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455 FIRST AVENUE

INNOVATION EAST LIFE SCIENCES

SPECIAL PERMIT DRAWINGS	
Sheet Number	**Sheet Name**
Z-000.00	COVER SHEET
Z-001.00	SURVEY
Z-002.00	ZONING ANALYSIS
Z-003.00	ZONING LOT SITE PLAN
Z-004.00	ILLUSTRATIVE GROUND FLOOR PLAN
Z-005.00	WAIVER PLAN
Z-006.00	WAIVER SECTIONS N/S 1
Z-007.00	WAIVER SECTIONS N/S 2
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Z-011.00	ILLUSTRATIVE ELEVATIONS
Z-012.00	ILLUSTRATIVE ELEVATIONS
Z-013.00	NEIGHBORHOOD ELEVATIONS
Z-014.00	NEIGHBORHOOD ELEVATIONS
Z-015.00	NEIGHBORHOOD ELEVATIONS
Z-016.00	NEIGHBORHOOD ELEVATIONS

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New York, NY 10007
212.807.7171 tel
www.ennead.com

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Key Plan

No.	Issue Name	Date
1	FILED LAND USE APPLICATION 2	6/14/2024
0	FILED LAND USE APPLICATION	5/2/2024

Date: 5/2/2024
Project Number: 2314
Scale:

Sheet Title
COVER SHEET

Sheet No.
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Saved Wednesday, April 24, 2024 10:38:41 PM JASONLARSON Plotted Wednesday, April 24, 2024 10:39:29 PM Jason Larson

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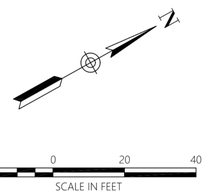


Survey Notes

1. The property lines shown on this plan were compiled from data collected during a field survey performed on 06/01/2023 and record information.
2. The existing conditions shown on this plan were developed from an on-the-ground survey performed by VHB during may 2023.
3. This survey was prepared without the benefit of a current title commitment. accordingly, all encumbrances may not be shown.
4. Horizontal and Vertical Locations and Bearings are based on GNSS observations tied to the NYSNET RTN Network in the NAD83, NY State Plane Coordinate System, Long Island Zone (3104), and the NAVD88 vertical datum, using US Survey Feet units.
5. The locations of underground utilities shown on this plan were mapped per American Society of Civil Engineers (ASCE) Standard 38-22, Quality Level(s) 'B' as specified in the contract between 'the client' and VHB. please note that while best practices were followed, not all utilities may be shown and the accuracy of utility locations cannot be guaranteed.
6. The lot lies entirely within Zone X (unshaded) (areas to be outside the 0.2% annual chance floodplain) as shown on the Flood Insurance Rate Map for City of New York, New York County, Map Number 3604970201F, Effective Date 09/05/2007.
7. The tree symbol outline shown on this plan does not represent the actual tree canopy.

Record Documents

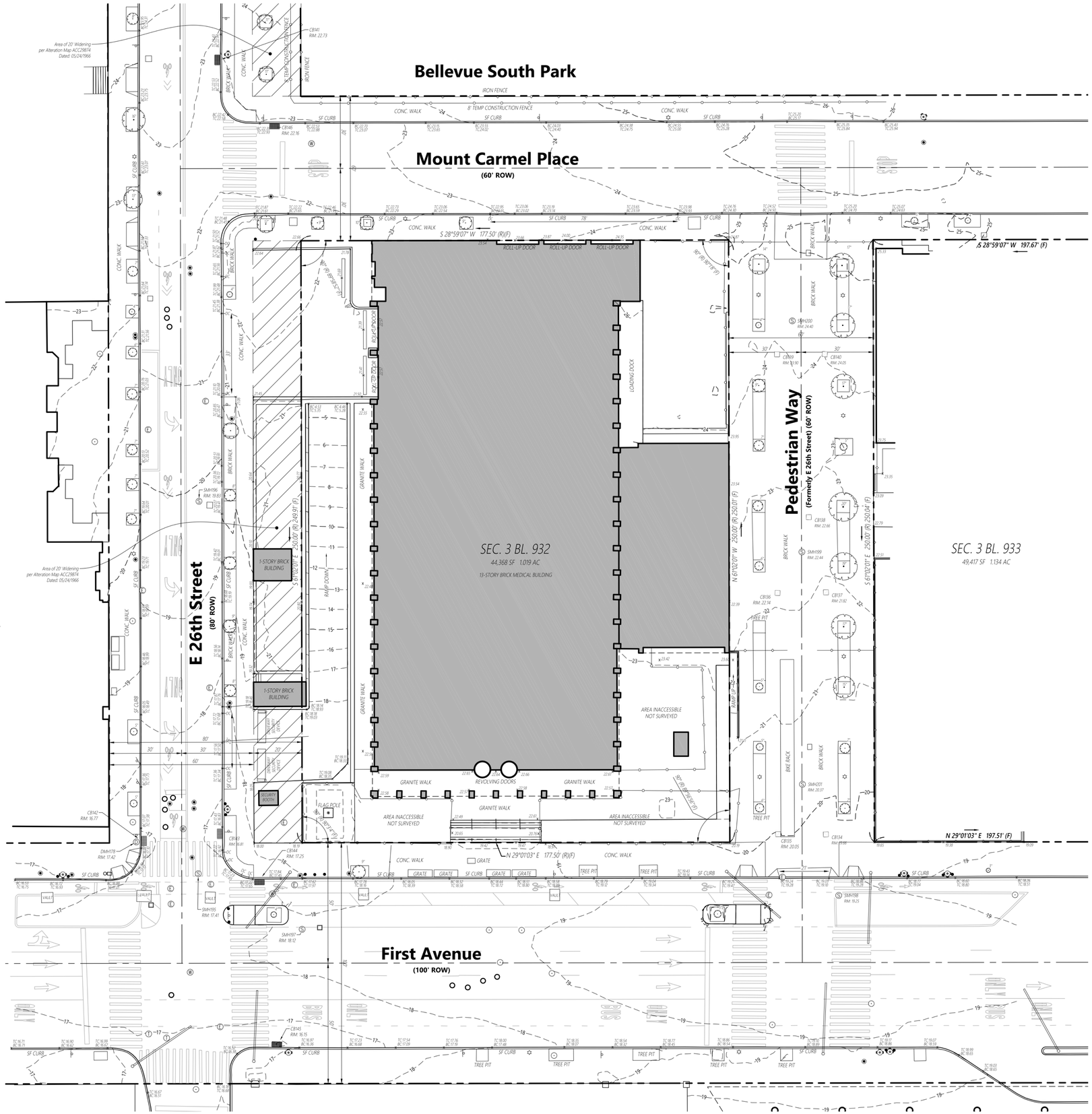
1. Final Section Map Number 44, filed in the President of the Borough of Manhattan Topographic Bureau, dated 12/21/2015.
2. NYC Alteration Map ACC 29874, dated 05/24/1966
3. NYC Alteration Map ACC 299956, dated 01/08/1969.
4. Preliminary Certificate and Report of Title prepared by Commonwealth Land Title Insurance Company, Title Number 300908NYM.
5. New York City Tax Map.

Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- PEDESTRIAN SIGNAL
- MAST ARM
- FLASHING SIGNAL
- WELL
- MARSH
- F.F.E.=45.27' FINISHED FLOOR ELEVATION
- BOTTOM OF DROP CURB CUT
- EOP — EDGE OF PAVEMENT
- CC — CONCRETE CURB
- VGC — VERTICAL GRANITE CURB
- SGE — SLOPED GRANITE EDGE
- BB — BITUMINOUS BERM
- IRON FENCE
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OHW — OVERHEAD WIRE
- E — UNDERGROUND ELECTRIC
- T — TELEPHONE LINE
- G — GAS LINE
- W — WATER LINE
- STONE WALL
- TREE LINE
- CENTERLINE OF RIGHT OF WAY
- PROPERTY BOUNDARY LINES

Abbreviations

ASPH - ASPHALT
BLD - BUILDING
CC - CONCRETE CURB
CONC - CONCRETE
BOT - BOTTOM
CSW - CONCRETE SIDEWALK
NPV - NO PIPE VISIBLE
NPK - NO PARKING
NSC - NATURAL STONE CURB
PED - PEDESTRIAN
PPK - POLICE PARKING
SFC - STEEL FACED CURB
STP - STOP
VLT - VAULT
DT - DUCTILE
CLF - CHAIN LINK FENCE
FOD - FULL OF DEBRIS
(F) - FIELD DATA
(R) - RECORD DATA
TYP - TYPICAL
FLN - FIRE LANE



vhb.com

Engineering, Surveying, Landscape Architecture, and Geology, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3461

455 First Street

New York, NY

No.	Revision	Date	Appvd.

Designed by LR — Checked by JML

Issued for — Date 06/02/2023

Drawing Title
Boundary & Topographic Survey

Drawing Number
Sv-1

Sheet 1 of 1

STATE OF NEW YORK · JASON MARK LARSON · LICENSED LAND SURVEYOR · 51036

Jason Larson, PLS
NYS #051036

Project Number
22204.00

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ZONING CALCULATIONS

ZR-Sec	ITEM	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
32-171	**USE GROUPS** Permitted Uses	Use Groups I - IX	Use Group VI - Retail and Services Use Group VII - Offices and Laboratories	**Complies** **Complies**
32-30	**STREETSCAPE REGULATIONS** **Tier B Frontages (1st Avenue, E. 26th Street, E. 27 Street)** Ground Floor Use Restrictions Transparency **Alternate Tier B Frontages (Mt. Carmel Place)** Parking Wrap Blank Walls **Curb Cut Restrictions**	Within the minimum qualifying depth, dwelling units, Use Group III(A), Use Group IV (except Public Service Buildings, and Renewable Energy and Green Infrastructure), and Use Group V guest rooms shall not be permitted. Uses listed under Use Group VII shall be limited in size to 5,000 square feet per establishment. The maximum street wall width of ancillary residential uses or lobbies accessing uses not permitted on the ground floor level shall be limited to 50 percent of the ground floor level street frontages, or 50 feet whichever is greater. With exceptions, off-street parking spaces or loading berths, shall not be permitted. Transparent materials shall occupy at least 50% of the surface area of the ground floor level street wall between a height of 2' and 12' Parking wrap required. At least 70% of surface area of blank walls shall be mitigated with wall treatment. For zoning lots with frontage along a Tier B street frontage subject to the standard provisions and frontage along a Tier B street frontage subject to the alternative provisions, no curb cut shall be permitted along the frontage subject to the standard provisions.	No prohibited uses. Use Group VII less than 5,000 SF on each of 1st Avenue, E. 26th Street, and E. 27th Street. Lobbies limited to 50% of the street frontage on 1st Avenue (88.75 feet) and E. 26th Street (125 feet) No parking spaces or loading berths. Transparent materials will occupy at least 50% of the surface area of the ground floor level street wall No parking. At least 70% of blank walls will be mitigated with wall treatment. Curb cuts located on Alternate Tier B frontage (Mt. Carmel Place)	**Complies** **Complies** **Complies**
33-122	**FLOOR AREA** Floor Area Ratio for Commercial Use Zoning Floor Area	Commercial FAR = 10.0 44,368 sf (Lot Area) x 10.0 = 443,680 sf	Commercial FAR = 10.0 44,368 sf (Lot Area) x 10.0 = 443,680 sf	 **Complies**
33-432	**HEIGHT AND SETBACK** **Wide Streets (1st Avenue, E. 26th Street) and at Narrow Streets within 100' of Wide Street** Maximum Height of Front Wall Initial Set-Back Distance Sky Exposure Plane **Narrow Streets (E. 27th Street, Mt. Carmel Place) beyond 100' of Wide Street** Base Height (Minimum to Maximum) Setback above Base Height Maximum Building Height	 85' or six stories 15' 5.6 to 1 85' or six stories 20 2.7 to 1	 270' (13 stories + mechanical screen) 15' Portions of builidng extend beyond sky exposure plane 270' (13 stories + mechanical screen) 20' Portions of builidng extend beyond sky exposure plane	 **Does Not Comply** Special Permit Requested Pursuant to Section 74-901 **Does Not Comply** Special Permit Requested Pursuant to Section 74-901
33-28	**YARDS** Full Block	No Rear Yard or Rear Yard Equivalent required	No Rear Yard or Rear Yard Equivalent provided	**Complies**
13-10	**ACCESSORY PARKING** Parking for Commercial Uses	None Required	None Provided	**Complies**
36-62	**LOADING BERTHS** Loading for Use Group VII, LRC-C in C6 Districts Loading for Use Group VI, None Required (< 25,000 SF)	First 100,000 SF 0 Required Next 200,000 SF 1 Required Each add'l 300,000 SF 1 Required 443,680 UG7 SF: 2 Required Loading Berths	Minimum 2, up to 5 Loading Berths provided	**Complies**
36-70	**ENCLOSED BICYCLE PARKING** Enclosed Parking for Use Group VII	1 Bicycle space per 7,500 SF Floor Area 443,680 SF / 7,500 SF = 60 Spaces Required	60 Spaces Provided	**Complies**
33-03 26-41	**STREET TREE PLANTING** **First Avenue** **East 26th Street** **East 27th Street** **Mt. Carmel Place**	First Avenue Street Frontage: 177.5' Street Trees Required = 177.5' / 25 = 7 Trees Trees may be provided off-site in consultation with DPR Trees Required at First Avenue = 7 Trees East 26th Street Frontage: 250' Street Trees Required = 250' / 25 = 10 Trees Trees may be provided off-site in consultation with DPR Trees Required at E. 26th Street = 10 Trees East 27th Street Frontage: 250' Street Trees Required = 250' / 25 = 10 Trees Trees may be provided off-site in consultation with DPR Trees Required at E. 27th Street = 10 Trees Mt. Carmel Place Street Frontage: 177.5' Street Trees Required = 177.5' / 25 = 7 Trees Trees may be provided off-site in consultation with DPR Trees Required at Mt. Carmel Place = 7 Trees	One street tree is required for each 25 ft. of street frontage. 4 Trees provided on-site 3 Trees to be provided off-site in consultation with DPR 7 Trees Provided at First Avenue* One street tree is required for each 25 ft. of street frontage. 8 Trees provided on-site 2 Trees to be provided off-site in consultation with DPR 10 Trees Provided at E. 26th Street* One street tree is required for each 25 ft. of street frontage. 10 Trees provided on-site 0 Trees to be provided off-site in consultation with DPR 10 Trees Provided at E. 27th Street* One street tree is required for each 25 ft. of street frontage. 4 Trees provided on-site 3 Trees to be provided off-site in consultation with DPR 7 Trees Provided at Mt. Carmel Place* * Number of trees provided on-site, off-site or paid into a fund is subject to change pursuant to ZR Section 26-41	 **Complies** **Complies** **Complies** **Complies**

SITE DATA

Block:	932
Lot:	17
Zoning Lot Area:	44,368
Existing Zoning:	R8 & R8/C2-5
Proposed Zoning:	C6-4
Community District:	Manhattan CD 6
Zoning Map No.:	8d

Street Address:	455 First Avenue New York, NY 10016
Street Types:	
First Avenue	100' Wide Street
26th Street	80' Wide Street
27th Street	60' Narrow Street
Mt. Carmel Place	60' Narrow Street

ZONING ACTIONS REQUESTED

1. **ZONING MAP AMENDMENT**
A ZONING MAP AMENDMENT TO REZONE THE DEVELOPMENT SITE FROM AN R8 DISTRICT WITH A C2-5 COMMERCIAL OVERLAY ON A PORTION OF THE DEVELOPMENT SITE TO A C6-4 DISTRICT.

2. **SPECIAL PERMIT**
A SPECIAL PERMIT PURSUANT TO ZR SECTION 74-901 TO MODIFY BULK REGULATIONS APPLICABLE TO THE DEVELOPMENT SITE; AND

3. **ZONING TEXT AMENDMENT**
A ZONING TEXT AMENDMENT TO MAP A MANDATORY INCLUSIONARY HOUSING AREA ON THE DEVELOPMENT SITE.

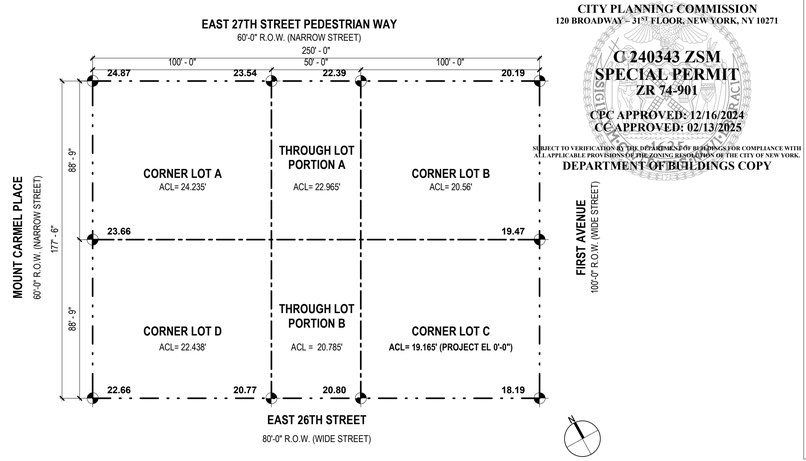
ZONING FLOOR AREA SCHEDULE

FLOOR	USE	Use Group VI ZFA	Use Group VII ZFA	TOTAL ZONING FLOOR AREA (ZFA)*
CELLAR	MECHANICAL / COMMERCIAI	-	-	-
1	MECHANICAL / COMMERCIAL	5,000	29,607	34,607
2	MECHANICAL / COMMERCIAL		27,216	27,216
3	COMMERCIAL		38,874	38,874
4	COMMERCIAL		38,874	38,874
5	COMMERCIAL		38,874	38,874
6	COMMERCIAL		38,874	38,874
7	COMMERCIAL		38,874	38,874
8	COMMERCIAL		38,874	38,874
9	COMMERCIAL		38,874	38,874
10	COMMERCIAL		38,874	38,874
11	COMMERCIAL		38,874	38,874
12	COMMERCIAL		31,993	31,993
13	MECHANICAL	-	-	-
ROOF	MECHANICAL (SCREENED)	-	-	-
TOTALS		5,000	438,680	443,680

* AMOUNT OF FLOOR AREA PER FLOOR AND PER USE IS ILLUSTRATIVE AND SUBJECT TO CHANGE.

AVERAGE CURB LEVEL CALCULATIONS

CORNER LOT A =	(24.87' + 23.66') / 2	= 24.265'	HT. above NAVD 88 = 0.0 HT	(24.265' + 24.205') / 2	= 24.235'	HT. above NAVD 88 = 0.0 HT	
	(24.87' + 23.54') / 2	= 24.205'	HT. above NAVD 88 = 0.0 HT				
CORNER LOT B =	(22.39' + 20.19') / 2	= 21.29'	HT. above NAVD 88 = 0.0 HT	(21.29' + 19.83') / 2	= 20.560'	HT. above NAVD 88 = 0.0 HT	
	(20.19'+19.47') / 2	= 19.83'	HT. above NAVD 88 = 0.0 HT				
CORNER LOT C =	(19.47'+18.19') / 2	= 18.83'	HT. above NAVD 88 = 0.0 HT	(18.83' + 19.50') / 2	= 19.165'	HT. above NAVD 88 = 0.0 HT	
	(18.19'+20.80') / 2	= 19.50'	HT. above NAVD 88 = 0.0 HT				
CORNER LOT D =	(20.77'+22.66') / 2	= 21.715'	HT. above NAVD 88 = 0.0 HT	(21.715' + 23.16') / 2	= 22.438'	HT. above NAVD 88 = 0.0 HT	
	(22.66'+23.66') / 2	= 23.16'	HT. above NAVD 88 = 0.0 HT				
THROUGH LOT PORTION A =	(23.54'+22.39') / 2	= 22.965'	HT. above NAVD 88 = 0.0 HT				
THROUGH LOT PORTION B =	(20.77'+20.80') / 2	= 20.785'	HT. above NAVD 88 = 0.0 HT				



CITY PLANNING COMMISSION
120 BROADWAY – 31ST FLOOR, NEW YORK, NY 10271

C 240343 ZSM
SPECIAL PERMIT
ZR 74-901

CPC APPROVED: 12/16/2024
CC APPROVED: 02/13/2025

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Key Plan

No.	Issue Name	Date
1	FILED LAND USE APPLICATION 2	6/14/2024
0	FILED LAND USE APPLICATION	5/2/2024

Date: 5/2/2024
Project Number: 2314
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Sheet Title
ZONING ANALYSIS

Sheet No.
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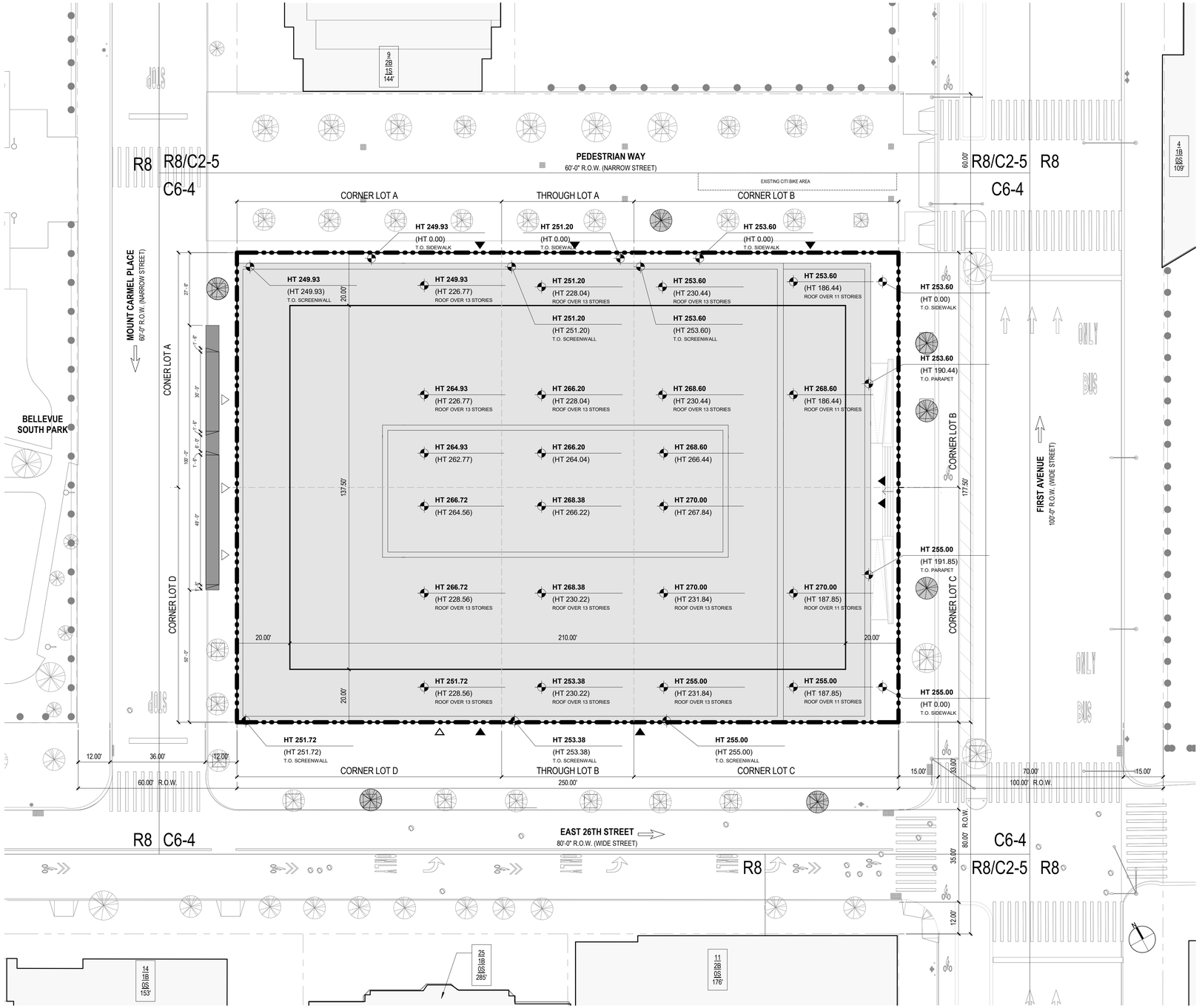

1 ZONING LOT SITE PLAN
1" = 20'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- CURB CUT FLEXIBLE ZONE
- HT XXX.XX — PROPOSED MAX. BUILDING ENVELOPE
- (HT XXX.XX) — ILLUSTRATIVE BLDG HEIGHT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- BUILDING ENTRANCE & EXIT
- BUILDING EXIT ONLY
- LOADING ENTRANCE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING BOLLARD
- EXISTING MANHOLE
- C6-4 ZONING DISTRICT
- DIRECTION OF STREET TRAFFIC
- EXISTING TREE
- NEW TREE
- STREET LAMP
- TRAFFIC LIGHT
- WALL / FENCE
- 7 2B OS 153' — # STORIES / # STORIES W/BASEMENT / # STORIES W/STORE / BUILDING HEIGHT

NOTES

1. ALL BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE CURB LEVEL

2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS.

INFORMATION REGARDING THE SURROUNDING PROPERTY
IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM DEVELOPMENT ENVELOPE IS SHOWN FOR ILLUSTRATIVE
PURPOSES ONLY AND IS SUBJECT TO CHANGE.

4. BUILDING ENTRANCES AND RAMPS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

5. ROOFTOP MECHANICAL EQUIPMENT AND BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN MAXIMUM BUILDING ENVELOPE.

6. INTERIOR PARTITIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE.

7. STREET TREES ADJACENT TO THE PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH SEC. 26-41. THE LOCATION AND NUMBER SHALL BE SUBJECT TO THE DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.

ABBREVIATIONS

ACL.	AVERAGE CURBE LEVEL
EQUIP.	EQUIPMENT
HT.	HEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
T.O	TOP OF

CITY PLANNING COMMISSION
120 BROADWAY – 31ST FLOOR, NEW YORK, NY 10271

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No.	Issue Name	Date
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0	FILED LAND USE APPLICATION	5/2/2024

Date: 5/2/2024
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Sheet Title
ZONING LOT SITE PLAN

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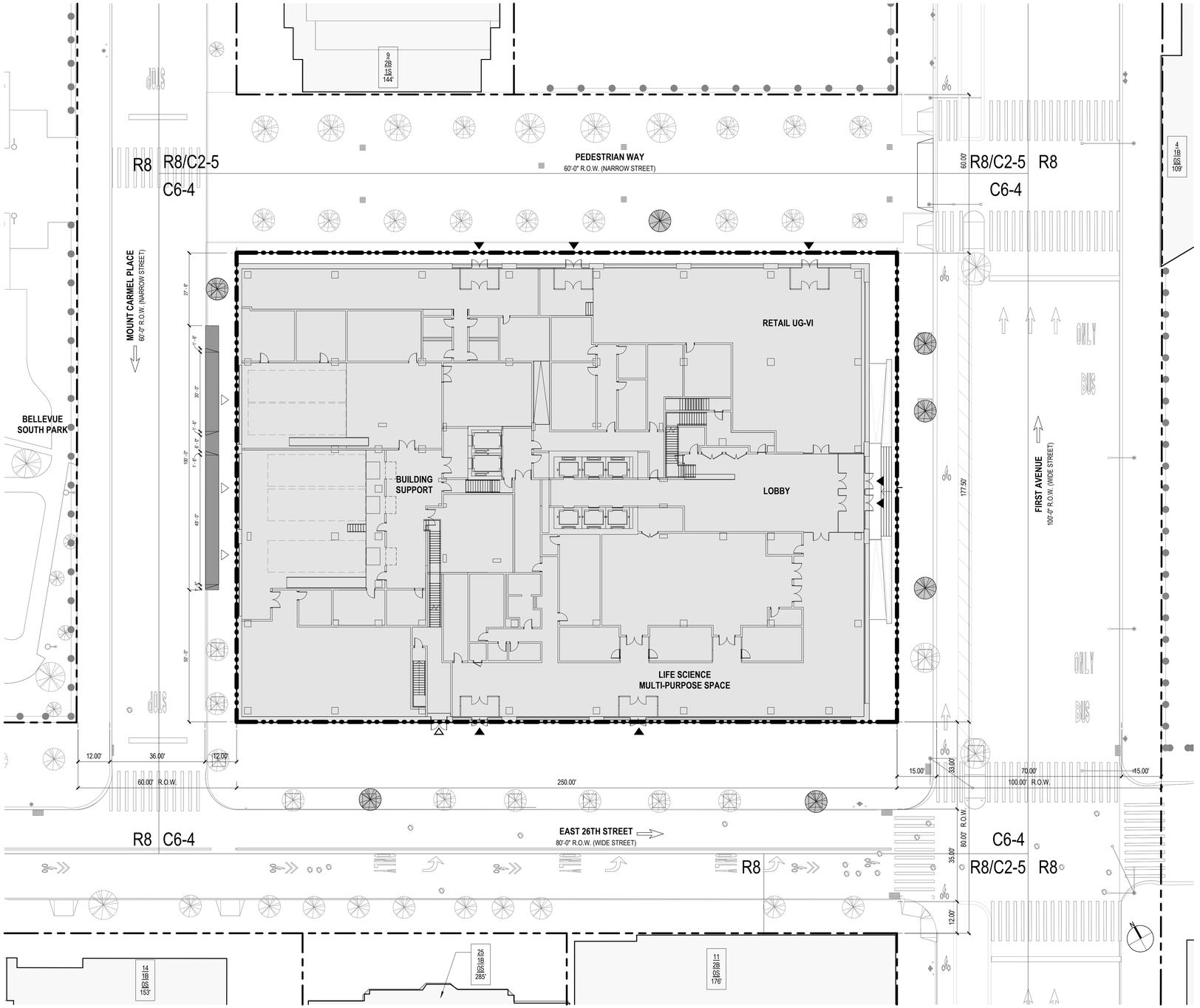

1 ILLUSTRATIVE GROUND FLOOR PLAN
1" = 20'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
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- EXISTING CATCH BASIN
- EXISTING BOLLARD
- EXISTING MANHOLE
- C6-4 ZONING DISTRICT
- DIRECTION OF STREET TRAFFIC
- EXISTING TREE
- NEW TREE
- STREET LAMP
- TRAFFIC LIGHT
- WALL / FENCE
- 7 / 3B / 1S / 60' — # STORIES; # STORIES W/BASEMENT; # STORIES W/STORE; BUILDING HEIGHT

NOTES

1. ALL BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE CURB LEVEL

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ABBREVIATIONS

ACL.	AVERAGE CURBE LEVEL
EQUIP.	EQUIPMENT
HT.	HEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
T.O	TOP OF

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Date: 5/2/2024
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Sheet Title
ILLUSTRATIVE GROUND FLOOR PLAN

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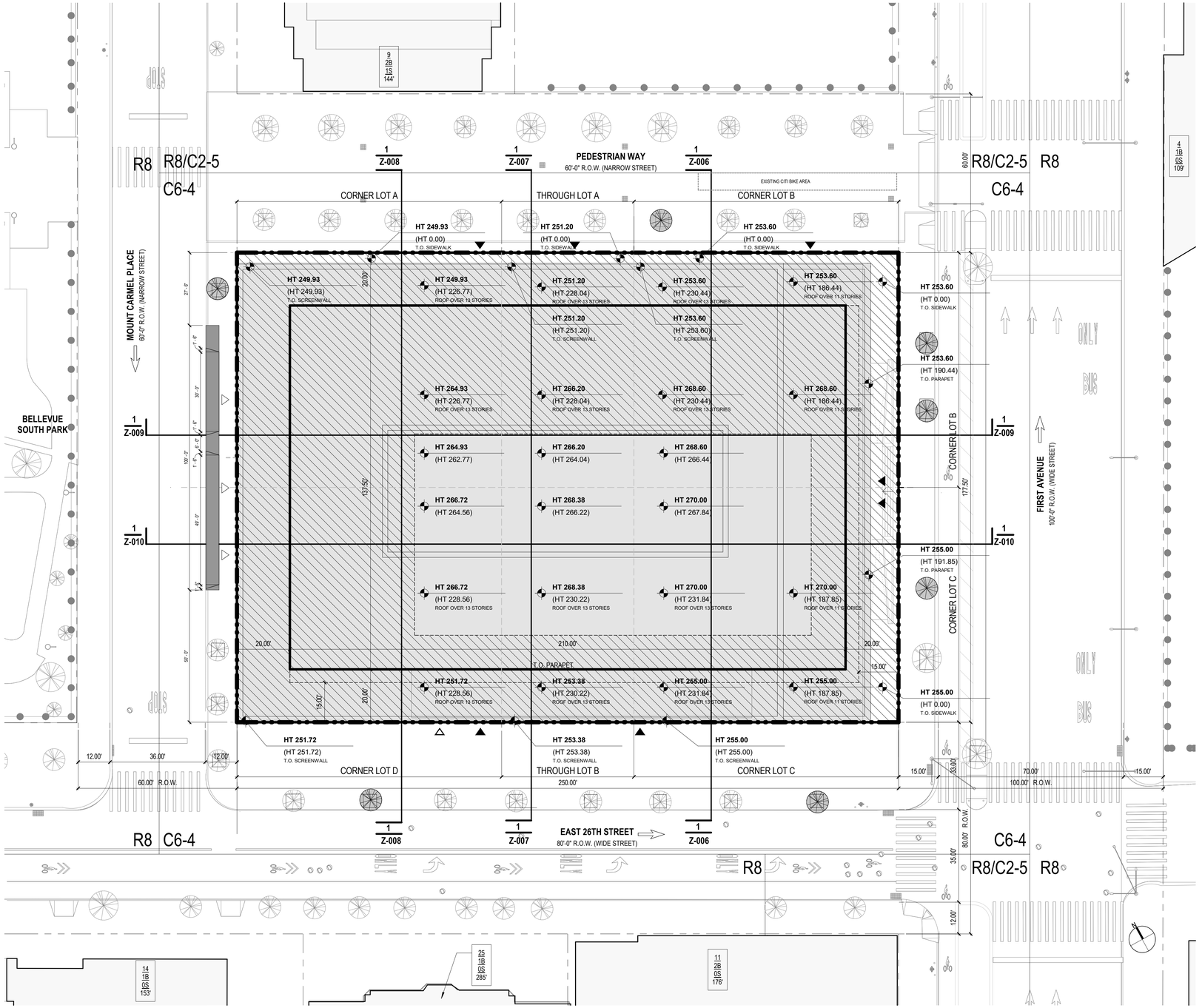

1 ROOF PLAN - HEIGHT & SET-BACK WAIVER
1" = 20'-0"

LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901
- EXISTING BUILDING FOOTPRINT
- CURB CUT FLEXIBLE ZONE
- HT XXX.XX — PROPOSED MAX. BUILDING ENVELOPE
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- BUILDING EXIT ONLY
- LOADING ENTRANCE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING BOLLARD
- EXISTING MANHOLE
- C6-4 ZONING DISTRICT
- DIRECTION OF STREET TRAFFIC
- EXISTING TREE
- NEW TREE
- STREET LAMP
- TRAFFIC LIGHT
- WALL / FENCE
- 7 — # STORIES
- 1B — # STORIES W/BASEMENT
- 6S — # STORIES W/STORE
- 85' — BUILDING HEIGHT

NOTES

1. ALL BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE CURB LEVEL

2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS.

INFORMATION REGARDING THE SURROUNDING PROPERTY
IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM DEVELOPMENT ENVELOPE IS SHOWN FOR ILLUSTRATIVE
PURPOSES ONLY AND IS SUBJECT TO CHANGE.

4. BUILDING ENTRANCES AND RAMPS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

5. ROOFTOP MECHANICAL EQUIPMENT AND BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN MAXIMUM BUILDING ENVELOPE.

6. INTERIOR PARTITIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE.

7. STREET TREES ADJACENT TO THE PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH SEC. 26-41. THE LOCATION AND NUMBER SHALL BE SUBJECT TO THE DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.

ABBREVIATIONS

ACL.	AVERAGE CURBE LEVEL
EQUIP.	EQUIPMENT
HT.	HEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
T.O	TOP OF

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Sheet Title
WAIVER PLAN

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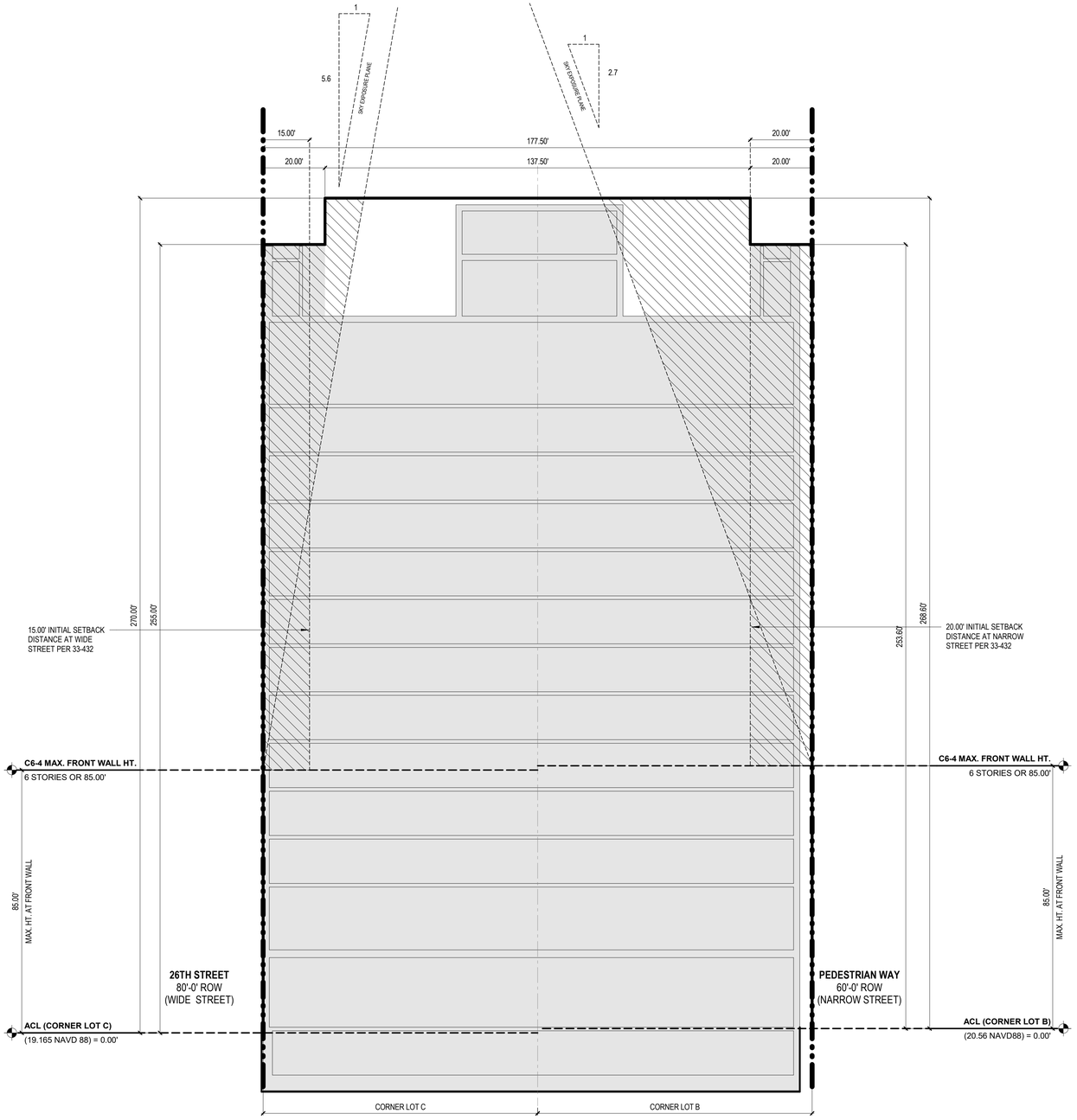

1 NORTH-SOUTH SECTION 1
1" = 20'-0"

NOTES

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LEGEND C6-4

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- ZONING LOT LINE
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901

ABBREVIATIONS

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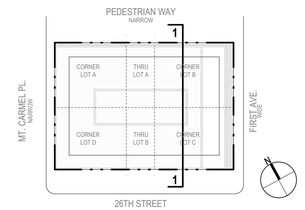
EQUIP.	EQUIPMENT
HT.	HEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
T.O	TOP OF

KEY PLAN



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WAIVER SECTIONS
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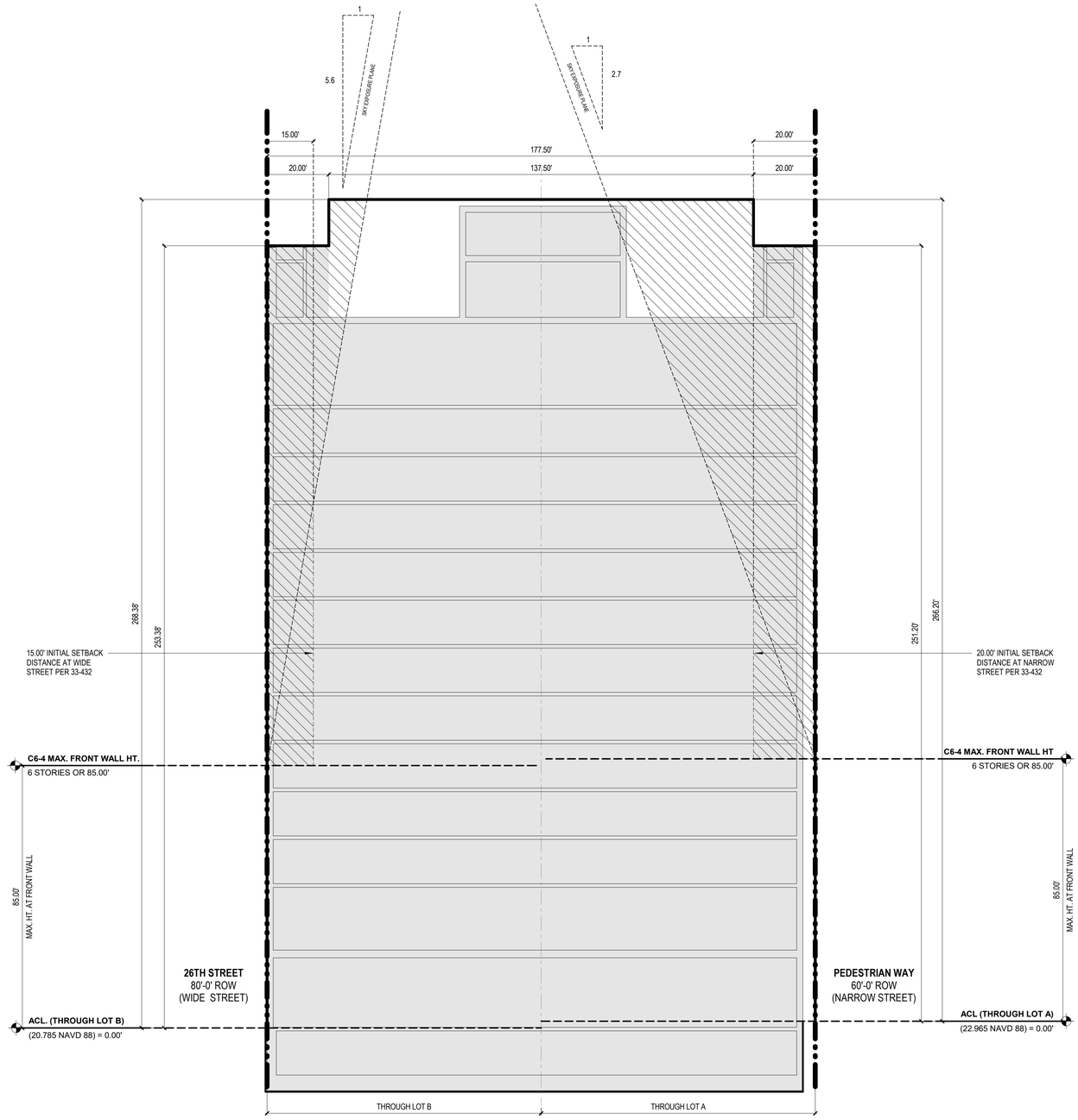

1 NORTH-SOUTH SECTION 2
1" = 20'-0"

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LEGEND C6-4

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- ZONING LOT LINE
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901

ABBREVIATIONS

ACL.	AVERAGE CURBE LEVEL
EQUIP.	EQUIPMENT
HT.	HEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
T.O	TOP OF

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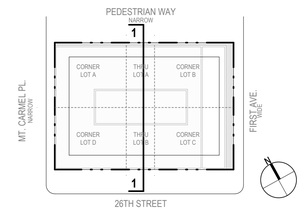

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WAIVER SECTIONS N/S 2

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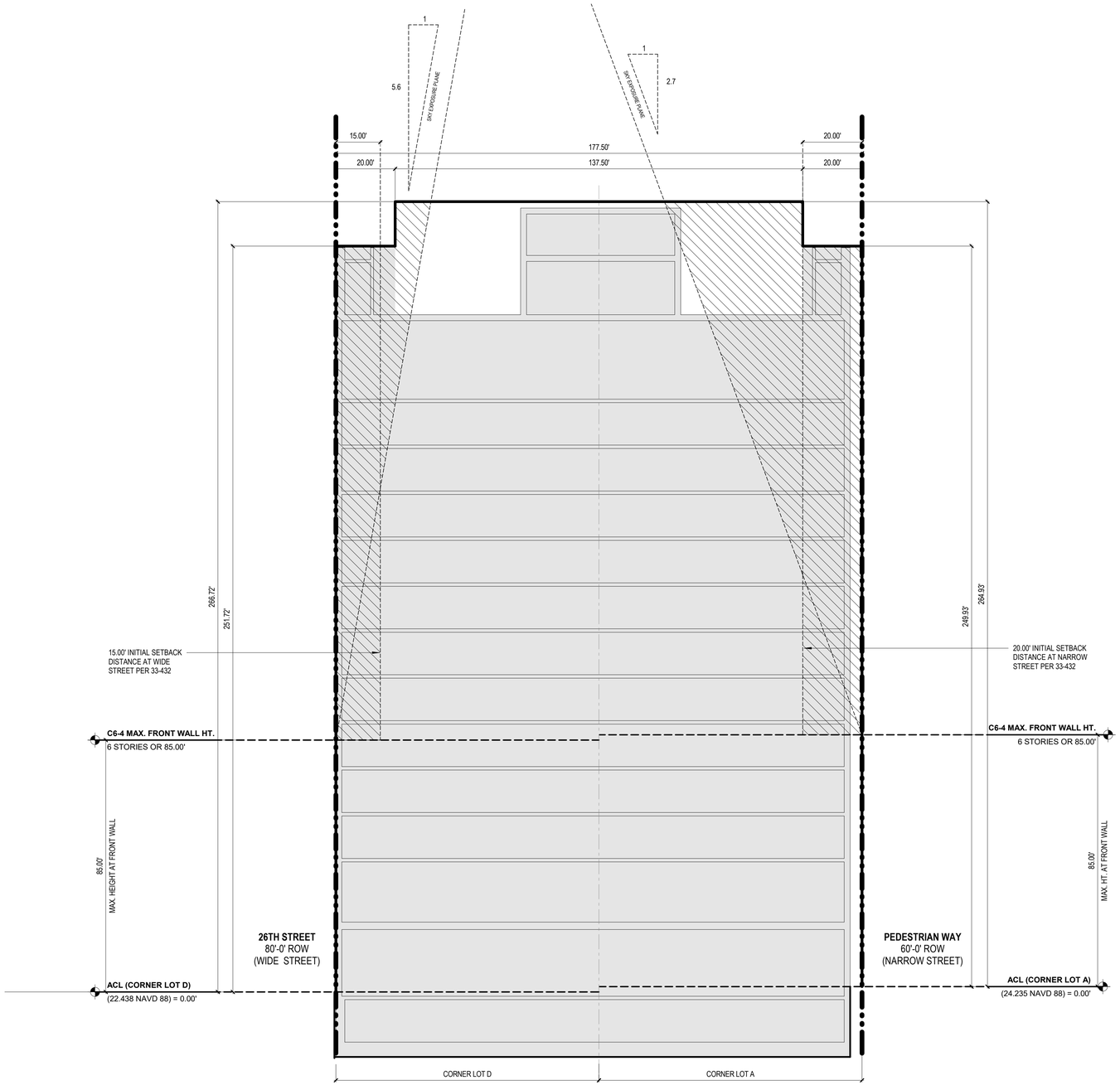

1 NORTH-SOUTH SECTION 3
1" = 20'-0"

NOTES

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LEGEND C6-4

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- ZONING LOT LINE
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901

ABBREVIATIONS

ACL.	AVERAGE CURBE LEVEL
EQUIP.	EQUIPMENT
HT.	HEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
T.O	TOP OF

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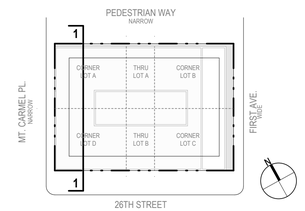

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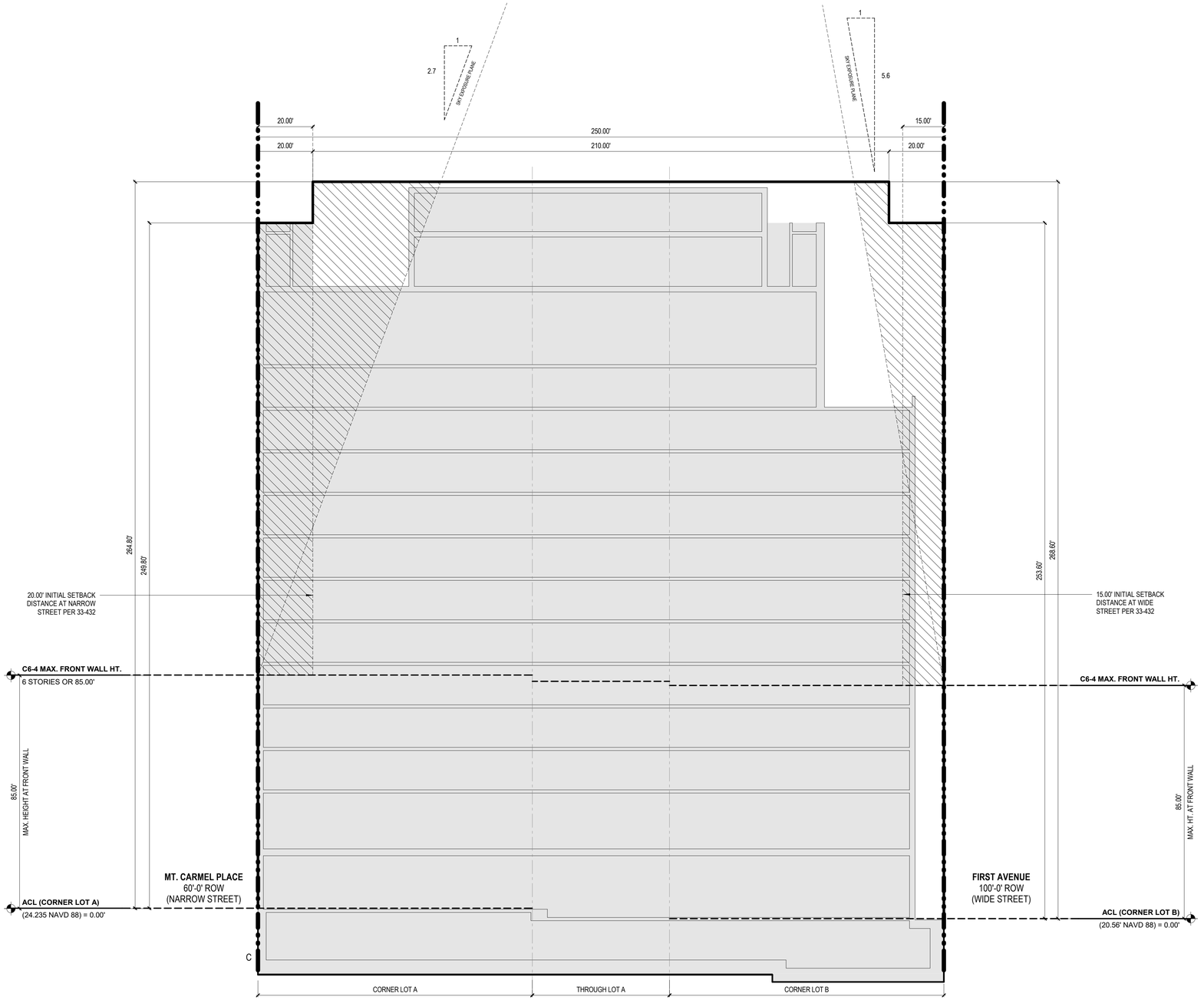

1 EAST-WEST SECTION 1
1" = 20'-0"

NOTES

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LEGEND C6-4

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- ZONING LOT LINE
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901

ABBREVIATIONS

ACL.	AVERAGE CURBE LEVEL
EQUIP.	EQUIPMENT
HT.	HEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
T.O	TOP OF

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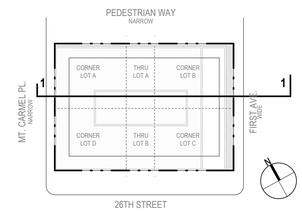

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WAIVER SECTIONS
E/W 1

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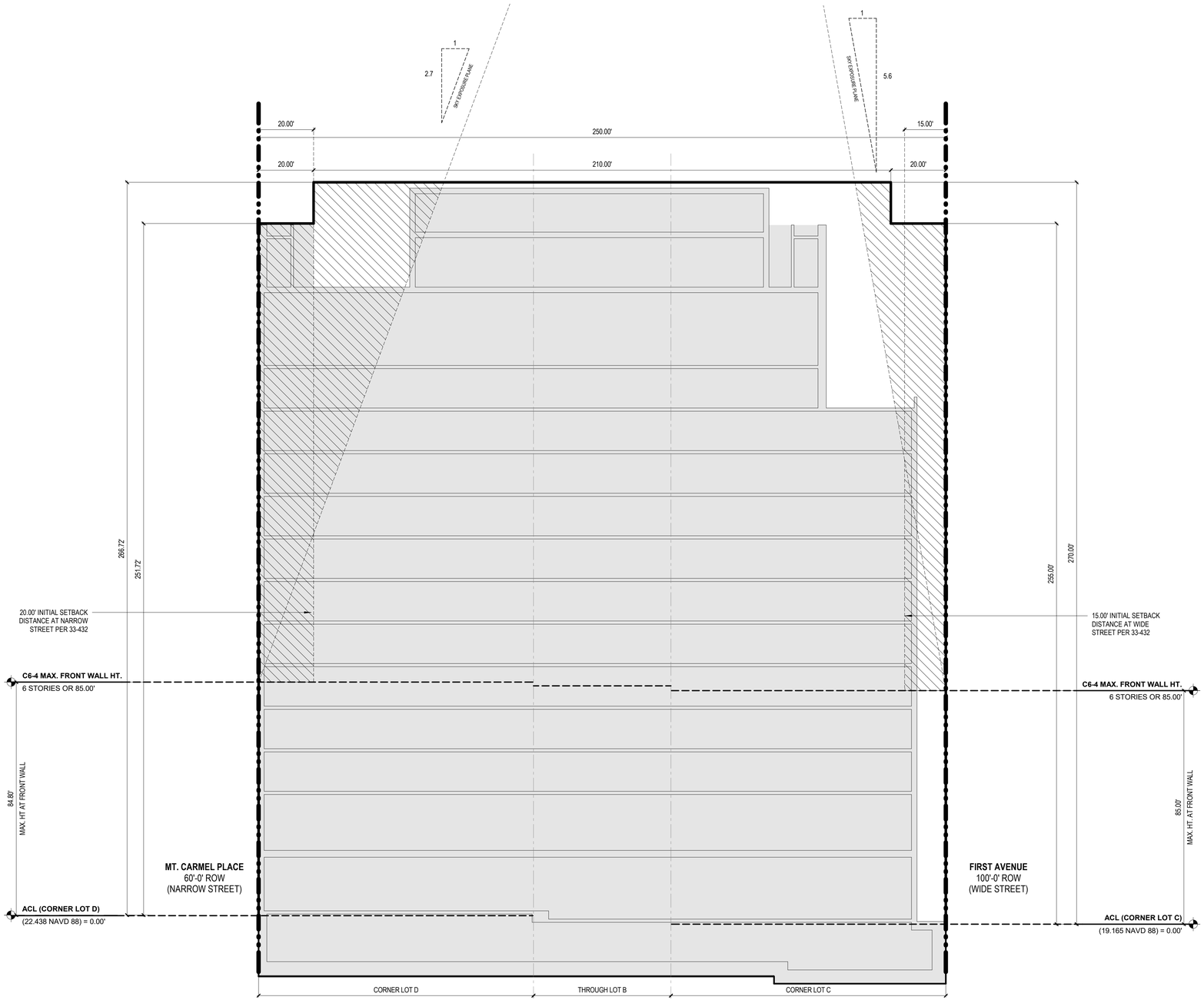

1 WAIVER SECTIONS
1" = 20'-0"

NOTES

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LEGEND C6-4

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- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
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ABBREVIATIONS

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EQUIP.	EQUIPMENT
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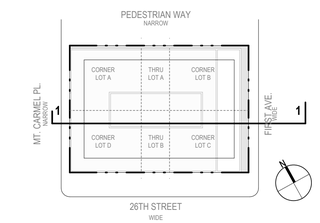

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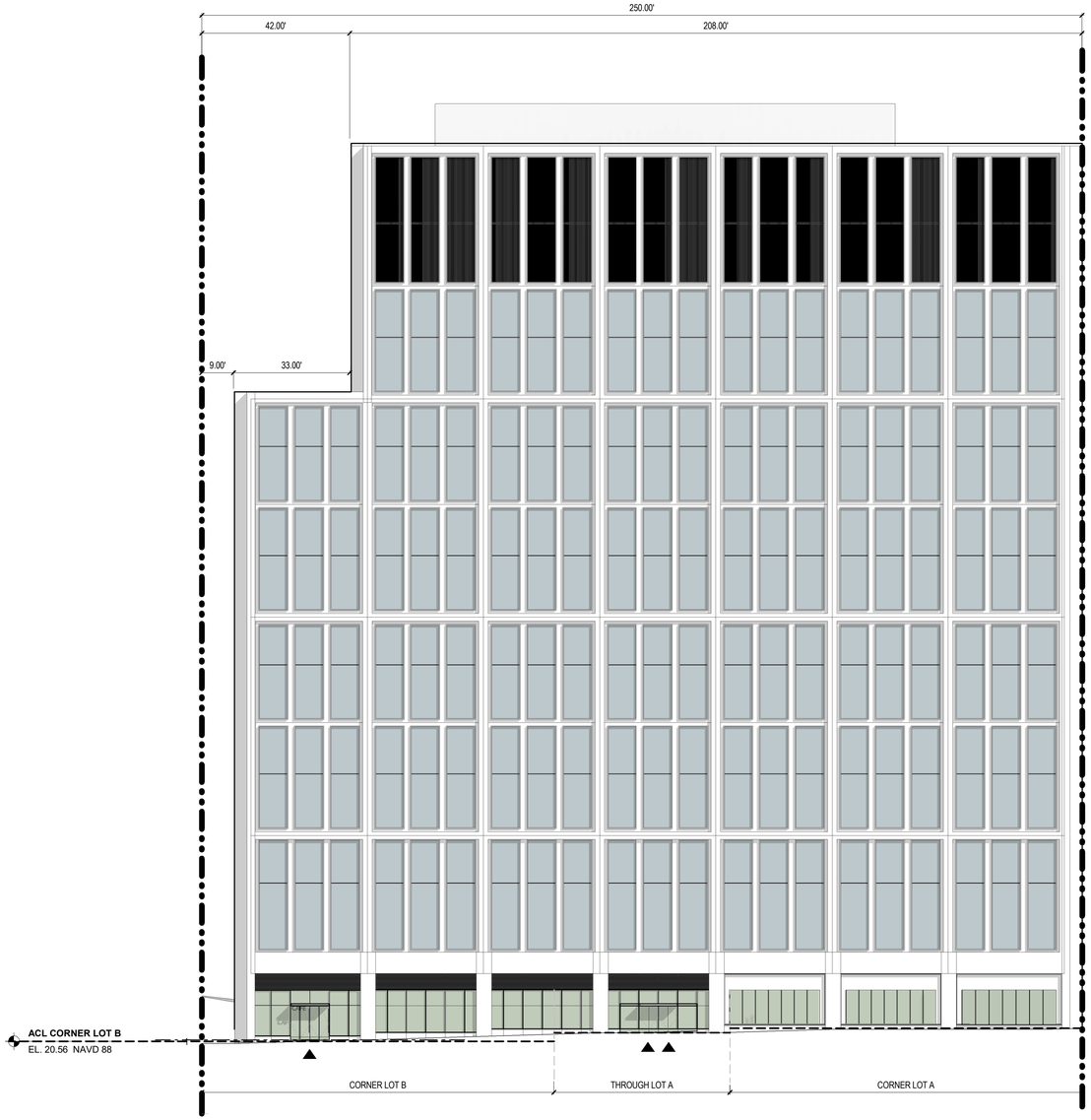
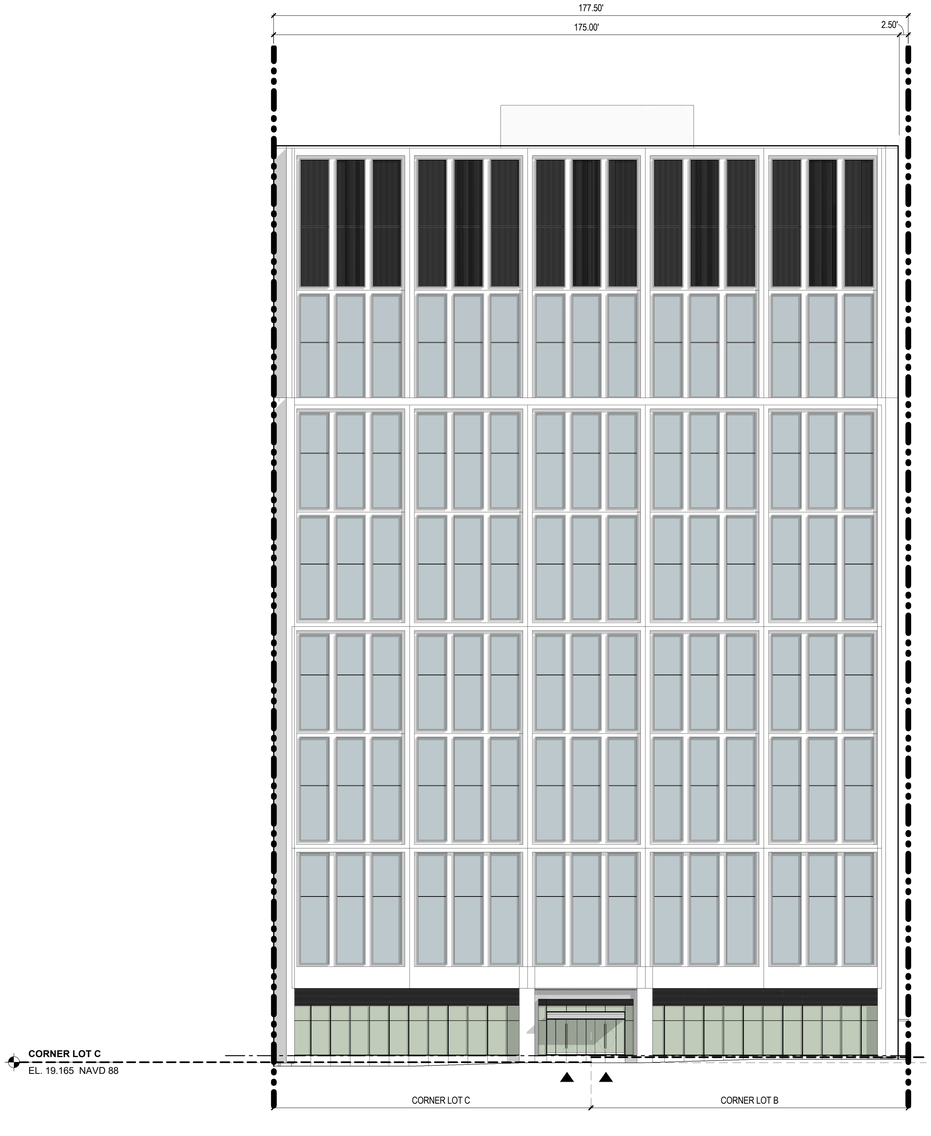


1 NORTH ELEVATION - PEDESTRIAN WAY
1" = 20'-0"



2 EAST ELEVATION - 1ST AVENUE
1" = 20'-0"

ELEVATION LEGEND

- ZONING LOT LINE
- BUILDING ENTRANCE
- LOADING ENTRANCE

ELEVATION NOTES

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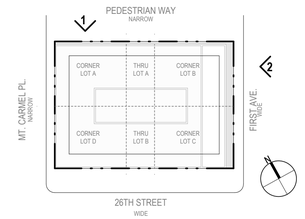

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Sheet Title
ILLUSTRATIVE ELEVATIONS

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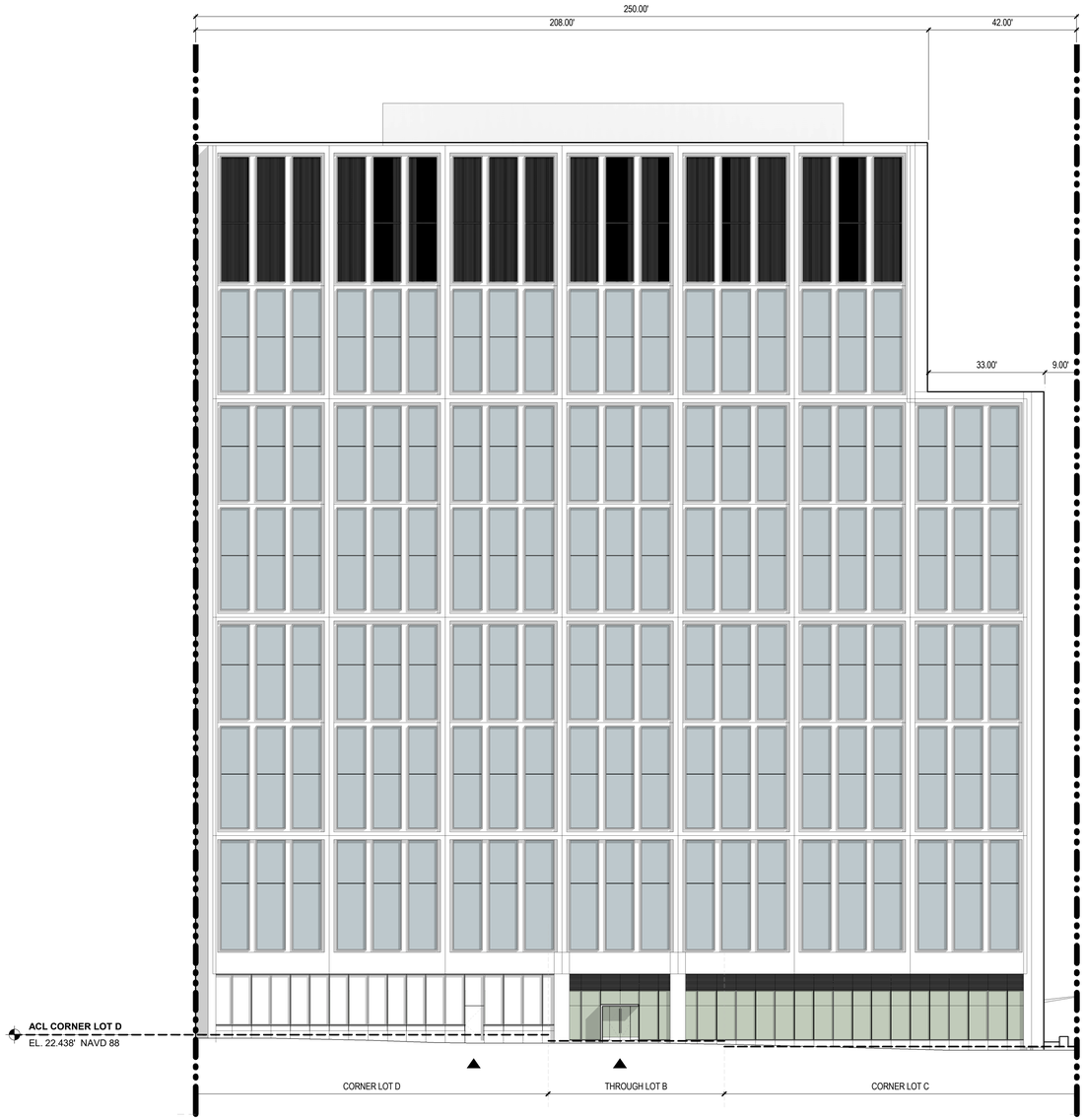
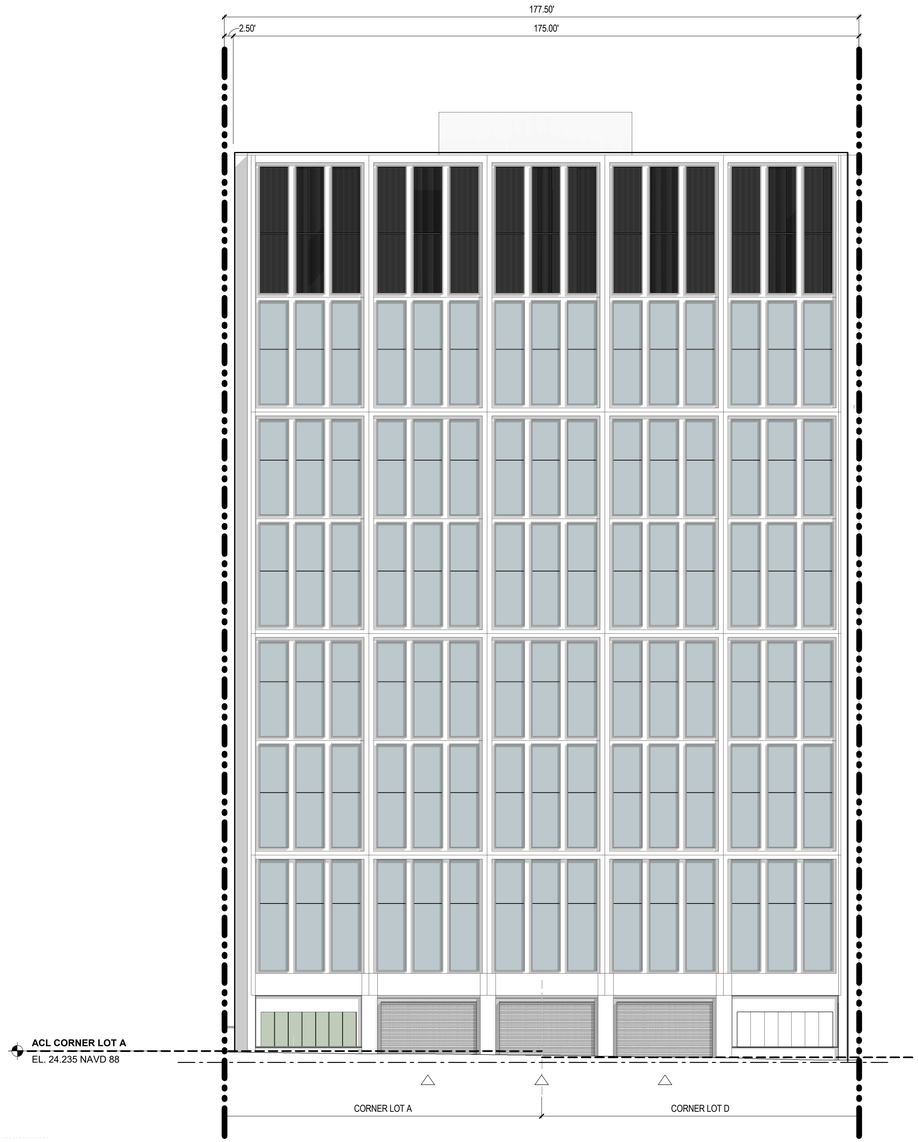


1 SOUTH ELEVATION - 26TH ST.
1" = 20'-0"



2 WEST ELEVATION - MT. CARMEL PL
1" = 20'-0"

ELEVATION LEGEND

- ZONING LOT LINE
- ▲ BUILDING ENTRANCE
- △ LOADING ENTRANCE

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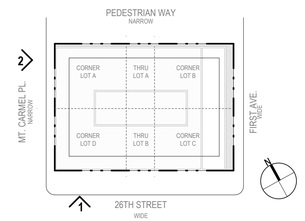

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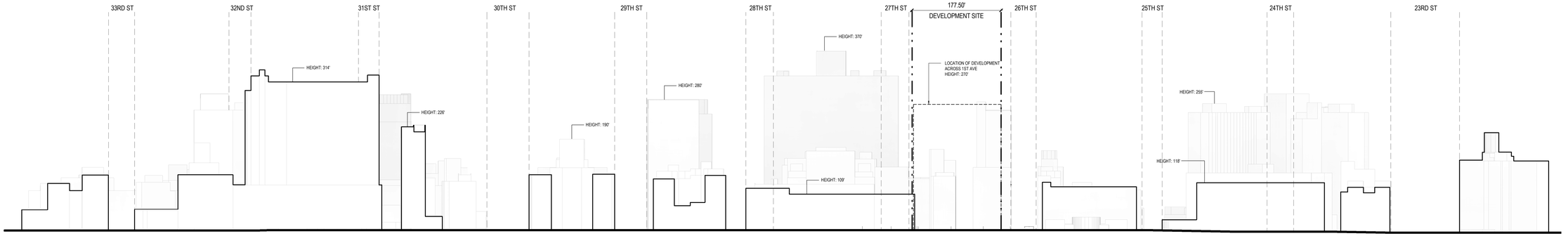
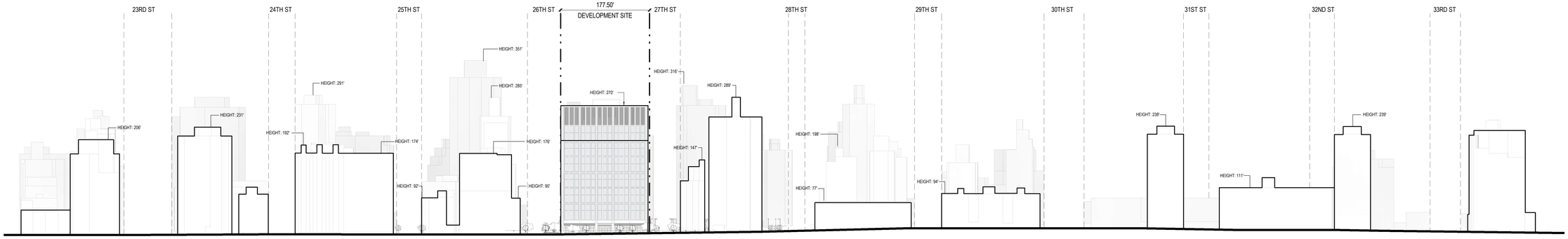


1 1ST AVENUE - LOOKING EAST
1" = 100'-0"



2 1ST AVENUE - LOOKING WEST
1" = 100'-0"

ELEVATION NOTES

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB. BUILDING HEIGHTS OF SURROUNDING PROPERTIES ARE ESTIMATED BASED ON PUBLICLY AVAILABLE DATA.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY(IES) IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASED ON PUBLICLY AVAILABLE DATA.
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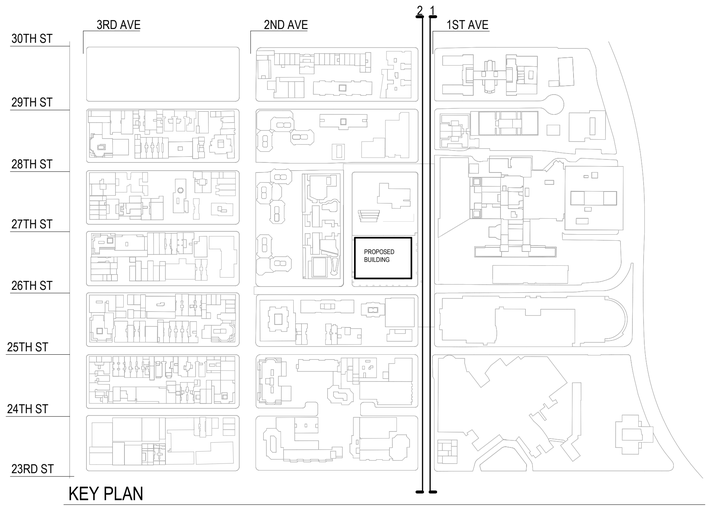

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ARCHITECT
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1 World Trade Center, 40th FL
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212.807.7171 tel
www.ennead.com

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Key Plan

No.	Issue Name	Date
1	FILED LAND USE APPLICATION 2	6/14/2024
0	FILED LAND USE APPLICATION	5/2/2024

Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
NEIGHBORHOOD ELEVATIONS

Sheet No.
Z-013.00

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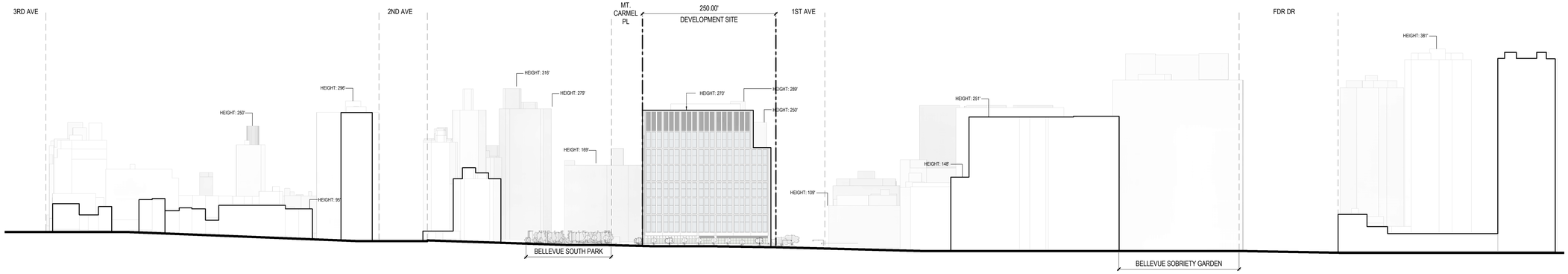
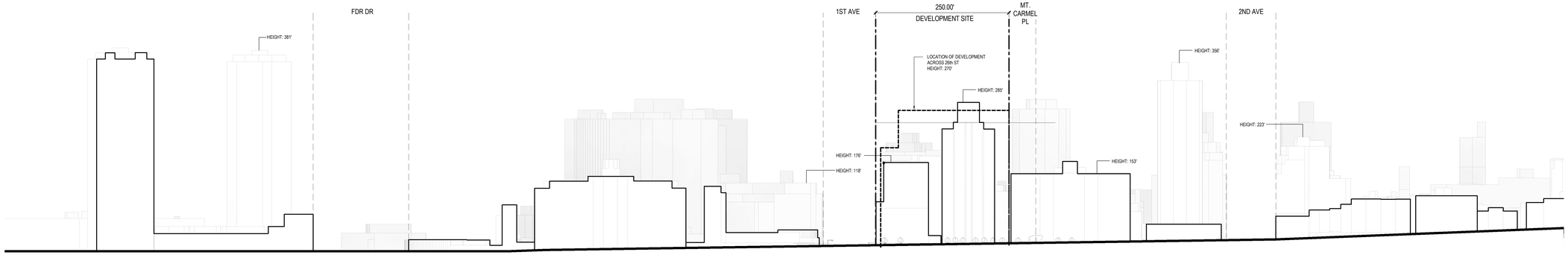


1 E 26TH STREET - LOOKING NORTH
1" = 100'-0"



2 E 26TH STREET - LOOKING SOUTH
1" = 100'-0"

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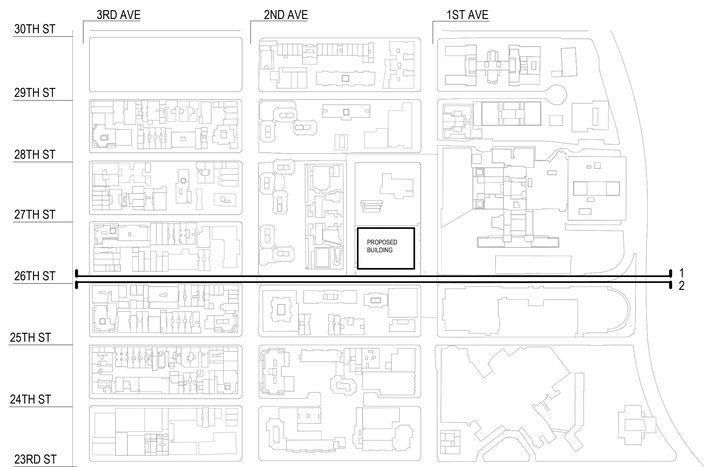

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No.	Issue Name	Date
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Sheet Title
NEIGHBORHOOD ELEVATIONS

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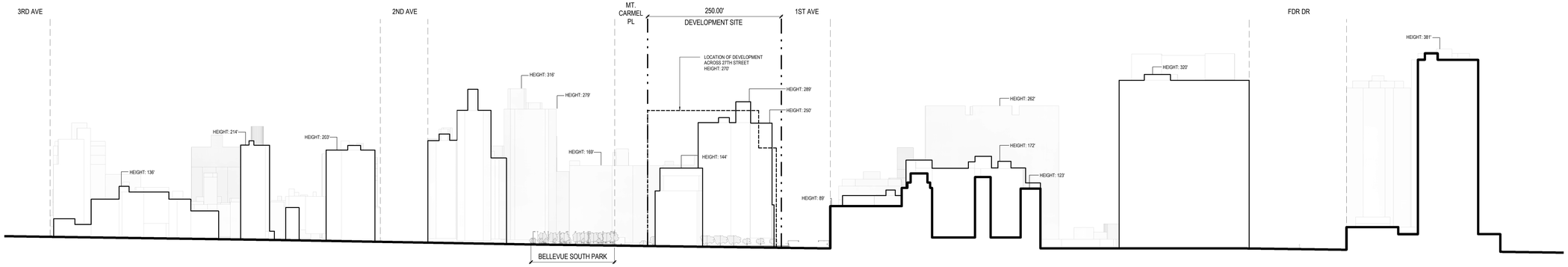
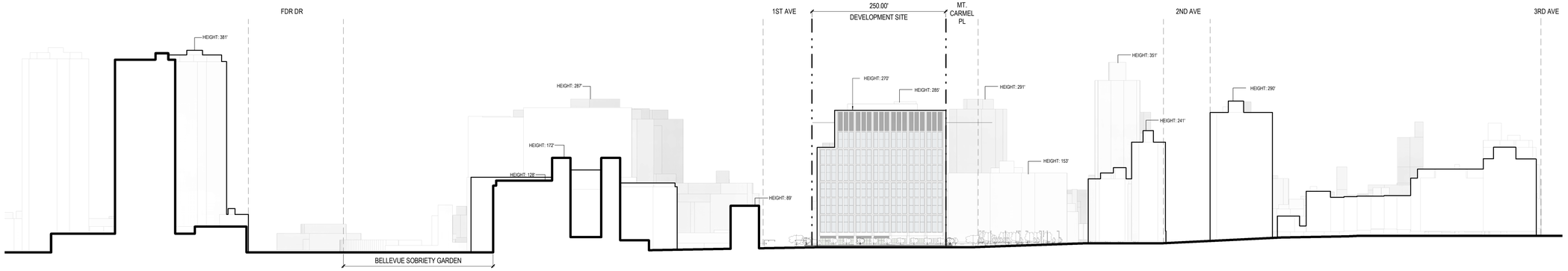


1 E 27TH STREET - LOOKING NORTH
1" = 100'-0"



2 E 27TH STREET - LOOKING SOUTH
1" = 100'-0"

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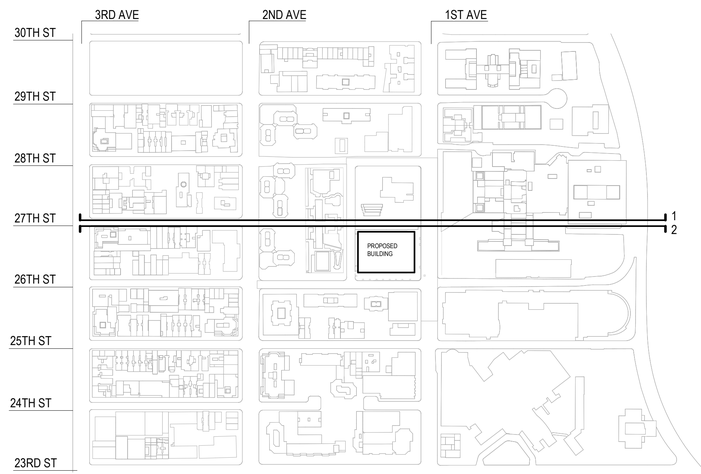

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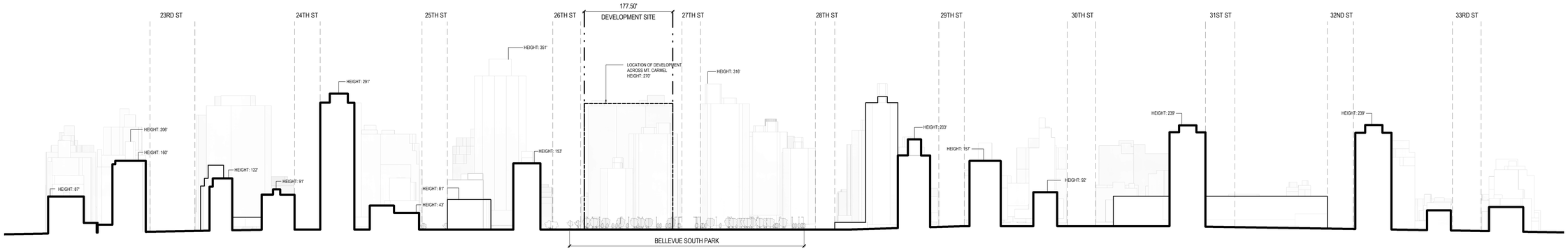
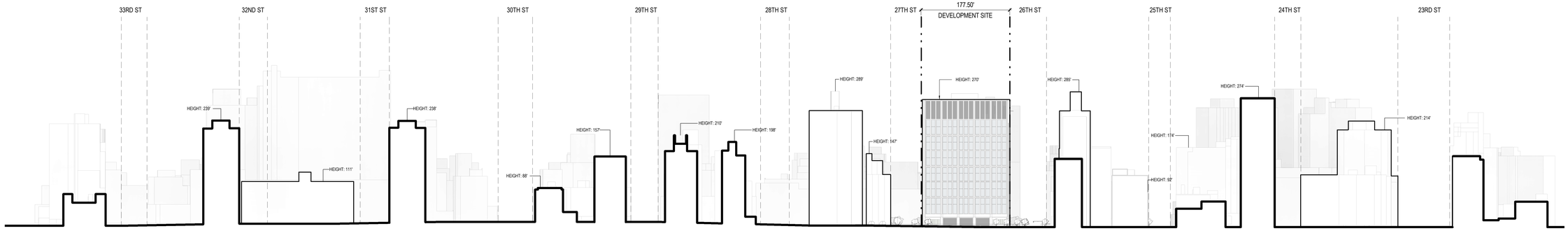


1 MT. CARMEL PL - LOOKING WEST
1" = 100'-0"



2 MT. CARMEL PL - LOOKING EAST
1" = 100'-0"

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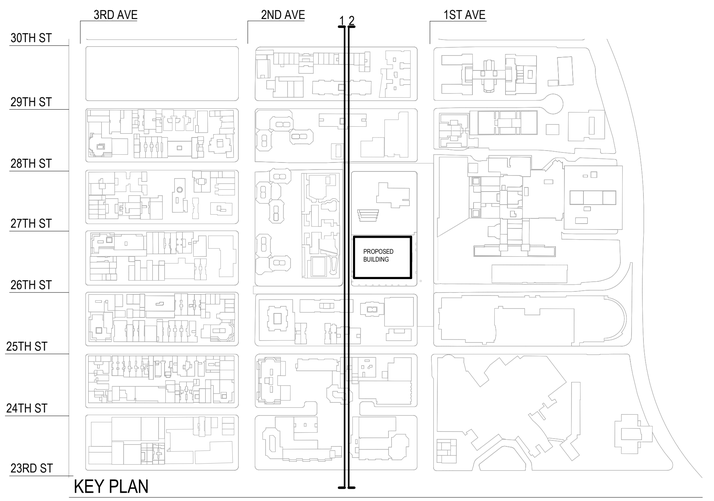

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