

General Information

Block: 1463
 Lot Numbers: 5 (part of) & 11
 Lot Dimensions: 200'-10" x 238' + 100'-5" x 125'
 Lot Area: 60,350.4 sqft
 Zoning District: R9 (proposed)
 Community District: 8, Manhattan
 Map Number: 8c and 9a
 New Building Area: 519,402 sqft
 Building Height: 440'
 T.O. First Floor Slab to T.O. Screen Wall
 Stories: 23 & Mechanical Bulkhead
 Occupancy Group: B-1, D-2, F1-b, F-4, J-3
 Use Group: 4
 Work Under: 1997 Building Code
 Building Occupancy: 927
 Note: Elevations shown on plans are in relation to +/- 0'-0" NYC + 2.75' Relative Elevation Datum. Refer to survey for NYC elevation.

Legend

- Location of subject premises under this application
- Lot number
- Block number
- Number of stories
- Zoning lot
- District boundary
- Zoning district
- Street and lot dimension
- Building number
- Community facility
- Multiple dwelling
- Multiple dwelling/Retail
- Open space
- Camera position

Drawing List

- BSA - 1 Radius Diagram
- BSA - 1a Survey *RECEIVED FOR PERMITS & APPEALS 2001 NOV 13 P 2:45*
- BSA - 2 Existing Plot Plan *L. 10.*
- BSA - 3 Proposed Plot Plan
- BSA - 4 Proposed Cellar 3 Plan
- BSA - 5 Proposed Cellar 1 & 2 Plans
- BSA - 6 Proposed 1st Floor Plan
- BSA - 7 Proposed 2nd Floor Plan
- BSA - 8 Proposed 3rd Floor Plan
- BSA - 9 Proposed 4th - 7th Floor Plan
(BSA - 10 Intentionally deleted)
- BSA - 11 Proposed 8th and 9th Floor Mechanical Plans
- BSA - 12 Proposed 10th Floor Plan
- BSA - 13 Proposed 11th - 22nd Floor Plans
- BSA - 14 Proposed 23rd Floor Mechanical Plan
- BSA - 15 Proposed Roof Plan
- BSA - 16 Proposed South Elevation - 68th Street
- BSA - 17 Proposed North-South Section
- BSA - 17a Proposed East-West Section
- BSA - 18 Zoning Compliance

MEMORIAL SLOAN - KETTERING CANCER CENTER

Architect: **SOM**
 Skidmore, Owings & Merrill LLP
 14 Wall Street
 New York, NY 10005
 212 298-9300, Fax 212 298-9500

Zimmer Gunsels Frasca Partnership
 7920 Norfolk Avenue, Suite 600
 Bethesda, MD 20814
 301 986-1954

gpr
 Planners Collaboration
 2900 Westchester Avenue, Suite 302
 Purchase, NY 10577
 914 253-6744, Fax 914 253-6863

Structural Engineers: **SOM**
 Skidmore, Owings & Merrill LLP
 224 S. Michigan Avenue, Suite 1000
 Chicago, IL 60604
 312 554-9090, Fax 312 360-4545

Mechanical Electrical and Life Safety Systems:
Cosentini Associates
 2 Pennsylvania Plaza - 3rd Floor
 New York, NY 10121
 212 615-3600, Fax 212 736-3519

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Radius Diagram

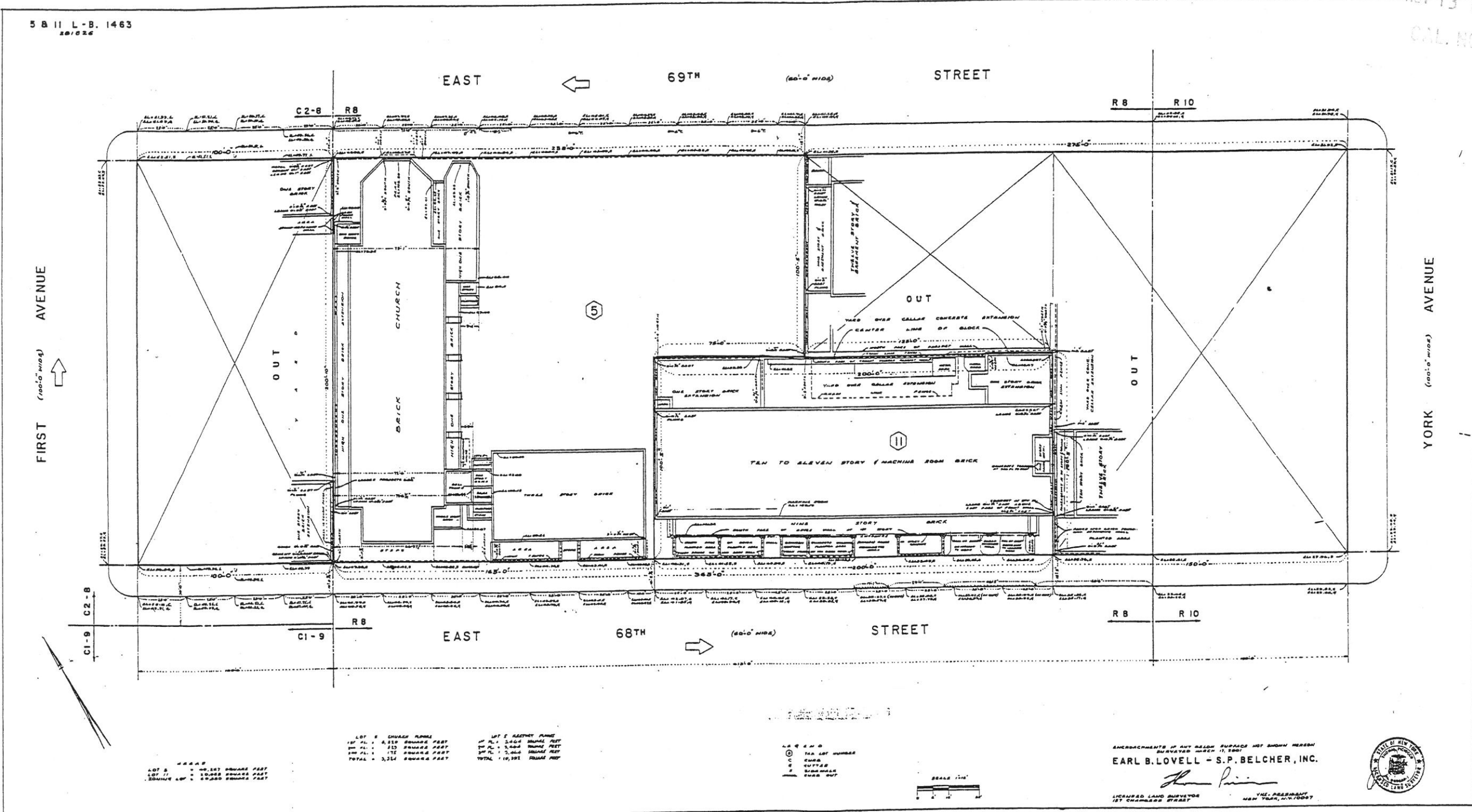
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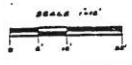


 LOT 5 : 40,187 SQUARE FEET
 LOT 11 : 1,008 SQUARE FEET
 SQUARE LOT : 10,000 SQUARE FEET

LOT 5 CHURCH PLUMB
 1ST FL. : 4,319 SQUARE FEET
 2ND FL. : 213 SQUARE FEET
 3RD FL. : 171 SQUARE FEET
 TOTAL : 4,693 SQUARE FEET

LOT 5 ELECTRICAL
 1ST FL. : 2,448 SQUARE FEET
 2ND FL. : 1,048 SQUARE FEET
 3RD FL. : 1,048 SQUARE FEET
 TOTAL : 4,544 SQUARE FEET

LA 9 4 1 0
 THE LOT NUMBER
 C 1 1 1
 CHURCH
 11 1 1 1
 11 1 1 1
 11 1 1 1



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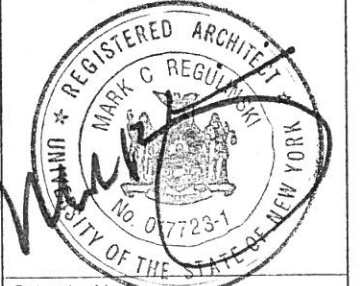
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224 S. Michigan Avenue, Suite 1000
Chicago, IL 60604
312 554-9090, Fax 312 360-4545

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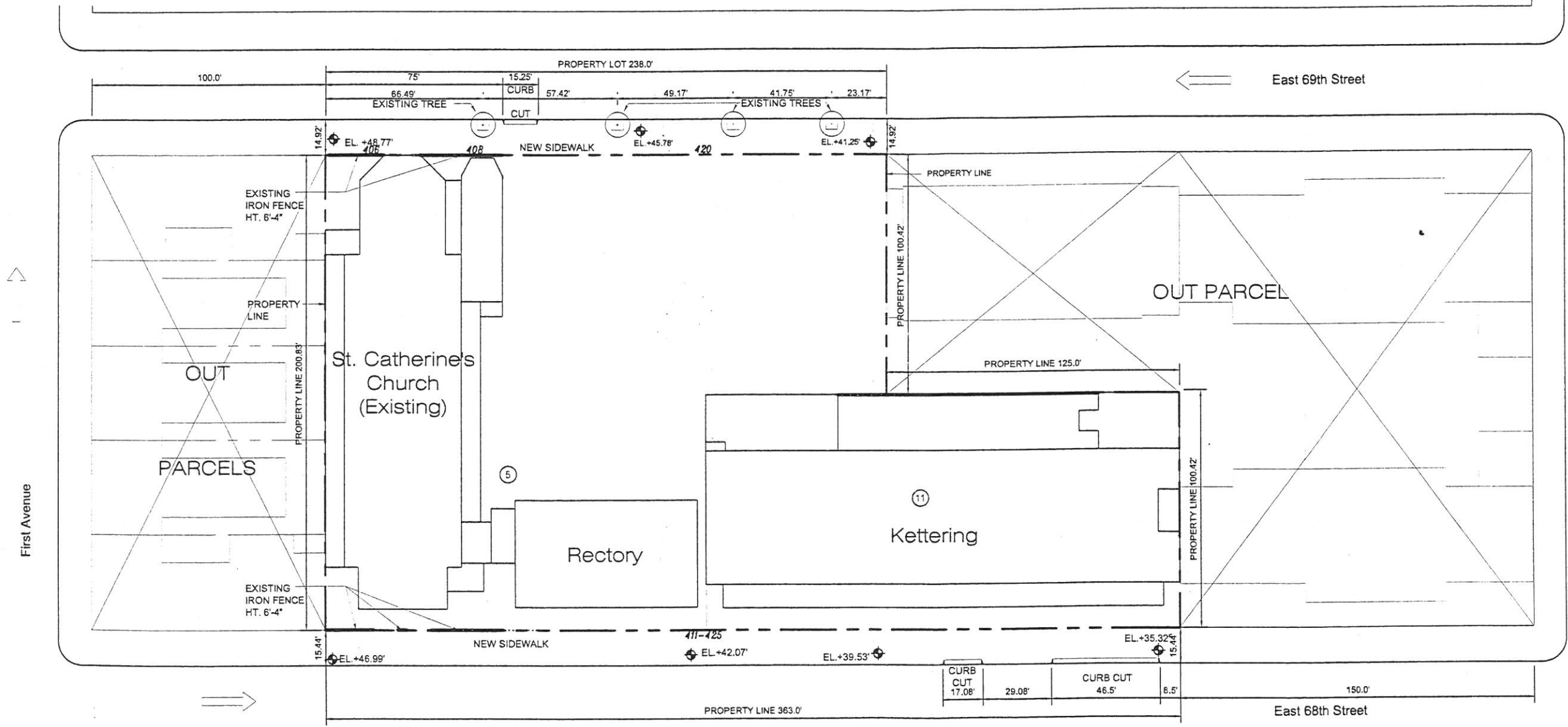
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Existing Plot Plan

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301 986-1954

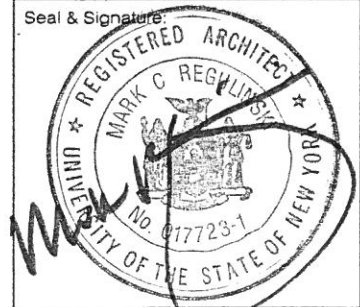
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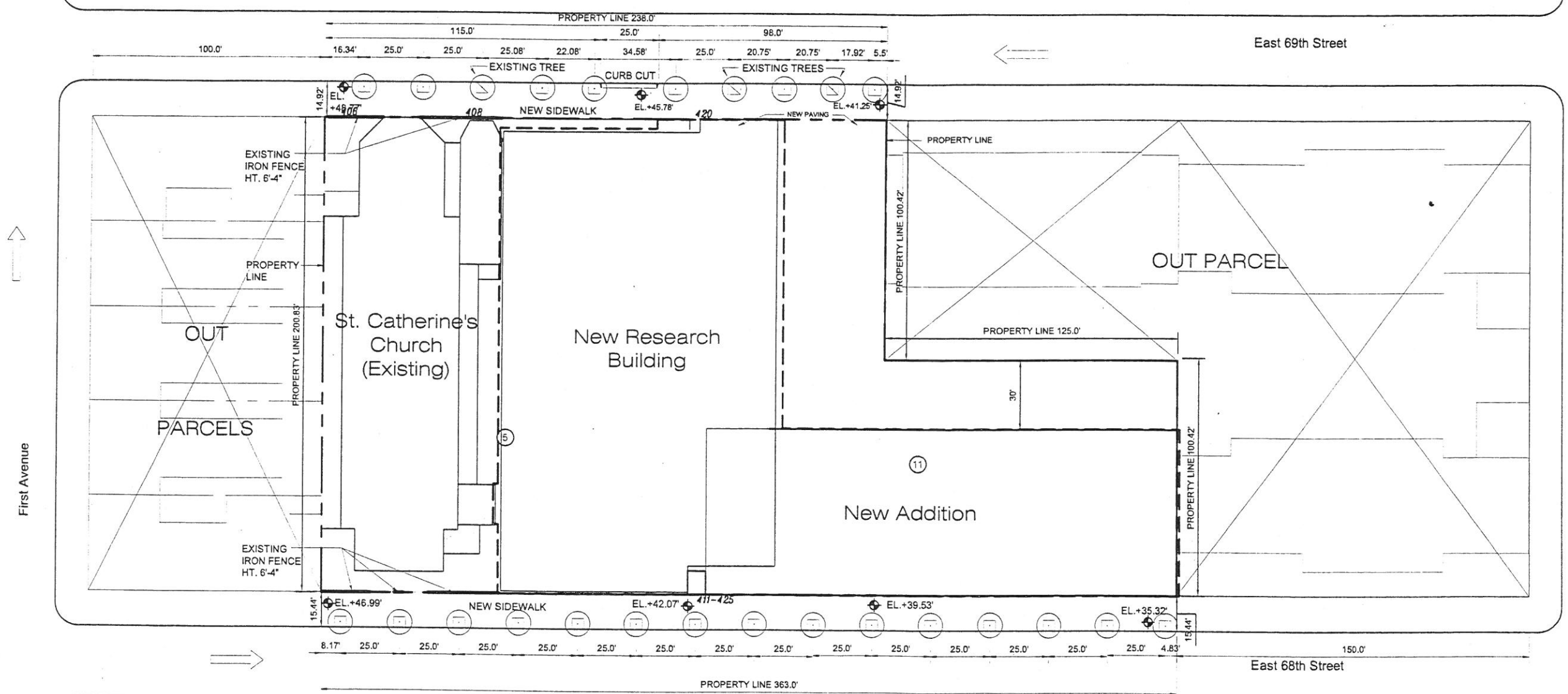
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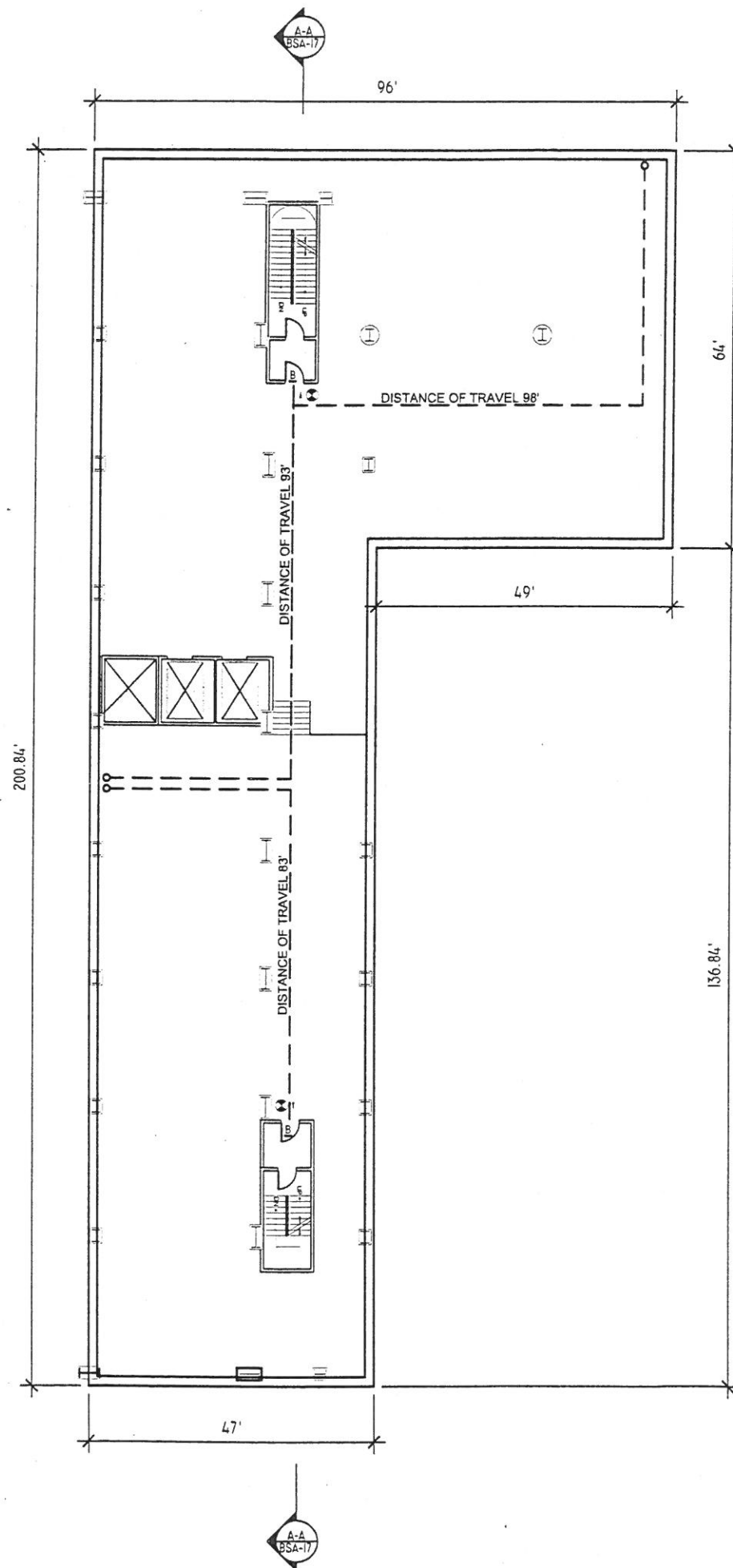
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OCCUPANT LOAD - LEVEL C3 (Mechanical)

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Floor Area per Occupant	Occupant Load
Mechanical	D-2	12,498 sqft	0	NA	0
Total					0

LEGEND

- CLASS "B" FIRE DOOR
1 1/2 HRS.
- CEILING MOUNTED
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- WALL MOUNTED
EXIT LIGHT

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Architect:
SOM
Skidmore, Owings & Merrill LLP
14 Wall Street
New York, NY 10005
212 298-9300, Fax 212 298-9500

Zimmer Gunsel Frasca
Partnership
7920 Norfolk Avenue, Suite 600
Bethesda, MD 20814
301 986-1954

gpr
Planners Collaboration
2900 Westchester Avenue, Suite 302
Purchase, NY 10577
914 253-6744, Fax 914 253-6863

Structural Engineers:
SOM
Skidmore, Owings & Merrill LLP
224 S. Michigan Avenue, Suite 1000
Chicago, IL 60604
312 554-9090, Fax 312 360-4545

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**Proposed
Cellar 3 Plan**

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 New York, NY 10005
 212 298-9300, Fax 212 298-9500

Zimmer Gunsels Frasca Partnership
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 Bethesda, MD 20814
 301 986-1954

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 Planners Collaboration
 2900 Westchester Avenue, Suite 302
 Purchase, NY 10577
 914 253-6744, Fax 914 253-6863

Structural Engineers: **SOM**
 Skidmore, Owings & Merrill LLP
 224 S. Michigan Avenue, Suite 1000
 Chicago, IL 60604
 312 554-9090, Fax 312 360-4545

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Cosentini Associates
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Proposed Cellar 1 and 2 Plans

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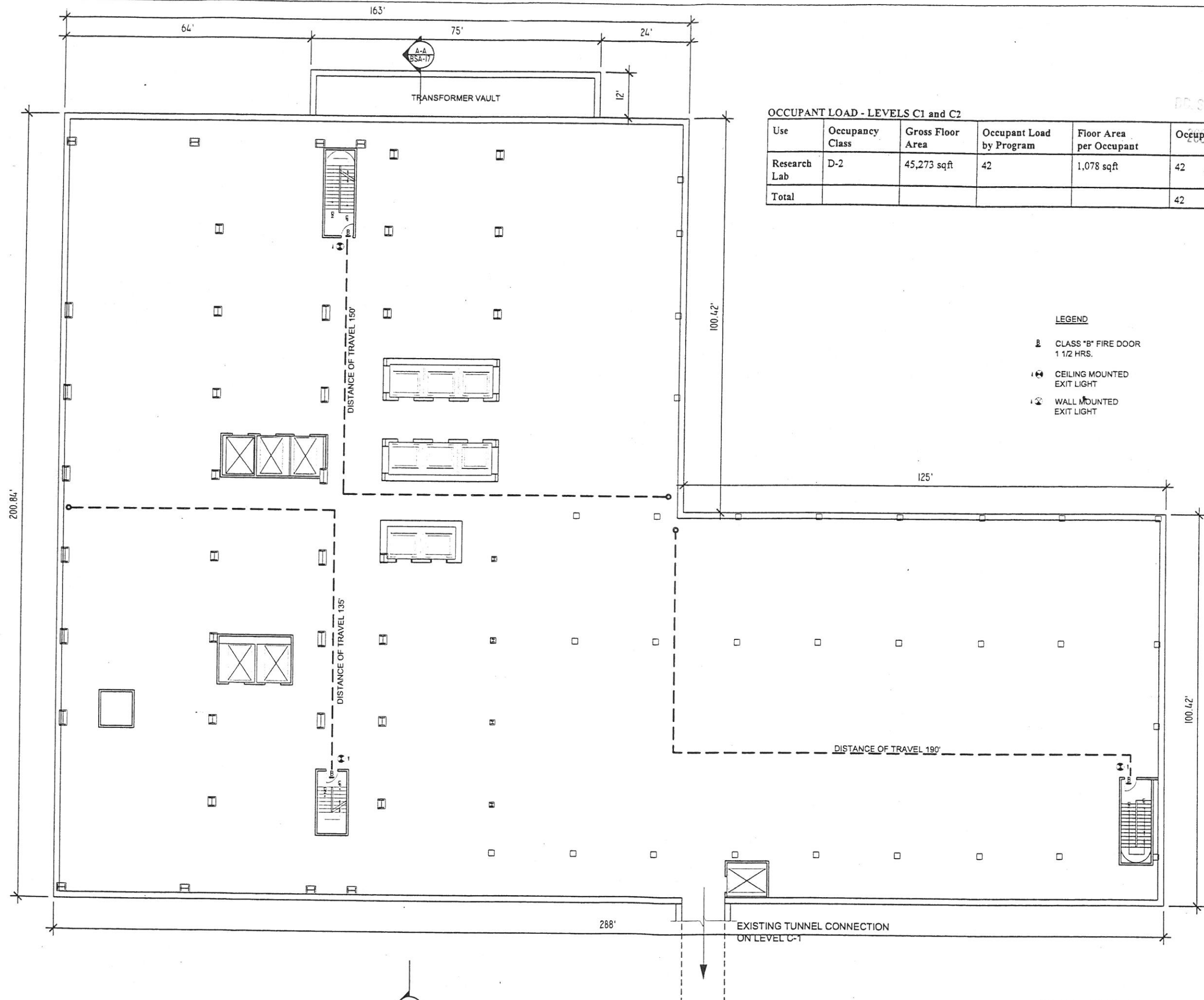
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OCCUPANT LOAD - LEVELS C1 and C2

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Floor Area per Occupant	Occupant Load
Research Lab	D-2	45,273 sqft	42	1,078 sqft	42
Total					42

LEGEND

- CLASS "B" FIRE DOOR 1 1/2 HRS.
- ☉ CEILING MOUNTED EXIT LIGHT
- ⊙ WALL MOUNTED EXIT LIGHT



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 14, Wall Street
 New York, NY 10005
 212 298-9300, Fax 212 477-5987

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 7920 Norfolk Avenue, Suite 600
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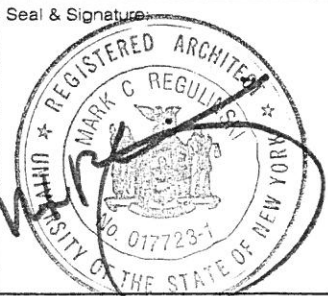
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 2900 Westchester Avenue, Suite 302
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Structural Engineer: **SOM**
 Skidmore, Owings & Merrill LLP
 224 S. Michigan Avenue, Suite 1000
 Chicago, IL 60604
 312 554-9090, Fax 312 360-4545

Mechanical Electrical and Life Safety Systems: **Cosentini Associates**
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 New York, NY 10121
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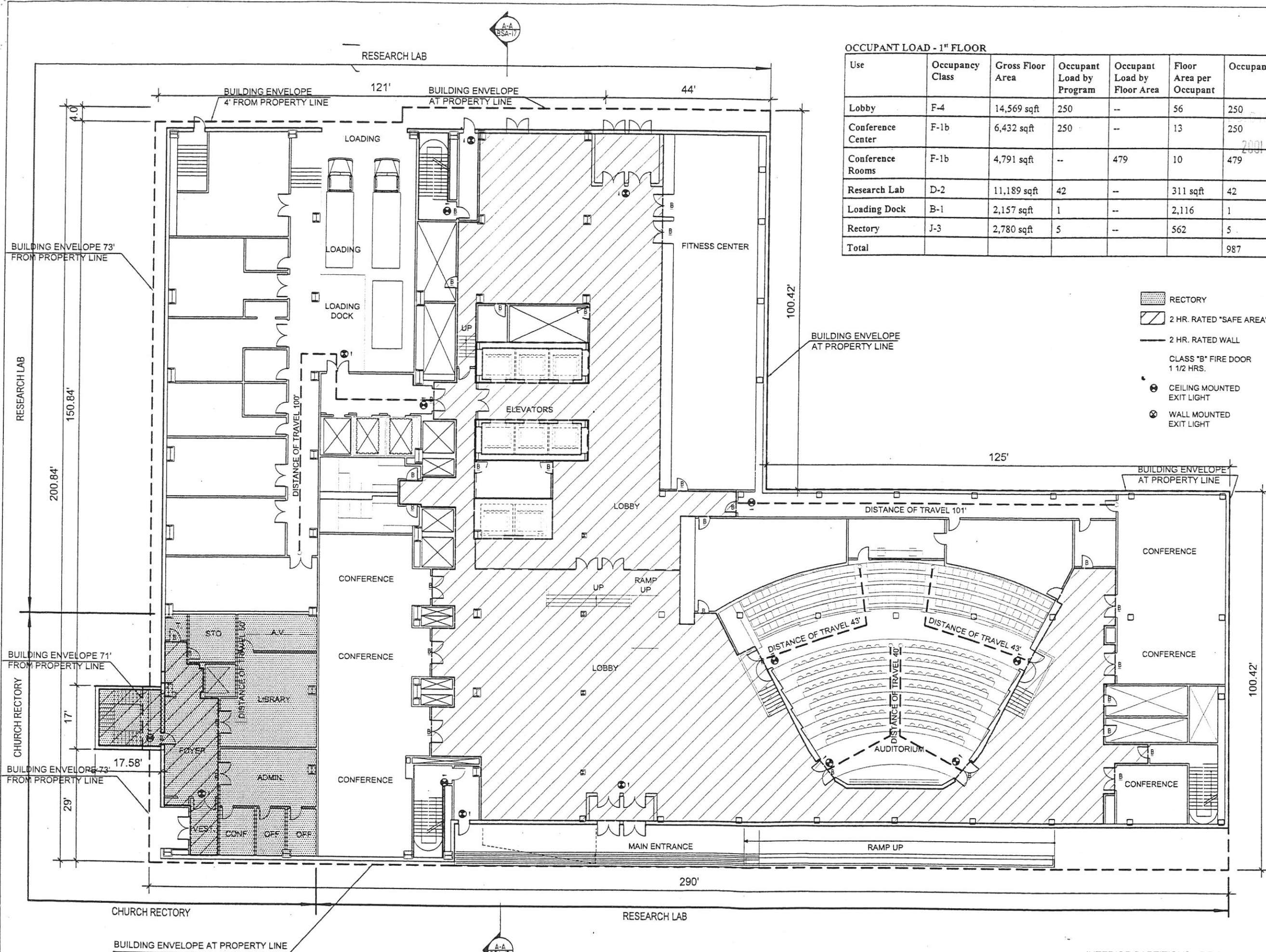
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Scale: 1"=25'
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Project No.: 200321
 Date: 03/30/01
 Sheet No.: **BSA-6**

OCCUPANT LOAD - 1st FLOOR

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Occupant Load by Floor Area	Floor Area per Occupant	Occupant Load
Lobby	F-4	14,569 sqft	250	--	56	250
Conference Center	F-1b	6,432 sqft	250	--	13	250
Conference Rooms	F-1b	4,791 sqft	--	479	10	479
Research Lab	D-2	11,189 sqft	42	--	311 sqft	42
Loading Dock	B-1	2,157 sqft	1	--	2,116	1
Rectory	J-3	2,780 sqft	5	--	562	5
Total						987



- RECTORY
- 2 HR. RATED "SAFE AREA"
- 2 HR. RATED WALL
- CLASS "B" FIRE DOOR 1 1/2 HRS.
- CEILING MOUNTED EXIT LIGHT
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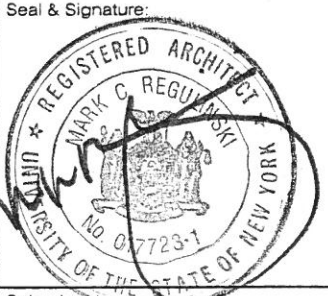
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2900 Westchester Avenue, Suite 302
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224 S. Michigan Avenue, Suite 1000
Chicago, IL 60604
312 554-9090, Fax 312 360-4545

Cosentini Associates
2 Pennsylvania Plaza - 3rd Floor
New York, NY 10121
212 615-3600, Fax 212 736-3519

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**Proposed
2nd Floor Plan**

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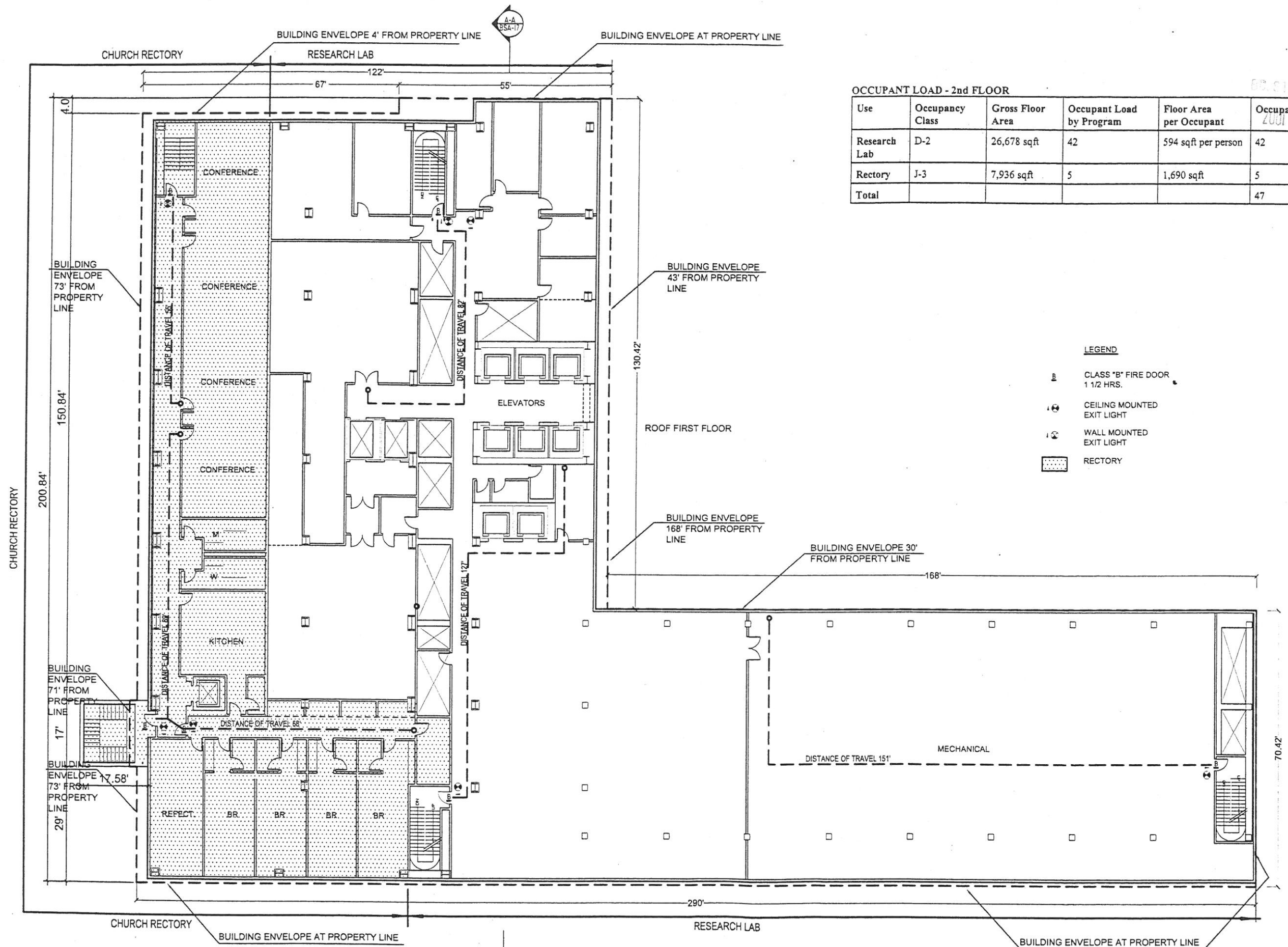
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OCCUPANT LOAD - 2nd FLOOR

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Floor Area per Occupant	Occupant Load
Research Lab	D-2	26,678 sqft	42	594 sqft per person	42
Rectory	J-3	7,936 sqft	5	1,690 sqft	5
Total					47

LEGEND

- CLASS "B" FIRE DOOR
1 1/2 HRS.
- CEILING MOUNTED
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- RECTORY



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OCCUPANT LOAD - 3rd FLOOR

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Floor Area per Occupant	Occupant Load
Research Lab	D-2	26,678 sqft	42	594 sqft	42
Rectory	J-3	7,936 sqft	5	1,690 sqft	5
Total					47

ARCHITECT
SOM
Skidmore, Owings & Merrill LLP
14, Wall Street
New York, NY 10005
212 298-9300, Fax 212 477-5987

ENGINEER
Zimmer Gunsell Frasca Partnership
7920 Norfolk Avenue, Suite 600
Bethesda, MD 20814 York Avenue
301 986-1954

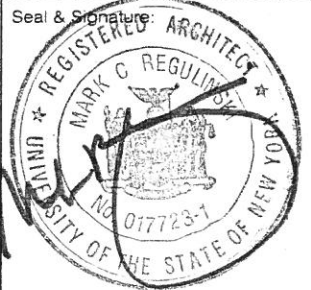
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2900 Westchester Avenue, Suite 302
Purchase, NY 10577
914 253-6744, Fax 914 253-6863

STRUCTURAL ENGINEER
SOM
Skidmore, Owings & Merrill LLP
224 S. Michigan Avenue, Suite 1000
Chicago, IL 60604
312 554-9090, Fax 312 360-4545

MECHANICAL ELECTRICAL AND LIFE SAFETY SYSTEMS
Cosentini Associates
2 Pennsylvania Plaza - 3rd Floor
New York, NY 10121
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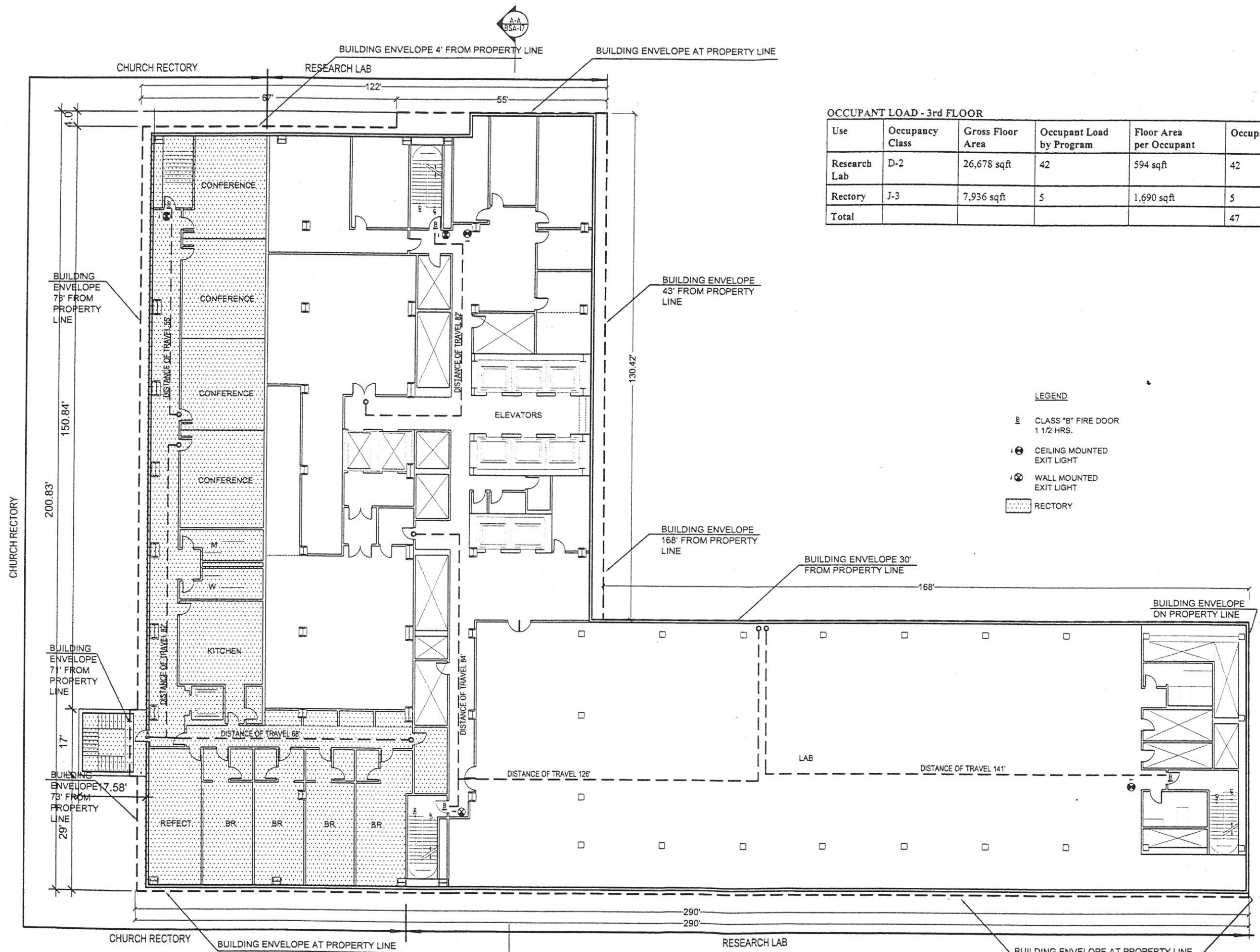
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**Proposed
3rd Floor Plan**

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SOM
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14, Wall Street
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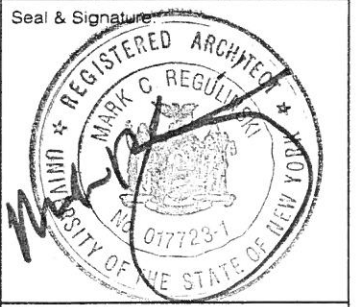
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224 S. Michigan Avenue, Suite 1000
Chicago, IL 60604
312 554-9090, Fax 312 360-4545

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Cosentini Associates
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**Proposed 4th - 7th
Floor Plans**

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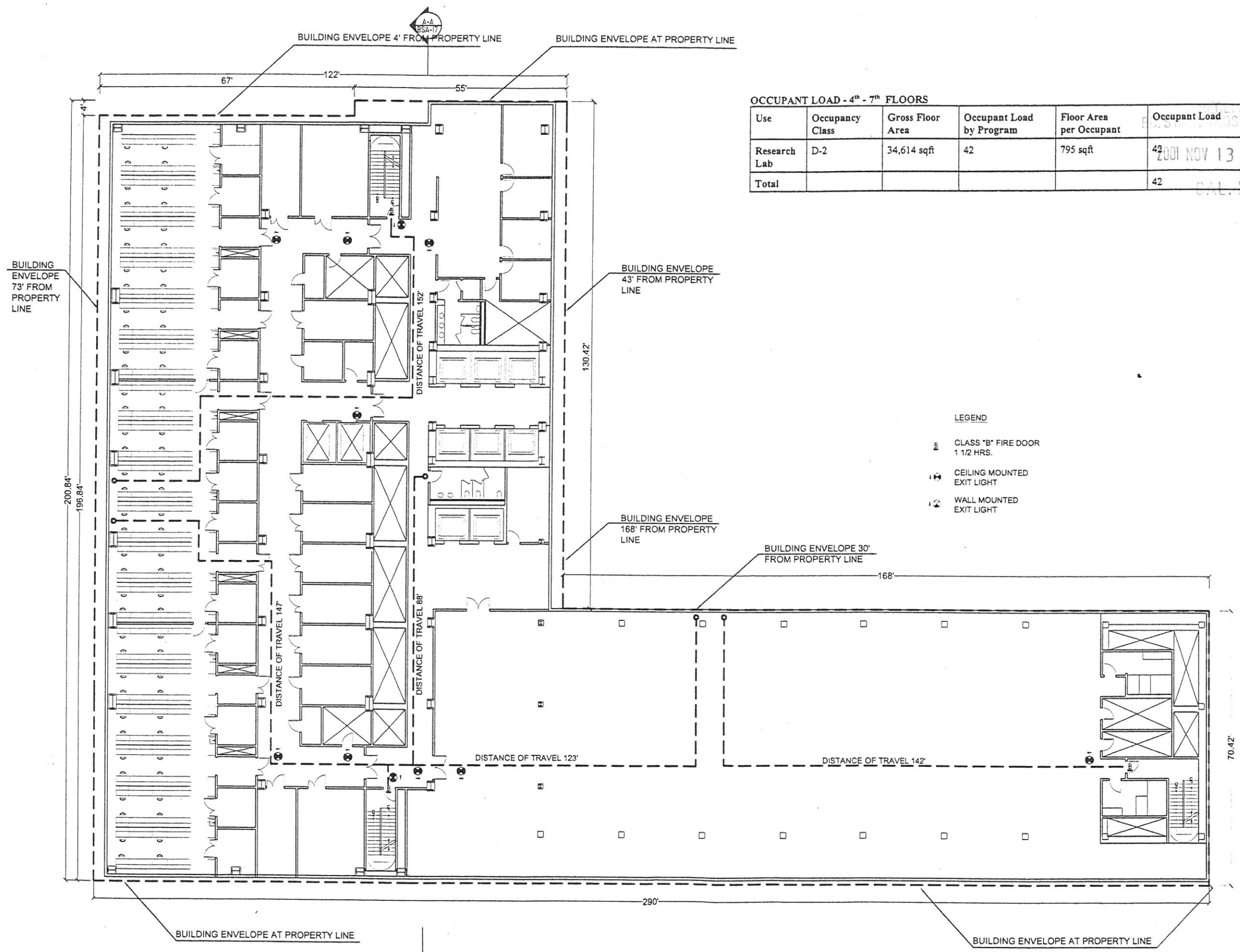
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OCCUPANT LOAD - 4th - 7th FLOORS

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Floor Area per Occupant	Occupant Load
Research Lab	D-2	34,614 sqft	42	795 sqft	42
Total					42

LEGEND

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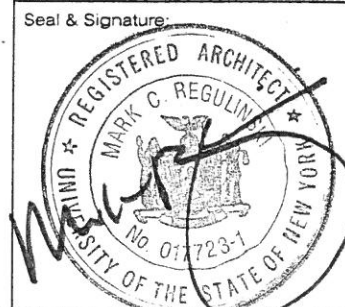
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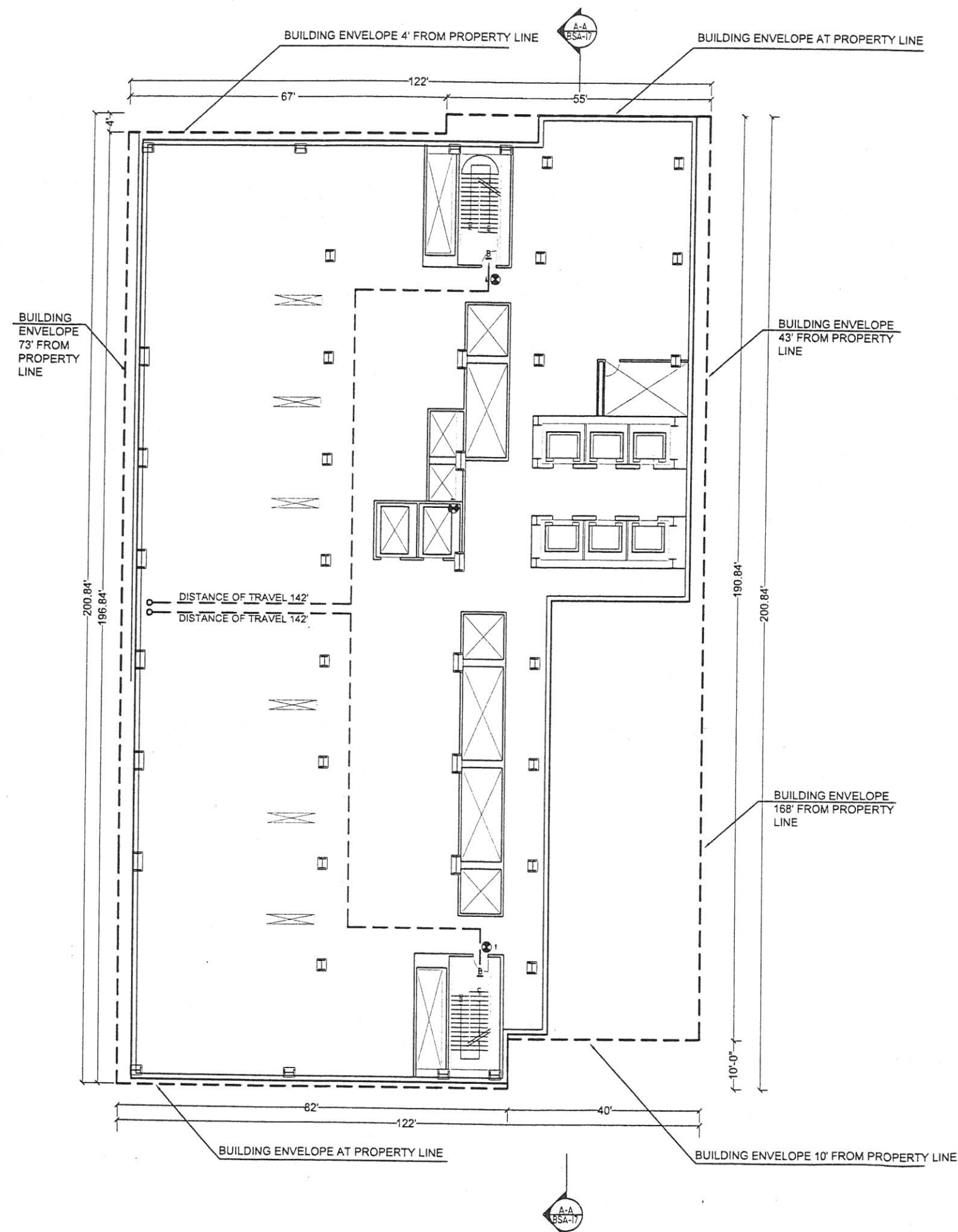
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OCCUPANT LOAD - 8th and 9th FLOORS (Mechanical Floor)

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Floor Area per Occupant	Occupant Load
Mechanical	D-2	21,980 sqft	0	NA	0
Total					0

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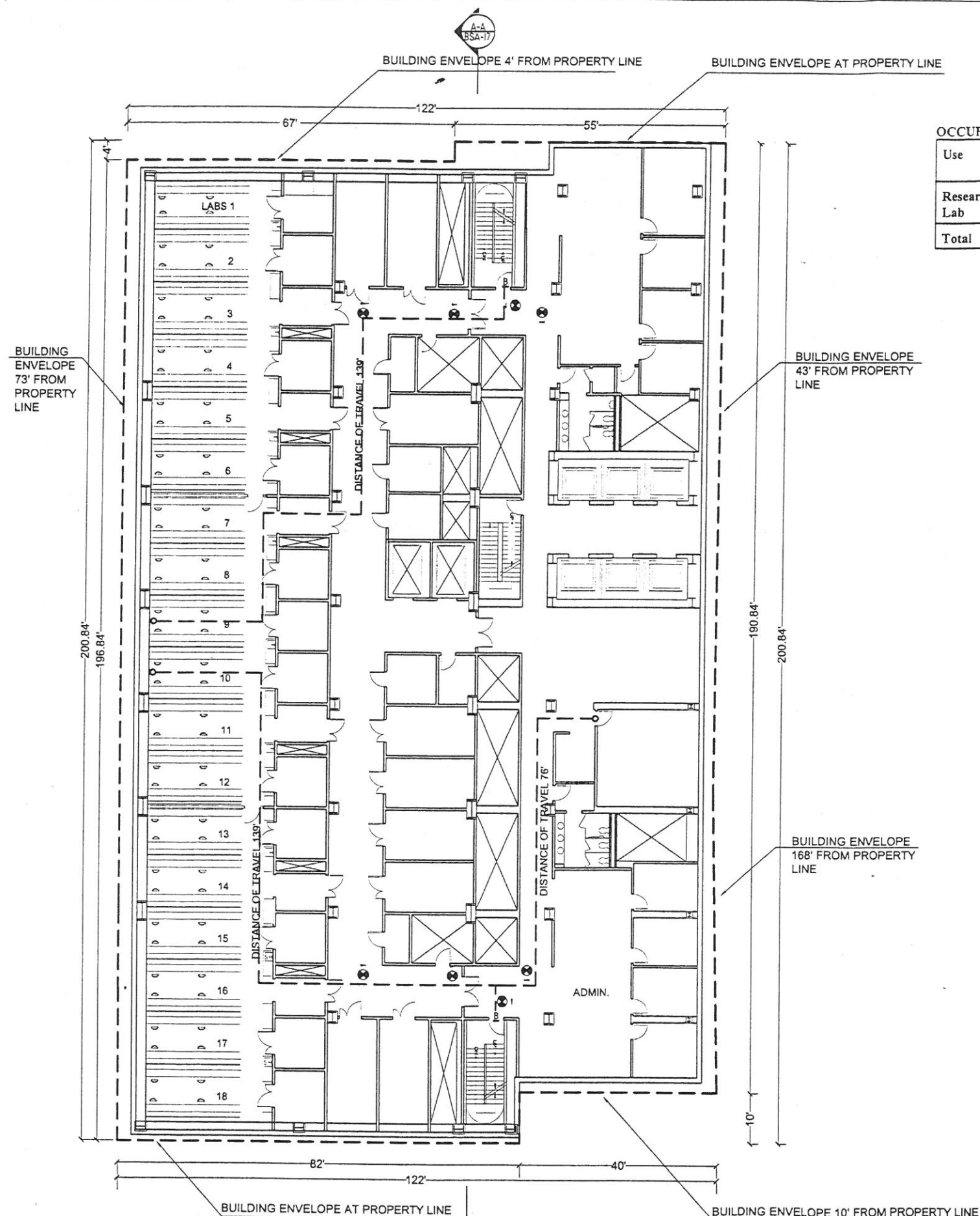
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OCCUPANT LOAD - 10th FLOOR

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Floor Area per Occupant	Occupant Load
Research Lab	D-2	22,447 sqft	42	582 sqft	42
Total					42



LEGEND

- ⊞ CLASS "B" FIRE DOOR
1 1/2 HRS.
- ⊙ CEILING MOUNTED
EXIT LIGHT
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EXIT LIGHT

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Partnership**
7920 Norfolk Avenue, Suite 600
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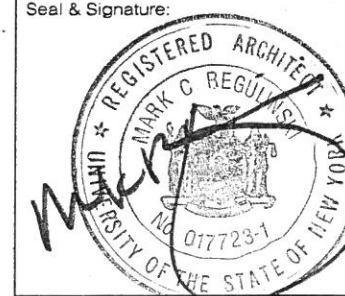
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2900 Westchester Avenue, Suite 302
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914 253-6744, Fax 914 253-6863

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224 S. Michigan Avenue, Suite 1000
Chicago, IL 60604
312 554-9090, Fax 312 360-4545

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2 Pennsylvania Plaza - 3rd Floor
New York, NY 10121
212 615-3600, Fax 212 736-3519

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Calendar No.:
130-01-BZ

Sheet Name:
**Proposed
10th Floor Plan**

Scale:
1" = 25'
0' 6.25' 12.5' 25'

Project No.:
200321
Date:
03/30/01

Sheet No.:
BSA-12

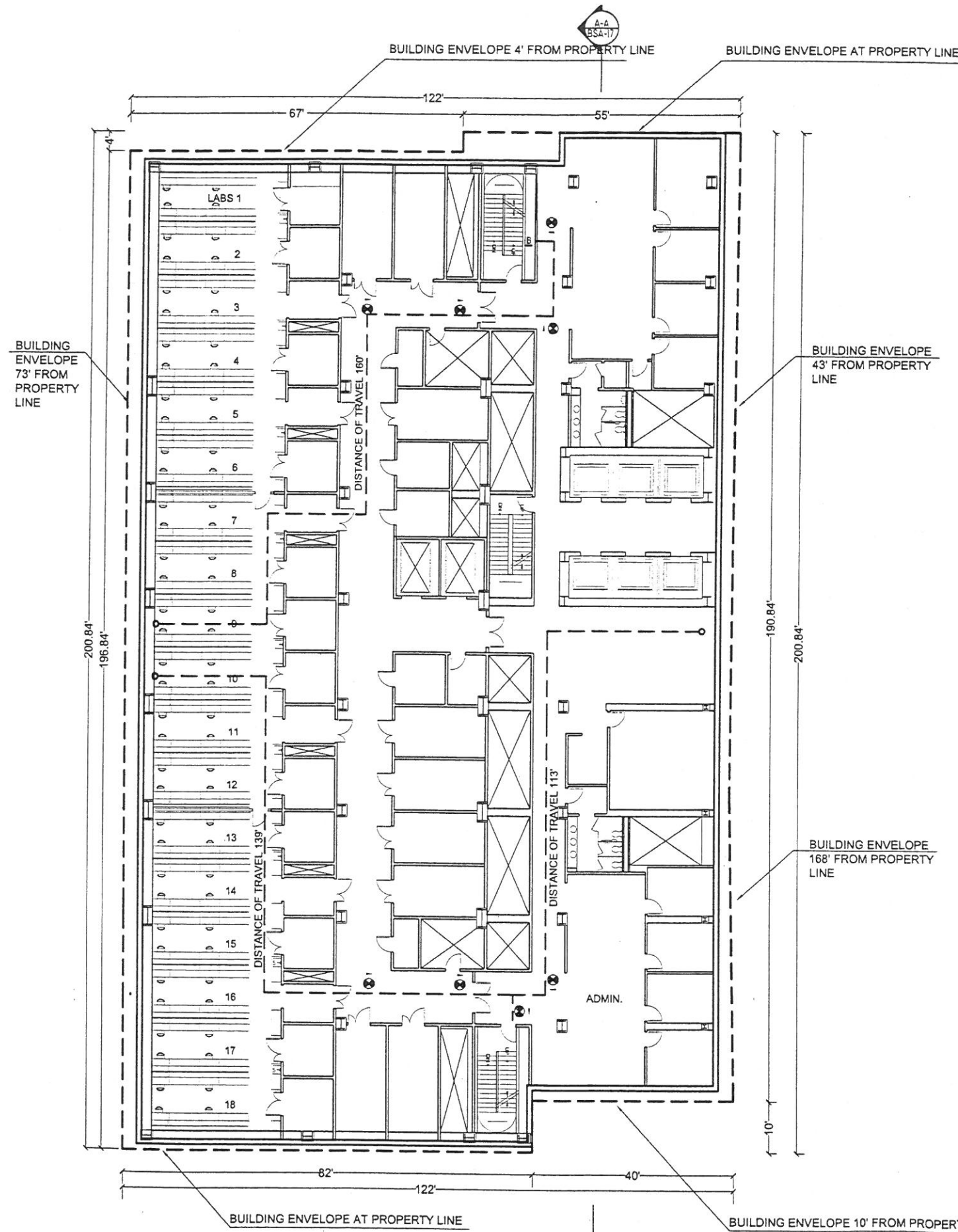
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OCCUPANT LOAD - 11th - 22nd FLOORS

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Floor Area per Occupant	Occupant Load
Research Lab	D-2	24,447 sqft	42	582 sqft	42
Total					42



- LEGEND**
- ⊞ CLASS "B" FIRE DOOR
1 1/2 HRS.
 - ⊙ CEILING MOUNTED EXIT LIGHT
 - ⊙ WALL MOUNTED EXIT LIGHT

Architect: **SOM**
Skidmore, Owings & Merrill LLP
14 Wall Street
New York, NY 10005
212 298-9300, Fax 212 298-9500

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Bethesda, MD 20814
301 986-1954

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Purchase, NY 10577
914 253-6744, Fax 914 253-6863

Structural Engineers: **SOM**
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224 S. Michigan Avenue, Suite 1000
Chicago, IL 60604
312 554-9090, Fax 312 360-4545

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Cosentini Associates
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Sheet Name:
Proposed 11th - 22nd Floor Plans

Scale: 1"=25'

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Date: 03/30/01
Sheet No.: **BSA-13**
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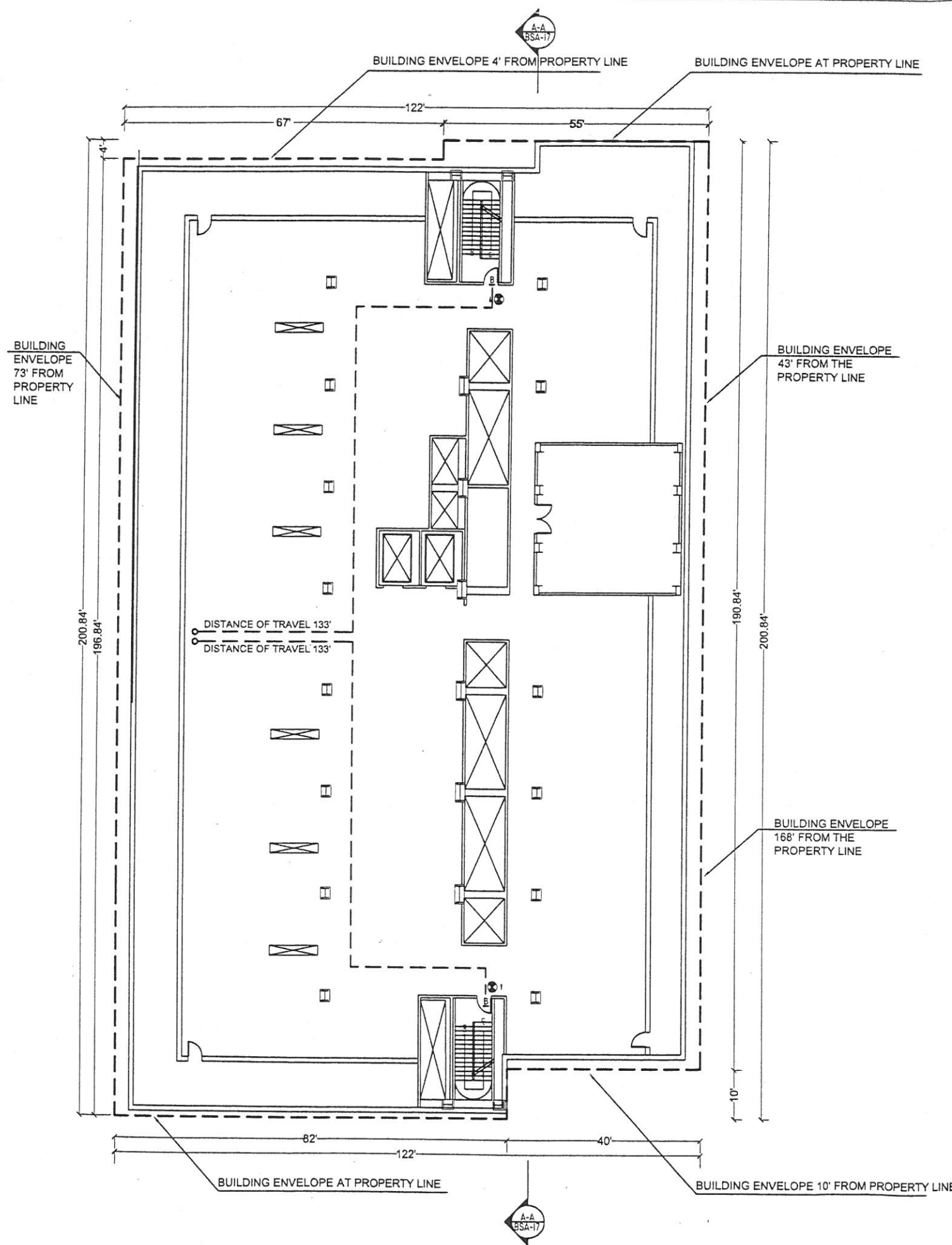
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OCCUPANT LOAD - 23rd FLOOR (Mechanical Floor)

Use	Occupancy Class	Gross Floor Area	Occupant Load by Program	Floor Area per Occupant	Occupant Load
Mechanical	D-2	18,676 sqft	0	NA	0
Total					0



LEGEND

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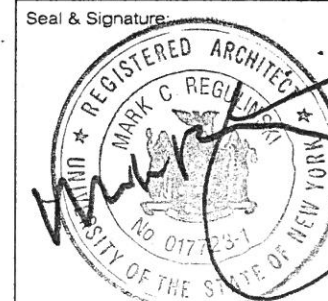
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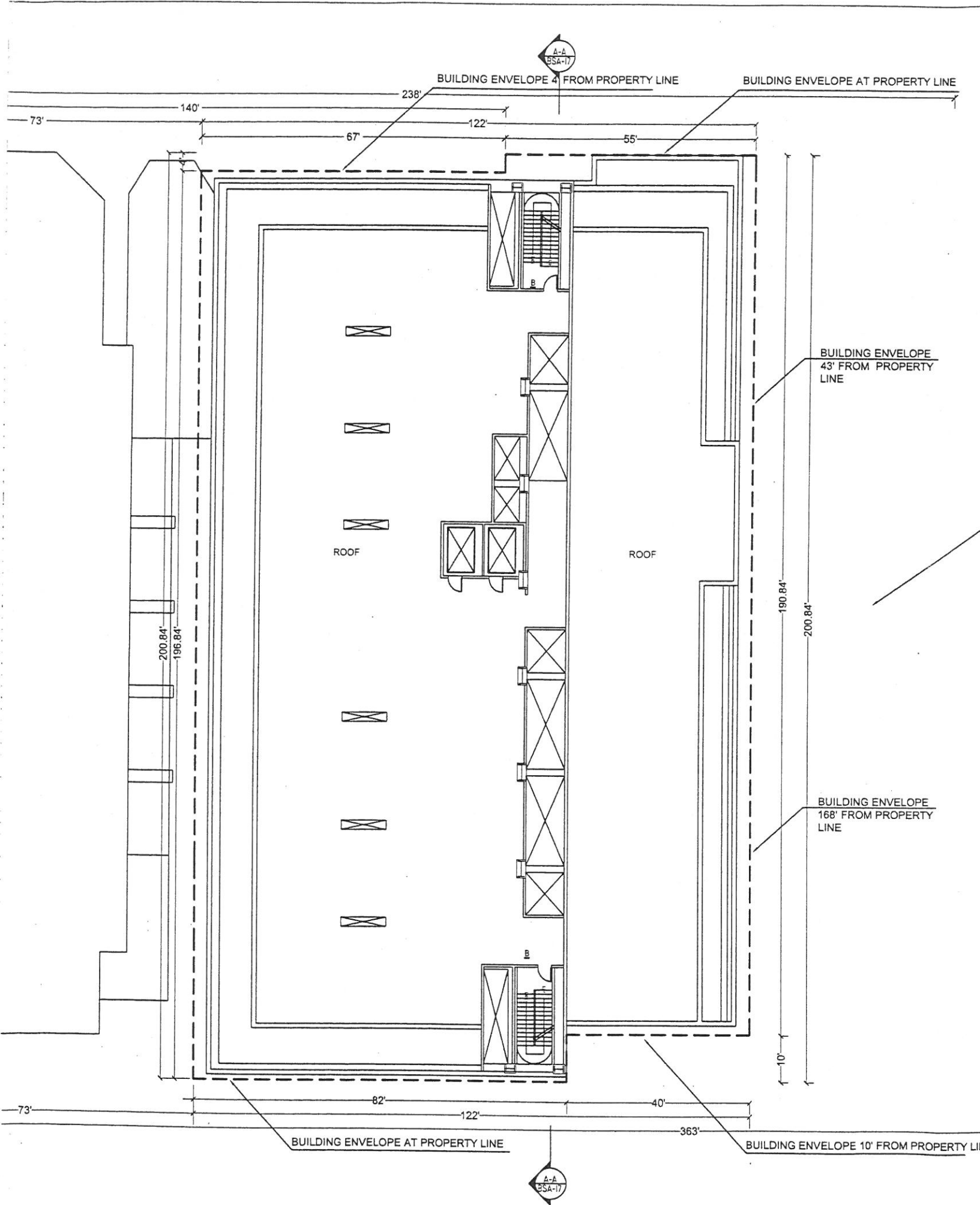
Calendar No.: **130-01-BZ**

Sheet Name:
Proposed 23rd Mechanical Floor Plan

Scale: **1"=25'**

Project No.: **200321** Sheet No.: **BSA-14**
 Date: **03/30/01**

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MINIMUM 60% OF ROOF WILL BE LANDSCAPED WITH EVERGREEN GROUND COVER
LEGEND
 B CLASS "B" FIRE DOOR 1 1/2 HRS.

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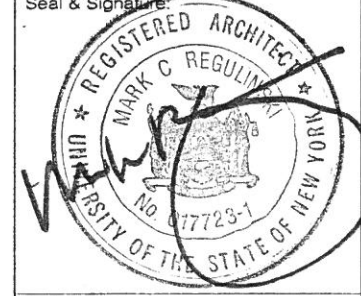
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 Chicago, IL 60604
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Sheet Name:
Proposed Roof Plan

Scale: 1"=25'

Project No.: 200321 Sheet No.:
 Date: 03/30/01 **BSA-15**

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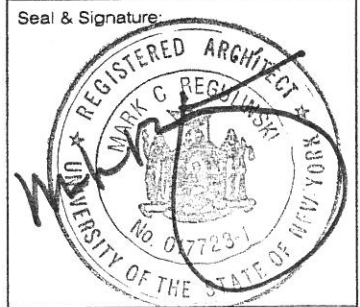
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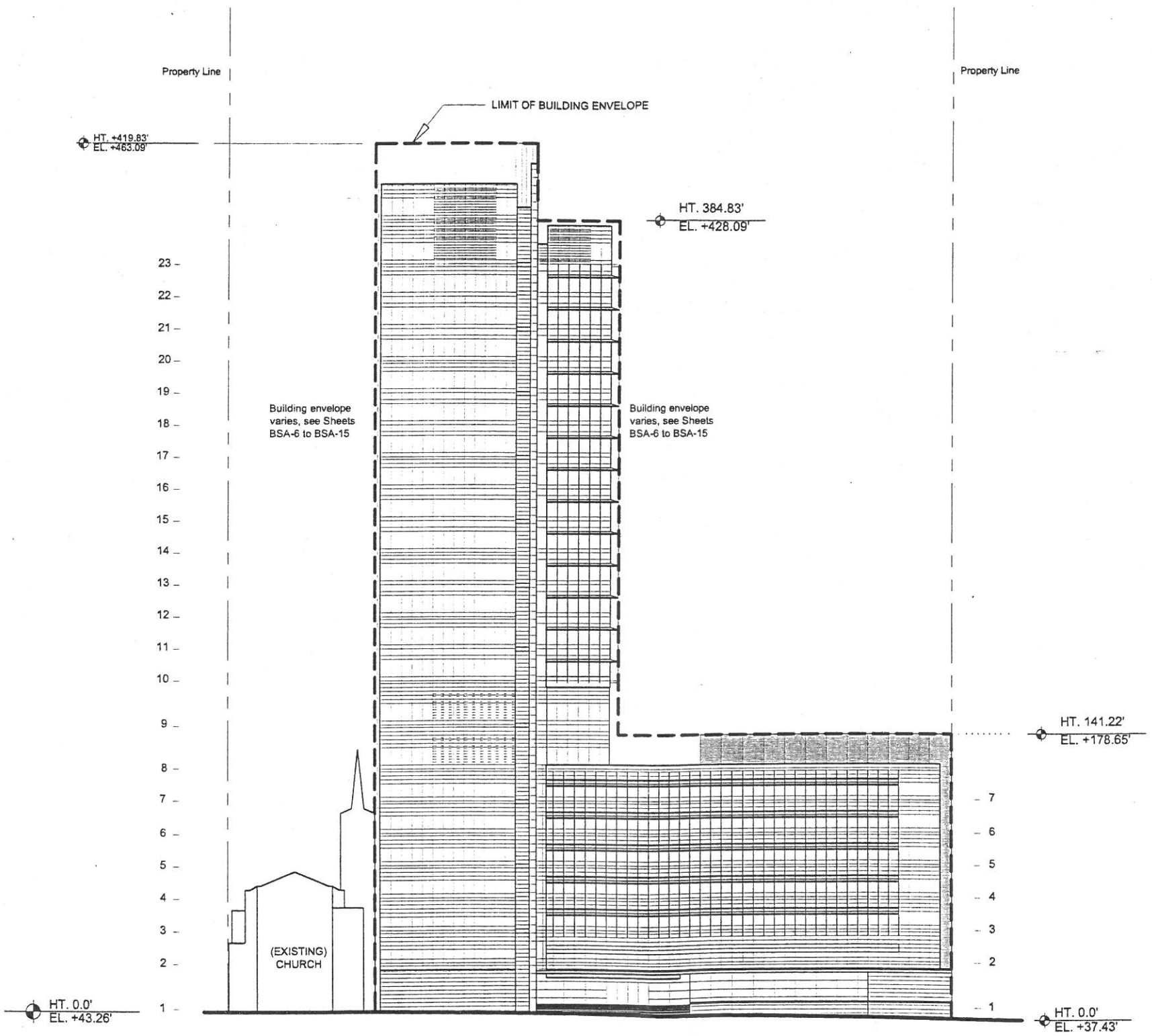


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Sheet Name:
**Proposed 68th
 Street Elevation**

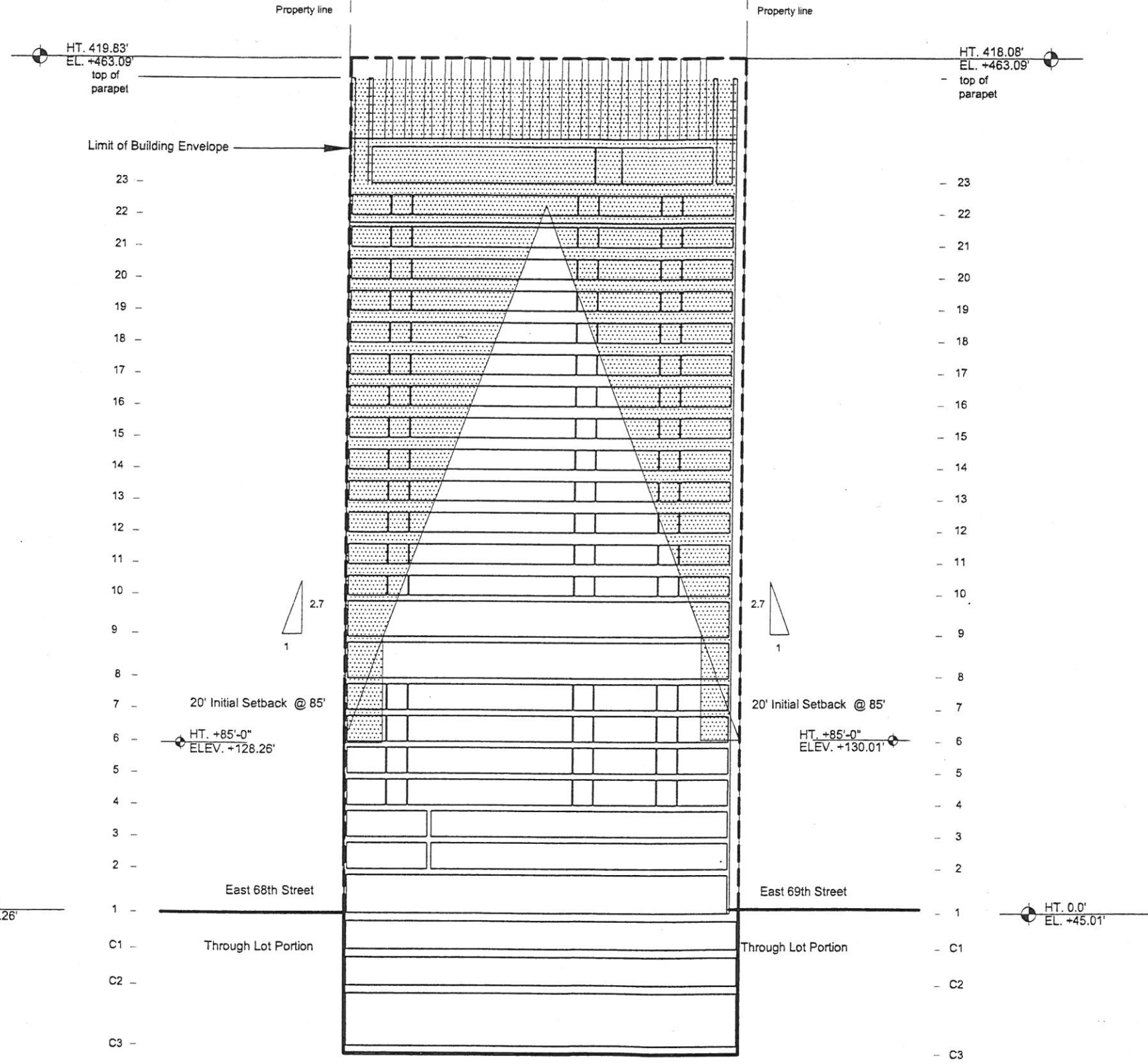
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 Date: 03/30/01
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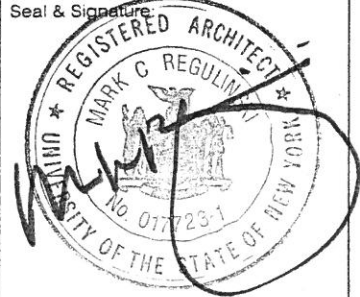
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 224 S. Michigan Avenue, Suite 1000
 Chicago, IL 60604
 312 554-9090, Fax 312 360-4545

Mechanical Electrical and Life Safety Systems:
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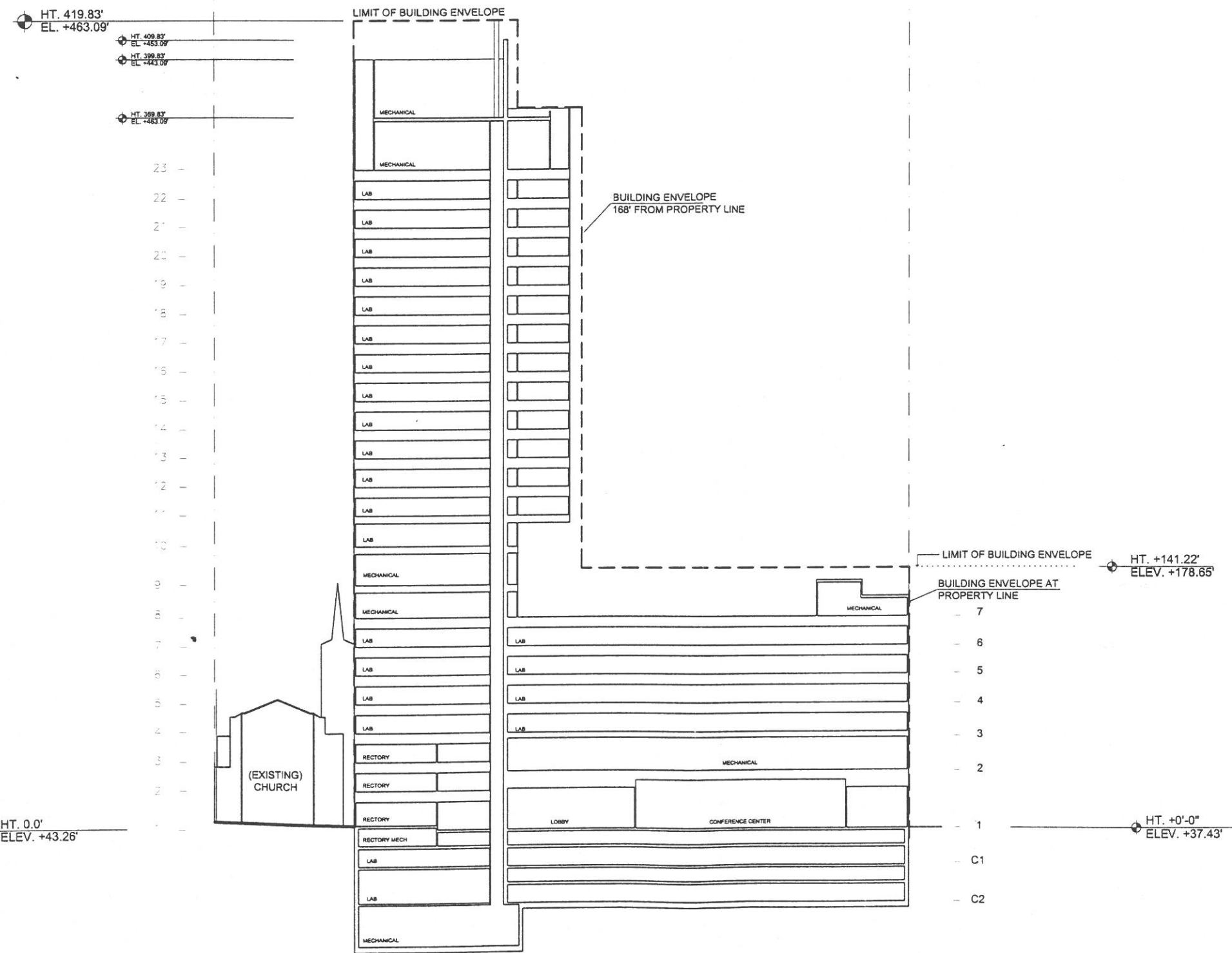
Sheet Name:
Proposed North-South Section

Scale:
 1/64" = 1'-0"

Project No.: 200321 Sheet No.: **BSA-17**
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 Bethesda, MD 20814
 301 986-1954

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 2900 Westchester Avenue, Suite 302
 Purchase, NY 10577
 914 253-6744, Fax 914 253-6863

Structural Engineers: **SOM**
 Skidmore, Owings & Merrill LLP
 224 S. Michigan Avenue, Suite 1000
 Chicago, IL 60604
 312 554-9090, Fax 312 360-4545

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Cosentini Associates
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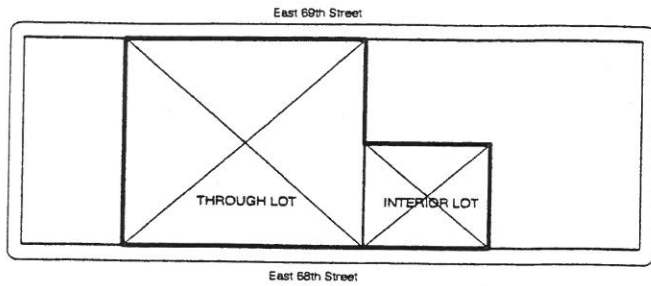
Sheet Name:
Proposed East-West Section

Scale:
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BSA ACTIONS

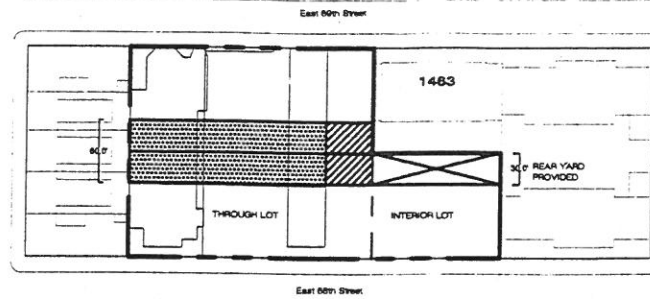
1. PROPOSED LOT COVERAGE
(ZR-SECTION 72-21)



ZONING LOT AREA 60,350 SQFT
 MAXIMUM COVERAGE 65%
 FOR INTERIOR AND THROUGH LOT
 (0.65) (60,350) = 39,227.5 SQFT

LOT COVERAGE IS CALCULATED BASED ON THE SINGLE (SIMPLE AVERAGE) CURB LEVEL ESTABLISHED FOR THE ZONING LOT, NAMELY, EL. + 43.09'. FULL LOT COVERAGE IS PERMITTED BLOW 23' ABOVE THIS CURB LEVEL, OR BELOW EL. + 66.09'.

2. PROPOSED REAR YARD EQUIVALENT
(ZR-SECTION 72-21)



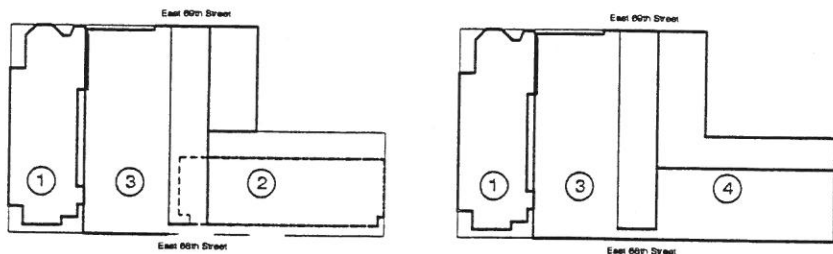
- 30' rear yard provided on interior lot portion of the zoning lot
- Portion of Rear Yard Equivalent provided
- Rear yard equivalent to be waived on through lot portion of the zoning lot

Note: The elevation of the rear yard and the rear yard equivalent is El. +43.09'

Curb Level Calculation

Curb Level, based on Site Survey, Sheet BSA-1a
 69ⁿ Street portion of through lot [48.77' + 41.25'] / 2 = El. + 45.01'
 68ⁿ Street portion of through lot [46.99' + 39.53'] / 2 = El. + 43.26'
 Mean curb level of the through lot [45.01' + 43.26'] / 2 = El. + 44.14'
 Interior lot, 68ⁿ Street [39.53' + 35.32'] / 2 = El. + 37.43'
 Simple average over the entire zoning lot [45.01' + 41.16'] / 2 = El. + 43.09'
 (For level of rear yard and rear yard equivalent)

PROPOSED LOT COVERAGE DIAGRAM



INTERIM DEVELOPMENT

Existing Church (1) 8,820 sqft
 Existing Kettering Lab (2) 15,472 sqft
 Proposed Lab (3) 21,070 sqft
 Total 45,362 sqft,
 or 75.2% coverage

FINAL DEVELOPMENT

Final Development
 Existing Church (1) 8,820 sqft
 Proposed Mid-rise lab (4) 15,021 sqft
 Proposed Lab (3) 21,070 sqft
 Total 44,911 sqft, or 74.4% coverage

SUBJECT TO A BSA APPLICATION FOR A VARIANCE PURSUANT TO ZR-SECTION 72-21

- 1) Estimated from survey, dated 01/14/1993 and special survey, dated 04/28/1993 and architectural drawings, dated 09/1968
- 2) Estimated from survey, dated 01/14/1993
- 3) and 4) Based on schematic drawings 5/18/01, proposed footprint

BLOCK	ZONING LOT AREA	MAXIMUM PERMITTED COVERAGE	EXISTING COVERAGE*	COVERAGE TO BE REMOVED**	PROPOSED NEW COVERAGE	TOTAL COVERAGE AFTER DEVELOPMENT
North Block	60,350.0 sqft	R9 - 65% 39,227.5 sqft	Church - 8,820 sqft Rectory - 3,464 sqft Kettering - 15,472 sqft Total - 27,756 sqft	For Interim Development - 3,464 sqft For Final Development - 15,472 sqft	For Interim Development - 21,070 sqft For Final Development - 15,021 sqft Total 36,091 sqft	For Interim Development - 45,362 sqft (75.2%) For Final Development - 44,911 sqft (74.4%)

* To be confirmed by survey.

** Demolition estimates as follows:

Rectory 3,464 sqft
 Kettering Lab 15,472 sqft
 Subtotal 18,936 sqft

Lot Coverage
 Lot coverage is calculated based on the single (simple average) curb level established for the zoning lot, namely El. + 43.09
 Full lot coverage is permitted below 23' above this curb level, or below El. + 66.09'.

3. TEMPORARY FAILURE TO COMPLY (ZR-SECTION 73-642)

Zoning Lot Area 60,350.0 sqft

Maximum 10 FAR based on proposed R9 map change - subject to a concurrent City Planning Commission action, see below 603,500 sqft allowable

Interim Development
 Existing Church 9,824 sqft
 Existing Kettering Lab 185,209 sqft
 Proposed Lab "tower" 425,020 sqft
Total 620,053 sqft
 -exceeds maximum allowable floor area *

Final Development
 Existing Church 9,824 sqft
 Proposed Lab "tower" 425,020 sqft
 Proposed Lab mid-rise building 85,369 sqft
Total 520,213 sqft

* Interim overbuilt condition is rectified by the completion of the project.

Actions at the Board of Standards and Appeals

1. Special permit to allow "temporary failure to comply," pursuant to ZR Section 73-642.
2. Variance for lot coverage, pursuant to ZR Section 72-21.
3. Variance to waive rear yard equivalent, pursuant to ZR Section 72-21.

Related City Planning Commission Actions

1. Zoning Map change from R8 to R9.

Pursuant to the Large Scale Community Development Facility Plan:

1. Authorization to move up to 100,000 sqft of floor area from North Block (Proposed Zoning Lot A) to Main Campus Block (Proposed Zoning Lot B), pursuant to ZR Section 79-21.
2. Authorization to modify height and setback on streets internal to the Large Scale Plan (specifically East 68th Street on the North Block), pursuant to ZR Section 79-21.
3. Special permit to modify height and setback on peripheral streets of the Large Scale Plan (specifically East 69th Street on the North Block) pursuant to ZR Section 79-43.

Egress Notes

1. Sprinkler: Building shall be fully sprinklered. Sprinkler system installation is in full compliance with NEPA and New York City code.
2. Emergency lighting: Emergency lighting fixtures are located to provide an average of one (1) foot-candle in means of egress and five (5) foot-candle in exit watts.
3. Exit signs: Exit signs with battery, ballast, and test light switches; units are located at all exit doors.
4. Fire alarm system: Building will have a closed circuit, electrically supervised, individually coded, addressable fire alarm system complete with pull stations, combination speaker/strobes, duct mounted smoke detectors, etc.

Activation of any automatic or manual device shall generate audible and visual signal at the fire command station indicating zone in alarm and initiate an alarm condition. All speaker/strobe shall be activated.

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 7920 Norfolk Avenue, Suite 600
 Bethesda, MD 20814
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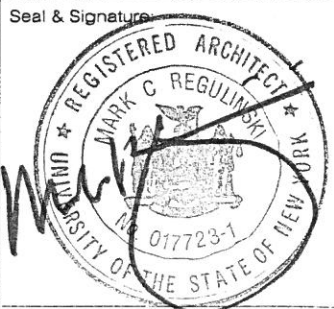
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Sheet Name: **Proposed Zoning Compliance**

Scale: NA

Project No.: 200321
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 Date: 03/30/01
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