GENERAL NOTES:

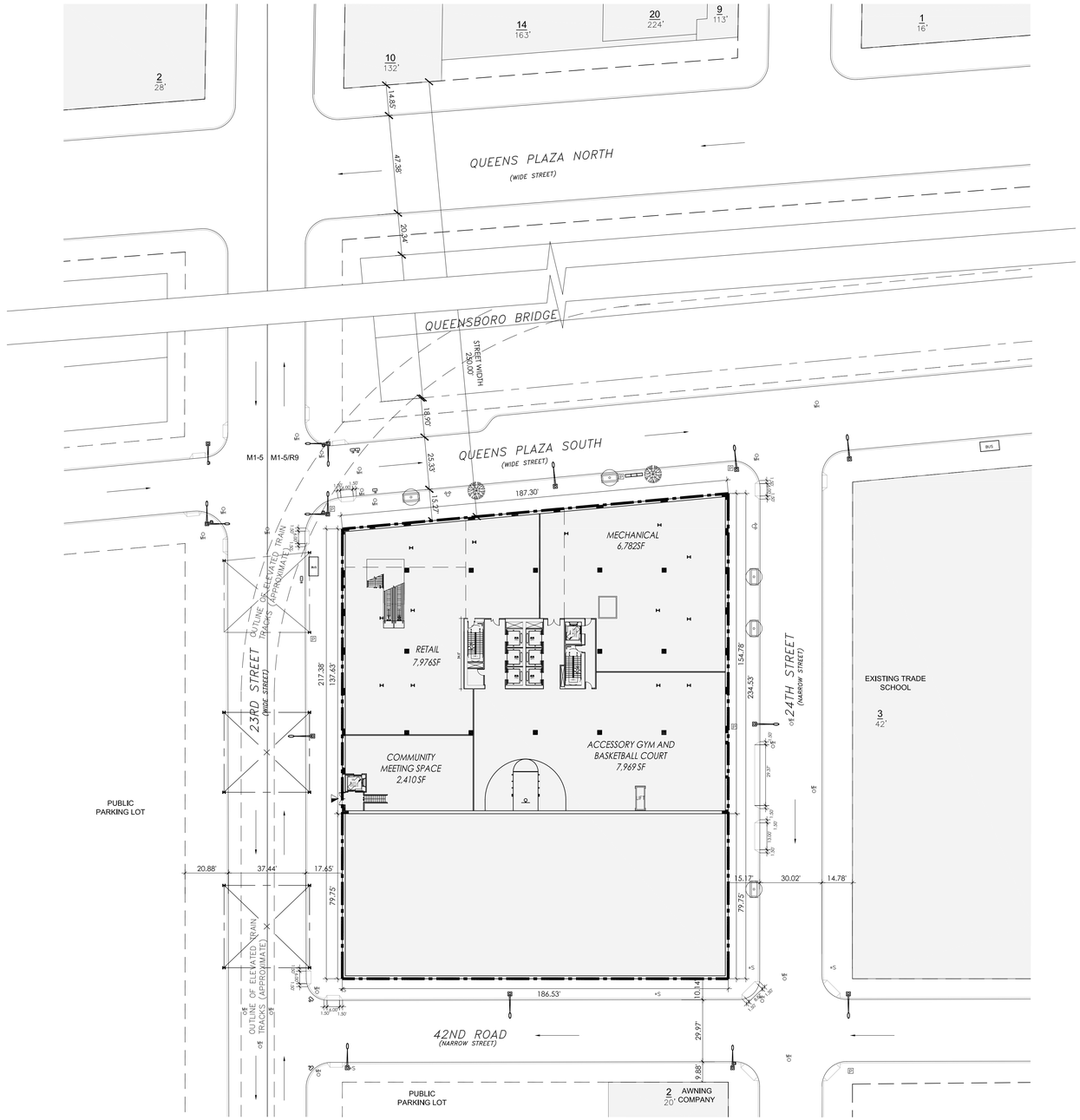
1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES FOR ILLUSTRATIVE PURPOSE ONLY.

2. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

3. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

Borough: Queens
Block: 425
Tax lots: 1,5
Map: 9b
Zone: M1-6/R9, LIC



1 CELLAR PLAN
1" = 30'-0"

LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE
- PROPOSED MAXIMUM ZONING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- HT +458.50' (HT +418.50') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

SITE PLAN

- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- COMMERCIAL ACCESS POINT
- R9/C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 60' — BUILDING HEIGHT
- EXISTING FIRE HYDRANT
- EXISTING POST
- +S — EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- TRAFFIC LIGHT
- MH MH — EXISTING MANHOLE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP

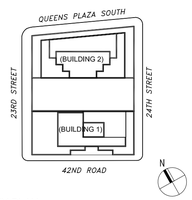
0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

N

REV	DATE	DESCRIPTION

Draft ULURP Submission



KEY PLAN

CELLAR PLAN

DRAWING #: U-004.00

ULURP #:

SLCE ARCHITECTS, LLP 2020

GENERAL NOTES:

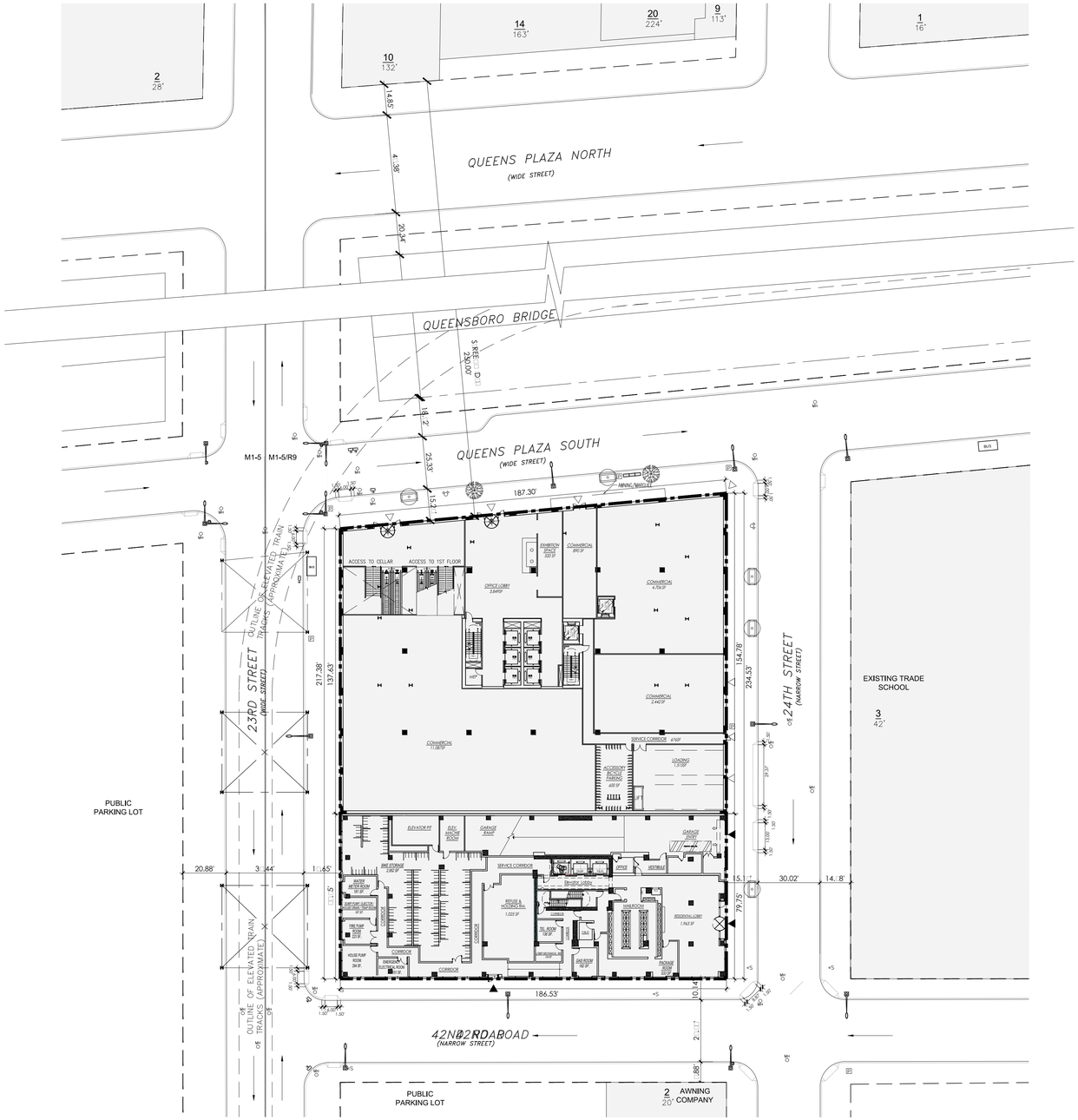
1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES FOR ILLUSTRATIVE PURPOSE ONLY.

2. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

3. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

Borough: Queens
Block: 425
Tax lots: 1,5
Map: 9b
Zone: M1-6/R9, LIC


QUEENS PLAZA NORTH
(WIDE STREET)
QUEENSBORO BRIDGE
QUEENS PLAZA SOUTH
(WIDE STREET)
M1-5
M1-5/R9
23RD STREET
(WIDE STREET)
24TH STREET
(NARROW STREET)
42ND ROAD
(NARROW STREET)
OUTLINE OF ELEVATED TRAIN TRACKS (APPROXIMATE)
187.30'
186.53'
234.53'
154.78'
79.75'
30.02'
14.8'
20.88'
3.44'
11.65'
EXISTING TRADE SCHOOL
PUBLIC PARKING LOT
2 AWNING 20' COMPANY
ACCESS TO CELLAR
ACCESS TO 1ST FLOOR
OFFICE LOBBY 3,545SF
EXHIBITION SPACE 530 SF
COMMERCIAL 895 SF
COMMERCIAL 4,706 SF
COMMERCIAL 2,462 SF
COMMERCIAL 11,087 SF
SERVICE CORRIDOR 476SF
LOADING 1,173SF
ACCESSORY PARKING 409 SF
ELEVATOR PIT
ELEC. MACHINE ROOM
GARAGE RAMP
GARAGE ENTRY
BIKE STORAGE 2,992 SF
SERVICE CORRIDOR
OFFICE
VESTIBULE
RESIDENTIAL LOBBY 1,163 SF
BOOSTER METER ROOM 181 SF
SUMP PUMP / LATCH ROOM / DOMESTIC WATER TANK ROOM 181 SF
FIRE PUMP ROOM 332 SF
HOUSE PUMP ROOM 284 SF
CORRIDOR
ENERGENCY GENERATOR ROOM 1,100 SF
CORRIDOR
CORRIDOR
MEN'S & WOMEN'S & HORIZONTAL 1,029 SF
CORRIDOR
TEL. ROOM 138 SF
UTILITY
CORRIDOR
GAS ROOM 92 SF
PACKAGE ROOM 162 SF
CORRIDOR
STAIR
ELEVATOR
ELEVATOR
STAIR
STAIR
STAI