23-10 QUEENS PLAZA SOUTH

LONG ISLAND CITY, NY



SCHEDULE OF DRAWINGS

ARCHITECTURAL

	SURVEY
U-001	EXISTING SITE PLAN
U-002	BASE PLANE / LOT COVERAGE / ZONING ANALYSIS
U-003	ZONING LOT SITE PLAN
U-004	CELLAR FLOOR PLAN
U-005	GROUND FLOOR PLAN
U-006	WAIVER PLAN
U-007	WAIVER SECTION
U-008	WAIVER SECTION
U-009	WAIVER SECTION
U-010	WAIVER SECTION
U-011	EAST ELEVATION
U-012	WEST ELEVATION
U-013	NORTH ELEVATION
U-014	NEIGHBORHOOD CHARACTER
U-015	NEIGHBORHOOD CHARACTER
U-016	NEIGHBORHOOD CHARACTER
U-017	NEIGHBORHOOD CHARACTER

ISSUED 10/09/20

I L-B. 425 (QUEENS)
31423

ED KOCH QUEENSBORO BRIDGE

SOUTHERLY EDGE OF OVERHEAD VEHICULAR EXIT RAMP FROM BRIDGE

BATTERED STONE ABUTMENT

SOUTHERLY FACE OF SLOPED STONE WALL OF VEHICULAR EXIT RAMP

PLANTED AREA

QUEENS PLAZA (60'0" WIDE) SOUTH

STEEL FENCE

CURB

STEEL

CITY RECORDS STATES THERE IS A 12" SEWER IN THIS PORTION OF STREET, NO MANHOLES VISIBLE TWO GATE

187.29'

ELEVATOR BULL
CELLAR EL 11.24
1ST FL EL 21.32
2ND FL EL 31.43
3RD FL EL 41.11
4TH FL EL 49.21

CELLAR FL EL 11.18
CLG. EL 22.00
FL. EL 24.23
CLG. EL 32.88
FL. EL 35.21
CLG. EL 43.71
FL. EL 46.13
CLG. EL 53.73
FL. EL 56.25
CLG. EL 63.32
ROOF EL 64.19

CELLAR FL EL 11.12
CLG. EL 21.54
1ST FL EL 24.00
CLG. EL 32.20
2ND FL EL 34.31
CLG. EL 43.37
3RD FL EL 44.19
CLG. EL 53.73
4TH FL EL 56.23
CLG. EL 63.74
ROOF EL 64.19

TOWER TRUSS SUPPORTING OVERHEAD RAILROAD

EAST EDGE OF PARAPET AT VEHICULAR UPPER APPROACH RAMP

23RD STREET

CONCRETE

(75'0" WIDE)

TAX LOT 5, BLOCK 425
FOUR STORY CONCRETE
AREA = 27,263 SQUARE FEET

CELLAR FL EL 11.01
CLG. EL 21.61
1ST FL EL 24.61
CLG. EL 35.22
2ND FL EL 39.06
CLG. EL 47.93
3RD FL EL 51.98
CLG. EL 60.87
4TH FL EL 63.81
CLG. EL 73.33
ROOF EL 80.31

CELLAR FL EL 11.12
CLG. EL 21.60
1ST FL EL 24.58
CLG. EL 35.21
2ND FL EL 39.03
CLG. EL 47.93
3RD FL EL 51.98
CLG. EL 60.74
4TH FL EL 63.74
CLG. EL 73.33
ROOF EL 80.44

JOINT COVERED AT GRADE WITH STEEL PLATE ONE STORY

154.78'

186.51'

TAX LOT 1, BLOCK 425
ONE STORY CONCRETE
AREA = 14,874 SQUARE FEET

79.76'

90°00'00"

TOWER TRUSS SUPPORTING OVERHEAD RAILROAD

TOP OF CAP EL 11.11

CONCRETE CURB

WEST END OF STEEL CURB

STEEL

TOP CURB

CITY RECORDS INDICATE THERE ARE NO SEWER AND WATER IN THIS ROAD

42ND ROAD (80'0" WIDE)

CONCRETE CURB

24TH STREET (60'0" WIDE)

NOTES:
DIMENSIONS ARE ACTUAL AND REFER TO DATUM USED BY THE TOPOGRAPHICAL BUREAU, BOROUGH OF MANHATTAN WHICH IS 2.360 FEET ABOVE THE MEAN SEA LEVEL DATUM ESTABLISHED BY THE U.S. COAST AND GEODETIC SURVEY. VERTICAL DATUM OF TAX LOT MAPS IS THE MEAN SEA LEVEL DATUM OF 1929.

INFORMATION PERTAINING TO WATER MAINS AND SEWERS SHOWN HEREON WAS OBTAINED FROM THE NEW YORK CITY DEPARTMENT OF WATER SUPPLY AND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND IS SHOWN ON THE DRAWING FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO ITS ACCURACY OR COMPLETENESS. SUCH INFORMATION IS NOT GUARANTEED AS TO CORRECTION OR UPDATE. ANY INFORMATION OBTAINED BY THEM MUST BE VERIFIED FROM FIELD MEASUREMENTS. OTHERS ENTITLED TO RELY UPON SUCH INFORMATION SHOULD DO SO AT THEIR OWN RISK.

COPIES OF THIS SURVEY MAY NOT BEARING WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS INDICATED HEREON SURVEY MAP OR REPORT WAS PREPARED IN ACCORDANCE WITH THE EXISTENCE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

L E G E N D

- CLEAN OUT MANHOLE
- E ELECTRIC DUCTS & MANHOLE
- W WATER MAIN (SIZE NOTED) AND MANHOLE
- S SEWER MAIN
- "WOOD" CURB CUT
- C.O. OIL FILL
- T.P. TREE IN PIT
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- S.P. STAND PIPE
- L.P. LIGHT POLE
- C.B. CATCH BASIN
- O.V. OIL VENT
- G.V. GAS VAULT
- C CURB
- G GUTTER
- S SIDEWALK
- R ROADWAY
- L.G. LEGAL GRADE
- GAS MAIN (TITLE NOTES)

SCALE 1"=16'

DISTANCES NOTED ARE IN THE STANDARD OF THE LONG ISLAND CITY COMMISSIONERS MAP.

ELECTRIC & GAS LINES ADDED MAY 9, 2013
UTILITY SERVICES POINT OF ENTRY SURVEYED APRIL 19, 2013
ENCROACHMENTS IF ANY BELOW SURFACE NOT SHOWN HEREON
SURVEYED FEBRUARY 26, 2013

EARL B. LOVELL - S.P. BELCHER, INC.

LICENSED LAND SURVEYOR
11 PARK PLACE

PRESIDENT
NEW YORK, N.Y. 10007

GENERAL NOTES:

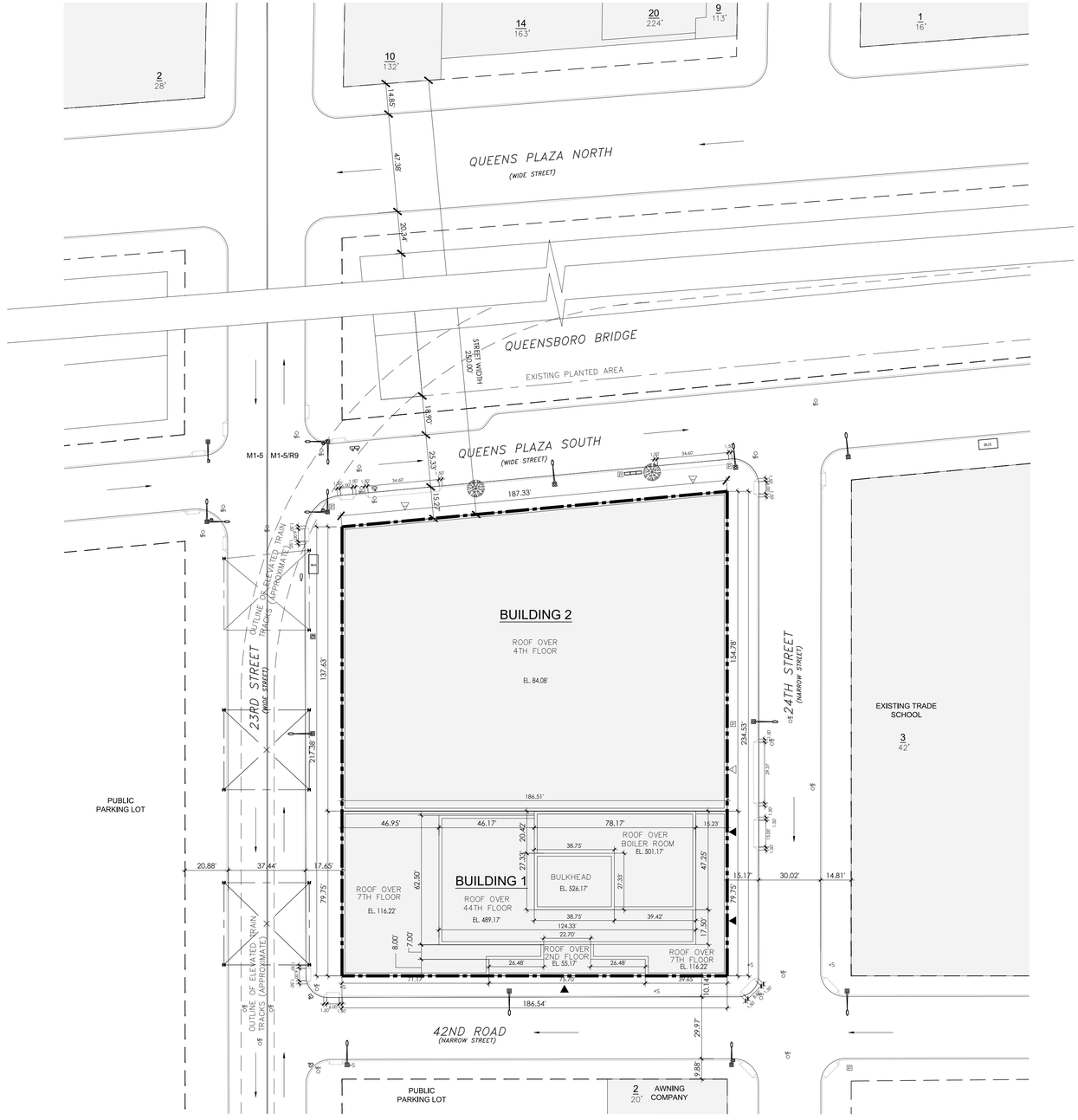
1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES FOR ILLUSTRATIVE PURPOSE ONLY.

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

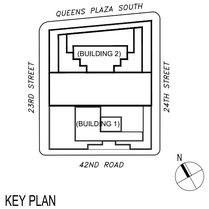
3. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

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



REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

EXISTING SITE 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
- EXISTING INDUSTRY BUILDING 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
- BUS STOP — EXISTING BUS STOP

0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

N

EXISTING SITE PLAN

JAMES S. DAVIDSON — REGISTERED ARCHITECT — 031410 — STATE OF NEW YORK

DRAWING #: U-001.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020

1. BASE PLANE CALCULATIONS

SCALE: 1/32"=1'-0"

QUEENS PLAZA SOUTH / 23RD STREET
2392 - ACLBase Plane.qwp

Lot Coverage			%
Corner Lot 1		9,365	22.22%
Corner Lot 2		9,365	22.22%
Corner Lot 3		9,326	22.13%
Corner Lot 4		9,326	22.13%
Through Lot			
	Portion 1	2,090	4.96%
	Portion 2	2,672	6.34%
Total Lot Coverage		42,144	100%

Base Plane Calculations

Corner Lot 1
(14.43 + 15.82 + 15.82 + 18.25) / 2 / 2 = **16.08**

Corner Lot 2
(18.25 + 20.94 + 20.94 + 18.50) / 2 / 2 = **19.66**

Corner Lot 3
(14.25 + 12.89 + 12.89 + 14.19) / 2 / 2 = **13.55**

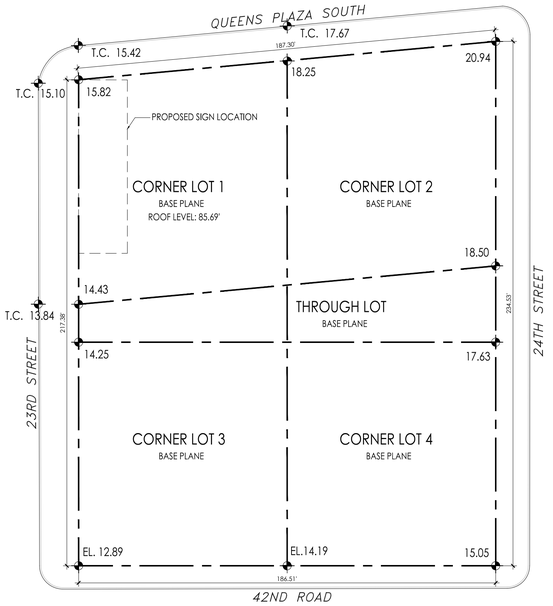
Corner Lot 4
(14.19 + 15.05 + 15.05 + 17.63) / 2 / 2 = **15.48**

Through Lot
Portion 1: (14.25 + 14.43) / 2 = **14.34**
Portion 2: (17.63 + 18.50) / 2 = **18.06**

ADJUSTED BASE PLANE CALCULATION

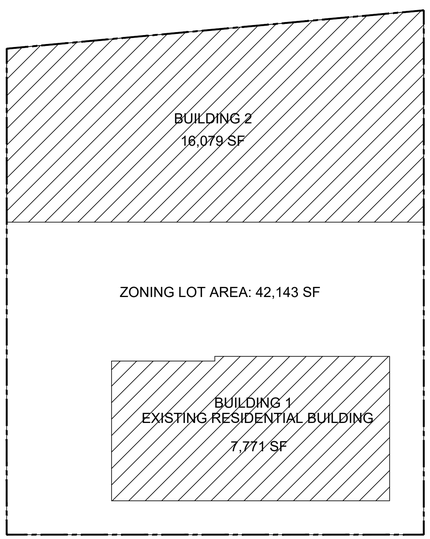
			%		
Corner Lot 1	16.08	x	22.22%	=	3.57
Corner Lot 2	19.66	x	22.22%	=	4.37
Corner Lot 3	13.55	x	22.13%	=	3.00
Corner Lot 4	15.48	x	22.13%	=	3.43
Through Lot					
Portion 1	14.34	x	4.96%	=	0.71
Portion 2	18.06	x	6.34%	=	1.15

ADJUSTED BASE PLANE **16.22**



2. LOT COVERAGE DIAGRAM AT 125'-0"

SCALE: 1/32"=1'-0"



BUILDING AREA

ZONING LOT LINE

LOT COVERAGE CALCULATION

ZONING LOT SIZE: 42,143 SF

BUILDING 1 GROSS AREA AT 125'-0" = 7,771 SF
BUILDING 2 GROSS AREA AT 125'-0" =16,079 SF
TOTAL GROSS BUILDING AREA AT 125'-0" = 23,850 SF

LOT COVERAGE :

23,850 SF / 42,143 SF = 56.59%

(MAX. LOT COVERAGE IS 40%.
Does not Comply, CPC Special Permit pursuant to ZR 117-533 to modify the distance between buildings requirements of ZR 23-711(e))

3. ZONING ANALYSIS TABLE

23-10 Queens Plaza South Zoning Analysis Table

Site Data
Block: 425
Lots: 5& 1
Street Address: 23-10 Queens Plaza South Queens, NY 11101
Existing Zoning: M1-6/R9 in LIC
Community District: Queens Community District 2
Zoning Section Map: 9b
Zoning Lot Area: 42,143 SF

List of Required Actions:
1) Special Permit pursuant to ZR 117-533 to modify the distance between buildings requirements of ZR 23-711(e) and the street wall location requirements of ZR 117-531

ZR	ITEM/DESCRIPTION		PERMITTED/REQUIRED	PROPOSED			COMPLIANCE/ LACK THEREOF AND NOTES
				Existing to Remain	Proposed New Building	Total	
1.USE							
117-51; 123-20; 22-00; 42-00	**USES**	M1-6/R9	Use Groups: 1 - 14, 16 & 17	Use Groups 2	Use Group 6A 6B 12A	Use Groups 2,6,12	M1-6/R9 Pursuant to zoning map and text amendments
2. FLOOR AREA							
117-522	**MAX. FAR**	Residential	8.0	7.37	0.0	7.37	
117-523		Community Facility	10.0	0.0	0.0	0.0	
117-524		Manufacturing	15.0	0.0	0.0	0.0	
117-525		Commercial	15.0	2.49	5.14	7.63	Pursuant to zoning map and text amendments
		Retail		0.31	0.00	0.31	
		Office		2.18	4.96	7.14	
		Exhibit Space/ Eating or Drinking / Community Meeting		0.0	0.18	0.18	
117-526		Total	15.0	9.86	5.14	15.0	
	FLOOR AREA	Residential: 8.0	42,143 SF X 8.0 =337,144 SF	310,696 SF	0 SF	310,696 SF	Complies
		Community Facility: 10.0	42,143 SF X 10.0 =421,430 SF	0 SF	0 SF	0 SF	Complies
		Manufacturing: 15.0	42,143 SF X 15.0 =632,145 SF	0 SF	0 SF	0 SF	Complies
		Commercial: 15.0	42,143 SF X 15.0 =632,145 SF	104,849 SF	216,600 SF	321,449 SF	Complies
		Retail		13,102 SF	0 SF	13,102 SF	Complies
		Office		91,747 SF	209,072 SF	300,819 SF	Complies
		Exhibit Space/ Eating or Drinking / Community Meeting		0 SF	7,528 SF	7,528 SF	Complies
			Total : 632,145 SF	415,545 SF	216,600 SF	632,145 SF	Complies
3. LOT COVERAGE							
117-523(a); 23-153 117-523(b)	**LOT COVERAGE**	Mixed-use buildings	No limit.	100%	N/A	100%	Complies
4. YARDS							
117-525;43-20	**YARD REGULATIONS**	Front Yard	None required.	None	None	None	Complies
117-525;43-25		Side Yard	None required, but if provided it must be at least 8 feet wide.	None	None	None	Complies
117-525		Rear Yard	None required for zoning lots occupying an entire block.	None	None	None	Complies
5. HEIGHT AND SETBACK							
24TH STREET							
117-532(a)	**BASE HEIGHT**	Maximum	150.0'	N/A	150.0'	150.0'	Complies
117-532(a)		Minimum	100.0'	100'	N/A	100'	Complies
117-532	**BUILDING HEIGHT**	Maximum	N/A	472.95'	383.0'	472.95'	Complies
N/A	**SKY EXPOSURE PLANE**		N/A	N/A	N/A	N/A	N/A
117-532(a)	**SETBACK**	Narrow Streets	15.0'	15.23'	15.0'	15.0'	Complies
QUEENS PLAZA SOUTH							
117-532(a)	**BASE HEIGHT**	Maximum	150.0'	N/A	150.0'	150.0'	Complies
117-532(a)		Minimum	100.0'	N/A	N/A	N/A	Complies
117-532	**BUILDING HEIGHT**	Maximum	N/A	67.86'	383.0'	383.0'	Complies
N/A	**SKY EXPOSURE PLANE**		N/A	N/A	N/A	N/A	N/A
117-532(a)	**SETBACK**	Wide Streets	10.0'	N/A	10.0'	10.0'	Complies
23RD STREET							
117-532(a)	**BASE HEIGHT**	Maximum	150.0'	N/A	150.0'	150.0'	Complies
117-532(a)		Minimum	100.0'	100'	N/A	100'	Complies
117-532	**BUILDING HEIGHT**	Maximum	N/A	472.95'	383.0'	472.95'	Complies
N/A	**SKY EXPOSURE PLANE**		N/A	N/A	N/A	N/A	N/A
117-532(a)	**SETBACK**	Wide Streets	10.0'	46.95'	10.0'	10.0'	Complies
42ND ROAD							
117-532(a)	**BASE HEIGHT**	Maximum	150.0'	N/A	150.0'	150.0'	Complies
117-532(a)		Minimum	100.0'	100'	N/A	100'	Complies
117-532	**BUILDING HEIGHT**	Maximum	N/A	472.95'	383.0'	472.95'	Complies
N/A	**SKY EXPOSURE PLANE**		N/A	N/A	N/A	N/A	N/A
117-532(a)	**SETBACK**	Narrow Streets	15.0'	15.0'	15.0'	15.0'	Complies
6. STREET WALL LOCATION							
24TH STREET 117-531(a)(b)	Within 50' of the intersection of Queens Plaza South Between 50' and 100' of the intersection with Queens Plaza South Beyond 100' of the intersection with Queens Plaza South		Street walls are required at the street line Street wall must be within 8' of the street line Street wall must be along at least 70 percent of the width of the street frontage	100% of All Street Frontages	Recess at 5th Floor (68.0'-92.0' Above Base Plane) for 100% of street frontages to max depth of 20.0'	0.0'	**Does not Comply,** CPC Special Permit pursuant to ZR 117-533 to modify the street wall location requirements of ZR 117-531
QUEENS PLAZA SOUTH 117-531(a)(b)	Along Queens Plaza South		Street walls are required at the street line	100% of All Street Frontages	Recess at 5th Floor (68.0'-92.0' Above Base Plane) for 100% of street frontages to max depth of 33.0'	0.0'	**Does not Comply,** CPC Special Permit pursuant to ZR 117-533 to modify the street wall location requirements of ZR 117-531
23RD STREET 117-531(a)(b)	Along 23rd Street		Street walls are required at the street line	100% of All Street Frontages	Recess at 5th Floor (68.0'-92.0' Above Base Plane) for 100% of street frontages to max depth of 40.0'	0.0'	**Does not Comply,** CPC Special Permit pursuant to ZR 117-533 to modify the street wall location requirements of ZR 117-531
42ND ROAD 117-531(a)(b)	Within 50' of the intersection of 23rd street Between 50' and 100' of the intersection with 23rd street		Street walls are required at the street line Street wall must be within 8' of the street line Street wall must be along at least 70 percent of the width of the street frontage	100% of All Street Frontages		0.0'	Complies
7. PARKING AND LOADING							
16-10	**PARKING**		None required.	62	None	62	Complies
44-60, 36-70	**BICYCLE PARKING**	Retail(Group 6A): 1 per 10,000 sf (2 Required)	13,102 SF / 10,000 = 1.3 (2 Required)	None	60	256	Complies
		Office(Group 6B): 1 per 7,500 sf (41 Required)	300,818 SF / 7,500 = 40.1 (41 Required)	None			
		Residential(Group 2): 1 per 2 dwelling units	391/2 = 195.5 (196 Required)	196			
44-52	**LOADING**	Retail: none required for <25,000 sf of retail Office: Each additional 300,000 or fraction thereof	300,818 SF / 300,000 SF =1.1 (2 Required)	0	2	2	Complies
8. STREET TREE REQUIREMENTS							
26-41		Length of Sidewalk	1 tree per 25' of street frontage of the zoning				
	24th Street	234.53'	234.53 FT / 25 = 9.4 (9 Required) Trees	0	3	3	26 Trees to be planted offsite
	Queens Plaza South	187.30'	187.30 FT / 25 = 7.5 (8 Required) Trees	2	2	4	
	23rd Street	217.38'	217.38 FT / 25 = 8.7 (8 Required) Trees	0	0	0	
	42nd Road	186.51'	186.51 FT / 25 = 7.5 (8 Required) Trees	0	0	0	
			33 (Total) Trees	2	5	7	
9. BUILDING DISTANCE							
23-711(e)	**BUILDING DISTANCE**		Minimum Building Distance above 125' should be 80'-0",if lot coverage exceeds 40%	N/A	60.0'	60.0'	**Does not Comply,** CPC Special Permit pursuant to ZR 117-533 to modify the distance between buildings requirements of ZR 23-711(e)

4. ZONING FLOOR AREA SCHEDULE AND LAND USE TABLE

ZONING FLOOR AREA SCHEDULE (ALL BUILDINGS)

	GSF			ZSF		
	COMMERCIAL	**RESIDENTIAL**	**TOTAL**	**COMMERCIAL**	**RESIDENTIAL**	**TOTAL**
EXISTING RESIDENTIAL BUILDING						
RESIDENTIAL		390,824 SF	390,824 SF		310,696 SF	310,696 SF
PROPOSED OFFICE BUILDING						
LOCAL RETAIL	21,505 SF			13,102 SF		
EXHIBIT SPACE	520 SF			504 SF		
EATING OR DRINKING	7,254 SF		363,136 SF	7,025 SF		321,449 SF
COMMUNITY MEETING SPACE	2,410 SF			0 SF		
OFFICE*	331,447 SF			300,818 SF		
TOTAL	**363,136 SF**		**753,960 SF**	321,449 SF	310,696 SF	**632,145 SF**

*Office includes accessory uses

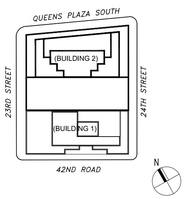
Total PROPOSED GSF : 753,960 SF

Total ZSF ALLOWED : 632,145 SF
Total PROPOSED ZSF : 632,145 SF

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

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

BASE PLANE/ LOT COVERAGE ZONING ANALYSIS



DRAWING #: U-002.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020

GENERAL NOTES:

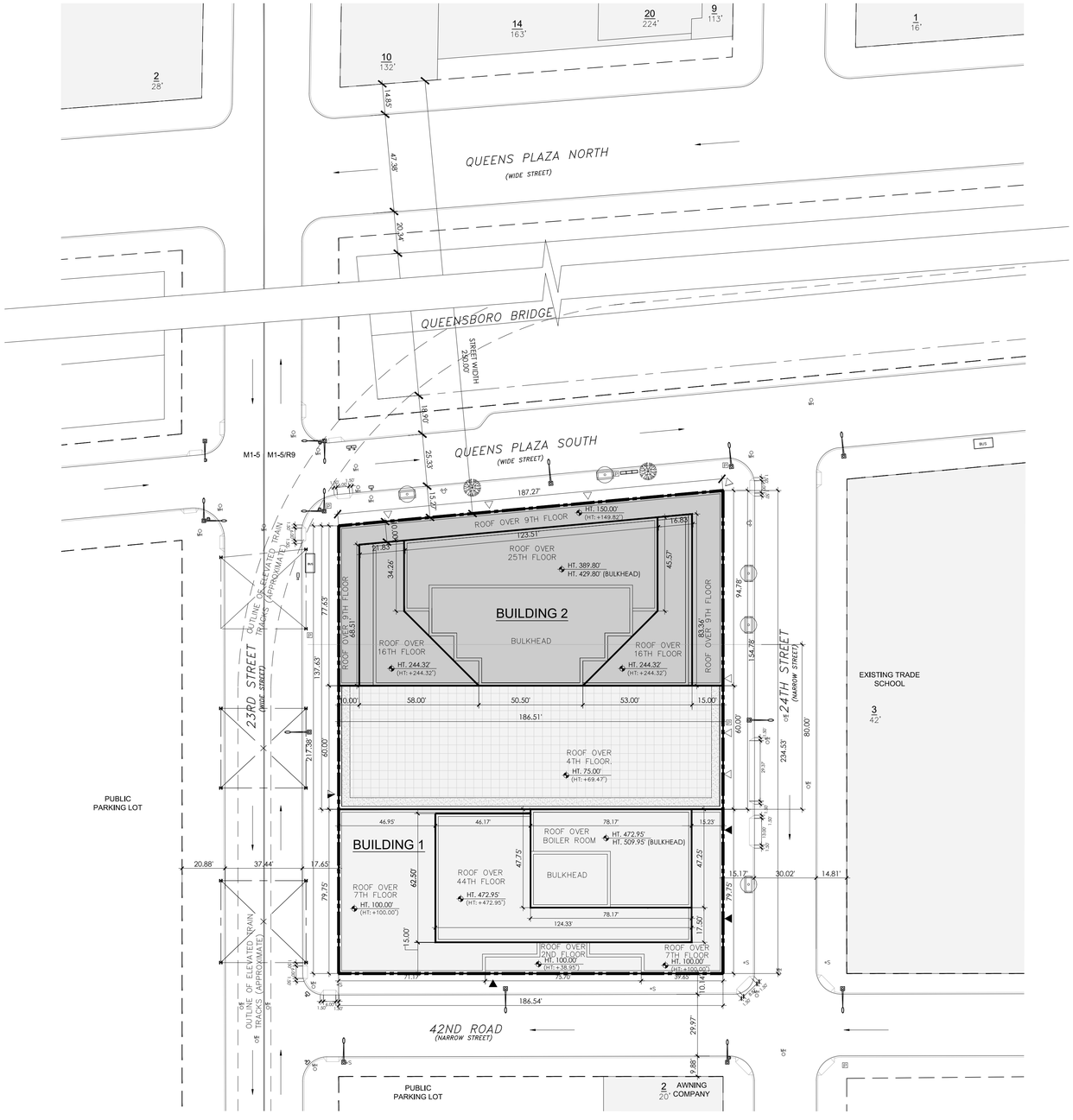
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

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



1 ZONING LOT SITE 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

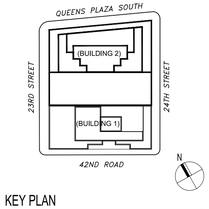
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- COMMUNITY ACCESS POINT
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- R9/C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 60' — BUILDING HEIGHT
- EXISTING FIRE HYDRANT
- EXISTING POST
- *S — EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO 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

N

0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

ZONING LOT SITE PLAN

REGISTERED ARCHITECT JAMES S. DAVIDSON 014019-1 STATE OF NEW YORK

DRAWING #: U-003.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020

GENERAL NOTES:

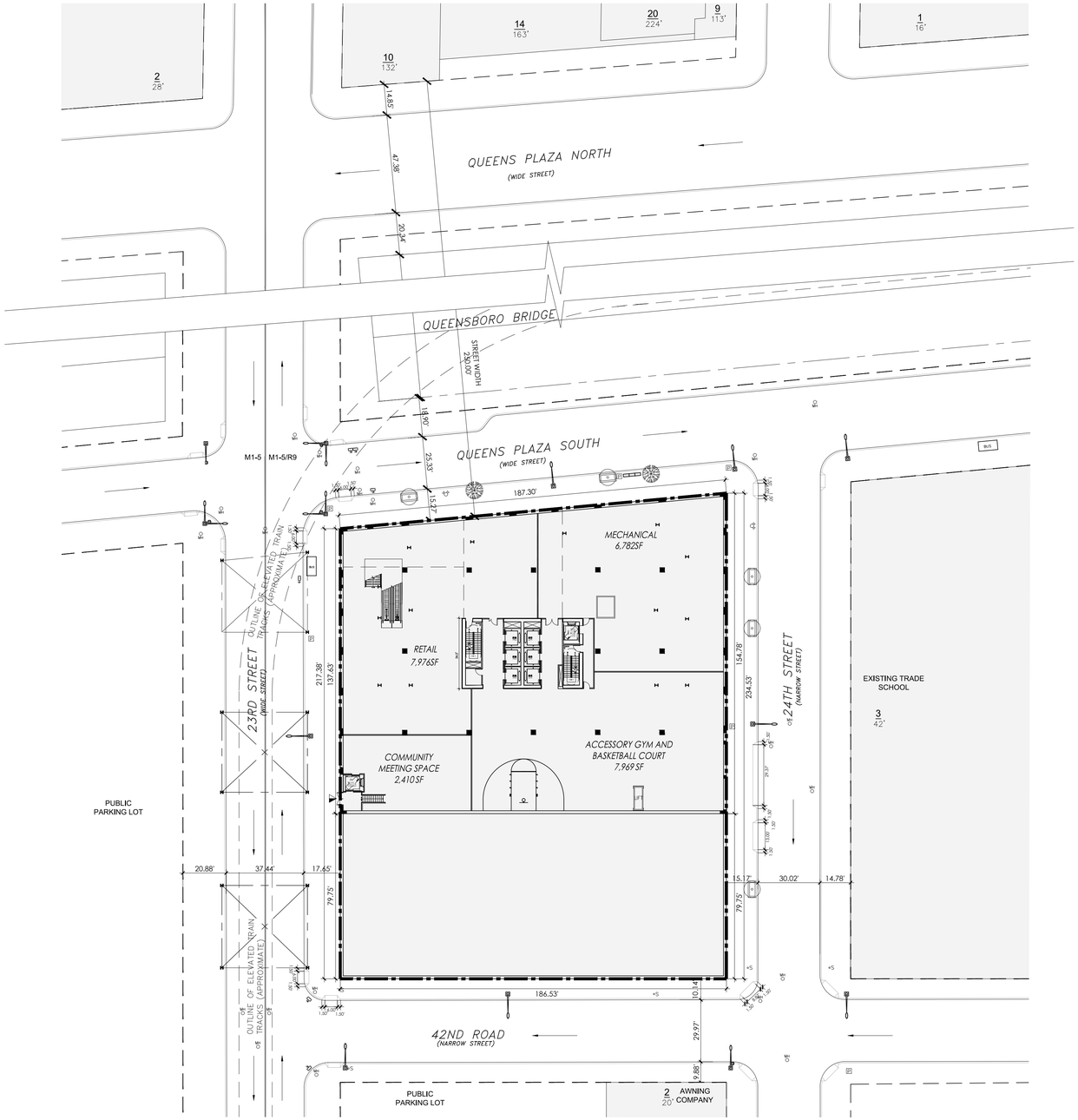
1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES FOR ILLUSTRATIVE PURPOSE ONLY.

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



1 GROUND FLOOR 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

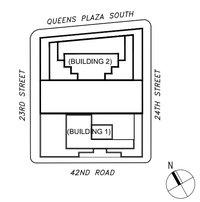
SITE PLAN
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- COMMERCIAL ACCESS POINT
- R9/C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 60' — BUILDING HEIGHT
- EXISTING FIRE HYDRANT
- EXISTING POST
- *S — EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- STREET LAMP
- STREET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

N

0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

CELLAR PLAN

REGISTERED ARCHITECT
JESS S. DAVIDSON
019019-1
STATE OF NEW YORK

DRAWING #: U-004.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020

GENERAL NOTES:

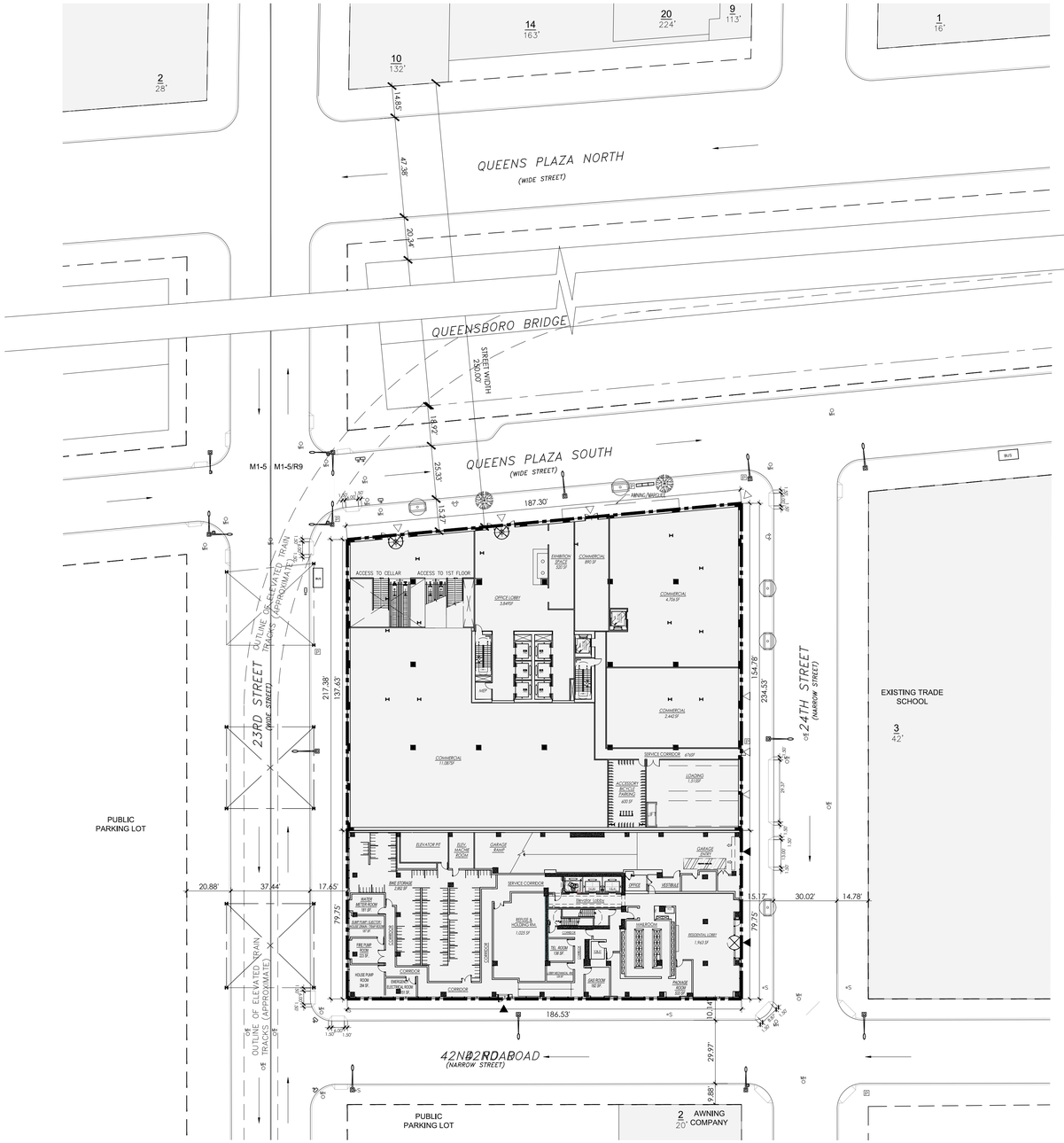
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2. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

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
STREET WIDTH 250.00'
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'
217.38'
137.63'
79.75'
79.75'
42.38'
20.34'
18.92'
25.33'
15.27'
14.85'
10.34'
29.97'
9.88'
30.02'
14.78'
15.17'
20.88'
37.44'
17.65'
PUBLIC PARKING LOT
EXISTING TRADE SCHOOL
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
ACCESSORY PARKING 400 SF
LOADING 1,373SF
ELEVATOR PIT
ELEC. MACHINE ROOM
GARAGE RAMP
GARAGE ENTRY
BIKE STORAGE 2,992 SF
SERVICE CORRIDOR
OFFICE
VESTIBULE
WATER METER ROOM 181 SF
SUMP PUMP / LIFT STATION ROOM / SWITCHGEAR 181 SF
FIRE PUMP ROOM 332 SF
HOUSE PUMP ROOM 284 SF
CORRIDOR
ENERGENCY GENERATOR 1,100 SF
CORRIDOR
CORRIDOR
MECH. & HYDRONICAL 1,029 SF
CORRIDOR
TEL. ROOM 138 SF
LOBBY
RESIDENTIAL LOBBY 1,163 SF
GAS ROOM 92 SF
PACKAGE ROOM 1,107 SF
ELEC. ROOM 92 SF
LOBBY
VESTIBULE
VESTIBULE
RISER ROOM 92 SF
RISER ROOM 92 SF
RISER ROOM 92 SF

GENERAL NOTES:

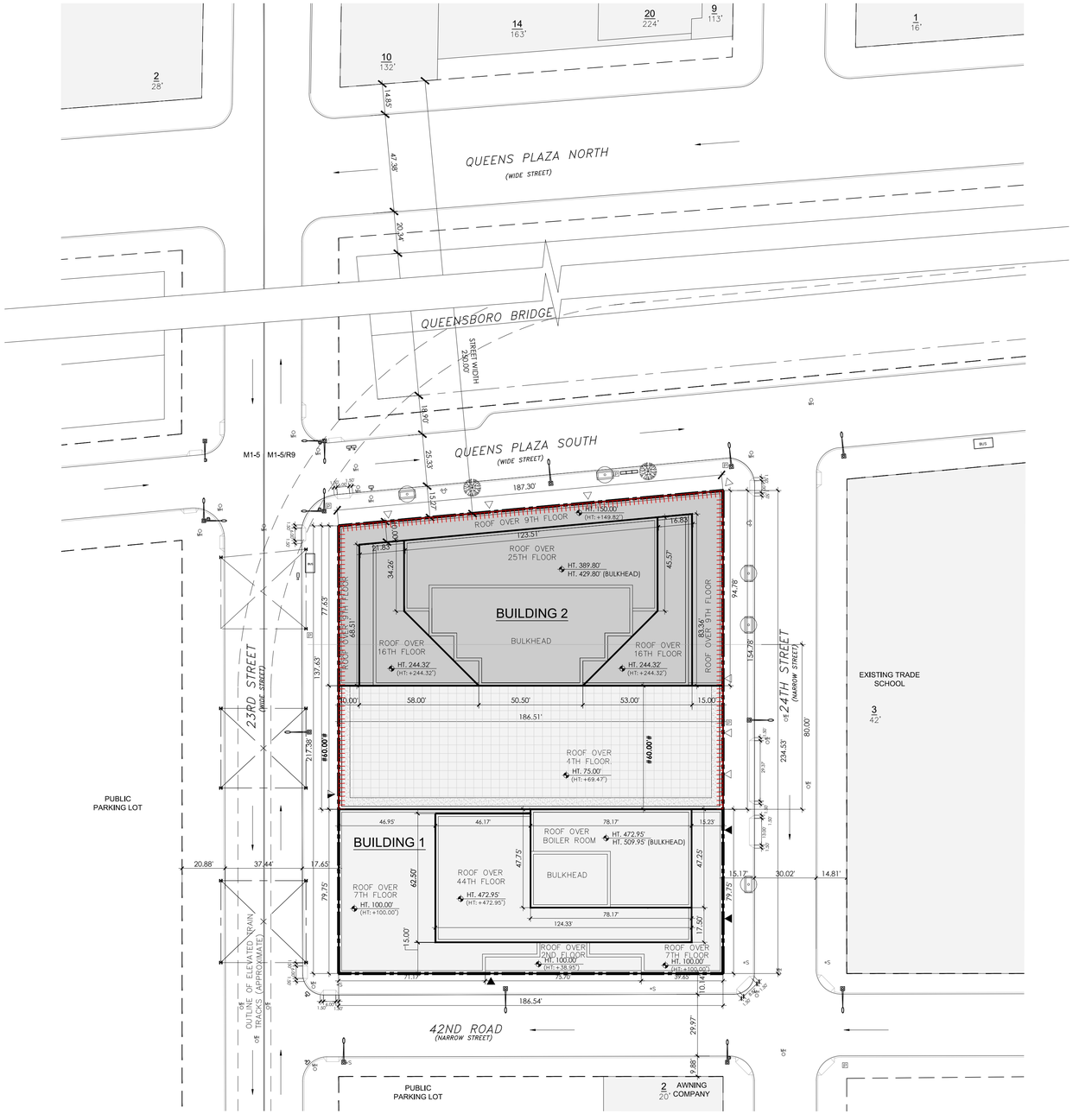
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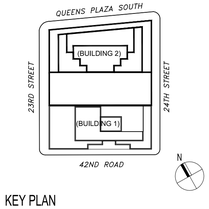
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

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



REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

WAIVER PLAN

1 ZONING LOT SITE 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
- STREET WALL LOCATION WAIVER TO ZR 117-531
- # — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZR 23-711(e) REQUIRING WAIVER PER ZR117-533

0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

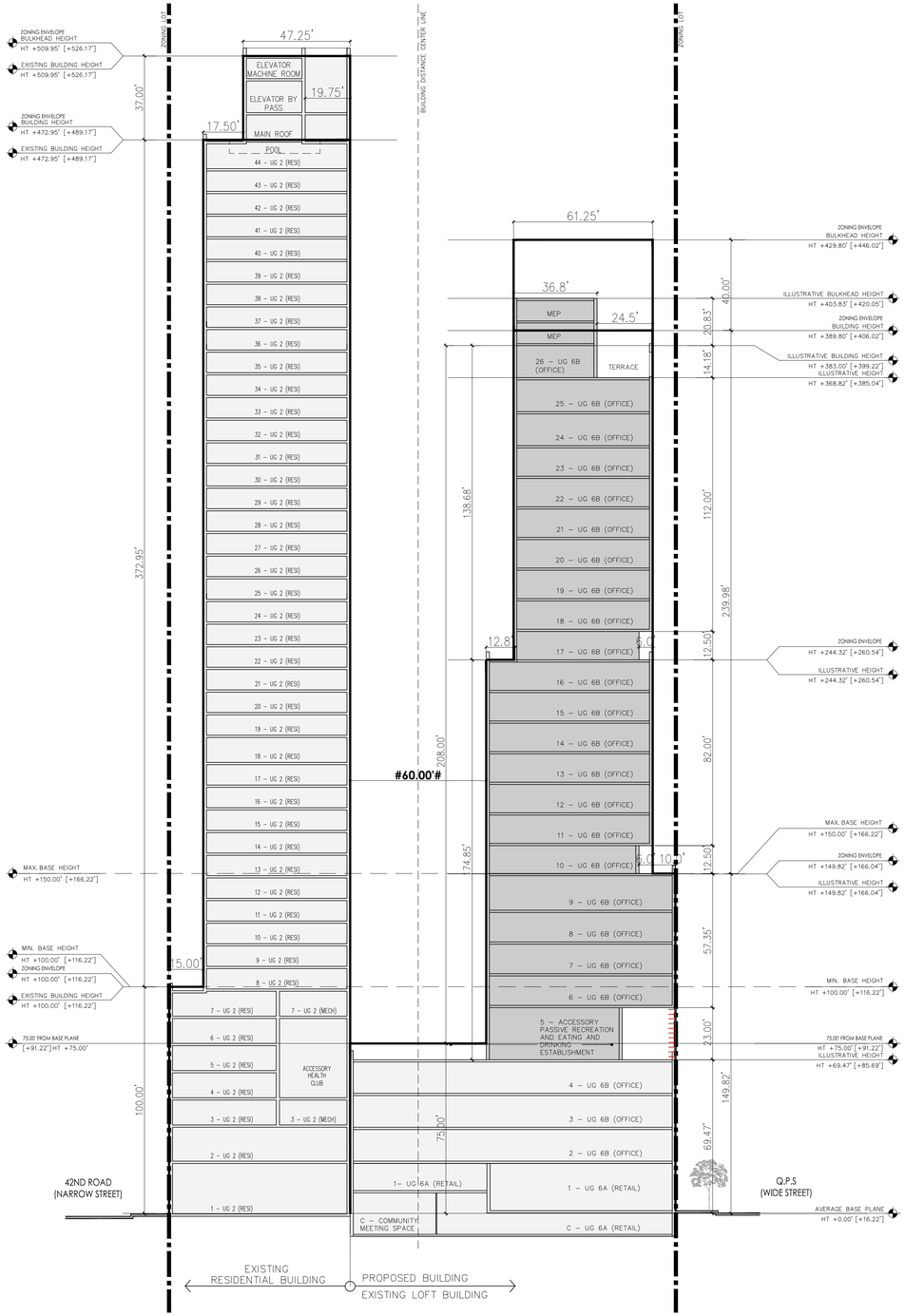
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REGISTERED ARCHITECT JAMES S. DAVIDSON 014019-1 STATE OF NEW YORK

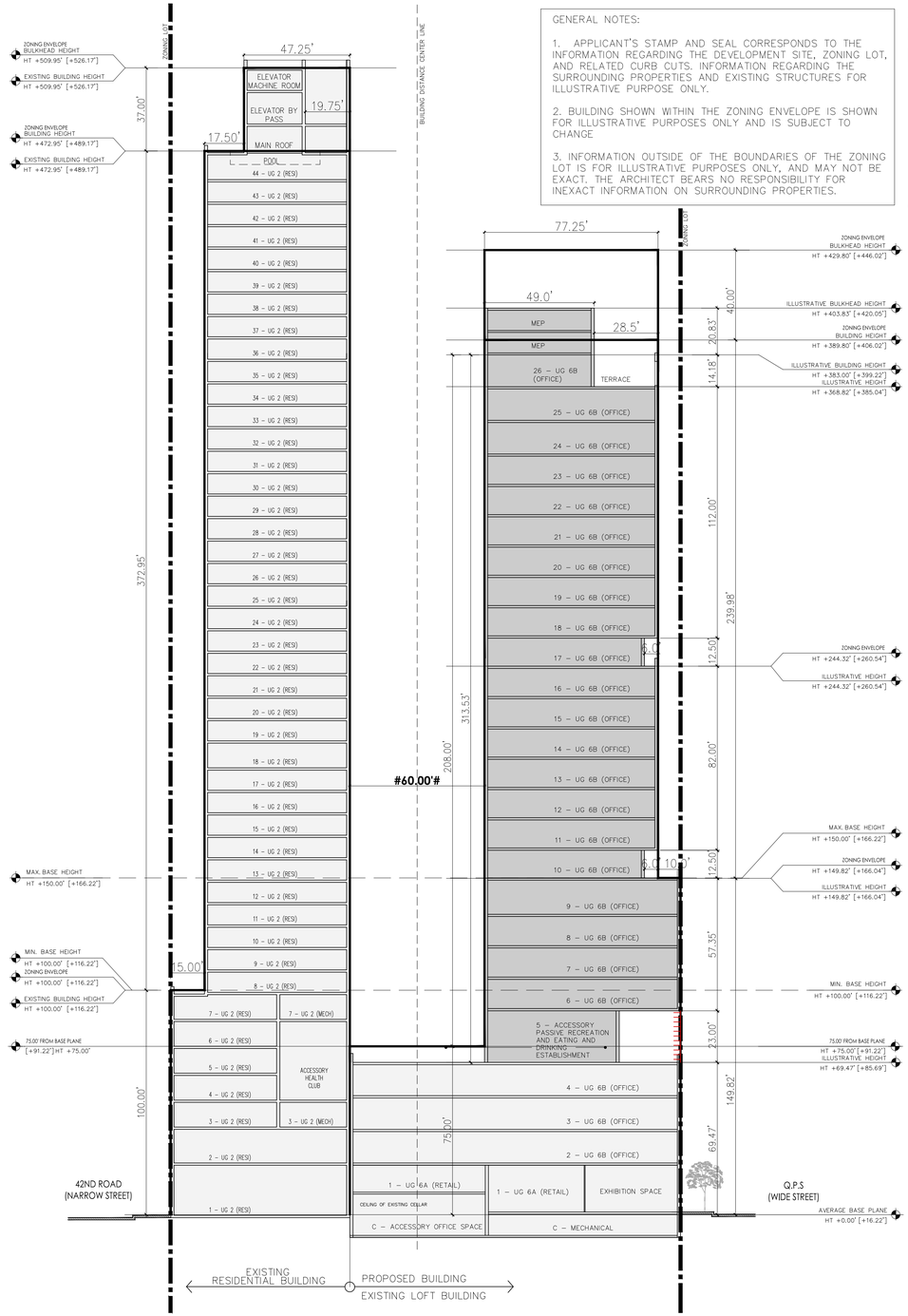
DRAWING #: U-006.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

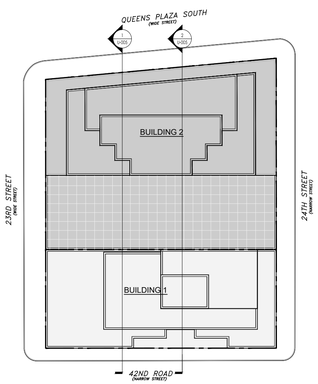
SLCE ARCHITECTS, LLP 2020



1 WAIVER SECTION
1" = 30'-0"



2 WAIVER SECTION
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 +0.00' — HEIGHT RELATIVE TO AVERAGE BASE PLANE

HT [+0.00'] — HEIGHT RELATIVE TO NAVD

— — — MAX. /MIN. STREET WALL HEIGHT

STREET WALL LOCATION WAIVER TO ZR 117–531

#____# — NON–COMPLYING DISTANCE BETWEEN BUILDINGS PER ZR 23–711(e) REQUIRING WAIVER PER ZR117–533

0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON–DIMENSIONED ELEMENTS

N

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.

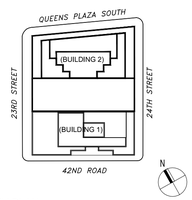
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

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

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

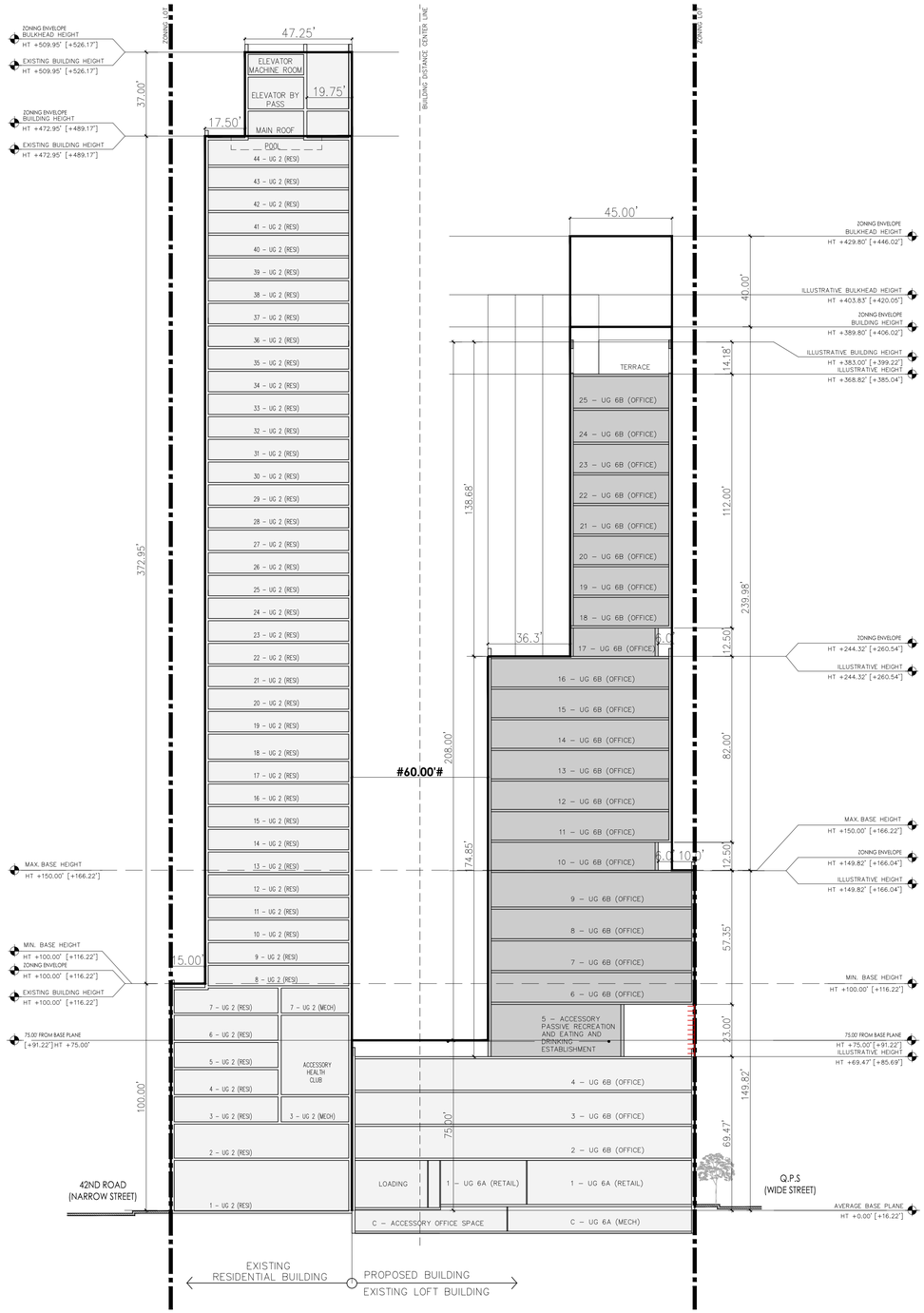
WAIVER SECTION

JAMES S. DAVIDSON
REGISTERED ARCHITECT
STATE OF NEW YORK
019016

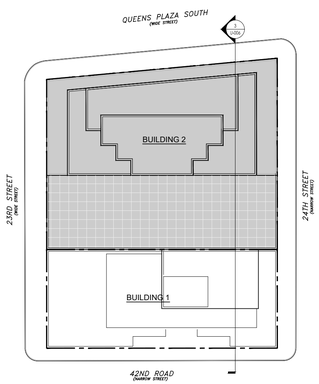
DRAWING #: U-007.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020



WAIVER SECTION
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 +0.00' — HEIGHT RELATIVE TO AVERAGE BASE PLANE
- HT [+0.00'] — HEIGHT RELATIVE TO NAVD
- — — — MAX. /MIN. STREET WALL HEIGHT
- STREET WALL LOCATION WAIVER TO ZR 117-531
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZR 23-711(e) REQUIRING WAIVER PER ZR117-533

0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

N

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.

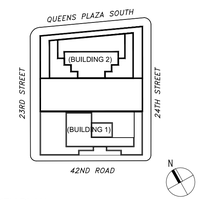
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

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

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

WAIVER SECTION

JAMES S. DAVIDSON 019051 REGISTERED ARCHITECT STATE OF NEW YORK

DRAWING #: U-008.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020

GENERAL NOTES:

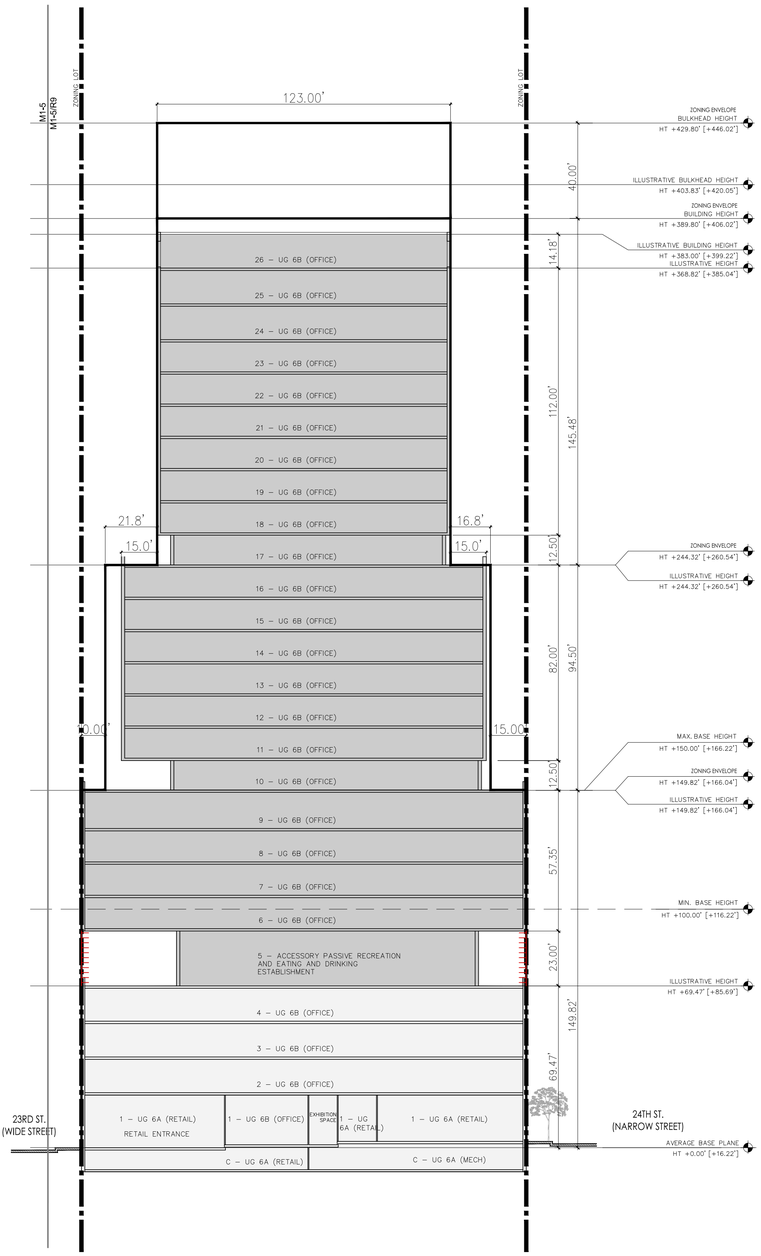
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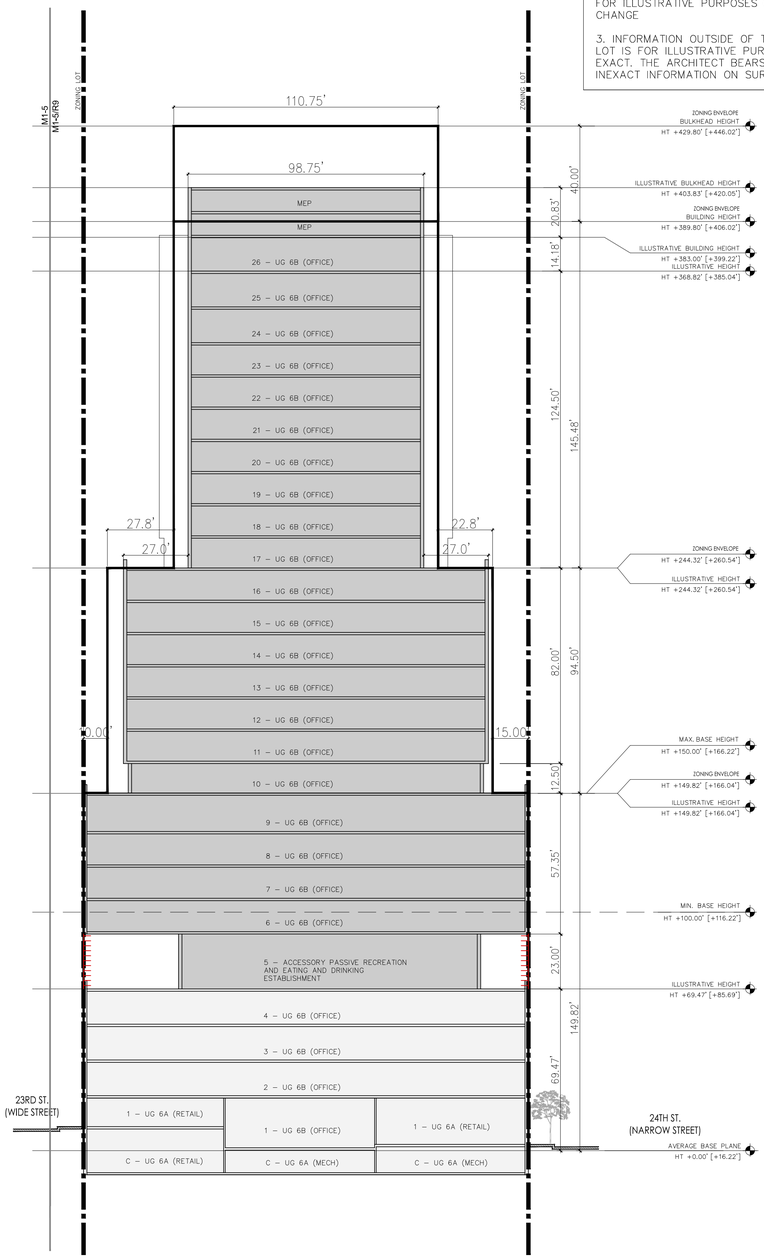
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

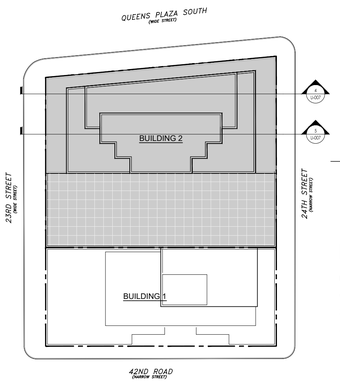
Borough: Queens
Block: 425
Tax lots: 1,5
Map: 9b
Zone: M1-6/R9, LIC



4 WAIVER SECTION
1" = 30'-0"



5 WAIVER SECTION
1" = 30'-0"



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE
- PROPOSED MAXIMUM ZONING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY

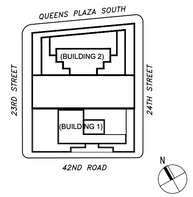
HT +0.00' — HEIGHT RELATIVE TO AVERAGE BASE PLANE
HT [+0.00'] — HEIGHT RELATIVE TO NAVD
— — — MAX. /MIN. STREET WALL HEIGHT
STREET WALL LOCATION WAIVER TO ZR 117-531
#____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZR 23-711(e) REQUIRING WAIVER PER ZR117-533



GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

N

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

WAIVER SECTION

REGISTERED ARCHITECT
JAMES S. DAVIDSON
044941
STATE OF NEW YORK

DRAWING #: U-009.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020

GENERAL NOTES:

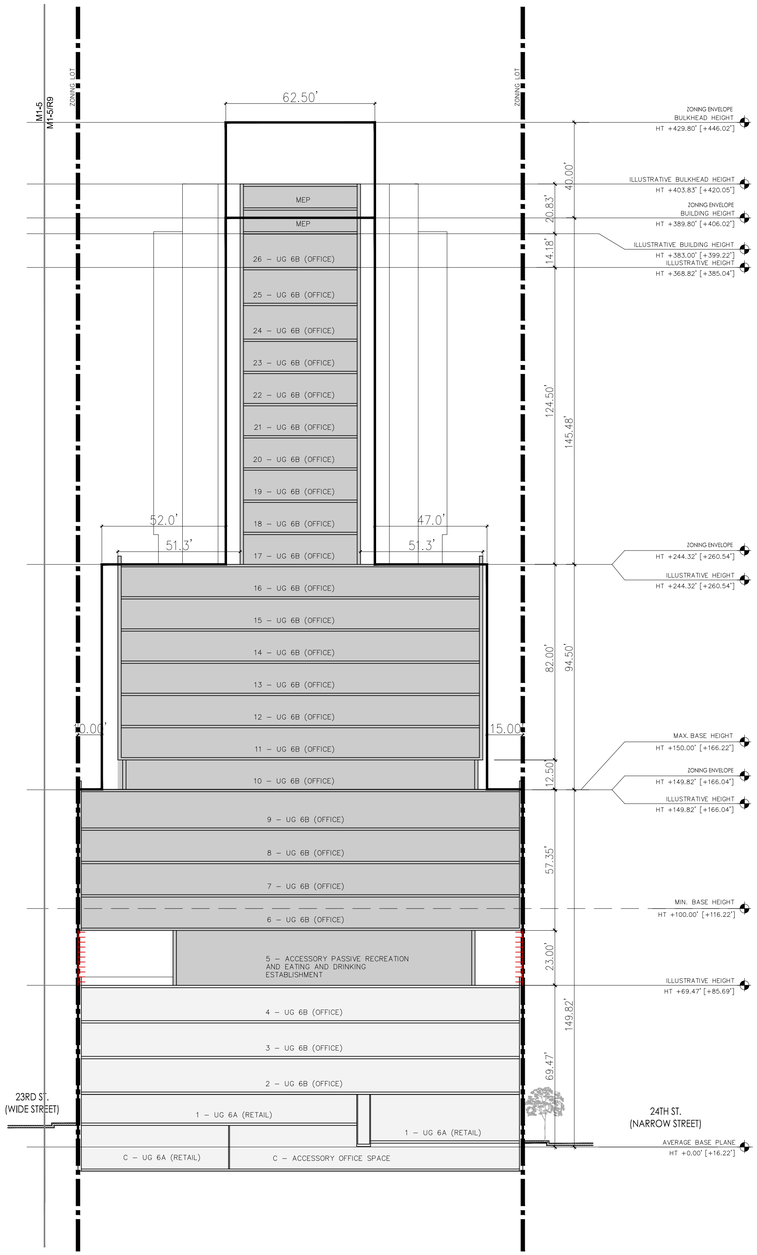
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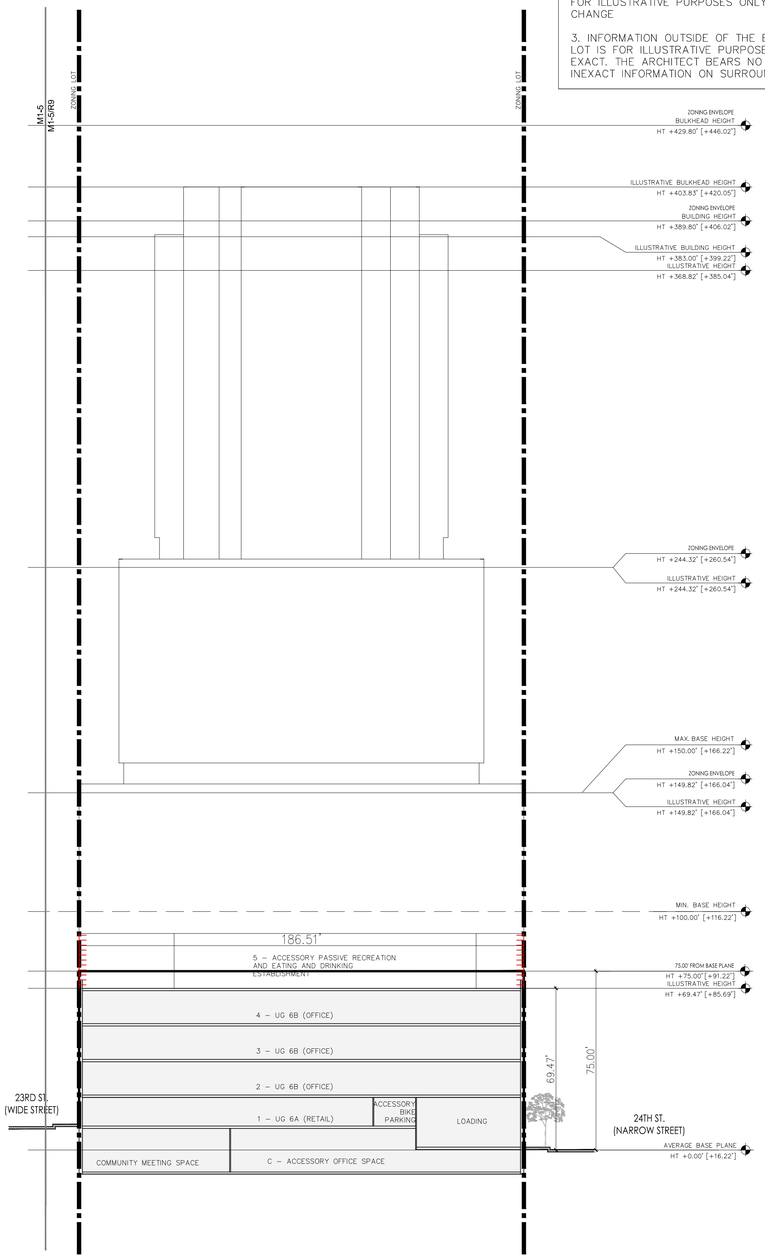
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

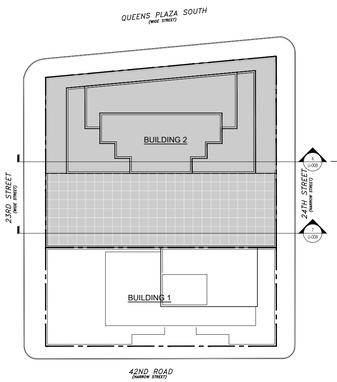
Borough: Queens
Block: 425
Tax lots: 1,5
Map: 9b
Zone: M1-6/R9, LIC



6 WAIVER SECTION
1" = 30'-0"



7 WAIVER SECTION
1" = 30'-0"



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE
- PROPOSED MAXIMUM ZONING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY

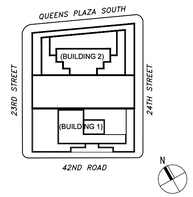
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— — — MAX. /MIN. STREET WALL HEIGHT
STREET WALL LOCATION WAIVER TO ZR 117-531
#____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZR 23-711(e) REQUIRING WAIVER PER ZR117-533



GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

N

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

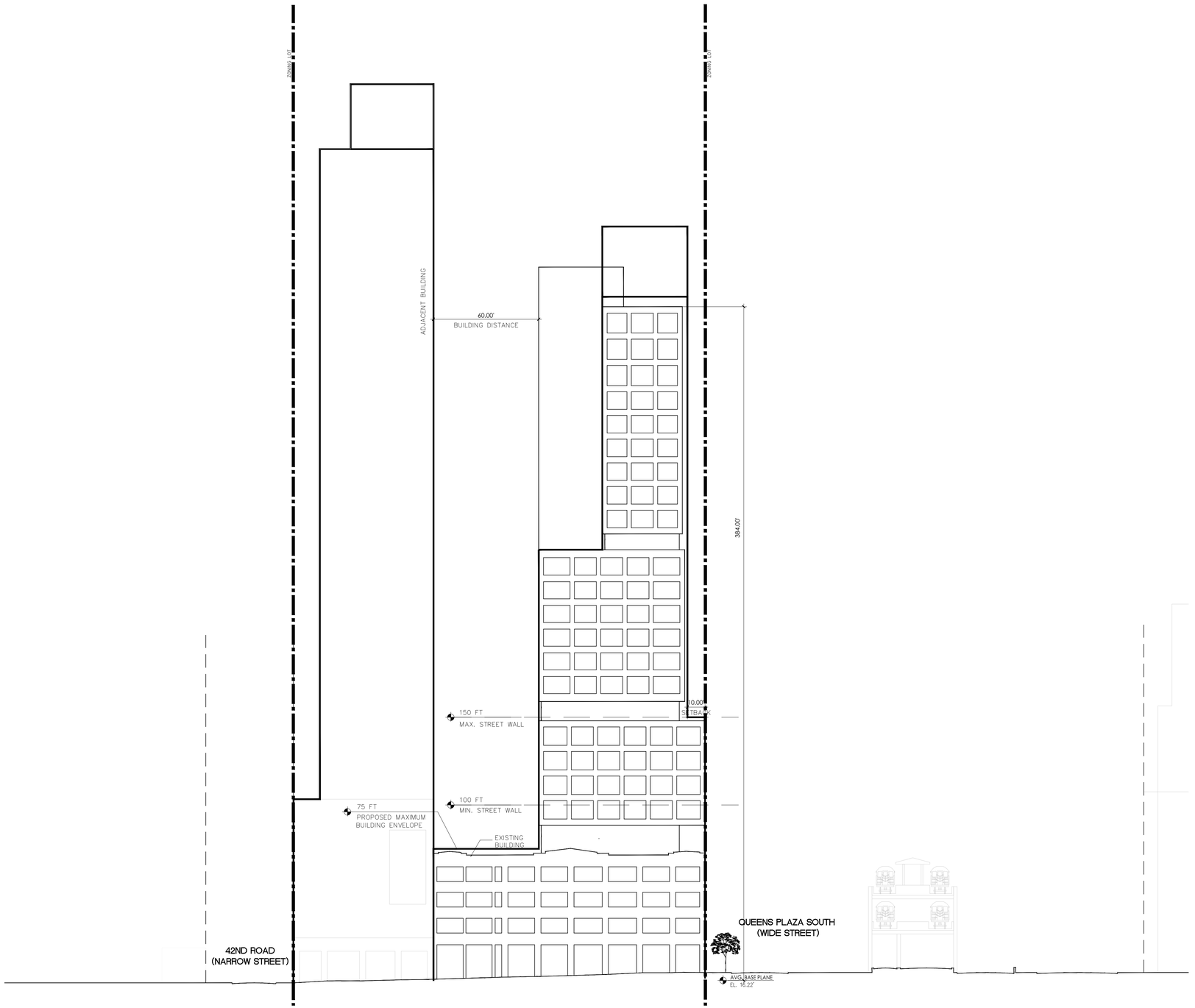
WAIVER SECTION

JAMES D. CALLAN
LICENSED ARCHITECT
STATE OF NEW YORK

DRAWING #: U-010.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020



1 EAST ELEVATION
1" = 30'-0"

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.

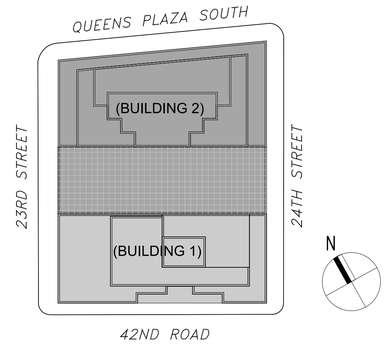
2. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

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

KEY PLAN



LEGEND

- ZONING LOT LINE
- TAX LOT LINE/ZONING DISTRICT BOUNDARY
- CURB LEVEL
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

EAST ELEVATION

REGISTERED ARCHITECT
JESSE D. CRAWFORD
No. 029744
STATE OF NEW YORK

DRAWING #: U-011.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

0 30' 60' 120'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

SLCE ARCHITECTS, LLP 2020

GENERAL NOTES:

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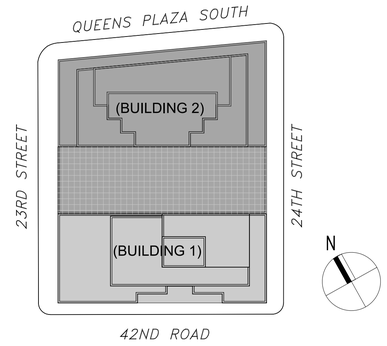
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LONG ISLAND CITY,
New York

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

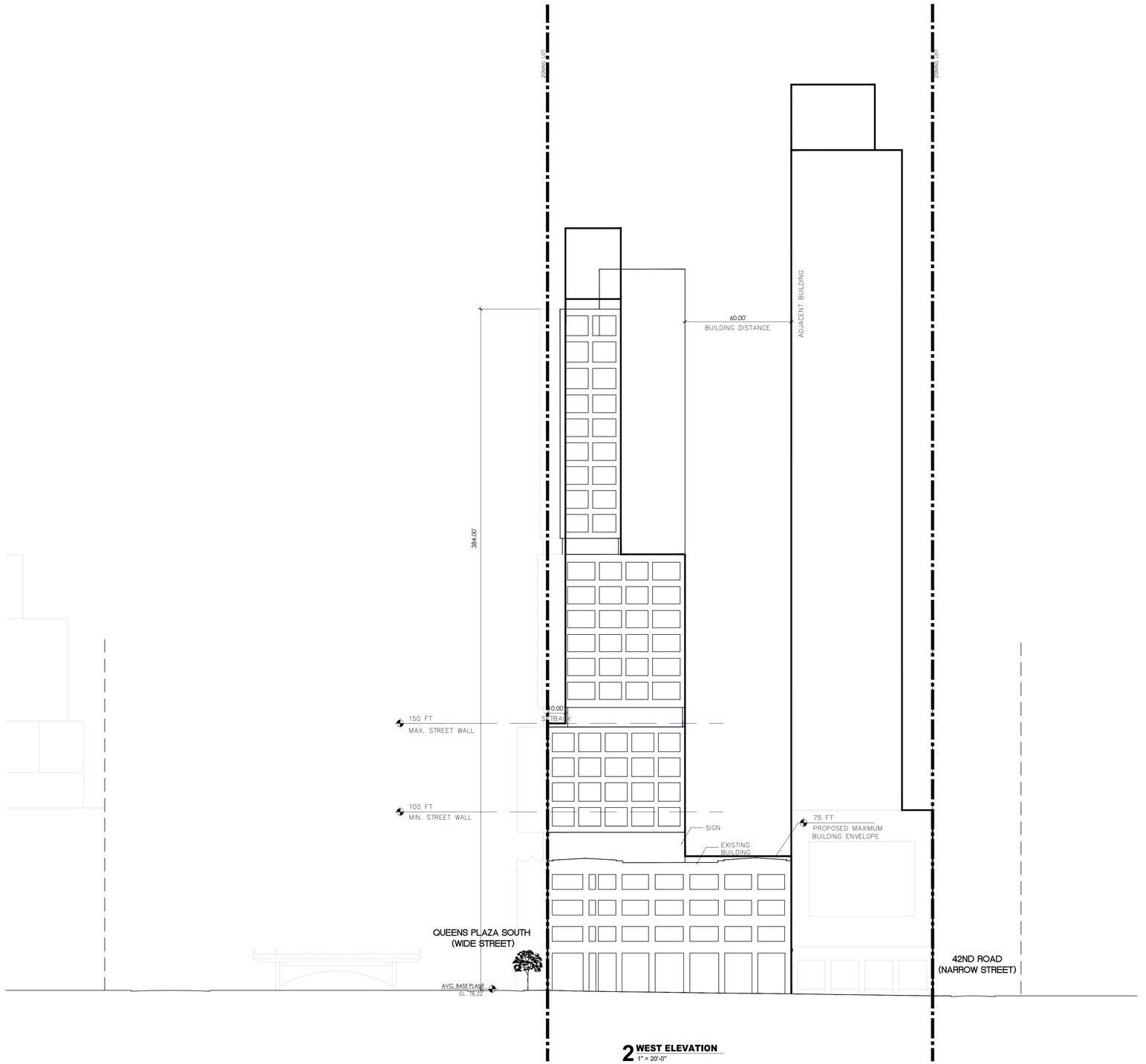
KEY PLAN



LEGEND

- ZONING LOT LINE
- TAX LOT LINE/ZONING DISTRICT BOUNDARY
- CURB LEVEL
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY

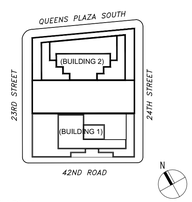
REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



2 WEST ELEVATION
1" = 20'-0"

0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



KEY PLAN

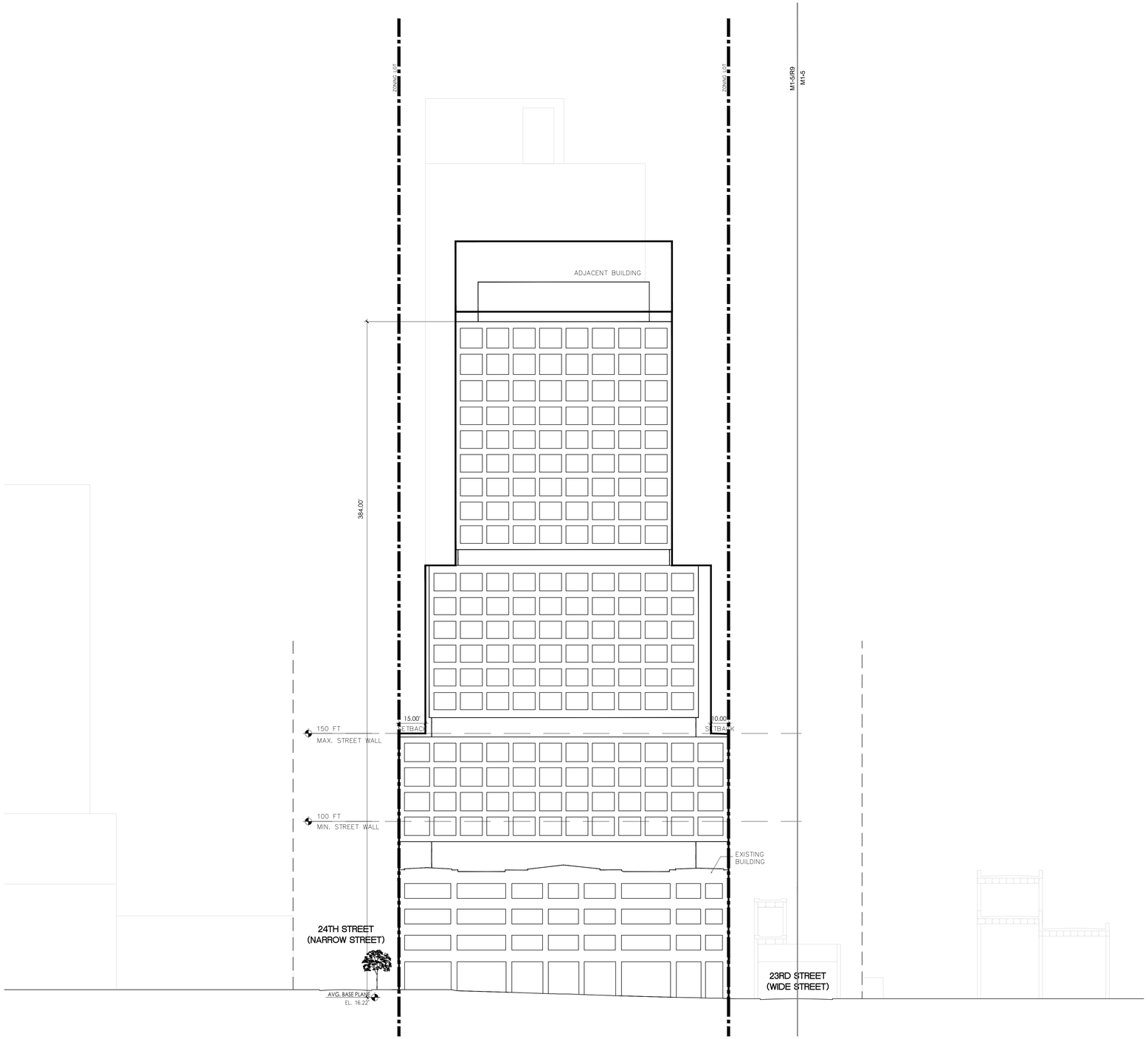
WEST ELEVATION

REGISTERED ARCHITECT
JAMES S. DAVIDSON
019019-1
STATE OF NEW YORK

DRAWING #: U-012.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020



3 NORTH ELEVATION
1" = 20'-0"

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.

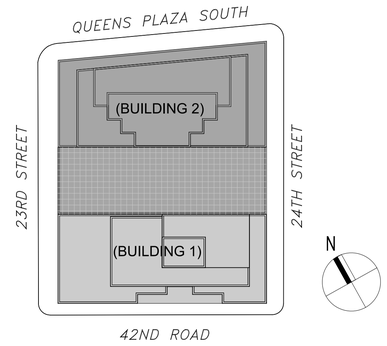
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

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

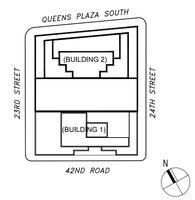
KEY PLAN



LEGEND

- ZONING LOT LINE
- TAX LOT LINE/ZONING DISTRICT BOUNDARY
- CURB LEVEL
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

NORTH ELEVATION



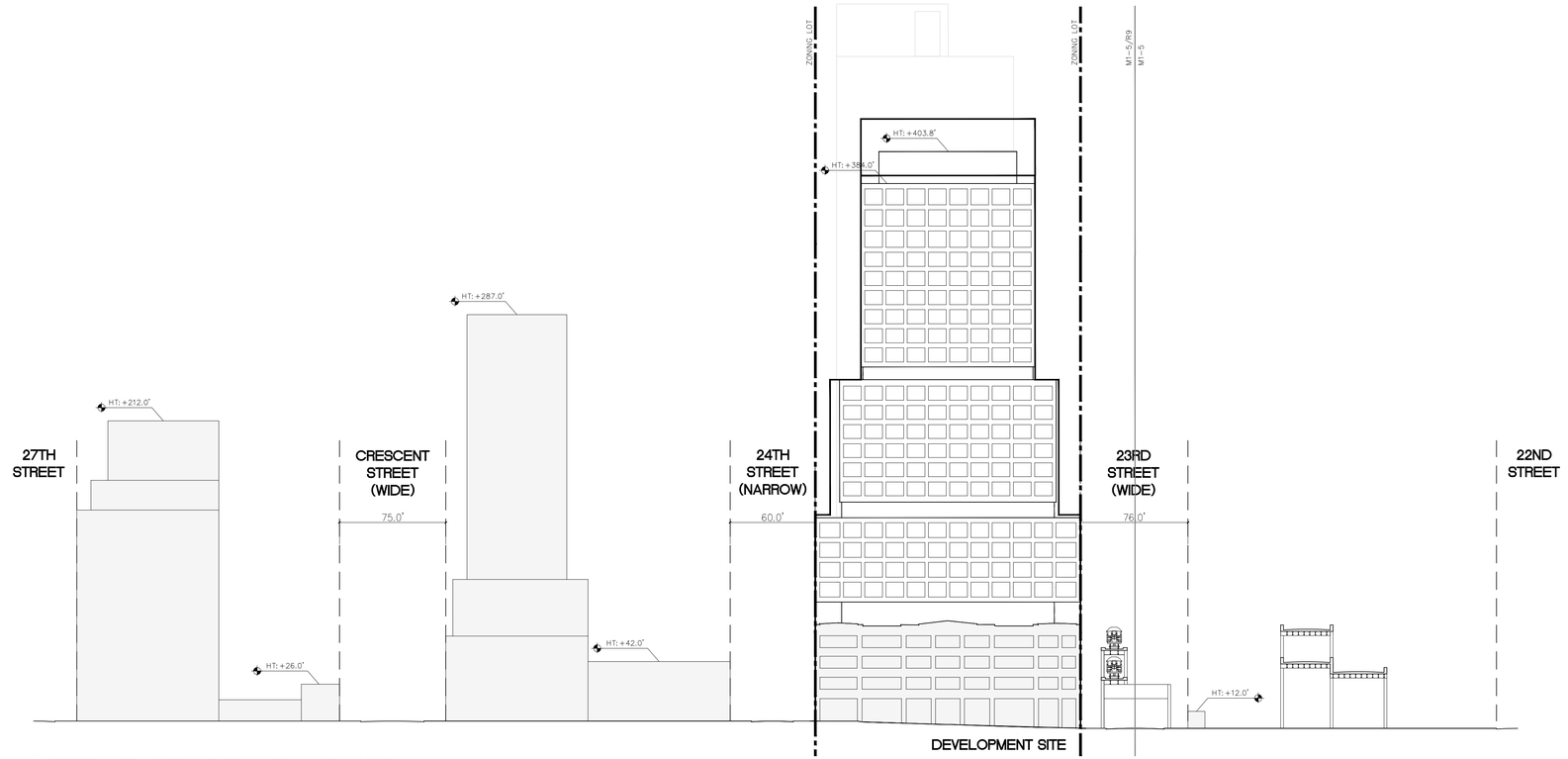
DRAWING #: U-013.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

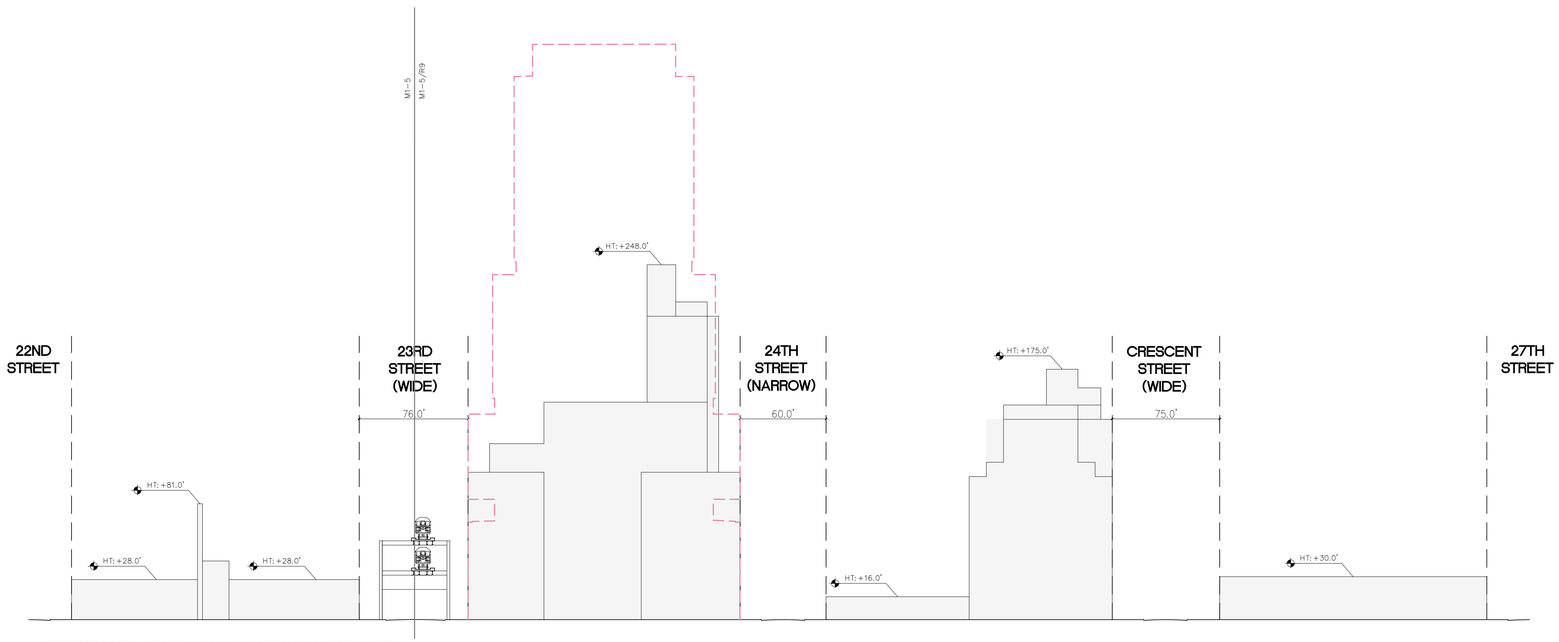
0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

SLCE ARCHITECTS, LLP 2020



1 **STREETSCAPE - QUEENS PLAZA SOUTH LOOKING SOUTH**
1" = 50'-0"



2 **STREETSCAPE - QUEENS PLAZA NORTH LOOKING NORTH**
1" = 100'-0"

GENERAL NOTES:

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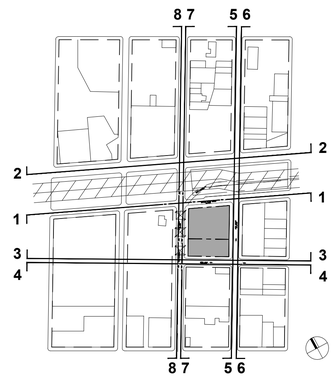
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

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

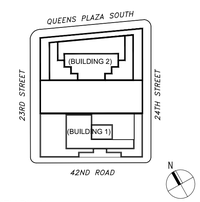
KEY PLAN



LEGEND

- ZONING LOT LINE
- DEVELOPMENT ENVELOPE PROFILE
- STREET LINE
- CURB LEVEL
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY

REV	DATE	DESCRIPTION
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KEY PLAN

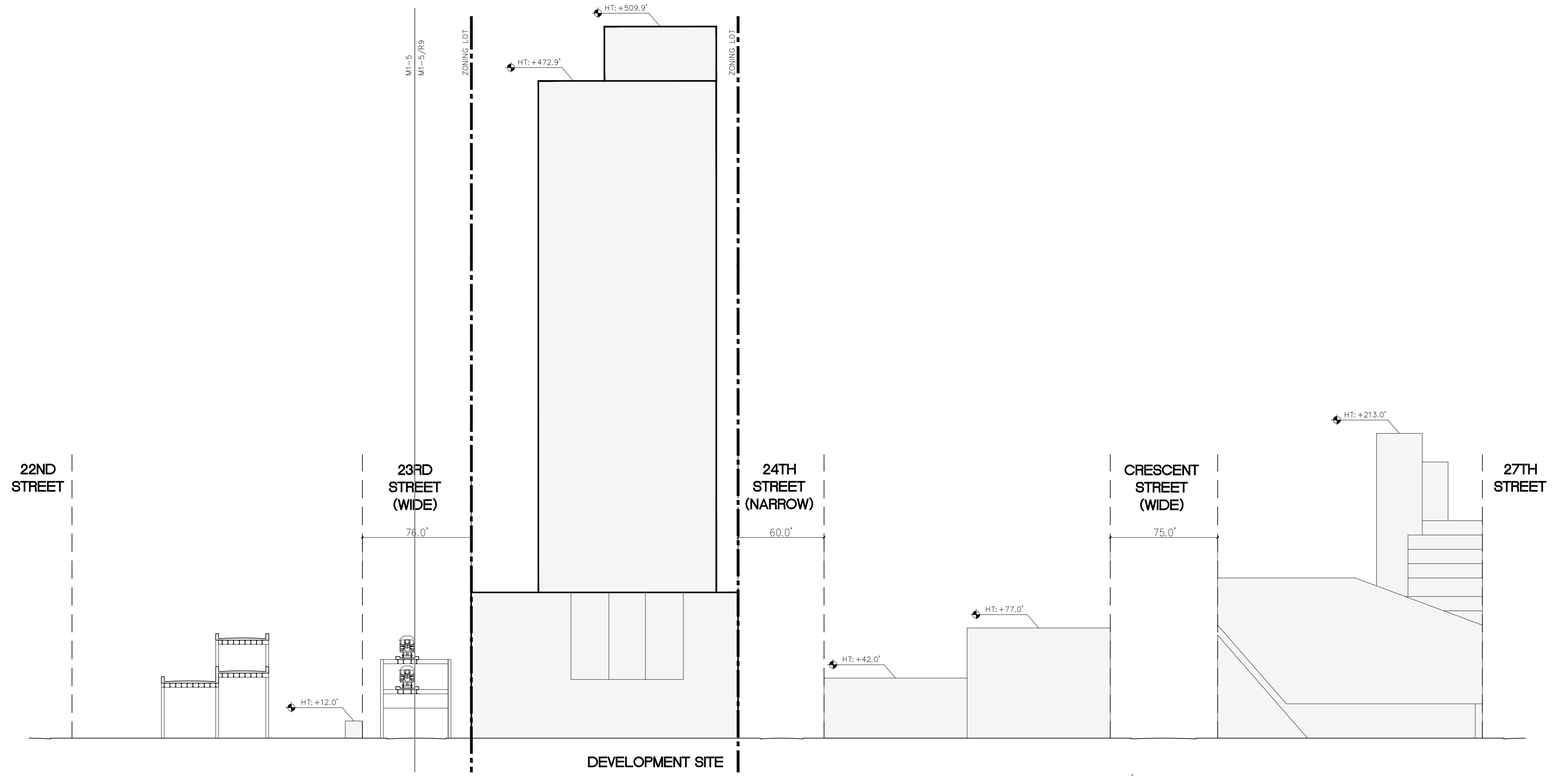
STREETSCAPES



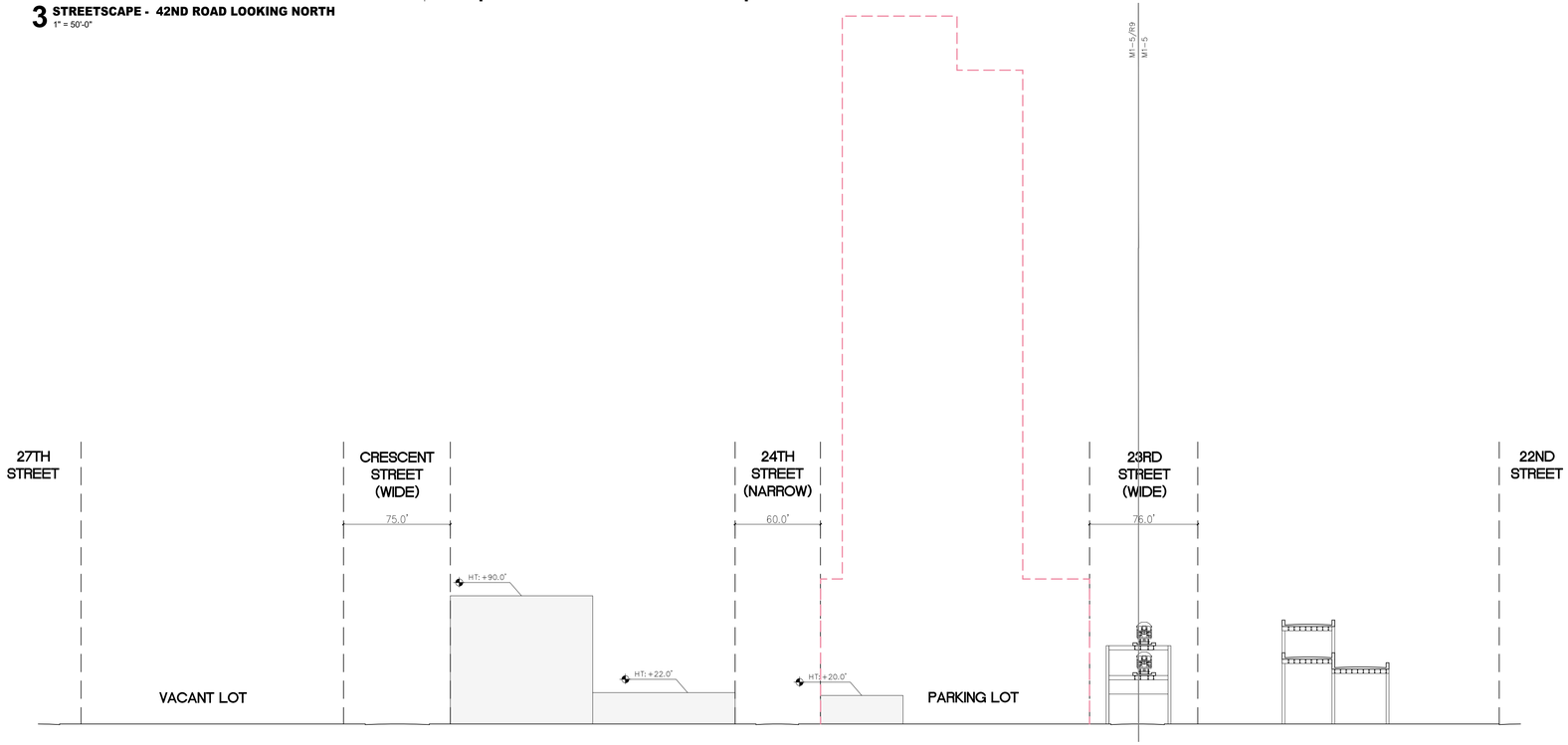
DRAWING #: U-014.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020



3 **STREETSCAPE - 42ND ROAD LOOKING NORTH**
1" = 50'-0"



4 **STREETSCAPE - 42ND ROAD LOOKING SOUTH**
1" = 50'-0"

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.

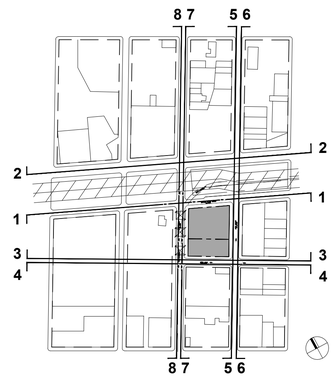
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

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

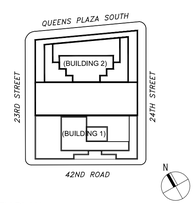
KEY PLAN



LEGEND

- ZONING LOT LINE
- DEVELOPMENT ENVELOPE PROFILE
- STREET LINE
- CURB LEVEL
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW



KEY PLAN

STREETSCAPES



DRAWING #: U-015.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020

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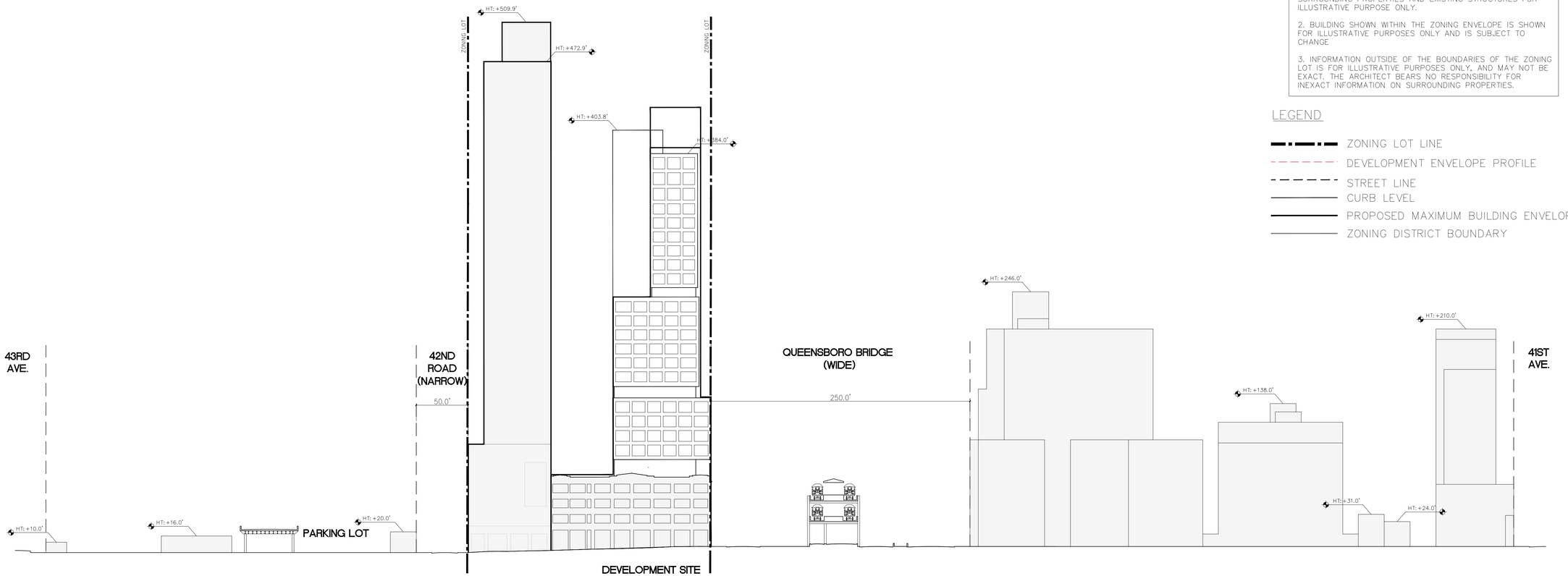
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

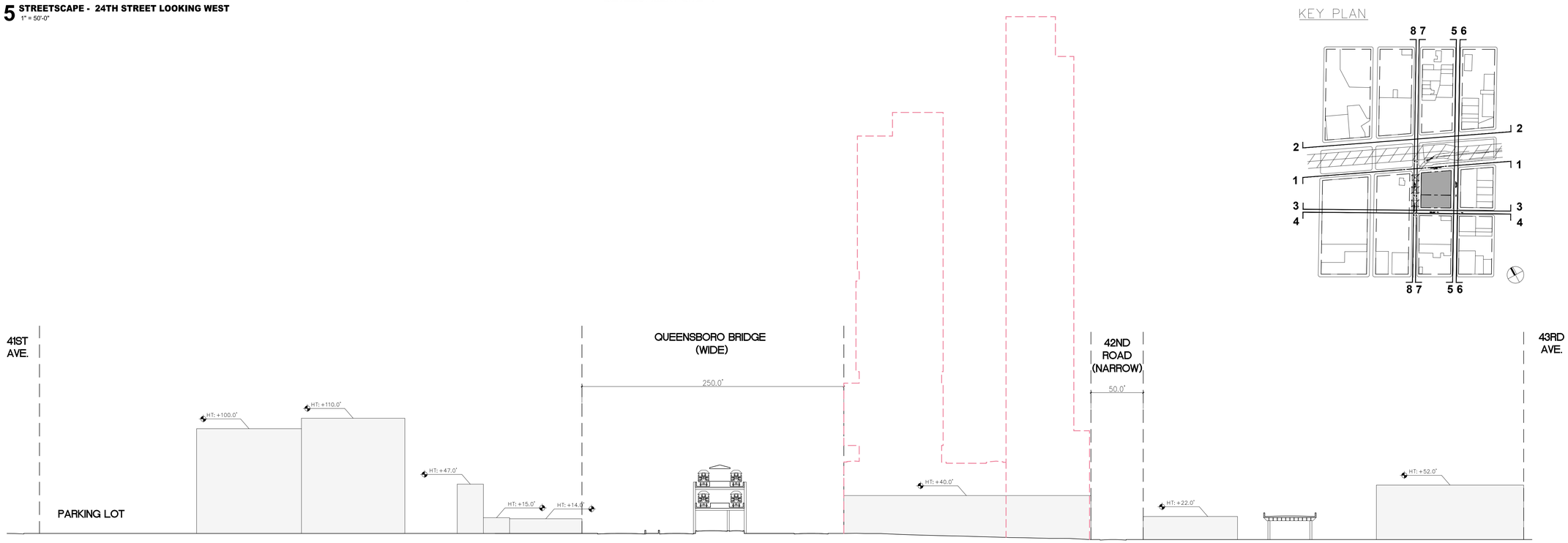
Borough: Queens
Block: 425
Tax lots: 1,5
Map: 9b
Zone: M1-6/R9, LIC

LEGEND

- ZONING LOT LINE
- DEVELOPMENT ENVELOPE PROFILE
- STREET LINE
- CURB LEVEL
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY

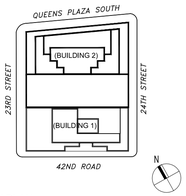


5 **STREETSCAPE - 24TH STREET LOOKING WEST**
1" = 50'-0"



6 **STREETSCAPE - 24TH STREET LOOKING EAST**
1" = 50'-0"

KEY PLAN



KEY PLAN

STREETSCAPES

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW

JAMES S. DAVIDSON
REGISTERED ARCHITECT
STATE OF NEW YORK

DRAWING #: U-016.00

ULURP #: 210317ZMQ
N210318ZRQ
210319ZSQ

SLCE ARCHITECTS, LLP 2020

GENERAL NOTES:

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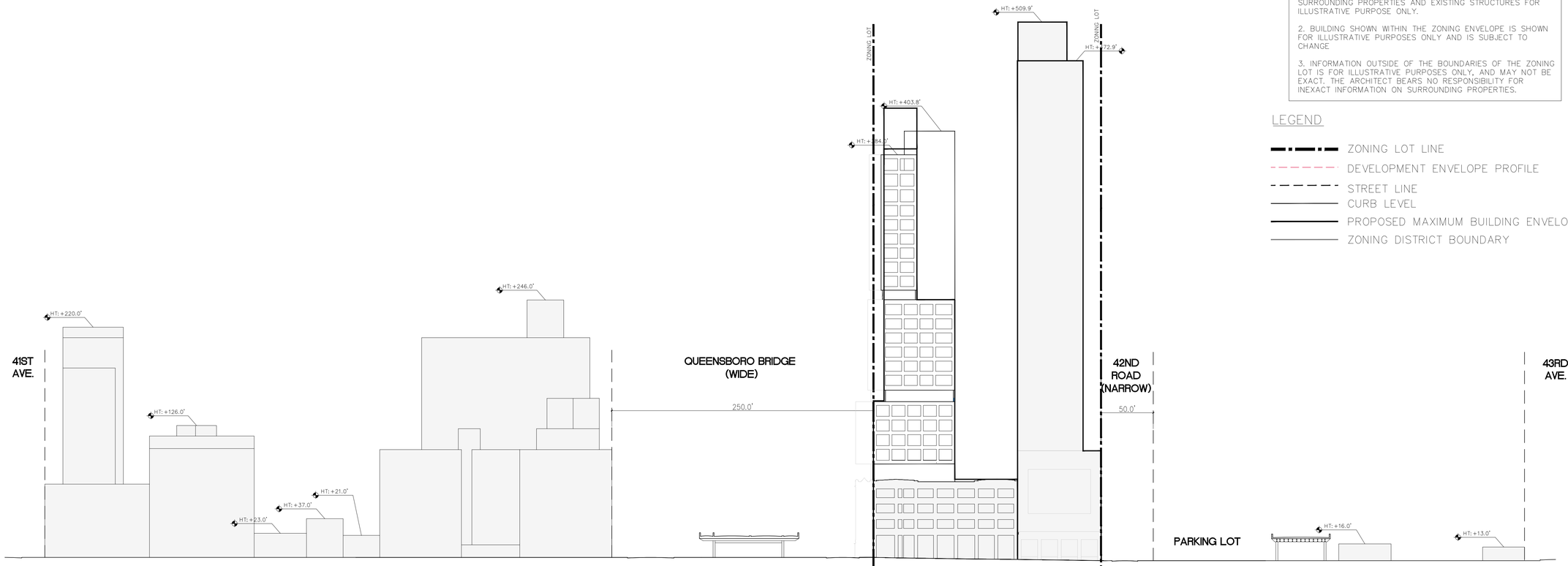
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23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

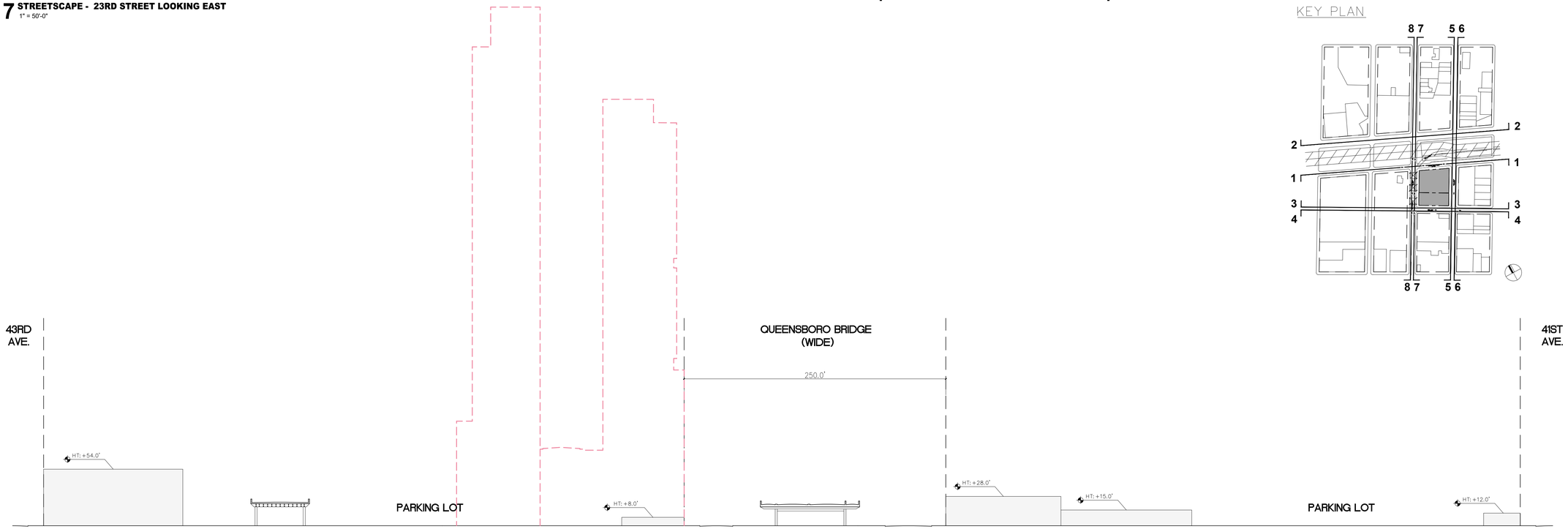
Borough: Queens
Block: 425
Tax lots: 1,5
Map: 9b
Zone: M1-6/R9, LIC

LEGEND

- ZONING LOT LINE
- DEVELOPMENT ENVELOPE PROFILE
- STREET LINE
- CURB LEVEL
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY

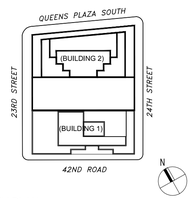


7 **STREETSCAPE - 23RD STREET LOOKING EAST**
1" = 50'-0"



8 **STREETSCAPE - 23RD STREET LOOKING WEST**
1" = 50'-0"

KEY PLAN



KEY PLAN

STREETSCAPES

REV	DATE	DESCRIPTION
01	09-21-2022	ULURP REVIEW

DRAWING #: U-017.00

ULURP #: 210317ZMQ
N210318ZRQ
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SLCE ARCHITECTS, LLP 2020