GENERAL NOTES:

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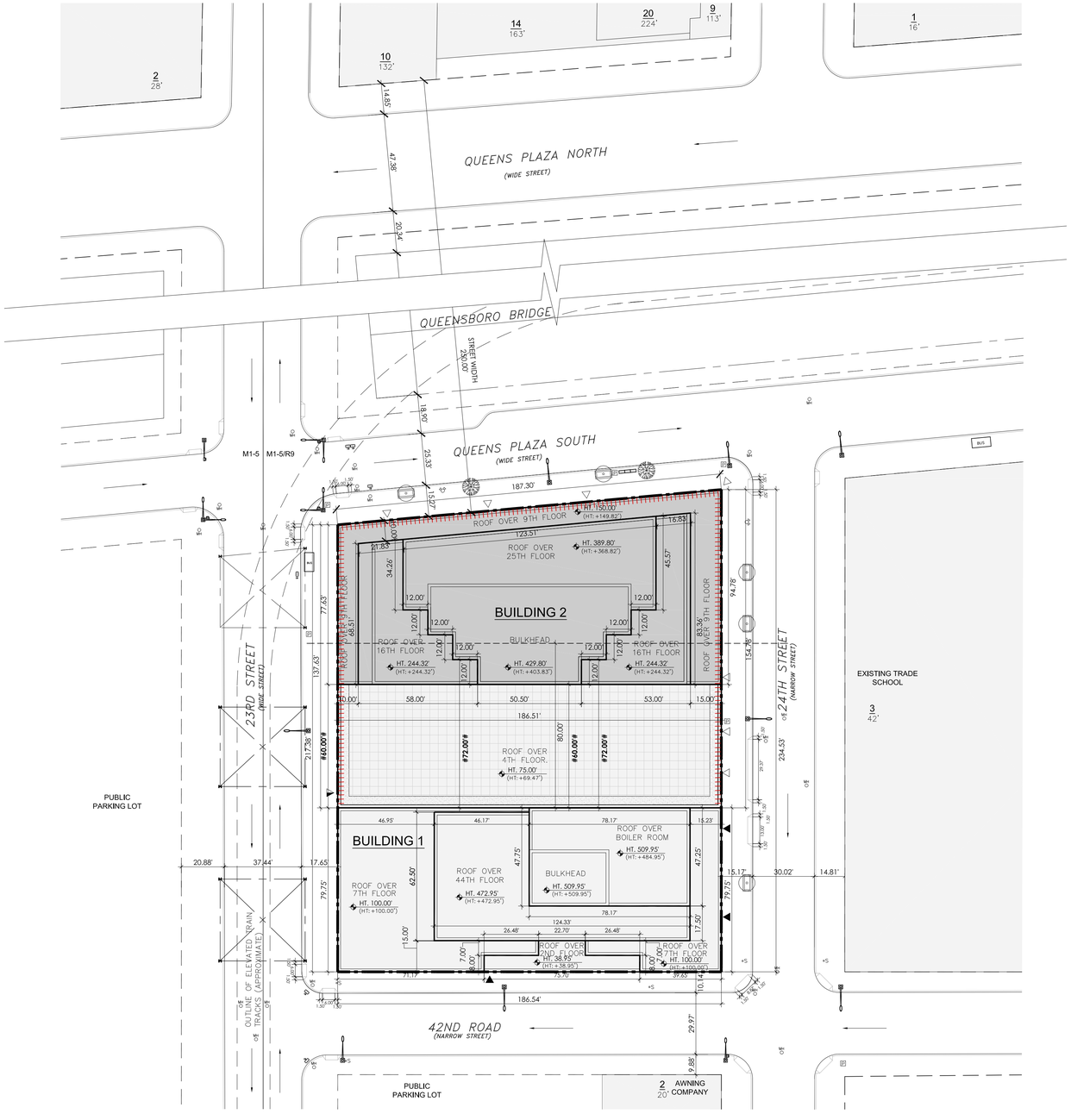
23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

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

- 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

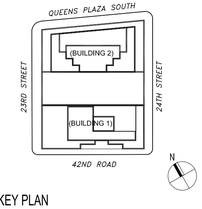
0 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

N

REV	DATE	DESCRIPTION

Draft ULURP Submission



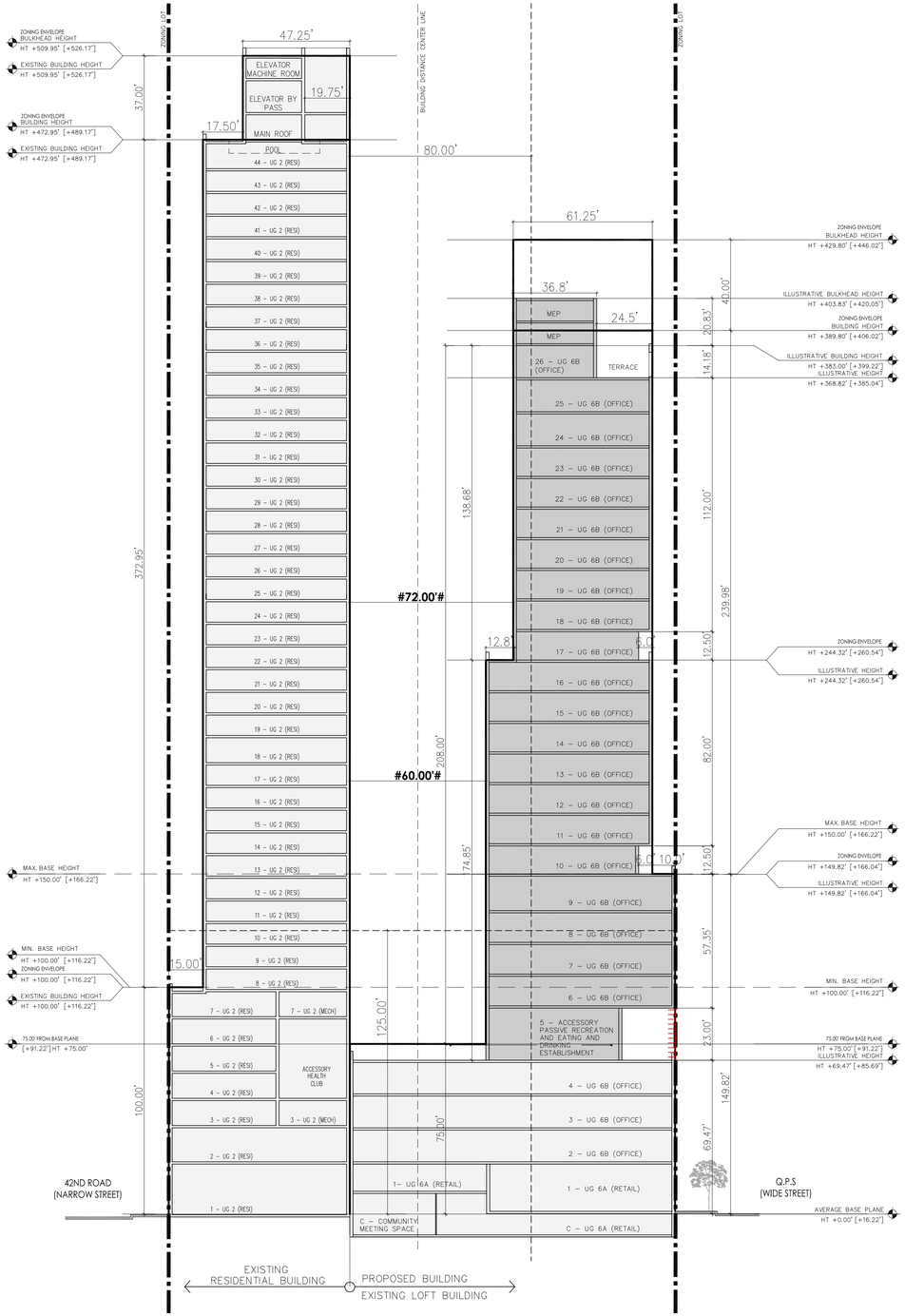
KEY PLAN

WAIVER PLAN

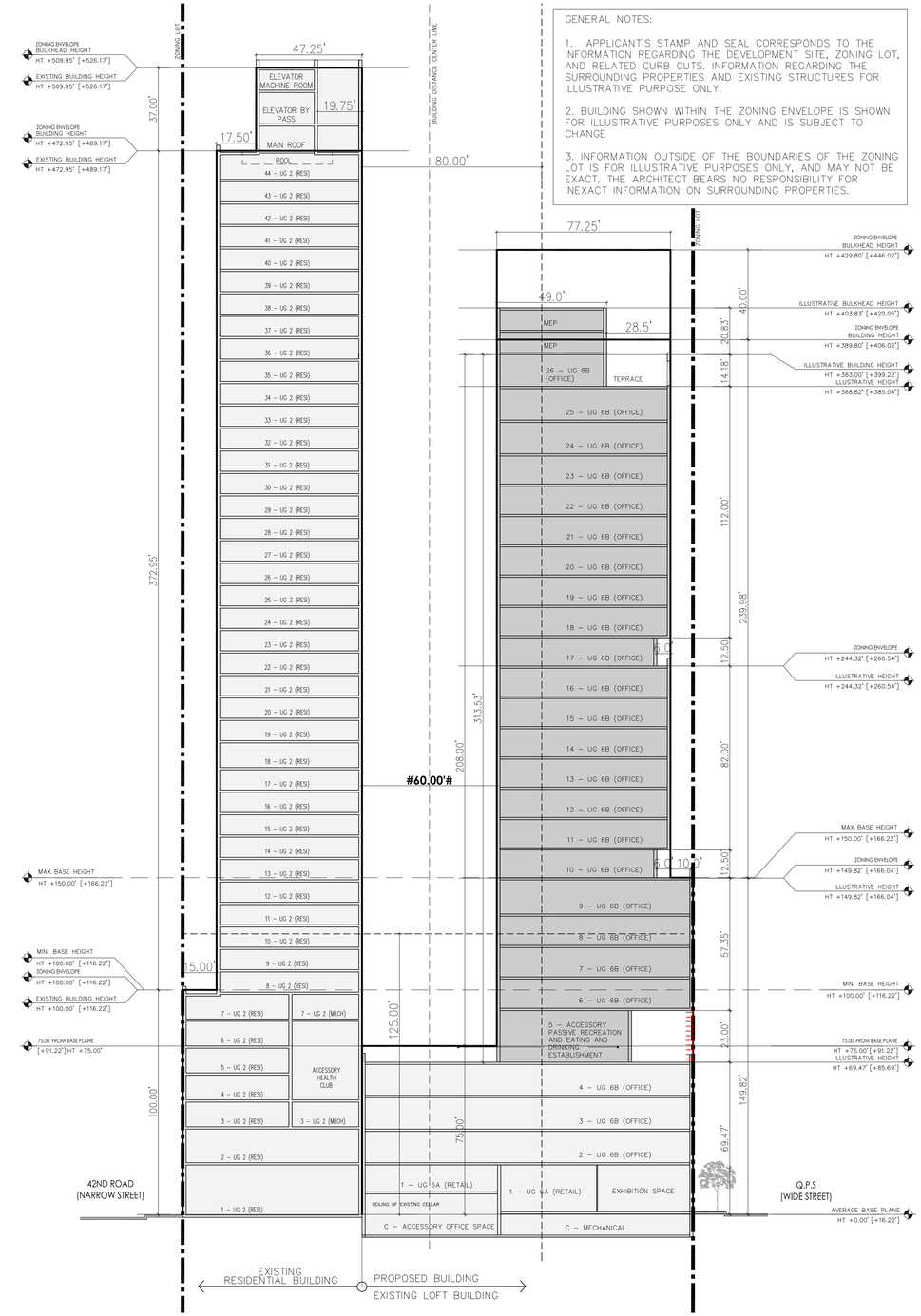
DRAWING #: U-006.00

ULURP #:

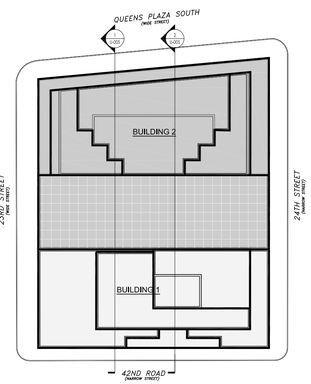
SLCE ARCHITECTS, LLP 2020



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

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Map: 9b
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REV	DATE	DESCRIPTION

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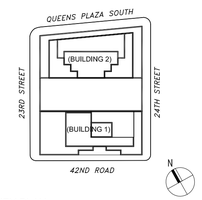


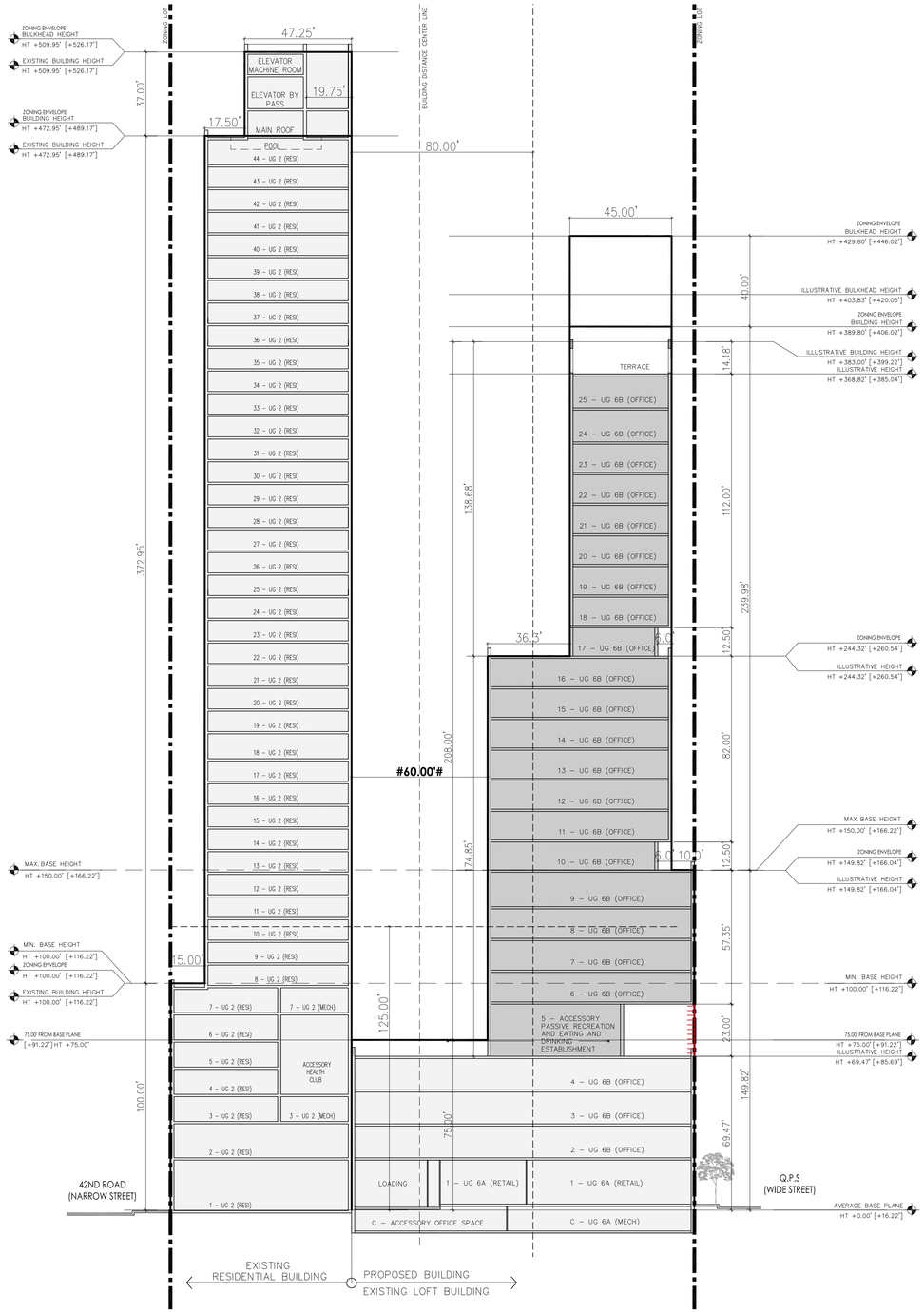
KEY PLAN

WAIVER SECTION

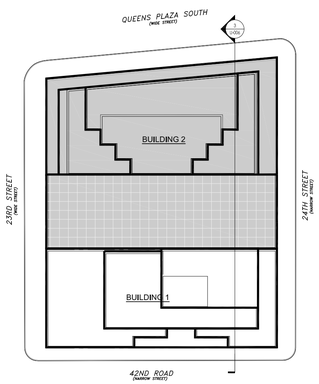
DRAWING #: U-007.00

ULURP #:

SLCE ARCHITECTS, LLP 2020



WAVER 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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0 30' 60' 120'

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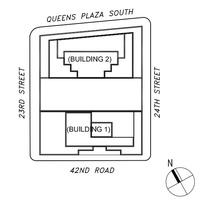

KEY PLAN

WAIVER SECTION

DRAWING #: U-008.00

ULURP #:

SLCE ARCHITECTS, LLP 2020

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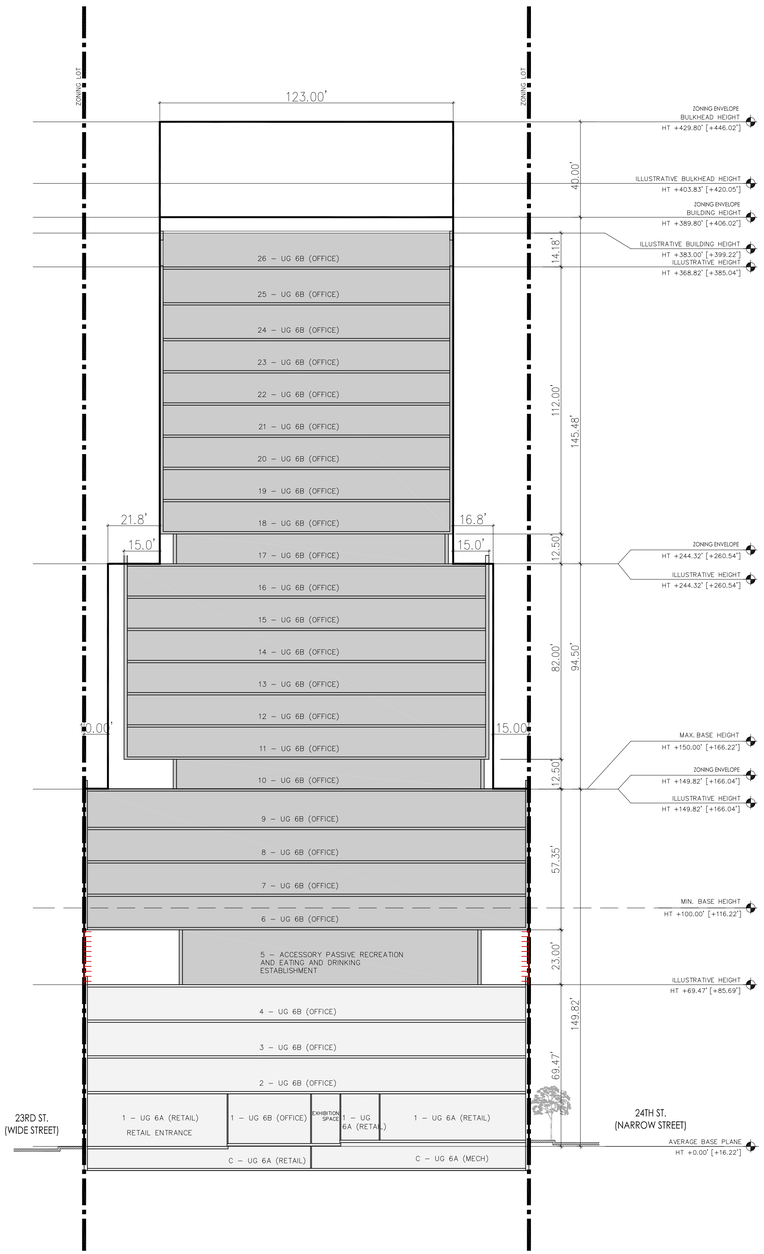
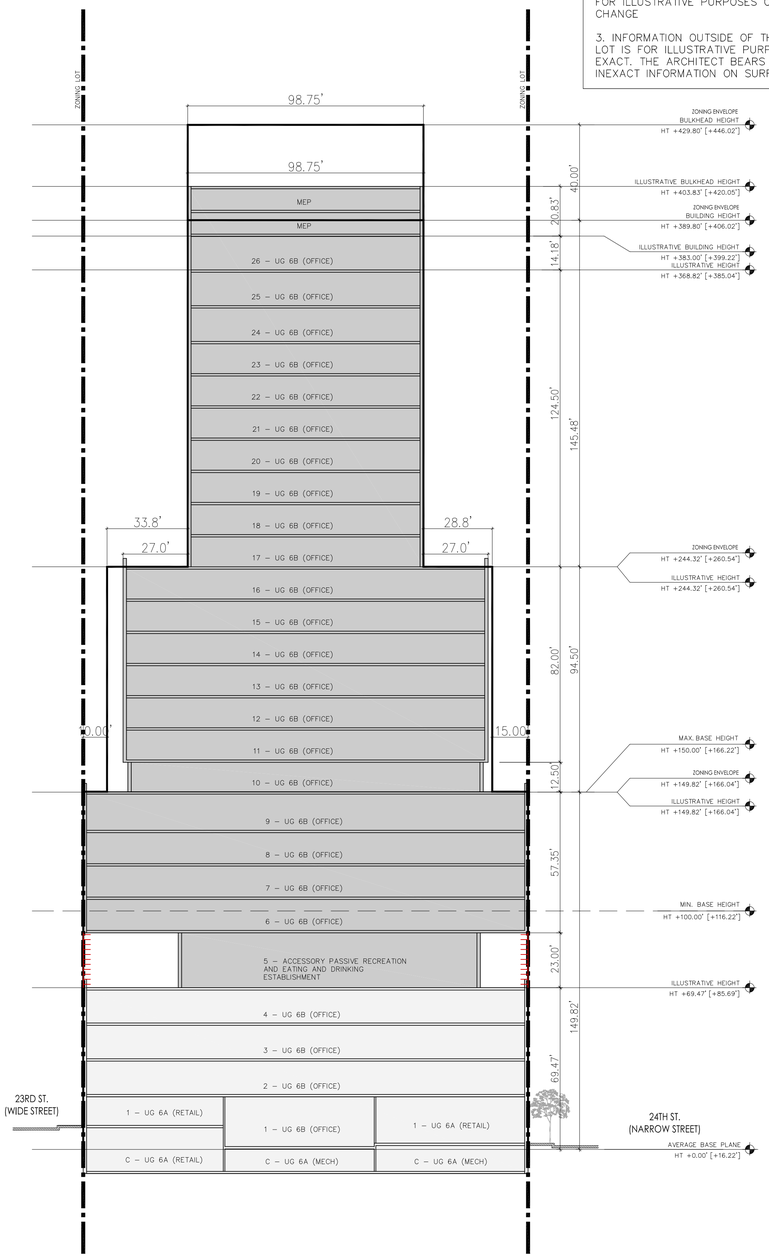


4 WAIVER SECTION
1" = 30'-0"



5 WAIVER SECTION
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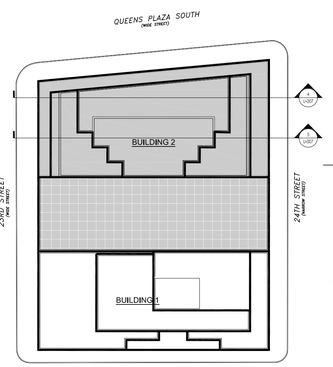

LEGEND

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0 30' 60' 120'
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N

REV	DATE	DESCRIPTION

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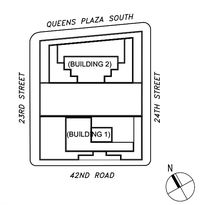

KEY PLAN

WAIVER SECTION

DRAWING #: U-009.00

ULURP #:

SLCE ARCHITECTS, LLP 2020

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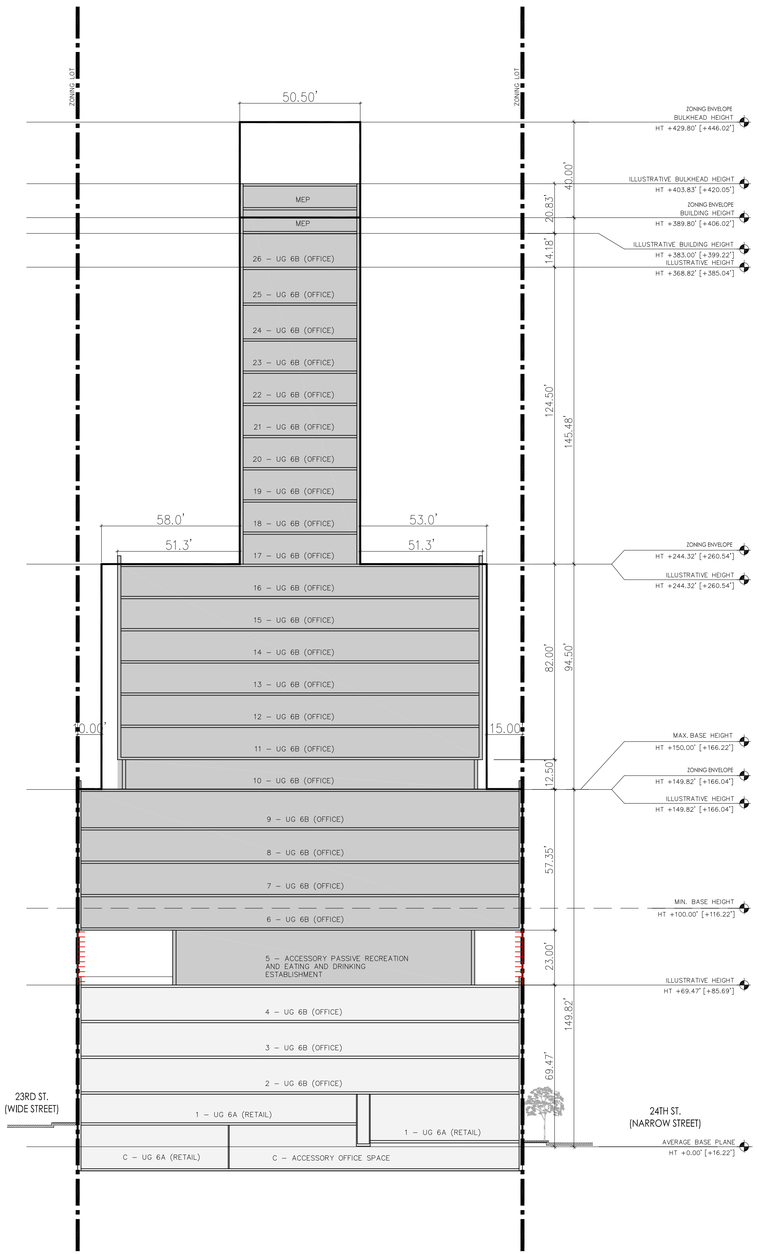
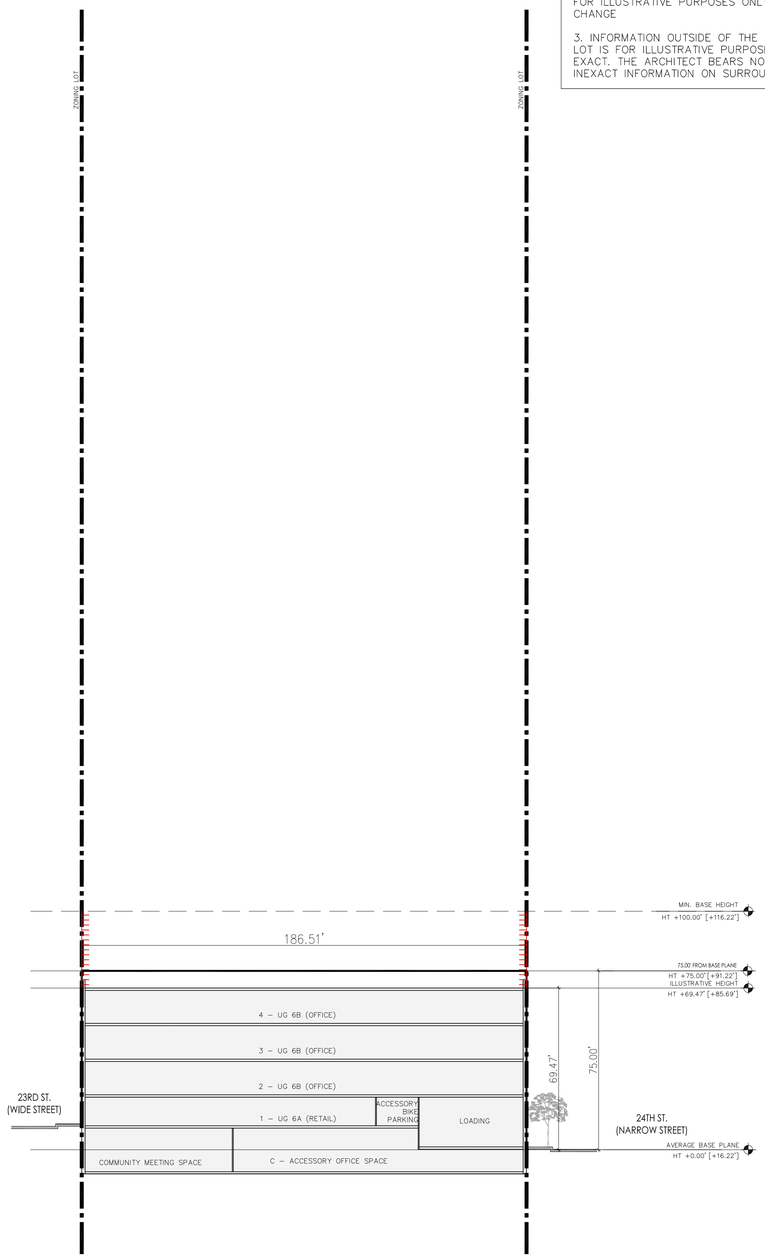


6 WAIVER SECTION
1" = 30'-0"



7 WAIVER SECTION
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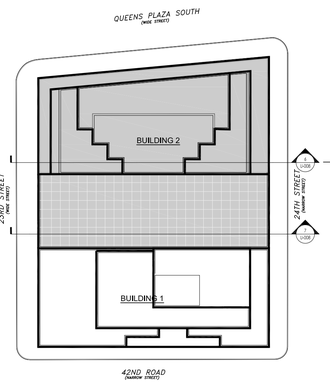

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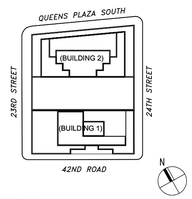

KEY PLAN

WAIVER SECTION

DRAWING #: U-010.00

ULURP #:

SLCE ARCHITECTS, LLP 2020