80-25 126 STREET, 126-02 82ND AVENUE KEW GARDENS, NY

BOROUGH-BASED JAILS

Owner:
NYC DEPARTMENT OF CORRECTION
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Architect:
PERKINS EASTMAN
115 FIFTH AVENUE
NEW YORK, NY, 10003 T. +1 212.353.7200

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

DRAWING INDEX

G-001	COVER SHEET & DRAWING LIST
V-101.00	TOPOGRAPHIC SURVEY (LOT 9653)
V-102.00	TOPOGRAPHIC SURVEY (LOT 9653)
V-101.00	TOPOGRAPHIC SURVEY (LOT 9657)
V-102.00	TOPOGRAPHIC SURVEY (LOT 9657)
Z-020	ZONING ANALYSIS
Z-030	ZONING LOT SITE PLAN
Z-040	GROUND FLOOR PLAN
Z-050	WAIVER PLAN - ROOF PLAN
Z-060	SECTIONS
N-010	NEIGHBORHOOD CHARACTER DRAWINGS 1
N-020	NEIGHBORHOOD CHARACTER DRAWINGS 2



SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019
CPC SUBMISSION FOR COUNCIL VOTE	10/11/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
16319
STATE OF NEW YORK

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
NYC DEPARTMENT OF CORRECTIONS
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806
Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

80-25 126 ST,
126-02 82 AVE

BOROUGH: QUEENS
BLOCK: 9657 & 9653
LOT: 1 & 100
ULURP #: 190342 ZSQ
KEW GARDENS, NY 11424

PROJECT No: 73441.00

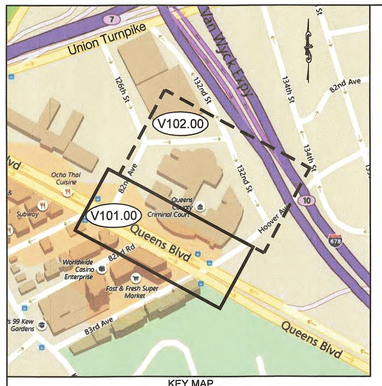
DRAWING TITLE:

COVER SHEET &
DRAWING LIST

SCALE:

G-001

3/20/19



KEY MAP
SCALE: 1"=300'
BING MAPS IMAGE

NOTES

1. VERTICAL DATUM - NAVD 1988 AND HORIZONTAL DATUM - NY LONG ISLAND STATE PLANE COORDINATE SYSTEM NAD83; BASED ON GPS OBSERVATIONS BY MATRIX NEW WORLD ON 04/23,26/2018 AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK, NATIONAL GEODETIC SURVEY MONUMENT: CORS STATION "NYBP, NYBR, LAMT".
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REFERENCES

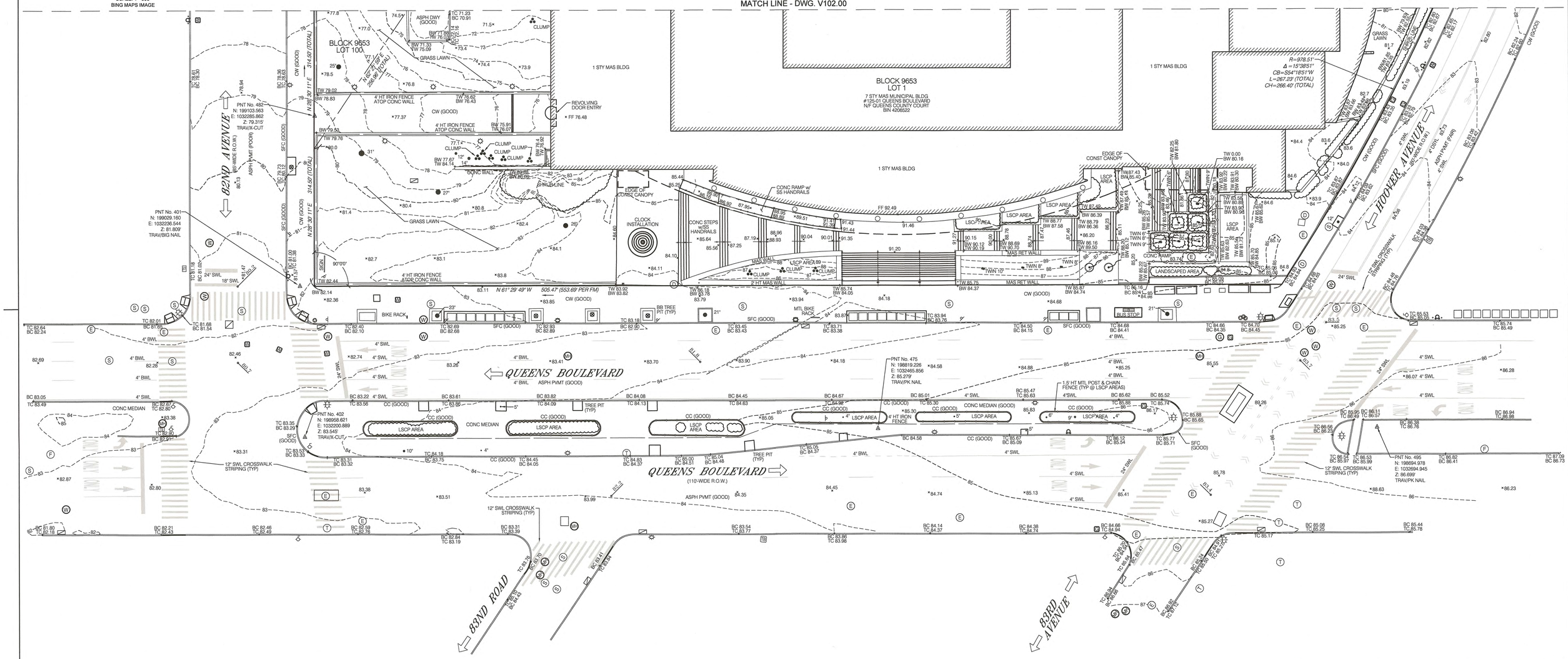
1. BOUNDARY AND LEGAL GRADE INFORMATION SHOWN HEREON IS SHOWN PER A MAP ENTITLED "CITY OF NEW YORK, BOROUGH OF QUEENS, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU, MAP No. 3786 SHOWING A CHANGE IN THE STREET SYSTEM HERETOFORE LAID OUT WITHIN THE TERRITORY BOUNDED BY QUEENS BOULEVARD, UNION TURNPIKE, 132ND STREET AND HOOVER AVENUE, IN THE SECOND & FOURTH WARDS, NEW YORK, MARCH 16TH, 1955", DATED OCTOBER 18, 1955.
2. NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER MAPPING.
3. NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION SEWER MAPPING.
4. CONSOLIDATED EDISON CO. OF N.Y., INC. - QUEENS CONDUIT AND DUCT OCCUPANCY PLATE No. 46-AU; LOW TENSION MAINS AND SERVICE PLATE No. 46-AU.
5. NATIONAL GRID GAS PLATE Nos. 24-30, 24-42, 24-44 AND 24-50.
6. VERIZON PLATE Nos. 727 AND 1318.
7. GOOGLE STREET VIEW PHOTOGRAPHY DATED 10/2017.

NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER SYSTEM (TYP)

SITE SYMBOL LEGEND

- MH - UNKNOWN MANHOLE
- D - STORM DRAIN MANHOLE
- E - ELECTRIC MANHOLE
- E - ELECTRIC MANHOLE (SQUARE)
- S - SEWER MANHOLE
- W - WATER MANHOLE
- T - TELEPHONE MANHOLE
- F - FIRE MANHOLE
- G - GAS VALVE
- W - WATER VALVE
- V - UNKNOWN VALVE
- E - ELECTRIC BOX
- FB - FIRE BOX
- CCTV SECURITY CAMERA
- CATCH BASIN
- STORM INLET
- FIRE HYDRANT
- STREET LIGHT
- SECURITY/PARK LIGHT
- STREET LIGHT W/ SIGNAL
- PEDESTRIAN SIGNAL
- TS - TRAFFIC SIGNAL BOX
- TREE (W/ DBH)
- TWIN TREES
- MB - MAILBOX
- MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- TRAFFIC INDICATOR
- LEGAL GRADE

MATCH LINE - DWG. V102.00



FEATURE ABBREVIATIONS

ASPH	ASPHALT	FLR	FLOOR	REF.	REFERENCE
BB	BELGIAN BLOCK	FND	FOUND	R.O.W.	RIGHT-OF-WAY
BC	BOTTOM OF CURB	GRT	GRATE	SFC	STEEL-FACED CURB
BIN	BUILDING IDENTIFICATION NUMBER	HT	HEIGHT	SPF	STEEL PICKET FENCE
BLDG	BUILDING	ID	IDENTIFICATION	SS	STAINLESS STEEL
BLK	BLOCK	LGT	LIGHT	STK	STAKE
BRK	BRICK	LSCP	LANDSCAPE	STL	STEEL
BW	BOTTOM OF WALL	MAS	MASONRY	STN	STONE
CC	CONCRETE CURB	MH	MANHOLE	STY	STORY
CLF	CHAIN LINK FENCE	MON	MONUMENT	SWL	SOLID WHITE LINE
CONC	CONCRETE	MTD	MOUNTED	SYL	SOLID YELLOW LINE
CONST	CONSTRUCTION	PNT	POINT	TC	TOP OF CURB
DSYL	DOUBLE SOLID YELLOW LINE	PVMT	PAVEMENT	TM	TAX MAP
DWY	DRIVEWAY	PW	PAVER WALK	TRAV	TRAVERSE
EL	ELEVATION			TW	TOP OF WALL
				TYP	TYPICAL
				UNK	UNKNOWN

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- STEEL GUIDE RAIL
- 6' HEIGHT CHAIN LINK FENCE
- 12' HEIGHT CHAIN LINK FENCE
- BARBED WIRE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- MINOR GRADING CONTOUR LINE
- MAJOR GRADING CONTOUR LINE

20' 0 10' 20' 40' 80'
GRAPHIC SCALE

No.	DESCRIPTION	DATE:	BY:	APR:
1	ADD REF. STORM MH & PIPES; ADD MISSING STREET LGT & OVERHEAD WIRES; CORRECT & LABEL STREET WIDENING ESMT; REV. CLIENT TITLE BLOCK ENTRIES PER CLIENT; ADD REV. 0	08/20/18	DHD	RSM
0	INITIAL SURVEY ISSUANCE	06/22/18	DHD	RSM

REVISIONS

MATRIXNEWORLD
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Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
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Florham Park, New Jersey 07932
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Fax: 973-240-1818
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www.matrixneworld.com
STATE OF NEW YORK CERTIFICATE OF AUTHORIZATION No. 17-082661

PERKINS — EASTMAN
115 Fifth Avenue, New York, NY, 10003

SEAL
R. STEPHEN MONCRIEF, JR., P.L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR LIC. No. 049819
STATE OF NEW YORK
ROBERT STEPHEN MONCRIEF JR.
049819
LICENSED LAND SURVEYOR
DATE: 08/20/2018

BLOCK 9653
LOT 1 & 100

CORRECTION DEPARTMENT
BEYOND NEW YORK

The City of New York
Department of Correction
75-20 Astoria Blvd., Suite 160
East Elmhurst, NY 11370

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
125-01 QUEENS BOULEVARD
BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK

DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
B. KROUSE, OTHERS	V. PENTYALA / D. DEENY	R. S. MONCRIEF
B-SCAN	SCALE: 1"=20'	DRAWING NO.: V101.00
	DATE: 06/20/2018	CONTRACT NO.: 73440.00
		SHEET No. 1 OF 4 SHEETS

REFERENCES

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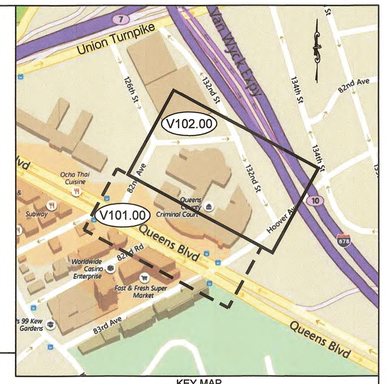
- SECURITY/PARK LIGHT
- STREET LIGHT W/ SIGNAL
- PEDESTRIAN SIGNAL
- TS - TRAFFIC SIGNAL BOX
- TREE (W/ DBH)
- TWIN TREES
- MB - MAILBOX
- MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- TRAFFIC INDICATOR
- 25.0 - LEGAL GRADE



KEY MAP
SCALE: 1"=300'
BING MAPS IMAGE

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4. NO CABLE UTILITIES ARE KNOWN TO OCCUR ON THIS SITE AT TIME OF INTIAL SURVEY ISSUANCE.

FEATURE ABBREVIATIONS

ASPH	ASPHALT	FLR	FLOOR	REF.	REFERENCE
		FND	FOUND	R.O.W.	RIGHT-OF-WAY
BB	BELGIAN BLOCK	GRT	GRATE		
BC	BOTTOM OF CURB			SFC	STEEL-FACED CURB
BIN	BUILDING IDENTIFICATION NUMBER	HT	HEIGHT	SPF	STEEL PICKET FENCE
BLDG	BUILDING			SS	STAINLESS STEEL
BLK	BLOCK	ID	IDENTIFICATION	STK	STAKE
				STL	STEEL
BRK	BRICK	LGT	LIGHT	STN	STONE
BW	BOTTOM OF WALL	LSCP	LANDSCAPE	STY	STORY
				SWL	SOLID WHITE LINE
CC	CONCRETE CURB	MAS	MASONRY	SYL	SOLID YELLOW LINE
CLF	CHAIN LINK FENCE	MH	MANHOLE		
CONC	CONCRETE	MON	MONUMENT	TC	TOP OF CURB
CONST	CONSTRUCTION	MTD	MOUNTED	TM	TAX MAP
				TRAV	TRAVERSE
DSYL	DOUBLE SOLID YELLOW LINE	PNT	POINT	TW	TOP OF WALL
DWY	DRIVEWAY	PVMT	PAVEMENT	TYP	TYPICAL
		PW	PAVER WALK		
				UNK	UNKNOWN
EL	ELEVATION				

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- STEEL GUIDE RAIL
- 6' HEIGHT CHAIN LINK FENCE (6' CLF)
- 12' HEIGHT CHAIN LINK FENCE (12' CLF)
- BARBED WIRE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- MINOR GRADING CONTOUR LINE (81)
- MAJOR GRADING CONTOUR LINE (80)

GRAPHIC SCALE
20' 0 10' 20' 40' 80'

No.	DESCRIPTION	DATE:	BY:	APR:
	REVISIONS			
1	ADD REF. STORM MH & PIPES; ADD MISSING STREET LGT & OVERHEAD WIRES; CORRECT & LABEL STREET WIDENING ESMT; REV. CLIENT TITLE BLOCK ENTRIES PER CLIENT; ADD REV. 0	08/20/18	DHD	RSM
0	INITIAL SURVEY ISSUANCE	06/22/18	DHD	RSM

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Engineering Progress
Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
26 Columbia Turnpike
Florham Park, New Jersey 07932
Tel: 973-240-1800
Fax: 973-240-1818
WBE / DBE / SBE
www.matrixnewworld.com
STATE OF NEW YORK CERTIFICATE OF AUTHORIZATION No. 17-082661

PERKINS — EASTMAN
115 Fifth Avenue, New York, NY, 10003

SEAL
R. STEPHEN MONCRIEF, JR., P.L.S.
NEW YORK PROFESSIONAL
LAND SURVEYOR/LIC. No. 049819
STATE OF NEW YORK
R. STEPHEN MONCRIEF
049819
LICENSED LAND SURVEYOR

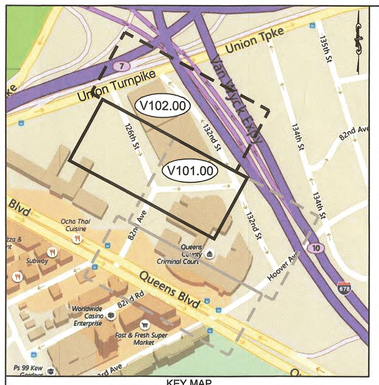
DATE: 08/20/2018
BLOCK 9653
LOT 1 & 100

The City of New York
Department of Correction
75-20 Astoria Blvd., Suite 160
East Elmhurst, NY 11370

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
125-01 QUEENS BOULEVARD
BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK

DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
B. KROUSE, OTHERS	V. PENTYALA / D. DEENY	R. S. MONCRIEF
B-SCAN	SCALE: 1"=20'	DRAWING NO.: V102.00
	DATE: 06/20/2018	CONTRACT NO.: 73440.00
		SHEET No. 2 OF 4 SHEETS



KEY MAP
SCALE: 1"=300'
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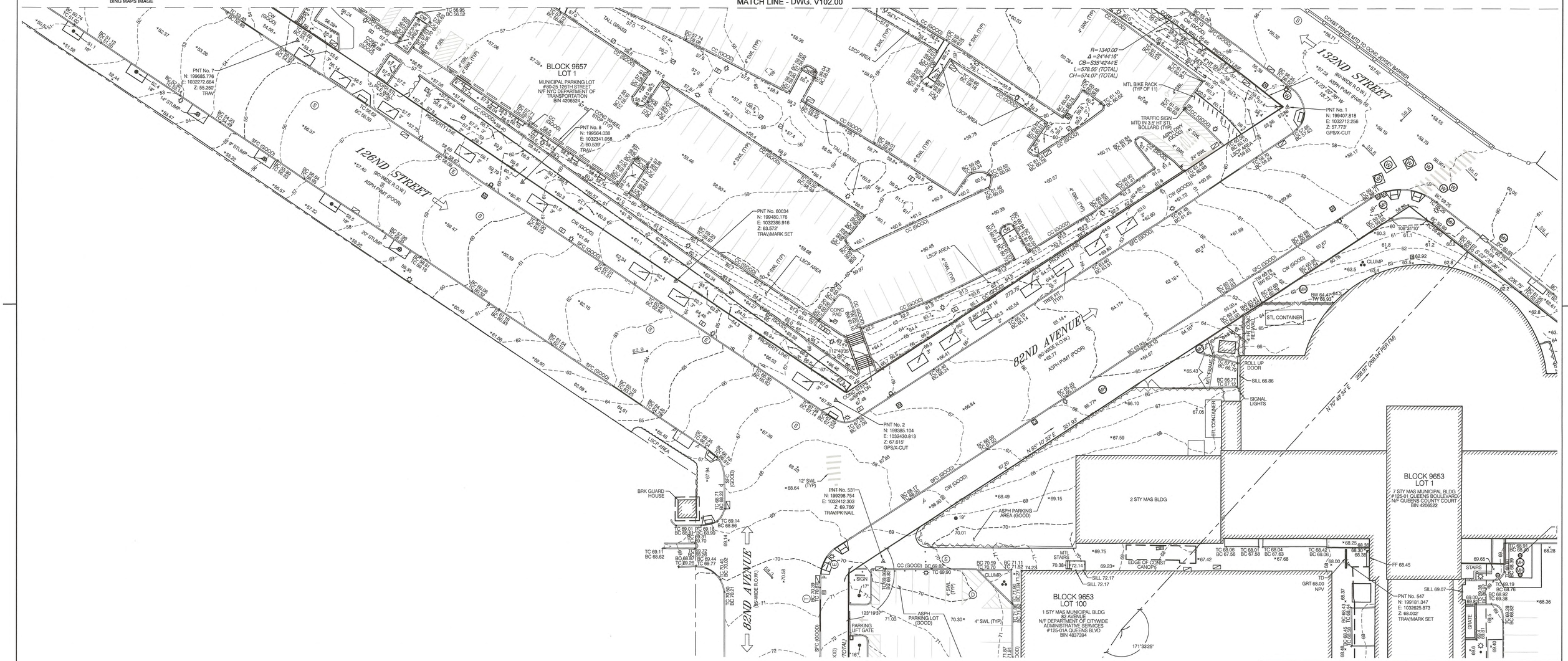
   - B. MAP ENTITLED "CITY OF NEW YORK, CITY PLANNING COMMISSION, MAP NO. 870744 MMQ SHOWING THE ELIMINATION OF A PORTION OF THE VAN WYCK EXPRESSWAY EXTENSION, BOUNDED ON ITS NORTH SIDE BY UNION TURNPIKE AND ON ITS EAST SIDE BY 134TH STREET, AND THE DELINEATION OF A SEWER EASEMENT THEREIN, BOROUGH OF QUEENS", DATED 03/30/1987, CERTIFIED ON 06/29/1990 AND FILED AT THE TOPOGRAPHICAL BUREAU, BOROUGH OF QUEENS, CITY OF NEW YORK ON 07/03/1990 AS MAP NO. ALT 4840.

NEW YORK STATE PLANE COORDINATE ZONE NORTH NAD 83

SITE SYMBOL LEGEND

MH	- UNKNOWN MANHOLE		- FIRE HYDRANT
D	- STORM DRAIN MANHOLE		- STREET LIGHT
E	- ELECTRIC MANHOLE		- SECURITY/PARK LIGHT
E	- ELECTRIC MANHOLE (SQUARE)		- STREET LIGHT W/ SIGNAL
S	- SEWER MANHOLE		- PEDESTRIAN SIGNAL
W	- WATER MANHOLE	TS	- TRAFFIC SIGNAL BOX
T	- TELEPHONE MANHOLE		- TREE (W/ DBH)
F	- FIRE MANHOLE		- TWIN TREES
G	- GAS VALVE		- STUMP
W	- WATER VALVE	P	- PARKING KIOSK
V	- UNKNOWN VALVE	MB	- MAILBOX
E	- ELECTRIC BOX		- MONITORING WELL
FB	- FIRE BOX		- TRASH CAN
	- CCTV SECURITY CAMERA		- SIGN (DUAL & SINGLE)
	- CATCH BASIN		- BOLLARD
	- STORM INLET		- TRAFFIC INDICATOR
	- TRENCH DRAIN	20'-0"	- LEGAL GRADE

MATCH LINE - DWG. V102.00



FEATURE ABBREVIATIONS

ASPH	ASPHALT	FLR	FLOOR	R.O.W.	RIGHT-OF-WAY
		FDN	FOUNDATION		
BB	BELGIAN BLOCK	FND	FOUND	SBL	SOLID BLUE LINE
BC	BOTTOM OF CURB			SFC	STEEL-FACED CURB
BIN	BUILDING IDENTIFICATION NUMBER	GRT	GRATE	SHLDR	SHOULDER
				SPF	STEEL PICKET FENCE
BLDG	BUILDING	HT	HEIGHT	SPR	STEEL PIPE RAILING
BLK	BLOCK			STL	STEEL
		ID	IDENTIFICATION	STN	STONE
BRK	BRICK			STY	STORY
BW	BOTTOM OF WALL	LGT	LIGHT	SWL	SOLID WHITE LINE
		LSCP	LANDSCAPE	SYL	SOLID YELLOW LINE
CC	CONCRETE CURB				
CLF	CHAIN LINK FENCE	MAS	MASONRY	TC	TOP OF CURB
CONC	CONCRETE	MH	MANHOLE	TM	TAX MAP
CONST	CONSTRUCTION	MON	MONUMENT	TRAV	TRAVERSE
		MTD	MOUNTED	TW	TOP OF WALL
DN	DOWN			TYP	TYPICAL
DSYL	DOUBLE SOLID YELLOW LINE	PNT	POINT		
DWY	DRIVEWAY	PVMT	PAVEMENT	UNK	UNKNOWN
		PW	PAVER WALK		
EL	ELEVATION				
ESMT	EASEMENT				
EVCS	ELECTRIC VEHICLE CHARGING STATION				

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- STEEL BEAM GUIDE RAIL
- CHAIN LINK FENCE 2'-6" (2.5' CLF)
- STEEL PICKET FENCE 4'-0" (4' SPF)
- WOOD SNOW FENCE 4'-0" (4' SNF)
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- 61 MINOR GRADING CONTOUR LINE
- 60 MAJOR GRADING CONTOUR LINE

GRAPHIC SCALE
20' 0 10' 20' 40' 60'

No.	DESCRIPTION	DATE:	BY:	APR:
2	ADD BLOCK 9657, LOT 1 INTERNAL PARKING LOT TOPO & UTILITIES SURVEY	09/24/18	DHD	RSM
1	REV. CLIENT TITLE BLOCK ENTRIES PER CLIENT	08/20/18	DHD	RSM
0	INITIAL SURVEY ISSUANCE	08/17/18	DHD	RSM

REVISIONS

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SEAL
R. STEPHEN MONCRIEF, JR., P.L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR LIC. No. 049813
DATE: 09/24/2018

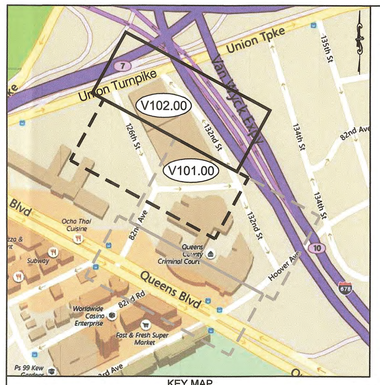
BLOCK 9657
LOT 1

The City of New York
Department of Correction
75-20 Astoria Blvd., Suite 160
East Elmhurst, NY 11370

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
80-25 126TH STREET
BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK

DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY		CHECKED BY
B. KROUSE	E. BRAS		R. S. MONCRIEF
B-SCAN	SCALE 1"=20'	DRAWING NO. V101.00	CONTRACT NO. 73440.00
	DATE 07/31/2018		SHEET No. 1 OF 4 SHEETS



KEY MAP
SCALE: 1"=300'
BING MAPS IMAGE

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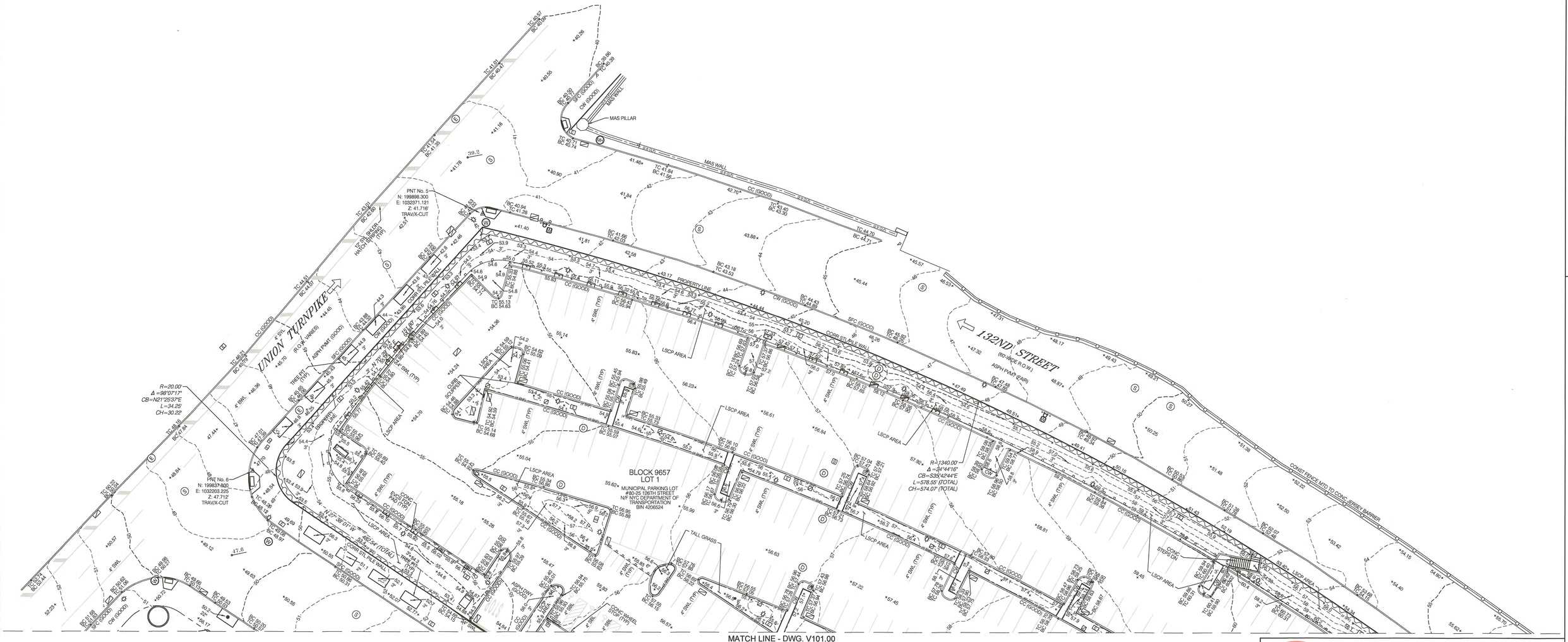
REFERENCES

1. BOUNDARY AND LEGAL GRADE INFORMATION SHOWN HEREON IS SHOWN PER THE FOLLOWING MAPS:
   - A. MAP ENTITLED "CITY OF NEW YORK, BOROUGH OF QUEENS, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU, MAP No. 3786 SHOWING A CHANGE IN THE STREET SYSTEM HERETOFORE LAID OUT WITHIN THE TERRITORY BOUNDED BY QUEENS BOULEVARD, UNION TURNPIKE, 132ND STREET AND HOOVER AVENUE, IN THE SECOND & FOURTH WARDS, NEW YORK, MARCH 16TH, 1955", DATED AND CERTIFIED ON 10/18/1955.
   - B. MAP ENTITLED "CITY OF NEW YORK, CITY PLANNING COMMISSION, MAP NO. 870744 MMQ SHOWING THE ELIMINATION OF A PORTION OF THE VAN WYCK EXPRESSWAY EXTENSION, BOUNDED ON ITS NORTH SIDE BY UNION TURNPIKE AND ON ITS EAST SIDE BY 134TH STREET, AND THE DELINEATION OF A SEWER EASEMENT THEREIN, BOROUGH OF QUEENS", DATED 03/30/1987, CERTIFIED ON 06/29/1990 AND FILED AT THE TOPOGRAPHICAL BUREAU, BOROUGH OF QUEENS, CITY OF NEW YORK ON 07/03/1990 AS MAP NO. ALT 4840.



SITE SYMBOL LEGEND

MH	- UNKNOWN MANHOLE		- FIRE HYDRANT
D	- STORM DRAIN MANHOLE		- STREET LIGHT
E	- ELECTRIC MANHOLE		- SECURITY/PARK LIGHT
E	- ELECTRIC MANHOLE (SQUARE)		- STREET LIGHT W/ SIGNAL
S	- SEWER MANHOLE		- PEDESTRIAN SIGNAL
W	- WATER MANHOLE	TS	- TRAFFIC SIGNAL BOX
T	- TELEPHONE MANHOLE		- TREE (W/ DBH)
F	- FIRE MANHOLE		- TWIN TREES
G	- GAS VALVE		- STUMP
W	- WATER VALVE	P	- PARKING KIOSK
V	- UNKNOWN VALVE	MB	- MAILBOX
E	- ELECTRIC BOX		- MONITORING WELL
FB	- FIRE BOX		- TRASH CAN
	- CCTV SECURITY CAMERA		- SIGN (DUAL & SINGLE)
	- CATCH BASIN		- BOLLARD
	- STORM INLET		- TRAFFIC INDICATOR
	- TRENCH DRAIN	123.0	- LEGAL GRADE



MATCH LINE - DWG. V101.00

FEATURE ABBREVIATIONS

ASPH	ASPHALT	FLR	FLOOR	R.O.W.	RIGHT-OF-WAY
		FDN	FOUNDATION		
BB	BELGIAN BLOCK	FND	FOUND	SBL	SOLID BLUE LINE
BC	BOTTOM OF CURB			SFC	STEEL-FACED CURB
BIN	BUILDING IDENTIFICATION NUMBER	GRT	GRATE	SHLDR	SHOULDER
BLDG	BUILDING	HT	HEIGHT	SPF	STEEL PICKET FENCE
BLK	BLOCK			SPR	STEEL PIPE RAILING
		ID	IDENTIFICATION	STL	STEEL
BRK	BRICK			STN	STONE
BW	BOTTOM OF WALL	LGT	LIGHT	STY	STORY
		LSCP	LANDSCAPE	SWL	SOLID WHITE LINE
CC	CONCRETE CURB			SYL	SOLID YELLOW LINE
CLF	CHAIN LINK FENCE	MAS	MASONRY		
CONC	CONCRETE	MH	MANHOLE	TC	TOP OF CURB
CONST	CONSTRUCTION	MON	MONUMENT	TM	TAX MAP
		MTD	MOUNTED	TRAV	TRAVERSE
DN	DOWN			TW	TOP OF WALL
DSYL	DOUBLE SOLID YELLOW LINE	PNT	POINT	TYP	TYPICAL
DWY	DRIVEWAY	PVMT	PAVEMENT		
		PW	PAVER WALK	UNK	UNKNOWN
EL	ELEVATION				
ESMT	EASEMENT				
EVCS	ELECTRIC VEHICLE CHARGING STATION				

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- STEEL BEAM GUIDE RAIL
- CHAIN LINK FENCE 2'-0" (2.0' C.F.)
- STEEL PICKET FENCE 4'-0" (4' SPF)
- WOOD SNOW FENCE 4'-0" (4' SNF)
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- MINOR GRADING CONTOUR LINE (61)
- MAJOR GRADING CONTOUR LINE (60)

20' 0 10' 20' 40' 80'
GRAPHIC SCALE

No.	DESCRIPTION	DATE:	BY:	APR:
2	ADD BLOCK 9657, LOT 1 INTERNAL PARKING LOT TOPO & UTILITIES SURVEY	09/24/18	DHD	RSM
1	REV. CLIENT TITLE BLOCK ENTRIES PER CLIENT	08/20/18	DHD	RSM
0	INITIAL SURVEY ISSUANCE	08/17/18	DHD	RSM

REVISIONS

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Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
26 Columbia Turnpike
Florham Park, New Jersey 07932
Tel: 973-240-1800
Fax: 973-240-1818
WBE / DBE / SBE
www.matrixneworld.com
STATE OF NEW YORK CERTIFICATE OF AUTHORIZATION No. 17-082661

PERKINS — EASTMAN
115 Fifth Avenue, New York, NY, 10003

SEAL
R. STEPHEN MONCRIEF, JR., P.L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR/REG. NO. 049819
DATE: 09/24/2018

BLOCK 9657
LOT 1

The City of New York
Department of Correction
75-20 Astoria Blvd., Suite 160
East Elmhurst, NY 11370

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
80-25 126TH STREET
BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK

DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
B. KROUSE	E. BRAS	R. S. MONCRIEF

B-SCAN	SCALE	DRAWING NO.	CONTRACT NO.
	1"=20'	V102.00	73440.00
	DATE 07/31/2018		SHEET No. 2 OF 4 SHEETS

BOROUGH-BASED JAILS - QUEENS

ZONING CHART

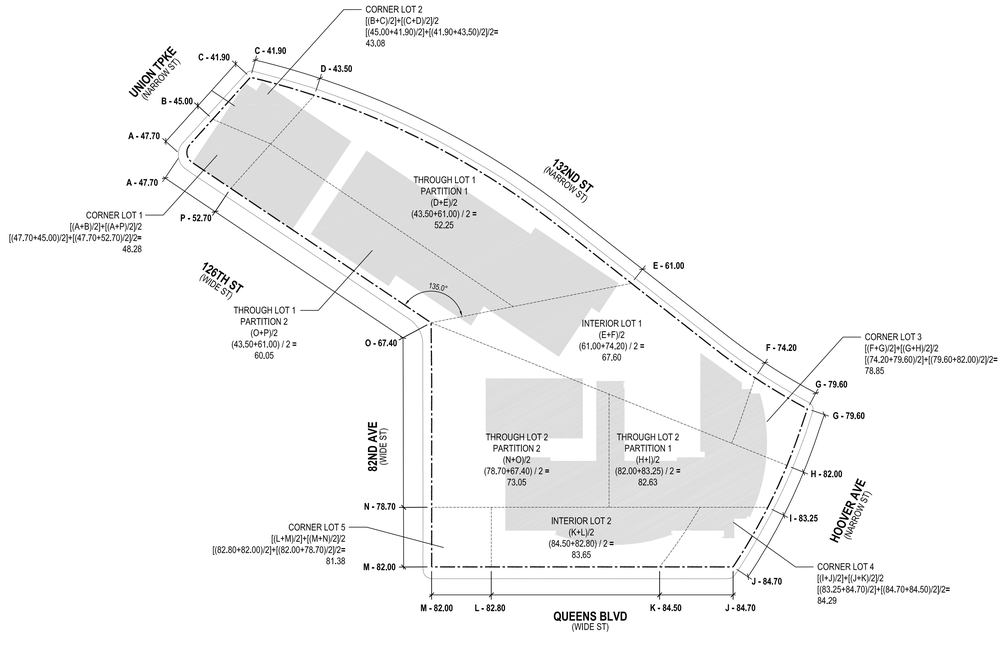
Borough	Queens
Block/ Lot	Block 9657 Lot 1 Block 9653 part of Lot 1 & 100 Demapped 82nd Ave Lot (approximately 26,142 sf)
Address	80-25 126 ST, 126-02 82 Avenue
Lot Area	385,512
Zoning Map No.	14B
Zoning District	C4-4
Community District	9

PROPOSED PROGRAM (ABOVE GROUND GSF)

Number of Beds	886 Beds
Jail Housing	604,100
Jail Support	325,000
Community Facility	25,000
Retail	0
Accessory Pkg (Jail)	605 Spaces
Parking (Jail)	0
Public Parking	202,800
Public Parking	676 Spaces
TOTAL GSF*	1,156,900
EXISTING TO REMAIN	
Courthouse	439,006

*Total GSF includes Public Parking

ZR Reference	Item / Description	Required / Permitted	Proposed			Comments
			Existing to Remain	Proposed New	Total	Notes
	USE GROUP					
32-00	Use Groups	UG 1-6, 8-10, 12	Courts 6D	Prisons 8D, Community Facility UG3 & UG4	Courts 6D, Prisons 8D, Community Facility UG3 & UG4	
				6D Courthouse Public Pkg Garage UG8	6D Courthouse Public Pkg Garage UG8	
	FLOOR AREA RATIO					
33-10	Residential	3.44	0.00	0.00	0.00	
	Community Facility	6.50	0.00	0.06	0.06	
	Commercial	3.40	1.14	2.51	3.65	Special Permit Required Pursuant to ZR 74-832
	Total all Uses if CF	6.50	1.14	2.58	3.71	
	Total all Uses w/o CF	3.40	1.14	2.51	3.65	Special Permit Required Pursuant to ZR 74-832
	FLOOR AREA					
33-10	Residential	1,326,161	0	0	0	
	Community Facility	2,505,828	0	25,000	25,000	
	Courthouse		439,006		439,006	
	Jail*			765,350	765,350	
	Accessory Parking			0	0	
	Public Parking			202,800	202,800	
	Total Commercial	1,310,741	439,006	968,150	1,407,156	Special Permit Required Pursuant to ZR 74-832
	Total all Uses if CF	2,505,828	439,006	993,150	1,432,156	
	Total all Uses w/o CF	1,310,741	439,006	968,150	1,407,156	Special Permit Required Pursuant to ZR 74-832
	*Approximately 10% mechanical deductions assumed on Jail use.					
	YARDS					
33-20	Rear -Corner/Through	NA - Full Block	NA - Full Block	NA - Full Block	NA - Full Block	
33-20	Rear - Interior Lot	NA - Full Block	NA - Full Block	NA - Full Block	NA - Full Block	
	HEIGHT & SETBACK					
33-40	Max Streetwall					
	Union Tpke	60'	N/A	217.92' (+ 40' Mechanical)	217.92' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
	132nd St	60'	75.15 - 93.15	105.00'	105.00'	Special Permit Required Pursuant to ZR 74-832
	Hoover Ave	60'	30.71 - 93.15	30.71 - 93.15	30.71 - 93.15	
	Queens Blvd	60'	30.71 - 31.35	30.71 - 31.35	30.71 - 31.35	
	82nd Ave	60'	22.28 - 41.95	105.00'	105.00'	Special Permit Required Pursuant to ZR 74-832
	126th St	60'	N/A	105.00'	105.00'	Special Permit Required Pursuant to ZR 74-832
33-40	Setback at Max Base					
	Union Tpke	20'	N/A	0'	-	Special Permit Required Pursuant to ZR 74-832
	132nd St	20'	20'	10'	-	Special Permit Required Pursuant to ZR 74-832
	Hoover Ave	20'	20'	15'	-	
	Queens Blvd	15'	15'	15'	-	
	82nd Ave	15'	15'	10'	-	Special Permit Required Pursuant to ZR 74-832
	126th St	15'	N/A	10'	-	Special Permit Required Pursuant to ZR 74-832
33-40	Max Building Envelope Height					
	Union Tpke	-	-	217.92' (+ 40' Mechanical)	217.92' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
	132nd St	-	-	217.92' (+ 40' Mechanical)	217.92' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
	Hoover Ave	-	-	113.15' (Existing to Remain)	113.15' (Existing to Remain)	Special Permit Required Pursuant to ZR 74-832
	Queens Blvd	-	-	148.04' (Existing to Remain)	148.04' (Existing to Remain)	Special Permit Required Pursuant to ZR 74-832
	82nd Ave	-	-	187.95' (+ 40' Mechanical)	187.95' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
	126th St	-	-	212.72' (+ 40' Mechanical)	212.72' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
33-40	Sky Exposure Plane					
	Union Tpke	2.7 to 1	N/A	0 to 1	0 to 1	Special Permit Required Pursuant to ZR 74-832
	132nd St	2.7 to 1	N/A	0 to 1	0 to 1	Special Permit Required Pursuant to ZR 74-832
	Hoover Ave	2.7 to 1	2.7 to 1	2.7 to 1	2.7 to 1	
	Queens Blvd	5.6 to 1	5.6 to 1	5.6 to 1	5.6 to 1	
	82nd Ave	5.6 to 1	5.6 to 1	0 to 1	0 to 1	Special Permit Required Pursuant to ZR 74-832
	126th St	5.6 to 1	N/A	0 to 1	0 to 1	Special Permit Required Pursuant to ZR 74-832
	ACCESSORY PARKING					
	Accessory Parking					
36-20	Court Houses PRC-C	1/2,000 sf FA = 220 required	52	0	52	Existing Legal Non-Compliance
36-12	Prisons PRC-H	150 permitted	0	605	605	Special Permit Required Pursuant to ZR 74-832
	Community Facility	None Required	0	0	0	
	Total all Uses	370	52	605	657	Special Permit Required Pursuant to ZR 74-832
	PUBLIC PARKING					
32-17	Public Parking	150 permitted	0	676	676	Special Permit Required Pursuant to ZR 74-832
	LOADING					
36-60	Prisons PRC-H	10,000 sf - Non Required Next 290,000 sf - 1 Required Each Additional 300,000 sf or fraction thereof. - 1 Required 765,350 sf = 3 Berths Required	N/A	2	2	Special Permit Required Pursuant to ZR 74-832
	ENCLOSED BICYCLE PARKING					
36-70, 36-71	Court Houses - UG 6D	None Required	-	-	-	
	Prisons - UG 8D	None Required	-	-	-	
	Community Facility	1 per 10,000 sf = 3	-	-	-	
	Total Enclosed	2 = (exempt 3 or less)	-	-	-	
	Enclosed Accessory Parking Area	None Required	None Provided	None Provided	None Provided	
	Public Parking Garages	1 per 10 cars 676 cars = 68 bicycles	-	68 bicycle spaces	68 bicycle spaces	
	STREET TREES					
33-03 26-41	Required Trees	1 per 25' of Frontage				
	Union Tpke	168.93 = 7 trees	6	0	6	13 Remaining required trees to be provided off-site or paid into fund pursuant to ZR Section 26-40
	132nd St	1096.81 = 44 trees	2	26	28	
	Hoover Ave	293.95 = 12 trees	1	0	1	
	Queens Blvd	505.47 = 21 trees	6	0	6	
	82nd Ave	409.56 = 17 trees	1	0	1	
	126th St	499.67 = 20 trees	10	5	15	
	Total	121 trees	26	31	57 trees, 70 trees to tree fund	



1 AVERAGE CURB DIAGRAM

SCALE: 1" = 120'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019
CPC SUBMISSION FOR COUNCIL VOTE	10/11/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
16319
STATE OF NEW YORK

SEAL

KEY PLAN

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T. +1 212 353 7200
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Owner:
NYC DEPARTMENT OF CORRECTIONS
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

80-25 126 ST,
126-02 82 AVE

BOROUGH: QUEENS
BLOCK: 9657 & 9653
LOT: 1 & 100
ULURP #: 190342 ZSQ
KEW GARDENS, NY 11424

PROJECT No: 73441.00

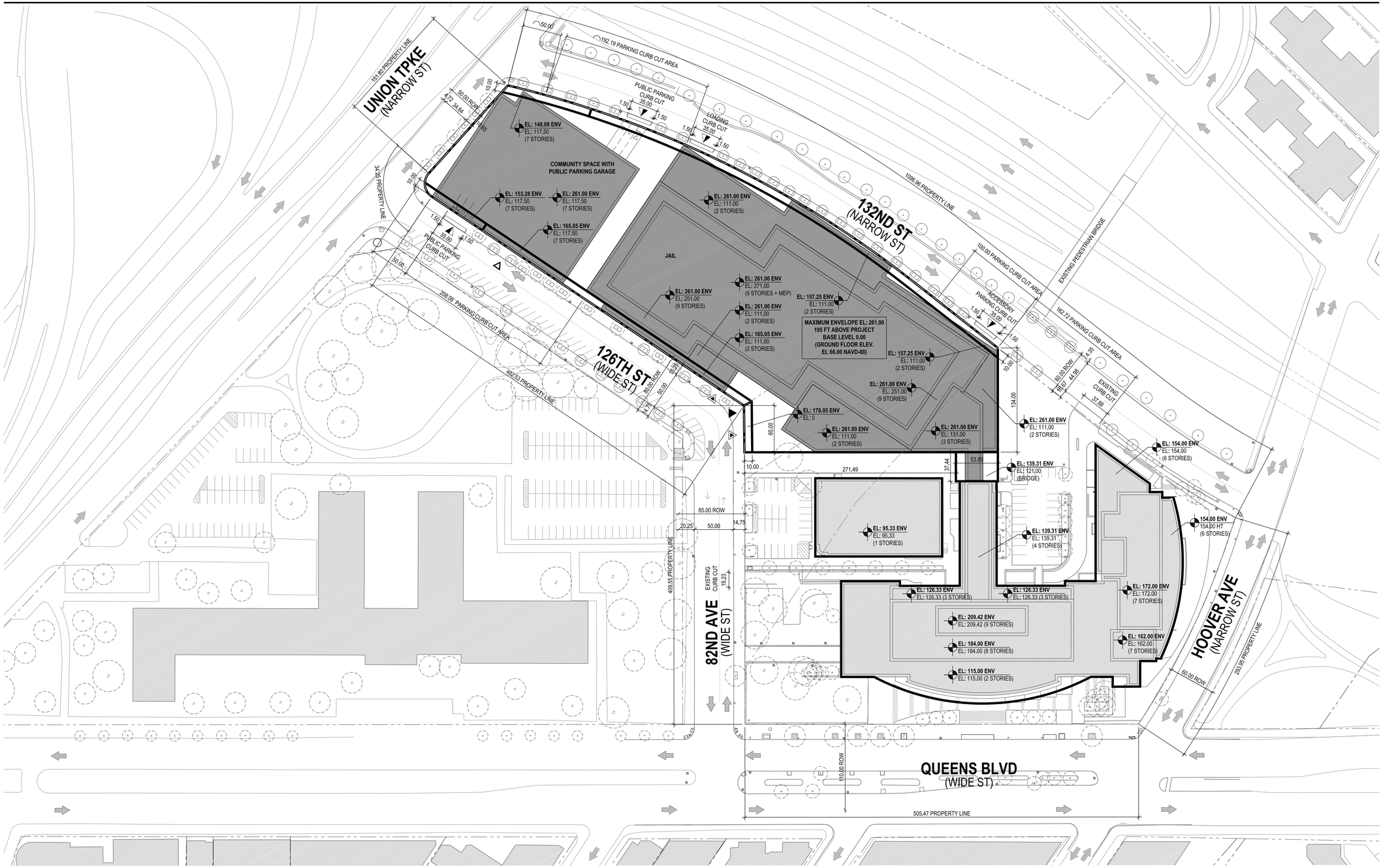
DRAWING TITLE:

ZONING ANALYSIS

SCALE:

Z-020

3/20/19



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT EXTENTS
- MAXIMUM BUILDING ENVELOPE ELEVATION (ENV) / ILLUSTRATIVE BUILDING ELEVATION
- PROPOSED ILLUSTRATIVE BUILDING LINE

SITE PLAN

- PUBLIC ACCESS POINT. INCLUDES AN EXTERIOR SPACE WITH A DEPTH OF NO LESS THAN 10FT AND HEIGHT NO LESS THAN 20FT.
- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- STAFF ACCESS POINT

- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE

GENERAL NOTES:

- 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 IS FOR ILLUSTRATIVE PURPOSES ONLY.
- BUILDING SHOWN WITHIN THE MAX BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.
- LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS SUBJECT TO CHANGE
- ON ROOF OF THE JAIL BUILDING, TO HEIGHT OF EL 301.00 - PERMITTED AREA AND USES INCLUDE: ROOFTOP HORTICULTURE SPACE WITH SECURITY ENCLOSURE, PASSENGER AND SERVICE ELEVATOR STOPS, VESTIBULES AND LOBBIES, EGRESS STAIRS AND SUPPORT SPACES FOR 1,000SF FOR SUCH USES AS RESTROOMS, STORAGE, HOLDING CELLS, VESTIBULES AND LOBBIES.
- MAXIMUM BUILDING ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.

N

0' 15' 30' 60' 120' 240'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019
CPC SUBMISSION FOR COUNCIL VOTE	10/11/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
16319
STATE OF NEW YORK

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
NYC DEPARTMENT OF CORRECTIONS
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

80-25 126 ST, 126-02 82 AVE

BOROUGH: QUEENS
BLOCK: 9657 & 9653
LOT: 1 & 100
ULURP #: 190342 ZSQ

KEW GARDENS, NY 11424

PROJECT No: 73441.00

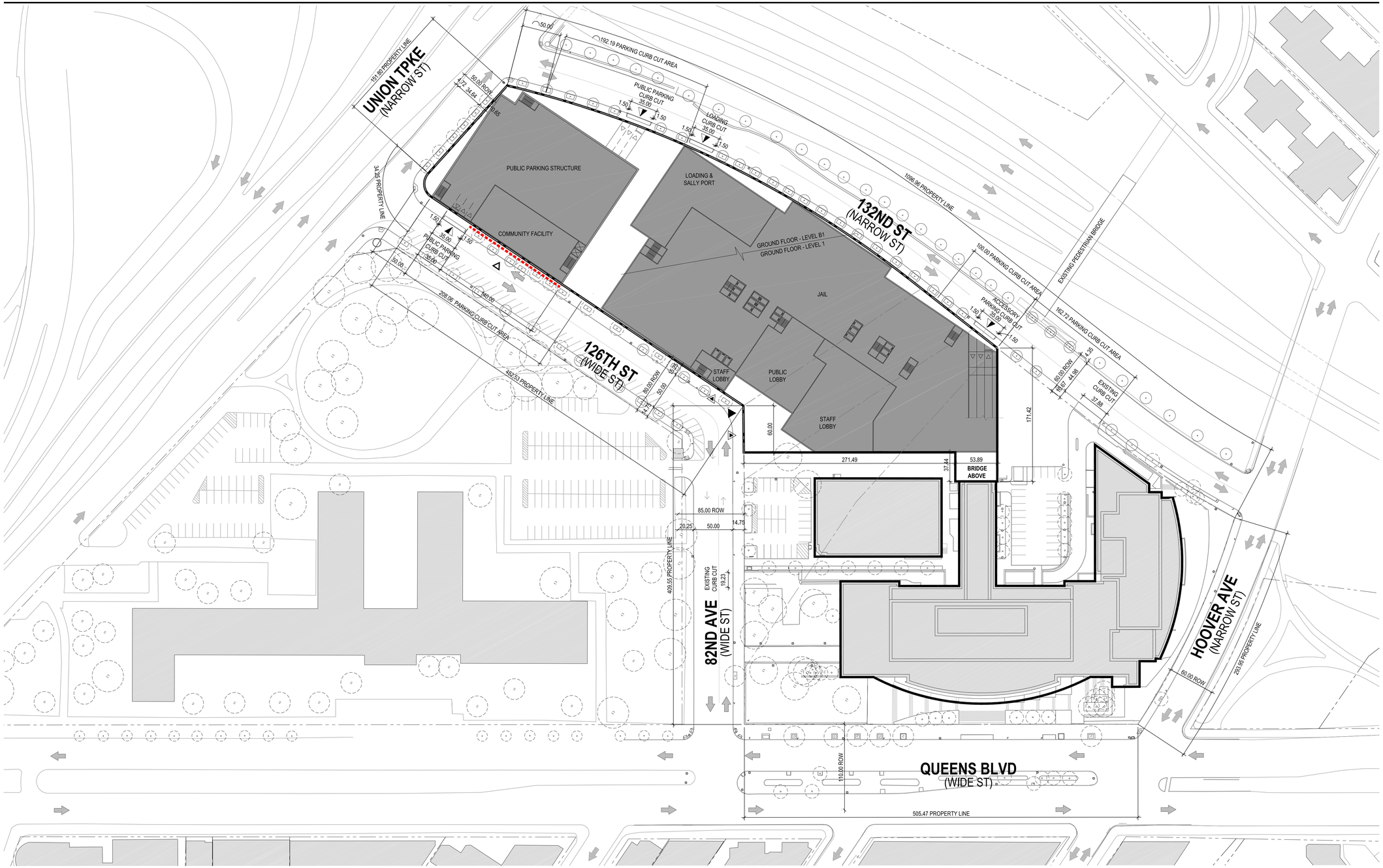
DRAWING TITLE:

ZONING LOT SITE PLAN

SCALE:

Z-030

3/20/19



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT EXTENTS
- **MAXIMUM BUILDING ENVELOPE ELEVATION (ENV)** ILLUSTRATIVE BUILDING ELEVATION
- PROPOSED ILLUSTRATIVE BUILDING LINE

SITE PLAN

- PUBLIC ACCESS POINT. INCLUDES AN EXTERIOR SPACE WITH A DEPTH OF NO LESS THAN 10FT AND HEIGHT NO LESS THAN 20FT.
- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- STAFF ACCESS POINT
- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE
- **MANDATORY COMMUNITY FACILITY FRONTAGE. SEE NOTES**

GENERAL NOTES:

- 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 IS FOR ILLUSTRATIVE PURPOSES ONLY.
- BUILDING SHOWN WITHIN THE MAX BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.
- LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS SUBJECT TO CHANGE
- ON ROOF OF THE JAIL BUILDING, TO HEIGHT OF EL 301.00 - PERMITTED AREA AND USES INCLUDE: ROOFTOP HORTICULTURE SPACE WITH SECURITY ENCLOSURE, PASSENGER AND SERVICE ELEVATOR STOPS, VESTIBULES AND LOBBIES, EGRESS STAIRS AND SUPPORT SPACES FOR 1,000SF FOR SUCH USES AS RESTROOMS, STORAGE, HOLDING CELLS, VESTIBULES AND LOBBIES.
- MAXIMUM BUILDING ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.
- CURB-CUTS ON THE PUBLIC STREET MUST BE A MINIMUM OF AT LEAST 50FT FROM ANY INTERSECTING STREET LINE. VARIANT CURB-CUT LOCATIONS SHALL BE APPROVED BY NYC DEPARTMENT OF BUILDINGS, AS PER ZR 36-53
- PEDESTRIAN ROUTES TO AND FROM GARAGE POINTS SHALL BE PROVIDED AND BE CLEARLY POSTED. THESE ROUTES SHALL HAVE WARNING DEVICES PLACED AT ALL POTENTIAL PEDESTRIAN / VEHICULAR CONFLICT POINTS. STOP SIGNS AND VISUAL AND AUDIBLE WARNING DEVICES SHALL BE PLACED AT ALL VEHICULAR EGRESS POINTS (AT SIDEWALKS).
- ACCESS POINTS SHOWN WITH TRIANGULAR SYMBOLS MUST BE LOCATED ON THE SAME BUILDING STREET FRONTAGE AS SHOWN, BUT MAY BE LOCATED ANYWHERE ON SUCH FRONTAGE.
- ACCESS POINTS WITH EXCEPTION TO VEHICULAR MAY WRAP CORNERS OF FRONTAGES
- ACCESSIBILITY FOR THE DISABLED: GARAGES SHALL CONFORM TO LOCAL LAW 58 OF 1987 AND TO THE AMERICANS WITH DISABILITIES ACT OF 1991. INTERIOR DIVISIONS, USE AND OTHER DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE
- COMMUNITY FACILITIES MUST OCCUPY THE AREA BEHIND ANY WALLS FACING MANDATORY COMMUNITY FACILITY FRONTAGES TO A DEPTH OF NO LESS THAN 30 FEET. THIS REQUIREMENT MUST BE MET FOR WALLS FACING NO LESS THAN 75% OF THE LENGTH OF EACH OF THE DESIGNATED FRONTAGES

0' 15' 30' 60' 120' 240'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019
CPC SUBMISSION FOR COUNCIL VOTE	10/11/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
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Traffic:
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102 MADISON AVENUE, 11TH FLOOR
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PROJECT TITLE:

80-25 126 ST, 126-02 82 AVE

BOROUGH: QUEENS
BLOCK: 9657 & 9653
LOT: 1 & 100
ULURP #: 190342 ZSQ

KEW GARDENS, NY 11424

PROJECT No: 73441.00

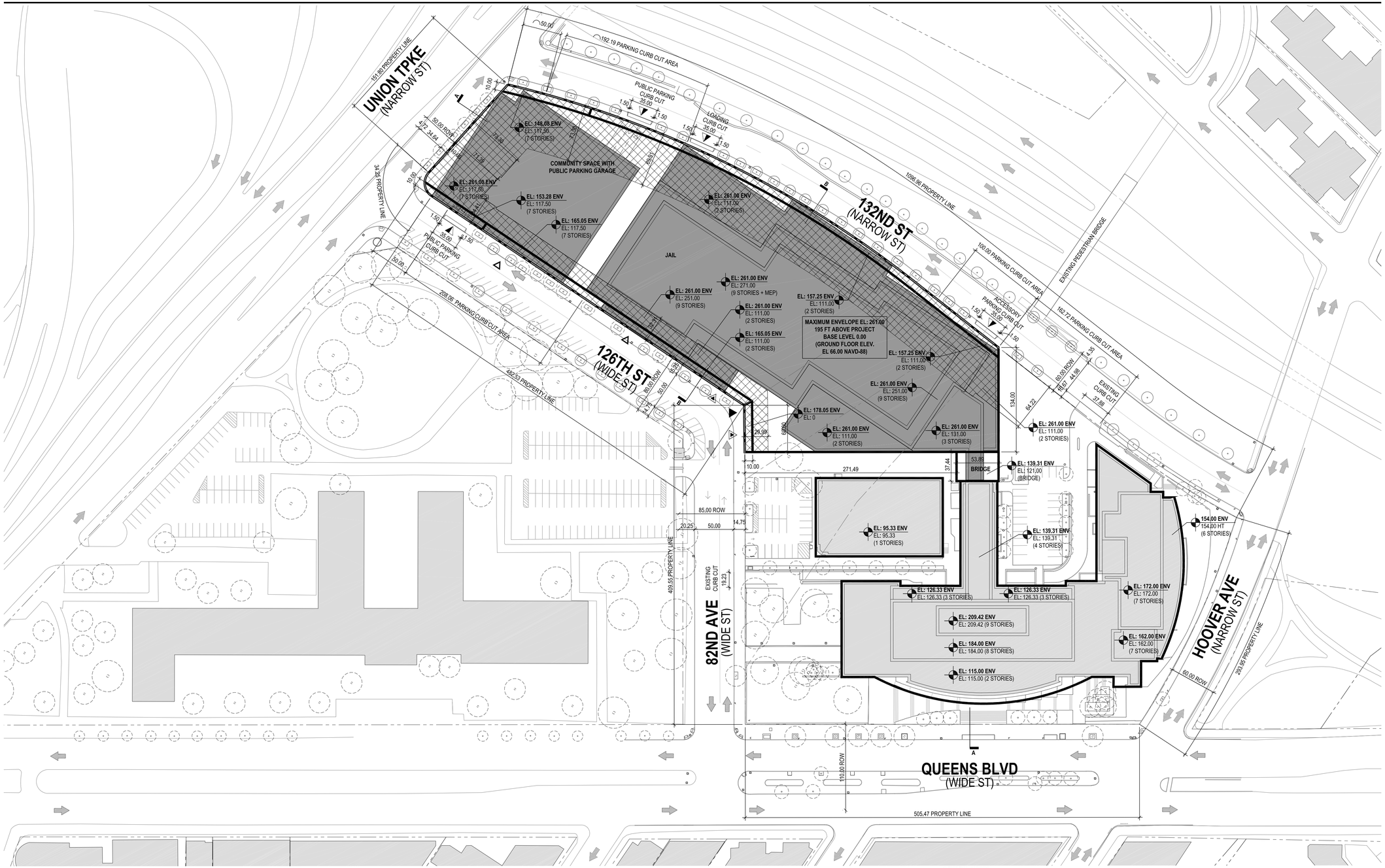
DRAWING TITLE:

GROUND FLOOR PLAN

SCALE:

Z-040

3/20/19



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT EXTENTS
- **MAXIMUM BUILDING ENVELOPE ELEVATION (ENV)** ILLUSTRATIVE BUILDING ELEVATION
- PROPOSED ILLUSTRATIVE BUILDING LINE

SITE PLAN

- PUBLIC ACCESS POINT. INCLUDES AN EXTERIOR SPACE WITH A DEPTH OF NO LESS THAN 10FT AND HEIGHT NO LESS THAN 20FT.
- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- STAFF ACCESS POINT

- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE

HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832.

GENERAL NOTES:

- 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 IS FOR ILLUSTRATIVE PURPOSES ONLY.
- BUILDING SHOWN WITHIN THE MAX BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.
- LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS SUBJECT TO CHANGE
- ON ROOF OF THE JAIL BUILDING, TO HEIGHT OF EL 301.00 - PERMITTED AREA AND USES INCLUDE: ROOFTOP HORTICULTURE SPACE WITH SECURITY ENCLOSURE, PASSENGER AND SERVICE ELEVATOR STOPS, VESTIBULES AND LOBBIES, EGRESS STAIRS AND SUPPORT SPACES FOR 1,000SF FOR SUCH USES AS RESTROOMS, STORAGE, HOLDING CELLS, VESTIBULES AND LOBBIES.
- MAXIMUM BUILDING ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.

N

0' 15' 30' 60' 120' 240'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019
CPC SUBMISSION FOR COUNCIL VOTE	10/11/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
16319
STATE OF NEW YORK

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
NYC DEPARTMENT OF CORRECTIONS
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

80-25 126 ST, 126-02 82 AVE

BOROUGH: QUEENS
BLOCK: 9657 & 9653
LOT: 1 & 100
ULURP #: 190342 ZSQ
KEW GARDENS, NY 11424

PROJECT No: 73441.00

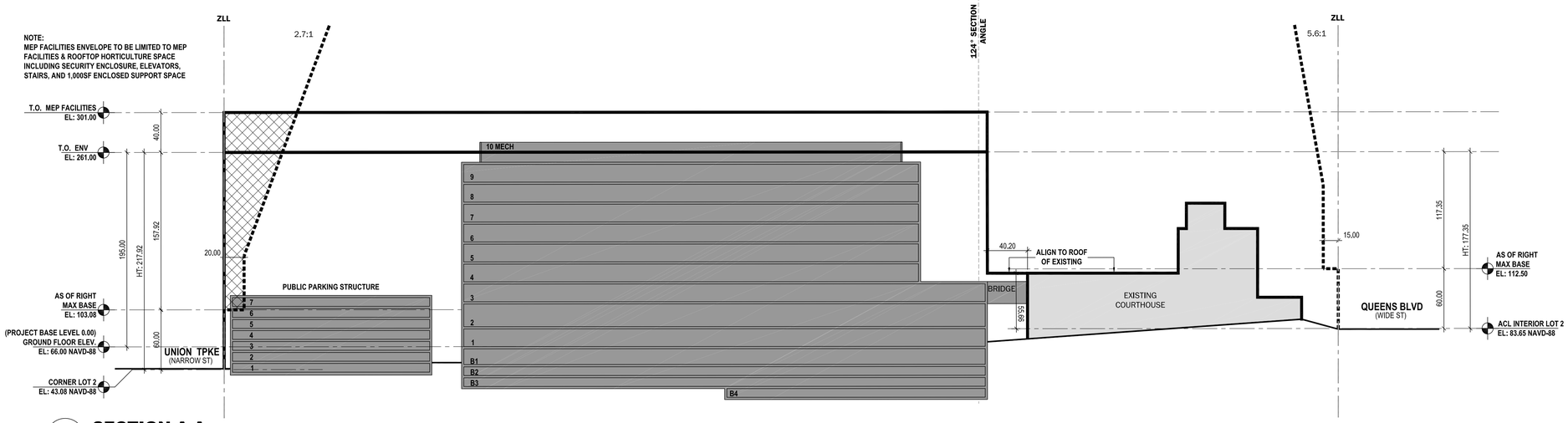
DRAWING TITLE:

WAIVER PLAN - ROOF PLAN

SCALE:

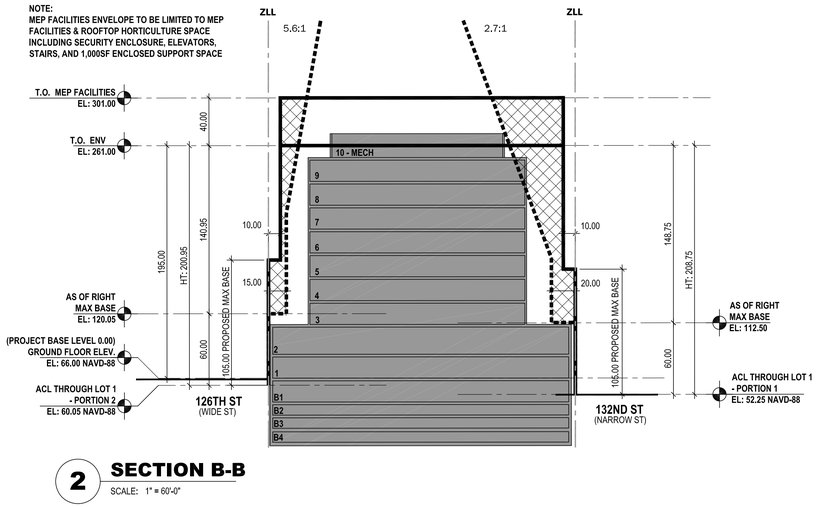
Z-050

3/20/19



1 **SECTION A-A**

SCALE: 1" = 60'-0"



2 **SECTION B-B**

SCALE: 1" = 60'-0"

LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- AS OF RIGHT ZONING EXTENTS
- PROPOSED ILLUSTRATIVE BUILDING LINE
- **HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832 OF ZR.**

GENERAL NOTES:

- 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 IS FOR ILLUSTRATIVE PURPOSES ONLY.
- BUILDING SHOWN WITHIN THE MAX BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.
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BLOCK: 9657 & 9653
LOT: 1 & 100
ULURP #: 190342 ZSQ
KEW GARDENS, NY 11424

PROJECT No: 73441.00

DRAWING TITLE:
SECTIONS

SCALE:
Z-060

3/20/19