FLUSHING COMMONS

MUNICIPAL LOT #1 REDEVELOPMENT

DRAWING INDEX

FLUSHING COMMONS LLC

ULURP ZONING DRAWINGS

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* REVISED 02/14/2025



OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT FRANK ALFRED RESPRO 021470 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
COVER SHEET & DRAWING LIST

SCALE:

Z0.0

NOT FOR CONSTRUCTION -
ISSUED FOR ULURP

DATE: 11 / 13 / 2009 REVISED: 02 / 14 / 2025

Flushing Commons
Zoning Calculations

Address	38-15 138th Street Flushing, NY
Community District	Queens Board 7
Zoning District	C4-4 Proposed
Residential Equivalent	R7
Special District	No
Zoning Map	10a
Block/Lot	Block 4978/Portion of Lot 25

Applicable Section

1. Zoning District
C4-4 Proposed. See Action#1 on Item 4/Z2.0

2. Total Zoning Lot Area
211,112 SF

22-00 **3.** Uses Permitted
32-00 Use Groups 1-6, 8-10 & 12

4. Uses Proposed
Use Group 2 - Residential
Use Group 4 - Community Facility
Use Group 6A & C - Retail
Use Group 6B - Office
Use Group 10A - Retail or Service Establishments
Use Group 10C - Accessory Uses
Use Group 12A - Amusements

74-512 Public Parking Garage,
See Action #4 on Item 4/Z2.0

5. Floor Area Permitted

A. FAR permitted
C4-4
33-122 1) Commercial FAR permitted: 3.4
33-123 2) Community Facility 6.5
23-142 3) Residential FAR permitted 3.44
See Action #3 on Item 4/Z2.0
4) Total 6.5 FAR (max. all uses)

A. Floor Area Permitted

1) Commercial
211,112 X 3.4 = 717,781 SF
2) Community Facility
211,112 X 6.5 = 1,372,228 SF
3) Residential
211,112 x 3.44 = 726,225 SF
4) Maximum = 1,372,228 SF

23-143 **6.** Floor Area Proposed
Building 1: AB:

Residential -	545,546 SF
Commercial-	56,011 SF
Community Facility-	33,886 SF
TOTAL	635,443 SF

Building 2: CD*:

Residential-	180,679 SF
Commercial-	227,553 SF
Community Facility-	0 SF
TOTAL	408,232 SF

Building 3: E:

Commercial-	151,076 SF
Community Facility-	0 SF
TOTAL	151,076 SF

RESIDENTIAL TOTAL	726,225 SF
COMMERCIAL TOTAL	434,640 SF
COMMUNITY FACILITY TOTAL	33,886 SF
TOTAL ZSF	1,194,751 SF

726,225 ZSF = Maximum Permitted Residential ZSF

726,225 ZSF Provided
Complies.

The proposed total area and location of uses are subject to change, but the area for each use will not exceed the maximum permitted for each use.

*Floor area for building 2 CD taken from DOB approved set 420650307 dated 09/02/2014.

74-743(a)(4) **7.** Open Space Regulations

A. Minimum Open Space Required

726,225 SF x 22/100 = 159,770 SF
159,770 SF x 50/100 = 79,885 SF

B. Open Space Provided

85,427 ZSF
Complies.

79,885 SF required pursuant 74-743(a)(4)
See Action#2,3 on Item 4/Z2.0

23-22 **8.** Density
35-40
A. Maximum dwelling units permitted

1. Dwelling unit factor
680

2. Maximum residential floor area permitted R7 equivalent zones:

A. Max. F.A. in C4-4
1,372,228 SF

B. Subtract non-res. floor area provided in R7 equivalent
468,526 SF

C. Res. F.A. permitted for d.u. calculation
903,702 SF
Exceeds maximum residential floor area; use 726,225 SF

3. Maximum dwelling units permitted
726,225/680 = 1,068 DU's

A. Dwelling units proposed
660 DU's
Complies.

23-40 **9.** Yard Regulations

23-47 No rear yard required for corner lot
33-26

23-533 60' rear yard equivalents required on
35-53 through lot for residential use

Rear Yard Proposed - 51'-11"

Does not Comply. See Action #3 on Item 4/Z2.0

23-632 **10.** Height & Setback Regulations

33-432 Height and Setback Regulations

A. Sky Exposure
Wide Street 5.6:1
Narrow Street 2.7:1
B. Initial Setback
Wide Street 15' @ 60'
Narrow Street 20' @ 60'

Does not Comply. See Action #3 on Item 4/Z2.0

35-62 C. Max Height of Front Wall
Wide Street 60' or 4 Stories
Narrow Street 60' or 4 Stories

Does not Comply. See Action #3 on Item 4/Z2.0

23-711 **11.** Distance between Buildings

A. Max Bldg. Height above Curb Level Required

Wall Condition	25	35	40	45	>50
Wall to Wall	20	25	30	35	40
Wall to Window	30	35	40	45	50
Window to Window	40	45	50	55	60

B. Distance btw Buildings Proposed
1. Btw Bldg A & Bldg B - 54'-6"
2. Btw Bldg E & Bldg C - 44'-5"

Does not Comply. See Action #3 on Item 4/Z2.0

12. Accessory Off-Street Parking Regulations

36-12 A. Maximum size of group parking facility
150 spaces

B. Parking Requirements

36-21 1. Retail & Office use:
1 space/1,000 SF

36-21 2. Community Facility use:
None required

3. Residential use:
36-33 50 % of the number of dwelling units.
25-23

C. Proposed Parking

36-21 1. Retail & Office use:
510,812 SF/1,000 = 511 Spaces

36-21 2. Community Facility use:
None required or proposed

3. Residential use:
36-33 660 du's X 50/100 = 330 spaces

4. Total parking required
841 Spaces

5. Parking provided

36-21 841 spaces accessory parking
36-33 759 spaces additional parking
74-512 1,600 spaces total public parking

Complies. See Action #4 on Item 4/Z2.0

Because the distribution of floor area by use is subject to change, the accessory parking requirement is also subject to change.

36-62 **13.** Loading Regulations

A. Loading required

1. Retail Use

First 25,000 SF	None
Next 15,000 SF	1
Next 60,000 SF	1
Each additional 150,000 SF	1

3 Loading berths required for 214,889 SF of Retail= 3 Berths

2. Office Use

First 100,000 SF	None
Next 200,000 SF	1
Each additional 300,000 SF	1

1 Loading berth required for 295,923 ZSF of Office = 1 Berth

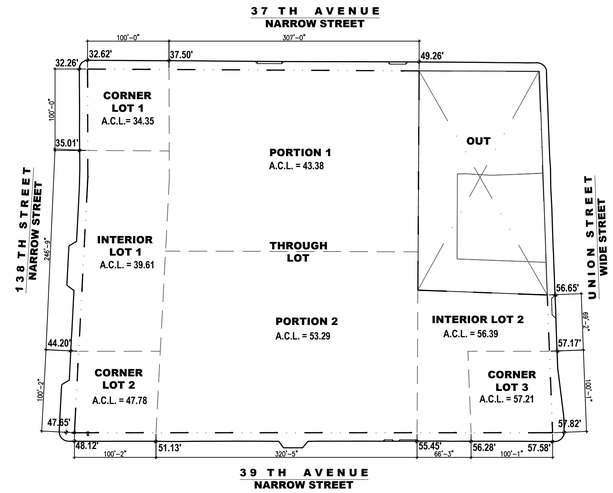
3. Total loading berths required
4 berths

B. Loading berths provided
4 loading berths
Complies.

C. Size Required
33' X 12' X 12' high

D. Size Proposed
33' X 12' X 12' high

1 ZONING CALCULATIONS



2 ACL DIAGRAM

Average Curb Level:
Corner Lot 1 (35.01 + 32.26)/2 + (32.62 + 37.5)/2 / 2 = 34.35

Average Curb Level:
Corner Lot 2 (44.2 + 47.65)/2 + (48.12 + 51.13)/2 / 2 = 47.78

Average Curb Level:
Corner Lot 3 (56.28 + 57.58)/2 + (57.82 + 57.17)/2 / 2 = 57.21

Average Curb Level:
Through Lot Portion 1 (37.5 + 49.26)/2 = 43.38

Average Curb Level:
Through Lot Portion 2 (51.13 + 55.45)/2 = 53.29

Average Curb Level:
Interior Lot 1 (35.01 + 44.2)/2 = 39.61

Average Curb Level:
Interior Lot 2 (57.17 + 56.65)/2 + (55.45 + 56.28)/2 / 2 = 56.39

3 ACL CALCULATIONS

Required City Planning Actions:

Flushing Commons:

1) Rezoning from C4-3 to C4-4;
2) Zoning text amendment to ZR Sec. 74-743 to allow for the modification of open space regulations pursuant the General Large Scale Development (GLSD) special permit;
3) Special permits pursuant to ZR Sections 74-743 and 74-744 (General Large Scale Development) for waivers of height and setback, rear yard equivalent, location of uses within buildings, minimum distance between buildings, distance between required windows and walls, and open space regulations to facilitate the development of an approximately 1.19 million square foot three-building mixed-use development with a 1.5 acre publicly-accessible open space;
4) Special permit for a 1600-space (attended) public parking garage (ZR Sec. 74-512); and
5) Disposition of City-owned property by DOT to EDC and, subsequently, from EC to the designated developer, Flushing Commons LLC.

Fulton/Max Interim Parking Lot:

6) Special permit for a 647-space (446 attended and 201 self-park) interim public parking lot (ZR Sec. 74-512).

College Point Interim Parking Lot:

1) Special permit for a 309-space (102 attended and 207 self-park) interim public parking lot (ZR Sec. 62-835 and 74-512);
2) Zoning text amendment to Sec. 62-952 (62-951) (Waterfront Access Plan Q-2; Downtown Flushing) to exempt interim parking lots on Parcel 2 with a term of ten years or less from public access and visual corridor requirements; and
3) Waterfront certification pursuant to ZR Sec 62-811 by the Chairperson of the City Planning Commission that there are no waterfront public access or visual corridor requirements for the proposed parking lot.

Municipal Lot #2 Interim Parking Lot:

1) Special permit for a 275-space attended interim public parking lot (ZR Sec. 74-512).

4 CPC ACTIONS REQUIRED

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Res. No. 382)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT FRANK ALFRED FRARO 021470 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

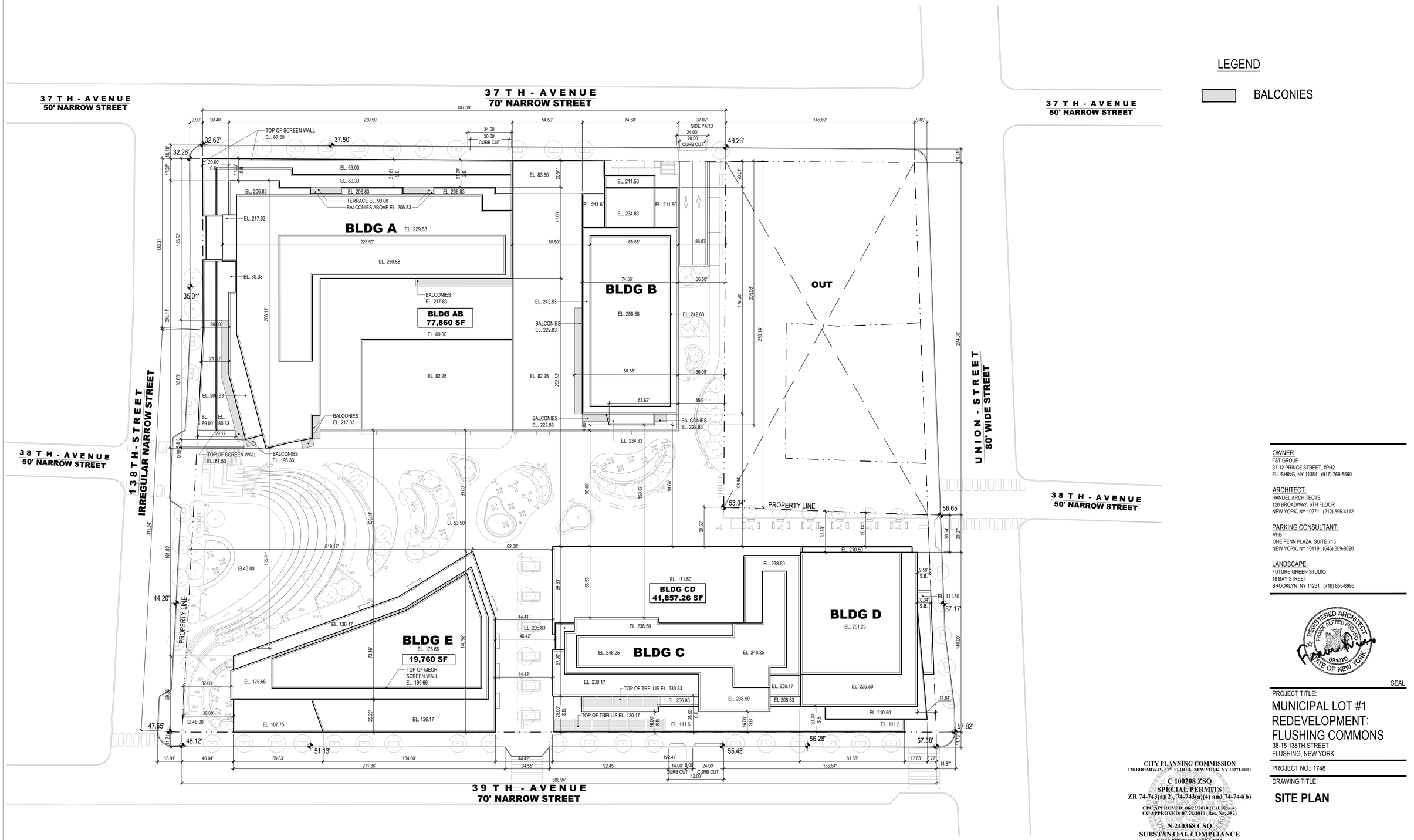
DRAWING TITLE:
ZONING ANALYSIS

SCALE: **AS NOTED**

Z2.0

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

DATE: 01 /19 / 2010 REVISED: 10 / 09 / 2013
REVISED: 02 / 14 / 2025



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

LEGEND

BALCONIES

NOTES:
1. ALL ELEVATIONS ABOVE QUEENS DATUM = 0'-0"
2. BUILDINGS C AND D ARE SHOWN AS APPROVED ON PLANS PREPARED BY PERKINS EASTMAN DATED 10/09/2013

NORTH

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REGISTERED ARCHITECT
FRANK ALFRED FUSARO
021470
STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1
REDEVELOPMENT:
FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
SITE PLAN

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

Z3.0

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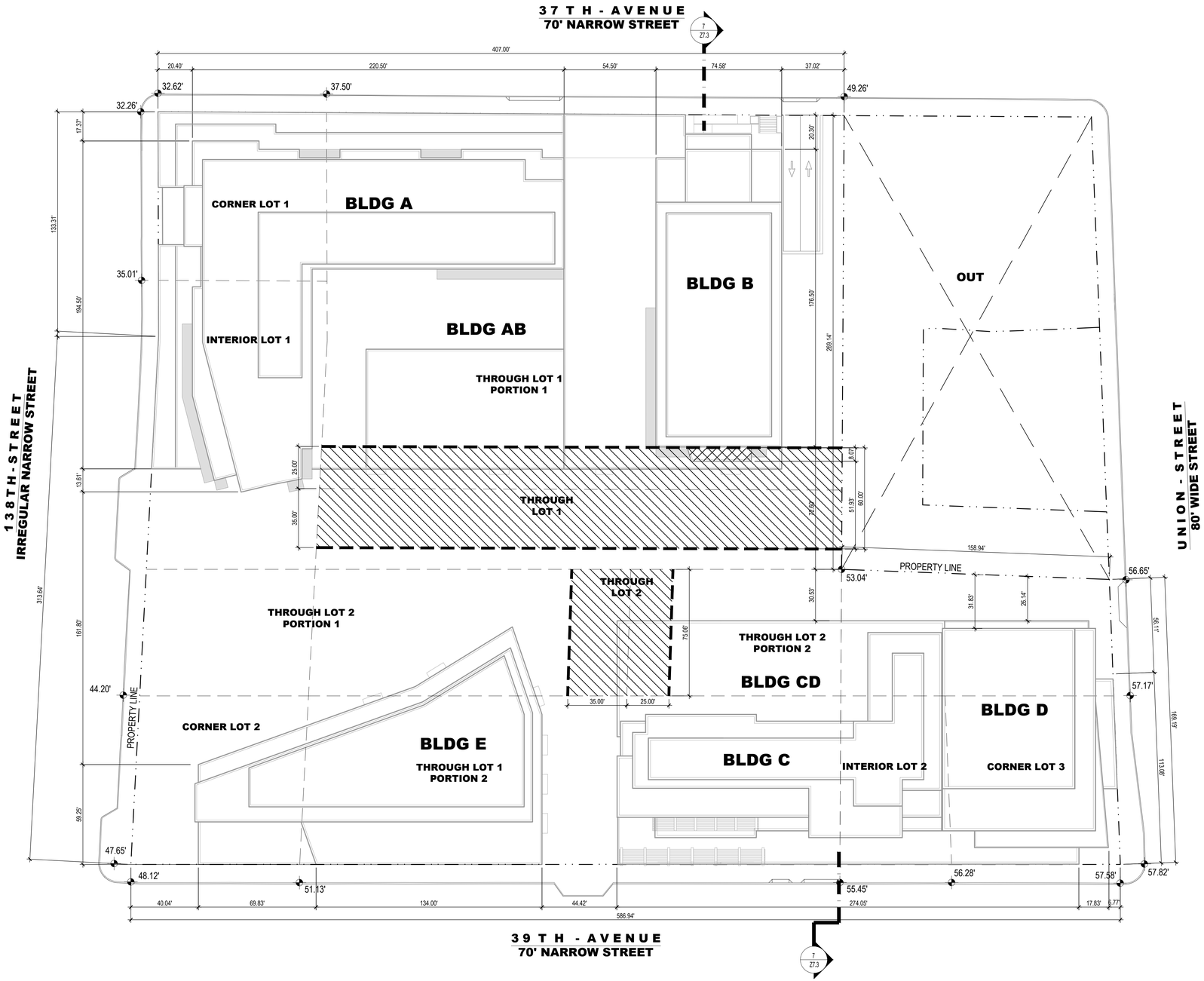

1 REQUIRED YARDS
SCALE:1/32"=1'-0"

LEGEND

- REQUIRED REAR YARD EQUIVALENT
- NON-COMPLIANT REAR YARD
- BALCONIES

23-40 **9.** Yard Regulations

23-47 33-26 No rear yard required for corner lot

23-533 35-53 60' rear yard equivalents required on through lot for residential use

Rear Yard Proposed - 51'-11"

Does not Comply. See Action #3 on Item 4/Z2.0

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DRAWING TITLE:
REQUIRED YARDS

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DCP APPROVED:03/10/2025
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTES:
1. ALL ELEVATIONS ABOVE QUEENS DATUM = 0'-0"
2. BUILDINGS C AND D ARE SHOWN AS APPROVED ON PLANS PREPARED BY PERKINS EASTMAN DATED 10/09/2013

NORTH

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

Z4.0

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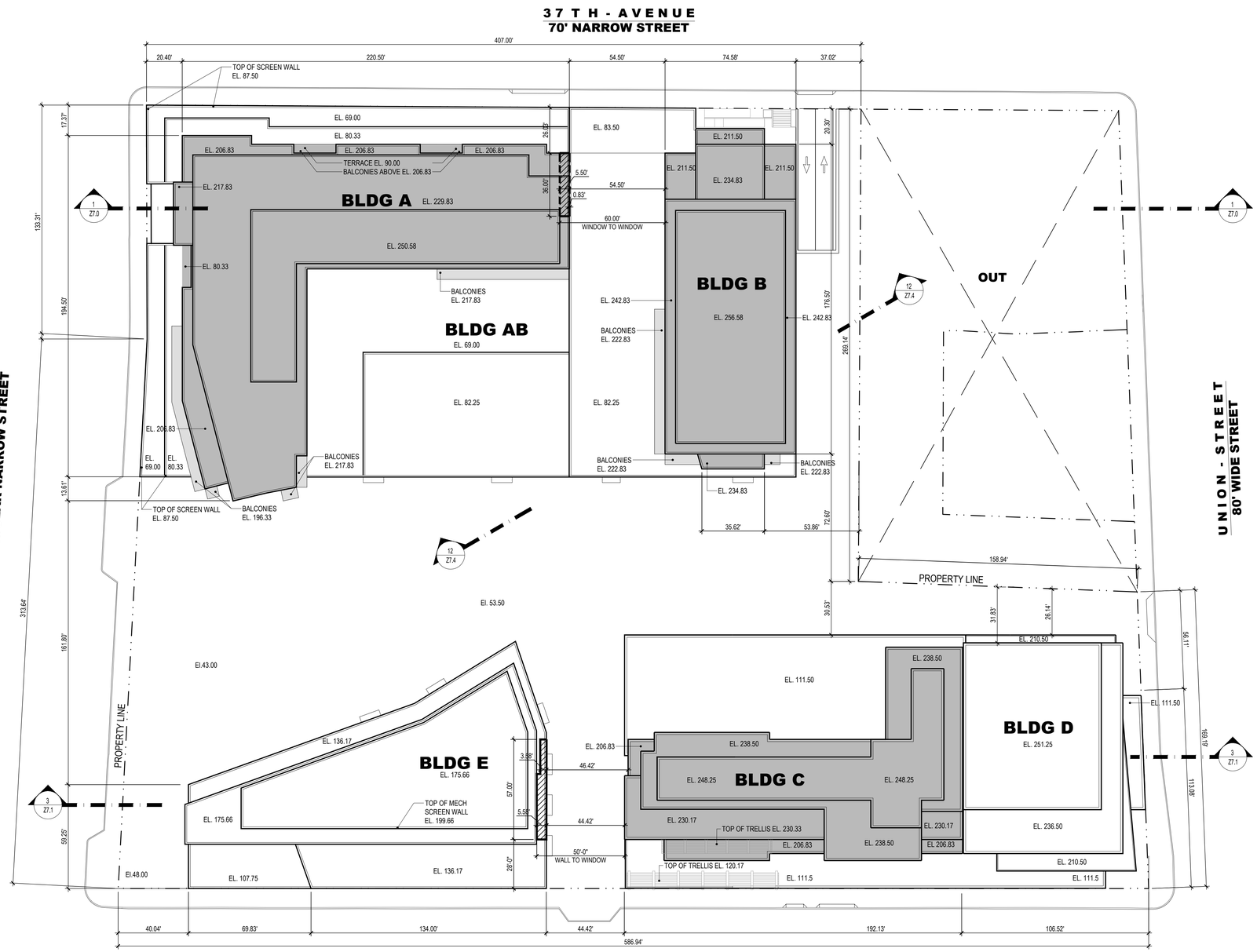

23-711 **11.** Distance between Buildings

A. Max Bldg. Height above Curb Level Required

Wall Condition	25	35	40	45	>50
Wall to Wall	20	25	30	35	40
Wall to Window	30	35	40	45	50
Window to Window	40	45	50	55	60

B. Distance btw Buildings Proposed
1. Btw Bldg A & Bldg B - 54'-6"
2. Btw Bldg E & Bldg C - 44'-5"

Does not Comply. See Action #3 on Item 4/Z2.0

LEGEND

RESIDENTIAL LOT COVERAGE - 53,570 ZSF

50' REQUIRED DISTANCE - WALL TO WINDOW WAIVER

60' REQUIRED DISTANCE - WINDOW TO WINDOW WAIVER

REQUIRED DISTANCE BETWEEN BUILDINGS PER ZR 73-62

BALCONIES

1 DISTANCE BETWEEN BUILDINGS
SCALE:1/32"=1'-0"

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021470
STATE OF NEW YORK

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FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
DISTANCE BTW BLDGS & RESIDENTIAL LOT COVERAGE

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

Z4.1

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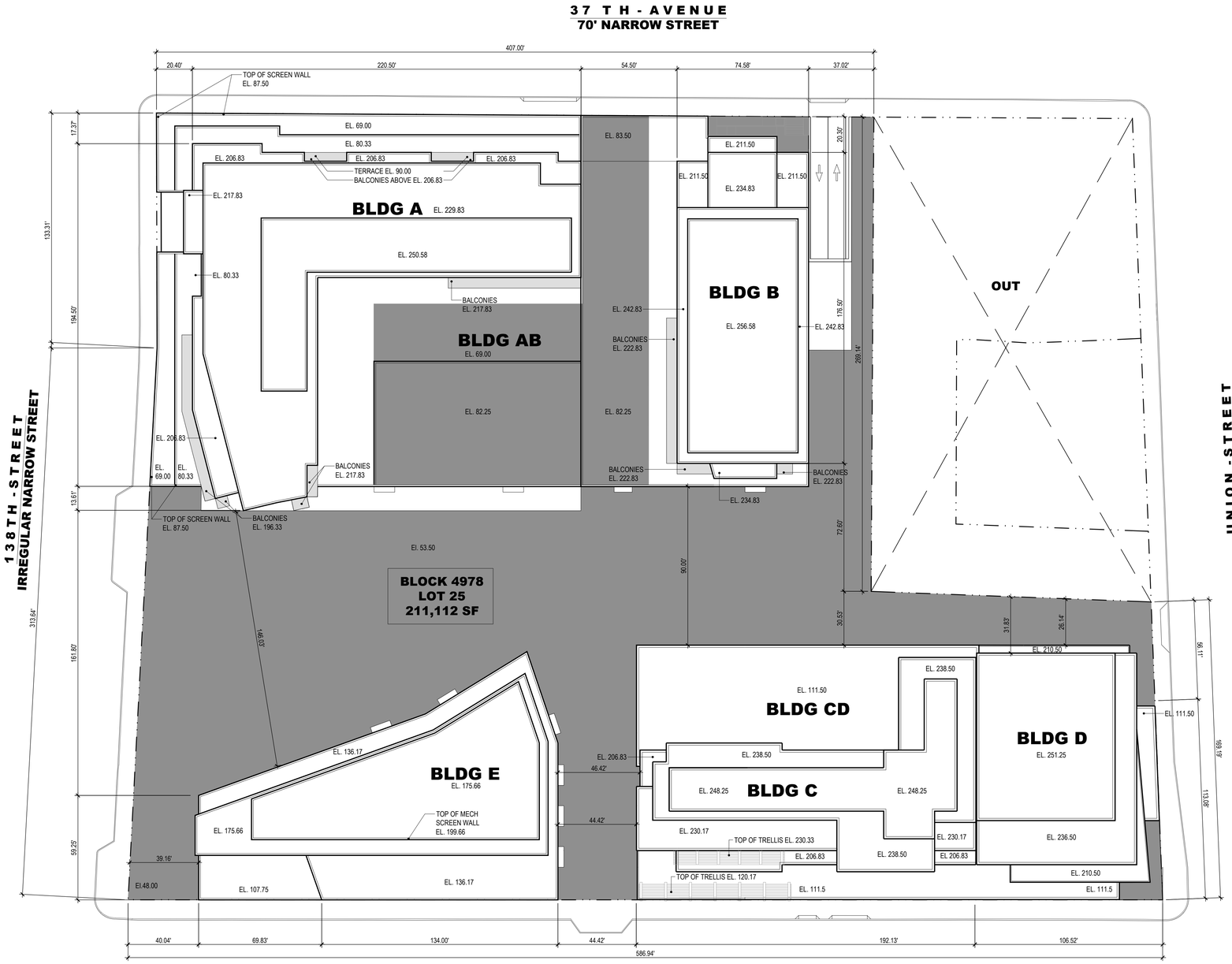

1 OPEN SPACE
SCALE:1/32"=1'-0"

LEGEND

OPEN SPACE 85,427 SF

BALCONIES

74-743(a)(4)**7.** Open Space Regulations

A. Minimum Open Space Required

726,225 SF x 22/100 = 159,770 SF
159,770 SF x 50/100 = 79,885 SF

B. Open Space Provided

85,427 ZSF
Complies.

79,885 SF required pursuant 74-743(a)(4)
See Action#2,3 on Item 4/Z2.0

NOTES:
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DRAWING TITLE:
OPEN SPACE

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

Z4.2

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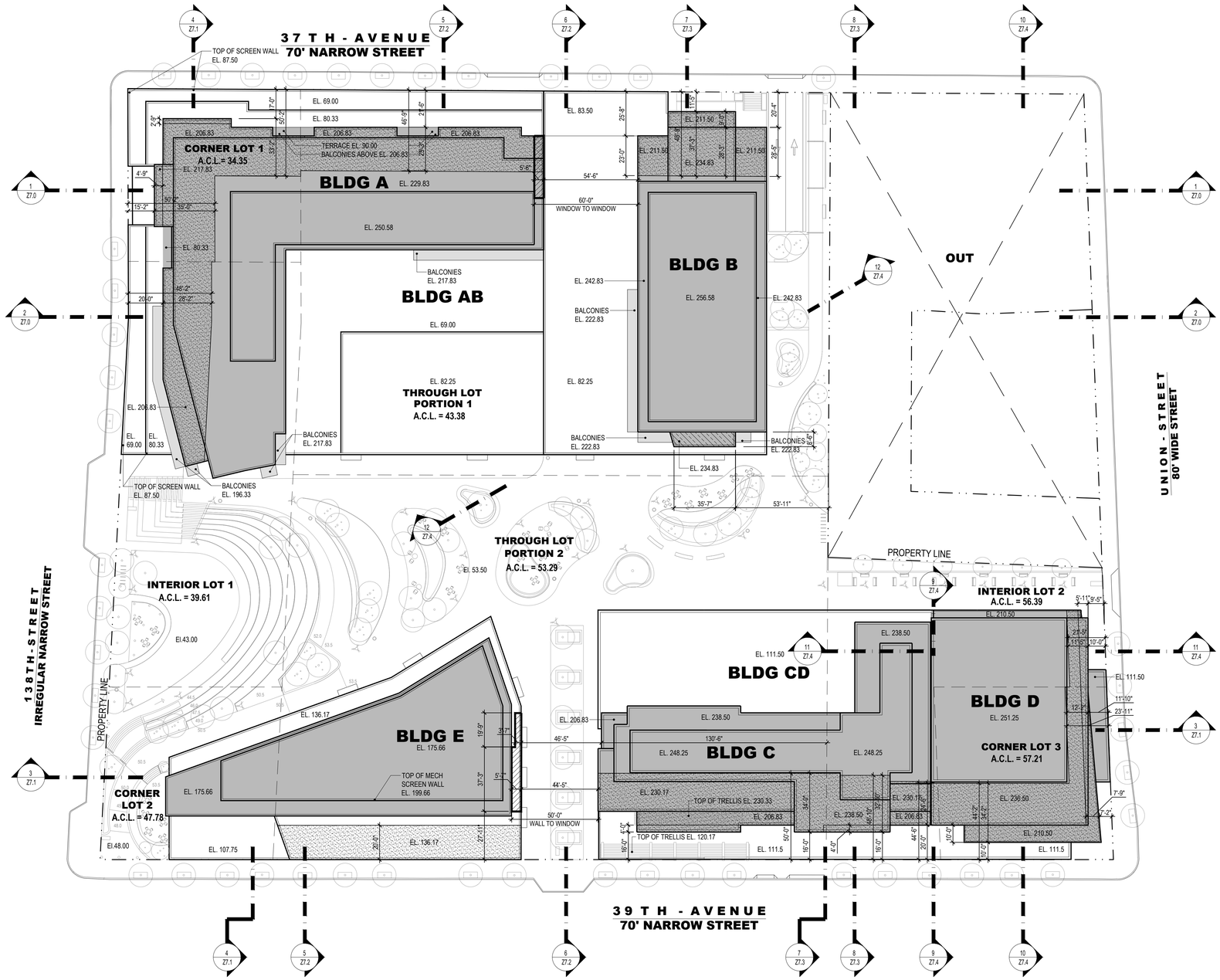

1 SITE PLAN
SCALE:1/32"=1'-0"

LEGEND

- BUILDING TOWERS
- BALCONIES
- HEIGHT / SETBACK & SEP WAIVER
- REAR YARD WAIVER
- DISTANCE BETWEEN BUILDINGS WAIVER

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HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT FRANK ALFRED FUSERO 021470 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
SITE PLAN WAIVER DIAGRAM

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

Z4.3

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

DATE: 11 / 13 / 2009 REVISED: 10 / 09 / 2013
REVISED: 02 / 14 / 2025

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

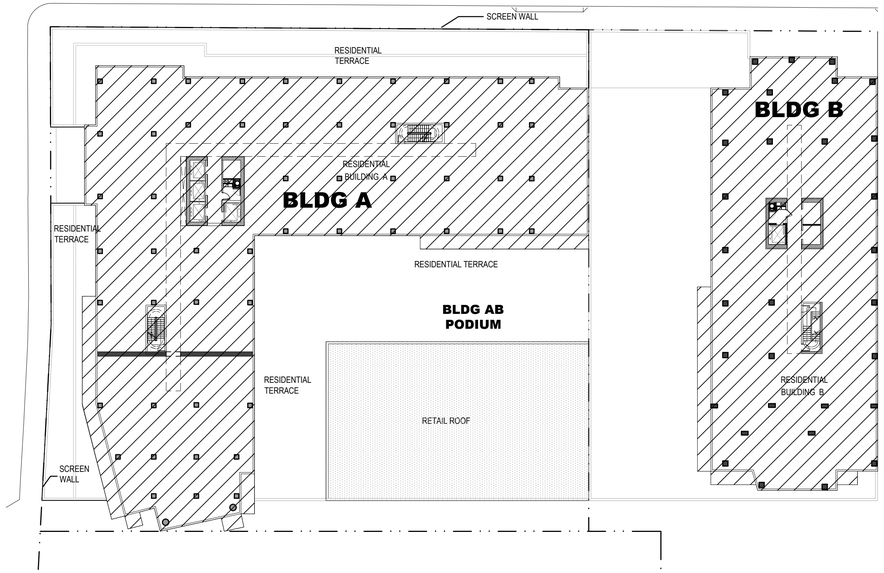
C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Res. No. 382)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED:03/10/2025

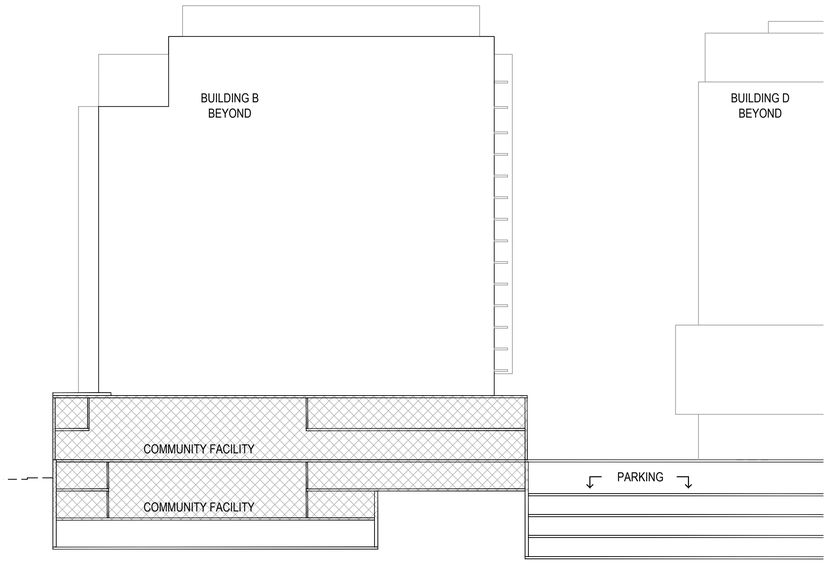
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTES:
1. ALL ELEVATIONS ABOVE QUEENS DATUM = 0'-0"
2. BUILDINGS C AND D ARE SHOWN AS APPROVED ON PLANS PREPARED BY PERKINS EASTMAN DATED 10/09/2013

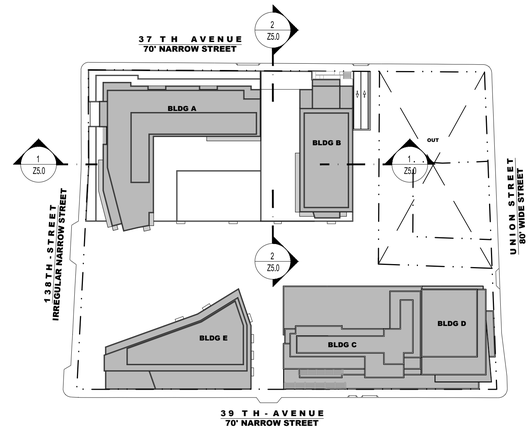
NORTH



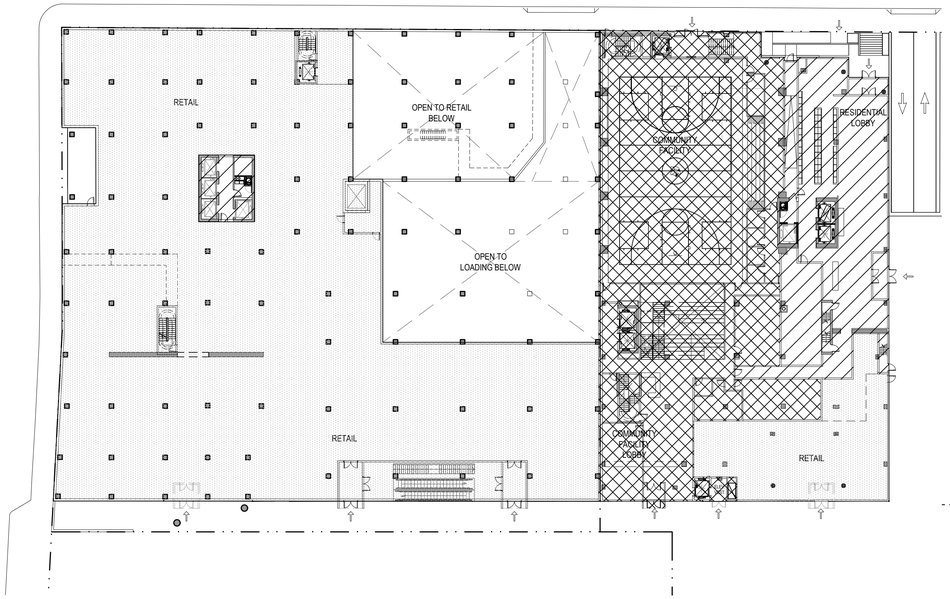
4 BUILDING AB 3RD & 4TH FLOOR PLAN
SCALE:1/32"=1'-0"



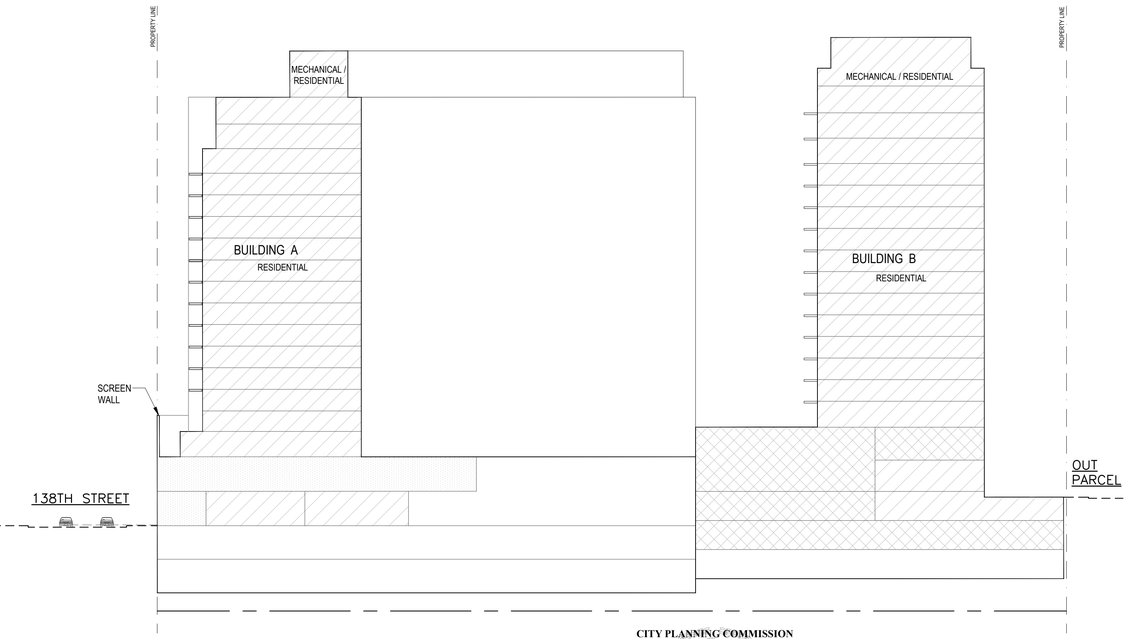
2 BUILDING A & PODIUM AB SECTION
SCALE:1/32"=1'-0"



KEYPLAN
SCALE:1/100"=1'-0"



3 BUILDING AB GROUND FLOOR PLAN
SCALE:1/32"=1'-0"



1 BUILDING AB SECTION
SCALE:1/32"=1'-0"

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Rec. No. 382)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/10/2025

SUBJECT TO VERIFICATION AND ACCEPTANCE BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

LEGEND
RESIDENTIAL USE
COMMERCIAL USE
COMMUNITY FACILITY USE

NORTH

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT
FRANK ALFRED FUSERO
021470
STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1
REDEVELOPMENT:
FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:

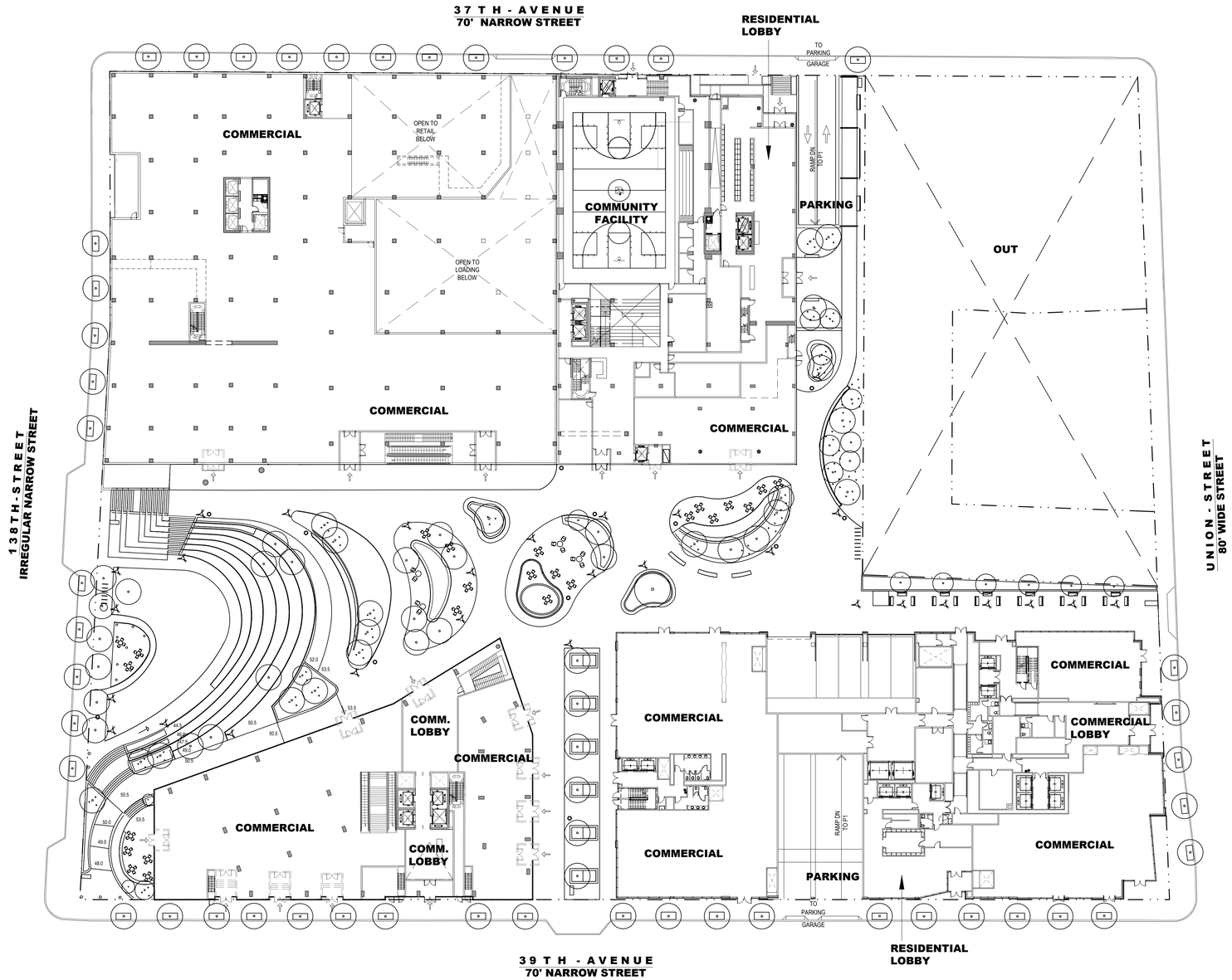
USE REGULATION WAIVER DIAGRAM I (BUILDING AB)

SCALE: **AS NOTED**

Z5.0

NOT FOR CONSTRUCTION -
ISSUED FOR ULURP

DATE: 11 / 13 / 2009 REVISED: 02 / 14 / 2025



1 GROUND FLOOR PLAN
SCALE:1/32"=1'-0"

NOTES:
1. ALL ELEVATIONS ABOVE QUEENS DATUM = 0'-0"
2. BUILDINGS C AND D ARE SHOWN AS APPROVED ON PLANS PREPARED BY PERKINS EASTMAN DATED 10/09/2013
3. PARTITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE.
4. AMOUNT, LOCATION AND SIZE OF PLANTING AND SEATING FACILITIES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE
5. LOCATIONS OF BUILDING ENTRANCES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE

NORTH

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
FOR
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Res. No. 382)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED:03/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT
FRANK ALFRED FUSARO
021470
STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1
REDEVELOPMENT:
FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

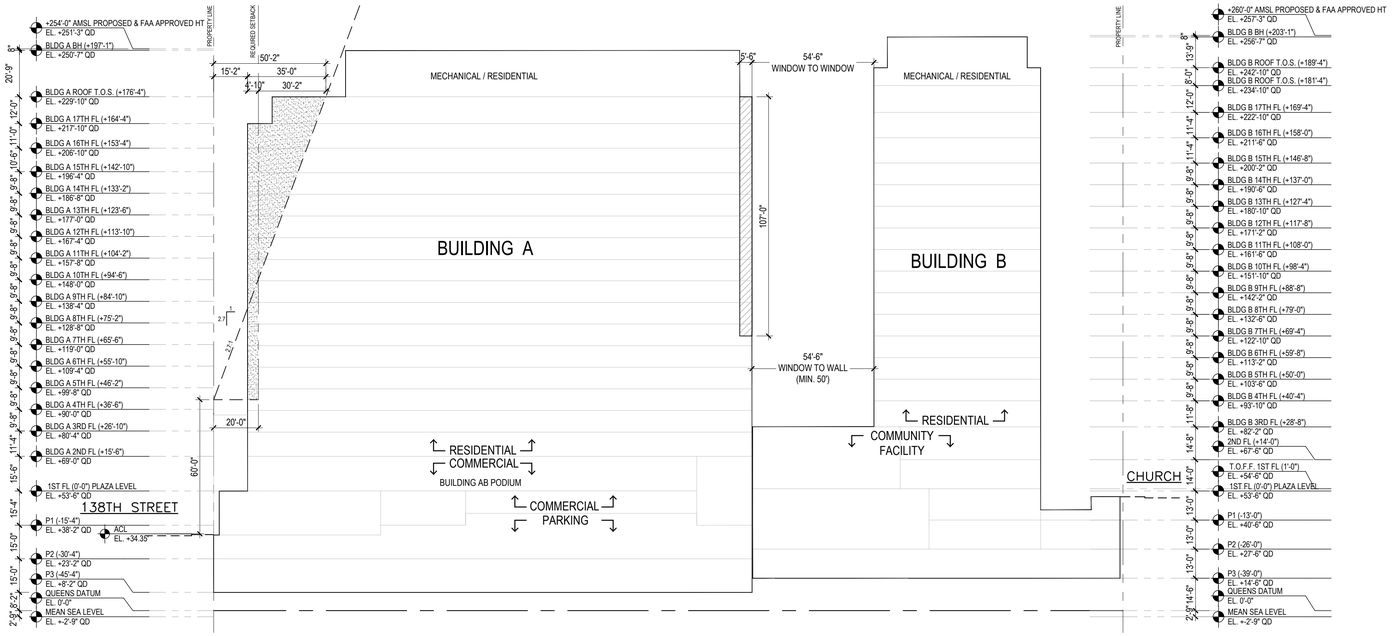
DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: **AS NOTED**

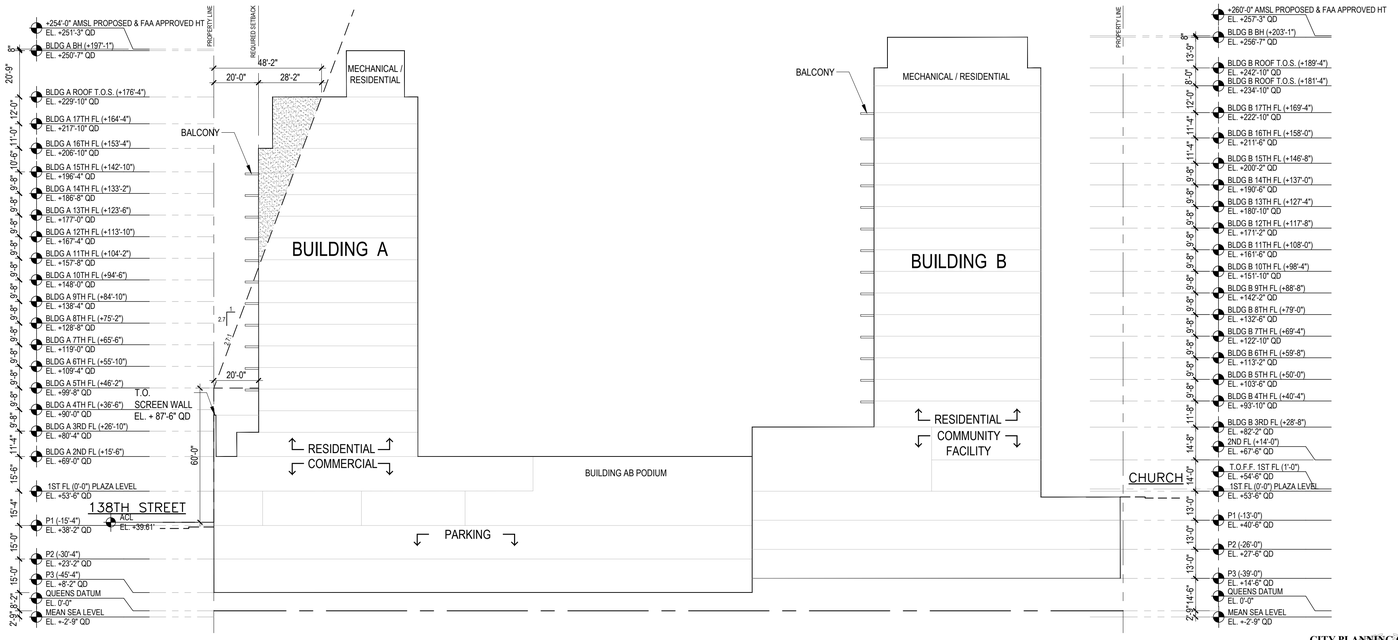
Z6.0

NOT FOR CONSTRUCTION -
ISSUED FOR ULURP

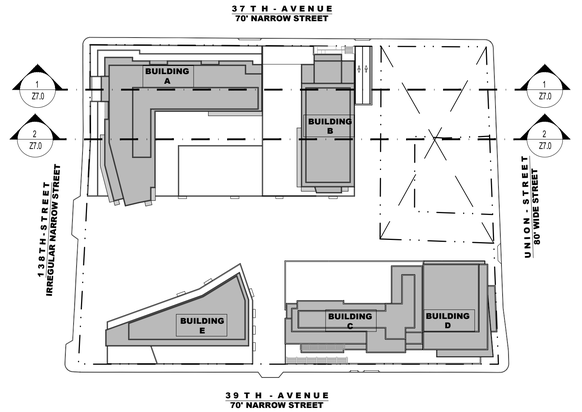
DATE: 11 / 13 / 2009 REVISED: 10 / 09 / 2013
REVISED: 02 / 14 / 2025



1 BUILDING A & B SECTION
SCALE:1/32"=1'-0"



2 BUILDING A & B SECTION
SCALE:1/32"=1'-0"



KEYPLAN
SCALE:1/100"=1'-0"

LEGEND
- HEIGHT / SETBACK & SEP WAIVER
- REAR YARD WAIVER
- MINIMUM DISTANCE BETWEEN BUILDINGS WAIVER
- x FL (EL. HT x') QUEENS DATUM

23-632 **10.** Height & Setback Regulations

33-432 Height and Setback Regulations

A. Sky Exposure
Wide Street 5.6:1
Narrow Street 2.7:1
B. Initial Setback
Wide Street 15' @ 60'
Narrow Street 20' @ 60'

Does not Comply. See Action #3 on Item 4/Z2.0

35-62 C. Max Height of Front Wall
Wide Street 60' or 4 Stories
Narrow Street 60' or 4 Stories

Does not Comply. See Action #3 on Item 4/Z2.0

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Res. No. 382)
N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/10/2025
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTES:
1. ALL ELEVATIONS ABOVE QUEENS DATUM = 0'-0"
2. BUILDINGS C AND D ARE SHOWN AS APPROVED ON PLANS PREPARED BY PERKINS EASTMAN DATED 11/13/2009

NORTH

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT FRANK ALFRED FUSERO 021470 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

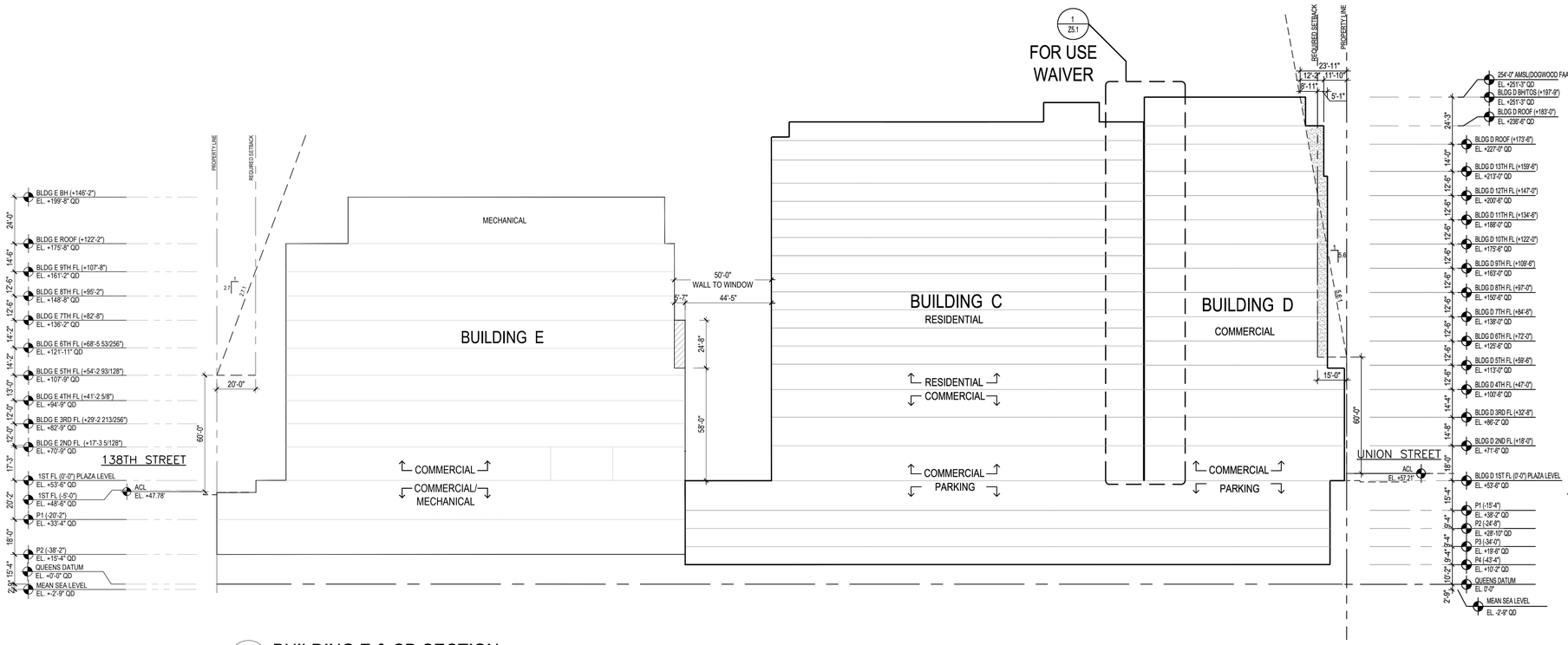
DRAWING TITLE:
HEIGHT & SETBACK SECTIONS I

SCALE: **AS NOTED**

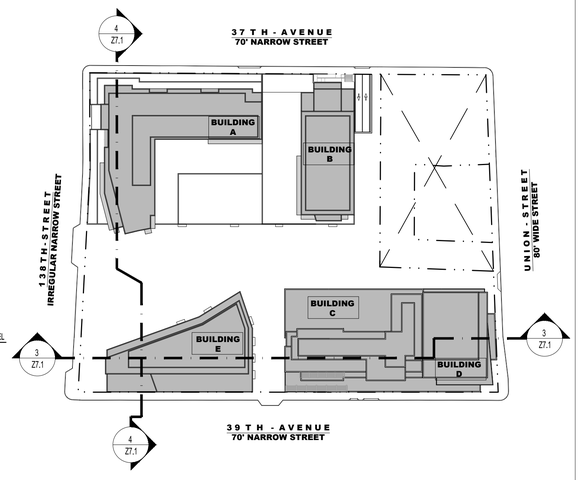
Z7.0

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

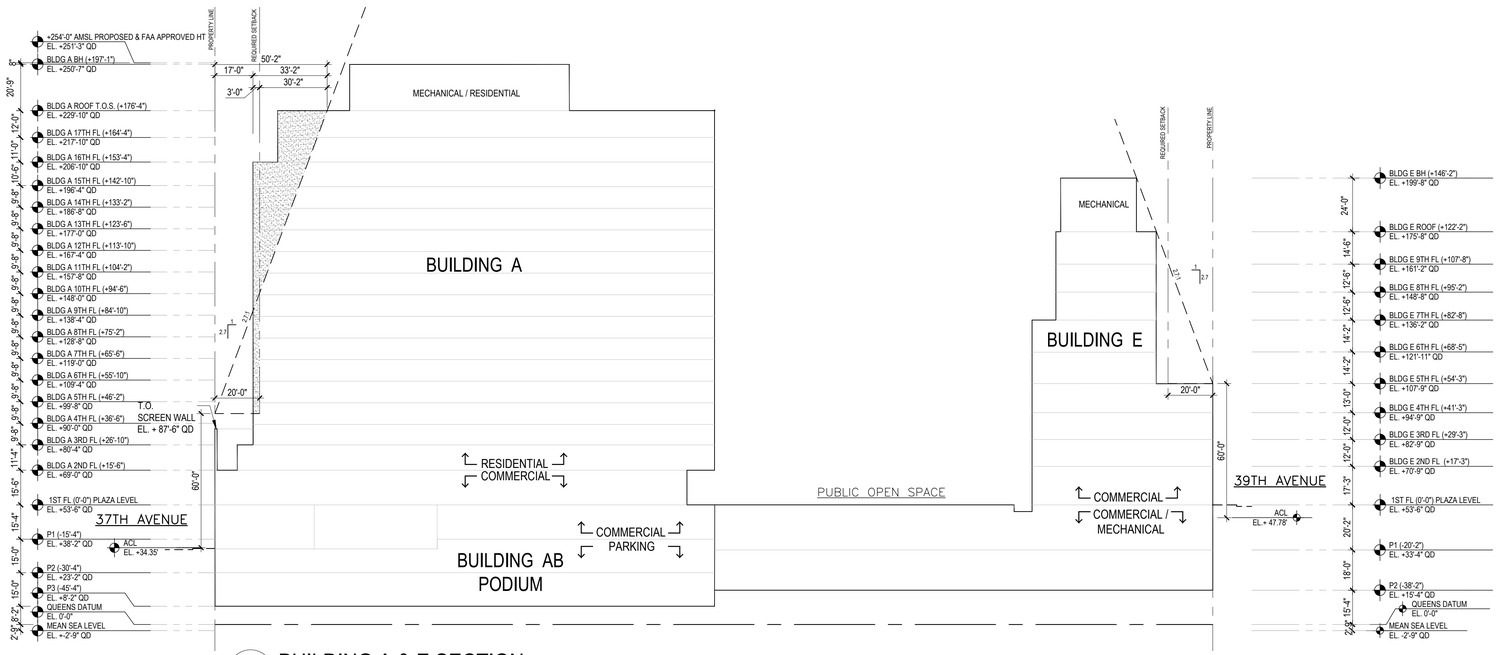
DATE: 11 / 13 / 2009 REVISED: 02 / 14 / 2025



3 BUILDING E & CD SECTION
SCALE:1/32"=1'-0"



KEYPLAN
SCALE:1/100"=1'-0"



4 BUILDING A & E SECTION
SCALE:1/32"=1'-0"

LEGEND
- HEIGHT / SETBACK & SEP WAIVER
- REAR YARD WAIVER
- MINIMUM DISTANCE BETWEEN BUILDINGS WAIVER
- x FL (EL. HT x') QUEENS DATUM

23-632 **10.** Height & Setback Regulations

33-432 Height and Setback Regulations

A. Sky Exposure
Wide Street 5.6:1
Narrow Street 2.7:1
B. Initial Setback
Wide Street 15' @ 60'
Narrow Street 20' @ 60'

Does not Comply. See Action #3 on Item 4/Z2.0

35-62 C. Max Height of Front Wall
Wide Street 60' or 4 Stories
Narrow Street 60' or 4 Stories

Does not Comply. See Action #3 on Item 4/Z2.0

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Res. No. 382)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED:03/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTES:
1. ALL ELEVATIONS ABOVE QUEENS DATUM = 0'-0"
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NORTH

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT FRANK ALFRED FIORITO 021470 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

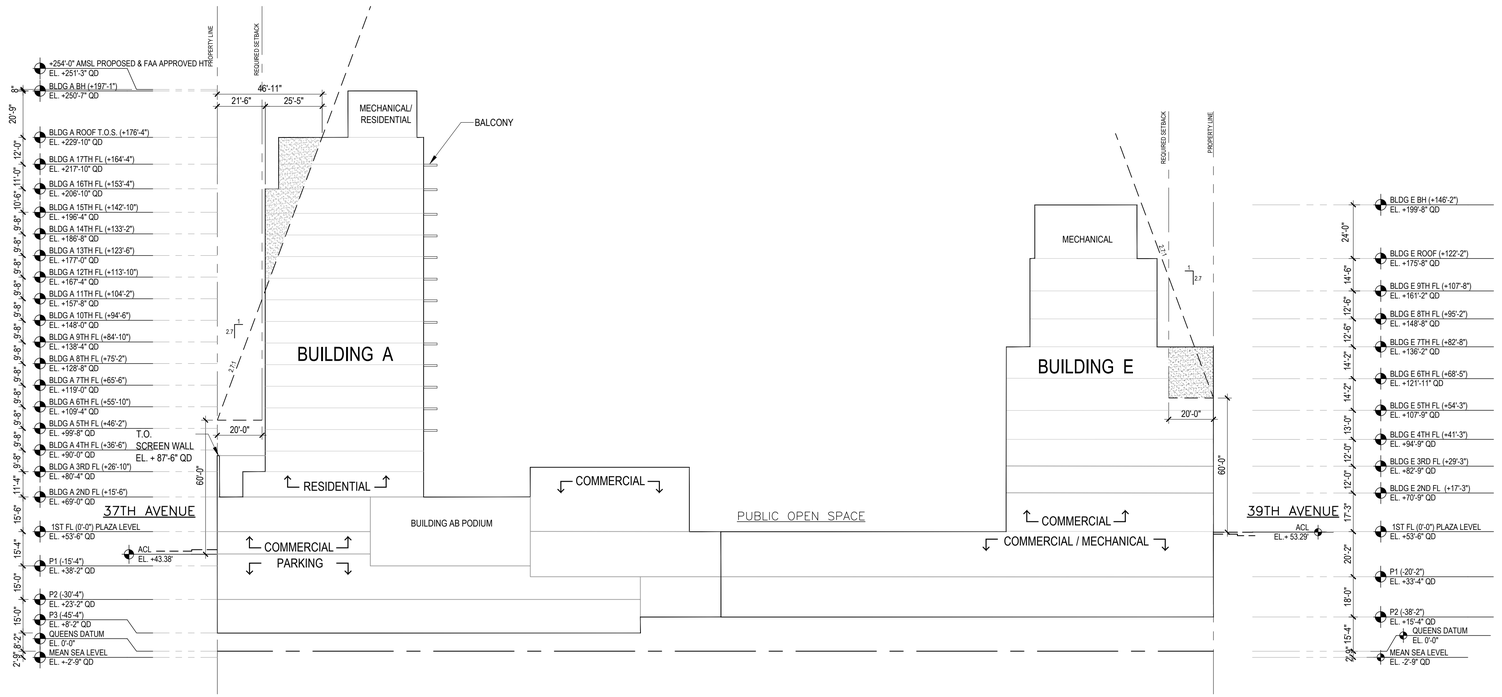
DRAWING TITLE:
HEIGHT & SETBACK SECTIONS II

SCALE: **AS NOTED**

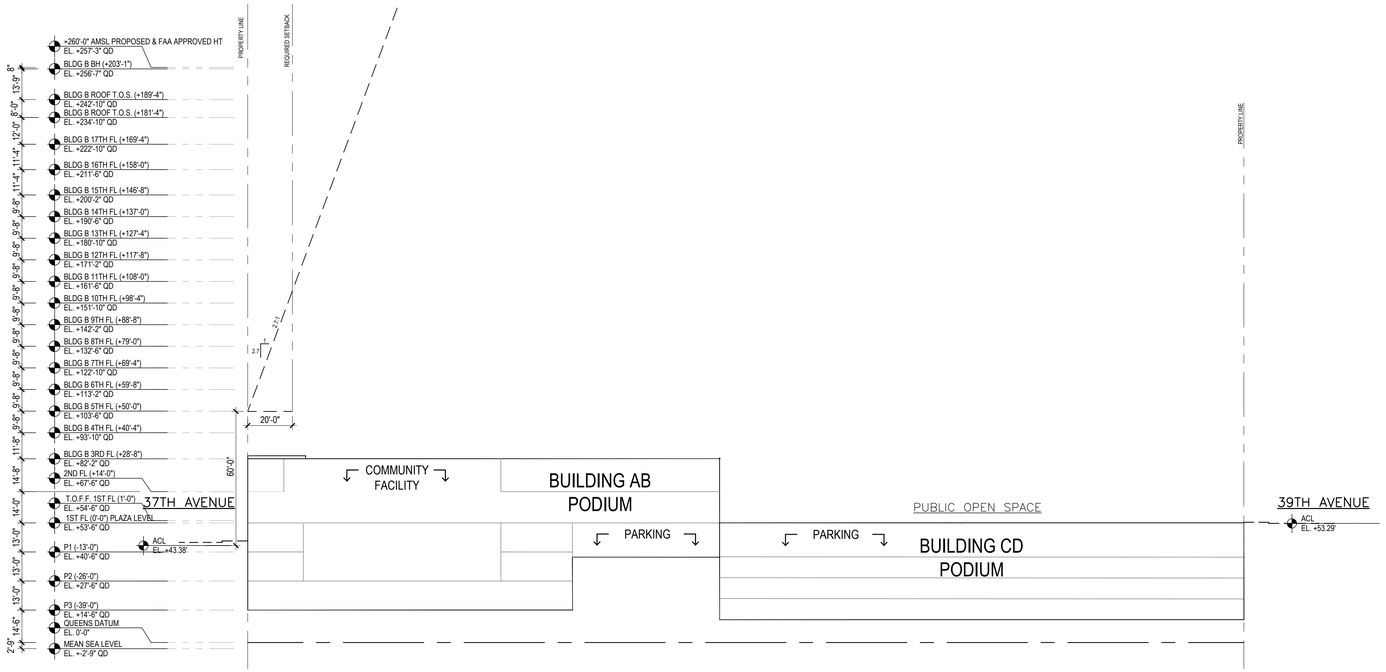
Z7.1

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

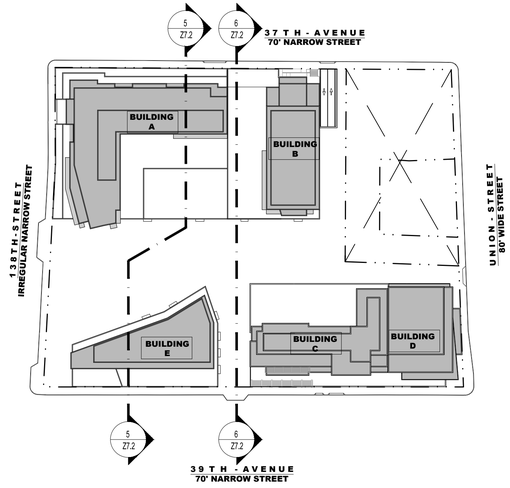
DATE: 11 / 13 / 2009 REVISED: 10 / 09 / 2013
REVISED: 02 / 14 / 2025



5 BUILDING A & E SECTION
SCALE:1/32"=1'-0"



6 BUILDING B & CD SECTION
SCALE:1/32"=1'-0"



KEYPLAN
SCALE:1/100"=1'-0"

LEGEND

- HEIGHT / SETBACK & SEP WAIVER
- REAR YARD WAIVER
- MINIMUM DISTANCE BETWEEN BUILDINGS WAIVER
- x FL (EL. HT x') QUEENS DATUM

23-632 **10.** Height & Setback Regulations

33-432 Height and Setback Regulations

A. Sky Exposure
Wide Street 5.6:1
Narrow Street 2.7:1
B. Initial Setback
Wide Street 15' @ 60'
Narrow Street 20' @ 60'

Does not Comply. See Action #3 on Item 4/Z2.0

35-62 C. Max Height of Front Wall
Wide Street 60' or 4 Stories
Narrow Street 60' or 4 Stories

Does not Comply. See Action #3 on Item 4/Z2.0

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Res. No. 382)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/03/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTES:
1. ALL ELEVATIONS ABOVE QUEENS DATUM = 0'-0"
2. BUILDINGS C AND D ARE SHOWN AS APPROVED ON PLANS PREPARED BY PERKINS EASTMAN DATED 10/09/2013

NORTH

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT FRANK ALFRED FERRARO 021470 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

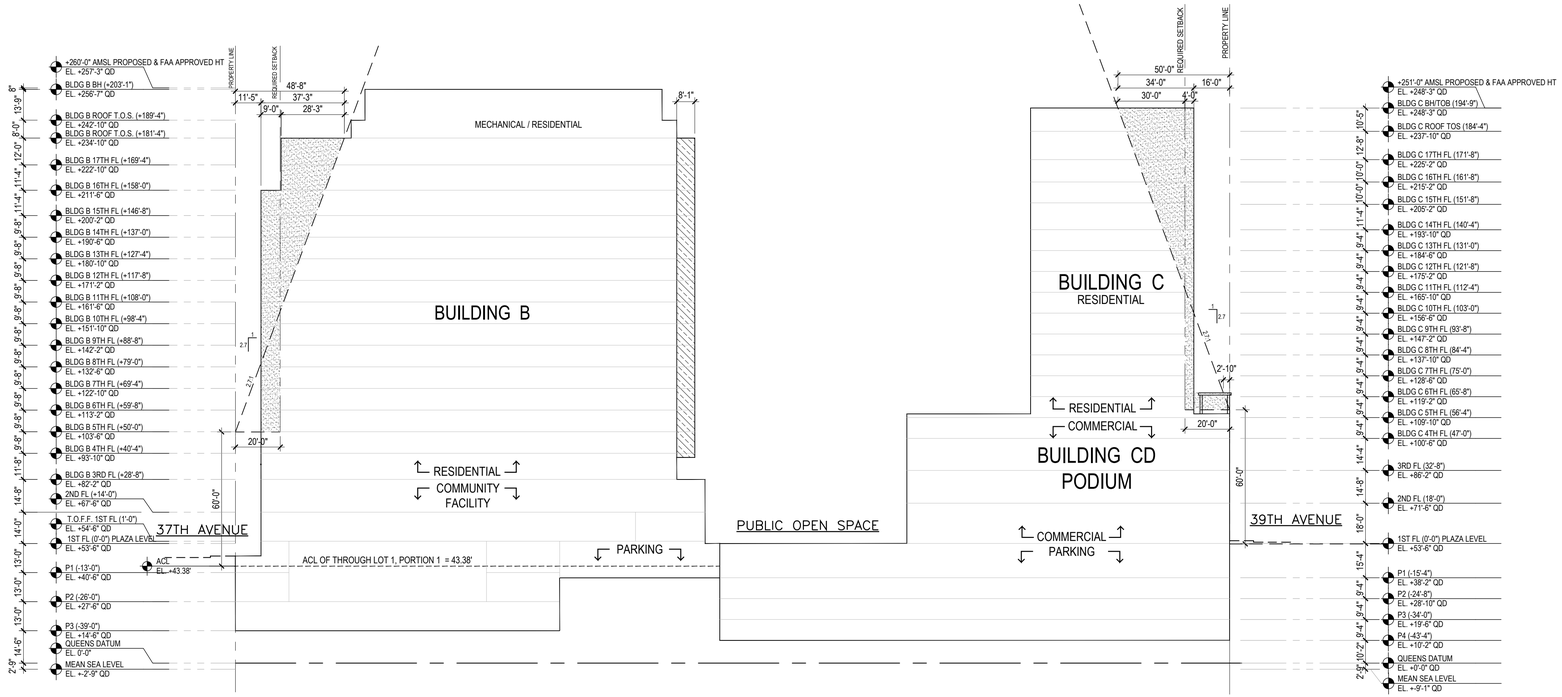
DRAWING TITLE:
HEIGHT & SETBACK SECTIONS III

SCALE: **AS NOTED**

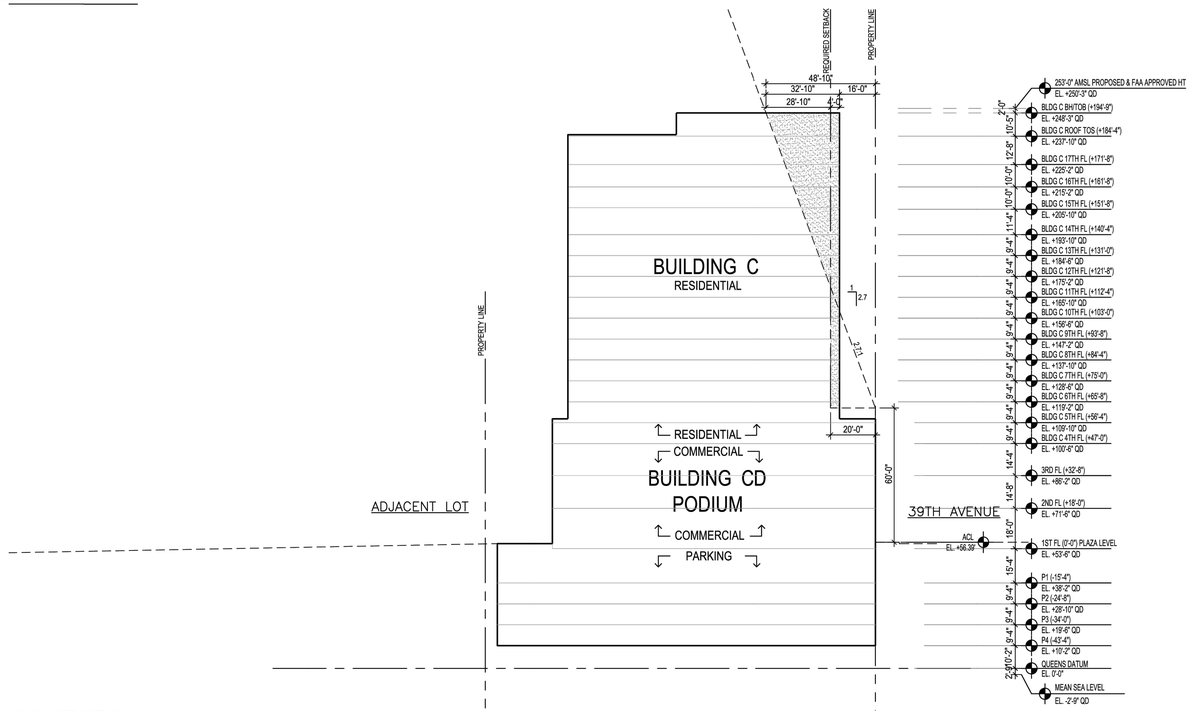
Z7.2

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

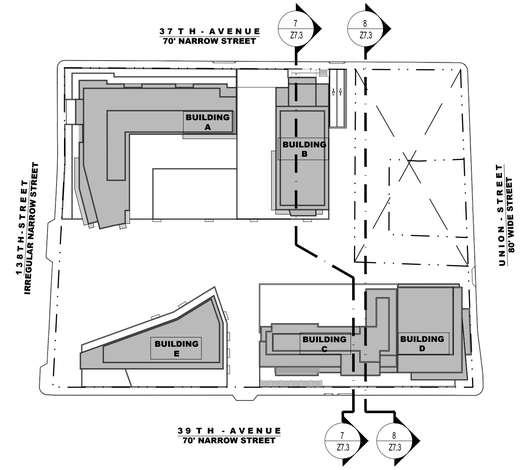
DATE: 11 / 13 / 2009 REVISED: 10 / 09 / 2013
REVISED: 02 / 14 / 2025



7 BUILDING B & C SECTION
SCALE:1/32"=1'-0"



8 BUILDING CD & C SECTION
SCALE:1/32"=1'-0"



KEYPLAN
SCALE:1/100"=1'-0"

LEGEND

- HEIGHT / SETBACK & SEP WAIVER
- REAR YARD WAIVER
- MINIMUM DISTANCE BETWEEN BUILDINGS WAIVER
- x FL (EL. HT x')
  QUEENS DATUM

23-632 **10.** Height & Setback Regulations

33-432 Height and Setback Regulations

A. Sky Exposure
Wide Street 5.6:1
Narrow Street 2.7:1
B. Initial Setback
Wide Street 15' @ 60'
Narrow Street 20' @ 60'

Does not Comply. See Action #3 on Item 4/Z2.0

35-62 C. Max Height of Front Wall
Wide Street 60' or 4 Stories
Narrow Street 60' or 4 Stories

Does not Comply. See Action #3 on Item 4/Z2.0

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Res. No. 382)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/03/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTES:
1. ALL ELEVATIONS ABOVE QUEENS DATUM = 0'-0"
2. BUILDINGS C AND D ARE SHOWN AS APPROVED ON PLANS PREPARED BY PERKINS EASTMAN DATED 10/09/2013

NORTH

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 609-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT
FRANK ALFRED RUSSO
PA
028470
STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

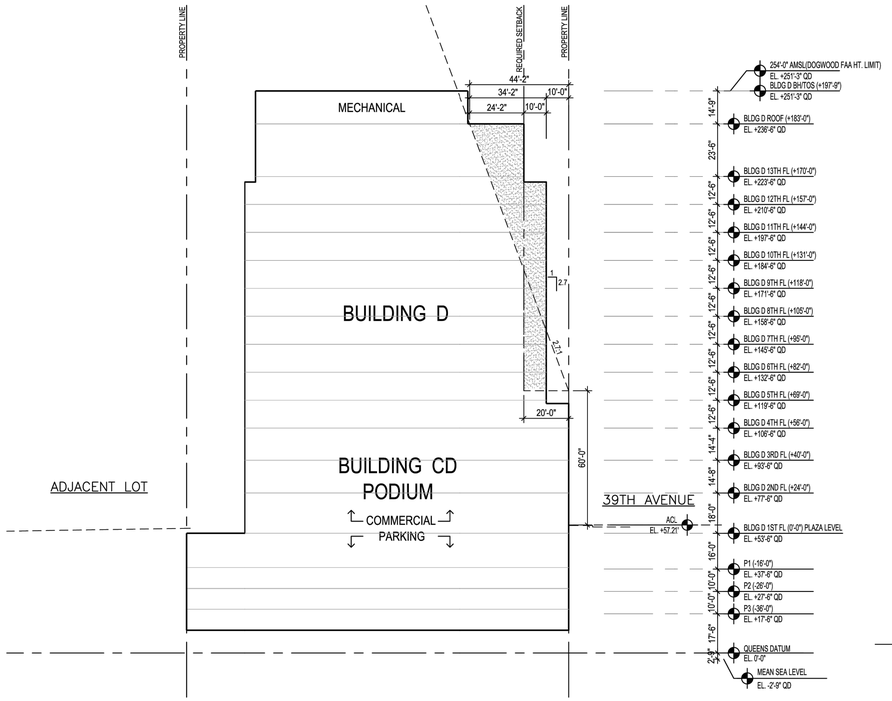
DRAWING TITLE:
HEIGHT & SETBACK SECTIONS IV

SCALE: **AS NOTED**

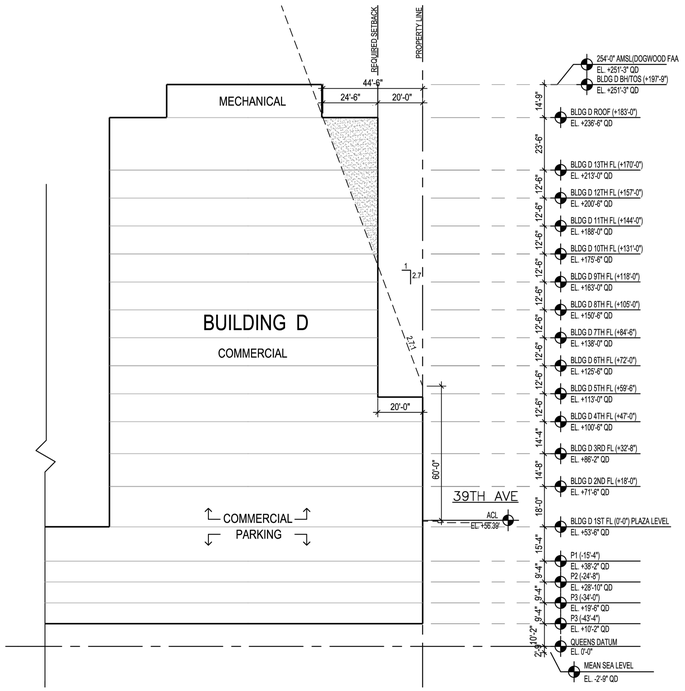
Z7.3

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

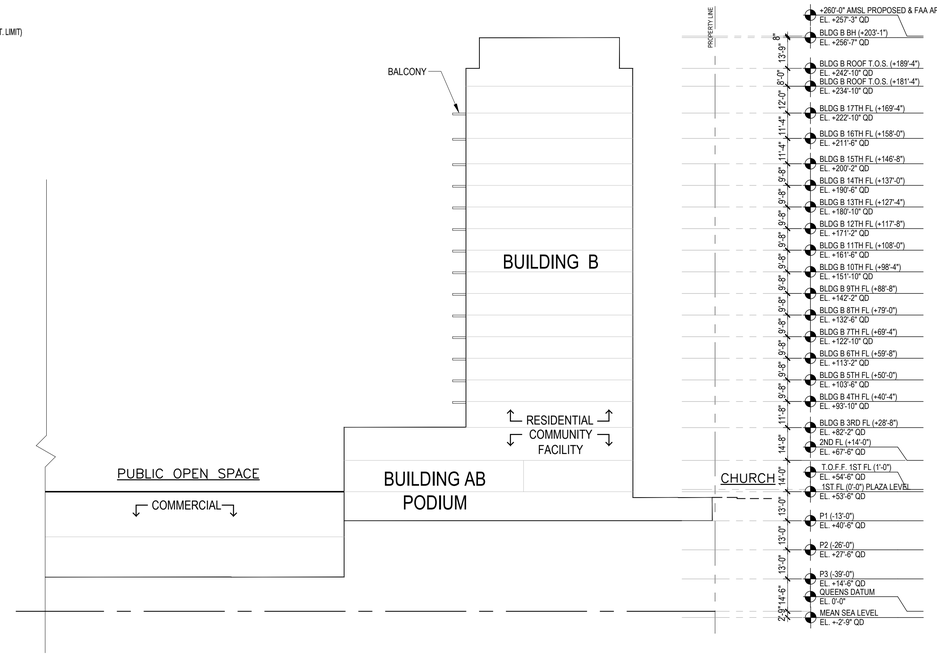
DATE: 11 / 13 / 2009 REVISED: 10 / 09 / 2013
REVISED: 02 / 14 / 2025



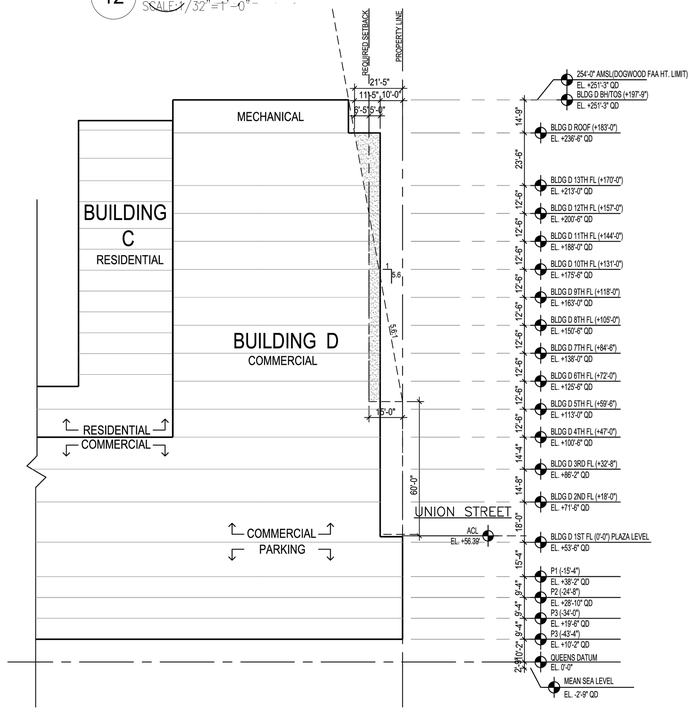
10 BUILDING D SECTION
SCALE:1/32"=1'-0"



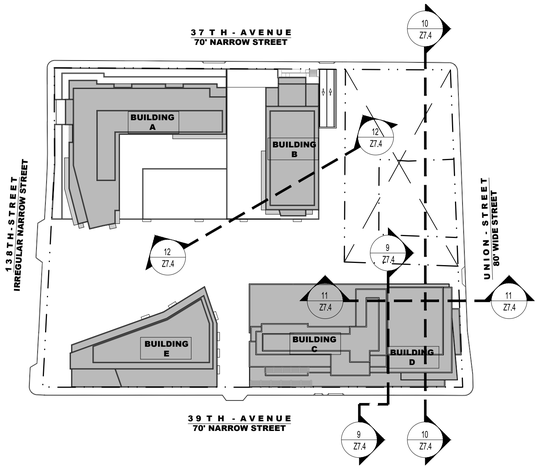
9 BUILDING D SECTION
SCALE:1/32"=1'-0"



12 BUILDING AB & B SECTION
SCALE:1/32"=1'-0"



11 BUILDING D SECTION
SCALE:1/32"=1'-0"



KEYPLAN
SCALE:1/100"=1'-0"

LEGEND
- HEIGHT / SETBACK & SEP WAIVER
- REAR YARD WAIVER
- MINIMUM DISTANCE BETWEEN BUILDINGS WAIVER
- x FL (EL. HT x')
- QUEENS DATUM

23-632 **10.** Height & Setback Regulations

33-432 Height and Setback Regulations

A. Sky Exposure
Wide Street 5.6:1
Narrow Street 2.7:1
B. Initial Setback
Wide Street 15' @ 60'
Narrow Street 20' @ 60'

Does not Comply. See Action #3 on Item 4/Z2.0

35-62 C. Max Height of Front Wall
Wide Street 60' or 4 Stories
Narrow Street 60' or 4 Stories

Does not Comply. See Action #3 on Item 4/Z2.0

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Res. No. 382)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED:03/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTES:
1. ALL ELEVATIONS ABOVE QUEENS DATUM = 0'-0"
2. BUILDINGS C AND D ARE SHOWN AS APPROVED ON PLANS PREPARED BY PERKINS EASTMAN DATED 10/09/2013

NORTH

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 609-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED ARCHITECT FRANK ALFRED FUSARO 021470 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1
REDEVELOPMENT:
FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

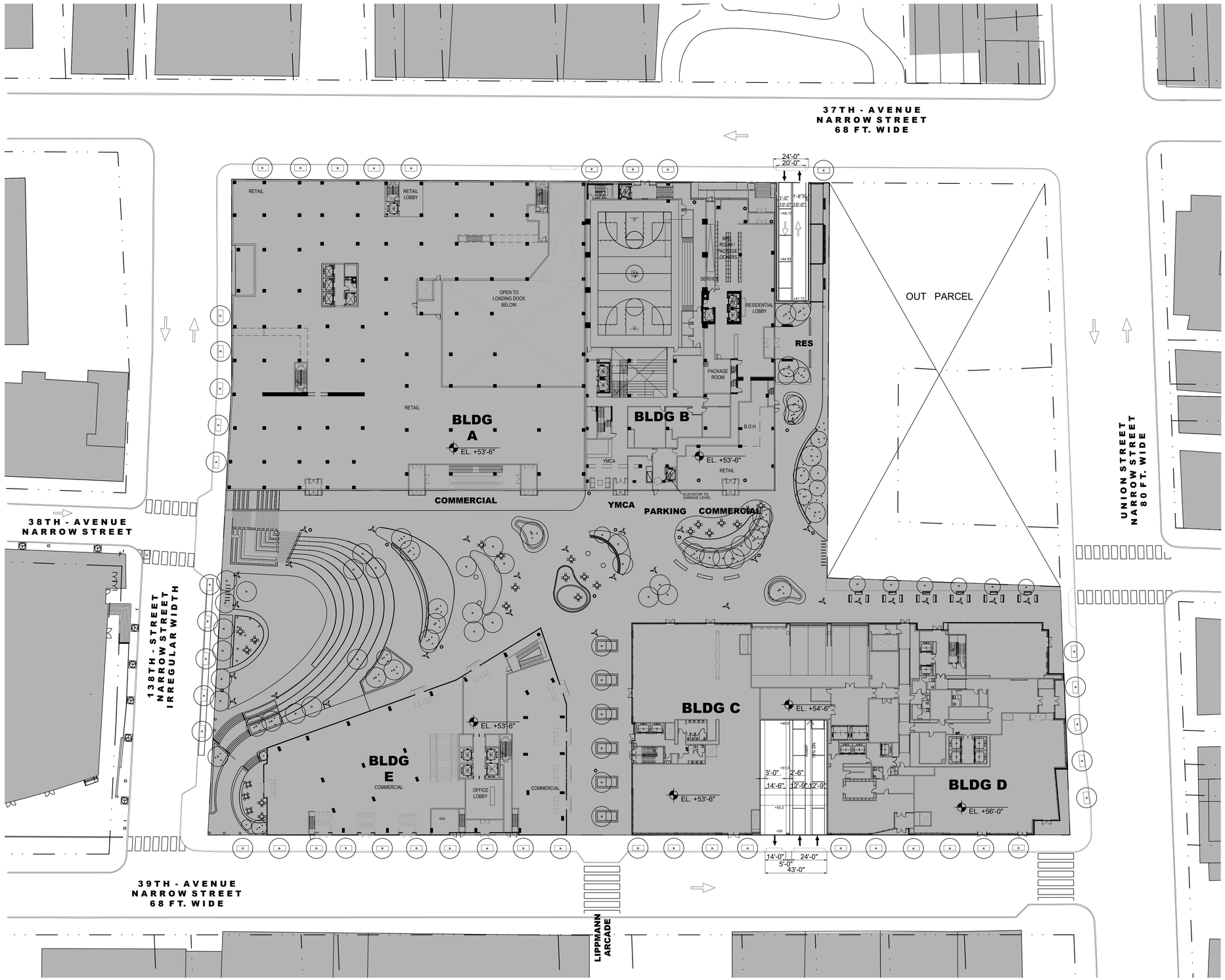
DRAWING TITLE:
HEIGHT & SETBACK SECTIONS V

SCALE: **AS NOTED**

Z7.4

NOT FOR CONSTRUCTION -
ISSUED FOR ULURP

DATE: 11 / 13 / 2009 REVISED: 10 / 09 / 2013
REVISED: 02 / 14 / 2025



1 STREET LEVEL ENTRANCE PLAN
SCALE:1/32"=1'-0"

TOTAL ATTENDED GARAGE AREA CAPACITY CALCULATIONS

	GROUND LEVEL	LEVEL P1	LEVEL P2	LEVEL P3	LEVEL P4	TOTAL
GROSS GARAGE FLOOR AREA (SF)	4,450	59,800	98,160	110,210	62,050	334,670
LESS MECHANICAL, STORAGE, STAIR, ETC. (SF)	0	22,000	3,000	3,000	2,000	30,000
UNOBSTRUCTED PARKING AREA (SF)	4,450	37,800	95,160	107,210	60,050	304,670
NUMBER OF 2-STACKERS PROPOSED		0	61	127	0	188
NUMBER OF PROPOSED PUBLIC PARKING SPACES INCLUDING 655 ACCESSORY PARKING SPACE						1,600
NUMBER OF RESERVOIR SPACES REQ'D/PROPOSED						50
MINIMUM NUMBER OF BICYCLE SPACES REQUIRED						160
NUMBER OF BICYCLE SPACES PROPOSED						160

NOTES:

GARAGE PLANNING AND DESIGN STANDARDS AND GUIDELINES
GARAGE: SPECIAL PERMIT FOR PUBLIC PARKING GARAGE PURSUANT TO SECTIONS 74-512. SPECIAL PERMIT TO INCLUDE THE FOLLOWING:
A. MAXIMUM OF 1600 CARS ALLOWED.

CURB-CUTS: CURB-CUTS ON PUBLIC STREETS MUST BE AT A DISTANCE OF AT LEAST 50 FEET FROM ANY INTERSECTING STREET STREET LINE . VARIANT CURB-CUBS LOCATIONS SHALL BE APPROVED BY NYC DEPARTMENT OF BUILDINGS, AS PER ZR 36-53.

RESERVOIR SPACES: ALL RESERVOIR SPACES SHALL BE LOCATED BETWEEN THE PARKING FACILITY ENTRANCE AND THE ATTENDANT STATION. EACH RESERVOIR SPACE SHALL BE A MINIMUM OF 8'-6" X 18'-0" AND SHALL BE PAINTED ON THE FLOOR OF THE FACILITY SO AS TO BE CLEARLY VISIBLE BY PATRONS ENTERING IN CARS. THE ATTENDANT STATION SHALL BE LOCATED AT, OR ADJACENT TO THE INNERMOST RESERVOIR SPACE(S).

PEDESTRIAN CIRCULATION:

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STOP SIGNS AND VISUAL AND AUDIBLE WARNING DEVICES SHALL BE PLACED AT ALL VEHICULAR EGRESS POINTS (AT SIDEWALKS).

ACCESSIBILITY FOR THE DISABLED:
GARAGES SHALL CONFORM TO LOCAL LAW 58 AND 1987 AND TO THE AMERICANS WITH DISABILITIES ACT OF 1991.

LEGEND:
- VEHICLE ENTRANCE/ EXIT
- VEHICLE FLOW
- RESERVOIR SPACE
- AREA NOT SUBJECT TO GARAGE PERMIT

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100209 ZSQ
SPECIAL PERMIT
ZR 74-512
CPC APPROVED: 06/23/2010 (Cal. Nos. 5)
CC APPROVED: 07/29/2010 (Res. No. 383)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NORTH

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

STATE OF NEW YORK · DANIEL BRZAK · 085043 · LICENSED PROFESSIONAL ENGINEER

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1
REDEVELOPMENT:
FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

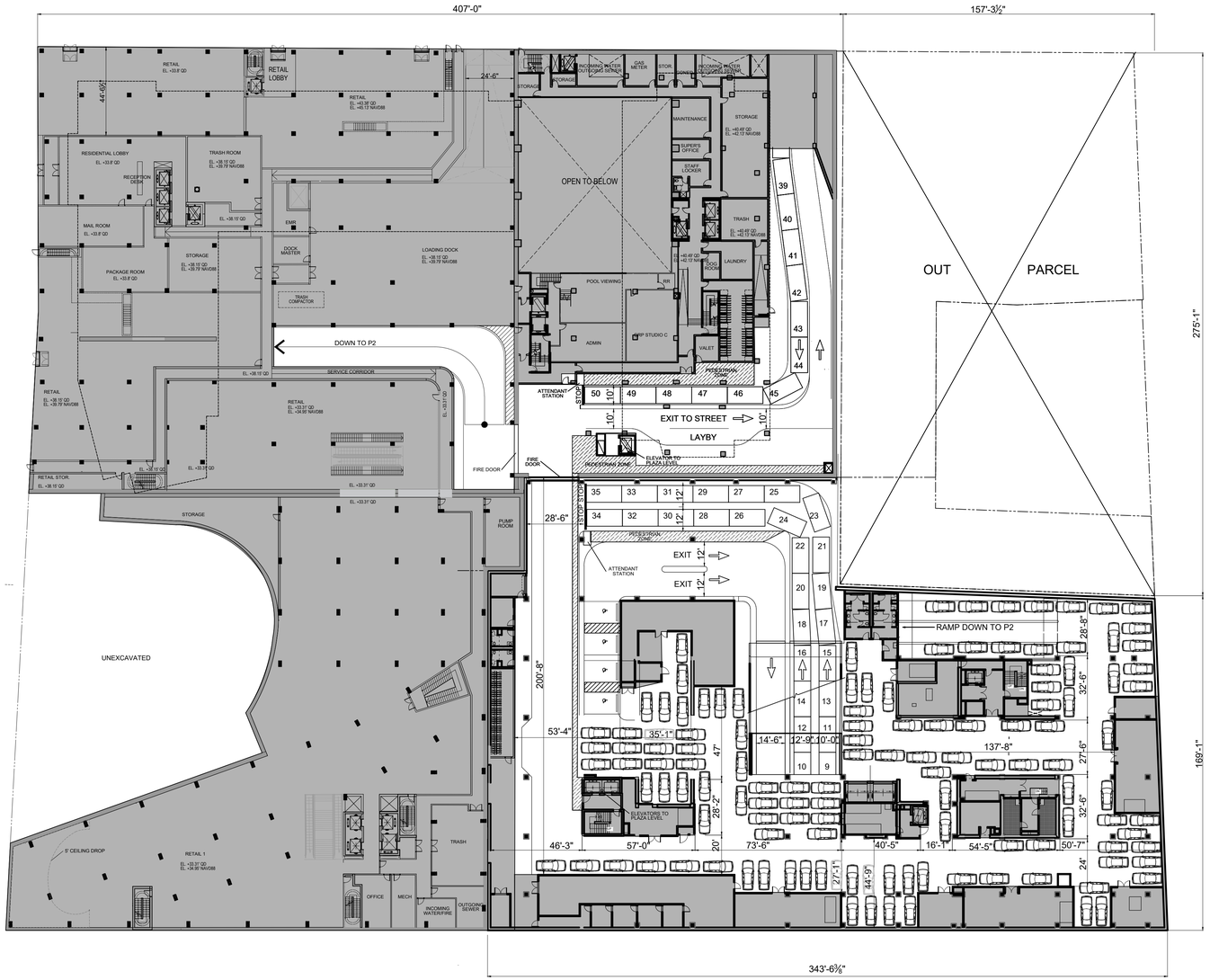
DRAWING TITLE:
STREET LEVEL
PARKING ENTRANCE
PLAN

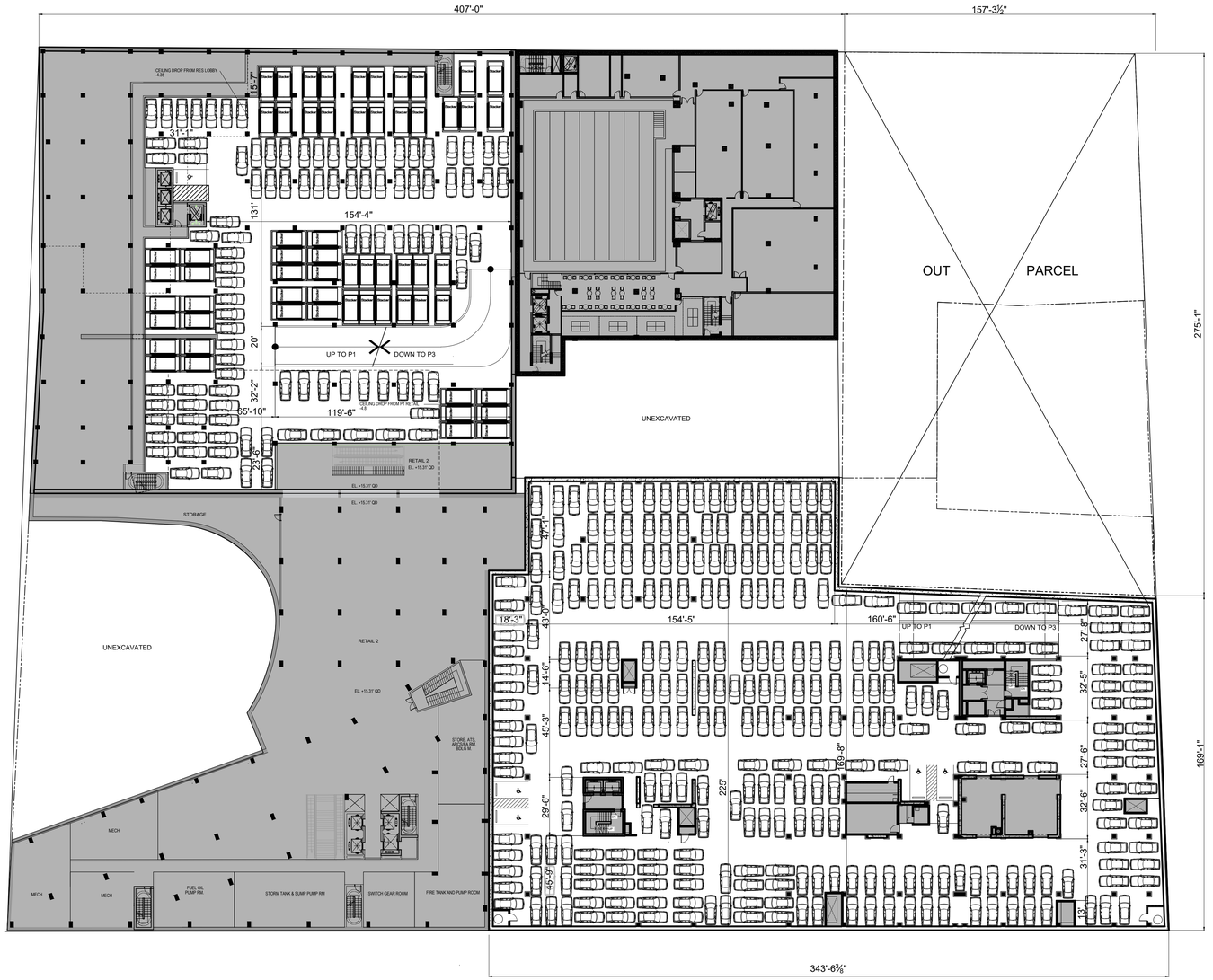
SCALE:

Z8.0

NOT FOR CONSTRUCTION -
ISSUED FOR ULURP

DATE: 11 / 13 / 2009 REVISED: 10 / 09 / 2013
REVISED: 2 / 14 / 2025


407'-0"
157'-3½"
275'-1"
169'-1"
343'-6¾"
44'-9½"
24'-6"
28'-6"
200'-8"
53'-4"
35'-1"
47'
28'-2"
20'
46'-3"
57'-0"
73'-6"
40'-5"
16'-1"
54'-5"
50'-7"
137'-8"
14'-6"
12'-9"
10'-0"
27'-1"
44'-9"
24'
RETAIL
EL. +33.8' QD
RETAIL LOBBY
RESIDENTIAL LOBBY
EL. +33.8' QD
RECEPTION DESK
MAIL ROOM
EL. +33.8' QD
PACKAGE ROOM
EL. +33.8' QD
TRASH ROOM
EL. +38.15' QD
EL. +39.79' NAVD88
EL. +38.15' QD
STORAGE
EL. +38.15' QD
EL. +39.79' NAVD88
EMR
DOCK MASTER
TRASH COMPACTOR
LOADING DOCK
EL. +38.15' QD
EL. +39.79' NAVD88
RETAIL
EL. +43.38' QD
EL. +45.13' NAVD88
OPEN TO BELOW
DOWN TO P2
SERVICE CORRIDOR
EL. +38.15' QD
RETAIL
EL. +38.15' QD
EL. +39.79' NAVD88
RETAIL
EL. +33.31' QD
EL. +34.95' NAVD88
EL. +33.31' QD
RETAIL STOR.
EL. +38.15' QD
EL. +33.31' QD
EL. +33.31' QD
FIRE DOOR
STORAGE
PUMP ROOM
UNEXCAVATED
5' CEILING DROP
RETAIL 1
EL. +33.31' QD
EL. +34.95' NAVD88
TRASH
OFFICE
MECH
INCOMING WATERLINE
OUTGOING SEWER
ELEVATOR TO PLAZA LEVEL
ELEVATOR TO PLAZA LEVEL
ELEVATOR TO PLAZA LEVEL



1 P2 PARKING LEVEL PLAN
SCALE:1/32"=1'-0"

NOTES:

CAR LAYOUT ILLUSTRATIVE IN ATTENDED AREA

GARAGE PLANNING AND DESIGN STANDARDS AND GUIDELINES
GARAGE: SPECIAL PERMIT FOR PUBLIC PARKING GARAGE PURSUANT TO SECTIONS 74-512. SPECIAL PERMIT TO INCLUDE THE FOLLOWING:

A. MAXIMUM OF 1600 CARS ALLOWED.

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PEDESTRIAN CIRCULATION:

CASHIER'S BOOTHS AND CAR PICK-UP AND PATRON WAITING AREAS SHALL BE LOCATED SO AS TO PROVIDE PATRON SECURITY AND SAFETY ENROUTE TO AND AT THESE LOCATIONS.

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STOP SIGNS AND VISUAL AND AUDIBLE WARNING DEVICES SHALL BE PLACED AT ALL VEHICULAR EGRESS POINTS (AT SIDEWALKS).

ACCESSIBILITY FOR THE DISABLED:
GARAGES SHALL CONFORM TO LOCAL LAW 58 AND 1987 AND TO THE AMERICANS WITH DISABILITIES ACT OF 1991.

LEGEND:

DOUBLE HEIGHT STACKER

AREA NOT SUBJECT TO GARAGE PERMIT

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

STATE OF NEW YORK · DANIEL BRAZIC · 085043 · LICENSED PROFESSIONAL ENGINEER

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
2nd CELLAR LEVEL/ P2 PARKING LEVEL PLAN

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

Z8.2

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

DATE: 11 / 13 / 2009 REVISED: 12 / 06 / 2012
REVISED: 2 / 14 / 2025

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

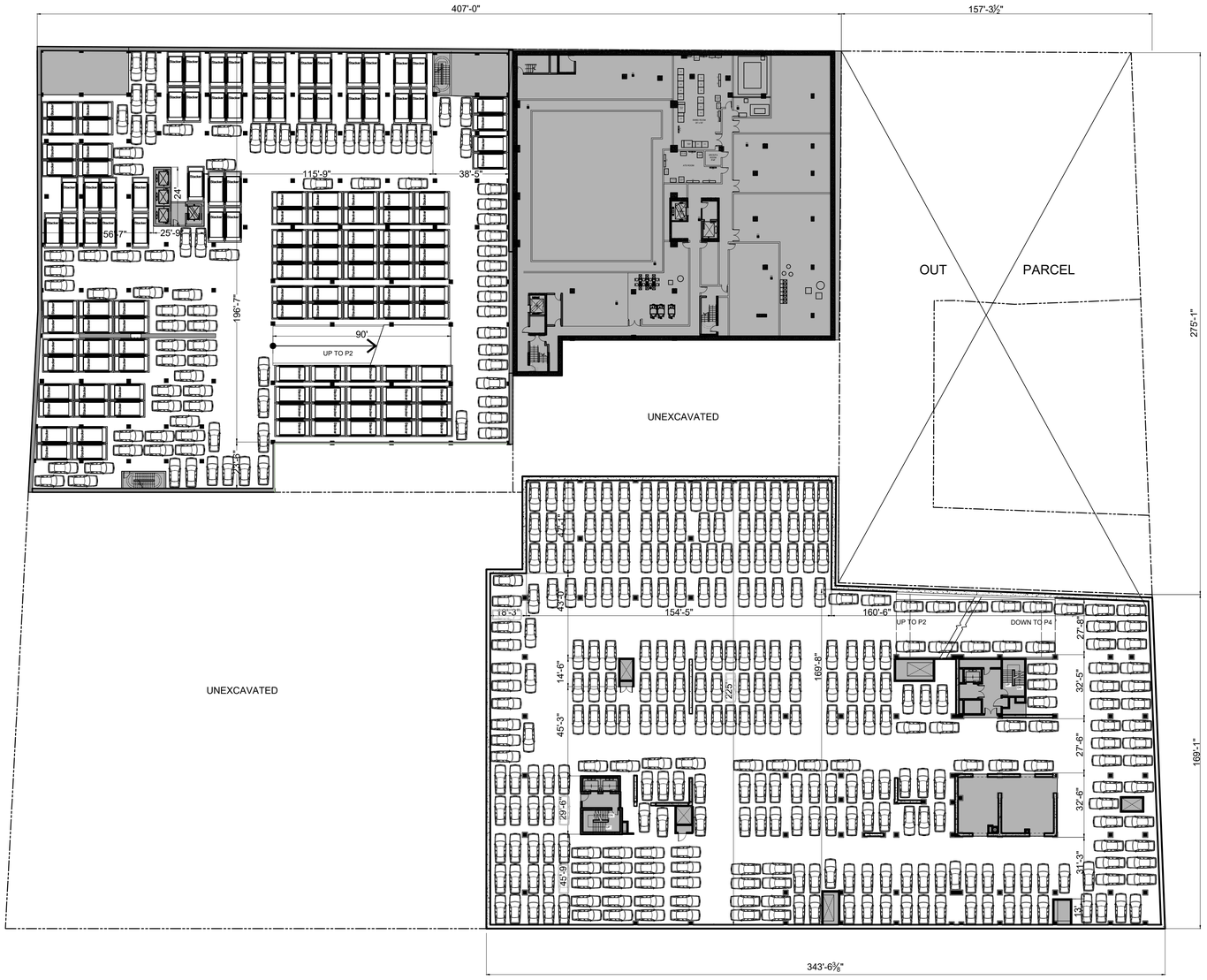
C 100209 ZSQ
SPECIAL PERMIT
ZR 74-512

CPC APPROVED: 06/23/2010 (Cal. Nos. 5)
CC APPROVED: 07/29/2010 (Res. No. 383)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NORTH



NOTES:

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LEGEND:

DOUBLE HEIGHT STACKER

AREA NOT SUBJECT TO GARAGE PERMIT

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

STATE OF NEW YORK · DANIEL BRZAK · 085043 · LICENSED PROFESSIONAL ENGINEER

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1
REDEVELOPMENT:
FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:

3rd CELLAR LEVEL/ P3 PARKING LEVEL PLAN

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

Z8.3

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

DATE: 11 / 13 / 2009 REVISED: 12 / 06 / 2012
REVISED: 2 / 14 / 2025

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100209 ZSQ
SPECIAL PERMIT
ZR 74-512

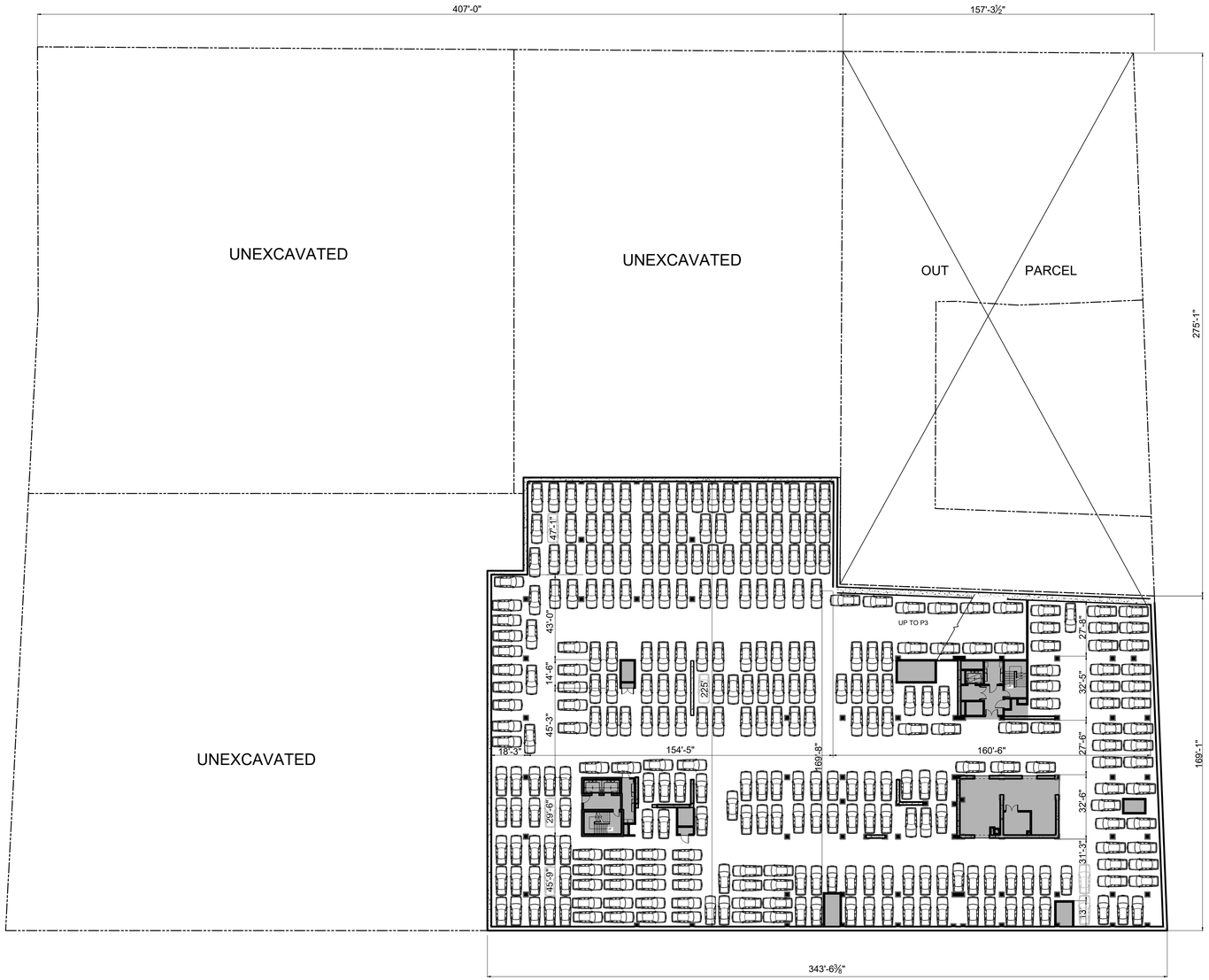
CPC APPROVED: 06/23/2010 (Cal. Nos. 5)
CC APPROVED: 07/29/2010 (Res. No. 383)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NORTH

1 P3 PARKING LEVEL PLAN
SCALE:1/32"=1'-0"



1 P4 PARKING LEVEL PLAN
SCALE:1/32"=1'-0"

NOTES:
CAR LAYOUT ILLUSTRATIVE IN ATTENDED AREA

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LEGEND:

AREA NOT SUBJECT TO GARAGE PERMIT

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100209 ZSQ
SPECIAL PERMIT
ZR 74-512
CPC APPROVED: 06/23/2010 (Cal. Nos. 5)
CC APPROVED: 07/29/2010 (Res. No. 383)

N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NORTH

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN STUDIO
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

STATE OF NEW YORK · DANIEL PRZAK · 085043 · LICENSED PROFESSIONAL ENGINEER

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1
REDEVELOPMENT:
FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
4th CELLAR LEVEL/ P4 PARKING LEVEL PLAN

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

Z8.4

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

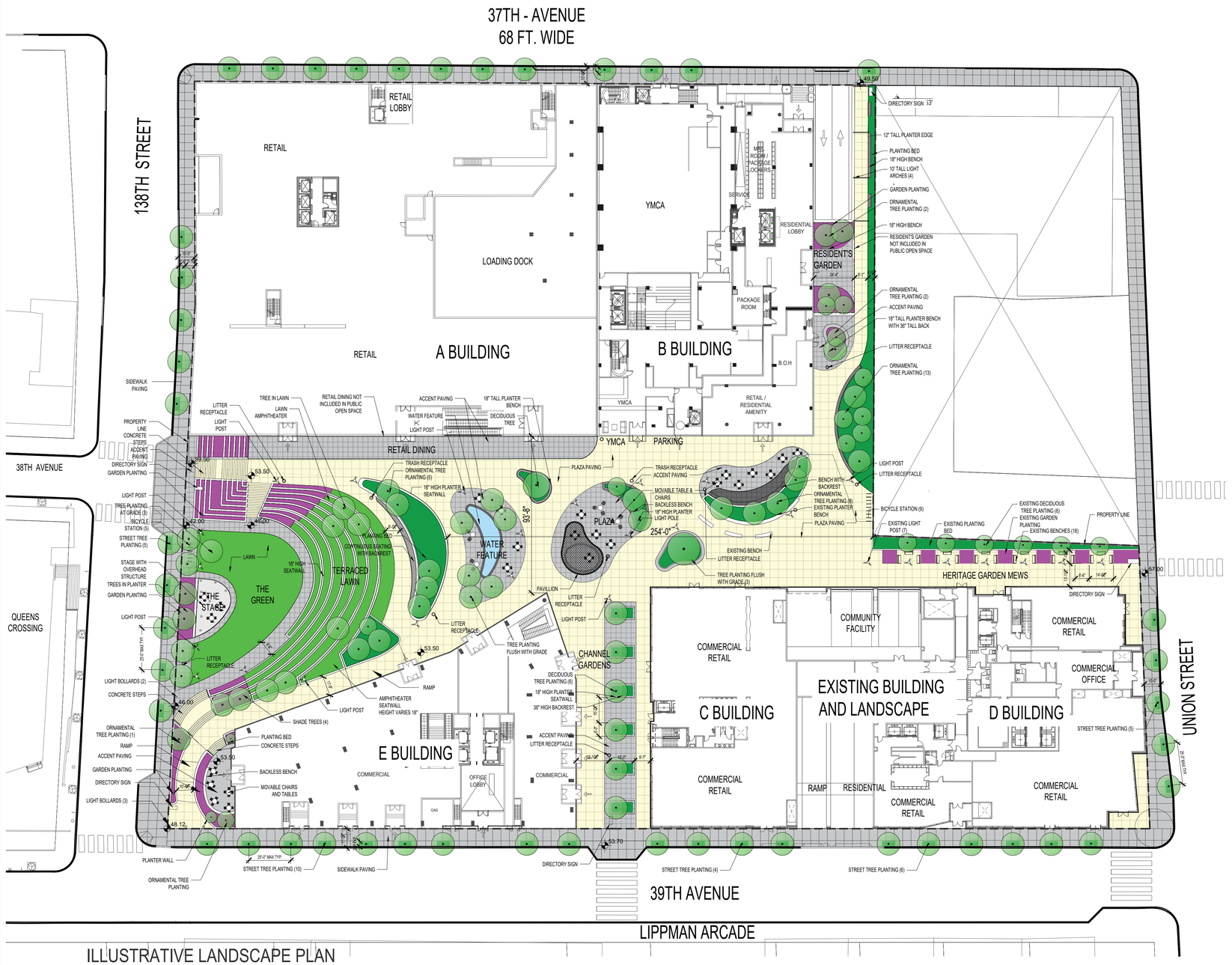
DATE: 11 / 13 / 2009 REVISED: 12 / 06 / 2012
REVISED: 2 / 14 / 2025

NOTES:

CONTRACTOR TO CONFIRM INSTALLATION MEETS REQUIREMENTS
OF APPROVED ULURP PLANS.

Amenities Information Table - does not account for previously built elements		
a)	Circulation	proposed one 8'-0" min pedestrian walkway from each street
b)	Seating	proposed variable types of seating
		seating with backrest 369 LF
		planter seatwall - 446 LF
		amphitheater seating steps - 837 LF
		backless seating - 204 LF
		movable 106 chairs and 28 tables
c)	Planting and trees	proposed:
		106 trees
		16,910 sf of planting beds and accessible lawn areas
d)	Litter receptacles	proposed 12 units
e)	Bicycle racks	proposed bike rack parking for 30 bicycles
f)	Public Space Signage	Proposed Directory Signage at each entry point. Integrated in each directory sign location will be a portion no less than 12 inches square and shall contain letterings at least two inches in height stating "Open to the Public" as well as the international Symbol for Access for people with disabilities that is at least three inches square. This portion of the directory sign shall be located so that it is obvious and directly visible without obstruction, in a position that clearly identifies the entry of the plaza. At least two of the directory signs shall also contain, in letters at least 3/8" in height the name of current owner of the development and the name, addressm phone number and email address of the person designated to maintain the public plaza and statement: "Complaints or Questions: Call 311 and reference the Public Plaza located at Flushing Commons".
g)	Additional Amenities	Proposed: water feature, movable chairs and tables, amphitheater, stage, pavillion, artwork display

CONTRACTOR TO CONFIRM INSTALLATION MEETS REQUIREM
OF APPROVED ULURP PLANS.



ILLUSTRATIVE LANDSCAPE PLAN

LEGEND

- GARDEN PLANTING
- LAWN HATCH
- MIXED PLANTING HATCH
- PAVING
- SPECIALTY PAVING
- CONCRETE SIDEWALK
- PROPOSED TREE
- TREE PLANTER BENCH
- STREET TREE PLANTING IN 3'-6" X 8'-0" TREE PIT
- ORNAMENTAL TREE PLANTING
- MOVABLE TABLES AND CHAIRS
- LIGHT POST
- TRASH BIN
- FOUNTAIN
- STAGE
- BICYCLE STATION
- FREESTANDING BENCH
- PROPERTY LINE
- XX.XX SPOT ELEVATION
- PAVILION
- PLANTER BENCH
- BACKLESS BENCH
- BENCH WITH BACK

32' 0' 32' 64'

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
CC APPROVED: 07/29/2010 (Res. No. 382)
N 240368 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/03/2025
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

OWNER:
F&T GROUP
37-12 PRINCE STREET, #PH2
FLUSHING, NY 11354 (917) 769-5590

ARCHITECT:
HANDEL ARCHITECTS
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

PARKING CONSULTANT:
VHB
ONE PENN PLAZA, SUITE 715
NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN LANDSCAPE ARCHITECTURE DPC
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED LANDSCAPE ARCHITECT
DAVID SEITER
STATE OF NEW YORK
No. 000166

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1
REDEVELOPMENT:
FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
ILLUSTRATIVE
LANDSCAPE
PLAN

SCALE: 1/32"= 1'0"

Z11.0

NOT FOR CONSTRUCTION -
ISSUED FOR ULURP

DATE: 11 /13 / 2009 REVISED: 2/14/2025



E BUILDING ENTRY ENLARGEMENT

CONTRACTOR TO CONFIRM INSTALLATION MEETS REQUIREM
OF APPROVED ULURP PLANS.

LEGEND

- GARDEN PLANTING
- LAWN HATCH
- MIXED PLANTING HATCH
- PAVING
- SPECIALTY PAVING
- CONCRETE SIDEWALK
- PROPOSED TREE
- TREE PLANTER BENCH
- STREET TREE PLANTING IN 3'-6" X 8'-0" TREE PIT
- ORNAMENTAL TREE PLANTING
- MOVABLE TABLES AND CHAIRS
- LIGHT POST
- TRASH BIN
- FOUNTAIN
- STAGE
- BICYCLE STATION
- FREESTANDING BENCH
- PROPERTY LINE
- XX.XX SPOT ELEVATION
- PAVILLION
- PLANTER BENCH
- BACKLESS BENCH
- BENCH WITH BACK

0' 8' 16' 24' 32'

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)
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NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN LANDSCAPE ARCHITECTURE DPC
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED LANDSCAPE ARCHITECT DAVID SEITER 000186 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
ILLUSTRATIVE ENLARGED LANDSCAPE PLAN I

SCALE: 1/8"= 1'0"

Z11.1

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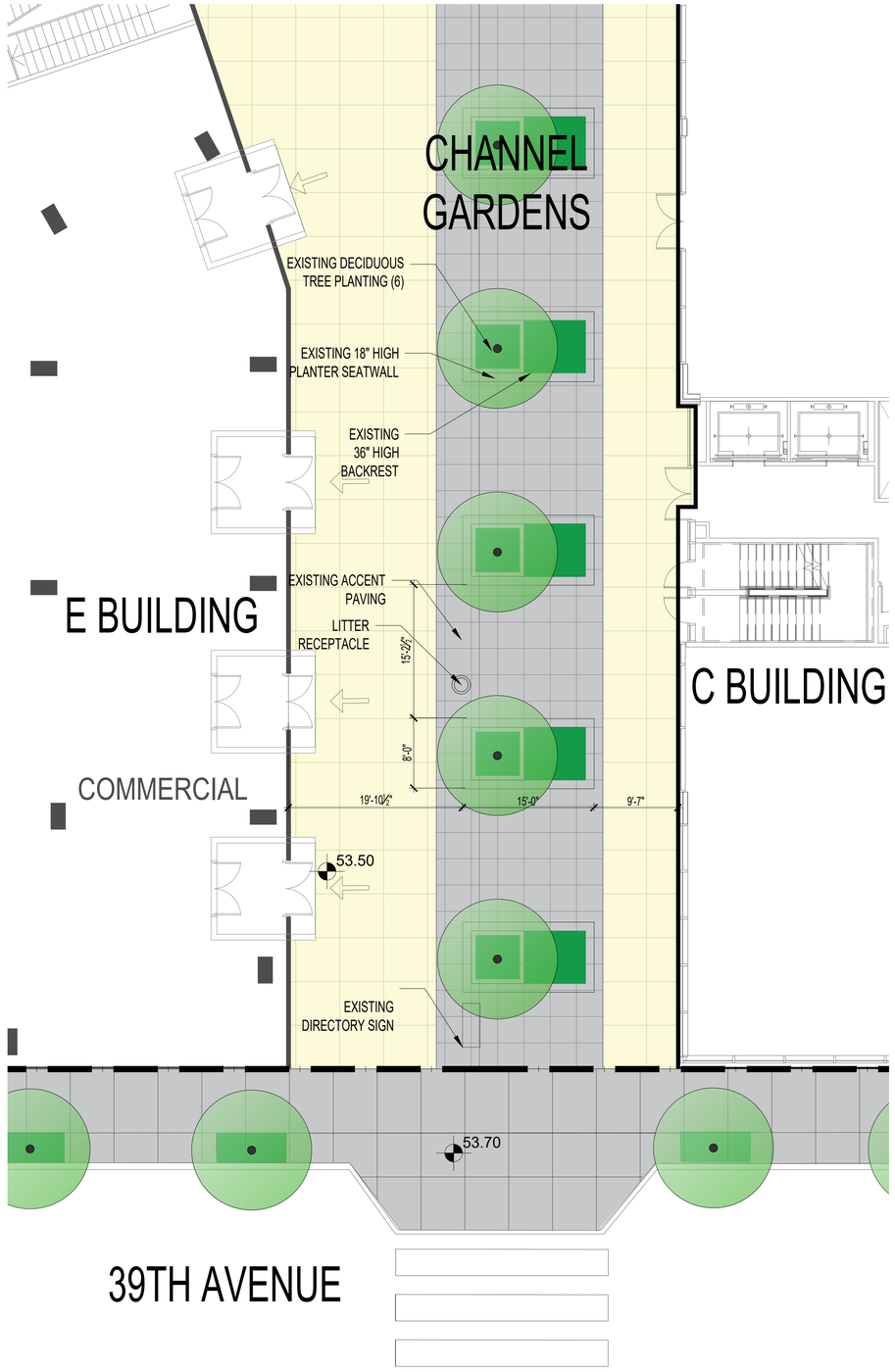
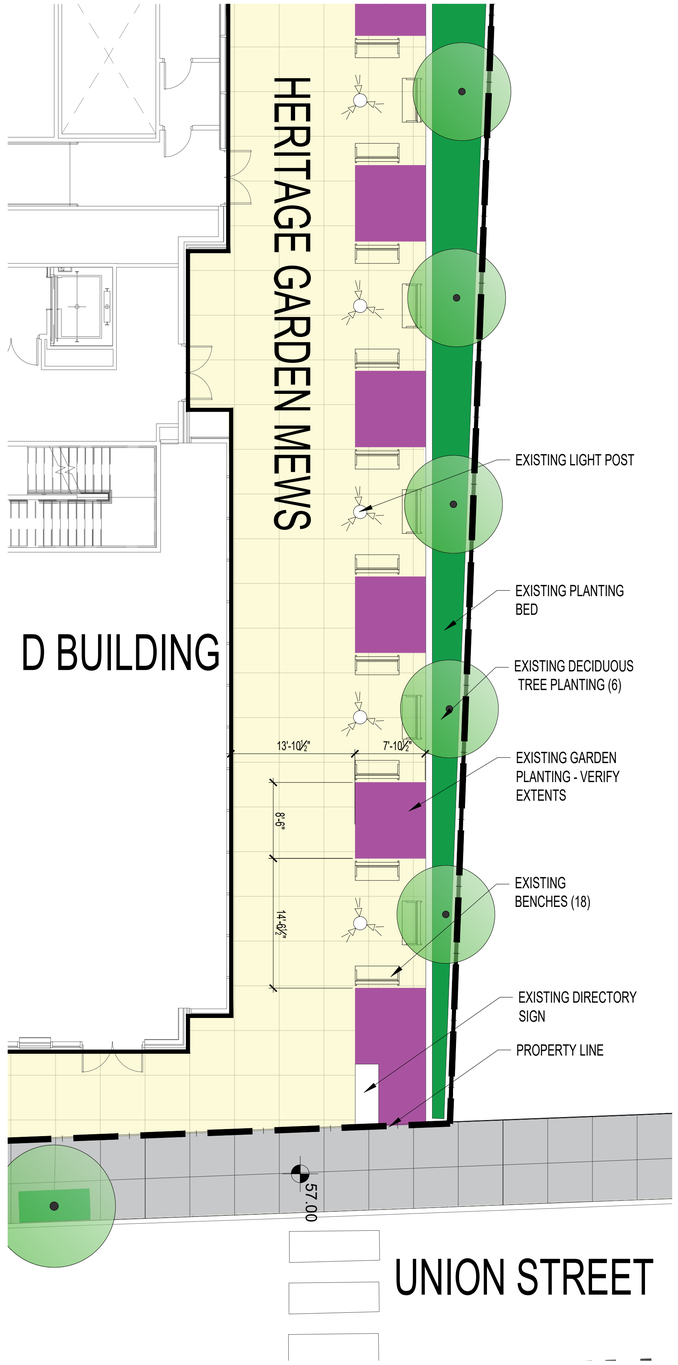
DATE: 11 /13 / 2009 REVISED: 2/14/2025

NOTE: ENLARGEMENTS ARE OF PREVIOUSLY BUILT WORK



39TH AVE. ENTRY ENLARGEMENT PLAN



UNION STREET ENTRY ENLARGEMENT PLAN

LEGEND

- GARDEN PLANTING
- LAWN HATCH
- MIXED PLANTING HATCH
- PAVING
- SPECIALTY PAVING
- CONCRETE SIDEWALK
- PROPOSED TREE
- TREE PLANTER BENCH
- STREET TREE PLANTING IN 3'-6" X 8'-0" TREE PIT
- ORNAMENTAL TREE PLANTING
- MOVABLE TABLES AND CHAIRS
- LIGHT POST
- TRASH BIN
- FOUNTAIN
- STAGE
- BICYCLE STATION
- FREESTANDING BENCH
- PROPERTY LINE
- XX.XX SPOT ELEVATION

0' 8' 16' 24' 32'

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
SPECIAL PERMITS
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120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271 (212) 595-4112

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NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN LANDSCAPE ARCHITECTURE DPC
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED LANDSCAPE ARCHITECT DAVID SEITER 000186 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
ILLUSTRATIVE ENLARGED LANDSCAPE PLAN II

SCALE: 1/8"= 1'0"

Z11.2

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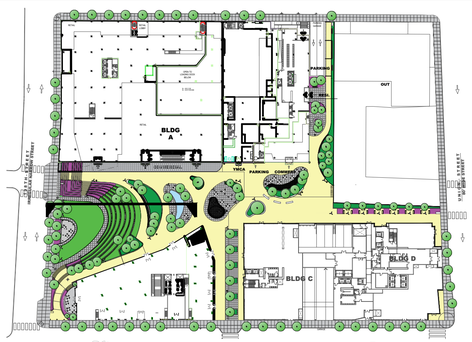
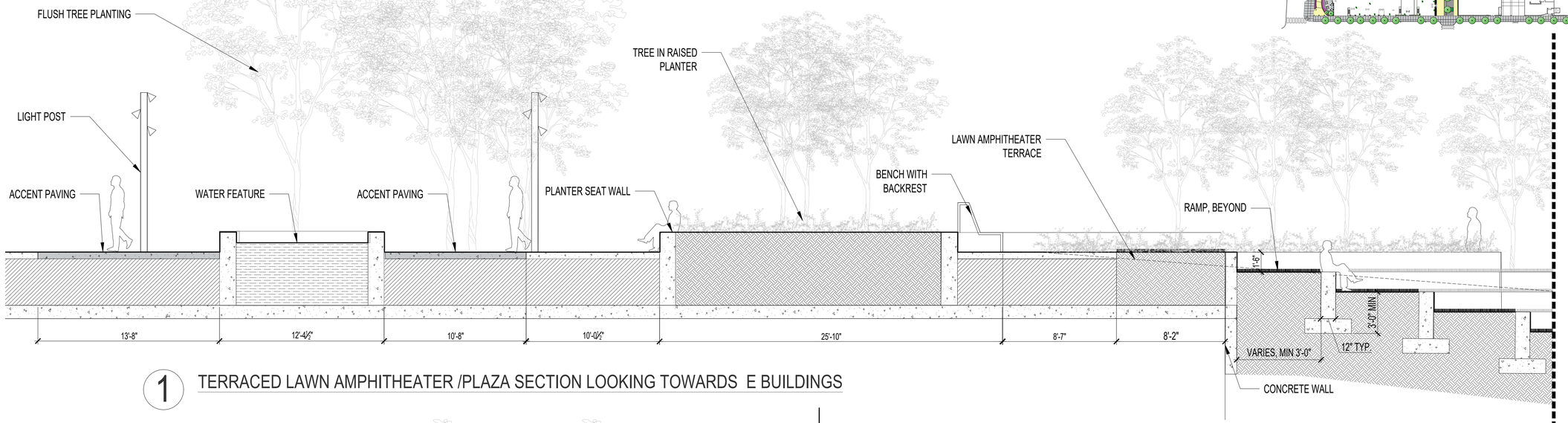
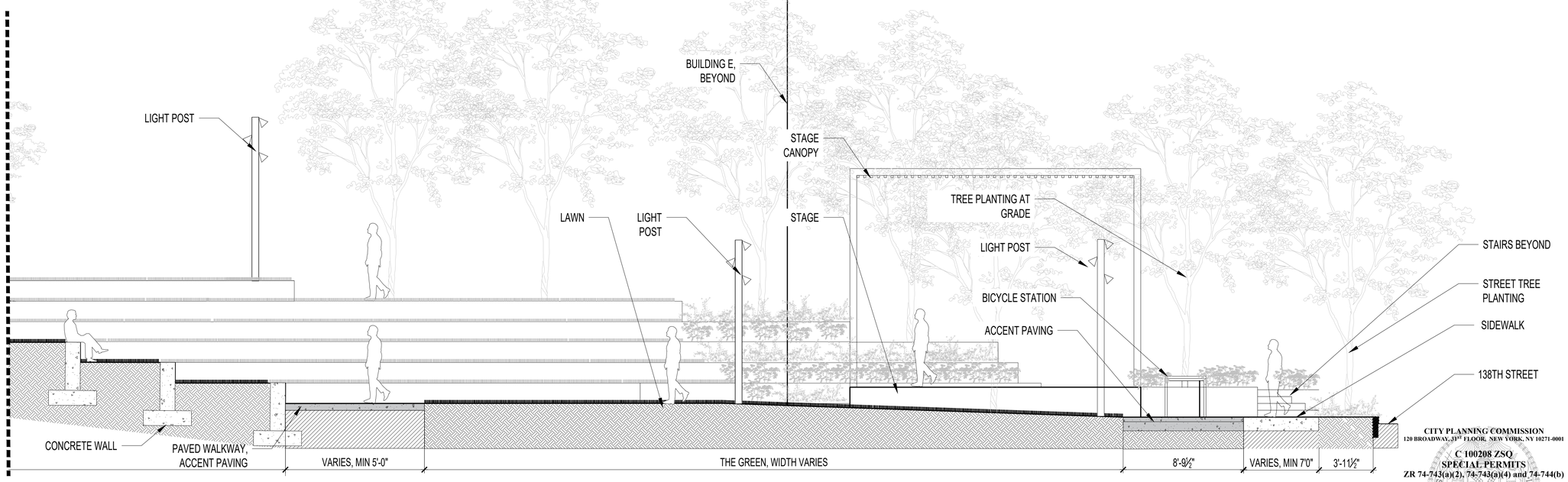




1 TERRACED LAWN AMPHITHEATER /PLAZA SECTION LOOKING TOWARDS E BUILDINGS



2 TERRACED LAWN AMPHITHEATER /PLAZA SECTION LOOKING TOWARDS E BUILDINGS

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
SPECIAL PERMITS
ZR 74-743(a)(2), 74-743(a)(4) and 74-744(b)

CPC APPROVED: 06/23/2010 (Cal. Nos. 4)
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DCP APPROVED: 03/10/2025

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NEW YORK, NY 10271 (212) 595-4112

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NEW YORK, NY 10119 (646) 809-8020

LANDSCAPE:
FUTURE GREEN LANDSCAPE ARCHITECTURE DPC
18 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

REGISTERED LANDSCAPE ARCHITECT DAVID SEITER 000166 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
ILLUSTRATIVE LANDSCAPE SECTIONS I

SCALE: 1/4"= 1'0"

Z11.3

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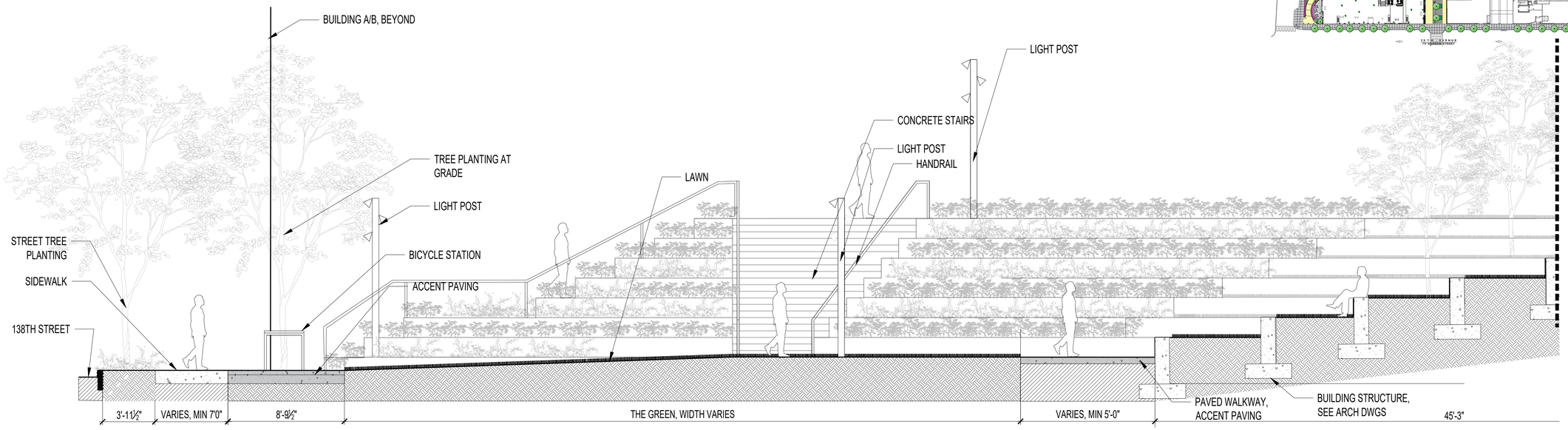
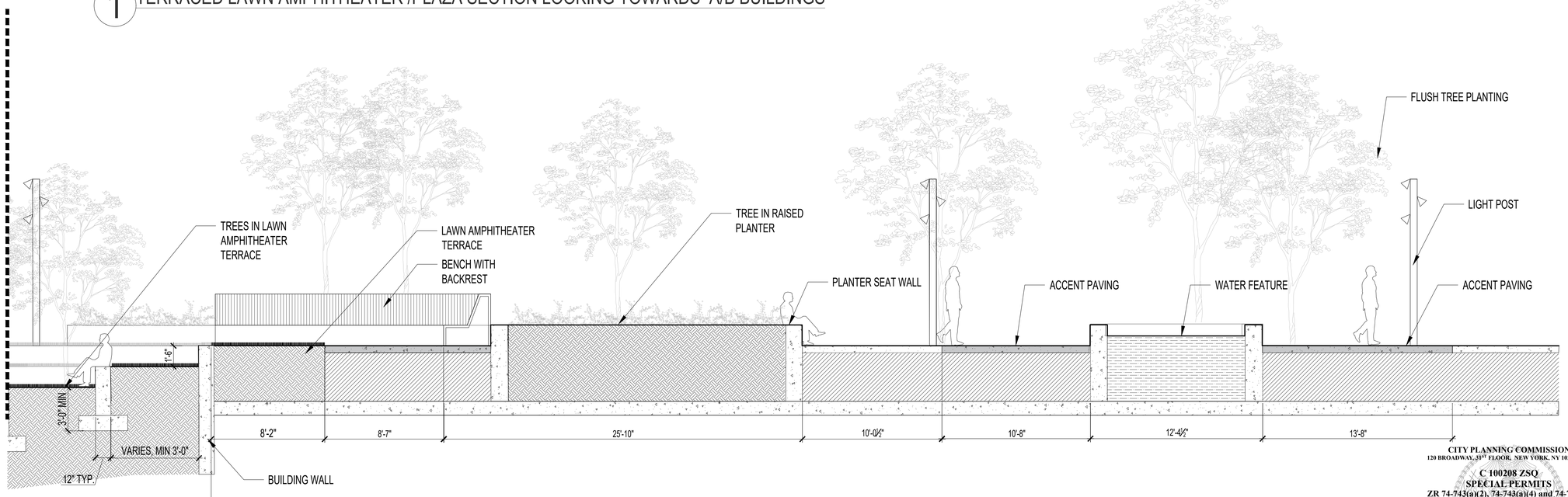


1 TERRACED LAWN AMPHITHEATER /PLAZA SECTION LOOKING TOWARDS A/B BUILDINGS



2 TERRACED LAWN AMPHITHEATER /PLAZA SECTION LOOKING TOWARDS A/B BUILDINGS

OWNER:
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LANDSCAPE:
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BROOKLYN, NY 11231 (718) 855-8995

REGISTERED LANDSCAPE ARCHITECT DAVID SEITER 000166 STATE OF NEW YORK

SEAL

PROJECT TITLE:
MUNICIPAL LOT #1 REDEVELOPMENT: FLUSHING COMMONS
38-15 138TH STREET
FLUSHING, NEW YORK

PROJECT NO.: 1748

DRAWING TITLE:
ILLUSTRATIVE LANDSCAPE SECTIONS II

SCALE: 1/4"= 1'0"

Z11.4

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DATE: 11 /13 / 2009 REVISED: 2/14/2025

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100208 ZSQ
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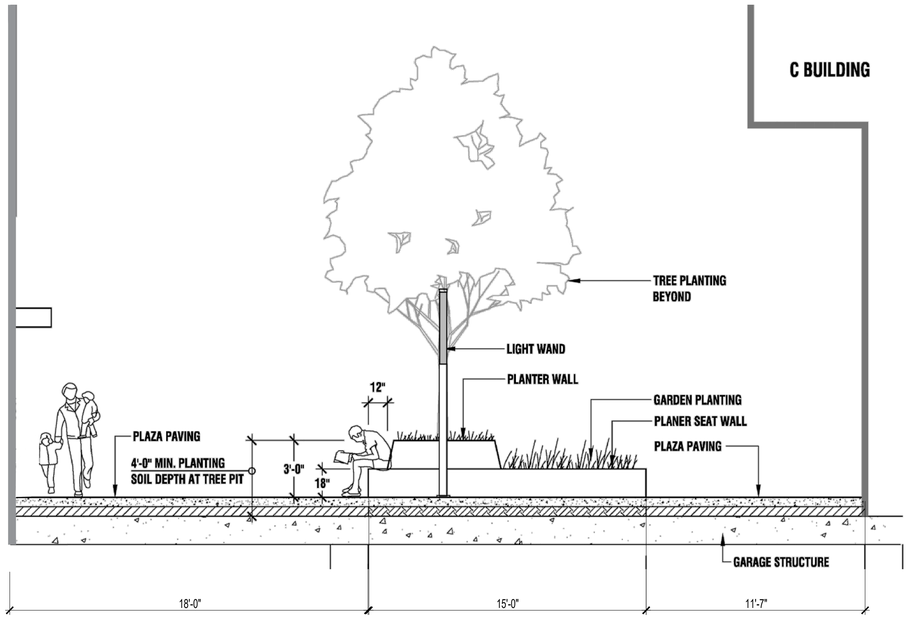
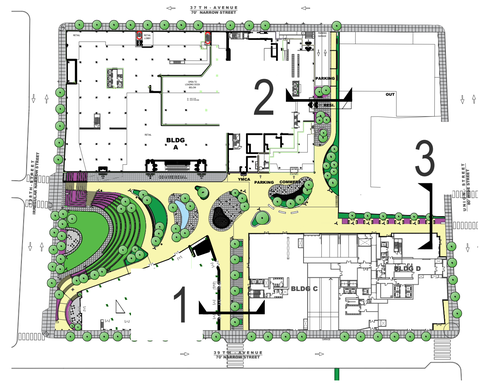


1 CHANNEL GARDEN SECTION (PREVIOUSLY BUILT)


37TH AVENUE
UNION STREET
2
3
1
BLDG A
BLDG C
BLDG D
OUT
IN
TYP.6
Parking
Commercial
Residential
Residential
Residential