FLUSHING COMMONS

MUNICIPAL LOT #1 REDEVELOPMENT

DRAWING INDEX

FLUSHING COMMONS LLC

ULURP ZONING DRAWINGS

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	Z1.1	AREA MAP EAST
*	Z2.0	ZONING ANALYSIS
**	Z3.0	SITE PLAN
**	Z4.0	REQUIRED YARDS
**	Z4.1	DISTANCE BTW BLDGS & RESIDENTIAL LOT COVERAGE
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**	Z4.3	SITE PLAN WAIVER DIAGRAM
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	Z11.6	ILLUSTRATIVE SITE DETAILS

* REVISED 02/14/2025
** REVISED 02/02/2026
*** REVISED 02/26/2026



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

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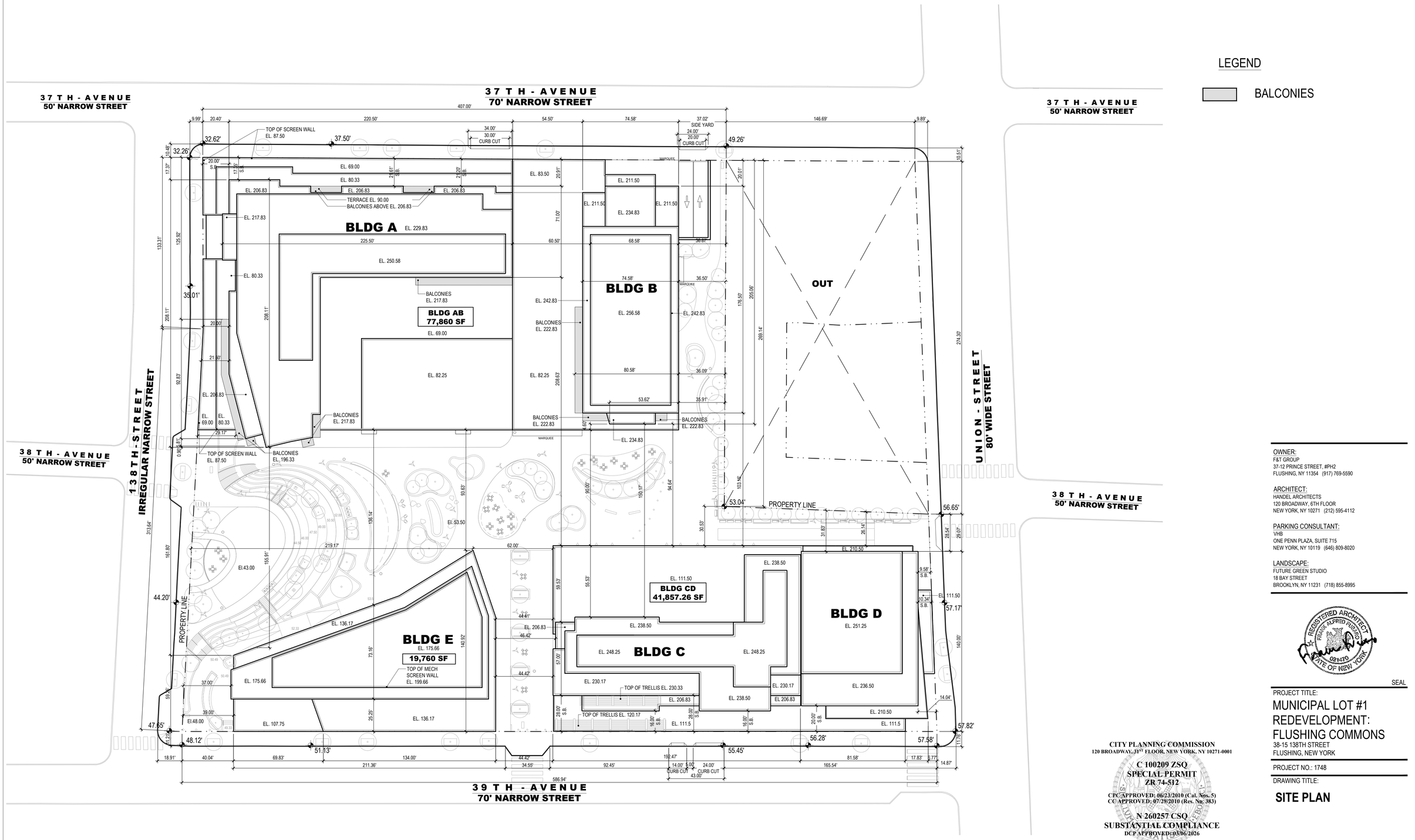

1 SITE PLAN
SCALE:1/32"=1'-0"

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

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 260257 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/06/2026

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

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REGISTERED ARCHITECT
FRANK ALFRED FUSARO
081470
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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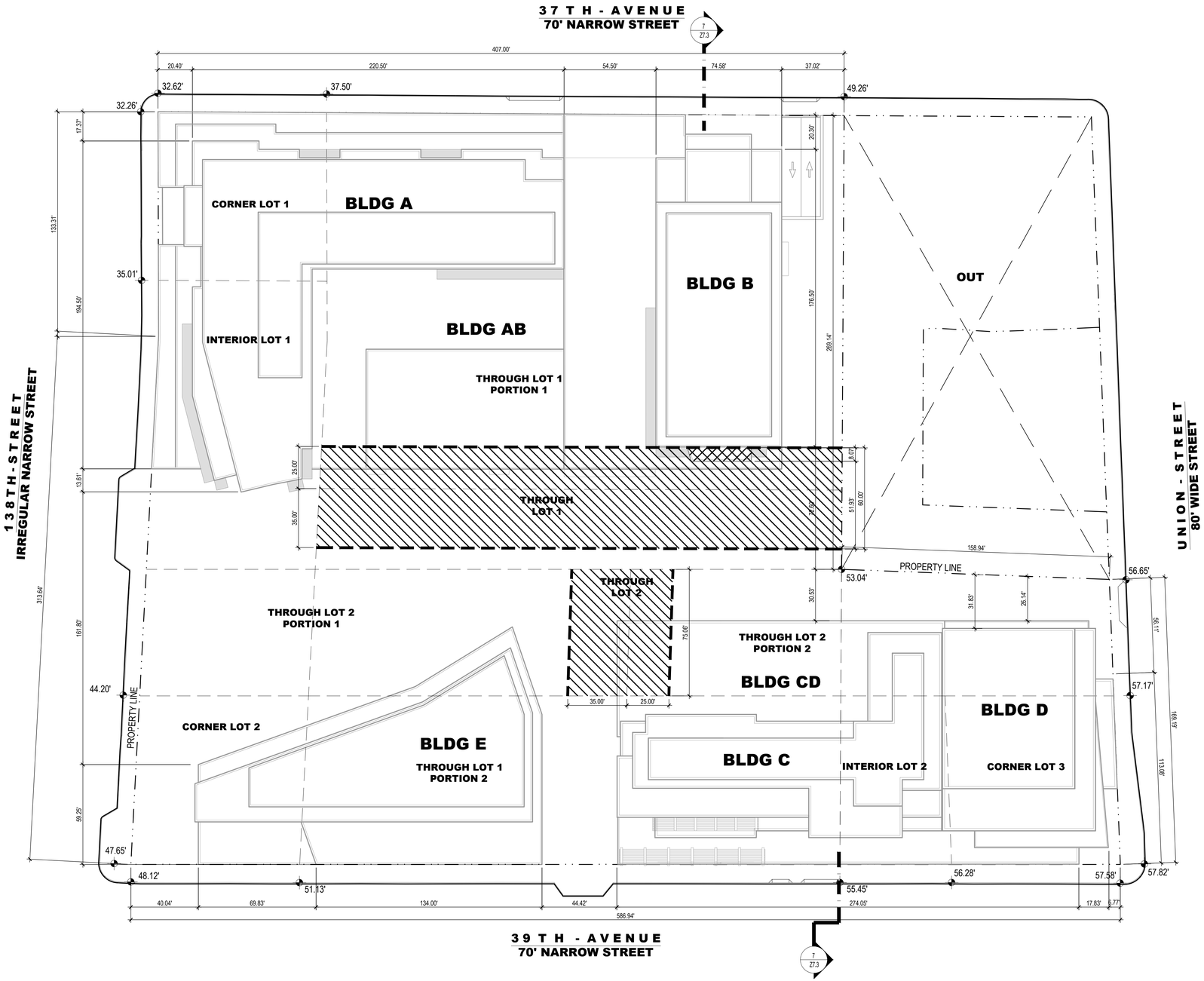

1 REQUIRED YARDS
SCALE:1/32"=1'-0"

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

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

Z4.0

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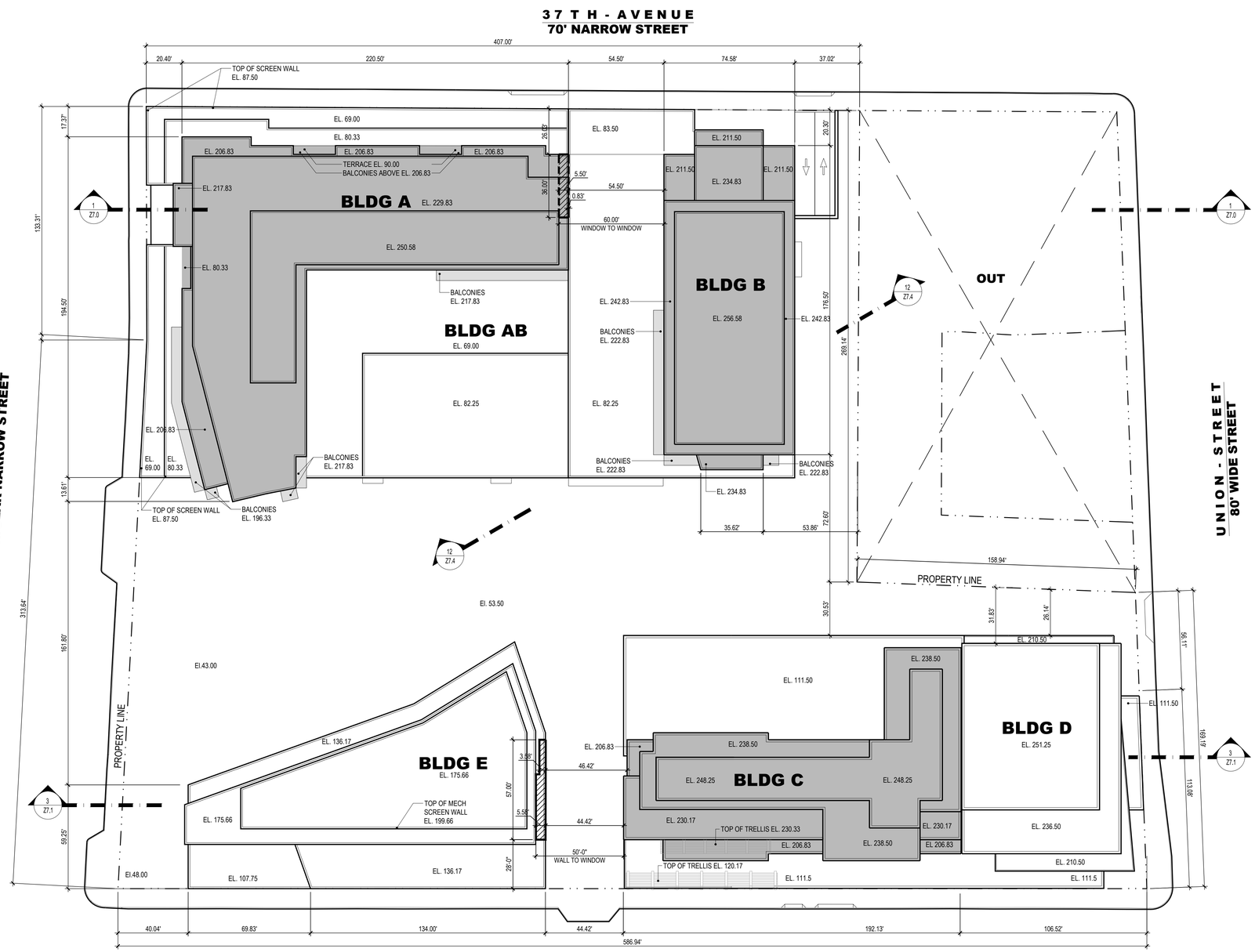

1 DISTANCE BETWEEN BUILDINGS
SCALE:1/32"=1'-0"

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

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

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REGISTERED ARCHITECT
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021470
STATE OF NEW YORK

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PROJECT NO.: 1748

DRAWING TITLE:
DISTANCE BTW BLDGS & RESIDENTIAL LOT COVERAGE

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

Z4.1

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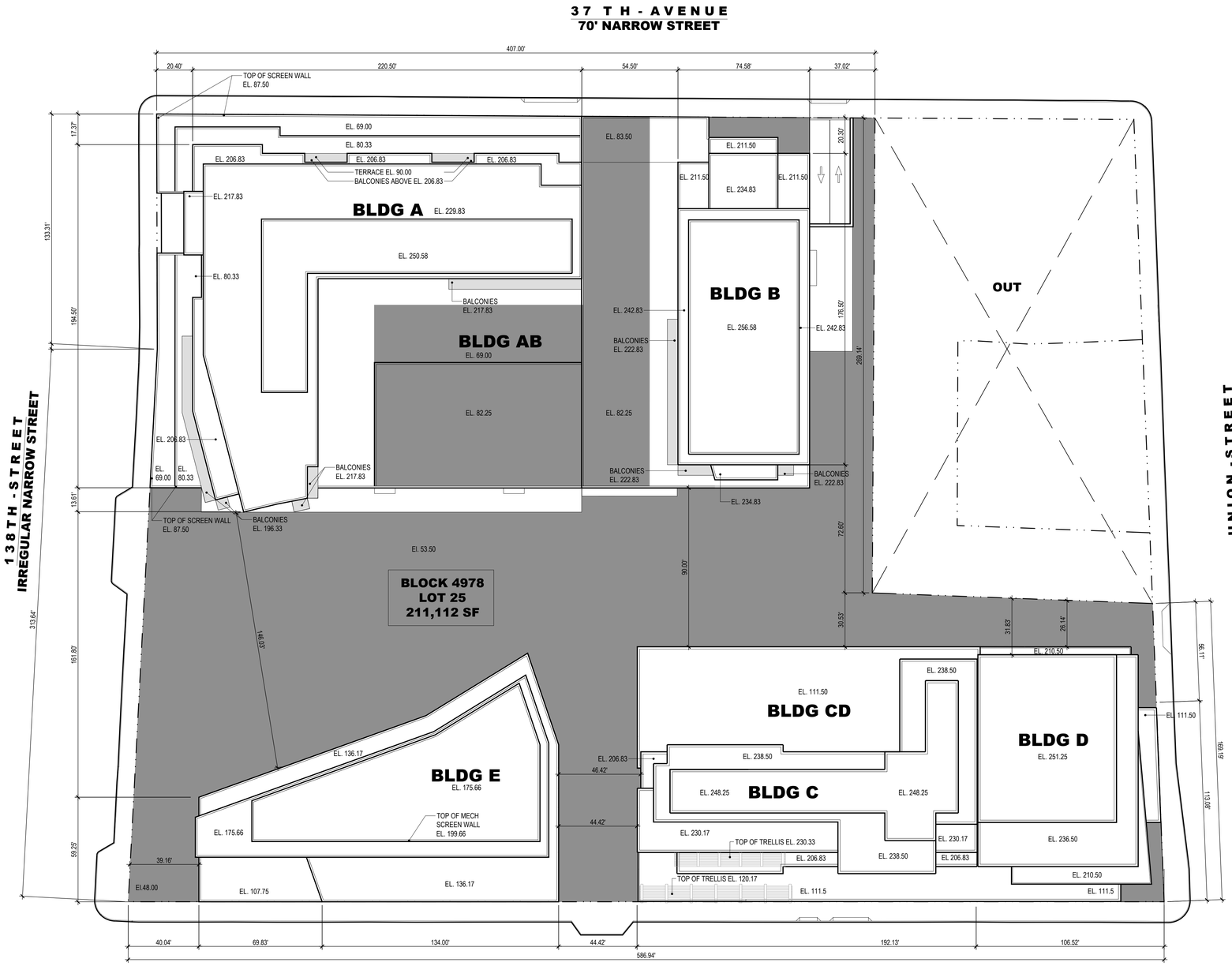

1 OPEN SPACE
SCALE: 1/32" = 1'-0"

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

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DRAWING TITLE:
OPEN SPACE

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

Z4.2

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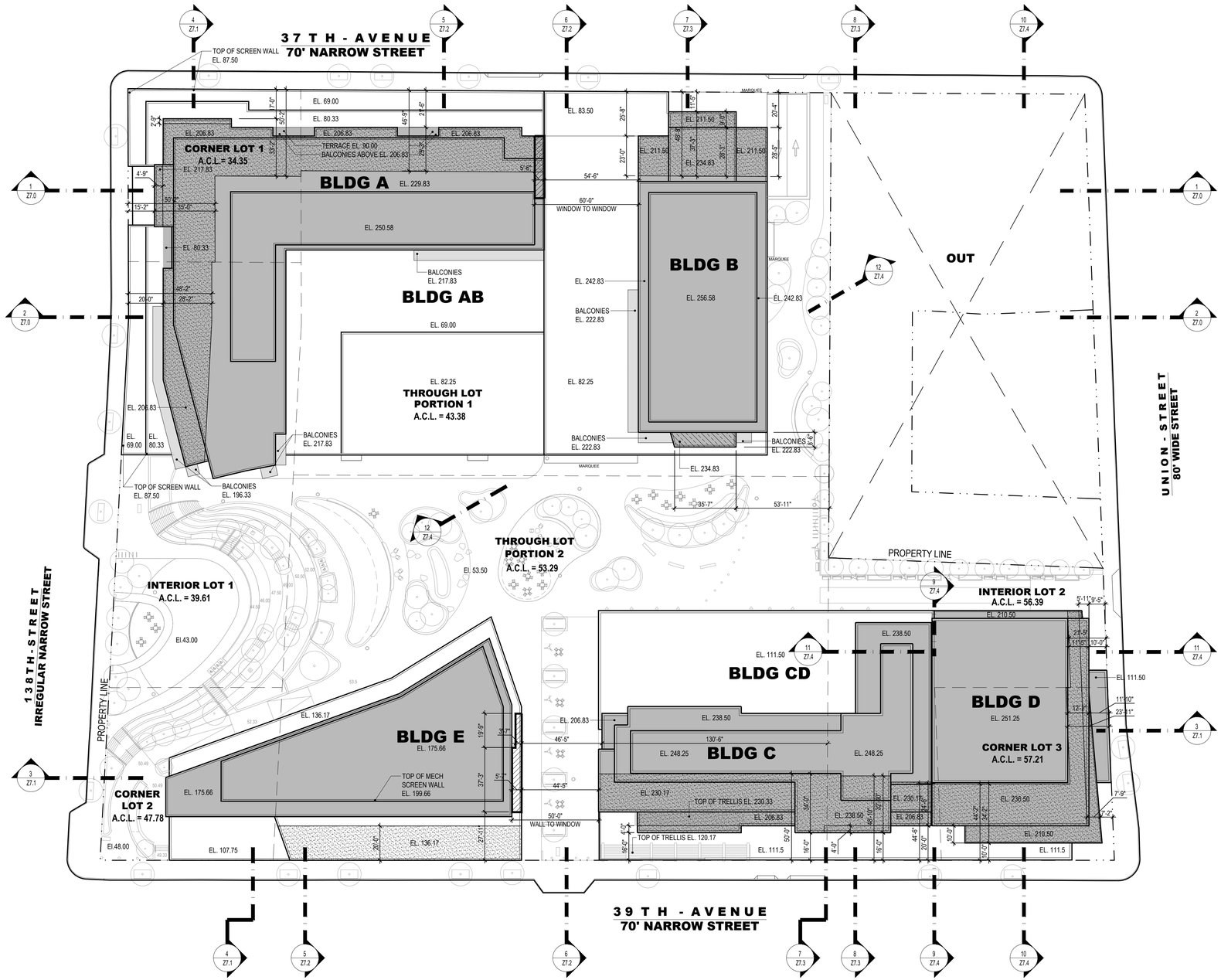

1 SITE PLAN
SCALE:1/32"=1'-0"

LEGEND

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

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021470
STATE OF NEW YORK

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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

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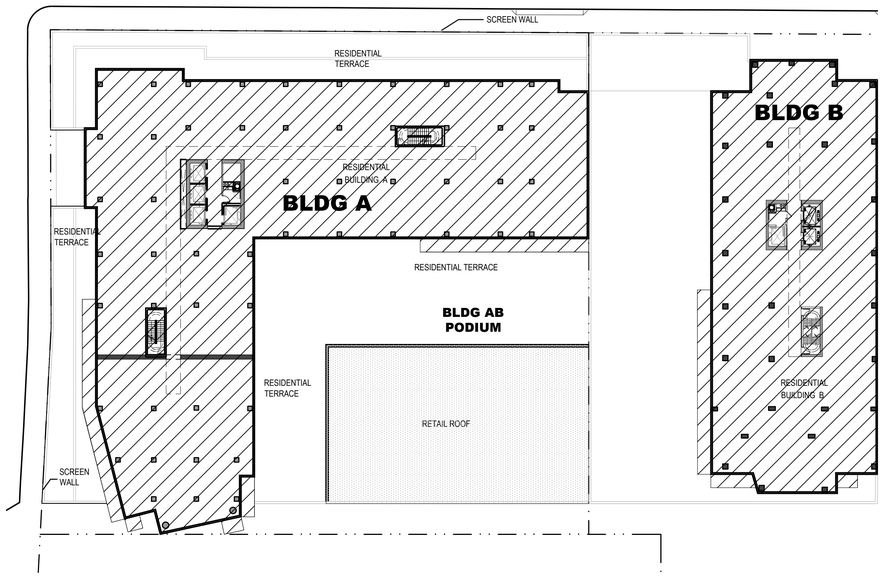
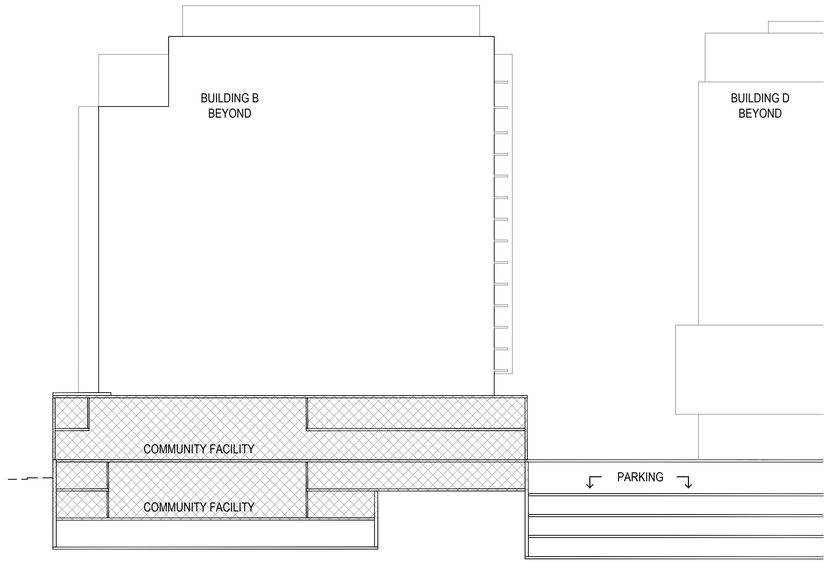
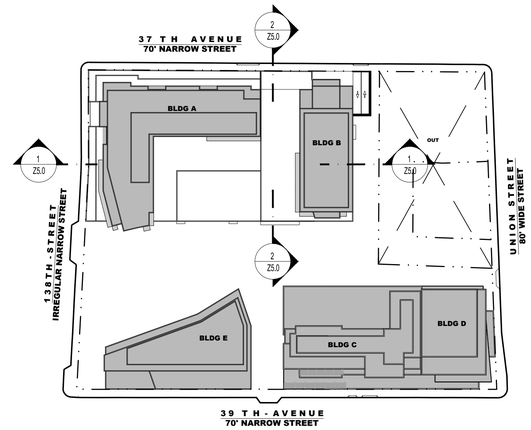


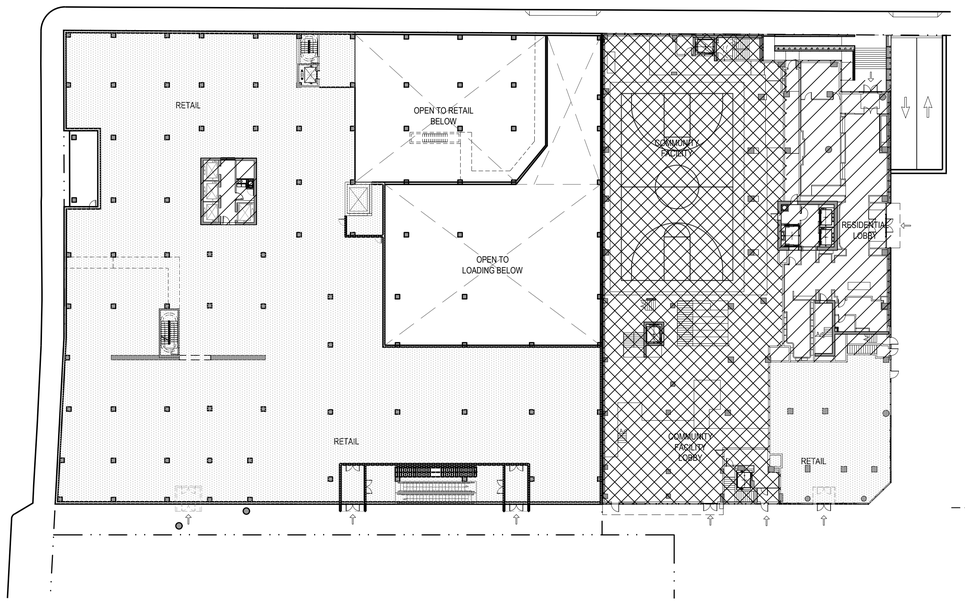
4 BUILDING AB 3RD & 4TH FLOOR PLAN
SCALE:1/32"=1'-0"



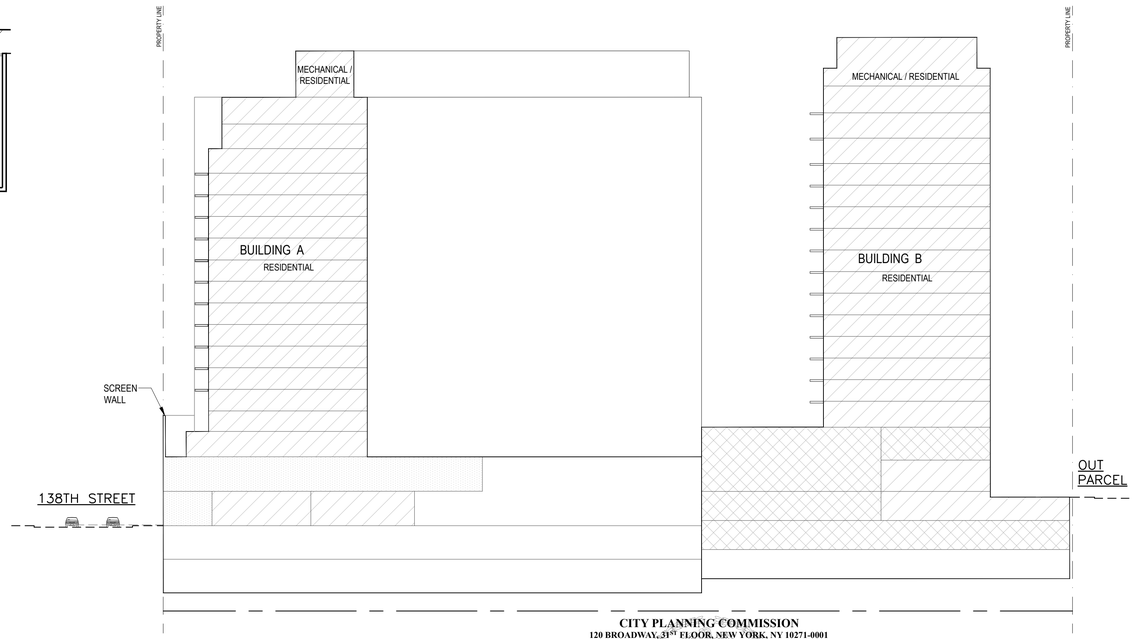
2 BUILDING A & PODIUM AB SECTION
SCALE:1/32"=1'-0"



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"

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LEGEND
- RESIDENTIAL USE
- COMMERCIAL USE
- COMMUNITY FACILITY USE

NORTH

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STATE OF NEW YORK

SEAL

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PROJECT NO.: 1748

DRAWING TITLE:

USE REGULATION WAIVER DIAGRAM I (BUILDING AB)

SCALE: **AS NOTED**

Z5.0

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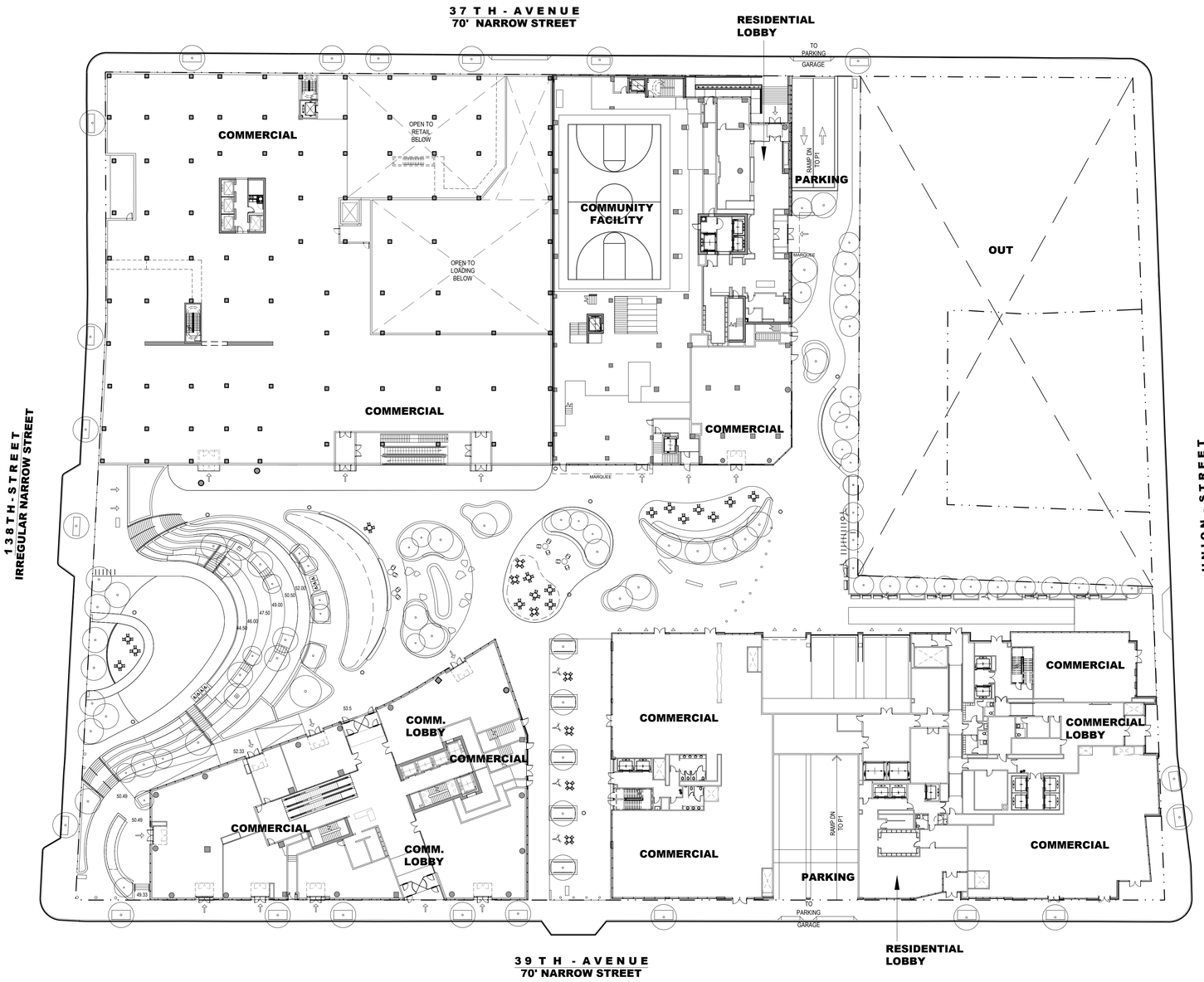

1 GROUND FLOOR PLAN
SCALE:1/32"=1'-0"

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NOTES:
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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

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DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: **AS NOTED**

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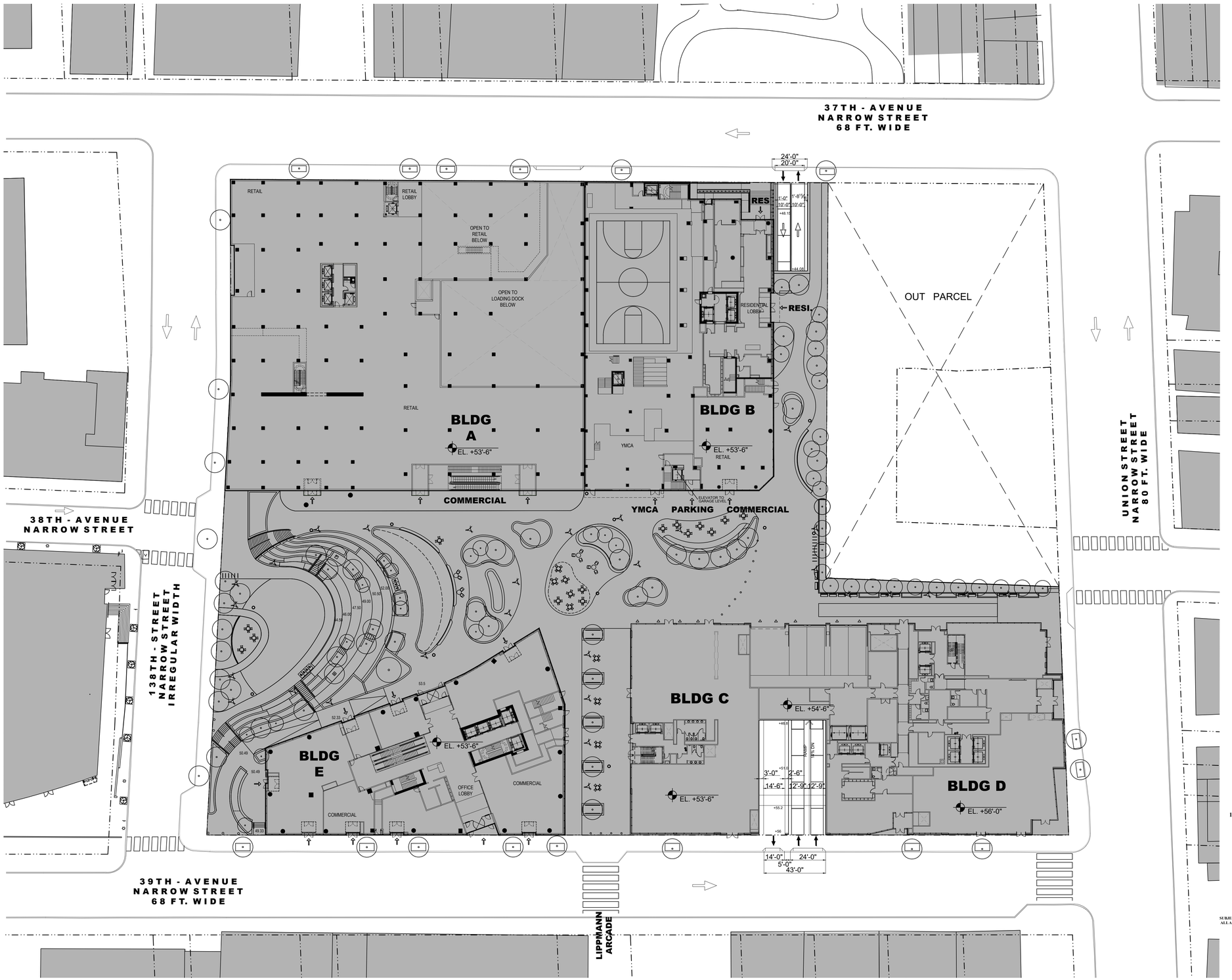


1 STREET LEVEL ENTRANCE PLAN
SCALE:1/32"=1'-0"

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	108,760	62,050	333,220
LESS MECHANICAL, STORAGE, STAIR, ETC. (SF)	0	25,200	3,000	3,000	2,000	33,200
UNOBSTRUCTED PARKING AREA (SF)	4,450	34,600	95,160	105,760	60,050	300,020
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:

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.

PEDESTRIAN ROUTES TO AND FROM GARAGE ACCESS 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).

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 260257 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/06/2026

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 BRZAC · 085043 · LICENSED PROFESSIONAL ENGINEER

SEAL

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

PROJECT NO.: 1748

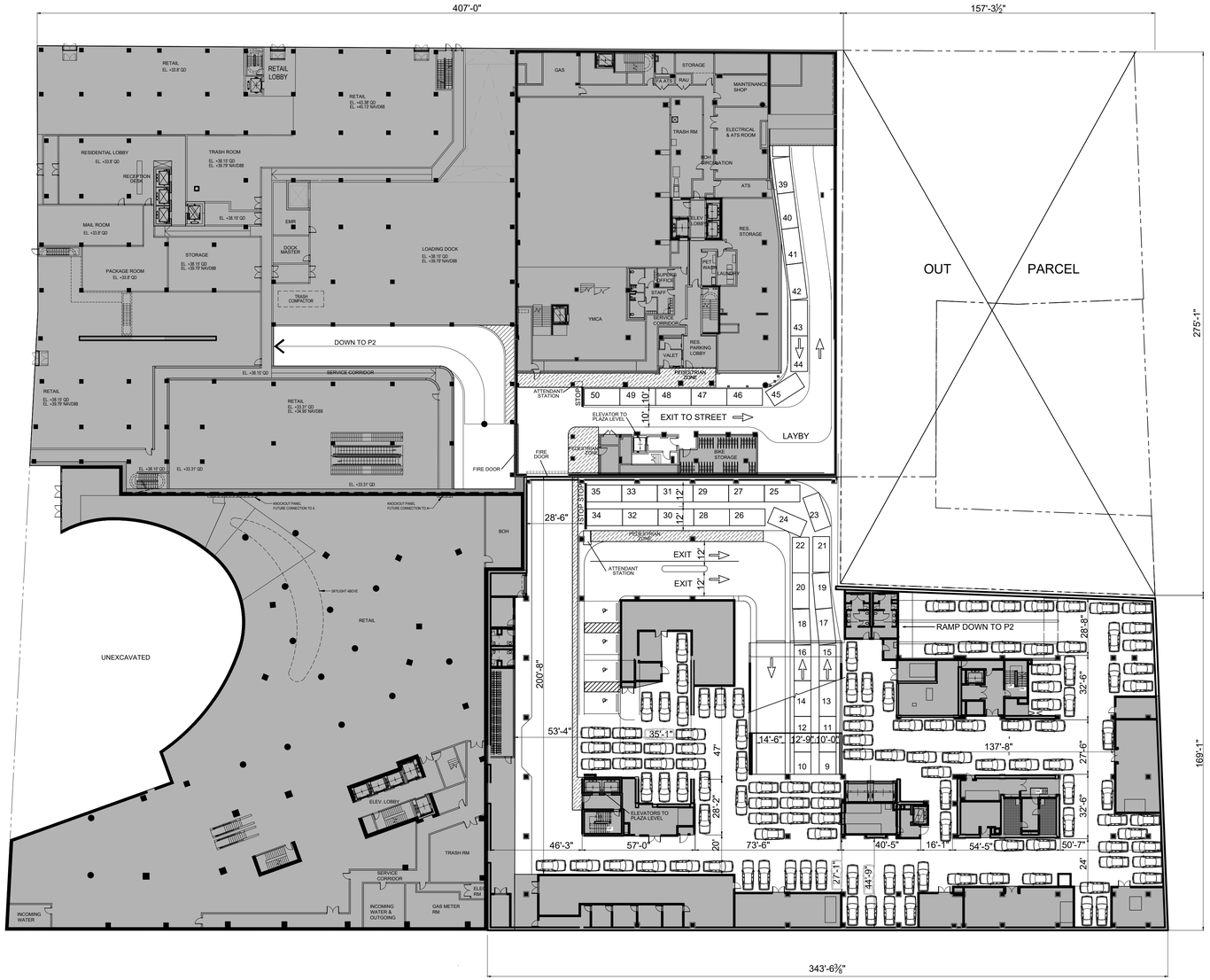
DRAWING TITLE:
STREET LEVEL PARKING ENTRANCE PLAN

SCALE:

Z8.0

NOT FOR CONSTRUCTION -
ISSUED FOR ULURP

DATE: 11 / 13 / 2009 REVISED: 2 / 14 / 2025
REVISED: 10 / 09 / 2013 REVISED: 2 / 02 / 2026



1 P1 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 SECTION 74-512. SPECIAL PERMIT TO INCLUDE THE FOLLOWING:
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ACCESSIBILITY FOR THE DISABLED:
GARAGES SHALL CONFORM TO LOCAL LAW 58 AND 1987 AND TO THE AMERICANS WITH DISABILITIES ACT OF 1991.

LEGEND:

18" / 8'-6" — **RESERVOIR SPACE**

AREA NOT SUBJECT TO GARAGE PERMIT

PEDESTRIAN ACCESS PATH

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 BRZAC · LICENSED PROFESSIONAL ENGINEER · 085043

SEAL

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

PROJECT NO.: 1748

DRAWING TITLE:
1st CELLAR LEVEL/ P1 PARKING LEVEL PLAN

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

Z8.1

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

DATE: 11 / 13 / 2009 REVISED: 2 / 14 / 2025
REVISED: 12 / 06 / 2012 REVISED: 2 / 02 / 2026

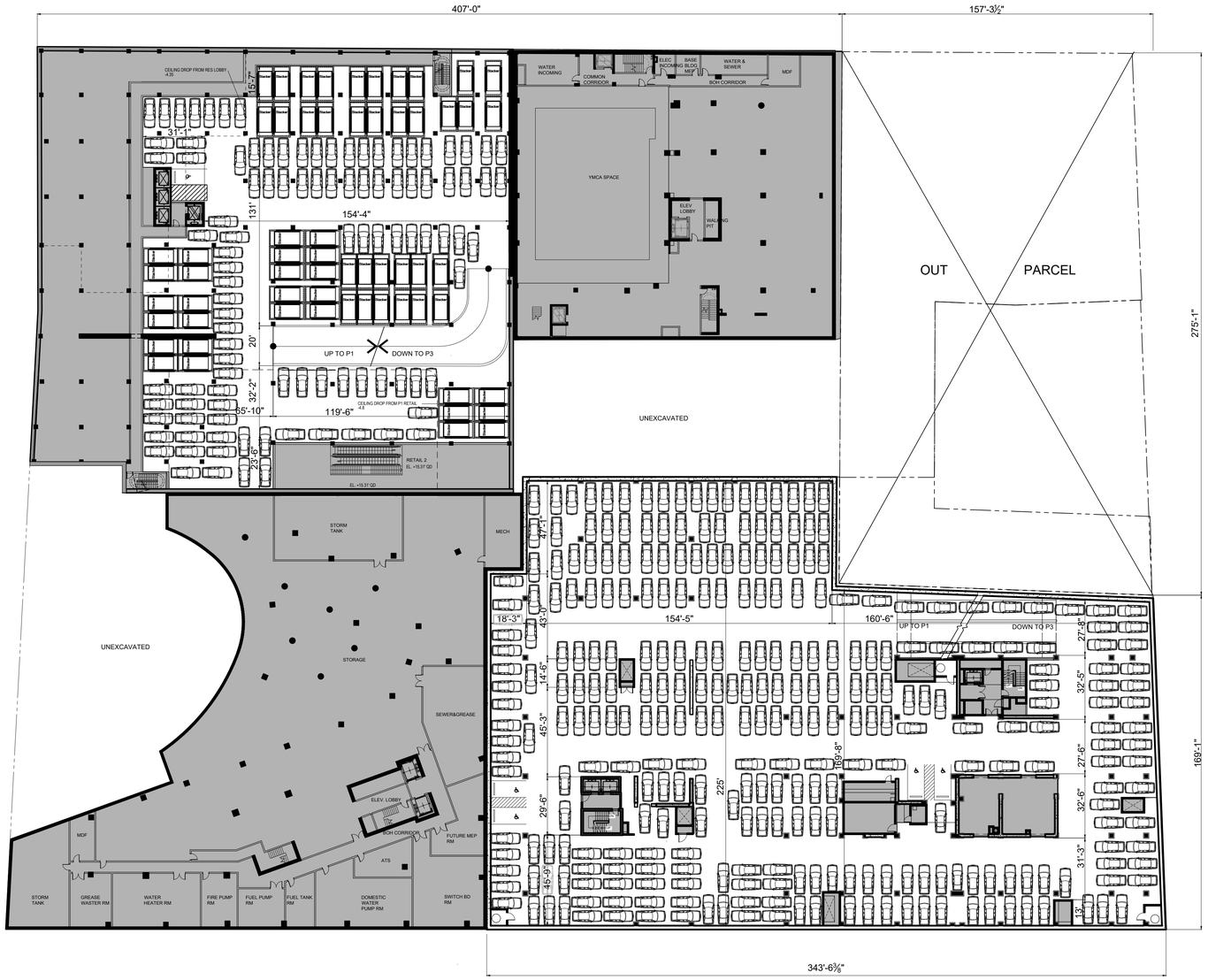
CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

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 260257 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/06/2026

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

NOTES:

CAR LAYOUT ILLUSTRATIVE IN ATTENDED AREA

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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
16 BAY STREET
BROOKLYN, NY 11231 (718) 855-8995

STATE OF NEW YORK · DANIEL BRZIC · 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: 2 / 14 / 2025
REVISED: 12 / 06 / 2012 REVISED: 2 / 02 / 2026

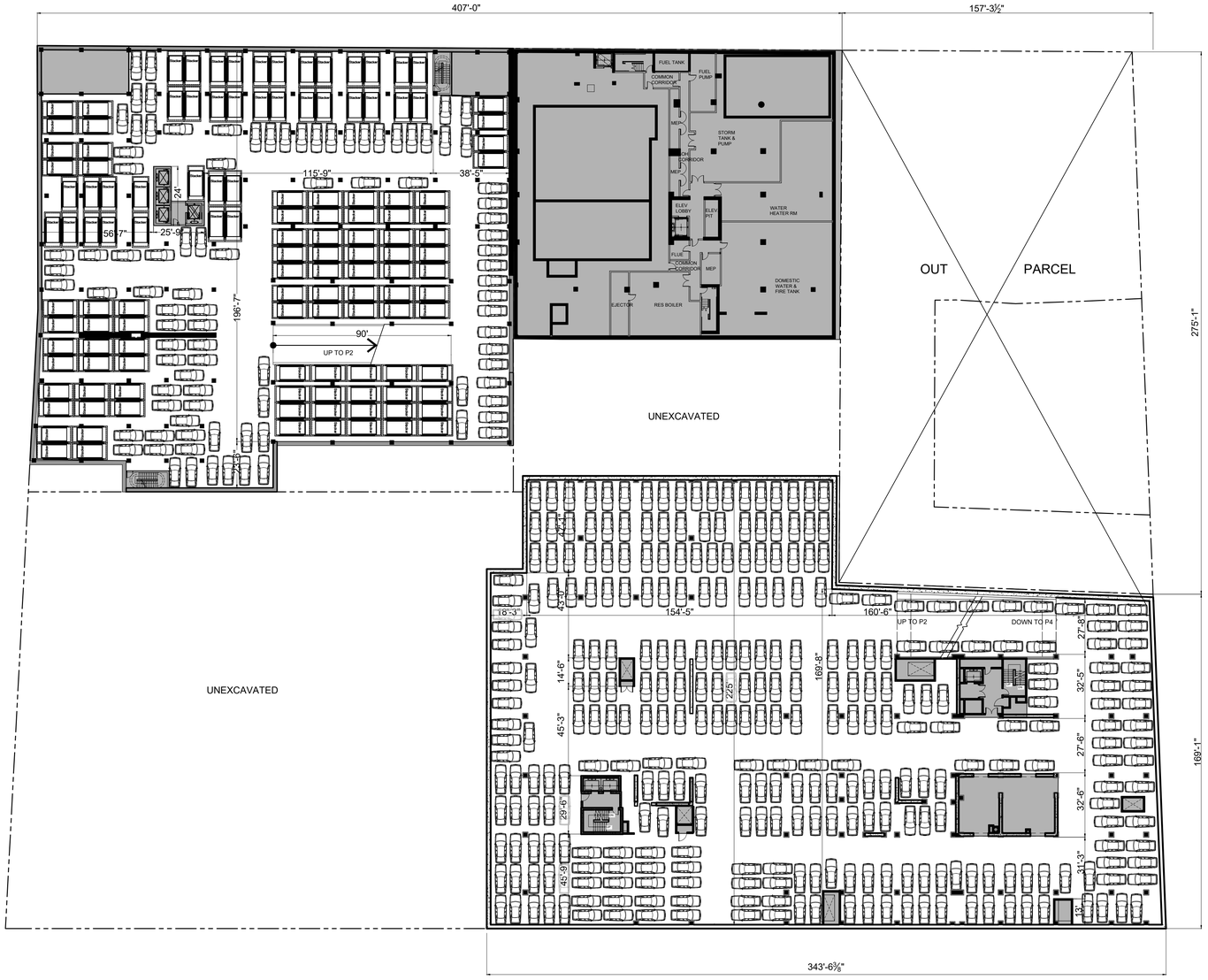
CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

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 260257 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/06/2026

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"

NOTES:

CAR LAYOUT ILLUSTRATIVE IN ATTENDED AREA

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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 BRZEZ · LICENSED PROFESSIONAL ENGINEER · 085043

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: 2 / 14 / 2025
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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)
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N 260257 CSQ
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DCP APPROVED: 03/06/2026

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



ILLUSTRATIVE LANDSCAPE PLAN

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 - 370 LF
		planter seatwall - 458 LF
		amphitheater seating steps - 850 LF
		backless seating - 242 LF
		movable 106 chairs and 28 tables
c)	Planting and trees	proposed:
		106 trees
		16,920 sf of 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

LEGEND

- GARDEN PLANTING
- LAWN HATCH
- MIXED PLANTING HATCH
- PAVING
- SPECIALTY PAVING
- CONCRETE SIDEWALK
- DECKING
- TIMBER SEATING
- 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
- BOLLARDS
- MOON LIGHT FROM BUILDING ABOVE
- TRASH BIN
- WATER FEATURE
- BICYCLE STATION
- FREESTANDING BENCH
- PROPERTY LINE
- XX.XX SPOT ELEVATION
- PLANTER BENCH
- BACKLESS BENCH
- BENCH WITH BACK
- STAGE

32' 0' 32' 64'

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 000106 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 PLAN

SCALE: 1/32"= 1'0"

Z11.0

NOT FOR CONSTRUCTION - ISSUED FOR ULURP

DATE: 11/13/2009 REVISED: 02/26/2026

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

C 100209 ZSQ
SPECIAL PERMIT
ZR 74-512
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DCP APPROVED: 03/06/2026

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E BUILDING ENTRY ENLARGEMENT

LEGEND

- GARDEN PLANTING
- LAWN HATCH
- MIXED PLANTING HATCH
- PAVING
- SPECIALTY PAVING
- CONCRETE SIDEWALK
- DECKING
- TIMBER SEATING
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- TREE PLANTER BENCH
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- FREESTANDING BENCH
- PROPERTY LINE
- XX.XX SPOT ELEVATION
- PLANTER BENCH
- BACKLESS BENCH
- BENCH WITH BACK
- STAGE

0' 8' 16' 24' 32'

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

C 100209 ZSQ
SPECIAL PERMIT
ZR 74-512
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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 · 003166 · 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

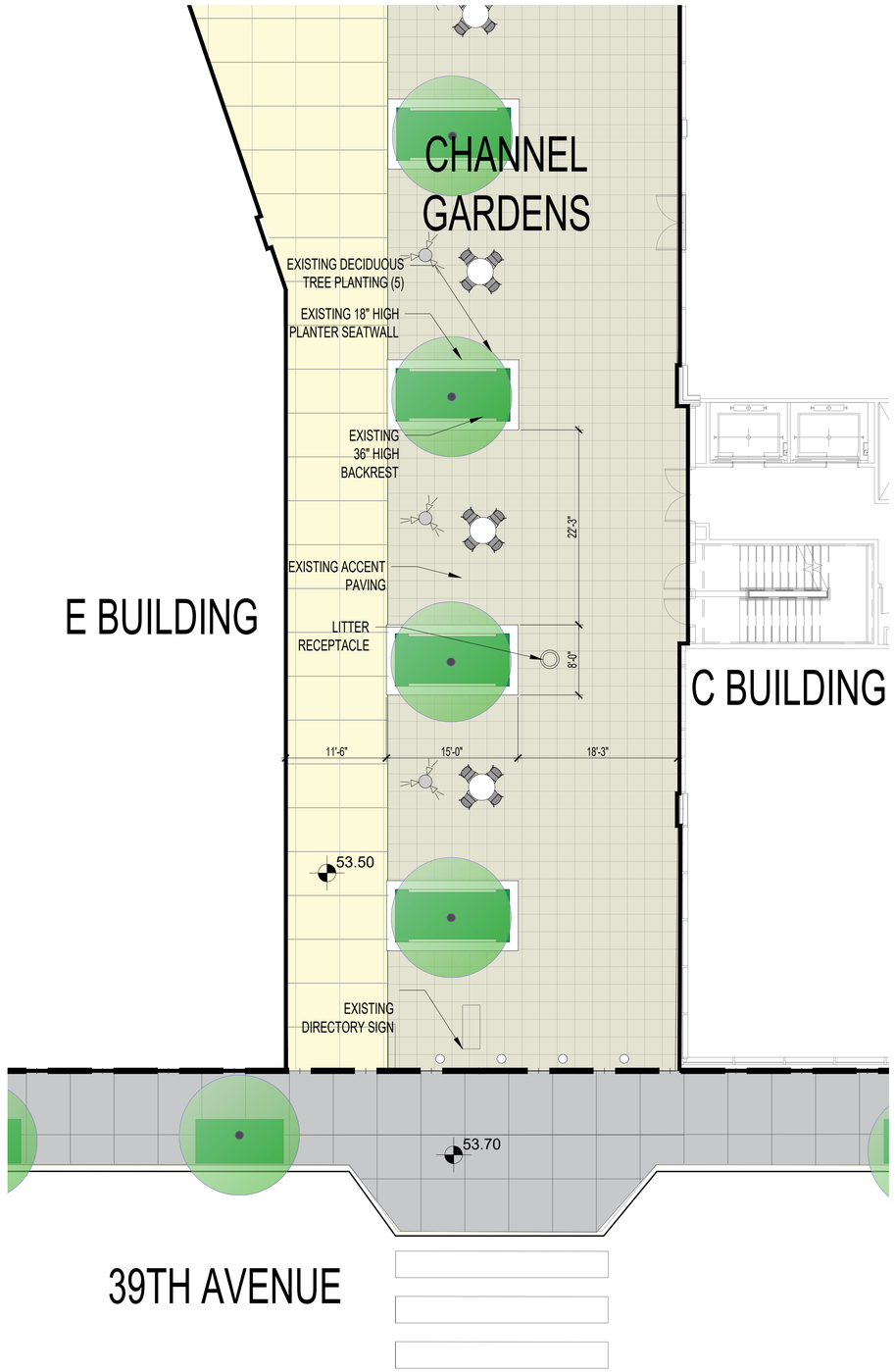
SCALE: 1/8"= 1'0"

Z11.1

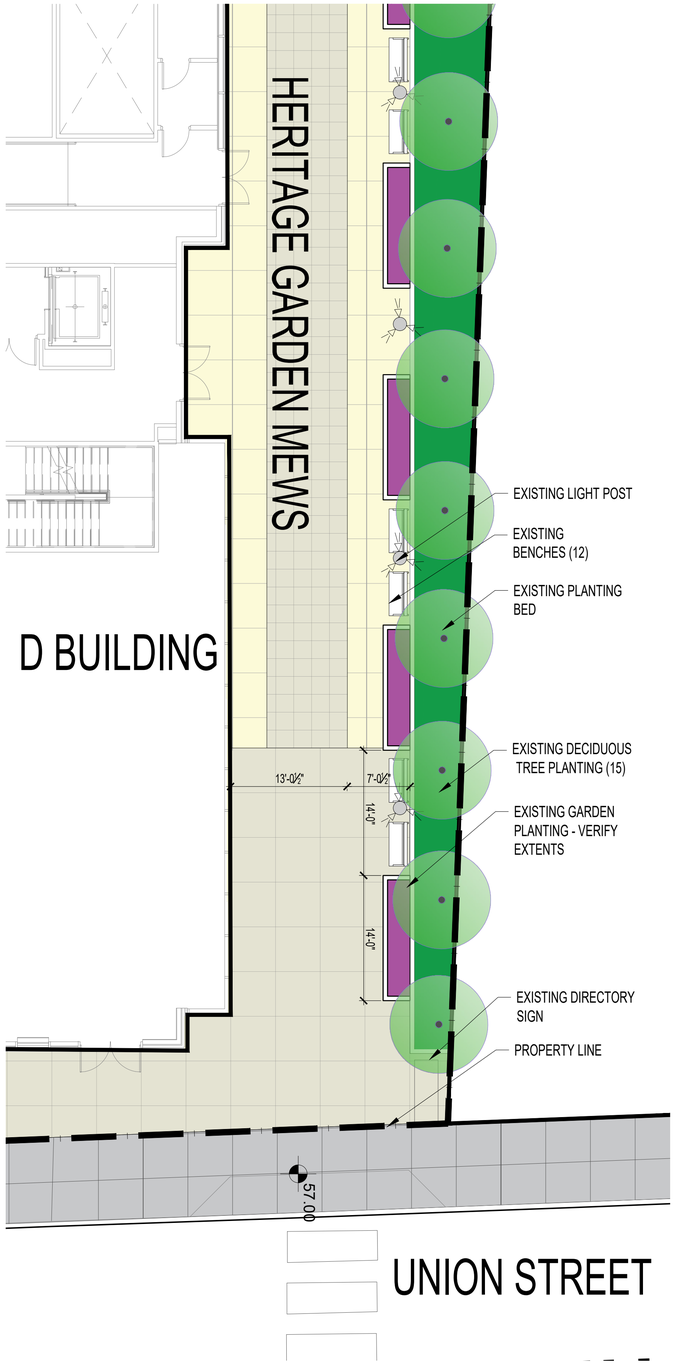
NOT FOR CONSTRUCTION - ISSUED FOR ULURP

DATE: 11/13/2009 REVISED: 02/26/2026

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
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- BENCH WITH BACK
- STAGE

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

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0' 8' 16' 24' 32'

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 · 003105 · 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

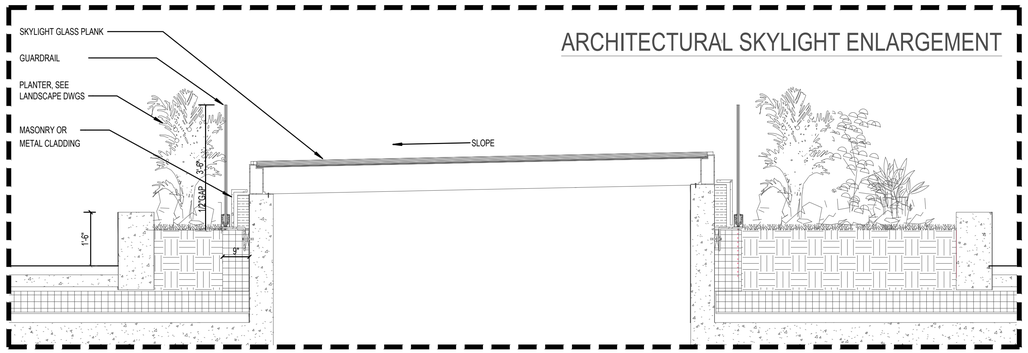
SCALE: 1/8"= 1'0"

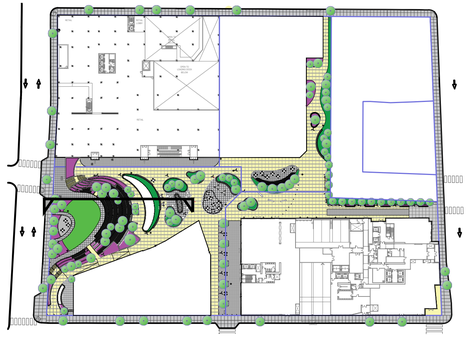
Z11.2

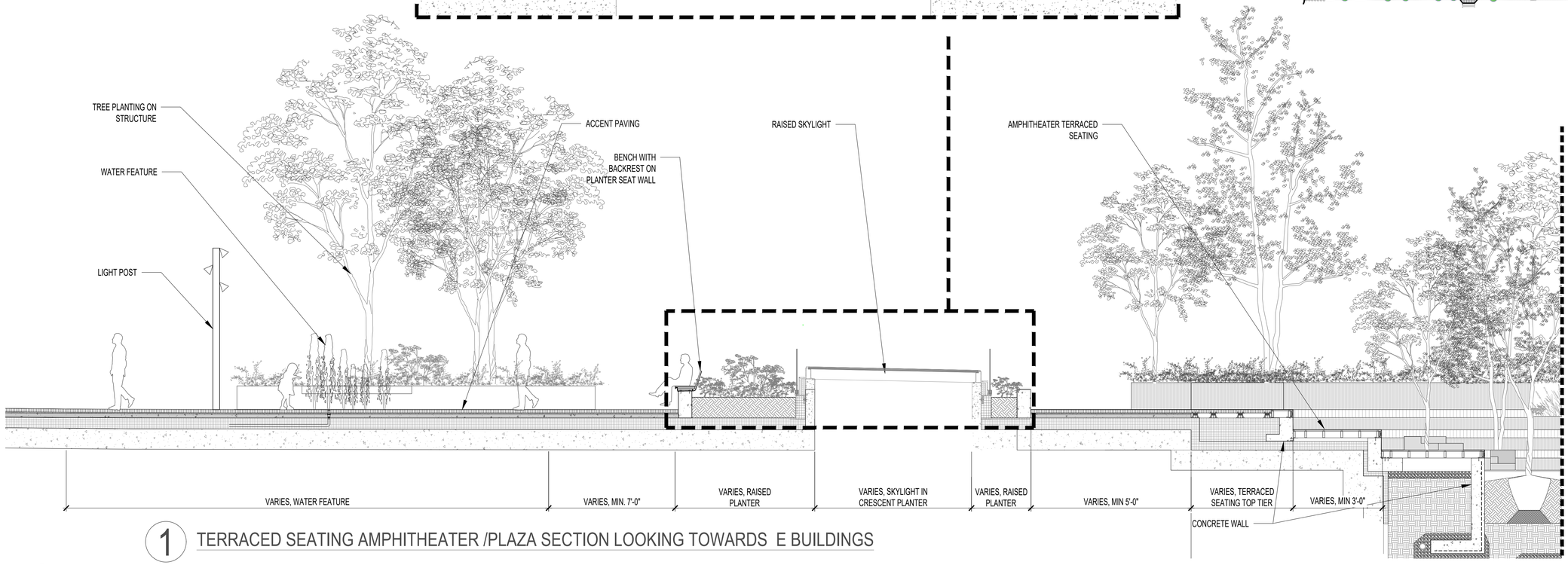
NOT FOR CONSTRUCTION - ISSUED FOR ULURP

DATE: 11/13/2009 REVISED: 02/26/2026

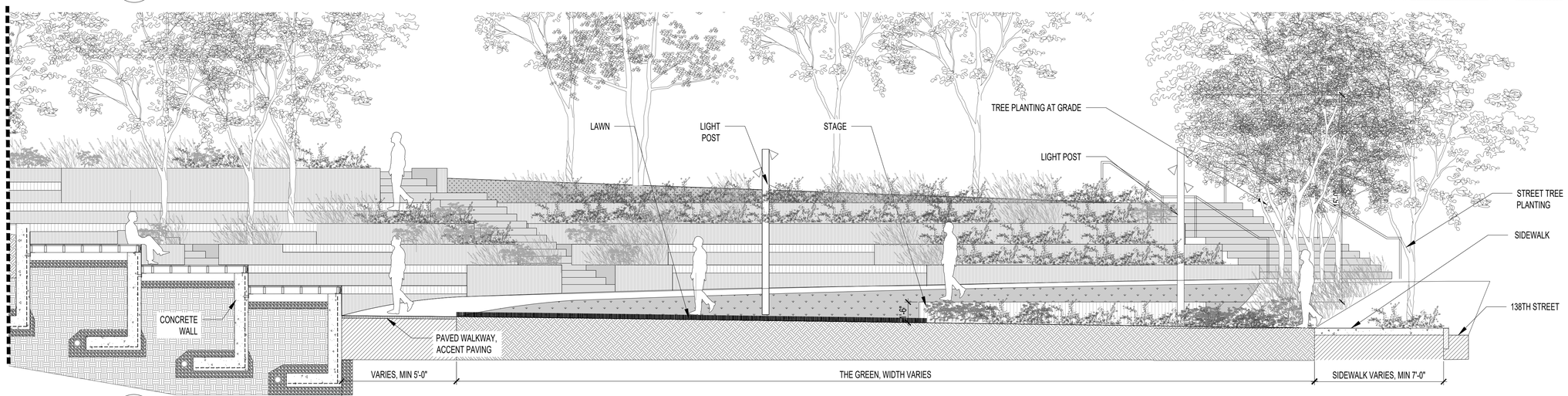
ARCHITECTURAL SKYLIGHT ENLARGEMENT







1 TERRACED SEATING AMPHITHEATER /PLAZA SECTION LOOKING TOWARDS E BUILDINGS



2 TERRACED SEATING AMPHITHEATER /PLAZA SECTION LOOKING TOWARDS E BUILDINGS

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 260257 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/06/2026

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 · 003186 · STATE OF NEW YORK

SEAL

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

PROJECT NO.: 1748

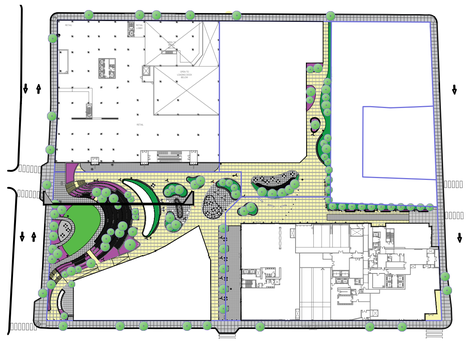
DRAWING TITLE:
ILLUSTRATIVE LANDSCAPE SECTIONS I

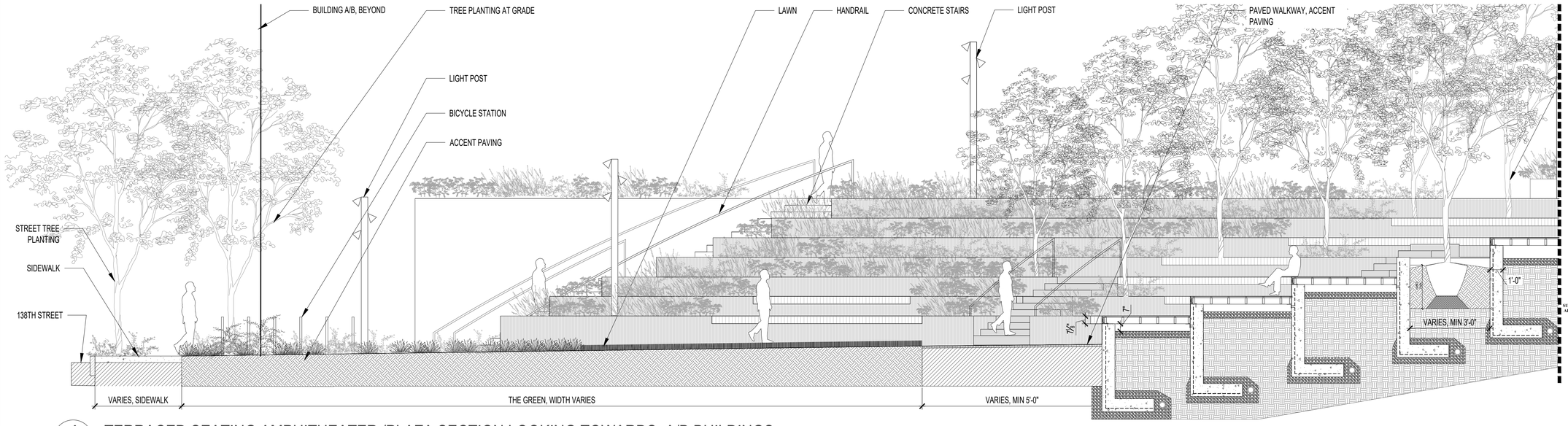
SCALE: 1/4"= 1'0"

Z11.3

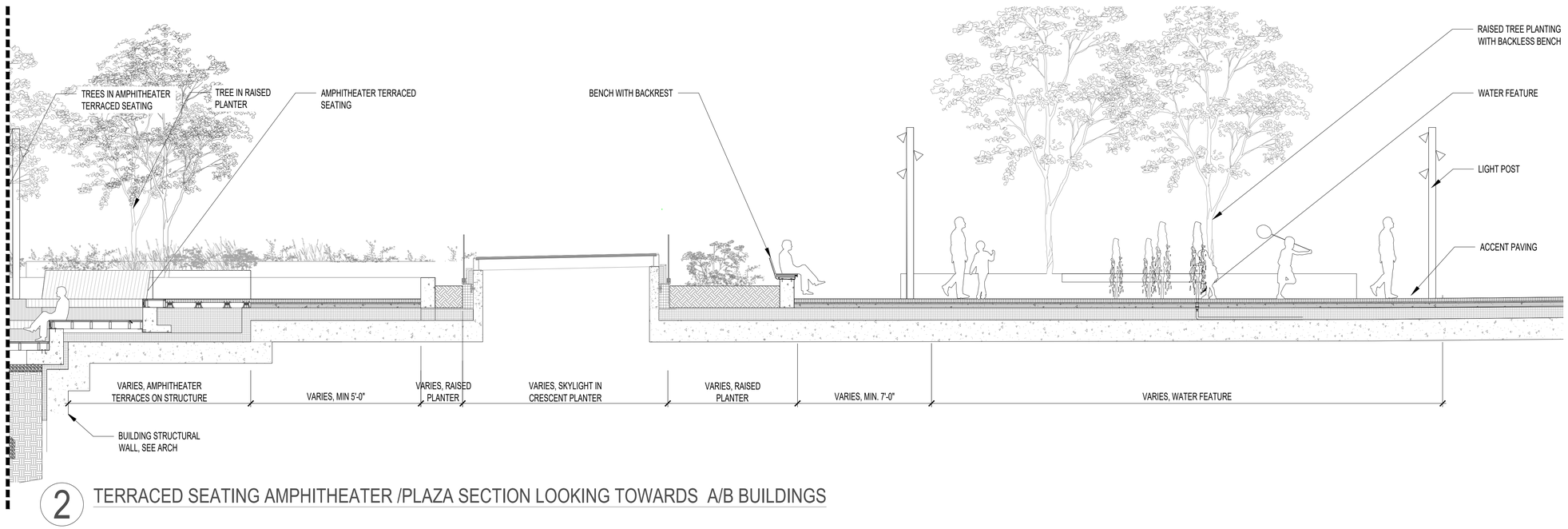
NOT FOR CONSTRUCTION - ISSUED FOR ULURP

DATE: 11/13/2009 REVISED: 02/02/2026





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



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

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 260257 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/06/2026

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:
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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 003186 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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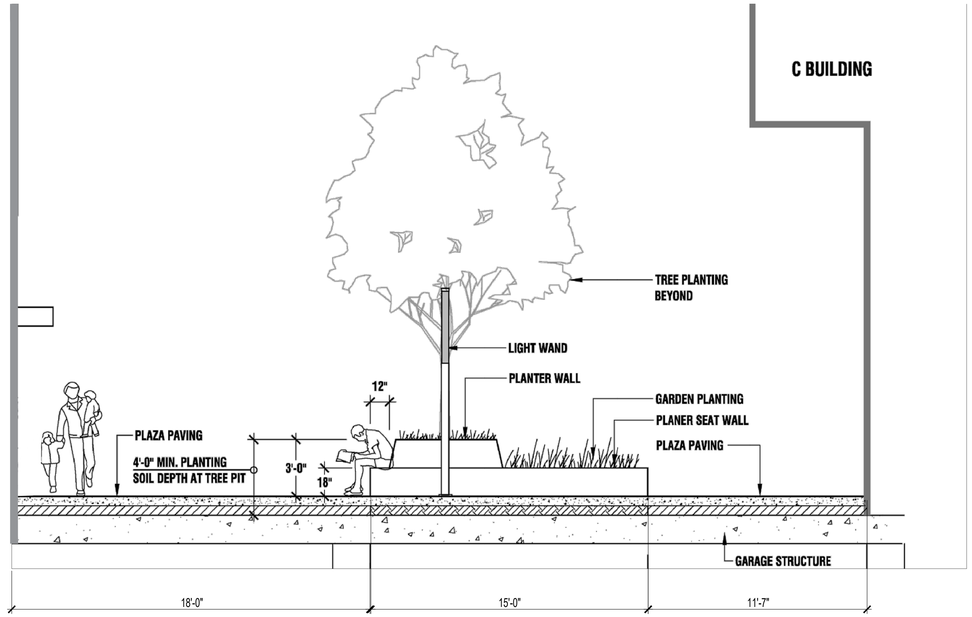
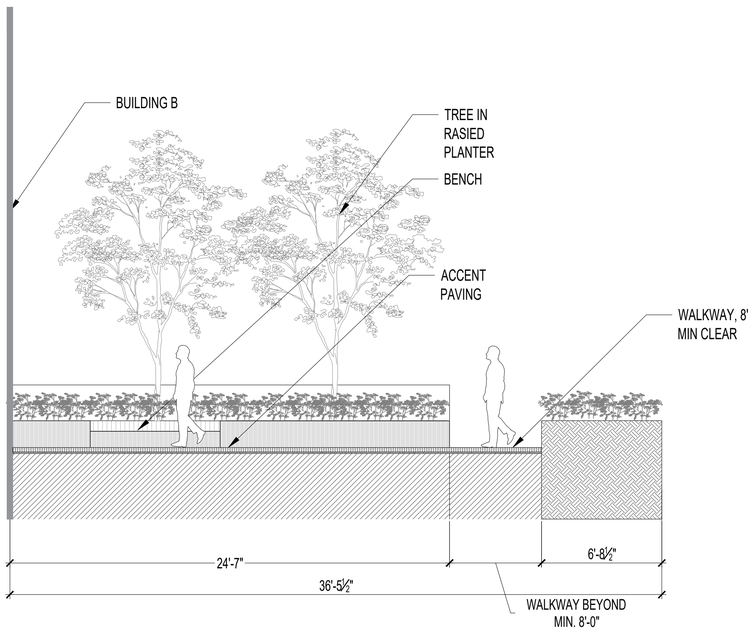
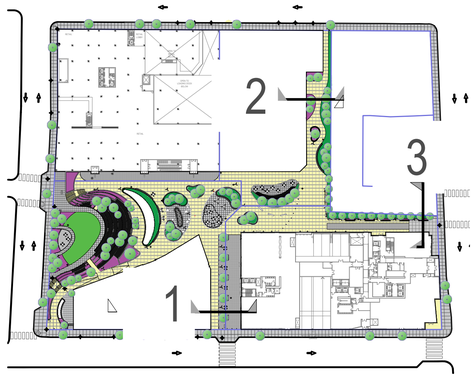
DATE: 11/13/2009 REVISED: 02/02/2026



1 CHANNEL GARDEN SECTION (PREVIOUSLY BUILT)



2 HERITAGE GARDEN MEWS SECTION AT 37TH AVENUE



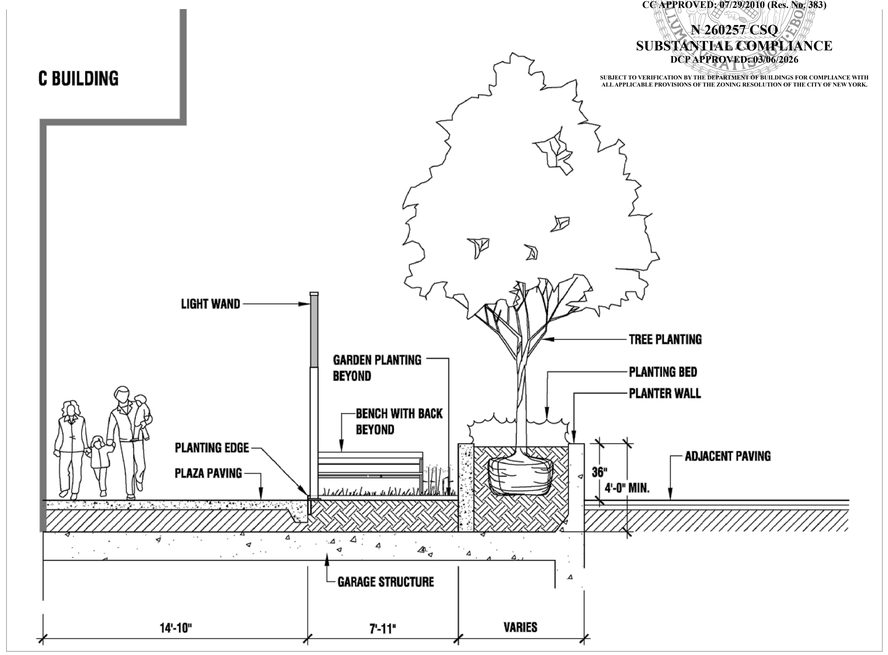
CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 100209 ZSQ
SPECIAL PERMIT
ZR 74-512

CPC APPROVED: 06/23/2010 (Cal. Nos. 5)
CC APPROVED: 07/20/2010 (Res. No. 383)

N 260257 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 03/06/2026

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



3 HERITAGE GARDEN MEWS SECTION AT UNION STREET (PREVIOUSLY BUILT)

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

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

REGISTERED LANDSCAPE ARCHITECT DAVID SEITER 003165 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 III

SCALE: 1/4"= 1'0"

Z11.5

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DATE: 11/13/2009 REVISED: 02/02/2026