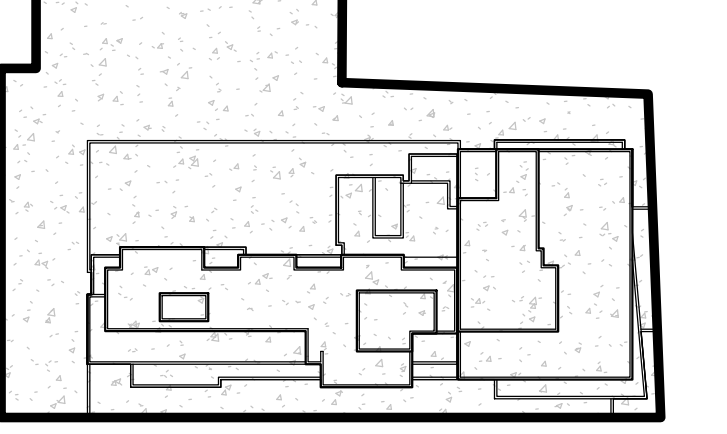


NO.	DATE	ISSUE
12	08-01-2014	BULLETIN 2
11	08-01-2014	BULLETIN 1
10	05-19-2014	DOB SUBMISSION
9	05-07-2014	DOB COMMENTS
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7	01-31-2014	95% CONSTRUCTION DOCUMENT
6	12-30-2013	75% CONSTRUCTION DOCUMENT
5	11-26-2013	50% CONSTRUCTION DOCUMENT
4	09-19-2013	DOB FILING FOUNDATION PERMIT
3	06-03-2013	100% DESIGN DEVELOPMENT
2	04-10-2013	75% DD SUBMISSION
1	11-29-2012	100% SCHEMATIC DESIGN



**Perkins Eastman**  
 115 FIFTH AVENUE  
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Owner:  
 FLUSHING COMMONS, LLC  
 1121 AVENUE OF THE AMERICAS, 29TH FL. NEW YORK, NY  
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Construction Manager:  
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 100 PARK AVENUE 5TH FLOOR NEW YORK,  
 NY 10017 (212) 708-9600

Civil / Site:  
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 PARK AVENUE SOUTH NEW YORK, NY 10016  
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Structural Engineer:  
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 AKF ENGINEERS  
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Landscape Architect:  
 THOMAS BALSLEY & ASSOCIATES  
 31 WEST 27TH STREET, 9TH FL. NEW YORK, NY  
 (212) 694-9230

PROJECT TITLE:  
**FLUSHING COMMONS**

**PHASE 1**

38-18 Union Street  
 Flushing, NY 11354

PROJECT No: 48660.00  
 DOB No:  
 DRAWING TITLE:  
**PARKING LEVEL P4  
 FOUNDATION PLAN**

SCALE: As indicated PAGE: OF

**FO-097.00**

DOB BSCAN STICKER

**REV. 1 (11-22-13)**

SEAL

**1 PARKING LEVEL P4 FOUNDATION PLAN**  
 SCALE: 3/32" = 1'-0"

FOOTING SCHEDULE					
MARK	SIZE (LNG. X SHT.)	DEPTH	BOTTOM REINFORCING (LNG.) (SHT.)		REMARKS
F6	6'-0" x 6'-0"	24	6 #8	6 #8	-----
F7	7'-0" x 7'-0"	20	8 #7	8 #7	-----
F9	9'-0" x 9'-0"	30	10 #8	10 #8	-----
F10	10'-0" x 10'-0"	36	11 #9	11 #9	-----
F11	11'-0" x 11'-0"	36	12 #9	12 #9	-----
F12	12'-0" x 12'-0"	40	13 #10	13 #10	-----
F12x6	12'-0" x 6'-0"	24	6 #8	12#8	-----
F14	14'-0" x 14'-0"	48	15 #10	15 #10	-----
F15	15'-0" x 15'-0"	50	18 #10	18 #10	-----
F16	16'-0" x 16'-0"	52	18 #11	18#11	-----
F17x10	17'-0" x 10'-0"	36	11 #9	18#9	-----
SF-1	3'-0" W	24	4 #6 cont.	#6 @ 12"	SEE S-208
SF-2	3'-0" W	24	4 #6 cont.	#6 @ 12"	SEE S-207
SF-3	3'-8" W	24	5 #6 cont.	#6 @ 12"	SEE S-207

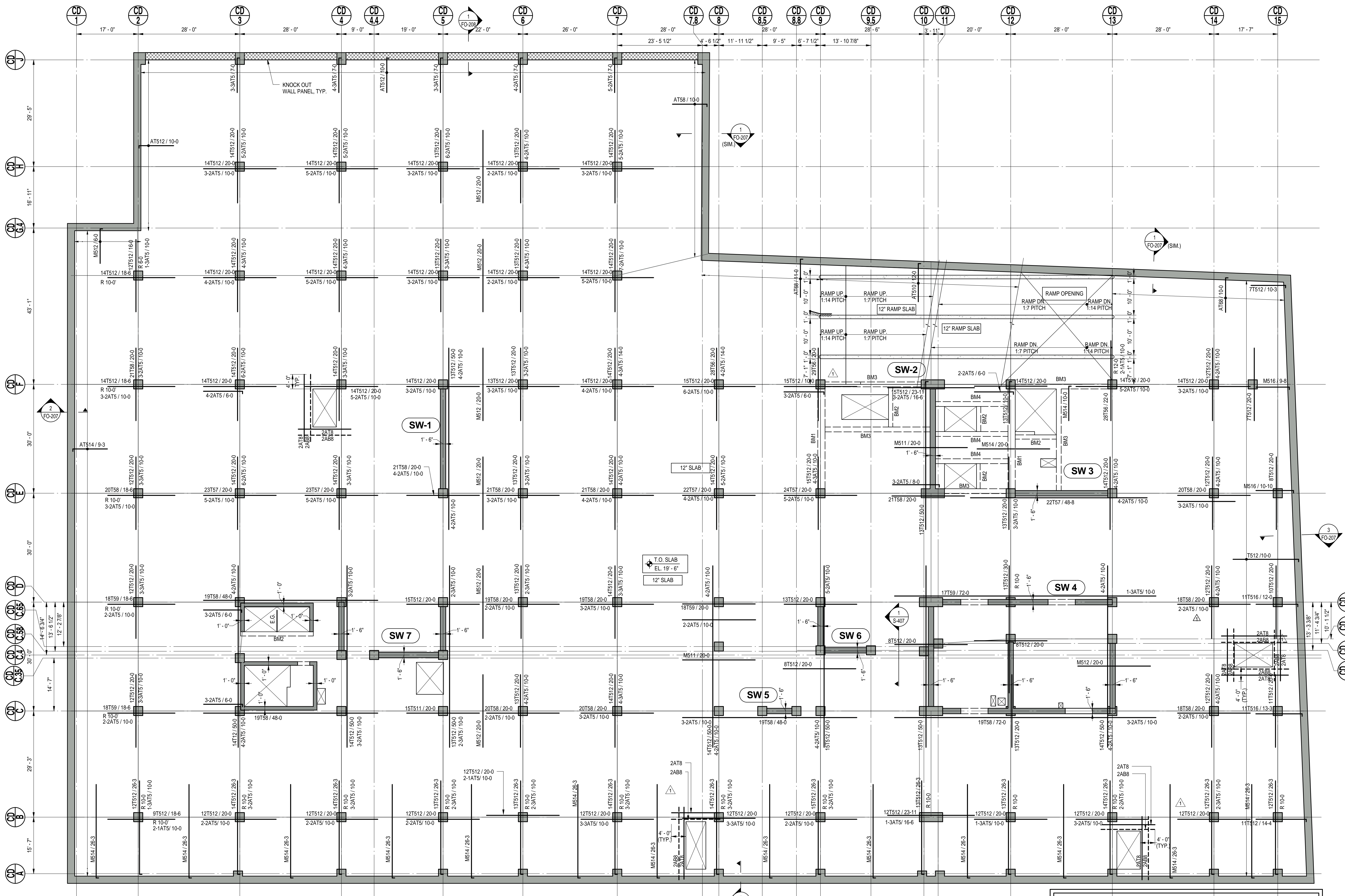
CONCRETE GRADE BEAM SCHEDULE						
MARK	SIZE (W x H)	BOTTOM BARS	CONT. TOP BARS	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
GB1	30"x30"	4 #8	4 #7	#4	@ 12"	T.O. GRADE BEAM EL. 10'-2"

TOP OF SLAB ELEVATION U.O.N.:	SLAB BASIC BOTTOM BARS (E.W. U.O.N.):	RAMP SLAB BASIC BOTTOM BARS (E.W. U.O.N.):
<b>AS NOTED</b>	<b>#5@12" O.C.</b>	<b>#5@6" O.C.</b>
SLAB THICKNESS U.O.N.:	SLAB MIDDLE STRIP TOP BARS U.O.N.:	RAMP SLAB MIDDLE STRIP TOP BARS U.O.N.:
<b>AS NOTED</b>	<b>#5@12" O.C.</b>	<b>#5@9" O.C.</b>
SLAB CONCRETE STRENGTH:	<b>f'c=6,000 P.S.I.</b>	

- DRAWING NOTES:**
- FOR GENERAL NOTES SEE DRAWING S-001.
  - FOR COLUMN SCHEDULE SEE DRAWING S-201 THROUGH S-204.
  - T.O. FOOTING'S IS 12" BELOW T.O. PRESSURE SLAB ELEVATION U.O.N. SEE S/5-205 FOR DETAILS.
  - FOOTING/MAT SHALL BEAR ON DENSE TO VERY DENSE SAND ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 6 TON U.O.N. AS STATED IN A "GEOTECHNICAL ENGINEERING STUDY" BY LANGEN ENGINEERING DATED JUNE 10, 2013.
  - FOR TYPICAL FOUNDATION SECTIONS SEE S-205. FOR FOUNDATION WALL SECTIONS SEE S-207, S-208.
  - FOR SHEARWALL REINFORCEMENT, SEE S-210 THROUGH S-213.
  - FOOTINGS, MAT FOUNDATIONS, ELEVATOR PITS, FOUNDATION WALLS TO BE WATER PROOFED. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL WATER PROOFING, DAMP PROOFING REQUIREMENTS.
  - CONTRACTOR TO LOCATE AND VERIFY ALL OPENING THROUGH THE SLAB AND FOUNDATION WALLS FROM ARCHITECTURAL AND MEP DRAWINGS.
  - ALL SLAB TOP AND BOTTOM BARS ARE TO BE CONTINUOUS. EAST-WEST REINFORCING TO BE PLACED IN TOP MOST AND BOTTOM MOST LAYERS U.O.N.
  - FOR FOUNDATIONS, WALLS, PRESSURE SLAB Fc SHALL BE 6KSI
  - HOOK ALL TOP AND BOTTOM PRESSURE SLAB REINFORCEMENT U.O.N.
  - DETAILER TO CHECK ALL BAR CLEARANCE.
  - APPLY LIQUID DENSIFIER/SEALER TO ALL SLABS AT THIS LEVEL PER SPECIFICATION 03-3000.3.19
  - DETAILER TO CHECK ALL BAR CLEARANCE.

D:\Mobile One Clients\Desimone Consulting Engineers\15711-GARAGE & PODIUM-FONTANA-LOCAL-R14.rvt  
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**1 PARKING LEVEL P3 FRAMING PLAN**  
SCALE: 3/32" = 1'-0"

CONCRETE GRAVITY BEAM SCHEDULE						
MARK	SIZE (W x H)	BOTTOM BARS	CONT. TOP BARS	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
BM1	24"x26"	6 #10 + 6 #10	5 #7	4L #5	@10"	LAP #7 BARS WITH #10 TO R/O'D 90° BEND
BM2	14"x18"	2 #6 + 2 #6	2 #5	2L #4	@6"	-----
BM3	16"x20"	4 #9 + 4 #9	3 #6	2L #4	@6"	RAMP SLAB FRAMES INTO BM3
BM4	16"x20"	4 #6 + 4 #9	3 #6	2L #4	@6"	-----

TOP OF SLAB ELEVATION U.O.N.: <b>AS NOTED</b>	SLAB BASIC BOTTOM BARS (E.W. U.O.N.): <b>#5@12" O.C.</b>	RAMP SLAB BASIC BOTTOM BARS (E.W. U.O.N.): <b>#5@6" O.C.</b>
SLAB THICKNESS U.O.N.: <b>AS NOTED</b>	SLAB MIDDLE STRIP TOP BARS U.O.N.: <b>#5@12" O.C.</b>	RAMP SLAB MIDDLE STRIP TOP BARS U.O.N.: <b>#5@9" O.C.</b>
SLAB CONCRETE STRENGTH: <b>f<sub>c</sub>=6000 P.S.I.</b>		

- DRAWING NOTES:**
- FOR GENERAL NOTES SEE DRAWING S-001.
  - FOR COLUMN SCHEDULE SEE DRAWINGS S-201 THRU S-204
  - FOR TYPICAL FOUNDATION SECTIONS SEE DRAWING S-205. FOR FOUNDATION WALL SECTIONS SEE S-207, S-208.
  - FOR TYPICAL CONCRETE DETAILS SEE S-400'S SERIES DRAWINGS.
  - FOR SHEAR WALL REINFORCEMENT, SEE S-210 THROUGH S-213
  - ALL SLAB TOP AND BOTTOM BARS AREA TO BE CONTINUOUS. EAST AND WEST REINFORCING TO BE PLACED IN TOP MOST AND BOTTOM MOST LAYERS U.O.N.
  - CONTRACTOR TO LOCATE/VERIFY ALL THE OPENINGS THROUGH THE SLAB AND FOUNDATION WALLS FROM ARCHITECTURAL/MEP DRAWINGS.
  - CONCRETE MIX FOR SLABS EXPOSED TO DEICING SALTS AND SUBJECT TO FREEZING AND THAWING SHALL HAVE FLY ASH AND COMPLY WITH OTHER REQUIREMENTS AS STATED IN CONCRETE SPECIFICATIONS, 03-3000.1.06.
  - APPLY LIQUID DENSIFIER/SEALER TO ALL SLABS AT THIS LEVEL PER SPECIFICATION 03-3000.3.19
  - DETAILER TO CHECK ALL BAR CLEARANCE.
  - FOR OPENING DIMENSIONS AND LAYOUT, SEE S-700'S SERIES DRAWINGS.

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(212) 684-9230

PROJECT TITLE:  
**FLUSHING COMMONS**

**PHASE 1**

38-18 Union Street  
Flushing, NY 11354

PROJECT No: 48660.00  
DOB No:  
DRAWING TITLE:  
**PARKING LEVEL P3  
FRAMING PLAN**

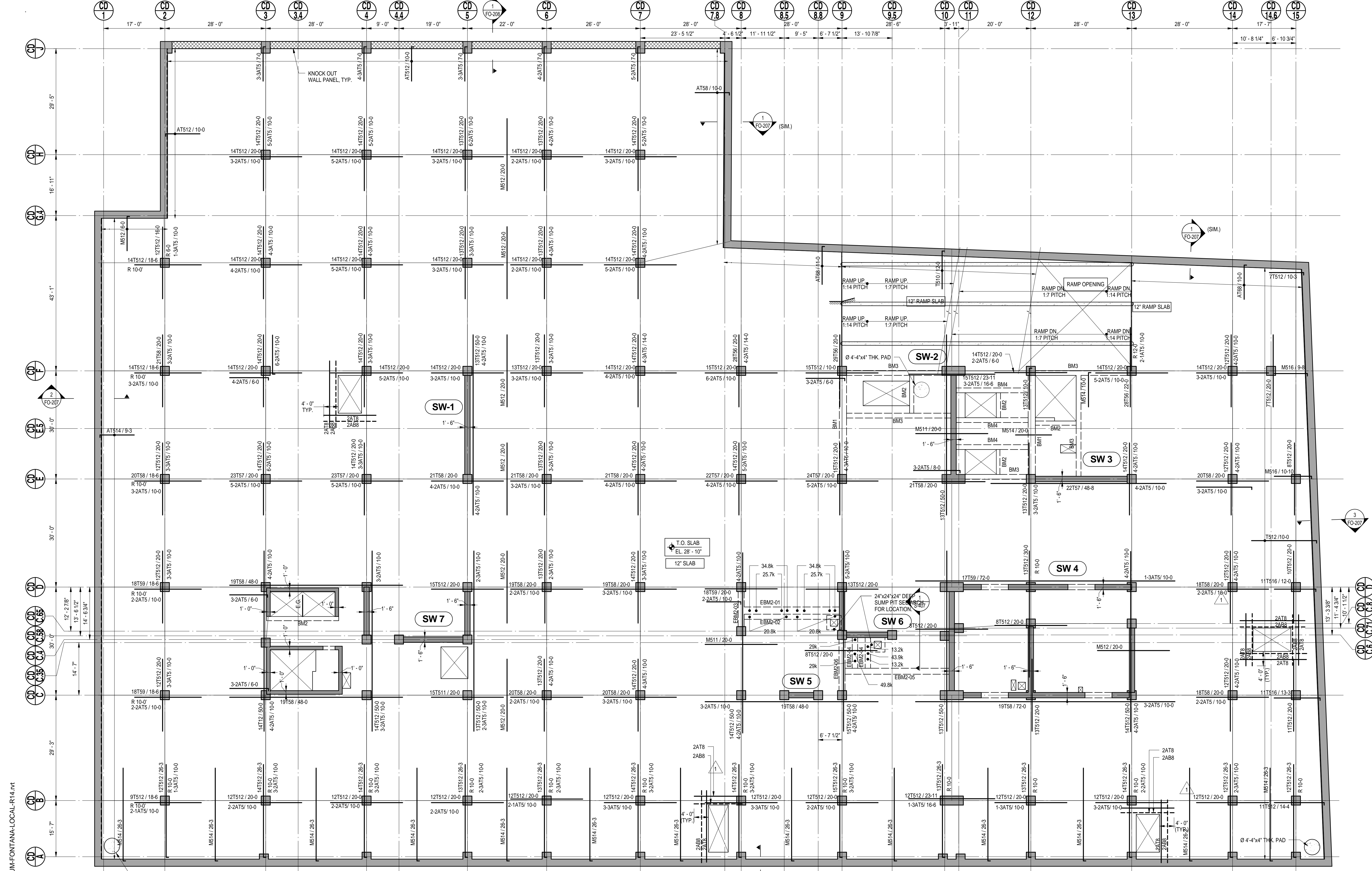
SCALE: As indicated PAGE: OF

**FO-098.01**

DOB BSCAN STICKER

SEAL





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MEP-F Engineer:  
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 1501 BROADWAY, SUITE 700 NEW YORK, NY  
 (212) 354-9658

Landscape Architect:  
 THOMAS BALSLEY & ASSOCIATES  
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PROJECT TITLE:  
**FLUSHING COMMONS**

**PHASE 1**

38-18 Union Street  
 Flushing, NY 11354

PROJECT No: 48660.00  
 DOB No:  
 DRAWING TITLE:  
**PARKING LEVEL P2  
 FRAMING PLAN**

SCALE: As indicated PAGE: OF

**FO-099.01**

DOB BSCAN STICKER

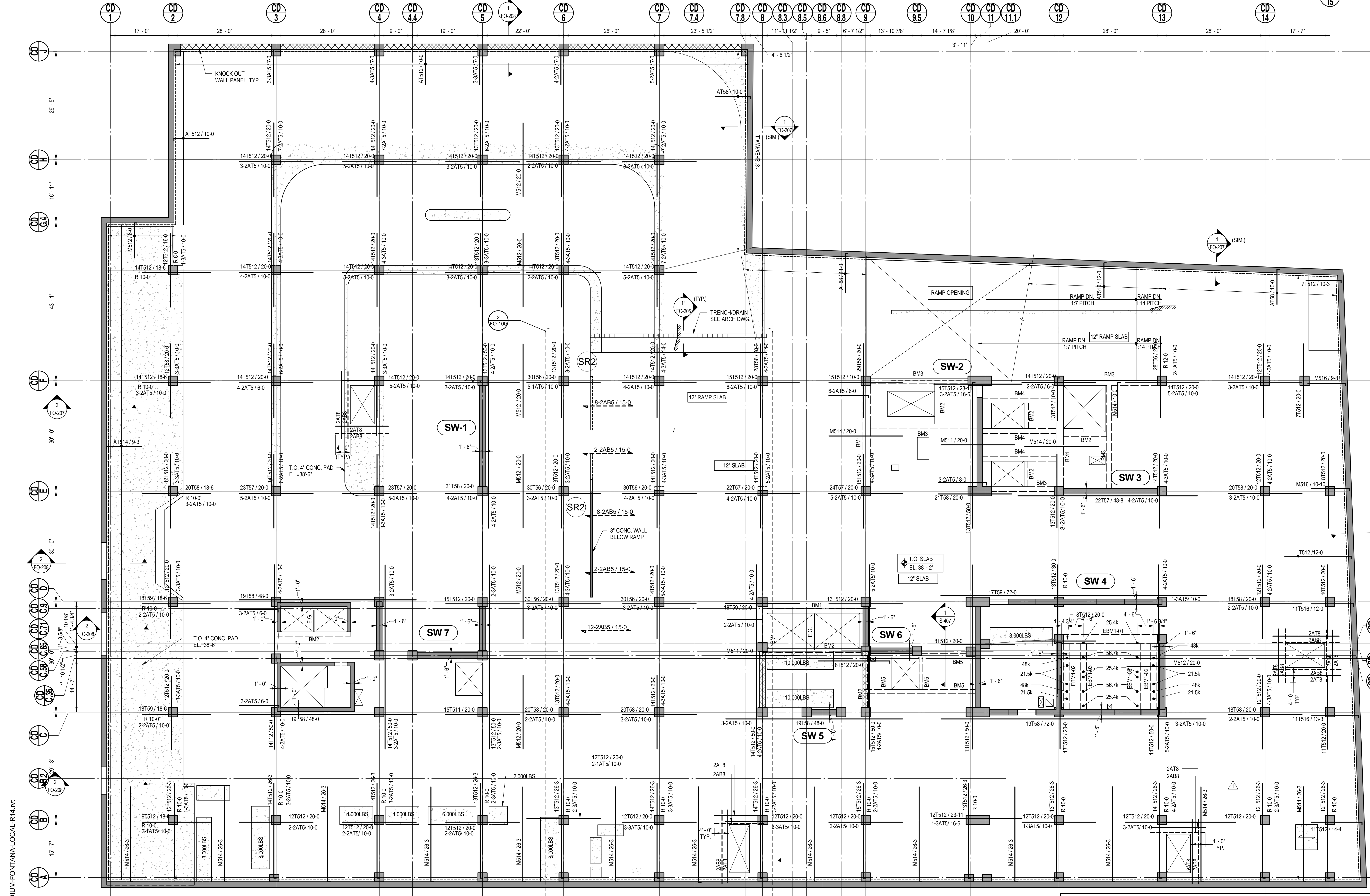
SEAL

**1 PARKING LEVEL P2 FRAMING PLAN**  
 SCALE: 3/32" = 1'-0"

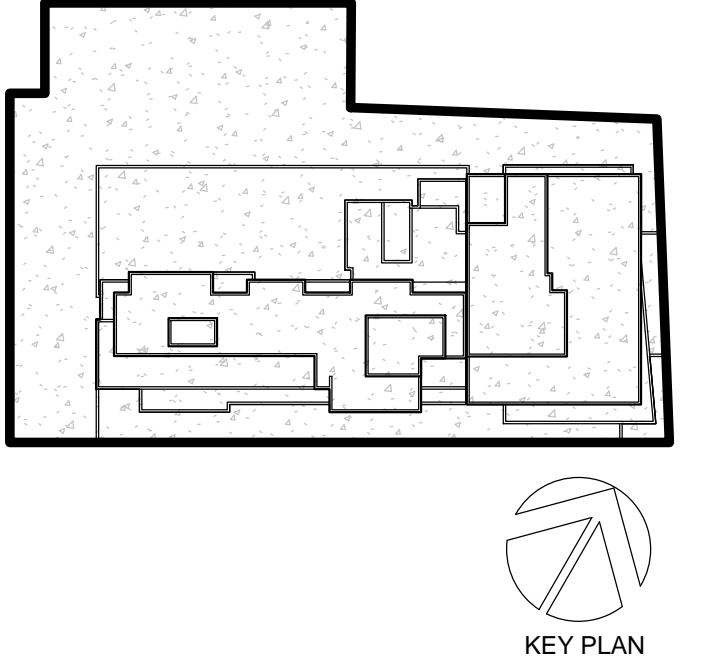
MARK	SIZE (W x H)	BOTTOM BARS	CONT. TOP BARS	STIRRUPS		REMARKS
				SIZE	SPACING	
BM1	24"x26"	6 #10 + 6 #10	5 #7	4L #5	@ 10"	LAP #7 BARS WITH #10 TO R.O.D. 90° BEND
BM2	14"x18"	2 #6 + 2 #6	2 #5	2L #4	@ 6"	-----
BM3	16"x20"	4 #9 + 4 #9	4 #6	2L #4	@ 6"	RAMP SLAB FRAMES INTO BM3
BM4	16"x20"	4 #8 + 4 #9	4 #6	2L #4	@ 6"	-----
EBM2-01	24"x36"	6 #10 + 6 #10	4 #5	4L #5	@ 10"	-----
EBM2-02	18"x30"	2 #10 + 2 #10	4 #5	4L #5	@ 13"	-----
EBM2-03	20"x36"	6 #9	8 #5	4L #5	@ 5"	-----
EBM2-04	18"x24"	4 #10	4 #5	2L #5	@ 5"	-----
EBM2-05	20"x32"	4 #9 + 4 #9	4 #5	4L #4	@ 7"	-----
EBM2-06	20"x34"	4 #8 + 4 #8	9 #5	2L #4	@ 6"	-----

TOP OF SLAB ELEVATION U.O.N.:	SLAB BASIC BOTTOM BARS (E.W. U.O.N.):	RAMP SLAB BASIC BOTTOM BARS (E.W. U.O.N.):
<b>AS NOTED</b>	<b>#5@12" O.C.</b>	<b>#5@6" O.C.</b>
SLAB THICKNESS U.O.N.:	SLAB MIDDLE STRIP TOP BARS U.O.N.:	RAMP SLAB MIDDLE STRIP TOP BARS U.O.N.:
<b>AS NOTED</b>	<b>#5@12" O.C.</b>	<b>#5@9" O.C.</b>
SLAB CONCRETE STRENGTH:		
<b>f'c=6000 P.S.I.</b>		

- DRAWING NOTES:**
- FOR GENERAL NOTES SEE DRAWING S-001.
  - FOR COLUMN SCHEDULE SEE DRAWINGS S-201 THRU S-204.
  - FOR TYPICAL FOUNDATION SECTIONS SEE DRAWING S-205. FOR FOUNDATION WALL SECTIONS SEE S-207, S-208.
  - FOR TYPICAL CONCRETE DETAILS SEE S-400'S SERIES DRAWINGS.
  - FOR SHEARWALL REINFORCEMENT, SEE S-210 THROUGH S-213.
  - ALL SLAB TOP AND BOTTOM BARS AREA TO BE CONTINUOUS EAST AND WEST REINFORCING TO BE PLACED IN TOP MOST AND BOTTOM MOST LAYERS U.O.N.
  - CONTRACTOR TO LOCATE/VERIFY ALL THE OPENINGS THROUGH THE SLAB AND FOUNDATION WALLS FROM ARCHITECTURAL/MEP DRAWINGS.
  - CONCRETE MIX FOR SLABS EXPOSED TO DEICING SALTS AND SUBJECT TO FREEZING AND THAWING SHALL HAVE FLY ASH AND COMPLY WITH OTHER REQUIREMENTS AS STATED IN CONCRETE SPECIFICATIONS, 03-3000.1.06.
  - CONCRETE MIX FOR SLABS EXPOSED TO DEICING SALTS AND SUBJECT TO FREEZING AND THAWING SHALL HAVE FLY ASH AND COMPLY WITH OTHER REQUIREMENTS AS STATED IN CONCRETE SPECIFICATIONS, 03-3000.1.06.
  - APPLY LIQUID DENSIFIER/SEALER TO ALL SLABS AT THIS LEVEL PER SPECIFICATION 03-3000.3.19
  - DETAILER TO CHECK ALL BAR CLEARANCE.
  - FOR OPENING DIMENSIONS, LAYOUT AND LOCATION OF CONCRETE PADS, SEE S-700'S SERIES DRAWINGS.
  - PROVIDE "DCI CORROSION INHIBITOR" ADMIXTURE FOR ALL THE SLABS AT THIS LEVEL PER SPECIFICATION 03-3000.2.01.
- LEGEND:**
- DENOTES 4" THK L.W. CONC. (4000PSI) PAD. SEE 2/5-405 FOR DETAILS



NO.	DATE	ISSUE
11	08-01-2014	BULLETIN 1
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PROJECT TITLE:  
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**PHASE 1**

38-18 Union Street  
 Flushing, NY 11354

PROJECT No: 48660.00  
 DOB No:  
 DRAWING TITLE:  
**PARKING LEVEL P1  
 FRAMING PLAN**

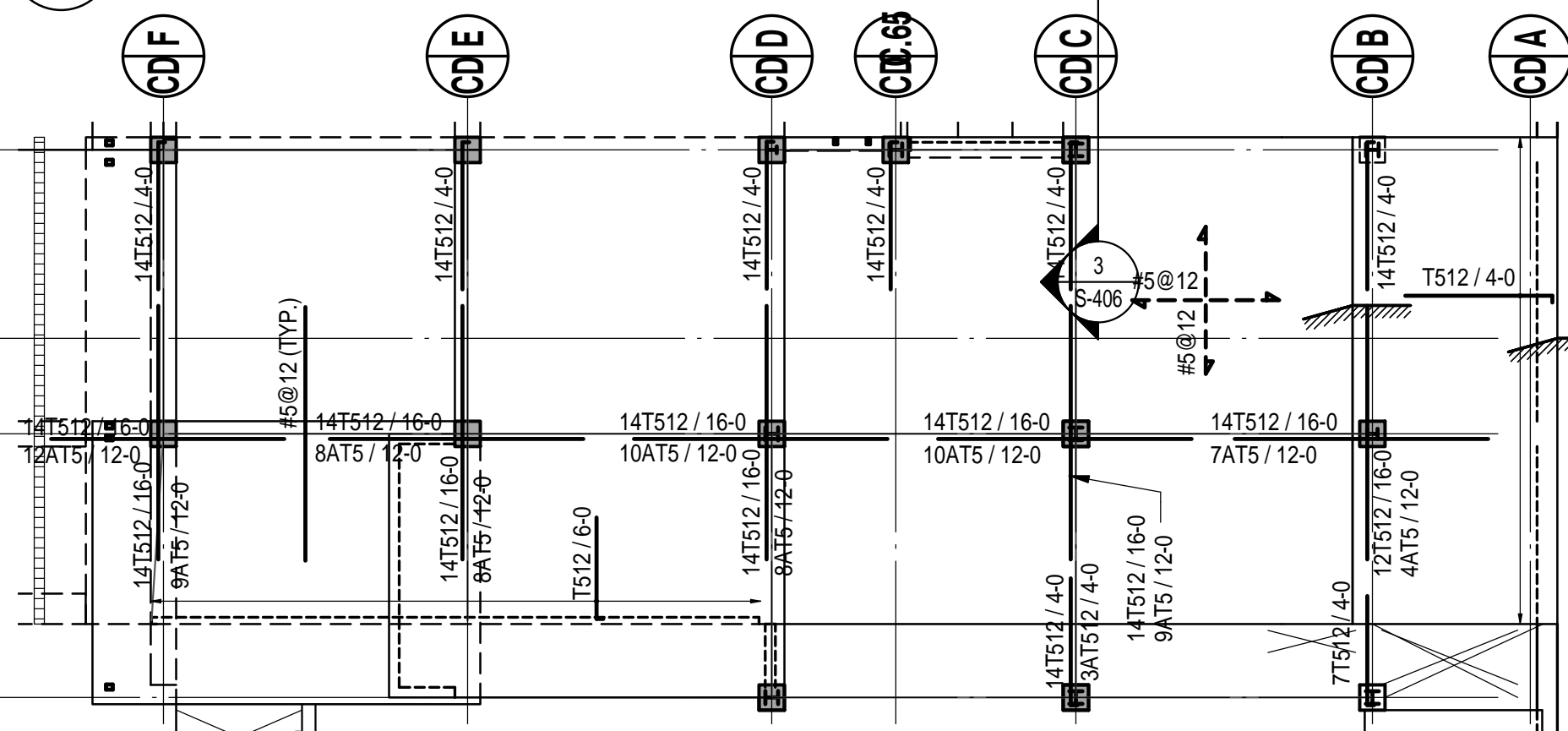
SCALE: As indicated PAGE: OF

**FO-100.01**

DOB BSCAN STICKER

SEAL

**1 PARKING LEVEL P1 FRAMING PLAN**  
 SCALE: 3/32" = 1'-0"



**2 RAMP SLAB FRAMING PLAN**  
 SCALE: 1/16" = 1'-0"

CONCRETE GRAVITY BEAM SCHEDULE					
MARK	SIZE (W x H)	BOTTOM BARS	CONT. TOP BARS	STIRRUPS SIZE SPACING	REMARKS
BM1	24"x26"	6 #10 + 6 #10	5 #7	4L #5 @ 10"	LAP #7 BARS WITH #10 TO RQD. 90° BEND
BM2	14"x18"	2 #6 + 2 #6	2 #5	2L #4 @ 6"	
BM3	16"x20"	4 #8 + 4 #8	4 #6	2L #4 @ 6"	RAMP SLAB FRAMES INTO BM3
BM4	16"x20"	4 #8 + 4 #8	4 #6	2L #4 @ 6"	
EBM1-01	30"x32"	6 #7 + 6 #7	7 #8 + 7 #8	4L #5 @ 5"	
EBM1-02	20"x30"	4 #10 + 4 #10	4 #5	4L #5 @ 6"	
EBM1-03	24"x30"	5 #10 + 5 #10	4 #5	4L #5 @ 6"	

TOP OF SLAB ELEVATION U.O.N.: <b>AS NOTED</b>	SLAB BASIC BOTTOM BARS (E.W. U.O.N.): <b>#5@12" O.C.</b>	RAMP SLAB BASIC BOTTOM BARS (E.W. U.O.N.): <b>#5@6" O.C.</b>
SLAB THICKNESS U.O.N.: <b>AS NOTED</b>	SLAB MIDDLE STRIP TOP BARS U.O.N.: <b>#5@12" O.C.</b>	RAMP SLAB MIDDLE STRIP TOP BARS U.O.N.: <b>#5@9" O.C.</b>
SLAB CONCRETE STRENGTH: <b>f'c=6000 P.S.I.</b>		

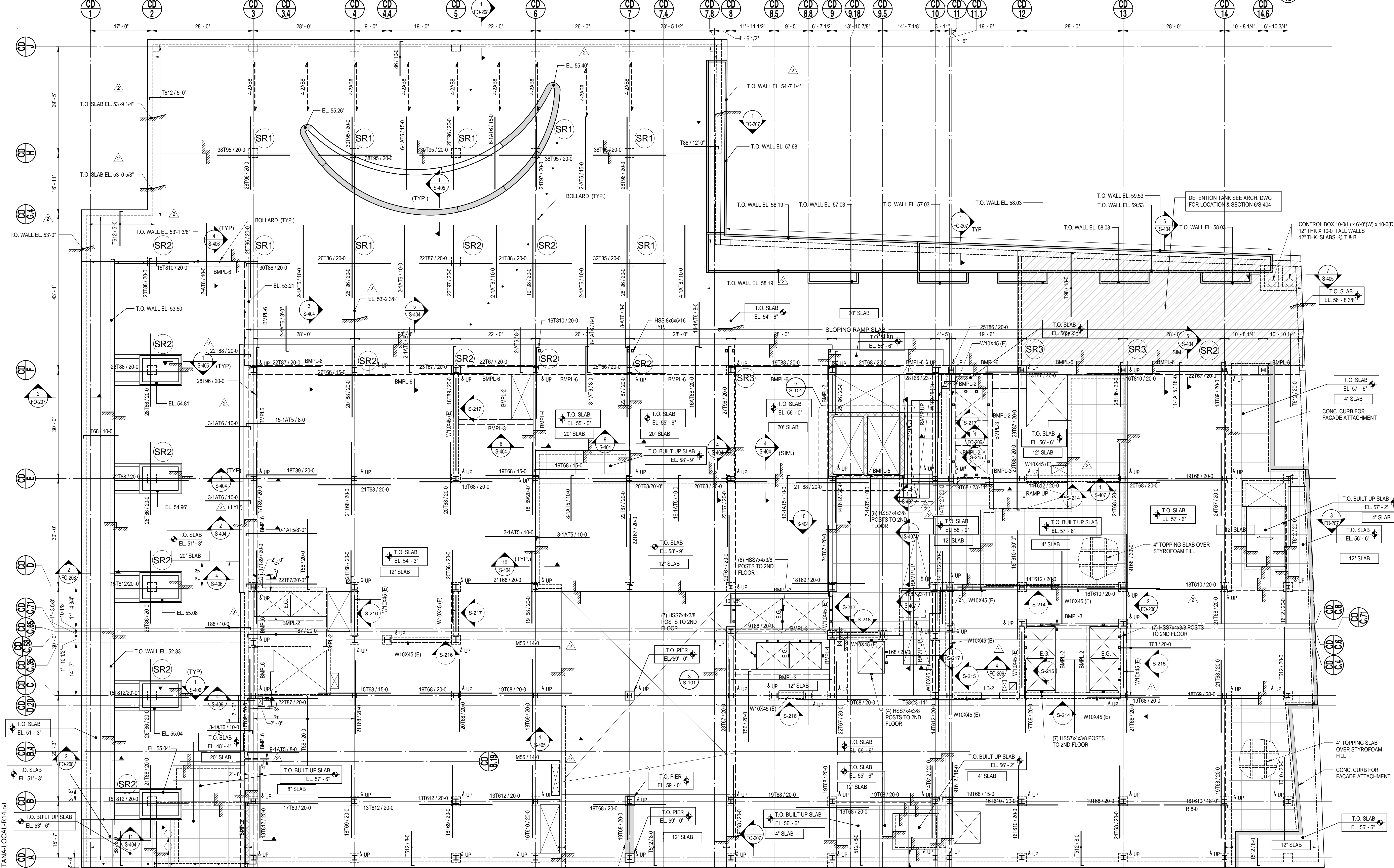
**DRAWING NOTES:**

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- FOR TYPICAL CONCRETE DETAILS SEE S-400'S SERIES DRAWINGS.
- FOR SHEARWALL REINFORCEMENT, SEE S-210 THROUGH S-213.
- ALL SLAB TOP AND BOTTOM BARS AREA TO BE CONTINUOUS EAST AND WEST REINFORCING TO BE PLACED IN TOP MOST AND BOTTOM MOST LAYERS U.O.N.
- CONTRACTOR TO LOCATE/VERIFY ALL THE OPENINGS THROUGH THE SLAB AND FOUNDATION WALLS FROM ARCHITECTURAL/MEP DRAWINGS.
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- APPLY LIQUID DENSIFIER/SEALER TO ALL SLABS AT THIS LEVEL PER SPECIFICATION 03-3000.3.19
- DETAILER TO CHECK ALL BAR CLEARANCE.
- FOR OPENING DIMENSIONS, LAYOUT AND LOCATION OF CONCRETE PADS, SEE S-700'S SERIES DRAWINGS.
- PROVIDE "DCI CORROSION INHIBITOR" ADMIXTURE FOR ALL THE SLABS AT THIS LEVEL PER SPECIFICATION 03-3000.2.01.

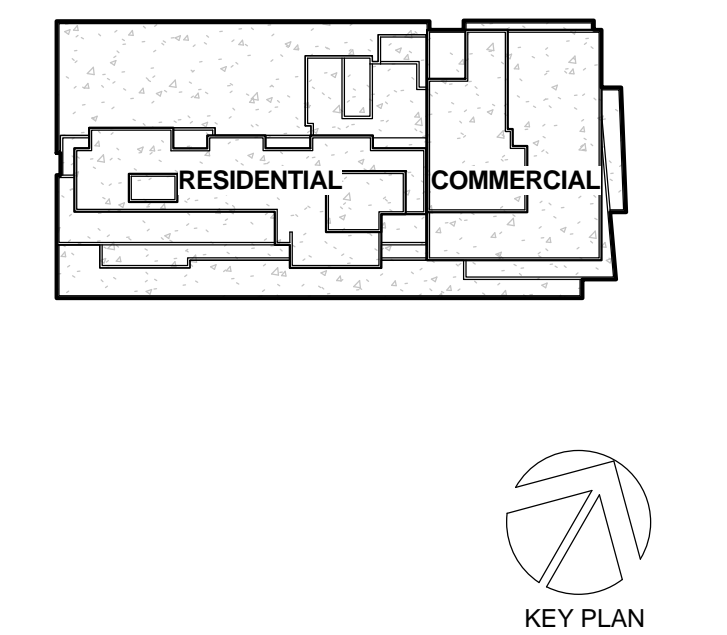
**LEGEND:**

■ DENOTES 4" THK L.W. CONC. (4000PSI) PAD. SEE 2/S-405 FOR DETAILS





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 100 PARK AVENUE 5TH FLOOR NEW YORK, NY  
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MEP-F Engineer:  
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 (212) 354-9656

Landscape Architect:  
 THOMAS BALSLEY & ASSOCIATES  
 31 WEST 27TH STREET, 9TH FL. NEW YORK, NY  
 (212) 684-9230

PROJECT TITLE:  
**FLUSHING COMMONS**

**PHASE 1**

38-18 Union Street  
 Flushing, NY 11354

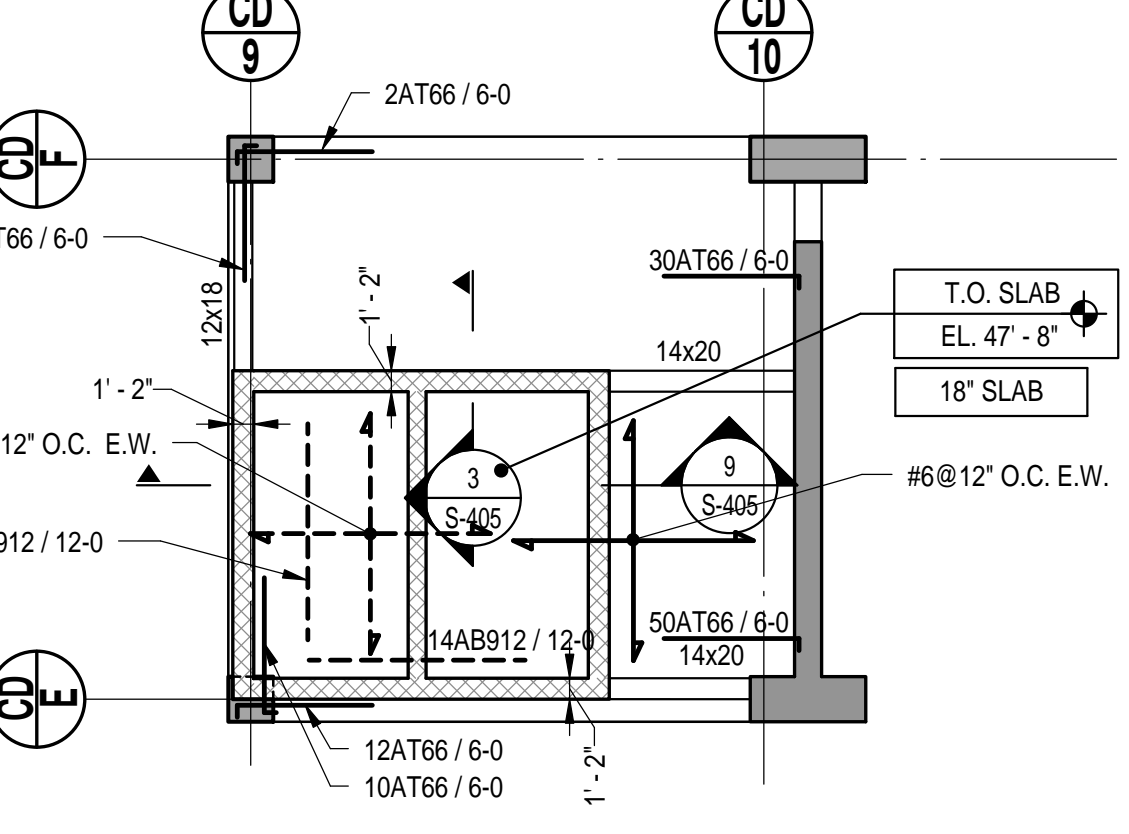
PROJECT No: 48660.00  
 DOB No:  
 DRAWING TITLE:  
**PLAZA LEVEL FLOOR FRAMING PLAN**

SCALE: As indicated PAGE: OF

**S-101.00**

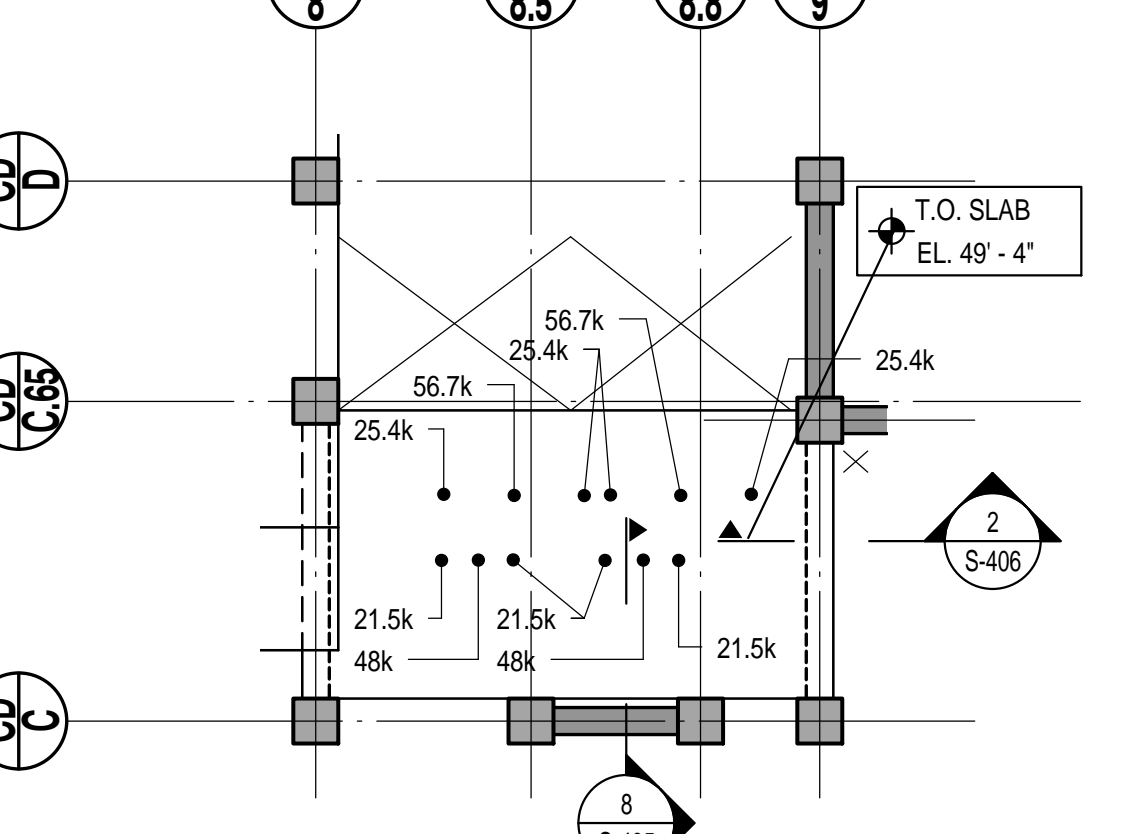
DOB BSCAN STICKER

**1 PLAZA LEVEL FLOOR FRAMING PLAN**  
 SCALE: 3/32" = 1'-0"



**2 PART PLAN FIRE WATER TANK**  
 SCALE: 3/32" = 1'-0"

**3 PART PLAN FRAMING AT EL.=49'-4"**  
 SCALE: 3/32" = 1'-0"



TOP OF SLAB ELEVATION U.O.N.: <b>AS NOTED</b>	SLAB BASIC BOTTOM BARS (E.W. U.O.N.): 12" THK SLAB=#5@8" O.C. 20" THK SLAB=#8@8" O.C.
SLAB THICKNESS U.O.N.: <b>AS NOTED</b>	SLAB MIDDLE STRIP TOP BARS U.O.N.: 12" THK SLAB=#5@12" O.C. 20" THK SLAB=#6@12" O.C.
SLAB CONCRETE STRENGTH: <b>f'c=6000 P.S.I.</b>	

CONCRETE GRAVITY BEAM SCHEDULE						
MARK	SIZE (W x H)	BOTTOM BARS	CONT. TOP BARS	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
BMPL-1	16"x20"	3 #5	4 #5	#4	@8"	PROVIDE STD HOOKS AT ENDS
BMPL-2	12"x18"	3 #6	3 #5	#4	@6"	PROVIDE STD HOOKS AT ENDS
BMPL-3	16"x20"	4 #6	6 #6	#4	@8"	PROVIDE STD HOOKS AT ENDS
BMPL-4	16"x30"	4 #8	6 #6	#4	@12"	PROVIDE STD HOOKS AT ENDS
BMPL-5	16"x24"	4 #6	6 #6	#4	@12"	PROVIDE STD HOOKS AT ENDS
BMPL-6	30"x40"	5 #10	5 #9	4L #6	@8"	SEE SECTION ON S-404
BMPL-7	36"x30"	4 #8	6 #6	#5	@12"	SEE SECTION ON S-404

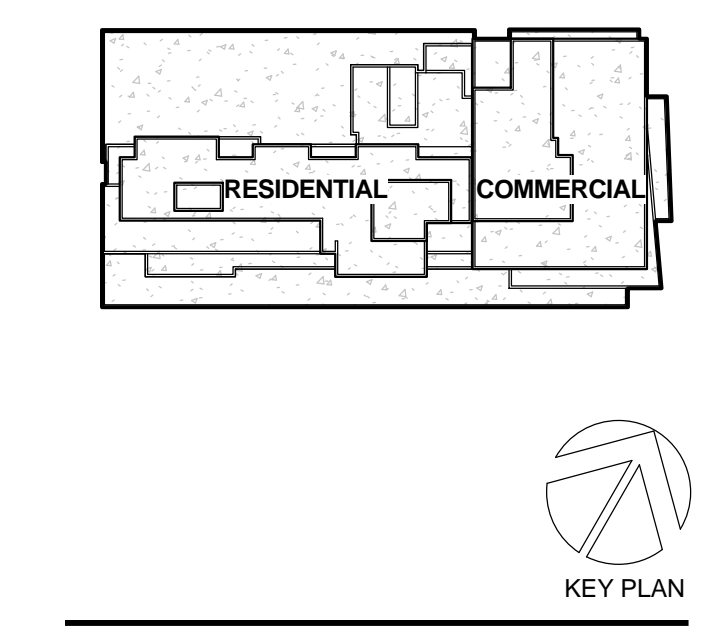
- DRAWING NOTES:**
- FOR GENERAL NOTES SEE DRAWING S-001.
  - FOR COLUMN SCHEDULE SEE DRAWINGS S-201 - S-204.
  - FOR FOUNDATION WALL SECTIONS SEE DRAWING S-207, S-208.
  - FOR TYPICAL CONCRETE DETAILS SEE S-400'S SERIES DRAWINGS.
  - FOR SHEARWALL REINFORCEMENT DETAILS SEE S-210 THRU S-213.
  - FOR BRACING ELEVATIONS SEE S-214 THRU S-218.
  - CONTRACTOR TO LOCATE/VERIFY ALL THE OPENINGS THROUGH THE SLAB.
  - ALL SLAB TOP AND BOTTOM BARS ARE TO BE CONTINUOUS U.O.N. EAST - WEST REINFORCING TO BE PLACED IN TOP MOST AND BOTTOM MOST LAYERS.
  - DETAILER TO CHECK ALL BAR CLEARANCES.
  - CONCRETE MIX FOR SLAB EXPOSED TO DICING SALTS AND SUBJECT TO FREEZING AND THAWING SHOULD HAVE FLY ASH AND COMPLY WITH OTHER REQUIREMENTS IN THE CONCRETE SPECIFICATION.
  - APPLY LIQUID DENSIFIER/SEAL TO ALL SLABS AT THIS LEVEL PER SPECIFICATION 03-3000.3.19
  - SR1, SR2, SR3 DENOTE STUDRAILS FOR SCHEDULE SEE 7/S-404
  - (E) DENOTES EMBEDDED BEAM. SEE DETAILS ON S-206.
  - FOR EDGE OF SLAB AND OPENING DIMENSIONS SEE S-799.
  - REFER TO ARCHITECTURAL/LANDSCAPE DRAWINGS FOR DRAINAGE SLOPES AND WATER PROOFING. REFER TO ARCHITECTURAL/LANDSCAPE DRAWINGS FOR THE LOCATION OF CURBS, PADS & MISCELLANEOUS STRUCTURES. COORDINATE ALL T.O. ELEVATIONS WITH ARCHITECTURAL/LANDSCAPE DRAWINGS.
  - ALL MISCELLANEOUS CONCRETE CURBS, PADS ETC. USE f'c=4,000 PSI LIGHTWEIGHT CONCRETE.
  - FOR ROOF DRAINAGE TOPPING, USE f'c=4,000PSI LIGHT WEIGHT CONCRETE.
  - FOR EDGE OF SLAB, OPENING DIMENSIONS AND LAYOUT. SEE S-700'S SERIES DRAWINGS.
  - PROVIDE "DCI CORROSION INHIBITOR" ADMIXTURE FOR RAMP SLAB AT THIS LEVEL PER SPECIFICATION 03-3000.2.01.
  - FOR TYPICAL BOLLARD SECTION SEE S/S-406, FOR BOLLARD LOCATION SEE ARCH/LANDSCAPE DWGS.
- LEGEND:**
- DENOTES BUILT UP CONCRETE SLAB ABOVE HIGH DENSITY STYROFOAM SEE S/S-405 FOR DETAILS.

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10	08-23-2014	BULLETIN 2
9	08-01-2014	BULLETIN 1
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1	11-29-2012	100% SCHEMATIC DESIGN
NO.	DATE	ISSUE



**Perkins Eastman**  
 115 FIFTH AVENUE  
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PROJECT TITLE:  
**FLUSHING COMMONS**

# PHASE 1

38-18 Union Street  
 Flushing, NY 11354

PROJECT No: 48660.00

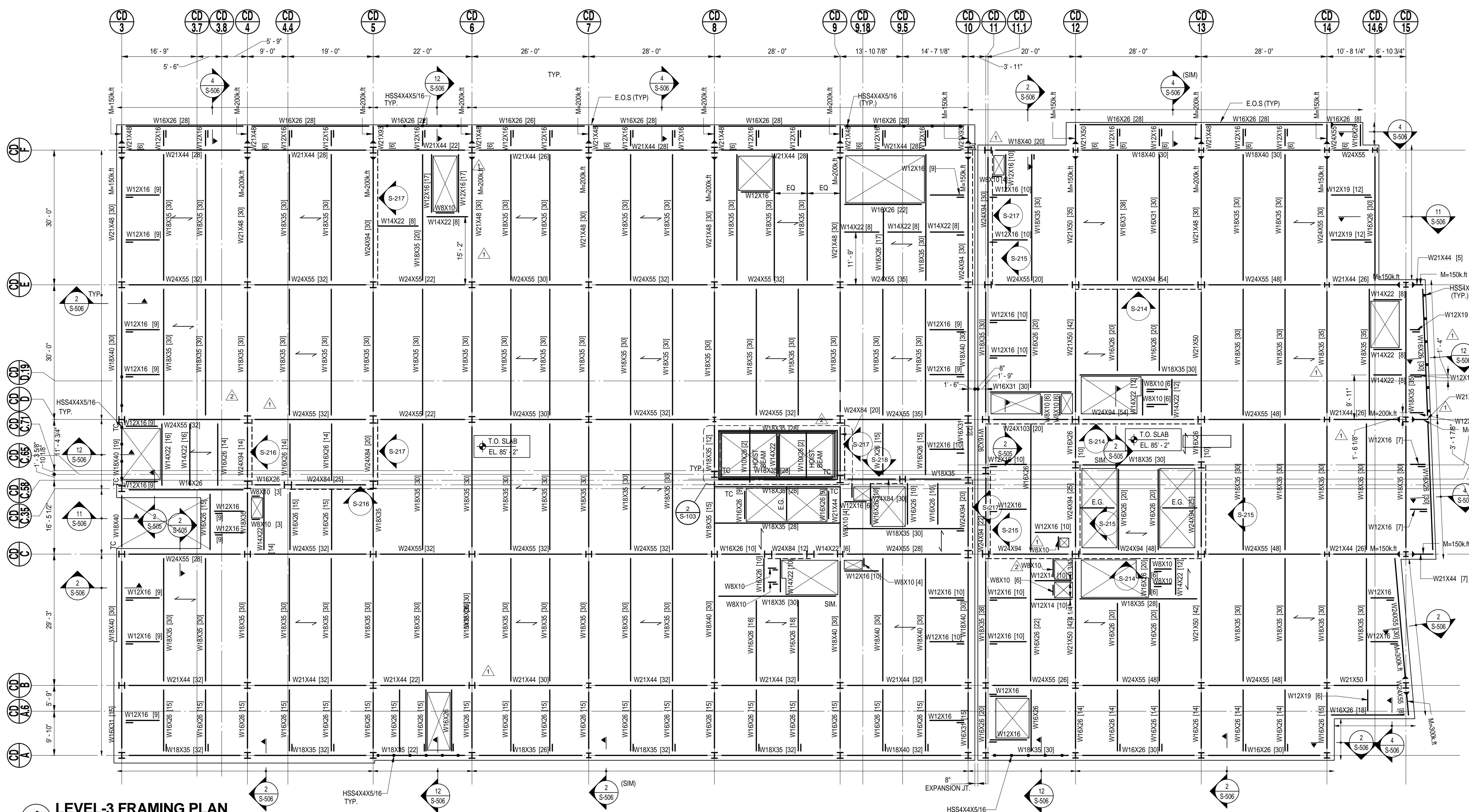
DOB No:

DRAWING TITLE:  
**LEVEL-3 FRAMING PLAN**

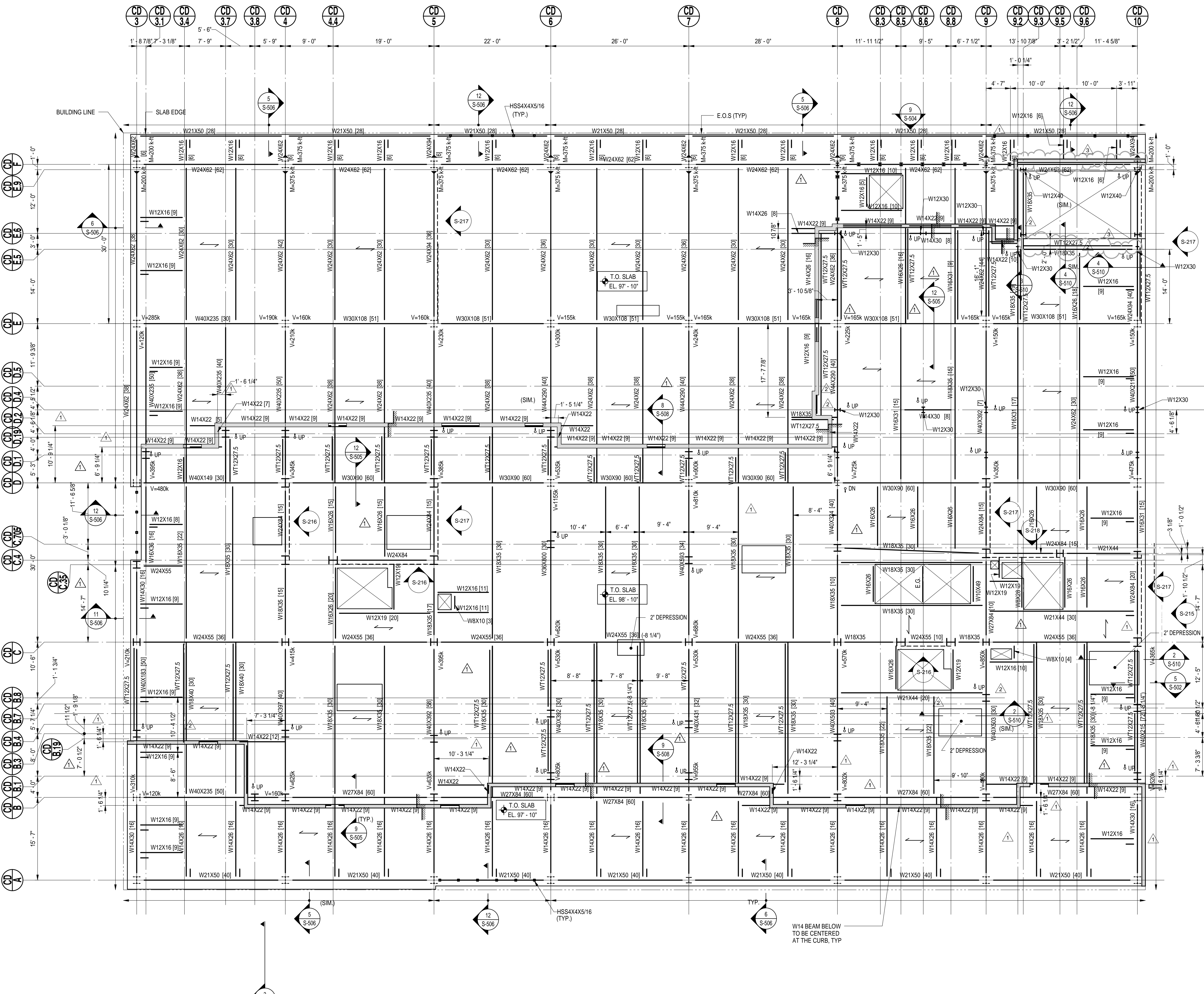
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## S-103.00

DOB BSCAN STICKER







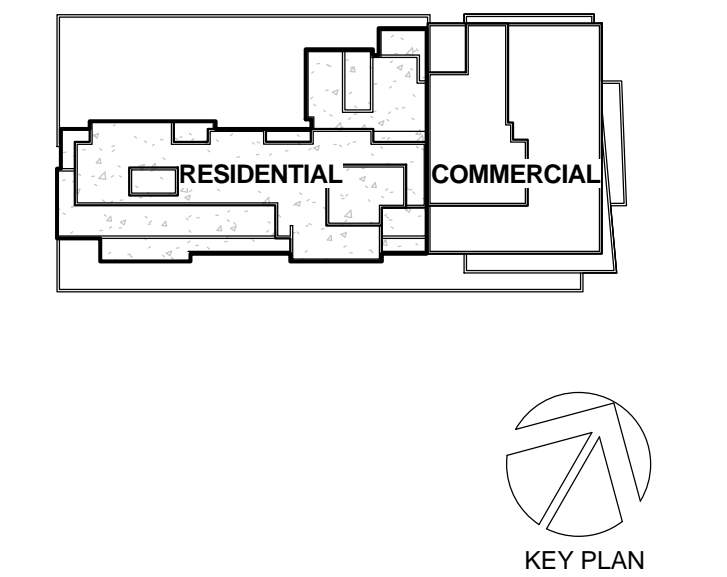
**1 LEVEL 4 FRAMING PLAN RESIDENTIAL**  
SCALE: 1/8" = 1'-0"

**NOTES ON BEAM ALTERNATE:**

- W16x77 IN LIEU OF W24x55
- W16x100 IN LIEU OF W24x62
- W16x57 IN LIEU OF W21x44 / W21x50
- W16x50 IN LIEU OF W18x40 / W18x35

- DRAWING NOTES:**
- FOR GENERAL NOTES SEE DRAWING S-001.
  - OF SLAB ELEVATION AS NOTED.
  - TOP OF STEEL (61/4") UNLESS OTHERWISE NOTED THUS (X") ELEVATION IS RELATIVE TO TOP OF SLAB ELEV. NOTED IN DWG. NOTE #2
  - SLAB CONCRETE STRENGTH  $f_c=4000$ PSI.
  - FOR COLUMN SCHEDULE SEE DRAWING S-201 THROUGH S-204.
  - ALL STAIRS & STAIRS LANDINGS TO BE METAL PAN WITH STEEL CHANNEL STRINGERS. INTERMEDIATE LANDINGS TO BE SUPPORTED BY THE HANGERS OR POSTS TO THE STEEL BEAMS ABOVE OR BELOW. SUBMIT SIGNED AND SEALED DRAWINGS AND CALCULATIONS TO E.O.R. FOR APPROVAL.
  - ALL GIRDSERS SHALL HAVE #4@12"O.C. TOP REINF. U.O.N.
  - CONTRACTOR TO LOCATE/VERIFY ALL THE OPENINGS THROUGH THE SLAB WITH ARCHITECTURAL AND MEP DRAWINGS.
  - FOR TYPICAL STEEL SECTIONS SEE DRAWINGS S-501 THROUGH S-502.
  - FOR EDGE OF SLAB LAYOUT AND OPENING DIMENSIONS AND LAYOUT SEE S-800'S SERIES.
  - ALL STRUCTURAL BEAMS NOT DIMENSIONED SHALL BE SPACED EQUALLY BETWEEN LINE DIMENSIONS INDICATED IN PLAN U.O.N.
  - ALL W16'S OR W18'S FACADE FRAMING BEAMS C.L. IS TO BE LOCATED AT 4" FROM THE EDGE OF SLAB U.O.N.
  - T.O INDICATES TORSIONAL CONNECTION. CONNECT THE FLANGE OF THE BEAM TO THE COLUMN/BEAM FOR A HORIZONTAL LOAD OF 15 KIPS EACH U.O.N.
  - BEAMS SURROUNDING OPENINGS SHALL BE LOCATED 4" FROM THE CENTERLINE OF THE BEAM TO THE SLAB EDGE OR A MINIMUM OF 2" FROM THE EDGE OF FLANGE TO THE SLAB EDGE FOR BEAMS WITH FLANGES GREATER THAN 4".
- LEGEND:**
- DENOTES 31/4" LWC CONC ON 3"-18GA METAL DECK AND WWF 6x6-W2.1xW2.1 (TOTAL THICKNESS = 61/4").
  - INDICATES FULL HEIGHT FITTED STIFFENER CONNECTION
  - INDICATES BRACE BELOW. SEE DRAWINGS S-214 THROUGH S-218 FOR ELEVATION.
  - DENOTES C.I.P. CONC. CURB FOR FACADE ATTACHMENT USE  $f_c=4000$ PSI L.W.C

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PROJECT TITLE:  
**FLUSHING COMMONS**

**PHASE 1**

38-18 Union Street  
Flushing, NY 11354

PROJECT No: 48660.00  
DOB No:  
DRAWING TITLE:

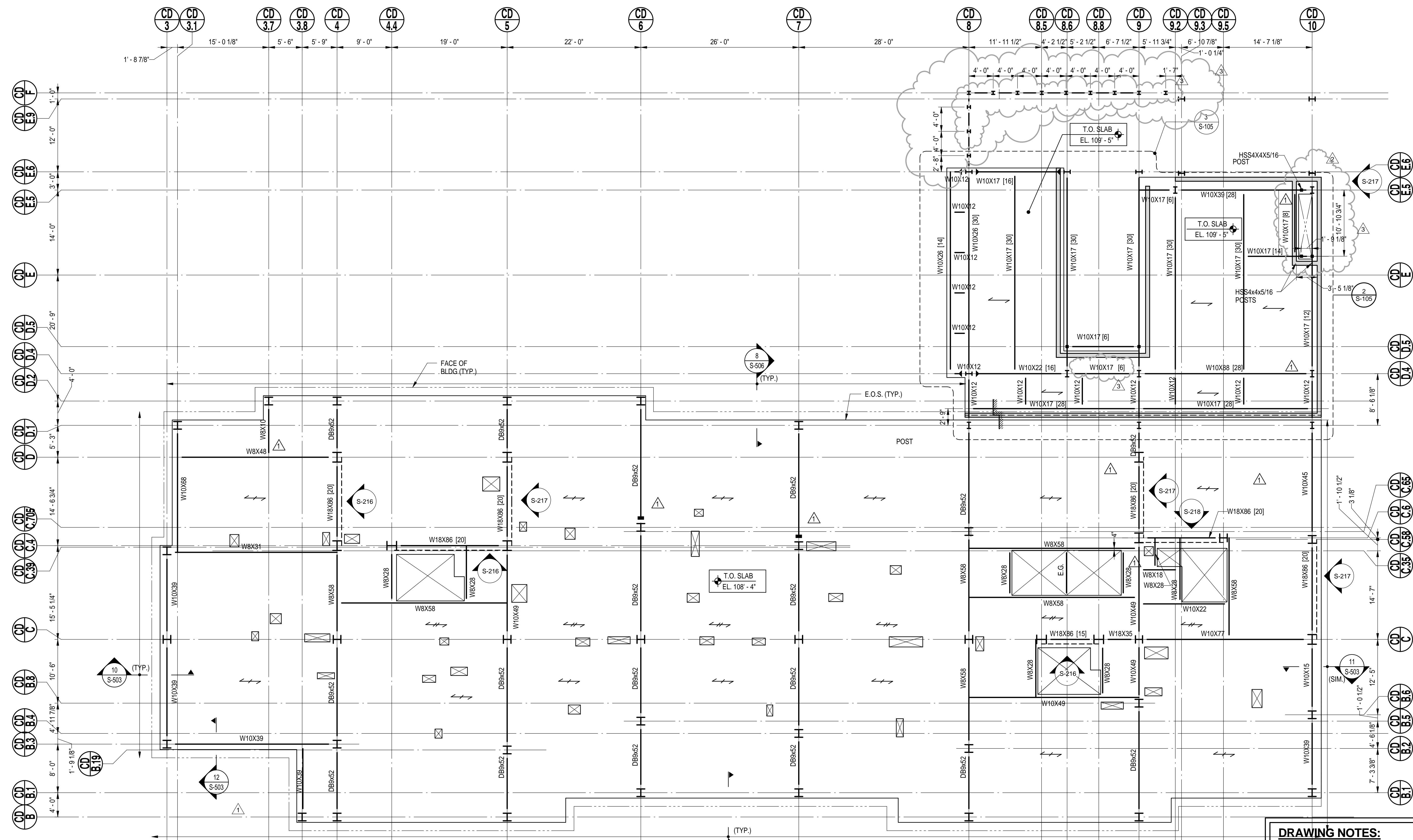
**LEVEL-4 FRAMING  
PLAN RESIDENTIAL**

SCALE: As indicated PAGE: OF

**S-104.00**

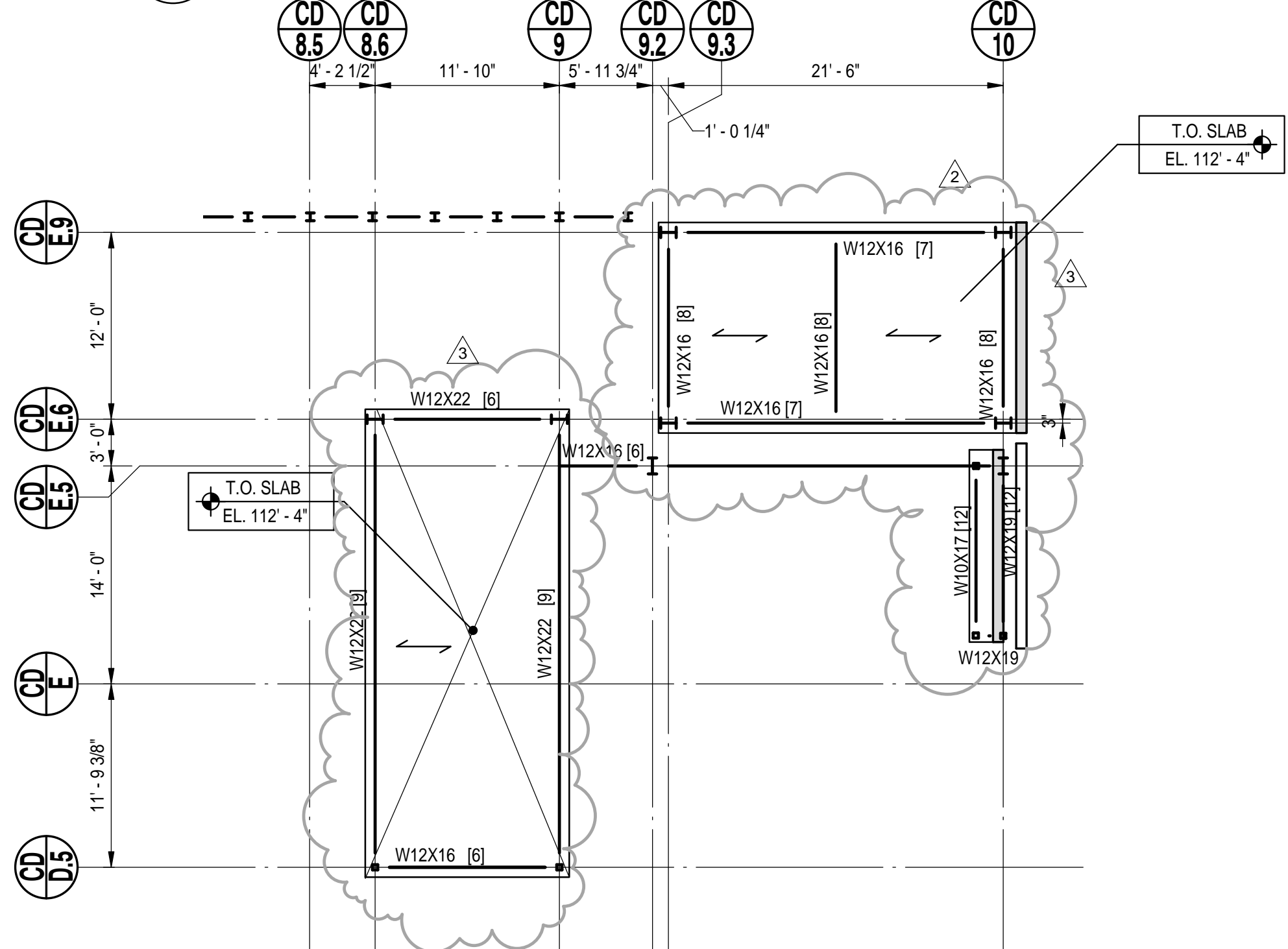
DOB BSCAN STICKER





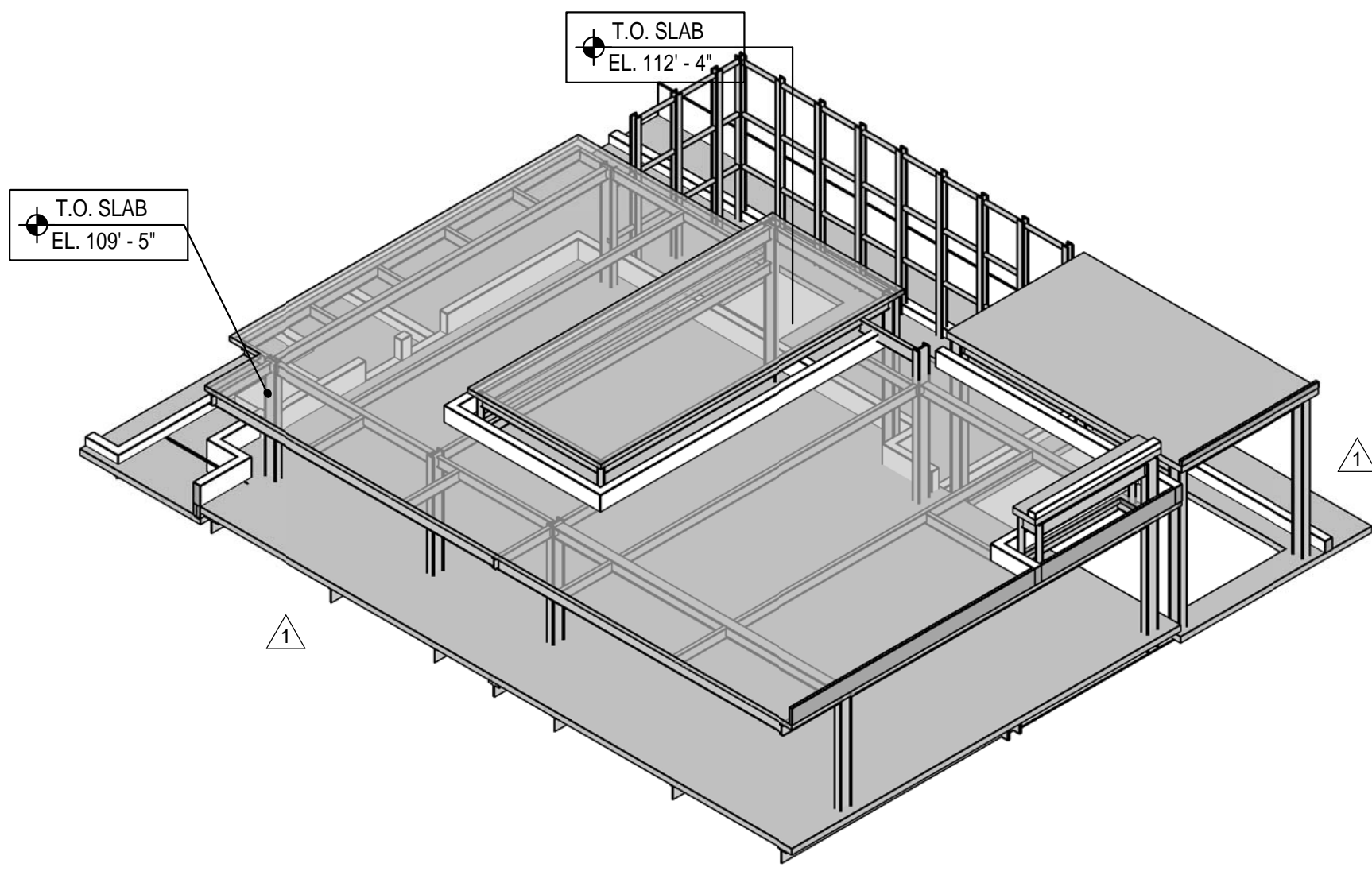
**1 LEVEL 5 FRAMING PLAN RESIDENTIAL**

SCALE: 1/8" = 1'-0"



**2 LEVEL 5 EXTERNAL AREA @ HIGHER LEVEL PART PLAN**

SCALE: 1/8" = 1'-0"



**3 LEVEL 5 AREA ROOF PERSPECTIVE VIEW**

SCALE:

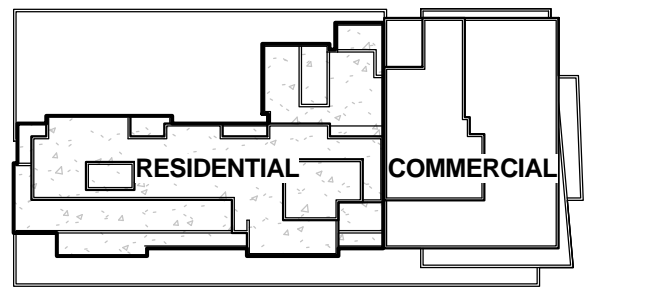
**DRAWING NOTES:**

- FOR GENERAL NOTES SEE DRAWING S-001.
- T.O. PLANK EL. (-2") U.O.N. THUS (-x) ELEVATION RELATIVE TO TOP OF SLAB ELEV. NOTED.
- PLANKS SHALL HAVE 2" (MAX.) LW. CONCRETE TOPPING (f<sub>c</sub>=4000PSI) REINFORCED WITH WWF 6x6-W2.0xW2.0
- USE HIGH STRENGTH GROUT TO FILL GAP BETWEEN TWO ADJACENT PLANKS. PROVIDE 1 #4 CONT. IN KEYWAY BETWEEN TWO PLANKS.
- FOR TYPICAL STEEL DETAILS SEE DRAWINGS S-500'S SERIES.
- FOR GIRDER SLAB & DB DETAILS SEE S-503.
- T.O. ALL W8 & W10 BEAM ELEVATION (-1 1/2") U.O.N. THUS (-x) ELEVATION RELATIVE TO TOP OF SLAB ELEVATION NOTED.
- DB9X -- DENOTES THE D-BEAM TO BE PROVIDED BY GIRDER SLAB SYSTEM.
- CONTRACTOR TO LOCATE/VERIFY ALL OPENINGS THROUGH SLAB FROM ARCHITECTURAL/MEP DRAWINGS.
- ALL STAIRS & STAIRS LANDINGS TO BE METAL PAN WITH STEEL CHANNEL STRINGERS. INTERMEDIATE LANDINGS TO BE SUPPORTED BY THE HANGERS OR POSTS TO THE STEEL BEAMS ABOVE OR BELOW. SUBMIT SIGNED AND SEALED DRAWINGS AND CALCULATIONS TO E.O.R. FOR APPROVAL.
- FOR EDGE OF SLAB AND OPENING DIMENSIONS & LAYOUT, SEE SERIES S-800
- ALL BEAMS SURROUNDING OPENINGS SHALL BE LOCATED EITHER A MINIMUM OF 4" FROM THE CENTERLINE OF BEAM TO THE SLAB EDGE OR 2" FROM THE EDGE OF FLANGE TO THE SLAB EDGE, WHICHEVER CONTROLS.

**LEGEND:**

- DENOTES 3/4" LWC CONC ON 3"-18GA METAL DECK AND WWF 6x6-W2.1xW2.1 (TOTAL THICKNESS = 61/4").
- DENOTES PLANK DIRECTION OF 8" HOLLOWCORE PLANK WITH 2" TOPPING CONCRETE.
- DENOTES SPAN DIRECTION OF 8" HOLLOWCORE PLANK WITH 2" TOPPING CONCRETE. (100 PSF LIVE LOAD)
- INDICATES BRACE BELOW. SEE DRAWINGS S-213 THROUGH S-218 FOR ELEVATION. T.O. BRACE BEAM EL. IS (-10") U.O.N. OF T.O. SLAB ELEVATION.
- INDICATES 8" WT8 TREE CONNECTION SEE S-503 FOR DETAILS
- DENOTES C.I.P. CONC. CURB FOR FACADE ATTACHMENT. USE f<sub>c</sub>=4,000 PSI L.W.C. PRECAST PLANK TO SUPPORT THE LOADS OF CURB & FACADE ATTACHMENT. SEE ARCH. DWG FOR T.O. CURB EL.

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10	08-22-2014	BULLETIN 2
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PROJECT No: 48660.00

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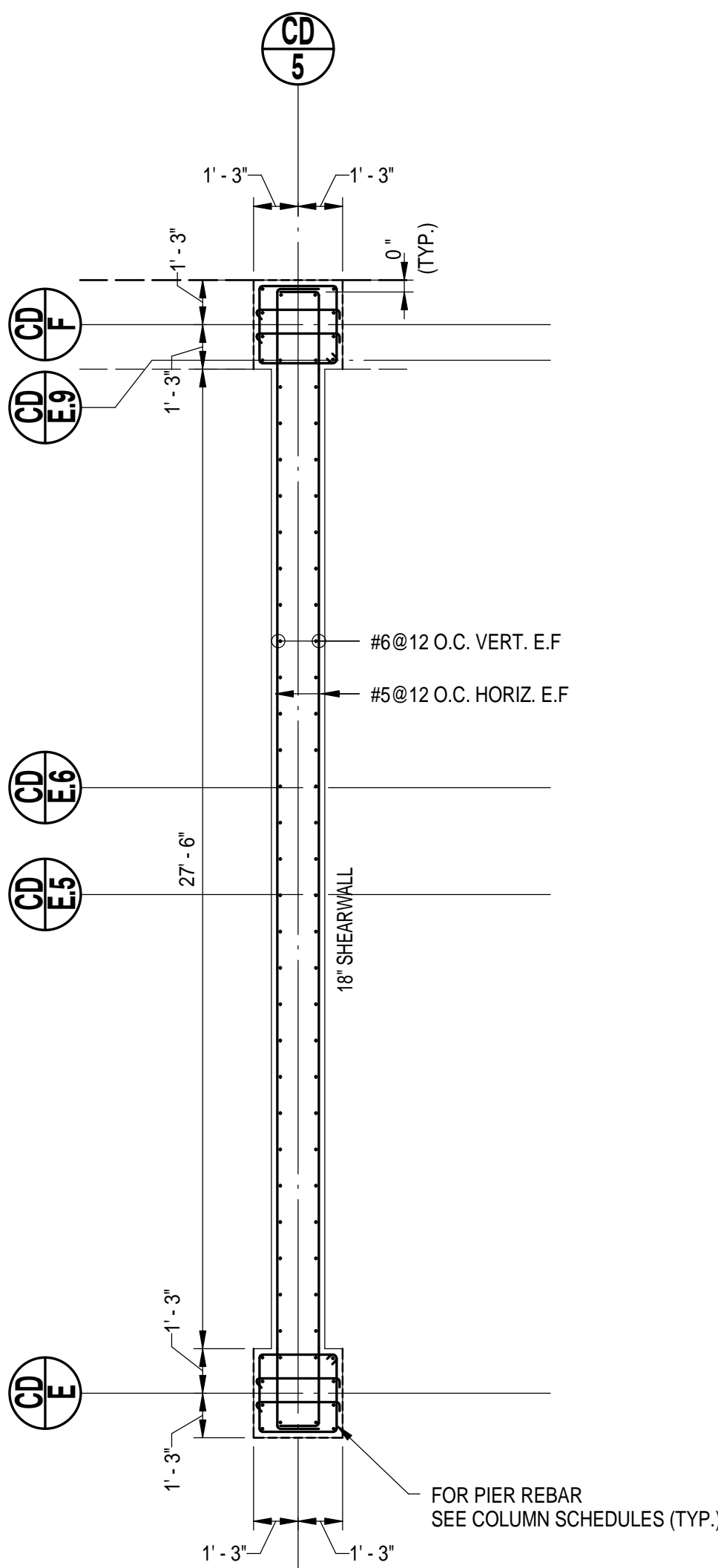
**LEVEL-5 FRAMING PLAN RESIDENTIAL**

SCALE: As indicated PAGE: OF

**S-105.00**

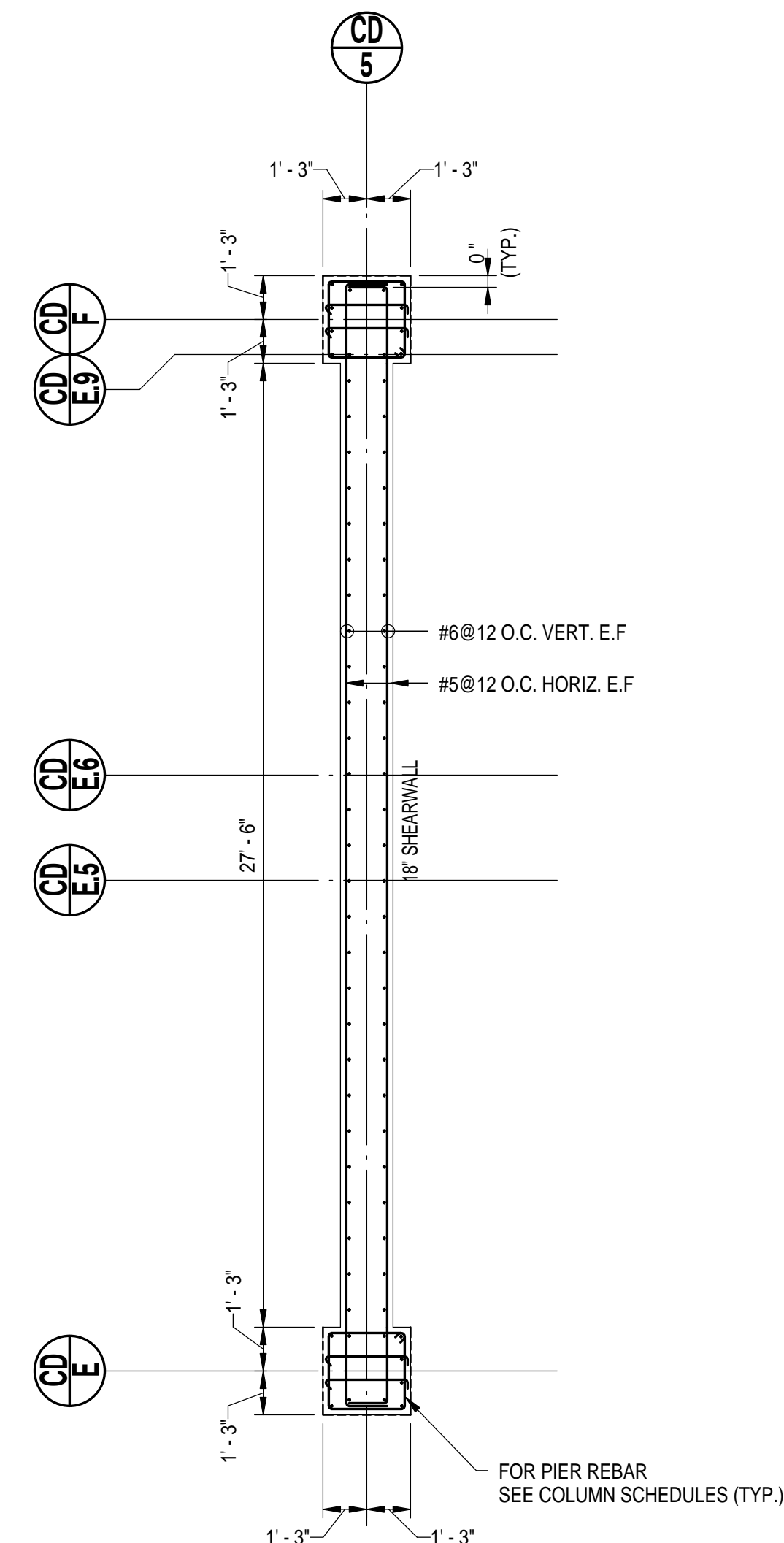
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SEAL



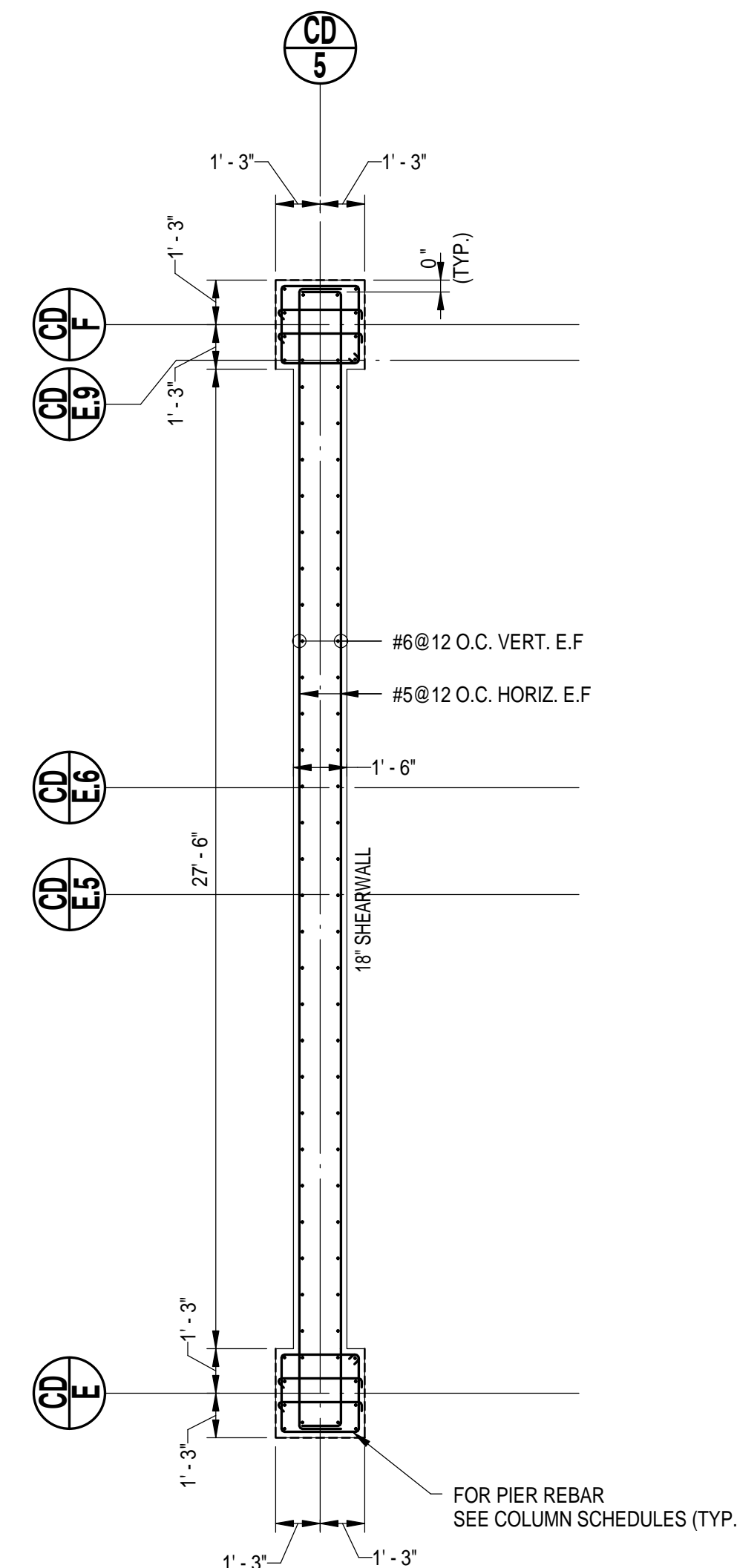
**SW 1 SUPPORTING PLAZA LEVEL**

SCALE: 1/4" = 1'-0"



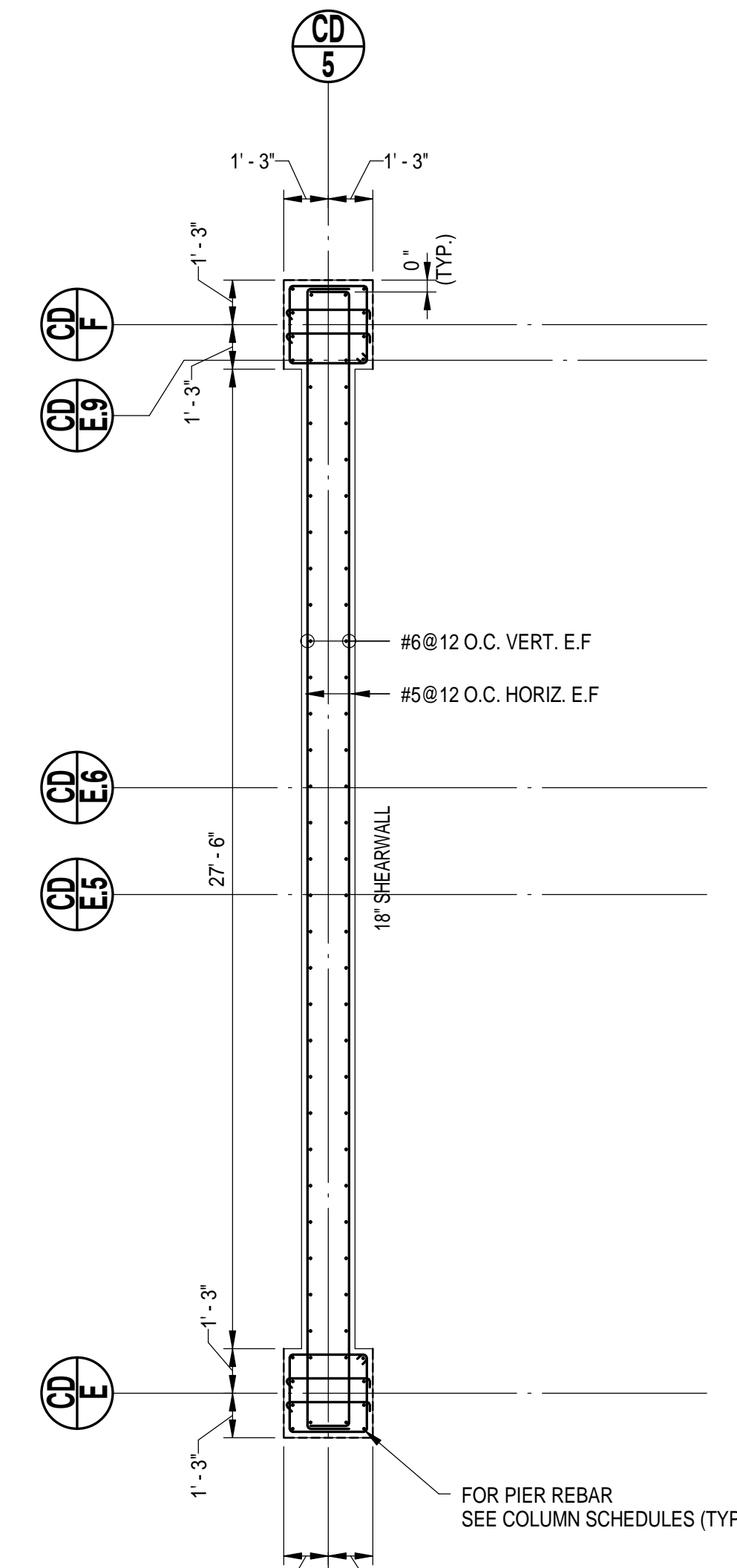
**SW 1 SUPPORTING LEVEL P1**

SCALE: 1/4" = 1'-0"



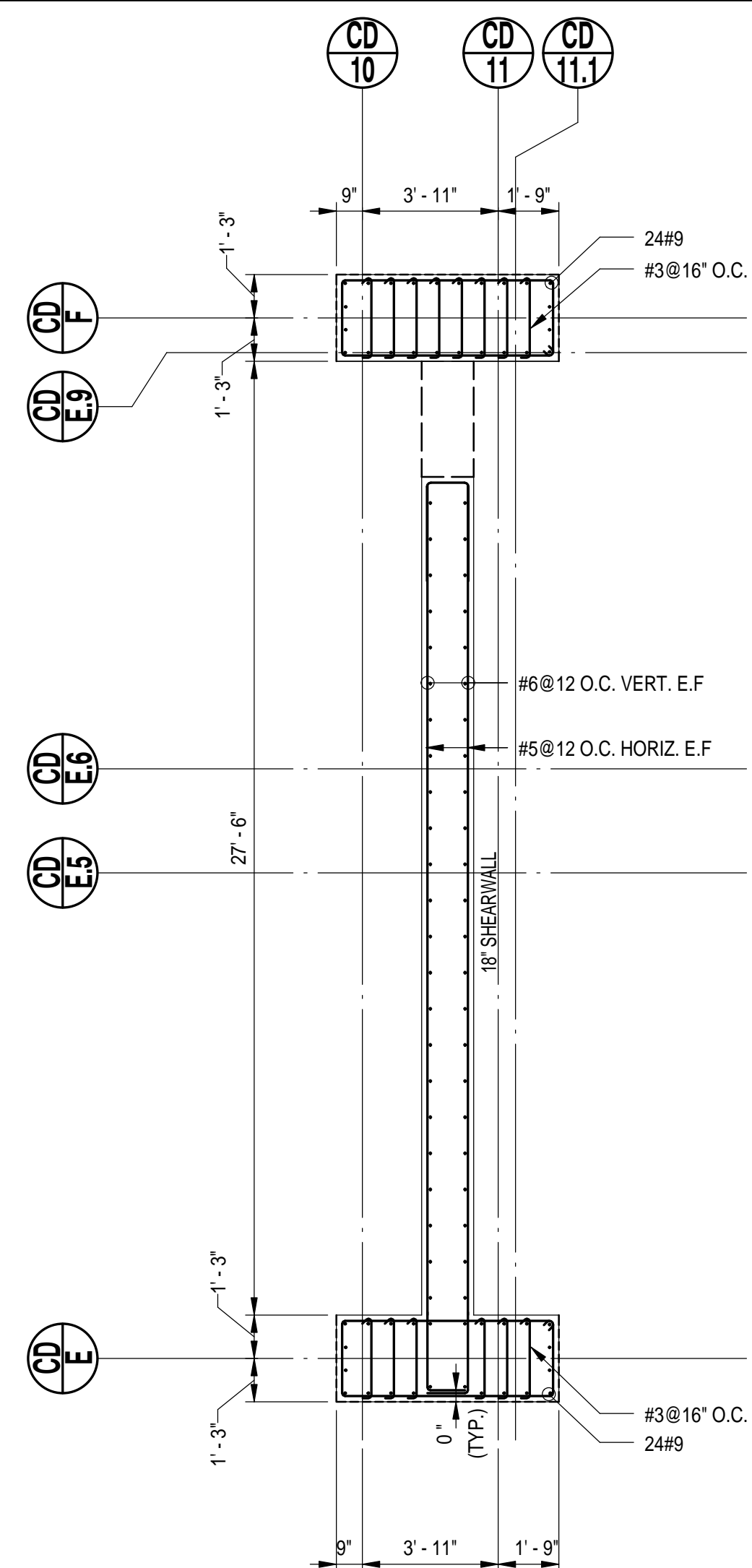
**SW 1 SUPPORTING LEVEL P2**

SCALE: 1/4" = 1'-0"



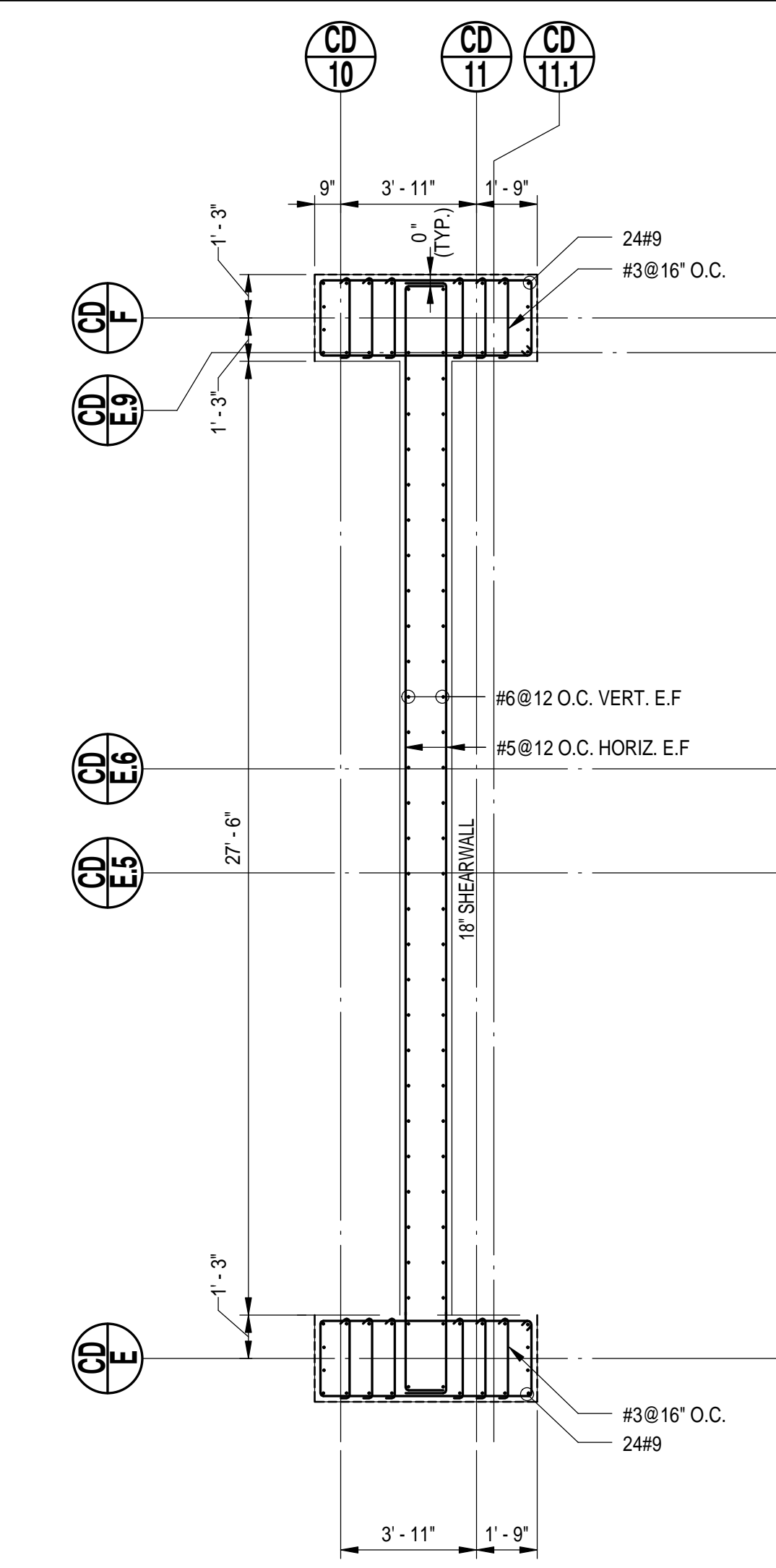
**SW 1 SUPPORTING LEVEL P3**

SCALE: 1/4" = 1'-0"



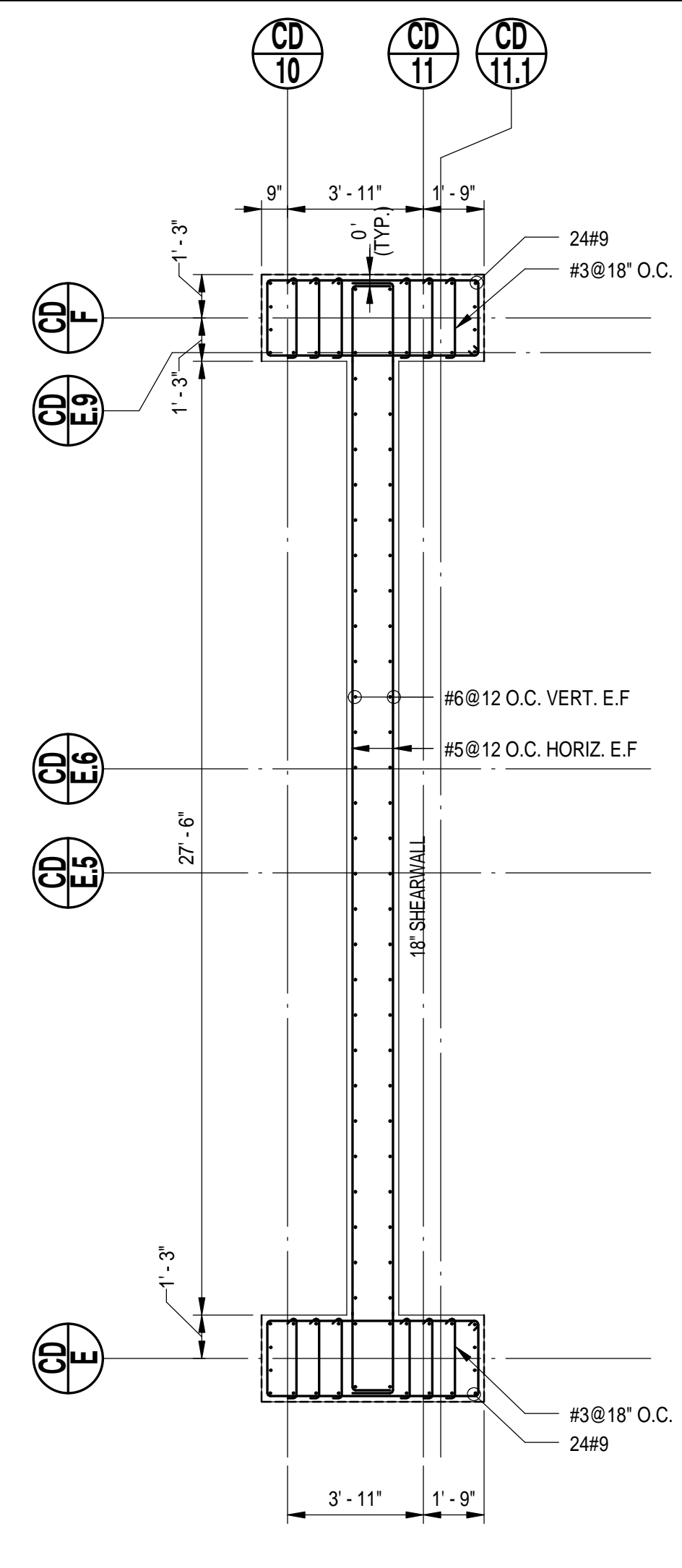
**SW 2 SUPPORTING PLAZA LEVEL**

SCALE: 1/4" = 1'-0"



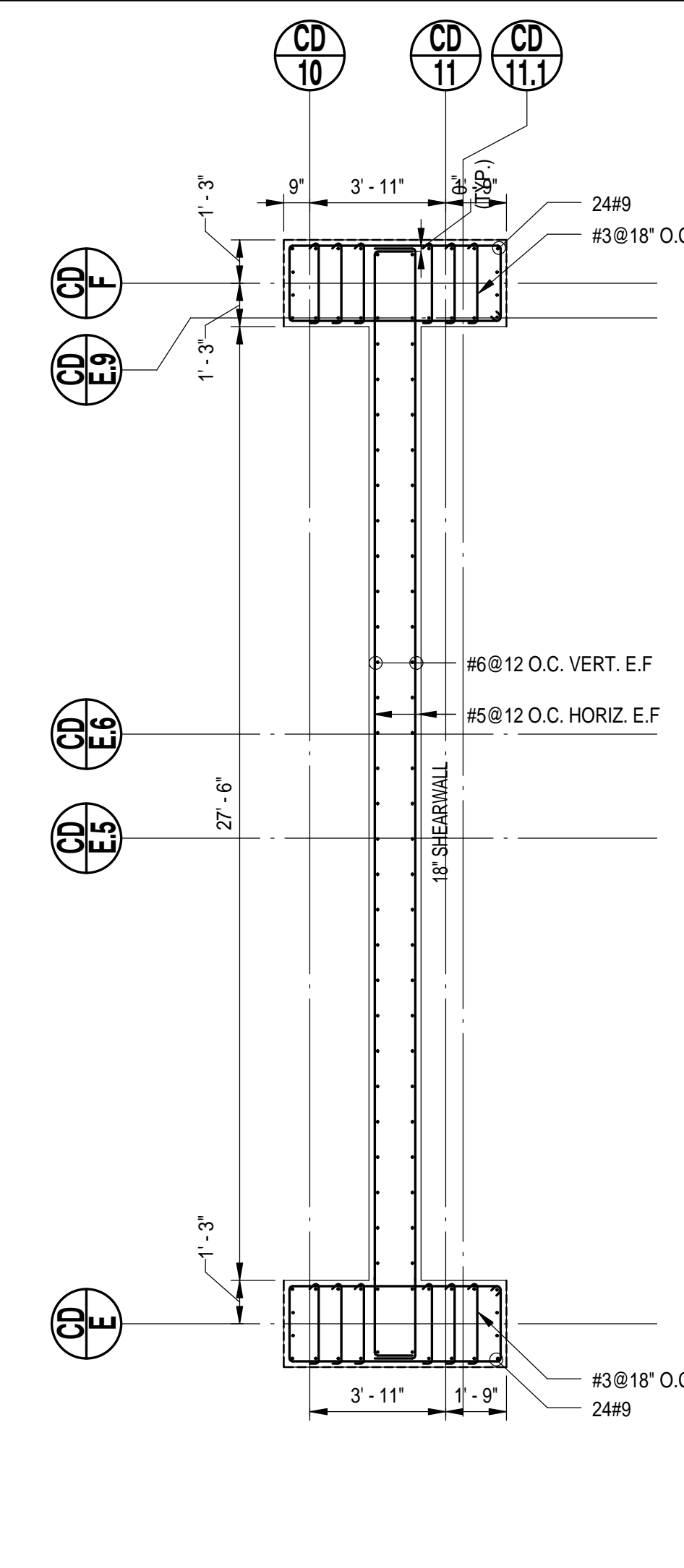
**SW 2 SUPPORTING LEVEL P1**

SCALE: 1/4" = 1'-0"



**SW 2 SUPPORTING LEVEL P2**

SCALE: 1/4" = 1'-0"

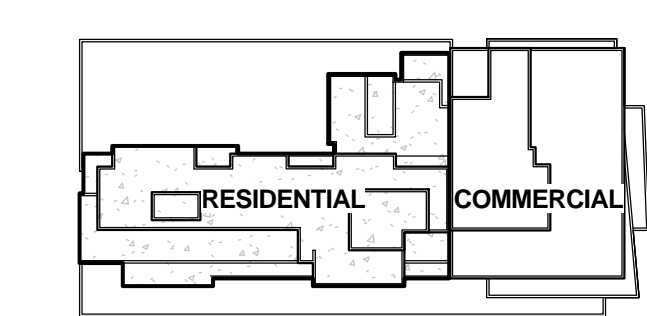


**SW 2 SUPPORTING LEVEL P3**

SCALE: 1/4" = 1'-0"

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6	05-19-2014	DOB SUBMISSION
5	03-14-2014	ISSUE FOR CONSTRUCTION
4	01-31-2014	85% CONSTRUCTION DOCUMENT
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**SHEARWALL  
REINFORCING  
PLANS-1**

SCALE: As indicated PAGE: OF

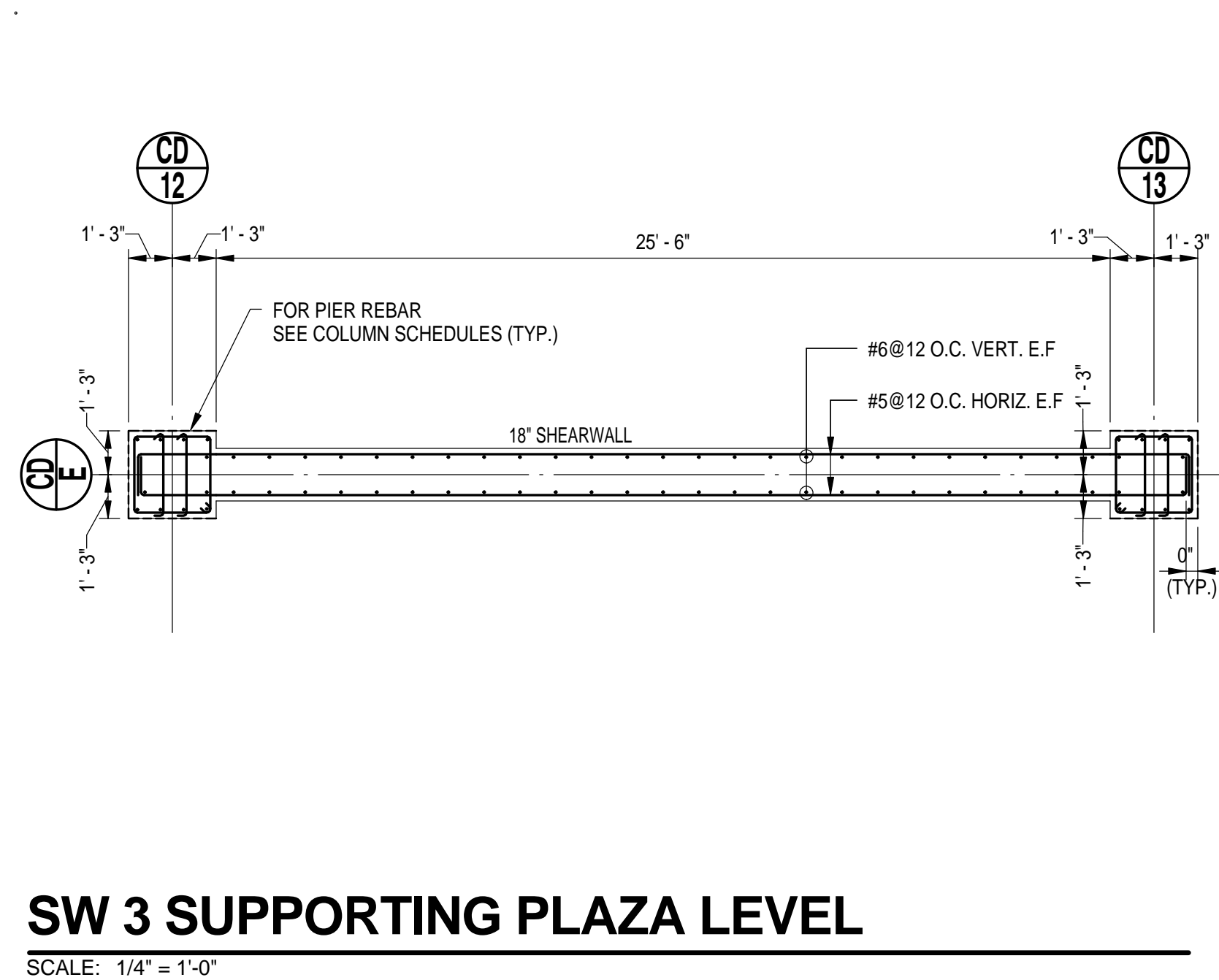
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DOB BSCAN STICKER

SEAL

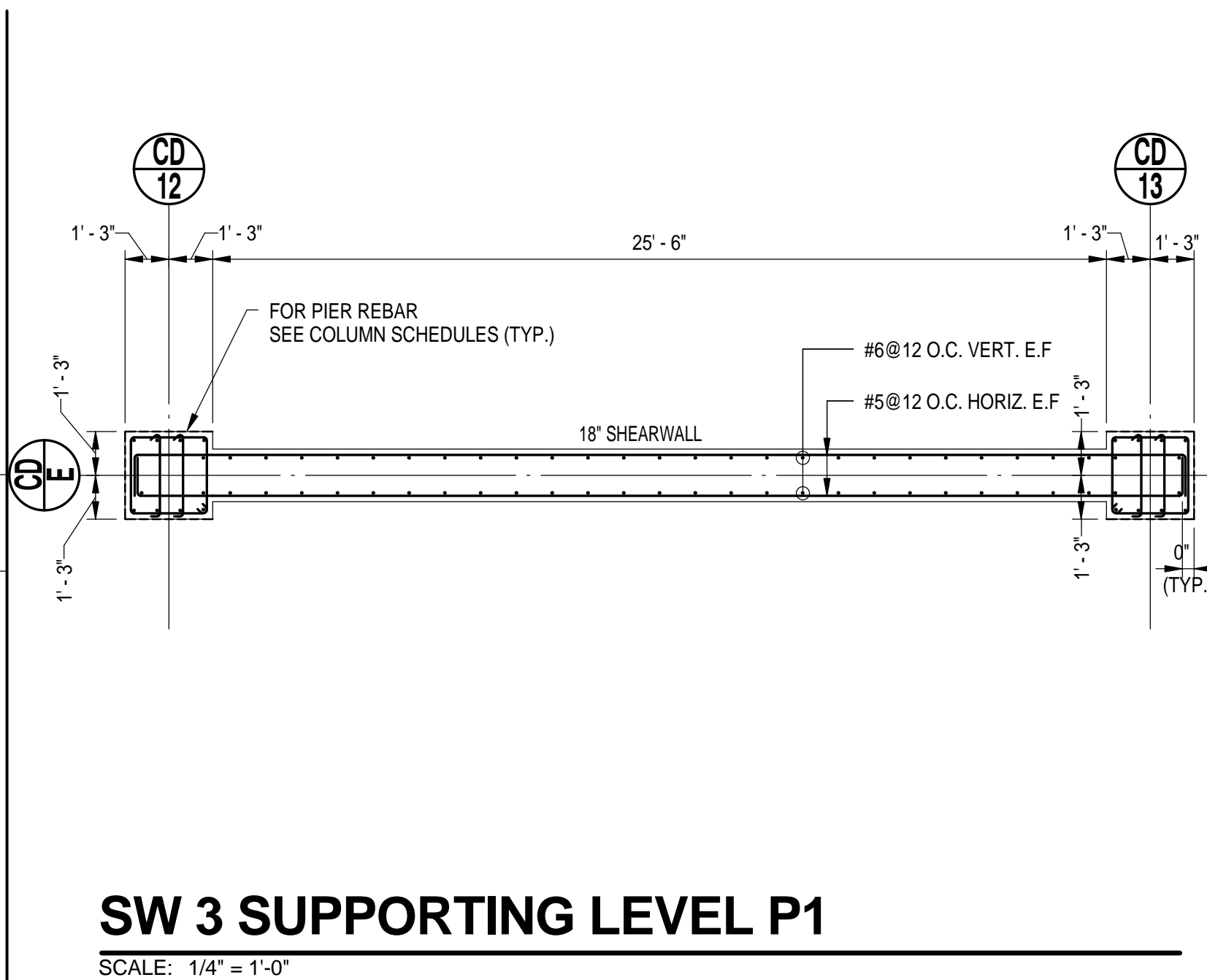
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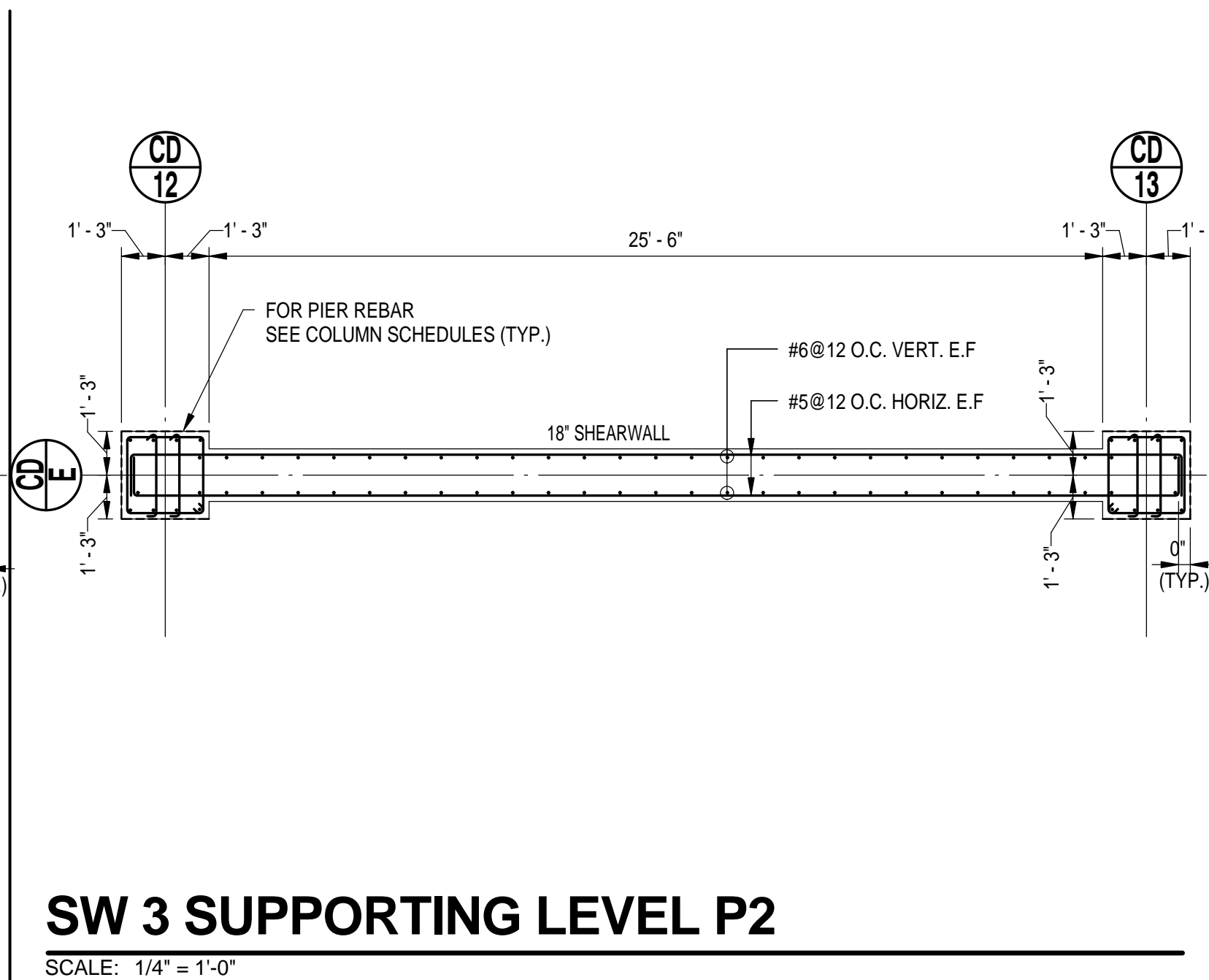
**SW 3 SUPPORTING PLAZA LEVEL**

SCALE: 1/4" = 1'-0"



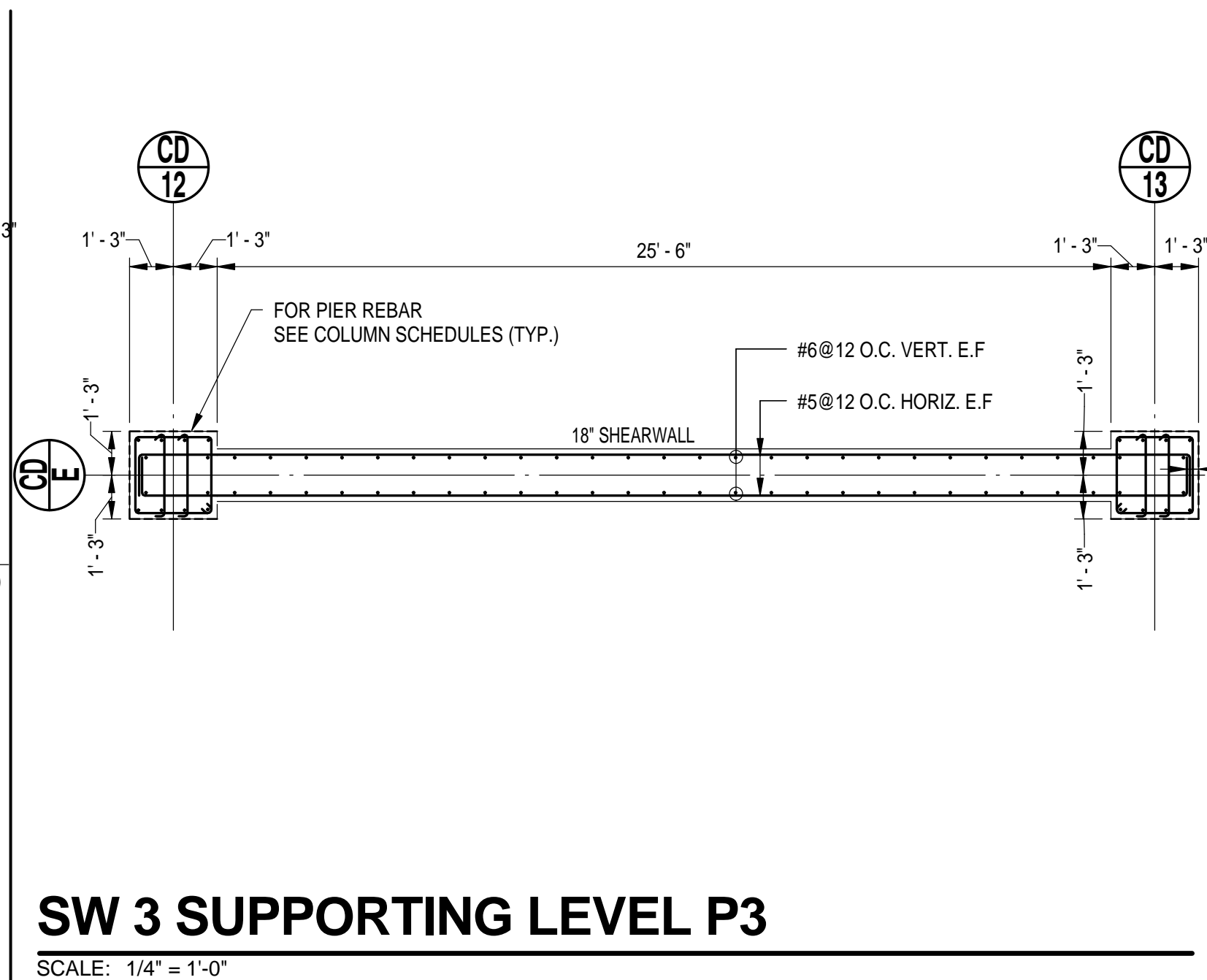
**SW 3 SUPPORTING LEVEL P1**

SCALE: 1/4" = 1'-0"



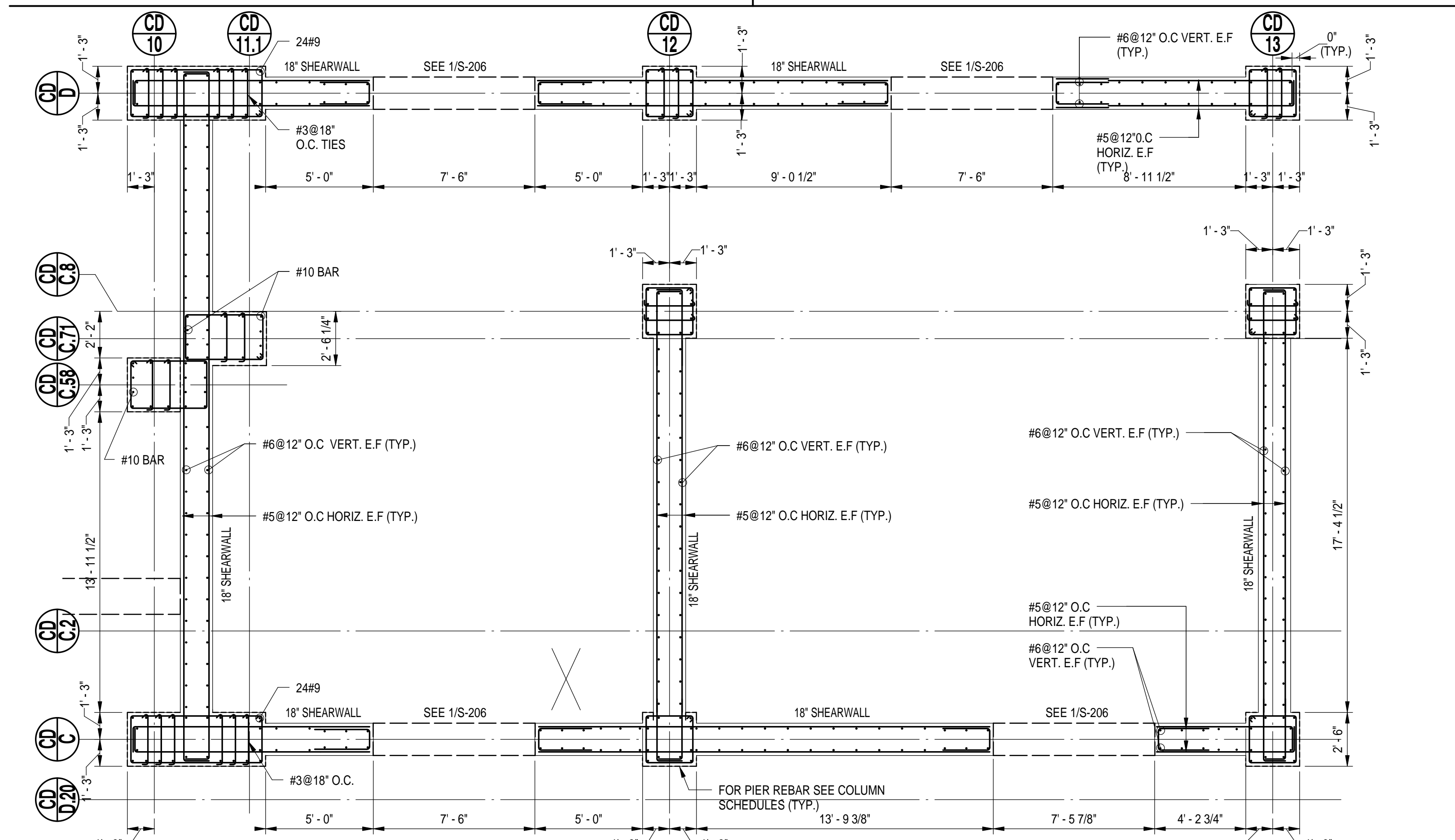
**SW 3 SUPPORTING LEVEL P2**

SCALE: 1/4" = 1'-0"



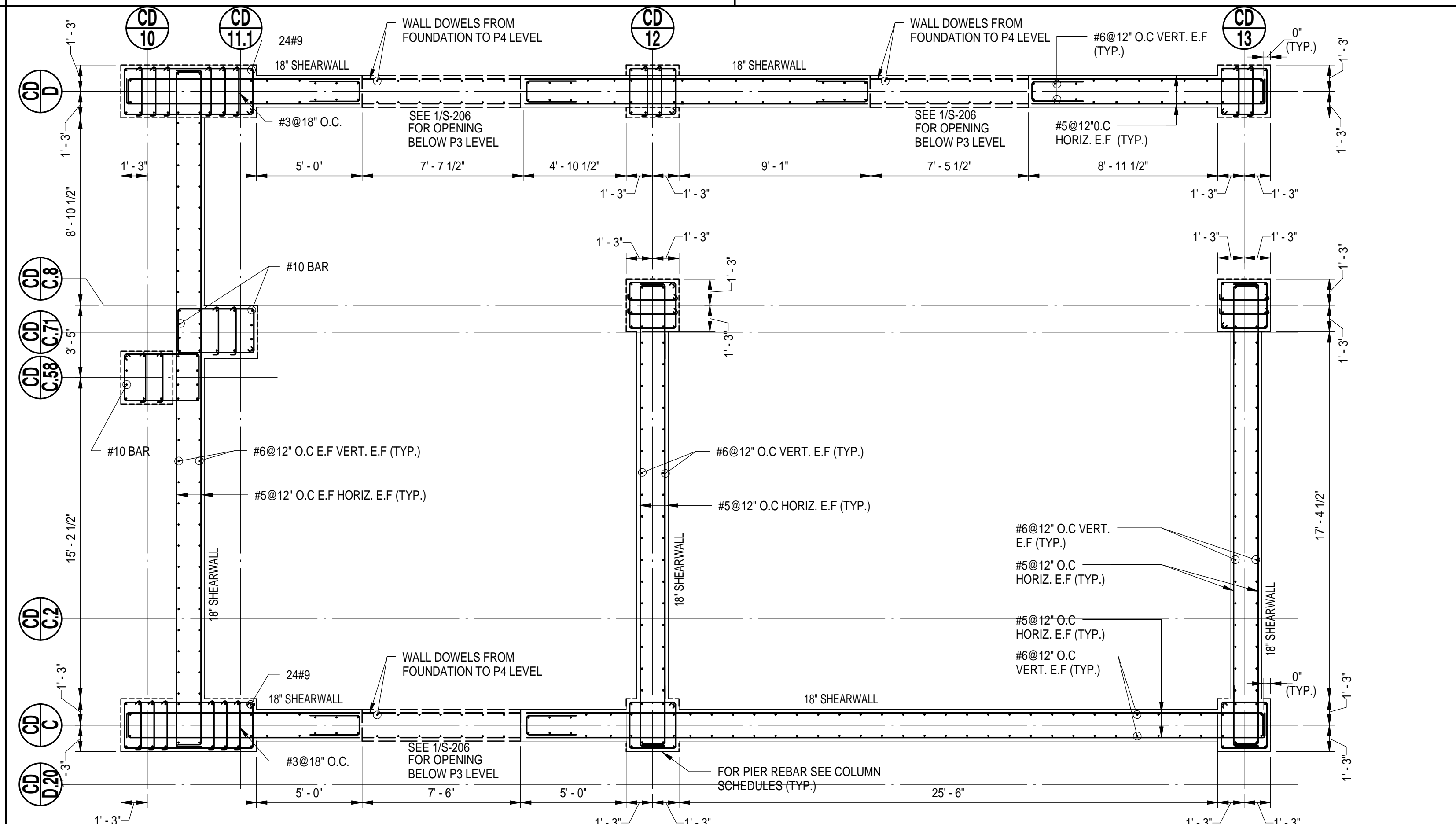
**SW 3 SUPPORTING LEVEL P3**

SCALE: 1/4" = 1'-0"



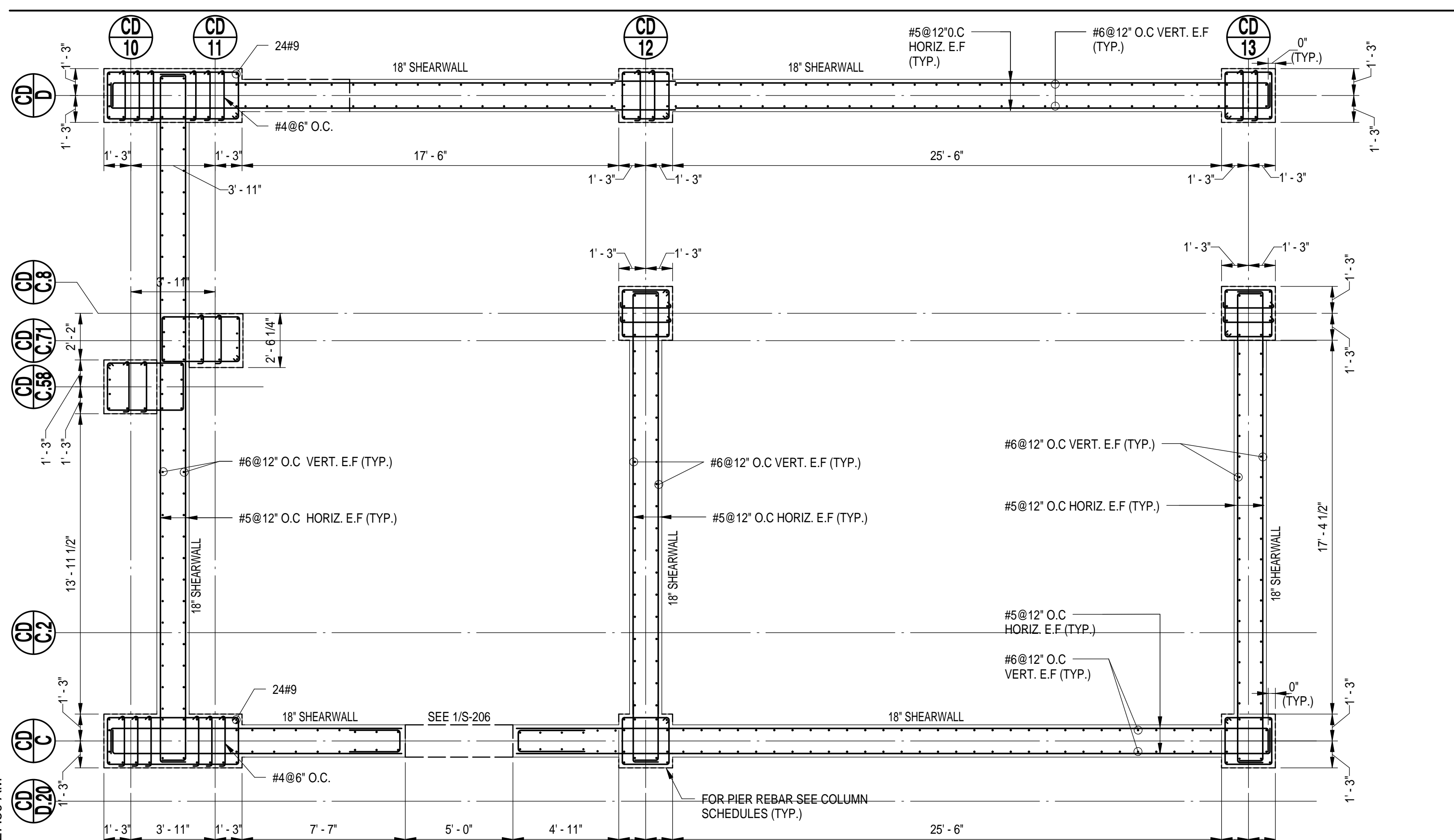
**SW 4 SUPPORTING LEVEL P2**

SCALE: 1/4" = 1'-0"



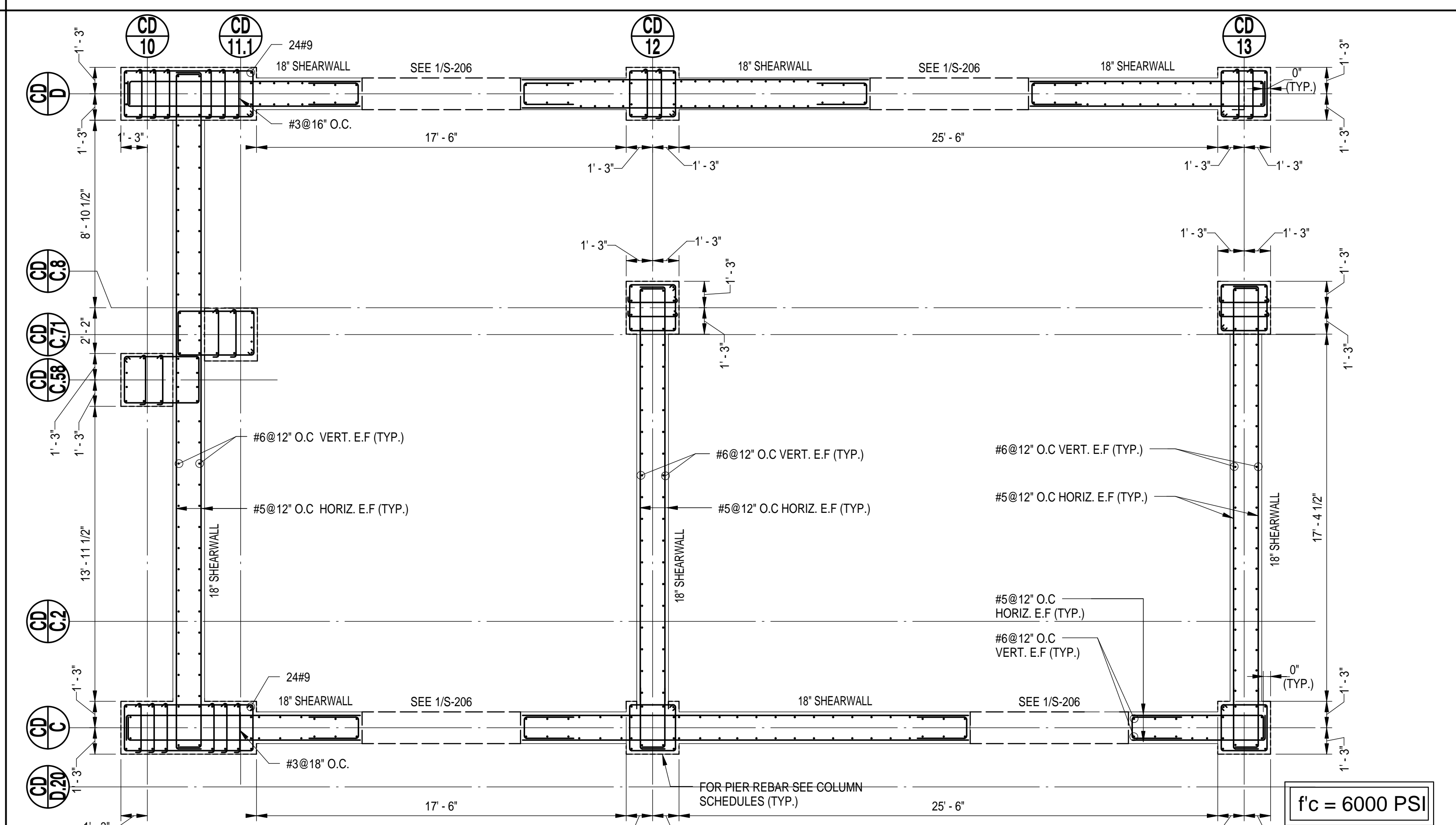
**SW 4 SUPPORTING LEVEL P3**

SCALE: 1/4" = 1'-0"



**SW 4 SUPPORTING PLAZA LEVEL**

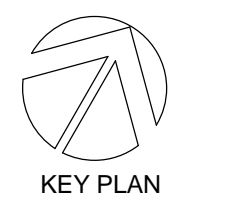
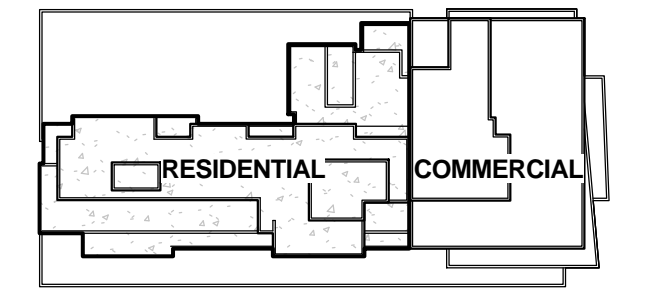
SCALE: 1/4" = 1'-0"



**SW 4 SUPPORTING LEVEL P1**

SCALE: 1/4" = 1'-0"

6	05-19-2014	DOB SUBMISSION
5	03-14-2014	ISSUE FOR CONSTRUCTION
4	01-31-2014	85% CONSTRUCTION DOCUMENT
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2	11-26-2013	50% CONSTRUCTION DOCUMENT
1	09-19-2013	DOB FILING - FOUNDATION PERMIT
NO.	DATE	ISSUE



KEY PLAN

**Perkins Eastman**

115 FIFTH AVENUE  
NEW YORK, NY 10003  
T. 212.363.7200  
F. 212.363.7676

Owner:  
FLUSHING COMMONS, LLC  
1171 AVENUE OF THE AMERICAS, 29TH FL. NEW YORK, NY  
(212) 282 2100

Construction Manager:  
TISHMAN CONSTRUCTION CORPORATION  
100 PARK AVENUE 5TH FLOOR NEW YORK,  
NY 10017 (212) 708-9600

Civil / Site:  
AKRF ENGINEERS, PC  
PARK AVENUE SOUTH NEW YORK, NY 10016  
(212) 696-0670

Structural Engineer:  
DESIKMOORE CONSULTING ENGINEERS  
18 WEST 18TH STREET NEW YORK, NY 10003  
(212) 532-2211

MEP-F Engineer:  
AKF ENGINEERS  
1501 BROADWAY, SUITE 700 NEW YORK, NY  
(212) 354-9656

Landscape Architect:  
THOMAS BALSLEY & ASSOCIATES  
31 WEST 27TH STREET, 9TH FL. NEW YORK, NY  
(212) 684-9230

PROJECT TITLE:  
**FLUSHING COMMONS**

**PHASE 1**

38-18 Union Street  
Flushing, NY 11354  
PROJECT No: 48660.00  
DOB No:

**SHEARWALL  
REINFORCING  
PLANS-2**

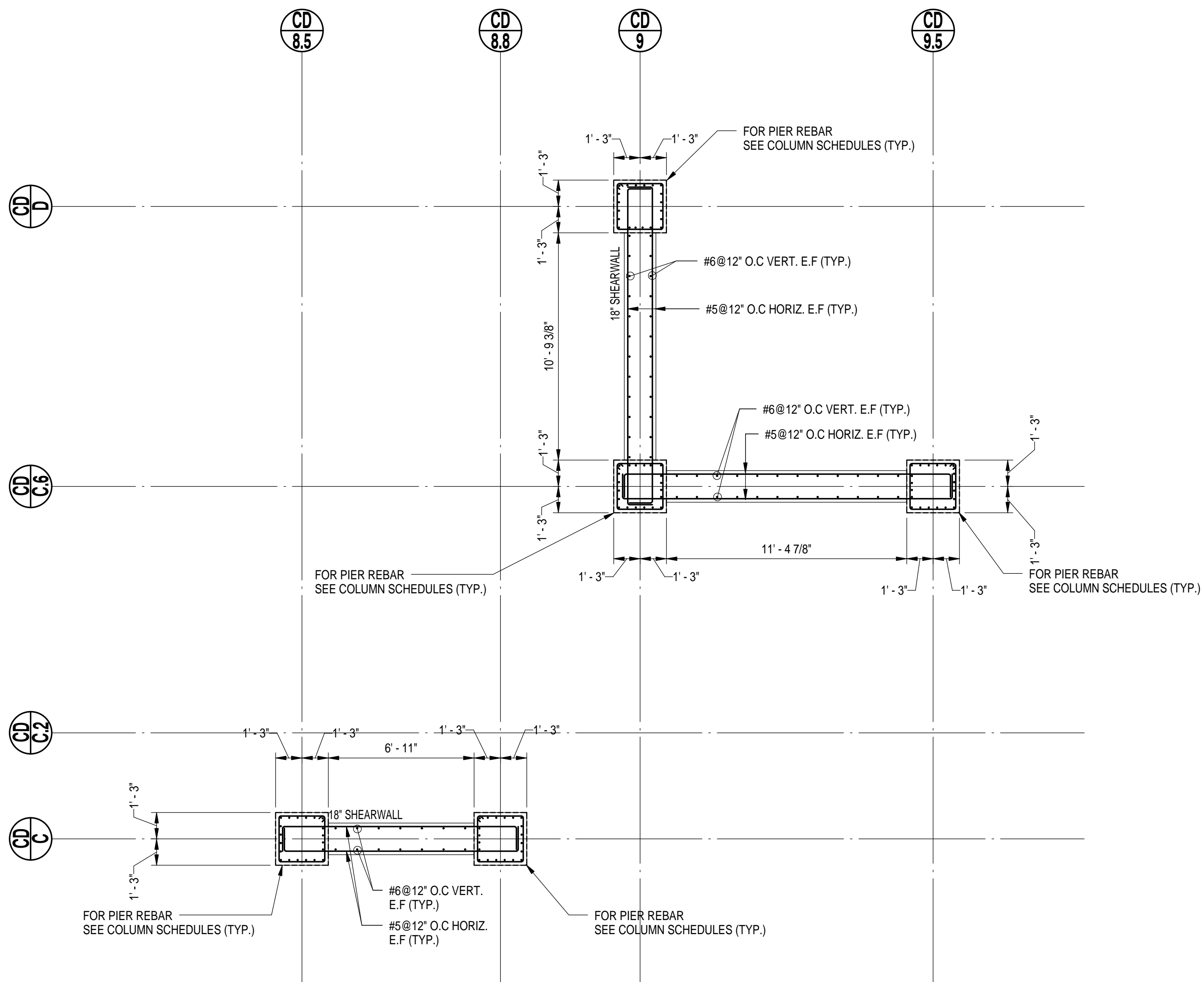
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**S-211.00**

DOB BSCAN STICKER

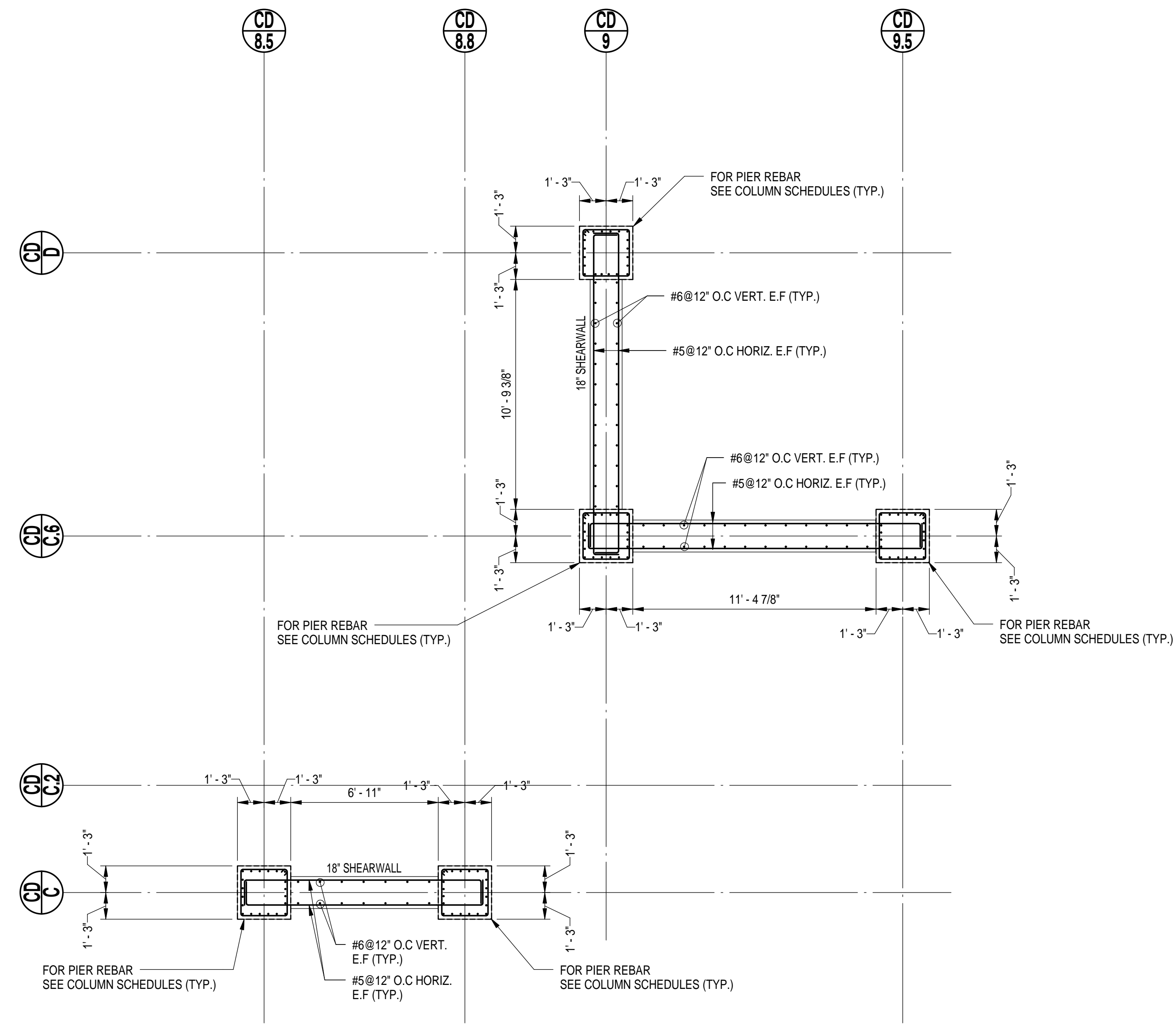
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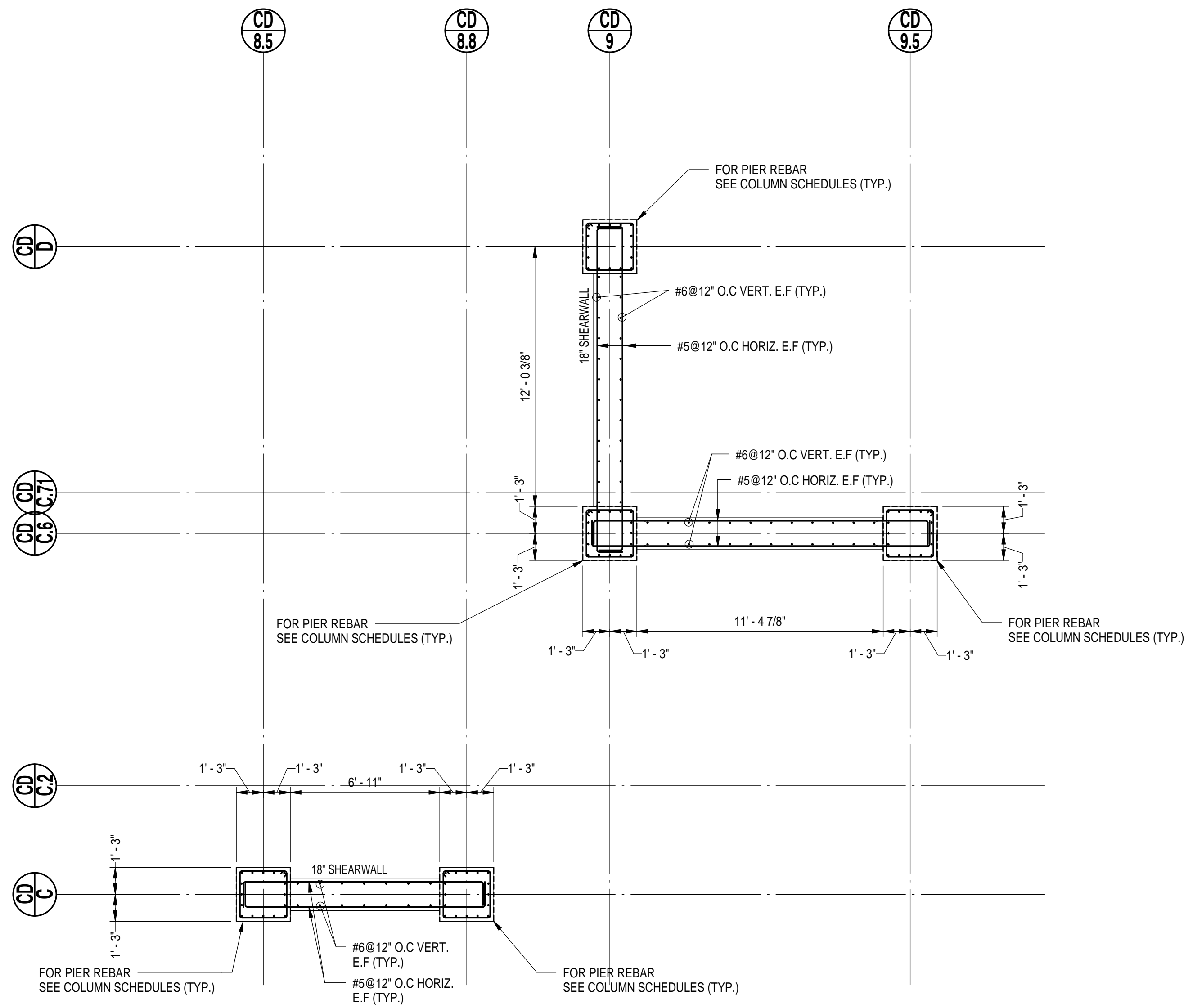
**SW 5 SUPPORTING LEVEL P2**

SCALE: 1/4" = 1'-0"



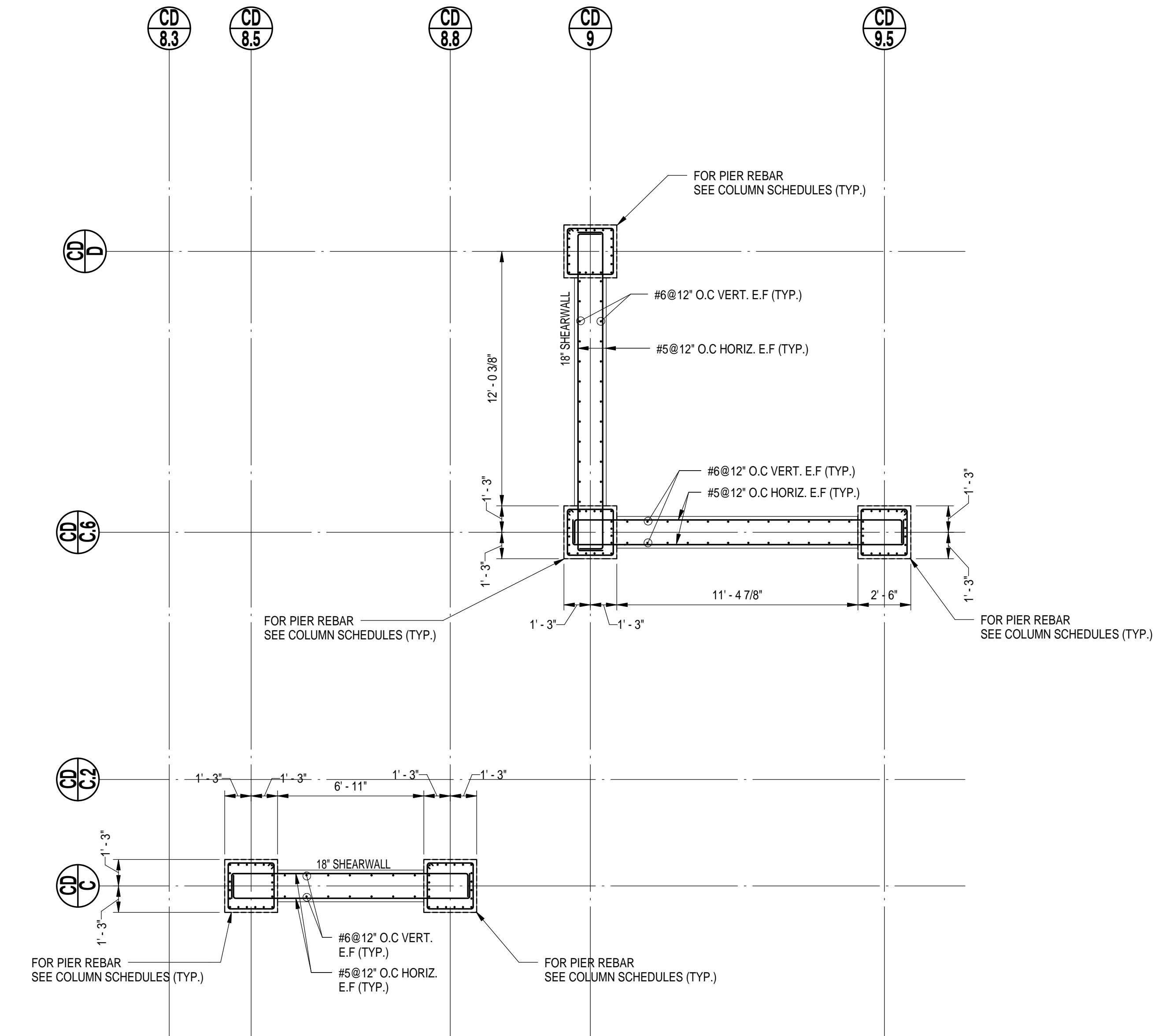
**SW 5 SUPPORTING LEVEL P3**

SCALE: 1/4" = 1'-0"



**SW 5 SUPPORTING PLAZA LEVEL**

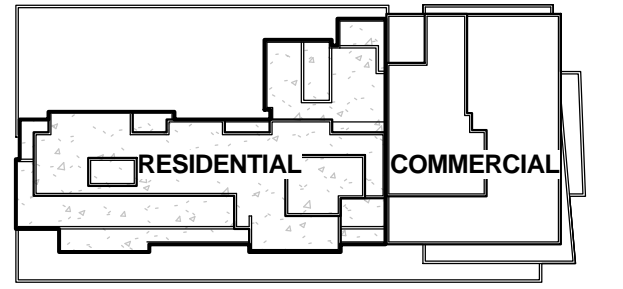
SCALE: 1/4" = 1'-0"



**SW 5 SUPPORTING LEVEL P1**

SCALE: 1/4" = 1'-0"

6	05-19-2014	DOB SUBMISSION
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PROJECT TITLE:  
**FLUSHING COMMONS**

**PHASE 1**

38-18 Union Street  
Flushing, NY 11354

PROJECT No: 48660.00  
DOB No:

DRAWING TITLE:  
**SHEARWALL  
REINFORCING  
PLANS-3**

SCALE: As indicated PAGE: OF

**S-212.00**

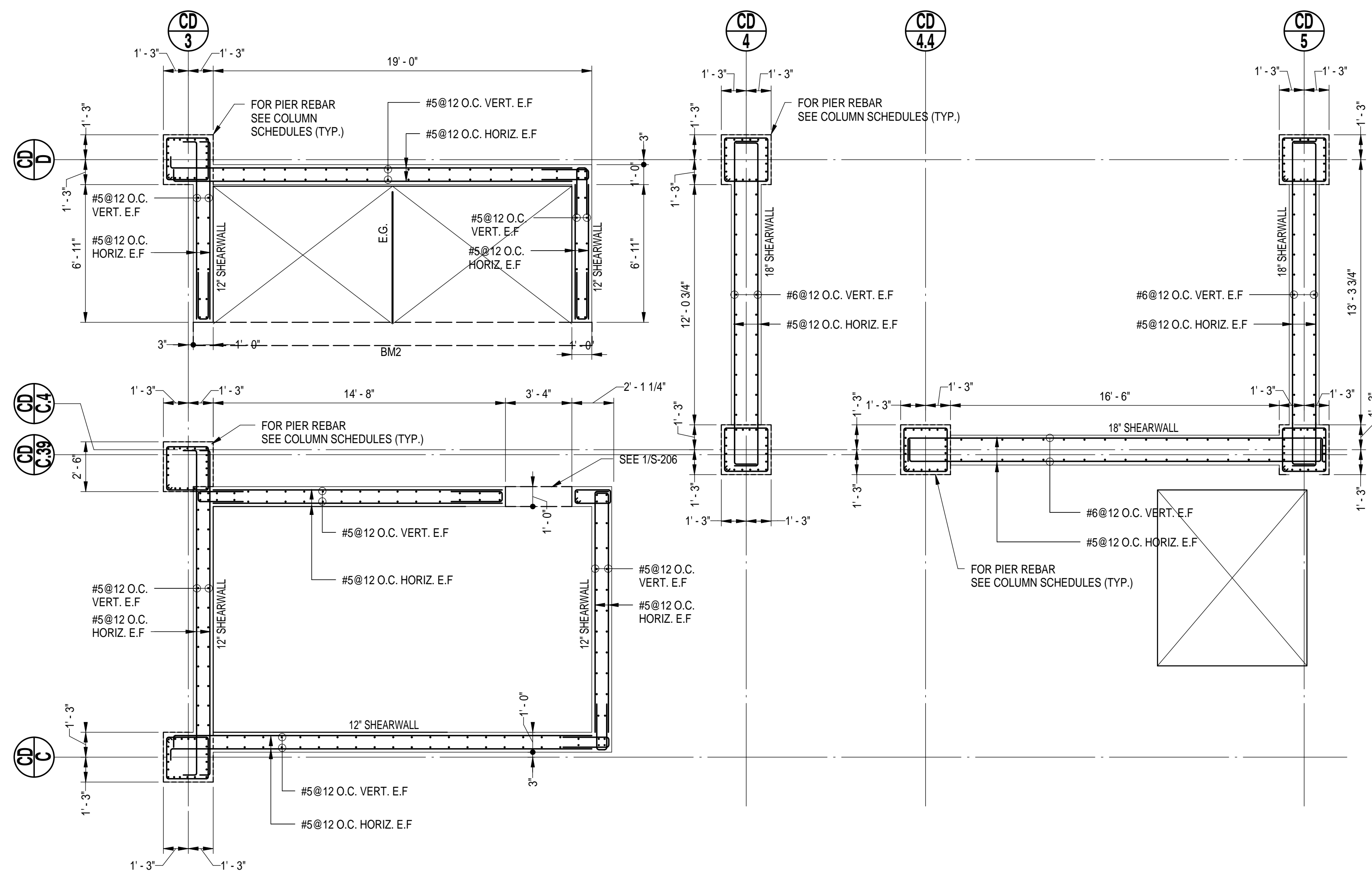
DOB BSCAN STICKER

**f'c = 6000 PSI**

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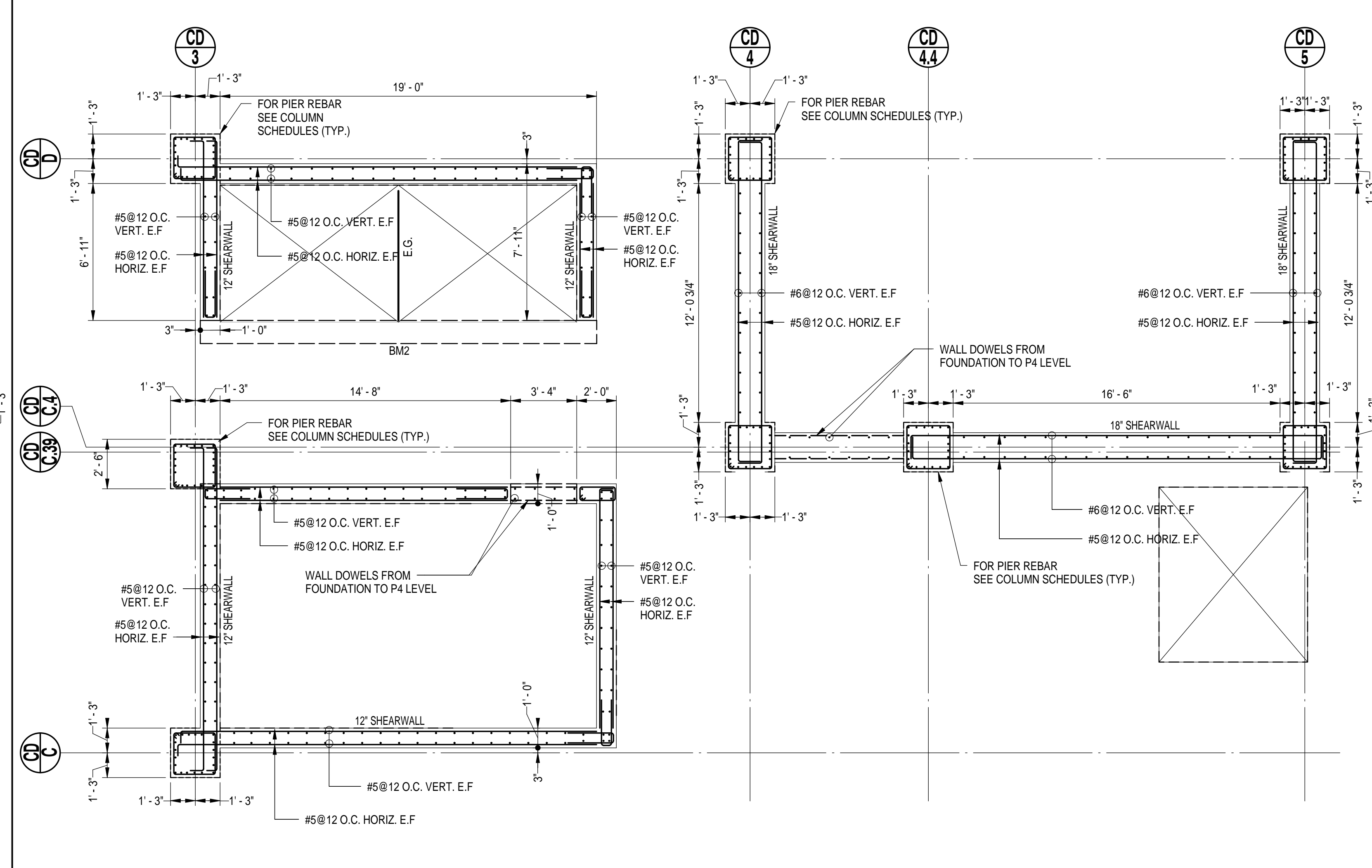
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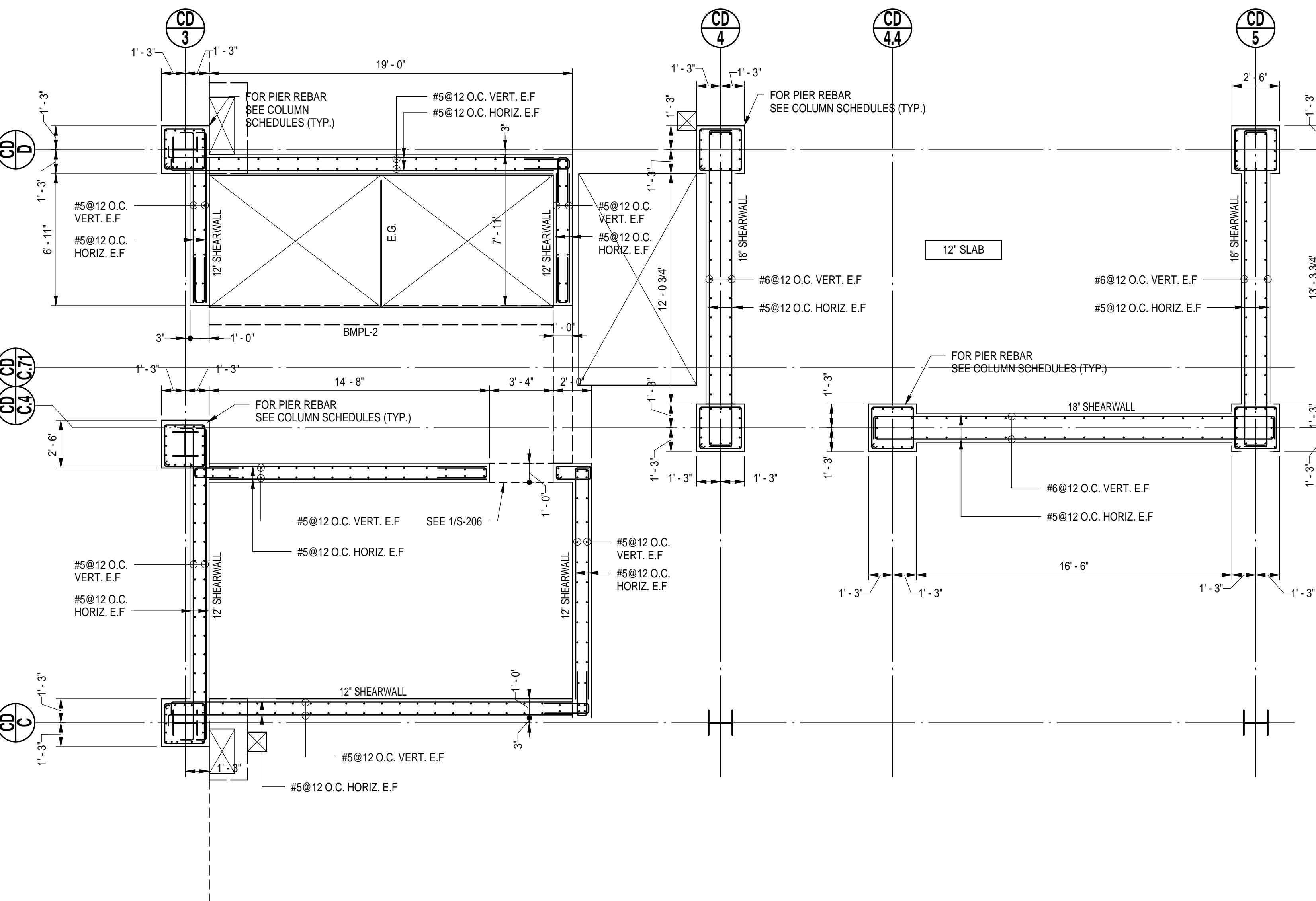
**SW 6 SUPPORTING LEVEL P2**

SCALE: 1/4" = 1'-0"



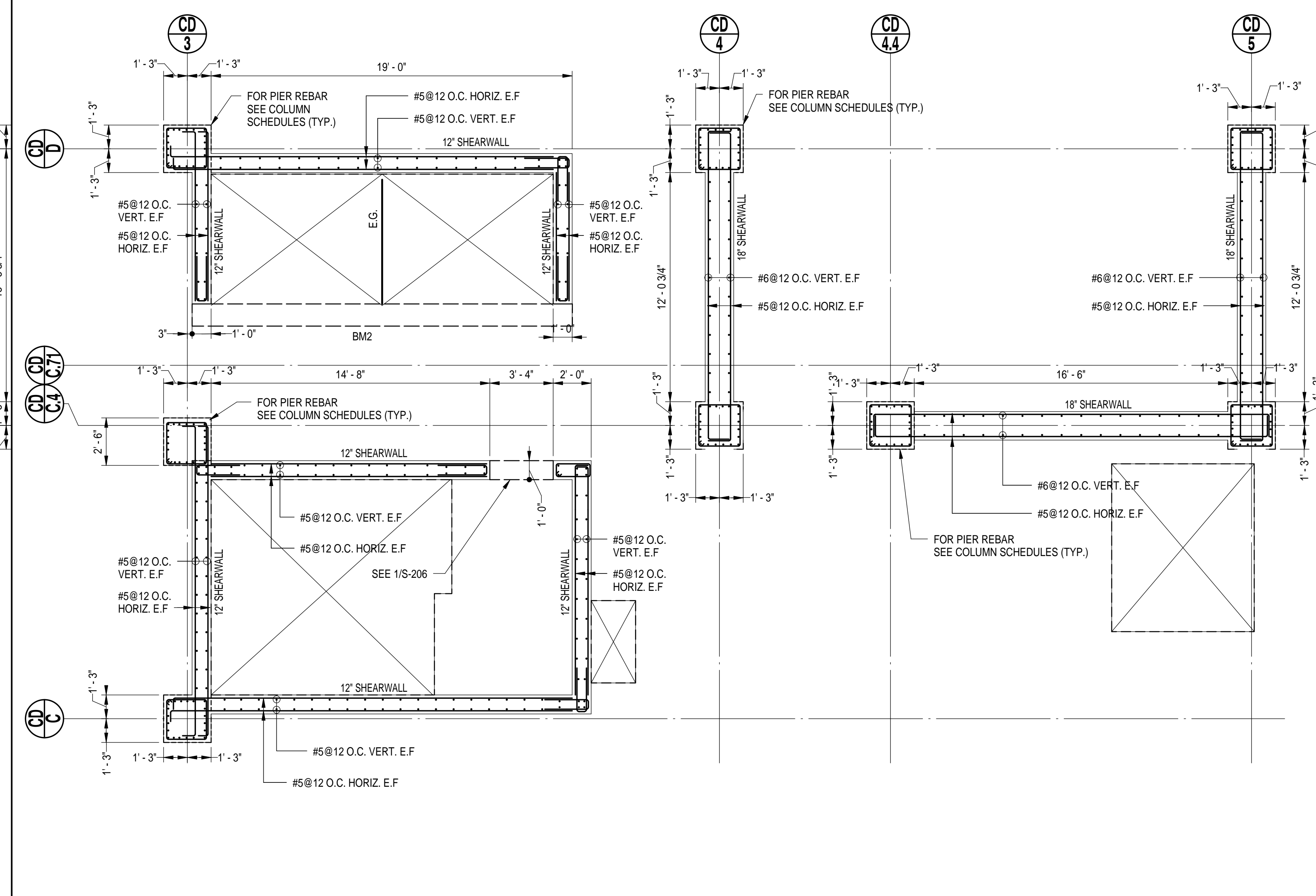
**SW 6 SUPPORTING LEVEL P3**

SCALE: 1/4" = 1'-0"



**SW 6 SUPPORTING PLAZA LEVEL**

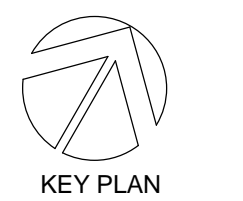
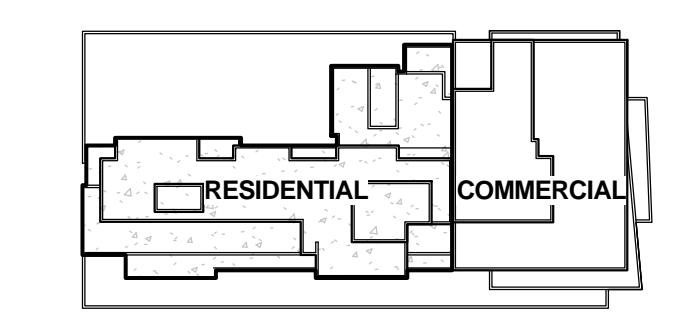
SCALE: 1/4" = 1'-0"



**SW 6 SUPPORTING LEVEL P1**

SCALE: 1/4" = 1'-0"

6	05-19-2014	DOB SUBMISSION
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38-18 Union Street  
 Flushing, NY 11354

PROJECT No: 48660.00  
 DOB No:

DRAWING TITLE:  
**SHEARWALL  
 REINFORCING  
 PLANS-4**

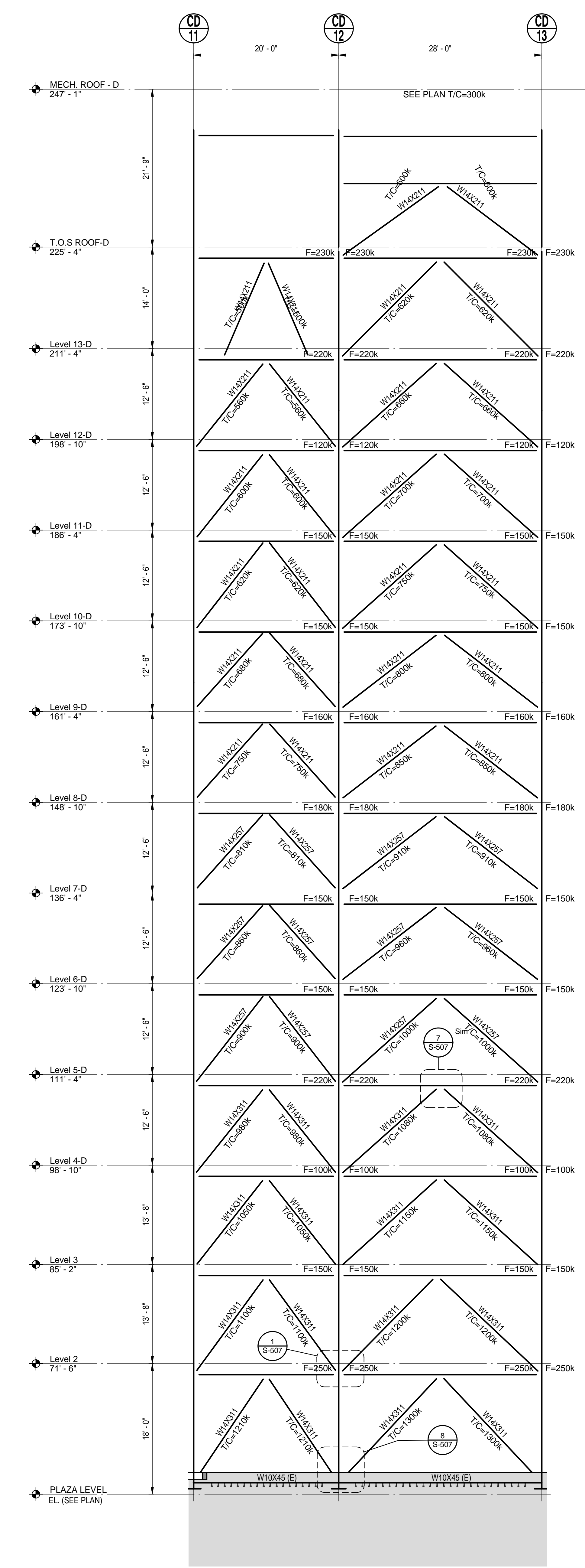
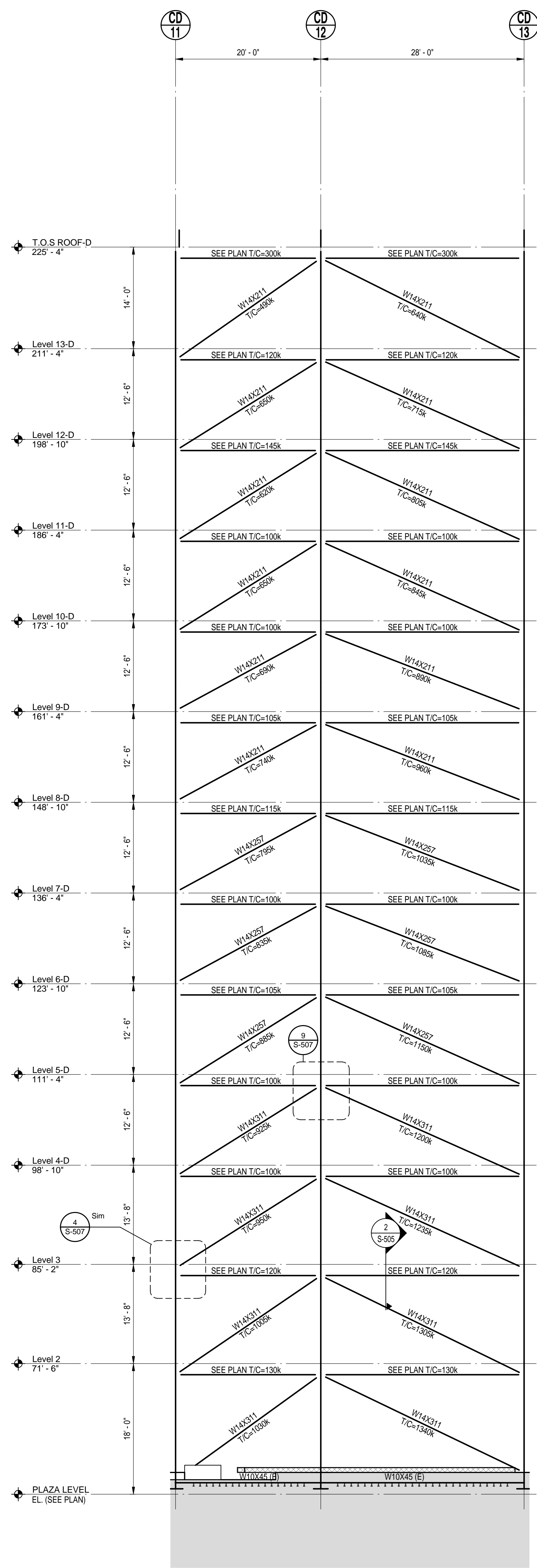
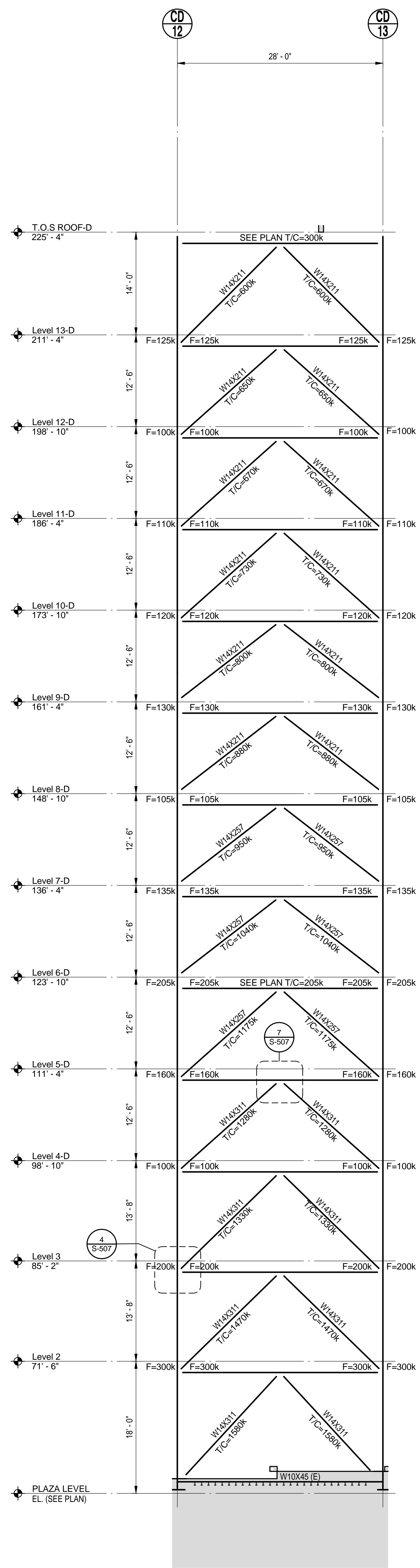
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**S-213.00**

DOB BSCAN STICKER

**f<sub>c</sub> = 6000 PSI**

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**BRACE ELEVATION - ALONG GRID CD-E**

SCALE: 1/8" = 1'-0"

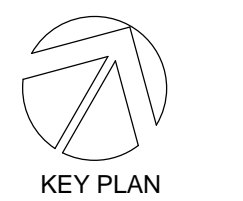
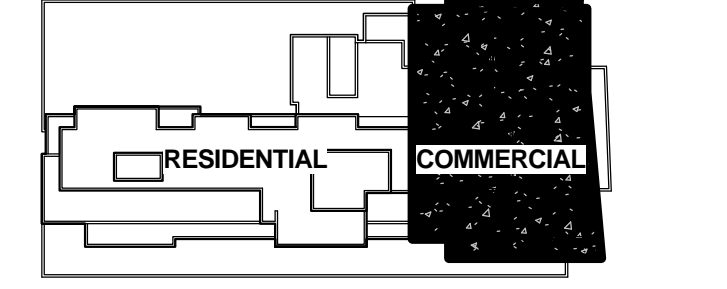
**BRACE ELEVATION - ALONG GRID CD-D**

SCALE: 1/8" = 1'-0"

**BRACE ELEVATION - ALONG GRID CD-C**

SCALE: 1/8" = 1'-0"

NO.	DATE	ISSUE
5	05-19-2014	DOB SUBMISSION
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PROJECT TITLE:  
**FLUSHING COMMONS**

**PHASE 1**

38-18 Union Street  
Flushing, NY 11354

PROJECT No: 48660.00  
DOB No:

DRAWING TITLE:  
**BRACING  
ELEVATIONS  
COMMERCIAL**

SCALE: As indicated PAGE: OF

**S-214.00**

DOB BSCAN STICKER

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