

**Proposed Development at
505-513 West 43rd Street & 506-512 West 44th Street, West Clinton**

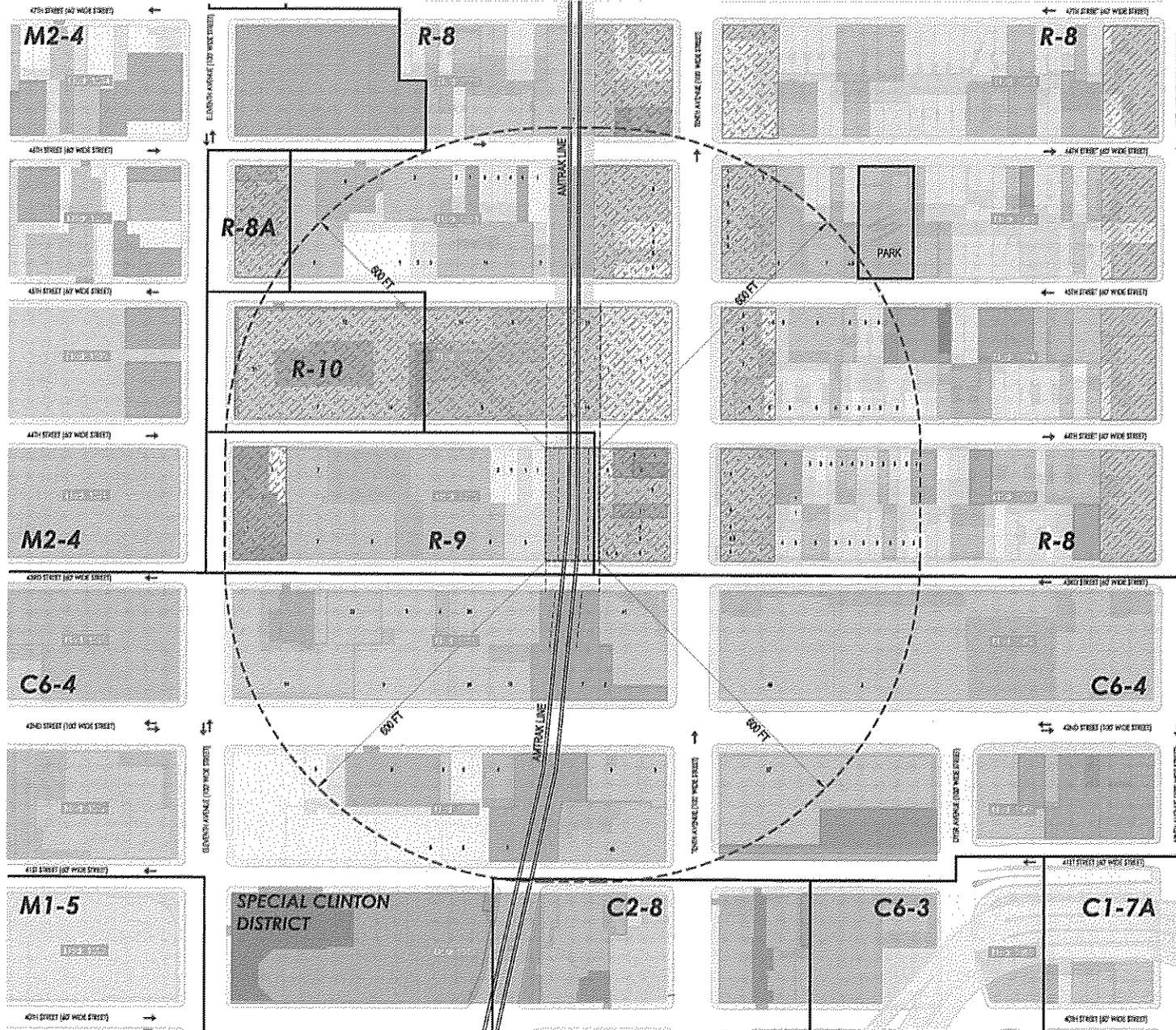
**Presentation to New York City Council Zoning & Franchises Subcommittee
March 24, 2015**

PROJECT SITE IN CONTEXT

505-513 West 43rd Street
506-512 West 44th Street
Block 1072, Lot 24



ZONING AREA MAP



LEGEND

- DEVELOPMENT USE
- - - 600 FEET FROM SITE
- ZONING DISTRICT BOUNDARY
- TAX BLOCK NUMBER
- RAILROAD E.O.W.
- C6-4** ZONING DISTRICT
- STREET DIRECTION
- 60 NUMBER OF STORES
- C1-8 OVERLAY
- C2-8 OVERLAY

LAND USES

- One & Two Family Residence
- Multi-Family Residence (C1-7A)
- Multi-Family Residence (C2-8)
- Street Residential & Commercial
- Commercial Uses
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities and Institutions
- Open Space & Recreation
- Parking
- Vacant Land

1 Area Map: Manhattan Borough, Block 1072, Block 24
N.T.S.



EXISTING SITE PHOTOS



43rd Street Looking West



43rd Street Looking East

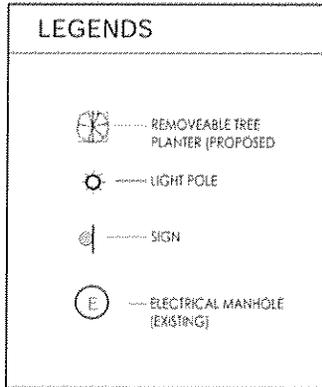


Site on 44th Street Looking South



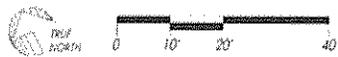
44th Street Looking East

SITE PLAN AS APPROVED BY CPC

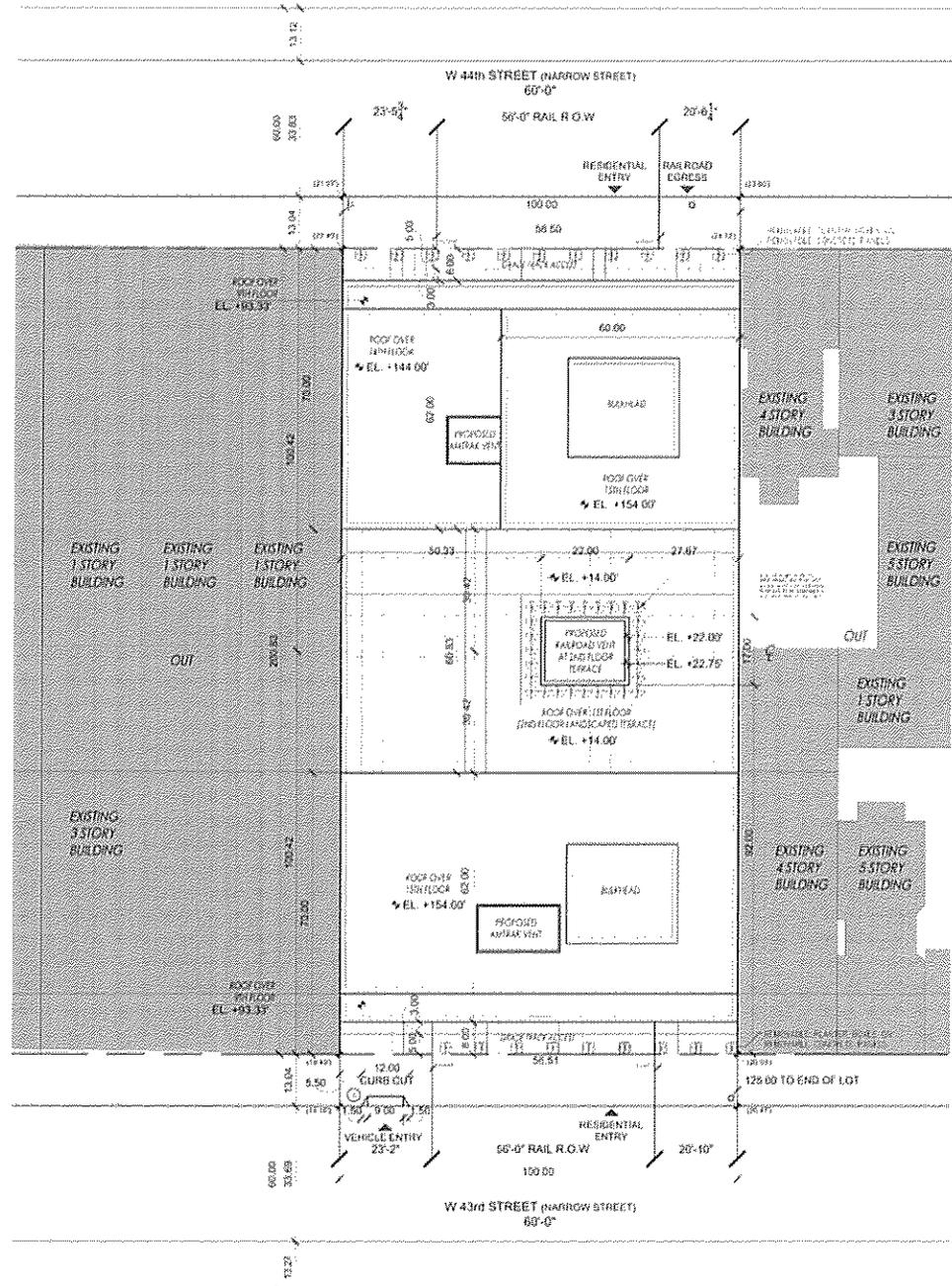


STREET TREES

Code	Tree Planting Requirements
26-41	Tree Planting Requirements
26-23	A. Tree required
	1 Tree/25' of street frontage
	West 43rd Street: 100'
	West 44th Street: 100'
	Total: 200'
	200' / 25' = 8 trees
	B. Trees provided
	8 trees provided
	City to determine location based on bridge R.O.W.



ALL ELEVATIONS IN PARENTHESES ABOVE MANHATTAN DATUM 0.0'



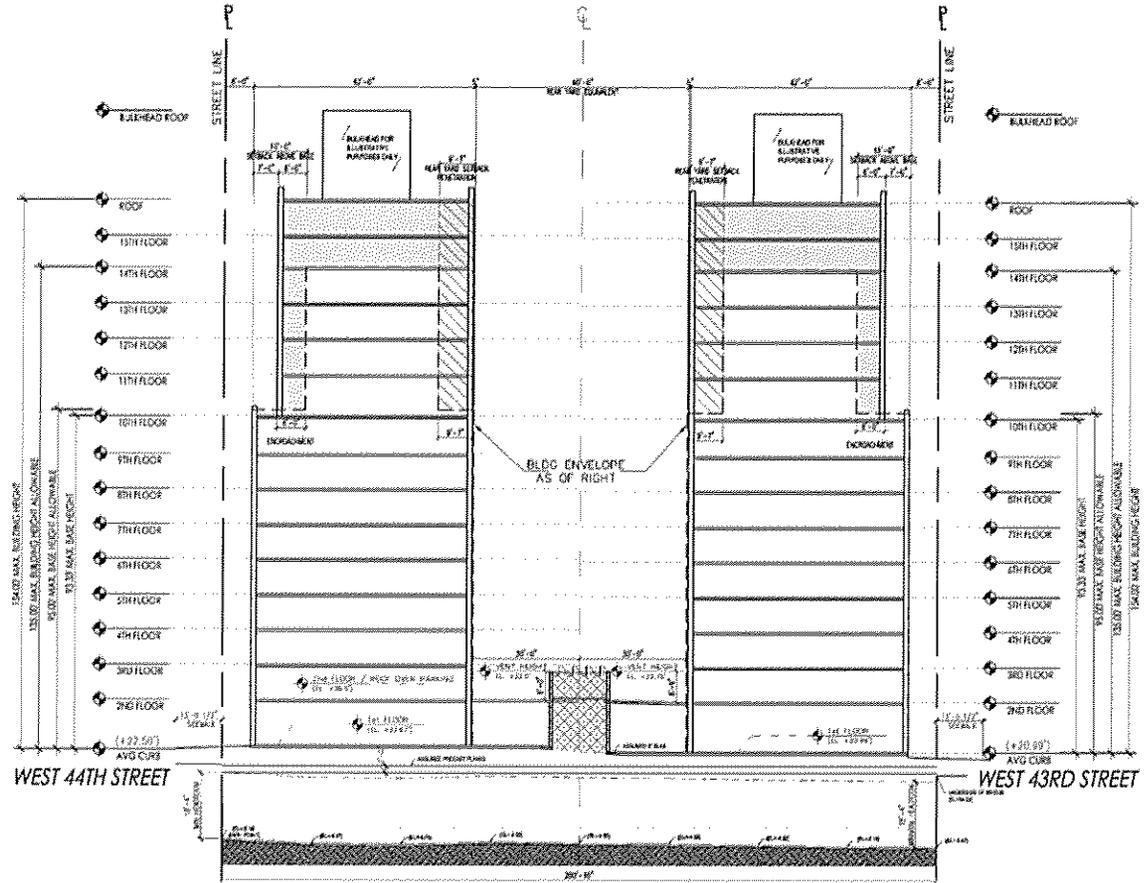
LAND USE ACTIONS & WAIVERS APPROVED BY CB4 & CPC

- o Section 74-681 special permit required to develop over a railway or transit right-of-way
- o Zoning text amendment and special permit under Section 96-32 to modify bulk regulations to address NYC DOT and AMTRAK requirements and to allow for on- and off-site Inclusionary Housing
- o Increase of building height from 135' to 154' to allow for setbacks required by NYC DOT
- o Reduce front façade setback from 15' street-wall to 7' to allow for setbacks required by NYC DOT
- o Waive 10' rear yard setback required above 95'
- o Permit a rear yard obstruction to accommodate Amtrak ventilation requirements; *[TBD: Modification of CPC-approved plans required to reflect updated Amtrak requirements]*
- o Permit removable planters; DOT access requirements do not permit landscaping as required under Section 23-892

REDUCED HEIGHT ALTERNATIVE: AGREEMENT WITH CB4 & APPROVED BY CPC

- o The project approved by CB 4 and CPC would rise to heights of 144 feet and 154 feet on West 44th Street and 154 feet on West 43rd Street (compared to 164 feet in the application as originally filed).
- o 8 affordable apartments on-site, with the remainder of the affordable units (approximately 18) provided off-site within the Special Clinton District (General boundaries: 8th to 12th Avenues east to west, West 41st to 58th Streets south to north).
 - The affordable units will be distributed equally between the two buildings on West 43rd and West 44th Streets, with no more than one unit per floor.
 - We have worked with Community Board 4 to maximize the number of 2-bedroom apartments on-site: 5 two-bedrooms and 3 one-bedrooms
 - All amenities in the building (other than parking) will be accessible to affordable tenants at no cost.
 - All affordable units would have the same fixtures as the market rate units.
 - Regarding the affordable units to be provided off-site by other property owners, El Ad is currently in discussions about potential sites within the Special Clinton District and will provide the location and related details when they are available.

REDUCED HEIGHT ALTERNATIVE APPROVED BY CB4 & CPC

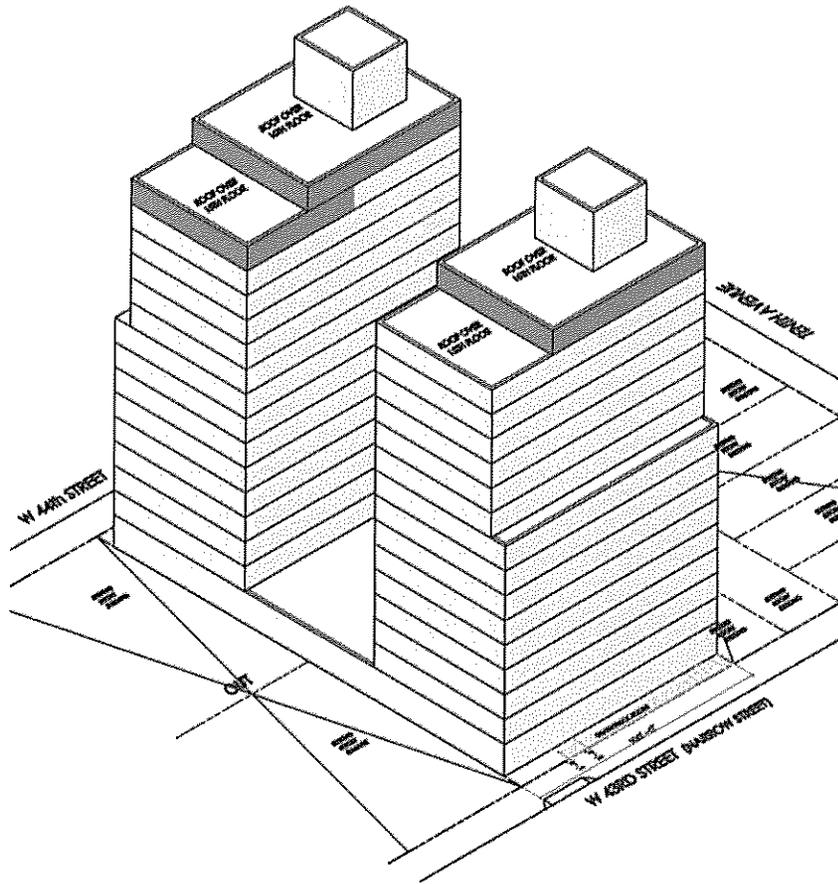


3 North-South Section Through 10th Floor and Amtrak Vent
1/8" = 1'-0"

	REGULATION	PERMITTED / REQUIRED	NON COMPLIANCE
96-32/23-633(b)	Setback Above 95' Max Base Ht	15 Feet (Narrow Street)	
96-32/23-633(c)	Building Height Regulation	135 Feet Maximum	
23-663 (b)	Rear Setback	10 Feet from Rear Yard Setback above Max Base Height	
23-44	Permitted Obstructions		

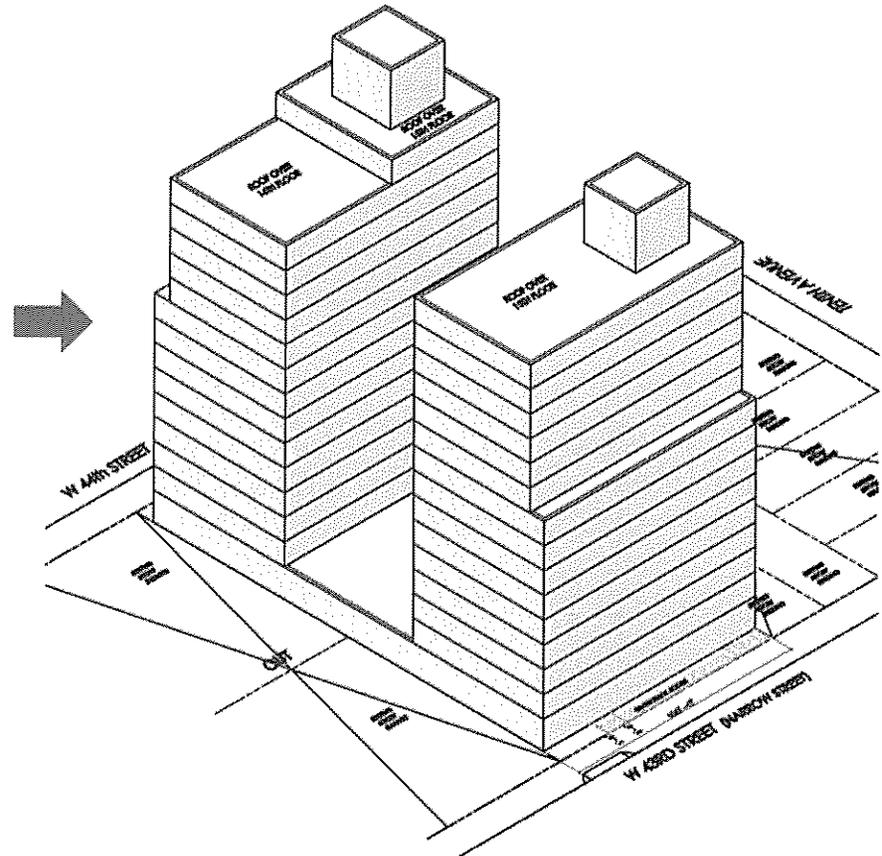
HEIGHT COMPARISONS

ORIGINAL APPLICATION



164' MAXIMUM HEIGHT

REDUCED HEIGHT ALTERNATIVE
APPROVED BY CB4 & CPC

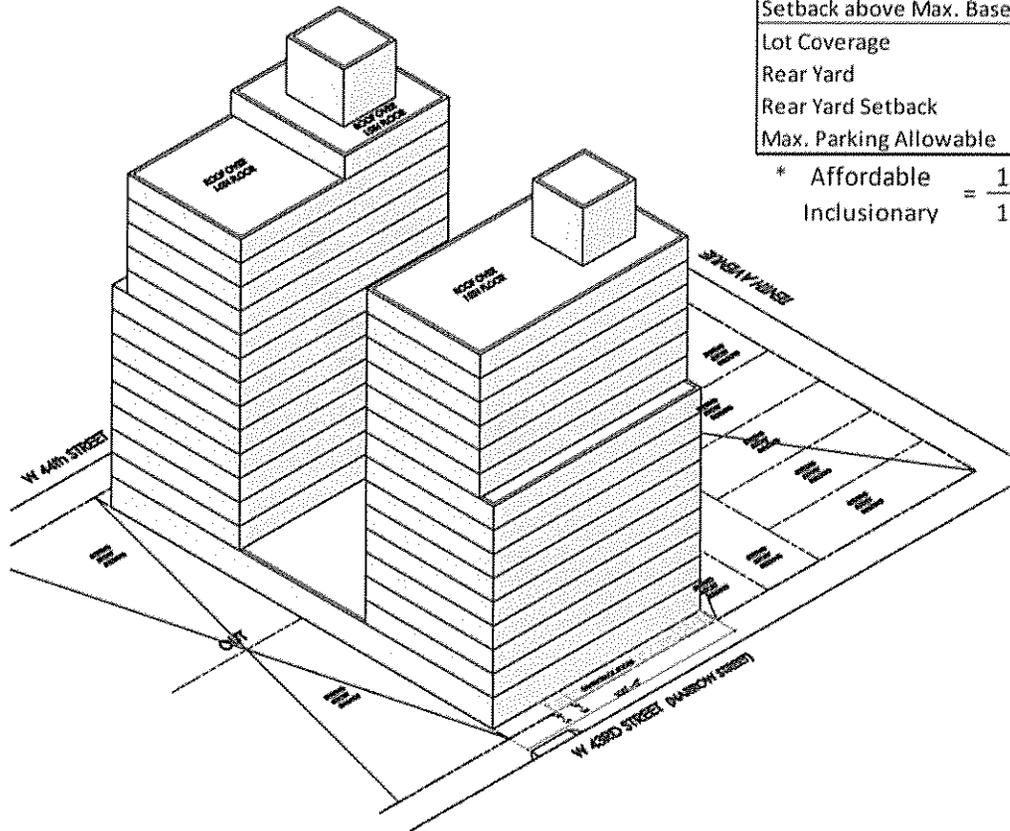


154' MAXIMUM HEIGHT

REDUCED HEIGHT ALTERNATIVE APPROVED BY CB4 & CPC

ZONE	Special Clinton District R9	Area C : Other Area - Western Subarea C2
F.A.R. MULTIPLE	6.00/8.00 Inclusionary	ZR 96-32 (b)
SITE AREA	20,083 SF	
Proposed Zoning Floor Area	148,614 SF	7.40 FAR Proposed*
Proposed Gross Floor Area	180,934 SF	1.035x for mechanical + Addtl QH Credits
Max. Building Height	135 FEET	Zoning Text Amendment Required
Min. Base Height	60 FEET	Narrow Street
Max. Base Height	95 FEET	Narrow Street
Setback above Max. Base height	15 FEET	Narrow Street
Lot Coverage	70 %	Interior / through Lot (65% Proposed)
Rear Yard	30 FEET	
Rear Yard Setback	10 FEET	Zoning Text Amendment Required
Max. Parking Allowable	20 %	21 Parking Spaces Provided

* Affordable = $\frac{1.00}{1.25} \times (1.40 \times 20,083) = 22,493$ Affordable SF

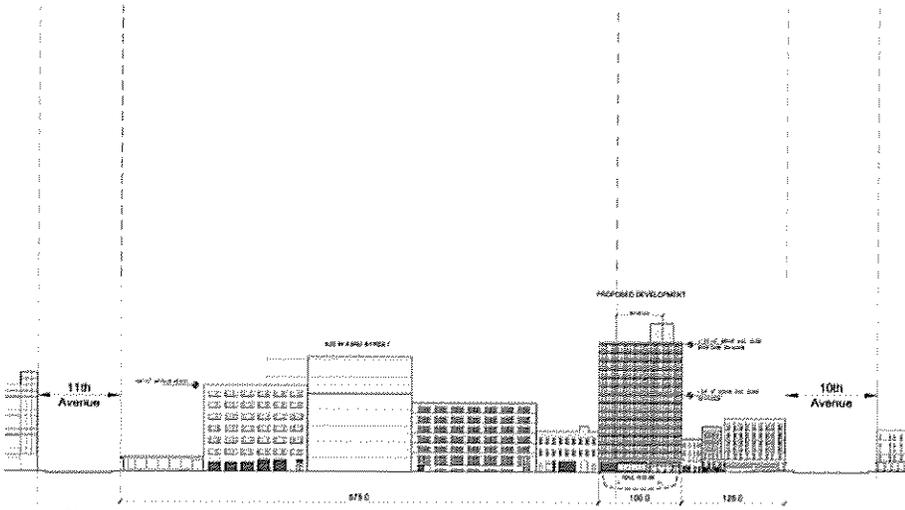


- Height: 154'-0" (North building)
154'-0" (South building)
- Floors: 14 Floors + 1 Partial (North building)
15 Floors (South building)
- Required Affordable Area: 22,332 SF

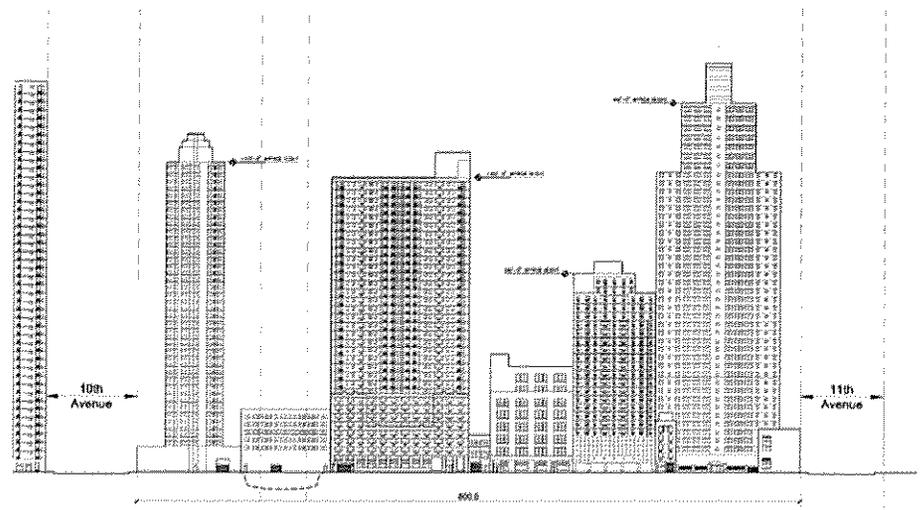
99	Market Rate Housing Units*
26	Inclusionary Housing Units*
125	Total Housing Units*

*Unit count is approximate: this plan calls for 8 IH units on-site, and 18 IH units off-site

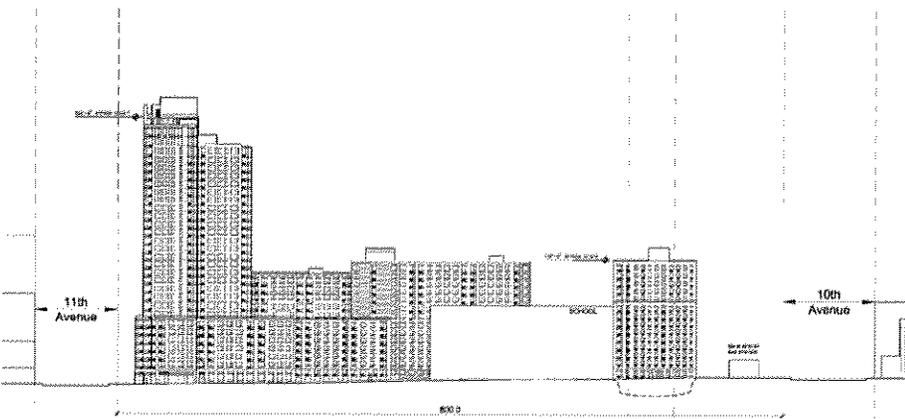
STREET ELEVATIONS FOR PROJECT APPROVED BY CB4 & CPC



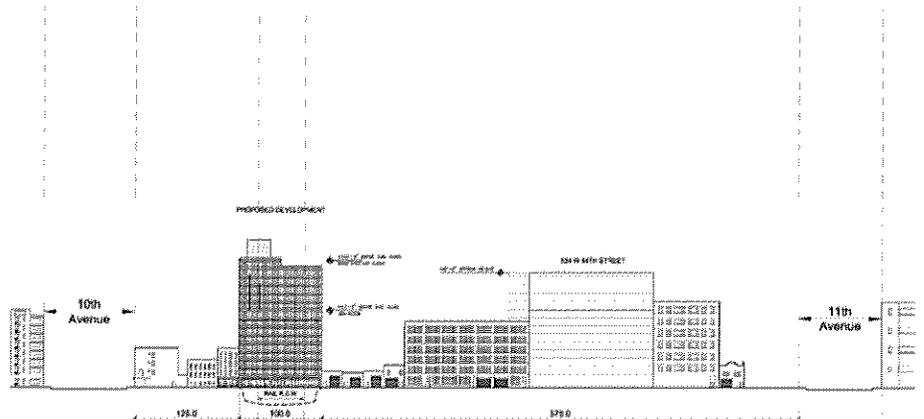
1 West 43rd Street Looking North
1" = 80' - 0"



2 West 43rd Street Looking South
1" = 80' - 0"



3 West 44th Street Looking North
1" = 80' - 0"



4 West 44th Street Looking South
1" = 80' - 0"

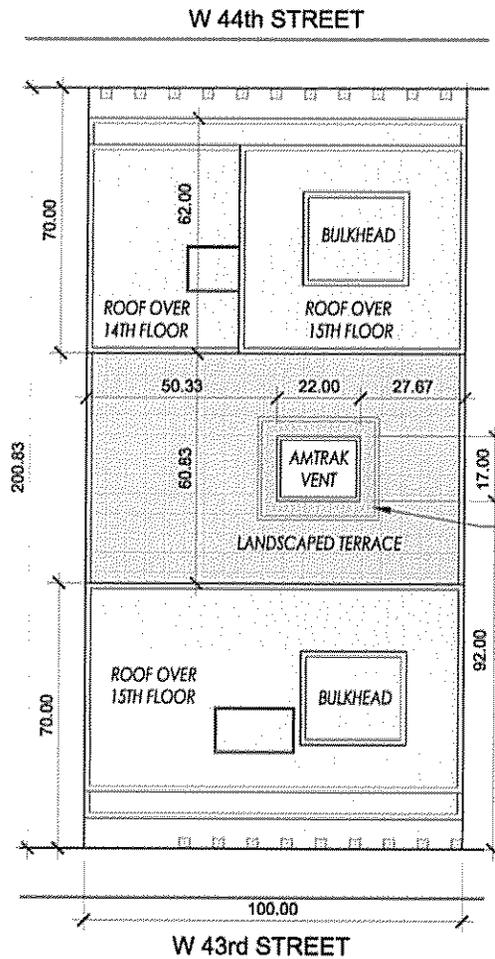
PROPOSED FAÇADE RENDERING ALONG 44th STREET

Based on discussions with CB4, important design modifications have been incorporated into the building:

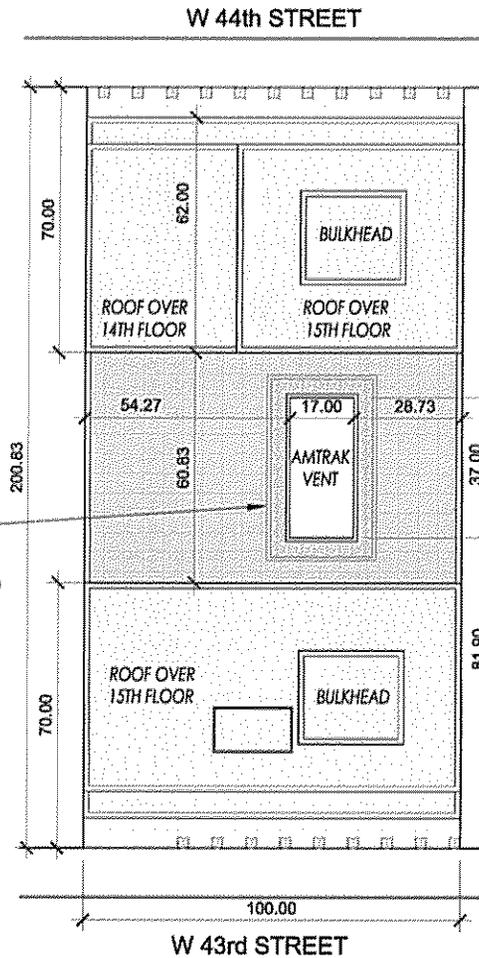
- Glazing moved away from neighboring building; glass no longer continues to edge, providing a solid brick border from roof to street level.
- Tall plantings (subject to agency approval) masking lot line façade next to adjacent taxi garage (to west).
- Brick color changed to be warmer and more contextual to surrounding buildings.
- Significantly reduced glazing at street level to better reflect area context.



REQUESTED MODIFICATION BY CITY COUNCIL TO CPC-APPROVED PLANS TO REFLECT UPDATED AMTRAK REQUIREMENTS



NOTE: 4'-0" DEEP MIN. PLANTING STRIP AROUND RAILROAD VENT W/ MIN. 4'-0" HIGH EVERGREEN PLANTINGS TO BE MAINTAINED IN GOOD CONDITION AT ALL TIMES



**Proposed Development at
505-513 West 43rd Street & 506-512 West 44th Street, West Clinton**

**Presentation to New York City Council Zoning & Franchises Subcommittee
March 24, 2015**

137-61 Northern Boulevard
Proposed Plans

ZONING ANALYSIS - MIXED USED BUILDING: HOTEL, COMMUNITY FACILITY & RESIDENTIAL

No.	DATE	DESCRIPTION

ZONING INFORMATION
 ADDRESS : 137-61 NORTHERN BLVD
 FLUSHING, NY
 Block : 4960
 Lot : 29
 ZONE : C2-2/R6 (REZONE C4-3)
 MAP# : 10A

ZONING CALCULATION (PROPOSED)

FLOOR	BUILDING GROSS FLOOR AREA (SQ. FT.)**	COMMERCIAL (SQ. FT.)		COMMUNITY FACILITY (SQ. FT.)	RESIDENTIAL (SQ. FT.)	PARKING GARAGE (SQ. FT.)	FAR EXEMPT CHASE/ MECH. & OPEN SPACE (SQ. FT.)*	TOTAL ZONING FLOOR AREA (S.F.)	NO. OF GUEST ROOM	NO. OF DWELLING UNIT	ACCESSORY PARKING		LOADING BERTH	BICYCLE SPACE	
		RETAIL	HOTEL								REQUIRED	PROPOSED	PROPOSED	REQUIRED	PROPOSED
USE GROUP		6	5A	4	2	6B									
CELLAR	31712	853	853	853	853	28300	3412	0				110			
BASEMENT	25140	10420	10741	220	1400	1700	659	22781					1	10420+7037/10000=1.75	33
1	25290		322	220	220	21523	3005	762							
2	14880		7663	6597	214		406	14474	18						
3	14880		14313		362		205	14875	33						
4	12954		12387		362		205	12749	28						
5	13560		12993		362		205	13355	28						
6	13561		12994		362		205	13356	28						
7	13561		12994		362		205	13356	28						
8	13561		12994		362		205	13356	28						
9	12440				11745		695	11745		15					
10	11500				10805		695	10805		14				43/2 = 21.5	
11	11500				10805		695	10805		14					
TOTAL	214539	10420	97401	7037	37361	51523	10797	152219	191	43				32.99	33
MAX. FA ALLOWED		107821 < 107821.8 SF		7037 < 152219 SF	37361 < 67,864.3 SF										
MAX. FA OF BUILDING		152219 ≤ 152219 SF													
TOTAL FAR OF BUILDING		(3.40 ≤ 3.40)		(0.222 < 4.80)	(1.178 < 2.14)										
		4.80 ≤ 4.80 (LOT AREA: 31,712.3 SF)													

LOT SIZE: 31,712.3 SF

USE REGULATIONS:
 <ZR 32-11> USE GROUP 2 PERMITTED AS-OF-RIGHT.
 <ZR 32-13> USE GROUP 4 PERMITTED AS-OF-RIGHT.
 <ZR 32-14> USE GROUP 5 PERMITTED AS-OF-RIGHT.
 <ZR 32-15> USE GROUP 6 PERMITTED AS-OF-RIGHT.
 <ZR 35-23> APPLICABLE RESIDENCE DISTRICT IN C4 DISTRICT = R6

<ZR 35-10; ZR 35-21> BULK REGULATIONS (RESIDENTIAL): EXCEPT AS OTHERWISE PROVIDED IN ZR SECTION 35-20, 35-30, 35-40, 35-50, AND 35-60, THE BULK REGULATIONS SET FORTH IN ARTICLE II CHAPTER 3 SHALL APPLY TO ALL RESIDENTIAL PORTIONS OF MIXED BUILDING AND THE BULK REGULATIONS SET FORTH IN ARTICLE III CHAPTER 3 SHALL APPLY TO THE COMMERCIAL OR COMMUNITY FACILITY PORTIONS OF MIXED BUILDING.

<ZR 23-142> HEIGHT FACTOR & OPEN SPACE RATIO FOR RES. MAX. FLOOR AREA RATIO
 HEIGHT FACTOR = TOTAL COMBINED FLOOR AREA / LARGEST BUILDING AREA:
 152,219 / 25,290 = 6

<ZR 23-142> MAX. PERMITTED FLOOR AREA RATIO FOR RES. HEIGHT FACTOR OF 6 = 2.14
 31,712.3 x 2.14 = 67,864.3 SF MAX. PERMITTED

TOTAL RESIDENTIAL FA PROPOSED:
 37,361 SF < 67,864.3 SF -OK

<ZR 35-33 & 23-142> MIN. OPEN SPACE RATIO = TOTAL RES. FLOOR AREA / RES. BLDG. AREA
 37,361 SF / 12,440 SF = 3.00
 HEIGHT FACTOR OF 3 FROM TABLE = 28.5%
 37,361 SF x 28.5% = 10,647.9 SF MIN. REQ'D OPEN SPACE = 12,720.0 SF PROPOSED -OK

<ZR 33-122> MAX. F.A.R. PERMITTED FOR COMMERCIAL USE IN C4-3/R6 = 3.40
 31,712.3 SF x 3.40 = 107,821.8 SF MAX. PERMITTED
 TOTAL COMMERCIAL FA PROPOSED:
 107,821 SF < 107,821.8 SF -OK

<ZR 33-123> MAX. F.A.R. PERMITTED FOR COMMUNITY FACILITY USE IN C4-3/R6 = 4.80
 31,712.3 SF x 4.80 = 152,219 SF
 TOTAL COMMUNITY FACILITY FA PROPOSED:
 7,037 SF < 152,219 SF -OK

<ZR 35-31> MAX. PERMITTED TOTAL COMBINED FAR FOR MIXED USE BUILDING = 4.80
 31,712.3 x 4.80 = 152,219 SF MAX. PERMITTED = 152,219 SF PROPOSED -OK

<ZR 35-40> MAX. NUMBER OF DWELLING UNITS FACTOR = 680, ZR 23-22 (LOT AREA)(MAX. FAR - ACT. CF FAR - ACT. COMM. FAR/ FACTOR)
 31,712.3 x (4.8-0.222-3.40) / 680 = 55 UNITS ALLOWED
 31,712.3 x 1.178 / 680 = 43 UNITS PROPOSED -OK

YARD REGULATION
 <ZR 35-51>
 NO FRONT YARD IS REQUIRED.

<ZR 35-52>
 NO SIDE YARD IS REQUIRED OR AN 8' SIDE YARD IS REQUIRED.

<ZR 23-471 & 33-261>
 REQ. REAR YARD BEYOND ONE HUNDRED FEET OF A STREET LINE.

<ZR 23-541 & ZR 33-301>
 NO REAR YARD SHALL BE REQUIRED WITHIN 100 FT. OF CORNERS.

<ZR 33-432> HEIGHT & SETBACK REGULATIONS - MAX. HT. OF A FRONT WALL = 60' OR 4 STORY WHICHEVER IS LESS;

SKY EXPOSURE ON NARROW STREET:
 HEIGHT ABOVE THE STREET LINE = 60';
 ABOVE 60'-0" SHALL BE AN INITIAL SETBACK OF 20'-0";
 & A SKY EXPOSURE PLANE RATIO OF 2.7 TO 1

SKY EXPOSURE ON WIDE STREET:
 HEIGHT ABOVE THE STREET LINE = 60';
 ABOVE 60'-0" SHALL BE AN INITIAL SETBACK OF 15'-0";
 & A SKY EXPOSURE PLANE RATIO OF 5.6 TO 1

ACCESSORY OFF-STREET PARKING REGULATIONS
 <ZR 25-23> SPACES SHALL BE PROVIDED FOR AT LEAST 70% OF DWELLING UNITS IN R6
 43 DU x 70% = 30.1 PARKING SPACES

<ZR 36-21> PARKING REQUIREMENT FOR COMMERCIAL IN C4-3 HOTEL: 1 PER 12 GUEST ROOMS OR SUITES
 191 ROOMS / 12 = 15.9 PARKING SPACES

RETAIL: 1 PER 400 SF
 10,420 / 400 = 26.1 PARKING SPACES

<ZR 25-31> PARKING REQ. FOR COMMUNITY FACILITY IN C4-3 COMMUNITY CLUB: 1 PER 20 PERSONS
 FA ROOM = 7 SF PER PERSON (TABLE 1004.1.2)
 5,200 / 7 = 742 PERSONS
 742 / 20 = 37.1 PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED = 30.1 + 15.9 + 26.1 + 37.1 = 109.2
 TOTAL PARKING PROPOSED = 155 (PLUS 16 RESERV'R SPACE) -OK

LOADING BERTH REGULATIONS
 <ZR 36-62> REQUIREMENT FOR LOADING BERTH HOTELS:
 NO LOADING BERTH IS REQUIRED FOR FIRST 25,000 SF, THEN NEXT 75,000 SF NEED 1.
 97,401 SF < (25,000 + 75,000 = 100,000) SF
 THEREFORE, 1 LOADING BERTH IS REQUIRED;
 1 LOADING BERTH IS PROVIDED, (SEE DRAWING A-102)

RETAILS:
 NO LOADING BERTH IS REQUIRED FOR FIRST 25,000 SF.
 10,420 SF < 25,000 SF
 THEREFORE, NO LOADING BERTH IS REQUIRED;

<ZR 36-681> MIN. REQUIRED DIMENSION FOR BERTHS HOTELS: MIN. DIMENSIONS- LENGTH x WIDTH = 33' x 12'; VERTICAL CLEARANCE IS 12'.

<ZR 36-70> - REQUIREMENT FOR BICYCLE PARKING FOR RESIDENTIAL USES:
 USE GROUP 2: 1 PER 2 DWELLING UNIT
 43 / 2 = 21.5

ALL OTHER USE GROUP 3, 4 & 6: 1 PER 10,000 SF
 10,420 SF + 7,037 SF / 10,000 SF = 1.75

USE GROUP 5A = 1 PER 10,000 SF (EXCEPT EATING & DRINKING ESTABLISHMENTS)
 97,401 SF / 10,000 SF = 9.74

TOTAL BICYCLE SPACE REQUIRED = 21.5 + 1.75 + 9.74 = 32.99
 TOTAL BICYCLE SPACE PROPOSED = 33 -OK

<ZR 36-73> 15 SF OF AREA SHALL BE PROVIDED FOR EACH BICYCLE SPACE
 33 SPACE x 15 SF = 495 SF
 DOUBLE STACKED PARKING = 495 / 2 = 247.5 SF

ZR 33-03 & ZR 26-41 <STREET TREE PLANTING>
 REQUIRED ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE OF THE ZONING LOT.

AT NORTHERN BLVD., 247.03/25 = 10 TREES REQUIRED;
 PROPOSED 7 TREES ON-SITE, & 3 TREE OFF-SITE

AT LEAVITT STREET, 126.53/25 = 5 TREES REQUIRED;
 PROPOSED 1 TREES ON-SITE, & 4 TREES OFF-SITE



PROPOSED

PROJECT:
The Xu Hotel & Residences
 137-61 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
ZONING ANALYSIS

PREP. ENGINEER:
 STRUCTURAL ENGINEER:



136-40 30TH AVENUE FLUSHING, NEW YORK 11354
 Tel: (718) 445-2345 Fax: (718) 359-0609
 Email: info@raymondchanarchitect.com
 Web: www.raymondchanarchitect.com

DATE: 02/25/2016 DWG. No.:
 PROJECT No.: 2015
 PROJECT MANAGER: PCA
 DRAWN BY: E.L.
 CADD FILE NO.: THE XU HOTEL & RES'S (21043) 1 -OF-17
 NYC DDB No.:

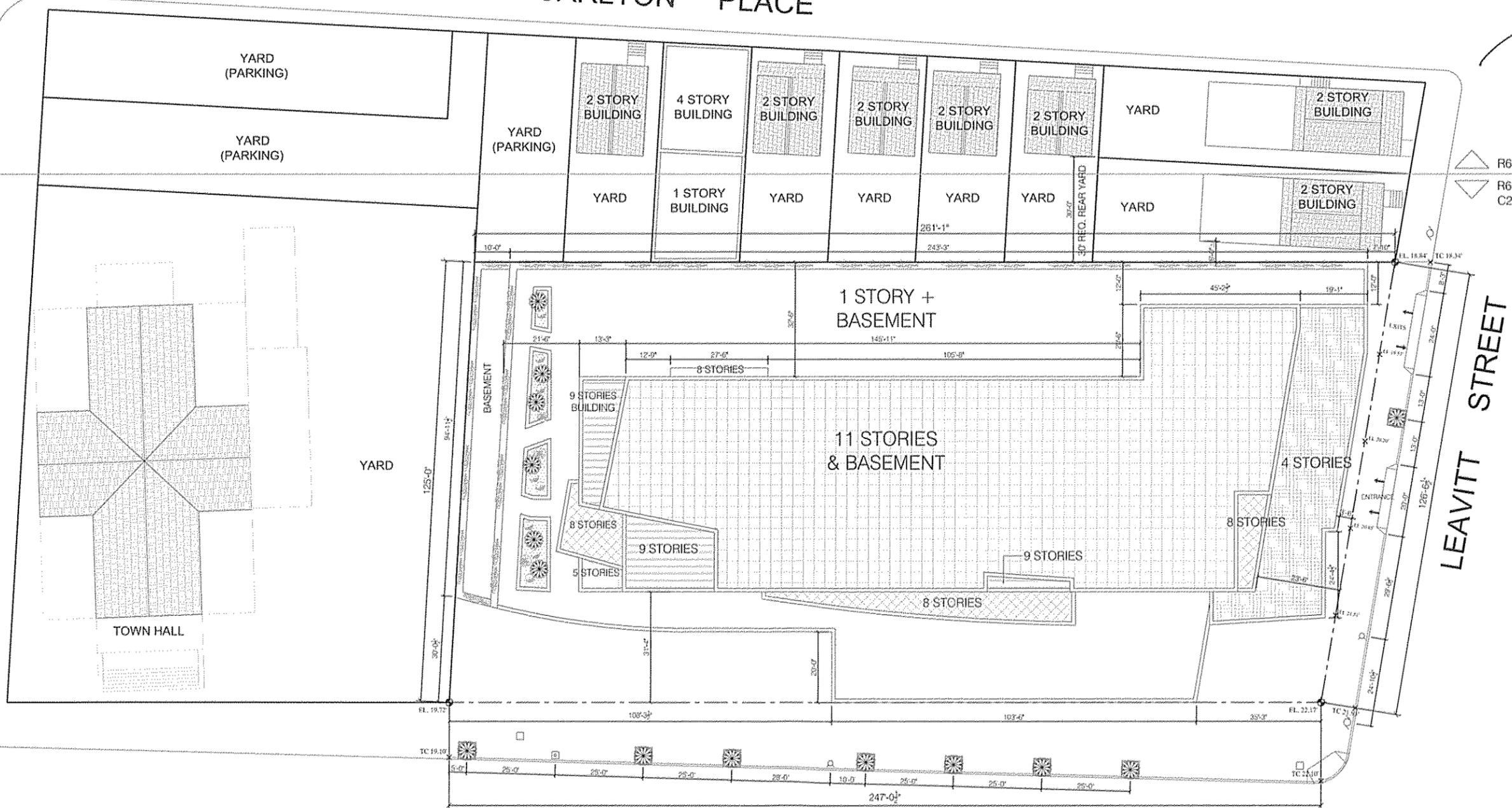
FOR ILLUSTRATIVE USE ONLY

No.	DATE	DESCRIPTION



CARLTON PLACE

LINDEN STREET (70' WIDE)



R6
R6 /
C2-2

LEAVITT STREET

NORTHERN BLVD. (WIDE ST)

PROPOSED

PROJECT:
The Xu Hotel & Residences
137-61 NORTHERN BLVD
FLUSHING, NEW YORK

DRAWING TITLE:
1 PLOT PLAN
SCALE: 1/16" = 1'-0"

REF ENGINEER:
STRUCTURAL ENGINEER:

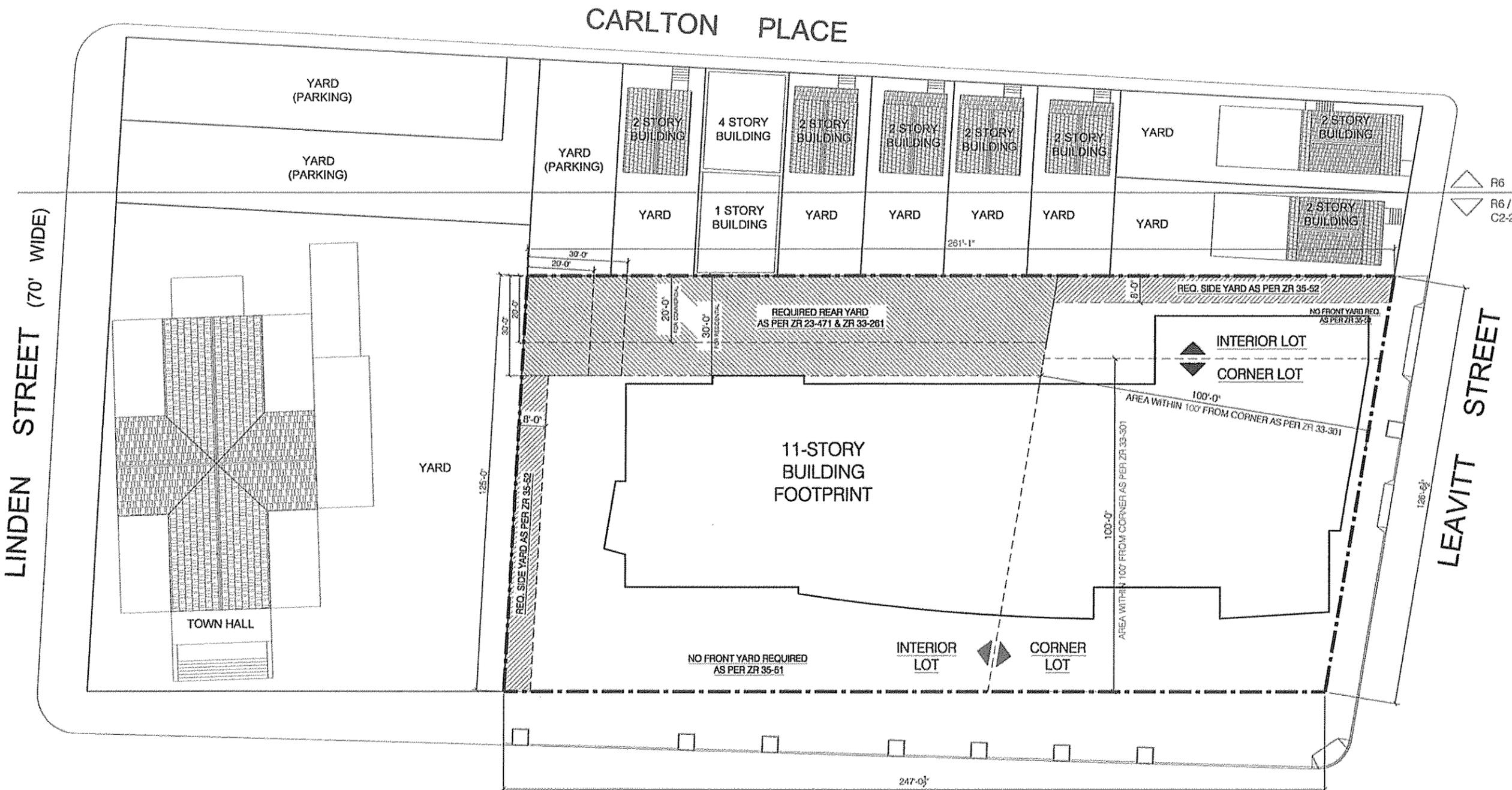
SEAL & SIGNATURE:
RAYMOND CHAN ARCHITECT
ARCHITECTS • PLANNERS

136-40 39TH AVENUE FLUSHING, NEW YORK 11354
Tel: (718) 445-2345 Fax: (718) 359-8809
Email: info@raymondchanarchitect.com
Web: www.raymondchanarchitect.com

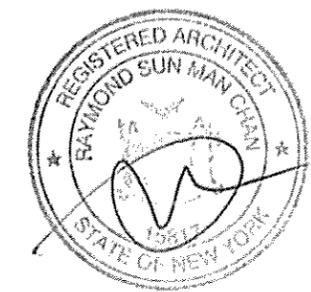
DATE: 01/22/2015 DWG. No.:
PROJECT No.: 21043
PROJECT MANAGER: R.C.A. **A-002.00**
DRAWN BY: E.L.
CADD FILE No.:
THE XU HOTEL & RES'S (#21043) **2 -OF-17**
DATE OFB No.:

FOR ILLUSTRATIVE USE ONLY

No.	DATE	DESCRIPTION



▲ R6
 ▼ R6 / C2-2

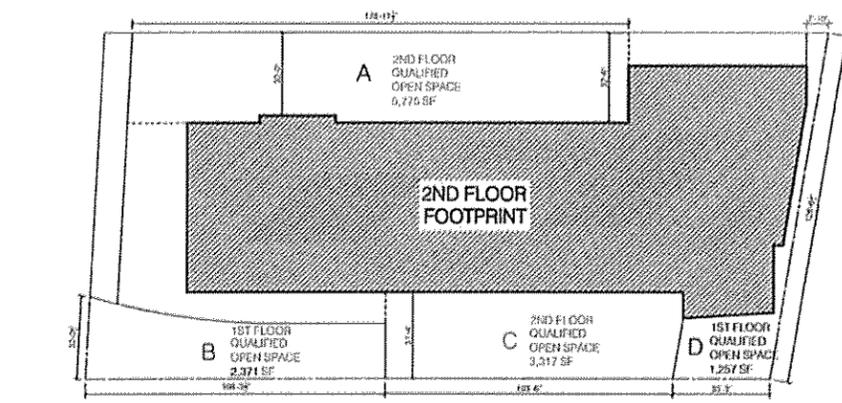


PROPOSED

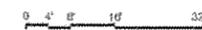
PROJECT:
The Xu Hotel & Residences
 137-61 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
1 LOT DIAGRAM
 SCALE: 1/16" = 1'-0"

REP. ENGINEER:
 STRUCTURAL ENGINEER:



OPEN SPACE DIAGRAM (AS PER ZR 12-10):
 $5,775(A) + 2,371(B) + 3,317(C) + 1,257(D) = 12,720$ SF

NORTHERN BLVD. (WIDE ST)
 


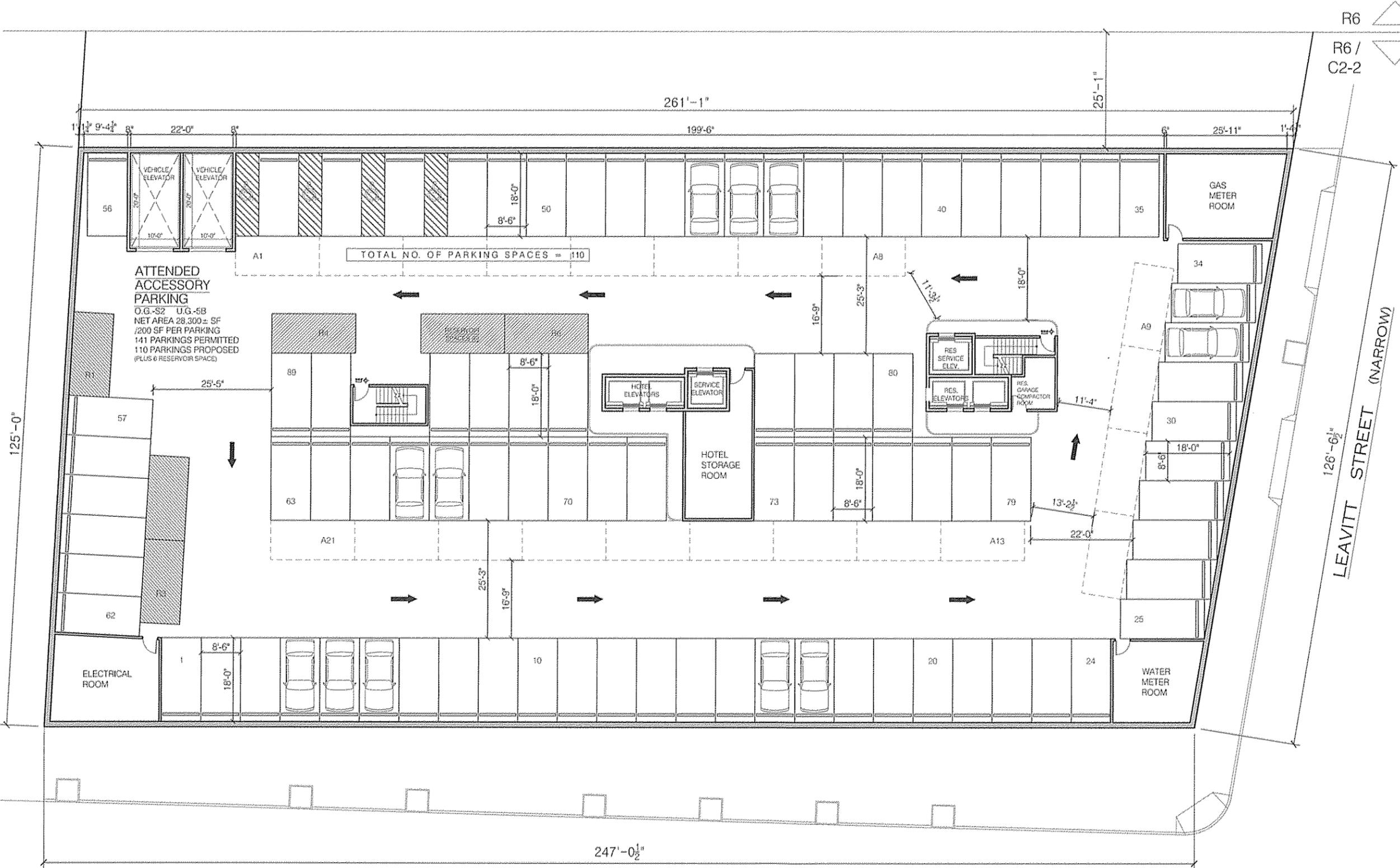
SEAL & SIGNATURE:

 RAYMOND
 C H A N
 ARCHITECT
 ARCHITECTS • PLANNERS

136-40 39TH AVENUE FLUSHING, NEW YORK 11354
 Tel: (718) 445-2345 Fax: (718) 329-8607
 Email: info@raymondchanarchitect.com
 Web: www.raymondchanarchitect.com

DATE: 09/29/2016 DWG. No.:
 PROJECT No.: 21023
 PROJECT MANAGER: PCA **A-003.00**
 DRAWN BY: E.L.
 CAD FILE No.: THE XU HOTEL & RES'S (W21023) **3 -OF-17**
 NYC DOB No.:

No.	DATE	DESCRIPTION



PROPOSED

PROJECT:
The Xu Hotel & Residences
 137-61 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
1 CELLAR PLAN
 SCALE: 3/32" = 1'-0"

MEP ENGINEER:
 STRUCTURAL ENGINEER:

SEAL & SIGNATURE:

**RAYMOND
 CHAN
 ARCHITECT**
 ARCHITECTS • PLANNERS

136-40 39TH AVENUE FLUSHING, NEW YORK 11354
 Tel: (718) 445-2345 Fax: (718) 359-8809
 Email: info@raymondchanarchitect.com
 Web: www.raymondchanarchitect.com

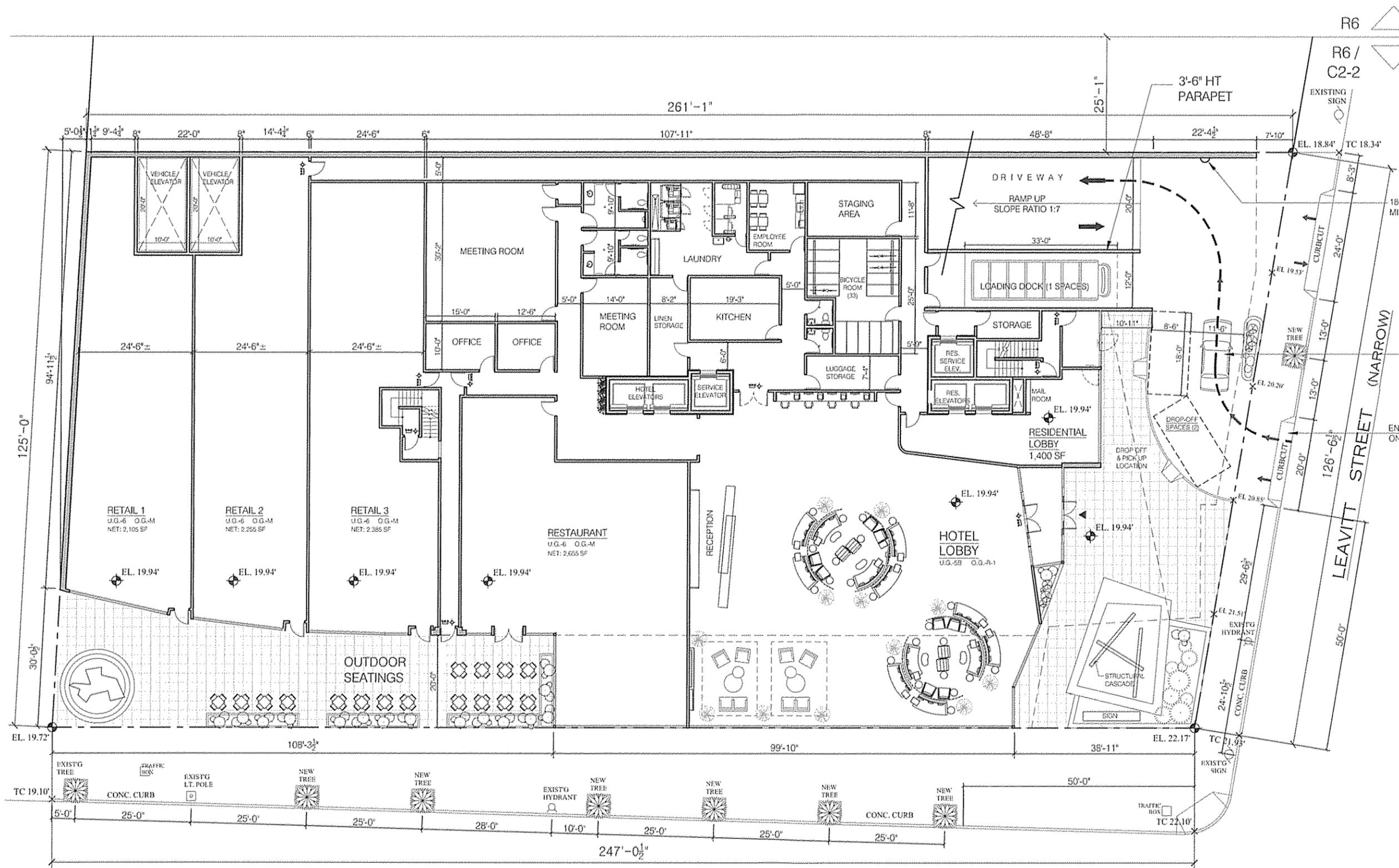
DATE: 02/11/2015 DWG. NO.:
 PROJECT NO.: 21063
 PROJECT MANAGER, RCA: **A-101.00**
 DRAWN BY: E.L.
 CAD FILE NO.:
 THE XU HOTEL & RES'S (#21063) **4 -OF-17**
 NYC DOB NO.:

NORTHERN BLVD. (WIDE ST)



0 4' 8' 16' 32'

No.	DATE	DESCRIPTION



PROPOSED

PROJECT:
The Xu Hotel & Residences
 137-61 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
1 BASEMENT PLAN
 SCALE: 3/32" = 1'-0"

PEP ENGINEER:
 STRUCTURAL ENGINEER:

SEAL & SIGNATURE:
RAYMOND SUN CHAN
 ARCHITECT
 ARCHITECTS • PLANNERS

130-40 39TH AVENUE FLUSHING, NEW YORK 11354
 Tel: (718) 445-2345 Fax: (718) 359-8809
 Email: info@raymondschanarchitect.com
 Web: www.raymondschanarchitect.com

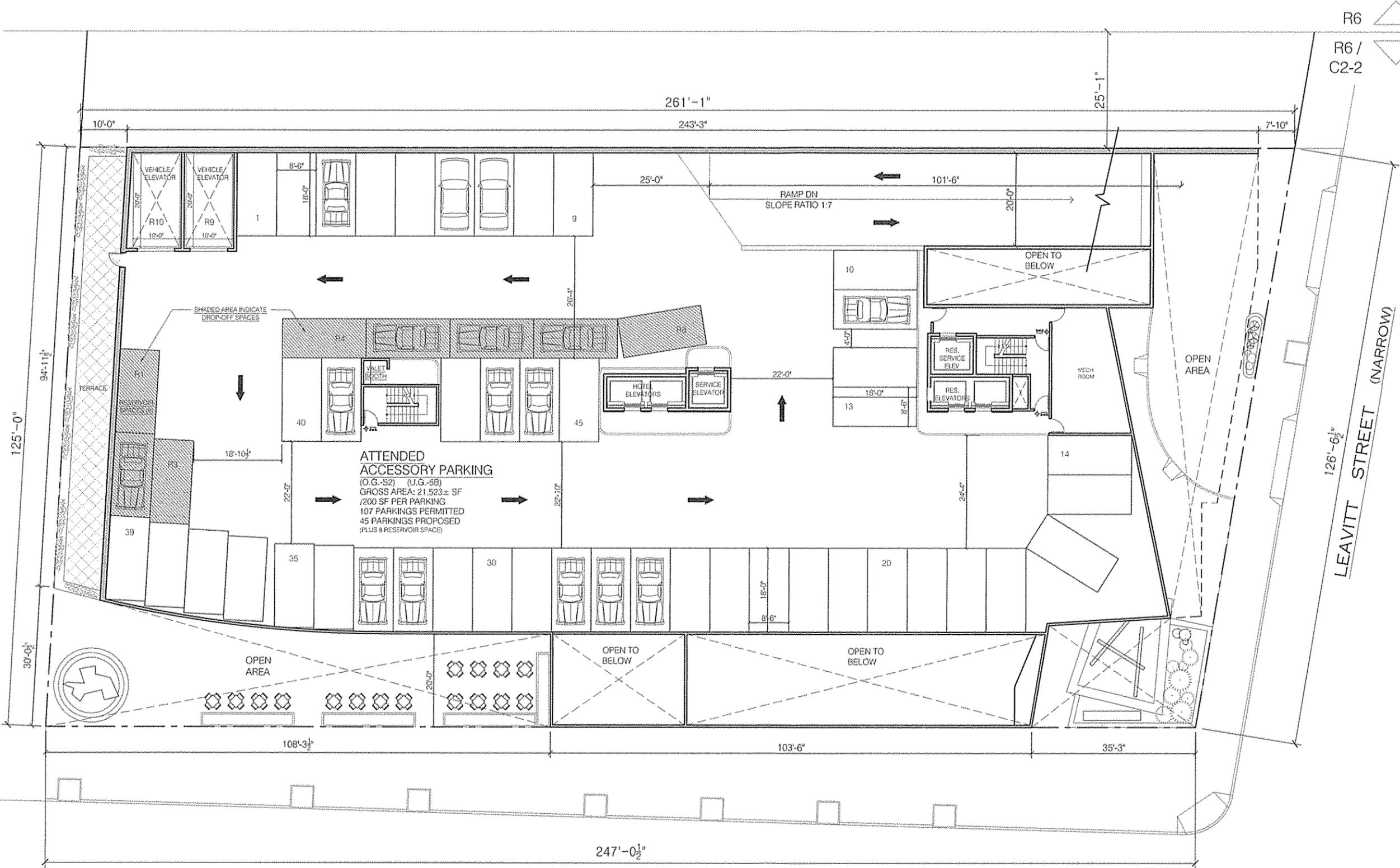
DATE: 02/11/2016 DWG No.:
 PROJECT No.: 21063
 PROJECT MANAGER: RCA
 DRAWN BY: E.L.
 CAD FILE No.:
 THE XU HOTEL & RES'S (#21063) **5_OF-17**
 NYC DOB No.:

NORTHERN BLVD. (WIDE ST)



0 4' 8' 16' 32'

No.	DATE	DESCRIPTION



PROPOSED

PROJECT:
The Xu Hotel & Residences
 137-61 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
1 1ST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

MEP ENGINEER:

STRUCTURAL ENGINEER:

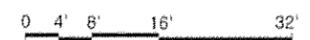
SEAL & SIGNATURE:

 RAYMOND
 C H A N
 ARCHITECT
 ARCHITECTS • PLANNERS

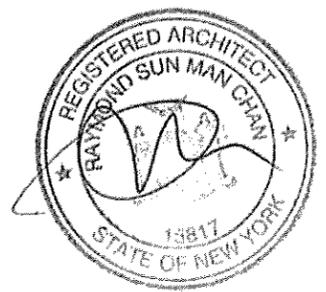
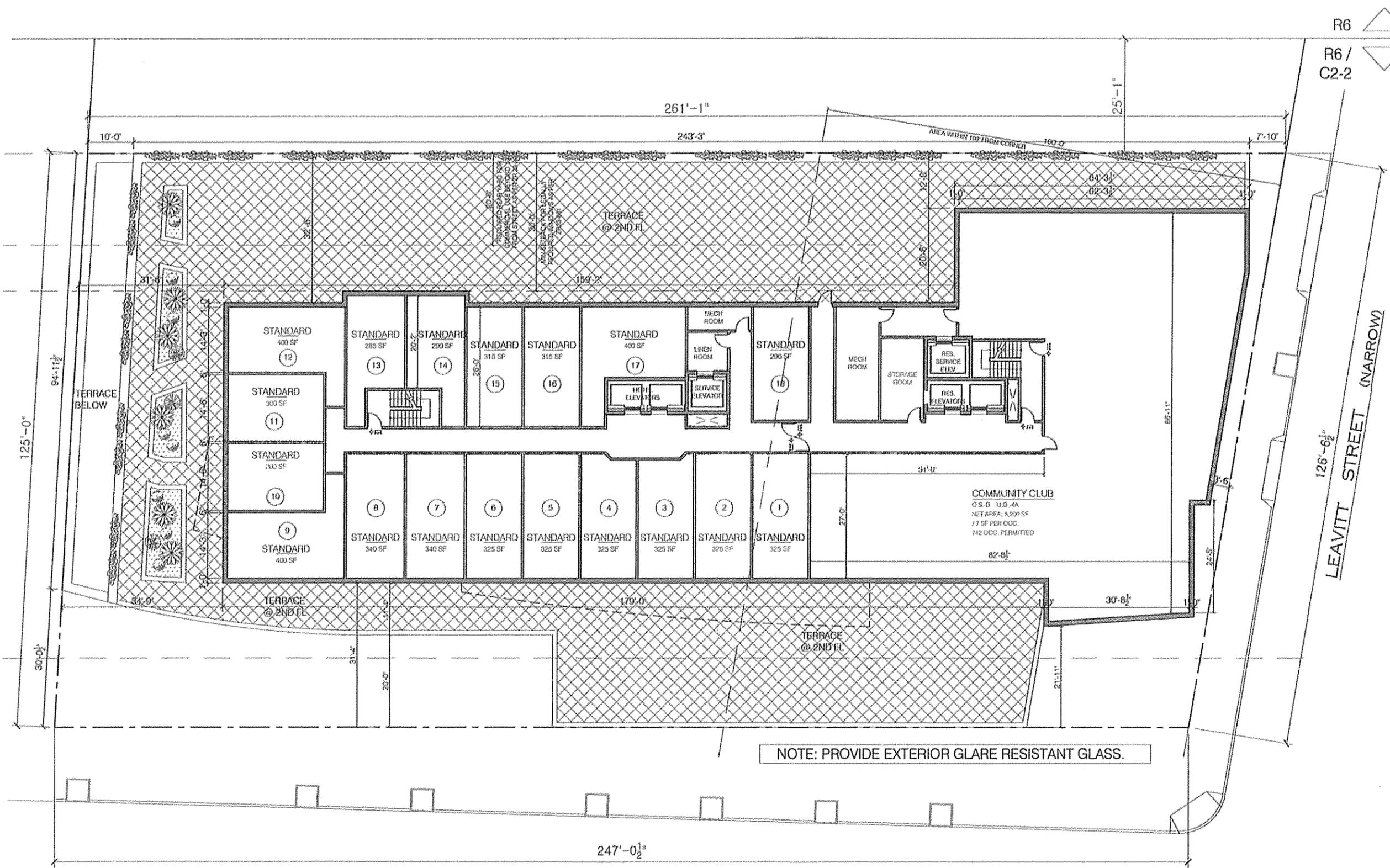
136-10 39TH AVENUE FLUSHING, NEW YORK 11354
 Tel: (718) 445-2345 Fax: (718) 359-8879
 Email: info@raymondchanarchitect.com
 Web: www.raymondchanarchitect.com

DATE: 01/22/2015 DWG. No.:
 PROJECT No.: 2104.3
 PROJECT MANAGER, RCA: **A-103.00**
 DRAWN BY: E.J.
 CAD FILE TO: **6 -OF-17**
 THE XU HOTEL & RES'S (#2104.3)
 NYC DOB No.:

NORTHERN BLVD. (WIDE ST)



No.	DATE	DESCRIPTION



PROPOSED

PROJECT:
The Xu Hotel & Residences
 137-81 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
1 2ND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

MEP ENGINEER:
 STRUCTURAL ENGINEER:

SEAL & SIGNATURE:

 RAYMOND
 SUN MAN CHAN
 ARCHITECT
 ARCHITECTS • PLANNERS

136-40 39TH AVENUE FLUSHING, NEW YORK 11354
 Tel: (718) 445-2345 Fax: (718) 359-8800
 Email: info@raymondchanarchitect.com
 Web: www.raymondchanarchitect.com

DATE: 09/23/2015 DWG. No.:
 PROJECT No.: 21053
 PROJECT MANAGER: REA **A-104.00**
 DRAWN BY: E.L.
 CAD FILE No.: **7 -OF-17**
 THE XU HOTEL & RES'S (#21043) BSAUS DRY
 NYC DOB No.:

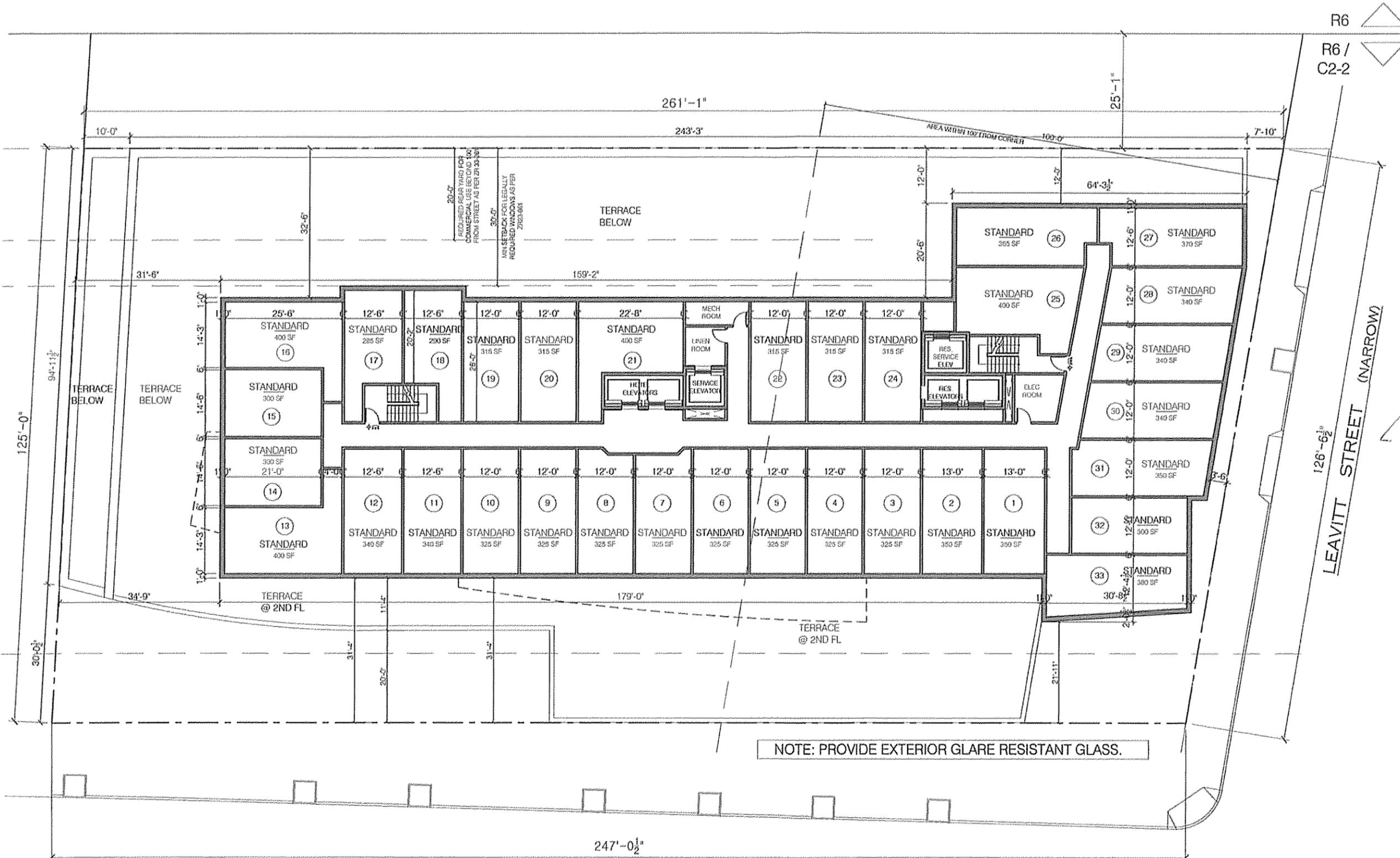
TOTAL No. OF GUEST ROOMS = 33

NORTHERN BLVD. (WIDE ST)

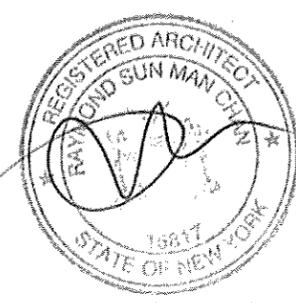


0 4' 8' 16' 32'

No.	DATE	DESCRIPTION



R6
R6 / C2-2



PROPOSED

PROJECT:
The Xu Hotel & Residences
137-81 NORTHERN BLVD
FLUSHING, NEW YORK

DRAWING TITLE:
1 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"

HPF ENGINEER:

STRUCTURAL ENGINEER:

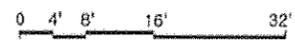


136-40 50TH AVENUE FLUSHING, NEW YORK 11354
Tel: (718) 445-2345 Fax: (718) 359-6009
Email: info@raymondchanarchitect.com
Web: www.raymondchanarchitect.com

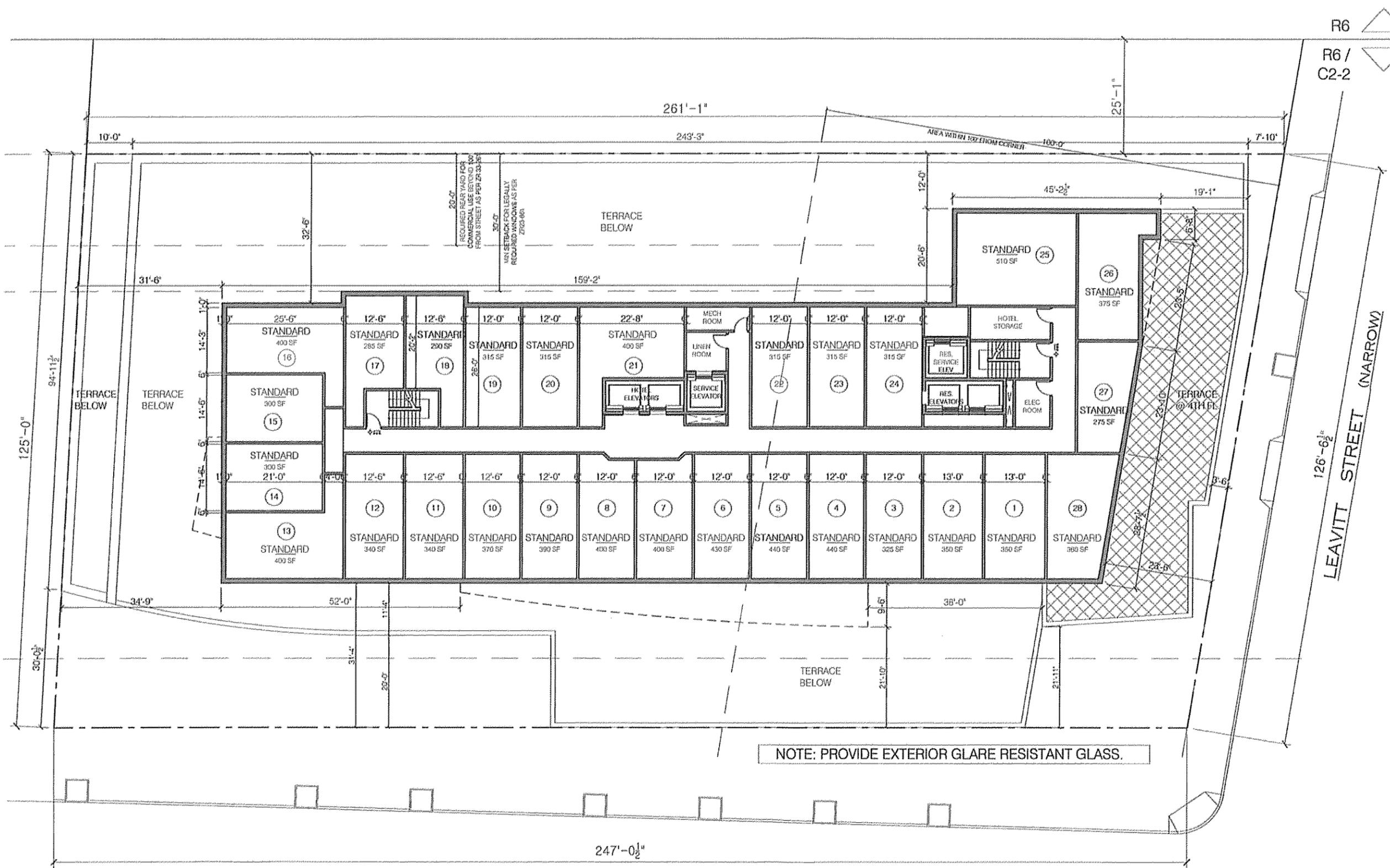
DATE: 05/22/2014 DWG. NO.:
PROJECT No.: 21013
PROJECT MANAGER: R.C.A. **A-105.00**
DRAWN BY: F.L.
CADD FILE NO.: THE XU HOTEL & RES'S (#21013) **8 -OF-17**
NYC DOB NO.: _____

TOTAL No. OF GUEST ROOMS = 33

NORTHERN BLVD. (WIDE ST)



No.	DATE	DESCRIPTION



R6
R6 / C2-2

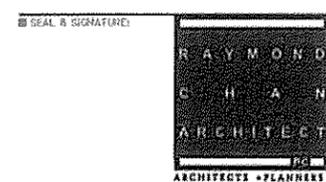


PROPOSED

PROJECT:
The Xu Hotel & Residences
137-61 NORTHERN BLVD
FLUSHING, NEW YORK

DRAWING TITLE:
1 4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

MEP ENGINEER:
STRUCTURAL ENGINEER:



136-40 39TH AVENUE FLUSHING, NEW YORK 11354
Tel: (718) 445-2345 Fax: (718) 359-8899
Email: info@raymondchanarchitect.com
Web: www.raymondchanarchitect.com

DATE: 05/27/2014 DWG. No.:
PROJECT No.: 21043
PROJECT MANAGER: BCA
DRAWN BY: C.L.
CADD FILE No.: 9 -OF-17
TIT: XU HOTEL & RES'S (R21043) 65A USF ONLY
NYC DOB No.:

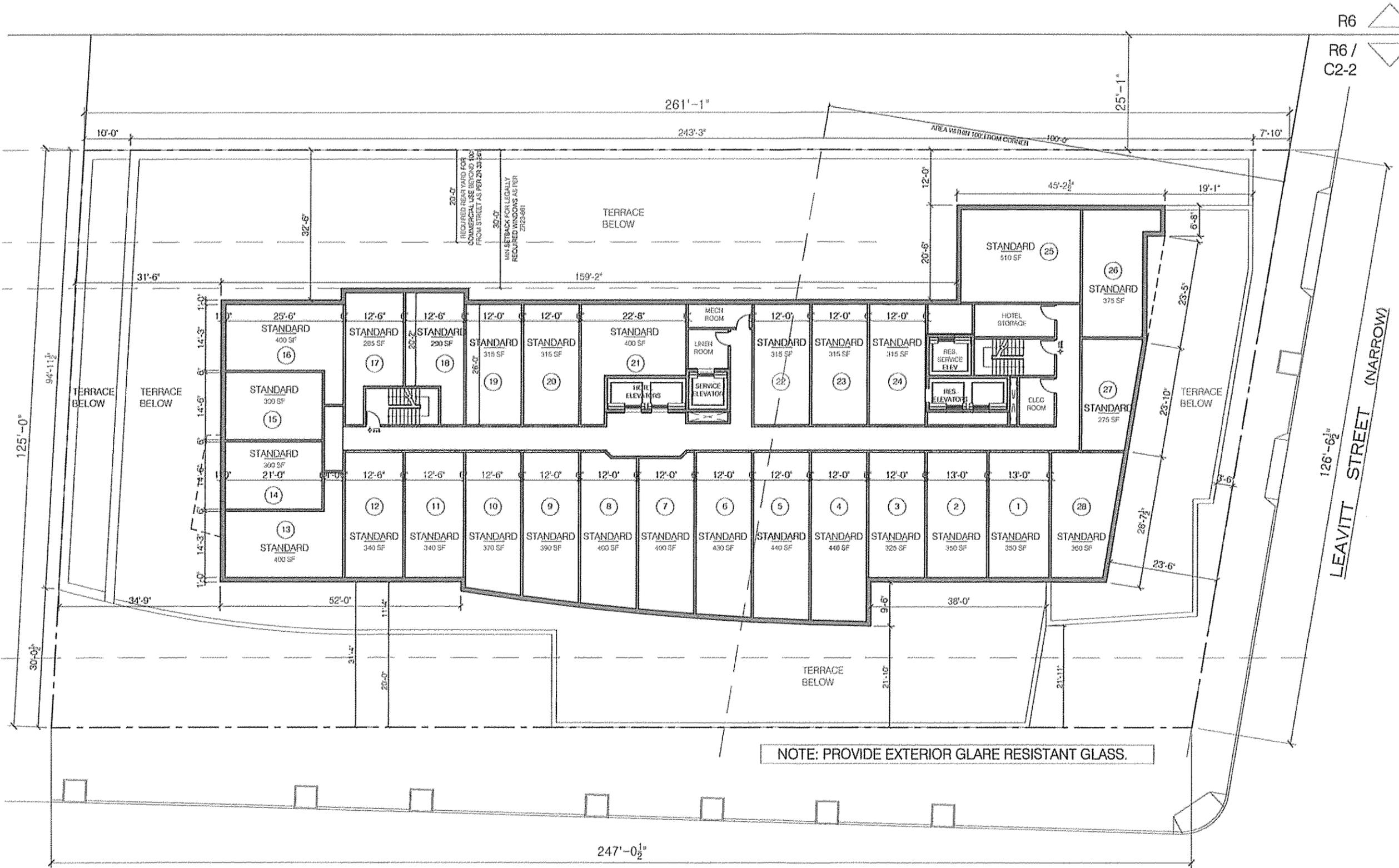
TOTAL No. OF GUEST ROOMS = 28

NORTHERN BLVD. (WIDE ST)

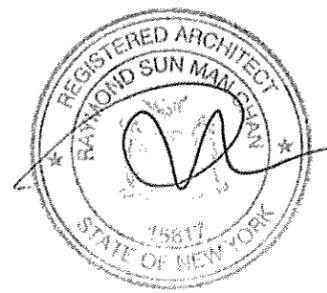


0 4' 8' 16' 32'

No.	DATE	DESCRIPTION



R6
R6 / C2-2



PROPOSED

PROJECT:
The Xu Hotel & Residences
137-61 NORTHERN BLVD
FLUSHING, NEW YORK

DRAWING TITLE:
1 5TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

MEP ENGINEER:
STRUCTURAL ENGINEER:

SEAL & SIGNATURE:
**RAYMOND
SUN MAILEHYAN
ARCHITECT**
ARCHITECTS + PLANNERS

136-40 39TH AVENUE FLUSHING, NEW YORK 11354
Tel: (718) 445-2345 Fax: (718) 359-8009
Email: info@raymondchanarchitect.com
Web: www.raymondchanarchitect.com

DATE: 05/22/2014 DWG. NO.:
PROJECT NO.: 21043
PROJECT MANAGER: RCA
DRAWN BY: E.L.
CASO FILE NO.:
THE XU HOTEL & RES'S (#21043) 10-OF-17
NYC DOB NO.:

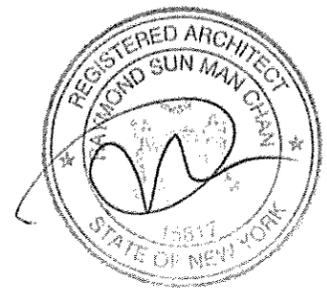
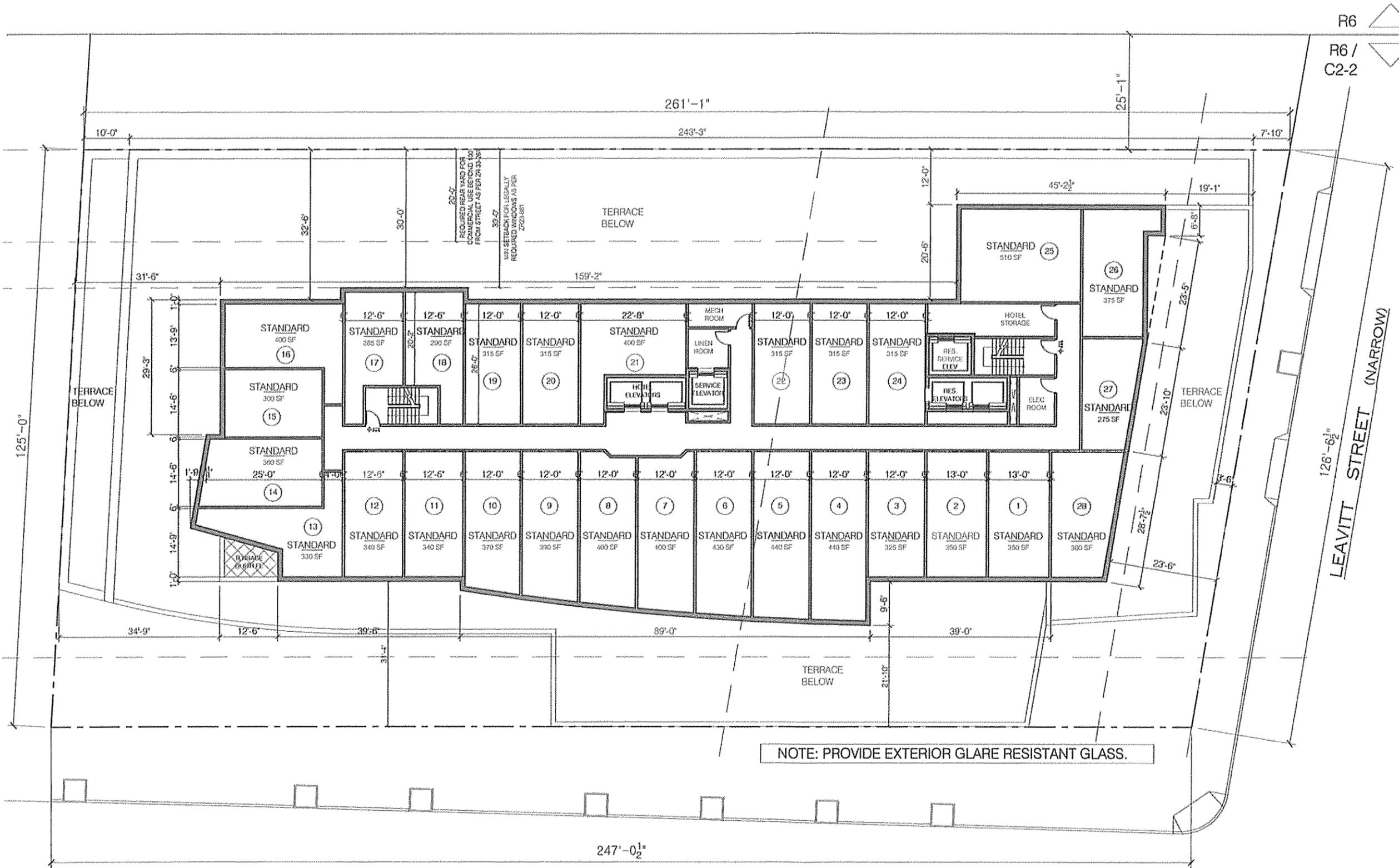
TOTAL No. OF GUEST ROOMS = 28

NORTHERN BLVD. (WIDE ST)



0 4' 8' 16' 32'

No.	DATE	DESCRIPTION



PROPOSED

PROJECT:
The Xu Hotel & Residences
 137-61 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
1 6TH-8TH FL PLAN
 SCALE: 3/32" = 1'-0"

PREP. ENGINEER:
 STRUCTURAL ENGINEER:

NOTE: PROVIDE EXTERIOR GLARE RESISTANT GLASS.

SEAL & SIGNATURE:

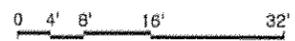
 RAYMOND SUN MAN CHAN
 ARCHITECT
 ARCHITECTS • PLANNERS

130-40 39TH AVENUE FLUSHING, NEW YORK 11354
 Tel: (718) 446-2345 Fax: (718) 359-8809
 Email: info@raymondchanarchitect.com
 Web: www.raymondchanarchitect.com

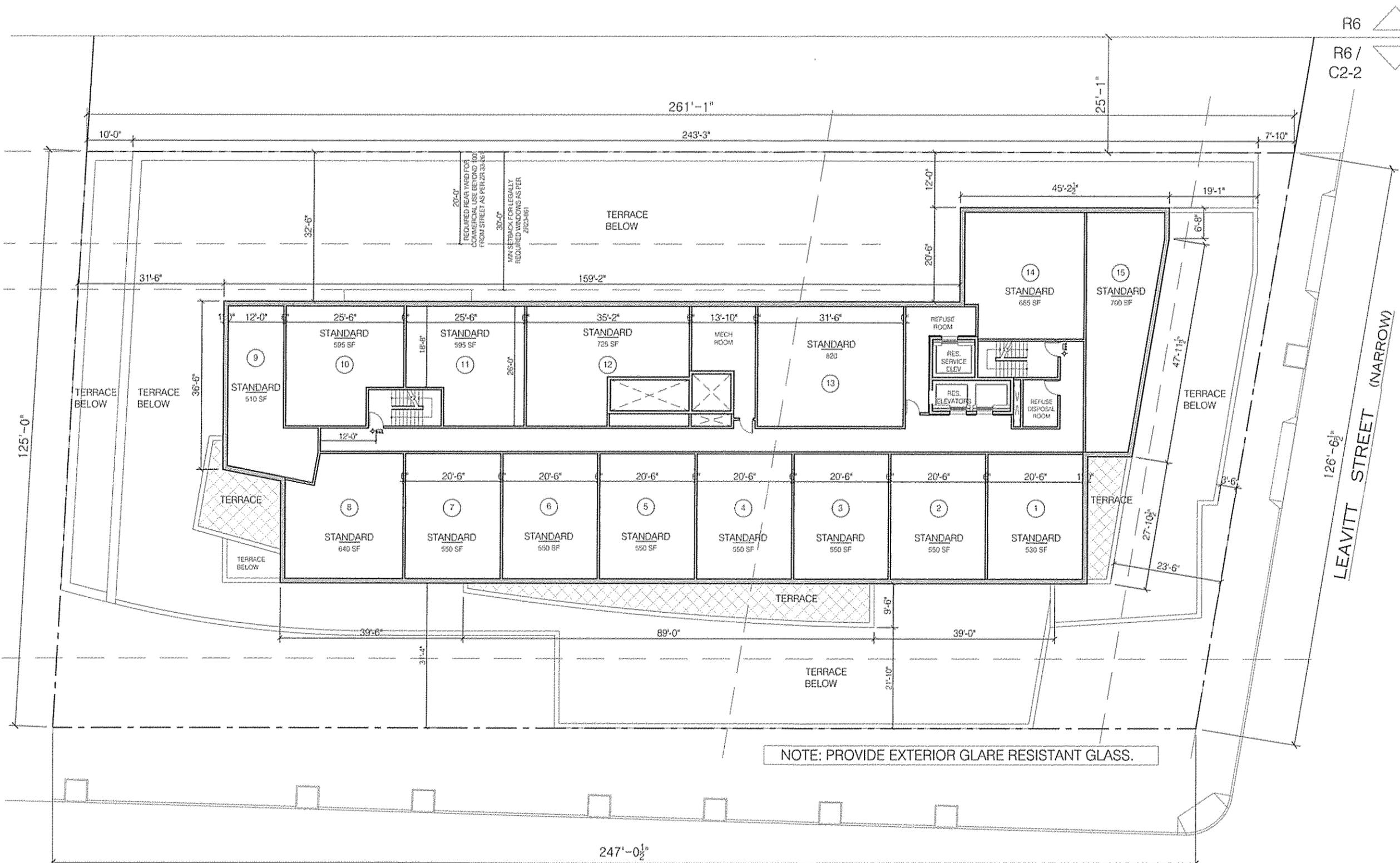
DATE: 07/25/2015 DWG. No.:
 PROJECT No.: 21063
 PROJECT MANAGER: RCA
 DRAWN BY: E.L.
 CADD FILE No.:
 THE XU HOTEL & RES'S (#21063) 11-OF-17
 NYC DOB No.:

TOTAL No. OF GUEST ROOMS = 28

NORTHERN BLVD. (WIDE ST)

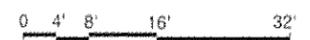


No.	DATE	DESCRIPTION



TOTAL No. OF DWELLING ROOMS = 15

NORTHERN BLVD. (WIDE ST)



R6
R6 / C2-2



PROPOSED

PROJECT:
The Xu Hotel & Residences
137-61 NORTHERN BLVD
FLUSHING, NEW YORK

DRAWING TITLE:
1 9TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

HSP ENGINEER:

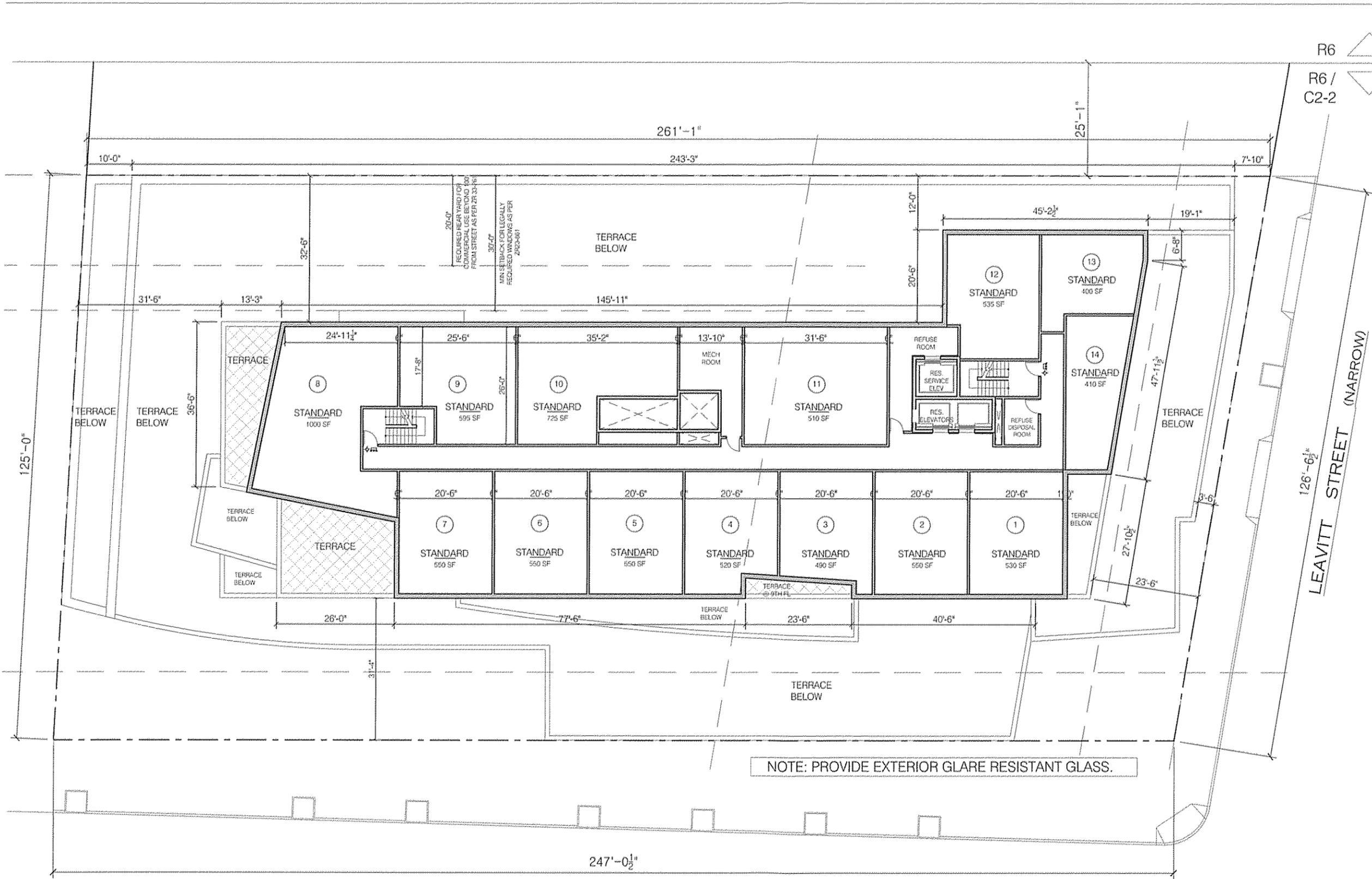
STRUCTURAL ENGINEER:

SEAL & SIGNATURE:
**RAYMOND
SUN MAN
CHAN
ARCHITECT
P.C.**
ARCHITECTS • PLANNERS

136-40 39TH AVENUE FLUSHING, NEW YORK 11354
Tel: (718) 445-2245 Fax: (718) 359-8839
Email: info@raymondchanarchitect.com
Web: www.raymondchanarchitect.com

DATE: 02/11/2015 DWG. No.:
PROJECT No.: 21043
PROJECT MANAGER: RCA
DRAWING BY: E.L.
2430 FILE No.:
THE XU HOTEL & RES'S (#21043) 12-OF-17
NYC DOB No.: _____

No.	DATE	DESCRIPTION



R6
R6/
C2-2



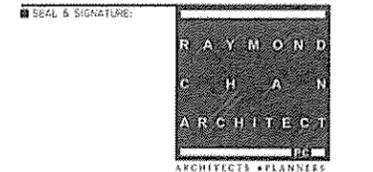
PROPOSED

PROJECT:
The Xu Hotel & Residences
137-61 NORTHERN BLVD
FLUSHING, NEW YORK

DRAWING TITLE:
1 10TH & 11TH FL PLAN
SCALE: 3/32"=1'-0"

MEP ENGINEER:

STRUCTURAL ENGINEER:

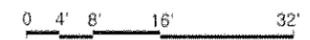


136-40 39TH AVENUE FLUSHING, NEW YORK 11354
Tel: (718) 448-2348 Fax: (718) 359-8809
Email: info@raymondchanarchitect.com
Web: www.raymondchanarchitect.com

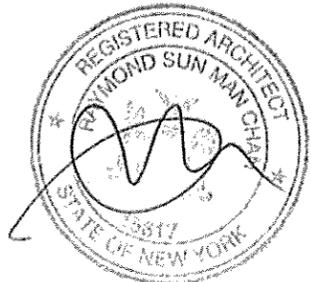
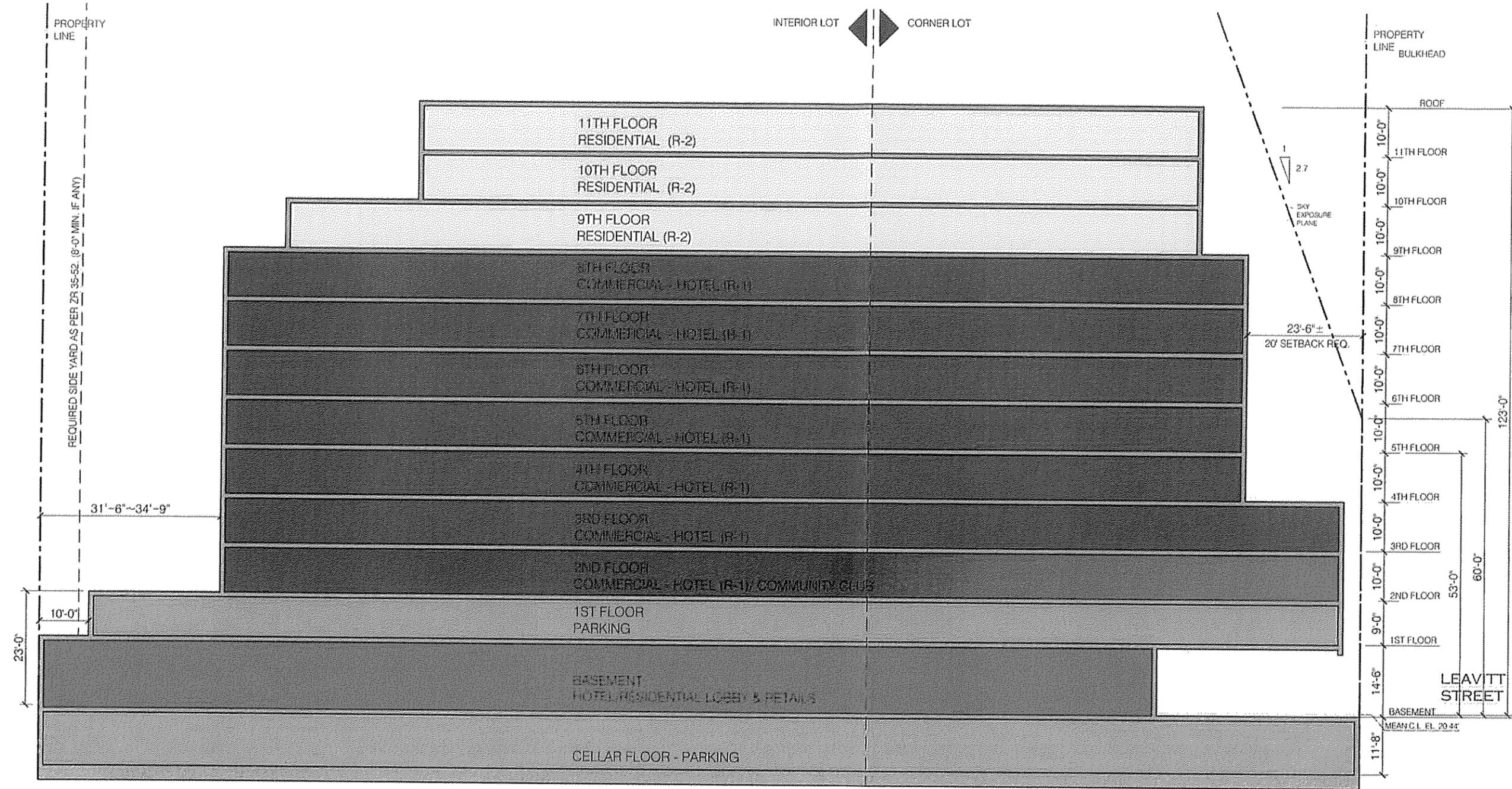
DATE: 02/11/2015 DWG. No.:
PROJECT No.: 21043
PROJECT MANAGER: R.C.A. **A-110.00**
DRAWN BY: E.L.
CADD FILE No.:
THE XU HOTEL & RES'S (#21043) **13-OF-17**
NYC DOB No.: #5432544

TOTAL No. OF DWELLING ROOMS = 14

NORTHERN BLVD. (WIDE ST)



No	DATE	DESCRIPTION



PROPOSED

PROJECT:
The Xu Hotel & Residences
137-61 NORTHERN BLVD
FLUSHING, NEW YORK

DRAWING TITLE:
1 BUILDING SECTION
SCALE: 3/32" = 1'-0"

MEP ENGINEER
STRUCTURAL ENGINEER

SEAL & SIGNATURE
ARCHITECTS + PLANNERS

136-40 30TH AVENUE FLUSHING, NEW YORK 11354
Tel (718) 445-2345 Fax (718) 359-8809
Email info@raymondchanarchitect.com
Web www.raymondchanarchitect.com

DATE 09/29/2016 DWG No
PROJECT NO. 21043
PROJECT MANAGER RGA A-601.00
DESIGNED BY E.L.
CADD FILE NO. 14-OF-17
THE XU HOTEL & RES'S (#21043)
NYC DOB NO.

1 SKY EXPOSURE PLANE @ LEAVITT STREET
SCALE: 3/32" = 1'-0" (PROPOSED)

MEAN CURB LEVEL CALCULATION

- MEAN CURB LEVEL AT NORTHERN BLVD.
 $19.10 + 22.10 / 2 = 20.6$
- MEAN CURB LEVEL AT LEAVITT STREET
 $21.93 + 18.34 / 2 = 20.135$

$$[A + B/2 \times a] + [B + C/2 \times b] = a + b$$

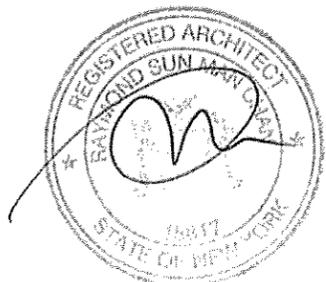
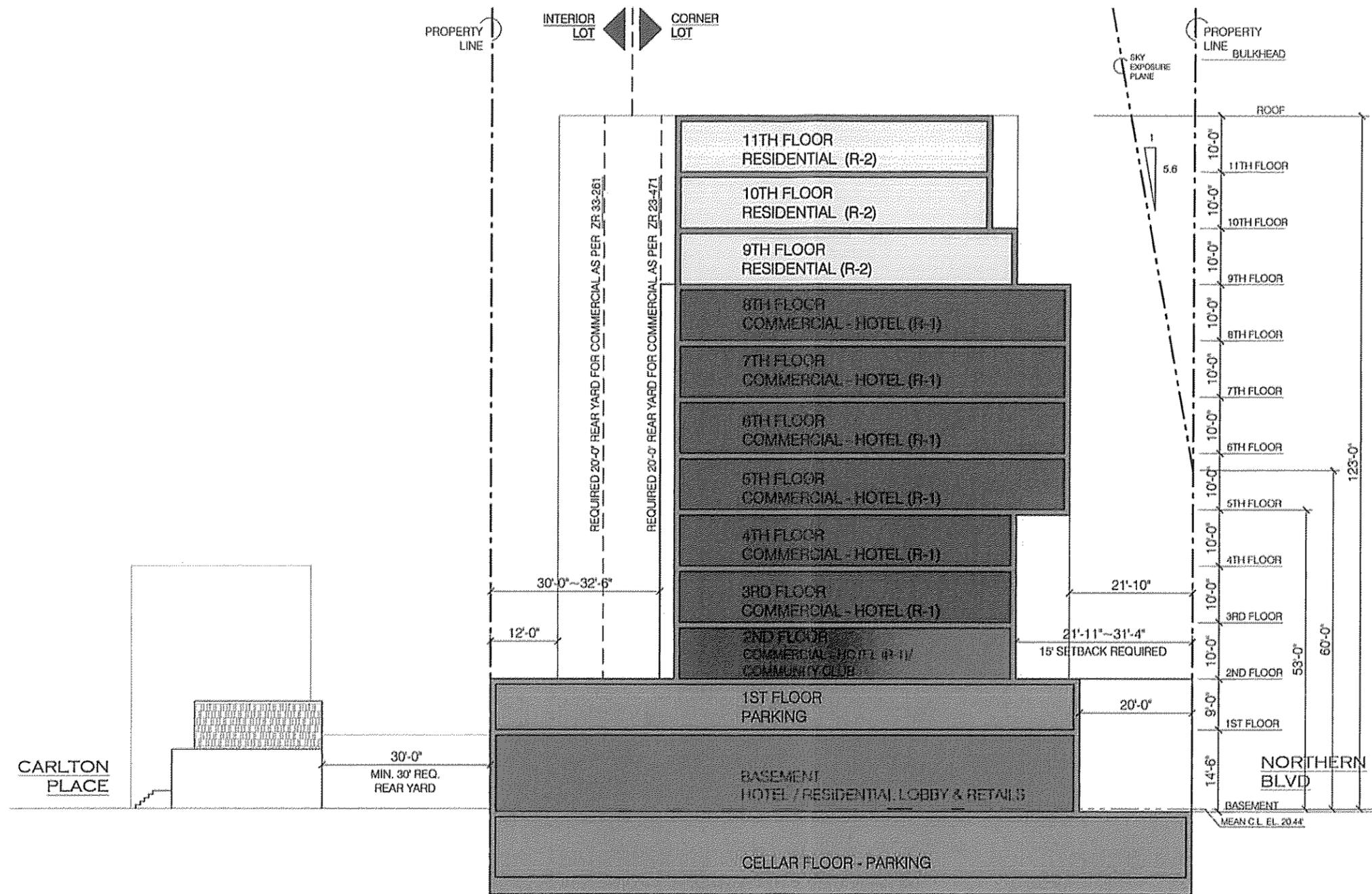
$$[20.6 \times 247.03] + [20.135 \times 126.53] = 247.03 + 126.53$$

$$5,088.81 + 2,547.68 = 20.44'$$

$$373.56$$

FOR ILLUSTRATIVE USE ONLY

No	DATE	DESCRIPTION



PROPOSED

PROJECT:
The Xu Hotel & Residences
 137-61 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
1 BUILDING SECTION
 SCALE: 3/32" = 1'-0"

MEP ENGINEER:
 STRUCTURAL ENGINEER:

SEAL & SIGNATURE:
 RAYMOND
 C H A N
 ARCHITECT
 ARCHITECTS • PLANNERS

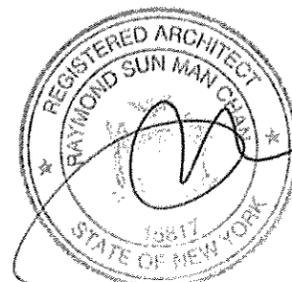
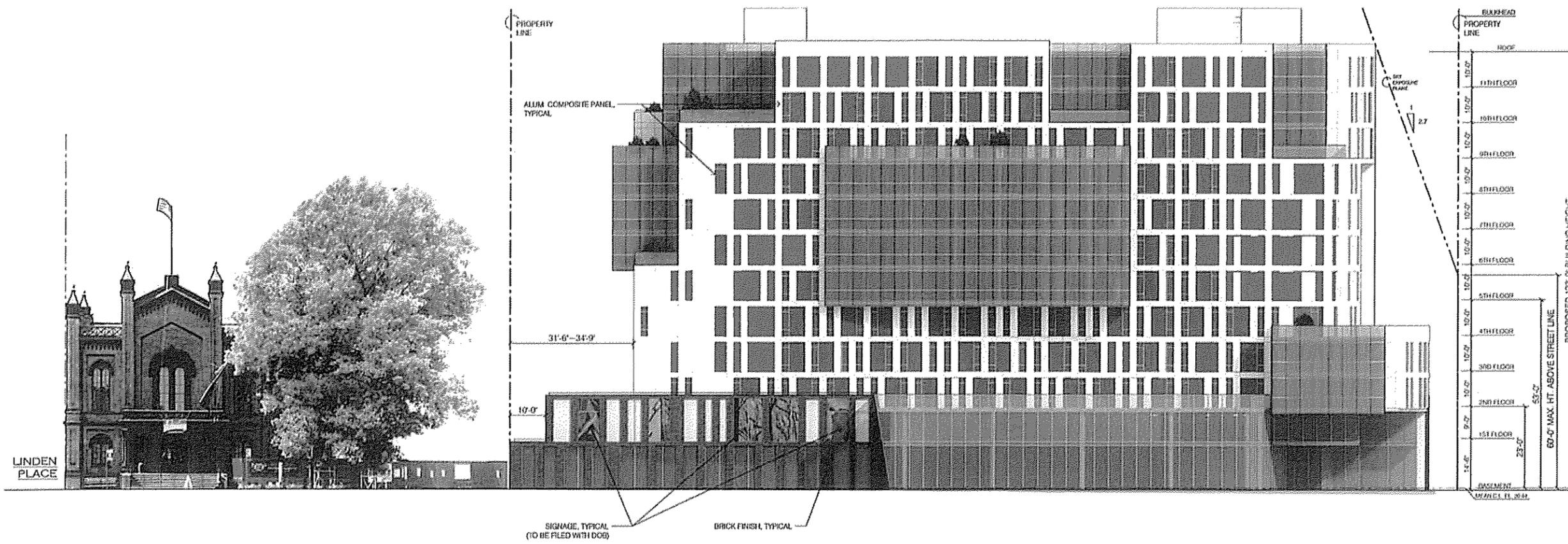
136-40 30TH AVENUE FLUSHING, NEW YORK 11354
 Tel: (718) 445-2345 Fax: (718) 359-8800
 Email: info@raymondchanarchitect.com
 Web: www.raymondchanarchitect.com

DATE: 09/29/2014 DWG. No.:
 PROJECT No.: 21063
 PROJECT MANAGER: RCA **A-602.00**
 DRAWN BY: F.L.
 CADD FILE No.:
 THE XU HOTEL & RES'S (#21063) **15-OF-17**
 NYC DOB No.:

1 SKY EXPOSURE PLANE @ NORTHERN BLVD
 SCALE: 3/32" = 1'-0"
 (PROPOSED)

FOR ILLUSTRATIVE USE ONLY

No.	DATE	DESCRIPTION



PROPOSED

PROJECT:
The Xu Hotel & Residences
 137-61 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

LEAVITT STREET
 M/E P ENGINEER
 STRUCTURAL ENGINEER

1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

SEAL & SIGNATURE:

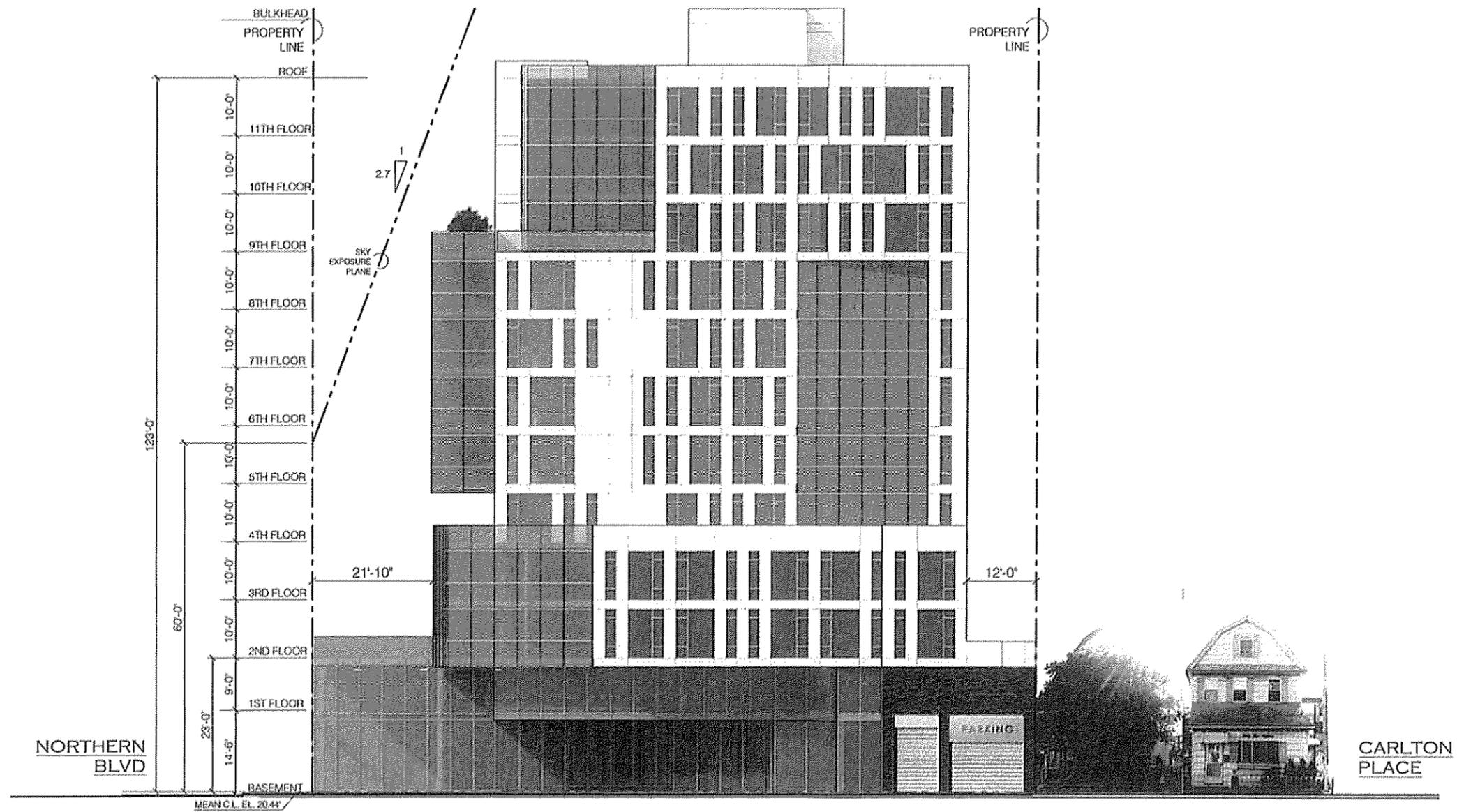
 ARCHITECTS • PLANNERS

136-40 39TH AVENUE FLUSHING, NEW YORK 11354
 Tel: (718) 445-2345 Fax: (718) 359-8009
 Email: info@raymondchanarchitect.com
 Web: www.raymondchanarchitect.com

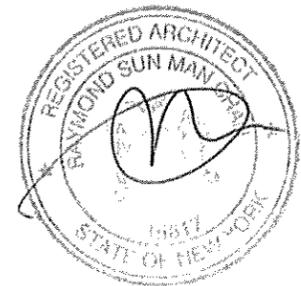
DATE: 09/29/2016 DWG. No.:
 PROJECT No.: 21043
 PROJECT MANAGER: RCA A-501.00
 DRAWN BY: E.L.
 CADD FILE No.: THE XU HOTEL & RES'S (#21043) 16-OF-17
 NYC DOB No.:

FOR ILLUSTRATIVE USE ONLY

No.	DATE	DESCRIPTION



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



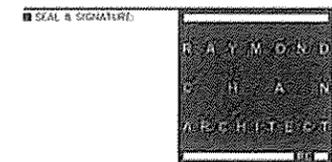
PROPOSED

PROJECT:
The Xu Hotel & Residences
137-61 NORTHERN BLVD
FLUSHING, NEW YORK

DRAWING TITLE:
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

MSP ENGINEER:

STRUCTURAL ENGINEER:

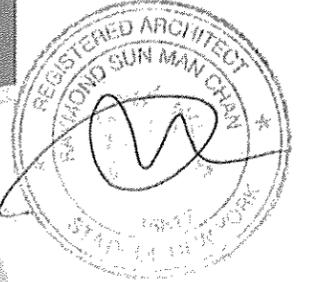
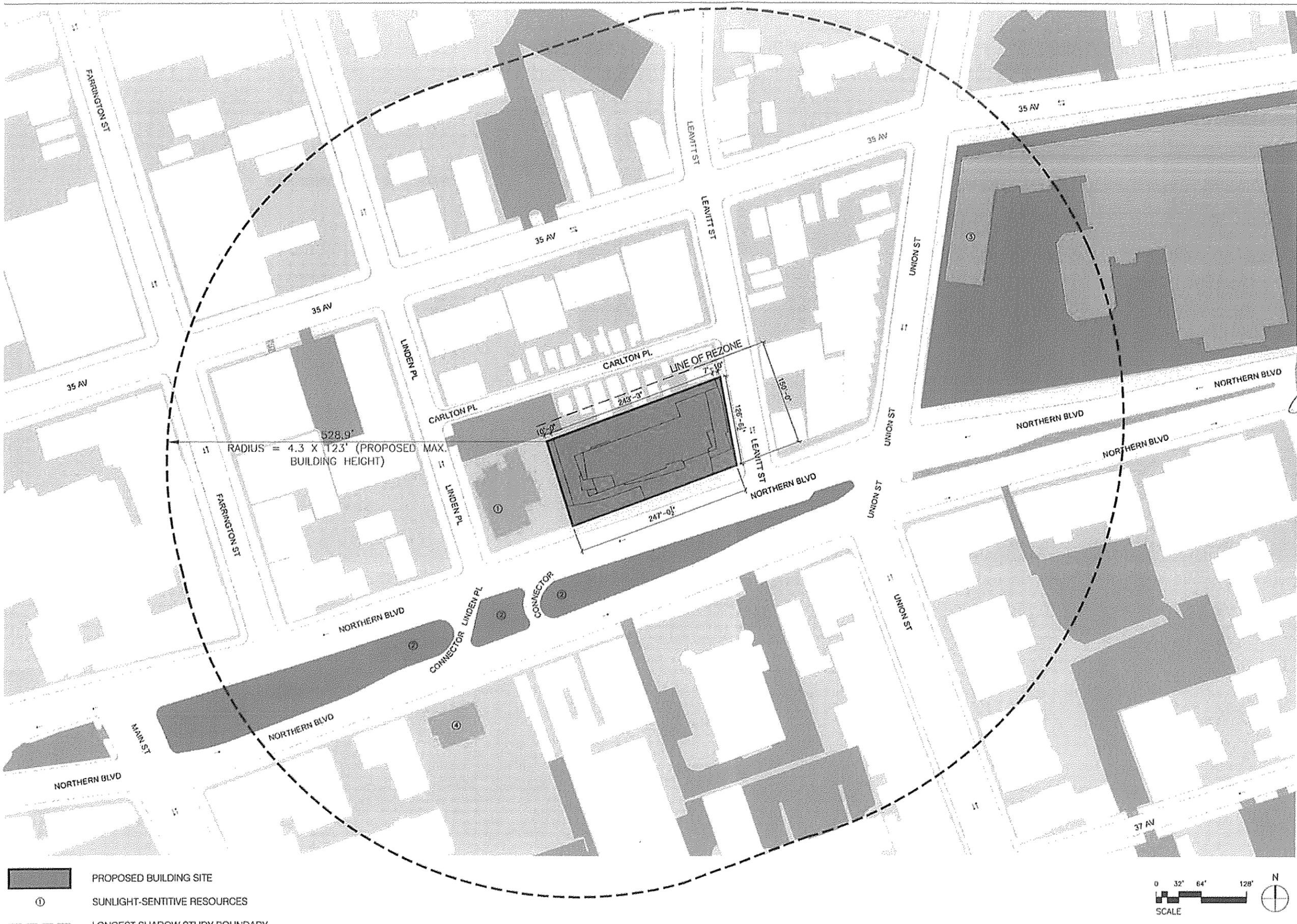


135-40 39TH AVENUE FLUSHING, NEW YORK 11354
Tel: (718) 445-2045 Fax: (718) 359-6000
Email: info@raymondchanarchitect.com
Web: www.raymondchanarchitect.com

DATE: 02/25/2016 DWG. No.:
PROJECT No.: 21043
PROJECT MANAGER: RCA A-502.00
DRAWN BY: E.J.
CADD FILE No.: THE XU HOTEL & RES'S (#21043) 17-OF-17
NYC DOB No.:

FOR ILLUSTRATIVE USE ONLY

No.	DATE	DESCRIPTION



PROPOSED

PROJECT:
The Xu Hotel & Residences
 137-61 NORTHERN BLVD
 FLUSHING, NEW YORK

DRAWING TITLE:
1 TIER I SHADOW STUDY
 SCALE: 1/64" = 1'-0"

HCP ENGINEER:
 STRUCTURAL ENGINEER:

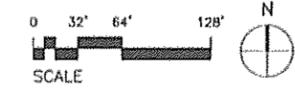
SEAL & SIGNATURE:

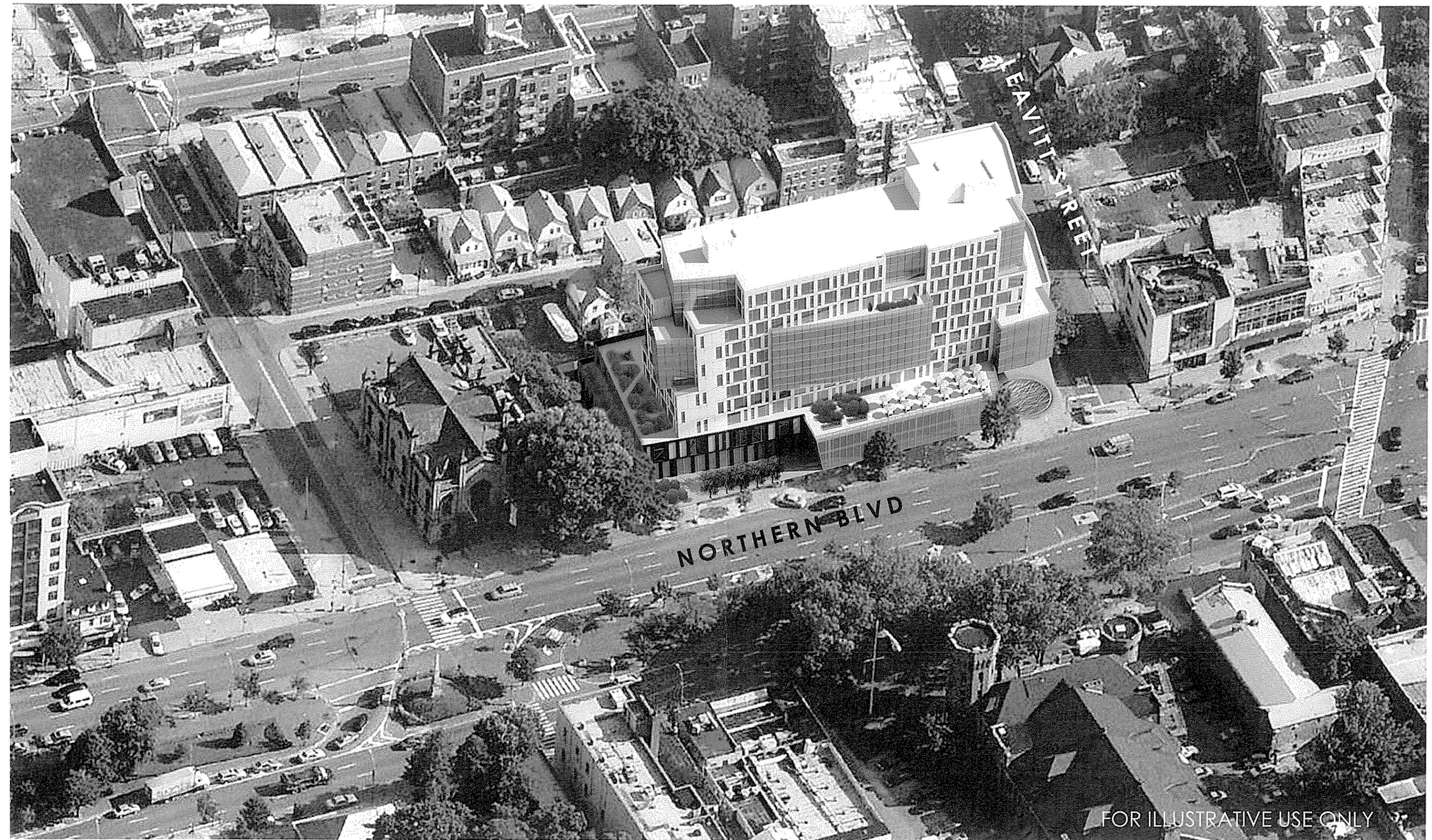
 RAYMOND SUN MAN CHAN
 ARCHITECTS + PLANNERS

130-40 39TH AVENUE FLUSHING, NEW YORK 11364
 Tel: (718) 445-2345 Fax: (718) 359-8833
 Email: info@raymondchanarchitect.com
 Web: www.raymondchanarchitect.com

DATE: 09/29/2016 DWG. No.:
 PROJECT No.: 21665
 PROJECT MANAGER: BCA **G-001.00**
 DRAWN BY: ZC
 CAD FILE No.:
 THE XU HOTEL & RES'S (P21665) **1 -OF-1**
 NYC DOB 100

-  PROPOSED BUILDING SITE
-  SUNLIGHT-SENSITIVE RESOURCES
-  LONGEST SHADOW STUDY BOUNDARY





FOR ILLUSTRATIVE USE ONLY

FOR ILLUSTRATIVE USE ONLY

RAYMOND
CHAN
ARCHITECT
PC
ARCHITECTS · PLANNERS



THE XU HOTEL AND RESIDENCES
137-61 NORTHERN BLVD,
FLUSHING, QUEENS, NY

RAYMOND CHAN ARCHITECT PC.



LEAVITT STREET

NORTHERN BLVD.

FOR ILLUSTRATIVE USE ONLY

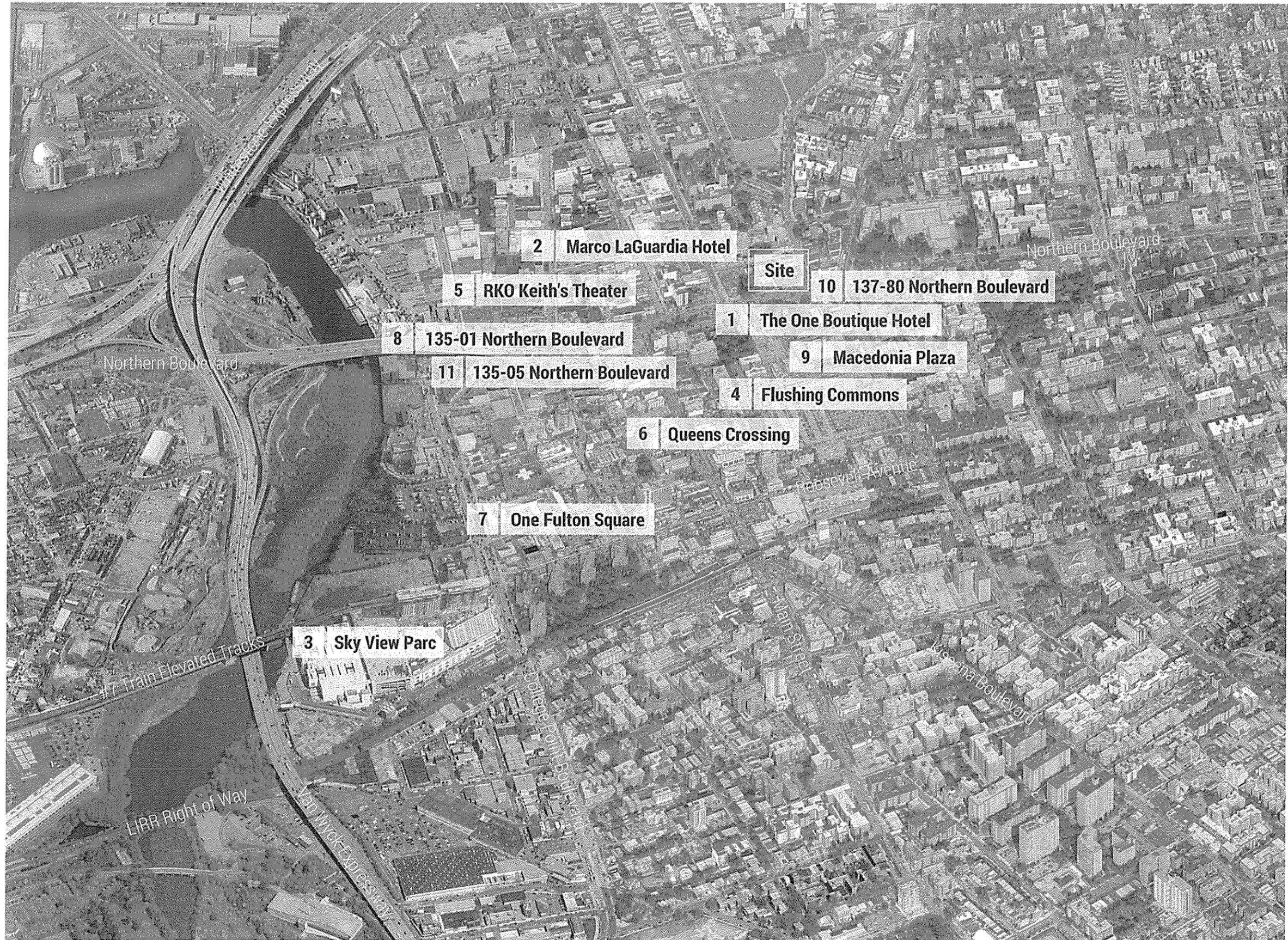
FOR ILLUSTRATIVE USE ONLY



THE XU HOTEL AND RESIDENCES
137-61 NORTHERN BLVD,
FLUSHING, QUEENS, NY

RAYMOND CHAN ARCHITECT PC.

137-61 Northern Boulevard
Recent / Planned Developments



1



The One Boutique Hotel

137-72 Northern Boulevard

2



Marco LaGuardia Hotel

137-07 Northern Boulevard

3



Sky View Parc

College Point Boulevard at Roosevelt Avenue

4



Flushing Commons

39th Avenue at 138th Street

5



RKO Keith's Theater

135-35 Northern Boulevard

6



Queens Crossing

Main Street at 39th Avenue

7



One Fulton Square

Prince Street at 39th Avenue

8



135-01 Northern Boulevard

135-01 Northern Boulevard

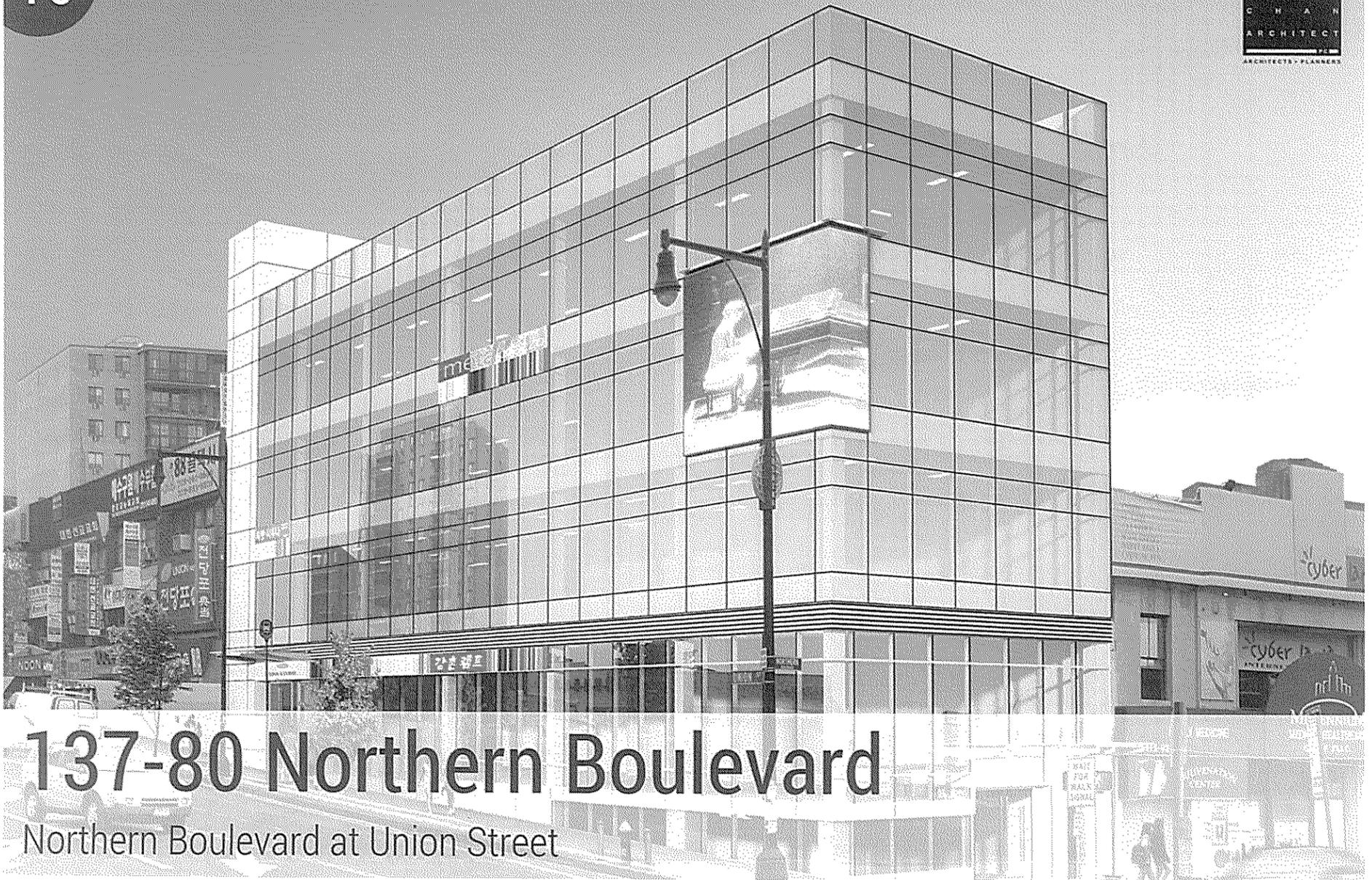


Macedonia Plaza

Prince Street at 39th Avenue



10



137-80 Northern Boulevard

Northern Boulevard at Union Street

11



135-05 Northern Boulevard

Northern Boulevard at Prince Street

137-61 Northern Boulevard
Rezoning Application Maps

Area Map

137-61 Northern Boulevard, Queens

Project Information

- 600' Buffer
- Development Site
- Project Area

Existing Zoning Districts

- M1-1
- M1-2
- M2-1
- M2-2
- M2-3
- M2-4
- M2-5
- M2-6
- M2-7
- M2-8
- M2-9
- M2-10
- M2-11
- M2-12
- M2-13
- M2-14
- M2-15
- M2-16
- M2-17
- M2-18
- M2-19
- M2-20
- M2-21
- M2-22
- M2-23
- M2-24
- M2-25
- M2-26
- M2-27
- M2-28
- M2-29
- M2-30
- M2-31
- M2-32
- M2-33
- M2-34
- M2-35
- M2-36
- M2-37
- M2-38
- M2-39
- M2-40
- M2-41
- M2-42
- M2-43
- M2-44
- M2-45
- M2-46
- M2-47
- M2-48
- M2-49
- M2-50
- M2-51
- M2-52
- M2-53
- M2-54
- M2-55
- M2-56
- M2-57
- M2-58
- M2-59
- M2-60
- M2-61
- M2-62
- M2-63
- M2-64
- M2-65
- M2-66
- M2-67
- M2-68
- M2-69
- M2-70
- M2-71
- M2-72
- M2-73
- M2-74
- M2-75
- M2-76
- M2-77
- M2-78
- M2-79
- M2-80
- M2-81
- M2-82
- M2-83
- M2-84
- M2-85
- M2-86
- M2-87
- M2-88
- M2-89
- M2-90
- M2-91
- M2-92
- M2-93
- M2-94
- M2-95
- M2-96
- M2-97
- M2-98
- M2-99
- M2-100

Existing Commercial Overlays

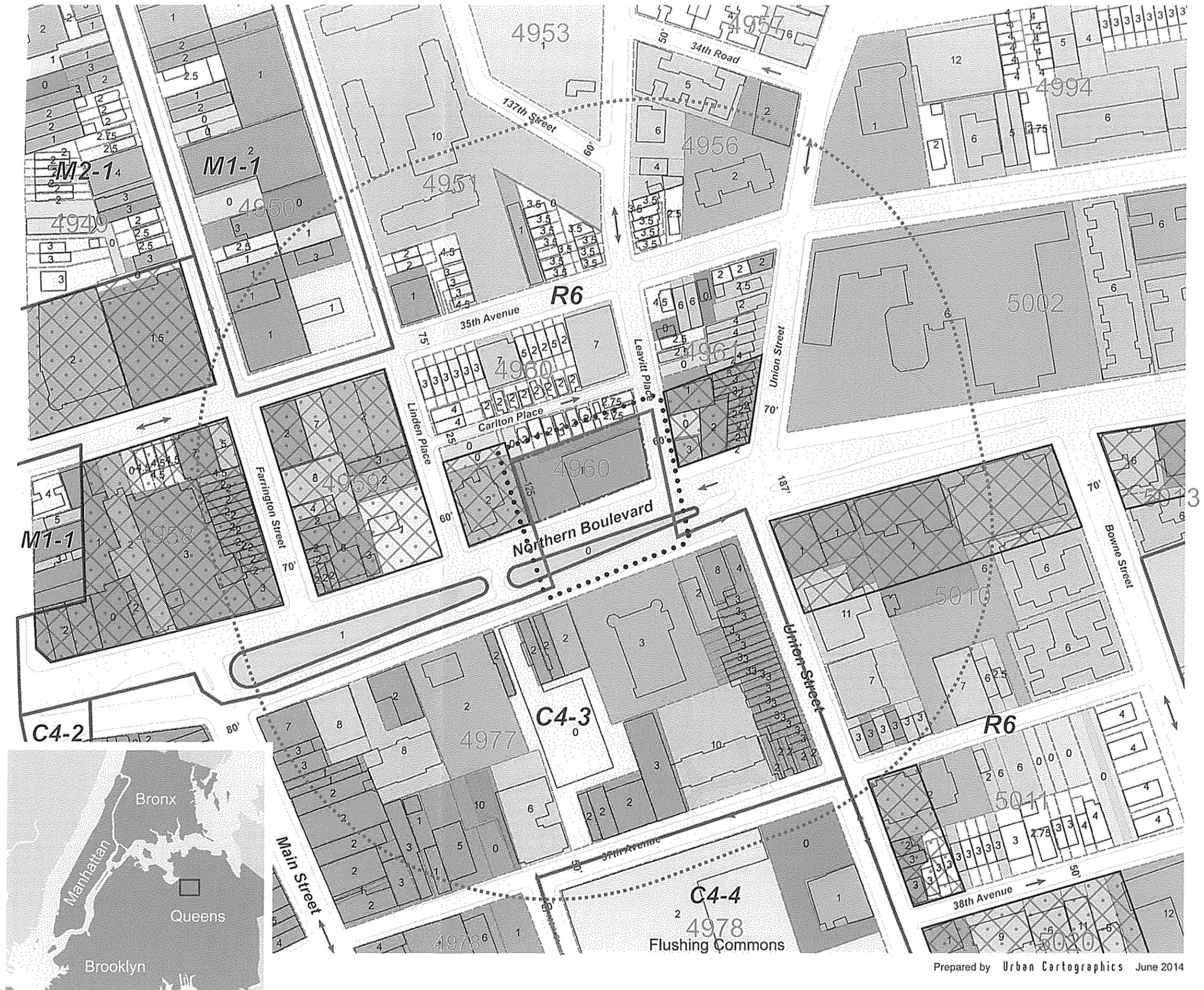
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

Land Uses

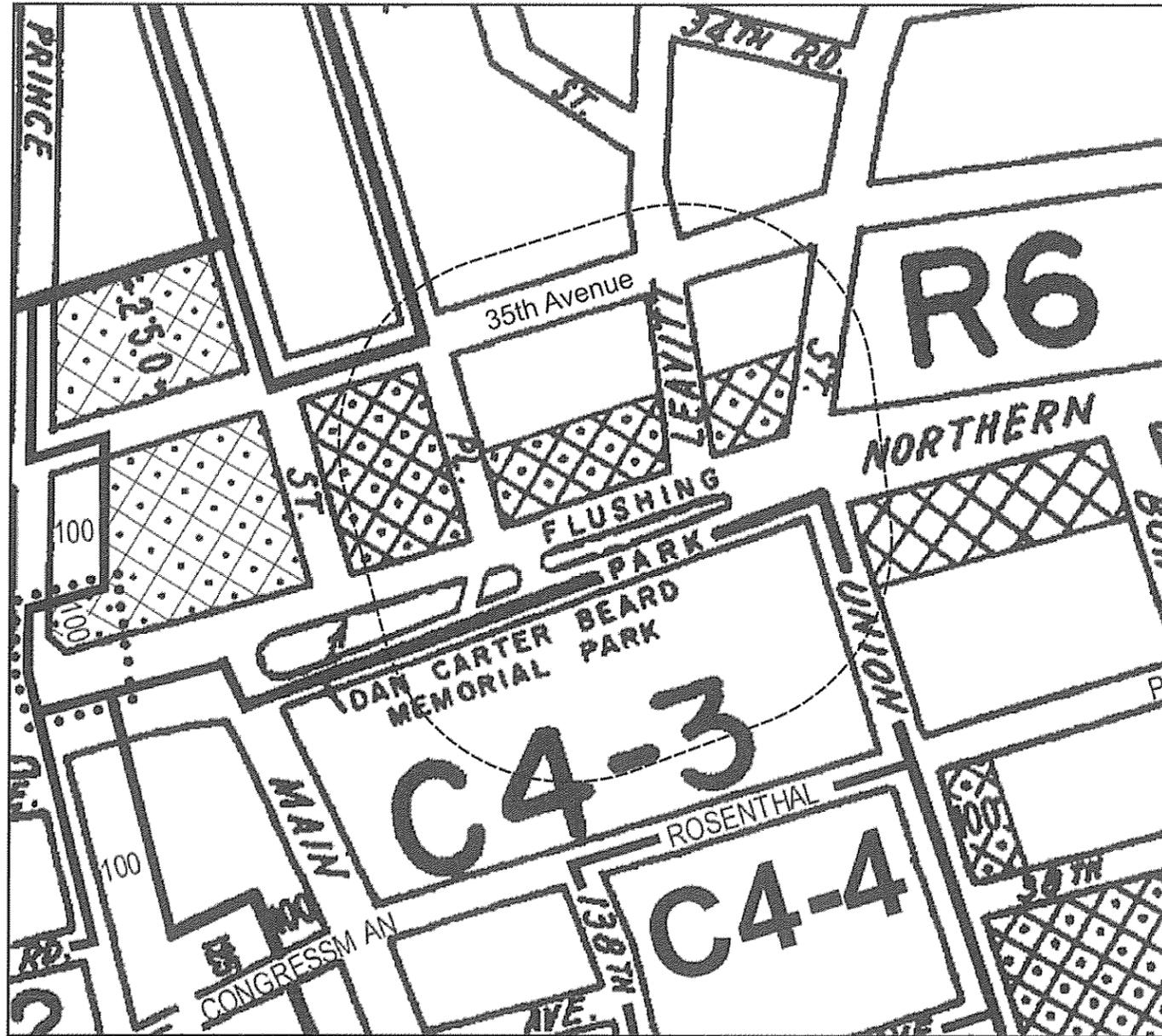
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land

Other Symbols:

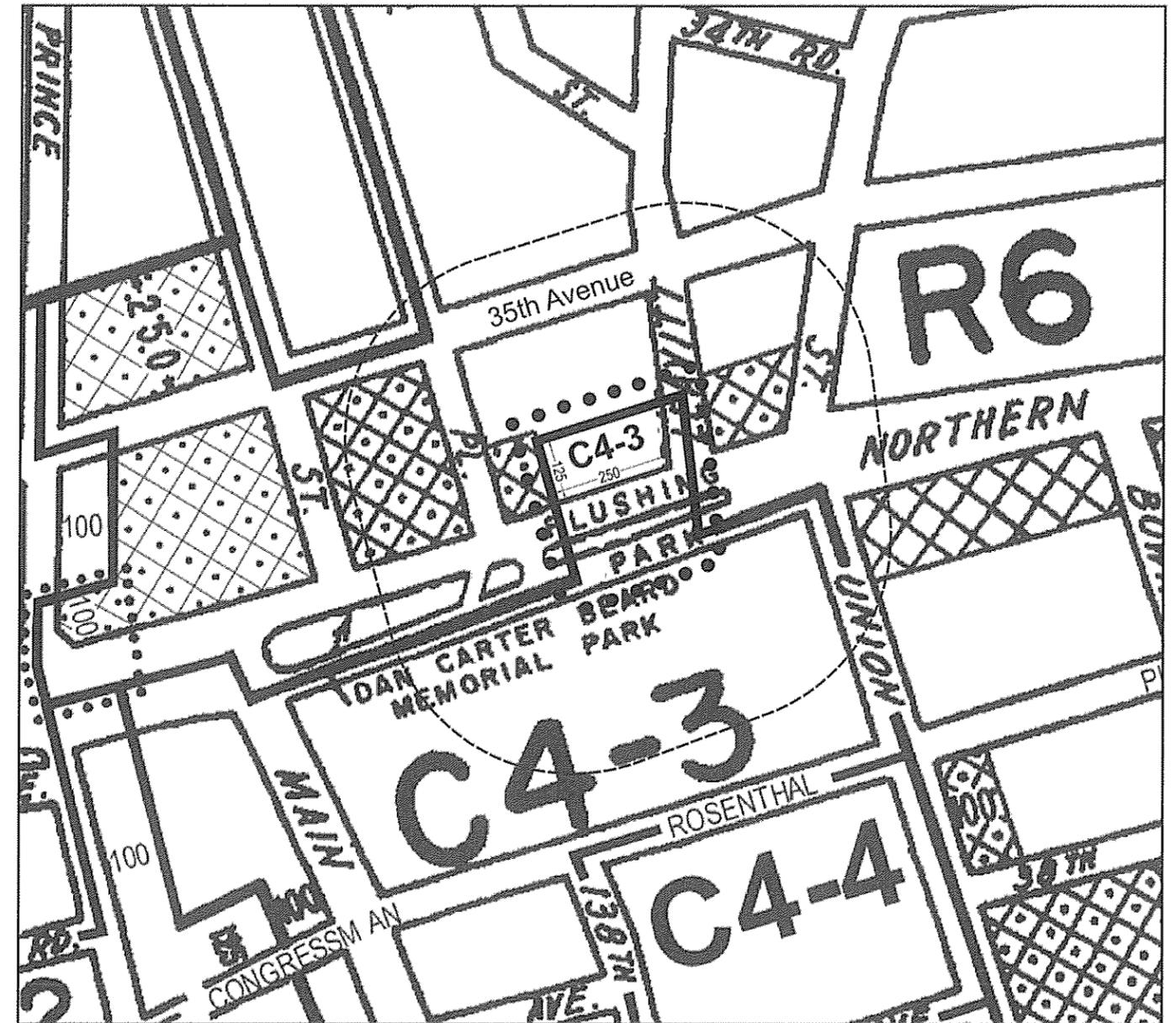
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors



Zoning Change Map



Current Zoning Map



Proposed Zoning Map

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

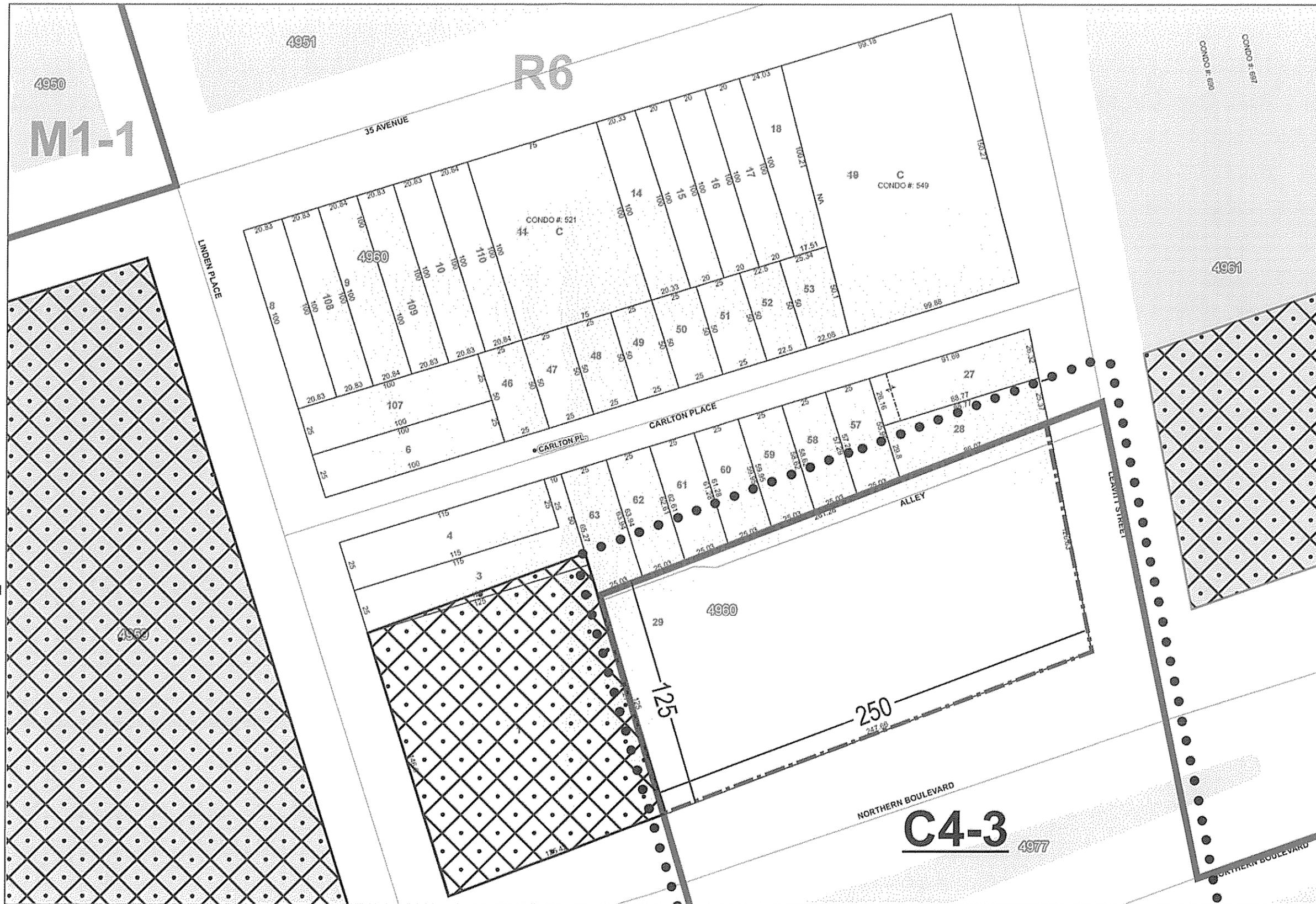
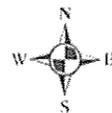


NYC Digital Tax Map

Effective Date : 03-22-2012 14:43:46

End Date : Current

Queens Block: 4960



Legend

- Streets
 - Miscellaneous Text
 - ↓ Possession Hooks
 - - - Boundary Lines
 - ↓ Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
-
- - - - - Development Site
 - Area Proposed to be Rezoned
 - ▣ C2-2 Commercial Overlay
 - Zoning District Line
 - R6 Existing Zoning District
 - C4-3** Proposed Zoning District



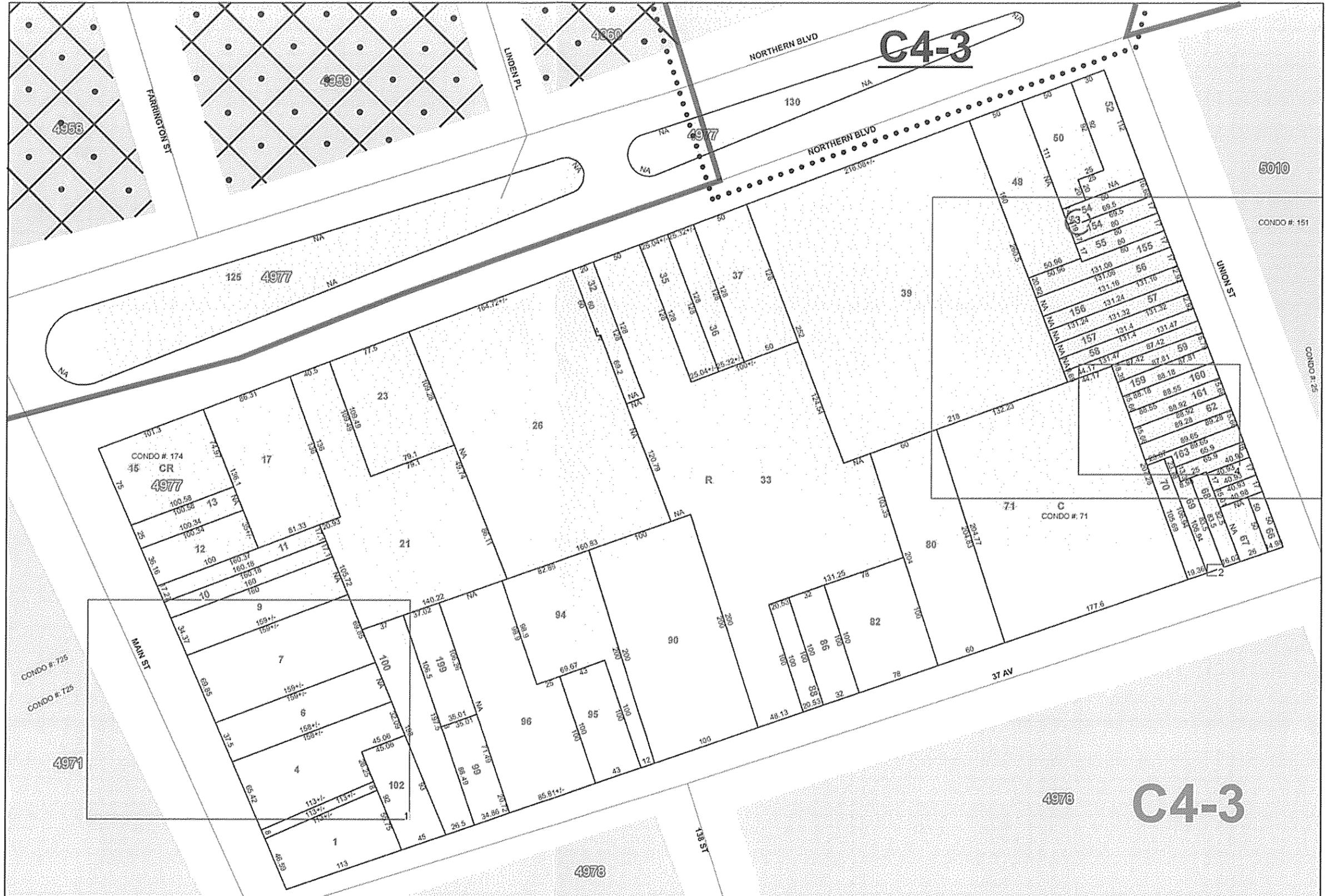
NYC Digital Tax Map

Effective Date : 07-13-2011 15:09:29
End Date : Current
Queens Block: 4977



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- C2-2 Commercial Overlay
- Zoning District Line
- R6** Existing Zoning District
- C4-3** Proposed Zoning District



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV, 191 Res. No. _____

in favor in opposition

Date: 3/24/15

Name: Alvin Schein (PLEASE PRINT)

Address: 570 Lexington Ave

I represent: 1818 Naclan LLC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 148 Res. No. _____

in favor in opposition

Date: _____

Name: ERIC FULVANT (PLEASE PRINT)

Address: 32 BLM

I represent: C&J Realty

Address: Northern Blvd

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2, 3, 4 Res. No. _____

in favor in opposition

Date: 3/24/15

Name: James Power (PLEASE PRINT)

Address: 1177 6th Avenue

I represent: Applicant, 1818 Naclan LLC

Address: 575 Madison Avenue

Please complete this card and return to the Sergeant-at-Arms