

Premiere Properties

FOR SALE

RESIDENTIAL DEVELOPMENT

Address: 220-12 147th Avenue, Springfield Gardens, Queens NY 11413

Block / Lot: 13434 / 105, 106, 107, 109, 115, 116, 118, 120

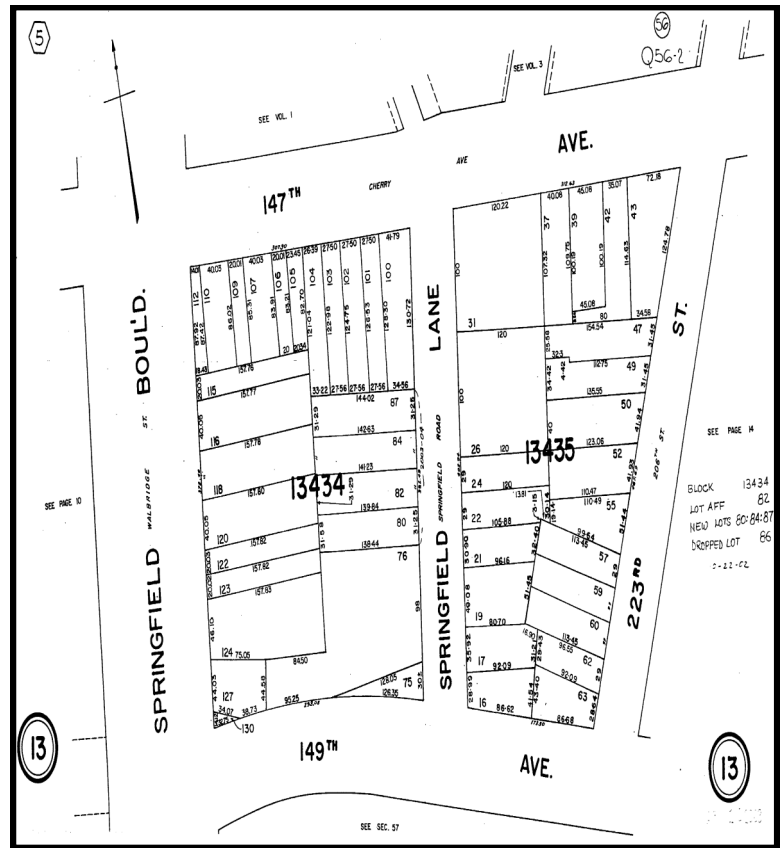
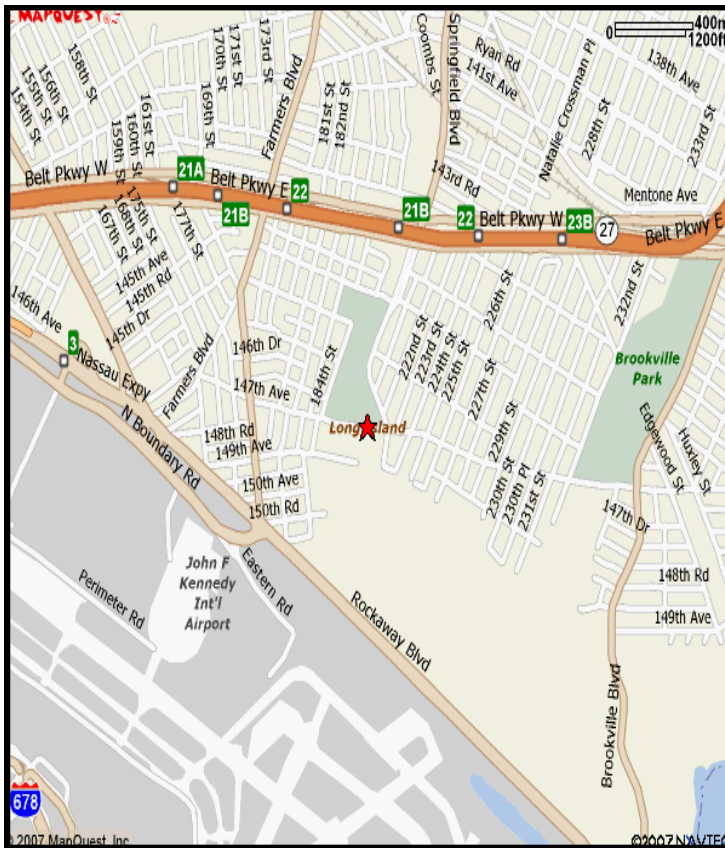
Zoning: R3-2

Former Approved Plans: 10 Two-Families Cluster of 4-3-3
See attached Approved Plans

Lot Size: +/- 32,000 square feet

Misc: In Qualified opportunity Zone

Price: Make offer



Allan Profeta
Cell: 917-776-3382
Profeta@PremiereProperties.Info

2211 Avenue Z, Brooklyn, NY 11235
Phone : 718-646-5656
Fax : 718-934-7275

Steven Blackburn
Cell: 917-776-3905
Blackburn@PremiereProperties.Info

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footage and uses must be independently verified. The prospective buyer should verify all information provided as Premiere Properties not guarantee its accuracy. .
This offering is subject to errors, omissions, withdrawal or changes without any prior notice.

The Site:

A 30,000+ sq ft building lot fully approved with building permits located in Rosedale, a middle class blue collar community on the Nassau-Queens boarder.

The Project:

A private community of ten two family homes intended for employees of JFK airport as well as the surrounding area. The price point was reached by keeping all loan amounts well within FNMA and FHA guidelines to provide a new source of affordable housing for this growing community. Our pro forma has been estimated at 20% less than re-sales in the **current** market.

The Design Concept:

The project will be 3 structures consisting of one building with four units (2 families) and two building with three units each (2 families) finished with a brick veneer. These units will be built as to NYC building code with a 3 bedroom over 3 bedroom layout. They will also provide a full walk out basement for the owners use.



Zoning and Land Use

- Tax Lots ☐
- Zoning Districts
 - Commercial Districts ■
 - Manufacturing Districts ■
 - Residential Districts ■
 - Parks ■
 - Battery Park City ■
- Commercial Overlays ☐
 - C1-1 through C1-5
 - C2-1 through C2-5

Basemaps

- Subways —
- Building Footprints ☐

50ft







Springfield Blvd & 147th Ave



(30-430-5)



1/200' = 1'-0"

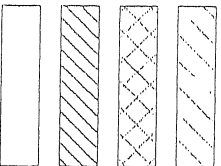
LEGEND

ZONE R3-2

ZONE R3-1

AREA OF WORK

AREA OF PARK



10	1	10	1
9	2	9	2
8	3	8	3
7	4	7	4
6	5	6	5
5	6	5	6
4	7	4	7
3	8	3	8
2	9	2	9
1	10	1	10

214 PARK LANE
MASSACHUSETTS
N.Y. 11758
516 541-5200

PROJECT

SPRINGFIELD &
147TH AVENUE

OWNER

DRAWING 111

TAX MAP
AND
ZONING MAP

Project No.

July 24, 2006

Drawn by:

AS NOTED

No	Revision/ Issue	Date
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[illegible]

[illegible]

1800

5/11/20

214 PARK LANE
MASSAPEQUA
N.Y. 11758
516 541-3200

SPRINGFIELD &
147TH AVENUE

DRAWMING: TILE

Project No.

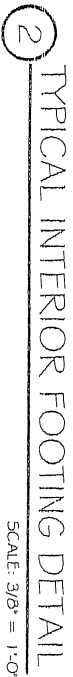
Date: July 24, 2006

Drawn by: C.K

AS NOTED

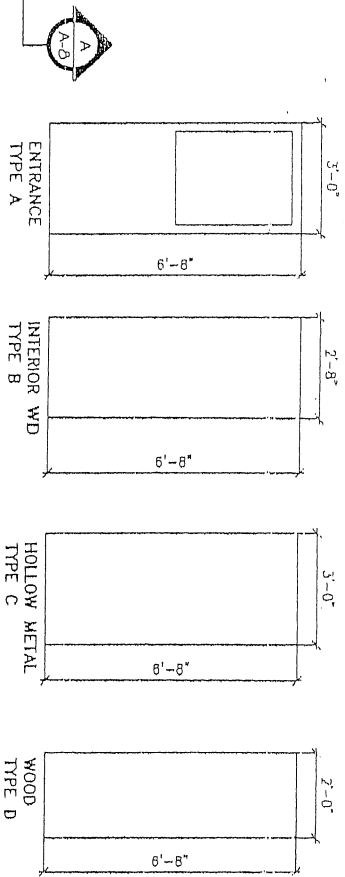
No	Revision/ Issue	Date
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SEAL



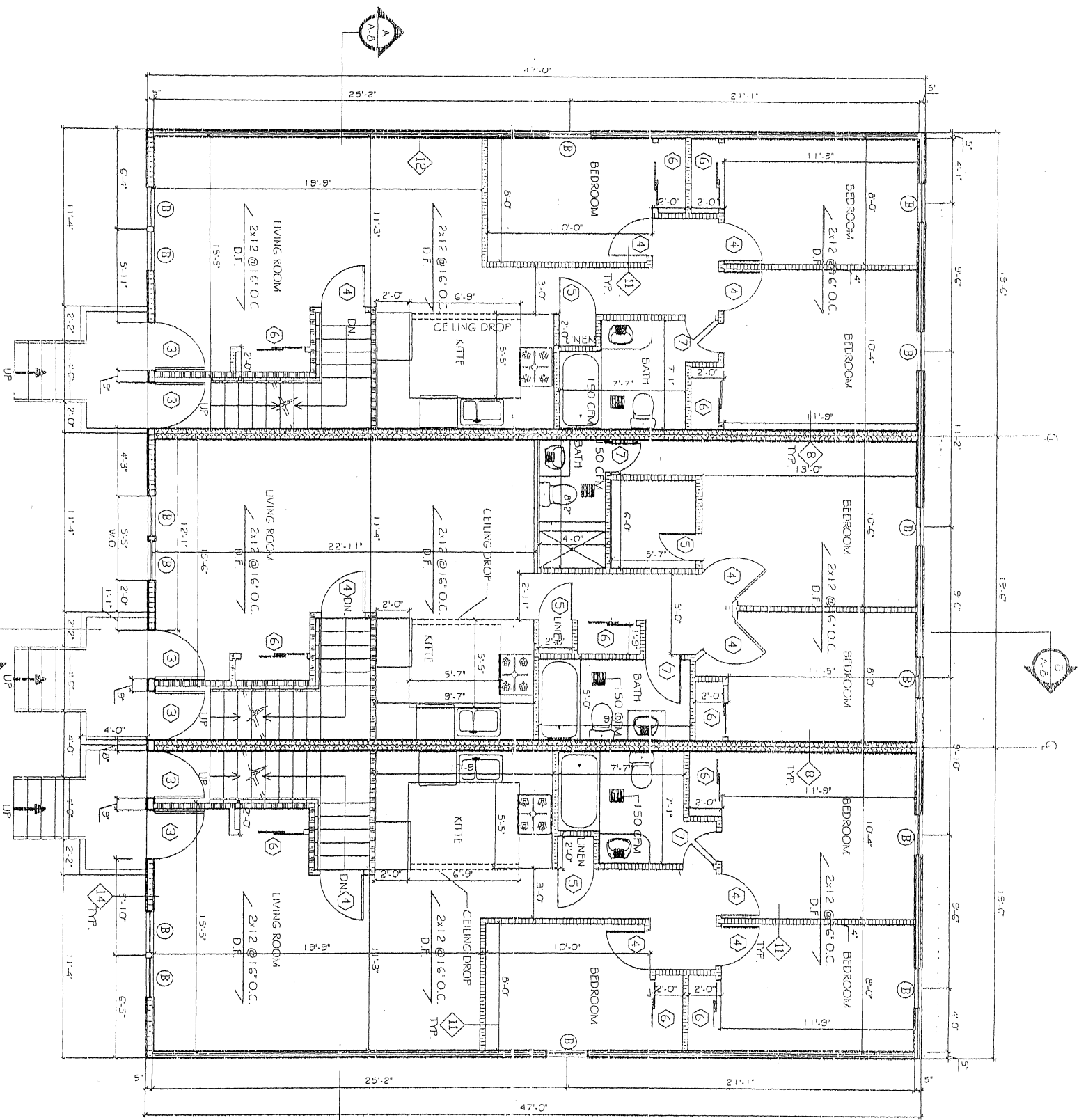
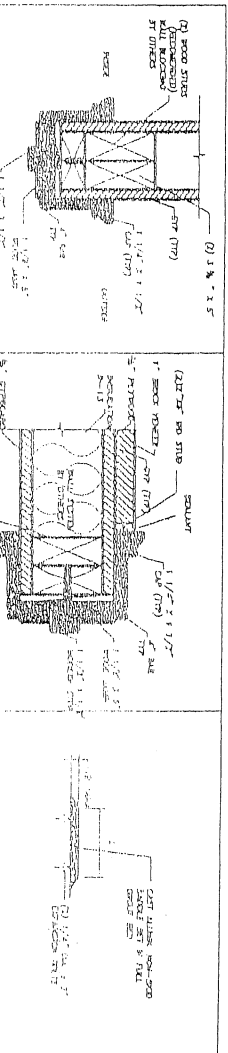
DOOR SCHEDULE								
DOOR			FRAME			GLASS	REMARKS	
NO.	DOOR SIZE	TYPE	MAT	FIN	PANEL MAT	FIN	CTY	
①	3'-0"x6'-8"	C	H.M.	P	3/4" H.M.	P	ENTRANCE DOOR AT CLUBS	
②	3'-0"x6'-8"	C	H.M.	P	1" H.M.	P	BOLTER ROOM DOOR CLUBS	
③	3'-0"x6'-8"	A	WD	P		WD	P	ENTRANCE DOOR
④	2'-8"x6'-8"	B	WD	P		WD	P	INTERIOR DOOR MANSONITE
⑤	2'-2"x6'-8"	D	WD	P		WD	P	CLOSET DOOR AT CORRIDOR
⑥	4'-0"x6'-8"		WD	P		WD	P	SLIDING DOOR BATHROOM DOOR
⑦	2'-0"x6'-8"	D	WD	P		WD	P	BATHROOM DOOR RAISED PANEL

WINDOW SCHEDULE				
Unit No. or Type	QUANT.	DESCRIPTION	R.O. SIZE	REMARKS
(A)	6	2817	1'-7 1/4" x 2'-7 3/4"	CELLAR WINDOW ANDERSEN
(B)	28	WDH24210	2'-5 5/8" x 4'-8 3/4"	1ST & 2ND FLOOR ANDERSEN WINDOW



MATERIAL LEGEND

	= 2x4 WOOD STUDS - FIN W/ BRICK VENEER ON 1/2" CDX PLYWOOD AT EXTERIOR AND 3/4" F.C. "60" GYP. BD. AT INTERIOR.
	= 2x4 WOOD STUDS - FIN W/ VINYL SIDING ON 1/2" CDX PLYWOOD AT EXTERIOR AND 3/4" F.C. "60" GYP. BD. AT INTERIOR.
	= 2x4 WOOD STUDS - FIN W/ VINY. SIDING ON 1/2" CDX PLYWOOD AT EXTERIOR AND 3/4" F.C. "60" GYP. BD. AT INTERIOR.
	= 3/8" MET. STUDS - FIN. EXTERIOR W/ 1/2" GYP. BRD.
	= 5/8" MET. STUDS - FIN. EXTERIOR W/ 1/2" GYP. BRD.
	= 5/8" MET. STUDS - FIN. EXTERIOR W/ 1/2" GYP. BRD.



PROPOSED FIRST FLOOR

HOGAN ASSOCIATES
ARCHITECTS
8 F L A N N E R S

214 PARK LANE
MASSACHUSETTS
N.Y. 11758
516 541-5200

PROJECT:
SPRINGFIELD &
147TH AVENUE

OWNER

DRAWING TITLE

PROPOSED FIRST FLOOR & DOOR/WINDOW SCHEDULES

Project No.		
Date:	July 24, 2006	
Drawn by:	C.K.	
Scale:	AS NOTED	
No.	Revision/ Issue	Date

SEAL

SEAL

HOGAN ASSOCIATES
ARCHITECTS
E F L A N N E R S
214 PARK LANE
MASSACHUSETTS
N.Y. 11758
516 541-5200

PROJECT:

SPRINGFIELD &
147TH AVENUE

OWNER

DRAWING TITLE

SECOND
FLOOR

Project No.

Date: July 24, 2006

Drawn by: C.K.

Scale: AS NOTED

No	Revision/ Issue	Date

SEAL

2x4 WOOD STUDS - FN W/ BRICK VENEER
ON 1/2" CDX PLYWOOD AT EXTERIOR AND
3/4" F.C. 60" GYP. BD. AT INTERIOR.

2x4 WOOD STUDS - FN W/ VINYL SIDING
ON 1/2" CDX PLYWOOD AT EXTERIOR AND
3/4" F.C. 60" GYP. BD. AT INTERIOR.

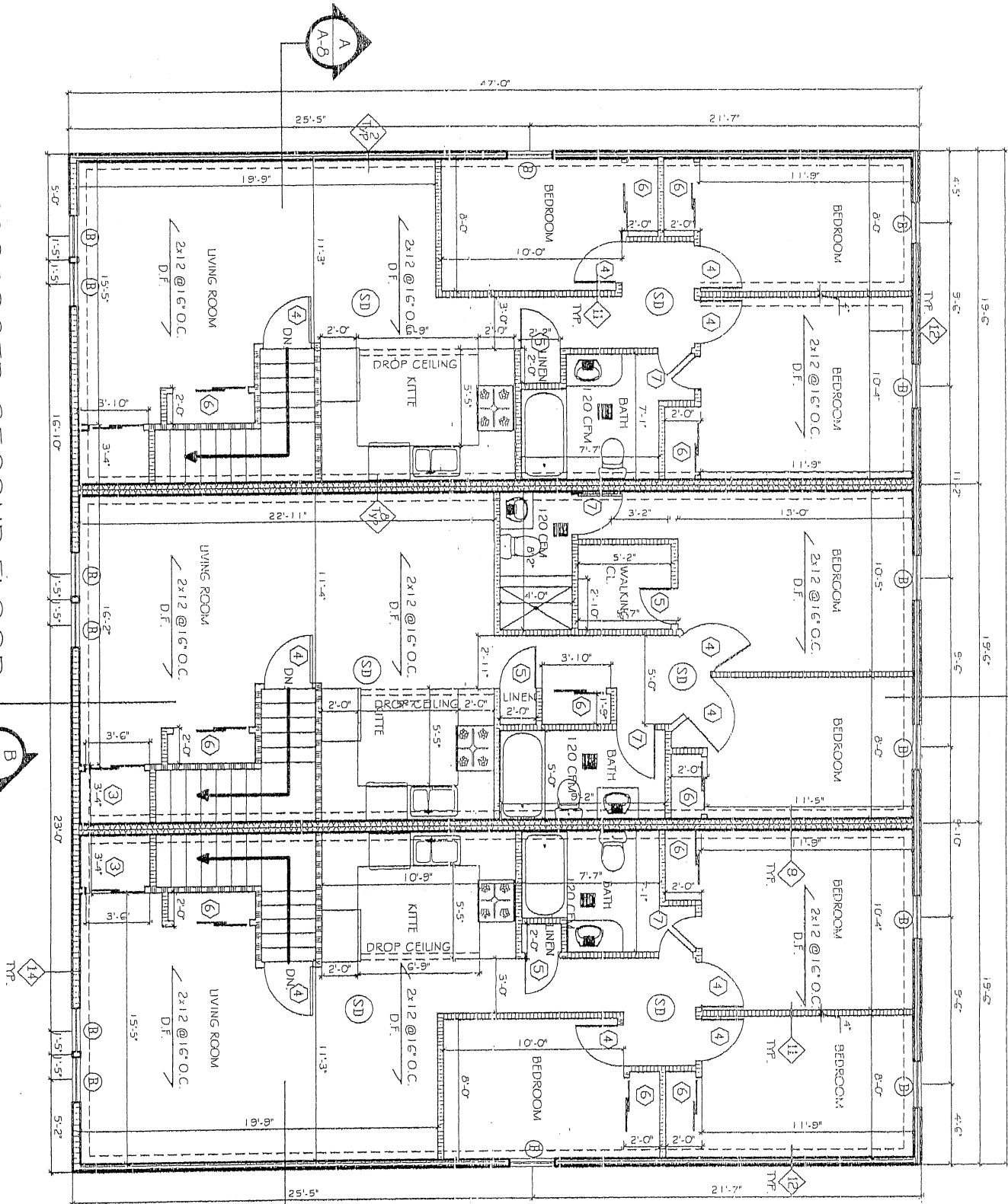
1" TYP. X GYP. BOB. F.C. 60"
ON 2x4 WOOD STUDS AND 3/4"
INSULATION (8-11) @ 16" O.C.
EACH SIDE OF 2" NON-COMBUSTIBLE
2 HRS. FIRE RATE PARTY WALL

2x4 WOOD STUDS @ 16" O.C.
FIN. W/ 1/2" GYP. BRD. EACH SIDE

2x4 WOOD STUDS W/ 3/4" F.C. 60"
GYP. BOB. EACH SIDE - WALL RATED
1 HR.

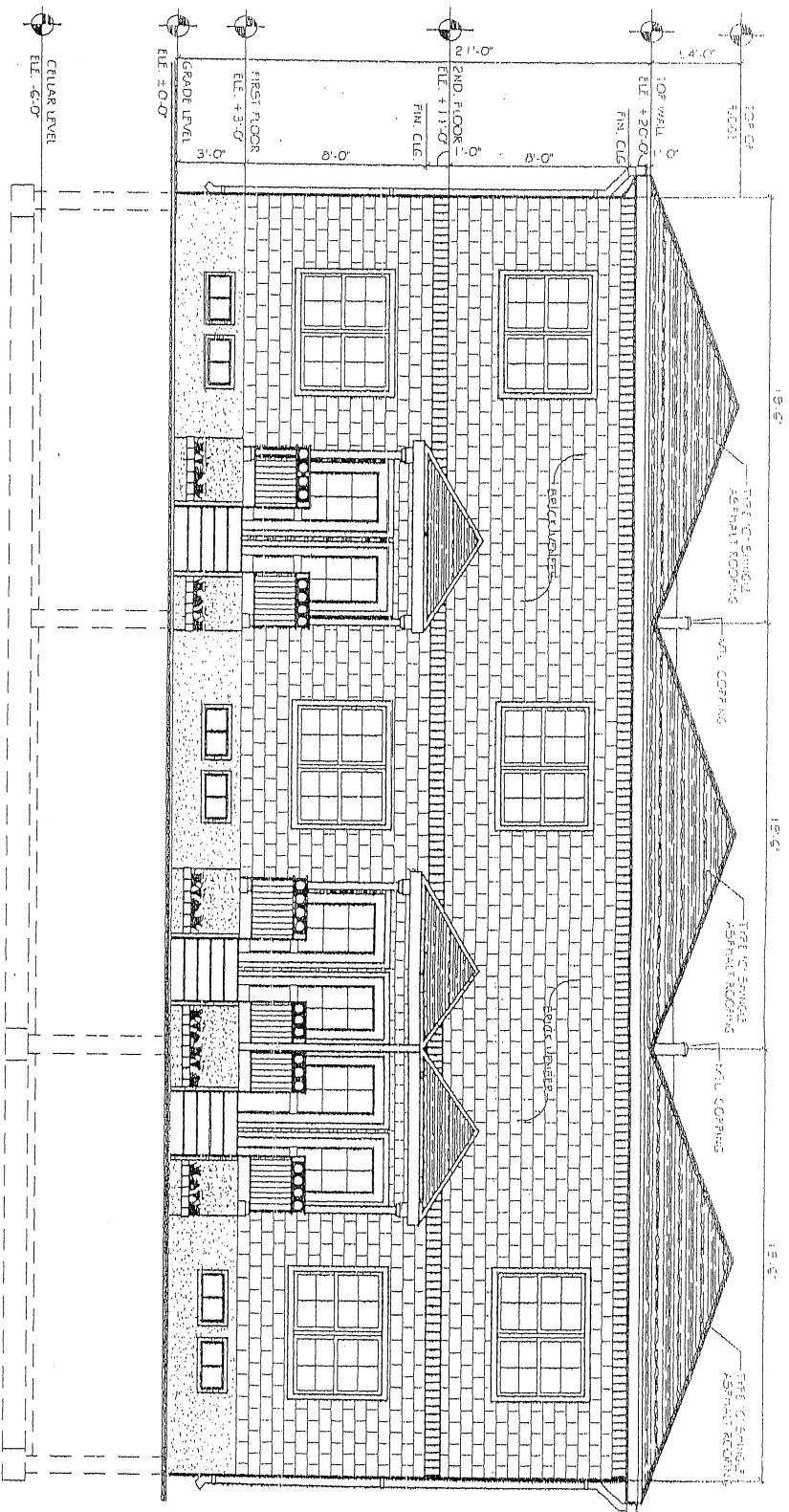
HARD WOOD FLOORING - DRY
& CASTER WHEELS ON ROLLERS

MATERIAL LEGEND



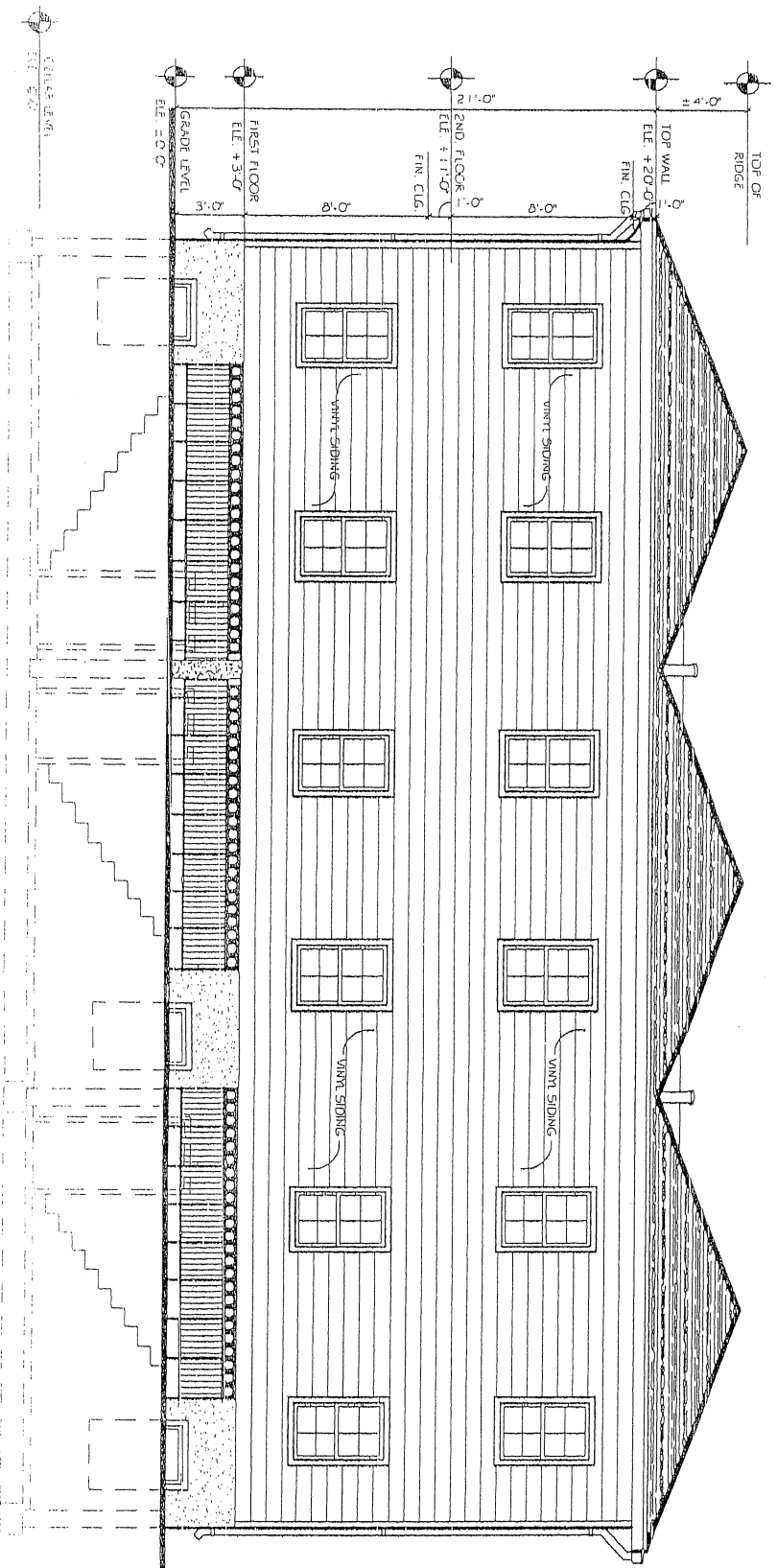
PROPOSED SECOND FLOOR

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



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

HOGAN
ASSOCIATES
ARCHITECTS
BELLANERS

214 PARK LANE
MASSACHUSETTS
02115
508 541-5200

PROJECT:

SPRINGFIELD &
147TH AVENUE

OWNER

DRAWING TITLE

ELEVATION-1

Project No.

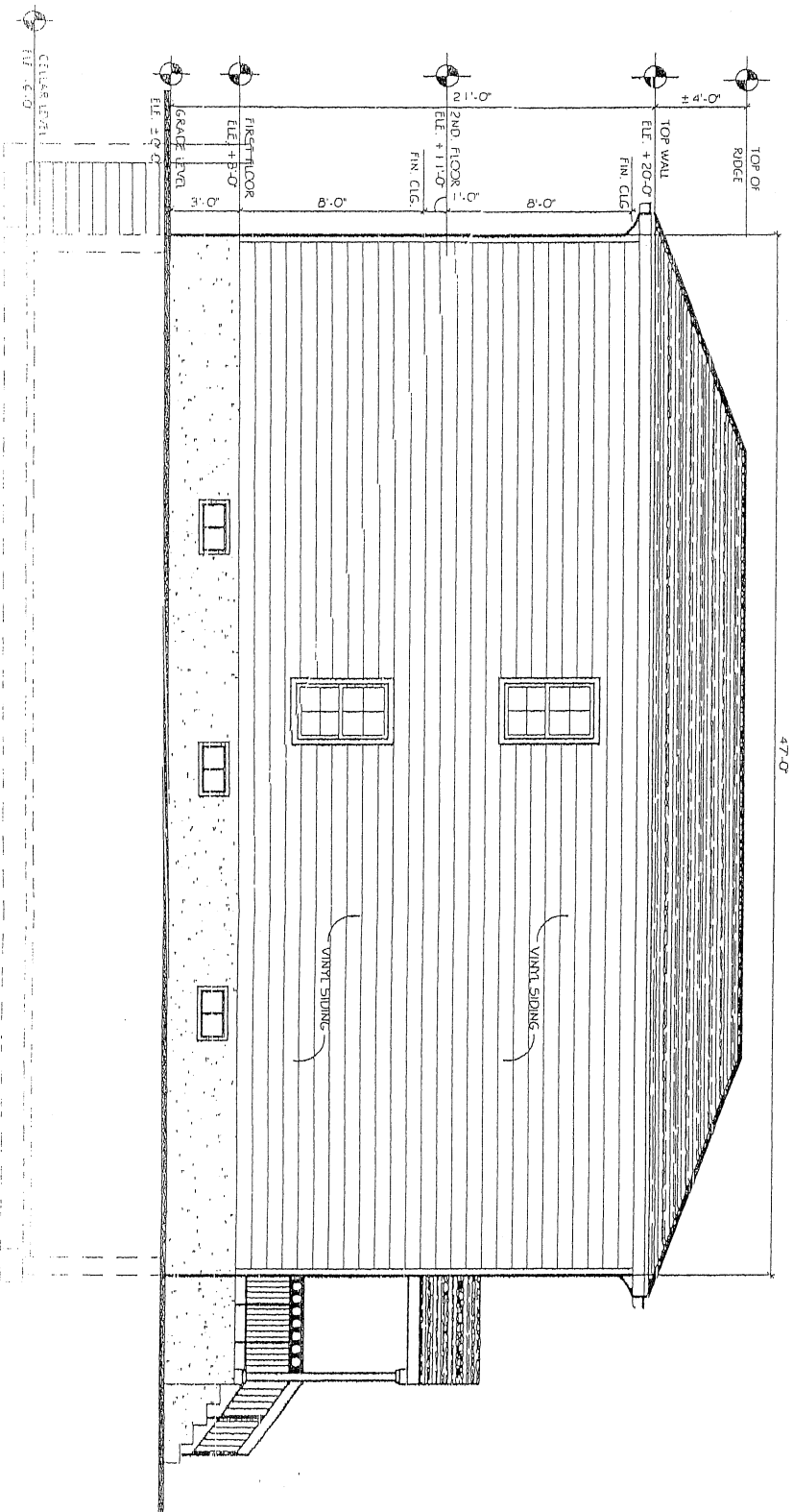
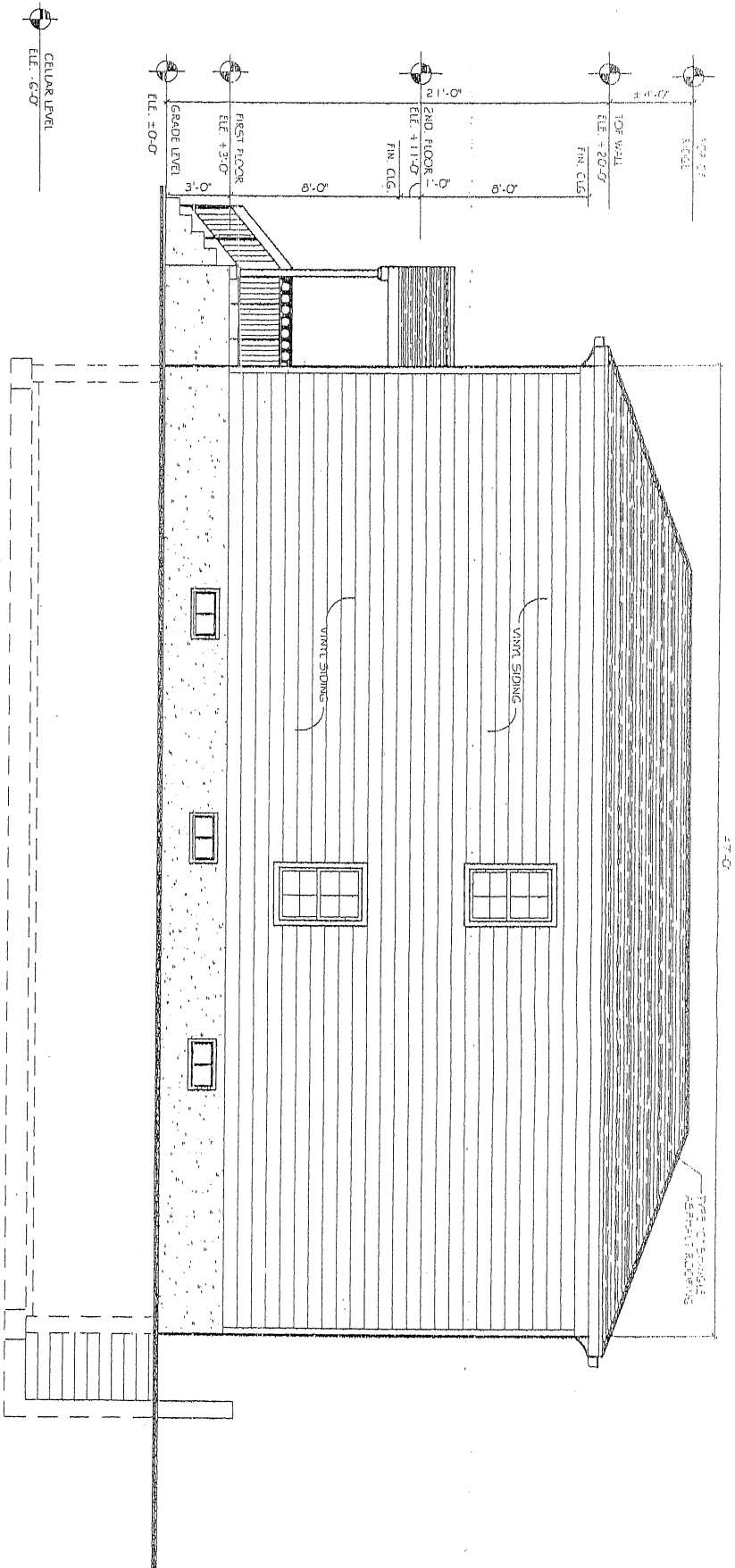
Date: July 24, 2006

Drawn by: C.K.

Scale: AS NOTED

No. Revision/ Issue Date

SEAL



HOGAN
ASSOCIATES
ARCHITECTS
PLANNERS

214 PARK LANE
MASSACHUSETTS
02115
508 541-5200

PROJECT:

SPRINGFIELD &
147TH AVENUE

OWNER

DRAWING TITLE

ELEVATION-2

Project No.

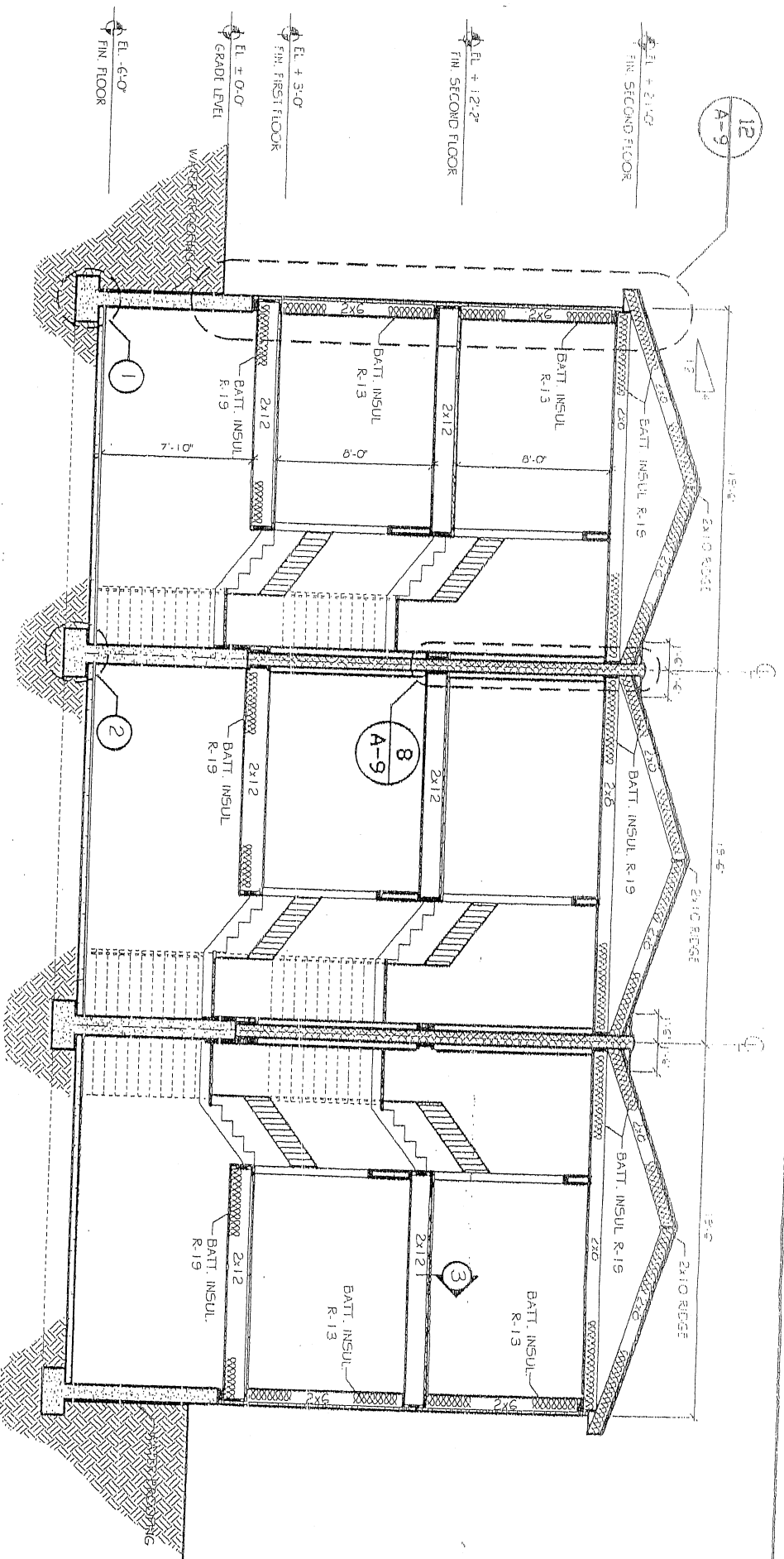
Date: July 24, 2006

Drawn by: C.K.

Scale: AS NOTED

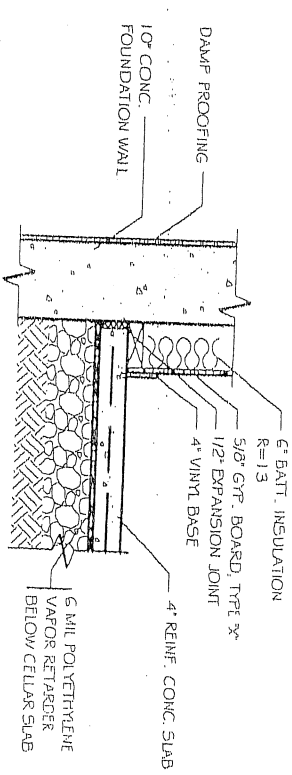
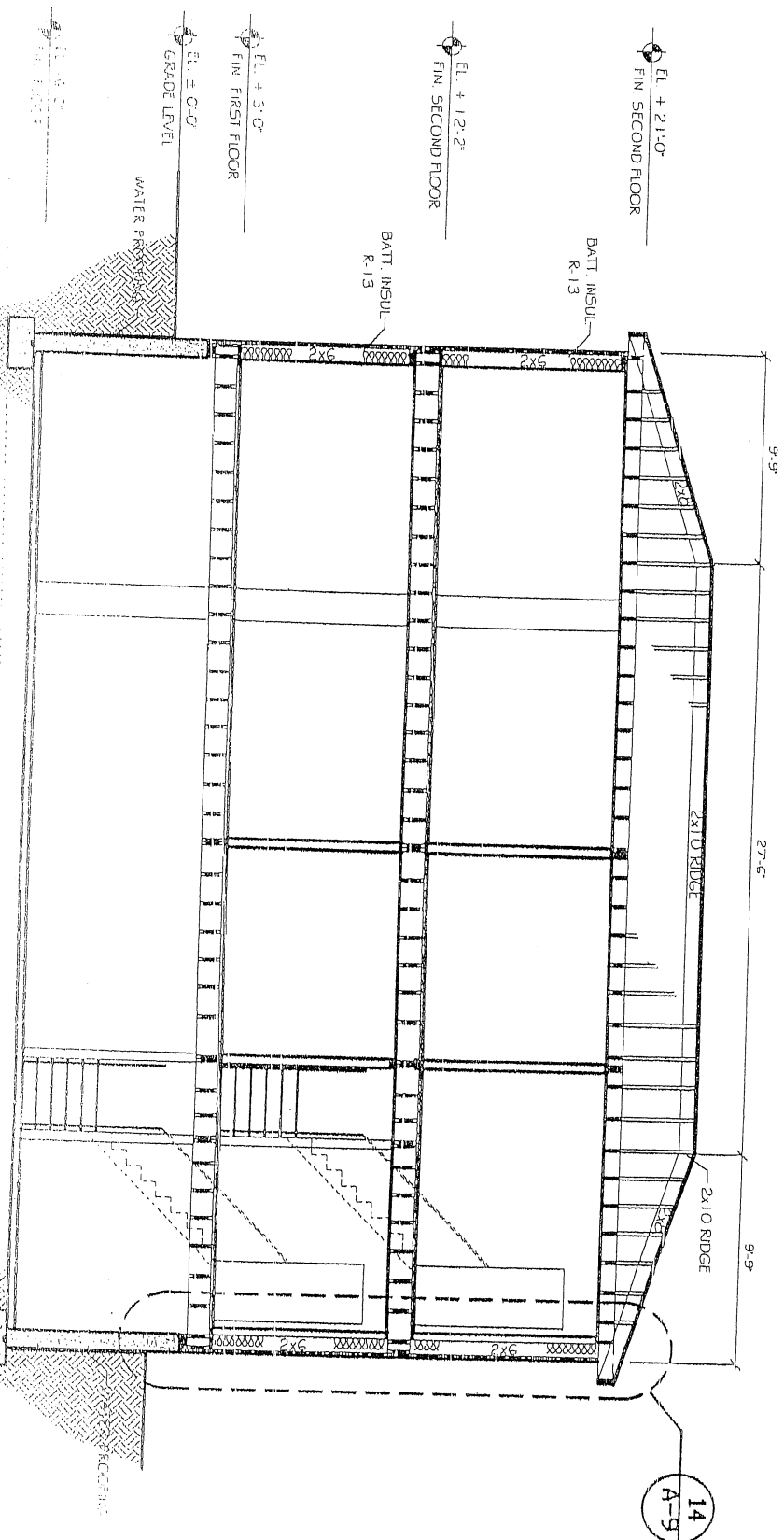
No. Revision/ Issue Date

SEAL



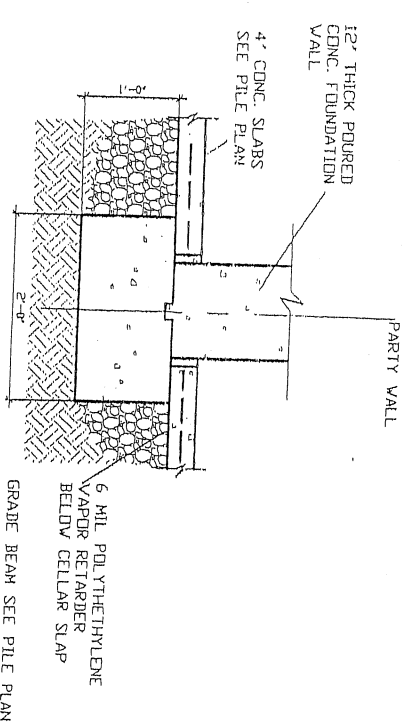
SECTION A-A

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



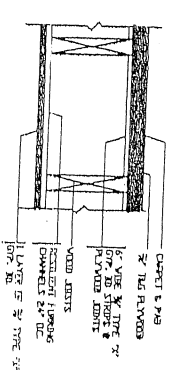
1 TYPICAL PERIMETER WALL
@ CELLAR
SCALE: 1" = 1'-0"

SCALE: 1" = 1'-0"



2 TYPICAL PARTY WALL @ CELLAR

SCALE: 1" = 1'-0"



3 TYPICAL FLOOR DETAIL

SCALE: 1" = 100'

[illegible]



New York City
Department of Environmental Protection

SEWER SELF CERTIFICATION
FOR THE DEPARTMENT OF BUILDINGS

FOR DEP USE ONLY

SITE CONNECTION PROPOSAL FORM
VALID FOR TWO (2) YEARS

SC - 1
SCQ326/06SB

SEWER CERTIFICATION

A. PROJECT DATA:

Borough of QUEENS Building Dept. No(s) SEE ATTACHED SHEET
Tax Block 13434 Lot(s) 105 TO 120 Zoning R3-2 Map No. 19b
Project Location XXXXXXXXXXXXXXX147-04.06.08, 10, 14, 16, 18, 22, 24, 26 JOHNSON LN
Site Area 30,953.15 (sq. ft.) Attached NYC Water Board Review Fee \$2,000

B. PROJECT USE:

Type: ☒ 1,2,3, Family ☐ Multiple Dwell. ☐ Commercial
Number of Buildings 10 Total Number of Dwelling Units 20
Ownership: ☐ Fee Simple ☐ Condominium ☒ Home Owner Association

C. SITE CONNECTIONS REQUESTED:

Total Developed Site Storm Flow 3.31 cfs
Allow. Storm Flow to the Sewers N/A cfs

☒ Detention	☒ Retention	Dry
No. Requested	Sanit. Storm	Comb. Wells
Size	1	XXXXX
Material(s)	8"	XXXXX
Total Q (s)	XHCI	XXXXX
	.033cfs	3.31

D. CONNECTION INFO:

1. ☒ Conn. to Exist. Spur, ☐ Riser, or Curb Connection
2. ☐ Proposed New Riser
3. ☐ Fold Spur in
4. ☐ Drill in
5. ☐ M.H. Conn ☐ Exist ☐ Prop
6. ☐ Reuse Plugged Connections

E. PRIVATE SEWER DATA:

1. P.D. Plan No. N.A. Date Approved _____ Expiration Date _____
2. Date Construction Permit Was Issued _____
3. Date Sewer Was Accepted By DEP _____
4. Sanitary Discharge Tributary to:

Private Sewage Treatment Plant	No	Yes
Private Pumping Station	No	Yes
Private Sewer	No	Yes

F. LOCATION PLAN:

☐ As shown below

☒ See Attached Location Plan Attachment "F"

NYC DEPT. OF BUILDINGS
SEWERS APPLICATIONS
RECEIVED
SELF CERTIFICATION
2006 DEC -4 P 12:33

AFFIDAVIT IN LIEU OF DRAFT PROSPECTUS FOR HOMEOWNERS ASSOCIATION

**STATE OF NEW YORK }
COUNTY OF QUEENS }**

Adam Pinto being duly sworn deposes and states that he is the V.P. of Conat Realty Inc. with office at One Cross Island Plaza, owner of a proposed homeowner's association development to be constructed at 147-04, 147-06, 147-08, 147-10, 147-14, 147-16, 147-18, 147-22, 147-24, 147-26 Johnson Lane Borough of Queens. The deponent states that he will include the following in the homeowner's association declaration of covenants (prospectus).

Provisions for automatic membership in the "association of all owners of dwelling units in the development immediately upon taking of title of the dwelling unit. The declaration shall provide for an automatic mandatory annual charge and assessment as to any and each such owner in the development and shall provide the method for the determination, payment, assessment and collection of same for the maintenance and operation of the internal drains and drywells within the site by the association of a common area (as described in the declaration).

Further provide that such charge or assessment shall be a charge upon the land against which the same are made and shall be a continuing lien upon the property so charged or assessed, and in addition that such charge or assessment shall be the personal obligation of the record owner of such lot against which the same is made.

The developer and/or the "association" and each member thereof shall keep the internal drains and drywells wholly within the boundary limits of the project site area, and it's point of exit form the proposed development shall not be altered.

The developer and/or the "association" and each and every member shall maintain the internal drains and drywells at all times throughout the life of the proposed housing development project. They shall be responsible for the abatement of any nuisance due to the use of the internal drains and drywells that would have an adverse effect on the health, safety and welfare of the City and State of New York.

The developer shall insure that the utilization of the internal drains for the conveyance of the sanitary flow is to be designed as to size; shape, slope and velocity to have sufficient capacity to take the estimated peak sanitary flow from the proposed site area.

The developer and/or the "association" and each and every member thereof, shall utilize the internal drains and drywells in such a manner, that it will not in any way have an adverse effect on the City of New York's completed or pending sanitary and storm water drainage plans for the tributary drainage area or the separate sewer outlets.

The deponent further states that prior to requesting final approval of the connection of the houses sewers from the above referenced development to the New York City sewer system he/she will submit to New York City Department of Environmental Protection (Department), Local Sewer Records Office, and a copy of the prospectus, which was filed with and approved by the attorney general. This affidavit is made to induce the Department to approve the Drainage Proposal, private sewer/drain plan or site connection proposal application for this development.

New York City Department of Buildings (NYC DOB) application information (if available)

NYC DOB reference number(s) 402462517 to 402462606

Block number(s) 13434

Tentative Lot Number(s) 108, 111, 113, 114, 117, 119, 121, 125, 128, 130

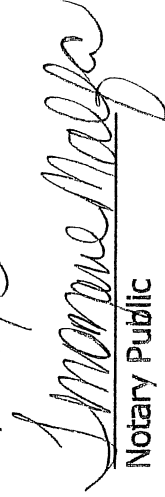
Common Area Lot #132

Authorized Signature



Sworn to before me this

day of 11/3 2006

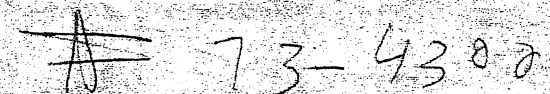

Notary Public

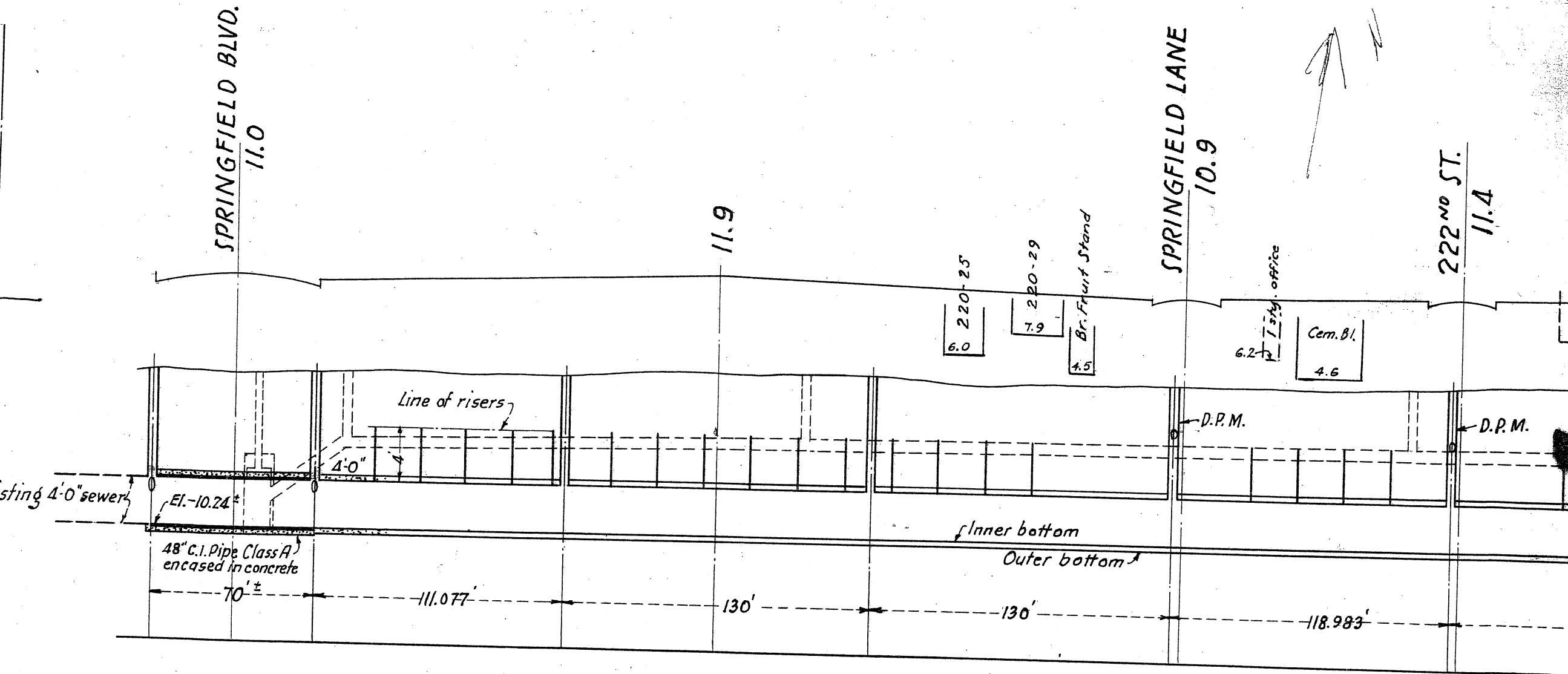
THOMAS M. MALFA
Notary Public, State of New York
E-00000000000000000000
Qualified in Nassau County
Commission Expires Dec. 31, 2009



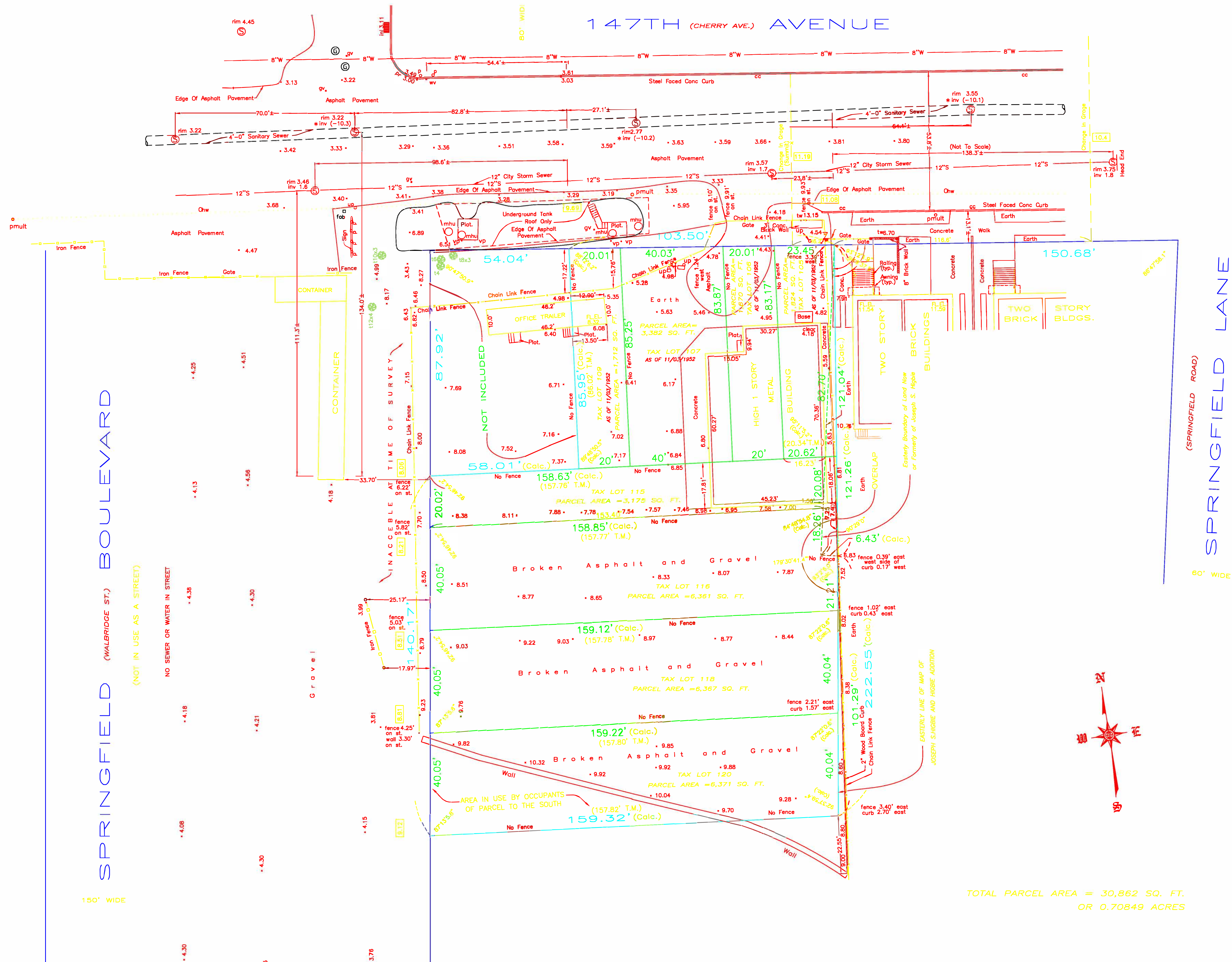
Sanitary
Tannery







SURVEY No. 589E



ASPH.....ASPHALT
 BK.....BRICK
 BSMT.....BASEMENT
 CC.....CURB CUT
 CCR.....CONCRETE CURB ROUND
 CD.....CELLAR DOOR
 CLF.....CHAIN LINK FENCE
 CO.....CATCH BASIN CLEAN OUT
 CONC.....CONCRETE
 CRF.....CHAIN ROPE FENCE
 CWA.....CELLAR WINDOW AREA
 DR.....DRAIN
 EL.....ELEVATION
 FAB.....FIRE ALARM BOX
 FC.....FILL CAP
 FL EL.....FLOOR ELEVATION
 FG.....GUARD POLE
 GV.....GAS VALVE
 IF.....IRON FENCE
 INL.....CATCH BASIN INLET ELEVATION
 INV.....SEWER INLET ELEVATION
 ⚡.....LIGHT POLE
 MB.....MAIL BOX
 MHU.....UNKNOWN MANHOLE
 OF.....OIL FILL
 OHW.....OVERHEAD WIRES
 P.....POLE
 PAYT.....PAVEMENT
 PM.....PARKING METER
 PMULT.....POLE, MULTIPLE USAGE
 PR.....PEDESTRIAN RAMP
 RET.....RETAINING
 RM.....RM ELEVATION SEWER MANHOLE
 SFCR.....STEEL FACED CURB ROUND
 STD.....STORY
 TB.....TOP OF BANK ELEVATION
 Ⓣ.....TRAFFIC LIGHT
 TEL.....TELEPHONE
 TP.....TREE PIT
 T.....TRAFFIC SIGN
 TW.....ELEVATION AT TOP OF WALL
 UP.....UTILITY POLE
 VU.....VALVE UNKNOWN
 VLTU.....VALVE UNKNOWN
 VP.....VENT PIPE
 WV.....WATER VALVE
 12"G.....GAS MAIN WITH SIZE
 12"S.....SEWER MAIN WITH SIZE
 12"W.....WATER MAIN WITH SIZE
 ■.....CATCH BASIN
 Ⓜ.....ELECTRIC MANHOLE / VAULT
 ⑥.....FIRE MANHOLE
 ⑦.....GAS MANHOLE
 ⑧.....SEWER MANHOLE
 ⑨.....TELEPHONE MANHOLE
 ⑩.....WATER MANHOLE
 Ⓜ.....TRAFFIC VAULT
 ▶.....HYDRANT
 🌳.....TREE WITH SIZE
 17.0.....ESTABLISHED GRADE

- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE
 BOROUGH OF QUEENS TOPOGRAPHICAL BUREAU DATUM WHICH IS 2.725
 FEET ABOVE MEAN SEA LEVEL. ELEVATIONS SHOWN IN PARENTHESES
 ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB. IF
 ESTABLISHED GRADES VARY SUBSTANTIALLY WITH EXISTING
 ELEVATIONS CONSULT WITH THE ENGINEER BEFORE
 DESIGNING IMPROVEMENTS.
 SIZES AND LOCATIONS OF
 ALL SEWERS, DEPARTMENT OF WATER MAINS SHOWN HEREON AS SUPPLIED
 BY THE DEPARTMENT OF WATER SUPPLY, BOROUGH OF QUEENS.
 LOCATIONS OF WATER SUPPLY MANHOLES, HYDRANTS AND WATER
 MAINS OBTAINED FROM FIELD MEASUREMENTS.
 SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM
 THE BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS. SEWER MANHOLE
 LOCATIONS INVERT ELEVATIONS OBTAINED FROM FIELD
 MEASUREMENTS UNLESS INDICATED (*) WHICH DENOTES INVERT
 INACCESSIBLE OR MANHOLE NOT FOUND IN FIELD. INFORMATION
 OBTAINED IN THIS MANNER IS NOT TO BE OBTAINED FROM BOROUGH
 OF QUEENS SEWER DEPARTMENT RECORDS.
 LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE
 BASED ON INFORMATION FROM THE CITY OF NEW YORK
 UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY
 OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR
 AGENCY FOR MORE DETAILED INFORMATION.
 THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE
 APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72
 HOURS PRIOR TO ANY CONSTRUCTION. ACCORDANCE WITH THE
 INDUSTRIAL CODE RULE 753.
 NO EVIDENCE OF EXISTING STREAMS, CREEKS, OR WATER
 COURSES OR/OR CROSSING PROPERTY SURVEYED. OTHER THAN
 THOSE SHOWN.