

Schematic Rendering
n.t.s.

Thomas White Foundation Mixed Use Building

South Jamaica Gateway

Site B

Tuskegee Airmen Way, Queens

March 28, 2024

OWNER

Briarwood DEVELOPMENT • MANAGEMENT • CONSTRUCTION

MR MOSES SOLE REALTY LLC

RKTB Architects, P.C.

EXECUTIVE ARCHITECT
RKTB ARCHITECTS
226 W. 26th Street, 6th Floor
New York NY 10001
212.807.9500

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ASSOCIATE ARCHITECT
Fulcrum Architecture DPC
372 15th Street, 4B
Brooklyn, NY 11215
212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
QUEENS 11433
Commercial/Office Building
Owner: THOMAS WHITE, JR. Foundation
Block: 10129 Lot: 1, 3, 4
Property Characteristics:
Lot Area: 3
No. of Buildings: 1
No. of floors: 1
Building Area:
Total Units: 1 Residential Units: 0
Primary zoning: R5D Commercial Overlay: C1-4
Floor Area Ratio: 0.72
Max. Allowable Residential FAR: 2
Max. Allowable Commercial FAR: 0
Max. Allowable Facility FAR: 2
Community Facility Units: 1
Primary zoning: Existing R5D
Proposed zoning: R7A
Commercial Overlay: C1-4
Floor Area Ratio: 4.0
Max. Allowable Residential FAR: 4.1
Max. Allowable Commercial FAR: 1
Max. Allowable Facility FAR: 4.8

ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission

REVISIONS:

#	DATE	DESCRIPTION

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Thomas White Foundation
South Jamaica, Queens

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Cover Sheet

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ZONING ANALYSIS + SUMMARY

Address:	106-02 Tuskegee Airman Way (South Road) Queens (Borough 4)
Block	10129 CB 12
Lot(s)	1, 3 & 4
Zoning District	R7A (proposed)/C1-4
Map	14d
Lot Area Total (SF)	**10,405.48** (Lot Area SF: 82.26' x 126.495')
Special Purpose	No
Inclusionary Housing	Yes
Wide Street	Yes Tuskegee Airman Way (South Road)
Narrow Street	Yes Union Hall Street
Corner Lot	Yes
Transit Zone	No

ZR Section	Zoning Subject Description			Requirement Min. or Max	Proposed	Compliance or Note
22-12	**Proposed Uses:** Residential			Use Group 2	**UG 2**	Compliant
	Community Facility			Use Groups 3,4	**UG 4**	Compliant
23-154	**Max. Residential FAR & SF:**	UG 2	FAR:	4.60	4.14	Compliant
		Total	SF	47865	43,088	Compliant
24-11	**Max. Community Fac FAR:**	UG 4	FAR:	4.00	0.43	Compliant
		UG 4	SF	41,664	4,428	Compliant
	Total FAR and FA	UG 2 & 4	FAR:	4.60	**4.57**	Compliant
			SF	47914	**47,516**	Compliant
23-664	**Height and Setback:**					
	Min. Base Height:			40 ft	**45.5**	
	Max. Base Height:			75 ft	**75.0**	Compliant
	Max. Building Height:			95 ft	**95.0**	Compliant
23-662c1	Setback from Narrow Street:			15 ft	**15'-0"**	Compliant
	Setback from Wide Street:			10 ft	**10'-0"**	Compliant
	Maximum Stories			9	**9**	Compliant
	** assumes setback from South Road and Guy R. Brewer*					
	Required Yards:					
	Corner Lot Front Yard:	None Req'd		0	**0**	Compliant
	Side Yard:	None Req'd		0	**0**	Compliant
23-462	Side Yard:	None Req'd		0	**0**	Compliant
23-47	Rear Yard:	None Req'd (Corner Lot)		0	**0**	Compliant
23-153	**Lot Coverage:** Max. Lot Coverage		Percent	100%	**68%**	Compliant
	Corner Lot		SF	10405.48	**7122.34**	
23-693	**Special provisions R1 thru R6B Districts**					
	District R7A to R4					
	Height permitted within 25 feet		Max.	55 feet	**55'-0"**	Compliant
23-22	**Density Control / Max. Dwelling Units:**			680/ Unit		
			Max.	70	**66**	Compliant
25-23 / 25-241 / 25-253/ 25-251/ 25-252	**Parking:** Residential parking 50% of units for quality housing buildings: Residential parking may be reduced to 15% of income restricted units in a Transit Zone		Min.	10	**10**	Compliant
	Community Facility:		Min.	0	**6**	Compliant
	Total Parking					
25-81	**Bicycle Parking:** Community Facility 1 space per 2 dwelling units					
	Required Bicycle Parking:		Min.	33	**36**	Compliant
	Street Trees:					
26-41	Street Trees: 1 Tree every 25' = 127'-4.5"+82'-3": 209.25'/ 25'		Min. =	8		
			Off Site Trees	1		
			On Site Trees:	7	**8**	Compliant
	Quality Housing Requirements:					
28-12	Refuse Storage & Disposal: 12 SF of each refuse disposal room can be from FA			12	**12**	Compliant
28-21	Required Rec- reation Space: 3.3% of Res. FA		Exterior	1560	**1910**	Compliant
			Interior		**238**	
28-31	Density per Corridor: 50% of corridor floor area can be deducted if 11 DU's or less are served and natural light in corridor is provided.			50%	**50%**	Compliant

FLOOR AREA CALCULATIONS

Floor	Residential		CF	Gross	Quality Housing Deductions				Energy	Zoning FA
	UG 2	MIH	UG 4		Refuse	Corridors 28-31	Laundry + Recreation	Mech.	Exterior Wall	
Cellar	2865		7521	10386			220			N/A
1	835	0	4428	5263	12				210	5041
2	5061	1775		6836	12	536		113	235	5940
3	5061	1775		6836	12	536		113	235	5940
4	5061	1775		6836	12	536		113	235	5940
5	5061	1775		6836	12	451		113	235	6025
6	4714	1300		6014	12	451		113	215	5223
7	4714	1300		6014	12	451		113	215	5223
8	3632	1300		4932	12	421	238	78	210	3973
9	3632	1300		4932	12	421		78	210	4211
ROOF										
Gross FA:	37,771	12,300	4,428	64,885	108	3,803	238	834	2,000	**47,516**

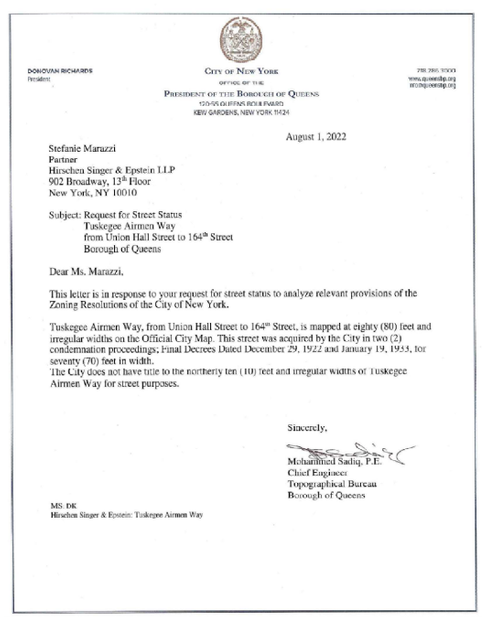
*Includes portion of common areas — Gross FA Minus Cellar Area

FA Deductions	6,983			
Total Zoning FA	47,516			
UG 2 MIH	12,300	26% total FA	1.18	FAR
Building GSF	64,885			
Parking GSF	4,692			
Community Facility GSF	11,949	Including Cellar		

UNIT COUNT + FLOOR HEIGHTS

UNIT MIX

Floor	0 BR	1 BR	2 BR	3 BR	Total	MIH Multifamily	Floor Ht.	Ceiling Ht.	Bldg. Ht
AMI						Option 2			
Avg SF	380	525	700	915		525-675			
1							17.0	16'-0"	17.0
2	2	3	3	1	9	3	9.5	8'-6"	26.5
3	2	3	3	1	9	3	9.5	8'-6"	36.0
4	2	3	3	1	9	3	9.5	8'-6"	45.5
5	2	3	3	1	9	3	9.5	8'-6"	55.0
6	2	3	2	1	8	2	9.5	8'-6"	64.5
7	2	3	2	1	8	2	10.5	9'-6"	75.0
8	4	2	0	1	7	2	9.5	8'-6"	84.5
9	4	1	1	1	7	2	10.5	9'-6"	95.0
Total	20	21	17	8	66	20			
unit %	*30%*	*32%*	*26%*	*12%*		*30%*			



DONOVAN RICHARDS
President

CITY OF NEW YORK
OFFICE OF THE
PRESIDENT OF THE BOROUGH OF QUEENS
120-55 QUEENS BOULEVARD
KEW GARDENS, NEW YORK 11424

718 286 3000
www.queensbp.org
@queensbp

August 1, 2022

Stefanie Marazzi
Partner
Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, NY 10010

Subject: Request for Street Status
Tuskegee Airmen Way
from Union Hall Street to 164th Street
Borough of Queens

Dear Ms. Marazzi,

This letter is in response to your request for street status to analyze relevant provisions of the Zoning Resolutions of the City of New York.

Tuskegee Airmen Way, from Union Hall Street to 164th Street, is mapped at eighty (80) feet and irregular widths on the Official City Map. This street was acquired by the City in two (2) condemnation proceedings; Final Decrees Dated December 29, 1922 and January 19, 1933, for seventy (70) feet in width.
The City does not have title to the northerly ten (10) feet and irregular widths of Tuskegee Airmen Way for street purposes.

Sincerely,

Mohammed Sadiq, P.E.
Chief Engineer
Topographical Bureau
Borough of Queens

MS: DK
Hirschen Singer & Epstein: Tuskegee Airmen Way

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02.08.24	CPC & BLDS Updates

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South Jamaica, Queens

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Zoning Analysis + Summary

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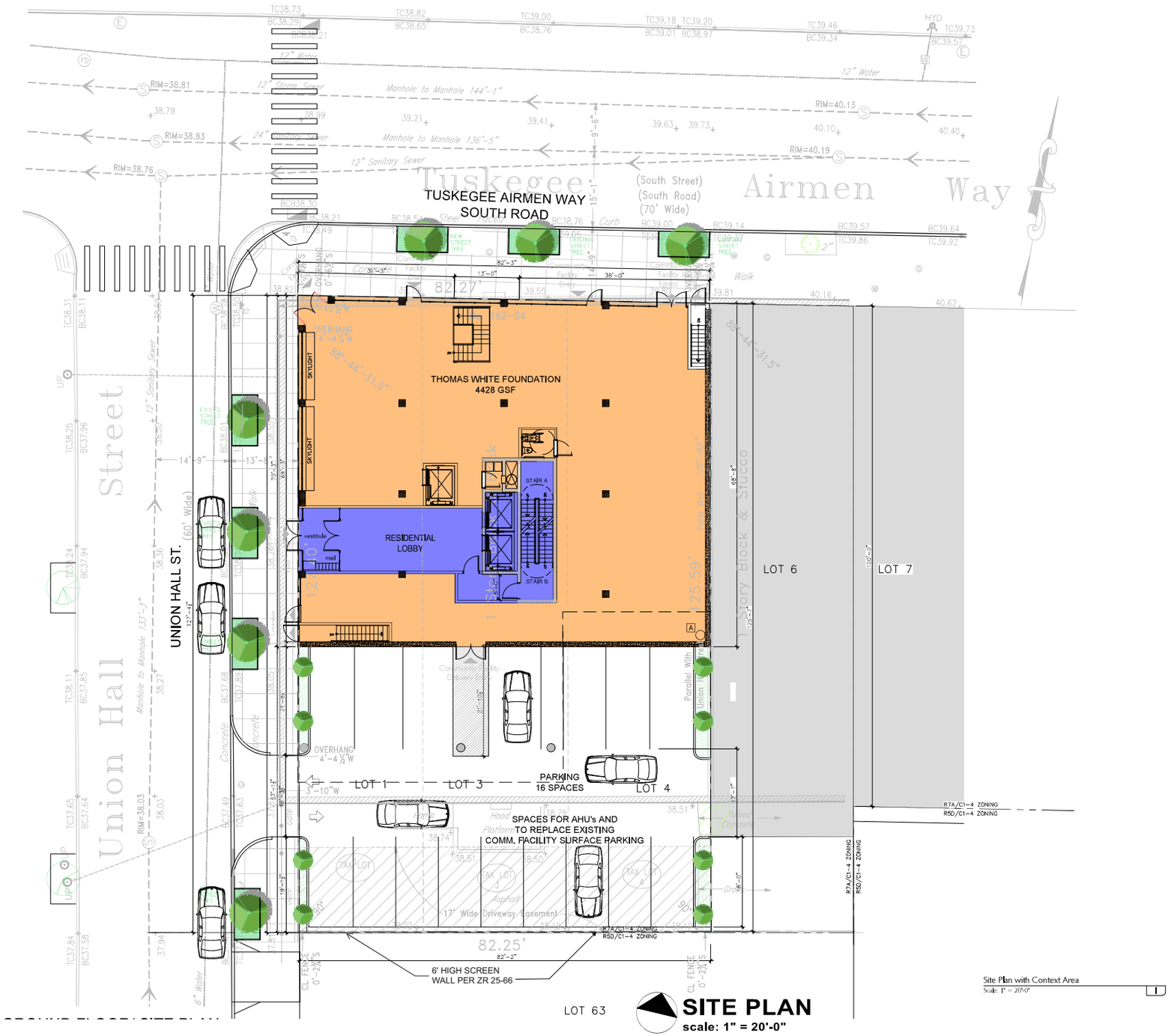

LEGEND

- Community Facility Space
- Residential Studio Apartment
- Residential 1 Bedroom Apartment
- Residential 2 Bedroom Apartment
- Residential 3 Bedroom Apartment
- Residential Common Space

SITE PLAN
scale: 1" = 20'-0"

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Site Plan

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STATE OF NEW YORK

BUILDING CODE ANALYSIS 2022 CODE				
CODE REGULATION				CODE REQUIREMENT
SECTION	DESCRIPTION			
310.1	OCCUPANCY CLASSIFICATION			R-2
503 (TABLE 503)	CONSTRUCTION CLASSIFICATION BUILDING HEIGHT LIMITATION BUILDING STORY LIMITATION BUILDING AREA LIMITATION			I-B 420 FEET UNLIMITED UNLIMITED
508.4 (TABLE 508.4)	FIRE DIVISIONS	STORAGE ROOMS S1		0 HR WITH AUTOMATIC SPRINKLER
		BOILER ROOM		2 HR OR 1HR W/ SPRINKLER
1017 (TABLE 1017.2)	EXIT REQUIREMENT	MAXIMUM TRAVEL DISTANCE		200'-0"
1006.2.1	SPACES WITH ONE EXIT	R-2: 20 PERSONS		125' MAX. COMMON PATH
1018.4	EXIT REQUIREMENT	MAXIMUM DEAD END CORRIDOR		80'-0"
1018.1.2	PUBLIC CORRIDOR FIRE RESISTANCE RATING WITH SPRINKLER			1 HR
1020.2	MIN. CORRIDOR WIDTH			44"
1011.2.1.1.2	MIN. STAIR WIDTH	125 FT OR LESS IN HGHT. NOT MORE THAN 30 OCC. PER FLOOR		36"
1005.1		STAIRS		36"/0.3 = 120 OCCUPANTS
1005.1		DOORS		32"/0.2 = 160 OCCUPANTS
TABLE 1004.1.3	OCCUPANT LOAD REQUIREMENTS	RESIDENTIAL INTERIOR RES. SPACE ACCESSORY TO R-2		200 SF / OCCUPANT WITHIN D.U. 50 SF / NET
TABLE 1006.3.1	NUMBER OF EXITS	MINIMUM NUMBER OF EXITS PER STORY		2 EXITS REQUIRED
1020.1.1	CORRIDOR RATING	OCCUPANT LOAD SERVED BY INTERIOR CORRIDOR		0
1008.1.1.1	DOOR OPENING WIDTH	DOOR OPENING TO ALL HABITABLE AND OCCUPIABLE ROOMS		32"
707.3.9	FIRE DIVISION AND FIRE SEPERATION			2 HR
TABLE 601	FIRE RESISTANCE RATING FOR BUILDING ELEMENTS	COLUMNS, GIRDERS, TRUSSES		2 HR
		INTERIOR BEARING WALLS		2 HR
		EXTERIOR BEARING WALLS		2 HR
		FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS		2 HR
		ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS		1 HR
TABLE 602	FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON SEPERATION DISTANCE	EXTERIOR WALLS	5'-0" OR LESS	1 HR
			MORE THAN 5'-0 LESS THAN 10'-0"	1 HR
			MORE THAN 10'-0 LESS THAN 30'-0"	1 HR
			MORE THAN 30'-0	0

LEGEND

- Community Facility Space
- Residential Studio Apartment
- Residential 1 Bedroom Apartment
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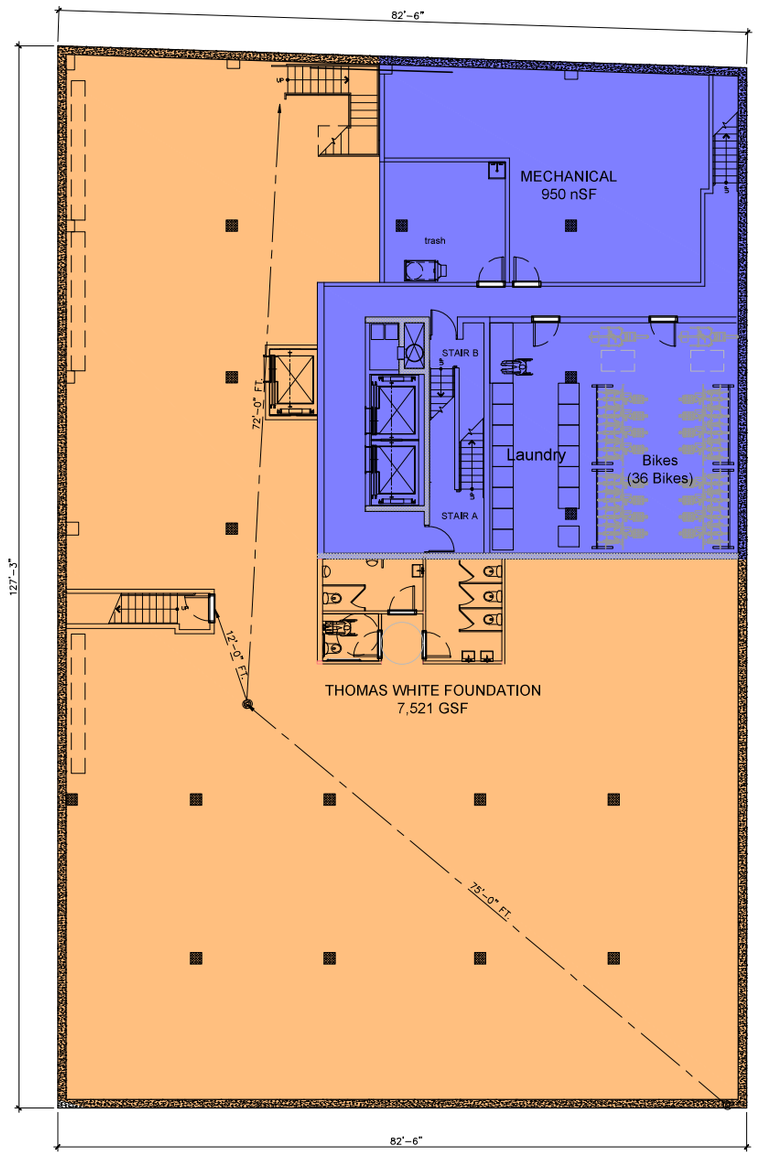
- Residential 3 Bedroom Apartment
- Residential Common Space

TUSKEGEE AIRMEN WAY above

UNION HALL STREET above



CELLAR

Cellar Floor Plan
Scale: 1/8" = 1'-0"

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South Jamaica, Queens

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Cellar Floor Plan

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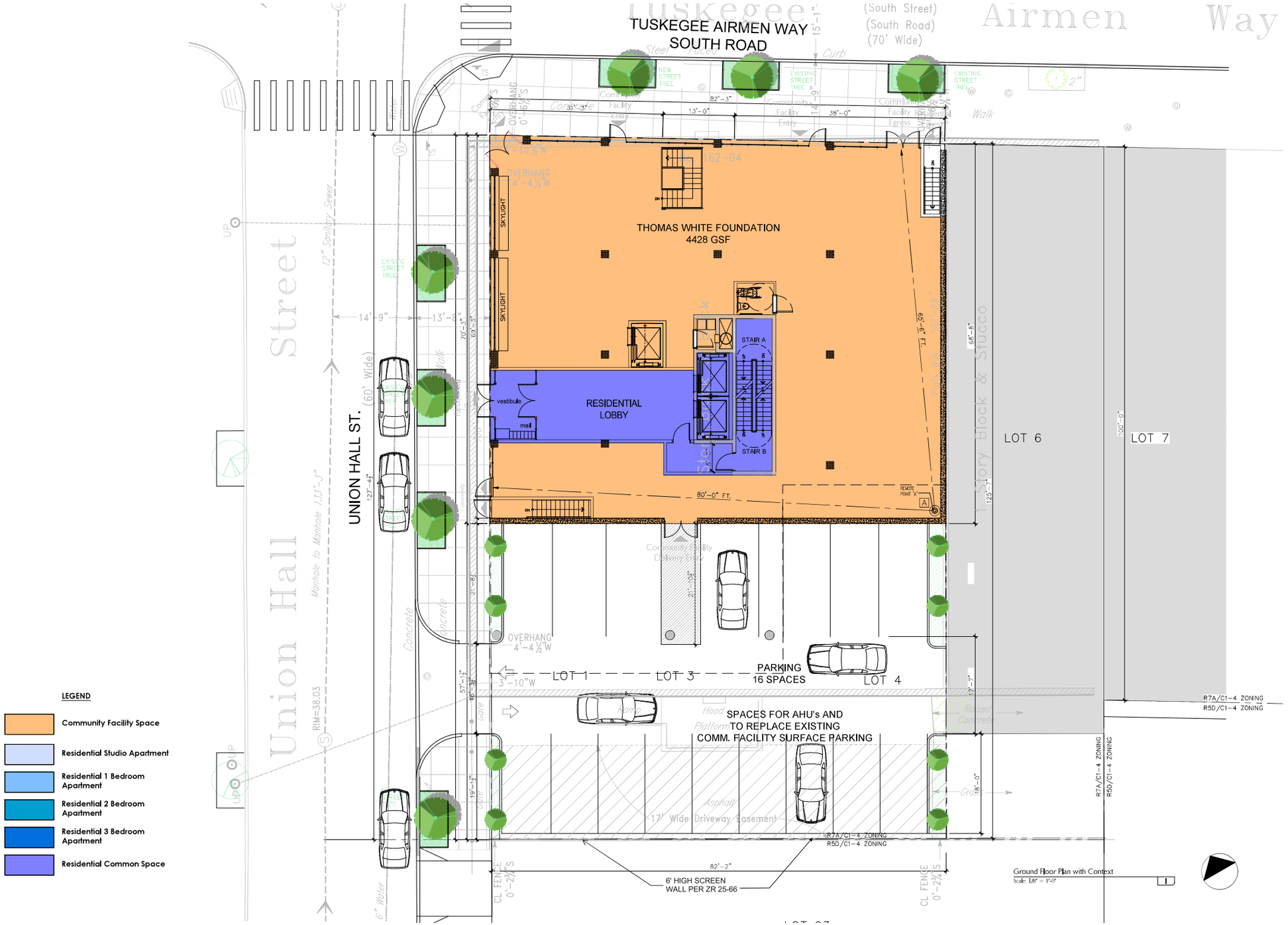

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Ground Floor Plan

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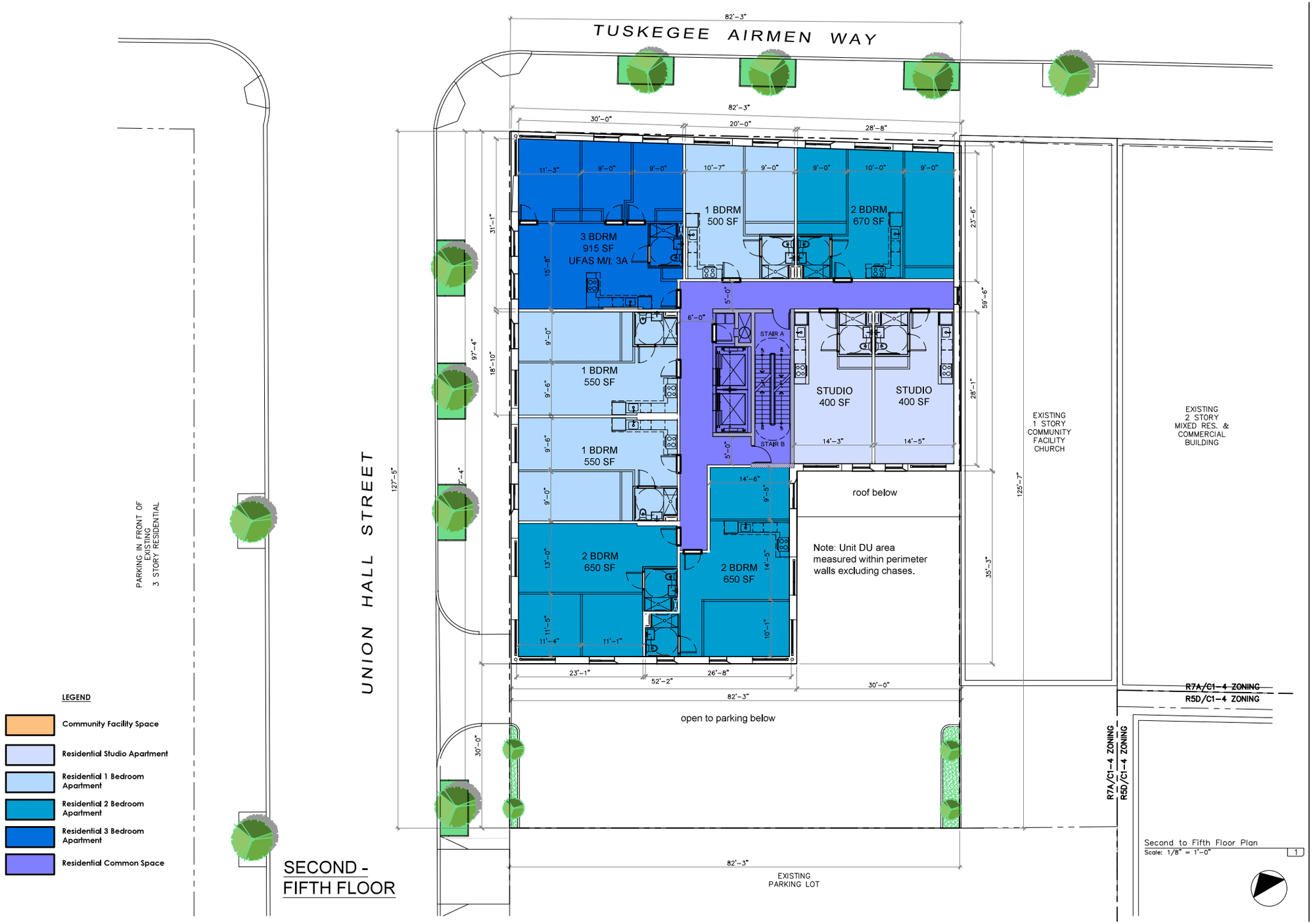

SECOND - FIFTH FLOOR

Second to Fifth Floor Plan
Scale: 1/8" = 1'-0" 1

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Second to Fifth Floor Plan

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UFAS

SECTION 504 UNIT DISTRIBUTION CHART

Floor	Bedrooms 0BR	Sect 504 0BR	1BR	Sect 504 1BR	2BR	Sect 504 2BR	3BR	Sect 504 3BR	Total Section 504	Total Units	Mobility Unit Designation	Hearing & Visual Designation
2	2	1	3		3		1		1	9	2H	
3	2		3		3	1	1		1	9	3B	
4	2		3	1	3		1	1	2	9	4D	4A
5	2		3		3	1	1		1	9		5F
6	2		3		2		1			8		
7	2		3		2		1			8		
8	4		1		1		1			7		
9	4		1	1	1		1		1	7	9A	
	20	1	20	2	18	2	8	1	6	66		
									9%			



SIXTH &
SEVENTH FLOOR

Sixth & Seventh Floor Plan
Scale: 1/8" = 1'-0"

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- Residential 3 Bedroom Apartment
- Residential Common Space

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Sixth and Seventh Floor Plan

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EIGHTH & NINTH FLOOR

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Block: 10129 Lot: 1, 3, 4
Property Characteristics:
Lot Area: 3,
No. of Buildings: 1
No. of floors: 1
Building Area:
Total Units: 1 Residential Units: 0
Primary zoning: R5D Commercial
Overlay: C1-4
Floor Area Ratio: 0.72
Max. Allowable Residential FAR: 2
Max. Allowable Commercial FAR: 0
Max. Allowable Facility FAR: 2
Community Facility Units: 1
Primary zoning: Existing R5D
Proposed zoning: R7A
Commercial Overlay: C1-4
Floor Area Ratio: 4.0
Max. Allowable Residential FAR: 4.1
Max. Allowable Commercial FAR: 1
Max. Allowable Facility FAR: 4.8

ISSUES:

07.22.21 Schematics
08.08.23 ULURP Submission
02.08.24 CPC & BLDS Updates

REVISIONS:

#	DATE	DESCRIPTION

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Thomas White Foundation
South Jamaica, Queens

A-104.00
Eighth and Ninth Floor Plan

SEAL | SIGNATURE:

REGISTERED ARCHITECT ANDREW GLASSMAN 027855 STATE OF NEW YORK



OWNER

Briarwood DEVELOPMENT MANAGEMENT CONSTRUCTION

MR MOSES SOLE REALTY

RKTB Architects, P.C.

EXECUTIVE ARCHITECT
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New York NY 10001
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ASSOCIATE ARCHITECT
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Brooklyn, NY 11215
212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
QUEENS 11433
Commercial/ Office Building
Owner: THOMAS WHITE, JR. Foundation
Block: 10129 Lot: 1, 3, 4
Property Characteristics:
Lot Area: 3,
No. of Buildings: 1
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Building Area:
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ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission
02.08.24	CPC & BLDS Updates

REVISIONS:

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Thomas White Foundation
South Jamaica, Queens

A-105.00
Roof Plan

SEAL | SIGNATURE:

REGISTERED ARCHITECT CHRISTOPHER GLASGOW 037855 STATE OF NEW YORK



north exterior elevation
1/8" = 1'-0"

OWNER

Briarwood
DEVELOPMENT ■ MANAGEMENT ■ CONSTRUCTION

MR
MOSES SOLE REALTY
BE

RKTB
Architects, P.C.

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Max. Allowable Facility FAR: 4.8

ISSUES:

07.22.21	Schematics
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Thomas White Foundation
South Jamaica, Queens

A-200.00
Exterior Elevations
SEAL | SIGNATURE:





west exterior elevation
1/8" = 1'-0"

OWNER

Briarwood
DEVELOPMENT ■ MANAGEMENT ■ CONSTRUCTION

MR MOSES SOLE REALTY

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212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
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ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission
02.08.24	CPC & BLDS Updates

REVISIONS:

#	DATE	DESCRIPTION

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Thomas White Foundation
South Jamaica, Queens

A-201.00
Exterior Elevations
SEAL | SIGNATURE:

REGISTERED ARCHITECT
STATE OF NEW YORK

north exterior elevation
1/8" = 1'-0"



south exterior elevation
1/8" = 1'-0"

OWNER

Briarwood DEVELOPMENT ■ MANAGEMENT ■ CONSTRUCTION

MR MOSES SOLE REALTY

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Brooklyn, NY 11215
212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
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ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission
02.08.24	CPC & BLDS Updates

REVISIONS:

#	DATE	DESCRIPTION

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Thomas White Foundation
South Jamaica, Queens

A-202.00
Exterior Elevations

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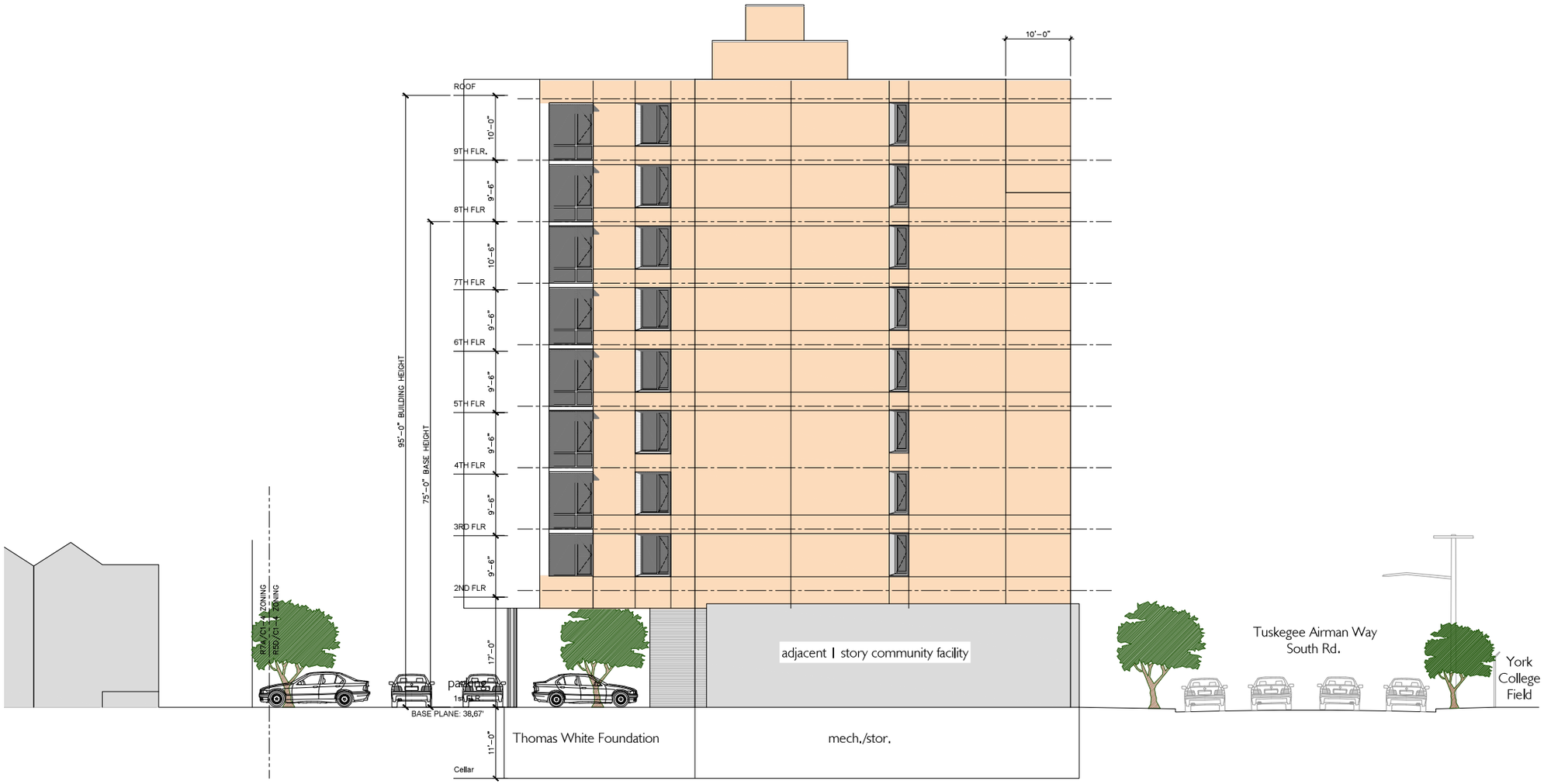
REGISTERED ARCHITECT ANDREW GLASSMAN 027615 STATE OF NEW YORK



east exterior elevation

1/8" = 1'-0"

OWNER

Briarwood DEVELOPMENT ■ MANAGEMENT ■ CONSTRUCTION

MR MOSES SOLE REALTY

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Brooklyn, NY 11215
212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
QUEENS 11433
Commercial/ Office Building
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Max. Allowable Commercial FAR: 1
Max. Allowable Facility FAR: 4.6

ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission
02.08.24	CPC & BLDS Updates

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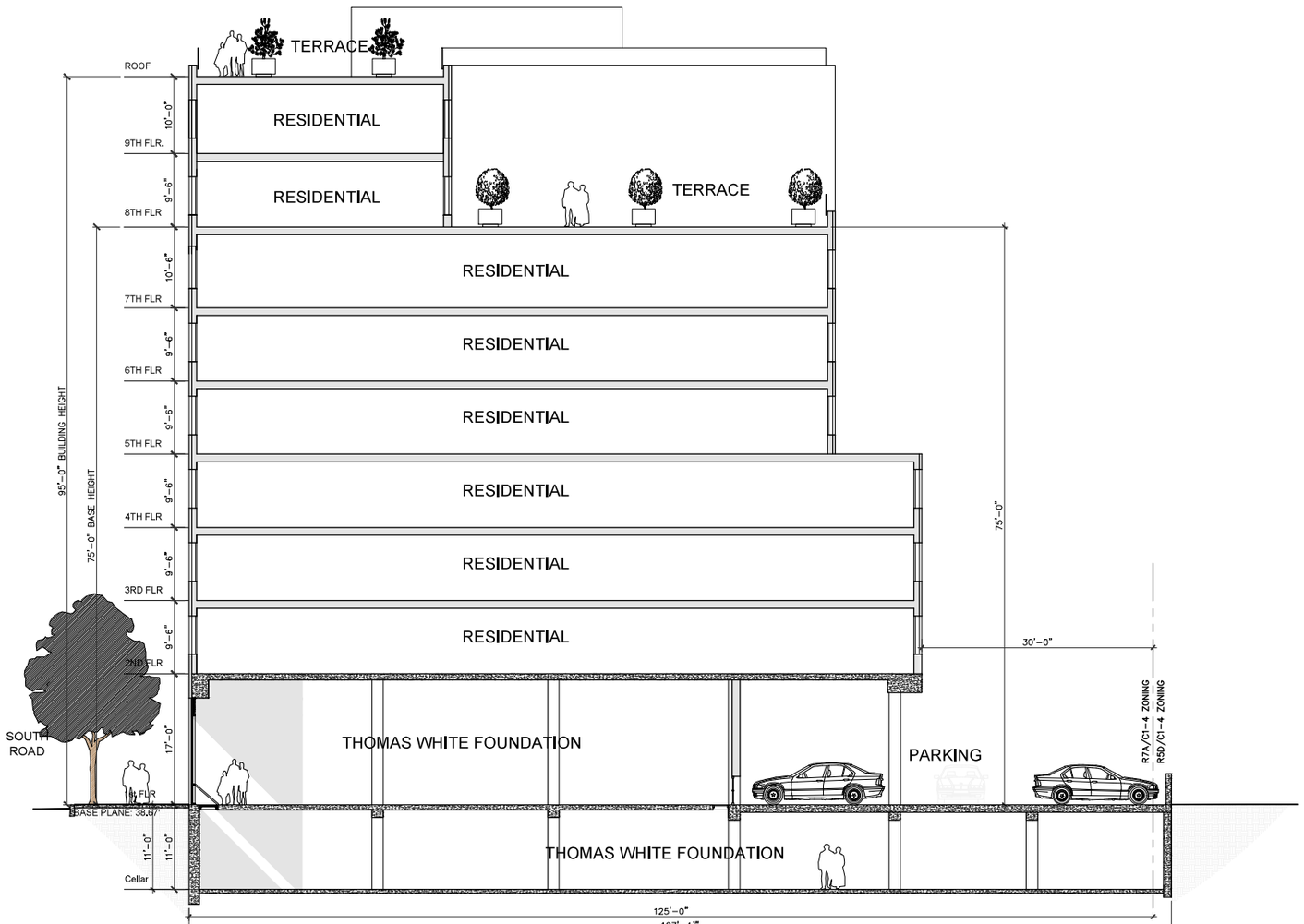
Thomas White Foundation
South Jamaica, Queens

A-203.00
Exterior Elevations

SEAL | SIGNATURE:

REGISTERED ARCHITECT STATE OF NEW YORK



'AA' NORTH-SOUTH SECTION LOOKING EAST

OWNER

Briarwood DEVELOPMENT ■ MANAGEMENT ■ CONSTRUCTION

MR MOSES SOLE REALTY

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Brooklyn, NY 11215
212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
QUEENS 11433
Commercial / Office Building
Owner: THOMAS WHITE, JR. Foundation
Block: 10129 Lot: 1, 3, 4
Property Characteristics:
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ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission
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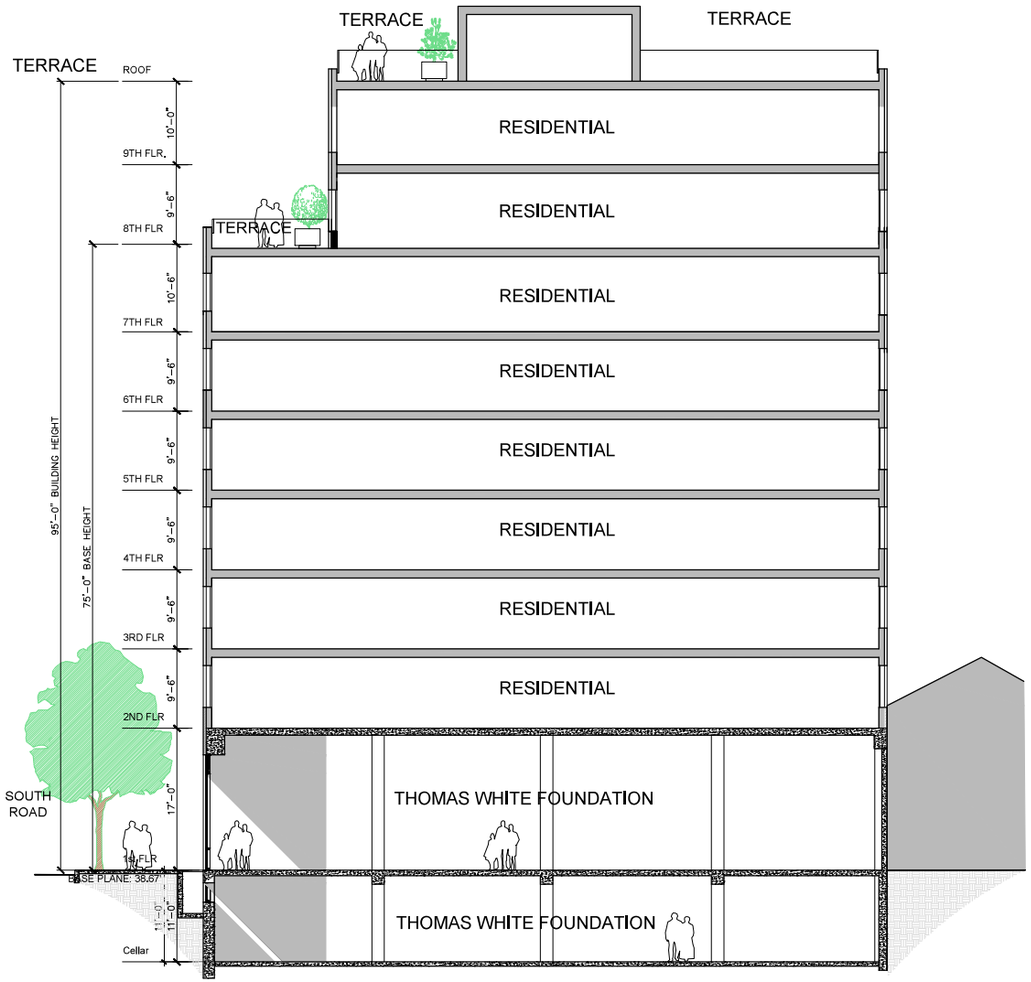
Thomas White Foundation
South Jamaica, Queens

A-300.00
Building Section Looking East

SEAL | SIGNATURE:

REGISTERED ARCHITECT CHRISTOPHER GLASSMAN 030615 STATE OF NEW YORK



'BB' EAST-WEST SECTION LOOKING NORTH

OWNER

Briarwood
DEVELOPMENT ■ MANAGEMENT ■ CONSTRUCTION

MR
MOSES SOLE REALTY
BE

RKTB
Architects, P.C.

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Brooklyn, NY 11215
212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
QUEENS 11433
Commercial / Office Building
Owner: THOMAS WHITE, JR. Foundation
Block: 10129 Lot: 1, 3, 4
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Max. Allowable Commercial FAR: 1
Max. Allowable Facility FAR: 4.8

ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission
02.08.24	CPC & BLDS Updates

REVISIONS:

#	DATE	DESCRIPTION

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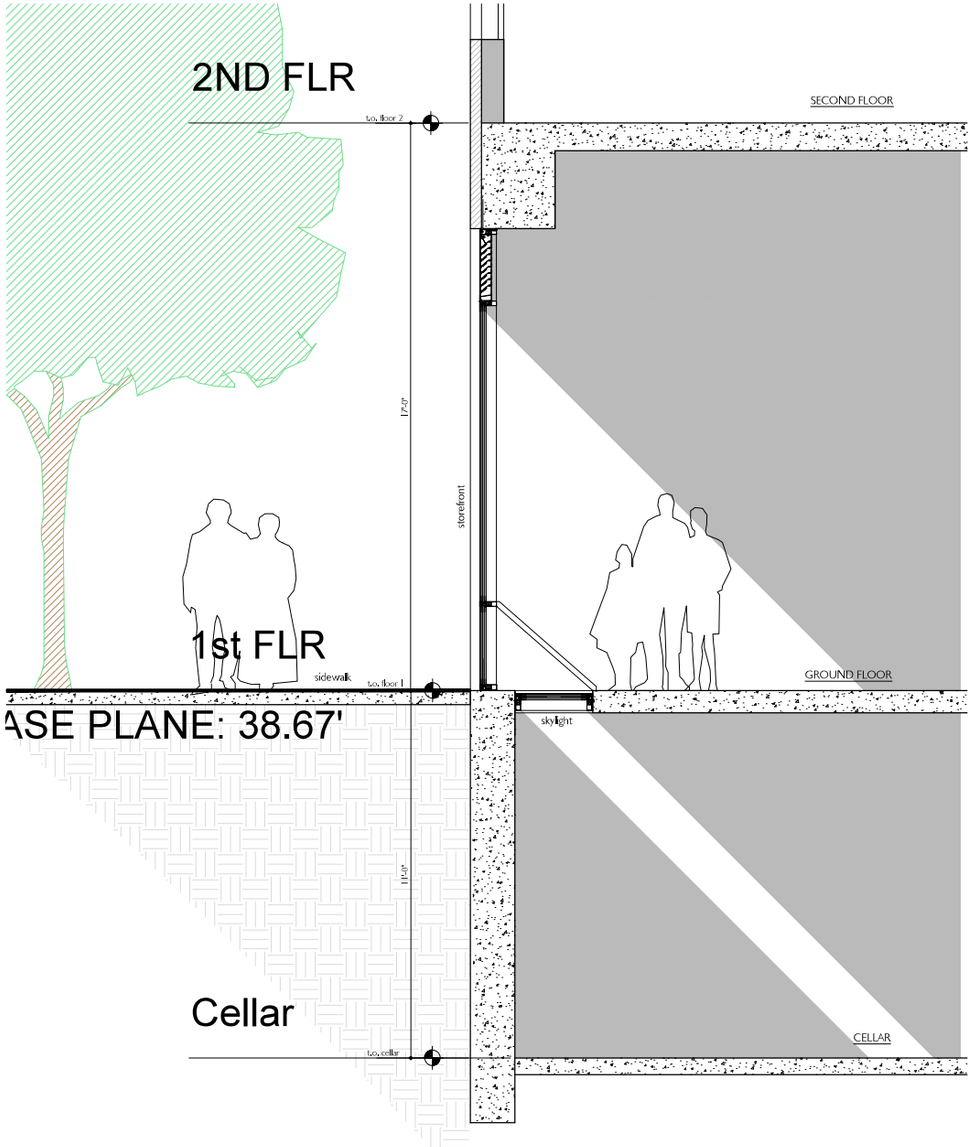
Thomas White Foundation
South Jamaica, Queens

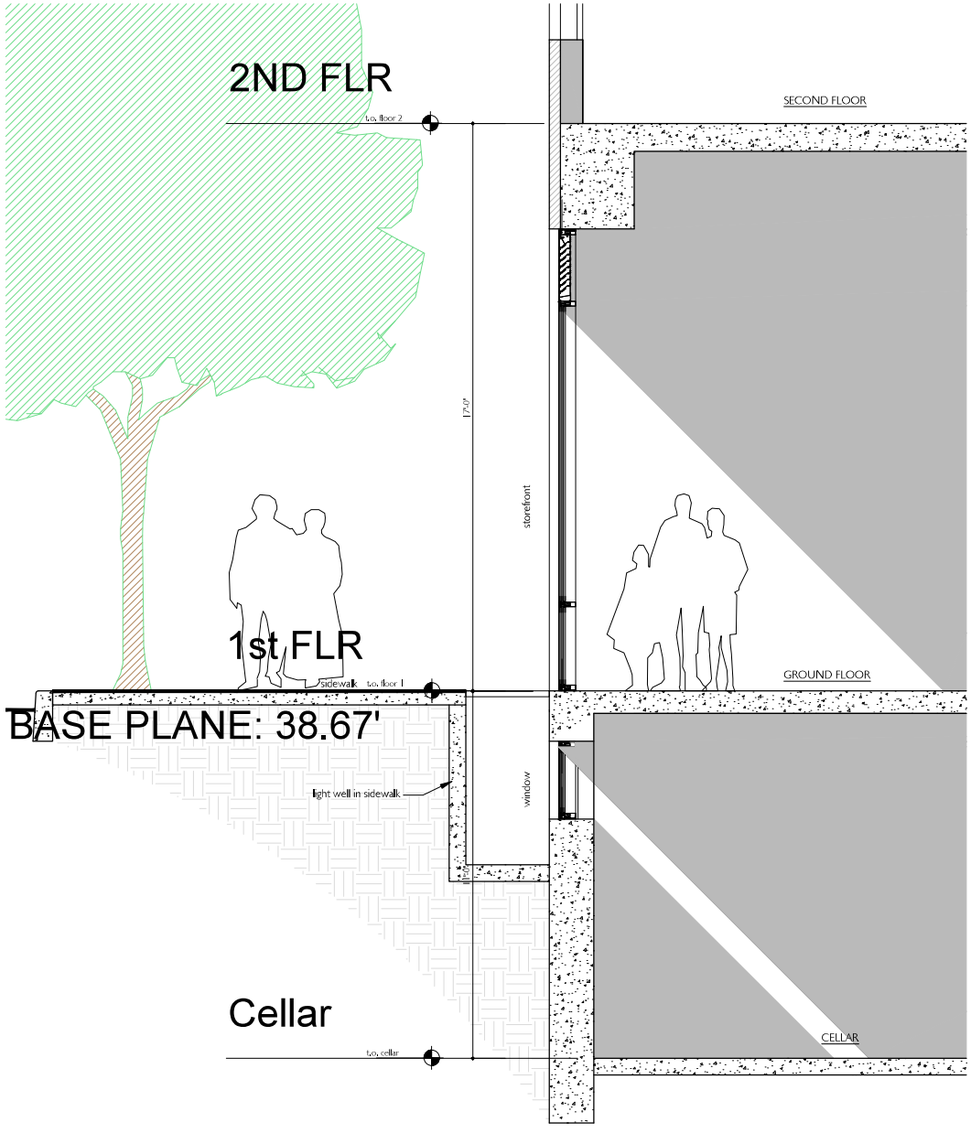
A-310.00
Building Section Looking North

SEAL | SIGNATURE:





Wall Section @ Ground Floor and Cellar Windows
Scale: 1/2" = 1'-0" 1



Wall Section @ Ground Floor and Cellar Windows
Scale: 1/2" = 1'-0" 2

OWNER

Briarwood DEVELOPMENT ■ MANAGEMENT ■ CONSTRUCTION

MR MOSES SOLE REALTY

RKTB Architects, P.C.

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Brooklyn, NY 11215
212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
QUEENS 11433
Commercial/ Office Building
Owner: THOMAS WHITE, JR, Foundation
Block: 10129 Lot: 1, 3, 4
Property Characteristics:
Lot Area: 3,
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ISSUES:

07.22.21	Schematics
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REVISIONS:

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A-400.00
Cellar Skylight Sections

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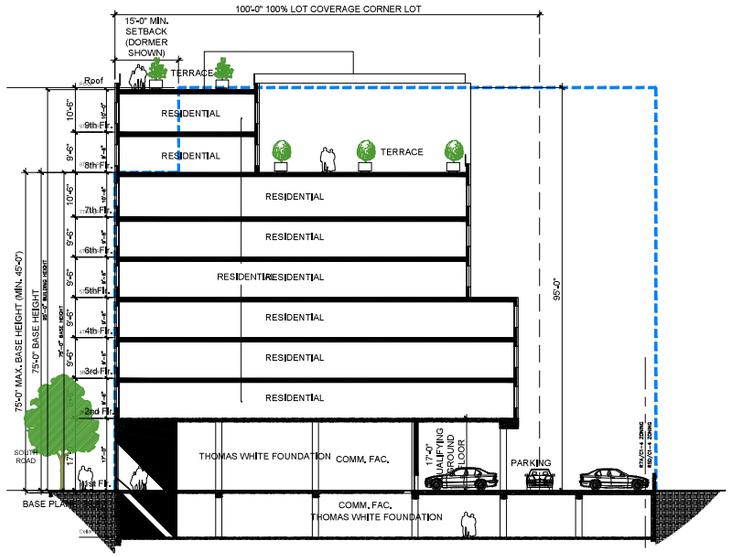
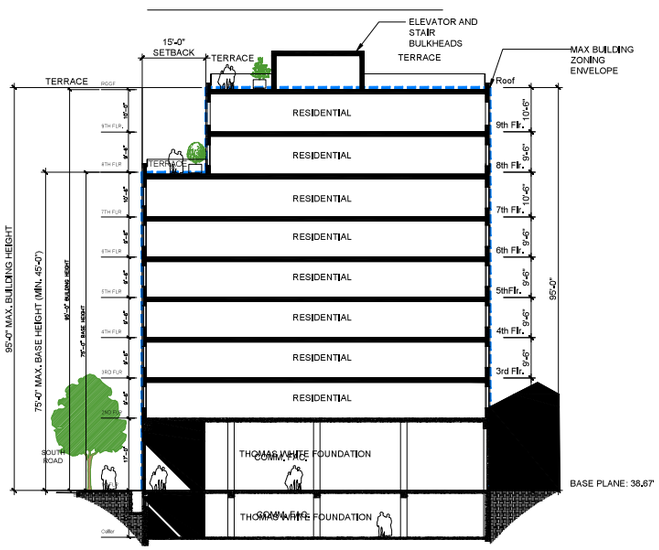
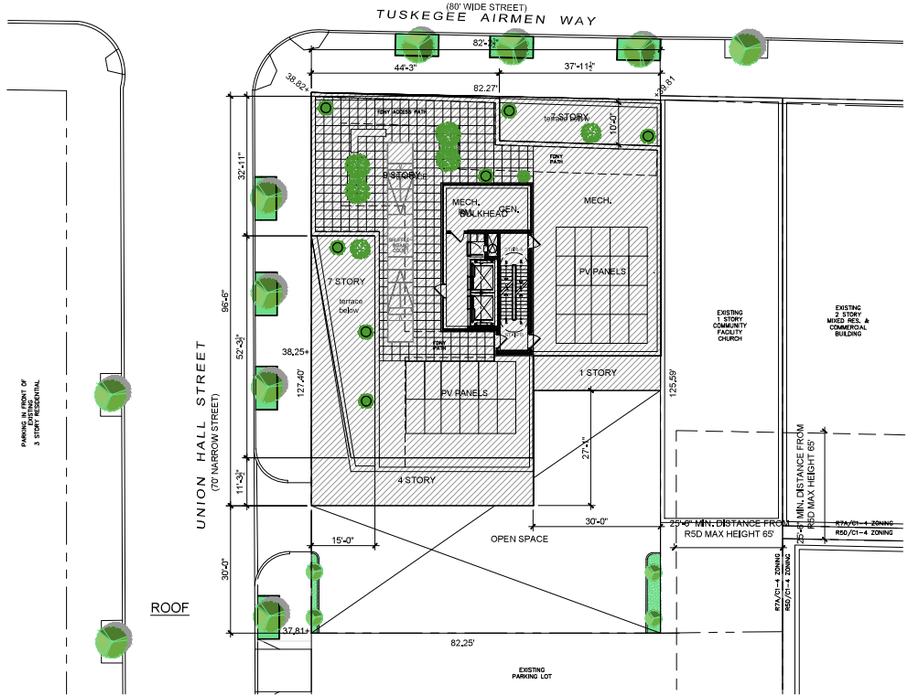
REGISTERED ARCHITECT CHRISTOPHER GLEASON 030615 STATE OF NEW YORK



'AA' NORTH-SOUTH SECTION LOOKING EAST



'BB' EAST-WEST SECTION LOOKING NORTH



COVERED LOT AREA

OPEN SPACE

LOT COVERAGE & YARD DIAGRAM
SCALE : 1/16" = 1'-0"

LOT COVERAGE CALCULATION:

BLOCK: 10129 LOTS: 1, 3, 4
LOT AREA = 10,405.48 SQUARE FEET

COVERED AREA = 7122.34 SF

OPEN SPACE= 3,283.14 SF

OPEN SPACE PERCENTAGE = 3,283.14 / 10,405.48 = 32%
LOT COVERAGE = 68%

CORNER LOT MAX LOT COVERAGE: 100% (COMPLIANT)

BASE PLANE CALCULATION:

$$37.81+38.25+38.82+39.81 = \frac{154.69}{4} = 38.67'$$

OWNER

Briarwood DEVELOPMENT • MANAGEMENT • CONSTRUCTION

MR MOSES SOLE REALTY LLC

RKTB Architects, P.C.

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212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
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Commercial / Office Building
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ISSUES:

07.22.21	Schematics
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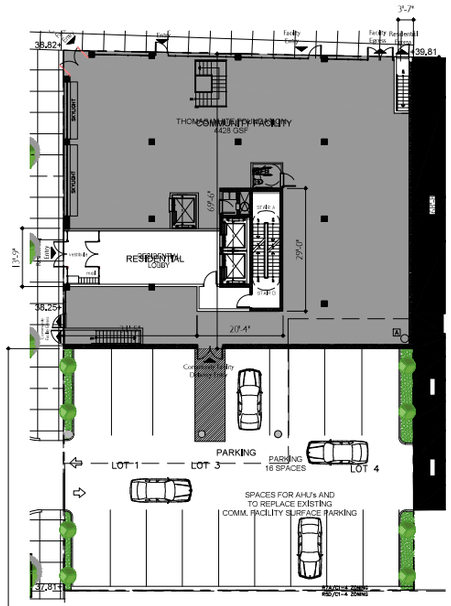
Thomas White Foundation
South Jamaica, Queens

Z-100.00
Zoning Sects. and Lot Coverage

SEAL | SIGNATURE:

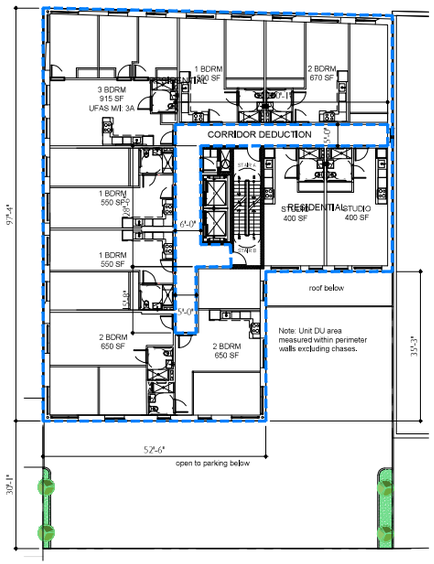




COMMUNITY FACTILITY FA: 4028 SF

RESIDENTIAL FA: 1694 SF

Zoning Area Plan = Ground/First Floor
Scale: 1/16" = 1'-0" 1



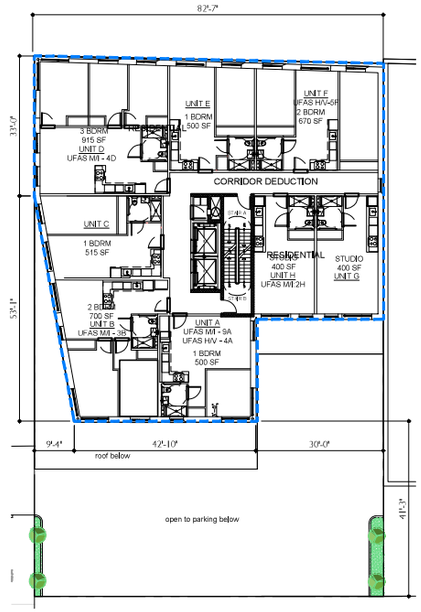
FLOOR AREA CALCULATIONS

RESIDENTIAL FA: 6251 SF GROSS

CORRIDOR DEDUCTION: 225 SF
REFUSE DEDUCTION: 12 SF
MECH. DEDUCTION: 70 SF
EXT. WALL DEDUCTION: 214 SF

RESIDENTIAL FA: 5730 SF ZONING

Zoning Area Plan Second to Fifth Floor
Scale: 1/16" = 1'-0" 2

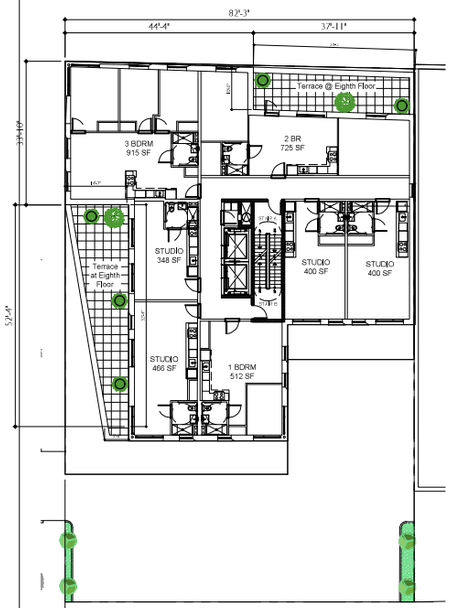


RESIDENTIAL FA: 6003 SF GROSS

CORRIDOR DEDUCTION: 225 SF
REFUSE DEDUCTION: 12 SF
MECH. DEDUCTION: 70 SF
EXT. WALL DEDUCTION: 214 SF

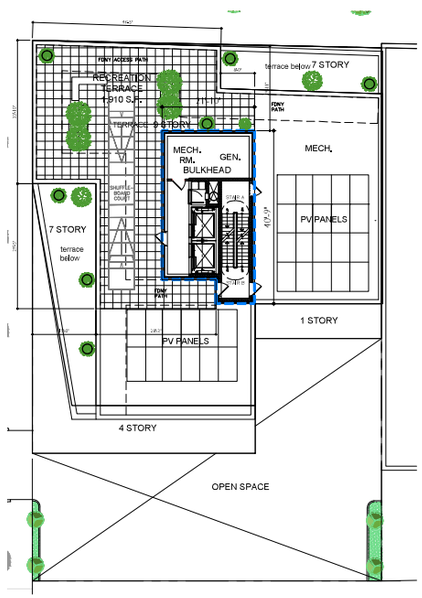
RESIDENTIAL FA: 5482 SF ZONING

Zoning Area Plan Sixth and Seventh Floor
Scale: 1/16" = 1'-0" 3



RESIDENTIAL FA: 5107 SF GROSS
RESIDENTIAL FA: 4590 SF ZONING

Zoning Area Plan Eighth and Ninth Floor
Scale: 1/16" = 1'-0" 4



RESIDENTIAL FA: 816 SF GROSS
RESIDENTIAL FA: 0 SF ZONING

Zoning Area Plan Roof
Scale: 1/16" = 1'-0" 5

OWNER

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MR MOSES SOLE REALTY LLC

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Brooklyn, NY 11215
212.645.2317

162-02 TUSKEGEE AIRMEN WAY,
QUEENS 11433
Commercial / Office Building
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ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission
02.08.24	CPC & BLDS Updates

REVISIONS:

#	DATE	DESCRIPTION

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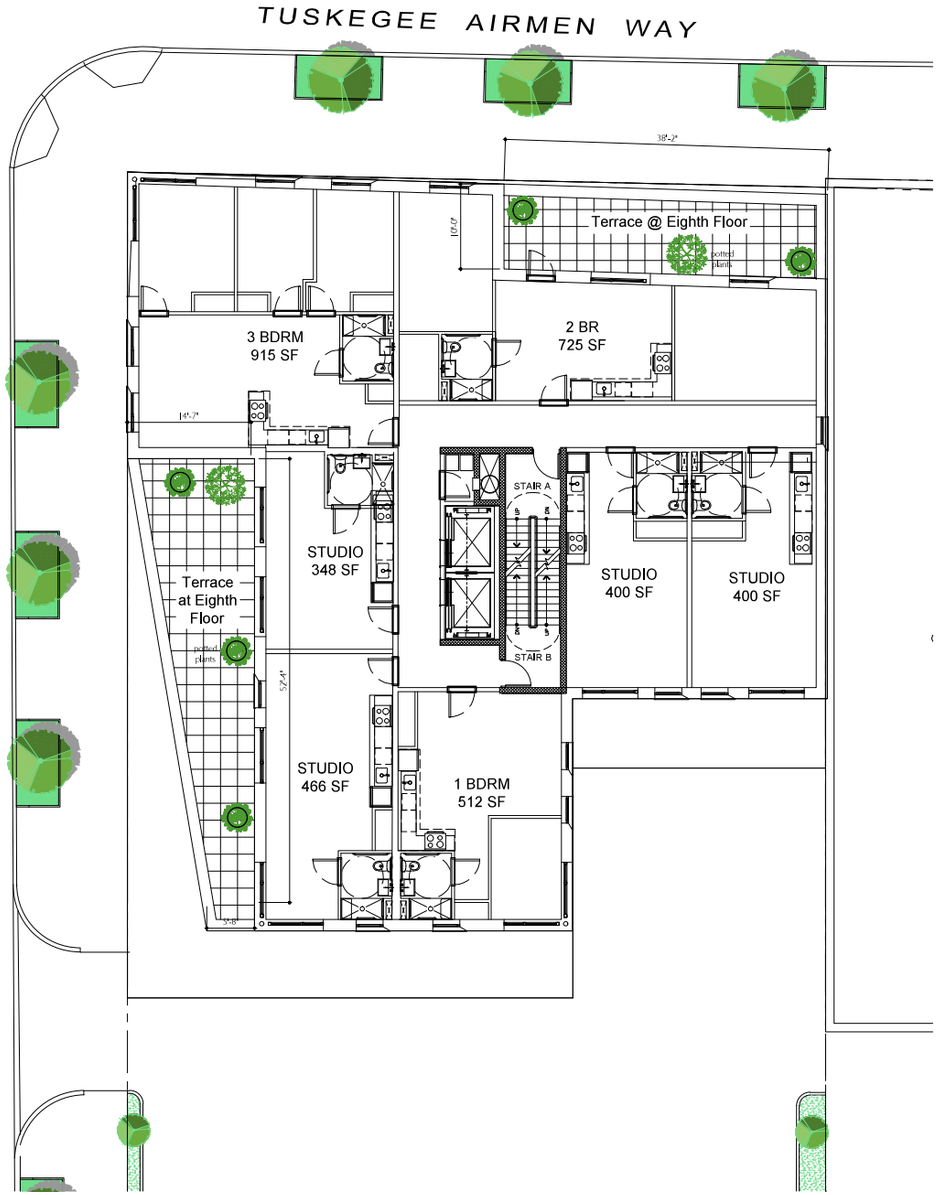
Thomas White Foundation
South Jamaica, Queens

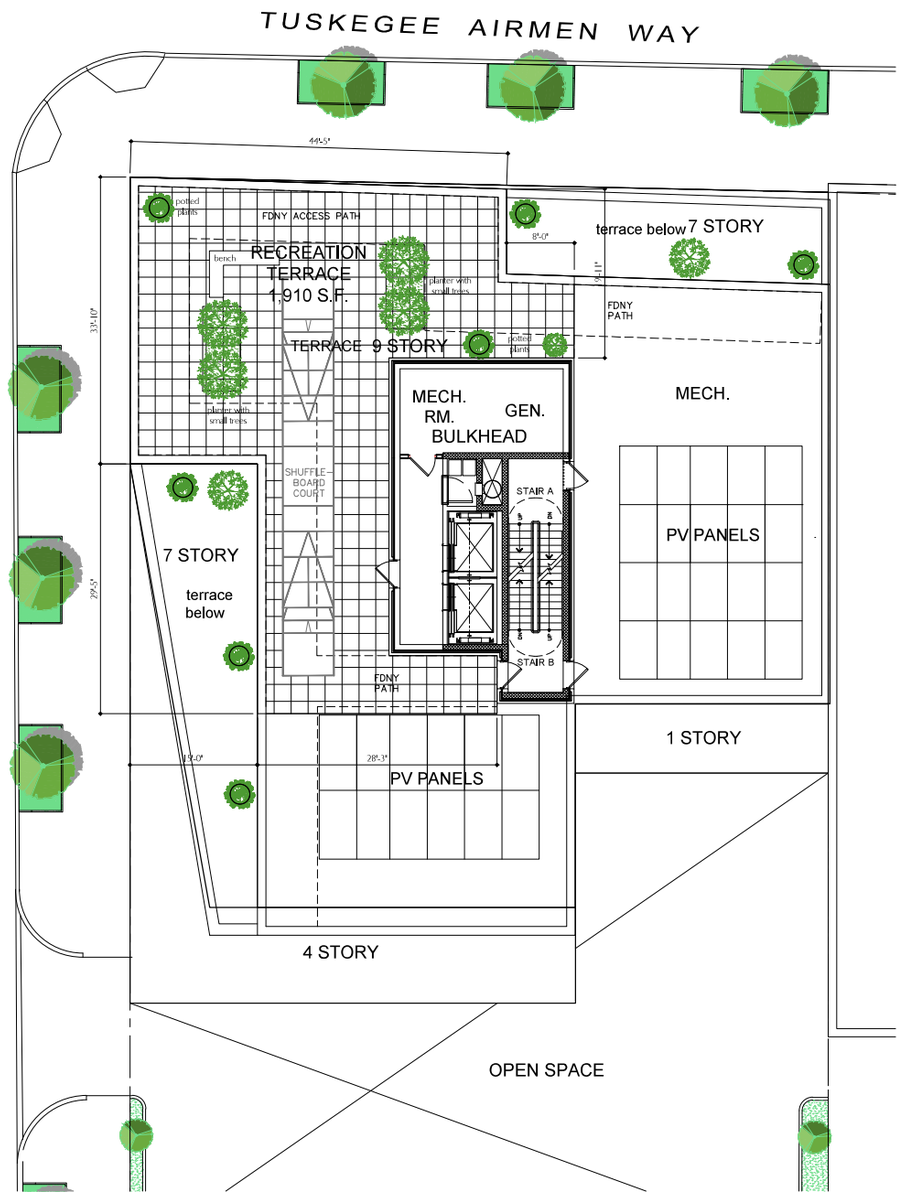
Z-110.00
Zoning Diagrams

SEAL | SIGNATURE:





Recreation Area Plan - 8th Floor
Scale: 1/8" = 1'-0"
4



Recreation Area Plan- Roof
Scale: 1/8" = 1'-0"
5

OWNER

Briarwood
DEVELOPMENT ■ MANAGEMENT ■ CONSTRUCTION

MR
MOSES SOLE REALTY
LLC

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162-02 TUSKEGEE AIRMEN WAY,
QUEENS 11433
Commercial / Office Building
Owner: THOMAS WHITE, JR. Foundation
Block: 10129 Lot: 1, 3, 4
Property Characteristics:
Lot Area: 3,
No. of Buildings: 1
No. of floors: 1
Building Area:
Total Units: 1 Residential Units: 0
Primary zoning: R5D Commercial Overlay: C1-4
Floor Area Ratio: 0.72
Max. Allowable Residential FAR: 2
Max. Allowable Commercial FAR: 0
Max. Allowable Facility FAR: 2
Community Facility Units: 1
Primary zoning: Existing R5D
Proposed zoning: R7A
Commercial Overlay: C1-4
Floor Area Ratio: 4.0
Max. Allowable Residential FAR: 4.1
Max. Allowable Commercial FAR: 1
Max. Allowable Facility FAR: 4.8

ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission
02.08.24	CPC & BLDS Updates

REVISIONS:

#	DATE	DESCRIPTION

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Thomas White Foundation
South Jamaica, Queens

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Recreation and Landscape Plans

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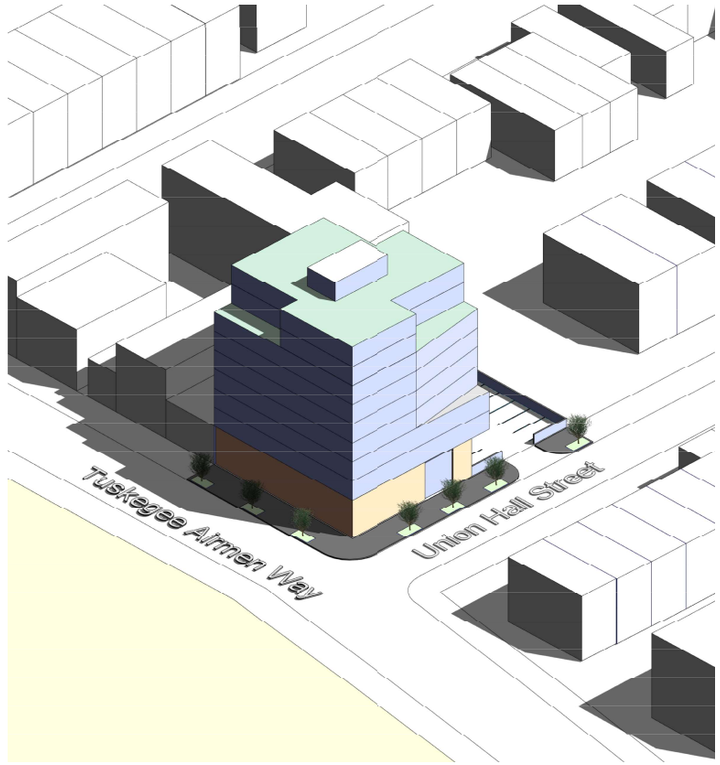
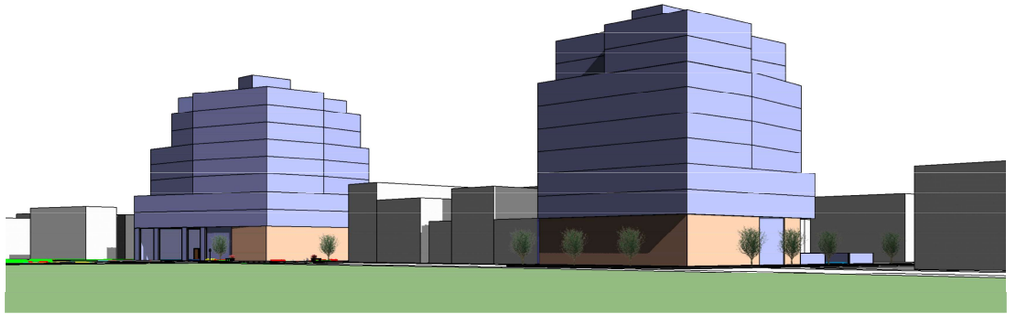
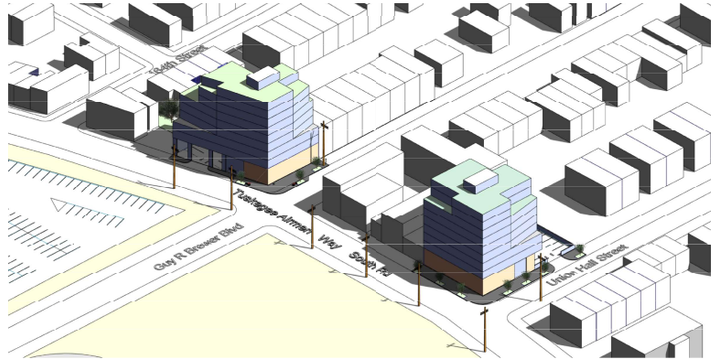
PROJECT SITE STREET VIEW



PROJECT SITE AERIALVIEW



PROJECT AREA STREET VIEW



PROJECT AREA STREET VIEW

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Briarwood DEVELOPMENT MANAGEMENT CONSTRUCTION

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ISSUES:

07.22.21	Schematics

REVISIONS:

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ISSUES:

07.22.21	Schematics
08.08.23	ULURP Submission

REVISIONS:

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Thomas White Foundation Mixed Use Building

South Jamaica Gateway Rising

Site 2

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