GOLDMANHARRIS LLC
Attorneys at Law

475 Park Avenue South
New York, New York 10016
www.goldmanharris.com

T. 212 935.1622
F. 212 935.2651
etravers@goldmanharris.com

Eugene C. Travers

RECEIVED
BD. STANDARDS AND APPEALS
2013 MAR 12 P 4:21
CAL. NO.

March 11, 2013

BY HAND
Hon. Meenakshi Srinivasan, Chair
NYC Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Re: 220-10-BZY
77, 79 & 81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67, Manhattan

Dear Chair Srinivasan:

Submitted herewith is an application for a second extension of time to complete construction of a minor development pursuant to Section 11-332 of the Zoning Resolution. Approval of the application would facilitate the completion of a sixteen-story transient hotel on portions of the above-captioned premises. The premises are currently located within a C4-4A zoning district.

In connection with this application, enclosed please find the following attachments:

1. BZY Application Form;
2. Statement of Facts and Findings;
3. Affidavit(s) of Ownership;
4. Declaration of Zoning Lot Restrictions;
5. Permit Information;
6. Construction Schedule;
7. Financial Information;
8. Zoning Map;
9. City Planning Commission Report;
10. Department of Building Plans;
11. Photographs; and
12. Prior BSA Resolutions.

In addition, a check in the amount of $4,740.00 for the filing fee is submitted herewith.

Please let us know if you require any additional information in this regard.

Thank you.

Very truly yours,

Eugene C. Travers

cc: Martin Rebholz, R.A – Manhattan Borough Commissioner, DOB
Hon. Margaret Chin – Council Member, District 1
Hon. Scott M. Stringer, Manhattan Borough President
Susan Stetzer – District Manager, Community Board 2
Edith Hsu-Chen – Director, Manhattan Office of the Department of City Planning
Christopher Holme – Zoning Division, Department of City Planning

City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705
Phone: (212) 788-8500
Fax: (212) 788-8769
www.nyc.gov/bsa

RECEIVED
2013 MAR 11 P 4:21
CAL. NO.

BUILDING PERMIT RENEWAL (BZY)
Application Form

BSA APPLICATION NO. 220-10-BZY

Section A
Applicant/ Owner

GoldmanHarris LLC			D.A.B. Group LLC		
NAME OF APPLICANT			*OWNER OF RECORD*		
475 Park Avenue South, 28th Floor			85 West Hawthorne Avenue		
ADDRESS			*ADDRESS*		
New York	NY	10016	Valley Stream	NY	11580
CITY	*STATE*	*ZIP*	*CITY*	*STATE*	*ZIP*
212	935-1622		Orchard Hotel LLC, c/o Maverick Real Estate Partners LLC		
AREA CODE	*TELEPHONE*		*LESSEE / CONTRACT VENDEE*		
212	935-2651		14 East 38th Street		
AREA CODE	*FAX*		*ADDRESS*		
hgoldman@goldmanharris.com			New York	NY	10016
EMAIL			*CITY*	*STATE*	*ZIP*

Section B
Site Data

77, 79, & 81 Rivington Street (a/k/a 139, 141 Orchard Street) — 10002
STREET ADDRESS (INCLUDE ANY A/K/A) — *ZIP CODE*

Northern p/o of block bound by Orchard St. to the east, Rivington St. to the north, Allen St. to the west, and Delancy St. to the south.
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

415	61-63, 66 & 67	Manhattan	3	N/A
BLOCK	*LOT(S)*	*BOROUGH*	*COMMUNITY DISTRICT NO*	*LANDMARK/ HISTORIC DISTRICT*

Hon. Margaret Chin	C4-4A	12c
CITY COUNCILMEMBER	*ZONING DISTRICT (include special zoning district, if any)*	*ZONING MAP NUMBER*

Section C
Application Description

APPLICATION IS HEREBY MADE UNDER: *(Consult §11-331 or §11-332 for appropriate entry)*

1. ☐ Section ZR §11-331 to extend the time of construction for a development for a period of six months:
   ☐ Major development ☐ Minor development
2. ☑ Section ZR §11-332 to extend the time of construction and/or obtain Certificate of Occupancy for a period of two years months/ years:
   ☐ Major development ☑ Minor development ☐ Other construction

Section D
Permit Information

PERMITS *(Attachment Item 4)*

1. Effective Date of Zoning Amendment: 11/19/2008
2. Work authorized under Permit(s) No(s): Alt. 2 110251361-EW-OT & NB 104870392-01-NB
3. Date(s) permit(s) issued: 9/29/2008 (Alt. 2 foundation) 11/19/2008 (New Building)
4. Date of Permit Lapse: 3/15/2013 (pursuant to 220-10-BZY for first extension)
5. Has the Department of Buildings notified the owner that the permit(s) lapsed? ☑ No ☐ Yes Date _____
6. Permit(s) issued based on plans filed under: ☑ N.B. 104870392-01-NB ☑ Alt. No. 110251361-EW-OT

City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705
Phone: (212) 788-8500
Fax: (212) 788-8769
www.nyc.gov/bsa

2013 MAR 11 PM 1:38

BUILDING PERMIT RENEWAL (BZY)
Application Form

BSA APPLICATION NO. 220-10-BZY

Section A — Applicant/ Owner

Applicant	Owner
GoldmanHarris LLC	D.A.B. Group LLC
NAME OF APPLICANT	OWNER OF RECORD
475 Park Avenue South, 28th Floor	85 West Hawthorne Avenue
ADDRESS	ADDRESS
New York / NY / 10016	Valley Stream / NY / 11580
CITY / STATE / ZIP	CITY / STATE / ZIP
212 935-1622	Orchard Hotel LLC, c/o Maverick Real Estate Partners LLC
AREA CODE / TELEPHONE	LESSEE / CONTRACT VENDEE
212 935-2651	14 East 38th Street
AREA CODE / FAX	ADDRESS
hgoldman@goldmanharris.com	New York / NY / 10016
EMAIL	CITY / STATE / ZIP

Section B — Site Data

77, 79, & 81 Rivington Street (a/k/a 139, 141 Orchard Street) — STREET ADDRESS (INCLUDE ANY A/K/A) — 10002 ZIP CODE

Northern p/o of block bound by Orchard St. to the east, Rivington St. to the north, Allen St. to the west, and Delancy St. to the south.
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT NO	LANDMARK/ HISTORIC DISTRICT
415	61-63, 66 & 67	Manhattan	3	N/A

CITY COUNCILMEMBER	ZONING DISTRICT (include special zoning district, if any)	ZONING MAP NUMBER
Hon. Margaret Chin	C4-4A	12c

Section C — Application Description

APPLICATION IS HEREBY MADE UNDER: *(Consult §11-331 or §11-332 for appropriate entry)*

1. ☐ Section ZR §11-331 to extend the time of construction for a development for a period of six months:
   ☐ Major development ☐ Minor development
2. ☑ Section ZR §11-332 to extend the time of construction and/or obtain Certificate of Occupancy for a period of two years months/ years:
   ☐ Major development ☑ Minor development ☐ Other construction

Section D — Permit Information

PERMITS *(Attachment Item 4)*

1. Effective Date of Zoning Amendment: 11/19/2008
2. Work authorized under Permit(s) No(s): Alt. 2 110251361-EW-OT & NB 104870392-01-NB
3. Date(s) permit(s) issued: 9/29/2008 (Alt. 2 foundation) 11/19/2008 (New Building)
4. Date of Permit Lapse: 3/15/2013 (pursuant to 220-10-BZY for first extension)
5. Has the Department of Buildings notified the owner that the permit(s) lapsed? ☑ No ☐ Yes Date _____
6. Permit(s) issued based on plans filed under: ☑ N.B. 104870392-01-NB ☑ Alt. No. 110251361-EW-OT

Section E

Construction Information

Answer the portion of this section that is applicable to your application. Use separate 8½" x 11" sheets, marked Attachment "Item 5", to describe in detail the construction work completed, and attach sheets to each copy of the application form submitted.

FOR AN APPLICATION UNDER §11-331

1. Has excavation work been completed? ☐ No ☐ Yes Date of Completion:_____
2. For a Minor development, substantial construction of the foundation has been completed as of _____ (Minor development includes any Enlargement as defined in §11-31).
3. For a Major development: substantial construction of a foundation has been completed as of _____

FOR AN APPLICATION UNDER §11-332

1. Was permit initially vested under §11-331 by ☐ DOB ☑ BSA
2. For a Minor development, substantial construction has been/will be completed as of November 19, 2010 (Minor development includes any Enlargement as defined in §11-31).
3. For a Major development, substantial construction has been/will be completed as of _____
4. For other construction, substantial construction has been/will be completed as of _____

Section F

Financial Information

Answer the portion of this section that is applicable to your application. Use separate 8½" x 11" sheets, marked Attachment "Item 6", to describe in detail the construction work completed, and attach sheets to each copy of the application form submitted.

FOR AN APPLICATION UNDER §11-331

1. Total cost of foundation construction: $_____.
2. The cost of foundation construction completed as of date of permit lapse: $_____.
3. Irrevocable financial commitments on this work, including payments already made to contractors and others, in the amount of $_____.

FOR AN APPLICATION UNDER §11-332

1. Total cost/value of construction: $15,249,467.
2. Total cost/value of construction completed as of date of permit lapse: $4,826,511.
3. Irrevocable financial commitments on this work, including payments already made to contractors and others, in the amount of $No change; see file.

Section G

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

H Goldman

Signature of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS 11TH DAY OF March 2013

Howard Goldman
Print Name

Authorized Representative
Title

NOTARY PUBLIC

EUGENE TRAVERS
NOTARY PUBLIC
NO. 02TR6266751
QUALIFIED IN NEW YORK COUNTY
COMM. EXP. 08/06/2016
STATE OF NEW YORK

GOLDMAN HARRIS LLC
Attorneys at Law

475 Park Avenue South
New York, New York 10016
www.goldmanharris.com

T. 212 935.1622
F. 212 935.2651

2013 MAR 11 PM 4:38

STATEMENT OF FACTS AND FINDINGS

Re: 220-10-BZY
77, 79 & 81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67
(the "Premises")

RECEIVED
2013 MAR 11 P 2:22
CALENDAR

I. STATEMENT OF FACTS

A. Introduction

This application for a second extension of time to complete construction of a minor development commenced under a prior C6-1 zoning district is filed on behalf of Orchard Hotel LLC, c/o Maverick Real Estate Partners LLC (the "Applicant"), pursuant to Section 11-332 of the Zoning Resolution of the City of New York (the "Zoning Resolution" or "ZR"). The Applicant is the lender for the development and is currently in the process of foreclosing on Lots 66 and 67 of the Premises. Approval of the application would facilitate the completion of a sixteen-story transient hotel (the "Hotel") on Lots 66 and 67.

The Premises comprise Tax Lots 61, 62, 63, 66, and 67 at the northern end of Block 415 bounded by Rivington Street to the north, Delancey Street to the south, Orchard Street to the east, and Allen Street to the west, within the Lower East Side neighborhood of Manhattan.

The Premises have a total lot area of approximately 9,828 square feet, and are currently zoned C4-4A. The Applicant proposes to complete the construction of the Hotel on Lots 66 and 67 utilizing excess development rights from Lots 61, 62 and 63.

The Hotel is partially constructed, with a completed superstructure, some mechanical risers installed, and some framing completed. The facade has not been constructed. If this application is approved, the Applicant intends to complete construction of the Hotel in 2014.

B. Initial Vested Rights Application (ZR §11-331)

D.A.B. Group LLC ("D.A.B. Group"), as developer, applied for building permits to construct the Hotel when the Premises were located within a C6-1 zoning district. The Hotel was proposed to have a total floor area of approximately 39,064 square feet and a height of 191 feet.

On September 29, 2008, the New York City Department of Buildings ("DOB") issued Alteration Type 2 Permit No. 110251361-EW-OT (the "Foundation Permit") for excavation of the Premises and construction of the foundation for the Hotel. Work under the Foundation Permit commenced on October 14, 2008. On November 19, 2008, DOB issued New Building Permit No. 104870392-01-NB (the "New Building Permit") for construction of the Hotel. (The Foundation Permit and the New Building Permit are referred to collectively as the "Permits.") Copies of the relevant New Building Permit documents are attached hereto.

Thereafter, on November 19, 2008, the New York City Council voted to approve the East Village/Lower East Side Rezoning (ULURP No. C 080397(A) ZMM), which changed the underlying zoning district to C4-4A. The Hotel development does not comply with the maximum FAR of 4.0 and the maximum building height of 80 feet under the C4-4A zoning district regulations.

Because work on the foundation of the Hotel was not completed as of the enactment of the rezoning, the Permits lapsed and DOB issued a Stop Work Order on November 28, 2008.

On December 18, 2008, D.A.B. Group applied for an extension of time to complete construction pursuant to ZR §11-331. The Board approved the application on June 16, 2009, finding that the Permits were lawfully issued, that excavation was completed, and that substantial progress had been made on the foundation (BSA Cal. No. 311-08-BZY). In granting its approval, the Board extended D.A.B. Group's time to complete the foundation for a term of six months from the date of the approval, to expire on December 16, 2009.

C. First Extension of Time to Complete Construction (ZR §11-332)

Following the Board's approval, the foundation was completed within six months and construction of the Hotel continued. However, pursuant to ZR §11-331, only two years are allowed to complete construction and obtain a certificate of occupancy subsequent to a rezoning.

On November 18, 2010, D.A.B. Group filed an application for an extension of time to complete construction and obtain a certificate of occupancy pursuant to ZR §11-332. The Board approved the application on March 15, 2011, finding that the Permits were lawfully issued, that substantial construction was completed, and that substantial expenditures were made since the issuance of the Permits (BSA Cal. No. 220-10-BZY). The Board granted an extension for a term of two years from the date of the Board's approval, to expire on March 15, 2013.

D. Request for Second Extension of Time to Complete Construction (ZR §11-332)

In accordance with ZR §11-332, the Board may grant two, two-year extensions of time to complete construction previously authorized under ZR §11-331. This application seeks a second extension of two years in order to complete construction of the Hotel due to pending litigation.

On March 1, 2011, immediately prior to the Board's approval of the First Extension, the loan on the Hotel development matured and the Applicant, as lender, commenced a foreclosure proceeding against D.A.B. Group as developer/borrower. (See Orchard Hotel, LLC v. D.A.B. Group LLC, *et al.*, No. 850044-2011 (N.Y. Sup. Ct.).) Since that time, the only construction that has taken place has been to keep the construction site safe and to add a new sidewalk. There are currently no DOB/ECB violations issued against the Premises.

The foreclosure action is nearing completion. Following resolution of the foreclosure action, the Applicant anticipates completion of the Hotel in 2014.

II. STATEMENT OF FINDINGS

The Board previously found, in granting the First Extension under BSA Cal. No. 220-10-BZY, that the Permits for construction of the Hotel were lawfully issued, that substantial construction was completed, and that substantial expenditures were made since the issuance of the Permits. Specifically, the Board found that that the total expenditure paid toward construction of the Hotel was $4,826,511.00, or 32 percent out of the approximately $15,249,467.00 total cost to complete the Hotel.

As a result of the ongoing foreclosure action, there has been no new construction on the Hotel since the Board's grant of the First Extension other than sidewalk construction and site safety activities. Approval of this application would allow the Applicant to complete construction of the Hotel in light of its substantial expenditures made in financing the project.

III. CONCLUSION

In granting the First Extension, the Board found that substantial construction was completed and that substantial expenditures were made since the issuance of the Permits. The Applicant has timely renewed and maintained the lawfully issued New Building Permit and intends to complete construction in 2014.

In light of the foregoing and pursuant to ZR §11-332, the Applicant seeks a second two-year extension of time to complete construction of the Hotel under New Building Permit No. 104870392-01-NB, as well as all related permits for various work types, either already issued or necessary to complete construction.

Respectfully submitted,

Howard Goldman

New York, New York

March 11, 2013

BOARD OF STANDARDS AND APPEALS

40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Zvi Ben Zhavian, being duly sworn, deposes and says that (s)he resides at 85 W. Hawthorne Ave. in the City of Valley Stream in the County of Nassau, in the State of NY; that D.A.B. Group LLC is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York and known and designated as Block 415, Lot(s) 66 & 67, Street and House Number 139-141 Orchard Street; and that the statement of facts in the annexed application are true.

2013 MAR 11 P 1:38

Check one of the following conditions:

- ☐ Sole property owner of zoning lot
- ☐ Cooperative Building
- ☐ Condominium Building
- ☑ Zoning lot contains more than one tax lot and property owner

RECEIVED
BD. STANDARDS AND APPEALS
2013 MAR 11 P 4: 21
CAL. NO.

Owner's Authorization

The owner identified above hereby authorizes GoldmanHarris LLC to make the annexed application in her/his behalf.

Signature of Owner _____

Print Name ZVI BEN ZHAVIAN

Print Title OWNER

Sworn to before me this 15 day of Jan 2013

NANCY RODRIGUEZ
Notary Public State of New York
No. 31-4503053
Qualified in New York County
Commission Expires July 31,2013

Revised March 8, 2012

BOARD OF STANDARDS AND APPEALS

40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Zvi Ben Zhavian, being duly sworn, deposes and says that (s)he resides at 85 W. Hawthorne Ave. in the City of Valley Stream in the County of Nassau, in the State of NY; that 77-79 Rivington Street Realty LLC is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York and known and designated as Block 415, Lot(s) 61 & 62, Street and House Number 77-79 Rivington Street; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- ☐ Sole property owner of zoning lot
- ☐ Cooperative Building
- ☐ Condominium Building
- ☑ Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes GoldmanHarris LLC to make the annexed application in her/his behalf.

Signature of Owner _____

Print Name ZVI BEN ZHAVIAN

Print Title OWNER

Sworn to before me this 15 day

Of Jan 2013

_____

NANCY RODRIGUEZ
Notary Public State of New York
No. 31-4503053
Qualified in New York County
Commission Expires July 31,2013

Revised March 8, 2012

BOARD OF STANDARDS AND APPEALS
40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

DONALD GALISHOFF, being duly sworn, deposes and says that (s)he resides at 5135 TAMPA Ave, in the City of TARZANA, in the County of Los Angeles, in the State of CALIFORNIA; that 81-83 Rivington Corp. is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York and known and designated as Block 415, Lot(s) 63, Street and House Number 81 Rivington Street; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- ☐ Sole property owner of zoning lot
- ☐ Cooperative Building
- ☐ Condominium Building
- ☑ Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes GoldmanHarris LLC to make the annexed application in her/his behalf.

Signature of Owner: Donald Galishoff

Print Name: DONALD GALISHOFF

Print Title: PRESIDENT

Sworn to before me this 15 day of Feb 2013

HADI SHAKIBA NEJAD
Commission # 1875114
Notary Public - California
Los Angeles County
My Comm. Expires Jan 27, 2014

Revised March 8, 2012

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2008041100115002001EC81F

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 7**

Document ID: 2008041100115002 Document Date: 04-02-2008 Preparation Date: 04-11-2008
Document Type: SUNDRY AGREEMENT
Document Page Count: 5

PRESENTER:
FIRST AMERICAN -UNIONDALE*PICK-UP*
333 EARLE OVINGTON BLVD,
TITLE#3008-221015JH
UNIONDALE, NY 11553
516-832-3206
lwing@firstam.com

RETURN TO:
CHARLES WEISS, ESQ.
134 SPRING STREET
SUITE 202
NEW YORK, NY 10012

2008 MAR 11 PM 4:38

PROPERTY DATA

Borough	Block	Lot		Unit	Address
MANHATTAN	415	62	Entire Lot		79 RIVINGTON STREET
Property Type:	COMMERCIAL REAL ESTATE				
Borough	**Block**	**Lot**		**Unit**	**Address**
MANHATTAN	415	63	Entire Lot		81 RIVINGTON STREET
Property Type:	COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page____ *or* File Number_____

PARTIES

PARTY 1:
81-83 RIVINGTON CORP.
81 RIVINGTON STREET
NEW YORK, NY 10002

x Additional Parties Listed on Continuation Page

2008 MAR 11 PM 4:21

FEES AND TAXES

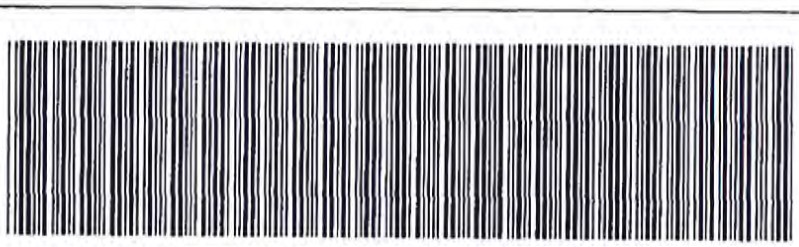
Mortgage		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	65.00
Affidavit Fee:	$	0.00

Filing Fee: $ 0.00
NYC Real Property Transfer Tax: $ 0.00
NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 04-25-2008 15:48
City Register File No.(CRFN): **2008000168106**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2008041100115002001CCA9F

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 2 OF 7**

Document ID: 2008041100115002 Document Date: 04-02-2008 Preparation Date: 04-11-2008
Document Type: SUNDRY AGREEMENT

PARTIES
PARTY 1:
D.A.B. GROUP LLC
85 WEST HAWTHORNE AVENUE
VALLEY STREAM, NY 11580

First American
3008-221015

DECLARATION OF ZONING LOT RESTRICTIONS

81-83 Rivington Corp., a New York Corporation having an office at 81 Rivington Street, New York, New York 10002, and D.A.B. Group LLC, a New York limited liability company having an address at 85 West Hawthorne Avenue, Valley Stream, New York 11580, collectively constituting the "*parties in interest*" (excepting those parties waiving their respective rights to join therein), as defined in Section 12-10(d) of the Zoning Resolution of the City of New York (effective December 15, 1961, as amended), with respect to the tracts of land known as Tax Lots 63 and 62 in Block 415 on the Tax Map of the City of New York, County of New York, which tax lots [(together with certain other intervening parcels)] are contiguous with one another along common boundary lines for more than ten (10) linear feet and located in the same Block 415, do hereby declare that the following tracts of land are to be treated as one zoning lot for the purposes of, and in accordance with, the provisions of the aforementioned Zoning Resolution: (a) Tax Lot 63 in Block 415 on the Tax Map of the City of New York, County of New York, also known as and by the street addresses 81 Rivington Street, New York, York, New York, and more fully described on Schedule "A" attached hereto; and (b) Tax Lot 62 in Block 415 on the Tax Map of the City of New York, County of New York, also known as and by the street address 79 Rivington Street, New York, New York, and more fully described on Schedule "B" attached hereto.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Declarants have executed this instrument this 2 day of ~~March,~~ April 2008.

81-83 Rivington Corp.

By: _____
Donald Galishoff, President

D.A.B. Group LLC

By: _____
Name: ISIDORE PERLSTEIN
Title: Manager

STATE OF NEW YORK)
) ss. :
COUNTY OF NEW YORK)

On the 12th day of March, in the year 2008, before me, the undersigned, a Notary Public in and for said state, personally appeared Donald Galishoff, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the Same in his capacity and that by his signature on the instrument, the person or the entity upon behalf or which the person, acted, executed the instrument.

_____
Notary Public

SEAL

SUSAN K. BLOOM
Notary Public, State of New York
No. 02BL5000306
Qualified in Westchester County
Commission Expires August 10, ~~1998~~ 2010

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 2 day of ~~March~~ April, in the year 2008, before me, the undersigned, a Notary Public in and for said state, personally appeared ISIDORE PERLSTEIN, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the person or the entity upon behalf or which the person, acted, executed the instrument.

_____
Notary Public

JESSICA MICHELLE WEISS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01WE6127449
QUALIFIED IN NASSAU COUNTY
COMMISSION EXP. 05/31/2009

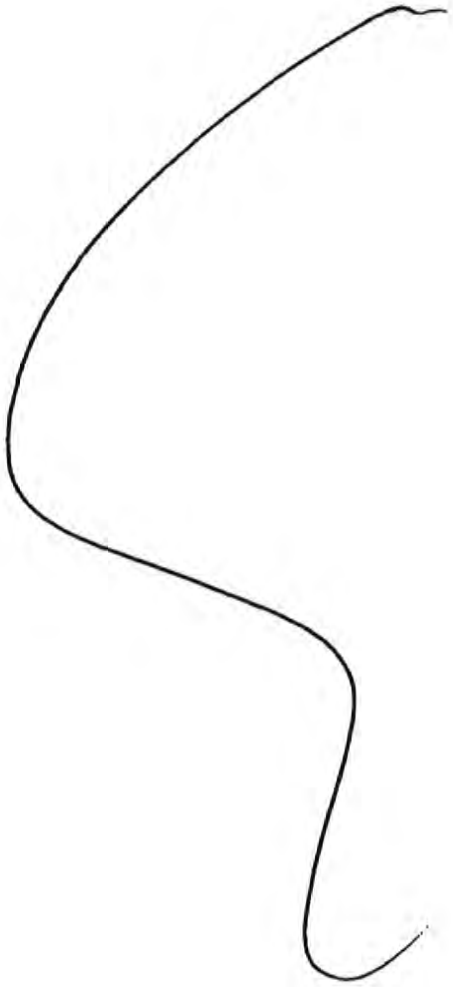
SEAL

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Southerly side of Rivington Street and the westerly side of Orchard Street and running from thence Southerly along the westerly side of Orchard Street fifty (50) feet; thence Westerly and parallel with Rivington Street fifty (50) feet and two (2) inches; thence northerly on a line parallel with Orchard Street fifty (50) feet to the Southerly side of Rivington Street; thence Easterly along the Southerly side of Rivington Street fifty (50) feet and two (2) inches to the point or place of beginning.

SCHEDULE B



LOT 62:

BEGINNING at a point on the southerly side of Rivington Street distant 50 feet westerly from the westerly side of Orchard Street; thence running westerly along the said southerly side of Rivington Street, 25 feet; thence at right angles southerly and on a line parallel with the said westerly side of Orchard Street, 77 feet; thence at right angles easterly on a lien parallel with the said southerly side of Rivington Street, 25 feet; thence at right angles northerly on a line parallel with the westerly side of Orchard Street 77 feet to the point or place of BEGINNING.

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: *104870392-01-NB*

Issued: *07/20/2012* **Expires:** *06/01/2013*

Address: *MANHATTAN 139 ORCHARD STREET*

Issued to: MARC A HEIMAN

Business: RICHTER & RATNER CONTRACT

Contractor No: GC-1953

Description of Work:

NEW BUILDING -

2013 MAR 11 PM 4:48

Review is requested under Building Code: 1968

SITE FILL: ON-SITE

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311 *SITE SAFETY PHONE : 212 669-7043*

Borough Commissioner: **Commissioner of Buildings:**

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

OP-35A (5/10)

NYC Buildings

NYC.gov always open

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Work Permit Data

Premises: 138 ALLEN STREET MANHATTAN
BIN: 1088498 **Block:** 415 **Lot:** 67

Filed At: 139 ORCHARD STREET MANHATTAN
Job Type: NB - NEW BUILDING

View Permit History | Printable (PDF) version of this Permit

Job No:	104870392			**Fee:**	STANDARD
Permit No:	104870392-01-NB	**Issued:**	07/20/2012	**Expires:**	06/01/2013
Seq. No.:	09	**Filing Date:**	07/02/2012 RENEWAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	11/19/2008	**Work Approved:**	11/10/2008

NEW BUILDING -

Related fence job no.: 110349463
Use: J-1 - RESIDENTIAL (HOTELS) **Landmark:** NO **Stories:** 16
Site Fill: ON-SITE
Review is requested under Building Code: 1968

Adding more than three stories: No
Removing one or more stories: No
Performing work in 50% or more of the area of the building: No
Demolishing 50% or more of the area of the building: No
Performing a vertical or horizontal enlargement adding more than 25% of the area of the building: No
Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used: No

---

Approved work includes concrete: Yes
Concrete work has been completed: No
Requesting concrete exclusion now: No
Work includes 2,000 cubic yards or more of concrete: No

Issued to: MARC A HEIMAN
GC SAFETY REGISTRATION: 0001953-GC

Business: RICHTER & RATNER CONTRACT
45 WEST 36TH ST 12TH FL NEW YORK NY 10018
Phone: 212-936-4500

Site Safety Manager: DIEGO C BALBAS
License No: M001203
Business: SITE SAFETY LLC
Phone: 212-683-7200
21 WEST 37TH STREET, 12TH FL NEW YORK NY 10018

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

NYC.gov always open

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Permit History

Premises: 138 ALLEN STREET MANHATTAN

BIN: 1088498 Block: 415 Lot: 67

Job No: 104870392

Job Type: NB - NEW BUILDING

PERMIT INFORMATION

PMT NUMBER	SUB TYPE	SEQ NO	ISSUE DATE	EXPIRATION DATE	STATUS	APPLCNT
104870392-01-NB		01	11/19/2008	02/21/2009	T - ISSUED	CARMINE DELLACAVA
104870392-01-NB		02	02/27/2009	06/29/2009	T - ISSUED	CARMINE DELLACAVA
104870392-01-NB		03	09/11/2009	02/21/2010	T - ISSUED	CARMINE DELLACAVA
104870392-01-NB		04	11/17/2009	02/21/2010	T - ISSUED	CARMINE DELLACAVA
104870392-01-NB		05	05/03/2010	01/01/2011	T - ISSUED	ANDREW WEISS
104870392-01-NB		06	01/05/2011	01/01/2012	T - ISSUED	ANDREW WEISS
104870392-01-NB		07	03/04/2011	01/01/2012	T - ISSUED	ANDREW WEISS
104870392-01-NB		08	10/26/2011	06/01/2012	T - ISSUED	MARC HEIMAN
104870392-01-NB		09	07/20/2012	06/01/2013	T - ISSUED	MARC HEIMAN

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

NYC.gov always open

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Application Details

JUMP TO: Doc 1 Go

Premises: 138 ALLEN STREET MANHATTAN
BIN: 1088498 Block: 415 Lot: 67

Job No: 104870392
Document: 01 OF 4
Job Type: NB - NEW BUILDING

Document Overview	Items Required	Virtual Job Folder	All Permits	Schedule A	Schedule B
Fees Paid	Forms Received		All Comments	C/O Summary	Plumbing Inspections
Crane Information	Plan Examination			C/O Preview	
After Hours Variance Permits					

This job is not subject to the Department's Development Challenge Process. For any issues, please contact the relevant borough office.

AUDIT: ACCEPTED 01/30/2009

Last Action: PERMIT ISSUED - ENTIRE JOB/WORK 07/20/2012 (R)

Application approved on: 11/10/2008

Pre-Filed: 08/17/2007 **Building Type:** Other
Date Filed: 08/20/2007
Fee Structure: STANDARD
Review is requested under Building Code: 1968

Estimated Total Cost: $0.00
Electronically Filed: Yes PC-FILED

Job Description Comments

1 Location Information (Filed At)

House No(s): 139 **Street Name:** ORCHARD STREET
Borough: Manhattan **Block:** 415 **Lot:** 67 **BIN:** 1088498 **CB No:** 103
Work on Floor(s): CEL,ROF 001 thru 016 **Apt/Condo No(s):** **Zip Code:** 10002

2 Applicant of Record Information

Name: Edward Mills
Business Name: Edward Mills and Associates
Business Address: 50 White Street New York NY 10013
E-Mail:

Business Phone: 212-334-9891
Business Fax:
Mobile Telephone:
License Number: 012052

Applicant Type: ☐ P.E. ☒ R.A ☐ Sign Hanger ☐ Other

Directive 14 Applicant
Not Applicable
Previous Applicant of Record
Not Applicable

3 Filing Representative

Name: Carlos, Regina Burbano,White
Business Name: CCBS Consultants
Business Address: 50 White Street New York NY 10013
E-Mail:
Business Phone: 212-925-0060
Business Fax:
Mobile Telephone:
Registration Number:

4 Filing Status

Click Here to View

5 Job Types

☐ Alteration Type 1
- ☐ Change in Exits/Egress
- ☐ Change in Number of Stories
- ☐ Change in Number of Dwelling Units
- ☐ Change in Room Count / Dwelling Units
- ☐ Change in Occupancy / Use
- ☐ Change inconsistent with current Cert. of Occup.

☐ Alteration Type 1, OT "No Work"

☒ New Building

☐ Alteration Type 2
☐ Alteration Type 3
☐ Sign

☐ Full Demolition
☐ Subdivision: Improved
☐ Subdivision: Condo

Directive 14 acceptance requested? ☐ Yes ☒ No

6 Work Types

☐ BL - Boiler
☐ FA - Fire Alarm
☐ FB - Fuel Burning
☐ FS - Fuel Storage
☐ FP - Fire Suppression
☐ MH - Mechanical
☐ PL - Plumbing
☐ SD - Standpipe
☐ SP - Sprinkler
☐ EQ - Construction Equipment
☐ CC - Curb Cut
☒ OT - NB

7 Plans/Construction Documents Submitted

Plans Page Count: Not Provided

8 Additional Information

Enlargement proposed?

☒ No ☐ Yes ☐ Horizontal ☐ Vertical

Total Construction Floor Area: 39,064 sq.ft.

9 Additional Considerations, Limitations or Restrictions

Yes	No		
☐	☐	Structural peer review required per BC §1627	Peer Reviewer License No.(P.E.):
☐	☒	Filed to Comply with Local Law	Local Law No./Year:
☐	☒	Other, Specify:	
☒	☐	Restrictive Declaration / Easement	
		CRFN No.: 2008000168108	
☒	☐	Zoning Exhibit Record (I,II,III,etc)	
		CRFN No.: 2007000520821	
☐	☒	Landmark	
☐	☐	Filed to Address Violation(s)	
☐	☐	Legalization	
☐	☒	"Little E" Hazmat Site	
☐	☒	Unmapped Street	
☐	☒	Adult Establishment	
☐	☒	Compensated Development (Inclusionary Housing)	
☐	☒	Low Income Housing (Inclusionary Housing)	
☐	☒	Single Room Occupancy (SRO) Multiple Dwelling	
☐	☒	Filing includes Lot Merger / Reapportionment (If Yes,17)	
☐	☐	Includes permanent removal of standpipe, sprinkler or fire suppression related systems	
☐	☐	Work includes partial demolition as defined in AC §28-101.5	
☐	☒	Structural Stability affected by proposed work	

Yes	No	
☐	☒	Included in LMCCC
☐	☒	Infill Zoning
☐	☒	Loft Board
☐	☒	Quality Housing

☐ ☐ Work includes lighting fixture and/or controls, installation or replacement. [§ECC 404 and 505]
☑ ☐ Site Safety Job / Project

BSA Calendar No.(s):
CPC Calendar No.(s):

10 NYCECC Compliance *New York City Energy Conservation Code* **(Applicant Statement)**
Not Provided

11 Job Description
Not Applicable

12 Zoning Characteristics
District(s): C6-1 - GENERAL CENTRAL COMMERCIAL DISTRICT
Overlay(s):
Special District(s):
Map No.: 12c Street legal width (ft.): 100 Street status: ☒ Public ☐ Private
Zoning lot includes the following tax lots: 00061 00062 00063 00066 00067

Proposed: Use	Zoning Area (sq.ft.)	District	FAR
Proposed Totals:	39,190	--	
Existing Total:		--	--

Proposed Lot Details: Lot Type: ☐ Corner ☐ Interior ☐ Through
Lot Coverage (%): Lot Area (sq.ft.): Lot Width (ft.):
Proposed Yard Details: ☐ No Yards Or
Front Yard (ft.): Rear Yard (ft.): Rear Yard Equivalent (ft.):
Side Yard 1 (ft.): Side Yard 2 (ft.):
Proposed Other Details: Perimeter Wall Height (ft.):
Enclosed Parking? ☐ Yes ☐ No No. of parking spaces:

13 Building Characteristics
Primary structural system: ☐ Masonry ☒ Concrete (CIP) ☐ Concrete (Precast) ☐ Wood
☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)

	Proposed	2008 Code Designations?
Structural Occupancy Category:		
Seismic Design Category:		
Occupancy Classification:	J-1 - RESIDENTIAL (HOTELS)	☐ Yes ☒ No
Construction Classification:	I-C: 2 HOUR PROTECTED	☐ Yes ☒ No
Multiple Dwelling Classification:	HAEB	
Building Height (ft.):	155	
Building Stories:	16	
Dwelling Units:	1	

Mixed use building? ☐ Yes ☒ No

14 Fill
☐ Not Applicable ☐ Off-Site ☒ On-Site ☐ Under 300 cubic yards

15 Construction Equipment
Not Applicable

16 Curb Cut Description
Not Applicable

17 Tax Lot Characteristics
Original tax lots being merged or reapportioned(if applicable):

Tentative tax lot numbers (new tax lots only): 00061

18 Fire Protection Equipment

	Existing		Proposed			Existing		Proposed	
	Yes	No	Yes	No		Yes	No	Yes	No
Fire Alarm	☐	☐	☐	☐	Sprinkler	☐	☐	☐	☐
Fire Suppression	☐	☐	☐	☐	Standpipe	☐	☐	☐	☐

19 Open Spaces

Not Provided

20 Site Characteristics

Yes	No		Yes	No	
☐	☐	Tidal / Fresh Water Wetlands	☒	☐	Fire District
☐	☐	Urban Renewal	☐	☐	Flood Hazard Area

21 Demolition Details

Not Applicable

22 Asbestos Abatement Compliance

Not Applicable

23 Signs

Not Applicable

24 Comments

Comments for Document 01
TAX LOT # 61 IS PART OF THIS ZONING LOT AS PER TAX DEPT.THESE PREMISES CONS IST OF TAX LOTS 61,62,66 AND 67. THEY HAVE BEEN DECLARED A SINGLE ZONING LO T TO BE SUBJECT TO SECTION 12-10ZR AS TO OWNERSHIP. ZONING DECLARATION RECO RDED IN COUNTY CLERKS OFFICE CRFM#2007000522821 & 2007000522816

25 Applicant's Statements and Signatures (See paper form or check Forms Received)

Yes	No	
☐	☐	For New Building and Alteration 1 applications filed under the 2008 NYC Building Code only: does this building qualify for high-rise designation?
☐	☐	Directive 14 applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy.

26 Owner's Information

Name: Isidore Pearlstein
Relationship to Owner:
Business Name: D.A.B. Group LLC.
Business Phone: 845-782-1647
Business Address: 85 West Hawthorne Avenue Valley Stream NY 11580
Business Fax:
E-Mail:
Owner Type: CORPORATION
Non Profit: ☐ Yes ☒ No

Yes	No	
☐	☐	Owner's Certification Regarding Occupied Housing (Remain Occupied)
☐	☒	Owner's Certification Regarding Occupied Housing (Rent Control / Stabilization)
☐	☒	Owner DHCR Notification
☐	☐	Owner's Certification for Adult Establishment
☐	☐	Owner's Certification for Directive 14 (if applicable)

Condo / Co-Op or Corporation Second Officer

Name: Ben Zhavian
Title: President
Business Name: D.A.B. Group LLC.
Business Phone: 845-782-1647

Business Address: 85 West Hawthorne Avenue Valley Stream NY 11580 **Business Fax:**

E-Mail:

Metes and Bounds

Beginning at a point on the EAST **side of** Allen Street

Distant **ft.** SOUTHEAST **of the corner formed by the intersection of** Allen Street **and** Rivington Street

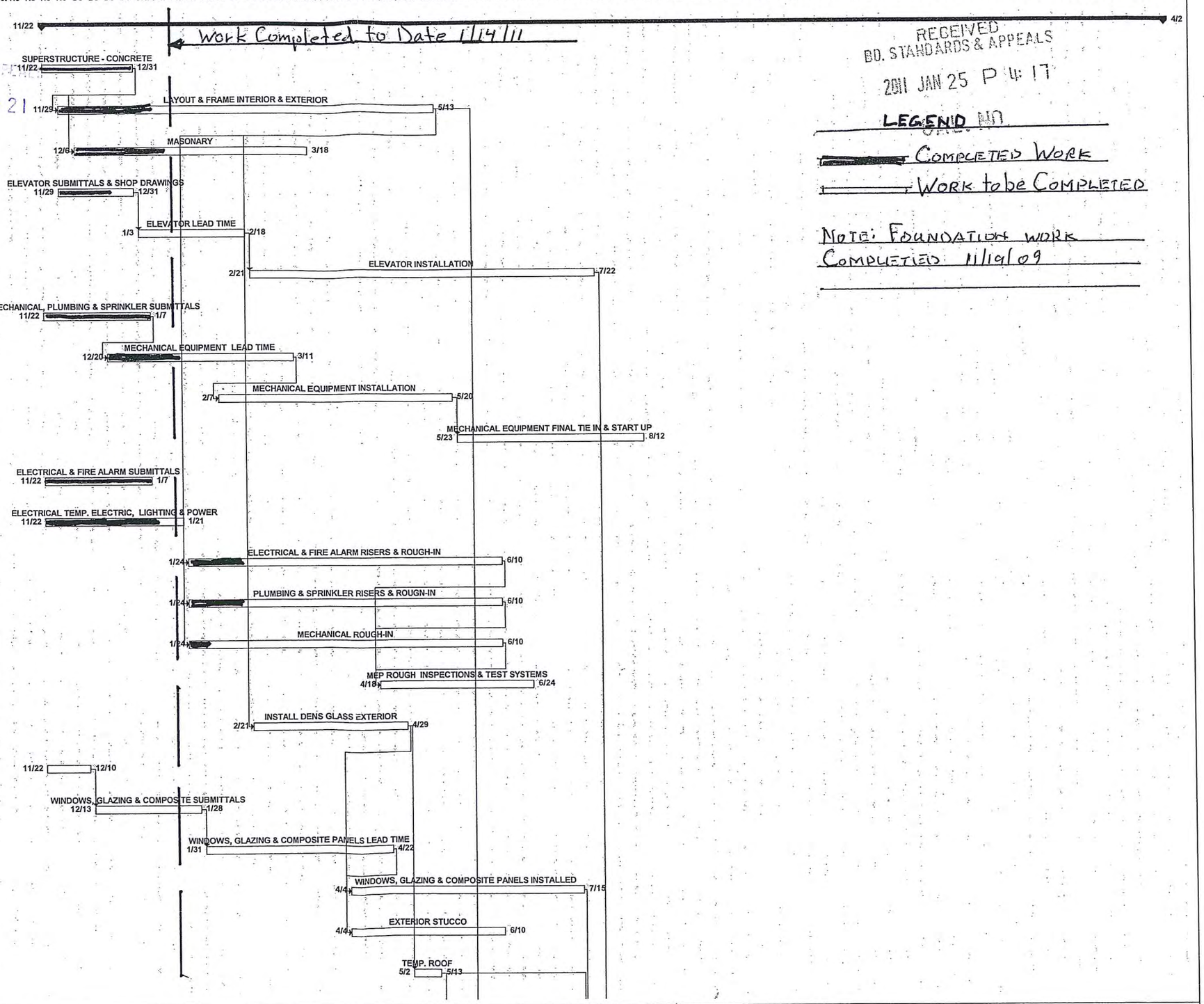
Running Thence: E 37 . 58 ft.	**Thence:** S 77 ft.
Running Thence: E 50 . 16 ft.	**Thence:** S 50 . 25 ft.
Running Thence: W 87 . 75 ft.	**Thence:** N 127 . 25 ft.
Running Thence: 0 ft.	**Thence:** 0 ft.

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

137-141 ORCHARD ST.

11/22/10 — 139-41 ORCHARD STREET — FLINTLOCK CONSTRUCTION LLC

ID	Task Name	Duration	Start	Finish
1	CONSTRUCTION SCHEDULE	356 days	Mon 11/22/10	Mon 4/2/12
2	SUPERSTRUCTURE - CONCRETE	30 days	Mon 11/22/10	Fri 12/31/10
3	LAYOUT & FRAME INTERIOR & EXTERIOR	120 days	Mon 11/29/10	Fri 5/13/11
4	MASONRY	75 days	Mon 12/6/10	Fri 3/18/11
5	ELEVATOR SUBMITTALS & SHOP DRAWINGS	25 days	Mon 11/29/10	Fri 12/31/10
6	ELEVATOR LEAD TIME	35 days	Mon 1/3/11	Fri 2/18/11
7	ELEVATOR INSTALLATION	110 days	Mon 2/21/11	Fri 7/22/11
8	MECHANICAL, PLUMBING & SPRINKLER SUBMITTALS	35 days	Mon 11/22/10	Fri 1/7/11
9	MECHANICAL EQUIPMENT LEAD TIME	60 days	Mon 12/20/10	Fri 3/11/11
10	MECHANICAL EQUIPMENT INSTALLATION	75 days	Mon 2/7/11	Fri 5/20/11
11	MECHANICAL EQUIPMENT FINAL TIE IN & START UP	60 days	Mon 5/23/11	Fri 8/12/11
12	ELECTRICAL & FIRE ALARM SUBMITTALS	35 days	Mon 11/22/10	Fri 1/7/11
13	ELECTRICAL TEMP. ELECTRIC, LIGHTING & POWER	45 days	Mon 11/22/10	Fri 1/21/11
14	ELECTRICAL & FIRE ALARM RISERS & ROUGH-IN	100 days	Mon 1/24/11	Fri 6/10/11
15	PLUMBING & SPRINKLER RISERS & ROUGN-IN	100 days	Mon 1/24/11	Fri 6/10/11
16	MECHANICAL ROUGH-IN	100 days	Mon 1/24/11	Fri 6/10/11
17	MEP ROUGH INSPECTIONS & TEST SYSTEMS	50 days	Mon 4/18/11	Fri 6/24/11
18	INSTALL DENS GLASS EXTERIOR	50 days	Mon 2/21/11	Fri 4/29/11
19	WINDOWS, GLAZING & COMPOSITE PANELS AWARD	15 days	Mon 11/22/10	Fri 12/10/10
20	WINDOWS, GLAZING & COMPOSITE SUBMITTALS	35 days	Mon 12/13/10	Fri 1/28/11
21	WINDOWS, GLAZING & COMPOSITE PANELS LEAD TIME	60 days	Mon 1/31/11	Fri 4/22/11
22	WINDOWS, GLAZING & COMPOSITE PANELS INSTALLED	75 days	Mon 4/4/11	Fri 7/15/11
23	EXTERIOR STUCCO	50 days	Mon 4/4/11	Fri 6/10/11
24	TEMP. ROOF	10 days	Mon 5/2/11	Fri 5/13/11



RECEIVED
BD. STANDARDS & APPEALS
2011 JAN 25 P 4:17

LEGEND NO CAL. NO

Completed Work

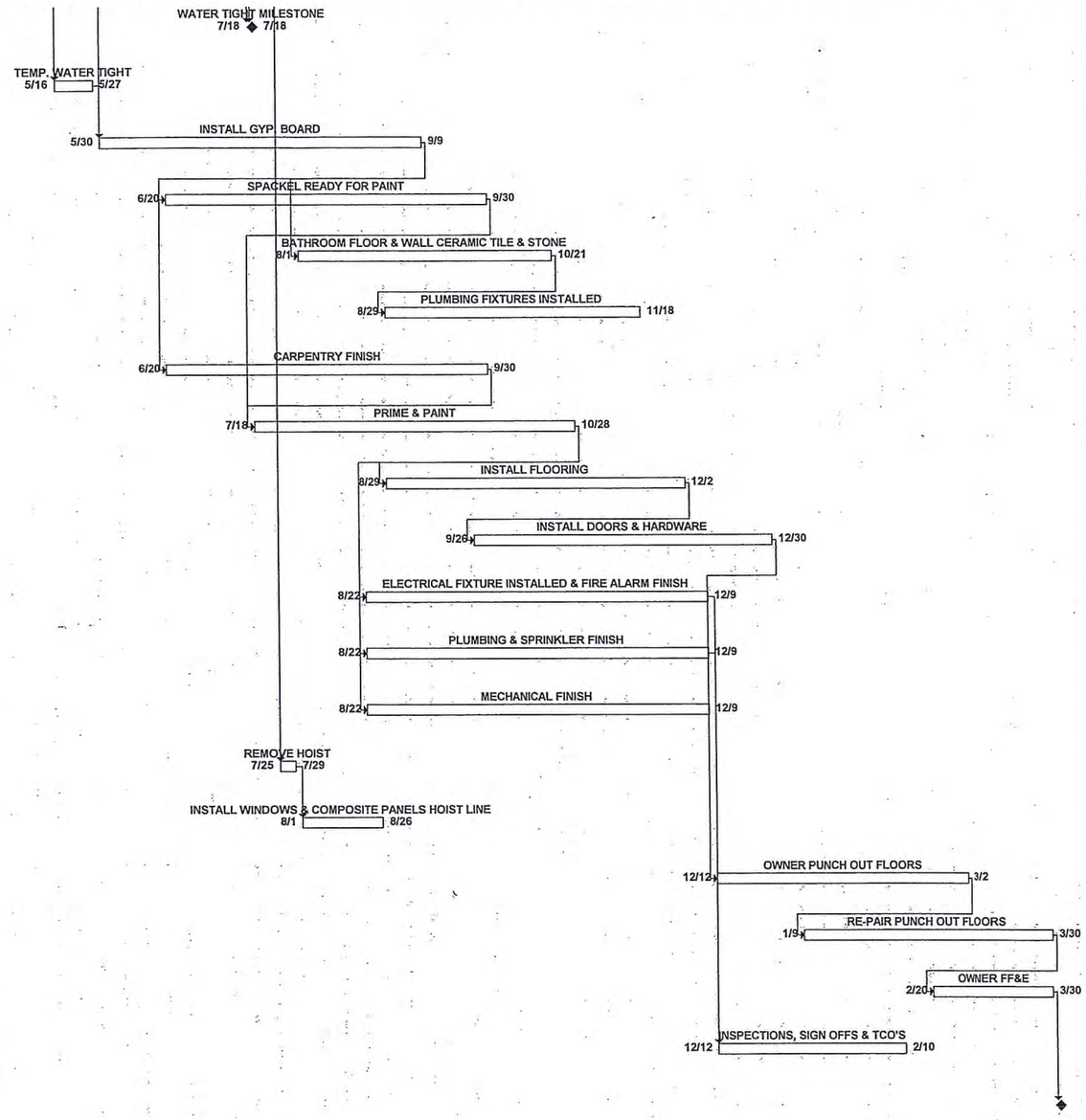
Work to be Completed

NOTE: FOUNDATION WORK COMPLETED 11/19/09

Project: 139 orchard st 11.21.10
Date: Mon 11/22/10

Task | Progress | Milestone | Summary | Rolled Up Task | Rolled Up Milestone | Rolled Up Progress | Split | External Tasks | Project Summary | Group By Summary | Deadline

ID	Task Name	Duration	Start	Finish
25	WATER TIGHT MILESTONE	1 day	Mon 7/18/11	Mon 7/18/11
26	TEMP. WATER TIGHT	10 days	Mon 5/16/11	Fri 5/27/11
27	INSTALL GYP. BOARD	75 days	Mon 5/30/11	Fri 9/9/11
28	SPACKEL READY FOR PAINT	75 days	Mon 6/20/11	Fri 9/30/11
29	BATHROOM FLOOR & WALL CERAMIC TILE & STONE	60 days	Mon 8/1/11	Fri 10/21/11
30	PLUMBING FIXTURES INSTALLED	60 days	Mon 8/29/11	Fri 11/18/11
31	CARPENTRY FINISH	75 days	Mon 6/20/11	Fri 9/30/11
32	PRIME & PAINT	75 days	Mon 7/18/11	Fri 10/28/11
33	INSTALL FLOORING	70 days	Mon 8/29/11	Fri 12/2/11
34	INSTALL DOORS & HARDWARE	70 days	Mon 9/26/11	Fri 12/30/11
35	ELECTRICAL FIXTURE INSTALLED & FIRE ALARM FINISH	80 days	Mon 8/22/11	Fri 12/9/11
36	PLUMBING & SPRINKLER FINISH	80 days	Mon 8/22/11	Fri 12/9/11
37	MECHANICAL FINISH	80 days	Mon 8/22/11	Fri 12/9/11
38	REMOVE HOIST	5 days	Mon 7/25/11	Fri 7/29/11
39	INSTALL WINDOWS & COMPOSITE PANELS HOIST LINE	20 days	Mon 8/1/11	Fri 8/26/11
40	OWNER PUNCH OUT FLOORS	60 days	Mon 12/12/11	Fri 3/2/12
41	RE-PAIR PUNCH OUT FLOORS	60 days	Mon 1/9/12	Fri 3/30/12
42	OWNER FF&E	30 days	Mon 2/20/12	Fri 3/30/12
43	INSPECTIONS, SIGN OFFS & TCO'S	45 days	Mon 12/12/11	Fri 2/10/12
44	SOFT OPENING	1 day	Mon 4/2/12	Mon 4/2/12



D.A.B. Group L.L.C
77 Rivington Street
New York, N.Y. 10002

February 13, 2011

To: Mr. Jeff Mulligan, Executive Director
New York City Board of Standard and Appeals
40 Rector Street, Ninth Floor
New York, N.Y. 10006

Re: 220-10-BZY Permit Renewal Application
BSA Calendar # 311-08-BZY
139-141 Orchard Street, 77-83 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 and 67
Zoning District C4-4A

STATEMENT IN SUPPORT OF EXPENDITURES

Hard costs to Date

	Foundations	$1,794,661
	Superstructure	$3,031,850
	Total Spent (to 7th floor)	$4826,511
Costs	(projected to 9th floor on original submittal)	$600,000
	Total Projected Costs	$5,426,511

Sincerely

Nick Zagami
Owners Representative

RECEIVED
2011 MAR 12 P 4:21
CAL. NO.

Disbursement Summary Sheet

Progress Report #11, Flintlock AFP#5

Allen Street Hotel
139 Orchard Street, New York, NY

Original Loan Amount: $15,249,467.63

A	B	C	D	E	G	H		I	J	K
Date/ NO.	Application for Payment	Work Completed this period	10 % Retainage	Current Payment Due Contractor	$15,249,467.63 Revised Contract Sum to Date	Amount above Loan	Delta	Amount for Funding after loan balancing (C-H)	Retainage 10%	Amount for Funding Current Payment Due
1	Demolition (Cavalier) PR1 AFP1	$230,000.00	$23,000.00	$207,000.00	$0.00	$0.00	$0.00	$230,000.00	$23,000.00	$207,000.00
10/10/08	Demolition (Casino) PR2 AFP3,4,5	$37,730.00	$3,773.00	$33,957.00				$37,730.00	$3,773.00	$33,957.00
10/10/08	Cava Construction PR2 AFP1 9/15/08	$145,650.00	$14,565.00	$131,085.00	$0.00	$0.00	$0.00	$145,650.00	$14,565.00	$131,085.00
11/11/08	Cava Construction PR3 AFP2 10/24/08	$420,614.30	$42,061.43	$378,552.87	$15,345,700.00	$378,072.37	$378,072.37	$42,541.93	$4,254.19	$38,287.74
12/6/08	Cava Construction PR4 AFP3 11/20/08	$388,450.00	$38,845.00	$349,605.00		$378,072.37		$388,450.00	$38,845.00	$349,605.00
12/15/08	Cava Construction PR5 AFP4 12/08/08	$397,361.00	$39,736.10	$357,624.90	$15,507,646.00	$540,018.37	$161,946.00	$235,415.00	$23,541.50	$211,873.50
4/6/09	Cava Construction PR6 AFP5 4/6/09	$442,586.70	$44,258.67	$398,328.03	$15,492,498.00	$524,870.37	($15,148.00)	$457,734.70	$45,773.47	$411,961.23
9/3/10	Flintlock PR7 AFP1 8/13/10	$402,820.31	$40,282.03	$362,538.28	$13,000,000.00	$0.00	$0.00	$402,820.31	$40,282.03	$362,538.28
10/14/10	Flintlock PR8, AFP2 10/14/10	$236,044.53	$23,604.45	$212,440.08	$13,000,000.00	$0.00	$0.00	$236,044.53	$23,604.45	$212,440.08
11/1/2010	Flintlock PR9, AFP3 10/30/10	$543,367.02	$54,336.70	$489,030.32	$13,000,000.00	$0.00	$0.00	$543,367.02	$54,336.70	$489,030.32
11/22/2010	Flintlock PR10, AFP4 11/19/10	$680,588.55	$68,058.86	$612,529.70	$13,000,000.00	$0.00	$0.00	$680,588.55	$68,058.86	$612,529.70
		$579,879.98	$57,988.00	$521,891.98	$13,000,000.00	$0.00	$0.00	$579,879.98	$57,988.00	$521,891.98
	Total Work Completed to Date	$4,505,092.39				Total Funding to Date:		$3,980,222.02	$398,022.20	$3,582,199.82
	Demolition Work	$267,730.00								
	Cava Construction Work Completed To Date	$1,794,662.00	$179,466.20	$1,615,195.80						
	Flintlock Work Completed to Date	$2,442,700.39	$244,270.04	$2,198,430.35						
	Contractors Total Retainage to Date		$450,509.24							
	Contractor(s) Paid to Date			$4,054,583.15		Total Delta:	$0.00			

Additional info added to sheet for clarification/tracking 12/18/08

Amt above Loan = $281,840.00 (Demo) + Revised Contract Amount - $15,249,467.63 (Loan Amount)
281,840

Total Completed & Stored to Date:	$4,505,092.39	29.08%	Level of expenditure
Total Funded to Date:	$3,582,199.82	23.49%	Level of funding
Estimated Level of Construction Completion:		29%	
Flintlock Construction Completed and Stored to Date:	$2,442,700.39		
Flintlock Funded to Date:	$2,198,430.35		
Flintlock Construction Completion Percentage:	18.8%		

$14,537,521.63 Amount of loan committed
(Previously funded + $13,000,000.00 (Flintlock contract)
$711,946.00 Available hard cost amount for Bank Contingency

KEPC 11/26/10

Subj: **Fw: D.A.B. Group LLC**
Date: 12/20/2010 12:59:34 P.M. Eastern Standard Time
From:
To:

— On **Mon, 12/20/10, Tzouganos, George <*gtzouganos@brooklynbank.com*>** wrote:

From: Tzouganos, George <gtzouganos@brooklynbank.com>
Subject: D.A.B. Group LLC
To: "ben zhavi" <dabgroupllc@yahoo.com>
Cc: "Maher, Richard" <rmaher@brooklynbank.com>, "Gallo, Joanne" <jgallo@brooklynbank.com>
Date: Monday, December 20, 2010, 7:45 PM

Good afternoon,

Below is a breakdown of the loan

	LOAN	ADVANCED	REMAINING
LAND	$ 5,500,000.00	$ 5,500,000.00	$ 0.00
HARD	$ 15,250,000.00	$ 3,568,566.90	$ 11,681,433.10
SOFT	$ 1,800,000.00	$ 1,799,256.84	$ 743.16
INTEREST	$ 2,000,000.00	$ 1,282,140.83	$ 717,859.17
TOTAL	**$ 24,550,000.00**	**$ 12,149,964.57**	**$ 12,400,035.43**

If you have any questions or concerns feel free to call or e-mail.

Thank you,

George Tzouganos

Brooklyn Federal Savings Bank

78 Livingston Street, 4th Floor

Brooklyn , N.Y. 11201

P: (718) 855 – 8500 ext. 1109

F: (718) 855 – 0114

NOTICE:
This e-mail message is intended only for the named recipient(s) above. It may contain confidential information that is privileged. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this e-mail and any attachment(s) is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender listed above or by replying to this e-mail and delete the message and any attachment(s) from your system. Thank you

_____ Information from ESET NOD32 Antivirus, version of virus signature database 5718 (20101220) _____

The message was checked by ESET NOD32 Antivirus.

PREMISE

77,79,and 81 Rivington Street, and 139 and 141 Orchard Street
Block: 415, Lots: 61, 62, 63, 66 and 67
Borough of Manhattan

Affidavit to the New York City Board of Standard and Appeals

STATE OF New York

COUNTY OF New York

Nicholas Zagami, being duly sworn, deposes and states:

1) I am the representative for the owner DAB Group LLC owner of the referenced property supervising the construction of the Project;
a fifteen story Hotel at 139-141 Orchard Street Borough of Manhattan.

2) I submit this affidavit in support of the application filed with the New York Board of Standard and Appeals (the Board), by DAB Group
LLC (the Owner) the owner of the premise located at 77, 79, and 81 Rivington Street, and 139 and 141 Orchard Street Borough of Manhattan
(the Premise) for an extension of time for the Owner to complete the construction of the Proposed Hotel Building (Building) to be located on the
Premises.

3) I am familiar with the Premises and the work required to complete the Hotel described in this affidavit, being the Owners repesentative,
I am in full charge of the construction required to complete the Project.

4) The Foundations were completed in November, 2009 and superstructure begun soon after beginning with first floor deck. Soon after the
basic platform for the first floor was errected the Project recieved a Stop Work Order from the Department of Buildings because of a missed
understood responsibility by the DOB inspector pertaining to the Egress from the rear fire escapes of the adjacent properties who issued the violation.

5) Work was started again in September on the superstructure and to date we have completed the first and second floors over 7000 sf of
concrete deck,columns and shear walls.

6) By November 19, 2010 we will have completed the concrete floors three through nine inclusive approximatly 17,300 sf of refinforced
concrete deck, columns and shear walls.Mechanically we would have installed the Electrical, HVAC,and Plumbing roughing to the sixth floor.

7) Also included would be the work required by the NYC Fire Department to install the fire Standpipe and Mechanical Hoist to the sixth floor.

Nicholas Zagami

CERTIFICATE OF ACKNOWLEDGEMENT

On the 28th day of October in the year 2010 before me, the undersigned, personally appeared Nicholas Zagami personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the indivdual acted, executed the instument.

Notary Public

RYAN C CARR
Notary Public - State of New York
No. 01CA6212875
Qualified in Kings County
My Commission Expires Oct. 26, 2013

OWNER'S SWORN STATEMENTS AND REQUEST FOR LOAN ADVANCE

TO: BROOKLYN FEDERAL SAVINGS BANK

RE: Draw Flintlock AFP

For Period Beginning: Ending:
Project Name: Allen Street Hotel/139 Orchard St
Loan Number: 18-0105213 & 18-0105882
Date: 12/28/10

1. Pursuant to the certain loan agreement dated 8/20/08 between borrower and BROOKLYN FEDERAL SAVINGS BANK the undersigned hereby requests a loan advance in the amount of $3,031,850.11 and certifies and represents that:

   a. The work performed has been satisfactorily completed and is in full accordance with the Plans and Specifications and Contract Documents and the materials supplied have been delivered and are properly stored at the project.

   b. Sufficient funds remain to complete the Project as provided and before the Date specified in the Loan Documents; all bills of labor, material, services and supplies which constitute or could give rise to mechanic's liens if unpaid have been or will be paid out of the requested advance.

   c. All change orders (signed or anticipated), work directives or changes to the schedule of values have been reported to the Bank.

   d. All changes to the work schedule that effects the completion date have been reported to the Bank.

   e. Lien waivers have been or will be secured for all labor and materials; and this request is in full compliance with the terms of the documents evidencing and securing the loan from BROOKLYN FEDERAL SAVINGS BANK to the Borrower (the "Loan Documents").

   f. All soft cost or indirect loan advances are approved specific expenses related to the project.

2. The Undersigned Hereby Further Certifies And Represents That:

   a) As of this date, no suit or proceeding at law or in equity and no proceeding of any governmental body has been instituted or, to the knowledge of the Borrower, is threatened, which in either case would have a material Adverse affect on the financial condition or business operations of the Borrower or the Project.

   b) As of this date, there exists no default under the Borrower's Loan Documents with BRROKLYN FEDERAL SAVINGS BANK and no event known to the Borrower, has occurred which would, upon the service of notice and/or the lapse of time constitute an event of default there under.

   c) No material adverse changes have occurred in the financial condition or in the assets and liabilities of the Borrower from those set forth in the last financial statements furnished to BROOKLYN FEDERAL SAVINGS BANK.

d) No adverse change has occurred as to the title of the real estate securing the subject loan and all Real Estate taxes and insurance premiums have been paid in full.

3. The borrow agrees to provide, if requested by Bank, a Vendor Payee list showing the name and the amount currently due each party to whom the Borrower is obligated for labor, material and/or services supplied. This information would be provided in support of the disbursements requested in this Request of Loan Advance.

4. Disbursement of the loan proceeds hereby requested may be subject to the receipt by Bank of a certificate from the issuing Title Company stating that no claims have been filed of record which adversely affects the title.

5. Disbursement of the loan proceeds hereby requested may be subject to the receipt by Bank of a report from a third party inspection entity indicating sufficient work is complete to support the current loan advance.

6. The borrower further authorizes and requests BROOKLYN FEDERAL SAVINGS BANK to charge the total amount of the advance to the loan balance and to make disbursement of the proceeds of this advance as specified or the attached Draw Schedule and in accordance with the terms and procedures provided in the Loan Documents.

7. The Borrower request that this draw be funded and the disbursement of funds be deposited/wired as follows: (attached deposit and/or wire instruction for each request of disbursement)

Disbursement Amount $538,355.09

Deposit and/or wire instructions:
(For wires, please note that you will be charged a wire fee of $50.00)

The undersigned acknowledges and agrees that, even though all or a portion of the disbursement described above may be directed to entities other than the undersigned, receipt of such disbursements by such payees shall constitute receipt of the proceeds of the undersigned.

BORROWER:

BY: DA BOROUGH LLC DATE: _____

PRINT NAME: DAB GROUP LLC Bei ZHANG

TITLE: President

E-MAIL ADDRESS: dabgroupllc@yahoo.com

PHONE #: Cell: (917) 214-7566 Phone (212) 982-4616

RECEIVED
BD. STANDARDS & APPEALS

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF PAGES

TO OWNER: DAB Group, LLC

PROJECT: 139-141 Orchard St

APPLICATION NO: 00006

PERIOD TO: 12/20/2010

PROJECT NOS.: CAL. NO.

Distribution to:
- ☐ OWNER
- ☐ ARCHITECT
- ☐ CONTRACTOR
- ☐
- ☐

FROM CONTRACTOR: Flintlock Construction Services, LLC
585 N. Barry Ave
Mamaroneck, NY 10543

VIA ARCHITECT: Edward I Mills & Associates Arcl
401 Broadway
New York, NY 10013

CONTRACT DATE:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$13,000,000.00
2. Net change by Change Orders		$0.00
3. CONTRACT SUM TO DATE (Line 1 ±2)		$13,000,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$3,031,850.11
5. RETAINAGE:		
a. 0 % of Completed Work (Columns D + E on G703)	$0.00	
b. 0 % of Stored Material (Columns F on G703)	$0.00	
Total Retainage (Line 5a + 5b or Total in Columns I on G703)		$303,184.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$2,728,665.12
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$2,198,430.35
8. CURRENT PAYMENT DUE		$530,234.77
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$10,271,334.88

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order		$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Flintlock Construction Services, L

By: _____ Date: 1/4/2011
Stephen A. Weiss 1/4/2011

State of:
County of:
Subscribed and sworn to before me this 4th day of January 2011

Sarah Thomas
Notary Public
State of New York, Qualified in Kings County
No. 01TH6196469
Commission Expires 11/17/2012

Notary Public: Sarah Thomas
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $530,234.77

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: Edward I Mills & Associates Architec

By: _____ Date: 1-4-2011
Edward I Mills 1/4/2011

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702® APPLICATION AND CERTIFICATE FOR PAYMENT • 1992 EDITION • AIA® ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution. G702-1992

"This document has been reproduced electronically with the permission of The American Institute of Architects under License 97003 to Primavera Systems, Inc. Reproduction of this document without prior specific authorization is not permitted. Contact The American Institute of Architects to verify the current version of this document and license status."

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 00006
APPLICATION DATE:
PERIOD TO: 12/20/2010
ARCHITECT'S PROJECT NO.:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) RATE
01010	Site Safety	$175,000.00	$54,250.00	$7,000.00	$0.00	$61,250.00	35.000	$113,750.00	$6,125.00
01020	Roof Protection	$18,900.00	$6,237.00	$378.00	$0.00	$6,615.00	35.000	$12,285.00	$661.50
01030	Horizontal Safety Netting	$35,000.00	$8,750.00	$1,750.00	$0.00	$10,500.00	30.000	$24,500.00	$1,050.00
01040	Men & Materials Hoist	$275,000.00	$79,750.00	$11,000.00	$0.00	$90,750.00	33.000	$184,250.00	$9,075.00
01050	Dewatering-Rain water	$5,000.00	$3,750.00	$250.00	$0.00	$4,000.00	80.000	$1,000.00	$400.00
02010	Sidewalks	$24,150.00	$0.00	$0.00	$0.00	$0.00	0	$24,150.00	$0.00
02015	Sidewalk Bridge & Set Back	$25,000.00	$10,750.00	$750.00	$0.00	$11,500.00	46.000	$13,500.00	$1,150.00
02025	Curbing	$8,100.00	$0.00	$0.00	$0.00	$0.00	0	$8,100.00	$0.00
02030	Ashphalt Street Repairs	$2,600.00	$0.00	$0.00	$0.00	$0.00	0	$2,600.00	$0.00
02060	Landscaping	$8,000.00	$0.00	$0.00	$0.00	$0.00	0	$8,000.00	$0.00
03015	Superstructure Concrete	$2,487,000.00	$1,745,874.00	$425,277.00	$0.00	$2,171,151.00	87.300	$315,849.00	$217,115.10
03030	Housekeeping Pads	$2,000.00	$0.00	$0.00	$0.00	$0.00	0	$2,000.00	$0.00
03045	Courtyard Saw Cut Concrete Topping	$7,000.00	$0.00	$0.00	$0.00	$0.00	0	$7,000.00	$0.00
03050	Concrete Bench	$800.00	$0.00	$0.00	$0.00	$0.00	0	$800.00	$0.00
04010	8" CMU Interior	$25,212.00	$0.00	$0.00	$0.00	$0.00	0	$25,212.00	$0.00
04015	6" CMU Exterior	$80,062.00	$0.00	$6,404.96	$0.00	$6,404.96	8.000	$73,657.04	$640.50
04020	4" CMU	$41,300.00	$0.00	$0.00	$0.00	$0.00	0	$41,300.00	$0.00
04030	Scaffolding - 8 months	$215,000.00	$0.00	$0.00	$0.00	$0.00	0	$215,000.00	$0.00
04060	Stucco	$295,000.00	$0.00	$0.00	$0.00	$0.00	0	$295,000.00	$0.00
04065	Pavers	$21,425.00	$0.00	$0.00	$0.00	$0.00	0	$21,425.00	$0.00
05010	Railings - Stairs	$65,288.00	$0.00	$0.00	$0.00	$0.00	0	$65,288.00	$0.00
05015	Railing at Water Tank	$7,980.00	$0.00	$0.00	$0.00	$0.00	0	$7,980.00	$0.00
05020	Flatbar Post and Rails Convenience Stair	$3,500.00	$0.00	$0.00	$0.00	$0.00	0	$3,500.00	$0.00
05025	Structural Steel and Dunnage	$72,000.00	$0.00	$0.00	$0.00	$0.00	0	$72,000.00	$0.00
05030	Metal Stairs, Rails, and Ladder	$12,000.00	$0.00	$0.00	$0.00	$0.00	0	$12,000.00	$0.00
05035	Metal Screen at Convenience Stair	$17,700.00	$0.00	$0.00	$0.00	$0.00	0	$17,700.00	$0.00
06050	Window Sills & Aprons	$5,880.00	$0.00	$0.00	$0.00	$0.00	0	$5,880.00	$0.00
06100	Rough Carpentry, OSHA Protection	$37,500.00	$9,000.00	$2,250.00	$0.00	$11,250.00	30.000	$26,250.00	$1,125.00
06150	Wood Grounds and Blocking	$19,600.00	$0.00	$0.00	$0.00	$0.00	0	$19,600.00	$0.00
07020	Roofing and Flashing	$145,000.00	$0.00	$0.00	$0.00	$0.00	0	$145,000.00	$0.00
07030	Fire Stopping	$40,000.00	$0.00	$0.00	$0.00	$0.00	0	$40,000.00	$0.00
07045	Expansion Joint Adjoining Roof & Walls	$25,312.00	$0.00	$0.00	$0.00	$0.00	0	$25,312.00	$0.00
08005	HM Doors	$38,550.00	$0.00	$0.00	$0.00	$0.00	0	$38,550.00	$0.00

"This document has been reproduced electronically with the permission of The American Institute of Architects under License 97008 to Finalcovers Systems, Inc. Reproduction of this document without project-specific information is not permitted. Contact The American Institute of Architects to verify the current version of this document and license status."

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 00006
APPLICATION DATE:
PERIOD TO: 12/20/2010
ARCHITECT'S PROJECT NO.:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) RATE
08010	Hotel Room Entry	$59,000.00	$0.00	$0.00	$0.00	$0.00	0	$59,000.00	$0.00
08015	Wood Bathroom	$51,600.00	$0.00	$0.00	$0.00	$0.00	0	$51,600.00	$0.00
08020	Access Doors	$21,360.00	$0.00	$0.00	$0.00	$0.00	0	$21,360.00	$0.00
08025	Custom Steel Gate and Pivot Hinge	$2,500.00	$0.00	$0.00	$0.00	$0.00	0	$2,500.00	$0.00
08030	Hardware	$97,600.00	$0.00	$0.00	$0.00	$0.00	0	$97,600.00	$0.00
08035	Glass Wall Convenience Stairs	$8,250.00	$0.00	$0.00	$0.00	$0.00	0	$8,250.00	$0.00
08045	Aluminum & Glass - Storefront - 1st Floor	$67,756.00	$0.00	$0.00	$0.00	$0.00	0	$67,756.00	$0.00
08050	Punched Windows	$195,690.00	$0.00	$0.00	$0.00	$0.00	0	$195,690.00	$0.00
08065	Window Wall	$497,000.00	$0.00	$0.00	$0.00	$0.00	0	$497,000.00	$0.00
08070	Glass Balcony Railing	$37,620.00	$0.00	$0.00	$0.00	$0.00	0	$37,620.00	$0.00
08075	Metal & Glass Canopy	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00	$0.00
08080	Mechanical Louvers	$5,000.00	$0.00	$0.00	$0.00	$0.00	0	$5,000.00	$0.00
09010	Framing & Drywall	$722,212.00	$0.00	$14,444.24	$0.00	$14,444.24	2.000	$707,767.76	$1,444.42
09015	Ceilings & Soffits	$110,000.00	$0.00	$0.00	$0.00	$0.00	0	$110,000.00	$0.00
09020	Exterior Wall Framing	$275,000.00	$0.00	$0.00	$0.00	$0.00	0	$275,000.00	$0.00
09040	Ceramic Tile	$124,800.00	$0.00	$0.00	$0.00	$0.00	0	$124,800.00	$0.00
09060	Painting - Priming only on Walls, K-Dex on Ceiling	$102,900.00	$0.00	$0.00	$0.00	$0.00	0	$102,900.00	$0.00
10015	Exterior Sign - 12 ea. 12" Metal Letters	$3,000.00	$0.00	$0.00	$0.00	$0.00	0	$3,000.00	$0.00
10020	Vanities	$24,500.00	$0.00	$0.00	$0.00	$0.00	0	$24,500.00	$0.00
10025	Glass Tub and Shower Enclosures	$103,180.00	$0.00	$0.00	$0.00	$0.00	0	$103,180.00	$0.00
10040	Mirrors	$20,400.00	$0.00	$0.00	$0.00	$0.00	0	$20,400.00	$0.00
10045	Garage Door	$10,000.00	$0.00	$0.00	$0.00	$0.00	0	$10,000.00	$0.00
10050	Bathrom Accessories	$9,800.00	$0.00	$0.00	$0.00	$0.00	0	$9,800.00	$0.00
10055	Signage - Interior	$5,000.00	$0.00	$0.00	$0.00	$0.00	0	$5,000.00	$0.00
10060	Rubbish Chute	$55,000.00	$0.00	$0.00	$0.00	$0.00	0	$55,000.00	$0.00
10065	Stair - Basement to 1st Floor	$20,000.00	$0.00	$800.00	$0.00	$800.00	4.000	$19,200.00	$80.00
10070	Vestibule Mat	$2,500.00	$0.00	$0.00	$0.00	$0.00	0	$2,500.00	$0.00
10075	Canopy	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00	$0.00
14010	Elevators	$495,000.00	$0.00	$0.00	$0.00	$0.00	0	$495,000.00	$0.00
14020	Cab Allowance - 2 Cabs @ $15,000	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00	$0.00
14025	Hydraulic Lift	$75,000.00	$0.00	$0.00	$0.00	$0.00	0	$75,000.00	$0.00
15010	HVAC- Ductwork & Miscellaneous HVAC Work	$335,426.00	$6,708.52	$6,708.52	$0.00	$13,417.04	4.000	$322,008.96	$1,341.72
15015	Sanyo Equipment Only (No other HVAC)	$538,851.00	$0.00	$0.00	$0.00	$0.00	0	$538,851.00	$0.00

AIA DOCUMENT G703• APPLICATION AND CERTIFICATE FOR PAYMENT • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.
"This document has been reproduced electronically with the permission of The American Institute of Architects under License 97003 to Printworks Systems, Inc. Reproduction of this document without prejudice/edit information is not permitted. Contact The American Institute of Architects to verify the current version of this document and license status."

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 00006
APPLICATION DATE:
PERIOD TO: 12/20/2010
ARCHITECT'S PROJECT NO.:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) RATE
15020	Sanyo Equipment Installation Only	$213,623.00	$0.00	$0.00	$0.00	$0.00	0	$213,623.00	$0.00
15040	Plumbing	$845,345.00	$33,813.80	$16,906.90	$0.00	$50,720.70	6.000	$794,624.30	$5,072.04
15045	Plumbing Fixtures - Allowance	$127,000.00	$0.00	$7,255.43	$0.00	$7,255.43	5.713	$119,744.57	$0.00
15050	Sprinkler & Standpipe	$243,765.00	$43,877.70	$4,875.30	$0.00	$48,753.00	20.000	$195,012.00	$4,875.30
15060	Site Utilities	$40,000.00	$0.00	$0.00	$0.00	$0.00	0	$40,000.00	$0.00
16010	Light & Power	$669,638.00	$23,437.33	$3,348.79	$0.00	$26,786.12	4.000	$642,852.48	$2,678.53
16020	Emergency Generator System and ATS	$130,000.00	$0.00	$0.00	$0.00	$0.00	0	$130,000.00	$0.00
16025	Fire Alarm & Communication Systems	$59,992.00	$0.00	$0.00	$0.00	$0.00	0	$59,992.00	$0.00
16030	Electrical Fixtures	$115,000.00	$0.00	$0.00	$0.00	$0.00	0	$115,000.00	$0.00
16050	**Subtotal**	**$10,872,167.00**	**$2,026,198.35**	**$509,398.54**	**$0.00**	**$2,535,596.89**	**23.322**	**$8,336,570.11**	**$252,834.11**
20000	General Conditions	$1,087,217.00	$212,811.86	$40,748.89	$0.00	$253,560.75	23.322	$833,656.25	$25,356.10
20010	Overhead	$119,594.00	$23,409.33	$4,482.38	$0.00	$27,891.71	23.322	$91,702.29	$2,789.15
20020	Builders Fee	$603,949.00	$118,216.98	$22,636.01	$0.00	$140,852.99	23.322	$463,096.01	$14,085.31
20030	Insurance	$317,073.00	$62,063.87	$11,883.50	$0.00	$73,947.77	23.322	$243,125.23	$0.00
20040	**Subtotal**	**$2,127,833.00**	**$416,502.04**	**$79,751.18**	**$0.00**	**$496,253.22**	**23.322**	**$1,631,579.78**	**$42,230.56**
		$13,000,000.00	$2,442,700.39	$589,149.72	$0.00	$3,031,850.11	23.32%	$9,968,149.89	$295,064.67

AIA DOCUMENT G703® APPLICATION AND CERTIFICATE FOR PAYMENT • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.
"This document has been reproduced electronically with the permission of The American Institute of Architects under License 97002 to Primavera Systems, Inc. Reproduction of this document without project-specific information is not permitted. Contact The American Institute of Architects to verify the current version of this document and licensing status."

Oct 09

AIA Document G702™ – 1992

Application and Certificate for Payment

RECEIVED
BD. STANDARDS & APPEALS
2011 JAN 25 P 1: 16

TO OWNER:	Ed Mills & Associates 50 White Street New York, NY 10013	**PROJECT:**	Allen Street Allen Street	**APPLICATION NO:** 006 **PERIOD TO:** October 15, 2009 CAL. NO.	**Distribution** OWNER
				CONTRACT FOR: General Construction	ARCHITECT
FROM CONTRACTOR:	Cava Construction & Development 15 So MacQuesten Pkwy Mt Vernon, NY 10550	**VIA ARCHITECT:**		**CONTRACT DATE:** **PROJECT NOS:** / 20814 /	CONTRACTOR FIELD OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 15,249,986.00
2. NET CHANGE BY CHANGE ORDERS		$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 15,249,986.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 2,112,150.00
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	$ 211,215.00	
b. 0 % of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 211,215.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 1,900,935.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ ~~1,396,935.00~~ 1,383,769.47
8. CURRENT PAYMENT DUE		$ 504,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$ 13,349,051.00	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 0.00	$ 0.00
Total approved this Month	$ 0.00	$ 0.00
TOTALS	$ 0.00	$ 0.00
NET CHANGES by Change Order	$	0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, informa and belief the Work covered by this Application for Payment has been completed in accorda with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 10/16/09

State of: New York

County of: Westchester

Subscribed and sworn to before me this 16th day of October

GRACE M. SHAW
Notary Public State of New York
No. 01SH5050941
Qualified in Westchester County
Commission Expires 10/23 20 13

Notary Public: Grace M. Shaw

My Commission expires: 10/23/2013

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data compris this application, the Architect certifies to the Owner that to the best of the Architect's knowle information and belief the Work has progressed as indicated, the quality of the Work is accordance with the Contract Documents, and the Contractor is entitled to payment of AMOUNT CERTIFIED.

AMOUNT CERTIFIED $504,000 $ 504,000.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on thi Application and on the Continuation Sheet that are changed to conform with the amount certifie

ARCHITECT:

By: _____ Date: 10/19/09

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contra named herein. Issuance, payment and acceptance of payment are without prejudice to any right the Owner or Contractor under this Contract.

AIA Document G702™ – 1992. Copyright © 1953, 1963, 1965, 1971, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 14:11:57 on 10/16/2009 under Order No.1000393305_1 which expires on 5/5/2010, and is not for resale.
User Notes: (3898101957)

AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 006
APPLICATION DATE: 10/15/2009
PERIOD TO: 10/15/2009
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
1	MOBILIZATION	300,000.00	150,000.00	150,000.00	0.00	300,000.00	100.00 %	0.00	15,000.00
2	SUPERVISION	400,000.00	45,000.00	10,000.00	0.00	55,000.00	13.75 %	345,000.00	4,500.00
3	INSURANCE	375,000.00	37,500.00	30,000.00	0.00	67,500.00	18.00 %	307,500.00	3,750.00
4	REFUSE REMOVAL	210,000.00	10,000.00	10,000.00	0.00	20,000.00	9.52 %	190,000.00	1,000.00
5	DUMPSTERS	55,000.00	13,000.00	5,000.00	0.00	18,000.00	32.73 %	37,000.00	1,300.00
6	GENERAL CONDITIONS	750,000.00	75,000.00	50,000.00	0.00	125,000.00	16.67 %	625,000.00	7,500.00
7	PROPERTY PROTECTION	70,000.00	24,000.00	5,000.00	0.00	29,000.00	41.43 %	41,000.00	2,400.00
8	SURVEYOR	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00 %	0.00	3,000.00
9	HANGING SCAFFOLD	100,000.00	0.00	0.00	0.00	0.00	0.00 %	100,000.00	0.00
10	MATERIAL HOIST	275,000.00	0.00	100,000.00	0.00	100,000.00	36.36 %	175,000.00	0.00
11	FEE	500,000.00	50,000.00	0.00	0.00	50,000.00	10.00 %	450,000.00	5,000.00
	EXCAVATION	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
12	MOBILIZATION	95,650.00	95,650.00	0.00	0.00	95,650.00	100.00 %	0.00	9,565.00
13	SHORING-DELIVER STEEL	27,900.00	27,900.00	0.00	0.00	27,900.00	100.00 %	0.00	2,790.00
14	SHORING-INSTALL BEAM VIBRATORY	87,500.00	87,500.00	0.00	0.00	87,500.00	100.00 %	0.00	8,750.00
15	SHORING-LAGGING	35,800.00	35,800.00	0.00	0.00	35,800.00	100.00 %	0.00	3,580.00
	FOUNDATION	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
16	EXCAVATION-MASS CUT OF CLEAN FILL	198,000.00	198,000.00	0.00	0.00	198,000.00	100.00 %	0.00	19,800.00
17	EXCAVATION-INSTALL GRAVEL BASE	9,000.00	9,000.00	0.00	0.00	9,000.00	100.00 %	0.00	900.00
18	EXCAVATION-ELEVATOR	16,000.00	16,000.00	0.00	0.00	16,000.00	100.00 %	0.00	1,600.00

AIA Document G703™ – 1992. Copyright © 1963, 1965, 1966, 1967, 1970, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 15:24:32 on 10/16/2009 under Order No.1000393305_1 which expires on 5/5/2010, and is not for resale.
User Notes:

(4286325773)

	PIT CONTROLLED FILL								
19	CONCRETE-ELEVATOR PIT WALLS	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %	0.00	1,500.00
20	CONCRETE-INTERIOR PERIMETER FOOTINGS	7,200.00	7,200.00	0.00	0.00	7,200.00	100.00 %	0.00	720.00
21	CONCRETE-5" SLAB ON GRADE	10,200.00	10,200.00	0.00	0.00	10,200.00	100.00 %	0.00	1,020.00
22	CONCRETE-CELLAR MAT SLAB	305,750.00	305,750.00	0.00	0.00	305,750.00	100.00 %	0.00	30,575.00
23	CONCRETE-FOUNDATION WALL	148,500.00	148,500.00	0.00	0.00	148,500.00	100.00 %	0.00	14,850.00
24	CONCRETE SUPERSTRUCTURE	2,688,950.00	134,450.00	200,000.00	0.00	334,450.00	12.44 %	2,354,500.00	13,445.00
25	MISC. CONCRETE	30,000.00	0.00	0.00	0.00	0.00	0.00 %	30,000.00	0.00
26	SIDEWALKS & CURBS	35,000.00	0.00	0.00	0.00	0.00	0.00 %	35,000.00	0.00
27	MASONRY	76,775.00	0.00	0.00	0.00	0.00	0.00 %	76,775.00	0.00
28	STRUCTURAL METALS	150,000.00	0.00	0.00	0.00	0.00	0.00 %	150,000.00	0.00
29	WATER TANK ENCLOSURE	54,200.00	0.00	0.00	0.00	0.00	0.00 %	54,200.00	0.00
30	ORNAMENTAL METALS	30,000.00	0.00	0.00	0.00	0.00	0.00 %	30,000.00	0.00
31	METAL STUDS	600,000.00	0.00	0.00	0.00	0.00	0.00 %	600,000.00	0.00
32	DRYWALL	399,246.00	0.00	0.00	0.00	0.00	0.00 %	399,246.00	0.00
33	ROOFING	172,585.00	0.00	0.00	0.00	0.00	0.00 %	172,585.00	0.00
34	SEIMIC JOINTS	50,000.00	0.00	0.00	0.00	0.00	0.00 %	50,000.00	0.00
35	CAULKING	35,000.00	0.00	0.00	0.00	0.00	0.00 %	35,000.00	0.00
36	FIRESTOPPING	25,000.00	0.00	0.00	0.00	0.00	0.00 %	25,000.00	0.00
37	DOORS FRAMES HARDWARE (MAT)	112,000.00	0.00	0.00	0.00	0.00	0.00 %	112,000.00	0.00
38	WINDOWS	228,000.00	0.00	0.00	0.00	0.00	0.00 %	228,000.00	0.00
39	EXTERIOR WALLS PANELS (F&I)	920,955.00	0.00	0.00	0.00	0.00	0.00 %	920,955.00	0.00
40	CANOPY/MARQUEE	50,000.00	0.00	0.00	0.00	0.00	0.00 %	50,000.00	0.00
41	STOREFRONT	197,600.00	0.00	0.00	0.00	0.00	0.00 %	197,600.00	0.00
42	INTERIOR STOREFRONT	11,250.00	0.00	0.00	0.00	0.00	0.00 %	11,250.00	0.00
43	GLASS BAISTRADE	43,625.00	0.00	0.00	0.00	0.00	0.00 %	43,625.00	0.00
44	MISC. GLASS	10,000.00	0.00	0.00	0.00	0.00	0.00 %	10,000.00	0.00
45	BATHROOM VANITIES	19,600.00	0.00	0.00	0.00	0.00	0.00 %	19,600.00	0.00

AIA Document G703-1992. Copyright © 1963, 1965, 1966, 1967,1970, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 15:24:32 on 10/16/2009 under Order No.1000393305_1 which expires on 5/5/2010, and is not for resale.
User Notes:
(4286325773)

	(MAT ONLY)								
46	GUEST ROOM ENTRY LOCKS	39,200.00	0.00	0.00	0.00	0.00	0.00 %	39,200.00	0.00
47	PRIMING & K-DEX	83,300.00	0.00	0.00	0.00	0.00	0.00 %	83,300.00	0.00
48	INTERIOR STONE/TILE (MAT ONLY)	98,800.00	0.00	0.00	0.00	0.00	0.00 %	98,800.00	0.00
49	BASEMENT FINISHES (OUTSIDE FFE)	25,000.00	0.00	0.00	0.00	0.00	0.00 %	25,000.00	0.00
50	FF& E MATERIALS	719,200.00	0.00	0.00	0.00	0.00	0.00 %	719,200.00	0.00
51	FF&E INSTALLATION	30,000.00	0.00	0.00	0.00	0.00	0.00 %	30,000.00	0.00
52	SPECIALITIES	10,000.00	0.00	0.00	0.00	0.00	0.00 %	10,000.00	0.00
53	SHOWER DOORS	58,800.00	0.00	0.00	0.00	0.00	0.00 %	58,800.00	0.00
54	LOBBY FINISHES	25,000.00	0.00	0.00	0.00	0.00	0.00 %	25,000.00	0.00
55	KITCHEN EQUIPMENT (F&I)	50,000.00	0.00	0.00	0.00	0.00	0.00 %	50,000.00	0.00
56	LINEN CHUTE	25,000.00	0.00	0.00	0.00	0.00	0.00 %	25,000.00	0.00
	ELEVATOR	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
57	MOBILIZATION	60,000.00	1,200.00	0.00	0.00	1,200.00	2.00 %	58,800.00	120.00
	PASSENGER	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
58	SHOPDRAWINGS	10,000.00	0.00	0.00	0.00	0.00	0.00 %	10,000.00	0.00
59	EQUIPMENT	200,000.00	0.00	0.00	0.00	0.00	0.00 %	200,000.00	0.00
60	RAILS & MOTOR INSTALL	111,000.00	0.00	0.00	0.00	0.00	0.00 %	111,000.00	0.00
61	CAB INSTALLATION	150,000.00	0.00	0.00	0.00	0.00	0.00 %	150,000.00	0.00
62	CAB FINISHES	30,000.00	0.00	0.00	0.00	0.00	0.00 %	30,000.00	0.00
63	ELEVATOR FINISHES	15,000.00	0.00	0.00	0.00	0.00	0.00 %	15,000.00	0.00
	FREIGHT	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
64	SHOPDRAWINGS	3,600.00	0.00	0.00	0.00	0.00	0.00 %	3,600.00	0.00
65	EQUIPMENT	17,000.00	0.00	0.00	0.00	0.00	0.00 %	17,000.00	0.00
66	RAILS & MOTOR INSTALL	5,400.00	0.00	0.00	0.00	0.00	0.00 %	5,400.00	0.00
67	CAB INSTALLATION	5,000.00	0.00	0.00	0.00	0.00	0.00 %	5,000.00	0.00
68	CAB FINISHES	5,000.00	0.00	0.00	0.00	0.00	0.00 %	5,000.00	0.00
	PLUMBING	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
69	MOBILIZATION	25,000.00	2,500.00	0.00	0.00	2,500.00	10.00 %	22,500.00	250.00
70	UNDERGROUND PLUMBING	18,000.00	18,000.00	0.00	0.00	18,000.00	100.00 %	0.00	1,800.00
71	WATER & SEWER SERVICE	50,000.00	0.00	0.00	0.00	0.00	0.00 %	50,000.00	0.00

AIA Document G703-1992. Copyright © 1963, 1965, 1966, 1967,1970, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 15:24:32 on 10/16/2009 under Order No.1000393305_1 which expires on 5/5/2010, and is not for resale.
User Notes: (4286325773)

72	PLUMBING ROUGH IN	425,000.00	0.00	0.00	0.00	0.00	0.00 %	425,000.00	0.00
73	FUEL OIL SYSTEM	50,000.00	0.00	0.00	0.00	0.00	0.00 %	50,000.00	0.00
74	PLUMBING EQUIPMENT	157,280.00	0.00	0.00	0.00	0.00	0.00 %	157,280.00	0.00
75	PLUMBING FIXTURE	80,000.00	0.00	0.00	0.00	0.00	0.00 %	80,000.00	0.00
76	WATER TANK	30,000.00	0.00	0.00	0.00	0.00	0.00 %	30,000.00	0.00
77	SPRINKLER DRAWINGS	17,000.00	0.00	0.00	0.00	0.00	0.00 %	17,000.00	0.00
78	SPRINKLER STANDPIPE	75,000.00	0.00	0.00	0.00	0.00	0.00 %	75,000.00	0.00
79	SPRINKLER ROUGH IN	100,000.00	0.00	0.00	0.00	0.00	0.00 %	100,000.00	0.00
80	SPRINKLER EQUIPMENT	100,000.00	0.00	0.00	0.00	0.00	0.00 %	100,000.00	0.00
	HVAC	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
81	HVAC MOBILIZATION	21,600.00	0.00	0.00	0.00	0.00	0.00 %	21,600.00	0.00
82	HVAC DUCTWORK	100,000.00	0.00	0.00	0.00	0.00	0.00 %	100,000.00	0.00
83	GUESTROOM HVAC	250,000.00	0.00	0.00	0.00	0.00	0.00 %	250,000.00	0.00
84	HVAC EQUIPMENT	250,000.00	0.00	0.00	0.00	0.00	0.00 %	250,000.00	0.00
85	HYDRONIC PIPING	500,000.00	0.00	0.00	0.00	0.00	0.00 %	500,000.00	0.00
86	HVAC CONTROLS	150,000.00	0.00	0.00	0.00	0.00	0.00 %	150,000.00	0.00
	ELECTRICAL	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
87	ELECTRIC MOBILIZATION	75,000.00	0.00	0.00	0.00	0.00	0.00 %	75,000.00	0.00
88	SWITCH GEAR	143,520.00	0.00	0.00	0.00	0.00	0.00 %	143,520.00	0.00
89	EMERGENCY GENERATOR	60,000.00	5,000.00	0.00	0.00	5,000.00	8.33 %	55,000.00	500.00
90	TEMP SERVICE & LIGHTING	50,000.00	0.00	0.00	0.00	0.00	0.00 %	50,000.00	0.00
91	SERVICE WIRING & CONDUITS	150,000.00	0.00	0.00	0.00	0.00	0.00 %	150,000.00	0.00
92	RISERS & PANELS	100,000.00	0.00	0.00	0.00	0.00	0.00 %	100,000.00	0.00
93	ROUGH IN	200,000.00	0.00	0.00	0.00	0.00	0.00 %	200,000.00	0.00
94	FIRE ALARM SHOPDRAWINGS	10,000.00	0.00	0.00	0.00	0.00	0.00 %	10,000.00	0.00
95	FIRE ALARM ROUGH IN	50,000.00	0.00	0.00	0.00	0.00	0.00 %	50,000.00	0.00
96	FIRE ALARM PROGRAMMING & EQUIPMENT	100,000.00	0.00	0.00	0.00	0.00	0.00 %	100,000.00	0.00
97	ELECTRIC FINISHES	125,000.00	0.00	0.00	0.00	0.00	0.00 %	125,000.00	0.00
98	LIGHT FIXTURES	50,000.00	0.00	0.00	0.00	0.00	0.00 %	50,000.00	0.00
	CHANGE ORDERS	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00

AIA Document G703-1992. Copyright © 1963, 1965, 1966, 1967,1970, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 15:24:32 on 10/16/2009 under Order No.1000393305_1 which expires on 5/5/2010, and is not for resale.
User Notes:
(4286325773)

C/O#2	VIBRANALYSIS	22,000.00	22,000.00	0.00	0.00	22,000.00	100.00 %	0.00	2,200.00
C/O#3	SITE SAFETY MONTHLY	27,735.00	27,735.00	0.00	0.00	27,735.00	100.00 %	0.00	2,773.50
C/O#4	SHORING	21,008.00	21,008.00	0.00	0.00	21,008.00	100.00 %	0.00	2,100.80
C/O#5	EXCAVATION EXTRAS	50,765.00	50,765.00	0.00	0.00	50,765.00	100.00 %	0.00	5,076.50
C/O#6	NIGHT SHIFT	7,568.00	7,568.00	0.00	0.00	7,568.00	100.00 %	0.00	756.80
C/O#7	RELOCATE BOILER FLUE	9,949.00	9,949.00	0.00	0.00	9,949.00	100.00 %	0.00	994.90
C/O#8	WATERPROOFING	85,000.00	85,000.00	0.00	0.00	85,000.00	100.00 %	0.00	8,500.00
C/O#9	HANGING PLATFORM	10,239.00	10,239.00	0.00	0.00	10,239.00	100.00 %	0.00	1,023.90
C/O#10	LABOR 5 WEEKS	8,248.00	8,248.00	0.00	0.00	8,248.00	100.00 %	0.00	824.80
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00

AIA Document G703-1992. Copyright © 1963, 1965, 1966, 1967, 1970, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 15:24:32 on 10/16/2009 under Order No.1000393305_1 which expires on 5/5/2010, and is not for resale.
User Notes:
(4286325773)

		0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
	GRAND TOTAL	$ 15,492,498.00	$ 1,794,662.00	$ 560,000.00	$ 0.00	$ 2,354,662.00	15.20 %	$ 13,137,836.00	$ 179,466.20

AIA Document G703-1992. Copyright © 1963, 1965, 1966, 1967, 1970, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 15:24:32 on 10/16/2009 under Order No.1000393305_1 which expires on 5/5/2010, and is not for resale.
User Notes:
(4286325773)

CONDITIONAL PARTIAL WAIVER OF LIEN

STATE OF New York

ss

COUNTY OF Westchester)

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Cava Construction Co. Inc.

to furnish labor and materials for premises known as Allen Street

of which DAB Group LLC is the owner.

The undersigned, for and in consideration of $389,328.03 three hundred eighty nine thousand, three hundred, twenty eight dollars and three cents * representing the total of requisition #5

***effective upon receipt of a check in the amount of Three Hundred Eighty Nine Thousand, Three Hundred, Twenty Eight Dollars and three cents.**

and other good and valuable considerations representing the amount paid to date for the total value of work completed and installed, the receipt thereof is hereby acknowledged, do hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of New York, relating to mechanic's liens, with respect to and on said above described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery, furnished and on the monies, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above described premises.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its officer thereunto duly authorized and its corporate seal to be affixed this 23rd day of April, 2008.

COMPANY: Cava Construction Co. Inc.

BY: Carmine Dellacava

SEAL

Title:

STATE OF: New York

COUNTY OF: Westchester

Sworn to me this 23rd day of April, 2009

JODI A MOSIELLO
Notary Public, State of New York
No. 01MO5048289
Qualified in Westchester County
Commission Expires August 21, 2009

RECEIVED
BD. STANDARDS & APPEALS
2009 JAN 25 P 4:19
CAL. NO.

CONDITIONAL PARTIAL WAIVER OF LIEN

STATE OF New York

COUNTY OF Westchester) ss

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Cava Construction Co. Inc.

to furnish labor and materials for premises known as Allen Street

of which DAB Group LLC is the owner.

The undersigned, for and in consideration of $357,624.59 three hundred fifty seven thousand six hundred twenty four dollars and fifty nine cents * representing the total of requisition #4

***effective upon receipt of a check in the amount of $ (Requisition #)**

and other good and valuable considerations representing the amount paid to date for the total value of work completed and installed, the receipt thereof is hereby acknowledged, do hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of New York, relating to mechanic's liens, with respect to and on said above described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery, furnished and on the monies, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above described premises.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its officer

thereunto duly authorized and its corporate seal to be affixed this 10 day of Dec, 2008.

COMPANY: Cava Construction Co. Inc.

BY: Peter Serpico

SEAL

Title: V.P.

STATE OF: New York

COUNTY OF: Westchester

Sworn to me this 10th day of Dec. 2008

GRACE M. SHAW
Notary Public State of New York
No. 01SH5050941
Qualified in Westchester County
Commission Expires 12/15 20 09

PARTIAL RELEASE AND WAIVER OF LIEN

FROM: CAVA CONSTRUCTION CORP.
15 South Macquesten Pkwy
Mount Vernon, New York 10550

TO: Edward I Mills & Associates
50 White Street
New York, NY 10013

Period Ending:

Project:

- Owner:
- Premises: Allen Street
- General Contractor: Cava Construction Co. Inc.
- Contract Work:
- Contract Date: 8/2008
- Original Contract Amount: $15,249,986.00
- Change Order Amounts: $95,714.30
- Adjusted Contract Amount: $15,345,700.30
- Amount of Work Done To Date: $566,264.30
- Retainage Amount Not Yet Due: $56,626.43
- Net Amount Due To Date: $363,987.87
- Total Payments Receives To Date: $145,650.00

For and in consideration of the payment of $150,000.00 which amount is represented as being paid in accordance with the Payment Request or Invoice(s) referenced below, the sufficiency of which is hereby acknowledged, the undersigned does hereby waive, release and relinquish any and all rights, claims, demands, liens, claims for relief, causes of action and the like, whether arising at law, under a contract, in tort, in equity or otherwise, which the undersigned has now or may have had arising out of the performance of work or the furnishing of labor or materials by the undersigned through 10/24/08 date), the effective date of the Waiver and Release, pursuant to Contract/Subcontract/Purchase Order No. _____ _____, dated, August 2008 with Cava Construction Co. Inc. in connection with construction of Allen Street/Orchard Street("the Project"). Use of the term "the Company" herein shall be deemed to mean and refer to CAVA CONSTRUCTION CORP. and its agents, representatives, employees, directors and all those acting on their behalf. Use of the term "the Owner" herein shall be deemed to mean and refer to the Owner and its agents, representatives, employees, directors and all those acting on their behalf. All references herein to the Company, to the Owner and the undersigned shall be deemed to include such party's heirs, legal representatives, successors and assigns.

This Waiver and Release applies to all facts, acts, events, circumstances, changes, constructive or actual, delays, accelerations, extra work, disruptions, interferences and the like which have occurred, or may be claimed to have occurred, prior to the effective date hereof, excepting only any claims currently unresolved for which written notice has been provided to the Company as follows:

_____

Except as specifically described above, and excepting retainage, if any, held under the Contract/Subcontract/Purchase Order, the undersigned expressly waives all claims against the Company and Owner as hereinabove described. This Waiver and Release is intended to apply to and protect the Company's payment and performance bond surety, if any, as well as anyone claiming by or through the Company, the Owner, or the surety in connection with any claim, demand, lien, claim for relief, cause of action and the like waived, released and relinquished by the terms of this Waiver and Release.

The Waiver and Release is freely and voluntarily given and the undersigned acknowledges, warrants and represents that it has fully reviewed the terms and conditions of this Waiver and Release, that it is fully informed with respect to the legal effect of the Waiver and Release and that it has voluntarily chosen to accept the terms and conditions of this Waiver and Release in return for the payment recited above.

The undersigned further represents that all employees, laborers, material men and subcontractors employed by the undersigned in connection with the Project and all bills currently due for labor, materials, supplies and taxes furnished by others to the undersigned in connection with construction of improvements upon the Project have been fully paid and that no obligations, legal, equitable or otherwise are owed by the undersigned in connection with its work on the Project. With respect to this representation and warranty, the undersigned does hereby agree to indemnify and hold harmless the Company, its payment and performance bond surety, if any, the Owner and any others claiming by or through them, from any and all claims, damages, losses, expenses and the like incurred by reason of any claim that the undersigned has not fully paid for all labor, materials and expenses incurred in connection with its work on the Project.

The undersigned further agrees that making and receipt of payment and execution of this Waiver and Release shall in no way release the undersigned from its continuing obligations with respect to the completion of any work remaining undone, punch list work, warranty and guaranty work, and any other obligations of the undersigned to the Company.

IN WITNESS WHEREOF, on behalf of the undersigned, with full authority, I have executed this Waiver and Release under seal effective the 2 day of December, 2008.

SUBCONTRACTOR

BY: _____

Title: PRESIDENT

Sworn to before me this 2
day of December, 2008

_____
Notary Public

GRACE M. SHAW
Notary Public State of New York
No. 01SH5050941
Qualified in Westchester County
Commission Expires 10/09 20 09

PARTIAL RELEASE AND WAIVER OF LIEN

FROM: CAVA CONSTRUCTION CORP.
15 South Macquesten Pkwy
Mount Vernon, New York 10550

TO: Edward I Mills & Associates
50 White Street
New York, NY 10013

Period Ending:

Project:

- Owner:
- Premises: Allen Street
- General Contractor: Cava Construction Co. Inc.
- Contract Work:
- Contract Date: 8/2008
- Original Contract Amount: $15,249,986.00
- Change Order Amounts: $95,714.30
- Adjusted Contract Amount: $15,345,700.30
- Amount of Work Done To Date: $145,650.00
- Retainage Amount Not Yet Due:
- Net Amount Due To Date: $145,650.00
- Total Payments Receives To Date: 0

For and in consideration of the payment of $145,650.00 which amount is represented as being paid in accordance with the Payment Request or Invoice(s) referenced below, the sufficiency of which is hereby acknowledged, the undersigned does hereby waive, release and relinquish any and all rights, claims, demands, liens, claims for relief, causes of action and the like, whether arising at law, under a contract, in tort, in equity or otherwise, which the undersigned has now or may have had arising out of the performance of work or the furnishing of labor or materials by the undersigned through 9/30/08 date), the effective date of the Waiver and Release, pursuant to Contract/Subcontract/Purchase Order No. _____ _____, dated, August 2008 with Cava Construction Co. Inc. In connection with construction of Allen Street/Orchard Street("the Project"). Use of the term "the Company" herein shall be deemed to mean and refer to CAVA CONSTRUCTION CORP. and its agents, representatives, employees, directors and all those acting on their behalf. Use of the term "the Owner" herein shall be deemed to mean and refer to the Owner and its agents, representatives, employees, directors and all those acting on their behalf. All references herein to the Company, to the Owner and the undersigned shall be deemed to include such party's heirs, legal representatives, successors and assigns.

This Waiver and Release applies to all facts, acts, events, circumstances, changes, constructive or actual, delays, accelerations, extra work, disruptions, interferences and the like which have occurred, or may be claimed to have occurred, prior to the effective date hereof, excepting only any claims currently unresolved for which written notice has been provided to the Company as follows:

_____

Except as specifically described above, and excepting retainage, if any, held under the Contract/Subcontract/Purchase Order, the undersigned expressly waives all claims against the Company and Owner as hereinabove described. This Waiver and Release is intended to apply to and protect the Company's payment and performance bond surety, if any, as well as anyone claiming by or through the Company, the Owner, or the surety in connection with any claim, demand, lien, claim for relief, cause of action and the like waived, released and relinquished by the terms of this Waiver and Release.

The Waiver and Release is freely and voluntarily given and the undersigned acknowledges, warrants and represents that it has fully reviewed the terms and conditions of this Waiver and Release, that it is fully informed with respect to the legal effect of the Waiver and Release and that it has voluntarily chosen to accept the terms and conditions of this Waiver and Release in return for the payment recited above.

The undersigned further represents that all employees, laborers, material men and subcontractors employed by the undersigned in connection with the Project and all bills currently due for labor, materials, supplies and taxes furnished by others to the undersigned in connection with construction of improvements upon the Project have been fully paid and that no obligations, legal, equitable or otherwise are owed by the undersigned in connection with its work on the Project. With respect to this representation and warranty, the undersigned does hereby agree to indemnify and hold harmless the Company, its payment and performance bond surety, if any, the Owner and any others claiming by or through them, from any and all claims, damages, losses, expenses and the like incurred by reason of any claim that the undersigned has not fully paid for all labor, materials and expenses incurred in connection with its work on the Project.

The undersigned further agrees that making and receipt of payment and execution of this Waiver and Release shall in no way release the undersigned from its continuing obligations with respect to the completion of any work remaining undone, punch list work, warranty and guaranty work, and any other obligations of the undersigned to the Company.

IN WITNESS WHEREOF, on behalf of the undersigned, with full authority, I have executed this Waiver and Release under seal effective the 2 day of December, 2008.

SUBCONTRACTOR

BY: _____

Title: President

Sworn to before me this 2
day of December, 2008

_____
Notary Public

GRACE M. SHAW
Notary Public State of New York
No. 01SH5050941
Qualified in Westchester County
Commission Expires 4/19/09

CASINO DEVELOPMENT GROUP, INC.

54-01 43RD STREET
MASPETH, NY 11378

To: Owner, Borrower, Construction Manager, Administrative Agent and Lenders
Period Ending ("date") 11/30/ 2008

Re:	Borrower:	DAB Group, LLC*
	Owner:	DAB Group, LLC*
	Premise:	139-141 Orchard St NY, NY
	Construction Manager:	Cava Construction
	Contract Work:	Concrete Foundation
	Contract Date:	8/7/08
	Original Contract Amount:	$ 956,500.00
	Change Orders:	$ 0.00
	Adjusted Contract Amount:	$ 956,500.00
	Amount of Work Performed to Date:	$ 462,680.00
	Retainage Amount Not Yet Due:	$ 46,268.00
	Net Amount Due To Date:	$ 416,412.00
	Total Payments Received to Date:	$ 319,762.00

The undersigned contractor, subcontractor or supplier hereby acknowledges receipt of $319,762.00 (in cash only and not in equivalents or other agreements) and aggregate payments equal to the Total Payments received to Date stated above. DOES HEREBY CERTIFY AND ACKNOWLEDGE that it has received all sums due and owing to it for work performed or materials supplied at or in connection with the Project to the date of all prior requisitions and DOES HEREBY FOREVER RELEASE AND WAIVE for itself, its successors and assigns (a) any and all rights, claims and demands it has or may have against the General Contractor or the Borrower identified above, and their respective successors and assigns (collectively, the "Released Parties") to the date of all prior requisitions : and (b) all right which it has or may have pursuant to the New York State Lien law to file any lien against the Project or any interest of any of the Released Parties therein or any other assets or interest of any of the Released Parties.

The undersigned represents that it has fully paid all its subcontractors, laborers, materialmen and any other person retained or hired by the Company on or in connection with the Project to date (including without limitation all union benefits) and the undersigned agrees to indemnify and save and hold the Released Parties harmless from any and all claims and expenses, including attorney's fees that may be made by any of the undersigned's subcontractors, laborers, materialmen, for any damages, injury or liability arising from or in connection with the performance of the work or the furnishing of materials or any of its or their subcontractors, laborers, materialmen, agents, servants and employees in performance of the Subcontract or Purchase Order, or anywise in connection with any of the work performed or materials furnished upon or in connection with the Project or any breach or default by the undersigned hereunder. In the event a lien is filed against the property in connection with the subcontractor's work, the undersigned agrees to immediately post a bond in satisfaction of the lien and to proceed to discharge the lien and/or satisfy any judgment or award rendered. Any or all of the Released Parties may at their option (i) post a bond, and discharge such lien (ii) defend any action related to lien, (iii) pay and satisfy any judgment or award and the undersigned shall be responsible for and pay such Released Parties all direct and indirect costs thereof, including attorney fees. The undersigned further stipulates that the signatory hereto is an authorized officer with full power to execute this waiver and release a claim

* and its successors and assigns

Duly authorized, executed and delivered by the undersigned this 30th day of September, 2008.

CHECKS RECEIVED	PAID BY	DATE	CHECK NUMBER
$ 100,000.00	Cava Const.	11/19/08	24314
$ 100,000.00	DAB Group, Inc	11/20/08	2586
$ 129,000.00	DAB Group, Inc	12/02/08	2685

WITNESSED OR NOTARIZED BY:

(1) Angela C[illegible]

(2)_____

ANGELA COLAVITO
Notary Public, State of New York
No. 01CO4935100
Qualified in Nassau County
Commission Expires July 25, 2009

(Contractor, Subcontractor or Supplier)

by: W. CHARON
CHIEF FINANCIAL OFFICER

C:\Users\Public\Documents\Casino Files\PROJECTS\2008 Projects\139 Orchard\nov 30 Lien Waiver.doc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

TO OWNER:
DAB GROUP, LLC
85 West Hawthorne Ave
Valley Stream, NY 11580

PROJECT: Allen Street Hotel
139-141 Orchard Street
New York, NY 10002

APPLICATION NO: 7

RECEIVED
BD. STANDARDS & APPEALS
2011 JAN 25 P 12:15
CAL. NO.

Distribution to:
X OWNER
X ARCHITECT
X CONTRACTOR

PERIOD TO: 03/31/09

FROM CONTRACTOR:
Casino Development Group, Inc
54-30 48th Street
Maspeth, NY 11378

VIA ARCHITECT:
Edward I Mills & Associates
50 White Street
New York, NY 10013

PROJECT NOS:

CONTRACT FOR: Concrete Foundation

CONTRACT DATE: 8/7/08

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 956,500.00
2. Net change by Change Orders		$ 77,204.30
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 1,033,704.30
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 1,033,704.30
5. RETAINAGE:		
a. 0 % of Completed Work	$ 0.00	
b. ____ % of Stored Material (Column F on G703)	$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 1,033,704.30
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 933,704.00
8. CURRENT PAYMENT DUE		$ 100,000.30
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$65,716.30	
Total approved this Month	$11,488.00	
TOTALS	$77,204.30	$0.00
NET CHANGES by Change Order	$77,204.30	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 3/31/2009

State of: New York County of: Nassau
Subscribed and sworn to before me this 31st day of March
Notary Public: Angela Colavito
My Commission expires: 7/25/09

ANGELA COLAVITO
Notary Public, State of New York
No. 01CO4935100
Qualified in Nassau County
Commission Expires July 25, 2009

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... $ 100,000.30

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 7
APPLICATION DATE: 3/31/09
PERIOD TO: 3/31/09
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	Mobilization	$95,650.00	$95,650.00	$0.00	0.00	95,650.00	100.00%		0.00
	Shoring-Deliver Steel	$27,900.00	$27,900.00	$0.00	0.00	27,900.00	100.00%		0.00
	Shoring- Install Beams Vibratory	$87,500.00	$87,500.00	$0.00	0.00	87,500.00	100.00%		0.00
	Shoring- Lagging	$35,800.00	$35,800.00	$0.00	0.00	35,800.00	100.00%		0.00
	Excavation- Mass cut of Clean Fill	$198,000.00	$198,000.00	$0.00	0.00	198,000.00	100.00%		0.00
	Excavation- Install Gravel Base	$9,000.00	$9,000.00	$0.00	0.00	9,000.00	100.00%		0.00
	Excavation- Elevator Pit Controlled Fill	$16,000.00	$16,000.00	$0.00	0.00	16,000.00	100.00%		0.00
	Concrete- Elevator Pit Walls	$15,000.00	$15,000.00	$0.00	0.00	15,000.00	100.00%		0.00
	Concrete- Interior Perimeter footings	$7,200.00	$7,200.00	$0.00	0.00	7,200.00	100.00%		0.00
	Concrete- 5" Slab on Grade	$10,200.00	$10,200.00	$0.00	0.00	10,200.00	100.00%		0.00
	Concrete- Cellar Mat Slab	$305,750.00	$305,750.00	$0.00	0.00	305,750.00	100.00%		0.00
	Concrete- Foundation Wall-Concrete	$148,500.00	$148,500.00	$0.00	0.00	148,500.00	100.00%		0.00
	CO #2 Shoring Change	$17,830.00	$17,830.00	$0.00	0.00	17,830.00	100.00%		0.00
	CO #3 Brick and Debris	$43,086.30	$43,086.30	$0.00	0.00	43,086.30	100.00%		0.00
	CO #4 Night Shift	$4,800.00	$4,800.00	$0.00	0.00	4,800.00	100.00%		0.00
	CO #5 Vapor Barrier Install	$5,488.00	$5,488.00	$0.00	0.00	5,488.00	100.00%		0.00
	CO #6 Orchard St.Voids-Fill Concrete	$6,000.00	$6,000.00	$0.00	0.00	6,000.00	100.00%		0.00
									0.00
									0.00
	GRAND TOTALS	$1,033,704.30	$1,033,704.30	$0.00	$0.00	$1,033,704.30	100.00%	$0.00	$0.00

AIA DOCUMENT G703 · CONTINUATION SHEET FOR G702 · 1992 EDITION · AIA · ©1992
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006-5232

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF PAGES

TO OWNER: DAB Group, LLC

PROJECT: 139-141 Orchard St

APPLICATION NO: 00006

PERIOD TO: 12/20/2010

PROJECT NOS.:

Distribution to:
- ☐ OWNER
- ☐ ARCHITECT
- ☐ CONTRACTOR
- ☐
- ☐

FROM CONTRACTOR: Flintlock Construction Services, LLC
585 N. Barry Ave
Mamaroneck, NY 10543

VIA ARCHITECT: Edward I Mills & Associates Arcl
401 Broadway
New York, NY 10013

CONTRACT DATE:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$13,000,000.00
2. Net change by Change Orders		$0.00
3. CONTRACT SUM TO DATE (Line 1 ±2)		$13,000,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$3,031,850.11
5. RETAINAGE:		
a. 0 % of Completed Work (Columns D + E on G703)	$0.00	
b. 0 % of Stored Material (Columns F on G703)	$0.00	
Total Retainage (Line 5a + 5b or Total in Columns I on G703)		$303,184.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$2,728,665.12
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$2,198,430.35
8. CURRENT PAYMENT DUE		$530,234.77
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$10,271,334.88	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order		$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Flintlock Construction Services, L

By: _____ Date: 1/4/2011
Stephen A. Weiss 1/4/2011

State of:
County of:
Subscribed and sworn to before me this 4th day of January 2011

Notary Public: Sarah Thomas
My Commission expires:

Sarah Thomas
Notary Public
State of New York, Qualified in King County
No. 01TH6196469
Commission Expires 11/17/2012

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $530,234.77

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: Edward I Mills & Associates Architec

By: _____ Date: 1-4-2011
Edward I Mills 1/4/2011

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

RECEIVED
BD. STANDARDS & APPEALS
2011 JAN 25 P 4:17

AIA DOCUMENT G702 • APPLICATION AND CERTIFICATE FOR PAYMENT • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.
"This document has been reproduced electronically with the permission of The American Institute of Architects under License 97003 to Primavera Systems, Inc. Reproduction of this document without project-specific information is not permitted. Contact The American Institute of Architects to verify the current version of this document and license status."

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 00006
APPLICATION DATE:
PERIOD TO: 12/20/2010
ARCHITECT'S PROJECT NO.:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED: FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED: THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) RATE
15020	Sanyo Equipment Installation Only	$213,623.00	$0.00	$0.00	$0.00	$0.00	0	$213,623.00	$0.00
15040	Plumbing	$845,345.00	$33,813.80	$16,906.90	$0.00	$50,720.70	6.000	$794,624.30	$5,072.04
15045	Plumbing Fixtures - Allowance	$127,000.00	$0.00	$7,255.43	$0.00	$7,255.43	5.713	$119,744.57	$725.54
15050	Sprinkler & Standpipe	$243,765.00	$43,877.70	$4,875.30	$0.00	$48,753.00	20.000	$195,012.00	$4,875.30
15060	Site Utilities	$40,000.00	$0.00	$0.00	$0.00	$0.00	0	$40,000.00	$0.00
16010	Light & Power	$669,638.00	$23,437.33	$3,348.19	$0.00	$26,785.52	4.000	$642,852.48	$2,678.53
16020	Emergency Generator System and ATS	$130,000.00	$0.00	$0.00	$0.00	$0.00	0	$130,000.00	$0.00
16025	Fire Alarm & Communication Systems	$59,992.00	$0.00	$0.00	$0.00	$0.00	0	$59,992.00	$0.00
16030	Electrical Fixtures	$115,000.00	$0.00	$0.00	$0.00	$0.00	0	$115,000.00	$0.00
16050	Subtotal	$10,872,167.00	$2,026,198.35	$509,398.54	$0.00	$2,535,596.89	23.322	$8,336,570.11	$253,559.65
20000	General Conditions	$1,087,217.00	$212,811.86	$40,748.89	$0.00	$253,560.75	23.322	$833,656.25	$25,356.10
20010	Overhead	$119,594.00	$23,409.33	$4,482.38	$0.00	$27,891.71	23.322	$91,702.29	$2,789.15
20020	Builders Fee	$603,949.00	$118,216.98	$22,636.01	$0.00	$140,852.99	23.322	$463,096.01	$14,085.31
20030	Insurance	$317,073.00	$62,063.87	$11,883.90	$0.00	$73,947.77	23.322	$243,125.23	$7,394.78
20040	Subtotal	$2,127,833.00	$416,502.04	$79,751.18	$0.00	$496,253.22	23.322	$1,631,579.78	$49,625.34
		$13,000,000.00	$2,442,700.39	$589,149.72	$0.00	$3,031,850.11	23.32%	$9,968,149.89	$303,184.99

AIA DOCUMENT G703• APPLICATION AND CERTIFICATE FOR PAYMENT • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.
"This document has been reproduced electronically with the permission of The American Institute of Architects under License #7903 to Primavera Systems, Inc. Reproduction of this document without project-specific information is not permitted. Contact The American Institute of Architects to verify the current version of this document and license status."

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 00006
APPLICATION DATE:
PERIOD TO: 12/20/2010
ARCHITECT'S PROJECT NO.:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) RATE
08010	Hotel Room Entry	$59,000.00	$0.00	$0.00	$0.00	$0.00	0	$59,000.00	$0.00
08015	Wood Bathroom	$51,600.00	$0.00	$0.00	$0.00	$0.00	0	$51,600.00	$0.00
08020	Access Doors	$21,360.00	$0.00	$0.00	$0.00	$0.00	0	$21,360.00	$0.00
08025	Custom Steel Gate and Pivot Hinge	$2,500.00	$0.00	$0.00	$0.00	$0.00	0	$2,500.00	$0.00
08030	Hardware	$97,600.00	$0.00	$0.00	$0.00	$0.00	0	$97,600.00	$0.00
08035	Glass Wall Convenience Stairs	$8,250.00	$0.00	$0.00	$0.00	$0.00	0	$8,250.00	$0.00
08045	Aluminum & Glass - Storefront - 1st Floor	$67,756.00	$0.00	$0.00	$0.00	$0.00	0	$67,756.00	$0.00
08050	Punched Windows	$195,690.00	$0.00	$0.00	$0.00	$0.00	0	$195,690.00	$0.00
08065	Window Wall	$497,000.00	$0.00	$0.00	$0.00	$0.00	0	$497,000.00	$0.00
08070	Glass Balcony Railing	$37,620.00	$0.00	$0.00	$0.00	$0.00	0	$37,620.00	$0.00
08075	Metal & Glass Canopy	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00	$0.00
08080	Mechanical Louvers	$5,000.00	$0.00	$0.00	$0.00	$0.00	0	$5,000.00	$0.00
09010	Framing & Drywall	$722,212.00	$0.00	$14,444.24	$0.00	$14,444.24	2.000	$707,767.76	$1,444.42
09015	Ceilings & Soffits	$110,000.00	$0.00	$0.00	$0.00	$0.00	0	$110,000.00	$0.00
09020	Exterior Wall Framing	$275,000.00	$0.00	$0.00	$0.00	$0.00	0	$275,000.00	$0.00
09040	Ceramic Tile	$124,800.00	$0.00	$0.00	$0.00	$0.00	0	$124,800.00	$0.00
09060	Painting - Priming only on Walls, K-Dex on Ceiling	$102,900.00	$0.00	$0.00	$0.00	$0.00	0	$102,900.00	$0.00
10015	Exterior Sign - 12 ea. 12" Metal Letters	$3,000.00	$0.00	$0.00	$0.00	$0.00	0	$3,000.00	$0.00
10020	Vanities	$24,500.00	$0.00	$0.00	$0.00	$0.00	0	$24,500.00	$0.00
10025	Glass Tub and Shower Enclosures	$103,180.00	$0.00	$0.00	$0.00	$0.00	0	$103,180.00	$0.00
10040	Mirrors	$20,400.00	$0.00	$0.00	$0.00	$0.00	0	$20,400.00	$0.00
10045	Garage Door	$10,000.00	$0.00	$0.00	$0.00	$0.00	0	$10,000.00	$0.00
10050	Bathrom Accessories	$9,800.00	$0.00	$0.00	$0.00	$0.00	0	$9,800.00	$0.00
10055	Signage - Interior	$5,000.00	$0.00	$0.00	$0.00	$0.00	0	$5,000.00	$0.00
10060	Rubbish Chute	$55,000.00	$0.00	$0.00	$0.00	$0.00	0	$55,000.00	$0.00
10065	Stair - Basement to 1st Floor	$20,000.00	$0.00	$800.00	$0.00	$800.00	4.000	$19,200.00	$80.00
10070	Vestibule Mat	$2,500.00	$0.00	$0.00	$0.00	$0.00	0	$2,500.00	$0.00
10075	Canopy	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00	$0.00
14010	Elevators	$495,000.00	$0.00	$0.00	$0.00	$0.00	0	$495,000.00	$0.00
14020	Cab Allowance - 2 Cabs @ $15,000	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00	$0.00
14025	Hydraulic Lift	$75,000.00	$0.00	$0.00	$0.00	$0.00	0	$75,000.00	$0.00
15010	HVAC- Ductwork & Miscellaneous HVAC Work	$335,426.00	$6,708.52	$6,708.52	$0.00	$13,417.04	4.000	$322,008.96	$1,341.72
15015	Sanyo Equipment Only (No other HVAC)	$508,851.00	$0.00	$0.00	$0.00	$0.00	0	$508,851.00	$0.00

AIA DOCUMENT G703• APPLICATION AND CERTIFICATE FOR PAYMENT • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.
"This document has been reproduced electronically with the permission of The American Institute of Architects under License #7003 to Prizeware Systems, Inc. Reproduction of the document without project-specific information is not permitted. Contact The American Institute of Architects to verify the current version of this document and license status."

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 00006
APPLICATION DATE:
PERIOD TO: 12/20/2010
ARCHITECT'S PROJECT NO.:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) RATE
01010	Site Safety	$175,000.00	$54,250.00	$7,000.00	$0.00	$61,250.00	35.000	$113,750.00	$6,125.00
01020	Roof Protection	$18,900.00	$6,237.00	$378.00	$0.00	$6,615.00	35.000	$12,285.00	$661.50
01030	Horizontal Safety Netting	$35,000.00	$8,750.00	$1,750.00	$0.00	$10,500.00	30.000	$24,500.00	$1,050.00
01040	Men & Materials Hoist	$275,000.00	$79,750.00	$11,000.00	$0.00	$90,750.00	33.000	$184,250.00	$9,075.00
01050	Dewatering-Rain water	$5,000.00	$3,750.00	$250.00	$0.00	$4,000.00	80.000	$1,000.00	$400.00
02010	Sidewalks	$24,150.00	$0.00	$0.00	$0.00	$0.00	0	$24,150.00	$0.00
02015	Sidewalk Bridge & Set Back	$25,000.00	$10,750.00	$750.00	$0.00	$11,500.00	46.000	$13,500.00	$1,150.00
02025	Curbing	$8,100.00	$0.00	$0.00	$0.00	$0.00	0	$8,100.00	$0.00
02030	Ashphalt Street Repairs	$2,600.00	$0.00	$0.00	$0.00	$0.00	0	$2,600.00	$0.00
02060	Landscaping	$8,000.00	$0.00	$0.00	$0.00	$0.00	0	$8,000.00	$0.00
03015	Superstructure Concrete	$2,487,000.00	$1,745,874.00	$425,277.00	$0.00	$2,171,151.00	87.300	$315,849.00	$217,115.10
03030	Housekeeping Pads	$2,000.00	$0.00	$0.00	$0.00	$0.00	0	$2,000.00	$0.00
03045	Courtyard Saw Cut Concrete Topping	$7,000.00	$0.00	$0.00	$0.00	$0.00	0	$7,000.00	$0.00
03050	Concrete Bench	$800.00	$0.00	$0.00	$0.00	$0.00	0	$800.00	$0.00
04010	8" CMU Interior	$25,212.00	$0.00	$0.00	$0.00	$0.00	0	$25,212.00	$0.00
04015	6" CMU Exterior	$80,062.00	$0.00	$6,404.96	$0.00	$6,404.96	8.000	$73,657.04	$640.50
04020	4" CMU	$41,300.00	$0.00	$0.00	$0.00	$0.00	0	$41,300.00	$0.00
04030	Scaffolding - 3 months	$215,000.00	$0.00	$0.00	$0.00	$0.00	0	$215,000.00	$0.00
04060	Stucco	$295,000.00	$0.00	$0.00	$0.00	$0.00	0	$295,000.00	$0.00
04065	Pavers	$21,425.00	$0.00	$0.00	$0.00	$0.00	0	$21,425.00	$0.00
05010	Railings - Stairs	$65,288.00	$0.00	$0.00	$0.00	$0.00	0	$65,288.00	$0.00
05015	Railing at Water Tank	$7,980.00	$0.00	$0.00	$0.00	$0.00	0	$7,980.00	$0.00
05020	Flatbar Post and Rails Convenience Stair	$3,500.00	$0.00	$0.00	$0.00	$0.00	0	$3,500.00	$0.00
05025	Structural Steel and Dunnage	$72,000.00	$0.00	$0.00	$0.00	$0.00	0	$72,000.00	$0.00
05030	Metal Stairs, Rails, and Ladder	$12,000.00	$0.00	$0.00	$0.00	$0.00	0	$12,000.00	$0.00
05035	Metal Screen at Convenience Stair	$17,700.00	$0.00	$0.00	$0.00	$0.00	0	$17,700.00	$0.00
06050	Window Sills & Aprons	$5,880.00	$0.00	$0.00	$0.00	$0.00	0	$5,880.00	$0.00
06100	Rough Carpentry, OSHA Protection	$37,500.00	$9,000.00	$2,250.00	$0.00	$11,250.00	30.000	$26,250.00	$1,125.00
06150	Wood Grounds and Blocking	$19,600.00	$0.00	$0.00	$0.00	$0.00	0	$19,600.00	$0.00
07020	Roofing and Flashing	$145,000.00	$0.00	$0.00	$0.00	$0.00	0	$145,000.00	$0.00
07030	Fire Stopping	$40,000.00	$0.00	$0.00	$0.00	$0.00	0	$40,000.00	$0.00
07045	Expansion Joint Adjoining Roof & Walls	$25,312.00	$0.00	$0.00	$0.00	$0.00	0	$25,312.00	$0.00
08005	HM Doors	$38,550.00	$0.00	$0.00	$0.00	$0.00	0	$38,550.00	$0.00

AIA DOCUMENT G703® APPLICATION AND CERTIFICATE FOR PAYMENT • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.
"This document has been reproduced electronically with the permission of The American Institute of Architects under License 97003 to Primavera Systems, Inc. Reproduction of this document without project-specific information is not permitted. Contact The American Institute of Architects to verify the current version of this document and license status."

(1)

RECEIVED
BD. STANDARDS & APPEALS
2011 JAN 25 P 4:17
CAL. NO.

UNCONDITIONAL PARTIAL WAIVER OF LIEN

STATE OF New York
COUNTY OF New York ss)

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by DAB Group LLC

to furnish labor and materials for premises known as

139-141 Orchard St, New York, NY of which DAB Group LLC is the owner.

The undersigned, for and in consideration of One Million Eight Hundred Ninety-Eight Thousand Four Hundred Dollars and No Cents
($1,898,400.00) for payments through requisition # 5,

and other good and valuable considerations representing the amount paid to date for the total value of work completed and installed, not including retainages, the receipt whereof is hereby acknowledged, does hereby waive and release any and all lien or claim of, or right to lien, under the statutes of the State of New York, relating to mechanic's liens, with respect to and on said above described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery, furnished and on the monies, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above described premises.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its officer thereunto duly authorized and its corporate seal to be affixed this 30th day of December, 2010.

COMPANY: Flintlock Construction Services LLC

Signature: Andrew Weiss

Title: Managing Member

STATE OF: New York

COUNTY OF: Westchester

Marguerite J. Spears
Signature of Notary

Marguerite J. Spears
Notary Public - State of New York
No. 01SP5046926
Qualified in Westchester County
My Commission Expires 9/5/2013

PARTIAL

December 22, 2010 (5)

WAIVER OF LIEN
MATERIAL OR LABOR

TO ALL WHOM IT MAY CONCERN:

WHEREAS THE UNDERSIGNED Casino Development Group, Inc HAS BEEN EMPLOYED BY FLINTLOCK CONSTRUCTION SERVICES,LLC to FURNISH LABOR AND/OR MATERIALS FOR PREMISES KNOWN as 139 Orchard Street Block 415 Lot 56.

NOW, THEREFORE, KNOW YE, THAT Casino Development Group, Inc IN CONSIDERATION OF THE SUM OF *$1,298,314.06* AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DO HEREBY WAIVE AND RELEASE ANY AND ALL LIEN, OR CLAIM OR RIGHT TO LIEN ON SAID ABOVE DESCRIBED BUILDING AND PREMISES UNDER THE STATUTES OF THE STATE OF NEW YORK RELATING TO MECHANICS LIENS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED OR WHICH MAY BE FURNISHED BY THE UNDERSIGNED TO OR ON ACCOUNT OF THE SAID FIRM OR INDIVIDUAL THEREIN NAMED FOR SAID BUILDING OR PREMISES, *FOR WORK AND DEPOSITS THROUGH December 6, 2010*

BY: _____
Casino Development Group, Inc

SUBSCRIBED AND SWORN TO ME THIS
22- DAY OF December, 2010

STATE OF New York
COUNTY OF

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

(4)

December 22, 2010

PARTIAL

WAIVER OF LIEN
MATERIAL OR LABOR

TO ALL WHOM IT MAY CONCERN:

WHEREAS THE UNDERSIGNED EJF Electric HAS BEEN EMPLOYED BY FLINTLOCK CONSTRUCTION SERVICES LLC to FURNISH LABOR AND/OR MATERIALS FOR PREMISES KNOWN as 139 Orchard Street Block 415 Lot 56.

NOW, THEREFORE, KNOW YE, THAT EJF Electric IN CONSIDERATION OF THE SUM OF $37,000.00 AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DO HEREBY WAIVE AND RELEASE ANY AND ALL LIEN, OR CLAIM OR RIGHT TO LIEN ON SAID ABOVE DESCRIBED BUILDING AND PREMISES UNDER THE STATUTES OF THE STATE OF NEW YORK RELATING TO MECHANICS LIENS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED OR WHICH MAY BE FURNISHED BY THE UNDERSIGNED TO OR ON ACCOUNT OF THE SAID FIRM OR INDIVIDUAL THEREIN NAMED FOR SAID BUILDING OR PREMISES, *FOR WORK AND DEPOSITS THROUGH December 6, 2010*

BY: _____
EJF Electric

SUBSCRIBED AND SWORN TO ME THIS
22nd DAY OF December, 2010

STATE OF New York
COUNTY OF

_____
NOTARY PUBLIC

LISA MARIE O'NEILL
Notary Public, State of New York
No. 01O4919258
Qualified in Nassau County
Commission Expires April 4, 2014

MY COMMISSION EXPIRES: 4-4-2014

(3)

PARTIAL

December 22, 2010

WAIVER OF LIEN
MATERIAL OR LABOR

TO ALL WHOM IT MAY CONCERN:

WHEREAS THE UNDERSIGNED Rockledge Scaffold Corp HAS BEEN EMPLOYED BY FLINTLOCK CONSTRUCTION SERVICES,LLC to FURNISH LABOR AND/OR MATERIALS FOR PREMISES KNOWN as 139 Orchard Street Block 415 Lot 56.

NOW, THEREFORE, KNOW YE, THAT Rockledge Scaffold Corp, Inc IN CONSIDERATION OF THE SUM OF *$98,599.24* AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DO HEREBY WAIVE AND RELEASE ANY AND ALL LIEN, OR CLAIM OR RIGHT TO LIEN ON SAID ABOVE DESCRIBED BUILDING AND PREMISES UNDER THE STATUTES OF THE STATE OF NEW YORK RELATING TO MECHANICS LIENS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED OR WHICH MAY BE FURNISHED BY THE UNDERSIGNED TO OR ON ACCOUNT OF THE SAID FIRM OR INDIVIDUAL THEREIN NAMED FOR SAID BUILDING OR PREMISES; *FOR WORK AND DEPOSITS THROUGH December 6, 2010*

BY: Jeramiah Harrington
Rockledge Scaffold Corp,

SUBSCRIBED AND SWORN TO ME THIS
22nd DAY OF December, 2010

STATE OF New York
COUNTY OF ~~New York~~

Bridget M Carroll
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/04/2014

BRIDGET M. CARROLL
Notary Public - State of New York
No. 01-CA5068449
Qualified in New York County
My Commission Expires Nov. 04, ~~2010~~ 2014

(6)

PARTIAL

December 2, 2010

WAIVER OF LIEN
MATERIAL OR LABOR

TO ALL WHOM IT MAY CONCERN:

WHEREAS THE UNDERSIGNED JJK Mechanical, Inc HAS BEEN EMPLOYED BY FLINTLOCK CONSTRUCTION SERVICES,LLC to FURNISH LABOR AND/OR MATERIALS FOR PREMISES KNOWN as 139 Orchard Street Block 415 Lot 56.

NOW, THEREFORE, KNOW YE, THAT JJK Mechanical Inc IN CONSIDERATION OF THE SUM OF *$82,200.00* AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DO HEREBY WAIVE AND RELEASE ANY AND ALL LIEN, OR CLAIM OR RIGHT TO LIEN ON SAID ABOVE DESCRIBED BUILDING AND PREMISES UNDER THE STATUTES OF THE STATE OF NEW YORK RELATING TO MECHANICS LIENS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED OR WHICH MAY BE FURNISHED BY THE UNDERSIGNED TO OR ON ACCOUNT OF THE SAID FIRM OR INDIVIDUAL THEREIN NAMED FOR SAID BUILDING OR PREMISES, *FOR WORK AND DEPOSITS THROUGH December 6, 2010*

BY: _____
JJK Mechanical, Inc

SUBSCRIBED AND SWORN TO ME THIS
____ DAY OF _____, 2010

STATE OF New York
COUNTY OF

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PLEASE SEND IT BY FEDEX

THX.

(8)

SERRES, VISONE & RICE, INC

108 GREENWICH STREET * 212-349-3500 * New York, NY 10006

---------INVOICE---------

FLINTLOCK CONSTRUCTION SERVICES, LLC &
DAB GROUP, LLC
585 N. BARRY AVENUE
MAMARONECK, NY 10543

Invoice Date 11/09/10
Invoice No. 54507
Bill-To Code FLIN3
Client Code FLIN3
Inv Order No. 1*37694

Named Insured: FLINTLOCK CONSTRUCTION SERVICES, LLC &

Amount Remitted: $

Please return this portion with your payment

Make checks payable to: SERRES, VISONE & RICE, INC

Effective Date	Policy Period	Coverage Description	Transaction Amount
11/03/10	11/03/10 to 05/03/12	VALIANT INSURANCE COMPANY Policy No. VCGL042500 *New - General Liability	110,500.00
		Invoice Number: 54507 Amount Due:	110,500.00

PAID IN FULL AS OF 11/10/10

***Premiums Due and Payable on Effective Date**

GTH Page: 1 INVOICE COPY

Disbursement Summary Sheet

Progress Report #11, Flintlock AFP#5

Allen Street Hotel
139 Orchard Street, New York, NY

Original Loan Amount: $15,249,467.63

A	B	C	D	E	G	H		I	J	K
Date/ NO.	Application for Payment	Work Completed this period	10% Retainage	Current Payment Due Contractor	$15,249,467.63 Revised Contract Sum to Date	Amount above Loan	Delta	Amount for Funding after loan balancing (C-H)	Retainage 10%	Amount for Funding Current Payment Due
1	Demolition (Cavalier) PR1 AFP1	$230,000.00	$23,000.00	$207,000.00	$0.00	$0.00	$0.00	$230,000.00	$23,000.00	$207,000.00
10/10/08	Demolition (Casino) PR2 AFP3,4,5	$37,730.00	$3,773.00	$33,957.00				$37,730.00	$3,773.00	$33,957.00
10/10/08	Cava Construction PR2 AFP1 9/15/08	$145,650.00	$14,565.00	$131,085.00	$0.00	$0.00	$0.00	$145,650.00	$14,565.00	$131,085.00
11/11/08	Cava Construction PR3 AFP2 10/24/08	$420,614.30	$42,061.43	$378,552.87	$15,345,700.00	$378,072.37	$378,072.37	$42,541.93	$4,254.19	$38,287.74
12/6/08	Cava Construction PR4 AFP3 11/20/08	$388,450.00	$38,845.00	$349,605.00		$378,072.37		$388,450.00	$38,845.00	$349,605.00
12/15/08	Cava Construction PR5 AFP4 12/08/08	$397,361.00	$39,736.10	$357,624.90	$15,507,646.00	$540,018.37	$161,946.00	$235,415.00	$23,541.50	$211,873.50
4/6/09	Cava Construction PR6 AFP5 4/6/09	$442,586.70	$44,258.67	$398,328.03	$15,492,498.00	$524,870.37	($15,148.00)	$457,734.70	$45,773.47	$411,961.23
9/3/10	Flintlock PR7 AFP1 8/13/10	$402,820.31	$40,282.03	$362,538.28	$13,000,000.00	$0.00	$0.00	$402,820.31	$40,282.03	$362,538.28
10/14/10	Flintlock PR8, AFP2 10/14/10	$236,044.53	$23,604.45	$212,440.08	$13,000,000.00	$0.00	$0.00	$236,044.53	$23,604.45	$212,440.08
11/1/2010	Flintlock PR9, AFP3 10/30/10	$543,367.02	$54,336.70	$489,030.32	$13,000,000.00	$0.00	$0.00	$543,367.02	$54,336.70	$489,030.32
11/22/2010	Flintlock PR10, AFP4 11/19/10	$680,588.55	$68,058.86	$612,529.70	$13,000,000.00	$0.00	$0.00	$680,588.55	$68,058.86	$612,529.70
		$579,879.98	$57,988.00	$521,891.98	$13,000,000.00	$0.00	$0.00	$579,879.98	$57,988.00	$521,891.98
	Total Work Completed to Date	$4,505,092.39				Total Funding to Date:		$3,980,222.02	$398,022.20	$3,582,199.82
	Demolition Work	$267,730.00								
	Cava Construction Work Completed To Date	$1,794,662.00	$179,466.20	$1,615,195.80						
	Flintlock Work Completed to Date	$2,442,700.39	$244,270.04	$2,198,430.35						
	Contractors Total Retainage to Date		$450,509.24							
	Contractor(s) Paid to Date			$4,054,583.15		Total Delta:	$0.00			

Additional info added to sheet for clarification/tracking 12/18/08

Amt above Loan = $281,840.00 (Demo) + Revised Contract Amount - $15,249,467.63 (Loan Amount)
281,840

Total Completed & Stored to Date:	$4,505,092.39	29.08%	Level of expenditure
Total Funded to Date:	$3,582,199.82	23.49%	Level of funding
Estimated Level of Construction Completion:		29%	
Flintlock Construction Completed and Stored to Date:	$2,442,700.39		
Flintlock Funded to Date:	$2,198,430.35		
Flintlock Construction Completion Percentage:	18.8%		

$14,537,521.63 Amount of loan committed
(Previously funded + $13,000,000.00 (Flintlock contract)
$711,946.00 Available hard cost amount for Bank Contingency

RECEIVED
BD. STANDARDS & APPEALS
2011 JAN 25 P 4:18
CAL. NO.

KEPC 11/26/10

DAB GROUP LLC
Register QuickReport
May 1, 2010 through January 13, 2011

RECEIVED
BD. STANDARDS & APPEALS
2011 JAN 25 P 4:18

Type	Date	Num	Memo	Account	Clr	Split	Amount
Flintlock Construction Services LLC							
Check	9/20/2010	3150		1010 · HSBC	X	1500 · Land	-330,000.00
Check	11/1/2010	3157		1010 · HSBC	X	1500 · Land	-90,000.00
Check	11/10/2010	3168		1010 · HSBC	X	1500 · Land	-450,000.00
Check	12/6/2010	3174		1010 · HSBC	X	1500 · Land	-576,000.00
Check	12/20/2010	3196		1010 · HSBC		1500 · Land	-452,400.00
Check	1/13/2011	3148	Paid Requisit...	1010 · HSBC		1500 · Land	-300,030.45
Total Flintlock Construction Services LLC							-2,198,430.45
TOTAL							-2,198,430.45

Dec 20 10 11:27a B 212-214-0402

DAB GROUP LLC
85 W. HAWTHORNE AVE.
VALLEY STREAM, NY 11580

HSBC BANK 12-20-10 003196
1-1087210

PAY TO THE ORDER OF Flintlock Construction Services LLC $ 452,400.00 DOLLARS

Four Hundred fifty Two Thousand 400/100

Memo Requ # 5

AUTHORIZED SIGNATURE

⑈003196⑈ ⑆021001088⑆ 010779035⑈

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

DAB GROUP LLC 003196

IN

DAB GROUP LLC 003196

Form Loan Products, Inc. 800 821 0587 www.alfordablechecks.com

DAB GROUP LLC
85 W. HAWTHORNE AVE.
VALLEY STREAM, NY 11580

HSBC BANK
1-108/210

9/30/10

PAY TO THE ORDER OF FLINTLOCK CONSTRUCTION SERVICES LLC $ 330,000.00

THREE HUNDRED THIRTY THOUSAND ET

AUTHORIZED SIGNATURE

Memo

⑈003150⑈ ⑆021001088⑆ 0107790351⑈

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

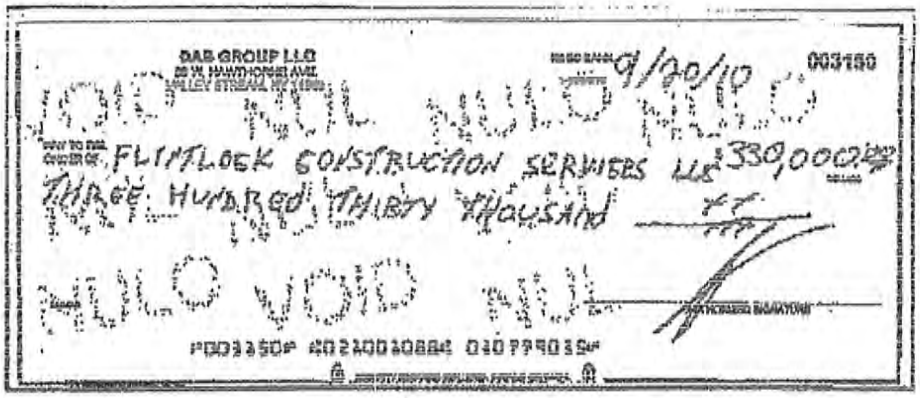
00315

DAB GROUP LLC

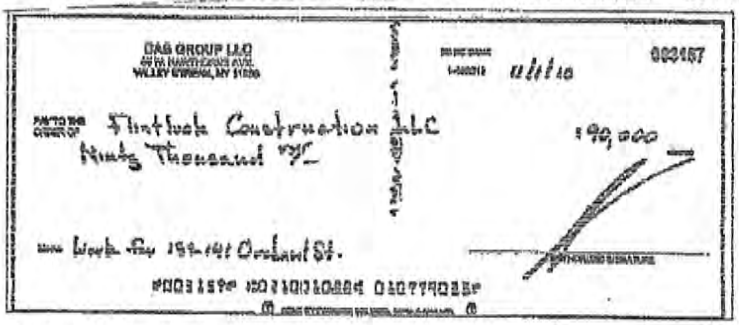
00315

DAB GROUP LLC

Peco Laser Products, Inc. 888-824-9567 www.affordablechecks.com



Paid: 09/21 Amt: $330,000.00 Check #: 3150



Paid: 11/03 Amt: $90,000.00 Check #: 3157

Paid: 11/12 Amt: $450,000.00 Check #: 3168

Paid: 12/07 Amt: $576,000.00 Check #: 3174

NYC Department of Buildings

Overview for Complaint #:1242853 = RESOLVED

Complaint at: 139 ORCHARD STREET BIN: 1005500 Borough: MANHATTAN ZIP: 10002

Re: CLR STS CONSTRUCTION CO IS POURING FOUNDATION AND THERE IS A STOP WORK ORDER

Category Code: 86 WORK CONTRARY TO STOP WORK ORDER

DOB District: N/A
Special District:

Assigned To: EMERGENCY RESPONSE TEAM Priority: A

Received: 11/22/2008 14:34 Block: 415 Lot: 67 Community Board: 103
Owner: D.A.B. GROUP

Last Inspection: 11/22/2008 - - BY BADGE # 1807 CIRILLO MARIO ERT
Disposition: 11/25/2008 - - I2 - NO VIOLATION WARRANTED FOR COMPLAINT AT TIME OF INSPECTION
Disposition Entered By: ZSA 11/25/2008 08:00:42
Job Number:
Comments: NO CONSTRUCTION ACTIVITY

Complaint Disposition History

Disposition Date	Disposition Code	Disposition	Inspection By	Date

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

RECEIVED
2013 MAR 11 P 4:48
D.O. STANDARDS AND APPEALS
2013 MAR 11 P 4:21

Click blue box on map to view sketch map of proposed map change

NOTE: STREETS FOR THE STREET MAP CHANGE C 120077 MMW ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

07-25-2012 C 120122 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

8b	8d	9b
12a	**12c**	13a
12b	12d	13b

© Copyrighted by the City of New York

ZONING MAP 12c

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

CITY PLANNING COMMISSION

October 7, 2008 / Calendar No. 22 C 080397(A) ZMM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for an amendment of the Zoning Map, Section No. 12c:

1) changing from an R7-2 District to an R7A District property bounded by:

   a) East 13th Street, a line 100 feet easterly of Second Avenue, East 7th Street, and a line 100 feet westerly of Second Avenue;

   b) East 13th Street, a line 100 feet easterly of First Avenue, East 6th Street, First Avenue, East 2nd Street, a line 100 feet easterly of First Avenue, East Houston Street, and a line 100 feet westerly of First Avenue;

   c) East 13th Street, a line 100 feet easterly of Avenue A, the northerly, westerly and southerly boundary line of Tompkins Square Park, a line 100 feet easterly of Avenue A, a line 100 feet southerly of East 2nd Street, a line 100 feet westerly of Avenue A, East 4th Street, Avenue A, the westerly centerline prolongation of East 5th Street, and a line 100 feet westerly of Avenue A;

   d) East 13th Street, a line 100 feet easterly of Avenue B, East 2nd Street, Avenue B, a line 100 feet southerly of East 2nd Street, a line 100 feet westerly of Avenue B, the southerly, easterly and northerly boundary line of Tompkins Square Park, and a line 100 feet westerly of Avenue B;

   e) East 12th Street, Avenue C – Loisaida Avenue, East 10th Street, a line 100 feet easterly of Avenue C – Loisaida Avenue, a line midway between East 2nd Street and East 3rd Street, Avenue C – Loisaida Avenue, East 2nd Street, and a line 100 feet westerly of Avenue C – Loisaida Avenue; and

   f) a line 100 feet southerly of East Houston Street, Pitt Street, Rivington Street, a line 100 feet westerly of Pitt Street, a line 100 feet northerly of Delancey Street, a line midway between Essex Street and Norfolk Street, the southerly boundary line of a playground and its easterly prolongation, and Norfolk Street;

2) changing from an C6-1 District to a R7A District property bounded by East 7th Street, a line 100 feet easterly of Second Avenue, East 3rd Street, and a line 100 feet westerly of Second Avenue;

3) changing from an R7-2 District to a R7B District property bounded by the southerly

boundary line of Tompkins Square Park, a line 100 feet westerly of Avenue B, East 4th Street, and a line 100 feet easterly of Avenue A;

4) changing from an R7-2 District to a R8A District property bounded by:

   a) East 10th Street, Avenue D, East Houston Street, Pitt Street, a line 100 feet southerly of East Houston Street, Norfolk Street, the southerly boundary line of a playground and its easterly and westerly prolongation, Essex Street, East Houston Street, a line 100 feet easterly of First Avenue, a line midway between East 2nd Street and East 1st Street, Avenue A, a line 100 feet southerly of East 2nd Street, Avenue B, East 2nd Street, Avenue C – Loisaida Avenue, a line midway between East 2nd Street and East 3rd Street, and a line 100 feet westerly of Avenue D; and

   b) Rivington Street, Pitt Street, Delancey Street and its westerly centerline prolongation (at Clinton Street), a line midway between Suffolk Street and Clinton Street, a line 100 feet northerly of Delancey Street, and a line 100 feet westerly of Pitt Street;

5) changing from an R7-2 District to a R8B District property bounded by:

   a) East 13th Street, a line 100 feet westerly of Second Avenue, East 1st Street, a line 100 feet easterly of Bowery, and a line 100 feet easterly of Third Avenue;

   b) East 13th Street, a line 100 feet westerly of First Avenue, East Houston Street, and a line 100 feet easterly of Second Avenue;

   c) East 13th Street, a line 100 feet westerly of Avenue A, East 6th Street, and a line 100 feet easterly of First Avenue;

   d) East 4th Street, a line 100 feet westerly of Avenue A, a line midway between East 1st Street and East 2nd Street, a line 100 feet easterly of First Avenue, East 2nd Street, and a line 150 feet easterly of First Avenue;

   e) East 13th Street, a line 100 feet westerly of Avenue B, the northerly boundary line of Tompkins Square Park, and a line 100 feet easterly of Avenue A;

   f) East 4th Street, a line 100 feet westerly of Avenue B, a line 100 feet southerly of East 2nd Street, and a line 100 feet easterly of Avenue A;

   g) East 12th Street, a line 100 feet westerly of Avenue C – Loisaida Avenue, East 2nd Street, and a line 100 feet Easterly of Avenue B; and

   h) East 10th Street, a line 100 feet westerly of Avenue D, a line midway between East 2nd street and East 3rd Street, and a line 100 feet easterly of Avenue C – Loisaida Avenue;

6) changing from a C6-1 District to a C4-4A District property bounded by:

   a) a line 100 feet southerly of East Houston Street, Essex Street, the southerly boundary

line of a playground and its westerly prolongation, a line midway between Essex Street and Norfolk Street, a line 100 feet northerly of Delancey Street, and Chrystie Street; and

b) a line 100 feet southerly of Delancey Street, Ludlow Street, Grand Street, and Chrystie Street;

7) changing from a C6-1 District to a C6-2A District property bounded by:

a) East 3rd Street, a line 100 feet easterly of Second Avenue, East Houston Street, Essex Street, a line 100 feet southerly of East Houston Street, Chrystie Street, East Houston Street, a line 65 feet westerly of Second Avenue, East 1st Street, and a line 100 feet westerly of Second Avenue; and

b) a line 100 feet northerly of Delancey Street, a line midway between Suffolk Street and Clinton Street, the westerly centerline prolongation of Delancey Street (at Clinton Street), Ludlow Street, a line 100 feet southerly of Delancey Street and Chrystie Street,

8) changing from a C6-1 District to a C6-3A District property bounded by Stanton Street, Chrystie Street, Grand Street, a line midway between Bowery and Chrystie Street, a line 100 feet southerly of Delancey Street, and a line 100 feet westerly of Chrystie Street; and

9) establishing within a proposed R7A District a C2-5 District bounded by East 7th Street, a line 100 feet easterly of Second Avenue, East 3rd Street, and a line 100 feet westerly of Second Avenue;

Borough of Manhattan, Community District 3, as shown on a diagram (for illustrative purposes only) dated July 3, 2008 and subject to CEQR Declaration E-216.

The original application for an amendment of the Zoning Map was filed by the Department of City Planning on May 2, 2008. The requested action, in conjunction with a related zoning text amendment, would facilitate the department's East Village/Lower East Side rezoning. On July 3, 2008, pursuant to Section 2-06(c)(1) of the ULURP rules, the Department filed an application to modify the proposed amendment to the Zoning Map (C 080397(A) ZMM), for public hearing and consideration by the City Planning Commission. The modified application, C 080397(A) ZMM, is the subject of this report.

RELATED ACTIONS

In addition to the amendment of the Zoning Map which is the subject of this report (C 080397(A) ZMM), implementation of the proposal also requires action by the City Planning Commission on the following application, being considered concurrently:

> **N 080398(A) ZRM**: An Amendment to Article 2, Chapter 3 of the Zoning Resolution of the City of New York, to apply the Inclusionary Housing Program to the proposed R7A districts on Second Avenue, First Avenue, Avenue A and Avenue C, to the proposed R8A districts on East Houston Street, Delancey Street, Avenue D, Second Avenue and Pitt Street, and to the proposed R9A districts on Chrystie Street in Manhattan, Community District 3.

BACKGROUND

The Department of City Planning proposes a comprehensive zoning strategy for the East Village and Lower East Side neighborhoods. The requested actions include zoning map and text amendments that would affect 111 blocks within an area generally bounded by East 13th Street, Avenue D, East Houston Street, Pitt Street, Ludlow Street, Grand Street, the Bowery and Third Avenue in Community District 3, Manhattan.

The specific goals of the rezoning proposal are to:

- Foster new development that reflects the existing built character of the area, and
- Create new opportunities for affordable housing along identified streets, where appropriate.

The proposed zoning districts would promote development patterns that reflect the area's existing built character, including the differentiation in context between wide avenues and narrow side streets. In addition, the proposed R7A districts along Second Avenue, First Avenue, Avenue A and Avenue C; the proposed R8A zoning districts along East Houston

Street, Delancey Street, Avenue D, Second Avenue and Pitt Street; and the proposed R9A zoning districts along Chrystie Street, in conjunction with the proposed zoning text amendment, would establish incentives for the development of affordable housing.

The proposal is the result of a collaborative effort with Community Board 3 and its 197-a Zoning Task Force, local neighborhood civic groups, local elected officials and the Department of Housing Preservation and Development, to respond to strong community concerns relating to recent and ongoing out-of-scale development. The establishment of maximum allowable building heights and required street walls, similar to the established built forms throughout the rezoning area was of particular concern to the community.

Modified Zoning Map and Text Amendment Applications

On July 3, 2008, the Department filed land use applications to modify the proposed actions, by expanding the applicable Inclusionary Housing Program areas and eliminating a proposed text amendment relating to certain non-conforming, ground-floor uses. The modified applications (C 080397(A) ZMM and N 080398(A) ZRM) include the R7A/C6-3A Inclusionary Housing Alternative, which was fully analyzed in the Final Environmental Impact Statement (FEIS); by making the Inclusionary Housing Program applicable to additional wide streets in the rezoning area, this modification increases the amount of estimated affordable housing that could be developed under the proposal. The modified application for the related zoning text amendment (N 080398(A) ZRM) eliminates a proposed change to Section 52-61 of the Zoning Resolution that was included in the original application, which would have allowed the re-activation of non-conforming uses in certain locations beyond the two-year vacancy period generally permitted. By eliminating the proposed amendment, the general two-year limit on discontinued non-

conforming uses would apply to the midblock areas north of East Houston Street that are proposed to be mapped as R8B districts.

The original application for the zoning map amendment had proposed a C6-2A zoning district on the west side of Chrystie Street. During Community Board 3's review of the original application, it was suggested that Chrystie Street was a candidate for higher density given the width of the street, its location adjacent to Sara D. Roosevelt Park and its access to public transit. Upon re-evaluation based on the Community Board's suggestion and an analysis of potential housing opportunities, the Department modified the application to propose a C6-3A zoning district for the west side of Chrystie Street. The modified application proposes applying the Inclusionary Housing Program to this C6-3A zoning district, consistent with the goals and requested actions of the original application.

The original application for the related zoning text amendment had proposed application of the Inclusionary Housing Program to the proposed R8A and C6-2A zoning districts. During the public review of the original application, it was suggested that the proposed text amendment could be expanded to apply to a wider geographic area, specifically to the wide streets north of East Houston Street. Upon re-evaluation based on widespread community concern, and an analysis of potential housing opportunities, the Department modified the proposed text amendment in order to expand the applicability of the Inclusionary Housing Program to the R7A districts on wide streets north of East Houston Street.

The original application for the related zoning text amendment had additionally proposed extending the "Discontinuance" provisions for non-conforming uses set forth in Section 52-61

to the R8B districts proposed through the zoning map amendment. During Community Board 3's review of the original application, it was suggested that the proposed text amendment was contrary to the community's goals with regard to the support of certain commercial uses in residential areas. Upon re-evaluation based on the Community Board's concern, the Department removed the proposed amendment to that section.

Built Context and Existing Zoning

The East Village and Lower East Side neighborhoods have been known for generations as a gateway for untold numbers of immigrants. At one point during its history it was reported to house the world's densest concentration of people. Many of the area's 19th- and early 20th-century tenement-style buildings remain intact today, and it is this particular building type and scale, along with other low- to mid-rise, multiple-dwelling apartments and row houses, all built to the street line, that remain so strongly associated with these neighborhoods.

The widely prevalent four- to seven-story building heights, the wide range of active, ground-floor commercial uses and the area's access to subway and bus service all foster the vibrant street life that has made these neighborhoods such desirable destinations for both visitors and residents.

In contrast, the area's existing R7-2 and C6-1 zoning, which has remained in place since 1961, encourages building forms and land uses that are inconsistent with the area's established character. Both of these districts permit height factor, or non-contextual, buildings, and they allow residential uses at a maximum floor area ratio (FAR) of 3.44, community facility uses at 6.5 FAR, and commercial uses (in the C6-1 districts) at 6.0 FAR. They allow the development of

tall, slender buildings surrounded by open space. They do not require that buildings be built to the street line, and they place no fixed limit on building heights. The rezoning area does not include the residential development known as Village View, located between East 2nd Street and East 6th Street, and between First Avenue and Avenue A. This building complex is comprised of 16- and 21-story residential towers and is a clear example of the kind of development permitted by the existing R7-2 zoning.

In recent years an increasing number of new, as-of-right buildings have been constructed at heights significantly above existing buildings in the East Village and Lower East Side. It is this mismatch between what is permitted under the existing zoning and the predominant neighborhood character that this proposal seeks to remedy.

Within the rezoning area boundaries, R7-2 districts are mapped both north of (excluding Second Avenue blockfronts up to East 7th Street) and south of (east of and including Norfolk Street) East Houston Street. Residential uses are allowed up to a maximum 3.44 FAR and community facility uses up to a maximum 6.5 FAR. Street wall and overall building heights are not regulated in these districts. Building envelopes are regulated by the sky exposure plane.

The remainder of the rezoning area is mapped with C6-1 zoning districts, which permit a wide range of commercial uses. C6-1 districts are the equivalent of R7-2 districts with regard to residential and community facility FAR; they additionally permit commercial uses up to a maximum 6.0 FAR. As in the R7-2 districts, street wall and overall building heights are not regulated in these districts, and building envelopes are regulated by the sky exposure plane.

Local retail activity is enabled by C1-5 and C2-5 commercial overlays mapped over the existing R7-2 district. As local service districts, these overlays permit commercial uses up to 2.0 FAR; in mixed-use residential/community-facility and commercial buildings, commercial uses are limited to the ground floor. Overlays are generally mapped (excluding the blockfronts which face the eastern edge of Tompkins Square Park on Avenue B and the blockfront on the west side of Second Avenue within the St. Mark's Historic District) to depths of 100 feet along the north-south avenues north of East Houston Street, as well as on both sides of Clinton Street between East Houston Street and Delancey Street. Except where an existing C6-1 district on Second Avenue is proposed to be re-mapped as an R7A/C2-5 district, the proposed zoning map amendment does not include any additional changes to the overlay districts.

The existing Special Transit Area District is mapped along portions of Second Avenue, in the vicinity of the proposed Second Avenue subway line to provide easements to facilitate pedestrian access to the proposed subway and the access of light and air to the stations.

REQUESTED ACTIONS

Zoning Map Amendment C 080397(A) ZMM

The Department of City Planning proposes a zoning map amendment for 111 blocks in the East Village and Lower East Side neighborhoods in Manhattan, Community District 3. The proposal would replace the existing R7-2 and C6-1 zoning districts with new contextual zoning districts, including R7A, R7B, R8A, R8B, C4-4A, C6-2A and C6-3A. A small area from East 2nd Street to East 6th Street, between First Avenue and Avenue A would retain the existing R7-2 district.

Contextual zoning districts limit building heights; require buildings to have continuous street walls, with setbacks above a certain height; and require residential developments to comply with the Quality Housing Program.

The different densities and building forms permitted by the proposed contextual zoning districts would reflect the variation in existing built conditions throughout the rezoning area. Throughout most of the rezoning area, a mix of lower-density contextual districts is proposed, including R7A (and the commercial equivalent C4-4A), R7B and R8B, which have more restrictive height limits and lower allowable densities. Higher-density districts, such as R8A, C6-2A and C6-3A, are proposed along wide streets where public transportation is readily accessible.

R7-2 to R7A

Approximately 90 blockfronts along the avenues north of East Houston Street, as well as portions of 17 blocks south of East Houston Street (approximately 26% of the rezoning area) would be rezoned from R7-2 zoning districts to contextual R7A zoning districts, to reflect the prevailing mid-rise character of these areas. As part of the proposal (and as described in more detail below; see "Zoning Text Amendment"), portions of the proposed R7A districts would, through the Inclusionary Housing Program, permit a maximum 4.6 FAR for residential uses, provided that 20% of residential floor area is used for affordable housing units. Sites not providing or preserving any affordable housing would be permitted a maximum 3.45 FAR for residential uses. In proposed R7A districts where the IHP would not be applicable, a 4.0 FAR would be permitted for residential and community facility uses. R7A districts limit overall building heights to 80 feet and street wall heights to 65 feet; base heights are required to be a minimum of 40 feet. New construction within proposed R7A districts would be required to line

up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in proposed R7A districts would not be required.

R7-2 to R7B

Beginning at points 100 feet from each avenue, the midblock portions of three blocks south of Tompkins Square Park (approximately 3% of the rezoning area) would be rezoned from R7-2 zoning districts to contextual R7B zoning districts, to reflect the prevailing low-scale character of these areas. R7B districts permit 3.0 FAR for residential and community facility uses and limit overall building height to 75 feet and street wall heights to 60 feet; base heights are required to be a minimum of 40 feet. New construction within proposed R7B districts would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in proposed R7B districts would not be required.

R7-2 to R8B

The midblock portions of approximately 59 blocks (approximately 48% of the rezoning area) would be rezoned from R7-2 zoning districts to contextual R8B zoning districts, to reflect the prevailing mid-rise character of these areas. R8B districts permit 4.0 FAR for residential and community facility uses and limit overall building height to 75 feet and street wall heights to 60 feet; base heights are required to be a minimum of 55 feet. New construction within proposed R8B districts would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in proposed R8B districts would not be required.

C6-1 to R7A/C2-5

Eight blockfronts along Second Avenue (approximately 1.5% of the rezoning area) would be rezoned from C6-1 zoning districts to a contextual R7A district with a C2-5 commercial overlay , to reflect the prevailing mid-rise character and established land use patterns of these areas. As part of the proposal (and as described in more detail below; see "Zoning Text Amendment"), the proposed R7A districts would permit a maximum 4.6 FAR for residential uses, provided that 20% of residential floor area is used for affordable housing units. Sites not providing or preserving any affordable housing would be permitted a maximum 3.45 FAR for residential uses. Community facility uses would be permitted a maximum of 4.0 FAR. The overall building heights would be limited to 80 feet and street wall heights limited to 65 feet; base heights would be required to be a minimum of 40 feet. New construction within proposed R7A districts would be required to line up with adjacent structures to maintain existing street wall characteristics. While the wide streets within the existing C6-1 area are generally proposed to be rezoned to C6-2A and C6-3A districts as described below, the proposed R7A/C2-5 districts here and their associated bulk and use regulations are more consistent with these areas' established character and land use patterns. In the proposed R7A/C2-5 districts, commercial use would be prohibited above the first floor of mixed buildings and above the second floor in other buildings, and Use Groups 10, 11 and 12 would no longer be permitted as of right. All other commercial use groups currently permitted would continue to be permitted. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed R7A districts would not be required.

C6-1 to C4-4A

Portions of approximately 26 blocks south of East Houston Street (approximately 12% of the rezoning area) would be rezoned from C6-1 zoning districts to contextual C4-4A zoning districts, to reflect the prevailing mid-rise character of these areas. C4-4A districts permit 4.0 FAR for residential, commercial and community facility uses and limit overall building height to 80 feet and street wall heights to 65 feet; base heights are required to be a minimum of 40 feet. New construction within the proposed C4-4A district would be required to line up with adjacent structures to maintain existing street wall characteristics. While portions of the existing C6-1 area are proposed to be rezoned to C6-2A and C6-3A districts, the proposed C4-4A districts here and their associated bulk and use regulations are consistent with these areas' established land use patterns. In the proposed C4-4A districts, commercial Use Groups 7 and 11 would no longer be permitted as of right; all other commercial use groups currently permitted would continue to be permitted. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed C4-4A districts would not be required.

R7-2 to R8A

Portions of approximately 23 blockfronts, primarily along wide streets such as East Houston Street, Delancey Street, Avenue D and Pitt Street (approximately 5% of the rezoning area) would be rezoned from R7-2 zoning districts to contextual R8A zoning districts. As part of the proposal (and as described in more detail below; see "Zoning Text Amendment"), the proposed R8A districts would permit a maximum 7.2 FAR for residential uses, provided that 20% of residential floor area is used for affordable housing units. Sites not providing or preserving any affordable housing would be permitted a maximum 5.4 FAR for residential uses. Community

facility uses would be permitted a maximum of 6.5 FAR. The overall building heights would be limited to 120 feet and street wall heights limited to 85 feet; base heights would be required to be a minimum of 60 feet. New construction within proposed R8A districts would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed R8A districts would not be required.

C6-1 to C6-2A

Portions of approximately 23 blockfronts primarily along wide streets such as East Houston Street, Delancey Street and Second Avenue (approximately 3.6% of the rezoning area) would be rezoned from C6-1 zoning districts to contextual C6-2A zoning districts. As part of the proposal (and as described in more detail below; see "Zoning Text Amendment"), the proposed C6-2A districts would permit a maximum 7.2 FAR for residential uses, provided that 20% of residential floor area is used for affordable housing units. Sites not providing or preserving any affordable housing would be permitted a maximum 5.4 FAR for residential uses. Community facility uses would be permitted a maximum of 6.5 FAR, and commercial uses would be permitted a maximum of 6.0 FAR. Overall building heights would be limited to 120 feet and street wall heights limited to 85 feet; base heights would be required to be a minimum of 60 feet. New construction within proposed C6-2A districts would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed C6-2A districts would not be required.

C6-1 to C6-3A

Portions of four blockfronts along the west side of Chrystie Street between Stanton and Grand Streets (approximately 1.4% of the rezoning area) would be rezoned from C6-1 zoning districts to contextual C6-3A zoning districts. As part of the proposal (and as described in more detail below; see "Zoning Text Amendment"), the proposed C6-3A districts would permit a maximum 8.5 FAR for residential uses, provided that 20% of residential floor area is used for affordable housing units. Sites not providing or preserving any affordable housing would be permitted a maximum 6.5 FAR for residential uses. Community facility uses would be permitted a maximum of 7.5 FAR, and commercial uses would be permitted a maximum of 6.0 FAR. Overall building heights along wide streets are limited to 145 feet and street wall heights limited to 102 feet; base heights would be required to be a minimum of 60 feet (on narrow streets the overall building height limit is 135 feet, with a street wall between a minimum 60 and maximum 95 feet). New construction within proposed C6-3A districts would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed C6-3A districts would not be required.

Zoning Text Amendment (N 080398(A) ZRM)

As part of the East Village/Lower East Side rezoning proposal and as described in the application for the related action (N 080398(A) ZRM), the Department of City Planning is proposing to amend Sections 23-144 and 23-922 of the Zoning Resolution in order to make the Inclusionary Housing Program (IHP), as administered by the Department of Housing Preservation and Development (HPD), applicable to the proposed R7A districts on Second

Avenue, First Avenue, Avenue A and Avenue C; the proposed R8A districts on East Houston Street, Delancey Street, Avenue D, Second Avenue and Pitt Street; and the proposed R9A districts on Chrystie Street. The proposed text amendment, together with the zoning map amendment, would establish incentives for the creation and preservation of affordable housing in conjunction with new development on the selected streets. The proposed floor area bonus associated with the proposed R7A, R8A and R9A zoning districts would be consistent with bonuses established for recently adopted rezoning proposals, including Fort Greene/Clinton Hill and South Park Slope in Brooklyn, and the Upper West Side in Manhattan.

Under the IHP, developments would be allowed to increase the allowable FAR, above an established base, with the maximum bonus achieved when an amount of affordable housing is provided equal to 20 percent of a new development's floor area. As administered by HPD, such housing must remain permanently affordable to households earning up to 80% of the Area Median Income (AMI). For R7A districts along Second Avenue, First Avenue, Avenue A and Avenue C, the IHP would permit a base FAR of 3.45, up to a maximum of 4.6, depending on how much residential floor area is used for affordable units. For R8A districts along East Houston Street, Delancey Street, Avenue D, Second Avenue and Pitt Street, the base FAR of 5.4 could be increased to a maximum of 7.2; and in R9A districts along Chrystie Street, the base FAR of 6.5 could be increased to a maximum of 8.5. For all of these districts, the height and setback requirements would remain unchanged from the underlying contextual district provisions; additional floor area developed through the IHP must be located within the established envelope requirements. The affordable units created through this program must be permanently affordable rental units and can be provided on the site of the new development or

off-site within the same community district or within a half-mile from the site in an adjacent community district. The off-site units may be new construction or rehabilitation or permanent preservation of existing affordable units. Developers may utilize City or other subsidy programs to build the affordable units.

ENVIRONMENTAL REVIEW

The original and modified applications (C 080397 ZMM, C 080397(A) ZMM), in conjunction with the original and modified applications for the related action (N 080398 ZRM, N 080398(A) ZRM), were reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07DCP078M. The lead agency is the City Planning Commission (CPC).

It was determined that the proposed actions may have a significant effect on the environment. A Positive Declaration was issued on May 25, 2007, and distributed, published and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on May 25, 2007. A public scoping meeting was held on the DEIS on June 25, 2007. A Final Scope of Work, reflecting the comments made during the scoping, was issued on February 15, 2008.

The applicant prepared a DEIS and issued a Notice of Completion on May 2, 2008. Pursuant to the SEQRA regulations and the CEQR procedures and other relevant statues, a joint public hearing was held on the DEIS on August 13, 2008, in conjunction with the public hearings on

the related ULURP items (C 080397 ZMM, C 080397(A) ZMM). A Final Environmental Impact Statement (FEIS) was completed and a Notice of Completion of the FEIS was issued on September 26, 2008. The Notice of Completion for the FEIS identified significant impacts and proposed mitigation measures, as summarized in the following:

SHADOWS

Development as a result of both the proposed actions and the Inclusionary Alternative would cast new shadows at times throughout the year on some of the existing open spaces in the study area. These shadows could increase somewhat in the afternoons due to the allowable increased height of buildings along the west side of Chrystie Street and the potential shadows on Sara D. Roosevelt Park to the east. However, these incremental shadows (*i.e.*, the additional shadow beyond what would occur under the current zoning) would have significant adverse impacts on only one publicly accessible open space: Orchard Alley Garden between East 3rd and 4th Streets and Avenues C and D. Potential mitigation for this significant adverse impact could include locating sun-sensitive features in areas where they would be least affected by shadows, choosing shade tolerant species for vegetation to be planted in areas that would be in shadow, and realignment of benches and seating areas. The remaining open spaces and historic resources in the study area would not be significantly affected or affected at all.

Subsequent to the publication of the DEIS, DCP consulted with the New York City Department of Parks and Recreation (DPR) regarding the potential mitigation measures. DPR confirmed that these mitigation measures would be sufficient to fully offset the potential significant adverse shadow impacts to this open space resource. Furthermore, the implementation of these mitigation measures is practicable and feasible. However, funding to implement these mitigation measures has not been programmed although both DCP and DCP are committed to pursue funding opportunities.

In the absence of the implementation of the mitigation measures, unmitigated conditions would remain for the shadow impacts of the proposed actions as modified.

HISTORIC RESOURCES

ARCHAEOLOGICAL RESOURCES

Development as a result of the proposed actions is expected to occur on twenty-one potential development sites (plus parts of two more) where there is a potential for disturbance of archaeological resources. Although there would also be development on additional sites under the Inclusionary Alternative, only one

would experience incremental ground disturbance. However, LPC determined that this additional development site would not be sensitive for archaeological resources.

Resources within portions of the project sites where new construction could occur, absent prior disturbance, would be adversely impacted by new construction. This would constitute a significant adverse impact. Common mitigation measures (*e.g.*, redesigning a project so that it does not disturb the resource, fieldwork/field-testing, data recovery, curating artifacts, *etc.*) are not applicable or practical here, because the affected lots are privately owned. As such, impacts at these potential development sites are considered to be unmitigated and unavoidable adverse impacts of the actions.

ARCHITECTURAL RESOURCES

Similar to the proposed actions, the Inclusionary Alternative would result in the potential for significant adverse direct impacts on up to fifteen known architectural resources, on up to twenty-three potential architectural resources, and on up to seven LPC-identified resources. Of the additional Inclusionary Alternative-only sites, one is located within the potential Tompkins Square Park Historic District and one is located on the blockfront of tenements at 164-180 First Avenue. Overall, under the Inclusionary Alternative, similar direct impacts could occur to architectural resources as under the proposed actions.

It is not anticipated that development under the Inclusionary Alternative or the proposed actions would have adverse visual or contextual impacts on the majority of architectural resources. New development under either scenario would not eliminate or screen public views of a resource, introduce an incompatible visual, audible, or atmospheric element to a resource's setting, or result have any shadow impacts on a historic resource with sun-sensitive features. However, under both the proposed actions and the Inclusionary Alternative, there could be significant adverse visual and contextual impacts to a number of row houses at six discrete locations within the rezoning area where there are potential enlargement sites. In addition, enlargements within the potential Tompkins Square Park, East 6th Street, and Clinton, Rivington, and Stanton Street Historic Districts could have adverse visual and contextual impacts on the historic districts.

Possible mitigation for these adverse architectural resources impacts could include redesign, protective measures, and, as a last resort, relocation or documentation to Historic American Building Survey (HABS) standards. HABS documentation typically involves photographic and written documentation. Further, significant architectural features could be salvaged and donated to a museum or other cultural facility. However, because future private development on these sites would occur as-of-right under the proposed rezoning, there are no mechanisms for developing and implementing mitigation measures. Therefore,

these architectural resources impacts would be considered unmitigated and unavoidable adverse impacts.

The FEIS also identified E-Designation sites for hazardous materials, air quality and noise (CEQR Declaration E-216), the full list of which is copied from Appendix H of the FEIS and attached as Exhibit A hereto.

UNIFORM LAND USE REVIEW

On May 5, 2008, the original application (C 080397 ZMM) was certified as complete by the Department of City Planning and was duly referred to Community Board 3 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related non-ULURP text change application (N 080398 ZRM), which was referred for information and review.

On July 7, 2008, the modified applications (C 080397(A) ZMM, N 080398(A) ZRM) were duly referred to Community Board 3, and the Borough President, pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 3 ("CB3") held a public hearing on the original application (C 080397 ZMM) and the related non-ULURP text change application (N 080398 ZRM) on May 12, 2008, and, on May 27, 2008, by a vote of 40 in favor, 0 opposed, and 0 abstaining, adopted a resolution recommending approval with the following comments:

> "THEREFORE BE IT RESOLVED, that Community Board #3, Manhattan votes support [*sic*] on the Map Change ULURP 080397ZMM and Text Change N080398ZRM with the following modifications:
>
> 1. Removal of the proposed text change, which would allow the resurrection of long-defunct commercial uses of ground floor spaces in residential buildings in areas to be

zoned R8B. CB3 is currently overrun with nightlife establishments in ground floor storefronts and even former residences. CB3 passed a text change resolution the opposite of this in 2006.

2. CB3 believes that grandfathered Use Group 6 commercial establishments in residential areas that are not eating/drinking establishments should not be allowed to become eating/drinking establishments.

3. Inclusion of the Anti-Harassment and Anti-Demolition Provisions governing the Special Clinton District. To wit, that the demolition of existing buildings containing residential uses (as defined terms in the New York City Zoning Resolution) shall be prohibited and or limited in manner similar to the requirements of 96-108 and 96-23 of the Clinton Special District text. Furthermore, a Certification of No Harassment shall be required for buildings for the purpose of obtaining a permit for alterations, enlargements or new construction. (Ref: 96-108 and 96-109 of the Clinton Special Zoning District text. The companion Cure for Harassment provision as outlined in 96-110 shall also apply to such buildings.

4. Inclusion of IZ on the wide avenues north of Houston St., as shown in the alternative proposal described in the DEIS; and IZ be considered for wide avenues south of Houston.

5. The City of New York provides a commitment that 30% of all the housing built in the rezoned area shall be permanently affordable to individuals and families making below 80% AMI. This commitment should be met by the identification of sufficient publicly owned sites in the immediate community where at least 700 units of housing will be built with government subsidies necessary to provide this housing. The units produced shall be scaled in the following manner:

    - 30% of the affordable units shall be available to residents with incomes up to 30% of the AMI
    - 50% of the affordable units shall be available to residents with incomes between 30% and 60% AMI
    - 20% of the affordable units shall be available to residents with incomes between 60% and 80% AMI
    - Units should have 100% community preference

6. Zone R7B [not commercial equivalent] on all narrow streets (less than 75' width) north and south of East Houston Street

7. Energy efficient and green building (LEED compliant) requirements when Government financing or tax abatement used.

8. In order to make enforcement of these provisions possible, the City of New York must create a legal services fund so that low-income tenants in any building facing the prospect of demolition have access to free legal counsel in order to adequately defend themselves from the threat of eviction. The funding can be made available through a variety of funding methods to ensure long-term support for the most

vulnerable residents in our community. The zoning text amendment must establish such a legal services fund.

9. The C4-4A zoning is not supported by the documentation in the DEIS for midblocks on these streets. We should zone R7A or R8B for Eldridge, Forsyth Street 100 feet away from Rivington Street, Stanton, Delancey and Houston Streets.

In 2005, CB3 asked DCP to work with us and use the city's resources to create a new zoning plan. Although we still have different plans, we are pleased at the collegial relationship the two have enjoyed and with the exchange of ideas that have formed this zoning plan.

Today we ratify our relationship to preserve our community with the support of this ULURP.

Our desire for the future is that DCP and CB3 must agree to immediately begin a process to review the zoning of parts of our district not included in this plan, and in consultation with the residents, civic leaders, community organizations, business and other stakeholders of those areas and CB3 develop locally appropriate planning initiatives to 1) prevent overdevelopment, speculation and displacement, 2) encourage affordable housing and 3) preserve the building character in those areas.

Borough President Recommendation

The original and modified applications for changes to the Zoning Map and the Zoning Resolution (C 080397 ZMM, C 080397(A) ZMM, N 080398 ZRM, N 080398(A) ZRM) were considered by the Borough President, who issued a recommendation for conditional approval on August 11, 2008. The Borough President provided comments with the recommendations. The excerpt below summarizes the chief comments which are fully described in the attached recommendation.

"Therefore, the Manhattan Borough President recommends conditional approval of ULURP Application No. C 080397 ZMM, N 080398 ZRY, C 080397(A) ZMM, and N 080398 ZRY(A) [*sic*], provided that:

1. DCP makes changes to the proposed zoning map and text changes to:
   - promote a more even and greater distribution of affordable housing by extending the Inclusionary Housing Program to the R7A districts north of Houston Street; and

- protect the mid-block residential area from incompatible non-conforming grandfathered uses by eliminating the proposed text amendment to ZR § 52-61.

2. The City pairs the rezoning with a community-wide planning strategy, which would include:
   - adopting zoning provisions for anti-harassment and demolition restrictions;
   - providing funding for multi-lingual tenants' rights education and legal services to stabilize households and prevent illegal evictions;
   - creating a strategy to retain and aid local businesses;
   - creating a construction mitigation plan for areas that have a concentration of on-going construction;
   - developing publicly-owned properties to increase the number of affordable housing units at the community's income-targeted needs, evaluating the specific locations suggested in this recommendation;
   - prohibiting the conversion of legal, complying non-eating/drinking establishments to eating/drinking establishments;
   - creating a traffic mitigation/pedestrian enhancement plan for major thoroughfares; and
   - committing financial and technical support for the development of strategic community-based planning interventions with an implementation plan for the next year.

City Planning Commission Public Hearing

On July 23, 2008 (Calendar No. 1), the City Planning Commission scheduled August 13, 2008, for a public hearing on the original application (C 080397 ZMM) and the modified application (N 080397(A) ZMM), and the applications for the related non-ULURP text change actions (N 080398 ZRM, N080398(A) ZRM). The hearing was duly held on August 13, 2008 (Calendar Nos. 1-4), in conjunction with the public hearing on the applications for the related actions.

There were 47 speakers in favor of the application and related actions and 24 speakers in opposition.

Those who spoke in support included the New York City Council members from the 1st and 2nd Districts; the representative from the U.S. 12th Congressional District; the Manhattan Borough

President; a representative from the office of the New York State Assembly Member for the 64th District; a representative from the office of the New York State Senate for the 29th District; the Chair, former Chair and the District Manager of Community Board 3; representatives from various civic groups including Good Old Lower East Side, the East Village Community Coalition, the Cooper Square Committee, Asian Americans for Equality, Lower East Side People's Mutual Housing Association, the Lower East Side Business Improvement District, the Lower East Side Tenement Museum, the Greenwich Village Society for Historic Preservation; and local business owners and residents.

Those who spoke in opposition included representatives from the Bowery Alliance of Neighbors, Lower East Side Residents for Responsible Development, the Coalition to Protect Chinatown and the Lower East Side, the Chinese Staff & Workers Association, the New York Mission, the Judson Memorial Church and the Asian American Legal Defense and Education Fund and local business owners and residents.

Speakers in favor of the proposal strongly supported the proposal's fundamental goals, including the requirement of new development to reflect the established built character of the affected neighborhoods, as well as the application of the IHP along selected streets as a way to help retain the community's social and economic diversity. Speakers noted the special physical and social character that has long characterized the East Village and Lower East Side neighborhoods and their concern over recent and ongoing trends toward as-of-right and out-of-scale buildings rising throughout the community. Speakers supported the proposal for its establishment of building height limits and for the fine-grained re-mapping with contextual zoning districts. Many speakers also noted their strong support for the collaborative, transparent and

community-based planning process that had evolved over the previous three years and acknowledged the work and participation of those involved, noting the broad-based consensus achieved by the community in support of the rezoning proposal.

Among the speakers who testified in support of the proposal, many raised issues and recommendations meant to improve upon the project, particularly with regard to community-wide affordable housing goals. While acknowledging that inclusionary zoning is a key component of the proposed rezoning plan, many speakers, including the leadership of Community Board 3, elected officials and neighborhood civic organizations, expressed concerns that any new affordable units developed through the program should be guaranteed to low-income area residents, that affordable units should be made a mandatory requirement through the rezoning, that higher percentages of future projected development be set aside for affordable units, and that certain modifications be made to the proposed inclusionary districts with regard to bulk, height and setback allowances. Along the same general themes, many speakers also requested that anti-harassment and anti-demolition provisions be considered as part of the proposal, in order to protect existing tenants in the context of community-wide concerns over voluntary and involuntary displacement. Finally, speakers also requested that the establishment of a citywide legal services fund be incorporated into the rezoning, to aid tenants who may come under the threat of harassment by landlords.

Another recurring topic raised by speakers supporting the proposal focused on widespread community concern over certain commercial use group categories in residential districts, especially those that are not permitted as-of-right in areas without commercial overlays. Many speakers noted that the rezoning area was already populated by a large number of eating &

drinking establishments, to the detriment of more locally-oriented retail and service establishments and requested that the proposed rezoning plan reflect the community's broad consensus against any zoning text change that would maintain or extend the current regulations.

A third topic of general concern raised by speakers in support of the proposal was adjacent areas not included in the proposed rezoning plan. Some speakers expressed a concern for specific sub-areas between Third and Fourth Avenues as well as along the east side of the Bowery. Many speakers, including the leadership of CB3 and the Manhattan Borough President, also emphasized a need for City involvement in a community-based planning study to assess the conditions, issues and needs of adjacent areas, including Chinatown, which would necessarily include the involvement and input of Community Districts 1 and 2, which overlap with Chinatown. While acknowledging that the rezoning proposal currently under review was conceived specifically in response to development and zoning issues relevant to the affected area, and that any planning strategy for the Chinatown areas would necessarily be reflective of the issues unique to those areas, many CB3 members, including the Chair, joined with the Manhattan Borough President and the leadership of prominent community organizations in expressing a desire and willingness to work with the Department of City Planning and local constituents to begin a comprehensive review of key land use, socioeconomic and planning issues. As a part of a discussion simultaneously involving the issues of boundaries and affordable housing, the Commission also heard testimony suggesting that, while CB3 had previously recommended a higher-density district for Chrystie Street than DCP had previously proposed, that particular street merited further analysis, including its possible removal from the rezoning area.

Speakers representing the Lower East Side Business Improvement District ("BID"), including the BID President, Executive Director and member merchants, while generally supporting the goals of the proposal, spoke about the use and bulk impacts in the proposed C4-4A districts; the need to maintain higher densities in certain areas in conjunction with incentive mechanisms or through Special District permissions; and a recommendation for commercial overlays in the proposed R7A areas east of Essex Street.

Speakers also raised concerns regarding energy efficient construction and design and made requests for the implementation of "green" building requirements when government financing or tax abatement programs are used.

Echoing the testimony of speakers in support of the proposal, those speaking in opposition had concerns about affordable housing and potential gentrification, the rezoning plan's impacts on local businesses, the delineation of the proposal boundaries and the scale of development along certain streets.

Many speakers who appeared in opposition to the proposal raised similar issues and recommendations as those who appeared in favor, particularly with regard to the general subject of affordable housing. Opposition speakers echoed supporting speakers in their emphasis on the necessity of inclusionary zoning as a key component of the proposal, while focusing their concerns on the levels of affordability as provided through the Inclusionary Housing Program ("IHP"), the voluntary as opposed to mandatory nature of the affordability component, the need for an expanded affordable housing supply, and the potential for certain modifications to the underlying bulk, height and setback allowances. Opposition speakers also repeated

supportive speakers on the subject of anti-harassment and anti-demolition provisions as well as widespread concerns over voluntary and involuntary displacement and the related need for a citywide legal services fund, to aid vulnerable tenants facing the threat of harassment by landlords.

A number of opposition speakers raised concerns over the rezoning area boundaries and requested specific areas to be included as a part of the analysis and rezoning. Specific areas requested for inclusion were the east side of the Bowery along the rezoning area's western and southwestern edges; the area between Third Avenue and Fourth Avenue along the rezoning area's northwestern edge; and portions of the adjacent Chinatown neighborhood, along the rezoning area's southern edge.

Concerns were also raised about the appropriateness of the proposed areas where the IHP would be applicable, particularly in terms of bulk. Many speakers stated that the increases in density proposed for certain streets would encourage taller, bulkier buildings that would be developed with luxury housing. Speakers noted that such development would create a "wall" of unwanted luxury residential buildings that would tower over the adjacent lower-rise communities. They proposed new zoning districts with both lower height limits and lower incentivized FARs than those put forth in the proposed R8A and R9A districts.

Several speakers opposed to the application expressed concern about the potential destruction of the existing neighborhood fabric, and urged preserving architecturally and culturally significant buildings in the proposed rezoning area through landmark designation or a similar preservation mechanism. A few speakers also expressed concerns that the height and scale of

proposed new buildings would be too high, from the mid-block R8B districts north of Houston Street to the Inclusionary Housing R8A and R9A districts along Houston, Delancey and Chrystie Streets.

Some speakers who testified in opposition were concerned with the potential impacts that the rezoning would have on the area's infrastructure and services, including open space, traffic, transportation, parking, infrastructure, health and safety.

A number of speakers expressed concerns that the proposed rezoning plan would result in an ethnic shift within the rezoning area boundaries as well as in adjacent Chinatown areas. Other speakers expressed concerns that the proposed plan offered neighborhood protections to certain population groups for reasons unrelated to land use.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning map amendment to rezone existing R7-2 and C6-1 zoning districts to R7A, R7B, R8A, R8B, C4-4A, C6-2A and C6-3A zoning districts affecting 111 blocks in the East Village and Lower East Side neighborhoods (C 080397(A) ZRM), in conjunction with the proposed zoning text amendment (N 080398(A) ZMM), is appropriate. The Commission believes that the proposed actions balance the objectives of neighborhood preservation and housing production by introducing contextual zoning designations that would institute height, setback and floor area controls which would result in development that closely matches existing built conditions throughout a majority of the rezoning area; and that would also increase FARs in selected areas, where appropriate. The

Commission further believes that the modified applications are appropriate because the affected areas would still benefit from contextual zoning designations, but with additional floor area bonuses made allowable through use of the IHP.

The Commission shares the belief, broadly held by CB3, local Council Members, local residents, business owners, and the Manhattan Borough President, that the East Village and Lower East Side neighborhoods are good candidates for a contextual rezoning and is pleased to support this comprehensive proposal. Replacing the existing, half-century-old R7-2 and C6-1 zoning with a more finely-drawn map of contextual districts would prevent the continuation of out-of-scale development that has recently accelerated in those neighborhoods and would encourage more orderly patterns of predictable and appropriately-scaled buildings for the future.

The Commission notes that the concentration of intact tenement buildings alongside low- and mid-rise residential structures from the late 19th and early 20th centuries is an essential component of the area's character; although increasingly threatened by new development, the built character and scale of the East Village and Lower East Side has widely persisted through decades under the existing zoning. The Commission notes, however, that several sites in the rezoning area have construction permits on file with the Department of Buildings for buildings taller and bulkier than would be permitted under the proposed contextual regulations and which threaten to further alter the character of the neighborhood. The Commission believes that these proposed buildings highlight the need for this rezoning, to immediately protect the existing low- and mid-rise neighborhood character. This comprehensive proposal builds on the existing strengths of these vibrant and successful neighborhoods while also accommodating potential future housing opportunities along selected wide streets in conjunction with the IHP.

The Commission notes that the rezoning proposal was developed in response to the advocacy of Manhattan Community Board 3 and the East Village Community Coalition, and with the support of the elected representative of City Council District 2; a much broader array of civic groups subsequently joined in that advocacy. The Commission further notes that the proposal was developed and refined over the last three years by the Department of City Planning, in consultation with the Department of Housing Preservation and Development (HPD), through a fully participatory public process and close collaboration with the Community Board 3 leadership, and that the local Council Members of the 1st and 2nd Districts served a critical role in establishing broad-based support.

Like other neighborhoods citywide that have been the subject of recent contextual rezonings, the East Village and Lower East Side have maintained a low- to mid-rise character typified by uniform street walls and consistent building heights, since the early 20th century. However, as in many areas in Manhattan and throughout the City as a whole, the area from East 13th Street to Grand Street between Second Avenue and Avenue D in Community District 3 has experienced a surge in development pressure in recent years, resulting in the construction of buildings that differ dramatically from the prevailing built character. The Commission notes that several such buildings, located on mid-block sites as well as sites fronting on major streets, far exceed the heights of existing buildings in the area and disrupt the otherwise consistent street wall character exemplary of these neighborhoods. The Commission recognizes that these types of buildings, if allowed to proliferate, could negatively impact the unique scale and character that has contributed to the neighborhoods' success.

Zoning Map Amendment

The Commission recognizes that the existing R7-2 and C6-1 zoning districts do not limit building heights and do not require new development to align with adjacent buildings at the street line. In addition, these zoning districts were broadly applied to large portions of the area and do not reflect the varied character found on individual blocks. The Commission notes that the proposed zoning map amendments would address two principal concerns widely shared across the community by prescribing contextual building heights, street walls and densities that would require future development to more closely reflect the character within this portion of Community District 3, and by eliminating the FAR disparity between residential and community facility uses in the existing R7-2 and C6-1 districts (wherein both allow 3.44 FAR for residential and 6.5 FAR for community facility).

North of East Houston Street, the existing R7-2 district would be largely remapped with a mix of R7A districts along the north-south Avenues; R8B districts in the mid-block areas; and R7B districts in a small three-block stretch south of Tompkins Square Park. South of East Houston Street, the existing R7-2 district would be remapped with R7A districts, and the existing C6-1 district would generally be remapped with C4-4A districts.

The Commission believes that this combination of contextual districts and their associated height, setback and bulk controls, is appropriate and would help to preserve and strengthen the existing character of the prevailing low- to mid-rise tenement and rowhouse scale throughout these areas. A clear majority of buildings in these areas have overall building heights of between four and six stories, and many of the blockfronts present a consistent and uniform street wall presence at the street line within this same range. The Commission believes that the distinction

the proposal makes between R7A districts along the north-south Avenues north of Houston Street and the R8B districts in midblock areas along the east-west streets is appropriate based on the width of the streets as well as the prevailing built character.

With regard to the proposed R7A districts from East 3rd Street to East 7th Street along Second Avenue, the Commission notes that existing land use patterns as well as the established built character on those blockfronts are consistent with the patterns and character evident along the other wide avenues north of East Houston Street, also proposed as R7A. The Commission further notes that a new C2-5 commercial overlay district on these blockfronts would allow for development that reflects and reinforces the established land use patterns typical of those streets.

With regard to the small area of R7B districts south of Tompkins Square Park, and the testimony heard in advocacy of more widespread mapping of such R7B districts, the Commission notes that the subject blocks have lower densities than in other midblock portions of the rezoning area. Given the existing conditions, the Commission believes that the blocks south of Tompkins Square Park are appropriately proposed as R7B districts, and that the remainder of the midblock sites is appropriately proposed as R8B districts.

With regard to the proposed C4-4A districts south of East Houston Street and the testimony heard in support of residential as opposed to commercial districts there, the Commission notes that the proposal's primary goals are the preservation of neighborhood character and the identification of potential housing opportunities in conjunction with the IHP. The Commission further notes that the proposal generally does not contemplate the changing of zoning districts

with regard to allowable uses. Given the existing land use conditions within the area, the Commission believes that the proposed C4-4A district designation is appropriate. The Commission notes that the blocks in question have historically remained a commercial district since 1961, that the future restriction of commercial uses would bring many sites into non-conformance and that the area's easy access to transit options make it an appropriate and feasible location for continued commercial use.

The R8A, C6-2A (along East Houston Street, Avenue D, portions of Second Avenue, Delancey Street and portions of Pitt Street) and C6-3A (along Chrystie Street) zoning districts would allow for modest growth, given their location along wide streets with access to public transportation, within specific height and street wall limits to ensure that new development strengthens these corridors. With regard to the specific testimony and discussion about Chrystie Street, the Commission believes that this area's proposed rezoning to a C6-3A district in conjunction with affordable housing incentives is appropriate. The Commission notes that Chrystie Street is over 100 feet wide, that it fronts Sara D. Roosevelt Park, that it is well-served by public transit and that the increased affordable housing opportunities targeted for the street were identified originally by CB3.

The Commission heard testimony advocating for expansion of the rezoning area boundaries to capture adjacent areas, including portions of the Chinatown neighborhood, along the east side of the Bowery, as well as between Third and Fourth Avenues. Any such expansion of the rezoning boundaries is beyond the scope of this application. The Commission notes that the proposal boundaries, as agreed upon by the Department of City Planning and CB3, were formulated at the start of the rezoning process and were designed to cover the large and consistently uniform

areas of tenement, rowhouse and other low- and mid-rise residential development prevalent in the area. The Commission also notes that along the eastern and southeastern edges of the rezoning area, a clear distinction between built characteristics and streetscape exists across the boundaries and that the buildings and sites outside the boundaries do not reflect the underlying issues and goals at the core of this contextual rezoning. The Commission also notes that the northern and southern edges of the rezoning area were addressed by earlier zoning map amendments—to C1-6A and C1-7A districts (1994) to the north, and to C6-1G and C6-2G districts (1984) to the south. With regard to the southern edges in particular, the Commission notes that subsequent to the City Planning Commission's public hearing, the Mayor's Community Assistance Unit (CAU) has initiated a series of community-based meetings intended to bring together various Chinatown organizations for ongoing discussion of specific development issues for that area. The Commission additionally notes that the areas along the western edges of the rezoning area, including blocks between Third Avenue and Fourth Avenue as well as the eastern frontage of the Bowery, reflect a character different from the rezoning area and raise different types of general planning issues.

The Commission heard testimony from some speakers advocating for the establishment of different maximum FAR allowances for different but unspecified community facility uses, attempting to make a distinction between uses and entities based on their stated missions, histories and standing in the community. The Commission notes that changes to the FARs within the community facility use category, based on the nature of the type of use on a given site, would be inconsistent with established citywide policy and are beyond the scope of the proposed actions. The Commission believes that the proposed zoning map amendment, which

would reduce or eliminate the differential in maximum allowable FAR between community facility and residential uses that exists under the current zoning is appropriate.

The Commission received testimony requesting a reconsideration of the height and bulk controls in some of the proposed R8A and C6-2A zoning districts. Testimony along these lines sought a reduction in height limit from 120 feet to 100 feet in these areas, along with lower FAR levels. The Commission notes that such modifications to the underlying zoning district regulations are beyond the scope of this proposal. The Commission believes that the maximum building height of 120 feet is appropriate. The Commission notes that the streets identified as IHP areas, including East Houston Street, Delancey Street, Pitt Street, Second Avenue, First Avenue, Chrystie Street, Avenue C and Avenue D, are all wide streets, and that new buildings in these locations would be subject to the underlying contextual regulations with regard to street wall and building heights. The Commission notes that the existing street wall and building scale along these streets offer greater variation and less uniformity than in other areas proposed for lower contextual regulations. The Commission notes that the allowable maximum height of 120 feet is modestly higher than the requested amended height and would allow slightly increased flexibility for architectural expression. The Commission further notes that existing structures, on East Houston Street, Delancey Street, the east side of Pitt Street and the east side of Avenue D, are substantially taller than 120 feet. The Commission believes that the proposed R8A and C6-2A zoning districts, along with the standard 60- to 85-feet high street walls and 120 feet maximum building heights, reflect an appropriate regulatory framework for these areas.

Zoning Text Amendment

The proposed zoning text amendment (N 080398(A) ZRM) seeks to promote new housing opportunities and also demonstrates a commitment to affordable housing by applying the Inclusionary Housing Program to selected areas that can support greater densities. The proposed R7A districts on Second Avenue, First Avenue, Avenue A and Avenue C; the proposed R8A and C6-2A zoning districts on Avenue D, East Houston Street, Second Avenue, Pitt Street and Delancey Street; and the proposed C6-3A zoning district on Chrystie Street are all proposed for wide streets that are well served by transit and are intended to facilitate residential development. The Commission believes that the proposed text amendment will support the proposal's goals with respect to capturing expanded opportunities for affordable housing development.

The proposed zoning framework includes zoning text changes that would allow the IHP provisions of Section 23-90 to apply to new developments in the R7A districts along the wide avenues north of Houston Street as well as along the R8A, C6-2A and C6-3A corridors. Consistent with recently adopted programs for other areas throughout the City, the program maintains the height and setback limits of the underlying contextual district designation while allowing a floor area bonus for developments providing affordable housing. The Commission believes this program is an effective tool for promoting the development and preservation of affordable housing in conjunction with private development of market-rate housing.

With regard to the testimony heard by the Commission relating to the IHP, its structure and the amount of affordable housing it generates, the Commission notes that the IHP proposed for the area utilizes the same bonus mechanism recently adopted after extensive analysis and public

debate in several rezoning actions throughout the City, including Hudson Yards, Greenpoint-Williamsburg, South Park Slope, the Upper West Side, Downtown Jamaica and Fort Greene-Clinton Hill. This IHP represents a pioneering strategy for the creation and preservation of affordable housing on privately owned land, in the absence of a large inventory of City-owned land for affordable housing development.

The Commission received testimony requesting the application of the IHP along the wide streets throughout the rezoning area, specifically to selectively apply the inclusionary housing bonus along wide streets in R7A districts and their commercial equivalent C4-4A districts. The Commission notes that the modified proposal does apply the IHP to the wide avenues north of Houston Street, in response to consistent feedback from the community, at the public hearing and previous meetings. The Commission notes that the specified streets are all wide streets well served by transit, where the moderate bulk increases available through the IHP would be appropriate; and that the underlying height and setback controls of the R7A district would not be affected by this modification. In its consideration of the IHP's applicability to selected wide streets south of Houston Street in the proposed C4-4A district, the Commission notes that the proposal does not seek to encourage residential development in areas appropriately zoned for commercial use.

The Commission received testimony that affordability eligibility levels, which are related to Area Median Income (AMI) levels, are beyond the reach of many within the affected communities, and, further, that any affordable units generated through the program should be distributed based on community-specified income ranges. The Commission notes that the IHP is a citywide program with a consistent set of well-established rules for efficient administration by

HPD. The Commission further notes that the program is designed to maximize the ability and potential for the provision of affordable housing to low-, moderate- and middle-income residents. The Commission further notes that the program requires eligibility to households earning up to 80 percent of the AMI; and that changes to the underlying rules and mechanisms of the program would be inconsistent with established citywide policy and are beyond the scope of the proposed actions. The Commission also notes that for affordable units generated by a combination of the IHP and HPD-administered programs, there is a community preference for 50 percent of the units. The Commission notes that the IHP bonus can also be achieved by preserving existing units as permanently affordable, and that use of this option would also address the housing needs of existing community residents.

The Commission received testimony advocating for the institution of anti-harassment provisions within the rezoning area. The Commission notes that harassment of tenants is illegal; that Local Law 7 of 2008, adopted by the City Council in March 2008, allows tenants facing harassment to seek injunctive relief against and civil penalties from their landlords in Housing Court; and that such Local Law would appear to substantially address the issues raised by this testimony, eliminating the need for the specified provisions as part of the proposed actions. Possible additional methods of preventing tenant harassment are outside of the scope of the East Village/Lower East Side Rezoning.

The Commission also received testimony calling for the institution of anti-demolition provisions within the rezoning area. This is also beyond the scope of this application. The Commission notes that one of the proposal's fundamental goals, as agreed upon by DCP and CB3, is the encouragement of additional housing, and specifically the promotion of affordable housing

through application of the IHP. Regulations or provisions discouraging the partial or complete demolition of existing buildings would be counter to the rezoning's housing and affordable housing goals and could have adverse consequences for future housing production.

The Commission heard testimony requesting the establishment, via zoning text amendment, of a legal services fund to provide free counsel to low-income tenants vulnerable to or facing the prospect of demolition. This is beyond the scope of this application.

The Commission heard a variety of concerns relating to the recent proliferation of eating and drinking establishments throughout the area, and the enforcement of the "Discontinuance" rule, as set forth in Section 52-61 of the Zoning Resolution, particularly in areas where such uses are not currently permitted as-of-right. In its recommendation, Community Board 3 requested removal of the originally proposed zoning text amendment that would have extended certain exception provisions to non-conforming uses in the midblock R8B districts. Consistent with that recommendation, the Commission heard repeated testimony at the public hearing advocating for the elimination of the proposed zoning text change. The Commission notes that in the modified application for the zoning text amendment, this change is eliminated, and the Commission believes this elimination to be appropriate.

Additionally, the Commission received testimony concerning a possible change to the Discontinuance rule as it pertains to existing Use Group 6 definitions. The Commission notes that that the suggested text changes would require a citywide analysis of the implications of such changes and are beyond the scope of this application.

With respect to requirements related to "green" development, the Commission notes that sustainable building measures such as those requested are addressed as part of PlaNYC 2030, a design for the sustainability of New York City introduced by the Mayor in 2007, and outside the scope of this application. The Commission further notes that the proposed rezoning fosters essential and citywide sustainable planning goals by promoting the preservation of neighborhoods with special character while also providing opportunities for modest growth and affordable housing along wide corridors well-served by mass transit.

The Commission heard testimony regarding commercial zoning issues in the areas south of East Houston Street, including the advocacy for the mapping of commercial overlay districts in the proposed R7A districts, as well as the maintaining of C6 regulations with regard to allowable commercial uses in the proposed C4-4A districts. The Commission notes that these requests are beyond the scope of this application. The Commission further notes that such issues were not among the goals of the proposal. With regard to the proposed R7A districts in the eastern portion of that area, the Commission notes that the existing C1-5 overlays appropriately reflect established neighborhood land use patterns. With regard to the proposed C4-4A districts in the western portion of that area, the Commission notes that the proposed building envelope requirements closely match the existing conditions and built character while maintaining the existing general use patterns.

The Commission believes that the modified applications reflect a comprehensive, balanced rezoning framework intended to maintain the successful and vibrant neighborhood character of the East Village and Lower East Side. The Commission notes that the R7A/C6-3A with Inclusionary Alternative, incorporating modifications to the zoning text to allow for increased

opportunities for affordable housing, responds directly to a community-driven consensus that calls for greater affordable housing opportunities and the protection of the neighborhood character in the affected areas. The Commission additionally notes the high level of community participation that took place during the development of the proposal and throughout the public review process and believes that the East Village/Lower East Side rezoning proposal has been improved as a result.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which Notice of Completion was issued on September 26, 2008, with respect to this application and the related application (N 080398(A) ZRM), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action under the R7A/C6-3A with Inclusionary Alternative, is the one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and

2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby further amended by changing the Zoning Map, Section No. 12c:

1) changing from an R7-2 District to an R7A District property bounded by:

   a) East 13th Street, a line 100 feet easterly of Second Avenue, East 7th Street, and a line 100 feet westerly of Second Avenue;

   b) East 13th Street, a line 100 feet easterly of First Avenue, East 6th Street, First Avenue, East 2nd Street, a line 100 feet easterly of First Avenue, East Houston Street, and a line 100 feet westerly of First Avenue;

   c) East 13th Street, a line 100 feet easterly of Avenue A, the northerly, westerly and southerly boundary line of Tompkins Square Park, a line 100 feet easterly of Avenue A, a line 100 feet southerly of East 2nd Street, a line 100 feet westerly of Avenue A, East 4th Street, Avenue A, the westerly centerline prolongation of East 5th Street, and a line 100 feet westerly of Avenue A;

   d) East 13th Street, a line 100 feet easterly of Avenue B, East 2nd Street, Avenue B, a line 100 feet southerly of East 2nd Street, a line 100 feet westerly of Avenue B, the southerly, easterly and northerly boundary line of Tompkins Square Park, and a line 100 feet westerly of Avenue B;

   e) East 12th Street, Avenue C – Loisaida Avenue, East 10th Street, a line 100 feet easterly of Avenue C – Loisaida Avenue, a line midway between East 2nd Street and East 3rd Street, Avenue C – Loisaida Avenue, East 2nd Street, and a line 100 feet westerly of Avenue C – Loisaida Avenue; and

   f) a line 100 feet southerly of East Houston Street, Pitt Street, Rivington Street, a line 100 feet westerly of Pitt Street, a line 100 feet northerly of Delancey Street, a line midway between Essex Street and Norfolk Street, the southerly boundary line of a

playground and its easterly prolongation, and Norfolk Street;

2) changing from an C6-1 District to a R7A District property bounded by East 7th Street, a line 100 feet easterly of Second Avenue, East 3rd Street, and a line 100 feet westerly of Second Avenue;

3) changing from an R7-2 District to a R7B District property bounded by the southerly boundary line of Tompkins Square Park, a line 100 feet westerly of Avenue B, East 4th Street, and a line 100 feet easterly of Avenue A;

4) changing from an R7-2 District to a R8A District property bounded by:

   a) East 10th Street, Avenue D, East Houston Street, Pitt Street, a line 100 feet southerly of East Houston Street, Norfolk Street, the southerly boundary line of a playground and its easterly and westerly prolongation, Essex Street, East Houston Street, a line 100 feet easterly of First Avenue, a line midway between East 2nd Street and East 1st Street, Avenue A, a line 100 feet southerly of East 2nd Street, Avenue B, East 2nd Street, Avenue C – Loisaida Avenue, a line midway between East 2nd Street and East 3rd Street, and a line 100 feet westerly of Avenue D; and

   b) Rivington Street, Pitt Street, Delancey Street and its westerly centerline prolongation (at Clinton Street), a line midway between Suffolk Street and Clinton Street, a line 100 feet northerly of Delancey Street, and a line 100 feet westerly of Pitt Street;

5) changing from an R7-2 District to a R8B District property bounded by:

   a) East 13th Street, a line 100 feet westerly of Second Avenue, East 1st Street, a line 100 feet easterly of Bowery, and a line 100 feet easterly of Third Avenue;

   b) East 13th Street, a line 100 feet westerly of First Avenue, East Houston Street, and a line 100 feet easterly of Second Avenue;

   c) East 13th Street, a line 100 feet westerly of Avenue A, East 6th Street, and a line 100 feet easterly of First Avenue;

   d) East 4th Street, a line 100 feet westerly of Avenue A, a line midway between East 1st Street and East 2nd Street, a line 100 feet easterly of First Avenue, East 2nd Street, and a line 150 feet easterly of First Avenue;

   e) East 13th Street, a line 100 feet westerly of Avenue B, the northerly boundary line of Tompkins Square Park, and a line 100 feet easterly of Avenue A;

   f) East 4th Street, a line 100 feet westerly of Avenue B, a line 100 feet southerly of East 2nd Street, and a line 100 feet easterly of Avenue A;

g) East 12th Street, a line 100 feet westerly of Avenue C – Loisaida Avenue, East 2nd Street, and a line 100 feet Easterly of Avenue B; and

h) East 10th Street, a line 100 feet westerly of Avenue D, a line midway between East 2nd street and East 3rd Street, and a line 100 feet easterly of Avenue C – Loisaida Avenue;

6) changing from a C6-1 District to a C4-4A District property bounded by:

a) a line 100 feet southerly of East Houston Street, Essex Street, the southerly boundary line of a playground and its westerly prolongation, a line midway between Essex Street and Norfolk Street, a line 100 feet northerly of Delancey Street, and Chrystie Street; and

b) a line 100 feet southerly of Delancey Street, Ludlow Street, Grand Street, and Chrystie Street;

7) changing from a C6-1 District to a C6-2A District property bounded by:

a) East 3rd Street, a line 100 feet easterly of Second Avenue, East Houston Street, Essex Street, a line 100 feet southerly of East Houston Street, Chrystie Street, East Houston Street, a line 65 feet westerly of Second Avenue, East 1st Street, and a line 100 feet westerly of Second Avenue; and

b) a line 100 feet northerly of Delancey Street, a line midway between Suffolk Street and Clinton Street, the westerly centerline prolongation of Delancey Street (at Clinton Street), Ludlow Street, a line 100 feet southerly of Delancey Street and Chrystie Street,

8) changing from a C6-1 District to a C6-3A District property bounded by Stanton Street, Chrystie Street, Grand Street, a line midway between Bowery and Chrystie Street, a line 100 feet southerly of Delancey Street, and a line 100 feet westerly of Chrystie Street; and

9) establishing within a proposed R7A District a C2-5 District bounded by East 7th Street, a line 100 feet easterly of Second Avenue, East 3rd Street, and a line 100 feet westerly of Second Avenue;

Borough of Manhattan, Community District 3, as shown on a diagram (for illustrative purposes only) dated July 3, 2008 and subject to CEQR Declaration E-216.

The above resolution (C 080397(A) ZMM), duly adopted by the City Planning Commission on October 7, 2008 (Calendar No. 22), is filed with the Office of the Speaker, City Council and the Manhattan Borough President, pursuant to Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA, ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. McRAE, JOHN MEROLO, Commissioners

Exhibit A
to the report by the
City Planning Commission
on the
East Village/Lower East Side Rezoning

"Appendix H" from the
Final Environmental Impact Statement
E-Designations for the Inclusionary Alternative

Appendix H: E-Designations for Inclusionary Alternative

Table H-1
Sites Requiring E-Designations
for Hazardous Materials under the Inclusionary Alternative

Block/Lot	Address
353/75 (Projected)	140 Delancey Street
458/23 (Potential)	32 East 3rd Street
372/33 (Potential)	320 East 3rd Street
376/24 (Potential)	264 East 7th Street
376/22 (Potential)	262 East 7th Street
376/23 (Potential)	262 East 7th Street
377/64 (Potential)	247 East 7th Street
444/21 (Potential)	64 East 3rd Street
448/18 (Potential)	68 East 7th Street
449/20 (Potential)	62 St. Marks Place
464/31 (Potential)	236 East 9th Street
468/54 (Potential)	215 East 12th Street
350/54 (Potential)	301 East Houston Street
402/41 (Potential)	98 Avenue B

Note: This table has been expanded between DEIS and FEIS to incorporate all E-Designations previously listed herein and those listed in Chapter 11, "Hazardous Materials." No new E-Designations are being proposed.

Table H-2
Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
344	145	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
345	8	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
348	43	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot lines facing Pitt Street and Delancey Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
348	55	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Clinton Street when firing No. 2 oil, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
350	4	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing Clinton Street when firing No. 2 oil, and at least 20 feet from the lot line facing Clinton Street when firing natural gas, to avoid any potential significant air quality impacts.
350	21	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East Houston Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
350	37	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East Houston Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
350	78	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
353	34	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
353	42	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Norfolk Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
353	47, 75, 79, 80, 82, 83	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing Norfolk Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
355	59	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East Houston Street when firing No. 2 oil, and at least 20 feet from the lot line facing East Houston Street when firing natural gas, to avoid any potential significant air quality impacts.
372	30	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 2nd Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
372	33	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
372	31, 32	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 50 feet from the lot line facing East 2nd Street when firing No. 2 oil, and at least 20 feet from the lot line facing East 2nd Street when firing natural gas, to avoid any potential significant air quality impacts.
373	13	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 3rd Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
373	14	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
373	15	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
373	61	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
373	62	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Avenue D when firing No. 2 oil, to avoid any potential significant air quality impacts.
373	63	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
373	16, 17	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing Avenue D when firing No. 2 oil, and at least 20 feet from the lot line facing Avenue D when firing natural gas, to avoid any potential significant air quality impacts.
374	31	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
374	47	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Avenue D when firing No. 2 oil, to avoid any potential significant air quality impacts.
375	29	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
375	32	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
376	13	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
376	21	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
376	22	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
376	24	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
376	26	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
376	27	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
376	43	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
376	43	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
376	44	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems exclusively, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 7th Street when firing natural gas, to avoid any potential significant air quality impacts.
376	63	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Avenue D, to avoid any potential significant air quality impacts.
377	10	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Avenue C when firing No. 2 oil, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
377	49	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 8th Street and at least 10 feet from the lot line facing Avenue D when firing No. 2 oil, to avoid any potential significant air quality impacts.
377	50	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
377	51	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot lines facing East 8th Street and Avenue C when firing No. 2 oil, to avoid any potential significant air quality impacts.
377	52	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 8th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
377	53	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing East 8th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
377	54	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot lines facing East 8th Street and Avenue D when firing No. 2 oil, to avoid any potential significant air quality impacts.
377	61	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Avenue C when firing No. 2 oil, to avoid any potential significant air quality impacts.
377	64-66	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Avenue D, when firing No. 2 oil, or at least 20 feet from the lot line facing Avenue D when firing natural gas, to avoid any potential significant air quality impacts.
378	43	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Avenue D, when firing No. 2 oil, or at least 20 feet from the lot line facing Avenue D when firing natural gas, to avoid any potential significant air quality impacts.
378	28-30	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Avenue D, at least 15 feet from the lot line facing East 8th Street, and at least 10 feet from the lot line facing East 9th Street when firing No. 2 oil, or at least 10 feet from the lot lines facing Avenue D and East 9th Street, and at least 15 feet from the lot line facing East 8th Street when firing natural gas, to avoid any potential significant air quality impacts.
379	21	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 9th Street when firing No. 2 oil, and at least 20 feet from the lot line facing East 9th Street when firing natural gas, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
385	24	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing East 2nd Street when firing No. 2 oil, and at least 20 feet from the lot line facing East 2nd Street when firing natural gas, to avoid any potential significant air quality impacts.
385	30	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Avenue B when firing No. 2 oil, to avoid any potential significant air quality impacts.
386	1	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 4th Street when firing No. 2 oil, and at least 20 feet from the lot line East 4th Street when firing natural gas, to avoid any potential significant air quality impacts.
386	61	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
386	62	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
387	42	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
389	51	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 7th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
389	52	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
390	23	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 7th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
390	52	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Avenue C, to avoid any potential significant air quality impacts.
390	58	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 8th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
391	10	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
391	13	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
391	19	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
391	51	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Avenue C when firing No. 2 oil, to avoid any potential significant air quality impacts.
392	16	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
392	39	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Avenue B when firing No. 2 oil, to avoid any potential significant air quality impacts.
392	40	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 10th Street when firing No. 2 oil, and at least 10 feet from the lot line facing East 10th Street when firing natural gas, to avoid any potential significant air quality impacts.
392	43	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 10th Street when firing No. 2 oil, and at least 10 feet from the lot line facing East 10th Street when firing natural gas, to avoid any potential significant air quality impacts.
393	9	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 10th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
393	59	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing Avenue C when firing No. 2 oil, and at least 20 feet from the lot line facing Avenue C when firing natural gas, to avoid any potential significant air quality impacts.
393	61	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Avenue B when firing No. 2 oil, to avoid any potential significant air quality impacts.
394	28	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 11th Street, to avoid any potential significant air quality impacts.
394	32, 34	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing Avenue C when firing No. 2 oil, and at least 20 feet from the lot line facing Avenue C when firing natural gas, to avoid any potential significant air quality impacts.
397	19	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing East Houston Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
397	27	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Avenue B when firing No. 2 oil, to avoid any potential significant air quality impacts.
398	45	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
399	40	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 4th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
399	11, 51	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 80 feet from the lot line facing Avenue A when firing No. 2 oil, to avoid any potential significant air quality impacts.
399	58	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 4th Street, and at least 20 feet from the lot line facing Avenue A when firing No. 2 oil, to avoid any potential significant air quality impacts.
404	9	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 10th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
404	11	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
404	23	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Avenue A when firing No. 2 oil, to avoid any potential significant air quality impacts.
404	46	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
404	47	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
404	48	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
404	52	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Avenue B when firing No. 2 oil, to avoid any potential significant air quality impacts.
405	19	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Avenue A when firing No. 2 oil, to avoid any potential significant air quality impacts.
406	19	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 12th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
406	48	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Avenue A when firing No. 2 oil, to avoid any potential significant air quality impacts.
406	52	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
406	23, 24	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing Avenue B when firing No. 2 oil, and at least 20 feet from the lot line facing Avenue B when firing natural gas, to avoid any potential significant air quality impacts.
406	55	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
410	32	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
410	33	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Ludlow Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
412	2	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
412	12	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
412	21	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
412	61	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
413	26	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Delancey Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
415	36	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
417	64	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East Houston Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
425	31	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Delancey Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
425	32	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Delancey Street, to avoid any potential significant air quality impacts.
429	8	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
429	18	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
429	12	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
429	20	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
429	28	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East Houston Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
434	34	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
434	42	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 7th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
434	46, 48	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing Avenue A when firing No. 2 oil, and at least 20 feet from the lot line facing Avenue A when firing natural gas, to avoid any potential significant air quality impacts.
434	50	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
434	54	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
435	16, 48, 49, 52	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 60 feet from the lot line facing Avenue A, when firing No. 2 oil, or at least 20 feet from the lot line facing Avenue A when firing natural gas, to avoid any potential significant air quality impacts.
435	42	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
436	11	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
436	25	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
437	15	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 9th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
437	33	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
437	43	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
438	25	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
440	29	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
443	16	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 50 feet from the lot line facing East Houston Street and at least 40 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
443	19	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
443	29	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 25 feet from the lot line facing East Houston Street and at least 20 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
443	44	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and shall be at least 20 from the lot line facing First Avenue, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
443	45, 46	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
443	49	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
444	20, 21	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
445	2	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 3rd Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
445	16	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
445	17	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
445	64	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
446	3	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
446	4	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
448	4	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
448	16	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
448	18	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
448	40	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
448	42	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 7th Street when firing No. 2 oil, and at least 20 feet from the lot line facing East 7th Street when firing natural gas, to avoid any potential significant air quality impacts.
448	45	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
448	46	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 7th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
448	47	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 7th Street, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
448	48	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 7th Street when firing No. 2 oil, or at least 20 feet from the lot line facing East 7th Street when firing natural gas, to avoid any potential significant air quality impacts.
448	50	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 7th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
448	51	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 7th Street and 20 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
449	7	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 7th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
449	13	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
449	14	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
449	20	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that heating, ventilating and air conditioning stack(s) is located at least 15 feet from the lot line facing First Avenue, to avoid any potential significant air quality impacts.
449	23	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot lines facing East 7th Street and Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
449	41	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 8th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
449	42	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
449	46	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot lines facing East 8th Street and First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
449	48	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
449	57	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
450	8	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
450	37	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 9th Street and at least 10 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
450	38	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 9th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
450	39	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 9th Street and at least 10 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
450	44	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
450	45	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 9th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
450	46	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
450	48	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
450	52	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 9th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
451	4	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 10th Street, and at least 40 feet from the lot line facing First Avenue when firing No. 2 oil, or at least 20 feet from the lot lines facing East 10th Street and First Avenue when firing natural gas, to avoid any potential significant air quality impacts.
451	15	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
451	24	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
451	47, 48	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
452	20	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing First Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
453	37	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
454	66	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
454	68	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
459	18	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
459	21	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Bowery Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
459	23	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 3rd Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
460	23	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 4th Street, when firing No. 2 oil, or at least 20 feet from the lot line facing East 4th Street when firing natural gas, to avoid any potential significant air quality impacts.
460	26	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
460	27	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
460	28	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 4th Street and at least 10 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
460	32	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
460	33	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 4th Street and at least 10 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
460	43	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Second Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
460	44	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 5th Street, to avoid any potential significant air quality impacts.
460	45, 46	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 5th Street when firing No. 2 oil, and at least 20 feet from the lot line facing East 5th Street when firing natural gas, to avoid any potential significant air quality impacts.
461	18	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing East 5th Street and at least 30 feet from the lot line facing Third Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
462	18	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing Second Avenue when firing No. 2 oil, or at least 20 feet from the lot line facing Second Avenue when firing natural gas, to avoid any potential significant air quality impacts.
463	18	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and any stacks must be a minimum of 10 feet above the roof, to avoid any potential significant air quality impacts.
463	23	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
463	39	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 8th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
463	40	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 8th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
463	41	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 8th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
464	15	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 8th Street and at least 20 feet from the lot line facing Third Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
464	16	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 8th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
464	20	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing East 8th Street when firing No. 2 oil, or at least 20 feet from the lot line facing East 8th Street when firing natural gas, to avoid any potential significant air quality impacts.
464	27, 31, 132	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
464	32	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
464	47	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
464	55	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
465	58, 59	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 10th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
466	12	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Third Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.

Table H-2 (cont'd)

Sites Requiring E-Designations for Air Quality Under the Inclusionary Alternative

Block	Lot	Restriction
466	15	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
466	20	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
467	16	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
467	20	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 11th Street, to avoid any potential significant air quality impacts.
467	21	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
467	48	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Second Avenue, to avoid any potential significant air quality impacts.
467	49	Any new residential and/or commercial development must use No. 2 fuel oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
468	26	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, to avoid any potential significant air quality impacts.
468	48	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing East 13th Street, to avoid any potential significant air quality impacts.
468	49	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 13th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
468	50	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 13th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
468	51	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot lines facing East 13th Street and Third Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
468	54	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing East 13th Street when firing No. 2 oil, to avoid any potential significant air quality impacts.

Note: This table has been expanded between DEIS and FEIS to incorporate all E-Designations previously listed herein and those listed in Appendix F, "Air Quality E-Designations." No new E-Designations are being proposed.

Table H-3
Sites Requiring E-Designations for Noise under the Inclusionary Alternative

Block	Lot	Proposed Zoning	Projected Use	Governing Noise Site	Minimum Required Building Attenuation
343	63	R8A*	Residential	9	30
343	66	R8A*	Residential	9	30
343	68, 69, 71, 72, 73	R8A*	Residential	10	35
344	53, 54	R7A	Residential	9,10	30
344	56, 60	R7A	Residential	9,10	30
344	139	R7A	Residential	6	30
344	141, 144	R7A	Residential	9,10	30
344	157	R7A	Residential	9,10	30
345	1	R7A	Residential	6	30
345	2	R7A	Residential	6	30
345	6	R7A	Residential	6	30
345	7	R7A	Residential	6	30
345	8	R7A	Residential	6	30
345	15	R8A*	Residential	5	35
345	16	R8A*	Residential	5	35
345	17, 19	R8A*	Residential	5	35
345	26	R7A	Residential	6	30
345	30, 32, 33	R7A	Residential	6	30
345	35	R7A	Residential	6	30
348	33	R8A*	Residential	10	35
348	34	C6-2A*	Residential	7	40
348	36	C6-2A*	Residential	7	40
348	37	C6-2A*	Residential	5	35
348	38	R8A*	Residential	10	35
348	46	R7A	Residential	6	30
348	64, 66	R7A	Residential	8	35
348	70	R8A*	Residential	10	35
348	71	R8A*	Residential	10	35
348	75	R8A*	Residential	10	35
350	4	R7A	Residential	8	35
350	18	R8A*	Residential	5	35
350	21	R7A	Residential	6	30
350	38	R7A	Residential	8	35
350	54	R8A*	Residential/Commercial	5	35
350	60	R8A*	Residential	5	35
350	61	R8A*	Residential	5	35
350	62, 63	R8A*	Residential	5	35
350	68	R7A	Residential	6	30
350	69	R7A	Residential	6	30
350	71	R7A	Residential	6	30
350	73	R7A	Residential	6	30

Table H-3
Sites Requiring E-Designations for Noise under the Inclusionary Alternative

Block	Lot	Proposed Zoning	Projected Use	Governing Noise Site	Minimum Required Building Attenuation
353	28, 29, 30	R7A	Residential	6	30
353	34	R7A	Residential	8	35
353	42	C6-2A*	Residential	7	40
353	47, 75, 79, 80, 82, 83	C6-2A*	Residential/Commercial	7	40
354	1	C4-4A	Commercial	8	30**
354	18, 19	R7A	Residential	8	35
354	25	R7A	Residential	6	30
354	37, 38	C4-4A	Residential	8	35
355	45	R7A	Residential	6	30
355	51	R8A*	Residential	5	35
355	52	R8A*	Residential	5	35
355	53	R8A*	Residential	5	35
355	57	R8A*	Residential	5	35
355	59	R7A	Residential	6	30
355	61	R7A	Residential	2	35
355	65	R7A	Residential	6	30
372	3, 4, 5	R8A*	Residential/Commercial	2	30
372	34	R8A*	Residential	2	30
372	36, 37	R8A*	Residential	2	30
372	41, 42	R8A*	Residential	2	30
372	43, 44, 47, 48, 49	R8A*	Residential	5	35
372	52	R8A*	Residential	5	35
373	2	R7A	Residential	2	30
373	36, 38	R8A*	Residential	2	30
374	34	R8A*	Residential	2	30
374	37	R8A*	Residential	2	30
375	41	R8A*	Residential	2	30
376	1, 2	R7A	Residential	2	30
376	32, 33	R8A*	Residential	2	30
376	63	R7A	Residential	2	30
377	1	R7A	Residential	2	30
377	10	R8B	Residential	2	30
377	42	R8A*	Residential	2	30
378	28, 29, 30	R8B	Residential	2	30
378	32	R8A*	Residential	2	30
378	34	R8A*	Residential	2	30
378	40	R8A*	Residential	2	30
378	43	R8B	Residential	2	30
379	21	R8B	Residential	2	30
379	44	R8B	Residential	2	30

Table H-3
Sites Requiring E-Designations for Noise under the Inclusionary Alternative

Block	Lot	Proposed Zoning	Projected Use	Governing Noise Site	Minimum Required Building Attenuation
384	19	R8A*	Residential	5	35
384	21	R8A*	Residential	5	35
384	33	R8A*	Residential	5	35
385	4	R7A	Residential	2	30
386	5, 7, 8	R7A	Residential	2	30
387	33	R7A	Residential	2	30
387	34	R7A	Residential	2	30
387	35	R7A	Residential	2	30
387	135	R7A*	Residential	2	30
390	34	R7A*	Residential	2	30
390	39	R7A	Residential	2	30
391	7	R7A	Residential	2	30
391	33	R7A*	Residential	2	30
392	32	R7A*	Residential	2	30
392	35	R7A	Residential	2	30
392	40	R8B	Residential	2	30
392	43	R8B	Residential	2	30
393	59	R8B	Residential	3	30
393	61	R8B	Residential/Commercial	2	30
394	10	R7A	Residential	2	30
394	32, 34	R8B	Residential	2	30
394	36	R7A	Residential	2	30
398	29	R7A	Residential	2	30
398	34	R7A	Residential	2	30
399	8	R7A	Residential	2	30
402	41	R7A*	Residential	2	30
402	41	R7A	Residential	2	30
402	42	R7A	Residential	3	30
404	23	R8B	Residential	2	30
404	46	R8B	Residential	3	30
404	47	R8B	Residential	3	30
404	52	R8B	Residential	3	30
404	53	R8B	Residential	3	30
404	56	R7A	Residential	3	30
404	58	R7A*	Residential	3	30
405	19	R8B	Residential	2	30
405	39, 41	R8B	Residential	2	30
406	19	R8B	Residential	2	30
406	23, 24	R8B	Residential	2	30
406	29	R7A	Residential	2	30
406	36	R7A	Residential	2	30
406	45	R8B	Residential	2	30

Table H-3
Sites Requiring E-Designations for Noise under the Inclusionary Alternative

Block	Lot	Proposed Zoning	Projected Use	Governing Noise Site	Minimum Required Building Attenuation
406	48	R8B	Residential	2	30
406	52	R8B	Residential	2	30
408	4	C4-4A	Residential	6	30
408	24	C4-4A	Residential	5	35
408	26	C4-4A	Residential	5	35
409	17	C6-2A*	Residential	7	40
409	20	C6-2A*	Residential	8	35
410	13, 16	C4-4A	Residential/Commercial	8	35
410	24	C4-4A	Residential	8	35
410	32	C6-2A*	Residential	7	40
410	33	C6-2A*	Residential	7	40
410	34	C6-2A*	Residential	7	40
410	51	C4-4A	Residential/Commercial	6	30
410	52	C4-4A	Residential	8	35
410	64	C6-2A*	Residential	7	40
410	67, 68, 69	C6-2A*	Residential	7	40
411	12	C4-4A	Residential	6	30
411	15	C4-4A	Residential	6	30
411	16	C4-4A	Residential	6	30
411	19	C4-4A	Residential	6	30
411	41	C4-4A	Residential	6	30
412	2	C4-4A	Residential	6	30
412	12	C4-4A	Residential	6	30
412	13, 14, 16	C6-2A*	Residential	5	35
412	21	C6-2A*	Residential	5	35
412	61	C6-2A*	Residential	5	35
412	72	C4-4A	Residential	6	35
413	25	C4-4A	Residential	5	35
413	26	C4-4A	Residential	5	35
413	29	C4-4A	Residential	5	35
415	3	C6-2A*	Residential	1	35
415	10	C4-4A	Residential	8	35
415	23	C4-4A	Residential	8	35
415	27	C4-4A	Residential	8	35
415	36	C4-4A	Residential	8	35
415	77	C6-2A*	Residential	1	35
416	23	C4-4A	Residential	8	35
416	28	C4-4A	Residential	1	35
416	53	C4-4A	Residential	1	35
416	56	C4-4A	Residential	1	35
417	10	C6-2A*	Residential	6	30
417	12	C6-2A*	Residential	5	35

Table H-3
Sites Requiring E-Designations for Noise under the Inclusionary Alternative

Block	Lot	Proposed Zoning	Projected Use	Governing Noise Site	Minimum Required Building Attenuation
417	13	C6-2A*	Residential	6	30
417	64	C4-4A	Residential	1	35
418	35	C4-4A	Residential	1	35
418	39	C4-4A	Residential	8	35
418	43	C4-4A	Residential	6	30
418	51, 52, 53	C4-4A	Residential	8	35
418	54	C4-4A	Residential	1	30
418	55	C4-4A	Residential	5	35
418	58	C4-4A	Residential	5	35
419	49	C6-2A*	Residential/Commercial	6	30
419	73	C4-4A	Residential	6	30
419	75	C4-4A	Residential	6	30
421	60	C4-4A	Residential	6	30
422	42, 43	C4-4A	Residential	6	30
422	49	C6-2A*	Residential/Commercial	5	35
422	53	C6-2A*	Residential	6	30
423	16, 17	C6-2A*	Residential	6	30
423	19	C6-3A*	Residential	1	35
423	21	C6-2A*	Residential	1	35
423	26	C6-2A*	Residential	6	30
423	28	C6-3A*	Residential	5	35
423	29	C6-2A*	Residential	6	30
423	126	C6-2A*	Residential	1	35
424	27	C6-2A*	Residential	1	35
424	31	C6-3A*	Residential	1	35
424	35	C6-2A*	Residential	1	35
424	37	C6-3A*	Residential	5	35
425	28	C6-2A*	Residential/Commercial	1	35
425	30	C6-2A*	Residential	1	35
425	31	C6-2A*	Residential	1	35
425	32	C6-2A*	Residential	1	35
425	38, 39	C6-2A*	Residential	1	35
426	24	C6-3A*	Residential	1	35
426	27	C6-2A*	Residential	1	35
426	28	C6-2A*	Residential	1	35
426	33	C6-2A*	Residential	1	35
426	35	C6-2A*	Residential	1	35
426	37	C6-3A*	Residential	1	35
426	38	C6-2A*	Residential	1	35
429	7	R7A*	Residential	1	35
429	39	R8A*	Residential	2	30
429	40	R8A*	Residential	5	35

Table H-3
Sites Requiring E-Designations for Noise under the Inclusionary Alternative

Block	Lot	Proposed Zoning	Projected Use	Governing Noise Site	Minimum Required Building Attenuation
429	41, 43	R8A*	Residential	5	35
434	3	R7A	Residential	1	35
434	34	R7A*	Residential	2	30
434	35	R7A*	Residential	2	30
434	48	R8B	Residential	2	30
435	16, 48, 49, 52	R8B	Residential	2	30
435	34	R7A*	Residential	2	30
435	35	R7A*	Residential	2	30
436	8	R7A	Residential	3	30
437	25	R7A	Residential	3	30
438	8	R7A*	Residential	1	35
438	10	R7A	Residential	2	30
438	11, 12	R8B	Residential	2	30
439	26	R8B	Residential	2	30
439	27, 31, 33, 34	R7A	Residential	2	30
440	6	R7A*	Residential	1	35
440	26	R8B	Residential	2	30
440	32	R7A*	Residential	2	30
440	44	R8B	Residential	2	30
440	46	R8B	Residential	2	30
443	1	C6-2A*	Residential	1	35
443	8	C6-2A*	Residential	1	35
443	36	R7A*	Residential	1	35
443	37	R7A*	Residential	1	35
444	3, 5	C6-2A*	Residential	1	35
444	12	C6-2A*	Residential/Commercial	1	35
444	42	R7A	Residential	1	35
445	3	R7A*	Residential	1	35
446	6	R7A*	Residential	1	35
446	7	R7A*	Residential	1	35
446	29	R7A	Residential	1	35
447	5	R7A*	Residential	1	35
447	32	R7A	Residential	1	35
448	4	R7A	Residential	1	35
449	5	R7A	Residential	1	35
449	20	R8B	Residential	3	30
449	30	R7A	Residential	1	35
450	22	R8B	Residential	3	30
450	23	R8B	Residential	3	30
450	36	R7A*	Residential	3	30
450	38	R8B	Residential	3	30
451	47, 48	R8B	Residential	3	30

Table H-3
Sites Requiring E-Designations for Noise under the Inclusionary Alternative

Block	Lot	Proposed Zoning	Projected Use	Governing Noise Site	Minimum Required Building Attenuation
452	20	R8B	Residential	2	30
452	33, 34	R7A	Residential	1	35
454	39	R7A*	Residential	1	35
454	40	R7A	Residential	3	30
454	65	R8B	Residential	2	30
456	27	C6-2A*	Residential	1	35
457	33	C6-2A*	Residential	1	35
458	25	C6-2A*	Residential/Commercial	1	35
458	35	C6-2A*	Residential/Commercial	10	35
464	27, 31, 132	R8B	Residential	3	30
465	53	R7A	Residential	1	35
465	58, 59	R8B	Residential	3	30
466	12	R8B	Residential	2	30
468	26	R8B	Residential	2	30
468	54	R8B	Residential	2	30

Notes: This table has been expanded between DEIS and FEIS to incorporate all E-Designations previously listed herein and those listed in Appendix G, "Noise E-Designations." No new E-Designations are being proposed. ** This attenuation required at this location is 5 dB less because it contains only commercial use.

*

RECEIVED
BD. STANDARDS AND APPEALS
2013 MAR 12 P 4:21
CAL. NO.

ALLEN STREET HOTEL

139-141 Orchard Street, New York, New York

Edward I. Mills and Associates Architects, pc 50 White Street New York, NY 10013 Tel: 212 334-9891

LIST OF DRAWINGS - November 4, 2008

A-0.01	DOB NOTES
A-0.02	ZONING NOTES
A-0.03	TYPICAL PARTITIONS
A-0.04	DOOR SCHEDULE
A-0.05	GENERAL NOTES
A-0.06	HANDICAP DRAWINGS
A-0.07	COM CHECK
A-1.00	
A-1.01 MD	1ST FLOOR PLAN MECHANICAL DEDUCTION
A-1.02 MD	2ND-9TH FLOOR PLAN MECHANICAL DEDUCTION
A-1.10 MD	10TH-15TH FLOOR PLAN MECHANICAL DEDUCTION
A-1.01	CELLAR & 1ST FLOOR PLANS
A-1.02	2ND FLOOR PLAN
A-1.03	3RD FLOOR PLAN
A-1.04	4TH FLOOR PLAN
A-1.05	5TH FLOOR PLAN
A-1.06	6TH FLOOR PLAN
A-1.07	7TH FLOOR PLAN
A-1.08	8TH FLOOR PLAN
A-1.09	9TH FLOOR PLAN
A-1.10	10TH FLOOR PLAN
A-1.11	11TH FLOOR PLAN
A-1.12	12TH FLOOR PLAN
A-1.13	13TH FLOOR PLAN
A-1.14	14TH FLOOR PLAN
A-1.15	15TH FLOOR PLAN
A-1.20	MECHANICAL 1 (16TH FL)
A-1.21	MECHANICAL 2 (ROOF)
A-1.22	STAIR BULKHEAD
A-2.00	EAST & WEST ELEVATIONS
A-2.01	NORTH & SOUTH ELEVATIONS
A-2.02	BUILDING SECTIONS
A-7.00	STAIR DETAILS
A-7.01	TRASH CHUTE & COMPACTOR ROOM
	FEMA FLOOD MAP

STRUCTURAL DRAWINGS:

S-0.01	COLUMN COORDINATE PLAN
S-1.00	FOOTING, FOUNDATION & GROUND FLR PLAN
S-1.01	2ND, 3RD & 7TH - 9TH FLOOR PLANS
S-1.02	4TH - 6TH & 10TH - 15TH FLOOR PLANS
S-1.03	MECHANICAL & ROOF PLANS
S-1.04	STAIR BULKHEAD PLAN
S-2.00	GENERAL NOTES AND TYPICAL DETAILS
S-2.01	TYPICAL DETAILS
S-2.02	TYPICAL DETAILS
S-2.03	TYPICAL DETAILS
S-2.10	COLUMN SCHEDULE
S-3.00	FOUNDATION SECTIONS
S-3.01	FOUNDATION SECTIONS
S-3.02	FOUNDATION SECTIONS

PLUMBING DRAWINGS:

P-101	PLUMBING SYMBOLS & NOTES
P-300S	PLUMBING SITE PLAN
P-300	CELLAR PLUMBING PLAN
P-301	1ST FLOOR PLUMBING PLAN
P-302	2ND FLOOR PLUMBING PLAN
P-303	3RD - 9TH FLOOR PLUMBING PLANS
P-304	10TH - 15TH FLOOR PLUMBING PLANS
P-305	MECHANICAL & ROOF PLANS
P-306	STAIR BULKHEAD PLUMBING PLAN
P-401	PLUMBING DETAILS
P-402	PLUMBING DETAILS
P-403	PLUMBING DETAILS
P-404	PLUMBING DETAILS
P-501	GAS & STORM RISER DIAGRAM
P-502	SANITARY RISER DIAGRAM
P-503	DOMESTIC WATER RISER DIAGRAM

RECEIVED
BD. STANDARDS & APPEALS
2010 NOV 18 A 10:41
CAL. NO.
B11-08-BZY
B11-08-BZY

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLAN APPROVED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER THE BOROUGH

139 Orchard St

BUILDING DEPARTMENT NOTES

1. SCOPE OF WORK: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW HOTEL.

2. ALL MATERIALS, ASSEMBLIES, FORMS, AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS AT SECTION C26-106.2.

3.

4. WHERE PIPES, WIRES, CONDUITS, AND DUCTS PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2% OF ANY ONE FACE OF SUCH PROTECTION AND SHALL BE CLOSED-OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES (C26- 502.2A).

5. INTERIOR FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH SURFACE FLAME SPREAD RATINGS (PER RS 5-5) AND SHALL BE USED IN ACCORDANCE WITH TABLE 5-4, C26 504.10.

6. ATTACHMENT AND ADHESIVES FOR INTERIOR FINISHES SHALL HAVE THE SAME FLAME SPREAD, AND SAME SMOKE DEVELOPED RATING, OF THE INTERIOR FINISHES, AS PER C26-405.10(F)

7. PENETRATIONS OF OPENINGS IN WALLS, PARTITIONS, OR FLOORS, FOR PIPE SLEEVES, MEDICINE CABINETS, HAMPERS, ELECTRICAL DEVICES, AND SUCH SHALL BE PACKED, SEALED, LINED, OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED STC RATING.

8. ALL WIRE GLASS IN RATED DOORS SHALL BE OF A TYPE APPROVED BY THE B.S.A.

9. CARPET, WHEN USED AS A FLOOR COVERING, SHALL HAVE FLAMMABILITY REQUIREMENTS IN ACCORDANCE WITH RS 5-20. IF USED AS AN INTERIOR FINISH, IT SHALL COMPLY WITH PROVISIONS REGARDING INTERIOR FINISHES PER C26-504.10.

10. ALL GLASS PANELS, USED IN WINDOWS, IN DOORS, OR AS INTERIOR PARTITIONS SHALL COMPLY WITH C26- 1011.0 AND RS 10-68. THICKNESS, MAXIMUM GLASS PANEL AREA, AND STRENGTH OF GLASS PANEL SHALL BE IN ACCORDANCE WITH TABLES 10-6, 10-7, 10-8, 10-9 OF C26-1011.0.

11. WITH THE EXCEPTION OF SOME TRIM AND MOULDINGS, ALL WOOD USED SHALL BE FIRE-RETARDANT.

TENANT SAFETY NOTES

1. GENERAL: ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 19, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

2. STRUCTURAL: CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED. THIS SHALL INCLUDE PROVIDING TEMPORARY FIREPROOFING WHERE STRUCTURAL ELEMENTS ARE EXPOSED, UNLESS FINAL RATED ENCLOSURE CAN BE DONE RIGHT AWAY. ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 19, SUB-ARTICLES 1905.0 AND 1906.0.

3. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS ARE TO BE MAINTAINED CLEAR AND FREE OF OBSTRUCTIONS.
ILLUMINATION OF AT LEAST 10 FOOT CANDLES MEASURED AT FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY DURING OCCUPANCY.

4. FIRE SAFETY: ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS SHALL BE CONTROLLED BY THE OWNER AND GENERAL CONTRACTOR. ALL MATERIALS SHALL BE STORED IN AN ORDERLY FASHION. ALL FLAMMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS' CONTAINERS. SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT, SPARKS, OR ANY OTHER DANGEROUS CONDITIONS.
ALL FLAMMABLE MATERIALS SHALL BE USED AND STORED IN A WELL VENTILATED SPACE.

5. DUST CONTROL: DEBRIS, DIRT, AND DUST ARE TO BE KEPT TO A MINIMUM, AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. DURING CONSTRUCTION, DUST SHALL BE CONTROLLED EITHER BY USING GREEN-DUST OR, IF POSSIBLE, DAMP-MOPPING. ALL BUILDING AREAS SHALL BE BROOM-CLEANED EACH NIGHT BEFORE CONTRACTORS LEAVE THE PREMISES, AND THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. ALL DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE PREMISES PROMPTLY.
DURING THE ALTERATION WORK, TEMPORARY LIGHTING SHALL BE INSTALLED BY THE CONTRACTOR, AS REQUIRED TO SAFELY ACCOMPLISH ALL WORK.
UPON COMPLETION OF THE ALTERATIONS, THE BUILDING AREAS AFFECTED BY THE WORK SHALL BE CLEANED AND WET- AND DRY-MOPPED BEFORE THE GENERAL CONTRACTOR LEAVES THE PREMISES.

6. NOISE AFTER HOURS: CONSTRUCTION WORK WILL BE CONFINED TO NORMAL WORKING HOURS 8:00 AM TO 5:00 PM, MONDAY THRU FRIDAY, EXCEPT LEGAL HOLIDAYS.

CONTROLLED INSPECTIONS:

FLOOD ZONE COMPLIANCE
PHOTOLUMINESCENT EXIT PATH MARKINGS
CONCRETE -CAST IN PLACE
CONCRETE -DESIGN MIX
CONCRETE -TEST CYLINDERS
MASONRY
FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS
LOWEST FLOOR ELEVATION (ATTACH FEMA FORM)
ENERGY CODE COMPLIANCE INSPECTIONS

DEMOLITION APPLICATION #'S:

139 ORCHARD ST: 104942494
141 ORCHARD ST: 104942485
77 RIVINGTON ST: 110341318

FILED UNDER SEPERATE APPLICATIONS:

104942494	DEMOLITION 139 ORCHARD ST.
104942485	DEMOLITION 141 ORCHARD ST.
110349463	CONSTRUCTION FENCE
110251361	FOUNDATION & EXCAVATION (INCLUDES SHORING & SUBSURFACE PLUMBING)
110336495	BUILDERS PAVING PLAN
110380524	SPRINKLER & STANDPIPE
110380515	MECHANICAL
110377333	FIRE ALARM
110374201	ALTERATIONS FOR ZONING LOT 79 RIVINGTON ST.
110374210	ALTERATIONS FOR ZONING LOT 81-83 RIVINGTON ST.

1 LOCATION PLAN
Not to Scale

PROJECT NORTH

2 SITE PLAN
1" = 20'

3 SURVEY
1" = 20'

PROJECT NORTH

4 PLOT PLAN
1" = 20'

139-141 ORCHARD STREET

Borough: Manhattan
Block: 415
Lots: 61, 62, 63, 66, 67
Map: 12C

PROPOSED CONSTRUCTION CLASS 1C.

TABLE 3-4

CONSTRUCTION ELEMENT			CLASS 1-C RATING IN HRS.	CLASS 1-C EXT. OPENING
EXTERIOR WALLS W/AN EXTERIOR SEPARATION OF	3'-0" OR LESS	BEARING	2	N.P.
		NON-BEARING	2	
	MORE THAN 3'-0" BUT LESS THAN 15'-0"	BEARING	2	3 1/3% PROTECTED
		NON-BEARING	2	
	15'-0" OR MORE BUT LESS THAN 30'-0"	BEARING	2	3 1/3%
		NON-BEARING	1	
	30'0" OR MORE	BEARING	2	N.L.
		NON-BEARING	0	
INTERIOR BEARING WALLS AND BEARING PARTITIONS.			2	
ENCLOSURE OF VERTICAL EXITS, EXIT PASSAGEWAYS, HOISTWAYS AND SHAFTS.			2	
FIRE DIVISIONS AND FIRE SEPERATIONS.			SEE ARTICLE 5	
COLUMNS, GIRDERS, TRUSSES (OTHER THAN ROOF TRUSSES) AND FRAMING.		SUPPORTING 1 FL	1 1/2	
		SUPPORTING > 1 FL	2	
STRUCTURAL MEMBERS SUPPORTING A WALL.			SAME AS REQUIRED FIRE RESISTANCE OF WALL SUPPORTED BUT NOT LESS THAN RATING REQ'D FOR MEMBER BY THE CLASS OF CONSTRUCTION.	
FLOOR CONSTRUCTION INCLUDING BEAMS.			1 1/2	
ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES & FRAMING, INCLUDING ARCHES, DOMES, SHELLS, CABLE SUPPORTED ROOFS AND ROOF DECKS.		15'-0" OR LESS IN HT. ABOVE FLOOR TO LOWEST MEMBER	1	
		15'-0" TO 20'-0" IN HT. ABOVE FLOOR TO LOWEST MEMBER.	1	
		20'-0" OR MORE IN HT. ABOVE FLOOR TO LOWEST MEMBER.	1 OR 0	

SEPARATION BETWEEN OCCUPANCIES

	OCCUPANCY GROUP	FIRE INDEX
BOILER ROOM OCCUPANCY GROUP (PER TABLE 3-1)	D-2	2
TYP BUILDING	J-1	1

PER TABLE 5-2: 2 HR SEPERATION AT BOILER ROOM

PROOF OF COMPLIANCE WITH BC FOR QUANTITY (AREA) OF PROPOSED ROOFTOP STRUCTURES

PER TABLE 4-2 OF NYC BC FOR SPRINKLERED BUILDING IN J-1 OCCUPANCY GROUP: NO LIMIT
THEREFORE 27-306 DOES NOT APPLY

ROOM SCHEDULE

ROOM #	ROOM TYPE	WINDOW #'s (as per Win. Sched.)	ROOM AREA (sf)	ACTUAL LIGHTED AREA (sf)	REQUIRED LIGHTED AREA (sf)	ACTUAL VENTED AREA (sf)	REQUIRED VENTED AREA (sf)	COUNT
#01	2 QUEEN	#003	220	109.7	22	18	11	14
#02	1 KING	#004, 005, 006	233	267.2	23.3	18	11.6	14
#03	2 QUEEN	#007	196	101.3	19.6	18	9.8	2
#03 n	2 QUEEN	#007, 008	196	184.6	19.6	27	9.8	3
#04 w	1 KING	#001	145	36	14.5	24	7.25	4
#04 d	1 KING	#002	145	64	14.5	25.25	7.25	1
#05 w	1 KING	#001	150	36	15	24	7.5	9
#05 d	1 KING	#002	150	64	15	25.25	7.5	2
#06 w	1 KING	#001	155	36	15.5	24	7.75	9
#06 d	1 KING	#002	155	64	15.5	25.25	7.75	2
#07 w	1 KING	#001	143	36	14.3	24	7.15	9
#07 d	1 KING	#002	143	64	14.3	25.25	7.15	2
#08	1 KING (HC)	#007	160	101.3	16	18	8	2
#08 n	1 KING (HC)	#007, 008	160	184.6	16	27	8	1
#09	2 QUEEN	#009	209	82.6	20.9	18	10.45	3
#10	2 QUEEN	#010	209	82.6	20.9	18	10.45	3
#11	1 KING (HC)	#011	177	81.9	17.7	18	8.85	3
#12	2 QUEEN	#012	191	75.7	19.1	18	9.55	3
#13	SUITE	#001, 007, 008	305	220.6	30.5	51	15.25	6

n= rooms with adt'l Northern Exposure, w= rooms with windows, d= rooms with exterior doors
* rooms 01, 02, 03 & 08 will have alternating terrace doors providing 29sf of vented
All rooms exceed MDL required sleeping room size of 60sf in area for class B type as defined in section 31
REQUIRED= as per MDL section 30 (10% of room area lighted, 5% vented)

LEGEND

RECESSED DOWNLIGHT
WALL MOUNTED SCONCE
STRIP LIGHT BATHROOM
WALL WASHER/WALL MOUNT FIXTURE
LINEAR FLUORESCENT
DIFFUSER FACE MOUNT, SUPPLY
DIFFUSER FACE MOUNT, RETURN
DIFFUSER CEILING MOUNT, SUPPLY
DIFFUSER CEILING MOUNT, RETURN
HAVC DUCT
LINE OF SOFFIT
LINE OF LIGHT COVE ABOVE CEILING
(0'-0") CEILING HEIGHT ABOVE FINISHED FLOOR
S LIGHT SWITCH
DATA OUTLET
TELEPHONE OUTLET
THERMOSTAT
SPRINKLER HEAD, CEILING MOUNT RECESSED
SPRINKLER HEAD, FACE MOUNT W/ EXTENDED THROW
EXIT LIGHT W/ENERGY BALLAST, SHADING INDICATES LIGHTED FACE, CEILING MOUNTED
(0-00) DOOR
000 WINDOW

DESCRIPTION	DATE
DOB REVISION FILING	8/26/08
DOB Filing 2	5/22/08

STAMP

REGISTERED ARCHITECT EDWARD I. MILLS STATE OF NEW YORK NO. 012052

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIR. NO. 2 OF 1975

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Sillmann Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-0.01

TITLE
Building Dept Notes

JOB NO.	SCALE
2708	AS NOTED

DATE
APRIL 21, 2008

ZONING CITATIONS FOR HOTEL

Zone C6-1, Lot Area = 9828.56 SF (4415.53 + 1948.17 + 942.95 – 2521.91 per diagram #3)

32-00 Use Groups 1 through 12 As-of-Right - Hotel UG 5

33-122 In the districts indicated, the maximum floor area ratio for a commercial building shall not exceed the floor area ratio set forth: C6-1 = 6.00

Maximum FAR = 6.0

Maximum Floor Area Entire Site = 9828.56 x 6 = 58,971.36 SF

Existing Buildings to Remain on Site = 19,595 SF Floor Area(7,916 sf +11,679 sf)

Maximum Allowable Floor Area for New Building – 58,971.36 -19,595 =39,376.36 SF

Proposed New Building:

Cellar:	0 SF F.A.R.=	0 SF
First Floor:	4834 SF -27SF Mech=	4807 SF
Floors 2-3:	2439 SF -68SF Mech= 2371 x 2=	4742 SF
Floors 4-6:	2670 SF -68SF Mech= 2602 x 3=	7806 SF
Floors 7-9:	2439 SF -68SF Mech= 2371 x 3=	7113 SF
Floors 10-15:	2439 SF -69SF Mech= 2370 x 6=	14220 SF
Mech 1 Floor:	1748 SF -1372SF Mech=	376 SF
Roof:	1748 SF -1748SF Mech=	0 SF
Stair Bulkhead:	402 SF - 402SF Mech=	0 SF
TOTAL:		39064 SF

* all mechanical deductions listed and dimensioned on floor plans

Proposed New Building Complies.

33-25 No Side Yards Required.

33-26 Minimum Required Side Rear Yard: In all districts, as indicated, one rear yard with a depth of not less than 20 feet shall be provided on any zoning lot except a corner lot and except as otherwise provided in sections 33-27 (special provisions for shallow interior lots), 33-28 (special provisions for through lots) or 33-30 (other special provisions for rear yards).

33-261 Excepted Districts, C6: in the districts indicated, no rear yard regulations shall apply to any through lot, except as otherwise provided in Section 33-303 (For portions of through lots).

33-302 In all districts, as indicated, whenever a front lot line of a zoning lot coincides with all or part of a street line measuring less than 230 feet in length between two intersecting streets, no rear yard shall be required within 100 feet of souch front lot line. None Required.

33-303 For portions of through lots: In all districts, as indicated, along any rear lot line of a portion of a through lot which coincideswith a rear lot line of an adjoining zoning lot, a rear yard shall be required as if such portion were an interior lot. None Required.

33-302 In all districts, as indicated, whenever a front lot line of a zoning lot coincides with all or part of a street line measuring less than 230 feet in length between two intersecting streets, no rear yard shall be required within 100 feet of such front lot line.

33-42-a Balconies are permitted obstructions in setback areas per 24-165. 24-165 refers to size restrictions of 23-13, but only for residential and community facility uses, so those regulations do not apply to this commercial project.

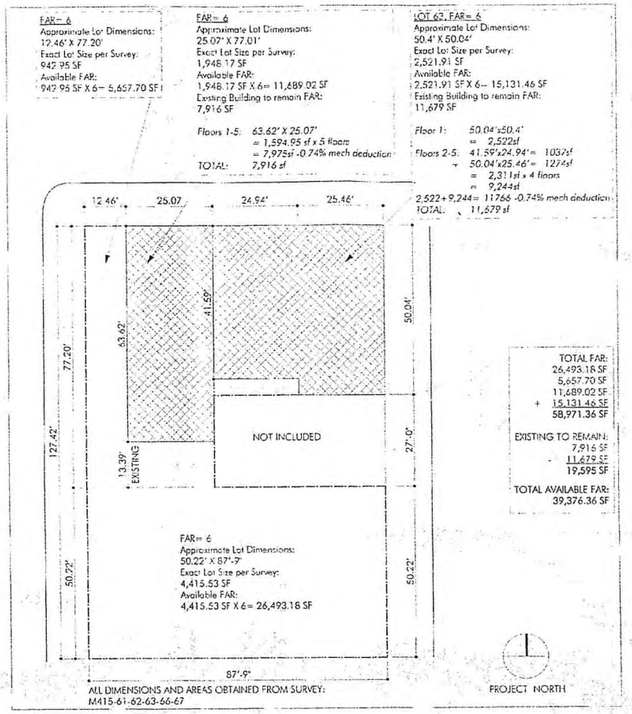
33-432 Initial setback distance = 20' on narrow street (Orchard), 15' on wide street (Allen), Maximum height of front wall within initial setback distance = 85' or 6 stories, whichever less. Sky exposure plane starts 85' above street line, angle 2.7:1 narrow street, 5.6:1 wide street.

36-21 In all districts indicated, except as otherwise provided in Section 82-07, accessory off-street parking spaces, open or enclosed shall be provided.
Hotels in Zone C6 – None Required.

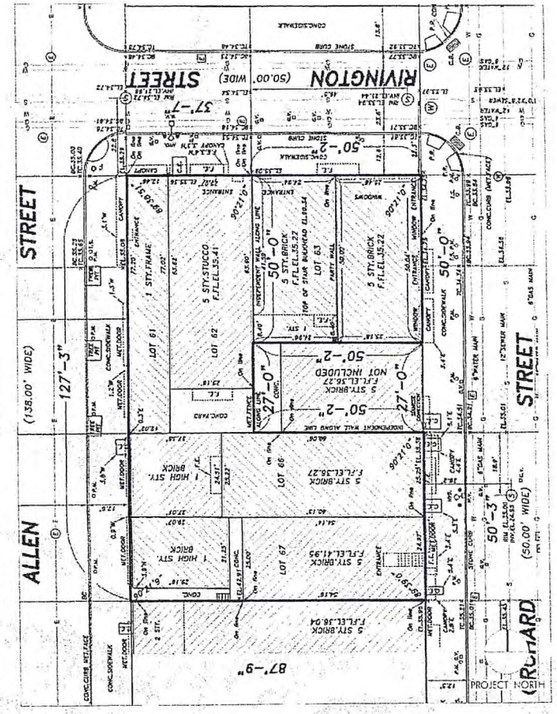
36-62 In all districts, as indicated, accessory off-street loading berths, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section.
Hotels under 100,000sf floor area in Zone C6 = None Required.

Proposed new building complies per diagram.

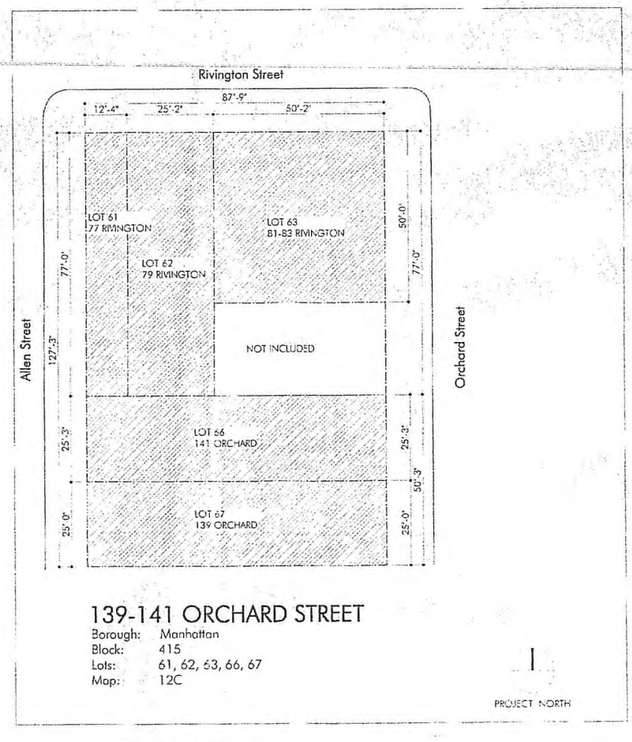
NOT IN FLOOD ZONE
PER FEMA MAP NUMBER 3604970201F DATED SEPT 5, 2007



1 ZONING PLAN
1" = 20'



2 SURVEY
1" = 20'



139-141 ORCHARD STREET
Borough: Manhattan
Block: 415
Lots: 61, 62, 63, 66, 67
Map: 12C

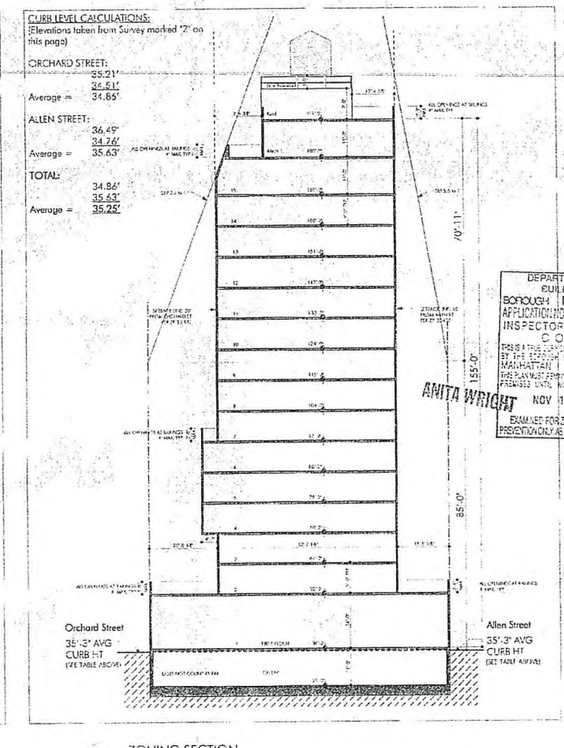
3 PLOT PLAN
1" = 20'

CURB LEVEL CALCULATIONS:
(Elevations taken from Survey marked '2' on this page)

ORCHARD STREET:
35.21'
34.51'
Average = 34.86'

ALLEN STREET:
36.49'
34.76'
Average = 35.63'

TOTAL:
34.86'
35.63'
Average = 35.25'



6 ZONING SECTION
1" = 20'

PROPOSED CONSTRUCTION CLASS 1C

DOB REVISION FILING 92608
DOB Filing 2 52208
DESCRIPTION DATE
51 AMP

REGISTERED ARCHITECT
EDWARD I. MILLS
No. 012065
STATE OF NEW YORK

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS TO CERTIFY THAT THE PLANS ARE APPROVED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THE PLANS MUST REMAIN AVAILABLE AT THE JOB SITE UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER ZR NO. 208-41

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silkmann Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Soyrville, NJ 08872
Tel 732 432 5757

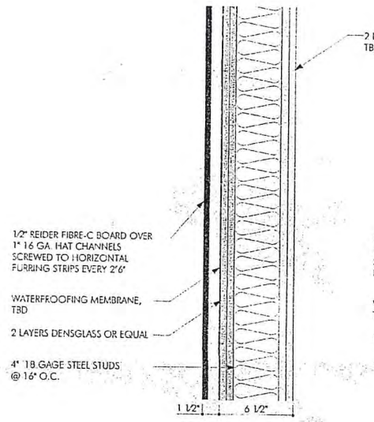
Architect
Edward I. Mills & Associates
Architects, pc
50 Wilve Street
New York, NY 10013
Tel 212 334-9871
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

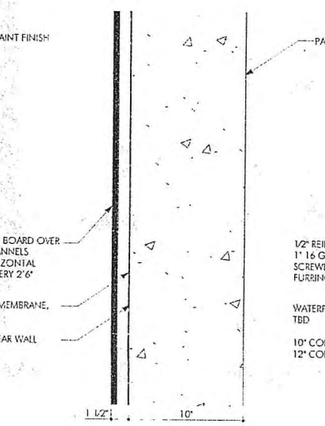
DRAWING NO.
A-0.02

TITLE
ZONING NOTES

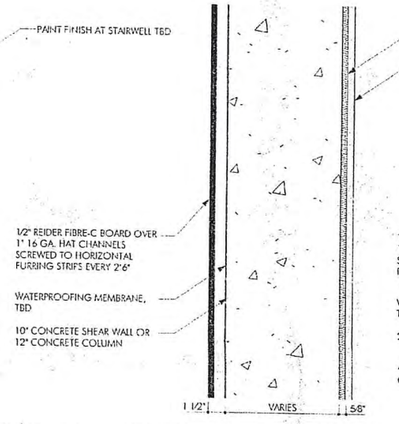
JOB NO. 2708
SCALE AS NOTED
DATE APRIL 21, 2008



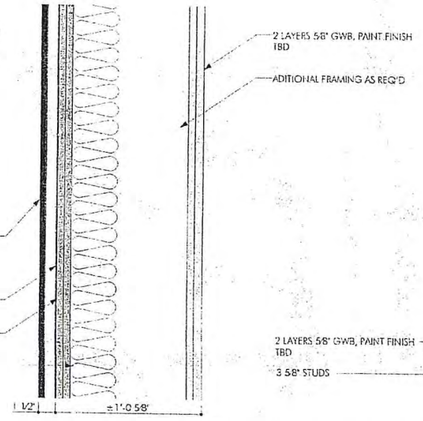
1 Wall Type "A" - 2 HOUR RATED
MEA # 244-88-M SCALE: 2" = 1'-0"



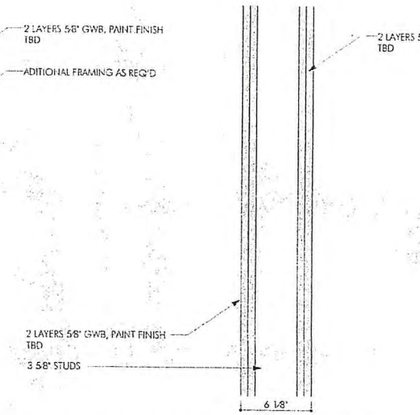
2 Wall Type "B" - 2 HOUR RATED MIN
SCALE: 2" = 1'-0"



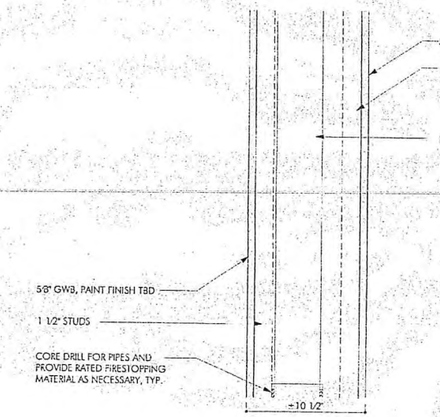
3 Wall Type "C" - 2 HOUR RATED MIN
SCALE: 2" = 1'-0"



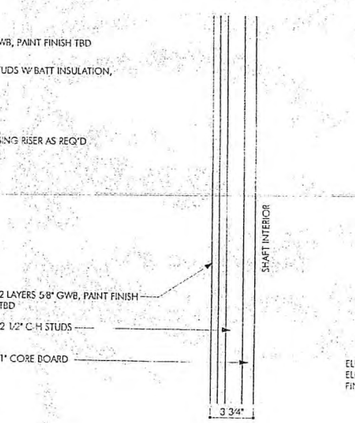
4 Wall Type "D" - 2 HOUR RATED
MEA # 244-88-M SCALE: 2" = 1'-0"



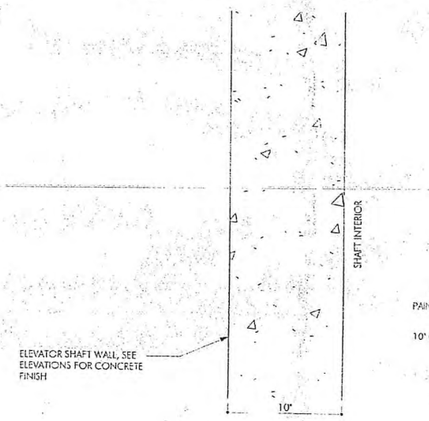
5 Wall Type "E" - 2 HOUR RATED
BSA # 50-74-SM SCALE: 2" = 1'-0"



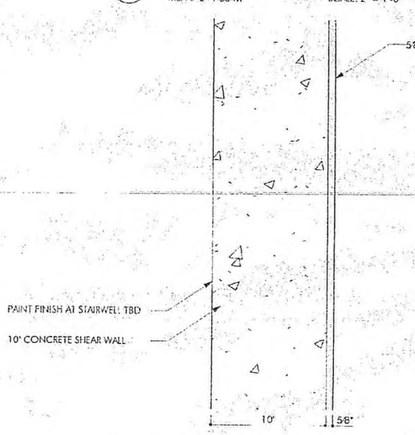
6 Wall Type "F" - 1 HOUR RATED
BSA # 453-73-SM SCALE: 2" = 1'-0"



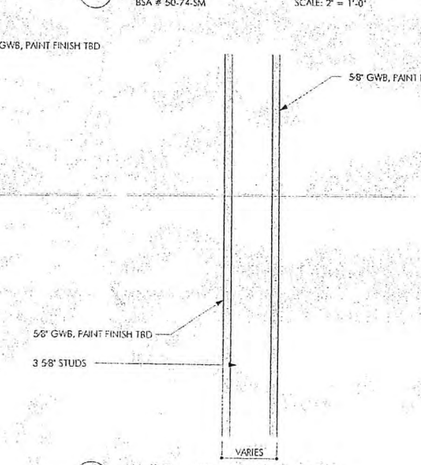
7 Wall Type "G" - 2 HOUR RATED
BSA # 542-68-SM SCALE: 2" = 1'-0"



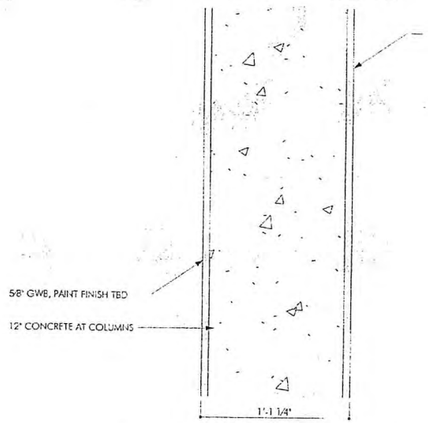
8 Wall Type "H" - 2 HOUR RATED MIN
SCALE: 2" = 1'-0"



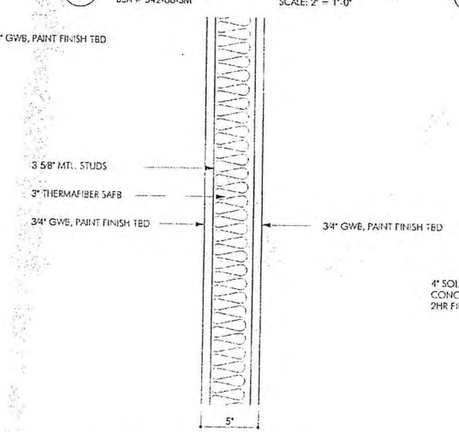
9 Wall Type "I" - 2 HOUR RATED MIN
SCALE: 2" = 1'-0"



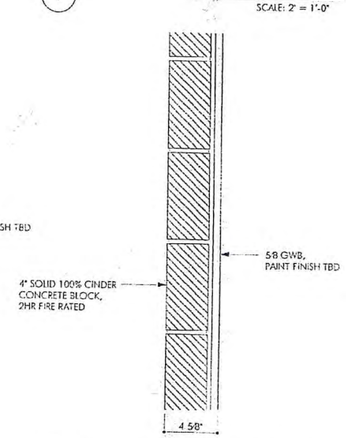
10 Wall Type "J" - 1 HOUR RATED
BSA # 453-73-SM SCALE: 2" = 1'-0"



11 Wall Type "K" - 2 HOUR RATED MIN
SCALE: 2" = 1'-0"



12 Wall Type "L" - 2 HOUR RATED MIN
MEA # 81-98-M Vol. 2 STC: 50 SCALE: 2" = 1'-0"



13 Wall Type "M" - 2 HOUR RATED
SCALE: 2" = 1'-0"

DOB REVISION FILING 82608

DESCRIPTION	DATE STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 012057 STATE OF NEW YORK

DEPARTMENT OF BUILDINGS BOROUGH MANHATTAN APPLICATION NO. INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS FILED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THESE PLANS REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY. NOT REVIEWED FOR CODE

Mechanical Engineers
Matthew K. Bendix, P.E. P.C.
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620 7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-0.03

TITLE
TYPICAL PARTITIONS

JOB NO.	SCALE
2708	AS NOTED

DATE
AUGUST 26, 2008

DOOR SCHEDULE

FLOOR	DOOR NUMBER	ROOM NAME	DOOR WIDTH x HEIGHT	DOOR THK	DOOR MAT'L	DOOR TYPE	FRAME MAT'L	FRAME TYPE	DETAILS HEAD	DETAILS JAMB	DETAILS T'HLD	HARDWARE	REQ'D RATING	REMARKS
CELLAR FLOOR	00 01	STAIR	3'-0" x 7'-0"	1 3/4"	SW	A	HM		H1	J1		FPSC	1.5	
	00 02	CONF. 1	2 (2'-10" x 7'-0")	1 3/4"	SW	B	HM		H1	J1		FPSC	1.5	
	00 03	CONF. 2	2 (2'-10" x 7'-0")	1 3/4"	SW	B	HM		H1	J1		FPSC	1.5	
	00 04	STORAGE 3	2'-10" x 7'-0"	1 3/4"	HM	A	HM		H1	J1				
	00 05	KITCHEN	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 06	KITCHEN	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 07	STORAGE 2	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1				
	00 08	ELECT. RM	3'-0" x 6'-8"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 09	ELECT. RM	3'-0" x 6'-8"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 10	ELECT. RM	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 11	ELECT. RM	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 12	BOILER RM	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 13	BOILER RM	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 14	STAIR	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 15	LOCKER 1	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 16	WC	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 17	LOCKER 2	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 18	CLOSET	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 19	LAUNDRY	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 20	LAUNDRY	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 21	RESTROOM 1	3'-0" x 7'-0"	1 3/4"	SW	A	HM		H1	J1		FPSC	1.5	
	00 22	RESTROOM 2	3'-0" x 7'-0"	1 3/4"	SW	A	HM		H1	J1		FPSC	1.5	
	00 23	RESTROOM 2	3'-0" x 7'-0"	1 3/4"	SW	A	HM		H1	J1				
	00 24	METER RM	3'-0" x 6'-8"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 25	METER RM	3'-0" x 6'-8"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 26	SEWG. EJ. RM	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1				
	00 27	MECH 4	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	00 28	FUEL RM	TBD									FPSC	1.5	
FIRST FLOOR	01 01	FRONT DESK	3'-0" x 7'-0"	1 3/4"	SW		HM		H1	J1				
	01 02	STAIR	3'-0" x 7'-0"	1 3/4"	SW	A	HM		H1	J1		FPSC	1.5	
	01 03	STAIR	3'-0" x 7'-0"	1 3/4"	SW	A	HM		H1	J1		FPSC	1.5	
	01 04	ACCESS	3'-0" x 7'-0"	1 3/4"	SW	A	HM		H1	J1		FPSC	1.5	
	01 05	STAIR	3'-0" x 7'-0"	1 3/4"	SW	A	HM		H1	J1		FPSC	1.5	
	01 06	EXT. STAIR	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	01 07	WC	2'-10" x 7'-0"	1 3/4"		A	HM		H1	J1				
	01 08	MECH 5	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1		FPSC	1.5	
	01 09	STORAGE	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1				
	01 10	LOADING	3'-0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1				
	01 11	EXT. LOADING	2 (3'-0" x 7'-0")	1 3/4"	HM	B	HM		H1	J1		FPSC	1.5	
	01 12	EXT. LOBBY	3'-0" x 7'-0"	1 3/4"		C	HM		H1	J1				
	01 13	LOBBY VEST.	2 (3'-0" x 7'-0")	1 3/4"		D	HM		H1	J1				
	01 14	EXT. LOBBY VEST.	2 (3'-0" x 7'-0")	1 3/4"		D	HM		H1	J1				
	01 15	EXT. BAR	3'-0" x 7'-0"	1 3/4"		C								
	01 16	EXT. BAR	3'-0" x 7'-0"	1 3/4"		C								
	01 17	ATRIUM	2'-10" x 7'-0"	1 3/4"		C								
	01 18	SERVICE	2 (3'-0" x 7'-0")	1 3/4"	CUST.	-								GATE, TBD
TYP FLOORS 2 THRU ROOF	A	STAIRS	3'-0" x 7'-4"	1 3/4"	SW	A	HM		H1	J1		FPSC	1.5	BASEMENT - 15TH FLOOR
	B	ROOM	3'-0" x 7'-4"	1 3/4"	SW	A	HM		H1	J1	S3	FPSC	0.75	2ND - 15TH FLOOR
	C	BATHROOM	2'-10" x 7'-4"	1 3/4"		A	SW		H2	J2	S4			2ND - 15TH FLOOR
	D	HALL CLOSET	3'-0" x 7'-4"	1 3/4"		A	HM		H1	J1		FPSC	1.5	2ND - 15TH FLOOR
	E	LINEN CHUTE	TBD			-						FPSC	1.5	2ND - 15TH FLOOR
	F	TERRACE 1	3'-9 3/4" x 8'-0"	1 3/4"		E								SEE WINDOW SPECS
	G	TERRACE 2	3'-0" x 6'-9"	1 3/4"		E								SEE WINDOW SPECS
	H	STAIRS	3'0" x 7'-0"	1 3/4"	HM	A	HM		H1	J1	S5	FPSC	1.5	MECHAINCAL FLOORS & ROOF

WINDOW SCHEDULE

FLOOR	WINDOW NUMBER	ORIENTATION	WINDOW WIDTH x HEIGHT	LIGHTED AREA (SF)	OPERABLE WIDTH x HEIGHT	VENTED AREA (SF)	REMARKS
TYP FLOORS 2 THRU ROOF	#001	EAST	6'-0" x 6'-0"	36	4'-0" x 6'-0"	24	WINDOW
	#002	EAST	8'-0" x 8'-0"	64	3'-4" x 7'-7"	25.25	W/TERRACE DOORS FOR VENTILATION
	#003	WEST	13'-2" x 8'-4"	109.7	(2) 1'-9 3/4" x 5'-0"	18	WINDOW WALL
	#004	WEST	15'-7" x 8'-4"	129.8	1'-9 3/4" x 5'-0"	9	WINDOW WALL
	#005	NORTH	12'-4" x 8'-4"	102.7	1'-9 3/4" x 5'-0"	9	WINDOW WALL
	#006	WEST	4'-2" x 8'-4"	34.7	N/A	0	WINDOW WALL
	#007	WEST	12'-2" x 8'-4"	101.3	(2) 1'-9 3/4" x 5'-0"	18	WINDOW WALL
	#008	NORTH	10'-0" x 8'-4"	83.3	1'-9 3/4" x 5'-0"	9	WINDOW WALL
	#009	EAST	9'-11" x 8'-4"	82.6	(2) 1'-9 3/4" x 5'-0"	18	WINDOW WALL
	#010	EAST	9'-11" x 8'-4"	82.6	(2) 1'-9 3/4" x 5'-0"	18	WINDOW WALL
	#011	EAST	9'-10" x 8'-4"	81.9	(2) 1'-9 3/4" x 5'-0"	18	WINDOW WALL
	#012	EAST	9'-1" x 8'-4"	75.7	(2) 1'-9 3/4" x 5'-0"	18	WINDOW WALL

DOOR TYPE A

DOOR TYPE B

DOOR TYPE C - EXTERIOR GLASS DOOR @ STOREFRONT

DOOR TYPE D - EXTERIOR GLASS DOOR @ STOREFRONT

DOOR TYPE E - EXTERNAL GLASS DOOR @ TERRACE

H1 TYPICAL HM- DOOR HEADER
Scale: 3" = 1'-0"

H2 TYPICAL WD-DOOR HEADER
Scale: 3" = 1'-0"

NOTE: WHERE PARTITIONS TILED, FACE OF DOOR JAMB/HEADER TO BE FLUSH WITH TILES CAULK JOINT TO MATCH GROUT COLOR

J1 TYPICAL HM- DOOR JAMB
Scale: 3" = 1'-0"

J2 TYPICAL DOOR JAMB
Scale: 3" = 1'-0"

NOTE: WHERE PARTITIONS TILED, FACE OF DOOR JAMB/HEADER TO BE FLUSH WITH TILES CAULK JOINT TO MATCH GROUT COLOR

S1 SADDLE STONE FLOOR TO EXTERIOR PAVING
Scale: 3" = 1'-0"

S2 SADDLE WOOD FLOOR TO WOOD FLOOR
Scale: 3" = 1'-0"

S3 CARPET FLOOR TO CARPET FLOOR
Scale: 3" = 1'-0"

S4 SADDLE CARPET FLOOR TO STONE TILE
Scale: 3" = 1'-0"

S5 CONCRETE FLOOR TO CONCRETE FLOOR
Scale: 3" = 1'-0"

S6 SADDLE CONCRETE FLOOR TO TERRACE PAVING
Scale: 3" = 1'-0"

DESCRIPTION	DATE
DOB REVISION FILING	8/26/08

STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN [illegible] PREMISES UNTIL WORK IS [illegible]
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER D.B. NO. 20-[illegible]

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Fighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-0.04

TITLE
DOOR SCHEDULE & DOOR TYPES & WINDOW SCHEDULE

JOB NO. 2708
SCALE AS NOTED
DATE AUGUST 26, 2008

GENERAL NOTES

1. AIA DOCUMENT 201 - GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT, ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.

2. PROVIDE ALL WORK INDICATED OR IMPLIED BY THE CONTRACT DOCUMENTS.

3. BEFORE SUBMITTING A PROPOSAL, CONTRACTOR SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES INVOLVED IN ITS EXECUTION.

4. BEFORE SUBMITTING A PROPOSAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS, OF ANY DISCREPANCIES BETWEEN THE CONTRACTOR DOCUMENTS AND ACTUAL FIELD CONDITIONS IF HE CANNOT WITH ANY PORTION OF THE CONTRACT DOCUMENTS.

5. SUBMISSION OF A PROPOSAL SHALL SIGNIFY CONTRACTOR'S ACCEPTANCE OF THE CONTRACT DOCUMENTS AND EXISTING FIELD CONDITIONS.

6. CONTRACTOR, UPON ACCEPTANCE OF THE CONTRACT DOCUMENTS AND EXISTING FIELD CONDITIONS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, HANDICAPPED-ACCESSIBILITY CODE AND ALL APPLICABLE ORDINANCES INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.

8. THE CONTRACTOR SHALL CONFIRM IN WRITING, APPROXIMATE ON SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DELAYS AFFECTING OCCUPANCY.

9. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT AND OWNER.

10. THE CONTRACTOR SHALL COORDINATE THE LAYOUT AND LOCATION OF ALL PARTITIONS, DOORS, LIGHTING, TELEPHONE AND ELECTRICAL OUTLETS WITH THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCITON.

11. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL WORK INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, TELEPHONE AND LIGHTING (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.

12. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

13. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY HIM OR HIS SUB-CONTRACTORS.

14. CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

15. THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT, WITH REASONABLE PROMPTNESS, AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT. REFERENCE SPECIFICATION MANUAL.

16. BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.

17. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.

18. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS FOR THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATIONS AT THE TIME OF SUBMISSION AND THE ARCHTIECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

19. THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.

20. WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OF THE DESIGNATED EQUIPMENT. IN CASE OF ITEMS REMAINING UNCOMPLETED AFTER DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF WRITTEN ACCEPTANCE FOR SUCH ITEMS.

21. EACH TRADE SHALL EXAMINE THE PREMISES PRIOR TO COMMENCING HIS/HER WORK TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS/HER WORK TO COMMENCE. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHTIECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.

22. THE GENERAL CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

23. ALL FINISHED WORK SHALL, AS FAR AS PRACTICABLE, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.

24. WHERE THE TERMS "PROVIDE" OR "PROVIDED" "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE ARCHITECT AND THE OWNER.

25. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE CONSTRUCTION FLOOR DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.

26. CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OR EQUIPMENT AND/OR MATERIALS TO INCLUDE ANY OWNER SUPPLIED ITEMS. IT SHALL BE HIS RESPONSIBILITY TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES, INCLUDING THE FOLLOWING:

A. DATE AND TIME OF DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PERSON HAVING JURISDICTION OVER PREMISES AND PERSONS HAVING JURISDICTION OVER ADAJENT STORES. OVERTIME CHARGES AND/OR ANY NECESSARY EXPENSES SHALL BE PAID BY CONTRACTOR.

B. BUILDING CONDITIONS, INCLUDING SIZE AND LOADING CAPACITY OF ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOWS OPENINGS. ETC., SHALL BE CHECKED FOR ITEMS BEING DELIVERED.

27. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY CONTRACTOR.

28. ALL RUBBISH AND WASTE MATERIALS CAUSED BY THE INSTALLATION OF THE WORK SHALL BE REMOVED FROM THE PREMISES PROMPTLY AND DISPOSED OF AS DIRECTED.

29. CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGH-OUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.

30. DRAWINGS SHALL NOT BE SCALED FOR INFORMATION.

31. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL RULES, REGULATIONS, CODES AND ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES, CODES AND REQUIREMENTS AND LANDLORD REQUIREMENTS. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS.

32. CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK AND PROVIDE NECESSARY "TOUCH UP" PAINTINGOR WALL COVERING.

33. CONTRACTOR SHALL INSPECT ALL EXISTING FINISHED SURFACES INCLUDING CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW, FIRST CLASS FINISHED INSTALLATION. ALL DEFECTS SHALL BE REPAIRED, OF IF BEYOND REPAIR, THAN THE DEFECTIVE MATERIALS SHALL BE REMOVED AND NEW MATERIALS INSTALLED AND FINISHED TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.

34. CONTRACTOR SHALL PATCH SMOOTH ALL WALL SURFACES AS REQUESTED TO RECEIVE PAINT AND/OR NEW WALL COVERING.

35. ALL "EXISTING TO REMAIN" OR NEW FLOORING, "EXISTING TO REMAIN" OR NEW GLASS AND OTHER MATERIALS INSTALLED BY CONTRACTOR IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE ARCHITECT JUST PRIOR TO BEING TURNED OVER TO THE TENANT.

36. CONTRACTOR SHALL THOROUGHLY CLEAN ALL LIGHT FIXTURES AND FIXTURE LENSES, A/C DIFFUSERS AND REGISTERS, FLOORS AND BASES, VINYL WALL COVERING INSTALLATION, DOOR, ETC. PRIOR TO FINAL PROJECT ACCEPTANCE.

37. ALL PARITITIONING AND CEILINGS SHALL BE BRACED IN COMPLIANCE WITH THE REQUIREMENTS OF ALL APPLICABLE SEISMIC AND BUILDING CODES.

38. THE CONTRACTOR SHALL PROVIDE METAL BACKING PLATES, OR FIRE TREATED WOOD BLOCKING, AS REQUIRED IN WALLS BEHIND ALL WALL/CEILING MOUNTED ITEMS OF CASEWORK, ACCESSORIES, ETC.

39. THE CONTRACTOR SHALL NOTIFY THE ARCHTIECT OF ALL FIELD DIMENENSIONS INDICATED BY "VERIFY" IN THE CONTRACT DOCUMENTS AND SHALL REVIEW ANY DISCREPANCIES WITH THE ARCHITECT BEFORE PROCEEDING.

40. ALL PARTITIONS ARE DIMENSIONED TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.

41. ALL CLEAR/HOLD TO DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL.

42. PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS, ENGINEERING DRAWINGS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE ARCHTIECT.

43. "TYPICAL" (TYP) MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS.

44. "SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION WITH DRAWINGS.

DEMOLITION NOTES

1. DEMOLITION WORK SHALL COMPLY WITH ANSI A10.6 SAFETY REQUIREMENTS FOR DEMOLITION

2. THE CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE THE WORK TO BE DONE SO AS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND NATURE OF THE SCOPE OF WORK. HE/SHE SHALL REPORT ANY POTENTIAL DIFFICULTIES TO THE OWNER AND ARCHITECT AS SOON AS POSSIBLE

3. THE DEMOLITION DRAWINGS MAY NOT SHOW ALL REMOVALS REQUIRED. THE CONTRACT INCLUDES ALL WORK NECESSARY TO PRODUCE THE FINAL ARRANGEMENT AS SHOWN ON THE CONSTRUCTION DRAWINGS.

4. THE CONTRACTROR SHALL PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF WORK TO REMAIN WHERE DEMOLITION, REMOVAL, AND/OR NEW WORK IS BEING DONE. EXISTING FLOORS TO REMAIN SHALL BE PROTECTED WITH BROWN PAPER AND MASONITE PANELS, COVERING THE ENTIRE SURFACE OF THE FLOOR IN EACH ROOM.

5. ALL DEMOLITION AND REMOVAL WORK SHALL BE BROUGHT TO A NATURAL STOPPING POINT. ANY MATERIAL REMOVED BY MISTAKE OR IN EXCESS OF REQUIREMENTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. ALL WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCES TO THE OCCUPANTS OF THE BUILDING.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL INSTALL SCHEDULED PARTITIONS PER PARTITIONS PLANS, REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

2. THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S COMPLETION DATE.

3. FOR RELATED SPECIFICATIONS FOR ALL ITEMS INDICATED ON THESE DRAWINGS, REFER TO SPECIFICATIONS MANUAL.

4. PROVIDE A ONE INCH CLEARANCE BETWEEN DUCTS, PIPING AND CEILING HANGING WIRES.

5. SEAL ALL SOUND RATED CONSTRUCTIONS AIRTIGHT AT INTERSECTING SURFACES AND PENETRATIONS.

6. ALL DRAWINGS, NOTES AND SPECIFICATIONS ARE CONSIDERED COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS AND SPECIFICATIONS.

7. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. DETAILS SHALL GOVER OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.

8. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS DUE TO THE WORK FROM THE SITE.

9. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS, INCLUDING TAXES, OVERTIME, SHIPPING, AND OTHER PROJECT RELATED COSTS.

10. ARCHITECT DOES NOT CARRY LIABILITY INSURANCE TO COVER WORK DONE REGARDING THE IDENTIFICATION, REPAIR, REMOVAL OR ENCAPSULATION OF ASBESTOS. ALL ASBESTOS IDENTIFICATION AND REMOVAL IS TO BE COMPLETED UNDER SEPARATE CONTRACT AND PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR REMODELING WORK DESCRIBED IN OUR DOCUMENTS.

11. CONTRACTOR SHALL MAKE HIM/HERSELF THOROUGHLY FAMILIAR WITH ALL CONDOMINIUM OR CO-OP RULES AND REGULATIONS AS ESTABLISHED IN ALTERATION AGREEMENT AND CONDOMINIUM OR CO-OP BYLAWS.

PARTITION NOTES

1. WHERE A NEW GWB PARTITION MEETS AN EXISTING GWB PARTITION, REMOVE THE EXISTING METAL CORNER BEAD BEFORE INSTALLING NEW PARTITION.

2. PARTITIONS TO BUILDING PERIMETER SHALL BE CENTERED ON CENTER OF WINDOW MULLION OR ALIGNED AS SHOWN UNLESS OTHERWISED NOTED.

3. CONTRACTOR SHALL MARK LOCATION OF PARTITIONS AND DOORS FOR REVIEW BY ARCHTIECT PRIOR TO INSTALLATION. ARCHITECT SHALL REVIEW FOR DESIGN INTENT ONLY.

4. ALL GWB PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS - LEVEL 5 SKIM COAT FINISH. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.

5. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.

6. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED.

7. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

8. DIMENSIONS NOTED "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY +/- 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.

9. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES. MANUFACTURER'S RECOMMENDATIONS AND TRADE AND REFERENCE STANDARDS, INCLUDING BUT NO LIMITED TO: UBC, SEISMIC CODES, SFBC, NEC, SFEC, NPC, NFPA, ASME, UMC, ANSI, FIRE AND SAFETY CODES, STATE TITLE AND ADMINISTRATIVE CODES AND OTHER APPROPRATE REGULATORY AUTHORITIES, LATEST ENFORCED EDITIONS.

10. "VERIFY" MEANS TO ACERTAIN AND CONFIRM APPLICATION WITH APPROPRIATE PARTIES AS NOTED.

11. PARTITIONS ARE DIMENSIONED FINISHED FACE TO FINISHED FACE AND SHALL BE EXACT, UNLESS OTHERWISE NOTED.

12. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.

13. ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.

14. MAINTAIN ALL EXISTING RATED CONSTRUCTION AS NOTED ON PLANS, PROVIDE REMEDIAL WORK AS REQUIRED TO INSURE INTEGRITY OF RATING.

15. VERIFY METAL STUD SIZE PER MANUFACTURER'S STANDARDS FOR ALLOWABLE HEIGHT.

16. GYPSUM BOARD PARTITIONS SHALL TYPICALLY CONSIST OF 2" X 4" METAL STUDS 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. WITHOUT EXCEPTION STUDS SHALL BE FIRMLY ANCHORED TO FLOOR AND CEILING RUNNERS, AND FLOOR AND CEILING RUNNERS SHALL, IN TURN, BE ANCHORED TO STRUCTURE.

17. ALL EXPOSED EDGES AND/OR CORNERS OF GYPSUM BOARD SHALL RECEIVE A HOT-DIPPED GALVANIZED, METAL CORNER BEAD, AND ALL EDGES OF A GYPSUM BOARD ABUTTING OTHER MATERIALS SHALL RECEIVE A HOT-DIPPED GALVANIZED, METAL CASING BEAD TAPED AND SPACKLED SMOOTH. PROVIDE HOT-DIPPED GALVANIZED, METAL CONTROL JOINTS IN LOCATIONS AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER.

18. ALL GYPSUM BOARD WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION AND WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

19. PROVIDE ALL REQUIRED METAL FURRING, FASTENERS, ANCHOR, ADHESIVES, COMPOUNDS, ETC. AS INDICATED, AS PER GYPSUM BOARD MANUFACTURER'S STANDARDS AND AS REQUIRED FOR A COMPLETE INSTALLATION. ALL METAL FURRING CHANNELS, FASTENERS, AND ANCHORS SHALL BE HOT-DIPPED GALVANIZED.

20. CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING OF THE WORK AS REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF ALL TRADES.

21. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATES A FIRE RATED OR SOUND RATED ENCLOSURE, THE SPACE AROUND SUCH PENETRATION SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID ON BOTH SIDES OF THE RATED ENCLOSURE TO INSURE FULL FIRE OR SOUND RATING AS REQUIRED BY THE LOCAL BUILDING CODES.

22. WHERE DUCT, OR PART OF DUCT IS RUNNING PARALLEL TO AND OVER RATED PARTITIONS, EXTEND PARTITION AROUND DUCT TO PROVIDE COMPLETE COMPLIANCE WITH FIRE RATING REQUIRED BY LOCAL BUILDING CODES. (BRACE AS REQUIRED, DO NOT ATTACH BRACE TO DUCTOWRK)

23. WHERE DUCTWORK IS PENETRATING A RATED PARTITION AT AN ANGLE, SO THAT A FIRE DAMPER CANNOT BE INSTALLED AT CENTERLINE OF RATED PARTITION, A HOUSING SHALL BE EXTENDED FROM THE RATED PARTITION TO THE FIRE DAMPER COMPLETELY ENCLOSING THE DUCT WITH AN APPROVED MATERIAL OF A FIRE RATING EQUAL TO THAT OF THE PARTITION TO PROVIDE COMPLETE COMPLIANCE WITH FIRE RATING REQUIRED BY LOCAL BUILDING CODES.

24. ALL WOODWORK HEREIN SPECIFIED SHALL BE FIREPROOFED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.

POWER AND TELEPHONE NOTES

1. PROVIDE ALL ELECTRICAL WORK AS INDICATED ON OR IMPLIED BY ALL DRAWINGS AND NOTES.

2. PROVIDE ELECTRICAL POWER AS REQUIRED BY TELEPHONE COMPANY. PROVIDE TELEPHONE OUTLETS IN LOCATIONS INDICATED AND ALL NECESSARY CONDUIT TO TELEPHONE EQUIPMENT.

3. ALL WALL OUTLETS IN ADJOINING ROOMS SHALL BE STAGGERED HORIZONTALLY.

4. ALL WALL OUTLET COVER PLATES SHALL BE DETERMINED BY OWNER.

5. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

6. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

7. ALL ELECTRICAL AND TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN DRYWALL, AND/OR CEILING.

8. ALL ELECTRICAL AND LIGHTING WORK IN CONJUNCTION WITH CABINET WORK SHALL BE COORDINATED WITH THE MILLWORK CONTRACTOR.

CEILING AND LIGHTING NOTES

1. PROVIDE LIGHTING FIXTURES INCLUDING RELATED ELECTRICAL WORK AND LAMPING OF TYPES OF TYPES AND MANUFACTURER'S AS INDICATED ON THE DRAWINGS.
FOR BID PURPOSES, ASSUME FOLLOWING:
CEILING LIGHT - "MERCURY" M66 SERIES 19" DOME TYPE FLUORESCENT FIXTURE.
BATHROOM SCONCE - "MERCURY" MPI SERIES 24" FLUORESCENT FIXTURE.
EXTERIOR LIGHT - "LITHONIA" WPCW 28DTT FLUORESCENT FIXTURE.

2. SUBMIT CUTS OF ALL LIGHTING FIXTURES FOR ARCHITECT'S REVIEW.

3. ALL FIXTURES SHALL BE REMOTE SWITCHED UNLESS OTHERWISE NOTED.

4. ALL CEILING WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

5. ALL CEILING WORK SHALL BE SQUARE, LEVEL AND IN PERFECT ALIGNMENT

6. PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN CEILING AS REQUIRED FOR FIXTURES AND OTHER INSERTED ITEMS.

7. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS FOR OF ALL AUTHORITIES HAVING JURISDICTION AND WITH CEILING MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

8. CONTRACTOR SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF LIGHTING AND OTHER CEILING OBSTRUCTIONS TO ASSURE THE FINISHED CEILING HEIGHT. ANY DISCREPANCY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. ALL FIXTURES SHALL BE SET FLUSH WITH CEILINGS.

ELECTRICAL OUTLETS, SWITCHES, AND COVERPLATES

1. ALL SWITCHES ARE TO BE LUTRON "NOVA" IN WHITE OR APPROVED EQUAL.

2. DIMMABLE SWITCHES ARE TO BE LUTRON "NOVA" IN WHITE OR APPROVED EQUAL.

3. ALL OUTLETS ARE TO BE "DECORA" TYPE IN WHITE, UNLESS OTHERWISE DIRECTED BY ARCHITECT.

4. COVERPLATES ARE TO BE WHITE, UNLESS OTHERWISE DIRECTED BY ARCHITECT, EXCEPT ALL COVERPLATES LOCATES IN WOOD VENIEER SHALL BE WHITE WITH OWNER PROVIDED COVERPLATES.

PAINTING & FINISHING

1. ALL WALLS TO RECEIVE A LEVEL 5 SKIM COAT FINISH PRIOR TO PAINTING.

2. ALL AREAS RECEIVING PAINT, AS INDICATED IN THE FINISH SCHEDULE, SHALL BE PAINTED ACCORDANCE WITH PAINT MANUFACTURER'S WRITTEN INSTRUCTIONS. PAINT SHALL BE BENJAMIN MOORE OR APPROVED EQUAL.

3. WALLS SCHEDULED TO BE PAINTED SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING FASCIAS, DOORS, BUCKS, REVEALS AND ALL SURFACE NOT INCLUDING FLOORS

4. CEILING SCHEDULED TO BE PAINTED SHALL INCLUDE THE GENERAL SURFACE OF THE CEILING, LIGHT COVE AND LUMINOUS CEILING PLENUM SIDES AND SOFFITS, BREAKS, DRAPERY POCKETS, ETC.

5. ALL GYPSUM BOARD CEILING SHALL BE PAINTED.

6. PAINT COLORS AND TEXTURES SHALL BE AS SELECTED AND CONTRACTOR SHALL SUBMIT THREE, 18" X 18" SAMPLES OF EACH SELECTED COLOR AND TEXTURE FOR ARCHITECT'S REVIEW.

7. ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC. TO PROVIDE A PERFECTLY SMOOTH SURFACE TO RECEIVE PAINT.

8. ALL PAINT SHALL BE WATER BASE PAINT, EXCEPT FOR PRIMER AT METAL SURFACES OR EXTERIOR APPLICATIONS, WHICH SHALL BE ALKYD RESIN. PROVIDE ONE (1) PRIME COAT AND TWO (2) FINISH COATS OF PAINT. GLOSS, SEMI-GLOSS, EGGSHELL AND FLAT COLORS SELECTED IN PROPER PAINT SYSTEMS CONSIDERING SUBSTRATE INVOLVED.

9. ANY AREAS TO RECEIVE INTEGRAL COLORED PLASTER TO RECEIVE SKIM COAT PRIOR TO COLORED PLASTER APPLICATION.

10. ALL EXISTING AND NEW WOOD FLOORS SHALL BE SANDED AND FINISHED AS INDICATED ON DRAWINGS.

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY

DESCRIPTION	DATE
DOB REVISION FILING	82608
DOB Filing 2	52208

STAMP

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273 3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

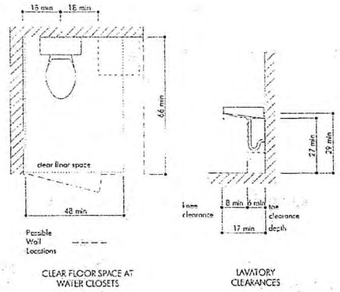
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-0.05

TITLE
General Notes

JOB NO.	SCALE
2708	AS NOTED

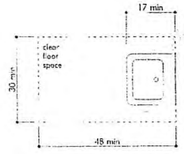
DATE
APRIL 21, 2008



CLEAR FLOOR SPACE AT WATER CLOSETS

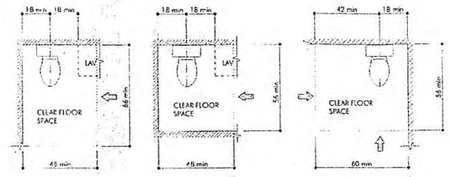
LAVATORY CLEARANCES

1 HANDICAPPED ACCESS DIAGRAMS
NOT TO SCALE



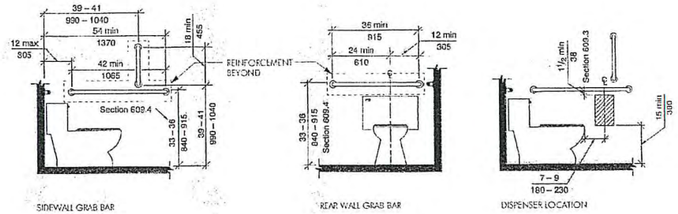
CLEAR FLOOR SPACE AT LAVATORIES

2 HANDICAPPED ACCESS DIAGRAMS
NOT TO SCALE



CLEAR FLOOR SPACE FOR HC BATHROOMS

3 HANDICAPPED ACCESS DIAGRAMS
NOT TO SCALE

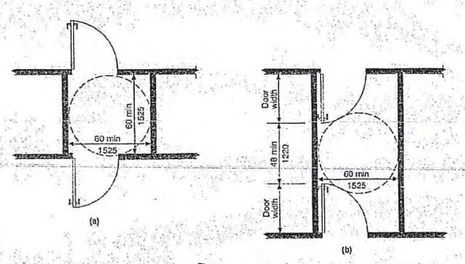


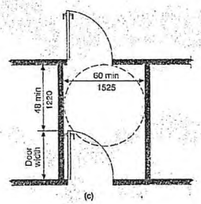
SIDEWALL GRAB BAR

REAR WALL GRAB BAR

DISPENSER LOCATION

4 HANDICAPPED ACCESS DIAGRAMS
NOT TO SCALE





5 HANDICAPPED ACCESS DIAGRAMS
NOT TO SCALE

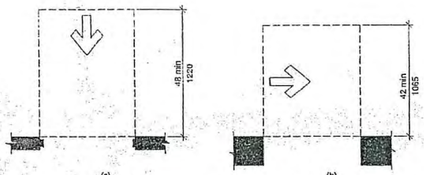
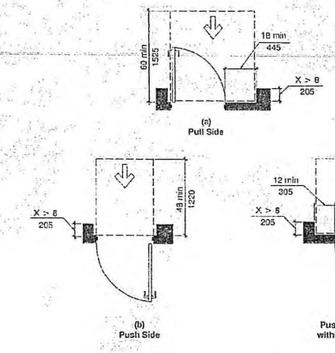


Fig. 404.2.3.3
Maneuvering Clearance at Doorways without Doors



6 HANDICAPPED ACCESS DIAGRAMS
NOT TO SCALE

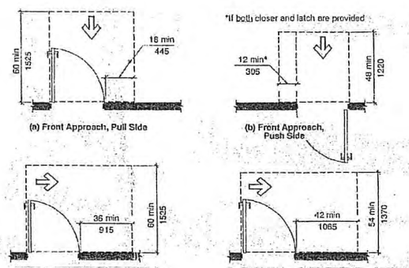
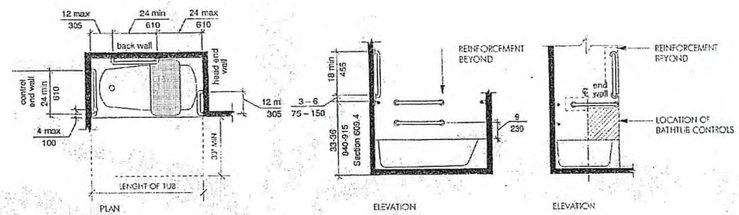


Fig. 404.2.3.1
Maneuvering Clearance at Manual Swinging Doors

7 HANDICAPPED ACCESS DIAGRAMS
NOT TO SCALE



8 HANDICAPPED ACCESS DIAGRAMS
NOT TO SCALE

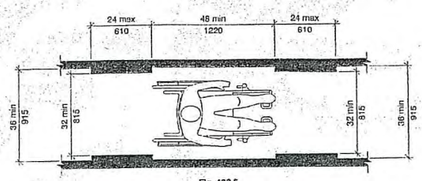


Fig. 403.5
Clear Width of an Accessible Route

9 HANDICAPPED ACCESS DIAGRAMS
NOT TO SCALE

DOB REVISION FILING — 8/2608
DESCRIPTION — DATE

STAMP

ANITA WRIGHT

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-0.06

TITLE
HANDICAPPED
NOTES

JOB NO. 2708 — SCALE AS NOTED

DATE
AUGUST 20, 2008

COMcheck Software Version 3.5.3

Envelope Compliance Certificate

2007 New York Energy Conservation Construction Code

Report Date: 07/23/08
Data Filename: COMcheck Hotel1.cck

Section 1: Project Information

Project Type: New Construction
Project Title : Allen Street Hotel

Construction Site:
139-141 Orchard Street
New York, NY 10002

Owner/Agent:
D.A.G. Group LLC
85 West Hawthorne Ave
Valley Stream, NY 11580
2129634616

Designer/Contractor:
Edward Mills
Edward I. Mills & Associates Architects
50 White Street
New York, NY 10013
2123349891
emi@nyinfo.com

Section 2: General Information

Building Location (for weather data): New York, New York
Climate Zone: 10b
Heating Degree Days (base 65 degrees F): 4010
Cooling Degree Days (base 65 degrees F): 874
Vertical Glazing / Wall Area Pct.: 48%

Building Type: Hotel Function
Floor Area: 39100

Section 3: Requirements Checklist

Envelope PASSES: Design 5% better than code

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof: Other	252	---	---	0.054	0.063
Mechanical 2/Roof: Other	1495	---	---	0.054	0.063
Mechanical 1: Other	411	---	---	0.054	0.063
9th floor: Other	230	---	---	0.076	0.063
2nd floor: Other	1269	---	---	0.028	0.063
77 Filkington Roof: Other	845	---	---	0.076	0.063
Allen St: Other, HC 1.0	8270	---	---	0.248	0.101
window wall: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.31	6526	---	---	0.290	0.635
storefront glazing: Other, Tinted, SHGC 0.31	720	---	---	0.290	0.635
North w/ Concrete: Rain Screen + Air Cavity + 10" Concrete + GWB, HC 1.0	2824	---	---	0.121	0.101
North w/ Mt Studs: Rain Screen + Air Cavity + 2Hr fire rated wall w/ Insul, HC 1.0	4476	---	---	0.060	0.101
window wall: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.31	2500	---	---	0.290	0.635
Orchard St: Rain Screen + Air Cavity + 2Hr fire rated wall w/ Insul, HC 1.0	5220	---	---	0.060	0.101

window wall: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.31	1600	---	---	0.290	0.635
typ windows: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.31	2040	---	---	0.290	0.635
South w/ Concrete: Rain Screen + Air Cavity + 10" Concrete + GWB, HC 1.0	3938	---	---	0.121	0.101
South w/ Mt Studs: Rain Screen + Air Cavity + 2Hr fire rated wall w/ Insul, HC 1.0	2578	---	---	0.060	0.101
77 Filkington: Other, HC 1.0	840	---	---	0.200	0.101
Window 6: Metal Frame with Thermal Break:Double Pane with Low-E, Tinted, SHGC 0.31	840	---	---	0.290	0.635
Basement Wall 1: Insul + 12" Concrete + Furred GWB, Furring: Metal, Wall Ht: 10.0, Depth B.G. 10.0, HC 1.0	4300	---	---	0.059	0.122
Floor 1: Slab On Grade:Unheated	430	---	---	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- ☐ 1. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed.
- ☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.
- ☐ 3. Component R-values & U-factors labeled as certified.
- ☐ 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- ☐ 5. Fireplaces installed with tight fitting non-combustible fireplace doors.
- ☐ 6. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- ☐ 7. Cargo doors and loading dock doors are weather sealed.
- ☐ 8. Recessed lighting fixtures are: (i) Type IC rated and sealed or permeant; or (ii) Installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- ☐ 9. Vapor retarder installed.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2007 New York Energy Conservation Construction Code requirements in COMcheck Version 3.5.3 and is comply with the mandatory requirements in the Requirements Checklist.

When a Registered Design Professional has stamped and signed this page, they are attesting that to the best of his/her knowledge, belief, and professional judgment, such plans or specifications are in compliance with this Code.

Name - Title | Signature | Date

DOB Filing 2 — 7/23/08
DESCRIPTION — DATE
STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE DEPARTMENT OF BUILDINGS FOR MANHATTAN
THESE PLANS MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR BOILING AND FIRE PREVENTION ONLY ASBESTOS NOT EXAMINED

Mechanical Engineers
Matthew K.Bendix, P.E. P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silimann Associates
68 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

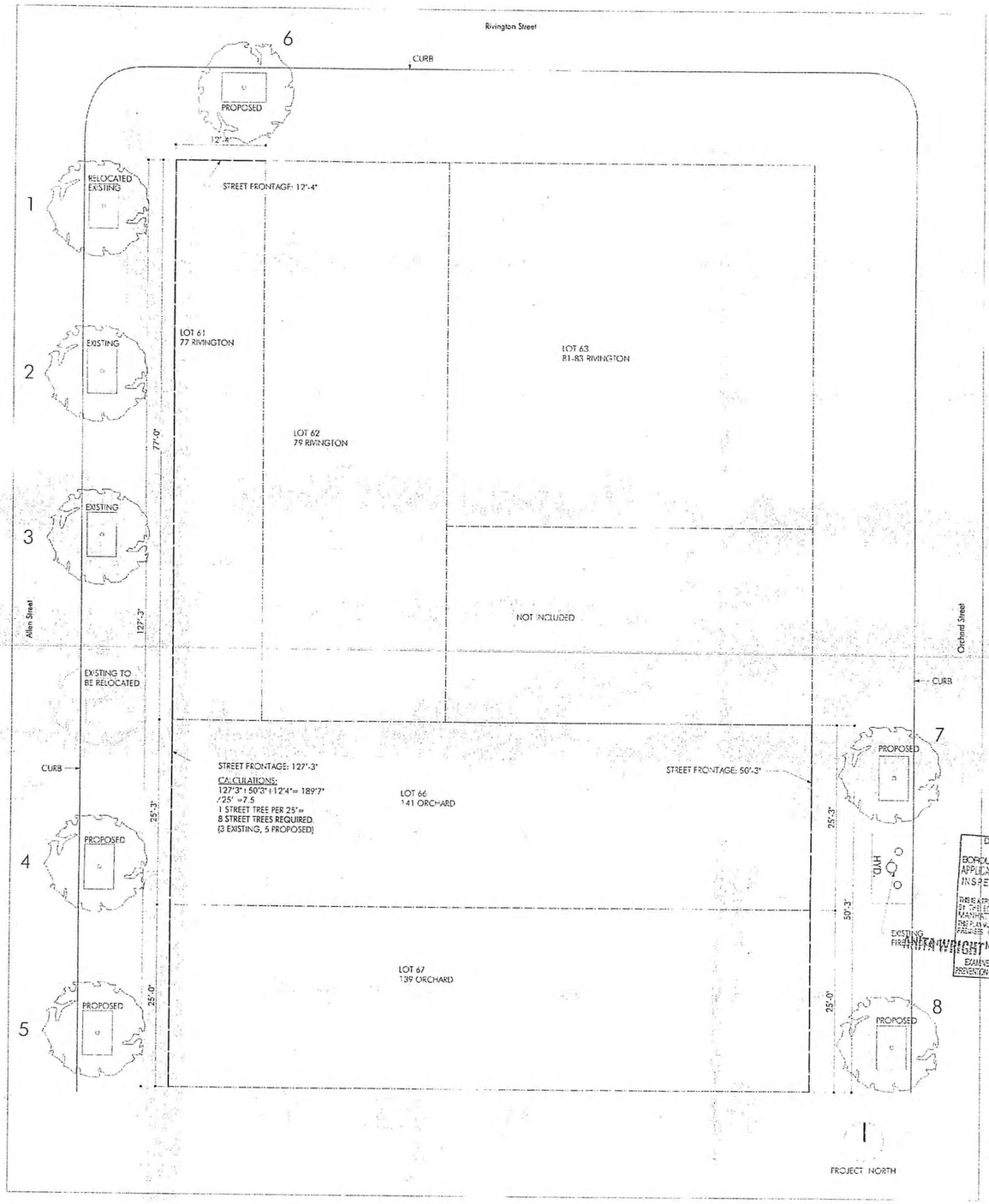
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-0.07

TITLE
COMcheck

JOB NO. 2708 | SCALE AS NOTED

DATE
JULY 23, 2008



1 STREET TREE CHECKLIST
1/8" = 1'-0"

DOB REVISION FILING 82606
DOB Filing 2 52208
DESCRIPTION DATE STAMP

REGISTERED ARCHITECT EDWARD I. MILLS NO. 012903 STATE OF NEW YORK

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN.
THE PLANS MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED.
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIR. NO. 6 OF 1968

Mechanical Engineers
Matthew K. Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silimann Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

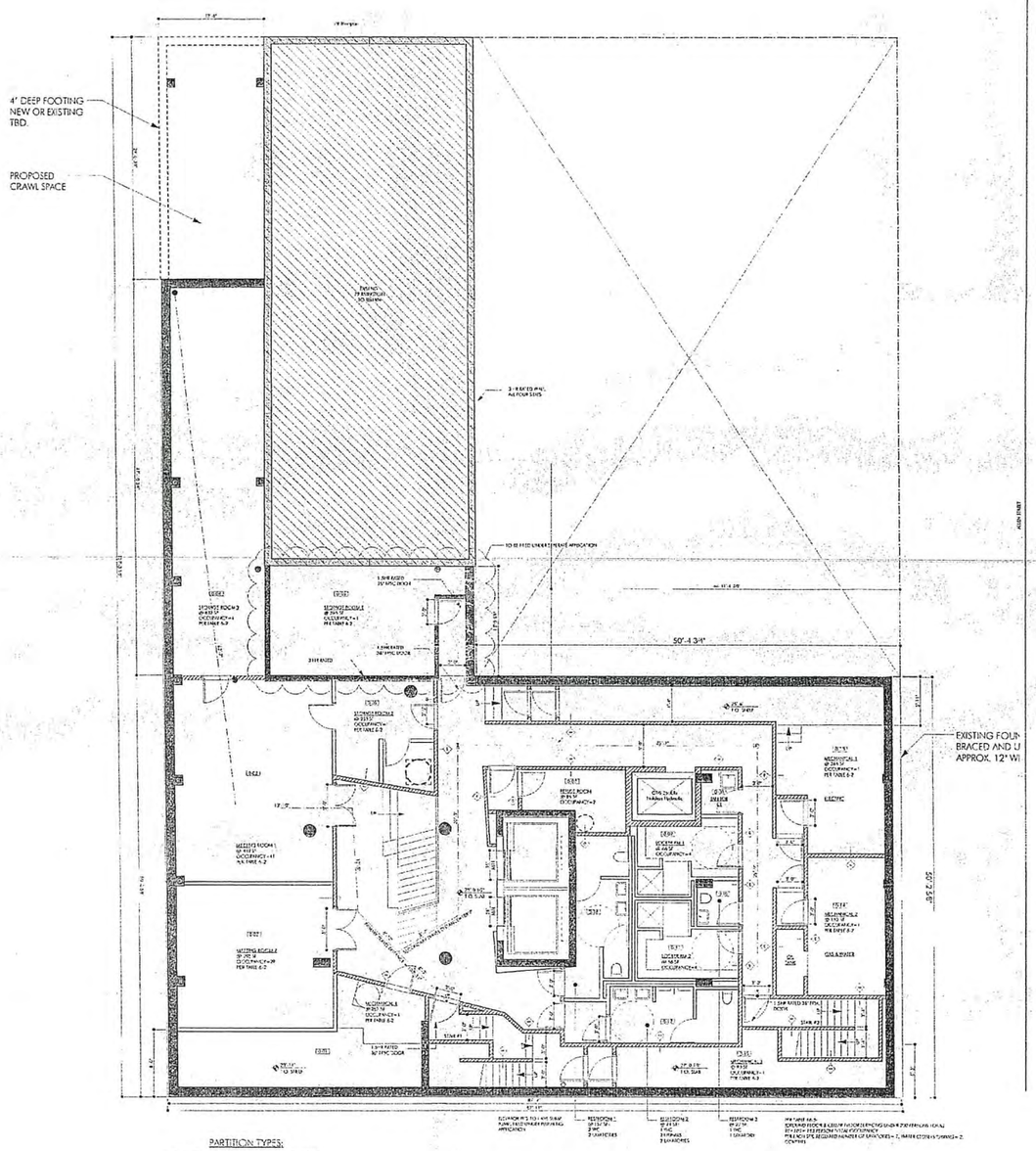
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-0.08

TITLE
STREET TREE PLAN

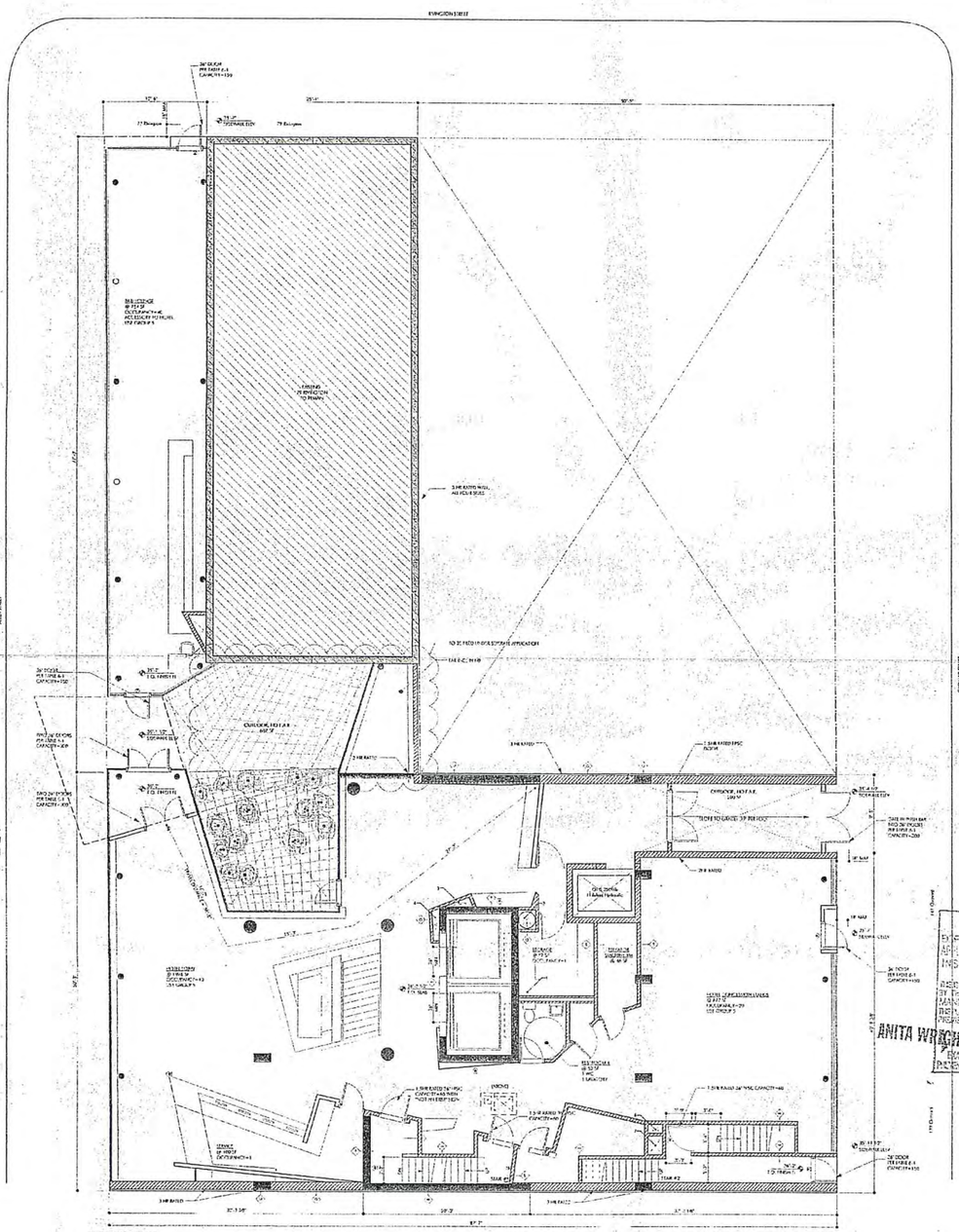
JOB NO. 2708
SCALE AS NOTED
DATE NOVEMBER 6, 2008



PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

1 CELLAR PLAN - 5,684 SF (0 FAR)
Scale: 1/8"=1'-0"



PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36') RATED FOR 20 PERSON EGRESS.
ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

ADA COMPLIANT ENTRIES AT SIDEWALK LEVEL AND ACCESSIBLE ROUTES WITHIN BUILDING

2 1ST FLOOR PLAN - 4,834 SF (4,809 SF)
Scale: 1/8"=1'-0"

NORTH

GROUND FLOOR

MECHANICAL DEDUCTIONS:
1: 5'2" x 57.5' x 5" = 4.49 SF
2: 2'3 1/2"x2'1 3/4" = 4.92 SF
3: 1'1", 2'9.625", 3'0.75" = 1.51 SF
4: 12", 3'10", 8.625", 316.125" = 3.03 SF
5: 5'9" x 5'4" 1/2 = 7.44 SF
6: 1'9" x 10.5' = 1.83 SF
7: 1'9" x 22.5' = 3.86 SF
TOTAL = 27.08 SF

DIMENSIONS OF CLEAR OPENINGS DOES NOT INCLUDE WALL THICKNESS

DOB REVISION FILING 02608
DESCRIPTION DATE
STAMP

ANITA WRIGHT

Mechanical Engineers
Matthew K.Bendix, P.E.,P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Seymville, NJ 08872
Tel 732 432-5757

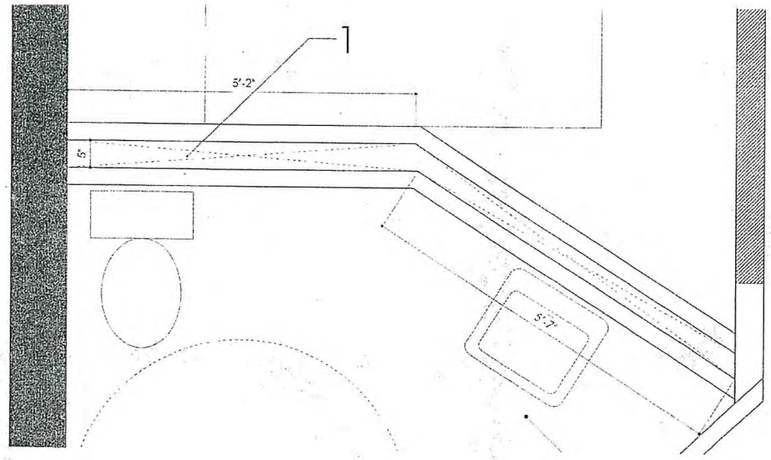
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

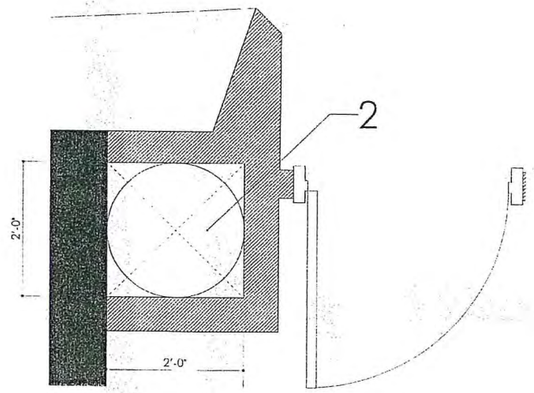
DRAWING NO.
A-1.01

TITLE
CELLAR PLAN
FIRST FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



1 DEDUCTION 1 = 4.48 SF
Scale: 1"=1'-0"



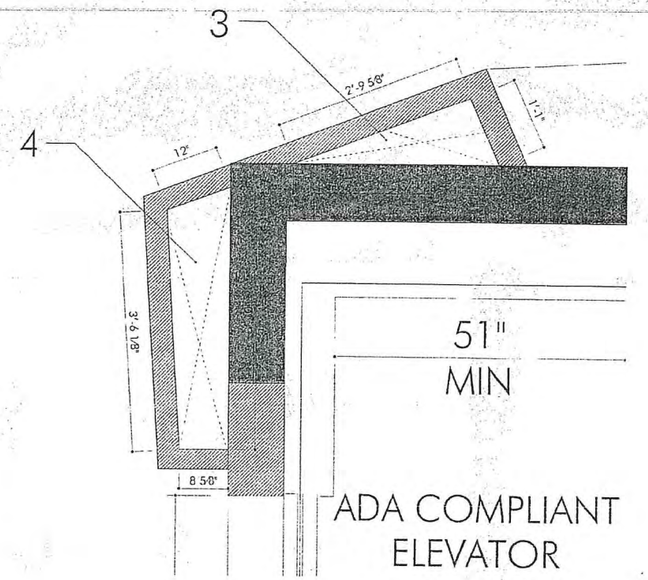
2 DEDUCTION 2 = 4.00 SF
Scale: 1"=1'-0"

GROUND FLOOR

MECHANICAL DEDUCTIONS:
1: 5'2" + 5'7.5" x 5" = 4.49 SF
2: 2'x2" = 4.00 SF
3: 1'1", 2'9.625", 3'0.75" = 1.51 SF
4: 12", 3'10", 8.625", 3'6.125" = 3.03 SF
5: 2'9" x 5'4" 1/2" = 7.44 SF
6: 1'9" x 1'0.5" = 1.83 SF
7: 1'9" x 2'2.5" = 3.86 SF

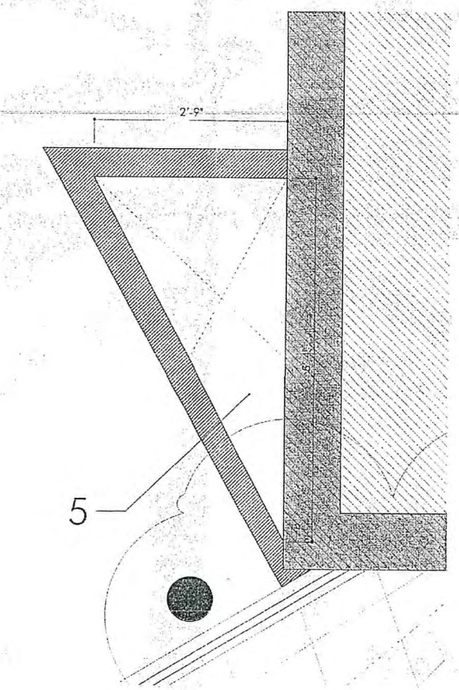
TOTAL = 26.16 SF

DIMENSIONS OF CLEAR OPENINGS DOES NOT INCLUDE WALL THICKNESS

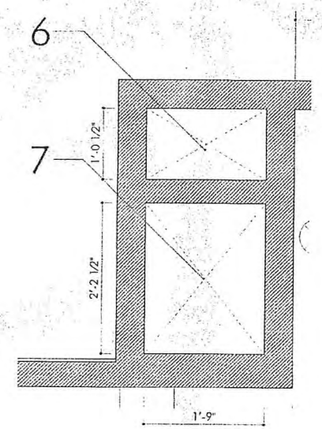


3 DEDUCTION 3 = 1.51 SF
Scale: 1"=1'-0"

4 DEDUCTION 3 = 3.03 SF
Scale: 1"=1'-0"



5 DEDUCTION 5 = 7.44 SF
Scale: 1"=1'-0"



6 DEDUCTION 6 = 1.83 SF
Scale: 1"=1'-0"

7 DEDUCTION 7 = 3.86 SF
Scale: 1"=1'-0"

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS DONE
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIR. NO. 1

ANITA WRIGHT

DOB REVISION FILING 82608
DESCRIPTION DATE
STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 012059 STATE OF NEW YORK

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

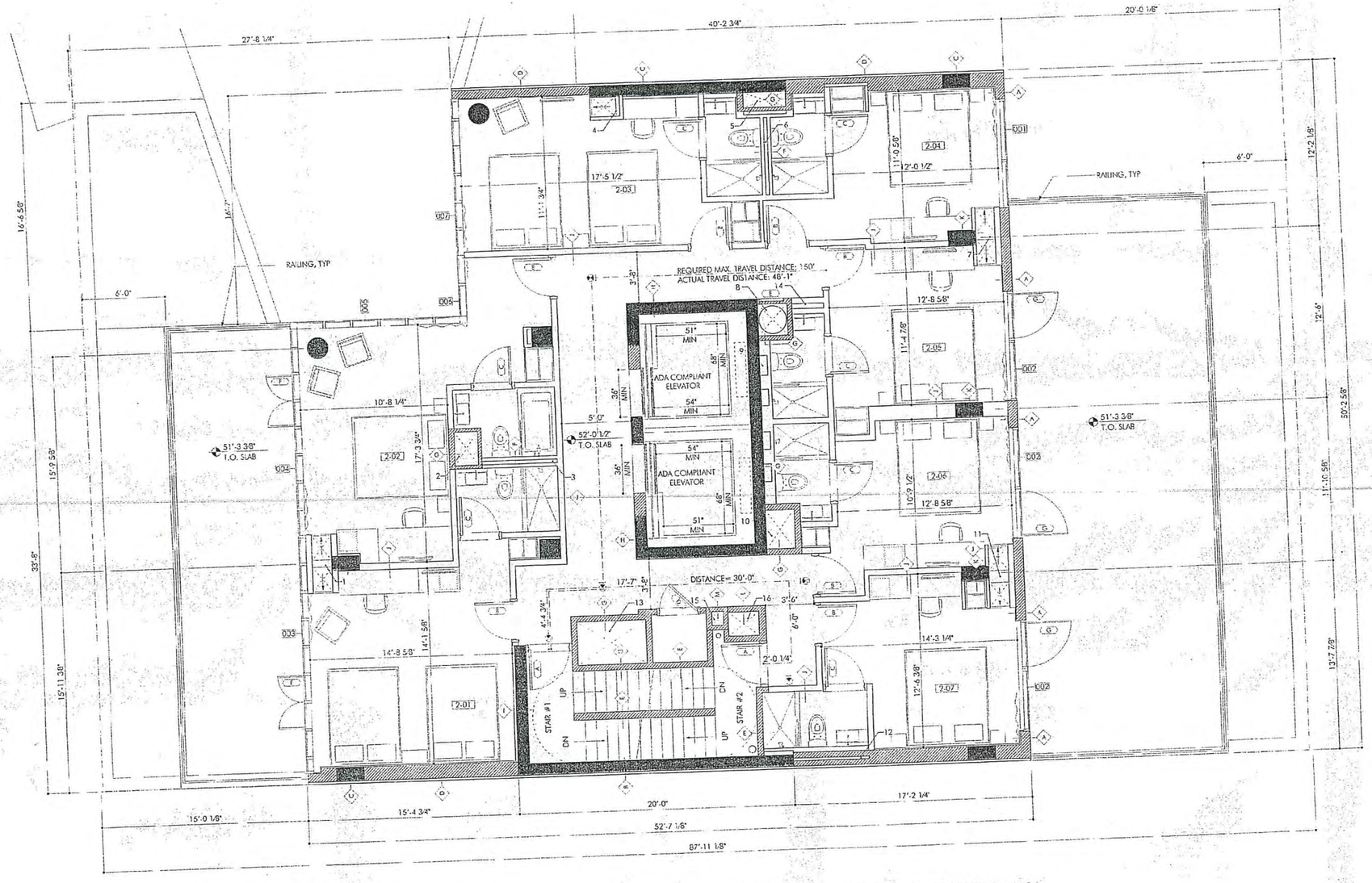
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.01 - MD

TITLE
1ST FLOOR PLAN, MECHANICAL DEDUCTION

JOB NO. 2708
SCALE AS NOTED
DATE AUGUST 26, 2008



1 2ND FLOOR PLAN - 2,439 SF (2,390 FAR)
Scale: 1/4"=1'-0"

PARTITION TYPES:
- STRUCTURAL (3 HR. RATED)
- 2 HR. RATED
- 1 HR. RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS.
ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7", THEREFORE, MIN. DISTANCE BETWEEN DOORS = 31'. COMPLIES.

NORTH

MECHANICAL DEDUCTIONS:

1: 1'5" x 4'0 1/2"	= 5.73 SF
2: 1'8 x 2'6"	= 4.17 SF
3: 2' x 5'-6"	= 1.08 SF
4: 1'5" x 2'0 1/2"	= 2.89 SF
5: 1'2" x 3'1"	= 3.60 SF
6: 3" x 5'6 3/4"	= 1.39 SF
7: 1'5" x 4'0	= 5.67 SF
8: 2'1 3/8" x 2'3 1/2"	= 4.92 SF
9: 1'5.5" x 1'2.5" + 1'3.5" x 1'3" x 6.5"	= 2.85 SF
10: 2'0" x 2'10"	= 5.67 SF
11: 1'5" x 4'5"	= 6.26 SF
12: 5'x 2'1 1/2"+2.5"x 5'5"	= 2.01 SF
13: 3'2"x5'9"	= 16.83 SF
14: 1 1/2" x 2'3"	= 1.22 SF
15: 10" x 1'0"	= 0.83 SF
16: 1'9" x 2'2 1/2"	= 3.86 SF
TOTAL	= 68.28 SF

DIMENSIONS OF CLEAR OPENINGS
DOES NOT INCLUDE WALL THICKNESS

DESCRIPTION	DATE
DOB REVISION FILING	8260B

STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO
INSPECTOR'S OFFICIAL COPY
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY. DO NOT SCALE
NOV 10 2008

REGISTERED ARCHITECT EDWARD I. MILLS No. 012052 STATE OF NEW YORK

Mechanical Engineers
Matthew K.Bendik, P.E, P.C.
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432 5757

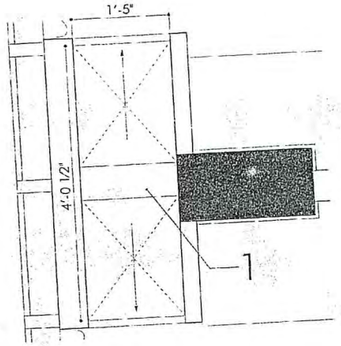
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

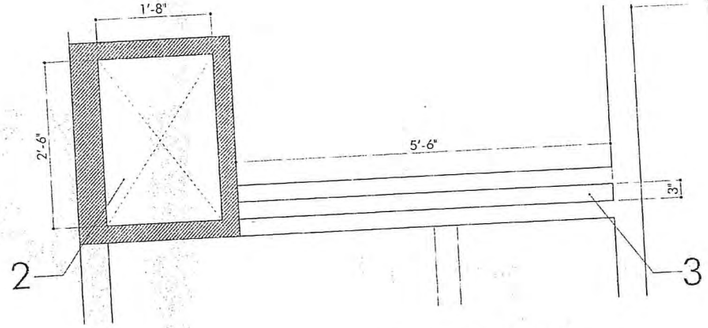
DRAWING NO.
A-1.02

TITLE
2ND FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008

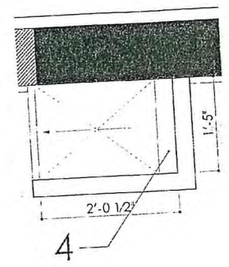


1 DEDUCTION 1 = 5.73 SF
Scale: 1"=1'-0"

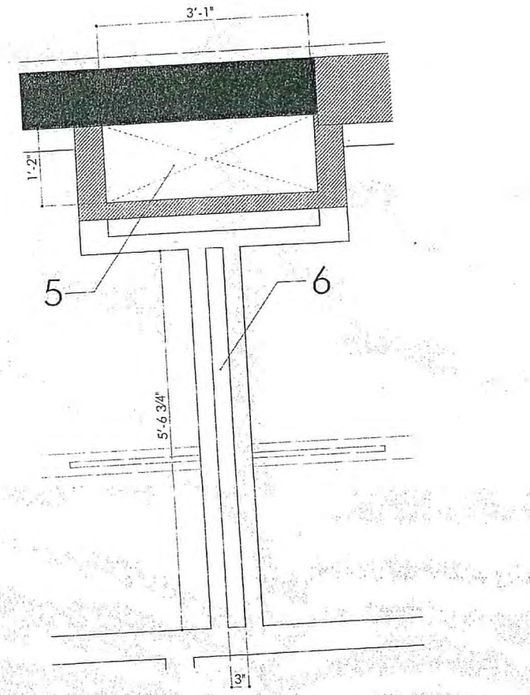


2 DEDUCTION 2 = 4.17 SF
Scale: 1"=1'-0"

3 DEDUCTION 3 = 1.38 SF
Scale: 1"=1'-0"



4 DEDUCTION 4 = 2.89 SF
Scale: 1"=1'-0"



5 DEDUCTION 5 = 3.60 SF
Scale: 1"=1'-0"

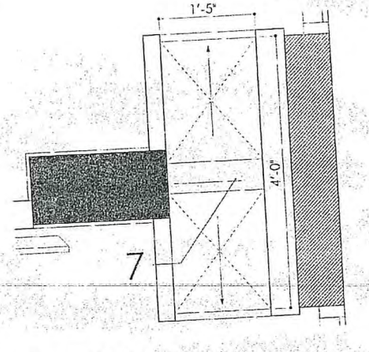
6 DEDUCTION 6 = 1.39 SF
Scale: 1"=1'-0"

NORTH

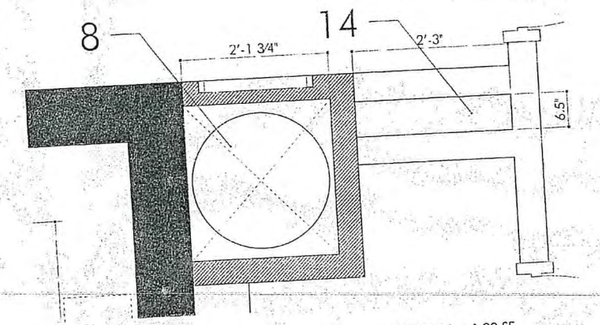
MECHANICAL DEDUCTIONS:

1: 1'5" x 4'0 1/2"	= 5.73 SF
2: 1'8 x 2'6"	= 4.17 SF
3: 3" x 5'-6"	= 1.38 SF
4: 1'5" x 2'0 1/2"	= 2.89 SF
5: 1'2" x 3'1"	= 3.60 SF
6: 3" x 5'6 3/4"	= 1.39 SF
7: 1'5" x 4'0	= 5.67 SF
8: 2'1 3/4" x 2'3-1/2"	= 4.92 SF
9: 1'5.5" + 1'2.5" + 1'3.5" + 1'3" x 6.5"	= 2.85 SF
10: 2'0" x 2'10"	= 5.67 SF
11: 1'5" x 4'5"	= 6.26 SF
12: 5'x 2'1 1/2"+2.5"x 5'5"	= 2.01 SF
13: 3'2"x5'0"	= 15.83 SF
14: 6 1/2"x 2'3"	= 1.22 SF
15: 10" x 1'0"	= 0.83 SF
16: 1'9" x 2'2 1/2"	= 3.86 SF
TOTAL	= 68.28 SF

DIMENSIONS OF CLEAR OPENINGS
DOES NOT INCLUDE WALL THICKNESS

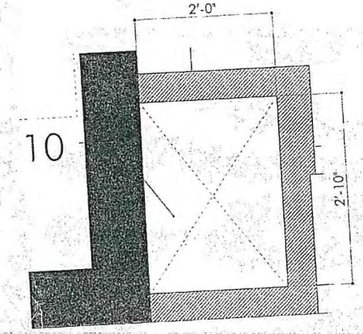


7 DEDUCTION 7 = 5.67 SF
Scale: 1"=1'-0"

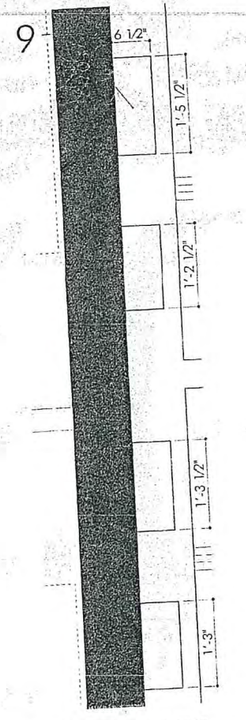


8 DEDUCTION 8 = 4.92 SF
Scale: 1"=1'-0"

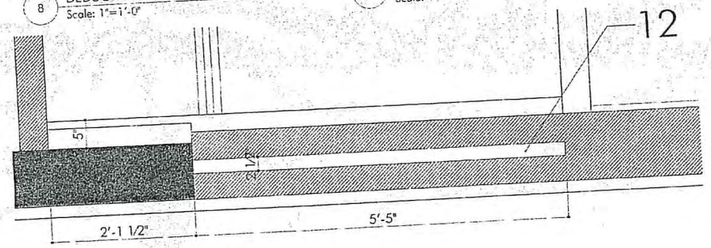
14 DEDUCTION 14 = 1.22 SF
Scale: 1"=1'-0"



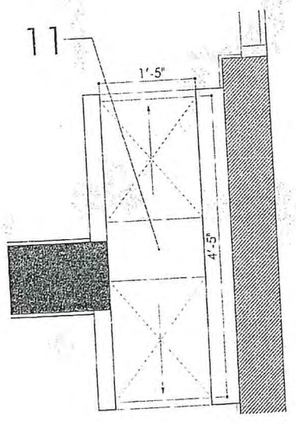
10 DEDUCTION 10 = 5.67 SF
Scale: 1"=1'-0"

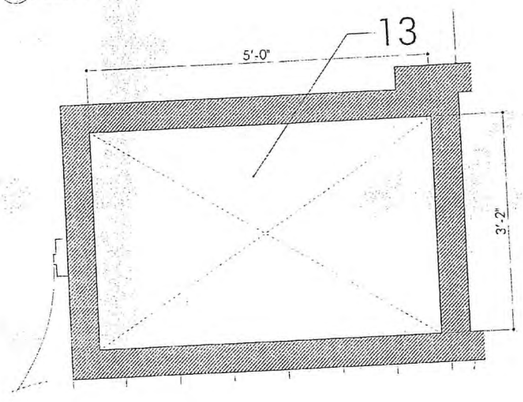


9 DEDUCTION 9 = 2.85 SF
Scale: 1"=1'-0"

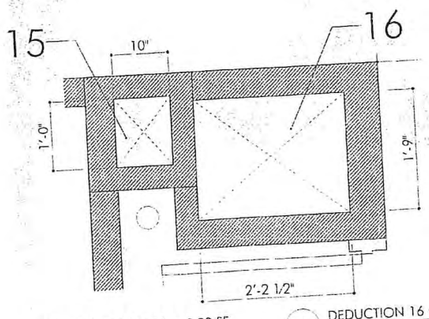


12 DEDUCTION 12 = 2.01 SF
Scale: 1"=1'-0"





DEDUCTION 13 = 15.83 SF



15 DEDUCTION 15 = 0.83 SF
Scale: 1"=1'-0"

16 DEDUCTION 16 = 3.86 SF
Scale: 1"=1'-0"

DOB REVISION FILING — 8260B
DESCRIPTION — DATE STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 017008 STATE OF NEW YORK

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
EXAMINED FOR ZONING AND OTHER PREVENTION OF REPEAL RELATIONS
ANITA WRIGHT NOV 10 2008

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

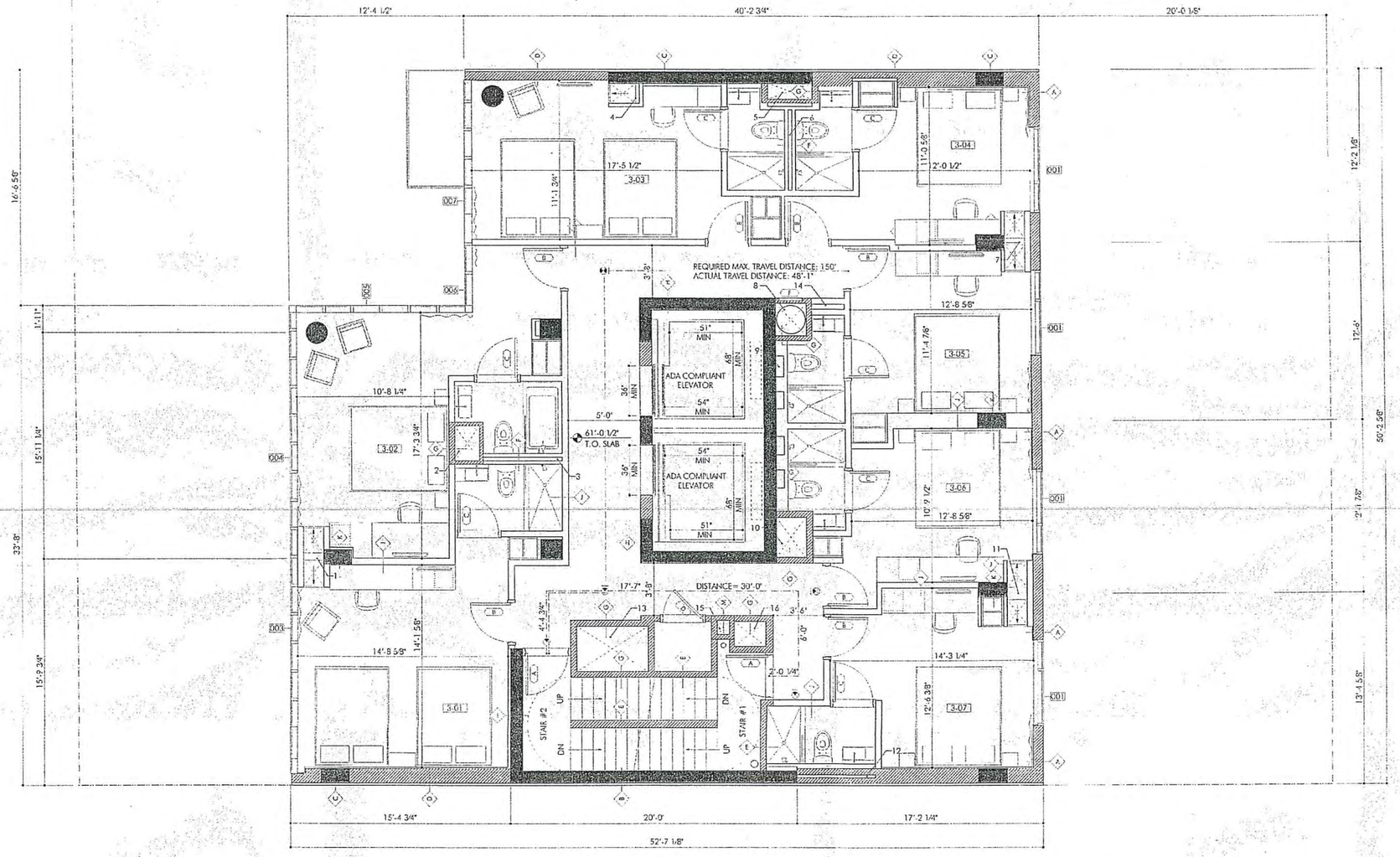
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.02 - MD

TITLE
2ND-9TH FLOOR PLAN, MECHANICAL DEDUCTION

JOB NO. 2708
SCALE AS NOTED
DATE AUGUST 26, 2008



PARTITION TYPES:

- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS, ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 3RD FLOOR PLAN - 2,439 SF (2,390 FAR)
Scale: 1/4"=1'-0"

NORTH

MECHANICAL DEDUCTIONS:

1: 1'5" x 4'0 1/2"	= 5.73 SF
2: 1'8 x 2'6"	= 4.17 SF
3: 3" x 5'6"	= 1.38 SF
4: 1'5" x 2'0 1/2"	= 2.89 SF
5: 1'2" x 3'1"	= 3.60 SF
6: 3" x 5'6 3/4"	= 1.39 SF
7: 1'5" x 4'0	= 5.67 SF
8: 2'1 3/4" x 2'3 1/2"	= 4.92 SF
9: 1'5.5" + 1'2.5" + 1'3.5" + 1'3" x 6.5"	= 2.85 SF
10: 2'0" x 2'10"	= 5.67 SF
11: 1'5" x 4'5"	= 6.26 SF
12: 5'x 2'1 1/2"+2'5"x 5'5"	= 2.01 SF
13: 3'2"x5'0"	= 15.83 SF
14: 6 1/2" x 2'3"	= 1.22 SF
15: 10" x 1'0"	= 0.83 SF
16: 1'9" x 2'2 1/2"	= 3.86 SF
TOTAL	= 68.28 SF

DIMENSIONS OF CLEAR OPENINGS DOES NOT INCLUDE WALL THICKNESS

DOB REVISION FILING 82608

DESCRIPTION DATE STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIR. NO. 2

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

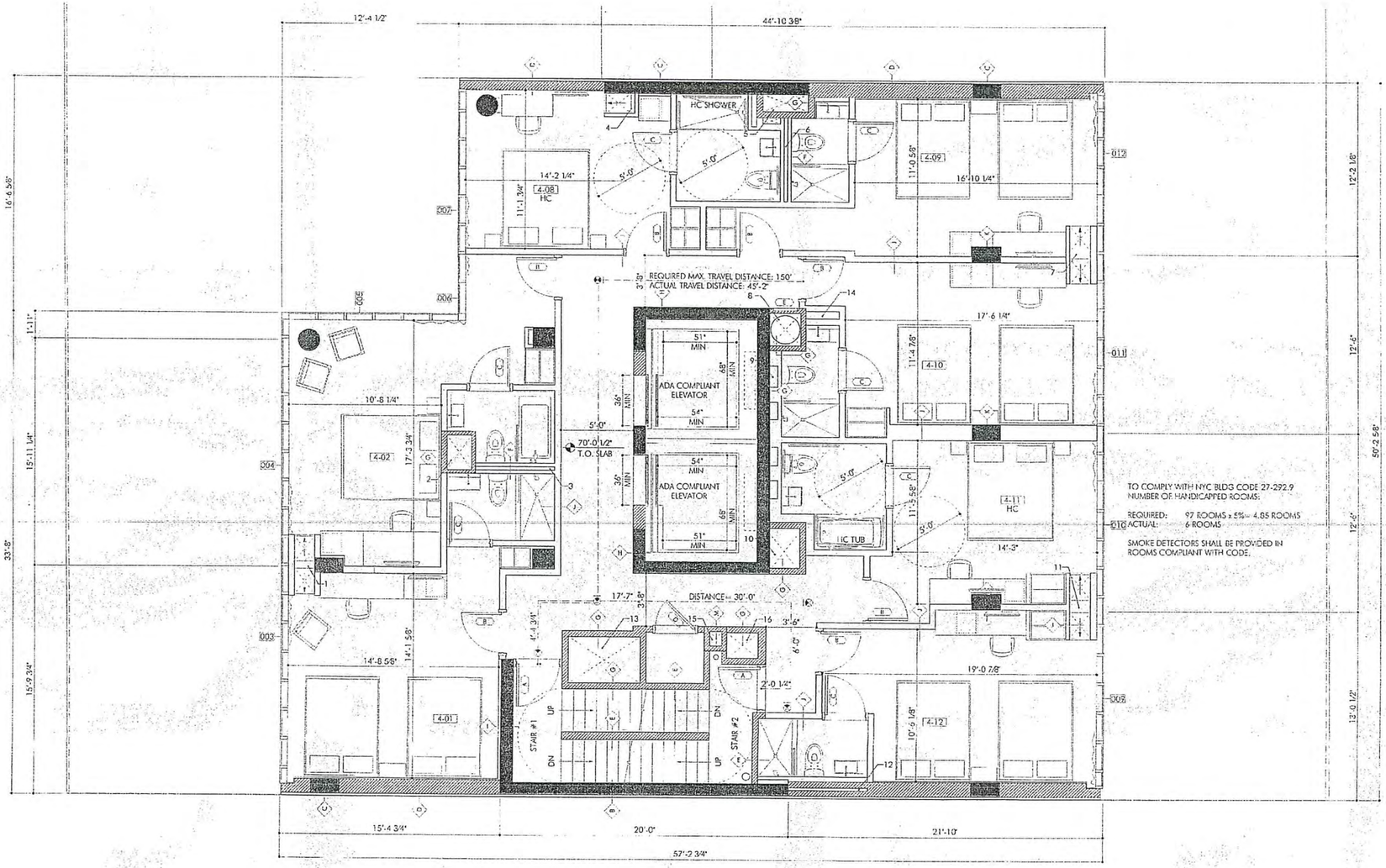
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.03

TITLE
3RD FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



NORTH

MECHANICAL DEDUCTIONS:

1: 1'5" x 4'0 1/2"	= 5.73 SF
2: 1'8" x 2'6"	= 4.17 SF
3: 3'-1" x 5'-6"	= 1.38 SF
4: 1'5" x 2'0 1/2"	= 2.89 SF
5: 1'7" x 2'1"	= 3.60 SF
6: 3'-1" x 5'6 3/8"	= 1.39 SF
7: 1'5" x 4'0	= 5.67 SF
8: 2'1 3/4" x 2'3 1/2"	= 4.92 SF
9: 1'5.5" x 1'5.5" – 1'3.5" x 6.5"	= 2.85 SF
10: 2'6" x 2'1.5"	= 5.67 SF
11: 1'5" x 4'6"	= 6.26 SF
12: 5'x 2'1 1/2" + 2.5" x 5'6"	= 2.01 SF
13: 2'2"x5'-0"	= 10.83 SF
14: 6 1/2" x 2'3"	= 1.22 SF
15: 10" x 1'0"	= 0.83 SF
16: 1'9" x 2'2 1/2"	= 3.86 SF
TOTAL	= 68.28 SF

DIMENSIONS OF CLEAR OPENINGS DOES NOT INCLUDE WALL THICKNESS

TO COMPLY WITH NYC BLDG CODE 27-292.9 NUMBER OF HANDICAPPED ROOMS:

REQUIRED: 97 ROOMS x 5%= 4.85 ROOMS
ACTUAL: 6 ROOMS

SMOKE DETECTORS SHALL BE PROVIDED IN ROOMS COMPLIANT WITH CODE.

DOB REVISION FILING 82608

DESCRIPTION DATE STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
DISTRIBUTION OF THIS PLAN APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND PREVIOUSLY APPROVED PLANS

REGISTERED ARCHITECT EDWARD I. MILLS No. 012021 STATE OF NEW YORK

PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 FA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS,
ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 4TH FLOOR PLAN - 2,670 SF (2,621 FAR)
Scale: 1/4"=1'-0"

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

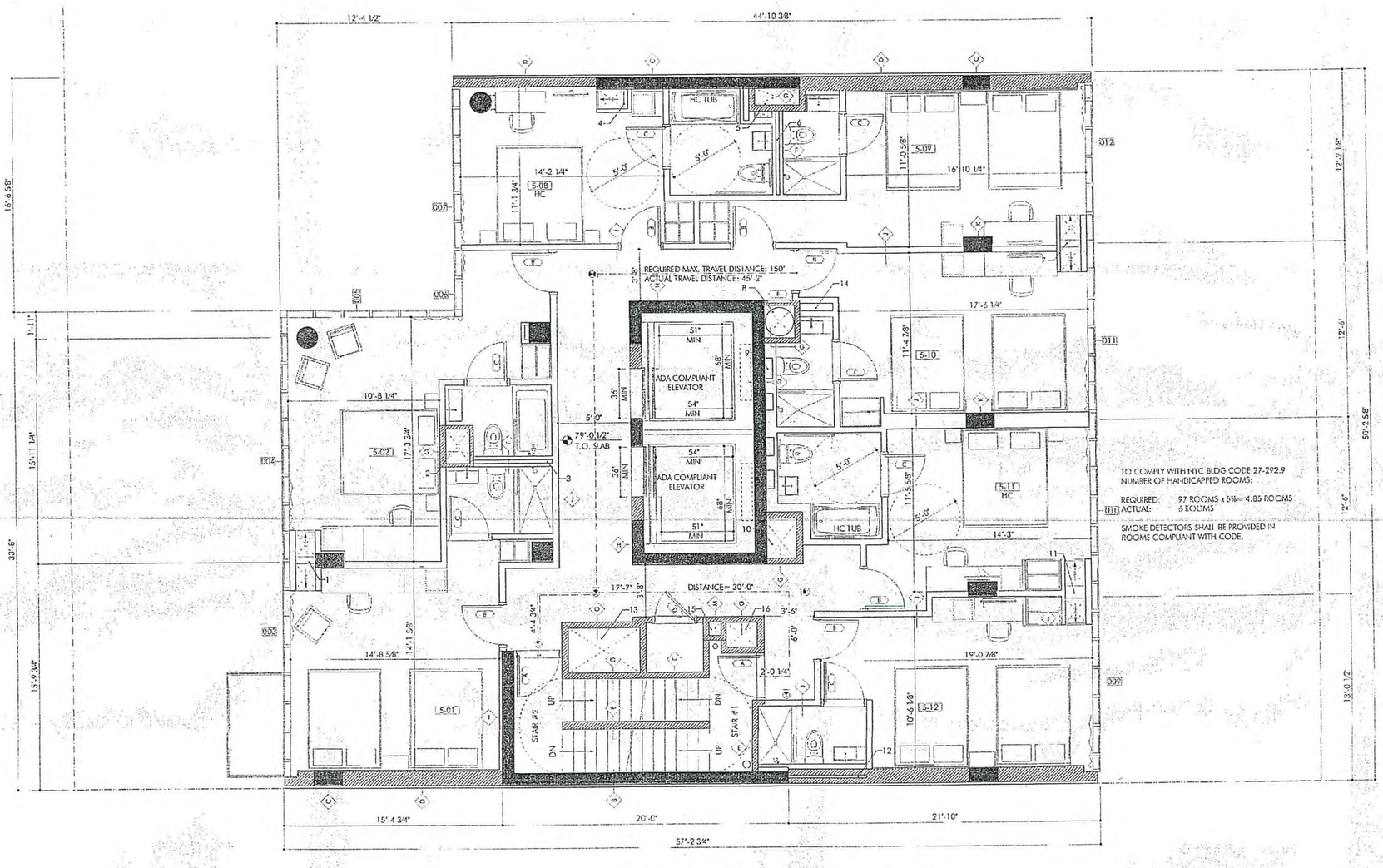
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.04

TITLE
4TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



NORTH

MECHANICAL DEDUCTIONS:

1: 1'5" x 4'0 1/2"	= 5.73 SF
2: 1'8 x 2'5"	= 4.17 SF
3: 2" x 5'6"	= 1.38 SF
4: 1'5" x 2'0 1/2"	= 2.89 SF
5: 1'2" x 2'1"	= 2.63 SF
6: 3" x 5'6 3/4"	= 1.39 SF
7: 1'5" x 4'0	= 5.67 SF
8: 2'1 3/4" x 2'3 1/2"	= 4.92 SF
9: 1'5.5" + 1'7.5" + 1'3" x 6.5"	= 2.85 SF
10: 2'0" x 2'10"	= 5.67 SF
11: 1'5" x 4'5"	= 6.26 SF
12: 5'x 2'1 1/2" + 2.5" x 5'5"	= 2.81 SF
13: 3'2"x5'0"	= 15.83 SF
14: 6 1/2" x 2'3"	= 1.22 SF
15: 10" x 1'0"	= 0.83 SF
16: 1'9" x 2' 1/2"	= 3.86 SF
TOTAL	= 68.28 SF

DIMENSIONS OF CLEAR OPENINGS DOES NOT INCLUDE WALL THICKNESS

TO COMPLY WITH NYC BLDG CODE 27-292.9 NUMBER OF HANDICAPPED ROOMS:

REQUIRED: 97 ROOMS x 5%= 4.85 ROOMS
ACTUAL: 6 ROOMS

SMOKE DETECTORS SHALL BE PROVIDED IN ROOMS COMPLIANT WITH CODE.

DOB REVISION FILING — 82608
DESCRIPTION — DATE

STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A REDUCTION OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THE APPROVED PLANS REMAIN ON FILE IN THE PREMISES UNTIL WORK IS FINISHED
NOV 10 2008
EXAMINED FOR ZONING AND OTHER PROVISIONS NOW IN FORCE

Mechanical Engineers
Matthew K.Bendix, P.E. P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273 3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechincal Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432 5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.05

TITLE
5TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008

PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS,
ACTUAL – 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

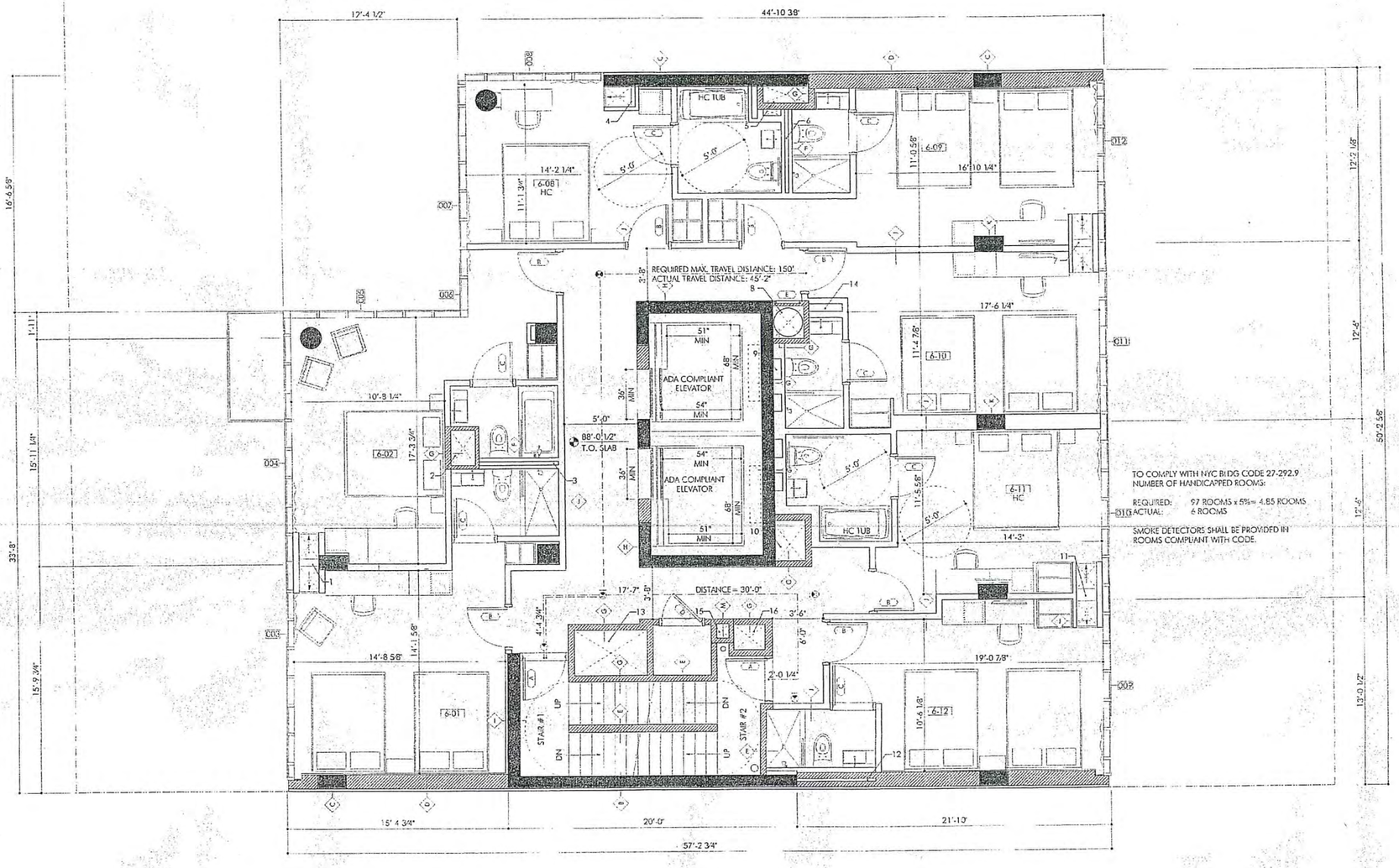
FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7", THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30' COMPLIES.

1 5TH FLOOR PLAN - 2,670 SF (2,621 FAR)
Scale: 1/4"=1'-0"



NORTH

MECHANICAL DEDUCTIONS

1: 1'5" x 4'0 1/2"	= 5.73 SF
2: 1'8 x 2'6"	= 4.17 SF
3: 3' x 5'-6"	= 1.38 SF
4: 1'5" x 2'0 1/2"	= 2.89 SF
5: 1'2" x 3'1"	= 3.60 SF
6: 3" x 6'6 3/4"	= 1.39 SF
7: 1'5" x 4'0	= 5.67 SF
8: 2'1 3/4" x 2'3 1/2"	= 4.52 SF
9: 1'8.5" x 1'7.5" + 1'3.5" x 6.5"	= 2.85 SF
10: 2'0" x 2'10"	= 5.67 SF
11: 1'5" x 4'5"	= 6.26 SF
12: 5'x 2'1 1/2"+2'5"x 5'5"	= 2.01 SF
13: 3'2"x5'0"	= 15.83 SF
14: 6 1/2" x 2'3"	= 1.22 SF
15: 10" x 1'3"	= 0.83 SF
16: 1'9" x 2'2 1/2"	= 3.84 SF
TOTAL	= 66.28 SF

DIMENSIONS OF CLEAR OPENINGS DOES NOT INCLUDE WALL THICKNESS

TO COMPLY WITH NYC BLDG CODE 27-292.9
NUMBER OF HANDICAPPED ROOMS:

REQUIRED: 97 ROOMS x 5% = 4.85 ROOMS
ACTUAL: 6 ROOMS

SMOKE DETECTORS SHALL BE PROVIDED IN ROOMS COMPLIANT WITH CODE.

PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS,
ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 6TH FLOOR PLAN - 2,670 SF (2,621 FAR)
Scale: 1/4"=1'-0"

DESCRIPTION	DATE
DOB REVISION FILING	8/26/08

STAMP

BOROUGH: MAN
APPLICATION #:
INSPECTOR'S OFFICE COPY
BASIC CERTIFICATE OF OCCUPANCY
MAY BE POSTED
DISPLAYED
NOV 10 2008
ANITA WRIGHT

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 Wall Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

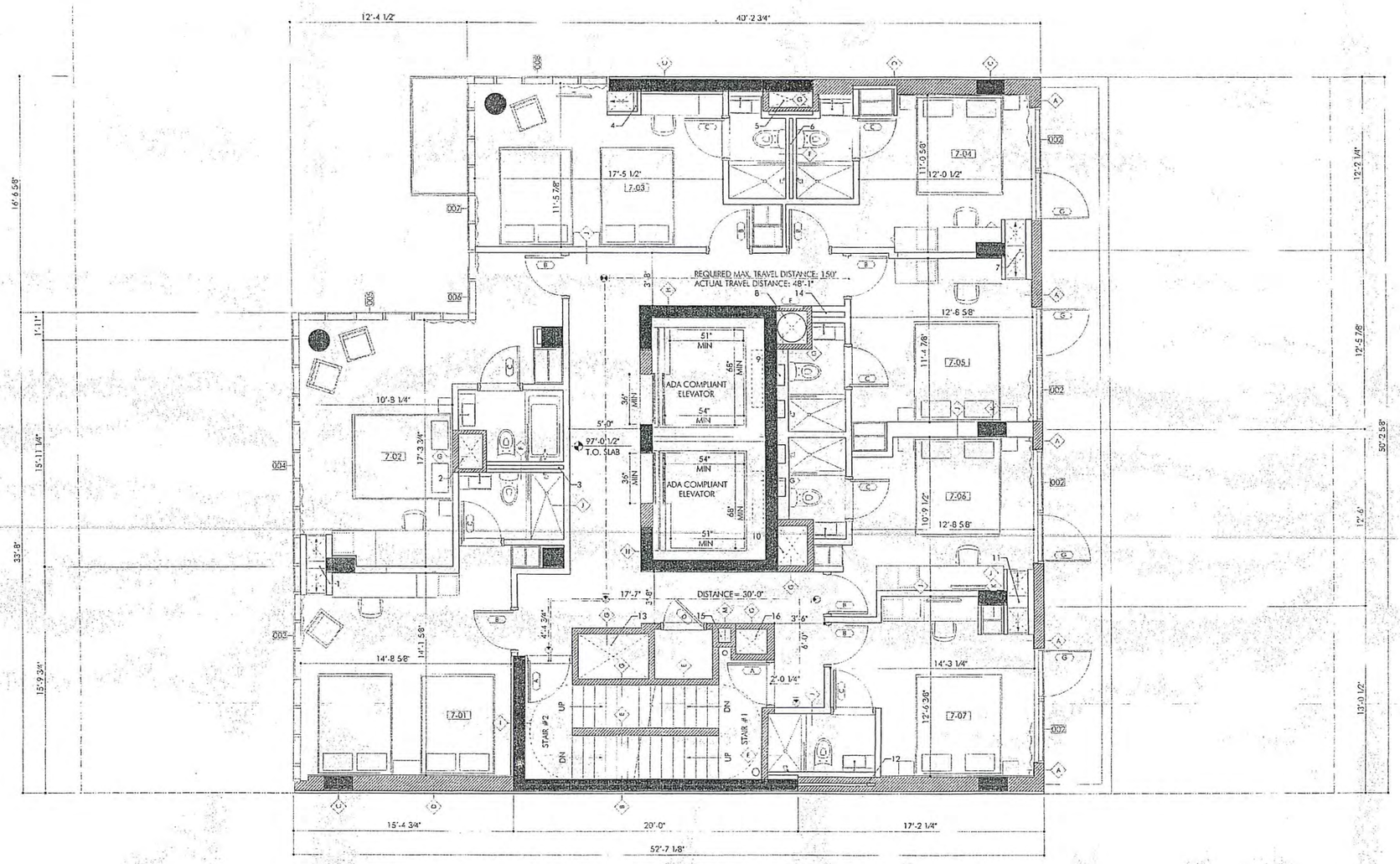
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.06

TITLE
6TH FLOOR PLAN

JOB NO.	SCALE
2708	AS NOTED

DATE
OCTOBER 1, 2008



NORTH

MECHANICAL DEDUCTIONS

1: 1'5" x 4'0 1/2"	= 5.73 SF
2: 1'8 x 2'6"	= 4.17 SF
3: 2" x 5'-6"	= 1.38 SF
4: 1'5" x 2'0 1/2"	= 2.87 SF
5: 1'2" x 3'1"	= 3.60 SF
6: 3" x 5'6 3/4"	= 1.39 SF
7: 1'5" x 4'0	= 5.67 SF
8: 2'1 3/4" x 2'3 1/2"	= 4.92 SF
9: 1'8.5" x 1'2.5"	
= 1'3.5" + 1'3" x 6.5"	= 2.85 SF
10: 2'0" x 2'10"	= 5.67 SF
11: 1'5" x 4'5"	= 6.26 SF
12: 5'-2"1 1/2" + 2.5" x 5'5"	= 2.01 SF
13: 3'2"x5'0"	= 15.83 SF
14: 6'2" x 2'3"	= 1.22 SF
15: 10" x 1'0"	= 0.63 SF
16: 1'9" x 2'2 1/2"	= 3.85 SF
TOTAL	= 68.28 SF

DIMENSIONS OF CLEAR OPENINGS
DOES NOT INCLUDE WALL THICKNESS

PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS,
ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 7TH FLOOR PLAN - 2,439 SF (2,390 FAR)
Scale: 1/4"=1'-0"

DOB REVISION FILING 8/2608
DESCRIPTION DATE

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION#
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERVISOR MANHATTAN
THE PLAN MUST REMAIN PERMANENTLY POSTED ON THE PREMISES UNDER WORK
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND OTHER PREREQUISITES AS PERTAINS TO DOB

REGISTERED ARCHITECT EDWARD I. MILLS
No. 017043
STATE OF NEW YORK

Mechanical Engineers
Matthew K Bandle, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

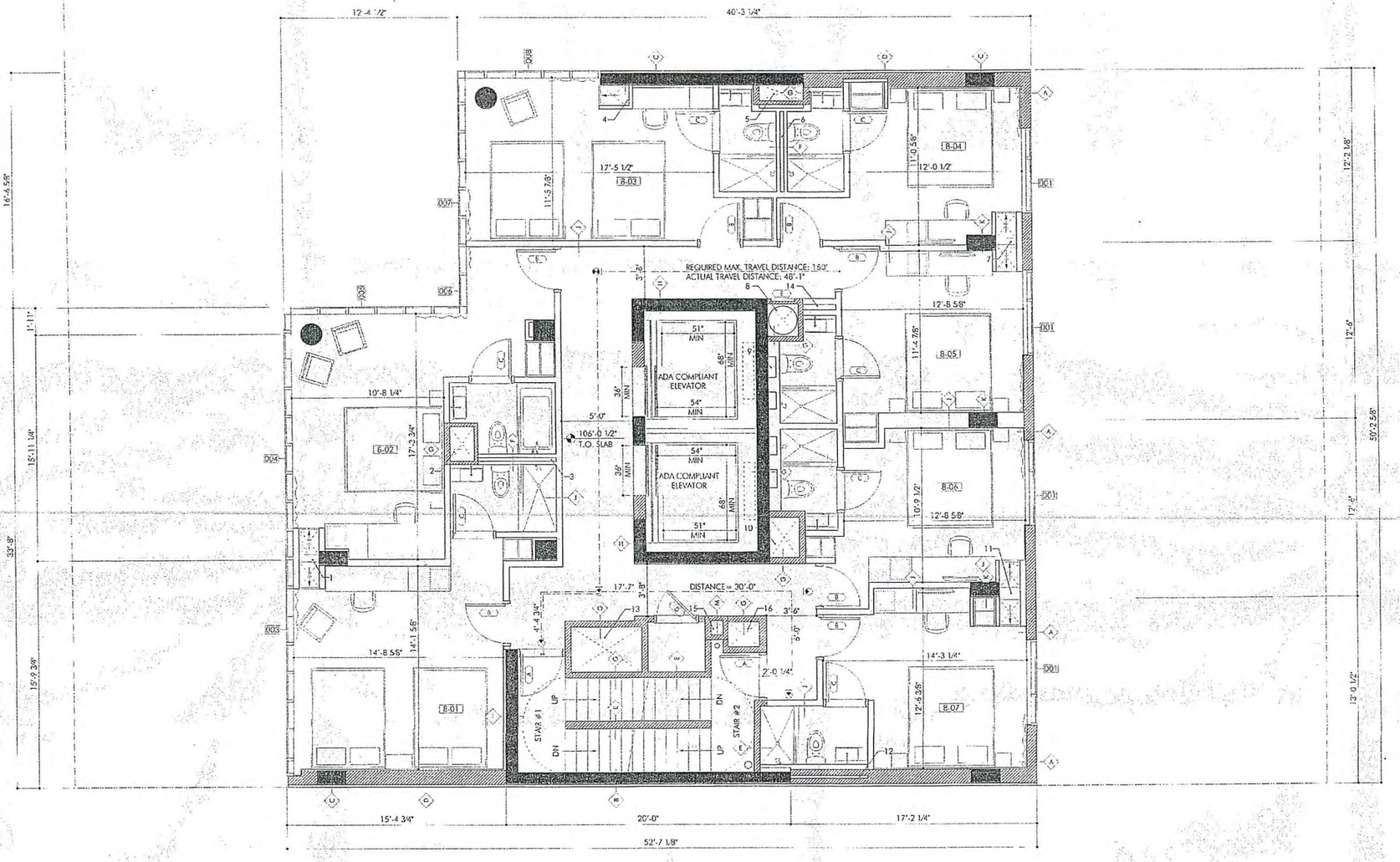
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.07

TITLE
7TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



PARTITION TYPES:

- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS, ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 8TH FLOOR PLAN - 2,439 SF (2,390 FAR)
Scale: 1/4"=1'-0"

NORTH

MECHANICAL DEDUCTIONS:

1: 1'5" x 4'0 1/2"	= 5.73 SF
2: 1'8" x 2'6"	= 4.17 SF
3: 3" x 5'-4"	= 1.38 SF
4: 1'5" x 7'0 1/2"	= 2.89 SF
5: 1'2" x 3'1"	= 3.60 SF
6: 3" x 5'6 3/4"	= 1.39 SF
7: 1'5" x 4'0	= 5.67 SF
8: 2'1 3/4" x 2'3 1/2"	= 4.92 SF
9: 1'5.5" + 1'2.5" + 1'3.5" + 1'3" x 6.5"	= 2.85 SF
10: 2'0" x 2'10"	= 5.67 SF
11: 1'5" x 4'5"	= 6.26 SF
12: 5'x 2'1 1/2" + 2.5'x 5'5"	= 2.01 SF
13: 3'2"x5'0"	= 15.83 SF
14: 6 1/2" x 2'3"	= 1.22 SF
15: 10" x 1'0"	= 0.83 SF
16: 1'9" x 2'2 1/2"	= 3.84 SF
TOTAL	= 68.28 SF

DIMENSIONS OF CLEAR OPENINGS DOES NOT INCLUDE WALL THICKNESS

DOB REVISION FILING 8/26/08
DESCRIPTION DATE
STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 012052 STATE OF NEW YORK

DEPARTMENT OF BUILDINGS BOROUGH TAMPERING APPLICATIONS INSPECTOR'S OFFICIAL COPY

ANITA WRIGHT NOV 10 2008

EXAMINED FOR ZONING AND PERMISSION ONLY. NOT FOR CONSTRUCTION

Mechanical Engineers
Matthew K Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

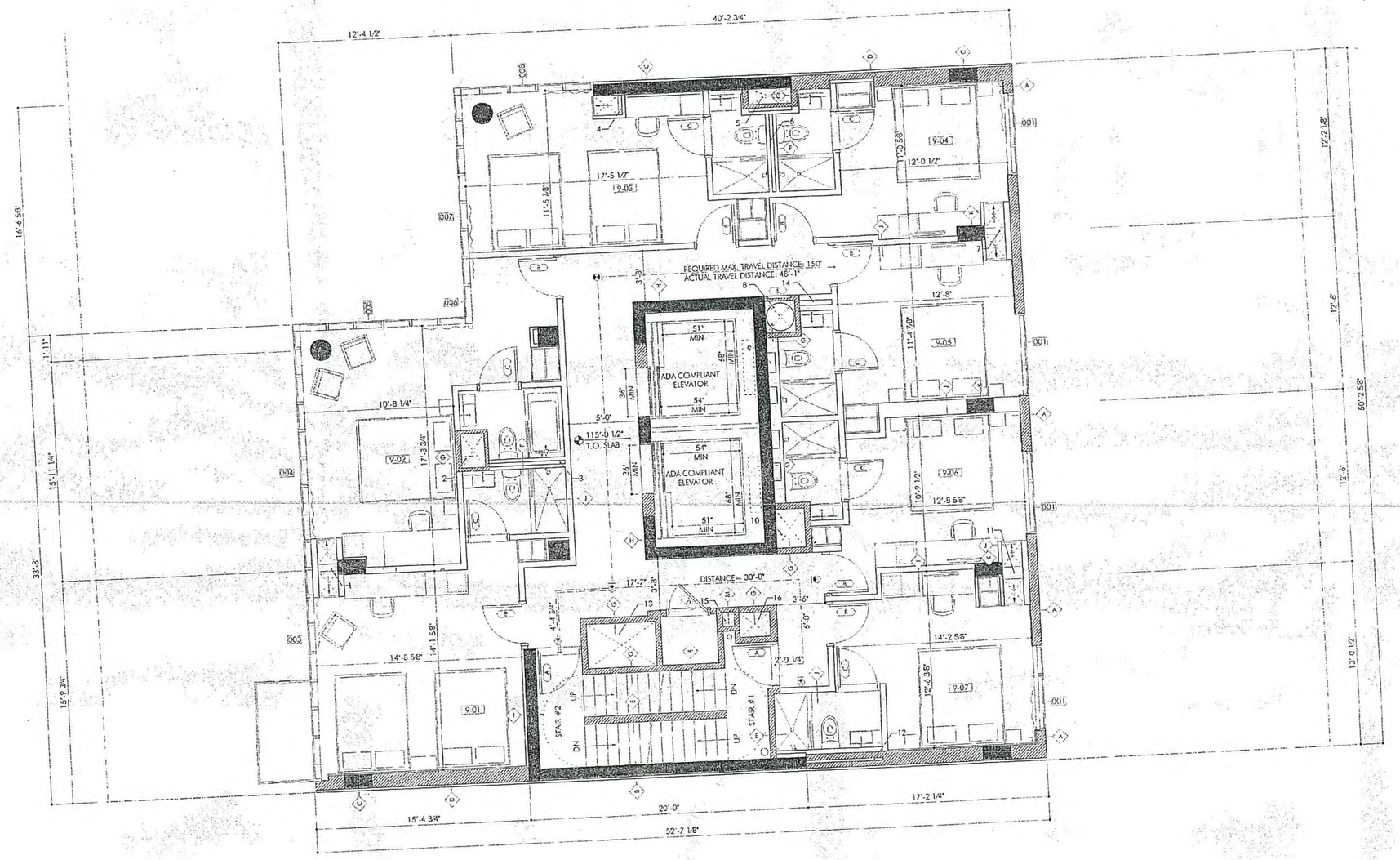
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.08

TITLE
8TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



NORTH

ARCHITECTURAL DEDUCTIONS:

1: 1'-5" x 4'-0 1/2"	= 5.73 SF
2: 1'-8" x 2'-6"	= 4.17 SF
3: 2'-3" x 5'-6"	= 1.38 SF
4: 1'-5" x 2'-0 1/2"	= 2.85 SF
5: 1'-7" x 3'-1"	= 3.65 SF
6: 3'-1 5/8" x 5'-6 3/4"	= 1.39 SF
7: 1'-5" x 4'-0"	= 5.67 SF
8: 7'-1 3/4" x 2'-3 1/2"	= 4.93 SF
9: 1'-5.5" x 12'-5"	
+ 1'-2.5" x 1'-3" x 6.5"	= 2.85 SF
10: 2'-0" x 2'-1 1/2"	= 4.67 SF
11: 1'-5" x 4'-5"	= 6.26 SF
12: 5'-4 7/8" 1/2" x 2'-5 1/2" x 5'-5"	= 9.61 SF
13: 2'-2" x 8'-0"	= 15.83 SF
14: 6 1/2" x 2'-3"	= 1.22 SF
15: 10" x 1'-10"	= 0.83 SF
16: 1'-9" x 2'-2 1/2"	= 3.86 SF
TOTAL	= 88.28 SF

DIMENSIONS OF CLEAR OPENINGS. DOES NOT INCLUDE WALL THICKNESS

PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS, ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL. CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR. 1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 9TH FLOOR PLAN - 2,439 SF (2,390 FAR)
Scale: 1/4"=1'-0"

DOB REVISION FILING 8/2608

DESCRIPTION DATE

STAMP

DEPARTMENT OF BUILDINGS BOROUGH MANHATTAN APPLICATION NO. INSPECTOR'S OFFICIAL COPY THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERVISOR OF MANHATTAN. THE PLANS MUST REMAIN READILY ON THE PREMISES UNTIL WORK IS COMPLETED. EXAMINED FOR ZONING & FIRE PREVENTION ONLY. NOV 10 2008

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Soyrnville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

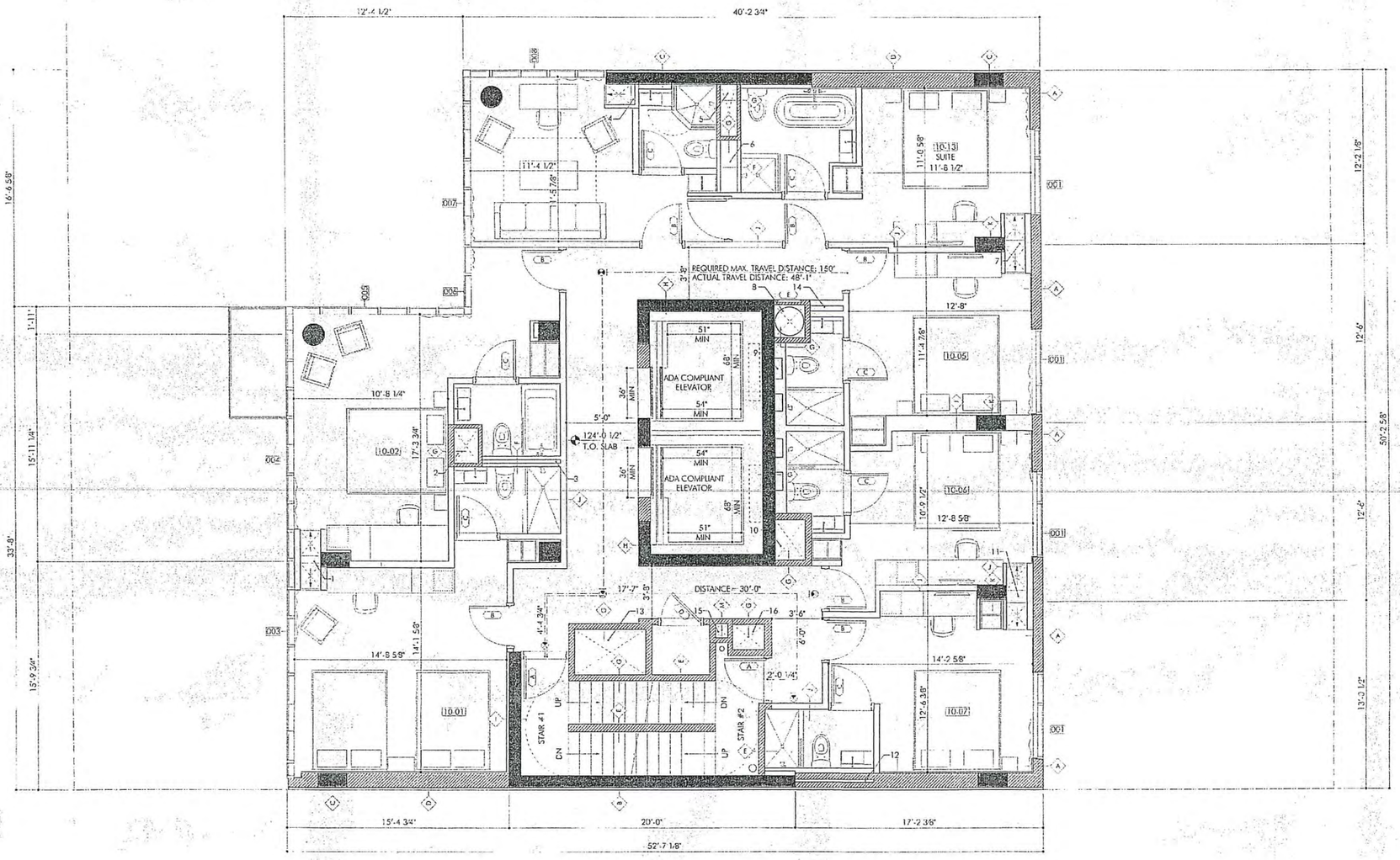
DRAWING NO.
A-1.09

TITLE
9TH FLOOR PLAN

JOB NO. 2708

SCALE AS NOTED

DATE OCTOBER 1, 2008



PARTITION TYPES:

- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS, ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 10TH FLOOR PLAN - 2,439 SF (2,387 FAR)
Scale: 1/4"=1'-0"

NORTH

DOB REVISION FILING 82608
DESCRIPTION DATE STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 012052 CITY OF THE STATE OF NEW YORK

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THE PLAN MUST REMAIN PERMANENTLY ON PREMISES UNTIL WORK IS
NOV 10 2008
EXAMINED FOR ROUTING AND TO PREVENTION ONLY AS PER D.R.C. 2.0

ANITA WRIGHT

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

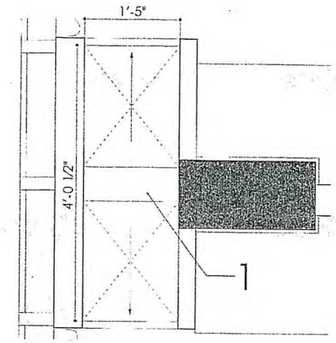
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

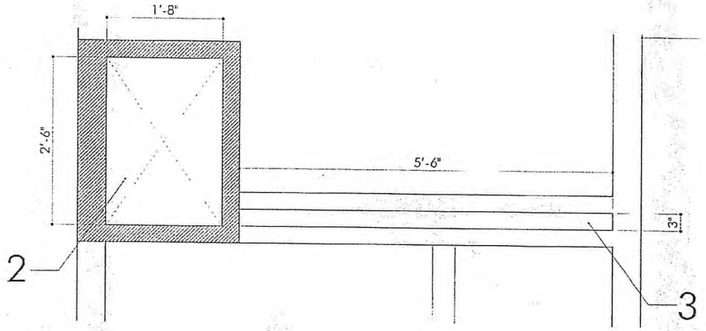
DRAWING NO.
A-1.10

TITLE
10TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008

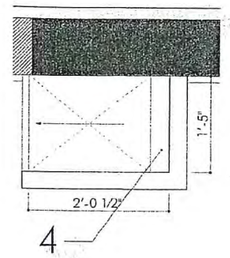


1 DEDUCTION 1 = 5.73 SF
Scale: 1"=1'-0"

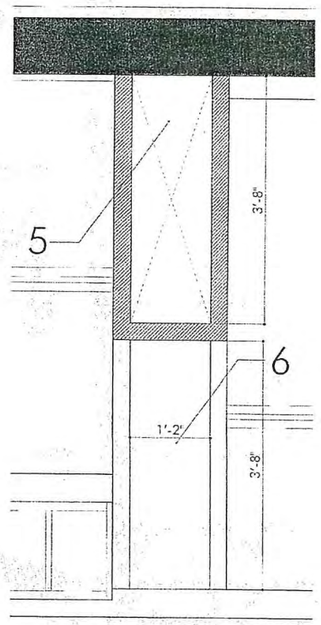


2 DEDUCTION 2 = 4.17 SF
Scale: 1"=1'-0"

3 DEDUCTION 3 = 1.38 SF
Scale: 1"=1'-0"



4 DEDUCTION 4 = 2.89 SF
Scale: 1"=1'-0"



5 DEDUCTION 5 = 4.28 SF
Scale: 1"=1'-0"

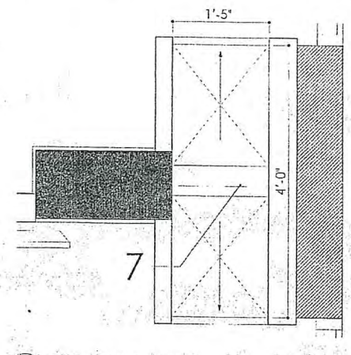
6 DEDUCTION 6 = 4.28 SF
Scale: 1"=1'-0"

NORTH

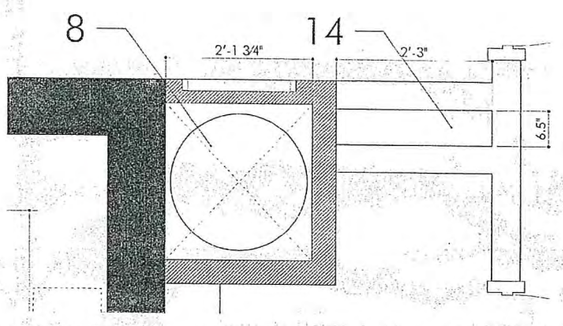
MECHANICAL DEDUCTIONS:

1: 1'-5" x 4'-0 1/2"	= 5.73 SF
2: 1'-8 x 2'-6"	= 4.17 SF
3: 3" x 5'-6"	= 1.38 SF
4: 1'-5" x 2'-0 1/2"	= 2.89 SF
5: 1'-2" x 3'-8"	= 4.28 SF
6: 1'-2" x 3'-8"	= 4.28 SF
7: 1'-5" x 4'-0	= 5.67 SF
8: 2'-1 3/4" x 2'-3 1/2"	= 4.92 SF
9: 1'-5 1/2" x 1'-2 1/2" + 1'-5 1/2" x 1'-2" x 6.5"	= 2.85 SF
10: 2'-0" x 2'-10"	= 5.67 SF
11: 1'-5" x 4'-5"	= 6.26 SF
12: 5'-6" x 2'-1 1/2" + 2.5" x 5'-5"	= 2.01 SF
13: 5'-7" x 3'-0"	= 15.83 SF
14: 6 1/2" x 2'-3"	= 1.22 SF
15: 10" x 1'-0"	= 0.83 SF
16: 1'-9" x 2'-2 1/2"	= 3.86 SF
TOTAL	= 69.78 SF

DIMENSIONS OF CLEAR OPENINGS
DOES NOT INCLUDE WALL THICKNESS

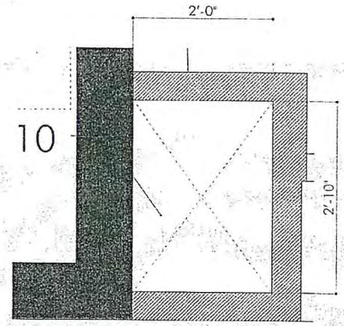


7 DEDUCTION 7 = 5.67 SF
Scale: 1"=1'-0"

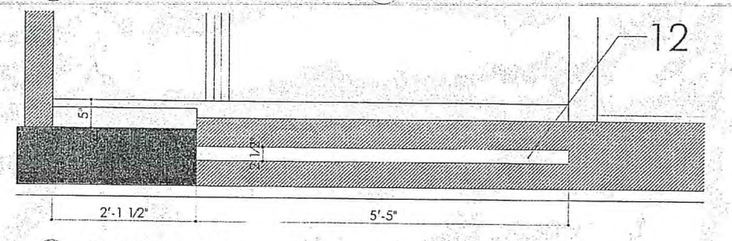


8 DEDUCTION 8 = 4.92 SF
Scale: 1"=1'-0"

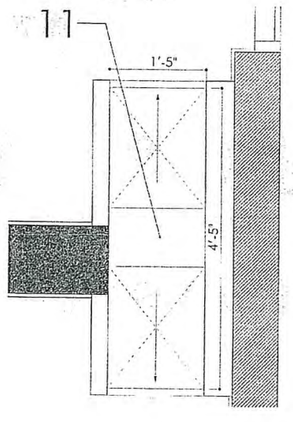
14 DEDUCTION 14 = 1.22 SF
Scale: 1"=1'-0"



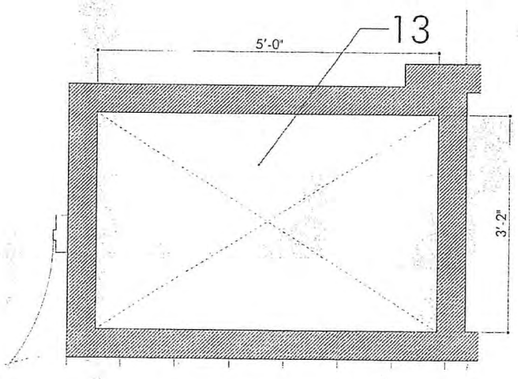
10 DEDUCTION 10 = 5.67 SF
Scale: 1"=1'-0"



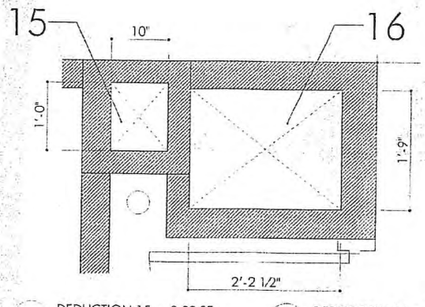
12 DEDUCTION 12 = 2.01 SF
Scale: 1"=1'-0"



11 DEDUCTION 11 = 6.26 SF
Scale: 1"=1'-0"

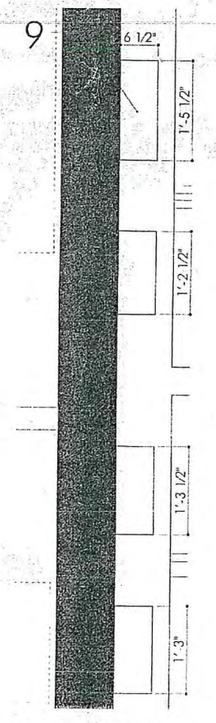


13 DEDUCTION 13 = 15.83 SF
Scale: 1"=1'-0"



15 DEDUCTION 15 = 0.83 SF
Scale: 1"=1'-0"

16 DEDUCTION 16 = 3.86 SF
Scale: 1"=1'-0"



9 DEDUCTION 9 = 2.85 SF
Scale: 1"=1'-0"

DOB REVISION FILING 82608

DESCRIPTION DATE STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION/
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THE PLANS MUST REMAIN AVAILABLE ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER NYC BC 28-105.4.1

EDWARD I. MILLS ARCHITECT
No. 012093
STATE OF NEW YORK

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7570

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.

A-1.10 - MD

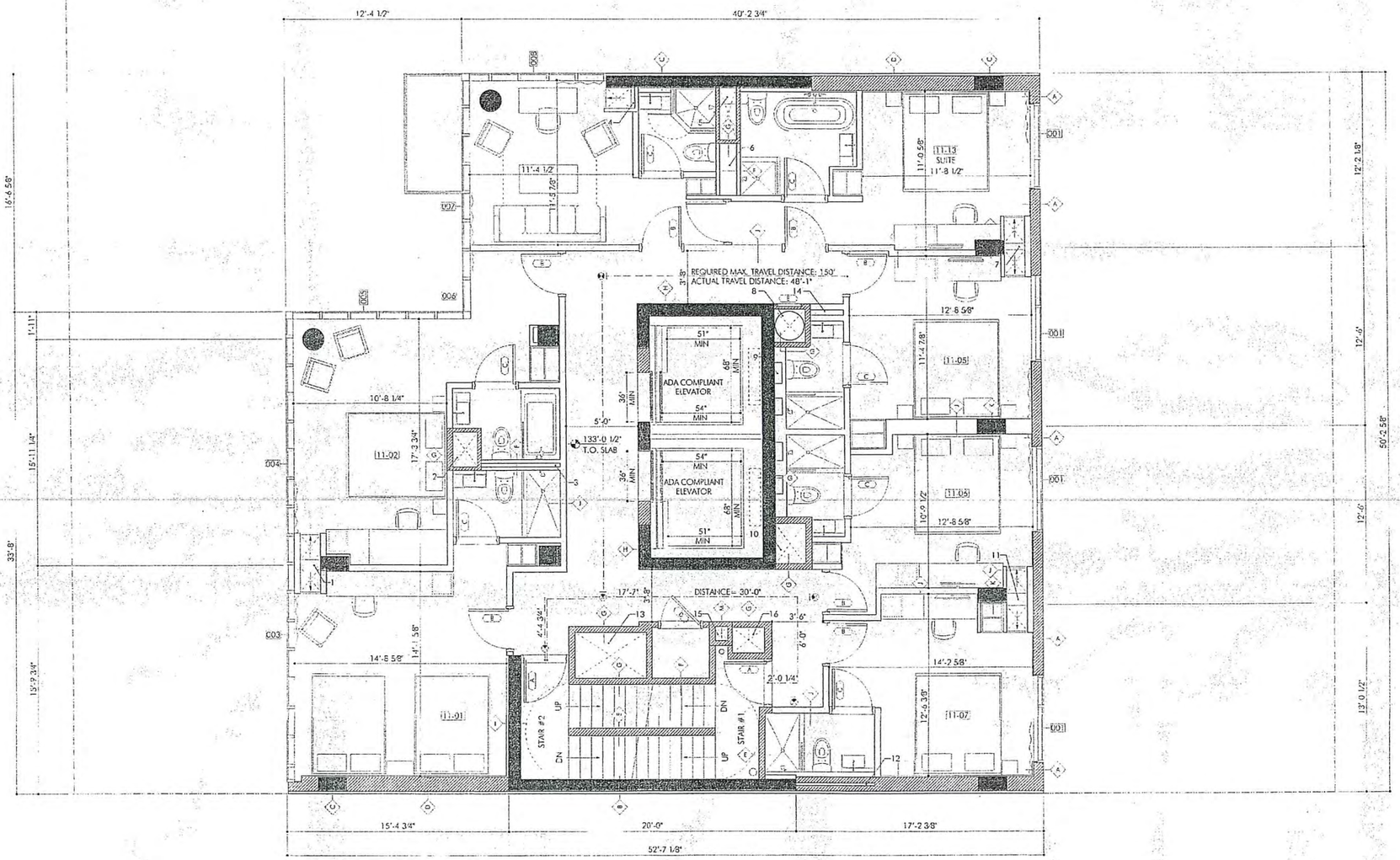
TITLE

10TH-15TH FLOOR PLAN, MECHANICAL DEDUCTION

JOB NO. 2708

SCALE AS NOTED

DATE AUGUST 26, 2008



NORTH

PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (56') RATED FOR 20 PERSON EGRESS,
ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 150'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 11TH FLOOR PLAN - 2,439 SF (2,387 FAR)
Scale: 1/4"=1'-0"

DOB REVISION FILING 82608
DESCRIPTION DATE
STAMP

Mechanical Engineers
Matthew K. Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

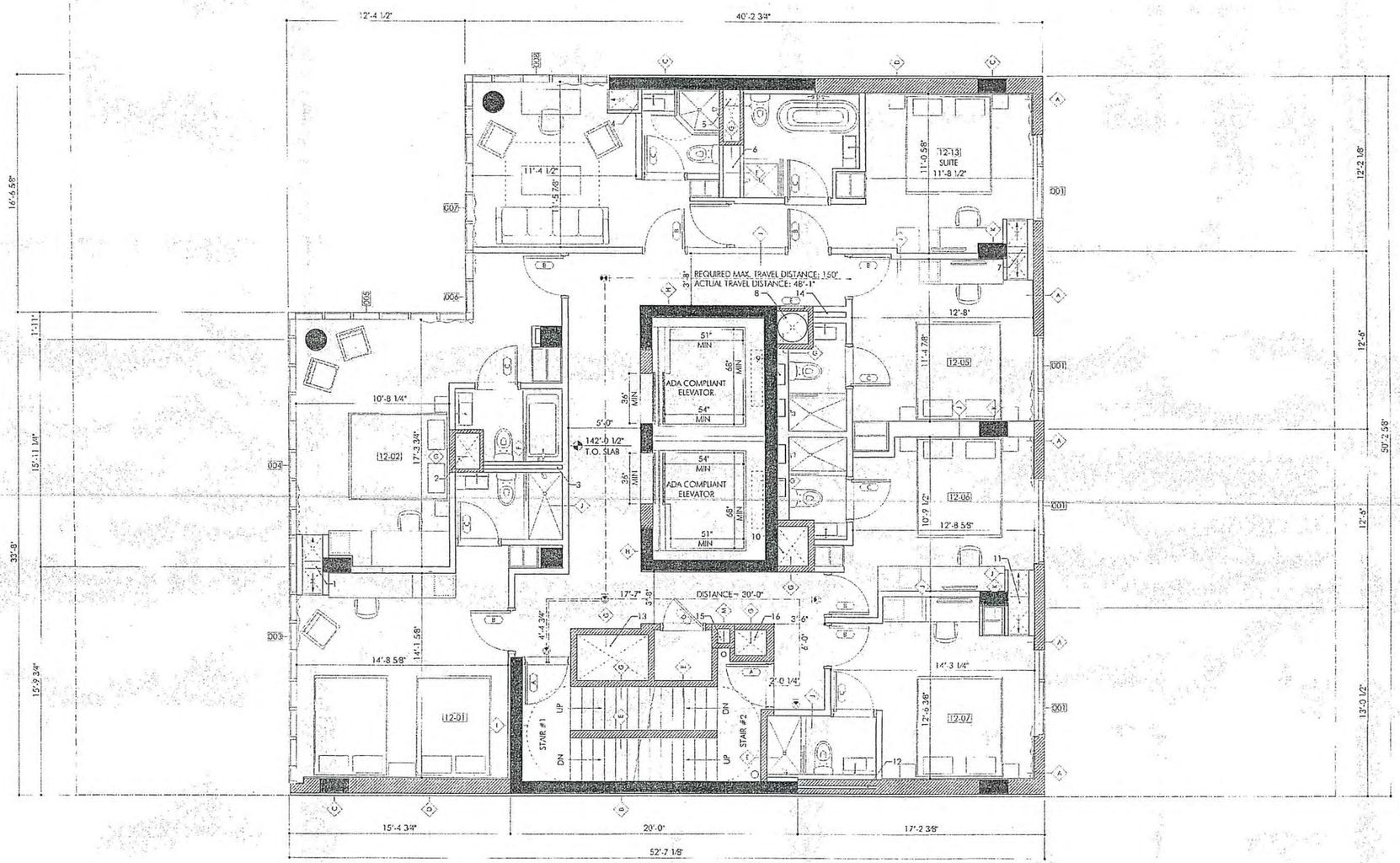
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.11

TITLE
11TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



PARTITION TYPES:

- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS, ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES

1 12TH FLOOR PLAN - 2,439 SF (2,387 FAR)
Scale: 1/4"=1'-0"

DOB REVISION FILING B2608

DESCRIPTION DATE STAMP

REGISTERED ARCHITECT EDWARD I. MILLS 012062 STATE OF NEW YORK

DEPARTMENT OF BUILDINGS BOROUGH MANHATTAN APPLICATION NO. INSPECTOR'S OFFICE COPY
EXAMINED FOR ZONING AND OTHER PREVENTIVE LAWS ASPECTS
ANITA WRIGHT NOV 10 2008

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620 7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Soyreville, NJ 08872
Tel 732 497-5757

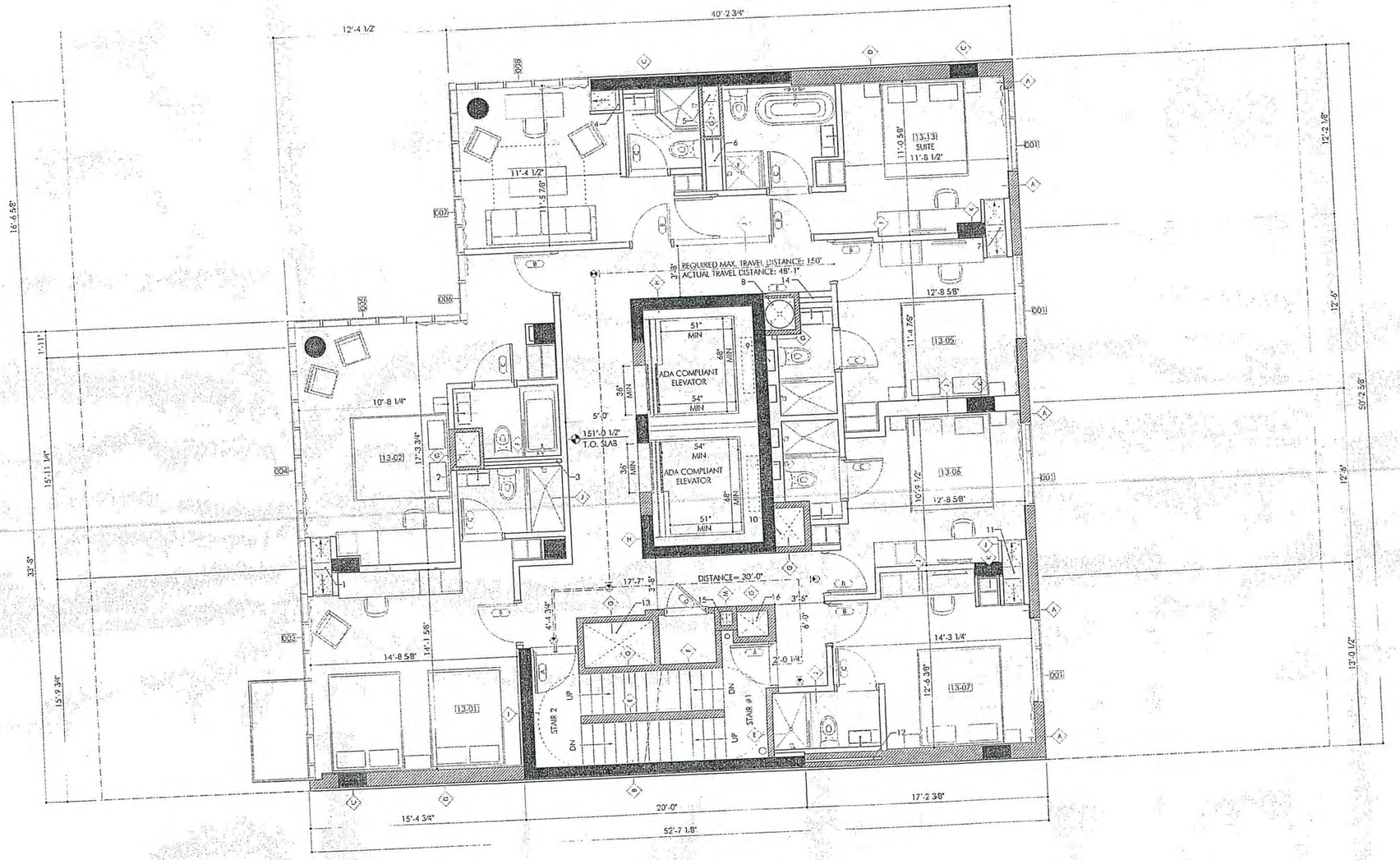
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.12

TITLE
12TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS, ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7", THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 13TH FLOOR PLAN - 2,439 SF (2,387 FAR)
Scale: 1/4"=1'-0"

DOB REVISION FILING 92608
DESCRIPTION DATE
STAMP

EDWARD I. MILLS
REGISTERED ARCHITECT
No. 011937
STATE OF NEW YORK

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS FILED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN ON THE PREMISES UNTIL WORK IS COMPLETED
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER BC/MD 2008-11
ANITA WRIGHT

Mechanical Engineers
Matthew K.Sendrix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3231

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

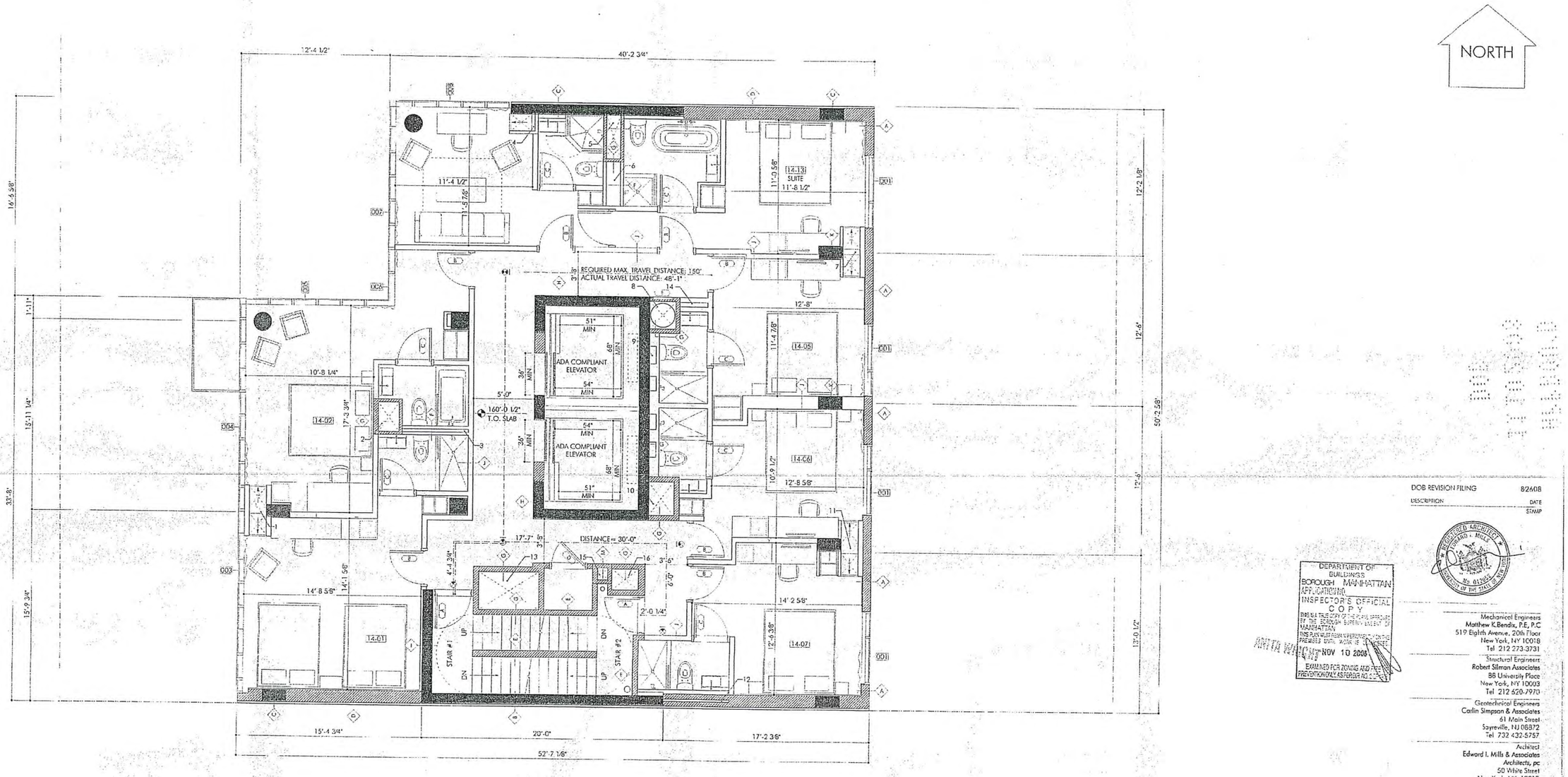
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.13

TITLE
13TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



PARTITION TYPES:

- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS,
ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30' COMPLIES.

1 14TH FLOOR PLAN - 2,439 SF (2,387 FAR)
Scale: 1/4"=1'-0"

DOB REVISION FILING 8/26/08

DESCRIPTION DATE
STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 017857 STATE OF NEW YORK

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED.
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY, AS PER DIR NO.

ANITA WHITING

Mechanical Engineers
Matthew K. Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

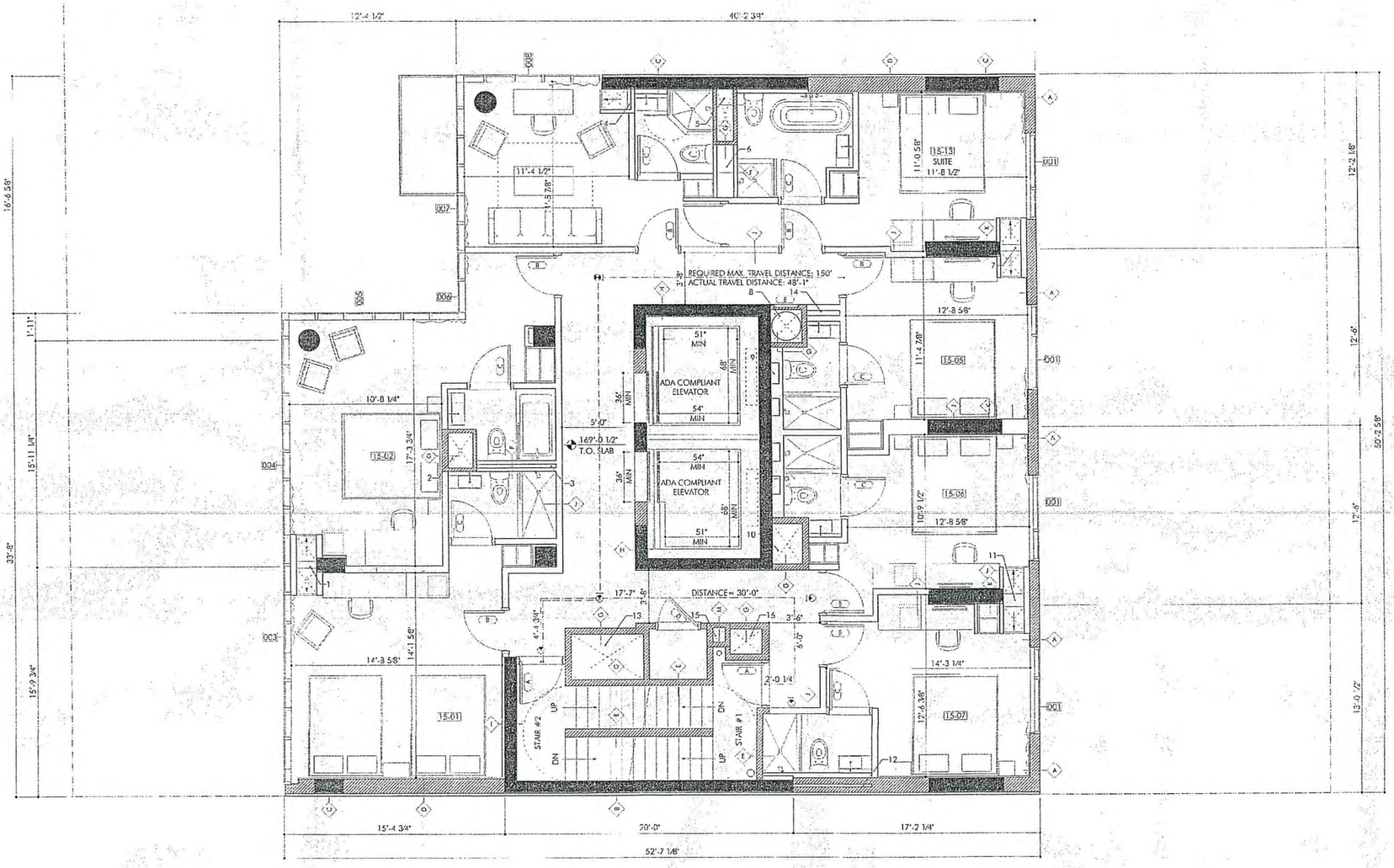
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.14

TITLE
14TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



PARTITION TYPES:

- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS, ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 15TH FLOOR PLAN - 2,439 SF (2,387 FAR)
Scale: 1/4"=1'-0"

NORTH

DOB REVISION FILING 82608

DESCRIPTION DATE STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST BE MAINTAINED IN THE PREMISES UNTIL WORK IS COMPLETED.
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DEL NO. 2

REGISTERED ARCHITECT EDWARD I. MILLS No. 012052 STATE OF NEW YORK

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432 5757

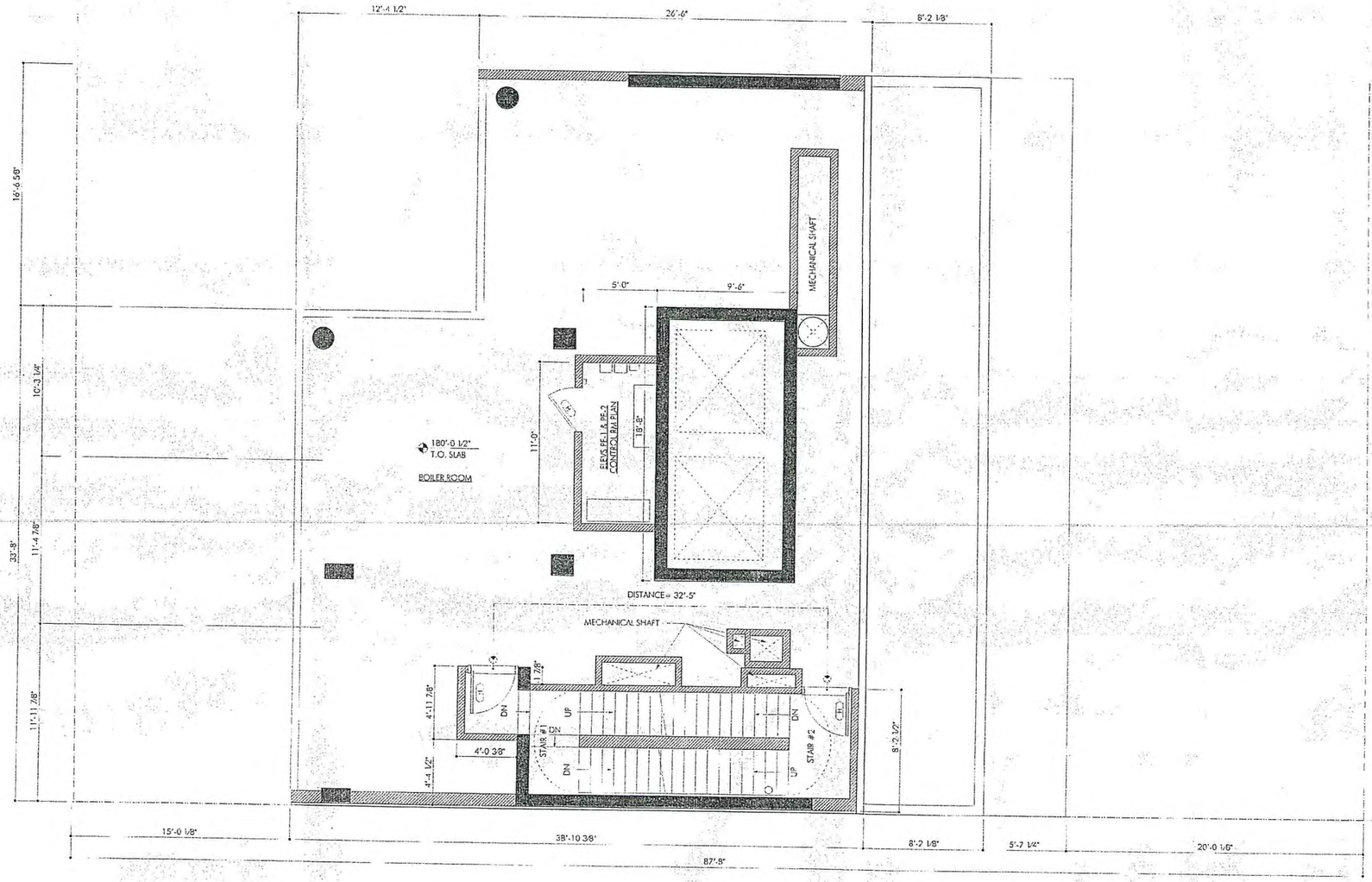
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.15

TITLE
15TH FLOOR PLAN

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 1, 2008



NORTH

MECHANICAL REDUCTION = 1372 SF

PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36') RATED FOR 20 PERSON EGRESS,
ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 MECHANICAL 1 PLAN - 1748 SF (376 FAR)
Scale: 1/4"=1'-0"

DOB REVISION FILING 92608

DESCRIPTION	DATE

STAMP

REGISTERED ARCHITECT
GERARD I. MILLS
No. 012052
STATE OF NEW YORK

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST BE KEPT PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
DEPUTY BOROUGH SUPERINTENDENT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DOB NOTICE

Mechanical Engineers
Matthew K Bendix, P.E. P.C.
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

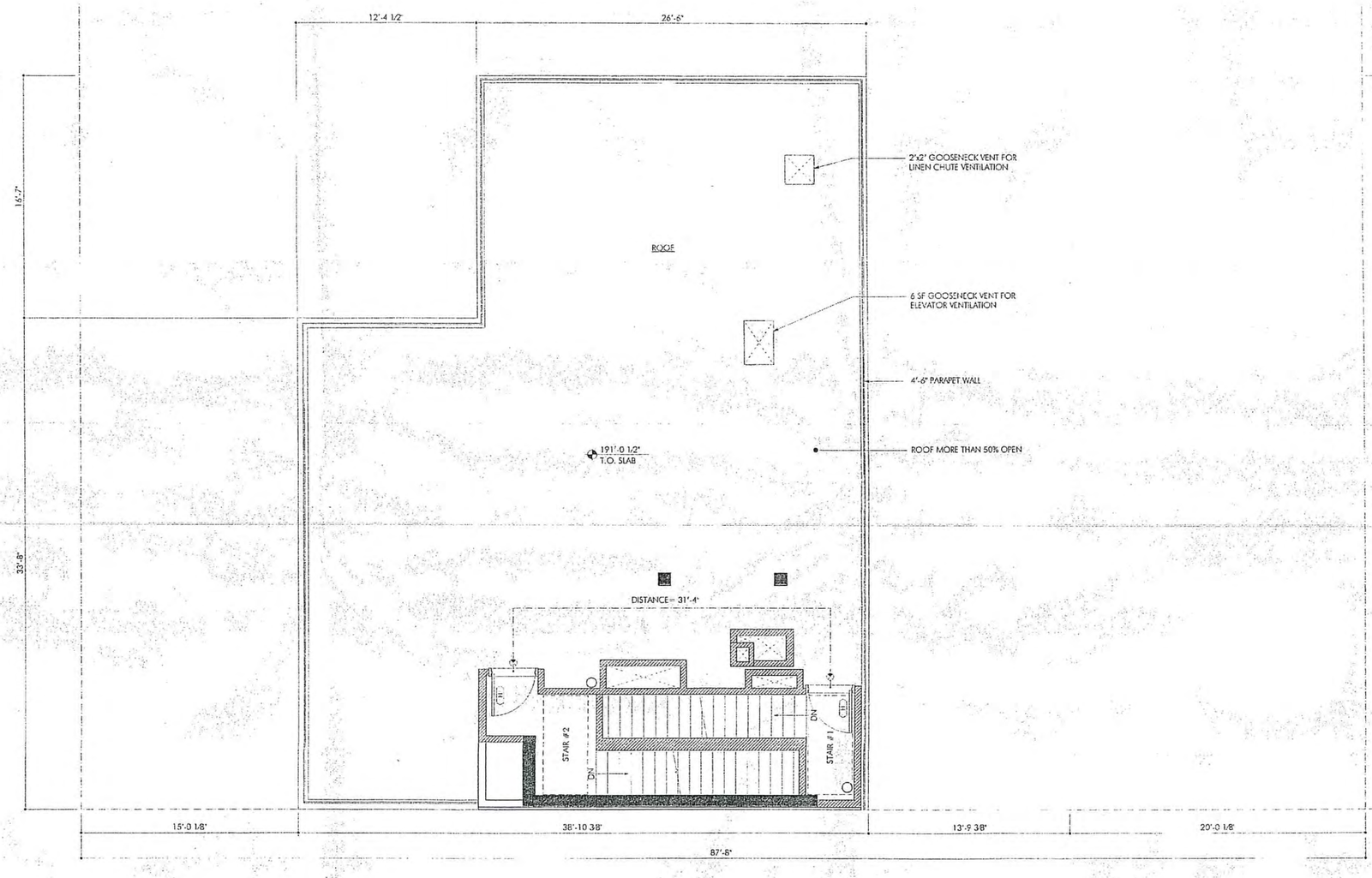
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.20

TITLE
MECHANICAL 1
FLOOR PLAN

JOB NO.	SCALE
2708	AS NOTED

DATE
OCTOBER 1, 2008



NORTH

MECHANICAL DEDUCTIONS: 1748 SF

50'-3"

DOB REVISION FILING	82608
DESCRIPTION	DATE
	STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 012053 STATE OF NEW YORK

DEPARTMENT OF BUILDINGS BOROUGH MANHATTAN APPLICATION NO. INSPECTOR'S OFFICIAL COPY THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN. DISPLAY MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED. ANITA WRIGHT NOV 10 2008 EXAMINED FOR ZONING AND FIRE PREVENTION LAWS FOR DOB ONLY

Mechanical Engineers
Matthew K.Bendix, P.E., P.C.
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 Wire Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.

A-1.21

TITLE

ROOF PLAN

JOB NO.	SCALE
2708	AS NOTED

DATE

AUGUST 26, 2008

PARTITION TYPES:
- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS,
ACTUAL – 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

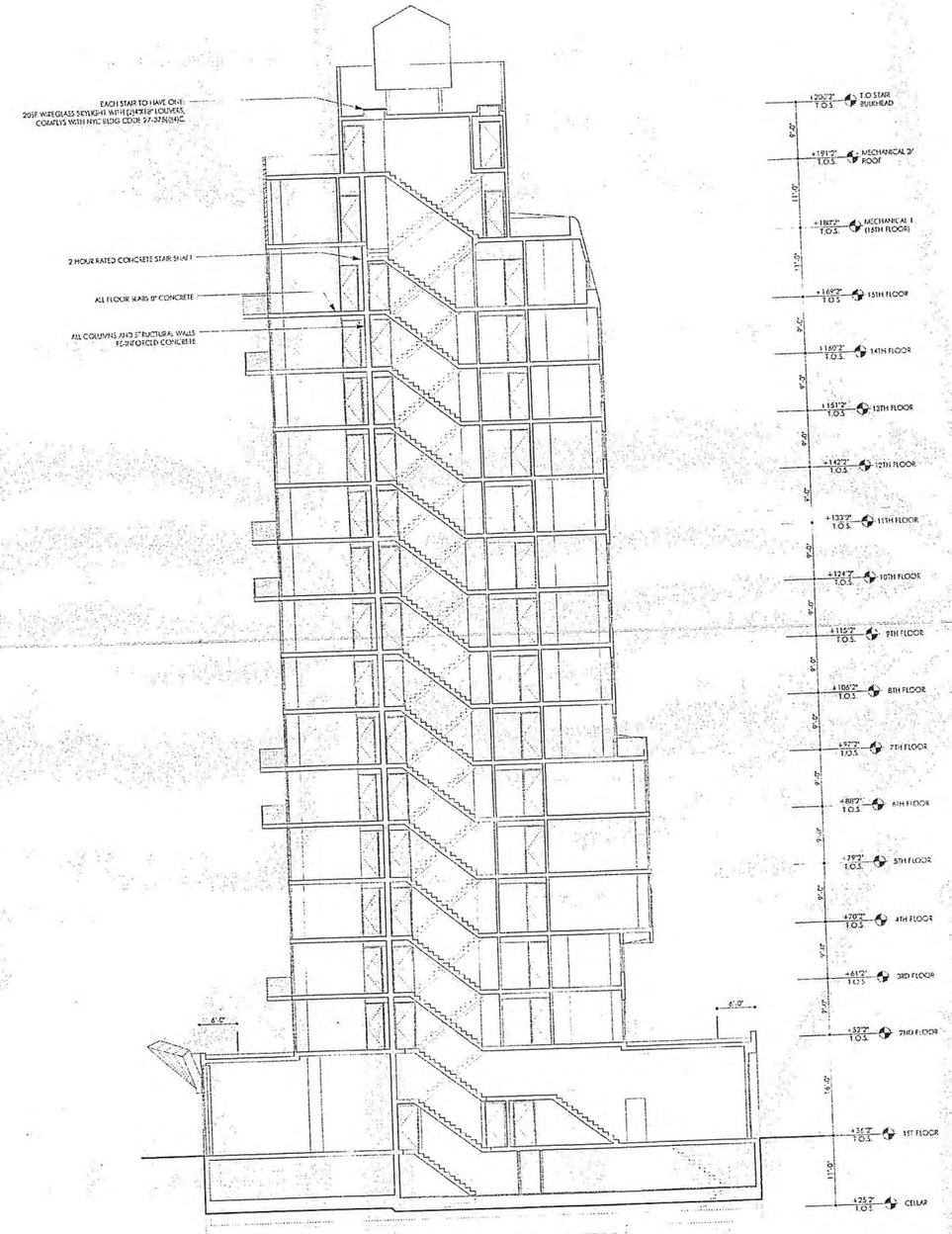
FIRE ALARM: TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION

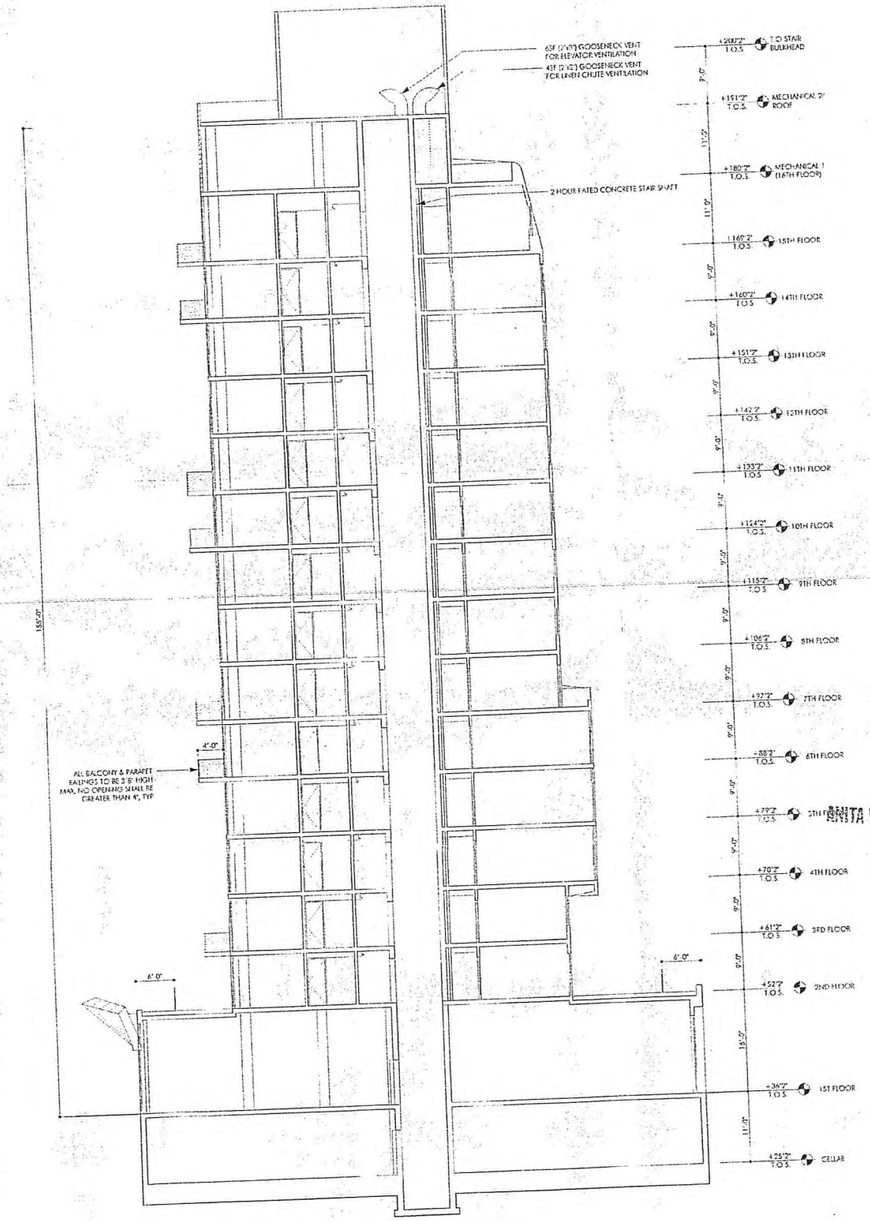
CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 151'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 MECHANICAL 2 / ROOF PLAN - 1748 SF (0 FAR)
Scale: 1/4"=1'-0"



1 SECTION A-A
Scale: 1/16" = 1'-0"



2 SECTION B-B
Scale: 1/16" = 1'-0"

DOB REVISION FILING B2608

DESCRIPTION	DATE STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 012652 STATE OF NEW YORK

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIRECTOR'S OFFICE

Mechanical Engineers
Matthew K.Bendix, P.E., PC
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

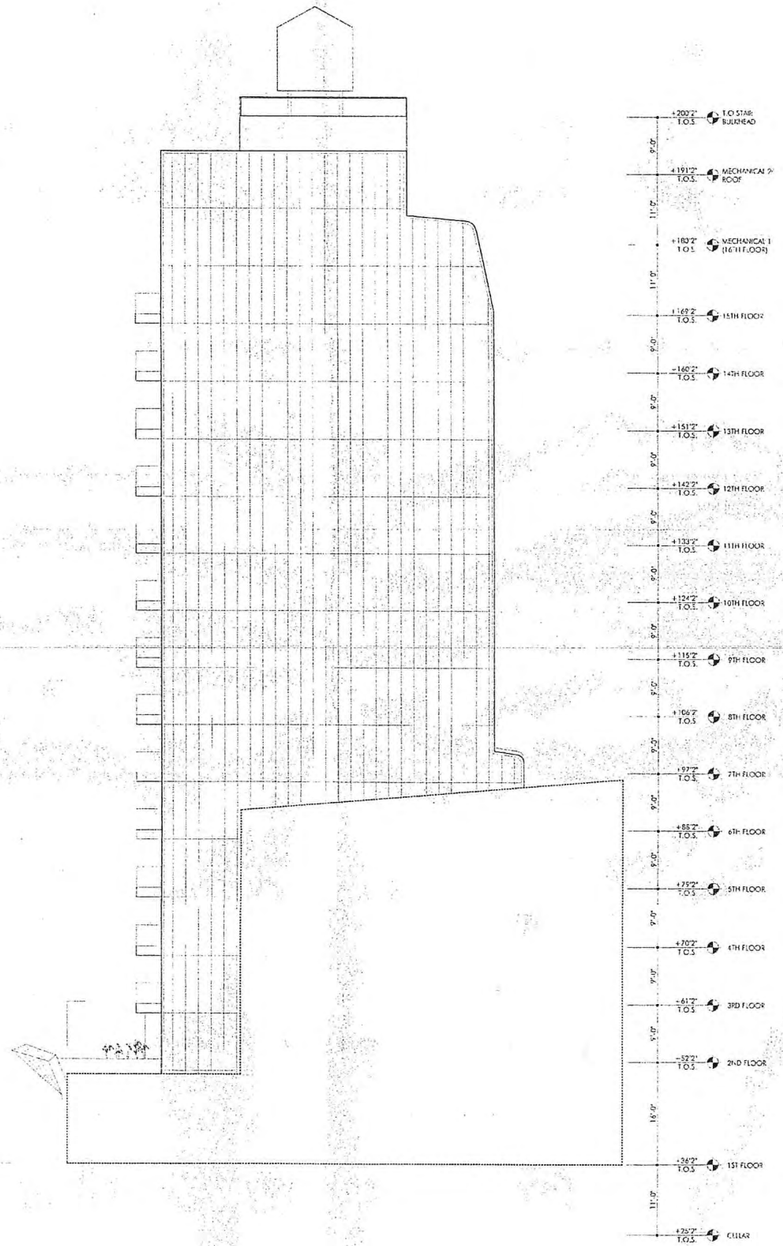
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

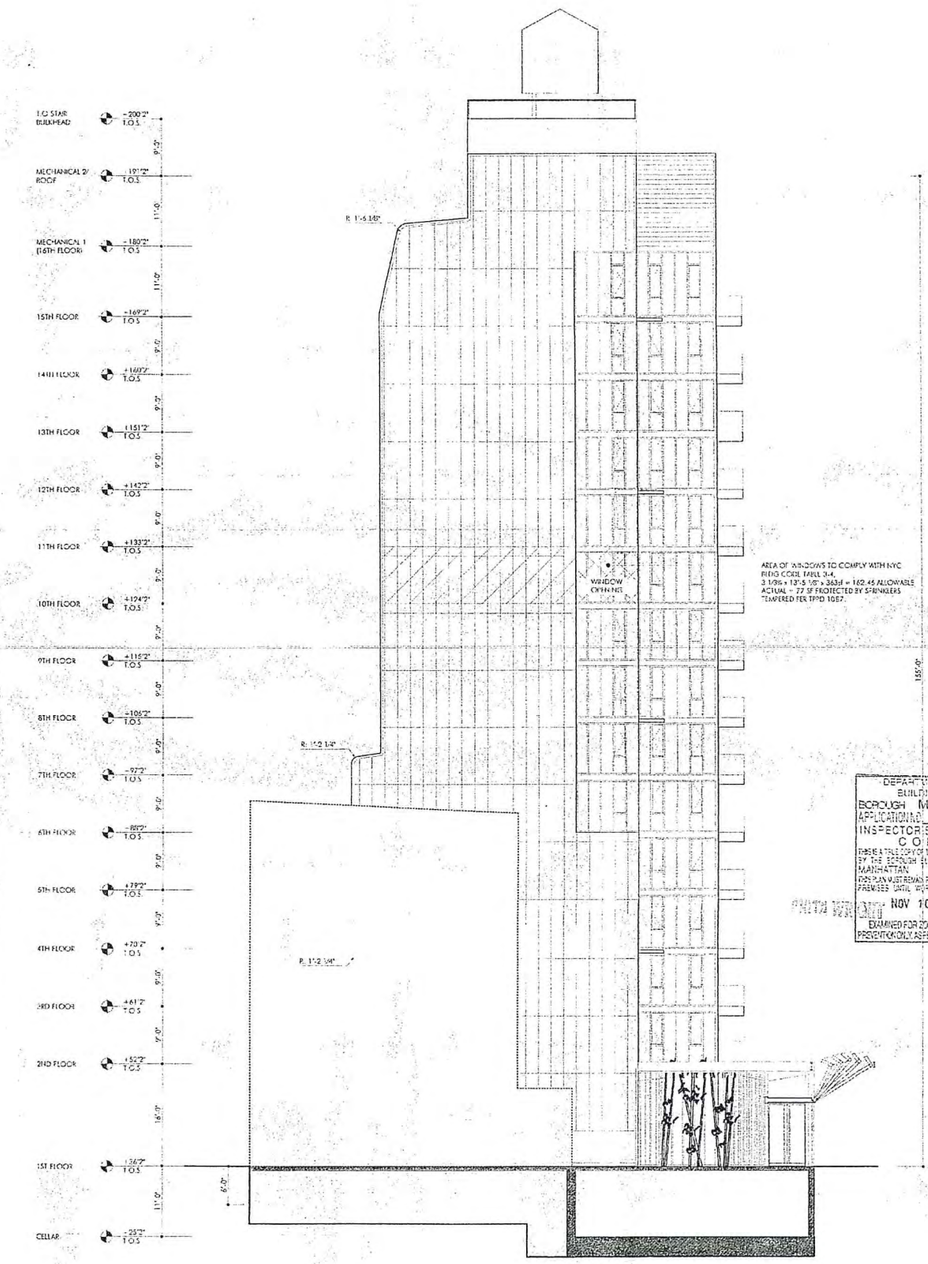
DRAWING NO.
A-2.02

TITLE
A-A & B-B
BUILDING SECTIONS

JOB NO. 2708
SCALE AS NOTED
DATE AUGUST 26, 2008



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



2 NORTH ELEVATION
Scale: 1/16" = 1'-0"

AREA OF WINDOWS TO COMPLY WITH NYC BLDG CODE TABLE 3-4.
3 1/8" x 13'-5 1/8" x 363sf = 162.45 ALLOWABLE
ACTUAL = 77 SF PROTECTED BY SPRINKLERS
TEMPERED PER TPPD 1087.

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
NOV 10 2006
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIR NO. 2-2-06

DOB REVISION FILING 82608

DESCRIPTION	DATE
	STAMP

Mechanical Engineers
Matthew K.Bendix, P.E., PC
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

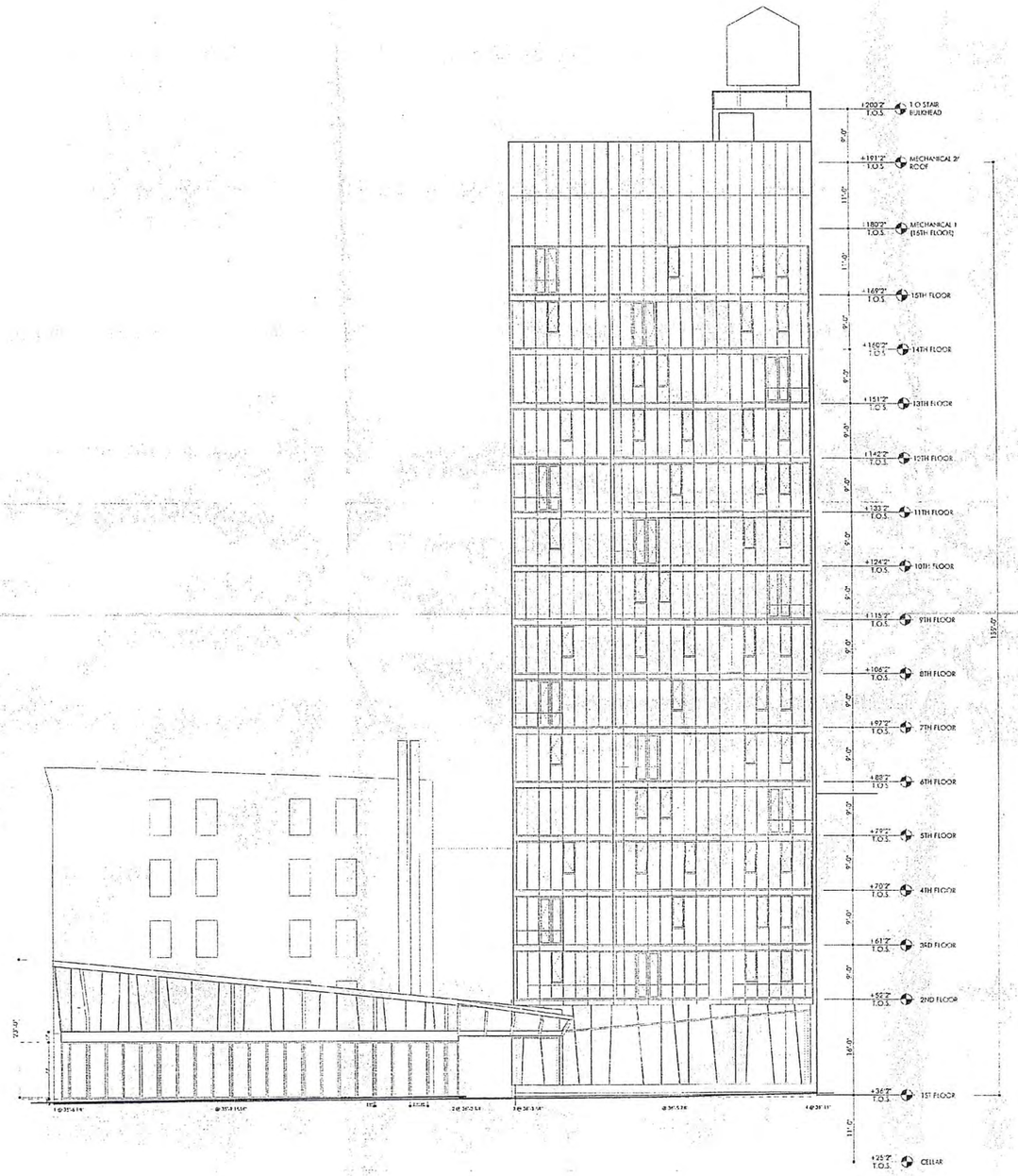
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

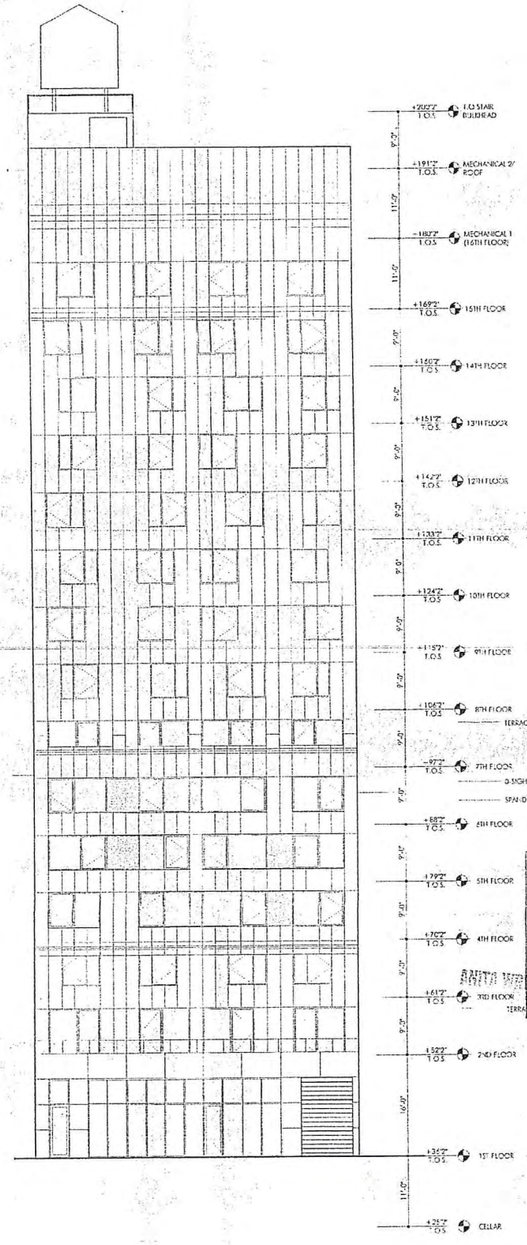
DRAWING NO.
A-2.01

TITLE
SOUTH & NORTH ELEVATIONS

JOB NO. 2708
SCALE AS NOTED
DATE AUGUST 26, 2008



1 WEST ELEVATION
Scale: 1/16" = 1'-0"



2 EAST ELEVATION
Scale: 1/16" = 1'-0"

DOB REVISION FILING 82608

DESCRIPTION DATE STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 012652 STATE OF NEW YORK

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLAN APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER CAPTIONS

Mechanical Engineers
Matthew K.Bendix, P.E., PC
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Seymville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-2.00

TITLE
EAST & WEST ELEVATIONS

JOB NO. 2708
SCALE AS NOTED
DATE AUGUST 26, 2008

PARTITION TYPES:

- STRUCTURAL (3 HR RATED)
- 2 HR RATED
- 1 HR RATED

ALL FLOORS FULLY SPRINKLERED

ALL HALL DOORS ARE 3'0" & 0.75 HR RATED FPSC, UNLESS OTHERWISE NOTED.

STAIR DOORS ARE 3'0" & 1.5 HR RATED FPSC WITH CAPACITY 60 EA. PER TABLE 6-1.

ALL HOTEL ROOM DOORS (36") RATED FOR 20 PERSON EGRESS, ACTUAL = 2 PERSONS, TYP

HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE TO EACH BEDROOM.

FIRE ALARM TO BE FILED UNDER SEPERATE APPLICATION.

SPRINKLER & STANDPIPE TO BE FILED UNDER SEPERATE APPLICATION.

CORRIDOR IS SERVED BY ELEVATOR AND THERE IS NO CHANGE IN LEVEL.
CORRIDOR DIMENSIONS ARE ADEQUATE TO PROVIDE ACCESSIBLE ROUTE.

PER 27-363, THE MIN. DISTANCE BETWEEN 2 EGRESS DOORS SHALL BE THE GREATER OF 30 FEET OR 1/3 MAX. TRAVEL DISTANCE OF THE FLOOR.
1/3 MAX. TRAVEL DISTANCE = 15'-7". THEREFORE, MIN. DISTANCE BETWEEN DOORS = 30'. COMPLIES.

1 STAIR BULKHEAD - 401.93SF (0 FAR)
Scale: 1/4"=1'-0"

DOB REVISION FILING 8/26/08

DESCRIPTION	DATE
	STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PERDIR NO. 2 OF 1975

REGISTERED ARCHITECT EDWARD I. MILLS No. 012052 PROVINCE OF THE STATE OF NEW YORK

Mechanical Engineers
Matthew K. Bendix, P.E., P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

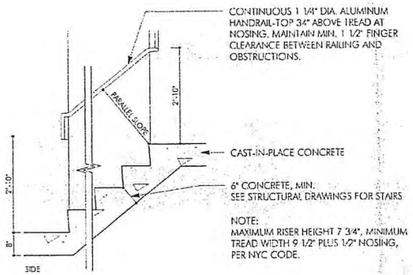
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-1.22

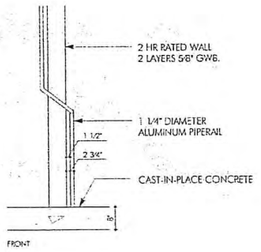
TITLE
STAIR BULKHEAD

JOB NO.	SCALE
2708	AS NOTED

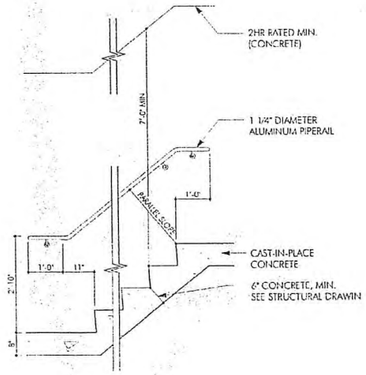
DATE
AUGUST 26, 2008



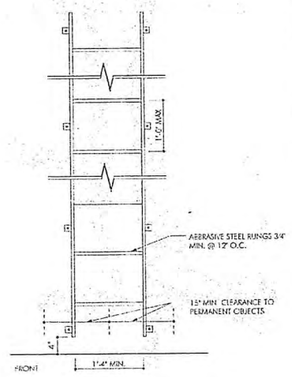
1 TYPICAL HANDRAIL @ INSIDE WALL
Scale: 1/2"=1'-0"



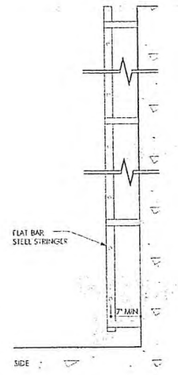
2 TYPICAL HANDRAIL @ WALL
Scale: 1/2"=1'-0"



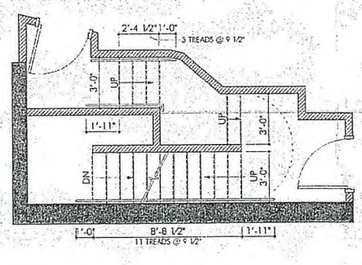
3 TYPICAL HANDRAIL @ WALL
Scale: 1/2"=1'-0"



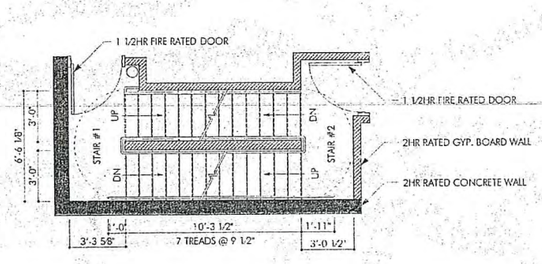
4 VERTICAL LADDER @ MECH. 2 FLOOR
Scale: 3/4"=1'-0"



5 VERTICAL LADDER @ MECH. 2 FLOOR
Scale: 3/4"=1'-0"

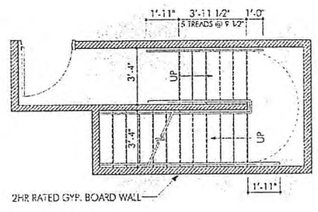


6 STAIR @ CELLAR FLOOR
Scale: 1/4"=1'-0"

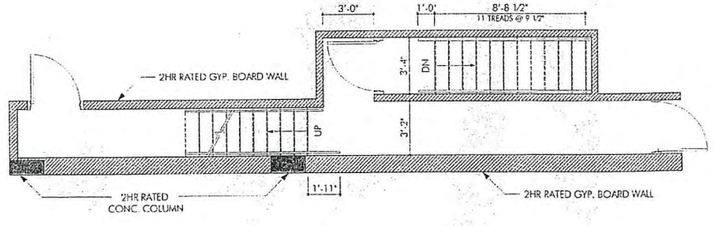


7 STAIR #1 AND #2, TYPICAL PLAN
Scale: 1/4"=1'-0"

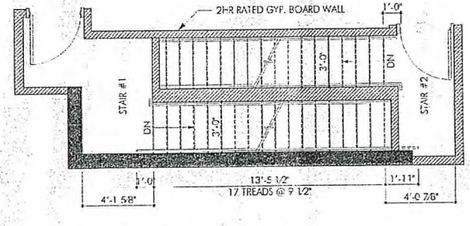
NOTE:
1. ALL DOORS TO STAIRS 1 1/2 HOUR FIRE RATED FPSC
2. ALL GYPSUM BOARD WALLS 2 HOUR FIRE RATED



8 STAIR @ CELLAR FLOOR
Scale: 1/4"=1'-0"



9 STAIR @ 1ST FLOOR
Scale: 1/4"=1'-0"



10 STAIR @ MECHANICAL FLOOR
Scale: 1/4"=1'-0"

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS STAMPED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS FINALED
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DOB 103-07

DOB REVISION FILING — 8/2608
DESCRIPTION — DATE STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 017093 STATE OF NEW YORK

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

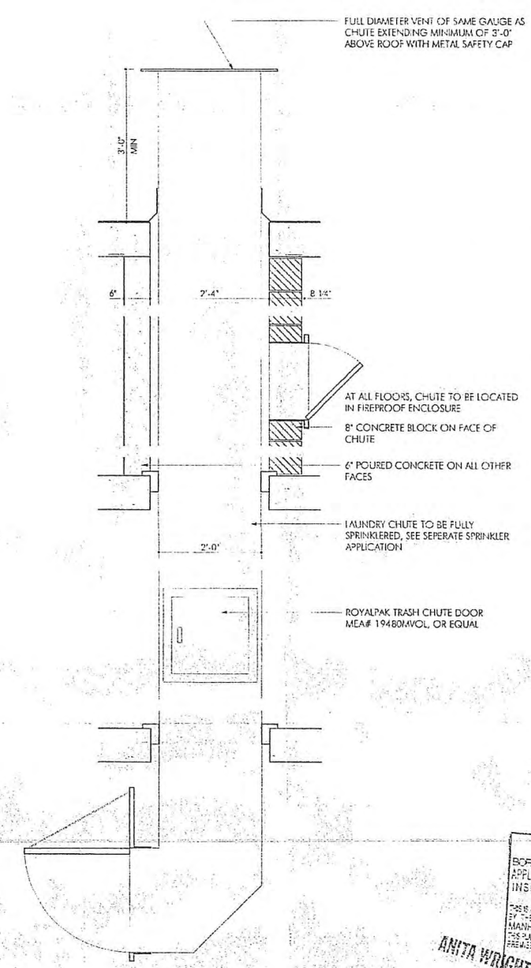
Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

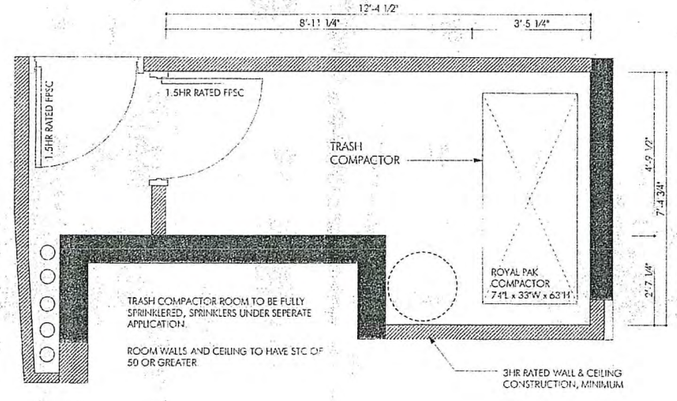
DRAWING NO.
A-7.00

TITLE
STAIR DETAILS

JOB NO. 2708
SCALE AS NOTED
DATE AUGUST 26, 2008



1 TRASH CHUTE
Scale: 1/2"= 1'-0"



2 TRASH COMPACTOR ROOM PLAN
Scale: 1/2"= 1'-0"

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY. APPROVAL NO. 1-0-0-0

DOB REVISION FILING 82608
DESCRIPTION DATE
STAMP

REGISTERED ARCHITECT EDWARD I. MILLS No. 012052 STATE OF NEW YORK

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10018
Tel 212 273 3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.
A-7.01

TITLE
TRASH CHUTE

JOB NO. 2708
SCALE AS NOTED
DATE OCTOBER 9, 2008

drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood **control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
~~ 513 ~~~	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the National Geodetic Vertical Datum of 1929

(A)———(A)	Cross section line
(23)- - - - -(23)	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
4276000M N	1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT	5000-foot grid ticks: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
• M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1975

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS
September 5, 2007 - to change Special Flood Hazard Areas, to reflect updated topographic information, and to update map format

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO. ______
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT, MANHATTAN.
THIS PLAN MUST REMAIN PERMANENTLY ON PREMISES UNTIL WORK IS COMPLETED
NOV 10 2008
ANITA WRIGHT
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIR. NO. 3

NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 0201F

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
NEW YORK,
NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 201 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

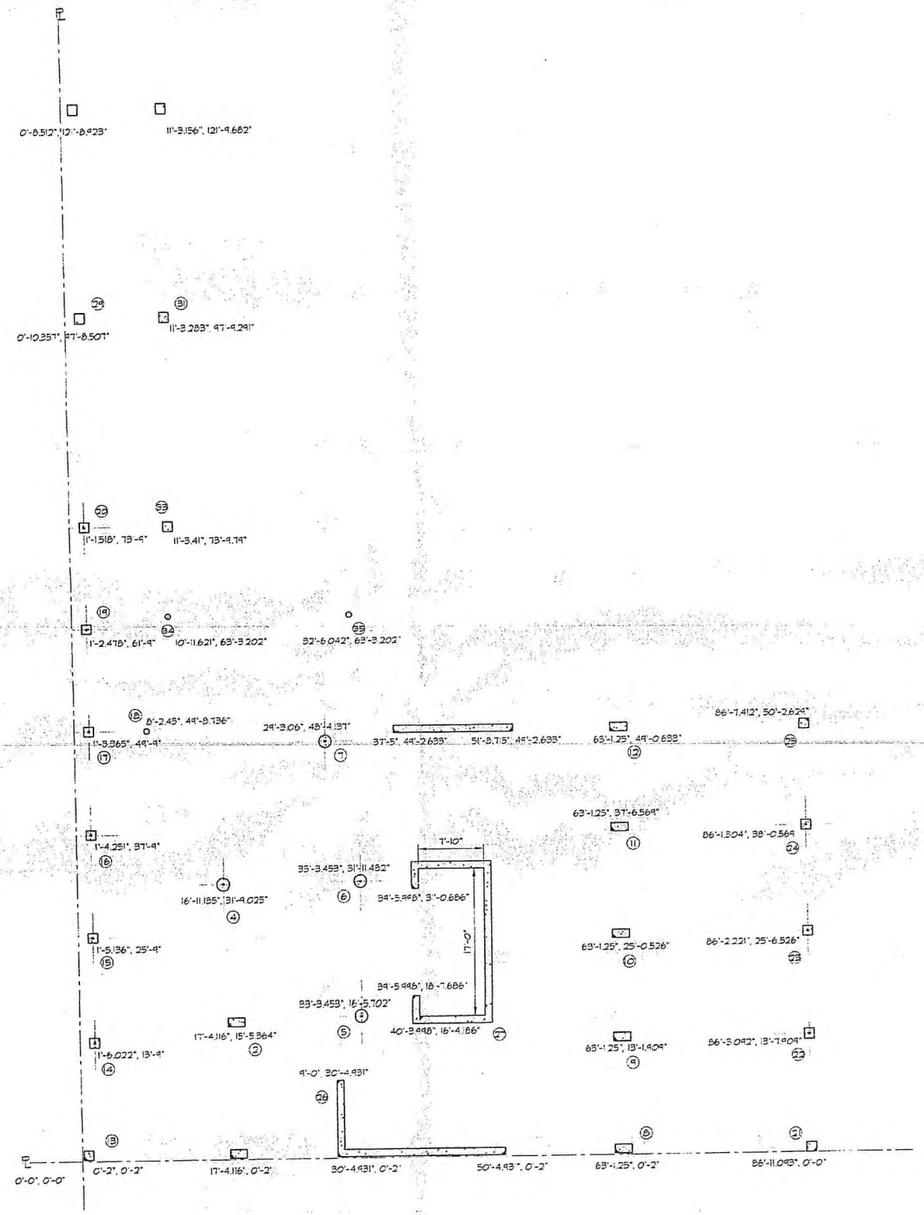
COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0201	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
3604970201F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency



1 COLUMN COORDINATE PLAN
SCALE: 1/8"=1'-0"

LEGEND:
1. XX'-X", XX'-X" INDICATES X-COORDINATE, Y-COORDINATE

Y
X

OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008
DESCRIPTION	DATE
	STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A FREE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY, AS PER DIV. 1 OF CONSTRUCTION

Mechanical Engineers
Matthew K. Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

DRAWING NO.
S-0.01

TITLE
COLUMN COORDINATE PLAN

JOB NO. 2708
SCALE AS NOTED

DATE
MAY 16, 2008

RSA # 2566

NOTES:

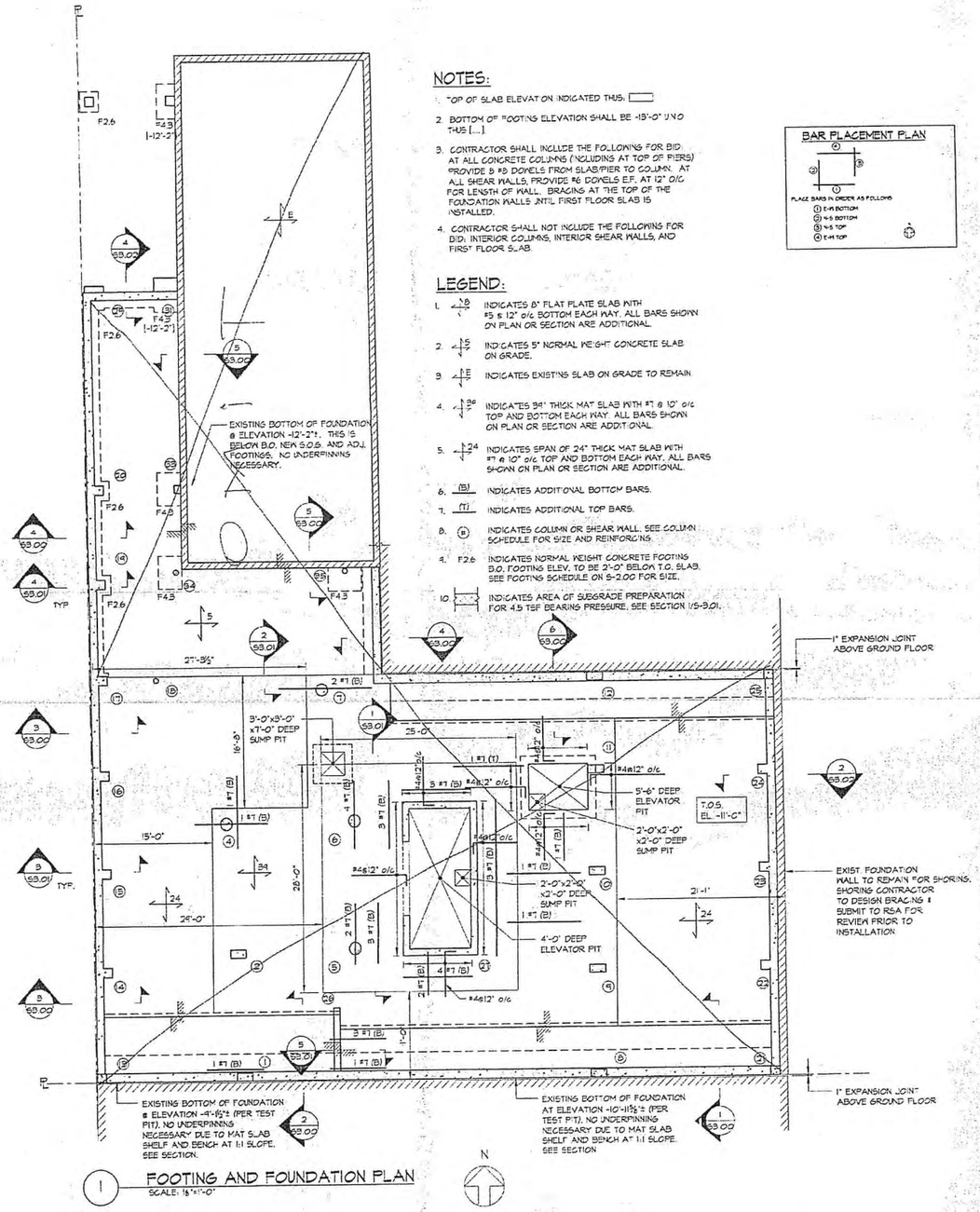
1. TOP OF SLAB ELEVATION INDICATED THUS: [ ]
2. BOTTOM OF FOOTING ELEVATION SHALL BE -13'-0" U.N.O. THUS [...]
3. CONTRACTOR SHALL INCLUDE THE FOLLOWING FOR BID: AT ALL CONCRETE COLUMNS (INCLUDING AT TOP OF PIERS) PROVIDE 8 #8 DOWELS FROM SLAB/PIER TO COLUMN. AT ALL SHEAR WALLS, PROVIDE #6 DOWELS E.F. AT 12" O/C FOR LENGTH OF WALL. BRACING AT THE TOP OF THE FOUNDATION WALLS UNTIL FIRST FLOOR SLAB IS INSTALLED.
4. CONTRACTOR SHALL NOT INCLUDE THE FOLLOWING FOR BID: INTERIOR COLUMNS, INTERIOR SHEAR WALLS, AND FIRST FLOOR SLAB.

LEGEND:

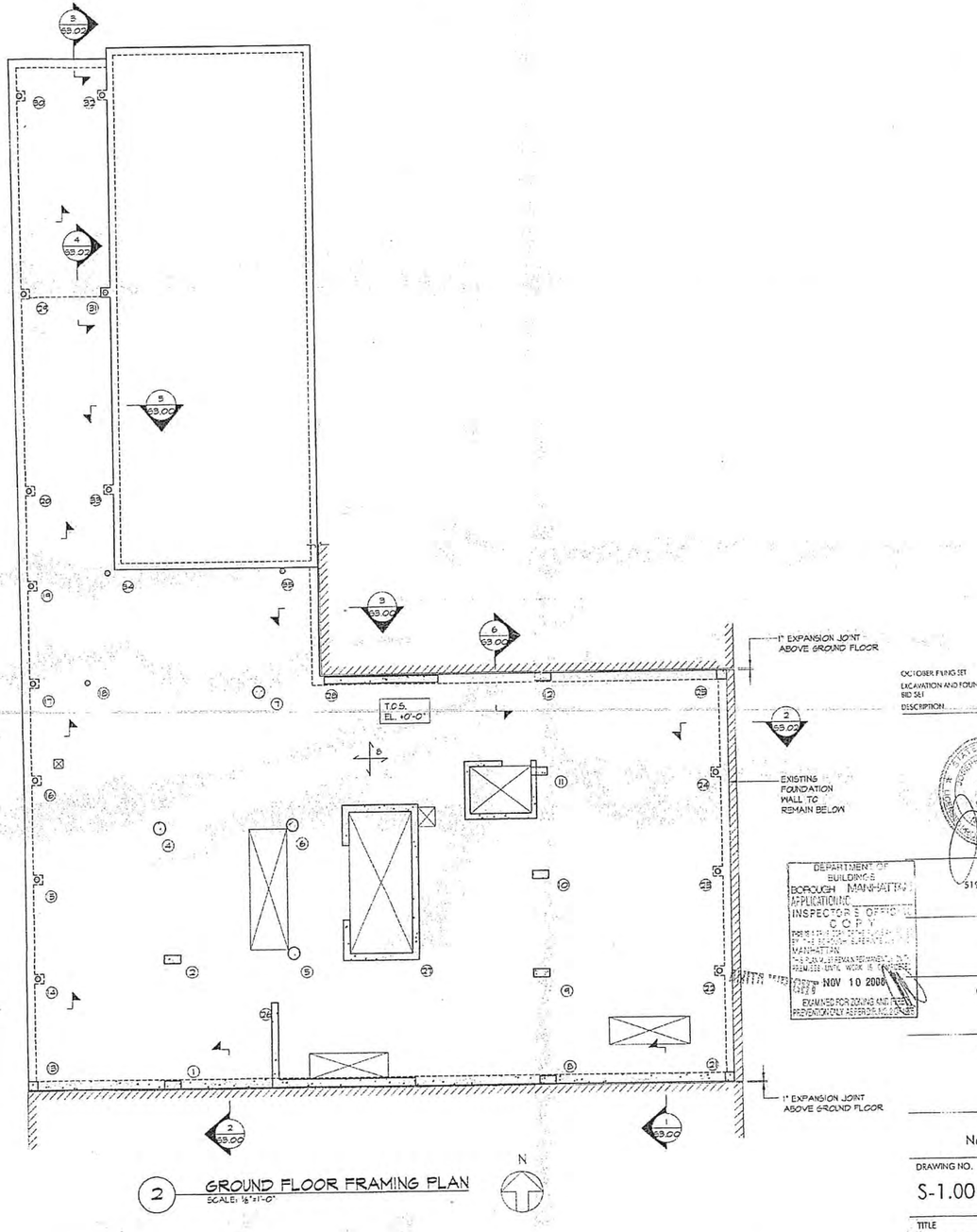
1. INDICATES 8" FLAT PLATE SLAB WITH #5 @ 12" O/C BOTTOM EACH WAY. ALL BARS SHOWN ON PLAN OR SECTION ARE ADDITIONAL.
2. INDICATES 5" NORMAL WEIGHT CONCRETE SLAB ON GRADE.
3. INDICATES EXISTING SLAB ON GRADE TO REMAIN
4. INDICATES 36" THICK MAT SLAB WITH #7 @ 10" O/C TOP AND BOTTOM EACH WAY. ALL BARS SHOWN ON PLAN OR SECTION ARE ADDITIONAL.
5. INDICATES SPAN OF 24" THICK MAT SLAB WITH #7 @ 10" O/C TOP AND BOTTOM EACH WAY. ALL BARS SHOWN ON PLAN OR SECTION ARE ADDITIONAL.
6. (B) INDICATES ADDITIONAL BOTTOM BARS.
7. (T) INDICATES ADDITIONAL TOP BARS.
8. (8) INDICATES COLUMN OR SHEAR WALL. SEE COLUMN SCHEDULE FOR SIZE AND REINFORCING.
9. F2.6 INDICATES NORMAL WEIGHT CONCRETE FOOTING B.O. FOOTING ELEV. TO BE 2'-0" BELOW T.O. SLAB. SEE FOOTING SCHEDULE ON S-2.00 FOR SIZE.
10. INDICATES AREA OF SUBGRADE PREPARATION FOR 4.5 TSF BEARING PRESSURE, SEE SECTION 1/S-3.01.

BAR PLACEMENT PLAN

PLACE BARS IN ORDER AS FOLLOWS
1. E-W BOTTOM
2. N-S BOTTOM
3. N-S TOP
4. E-W TOP



1 FOOTING AND FOUNDATION PLAN
SCALE: 1/8"=1'-0"



2 GROUND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

DESCRIPTION	DATE
OCTOBER FILING SET	OCT 24, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008

STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION#
INSPECTOR'S OFFICE COPY
NOV 10 2008
EXAMINED FOR ZONING AND OTHER PREVENTION ONLY AS PER BC 28-105.4

Mechanical Engineers
Matthew K. Bendik, P.E. P.C.
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel. 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

DRAWING NO.
S-1.00

TITLE
FOOTING, FOUNDATION AND GROUND FLOOR FRAMING PLANS

JOB NO. 2708
SCALE AS NOTED
DATE MAY 16, 2008

RSA #12566

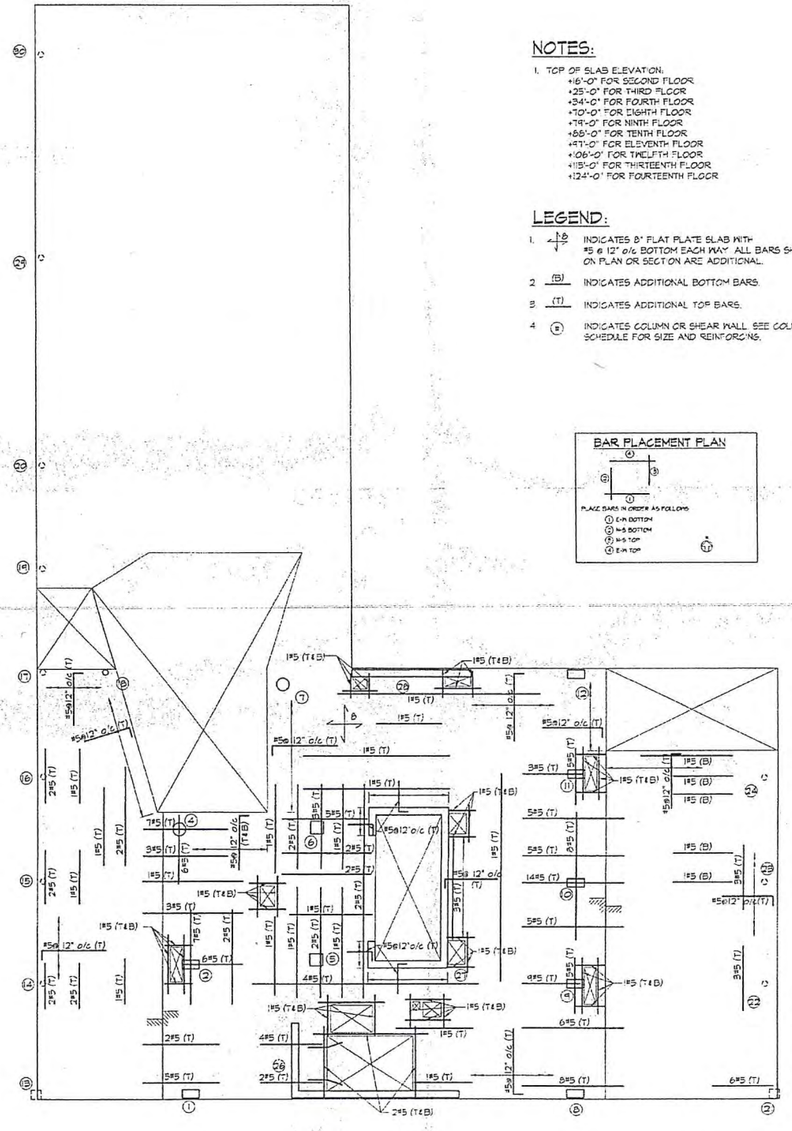
NOTES:

1. TOP OF SLAB ELEVATION:
   - +16'-0" FOR SECOND FLOOR
   - +25'-0" FOR THIRD FLOOR
   - +34'-0" FOR FOURTH FLOOR
   - +70'-0" FOR EIGHTH FLOOR
   - +79'-0" FOR NINTH FLOOR
   - +88'-0" FOR TENTH FLOOR
   - +97'-0" FOR ELEVENTH FLOOR
   - +106'-0" FOR TWELFTH FLOOR
   - +115'-0" FOR THIRTEENTH FLOOR
   - +124'-0" FOR FOURTEENTH FLOOR

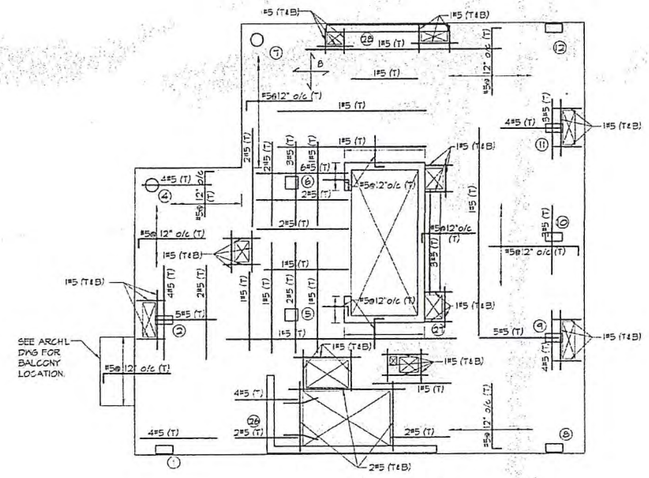
LEGEND:

1. 8 — INDICATES 8" FLAT PLATE SLAB WITH #5 @ 12" o/c BOTTOM EACH WAY. ALL BARS SHOWN ON PLAN OR SECTION ARE ADDITIONAL.
2. (B) — INDICATES ADDITIONAL BOTTOM BARS.
3. (T) — INDICATES ADDITIONAL TOP BARS.
4. (#) — INDICATES COLUMN OR SHEAR WALL. SEE COLUMN SCHEDULE FOR SIZE AND REINFORCING.

BAR PLACEMENT PLAN



1 2ND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"



2 3RD & 7TH THRU 9TH FLOOR FRAMING PLANS
SCALE: 1/8"=1'-0"

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY PREMISES UNTIL WITHDRAWN
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS FOR DIV. NO. 2 OF 1913

OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008
DESCRIPTION	DATE
	STAMP

Mechanical Engineers
Matthew K. Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

DRAWING NO.
S-1.01

TITLE
2ND - 4TH AND 8TH - 14TH FLOOR FRAMING PLANS

JOB NO.	SCALE
2708	AS NOTED

DATE
MAY 16, 2008

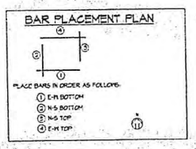
RSA #12566

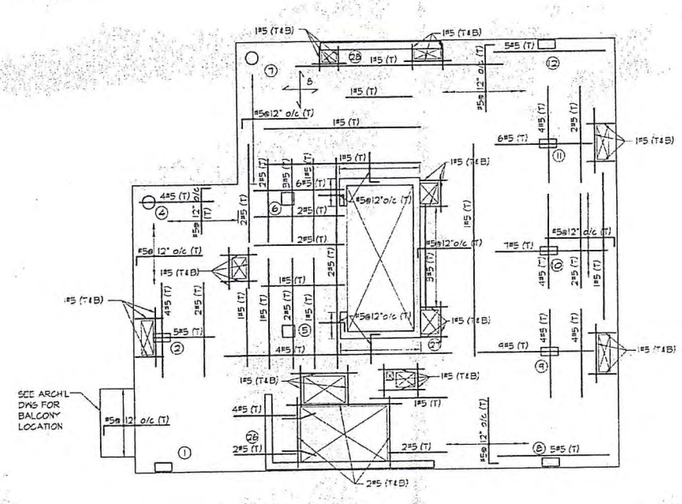
NOTES:

1. TOP OF SLAB ELEVATION:
   +43'-0" FOR FIFTH FLOOR
   +52'-0" FOR SIXTH FLOOR
   +61'-0" FOR SEVENTH FLOOR
   +133'-0" FOR FIFTEENTH FLOOR

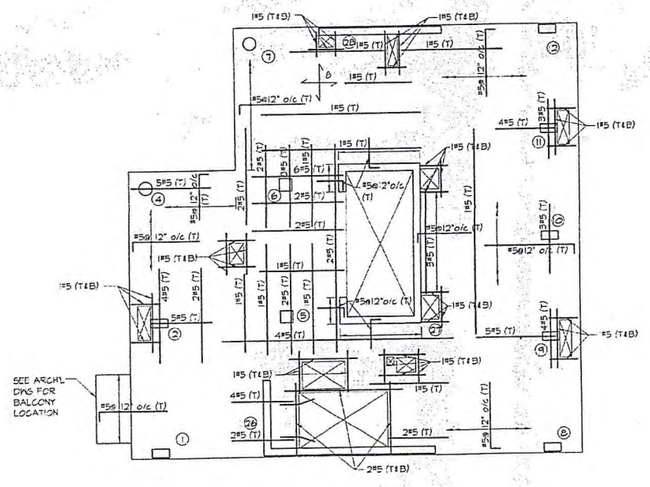
LEGEND:

1. INDICATES 8" FLAT PLATE SLAB WITH #5 @ 12" o/c BOTTOM EACH WAY. ALL BARS SHOWN ON PLAN OR SECTION ARE ADDITIONAL.
2. (B) INDICATES ADDITIONAL BOTTOM BARS.
3. (T) INDICATES ADDITIONAL TOP BARS.
4. (#) INDICATES COLUMN OR SHEAR WALL. SEE COLUMN SCHEDULE FOR SIZE AND REINFORCING.





1 4TH THRU 6TH FLOOR FRAMING PLANS
SCALE: 1/8"=1'-0"



1 10TH THRU 15TH FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

DESCRIPTION	DATE
OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008

STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICE
COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THE PLAN MUST BE MAINTAINED IN THE PREMISES UNTIL WORK IS
NOV 10 2008
EXAMINED FOR ZONING AND PRE-PREVENTION ONLY AS PER DIR NO. 2

ANITA WRIGHT

Mechanical Engineers
Matthew K. Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

DRAWING NO.
S-1.02

TITLE
5TH THRU 7TH AND 15TH FLOOR FRAMING PLANS

JOB NO. 2708
SCALE AS NOTED

DATE
MAY 16, 2008

RSA #12566

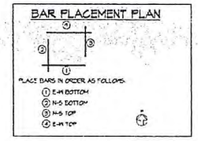
NOTES:

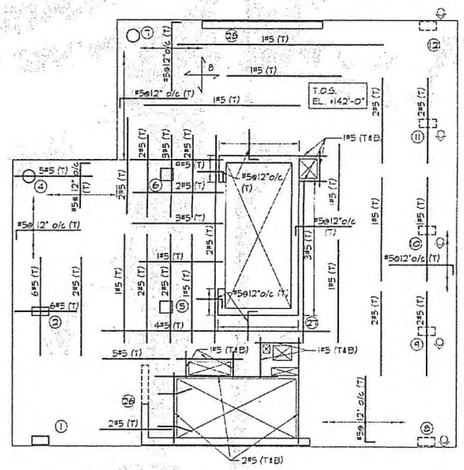
1. TOP OF SLAB ELEVATION INDICATED THUS: [ ]

LEGEND:

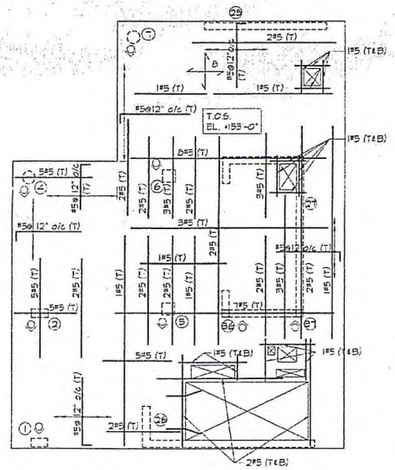
1. INDICATES 8" FLAT PLATE SLAB WITH #5 @ 12" o/c BOTTOM EACH WAY. ALL BARS SHOWN ON PLAN OR SECTION ARE ADDITIONAL.
2. (B) INDICATES ADDITIONAL BOTTOM BARS.
3. (T) INDICATES ADDITIONAL TOP BARS
4. (#) INDICATES COLUMN OR SHEAR WALL. SEE COLUMN SCHEDULE FOR SIZE AND REINFORCING

BAR PLACEMENT PLAN





1 16TH FLOOR (MECHANICAL 1) FRAMING PLAN
SCALE: 1/8"=1'-0"



2 17TH FLOOR (MECHANICAL 2) FRAMING PLAN
SCALE: 1/8"=1'-0"

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THIS PLAN MUST REMAIN PERMANENT PREMISES UNTIL WORK
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DR. NO. 2 CR. 1

DESCRIPTION	DATE
OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008

STAMP

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

DRAWING NO.
S-1.03

TITLE
16TH & MECHANICAL 1 FLOOR FRAMING PLANS

JOB NO. 2708
SCALE AS NOTED

DATE
MAY 16, 2008

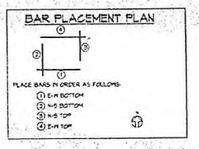
RSA #12566

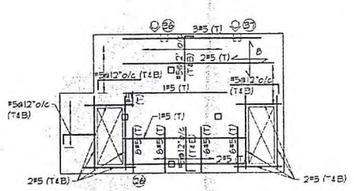
NOTES:

1. TOP OF SLAB ELEVATION INDICATED THUS: ▭

LEGEND:

1. 8 — INDICATES 8" FLAT PLATE SLAB WITH #5 @ 12" o/c BOTTOM EACH WAY. ALL BARS SHOWN ON PLAN OR SECTION ARE ADDITIONAL.
2. (B) — INDICATES ADDITIONAL BOTTOM BARS.
3. (T) — INDICATES ADDITIONAL TOP BARS.
4. (#) — INDICATES COLUMN OR SHEAR WALL. SEE COLUMN SCHEDULE FOR SIZE AND REINFORCING.
5. ⊙/⊙ — INDICATES COLUMN UP/ DOWN.





1 STAIR BULKHEAD FRAMING PLAN
SCALE: 1/8"=1'-0"

OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008
DESCRIPTION	DATE
	STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS FILED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIR NO. 2 OF 1

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

DRAWING NO.
S-1.04

TITLE
MECHANICAL 2
FLOOR AND ROOF
FRAMING PLANS

JOB NO. 2708
SCALE AS NOTED

DATE
MAY 16, 2008

RSA #12566

TO THE PROJECT SPECIFICATIONS, INCLUDING THE CITY OF NEW YORK BUILDING CODE.

2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A STATE OF NEW YORK LICENSED PROFESSIONAL ENGINEER HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.

3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 3 TSF AS SPECIFIED BY THE GEOTECHNICAL CONSULTANT. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO PLACING CONCRETE. ADJUST BOTTOM OF FOOTING ELEVATION AS REQUIRED.
2. DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL ALL FLOORS BRACING THESE WALLS ARE IN PLACE AND HAVE ATTAINED THEIR 28 DAY STRENGTH.
3. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 4'-0" BELOW FINAL GRADE.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE ACI "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318). LATEST EDITION.
2. ALL CONCRETE COMPOSITE ON METAL DECK SHALL BE LIGHT WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. ALL OTHER CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
4. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 OR A775 EPOXY COATED WHEN CALLED OUT ON PLAN. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI "DETAILS AND DETAILING OF REINFORCEMENT", (ACI 315), LATEST EDITION.
5. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM YIELD STRENGTH OF 70,000 PSI.
6. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
7. ALL GROUT SHALL BE NONSHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
8. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
   SLABS: 3/4"
   BEAMS, COLUMNS: 1 1/2"
   FOOTINGS: 3"
   EXTERIOR WALLS: 2" FOR #6 OR LARGER, 1 1/2" FOR #5 OF SMALLER
   INTERIOR WALLS: 3/4"
9. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO CONCRETE WORK SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
10. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL EXISTING CONCRETE SURFACES TO RECEIVE NEW CONCRETE PRIOR TO PLACEMENT.

CONCRETE BLOCK

1. ALL CONCRETE BLOCK WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS," LATEST EDITION.
2. CONCRETE BLOCK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS: SOLID/HOLLOW BLOCK ASTM C90, GRADE N1.

NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNIT, PSI	NET AREA COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY, F'm, PSI USING TYPE S MORTAR.
1900	1500

UNLESS OTHERWISE NOTED ON PLANS AND/ OR ELEVATIONS, CONCRETE BLOCK UNIT STRENGTH SHALL BE 1900 PSI MIN.
NOTE: CONCRETE BLOCK WITH UNIT STRENGTH HIGHER THAN 1900 PSI REQUIRE LONGER DELIVERY LEAD TIMES.

3. ALL MORTAR SHALL BE ASTM C270, TYPE S.
4. ALL GROUT FOR FILLING CELLS SHALL BE ASTM C 476 WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI BUT NOT LESS THAN THE COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY. F'm.
5. ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.
6. ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED SOLID WITH GROUT.
7. CONCRETE BLOCK BELOW BEAM OR TRUSS BEARING POINTS SHALL BE FILLED SOLID FOR A MINIMUM OF TWO COURSES IN DEPTH AND A MINIMUM OF 32" IN WIDTH, U.O.N.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, "LATEST EDITION.
   B. THE AMERICAN WELDING SOCIETY (AWS D1.1) "CODE FOR WELDING IN BUILDINGS CONSTRUCTION." LATEST EDITION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. WIDE FLANGE BEAMS, COLUMNS AND STRUCTURAL TEES: ASTM A992
   B. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B.
   C. STRUCTURAL PIPE SECTIONS: ASTM A501 OR ASTM A53, GRADE B.
   D. CHANNELS, ANGLES AND PLATES: ASTM A36 UNLESS OTHERWISE NOTED
   E. BOLTED CONNECTIONS OF BEAMS OR GIRDERS ARE TO BE MADE WITH ASTM A325-SC BOLTS (3/4" DIA.)
   F. ANCHOR BOLTS: ASTM F1554, GRADE 36.
3. STEEL CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS.
   A. FOR NON-COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON REACTION AS DETERMINED FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   B. FOR COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON 1. 5 x REACTION FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   C. REINFORCING IS TO BE PROVIDED AT CONNECTIONS WHERE CUTS REDUCE THE SHEAR OR MOMENT CAPACITY BELOW THAT REQUIRED TO SUSTAIN THE REACTION. FLANGES AND WEB ARE TO BE REINFORCED WHERE THE LOCAL CAPACITY TO SUSTAIN CONNECTION LOAD IS INADEQUATE.
   D. CONNECTIONS SHALL BE DESIGNED FOR SHEAR AND ECCENTRICITY, CONSIDERING THAT THE CONNECTION IS AN EXTENSION OF THE BEAM AND GIRDERS.
4. ALL BEAMS EXCEPT CANTILEVER BEAMS SHALL BE FABRICATED WITH NATURAL CAMBER UP. CANTILEVER BEAMS SHALL BE FABRICATED SO THAT NATURAL CAMBER RAISES CANTILEVER END.
5. WELDING SHALL BE PERFORMED BY CERTIFIED LICENSED WELDERS AND ARE AWS QUALIFIED. WELDING ELECTRODES SHALL BE AWS 5.1, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A572, GRADE 50 STEEL).
6. SHOP PAINT EXPOSED STEEL MEMBERS, STEEL MEMBERS NOT ENCASED IN CONCRETE OR SPRAY FIREPROOFED, AND ALL STEEL MEMBERS AT THE EXTERIOR WALL WITH TNEMEC #10-99. FIELD PAINT AS PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
7. LINTELS SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:

MASONRY OPENING	LINTEL
4'-0" OR LESS	L 4" x 3 1/2" x 5/16"
4'-1" TO 7'-0"	L 6" x 3 1/2" x 5/16"

   A. 3 1/2" LEGS ARE HORIZONTAL.
   B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS.
   C. PROVIDE L 5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS WITH OPENINGS UP TO 6'-0".
   D. PROVIDE MINIMUM 6" BEARING AT EACH END.
   E. LINTELS OVER 4'-0" SHALL BE FIREPROOFED.
8. MASONRY ANCHORS SHALL BE HILTI "HIT" ADHESIVE ANCHORS AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC., OR APPROVED EQUAL, THE SIZE AS INDICATED ON THE DRAWINGS. THEY SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
9. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.

STRUCTURAL MEMBERS, LATEST EDITION.

2. ALL METAL DECK UNITS AND ACCESSORY ITEMS SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO ASTM A611 OR A653 WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI. BEFORE FORMING, THE STEEL SHEET SHALL RECEIVE A PROTECTIVE COATING CONFORMING TO ASTM A653, GRADE 90.
3. ALL METAL DECK SHALL BE SHORED AS REQUIRED BY PLANS OR BY SPAN AND LOAD CONDITIONS TO SUPPORT WET WEIGHT OF CONCRETE AND ALL CONSTRUCTION LOADS.
4. EXCEPT AS OTHERWISE NOTED, EDGE LAPS SHALL BE CONNECTED WITH 3/4" DIAM. FUSION WELDS AT A SPACING TO PROVIDE SUFFICIENT DIAPHRAGM STRENGTH TO MAINTAIN BUILDING ALIGNMENT AND TO SUSTAIN LOCAL CONSTRUCTION LOADS WITHOUT DISTORTION OR SEPARATION. MAXIMUM SPACING SHALL BE 3' -0" o/c.
5. EXCEPT AS OTHERWISE NOTED, DECK SHALL BE ATTACHED TO STRUCTURAL STEEL BY 3/4"ø FUSION WELDS @12"o/c. AT END AND INTERIOR SUPPORTS PERPENDICULAR TO THE DECK SPAN AND AT EDGE AND INTERIOR SUPPORTS PARALLEL TO THE DECK SPAN. WELDS MAY BE OMITTED IN RIBS IN WHICH SHEAR CONNECTORS ARE TO BE APPLIED, EXCEPT THAT EACH DECK SECTION SHALL HAVE SUFFICIENT WELDS TO ADEQUATELY SECURE THE DECK, BRING THE DECK INTO DIRECT CONTACT WITH THE SUPPORTING STEEL AND TO PROVIDE SUFFICIENT DIAPHRAGM STRENGTH TO MAINTAIN BUILDING ALIGNMENT

LIGHT GAUGE STEEL FRAMING

1. ALL LIGHTWEIGHT STEEL FRAMING WORK SHALL COMPLY WITH THE AISI "SPECIFICATION FOR THE DESIGN OF COLD FRAMED STEEL STRUCTURAL MEMBERS" AS WELL AS ANSI A42. 4 AND THE METAL LATH ASSOCIATION "SPECIFICATIONS FOR METAL LATHING AND FURRING
2. ALL PLYWOOD APPLIED TO METAL JOISTS SHALL BE SCREWED AND GLUED TO THE JOISTS. THE ADHESIVE SHALL BE AN APA APPROVED ELASTOMERIC ADHESIVE (B.F. GOODRICH PL400 OR EQUAL.)
3. INSTALL METAL FRAMING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE GALVANIZED.

CONTROLLED INSPECTION

1. INSPECTIONS REQUIRED BY THE N.Y. CITY BUILDING CODE SHALL BE PERFORMED BY A TESTING AGENCY PROVIDED BY THE OWNER FOR THE FOLLOWING ITEMS:
   A. WELDING;
   B. HIGH STRENGTH BOLTING;
   C. SUBGRADE FOR FOUNDATIONS
   D. QUALITY CONTROL OF CONCRETE MATERIALS, BATCHING, STRENGTH, SLUMP, AIR CONTENT, UNIT WEIGHT, TEMPERATURE, FORMS, SIZE AND PLACEMENT OF REINFORCEMENT;
   E. STABILITY OF BUILDING CONSTRUCTION.

THE TESTING AGENCY FOR THE INSPECTIONS SHALL FILE ALL APPROPRIATE FORMS WITH THE BUILDINGS DEPARTMENT

FOOTING SCHEDULE

MARK	FOOTING SIZE		BOTTOM REINFORCING		REMARKS
	LENGTH X WIDTH	DEPTH	LONG WAY	SHORT WAY	
F26	2'-6" x 2'-6"	1'-0"	4 #7	4 #7	
F43	4'-3" x 3'-0"	0'-9"	4 #6	4 #6	

REF: LOCAL LAW 17/95: SECTION 27-569 . RS 9-6 AND RS 10-3.

SEISMIC ZONE FACTOR, Z= .15
SOIL PROFILE TYPE AND SIZE COEFFICIENT, S = 1.5
IMPORTANCE FACTOR, I = 1.0
Rw = 6 (CONCRETE SHEAR WALLS)
BUILDING HEIGHT, hn = 173'-0"
COEFFICIENT, C = 1.93
BASE SHEAR, V = 465 K

NOTE: PROPOSED BUILDINGS, DESIGN DETAILS, AND NOTES INCLUDED HEREIN ARE IN COMPLIANCE WITH LOCAL LAW 17/95, SECTION 27-569

WIND LOAD DIAGRAM

WIND LOAD DIAGRAM DEVELOPED IN ACCORDANCE WITH SUBCHAPTER 9- ARTICLE 5 AND REFERENCE STANDARDS RS 9-5 OF THE NEW YORK CITY BUILDING CODE.

FLOOR LOAD SCHEDULE (PSF)

LOADS \ PROGRAM USE (FLOOR)	PSF	CELLAR 39" MAT SLAB	CELLAR 24" MAT SLAB	CELLAR / 1ST FL. SLAB ON GRADE	1ST FLOOR	2ND TO 16TH FLOOR	2ND TO 16TH BALCONY	M1 FLOOR	M2 FLOOR	M3/ ROOF
CONSTRUCTION DEAD LOADS										
8" N. W. CONCRETE SLAB	100				100	100	100	100	100	100
39" N. W. CONCRETE MAT SLAB	488	488								
24" N. W. CONCRETE MAT SLAB	300		300							
5" N. W. SLAB ON GRADE	63			63						
SUPERIMPOSED DEAD LOADS										
FLOORING/ ROOFING	10	10	10	10	10	10	10	10	10	10
CEILING/ MECHANICAL	10				10	10		10	10	
PARTITIONS	12	12	12	12	12	12				
MISCELLANEOUS	5	5	5	5	5	5		5	5	
LIVE LOADS										
LOBBY/ PUBLIC OCCUPANCY	100	100	100	100	100					
2ND - 16TH FLOOR ROOMS/ CORRIDORS	40					40				
MECHANICAL	75							75	75	
2ND - 16TH FLOOR BALCONY	60						60			
ROOF	30									30
TOTAL DEAD LOAD		515	327	90	137	137	110	125	125	110
TOTAL LIVE LOAD		100	100	100	100	40	60	75	75	30
TOTAL LOAD		615	427	190	237	177	170	200	200	140

NOTE:
* MECHANICAL EQUIPMENT WEIGHT SUBSTITUTES THIS LIVE LOAD WHERE LOCATED.

DESCRIPTION	DATE
OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008

STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON PREMISES UNTIL WORK
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIRECTIVE

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

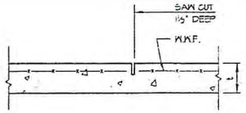
DRAWING NO.
S-2.00

TITLE
GENERAL NOTES AND TYPICAL DETAILS

JOB NO. 2708
SCALE AS NOTED

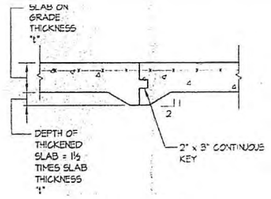
DATE
MAY 16, 2008

RSA #12566

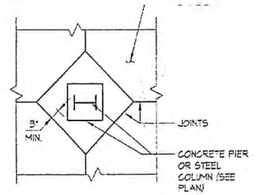


SAWED CONTRACTION JOINT

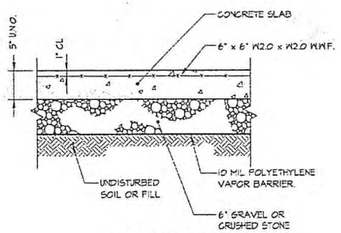
MAXIMUM DISTANCE BETWEEN CONTRACTION JOINTS IN INCHES IS 36 TIMES SLAB THICKNESS



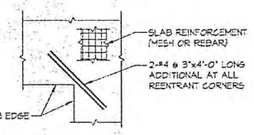
CONSTRUCTION JOINT



ISOLATION JOINT AT COLUMN



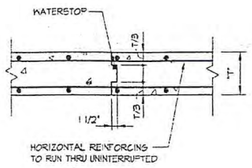
SLAB ON GRADE



ADDITIONAL REINFORCEMENT AT ALL RE-ENTRANT CORNERS

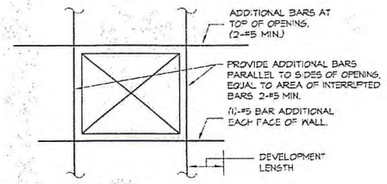
NOTES:
1. SLAB ON GRADE SHALL BE PLACED IN ALTERNATING STRIPS WHERE EACH SINGLE STRIP DOES NOT EXCEED 36 TIMES SLAB THICKNESS WIDTH IN INCHES.
2. SAWED CONTRACTION JOINTS SHALL BE LOCATED AT A MAXIMUM SPACING IN INCHES OF 36 TIMES THE SLAB THICKNESS. JOINTS SHALL BE SAWED NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED.
3. GRAVEL OR CRUSHED STONE BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

TYPICAL DETAILS SLAB ON GRADE



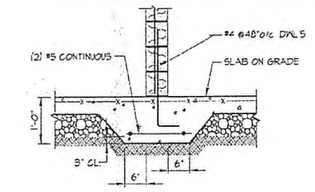
NOTE: MAXIMUM POUR LENGTHS:
FOUNDATION WALL = 80'-0"

TYPICAL DETAIL
CONSTRUCTION JOINT CONCRETE WALL



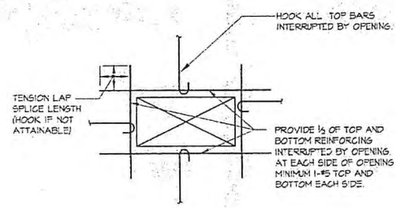
NOTES: 1. HOOK ALL BARS INTERRUPTED BY OPENING.
2. HORIZONTAL BARS TO EXTEND DEVELOPMENT LENGTH BEYOND OPNG. VERTICAL BARS TO BE FULL STORY HEIGHT

TYPICAL DETAIL
OPENINGS IN CONCRETE WALLS

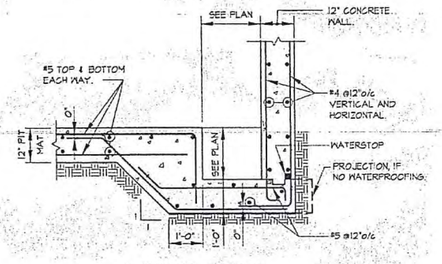


NOTE: VAPOR BARRIER TO BE CONTINUOUS UNDER THICKENED SLAB.

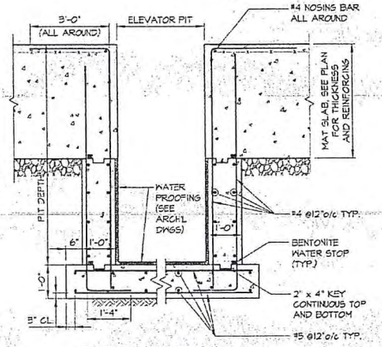
TYPICAL DETAIL
SUPPORT FOR MASONRY PARTITIONS AT SLAB ON GRADE



TYPICAL DETAIL
ADDITIONAL REINFORCEMENT AT OPENING IN FRAMED SLAB

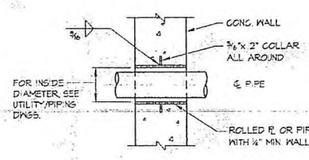


TYPICAL DETAIL
ELEVATOR SUMP PIT



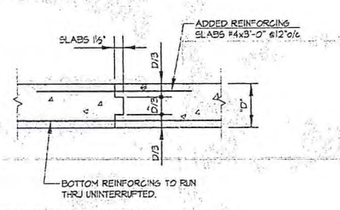
TYPICAL DETAIL
ELEVATOR PIT

NOTE:
TYPICAL MAT SLAB REINF. NOT SHOWN FOR CLARITY.



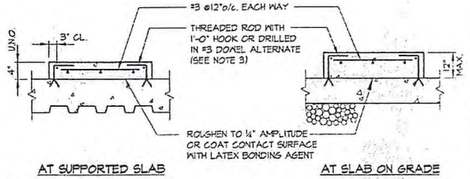
NOTE: SPACE ADJACENT TO P.PE SLEEVES A MINIMUM DISTANCE APART, EQUAL TO WALL THICKNESS.

TYPICAL DETAIL
PIPE SLEEVE IN CONCRETE WALL



NOTE:
1. PROVIDE PROPOSED JOINT LOCATION TO ENGINEER FOR REVIEW PRIOR TO CONCRETE POUR.

TYPICAL DETAIL CONSTRUCTION JOINT IN FRAMED SLAB OR BEAM



AT SUPPORTED SLAB AT SLAB ON GRADE

NOTES:
1. FOR SIZE AND LOCATION SEE ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. CONCRETE FOR PADS SHALL BE NORMAL WEIGHT WITH f'c = 4000 PSI.
3. THREADED RODS TO BE ⅜"ø A-36 STEEL IN EXPANSION INSERTS @18"o/c ALL AROUND, AS ALTERNATE USE #3 DOWEL EMBEDDED 15" IN HILTI SYSTEM HY-150 ADHESIVE OR APPROVED EQUAL.

TYPICAL DETAIL EQUIPMENT PAD

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
RESTRICTIONS: THIS PLAN IS APPROVED BY THE BOROUGH SUPERINTENDENT MANHATTAN
PERMISSION IS GRANTED FOR THE PREMISES DATE WORK IS TO BE
NOV 10 2008
EXAMINED FOR SIGNALS AND FIRE PROTECTION AS REQUIRED BY LAW

OCTOBER FILING SET OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET MAY 16, 2008
DESCRIPTION DATE
STAMP

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Soyerville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

DRAWING NO.
S-2.01

TITLE
TYPICAL DETAILS

JOB NO. 2708
SCALE AS NOTED
DATE MAY 16, 2008

RSA #12566

DEFORMED BAR TENSION DEVELOPMENT LENGTH (ℓ_d)
FOR NORMAL WEIGHT STONE CONCRETE & UNCOATED BARS

BAR SIZE	3000 PSI CONCRETE		4000 PSI CONCRETE		5000 PSI CONCRETE		6000 PSI CONCRETE	
	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II
#3	17	25	15	22	13	20	12	18
#4	22	33	19	29	17	26	16	24
#5	28	42	24	36	22	32	20	30
#6	33	50	29	43	26	39	24	35
#7	48	72	42	63	38	56	34	51
#8	55	83	48	72	43	64	39	58
#9	62	93	54	81	48	72	44	66
#10	70	105	61	91	54	81	50	74
#11	78	116	67	101	60	90	55	82

NOTES:

1. FOR HORIZONTAL REINFORCEMENT WITH 12 IN. OR MORE FRESH CONCRETE CAST BELOW IT, ℓ SHALL BE 1.3x THE VALUES GIVEN ABOVE.
2. FOR EPOXY-COATED BARS:
   a. WHERE CONCRETE COVER IS LESS THAN $3d_b$, OR CLEAR SPACING IS LESS THAN $6d_b$, ℓ SHALL BE 1.5x THE VALUES GIVEN ABOVE.
   b. WHERE CONCRETE COVER IS EQUAL TO OR GREATER THAN $3d_b$ AND CLEAR SPACING IS GREATER THAN $6d_b$, ℓ SHALL BE 1.2x THE VALUES GIVEN ABOVE.

CASE I: CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN d_b, CLEAR COVER NOT LESS THAN d_b, AND STIRRUPS OR TIES THROUGHOUT L_d NOT LESS THAN THE CODE MINIMUM OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN $2d_b$ AND CLEAR COVER NOT LESS THAN d_b

CASE II: OTHER CASES

DEFORMED BAR TENSION LAP SPLICE - CLASS B
FOR NORMAL WEIGHT STONE CONCRETE & UNCOATED BARS

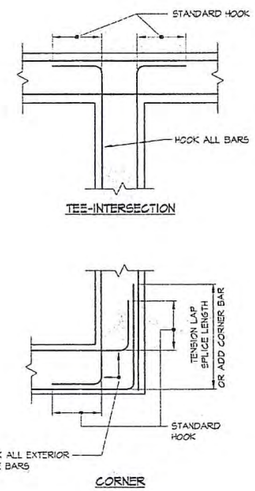
BAR SIZE	3000 PSI CONCRETE		4000 PSI CONCRETE		5000 PSI CONCRETE		6000 PSI CONCRETE	
	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II
#3	22	33	19	28	17	25	16	23
#4	29	43	25	37	23	34	21	31
#5	36	54	31	47	28	42	26	38
#6	43	65	37	56	34	50	31	46
#7	63	94	54	81	49	73	45	67
#8	72	107	62	93	56	83	51	76
#9	81	121	70	105	63	94	57	86
#10	91	136	78	118	71	106	64	96
#11	101	151	87	131	78	117	71	107

DEFORMED BAR COMPRESSION DEVELOPMENT LENGTH (ℓ_{dc})
FOR NORMAL WEIGHT STONE CONCRETE & UNCOATED BARS

BAR SIZE	3000 PSI CONCRETE	4000 PSI CONCRETE	5000 PSI CONCRETE	6000 PSI CONCRETE
#3	9	8	8	8
#4	11	10	9	9
#5	14	12	12	12
#6	17	15	14	14
#7	20	17	16	16
#8	22	19	18	18
#9	25	22	21	21
#10	28	25	23	23
#11	31	27	26	26

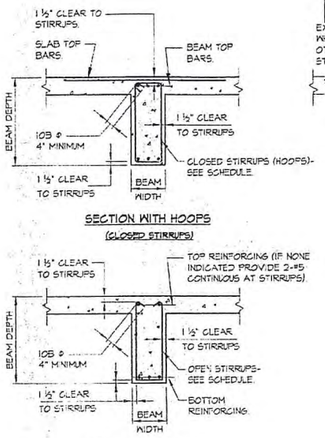
DEFORMED BAR COMPRESSION LAP SPLICE
FOR NORMAL WEIGHT STONE CONCRETE & UNCOATED BARS

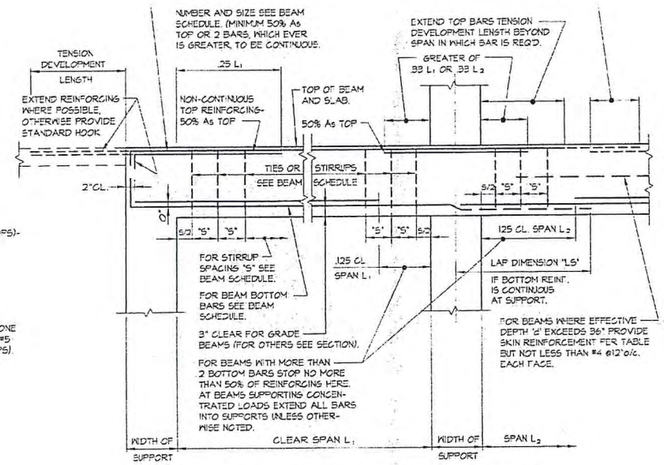
BAR SIZE	3000 PSI CONCRETE	4000 PSI CONCRETE	5000 PSI CONCRETE	6000 PSI CONCRETE
#3	12	12	12	12
#4	15	15	15	15
#5	19	19	19	19
#6	23	23	23	23
#7	27	27	27	27
#8	30	30	30	30
#9	34	34	34	34
#10	39	39	39	39
#11	43	43	43	43



NOTE:
FOR TENSION LAP SPLICE LENGTH AND DEVELOPMENT LENGTH SEE TABLE

TYPICAL DETAIL HORIZONTAL REINFORCEMENT AT CORNERS AND JUNCTIONS OF WALLS AND BEAMS





TYPICAL DETAIL CONCRETE BEAM

SKIN REINFORCEMENT		
Depth, d	Spacing $(s_{sk})_{max}$ In.	$(A_b)_{min}$ at $(s_{sk})_{max}$ In.^{2}
36	6	0.032
42	7	0.084
48	8	0.144
60	10	0.30
72	12	0.51
84	12	0.65

DESCRIPTION	DATE
OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICE COPY
THIS IS A TRUE COPY OF THE PLANS BY THE ASSESSMENT BUREAU MANHATTAN
PER 2 YR MAINTENANCE PERMITS UNTIL
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER BORO NO. 2 OF 1968

Mechanical Engineers
Matthew K. Bendix, P.E. P.C.
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Soyerville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

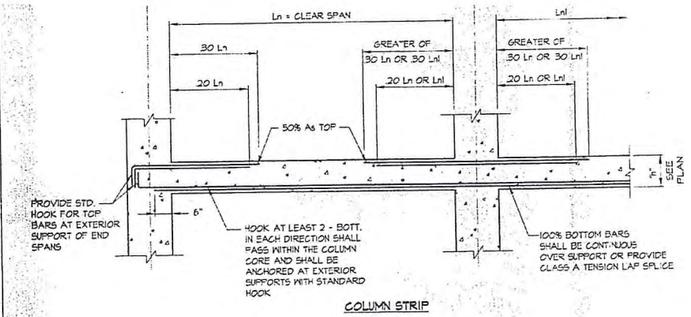
79 Rivington Street
New York, NY 10002

DRAWING NO.
S-2.02

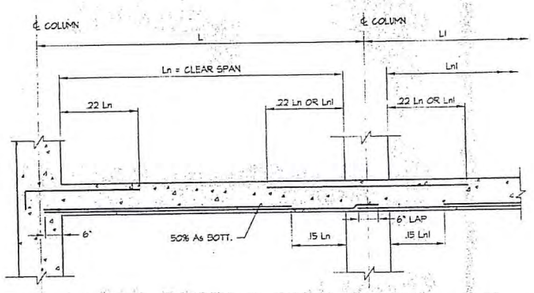
TITLE
TYPICAL DETAILS

JOB NO. 2708
SCALE AS NOTED
DATE MAY 16, 2008

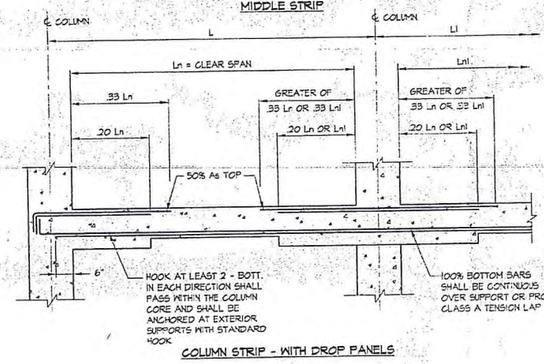
RSA #12566



COLUMN STRIP

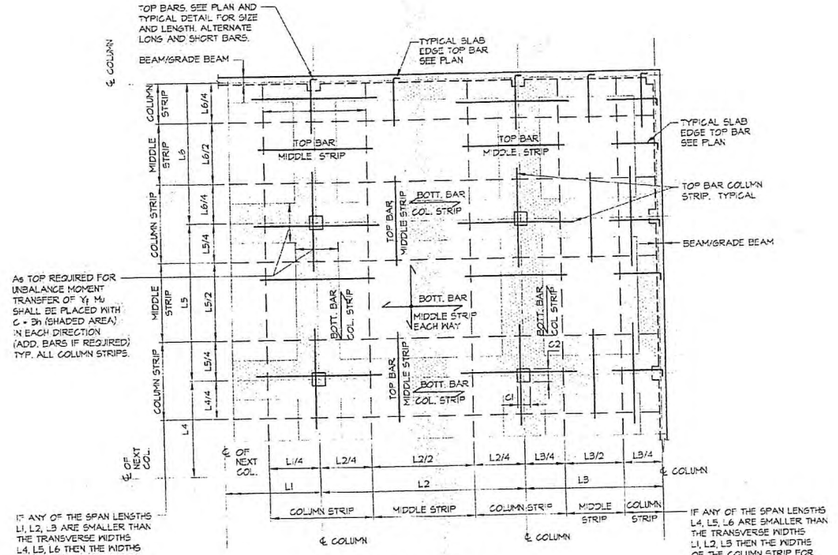


MIDDLE STRIP



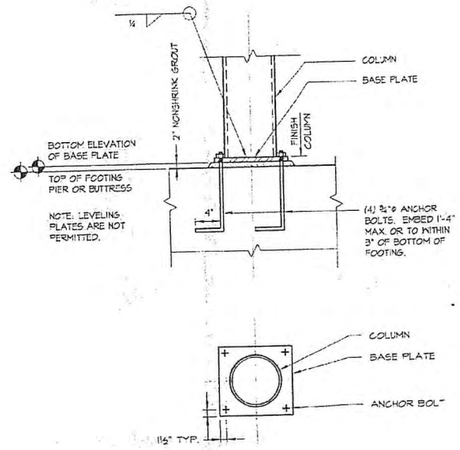
COLUMN STRIP - WITH DROP PANELS

TYPICAL DETAILS FOR TWO-WAY SLAB



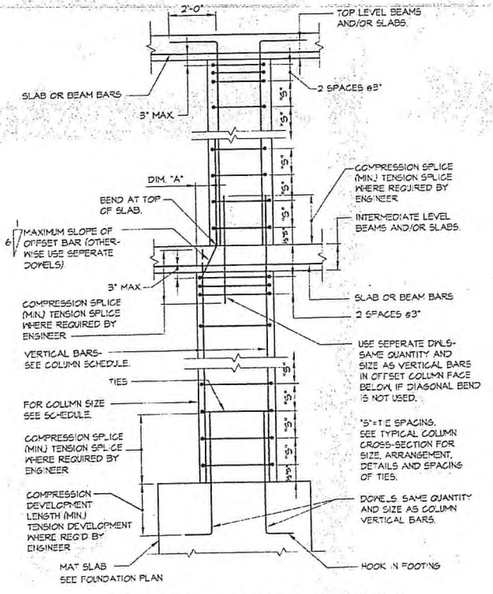
C1 & C2 = DIMENSIONS OF CONCRETE COLUMN BELOW
h = SLAB THICKNESS
(SEE TYPICAL TWO-WAY SLAB BAR EXTENSION AND CUT-OFF DETAIL, ON THIS DRAWING)

TYPICAL DETAIL
TWO-WAY SLAB REINFORCEMENT

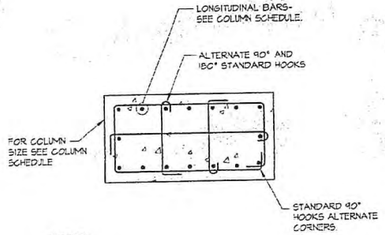


TYPICAL DETAIL
COLUMN BASE PLATE
PIPE OR TUBE COLUMN

NOTE: ALL BASEPLATES TO BE 12" X 12" X 1/2"



TYPICAL DETAIL CONCRETE COLUMN



NOTES:

1. TIE SIZE #3 FOR LONGITUDINAL BARS UP TO #9 AND #4 FOR BARS #10, #11, #14 & #18.
2. TIE SPACING NO GREATER THAN:
   - (A) 16 x DIAMETER OF LONG BARS.
   - (B) 48 x DIAMETER OF TIES.
   - (C) MINIMUM DIMENSION OF COLUMN.
3. EVERY CORNER AND ALTERNATE LONGITUDINAL BAR SHALL HAVE LATERAL SUPPORT PROVIDED BY CORNER OF A TIE HAVING AN INCLUDED ANGLE OF NOT MORE THAN 135° AND NO BAR SHALL BE FARTHER THAN 6" CLEAR OF EITHER SIDE FROM SUCH A LATERALLY SUPPORTED BAR.

TYPICAL DETAIL
CROSS SECTION OF CONCRETE COLUMN

OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008
DESCRIPTION	DATE

STAMP

Mechanical Engineers
Matthew K.Bendix, P.E. P.C
519 Eighth Avenue, 20th Floor
New York, NY 1000
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Soyerville, NJ 08877
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

DRAWING NO.
S-2.03

TITLE
TYPICAL DETAILS

JOB NO.	SCALE
2708	AS NOTED

DATE
MAY 16, 2008

RSA #12566

COLUMN SCHEDULE

FLOOR \ COLUMN	1	2	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
BULKHEAD ROOF																																				
T.O.S EL. +164'-0" 17TH FLOOR MECHANICAL 2																																		10"X10" 4 #5	10"X10" 4 #5	
T.O.S EL. +153'-0" 16TH FLOOR MECHANICAL 1																																				
T.O.S EL. +142'-0" 15TH FLOOR																																				
T.O.S EL. +133'-0" 14TH FLOOR																																				
T.O.S EL. +124'-0" 13TH FLOOR																																				
T.O.S EL. +115'-0" 12TH FLOOR																																				
T.O.S EL. +106'-0" 11TH FLOOR																																				
T.O.S EL. +97'-0" 10TH FLOOR																																				
T.O.S EL. +88'-0" 9TH FLOOR																									SEE SHEETS FOR REINFORCING	SEE SHEETS FOR REINFORCING	SEE SHEETS FOR REINFORCING									
T.O.S EL. +79'-0" 8TH FLOOR	12"X24" 6 #5	12"X24" 6 #5	12"X24" 6 #5	18" ø 8 #5	16"X16" 8 #5	16"X16" 8 #5	18" ø 8 #5	18" ø 8 #5	12"X24" 6 #5	12"X24" 6 #5	12"X24" 6 #5	12"X24" 6 #5	12"X24" 6 #5																						
T.O.S EL. +70'-0" 7TH FLOOR																																				
T.O.S EL. +61'-0" 6TH FLOOR																																				
T.O.S EL. +52'-0" 5TH FLOOR																																				
T.O.S EL. +43'-0" 4TH FLOOR																																				
T.O.S EL. +34'-0" 3RD FLOOR																																				
T.O.S EL. +25'-0" 2ND FLOOR																																				
T.O.S EL +16'-0" 1ST FLOOR							18" ø 8 #5	18" ø 8 #5					14"X14" 4 #7 COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	14"X14" 4 #7 COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	14"X14" 4 #7 COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	COMPOSITE W36.6.25x0.250	14"X14" 4 #7 COMPOSITE W36.6.25x0.250												
T.O.S EL +0'-0" CELLAR													14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7	14"X14" 4#7										
T.O.S EL -11'-0"																																				

DESCRIPTION	DATE
OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION RFI SET	MAY 16, 2008

STAMP

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
ISSUED PURSUANT TO THE AUTHORITY VESTED IN THE BOROUGH SUPERINTENDENT
MANHATTAN
PERSON(S) OTHERWISE PERMITTED TO ENTER PREMISES MAY WORK
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION REQUIREMENTS

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

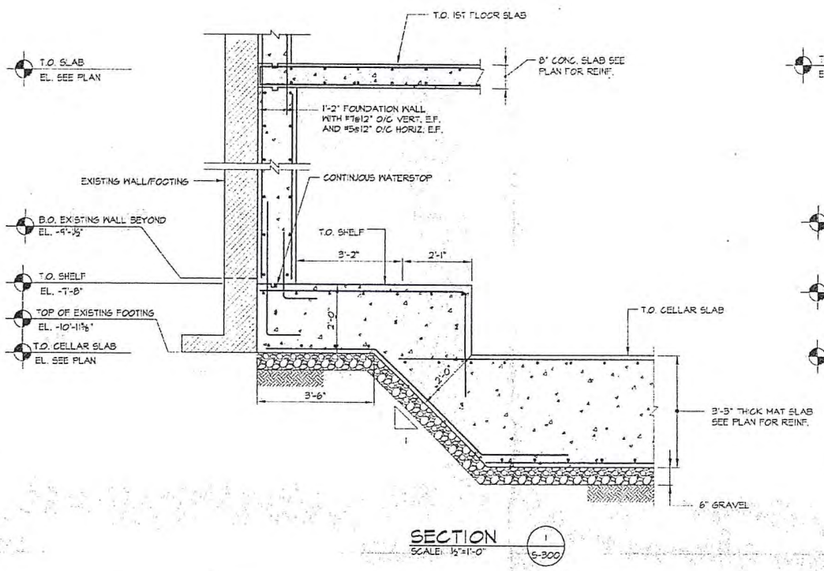
79 Rivington Street
New York, NY 10002

DRAWING NO.
S-2.10

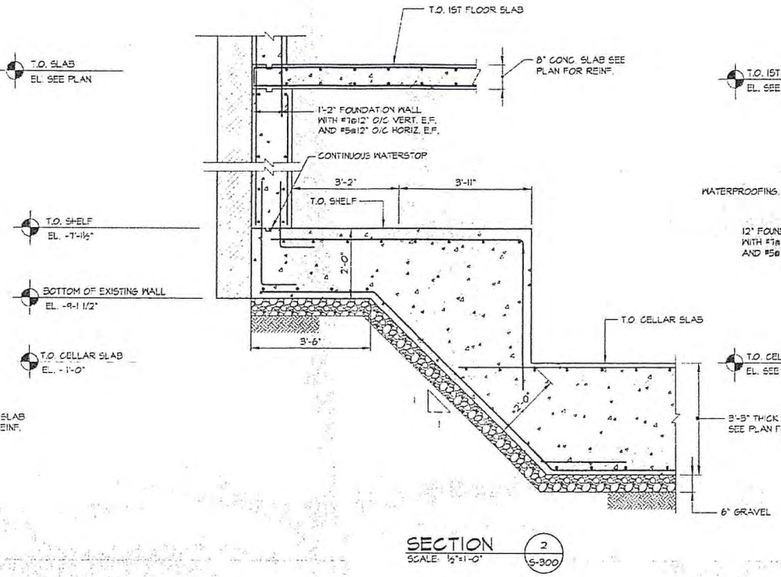
TITLE
COLUMN SCHEDULE

JOB NO. 2708
SCALE AS NOTED
DATE MAY 16, 2008

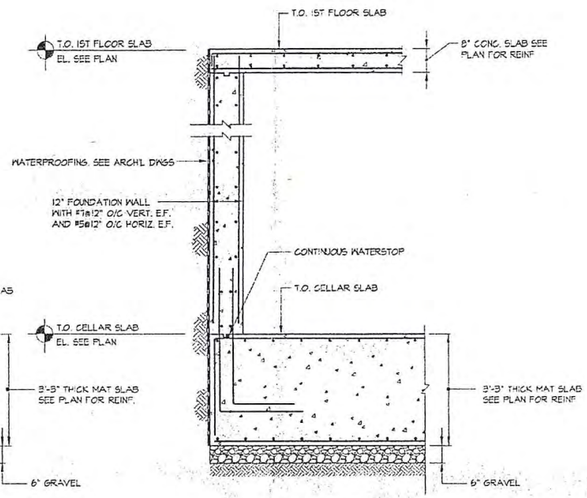
RSA #12566



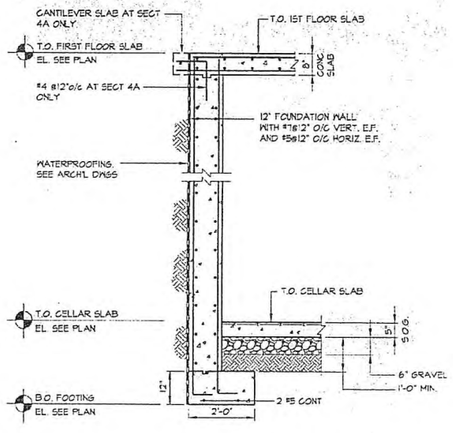
SECTION 1 S-300
SCALE: ½"=1'-0"



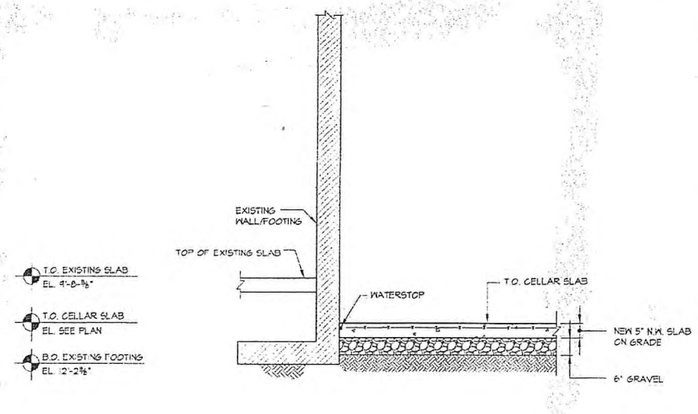
SECTION 2 S-300
SCALE: ½"=1'-0"



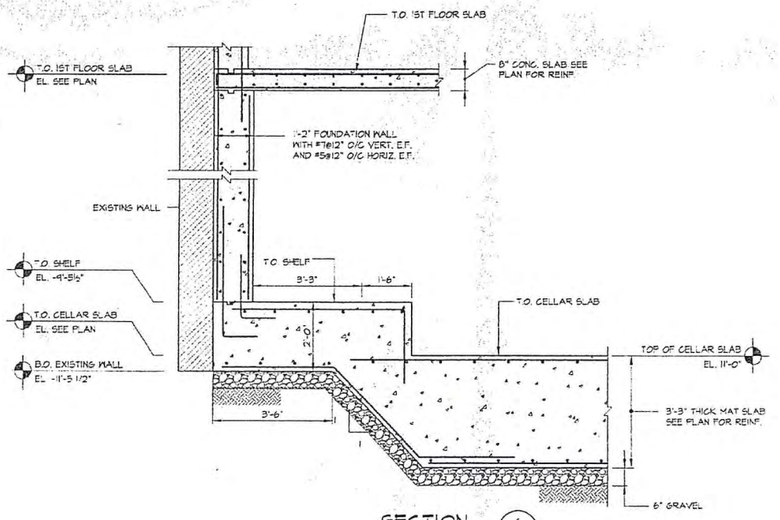
SECTION 3 S-300
SCALE: ½"=1'-0"



SECTION 4 S-300 / 4A S-300
SCALE: ½"=1'-0"



SECTION 5 S-300
SCALE: ½"=1'-0"



SECTION 6 S-300
SCALE: ½"=1'-0"

DESCRIPTION	DATE
OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008

STAMP

Mechanical Engineers
Matthew K.Bendix, P.E. P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-9797

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9691
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

DRAWING NO.
S-3.00

TITLE
FOUNDATION SECTIONS

JOB NO.	SCALE
2708	AS NOTED

DATE
MAY 16, 2008

PSA # 2566

PLUMBING NOTES

A. THE PLUMBING SYSTEMS (SANITARY, WASTE, VENT AND WATER DISTRIBUTION) AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE BUILDING CODE OF THE CITY OF NEW YORK AS CITED IN ARTICLE 16 AND REFERENCE STANDARD RS16–PLUMBING AND GAS PIPING.

B. THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH GENERAL PROVISIONS OF SECTION P101.0.

C. THE MATERIALS USED IN THE PLUMBING SYSTEMS WILL BE PROVIDED IN FULL ACCORDANCE WITH SECTION P102.0.

D. EQUIPMENT HOOK–UP AND THE JOINING OF PIPING WILL BE IN FULL COMPLIANCE WITH SECTION P103.0.

E. THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH SECTION P104.0.

F. TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED IN FULL COMPLIANCE WITH SECTION 105.0.

G. VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND WITH THE FULL COMPLIANCE WITH SECTION P106.0.

H. THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH SECTION P107.0.

I. THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH SECTIONS P108.0 AND P112.0.

J. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION P109.0.

K. PROVIDE RESILIENT ISOLATORS FOR PIPING IN ACCORDANCE WITH PARAGRAPH C–26–1708.3, (B) 3 OF NEW YORK CITY BUILDING CODE.

L. ALL EXPOSED PIPING (PIPE, VALVES AND FITTINGS) SHALL BE CHROME PLATED OR AS SPECIFIED BY ARCHITECT.

M. FURNISH AND INSTALL STOP VALVES ON WATER PIPING TO ALL FIXTURES AND EQUIPMENT.

N. DOMESTIC WATER PIPE: TYPE "L" COPPER TUBING WITH WROUGHT COPPER FITTINGS. ALL JOINTS WITH 50–5 SOLDER.

O. INSULATION: COLD WATER: 1/2" THICK, ONE PIECE FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET. HOT WATER: 1" THICK, ONE PIECE FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET. FITTINGS AND VALVES SHALL HAVE PRE–MOLDED INSULATION. (FLAME SPREAD RATING NOT GREATER THAN 25 SMOKE DEVELOPED RATING 50).

P. SHUT–OFF: NIBCO FIG. S–580 TWO–PIECE BRONZE BALL VALVES WITH SOLDER ENDS.

Q. PIPE PASSING THROUGH WALL SHALL HAVE A TRIM OPENING CUT NO GREATER THAN NECESSARY FOR THE INSULATION OF A SLEEVE SECURED THEREIN. SLEEVE SHALL BE 1/2" IN DIAMETER LARGER THAN THE OUTSIDE DIAMETER OF THE PIPE OR RECQUIRED INSULATION PASSING THROUGH AND OF SUFFICIENT LENGTH TO BE FLUSH WITH THE FINISHED WALL SURFACE. ALL FLOOR PENETRATIONS SHALL BE CORE DRILLED. ANNULAR SPACES BETWEEN PIPING AND SLEEVES OR CORE DRILLED FLOOR OPENINGS SHALL BE PACKED WITH THERMAFIBER AND SEALED TO RETAIN THE FIRE INTEGRITY OF THE WALLS AND FLOORS WITH A NON–HARDENING COMPOUND SIMILAR AND EQUAL TO DUXSEAL BY W.M. CLIPPER CO.

R. ALL WORK IN OCCUPIED TENANT AREAS SHALL BE PERFORMED ON OTHER THAN NORMAL WORKING HOURS AS DIRECTED BY THE ARCHITECT AND/OR ENGINEER, OR BUILDING MANAGER.

S. THE COMPLETE PLUMBING INSTALLATION, METHOD OF HANGING, TESTING, ETC. SHALL COMPLY WITH ALL PROVISIONS OF THE NEW YORK STATE PLUMBING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.

T. SHUTDOWN OF EXISTING SYSTEM: AT THE TIME OF SLOW CLOSING OR OPENING OF VALVES AND DRAINDOWN BECOMES NECESSARY, THE CONTRACTOR SHALL NOTIFY THE BUILDING ENGINEER 48 HOURS IN ADVANCE AND WILL THEN MAKE THE NECESSARY ARRANGEMENTS. THE CONTRACTOR SHALL KEEP THE SHUTDOWN TIME TO A MINIMUM AND DRAINAGE SHALL BE TO A PROPERLY CONNECTED RECEPTACLE WITHOUT CAUSING DAMAGE TO OTHER WORK AND PROPERTY.

U. HANGERS: CLEVIS TYPE, THREADED IRON ROD, SUSPENDED FROM BEAM WITH BEAM CLAMPS OR APPROVED CONCRETE INSERTS. CAST IRON WASHER EVERY 5'–0" AND AT ALL JOINTS – NO PIPING SHALL BE HUNG FROM OTHER PIPING, CONDUIT, DUCTWORK, ETC.

V. ALL UNUSED PIPING HANGERS, SUPPORTS, SHALL BE COMPLETELY REMOVED ALL THE WAY BACK TO THE CORE RISER CLOSET, OR BACK TO THE NEAREST BRANCH MAIN AND CAPPED, SEALED WATERTIGHT OR AIRTIGHT. ALL THE OPENINGS SHALL BE PROPERLY PATCHED, SEALED, AND FIRE STOPPED TO MAINTAIN THE ORIGINAL INTEGRITY OF THE PARTITION'S FIRE RATING.

W. ROUTING OF PIPING SHOWN ON DRAWINGS IS DIAGRAMMATIC ONLY. THE EXACT ROUTING MUST BE DETERMINED IN THE FIELD AND COORDINATED WITH ALL EXISTING CONDITIONS, I.E. STRUCTURAL, DUCTWORK, LIGHT FIXTURES, PIPING).

PLUMBING SYMBOL LIST

	CLEAN OUT DECK PLATE
	FUNNEL FLOOR DRAIN
	STRAINER
	FLOOR DRAIN
	FLOOR DRAIN (ELEVATION)
	LADDER
	BUTTERFLY VALVE
	CHECK VALVE
	EXISTING CHECK VALVE
	G.S. & Y. VALVE
	EXISTING G.S. & Y. VALVE
	GATE VALVE
	EXISTING GATE VALVE
	PRESSURE REDUCING VALVE
	PLUG VALVE
	BALL VALVE
S	SOLENOID VALVE
	MIXING VALVE
	VALVE WITH HOSE BIBB
	RELIEF VALVE
	STRAINER
	STRAINER WITH ELOW OFF VALVE
	FRESH AIR INLET
	CLEANOUT
	TOP CONNECTION
	BOTTOM CONNECTION
	PIPE DROP
	PIPE UP
	PLUG OUTLET
	CAP
	SHOCK ABSORBER (S.A.)
	HOUSE TRAP
	TRAP
	VACUUM BREAKER
	VACUUM BREAKER
	FLOW SWITCH
	PRESSURE GAGE
	THERMOMETER
	THERMOWELL
	DOMESTIC WATER METER
	INSULATED PIPING WITH HEAT TRACE
	INSULATED PIPING WITH TEMPERATURE MAINTENANCE CABLE
	DOUBLE DETECTOR CHECK VALVE

LEGEND

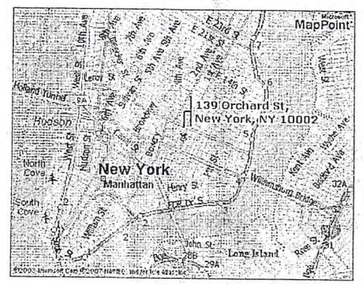
	SANITARY OR WASTE ABOVE FLOOR (SAN. OR W.)
	SANITARY OR WASTE BELOW FLOOR (SAN. OR W.)
ST	STORM DRAINAGE ABOVE FLOOR
ST	STORM DRAINAGE BELOW FLOOR
	COLD WATER (C.W.)
	HOT WATER (H.W.)
	HOT WATER RECIRCULATION (H.W.R.)
	HOT WATER LINE WITH HEAT TRACING
	VENT PIPING (V.)
R.P.Z.	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
	CONNECT NEW PIPING TO EXISTING
V.O.	VALVED OUTLET
P.O.	PLUGGED OUTLET
F.P.W.H.	FREEZE PROOF WALL HYDRANT
H.B.	HOSE BIBB
C.O.D.P.	CLEANOUT DECKPLATE
V.B.	VACUUM BREAKER
I.E.	INVERT ELEVATION
H.C.	HANDICAPPED
F.U.	FIXTURE UNIT
W.H.	WALL HYDRANT
A.B.D.	AUTO BALL DRIP
A.F.F.	ABOVE FINISHED FLOOR
TD/PD/AD	TERACE DRAIN/PLAZA DRAIN/AREA DRAIN

LEGEND

S.A.	SHOCK ABSORBERS
W.C.	WATER CLOSET
LAV.	LAVATORY
UR.	URINAL
SH.	SHOWER
PS	PANTRY SINK
E.W.C.	ELECTRIC WATER COOLER
M.R.	MOP RECEPTOR
	BALL VALVE
	CHECK VALVE

SITE PLAN:
139-141 ORCHARD ST. , NEW YORK, N.Y. 10002

BLOCK:
LOT:



PLUMBING DRAWING LIST

P101	PLUMBING SYMBOL LIST, ABBREVIATIONS & NOTES
P300S	PLUMBING SITE PLAN
P300	PLUMBING – CELLAR PLAN
P300U	PLUMBING – UNDERGROUND PLAN
P301	PLUMBING – 1ST FLOOR PLAN
P302	PLUMBING – 2ND FLOOR PLAN
P303	PLUMBING – 3–9 FLOOR PLAN
P304	PLUMBING – 10–15 14THFLOOR PLAN
P305	PLUMBING ROOF PLAN MECHANICAL PLAN
P306	PLUMBING – BULKHEAD PLAN
P401	PLUMBING – DETAILS 1
P402	PLUMBING – DETAILS 2
P403	PLUMBING – DETAILS 3
P404	PLUMBING – DETAILS 4
P501	PLUMBING DOMESTIC RISER DIAGRAM
P502	PLUMBING – GAS & STORM RISER DIAGRAM

ISSUED FOR FILING	10.21.08
ISSUED FOR FILING	09.08.08
ISSUED FOR FILING	08.20.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08
DESCRIPTION	DATE

STAMP

STATE OF NEW YORK
MATTHEW K. BENDA
089966
LICENSED PROFESSIONAL ENGINEER

DEPARTMENT OF BUILDINGS
BOROUGH: MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY, AS PER DOB NOTICE
NOV 10 2008
ANITA WRIGHT

MKB
MATTHEW K. BENDA, P.E., P.C., CONSULTING ENGINEERS
595 Fifth Avenue, 25th Floor
NEW YORK, NEW YORK 10018
TEL: (212) 575-3701 FAX: (212) 575-3702
MKB PROJECT# E1000302

Structural Engineers
Robert Silmonn Associates
88 University Place
New York, NY 10003
Tel 212 620–7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Soyeville, NJ 08872
Tel 732 432–5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334–2891
Fax 212 334–8197

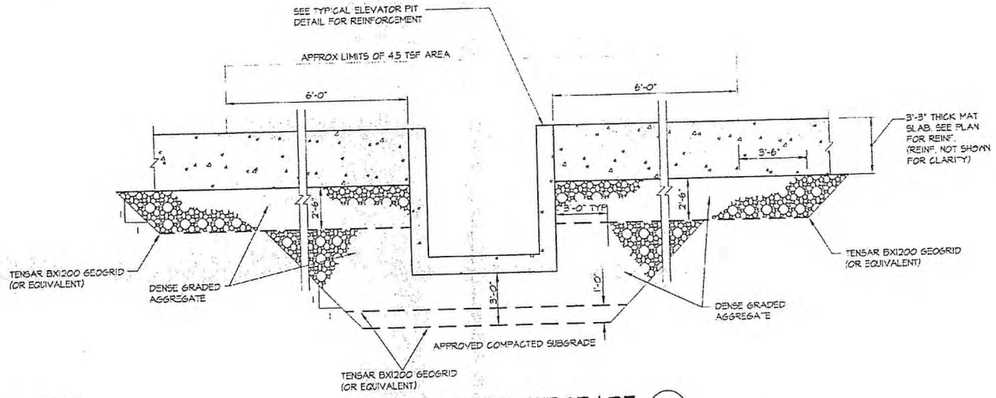
139–141 Orchard Street
New York, NY 10002

DRAWING NO.
P101

TITLE
PLUMBING
SYMBOLS & NOTES

JOB NO: 2708
SCALE: N.T.S.
DATE: APRIL 21, 2008

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.



RECOMMENDED SUBGRADE PREPARATION AROUND ELEVATOR PIT AREA (1 / S-301)

NOTES:

THE ABOVE DETAIL PERTAINS TO THE CENTRAL PORTION OF THE NEW BUILDING (AROUND THE PLANNED ELEVATOR PIT), WHERE THE PROPOSED BEARING PRESSURE IS 4.5 TSF AND EXCEEDS THE ALLOWABLE SOIL BEARING PRESSURE OF 3.0 TSF.

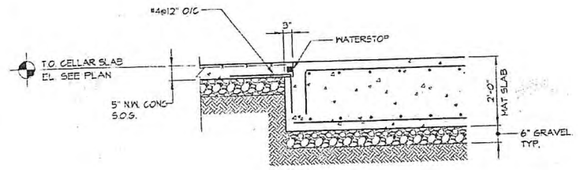
CONSTRUCTION RECOMMENDATION FOR THIS AREA WILL BE OUTLINED IN MORE DETAIL IN THE GEOTECHNICAL REPORT PREPARED BY CARLIN-SIMPSON & ASSOCIATES (CSA).

SUBGRADE PREPARATION AND PLACEMENT OF DENSE GRADED AGGREGATE (DGA) IN THIS AREA SHALL BE PERFORMED UNDER THE FULL-TIME INSPECTION OF CSA.

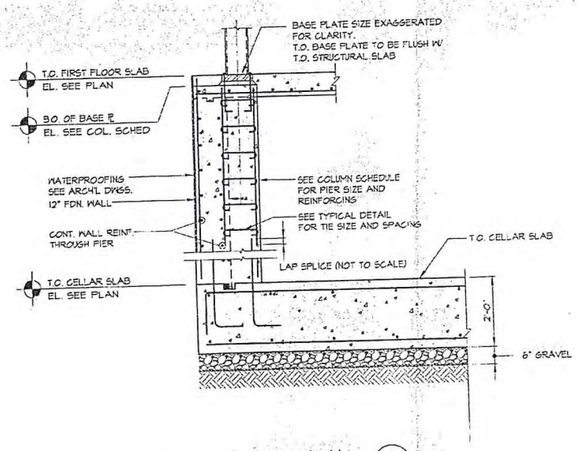
THE DENSE GRADED AGGREGATE SHALL BE PLACED IN MAXIMUM ONE (1) FOOT THICK LAYERS AND EACH LAYER SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM MODIFIED DRY DENSITY (ASTM D1557).

THE DENSE GRADED AGGREGATE (DGA) SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS.

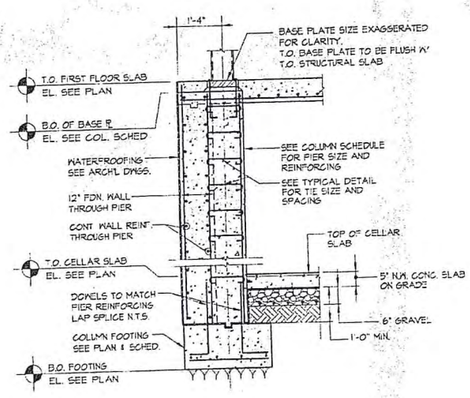
SIEVE SIZE	PERCENT PASSING
2"	95-100%
¾"	80-95%
⅜"	55-85%
NO. 4	40-65%
NO. 8	30-50%
NO. 30	15-30%
NO. 200	0-10%



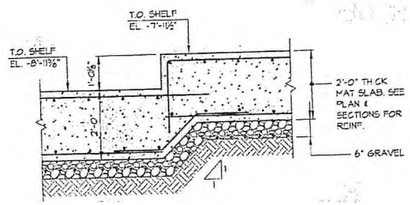
SECTION (2 / S-301)
SCALE: ½"=1'-0"



SECTION (3 / S-301)
SCALE: ½"=1'-0"



SECTION (4 / S-301)
SCALE: ½"=1'-0"



SECTION (5 / S-301)
SCALE: ½"=1'-0"

DESCRIPTION	DATE
OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16, 2008

STATE OF NEW YORK — MATTHEW K. BENDIX — LICENSED PROFESSIONAL ENGINEER

Mechanical Engineers
Matthew K.Bendix, P.E. P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

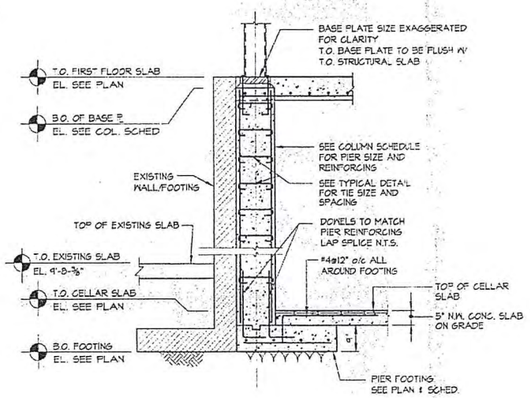
79 Rivington Street
New York, NY 10002

DRAWING NO.
S-3.01

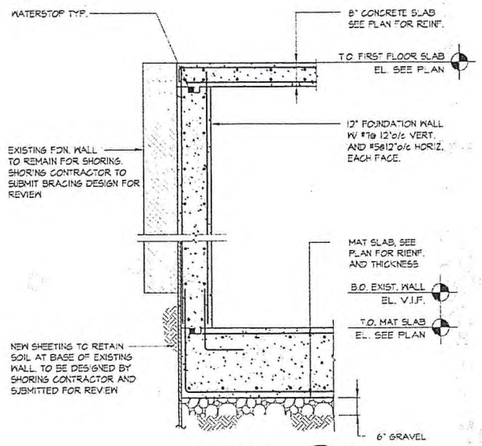
TITLE
FOUNDATION SECTIONS

JOB NO. 2708
SCALE AS NOTED
DATE MAY 16, 2008

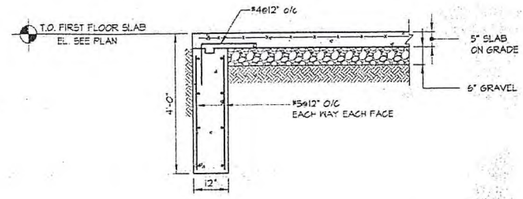
RSA #12566



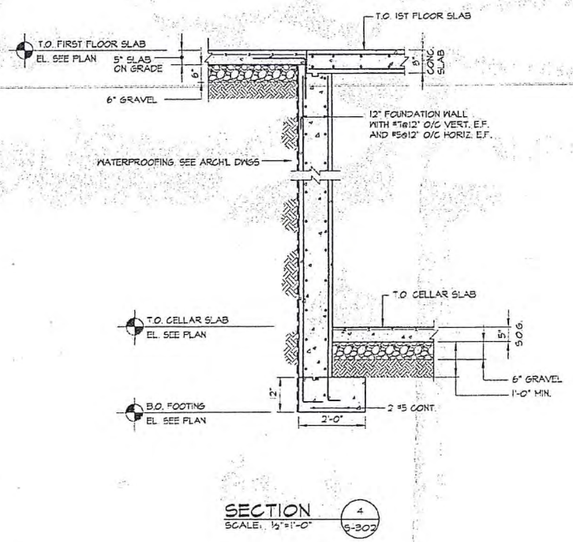
SECTION 1 S-302
SCALE: 1/2"=1'-0"



SECTION 2 S-302
SCALE: 1/2"=1'-0"



SECTION 3 S-302
SCALE: 1/2"=1'-0"



SECTION 4 S-302
SCALE: 1/2"=1'-0"

DESCRIPTION	DATE
OCTOBER FILING SET	OCT 27, 2008
EXCAVATION AND FOUNDATION BID SET	MAY 16 2008

STAMP

Mechanical Engineers
Matthew K.Bendix, P.E, P.C
519 Eighth Avenue, 20th Floor
New York, NY 10001
Tel 212 273-3731

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

79 Rivington Street
New York, NY 10002

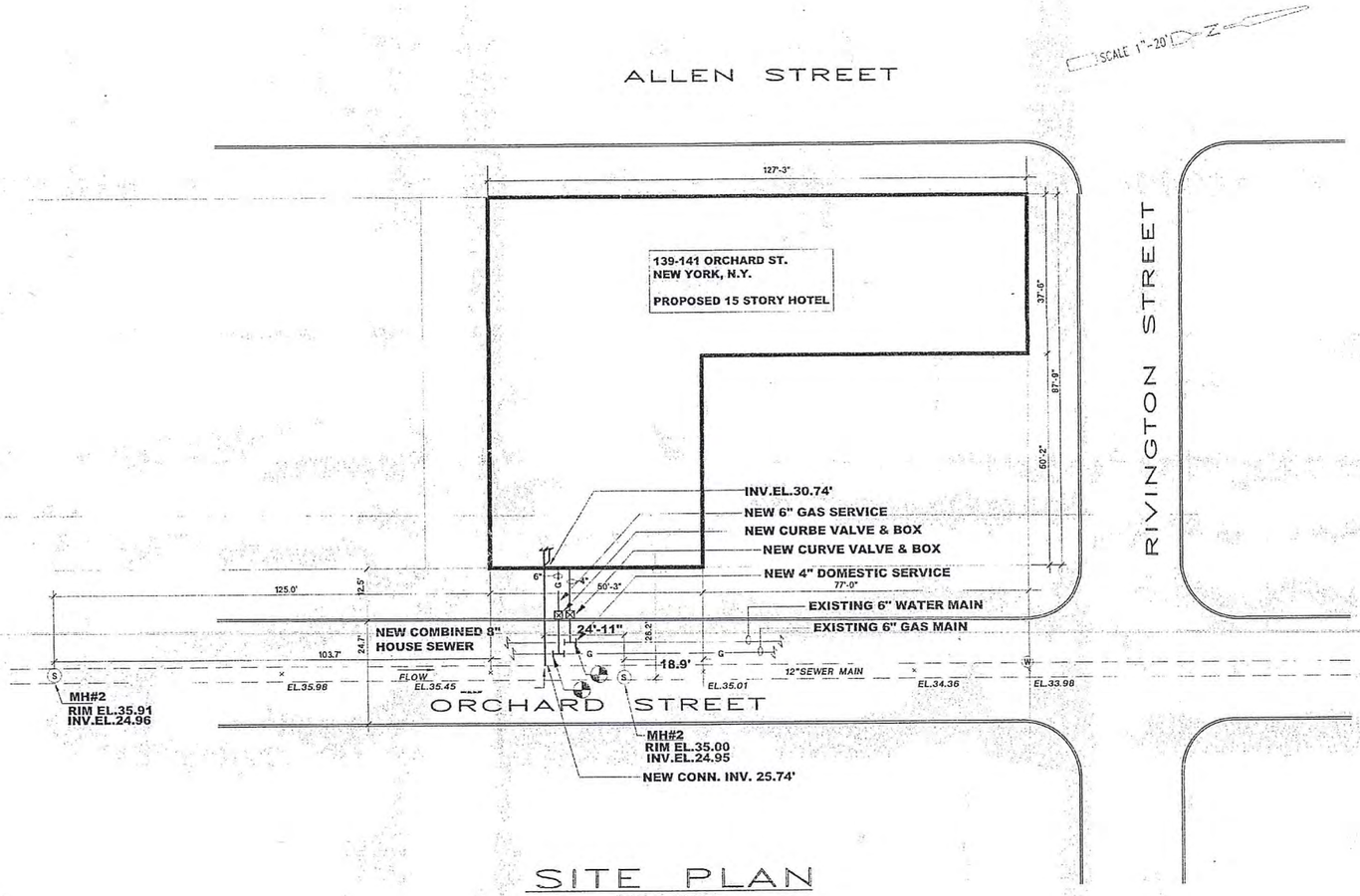
DRAWING NO.
S-3.02

TITLE
FOUNDATION SECTIONS

JOB NO. 2708
SCALE AS NOTED

DATE
MAY 16, 2008

RSA #12566



SITE PLAN

NOT TO SCALE

TAX BLOCK: 415	**TAX LOT: 61**
ZONE: C6-1=R7	**MAP: 12C**
DEPARTMENT OF BUILDINGS NUMBER: 104870392	
ADDRESS: 139-141 STREET, NEW YORK, NY	
APPLICANT: MATTHEW K. BENDIX, P.E., P.C. 516 EIGHTH AVENUE, NEW YORK, NY 10018.	
OWNER: D&D GROUP LLC - P.O. BOX 2640, NEW YORK, NY 10949	
LOT AREA: 7293 SQ. FT. = 0.1674 ACRES	

HYDRAULIC CALCULATIONS

A **SANITARY FLOW:** (POPULATION DENSITY: 375 PEOPLE PER ACRE)

$$Q(SAN) = \frac{\text{POPULATION DENSITY} \times \text{AREA} \times 1.0 \times 4}{7.48 \times 86,400}$$

$$= \frac{230 \times 7,293 / 43,560 \times 1.0 \times 4}{7.48 \times 86,400} = \underline{0.035 \text{ C.F.S.}}$$

B **ACTUAL STORM FLOW:**

Q(ST) = C x I x A

WHERE, C = RUNOFF COEFFICIENT
I = RAINFALL INTENSITY = 5.95 INCHES PER HOUR
A = AREA IN ACRES

ROOF AREAS C=1

$Q(ACTUAL) = 1 \times 5.95 \times \frac{7,293 \text{ SQ.FT.}}{43,560 \text{ SQ.FT.}}$

Q(ACTUAL) = 0.993 C.F.S.

PAVED AREAS =0 SQ. FT.

GRASS AREAS =0 SQ. FT.

TOTAL ACTUAL STORM FLOW

0.993 CFS + 0 CFS + 0 CFS = 0.993 C.F.S.

C **NEW 8" COMBINATION HOUSE CONNECTION INTO ORCHARD STREET**

SANITARY FLOW = 0.035 CFS
STORM FLOW = 0.993 CFS
TOTAL FLOW = 1.02 CFS
8" CAST IRON PIPE INSTALLED
ON A CLEAN SAND BED.

ISSUED FOR FILING	12.01.09
ISSUED FOR FILING	09.15.08
ISSUED FOR FILING	08.20.08
CLARIFER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08
DESCRIPTION	DATE

STAMP

STATE OF NEW YORK
MATTHEW K. BENDIX
LICENSED PROFESSIONAL ENGINEER
070905-1

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY. NO PERSON MAY ALTER THIS PLAN WHILST PERMIT PREMISES UNTIL WORK IS COMPLETED
MANHATTAN
ANITA WRIGHT NOV 10 2009
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY. NO PERSON MAY ALTER THIS

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION. SPECIFICATION SHEET, ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH ANY CODE CODES.

MKB
MATTHEW K. BENDIX, P.E., P.C. CONSULTING ENGINEERS
516 Eighth Avenue 2nd Floor
NEW YORK, NEW YORK 10018
TEL: (212) 575-1510 FAX: (212) 575-1512
MKB PROJECT# E0901001

Structural Engineers
Robert Silliman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward L Mills & Associates Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-9197

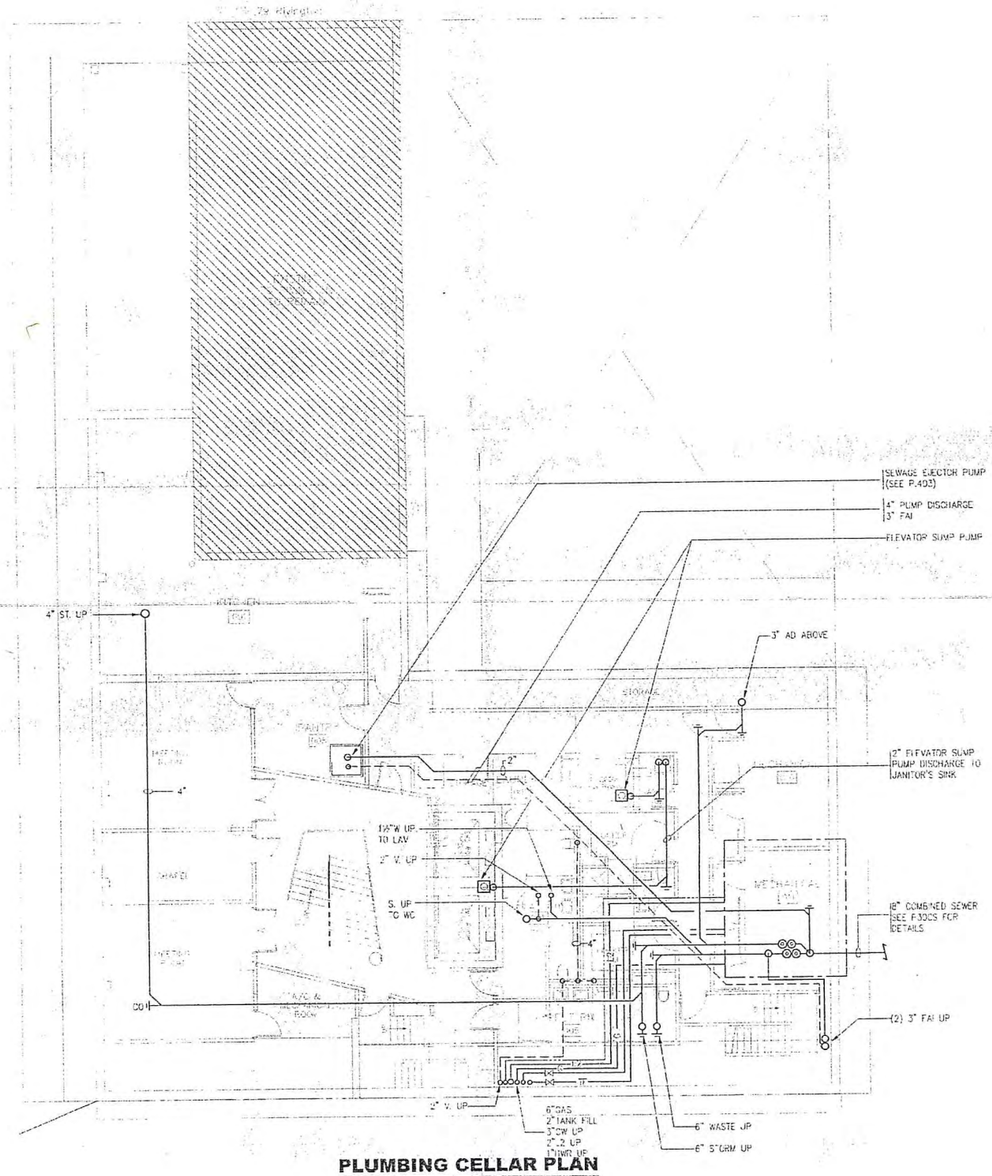
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
P300S

TITLE
PLUMBING
SITE PLAN

JOB NO. 2708
SCALE N.T.S.

DATE
APRIL 21, 2008



PLUMBING CELLAR PLAN

SCALE 1/8"=1'-0"

DESCRIPTION	DATE
ISSUED FOR FILING	10.01.08
ISSUED FOR FILING	09.08.08
ISSUED FOR FILING	08.20.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08

STAMP

STATE OF NEW YORK · MATTHEW K. BENDIX · LICENSED PROFESSIONAL ENGINEER · 003065-1

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLAN APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN.
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED.
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER D.R.NO.2 OF 1975

MKB
MATTHEW K. BENDIX, P.E., P.C., CONSULTING ENGINEERS
519 Eighth Avenue, 20th Floor
NEW YORK, NEW YORK 10018
TEL: (212) 273-3731 FAX: (212) 273-3732
MKB PROJECT# E100100

Structural Engineers
Robert Sillmann Associates
88 University Place
New York, NY 10003
Tel 212 620 7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-0891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

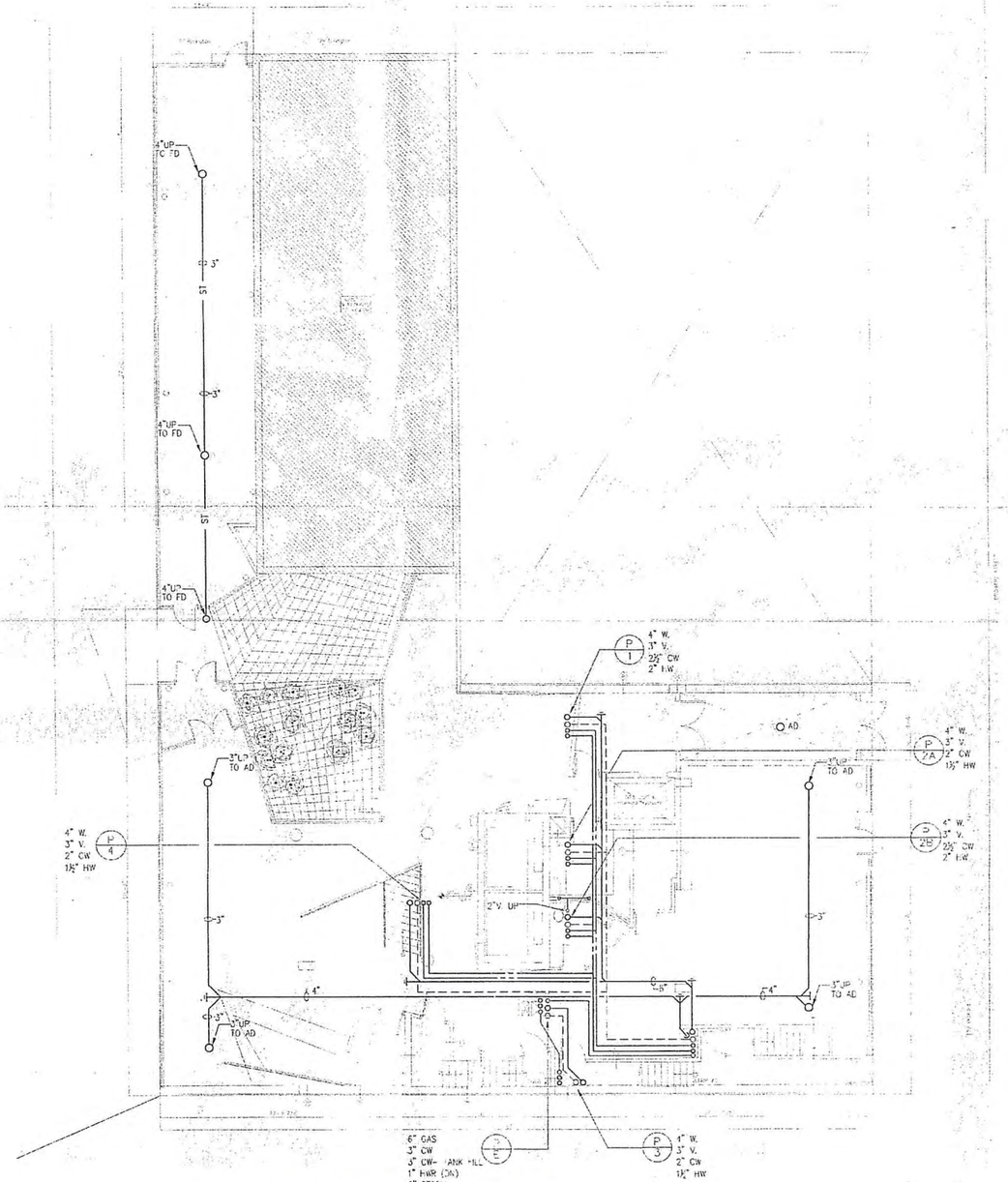
DRAWING NO.
P300

TITLE
CELLAR
PLUMBING PLAN

JOB NO. 2708
SCALE 1/8"=1'-0"

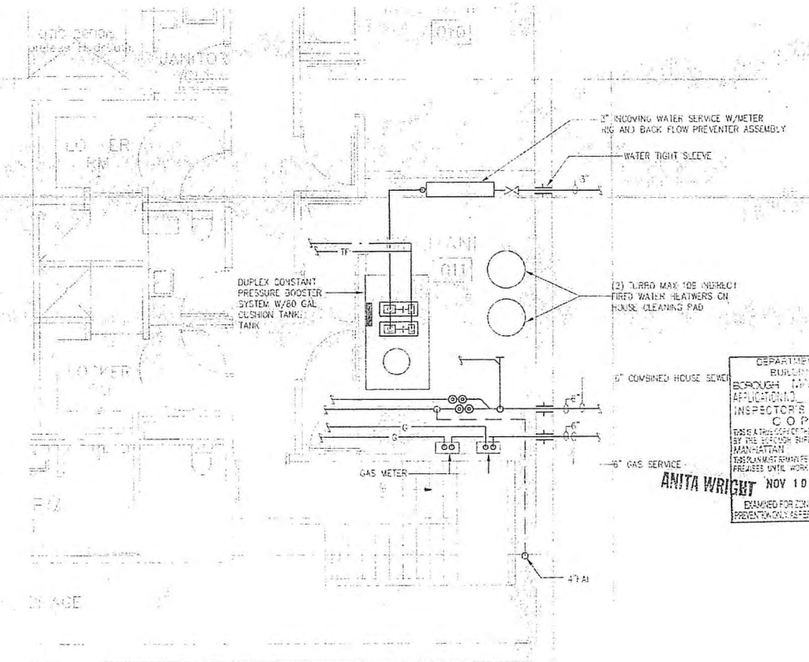
DATE
APRIL 21, 2008

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.



PLUMBING 1st FLOOR PLAN

SCALE 1/8"=1'-0"



PART PLAN CELLAR-WATER SERVICE ROOM

SCALE 1/4"=1'-0"

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES

ISSUED FOR FILING	06.21.08
ISSUED FOR FILING	09.18.08
ISSUED FOR FILING	08.20.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08
DESCRIPTION	DATE
	STAMP

STATE OF NEW YORK
MATTHEW K. BENDIX
LICENSED PROFESSIONAL ENGINEER
069688-1

MKB

MATTHEW K. BENDIX, P.E., P.C., CONSULTING ENGINEERS
519 Eight Avenue, 20th Floor
NEW YORK, NEW YORK 10018
TEL: (212) 273-3731 FAX: (212) 273-3732

MKB PROJECT# E100101

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIR. NO. 2008-1

Structural Engineers
Robert Sillmann Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

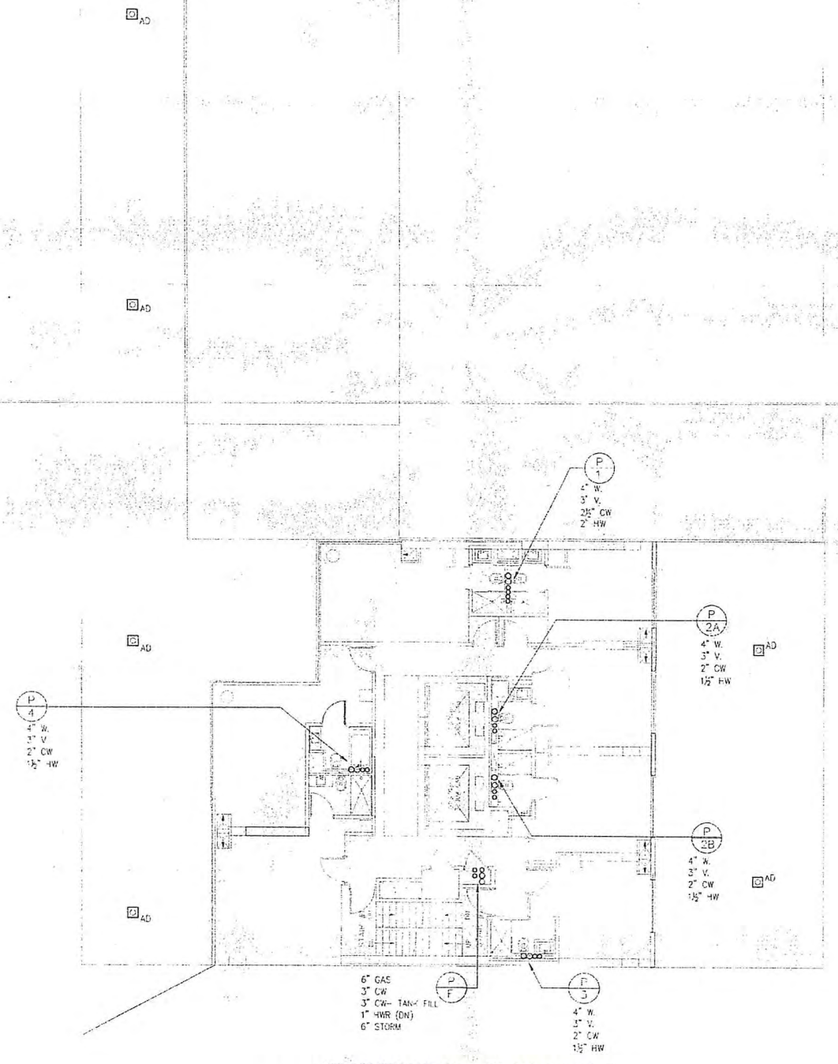
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
P301

TITLE
PLUMBING
1ST FLOOR PLAN

JOB NO. 2708
SCALE 1/8"=1'-0"

DATE
APRIL 21, 2008



PLUMBING 2nd FLOOR PLAN

SCALE 1/8"=1'-0"

ISSUED FOR FILING	10.21.08
ISSUED FOR FILING	09.18.08
ISSUED FOR FILING	08.20.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08
DESCRIPTION	DATE

STAMP

STATE OF NEW YORK
MATTHEW K. BENROS
090858-1
LICENSED PROFESSIONAL ENGINEER

MKB
MATTHEW K. BENROS, P.E., P.C. CONSULTING ENGINEERS
519 Eighth Avenue, 24th Floor
NEW YORK, NEW YORK 10018
TEL: (212) 279-7337 FAX: (212) 279-5722

MKB PROJECT# 0100180

DEPARTMENT OF BUILDINGS
BOROUGH: MANHATTAN
APPLICATION #:
INSPECTOR'S OFFICE COPY
THE APPROVED APPLICATION IS REQUIRED TO BE KEPT AT THE JOB SITE AT ALL TIMES
THE PLAN EXAMINER'S INITIALS ON THE PLANS ARE NOT AN APPROVAL
PLANS DATE: 2021
ANITA WRIGHT
NOV 10 2008
EXAMINER FOR BUILDING CONSTRUCTION MATTERS

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Conlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, PC
50 White Street
New York, NY 10013
tel 212 334-9891
fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO.

P302

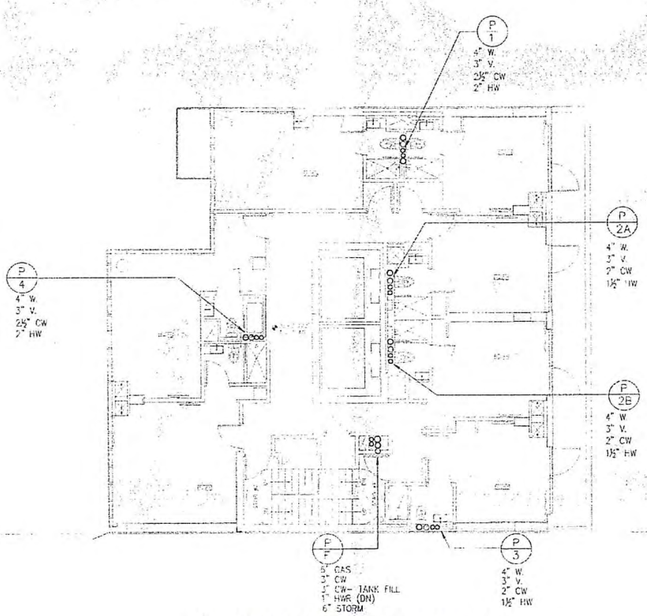
TITLE

PLUMBING
2ND FLOOR PLAN

JOB NO. 2708

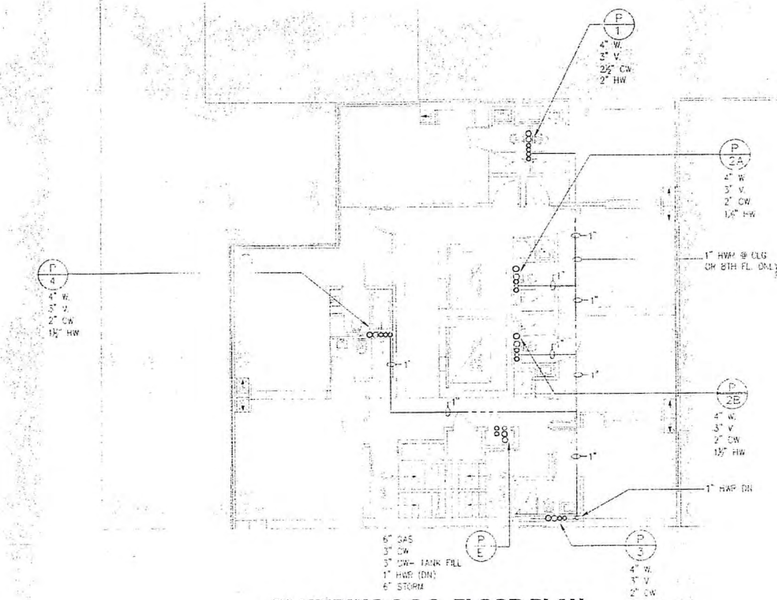
SCALE 1/8"=1'-0"

DATE APRIL 21, 2008



PLUMBING 4,5,6 FLOOR PLAN

SCALE 1/8"=1'-0"



PLUMBING 3,8,9 FLOOR PLAN

SCALE 1/8"=1'-0"

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THE PLAN MUST REMAIN PERMANENTLY PREMISES IN NY, NORK & CONDITION
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DR. NO. 2

STATE OF NEW YORK
MATTHEW K. BENDIX
LICENSED PROFESSIONAL ENGINEER
066868-1

MKB

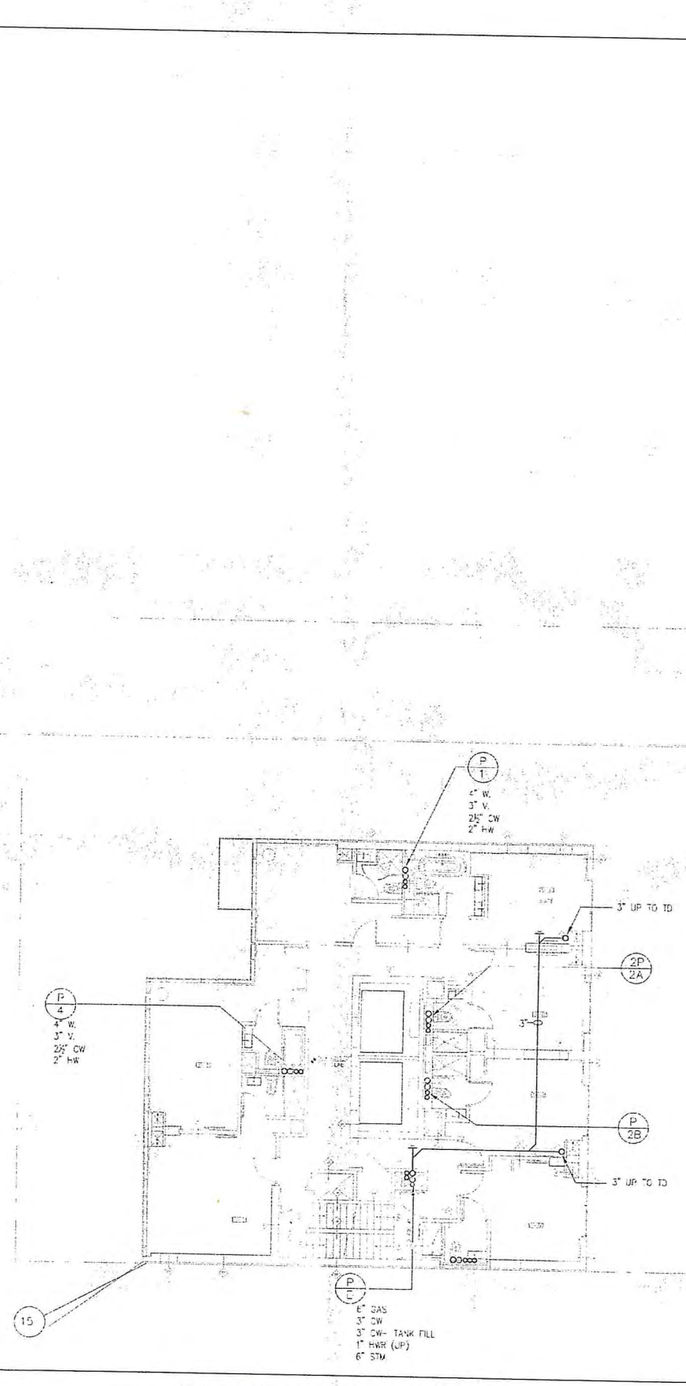
MATTHEW K. BENDIX, P.E., P.C., CONSULTING ENGINEERS
519 Eighth Avenue, 20th Floor
NEW YORK, NEW YORK 10018
TEL: (212) 273-3734 FAX: (212) 273-3732

MKB PROJECT# E1000101

P303

PLUMBING
3-9 FLOOR
8TH 9TH FLOOR PLAN

1/8"=1'-0"



PLUMBING 10-15th FLOOR PLAN

SCALE 1/8"=1'-0"

ISSUED FOR FILING	10.21.08
ISSUED FOR FILING	09.18.08
ISSUED FOR FILING	08.27.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	06.20.08
DESCRIPTION	DATE

STAMP

STATE OF NEW YORK
MATTHEW K. BENDIX
069868-1
LICENSED PROFESSIONAL ENGINEER

M K B

MATTHEW K. BENDIX, P.E., P.C., CONSULTING ENGINEERS
319 Eighth Avenue, 20th Floor
NEW YORK, NEW YORK 10018
TEL: (212) 273-3737 FAX: (212) 273-3752

MKB PROJECT #100.001

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION
INSPECTOR'S OFFICIAL COPY
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND PREVENTION ONLY-SEE PLANS FOR WORK

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-9457

Architect
Edward I. Mills & Associates Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-9197

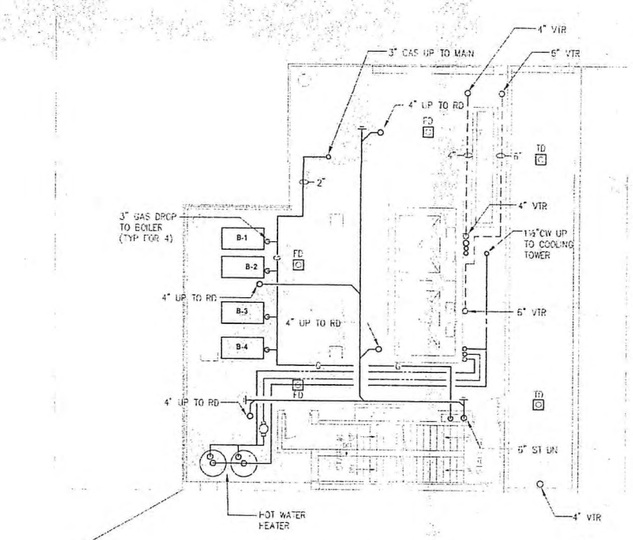
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
P304

TITLE
PLUMBING
10-15 FLOOR
PLAN

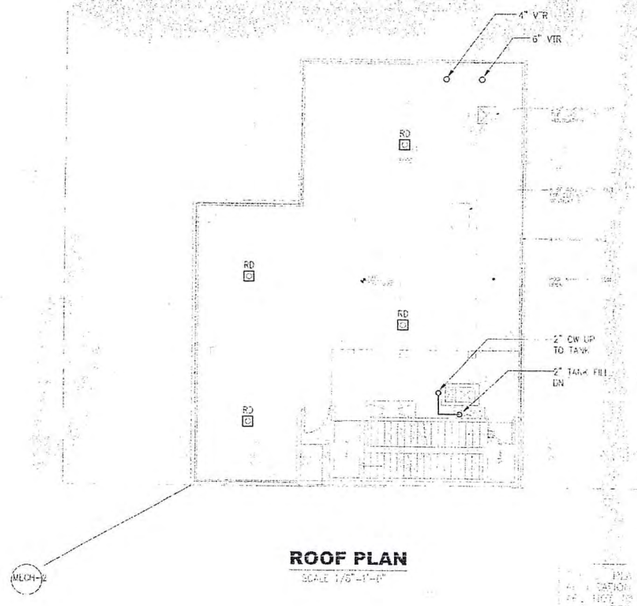
JOB NO.	SCALE
2706	1/8"=1'-0"

DATE
APRIL 21, 2008



MECHANICAL PLAN

SCALE 1/8"=1'-0"



ROOF PLAN

SCALE 1/8"=1'-0"

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLANS APPROVED BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS FULLY DONE
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIR NO. 2 OF 1968

STATE OF NEW YORK
MATTHEW K. BENOIT
LICENSED PROFESSIONAL ENGINEER

MKB

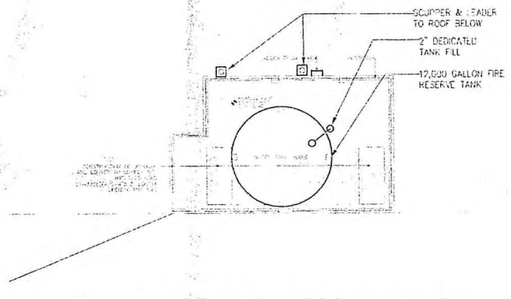
MATTHEW K. BENOIT, P.E., P.C., CONSULTING ENGINEERS
519 Eighth Avenue, 20th Floor
NEW YORK, NEW YORK 10018
TEL: (212) 273-5731 FAX: (212) 273-5732

MKB PROJECT# E2001001

P305

PLUMBING MECHANICAL ROOF PLANS

1/8"=1'-0"



PLUMBING BULKHEAD PLAN

SCALE 1/8"=1'-0"

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE PLAN ISSUED BY THE BOROUGH SUPERINTENDENT MANHATTAN
THIS PLAN MUST REMAIN PERMANENTLY PREMISES UNTIL WORK IS COMPLETED
ANITA WRIGHT NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION CODE AS PER DRAWING SUBMITTED

STATE OF NEW YORK
MATTHEW K. BENDIX
089868-1
LICENSED PROFESSIONAL ENGINEER

MKB

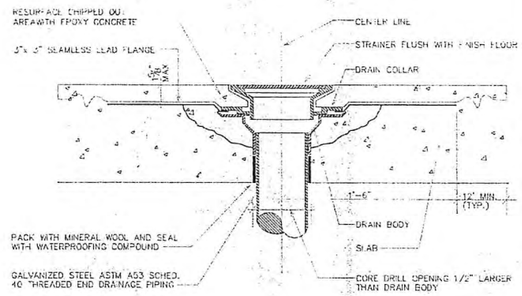
MATTHEW K. BENDIX, P.E., P.C., CONSULTING ENGINEERS
519 Eighth Avenue, 20th Floor
NEW YORK, NEW YORK 10018
TEL: (212) 273-3731 FAX: (212) 273-3732

MKB PROJECT# E100100

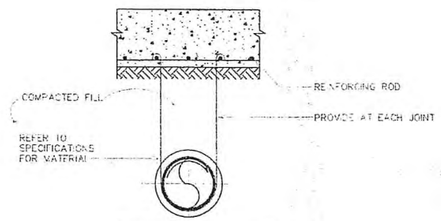
P306

BULKHEAD
PLUMBING PLAN

1/8"=1'-0"

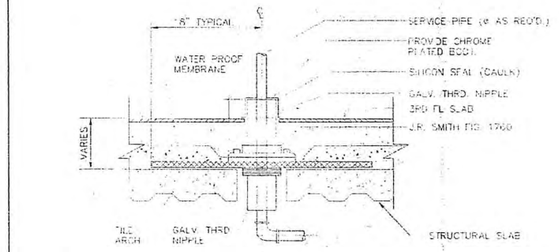


1. TYPICAL FLOOR DRAIN INSTALLATION
NOT TO SCALE



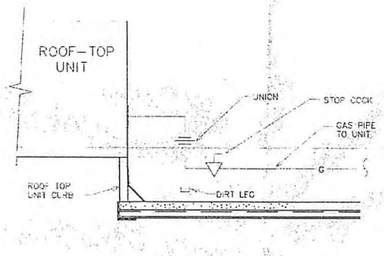
PIPE DIAMETER	ROD DIAMETER
UP TO 2IN	3/8 IN.
2 1/2" - 4IN	1/2 IN.
5" AND 6IN.	5/8 IN.
8 TO 10IN.	3/4 IN
12 TO 16 IN.	7/8 IN

2. UNDERGROUND PIPING SUPPORT BELOW SLAB
NOT TO SCALE

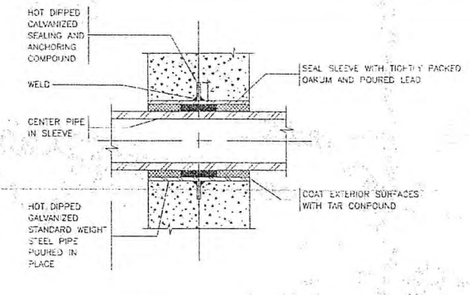


1. SLEEVE DAMPER DEPENDENT ON SLEEVE PIPE ø
2. FOR ALL PIPING & CONDUIT PENETRATIONS THRU WATER PROOF FLOORS.
3. INSULATED PIPES, INSULATION CARRIED THROUGH THE SLEEVES. SEAL GAP BETWEEN PIPE & SLEEVE.

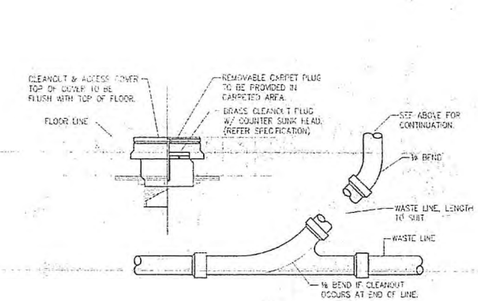
3. TYPICAL WATERPROOF FLOOR SLEEVE DETAIL
NOT TO SCALE



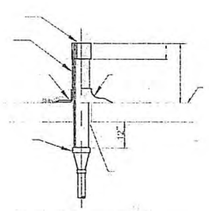
4. TYPICAL GAS CONNECTION TO ROOFTOP EQUIPMENT
NOT TO SCALE



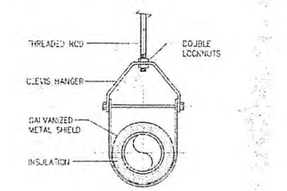
5. WATERTIGHT SLEEVES (WT SLV) THRU CONCRETE FOUNDATION WALLS
NO SCALE



6. TYPICAL FLOOR CLEANOUT DETAIL
NOT TO SCALE



7. VENT INCREASER DETAIL
NOT TO SCALE

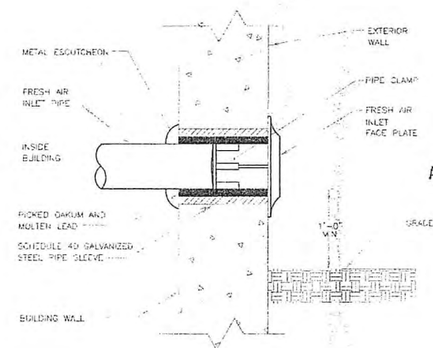


WITH INCOMPRESSIBLE INSULATING INSERT AT HANGER		
PIPE DIAMETER	SHIELD LENGTH	SHIELD THICKNESS
UP TO 3"	6"	18 USSG
4" TO 6"	8"	16 USSG
8" & LARGER	12"	16 USSG

WITHOUT INCOMPRESSIBLE INSULATING SLEEVE AT HANGER		
PIPE DIAMETER	SHIELD LENGTH	SHIELD THICKNESS
UP TO 3"	12"	18 USSG
4"	18"	16 USSG
5"	18"	16 USSG
6"	21"	16 USSG
8" & LARGER	24"	14 USSG

NOTE:
HANGER, ROD AND INSERT SHALL BE DIPPED IN ZINC CHROMATE PRIMER PRIOR TO INSTALLATION

8. TYPICAL INSULATED PIPE SUPPORT DETAIL
NOT TO SCALE



9. FRESH AIR INLET
NOT TO SCALE

DEPARTMENT OF BUILDINGS
BOROUGH: MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICE
COPY
PERMIT FREEZE DEPARTMENT
BY THE BOROUGH SUPERVISOR
MANHATTAN
EXAMINED AND APPROVED
PREMISES UNTIL 1 YEAR FROM
NOV 18 2008
ANITA WRIGHT
EXAMINED FOR ZONING AND PRE-OCCUPATIONAL CERTIFICATE

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES

DESCRIPTION	DATE
ISSUED FOR FILING	10.27.08
ISSUED FOR FILING	08.18.08
ISSUED FOR FILING	06.26.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08

STATE OF NEW YORK
MATTHEW K. BENDA
089988-1
LICENSED PROFESSIONAL ENGINEER

MKB

MATTHEW K. BENDA, P.E., P.C., CONSULTING ENGINEERS
319 Eighth Avenue, 5th Floor
NEW YORK, NEW YORK 10001
TEL: (212) 675-2781 FAX: (212) 675-8752

THE DRAWING IS COPYRIGHTED BY MATTHEW K. BENDA P.E., P.C. AND IS NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF MATTHEW K. BENDA P.E., P.C.

MKB PROJECT# E1000001

Structural Engineers
Robert Silverman Associates
66 University Place
New York, NY 10003
Tel 212 620-7910

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432 5757

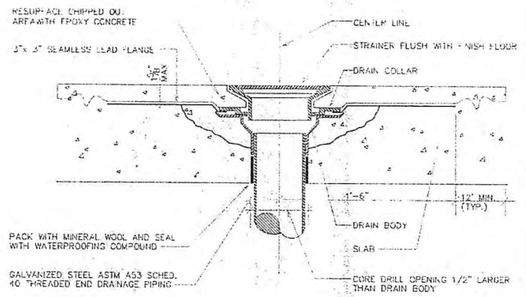
Architect
Edward I. Mills & Associates
Architects, PC
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

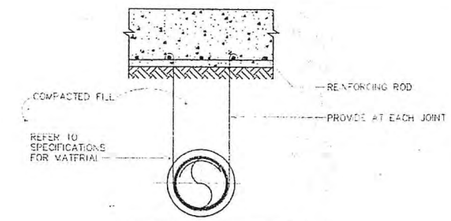
DRAWING NO.
P401

TITLE
PLUMBING DETAILS I

JOB NO. 2708
SCALE N.T.S.
DATE APRIL 21, 2008

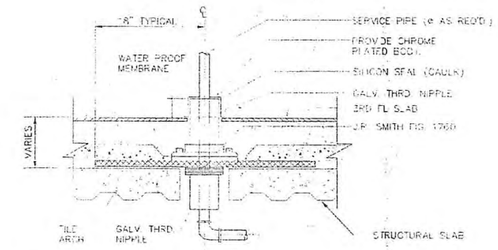


1. TYPICAL FLOOR DRAIN INSTALLATION
NOT TO SCALE



PIPE DIAMETER	ROD DIAMETER
UP TO 2IN	3/8 IN.
2 -1/2" - 4IN	1/2 IN.
5" AND 6IN.	5/8 IN.
8 TO 10IN.	3/4 IN
12 TO 16IN.	7/8 IN

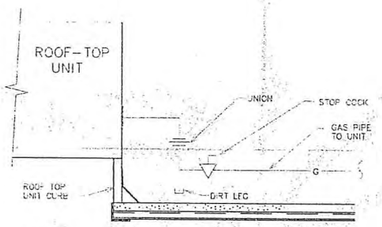
2. UNDERGROUND PIPING SUPPORT BELOW SLAB
NOT TO SCALE



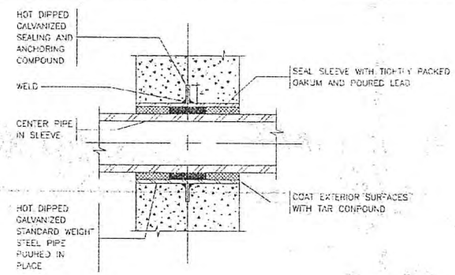
FIN. F.F.

1. SLEEVE DAMPER DEPENDENT ON SLEEVE PIPE Ø
2. FOR ALL PIPING & CONDUIT PENETRATIONS THRU WATER PROOF FLOORS.
3. INSULATED PIPES, INSULATION CARRIED THROUGH THE SLEEVES. SEAL GAP BETWEEN PIPE & SLEEVE.

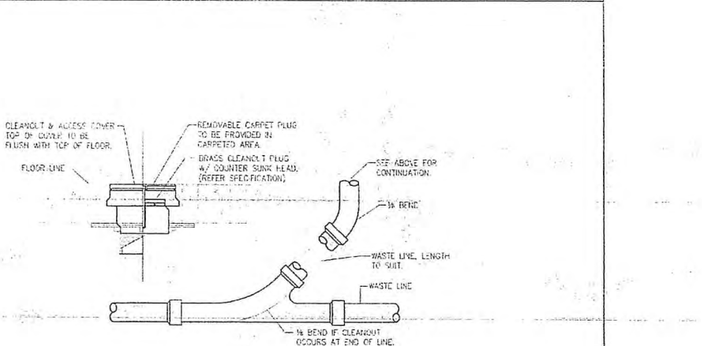
3. TYPICAL WATERPROOF FLOOR SLEEVE DETAIL
NOT TO SCALE



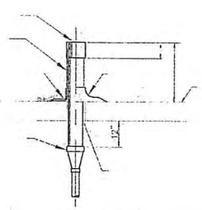
4. TYPICAL GAS CONNECTION TO ROOFTOP EQUIPMENT
NOT TO SCALE



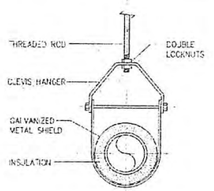
5. WATERTIGHT SLEEVES (WT SLV) THRU CONCRETE FOUNDATION WALLS
NO SCALE



6. TYPICAL FLOOR CLEANOUT DETAIL
NOT TO SCALE



7. VENT INCREASER DETAIL
NOT TO SCALE

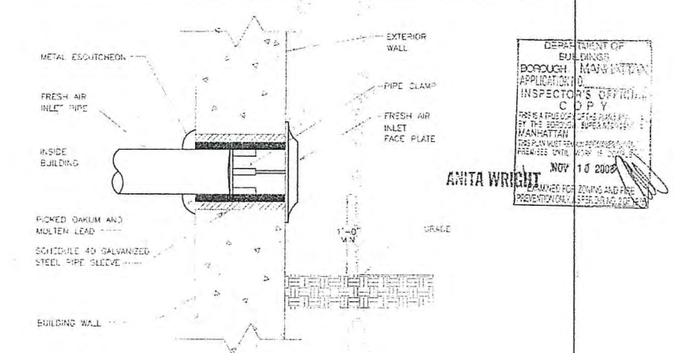


WITH INCOMPRESSIBLE INSULATING BLOCK AT HANGER		
PIPE DIAMETER	SHIELD LENGTH	SHIELD THICKNESS
UP TO 3"	6"	18 USSG
4" TO 6"	8"	16 USSG
8" & LARGER	12"	16 USSG

WITHOUT INCOMPRESSIBLE INSULATING BLOCK AT HANGER		
PIPE DIAMETER	SHIELD LENGTH	SHIELD THICKNESS
UP TO 3"	12"	18 USSG
4"	18"	16 USSG
5"	18"	16 USSG
6"	24"	16 USSG
8" & LARGER	24"	14 USSG

NOTE:
HANGER, ROD AND INSERT SHALL BE DIPPED IN ZINC CHROMATE PRIMER PRIOR TO INSTALLATION

8. TYPICAL INSULATED PIPE SUPPORT DETAIL
NOT TO SCALE



9. FRESH AIR INLET
NOT TO SCALE

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S COPY
THIS APPROVED PLAN IS SUBJECT TO ALL CONDITIONS IMPOSED BY THE BOROUGH SUPERINTENDENT
MANHATTAN
OBSERVATIONS MADE AT THE SITE AND NOTED IN THE RECORDS OF THE DEPARTMENT
PREMISES UNTIL NOTIFIED TO THE CONTRARY
NOV 18 2008
ANITA WRIGHT
EXAMINER FOR BOWING AND FIRE PROTECTION ONLY

ISSUED FOR FILING	10.21.08
ISSUED FOR FILING	08.18.08
ISSUED FOR FILING	06.06.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08
DESCRIPTION	DATE

STAMP

STATE OF NEW YORK
MATTHEW K. BENDY
050858-1
LICENSED PROFESSIONAL ENGINEER

MKB
MATTHEW K. BENDY, P.E., PC., CONSULTING ENGINEERS
519 Eighth Avenue, 20th Floor
NEW YORK, NEW YORK, 10018
TEL: (212) 273-3331 FAX: (212) 273-3332
THE DESIGNS & DRAWINGS ARE COPYRIGHTED BY MATTHEW K. BENDY, P.E., PC. CONSULTING ENGINEERS AND ARE NOT TO BE USED IN ANY WAY FOR MKB PROJECT # E1006001

Structural Engineers
Robert Silman Associates
88 University Place
New York, NY 10003
Tel 212 620-7810

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432 5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

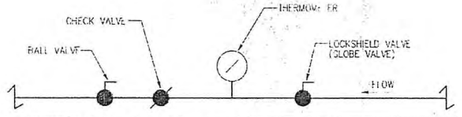
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
P401

TITLE
PLUMBING DETAILS I

JOB NO. 2708
SCALE N.T.S.
DATE APRIL 21, 2008

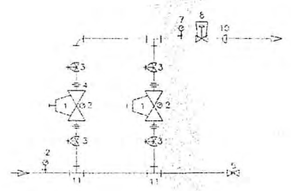
THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.



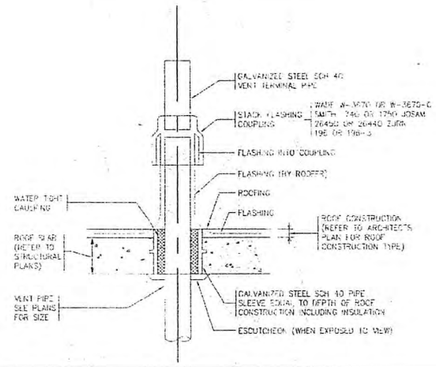
PROCEDURE FOR BALANCING HOT WATER RETURN PIPING

1. IN ORDER TO BALANCE HOT WATER RETURN TEMPERATURES IN THE RETURN PIPING THIS IS THE PROCEDURE TO BE FOLLOWED:
   BEFORE A RETURN CIRCULATION SYSTEM IS PUT INTO SERVICE, IT SHOULD BE ADJUSTED FOR RETURN LINE TEMPERATURE BALANCE UNDER CONDITIONS WHEREBY NO WATER IS DRAWN AT FIXTURE OUTLETS. THE ADJUSTMENT PROCEDURE IS SIMPLE AND MAY BE ACCURATELY DONE USING THERMOMETERS. FIRST, CLOSE ALL BALANCING VALVES SO THAT ALL CIRCULATION DOES THROUGH BRANCH 1. THEN, OPEN THE BALANCING VALVE ON BRANCH 2 TO THE DEGREE NECESSARY SO THAT IT RETURNS WATER CONSTANTLY AT THE SAME TEMPERATURE AS BRANCH 1. SIMILARLY, ADJUSTMENT MAY BE MADE WITH BALANCING VALVE ON ANY OTHER RISERS OR BRANCHES SO THAT ALL RETURN WATER IS AT THE SAME TEMPERATURE.
2. CONTRACTOR, AT THE END OF THE PROJECT, TO SUBMIT A REPORT FOR RECORD TO THE ENGINEER THAT THE HOT WATER RETURN CIRCULATION SYSTEM HAS BEEN BALANCED PROPERLY.

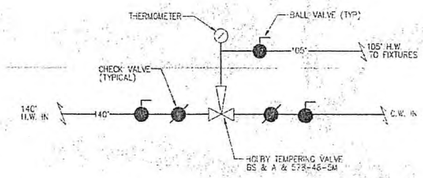
10. HOT WATER RETURN BALANCING VALVE DETAIL
NOT TO SCALE



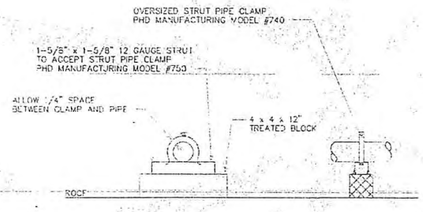
11. MASTER PRV
NOT TO SCALE



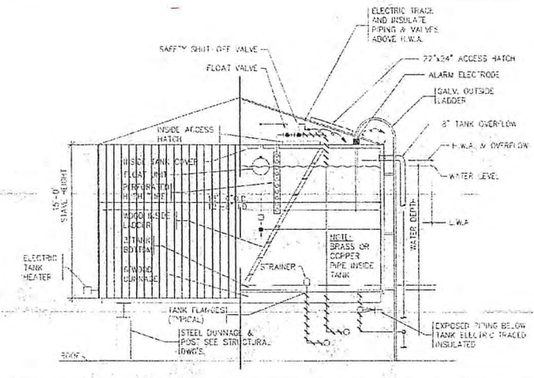
12. VENT THRU ROOF - FLASHING
NO SCALE



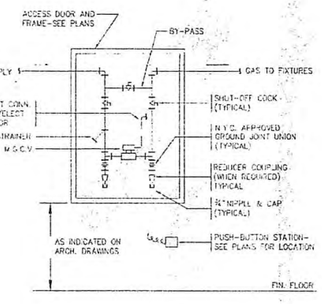
13. MIXING VALVE PIPING SCHEMATIC
NOT TO SCALE



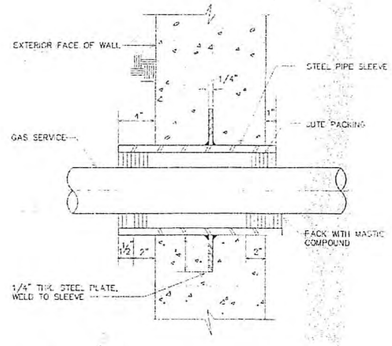
14. GAS PIPING SUPPORT ON ROOF
NOT TO SCALE



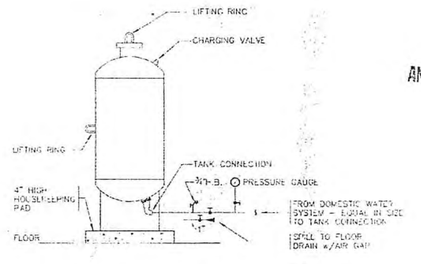
15. OUTSIDE WOOD STORAGE TANK SECTION
NOT TO SCALE



16. RECESSED MASTER GAS CONTROL VALVE DETAIL
NO SCALE



17. DETAIL OF GAS SERVICE SLEEVE
NOT TO SCALE



18. SCHEMATIC DIAGRAM OF DOMESTIC WATER HYDROPNEUMATIC TANK
NOT TO SCALE

DEPARTMENT OF BUILDINGS
BOROUGH: MANHATTAN
APPLICATION NO:
INSPECTOR'S OFFICIAL COPY
ANITA WRIGHT NOV 10 2008

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

ISSUED FOR FILING	10.21.08
ISSUED FOR FILING	09.18.08
ISSUED FOR FILING	08.21.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08
DESCRIPTION	DATE

STAMP

STATE OF NEW YORK · MATTHEW K. BENDO · 076668-1 · LICENSED PROFESSIONAL ENGINEER

MKB
MATTHEW K. BENDO, P.E., P.C., CONSULTING ENGINEERS
59 East Alining 2nd Floor
NEW YORK, NEW YORK 10018
TEL: (212) 725-7181 FAX: (212) 273-5722

Structural Engineers
Robert Silimann Associates
88 Jriversity Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Soyreville, NJ 08872
Tel 732 432-5757

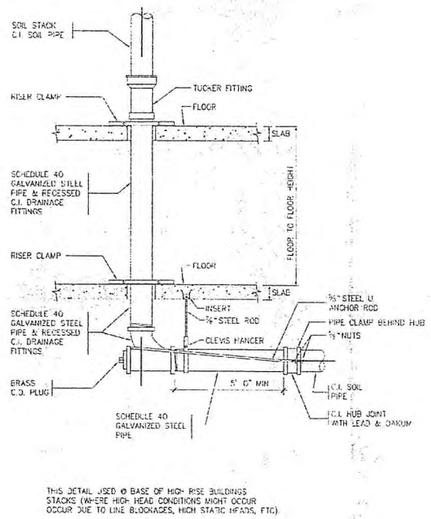
Architect
Edwards I. Mills & Associates
Architects, pc
50 Wite Street
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

139-141 Orchard Street
New York, NY 10002

DRAWING NO
P402

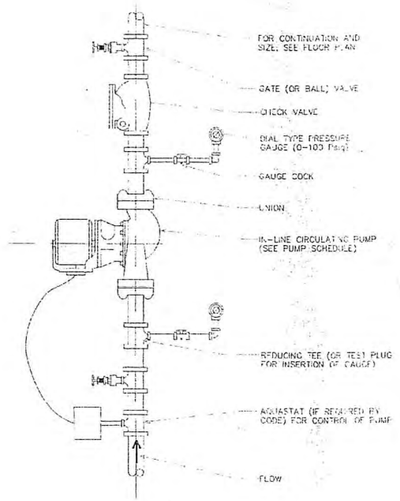
TITLE
PLUMBING DETAILS I

JOB NO. 2706
SCALE N.T.S.
DATE APRIL 21, 2008

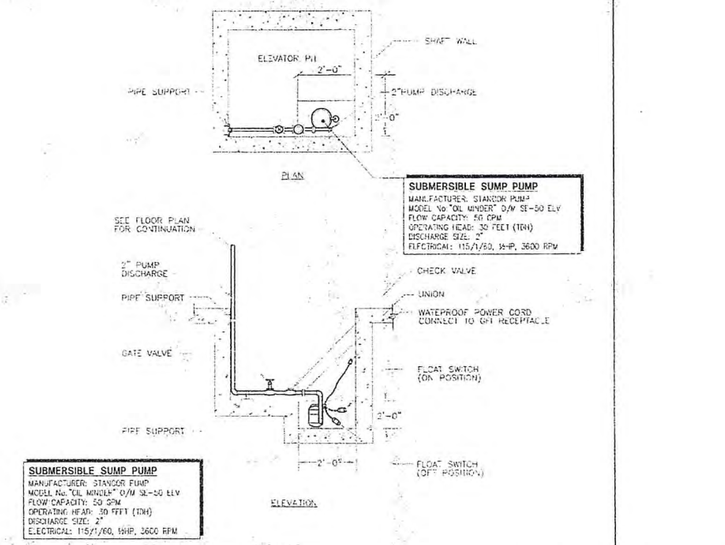


THIS DETAIL USED @ BASE OF HIGH RISE BUILDINGS STACKS (WHERE HIGH HEAD CONDITIONS MIGHT OCCUR OCCUR DUE TO LINE BLOCKAGES, HIGH STATIC HEADS, ETC)

19. **DETAIL OF PIPING AT BASE OF STACKS BASE OF LEADERS SIMILAR**
NO SCALE

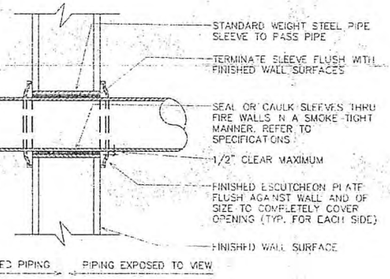


20. **CIRCULATING PUMP**
NOT TO SCALE



SUBMERSIBLE SUMP PUMP
MANUFACTURER: STANCOR PUMP
MODEL No."OIL MINDER" O/M SE-50 ELV
FLOW CAPACITY: 50 GPM
OPERATING HEAD: 30 FEET (TDH)
DISCHARGE SIZE: 2"
ELECTRICAL: 115/1/60, ½HP, 3600 RPM

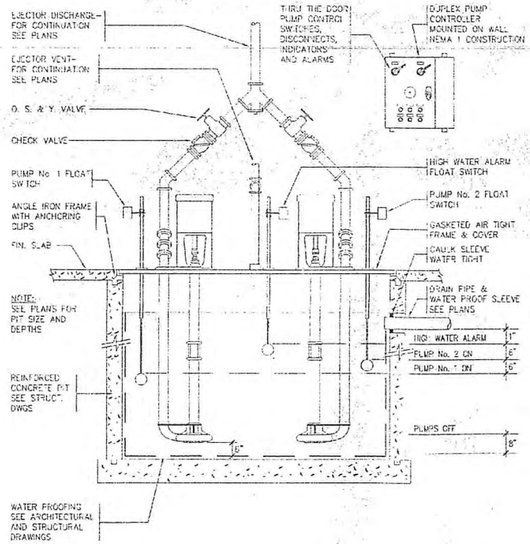
21. **ELEVATOR SUMP PUMP DETAIL**
NOT TO SCALE



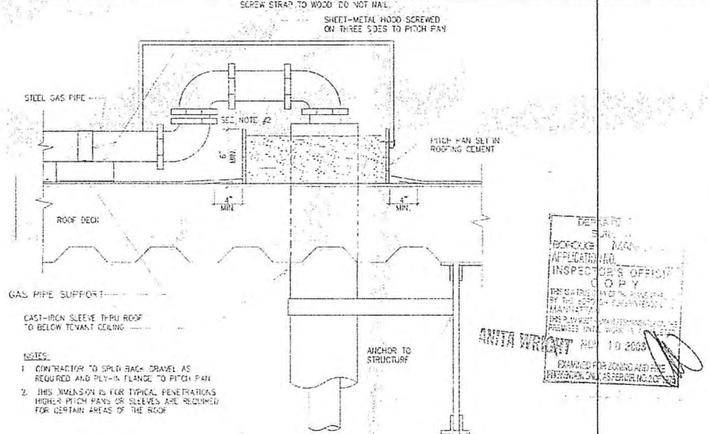
SLEEVES AND ESCUTCHEONS
A. SLEEVES FOR PIPING THROUGH MASONRY WALLS SHALL BE SCHEDULE 40, STANDARD GALVANIZED STEEL PIPE; IN FRAMED PARTITIONS SHALL BE 20 GAUGE SHEET METAL. THE SPACE BETWEEN THE PIPE AND ITS SLEEVE SHALL NOT EXCEED ONE-HALF INCH. THE SLEEVE SHALL HAVE A SUFFICIENT LENGTH TO BE FLUSH WITH THE FINISHED WALL SURFACE.
B. EXPOSED PIPING PASSING THROUGH WALLS, FLOORS OR CEILING SHALL BE FITTED WITH CHROMIUM-PLATED CAST BRASS ESCUTCHEONS WITH FASTENING SET SCREWS.

CUTTING AND PATCHING
A. PIPING PASSING THROUGH WALLS SHALL HAVE A TRIM OPENING CUT NO GREATER THAN NECESSARY FOR THE INSTALLATION OF A SLEEVE SECURED THEREIN.
B. PIPING PASSING THROUGH CONCRETE FLOORS SHALL HAVE AN OPENING CORE DRILLED SO THAT THE SPACE BETWEEN THE OPENING AND THE PIPE SHALL NOT EXCEED ONE-HALF INCH.
C. ANNULAR SPACES BETWEEN PIPING AND SLEEVES OR CORE DRILLED FLOOR OPENINGS SHALL BE PACKED WITH MINERAL WOOL AND SEALED, TO RETAIN THE FIRE INTEGRITY OF THE WALLS AND FLOORS, WITH A NON-HARDENING COMPOUND SIMMILAR OR EQUAL TO DUXSEAL AS MANUFACTURED BY THE W.M. CLIPPER CORP.

22. **DETAIL OF PIPE INSTALLATION THRU RATED WALL**
NOT TO SCALE



23. **DETAIL OF VERTICAL SHAFT EJECTOR PUMPS IN CONCRETE PIT**
NOT TO SCALE



NOTES:
1. CONTRACTOR TO SPLIT BACK GRAVEL AS REQUIRED AND PLY-IN FLANGE TO PITCH PAN
2. THIS DIMENSION IS FOR TYPICAL PENETRATIONS HIGHER PITCH PANS OR SLEEVES ARE REQUIRED FOR CERTAIN AREAS OF THE ROOF

24. **GAS PIPING THRU ROOF DETAIL**
NOT TO SCALE

ISSUED FOR FILING	10.21.08
ISSUED FOR FILING	09.18.08
ISSUED FOR FILING	08.20.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08
DESCRIPTION	DATE
	STAMP

STATE OF NEW YORK MATTHEW K. BENDIK LICENSED PROFESSIONAL ENGINEER 080668-1

MKB
MATTHEW K. BENDIK, P.E., P.C., CONSULTING ENGINEERS
215 Eighth Avenue, 20th Floor
NEW YORK, NEW YORK 10011
TEL: (212) 229-2170 FAX: (212) 229-2122
MKB PROJECT # E 08100

Structural Engineers
Robert Silmann Associates
82 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-8757

Architect
Edward L. Mills & Associates Architects, pc
100 Wall Street
New York, NY 10005
Tel 212 334-8867
Fax 212 334-8797

139-141 Orchard Street
New York, NY 10002

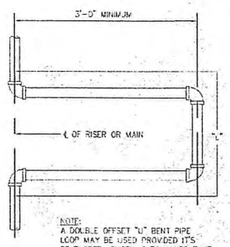
DRAWING NO.
P403

TITLE
PLUMBING DETAILS III

JOB NO.	SCALE
2708	N.T.S.

DATE
APRIL 2, 2008

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.



NOTE:
A DOUBLE OFFSET "U" BENT PIPE LOOP MAY BE USED PROVIDED ITS DEVELOPED LENGTH IS EQUAL TO THAT GIVEN FOR "L"

PIPE SIZE	DIMEN "L"
¾"	8'-3"
1"	9'-3"
1½"	11'-3"
2"	12'-6"
2½"	13'-9"
3"	15'-3"
4"	17'-3"

NOTE:
THIS LOOP LENGTH FIGURED FOR MAXIMUM OF 1½" EXPANSION

25. FOUR ELBOW SWING EXPANSION LOOP
NO SCALE

26.

27.

28.

29.

30.

31.

32.

33.

ISSUED FOR FILING	10.21.08
ISSUED FOR FILING	09.18.08
ISSUED FOR FILING	08.20.08
CLARIFIER SCOPE	07.25.08
UNDERGROUND FILING	05.20.08
DESCRIPTION	DATE
	STAMP

STATE OF NEW YORK
MATTHEW K. BENDIX
069862-1
LICENSED PROFESSIONAL ENGINEER

MKB

MATTHEW K. BENDIX, P.E., P.C. CONSULTING ENGINEERS
515 Eighth Avenue, 20th Floor
NEW YORK, NEW YORK 10018
TEL: (212) 273-3731 FAX: (212) 273-3732

MKB PROJECT# E100001

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO.
INSPECTOR'S OFFICIAL COPY
THIS IS A TRUE COPY OF THE ... BY THE BOROUGH SUPERINTENDENT OF MANHATTAN
THIS PLAN IS REFERENCE FOR ... PREMISES LAST WORK IS ...
NOV 10 2008
EXAMINED FOR ZONING AND FIRE PREVENTION ONLY AS PER DIS NO. ...

ANITA WRIGHT

Structural Engineers
Robert Sillmann Associates
88 University Place
New York, NY 10003
Tel 212 620-7970

Geotechnical Engineers
Carlin Simpson & Associates
61 Main Street
Sayreville, NJ 08872
Tel 732 432-5757

Architect
Edward I. Mills & Associates
Architects, pc
50 White Street
New York NY 10013
Tel 212 334-9891
Fax 212 334-8197

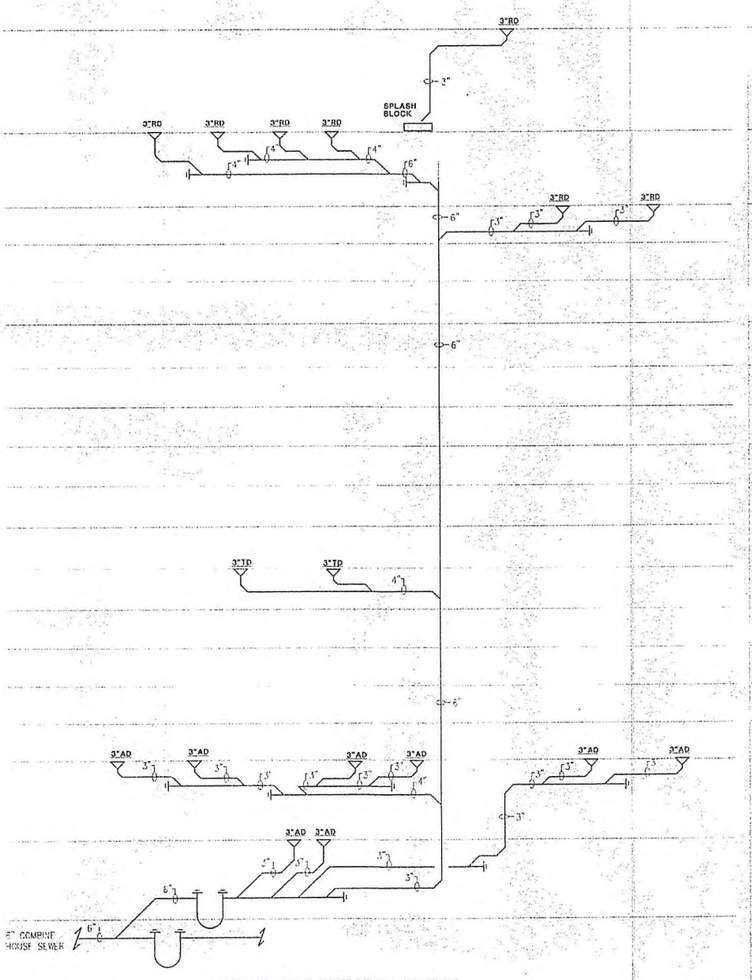
139-141 Orchard Street
New York, NY 10002

DRAWING NO.
P404

TITLE
PLUMBING DETAILS IV

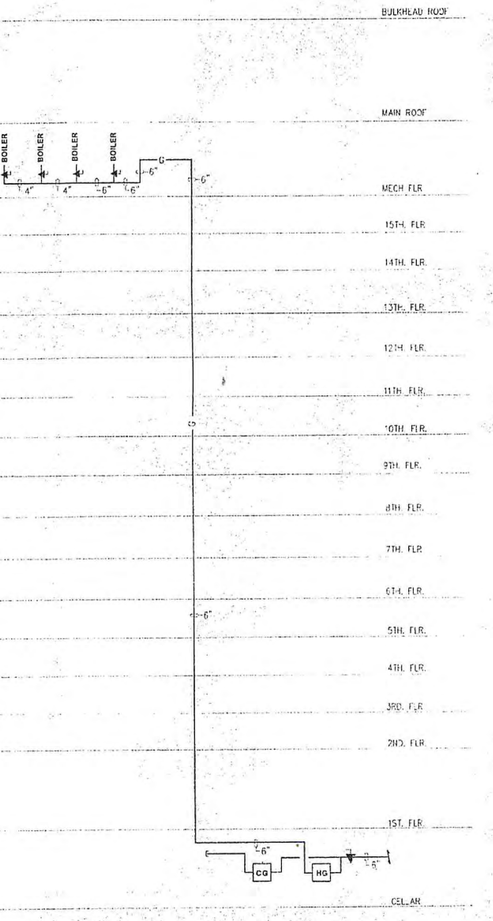
JOB NO. 2708
SCALE N.T.S.
DATE APRIL 21, 2008

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.



STORM RISER DIAGRAM

N.T.S.



GAS RISER DIAGRAM

N.T.S.

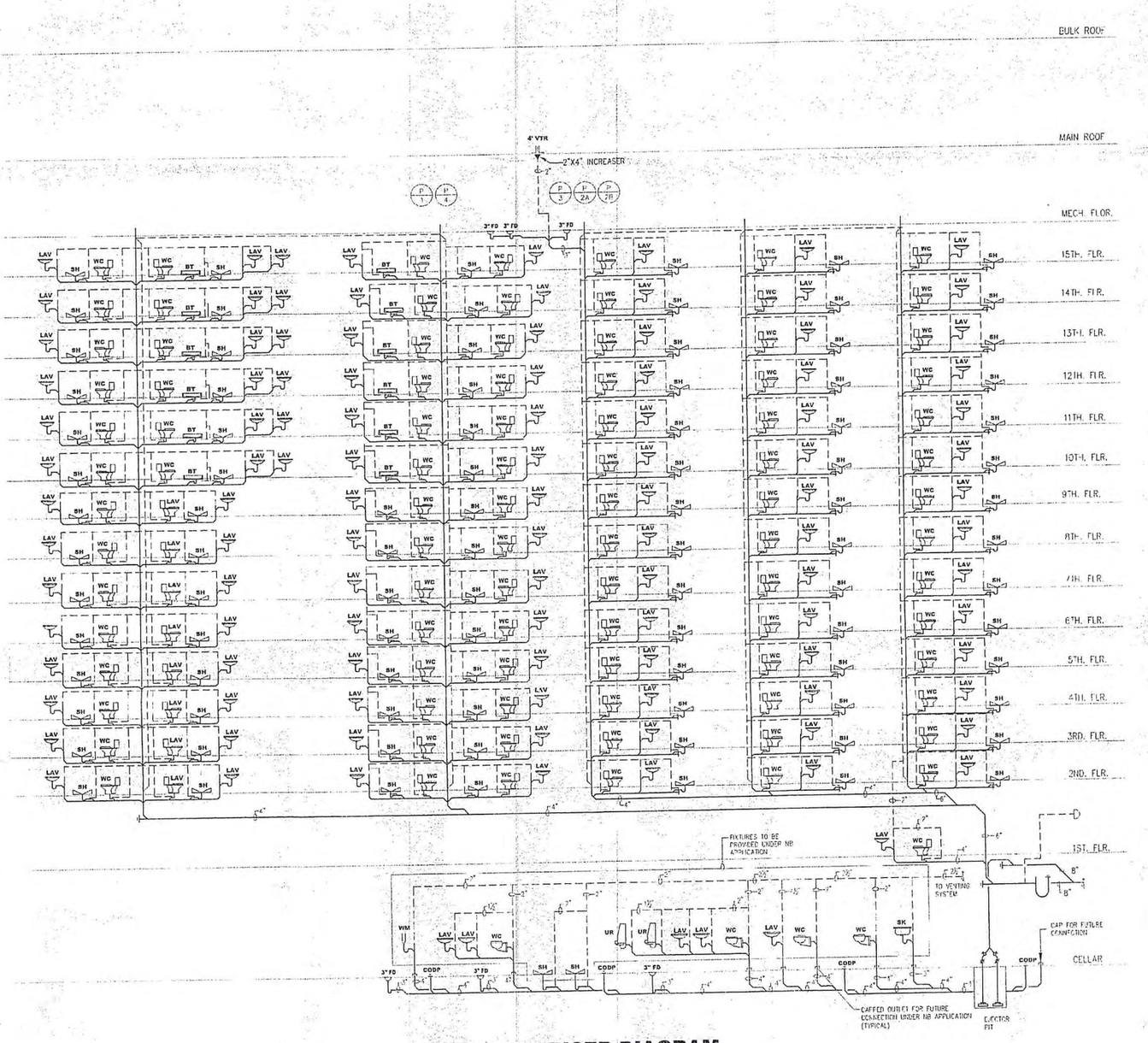
MKB

MATTHEW K. BRADY P.E. P.C. CONSULTING ENGINEERS

P501

GAS & STORM RISER DIAGRAMS

N.T.S.



SANITARY RISER DIAGRAM

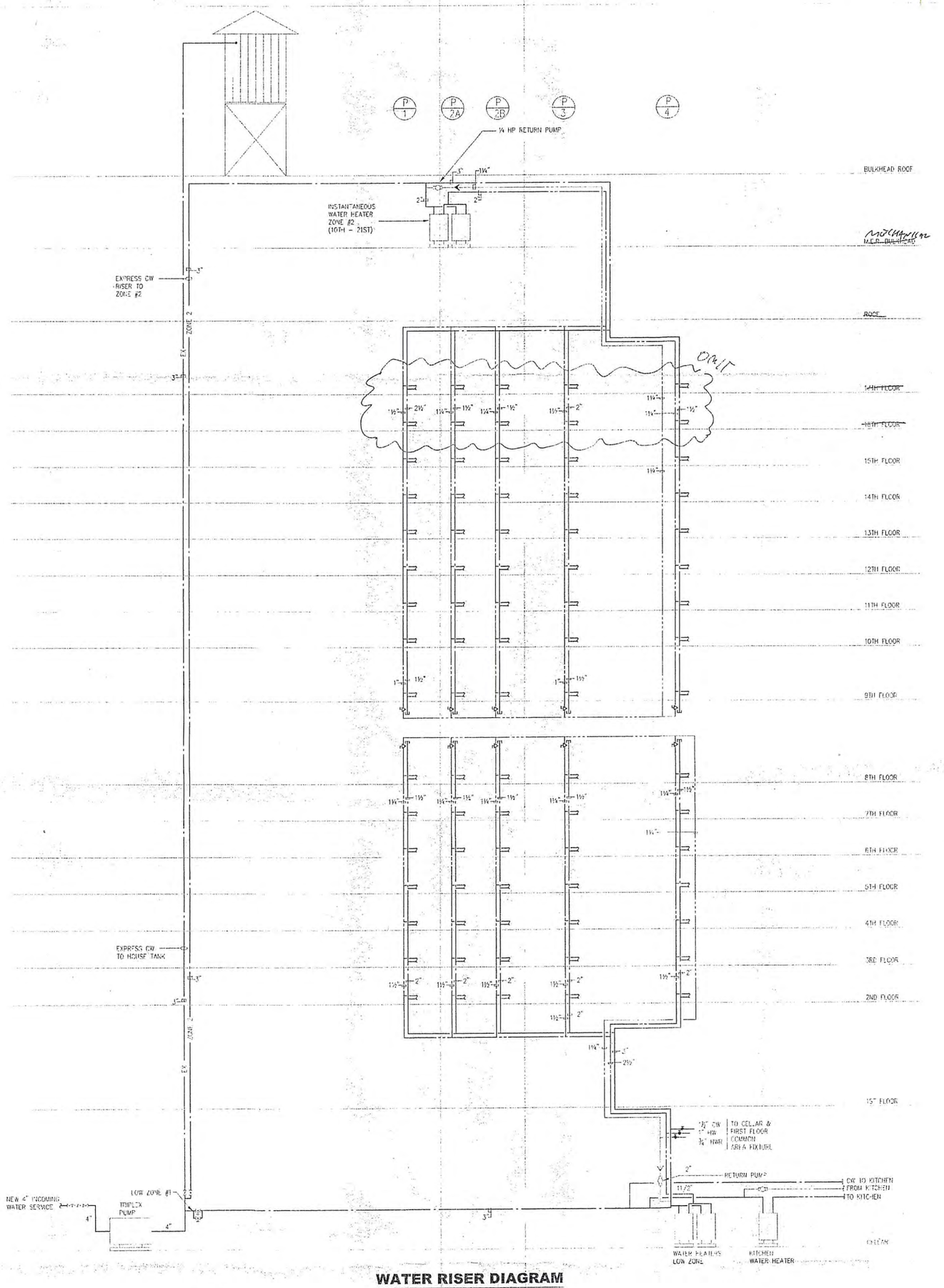
N.T.S.

DEPARTMENT OF BUILDINGS
BOROUGH: MANHATTAN
APPROVED
NOV 10 2008
INSPECTOR
COPY

SANITARY RISER DIAGRAM

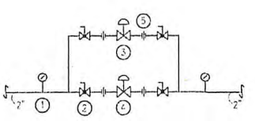
P502

N.T.S.



WATER RISER DIAGRAM

NOT TO SCALE



PRV STATION - LOW ZONE

NOT TO SCALE

1. PRESSURE GAUGE
2. BALL VALVE
3. WILKINS HR PRV SET @ 75 PSI (2")
4. WILKINS 500 HR PRV SET @ 85 PSI (2")
5. UNION

ANITA WRIGHT NOV 10 2008

DEPARTMENT OF BUILDINGS BOROUGH MANHATTAN INSPECTOR'S OFFICIAL COPY

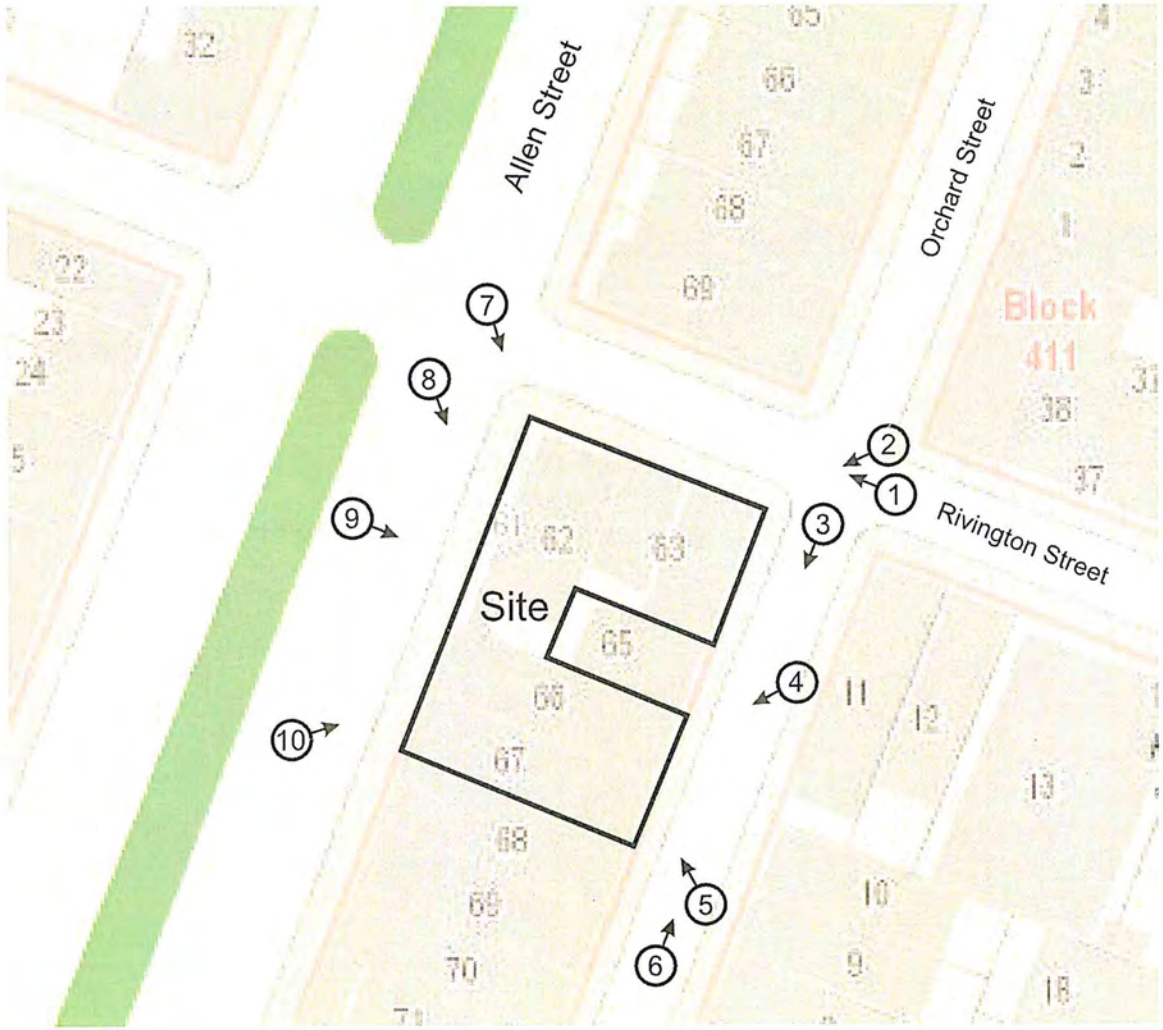
P503

DOMESTIC WATER RISER DIAGRAM

N.T.S.

77-81 Rivington Street, Manhattan

Photo Key Map



77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #1

Urban Cartographics 107-14 Queens Boulevard No. 3 Forest Hills, NY 11375 718.427.5299 urbancartographics@gmail.com www.urbancartographics.com

77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #2

Urban Cartographics 107-14 Queens Boulevard No. 3 Forest Hills, NY 11375 718.427.5299 urbancartographics@gmail.com www.urbancartographics.com

77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #3

77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #4

77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #5

77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #6

77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #7

Urban Cartographics 107-14 Queens Boulevard No. 3 Forest Hills, NY 11375 718.427.5299 urbancartographics@gmail.com www.urbancartographics.com

77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #8

77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #9

77-81 Rivington Street, Manhattan
Block 415, Lots 61, 62, 63, 66 & 67

Photo #10

Urban Cartographics 107-14 Queens Boulevard No. 3 Forest Hills, NY 11375 718.427.5299 urbancartographics@gmail.com www.urbancartographics.com

311-08-BZY
APPLICANT – Slater & Beckerman, LLP, for D.A.B. Group LLC, owner.
SUBJECT – Application December 18, 2008 – Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the Zoning district regulations. C4-4A.
PREMISES AFFECTED – 77, 79 & 81 Rivington Street, Block 415, Lots 61, 62, 63, 66, 67, Borough of Manhattan.
COMMUNITY BOARD #3M
APPEARANCES –
For Applicant: Neil Weisbard.
ACTION OF THE BOARD – Application granted.
THE VOTE TO GRANT –
Affirmative: Chair Srinivasan, Vice Chair Collins, Commissioner Ottley-Brown, Commissioner Hinkson and Commissioner Montanez 5
Negative:.....0
THE RESOLUTION:

WHEREAS, this is an application under ZR §11-331 to renew building permits and extend the time for the completion of the foundation of a 16-story transient hotel (Use Group 5) building; and

WHEREAS, a public hearing was held on this application on March 24, 2009, after due notice by publication in *The City Record*, with continued hearings on April 21, 2009 and May 19, 2009, and then to decision on June 16, 2009; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Chair Srinivasan, Vice-Chair Collins, Commissioner Hinkson, Commissioner Montanez, and Commissioner Ottley-Brown; and

WHEREAS, Community Board 3, Manhattan, recommends disapproval of this application; and

WHEREAS, the owner of the adjacent building, 137 Orchard Street (hereinafter, the "Opposition"), testified in opposition to this application on the basis that their building was damaged in the process of the work performed on the subject building; and

WHEREAS, Council Member Alan Jay Gerson submitted written testimony requesting that the Board refrain from deciding whether to renew the subject building permits until the applicant resolves the damage to 137 Orchard Street; and

WHEREAS, the subject site is a through-block site with frontages on the west side of Orchard Street, the south side of Rivington Street, and the east side of Allen Street; and

WHEREAS, the site has a width of 87'-9" and a depth of 127'-3", and a total lot area of approximately 9,828 sq. ft.; and

WHEREAS, the subject site is a single zoning lot comprising five separate tax lots (Lots 61, 62, 63, 66 and 67); and

WHEREAS, the applicant proposes to construct a 16-story transient hotel (Use Group 5) building (the "Building") on Lots 61, 66 and 67, utilizing development rights transferred from Lots 62 and 63; the existing building located on Lot 62 will remain; and

WHEREAS, the Building is proposed to have a total floor area of approximately 39,064 sq. ft., which contributes to a total FAR of 6.0 for the entire zoning lot, and a building height of 191'-0"; and

WHEREAS, the site was formerly located within a C6-1 zoning district; and

WHEREAS, on September 29, 2008, Alteration Type 2 Permit No. 110251361-EW-OT (the "Foundation Permit") was issued by the Department of Buildings ("DOB") permitting excavation of the premises and the construction of the foundation of the Building, and work commenced on October 14, 2008; on November 19, 2008, New Building Permit No. 104870392-01-NB (the "New Building Permit") was issued by DOB permitting the construction of the Building (collectively, the "Permits"); and

WHEREAS, on November 19, 2008 (hereinafter, the "Enactment Date"), the City Council voted to enact the East Village/Lower East Side Rezoning, which changed the zoning district to C4-4A; and

WHEREAS, the Board notes that the applicant provided documentation establishing that the New Building Permit was issued prior to the zoning amendment;1 and

WHEREAS, the applicant represents that the Building complies with the former C6-1 zoning district parameters; specifically, the proposed 6.0 FAR and building height of 191'-0" were permitted; and

WHEREAS, because the site is now within a C4-4A zoning district, the Building would not comply with the maximum FAR of 4.0 or the maximum total building height of 80'-0"; and

WHEREAS, because the Building violated these provisions of the C4-4A zoning district and work on the foundation was not completed as of the Enactment Date, the Permits lapsed by operation of law; and

WHEREAS, additionally, DOB issued a Stop Work Order on November 28, 2008 halting work on the Building; and

WHEREAS, the applicant now applies to the Board to reinstate the Permits pursuant to ZR § 11-331, so that the proposed development may be fully constructed under the prior C6-1 zoning district; and

---

1 The official transcript of minutes for the November 19, 2008 New York City Council meeting indicates that the meeting began at 2:20 p.m. and recessed at 3:21 p.m. and that the vote to approve the East Village/Lower East Side Rezoning occurred towards the end of the meeting. The Board finds this to be sufficient evidence that the New Building Permit, which was issued at 2:21 p.m. on November 19, 2008, was issued prior to the zoning amendment.

311-08-BZY

WHEREAS, ZR § 11-331 reads: "If, before the effective date of an applicable amendment of this Resolution, a building permit has been lawfully issued . . . to a person with a possessory interest in a zoning lot, authorizing a minor development or a major development, such construction, if lawful in other respects, may be continued provided that: (a) in the case of a minor development, all work on foundations had been completed prior to such effective date; or (b) in the case of a major development, the foundations for at least one building of the development had been completed prior to such effective date. In the event that such required foundations have been commenced but not completed before such effective date, the building permit shall automatically lapse on the effective date and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit. The Board may renew the building permit and authorize an extension of time limited to one term of not more than six months to permit the completion of the required foundations, provided that the Board finds that, on the date the building permit lapsed, excavation had been completed and substantial progress made on foundations"; and

WHEREAS, a threshold requirement in this application is that the Permits are valid; and

WHEREAS, ZR § 11-31(a) provides that "[a] lawfully issued building permit shall be a building permit which is based on an approved application showing complete plans and specifications, authorizes the entire construction and not merely a part thereof, and is issued prior to any applicable amendment to this Resolution;" and

WHEREAS, the record indicates that permits were issued to the owner by DOB on (1) September 29, 2008 authorizing excavation of the premises and the construction of a foundation for the 16-story hotel (Use Group 5) building, and (2) on November 19, 2008, authorizing the construction of the 16-story hotel (Use Group 5) building; and

WHEREAS, by letter dated March 13, 2009, DOB stated that the Foundation Permit and the New Building Permit were lawfully issued on September 29, 2008 and November 19, 2008, respectively; and

WHEREAS, DOB initiated a special audit review of the New Building Permit on January 15, 2009, and certain zoning and Building Code objections were raised (the "Objections"); and

WHEREAS, on January 16, 2009, DOB issued a letter to the owner providing notice of its intent to revoke the New Building Permit based on the Objections (the "Notice of Intent"); and

WHEREAS, DOB approved revised plans on January 27, 2009 that addressed the objections identified by the audit and rescinded the letter of intent to revoke the New Building Permit on January 30, 2009; and

WHEREAS, thus, the Board finds that the Foundation Permit was lawfully issued by DOB on September 29, 2008, and that the New Building Permit was lawfully issued by DOB on November 19, 2008; and

WHEREAS, accordingly, the Board finds that the record contains sufficient evidence to satisfy the findings set forth in ZR § 11-31(a) and that a decision may be rendered provided the other findings are met; and

WHEREAS, because the proposed development contemplates construction of one building, it meets the definition of minor development; and

WHEREAS, since the proposed development is a minor development, the Board must find that excavation was completed and substantial progress was made as to the required foundation; and

WHEREAS, the applicant states that excavation began on October 14, 2008 and was completed on November 17, 2008, and that substantial progress was made on the foundation as of the Enactment Date; and

WHEREAS, in support of this statement, the applicant has submitted construction logs documenting the amount and type of work performed each day of construction, and dated photographs of the site showing the progress of excavation; and

WHEREAS, at hearing, the Board raised concerns about a foundation chart submitted by the applicant on December 16, 2008, which indicated that a portion of the site was not excavated prior to the Enactment Date; and

WHEREAS, in response, the applicant submitted an affidavit of the contractor stating that the entire site was excavated as of the Enactment Date and that the foundation chart in question referred to a portion of the premises that was backfilled for use as a staging area for the storage of equipment, materials, and excess soil; and

WHEREAS, the Board finds that the excavation performed at the site for the foundation of the Building is complete for vesting purposes under ZR § 11-331; and

WHEREAS, as to substantial progress on the foundation, the applicant represents that approximately 63 percent of the foundation was complete as of the Enactment Date; and

WHEREAS, specifically, the applicant states that as of the Enactment Date, all shoring was complete, all of the required 28 H-beams and 100 timber lags were installed, all of the rebar was installed for the elevator pits, the forms for the elevator pits were constructed and installed and all of the concrete for the elevator pit floors and walls was poured, approximately 24.5 tons of the required 35 tons for the 4,300 sq. ft. rebar steel cage for the mat foundation were installed, and 83 percent of the total waterproofing for the premises was installed; and

WHEREAS, in support of this statement, the applicant has submitted construction logs documenting the amount and type of work performed each day of construction, affidavits from the contractor, and photographs of the foundation work as of the Enactment Date; and

311-08-BZY

WHEREAS, the applicant states that the work that has been completed as of the Enactment Date constitutes the most time-consuming and labor-intensive portions of the foundation work; and

WHEREAS, to attest to the complexity of the work performed as of the Enactment Date, the applicant provided an analysis of the hours of labor completed as of the Enactment Date as compared to the hours of labor remaining to complete the foundation; and

WHEREAS, specifically, the applicant states that 2,526 hours of labor, or approximately 63 percent, of the total estimated hours of labor required to complete construction of approximately 4,019 hours were complete as of the Enactment Date; and

WHEREAS, at hearing, the Board questioned why the shoring technique utilized on the premises differed from the technique referenced in the drawings submitted to the Board accompanying the subject application; and

WHEREAS, in response, the applicant stated that due to the soil conditions at the site, the project engineers determined that revised shoring drawings would be necessary, as a mat structure, consisting of a 39-inch thick concrete slab poured into a 4,300 sq. ft. steel cage and functioning as a single large footing, would be a more efficient approach than individual footings for each column and bearing wall; and

WHEREAS, the applicant subsequently submitted the revised shoring drawings, which reflect the noted mat structure and were approved by DOB on October 17, 2008; and

WHEREAS, the applicant has also submitted financial documents, including invoices, cancelled checks, contracts, and dated photographs which reflect significant expenditure associated with the excavation and foundation work incurred as of the Enactment Date; and

WHEREAS, specifically, the applicant states that $390,190, or approximately 53 percent, of the total estimated foundation cost of approximately $742,772 was spent as of the Enactment Date; and

WHEREAS, the Board finds all of the above-mentioned submitted evidence sufficient and credible; and

WHEREAS, the Opposition testified that their building sustained damage in the form of a large crack on the building facade during the applicant's demolition process, and in further cracks, wall separation, and other problems as a result of excessive vibrations during the excavation and pile driving process, and requests that the Board refrain from renewing the Permits until the applicant resolves the damage done to the adjacent building and reimburses the adjacent building owner for the expenses already incurred as a result of the damage; and

WHEREAS, in response, the applicant submitted a letter from its architect dated February 25, 2009, conceding that certain damage did occur during excavation and that the applicant is in negotiations with the adjacent building owner to resolve their concerns, but contends that cracks on the exterior façade of the adjacent building existed prior to any work being done on the subject site; and

WHEREAS, in addition, the applicant submitted a vibration analysis from an engineering firm, indicating that vibration readings were below the DOB peak particle velocity threshold; and

WHEREAS, the Board notes that disputes regarding property damage are not within the purview of the analysis for a vested rights application and the Opposition's claims may be resolved in a different forum; and

WHEREAS, the Board has reviewed all of the applicant's representations and the submitted evidence and agrees that it establishes that substantial progress was made on the required foundation as of the Enactment Date; and

WHEREAS, accordingly, based upon its consideration of the arguments made by the applicant as outlined above, as well as its consideration of the entire record, the Board finds that the owner has met the standard for vested rights under ZR § 11-331 and is entitled to the requested reinstatement of the Permits, and all other related permits necessary to complete construction.

WHEREAS, because the Board finds that excavation was complete and that substantial progress had been made on the foundation, it concludes that the applicant has adequately satisfied all the requirements of ZR § 11-331.

Therefore it is Resolved that this application to renew New Building Permit No. 104870392-01-NB and Alteration Type 2 Permit No. 110251361-EW-OT pursuant to ZR § 11-331 is granted, and the Board hereby extends the time to complete the required foundations for one term of six months from the date of this resolution, to expire on December 16, 2009.

Adopted by the Board of Standards and Appeals, June 16, 2009.

A true copy of resolution adopted by the Board of Standards and Appeals, June 16, 2009.
Printed in Bulletin No. 23, Vol. 94.

Copies Sent
To Applicant
Fire Com'r.
Borough Com'r.

220-10-BZY
APPLICANT – D.A.B. Group, LLC, for D.A.B. Group, LLC, owner.
SUBJECT – Application November 18, 2010 – Extension of Time (§11-332) to complete construction of a minor development commenced under the prior C6-1 Zoning District. C4-4A Zoning District.
PREMISES AFFECTED – 77, 79, 81 Rivington Street, aka 139, 141 Orchard Street, northern portion of block bound by Orchard Street, to the east Rivington to the north, Allen Street to the west and Delancy street to the south, Block 415, Lot 61, 62, 63, 66, 67, Borough of Manhattan.
COMMUNITY BOARD #3M
APPEARANCES –
For Applicant: Nick Zagami.
ACTION OF THE BOARD – Application granted on condition.
THE VOTE TO GRANT –
Affirmative: Chair Srinivasan, Vice Chair Collins, Commissioner Ottley-Brown, Commissioner Hinkson and Commissioner Montanez 5
Negative:.....0
THE RESOLUTION –

WHEREAS, this is an application under ZR § 11-332, to permit an extension of time to complete construction and obtain a certificate of occupancy for a minor development currently under construction at the subject site; and

WHEREAS, a public hearing was held on this application on February 15, 2011, after due notice by publication in *The City Record*, and then to decision on March 15, 2011; and

WHEREAS, the site was inspected by Chair Srinivasan, Commissioner Montanez, and Commissioner Ottley-Brown; and

WHEREAS, the subject site is a through-block site with frontages on the west side of Orchard Street, the south side of Rivington Street, and the east side of Allen Street; and

WHEREAS, the site has a width of 87'-9" and a depth of 127'-3", and a total lot area of approximately 9,828 sq. ft.; and

WHEREAS, the subject site is a single zoning lot comprising five separate tax lots (Lots 61, 62, 63, 66 and 67); and

WHEREAS, the applicant proposes to construct a 16-story transient hotel (Use Group 5) building (the "Building") on Lots 61, 66 and 67, utilizing development rights transferred from Lots 62 and 63; the existing building located on Lot 62 will remain; and

WHEREAS, the Building is proposed to have a total floor area of approximately 39,064 sq. ft., which contributes to a total FAR of 6.0 for the entire zoning lot, and a building height of 191'-0"; and

WHEREAS, the site was formerly located within a C6-1 zoning district; and

WHEREAS, on September 29, 2008, Alteration Type 2 Permit No. 110251361-EW-OT (the "Foundation Permit") was issued by the Department of Buildings ("DOB") permitting excavation of the premises and the construction of the foundation of the Building, and work commenced on October 14, 2008; on November 19, 2008, New Building Permit No. 104870392-01-NB (the "New Building Permit") was issued by DOB permitting the construction of the Building (collectively, the "Permits"); and

WHEREAS, on November 19, 2008 (hereinafter, the "Enactment Date"), the City Council voted to enact the East Village/Lower East Side Rezoning, which changed the zoning district to C4-4A; and

WHEREAS, as of that date, the applicant had obtained permits for the development, completed excavation of the property but had not completed the foundations for the property;

WHEREAS, on June 16, 2009 the Board granted a renewal of all permits necessary to complete construction under BSA Cal. No. 311-08-BZY, pursuant to ZR § 11-331,and

WHEREAS, the foundation was completed within six months and construction has continued since; and

WHEREAS, pursuant to ZR §11-331, however, subsequent to the rezoning of a property, only two years are allowed for completion of construction and to obtain a certificate of occupancy; and

WHEREAS, accordingly, because the two-year time limit has expired and construction is still ongoing, the applicant seeks relief pursuant to ZR § 11-30 *et seq.*, which sets forth the regulations that apply to a reinstatement of a permit that lapses due to a zoning change; and

WHEREAS, first, the Board notes that ZR § 11-31(c)(1) defines construction such as the proposed development, which involves the construction of a single building which is non-complying under an amendment to the ZR, as a "minor development"; and

WHEREAS, for "minor development," an extension of time to complete construction, previously authorized under a grant for an extension made pursuant to ZR § 11-331, may be granted by the Board pursuant to ZR § 11-332; and

WHEREAS, ZR § 11-332 reads, in pertinent part: "In the event that construction permitted in Section 11-331 (Right to construct if foundations completed) has not been completed and a certificate of occupancy including a temporary certificate of occupancy, issued therefore within two years after the effective date of any applicable amendment . . . the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit. The Board may renew such building permit for two terms of not more than two years each for a minor development. . . In granting such an extension, the Board shall find that substantial construction has been completed and substantial expenditures made, subsequent to the granting of the permit, for work required by any applicable law for the use or development of the property pursuant to the permit."; and

WHEREAS, the applicant noted that ZR § 11-332 requires only that there be substantial completion and substantial expenditures subsequent to the issuance of building permits and that the Board has measured this

completion by looking at time spent, complexity of work completed, amount of work completed, and expenditures; and

WHEREAS, as a threshold issue, the Board must determine that proper permits were issued, since ZR § 11-31(a) requires: "For the purposes of Section 11-33, relating to Building Permits Issued Before Effective Date of Amendment to this Resolution, the following terms and general provisions shall apply: (a) A lawfully issued building permit shall be a building permit which is based on an approved application showing complete plans and specifications, authorizes the entire construction and not merely a part thereof, and is issued prior to any applicable amendment to this Resolution. In case of dispute as to whether an application includes "complete plans and specifications" as required in this Section, the Commissioner of Buildings shall determine whether such requirement has been met."; and

WHEREAS, the applicant represents that all of the relevant DOB permits were lawfully issued to the owner of the subject premises; and

WHEREAS, by letter dated December 22, 2010, DOB stated that the Foundation Permit and the New Building Permit were lawfully issued, authorizing construction of the proposed Building prior to the Enactment Date; and

WHEREAS, the Board has reviewed the record and agrees that the Permits were lawfully issued to the owner of the subject premises prior to the Enactment Date and were timely renewed until the expiration of the original two-year term for construction; and

WHEREAS, turning to the substantive findings of ZR § 11-332, the Board notes that there is no fixed standard in an application made under this provision as to what constitutes substantial construction or substantial expenditure in the context of new development; and

WHEREAS, the Board also observes that the work to be measured under ZR § 11-332 must be performed after the issuance of the permit; and

WHEREAS, similarly, the expenditures to be assessed under ZR § 11-332 are those incurred after the permit is issued; and

WHEREAS, accordingly, as is reflected below, the Board only considered post-permit work and expenditures, as submitted by the applicant; and

WHEREAS, the Board further notes that any work performed after the two-year time limit to complete construction and obtain a certificate of occupancy cannot be considered for vesting purposes; accordingly, only the work performed as of November 19, 2010 has been considered; and

WHEREAS, in written statements and testimony, the applicant represents that, since the issuance of the permits, substantial construction has been completed and substantial expenditures were incurred; and

WHEREAS, the applicant states that work on the proposed development subsequent to the issuance of the permit includes 100 percent of the foundation, and completion of seven floors of the superstructure, with partial construction of the eighth floor; and

WHEREAS, in support of this statement, the applicant has submitted the following: an affidavit from the owner enumerating the completed work; construction contracts, copies of cancelled checks, copies of lien waivers evidencing payments made by the applicant; and photographs of the site; and

WHEREAS, the Board has reviewed all documentation and agrees that it establishes that the aforementioned work was completed subsequent to the issuance of the valid permits; and

WHEREAS, as to costs, the applicant represents that the total expenditure paid for the development is $4,826,511, or 32 percent, out of the approximately $15,249,467 cost to complete; and

WHEREAS, the applicant has submitted financial records, construction contracts, copies of cancelled checks, and copies of lien waivers evidencing payments made by the applicant; and

WHEREAS, the applicant contends that this percentage constitutes a substantial expenditure sufficient to satisfy the finding in ZR § 11-332; and

WHEREAS, based upon its review of all the submitted evidence, the Board finds that substantial construction was completed and that substantial expenditures were made since the issuance of the initial permits; and

WHEREAS, therefore, the Board finds that the applicant has adequately satisfied all the requirements of ZR § 11-332, and that the owner is entitled to the requested reinstatement of the permits, and all other permits necessary to complete the proposed development; and

WHEREAS, accordingly, the Board, through this resolution, grants the owner of the site a two-year extension of time to complete construction, pursuant to ZR § 11-332.

Therefore it is Resolved that this application made pursuant to ZR § 11-332 to renew New Building Permit No. 104870392-01-NB and Alteration Type 2 Permit No. 110251361-EW-OT, as well as all related permits for various work types, either already issued or necessary to complete construction, is granted, and the Board hereby extends the time to complete the proposed development and obtain a certificate of occupancy for one term of two years from the date of this resolution, to expire on March 15, 2013.

Adopted by the Board of Standards and Appeals, March 15, 2011.

A true copy of resolution adopted by the Board of Standards and Appeals, March 15, 2011.
Printed in Bulletin No. 12, Vol. 96.
Copies Sent
To Applicant
Fire Com'r.
Borough Com'r.