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CAL. NO.

By Hand

May 9, 2016

Ross F. Moskowitz Direct Dial 212-806-5550 Direct Fax 212-806-2550 rmoskowitz@stroock.com

City of New York Board of Standards and Appeals 250 Broadway, 29th Floor New York, New York 10007 Attn: Margery Perlmutter, Chairperson

2016-4183-BZ

Re:

432 East 14th Street (the "Proposed Project")

Block 441 Lots 23 & 32 Borough of Manhattan (the "Premises")

Dear Chairperson Perlmutter:

On behalf of East 14th Street Owner LLC, enclosed please find one (1) original, two (2) copies and one (1) CD of the following set of documents, maps and drawings, which are being filed pursuant to Sections 72–21 and 23–163 of the Zoning Resolution of the City of New York for the proposed variance regarding the Proposed Project at the Premises:

- 1. Application Form (BZ);
- 2. New York City Department of Buildings' Notice of Comments, dated April 29, 2016, Job Application No.: 121192342;
- 3. Affidavit of Ownership;
- 4. Statement of the Applicant in support of a Section 72-21 Variance;
- 5. Certificates of Occupancy;
- Pending Department of Buildings and Environmental Control Board Violations;
- 7. Economic Analysis Report, prepared by J.S. Freeman Associates, Inc., dated as of April 29, 2016;
- 8. Zoning Map No. 12c;

Chairperson Perlmutter Board of Standards and Appeals May 9, 2016 Page 2

- 9. BSA Zoning Analysis Form, signed and sealed by SLCE Architecture, LLP;
- 10. Tax Map;
- 11. Radius Diagram/Land Use Map;
- 12. Photographs of the Premises;
- 13. Department of Buildings Demolition Permit, in lieu of Existing Plans;
- 14. Conforming (As of Right) Plans, signed and sealed by SCLE Architecture, LLP, dated as of May 5, 2016;
- 15. Proposed Conditions Plans, signed and sealed by SCLE Architecture, LLP, dated as of May 5, 2016;
- 16. List of Affected Property Owners; and
- 17. CEQR Environmental Assessment Statement and Environment Support Manuals, prepared by AKRF Inc., dated as of May 3, 2016.

We are also enclosing two (2) checks in the amount of \$12,100 (Variance application), and \$27,325 (CEQR application), representing the filing fees in connection with the applications.

Please free to contact me should you have any questions. Thank you for your cooperation and assistance regarding the Application.

Sincerely

Ross F. Moskowitz

Enclosures

cc: East 14th Street Owner LLC

Ms. Gigi Li Chair, Manhattan Community Board 3

Ms. Susan Stetzer, District Manager, Queens Community Board 3.

Rosie Mendez, City Council Member

Honorable Gail Brewer, Manhattan Borough President

Chairperson Perlmutter Board of Standards and Appeals May 9, 2016. Page 3

Mr. Martin Rebholz, R.A., Borough Commissioner, Manhattan Department of Buildings

Mr. Carl Weisbrod, Director, Department of City Planning, Manhattan Office Christopher Holme, Department of City Planning, Zoning Division SLCE Architects, LLP, Fernando Alvarez, AIA Associate J.S. Freeman Associates, Inc.



Board of Standards 646-500-6271 - Fax and Appeals www.nyc.gov/bsa

250 Broadway, 29th Floor New York, NY 10007 212-386-0009 - Phone 646-500-6271 - Fax www.nyc.gov/bsa

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Application Form

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NYC Development Hub

Department of Buildings 80 Centre Street Third Floor New York, New York 10013 nycdevelopmenthub@buildings.nyc.gov

Notice of Comments

Owner: RICHARD KESSLER

Date: 04-27-2016

Job Application #: 121192342

Application type: NB

Applicant: ROBERT LAUDENSCHLAGER

Premises Address: 432 EAST 14 STREET MANHATTAN

Zoning District: C1-6A

Block: 441 Lots: 23

Lead Plan Examiner at NYC Development Hub: Damian Titus

Examiner's Signature:

No.	Section of ZR and/or MDL	Comments	Date Resolved
1.		Proposed floor area exceeds the maximum permitted as per ZR 23-153	
2.		Proposed street wall along East 14th Street does not comply with the required setback above the minimum base height as per ZR 35-65.	
3.		Proposed building height exceeds the maximum permitted as per ZR 35-65.	





250 Broadway, 29th Floor New York, NY 10007 212-386-0009 - Phone 646-500-6271 - Fax www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Richard Mack	being duly s	worn, deposes and says that (s)he resides
		in the County of New York in the
State of New York ; th	East 14th Street Owne	r LLC is the owner in fee of all that certain
lot, piece or parcel of land located in t	the Borough of Man	hattan, in the City of New York
and known and designated as Block	141 , Lot(s) 23	and 32 Street and House Number
432 East 14th Street; an	d that the statement of f	acts in the annexed application are true.
Check one of the following conditions	r.	
Sole property owner of zoning	glot	
Cooperative Building		
Condominium Building		
Zöning lot contains more than	one tax lot and propert	y owner
	Owner's Authorization	
The owner identified above hereby au	uthorizes Stroock &	& Stroock & Lavan LLP
to make the annexed application in he	er/his behalf.	
	Signature of Owner	
	Print Name	Richard Mack
	Print Title	President of the Manager of Owner's Sole Member
Sworn to before me this 6	day	
of May 2 01	6	er en
Augle Flice	du	ANGELA F. SCIANDRA Notary Public, State of New York Registration #01SC6294897 Qualified In Kings Sounty
	· ·	Commission Expires December 20 /

STROOCK

May 6, 2016

STATEMENT OF THE APPLICANT

This application (the "Application") is filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York (the "Zoning Resolution" or "ZR") and Section 666 of the New York City Charter. The Application seeks a bulk variance to modify the floor area regulations of Zoning Resolution Section 23-153 and the height and setback regulations of Zoning Resolution Section 35-65, in connection with the construction of a mixed residential and commercial building (the "Proposed Development") at the Subject Site, which is located within a C1-6A zoning district.

As set forth below, the Site is burdened by a combination of unique conditions that result in practical difficulties in complying with the applicable zoning regulations. Unusually elevated groundwater levels and exceedingly soft and unstable soil (owing to the presence of an underground stream) result in extraordinary construction costs, which make a complying development with affordable housing infeasible. The Proposed Development, on the other hand, would generate sufficient income to offset the cost of development and provide a reasonable return on investment. In addition, Proposed Development is contextual with the surrounding neighborhood, and it will enliven a historically under-utilized stretch of East 14th Street. It will also provide 31 units of affordable housing.

I. The Site

The Site, which is a single zoning lot comprised of Tax Lots 23 and 32, is an irregular lot located in the mid-block portion of the block bounded by Avenue A, East 13th Street, First Avenue, and East 14th Street, within a C1-6A zoning district. The Site is located within Community District 3; it is not within an Inclusionary Housing designated area. The Site has 129.92 feet of frontage along East 13th Street, 102.87 feet of frontage along East 14th Street, 28.08 feet of frontage along Avenue A, and approximately 25,950 sq. ft. of lot area. Lot 32 (219 Avenue A), is an air rights parcel

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May 6, 2016 Page 2

(the "Air Rights Parcel"). The Air Rights Parcel has 2,411 sq. ft. of lot area and is occupied by a five-story mixed residential and commercial building, with approximately 7,092 sq. ft. of floor area (5,674 sq. ft. of residential floor area and 1,418 sq. ft. of commercial floor area) and 11 dwelling units. Accordingly, it will contribute approximately 3,970 sq. ft. of floor area to the Proposed Development.

Lot 23 is the portion of the Site to be developed (the "Development Site"). The Development Site is occupied by a two-story commercial building. It was constructed in 1953 to be a branch of the United States Postal Service; it remained a post office until its closure in 2014. Permits for the demolition of the building were issued on August 24, 2015.

Prior to 1953, a portion of the Development Site was under the Board's jurisdiction. On June 14, 1949, under BSA Cal. No. 166-49-BZ, the Board granted a use variance to allow the Site to be used as a parking lot for motor vehicles contrary to the use regulations of the 1916 Zoning Resolution. The use variance expired on June 14, 1951.

As described in the report prepared by Mueser Rutledge Consulting Engineers (the "MRCE Report" a copy of which is submitted herewith, as Exhibit 2), an historic streambed covered approximately 85 percent of the Site. As a result, (i) groundwater levels are elevated and (ii) the soil has significantly less bearing capacity than would be expected in this area of Manhattan.

According to the MRCE Report, ground surface elevations range at the Site between Elev. +18 to +21, and the proposed top of cellar slab is at Elev. +4.7. Groundwater levels were recorded between Elev. +7.5 and +8 in observation wells installed at the Site. These water levels are higher than normally encountered in this part of Manhattan. Based on MRCE's compilation of data, groundwater in the vicinity could be expected at about Elev. +5, (NGVD 1929 Datum), or Elev. +3.9 (NAVD88 Datum) at the Site. Thus, the groundwater at the Site is about 3.5 to 4 feet higher than normal.

The underground stream also impacts the bearing capacity and overall quality of soil at the Site. According to MCRE, the Site's soil is mostly fine to medium sand with some silty fine sand. These soil types are very sensitive to disturbance and have low-to-moderate bearing capacities. In addition, the depth of the organic stream deposits make removal and replacement with structural fill impractical. The substandard nature of the soil results in extraordinary premium construction costs, as detailed below in Section

¹ The resolution for BSA Cal. No. 166-49-BZ is submitted herewith, as Exhibit 1.

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VIII(b).

To the extent that other sites in the area may share some of the Site's soil characteristics, the Site is uniquely impacted by such characteristics, because the vast majority of sites in the surrounding neighborhood (i.e., the 65 sites [excluding the Site] within a 400-foot radius of the Site, hereafter the "Study Area") are and have been fully-developed with Old Law Tenements, New Law Tenements or other pre-1938 building types. The Site, on the other hand, has been historically underdeveloped.

Based on the land use study submitted herewith as page ten of Exhibit 2 (the "Land Use Study"), 85 percent of sites within the Study Area are improved with buildings constructed prior to 1938. In addition, approximately 71 percent of sites within the Study Area have a floor area ratio ("FAR") within 80 percent of the maximum currently permitted by the underlying district regulations. Thus, most sites in the neighborhood were fully developed more than 80 years ago, using designs and construction means and methods that did not implicate substandard soil conditions.

II. The Neighborhood

The Site is located at the intersection of the East Village, Alphabet City and Stuyvesant Town, within Community District 3. The neighborhood north of East 13th Street is generally zoned C1-6A or C1-7A, except Stuyvesant Town, which lies mostly within an R7-2 (C1-5) district. South of East 13th Street, nearly all areas are contextually zoned, with R8B districts in the mid-blocks, and R7A districts with commercial overlays (C1-5 or C2-5) and Inclusionary Housing designated areas along the avenues.

The surrounding area contains a variety of land uses, including residential, commercial, institutional, and parkland, including Tompkins Square Park, Joseph C. Sauer Park, Stuyvesant Square, and Lower East Side Playground. Typically, commercial uses are limited to ground floor retail and service establishments, with residential use above.

There is no dominant built form in the surrounding area. Indeed, the area is characterized by its architectural diversity. The 13-story tower-in-the-park multiple dwellings of Stuyvesant Town dominate East 14th Street and northward. Five- and six-story Old Law and New Law tenements, pre-Great Recession-era condominiums, and turn-of-the-century apartment houses are found in the neighborhood, along with a wide variety of community facilities, ranging in size, vintage, and type, from the three-story Clergy Houses of the Church of Immaculate Conception (completed in 1896; designated as a New York City Landmark on June 7, 1966), to the recently-renovated, 10-story New York Eye and Ear Infirmary located on the southeast corner of East 14th

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Street and Second Avenue to the five-story, approximately 180,688 sq.-ft. Public School 60², which was completed in 1925 and occupies fully half of the mid-block portion (0.83 acres) of the block bounded by Avenue A, East 11th Street, East 12th Street, and First Avenue.

With the exception of Stuyvesant Town and a few institutional buildings, the street walls of the neighborhood are continuous and built to the street lines. Buildings generally rise to their full height without setback. Rear yards, where they exist at all, tend to be non-complying.

The Site abuts mixed residential and commercial uses on all sides, except the northernmost 50 feet of its eastern lot line, where it abuts a one-story commercial building. The abutting buildings range in height from approximately 12 feet to approximately 78 feet.³

The area is well-served by public bus, with multiple routes along East 14th Street, First Avenue, and Avenue A. The First Avenue station for the L train is located on the northeast corner of the intersection of First Avenue and East 14th Street, approximately one block from the 14th Street frontage of the Site.

III. Applicable Zoning Regulations

The Site is located within C1-6A zoning district. Permissible uses in a C1-6A district are those in Use Groups 1 through 6. Per ZR Section 23-153⁴, the maximum permitted FAR in C1-6A districts is 4.0 FAR for residential use and, per ZR Section 33-121, 2.0 FAR for commercial use. The total permitted residential floor area for the Site, at 4.0 FAR, is 103,800 sq. ft. and the total permitted commercial floor area for the Site, at 2.0 FAR, is 51,900 sq. ft.

Zoning Resolution Section 35-65 provides that, in a C1-6A district, a minimum base height between 40 feet and 65 feet is required, with a setback of at least ten feet along a wide street and 15 feet along a narrow street, and maximum building height of 80 feet.

² The PS 60 building is currently occupied by "Girls Preparatory Charter School" and "East Side Community High School."

³ The building abutting the Site to the southwest (421 East 13th Street) is a market-rate condominium building with approximately 96 dwelling units and ground floor retail. Construction of the building was commenced in 2006 and was completed in 2012.

Fer ZR Section 35-23(b), the residential bulk regulations applicable in for the residential portion of a building at the Site are those applicable within an R7A zoning district.

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In C1-6A districts, mixed residential and commercial buildings are required to be developed in accordance with the Quality Housing Program regulations set forth in ZR Section 28-00 et seq.

IV. The Complying Development

Submitted herewith are plans by SLCE Architects ("SLCE") for a Complying Development (the "Complying Development"). The Complying Development would not be feasible, as described below in Section VIII(b).

The Complying Development would be a single mixed residential and commercial building rising eight stories and 80 feet along East 14th Street and seven stories and 75 feet along East 13th Street. The East 14th Street frontage would have a ten-foot setback at a street wall height of 60'-8" and the East 13th Street frontage would have a 15-foot setback at street wall height of 64'-5". The Complying Development would contain 96,344 sq. ft. of floor area (87,813 sq. ft. of residential floor area and 8,531 sq. ft. of commercial floor area). The East 13th Street portion of the building would be entirely residential. Along East 14th Street, the cellar and the majority of the ground floor would be commercial, with residential use in a small portion of the ground floor (lobby) and on floors 2 through 8. The Complying Development would yield 114 dwelling units (23 affordable units and 91 market-rate units).

As set forth in the Economic Analysis Report prepared by JS Freeman & Associates, dated April 29, 2016 (the "Freeman Report") and submitted herewith as Exhibit 3, the Complying Development would not be a financially feasible project due to the extraordinary premium construction costs associated with constructing a full-height cellar within the substandard soil at the Site. Under current market conditions, a full-height cellar is essential in attracting a major commercial tenant — and a major commercial tenant is required, because it provides a stable source of revenue to offset the decreased revenues associated with the provision of affordable housing. Unfortunately, the Complying Development lacks the requisite number of market-rate

⁵ On June 22, 2015, the Department of Buildings ("DOB") issued a partial permit for the Complying Development under New Building Application No. 121192342.

⁶ It is important to note, as illustrated in the Complying Development plans, that if the Site were not encumbered with substandard soil, the Air Rights Parcel's approximately 3,970 sq. ft. of excess residential floor area would fit within a complying building envelope at the Development Site. Thus, including the Air Rights Parcel in the zoning lot is irrelevant to the findings that the Board must make in order to grant the requested relief.

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units necessary to achieve a reasonable return.7

The Applicant also studied the feasibility of a complying affordable housing development without a full-height cellar commercial space (the "Shallow Cellar Development"). The Freeman Report concluded that although premium construction costs were significantly reduced in the Shallow Cellar Development, commercial rents were reduced to a degree that a reasonable return could not be achieved.

V. The Proposed Development

Also submitted herewith are plans by SLCE for the Proposed Development.

The Proposed Development is similar to the Complying Development, in that it would be a single mixed residential and commercial building with frontages on East 14th Street and East 13th Street; however, it would rise 12 stories along East 14th Street and eight stories along East 13th Street. The Proposed Development would have 124,258 sq. ft. of floor area (4.78 FAR⁸) (115,127 sq. ft. of residential floor area and 9,131 sq. ft. of commercial floor area), ground floor retail, 155 dwelling units, and a height of 124'-0", without setback, along East 14th Street. The East 13th Street frontage would comply with the height and setback requirements of the C1-6A district, which is an R7A equivalent – a base height of 60'-8" with a 15-foot setback, and a total building height of 80'-0".

The Proposed Development maintains a deep cellar, which, as discussed, is essential for providing marketable retail space, which is, in turn, essential to the economics of providing affordable housing at the Site. The Proposed Development provides an additional 41 dwelling units, which translates to eight additional units of affordable housing, for a total of 31 units of affordable housing at the Site.

In order to construct the Proposed Development, the Applicant requires waivers of the applicable floor area and height and setback regulations. The Board has traditionally required some nexus between the uniqueness of a site, the practical difficulties imposed by such uniqueness, and the zoning relief requested. Here, there is a strong nexus between the floor area waiver, the Site's uniquely substandard soil, and the attendant premium subgrade construction costs. The additional floor area is necessary to offset

⁷ The Applicant did not study the financial feasibility of a market-rate mixed residential and commercial condominium building.

⁸ As noted above, the zoning lot includes Lot 32, which contributes approximately 5,674 sq. ft. of residential floor area and 1,418 sq. ft. of commercial floor area, resulting in total of 131,350 sq. ft. of floor area (5.06 FAR) (120,801 sq. ft. of residential floor area and 10,549 sq. ft. of commercial floor area) for the zoning lot.

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the premium cost.

As for the height and setback waiver, it is necessary for the efficient utilization of the additional floor area. Rising shear instead of setting back will both control construction costs and allow for standard vertical circulation, corridors, chases, and risers. It will also yield larger floorplates, which results in larger, more livable apartments.

The Proposed Development reflects the contrasting streetscapes of East 13th Street and East 14th Street. East 13th Street is a narrow tree-lined street, with five-, six-, and eight-story multiple dwellings and low-rise community facilities. The East 13th Street frontage of the Proposed Development, with its street wall profile and complying setback, is in keeping with this context. East 14th Street, on the other hand, is a wide street—wider even than most avenues below 14th Street—and its streetscape is dominated on the north side by the 13-story towers of Stuyvesant Town and on the south side by an array of building sizes and forms. The Proposed Development's East 14th Street frontage draws largely from the Stuyvesant Town context, yet, notably, remains 10'-63'4" below the building heights of that housing complex.

The understated architectural features of the Proposed Development—the traditional masonry, rectilinear fenestration, and modern black and charcoal tones—were designed to reflect the rich and varied architectural profile of the neighborhood. Accordingly, the Proposed Development will be in keeping with the surrounding neighborhood in all respects.

VI. The Typical Site Development

To further illustrate the hardship imposed by the premium construction costs described above, the Applicant examined the costs associated with constructing the Complying Development on a site not encumbered by the Site's substandard soil and elevated groundwater (the "Typical Site Development"). As described in the Freeman Report, the Typical Site Development achieves a reasonable return, because a marketable cellar can constructed without premium costs.

VII. Department of Buildings Objections and the Requested Variances

By final determination dated April 29, 2016, the Department of Buildings ("DOB") issued the following objections to New Building Application No. 121192342:

Proposed floor area exceeds the maximum permitted as per ZR 23-153.

This objection arises and variance from the floor area regulations is requested because,

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May 6, 2016 Page 8

per ZR Section 23-153, the maximum permitted floor area for this Site is 103,800 sq. ft. (4.0 FAR) and 131,350 sq. ft. of floor area (5.06 FAR) is proposed (including the existing residential building on the Air Rights Parcel).

Proposed street wall along East 14th Street does not comply with the required setback above the minimum base height as per ZR 35-65.

This objection arises and variance from the height and setback regulations is requested because, per ZR Section 35-65, a minimum base height between 40 feet and 65 feet is required, with a setback of at least ten feet along a wide street is required and no setback along the East 14th Street (wide street) frontage is proposed.

Proposed building height exceeds the maximum permitted as per ZR 35-65.

This objection arises and variance from the building height regulations is requested because, per ZR Section 35-65, a maximum height of 80'-0" is permitted and a building height of 124'-0" is proposed.

VIII. The Required Findings

This Application satisfies the five findings required under ZR Section 72-21(a)-(e).

a. UNIQUENESS. Per ZR Section 72-21(a), the Board shall find that there are unique physical conditions or exceptional topographical conditions peculiar to and inherent in the zoning lot which create practical difficulties and unnecessary hardship in complying with the applicable provisions of the Zoning Resolution which are not due to circumstances created generally by the strict application of the provisions of the Zoning Resolution in the neighborhood or district in which the zoning lot is located.

The Site is uniquely encumbered by physical conditions that create practical difficulties and unnecessary hardship in complying with the applicable bulk regulations. The Site has exceptionally high groundwater levels and unusually weak soil. These conditions combine to make necessary subgrade construction extraordinarily costly. To the extent that nearby sites may face similar subgrade challenges, the vast majority of those sites were developed 70 to 100 years ago with buildings that could not be built today. In contrast, the Site has been developed with a one- or two-story building for at least 75 years. Thus, whereas the owners of those sites may continue to enjoy the benefits of fully-developed (and in many cases over-developed) property, the Applicant must build

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in accordance with the Zoning Resolution.

The Site's uniqueness and its attendant costs are discussed in detailed below.

(1) ELEVATED GROUNDWATER

Ground surface elevations range at the Site between Elev. +18 to +21, and the proposed top of cellar slab is at Elev. +4.7. Groundwater levels were recorded between Elev. +7.5 and +8 in observation wells installed at the Site. These water levels are higher than normally encountered in this part of Manhattan. Based on MRCE's compilation of data, groundwater in the vicinity could be expected at about Elev. +5, (NGVD 1929 Datum), or Elev. +3.9 (NAVD88 Datum) at the Site.

Thus, the actual groundwater was about 3.5 to 4 feet higher than could be expected which is unusual for this site given its proximity to the shore. The higher-than-anticipated groundwater levels at the Site are due to its location atop an old streambed. Due to the elevated groundwater, around-the-clock dewatering will be required during all phases of work on the foundations. Further, the dewatering system must consist of closely-spaced well points around the perimeter of the Site and possible pre-treatment of groundwater prior to discharge. There are significant risks associated with extensive dewatering, including settlement of adjacent structures due to movement of granular material from below foundations and increased vertical pressure on compressible soils. In addition, due to the presence of contamination in the groundwater particulate filtration of the groundwater will be required, at additional cost.

The cellar slab design must also be altered due to the elevated groundwater. Specifically, the cellar slab must be designed to resist the uplift forces imposed by the elevated groundwater. MCRE concluded that a thick mat slab with permanent tiedowns is required at the Site, rather than a slab-on-grade, which is typical for this type of construction at site without elevated groundwater.

(2) Unstable Soil

These soils are very sensitive to disturbance, therefore excavating and creating cellar space is extremely challenging. Additionally, dewatering these soils will be difficult and creating a cut-off wall would be required to limit the settlement of adjacent structures. Due to the sensitive nature of the soils, driven piles cannot be utilized, as the installation of these piles would tend to cause densification of the sand and settlement of adjacent structures. Thus, drilled piles will be required.

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Finally, the Site's unique physical conditions—elevated groundwater and unstable soil—in combination with the need to protect adjacent structures (such need being an all too typical condition in the City) creates additional practical difficulties and unnecessary hardship. MCRE concluded that an unusually-robust foundation and support of excavation system (a secant pile wall) must be utilized rather than a conventional—and less expensive—pit underpinning and solider pile-and-lagging system.

As detailed below, the construction costs directly attributable to the unique soil conditions at the site are \$8,843,000.

(3) HISTORIC UNDERDEVELOPMENT

Unlike the vast majority of surrounding sites, the Site has a history of being underdeveloped relative to its neighbors. As briefly discussed above in Section I, an analysis of the 65 sites within the Study Area indicates that 85 percent are improved with either an Old Law Tenement, a New Law Tenement, or another building type constructed prior to the adoption of the 1938 Building Code. These buildings forms utilized designs and construction means and methods that did not implicate substandard soil conditions. Many include only a single, shallow cellar or a half-height cellar. As such, the soil problems encountered at the Site today would not have been an impediment to the construction of 85 percent of the buildings within the Study Area.

In addition to being built 80 to 100 years ago, most sites within the Study Area are fully-developed, and in many cases, over-developed according to the applicable bulk regulations. The Study Area includes the Site's C1-6A district, which has a maximum residential FAR of 4.0, as well as a C1-7A district, which has a maximum residential FAR of 6.02, an R8B district, which has a maximum residential FAR of 4.0, and that portion of Stuyvesant Town within an R7-2 (C1-5) district, which has a maximum FAR of 3.44. Based on records maintained by the Department of City Planning, ¹⁰ the Land Use Study reflects that 71 percent of sites within the Study Area have an FAR within 80 percent or more of the maximum permitted. ¹¹ In contrast, for the past 62 years, the

⁹ See page ten of Exhibit 2. The term "Old Law Tenement" refers to a set of residential building forms that were designed and constructed pursuant to the Tenement House Act of 1879. The term "New Law Tenement" refers to the residential building forms designed and constructed pursuant to the Tenement House Act of 1901. See generally Richard Plunz, A History of Housing in New York City (Columbia University Press, New York, NY, 1990).

FAR estimates are based on figures provided by the Department of City Planning's Zoning and Land Use Application ("ZoLa").

^{11 24} out 65 sites (37 percent) are actually overbuilt.

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Site has been developed with a building with an FAR of less than 50 percent of the maximum permitted. This historic underdevelopment contributes to the Site's uniqueness and distinguishes it from other sites that may have similar soil and groundwater conditions but have been substantially developed for generations.

(4) Premium Construction Costs

The Applicant's structural engineer, WSP | Parsons Brinckerhoff ("WSP") and independent cost estimator Noble Construction Group, LLC ("Noble") reviewed the design with SLCE and MCRE and have attributed \$8,843,000 in premium construction costs owing to the substandard soil at the Site. 12

(5) RELEVANT BOARD PRECEDENT

The Board has recognized substandard soil conditions as a unique physical condition causing practical difficulties and unnecessary hardship in at least eight variances in the past seven years, in every borough. On June 17, 2014, under BSA Cal. No. 347-12-BZ (42-31 Union Street, Queens), the Board granted a use variance to allow the construction of a hotel based in part on the site's "substandard soil conditions, resulting in premium construction costs." On May 14, 2014, under BSA Cal. No. 299-12-BZ (40-56 Tenth Avenue, Manhattan), the Board granted certain bulk variances based in part on the site's "poor soil conditions that require additional excavation, foundation, and underpinning measures." On March 11, 2014, under BSA Cal. No. 192-13-BZ (354-361 Leroy Street, Manhattan), the Board cited "poor subsurface conditions including deep bedrock, soft soils, and shallow ground water" as physical conditions contributing to the uniqueness of a site entitled which it found to be entitled to a use variance for a mixed residential and commercial building. On May 7, 2013, under BSA Cal. No. 42-10-BZ (2170 Mill Avenue, Brooklyn), the Board granted use and bulk variances to allow the construction of a multiple dwelling based in part on the site's "poor soil quality and high water table." On February 14, 2012, under BSA Cal. No. 73-11-BZ (70 Tennyson Drive, Staten Island), the Board granted use, height, and parking waivers to allow the construction of three multiple dwellings. Among the unique physical conditions noted was the presence of "poor subsurface soil conditions."

On August 23, 2011, under BSA Cal. No. 169-09-BZ (186 St. George's Crescent, Bronx), the Board granted certain bulk variance, including floor area, based in part on the "presence of sandy soils throughout the lot" which "would not support the weight of either the as-of-right or proposed buildings." On February 9, 2010, under BSA Cal.

¹² The Noble Report is contained within the Freeman Report, beginning at page 48.

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No. 195-07-BZ (8-12 Bond Street, Manhattan), the Board granted a use variance to allow retail uses below the level of the second story based in part on the site's "poor soil conditions which require additional excavation, foundation, and underpinning measures." On November 24, 2009, under BSA Cal. No. 314-08-BZ (437-447 West 13th Street, Manhattan), the Board granted use and bulk variances to allow the construction of a commercial based on a number of unique physical conditions, including "poor soil conditions which require additional excavation, foundation, and underpinning measures." Thus, it is well established that substandard soil conditions and the premium construction costs resulting therefrom can be cited to satisfy ZR Section 72-21(a).

b. REASONABLE RETURN. Per ZR Section 72-21(b), the Board shall find that because of such physical condition there is no reasonable possibility that the development of the zoning lot in strict conformity with the provisions of the Zoning Resolution will bring a reasonable return, and the grant of a variance is therefore necessary to enable the owner to realize a reasonable return.

As set forth above, the Site is encumbered by unique physical conditions that result in a total construction cost premium of \$8,843,000. As such, there is no reasonable possibility that the development of the Site in strict conformity with the provisions of the Zoning Resolution will bring a reasonable return.

The Freeman Report includes a thorough analysis of the financial returns likely to be produced in the various scenarios using the capitalization of income method. The Freeman Report concludes that both the Complying Development and the Typical Site Development would result in negative rates of return on investment. The Proposed Development, on the other hand, would result in a positive rate of return. The difference in the scenarios is the number of market-rate dwelling units available to offset the premium cost of construction and the lower rents produced by the affordable dwelling units. Thus, the Proposed Development is the only financially feasible project that can be constructed at the Site.

c. NEIGHBORHOOD CHARACTER. Per ZR Section 72-21(c), the Board shall find that the variance, if granted, would not alter the essential character of the neighborhood or district in which the zoning lot is located, would not impair the appropriate use and development of adjacent property, and would not be detrimental to the public welfare.

The Site is located at the intersection of the East Village, Alphabet City and Stuyvesant

May 6, 2016 Page 13

Town, within Community Board 3. The area surrounding the Site is characterized by its use and bulk diversity. Buildings range in height from one-story to thirteen. Housing forms include Stuyvesant Town, tenement buildings, rowhouses, and modern apartment buildings. Ground floor commercial use is widespread and varies from discount stores to high-end dining. To the extent that there is a trend, it is increasing heights around corners and north of East 14th Street, and more traditional, lower-rise neighborhoods south of East 13th Street.

The residential and commercial uses in the Proposed Development are permitted as-of-right in the subject C1-6A district and they are entirely consistent with the character of the surrounding neighborhood.

The bulk of the Proposed Development is also in keeping with the essential character of the area. The low-rise character of East 13th Street is maintained (the East 13th Street complies with the height and setback regulations), and the additional height and mass are confined to the East 14th Street frontage, where they will be contextual with the towers of Stuyvesant Town. As depicted in the streetscapes submitted herewith, the East 14th Street frontage will rise to a height of 124'-0", which is more than 10'-0" shorter than the typical height of a Stuyvesant Town building. In this way, that frontage, and indeed, the Site as a whole, will provide a gradual stepdown from the Stuyvesant Town site to the five- and six-story tenements that characterize East 13th Street and the areas to the south of the Site.

The proposed floor area and height are also consistent with the regulations of the nearby C1-7A and R7A (Inclusionary Housing) zoning districts. The western 100 feet of the subject block lies within a C1-7A district, which is mapped along First Avenue, from East 13th Street to East 15th Street. A C1-7A district is an R8A equivalent under the Zoning Resolution. An R8A district allows a maximum residential FAR of 6.02 and a maximum huilding height of 120°-0°. Thus, a building with the nearly the same height (2°-5½° shorter) and significantly more floor area (1.24 FAR more) than the Proposed Development could be constructed on the same block as the Site.

In addition, R7A-Inclusionary Housing designated areas are mapped along First Avenue and Avenue A, beginning on the south side of East 13th Street i.e., *literally* across the street from the Site. Developments complying with the Inclusionary Housing requirements of Zoning Resolution Section 23-90 would be permitted to have a maximum FAR of 4.6. Thus, the FAR of the Proposed Development (4.78 FAR) is

May 6, 2016 Page 14

only 0.18 FAR more than would be permitted as-of-right within 100 feet of the Site. 13

Further, from an planning and urban design perspective, the Site's East 14th Street frontage makes it more similar to sites within these nearby bulkier districts than to a typical site within a C1-6A district. On the rare occasion a C1-6A district can be found, it is usually found in the mid-block, along a narrow street. But East 14th Street functions as an east-west avenue; at its widest point it is wider than Second Avenue, First Avenue, Avenue A, and Avenue B. Accordingly, the Site's zoning designation is somewhat incongruous with its location along a particularly wide street. As such, more height than is permitted as-of-right under the C1-6A regulations is appropriate along East 14th Street. The design team was mindful of this, and it confined the additional height and floor area of the Proposed Development to the East 14th Street frontage.

As discussed in the Environmental Assessment Statement (the "EAS") prepared by AKRF, Inc. and submitted herewith as Exhibit 5, the shadows cast by the Proposed Development would not significantly impact any parks, public open spaces or historical or architectural resources with sunlight-dependent features. Indeed, according to the EAS, the Proposed Development would create, at most, 31 minutes of new shadow one sunlight-sensitive architectural resource, the Clergy Houses of the Church of Immaculate Conception (the "Church"). AKRF's detailed analysis and figures indicate that a portion of the eastern façade and areade of the Church's interior court would be affected by shadows on the mornings of March 21st and September 21st; however, owing to the short duration and small extent of the shadows, AKRF concluded that the public's enjoyment of the Church's sunlight-sensitive architectural features would not be substantially reduced.

The Proposed Development would result in no significant adverse impacts on infrastructure, solid waste management, energy, noise or air quality, and it would have no direct effect on land use, socioeconomic conditions, visual resources, community facilities, traffic or parking.

The Church is the nearest historic structure and it is more than 200 feet west of the eastern lot line of the Site. As such, there are no historic districts or individually-designated landmarks that are anticipated to be affected by the Proposed Development.

Finally, the design of the Proposed Development seeks to complement the rich architectural history of the area. The masonry style is a nod to the tenement era, while the fenestration, balconies, and brick color suggest a muted version of the area's

¹³ The R7A district has a maximum building height of 80'-0".

May 6, 2016 Page 15

development post-2000. Even Stuyvesant Town's signature rise-without-setback is reflected in the Proposed Development's, where, along East 14th Street, such feature helps to soften the diverse massing along the wide thoroughfare.

In summary, the Proposed Development has been carefully designed to be harmonious with and sensitive to the essential use and bulk character of the surrounding neighborhood. It will neither impair the appropriate use and development of adjacent property, nor be detrimental to the public welfare. It will also create 31 units of affordable housing.

d. SELF-CREATED HARDSHIP. Per ZR Section 72-21(d), the Board shall find that the practical difficulties and unnecessary hardship have not been created by the owner or a predecessor in title.

The practical difficulties and unnecessary hardship associated with development of this historically-underdeveloped site as-of-right result from (i) especially high groundwater levels and (ii) unusually weak soil, conditions which were not created by the owner or a predecessor in title. Strictly applying the Zoning Resolution to the Site in light of these conditions would create an unnecessary hardship for the Applicant.

e. MINIMUM VARIANCE. Per ZR Section 72-21(e), the Board shall find that, within the intent and purposes of the Zoning Resolution, the variance, if granted, is the minimum variance necessary to afford relief.

By analyzing the costs associated with a complying building at the Site as well as a typical site, the Freeman Report demonstrates that only the Proposed Development results in the number of dwelling units and size and type of commercial space necessary to achieve a reasonable return. The proposed floor area and building height, and the absence of a setback along East 14th Street result in an efficient floorplate that maximizes dwelling unit count without sacrificing the livability of the apartments or the viability of the commercial space. Accordingly, the requested waivers are the minimum necessary to afford relief.

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IX. Conclusion

For the foregoing reasons, we request that the Board grant this Application.

Respectfully Submitted,

Stroock & Stroock & Lavan LLP

3y: <u>√</u>____

Ross F. Moskowitz

New York, New York

May 6, 2016

MINUTES

WHEREAS, the Board deemed that the was no justification for the exercise of its discretion to great a variance under sections 7d and 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is affirmed and that the application be and

it hereby is denied.

165-49-BZ 6/14/49

APPLICANT Morton L. Kay, for Stuyvant Realty Corp.,

SUBJECT-Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED-435-443 East 13th street, north side, 125 ft. west of Avenue A and 432 East 14th street, south side, 169 ft. west of Avenue A (Block 441, Lot 23), Borough of Manhattan.

APPEARANCES-

For Applicant: Morton L. Kay, Morris Sher and William Hecht.

For Opposition: A. L. Garber. For Administration: Samuel L. Bucker, Dep't of

Housing and Buildings. ACTION OF BOARD-Application granted on condition.

THE VOTE-Affirmative: Chairman Murdock, Commissioners Blum and Kicineet and Deputy Chief Guinee 4 Negative

THE RESOLUTION (165-49-BZ)

WHEREAS, Morton L. Kay, for Stuyvant Realty Corp., owner, filed Morch 7, 1949, an application under section 7h of the zoning resolution, to permit in residence and restricted retail use districts, the parking and storage of more than five motor vehicles for a term of years, affecting premises 435-443 East 13th afreet, north side, 125 feet west of Avenue A and 432 East 14th street, south side, 169 feet west of Avenue A (Block 441, Lot 23), Borough of Manhattan;

WHEREAS, a public hearing was held on this application on May 17, 1949, after due notice by publication in the Bulletin, and laid over to June 14, 1949, for inspection and

decision, without further argument; and

WHEREAS, the district maps accompanying the zoning reso lution show that Avenue A is in local retail and restricted retail use, B area and Class 1½ height districts; East 13th street is in residence, local retail and retail use, B area and Class 1½ height districts; East 14th street is in retail and restricted retail use, B area and Class 1½ height districts and the site is in residence and restricted use, B area and Class 11/4 height districts; and

Whereas, the decision of the borough superintendent, dated February 14, 1949, acting on Alt. Applie. 59/49, reads:

"1. The creation of a use—'parking and storage of more than 5 motor vehicles' located within a residence district, extending into a restricted retail district is contrary to Sections 3—4B and 4C of the Bidg. Zone Resolution."

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WHEREAS, the applicant states that the premises consist of a plot 25 ft. and 105 ft. front by 206 ft. 105% in. in depth (irregular), presently vacant; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that it was intended at the time of purchase to erect an amusement structure on the subject site; that however the sudden change of zoning subject site; that nowever the parcels purchased for this stymied this intention; that the parcels purchased for this contemplated use comprised lots 24, 25 and 26 on 14th street, lot 32 on Avenue A and lot 23, now the open area; that the vacant area came about by the demolition of unsafe dwellings

and the present buildings allowed to remain, housing about 47 families, entail a very large investment; that therefore permission is sought to rent the open area for parking so as to recover at least part of the cost involved to maintain these premises; that an increase of 60% on land assessment has been placed on these holdings since the first of the year that it is admitted the construction of the Stuyvesant Town and Peter Cooper projects have created a serious condition with regard to the parking and storage of cars throughout the immediate neighborhood by reason of the fact that garage space has not been provided anywhere near the number of car owners occupying these projects; that with ref erence to curb cuts as shown on plan submitted, they were given careful planning as to location so as not to become hazardous; that if in the Board's opinion, a relocation of these curb cuts from the contemplated location would prove more advantageous from the standpoint of safety, the applicant would accept any recommendations the Board would

set forth; and
WHEBEAS, the premises and surrounding area were in spected by a committee of the Board, which recommended that the application be granted under certain conditions for

a temporary term; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision is of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7h thereof for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application, marked "Received March 2, 1949" (2 sheets) on condition that all buildings and uses shall be removed from the premises and the premises shall be leveled substantially to the grade of the abutting streets and shall be surfaced with steam cinders, clean gravel or other suitable material, properly rolled and treated with a binder and graded so as to provide ground drainage; that on the interior lot lines where walls of adjoining buildings do not occur, there shall be erected a chain link tence of the anchor post type to a height of not less than 5 ft. 6 in.; that a similar fence shall be erected along East 13th and East 14th streets, except for entrances as shown; that the entrance on East 13th street shall be toward the cast, as indicated; that curb cuts shall be restricted to one on each street, not exceeding 15 ft. in width each; that during the term of this variance the premises shall be occupied for no other uses and no building shall be erected thereon, except there may be erected a building to be occupied solely as an office and shelter for the attendant, near the entrance on East 13th street, provided such building does not exceed 100 sq. ff. in area and not more than one story in height; that such building may be of frame construction; that such portable firefighting appliances shall be installed as the five commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress; that bumpers shall be maintained against the interior lot lines for protection of adjoining buildings and fences; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

213-49-BZ

APPLICANT-Lama, Proskauer and Prober, for Charstan Realty Corp., owner (Carnell Manufacturing Co., Inc., lessec).

SUBJECT-Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the use of all floor areas for manufacturing purposes.

PREMISES AFFECTED-774-778 Fulton street and 434 438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

MINUTES

denied, under section 7e of the zoning resolution,	321-49-BZ
to permit in a residence use district, the change in occupancy from electrical testing laboratory to	APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.
PREMISES AFFECTED—536-544 East 80th street, and 10-16 East End avenue, southwest corner (Block	SUBJECT—Application for consideration—approval of plans—re Application (decision of the borough
1576, Lot 27), Borough of Manhattan. APPEARANCES—	superintendent) previously granted on condition, under section 7c of the zoning resolution, permit-
For Applicant: Rudolph C. P. Boehler, For Administration: Samuel L. Becker, Dep't of	ting in a residence use district, the erection and maintenance of a gasoline service station, lubri- torium, auto washing, minor regairs (with hand
Housing and Buildings. ACTION OF BOARD—Application reopened as Vol. II,	tools only) and office:
to consider new proposal, subject to usual pro- cedure.	PREMISES AFFECTED-59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block
THE VOTE TO REOPEN—	430, Lot 109), Arverue, Borough of Queens. APPEARANCES—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee	For Applicant: Nathaniel C. Saxe. For Administration: Samuel L. Becker, Dep't of
Negative 0 Absent: Commissioner Reinert 1	Housing and Buildings. ACTION OF BOARD—Request for approval of plans withdrawn in view of fact that case is in court.
166-49-BZ—Vol. II //10 SO	THE VOTE TO WITHDRAW REQUEST TO RE-
APPLICANT J. G. L. Molfoy, for Realben Corp., owner.	Affirmative: Chairman Murdock, Commissioner
SUBJECT-Application for consideration-reopening us Vol. II—re new proposal—re Application (decision	Keating and Deputy Chief Guinee
of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a	Absent: Commissioner Kleihert
restricted retail and residence use, B area district, the exection of a commercial structure (United	MATERIAL AND APPLIANCES SUMBITTED FOR
States Post Office), with curb cuts and driveway leading into such building, using more than the	APPROVAL
permitted area. PREMISES AFFECTED—432-438 East 14th street, south	265-37-8A APPLICANT—Radiant Utilities Corp., owner.
side, 435-445 East 13th street, north side, 91 ft. 154	SUBJECT—Application for consideration—reopening and
in, west of Avenue A (Block 441, Lot 39 and part of Lot 23), Borough of Manhattan. APPEARANCES—	amendment of resolution—re Radiant Oil Burner, Models 1G, 2G, 3G, 4G and 5G; previously ap- proved.
For Applicant: Helen Barbiere, For Administration: Samuel L. Becker, Dep't of	APPEARANCES— For Applicant: Jacob G. Goldberg.
Housing and Buildings. ACTION OF BOARD—Application reopened as Vol. II, to	ACTION OF BOARD—Application responed and resolu-
consider new proposal, subject to usual procedure.	THE VOTE TO REOPEN AND AMEND RESOLU-
THE VOTE TO REOPEN—Affirmative: Chairman Murdock, Commissioner	Affirmative: Chairman Murdock, Commissioner
Keating and Deputy Chief Guince	Keating and Deputy Chief Guinee
the second secon	THE RESOLUTION (265-37-SA)
5-49-BZ	WHEREAS, Radiant Utilities Corporation, owner, filed
APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).	June 7, 1937, an application with the Board of Standards and Appeals for approval of their device known as the Radiant Oil Burner, Models 1G, 2G, 3G, 4G and 5G; and
SUBJECT—Application (decision of the borough superintendent), under sections 7c, 7i and 21 of the zon-	WHEREAS, this appliance was approved by the Board June 29, 1937, on certain conditions; and
ing resolution, to permit in a business use district, the enlargement of existing accessory building to	WHEREAS, the resolution was amended from time to time relative to the marketing of their appliance under various
gasoline service station, to include retail sales, minor repairs, lubritorium, auto washing and the	names the last such amendment was made February 8, 1949; and
parking and storage of more than five motor vehi-	WHEREAS, the applicant requested a further amendment
PREMISES AFFECTED—840 Southern boulevard, east	of the resolution. Resolved, that the Board of Standards and Appeals does
side, 368.18 ft. north of Langwood avenue (Block 2732, Lot 16), Borough of The Bronx.	hereby amount the resolution adopted on June 29, 1937, as amended October 26, 1937, April 19, 1938, April 11, 1919,
APPEARANCES— For Applicant: Joseph P. Pfingst.	September 19, 1939, November 8, 1939, January 3, 1940 and February 8, 1949, so that as amended this resolution as to
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.	additional names under which the burner may be marketed will read:
ACTION OF BOARD—Application withdrawn by appli- cant's representative.	" , that this burner may also be marketed under
THE VOTE TO WITHDRAW—	the names of Lektro-matic Oil Burner, Radium Oil Burner, Arrow Oil Burner, Amero Oil Burner, Ameri-
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee	can Oilsayer Special Burner, Henjes Oil Burner, Cowan Oil Burner and American Soco Oil Burner,
Negative 0 Absent: Commissioner Kleinert 1	each with Models 1g, 2g, 3g, 4g and 5g, provided that under whichever name marketed the resolution

CALENDAR

679-49-BZ—Application, December 22, 1949, under section 21 of the zoning resolution, of Larry Meltzer, applicant, on behalf of Jackson Heights Philadelphia Company, Incorporated, owner, to permit in a manufacturing use. Carea district, the erection and maintenance of a storage garage for more than five motor vehicles and a motor vehicle repair shop using more than the area permitted; premises 69-01 to 69-19 34th avenue, north side, from 69th to 70th streets, 33-49 to 33-57 69th street and 33-50 to 33-58 70th street (Block 1242, Lot 32), Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

MAY 31, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Hedussky afternoon, May 31, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following

267-59-A-27-37 Colonial court, north side 130 ft. west of Harbor View terrace (Block 5975, Lot 234, formerly

part of 232), Borough of Brooklyn (under section 36, General City Law re building not fronting on legal street);

HARRIS H. MURDOCK, Chairman.

JUNE 13, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public bearing Tuesday marning, Iune 13, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following maiter:

22-50-BZ-Application, January 18, 1950, under sections 7e and 21 of the zoning resolution, of Jacob Fisher and Samuel Colon, applicants, on behalf of Frederick F. Lowenfels and Son, owner, to permit in an unrestricted use district, the maintenance of existing wall sign within the prohibited distance from an arterial highway; premises 274-275 West street, east side, 41 ft. 91/2 in. north of Desbrosses street (Block 224, Lots 5 and 6), Borough of Manhattan.

HARRIS H. MURDOCK, Chairman.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of April 18, 1950)

322-47-BZ--Vol. II

APPLICANT—Wechsler and Schimmenti, for Brigugiia and Gaddy, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re new proposal—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (warehouse), encroaching on the area required for a rear yard, (previously denied

re crection of garage).
PREMISES AFFECTED-91-15 139th street, cast side, 180.1 ft. north of Archer avenue (Block 9982, Lot

27). Jamaica, Borough of Queens. APPEARANCES-

For Applicant: Max Wechsler.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.
ACTION OF BOARD—Application as Vol. II, to consider new proposal as to portion of lot in residence district.

THE VOTE TO REOPEN.....

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4 Negative 0

430-45-BZ-Vol. II

APPLICANT—Herman Kron, for Hochberg Realty Corp., and Arnold Kramer, owners (Al and Phil's Auto

Service, lessee). SUBJECT—Application reopened March 9, 1948—re Application (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, the maintenance of a gasoline service station in addition to parking and storage of more than four motor whicher (previously granted by more than five motor vehicles (previously granted by the Board, under section 7h for a term of years).

PREMISES AFFECTED—218-224 East 3rd street, south side, 139 ft. east of Avenue B (Block 385, Lots 14, 15, 16 and 17), Dorough of Manhauan.

APPEARANCES

For Applicant: None. For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. II. THE VOTE TO WITHDRAW-

Affirmative: Chairman Murdock, Communissioners Kleinert and Keating and Deputy Chief Guinee 4 Negative 0

166-49-BZ_Vol. II. 48 8 50

APPLICANT-J. G. L. Molloy, for Realben Corporation,

owner. SUBJECT—Application reopened January 10, 1950—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a restricted retail and residence use, If area permit in a restricted retail and residence use, B area district, the erection of a commercial structure (United States Post Office), with curb cuts and driveway leading into such building, using more than the permitted area (previously acted upon by the Board, re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—432-438 East 14th street, south side, 435-445 East 13th street, north side, 91 ft. 1½ in. west of Avenue A (Block 441, Lot 39 and part of Lot 23). Borough of Manhattan.

APPEARANCES—

APPEARANCES-

For Applicant: Helen L. Barbiere.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.
ACTION OF BOARD—Application withdrawn as to Vol. II.

THE VOTE TO WITHDRAW-

Alfirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4 Negative 0

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Mueser Rutledge **Consulting Engineers**

14 Penn Plaza · 225 West 34th Street · New York, NY 10122

Tel: (917) 339-9300 · Fax: (917) 339-9400

www.mrce.com

Peter W. Deming Roderic A. Ellman, Jr. Francis J. Arland David R. Good Walter E. Kaeck **Partners**

February 2, 2016

Tony D. Canale Jan Cermak Sitotaw Y. Fantave Associate Partners East 14th Street Owner LLC c/o 432 East 14th Street UDP LLC 1776 Broadway, Suite 606 New York, NY 10019

David M. Cacoilo Alfred H. Brand James L. Kaufman Hugh S. Lacy Joel Moskowitz George J. Tamaro Elmer A. Richards John W. Fowler Consultants

Attention: Darryl Herring

> 432 East 14th Street New York, NY

MRCE File No. 12429

Greetings:

Re:

Domenic D'Argenzio Robert K. Radske Ketan H. Trivedi Hiren J. Shah Alice Arana Joel L. Volterra Sissy Nikolaou Frederick C. Rhyner Steven R. Lowe Andrew R. Tognon

In accordance with your request, we summarize herein site specific conditions that present challenges to construct below grade retail space at 432 East 14th Street.

Exhibits

Figure 3:

The following exhibits are included:

Douglas W. Christie Gregg V. Piazza Pablo V. Lopez

Senior Associates

Figure 1: Project Location on Viele Map Figure 2: NYC Groundwater Level Contours: Manhattan

James M. Tantalla T. C. Michael Law Andrew Pontecorvo Figure 4: Limits of Study Area Magnified

Renzo D. Verastegui Alex Krutovskiy Srinivas Yenamandra Farid F. Vastani

Table 1: Summary of Structures within 400 ft Radius of 432 E 14th Street.

Limits of Study Area

Jesse L. Richins Associates

Figure 5: 1886 Robinson's Atlas Figure 6: 1916 Atlas of Borough of Manhattan

Joseph N. Courtade

Figure 7: 1934 Manhattan Landbook Figure 8: 1955 Manhattan Landbook Figure9: 1985-1986 Manhattan Landbook

Director of Finance and Administration

Figure 10: 2002-2003 Manhattan Landbook

Martha J. Huguet Director of Marketing Appendix A: MRCE Boring Location Plan and Boring Logs

Project and Site Description

The project will be a new development at the space of the former Post Office building at 432 East 14th Street, Manhattan, NY (Block 441, Lot 23). The proposed development will have thirteen stories and one cellar level with an approximate footprint of 23,340 sq. ft. The top of the proposed cellar slab is planned to be at Elev. +4.7, (NAVD88 Datum) which is about 14 feet below existing sidewalk grades.

According to the 1865 Viele Map, the site is at the southern end of streambed and marsh that existed prior to development. This condition is shown on Figure 1. The streambed and marsh was filled over time and the site is currently occupied by the existing Post Office building which is a one to two stories pile supported structure with no cellar. The site is bordered on the east and west property lines by seven other structures. The New York City Transit (NYCT) L-line subway tunnel runs below 14th street and is in close proximity to the East 14th Street property line.

General Subsurface conditions

The site is generally covered by manmade fill that overlies soft organic clays to the north of the site and natural silty sands with silt layers intermixed. The soft organic clays are remnants of the streambed that was filled in prior to development and are not suitable for foundation support. Foundations for the new development need to be founded in the natural sands and silt layers that underlie the fill and organic clay. Groundwater levels were measured at the site between Elev. +7.5 to 8 (NAVD88 Datum), which is about 3.5 feet above the top of slab of the proposed development.

Hardships due to site conditions

The site conditions described above make constructing a cellar level that will be used for retail very challenging and risky. In order for the cellar to be used for retail, it needs higher ceiling to floor height when compared to mechanical rooms or storage rooms. This added depth significantly complicates the construction of the structure. Summarized below is a description of how the unique subsurface conditions impact the construction of the proposed development.

Presence of Old Streambed:

The site is on the southern boundary of an old streambed. Our investigation identified areas of deeper fill, and soft organic soils in the northern portion of site that corroborates the data provided on the Viele Map. These soils are not suitable for the support of the proposed structure, therefore deep foundations or over-excavation will be required for building support. The bottom of the soft organics extended as deep as Elev. -5 in our investigation. Boring logs included in Appendix A of this letter depict the subsurface conditions encountered at the north end of the site.

The depth of the organic stream deposits make removal and replacement with structural fill impractical. Extensive dewatering would be needed which would likely damage adjacent property. Support of adjacent structures would be complex. Therefore presence of the old streambed requires additional foundations consisting of deep foundations, and requires a cut-off wall along the property lines adjacent to existing structures to minimize the extent of influence of the dewatering which will be needed. This is a local condition that impacts this site as opposed to the general subsurface conditions in the immediate vicinity of the site. Sites that do not have this condition would not require deep foundations or over-excavation.

Elevated Groundwater Levels:

Ground surface elevations range at the site between Elev. +18 to +21, and the proposed top of basement slab is at Elev. +4.7. Groundwater levels were recorded between Elev. +7.5 and +8 in

observation wells installed at the site. These water levels are higher than normally encountered in this part of Manhattan. The attached figure depicts contours of groundwater that were prepared by MRCE in Manhattan for a previous project. Superimposed on this plan is the 432 East 14th site. Based on this compilation of data, groundwater could be expected at about Elev. +5, (NGVD 1929 Datum), or Elev. +3.9 (NAVD88 Datum) at the site. The actual groundwater was about 3.5 to 4 feet higher than could be expected which is unusual for this site given its proximity to the shore.

A likely explanation for the higher groundwater levels is that the site is located at the southern edge of an old streambed. This stream bed acts as a conduit for subsurface water to accumulate. In addition, the natural soils at the site consist of low permeability fine grained soils, which contributes the higher groundwater levels. This elevated groundwater level may not be present at other sites in the vicinity that do not have the impact of the streambed.

This elevated groundwater requires around the clock dewatering during the construction of the foundations. The subgrade excavation in order to accomplish a top of slab at Elev. +4.7, would be around Elev. +1, which is about 6 to 7 feet below the groundwater level at the site. The dewatering system required would be closely spaced well points around the perimeter of the site.

This type of dewatering system at the site poses a substantial cost to the project associated with the installation of the system, 24/7 operation of the pumps during construction, possible pretreatment of groundwater prior to discharge and regulatory discharge fees.

The risk associated with this dewatering work includes settlement of adjacent structure due to movement of granular material from below foundations, and/or increase vertical pressure on compressible soils, particularly to the north west of the site. In addition, if the dewatering system malfunctions, there could a sudden increase in water levels within the site that could cause instability.

In addition to the dewatering impacts, the cellar slab must be designed to resist the uplift forces associated with the high groundwater table. Based on the observed levels, the slab would have to be designed as a mat slab and may require permanent tiedowns. In contrast, a site without elevated groundwater levels would have a slab-on-grade in lieu of a thick mat foundation and would not require tiedowns.

General Soil Conditions

The soil conditions at the site below the fill and organic soil consist of fine to medium sand to a silty fine sand. These soils are very sensitive to disturbance, therefore excavating and creating basement space is very challenging at the site. Dewatering these soils will be difficult and creating a cut-off wall would be required to limit the settlement of adjacent structures. Due to the sensitive nature of the soils, driven piles are not recommended, as the installation of these piles will cause densification of the sand and settlement of adjacent structures. Boring logs are included in Appendix A of this letter.

Adjacent Structures

The site is surrounded by adjacent structures. The foundation types and depth of these structures vary, with some shallow and some deeper. These structures will likely be impacted by dewatering

and the installation of the sheeting and bracing. Due to the high groundwater table, and relatively poor soil conditions, a secant pile wall is required in order to construct the basement to achieve retail apace. The secant pile wall is a specialty foundation element that adds significant cost and schedule impacts to the project. If the site did not have these conditions, conventional pit underpinning and soldier pile and lagging sheeting along the north and south of the site could be used to construct the basement. The site conditions dictate the more robust secant pile wall to provide support for the adjacent structures during construction.

Neighborhood Survey

We performed a desk study and visited some adjacent buildings within a radius of 400 feet to determine their approximate construction dates, categorization and number of basement levels. The investigation was performed by researching NYC Landbooks from our files, using OasisNYC.net, as well as visiting the surrounding buildings. The results of the investigation are as follows:

1. Approximate Construction Dates:

Based on the Certificates of Occupancy reviewed from Oasis.Net, the majority of the structures were constructed before the 1960's with only a few constructed in the past 15 years. A summary of the dates are included in Table No. 1. Where Certificates of Occupancy dates are not available, a visual comparison of the images on the Oasis map with the 1955 Landbook indicates that many of the buildings predate 1955. Figures 5 through 10 illustrate the development of the area depicted on Atlases and Landbooks from 1886 through 2003. These landbooks also indicate that the structures around the site are generally older building that were constructed before code changes were made such as seismic design that is in the current code. Therefore construction of similar structures would require more robust foundations today to meet current code requirements.

2. Building Categorization:

The majority of the surrounding buildings are 3-6 story residential buildings which generally only contain one cellar level. Some structures like the one currently on the site does not have a cellar level. Lot 47 and 7502 of Block 440 are the only found exceptions, where there is a basement as well as a cellar. Site locations and labels can be found on Figures 3 and 4.

- a. Lot 47 contains a front and rear 4 story residential building. The front building contains both a cellar and basement. The cellar is used for storage and a boiler room while the basement is unoccupied.
- b. Lot 7502 also contains a 4 story residential building with both a cellar and basement. The cellar is used for storage, boiler, utility, and compactor rooms. The basement contains 8 half duplex apartments.

The structures are outside the limits of the stream deposits.

3. Cellar Use & Depth:

According to Certificates of Occupancy, the majority of the cellars in the surrounding buildings are used for storage and boiler rooms. From our experience in Manhattan for these types of structures and usages, the cellar depths are typically on the order of 6 to 8 feet deep. This was verified by our field measurement at Lot 33 where, a depth of 8 feet was measured from grade to top of slab. Excavations for such typical basement depths would generally be above the groundwater table and would not require significant groundwater control during construction.

Closing

The site provides numerous challenges to create a relatively deep cellar space suitable for retail. The high groundwater table, soft organic deposits, sensitive soils and adjacent structures present significant risk and make constructing a deep basement significantly more expensive than for a conventional site with relatively deep groundwater and generally expected soil conditions.

Our review of structures within a 400 foot radius of the site indicate that the vast majority have very limited basement space, were generally constructed pre-1960 and do not have the same usage as the current plans. Many of the buildings were constructed before stricter codes were established such as the current NYC seismic code.

We would be pleased to answer any questions you may have regarding this report.

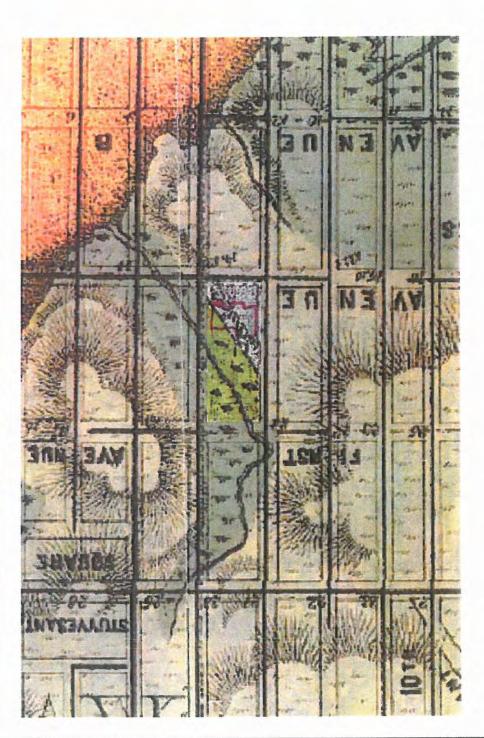
Very truly yours,

MUESER RUTLEDGE CONSULTING ENGINEERS

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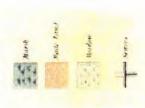
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Attachments





Legend:



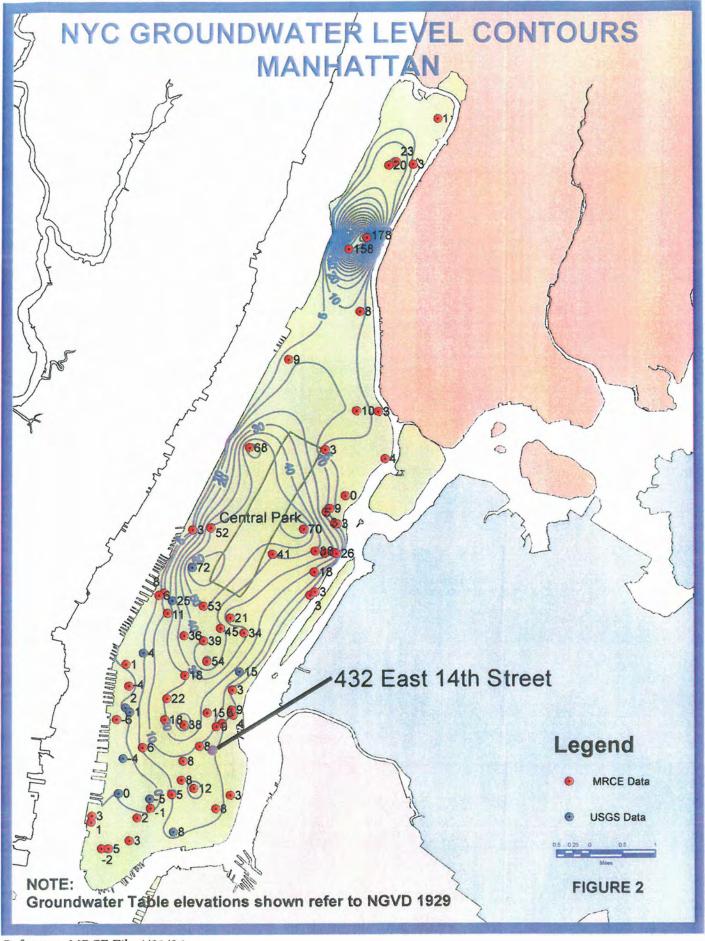
Source:

Sanitary & Topographical Atlas of the City of New York, by Ergert L. Viele, dated 1865 www.DavidRumsey.com

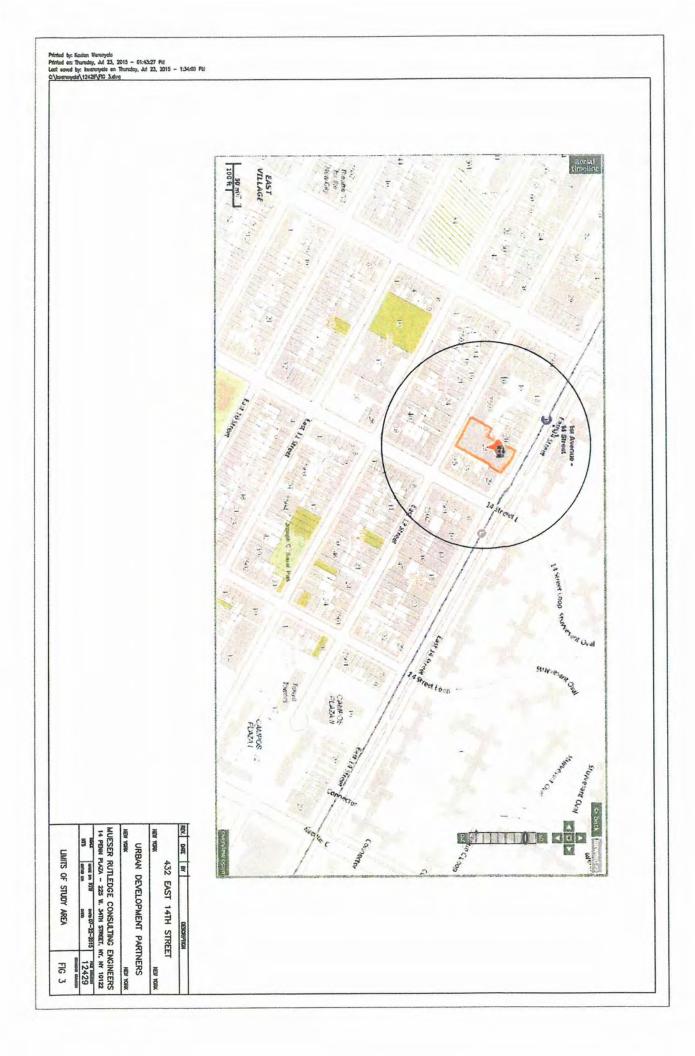
Note:

Approximate location of building is outlined in red and corresponds to Base plan from Manhattan Landbook of the City of New York. Sanborn, 2002-2003, Edition 23

	432 E	432 E 14 TH STREET	
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SCALE	SCALE MADE BY: GDF	DATE: 05-18-2015	FILE No.
-NTS-	-NTS- CH'KD BY: SN	DATE: 05-18-2015	12429
PRC	DJECT LOCATION	PROJECT LOCATION ON VIELE MAP	FIGURE No.



Reference: MRCE File 4/21/06



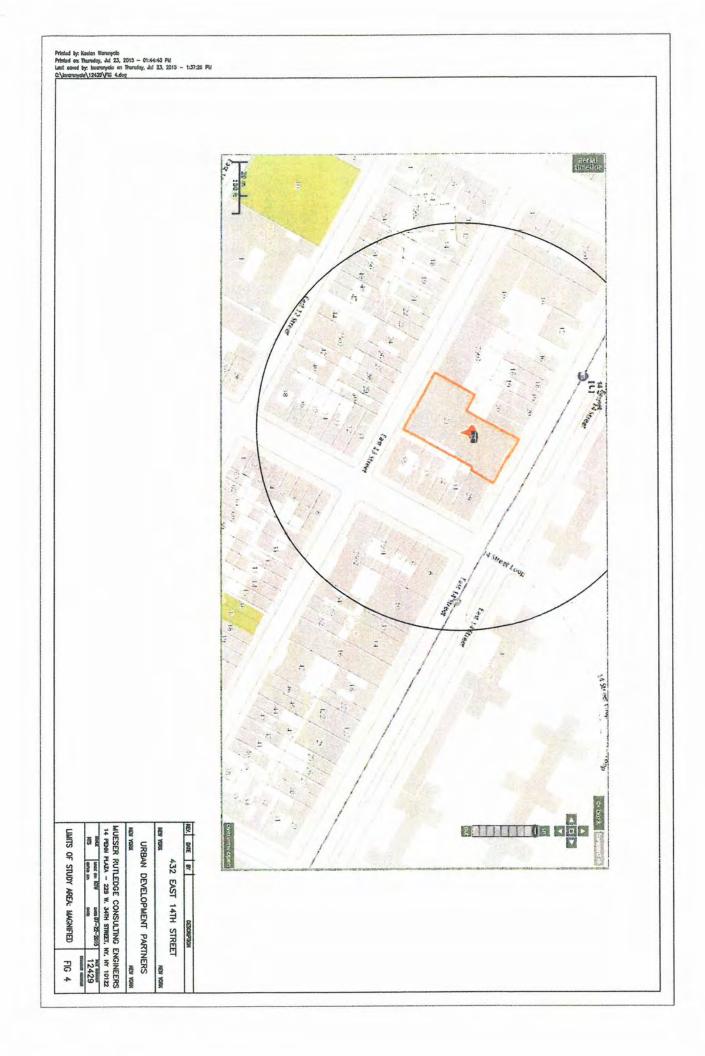


Table No. 1 - Summary of Sites Within 400 feet of Radius of 432 East 14th Street

various, typically, storage andlor apis -3.34 FAR	R7-2 (C1-5) - 3 44 FAR V	Cellar	1947-1953	various	13-stery residential (Stuy Town)		972	DOUGH FOOTH AND STOCKED STOCKE	Cold an Tanamant Of T		DKF-1921	1	1961	1 720.3 1 5 SIGN RESIDENTIAL BUILDING 1 7271 Note: Information obtained from NVC DOB database
					men nyaé mengangangan pendamban kantal papat nibu-ta-a-a-a-a-a-a-a-a-a-a-a-a-a-a-a-a-a-a			N/A-459FAR	R8B (C2-5) - 4 0 FAR	N/A	pre-1901 (Ol. T)	-	N/A 2004	
					and the second s			NIA - 3 73 FAR	R8B (C2-5) - 4.0 FAR	NA	pre-1938 (NLT)		ΝA	
			man or provide state of manifest participations of the participation of	in him is in the plant of the contribution of				N/A - 4.75 FAR	R8B (C2-5) - 4.0 FAR	₹2	pre-1938 (NLT)		NUA.	
	in skypter god kletycholde sompre spirite spirite skypte spirite skypter god kletycholde spirite spiri			and the state of t				storage - 3.6 FAR	R8B (C2-5) - 4.0 FAR	1 cellar	pre-1901 (OLT)		1957	
No.	-	وروانية والمرادة والمرادية والمرادية والمرادية والمرادية والمرادية والمرادية والمرادية والمرادية والمرادية					-	N/A - 3.8 FAR	R8B (C2-5) - 4 0 FAR	N/A	pre-1901 (OLT)		N/A	4 story residential building WA
commercical storage - 4.64 FAR	C1-7A - 6.02 FAR	1 cellar	pre-1955	1999	6 story residential building	9 (7572)	77	boiler room and storage - 3.6 FAR	R88 (C2-5) - 4.0 FAR	1 cellar	pre-1901 (Ot.1)	- Andrews	1961	
boiler mom, storage - 2.47 FAR	C1-7A - 8.02 FAR	1 cellar	pre-1901 (OLT)	1987	5 story residential building	4 (7501)		accesory to comerciet, utility room - 3.88 FAR	R8B (C2-5) - 4.0 FAR	† cellar	pre-1901 (OLT)		2014	
NA-40FAR	C1-7A - 6.02 FAR	N/A	pre-1901 (OLT)	ΝΆ	5 story residential building	6		N/A - 395 FAR	R8B (C2-5) - 4.0 FAR	NA	pre-1901 (OLT)		XX.	
storage and boiler - 4.0 FAR	C1-7A - 6.02 FAR	i cellar	pre-1901 (OLT)	1991	5 story residential building	C4		boller room and storage - 4.0 FAR	R8B (C2-5) - 4.0 FAR	t cellar	pre-1901 (OLT)	-	195	
utilities, storage - 5.24 FAR	C1-7A - 6.02 FAR	1 cellar	pre-1901 (OLT)	2007	6 story residential building	+		N/A - 4.28 FAR	R8B (C2-5) - 4.0 FAR	NA	pre-1938 (NLT)	-5	N/A	and the second
N/A - 4 85 FAR	R8B - 4.0 FAR	ΑN	pre-1938 (NLT)	4 /2	5 story residential building	6	**************************************	electrical equipment, repair shop - 3.0 FAR	R8B - 4 0 FAR	1 cellar	pre-1931	4	1931	
boiler room and storage - 4.81 FAR	R8B (C2-5) - 4.0 FAR	1 cellar	pre-1901 (OLT)	1953	5 story residential building	8		N/A - 4.59 FAR	R8B - 4.0 FAR	M/A MARKATANANANANANANANANANANANANANANANANANANA	pre-1901 (OLT)	N/A	2	- Contraction of the second
storage - 3.90 FAR	R8B (C2-5) - 4 0 FAR	1 cellar	pre-1901 (OLT)	1971	5 story residential building	7		storage - 4.59 FAR	R88 - 4.0 FAR	Cellar	pre-1901 (OLT)	1941	19	· make and a second
heating plant and storage - 2.04 FAR	R8B (C2-5) - 4.0 FAR	1 cellar	pre-1901 (OLT)	1964	4 story residential building	9	406	NA - 1.58 FAR	R8B - 4.0 FAR	N/A	pre-1965	1965	#	-
bakery - 3.24 FAR	RSB (C2-5) - 4.0 FAR	1 cellar	pre-1901 (OLT)	1992	4 story residential building	5		boiler room and storage - 4.82 FAR	R8B - 4 0 FAR	t cellar	pre-1938 (NLT)	34	2004	
boiler room and storage - 4.85 FAR	R88 (C2-5) - 4.0 FAR	1 cellar	pre-1901 (OLT)	1998	5 story residential building	4		boiler room and storage - 4.1 FAR	RBB - 4.0 FAR	1 cellar	pre-1901 (OLT)	1962	31	Continue Andreas Continue Cont
boller room and storage - 4.25 FAR	R8B (C2-5) - 4,0 FAR	1 cellar	pre-1901 (OLT)	1940	5 story residential building	8		N/A - 4.1 FAR	R8B - 4.0 FAR	NA	pre-1901 (OLT)	NA	-	-
	C1-64 - 4.0 FAR	and the second s			Vacant Lot	10		boller room and storage - 3 91 FAR	R8B - 4.0 FAR	1 cellar	pre-1938 (NLT)	1961	1.	6 story residential building
والمسترات والمراجع والمراجع والمراجع والمراجع والمناطع والمناطع والمناطع والمناطع والمتعارف والمناطع والمناطع والمناطع	C1-6A - 4.0 FAR				Vacant Lot	ø3		boiler room and storage - 3.92 FAR	R88 - 4,0 FAR	1 cellar	pre-1938 (NLT)	1967	-	6 story residential building
boiler room, storage, rec room - 6.05 FAR	C1-6A - 4.0 FAR	1 cellar	pre-1901 (OLT)	1983	Two 5 story residential building	٥	نست	N/A - 3.92 FAR	R8B - 4.0 FAR	N/A	pre-1938 (NLT)	(partial)	2007	
N/A - FAR - 3.24 FAR	C1-6A - 4.0 FAR	NA	pre-1901 (OLT)	N/A	Two 4 story residential buildings	S.	704	boller, sotrage, and meter rooms - 4.5 FAR	R8B - 4,0 FAR	1 cellar	pre-1938 (NLT)	2002 (partial)	2002	6 story residential building 2002
boiler room and entrance loyer - 3.40 FAR	C1-8A - 4.0 FAR	1 cellar	pre-1901 (OLT)	1986	Two Front: 4 story residential	7501	-	boller room and storage - 2.61 FAR	R8B (C1-5) - 4.0 FAR	1 cellar	pre-1934	2004	2	
laundry, storage - 3.40 FAR	C1-6A - 4.0 FAR	1 Cellar	pre-1901 (OLT)	1986	Two Rear, 3 story residential	7501		N/A - 3,46 FAR	R8B (C1-5) - 4.0 FAR	N/A	pre-1901 (OLT)	N/A	Z	
Storage, crawl space - 3.50 FAR	C1-6A - 4,0 FAR	1 cellar	1999	1989		7502		storage - 3.69 FAR	C1-64 - 4.0 FAR	1 cellar	pre-1901 (OLT)	88	1998	Three 5 story residential buildings 19
storage, utility room, apartments - 6.60 FAR	R8B - 4.0 FAR	1 cellar & 1 basement	1974	2002	4 story residential building	7562		boiler room and storage - 3 45 FAR	C1-6A - 4.0 FAR	Tcellar	pre-1901 (OLT)	9	1956	
NIA - 4.41 FAR	R88 - 4.0 FAR	NA	pre-1938 (NLT)	∀/Z	6 story residential building	53	-	2 apartments, boller room, storage - 3.49 FAR	C1-6A - 4.0 FAR	1 cellar	pre-1901 (OLT)	90	19	Andrews of the Personal Persons
N/A - 4,39 FAR	R88 - 4.0 FAR	ΑN	pre-1938 (NLT)	N/A	6 story residential building	25		N/A - 4.9 FAR	C1-6A - 4 0 FAR	N/A	pre-1901 (OLT)	N/A	2	
2 apartments, laundry, meter room - 5.39 FAR	R8B - 4.0 FAR	1 basement	pre-1901 (OLT)	1986	6 story residential building	51	-	N/A - 3.39 FAR	C1-64 - 4.0 FAR	NA	1894-1896	N/A	Ž	
N/A - 5,25 FAR	R88 - 4.0 FAR	no cellar	pre-1901 (OLT)	1993	6 story residential building	33		playroom, storage, laundry, utility room - 2.89 FAR	C1-5A - 4.0 FAR	1 cellar	1894-1895	1946	16	4 story public building 19
storage and utilities room - 5.49 FAR	R8B - 4.0 FAR	1 cellar	2002	2002	6 story commercial building	48	8	boller and utility room - 4.60 FAR	C1-6A - 4 0 FAR	1 cellar	2008	2008	20	g, G,
boller room and storage - 2.80 FAR	R8B - 4.0 FAR	1 cellar	pre-1901 (OLT)	1983	Front: 4 story residential	4		N/A - 4.64 FAR	C1-6A - 4.0 FAR	N/A	pre-1938 (NLT)	N/A	Z	and the same of th
boiler room and storage - 2:80 FAR	R&B - 4.0 FAR	1 cellar	pre-1901 (OLT)	NVA.	Rear: 4 story residential	8		boller room and storage - 3.84 FAR	C1-64 - 4.0 FAR	cellar	pre-1901 (OLT)	NA	2	sā
boller room and storage/ unnoccupied - 2.71 FAR	R8B-4,0 FAR	1 cellar & 1 basement	pre-1901 (OLT)	1947	Front: 4 story residential	47		boiler room and storage - 2.62 FAR	C1-6A - 4.0 FAR	1 cellar	pre-1901 (Ol. 1)	33	1963	
storage - 2.71 FAR	R89-40FAR	1 cellar	pre-1901 (OLT)	N/A	Rear 4 story residential	47	liestins	N/A - 4.86 FAR	C1-6A - 4.0 FAR	A/N	pre-1901 (OLT)		N.X	-
WA - 2.66 FAR	R88-40FAR	delicondens and the contract and contract an	pre-1961 (OLT)	N/A	4 story public building	46		storage - 1.0 FAR	C1-6A - 4 0 FAR	1 cellar	1951		1951	
Cellar/ besement use - Est. FAR	Zoning District - Maximum Res. FAR	# of cellars indicated on C.O.	Est Date of Original Construction (Building Form)	C.O. Date	Description	# to1	95 50 50	Cellar/ basement use - Est FAR	Zoning District - Meximum Res. FAR	# of cellars indicated on C.D.	Est. Date of Onginal Construction (Building Form)	Jate	C O Date	Description C.O. I

Note: Information obtained from NYC DOB database NIA -

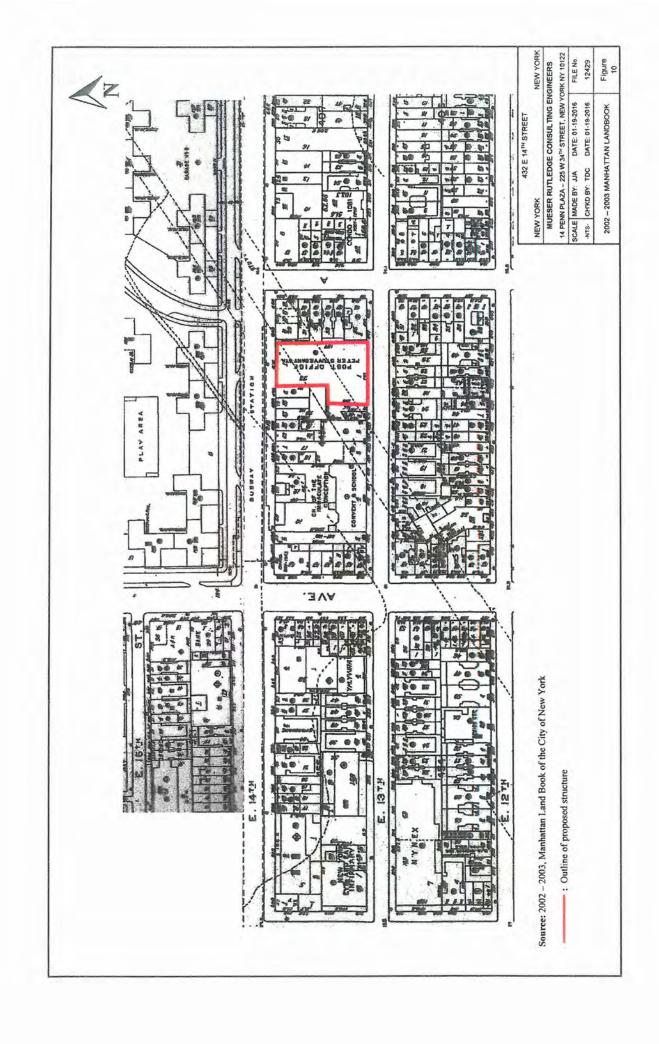
Old Law Tenement - OLT New Law Tenement - NLT

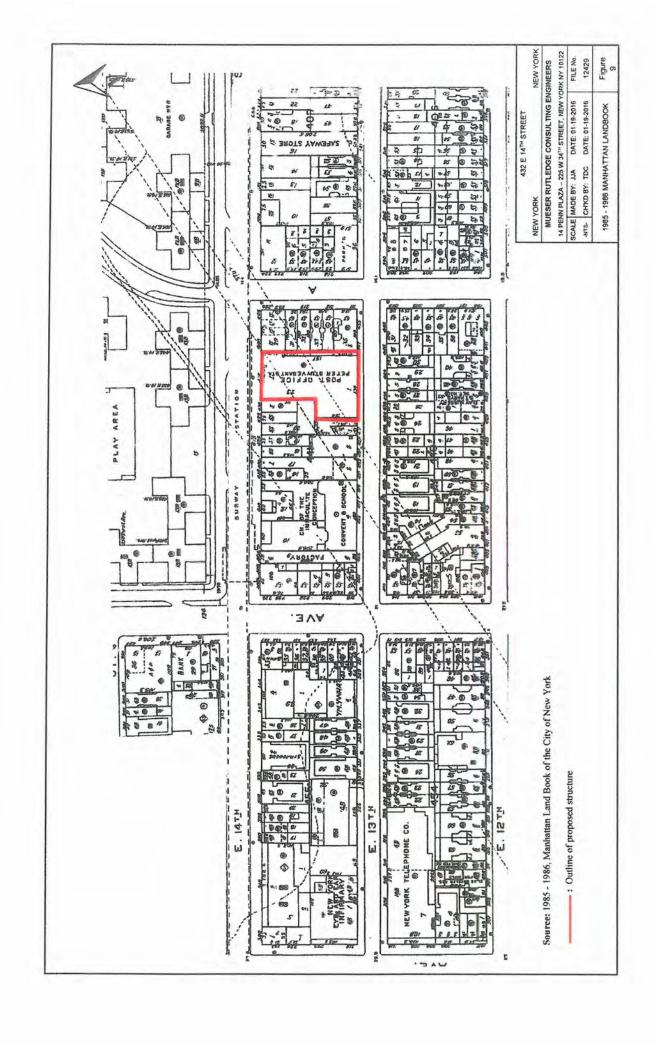
Appendix A

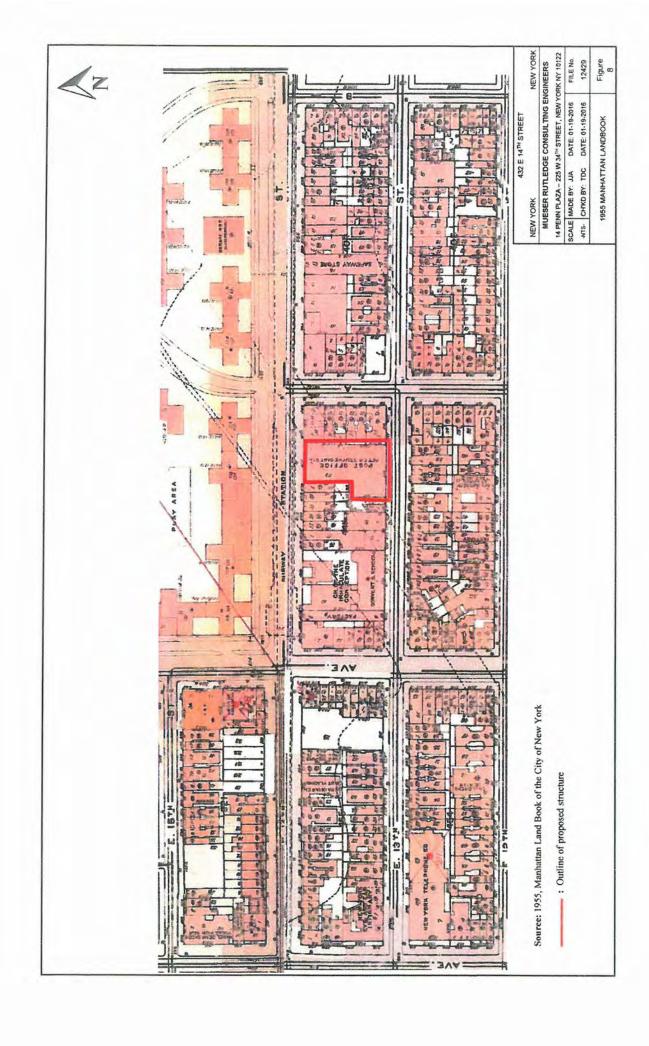
MRCE Boring Location Plan

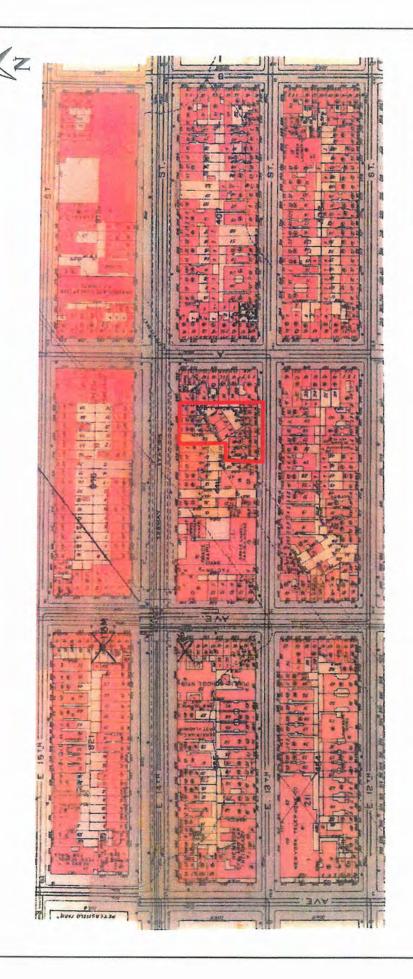
And

Boring Logs







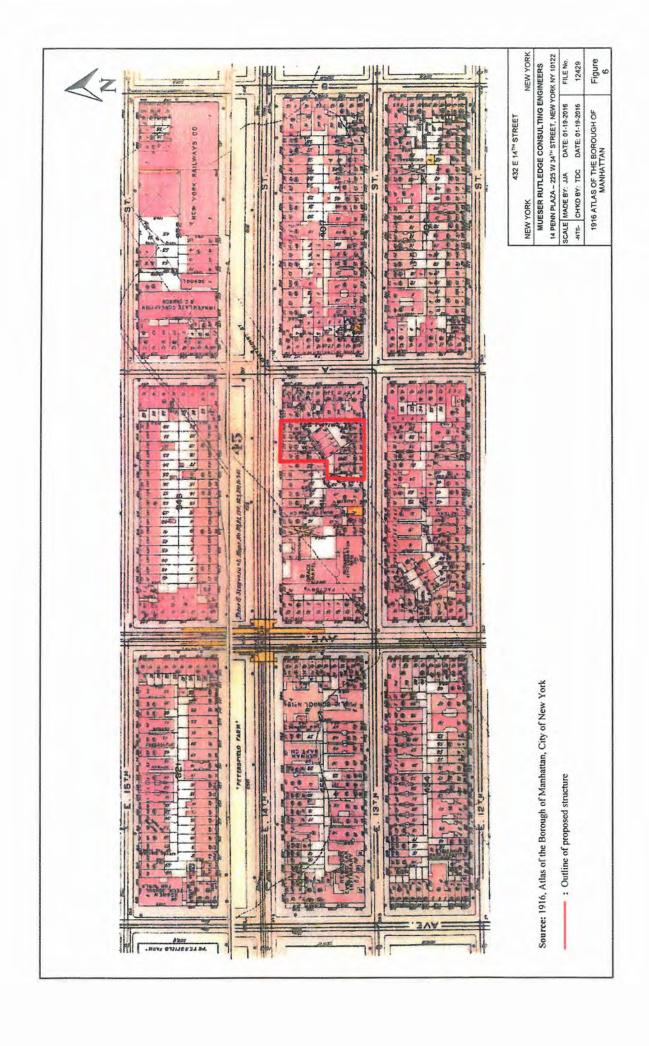


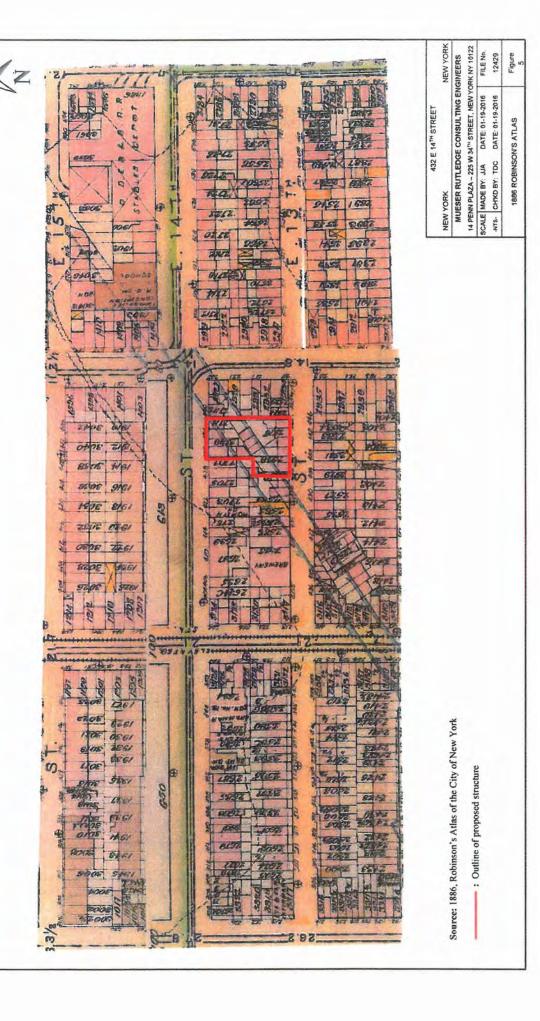
Source: 1934, Manhattan Land Book of the City of New York

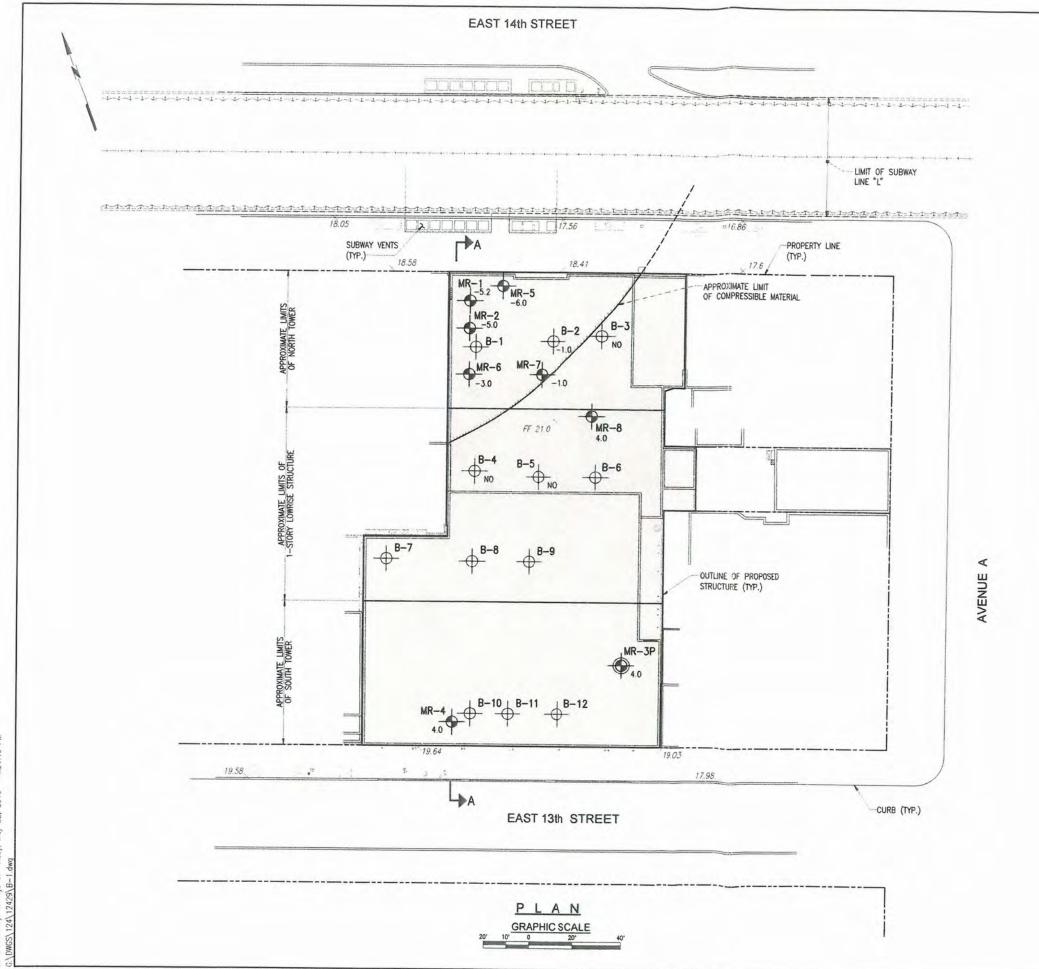
- : Outline of proposed structure

Figure	N LANDBOOK	1934 MANHATTAN LANDBOOI	-
12429	DATE: 01-19-2016	MTS- CHIKD BY: TDC	-NTS-
FILE No.	DATE: 01-19-2016	SCALE MADE BY: JJA	SCALE

NEW YORK NEW TREET NEW YORK
WUESER RUTLEDGE CONSULTING ENGINEERS
14 PENN PLAZA – 225 W 34" STREET, NEW YORK NY 10122







NOTES:

- BASE PLAN AND SURVEYED ELEVATIONS ARE BASED ON THE ARCHITECTURAL SURVEY DATED OF 06/25/14 BY JOSEPH NICOLETTI ASSOCIATES, REF. NO. M441-001, PROVIDED BY URBAN DEVELOPMENT PARTNERS.
- ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 2015 MRCE BORINGS WERE PERFORMED UNDER CONTINUOUS INSPECTION OF MRCE'S RESIDENT ENGINEER.
- 4. LOCATION OF 2015 MRCE BORINGS WERE MEASURED WITH TAPE WITH RESPECT TO IDENTIFIED BUILDING ELEMENTS BY MRCE'S RESIDENT ENGINEER. LOCATION OF PREVIOUS BORINGS WERE ADJUSTED BASED ON TAPE MEASUREMENTS OF MRCE'S RESIDENT ENGINEER.
- 5. SEE DWG. GS-R FOR THE UNIFIED CLASSIFICATION SYSTEM (UCS).
- 6. GEOLOGIC SECTION A-A SEE DWG. GS-1.

LEGEND:

B-2 - PREVIOUS BORINGS

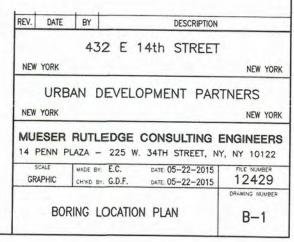
MR-1 -5.2 2015 MRCE BORINGS

PROPOSED SUBGRADE ELEVATION

MR-3P

- PROPOSED MRCE PIEZOMETER

- PROPOSED SUBGRADE ELEVATION



t soved by: tchiriga on Friday, May 22, 2015 - 4:21:40 PM

432 EAST 14TH STREET NEW YORK, NEW YORK BORING NO. MR-1

SHEET 1 OF 4

FILE NO. 12429

SURFACE ELEV. +21

RES. ENGR. GUILLERMO DIAZ-FANAS

DAILY		SAMI	PLE				CASING	
ROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	STRATA		BLOWS	REMARKS
11:00	1D	0.7	4-3	Top 2.5": Gray fine to coarse sand, some gravel,	**	0.3	0	**Concrete slab from
04-24-15		2.7	3-5	trace silt (Fill) (SP-SM)	VOID	0.7		0' to 0.3'.
Friday				Bot 3.5": Tan brown fine to coarse sand, some			0	1D: REC=6"
Cloudy		gravel, trace silt (Fill) (SP-SM)		gravel, trace silt (Fill) (SP-SM)		2.5	10	
36°F						2.0	10	
							45	
							0.5	
						5	65	
	2D	5.0	9-4	Tan to dark brown fine to coarse sand, some		-	20	1
		7.0	3-2	brick, gravel, trace silt (Fill) (SP-SM)				
							20	
						7.5	30	
					F		30	
]
						10	30	-
	3D	10.0	5-7	Tan to brown fine to coarse sand & brick, some		10	10	
	OD	12.0	10-6	silt, trace cinders, gravel (Fill) (SM)				Losing water at 11'.
							10	Wet sample at 13.5'
		-				12.5	10	
							30	
	4D	13.0 15.0	13-7 10-10	0-10 trace gravel, concrete (Fill) (SM) Mid 6": Brown to black wood, some fine to coarse sand, silt (Fill) (SM)			30	
					S		30	4D Mid: Petroleum
						15		Drilled ahead of casing 3" to 20'.
				Bot 6": Brown silty fine to medium sand, some		-	23	
	5D	16.0	4	brick, trace gravel (Fill) (SM) Brown silty fine to medium sand (SM)		-	8	
		18.0	WR/12"-3					
						17.5	6	
							23	
	00	40.0	0.0	Davis firs to seems and some groupl silt			38	
	6D	19.0	8-6 2-6	Brown fine to coarse sand, some gravel, silt (SM)		20	30	
		21.0	2-0	(City)				
	7D	22.0	22.0 6-2	2-1 sand, some gravel, silt (SM)		22.5		
		24.0	2-1			23		
				Bot 12": Stiff dark gray organic silty clay, some peat (OH&Pt)		-		7D Bot: WC=110, pp=1.25
				pour (or its)	0	0.5		
	8D	25.0	3-4	Top 16": Do 7D, Bottom (OH&Pt)		25	-	8D Top: WC=170,
	00	27.0	11-10	Bot 4": Dk gray fine to medium sand, sm silt (SM	\	26.2	-	pp=1.25

MRCE Form BL-1

PROJECT:

LOCATION:

BORING NO.

MR-1

BOKING LOG	
432 EAST 14TH STREET	÷
NEW YORK, NEW YORK	1

BORING NO.	MR-1
SHEET 2 OF	4
FILE NO.	12429
HDEACE ELEV	±21

SURFACE ELEV. +21
RES. ENGR. GUILLERMO DIAZ-FANAS

	·					RES	-	GUILLERMO DIAZ-FANAS
DAILY	Ĺ	SAME					CASING	
PROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	STRATA	DEPTH	BLOWS	REMARKS
Cont'd								And the second s
04-24-15					0	200		
Friday						26.2		
Cloudy 36°F						27.5		
15:30					ay undergrade by	41.0	-	
07:45	9D	28.0	17-14	Top 12": Gray silty fine sand (SM)		-		
04-27-15	V.	30.0	18-22	Bot 5": Gray fine to medium sand, some silt,		picaria airiaan acina		
Monday	- of a program to believe before	and Philosophy Comments of the Complete space of	1 100	trace gravel (SM)				er gr
Cloudy		***************************************				30		
50°F		MICHIGAN SERVICE SERVI				and the same of th		
	10D	31.0	12-16	Brown fine to medium sand, trace silt (SP-SM)			****	
		33.0	17-18					
					S	32.5		
				- P de manago				
	announce of the							
	11D	34.0	12-12	Red brown fine to medium sand, trace silt,				
		36.0	10-8	coarse sand, gravel (SP-SM)		35		
				No. of the state o				
				va manada da sa			en e tel solden en et el tel en	į
and the same of th	ive minn villakul	ranksis incombrists sid		Transfer de la constant de la consta		la salah		
				4. And the second secon		37.5	-	
		-		v & undergo		38	OBSTANCED BY STANCES AND	
				The state of the s		~~	energe serven	
				and the second s				
						-		
						40		7 1
	12D	40.0	5-7	Soft red brown silt, some micaceous fine sand				pp<0.25
		42.0	8-11	(ML)				
				Action 1			manda ata a aya mayara ja a a a a a	
				e Pyrone i		42.5		
							Marining despitation of the following description of	Aller and Aller
				E-qui-				
ļ					M	8.85		en property of the state of the
ŀ	13D	45.0	7-7	Configuration of the same of t		45	************	
	100	47.0	10-11	Soft red brown micaceous fine sandy silt (ML)				<i>A</i>
ŀ		~/.0	10-11			ļ	, , , , , , , , , , , , , , , , , , , 	
-				1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-				
ľ		trajunten sideli in retorialismo igia		The second secon		47.5	raliai - il maiori Avin-Son en maio	
ŀ	-						elokkapitalorasetera esas usos	4
ŀ				To the second se				
				-T-manifelia		 		A.
Ì				7				
Ì				die in		50	endir harma Pilman, noro di Lance, supr. Lance, d	
Ī	14D	50.0	6-4	Do 13D (ML)				pp<0.25
Ī		52.0	7-1.1		1			# 79 m

MRCE Form BL-1

PROJECT:

LOCATION:

BORING NO.

MR-1

BORING NO.	MR-1
SHEET 3 OF	4
FILE NO.	12429
UREACE FLEV	+21

PROJECT:	
LOCATIONS	

432 EAST 14TH STREET NEW YORK, NEW YORK

DAILY	and and relative to the second se	SAMF	PLE .				CASING	GUILLERMO DIAZ-FANA
ROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	STRATA	DEPTH		REMARKS
Cont'd	and the second		and the second of the second o					A way was now you to the second secon
04-27-15								
Monday							e proprieta de la proprieta de	
Cloudy					į.	E0 E		
50°F		-				52.5		\$ }
-	15D	53.0	4-6	Soft red brown silt, some micaceous fine sand				pp<0.25
	1.5765	55.0	8-6	(ML)				P. V.
							**************************************	regulation of the control of the con
1						55		
	-Montenante Andrew							
	16D	56.0	4-5	Do 15D (ML)				pp<0.25
in the second		58.0	7-9			57.5		Le di di digitari
						01.0	***************************************	in the state of th
								v. Company
				Language of the Control of the Contr		ļ		anger Ang Anger Anger Anger Anger Anger Anger Anger Anger Anger Anger Anger Anger Anger Anger Anger Anger Anger Anger A
	17D	59.0	10-11	Medium red brown silt, some micaceous fine				pp=0.5
į		61.0	12-17	sand (ML)	M	60		
				12 12 12 12 12 12 12 12 12 12 12 12 12 1	688			
į					gu augusta dia			Andrews
				T A MANAGEMENT AND A MA	and			
ļ	18D	62.0	40.44	Red brown silty fine sand, some layers of silt,	vicente bidancia	62.5		pp=0.5
15:00	וטט	64.0	12-14 15-16	some fine sand, trace brown silty clay seams	representation of the second	04.0		JPP-0.5
07:30		V7.V	19-10	(SM&ML)	and the second s			
04-28-15				A CONTRACTOR OF THE CONTRACTOR	in the second se	[•
Tuesday		analisa selepenja seminor no apend						
Cloudy						65	-	
55°F								
			5.40	The state of the s		ļ		
ŀ	19D	66.0 68.0	9-12 13-23	Red brown fine sandy silt (ML)		-	-	
		00.0	13-23	novement of the second of the		67.5		
1		***************************************		To a control of the c	and property of the second	-		
1	20D	68.0	34-29	Top 7": Red brown fine to medium sand, trace			-	
ŀ		70.0	100/4"	silt, coarse sand (SP-SM)				
				Bot 8": Do 19D (ML)	-			
09:30				Pre-many realization of the control	-	70	-	End of Boring at 70'.
ł.	***************************************			egrapijojos - *	, and the second	ļ		WC=Water Content
					and the second			in percent of dry
				- September 1	and the second	-	1	weight.
				Salari esta	-	72.5	engal regar publisher, skyl s engly, spread or shelf, sk	
Ì						ALL DESCRIPTION OF THE PERSON	-	pp=Pocket
f				* Parameter				Penetrometer
				- A management of the control of the			1	Unconfined Compres
į		anisi airomanosik					ļ.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	sive Strength in tsf.
				and the state of t	1	75	-	-
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						BUKING NU.	MR-1	
						SHEET 4	OF	4
PROJEC	T		432 EAST 1	4TH STREET		FILE NO.	12429	
LOCATIO	NC		NEW YORK	, NEW YORK	والمرابع المسرور والمرابع ومكر المرابع وموافعها سوم سكارات مساولات مدام علاق سوما المرابعة متواهده	SURFACE ELEV.	+2	1
BORING	LOCATIO	y SE	E BORING LO	OCATION PLAN	n partier en propriet en ser van de production en la suppliet production de production	DATUM	NAVD 88	kranifelijk mandrah (spirate) kranifer in desaman, gestid and
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BORING	EQUIPME			BILIZING BOREH	OLE			
		TYPE OF	FEED			- International	functional.)	
TYPE OF I	BORING RIC	DURING	CORING	CASING	USED	XYES	NO	
TRUCK	Total prover introduction	MECHAN	IICAL	DIA., IN.	3	DEPTH, FT. FROM	0 TO	20
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OTHER	SOIL MECI	HANIC						
TYPE AN	D SIZE OF	5		DRILLING	G MUD USED	XYES	NO	
D-SAMPLE	ER <u>2" O.</u>	D. SPLIT SPOO	ON	DIAMETE	ER OF ROTARY E	BIT, IN.	2-15/16	والمراورة والمنافذة
U-SAMPLE	and the second second		-	TYPE OF	DRILLING MUD	Section of the Control of the Contro	QUIK MUD D-5	0
S-SAMPLE	According to the second	OUBLE TUBE	nations introduced according to	AUGER (ISED	YES	X NO	
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						ajakon proposeguindyo nyik (dii qepidektyo oʻrindifikingo, b) koro likilgis, maa isakon oʻrindigidango di mis ngo ingono	akular serina menjalahan gapan yang dingahari dan kelam panggapan yapan yang melanggapan yang dan yang pagba-	eranga parti satura gangka mang-bagia manganggala mangka galam ngapabbag sapar ngi
						ale sement (glovenske fer om en klein i vysk om hivreytijk i die jed in general general general general general Om en general	n state og state fra de se state og state og de state og de state og de state og state og state og state og st De state og	der generaliser und gegeber von der der gegeneraliser von der fellen geben der geben der geben der geben der g Der geben der gestellt der gegen der gegen der gegen der gestellt der gegen der geben der geben der gestellt d
PIEZOME	TER INST	ALLED [YES	X NO SK	ETCH SHOWN	ON		
	_	Newspronter	Managed Supporters			damyndaynundinidagus s kinnikungandiliyinidari pydianasudil	akkina manakina manakin ina dinakina manakin ina manakin ina manakin ina manakin ina kam	mandaren, it ista seneri anzieren eradi eus albasen itziak auren itailaria.
STANDPIP	27.	TYPE	والمستعادة	ID, IN.	Authority (All Construction of the Constructio	NGTH, FT.	TOP ELEV.	
INTAKE EL	EMENT:	TYPE	والمنافضات المواد أنتع والمنافض والمعاود والمعاود والمنافض والمناف	OD, IN.	A description of the second of	NGTH, FT.	TIP ELEV.	***************************************
FILTER:		MATERIAL		OD, IN.	- FE	NGTH, FT.	BOT. ELEV.	
PAY QUA	NTITIES							
3.5" DIA. D	RY SAMPLI	E BORING	LIN. FT.	70	NO. OF 3" SHE	ELBY TUBE SAMPLES		
3.5" DIA. U	-SAMPLE B	ORING	LIN. FT.	management taking and one strains and the side of the side of	NO. OF 3" UNI	DISTURBED SAMPLES		and a surface of the
CORE DRI	LLING IN R	OCK	LIN. FT.		OTHER:			
BORING	CONTRAC	TOR			WARREN GE	ORGE, INC.		
DRILLER		\$1.000 PM	DEON DEWAR		HELPERS	en rec'hat ante de d'antistag e bake i donn i interet bar dant de rolland de bar de bar de bar de bar de bar d	NKLIN MUNOZ	e Berlann er i i figereide int om oping relika i mem a salangs a
REMARK	army representation	na increasionales anné entre proceso casiminativos en la	NAME OF THE PROPERTY OF THE PR		Mark See.	UPON COMPLETIO	THE RESIDENCE OF THE PARTY OF T	***************************************
	T ENGINE	ER	territorio de la companya del companya de la companya del companya de la companya del la companya de la company	JILLERMO DIAZ-	an mentana nganga malangan dan kalan manahan penandan penandan penandan penandan penandan penandan penandan p	DATE	4/24/2015 - 1	04/28/2015
	CATION C	Media by proof Michiganyo Stady Color Stad	CHERYL	J. MOSS	TYPING CHE		HERYL J. MOSS	3
MRCE Form B		National Sections		and a series and a series of the series of t		8	DRING NO.	MR-1

(OH&Pt)

BORING NO.	MR-2
SHEET 1 OF	3
FILE NO.	12429
SURFACE ELEV.	+21

PROJECT: LOCATION:

432 EAST 14TH STREET NEW YORK, NEW YORK

RES. ENGR. GUILLERMO DIAZ-FANAS SAMPLE CASING DAILY NO. DEPTH BLOWS/6" STRATA DEPTH BLOWS REMARKS SAMPLE DESCRIPTION PROGRESS 0.33 **Concrete slab from 09:30 VOID 0.75 0' to 0.33'. 04-28-15 Drilled without Tuesday sampling from Cloudy 2.5 12 0.75' to 12' 55°F 13 13 5 13 12 7.5 12 F 15 24 10 16 Rig chatter & loss of water. Top 5": Brown gravelly fine to coarse sand, trace 12.5 40 1D 12.0 8-46 14.0 20-9 silt (Fill) (SP-SM) Sample wet at 12.8'. 90 Mid 9". Brown gravelly fine to coarse sand, trace silt (Fill) (SP-SM) Bot 2": Brown fine to coarse sand, some gravel, 70 15 silt, wood, trace brick (Fill) (SM) 20 Top 8": Brown clayey fine to medium sand, some Petroleum odor. 2D 15.0 4-6 gravel, trace silt (SC) 17.0 4-6 30 Bot 8": Brown fine to coarse sand, some silt, S trace gravel, clay (SM) 17.5 25 20 pp=0.75 3D 18.0 3-2 Medium black fine to medium sandy organic 0 20.0 7-9 clay (OH) 25 Drilled ahead of casing 20 3" to 20'. 4D 20.0 6-7 Dark brown fine to coarse sand, trace silt, Losing water while 22.0 8-14 some organic silty clay seams (SP-SM&OH) drilling. S 5D 22.0 8-5 Dark brown fine to coarse sand, trace silt, 22.5 REC=3" 24.0 3-4 organic silty clay seams (SP-SM) 24 6D 24.0 Top 8": Black organic silty clay, some layers 6-5 fine to coarse sand, trace silt (OH&SP-SM) 25 26.0 7-13 0 Bot 10": Black organic silty clay, some peat 6D Bot: WC=192

DRING LOG	BORING NO.	MR-2
	SHEET 2 OF	3
432 EAST 14TH STREET	FILE NO.	12429
NEW YORK NEW YORK	SURFACE ELEV.	+21

PROJECT: 432 EAS LOCATION: NEW YO

RES. ENGR. GUILLERMO DIAZ-FANAS SAMPLE CASING DAILY DEPTH | STRATA DEPTH BLOWS REMARKS BLOWS/6" SAMPLE DESCRIPTION PROGRESS NO. 07:30 0 26 04-29-15 7D 26.0 10-10 Brown to gray brown silty fine to medium sand, Wednesday Sunny 28.0 18-19 trace coarse sand, organic clay seams (SM) 27.5 61°F 8D 29.0 15-17 Red brown fine to medium sand, trace silt, 30 31.0 17-15 coarse sand (SP-SM) S 32.5 9D 32.0 16-17 Red brown fine to medium sand, trace gravel, 34,0 18-32 silt, coarse sand (SP-SM) 34 End of Boring at 34'. 09:30 35 WC=Water Content in percent of dry weight. pp=Pocket 37.5 Penetrometer Unconfined Compressive Strength in tsf. 40 42.5 45 47.5 50

BORING NO. MR-2

BORING NO.	MR-2
	OF 3
PROJECT 432 EAST 14TH STREET FILE NO. 1	2429
LOCATION NEW YORK, NEW YORK SURFACE ELEV.	+21
BORING LOCATION SEE BORING LOCATION PLAN DATUM NA	VD 88
BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE	
TYPE OF FEED	
- International	NO
TRUCK MECHANICAL DIA., IN. 3 DEPTH, FT. FROM 0	and the same of th
SKID HYDRAULIC DIA., IN. DEPTH, FT. FROM	TO
BARGE OTHER ELECTRIC DIA., IN. DEPTH, FT. FROM	TO
OTHER SOIL MECHANIC	
hermonium de la companium de l	NO
A CONTRACTOR OF THE PROPERTY O	-15/16
	MUD D-50
S-SAMPLER	
CORE BARREL NX DOUBLE TUBE AUGER USED YES X	NO.
CORE BIT NX DIAMOND TYPE AND DIAMETER, IN.	and a second contract of the second contract
DRILL RODS NX	
CASING HAMMER, LBS. AVERAGE FALL,	
*SAMPLER HAMMER, LBS. 140 AVERAGE FALL,	IN. 30
*USED DONUT HAMMER (SAFETY).	
WATER LEVEL OBSERVATIONS IN BOREHOLE	- dansk-maldersødens-16-skildsrifte forskriven fremderer, benevens fildelse blend av dense sende
DEPTH OF DEPTH OF DEPTH TO DATE TIME HOLE CASING WATER CONDITIONS OF OBSERVA	TION
NO WATER LEVEL OBSERVATIO	Carlo and agreement company or several representative several repres

PIEZOMETER INSTALLED YES X NO SKETCH SHOWN ON	
STANDPIPE: TYPE ID, IN. LENGTH, FT. TOP I	ELEV.
INTAKE ELEMENT: TYPE OD, IN. LENGTH, FT. TIP E	LEV.
Management of the control of the con	ELEV.
PAY QUANTITIES	
3.5" DIA, DRY SAMPLE BORING LIN, FT. 34 NO. OF 3" SHELBY TUBE SAMPLES	
3.5" DIA, U-SAMPLE BORING LIN, FT. NO. OF 3" UNDISTURBED SAMPLES	addresses summermentale my personal commendation and principles and according to the desirability of the second
CORE DRILLING IN ROCK LIN. FT. OTHER:	
anglassacionomogramismos and a second and a	
BORING CONTRACTOR WARREN GEORGE, INC.	
Control of the contro	IUNOZ
DRILLER DEON DEWAR HELPERS FRANKLIN M	IUNOZ
DRILLER DEON DEWAR HELPERS FRANKLIN IN REMARKS BOREHOLE BACKFILLED & SEALED UPON COMPLETION.	interioris definition de casa de casa for a una estata de la tiena de casa de casa de casa de casa de casa de Casa de casa d
DRILLER DEON DEWAR HELPERS FRANKLIN IN REMARKS BOREHOLE BACKFILLED & SEALED UPON COMPLETION.	8/2015 - 4/29/2015

PROJECT: LOCATION: 432 EAST 14TH STREET NEW YORK, NEW YORK BORING NO. MR-3P

SHEET 1 OF 3

FILE NO. 12429

SURFACE ELEV. +21

DAILY		SAMP	LE	A STATE OF THE STA			CASING	The second secon
PROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	STRATA	The second second		
09:00			1000		VOID	0.5	0	**Concrete slab from
04-21-15	1D	1.5	WH/12"	Brown fine to coarse sand, some gravel, trace	VOID	1.5	0	0' to 0.5. 1' Thick void
Tuesday		3.5	3-4	silt, brick (Fill) (SP-SM)			0	on top of fill.
Cloudy				200 200 100 100 100 100 100 100 100 100			13	1D: REC=1"
55°F					1	5	21	Drilled ahead of casing
	2D	5.0	3-5	Top 3": Brown fine to coarse sand, some silt,			19	3" to 25'.
		7.0 7-11 trace glass, brick, cind	trace glass, brick, cinders (Fill) (SM)	1		36		
			Bot 5": Brown gravel & wood, some silt, trace			14		
				brick (Fill) (SM)	F		32	
				3. 3. 3. 3. 3.		10	31	
	3D	10.0	6-18	Top 4": Brown gravelly fine to coarse sand, some			15	
		12.0	34-13	brick, silt, trace gravel, glass (Fill) (SM)			11	
			2.7.7	Bot 5": Brn f-m sand, sm silt, brick (Fill) (SM)			20	Sample wet between
	4D	13.0	4-3	Brown to red brown gravelly f-c sand, trace silt			14	13' to 14'
	1.0	15.0	4-5	(Fill) (SP-SM)		15	13	
							13	
	5D	16.0	6-7	Red brown fine to medium sand, some silt,			13	
	JU	18.0	8-10	trace mica (SM)		-	14	
	-	10.0	0-10	trace finica (OW)			18	
	6D	19.0	5-7	Brown fine to medium sand, trace silt, mica	1	20	25	
	00	21.0	5-6		1	20	43	1
		21.0	5-0	(SP)	1 9	-	37	
	70	22.0	7-6	Do 6D, trace coarse sand (SP-SM)			38	
	7D	22.0	5-8	Do ob, trace coarse sails (or -owy		-	39	
		24.0	5-6			25	46	
	00	25.0	F.4	Description to madium and trace silt (SD SM)		25	40	Losing water while
12.12	8D	25.0	5-4	Brown fine to medium sand, trace silt (SP-SM)	14		-	
15:15		27.0	4-6			-	-	drilling. Tip of spoon
07:45	- 00	00.0	F 7	Describe and in send some sile troop		-		smelled of petroleum.
04-22-15	9D	28.0	5-7	Brown fine to medium sand, some silt, trace		20		
Wednesday		30.0	9-11	silty clay seams, mica (SM)		30	-	+
Cloudy							-	
53°F	10D	31.0	5-8	Brown silty fine sand, trace silty clay seams,				
		33.0	8-9	mica (SM)				
			2.2		S	0.0	-	-
	11D	34.0	7-10	Brown fine to medium sand, trace silt, mica		35	-	1
		36.0	9-11	(SP-SM)			-	
			-	5 445 465 6W			-	
	12D	37.0	8-7	Do 11D (SP-SM)			-	
		39.0	9-9			40	-	-
			6.3	Language and the second		40		4
	13D	40.0	5-4	Red brown fine to medium sand, trace silt, silt			-	1
		42.0	4-5	seams, mica (SP-SM)				
+								1
	14D	43.0	7-9	Red brown fine to medium sand, some silt,		-		
	1	45.0	7-5	trace silt seams, mica (SM)		45		
								1
	15D	46.0	3-5	Red brown fine sand, some silt, trace silt		-	-	
	15D	46.0 48.0	3-5 7-7	Red brown fine sand, some silt, trace silt seams, light brown silty clay seams, mica (SM)				
	15D							
	15D					50		

BORING NO.	MR-3P
SHEET 2 OF	3
FILE NO.	12429
STORE A PART OF STREET	· ^ 4

PROJECT: LOCATION: 432 EAST 14TH STREET NEW YORK, NEW YORK

SURFACE ELEV. +21

DAILY	T	SAMF	LE				CASING	GUILLERMO DIAZ-FANA
PROGRESS	NO.		BLOWS/6"	SAMPLE DESCRIPTION	STRATA	DEPTH	BLOWS	
Cont'd	1,70	7 5 111			***************************************			
04-22-15								
Vednesday	17D	52.0	6-7	Red brown fine sand, some silt, trace mica (SM)				
Cloudy		54.0	7-10					
53°F				· descriptions		55		
	18D	55.0	4-6	Brown silty fine sand, trace mica (SM)			***************************************	
15:00		57.0	7-12	•			*************	
07:30					1	-		
04-23-15	19D	58.0	7-12	Top 18": Brown coarse to fine sand, trace silt.				
Thursday		60.0	19-21	clay (SP-SM)	S	60		
Cloudy				Bot: Red brn f sandy silt, tr silty clay seams (ML)				Hard drilling at 61'.
48°F	20D	61.0	9-18	Red brown silty fine sand, trace silty clay seams				
		63.0	18-22	(SM)				
	21D	64.0	7-8	Red brown silty fine sand, trace silty clay seams,		65		
		66.0	14-14	mica (SM)				
				Cr.			ļ	
	22D	68.0	8-5	Do 21D (SM)	4			
11:15	-	70.0	8-10	Lamper production of the Control of	a subminion of product	70		End of Boring at 70'.
		****			ř			
3				who were the second of the sec		ļ		
	<u> </u>				rational distribution of the state of the st	- Top ger		
		description of the second				75	-	
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				The second secon	a de la companya de l		-	
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				in the state of th		-		
				**Company			***************************************	
				Liferon della		<b> </b>	<del>                                     </del>	egy and distributions
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				L. P. L. C.	1	90		references
		e Permit Angelogya Pipe Permit alah dalah						
				**************************************	Language de des			
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		***************************************		Carter and	and the state of t	95	-	
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								BORING P	NO.	MR-	3P
								SHEET	3	OF	3
PROJECT			432 EAS	T 14TH S	TREET			FILE NO.		12429	
LOCATIO	N		NEW YO	RK, NEV	V YORK			SURFACE	ELEV.		F21
BORING I	OCATION	SE	E BORIN	G LOCAT	ION PLAN	1		DATUM		NAVD 8	8
BORING E	EQUIPMEN'	T AND METH	ODS OF S	TABILIZIN	IG BOREHO	DLE					
		TYPE OF									
TYPE OF B	ORING RIG	DURING	CORING		CASING I	JSED		X	YES	NO	
TRUCK		MECHAN	IICAL		DIA., IN.	3		DEPTH, FT	. FROM	0 7	O 25
SKID		HYDRAU	LIC		DIA., IN.			DEPTH, FT	. FROM	1	0
BARGE		OTHER	15	ELECTRIC	DIA., IN.			DEPTH, FT	. FROM	1	0
OTHER	SOIL MECH	ANIC									
TYPE AND	SIZE OF:				DRILLING	MUD USE	D	X	YES	NO	
D-SAMPLE	R 2" O. [	D. SPLIT SPOO	N		DIAMETE	R OF ROTA	ARY BIT	, IN.		2-15/16	
J-SAMPLE	R				TYPE OF	DRILLING N	MUD			QUIK MUD I	D-50
S-SAMPLE	R										
CORE BAR	REL NX DC	UBLE TUBE			AUGER L	JSED			YES	X NO	
CORE BIT	NX DIA	AMOND			TYPE AN	D DIAMETE	R, IN.				
DRILL ROD	S NX										
					CASING I	HAMMER, LI	BS.		AVERAG	E FALL, IN.	
					*SAMPLE	R HAMMER	R, LBS.	140	AVERAG	E FALL, IN.	30
					*USED D	ONUT HAM	MER.				
WATER LI	EVEL OBSE	ERVATIONS I	N BOREH	OLE							
		DEPTH OF	DEPT	H OF	DEPTH TO						
DATE	TIME	HOLE	CAS	ING	WATER			CONDITIO	NS OF OE	SERVATION	
							NO V	VATER LEV	'EL OBSE	RVATIONS MA	NDE.
			-			-					
					014				0.0	E OUEET NO	
PIEZOME	TER INSTA	LLED X	YES	NC	) SK	ETCH SHO	O MVVC	N	51	EE SHEET NO	). 3
STANDPIPE	E:	TYPE	PVC	PIPE	ID, IN.	1-1/4	LENG	TH, FT.	20	TOP ELEV.	20.83
NTAKE ELI		TYPE	SAND	#020	OD, IN.	3	LENG	TH, FT.	12	TIP ELEV.	-9
FILTER:		MATERIAL	SLOTTE	D PVC	OD, IN.	1-1/4	LENG	TH, FT.	10	BOT. ELEV.	-9
PAY QUA	NTITIES										
3.5" DIA. DF	RY SAMPLE	BORING	LIN. FT.	7	0	NO. OF 3	" SHELE	BY TUBE S	AMPLES		
3.5" DIA. U-	SAMPLE BO	RING	LIN. FT.			NO. OF 3	" UNDIS	TURBED S	SAMPLES		
	LING IN RO		LIN. FT.			OTHER:					
BORING C	ONTRACT	OR				WARREN	N GEO	RGE, INC.			
DRILLER	-11.1.4.3.4.3		DEON DEV	NAR		HELPER		and the second second second second	Andrew Park Committee on the	NO/FRANKL	IN MUNOZ
REMARKS		-			PIEZO	METER INS					
200 C	ENGINEE	R		GUILLE	RMO DIAZ-				DATE	4/21/201	5 - 4/23/2015
	CATION CH		CHE	RYL J. MO		TYPING	CHEC	K:		HERYL J. MC	
MRCE Form BS		75 T.	2					-		RING NO.	MR-3P
WINCE LOUIN BO											

PROJECT: LOCATION:

432 EAST 14TH STREET NEW YORK, NEW YORK BORING NO. MR-4

SHEET 1 OF 3

FILE NO. 12429

SURFACE ELEV. +19.25

DAILY		SAME	LE		No.	13.00	CASING	
PROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION			BLOWS	REMARKS
11:00	1D	0.5	4-24	Top 4": Dark gray fine to coarse sand, some	**	0.5	21	**Concrete slab from
04-16-15		2.5	18-9	gravel, silt, trace brick (Fill) (SM)			35	0' to 0.5'.
Thursday				Mid 7": Orange brick, some fine to coarse sand,			30	Drilled ahead of
				silt (Fill) (SM)			19	casing 3" to 20'.
				Bot 9": Tan brn f-c sand, sm brick, silt (Fill) (SM)		5	46	Brick, gravel (Fill) (SM)
	2D	2D 5.0 9-6 Tan fine to coarse sand, son	Tan fine to coarse sand, some gravel, silt,	2.		13	REC=4"	
		7.0	4-4	trace brick (Fill) (SM)	F		19	
							17	
							24	Wet sample at 9.5'
						10	30	
	3NR	10.0	74-100/3"	No recovery			39	
15:00		10.75				12	106	3" Boulder encountere
09:00							6	
04-17-15	4D	12.0	2-2	Red brown medium to fine sand, trace tile, silt,			12	
Friday		14.0	2-2	gravel (SP)		15	12	
	5D	15.0	2-3	Red brown silty fine to medium sand, trace			20	REC=5"
		17.0	5-8	gravel, mica (SM)			18	
							17	1
	6D	18.0	5-6	Red brown fine to medium sand, trace silt,			18	
9		20.0	7-12	gravel, mica (SP-SM)		20	20	
				\$ 100 miles (100 miles				Petroleum Odor when
	7D	21.0	4-4	Do 6D (SP-SM)				drilling.
		23.0	5-5					
	-							
	8D	24.0	7-7	Do 6D (SP-SM)	1	25		
	- 00	26.0	8-9					1
		20.0						
	9D	27.0	6-6	Red brown fine to medium sand, trace silt,				
	30	29.0	7-12	mica (SP-SM)				
	-	20.0	1.2	innou (or only	1	30		
	10D	30.0	6-6	Do 9D (SP-SM)				1
	100	32.0	6-7	Do ob (di om)				
		52.0	0-7		S	-		
	11D	33.0	6-4	Red brown fine sand, some silt, trace silty clay			-	1
	110	35.0	10-10	seams, mica (SM)		35		1
	-	33.0	10-10	Seams, mice (GW)		-		1
15:00	12D	36.0	7-6	Do 11D (SM)			-	
07:00	120	38.0	6-8	DO TTD (OIII)	1			
04-20-15		50.0	0.0					-
	13D	39.0	8-7	Do 11D (SM)		40		
Monday	130	41.0	5-7	00 110 (011)		-		
		41.0	3-1		1	-	-	
	14D	42.0	10-9	Do 11D (SM)	1		1	
	140	44.0	11-10	DO TTD (OM)	+	-		
		77.0	11510			45	-	
	15D	45.0	9-7	Brown silty fine sand, trace silty clay seams,				
	130	47.0	9-10	mica (SM)				
		47.0	3-10	mod (OW)		-	1	
16	16D	48.0	5-4	Do 15D (SM)				
	100	40.0		DO 10D (0W)		-	-	-
	-	50.0	8-10			50	1	

BORING NO. MR-4

SHEET 2 OF 3

FILE NO. 12429

SURFACE ELEV. +19.25

PROJECT: LOCATION: 432 EAST 14TH STREET NEW YORK, NEW YORK

DAILY		SAMP	01 F			MEG	CASING	GUILLERMO DIAZ-FAN					
PROGRESS	NO.	DEPTH		SAMPLE DESCRIPTION	STRATA	DEPTH		REMARKS					
Cont'd	1,0.	DE: 111	DE0110/0	Orini de Secolul IIVII	2,,,,,,,,,	JE: 111	DEOTTO	- NEWATTO					
04-20-15	17D	51.0	12-11	Brown fine sandy silt (ML)									
Monday		53.0	12-16	27 COM 201 CHI25 1 C 2 2 2 2 2 2									
	18D	54.0	10-10	Brown silt, trace fine sand (ML)		55							
		56.0	13-15										
							-						
	19D	57.0	6-8	Brown fine sandy silt, trace silty clay seams (ML)		CO F							
		59.0	13-21			58.5 60							
	20D	60.0	9-12	Interlayered brown fine to medium sand, some	S	00							
	200	62.0	16-19	silt, fine sandy silt, silt, trace silty clay (SM&ML)									
			10 /0	on, me caney on, on, mass on, ore, (emanne,									
	21D	63.0	7-8	Brown silty fine sand varved with some clayey									
		65.0	13-15	silt (SM&ML)		65							
							***************************************						
	000	60.0	10.10	Decree fire to medium as ad assess all (OLD)									
14:20	22D	68.0 70.0	10-12 13-16	Brown fine to medium sand, some silt (SM)		70		End of Boring at 70'.					
14:30		70.0	13-10			70		Life of Bolling at 70.					
						-							
						75							
	-					80							
						- 00							
						85							
						-	-						
	-					90							
						- 50							
						95							
		-				100							
						.00							

							BORING	NO.	MK-	4
							SHEET	3	OF	3
PROJECT	Г	4	32 EAST	14TH S	TREET		FILE NO.		12429	
LOCATIO	N	N	IEW YOR	K. NEW	YORK		SURFACE	E ELEV.	+1	9.25
BORING I	LOCATION	and the second second second second	BORING			١	DATUM		NAVD 88	
BORING E	EQUIPMEN	IT AND METHO	DS OF STA	BILIZING	BOREHO	OLE				
		TYPE OF F	EED							
TYPE OF E	BORING RIG	DURING CO	ORING		CASING	USED	X	YES	NO	
TRUCK	7.33.55.40.5	MECHANIC			DIA., IN.	3	DEPTH, FT	4	0 T	0 20
SKID		HYDRAULI	-		DIA., IN.	The second secon	DEPTH, FT	. FROM	T	-
BARGE		OTHER		ECTRIC	DIA., IN.		DEPTH, FT	FROM	T	0
	SOIL MECH		11-14-2-3-					1.6115110		
TYPE AND	O SIZE OF:				DRILLING	MUD USED	X	YES	NO	
							-	1120	2-15/16	
D-SAMPLE		D. SPLIT SPOON				R OF ROTARY BI	I, IIV.	F7		ID D 50\
J-SAMPLE S-SAMPLE	-				TYPE OF	DRILLING MUD		EZ	MUD (QUIK MI	JD D-50)
		OUBLE TUBE			AUGER L	ISED		YES	X NO	
CORE BIT		AMOND			B115 710 603	D DIAMETER, IN.	L	,,,,	I A JIVO	
DRILL ROD		AMOND			TITEAN	D DIAMETER, IN.				
DIVILL NOD	147		-		CASING	HAMMER, LBS.		AVERAGE	E FALL, IN.	
						R HAMMER, LBS.	140		FALL, IN.	30
						ONUT HAMMER.	140	AVENAOL	- 1742, 114.	30
MATERI	EVEL ORS	ERVATIONS IN	POPEHOI	=	USED D	ONOT HAIVINETS.				
VIAILI	LVLL OBO	DEPTH OF	DEPTH C	-	EPTH TO	· · · · · · · · · · · · · · · · · · ·				<del>(1)-11-11-11-11-1</del>
DATE	TIME	HOLE	CASING		WATER		CONDITIO	NS OF OR	SERVATION	
DAIL	THAIL	HOLL	CHOINE		WATER	NO.			RVATIONS MAI	)F
						1	7 17 11 20 1			
				-		+				
						+				
			-			+				
						1				
						1				
DIEZOME	TER INSTA	LIED T	YES T	X NO	SK	ETCH SHOWN C	N			
ILZOIVIL	IEN INOTA	LLLD	120	X NO	OK	LIGHTOHOWN		-		
STANDPIPE	E:	TYPE			ID, IN.	LEN	GTH, FT.		TOP ELEV.	
NTAKE EL	EMENT:	TYPE			OD, IN.	LEN	GTH, FT.		TIP ELEV.	-
ILTER:		MATERIAL			OD, IN.		GTH, FT.		BOT, ELEV.	
					-					
PAY QUAN	NTITIES									
	RY SAMPLE	BORING	LIN. FT.	70		NO. OF 3" SHEL	BY TUBE S	AMPLES		
	SAMPLE BO		LIN. FT.	-		NO. OF 3" UNDI				
	LING IN RO		LIN. FT.			OTHER:				
	CONTRACT					WARREN GEO	ORGE, INC.			
DRILLER		DE	ON DEWA	-		HELPERS			KLIN MUNOZ	
REMARKS	100000000000000000000000000000000000000		BORI	EHOLE E	BACKFILLI	ED & SEALED U	PON COM	PLETION.		
RESIDENT	ENGINEE	R	G	UILLER	MO DIAZ-	FANAS		DATE	4/16/2015	- 4/20/2015
CLASSIFIC	CATION CH	HECK:	CHERY	L J. MO	SS	TYPING CHEC	CK:	CH	HERYL J. MOS	SS
MRCE Form BS	-1							ВО	RING NO.	MR-4

PROJECT	:
LOCATIO	NI-

432 EAST 14TH STREET NEW YORK, NEW YORK BORING NO. MR-5

SHEET 1 OF 3

FILE NO. 12429

SURFACE ELEV. +21

DAILY		SAME	PLE	The state of the s			CASING	
PROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION		DEPTH	BLOWS	REMARKS
09:30					VOID	0.5	9	**Concrete slab from
04-29-15					VOID	0.7		0' to 0.5'.
Vednesday							30	Drilled without
Sunny								Sampling from
64°F						2.5	25	0.5' to 12'
				1	F		25	
							65	
					5			
					6.0	275	Boulder encountered	
							DRILLED	at 6'.
							AHEAD	Hard hammering,
							3"	helper pulled rope to
						7.5		facilitate casing pene
					BLDR			tration. Rig chatter at
					BLUK			8', 10' & '12'.
						10		
					-			
	is american				F			
	1D	12.0	50/2"	Brown fine to coarse sandy gravel, trace silt		12.5		REC=1.5"
		14.0	6/8465	(Fill) (GP-GM)	BLDR			Boulder, cobbles &
								wood found in drilling
	2D	14.0	7-7	Top 6": Brown fine to coarse sand & wood,	F			
		16.0	4-7	some brick, trace silt (Fill) (SP)	F	15		
				Bot 7": Brown fine to medium sand, some silt,				
15:00				trace gravel, brick (Fill) (SM)		16		
07:30	3D	16.0	9-8	Brown fine to coarse sand, some gravel, silt,				
04-30-15		18.0	7-6	trace cinders (SM)				
Thursday						17.5		
Cloudy								
60°F	4D	18.0	9-6	Brown fine to coarse sand, some gravel, clay				
		20.0	9-12	(SC)				
						20		
	5D	20.0	14-12	Top 6": Brown fine to coarse sand, some gravel,	S			
		22.0	15-14	trace silt (SP-SM)				
				Bot 5": Gray brown fine to medium sand, trace				
				organic silty clay, coarse sand (SP-SC)				
	6D	22.0	10-7	Brown to red brown fine to medium sand, some		22.5		
		24.0	6-5	silt, trace coarse sand, gravel (SM)				
				Company of the Compan				
				The state of the s		24		
	7D	24.0	3-5	Top 1": Soft gray brn org si cl, tr pt, f-m sa (OH)				7D Mid: WC=101,
		26.0	4-8	Mid 11": Stiff dk brn org clay, tr pt, f gvl, sa (OH)	0	25		pp=1.0
			400	Bot 9": Stiff black organic silty clay, some peat	0			7D Bot: WC=121,
-				(OH&Pt)			-	pp=1.5

BORING NO.	MR-5
SHEET 2 OF	3
FILE NO.	12429
SURFACE ELEV.	+21

PROJECT: LOCATION:

432 EAST 14TH STREET NEW YORK, NEW YORK

DANS	enale sembleme	SAMF	DI E				CASING	) 
DAILY	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	STRATA	DEPTH		REMARKS
PROGRESS Cont'd	NU.	DELIH	DECAMPAD.	OMMELE DESCRIPTION	WHINTIPA	WLC 10	SECTION	1.0713154173703
Cont a 04-30-15						and the second living and an extension		Programme and the second secon
Thursday	8D	26.0	13-11	Top 12": Dark brown to black organic silty clay.	0			8D Top: WC=169
Cloudy		28.0	12-20	trace fine to medium sand, gravel, peat (OH)		27		
60°F			12.25	Bot 12": Gray fine sand, some silty clay, trace		27.5	inde photos services the trapertones are	
-	***************************************			peat (SC)		-	***************	<b>↓</b> 1.
		ristrantere en ensistamente de second						
-				yi.		4		₩
F	9D	29.0	13-12	Brown to red brown fine to medium sand, some				
		31.0	13-13	silt (SM)		30		
	***************************************				S			
-					U			
Ĺ								
	10D	32.0	7-7	Red brown fine to medium sand, trace silt,		32.5		į
		34.0	13-18	silty clay seams (SP-SM)				
12:30						34	increase and the contract of the	End of Boring at 34'.
						A.F		
-						35		WC=Water Content
-								in percent of dry
1								weight.
· in							ļ	nn-Daglent
-				v u u u		37.5		pp=Pocket Penetrometer
ber .						31.3	) Paritantian description de la constitución de la	Unconfined Compre
-						**********		sive Strength in tsf.
+								aive Otterigur in tai.
-							-	
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-	***************************************						-	
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Į.i.	Market No. 1 and 1 a Security							
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F					-	42.5		
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		night de nigera make kingde maken dig			and a second			
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F								
Ţ						45		
				F				
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					-	to more discounting only. Life to 3.	Security of the security of th	
						47.5	-	
				To the state of th	The state of the s			
				Cabana Carina		ļ	ļ.,	
					The state of the s		-	
					And the second		<u> </u>	-
\$11	. 1	1			4 .	50	t .	j
		<del></del>						<del>4</del> .

							BORING P	WO.	IVI	7-5	
							SHEET	3	OF		3
PROJEC'	T		432 EAST 14TH STREET NEW YORK, NEW YORK				FILE NO.		1242	9	
LOCATIO	N						SURFACE	ELEV.	EV. +21		
BORING	LOCATION	N SI	EE BORIN	RING LOCATION PLAN			DATUM		NAVD	88	
BORING	EQUIPMEN	NT AND MET	HODS OF	STABILIZIN	IG BOREHO	OLE.					
		TYPE C	FFEED								
TYPE OF E	BORING RIC	DURING	CORING		CASING L	JSED	X	YES	NO		
TRUCK		MECHA	NICAL		DIA., IN.	3	DEPTH, FT		0	TO	15
SKID		HYDRA	ULIC		DIA., IN.		DEPTH, FT	. FROM		ТО	
BARGE		OTHER		ELECTRIC	DIA., IN.	-	DEPTH, FT	. FROM		TO	
OTHER	SOIL MECH		1			-1					
TYPE AN	D SIZE OF	:			DRILLING	MUD USED	X	YES	NO		
D-SAMPLE	R 2" O.	D. SPLIT SPC	ON		DIAMETE	R OF ROTARY B	BIT, IN.		2-15/1	16	
U-SAMPLE					TYPE OF	DRILLING MUD			QUIK MUE	D-50	
S-SAMPLE CORE BAF		OUBLE TUBE			AUGER U	ISED		YES	X NO		
CORE BIT		IAMOND	-		TYPE AN	D DIAMETER, IN					
DRILL ROL	DS NX				3.0.750.3.0	A STATE OF THE PARTY OF THE PAR			3.10		
						HAMMER, LBS.	*************	AVERAGE	of a commercial control		
						R HAMMER, LBS	-		FALL, IN.	30	)
			W. V. S.		*USED DO	ONUT HAMMER	(NO SAFETY)				
WATER L	EVEL OBS	SERVATIONS									
DATE	THAT	DEPTH OF		the state of the s	DEPTH TO		COMPITION	UC OF OR	CEDVATION		
DATE	TIME	HOLE	CAS	SING	WATER	NO.			SERVATION	-	
	<del> </del>					INC	WATER LEV	EL UBSER	CVATIONS	MADE.	
	-									-	
						1					
	-					-					-
						+				-	
						1					-
DIEZOME	TER INST	ALLED T	YES	X NO	CKI	ETCH SHOWN	ON				
FILZONIL	TER INOTA	ALLED	1120	I A NO	OK	_101101101111					
STANDPIP	E:	TYPE			ID, IN.	LE	NGTH, FT.		TOP ELEV	1.	
NTAKE EL	EMENT:	TYPE			OD, IN.	LEI	NGTH, FT.		TIP ELEV.		
FILTER:		MATERIAL			OD, IN.	LEI	NGTH, FT.		BOT. ELE	V	
PAY QUA	NTITIES										
	RY SAMPLE	BORING	LIN. FT.	26	3	NO. OF 3" SHE	ELBY TUBE SA	AMPLES			
		LIN. FT.	)	********	NO. OF 3" UND	DISTURBED S	AMPLES				
CORE DRI	LLING IN RO	оск	LIN. FT.			OTHER: BOUL	DERS & COB	BLES		8	
BORING (	CONTRAC	TOR				WARREN GE	ORGE, INC.				
DRILLER			DEON DE	WAR		HELPERS		FRAN	KLIN MUN	OZ	
REMARK	S				BACKFILL	ED & SEALED	UPON COMP	PLETION.			-
	TENGINE	ER		GUILLEF	RMO DIAZ-	FANAS		DATE	4/29/20	15 - 4/	30/2015
	CATION C		СН	ERYL J. MC		TYPING CHE	CK:	CH	ERYL J. M		
MRCE Form BS		200						BO	RING NO.	N	MR-5
								100			

PROJECT:	432 EAST 14TH STREET
LOCATION:	NEW YORK, NEW YORK

BORING NO. MR-6
SHEET 1 OF 3
FILE NO. 12429
SURFACE ELEV. +21

	T	CALS	71 F			7	CASING	GOILLERING DIME-LYINKO
DAILY		SAM	and the state of t	We to the form of their fine four time for their total total state of the first total state of the first total total state of the first total stat	07047	Bull bern bull sales y	1	ment a mich
PROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	SIKAIA		BLOWS	REMARKS
12:30					VOID	0.5	6	**Concrete slab from
04-30-15						0.7	f	0' to 0.5'.
Thursday	ļ						29	Drilled without
Cloudy								Sampling from
60°F		************				2.5	32	0.5' to 12'
	enizanje makorpanj					-		
				v	r.		30	
	ļ				e constant de la cons	ļ		
				-			38	
	n/www.mannana.					5		
							65	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
							100	
							100	
		- Cirles-ancher-Stean-Per-Verlistend						nder in the second seco
		****				7.5	100	
							养女教	***Cored after 200
					F	and other sections of the section of	DRILLED	grant service and the control of the
							·	Boulders & cobbles
15:30	***************************************					10	3"	found at 10'.
07:30							<b></b>	
05-01-15						-	<del>                                     </del>	
Friday		PART - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -					ļ	Boulders & cobbles
Surmy			m de daest		Ì	26.5	<u> </u>	found at 12', REC=1".
60°F	1D	12.0	50/2"	Gray gravel, trace fine to coarse sand, brick,	İ	12.5		
		14.0		silt (Fill) (GP)		an famous remodes on comme	-	
		***************************************						
	2D	14.0	8-4	Dark brown fine to coarse sand, some silt,				REC=6"
	***************************************	16.0	4-2	trace gravel, brick, silt, fine gravel (Fill) (SM)		15		
						-		
						ļ	ļ	
	3D	16.0	5-2	Top 1": Gray brown fine to medium sand, some		4 000		
		18.0	1-1	brick, trace gravel, silt (Fill) (SP-SM)		17	ļ	
į				Mid 6": Bm f-c sa, sm si, org si cl sms, tr brk (SM&OH)	_	17.5	<del> </del>	00.0
				Bot: Soft blk org si clay, sm wood, pt, tr brk (OH)	0	40 5		3D Bot: pp<0.25
	4D	18.0	4-10	Top 6": Soft black organic clay, trace brick (OH)		18.5		4D Top: WC=43,
		20.0	7-6	Bot 6": Brown fine to coarse sand, trace gravel,		ļ	<del> </del>	pp<0.25
1		-		silt, organic silty clay seams (SP-SM)		20	ļ	
	~~~	~~~	n. 4	To 08 Challes of Carta and the	S	40	ļ	-
	5D	20.0	3-4	Top 6": Dark brown fine to coarse sand, trace	1	-	1	
archard and a second		22.0	8-4	silt, organic silty clay seams (SP-SM)		24 6		ED D-4 0 E
disco				Bot 6": Brown fine to medium sand, trace silt,		21.5	-	5D Bot: pp=0.5
and the same of th	- 20		2: 5	some black organic silty clay layers (SP-SM&OH)		22.5	ļ	-
alversibee	6D	22.0	3-2	Top 6": Brown fine to medium sand, trace silt,	0	AL.O		
ac a de la constante de la con		24.0	2-3	organic silty clay seams (SP-SM)	U		+	ED Dot MC-150
and the second				Bot 8": Soft to medium black organic silty clay,		24	-	6D Bot: WC=159,
	75	94.0	4 40	some peat (OH&Pt)	<u> </u>	44	ļ	pp=0.5
to open de la constante de la	7D	24.0	1-12	Top 11": Gray to black fine to medium sand,		25	 	
-		26.0	22-20	some clay, trace peat, organic clay (SC)	S	<u>&</u>	 	
a constant	ļ			Mid 8": Gray fine to medium sand, some silt (SM)			 	1
				Bot 2": Gray f-m sand, sm silt, tr clay (SM)	1	1	1	

MRCE Form BL-1

RING LOG	BORING NO.	MR-6
	SHEET 2 OF	3
32 EAST 14TH STREET	FILE NO.	12429
EM YORK NEW YORK	SHDEACE ELEV	421

BORING NO.

MR-6

PROJECT: LOCATION: RES. ENGR. GUILLERMO DIAZ-FANAS SAMPLE CASING DAILY PROGRESS NO. DEPTH BLOWS/6" SAMPLE DESCRIPTION STRATA DEPTH BLOWS REMARKS

PROGRESS	NO.	UETIN	DLO449/0	SAMPLE DESCRIPTION	SIRAIA	DEFIN	DLOVVS	1/Falls/////
Cont'd				<u>.</u>				
05-01-15			and the state of t					
Friday	8D	26.0	20-10	Red brown fine to medium sand, trace silt,				
Sunny		28.0	15-24	coarse sand (SP-SM)				
60°F			7	-1. -1. -1. -1. -1.		27.5		
						-	-	
	9D	28.0	13-15	Brown to gray fine to medium sand, trace silt,				
		30.0	15-14	silty fine sand seams (SP-SM)				
	and the second second	Augus and the proposed little processes	, ,	and some some control of		-		
						30		
				7-4	S			
				- a a stronger				
	100	31.0	12-17	Tan 44% Crow brown fine to madium cand trace				
	10D			Top 11": Gray brown fine to medium sand, trace				
		33.0	16-20	silt, coarse sand (SP-SM)		20 6	ļ	
		warden turken kort rekendiker		Bot 10.5": Brown fine to medium sand, trace		32.5	-	
				silt, coarse sand (SP-SM)				
		in a non-market substantial designation of the						
	11D	34.0	6-5	Top 1.5"; Red brown fine to coarse sand, trace				6- 6- 8- 8- 8- 8- 8- 8-
		36.0	6-6	silt (SP-SM)		35		
				Bot 12.5": Red brown fine to medium sand, some	M			
14:00				silt, trace mica (SM)	161	36		End of Boring at 36'.
		Control of the Section of the Sectio						
		party benegative till i kommune sterio						WC=Water Content
						37.5		in percent of dry
:	***********							weight.
						1		
						 	İ	pp=Pocket
								Penetrometer
	gin aggin nagar takan pakasan	Contract Contracting				40		Unconfined Compres-
							-	sive Strength in tsf.
		and and the second second second second second second				}	ļ.,	sive alteright in isi.
		o de cinamientos de mentamientos			and the second	-		
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					and the state of t		freezam source am scrawing	
					and and	42.5		
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		and any assertions assert from						
						47.5	Maria regionalization de la la constante	1
						Name of the last o		
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		Andrew Comment				ļ	 	
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					in the second	ļ	ļ	
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						BORING NO).	MR-6	
				SHEET	3	OF	3		
PROJEC	T		432 EAST 14TH STREET					12429	
LOCATIO	NC		NEW YORK, N	EW YORK		SURFACE I	ELEV.	+2	21
BORING	LOCATIO	N SEE	SEE BORING LOCATION PLAN			DATUM	angressan angresia sagraniga antara sa indisa	NAVD 88	anno en la la companya de la companya de la companya de la companya de la companya de la companya de la companya
						·	malismos servis con a seri ser		
BORING	EQUIPME		DDS OF STABIL	ZING BOREHO	DLE				
		TYPE OF							
				CASING L		X_Y		NO	
TRUCK	والمراجعة والمراجعة والمراجعة والمراجع والمراجعة والمراجع والمراجعة والمراجعة والمراجعة والمراجعة والمراجع	MECHANI		DIA., IN.	3.	DEPTH, FT. I		0 70	to a principal of the principal of the contract of the contrac
SKID		HYDRAUL	Annual contraction of the first particular and the first contraction.	DIA., IN.		DEPTH, FT . I		TO	
BARGE		OTHER	ELECTI	RIC DIA., IN.	ANAMARAN MANAMATAN MANAMATAN MANAMATAN AND M	DEPTH, FT. I	-ROM	ŢO	Accordance of a continuous factories of a continuous
OTHER	SOIL MECI	HANIC							
TYPE AN	ID SIZE OF			DRILLING	MUD USED	XY	ES	NO	
D-SAMPLER 2" O. D. SPLIT SE			V:	DIAMETE	R OF ROTARY B	IT, IN.		2-15/16	
U-SAMPLE				TYPE OF	DRILLING MUD	Statesting		QUIK MUD D-	50
S-SAMPLE	distribution of the second of	OURI E THRE	in configuration of the forest	AUGER U	SED	F7	ES	X NO	
CORE BARREL NX DOUBLE TUBI CORE BIT NX DIAMOND		and the second second second second second	Coloren material coloridates		DIAMETER, IN.	Secremental Secre		land and the same	
DRILL RO			and property of the state of th	3 111 22 2 9 4 3					
			Transfer, Transfer	CASING F	IAMMER, LBS.	А	VERAGE	E FALL, IN.	
					R HAMMER, LBS	water programation of the design of the second street, and the second se		E FALL, IN.	30
					NUT HAMMER (***************************************		, management	errorena erro Andrea errorena da
WATER I	LEVEL OBS	SERVATIONS I	N BOREHOLE						
		DEPTH OF	DEPTH OF	DEPTH TO			April 10 apr		The second desired on the second desired on the second sec
DATE	TIME	HOLE	CASING	WATER	CONDITIONS OF OBSERVATION				ase viver on gargerous associations are supported by the support
					NO	WATER LEVE	L OBSEF	RVATIONS MAD	Ε.
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	-					nga kahusan atau niyasan matanon matanon atau matan nisara ngisiyasan a			
	<u> </u>					nament solet-monthsoletick-monthsoletichen			
	ļ	1		L.,		iki ka sasaka manasa minama dinama disalamana sanna kamba madadasa sasaka sasak 1-1	ma nomeno na la nomene lo Cincilio de Cons		to the second second second second second second second second second second second second second second second
PIEZOME	TER INST	ALLED	YES X	NO SKE	TCH SHOWN	ON			
•		The contribution of the design of	ud. Georgianos museus	,		an kan kan kan kan kan kan kan kan kan k	er forgel og it en til en springler sægrægle hap	and you thinky pumeration may are to be propagative on a supergraphic think objects in grant convent in any dis	Martinisha etti baran martinisha araz etti bara, etti araz etti araz etti bar
STANDPIP		TYPE	innelment daine on our large bound around about one for a bill	ID, IN.	care to a line parameter from a legislation of the	IGTH, FT.		TOP ELEV.	
INTAKE EL	LEMENT:	TYPE	in the state of th	OD, IN.	entrating consideration at the second state of the second	IGTH, FT.		TIP ELEV.	والمرابعة والمرابعة والمرابعة والمرابعة والمرابعة والمرابعة والمرابعة والمرابعة والمرابعة والمرابعة والمرابعة
FILTER:		MATERIAL	المراشية والمراشية	OD, IN.	LEN	IGTH, FT.	مخاطئ معملا ذاسانت سائتم فاسر	BOT. ELEV.	social management of the section of
PAY QUA	NTITIES								
3.5" DIA, D	RY SAMPLI	E BORING	LIN, FT.	30	NO. OF 3" SHE	LBY TUBE SAM	/PLES		
3.5" DIA. U	I-SAMPLE B	ORING	LIN, FT.		NO. OF 3" UND	ISTURBED SA	MPLES		
CORE DRI	ILLING IN R	OCK	LIN. FT.	and the second second second second second	OTHER: CORE	D DRILLED			<u> </u>
BORING (CONTRAC	TOR			WARREN GE	ORGE, INC.			
DRILLER		produce to properly	EON DEWAR	والمتكار مؤال منهوي المنهور واردان ارتقه ووساق منه معمل معلقه وجانا	HELPERS	t barnets commercial and comply an administration of the con-	FRAN	KLIN MUNOZ	Hiteratic manifesture of the series of the series
REMARK	Angele and the second	در المستقدمة والمستقدمة والمستقدمة والمستقدمة والمستقدمة والمستقدمة والمستقدمة والمستقدمة والمستقدمة والمستقدم		LE BACKFILLI	D & SEALED L	JPON COMPL		and the second s	
	IT ENGINE	ER	GUIL	LERMO DIAZ-F	ANAS	Ē	ATE	4/30/2015	- 5/1/2015
	ICATION C	New Agency and American Control of the Control of t	CHERYL J.	MOSS	TYPING CHE	CK:	CH	IERYL J. MOS	\$
MRCE Form B	S-1	The second secon			Mari.	- in a consistent of the consistence of the consist	во	RING NO.	MR-6

	BORING LOG	BORING NO.	MR-7
	equalitation and description of the control of the	SHEET 1 OF	3
PROJECT:	432 EAST 14TH STREET	FILE NO.	12429
LOCATION:	NEW YORK, NEW YORK	SURFACE ELEV.	+21
. 	and the second s	RES. ENGR.	GUILLERMO DIAZ-FANAS

	-			The second secon	r	T	gamente and a series of the second se	GUILCERMO DIAZ-PANAS
DAILY		SAMI	PLE				CASING	
PROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	STRATA	DEPTH	BLOWS	REMARKS
07:30				The second secon	CONC			Drilled without
					OC114C	0.83	A THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER	sampling from
05-04-15		alit liberatu makel lemekalana masaan		1.00	VOID	1.6	3"	1.6' to 12'
Monday						1.0		1.0 10 12
Sunny								
70°F						2.5		
		esperiory of Barying year						
		and the second s						ariante.
	-				1			
	k	de in thung order who en bereive				proceedings of a		and the second s
]	5		in the second
	Printhelitin annual	initaleur para aptamologica				-		dr. I.
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		and the second s				-	 	
						Proportion and the party	ļļ	
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	p-to-color security section (section)	STATE STATE						a september 1
		and make any as to the contract of the contract of						
		and the control of th				1	1 1	
		spinestaci-managa, can hisa cora				in and the second	 	
				T 00 00 1 1 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1		12.5		1D Top: Petroleum
	1D	12.0	16-11	Top 6": Brick, tr c-f sand, clay, metal (Fill) (GP)	1		 	
		14.0	4-3	Mid 1": Brick, sm org clay, tr f-c sand (Fill) (GC)		13		odor while drilling.
				Bot 2": Soft black fine sandy organic clay, trace				1D Bot: pp<0.25
				brick, gravel (OL)	<u> </u> :			
	2D	14.0	1-3	Top 18": Soft brown to black organic silty clay,				2D Top: pp<0.25
	Am 101"	16.0	1/12"	some fine sand, trace brick, peat (OH)		15	***************************************	2D Bot: pp<0.25
		10.0	1112	Bot 6": Soft black organic clay, some fine to	0		-	2000, pp 10.20
					}		 	1
		chardens with the process control of		medium sand, trace gravel (OH)				
	3D	16.0	2-6	Top 4": Do 2D Bottom (OH)	Ť.			3D Top: pp=0.25
		18.0	9-7	Bot 12": Brown to gray fine to coarse sand, some		17		
		engeneralismen mineralismen seinerekon		organic clay (SC)	6	17.5		
	-	and a subject of the control of		province of the second	s	18	The state of the s	
	4D	18.0	1-1	Top 5": Soft black organic silty clay, some fine to	-	1	1	4D Top: pp<0.25
	1 42	20.0	3-4	to medium sand, trace brick (OH)	0	-	+	The state of the s
		20.0	3-4		_	19.3	+	i i
				Bot 8": Brown to dark gray fine to medium sand,	************	13.3	-	-
				some silt (SM)		20	-	4
	5D	20.0	3-1	Top 4": Brown fine to medium sand, some silt		-		
		22.0	2-2	(SM)				5D Bot: pp=1.25, 1.75
				Bot 12". Brown silty fine to medium sand (SM)	a financiari		1	
		on and the same of the same		paramental and the management of the property	P. Carlotte	-		
	en	00 A	40	Top 6": Brown fine to medium sand, some silt		22.5	- Francisco de America est atrife e el	1
	6D	22.0	4-6	4 · · · · · · · · · · · · · · · · · · ·		Bu fac to but	-	
		24.0	8-7	(SM)	S	1		
				Bot 12": Brown fine to medium sand, trace silt			1	
				(SP-SM)	-	1	L	
	7D	24.0	6-6	Red brown fine to medium sand, some silt,	de la composition della compos			
		26.0	7-10	trace mica (SM)	e in dead	25		
	-		7 1,0	কুলা আৰু স্পান্ত কোনা কোনা কোনা কোনা কোনা কোনা কোনা কোনা		-	-	•
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BORING NO.	MR-7
SHEET 2 OF	3
FILE NO.	12429
SURFACE FLEV.	+21

PROJECT:
LOCATION:

432 EAST 14TH STREET NEW YORK, NEW YORK

	***	SAMF	31 EZ	And the second s	¥		CASING	GUILLERMO DIAZ-FANAS
DAILY	110		BLOWS/6"	SAMPLE DESCRIPTION	STRATA	neptu		
PROGRESS	NO.	DEPTH	BLUVVS/6	SAMPLE DESCRIPTION	SHOUN	DEC 111	DECOVO	1/2/1/1/1/1/
Cont'd								
05-04-15								
Monday								
Sunny						27.5		4
70°F	***************************************				S	&1V		
	on.	20.0	77 6	Red brown fine to medium sand, some silt,				5. 2. 2. 3. 4. 4.
	8D	28.0	7-6 7-6				h-hearshire, rainth of a income	
	-	30.0	7-0	trace mica (SM)				
40.00				The second secon		30		End of Boring at 30'.
13:00		ujemientosimentosos			and the second s		ole complete de la co	and or sering at our
						-		pp=Pocket
						ļ		Penetrometer
								Unconfined Compres-
				·		32.5		sive Strength in tsf.
				Terminal Control of the Control of t		V4.0	-	ore outriguen en.
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				to the state of th		-	 	**
				is a spirit		47.5	<u> </u>	
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					BORING IN	IO.	MK-/	
					SHEET	3	OF	3
PROJECT	432 E	432 EAST 14TH STREET					12429	
LOCATION	NEW	NEW YORK, NEW YORK			SURFACE	ELEV.	+21	
BORING LOCATION		ING LOCATION		ikang ayalang aya tersi berak pangkan mengapan mengengan mengengan	DATUM		NAVD 88	ng mungkapanan amin'ny kaominina dia 1984 any
					· · · · · · · · · · · · · · · · · · ·	e migritoria et e minoria di di di di contro i contro co	ayan magan iyo garan magalaran majiyi bili mayayi ililan bagir mayan	
					*	The section of the se	and the second second second second second second second second second second second second second second second	tradition of the complete companies in a contract as
BORING EQUIPMENT	T AND METHODS (OF STABILIZIN	G BOREHO)LE.				
	TYPE OF FEED			serandore.				
TYPE OF BORING RIG	DURING CORIN	G	CASING U	ISED	X	YES	NO	
TRUCK	MECHANICAL	₹.	DIA. IN.	3	DEPTH, FT		0 TO	15
SKID	HYDRAULIC		DIA., IN.		DEPTH, FT		то	and white the control of the control
BARGE	OTHER	ELECTRIC	DIA., IN.		DEPTH, FT		TO	
OTHER SOIL MECH	- PRODUCTION	LLLOTTO	<i></i>	Appearance of the property of			The state of the s	d accombined by Maria 11 Marian
OTHER SOIL MILOTI	MAIC							
TYPE AND SIZE OF:			DRILLING	MUD USED	x l	YES	NO	
	COURT COOOM			R OF ROTARY BIT	h-minimal.	160	2-15/16	
T . 3. 1), SPLIT SPOON	me.		DRILLING MUD	1 1 11/31		QUIK-MUD D-50	,
U-SAMPLER	والمرابعة والمتعاور ومستعمان والمتعارف والمتعارف والمتعارف والمتعارف والمتعارف والمتعارف والمتعارف والمتعارف	-	TIPE OF	DRILLING MOD	7		QUIN-NIOD D-St	2
S-SAMPLER		-	ADOED II	ورتن		YES	V 810	
CORE BARREL NX DC	na fernyi yakan dalah sarangan maya ngahuman dan sasah ini ini ini ini ini ini ini ini ini in	-	AUGER U		L	160	X NO	
T 7.0 170. 50 17	MOND		TYPE AND	DIAMETER, IN.	÷			
DRILL RODS NX		r-		CANADO EMO	4	******	EN I W	
				IAMMER, LBS.		AVERAGE		
				HAMMER, LBS.	**************************************	AVERAGE	FALL, IN.	30
			*USED DO	ONUT HAMMER (S	IAFELY).			
WATER LEVEL OBSE			and the second of the second			-		
DATE TIME		EPTH OF C CASING	EPTH TO WATER		CONDITIO	US DE DRS	ERVATION	
DATE TIME	NOLE	JASING	PAPAILIX	NO.			VATIONS MADE	
				110	VYTTILING	LE ODOLIN	VALIONS WADE	
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	and a series of the series of		odnová se d inember nebolu zprostopicy skloten	- I	and the feet of the particular and the second second second second second second second second second second se	-handana-Mari-and-distribut and it		Market Later - Alba Karra Market Later Control of the Control of t
			maandrumanir onade kokraliji on 1940 (ahii ndorda 44)					AND AND AND DESCRIPTION OF THE PERSON OF THE
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	urn Two		CLE	TOU OUTOWN C	niki .			
PIEZOMETER INSTA	LLED YES	X NO	ONE	ETCH SHOWN C)(A			
	n ener		70. 111	al artikle	Control 1 Control		TOO DO TO LENG	
** (·	YPE	de addicional designation of the property of t	_ID, IN.		GTH, FT.		TOP ELEV.	
	YPE		OD, IN.	According to the second second second second	GTH, FT.		TIP ELEV.	
FILTER:	MATERIAL		OD, IN.	LEN	GTH, FT.	aran dan dan dan dan dan dan dan dan dan d	BOT, ELEV.	
The second secon								
PAY QUANTITIES								
3.5" DIA. DRY SAMPLE	BORING LIN.	FT. 30		NO. OF 3" SHEL				
3.5" DIA. U-SAMPLE BORING LI		FT.	**************	NO. OF 3" UND	STURBED S	AMPLES		
CORE DRILLING IN RO	CK LIN.	FT.	plant the spelant and the	OTHER:				
BORING CONTRACT	OR.	ny managana ny managina na na sa kaominina na sana na sa kaominina na sana na sa kaominina na sa kaominina na	went to though with our regular to the transferred twenter	WARREN GEO	ORGE, INC.			
DRILLER	DEON	DEWAR		HELPERS	Anne antiques and an advantagement and a	FRAN	KLIN MUNOZ	
REMARKS		BOREHOLE	BACKFILLI	ED & SEALED U	IPON COMI	PLETION.		
RESIDENT ENGINEE	R	GUILLEF	RMO DIAZ-I	FANAS		DATE	05-04	-15
CLASSIFICATION CH	IECK:	CHERYL J. MO	SS	TYPING CHEC	CK:	СН	ERYL J. MOSS	
MRCE Form BS-1	yan ay ang mananan na			The state of the s	nine na naga aga naga naga naga naga naga	BOF	ING NO.	MR-7

PROJECT: LOCATION:

432 EAST 14TH STREET NEW YORK, NEW YORK BORING NO. MR-8

SHEET 1 OF 3

FILE NO. 12429

SURFACE ELEV. +21

DAILY		SAMF	PLE				CASING	
PROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	STRATA			
13:00					**	0.33	5	**Concrete slab from
05-04-15								0' to 0.33'.
Monday							10	Drilled without
Sunny								Sampling from
70°F					2.5	15	0.33' to 12'	
						-	40	
							16	
							15	1
						5	15	
						-	30	
							- 00	Ť.
							40	
					F			
						7.5	33	1
							23	
							36	Drilled ahead of casing
15:00						10		3" to 10'.
07:30								
05-05-15								
Tuesday								
Cloudy						40.5		
75°F	1D	12.0	15-6	Top 4": Grn brn f-m sand, sm brick, silt (Fill) (SM)		12.5		-
		14.0	5-5	Mid 4": Red brown to brown fine to coarse		13		4
				sand, trace silt, gravel (SP-SM)				-
	2D	14.0	7-9	Bot 8": Brn to gray brn f-m sand, sm si, tr gvl, c sa (SM) Top 6": Gray brown fine to medium sand, some				
	20	16.0	6-5	silt, trace shells, peat (SM)		15		
		10.0	0-0	Bot 6": Brown to gray brown fine to medium				
	-			sand, some silt (SM)				
	3D	16.0	5-5	Top 2": Gray brown fine to medium sand, trace				1
1		18.0	7-14	fine gravel, silt (SP-SM)				
				Bot 12": Brown fine to medium sand, trace silt		17.5		
				(SP-SM)				
	4D	18.0	11-13	Do 3D Bottom (SP-SM)				
		20.0	13-13					
					S			
			2.0			20		1
	5D	20.0	7-8	Top 11": Do 3D Bottom, trace gravel, coarse				
		22.0	5-5	sand (SP-SM)			-	
				Bot 1": Red brown silty fine sand, trace mica		-	-	
	en l	22.0	0 40	(SM)		22.5	-	
	6D	22.0	8-10 10-13	Top 14": Brown fine to medium sand, trace silt, mica (SP-SM)		22.0		
		24.0	10-13	Bot 10": Red brown fine to medium sand, some				
				silt, trace coarse sand, clay seams (SM)			1	
	7D	24.0	8-4	Red brown silty fine sand, some clayey silt seams			-	
	70	26.0	3-6	(SM&ML)	1	25		
				11			-	

PROJECT: LOCATION:

432 EAST 14TH STREET NEW YORK, NEW YORK BORING NO. MR-8

SHEET 2 OF 3

FILE NO. 12429

SURFACE ELEV. +21

DAILY		SAME	PLE				CASING	GOILLERING DIAZ-I AIVA
ROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	STRATA	DEPTH	BLOWS	REMARKS
Cont'd								
05-05-15								
Tuesday						-		
Cloudy	8D	26.0	7-8	Brown to red brown fine to medium sand, trace				
75°F		28.0	8-10	silt, mica (SP-SM)	S	27.5		
				T. 40% D. I Front and from conditions				
	9D	28.0	5-7	Top 12": Red brown fine to medium sand, trace				
		30.0	10-11	silt, mica (SP-SM) Mid 3": Red brown silty fine sand (SM)	1			
44.20				Bot 6": Red brown fine to medium sand, trace		30		End of Boring at 30'.
11:30				silt, mica (SP-SM)				Line or borning at oo
				Silt, Mica (SP-SM)				
						-		
						32.5		
						0.0		
						35	-	
								-
							-	
						37.5	-	
						-	-	
						40		
						-	-	-
						42.5	-	-
						42.5	-	-
							-	
						-		1
						45		
						4	-	
						47.5	-	
							-	
3						-		
						50	-	
							1	
						-	 	

						BORING N	0.	MK	-8	
						SHEET	3	OF	3	
PROJECT	r		432 EAST 14TH	STREET		FILE NO.		12429		
LOCATIO	N		NEW YORK, N	EW YORK		SURFACE	ELEV.		+21	
3ORING	LOCATION	-				DATUM	,,	NAVD 8	8	
						-	-			
BORING	EQUIPMEN [*]		DDS OF STABILIZ	ZING BOREH	OLE					
D/DE OF 5	ACRINIC DIC	TYPE OF I		0.0000	11055					
	BORING RIG	DURING C		CASING		XY		NO		
RUCK	-	MECHANIC		DIA., IN.	3	DEPTH, FT.			ro 10	
SKID		HYDRAUL		DIA., IN.	-	_ DEPTH, FT.		-	го	
ARGE	Mar. 400 to 100	OTHER	ELECTR	IC DIA., IN.		DEPTH, FT.	FROM	7	го	
THER	SOIL MECHA	ANIC								
YPE AND	SIZE OF:			DRILLING	S MUD USED	XY	ES	NO		
-SAMPLE	R 2" O. D	SPLIT SPOOM	1	DIAMETE	R OF ROTARY B	IT, IN.		2-15/16		
-SAMPLE	R			TYPE OF	DRILLING MUD			QUIK-MUD I	D-50	
-SAMPLE		UDI E TUDE		AUCEDI	ICED		(EC	X NO		
	REL NX DO			AUGER I			ES	X NO		
ORE BIT	NX DIA	MOND		I YPE AN	ID DIAMETER, IN.	-				
KILL KOL	NA NA	***************************************		CASING	HAMMER, LBS.	_	VEDACE	FALL, IN.		
					R HAMMER, LBS.			FALL, IN.	30	
					ONUT HAMMER (VERAGE	FALL, IN.	30	
VATERI	EVEL ORSE	RVATIONS IN	BOREHOLE	OSEDD	CHO! HAMMEN	NO SAILITY.				
VATERCE	LVLL ODOL	DEPTH OF	DEPTH OF	DEPTH TO	7					
DATE	TIME	HOLE	CASING	WATER		CONDITION	S OF OBS	SERVATION		
					NO		EVEL OBSERVATIONS MADE			
					1		,			
				10-11-1-1	1					
				***************************************	1					
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IEZOME	TER INSTAL	LED	YES X	NO SK	ETCH SHOWN	ON				
								224 24		
TANDPIPE		YPE		ID, IN.		IGTH, FT.		TOP ELEV.		
NTAKE ELI	EMENT: T	YPE		OD, IN.	LEN	IGTH, FT.		TIP ELEV.		
ILTER:	N	IATERIAL	***************************************	OD, IN.	LEN	IGTH, FT.		BOT. ELEV.		
AY QUAN	NTITIES									
.5" DIA. DF	RY SAMPLE	BORING	LIN. FT.		NO. OF 3" SHE	LBY TUBE SAI	MPLES			
			LIN. FT.	NO. OF 3" UNDIS			ISTURBED SAMPLES			
ORE DRIL	LING IN ROC	CK	LIN. FT.		OTHER:					
ORING C	CONTRACTO	OR.			WARREN GEO	ORGE INC				
RILLER	ONTINACTO		EON DEWAR		HELPERS	ONGL, INC.	FRANI	KLIN MUNO	7	
EMARKS		Di		E BACKELL	ED & SEALED U	IPON COMP		LIN WONO	-	
	FENGINEER	2		ERMO DIAZ-			-	5/4/2018	5 - 5/5/2015	
	CATION CH		CHERYL J. I		TYPING CHE		DATE 5/4/2015 - 5/5/201			
		LOI1.	OHERTE J. I	WIO00	_ TITING CITE		CHERYL J. MOSS BORING NO. MR-8			
RCE Form BS	- 1						DUI	THE NO.	MR-8	

PROJECT: LOCATION:

432 EAST 14TH STREET NEW YORK, NEW YORK BORING NO. MR-9
SHEET 1 OF 2
FILE NO. 12429
SURFACE ELEV. +21

RES. ENGR. GUILLERMO DIAZ-FANAS

DAILY	SAMPLE			1	1	1	CASING	GUILLERMO DIAZ-FANA	
PROGRESS	NO.	DEPTH	BLOWS/6"	SAMPLE DESCRIPTION	STRATA	DEPTH	BLOWS		
12:00	NO.	DECTI	BLOW5/0	SAMI LE DESCRIPTION	**	0.375	DRILLED	**Concrete slab from	
05-05-15 Tuesday Sunny 79°F				***			0' to 0.375'.		
						0.42	3"	***Asphalt from 0.375	
					1		Ť	to 0.42'.	
						2.5		Drilled without	
131						2.0		Sampling from	
								0' to 12'	
	-	-						0 10 12	
						5			
	-					-	-		
					F				
					-	7.5			
		-			1	7.0			
1	-								
						-			
1						10			
						10			
Ì							***************************************		
1			8-1 1-2						
1									
1	1D	12.0		Top 12": Brown fine to coarse sand, some silt,		12.5			
1	-10	14.0		brick, trace fine gravel (Fill) (SM)		13			
1		14.0		Bot 12": Yellow brown silty fine to coarse sand,					
				trace gravel (SM)	S	14		End of Boring at 14'.	
				add graver (om)				End of borning at 14.	
						15	er test into total experience of the sec		
1									
1	-								
1									
1	-								
1					1	17.5			
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NW	4/29/15	8.0	NIE I	4/29/15	7.6	1	4/30/15	7.6
	4/30/15	7.9	NE	4/30/15	7.6	MR-3P	5/1/15	7.6
	5/1/15	7.9		5/1/15	7.6		5/4/15	7.6
	5/4/15	7.9		5/4/15	7.6		5/5/15	7.5
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Table I. Groundwater readings in monitoring wells NW, NE, and MR-3P

ED STANDARDS AND APPEALS

2016-4183-BZ

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ECONOMIC ANALYSIS REPORT

432 EAST 14TH STREET

NEW YORK, NEW YORK

East 14th Street Owners LLC April 29, 2016

J.S. Freeman Associates, Inc. 132 Nassau Street, Suite 1220 New York, New York 10038

1.00 Scope of Report

The purpose of this Report is to analyze the feasibility of three alternatives for the development of a site located at 432 East 14th Street, New York, New York. The alternatives considered include: 1) the As of Right Development ("As of Right Development"); 2) the Typical As of Right Development ("Typical As of Right Development"); and 3) the Proposed Development ("Proposed Development"). The Proposed Development option requires approval from the Board of Standards and Appeals.

The report includes detailed financial schedules that compare the ability of each development alternative to provide an acceptable return on the investment required to facilitate development. A summary of the economic characteristics of the As of Right Development, Typical As of Right Development and Proposed Development alternatives, including projected cash flows, and development costs, may be found on Schedules A and B.

Recent, verifiable comparable land sales were reviewed to establish the market in the vicinity of the subject property. A schedule of this review may be found as Schedule C.

Recent, verifiable retail rents were reviewed to establish the potential space market in the vicinity of the subject property. A schedule of this review may be found as Schedule D.

Recent, verifiable rental apartments were reviewed to establish the potential market in the vicinity of the subject property. A schedule of this review may be found as Schedule E.

Financial feasibility, that is the ability to provide the developer and investor with the return of, and a reasonable return on capital invested, was analyzed for each alternative using actual and estimated costs, for acquisition, hard and soft construction costs and building operating expenses. These assumptions are detailed in subsequent sections of this Report.

1.10 Description of Property and Project Area

The subject property is an irregularly shaped lot located at 432 East 14th Street (Block 441, Lots 23 and 32) with frontage on three streets: approximately 129.92 feet of frontage along East 13th Street, approximately 102.87 feet of frontage along East 14th Street approximately 28.08 feet of frontage along Avenue A. The site has an area of approximately 25,950 sq. ft. Lot 32 (219 Avenue A), is an air rights parcel and has 2,411 sq. ft. of lot area. It is occupied by a five-story mixed residential and commercial building, with approximately 7,092 sq. ft. of floor area (5,674 sq. ft. of residential floor area and 1,418 sq. ft. of commercial floor area) and 11 dwelling units. Accordingly, it will contribute approximately 3,970 sq. ft. of floor area to the Proposed Development.

Lot 23 is the portion of the Site to be developed and is occupied by a two-story commercial building. It was constructed in 1953 to be a branch of the United States Postal Service; it remained a post office until its closure in 2014. Permits for the demolition of the building were issued on August 24, 2015.

The subject property is located in Manhattan Community Board #3. The East Village community is composed of a mix of rental and condominium apartment buildings, along with a variety of ground floor commercial uses, and mixed-use. The immediate vicinity of the site is mixed residential and commercial.

1.20 Zoning Regulations

The present zoning for the property is C1-6A.

The current base floor area ratio (FAR) permitted by the Zoning Resolution for this district is 4.0. For residential use, the maximum developable square footage permitted for this site is 4.0 x 23,539.5 sq. ft. (lot 23 site area), which yields an allowable zoning floor area of 94,158 sq. ft.

Under the Proposed Development, the zoning floor area at 432 East 14th Street would be would be 123,658 sq.ft., including 2,550 sq.ft. of conveyed development rights. The proposed development requires approval by the Board of Standards and Appeals to allow commercial use.

1.30 Property Ownership

East 14th Street Owners LLC owns the subject property.

The property is tentatively assessed in the 2016/17-tax year as follows:

	Land	<u>Total</u>
Target	\$9,154,350	\$9,154,350
Transitional	\$3,415,517	\$3,415,517

At a Class 4 tax rate of 10.656%, taxes on the property are estimated at \$363,957/year as per the NYC Department of Finance website.

The applicant in this BSA case is Ross Moskowitz, Esq. of Stroock & Stroock & Lavan LLP on behalf of East 14th Street Owners LLC.

1.40 Development Alternatives

The alternatives analyzed include the As of Right Development, Typical As of Right and Proposed Development.

1.41 As of Right Development

The As of Right Development alternative would consist of new construction of two buildings with an eight story residential building on East 13th Street and an seven story mixed residential and commercial building on East 14th Street with the following program:

The 13th Street building would have eight stories with 67 apartments on floors ground through eight with approximately 48,104 of rentable area. The 14th Street building would have seven stories with 8,531 sq.ft. of retail on the ground floor and 8,037 sq.ft. of retail in the cellar. The second floor through seventh floors would have 47 apartments with approximately 28,168 sq.ft. of rentable area.

The two buildings in total would have 28 studio apartments, 61 one-bedroom apartments and 25 two bedroom apartments for a total unit count of 114. The average apartment size would be 669 sq.ft. The total gross built area of this alternative would be 112,026 sq. ft. not including the cellar. The zoning floor area for this development would be 96,344 sq. ft. The F.A.R. for the As of Right Development would be 4.09.

Of the total 114 apartments, 20%, or 23 apartments, will be designated as "Affordable Apartment". Of the 23 Affordable Apartments, there would be 6 studio apartments, 12 one bedrooms and 5 two bedroom units available. The 23 Affordable Apartments will be utilizing the 421a Program and the rent for the Affordable Apartments will be rented at 60% of the New York City established Area Median Income ("AMI") rents.

The 421a program provides a 20-year tax program. Years 1-12 would have 100% exemption; years 13-14 would have 80% exemption; years 15-16 would have 60% exemption; years 17-18 would have 40%; and years 19-20 would have 20% exemption.

This development program is referred to as the "As of Right Development".

1.42 Typical As of Right Development

The Typical As of Right Development alternative would consist of new construction of two buildings with an eight story residential building on East 13th Street and an seven story mixed residential and commercial building on East 14th Street with the following program:

The 13th Street building would have eight stories with 67 apartments on floors ground through eight with approximately 48,104 of rentable area. The 14th Street building would have seven stories with 8,531 sq.ft. of retail on the ground floor and 8,037 sq.ft. of retail in the cellar. The second floor through seventh floors would have 47 apartments with approximately 28,168 sq.ft. of rentable area.

The two buildings in total would have 28 studio apartments, 61 one-bedroom apartments and 25 two bedroom apartments for a total unit count of 114. The average apartment size would be 669 sq.ft. The total gross built area of this alternative would be 112,026 sq. ft. not including the cellar. The zoning floor area for this development would be 96,344 sq. ft. The F.A.R. for the Typical As of Right Development would be 4.09.

Of the total 114 apartments, 20%, or 23 apartments, will be designated as "Affordable Apartment". Of the 23 Affordable Apartments, there would be 6 studio apartments, 12 one bedrooms and 5 two bedroom units available. The 23 Affordable Apartments will be utilizing the

421a Program and the rent for the Affordable Apartments will be rented at 60% of the New York City established Area Median Income ("AMI") rents.

This development program is referred to as the "Typical As of Right Development".

1.43 Proposed Development

The Proposed Development alternative would consist of new construction of two buildings with an eight story residential building on East 13th Street and a twelve story mixed residential and commercial building on East 14th Street with the following program:

The 13th Street building would have eight stories with 67 apartments on floors ground through eight with approximately 48,104 of rentable area. The 14th Street building would have twelve stories with 8,531 sq.ft. of retail on the ground floor and 8,037 sq.ft. of retail in the cellar. The second floor through twelfth floors would have 88 apartments with approximately 52,477 sq.ft. of rentable area.

The two buildings in total would have 43 studio apartments, 82 one-bedroom apartments and 30 two bedroom apartments for a total unit count of 155. The average apartment size would be 667 sq.ft. The total gross built area of this alternative would be 142,696 sq. ft. not including the cellar. The zoning floor area for this development would be 131,350 sq. ft. The F.A.R. for the Proposed Development would be 5.06.

Of the total 155 apartments, 20%, or 31 apartments, will be designated as "Affordable Apartment". Of the 31 Affordable Apartments, there would be 9 studio apartments, 16 one bedrooms and 6 two bedroom units available. The 23 Affordable Apartments will be utilizing the 421a Program and the rent for the Affordable Apartments will be rented at 60% of the New York City established Area Median Income ("AMI") rents.

The 421a program provides a 20-year tax program. Years 1-12 would have 100% exemption; years 13-14 would have 80% exemption; years 15-16 would have 60% exemption; years 17-18 would have 40%; and years 19-20 would have 20% exemption.

This development program would require a variance from the Board of Standards and Appeals and is referred to as the "Proposed Development".

2.00 Methodology

2.10 Value of the Vacant Land

The property at 432 East 14th Street contains approximately 23,539.5 sq.ft. of land area plus 2,550 sq.ft. of conveyed development rights floor area from 219 Avenue A.

In order to estimate the value of the land under consideration, recent sales prices for comparable vacant properties in similar commercial zones and in geographic proximity within Manhattan

were reviewed. Five appropriate sales were identified. A site visit to each property was made and location, condition and sales price data were compared. A schedule of the comparable sales is attached as Schedule D.

When adjusted for comparability, vacant land sales ranged from \$337/sq.ft. of floor area to \$703/sq.ft. with an average of \$477/sq.ft. For purposes of this analysis, a value of \$475/sq.ft, or the average was used. The site area is approximately 23,539.5 sq.ft. with a potential zoning floor area of 64,158 sq.ft. plus 2,550 sq.ft. of the conveyed air rights from 219 Avenue A. The total allowable zoning floor area is 96,708 sq.ft.. Therefore, the land value of 432 East 14th Street is estimated at \$45,936,300.

3.00 Economic Assumptions

An economic analysis of the three development alternatives was undertaken. As part of this analysis, a review of comparable recent retail and apartment rentals was performed. Schedule A of this Report identifies and compares the ability of each alternative to provide acceptable income to justify the capital investments required.

3.10 Development Cost Assumptions

Development Costs consist of Acquisition Costs, as described in Section 2.00, above; Hard Construction Costs for specific improvements; and Soft Costs including construction loan interest, professional and other fees, property and other taxes and miscellaneous development related expenses incurred during the construction period.

Development related soft costs for the alternatives were estimated based on typical expenses incurred for similar types of development.

The architectural firm, SLCE Architects has provided plans for each development alternative and construction cost estimates have been provided by Noble Construction Group, LLC. The construction cost estimates are attached as Exhibit "A" to this Report.

The estimated hard construction cost for the As of Right Development is \$44,524,784. The work includes residential core and shell, electrical, mechanical and elevator systems as well as residential lobbies. Apartment interiors include kitchen appliances, bathrooms and high end finishes. The estimated hard construction cost for the As of Right Development includes premium costs.

The estimated hard construction cost for the Typical As of Right Development is \$37,604,143. The work includes residential core and shell, electrical, mechanical and elevator systems as well as residential lobbies. Apartment interiors include kitchen appliances, bathrooms and high end finishes. The estimated hard construction cost for the Typical As of Right Development has no premium costs.

The estimated hard construction cost for the Proposed Development is \$56,198,924. The work includes residential core and shell, electrical, mechanical and elevator systems as well as residential lobbies. Apartment interiors include kitchen appliances, bathrooms and high end finishes. The estimated hard construction cost for the Proposed Development includes premium costs.

Based on our review, the cost estimates provided by Noble Construction Group, LLC can be considered within the reasonable range for comparable construction and finishes for this type of project, taking into account the cost premiums resulting from the property's unique physical conditions.

3.20 Financing Assumptions

Typically, construction loan interest rates are indexed to the Prime Rate, at a variable index related to the type of project and its inherent risks. As of the Report's date, the Prime Rate was an unusually low 3.25%, which cannot be reasonably assumed to remain in effect during the development's projected timeframe. Therefore, 5.00% was used as the construction loan rate for the analysis.

Long-term mortgage financing rates are incorporated in the determination of the capitalization rate referenced in section 4.30 of this report. No further consideration of long-term mortgage financing rates is assumed.

3.30 Real Estate Tax Assumptions

Current taxes were assumed as a base for the construction periods for each alternative.

Current taxes, for the assumed construction period, are included as a development cost.

This analysis assumes that both the As of Right, Typical As of right Development and the Proposed Development alternative would be eligible for the City's 421-a tax abatement program. For eligible projects in this location the 421-a program provides for an exemption from improvement related tax assessment for a 20-year period, following the construction period. The program provides a 100% exemption from assessment for the first 12 years of operation; years 13-14 would have 80% exemption; years 15-16 would have 60% exemption; years 17-18 would have 40%; and years 19-20 would have 20% exemption.

The 421-a tax benefits provide additional value to the property during the exemption period. The additional value is determined by calculating the present value of the annual tax savings over the 20-year exemption period, as described in Schedule C of the Report.

3.40 Expense Assumptions

Operating characteristics for similar projects were reviewed. Expenses for the residential including maintenance, repairs, marketing, insurance, etc. are assumed to be \$9,500/apartment per year, plus a management fee. It is assumed that the tenants will pay all other expenses.

Common Area Expenses for the ground floor commercial space is assumed to be \$2.50/sq.ft. per year, plus a management fee of 3.0%.

3.60 Retail Rents

Retail rents in the East Village and surrounding neighborhoods of Manhattan were reviewed.

As identified in Schedule D, adjusted rents are in the \$131/sq. ft. to \$167/sq. ft. range for comparable retail space, with an average of \$155/sq. ft. For purposes of the analysis, \$155/sq. ft., or slightly below average, has been used for ground floor retail space and \$65/sq.ft. has been used for cellar retail space.

3.70 Rental Apartments

A review of apartments in the East Village and surrounding neighborhood of Manhattan were reviewed. Comparable apartments have been used, and appropriate adjustments made to account for their location and other pertinent factors. In estimating the potential rental prices for the development alternatives, adjustments to rental rates were made for time, building location and location of unit within the building, size and level of finish.

Attached as Schedule E, are comparable recent apartment rents within the East Village market. Appropriate adjustments were made to the comparable apartment rents to account for their location and other pertinent factors. The comparables for studio apartments range from \$3,700/month to \$3,895/month with an average of \$3,773/month; one bedroom apartments range from \$5,030/month to \$5,395/month with an average of \$5,265/month; the comparables for two bedroom apartments range from \$6,480/month to \$7,760/month with an average of \$7,063.

The rent for the 20% of units that will be made affordable is determined by New York City HPD. The chart is provided in Exhibit C. It was assumed that each unit will pay for their own electricity. Based on the HPD schedule, the monthly rent for an affordable studio apartment was assumed to be \$907; a one bedroom the monthly rent would be \$972; a two-bedroom unit would be \$1,165/month.

Pricing for each unit in the development alternatives was estimated based on the adjusted comparable rentals contained in Schedule E. The attached Schedules E1, E2 and E3 identify these estimated rental prices.

4.00 Consideration

4.10 Property Acquisition

Based on our market review, the estimated price is within the observed market range, taking into account the special features and conditions regarding the subject property as noted in Section

2.10. Economic feasibility issues regarding the project are not, therefore, a result of the estimated value of the property.

4.20 Unique Site Conditions

The unique physical site conditions of the site have a significant impact on the economic feasibility of conforming use for several reasons.

Construction Cost Premiums

As documented in the comparative evaluation of a Typical As of Right Development and the As of Right Development, prepared by Noble Construction Group, LLC and included in Exhibit A of this Report, approximately \$6,921,000 in premium construction costs result from the site's unique physical conditions. These costs result from unique subsurface conditions including a stream running underneath the site, high groundwater and the soil has significantly less bearing capacity than would be expected in this area of Manhattan.

Soft Cost Premiums

Soft costs related to the unique physical conditions set forth above are estimated at \$1,922,000 more than those that would be incurred for a property unencumbered by these conditions.

Total Cost Premiums

The total cost premiums resulting from the unique site conditions set forth above are estimated at \$8,843,000.

Potential Income Penalties

Were the development alternatives not provide a full-height cellar with the substandard soil at the site, there would be a reduction in income. Under the current market conditions, a full-height cellar is essential in attracting a major commercial tenant. Were a full-height cellar not be provided, there would be insufficient income to overcome the costs.

4.30 Feasibility Analysis

We have used the capitalization of income method to determine the development alternatives value and feasibility. This method capitalizes the net operating income, which is the sum of all rents less commission and expenses. For purposes of our analyses, capitalization rates are based on a survey of lenders and investors taken by RealtyRates.com in the 4th quarter of 2015, which includes both lender and investor expectations, attached as Exhibit C. The Lower East Side can be considered a strong residential market area for residential rental projects. Therefore, for purposes of the development alternatives contained in this Report, a capitalization rate of 5.50% has been used for residential and 6.00% for the retail has been utilized for the development alternatives. This is at the low end of the range of cap rates identified by RealtyRates for these types of projects.

The feasibility of the development is determined by comparing the value created by capitalizing the net operating income with the cost of development, including land acquisition, holding and preparation costs, hard construction cost and development related soft costs. When the capitalized value is approximately equal to the total development cost then the project is feasible. When the capitalized value is significantly less than the total development cost, it is not a feasible project.

A project value which is equal to or not significantly more or less than the total development cost would meet the minimum acceptable return on investment generally acceptable as the minimum variance standard of the Board of Standards and Appeals.

4.40 As of Right Development

Using the capitalization of income method, as shown in the attached Schedule A, the capitalized value determined by the analysis for the As of Right Development is \$87,832,000. As described in Section 3.30 of this Report, the 421-a Tax Abatement Program generates additional estimated value of \$8,051,000. The total estimated value determined by the analysis is \$95,883,000.

As shown in the attached Schedule A, the total development cost, including estimated property value, hard construction costs and soft costs, for the As of Right Development is estimated to be \$104,733,000.

As shown in the attached Schedule A, the difference between the value of the capitalized net operating income plus the present value of the 421-a Tax Benefits plus the sale of the inclusionary development right of \$95,883,000 and the development cost of \$104,733,000 is (\$8,850,000).

The As of Right Development contains significantly less value than the total development cost.

4.50 Typical As of Right Development

Using the capitalization of income method, as shown in the attached Schedule A, the capitalized value determined by the analysis for the As of Right Development is \$87,832,000. As described in Section 3.30 of this Report, the 421-a Tax Abatement Program generates additional estimated value of \$8,051,000. The total estimated value determined by the analysis is \$95,883,000.

As shown in the attached Schedule A, the total development cost, including estimated property value, hard construction costs and soft costs, for the Typical As of Right Development is estimated to be \$95,883,000.

As shown in the attached Schedule A, the difference between the value of the capitalized net operating income plus the present value of the 421-a Tax Benefits of \$95,883,000 and the development cost of \$95,890,000 is (\$7,000).

The Typical As of Right Development contains significantly less value than the total development cost.

4.60 Proposed Development

Using the capitalization of income method, as shown in the attached Schedule A, the capitalized value determined by the analysis for the Proposed Development is \$107,892,000. As described in Section 3.30 of this Report, the 421-a Tax Abatement Program generates additional estimated value of \$12,173,000. The total estimated value determined by the analysis is \$120,065,000

As shown in the attached Schedule A, the total development cost, including estimated property value, hard construction costs and soft costs, for the Proposed Development is estimated to be \$119,691,000.

As shown in the attached Schedule A, the difference between the value of the capitalized net operating income plus the present value of the 421-a Tax Benefits of \$120,065,000 and the development cost of \$119,691,000 is \$374,000.

The Proposed Development contains more value than the total development cost and would be considered feasible.

5.00 Conclusion

Using the capitalization of income, 421-a Tax Benefits methodology, the Proposed Development contains slightly more value than the total development cost. Although this slightly positive value is at the threshold of economic feasibility, taking into account the current investment in the property and the lack of alternative development opportunities, the Proposed Development would meet the minimum return on investment criteria of the Board of Standards and Appeals.

The As of Right Development contains significantly less value than development cost and would not be considered feasible.

6.00 Professional Qualifications

A statement of my professional qualifications is attached. Please note that I am independent of the subject property's owner and have no legal or financial interest in the subject property.

SCHEDULE A: DEVELOPMENT ANALYSIS

		AS OF RIGHT RESIDENTIAL DEVELOPMENT	TYPICAL AS OF RIGHT DEVELOPMENT	PROPOSED RESIDENTIAL DEVELOPMENT
BUILDING AREA (SQ.FT.)		(*************************************		
RENTABLE RESIDENTIAL AREA		76,272	76,272	100,581
RETAIL - GROUND FLOOR		8,531	8,531	8,531
RETAIL - CELLAR		8,037	8,037	8,037
TOTAL AREA		112,026	112,026	142,696
CAPITAL INVESTMENT SUMMARY				
LAND PURCHASE COST		\$45,936,000	\$45,936,000	\$45,936,000
HOLDING & PREP. COSTS		\$0	\$0	\$0
BASE CONSTRUCTION COSTS		\$44,525,000	\$37,604,000	\$56,199,000
SOFT CONSTRUCTION COSTS		\$14,272,000	\$12,350,000	\$17,556,000
		\$104,733,000	\$95,890,000	\$119,691,000
PROJECT VALUE				
RESIDENTIAL INCOME		\$6,095,000	\$6,095,000	\$8,089,000
RETAIL INCOME		\$1,845,000	\$1,845,000	\$1,845,000
GROSS INCOME		\$7,940,000	\$7,940,000	\$9,934,000
less)VACANCY (@ 2/5/10%)		(\$214,000)	(\$214,000)	(\$254,000
EFFECTIVE INCOME		\$7,726,000	\$7,726,000	\$9,680,000
less)M&O EXPENSES		(\$1,363,000)	(\$1,363,000)	(\$1,792,000
less)WATER & SEWER		(\$57,000)	(\$57,000)	(\$78,000)
less)R.E. TAXES		(\$1,348,000)	(\$1,348,000)	(\$1,747,000
NET OPERATING INCOME		\$4,958,000	\$4,958,000	\$6,063,000
CAPITALIZED VALUE OF NOI @	5.50%/6.00%	\$87,832,000	\$87,832,000	\$107,892,000
FEASIBILITY ANALYSIS				
PROJECT VALUE @ CAP RATE =	5.50%/6.00%	\$87,832,000	\$87,832,000	\$107,892,000
ALUE OF 421a TAX BENEFITS	4.00	\$8,051,000	\$8,051,000	\$12,173,000
PROJECT DEVELOPMENT COST		\$104,733,000	\$95,890,000	\$119,691,000

NOTE: ALL \$ FIGURES ROUNDED TO NEAREST THOUSAND

SCHEDULE B : DEVELOPMENT COSTS

		S OF RIGHT EVELOPMENT	TYPICAL AS OF RIGHT DEVELOPMENT	PROPOSED DEVELOPMENT
DEVELOPMENT COST SUMMARY				
LAND PURCHASE COST BASE CONSTRUCTION COSTS EST.SOFT COSTS		\$45,936,000 \$44,525,000 \$14,272,000	\$45,936,000 \$37,604,000 \$12,350,000	\$45,936,000 \$56,199,000 \$17,556,000
EST. TOTAL DEV.COSTS		\$104,733,000	\$95,890,000	\$119,691,000
ACQUISITION COSTS :	*****			
Land Purchase Price		\$45,936,000	\$45,936,000	\$45,936,000
TOTAL LAND VALUE		\$45,936,000	\$45,936,000	\$45,936,000
HOLDING & PREP. COSTS:		\$0	\$0	\$0
BASE CONSTRUCTION COSTS:		\$44,525,000	\$37,604,000	\$56,199,000
EST.CONST.LOAN AMOUNT:		\$44,098,000	\$37,466,000	\$55,316,000
EST.CONST.PERIOD(MOS):		22	18	24
EST. SOFT COSTS :				
Builder's Fee/Developer's Profit	1.50%	\$1,571,000	\$1,438,000	\$1,795,000
Archit.& Engin. Fees		\$2,672,000	\$2,256,000	\$3,372,000
Bank Inspect.Engin.		\$7,000	\$7,000	\$7,000
Construction Management	2.50%	\$1,113,000	\$940,000	
Inspections, Borings & Surveys	2.0070	01,110,000	\$940,000	\$1,405,000
Laboratory Fees	LS	\$5,000	\$5,000	65 000
Soil Investigation	LS	\$10,000	\$5,000	\$5,000
Preliminary Surveys	LS		\$10,000	\$10,000
Ongoing Surveys	LS	\$5,000	\$5,000	\$5,000
Environmental Surveys/Reports	LS	\$10,000	\$10,000	\$10,000
Controlled Inspection Fees	LS	\$2,000	\$2,000	\$2,000
Legal Fees	LS	\$75,000	\$75,000	\$75,000
Dev.Legal Fees		\$15,000	\$15,000	\$40,000
Con.Lender Legal		\$66,000	\$56,000	Zaut Trakit
End Loan Legal		\$40,000	\$40,000	\$83,000
Permits & Approvals		440,000	\$40,000	\$49,000
D.O.B. Fees	25.53%	\$29,000	\$29,000	626 000
Other	25.5570	\$10,000	The state of the s	\$36,000
Accounting Fees		\$5,000	\$10,000	\$10,000
Appraisal Fees		\$8,000	\$5,000	\$5,000
421-a Tax Exemption Fee	0.40%	\$419,000	\$8,000	\$8,000
Marketing/Pre-Opening Expenses	0.4070	\$419,000	\$384,000	\$479,000
Rental Commissions	25.00%	\$461,000	\$464 DOD	0404 000
Financing and Other Charges	25.00%	3401,000	\$461,000	\$461,000
Con.Loan Int. @ Loan Rate =	5.00%	\$2,021,000	\$1,405,000	** *** ***
Rent-up Loan Int. @ Loan Rate =	5.00%	\$1,190,000	77,000	\$2,766,000
Con.Lender Fees	1.00%	\$441,000	\$1,190,000	\$1,455,000
End Loan Fee		26-5-1-4-Crst.	\$375,000	\$553,000
Construction Real Estate Tax	1,00%	\$793,000	\$793,000	\$970,000
Rent-up Real Estate Tax		\$667,000	\$546,000	\$728,000
Title Insurance	0.33%	\$182,000	\$182,000	\$182,000
		\$346,000	\$316,000	\$395,000
Mtge.Rec.Tax Construction Insurance	2.75%	\$1,213,000	\$1,030,000	\$1,521,000
	1.00%	\$891,000	\$752,000	\$1,124,000
Water and Sewer		\$5,000	\$5,000	\$5,000
Other		\$0	\$0	\$0
TOTAL EST. SOFT COSTS		\$14,272,000	\$12,350,000	\$17,556,000

SCHEDULE C1: 421a TAX SAVINGS - AS OF RIGHT USE

ESTIMATED ASSESSED VALUE: \$9,462,000.
PRESENT ASSESSED VALUE: \$3,415,517.
INCREASE IN A.V. \$6,046,483.
TAX RATE: 12,883%
DISCOUNT RATE: 5.0%

YEAR	TAX SAVINGS(\$)	DISC.FACTOR	PRESENT VALUE
1	\$778,968.	0.952381	\$741,875
2	\$778,968.	0.907029	
3	\$778,968.	0.863838	140 5517 6571
4	\$778,968.	0.822702	7.50045390
5	\$778,968.	0.783526	
6	\$778,968.	0.746215	\$581,278.
7	\$778,968.	0.710681	\$553,598.
8	\$778,968.	0.676839	
9	\$778,968.	0.644609	
10	\$778,968.	0.613913	\$478,219.
11	\$778,968.	0.584679	\$455,447.
12	\$778,968.	0.556837	\$433,759.
13	\$623,175.	0.530321	\$330,483.
14	\$623,175.	0.505068	\$314,746.
15	\$373,905.	0.481017	\$179,855.
16	\$373,905.	0.458112	\$171,290.
17	\$149,562.	0.436297	\$65,253.
18	\$149,562	0.415521	\$62,146.
19	\$29,912.	0.395734	\$11,837.
20	529,912.	0.376889	\$11,274.
TTL.TAX SAVINGS	\$11,700,729.	P.V.TAX SAV.	\$8,051,077.

SCHEDULE C2: 421a TAX SAVINGS - TYPICAL AS OF RIGHT USE

ALTERNATIVE: RESIDENTIAL

ESTIMATED ASSESSED VALUE: \$9,462,000.

PRESENT ASSESSED VALUE: \$3,415,517.

INCREASE IN A.V. \$6,046,483.

TAX RATE: 12.883%

DISCOUNT RATE: 5.00%

YEAR	TAX SAVINGS(\$)	DISC.FACTOR	PRESENT VALUE
1	\$778,968.	0.952381	\$741,875.
2	\$778,968.	0.907029	
3	\$778,968.	0.863838	
4	\$778,968.	0.822702	
5	\$778,968.	0.783526	And the second s
6	\$778,968.	0.746215	
7	\$778,968.	0.710681	\$553,598.
8	\$778,968.	0.676839	\$527,236.
9	\$778,968.	0.644609	\$502,130.
10	\$778,968.	0.613913	\$478,219.
11	\$778,968.	0.584679	\$455,447
12	\$778,968.	0.556837	\$433,759.
13	\$623,175.	0.530321	\$330,483.
14	\$623,175.	0.505068	\$314,746.
15	\$373,905.	0.481017	\$179,855.
16	\$373,905.	0.458112	\$171,290.
17	\$149,562.	0.436297	\$65,253.
18	\$149,562.	0.415521	\$62,146.
19	\$29,912.	0.395734	\$11,837.
20	\$29,912.	0.376889	\$11,274.
TTL.TAX SAVINGS	\$11,700,729.	P.V.TAX SAV.	\$8,051,077

SCHEDULE C3: 421a TAX SAVINGS - PROPOSED USE

ALTERNATIVE: RESIDENTIAL
ESTIMATED ASSESSED VALUE: \$12,558,000.
PRESENT ASSESSED VALUE: \$3,415,517.
INCREASE IN A.V. \$9,142,483.
TAX RATE: 12.883%
DISCOUNT RATE: 5.00%

YEAR	TAX SAVINGS(\$)	DISC.FACTOR	PRESENT VALUE
1	\$1,177,826.	0.952381	\$1,121,739
2	\$1,177,826.	0.907029	
3	\$1,177,826.	0.863838	\$1,017,450.
4	\$1,177,826.	0.822702	\$969,000.
5	\$1,177,826.	0.783526	\$922,858.
6	\$1,177,826.	0.746215	\$878,912.
7	\$1,177,826.	0.710681	\$837.059.
8	\$1,177,826.	0.676839	\$797,199.
9	\$1,177,826.	0.644609	\$759,237.
10	\$1,177,826.	0.613913	\$723,083.
11	\$1,177,826.	0.584679	\$688,651.
12	\$1,177,826.	0.556837	\$655,858.
13	\$942,261.	0.530321	\$499,701.
14	\$942,261.	0.505068	\$475,906.
15	\$565,357.	0.481017	\$271,946.
16	\$565,357.	0.458112	\$258,996.
17	\$226,143.	0.436297	\$98,665.
18	\$226,143.	0.415521	\$93,967
19	\$45,229.	0.395734	\$17,898.
20	\$45,229.	0.376889	\$17,046.
TTL.TAX SAVINGS	\$17,691,890.	P.V.TAX SAV.	\$12,173,495.

J.S. Freeman Associates

Date April 29, 2016
Property 435 East 13th Street
Block 441 Lot 23
Total Land Area 25,539 sq.ft.
Zone Cl-6A

Zone Page 16

AREA	PRICE	DATE	ZONE	SALE LOCATION
		-	1000000	11 6 C C C C C C C C C C C C C C C C C C

Schedule D: Comparable Vacant Land Sales	Zacant Land Sales	103a											
SALE LOCATION	ZONE	DATE	PRICE	AREA	FLOOR AREA	PRICE/SF OF FLOOR AREA	TIME	LOCATION	SIZE	ZONING	OTHER	COMPOS	ADJUSTED PRICE/S.F
1. 543 2nd Avenue New York, NY Blk 911 Lot 29	C1-8A	12/26/2013	\$5,000,000	1,540	11,581	\$432	0170	96'0	1.10	001	1.00	1.15	\$496
2. 145 Ludlow Street New York, NY BIR 411 Lot 25	C4-4A	5/21/2013	\$5,750,000	3,266	13,064	\$440	01.1	0.95	1.10	1.00	1,00	1.115	\$506
3. 150 West 14th Street New York, NY BIK 609 Lot 13	C6-2A	1/29/2015	\$6,750,000	2,575	15,502	\$435	1,00	06'0	L10	007	1.00	66.0	\$431
4. 26 Avenue B New York, NY BIR 398 Lot 34	C1-5/R7A	3/6/2015	83,950,000	1,934	7,736	\$511	1.00	1.00	1.10	1.00	1.00	1.10	\$562
5. 75 First Avenue New York, NY BIk 446 Lot 32	C2-5/R7A	9/1/2015	\$12,900,000	2,400	31,230	\$413	1.00	06'0	1.10	1.00	0.95	0.94	\$388

\$477 \$475

Average 1.00

1.00

1.00

1.00

1.00

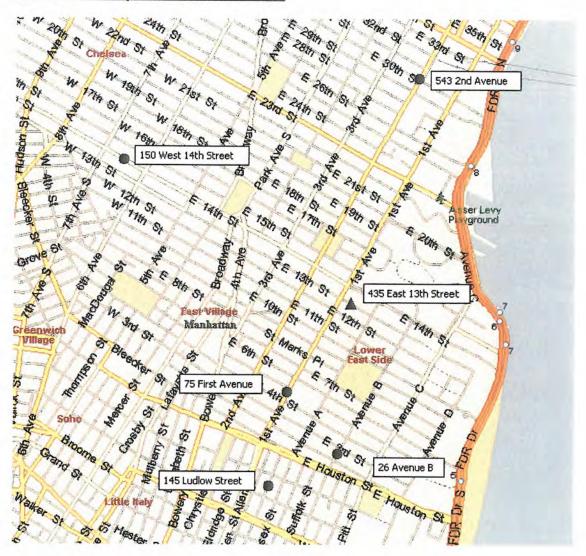
1.00

\$475

\$36,393,000 25,539

Subject 435 East 13th Street New York, NY

Schedule D: Comparable Vacant Land Sales



Schedule D: Comparable Vacant Land Sales

1. 543 2nd Avenue

This is a 1,540 sq.ft. vacant lot located in a C1-8A zoning district. Located in the Kips Bay neighborhood of Manhattan, the lot is located at the northwest corner of East 30th Street and 2nd Avenue, and is approximately 1 mile away from the subject property. A +10% adjustment was made for time and a -5% adjustment was made for the superior location. An additional +10% adjustment was made for its small size. No adjustments were made for zoning or other factors.





Schedule D: Comparable Vacant Land Sales

2. 145 Ludlow Street

This is a 3,266 sq.ft. vacant lot located in a C4-4A zoning district. Located on the Lower East Side neighborhood of Manhattan, the lot is located between Stanton and Rivington Streets, and is approximately 1 mile away from the subject property. A +10% adjustment was made for time and a -5% adjustment was made for the superior location. An additional +10% adjustment was made for its small size. No adjustments were made for zoning or other factors.





Schedule D: Comparable Vacant Land Sales

3. 150 West 14th Street

This is a 2,575 sq.ft. vacant lot located in a C6-2A zoning district. Located in the Greenwich Village neighborhood of Manhattan, the lot is located between 6th and 7th Avenues, and is approximately 1 mile away from the subject property. A -10% adjustment was made for the superior location. An additional +10% adjustment was made for its small size. No adjustments were made for time, zoning or other factors.





Schedule D: Comparable Vacant Land Sales

4. 26 Avenue B

This is a 1,934 sq.ft. vacant lot located in a C1-5/R7A zoning district. Located in the East Village neighborhood of Manhattan, the lot is located between East 2^{nd} and East 3^{rd} Streets, and is approximately 0.7 of a mile away from the subject property. A +10% adjustment was made for its small size. No adjustments were made for time, location, zoning or other factors.





Schedule D: Comparable Vacant Land Sales

5. 75 First Avenue

This is a 2,400 sq.ft. vacant lot located in a C2-5/R7A zoning district. Located in the East Village neighborhood of Manhattan, the lot is located between East 4^{th} and East 5^{th} Streets, and is approximately 0.6 of a mile away from the subject property. A -10% adjustment was made for the superior location and a +10% adjustment was made for its small size. No adjustments were made for time, zoning or other factors.





J.S. Freeman Associates

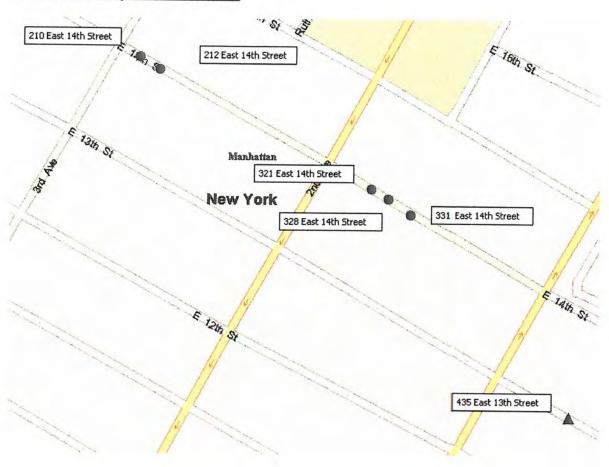
: April 29, 2016 : 435 East 13th Street : 441 Lot 23 : 25,539 sq.ft. : C1-6A Total Land Area Property Block

Page 23 Zone

Schedule E: Comparable Retail Rents

COMPOS ADJUSTED FACTOR RENT/S.E.	\$162	\$157	\$131	2918	\$158	\$155	\$155
COMPOS	0.95	0.95	06.0	06.0	06.0	Average	1.00
OTHER	1.00	1.00	1.00	1.00	1.00		1.00
ZONING	1.00	1.00	1.00	1.00	1.00		1.00
SIZE	1.00	1.00	0.95	1.00	1.00		1.00
LOCATION	0.95	0.95	0.95	06.0	06.0		1.00
TIME	1.00	1.00	1.00	1.00	1.00		1.00
RENT/ SQ.FT.	\$170.00	\$165.00	\$145.55	\$185.00	\$175.00		\$155.00
AREA	1,200	1,400	742	3,000	3,000		
ANNUAL	\$204,000	\$231,000	\$107,998	\$555,000	\$525,000		
DATE	Asking	Asking	Asking	Asking	Asking		
LOCATION	328 East 14th Street New York, NY	321 East 14th Street New York, NY	331 East 14th Street New York, NY	210 East 14th Street New York, NY	212 East 14th Street New York, NY		Subject Property 435 East 13th Street New York, NY
	_	2.	6.	4	ν.		

Schedule E: Comparable Retail Rents



Schedule E: Comparable Retail Rents

1. 328 East 14th Street

This is a 1,200 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between First and Second Avenues, the retail store for rent is approximately one block away. A -5% location adjustment was made the superior location. No adjustments were made for time, size, zoning or other factors.



Schedule E: Comparable Retail Rents

2. 321 East 14th Street

This is a 1,400 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between First and Second Avenues, the retail store for rent is approximately one block away. A -5% location adjustment was made the superior location. No adjustments were made for time, size, zoning or other factors.



Schedule E: Comparable Retail Rents

3. 331 East 14th Street

This is a 742 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between First and Second Avenues, the retail store for rent is approximately one block away. A -5% location adjustment was made the superior location and a -5% size adjustment was made for the small size. No adjustments were made for time, zoning or other factors.



Schedule E: Comparable Retail Rents

4. 210 East 14th Street

This is a 3,000 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between Second and Third Avenues, the retail store for rent is approximately two blocks away. A -10% location adjustment was made the superior location. No adjustments were made for time, size, zoning or other factors.



Schedule E: Comparable Retail Rents

5. 212 East 14th Street

This is a 3,000 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between Second and Third Avenues, the retail store for rent is approximately two blocks away. A -10% location adjustment was made the superior location. No adjustments were made for time, size, zoning or other factors.



J.S. Freeman Associates

April 29, 2016 435 East 13th Street 441 Lot 23 25,539 sq.ft C1-6A

Date Property Block Total Land Area

Zone Page 30

Schedule F: Comparable Residential Rents

RENTAL LOCATION	DATE	RENT	RENT	TYPE	TIME	LOCATION	SIZE	ZONING	OTHER	COMPOS	ADJUSTED MONTHLY RENT
1, 11 East 1st Street #S31 New York, NY	Asking	\$44,400	\$3,700	Studio	1.00	1.00	1,00	1.00	1.00	1.00	\$3,700
2 138 East 12th Street #8K. New York, NY	Asking	\$46,740	\$3,895	Studio	F.00	1,00	1.00	1.00	1.00	1.00	\$3,895
3 Union Square South #5236 New York, NY	Asking	\$52,560	54,380	Studio	1.00	0.85	1.00	1.00	1.00	0.85	\$3,723
4, 11 East 1st Street #A2P1 New York, NY	Asking	\$64,440	\$5,370	1 Bd/1 Ba	1.00	1.00	1.00	1.00	1,00	Studio Average	\$3,773 \$5,370
5, 138 East 12th Street #5H New York, NY	Asking	\$64,740	\$5,395	I Bd/1 Ba	1.00	1.00	1.00	1.00	1.00	1.00	\$5,395
6, 22 East 1st Street #215 New York, NY	Asking	\$60,360	\$5,030	I Bd/I Ba	1.00	1,00	1.00	1.00	1.00	1.00	\$5,030
									One Be	One Bedroom Average	\$5,265
7. 211 East 13th Street #5C New York, NY	Asking	\$86,400	\$7,200	2 Bd/2 Ba	1.00	06'0	1.00	1.00	1.00	06.0	\$6,480
8. 11 East 1st Street #B81 New York, NY	Asking	\$93,120	092'28	2Bd/2Ba	1,00	1,00	1.00	1.00	1.00	1.00	57,760
9. 11 East 1st Street #B91 New York, NY	Asking	\$83,400	86,950	2Bd/2 Ba	1.00	00'1	1.00	1,00	1.00	1.00	\$6,950
									Two Be	Two Bedroom Average	\$7,063
Cultimet Description					50.0	44.4	000				

Schedule F1: As of Right and Typical Development

Floor	<u>Unit</u>	Size	Type	<u>Terrace</u>	Mo	onthly Price	A	nnual Price
	A	933	2bd	1	\$	1,165.00	\$	13,980.00
	В	494	Obd		\$	907.00	\$	10,884.00
ONE	C	512	Obd		\$	3,625.00	\$	43,500.00
	D	467	Obd		5	3,615.00	\$	43,380.00
	E	978	2bd	1050	\$	6,975.00	\$	83,700.00
	A	972	2bd		\$	1,165.00	\$	13,980.00
	В	665	1bd		\$	972.00	\$	11,664.00
	C	663	1bd		\$	5,175.00	\$	62,100.00
	D	664	1bd		\$	5,175.00	\$	62,100.00
TWO	E	650	1bd		\$	5,175.00	\$	62,100.00
SOUTH	F	452	Obd		\$	907.00	\$	10,884.00
	G	487	Obd		\$	3,650.00	\$	43,800.00
	H	984	2bd		\$	6,950.00	\$	83,400.00
	1	657	1bd		\$	5,175.00	S	62,100.00
	J	586	1bd		\$	5,150.00	\$	61,800.00
	IA	639	1bd	146	\$	972.00	\$	11,664.00
	В	634	1bd	270	\$	5,175.00	\$	62,100.00
TWO	C	633	1bd		\$	5,175.00	\$	62,100.00
	D	626	1bd		\$	5,170.00	\$	62,040.00
NORTH	E	464	Obd		\$	907.00	\$	10,884.00
	F	601	1bd		\$	5,165.00	\$	61,980.00
	G	642	1bd		\$	5.175.00	\$	62,100.00
	H	538	1bd		\$	5,150.00	\$	61,800.00
	IA.	972	2BD		\$	1,165.00	\$	13,980.00
	В	665	1BD		S	972.00	\$	11,664.00
	C	663	1BD		\$	5,200.00	\$	62,400.00
	D	664	1BD		\$	5,200.00	5	62,400.00
THREE	E	650	1BD		\$	5,200.00	S	62,400.00
SOUTH	F	452	OBD		s	907.00	S	10,884.00
	G	487	OBD		s	3,675.00	\$	44,100.00
	H	984	2BD		s	6,975.00	\$	83,700.00
	1	657	1BD		\$	5,200.00	5	62,400.00
	j	586	1BD		\$	5,175.00	\$	62,100.00
	IA I	485	OBD		\$	907.00	\$	10,884.00
	В	482	OBD		S	3,675.00	S	44,100.00
	C	635	1BD		S	972.00	\$	11,664.00
THREE	D	923	2BD		\$	1,165.00	\$	13,980.00
NORTH	E	464	OBD		\$	5,200.00	\$	62,400.00
NOINT.	F	601	1BD		\$	5,190.00	9 55	62,280.00
	G	642	1BD		\$	5,200.00	S	62,400.00
	H	538	1BD		\$	5,200.00	\$	62,100.00
	10	556	IBD		Ф	5,175.00	Ф	62,100.00

Schedule F1: As of Right and Typical Development

Floor	<u>Unit</u>	Size	<u>Type</u>	Terrace	Monthly Price	Annual Price
-	A	972	2BD		\$1,165	\$ 13,980.00
FOUR SOUTH	В	665	1BD		\$972	\$ 11,664,00
	C	663	1BD		\$5,225	\$ 62,700.00
	D	664	1BD		\$5,225	\$ 62,700.00
	E	650	1BD		\$5,225	\$ 62,700.00
	F	452	OBD		\$907	\$ 10,884.00
	G	487	OBD		\$3,700	\$ 44,400.00
	H	984	2BD		\$7,000	\$ 84,000.00
	1	657	1BD-		\$5,225	\$ 62,700.00
	J	586	1BD		\$5,200	\$ 62,400.00
	IA	485	0BD		62 700	6 (4 (00 00
	B	482	OBD		\$3,700	\$ 44,400.00
	C	635	1BD	-	\$3,700	\$ 44,400.00
FOUR	D	923	2BD		\$972	\$ 11,664.00
NORTH	E				\$7,000	\$ 84,000.00
NONTH	F	464	OBD		\$5,225	\$ 62,700.00
	-	601	1BD		\$5,215	\$ 62,580.00
	G	642	1BD		\$5,225	\$ 62,700.00
_	H	538	1BD		\$5,200	\$ 62,400.00
	A	972	2BD	1	\$ 7,025.00	\$ 84,300.00
FIVE SOUTH	В	665	1BD		\$972	\$ 11,664.00
	C	663	1BD		\$ 5,250.00	\$ 63,000.00
	D	664	1BD		\$ 5,250.00	\$ 63,000.00
	E	650	1BD		\$ 5,250.00	\$ 63,000.00
	F	452	OBD		\$ 3,725,00	\$ 44,700.00
	G	487	0BD		\$ 3,725.00	\$ 44,700,00
	H	984	2BD		\$ 7,025.00	\$ 84,300.00
		657	1BD		\$ 5,250.00	\$ 63,000.00
	J	586	1BD		\$ 5,225,00	\$ 62,700.00
FIVE NORTH	IA I	485	OBD		\$ 3,725.00	\$ 44,700.00
	В	482	OBD		\$ 3,725.00	\$ 44,700.00
	C	635	1BD		\$972	
	D	923	2BD		\$ 7,025.00	
	E	464	0BD	_	\$ 5,250.00	\$ 84,300.00
	F	601	1BD	-	7,000,000	\$ 63,000.00
	G	642	1BD			\$ 62,880.00
	Н	538	1BD		\$ 5,250.00 \$ 5,225.00	\$ 63,000.00 \$ 62,700.00
						7
SIX SOUTH	A	972	2BD		\$ 7,050.00	\$ 84,600.00
	В	665	1BD		\$972	\$ 11,664.00
	С	663	1BD		\$ 5,275.00	\$ 63,300.00
	D	664	1BD		\$ 5,275,00	\$ 63,300.00
	E	650	1BD		\$ 5,275.00	\$ 63,300.00
	F	452	OBD		\$ 3,750.00	\$ 45,000.00
	G	487	0BD		\$ 3,750.00	\$ 45,000.00
	H	984	2BD		\$ 7,050.00	\$ 84,600,00
		657	1BD		\$ 5,275.00	\$ 63,300.00
	J	586	1BD		\$ 5,250.00	\$ 63,000.00

Schedule F1: As of Right and Typical Development

Floor	Unit	Size	Type	Terrace	Monthly Price		Annual Price	
SIX NORTH	[A	485	OBD		5	3,750.00	S	45,000.00
	В	482	OBD		\$	3,750,00	\$	45,000.00
	C	635	1BD		-	\$972	\$	11,664.00
	D	923	2BD		\$	7,050.00	\$	84,600.00
	E	464	OBD		S	5,275.00	\$	63,300.00
	F	601	1BD		\$	5,265.00	5	63,180.00
	G	642	1BD		\$	5,275.00	\$	63,300.00
	H	538	1BD		\$	5,250.00	\$	63,000.00
SEVEN SOUTH	A.	651	1BD	617	S	5,325.00	S	63,900.00
	В	1022	2BD	356		7,150.00	S	85,800.00
	С	969	2BD		\$	7,075.00	S	84,900.00
	D	1115	2BD	319		7,150.00	\$	85,800.00
	E	671	1BD			\$972	\$	11,664.00
	F	982	2BD		\$	7,075.00	\$	84,900.00
SEVEN NORTH	A	486	OBD		\$	3,775.00	\$	45,300.00
	B	482	OBD		S	3,775.00	5	45,300.00
		652	1BD		-	\$972	\$	11,664.00
	C D	905	2BD		\$	7,075,00	S	84,900.00
	E	596	1BD	1	S	5,290.00	\$	63,480.00
	F	600	1BD	190	\$	5,315.00	S	63,780.00
	G	590	1BD		\$	5,300.00	\$	63,600.00
	IA I	651	1BD		\$	5,325.00	\$	63,900.00
EIGHT SOUTH	В	1022	2BD		\$	7,150.00	\$	85,800.00
	C	969	2BD		\$	7,100.00	\$	85,200.00
	D	1115	2BD		\$	7,150.00	\$	85,800.00
		671	1BD		\$	5,335.00	\$	64,020.00
	F	982	2BD		\$	7,100.00	\$	85,200.00

Total 114 76,272 507,931 6,095,172

Schedule F2: Proposed Development Apartment Pricing

Floor	Unit	Size	Type	Terrace	Mo	onthly Price	A	nnual Price
	A.	933	2bd		\$	1,165.00	Is	13,980.00
	В	494	Obd		\$	907.00	15	10.884.00
ONE	C	512	Obd	- 1	\$	3,625,00	S	43,500.00
7.004	D	467	Obd		5	3,615.00	5	43,380.00
	E	978	2bd	1050	\$	6,975.00	\$	83,700.00
			200	1030	φ	0,975.00	10	63,700.00
	Α	972	2bd		\$	1,165.00	\$	13,980.00
	В	665	1bd		\$	972.00	\$	11,664.00
	C	663	1bd		\$	5,175.00	\$	62,100.00
	D	664	1bd		\$	5,175.00	\$	62,100.00
TWO	E	650	1bd		\$	5,175.00	\$	62,100.00
SOUTH	F	452	Obd		\$	907.00	\$	10,884.00
	G	487	Obd		\$	3,650.00	\$	43,800.00
	H	984	2bd		\$	6,950.00	\$	83,400.00
	1	657	1bd		\$	5,175.00	S	62,100.00
_	J	586	1bd		\$	5,150.00	\$	61,800,00
	IA I	639	1bd	146	\$	972.00	5	11,664.00
	В	634	1bd	270	\$	5,175.00	\$	62,100.00
	C	633	1bd	270	\$	5,175.00	\$	62,100.00
TWO	D	626	1bd		\$	5,170.00	\$	62,040.00
NORTH	E	464	Obd		\$	907.00	\$	10,884.00
	F	601	1bd		\$	5,165.00	\$	61,980.00
	G	642	1bd		\$	5,175.00	\$	62,100.00
	H	538	1bd		\$	5,150.00	\$	61,800.00
	TA 1	972	2BD		•	1 105 00		10.000.00
	B	665		-	\$	1,165.00	\$	13,980.00
	C	663	1BD		\$	972.00	\$	11,664.00
	D	664	1BD 1BD		\$	5,200.00	\$	62,400.00
THREE	E	650	1BD		\$	5,200.00	\$	62,400.00
SOUTH	F	452	0BD	-	\$	5,200.00	\$	62,400.00
300111	G	487	OBD	-	\$	907.00	\$	10,884.00
	Н	984	2BD		\$	3,675.00	\$	44,100.00
	D	657	1BD		\$	6,975.00	\$	83,700.00
	J	586	1BD		S	5,200.00	5 55	62,400.00
	10	300]	IBD		9	5,175,00	Ф	62,100.00
	A	485	0BD		\$	907.00	\$	10,884.00
	В	482	OBD		\$	3,675.00	\$	44,100.00
2.75	С	635	1BD		\$	972.00	\$	11,664.00
THREE	D	923	2BD		\$	1,165.00	\$	13,980.00
NORTH	E	464	OBD		\$	3,675.00	\$	44,100.00
	F	601	1BD		\$	5,190.00	\$	62,280.00
	G	642	1BD		\$	5,200.00	\$	62,400.00
	H	538	1BD		\$	5,175.00	\$	62,100.00
	IA I	972	2BD		_	\$1,165	•	12 000 00
	В	665	1BD		_		\$	13,980.00
	C	663	1BD		_	\$972	\$	11,664.00
	D	664	1BD	-	_	\$5,225	\$	62,700.00
FOUR	E	650	1BD			\$5,225	\$	62,700.00
SOUTH	F				_	\$5,225	\$	62,700.00
GOUTH	G	452 487	OBD			\$907	\$	10,884.00
		984	0BD 2BD		_	\$3,700	\$	44,400.00
								A UUUU UU
	H	657	1BD		_	\$7,000 \$5,225	\$	62,700.00

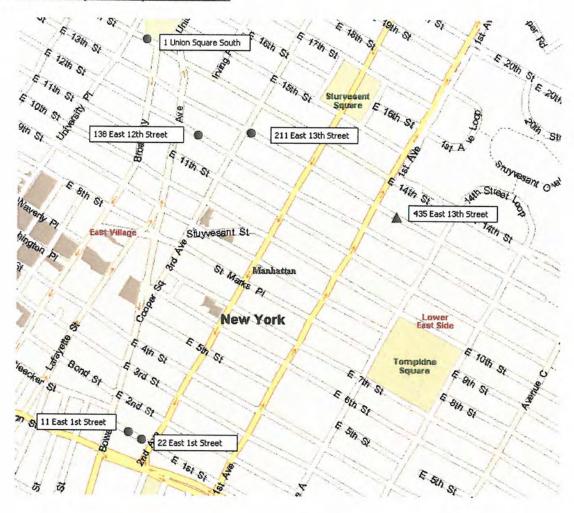
Schedule F2: Proposed Development Apartment Pricing

Floor	Unit	Size	Type	Terrace	M	onthly Price	A	nnual Price
	Α	485	0BD		1\$	907.00	1\$	10,884.00
	В	482	0BD		1	\$3,700	\$	44,400.00
	C	635	1BD			\$972	\$	11,664.00
FOUR	D	923	2BD	-		\$1,165	\$	13,980.00
NORTH	E	464	0BD			\$3,700	\$	44,400.00
	F	601	1BD			\$5,215	\$	62,580.00
	G	642	1BD		1	\$5,225	\$	62,700.00
	H	538	1BD			\$5,200	\$	62,400.00
	A	972	2BD		15	7,025.00	\$	84,300.00
	В	665	1BD			\$972	\$	11,664.00
	C	663	1BD		\$	5,250.00	\$	63,000.00
	D	664	1BD		\$	5,250.00	\$	63,000.00
FIVE	E	650	1BD	7	\$	5,250.00	\$	63,000.00
SOUTH	F	452	OBD			\$907	\$	10,884.00
	G	487	OBD		5	3,725.00	\$	44,700.00
	Н	984	2BD		\$	7,025.00	\$	84,300.00
	1	657	1BD		\$	5,250.00	S	63,000.00
	J	586	1BD		\$	5,225.00	\$	62,700.00
	IA I	485	0BD			\$907	s	10,884.00
	В	482	OBD		5	3,725.00	\$	44,700.00
	C	635	1BD		-	\$972	\$	11,664.00
FIVE	D	923	2BD	100	\$	7,025.00	\$	84,300.00
NORTH	E	464	OBD		\$	3,725.00	\$	44,700.00
	F	601	1BD		\$	5,720.00	\$	62,880.00
	G	642	1BD		\$	5,250.00	\$	63,000.00
	Н	538	1BD		\$	5,225.00	\$	62,700.00
		7227						
	A B	972 665	1BD		\$	7,050.00	\$	84,600.00
	C	663	1BD		6	\$972	\$	11,664.00
	D	664	1BD		\$	5,275.00	\$	63,300.00
SIX	E	650	1BD		\$	5,275.00	\$	63,300.00
SOUTH	F	452	0BD		\$	3,725.00	\$	63,300.00
000111	G	487	OBD		\$	3,750.00	\$	45,000.00
	H	984	2BD		\$	7,050.00	-	84,600.00
	i i	657	1BD		\$	5,275.00	\$	
	J	586	1BD		\$	5,250.00	\$	63,300.00
	B	485 482	0BD 0BD		\$	3,750.00	\$	45,000.00
	C				\$	3,750.00	\$	45,000.00
SIX	D	635	1BD		-	\$972	\$	11,664.00
NORTH	E	923	2BD		\$	7,050.00	\$	84,600.00
NORTH	F	464	0BD		\$	3,750.00	\$	45,000.00
-		601	1BD		\$	5,265.00	\$	63,180.00
	G H	642 538	1BD 1BD		\$	5,275.00	\$	63,300.00
	A	651	1BD	617	_	5,300.00	5	63,600.00
	В	1022	2BD	356	\$	7,075.00	\$	84,900.00
SEVEN	С	969	2BD		\$	7,075.00	\$	84,900.00
SOUTH	D	1115	2BD	319	\$	7,075.00		84,900.00
	E F	671	1BD			\$972		11,664.00
	F 1	982	2BD	11	\$	7,075.00	\$	84,900.00
	A	485	0BD		\$	3,775.00	\$	45,300.00
	В	482	OBD		\$		\$	45,300.00
	C	635	1BD		-	\$972	\$	11,664.00
	D	923	2BD		\$	7,075.00	\$	84,900.00
SEVEN								
SEVEN								
SEVEN	E	464	0BD		\$	3,775.00	\$	45,300.00
SEVEN								45,300.00 63,480.00 63,300.00

Schedule F2: Proposed Development Apartment Pricing

Floor	<u>Unit</u>	Size	Type	Terrace	Mo	onthly Price	A	nnual Price
	IA.	651	1BD	1	1\$	5,325.00	\$	63,900.00
	В	1022	2BD		15	7,100.00	\$	85,200.00
EIGHT	C	969	2BD		8	7,100.00	\$	85,200.00
SOUTH	D	1115	2BD	-	18	7,100.00	\$	85,200.00
	E	671	1BD		\$	972.00	s	11,664.00
	F	982	2BD		\$	7,100.00	\$	85,200.00
	IA	485	OBD		15	3,800.00	\$	45,600.00
	В	482	OBD		\$	3.800.00	S	45,600.00
	C	635	1BD		\$	972.00	S	11,664.00
EIGHT	D	923	2BD		\$	7,100.00	S	85,200.00
NORTH	E	464	0BD		\$	3,800.00	\$	45,600.00
13,20011	F	601	1BD		S	5,315.00	5	63,780.00
	G	642	1BD		S	5.300.00	\$	63,600.00
	H	538	1BD		\$	5,290.00	\$	63,480.00
	IA.	485	OBD		T\$	3.825.00	\$	45,900.00
	B	482	OBD		\$	3,825.00	\$	45,900.00
	C	635	1BD	-	-		_	
NINE	D	923	2BD		\$	972.00	\$	11,664.00
NORTH	Ē	464			\$	7,125.00	\$	85,500.00
NORTH	F	601	1BD		\$	3,825.00	\$	45,900.00
	G		1BD	-	\$	5,340.00	\$	64,080.00
	H	642			\$	5,325.00	\$	63,900.00
	In	538	1BD		\$	5,315.00	\$	63,780.00
	A	485	OBD		\$	3,850.00	\$	46,200.00
	В	482	OBD		\$	3,850.00	\$	46,200.00
	C	635	1BD		\$	972.00	\$	11,664.00
TEN	D	923	2BD		\$	7,150.00	\$	85,800.00
NORTH	E	464	OBD		\$	3,850.00	\$	46,200.00
	F	601	1BD		\$	5,365,00	\$	64,380.00
	G	642	1BD		\$	5,350.00	\$	64,200.00
	H	538	1BD		\$	5,340.00	\$	64,080.00
	A	485	OBD		1\$	3,875.00	\$	46,500.00
	В	482	OBD		\$	3,875,00	\$	46,500.00
	C	635	1BD		\$	5,365.00	\$	64,380.00
ELEVEN	D	923	2BD		\$	7,175,00	\$	86,100.00
NORTH	E	464	OBD		\$	3,875.00	\$	46,500.00
	F	601	1BD		S	5,390.00	\$	64,680.00
	G	642	1BD		5	5,375.00	S	64,500,00
	Н	538	18D		\$	5,365.00	\$	64,380.00
	A	485	OBD		18	3,900.00	\$	46,800.00
	B	482	OBD	-	\$	3,900.00	\$	46,800.00
	C	635	1BD		\$	5,390.00	\$	
TWELVE	D	923	2BD		5	7,200.00	\$	86,400.00
	E	464	0BD	-	_		_	
NORTH					\$	3,900.00	\$	46,800.00
	F	601	1BD		\$	5,415.00	\$	64,980.00
	G	642	1BD		\$	5,400.00	\$	64,800.00
	H	538	1BD		\$	5,390.00	\$	64,680.00

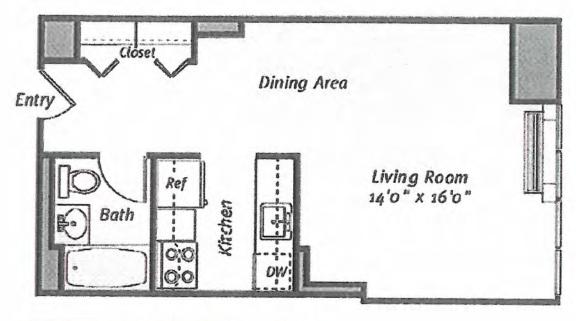
Schedule F: Comparable Apartment Rents



Schedule F: Comparable Apartment Rents

1. 11 East 1st Street #S31

This is a studio apartment for rent in the Avalon Bowery Place apartment building. The building has 206 units, 9 stories and was built in 2005. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.

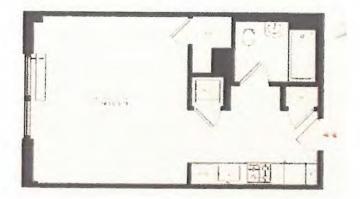




Schedule F: Comparable Apartment Rents

2. 138 East 12th Street #8K

This is a studio apartment for rent in the Nathaniel apartment building. The building has 85 units, 9 stories and was built in 2014. The building features a doorman, elevator, gym and roof deck with pool. Located between Third and Fourth Avenues, it is approximately four blocks away from the subject property. No adjustments were made for time, location, size, zoning or other factors.

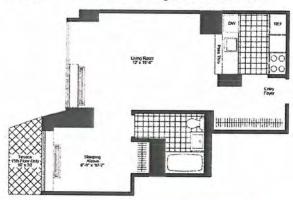




Schedule F: Comparable Apartment Rents

3. 1 Union Square South #5236

This is a studio apartment for rent in 1 Union Square South. The building has 240 units, 7 stories and was built in 1996. The building features a doorman, concierge elevator, gym and roof deck with BBQ grills. Located between Union Square West and Broadway, it is approximately five blocks away from the subject property. A -15% location adjustment was made for the superior location. No adjustments were made for time, size, zoning or other factors.

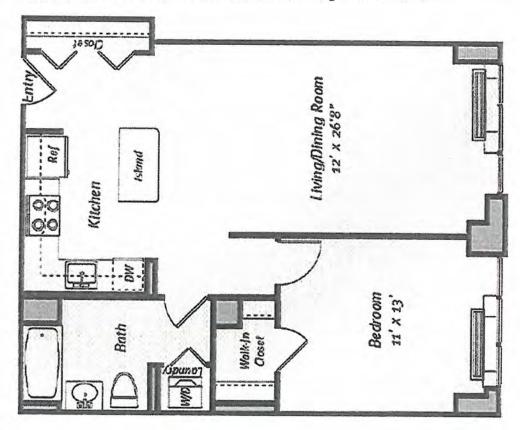




Schedule F: Comparable Apartment Rents

4. 11 East 1st Street #A2P1

This is a one bedroom/one bathroom apartment for rent in the Avalon Bowery Place apartment building. The building has 206 units, 9 stories and was built in 2005. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.

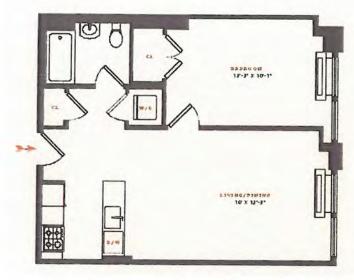




Schedule F: Comparable Apartment Rents

5. 138 East 12th Street #5H

This is a one bedroom/one bathroom apartment for rent in the Nathaniel apartment building. The building has 85 units, 9 stories and was built in 2014. The building features a doorman, elevator, gym and roof deck with pool. Located between Third and Fourth Avenues, it is approximately four blocks away from the subject property. No adjustments were made for time, location, size, zoning or other factors.

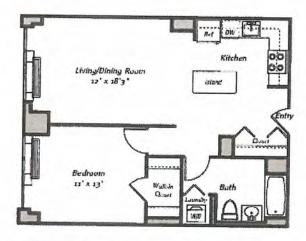




Schedule F: Comparable Apartment Rents

6. 22 East 1st Street #215

This is a one bedroom/one bathroom apartment for rent in the Avalon Bowery Place 2 apartment building. The building has 54 units, 6 stories and was built in 2003. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.

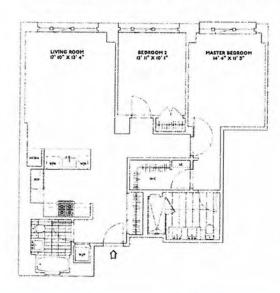




Schedule F: Comparable Apartment Rents

7. 211 East 13th Street #5C

This is a two bedroom/two bathroom apartment for rent in the Jefferson apartment building. The building has 83 units, 8 stories and was built in 2013. The building features a doorman, elevator, gym and roof deck with pool. Located between Third and Fourth Avenues, it is approximately three blocks away from the subject property. No adjustments were made for time, location, size, zoning or other factors.

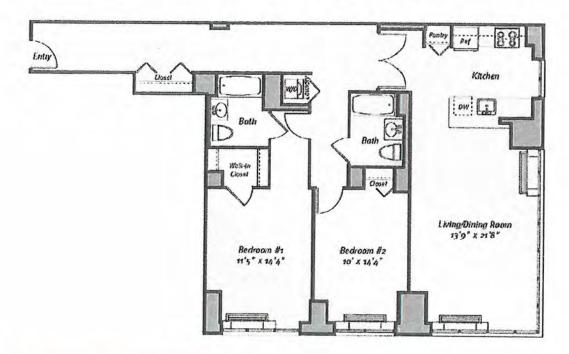




Schedule F: Comparable Apartment Rents

8. 11 East 1st Street #B81

This is a two bedroom/two bathroom apartment for rent in the Avalon Bowery Place apartment building. The building has 206 units, 9 stories and was built in 2005. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.

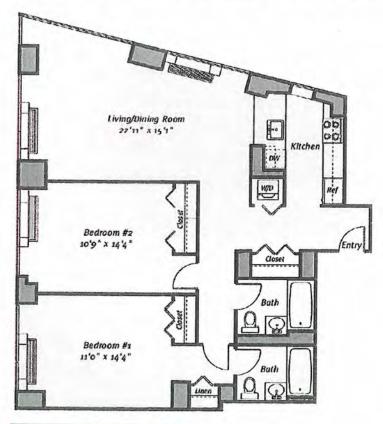




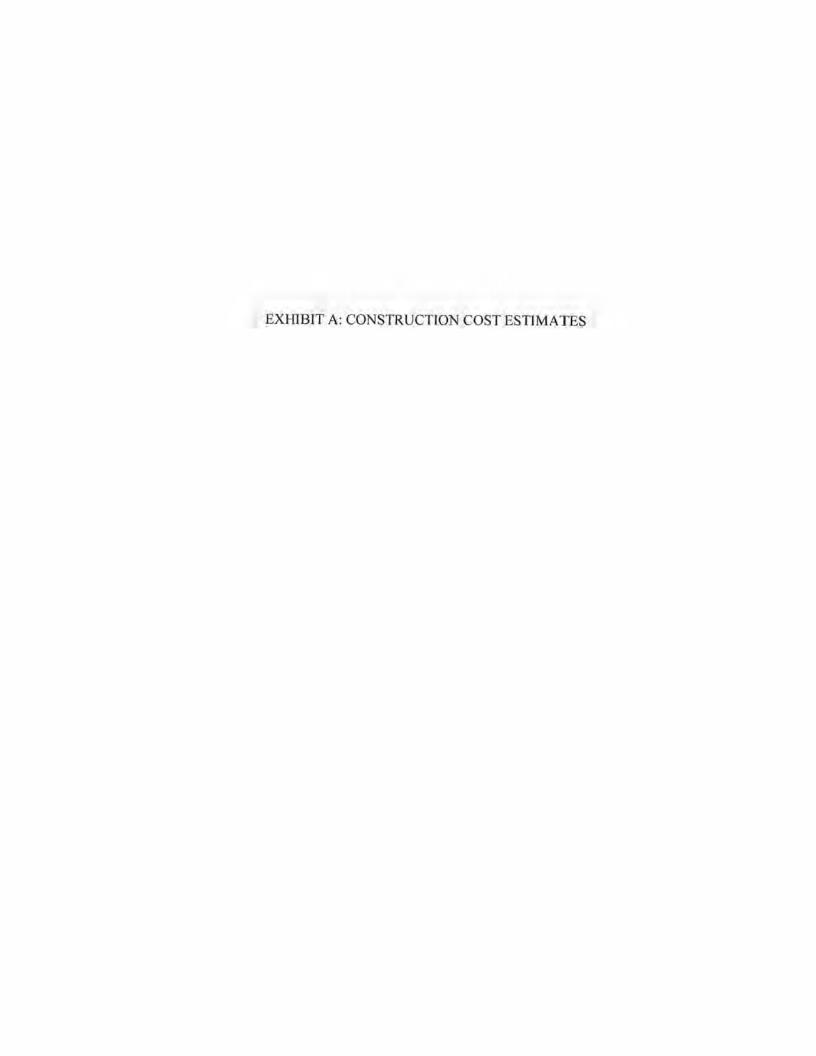
Schedule F: Comparable Apartment Rents

9. 11 East 1st Street #B91

This is a two bedroom/two bathroom apartment for rent in the Avalon Bowery Place apartment building. The building has 206 units, 9 stories and was built in 2005. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.







432 East 14th Street New York, NY

Date Created: 11/20/13 Date Revised: 02/26/16 Version Number: 06

Building Gross Area:

134,686 sf

Section	Toda		# of Apts		114 ea	
Section	Trade		Amount		Unit Cost	Remarks
01000	Site Survey	NIC		NIC		
01005	Test Borings	NIC		NIC		
01900	Abatement	NIC		NIC		
02060	Demolition	NIC		NIC		
02090	Site Preparation	\$	61,610	\$	0.46	
02300	Earthwork & SOE	\$	6,098,385	\$	45.28	
02301	Dewatering	\$	468,600	\$	3.48	
02302	Soil Disposal	\$	968,990		7.19	
02500	Site Improvements	S	973,108	S	7.23	
02720	Utilities	S	185,000	\$	1.37	
03200	Concrete Foundations	\$	3,150,221	\$	23.39	
03300	Concrete	\$	6,721,060	\$	49.90	
04200	Masonry	\$	2,283,813	\$	16.96	
05500	Miscellaneous Iron	\$	658,798	\$	4.89	
05720	Decorative Railings	\$	297,350	\$	2.21	
06200	Millwork	\$	167,893	\$	1.25	
07140	Waterproofing	\$	278,325	\$	2.07	
07500	Roofing & Pavers	\$	652,621	\$	4.85	
07900	Caulking & Sealant	\$	276,599	\$	2.05	
08110	Hollow Metal, Hardware & Wood Doors	\$	456,061	S	3.39	
08330	Overhead Doors	NIC		NIC		
08410	Canopy	\$	110,000	5	0.82	
08520	Storefronts, Windows & Metal Panels	S	2,368,760	S	17.59	
08800	Glass & Glazing	\$	26,700	\$	0.20	
09001	Special Finishes	\$	579,200		4.30	
09250	Gypsum Drywall	\$	2,429,437	\$	18.04	
09300	Ceramic Tile	\$	801,506	\$	5.95	
09550	Wood Flooring	\$	469,544	\$	3.49	
09650	Resilient Flooring	\$	10,000	\$	0.07	
09680	Carpeting	\$	36,458	\$	0.27	
09900	Painting	\$	407,000	\$	3.02	
09950	Wall Covering	NIC	Techech	NIC	3.55	
10425	Graphics	\$	20,000	\$	0.15	
10800	Bath & Toilet Accessory	\$	217,559	\$	1.62	
11170	Compactor	\$	30,000		0.22	
11180	Rubbish Chute	\$	37,500	S	0.28	
11450	Kitchen Appliance	\$	535,800	\$	3.98	
11460	Kitchen Cabinets & Vanities	\$	460,650	\$	3.42	
12500	Window Treatments	NIC	1374545	NIC	21.72	
14210	Elevators	\$	780,000	\$	5.79	
14610	Hoist & Bridge		514,500		3.82	
15200	Plumbing	\$	2,538,788		18.85	
15300	Fire Protection		669,732	\$	4.97	
15800	HVAC	\$	1,820,000	\$	13.51	
16100	Electrical Systems	\$	3,050,380	\$	22.65	
	Sub-Total	\$	41,611,948	\$	308.96	
17000	General Conditions	\$	2,912,836	\$	21.63	
	Sub-Total	\$	44,524,784	s	330,58	

Site Survey NIC Site Survey 01005 Test Borings NIC Test Borings 01900 Abatement Asbestos, Lead Paint and Oil Tank/Soil				
Site Survey 1005 Test Borings NIC Test Borings 1900 Abatement Asbestos, Lead Paint and Oil Tank/Soil Abatement	CIN		0114	
1005 Test Borings NIC Test Borings 1900 Abatement Asbestos, Lead Paint and Oil Tank/Soil Annor Described.			NC	Cita
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2000 Domodistan	NIC		NIC	
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Demolition	N. C.		NIC	9
02090 Site Preparation				SE
Construction Fence/Perimeter Protection	3131F	BN 00 05	46.050	
Soil Erosion and Sediment Control:	5	20.00		
Wheel Tracking Pad-6" min. crushed stone	1 250 SE	15.00 /85		
Silt Fence	0 202.	2000		2 (
Haybale Protection	27.55	2 500.00		7 (
Fitter Fabric Barrier @ Soil Stockpile	2.5	4,000,00		2 (
Filter Fabric Protection Cover @ Catch Basin	3	1,000.00		2.1
Synthetic Filter Fabric-under tracking crushed stone	1 250 SE	4 00 /CE	000,1	2.6
Misc. Preparation	1LS	15.000.00		2.6
Site Preparation		2000		+
02300 Earthwork & SOE				0,10
Seacant Piles Wall.	118	\$ 5 430 031 00 118	40000	
General Excavation	2 -	552 460 00	0	
General Backfill	ST	\$ 12500 00 115	42 409	D C
Over Excavation of Organic Material	STE			2.15
Backfill of Organics	113	66 700 00		
Rock Removal	NIC		2	
Earthwork & SOE				\$ 6.098.385
02301 Dewatering				1
Mobilization, Installation, Demobilization of sub cellar well point system	S	\$152 700 00 /18	452 700	
Wellpoint Installation system with Geotechnical Drill Rig (if required)	LS	\$76 800 00 /15	76,800	
Dewatering System Rental (Including compact settling tank)	SHINOM Z	HTNOW 00 00 88		
24/7 Operation of System (labor & maintenance)	SIN		CIN	
Service Technician to maintain equipment (Assume Every 250 Hours)	18 FA	\$1 250 00 /EA	22 500	
Generator Rental (one operate, does not include fuel)	SHINOW 2		9 6	
Standby Generator & Double Throw Switch (does not include fue)	SHENOW A		9 6	
Relocation of Header Pipe and Pumps (After Matt Slab is Placed)	1.18	\$24 500 00 AIS	9 4	
Grouting of Wellpoints	811	\$18 500.00 /I S		
Fuel Allowance For Generators	SHINOW 2	\$3 000 00 WORLE	9 0	
Discharge Fee - By Owner	SIN	00.000	, L	
Dewatering			200	460 600
02302 Soil Disposal				
Total Anticipated Soil Excavation in Yards Total Anticipated Soil Excavation in Tons	19,110			
Material By Category	1000			
Clean Fill	CN		CIN	
Category A	8.689 TONS	\$44.00 /TON	\$ 294 294	
Category B	20,066 TONS	\$32.00 /TON	\$ 642.096	
Hazard Material	200 TONS	\$163.00 /TON		

Removable of bottoming & Curing Curing Curing Curing Curing Scientists and Curing Cu	Sidewalks & Curbs Removals of Existing Sidewalks and Curbs: New Concrete Sidewalk New Concrete Sidewalk						1
Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and shorted) Nicorative wood stating and integrated ingation system (and youndown) Nicorative wood stating and integrated ingation system (and youndown) Nicorative wood stating and integrated ingation system (and youndown) Nicorative wood stating and integrated ingation system (and youndown) Nicorative wood stating and youndown (and youndown) Nicorative wood stating and youndown (and youndown) Nicorative wood	New Concrete Sidewalk New Concrete Curbs		2 730 SE				
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Nic 4 EA 5 1500.00 FA	New Driveway Apron	NIC	Z/3 LF	19		s Z	5,460
NIC Let	3' Repair at New Curb		RIGGE				
NIC	Street Poles		5 6 6	9		n	16,380
February TED	Street Trees (Allowance)	SIG				NIC	
year wall with decorative wood slatting and integrated migation system. NIC nictorates wood slatting and integrated migation system. NIC nictorates and bulb plantings. The protection of the p	Tree Pits		4 50	6			
Second Particle (Control of Particle States) Second February	Trees		4 4 2 4	9 69	2.500.00 /EA	n u	10,000
Name	Pree Grates		4 EA	0	2,500.00 /EA	נט פ	10.000
No.	Pempulaha langa areas upil with december and a second and						
Contain planting bed mix Contain planting bed bed bed bed bed bed bed bed bed bed	Drainage mat and slab protection	S				NIC	
And deck or pedestal decking tiles NIC Stores NIC NIC NIC NIC NIC NIC NIC NI	Edge restraints to contain planting bed mix	Z				N Z	
Storing Stor	Planting bed mix and mulches	N				2 2	
NIC NIC	Shrub, perennial, groundcover, and bulb plantings	NIC				Z	
Interior Drawings NIC NIC NIC NIC NIC NIC NIC NI		NIC				Z	
NIC NIC	oort deck or Ipe Pedestal	NIC				NIC	
NIC NIC	Indiana State	NO				NIC	
NIC Interior Drawings NIC Interior Drawings	Finishes	S				NIC	
LS 22,512.50 LS S	Whole Aurilla new Inferior Desiring	NIC				NIC	
1.5 3.2512.50 / 1.5 3.25	Ground Floor Plantings	NC				NIC	
green wall with decorative wood slatting and integrated ringation system will with decorative wood slatting and integrated ringation system 1	Porcefain Tile or Stone pedestal navers		4				
green wall with decorative wood slatting and integrated irrigation system 1	Wood decking		S	60 6		69	32,513
planters and mulches and mulch	Removable living green wall with decorative wood statting and internated infrinction		25	vis (69	14,871
Paralters are forcessary are for planters if necessary are for planters if necessary are for planters if necessary are for planters and mulches are for Area that was formally Celler Light Court To canopy Panels at Windows Planters NIC 1 LS 1	Cedar fence and gate		2 2	o e		69	20,400
inc of the state o	Decorative raised planters			,		69 6	3,400
The served soils for planters and mulches The served soils for planters and mulches The served soils for planters and mulches The served soils for planters and mulches The served soils for planters and mulches The served soils for planters and mulches The served soils for planters and mulches The served soils for planters The serv	Polypropylene liners for planters if necessary	-		0		19	68,000
groundcover, and bulb plantings and deck on pedated metal roof over hear and expected metal roof over hear or plantings in planters and bulb plantings and bulb bulb bulb bulb bulb bulb bulb bul	Light weight engineered soils for planters and mulches	2	41.5	•		2	
ned deck on pedestals ned deck on pedestals ned deck on pedestals ned deck on pedestals ned deck on pedestals ned deck on pedestals ned she by the straint stone top ned she by the straint stone top ned deck on pedestals ned deck on pedestals ned she by the straint stone to the straint stone t	Shrub, perennial, groundcover, and bulb plantings		123	n (20	69	17,000
ned deck on pedestals ned deck on pedestals ned sheep tank and corrugated metal roof over hear not plantings in planters not and bulb plantings ned deck on pedestals ned deck on pedestals ned deck on pedestals ned deck on pedestals not and bulb plantings ned deck on pedestals not and bulb plantings ned deck on pedestals not and bulb plantings ned deck on pedestals not an or plantings in planters not all an or plantings in planters not all an or plantings in plantings in planters not all an or plantings in planters not all an or plantings in plantings in plantings in planters not all an or plantings in plantings in plantings in plantings in plantings in plantings in plantings in plantings in planti	Antificial lawn area		25	n (vs :	42,500
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inized sheep tank and corrugated metal roof over hear or plantings in planters or plantings in planters	2 Wood Clad Counters with stone ton		27.	va (60	14,867
LS 2,125.00 /LS S 1,125.00 /LS S S 1,125.00 /LS S S S S S S S S S	Double gipe dalvanized shape tank and commanded metal configurations		ST	ı,		69	7,650
TLS 10,000.00 /LS 1 1 1 1 1 1 1 1 1	Inidation system for plantings in planters		TES	6		69	2,125
1 LS 10,000 00 /LS S NIC	Inhing Alexander		LS	69		69	10,000
NIC 1.334 SF S 50.00 /SF S S S S S S S S S	Finishes	011.	1 LS	69		69	10,000
NIC 1 ALLOW \$ 10,000.00 /ALLOW \$	Additional Allowance for Area that was formally Celler I jobs	S	-0.00	1		SE	
n Canopy NIC 1 ALLOW \$ 10,000.00 /ALLOW NIC Panels at Main Entry 1 MLC \$ 10,000.00 /ALLOW \$ 5,000.00 /EA \$ 5,000.00 /EA <td>13th Street Facade</td> <td></td> <td>1,334 SF</td> <td>100</td> <td></td> <td>(3)</td> <td>66,700</td>	13th Street Facade		1,334 SF	100		(3)	66,700
NIC 1 ALLOW S 10,000.00 /ALLOW S	Green Wall System Canony	Cita					
I Wood Slats at Windows I Wood Slats at Windows I Wood Slats at Windows I LS \$ 13,600.00 /LS \$ 14,875.00 /L	Decorative Wood Panels at Main Entry	N N					
LS 1,000,000 PEA 1,000,0	Decorative Vertical Wood Slats at Windows			e 6	10,000.00 /ALLOW		10,000
planters 1 LS \$ 13,600.00 /LS \$ 13,600.00 /LS \$ 25,500.00 /LS \$ 25,500.00 /LS \$ 14,875.00 /LS	2nd Floor Terrace			Ð		9	35,000
1 LS \$ 5,000,00 AS \$ 11.5 \$ 5,000,00 AS \$ 11.5 \$ 9,000,00 AS \$ 11.5 \$ 14,450.00 AS \$ 11.5 \$ 9,000,00 AS \$ 11.5 \$ 9,000,00 AS \$ 11.5 \$ 9,000,00 AS \$ 11.5 \$ 14,450.00 AS \$ 11.5 \$ 14,450.00 AS \$ 11.5 \$ 14,450.00 AS \$ 11.5 \$ 11.5 \$ 14,450.00 AS \$ 11.5	Gravel Pit		311	v			20 500
1 LS \$ 14,875.00 /LS \$ 14,875.00 /LS \$ 11.5 \$ 14,875.00 /LS \$ 11.5 \$ 14,875.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1000.00 /LS \$ 11.5 \$ 1	Decorative raised planters		2 -	9 0		9 6	13,500
1 LS \$ 14,450,00 /LS \$ 11, LS \$ 14,450,00 /LS \$ \$ 11, LS \$ 38,250,00 /LS \$ \$ 11, LS \$ 9,000,00 /LS \$ \$ 11, LS \$ 5,000,00 /LS \$ \$ 11, LS \$ 5,000,00 /LS \$ \$ 11, LS \$ 5,000,00 /LS \$ \$ 11, LS \$ 11	Light weight engineered soils for planters and mulches		3 00	9 65		9 4	44 875
1 LS \$ 38,250,00 /LS \$ 1 LS \$ 9,000,00 /LS \$ \$ 1 LS \$ 5,000,00 /LS \$ \$ 1 LS \$	Marine Ply Border or Toumesol GRT482408 or similar		2 -			9 6	14,012
1	Tree, shrub, perennial, groundcover, and bulb plantings		30	9 6		9 6	004,41
\$ 2,00,00 /LS \$ 1.15 \$ 5,000,00 /LS \$	Impation system for plantings in planters		3 -	9.6		A 1	38,250
\$ 57,000,000 \$ 571	Lighting Allowance		3	A (0	9,000
	Finishes	Cita	27	A		10	2,000

432 East 14th Street New York, NY

Publish Floor Private Terrocas	Code Trade	e Description		Unit		Unit Coet	ľ	Total	Total
NIC Action and bar and						Jeno Juli		lotal	lotal
Nic		Plantings	LIN				Cita		
1 1 2 34,000		Finishes	OIN.				N N		
1 1 2 3 4000 0 1 2 3 4000 0 1 3 3 4000 0 1 3 3 4000 0 1 3 3 4000 0 1 3 3 4000 0 1 3 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 3 4000 0 1 4000 0 4 4 4 4 4 4 4		Lighting	2 2				S S		
Action and bar factors are better that the pench that the bench surround to planting in planting and east of service by Utility Company Nic as Walls As Wa		Impation System	2 2				N		
1 2 3 3 5 5 5 5 5 5 5 5		Main Roof	Olk.				NC		
and the bench built in bench that it bench that it bench that it bench that it bench that it bench that it bench that it bench that it bench that it bench that it bench that it bench that it is a factor of the secretary of the		Outdoor kitchen and bar		0	6			24.000	
1		Aluminum and loe Pergola with built in bench		3 -	0 4		n e	34,000	
His or done pedestal pavers His same and state of the same and state of pedestal pavers His same and state of pedestal pavers His same and state of parents His same and state of pa		Meadow Planter with the banch surround		3 5	9 6		e	42,500	
11		Porcelain tile or efone nedestal navare		S	19 (LA I	12,750	
School of the standard patients and mulcipes of the standard of the standard standar		Porcelain the sand set		25	9		ın ı	36,656	
1 S 5 5000 0 LS S 5 5000		Outdoor Chause		ST	9		и	5,015	
1.5 \$ 49,300.00 /LS \$ 5,000		Paradia Comment		1 LS	69		in.	5,950	
The first state planters and mulches The first state planters and mulches		Decorative raised wood planters		11.5	65		69	49,300	
The present of planting is planters and mulches and for planting planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and mulches and for planting in planters and public planting in planters and public planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting in planters and planting planting in planters and planting planting in planters and planting plant		Decorative metal raised planters		11.5	69		s	51,000	
15 5 50 50 10 10		Polypropylene liners for planters if necessary	Inc				Inc		
1.5 55/100.00 /LS 56/100.00 /LS 5/100.00		Light weight engineered soils for planters and mulches		115	v		S	28 688	
awn area Who deck System for planters NIC 11.5 \$ 23,795,75 ALS \$ 3,000 0 ALS \$ 23,795 \$		Trees, shrub, perennial, groundcover, and buib plantings		5.1				56 100	
Value Vic 1.5 \$ 23,795.75 L/S \$ 23,795 System for plantings in planters NIC 1.LS \$ 23,795.75 L/S \$ 25,000.00 L/S \$ 15,000.00 L/S \$ 10,000.00 L/S \$ 10,		Artificial lawn area		0			9 0	20,000	
Service Service Service by Utility Company and Removals at Elevator Pits Service Pits		Thermory wood deck		3	9 6		9 6	20000	
NIC 1.5 \$ 15,000.00 /LS \$ 15,000		Irrigation system for plantings in planters		27.	A (n	23,796	
Sanitary Service		Finches	City	LS	n		ю	15,000	
1 1 2 2 2 2 2 2 2 2		in the second se	SIC	0.0			NIC		
Sanitary Service	Cite Imp	Parity Comments of the Comment		115	69	25,000.00 /LS	69	25,000	
Service	ONTO LIGHTSING	Overnents							
Color Colo	Saniino oz izo	New Clored Conince			2	100	- Q	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
TLS S S S S S S S S S		Now Work Coning		2 12	n	40,000,00 /LS	in.	80,000	
And Removals at Elevator Pits To a Valls		NAW WATER OF NICE		1 13	49	35,000,00 /LS	49	35,000	
NIC 1 LS \$ 25,000.00 /LS \$ 25,000 NIC NIC 1 LS \$ 25,000.00 /LS \$ 25,000 NIC NIC 1 LS \$ 25,000 NIC State Service by Utility Company NIC 1 LS \$ 10,000.00 /LS \$ 10,000 NIC \$ 10.000 NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		New Title SerVice		1 LS	s	35,000,00 /LS	69	35,000	
NIC 1LS \$ 25,000 NIC 5 Service By Utility Company, NIC 1LS \$ 25,000 NLS \$ 25,000 NLS \$ 10,000 NL		New Fire Hydraunts	NIC				NIC		
tral Service - Conduit Only to Property Line - Service by Utility Company, and Removals at Elevator Pits and Removals at E		New Gas Service - By Utility Company	NIC				CIN		
auf Allowance NIC 1 LS 1 LS 1 0,000 00 /LS 1 0,000 2 5,950 SF 3 0,000 00 /EA 3 8,925 3 460 CY 3 460 CY 4 7 CY 4 0 CY 5 20,000 00 /LS 3 33,926 3 460 CY 5 20,000 00 /LS 3 15,000 NIC NIC 2 EA 3 0,000 00 /LS 3 2,370 1 LS 5 20,000 00 /LS 5 20,000 NIC SE Traps A CY 5 20,000 00 /LS 5 20,000 NIC 2 EA 5 2,500 00 /LS 5 20,000 NIC 2 EA 5 2,500 00 /LS 5 20,000 NIC 2 EA 5 2,500 00 /LS 5 20,000 NIC 3 2,500 00 /LS 5 20,000 NIC 3 2,500 00 /LS 5 20,000 NIC 3 3 3 3 3 2 2 3 0 0 0 0 0 0 0 0 0 0 0 0		New Electrical Service - Conduit Only to Property Line - Service by Utility Company		118	49	25.000.00 // 5	V	25,000	
and Removals at Elevator Prize - Conduit Only to Property Line - Service by Utility Compan, and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits 25,950 SF \$ 30,000.00 /EA \$ 80,000 and for Hoist and for Hoist 1 LS \$ 20,000.00 /LS \$ 25,950 and for Hoist 1 LS \$ 20,000.00 /LS \$ 25,000 and for Hoist 1 LS \$ 20,000.00 /LS \$ 25,000 and for Hoist 1 LS \$ 20,000.00 /LS \$ 25,000 and for Hoist 1 LS \$ 20,000.00 /LS \$ 5,000 and for Hoist 1 LS \$ 25,000.00 /LS \$ 5,000 and for Hoist an		Electrical Vault Allowance	NIC				SIN	200	
and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals and Rem		New Tele/Data/CCTV Service - Conduit Only to Property Line - Service by Utility Company		115	69	10.000.00	·	10 000	
2 EA \$ 30,000 00 /EA \$ 60,000 one and Removals at Elevator Pits cone and Removals at Elevator Pits cone and Removals at Elevator Pits cone and respect to the state of the sta	Utilities								
and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals at Elevator Pits and Removals and	03200 Concret	9 Foundations							ı
25,950 SF \$ 1.50 /SF \$ 38,925 SF \$ 3,460 CY \$ 25,950 SF \$ 3,460 CY \$ 25,950 CY \$ 2,595,000 CY \$ 333,926 SF \$ 417 CY \$ 800,000 CY \$ 333,926 SF \$ 15,000 CY \$ 32,370 SF \$ 15,000 CF \$ 20,000		Excavation and Removals at Elevator Pits		2 EA	69		4	80,000	
Walls 3,460 CY \$ 750.00 /CY \$ 2,595.00 Is & Walls 417 CY \$ 800.00 /CY \$ 2,595.00 Add or Hoist 40 CY \$ 800.00 /CY \$ 33,392 Add or Hoist 40 CY \$ 800.00 /CY \$ 32,370 Pads 1 LS \$ 20000.00 /LS \$ 15,000 Increase of the stands NIC NIC Increase of the stands NIC NIC Increase of the stands \$ 5,000 NIC		Crushed Stone		25 950 SF	6		,	30 00	
Walls		Matt Stab		3.460 CV				505,000	
Is 8 Walls 1s 8 Walls and for Hoist 1s 8 Walls 1s 8 Wood No. 1s 8 Wood No. 1s 8 Wood No. 1s 8 Wood No. 1s 9 Wood No. 1s 9 Wood No. 1s 9 Wood No. 1s 9 Wood No. 1s 1s 1s 1s 1s 1s 1s 1s 1s 1s 1s 1s 1s 1		Foundation Walls		417 CV		20,0000		200,000	
and for Hoist 1.2 \$ 20,000, 100 LS \$ 20,000 LS \$ 20,000 LS \$ 20,000 LS \$ 20,000 LS \$ 15,000		Elevator Pits & Walls		>0	9 6	20,000	0 (929,929	
Pads		Concrete Pad for Hoist		1004	A 6	800.00 /CY	n (32,370	
NIC 1.23 \$ 15,000 NIC 1.23 \$ 15,000 NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		Mechanical Pads		30	9 6		n (20,000	
NIC 2 EA \$ 2,500.00 /EA \$ 5,000 and and and and and and and and and and		Vapor Barrier al Stab	MIC	27	0		0	000'61	
2 EA \$ 2,500.00 /EA \$ 5,000 ank		Vapor Barrier at Walls	N N				2 2		
TEA \$ 2,200,00 PA \$ 5,000 ank		Slah at House Trans	2	VL C			2		
לייטריטר לייטר לייטר לייטריטר לייטריטר לייטר		Detention Tank		, .	e e	5,500.00 /EA	/2 G	000'6	
	Concret	Foundations		5	9	שלי ממיממחימפ	9	מחיחם	10000

Date Created: 11/20/13 Date Revised: 02/26/16 Version Number: 06

		CONTINUO COST	100	otal
03300 Concrete				100
Reinforced Concrete Arches W/Concrete Stairs, Landings, etc.				
1st Floor	22.311.SF			
Znd Floor	18 205 SF			
3rd Floor	14 445 SE			
4th Floor	14.405 SF			
The Floor	14.405 SF			
Sth Floor	14,405 SF			
	14,285 SF			
13th St Decentury 6: Bu	13,355 SF			
13th 5t BH	7,740 SF			
Total	1,130 SF			
enton Terminators at 1st Floor	134,686 SF	69		\$ 6,060,870
Stair from Cellar to 1st Floor	10 ALLOW	69		\$ 50,000
Oron Reams at Twice Floors	1 EA		7,500.00 /EA	\$ 7,500
Allowance for Thermal Break at Balconies	2,480 LF		50.00 /LF	\$ 124,000
Perimeter Cable w/OSHA Orange Metting /Including Melitangers	12 EA		00.00 /EA	\$ 12,000
Outrioners	6,444 LF	69	20.00 /LF	\$ 128,880
Cocoon System	1 LS			\$ 100,000
Winter Heat Allowance (Concrete and Masonny)	NIC			
	1 ALLOW	69 6	200,000.00 /ALLOW	\$ 200,000
	10 810°C	A	- 1	- 1
04200 Masonry				
Interior CMU Walls				
- Cellar	7000 01			
- House Traps	16,900 SF			
- 1st Floor	320 SF			
- 2nd thru 7th Floor	3,200 SF			
- 8th Floor (13th Street)	1,800 SF			
- Main Roof (14th Street)	300 SF			
- Main Roof (13th Street)	540 SF			
Total	23 780 CE		L	1
Brick Veneer w/CMU Backup, Insulation & Waterproofing	JS 087'57		16,00 /SF	\$ 380,480
- Cellar	210 SE			
- 1st Floor	4.800 SF			
- 2nd Floor	200 SF			
- 3rd thru 6th Floor	1,600 SF			
- /th Floor	500 SF			
- 8th Floor/Main Roof 14th Street	350 SF			
- 14th Street Bulkhead/13th Street Main Roof	1,800 SF			
- 13th Street Bulkhead	400 SF			
i otal Brick Veneer w/Insulation & Waterproofing over Structural Stud Wall	9,860 SF	8	51.50 /SF	\$ 507,790
- 2nd Floor	2.250 SF			
- 3rd thru 6th Floor	6,600 SF			
- 7th Floor	1,400 SF			
- 8th Floor/Main Roof 14th Street	1,300 SF			
Total Brick Veneer w/Insulation & Waterproofing over Reinforced Concrete Shearwalls	11,550 SF	8	35.50 /SF	\$ 410,025
- 1st Floor	35 OCA			Ī
- 3rd thru 6th Floor	150.3F			
· /th Floor	500 SF			
- 8th Floor/Main Roof 14th Street	800 SF			
- 13th Street Bulkhead	450 SF			
	5007			

Page 5 of 21

State Of Permy Vision Color Barby Vision Colo	CMU Party Walls - 1st Floor Total Stucco (Drawing Shows EIFS - Is This OK?) w/CMU Back - 1st Floor							
March Marc	- 1st Floor Total Stucco (Drawing Shows EIFS - Is This OK?) w/CMU Back - 1st Floor							l
1,200 SF 1,500 SF	lotal Stucco (Drawing Shows EIFS - Is This OK?) w/CMU Back - 1st Floor		4,000 SF				i	
1900 SF 1900	State of the state		4,000 SF	69	16.00 /SF	ь	64,000	
1,000 SF 1,000 SF	130	YAL THE THE THE THE THE THE THE THE THE THE	Contract of					
Control of the Property	- 2nd Floor		1,920 SF					
Story Street Main Roof 1500 SF 1500 OF	- 3rd thru 8th Floor		18 000 X					
Size Building North High Root High Root Size	- 7th Floor		TS 000				_	
150 Street 150	- 8th Floor/Main Roof 14th Street		350 SF					
1920 st	- 14th Street Bulkhead/13th Street Main Roof		150 SF					
1400 SF	Total	1000	8,920 SF	63	30.00 /SF	U	97,600	
1920 SF	Studge over Keimorded Concrete Shear Wall (Urawing Sh	hows EIFS - Is This OK?)						
1,100 SF 1,1	- 2nd Floor		1,920 SF					
4,400 SF	3rd that She Floor		1,400 ST					
1,100 SF 1,1	- 7th Floor		4,400 SF					
Street Buildhead i' Shi Shreet Main Root 100 SF 1200 JSF 120	- 8th Floor/Main Roof 14th Street		1,100 SF					
10570 SF 1200 /SF	- 14th Street Bulkhead/13th Street Main Roof		1,100 SF				_	
ack-up at Green Wall ack-up at Green Wall ack-up at Green Wall ack-up at Green Wall ack-up at Green Wall foor Steet Man Root Steet Man Root Steet Buildhead Steet Buildhead Steet Buildhead Steet Buildhead Act Steet Buildhead Steet Buildhead Act Ste	- 13th Street Bulkhead		1000					
100 SF	Total		100001		10, 00 01	1		
1,000 SF 1,000 SF	CMU Back-up at Green Wall		10.0/c/01	n	12.00 /SF		26,840	
1,100 SF 1,000 SF	· Cellar		70.005					
1,100 SF 5 16.00 /SF 5 17,800 foot of the Street Main Roof street Buildhead arrange traders - elevator pil range (Rooftop Units, Water Towers, etc.) Size te Ladders - elevator pil range (Rooftop Units, Water Towers, etc.) NIC Rooft Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Rooft Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Rooft Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Rooft Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Rooft Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Rooft Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead arrange (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead (Rooftop Units, Water Towers, etc.) NIC Not the Street Buildhead (Rooftop Units, etc.) NIC Not the Street Bui	- 1st Floor		400 SE					
1,126 SF 1,120 SF	Total		1 100 55	6	100 00		47.000	
1,141 SF 5,000 /SF 5,000	Brick Parapet w/Brick, CMU, Brick			9	10,00,01	e	009'/1	
1,141 SF S S S S S S S S S	- 1st Floor		595 SF					
1,735 SF 5,000 /SF 5,000	- 13th Street Main Roof		1,141 SF					
1,120 SF 1,200 SF	Total		1736 SF	65	50.00 /SF	4	008 88	
1,120 SF 1,200 SF 1,200 SF 1,200 SF 1,200 SF 1,200 SF 2,200 SF 2,200 SF 3,000 SF 3,000 Or SF 3,000 Or SF 1,200 SF 4,000 SF 1,200 SF 3,000 Or SF 1,200 SF 4,000 SF 1,200 S	Brick Parapet w/Brick, CMU, Stucco			,	0.000	,	200,00	
1200 SF 260 SF	- 2nd Floor		1,120 SF					
170 LF 1	- Main Roof 14th Street		1,200 SF					
Parapet Copings	- 14th Street Bulkhead		296 SF					
Percepet Copings Oor Roof 14th Street Roof 14th Street Roof 14th Street Street Buildhead Street	- 13th Street Bulkhead		460 SF		The second second	ļ	i	
170 LF 280 LF 2	lotal		3,076 SF	S	40.00 /SF	II.	23,040	
170 LF 1	Precast Paraper Copings		1					
1900 LF 1900	20d Eloop		170 LF					
Street Bulkhead 226 LF 74 LF 75 LF 7	- 7th Floor		280 LF					
Street Buikhead 326 LF 3	- Main Roof 14th Street		2007				_	
Street Buikhead 115 LF 1455 LF \$ 50.00 /LF \$ 72,750	- 14th Street Bulkhead		74 1 5					
115 LF 1,455 LF \$ 50.00 /LF \$ 72,750	- 13th Street Main Roof		37815					
1,455 LF \$ 50.00 /LF \$ 72,750	- 13th Street Bulkhead		115 LF				Ī	
Steel Ladders - elevator pit	Total		1,455 LF	69	50.00 /LF	69	72.750	
Vertical Steel Ladders - elevator pit	Granite Base at 1st Floor w/CMU Backup &	D	542 SF	69			81,338	
Steel Ladders - elevator pit	Masonry						100	2,283,813
mp Pits) 4 EA \$ 5,000,00 /EA \$ 3,500,00 /EA \$ 3,500,00 /EA \$ 3,500,00 /EA \$ 1,250,00 scellaneous Iron		1	ú		3			
Mers, etc.) More, etc., etc.) More, etc., etc			4 EA		5,000,00 /EA	69 1	20,000	
## EA \$ 1,500,00 (EA			4 -		3,500.00 /EA	19 (14,000	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Flovator Divider Beams		4 1 4 1 4 1		1,500.00 /EA	69 (000'9	
NIC 1 LS \$ 5,000,00 /LS \$ 10,000,00 /LS \$ 1,000,00	Seismic Cline		S C		1,250.00 /EA		43,750	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Geloring Culps		25		5,000.00 /LS		2,000	
NIC NIC ALLOW 3 SOUGGO (ALLOW NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Mechanical Dunnage (Roofton Units Mater Towers etc.)		1 71 014	0 6	5,000,00 /LS		000'5	
NIC NIC 1LS \$ 10,000,00 /LS \$ 18,000,00 /LS \$ 1,000,00 echanical Dunnage (Future Cooling Toward)		1 ALLOW	A	35,000,00 /ALLOW		35,000		
NIC 1 LS \$ 10,000,00 /LS \$ NIC ARDOLE & ADDRIVE &	Steel Anale Comer Guards	SIN				S		
1 LS \$ 10,000,00 ALS \$ 45,001 E & 40,000 ALS \$	Steel Channel Overhead Door Support	ON SIN				200		
A CALL OLOGO, S. CALL S. C. CALL S. C. CALL S. C. CALL S. C. CALL S. C. C. C. C. C. C. C. C. C. C. C. C. C.	Loose Steel Lintels		01.		0 000000		0000	
	Galvanized Brick Relieving Angles		A 500 LE		40.00 %		000'01	

1 LS \$ 10,000 0 ALLOW \$ 10,000 1 LS 125,00 LF 12	Code Trade	Description	Unit		=	linit Cost		Total	
The Participant of Market State		Terrace Divider Boots			- 11	11 0031		oral	lotal
1 1 1 1 1 1 1 1 1 1				11.5	63	10,000.00 /ALLOV		10 000	
1.65 1.000		Pipe Railings - 1-1/2" Single Line Wall Mounted-Stairs - Tower		722 I F	v	125.00 // 5		000,000	
1.5 1.0000 AL 1.5 1.00		Pipe Railings - 1-1/2" Free Standing Stair Rails - Tower		7331 E			9 6	20,200	
15 15 1000000		Misc. Pipe Railings		1777		200.00 ALF	9	144,460	
1 2 5 5 5 5 5 5 5 5 5		Trench Drain Gralino		LS	n	10,000.00 /LS	69	10,000	
12 5 50000 (LS 5 5 50000 (LS 5 5 50000 (LS 5 5 5 50000 (LS 5 5 5 5 5 5 5 5 5		Bollards	SIC				NC	ļ	
1		Exterior Ladder w/Cage at 1st to 2nd Floor Pool		ST	69		W	2,000	
The control of the		Fencing w/Gates at 13th Street Main Root		EA	69		49	7,500	
TEA \$10,000 FEA \$10,000		Exterior Star of Bosement to the Month Control of the Control of t		52 LF	69		69	7,800	
Text State		Extension of a constraint of the county and		1 EA	69		69	10,000	
TEA \$ 10,000.00 FEA \$ 10		Exterior start w/Kallings, Landings, etc. from Main Roof to Bulkhead (14th Street		1 EA	69		w	15.000	
The control of the		Exterior Start W/Kallings, Landings, etc. from Main Roof to Bulkhead (13th Street		1 EA	69		v	10.000	
Total Configer Tota		Exterior stair Wikalings, Landings, etc. from Bulkhead to EMR (13th Street, Miscellanous Matals		1 EA	u)		69	5,000	
Image	Miscellano	Interior Sylectors		1 ALLOW	69			25,000	
Trace Dividers Prop State Edge; 1990 ALF 189 A00.00 AUR 189 A00.00 ALF 189 A00.00 AUR 189 A00.00 A00.0	OE720 December								
NIC 20 LF 5 400 00 LF 5 23.600	USI ZU DECOFATIVE	Kallings							ı
NIC 20 F \$ 500.00 L \$ 1,000		Terrace Dividers		59 LF	69	400 00 AF	v	22 600	
Particle Decorative Failings at Basement to 1st Floor Nicholar Country Particle		Balcony Railings (Fly by Slab Edge)	NIC				CIN	200	
NIC		Interior Decorative Railings at Basement to 1st Floor		20 LF	69	500.00 /LF		10 000	
And State of the Control of the Cont		Interior Decorative Glass Balcony Railing at 1st Floor	NIC				CIN		
And Sheving at Earl Poor Courtyand Brown and Room		Exterior Picket Glass Railings at Basement to 1st Floor Courtyard	NIC				NC		
The control of the		Triver of Provet Class Railings at 1st Floor Courtyard	NIC				NIC	Ì	
## Second Life \$ \$200.00 LF \$ 47.500 States that the control of th		PICKET FENCE at 1st Floor Mechanical Room		25 LF	69	250.00 /LF	49	6,250	
The State of the Property of the State of		An Tool Kalings		190 LF	69	250.00 /LF		47 500	
1.LS \$ 10,000 ALS \$ 10,000		Kallings at Main Roots		800 LF	69	250.00 /LF		200,000	
*** Wood Sheking *** Wood Sheking *** Wood Sheking *** Tool ALF \$ 41,902 *** Tool ALF \$ 41,902 *** Tool ALF \$ 41,902 *** Tool ALF \$ 41,902 *** Tool ALF \$ 5,025 ** Tool ALF \$ 5,025 *** Tool	Decorative	Misc. Kallings		11.5	69	121		10,000	
**Wood Shelving	6200 Millwork	o Riming o							\$ 297,35
Soat Closer/Wide C (1) 12" Shelf w/Rod 5,986 LF \$ 7,000 LF \$ 41,902 Innex Closer (5) 12" Shelves per Closet NIC NIC NIC Avgast Closer/Wide C (1) 12" Shelves per Closet NIC NIC NIC Avgast Closer/Wide C (1) 12" Shelves per Closet NIC NIC NIC Apartments NIC NIC NIC NIC Apartments 2,1000 LF \$ 3,000 LF \$ 9,766 NIC Apartments 2,024 LF \$ 4,00 LF \$ 9,766 \$ 1,000 LF \$ 1,000 LF <td></td> <td>12" Wood Shelving</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		12" Wood Shelving							
-Inen Closet - (5) 12" Shelves per Closet - (7,000 LF 5 7,000 LF 7,0		Coat Closet/MiC - (1) 12" Shelf w/Rod		11000	(,		
NIC NIC		Linen Closet - (5) 12" Shelves per Closet		1,300 1	A 6		19 6	41,902	
NIC NIC		12" Wire Shelving		1,000 LF	e.		9	5,325	
Niconal Cost Cost		Coat Closet/MiC - (1) 12" Shelf w/Rod	CIN				City		
Whood Base Whood B		Linen Closet - (5) 12" Shelves per Closet	N N				2 2		
21,000 LF S 3.00 /LF S 83.00		4" Wood Base					2		
Accordance		Apartments	2	1,000 LF	69		65	63 000	
According According		Corridors		3,262 LF	s		69	9.786	
429 LF \$ 2.00 /LF \$ 858		Window Sills & Aprons		2,024 LF	u)		69	8,096	
## Standard Coating		Mind Subitating		429 LF	69		40	828	
S S S S S S S S S S		Misc.		Z,024 LF	<i>i</i> 9 6		v> e	20,240	
400 SF 5 7.50 SF 5 3.000		Тах		- 13	9		e e	2,000	
Adolf the Waterproofing - Elevator Pit Floors	Millwork						9	13,000	
drolithic Waterproofing - Elevator Pit Floors 400 SF \$ 7.50 /SF \$ 3,000 drolithic Waterproofing - Elevator Pit Walls 960 SF \$ 7.50 /SF \$ 7.20 sterproofing at Foundation Floors - Per Phase 2 25,950 SF \$ 7.50 /SF \$ 194,625 siffic Coating NIC NIC NIC NIC cloory Coating NIC NIC NIC destrian Coating NIC NIC NIC	7140 Waterproof	hg			l				88'/91
Page 1980 SF St. 20 SF St. 200	to the discount of the last	Hydrolithic Waterproofing - Elevator Pit Floors		400 SF	69		69	3,000	
See Production See		Hydrolithic Waterproofing - Elevator Pit Walls		960 SF	69		69	7,200	
Are producing at roundarion Walls - Tel Friase 2 7.50 /SF \$ 73.500 NIC 9.800 SF \$ 73.500 NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		Waterpropring at Foundation Floors - Per Phase 2	25	5,950 SF	69		69	194,625	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		Traffic Coating		9,800 SF			69	73,500	
Icony Coating NIC NIC NIC NIC NIC Setriar Coating		Traffic Sealer	Z				N		
destrian Coaling NIC NIC		Balcony Coating	NC				N N		
	100	Pedestrian Coaling	NC				NIC		
	Waterproof	bu							

432 East 14th Street New York, NY

Code Trade Description	Unit	linit Cost	Total	177.4
07500 Roofing & Pavers		10001110	lotal	lotal
IRMA Roofing				
1st Floor	4.092 SF			
2nd Floor	3,760 SF			
100L UI	2,020 SF			
13th O Dock 14th St BD	5,615 SF			
13th St BH	6,890 SF			
Total	1,130 SF			
Concrete Pavers (2' x 2' w/Insulation Blocks)	JS /00'05	4S/ 00:02	\$ 470,140	
2nd Floor (Private Terrace)	950 SF			
7th Floor	2,020 SF			
O(3	2,970 SF	\$ 25.00 /SF	\$ 74.250	
8th Floor/14th St Boof				
13th St Book/14th St BH	5,615 SF			
13th St BH	2,190 SF			
Total	8 935 SE	8,00		
Drainage mat and slab protection @ 1st Floor & 2nd Floor Pavers	7.852 SF	300	23 556	
Roofing at Canopy	11.5	\$ 5,000.00 /LS	\$ 5,000	
Misc Poofing	2 EA	5,000.00	\$ 10,000	
Roofing & Pavers	1LS	\$ 25,000.00 /LS	\$ 25,000	
07900 Caulking & Sealant				\$ 652,62
Exterior/Interior Caulking	1000	2000		
Fire Caulking/Firestopping	MO IA L	\$ 50,000,000 ALL OW	\$ 226,599	
Caulking & Sealant		20,000,00	0	276 699
08110 Hollow Metal, Hardware & Wood Doors				
Wood Dodis Paint Grade Solid Core				
Paint Grade Bifold	638 EA	125.00		
Police de la constante de la c	143 EA	\$ 100.00 /EA	\$ 14,300	
HM Doors and Frames	0 EA	150.00	69	
# of Apartment Finity D&F	0.00			
# of Single BOH (Interior) D&F	114 EA	200.00		
# of Double BOH (Interior) D&F	A DO	250.00		
# of Single (Fire Stair) D&F	A D C C C C C C C C C C C C C C C C C C	450.00		
# of Single (Fire Smake) D&F	A P P P	400.00	000,81	
# of Double (Fire Smoke) D&F	O E A	800.00		
# of Single BOH (Exterior) D&F	10 EA	400.00	4000	
# of Double BOH (Exterior) D&F	4 EA	600.00		
# of Misc. D&F	20 EA	\$ 200.00 /EA	8 4 000	
HM Frames Only:				
Bedrooms	111 EA	75.00	\$ 8,325	
Closels & MasheriDover	138 EA		\$ 10,350	
Pocket	362 EA		\$ 27,150	
Hardware	N G G G	100.00	i.	
Finish Hardware Allowance (per Apartment)	114 UNITS	\$ 1,500.00 /UNIT	\$ 171,000	
Sound Gasketing Material for Apartment Entrances	114 EA			
Weatherstripping Material for Exterior Doors Tay	14 EA		\$ 1,050	
Hollow Metal, Hardware & Wood Doors			\$ 37,176	
08330 Overhead Doors				\$ 456,061
Garage Overhead Doors	SIN		Oliv	
	200			

08410 Canony			1110		OIII COST		Olai	lotal
ide and	Canopy at 13th Streel Canopy at 14th Streel		1 ALLOW	w w	75,000.00 /ALLOW 35,000.00 /ALLOW	w w	75,000	
\$520 Storefronts.	08520 Storefronts, Windows & Metal Panels						S	110,000
	Storefronts Aluminum Storefront Cellar - 1st Floor	NIC		1		U		
	Single Aluminum & Glass Storefront Doors		4,000 SF	ю	85,00 /SF		340,000	
	- 1st Floor	Ü	11 EA	69	3 000 00 JFA	N S	33,000	
	Double Aluminum & Glass Storefront Doors - Cellar	-		ł.				
	- 1st Floor	N	1 000	v	200000	S S	200	
	Revolving Door at Main Entry Automatic Door Closer at Entry		1 EA	. 0		o 69	50,000	
	Window Wall w/Slab Covers, Metal Panels, etc.		+ EA	us.	5,000.00 /EA	¢/>	2,000	
	1st Floor		527 SF	69		69	42.160	
	and their Sh Floor		3,100 SF	ю			248,000	
	7th Floor		13,600 SF	69 6	80,00 /SF	-	000'880	
	8th Floor/Main Roof 14th Street		4,000 SF	n 6			320,000	
	14th Street Bulkhead/13th Street Main Roof		70 SF	o 00	80,00 /SF	n va	5,600	
	ce for Interior Glass @ Amenity Sp.		1 ALLOW	64	15 000 00 /ALL OW		16,000	
	Single Aluminum & Glass Storefront Doors and Sidelites at Basement Aluminum & Glass Wall w/Single Door at Lobby/Private Dining	NC				O Z	200	
	Aluminum & Glass Wall Private Dining Misc.	NIC				NIC	-	
	Vertical Metal Reveal Channel at 14th Street Façade	NIC				N		
	Learningted Glass Louvers	SIC	A ALCOMA		200 000 000 000	S NC	000	
Storefronts,	Storefronts, Windows & Metal Panels		AFFOM.	1	Za,UUU.UU /ALLUW	A	25,000	0350760
08800 Glass & Glazing	ğıjı					1	9	2,300,100
	Bathroom Mirrors		138 EA	49	150.00 /EA	69	20,700	
	Michael Doors		0 EA	s e	1,500.00 /EA	69		
	Vision Life at Fire Smoke Doors		60 EA	ы н	100.00 /EA	69 6	9,000	
Glass & Glazing	ling		5	,		0		000
09001 Special Finishes	hes		The Residence	l			•	70,700
	Lobby Allowance		2,285 SF	69	75.00 /SF	8	171,375	
	Control of Locks		1 EA		20,000.00 /EA		20,000	
	Pantry at Private Dining at 1st Floor	CIN	1 EA		20,000.00 /EA	5	20,000	
	Amenity Allowance		4,505 SF	w	65.00 /SF		292,825	
	Bar & Catering Pantry at Cellar Tenant Operate	O S						
-	Bicycle Storage	O Z				N	Ī	
	Typical Comidor Allowance		15 EA.	69	5,000.00 /EA		75,000	

AND A CONTROL OF THE	n	Unit	5	Unit Cost		lotal	Total
ostoo oybsum urywan			ŀ				
Michael Carpentry							
Miscellaneous Blocking & Nailers		11.5	w	15,000.00 /LS	69	15,000	
The Kated Physical IDC Closes		15 FLRS	49	600.00 /FL	69	9,000	
Temporary Protection (Elevator Fronts)		35 EA	69	750.00 /EA	69	26,250	
Installation of University (Performances - Allow 200 Locs Per Floor		3,600 EA	69	5.00 /EA	69	18,000	
Institution of United Doors		282 EA	69	125.00 /EA	69	35,250	
Installation of the property o		879 EA	69		65	109,875	
Install whom Ools - Traint Grade		781 EA	69	100.00 /EA	69	78,100	
Installation of Party of Carlot and Owler at Door Leaves		1,063 EA	69	100.00 /EA	69	106,300	
Installation of Archen Cabinets - # Units		114 EA	69	600.00 /EA	69	68.400	
Installation of partition varieties		138 EA.	69	200.00 /EA	69	27,600	
Installation of Noutre Caskeling		114 EA	679	50.00 /EA	69	5.700	
Installation of Money Obstance		14 EA	10	50.00 /EA	69	700	
Installation of Mond Bone		7,051 LF	69	3,00 ALF	50	21,153	
Installation of Tolet Accession		24,262 LF	69	1.50 /LF	69	36,393	
Installation of Creation Revelopment Cohine		138 EA	s)	150.00 /EA	69	20,700	
installation of Mindow Cities & Account		138 EA	49		69	20,700	
Installation of Biful Cultimates		2,024 LF	co.		S	960'8	
instantiation of Manager Control		429 LF	(A)		(A	858	
Down		2,024 LF	69	5.00 /LF	69	10,120	
Demising Partitions		77 740 05				1	
Corridor Partitions		21 165 CE	A 0	5.00 /SF	<i>y e</i>	388,740	
Interior Partitions		06 G27 CE	D 0		e e	155,827	
Chase Partitions		26,727 SF	9 W	75/ 00 A	n u	387,/07	
Shaftwail		14 260 SF				70,07	
Humitek Wallboard Throughout	NIC				NIC	oot's	
Lobby		2,285 SF	69	15.00 /SF	6/9	34.275	
Amenity		4,505 SF	10		69	67,575	
District		16,550 SF			s	24,825	
Dunitedus Control of Chora		1 EA			(r)	25,000	
Miss		1.5		10,000,00 /LS	69	10,000	
Cellings Fascias & Soffits		1.5	60	5,000.00 /LS	w	2,000	
Sheetrock Calina at America		40,455,45				5 - 6	
Sheetrock Ceilings at Condors		34,029 SF	64 (60	170,143	
Soffits/Fascia's at Apartments - Standard		5,250 SF	n (69	26,250	
Fascia at Garage Below Residential Floor	CN	47 097'Z	А	35.00 /LF	9 2	79,800	
2x4 Celling w/Insulation at Garage	ON				N Z	Ī	
Misc. 2' x 4' Ceilings at Back-of-House Areas		11.5	u	5 00 00 11 8	2	2000	
Exterior Ceiling at Underside at Lobby		A E	w ₉	7,500.00 /EA	69	7,500	
Charles Charles Defined May Mail							
DIACILIAN CONTROL WEI WEI		138 EA	69	150.00 /EA	v9	20,700	
Standing Other Mail		226 EA	69	150.00 /EA	w	33,900	
Misconial Old Wall		11,550 SF	us (12.00 /SF	so i	138,600	
		-	6				

Name	09300 Ceramic Tile					COST		eto	Total
NIC NIC Backstable Flooring (thrineet) - Material and marketion Strategies and the proof of thrineeth - Material and marketion Strategies and the Backstable Strategies - Installation 5,016 SF								Oral	lotal
NIC NIC And the Processing (thrinked) - Material and ending definition of the Ending thrinked) - Installation NIC Benckister's Full Height - Material and definition of the Ending of three should be an endin		Chens							
Secretary Flooring (Minnes) - Installation NIC N		C Tile Kitchen Flooring (thinget)							
Microsoft Micr	0.30	Ceramic Tile Kitchen Flooring (thinset) - Installation	N N				S		
Bedicises Full Height - Material Sofis Str. 1500 SF 1500	9. 3.11	Regupol Underlayment at Floors	200				N		
Bedrostash Full Height - Material Bedrostash Full Height - Material Bedrostash Full Height - Material Bedrostash Full Height - Material Bedrostash Full Height - Installation Bedrostash Full Height - Installation Bedroom Flooring (thinset) - Material Bedroom Flooring (thinset) - Bedroom Flooring (thinset) - Bedroom Flooring (thinset) - Bedroom Flooring (thinset) - Bedroom Flooring (thinset) - Bedroom Flooring (thinset) - Bedroom Flooring (thinset) - Bedroom Flooring (thinset) - Bedroom Flooring (thinset) -		1/4" Zinc Transition Strip	N S				SIZ.		
Bedvistash Full Height Material 5016 SF 5 1500 KF 5		sacksplash	2				DUI		
Beath-counterpass - Material Beath-counterpass - Material Autor Beath Counterpass - Mate		Ceramic Tile Backslash Full Height - Material		5.016.SF	e.		U	75 240	
Authe Black Countertops - Material 4,560 SF \$ 25.00 ISF \$ 30.00 ISF \$ 5.00 ISF<		Ceramic Tile Backslash Full Height - Installatoin		5,016 SF	us.		9 69	35,112	
A 580 SF 5 2500 SF 5 3 2000 SF		Counterloops							
### State of the control (thinset) - Installation ### State of Sta		Honey Absolute black Countertops - Material		4,560 SF	69		69	114,000	
Seathroom Plooring (thineet) - Material	á	Absolute black Countertops - Ins		4,560 SF	69		B	136,800	
Eathroom Flooring (thinset) - Material Bathroom Flooring (thinset) - Material Bathroom Flooring (thinset) - Installation Bathroom Flooring (thinset) - Installation Bate - Installation Brown Flooring (thinset) - Installation Bate - Installation Bate - Installation Brown (Full Height) - Installation Bate - Installation Bate - Installation Bate - Installation Bathrooms Bathr	1	popool							
Second Period (thiree) Installation		Ceramic Tile Bathroom Flooring (thinset) - Meterial		1000				1	
Stage Participation Part		Ceramic Tile Bathroom Flooring (thinset) Installation		2,450 07			ю	20,700	
Base - Material Ma		Waterproof Membrane - Latinate Hydrokan		3,450 SF	<i>y</i> > (69	22,425	
Second Percentage Control		Ceramic Tile Base - Material		3,450 SF	9		60	20,700	
Wet Wall at Shower (Full Height) - Material 0.5 F \$ 5.00 / LP		Ceramic Tile Base - Installation		2,760 LF	<i>a</i>		69 (13,800	
Wet Wall at Shower (Full Height) - Material 0 SF \$ 6.00 /SF \$ 6.00 /		Valls		2,760 LF	Ð		10	8,280	
Week Wall at Shower (Full Height), Material O SP S 500 /SF		Ceramic Tile Wet Wall at Shower (Full Height) - Material		0 00	U				
Wet Wall at Tube (Full Height): Material 9,106 SF \$ 5,00 SF		Ceramic Tile Wet Wall at Shower (Full Height) - Installation		200	9 6		n 6		
9,108 SF 5,500 SF		Ceramic Tile Wet Wall at Tubs (Full Height) - Material		0 108 CE	9 0		9 6		
Full Height at Wet Wall Only - Material		Ceramic Tile Wet Wall at Tubs (Full Height) - Installation		9 108 SE	9 4		A 4	45,540	
First Height at Wet Wall Only - Installation		Ceramic Tile Full Height at Wet Wall Only - Material		5 520 SF			9 6	202,202	
TrimBullnose - Material		Ceramic Tile Full Height at Wet Wall Only - Installation		5.520 SF			9 4	35 880	
Nic Single Material		Ceramic Tile Trim/Bullnose - Material	ON	0 030'0	,		OIN.	00000	
ble Vanity Top (Single) - Materia 828 SF \$ 35.00 /SF \$ ble Vanity Top (Single) - Materia 0 SF \$ 30.00 /SF \$ ble Vanity Top (Single) - Installation 0 SF \$ 35.00 /SF \$ ble Vanity Top (Couble) - Material 0 SF \$ 30.00 /SF \$ ble Vanity Top (Couble) - Installation 1,026 SF \$ 5.00 /SF \$ Assher/Dryer Flooring (thinset) - Installation 1,026 SF \$ 5.00 /SF \$ Assher/Dryer Flooring (thinset) - Installation 1,026 SF \$ 5.00 /LF \$ Assher/Dryer Flooring (thinset) - Installation 1,026 LF \$ 3.00 /LF \$ Assher/Dryer Flooring (thinset) - Installation 1,026 LF \$ 3.00 /LF \$ Assher/Dryer Flooring (thinset) - Installation 1,026 LF \$ 3.00 /LF \$ Assher/Dryer Flooring (thinset) - Installation 1,026 LF \$ 3.00 /LF \$ Assher/Dryer Flooring (thinset) - Installation 1,026 LF \$ 15.00 /LF \$ Assher/Dryer Area NIC NIC NIC Namerical Area NIC NIC NIC		Ceramic Tile Trim/Bullnose - Installation	NIC				NIC		
Book Vanity Top (Single) - Installation		Ountertops						į	
Mainscort Main		Common Markin Vanity Top (Single) - Materia		828 SF	69		S	28,980	
De Vaning Top (Counce) in Material Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Masher/Dryer Flooring (thinset) - Installation Machine Order Machine Order Flooring (thinset) - Installation Machine Order Machine Order Flooring (thinset) - Installation Machine Order Machine Order Flooring (thinset) - Installation Machine Order Machine Order Flooring (thinset) - Installation Machine Order Machine Order Flooring (thinset) - Installation Machine Order Flooring (thinset) - Inst		Carrara Marble Vanity Top (Single) - installation		828 SF	10		(O)	24,840	
Absher/Dryer Flooring (thinset) - Material Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Installation Absher/Dryer Flooring (thinset) - Shoon Algorithms - Shoon Absher/Dryer Flooring (thinset) - Shoon Absher/Dryer Flooring (thinset) - Shoon Abshrooms - 2 Fixture Abshrooms - 2 Fixture Abshrooms - 2 Fixture Abshrooms - 2 Fixture		Carrara Marble Vanity Top (Double) - Materia		15 0	1 50	35.00 /SF	69)	
Akasher/Dryer Flooring (thinset) - Material 1,026 SF \$ 5.00 /SF \$ 5.00 /LF \$ 5.00 /	30	Closets		100	9	30.00 /SF	(s))	
Assistance of the control of the con		Pramic Tile Masher/Dozer Flooring (thinses)			•			2000	
Agase - Installation Agase - Installation		promise Tile Mesher/Deser Election (Misself) - Intelligie		1,026 SF	v9 ·		69	5,130	
1,026 LF \$ 5.00 /LF \$ 5.0		Gramic Tile Base Material		1,026 SF			69	699'9	
The control of the	3	eramic Tile Base - Installation		1,026 LF	n e		w)	5,130	
The control of the		A" Zing Tanglian Otin		1,026 LF	9		10	3,078	
Floors w/Base	ď	the Hallston Strip	Sul				Inc		
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Ď	CANDI-TIOUSE,							
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		Committee Flores Libert			-			A. Parella	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		Ceramic Tile Tions Wibase		700 SF	69	15.00 /SF	w	10,500	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		Ceramic Tile Wainscot		180 LF	60	15.00 /LF	en	2,700	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		st Floor Service Area							
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		Ceramic Tile Floors w/Base	NIC				NIC		
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		Ceramic Tile Wainscot	OIN				NG		
NIC NIC NIC NIC NIC NIC NIC NIC NIC STATE		st Floor Vestibule off Service Area					0.00		
NIC 1,000 SF \$ 10.00 /SF \$ 2,500 OF \$ \$ 2,500 OF \$ \$ 2,500 OF \$ \$ 2,500 OF \$ \$ \$ 2,500 OF \$ \$ \$ 2,500 OF \$ \$ \$ \$ 2,500 OF \$ \$ \$ \$ 2,500 OF \$ \$ \$ \$ 2,500 OF \$ \$ \$ \$ 2,500 OF \$ \$ \$ \$ \$ 2,500 OF \$ \$ \$ \$ \$ 2,500 OF \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		Ceramic Tile Floors w/Base	SIS				NIC		
1,000 SF \$ 10.00 /SF \$ 2,500.00 /EA \$ \$ 2,500.00 /EA \$ \$ 2,500.00 /EA \$ \$ 2,500.00 /EA \$ \$ 2,500.00 /EA \$ \$ 2,500.00 /EA \$ \$ \$ 2,500.00 /EA \$ 2,500.00 /EA \$ 2,500.		Ceramic Tile Wainscot	NIC				NC		
1,000 SF \$ 10.00 /SF \$ 2,500 OF \$ \$ 2,500 OF \$ \$		etuse/Recycle Room:							
2,600 SF \$ 10,000 /SF \$ 2,500,00 (EA \$		Ceramic Tile Floors w/Base		1,000 SF	ø	10.00 /SF	69	10,000	
2 EA \$ 2,500.00 /EA \$		Ceramic Tile Wainscot		2,600 SF	69	10.00 /SF	s	26,000	
Z EA \$ 2,500.00 /EA \$		ack-or-house bathrooms - 2 Fixture							
		Cellar		2 EA	69	2,500.00 /EA	69	2,000	

432 East 14th Street New York, NY

Code Irade Description	Unit		ח	Unit Cost		Total	Total
Ketall Bathrooms - 5 Fixture							
Cellar		2 EA	69	6.000.00 /FA	6	12 000	
1st Floor		2 FA	6	6 000 00 /EA	0	2000	
Locker Room at Cellar		1	•	200000	9	12,000	
Geramic Tile Floors w/Base	CZ				2		
Ceramic Tile Base	Z				2 2		
Janitor Closet at Celiar					S		
Ceramic Tile Floors w/Base	CIN				CIN		
Ceramic Tile Base	O N						
Laundry Room)				2		
Ceramic Tile Floors w/Base	ON				CIN		
Ceramic Tile Base	CZ				2 2		
13th Street Elevator Lobby at Roof	2				S		
Ceramic Tile Floors w/Base		120 05	•	100 00 00			
Ceramic Tile Base		2007	9 6	12.00 75	A (008,1	
Marble Saddles		20 00	n	15,00 /LF	n	/20	
Apartment Entrances		444 04					
Bathrooms		130 00	0 0		0	11,400	
Trash Rooms		10 EA	9 6		0	10,350	
Fire Stairs		4 L C C C C C C C C C C C C C C C C C C	9 6		9 6	1,400	
Fire Smoke Doors		00 EA	9 6	100.00 /EA	A 6	000'9	
Ceramic Tile		2	9		A	1	1
09550 Wood Flooring							\$ 801,506
Wood Flooring (All Rooms Except Bathrooms and Kitchens)	20	257 05	6				
Wood reducing strip		JC /C7'0/	0	6.00 /SF	· ev	469,544	
Protection of Wood Flooring by Flooring Contractor (Includes Paper Covering Only	2 5				2 1		
	2				DIII C		
09650 Resilient Flooring							409,544
Misc. Locations		v.	u	30,000,00	v	40.00	
Resilient Flooring		2	1	10,000,00 /L0	9	-	40,000
09680 Carpeting			١			1	
Public Corridor Allowance		729 SY	49	SO 00 /SY	u	36.458	
Public Corridor Carpet Base Allowance	CIN		•	00.00	9 2	20,400	
- 1	SIS				Z		
Carpeting							36 458
09900 Painting						1	
Apartments (Walls and Ceilings)		114 EA	69	1 500 00 /FA	v	171 000	
Covercoat Cellings @ Apartments		114 EA	65	1 000 00 /FA		114 000	
Corridors		15 FA	•	5 000 00 /EA		75,000	
Stairs		4 FA		7 500 00 /EA		2000	
MER Rooms/Back of House		5	•	10,000,00		10,000	
Exterior Railings, Ladders, Etc.		5		500000) 6	000	
Paint Floors at 1st Floor Service Areas, Vestibule)		2 5	9 6	2,000.00 7.5	9 6	000	
	CIN	3	•	5,000.00 /LO	9 2	2,000	
Painting					NIC		
erin			ı				\$ 407,000
Wall Covering Allowance	NIC				NIC		
Wall Covering							SIN
10425 Graphics							
Graphics Allowance		1 ALLOW	69	20,000.00 /ALLOW	s >	20,000	
Graphics					и	+	\$ 20,000

432 East 14th Street New York, NY

Hermonic Control Contr	Trace Describion	Unit		Unit Cost		otal	Total
The companies of the	10800 Bath & Tollet Accessory						
Italier Control Dispersate Times (2010) EAS 1, 2010 OF 14, 2010 OF	Apartment Barnrooms Toilet Paper Holder - Grobe Ondris 40 377		i	0.1810			
No. 01945 1985 19	Towel Bar - Grobe Ondus 40 381 000	£1.	EA	200.00		27,600	
NICE of Statement and Control of Statement and C	Robe Hook	25.	A L	300.00		41,400	
Total Disperse Charlet Cabinet Cab	Soap Dispenser		5	90.00		006'9	
Microsoft Micr	Shower Curtain Rod		FA	100 00		0000	
NIC Part	Custom Back-lit Medicine Cabinet		E	750.00		103.500	
Petrol Department	Days of Using Datherman					200	
Secretary	Toilet Partitions						
Piezo Dispenser	Urinal Screens		EA	600.00		1,800	
Triver Dispenser Disposal Triver Dispenser Disposal Triver Dispenser Disposal Triver Dispenser Disposal Triver Dispenser Dispenser Disposal Triver Dispenser Disp	Toilet Paper Disperser		EA	150.00		300	
Name of the control	Paper Towel Disperser/Dispersel		EA	75.00		525	
Head	Soap Dispenser		EA	250.00		1,750	
Hickork Secondary Se	Tilted Miror		EA	20.00		450	
SEAN SEAN	Coat Hook		EA	150.00		1,350	
Second Second	Тах		EA	20.00		450	
Churpedor	Bath & Toilet Accessory				69	+	
Chule 24" diameter - # Floors 15 EA 5 15,000 00 FA 5 30,000 5	1170 Compactor					\$	217,55
Chule / 24' diameter - # Floars		E		0000			
Chulst 24" diameter - # Floors 15 EA 5 2,500.00 EA 5 37,500 5	Compactor	9		00.000,61		-	
Chute 24' diameter - # Floors 15 EA 5 2500 00 EA 5 37,500 EA 37,500 EA 5 37,500 EA 5 37,500 EA 5 37,500 EA 5 37,500 EA 5 37,500 EA 5 37,500 EA 37,500 EA 37,500 EA 37,500 EA 37,500 EA 37,500 EA 37,500 EA 37,500 EA 37,500 EA 37,500 EA 37,500	1180 Rubbish Chute					2	30,00
### Proprietror Allowance Part Appliance Allowance ### Appliance Allowance ### Cord ### Cor	Refuse Chute / 24"diameter - # Floors	4	EA	2 500 00		37 500	
rent Appliance Allowance person or Ed GBSZDESHSS c Cod GBSZDESHSS c COD CBSZDESHSS c COD CBSZDESHSS c C COD CBSZDESHSS c C COD CBSZDESHSS c C COD CBSZDESHSS c C C C C C C C C C C C C C C C C C C	Rubbish Chute			2,000,00		200	37.50
114 EA 5 987.00 EA 5	1450 Kitchen Appliance						20,10
14 EA 5 997 00 EA 5	Apartment Appliance Allowance						
14 EA 5 1034.00 EA 5	Ranne - GE GBOZUEOHOO	114	EA	987.00		112,518	
Avasher Cord NIC NIC NIC NIC NIC NIC NIC NI	Range Cord	114	EA	1,034.00		117,876	
washer - Blomberg DVITS4100FBI washer - Blomberg DVITS4100FBI washer - Cord washer - Cord washer - Cord washer Cor	Microwave Over Range - GF INM3161RESS	114	E E	25.00		2,850	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Dishwasher - Blomberg DWT54100FBI	757	Y 4	00.772		24,738	
The firegrated Collection - AGIO30BK	Dishwasher Cord	114	i S	16.00		1 824	
rief - Bosch WA I 2040U C	Faber Integrated Collection - AGIO30BK					70.	
114 EA \$ 724.00 FEA \$ 50	washer - Bosch WA 28400UC	114	EA	724.00		82.536	
114 EA \$ 22.00 EA \$ 50.00	Starking Kit - Bosch WTG86400UC	114	EA	724.00		82,536	
NIC 114 EA \$ 50.00 EA \$ 1,500.00 EA \$ 1,500.00 EA \$ 1,500.00 EA \$ 1,500.00 EA \$ 2,500.00 EA <	Ice Maker	114	EA	22.00		2,508	
by Appliances 1 EA \$ 1,500.00 /EA \$ 1,500.00 /EA <td>Garbage Disposal</td> <td></td> <td>EA</td> <td>20.00</td> <td></td> <td>2,700</td> <td></td>	Garbage Disposal		EA	20.00		2,700	
TEA \$ 1,500.00 EA \$ 1,	Amenity Appliances	2			2		
Per Cord	Refrigerator			1 500 00 /EA		4 500	
EA S S S S S	Range	-		1 500 00 /EA) V	005,1	
Washer Cord 1 EA \$ 500.00 EA \$ 48 48 48 48 48 48 48 48	Range Cord			25.00 /EA) W	25	
TEA \$ 500.00 FA \$ 500.	Microwave Over Range			500.00 /EA	4	200	
TEA \$ 25.00 FA \$ 484er \$ 484er \$ 5.00 FA \$	Dishwasher	-		500.00 /EA	69	200	
TEA \$ 750.00 FEA \$	Dishwasher Cord			25.00 /EA	49	25	
Document 1st Floor NIC NIC NIC NIC NIC NIC NIC NIC NIC NI	Mine Cooler	•		750.00 /EA	69	750	
Old NIC NIC Washer NIC NIC Assher NIC NIC Assher NIC NIC Assher NIC NIC Assher NIC NIC And NIC NIC	Private Dining at 1st Floor			1,000.00 /EA	49	1,000	
wave NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Refrigerator	SIN			013		
Arasher NIC NIC NIC NIC NIC ercial Washer/Dryers NIC NIC	Microwave	ON			ZZ		
vasher Cord NIC NIC NIC NIC NIC NIC SIC SIC SIC SIC SIC SIC SIC SIC SIC S	Dishwasher	NIC			NIC		
NIC NIC NIC NIC NIC STATE OF S	Ushwasher Cord	ON			NIC		
) :	Commercial Washer/Dryers	S S			NC		
	Tax	2			2	-	

Date Created: 11/20/13
Date Revised: 02/26/16
Version Number: 06

Noble Construction Group, LLC As-of-Right Development

Figure Control Advanced Co	The Control of Market Person of Market	Kitchens						1
14 EA \$ 2,000 EA \$ 2500	Completed Adjustments State of State							
Comparison Com	14 EA \$2,000 REA	- Cabinet Allowance			d			
Michael Paniel (State Paniel at Calibry (Nicherss Michael Paniel (Michael Paniel Paniel At Calibry (Nicherss Michael Paniel (Michael Paniel Michael Pa	Figure 2 Figure 3	- Open Cabinet Shelving		A EA	9	2,500.00 /EA	. 4	000
Figure 2 Properties Prope	The control of the	- "Wing" Panel at "L" Kitchens	011	114 EA	19	500.00 /EA		000
The Part of England (Chebra Chebra) and Caleby (Globra (Chebra)	Finished Parie at Low Wald & Stock Parie) at Cabley (Atchers (Facing Living Rooms) NIC 14 LLOW \$1,000.00 (ALLOW 14 LLOW 15 Llogobous (Atchers (Facing Living Rooms) NIC 14 LLOW \$1,000.00 (ALLOW 15 Llogobous (Atchers (Facing Living Rooms) NIC 14 LLOW \$1,000.00 (ALLOW 15 Llogobous (Atchers (Facing Living Rooms) NIC 15 Llogobous (Atchers (Facing Looms) NIC 15 Llogobous (Atchers (Facing Looms) NIC 15 Llogobous (Atchers (Facing Living Rooms) NIC 15 Llogobous (Atchers (Facing Living North Building Valer (Facing Living Rooms) NIC 15 Llogobous (Facing Living North Building Valer (Facing Looms) NIC 15 Llogobous (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing Living Valer (Facing L	- Dishwasher Panel	NIC			Ass. 02. 22.		
Table Paris Lewison	Finished benind at Carlow Wall & Side Panel at Calley (Richens Facing Living Rooms) NIC 1 ALLOW \$ 10,000.00 ALLOW	- End Panel at Galley Kitchens	CIN	- 14 EA	A	200.00 /EA		300
The End Panel of Information	Authorness Constitution	de Panel		MOLIAL		10 000 00 /ALL 010		900
Table Amplitud	To Code Variety Allowance 138 EA \$ 35000 EA	Panel at Refrigerators						200
Total Evaluation Total Evalu	Testiments (Samples Steel at Lobby) Testiments	- Single Vanity Allowance		No. of Contract				
Total Foundation Total Found	Authorise 2 varieties and a second part of the seco	- Double Vanity Allowance		138 EA	us (350.00 /EA		300
Name	Authoristics & Varieties Residential Elevators Floris C fine (**Elevator) Floris C	Тах		0 EA	ю	600,00 /EA		
Name of the particular of th	Total televation Total telev	Kitchen Cabinets & Vanities			ı		4	,
Residential Elevators Resi	Authorities	No Window Treatments			١			
Name Person Process	Page Page	Allowance	NIC				NIC	
Particle Particle	Prostering Elevators	Window Treatments						CIN
Figure 10 Figure 20 Figu	Floors of that R (1 Elevator) Floors of that R (1 Elevator) Floors of that R (1 Elevator) Floors of that R (1 Elevator) Floors of that R (1 Elevator) Floors of that R (1 Elevator) Floors of that R (1 Elevator) Floors of that R (1 Elevator) Floors of that R (1 Elevator) Floors of that R (1 Elevator) Floors of that I Elevator) Floors of that I Cobby I Cobby							
Proof C fruit of Eliciator	Floors C thru is (i Elevator) 10 STOPS \$ 20,000 to (STOP)	Floors C thu R (1 Flevator)		-				
The control of the	Floren C trun 7 (2 Elevation) Floren C trun 7 (2 Elevation) Floren C trun 7 (2 Elevation) Floren C trun 7 (2 Elevation) Floren C trun 7 (2 Elevation) Floren C trun 1 (2 Elevation) Floren C trun 1 (2 Elevation) Floren C trun 1 (2 Elevations Standers	Floors C thru 8 (1 Elevator)		10 STOPS	09	20,000.00 /STOP		000
Cab Alloyance Cab Alloyanc	Cab Movemence Cab Movemence A LLOW \$ 20,000.00 (ALLOW) Cat Movemence The control of the c	Floors C thru 7 (2 Elevator)		STOPS	us u	20,000.00 /STOP		000
Entrances (State Seed Baked Enamel at Typ Floors) Finances (State Seed Baked Enamel at Typ Floors) Finances (State State Branel at Typ Floors) Finances (State Branel at Lobby) Finances (State Branel at Company Planel Branel at Lobby) Finances (State Branel at Company Planel Branel at Lobby) Finances (State Branel at Company Planel Branel at Lobby) Finances (State Branel at Company Planel Branel at Lobby) Finances (State Branel at Company Planel Branel at Lobby) Finances (State Branel at Company Planel Branel At Face Branel at Lobby) Finances (State Branel At Lobby) Finances (State Branel At Lobby) Finances (State Branel At Lobby) Finances (State Branel At Lobby) Finances (State Branel At Lobby) Finances (State Branel At Lobby) Finances (State Branel At Lobby) Finances (State Branel At Lobby) Finances (State Branel At Lobby) Finances (State Branel At Lobby) Finances (State	Entrances (Single Speed Baked Enamel at Typ Floors) Inc. Retail Envalors Ret	Cab Allowance		MOLIVE	9 4	20,000,00,000,00		000
Furtiernese Standerse St	Refusions Steel at Lobby Inc.	Entrances (Single Speed Baked Enamel at Typ Floors)	Inc	יו שרוכייי		ZO, OOO, OO MELLOW		3
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RTU-CSA-2 - Upper Roof - Anno	v	25 000 00 /EA	v	25,000	
Exhaust Fans			•	20,000	
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TEF-1.2 - U.Roof/Toilet - Greenheck			U	6,000	
TEE-2 1 - Roof(Tollet - Greenhert			9 (000'0	
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LET-2.2 - NOO! JOHN COLONIES		6,000.00 /EA	69	0000'9	
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KET-11 - U.Kool/kitchen - Greenheck			w	6,000	
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AC-F. C-1 - 7th Floor - Daikin	1 EA		0 00 /FA	·	200
AC-T. 7.2-2- /th Floor - Darkin	1 EA		0.00 /FA	6	2008
AC-E. 7.2-1 - 7th Floor - Daikin	1 EA		500.00 /FA	0,	2005
AC-E./.2-2 - /In Floor - Daikin	1 EA		0.00 /FA	6	500
AC-A.1-1 - 1st Floor - Daikin	1 EA		0 00 VEA		200
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AC-GYM.1 - Cellar - Daikin	5.1		7.00 /EA	n	200
AC-GYM 2 - Cellar - Daikin	1 EA		0.00 /EA	69	200
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All Cooled Condensing Units					
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Gas PTAC Units w/CO					200
PTAC-A - Apts Islandaire	54 EA			94	000
PTAC-B - Apts Islandaire	74 FA	350.00	00 /EA		25,000
PTAC-C - Apts Islandaire	£7 EA				200
PTAC-D - Apts Islandaire	4 5	250.00	A 1	A 4	026'81
Electric Duct Heaters	5				000
DHC-A	11.			4	8
DHC-B		200,000	.00 /EA	to 1	200
Electric Heater	I EA	00.000		n	200
ELS 1	i		1		
- T-H	A ::		.00 /EA	10	4,000
Unit Heaters	ZEA	\$ 200,00			1,000
	1 9				
	2 EA	\$ 500.00	.00 /EA		1,000
	20 EA	\$ 500.		\$ 10	10,000
Electric Baseboard Heaters					
EBHA	6 EA	\$ 500.00	.00 /EA		3.000
EBHC	12 EA	\$ 500			000
Internal Color Local Transport					2

Typical Development

432 East 14th Street New York, NY

Date Created: 11/20/13 Date Revised: 02/26/16 Version Number: 03

Building Gross Area: # of Apts.

134,686 sf

Section	7.33		# of Apts		114 ea	
Section	Trade		Amount		Unit Cost	Remarks
01000	Site Survey	NIC		NIC		
01005	Test Borings	NIC		NIC		
01900	Abatement	NIC		NIC		
02060	Demolition	NIC		NIC		
02090	Site Preparation	\$	61,610		0.46	
02300	Earthwork & SOE	\$	1,439,580		10.69	
02301	Dewatering	\$	50,000		0.37	
02302	Soil Disposal	\$	535,080		3.97	
02500	Site Improvements	\$	973,108		7.23	
02720	Utilities	s	185,000		1.37	
03200	Concrete Foundations	\$	2,193,647		16.29	
03300	Concrete	\$	6,721,060		49.90	
04200	Masonry	\$	2,283,813		16.96	
05500	Miscellaneous Iron		658,798		4.89	
05720	Decorative Railings	\$	297,350		2.21	
06200	Millwork	\$	167,893			
07140	Waterproofing	9	278,325		1.25	
07500	Roofing & Pavers	S S	652,621	\$	2.07	
07900	Caulking & Sealant	\$	276,599	\$	4.85	
08110	Hollow Metal, Hardware & Wood Doors	\$		\$	2.05	
08330	Overhead Doors	NIC	456,061	NIC	3.39	
08410	Canopy	\$	110,000		0.00	
08520	Storefronts, Windows & Metal Panels	\$	110,000	\$	0.82	
08800	Glass & Glazing		2,368,760	\$	17.59	
09001	Special Finishes	\$	26,700	\$	0.20	
09250	Gypsum Drywall	\$	579,200	\$	4.30	
09300	Ceramic Tile	\$	2,429,437	\$	18.04	
09550	Wood Flooring	\$	801,506	\$	5.95	
09650	Resilient Flooring	\$	469,544	\$	3.49	
09680	Carpeting	\$	10,000	\$	0.07	
09900	Painting	\$	36,458	\$	0.27	
09950	Wall Covering	\$	407,000	\$	3.02	
10425		NIC	22.222	NIC	9.35	
10800	Graphics	\$	20,000	S	0.15	
	Bath & Toilet Accessory	\$	217,559	5	1.62	
11170	Compactor	\$	30,000	\$	0.22	
11180	Rubbish Chute	\$	37,500	\$	0.28	
11450	Kitchen Appliance	\$	535,800	\$	3.98	
11460	Kitchen Cabinets & Vanities	\$	460,650	\$	3.42	
12500	Window Treatments	NIC	and the same	NIC		
14210	Elevators	\$	780,000	\$	5.79	
14610	Hoist & Bridge	\$	514,500	\$	3.82	
15200	Plumbing	\$	2,538,788	\$	18.85	
15300	Fire Protection	\$	669,732	\$	4.97	
15800	HVAC	\$	1,820,000	\$	13.51	
16100	Electrical Systems	\$	3,050,380	\$	22.65	
	Sub-Total	\$	35,144,059	\$	260.93	
17000	General Conditions	\$	2,460,084	\$	18.27	
	Sub-Total	\$	37,604,143	\$	279.20	

Noble Construction Group, LLC Typical Development

432 East 14th Street New York, NY

61,610 1,439,580 50,000 535,080 Total S NIC SIC S 18,750 6,460 2,500 1,000 1,250 1,250 874,611 552,469 12,500 6,000 10,000 10,000 13,650 40,950 5,460 50,000 535,080 16,380 Total S Z Z Z S S S S NIC NIC 000 69 50,000.00 /ALLOW 15.00 /SF 10.00 /LS 2,500.00 /LS 1,000.00 /LS 1,000.00 /LS 15,000.00 /LS 874,611.00 /LS 552,469.00 /LS 12,500.00 /LS 20.00 /TON 1,500.00 /EA 2,500.00 /EA 2,500.00 /EA ISF ISF /SF 50.00 /LF 5.00 15.00 20.00 20.00 **Unit Cost** 69 69 1 ALLOW 26,754 TONS 646 LS 1 LS 1 LS 1,250 SF 1 LS 313 LF 1 LS 2,730 SF 2,730 SF 273 LF 819 SF 4 4 EA EA EA 1,250 SF 19,110 Suit SIC NG NIC SIC NIC SES SIC SIC Filter Fabric Barrier @ Soil Stockpile Filter Fabric Protection Cover @ Catch Basin Synthetic Filter Fabric-under tracking crushed stone Dewatering Allowance - Surface and Run-off Only Construction Fence/Perimeter Protection
Soil Erosion and Sediment Control:
Wheel Tracking Pad-6" min. crushed stone Removals of Existing Sidewalks and Curbs New Concrete Sidewalk New Concrete Curbs New Driveway Apron Total Anticipated Soil Excavation in Yards
Total Anticipated Soil Excavation in Tons
Material By Category
Clean Fill Asbestos, Lead Paint and Oil Tank/Soil Soldier Piles and Lagging General Excavation General Backfill Street Poles Street Trees (Allowance) Paving 3' Repair at New Curb Street Poles Haybale Protection Sidewalks & Curbs Category A Category B Hazard Material Misc. Preparation Rock Removal Trees Tree Grates Trade Description Silt Fence Tree Pits Demolition Soil Disposal 02500 Site Improvements Site Preparation 02300 Earthwork & SOE Earthwork & SOE NC 02090 Site Preparation Site Survey 01005 Test Borings Test Borings Dewatering 02302 Soil Disposal 01000 Site Survey 02301 Dewatering 01900 Abatement Abatement Demolition 02060 Demolition Code

No. Characteristic particular and unfograted brigation system No. Characteristic particular and unfograted brigation system No. Characteristic particular and unforced particular and unfo	Description	ם	Unit		Unit Cost	Total	igi
On Miles NIC NIC NIC Stores NIC NIC NIC Integer Location benefit greated integrated	Removable living green wall with decorative wood slatting and integrated irrigation system	CIN				OIN	
NIC NIC	Drainage mat and slab protection	NON				N	
NIC Stores S	Edge restraints to contain planting bed mix	SIC				NO	
NIC NIC	Planting bed mix and mulches	SIC				CIN	
NIC NIC	Shrub, perennial, groundcover, and bulb plantings	NIC				S	
Integration of the Pedestal decking tiles NIC NIC NIC NIC NIC NIC NIC NI	Stone set stepping stones	NIC				NIC	
Interior Dewnigs Interi	pe pedestal support deck or lpe Pedestal decking tiles	S				NC	
Integration Integration	Irrigation System	NO				NC	
NIC NIC	Lighting Allowance	S				NC	
Interior Dawings Interior Daw	Tinshes	NIC				NC	
11.5 32,512,50 / LS	Wood Awning per Interior Drawings	NO				SIC	
15 32,512,013 5 145,013 15 15 145,013 15 15 145,013 15 15 15 15 15 15 15	Ground rioof Flantings						
15 5 1487075 Ltd 5	Porceiain Tile of Stone pedestal pavers		1 LS	69		60	32,513
15 3 20,400 0 LS 5 5 20,000 0 LS 5 5 5 20,000 0 LS 5 5 5 5 5 5 5 5 5	Wood decking		22.	60		69	14,871
The parties is recessed by the periods of the parties of the periods of the parties of the periods of the parties of the periods of the parties of the par	removable inviting green wall with decorative wood statung and integrated imparion system		2	4			20,400
Patients if necessary energy and mulches Tat's properties Tat's	Cedar rence and gate		1.5	69			3,400
Table	Decorative raised planters		1.5	69			68,000
1	Polypropylene liners for planters if necessary	Inc				Ġ.	
11 12 12 12 12 12 12 12	Light weight engineered soils for planters and mulches		1 LS	69			17,000
15 5 61450 0 LS	Shrub, perennial, groundcover, and bulb plantings		115	en			12,500
15 14,866.50 LS 15,000	Artificial lawn area		1.15	ы			6.154
Test shore to perform the performance of the perf	Thermory sub framed deck on pedestals		5.1	6			14 867
Interest sheep trank and comugated metal roof over head The sheep trank and comugated metal roof over head The sheep trank and comugated metal roof over head The sheep trank and comugated metal roof over head The sheep trank and comugated metal roof over head The sheep trank and comugated metal roof over head The sheep trank and parties and mutches The sheep trank and mutches The sheep trank and mutches The sheep trank and mutches The sheep trank and mutches The sheep transpar The sheep tr	2 Mood Clad Countains with stone ton		200	9 6			200
Increase and an unique to make the was formally Celler Light Courrect of planters and mulches or smillar in bench surrounces of STT482408 or smillar in bench surrounces and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings and bulb plantings in planters and bulb plantings and bulb plantings in planters and bulb plantings and bulb plantings in planters and bulb plantings and bulb plantings in planters and bulb plantings and bulb plantings in planters and bulb plantings and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings in planters and bulb plantings and bulb plantings in planters and bulb plantings and bulb blanters and bulb planters and bulb blanters bulb bulb blanters bulb blanters and bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters bulb blanters	A vivou distance of the second		3 .	9 (A (000'/
11.5 10,000.00 1.5 10,000.00 1.5 10,000.00 1.5 10,000.00 1.5 10,000.00 1.5 10,000.00 1.5 10,000.00 1.5 10,000.00 1.5 1.5 10,000.00 1.5 1.5 10,000.00 1.5 1.5 10,000.00 1.5	County pipe galvanized sheep tank and corrugated metal roof over head		2	9.			2,125
1 1 2 3 10,000.00 LS S 10,000.00 LS S S Can for Area that was formally Celler Light Cour 1,334 SF \$ 10,000.00 LS S S Nic Panels at Main Entry TEA \$ 10,000.00 MLOW S S S S S S S S S	Imgallon system for plantings in planters		1 LS	60			10,000
NIC 1,334 SF 5 000 (SF NIC	Lighting Allowance		115	us.			10,000
NIC 14LOW S 10,000.0 SF S	Finishes	SIC					
NIC TALLOW S TOOO.00 TALLOW S TOOO.00 TALLOW S TEA S TOOO.00 TALLOW S TEA S TOOO.00 TALLOW S TEA S TOOO.00 TALLOW S TEA S TOOO.00 TALLOW S TEA S TOOO.00 TALLOW S TALLOW S TALLOW TALLOW S TALLOW S TALLOW TA	Additional Allowance for Area that was formally Celler Light Cour		1,334 SF	in			56,700
NIC TALLOW S TEA S 10,000.00 TEA T	13th Street Façade						
Panels at Main Entry Vood Slats at Windows TALLOW T	Green Wall System Canopy	SIC				NC	
Nicodo Siatis at Windows TEA S 1,000.00 (EA S S 1,000.00 (EA S S S S S S S S S	Decorative Wood Panels at Main Entry		1 ALLOW		10,000.00 /ALLOW	69	10,000
planters planters planters planters planters planters planters planters planters planters planters planters planters planters planters planters proposition planters	Decorative Vertical Wood Stats at Windows		7 EA	69		69	35,000
1 LS 5 13600.00 ALS 5 136000.00 ALS 5 1360	2nd Floor Terrace			,			
Orbitation bench statement of the statem	Gravet Pri		11.5	60		69	13,600
To planters and mulches To planters and planters	Decorative raised planters		11.5	69		69	25,500
CR7482408 or similar	Light weight engineered soils for planters and mulches		11.5	w		69	14,875
Delayers and bulb plantings 1 LS \$ 38,250.00 /LS \$ 1000.00	Marine Ply Border or Tournesol GRT482408 or similar		11.5	69		69	14,450
1 LS	Tree, shrub, perennial, groundcover, and bulb plantings		115	16		69	38,250
NIC 1 LS S, 5,000,00 /LS S NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Irrigation system for plantings in planters		11.5	s		69	9,000
NIC NIC NIC NIC NIC NIC	Lighting Allowance		115	s		69	5,000
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Finishes	NO				NC	
System NIC NIC NIC NIC NIC Ittere and bar and bar and pe Pergola with built in bench to Pergola with built in bench surrounc. 1 LS \$ 34,000.00 /LS \$ NIC Itile or stone pedestal pavers 1 LS \$ 42,500.00 /LS \$ NIC Itile or stone pedestal pavers 1 LS \$ 12,750.00 /LS \$ 11,000.00 /LS \$ 12,750.00 /LS \$ 11,000.00	7th/8th Floor Private Terraces						
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Plantings	SEC				NC	
System NIC NIC Itchen and bar and bar and lope Pergola with built in bench surrounc lite or stone pedestal pavers 1 LS \$ 34,000.00 /LS \$ 12,500.00 /LS \$ 12,750.00 /LS <td>Finishes</td> <td>NIC</td> <td></td> <td></td> <td></td> <td>NIC</td> <td></td>	Finishes	NIC				NIC	
System NIC itchen and bar and bar and per pergola with built in bench surrounc. 1 LS \$ 34,000.00 /LS \$ 34,000.00 /LS latile and surrounc at lite or stone pedestal pavers are stell or stone pedestal pavers. 1 LS \$ 42,500.00 /LS \$ 12,750.00 /LS lite or stone pedestal pavers are stell or stone pedestal pavers. 1 LS \$ 36,656.25 /LS \$ 5,015.00 /LS ince arised wood planters are retail raised planters. 1 LS \$ 5,950.00 /LS \$ 5,950.00 /LS lene liners for planters in recessary. 1 LS \$ 51,000.00 /LS \$ 51,000.00 /LS line liners for planters and mutches 1 LS \$ 28,687.50 /LS \$ 51,000.00 /LS	Lighting	NIC				NIC	
titchen and bar and bar and ber and ber and ber and ber and ber and ber and ber and ber and ber and begola with built in bench control of the bench surrounc and be pergola with built in bench surrounc and bench surrounc at the sand set are stored pedestal pavers at the sand set and set are set as a set and set are set as a set as a set are set as a set are	Irrigation System	NIC				NIC	
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1 LS \$ 42,500,00 (LS \$ 12,750,00 (LS \$ 1 LS \$ 5,015,00 (LS \$ 1 LS \$ 5,015,00 (LS \$ 1 LS \$ 51,000,00 (LS \$ 1 LS \$ 1,000,00 (LS	Outdoor kitchen and bar		11.5	69	34,000,00 /LS		34,000
1 LS \$ 12.750.00 /LS \$ 12.750.00 /LS \$ 12.750.00 /LS \$ 1.50 \$ 1.5	Aluminum and Ipe Pergola with built in bench		11.5	69	42,500.00 /LS		42,500
1 LS \$ 36.656.25 /LS \$ 1 LS \$ 5.015.00 /LS \$ 1 LS \$ 5.015.00 /LS \$ 1 LS \$ 5.015.00 /LS \$ 1 LS \$ 51.000.00 /LS \$ 1	Meadow Planter with lipe bench surround		118	40	12,750.00 /LS		12,750
1 LS \$ 5,015,00 /LS \$ 1 LS \$ 5,950,00 /LS \$ 1 LS \$ 49,000,00 /LS \$ 1,000,00 /LS \$ 1 LS \$ 1,000,00 /LS \$ 1,000,00 /LS \$ 1,000,00 /LS \$ 1,000,00 /LS \$ 1,000,00 /LS \$ 1,000,00 /LS \$ 1,000,00 /LS \$ 1,000,00 /LS \$ 1,000,00 /L	Porcelain tile or stone pedestal pavers		118	49	36,656.25 /LS		36,656
1 LS \$ 5,950.00 /LS \$ 1 LS \$ 49,300.00 /LS \$ 1 LS \$ 51,000.00 /LS \$ 1 LS \$ 51,000.00 /LS \$ 1 LS \$ 1	Porcelain tile sand set		115	49	5,015.00 /LS		5,015
1 LS \$ 49,300,00 /LS \$ 1 LS \$ 51,000,00 /LS \$ 1 loc 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 1 LS \$ 28,687,50 /LS \$ 2 L	Outdoor Shower		115	en			5,950
1LS \$ 51,000,00 /LS \$ 1000,00	Decorative raised wood planters		-	69		Ĺ	19 300
Inc 1 LS \$ 28,687,50 /LS \$	Decorative metal raised planters		1.5	69			51,000
1 LS \$ 28,687,50 AS \$	Polybopyjene liners for planters if necessary	Inc					
	Light weight engineered solls for planters and mulches		115	49	28,687,50 /LS		28,688

Page 3 of 20

NIC 11.5 \$ 3,060,00 A.S. NIC 11.5 \$ 5,000,00 A.S. NIC 11.5 \$ 15,000,00 A.S. NIC 11.5 \$ 10,000,00 A.S. NIC 11.5	голеш			200		Unit Cost		Total	Tatal
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Lighting 1 2 3 15,000,00 A.S	голеш	ingline evetern for plantings in planting		11.5	G	23,795.75 /LS	69	23,796	
Lighting	Love	regard system to plantings in planting		115	69	15,000.00 /LS	69	15,000	
Name	Love	institution of the control of the co	NC				NIC		
New Sorm's and any Service		Uning mits		11.5	A	25,000.00 /LS	69	25,000	
New Service									\$ 973,108
New Vertex Services New Vertex Services	Ne	w Storm/Sanitary Service		7.17					
Name Free Systems NIC 1.5 \$ 35,000.00 A.S Naw Free Service Browness NIC 1.15 \$ 35,000.00 A.S Naw Gas Service By Utility Company NIC 1.15 \$ 35,000.00 A.S New Feervicies Service By Utility Company NIC 1.15 \$ 35,000.00 A.S New Feervicies Service By Utility Company NIC 1.15 \$ 150,000.00 A.S Foundations New Feervicies Service By Utility Company NIC 1.15 \$ 30,000.00 A.S Foundations Company Removals at Elevator Pits & Wale Service Department of the Service Benefit Pits & Wale NIC 1.15 \$ 30,000.00 A.S Foundations and Removals at Elevator Pits & Wale And Service Benefit Pits & Wale NIC NIC 1.15 \$ 30,000.00 A.S Foundations and Removal Pages By Elevater By Service Benefit By By Alexander By Alexand	Ne	w Water Service		212	0		69	80,000	
15 35,000.00 (LS	Ne	W Fire Service		1 LS	6	35,000.00 /LS	69	35,000	
Nuc das Service - Conduit Only to Property Line - Service by Utility Company Nuc Service - Every Company Nuc Service - Every Company Nuc TeleChalar CCTV Service - Conduit Only to Property Line - Service by Utility Company Nuc TeleChalar CCTV Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Only to Property Line - Service by Utility Company Every Service - Conduit Conference on the Company I Service - Service - Service by Utility Company I Service - Service - Service by Utility Company I Service - Service - Service by Utility Company I Service - Service - Service - Service by Utility Company I Service - Ser	Ne	w Fire Hydraunts	City	115	69	35,000.00 /LS	69	35,000	
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The content of the	Ne	w Electrical Service - Conduit Only to Property Line - Service by Hilly Company	SIN			A	NC		
New TeleinData/CCTV Service - Conduit Only to Property Line - Service by Utility Company 1 LS 1 1000 00 00 00 00 00 00 00 00 00 00 00	Ele	chical Vault Allowance	ON	27	n	25,000.00 /LS	G 2	25,000	
Poundations		v Tele/Data/CCTV Service - Conduit Only to Property Line - Service by Utility Company)	511	v	311 00 000 01	2 6	00000	
Controlled Stone	Utilities			27	9	10,000,00 /LS	A	000,01	
Custod Stone Recovered and Removals at Elevator Pils	200 Concrete Found	ations							000,681
Marticle State S	Ĭ.	savation and Removals at Elevator Pits		2 EA	49		v	60,000	
Miles 1985	5:	shed Stone		25,950 SF	69		v	38 925	
Concrete Part of Holst	Na	T Siab		3,460 CY	v	500.00 /CY	-	730,000	
Concrete Pad for Walls		Indianol Wells		417 CY	69	600.00 /CY		250 444	
Outcomer and wastern of the control		Valor Pris & Walls		40 CY	49	600.00 /CY		24 278	
Valor Barrier at Slab	No.	Ideas Pad 101 Hols		115	49		69	20,000	
Vapor Barrier at Walls Valor Barrier at 18 Valor Barrier at 18 Valor Barrier at 18 Valor Barrier at 18 Valor Barrier at 18 Valor Barrier at 18 Valor Barrier at 18 Valor Barrier at 18 Valor Barrier at 18 Valor Barrier Cable w/Osht A consequence of Thermited (Including Maintenance)	Je/	or Barrier at Clark		11.5	69		w	15,000	
Sign at House Traps September 1995	le/	on Barrier at Walls	S				NIC		
Feature Detention Tank Feature	Sia	b at House Traps	N N			100	NC.		
Selections	Det	ention Tank		A EA	n u	2,500.00 /EA	19 6	5,000	
Seinforced Concrete Arches w/Concrete Stairs, Landings, etc.	Concrete Found	ations			,	מסיממימים ובא	9	30,000	2 193 647
22,311 SF 18,205 SF 14,445 SF 14,405 SF 14,405 SF 14,405 SF 14,405 SF 14,405 SF 14,285 SF 14,285 SF 17,305 SF 17,305 SF 17,305 SF 17,305 SF 17,305 SF 17,405		Appropriate Appropriate Commence of the Commen							1
18,205 SF 14,425 SF 14,405 SF 14,405 SF 14,405 SF 14,405 SF 14,405 SF 14,405 SF 14,285 SF 14,285 SF 17,700	15	moreca concrete Arches Wiconcrete Stalls, Landings, etc.		Section 25					
18,205 SF 14,445 SF 14,405 SF 14,405 SF 14,405 SF 14,405 SF 14,405 SF 13,355 SF 13,355 SF 13,405 SF 13,408 SF 10,000 /ALOW 1 EA \$ 7,500.00 /ALOW 1 EA \$ 1,000.00 /EA 6,444 LF 1 LS \$ 100,000.00 /LS	2	d Floor		22,311 SF					
14,405 SF 14,405 SF 14,405 SF 14,405 SF 13,355 SF 7,740 SF 13,355 SF 7,740 SF 13,406 SF 14,686 SF 10,000 PALLOW 1 EA 2,480 LF 1,2 EA 1,500.00 FA 1,2 EA 1,500.00 FA 1,2 EA 1,500.00 FA 1,2 EA 1,500.00 FA 1,2 EA 1,500.00 FA 1,2 EA 1,000.00 FA 1,2 EA 1,000.00 FA 1,2 EA 1,000.00 FA 1,2 EA 1,000.00 FA 1,2 EA 1,000.00 FA 1,2 EA 1,000.00 FA	6	d Floor		18,205 SF					
14,405 SF 14,405 SF 14,405 SF 13,355 SF 1,305 SF 1,305 SF 1,305 SF 1,305 SF 1,306 SF 1,	4	h Floor		14,445 55					
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12 EA \$ 1,000.00 /EA ding Maintenance; 6,444 LF \$ 20.00 /LF 1 LS \$ 100,000,00 /LS NIC 1 ALLOW \$ 200,000 (ALLOW)	80 :	p Beams at Typical Floors		2,480 LF	60	50.00 /LF		124 000	
6,444 LF \$ 20,00 /LF	Allo	wance for Thermal Break at Balconies		12 EA	69		۲.	12,000	
NIG 1 ALLOW S 200 000 00 ALS	T C	meter Cable W/OSHA Orange Netting (Including Maintenance)		6,444 LF	ca			128,880	
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75 619 SE		th Patch Floors to Receive Wood Floor		75 619 SF		0.50 /SE	9 4	37,810	

432 East 14th Street New York, NY

Page 1971 Page	Trade	Continue	OILLE	5	Unit Cost	lotal	lota
16,900 SF	Masonry						
15900 SF 15900 SF 15900 SF 15900 SF 15900 SF 15900 SF 15900 SF 15900 SF 15900 SF 15900 SF 15900 SF 150		Interior CMU Walls					
1,000 SF 1,000 SF		Cellar	16 900 SF				
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The Street 1,000 SF 1,000			15 020 c				
(14th Street)		Coll the Cale	3,200 SF				
Comparison Com		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,800 SF				
Colored Main Roof 14th Street Colored Shearwalls Colored Shearwall		our riou (July aleet)	300 SF				
## Proof ## Street ## Roof 14th Street ## Roof 14		Mail NOV (14th Street)	/20 SF				
1,000 SF 1,000 SF		- Main Koor (13th Street)	540 SF		The second second second		
## Proof ##		Total	23,780 SF	49	16.00 /SF		
## Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14th Street ## Roof 14th Roof 14		Brick Veneer w/CMU Backup, Insulation & Waterproofing					
4000 SF 1600 S		- Cellar	210 SF				
th Floor 1600 SF Main Roof 14th Street 350 SF \$ 150 JF		- 1st Floor	4.800 SF				
1500 SF Main Roof 14th Street Main Roof Main Roof Roof Roof Roof R		- 2nd Floor	200 SF				
### Roof 14th Street ### Roof		- 3rd thru 6th Floor	1600 SF				
1,800 GF		- 7th Floor	500 5				
## 1500 SF		- 8th Floor/Main Roof 14th Street	350 SE				
## State Control of the Street Main Roof 14th Street Main Roof 1		- 14th Street Bulkhead/13th Street Main Roof	1 800 5				
### Roof 14th Street Main Roof #### Roof 14th Street Main Roof #### Roof 14th Street Main Roof #### Roof 14th Street Main Roof ##### Roof 14th Street Main Roof ##################################		- 13th Street Bulkhaad	18 008,				
### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street #### Roof 14th Street ### Roof 14th Street ##### Roof 14th Street ##### Roof 14th Street ##### Roof 14th Street ##################################		Total	400 SF		100	1	
th Floor Main Roof 14th Street Authority Shows EIFS - Is This OK7) w/CMU Backup Relikhread/13th Street Main Roof Main Roof 14th Street Main Roof 14th Stree		10(a)	9,860 SF	ю	51.50 /SF		
## Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street #### Roof 14th Street #### Roof 14th Street #### Roof 14th Street #### Roof 14th Street ##### Roof 14th Street #################################		brick verieer Winsulation & waterprooring over structural stud wall					
He loon Annual Roof 14th Street Hall Roof 1		- 2nd Floor	2,250 SF				
Main Roof 14th Street 1,300 SF \$ -55.0 /SF \$ -420 SF av Winsulation & Waterproofing over Reinforced Concrete Shearwalls 420 SF \$ -55.0 /SF \$ -420 SF th Floor 4000 SF 800 SF \$ -65.0 /SF \$		- 3rd thru 6th Floor	6,600 SF				
1,300 SF 3,550 /SF 3, 4 1,550 SF 3, 4 420 SF 1,650 SF 3, 4 420 SF 1,600 SF 1,		- 7th Floor	1,400 SF				
### Roof 14th Street ### Roof 14th Street ### Roof 14th Street #### Roof 14th Street #### Roof 14th Street #################################		- 8th Floor/Main Roof 14th Street	1,300 SF				
th Floor Wall Roof 14th Street Main Roof Walls Wall Roof 14th Street Main Roof Walls Wal		Total	11,550 SF	69	35.50 /SF		
th Floor the Builkhead (13th Street Main Roof Tealithhead (13th Street Main Roof) Tealithhead (13th Stree		Brick Veneer w/Insulation & Waterproofing over Reinforced Concrete Shearwalls					
Hebo SF Stock SF Waln Roof 14th Street Walls Walls Walls Walls Walls Walls Walls Walls Walls Word Shows EIFS - Is This OK?) w/CMU Backup Telinforced Concrete Shear Wall (Drawing Shows EIFS - Is This OK?) Wall Roof 14th Street Main Roof 14th Street Main Roof 14th Street Waln Roof 1		- 1st Floor	420 SF				
## Roof 14th Street ### Roof 14th Street ### Roof 14th Street ### Roof 14th Street ##### Roof 14th Street ##### Roof 14th Street ##### Roof 14th Street ##################################		- 3rd thru 6th Floor	1680 SF				
Main Roof 14th Street 800 SF 4 Substract Main Roof 4,100 SF 4 Lib Shows EIFS - Is This OK?) w/CMU Backur 4,000 SF 4 Lib Shows EIFS - Is This OK?) w/CMU Backur 1,920 SF 4 Roof 14th Street 4,000 SF 4 Roof 14th Street 8,920 SF 4 Reinforced Concrete Shear Wall (Drawing Shows EIFS - Is This OK?) 1,920 SF 4 Roof 14th Street 1,000 SF 4 Roof 14th Street 1,000 SF 4 Roof 14th Street 1,000 SF 4 Roof SF 10,570 SF 4 Roof SF 10,570 SF 4 Roof SF 400 SF		- 7th Floor	500 SF				
450 SF to Builkhead		- 8th Floor/Main Roof 14th Street	800 SF				
4,100 SF \$ 35.50 /SF \$ 75.00 SF Walls 4,000 SF \$ 16.00 /SF \$ 75.00 /SF Wing Shows EIFS - Is This OK?) w/CMU Backur. 1,920 SF \$ 16.00 /SF \$ 16.00		- 14th Street Bulkhead/13th Street Main Roof	450 SF				
Walls 4,100 SF \$ 35.50 /SF \$ 1 wing Shows EIFS - Is This OK?) w/CMU Backup 1,920 SF \$ 16.00 /SF \$ 1 th Floor 4,800 SF \$ 30.00 /SF \$ 400 SF Reinforced Concrete Shear Wall (Drawing Shows EIFS - Is This OK?) 1,920 SF \$ 30.00 /SF \$ 30.00 /SF \$ 30.00 /SF \$ 400 SF Waln Roof 14th Street 400 SF \$ 12.00 /SF		- 13th Street Bulkhead	250 SF				
Walls 4,000 SF \$ 16.00 /SF \$ 16.00 /SF <td< td=""><td></td><td>Total</td><td>4 100 SF</td><td>e.</td><td>35 50 /SE</td><td>1</td><td></td></td<>		Total	4 100 SF	e.	35 50 /SE	1	
4,000 SF		CMU Party Walls					
4,000 SF 16.00 /SF \$ 16.00 /SF		- 1st Floor	4.000 SF				
wing Shows EIFS - Is This OK?) w/CMU Backup th Floor Main Roof 14th Street Main Roof 14t		Total	4 000 SE	¥	18.00 /SE		
1,920 SF 800 SF 800 SF 900 SF 900 SF 350 SF 150 SF 1400 SF 1400 SF 1,100 SF		Stucco (Drawing Shows EIFS - Is This OK?) w/CMU Backur	5000	•	100.00		
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1,920 SF		Total	8,920 SF	↔			
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Main Roof 14th Street at Bulkhead/13th Street Main Roof at Bulkhead 150 SF 150 SF 150 SF 10,570 SF 10,570 SF 400 SF		- 3rd thru 6th Floor	4,400 SF				
Main Roof 14th Street 1,100 SF 500 SF 500 SF 150 SF 12,00 /SF \$ 12,00 /SF up at Green Wall 700 SF		- 7th Floor	1,100 SF				
et Bulkhead/13th Street Main Roof 150 SF 150 SF 10,570 SF 12.00 /SF \$ 12.00 /SF \$ 400 SF		- 8th Floor/Main Roof 14th Street	1,100 SF				
150 SF 12.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF \$ 10.00 /SF		- 14th Street Bulkhead/13th Street Main Roof	500 SF				
10,570 SF \$ 12.00 /SF \$ 12.00 /SF \$ 1400 SF 8 12.00 /SF \$ 12.00 /S		- 13th Street Bulkhead	150 SF				
up at Green Wall 700 SF 400 SF		Total	10,570 SF	69	12.00 /SF		
720 SF R20 SP		CMU Back-up at Green Wall					
400 SF		· Cellar	700 SF				
		- 1st Floor	400 SF			1	

Code Trade	Description	Unit		'n	Unit Cost	1	Total	Total
05720 Decorative Railings Terrace	Railings Terrace Dividers		59 LF	69	400.00 /LF	vo	23.600	
	Balcony Railings (Fly by Slab Edge.)	NIC		k		NIC	200	
	Interior Decorative Railings at Basement to 1st Floor		20 LF	69	500.00 /LF	60	10.000	
	Interior Decorative Glass Balcony Railing at 1st Floor	SIC				NIC		
	Exterior Picket Glass Railings at Basement to 1st Floor Courtyard	O. S.				NIC		
	Dicket Fence at 1st Floor Mechanical Room		21.30		711 00 030		0100	
	7th Floor Railings		190 15	9 69	250.00 AF		067.9	
	Railings at Main Roofs		300 LF		250.00 /LF		200,000	
	Misc. Railings		1 LS		10,000.00 /LS		10,000	
Decorative Railings	Rallings						S	297,350
06200 Millwork	Action before a state of action of							
	12" Wood Shelving							
	Coat Closet/VMC - (1) 12" Shelf w/Rod	5.0	986 LF	69		s	41,902	
	Liner Closet - (5) 12" Shelves per Closel	7	1,065 LF	69	5.00 /LF	69	5,325	
	12" Wire Shelving	15.00						
	Coat Closet/VVIC - (1) 12" Shelf W/Rod	SIC				S .		
	Linen Closet - (5) 12" Shelves per Closer	NIC				NIC		
	Anadomic	C	11000					
	Company	21,2	200 15	9 6	3.00 /LF	<i>n</i> •	63,000	
	Monday Cills & America	7	207 LF	A 6	3.00 /LF	A (98/8	
	Withdow Sills & Aprolis	2	430 LF	n 4	200 ALT	A 0	960'8	
	Window Subsills		17 FZ	9 6	10.00 12	n u	000	
	Misc	47	410	9 6	5,000,000	9 0	5,000	
	Tax		3	9		9 69	13,686	
Millwork							S	167.893
07140 Waterproofing	Bull		77			-	-	
	Hydrolithic Waterproofing - Elevator Pit Floors		100 SF	69		69	3,000	
	Hydrolithic Waterproofing - Elevator Prt Walls		350 SF	<i>i</i> 9 (69 (7,200	
	Waterproofing at Foundation Walls - Per Phase 2	o o	9 800 SF	n v	7.50 /SF	n v	73 500	
	Traffic Coating			,		Z	2000	
	Traffic Sealer	SC				NIC		
	Balcony Coating	O C				S		
Waterproofing	Tedesdial Coauly	N N				NIC		378 275
07500 Roofing & Pavers	Pavers							
	IRMA Roofing							
	15t Floor	4 (392 SF					
	745 Floor	, ,	120 CF					
	8th Floor/14th St Roof	N IC	5.615.SF					
	13th St Brod/14th St BH		35 066					
	13th St BH	,	1,130 SF					
	Total	23,	23,507 SF	69	20.00 /SF	69	470,140	
	Concrete Pavers (2' x 2' w/Insulation Blocks)						i	
	2nd Floor (Private Terrace)		950 SF					
	Total	2,0	370 SE	e.	35,00 /SE	u	74.250	
	Ballast		5	,		,	200	
	8th Floor/14th St Roof	000	5,615 SF					
	13th St Roof/14th St BH	2,	190 SF					
	Total	3.	130 SF	e.	500 /SF	65	44.675	
	Drainage mat and slab protection @ 1st Floor & 2nd Floor Pavers	12	7,852 SF	ю (6)	3.00 /SF	o vo	23,556	
	Roofing at Canopy		1.1.5	69	5,000.00 /LS	69	5,000	
	Leaders, Gutters, Splash Blocks, etc. at Bulkheads		ZEA	və ev	5,000.00 /EA	in.	1000'01	

Noble Construction Group, LLC Typical Development

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1 EA \$ 5,000.00 etc. 527 SF \$ 80.00 3,100 SF \$ 80.00 4,000 SF \$ 80.00 etc.	Revolving Door at Main Entry	1 EA			4)	00
527 SF \$ 80,00 3,100 SF \$ 80,00 13,600 SF \$ 80,00 4,000 SF \$ 80,00		1 EA		5,000,00 /EA	\$ 5,000	00
527 SF \$ 80.00 3,100 SF \$ 80.00 13,600 SF \$ 80.00 4,000 SF \$ 80.00						
3,100 SF \$ 80,00 13,600 SF \$ 80,00 4,000 SF \$ 80,00	1st Floor	527 SF	69			90
13,600 SF \$ 80,00 4,000 SF \$ 80,00	2nd Floor	3,100 SF	w			00
4,000 SF \$ 80,00	and thru 6th Floor	13,600 SF	en:		\$ 1,088,000	00
	7th Floor	4,000 SF	69		\$ 320,000	00
80,00	Str FloorMain Roof 14th Street	2,400 SF	ю (000

Noble Construction Group, LLC Typical Development

		Unit		Unit Cost	2	lotal	lotal
Interiors Allowance for Interior Glass @ Amenity Spaces (Not Defined with New Layout Single Aluminum & Glass Storefront Doors and Sidelites at Basement Aluminum & Glass Wall w/Single Door at Lobby/Private Dining Aluminum & Glass Wall Private Dining	O O O	1 ALLOW	w	15,000.00 /ALLOW	S Z Z Z	15,000	
wise. Vertical Metal Reveal Channel at 14th Street Façade Laminated Glass Louvers	NIC	T ALCOV	v	25 DOD DO (ALL OW	S S S	25,000	
Storefronts, Windows & Metal Panels			П	20,000,000,000,000		\$ 000,00	\$ 2,368,760
08800 Glass & Glazing			5			100	
Shower Doors		138 EA	9 9	150.00 /EA		20,700	
Vision Lite at Stair Doors		60 EA	9 69	100.00 /EA	9 69	000'9	
Vision Lite at Fire Smoke Doors		0 EA	49	100.00 /EA	69	1	
Glass & Glazing							26,700
Jobby Allowance		2 285 GE	v	75 DO 15E		174 975	
Concierge Desk Allowance		1 EA	9 69		9 69	20,000	
Fireplace at Lobby	-	1 EA	ю	20,000.00 /EA		20,000	
America at Picture Uning at 1st Floor	NIC	10 101 1		100	0		
Bar & Catering Parity at Cellar	OIN	4,500 SF	A	18/ DO.68	N CIN	578,252	
Tenant Storage	NIC				NIC		
Bicycle Storage	NIC					-	
Typical Corridor Allowance	CIN	15 EA	ы	5,000.00 /EA	69 2	75,000	
Special Finishes	25				2		579 200
09250 Gyosum Drywali						1	
Rough Carpentry							
Miscellaneous Blocking & Nailers		115	69	15,000.00 /LS		15,000	
3/4" Fire Rated Plywood at IDF Closets		15 FLRS	69		69	9,000	
Temporary Protection (Elevator Fronts) Temporary Protection (Departments - Allow 2001 per Elegan)		35 EA	n v	750.00 /EA		26,250	
Installation of Hollow Metal Doors		282 EA	0 60			35,250	
Installation of Hollow Metal Frames		879 EA	5			578,60	
Install Wood Doors - Paint Grade		781 EA	un i			78,100	
Installation of Finish Hardware - # Door Leaves		1,063 EA	un (106,300	
Installation of Automates - # Onts		114 EA	A 0	800.00 /EA		58,400	
Installation of Sound Gaskefing		114 FA	n u			5 700	
Installation of Weatherstripping		14 EA	69		69	700	
Installation of Closet Shelving		7,051 LF	69			21,153	
Installation of Wood Base		24,262 LF	69			36,393	
Installation of Toilet Accessones		138 EA	19			20,700	
Installation of Custom Back-It Medicine Cabinet		138 EA	us e			20,700	
Installation of Window Sills & Aprons		420 LF	n u		n u	858	
Installation of Window Subsilis			0	5.00 ALF		10,120	
Drywall						i	
Demising Partitions		77,748 SF	10 1		(A) (388,740	
Corrado Partitions		31,160 5F	0 6			120,001	
Chase Dartifions		26,727 SF	9 V	FS0 05.5		146 971	
Shaftwall		14,260 SF	v»	5.50 /SF		78,430	
Humitek Wallboard Throughout	NIC						
Lobby		2,285 SF	u eu	15.00 /SF	us u	34,275	
Vincing.		0 000	9 1				

Low What at Kitchen Islands Misc. Cellings, Fascias & Soffilis Sheetrock Cellings at Apartments Sheetrock Cellings at Apartments Sheetrock Cellings at Apartments Sheetrock Cellings at Apartments Soffits/Fascia's at Apartments Soffits/Fascia's at Apartments Soffits/Fascia's at Apartments Soffits/Fascia's at Apartments Soffits/Fascia's at Apartments Soffits/Fascia's at Apartments Soffits/Fascia's at Apartments Soffits/Fascia's at Apartments Alisc. Custom Shelf at Bathroom Wet Wall PTAC/HVAC Enclosures Structural Stud Wall Misc. Geramic Tile Kitchen Flooring (thinset) - Material Ceramic Tile Kitchen Flooring (thinset) - Installation Regupol Underlayment at Floors I.44" Zinc Transition Sinp Backsplash Ceramic Tile Backslash Full Height - Material Ceramic Tile Backslash Full Height - Installation Sountertops Honed Absolute Black Countertops - Material Ceramic Tile Bathroom Flooring (thinset) - Material Ceramic Tile Bathroom Flooring (thinset) - Material Ceramic Tile Bathroom Flooring (thinset) - Material Ceramic Tile Bathroom Flooring (thinset) - Material Ceramic Tile Wet Wall at Shower (Full Height) - Installation Ceramic Tile Wet Wall at Tubs (Full Height) - Installation Ceramic Tile Wet Wall at Tubs (Full Height) - Installation Ceramic Tile Wet Wall at Tubs (Full Height) - Installation Ceramic Tile Wet Wall at Tubs (Full Height) - Installation Ceramic Tile Wet Wall at Tubs (Full Height) - Installation Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Trim/Bullnose - Installation	N N O	1 EA	69 6	25.000.00 /FA	1		
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SOUNDE CASE SEE SEE	NO.	115	69		vs	5,000	
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ALCONOMINATION OF THE CONTRACT	NO	34,029 SF	<i>ia</i> (5.00 /SF	(A)	170,143	
TASE OF SET S	NO	2,200 05	n (19	26,250	
ASTRACTOR ST. B. O. Ber S.		Z'500 FL	n	35.00 /LF	A :	79,800	
Sugorosia er a o ar s					Z Z		
magoros a grant s		0		200000	S S	Sec.	
Sorosial Sr B O Br S		2 4	AU	5,000,00 /LS	<i>b</i> (5,000	
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TON SET DE O SET 2		138 EA	U	150.00 /54		202.00	
o, ≤ a a c b c c c c c c c c		226 FA			9 6	20,700	
< \$ ⊕r m o wer ≥		11,550 SF	o vi		9 4	006,000	
S S m D O W m ≥		115	69	5.000.00 /1.5	9 64	2000	
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Honed Absolute Black Countertops - Material Honed Absolute Black Countertops - Installation Bathroom Sathroom Sathroom Sathroom Flooring (thinset) - Material Ceramic Tile Bathroom Flooring (thinset) - Installation Waterpoof Membrane - Laticrete Hydroban Ceramic Tile Base - Material Ceramic Tile Base - Installation Walls Ceramic Tile Wet Wall at Shower (Full Height) - Material Ceramic Tile Wet Wall at Shower (Full Height) - Installation Ceramic Tile Wet Wall at Shower (Full Height) - Installation Ceramic Tile Wet Wall at Tubs (Full Height) - Installation Ceramic Tile Full Height at Wet Wall Only - Material Ceramic Tile Full Height at Wet Wall Only - Material Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Trim/Bullnose - Material		5000	9	Je/ 00'/	A	35,112	
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Ceramic Tile Bathroom Flooring (thinset) - Material Ceramic Tile Bathroom Flooring (thinset) - Installation Waterproof Membrane - Laticrete Hydroban Ceramic Tile Base - Material Ceramic Tile Base - Material Ceramic Tile Wet Wall at Shower (Full Height) - Material Ceramic Tile Wet Wall at Shower (Full Height) - Material Ceramic Tile Wet Wall at Tubs (Full Height) - Installia Ceramic Tile Wet Wall at Tubs (Full Height) - Installia Ceramic Tile Full Height at Wet Wall Only - Material Ceramic Tile Full Height at Wet Wall Only - Material Ceramic Tile Full Height at Wet Wall Only - Material Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Trim/Bullnose - Material Ceramic Tile Trim/Bullnose - Material							
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Ceramic Tile Base - Material Ceramic Tile Base - Installation Malls Ceramic Tile Wet Wall at Shower (Full Height) - Materi Ceramic Tile Wet Wall at Shower (Full Height) - Installs Ceramic Tile Wet Wall at Tubs (Full Height) - Installs Ceramic Tile Wet Wall at Tubs (Full Height) - Installatic Ceramic Tile Full Height at Wet Wall Only - Material Ceramic Tile Full Height at Wet Wall Only - Material Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Trim/Bullnose - Material		3,450 SF	· •		9 6	20,700	
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Ceramic Tile Wet Wall at Shower (Full Height) - Materia Ceramic Tile Wet Wall at Shower (Full Height) - Installs Ceramic Tile Wet Wall at Tubs (Full Height) - Material Ceramic Tile Wet Wall at Tubs (Full Height) - Installatic Ceramic Tile Full Height at Wet Wall Only - Material Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Trim/Bullnose - Material Ceramic Tile Trim/Bullnose - Material		2,760 LF	69	3.00 ALF	69	8,280	
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le Wet Wall at Tubs (Full Height le Full Height at Wet Wall Only- le Full Height at Wet Wall Only- le Trim/Bullnose - Material le Trim/Bullnose - Installation		9 108 CE	9 4	100 00 4		, 0,00	
le Full Height at Wet Wall Only- le Full Height at Wet Wall Only- le Trim/Bullnose - Material le Trim/Bullnose - Installation	uo	108 OF P	÷ 0		0 6	45,540	
le Full Height at Wet Wall Only - le Trim/Bullnose - Material le Trim/Bullnose - Installation		5 520 SF	9 4		9 6	202,202	
le Trim/Bullnose - Material le Trim/Bullnose - Installation		5 520 SF	o 4	150 OS R	9.6	25 990	
Ceramic Tile Trim/Bullnose - Installation		0,000	9		9 2	000'00	
The same of the sa	CN				2 2		
Countertops					2		
Carrara Marble Vanity Top (Single) - Materia		828 SF	69	35.00 /SF	69	28,980	
Carrara Marble Vanity Top (Brigle) - Installation		828 SF	(4)		69 (24,840	
Carrara Marble Vanity Ton (Double) - Installation		100	A	35,00 /SF	9 1	i.	
W/D Closets		100	9		A	0	
Ceramic Tile Washer/Dryer Flooring (thinset) - Material		1.026 SF	69	500 /SF	er.	5 130	
Ceramic Tile Washer/Dryer Flooring (thinset) - Installatio	uo.	1,026 SF	49		i is	6,669	
Ceramic Tile Base - Material		1,026 LF	G		69	5,130	
Ceramic Tile Base - Installation		1,026 LF	69		w	3.078	
1/4" Zinc Transition Strip	Inc				Inc		
Trach Comparing Doom:							

Ceramic Tile Wantsot 1st Flor Service Area Ceramic Tile Hoors wBase Ceramic Tile Wainscot 1st Floor Vestibule off Service Area Ceramic Tile Floors wBase Ceramic Tile Roors wBase Ceramic Tile Roors wBase RefuseRecycle Rooms		700 SF	1			Total	Total
Ceramic Tile Floors w/Base Ceramic Tile Wainscot 1st Floor Vestibule off Service Area Ceramic Tile Floors w/Base Ceramic Tile Wainscot Refuse/Revorle Room:		180 LF	69	15.00 /LF	9 69	2,700	
1st Floor Vestibule off Service Area Ceramic Tile Floors wildsae Ceramic Tile Wainsoot Refuse/Revicle Room:	N N				NG		
Ceranic Tile Mains who as Ceranic Tile Mains of Refuse/Recycle Room:					NC		
Columbia Mary Land	SS				SEC		
Ceramic Tile Floors w/Base		1000 00	6	1			
Ceramic Tile Wainscot Back-of-House Bathrooms - 2 Eivture		2,600 SF	9 69	10.00 /SF	so so	10,000	
Cellar		2 EA	69	2 500 00 /EA	v	900	
1st Floor Retail Bathrooms - 5 Fixture		1 EA	69	2,500.00 /EA	00	2,500	
Cellar		2 EA	4	6 000 00 VEA	e	12,000	
1st Floor Locker Room at Cellar		2 EA	69	6,000.00 /EA	9 69	12,000	
Ceramic Tile Floors w/Base	CIN						
Ceramic Tile Base	S				S S		
Janitor Closet at Cellar					2		
Ceramic Tile Base	SIS				NIC		
Laundry Room	NC				NC		
Ceramic Tile Floors w/Base	OIN				CIN		
Ceramic Tile Base	NIC						
13th Street Elevator Lobby at Roof					2		
Ceramic Tile Base		120 SF	69 (15.00 /SF	69	1,800	
Marble Saddles		30 LF	n	15.00 /LF	69	750	
Apartment Entrances		114 EA	69	100.00 /EA	69	11 400	
Trash Rooms		138 EA	69		69	10,350	
Fire Stairs		A EA	69 W	100.00 /EA	69 6	1,400	
Fire Smoke Doors		O EA	9 69		n u	000'9	
OREC WAS ELASTED					•	5	801.506
Vidod Flooring (All Rooms Event Bathrooms and Kitchese)		The second					
Wood reducing strip	luc	78,257 SF	69	6.00 /SF	en <u>c</u>	469,544	
Protection of Wood Flooring by Flooring Contractor (Includes Paper Covering Only)	lnc				2 2		
198550 Resilient Flooring						S	469,544
Misc. Locations		0	4	000000		-	
Resilient Flooring		2	9	10,000.00 /LS	0	10,000	40,000
09680 Carpeting						9	10,000
Public Corridor Carnet Base Allawanse	0	729 SY	49	50.00 /SY	69	36,458	
	SS				NC		
6	2		l		NIC	5	36 458
09900 Painting				7 100		1	00,00
Apartments (walls and Ceilings) Covercoat Ceilings @ Apartments		114 EA	69 6	1,500.00 /EA	69 6	171,000	
Corridors		15 EA	9 69	5,000.00 /EA		75,000	
MED Boome Book of Louise		4 EA	69	7,500.00 /EA		30,000	
Exterior Railings, Ladders, Etc.		J LS	69 6	10,000.00 /LS		10,000	
Paint Floors at 1st Floor Service Areas, Vestibule)		1 LS	9 69	2,000.00 /LS		2,000	
Painting Parking Lines, Arrows, Etc.	NIC				29.1		

Noble Construction Group, LLC Typical Development

432 East 14th Street New York, NY

Mail Control Allowance Mail Control Allowa	Code Trade Description	Unit		Unit Cost	To	Total	Total
14LOW 2 20000 14LOW 2 20000 1 14LOW 3 20000 1 14LOW 3 20000 1 14LOW 3 20000 1 14LOW 3 20000 1 14LOW 3 20000 1 14LOW 3 20000 1 14LOW 3 20000 1 14LOW 3 20000 1 14LOW 3 20000 1 20000 1 20000 1 20000 1 20000 2 20000 2 2 2 2 2	Wall Covering Allowance	ON			SIN		
March Register Marc	Wall Covering 0425 Graphics					Z	IC.
138 EA 2000 FEA 27 200	Graphics Allowance			0 1197 00 000 02		00000	
138 EA 5 2000 0 EA 5	Graphics		Т	בס'מממ'ממ ושרדים	•	-	
Figure Folder 1938 EA 2,000 00 EA 2,000 00 EA 3,000	0800 Bath & Toilet Accessory					1	
NIC 188 EA \$ 8000 00 EA \$ 17	Toilet Daner Holder - Grobe Onder A 227						
198 EA 5 5000 FEA 5 1400	Towel Bar - Grobe Ondris 40 381 000		EA			27,600	
No. 1986	Robe Hook		EA.			41,400	
138 EA 1750 0	Soap Dispenser	CZ	EA CE			006'9	
Microse Micr	Shower Curtain Rod	2	V 11			000	
Autor of the control	Custom Back-It Medicine Cabinet					13,800	
Partitions Partitions	Standard Medicine Cabinel	SIN				one'en	
Secretary Secr	Back-of-House Bathrooms				2		
Total Dipension	Toilet Partitions				v	4 800	
Page Dispersation TEA S TSO TEA S TSO	Urinal Screens					000	
Total Disperser Proof	Toilet Paper Dispenser				·	202	
Dispenser	Paper Towel Dispenser/Disposal				v	1 750	
Minror	Soap Dispenser				0	450	
Second S	Tilted Mirror				100	1 350	
Chule 24'diameter - # Floors 2 EA 5 15,000.00 FeA 5 17,754 5 2	Coat Hook				i vs	450	
Second Part	13X					17,734	
Chule Z4**Usimater - # Floors Fe	Bain & Toller Accessory					-	217,559
Chule 24' diameter - # Floars 15 EA 5 15,000.00 FA 5 30,000 FA 5			i		H		
State Chule 24'diameter - 4 Floors State Chule 24'diameter - 4 Floors State Chule 24'diameter - 4 Floors State Chule 24'diameter - 4 Floors State Chule 24'diameter - 4 Floors State Chule State	1.5		EA			30,000	
15 EA \$ 2,500.00 EA \$ 37.500 S	1180 Rubbish Chute					5	30,000
ent Appliance Allowance ent Appliance Allowance ent Appliance Allowance ent Code GBS200ESHSS e - GE JUM37161FFSS e - GE JUM371	Refuse Chute / 24"diameter - # Floors		FA			27 500	
rent Appliance Allowance agerator - GE GBSZ0ESHSS	Rubbish Chute			- 1		-	37 500
## 14 EA	450 Kitchen Appliance					,	000,10
THE A S 1987.00 FA S 114 EA S 1987.00 FA S 1989.00 FA S 1	Apartment Appliance Allowance						
SS SE JUNGSTRIPES OWT54100FBI OWT5410FBI OWT54100FBI OWT5410FBI OWT	Refrigerator - GE GBS20ESHSS		EA		2	12,518	
114 EA S 25.00 FEA S S S S S S S S S	Range - GE JGS650SEFSS		EA			17.876	
GE JNM3161RFSS GE JNM3161RFSS WITH EA S 217,00 /EA S 114 EA S 16,00 /EA S 10,00 /EA S 10,00 /EA S 114 EA S 16,00 /EA S 10,00 /EA S 114 EA S 16,00 /EA S 114 EA S 16,00 /EA S 114 EA S 16,00 /EA S 114 EA S 16,00 /EA S 114 EA S 16,00 /EA S 115 EA S 16,00 /EA S	Range Cord		EA			2850	
NNT54100FBI nn-AGI030BK nn-AG	Microwave Over Range - GE JNM3161RFSS		E.A			24.738	
NIC 114 EA S 16.00 /EA S 16.00 /EA S 16.00 /EA S 16.00 /EA S 1724.00 /EA S 1724.00 /EA S 1724.00 /EA S 1724.00 /EA S 1724.00 /EA S 1724.00 /EA S 1724.00 /EA S 1724.00 /EA S 1724.00 /EA S 1724.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1720.00 /EA S 1220.00 /EA	Dishwasher - Blomberg DWT54100FBI		EA			53,238	
NIC 114 EA S 724.00 (EA S 72000) EA S 724.00 (EA S 720410) NIC 114 EA S 724.00 (EA S 720410) EA S 724.00 (EA S 720410) EA S 724.00 (EA S 720410) EA S 724.00 (EA S 726010) EA S 726010 (EA S 726010) EA	Ushwasher Cord		EA			1,824	
114 EA 5 724.00 (EA 5 22.00 (EA 5 20410 NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Masher - Basch WA 1284001 IC	NIC	1		37		
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NIC 114 EA S 22.00 FEA S 1500.	Stacking Kit - Bosch W1 Sagacoo		EA			32,536	
NIC 114 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 50.00 (EA 5) 1 EA 5 750.00 (EA 5) 1 EA 6 750.00 (EA 5) 1 EA 750.00 (EA 5)	I'm Maker		ă:			2,508	
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1 EA 5 1,500.00 (EA 5 1,500.00 (EA 5 1 1 EA 5 1,500.00 (EA 5 1 EA 5 1 1 EA 5 1	Amenity Appliances	SIN			NIC		
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NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Range			1,500,00 /EA	A 6	1,500	
1 EA S 500.00 FA S 500.00 FA S 500.00 FA S 1 EA S 500.00 FA S 1 EA S 500.00 FA S 1 EA S 500.00 FA S 1 EA S 750.00 FA S 1 EA S 1	Range Cord			1,500.00 /EA	A	0000	
1 EA \$ 500.00 FA \$ 1 EA \$ 500.00 FA \$ 1 EA \$ 1 EA \$ 500.00 FA \$ 1 EA \$ 1	Microwave Over Range			23.00 /EA	A 6	0 0	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Dishwasher			200.00	A 6	200	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Dishwasher Cord			25.00 /EA	9.0	200	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Ice Maker			750.00 /EA	9 0	750	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC	Wine Cooler			1 000 00 /FA	9 e	1000	
NO NO NO NO NO NO NO NO NO NO NO NO NO N	Private Dining at 1st Floor			1000000)	2	
NG NG	Refrigerator	SIN			NIC		
NG NG	Microwave	NIC			NIC		
DIN	Dishwasher	NIC			NIC		
	Dishwasher Cord	SIC			NIC	-	

Noble Construction Group, LLC Typical Development

432 East 14th Street New York, NY

Code Trade Description		Unit		Unit Cost	ľ	Total	Total
Low Maker Commercial Washer/Dryers Tax	SC				SEC		
Kitchen Appliance					S	43,676	
11460 Kitchen Cabinets & Vanities			ľ				\$ 535,800
Kitchens - Cabinet Allowance		1		3			
- Open Cabinet Shelving		114 EA	n w	500.00 /EA	us us	285,000	
- Viring Parier at L. Nitchens - Dishwasher Panet	NIC	114 EA		47, 00,000	SIC.		
- End Panel at Galley Kitchens	NIC	5	9	KOO'OO JEA	NC	22,800	
- Initiation Pariet at Low wall & blue Pariet at Galley Kitchens (Facing Living Rooms) - 2nd End Panel at Refrigerators	SE	1 ALLOW	69	10,000.00 /ALLOW		10,000	
- Single Vanity Allowance		138 EA	U)	350 00 /FA	. 4	48 300	
- Double Vanity Allowance Tax		0 EA	69	600.00 /EA	9 69	,	
Kitchen Cabinets & Vanities			1		ы	37,550	
12500 Window Treatments					ŀ		460,650
Window Treatments	NIC				NIC		
14210 Elevators							NIC
Residential Elevators Floors C thru R (1 Elevator) Floors C thru 2 (1 Elevator) Floors C thru 7 (2 Elevator)		10 STOPS 9 STOPS	9 9	20,000.00 /STOP 20,000.00 /STOP	<i>ы</i> и	200,000	
Cab Allowance		4 ALLOW		20,000.00 /STOP 20,000.00 /ALLOW	so so	320,000	
Entrances (Snights operational and the proofs) Entrances (Stainless Steel at Lobby)	<u> </u>				말 말		
Floors C thru 1	N.				SIN SIN		
Cab Allowance Enfrances (Single Speed Baked Enamel at Typ Floors) Entrances (Stanless Steel at Lobby)	SSS				S S S		
Elevators					2	Ï	\$ 780,000
Her or noist a Bringe Dual Rack & Pinion Hoist		26317	6				
Loading Dock Protection of Adjacent Properties		2 EA	o eo eo	15,000.00 /EA	19 to to	30,000	
Sidewalk Bridge Hoist & Bridge		273 LF	69	250.00 /LF	100	_	
15200 Plumbing					1		5 514,500
New Storm/Sanitary Service		2 54	e	25 000 00 PC		0000	
New Domestic Water Service		7 F	9 10	35,000.00 /EA	9 19	35,000	
New Gas Service - By Utility Company	Ö	1 EA	69	25,000.00 /EA	69 Z	25,000	
House Traps		2 EA	69	15,000.00 /EA	69	30,000	
Swage Ejectors		2 EA	49		69	30,000	
Duplex Tank Fill Pump (TFP-182) Duplex Domestic Rooster Pilmo		1 EA	69 6		69 (25,000	
North Building Water Heaters (NWH-1&2)		2 EA	n 40	25,000.00 /EA	us vs	50,000	
South Building Water Heaters (SWH-1&2) Sump Pumps		2 E A	69.6	25,000.00 /EA	ı,	50,000	
Mixing Valves Circulating Dimps	ou)	£	9) L	20,000	
Roof, Garage and Terrace Drains Plumbing Exture ad Howance	200	47 EA	49	2,000.00 /EA	9 20	94,188	
De la contracta de la contract							

198 EA 3 2000 EA 4 43.00 Whitecare 20 20 20 20 20 20 20 20 20 20 20 20 20	and Hade				•	1000			
1985 1990		Water Closets - No Spec		138 EA	ı	8	1	007.10	100
Available Filter Cooke Watercare - 20 209 002 Available Filter Cooke Watercare - 20 209 002 Available Filter Cooke Watercare - 20 209 002 Available Filter Cooke Watercare - 20 209 002 Available Filter Cooke Watercare - 20 209 002 Available Filter Cooke Watercare - 20 209 002 Available Filter Cooke State Office Filter State Cooke		Lavatory - Kohler Undercounter Kathryr		2001	9 6		n	34,500	
Table 3		Lavatory Faucet - Grohe Watercare - 20 209 002		130 17	9 6		0	48,300	
Valentiary Flatency Valentiary Studies of National Plant Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Studies Valentiary Valenti		Pedistal Sink		200	A		10	27,600	
139 EA 150 COOK EA 2 150 COOK EA		Pedistal Faucet		N I		/EA	en .		
1982 EA 27,000 28,000		Bathtub - American Standard Studio 60" v 32" w/Annon		E E			69		
188 EA 27500 EA		Shower System - Grobe Statishi		138 EA	s)		69	138,000	
138 EA 3 1000 143 EA 3 124.24 3 1000 143 EA 3 124.24 3 12		Shower Head Corbs 27 809 000		138 EA	w		69	37,950	
1988		Hand Chouse Control of the Control o		138 EA	69		69	12,420	
1988 EA 1100 EA 215 1100		Tith Ellips (Comba 42 464 000		138 EA	69		69	13,800	
138 EA 3 175 to 164 3 24 150				138 EA	69		49	15.180	
150 150		Detailine Valve - Grone 19 347 000		138 EA	69		vs	24 150	
The control of the		Diverer and Valveset - Grohe		138 EA	69		4	24 150	
Compared State		Shower Pan		OFA	e		. 6	2,1	
11 12 12 13 14 15 15 15 15 15 15 15		Shower Faucet		N L			9 6	4	
14 EA 3 300.00 EA 3 45.00		Kitchen Sink - Moen Black Sink		2777	9 (-	A (
Table Stat		Kitchen Baucet - Moen Black Sink Fauret		A LEA	n	-	69	45,600	
198 EA \$ 2,000 00 FEA \$ 276,000		Financial Colors Asserting and Colors		114 EA	69		69	39,900	
188 EA \$ 2,000.00 FA \$ 277,000 F		Water Cheets							
18 EA 2 000 0 EA 3 200 0 20 20		Varies (Usacia		138 EA	69			276,000	
Title Market and Divertier from the Market State of Characterian Chara		Dadital Sink		138 EA	69			276,000	
198 EA 2, 2000.00 FA 5, 276,000 FA 5		Federal Office		0 EA				4	
14 EA \$ 2,000.00 EA \$ 2,28.000 14 EA \$ 2,000.00 EA \$ 2,28.000 14 EA \$ 2,000.00 EA \$ 2,28.000 14 EA \$ 2,000.00 EA \$ 2,28.000 14 EA \$ 2,000.00 EA \$ 3,700 14 EA \$ 2,500.00 EA \$ 3,700 15 EA \$ 2,500.00 EA \$ 3,700 15 EA \$ 2,500.00 EA \$ 3,500 15 EA \$ 3,500.00		Tubs W/Faucet and Diverter		138 EA	69			76,000	
14 EA \$ 2,000 0 EA \$ 2,20 0 0		Shower Wiraucet		0 EA	69				
144 EA \$ 700.00 FA \$ 79.00		Kitchen Sinks W/Faucet		114 EA	69			28 000	
14 EA 2000 EA 279 000		Humbing Koughing							
The services of the services o		Dishwasher		114 EA	45			70 800	
114 EA 8 8000 EA 9 1200		Ice Maker		114 EA	₩.			2000,23	
A BATTON OF THE READ OF THE RE		Gas Range		114 FA				000,100	
Anitor Stroke at Deliverses Commercial Dysries Commercial Washers Commercial Washers Commercial Washers Commercial Washers Commercial Dysrie		Gas PTAC Units		196 EA				91,200	
Commercial Washers		Garbage Disposal	CIN		•			000,00	
Commercial Dyses		Commercial Washers			¥.		2	45,000	
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office Machine at Lobby Judoor Striptace at Lobby Judoor Judoor Italy Judoor Striptace at Lobby Judoor Striptace at Lobby Judoor Striptace at Lobby Judoor Judoor Striptace at Lobby Judoor Striptace at Lo		Mechanical Equipment		50	, ,		9 6	000,00	
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NIC Sink at Janifor Closet at Cellar (Range at Cellar (Ra		Gas for Fireplace at Lobby		T T			9 6	062,1	
Text Section Text Text Section Text Section Text Section Text Text Text Text Text Text Text Text Text Text Text Text Text Text Text Text Text		Outdoor Kitchen at Rooftop Terrace		1 1			9 6	2,300	
NIC 1 EA \$ 2,500.00 FA \$ 2,500 Vice & Handle Appliances Vice Solik at January Closed at Cellar & 14 Floor NIC 1 EA \$ 2,500.00 FA \$ 2,500 Vice Solik at Petal at Cellar & 14 Floor Miled Rough for Amenity Spaces NIC 1 LS \$ 10,000 NIC		Outdoor Shower at Rooftop Terrace		FA	· ·		9 6	000,0	
Texastic Sink at Janitor Closet at Cellar vice Sink at Janitor Closet at Cellar vice Sink at Janitor Closet at Cellar vice Sink at Janitor Closet at Cellar vice Sink at Petul at Cellar & 12 Fixture at Inching Rough for Amenity Spaces Nic Sink at Retail at Cellar & 12 Fixture at Inching Rough for Amenity Spaces 10,000.00 / LS 10,000 / LS 10,		Receive & Handle Appliances	SZ	i	,		, CI	2,000	
Victor Sink at Retail at Cellar & 1st Floor Victor Sink at Retail at Cellar & 1st Floor Victor Sink at Retail at Cellar & 1st Floor		Service Sink at Janitor Closet at Cellar		1 EA	69	2.500.00 /FA		2 500	
Integration Tank Integration		Service Sink at Retail at Cellar & 1st Floor		2 EA	69	2.500.00 /FA	. 09	2000	
Aking Foundation 2 Fixture Aking Poundation 2 Fixture Aking Poundation 2 Fixture Aking Foundation 2 Fixture Aking Foundation 2 Fixture Aking Foundation 3 Fixture Aking Foundation 3 Fixture Aking Foundation 4 Fitness Ak-of-House Bathrooms - 2 Fixture Aking Foundation 5 Fixture Aking Foundation 5 Fixture Aking Foundation 6 Fixture Aking Foundation 6 Fixture Aking Foundation 7 Fixt						VI 00:00's	,	2000	
NIC NIC NIC NIC NIC NIC NIC NIC NIC NIC		- Lounge at Cellar (Range, Refrigerator, Sink, Dishwasher,		11.5	s		69	10.000	
NIC 1EA \$ 3,500.00 /EA \$ 3,500 NIC 10.00		 Private Dining at Lobby (Refrigerator, Ice Maker, Sink, Dishwasher 	NIC				CIN	200	
The deficient of the second connections The deficient of the second connections		Plumbing Rough for Locker Rooms	NC				N		
Control of the cont		Drinking Fountain at Fitness		1 EA	69		69	3 500	
2 EA \$ 5,000,00 /EA \$ 10,000 1 EA \$ 5,000,00 /EA \$ 10,000 1 EA \$ 5,000,00 /EA \$ 5,000 1 EA \$ 5,000,00 /EA \$ 5,000 1 EA \$ 5,000,00 /EA \$ 5,000 1 EA \$ 12,500,00 /EA \$ 25,000 1 ALLOW \$ 25,000,00 /ALLOW \$ 25,000 1 ALLOW \$ 20,000,00 /ALLOW \$ 20,000 1 LS \$ 5,000,00 /LS \$ 5,000 1 LS \$ 5,000 1 LS \$ 5,000,00 /LS \$ 5,000 1 LS \$ 5,000,00 /LS \$ 5,000 1 LS \$ 5,000		Back-of-House Bathrooms - 2 Fixture						200	
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Section Sect		1st Floor		1 EA	69	5 000 00 /FA	· •	2000	
2 EA		Retall Bathrooms - 5 Fixture					,	300	
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ALLOW \$ 25,000.00 /ALLOW \$ 25,000 /ALLOW \$ 25,000 /ALLOW \$ 25,000 /ALLOW \$ 25,000 /ALLOW \$ 25,000 /ALLOW \$ 20,000 /ALLOW \$ 2		1st Floor		2 EA	69	12 500 00 /FA		25,000	
Inc. TALLOW \$ 20,000.00 ALLOW \$ 20,000 Inc. TALLOW \$ 20,000 Inc. Inc. TALLOW \$ 20,000 Inc.		Underground Piping Allowance for Future Retail Bathrooms		1 ALLOW		25,000.00 /ALLOW		25,000	
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Alice Dump and Control LS \$ 5,000,00 /LS \$ 5,000 \$ 5,0		Obtained Port Compation	2000	1 ALLOW	69	20,000.00 /ALLOW		20,000	
C. Plumbing 1 LS \$ 5,000,00 /LS \$ 5,000,00 /LS \$ 5,000		Swithing Pool Commedials	NIC		. 7	Carrier Mr.	NIC		
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William and Controller	L	Supplied to beauty		27	0	5,000,00 /LS	99	-+	
JETE Direct and Controller	Fire Protecti	un de la companya de la companya de la companya de la companya de la companya de la companya de la companya de						**	2,538,
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Prof. Victor Sammest Connections NC 2 EA 3 250000 EA 3 250000 EA 4 2 EA 2 EA	ND Designation of the companion of	December Part Par	December Common	0			Unit	,	Unit Cost		Total	IBIO
Fig. 2016 Fig.	Trail Composition Comment	Part Compared States Commercials NIC 2 Ept 2 (2000) Ept 2 (200	Text	100	xey Pump		1 FA	e.		ш	000 30	
Professional Control Valve Assembles NIC	Dec Control Was Assembler Proceedings	The Popular Name Annualist Process of the Popular State of the Popular S	Por Carton Vive Assembles Por Carton Vive Assembles	Fig	e Department Stamese Connections			. 6		9 6	000,02	
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Time Common water water and the common of th	Final Compact Control Valve Final Compact Control Valve South Holes Seammes 1,825 EA 2,500.00 [EA 5 5 5 5 5 5 5 5 5	Trade Company New Assembles 1, 192 b. 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Trans. Composition	i		NC				SIZ		
New Synther Broad Active Street Str	The American Control Value The Control Val	The Symbler House Jane 1482 E 150 00 E 2 2222 1 200 00 E 2 2222 2 2222 2 2222 2 2222 2 2222 2 2222 2 2222	New Service Person Perso	P.0	or Control Valve Assemblies		20 EA			6	0000	
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Page 18 of 20

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432 East 14th Street New York, NY

Date Created: 11/20/13 Date Revised: 02/26/16 Version Number: 06 - BSA

Building Gross Area: # of Apts.

166,101 sf 154 ea

4000			# of Apts.		154 ea	
Section	Trade		Amount		Unit Cost	Remarks
01000	Site Survey	NIC		NIC		
01005	Test Borings	NIC		NIC		
01900	Abatement	NIC		NIC		
02060	Demolition	NIC		NIC		
02090	Site Preparation		61 610		0.07	
02300	Earthwork & SOE	\$	61,610	\$	0.37	
02301	Dewatering	S	6,098,385	\$	36.71	
02302	Soil Disposal	\$	468,600		2.82	
02500	CALCAD TOOL MANAGEMENT OF THE	9	968,990		5.83	
02300	Site Improvements Utilities	5	973,108		5.86	
03200		5	210,000		1.26	
200	Concrete Foundations	\$	3,150,221	\$	18.97	
03300	Concrete	\$	9,253,127	\$	55.71	
04200	Masonry	\$	3,209,597	\$	19.32	
05500	Miscellaneous Iron	\$	805,348		4_85	
05720	Decorative Railings	S	297,350	\$	1.79	
06200	Millwork	\$	220,915	\$	1.33	
07140	Waterproofing	\$	288,325	\$	1.74	
07500	Roofing & Pavers	\$	682,068	\$	4.11	
07900	Caulking & Sealant	\$	397,841	\$	2.40	
08110	Hollow Metal, Hardware & Wood Doors	\$	598,796	\$	3.61	
08330	Overhead Doors	NIC		NIC		
08410	Canopy	\$	110,000	\$	0.66	
08520	Storefronts, Windows & Metal Panels	S	2,487,245	\$	14.97	
08800	Glass & Glazing	\$	34,450	\$	0.21	
09001	Special Finishes	5	624,250	\$	3.76	
09250	Gypsum Drywall	\$	3,484,597		20.98	
09300	Ceramic Tile	\$	1,084,038	\$	6.53	
09550	Wood Flooring	\$	719,434	\$	4.33	
09650	Resilient Flooring	\$	10,000	\$	0.06	
09680	Carpeting	S	36,458	\$	0.22	
09900	Painting	S	695,600	\$	4.19	
09950	Wall Covering	NIC	555,555	NIC	7,10	
10425	Graphics	S	2,500	\$	0.02	
10800	Bath & Toilet Accessory	5	286,151	\$	1.72	
11170	Compactor	S	30,000		0.18	
11180	Rubbish Chute	Š	41,250		0.25	
11450	Kitchen Appliance	S	721,584	\$	4.34	
11460	Kitchen Cabinets & Vanities	Š	617,158	\$	3.72	
12500	Window Treatments	NIC	017,100	NIC	3.72	
14210	Elevators	\$	1,160,000	\$	6 00	
14610	Hoist & Bridge	\$	614,500	5	6.98	
15200	Plumbing	\$			3.70	
15300	Fire Protection		3,508,613	\$	21.12	
	HVAC	\$	942,244	\$	5.67	
15800 16100	Electrical Systems	\$	2,297,250	\$	13.83	
10100	Electrical Systems	\$	3,898,328	\$	23.47	
	Sub-Total	\$	51,089,930	\$	307.58	
17000	General Conditions	\$	5,108,993	\$	30.76	
	Sub-Total	5	56,198,924	S	338.34	

Noble Construction Group, LLC Proposed Development

01000 Site Survey	Unit	Unit Cost	Total	Total
NIC	SIN SIN SIN SIN SIN SIN SIN SIN SIN SIN		CIN	
Site Survey			MIC	NIC
Oing lest borings	CIN		- Control of	
Test Borings	Nic.		NIC	CIN
01900 Abatement Achaetre Load Daint and Oil Tank/Call				2
Abatement Abatement	NIC		NIC	
02060 Demolition				NC
Demolition	CIN		-	
Demolition	NIN.		NIC	City City
02090 Site Preparation				S
Construction Fence/Perimeter Protection	313.1	S 50.00 /IE	15.650	
Soll Erosion and Sediment Control:		20.00		
Wheel Tracking Pad-6" min, crushed stone	1,250 SF	\$ 15.00 /SF	\$ 18.750	
Sill Fence	646 LS	10.00		
Flaybate Protection	11.3	2,5		
The Table Daile (Soil Stockpile	1LS	1,000.00		
Symthetic Filter Febric Linder fraction on the agent	+1.5	1,000.00		
Misc. Preparation	1,250 SF		\$ 1,250	0
Site Preparation	611	\$ 15,000.00 ALS	\$ 15,000	
02300 Earthwork & SOE				\$ 61,610
Seacant Piles Wall	0.7	00 000 000 2		
General Excavation	3 5	n	ń	
General Backfill	3 5	5 352,469.00 /LS	\$ 552,469	
Over Excavation of Organic Material	81.	36,685,00		
Backfill of Organics	51			
Rock Removal	NIC		Z	
Earthwork & SOE				\$ 6,098,385
02301 Dewatering				1
Units per ECS Proposal Dated 10/7/15				
Mollingint Installation exetom with Controlling 15 of point system	115	\$152,700.00 /LS	\$ 152,700	-
Dewatering System Rental (Including compact settling tank)	1 LS	\$76,800.00	60	
24/7 Operation of System (labor & maintenance)	SHINDWIN CIN	\$8,800,00 /MONTH		
Service Technician to maintain equipment (Assume Every 250 Hours)	18 FA	\$1.250.00 /EA	22 500	
Generator Rental (one operate, does not include fuel)	SHINOW Z	\$9,500,00	9 64	
Standby Generator & Double Throw Switch (does not include fuel)	SHINOW 2	\$3,500,00		
Relocation of Header Pipe and Pumps (After Matt Slab is Placed)	11.5	\$24,500.00	es (s)	
Grouting of Wellpoints	11.5	\$18,500.00 ALS		
Fuel Allowance For Generators	7 MONTHS	\$3,000.00	69	2
Discharge Fee - By Owner	NIC		0	
Dewatering				\$ 468,600
02302 Soil Disposal				
Total Anticipated Soil Excavation in Yards Total Anticipated Soil Excavation in Tons	19,110			
Material By Category				
Clean Fill	NIC			
Category A	SNOT 6:69	\$44.00 TON	\$ 294,294	
Hazard Material	SNOT 900	\$32.00 /TON	\$ 642,096	

Noble Construction Group, LLC Proposed Development

432 East 14th Street New York, NY

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11	Porce	ain tile or stone pedestal pavers		115	69		6	36 656	
1 S 5 5 5 5 5 5 5	Porce	ain tile sand set		115	69		v	5,015	
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Inc. LS St.	Decor	ative metal raised planters		30	9 0		9 6	49,300	
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1 1 2 15,000.00	meur	ory wood deck		1 LS	49		69	23,796	
NIC 1LS \$ 25,000.00 /LS \$ 25,000 Service Fervice Service by Utility Company	Imgati	on system for plantings in planters		115	w		69	15,000	
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Figure Colored Active and Concrete Active a	Trade Description	Unit	St	lota
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1,20,55	The Court of the C	PS 115,22		
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Min Prop. 14,405 SF 14	3rd Floor	17 746 55		
State Process of the	4th Floor	500000		
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14,248 SF	5001	14,405 SF		
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100 Street	TOOLS 45	0 0070		
Fig. 20	1000	D,283 SF		
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12 Property 12 Property	11th Floor	6.283 SF		
13	12th Floor	1000		
1975 1975	00th Figure 14 44th 04 0 mms	10.263.0		
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Name	Maria Day Carrell	10 000 or		
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	- 8th Floor/Main Roof 14th Street	1,300 SF		

Date Created: 11/20/13 Date Revised: 02/25/15 Version Number: 05 - 85A

Noble Construction Group, LLC

Proposed Development

Header PH Floors Header PH Plons	The state of the s	Topodio.	Chit		Unit Cost		Total	Total
Floors - Per Phase 2	07140 Waterproofing							
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Institution Brooks) Institution Brooks Broo	EVI	molithic Waterproofing - Flevator Dit Walls	10 090		100	,	2000	
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A total SF SF SF SF SF SF SF SF	Bal	sony Coating	CN			2		
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State Stat	State Stat	Tax		14 EA	69	75.00 /EA	ы	1,050	
State Control of C	1 ALLOW S 75,000 to AL	Hollow Metal, Hardware & Wood Doors					69	48,811	
NIC ALLON S 75,000 to ALLON S 75,000 t	NIC 1 ALLOW S 75,000 O /ALLOW S 75,000	8330 Overhead Doors			1				\$ 598,796
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The state Second	Face Second	Revolving Door at Main Entry		224	9.6		A	2,000	
A	Second Relationship Spaces (Not Defined with New Leyout) NIC	Automatic Door Closer at Entry		- L	0.0		n 6	20,000	
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A control of the proof of the	A			527 SF	U		4	AA 705	
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PricotryMain Roof 4th Street	Nic Nic	7th Floor		4,000 SF	69		'n	340,000	
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Owance for Interior Glass @ Amenity Spaces (Not Defined with New Layout) NIC NIC NIC NIC NIC NIC NIC NI	Owance for Interior Glass @ Amenity Spaces (Not Defined with New Layout) NIC 1 ALLOW \$ 15,000.00 /ALLOW \$ 15,000 Auminum & Glass Storefront Doors and Sidelites at Basement Limitation & Glass Wall Wingle Door at Lobby/Private Dining NIC	Interiors		70 SF	69		69	5,950	
NIC ALLOW State Storetront Doors and Sidelifes at Basement NIC ALLOW State Storetront Doors and Sidelifes at Basement NIC	Authorition & Glass Storefront Doors and Sidelifes at Basement	Allowance for Interior Glass @ Amenity Spaces (Not Defined with New Layorth)		A ALL CIA	6	4F 000 00 1A1 1 01A		000	
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Special Finishes 0 Gypsum Drywall Rough Carpentry Miscellaneous Blocking & Nailers 3/4" Fire Rated Plywood at IDF Closets Temporary Protection (Elevator Fronts) Temporary Protection (Penetrations - Allow 200 Local Installation of Hollow Metal Doors		1 LS 20 FLRS 4,600 EA 332 EA 1,124 EA			<u>0</u>	++-	624,25
O Gypsum Drywall Rough Carpentry Rough Carpentry Miscellaneous Blocking & Nailers 34" Fire Rated Plywood at IDF Closets Temporary Protection (Elevator Fronts) Temporary Protection (Penetrations - Allow 200 Loc. Installation of Hollow Metal Doors	Per Floor)	1 LS 20 FLRS 40 EA 4,600 EA 332 EA 1,124 EA			0000		624,25(
Rough Carpentry Rough Carpentry Miscoellaneous Blocking & Nailers 34* Fire Rated Plywood at IDF (closets Temporary Protection (Elevator Fronts) Temporary Protection (Penetrations - Allow 200 Local Installation of Hollow Meetal Doors Installation of Hollow Meetal Doors Installation of Hollow Meetal Doors Installation of Hollow Meetal Doors	Per Floor)	1 LS 20 FLRS 40 EA 4,600 EA 332 EA 1,124 EA			и и и и и	-	
Rough Carpentry Miscellaneous Blocking & Nailers 34" Fire Rated Plywood at IDF Closets Temporary Protection (Elevator Fronts) Temporary Protection (Penetrations - Allow 200 Locillatistion of Hollow Metal Doors	Per Floor)	1 LS 20 FLRS 40 EA 4,600 EA 332 EA 1,124 EA			တတ္တတ္ (15,000	
Miscellaneous Blocking & Nailers 3/4" Fire Rated Plywood at IDF Closets Temporary Protection (Elevator Fronts) Temporary Protection (Penetrations - Allow 200 Local Installation of Hollow Metal Doors	Per Floor)	1 LS 20 FLRS 40 EA 4,600 EA 332 EA 1,124 EA			666	15.000	
Miscellaneous Blocking & Nailers 3/4" Fire Rated Plywood at IDF Closets Temporary Protection (Elevator Fronts) Temporary Protection (Penetrations - Allow 200 Local Installation of Hollow Metal Doors	Per Floor)	1 LS 20 FLRS 40 EA 4,600 EA 332 EA 1,124 EA			0000	15,000	
3/4" Fire Rated Plywood at IDF Closets Temporary Protection (Elevator Fronts) Temporary Protection (Penetrations - Allow 200 Loc: Installation of Hollow Metal Doors	Per Floor)	20 FLRS 40 EA 4,600 EA 332 EA 1,124 EA					
Temporary Protection (Elevator Fronts) Temporary Protection (Penetrations - Allow 200 Local Installation of Hollow Meeta Doors	Per Floor)	4,600 EA 332 EA 1,124 EA				2000	
Temporary Protection (Elevator Fronts) Temporary Protection (Penetrations - Allow 200 Locs Installation of Hollow Metal Doors Installation of Hollow Metal Doors	Per Floor)	40 EA 4,600 EA 332 EA 1,124 EA			69 KG	12,000	
Temporary Protection (Penetrations - Allow 200 Loc: Installation of Hollow Metal Doors	Per Floor)	4,600 EA 332 EA 1,124 EA			69 6	30,000	
Installation of Hollow Metal Doors		332 EA 1,124 EA			9 6	000,00	
Particulation of Lotton Motal Cooks		332 EA 1,124 EA				23,000	
Total Carollo and		1,124 EA			A	41,500	
Installation of Hollow Metal Frames					69	140 500	
Install Wood Doors - Paint Grade		1 DAR EA				404 600	
Installation of Einigh Marchiana # Door I page		2000			9 1	000	
וופימומוסו מן ווופון וומידין שתאמים ב במעם		1,3/6 EA	ம ம ம		A	137,800	
Installation of Archen Cabinets - # Units		154 EA	es es	600.00 /EA	va	92.400	
Installation of Bathroom Vanities		183 EA	· 69			26.500	
Inetaliation of Count Castatina		3	n		9 1	20,000	
Illiandiation of South Sasketilly		154 EA	1000	50.00 /EA	69	7,700	
Installation of Weatherstripping		14 EA	w	50.00 /EA	W	200	
Installation of Closet Shelving		9 601 1 5	v			20,000	
Installation of Wood Base		1,000	9 6	2.00 /	9 (52,073	
		31,202,15	n		A	46,893	
installation of Tollet Accessones		183 EA	69		W	27,450	
Installation of Custom Back-lit Medicine Cabinet		183 EA	100	150.00 /EA	ы	27.450	
Installation of Window Sills & Aprons		2.704 LF	69	4.00 A.F	49	10.816	
Installation of Bifold Subframing		579 LF	69		v	1 158	
Installation of Window Subsills		2 704 I F		500 // E		13 520	
Drawall		1	,		9	0,000	
Demising Partitions		105,028 SF	H	5.50 /SF	69	577,654	
Corridor Partitions		41.499 SF	69		69	228 243	
Interior Partitions		127 GD 7 CF				575 670	
Chase Partitions				20,000		244000	
Shaffwall		50000	9 6	75, 00.0		260,412	
		18,910 SF	n			113,460	
Humitek Waliboard Infoughout	SIN	2. C. C. C.			S N		
Loppy		2,285 SF	v	17.00 /SF	(A)	38,845	
Amenity		4,505 SF	69		w	76,585	
Retail		16,550 SF	vs	1.50 /SF	63	24.825	
Bulkhaade		Ž,				000	
www.light.kitchen leighber		50	A 6	25,000,00 JEA	A (25,000	
Miss.		3	9 6	10,000.00 /LS	9	000,01	
(MISC.		11.5	69	5,000,00 /LS	ю	2,000	
Ceilings, Fascias & Soffits							
Sheetrock Cellings at Apartments		44,727 SF	49	6.00 /SF	49	268,364	
Sheetrock Cellings at Corridors		5,250 SF	6/3	6.00 /SF	us	31.500	
Soffis/Fascia's at Apartments - Standard		3.080 LF	40	40.00 /LF	69	123,200	
Fascia at Garage Below Residential Floor	CIN				NIC		
2x4 Celling w/Insulation at Garage	CIN				O L		
Mic 2' v A' Coiling at Back of House Areas				000000		2000	
Chaire of Land at Land of Land		3 :	э (3,000.00 /ES	A	000'6	
Exterior ceiling at Underside at Looply		1 EA	69	7,500.00 /EA		7,500	
Allowance for Fire Rated Shafts at Offsets		1 ALLOW	69	50,000,00 /ALLOW	8	20,000	
Allowance for Fire Rated Shafts at 8" CWS/R Future Retail	CIN						

Code Trade	Description	כ	Unit	Ü	Unit Cost		Total	Total
	Misc. Custom Shelf at Bathroom Wet Wall PTAC/HVAC Enclosures. Structural Stud Wall Misc.		183 EA 271 EA 19,800 SF 1 LS	0 00 00 to	150.00 /EA 150.00 /EA 12.00 /SF 5.000.00 /LS	w w w	27,450 40,650 237,600 5,000	
Gypsum Drywall	rywali						+	\$ 3.484.597
09300 Ceramic Tile	~	N N N S				N N N E		
	Davisplasi Ceramic Tile Backslash Full Height - Material Ceramic Tile Backslash Full Height - Installatoin Companyor		6,776 SF 6,776 SF	69 69	15.00 /SF 7.00 /SF	69 69	101,640	
	Honed Absolute Black Countertops - Material Honed Absolute Black Countertops - Installation Bathrooms		6,160 SF 6,160 SF	69 69	25.00 /SF 30.00 /SF	us us	154,000	
	Ceramic Tile Bathroom Flooring (thinset) - Material Ceramic Tile Bathroom Flooring (thinset) - Installation Waterproof Membrane - Laticrete Hydroban Ceramic Tile Base - Material Ceramic Tile Base - Installation Walls		4,575 SF 4,575 SF 4,575 SF 3,660 LF 3,660 LF	*****	6.00 /SF 7.50 /SF 6.00 /SF 5.00 /LF 4.00 /LF	***	27,450 34,313 27,450 18,300 14,640	
	Ceramic Tile Wet Wall at Shower (Full Height) - Material Ceramic Tile Wet Wall at Shower (Full Height) - Installation Ceramic Tile Wet Wall at Tubs (Full Height) - Material Ceramic Tile Wet Wall at Tubs (Full Height) - Installation Ceramic Tile Full Height at Wet Wall Only - Material Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Full Height at Wet Wall Only - Installation Ceramic Tile Trim/Bullnose - Material Ceramic Tile Trim/Bullnose - Installation	ÖÖ	0 SF 0 SF 12,078 SF 7,320 SF 7,320 SF	инини	5.00 (SF 7.50 (SF 7.50 (SF 7.50 (SF 7.50 (SF	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	60,390 90,585 36,600 54,900	
	Carrara Marble Vanity Top (Single) - Material Carrara Marble Vanity Top (Single) - Installation Carrara Marble Vanity Top (Double) - Material Carrara Marble Vanity Top (Double) - Installation W/D Closets		1,098 SF 1,098 SF 0 SF		35.00 /SF 40.00 /SF 35.00 /SF 40.00 /SF	கைகை	38,430	
	Ceramic Tile Washer/Dryer Flooring (thinset) - Material Ceramic Tile Washer/Dryer Flooring (thinset) - Installation Ceramic Tile Base - Material Ceramic Tile Base - Installation 1/4" Zinc Transition Strip Back-of-House:	<u>8</u>	1,386 SF 1,386 SF 1,386 LF 1,386 LF	9 9 9 B	5.00 /SF 7.50 /SF 5.00 /LF 3.00 /LF	ง oo oo o S	6,930 10,395 6,930 4,158	
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Noble Construction Group, LLC Proposed Development

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Noble Construction Group, LLC Proposed Development

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8th Floor - Daikin 8th Floor	GEF-R.1 - Roof/Pump Room - Greenheck	1 EA		7.7	ю	7,750	
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Noble Construction Group, LLC

Proposed Development

Date Created: 11/20/13 Date Revised: 02/26/16 Version Number: 06 - 85A

Total

2,297,250

Code

Date Created: 11/20/13 Date Revised: 02/26/15 Version Number, 05 - BSA

Code Trade Description

Date Created: 11/20/13 Date Revised: 02/26/16 Version Number: 06 - 85A

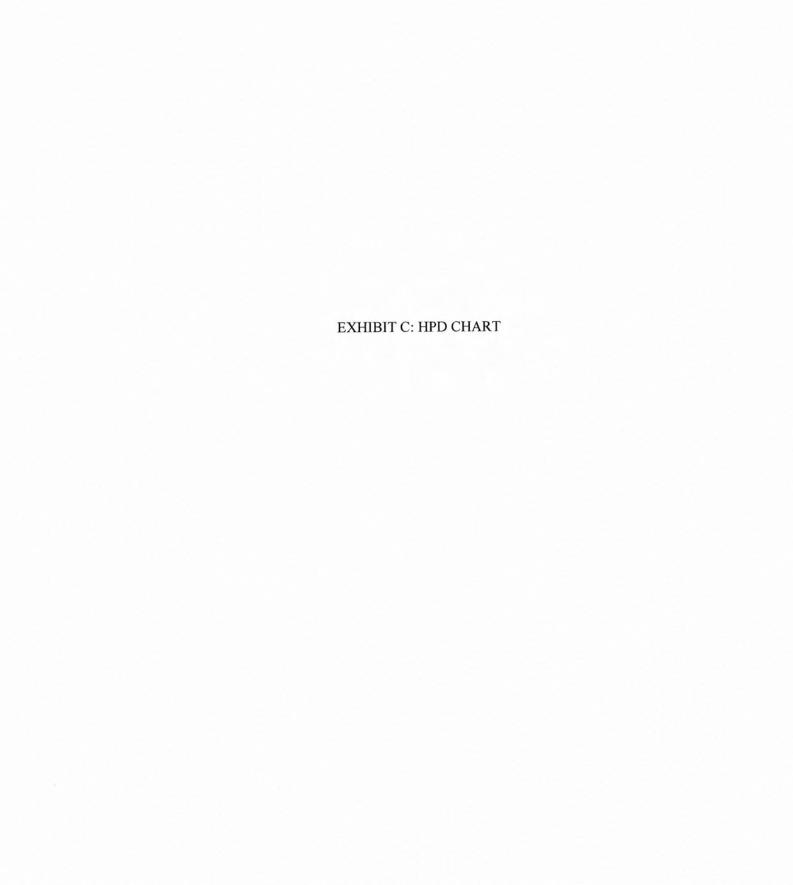
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# / FIG. 18/ 00 000 07 # / FIG. 18/	(4) D3-500 Convint Cable with Services Loops						0000	

432 East 14th Street Date Greated: 11/20/13 New York, NY Version Number: 06 - 834	Unit Unit Cost Total Total	990 EA \$ 250.00 /EA \$ 147,500 NIC 1 ALLOW \$ 100,000.00 /ALLOW \$ 100,000 NIC 1 ALLOW \$ 50,000.00 /ALLOW \$ 50,000 NIC 1 LE \$ 50,000 NIC \$ 50,000 NIC 1 LE \$ 50
Noble Construction Group, LLC Proposed Development	ode Trade Description	Apartment Wring (1) Cat 5E and (1) RG6 per Outlet Location Allowance for WAP System AudioVfsual Temporary Power/Standby Misc. Electrical



Section	Trade	Typical Deve Budeted V		As-of-Right De Budgeted V06+		Variance (B)-(A)	Variance Notes
01000		-		-		-	
01005	ACT AND THE SECOND PROPERTY OF THE SECOND PRO						
01900	Abatement			-			
02060	Demolition						
02090	Site Preparation	61,610		61,610			
02300	SOE and Earthwork	1,439,580		6,098,385		4,658,805	
02500	General Excavation	1,435,300	552,469	0,050,363	552,469	4,030,003	
	Over-excavation of Organic Material		332,403		100	25.505	
	General Backfill		12 500		36,685	36,685	
			12,500		12,500	2	
	Backfill of over-excavation of Organics		34. 55		66,700	66,700	
	Soldier Piles and Lagging (Typical SOE)		874,611		0.35		Not feasible due to subsurface conditions
Maria San	Secant Pile Wall (Cutoff SOE Wall)				5,430,031	5,430,031	Required for high water table and organic mate
02301	Dewatering	50,000		468,600		418,600	
02302	Soil Disposal	535,080		968,990		433,910	Premium for High Water Table
02090	Site Improvements	973,108		973,108		-	
02720	Utilities	185,000		185,000		77.57	
03200	Concrete Foundations	2,193,647		3,150,221		956,574	Premium for High Water Table
03300	Concrete	6,721,060		6,721,060			
04200	Masonry	2,283,813		2,283,813			
05500	Miscellaneous Iron	658,798		658,798		2	
05720	Decorative Railings	297,350		297,350		-	
06200	Millwork	167,893		167,893			
07140	Waterproofing	278,325		278,325		-	
07500	Roofing & Pavers	652,621		652,621			
07900	Caulking & Sealant	276,599		276,599			
08110	Hollow Metal, Hardware & Wood Doors	456,061		456,061		(+)-	
08330	Overhead Doors						
08410	Canopy	110,000		110,000		9-1	
08520	Storefronts, Windows & Metal Panels	2,368,760		2,368,760		-	
08800	Glass & Glazing	26,700		26,700			
09001	Special Finishes	579,200		579,200		-	
09250	Gypsum Drywall	2,429,437		2,429,437		- 4	
09300	Ceramic Tile	801,506		801,506		.0	
09550	Wood Flooring	469,544		469,544			
09650	Resillent Flooring	10,000		10,000		74	
09680	Carpeting	36,458		36,458		-	
09900	Painting	407,000		407,000		4	
09950	Wall Covering			-		14	
10425	Graphics	20,000		20,000		-	
10800	Bath & Toilet Accessory	217,559		217,559		-	
11170	Compactor	30,000		30,000			
11180	Rubbish Chute	37,500		37,500		-	
11450	Kitchen Appliance	535,800		535,800			
11460	Kitchen Cabinets & Vanities	460,650		460,650			
12500	Window Treatments					0	
14210	Elevators	780,000		780,000		-	
14610	Holst & Bridge	514,500		514,500			
15200	Plumbing	2,538,788		2,538,788			
15300	Fire Protection	669,732		669,732		Į.	
15800	HVAC	1,820,000		1,820,000		-	
16100	Electrical Systems	3,050,380		3,050,380			
		7. 50 2. 50 2. 50 2. 50				A67 000	
	General Conditions	35,144,059		\$ 41,611,948		6,467,889	
		2,460,084		2,912,836		452,752	
		37,504,143		\$ 2,912,836 \$ 44,524,784		6,920,641	



HPD Income Limits and Rents - 2015

		HPD 30% AMI		HPD 40% AMI		HPD 50% AMI		HPD 60% AMI							
Persons	30%	27%	40%	37%	20%	47%	%09	57%	10%	%08	%06	100%	120%	125%	130%
-1	18,150.00	16,335.00	24,200.00	22,385.00	30,250.00	28,435.00	36,300.00	34,485.00	42,350.00	48,400.00	54,450.00	60,500.00	72,600.00	75,625.00	78,650.00
7	20,730.00	18,657.00	27,640.00	25,567.00	34,550.00	32,477,00	41,460.00	39,387.00	48,370.00	55,280.00	62,190.00	69,100.00	82,920.00	86,375.00	89,830,00
3	23,310.00	20,979.00	31,080.00	28,749.00	38,850.00	36,519.00	46,620.00	44,289.00	54,390.00	62,160.00	69,930.00	77,700.00	93,240.00	97,125.00	101,010,00
4	25,890.00	23,301.00	34,520.00	31,931.00	43,150.00	40,561.00	51,780.00	49,191.00	60,410,00	69,040.00	77,670,00	86,300.00	103,560.00	107,875.00	112,190.00
2	27,990.00	25,191.00	37,320.00	34,521.00	46,650.00	43,851.00	55,980.00	53,181.00	65,310.00	74,640.00	83,970.00	93,300.00	111,960.00	116,625.00	121,290.00
9	30,060.00	27,054.00	40,080.00	37,074.00	50,100.00	47,094.00	60,120.00	57,114.00	70,140.00	80,160.00	90,180.00	100,200.00	120,240.00	125,250.00	130,260.00
7	32,130.00	28,917.00	42,840.00	39,627.00	53,550.00	50,337.00	64,260.00	61,047.00	74,970.00	85,680.00	96,390.00	107,100.00	128,520.00	133,875.00	139,230.00
80	34,200.00	30,780.00	45,600.00	42,180.00	57,000.00	53,580.00	68,400.00	64,980.00	79,800.00	91,200,00	102,600.00	114,000.00	136,800.00	142,500.00	148,200.00

Bedroom	30%	27%	40%	37%	20%	47%	%09	57%	20%	%08	%06	%001	120%	125%
Studio	453.00	408.00	00'509	929,00	756.00	710.00	907.00	862.00	1,058.00	1,210.00	1,361.00	1,512.00	1,815.00	1,890.00
1	486.00	437.00	648.00	299.00	810.00	761.00	972.00	923.00	1,134.00	1,296.00	1,458.00	1,620.00	1,944.00	2,025.00
2	582.00	524.00	777.00	718.00	971.00	912.00	1,165.00	1,107.00	1,359.00	1,554.00	1,748.00	1,942.00	2,331.00	2,428.00
3	673.00	00.909	898.00	830.00	1,122.00	1,055.00	1,347.00	1,279.00	1,571.00	1,796.00	2,020.00	2,245.00	2,694.00	2,806.00
4	751.00	676.00	1,002.00	926.00	1,252.00	1,177.00	1,503.00	1,427.00	1,753.00	2,004.00	2,254.00	2,505.00	3,006.00	3,131.00

130% 1,966.00 2,106.00 2,525.00 2,918.00 3,256.00

Utilities	Studio	1	2	3	4
Cooking Gas	17	18	18	18	20
Electric	40	41	42	55	99
	57	89	09	73	91

EXHIBIT D: REALTY RATES RESEARCH

333,000		INVESTOR SURVEY TS - HI-RISE/URBAN				
Item	Input					OAR
Minimum						
Spread Over 10-Year Treasury	0.90%	DCR Technique	1.35	0.051047	0.75	5.17
Debt Coverage Ratio	1.35	Band of Investment	Technique			
Interest Rate	3.07%	Mortgage	75%	0.051047	0.038285	
Amortization	30	Equity	25%	0.065312	0.016328	
Mortgage Constant	0.051047	OAR				5.40
Loan-to-Value Ratio	75%	Surveged Rates				5.15
Equity Dividend Rate	6.53%					
Mazimum						
Spread Over 10-Year Treasury	6.27%	DCR Technique	1.96	0.117747	0.50	11.5
Debt Coverage Ratio	1.96	Band of Investment	Technique			
Interest Rate	8.44%	Mortgage	50%	0.117747	0.058874	
Amortization	15	Equity	50%	0.157756	0.078878	
Mortgage Constant	0.117747	OAR				13.7
Loan-to-Value Ratio	50%	Surveyed Rates				13.0
Equity Dividend Rate	15.78%					
Average						
Spread Over 10-Year Treasury	3.59%	DCR Technique	1.66	0.079355	0.68	8.8
Debt Coverage Ratio	1.66	Band of Investment	Technique			
Interest Rate	5.76%	Mortgage	68%	0.079355	0.053565	
Amortization	23	Equity	33%	0.106912	0.034746	
Mortgage Constant	0.079355	DAR	1			8.8
Loan-to-Value Ratio	68%	Surveyed Rates				8.9
Equity Dividend Rate	10.69%					

*3rd Quarter 2015 Data

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	APART	MENTS - STUDENT H	IOUSING			
Item	Input					OAR
Minimum						
Spread Over 10-Year Treasury	0.90%	DCR Technique	1.25	0.046652	0.75	4.36
Debt Coverage Ratio	1.25	Band of Investment	Technique			
Interest Rate	3.07%	Mortgage	75%	0.046652	0.034989	
Amortization	35	Equity	25%	0.065312	0.016328	
Mortgage Constant	0.046652	OAR				5.13
Loan-to-Value Ratio	75%	Surveyed Rates				4.88
Equity Dividend Rate	6.53%					
Mazimum						
Spread Over 10-Year Treasury	5.70%	DCR Technique	1.81	0.113745	0.50	10.27
Debt Coverage Ratio	1.81	Band of Investment	Technique			
Interest Rate	7.87%	Mortgage	50%	0.113745	0.056872	
Amortization	15	Equity	50%	0.151756	0.075878	
Mortgage Constant	0.113745	OAR				13.28
Loan-to-Value Ratio	50%	Surveged Rates				12.6
Equity Dividend Rate	15.18%					
Average						
Spread Over 10-Year Treasury	3,30%	DCR Technique	1.53	0.073458	0.68	7.50
Debt Coverage Ratio	1.53	Band of Investment	Technique			
Interest Rate	5.47%	Mortgage	68%	0.073458	0.049584	
Amortization	25	Equity	33%	0.104212	0.033869	
Mortgage Constant	0.073458	OAR				8.3
Loan-to-Value Ratio	68%	Surveged Rates				9.00
Equity Dividend Rate	10.42%	ALL STREET				

Realty	fates.com	INVESTOR SURVEY	- 4th Quar	ter 2015"		
	RETAIL	- UN-ANCHORED CI	ENTERS			
Item	Input		1			DAR
Minimum						
Spread Over 10-Year Treasury	0.95%	DCR Technique	1.30	0.046989	0.75	4.58
Debt Coverage Ratio	1.30	Band of Investment	Technique			
Interest Rate	3.12%	Mortgage	75%	0.046989	0.035242	
Amortization	35	Equity	25%	0.082616	0.020654	
Mortgage Constant	0.046989	OAR				5.55
Loan-to-Value Ratio	75%	Surveyed Rates				5.3
Equity Dividend Rate	8.26%					
Mazimum						
Spread Over 10-Year Treasury	7.64%	DCR Technique	2.25	0.127561	0.50	14.35
Debt Coverage Ratio	2.25	Band of Investment	Technique			
Interest Rate	9.81%	Mortgage	50%	0.127561	0,063781	
Amortization	15	Equity	50%	0.181468	0.090734	
Mortgage Constant	0.127561	OAR				15.45
Loan-to-Value Ratio	50%	Survey				14.64
Equity Dividend Rate	18.15%					
Average						
Spread Over 10-Year Treasury	4.30%	DCR Technique	1.78	0.080763	0.63	8.90
Debt Coverage Ratio	1.78	Band of Investment	Technique	•		
Interest Rate	6.47%	Mortgage	63%	0.080763	0.050477	
Amortization	25	Equity	38%	0.127100	0.047662	
Mortgage Constant	0.080763	OAR			4,124	9.8
Loan-to-Value Ratio	63%	Surveyed Rates				11.0
Equity Dividend Rate	12.71%	and the contract of				

*3rd Quarter 2015 Data

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Realty		INVESTOR SURVEY : TAIL - FREE STANDI		ter 2015		
Item	Input					OAR
Minimum		A. 3. 14.			- 3	
Spread Over 10-Year Treasury	0.78%	DCR Technique	1.18	0.042613	0.90	4.51
Debt Coverage Ratio	1.18	Band of Investment	Technique			
Interest Rate	2.95%	Mortgage	90%	0.042613	0.038352	
Amortiz ation	40	Equity	10%	0.080116	0.008012	
Mortgage Constant	0.042613	OAR				4.64
Loan-to-Value Ratio	90%	Surveyed Rates				4.85
Equity Dividend Rate	8.01%					
Maximum					-	
Spread Over 10-Year Treasury	5.72%	DCR Technique	1.83	0.128376	0.60	14.06
Debt Coverage Ratio	1.83	Band of Investment	Technique			
Interest Rate	9.92%	Mortgage	60%	0.128376	0.077026	
Amortization	15	Equity	40%	0.173968	0.069587	
Mortgage Constant	0.128376	OAR				14.66
Loan-to-Value Ratio	60%	Surveged Rates				13.96
Equity Dividend Rate	17.40%					
Average					F-100	
Spread Over 10-Year Treasury	3.25%	DCR Technique	1.50	0.070009	0.75	7.86
Debt Coverage Ratio	1.50	Band of Investment	Technique			
Interest Rate	5.42%	Mortgage	75%	0.070009	0.052507	
Amortization	28	Equity	25%	0.122350	0.030587	
Mortgage Constant	0.070009	OAR				8.3
Loan-to-Value Ratio	75%	Surveged Rates				10.63
Equity Dividend Rate	12.23%					



JACK FREEMAN

Jack Freeman is principal of J.S. Freeman Associates and Freeman/Frazier & Associates. Mr. Freeman's professional background combines real estate finance, development planning, project management and public sector experience to provide comprehensive real estate advisory services to the benefit of his clients.

His development financing background includes several years experience as a mortgage Officer for The New York City Community Preservation Corporation, responsible for construction and permanent loan origination. The Corporation is a consortium of the New York City Commercial Banks and Savings Institutions, established to provide mortgage financing for multifamily housing rehabilitation and economic development.

Public Sector experience includes the position of Director, New York City Department of City Planning, Zoning Study Group and Senior Staff positions in the Mayor's Office of Development, responsible for management of major commercial and residential projects in Lower Manhattan.

As a developer, Mr. Freeman has been a principal and General Partner in the development of multifamily market rate and affordable housing projects, with a value in excess of \$17 million.

In 1993, Mr. Freeman was appointed, and served until 1996, as a Commissioner of the New York City Landmarks Preservation Commission. For three years, Mr. Freeman was a member of the New York State Council of Arts Capital Program Review Panel. He has been a recipient of a National Endowment for the Arts Grant for Architecture and a Progressive Architecture Award for Urban Design.

Mr. Freeman is a Licensed Real Estate Broker, a member of the Real Estate Board of New York, the Urban Land Institute and the American Planning Association. He has taught Real Estate Development as a member of the Graduate Faculty of the City University of New York and has been a regular lecturer in Real Estate Finance at Princeton University.

Mr. Freeman holds a Masters Degree in City Planning from the City University of New York and a Bachelor of Architecture Degree from Cooper Union.

real estate consulting services

j.s.freeman associates, inc.

132 Nassau Street | Suite 1220 New York City, NY 10038 212. 871. 0878 www.jsfreemanassociates.com



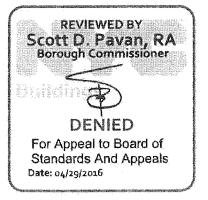
NYC Development Hub
Department of Buildings
80 Centre Street
Third Floor
New York, New York 10013
nycdevelopmenthub@buildings.nyc.gov

Notice of Comments

Owner: RICHARD KESSLER	Date: 04-27-2016
Conductation (Particular Administration Contures and Conture and Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Conture Cont	Job Application #: 121192342
The second secon	Application type: NB
Applicant: ROBERT LAUDENSCHLAGER	Premises Address: 432 EAST 14 STREET MANHATTAN
	Zoning District: C1-6A
	Block: 441 Lots: 23
Lead Plan Examiner at NYC Development Hub: D	amian Titus

Examiner's Signature:

No. Section of ZR and/or MDL		Comments	Date Resolved
1,		Proposed floor area exceeds the maximum permitted as per ZR 23-153	
2.		Proposed street wall along East 14th Street does not comply with the required setback above the minimum base height as per ZR 35-65.	
3.		Proposed building height exceeds the maximum permitted as per ZR 35-65.	







NYC Department of Buildings C of O PDF Listing for Property

Premises: 432 EAST 14 STREET MANHATTAN

BIN: 1006018 Block: 441 Lot: 23

Download the Adobe Acrobat Reader if you are unable to open the PDF files

To report a problem with any of these images, please use the CO Image Problem Form

CO 39156-TEMP:

M000039156.PDF

CO 39514-TEMP:

M000039514.PDF

CO 40455: CO 40888: M000040455.PDF M000040888.PDF

JOB 121192342:

NO C/Os ISSUED OR NO IMAGE AVAILABLE

Back





NYC Department of Buildings **Document Overview**

Page: 1 of 2

Job No: 121192342

Num. of Documents: 5

Job Type: NB - NEW BUILDING

DOC NO 01

WORK TYPE(S) / STATUS / JOB DESCRIPTION

NEW EIGHT (8) STORY RESIDENTIAL BUILDING WITH RETAIL @ GROUND FLOOR, NEW WALLS, PLUMBING, MECHANICAL AND ELEVATORS. NEW CERTIFICATE OF OCCUPANCY WILL BE OBTAINED.

Status: Q - PERMIT ISSUED - PARTIAL JOB

Status Date: 06/22/2015

Plans Page Count: 177

Premises: 432 EAST 14 STREET MANHATTAN

Directive 14: N ROBERT

Applicant Name: LAUDENSCHLAGER

Pre-Filing Date: 12/12/2014

TYPE

BIN: 1006018 Block: 441 Lot: 23

STATUS DATE STATUS

06/22/2015 R: PERMIT ISSUED - ENTIRE JOB/WORK

EQ - CONSTRUCTION EQUIPMENT

NB - NEW BUILDING 06/22/2015

R: PERMIT ISSUED - ENTIRE JOB/WORK

OT - GEN. CONSTR.

06/22/2015

R: PERMIT ISSUED - ENTIRE JOB/WORK

INSTALL NEW MECHANICAL DUCTWORK ALONG WITH A/C UNITS. INSTALL NEW PLUMBING FIXTURES AND 02 RELATED PIPING AS SHOWN ON DRAWINGS HEREWITH.

Status: Q - PERMIT ISSUED - PARTIAL JOB

Status Date: 06/22/2015

Plans Page Count: See Document 01 for totals

Directive 14: N Applicant Name: ROTH ROBERT Pre-Filing Date: 01/15/2015

TYPE

STATUS DATE STATUS

MH - MECH/HVAC 06/22/2015

R: PERMIT ISSUED - ENTIRE JOB/WORK

PL - PLUMBING

05/29/2015 P: PLAN EXAM - APPROVED

STRUCTURAL WORK FOR NEW BUILDING AS SHOWN ON DRAWINGS HEREWITH. 03

Status: R - PERMIT ISSUED - ENTIRE JOB/WORK

Status Date: 06/22/2015

Plans Page Count: See Document 01 for totals

Directive 14: N Applicant Name: MARCUS SILVIAN Pre-Filing Date: 01/15/2015

TYPE

STATUS DATE STATUS

OT - STRUCTURAL

06/22/2015 R: PERMIT ISSUED - ENTIRE JOB/WORK

04 FILING HEREWITH SUPPORT OF EXCAVATION PLANS.

Status: R - PERMIT ISSUED - ENTIRE JOB/WORK

Status Date: 06/22/2015

Plans Page Count: See Document 01 for totals

Directive 14: N Applicant Name: JUNDI NEJM

Pre-Filing Date: 05/04/2015

TYPE

STATUS DATE STATUS

OT-SOE

06/22/2015

R: PERMIT ISSUED - ENTIRE JOB/WORK

Fire 34-4031-701600(50) -114

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN

, CITY OF NEW YORK

No. Date

March 4, 1953

CERTIFICATE OF OCCUPANCY EXCENSION

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. 40455

To the owner or owners of the building or premises:

THIS CERTIFIES that the new catened existing building premises located at

432-438 East 14th Street

Block -

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other has and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B ... No.-55-1950

Construction classification-

Class 1 fireproof

Occupancy classification Commercial Bldg.

. Height

feet

Date of completion march 3, 1953

. Height Zone at time of issuance of personal desires

. Located in Restricted Retail & Use District.

This certificate is in med subject to the limitations hereinafter specified and to lutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

	LIVE LOADS	PERSO	NS ACCOM	MODATED	
STORY	Lin. per Sc. 55.	MALE	FEMALE	TOTAL	USE
Collar lat story	on ground	205	11	216	Storage for stores. Post Office and stores.
2nd story	100	100	10	-	
Zim acory	100	700	10	210	Post Office.
				+ 1	Thel Gil installation approved by Fire Repertment Movember 5, 1951.
		J			Standpips system approved by Fire Department Fovember 5, 1951.
	-				
	3.44 40.10 3	P2 (4)		- 3	
		at . x		2 0	The second secon
		1			es exter
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				3 1267	W
				- A. Ve. C.	
	1 and 14	1 225	1		
	1				

Borough Superintendent

DEPARTMENT OF HOUSING AND BUILDINGS

, outy of new York

30 HOUCAGE

DEFL & destate

NO CHANGES OF USE OF OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified. forth a - law each a bout the mao a constable established

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, not shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed Conjugates certificate except as specifically stated.

Transfer in a

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the buildings or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not Colo 541 217 3

if this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration

If this certificate is for an existing building, erected prior to March 14, 1916 it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with Life some special requirement of with the State-Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F TILL of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Bornigh Superintendent, and that so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building





NYC Department of Buildings
C of O PDF Listing for Property

Premises: 219 AVENUE A MANHATTAN

BIN: 1006021 Block: 441 Lot: 32

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COFO 57065:

M000057065.PDF Back

DEPARTMENT OF BUILDINGS

BOROUGH OF

MANHATTAN

, THE CITY OF NEW YORK

No. 57065

Date Jamery 21, 1963

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. - - - -

To the owner or owners of the building or premises:

THIS CERTIFIES that the more altered transport building premises located at

219 Avenue A front Bailding

Block 441 Lot

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

MEDICALL No. 2052-2950

Construction classification-

Non Miseproof feet.

Occupancy classification Old In Tenement Class, Height Date of completion January It. 1963

stories, 55

Use District.

Located in Restricted Setail & . Height Zone at time of issuance of permit 119-19-2;

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS	PERSONS ACCOMMODATED						
STORT	Lbs. per Sq. Ft.	MALE FEMAL		TOTAL	USE			
Collar Let story 2nd to 4th story, incl. 5th story					Stores. Three (3) apartments on each story. The (2) spartments.			
				HOTE:	Fas1 0il Permit # G195h09 approved by Fire Department. Stars use as permitted in use group #0 Interior rows affidavit filed April 24, 1961.			
OFLIATO.	LIANCE ON	oocij Lam	Moy 3	be cou. Nder sec	GION SET ON MESSEN V GENALMINE			
1, 193 Stated	8, the care	1 51 De		is and Sometimes for	272.0 Adm. Code ist of Junuary manages is posted under it of such structures."			

Borough Superintendent
CERTIFICATE WILL BE NULL AND VOID IF ALTERED IN ANY MANNER OR ADDITIONS ARE MADE THERETO. (Page 1)

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

Unless an approval for the same has been obtained from the Horough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made: no enlargement, whether by extending on any side or by increasing in height shall be made: nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated,

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the beilding in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premiars, upon payment of a fee of fifty cents per copy.





NYC Department of Buildings

Property Profile Overview

432 EAST 14 STREET		MANHATTAN 100	009	BIN# 10060	18
EAST 13 STREET	435 - 445	Health Area	: 6200	Tax Block	: 441
EAST 14 STREET	432 - 438	Census Tract	: 34	Tax Lot	: 23
EAST 14 STREET	438 E - 438 E	Community Board	: 103	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO
View DCP Addresses	Browse Block				
View Zoning Documents	View Challenge Results	Pre - BIS I	PA	View Certificate	s of Occup
Cross Street(s):	1 AVENUE, AVEN	NUE A			
DOB Special Place Name:					
DOB Building Remarks:					
Landmark Status:		Special Status:		N/A	
Local Law:	NO	Loft Law:		NO	
SRO Restricted:	NO	TA Restricted:		NO	
UB Restricted:	NO				
Environmental Restrictions	: N/A	Grandfathered :	Sign:	NO	
Legal Adult Use:	NO	City Owned:		NO	
Affordable Housing:	Yes				
Additional BINs for Buildin	g: NONE				
Special District:	UNKNOWN				

or Special Flood Hazard Area. Click here for more information

Department of Finance Building Classification:

Z3-MISCELLANEOUS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records		
Complaints	16	0	Electrical Applications		
Violations-DOB	42	3	Permits In-Process / Issued		
Violations-ECB (DOB)	8	1	Illuminated Signs Annual Permits		
Jobs/Filings	30		Plumbing Inspections		
ARA / LAA Jobs	1		Open Plumbing Jobs / Work Types		
Total Jobs	31		Facades		
Actions	76		Marquee Annual Permits Boiler Records		
OR Enter Action Type:			DEP Boiler Information		
OR Select from List: Select		~	Crane Information		
AND Show Actions			After Hours Variance Permits		





NYC Department of Buildings

DOB Violation Display for 100115LBLVIO01628

Premises: 432 EAST 14 STREET MANHATTAN

BIN: 1006018 Block: 441 Lot: 23

Issue Date:

10/01/2015

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type:

LBLVIO - LOW PRESSURE BOILER

Violation Number:

01628

Device No.:

00078272 - 01-COMMERCIAL

ECB No .:

Infraction Codes:

Description:

VIOLATION ISSUED FOR FAILURE TO FILE ANNUAL BOILER 2014 INSPECTION REPORT

Click here to view the Civil Penalty Chart.

Disposition:

Code:

Date:

Inspector: Comments:





NYC Department of Buildings

DOB Violation Display for 090194LL629104103

Premises: 432 EAST 14 STREET MANHATTAN BIN: 1006018 Block: 441 Lot: 23

Issue Date: 09/01/1994 Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS

Violation Number: 04103 Device No.: 00078272 - 01-COMMERCIAL

ECB No.: Infraction Codes: Description:

Click here to view the Civil Penalty Chart.

Disposition:

Code: Date:

Inspector: Comments:





NYC Department of Buildings

DOB Violation Display for 082995LL629105091

Premises: 432 EAST 14 STREET MANHATTAN BIN: 1006018 Block: 441 Lot: 23

Issue Date: 08/29/1995 Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS

Violation Number: 05091 Device No.: 00078272 - 01-COMMERCIAL

ECB No.: Infraction Codes:

Description:

Click here to view the Civil Penalty Chart.

Disposition:

Code: Date:

Inspector: Comments:

Page 1 of 1





CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

ECB Violation Details

Premises: 432 EAST 14 STREET MANHATTAN

Filed At: 432 EAST 14 STREET, MANHATTAN, NY 10009

Community Board: 103

ECB Violation Summary

BIN: 1006018 Block: 441 Lot: 23

VIOLATION OPEN

ECB Violation Number: 35145612X

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$800.00 Hearing Status: IN VIOLATION

Respondent Information

Name: FORCE SERVICES LLC

28 JOHNSON DRIVE, STONY POINT, NY 10980 Mailing Address:

License/Registration/Tracking Number: GC611697

Violation Details

Violation Date: CONSTRUCTION 09/28/2015 Violation Type: Served Date: 09/28/2015 Inspection Unit: **BEST SQUAD**

Infraction Codes Section of Law Standard Description

27-/28-/BC-MISC MISCELLANEOUS VIOLATIONS 106

JOB SITE FENCE NOT CONSTRUCTED PURSUANT TO 211 BC 3307.7,27-1021(C)

SUBSECTION

Specific Violation Condition(s) and Remedy:

BC3307.7 FAILURE TO PROVIDE JOB SITE FENCE WHEN REQUIRED BY THIS CODEAT THE TIME OF MY INSPECTION CONSTRUCTION/DEMOLITION WORK IN PROGRESS.I OBSERVED DEMOLITION WORK IN PROGRESS AND NO 9'HIGH CONSTRUCTION FENC

Issuing Inspector ID:

DOB Violation Number: 092815BS03WR03

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED Compliance On:

A Certilipate of Correction must be submided to the Administrative Enteres and Unit (AEU) for a providing A visit him there are dismissed by ECB will continue to remain ACTIVE or "open" on DCB records until accopiable proof is submitted to the AEU, even If you have paid the penalty imposed by ECE.

ECB Hearing Information

Scheduled Hearing Date/Time: 11/19/2015 8:30 **Hearing Status:** IN VIOLATION

ECB Penalty Information

Penalty Imposed: \$800.00

Adjustments: Amount Paid: \$0.00 \$0.00 Penalty Balance Due: \$800.00 Court Docket Date: 02/29/2016





NYC Department of Buildings

Property Profile Overview

219 AVENUE A		MANHATTAN 10	009		BIN# 10060	21
AVENUE A	219 - 219	Health Area Census Tract Community Board Buildings on Lot	: 6200 : 34 : 103 : 1		Tax Block Tax Lot Condo Vacant	: 441 : 32 : NO : NO
View DCP Addresses	Browse Block					
View Zoning Documents	View Challenge Results	Pre - BIS I	PA	Vie	ew Certificate	es of Occup
Cross Street(s): DOB Special Place Name: DOB Building Remarks:	EAST 13 STREET,	EAST 14 STREET				
Landmark Status:		Special Status:		N/A		
Local Law:	NO	Loft Law:		NO		
SRO Restricted:	NO	TA Restricted:		NO		
UB Restricted:	NO					
Environmental Restrictions	: N/A	Grandfathered	Sign:	NO		
Legal Adult Use:	NO	City Owned:	17h Y	NO		
Additional BINs for Building	: NONE					
Special District:	UNKNOWN					
This property is not located or Special Flood Hazard Are	in an area that may be af	fected by Tidal Wetlan	nds, Fresh	water We	etlands, Coas	stal Erosion
Department of Finance Build Please Note: The Department of the structure. To determine the lea	of Finance's building classificat	C7-WALK-UP AI	uilding's tax	status, whi	ich may not be	the same as th

the structure. To determine the legal use of a structure, research the records of the Department of Buildings

	Total	Open	Elevator Records		
Complaints	12	1.	Electrical Applications		
Violations-DOB	5	2	Permits In-Process / Issued		
Violations-ECB (DOB)	3	0	Illuminated Signs Annual Permits		
This property has 2 open DOB "Work	ons and may be subject	Plumbing Inspections			
to DOB civil penalties upon application		THE STATE OF STREET, SALE	Open Plumbing Jobs / Work Types		
Jobs/Filings	4		Facades		
ARA / LAA Jobs	1		Marquee Annual Permits		
Total Jobs	5		Boiler Records		
Actions	16		DEP Boiler Information		
OR Fatar Action Towns			Crane Information		
OR Enter Action Type:			After Hours Variance Permits		
OR Select from List: Select		~			
AND Show Actions					





NYC Department of Buildings

DOB Violation Display for 050202CSTF07YC

Premises: 219 AVENUE A MANHATTAN

BIN: 1006021 Block: 441 Lot: 32

Violation Category:

Device No.:

VW - VIOLATION WORK WITHOUT

PERMIT - ACTIVE

Violation Type:

C - CONSTRUCTION

Violation Number:

STF07YC

05/02/2002

ECB No.:

Issue Date:

Infraction Codes: Description:

Disposition:

Code:

Date:

Inspector:

Comments:





NYC Department of Buildings

DOB Violation Display for 050202CZSTF08YC

Device No.:

Premises: 219 AVENUE A MANHATTAN

BIN: 1006021 Block: 441 Lot: 32

VW - VIOLATION WORK WITHOUT Issue Date: 05/02/2002 **Violation Category:** PERMIT - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: ZSTF08YC

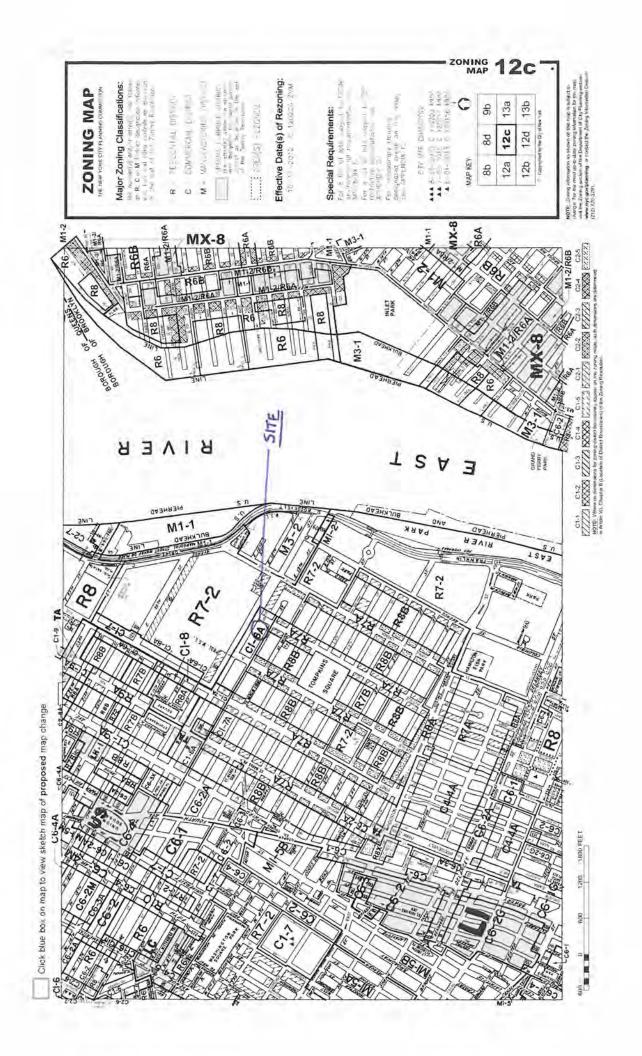
ECB No .:

Infraction Codes: Description:

Disposition:

Code: Date:

Inspector: Comments:

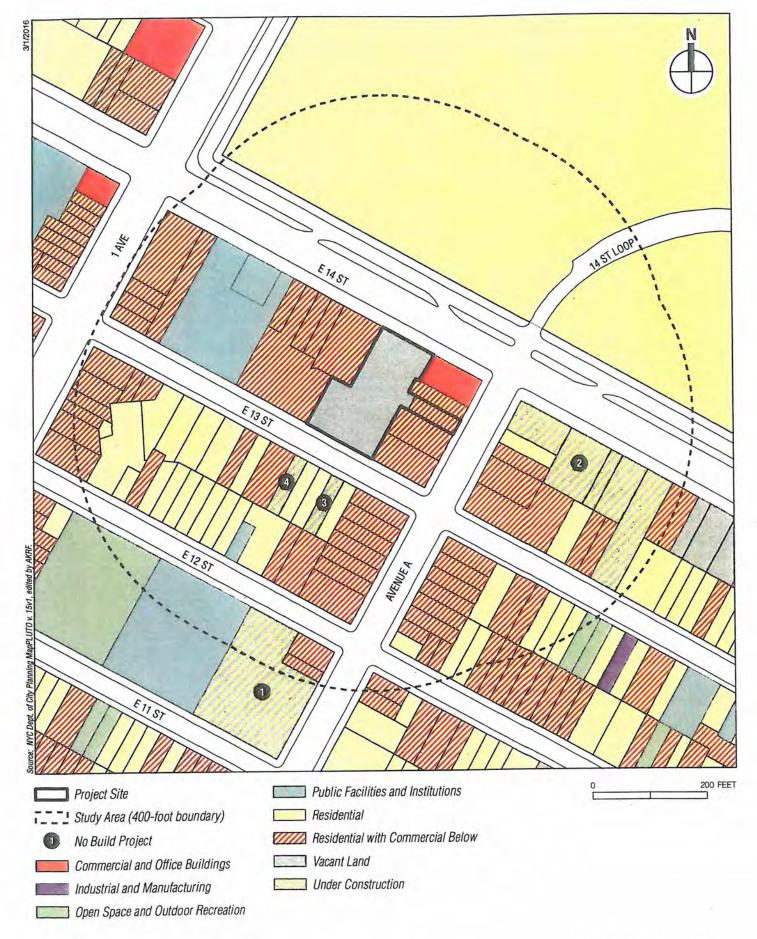


NYS RA / PE SEAL AND SIGN		BSA ZO	NING AN	NALYSIS		REVISED	APRIL 2005
BSA CALENDAR NO.		23 & 32					
SUBJECT SITE ADDRESS	432 East 14th 5						
APPLICANT	Stroock & St			COMPLIANT: "Y			
ZONING DISTRICT C1-6A			IF NOT: "N" and				
SPECIAL/HISTORIC DISTRICT COMMUNITY BOARD 3	* <u>APPLICABLE</u> ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	OVER/UNDER
LOT AREA	23-32		1,700	N/A	25,950	25,950	Υ
LOT WIDTH	23-32		18	N/A	129.92	129.92	Y
USE GROUP (S)	32-11 & 32-15	N/A		6	6	2 & 6	Y
FA RESIDENTIAL	23-153	103,800		N/A	5,674	115,126.8	N
FA COMMUNITY FACILITY	33-121	103,800		N/A	N/A	0	Y
FA COMMERCIAL/INDUST.	33-121	51,900		40,000	1,418	9,131	Υ
FLOOR AREA TOTAL		103,800		40,000	7,092	124,257.8	N
FAR RESIDENTIAL	23-153	4.0		N/A	N/A	4.65	N
FAR COMMUNITY FACILITY	33-121	2.0		N/A	N/A	0	Υ
FAR COMMERCIAL/INDUST.	33-121	2.0		1.54	0	0.40	Υ
FAR TOTAL		4.0		1.54	0	5.06	N
OPEN SPACE	N/A		12	v	-	t 14-31	·
OPEN SPACE RATIO	N/A			-	1.60	4	
LOT COVERAGE (%)	23-153	65		100	0		Υ
NO. DWELLING UNITS	23-22	178		0	0	155	Υ
WALL HEIGHT	23-662	65'-0"		33'-0"	0	124'-0"	N
TOTAL HEIGHT	23-622	80-0"		33'-0"	0	124'-0"	N
NUMBER OF STORIES	110			2	0	12	Υ
FRONT YARD	23-45		0		0	0	Υ
SIDE YARD	23-46		0	0	0	0	Υ
SIDE YARD	23-46		0	0	0	0	Υ
REAR YARD	23/532 (RYE)		60'-0"	0	0	81'-4"	Y
SETBACK (S)	23-662		10 & 15	0	0	0	N
SETBACK (S) PROPERTY OF NEW YORKY EXP. PLANE (SLOPE)	N/A	1 4		17-17-		T-E	Υ
NO. PARKING SPACES	13-10	0	0	0	0	0	Υ
LOADING BERTH (S)	36-63		0	0	0	0	Υ
OTHER:							

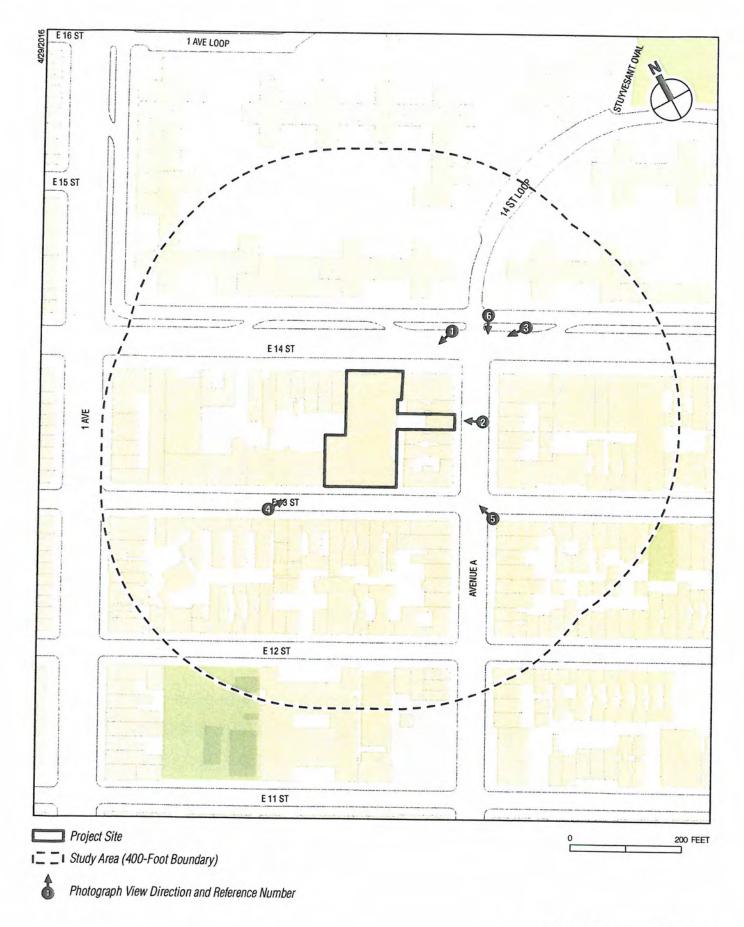
^{*} In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES: Height and setback waivers are requested for the 14th Street frontage only.

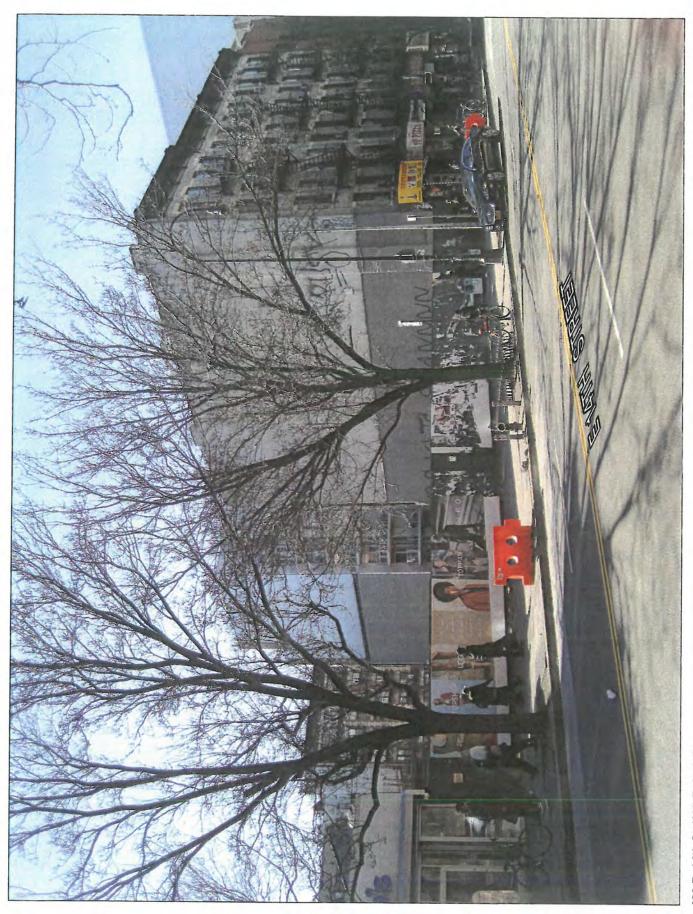
CS® Condo Flag/Condo Nunber

Borough Boundary

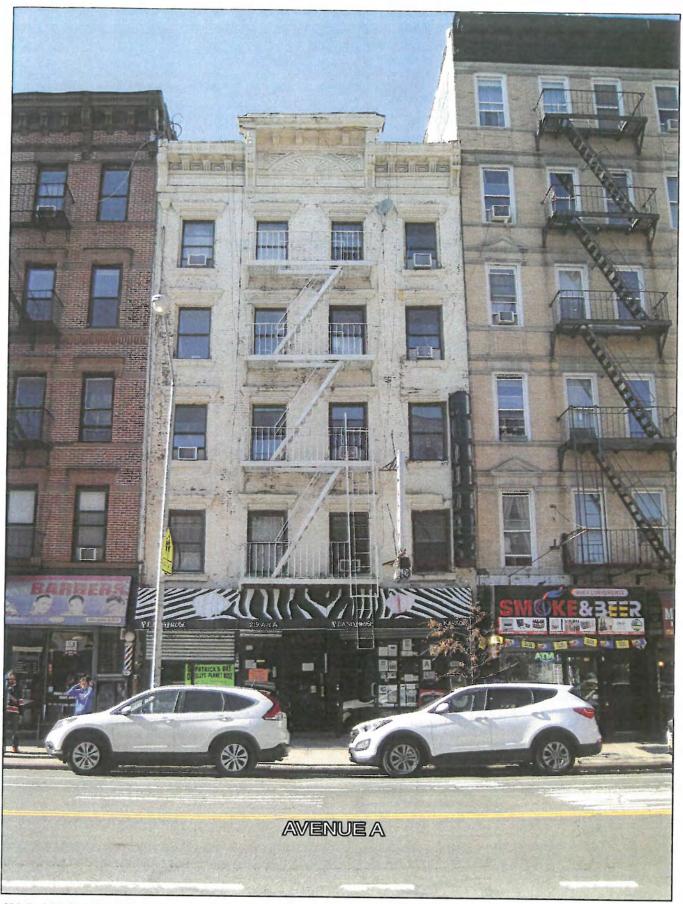




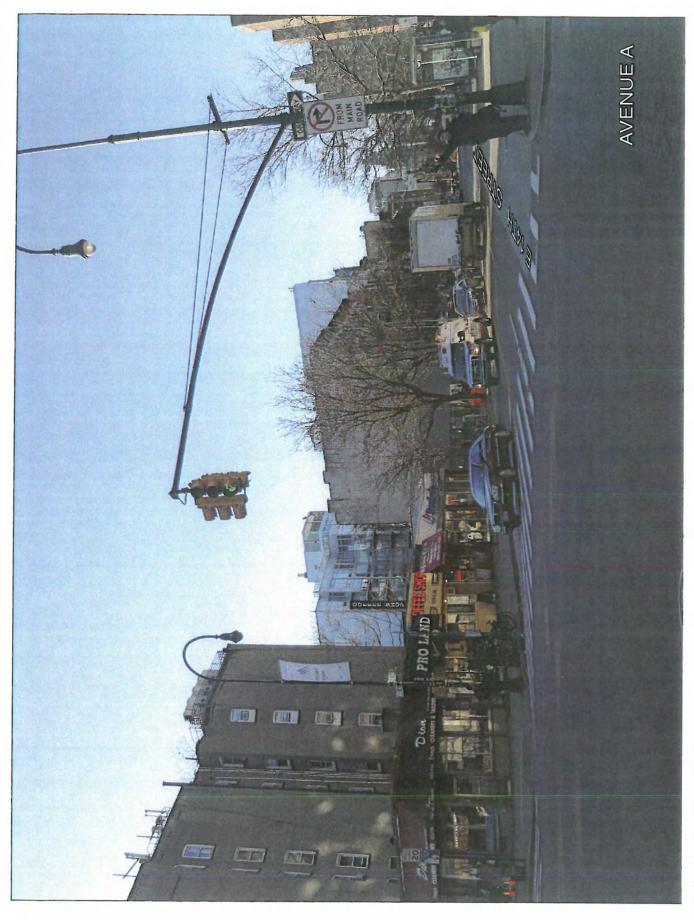




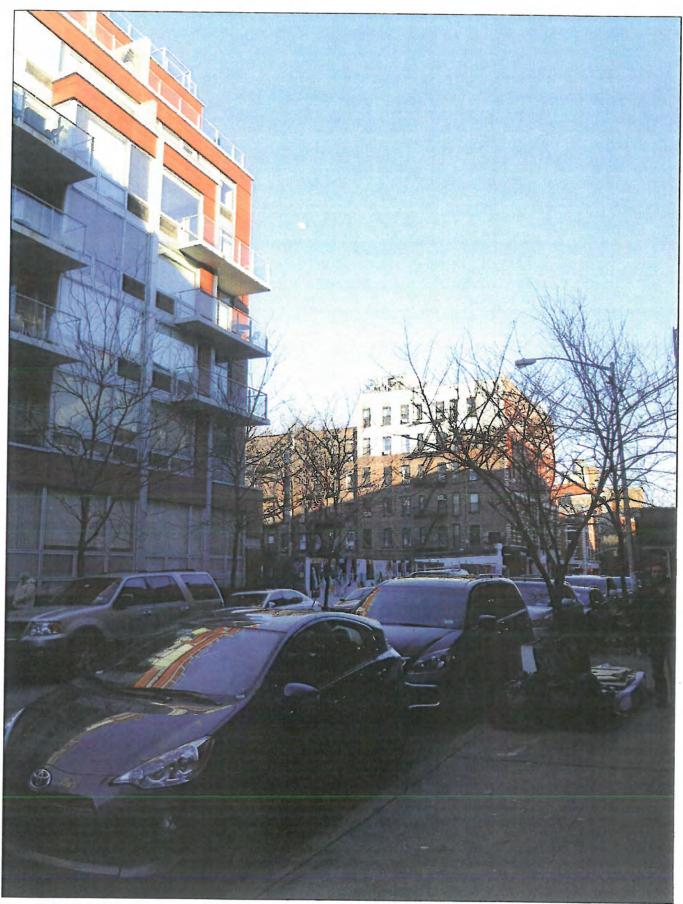
432 E. 14th St./435 E. 13th St.



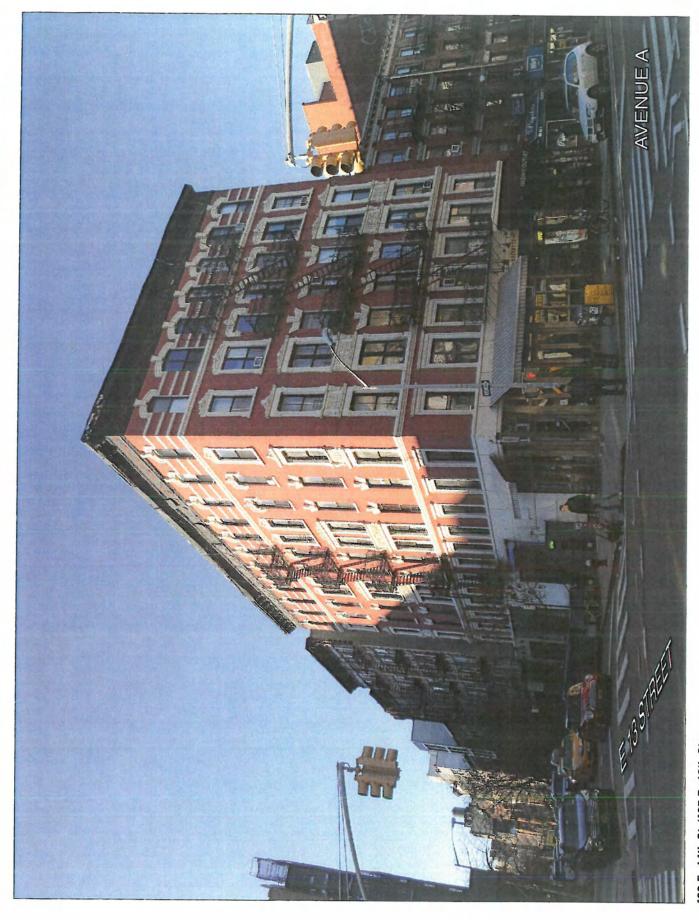
432 E. 14th St./435 E. 13th St.



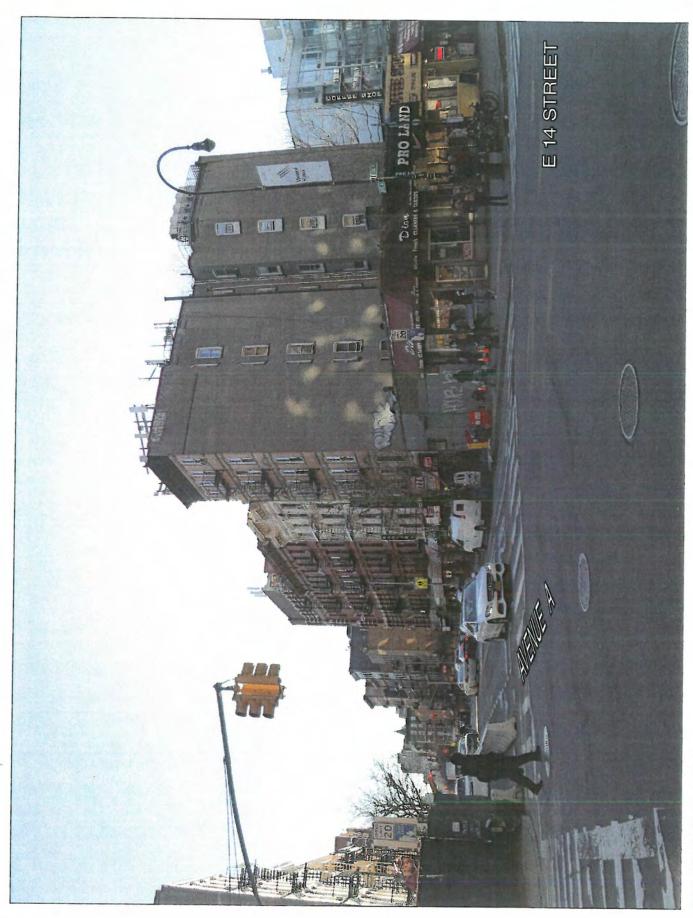
432 E. 14th St./435 E. 13th St.



432 E. 14th St./435 E. 13th St.



432 E. 14th St./435 E. 13th St.



432 E. 14th St./435 E. 13th St.





Buildings

Work Permit Department of Buildings

Permit Number: 122119233-01-DM

Address: MANHATTAN

Description of Work:

432 EAST 14TH STREET

FULL DEMOLITION - FULL DEMOLITION OF TWO STORY STRUCTURE, USING MECHANICAL MEANS.

Issued: 08/24/2015

Issued to: CHARLES SPINELLA

Expires: 06/08/2016

Business: FORCE SERVICES LLC

Contractor No: GC-611697

Review is requested under Building Code: 2008

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:

Borough Commissioner:

Commissioner of Buildings: Led Chanle

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.

BSA Z-101 LONING MAP BSA Z-102 PLOT PLAN BSA Z-103 SITE PLAN BSA Z-105 FLOOR AREA SCHEDULE BSA Z-105 FLOOR AREA SCHEDULE BSA Z-105 FLOOR AREA SCHEDULE BSA Z-105 FLOOR AREA SCHEDULE BSA Z-105 BUILDING SECTIONS BSA Z-107 BUILDING SECTIONS BSA Z-107 BUILDING SECTIONS BSA A-002 STREET VIEW PROPOSED CONDITION BSA A-003 STREET CONTEXT CONFORMING (AS OF RIGHT) CONDITION BSA A-004 SITE DIAGRAM PROPOSED CONDITION BSA A-100 CELLAR CONFORMING/PROPOSED CONDITION BSA A-110 1ST FLOOR CONFORMING/PROPOSED CONDITION BSA A-130 2ND FLOOR CONFORMING/PROPOSED CONDITION BSA A-130 3RD FLOOR CONFORMING/PROPOSED CONDITION BSA A-170 7TH-12TH FLOOR (PARTIAL NORTH) PROPOSED CONDITION BSA A-200 NORTH ELEVATION 14TH STREET CONFORMING (AS OF RIGHT)
BSA A-201 NORTH ELEVATION 14TH STREET PROPOSED CONDITION
BSA A-202 SOUTH ELEVATION 13TH STREET CONFORMING/PROPOSED CONDITION BSA A-191 MAIN ROOF NORTH BUILDING BSA GN-001 COVER-DRAWING LIST BSA Z-101 ZONING MAP

435 EAST 13TH STREET NEW YORK, NY

East 14th Street Owner LLC

708 Third Avenue, Suite 2800 New York, NY 10017 TEL.: (212) 767-0960 FAX.: (212) 767-0963

DEVRLOPE:
Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 806
1870 Broadway, Suite 806
1871 PAR. (212) 787-0806
FAX., (212) 787-0806 SLCEArchitects ARCHITECT:

1359 BROADWAY NEW YORK, NY 10018 T. 212,979-8400 F. 212,979-8387 www.slcearch.com

D.O.B. N.B. APPLICATION #121192342 No: Date: Resident

435 EAST 13TH STREET

PROJECT:

COVER-DRAWING LIST DRAWING TITLE:

SEAL & SIGNATURE

BSA GN-001 DATE: FROECT NC; 2014.47.
DRAWH BY:
CHECKED BY:
DRAWING NO; CADD FILE NO:

ZONING 12c lor a list, so lets subject to CLC andronmental requirements, see APPINDX C.
For a list of olds subject to "D" restrictive deciprations, see APPINDIX D.
For inclusionary Housing and Chinggraftic areas on this map, see APPINDIX T. Major Zoning Classifications:
The rankar(s) cryo, etter(s) that fellows an R, co w fisher, edegration redictes use, bulk and other correct an described in the text of the Zoning Resclusion. Effective Date(s) of Rezoning: 10-11-2012 0.120226 ZMM SPECIAL PURPOSE 5 STRICT The cited's within the shoads on daylet its described in the left of the confine Resolution. M - MANUFACTURING DISTRICT ZONING MAP CITY MAP CHANGE(S): ▲ 6-01-2013 C 150156 MAV R - RESIDENTIAL DISTRICT C - CONMERCIAL METRICT 2 O 12a 12c 13a 12b 12d 13b g 6 ARLA(S) ?CZONUS Special Requirements: 89 MAP KEY 88 PARK R8 8 M3-1 BINE 1 SA PIERHEAD M1-1 RIVER EVST CI-8 AZZ

435 EAST 13TH STREET

NEW YORK, NY

SITE LOCATION

East 14th Street Owner LLC

708 Third Avenue, Suite 2800 New York, NY 10017 TEL: (212) 767-0960 FAX.; (212) 767-0963 DEVELOPER:

Mack RE Group
Urban Developers Partners
1778 Broadway, Suite 606
New York, NY 10019
TEL: [212] 725-7960
FAX: [212] 767-9863

ARCHITECT:

SLCEArchitects
1359 BROADWAY
NEW YORK NY 10018
1, 121279 BAD
F. 21279 BAD
WWW.ASCRICHOOM

05-05-2016 BSA FILING
NO: Date: Revision:

D.O.B. N.B. APPLICATION #121192342

435 EAST 13TH STREET

DRAWING TITLE:

ZONING MAP



BSA 2-101

435 EAST 13TH STREET

NEW YORK, NY

East 14th Street Owner LLC

708 Third Avenue, Suite 2800 New York, NY 10017 TEL.: (212) 767-0960 FAX.: (212) 767-0963

DEVELOPER:
Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
New York, NY 10019
Fett.; [212] 767-0960
FAX.; [212] 767-0963

ARCHITECT:

SLCE Architects
1359 BROADWAY
NEW YORK NY 10018
1. 12.279.8400
7. 12.12.778.830
www.45cootch.com

| 0.0.8. N.B. APPLICATION #121192342

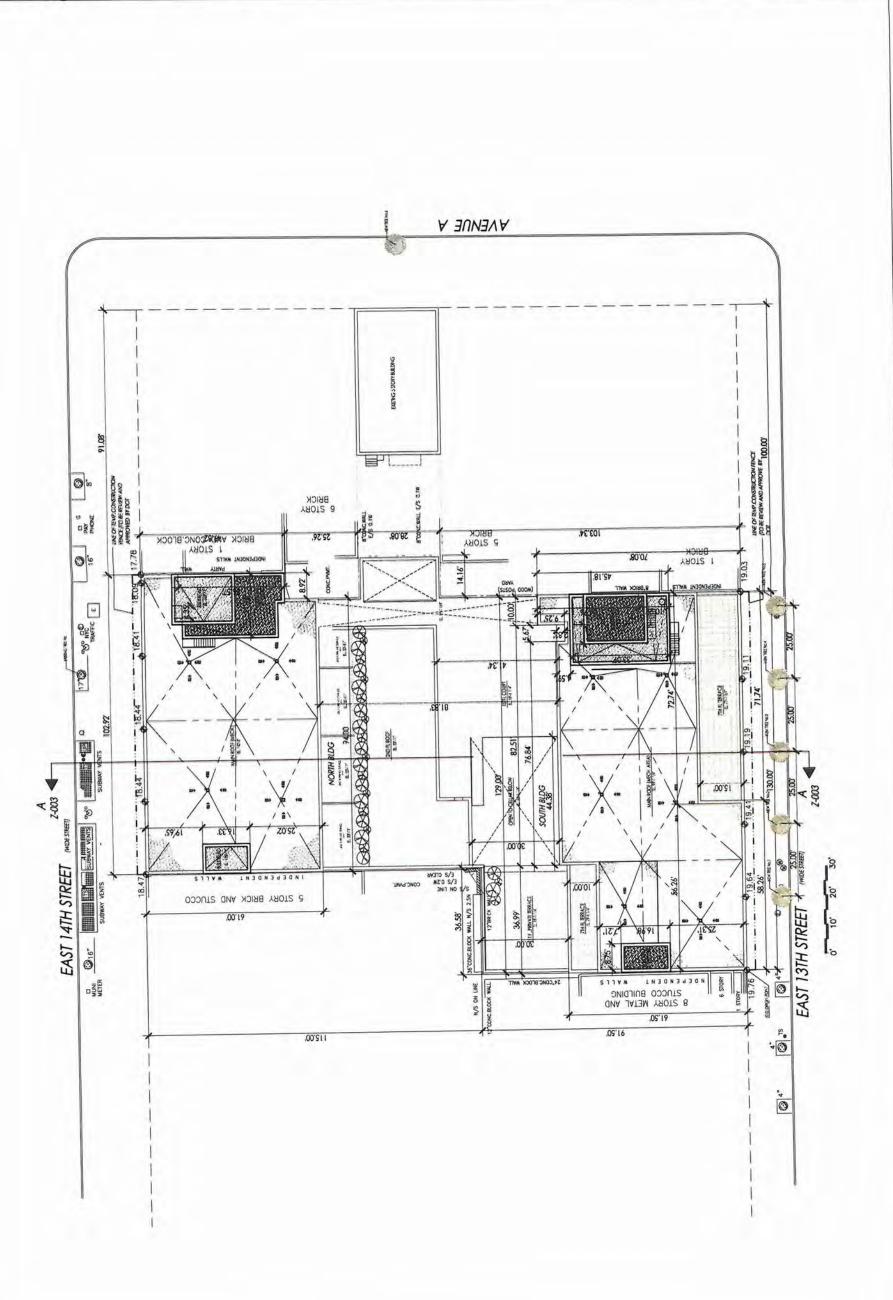
PROJECT:

435 EAST 13TH STREET

PLOT PLAN DRAWING TITLE:



BSA Z-102



East 14th Street Owner LLC 708 Third Avenue, Suile 2800 New York, NY 10017 TEL. (212) 762-0960 FAX:: (212) 762-0963

DEVELOPE:
Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL: (212) 767-0963
FAX:: (212) 767-0963

ARCHITECT:

SLCE Architects
1359 BROADWAY
NEW YORK NY 10018
1, 12,279,8400
F. 21,279,8400
www.450each.com

05-05-2016 BEA FILING
Date: Revision:
D.O.B. N.B. APPLICATION #121192342

PROJECT: 435 EAST 13TH STREET

DRAWING TITLE:



									€	COMPLIES SEE SHEET 2-103	COMPILES SEE SHEET 2-103 SITE PLAN	
BLOCK: 441 LOT: 23 = 23,539.5 SF. LOT: 32 = 2,410.5 SF TOTAL = 25,950.0 SF	1. ZONING DISTRICT	CI-6A R7-A EQUIVALENT	2. LOT AREA : 25,950 SF (LOT 23 & LOT 32)	3, USED PERMITED USE GROUP 1-14-16,17	4, USES PROVIDED USE GROUP 6 - COMMERCIAL USE GROUP 2 - RESIDENTIAL (QUALITY HOUSING)	5. EXISTING USES USE GROUP 6 - COMMERCIAL USE USE GROUP 2 - RESIDENTIAL USE	6. FLOOR AREA PERMITED A. FAR PERMITED 4. FAR 4. FAR 2. FOOR AREA PERMITED AS OF RIGHT TOTAL LOT AREA × (4) 2.5.90. SF X. (4) = 103.800 SF EXSING BUILDING 5. 5.07 SF (14.18.4 SF x 4FL) - RESIDENTIAL EXISTING BUILDING 103.800 SF - 7.092 SF (EXISTING BLDG) = 96.708 SF PERMITED FAR = 96.708 SF	7. FLOOR AREA PROPOSED (NEW BUILDING) RESIDENTIAL: 115,126.81 SF COMMERCIAL: 9,131 300 SF TOTAL: 124,257,81 FA.R. 4.78 NEW DEVELOPMENT) *** TOTAL PROPOSED 124,257,81 SF + 7,092 SF = 131,349,81 SF F.A.R. 5.06	8. DENSITY A. DWELLING UNIT FACTOR R7A EQUIVALENT: 680 B. MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED IN R7A EQUIVALENT ZONE (SITE SPECIFIC) 1. MAX FA R7A ZONE: 115, 127 5.F. + 5,641 EXISTING= 120,801 S.F. C. MAXIMUM DWELLING UNITS PERMITTED: 120,801 5.F. 680 = 178 DU'S D. DWELLING UNITS PROPOSED: 155 UNITS + 11 EXISTING (LOT 32)= 166 < 178 = COMPLES	9. YARD REGULATIONS REGUIRED REAR YARD FOR RESIDENTIAL BEGINS AT HEIGHT OF DWELLING UNITS WITH LEGAL WINDOWS FACING THE REAR YARD.	REQUIRED REAR YARD EQUIVALENT: HROUGH LOT: AN OPEN AREA WITH MINI, 60'; REAR YARD FOR ZGNINIG LOTS WITH MULTIPLE REAR YARD LINES, ADDITIONAL 30' WHERE FEAR LOT LINE COINCIDES WITH REAR LOT LINE OF ADJOINING ZONING LOT. DORMERS: : DORMER WIDTH NOT TO EXCRED 60% OF STREET WALL. (NO DORMER PROPOSED) LATING MAN OF THE FORMER WIDTH NOT TO EXCRED 60% OF STREET WALL. (NO DORMER PROPOSED)	12. LOT COVERAGE
APPLICABLE SECTION	MAP 12c			22-00			23-145		23-153	23-40	23-532 23-543 23-621 (C[1]] 23-711	23-145

23-145	12. LOT COVERAGE 65% LOT COVERAGE.	COMPUES SEE SHEFF-103
>	13. HEGHT AND SETBACKS REGULATIONS	>
35-23 35-45	R7A EQUIVALENT, HEIGHT AND SETBACK TO COMPLY AS PER ZR 35-24. MIN, BASE HEIGHT, 40', MAX. BASE HEIGHT: 65', MAX. BUILDING HEIGHT: 80', MAX. BASE HEIGHT: 80', MAX. BASE HEIGHT: 80', MAX. BASE HEIGHT: 80', MAX. BASE HEIGHT: 80', MAX. BASE HEIGHT: 80', MAX. BASE HEIGHT: 80', MAX. BASE HEIGHT: 80', MAX. BASE HEIGHT OF MAIN. BASE HEIGHT: 90', SETBACK: AT A HEIGHT BETWERN MIN, & MAX. BASE HEIGHT: 10', POMITHIG MARRIAN WAY. BASE HEIGHT: 10', POMITH	SEE SHEET Z-107
35-65	FIGURIAGE AND AND AND AND AND AND AND AND AND AND	
	14. ACCESSORY OFF STREET PARKING REGULATIONS NO ACCESSORY OFF-STREET PARKING REQUIRED FOR MANHATTAN CORE. A. NONE REQUIRED	COMPUES
25-811	15. BICYCLE PARKING- ALL BICYCLE PARKING SPACES ARE ENCLOSED WITH SIGNAGE AS REQUIRED - 1 SPACE PER EVERY 2 D.U. "131 / J. = & REG 60 BICYCLES PARKING SPACES PROVIDED REFER TO APPROVED ZRD1 COMTROL NO. 39373 DATED 4/21/15	~~~
36.711	FLOOR AREA EXEMPTION! 15.5F. OF ZFA FOR EACH BICY, PARKING - N/A STORAGE ® CELLAR. BICYCLE PARKING FOR GENERAL RETAIL! 1 PER 10,000 SF N/A RETAIL TOTAL 8,455.5F	~
70.36	A. REQUIRED LODING A. REQUIRED. TO NONE REGUIRED: NEW COMMERCIAL USE LESS THAN 25,000 SF. COMPUES.	
26-41	17. STREET TREE PLANTING REGULATIONS ONE (1) TREE, NEW OR ENSITING, PER EVERY 25 FEET OF STREET FRONTAGE ONE (1) TREE, NEW OR ENSITING, PER EVERY 25 FEET OF STREET FRONTAGE 1.3TH STREET = 102.22/25 = 4 TREES 1. EXSTING TREE 3 RESTITUTION AVENUE A = 28.08/25 = 1 TREE 1. NEW TREE PROPOSED STREET TREES REQUIRED 10 TREES TO BE DETERMINED BY NEW YORK DEPARTMENT OF PARKS AND RECREATION	COMPLES-SEE 2- (0)
	18. EW/RONMENTAL CONDITIONS ALL WINDOWS ARE TO BE DOUBLE-GLAZED WITH GBA (STC) RATINGS AS FOLLOWS:	
	ZONING RESOLUTION FOR MIX BUILDINGS IN COMMERCIAL DISTRICTS.	
35-10	C1-6A RESIDENTIAL PORTION SHALL COMPLY WITH QUALITY HOUSING. RESIDENTIAL PORTION SHALL COMPLY WITH ART. 2, COMMERCIAL PORTION WITH ART. 3, EXCEPT AS OTHERWISE PROVIDED UNDER ART, 3, CHAPTER 5 FOR MIXED BUILDING IN COMMERCIAL ZONE.	
35-31	FAR: COMMERCIAL AS PER ART; 3-C3, RESIDENTIAL AS PER ART; 2-C3, TOTAL NOTTO PAYERD THE CORATIST.	
35-33	FA AND LOT COVERAGE TO BE THE RESIDENTIAL PORTION ONLY. OS LOCATION, JPON ROOF OF MON-RESIDENTIAL PORTION, 7R 35-40 DENSITY	
35-34	FACTOR FOR RESIDENTIAL FA ONLY.	
38.12	QUALITY HOUSING SUE OF DU: MIN. 400 SF. (REQUIRED) - 452 SF. (PROVIDED) SMALLEST UNIT	> > >
28-22		
10.53	(2.5 DEDUCTED)	
28-31	REDGE RUCH ALEACH TUCK WITHMIN'S UMBRISHY, REGGIRED 941 (ROVIDED) RECREATION SPACE MIN, 33% OF 2FA.	
	**115.126.5F x 3.3% = 3.8005F (REQUIRED) **3.800 SF (PROVIDED)	
28-41	CORRIDOR DENSITY: 50% OF CORRIDOR ZFA DEDUCTIBLE IF # OF DULLESS THAN 11 EACH FL.	

NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue, Suite 2800 New York, NY 10017 TEL: (212) 767-0960 FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL. (212) 767-9764
FAX., (212) 787-9764

05-05-2016 BSA FILING No: Date: Revision:

D.O.B. N.B. APPLICATION #121192342

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

ZONING CALCULATIONS (PROPOSED CONDITION) SEAL & SIGNATURE:

DATE: PROJECT NO: 201447 DRAWJ 811: CHECKED 811: DRAWJING NO:

BSA Z-104 CADD FILE NO:

ATIONS
REA CALCULA
3 FLOOR AREA
ZONING FLO
N

Floor Area Schedule						A0-10
Floor	Use	Gross FA (SF)	Mech.Deduc. (SF)	Open to below (SF)	Quality Housing (SF)	Zoning FA (SF)
CELLAR	ACC.RES/MECH	22,881.00	0.00		00:00	
1ST FLOOR	COMMERCIAL	9,131.00				9,131.00
	RESIDENTIAL	9,549.00	271.20	389.58	1,724.00	7,164.22
	TOTAL	18,680.00				16,295.22
2ND FLOOR	RESIDENTIAL	14,271.00	265.00		1,443.21	12,562.79
3RD FLOOR	RESIDENTIAL	14,271.00	265.00		1,443.21	12,562.79
4TH FLOOR	RESIDENTIAL	14,271.00	265.00		1,443.21	12,562.79
5TH FLOOR	RESIDENTIAL	14,271.00	265.00		1,443.21	12,562.79
6TH FLOOR	RESIDENTIAL	14,271.00	265.00		1,443.21	12,562.79
7TH FLOOR	RESIDENTIAL	12,891.00	187.00		1,357.35	11,346.65
8TH FLOOR	RESIDENTIAL	12,891.00	94.00		1,357.35	11,439.65
9TH FLOOR	RESIDENTIAL	6,134.00	93.46		602.08	5,438.46
10th FLOOR	RESIDENTIAL	6,134.00	93.46		602.08	5,438.46
11th FLOOR	RESIDENTIAL	6,134.00	93.46		602.08	5,438.46
12th FLOOR	RESIDENTIAL	6,134.00	93.46		602.08	5,438.46
MAIN ROOF/SOUTH BUILDING	MECHANICAL	2,243.00	1,634.50		0.00	608.50
ROOF /BLKHD/EMR	MECHANICAL	700.00	700.00		0.00	0.00
TOTAL	COMMERCIAL					9,131.00
TOTAL	RESIDENTIAL					115,126.81
BUILDING TOTAL		166,177.00	4,585.54	0.00	12,339.07	124,257.81

NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue. Suite 2800 New York, NY 10017 TEL: (212) 767-09-60 FAX.: (212) 767-09-63

Developer:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, IV 10019
New York, IV 10019
Feb. (212) 787-0840
FAX: (212) 787-0843

ARCHIECT:

SLCEArchitects
1359 850,00w, v
NEW YORK, NY 10018
1, 12,2579,840, v
F, 212579,843, v
www.scooch.com

05-05-2016 85A FILING
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D.O.B. N.B. APPLICATION #121192342

PROJECT:

435 EAST 13TH STREET

FLOOR AREA SCHEDULE DRAWING TITLE:

166,177

TOTAL NEW BUILDING GROSS (INCLUDING CELLAR)

DATE: PROJECTION: 2014.47
DEAMY BY:
CONCRED BY:
ORAWING NO:
BSA Z-105 CADD RLE No:

			AND QUAL	LITY HOUSING DEDUCTION SCHEDULE	OCTION SCHEDULE		
				STAIR	RECREATION SF.	CORRIDOR	TOTAL SF
FLOOR	No. OF	No. OF D.U.'s	KEF USE KOOM	Sec. 28-24	Sec 28-31	SF. DEDUCTIBLE	DEDUCTIBLE
			SF.			Sec. 28-41	
	SOUTH	NORTH	M1-6/R10	SOUTH	SOUTH	M1-6/R10	Wing A-B
	BUILDING	BUILDING	SOUTH/NORTH	NORTH		SOUTH-NORTH	Zone
CELLAR				0		•	•
-	5		12	0	1,352.00	360.00	1,724.00
	10	80	24	0		1,419.21	1,443.21
, «	10		24	0	•	1,419.21	1,443.21
, 4	101		24	0		1,419.21	1,443.21
r u	10		24	0		1,419.21	1,443.21
	10	80	24	0		1,419.21	1,443.21
	9		24	0		1,333.35	1,357.35
o	9		24	0		1,333.35	1,357.35
0			12	0		1,333.35	1,345.35
10		00		0		1,333.35	1,345.35
11		00		0		1,333.35	1,345.35
12		80	12	0		1,333.35	1,345.35
MECH/Roof	•	•		0	•		•
EMR/Roof		i		•			•
ROOF	•	•	٠	1		•	•
TOTALS	29	88					
2000		155	228			15,456.15	17,036.15

435 EAST 13TH STREET NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue, Suite 2800 New York, NY 10017 TEL. (212) 767-0960 FAX. (212) 767-0963 DEVELOPER:
Mack RE Group
Urban Developers Partners
1778 Broadway, Suite 806
New York, NY 10019
TEL. (212) 767-0963

ARCHIECT:

SLCEArchitects
1359 860-ddw/y
NEW YORK, NY 10018
1, 212-279-840
F. 212-379-8397
www.scearch.com

05-05-2014 SSA RUNG
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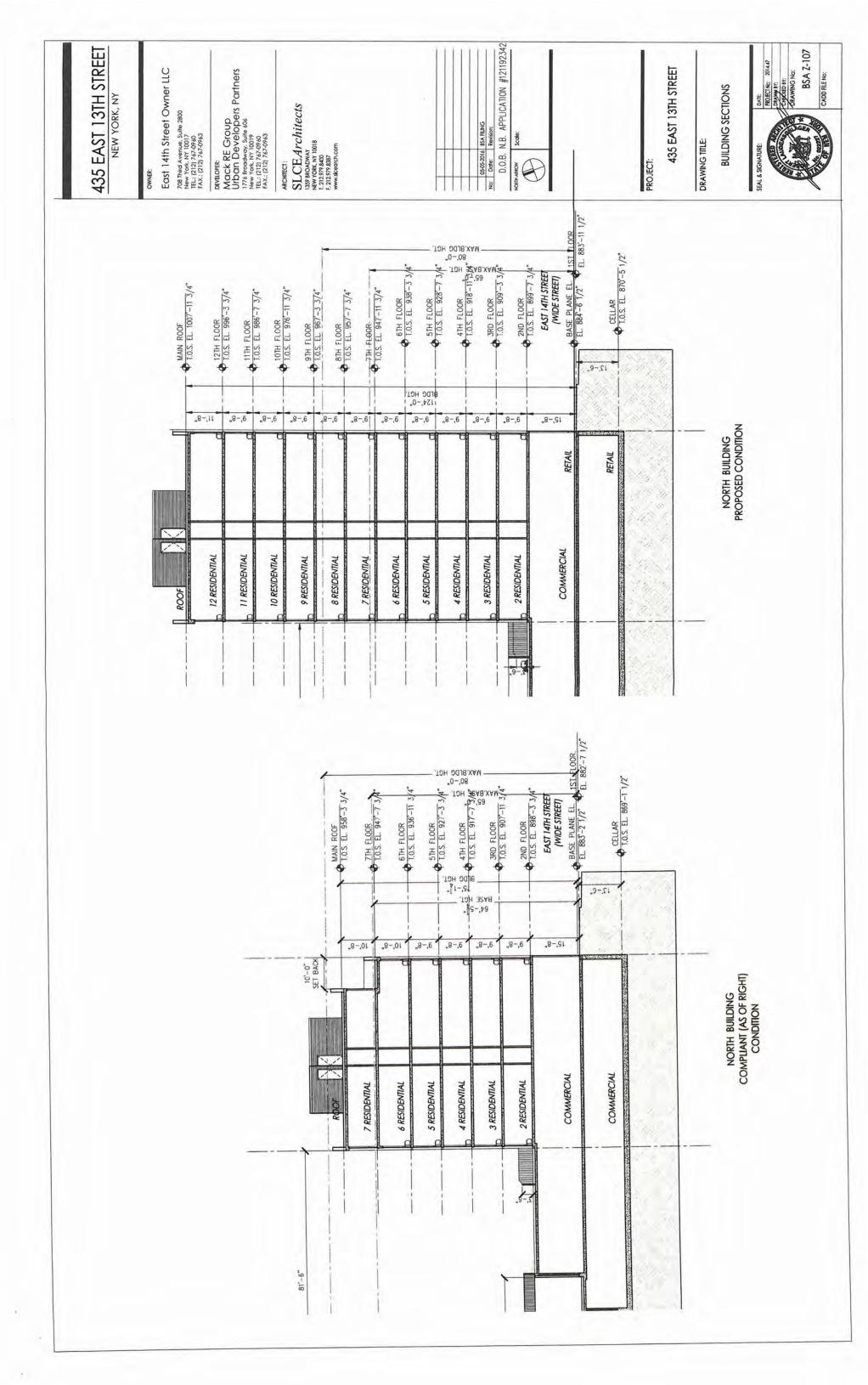
PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

DWELLING UNIT COUNT

DATE
PROCCINC 201447
DESAM BY:
CACKED BY:
CRAWING NO:
BSA Z-106 CADD FILE No: SEAL & SIGNATURE:



PROJECT:

435 EAST 13TH STREET

NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue, Suite 2800 New York, IN 10017 TEL.: (2.12) 767-0963 FAX.: (212) 767-0963

DEVALOFE:
Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, WY 10019
FEL: (2)22 767-7986
FAX: (2)2 767-7986

ARCHIECT:

SLCE Architects
1359 BOADWAY
NEW YORK NY 10018
1, 12.279 8,803
www.sceotch.com

Scole:

435 EAST 13TH STREET

DRAWING TITLE:

STREET VIEW
CONFORMING (AS OF RIGHT) CONDITIONS



NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue, Suite 2800 New York, NY 10017 TEL.: (212) 767-0960 FAX.: (212) 767-0963

DEVALOPER:
MACK RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL. (212) 767-0963
FAX: (212) 767-0963

ARCHIECT:
SLCEArchitects
1359 BROADMAY
NEW YORK, NY 10018
1, 21,2779 BAOD
F, 21,2779 BAOD
www.slcouch.com

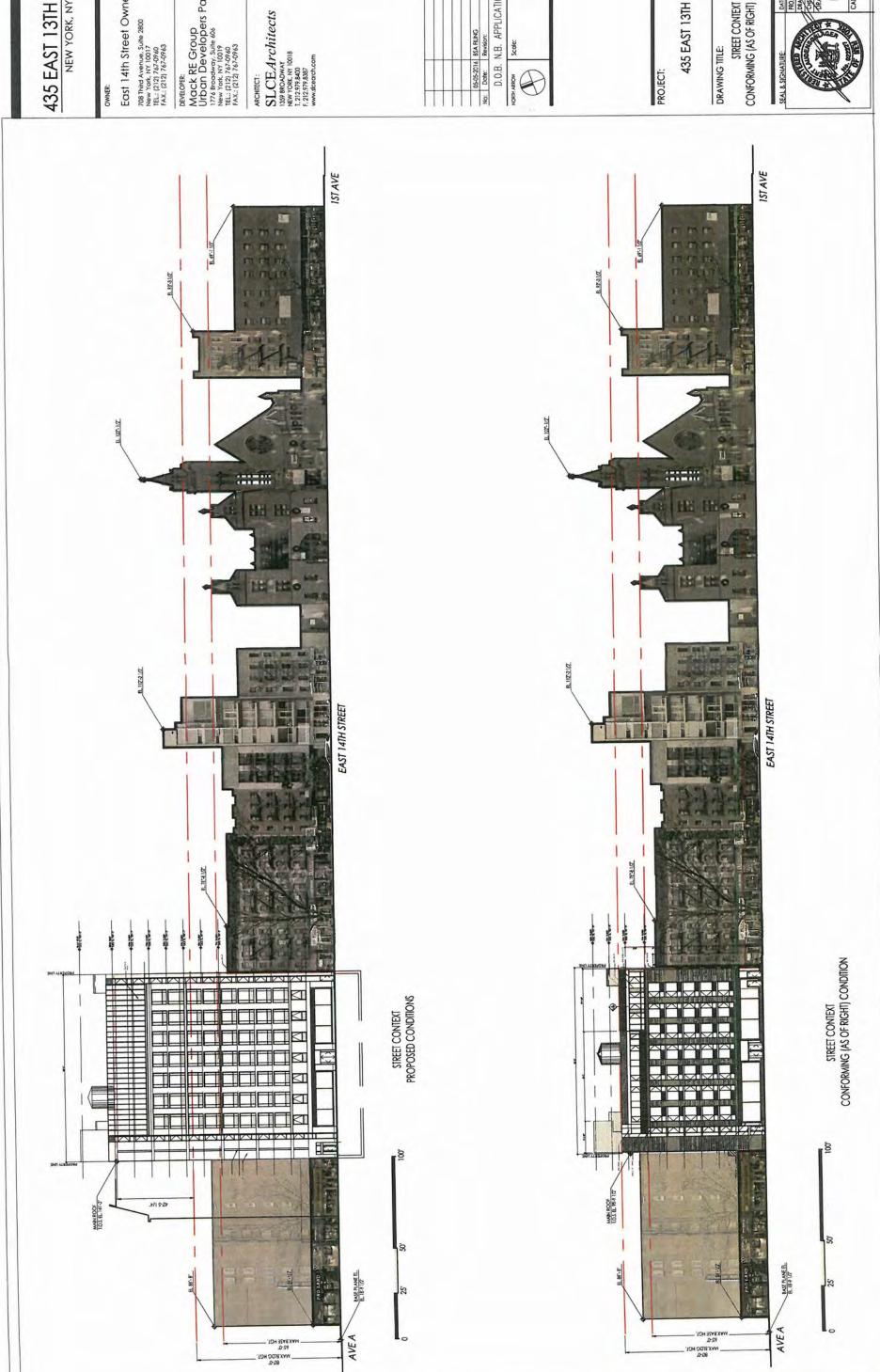
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435 EAST 13TH STREET PROJECT:

DRAWING TITLE:

STREET VIEW PROPOSED CONDITION

BSA A-002 CADD FILE No:



NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue, Suite 2800 New York, NY 10017 TEL.: (212) 767-0960 FAX.: (212) 767-0963 DEVELOPER:
Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 806
New York, NY 10019
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New York, NY

D.O.B. N.B. APPLICATION #121192342

Scole:

435 EAST 13TH STREET

STREET CONTEXT CONFORMING (AS OF RIGHT) CONDITIONS



+ 192' + 160, + 145' + 224' + 186' + 250' 185,

435 EAST 13TH STREET

NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue, Suite 2800 New York, NY 10017 TEL. (212) 767-0960 FAX.; (212) 767-0963 DEVELOPRE:
Mack RE Group
Urban Developers Partners
1778 Broadway, Suite 806
New York, NY 10019
TEL. (212) 767-0963

ARCHITECT:

SLCEArchitects
1359 BROADWAY
NEW YORK IN 10018
1, 12,2579,8400
F. 21,2579,8400
www.slcoarch.com

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D.O.B. N.B. APPLICATION #121192342

PROJECT:

435 EAST 13TH STREET

SITE DIAGRAM
CONFORMING (AS OF RIGHT) CONDITIONS DRAWING TITLE:

BSA A-004 CADD FILE NO:

+ 192' + 145' + 160, + 224' + 186' + 250' 185,

435 EAST 13TH STREET

NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue, Suite 2800 New York, 17017 TEL. (212) 767-0960 FAX: (212) 767-0963

DEVELOFEE:
Mack RE Group
Urban Developers Partners
1726 Broadway, Suite 606
New York, NY 10019
TEL: (212) 767-0963
FAX: (212) 767-0963

ARCHITECT:

SLCE.Architects
1359 BROADWAY
NEW YORK NY 10018
1, 12,279,8400
F, 212,797,8337
www.alcogoch.com

D.O.B. N.B. APPLICATION #121192342 No: Date: Revision:

PROJECT:

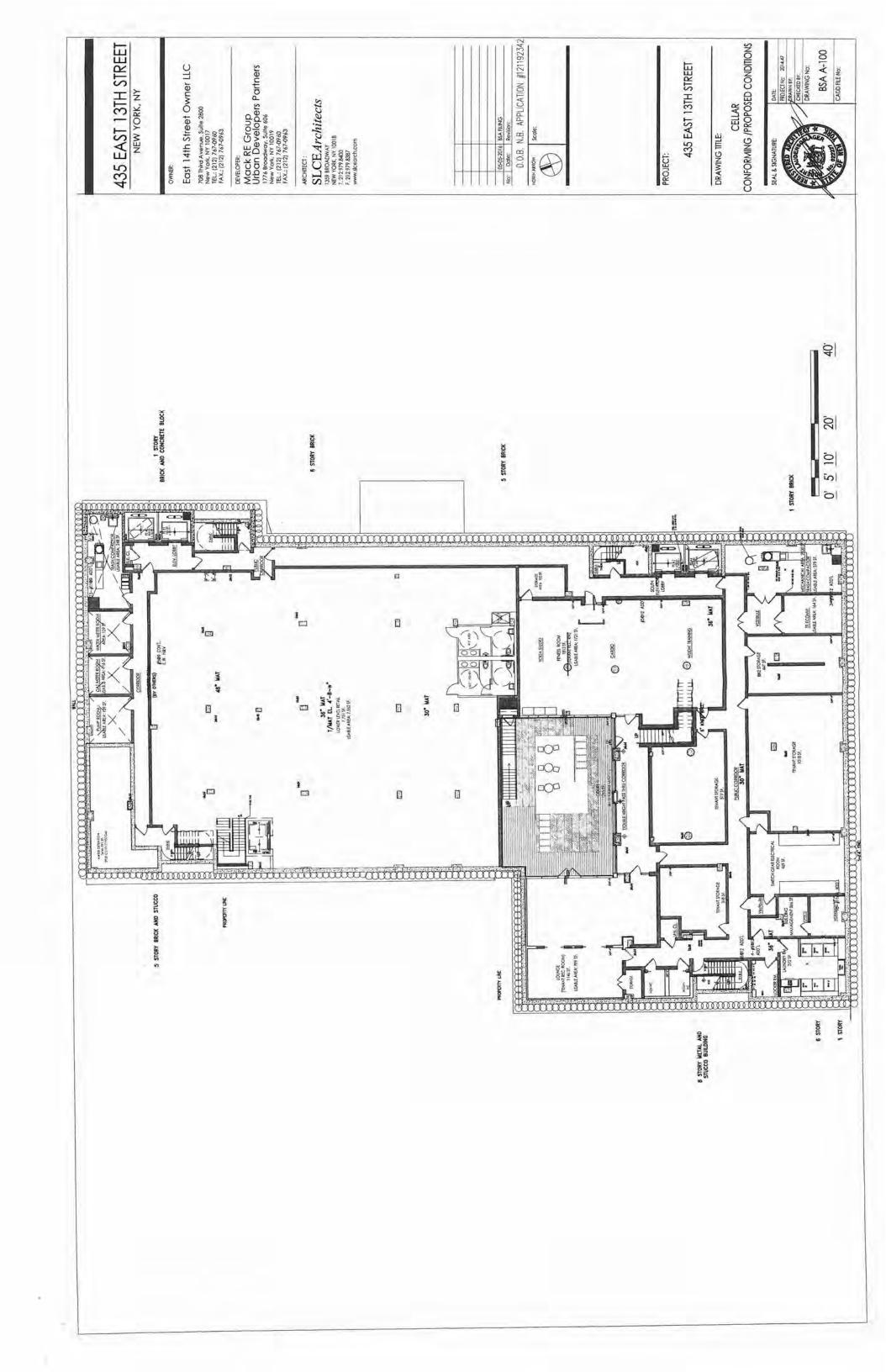
435 EAST 13TH STREET

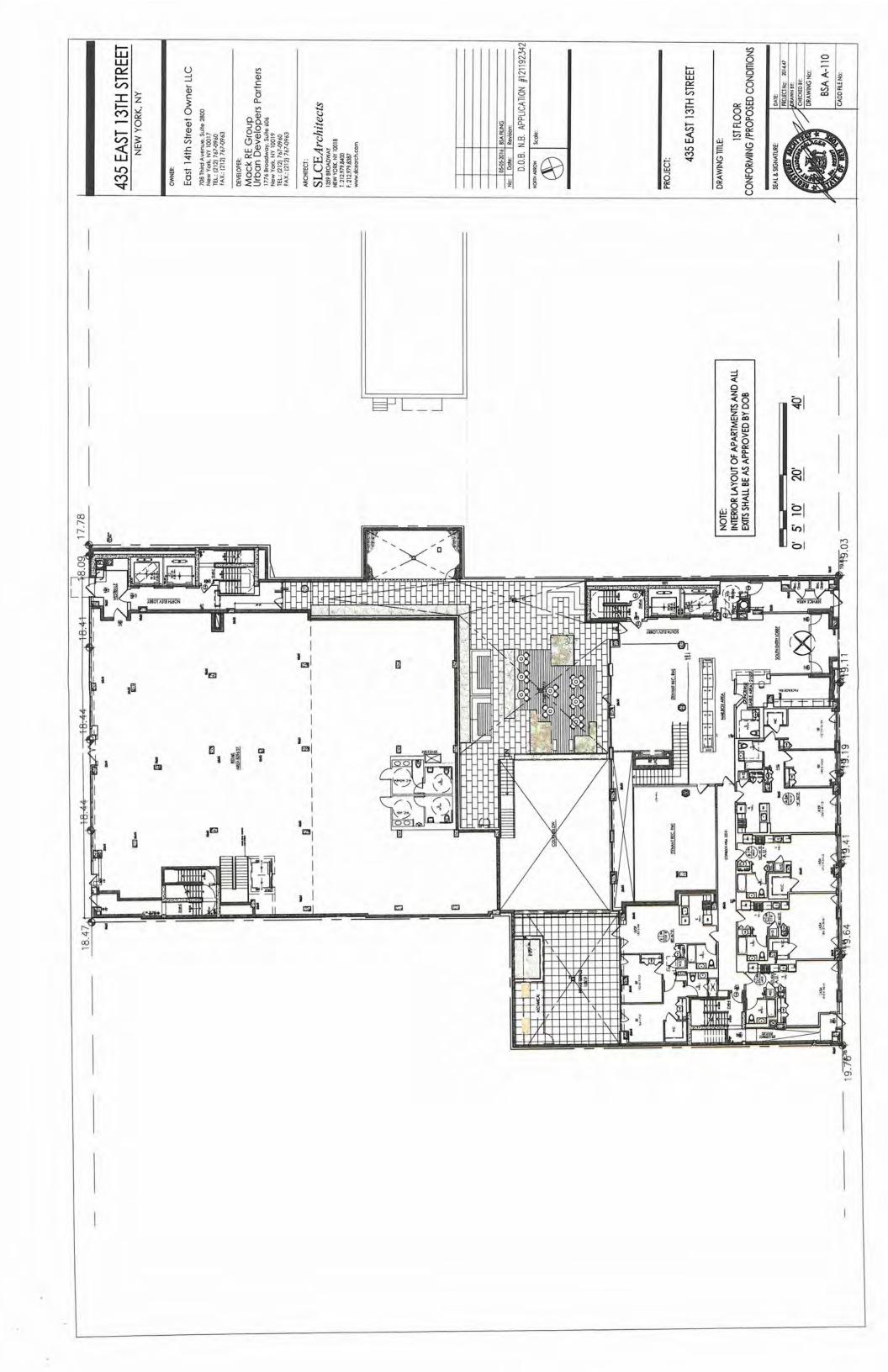
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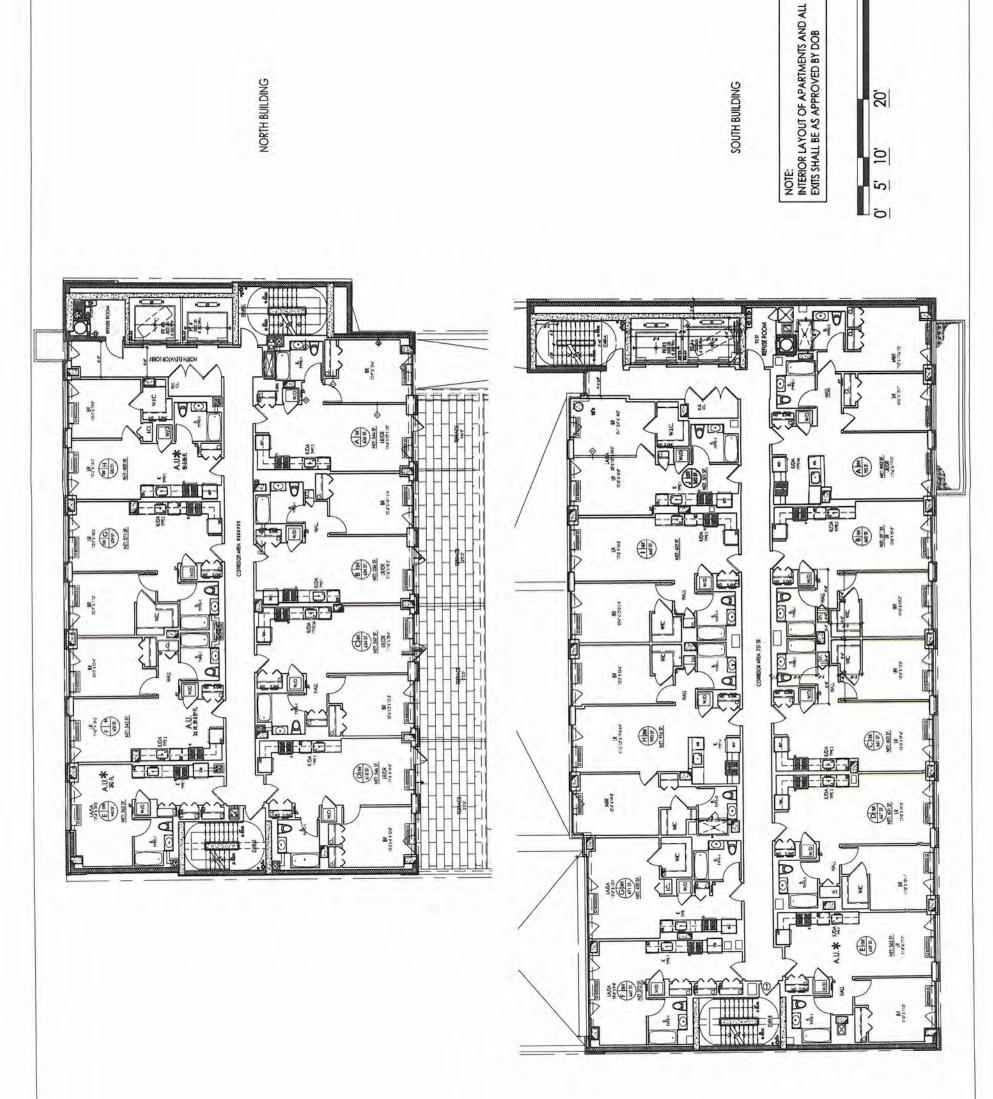
SITE DIAGRAM PROPOSED CONDITIONS



BSA A-005 CADD FILE NO:







NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue. Suite 2800 New York, NY 10017 TEL.: (212) 767-0960 FAX.: (212) 767-0963

Mack Re Group Urban Developers Partners 1778 Broadway, Suite 606 New York, NY 10019 TEL: (212) 787-7960 FAX.: (212) 767-7963

SLCEArchitects
1358 BCADWAY
NEW YORK, NY 10018
1, 112579 8400
F, 211279 8437
www.decorch.com

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435 EAST 13TH STREET

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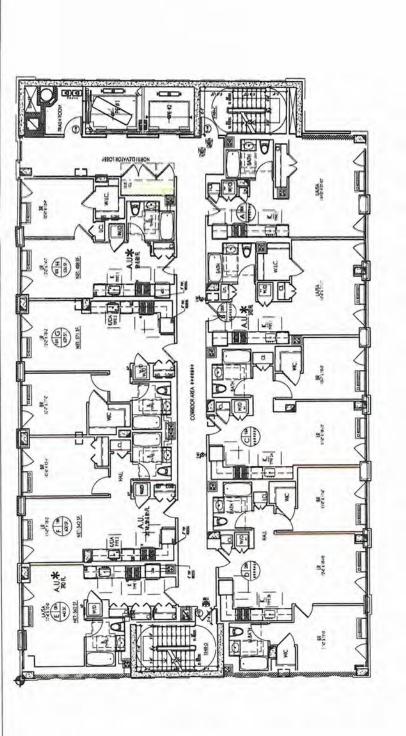
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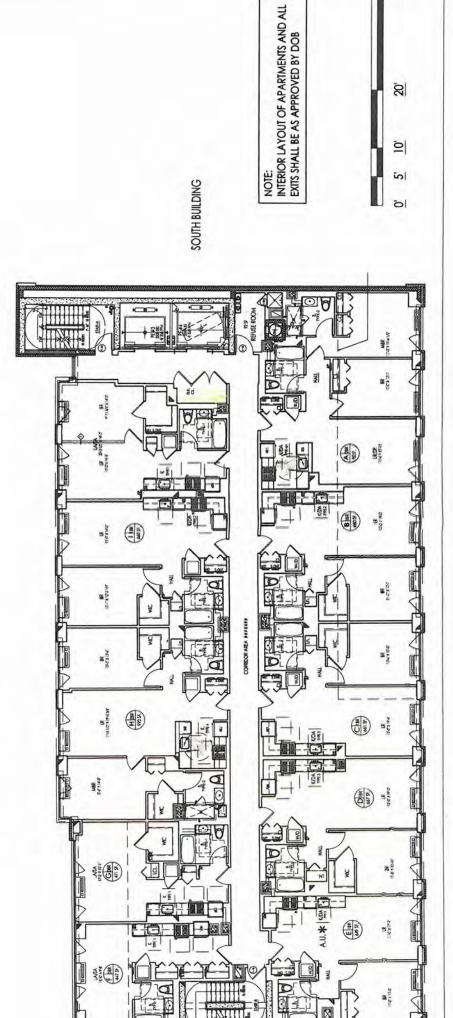
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DATE:
PROJECT NO: 2014.47
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DRAWING NO:

BSA A-120 CADD FILE NO:



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435 EAST 13TH STREET NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue, Suite 2800 New York, NY 10017 TEL.: (212) 767-0960 FAX.: (212) 767-0963 Mack Re Group Urban Developers Partners 1776 Broadway, Suite 606 New York, IV 10019 TEL. (212) 767-086 FAX., (212) 767-0863

NORTH BUILDING

SLCEArchitects
1358 BEOLOWY
1358 BEOLOWY
NEW YOR, NY 10018
1. 127978 8401
www.slceptch.com

D.O.B. N.B. APPLICATION #121192342

 $\frac{1}{16} = 1.0$.

435 EAST 13TH STREET PROJECT:

DRAWING TITLE:

THIRD THRU SIXTH FLOORS
CONFORMING / PROPOSED CONDITIONS

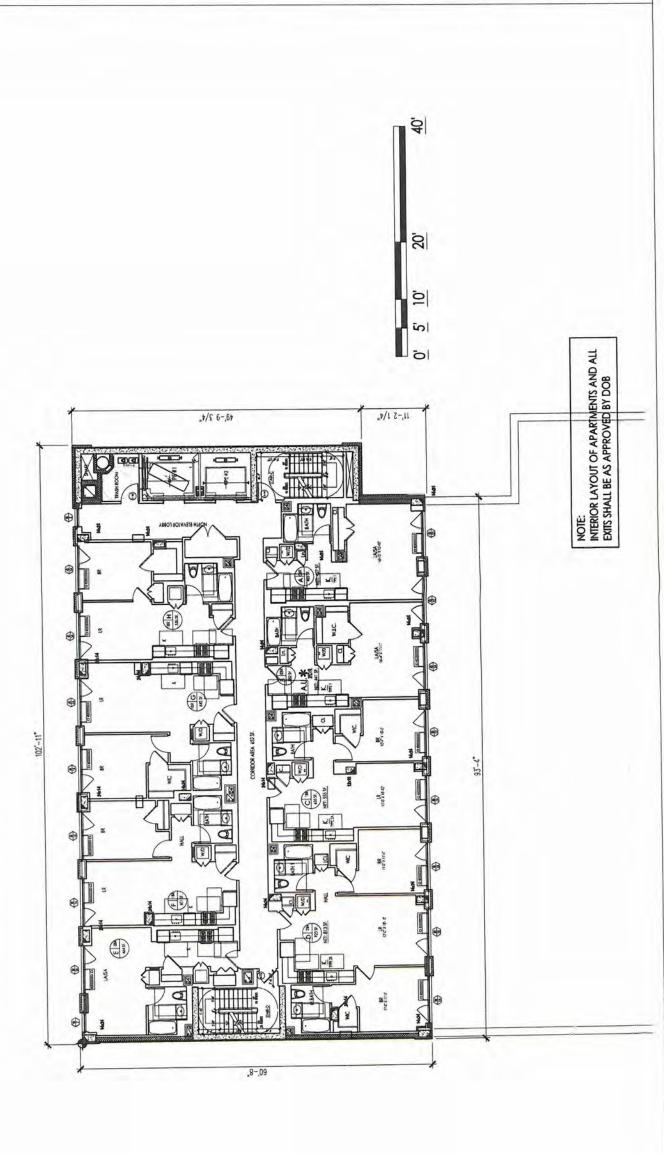


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PROJECTING: 2014.47
PROJECTING: 2014.47
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DRAWING NO: CADD FILE NO:

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NEW YORK, NY

East 14th Street Owner LLC 708 Third Avenue, Suite 2800 New York, NY 10017 TEL. (212) 767-0960 FAX:: (212) 757-0963

DEVRLOFE:
Mack RE Group
Urban Developers Partners
1778 Broadway, Suite 506
New York Y 10019
TEL: (2/2) 767-0980
FAX: (2/2) 767-0983

ARCHITECT:

SLCE Architects
1359 BECAWAY
NEW YORK NY 10018
1, 12,279,8400
5, 12,279,8403
www.kegich.com

D.O.B. N.B. APPLICATION #121192342

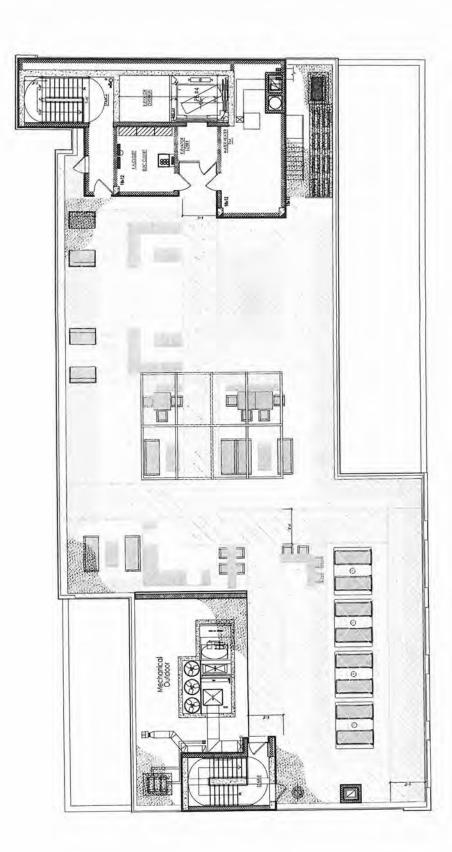
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435 EAST 13TH STREET PROJECT:

7TH-12TH FL (PARTIAL-NORTH) PROPOSED CONDITIONS DRAWING TITLE:







NEW YORK, NY

East 14th Street Owner LLC

708 Third Avenue, Suile 2800 New York, NY 10017 TEL.; [212] 767-0960 FAX.; [212] 767-0963

DEVELOPER:
Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, W. 10019
New York, W. 10019
Feb. (212) 745-0963
FAX. (212) 767-0963

SLCEArchitects
1359 BROADWAY
NEW YORK, NY 10018
1, 12,2759 8400
1, 12,579,8,400
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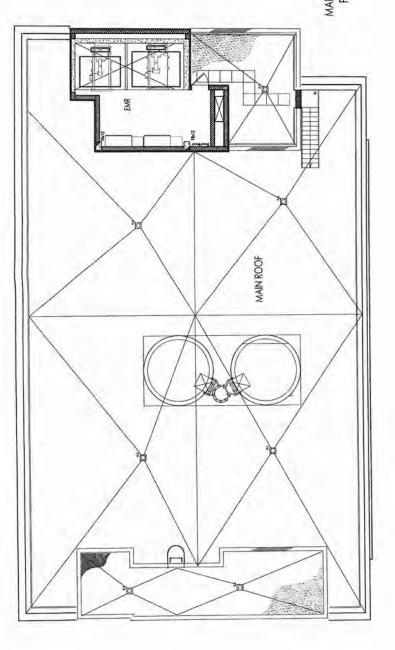
PROJECT:

435 EAST 13TH STREET

MAIN ROOF-SOUTH BUILDING CONFORMING /PROPOSED CONDITIONS DRAWING TITLE:

DATE:
PROJECT NO; 2014.47.
PROJECT NO; 2014.47.
CHECKED BY;
DRAWING NO;

BSA A-190 CADD FILE NO:



Developer:

Mack RE Group
Urban Developers Partners
1776 Eroadway, Sulle 606
New York, NI 10019
New York, NI 10019
FEL: [212] 747-080
FAX.: [212] 747-0803

ARCHITECT:

SLCEArchitects
1359 BOGAWAY
NEW YORK NY 10018
1. 122579 8490
WWW SECRETARY

435 EAST 13TH STREET

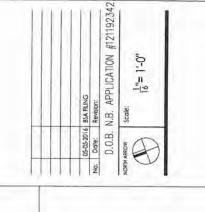
NEW YORK, NY

East 14th Street Owner LLC

OWNER:

708 Third Avenue, Suite 2800 New York, NY 10017 TEL.; (212) 767-0960 FAX.; (212) 787-0963

MAIN ROOF-NORTH BUILDING PROPOSED CONDITION



PROJECT:

DRAWING TITLE:

MAIN ROOF

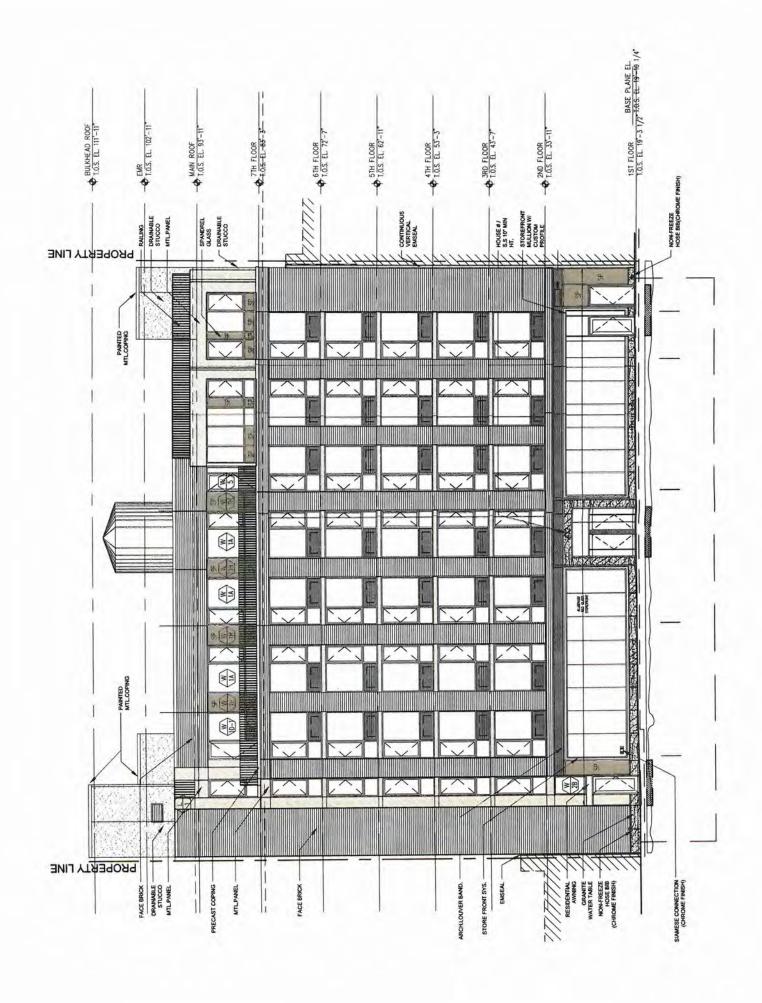


435 EAST 13TH STREET

MAIN ROOF-NORTH BUILDING

BSA A-191

MAIN ROOF-NORTH BUILDING CONFORMING (AS OF RIGHT) CONDITION



NEW YORK, NY

East 14th Street Owner LLC

708 Third Avenue, Sutte 2800 New York, NY 10017 TEL.: (212) 767-0960 FAX.: (212) 767-0963

Develorer:
Mack RE Group
Urban Developers Partners:
1776 Broadway, Suite 606
1877 (212) 787-0806
1841: (212) 787-0806
1842: (212) 787-0806

ARCHITECT:

SLCEArchitects
1359 BROADWAY
NEW YORK, NY 10018
1, 122579 8407
F. 212579 8407
www.alcearch.com

| 05-05-2016 | BXA RING | NO. | Dotte: | Revision: | D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

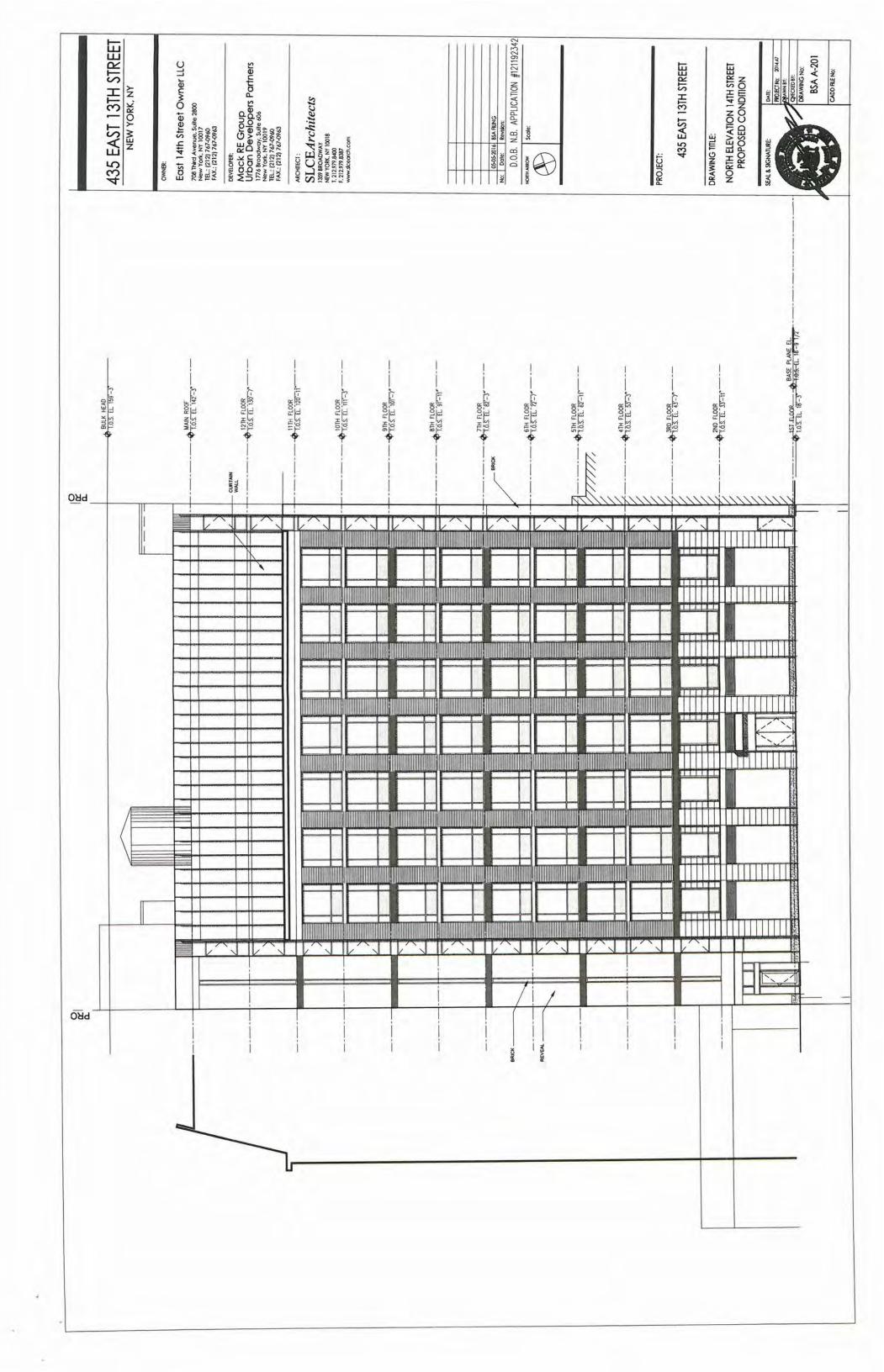
PROJECT:

435 EAST 13TH STREET

NORTH ELEVATION 14TH STREET CONFORMING (AS OF RIGHT) DRAWING TITLE:

DATE
PROJECTIVE: 2014-7
SPANNIN BY:
GHECKED BY:
DRAWING NO:
BSA A-200

CADD FILE No:



05-05-2016 ESA RING
NO: DOTE: Revision:
D.O.B. N.B. APPLICATION #121192342 SOUTH ELEVATION 13TH STREET CONFORMING/PROPOSED CONDITION DEVELOPER:
Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, Wildolf 9
New York, Wildolf 9
FEL. (212) 767-0963
FAX. (212) 767-0963 East 14th Street Owner LLC 435 EAST 13TH STREET NEW YORK, NY ARCHITECT:

SLCE Architects
1359 BEOLOWAY
NEW YORK, NY 10018
1, 12,2579 8400
WWW. Alcedich.com 708 Third Avenue, Suite 2800 New York, NY 10017 TEL.: (212) 767-0960 FAX.: (212) 767-0963 DRAWING TITLE: PROJECT: 1 <u>^</u> 1 1 1 1 1 1 1 1 1 1 1 ^ **(**) 1 1 1 1

435 EAST 13TH STREET

DATE.
PROJECTING: 2014-07
DEAWN BY:
G-ECKED BY:
DRAWING NO:
BSA A-202

CADD FLE No:

432 East 14th Street LIST OF AFFECTED PROPERTY OWNERS

BLOCK 405

Lot 7	Tri-Luck Realty Corp.
	Tri-Luck Realty Corp.
	128 E. Broadway
	Unit 1132
	New York, NY 10002-9025

Lot 8	Lucky Jab Realty Corp.
	P.O. Box 1132
	New York, NY 10002-0914

Lot 9
Herrick Norma
502 East 12 Street
New York, NY 10009
and
P.O. Box 711
Chappaqua, NY 10514-0711

BLOCK 406

Lot 1	Avenue A. Corner Owner LLC
	c/o Dalan Management Associate
	134 W. 25th Street, Fl 2
	New York, NY 10001-7409

Lot 2	Avenue A. Corner Owner LLC
	c/o Dalan Management Associate
	134 W. 25th Street, FI 2
	New York, NY 10001-7409

Lot 3 198 Ave. A MGMNT Corp. 198 Avenue A New York, NY 10009-3401

Lot 4 200 Ave. A LLC JKNY Realty, LLC 200 Park Avenue S., Ste 914 New York, NY 10003-1509

Lot 5 Sweeters, Christine 202 Avenue A New York, NY 10009-3403 Housing Preservation & Development Lot 6 100 Gold St. Lbby 3 New York, NY 10038 and 204 Avenue A New York, NY 10009 Lot 7 206 Ave. A Assocs. 44 E. 32nd St. Rm 900 New York, NY 10016-5505 Lot 8 208 Avenue A. Assocs 44 E. 32nd Street, Rm 900 New York, NY 10016-5505 Lot 9 506 East 13 LLC c/o Abraham Greenberg 506 E. 13th St. New York, NY 10009-3537 Lot 11 Bru-Sal Realty Inc. 78 Belfield Avenue Staten Island, NY 10312 Lot 12 Crisari Realty Inc. 9720 156th Avenue Howard Beach, NY 11414-2831 Lot 13 514 East 13 Street HO. 514F East 13 Street New York, NY 10009 Lot 14 Vilage KF 516 East 13th LLC The Kushner Companies, Apt. 666 Fifth Avenue, 15 New York, NY 10103 Lot 15 Vilage KF 516 East 13th LLC The Kushner Companies, Apt. 666 Fifth Avenue, 15 New York, NY 10103

Lot 16	Parks and Recreation (General) Arsenal West
	16 W. 61st Street New York, NY 10023
Lot 17	Parks and Recreation (General) Arsenal West 16 W. 61st Street
	New York, NY 10023
Lot 56	James Oymin Tom 218 Avenue B. Apt 1 New York, NY 10009-3397
Lot 57	515E12, LLC 515 E. 12th Street New York, NY 10009-3827
Lot 58	Housing Preservation & Development 100 Gold St. Lbby 3 New York, NY 10038
Lot 59	Mensil Realty Cooper Square Realty 622 3rd Avenue New York, NY 10017-6707
Lot 60	Titan Enterprises, LLC 7847 67th Rd. Middle Village, NY 11379-2842
Lot 61	507 East Twelfth Owners Corp. 829 Midland Avenue Yonkers, NY 10704-1010
Lot 62	Avenue A. Corner Owner LLC c/o Dalan Management Associate 134 W. 25th Street, Fl 2 New York, NY 10001-7409
Lot 63	Avenue A. Corner Owner LLC c/o Dalan Management Associate 134 W. 25th Street, Fl 2 New York, NY 10001-7409

BLOCK 407

Lot 1 Del Estes Village I Condominium

(N/K/A 503-509 East 13th Street a/k/a 210 Avenue A

Lots 1001- New York, NY 10009

1019) ATTN: MANAGING AGENT

Lot 3 214-216 Avenue A Condominium

(N/K/A 214-216 Avenue A Lots 1001- New York, NY 10009

1003) ATTN: MANAGING AGENT

Lot 5 218 A. LLC 218 Avenue A

New York, NY 10009-3410

Lot 6 220 Ave. A Partners, A. Limited Liability Company

220 W. 14th Street, Apt.1B New York, NY 10011-7222

Lot 8 500 East 14th Street LLC

400 East 14th Street Pizzeria Inc. 1185 Avenue of the Americas, Fl. 10

New York, NY 10036-2604

Lot 18 520 East 14 LLC

520 East 14 LLC 350 E. 13th street

New York, NY 10003-5804

Lot 52 NAR Apartments

Alan E. Rabunski 630 3rd Ave., Fl 23

New York, NY 10017-6731

Lot 53 Rivpin HDFC

515 E. 13th St., Apt 7 New York, NY 10009

Lot 54 513 East 13th Street Realty

513 East 13th St.

New York, NY 10009-3502

Block 439

DCAS/Department of Education Lot 10 52 Chambers St. Lbby 1 New York, NY 10007 DCAS/Department of Education Lot 17 52 Chambers St. Lbby 1 New York, NY 10007 Lot 26 181 Avenue A, LLC c/o Steiner NYC, LLC 15 Washington Avenue Brooklyn, NY 11205 Village JV 191-193 Avenue A LLC Lot 28 c/o The Kushner Companies 666 Fifth Avenue Apt. 15th Floor New York, NY 10103 189 Avenue A LLC Lot 30 18 New Utrecht Avenue Brooklyn, NY 11219-4139 BLOCK 440 Lot 1 200 First Avenue Associates, Jakobson Properties, LLC 11 Waverly Pl. New York, NY 10003-6722 PERSAM 202 LLC Lot 3 96 Knickbocker Avenue Brooklyn, NY 11237 407 Condominium C/O K. Lot 4 c/o Andrews Building Corp. 666 Broadway Fl 12 New York, NY 10012-2317 The 206 Condominium Lot 5 206 First Avenue (N/K/A Lots New York, NY 10009 1001-1006) ATTN: MANAGING AGENT

Lot 6	208 First Ave. LLC
	208 1st Ave. New York, NY 10009-3705
Lot 7	Subotic LLC 8662 Midland Parkway Jamaica, NY 11432-3042
1510	
Lot 8	214 First Realty Corp. 377 Park Ave. S. Fl 3
	New York, NY 10016-8807
Lot 11	406 Properties LLC
	406 E. 13th Street
	New York, NY 10009-3735
Lot 12	Ruth Lakofski
	Robin Middleton,
	408 E. 13th Street
	New York, NY 10009-3735
Lot 14	M & E 410 East 13th St.
	410 E. 13th Street
	New York, NY 10009-3704
Lot 18	M & E 410 E. 13 St. LLC
	416 E. 13th Street
	New York, NY 10009-3713
Lot 19	Isidoros, Michalos
	3406 Broadway
	Long Island City, NY 11106-1196
Lot 21	424 East Assets, Inc.
	424 E. 13th St.
	New York, NY 10009-3715
Lot 22	Lafontaine, Clifford
	Lafontaine, Barbara
	428 E. 13th St.
	New York, NY 10009-3735
Lot 23	Harris Steven
	Harris Bernice
	3725 Henry Hudson Parkway
	Bronx, NY 10463-1527

Lot 24	M & E 432 E. 13th 432 E. 13th St. New York, NY 10009-3716
Lot 26	Bridgeton Amirian 436 LLC 220 5th Avenue, Rm 1301 New York, NY 10001-7708
Lot 27	KC3-438-440 East 13th Street, LLC 438 East 13th St. New York, NY 10009-3757
Lot 28	KC3-438-440 East 13th Street, LLC 666 5th Avenue New York, NY 10103-0001
Lot 29	Bridgeton Amirian 442 LLC 220 5th Avenue, Rm 1301 New York, NY 10001-7708
Lot 30	444 East 13 LLC Goldmark Property Management 215 Park Avenue S., Fl 6 New York, NY 10003-1624
Lot 31	446-48 East 13 Street P. O Box 1561 New York, NY 10009-8906
Lot 32	H.S.A. Properties Inc. 207 Avenue A New York, NY 10009-3474
Lot 33	205 Avenue A. Realty LLC ICON Realty MGMT 419 Lafayette St. Fl 5 New York, NY 10003-7033
Lot 34	New York Equity Fund 2004 LLC New York Equity Fund 2006 LLC LESPMHA, Inc. 228 E. 3rd St. New York, NY 10009-7584

Lot 35 201 Ave. A Corp

145 E. Houston St. Apt 5A New York, NY 10002-1048

Lot 36 199 Ave. A. LLC

199 Ave. A. LLC 350 E. 13th St.

New York, NY 10003-5804

Lot 38 441 East 12 LLC

350 E. 13th St.

New York, NY 10003-5804

Lot 40 12th Street Realty

Richard Albert 233 E. 32nd St.

New York, NY 10016-6336

Lot 42 Village JV 435 East 12th LLC

c/o The Kushner Companies 666 Fifth Avenue, Apt 15th Fl.

New York, NY 10103

Lot 43 The Alphanumerical Dwellings Condominium

(N/K/A 431-433 East 12th Street Lots 1201- New York, NY 10009

1213) ATTN: MANAGING AGENT

Lot 44 Owner/Agent

429 East 12th Street

New York, NY 10009-4024

Lot 46 427 East 12th Street Condominium

(N/K/A Lots 427 East 12th Street 1301-1310) New York, NY 10009

ATTN: MANAGING AGENT

Lot 47 425 East LLC

12417 Metropolitan Ave.

Kew Gardens, NY 11415-2711

Lot 48 423 East 12th Street

423 E. 12th St.

New York, NY 10009-4037

Lot 49 Cherney Realty Inc.

421 E. 12th St.

New York, NY 10009-4085

Lot 50 LESPMHA Housing Development Fund

Corporation 228 E. 3rd St.

New York, NY 10009-7584

Lot 51 Adeia Associates

3 W. 102nd St. Apt. B

New York, NY 10025-4786

Lot 52 415 E. 12 Housing Development Fund Corporation

415 E. 12th St.

New York, NY 10009-4073

Lot 53 413 East 12 LLC

413 East 12 LLC

350 E. 13th St.

New York, NY 10003-5804

Lot 54 411 E. 12th St.

411 E. 12th St.

New York, NY 10009-4027

Lot 55 The 407 Condominium

(N/K/A Lots 407 East 12th Street

1101-1127) New York, NY 10009

ATTN: MANAGING AGENT

BLOCK 441

Lot 1 218 First Avenue Associates, LLC

98 Cuttermill Rd., Ste 390 Great Neck, NY 11021-3008

Lot 2 220 First Avenue Realty Corp.

220 1st Ave., Apt. OFC A

New York, NY 10009-3476

Lot 3

SEYS GROUP, LLC 1050 2 Ave., Apt. S. 75 New York, NY 10022

Lot 4 & 106

The Crossings (Condominium)

(Lots 1001-

224 First Avenue

1042)

New York, NY 10009

and

228 First Avenue

New York, NY 10009

and

232 First Avenue

New York, NY 10009

ATTN: MANAGING AGENT

Lot 9

404 Condominium

(N/K/A Lots

404 East 14th Street a/k/a 405 East 13th Street

1101-1110)

New York, NY 10009

ATTN: MANAGING AGENT

Lot 10

Ch. Of Immaculate Cnce

414 E. 14th St.

New York, NY 10009-3443

Lot 12

Ch. Of Immaculate Cnce

406 E. 14th St.

New York, NY 10009

Lot 16

Sampol, LLC 2537 160th St.

Flushing, NY 11358-1028

Lot 17

A Building Condominium

(N/K/A Lots

425 East 13th Street

1201-1297)

New York, NY 10009

ATTN: MANAGING AGENT

Lot 18

422 East 14 Street Association LLC

Jakobson Properties, LLC

11 Waverly Pl.

New York, NY 10003-6722

Lot 19

EV Dynasty LLC

220 W. 14th St.

New York, NY 10011-7222

Lot 20	D/B/A P. Associates c/o Edward M. Teitelbaum, P.C. 66 Route 17 North Suite 500 Paramus, NJ 07652
Lot 23	East 14th Street Owners LLC c/o Beneson Capital Partners
(SITE)	708 3rd Ave,
(02)	New York, NY 10017-4201
Lot 29	Pattwin East Realty Corp.
	Knickerbocker Stat
	P.O. Box 485
	New York, NY 10002-0485
Lot 31	221 Avenue A, LLC
	Martin Baumrind
	201 Clinton St.
	Brooklyn, NY 11201-6767
Lot 32	219 Ave. A NYC LLC
	1 Sinclair Dr.
(SITE)	Great Neck, NY 11024-1621
Lot 33	215-217 Avenue A. LLC
	31 Fishermans Dr.
	Port Washington, NY 11050-1733
Lot 35	Village JV 211 Avenue A. LLC
	211 Avenue A.
	New York, NY 10009-3413

Susan Shaw, Being Duly Sworn, Deposes and Says: That the Foregoing Names and Addresses Were Obtained from The New York City Department of Pinance, Office of the City Register dated May 2, May 3, and May 4, 2016.

Susan Shaw

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

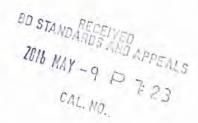
On the Add day of May 2014, before me, the undersigned, personally appeared Susan Shaw, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

MICHAEL J. GIAQUINTO
Notary Public, State of New York
No. 01GI4665265
Qualified in Kings County
Commission Expires 9/30/2013



AKRF, Inc.
Environmental Planning Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com



2016-4183-BZ

Travel Demand Factors (TDF) Memorandum

To:

Project File

From:

AKRF, Inc.

Date:

May 2, 2016

Re:

432 East 14th Street - Travel Demand Analysis

A. INTRODUCTION

This memorandum details the trip generation assumptions and travel demand estimates for the City Environmental Quality Review (CEQR) analysis of the development of a mixed-use residential and commercial building at 432 East 14th Street/435 East 13th Street ("the proposed project"), located in Manhattan Community District 3 on the block bounded by First Avenue to the west, East 14th Street to the north, Avenue A to the east, and East 13th Street to the south (Block 441, Lot 23, the "project site"). The project site is currently vacant; it was previously occupied with a one-story former post office building, which was recently demolished.

Absent the proposed actions, in the future without the proposed actions (the "No Action" condition), it is assumed that the project site will remain vacant. For the purposes of this analysis, trip estimates are based on the program shown in Table 1—in the future with the proposed actions (the "With Action" condition), the project site would be redeveloped with approximately 155 dwelling units (including 31 affordable units) and approximately 9,131 square feet of retail space on portions of the ground floor and cellar level. The proposed uses would result in incremental trip generation, as detailed below. The proposed building would have two pedestrian access areas: one residential access area and the retail space access area would be along East 14th Street between First Avenue and Avenue A, while another residential access area would be located along East 13th Street between First Avenue and Avenue A.

Table 1
Development Program Assumptions

Components	Future With Action		
Residential (dwelling units)	155		
Local Retail (gsf)	9,131		

B. TRANSPORTATION PLANNING ASSUMPTIONS

Trip generation factors for the proposed project were developed based on information from the 2014 City Environmental Quality Review (CEQR) Technical Manual, the 2008 East Village/Lower East Side Rezoning FEIS, the 2012 NYU Core FEIS, and U.S. Census Data, as summarized in Table 2.

RESIDENTIAL

The daily person trip rate and temporal distribution are from the CEQR Technical Manual. Modal splits are based on the Journey-to-Work (JTW) data from the 2010-2014 U.S. Census Bureau American Community Survey (ACS). The directional distributions for all peak periods are from the 2008 East Village/Lower East Side Rezoning FEIS. The vehicle occupancies are from the 2010-2014 U.S. Census ACS for autos and from the East Village/Lower East Side Rezoning FEIS for taxis. The daily delivery trip rate and temporal and directional distributions are from the CEQR Technical Manual.

LOCAL RETAIL

The daily trip generation rate for the local neighborhood retail component is from the CEQR Technical Manual. Consistent with assumptions typically accepted by City agencies for the purposes of environmental review, a 25-percent linked trip credit was applied to the local retail trip generation estimates. The modal splits and vehicle occupancies were obtained from the 2012 NYU Core FEIS. The temporal and directional distributions for all peak periods were obtained from the CEQR Technical Manual and the NYU Core FEIS, respectively. The daily delivery trip rate and temporal and directional distributions are from the CEQR Technical Manual.

Table 2
Fravel Demand Assumptions

Use		Residential		Local Retail			
Total Daily Person Trip		(1) Weekday 8.075 Trips / DU		(1) Weekday 205.0 Trips / KSF			
Trip Linkage		0%					
Net Daily Person trip		Weekday 8.075 Trips / DU		25% Weekday 153.75 Trips / KSF			
- V	AM	MD	PM	AM	MD	PM	
Temporal		(1)			(1)		
	10%	5%	11%	3%	19%	10%	
Direction		(2)			(4)		
In Out Total	15% 85% 100%	50% 50% 100%	70% 30% 100%	50% 50% 100%	50% 50% 100%	50% 50% 100%	
Modal Split	10074	(3)	10070	10070	(4)	10070	
	AM	MD	PM	AM	MD	PM	
Auto Taxi Subway Bus Walk Total Vehicle Occupancy	6.0% 2.0% 52.0% 9.0% 31.0% 100%	6.0% 2.0% 52.0% 9.0% 31.0% 100% (2)(3)	6.0% 2.0% 52.0% 9.0% 31.0% 100%	2.0% 3.0% 6.0% 6.0% 83.0% 100%	2.0% 3.0% 6.0% 6.0% 83.0% 100%	2.0% 3.0% 6.0% 6.0% 83.0% 100%	
Auto Taxi Daily Delivery Trip Generation Rate		Weekday 1,13 1,40 (1) Weekday 0,06		Weekday 1.65 1.40 (1) Weekday 0.35			
		elivery Trips / DI			Delivery Trips / K	SF	
man A. w. Y. A.	AM	MD	PM	AM	MD	PM	
Delivery Temporal		(1)		(1)			
	12%	9%	2%	8%	11%	2%	
Delivery Direction		(1)			(1)		
In Out Total	50% 50% 100%	50% 50% 100%	50% 50% 100%	50% 50% 100%	50% 50% 100%	50% 50% 100%	

(4) NYU Core FEIS (2012)

C. CEQR TRANSPORTATION ANALYSIS SCREENING

The CEQR Technical Manual identifies procedures for evaluating a proposed project's potential impacts on traffic, transit, pedestrian, and parking conditions. This methodology begins with the preparation of a trip generation analysis to determine the volume of person and vehicle trips associated with the proposed project. The results are then compared with the CEQR Technical Manual-specified thresholds (Level 1 screening analysis) to determine whether additional quantified analyses are warranted. If the proposed project would result in 50 or more peak hour vehicle trips, 200 or more peak hour transit trips (200 or more peak hour transit riders at any given subway station or 50 or more peak hour bus trips on a particularly route in one direction), and/or 200 or more peak hour pedestrian trips, a Level 2 screening analysis is undertaken.

For the Level 2 screening analysis, project-generated trips would be assigned to specific intersections, transit routes, and pedestrian elements. If the results of this analysis show that the proposed project would generate 50 or more peak hour vehicle trips through an intersection, 50 or more peak hour bus riders on a bus route in a single direction, 200 or more peak hour subway passengers at any given station, or 200 or more peak hour pedestrian trips per pedestrian element, further quantified analyses may be warranted to evaluate the potential for significant adverse traffic, transit, pedestrian, and parking impacts.

TRIP GENERATION SUMMARY

As summarized in **Table 3**, the proposed project would generate a total of 165, 332, and 276 incremental person trips during the weekday AM, midday, and PM peak hours, respectively. Approximately 14, 22, and 15 incremental vehicle trips would be generated during the same respective time periods.

Table 3
Trip Generation Summary: Incremental Trips

	Person Trips							7-11	Vehicle Trips			
Peak Hour	In/Out	Auto	Taxi	Subway	City Bus	Walk	Total	In/Out	Auto	Taxi	Delivery	Total
	In	1	1	11	3	23	39	In	1	3	1	5
AM	Out	6	3	56	11	50	126	Out	5	3	1	9
	Total	7	4	67	14	73	165	Total	6	6	2	14
	In	5	5	24	11	121	166	ln	4	7	0	11
MD	Out	5	5	24	11	121	166	Out	4	7	0	11
	Total	10	10	48	22	242	332	Total	8	14	0	22
	In	7	4	54	13	88	166	In	6	3	0	9
PM	Out	3	3	25	8	71	110	Out	3	3	0	6
	Total	10	7	79	21	159	276	Total	9	6	0	15

LEVEL 1 SCREENING

TRAFFIC

As shown in **Table 3**, the incremental trips generated by the proposed project would be 14, 22, and 15 vehicle trips during the weekday AM, midday, and PM peak hours, respectively. Since these incremental vehicle trips do not exceed the *CEQR Technical Manual* analysis threshold of 50 peak hour vehicle trips, a detailed traffic analysis is not warranted and the proposed project is not expected to result in any significant adverse traffic impacts.

PARKING

The CEQR Technical Manual states that if a quantified traffic analysis is not required, it is likely that a parking assessment is not warranted. Since the above traffic screening assessment indicates that a detailed traffic study is not warranted, an on- and off-street parking analysis would also not be required and the proposed project is similarly not expected to result in any significant adverse parking impacts.

TRANSIT

As shown in **Table 3**, the incremental subway trips generated by the proposed project would be 67, 48, and 79 person trips by subway during the weekday AM, midday, and PM peak hours respectively. Since these incremental subway trips do not exceed the *CEQR Technical Manual* analysis threshold of 200 or more peak hour subway trips, a detailed analysis of subway facilities is not warranted and the proposed project is not expected to result in any significant adverse subway impacts.

As shown in the **Table 3**, the incremental bus trips generated by the proposed project would be 14, 22, and 21 person trips during the weekday AM, midday, and PM peak hours, respectively. No single bus route would exceed the *CEQR Technical Manual* analysis threshold of 50 or more peak hour bus riders in a single direction. Therefore, a detailed bus line-haul analysis is also not warranted and the proposed project is not expected to result in any significant adverse bus line-haul impacts.

PEDESTRIAN

All person trips generated by the proposed project would traverse the pedestrian elements (i.e., sidewalks, corners, and crosswalks) surrounding the project site. As shown in **Table 3**, the net incremental pedestrian trips would be greater than 200 during the weekday midday and PM peak hours. A Level 2 screening assessment (presented in the section below) was conducted to determine if there is a need for additional quantified pedestrian analyses.

LEVEL 2 SCREENING

As part of the Level 2 screening assessment, project-generated trips were assigned to specific intersections and pedestrian elements near the project site. As previously stated, further quantified analyses to assess the potential impacts of the proposed project on the transportation system would be warranted if the trip assignments were to identify key pedestrian elements incurring 200 or more peak hour pedestrian-trips.

SITE ACCESS AND EGRESS

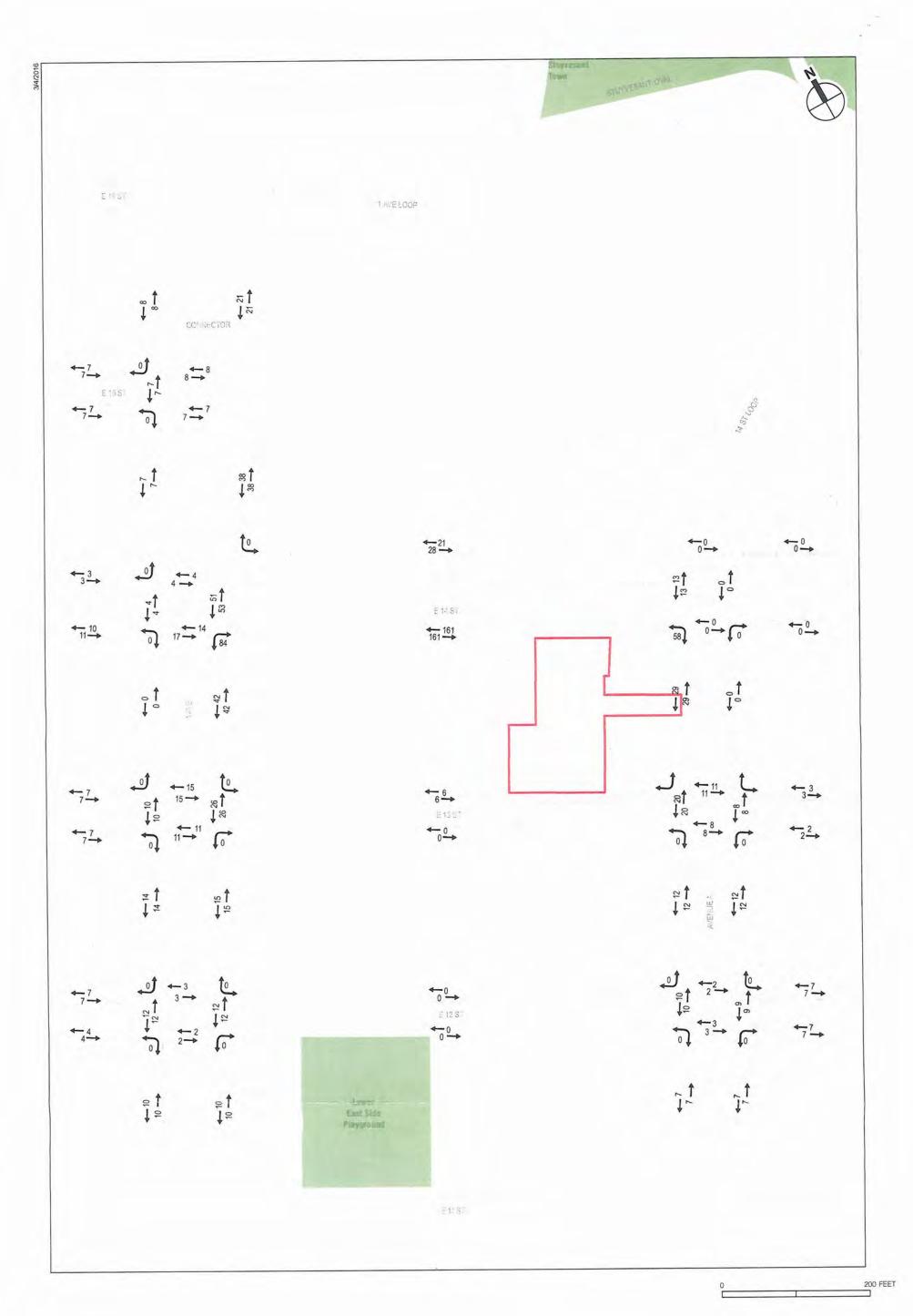
For the proposed project building, the local retail entrance would be located along East 14th Street between First Avenue and Avenue A. There would be two entrances to the residential space, one along East 14th Street between First Avenue and Avenue A, and one along East 13th Street between First Avenue and Avenue A.

PEDESTRIANS

As shown in **Table 3**, the projected peak hour pedestrian trips would exceed the CEQR analysis threshold of 200 pedestrians during the weekday midday and PM peak hours. Level 2 pedestrian trip assignments were individually developed for all the proposed development components and are shown in **Figures 1** and 2 and discussed below.

- Auto Trips Motorists would park at off-street parking facilities within ¼ mile of the project site and walk to/from the project site.
- Taxi Trips Taxi patrons would get dropped off and picked up along East 14th Street, East 13th Street, and Avenue A.
- City Bus Trips City bus riders would use buses stopping on East 14th Street, First Avenue, and Second Avenue, and would get off at bus stops nearest to the project site.
- Subway Trips Subway riders were assigned to the First Avenue station (L train).
- Walk-Only Trips Pedestrian walk-only trips were developed by distributing project-generated
 person trips to surrounding pedestrian facilities (i.e., sidewalks, corner reservoirs, and crosswalks)
 based on population data as well as the land use characteristics of the surrounding neighborhood.

Based on the detailed assignment of pedestrian trips, 1 sidewalk and 1 corner were recommended for detailed analysis for the weekday midday and PM peak hours, as shown in **Table 4**.



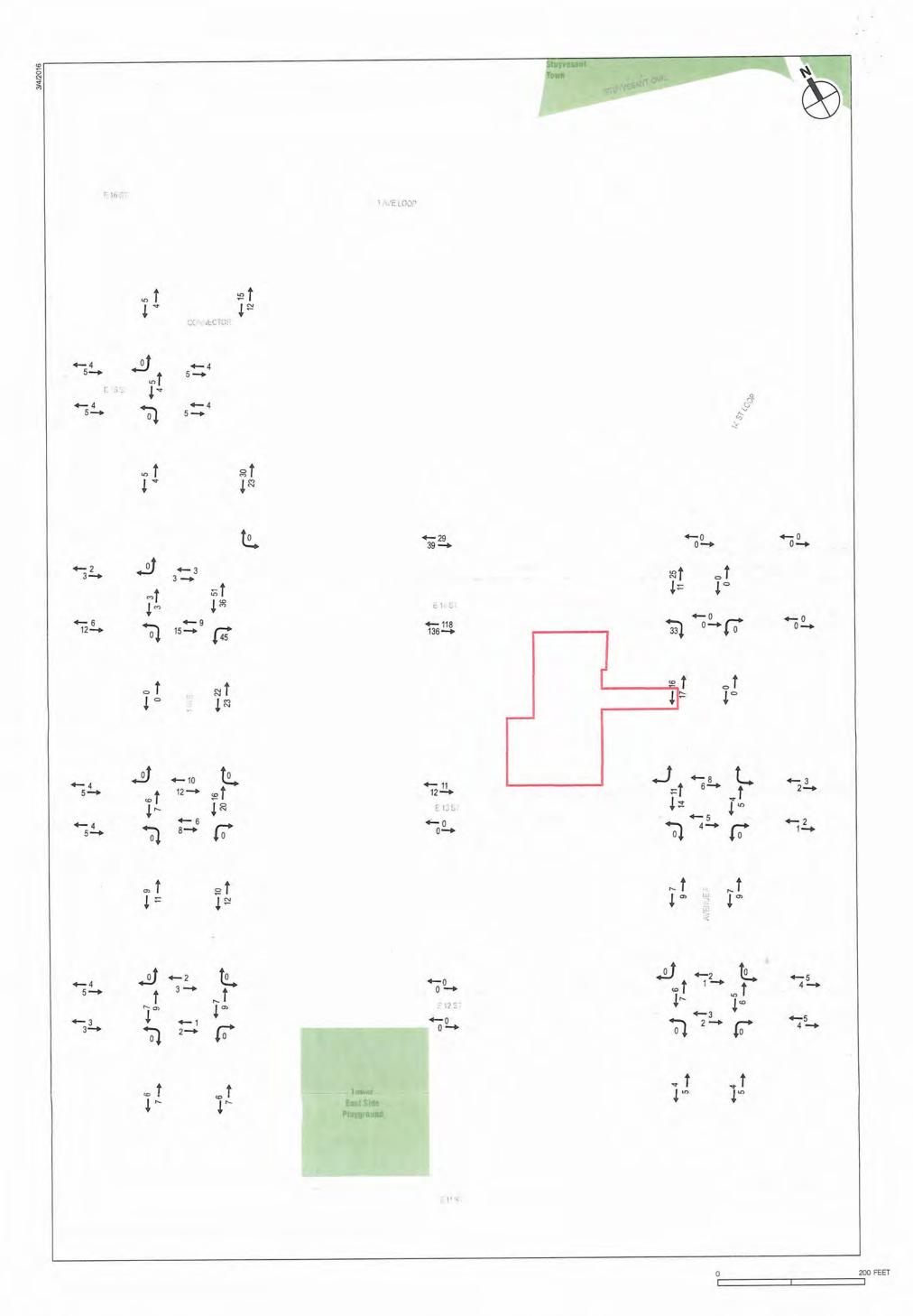


Table 4
Pedestrian Level 2 Screening Analysis Results
Recommended Analysis Locations

The second secon	Week		nended Analysis Location
Pedestrian Elements	Midday	PM	Recommended Analysis Locatio
Allenia A and Fact (M		1 Fin	
Avenue A and East 14th		1 0	
East Sidewalk along Avenue A between E. 14th Street and E. 13th Street	0	0	
West Sidewalk along Avenue A between E. 14th Street and E. 13th Street	58	33	
North Sidewalk along E. 14th Street between Avenue A and Avenue B	0	0	
South Sidewalk along E. 14th Street between Avenue A and Avenue B	0	0	
North Sidewalk along E. 14th Street between Avenue A and First Avenue	49	68	
South Sidewalk along E. 14th Street between Avenue A and First Avenue	322	254	✓
Southeast Corner	0	0	
Southwest Corner	84	69	
North Crosswalk	0	0	
South Crosswalk	0	0	
East Crosswalk	0	0	
West Crosswalk	26	36	
Avenue A and East 13th	Street		
East Sidewalk along Avenue A between E. 13th Street and E. 12th Street	24	16	
West Sidewalk along Avenue A between E. 13th Street and E. 12th Street	24	16	
North Sidewalk along E. 13th Street between Avenue A and First Avenue	12	23	
South Sidewalk along E. 13th Street between Avenue A and First Avenue	0	0	
Northeast Corner	38	23	
	62	39	
Northwest Corner	32	18	
Southeast Corner			
Southwest Corner	56	34	
North Crosswalk	22	14	
South Crosswalk	16	9	
East Crosswalk	16	9	
West Crosswalk	40	25	
Avenue A and East 12th	Street		
East Sidewalk along Avenue A between E. 12th Street and E. 11th Street	14	9	
West Sidewalk along Avenue A between E. 12th Street and E. 11th Street	14	9	
North Sidewalk along E. 12th Street between Avenue A and Avenue B	14	9	
South Sidewalk along E. 12th Street between Avenue A and Avenue B	14	9	
Northeast Corner	22	14	
Northwest Corner	24	16	
Southeast Corner	24	16	
Southwest Corner	26	18	
East Crosswalk	18	11	
West Crosswalk	20	13	
First Avenue and East 15		1.0	
		1 07	
East Sidewalk along First Avenue between E. 15th Street and E. 16th Street	42	27	
West Sidewalk along First Avenue between E. 15th Street and E. 16th Street	16	9	
East Sidewalk along First Avenue between E. 15th Street and E. 14th Street	76	53	
Northwest Corner	30	18	
Southwest Corner	28	18	
West Crosswalk	14	9	
First Avenue and East 14			
East Sidewalk along First Avenue between E. 14th Street and E. 13th Street	84	45	
West Sidewalk along First Avenue between E. 14th Street and E. 13th Street	0	0	
North Sidewalk along E. 14th Street between First Avenue and Second Avenue	6	- 5	
South Sidewalk along E. 14th Street between First Avenue and Second Avenue	21	18	
Northeast Corner	112	93	
Northwest Corner	16	12	
Southeast Corner	219	156	•
Southwest Corner	39	30	
North Crosswalk	8	6	
		24	
South Crosswalk	31	_	
East Crosswalk	104	87	
West Crosswalk	8	6	
First Avenue and East 1			
East Sidewalk along First Avenue between E. 13th Street and E. 12th Street	30	22	
	28	20	



City Environmental Quality Review ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION	N					
1. Does the Action Exceed Any	Type I Threshold	in 6 NYCRR Po	rt 617.4 or 43 RCNY §6-15	(A) (Executive Order 91 of		
1977, as amended)?	YES	≥ NO				
If "yes," STOP and complete th	e FULL EAS FORM					
2. Project Name 432 East 14th	n Street		201	6-4183-BZ		
3. Reference Numbers				0 4100 DE		
CEQR REFERENCE NUMBER (to be assigned by lead agency)		BS/				
TBD BS A 117 M		20 20				
ULURP REFERENCE NUMBER (if applicable)		OTHER REFERENCE NUMBER(S) (if applicable)				
		(e.g., legislative intro, CAPA)				
4a. Lead Agency Information		4b. Applicant Information				
NAME OF LEAD AGENCY New York City Board of Standards and Appeals (BSA)		NAME OF APPLICANT				
NAME OF LEAD AGENCY CONTACT PER		SA)	432 East 14th Street UDP LLC			
Rory Levy	KSUN		NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Darryl Herring			
ADDRESS 250 Broadway, 29th F	loor		ADDRESS 1776 Broadway, Suite 606			
CITY New York	STATE NY	ZIP 10007	CITY New York	STATE NY S ZIP 10019		
TELEPHONE (212) 788 8749	EMAIL rlevy@bs		TELEPHONE (212) 767	EMAIL		
TELEPHONE (212) 788 8749	EIVIAIL TIEVY (CDS)	a.nyc.gov	0960	dherring@urbandp.com		
5. Project Description			0300	30		
	the development of	of a mixed use	racidential and commerci	al building at 422 East 14th		
The proposed project involves t						
Street (Block 441, Lot 23) in Ma				- 14.1.의 경기를 가지 않는 전에 보고 있는 것이다. 그리는 역사 전 10.1. 이 전기를 보고 있다.		
and approximaty 9,100 square			[2] 전에 마시 아프랑아 아들의 그리고 사용되었다며 하나를 하고 마시되었다.			
utilize approximately 3,970 squ	(a. 1. a. 1. a. a. a. a. a. a. a. a. a. a. a. a. a.					
occupied by an 5-story residential building. The applicant is seeking a variance from the New York City Board of						
Standards and Appeals pursuant to Section 72-21 of the New York City Zoning Resolution (ZR) to waive applicable floor area, height, and setback regulations. Refer to page 1a, "Project Description," for more information.						
	ations. Refer to pa	ige 1a, Projec	t Description," for more in	itormation.		
Project Location						
BOROUGH Manhattan	COMMUNITY DISTR	ICT(S) 3	STREET ADDRESS 432 E. 14th Street/435 E. 13th Street			
TAX BLOCK(S) AND LOT(S) Block 441	1/Lots 23 and 32		ZIP CODE 10009			
DESCRIPTION OF PROPERTY BY BOUND	DING OR CROSS STREE	rs Mid-block	site with frontage along E.	13th and E. 14th Streets,		
between Avenue A and First Avenue						
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C1-6A ZONING SECTIONAL MAP NUMBER 12c						
6. Required Actions or Approve	als (check all that app	ly)				
City Planning Commission: YES NO UNIFORM LAND USE REVIEW PROCEDURE (ULURP)						
CITY MAP AMENDMENT ZONING CERTIFICATION CONCESSION						
ZONING MAP AMENDMENT	ZONING	AUTHORIZATION	UDA	AP		
ZONING TEXT AMENDMENT ACQUISITION—REAL PROPERTY REVOCABLE CONSENT						
SITE SELECTION—PUBLIC FACILITY DISPOSITION—REAL PROPERTY FRANCHISE						
HOUSING PLAN & PROJECT OTHER, explain:						
SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:						
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION						
Board of Standards and Appeals: X YES NO						
VARIANCE (use)						
VARIANCE (bulk)						
SPECIAL PERMIT (if appropriate, s	pecify type: modif	SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:				

5A. PROJECT DESCRIPTION

The proposed project involves the development of a mixed-use residential and commercial building at 432 East 14th Street/435 East 13th Street (Block 441, Lot 23) in the East Village neighborhood of Manhattan, Community District 3 (the "project site"). The project would utilize approximately 3,970 square feet of air rights from Block 441, Lot 32, which is currently and would continue to be occupied by a 5-story residential building. The proposed project would contain 155 dwelling units (including 31 affordable units) and approximately 9,100 square feet of retail space on portions of the ground floor and cellar level. The applicant is seeking a bulk variance from the NYC Board of Standards and Appeals (the "BSA") pursuant to Section 72-21 of the New York City Zoning Resolution (ZR) to waive applicable floor area, height, and setback regulations (the "proposed action").

The project site is located midblock between East 13th and East 14th streets, between First Avenue and Avenue A. The site is largely vacant and was previously occupied with a one-story former post office building. The building is currently being demolished. With the requested variance, the applicant would construct a mixed-use residential building with frontage along East 13th and East 14th streets. The East 13th Street portion of the building would be eight stories in height, and the East 14th Street portion of the building would be 12 stories in height. The two residential components of the building would be connected at the cellar level. Approximately 9,100 sf of retail space would occupy the ground floor along East 14th Street as well as part of the cellar level. A common courtyard would occupy the rear of each building. The project site is within a C6-1A zoning district.

To facilitate the proposed project, the applicant is seeking a bulk variance pursuant to Zoning Resolution (ZR) Section 72-21 to waive the floor area requirements of ZR Section 23-145 and the height and setback requirements of ZR Section 35-24. The project site's C1-6A zoning district (R7A equivalent) has an FAR of 4.0, a maximum street wall height of 65' and maximum building height of 80'. The proposed project would be developed to an FAR of 5.06, and the East 14th Street portion of the building would rise to a height of 124' with no setback. The applicant is seeking the requested variance due to high groundwater and poor soil conditions at the site, which require atypical and costlier construction methods. The requested variance is a discretionary approval subject to City Environmental Quality Review (CEQR). The proposed project has a build year of 2018. Absent the proposed action, no development is anticipated to occur on the project site.

SCREENING ANALYSES

All analyses were performed in accordance with the 2014 City Environmental Quality Review (CEQR) Technical Manual.

LAND USE, ZONING, AND PUBLIC POLICY

See Attachment A.

SOCIOECONOMIC CONDITIONS

The proposed project would result in 155 dwelling units and approximately 9,100 sf of retail space, which falls below the CEQR Technical Manual thresholds for a preliminary assessment of indirect displacement (200 dwelling units and 200,000 sf of commercial space, respectively). The project site is currently vacant, and the air rights parcel is occupied by a residential building. As the project site is vacant, the proposed project would not directly displace any residents or employees. In addition, the proposed project would not adversely affect a specific industry. Therefore, the proposed project would not result in significant adverse impacts associated with socioeconomic conditions and no further assessment is warranted.

COMMUNITY FACILTIES

The proposed project would not result in the displacement or physical alteration to any public or publicly-funded community facilities such as schools, libraries, hospitals, child care facilities, fire houses or police precinct houses; therefore, no direct effects to community facilities would occur with the proposed action. According to the CEQR Technical Manual, the minimum number of dwelling units to trigger an assessment of indirect effects related to public schools in Manhattan is 310 units for elementary/intermediate schools and 2,492 units for high schools. The CEQR Technical Manual threshold for an assessment of publicly-funded day care is 170 units of housing affordable to households at or below 80 percent Area Median Income. The proposed project would result in 155 dwelling units, including 31 affordable units, which falls below CEQR thresholds for assessments of indirect effects associated with

public schools and publicly-funded child care. The proposed project would not result in 901 or more dwelling units, which is the number of units which triggers a detailed analysis of libraries in Manhattan. Lastly, the proposed action would not introduce a sizeable new neighborhood; therefore, an assessment of police and fire protection services and emergency health care facilities is not warranted. No significant adverse impacts associated with community facilities would occur.

OPEN SPACE

See Attachment B.

SHADOWS

See Attachment C.

HISTORIC AND CULTURAL RESOURCES

See Attachment D.

URBAN DESIGN AND VISUAL RESOURCES

See Attachment E.

NATURAL RESOURCES

The former post office had a building footprint which covered most of the project site except for a paved parking area that covers approximately 1,060 sf of the site. The project site is devoid of natural resources as defined in the CEQR Technical Manual. There are no water or wetland resources; nor are any upland resources which would be affected by the proposed project. Therefore, the proposed project would not result in significant adverse impacts related to natural resources and no further assessment is warranted.

HAZARDOUS MATERIALS

See Attachment F.

WATER AND SEWER INFRASTRUCTURE

The proposed project would not result in an exceptionally large demand for water (e.g., those that are projected to use more than one million gallons per day such as power plants, very large cooling systems, or large developments); nor would it be located in an area that experiences low water pressure (e.g. areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). Therefore, the proposed project would not result in significant adverse impacts to water infrastructure and further assessment is not warranted. The project site is located in a combined sewer area and the development expected as a result of the proposed action would fall below 1,000 residential units or 250,000 sq. ft. of commercial, public facility, and institution and/or community facility space, which is the CEQR threshold for analysis for a projects in Manhattan; therefore, significant adverse impacts associated with the city's wastewater and stormwater conveyance and treatment infrastructure would not occur, and further assessment is not warranted.

SOLID WASTE AND SANITATION SERVICES

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the New York City Solid Waste Management Plan or with state policy related to the City's integrated solid waste management system. The city's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal. The New York City Department of Sanitation collects solid waste generated by residences and community facilities. Commercial and industrial establishments in the city contract with private carters for collection and processing and/or disposal of various kinds of solid waste. According to the CEQR Technical Manual, projects which have the potential to generate 100,000 pounds (or 50 tons) per week or more may require further analysis. As indicated in Part II: Technical Analysis, item 11 of the CEQR Short Form, the proposed project's projected operational solid waste generation is estimated to be approximately 8,488 pounds per week. Therefore, the proposed project is not expected to result in significant adverse impact to solid waste and sanitation services, and further assessment is not warranted.

ENERGY

According to the CEQR Technical Manual, significant adverse energy impacts are not anticipated for the great majority of projects analyzed under CEQR. The incremental demand caused by most projects results in incremental supply, and consequently, an individual project's energy consumption often would not create a significant impact on energy supply. Consequently, a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. However, it is recommended that the projected amount of energy consumption during long-term operation be disclosed in the environmental assessment. As indicated in Part II: Technical Analysis, item 12 of the CEQR Short Form, the proposed project's energy use is estimated to be 166,627,802 annual BTUs.

TRANSPORTATION

See Attachment G.

AIR QUALITY

See Attachment H.

NOISE

See Attachment I.

NEIGHBORHOOD CHARACTER

Under CEQR, a neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. In order to determine a project's effects on neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered together. These elements include: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise. According to the CEQR Technical Manual, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in any of the technical areas presented above or when a project may have moderate effects on several of the elements that define a neighborhood's character. As indicated throughout this EAS, the proposed project would not result in significant adverse impacts in any of the elements that define neighborhood character; therefore, the proposed project would not result in significant adverse impacts on neighborhood character.

CONSTRUCTION

The construction activities associated with the development of the proposed project would be expected to result in conditions typical of construction sites in Manhattan. Construction of the proposed project would occur over a period of approximately 22 months. During this time, construction activities for the proposed project would normally take place Monday through Friday, although the delivery or installation of certain critical equipment could occur on weekend days. The permitted hours of construction are regulated by the New York City Department of Buildings (DOB) and apply to all areas of the City. In accordance with those regulations, work would begin at 7:00 AM on weekdays, although some workers would arrive and begin to prepare work areas between 6:00 AM and 7:00 AM. Weekend work may also be required. Appropriate permits from the Department of Buildings (DOB) would be obtained for any necessary work outside of normal construction hours (i.e., weekend work), and no work outside of normal construction hours could be performed until such permits are obtained.

Maintenance and Protection of Traffic (MPT) plans would be developed for any temporary curb-lane and sidewalk closures. Approval of these plans and implementation of the closures would be coordinated with the New York City Department of Transportation (DOT)'s Office of Construction Mitigation and Coordination (OCMC). In addition, all DOB safety requirements would be followed and construction of the proposed project would be conducted with care so as to minimize the disruption to the community.

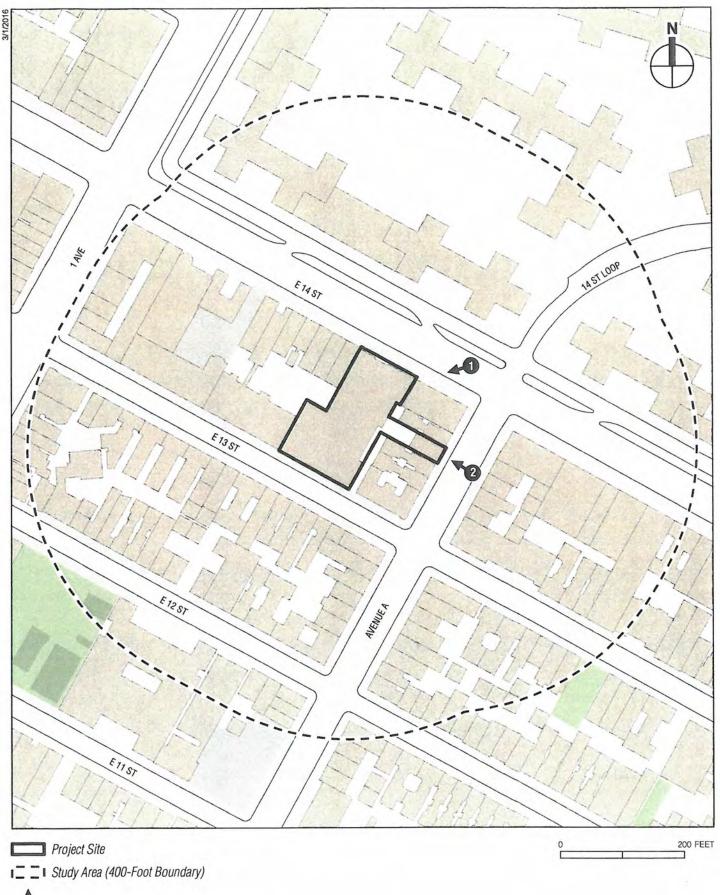
Potential impacts on community noise levels during construction could result from the operation of construction equipment and from construction and delivery vehicles traveling to and from the project site. As discussed above, construction of the proposed project would be typical of construction in Manhattan and would occur over a period of approximately 22 months, which is considered short-term according to the CEQR Technical Manual. The construction of the proposed project would comply with applicable control measures for construction noise. Construction noise is

regulated by the New York City Noise Control Code and by the Environmental Protection Agency noise emission standards for construction equipment. These federal and local requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards. Except under exceptional circumstances, construction activities must be limited to weekdays between the hours of 7:00 AM and 6:00 PM. Construction material must also be handled and transported in such a manner as to not create unnecessary noise. Therefore, based on the limited duration and typical intensity of construction activities associated with the proposed project and adherence to the *New York City Noise Control Code* to minimize noise disruption, no significant adverse noise impacts are expected to occur as a result of the construction.

As discussed above, construction of the proposed project would be typical of construction in Manhattan and would occur over a period of approximately 22 months, which is considered short-term according to the CEQR Technical Manual. Furthermore, the most intense construction activities in terms of air pollutant emissions—demolition, excavation, and foundation work, during which a number of large non-road diesel engines would be employed—would last for only a portion of this duration. During construction of the proposed project, all necessary measures would be implemented to ensure adherence to the New York City Air Pollution Control Code to minimize construction-related dust emissions. Therefore, based on the limited duration and typical intensity of construction activities associated with the proposed project and the adherence to the New York City Air Pollution Control to minimize dust emissions, no significant adverse noise impacts are expected to occur as a result of the construction.

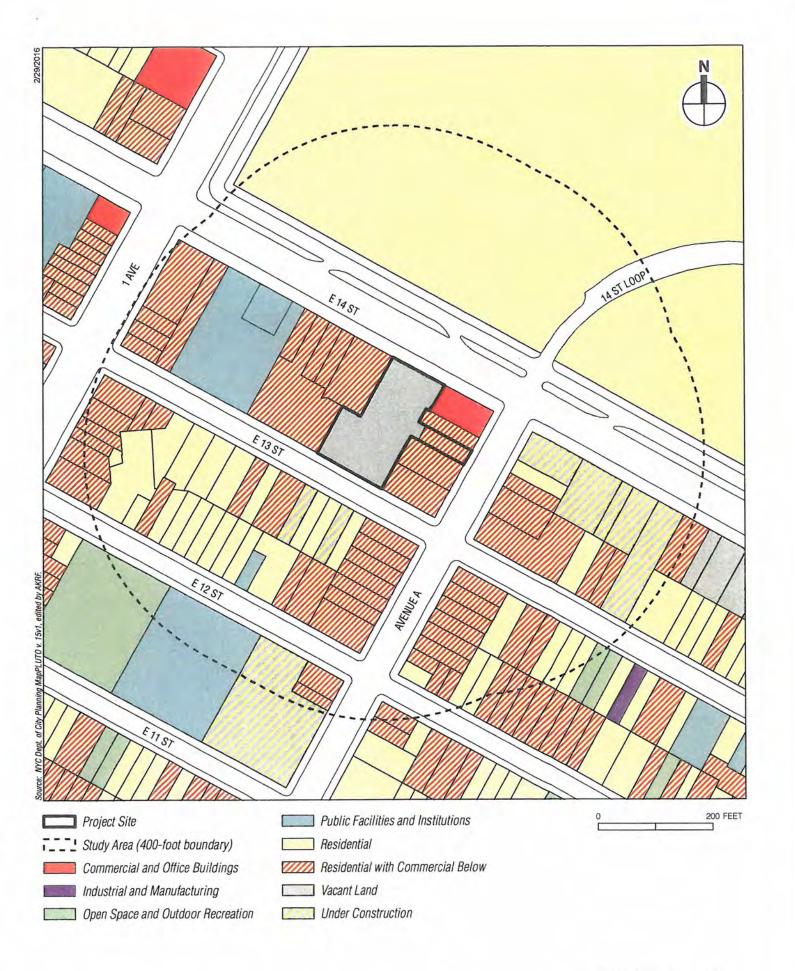
Therefore, the development of the proposed project would not have significant adverse construction impacts.

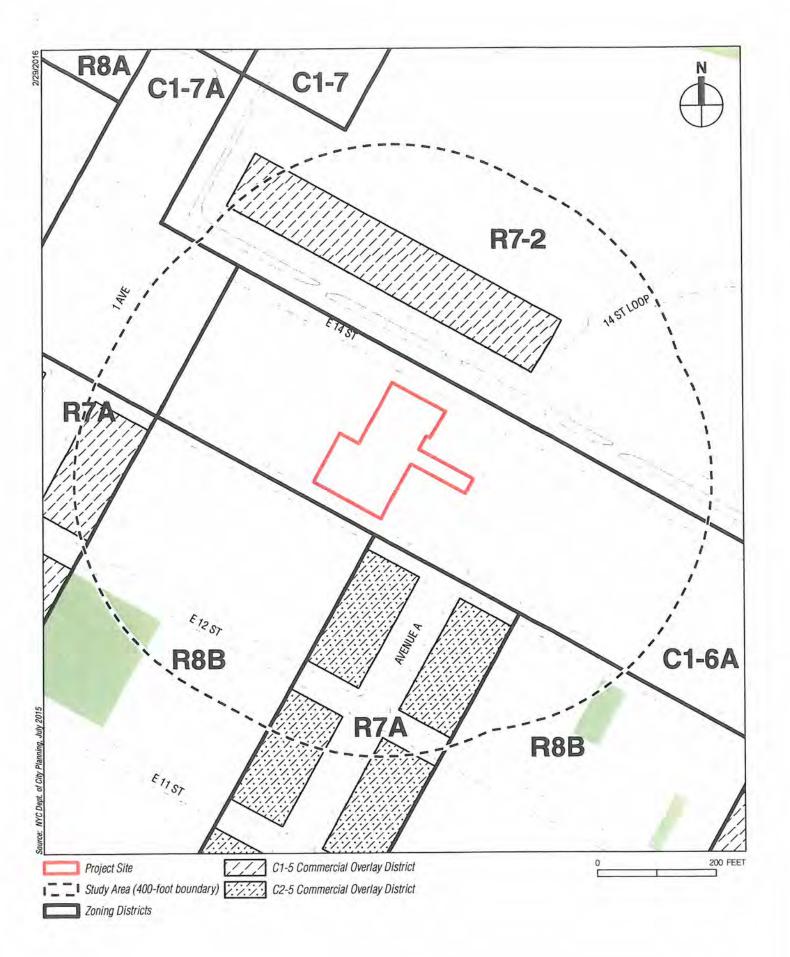
			to ZR Section 72-21, to v nents of ZR Section 35-24	The state of the s			
Department of Enviro		YES NO	If "yes," specify:				
	Subject to CEQR (check		ii yes, specily.				
LEGISLATION	Subject to CEUN (check	патарруу	T FUNDING OF CONSTRUCTIO	ON specific			
RULEMAKING	FUNDING OF CONSTRUCTION, specify:						
	POLICY OR PLAN, specify:						
	CONSTRUCTION OF PUBLIC FACILITIES FUNDING OF PROGRAMS, specify:						
	384(b)(4) APPROVAL PERMITS, specify:						
OTHER, explain:	Not California CEOR			-			
Other City Approvals Not Subject to CEQR (check all that apply)							
PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND LANDMARKS PRESERVATION COMMISSION							
COORDINATION (OCMC)	10 10 10		OTHER, explain:	Name of the state			
	ns/Approvals/Funding	YES NO	If "yes," specify: NYS	Housing Finance Agency's			
80/20 Housing Progra		EN INC. II A VIAN I A					
			ne area subject to any change	in regulatory controls. Except			
	provide the following infor			in work the source of the same.			
				te. Each map must clearly depict ries of the project site. Maps may			
	n size and, for paper filings,			nes of the project site. Maps may			
SITE LOCATION MAP		NING MAP		RN OR OTHER LAND USE MAP			
X TAX MAP	=			T DEFINES THE PROJECT SITE(S)			
			MISSION AND KEYED TO THE SI				
	developed and undeveloped		NOSIONANO NELED TO THE SI	TE COUNTY WAY			
		are an area and a second	aterbody area (sq. ft) and type				
	otal directly affected area (sq. ft.): 23,540 sf Waterbody area (sq. ft) and type: oads, buildings, and other paved surfaces (sq. ft.): 23,540 sf Other, describe (sq. ft.):						
				opment facilitated by the action)			
	VELOPED (gross square feet)		e sites, provide the total devel	opinent racintated by the action)			
gsf	VELOPED (gloss square leet	. 100,177					
NUMBER OF BUILDINGS: 1		CDOSS EL	OD ADEA OF FACURUM DING	(co. #), 166 177 acf			
			OOR AREA OF EACH BUILDING	5: 12 stories along E. 14th St.			
along E. 13th St.	i (ft.): 124' along E. 14th			5: 12 Stories along E. 14th St.			
	Control description in the control in		ories along E. 13th St.				
	involve changes in zoning o		ES 🔀 NO				
If "yes," specify: The total square feet owned or controlled by the applicant: The total square feet not owned or controlled by the applicant:							
			tooledtee teerestimised to f				
		n or subsurface disturbance,	including, but not limited to f	oundation work, pilings, utility			
lines, or grading?		usions of subsurface porman	ent and temporary disturbanc	o (if known):			
	URBANCE: TBD sq. ft. (wid		ME OF DISTURBANCE: 432,0				
AREA OF TEINFORART DIST	ONDANCE. TOO 3q. It. (WIG	depth		oo cabic it. (width x length x			
AREA OF PERMANENT DIST	URBANCE: TBD sq. ft. (wid						
	ed Uses (please complete		appropriate)				
	Residential	Commercial	Community Facility	Industrial/Manufacturing			
Size (in gross sq. ft.)	131,222 gsf	9,131 gsf	NA	NA			
Type (e.g., retail, office,	155 units	retail	NA	NA			
school)	155 dints	Tetali	NA .				
Does the proposed project	increase the population of i	esidents and/or on-site wor	kers? X YES N	0			
If "yes," please specify:	NUMBE	R OF ADDITIONAL RESIDENT	s: 344 NUMBER OF	ADDITIONAL WORKERS: 33			
Provide a brief explanation of how these numbers were determined: Sources: U. S. Census Bureau, 2010-2012 American Community							
Survey 3 Year Estimates Population Division - New York City Department of City Planning (Jan 2014); three employees							
per 1,000 sf of retail space and one employee per 25 dwelling units (East New York Rezoning DEIS)							

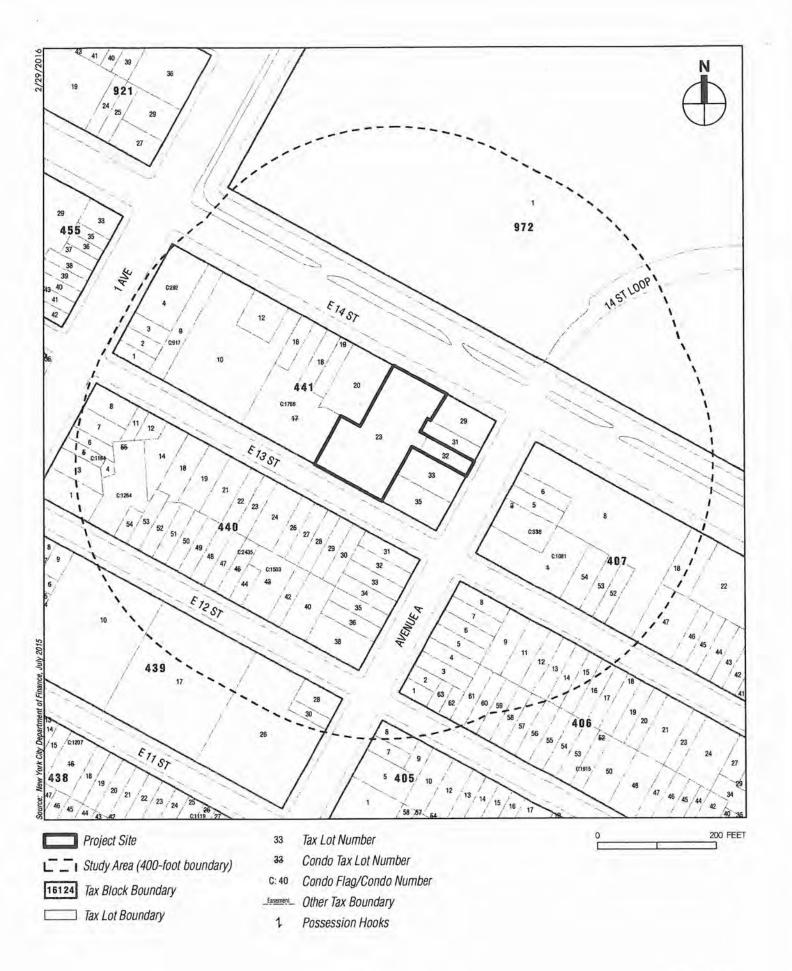


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Photograph View Direction and Reference Number

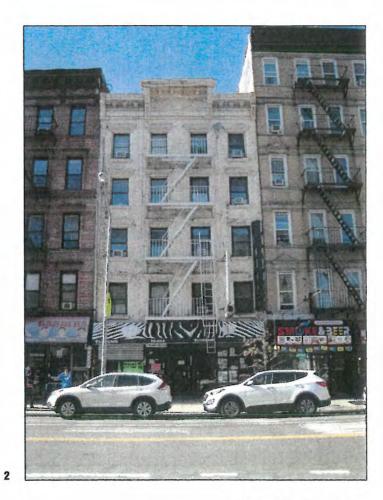






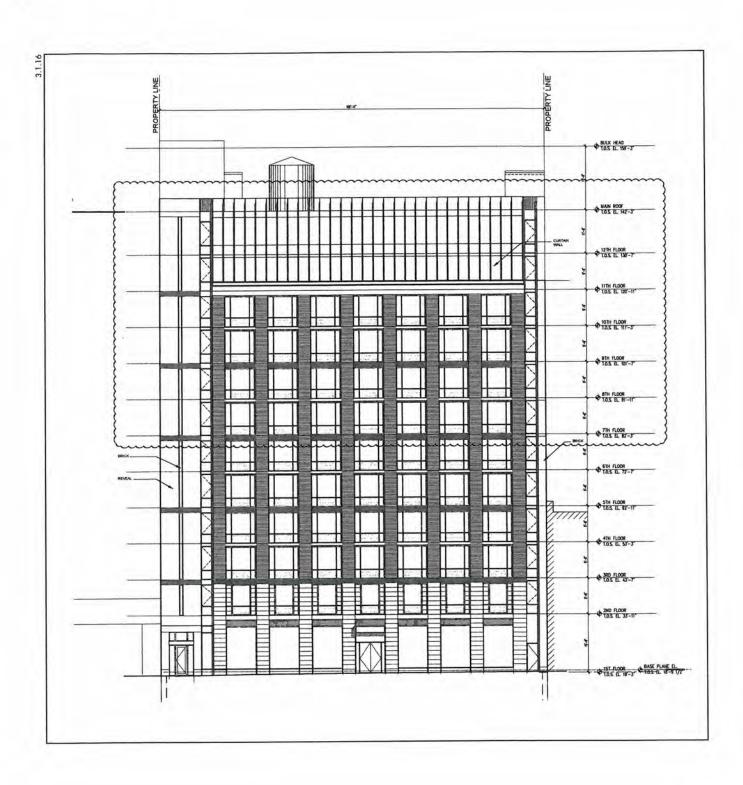


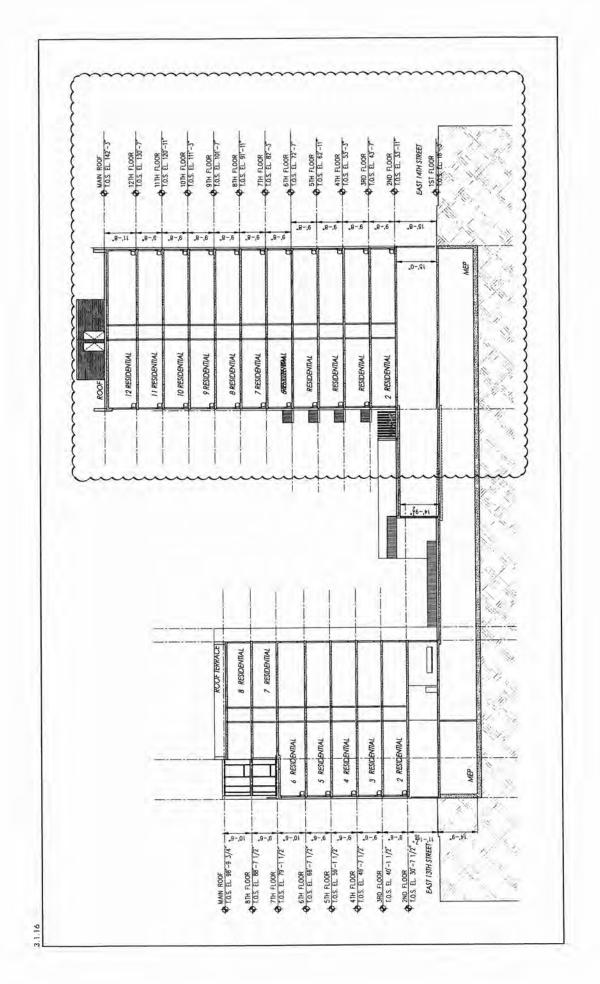
Project site, view from East 14th Street



Air rights parcel, view from Avenue A

432 E 14TH STREET





EAS SHORT FORM PAGE 3

Does the proposed project create new open space? YES NO If "yes," specify size of project-cr	reated open space: sq. ft.					
Has a No-Action scenario been defined for this project that differs from the existing condition?	NO					
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:						
9. Analysis Year CEQR Technical Manual Chapter 2						
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018						
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 22 months						
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES NO IF MULTIPLE PHASES	IF MULTIPLE PHASES, HOW MANY?					
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:						
10. Predominant Land Use in the Vicinity of the Project (check all that apply)						
RESIDENTIAL MANUFACTURING COMMERCIAL PARK/FOREST/OPEN SPACE	OTHER, specify: vacant					

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For
 example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?		
(b) Would the proposed project result in a change in zoning different from surrounding zoning?		\boxtimes
(c) Is there the potential to affect an applicable public policy?	\boxtimes	
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attachment A.		
(e) Is the project a large, publicly sponsored project?		
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?		
o If "yes," complete the Consistency Assessment Form.		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
 Generate a net increase of 200 or more residential units? 		
 Generate a net increase of 200,000 or more square feet of commercial space? 		
o Directly displace more than 500 residents?		
o Directly displace more than 100 employees?		
Affect conditions in a specific industry?		
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
 Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? 		
(b) Indirect Effects		
 Child Care Centers: Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <u>Chapter 6</u>) 		
 Libraries: Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <u>Chapter 6</u>) 		
 Public Schools: Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <u>Chapter 6</u>) 		
 Health Care Facilities and Fire/Police Protection: Would the project result in the introduction of a sizeable new neighborhood? 		
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?		
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		
o If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?		
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		\boxtimes
o If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?		
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?		

	YES	NO
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		7
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)		
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?		
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting informat	ion on	
whether the proposed project would potentially affect any architectural or archeological resources.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?		
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <u>Chapter 11</u> ?		\boxtimes
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these re	sources.	
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	11 -	
o If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		\boxtimes
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		\boxtimes
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?		
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?		
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?		\boxtimes
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?		\boxtimes
(h) Has a Phase I Environmental Site Assessment been performed for the site?		
If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Attachment F	X	
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?		X
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	!!	
(c) If the proposed project located in a <u>separately sewered area</u> , would it result in the same or greater development than the amounts listed in Table 13-1 in <u>Chapter 13</u> ?	FOR	
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?		
(e) If the project is located within the <u>Jamaica Bay Watershed</u> or in certain <u>specific drainage areas</u> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?		

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?		
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?		
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		- 14
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week	k): 8,4	88
O Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 166	,627,8	02
(b) Would the proposed project affect the transmission or generation of energy?		
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	\boxtimes	
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following q	uestion:	s:
 Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? 	TA I	
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.		
O Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?		
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		
 Would the proposed project result in more than 200 pedestrian trips per project peak hour? 		
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		
14. AIR QUALITY: CEQR Technical Manual Chapter 17		_
(a) Mobile Sources: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?		
(b) Stationary Sources: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?		
 If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <u>Chapter 17</u>? (Attach graph as needed) See page 5a 		
(c) Does the proposed project involve multiple buildings on the project site?		
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?		
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	Ш	
(b) Would the proposed project fundamentally change the City's solid waste management system?		
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?		
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	\boxtimes	
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?		
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		\boxtimes
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality;		

		YES	ИО
Hazardous Materials; Noise?			
(b) If "yes," explain why an assessment of public health is or is not warra preliminary analysis, if necessary. The proposed project would hazardous materials, noise, or air quality; therefore a pu	d not result in any unmitigated impacts associat	ed wit	:h a h
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter			
(a) Based upon the analyses conducted, do any of the following technica and Public Policy; Socioeconomic Conditions; Open Space; Historic an Resources; Shadows; Transportation; Noise?	nd Cultural Resources; Urban Design and Visual		
(b) If "yes," explain why an assessment of neighborhood character is or Character." Attach a preliminary analysis, if necessary. As discuss significant adverse impacts in any of the technical areas	ed in the EAS, the proposed project would not	eighbori result i	hood n
19. CONSTRUCTION: CEQR Technical Manual Chapter 22			
(a) Would the project's construction activities involve:			
o Construction activities lasting longer than two years?			
o Construction activities within a Central Business District or along a	n arterial highway or major thoroughfare?	\boxtimes	
 Closing, narrowing, or otherwise impeding traffic, transit, or pedes routes, sidewalks, crosswalks, corners, etc.)? 	strian elements (roadways, parking spaces, bicycle	\boxtimes	
 Construction of multiple buildings where there is a potential for or build-out? 	n-site receptors on buildings completed before the final		
 The operation of several pieces of diesel equipment in a single local 	ation at peak construction?		
o Closure of a community facility or disruption in its services?			
Activities within 400 feet of a historic or cultural resource?			
 Disturbance of a site containing or adjacent to a site containing na 			
 Construction on multiple development sites in the same geograph construction timelines to overlap or last for more than two years 	overall?		\boxtimes
(b) If any boxes are checked "yes," explain why a preliminary construction 22, "Construction." It should be noted that the nature and extent of equipment or Best Management Practices for construction activities Construction activities would not occur for longer than two ye located in New York City.	any commitment to use the Best Available Technology for should be considered when making this determination.	r constru	uction
20. APPLICANT'S CERTIFICATION			
I swear or affirm under oath and subject to the penalties for perjury Statement (EAS) is true and accurate to the best of my knowledge ar with the information described herein and after examination of the have personal knowledge of such information or who have examined Still under oath, I further swear or affirm that I make this statement	nd belief, based upon my personal knowledge and for pertinent books and records and/or after inquiry of d pertinent books and records.	amiliari person	s who
that seeks the permits, approvals, funding, or other governmental ac	ction(s) described in this EAS.		
	MA1 3 , 2016		
SIGNATURE		T T/15	
PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO DISCRETION OF THE LEAD AGENCY SO THAT IT MAY	O SUBSTANTIATE RESPONSES IN THIS FORM A SUPPORT ITS DETERMINATION OF SIGNIFICAN	I HE ICE.	

Part III: DETERMINATION OF SIGNIFICANCE (To Be CINSTRUCTIONS: In completing Part III, the lead agent	cy should consult 6 NYCRR 617.7 and 43 RCNY § 6-1	06 (Execu	ıtive
 Order 91 or 1977, as amended), which contain the State of the impact categories listed below, contain the environment, taking into a duration; (d) irreversibility; (e) geographic scope; 	onsider whether the project may have a significant ccount its (a) location; (b) probability of occurring; (c)	Sign	ntially ificant e Impact
IMPACT CATEGORY		YES	NO
Land Use, Zoning, and Public Policy			
Socioeconomic Conditions			21000
Community Facilities and Services			1-4-5
Open Space			
Shadows			
Historic and Cultural Resources			
Urban Design/Visual Resources			
Natural Resources			
Hazardous Materials			
Water and Sewer Infrastructure			
Solid Waste and Sanitation Services			
Energy			
Transportation			
Air Quality			
Greenhouse Gas Emissions			
Noise			
Public Health			1717
Neighborhood Character			
Construction			
	the determination of whether the project may have a ombined or cumulative impacts, that were not fully erials?		
If there are such impacts, attach an explanation shave a significant impact on the environment.	stating whether, as a result of them, the project may		
3. Check determination to be issued by the lead	d agency:		
and if a Conditional Negative Declaration is not a a draft Scope of Work for the Environmental Imp	nined that the project may have a significant impact on a appropriate, then the lead agency issues a <i>Positive Decla</i> pact Statement (EIS). Negative Declaration (CND) may be appropriate if there	<i>iration</i> an	d prepares
applicant for an Unlisted action AND when condi	itions imposed by the lead agency will modify the propo ould result. The CND is prepared as a separate documer	sed proje	ct so that
environmental impacts, then the lead agency issues separate document (see template) or using the experience of the second	mined that the project would not result in potentially since a Negative Declaration. The Negative Declaration membedded Negative Declaration on the next page.		
4. LEAD AGENCY'S CERTIFICATION	LEAD ACENIEV		
TITLE	LEAD AGENCY		
NAME	DATE		
SIGNATURE			

NEGATIVE DECLARATION (Use of this	form is optional)
Statement of No Significant Effect	
found at Title 62, Chapter 5 of the Rule Review, assumed the role of lea review of information about the project	7, as amended, and the Rules of Procedure for City Environmental Quality Review, is of the City of New York and 6 NYCRR, Part 617, State Environmental Quality id agency for the environmental review of the proposed project. Based on a cit contained in this environmental assessment statement and any attachments before herein, the lead agency has determined that the proposed project would be not the environment.
Reasons Supporting this Determination	n -
The above determination is based on in	nformation contained in this EAS, which finds that the proposed project:
그 보다가 되었습니다. 이 내 국민이는 그림 다음이다. 이 그를 내려왔다. 이번 1일 되는 기대를 보다 했다.	nvironment that would require the preparation of a Draft Environmental Impact tive Declaration has been prepared in accordance with Article 8 of the New York (SEQRA).
TITLE	LEAD AGENCY

DATE

NAME

SIGNATURE

A. INTRODUCTION

Under the 2014 City Environmental Quality Review (CEQR) Technical Manual guidelines, a land use analysis evaluated the uses and development trends in the area that may be affected by a project, and determines whether that project is compatible with those conditions or may affect them. The analysis also considers the project's compliance with, and effect on, the area's zoning and other applicable public policies.

The proposed project involves the development of a mixed-use residential and commercial building at 432 East 14th Street/435 East 13th Street (Block 441, Lot 23) in the East Village neighborhood of Manhattan, Community District 3 (the "project site"). The project would utilize approximately 3,970 square feet of air rights from Block 441, Lot 32, which is currently and would continue to be occupied by a 5-story residential building. The proposed project would contain 155 dwelling units (including 31 affordable units) and approximately 9,100 square feet of retail space on portions of the ground floor and cellar level. The applicant is seeking a bulk variance from the New York City Board of Standards and Appeals (BSA) pursuant to Section 72-21 of the New York City Zoning Resolution (ZR) to waive applicable floor area, height, and setback regulations.

This attachment considers existing land use, zoning, and public policy, and compares conditions in the future without the proposed project to those that would occur in the future with the proposed project. As described below, the assessment concludes that the proposed project would be compatible with existing uses in the surrounding area, and would not result in any significant adverse impacts to land use, zoning, or public policy.

B. METHODOLOGY

According to the CEQR Technical Manual, a preliminary land use assessment, which includes a basic description of existing and future land uses and public policy, should be provided for all projects that would affect land use or public policy on a site, regardless of the project's anticipated effects. Accordingly, a preliminary analysis has been prepared that describes existing and anticipated future conditions for the 2018 analysis year for the project site, assesses the nature of any changes on these conditions that would be created by the proposed project, and identifies those changes, if any, that could be significant or adverse. The study area for this analysis of land use, zoning, and public policy encompass the area within 400 feet of the project site, which generally extends north into Stuyvesant Town, east between Avenues A and B, south to East 12th Street, and west to First Avenue (see Figure A-1). Sources for this analysis include the New York City Department of City Planning (DCP) and the New York City Department of Buildings (DOB).

C. EXISTING CONDITIONS

LAND USE

PROJECT SITE

As shown in Figure A-1, the project site is Block 441, Lot 23, a through-block lot located in the middle of the block bounded by East 13th and East 14th Streets, First Avenue, and Avenue A. The site is vacant; it was previously occupied with a one-story former post office building, which was recently demolished. The air rights parcel for the project, 219 Avenue A (Block 441, Lot 32) is occupied by a five-story brick residential building with ground-floor retail.

STUDY AREA

As shown on Figure A-2, the study area consists primarily of multi-family residential buildings, some containing ground floor retail space. Residential buildings in the study area range between four and seven stories in height, with the exception of buildings comprising Stuyvesant Town, which is located north of the project site across East 14th Street. The extensive Stuyvesant Town complex is on a superblock extending between East 14th and 20th Streets and Avenues A and C. It was created as a towers-in-the-park development, and its residential buildings rise to 13 stories (approximately 133 feet). These buildings contain ground floor retail space along East 14th Street. In addition, just outside the 400-foot study area is a 17-story residential building at 333 East 14th Street, with setbacks above the 15th floor.

Community facilities in the study area include the Church of the Immaculate Conception on the south side of East 14th Street, and the Immaculate Conception School, a private school associated with the church located on the north side of East 13th Street. The Girls Prep Lower East Side Middle School, a charter school, and the East Side Community High School, a public school, jointly operate in the former P.S. 60 building, a through-block structure in the middle of the block bounded by East 11th and 12th Streets, First Avenue, and Avenue A. Directly adjacent to this school is the most notable open space within the study area: Open Road Park, also referred to as the Lower East Side Playground. A portion of this open space is in use as a community garden; there is also one other community garden in the study area, Dias y Flores Community Garden, at 520-522 East 13th Street. A residential development is under construction at the northeast corner of East 11th Street and Avenue A, east of the school (see "Future Without the Proposed Action," below). Commercial uses within the study generally consist of neighborhood retail stores, including small delis and discount stores, located on the ground floor of residential buildings, as well as restaurants along First Avenue, Avenue A, East 13th Street, and East 14th Street.

ZONING

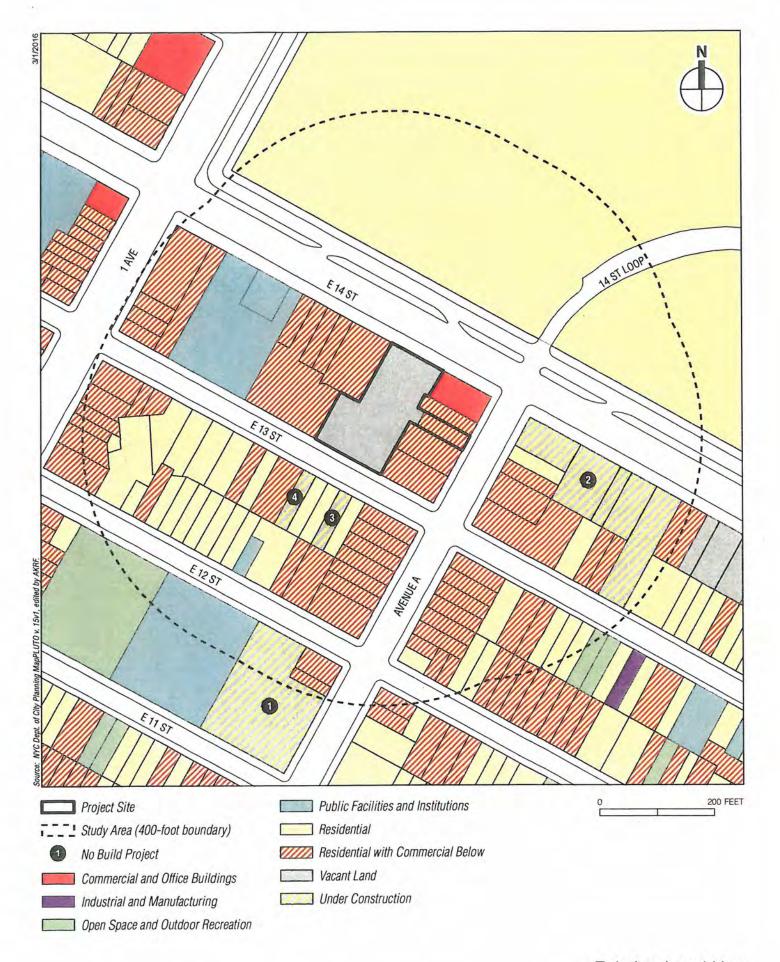
PROJECT SITE

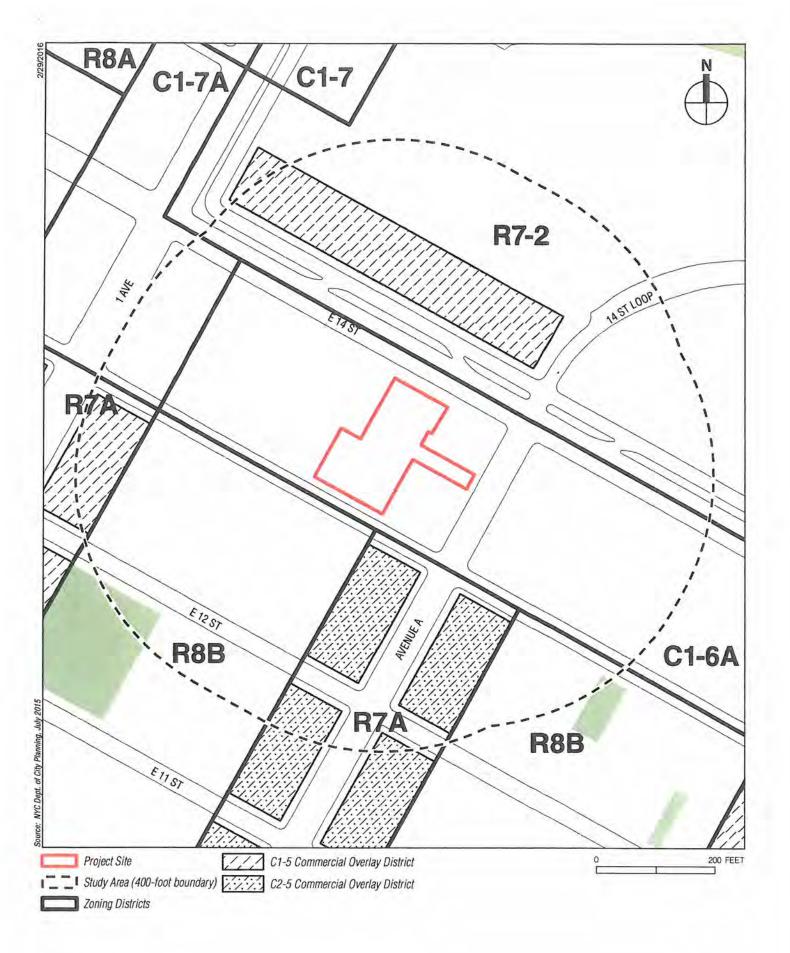
As shown in Figure A-3 and Table A-1, the project site is located within a C1-6A zoning district (R7A equivalent district), which is a commercial district that is predominately residential in character. The C1-6A district allows commercial uses developed to an FAR of 2.0. Residential developments in C6-1A districts have a maximum FAR of 4.0, a maximum base height of 65 feet, and a maximum building height of 80 feet.

STUDY AREA

The majority of the project block is within the C1-6A district, which extends east across Avenue A. The portion of the project block facing First Avenue and the west side of First Avenue







between East 13th and 15th Streets is mapped with a C1-7A district. Similar to the C1-6A zoning district, the C1-7A commercial district is predominantly residential in character and is mapped along major thoroughfares in medium and higher density areas of the city. The C1-7A district allows commercial uses developed to an FAR of 2.0, and a maximum FAR of 6.02 for residential developments, with an optional Inclusionary Housing Program bonus.

The First Avenue and Avenue A blockfronts within the study area south of East 13th Street are mapped with an R7A district, which generally has the same bulk requirements as the C1-6A district. The Quality Housing regulations, which are mandatory in R7A districts, set height limits and allow high lot coverage buildings that are set near or at the street line. The regulations also include amenities related to the planting of trees, landscaping and recreation space. South of 13th Street, First Avenue has a C1-5 commercial overlay and Avenue A has a C2-5 overlay. Both overlays allow retail use to an FAR of 2.0; however, the C2-5 commercial overlay allows a somewhat wider range of retail uses. Buildings are required to be built at or near the street line with a maximum base height of 65 feet and a maximum building height of 80 feet.

Midblock portions of the study area south of East 13th Street are mapped with an R8B zoning district. Like the R7A district, the Quality Housing regulations are mandatory in R8B districts. R8B districts allow residential development of an FAR of 4.0, have a maximum building height of 75 feet and maximum base height of 60 feet. An R7-2 zoning district is mapped north of East 14th Street and east of First Avenue. The R7-2 district allows residential and community facility uses and has a maximum FAR 3.44. Maximum building height is determined by the sky exposure plane; however, as an alternative, developers may choose build in accordance with the Quality Housing regulations, which are optional in R7-2 districts. There is a C1-5 overlay within this district on the north side of East 14th Street, between First Avenue and Avenue A.

PUBLIC POLICY

HOUSING NEW YORK: A FIVE-BOROUGH, TEN-YEAR PLAN

On May 5, 2014, the de Blasio administration released *Housing New York: A Five-Borough, Ten-Year Housing Plan* ("Housing New York"), which plans to build or preserve 200,000 affordable residential units. To achieve this goal, the plan aims to double the Department of Housing Preservation and Development's (HPD) capital budget, target vacant and underused land for new development, protect tenants in rent-regulated apartments, streamline rules and processes to unlock new development opportunities, contain costs, and accelerate affordable construction. The plan details the key policies and programs for implementation, including developing affordable housing on underused public and private sites.

FRESH PROGRAM

The project site and study area are located within the Food Retail Expansion to Support Health (FRESH) tax incentive area. This special zoning designation provides financial incentives to promote the establishment and retention of neighborhood grocery stores in underserved communities throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by a full-line grocery store operator. Tax incentives are discretionary and assessed on a per-case basis.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT

It is assumed that in the future without the proposed project, the project site will remain vacant. No development would occur. Within the 400-foot study area, there are four developments that

are expected to be constructed by the 2018 analysis year (see Figure A-2). As noted above, the site at 438 East 12th Street directly east of the shared middle school/high school is currently under construction for a six-story, 82-unit residential development, anticipated to be completed and occupied in 2017 (No Build Site 1 on Figure A-2). At 222 Avenue A (504-530 East 14th Street), ground has been broken on a seven-story, 150-unit mixed-use building; expected to be completed in 2017 (No Build Site 2 on Figure A-2). Construction is also underway at 436 and 442 East 13th Street, which are both being developed with six-story, six unit buildings (No Build Sites 3 and 4 on Figure A-2). The proposed residential projects are in keeping with the existing land use of the neighborhood.

E. PROBABLE IMPACTS OF THE PROPOSED PROJECT

LAND USE

The proposed action would facilitate the redevelopment of the project site with a new, mixed-use residential and commercial building containing 155 dwelling units (including 31 affordable units) and approximately 9,100 square feet of retail space on portions of the ground floor and cellar level. The proposed building would have frontage along East 13th and East 14th Streets. The East 13th Street portion of the building would be eight stories in height, and the East 14th Street portion of the building would be 12 stories in height. The two residential components of the building would be connected at the cellar level. The proposed retail space would occupy part of the cellar level and ground floor along East 14th Street.

The proposed project would be compatible with adjacent residential and retail uses and with land use within the larger study area, which is predominantly characterized by residential, community facility, and retail uses. Therefore, the proposed project would not result in significant adverse impacts to land use.

ZONING

As discussed above, the applicant is seeking a bulk variance pursuant to ZR Section 72-21 to waive floor area requirements and height and setback requirements. The project site's C1-6A zoning district (R7A equivalent) has an FAR of 4.0, a maximum street wall height of 65' and maximum building height of 80'. The proposed project would be developed to an FAR of 5.06, a density greater than what is allowed under the C1-6A district, and the East 14th Street portion of the building would rise to a height of 124' with no setback. Although the proposed project would be taller than most buildings to the south, the proposed building height along East 14th Street would be consistent with the maximum height of buildings located on the north side of East 14th Street in Stuyvesant Town, which are 13-stories in height (approximately 133'). In addition, located just outside the 400-foot study area is a 17-story residential building at 333 East 14th Street with setbacks above the 15th floor. The built FAR of this structure is approximately 12, considerably greater than the density sought under the proposed action. For these reasons, the proposed project would be generally consistent with other nearby residential buildings in terms of height and bulk; therefore, the proposed project would not result in significant adverse impacts related to zoning.

PUBLIC POLICY

As noted above, the proposed project would provide 31 units of affordable housing. The provision of affordable housing at the project site would advance the goals of *Housing New York*. The proposed project would be consistent with adopted public policies, and no significant adverse impacts would occur.

Attachment B: Open Space

A. INTRODUCTION

The proposed project would introduce new residents to the project site, creating new demands for open space in the area. Because the proposed project would add a new residential population, this chapter examines the potential impacts of the proposed project on open space resources in accordance with the 2014 CEQR Technical Manual. Specifically, the attachment examines the potential for the proposed project to have direct effects on nearby publicly accessible open spaces, such as eliminating or altering a public open space, as well as the potential for indirect effects created by changes in demand for and use of the area's open spaces. The analysis inventories the condition and use of open spaces within a ½-mile radius of the project area and addresses potential impacts on open space facilities both quantitatively and qualitatively. As described below, this analysis concludes that the proposed project would not result in any significant impacts on open spaces in the study area.

B. PRELIMINARY ASSESSMENT

According to the CEQR Technical Manual, a preliminary open space assessment involves calculating total population and open space acreage in a study area, and comparing the existing ratio of total acres of open space per 1,000 residents with the anticipated open space ratio in the future with the proposed project.

The study area for an analysis of potential residential impacts on open space includes all Census tracts that are located at least 50 percent within a ½-mile radius of the project site. As shown on Figure B-1 and summarized in Table B-1, the study area for the proposed actions is composed of 12 Census tracts with a total population of 91,440.

Within the open space study area, there are 18 publicly accessible open space resources, as shown on Figure B-2 and summarized in Table B-2. These resources provide approximately 26.32 acres of open space. The open spaces listed in Table B-2 are owned and operated by the New York City Department of Parks and Recreation and community groups and associations. Consistent with CEQR Technical Manual guidance, community garden resources are only included in the quantitative assessment if the resource's hours of operation are clearly posted on site.

In addition to the resources included in the quantitative assessment, and consistent with the CEQR Technical Manual, there are several open space resources that have not been included, including community gardens with unposted hours, such as the 9th St Community Garden Park and De Colores Community Yard. In addition, the Dry Dock Playground and Pool Area were closed for construction and were therefore not included in the quantitative assessment. The open space resources that were not included in the quantitative assessment have a total acreage of 3.35 acres. These resources are expected to provide additional open space amenities to residents of the study area.

Table B-1
Open Space Study Area Census Tracts

Census Tract Number Population				
26.02	4,377			
28	7,409			
32	7,802			
34	6,673			
38	8,407			
40	9,543			
42	5,045			
44	16,735			
48	7,551			
50	5,238			
60	5,026			
64	7,634			
Total:	91,440			

Note: See Figure B-1 for Census tract locations.

Source: American Community Survey Five-Year Estimates, 2014, Table B01003.

Table B-2 Open Space Resources

Map No.1	Name	Size Acres	Active	Passive	Condition / Utilization
1	Peter's Field	0.88	0.88	0.00	Good / High
2	Augustus St. Gaudens Playground	0.64	0.64	0.00	Good / High
3	Cooper Triangle	0.17	0.00	0.17	Good / Low
4	Dias Y Flores	0.12	0.00	0.12	Fair / Low
5	Abe Lebewohl Park	0.16	0.00	0.16	Good / Low
6	Murphy's Brothers Playground	1.27	1.14	0.13	Good / Low
7	Stuyvesant Square	3.93	0.00	3.93	Good / Moderate
8	Stuyvesant Cove Park	2.25	1.69	0.56	Good / Moderate
9	Green Oasis And Gilbert's Garden	0.41	0.00	0.41	Good / Low
10	Firemen's Memorial Garden	0.17	0.00	0.17	Good / Low
11	The Creative Little Garden	0.05	0.00	0.05	Good / Good
12	Earth People	0.11	0.00	0.11	Good / Low
13	Tompkins Square Park	10.50	5.25	5.25	Good / High
14	Joseph C Sauer Playground	0.40	0.20	0.20	Good / Low
15	El Sol Brillante Jr	0.06	0.00	0.06	Good / Low
16	Capt. Patrick J. Brown Walk	1.00	0.75	0.25	Good / Low
17	Avenue B Community Garden Association	0.03	0.00	0.03	Poor / Low
18	Open Road Park / Lower East Side Playground	0.83	0.83	0.00	Good / High
	Total:	26.32	11.38	11.60	N/A

Note: 1 See Figure B-2 for open space locations.

Source: New York City Department of Parks and Recreation; NYC DCP MapPLUTO v15.

Table B-3 compares the existing study area open space ratio with the corresponding ratio in the future with the proposed project. With the additional 333 residents introduced to the study area by the proposed project, the open space ratio would be reduced from 0.288 to 0.287 acres per 1,000 residents, a decrease of 0.348 percent.



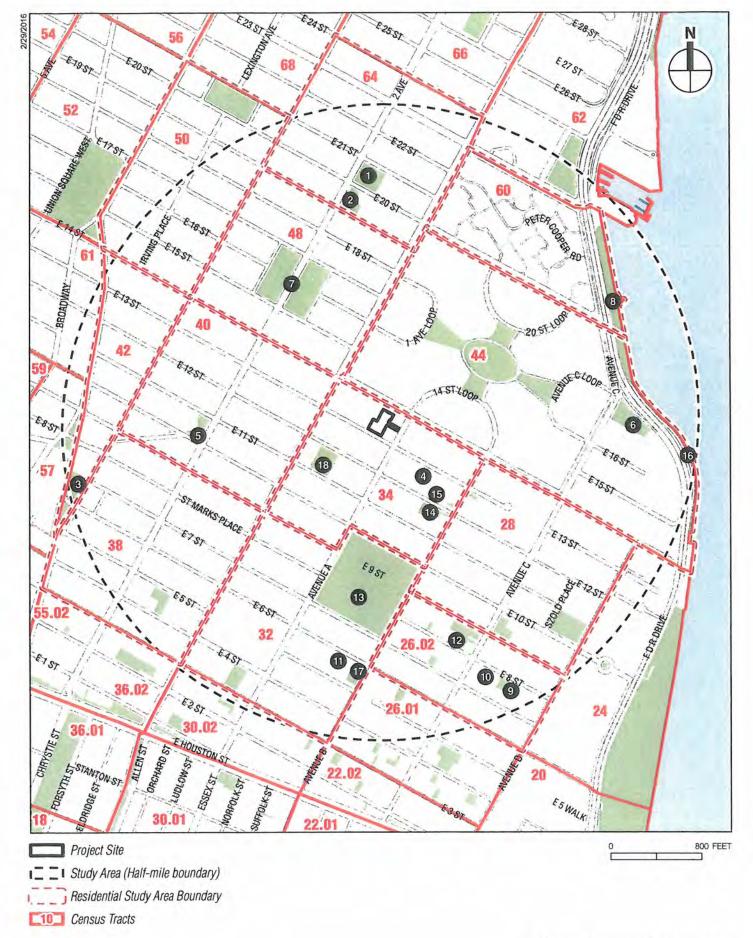


Table B-3
Adequacy of Public Open Space Resources in the Study Area

	Existing Conditions	With-Action Condition
Study Area Residents ¹	91,440	91,773
Open Space Acreage ²	26.3	26.3
Open Space Acreage / 1,000 Residents	0.288	0.287
Percent Change, Existing to With-Action		-0.348
Note: 1. See Table B-1. 2 See Table B-2 and Figure B-1.		

According to the CEQR Technical Manual, if a potential decrease in the open space ratio exceeds 5 percent, it is generally considered to be a substantial change warranting a detailed analysis. As the decrease in the open space ratio for the study area would not meet this threshold, a detailed open space assessment is not warranted, and the proposed actions would not result in any significant adverse impacts on open space.

Attachment C: Shadows

A. INTRODUCTION

This attachment examines whether the proposed project at 432 East 14th Street/435 East 13th Street in Manhattan would result in a significant adverse shadow impact on any nearby sunlight-sensitive resources. According to the 2014 City Environmental Quality Review (CEQR) Technical Manual, sunlight-sensitive resources of concern include public open spaces, sunlight-dependent features of historic architectural resources, and natural resources that depend on sunlight.

As detailed below, the proposed project would create under an hour of new shadows on one sunlight-sensitive resource: the stained glass windows and open-air arcade of the Immaculate Conception Church. The detailed shadows analysis found that incremental shadows from the proposed project would not substantially reduce the public's enjoyment of the church's sunlight-sensitive features. Therefore, the proposed project would not have a significant adverse shadows impact on this resource.

B. DEFINITIONS AND METHODOLOGY

This analysis has been prepared in accordance with CEQR procedures and follows the guidelines of the 2014 CEQR Technical Manual.

DEFINITIONS

Incremental shadow is the additional, or new, shadow that a structure resulting from a proposed project would cast on a sunlight-sensitive resource.

Sunlight-sensitive resources are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. Such resources generally include:

- Public open space such as parks, beaches, playgrounds, plazas, schoolyards (if open to the
 public during non-school hours), greenways, and landscaped medians with seating. Planted
 areas within unused portions of roadbeds that are part of the Greenstreets program are also
 considered sunlight-sensitive resources.
- Features of architectural resources that depend on sunlight for their enjoyment by the public. Only the sunlight-sensitive features need be considered, as opposed to the entire resource. Such sunlight-sensitive features might include: design elements that depend on the contrast between light and dark (e.g., recessed balconies, arcades, deep window reveals); elaborate, highly carved ornamentation; stained glass windows; historic landscapes and scenic landmarks; and features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as a historic landmark.

Draft C-1 May 2, 2016

 Natural resources where the introduction of shadows could alter the resource's condition or microclimate. Such resources could include surface water bodies, wetlands, or designated resources such as coastal fish and wildlife habitats.

Non-sunlight-sensitive resources include, for the purposes of CEQR:

- City streets and sidewalks (except Greenstreets);
- Private open space (e.g., front and back yards, stoops, vacant lots, and any private, non-publicly-accessible open space);
- Project-generated open space cannot experience a significant adverse shadow impact from the project, according to CEQR, because without the project the open space would not exist.

A significant adverse shadow impact occurs when the incremental shadow added by a proposed project falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources. Each case must be considered on its own merits based on the extent and duration of new shadow and an analysis of the resource's sensitivity to reduced sunlight.

METHODOLOGY

Following the guidelines of the 2014 CEQR Technical Manual, a preliminary screening assessment is first conducted to ascertain whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around the project site representing the longest shadow that could be cast. If there are sunlight-sensitive resources within this radius, the analysis proceeds to the second tier, which reduces the area that could be affected by project shadow by accounting for the fact that shadows can never be cast between a certain range of angles south of the project site due to the path of the sun through the sky at the latitude of New York City.

If the second tier of analysis does not eliminate the possibility of new shadows on sunlightsensitive resources, a third tier of screening analysis further refines the area that could be reached by project shadow by looking at specific representative days in each season and determining the maximum extent of shadow over the course of each representative day.

If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is required to determine the extent and duration of the incremental shadow resulting from the project. The detailed analysis provides the data needed to assess the shadow impacts. The effects of the new shadows on the sunlight-sensitive resources are described, and their degree of significance is considered. The results of the analysis and assessment are documented with graphics, a table of incremental shadow durations, and narrative text.

C. PRELIMINARY SCREENING ASSESSMENT

A base map was developed using Geographic Information Systems (GIS)¹ showing the location of the proposed project and the surrounding street layout (see Figure C-1). In coordination with the land use and historic and cultural resources assessments presented in other attachments to

Software: Esri ArcGIS 10.3; Data: New York City Department of Information Technology and Telecommunications (DoITT) and other City agencies, and AKRF site visits.

this Environmental Assessment Statement (EAS), potential sunlight-sensitive resources were identified and shown on the map.

TIER 1 SCREENING ASSESSMENT

For the Tier 1 assessment, the longest shadow that the proposed project could cast is calculated, and, using this length as the radius, a perimeter is drawn around the project site. Anything outside this perimeter representing the longest possible shadow could never be affected by project-generated shadow, while anything inside the perimeter needs additional assessment.

According to the CEQR Technical Manual, the longest shadow that a structure can cast at the latitude of New York City occurs on December 21, the winter solstice, at the start of the analysis day at 8:51 AM, and is equal to 4.3 times the height of the structure.

At a maximum height of 141 feet above East 14th Street, including rooftop mechanical structures, the proposed project could cast a shadow up to 606 feet in length (141 x 4.3). Using this length as the radius, a perimeter was drawn around the project site (see Figure C-1). Two sunlight-sensitive resources are located within the longest shadow study area; the Lower East Side Playground, and Immaculate Conception Church (see description below). Therefore, a Tier 2 assessment is required.

TIER 2 SCREENING ASSESSMENT

Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. Figure C-1 illustrates this triangular area south of the project site. The complementing area to the north within the longest shadow study area represents the remaining area that could potentially experience new project-generated shadow. As illustrated in Figure C-1, the two open space resources identified in the Tier 1 screening remain within the area that could potentially experience new project-generated shadows. Therefore, a Tier 3 assessment is required to model project-generated shadows on specific representative days of the year.

TIER 3 SCREENING ASSESSMENT

The direction and length of shadows vary throughout the course of the day and also differ depending on the season. Shadows move constantly but more quickly at the start and the end of the day than they do in the middle of the day. In order to determine whether project-generated shadow could fall on a sunlight-sensitive resource, three-dimensional computer mapping software is used in the Tier 3 assessment to calculate and display the incremental shadows from the proposed project on individual representative days of the year. A computer model was developed containing three-dimensional representations of the elements in the base map used in the preceding assessments, the topographic information of the study area, and the massing of the proposed project.

REPRESENTATIVE DAYS FOR ANALYSIS

Following the guidance of the CEQR Technical Manual, shadows on the summer solstice (June 21), winter solstice (December 21) and spring and fall equinoxes (March 21 and September 21, which are approximately the same in terms of shadow patterns) are modeled, to represent the range of shadows over the course of the year. An additional representative day during the

growing season is also modeled, the day halfway between the summer solstice and the equinoxes, i.e., May 6 or August 6, which have approximately the same shadow patterns.

TIMEFRAME WINDOW OF ANALYSIS

The shadow assessment considers shadows occurring between one and a half hours after sunrise and one and a half hours before sunset. Within the 90 minutes after sunrise and the 90 minutes before sunset, the sun is low on the horizon, and its rays reach the vicinity of the project site at low angles, producing shadows that are very long, move fast, and generally blend with shadows from existing structures until the sun reaches the horizon and sets. Consequently, shadows occurring in these two 90-minute periods are not considered significant under CEQR, and their assessment is not required.

TIER 3 SCREENING ASSESSMENT RESULTS

Figure C-2 illustrates the range of shadows that would occur, in the absence of intervening buildings, from the proposed development on the four representative days of analysis. The extent of shadow is shown between the start of the analysis day (one and a half hours after sunrise) to the end of the analysis day (one and a half hours before sunset).

Because the portion of the proposed building fronting on East 14th Street would be approximately 50 feet taller than the portion of the building fronting on East 13th Street, the Tier 3 Assessment shadows stretch further to the north then to south from the project site. Due to the massing of the proposed building, the Tier 3 Assessment found that new shadow could never reach the Lower East Side Playground. However, the Tier 3 Assessment also identified that without intervening structures, project-generated shadow could fall on the Immaculate Conception Church on the March 21/September 21 and December 21 analysis days. Therefore, a detailed analysis is necessary to provide additional information on the potential extent and duration of incremental shadow on the sunlight-sensitive features of the church.

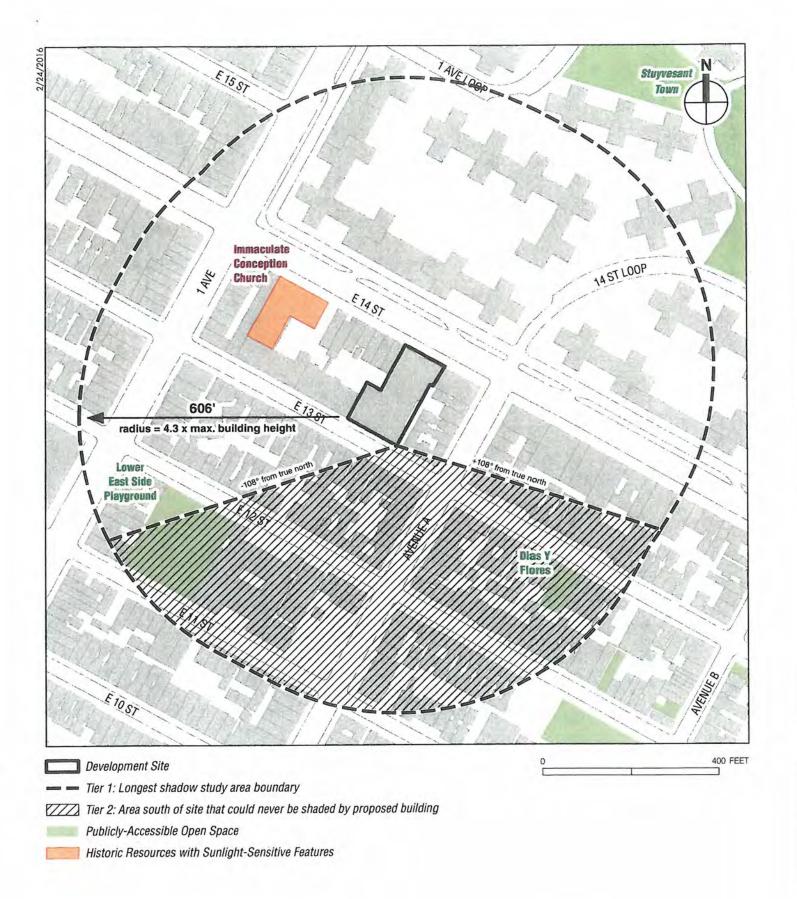
D. DETAILED ANALYSIS

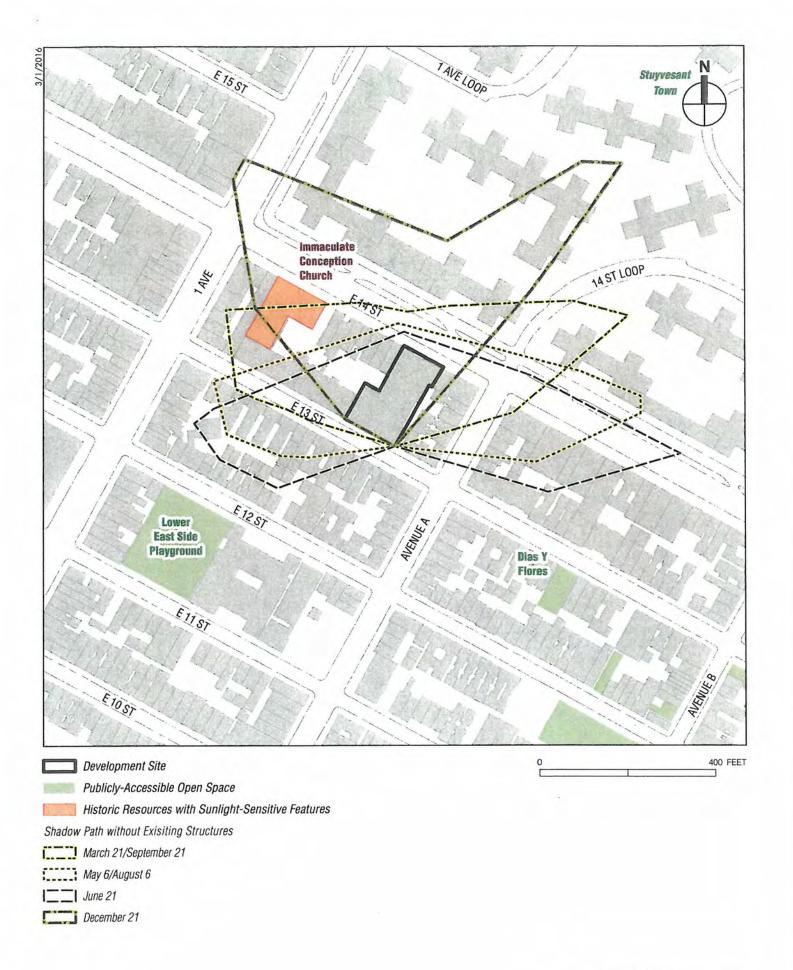
The purpose of the detailed analysis is to determine the extent and duration of incremental shadows that fall on sunlight-sensitive resources as a result of the project and to assess their potential effects. To complete the assessment, a baseline or future No Action condition is established by appending three-dimensional representations of the existing buildings and planned future developments within the vicinity of the project site to the three-dimensional model used in the Tier 3 assessment. The future condition with the proposed project (With Action) and its shadows can then be compared to the baseline condition to determine the incremental shadows that would result with the proposed project.

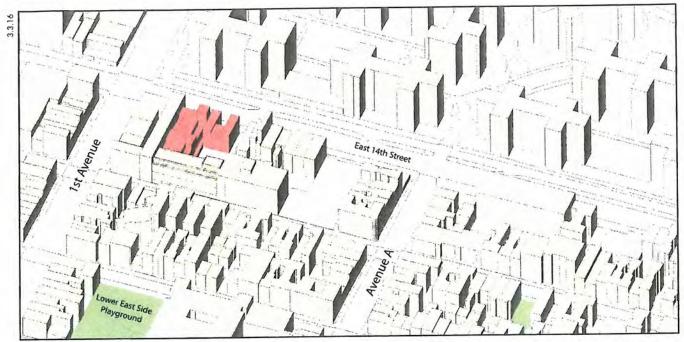
The No Action scenario assumes the project site would remain vacant. Figure C-3 illustrates the computer models used in the detailed analysis of the future no action scenario and the future with the proposed development.

ANALYSIS RESULTS

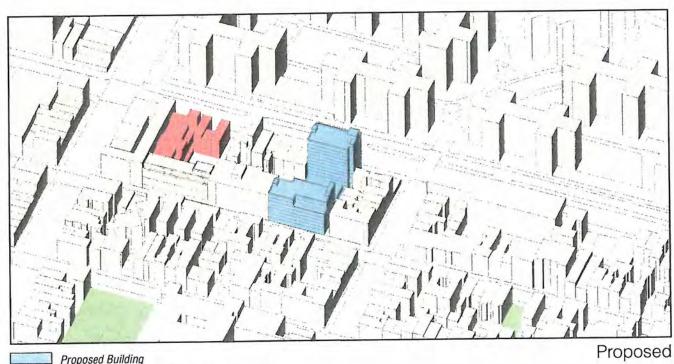
The analysis found that the sunlight-sensitive features of the Immaculate Conception Church would experience 31 minutes of new shadow at the beginning of the March 21/September 21 analysis day. **Table C-1** shows the entry and exit times and total duration of project-generated incremental shadow on the affected resource.







Existing



Proposed Building

Historic Resource with Sunlight Sensitive Features Publically Accessible open Space

Table C-1
Incremental Shadow Durations

Analysis day and timeframe window	March 21 / September 21 7:36 AM – 4:29 PM	May 6 / August 6 6:27 AM – 5:18 PM	June 21 5:57 AM – 6:01 PM	December 21 8:51 AM – 2:53 PM
Immaculate Conception Church	7:36 AM - 8:07 AM Total: 0 hr 31 min			

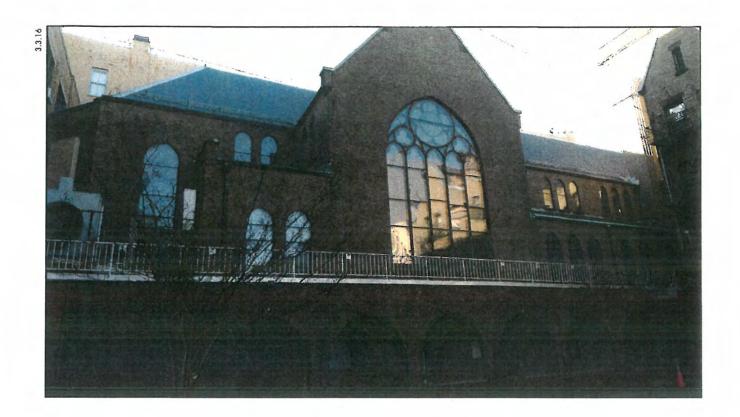
Notes: Table indicates entry and exit times and total duration of incremental shadow for each sunlight-sensitive resource. Daylight savings time is not used–times are Eastern Standard Time, per CEQR Technical Manual guidelines. However, as Eastern Daylight Time is in effect for the March/September, May/August, and June analysis periods, add one hour to the given times to determine the actual clock time.

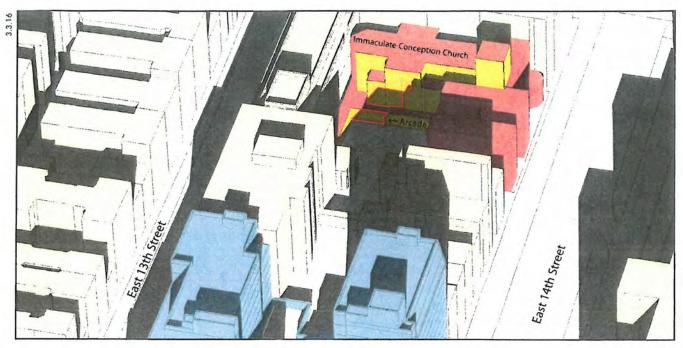
The Immaculate Conception Church is located on the same block as the project site, at 414 East 14th Street. It is a designated New York City Landmark (NYCL) and is listed on the State and National Registers of Historic Places (S/NR). The church has several architectural features that are considered to be sunlight-sensitive, including stained-glass windows, an open-air arcade, and elaborate carved ornamentation. The facades of the Church that include these features were modeled in the detailed analysis to assess the impact of incremental shadow from the proposed project.

The detailed analysis found that only the facade of the Church's interior court which faces the project site could experience incremental shadow. Figure C-4 shows a recent photograph of this façade, located in the interior of the block between East 14th and 13th Streets. Figure C-5 illustrates the position of incremental shadow on the Church at two times on the morning of the March 21/September 21 analysis day. The analysis day would begin (at 7:36 AM) with incremental shadow from the proposed project falling on stained-glass windows and the arcade of the church. By 8:00 AM, the new shadow would move off the façade featuring stained-glass windows and remain only on a small portion of the arcade. After 8:07 AM, none of the church's sunlight-sensitive features would be affected by new shadow from the proposed project, and the affected facades would receive direct sunlight for the reminder of the morning.

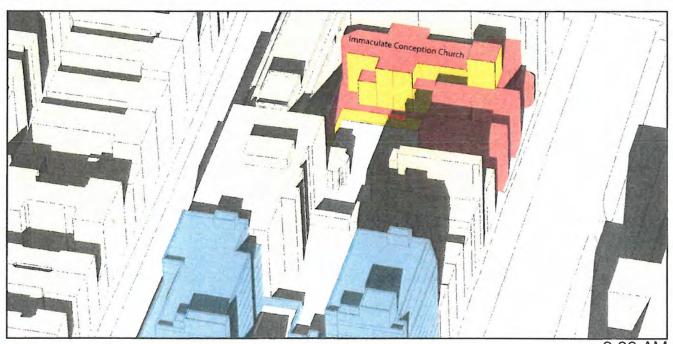
CONCLUSION

The proposed project would create 31 minutes of new shadow on one sunlight-sensitive architectural resource, the Immaculate Conception Church. The detailed shadow analysis found that a portion of the eastern façade and arcade of the Church's interior court would be affected by shadows from the proposed project on the morning of the March 21/September 21 analysis day. However, the short duration and small extent of shadow would not substantially reduce the public's enjoyment of the church's sunlight-sensitive features. Therefore, the sunlight-sensitive resource would not experience a significant adverse shadow impact and the proposed project would not result in a significant shadow impact.





7:40 AM



Proposed Building

Incremental Shadow on Sunlight-Sensitive Feature

Facade with Sunlight -Sensitive Features

A. INTRODUCTION

This chapter assesses the potential of the proposed project to affect historic and cultural resources. The project site, located at 432 East 14th Street in the East Village neighborhood of Manhattan, would be redeveloped with an 8- and 12-story, 125,258 square foot (sf) building with approximately 155 dwelling units and 9,131 sf of commercial floor area.

As detailed below, the proposed project would not result in any significant adverse director indirect impacts to known or potential historic architectural resources on the project site or in the study area.

B. METHODOLOGY

Historic and cultural resources include both archaeological and architectural resources. The study area for archaeological resources is the project site itself where disturbance from excavation and construction can be anticipated. In a comment letter dated April 20, 2015, the New York State Historic Preservation Office (SHPO) determined that the site has no archaeological significance (see Appendix A). [LPC correspondence to come.] Therefore, this attachment focuses on standing structures only.

In general, potential impacts to architectural resources can include both direct, physical impacts and indirect, contextual impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged from vibration (i.e., from construction blasting or pile driving), and additional damage from adjacent construction could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in the New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice (TPPN)* #10/88. Contextual impacts can include the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric elements that are out of character with a property or that alter its setting. Therefore, to assess the potential for both physical and contextual effects, the architectural resources study area is defined as the area within 400 feet of the project site (see Figure D-1).

Known architectural resources include properties that are National Historic Landmarks (NHLs), properties listed on the State/National Registers of Historic Places (S/NR) or that have been

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¹ TPPN #10/88 was issued by DOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. TPPN #10/88 outlines procedures for the avoidance of damage to historic structures that are listed on the NR or New York City Landmarks (NYCLs) resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.

determined eligible for listing (S/NR-eligible), and properties that have been designated as New York City Landmarks (NYCLs), determined NYCL-eligible, or calendared for NYCL designation. In addition, a survey of the study area was undertaken to identify any buildings that could meet S/NR and NYCL eligibility criteria ("potential architectural resources").

C. EXISTING CONDITIONS

ARCHITECTURAL RESOURCES

PROJECT SITE

The project site at 432 East 14th Street is currently vacant land (see Figure D-2). The air rights parcel at 219 Avenue A (Block 441, Lot 32) is currently occupied by a 5-story residential building. There are no architectural resources on the project site. The building on the air rights parcel has not been identified as a potential architectural resource.

STUDY AREA

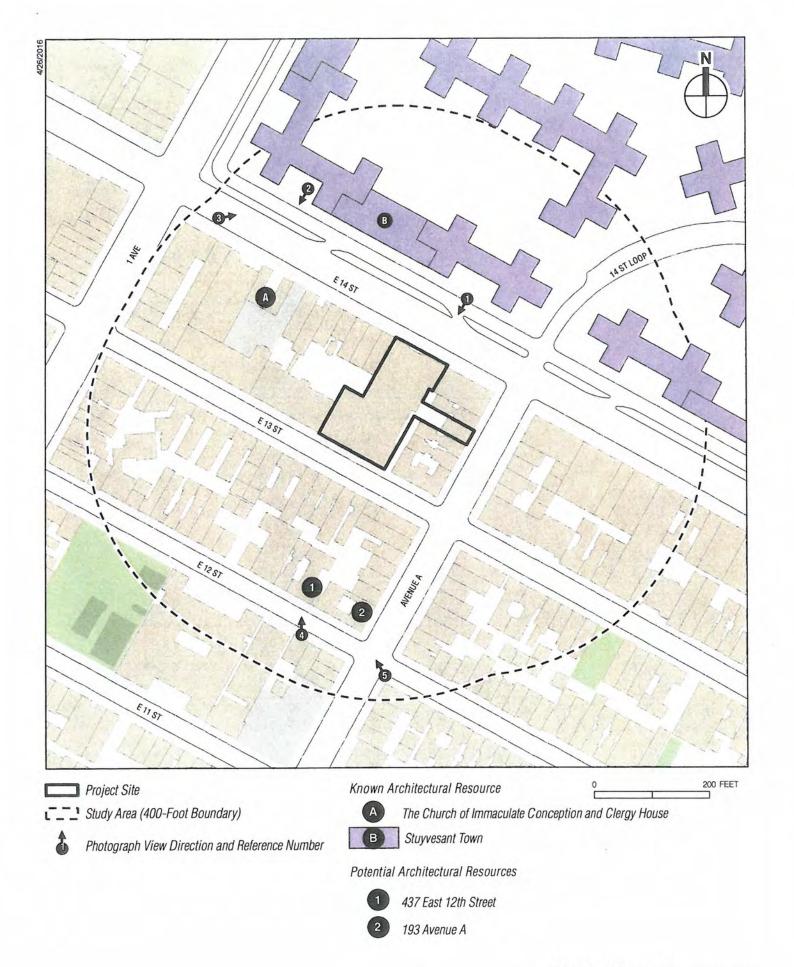
There are two architectural resources in the study area.

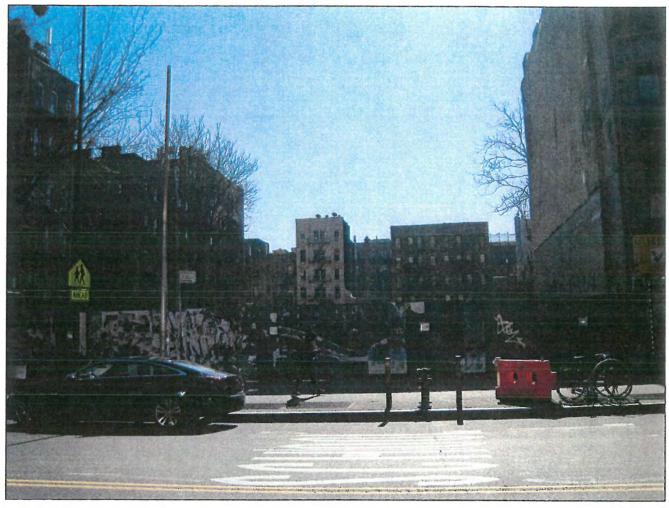
The Church of the Immaculate Conception and Clergy Houses¹ (NYCL, S/NR), located at 406-414 East 14th Street, is located to the west of the project site on the project block (see Figure D-3). The buildings were designed in 1894 by architects Barney and Chapman. Once a part of Grace Church Parish, the chapel and clergy houses were known as Grace Chapel and Hospital on 14th Street and were furnished as a "free-pew" place of worship for those less fortunate financially than the members of Grace Church itself. The church and its clergy houses are designed in the French Gothic Revival style and faced in stone and smooth brown Roman brick. The church is rectangular in form, and rises more than three stories in height. The East 14th Street façade has a plain, asymmetrical gable which contains a large rose window directly above the entrance and its arched portal. To the right of the church entrance is a projecting six-sided chapel, with six pinnacled buttresses and paired pointed-arched windows separated by small columns. To the east and adjacent to the church is a six-story-high, freestanding tower. Each of its facades contains paired vertical openings, articulated by clusters of slender colonettes and terminating in pointed arches.

East of the church are the clergy houses, a pair of $3\frac{1}{2}$ -story brick and stone buildings that closely resemble French chateaus. The two houses are joined at their base by a low arch which frames the entrance to a small courtyard. Each floor of these buildings is rhythmically articulated by double windows and gabled dormer windows are set in the slate roof of the attic story. Belt course moldings at the second and fourth floors add decorative accents.

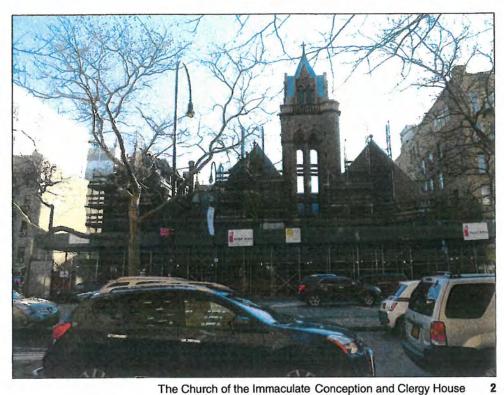
Stuyvesant Town (S/NR-eligible) is located to the north of the project site, on an 80-acre superblock bounded by East 14th and East 20th Streets, the FDR Drive, Avenue C, and First Avenue. The Stuyvesant Town development was built in 1947 by the Metropolitan Life Insurance Company to provide inexpensive housing for World War II veterans. It consists of 35 freestanding brick buildings of 13 and 14 stories, arranged around a central oval (see Figure

The text describing the Church of the Immaculate Conception and Clergy House is derived from the New York City Landmark designation report (1966) and the National Register of Historic Places Inventory Nomination Form, Grace Chapel and Hospital of Fourteenth Street/Church of the Immaculate Conception and Clergy House, 1979.

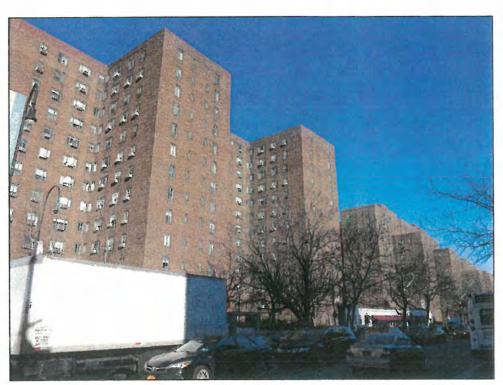




1



The Church of the Immaculate Conception and Clergy House



Stuyvesant Town, view east from East 14th Street

Known Architectural Resources in Study Area Figure D-3

432 E 14TH STREET

D-3). The residential buildings have rectilinear footprints of multiple bays and unornamented facades. Playgrounds and lawns are interspersed throughout the development..

Two buildings in the study area were identified as potential architectural resources in the East Village / Lower East Side Rezoning Final Environmental Impact Statement (2005). No determination of NYCL or S/NR eligibility were made by LPC at that time. The early 20th century, 5-story brick and stone tenement building located at 437 East 12th Street was occupied by Beat poet Allen Ginsberg for twenty-one years, from 1975-1996 (see Figure D-4). The apartment and neighborhood were featured in numerous poems written while Ginsberg lived in the building. 193 Avenue A is a 6-story tenement building ornamented with stone window architraves, banding, and a decorative cornice. The building dates to the early 20th century.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the proposed project, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as Landmarks could be designated.

Section BC3309 of the New York City Building Code, "Protection of Adjoining Property," provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic resources. Section BC 3309.4.4 and a second protective measure, the DOB's TPPN #10/88, applies to NYCLs, properties within New York City Historic Districts, and National Register-listed properties. TPPN #10/88 and this sub-section of the Building Code supplements the standard building protections afforded by the Building Code by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and NR-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

PROJECT SITE

It is assumed that in the future without the proposed project, the project site will remain vacant. No development would occur by the 2018 analysis year.

STUDY AREA

As discussed in Attachment A, "Land Use, Zoning, and Public Policy," there are four projects within the 400-foot study area that are expected to be constructed by the 2018 analysis year. The first site is located at 438 East 12th Street, one block directly south of the project site. It is currently under construction for a six-story residential development, anticipated to be completed and occupied in 2017. At 222 Avenue A (504-530 East 14th Street), on the southeast corner of East 14th Street and Avenue A, ground has been broken on a seven-story mixed-use building expected to be completed in 2017. Directly south of the project site, 436 and 442 East 13th Street are both being developed with six-story residential buildings. At six and seven stories, these projects will be in keeping with the heights of buildings in the surrounding area, and thus will not substantially change the visual setting of the resources noted above. None of these projects are within 90 feet of a known architectural resource. Should the potential resources noted above be designated in the future, they would be within 90 feet of the projects at 436 and

442 East 13th Street and would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.

E. PROBABLE IMPACTS OF THE PROPOSED PROJECT

PROJECT SITE

With the proposed project, the project site would be redeveloped with a new 8- and 12-story mixed-use residential and commercial building. The building would be clad predominantly in brick on its street-facing facades, and would have frontage along East 13th and East 14th Streets. The East 13th Street portion of the building would be eight stories in height, and the East 14th Street portion of the building would be 12 stories in height. The two sections of the building would be connected at the cellar level. The proposed retail space would occupy part of the cellar level and ground floor along East 14th Street.

As there are no known or potential architectural resources on the project site, the proposed project would not have a direct, physical effect on such resources.

STUDY AREA

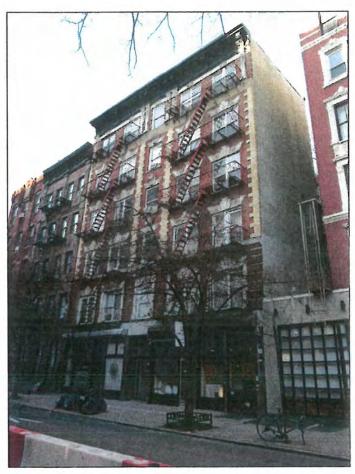
There are no known or potential architectural resources located within 90 feet of the project site. Therefore, the proposed project would not have a direct, physical effect on such resources.

The proposed project would replace an existing vacant lot. The 12-story portion of the proposed building would be similar in height to the 13-story buildings across East 14th Street in the Stuyvesant Town development. The East 13th Street façade would set back above the sixth floor, to be compatible with the existing streetwall along East 13th Street. Thus, the proposed project would be in keeping with the heights of buildings in the surrounding area, and would not substantially change the visual setting of the resources noted above. Further, the anticipated materials for the proposed building, brick, stucco and metal, are consistent with those of the existing study area buildings. Therefore, the proposed building would not introduce incompatible visual, audible, or atmospheric elements to the setting of the architectural resource.

As described in Attachment C, "Shadows," the proposed project would create under an hour of new shadows on the stained glass windows of The Church of Immaculate Conception; however this would not be considered a significant adverse effect on this architectural resource, because the project-generated shadows would not substantially reduce the public's enjoyment of the church's sunlight-sensitive features.

In its comment letter dated April 20, 2015, SHPO concluded that the proposed project would not have an impact on historic resources listed or determined eligible for listing on the New York State and National Registers of Historic Places.

Overall, the proposed project would not adversely impact any known or potential architectural resources on the project site or in the study area.



437 East 12th Street



193 Avenue A

Potential Architectural Resources in Study Area Figure D-4

432 E 14TH STREET

A. INTRODUCTION

This attachment considers the potential of the proposed project to affect urban design and visual resources. The proposed project would construct a mixed-use residential and commercial building at 432 East 14th Street/435 East 13th Street (Block 441, Lot 23) in the East Village neighborhood of Manhattan, Community District 3 (the "project site"). The project would utilize approximately 3,970 square feet of air rights from Block 441, Lot 32, which is currently and would continue to be occupied by a 5-story mixed-use building. The proposed project would contain 155 dwelling units (including 31 affordable units) and approximately 9,100 square feet of retail space in the portion of the project located on East 14th Street.

Under the 2014 City Environmental Quality Review (CEQR) Technical Manual, urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. An urban design assessment under CEQR must consider whether and how a project may change the experience of a pedestrian in a project area. The CEQR Technical Manual guidelines recommend the preparation of a preliminary assessment of urban design and visual resources, followed by a detailed analysis, if warranted based on the conclusions of the preliminary assessment. The analysis provided below addresses urban design characteristics and visual resources for existing conditions and the future without and with the proposed project.

B. METHODOLOGY

Based on the CEQR Technical Manual, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project.

The proposed actions include an override to waive applicable floor area, height, and setback regulations. These would allow for the development of a project that includes physical alterations observable by pedestrians that are not allowed by existing zoning. Therefore, the proposed project meets the threshold for a preliminary assessment of potential impacts to urban design and visual resources.

According to the CEQR Technical Manual, the study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. Consistent with CEQR methodologies, the study area for the urban design and visual resources analysis has been

defined as a 400-foot radius around the project area, consistent with the analysis of land use, zoning, and public policy (see Figure E-1).

The CEQR Technical Manual recommends an analysis of pedestrian wind conditions for projects that result in the construction of large buildings at locations that experience high wind conditions (such as along the waterfront, or other location where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. The proposed project would not result in the construction of large building at a location that experience high wind conditions, and thus a pedestrian wind analysis is not warranted.

C. EXISTING CONDITIONS

URBAN DESIGN

PROJECT SITE

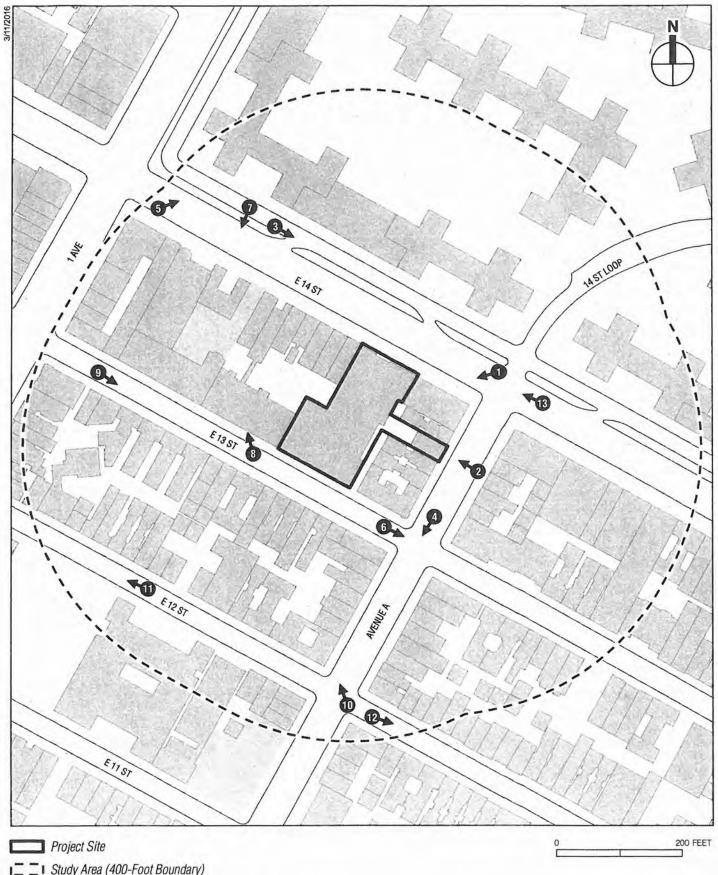
The project site is a through-block lot located in the middle of the block bounded by East 13th and East 14th Streets, First Avenue, and Avenue A (Block 441, Lot 23) (see Figures E-1 and E-2). The site is vacant; it was previously occupied with a one-story former post office building, which was recently demolished. A green, wooden construction fence encloses the lot along East 14th and East 13th Streets (see Figure E-3, photo 1). The air rights parcel for the project, 219 Avenue A (Block 441, Lot 32) is occupied by a five-story brick residential building with ground-floor retail. The building, which has been painted white, features projecting window lintels and an ornate central-pediment cornice (see Figure E-3, photo 2).

STUDY AREA

The 400-foot study area developed in a typical urban grid pattern, and the topography is relatively flat. It primarily contains low-scale mixed-use brick buildings developed beginning in the early 20th century. East 14th Street is a major east-west thoroughfare in the study area. North of East 14th Street, Stuyvesant Town occupies an 80-acre superblock bounded by East 14th and East 20th Streets, the FDR Drive, Avenue C, and First Avenue. Four private loop roads extend through the superblock. The loop road within the study area, 14th Street Loop, aligns with Avenues A and B. This large complex acts as a physical and visual barrier to the north of the project site. The discussion below focuses first on the area's urban design—its basic layout and structures—and then describes its visual resources.

Streets, Streetscape, Open Space, and Natural Features

As described above, the study area is generally developed in a grid pattern, although north of East 14th Street several blocks were combined to create the Stuyvesant Town superblock. While the street grid is broken by Stuyvesant Town, its 14th Street Loop aligns with Avenue A and is a U-shaped street with sidewalks. Street furniture in the study area includes street lamps, traffic lights, Citi Bike parking station, bus stop signs, fire hydrants, trash cans, and benches. Mature street trees line East 14th Street, while the narrower side streets have smaller street trees. East 14th Street is a major east-west street in the study area, with four lanes of two-way traffic and street parking, as well as a one-way (westbound) lane and street parking separated from the main roadway by a raised, planted median (see Figure E-4, photo 3).



I Study Area (400-Foot Boundary)

Photograph View Direction and Reference Number

Urban Design and Visual Resources Reference Map Figure E-1



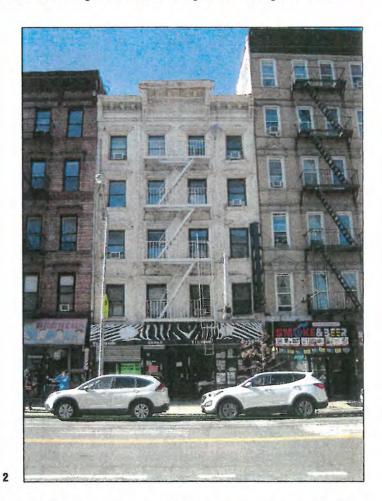
Project Site

Study Area (400-Foot Boundary)

200 FEET



Proposed project site with five-story walk-ups beyond. A large, newly constructed residential building is seen on the far right. View looking southwest.

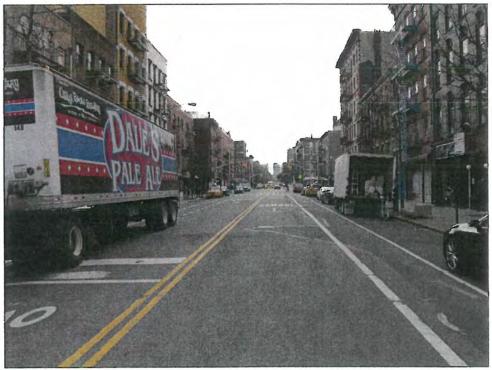


Building on air rights parcel, view from Avenue A

1



East 14th Street is a wide east-west cross street in the study area with a raised median dividing lanes of traffic. View looking east.



Avenue A is a wide street with long views that include mature street trees just outside of the study area. View looking south.

Avenue A is an 80-foot-wide, two-lane thoroughfare that runs north-south through the study area with parallel parking and bike lanes along both sides of the roadway (see Figure E-4, photo 4). East 13th Street is a 60-foot-wide, west-bound cross street with parking on either side of the street and a Citi Bike station near Avenue A. East 12th Street is a 60-foot-wide east-bound cross street with parking on either side of the street.

Active streets and street trees of varying size are the defining features of the streetscape. East 14th Street and Avenue A are busy with both vehicle and foot traffic. As a major east-west thoroughfare, East 14th Street has numerous bus lines and the First Avenue subway station of the L line is located at the corner of East 14th Street and First Avenue (see Figure E-3, photo 2). A Citi Bike station is located just east of Avenue A on East 13th Street, adding to the foot traffic in the area (see Figure E-5, photo 6). The east-west cross streets are heavily treed, with those along East 14th Street being larger, particularly on the north side of the street. As described more fully below, Stuyvesant Town consists of freestanding residential buildings set within landscaped grounds (see Figure E-5, photo 5). These grounds consist of grassy areas with trees, landscaped pedestrian passageways that run north-south and east-west through the complex, sidewalk seating areas, basketball, tennis, bocce and volleyball courts, and playgrounds. East of Avenue A, the Dias y Flores Garden is a community garden space located along East 13th Street. Another community garden is located along East 12th Street, just east of the study area, and the Lower East Side Playground is located at the southwest corner of the study area, adjacent to a public intermediate/high school.

Built Environment

The built environment within the study area is predominantly four- to six-story brick-clad buildings constructed in the first decade of the 20th century. Just east of the project site on East 14th Street, the project block is developed with one-story shops with glass and metal storefronts. The rest of the project block is mostly occupied with five-story walkup brick apartment buildings with ground-floor retail. A newly-constructed narrow, 8-story, 80-foot-tall, metal and glass residential building is located at 420 East 14th Street/427 East 13th Street (see Figure E-3, photo 1). This building is a through-block structure, with its other, much wider facade fronting onto East 13th Street (described below). The Church of the Immaculate Conception and Clergy House (see Attachment D, "Historic and Cultural Resources") is located at 406-414 East 14th Street. The 3½-story clergy houses are built out to the sidewalk, while the church building is set back approximately 14 feet. The buildings are clad in brownstone and dark brown brick (see Figure E-6, photo 7).

Just west of the project site on East 13th Street is the newly-constructed through-block building described above. The wider East 13th Street portion of the building provides the main residential entrance and rises a total of 77 feet with a setback at the sixth floor (see Figure E-6, photo 8). The facade is largely glazed, with metal frames, colorful accent panels, and projecting glass and metal balconies. The Immaculate Conception School, a tan brick, stone, and metal clad building built in 1946, is located adjacent to the through-block building and south of the church and clergy houses. The central portion of the school building rises four stories before a setback, while two 70-foot-tall sections are located at the east and west ends of the building (see Figure E-6, photo 8).

The south side of East 13th Street between First Avenue and Avenue A is developed with a mix of brick-clad, one- to six-story buildings dating to the early 20th century. A two-story, five bay wide brick building located at 408 East 13th Street has a one-story shed-roof, metal rooftop addition. 410-420 East 13th Street is a cluster of three six-story, identically designed brick and

limestone apartment buildings constructed in 1907. All retain their projecting window surrounds, detailed window lintels, and second-floor belt course. Only 420 East 13th Street retains the original metal cornice (see Figure E-7, photo 9).

Just north of the project site, the Stuyvesant Town development consists of 35 freestanding brick buildings of 13 and 14 stories, arranged around a central oval (see Figure E-5, photo 5). Along East 14th Street, the buildings reach a height of approximately 133 feet. The residential buildings have rectilinear footprints of multiple bays and unornamented facades. Playgrounds and lawns are interspersed throughout the development. On the perimeter, the buildings are aligned with the street grid, and commercial spaces are located along portions of East 14th Street frontages. Within the study area, Stuyvesant Town acts as a visual and physical barrier, with the large brick buildings breaking only for a one-story grocery store and the 14th Street Loop. At the intersection of East 14th Street and the 14th Street Loop, there are fenced, corner grassy areas with trees.

Buildings along Avenue A between East 14th and East 12th Streets vary in height from 38 feet to 65 feet. Buildings are primarily clad in brick, and many retain their original details such as projecting window surrounds, window lintels, and cornices (see Figure E-7, photo 10). The buildings are all built out to the sidewalk, creating a uniform street wall.

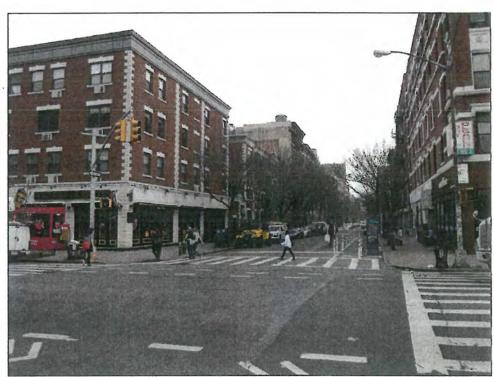
East of Avenue A, East 13th Street within the study area is developed with a mix of four- to six-story brick buildings. On the northeast corner of the intersection of Avenue A and East 13th Street is a newly-built, brick and concrete block four-story building with a one-story section on East 13 Street. This building is contextually designed, referencing details from neighboring buildings such as quoins, a rusticated first floor, contrasting window lintels, and a simplified cornice (see Figure E-5, photo 6). In the middle of the block at 523-525 East 13th Street is a large, nine-story brick apartment building. The four-bay-wide central section of the building is recessed and rises seven stories before a setback; the two two-bay-wide outer portions of the building rise six-stories before a setback.

On the block bounded by East 12th and East 11th Streets, First Avenue, and Avenue A, a charter middle school and a public high school are housed in the former P.S. 60 building, a through-block structure in the middle of the block bounded by East 11th and 12th Streets, First Avenue, and Avenue A. The five-story, 60-foot-tall H-plan school building was built in 1923 and is clad in brick and limestone. Two raised entrances are recessed from the street, and parking spaces are provided between these. The Lower East Side Playground, which includes playground equipment, a basketball court, and a soccer field is located to the west of the school building. To the west of the playground on East 11th Street is a community garden. A brightly colored mural is painted on the building west-adjacent to the soccer field (see Figure E-8, photo 11). A newly-constructed building is located opposite the school building, at 427 East 12th Street. The black brick and metal building rises six-stories without setbacks. East of the school is a large site currently under construction for a residential building (see below under "Future Without the Proposed Project").

East of Avenue A, East 12th Street contains three four-story brick apartment buildings with ground-floor retail and two five-story brick apartment buildings, one with ground-floor retail. These buildings were all constructed in the beginning of the 20th century (see Figure E-8, photo 12).

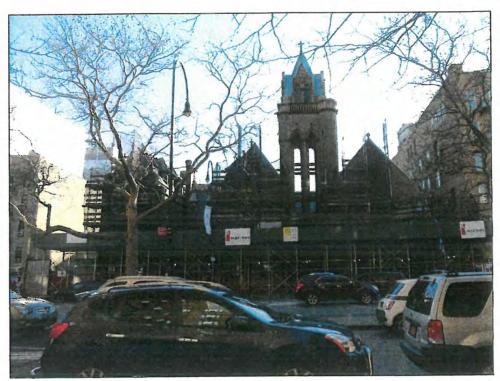


View to Stuyvesant Town, looking east on East 14th Street near First Avenue

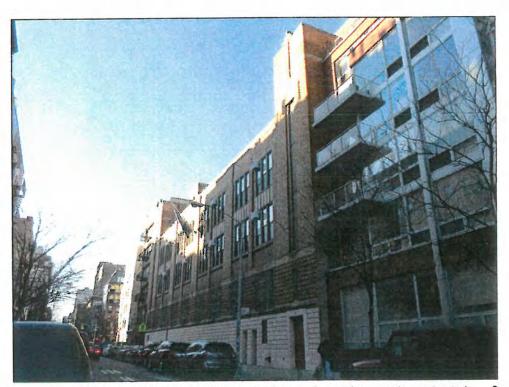


East 13th Street at Avenue A. A Citi Bike parking station is located on the southeast corner. View looking northeast.

6



Church of the Immaculate Conception and Clergy Houses. View looking south.



East 13th Street between First Avenue and Avenue A contains a newly-constructed residential building and a brick school building. View looking northwest.



South side of East 13th Street, view looking southeast from east of First Avenue



View looking northwest from East 12th Street and Avenue A

10



A soccer field and brightly painted mural are part of the playground space on the south side of East 12th Street. View looking southwest.



East 12th Street east of Avenue A contains a mix of brick buildings constructed in the early part of the 20th century. View looking east.

VISUAL RESOURCES

PROJECT SITE

As defined in the CEQR Technical Manual, a visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources. As described above, the project site is vacant, and there are no visual resources located on the project site. The five story residential building on the air rights parcel is not considered to be a visual resource.

STUDY AREA

Visual resources within the study area consist of historic architectural resources and natural resources. As described above, the Immaculate Conception Church and Clergy House located west of the project site on the project block are stone and brick buildings dating to 1894 (see Figure E-6, photo 7). The tall bell tower of the church is a notable visual element within study area views.

Along East 14th Street, views are long. To the west, views include the Consolidated Edison Company Building (a New York City Landmark that has been determined eligible for listing on the State and National Registers of Historic Places) located at the northeast corner of Irving Place and East 14th Street. The tall, white tower with hipped roof rises approximately 478 feet and is a distinctive landmark in the area (see Figure E-9, photo 13). To the east, views extend to the large Con Ed power plant located at the East River waterfront. Within the study area, the landscaped grounds and mature trees within and surrounding Stuyvesant Town are considered to be a visual resource.

Views east and west along East 12th and East 13th Streets tend to be shorter as the streets are narrower and lined with street trees. Avenue A provides long views to the south, including mature trees in Tompkins Square Park; views to the north on the avenue terminate at Stuyvesant Town.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT

PROJECT SITE

Absent the proposed project, it is assumed that the project site will remain vacant and no development would occur.

EFFECTS OF OTHER FUTURE PROJECTS

As discussed in Attachment A, "Land Use, Zoning, and Public Policy," there are four developments that are expected to be constructed by the 2018 analysis year in the 400-foot study area. 438 East 12th Street, a six-story, approximately 80-foot-tall, 82-unit residential development, is anticipated to be completed and occupied in 2017. As currently designed, the facade will feature brick, aluminum, and glazing. At 222 Avenue A (504-530 East 14th Street), a seven-story, approximately 80-foot-tall, 150-unit mixed-use building is expected to be completed in 2017. Additional construction is underway at 436 and 442 East 13th Street, which are both being developed with six-story, six unit buildings.

E. PROBABLE IMPACTS OF THE PROPOSED PROJECT

URBAN DESIGN

The CEQR Technical Manual guidelines state that if the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Examples include projects that would potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses also are generally appropriate for areawide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance.

PROJECT SITE

In the future with the proposed project, a new, mixed-use residential and commercial building would be constructed on the site. The proposed building would have frontage along East 13th and East 14th Streets (see Figures E-10 and E-11). The East 13th Street portion of the building would be eight stories in height (approximately 80 feet), with a setback above the sixth floor. The East 14th Street portion of the building would rise 12 stories (124 feet) without setbacks (see Figure E-12). Retail space would occupy the first floor of the East 14th Street portion of the building.

STUDY AREA

The proposed new building would be in keeping with the uses, height, and massing of buildings in the study area. The East 14th Street portion of the building would be similar in height to the 13- and 14-story buildings (133 feet tall) located across the street in Stuyvesant Town. The East 13th Street portion of the building would have a set back above the sixth floor to maintain the surrounding streetwall height on this street. The height of this portion of the building would be in keeping with other recently constructed buildings in the area, most notably the adjacent through-block development at 420 East 14th Street/427 East 13th Street. The footprint and massing of the proposed building would be in keeping with the larger developments in the study area, such as the adjacent through-block building, Stuyvesant Town, and 523-525 East 13th Street.

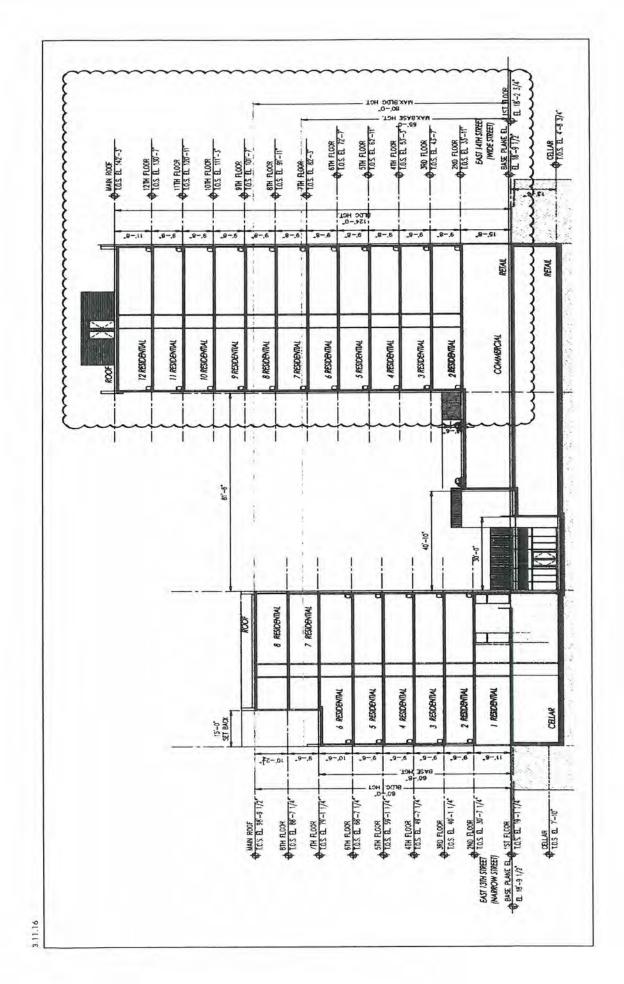
The proposed project would not be anticipated to adversely affect any urban design features of the study area, and would not adversely affect the experience of the pedestrian.

VISUAL RESOURCES

According to the guidance of the CEQR Technical Manual, additional visual resources analysis is required if: a project would partially or totally block a view corridor or a natural or built resource or a natural or built visual resource, and that resource is rare in the area or considered a defining feature of the neighborhood; or, a project would change urban design features so that the context of a natural or built visual resource is altered (for example, if a project alters the street grid so that the approach to the resource changes; if a project changes the scale of



View west to Consolidated Edison building, from East 14th Street and Avenue A



Illustrative Rendering East 14th Street Façade of Proposed Building Figure E-12

432 E 14TH STREET

surrounding buildings so that the context changes; or if a project removes lawns or other open areas that serve as a setting for the resource).

Key considerations in the assessment of the significance of a visual resource impact may include whether the project obstructs important visual resources and whether such obstruction would be permanent, seasonal, or temporary; how many viewers would be affected; whether the view is unique or do similar views exist; or whether the visual resource can be seen from many other locations.

PROJECT SITE

There are no visual resources located on the project site or the air rights parcel. Therefore, the proposed project would have no significant adverse impacts to on-site visual resources.

VISUAL REOURCES

The proposed building would not block any view corridors or views to any visual resources. Visual resources, including the Church of the Immaculate Conception and Clergy House and landscaping surrounding Stuyvesant Town, are located in close proximity to the project site; however, views to these resources would not be obstructed, and the proposed project would not alter the existing street grid or remove open areas that serve as a visual setting for either resource. Both resources would remain prominent in views from surrounding streets. Other visual resources in the area, such as the Consolidated Edison Building and the mature trees located within Tompkins Square Park, are located at a greater distance from the project site, and thus the addition of the proposed building would be less notable in the long views toward those resources.

Overall, the proposed project would not have a significant adverse impact on urban design or visual resources, or the pedestrian's experience of these characteristics of the built and natural environment. The proposed project does not merit further analysis of urban design and visual resources.

A. INTRODUCTION

This attachment addresses the potential for the presence of hazardous materials resulting from previous and existing uses both on the project site and in the surrounding area, and potential risks related to the proposed project with respect to any such hazardous materials. The building formerly on the project site has been demolished, and the property is currently a vacant lot, capped with the former concrete building slab. The proposed project includes construction of a twelve-story mixed-use building with a shared cellar and landscaped areas fronting East 14th Street and an eight-story residential building with a shared cellar fronting East 13th Street.

This assessment was based on the findings of a May 2014 Phase I Environmental Site Assessment (ESA) performed by HydroTech Environmental Corp., an October 2014 Subsurface (Phase II) Investigation prepared by AKRF, Inc., and a May 2015 Geotechnical Report prepared by Mueser Rutledge Consulting Engineers.

B. EXISTING CONDITIONS

SUBSURFACE CONDITIONS

The project site is approximately 20 feet above sea level. During the Subsurface (Phase II) Investigation, a layer of fill material was observed to depths ranging from 0 to 13 feet (or more) overlying apparent native material including sand. Groundwater was first encountered at between approximately 13 and 15 feet below grade and estimated to flow in an approximately easterly direction toward the East River. Bedrock was not encountered in any of the borings, which extended to 20 feet. During a subsequent geotechnical investigation conducted in April and May 2015 by Mueser Rutledge Consulting Engineers, groundwater was observed at depths ranging from 12 to 12.5 feet below grade.

HAZARDOUS MATERIALS ASSESSMENT

The Phase I ESA identified a former New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup (BCP) site located immediately northwest adjacent to the project site with releases of hazardous materials associated with dry cleaning. The Subsurface (Phase II) Investigation identified somewhat elevated levels of semivolatile organic compounds (SVOCs) and metals in soil. Elevated levels of volatile organic compounds (VOCs) and SVOCs in groundwater and VOCs in soil vapor were also identified. These studies and are discussed in more detail below.

Phase I Environmental Site Assessment – 432 East 14th Street, Manhattan, New York, Hydro Tech Environmental, Corp., May 2014

The study identified two recognized environmental conditions (RECs), i.e., the presence or likely presence of hazardous substances or petroleum products in, on, or at a property. The first was a 1,000-gallon underground storage tank (UST) containing No. 2 fuel oil beneath the

southern portion of the building. The second was the northwest adjacent NYSDEC BCP site. A petroleum spill was reported to have occurred at the dry cleaner previously located at 427-429 East 13th Street. Although the BCP site remediation was completed in December 2007, a potential for residual soil vapor and vapor intrusion was identified. The suspected presence of asbestos-containing material (ACM) throughout the building was also identified.

<u>Subsurface (Phase II) Investigation – 432 East 14th Street, New York, New York, AKRF, Inc., October 2014.</u>

The investigation included a geophysical survey and the advancement of six borings with the collection and laboratory analysis of six soil and four groundwater samples. Four subsurface soil vapor points were also installed to collect soil vapor samples. The geophysical survey identified an anomaly consistent with the suspected UST, in the loading area near East 13th Street. The borings encountered up to 15 feet of historical fill material (sand and silt with gravel, brick, asphalt, concrete, brick, and glass) underlain by apparent native sand. Groundwater was first encountered between approximately 13 and 15 feet below grade, but bedrock was not encountered. Laboratory analysis of the soil samples indicated levels of certain VOCs, SVOCs, and metals were above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives; however, these are based on long-term exposure to soil in a multi-family residential setting, a scenario which does not occur now and would not occur in the future with the proposed project. Groundwater samples did not meet drinking water criteria, but groundwater in Manhattan is not used as a source of drinking water. Twenty-four VOCs associated with petroleum or chlorinated solvents were detected in the soil vapor samples, including tetrachloroethylene (PCE) and trichloroethylene (TCE) above the New York State Department of Health (NYSDOH) indoor air guidance values (AGVs) in one or more samples.

C. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the proposed project, the project site would be expected to remain in its existing condition. Without excavation for new development, there would be no significant potential for exposure to subsurface contaminants. The UST, which is no longer in use, would require removal or closure-in-place in accordance with NYSDEC regulatory requirements.

D. PROBABLE IMPACTS OF THE PROPOSED PROJECT

The greatest potential for exposure to any hazardous materials would occur during the proposed project's construction, which would require subsurface disturbance to construct the cellar and foundations of the new building. The potential for significant adverse impacts would be avoided by adhering to the following:

- A Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP) have been prepared for approval by the New York City Department of Environmental Protection (NYCDEP), the City agency overseeing the development of this property, for implementation during subsurface disturbance. The RAWP and CHASP are based on the findings of the Subsurface Investigation and address requirements for: management of excavated soils (including stockpiling and transportation/disposal of excess soil), dust control, and contingency measures should unforeseen petroleum tanks or soil contamination be encountered. The RAWP includes a provision for a vapor barrier beneath/outside of the foundations of the new building as an protective measure against vapor intrusion.
- The known UST and any additional petroleum tanks encountered during construction would be removed (along with any contaminated soil) in accordance with applicable regulations,

- including New York City Fire Department and New York State Department of Environmental Conservation (NYSDEC) requirements (including those relating to spill reporting and tank registration).
- If dewatering is necessary during construction, water would be discharged to sewers in accordance with NYCDEP requirements. Groundwater would likely require treatment with granular activated carbon filters prior to discharge into the New York City sewers system.

With these measures in place, the proposed project would not result in any significant adverse impacts related to hazardous materials.

Attachment G:

Transportation

[TO COME]

Attachment H: Air Quality

A. INTRODUCTION

The potential for air quality impacts associated with the proposed mixed-use project at 432 East 14th Street in the East Village neighborhood of Manhattan (Block 441, Lots 23 and 32) was analyzed.

The proposed project is not expected to significantly alter traffic conditions. The maximum hourly increase in traffic volume due to the proposed project would not exceed the *CEQR Technical Manual* carbon monoxide screening threshold of 170 auto trips during peak hour at nearby intersections in the study area, nor would it exceed the particulate matter (PM) screening threshold discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual*. Therefore, a mobile source analysis is not required.

The CEQR Technical Manual requires an assessment of any actions that could result in the location of sensitive uses within 1,000 feet of a major or large emission sources (e.g., a power plant) requiring federal or state facility permits. To assess the potential effects of these existing sources on the proposed project, a review of existing permitted facilities was conducted. The nearest existing major or large emission source is the East River Generating Station operated by Con Edison, located more than 1,000 feet from the project area. Therefore, analysis of the potential impact of large sources on the proposed project is not required.

The proposed project involves the development of a mixed-use building containing 155 dwelling units and commercial use with a 12-story frontage facing East 14th Street, and an 8-story frontage facing East 13th Street. Since the proposed building would include a fossil fuel-fired heat and hot water system, an analysis of potential future pollutant concentrations from this source was conducted. As presented below, there would be no potential for significant adverse air quality impacts from the proposed project's heat and hot water systems. Therefore, overall, no significant adverse air quality impacts would occur as a result of the proposed project.

B. METHODOLOGY

Two analyses were prepared to assess the potential for air quality impacts associated with emissions from the proposed project's heat and hot water systems, according to the methods described in the CEQR Technical Manual. It was conservatively assumed that the heat and hot water system would utilize No. 2 fuel oil. The main pollutant of concern when burning No. 2 fuel oil is sulfur dioxide (SO₂). An initial screening analysis was prepared using the methodology for the initial screening of impacts from heat and hot water system described in the CEQR Technical Manual, and further screening was prepared using the EPA approved AERSCREEN model to evaluate potential impacts on concentrations of 1-hour average nitrogen dioxide (NO₂), 1-hour average concentrations of SO₂, and 24-hour and annual average concentrations of PM less than 2.5 micrometers in diameter (PM_{2.5}).

INITIAL SCREENING

An initial screening analysis was performed using the methodology described in Section 322.1 of Chapter 17 of the CEQR Technical Manual. This methodology determines the threshold of development size below which the action would not have a significant adverse impact for most pollutants and averaging periods. The screening procedure utilizes information regarding the type of fuel to be burned, the maximum development size, and the exhaust stack height to evaluate whether or not a significant impact is possible.

Based on the distance from the development to the nearest building of similar or greater height, if the maximum development size is greater than the threshold size in the CEQR Technical Manual, then there is the potential for significant air quality impacts and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis.

The nearest building of similar or greater height would be 630 feet from the project site. This is further than the 400 foot maximum screening distance, therefore a distance of 400 feet was chosen in accordance with the guidance provided in the CEQR Technical Manual.

However, since the screening does not address the most recently introduced standards, additional screening was undertaken (see below).

AERSCREEN ANALYSIS

Potential 1-hour NO₂, 1-hour SO₂, and 24-hour and annual average PM_{2.5} impacts from the proposed project's heat and hot water system's emissions were evaluated using the EPA's AERSCREEN model (version 15181 EPA, 2015). The AERSCREEN model predicts worst-case 1-hour average concentrations downwind from a point, area, or volume source. AERSCREEN generates application-specific worst-case meteorology using representative minimum and maximum ambient air temperatures, and site-specific surface characteristics such as albedo, Bowen ratio, and surface roughness length. The AERSCREEN model was used to calculate worst-case ambient concentrations of criteria pollutants from the proposed project downwind of the stack. Potential 1-hour average NO₂ and 1-hour average SO₂ concentrations, added to representative background concentrations in the area, were compared with the National Ambient Air Quality Standards (NAAQS). Potential 24-hour and annual average incremental concentrations of PM_{2.5} were compared with PM_{2.5} de minimis criteria thresholds defined in the CEQR Technical Manual.

The model incorporates the Plume Rise Model Enhancements (PRIME) downwash algorithm, which is designed to predict impacts in the "cavity region" (i.e., the area around a structure which, under certain conditions, may affect an exhaust plume, causing a portion of the plume to become entrained in a recirculation region). AERSCREEN applies the PRIME algorithm based on inputs from the Building Profile Input Program for PRIME (BPIPPRM) to provide a detailed analysis of downwash influences on a direction-specific basis. AERSCREEN also incorporates complex terrain algorithms and uses a terrain processor to account for the terrain in the vicinity of the source on a direction-specific basis.

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The albedo is the fraction of the total incident solar radiation reflected by the ground surface. The Bowen ratio is the ratio of the sensible heat flux to the latent (evaporative) heat flux. The surface roughness length is related to the height of obstacles to the wind flow and represents the height at which the mean horizontal wind speed is zero based on a logarithmic profile.

The AERSCREEN model was run both with and without the influence of building downwash, using urban diffusion coefficients that were based on a review of land-use maps of the area. Other model options were selected based on EPA guidance.

Nitrogen oxides (nitric oxide [NO] and NO₂, collectively referred to as NO_x) are emitted mostly as NO and are transformed to NO₂ as part of the chemical reactions in the atmosphere. Maximum 1-hour average NO₂ concentrations were estimated using an NO₂ to NO_x ratio of 0.8. The 0.8 ratio used for the maximum 1-hour concentration is the recommended default ratio per EPA's guidance for NO₂ modeling.¹

EMISSION RATES AND STACK PARAMETERS

The stack exhaust parameters and emission rates used in the AERSCREEN analysis are presented in Table H-1. Annual emissions rates from the heat and hot water system were calculated based on fuel consumption estimates, using energy use estimates based on the type of development and size of the building (166,177 gross square feet [gsf]) as recommended in the CEQR Technical Manual, and applying the EPA's emission factors for No. 2 fuel oil-fired boilers. The short-term emission rates were calculated by scaling the annual emissions to account for a 100-day heating season. The exhaust from the heat and hot water system was assumed to be vented through a single stack located on the bulkhead roof of the building at a height of 145 feet above grade (3 feet above the roof). The exhaust velocity was calculated based on the exhaust flowrate for the boiler capacity estimated using the energy use of the proposed project and EPA's fuel factors. Assumptions for stack diameter and exhaust temperature for the proposed system were obtained from a survey of boiler exhaust data performed and provided by New York City Department of Environmental Protection (NYCDEP) and were used to calculate the exhaust velocity.

Table H-1 Heat and Hot Water System Stack Parameters and Emission Rates

Stack Parameter	Value
Stack Height (feet)	145
Stack Diameter (feet)	1.00
Exhaust Velocity (feet per second)	17.2
Exhaust Temperature (degrees Fahrenheit)	300
Emission Rate (grams/second)	
NO ₂ (1-hour average)	0.0676
SO ₂ (1-hour average)	0.0008
PM _{2.5} (24-hour average)	0.0064
PM _{2.5} (Annual average)	0.0018

¹ EPA. Memorandum: Clarification on the use of AERMOD Dispersion Modeling for Demonstrating Compliance with the NO₂ National Ambient Air Quality Standard. September 30, 2014.

² EPA. Compilations of Air Pollutant Emission Factors AP-42. Fifth Edition, Volume I, Chapter 1, Section 3. http://www.epa.gov/ttn/chief/ap42. September, 1998.

³ Table 19-2 40 C.F.R Chapter I Subchapter C Part 60

RECEPTOR LOCATIONS

A receptor is specific location at which concentrations are projected. Receptor information provides the distance from the source, terrain height, and height above ground for selected locations. The screening analysis considered the effect of the proposed project's stationary source emissions on a residential building located at 445 East 14th Street (which is the nearest building with a height above 100 feet above grade, at approximately 130 feet away from the proposed project on the side closest to the receptor building), as well as other adjacent buildings that are three to seven stories shorter than the proposed project (with heights between 50 and 90 feet above grade) that were also considered due to its proximity.

BACKGROUND CONCENTRATIONS

To estimate the maximum expected total NO₂ and SO₂ concentrations at a given receptor, the maximum concentration increments predicted from the heating system were added to the corresponding background concentrations (see Table H-2). These background levels represent the 98th and 99th percentile annually of the daily-highest 1-hour average NO₂ and SO₂ concentrations, respectively (these are the statistical forms of the respective standards) that were measured at the nearest New York State Department of Department of Environmental Conservation (NYSDEC) background monitoring station for each of the pollutants. It was conservatively assumed that these high background concentrations occur on all days.

Table H-2
Maximum Background Pollutant Concentrations
For Heat and Hot Water System Analysis

Pollutant	Average Period	Location	Background Concentration (µg/m³)	Standard (µg/m³)
NO ₂	1-hour	Queens College, Queens	109	188 (1)
SO ₂	1-hour	Queens College, Queens	37	196 (1)
PM _{2.5}	24-hour	PS 19, New York	25.6	6.4 (2)
PM _{2.5}	Annual	N/A	N/A	0.3 (3)

Notes:

N/A - Not Applicable

1-hour average NAAQS.

24-hour average PM_{2.5} de minimis criterion,, not to exceed more than half the difference between the background concentration and the 24-hour standard of 35 µg/m³.

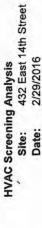
de minimis criterion for annual average PM_{2.5} (discrete receptor), not to exceed

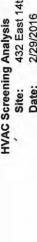
The background concentration for annual average $PM_{2.5}$ is not used since the criterion for this standard is based on incremental concentrations only, as described above. However, the *de minimis* criterion for 24-hour average $PM_{2.5}$ takes into account the background concentration.

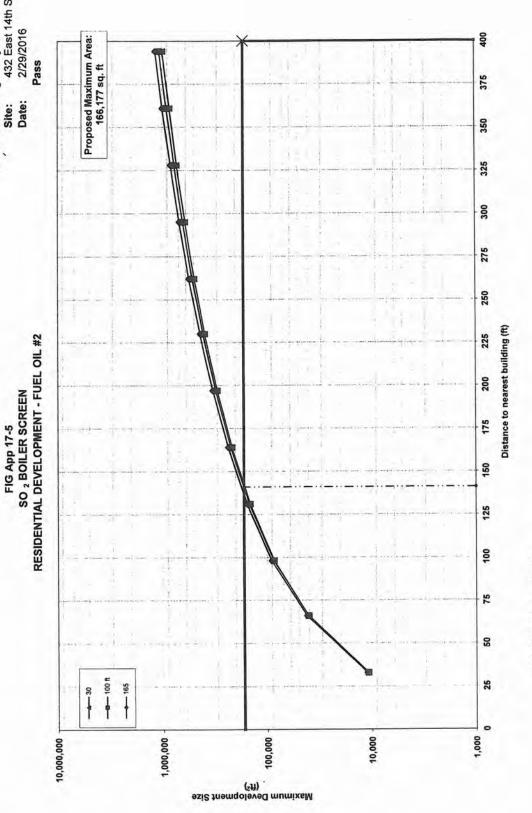
PROBABLE IMPACTS OF THE PROPOSED PROJECT

INITIAL SCREENING

The results of the simplified screening analysis are presented in **Figure H-1**. The distance below which impacts might occur on buildings of similar height was determined to be approximately 141 feet. There would be no building of similar height within 400 feet of the project site. Therefore, a distance of 400 feet was chosen in accordance with the guidance provided in the *CEQR*







400 ft 141 ft Stack Height: 145 ft
Distance to Nearest Building of Similar or Greater Height:
Proposed Maximum SQFA: 166,177 sq. ft
Minimum Allowable Distance to Nearest Building: 141 Technical Manual. Since annual average SO₂ is the critical pollutant in this analysis, impacts would also not be expected for the annual average NO₂, PM₁₀, and CO standards.

AERSCREEN ANALYSIS

The results of the AERSCREEN analysis for 1-hour average NO₂, 1-hour average SO₂, and 24-hour and annual average PM_{2.5} are presented in **Table H-3**. The projected potential impacts from the proposed project's heat and hot water system on all pollutant concentrations are less than their respective thresholds (NAAQS and *de minimis* criteria).

Table H-3
Maximum Modeled Pollutant Concentrations (μg/m³)

Pollutant	Averaging Period	Maximum Modeled Increment	Background Concentration	Total / Incremental Concentration	Criterion
NO ₂	1-hour	25	109	134	188
SO ₂	1-hour	1	37	38	196
DM	24-hour	1.8	N/A	4.1	4.7(1)
PM _{2.5}	Annual	0.08	N/A	0.19	0.3(2)

Notes:

N/A - Not Applicable

² PM_{2.5} annual average de minimis criteria for discrete receptors.

CONCLUSION

Based on the results of both screening analyses, the proposed project's heat and hot water systems would not result in any significant adverse air quality impacts.

¹ PM_{2.5} 24-hour average *de minimis* criteria —not to exceed more than half the difference between the background concentration and the 24-hour standard of 35 μg/m³.

Attachment I: Noise

A. INTRODUCTION

The proposed project at 432 East 14th Street would not generate sufficient traffic to have the potential to cause a significant noise impact (i.e., it would not result in a doubling of noise passenger car equivalents [Noise PCEs] which would be necessary to cause a 3 dBA increase in noise levels). However, the effects of ambient noise adjacent to the project site (including noise from vehicular traffic) are addressed in the following attachment. The analysis determines the level of building attenuation necessary to ensure that the proposed building's interior noise levels satisfy applicable City Environmental Quality Review (CEQR) interior noise criteria.

B. ACOUSTICS FUNDAMENTALS

Sound is a fluctuation in air pressure. Sound pressure levels are measured in units called "decibels" ("dB"). The particular character of the sound that we hear (a whistle compared with a French horn, for example) is determined by the speed, or "frequency," at which the air pressure fluctuates, or "oscillates." Frequency defines the oscillation of sound pressure in terms of cycles per second. One cycle per second is known as 1 Hertz ("Hz"). People can hear over a relatively limited range of sound frequencies, generally between 20 Hz and 20,000 Hz, and the human ear does not perceive all frequencies equally well. High frequencies (e.g., a whistle) are more easily discernable and therefore more intrusive than many of the lower frequencies (e.g., the lower notes on the French horn).

"A"-WEIGHTED SOUND LEVEL (DBA)

In order to establish a uniform noise measurement that simulates people's perception of loudness and annoyance, the decibel measurement is weighted to account for those frequencies most audible to the human ear. This is known as the A-weighted sound level, or "dBA," and it is the descriptor of noise levels most often used for community noise. As shown in **Table I-1**, the threshold of human hearing is defined as 0 dBA; quiet conditions (as in a library, for example) are approximately 40 dBA; levels between 50 dBA and 70 dBA define the range of noise levels generated by normal daily activity; levels above 70 dBA would be considered noisy, and then loud, intrusive, and deafening as the scale approaches 130 dBA.

In considering these values, it is important to note that the dBA scale is logarithmic, meaning that each increase of 10 dBA describes a doubling of perceived loudness. Thus, the background noise in an office, at 50 dBA, is perceived as twice as loud as a library at 40 dBA. For most people to perceive an increase in noise, it must be at least 3 dBA. At 5 dBA, the change will be readily noticeable.

Table I-1 nmon Noise Levels

Sound Source	(dBA)
Military jet, air raid siren	130
Amplified rock music	110
Jet takeoff at 500 meters	100
Freight train at 30 meters	95
Train horn at 30 meters	90
Heavy truck at 15 meters	80-90
Busy city street, loud shout	80
Busy traffic intersection	70-80
Highway traffic at 15 meters, train	70
Predominantly industrial area	60
Light car traffic at 15 meters, city or commercial areas, or residential areas close to industry	50-60
Background noise in an office	50
Suburban areas with medium-density transportation	40-50
Public library	40
Soft whisper at 5 meters	30
Threshold of hearing	0
Note: A 10 dBA increase in level appears to double the loudn 10 dBA decrease halves the apparent loudness. Sources: Cowan, James P. Handbook of Environmental Acoust Nostrand Reinhold, New York, 1994. Egan, M. David,	ics, Van

Acoustics. McGraw-Hill Book Company, 1988

SOUND LEVEL DESCRIPTORS

Because the sound pressure level unit of dBA describes a noise level at just one moment and few noises are constant, other ways of describing noise that fluctuates over extended periods have been developed. One way is to describe the fluctuating sound heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level," Leq, can be computed. Leq is the constant sound level that, in a given situation and time period (e.g., 1 hour, denoted by L_{eq(1)}, or 24 hours, denoted by L_{eq(24)}), conveys the same sound energy as the actual time-varying sound. Statistical sound level descriptors such as L1, L10, L50, L90, and Lx, are used to indicate noise levels that are exceeded 1, 10, 50, 90, and x percent of the time, respectively.

The relationship between Leq and levels of exceedance is worth noting. Because Leq is defined in energy rather than straight numerical terms, it is not simply related to the levels of exceedance. If the noise fluctuates little, Leq will be approximately equal to the L50 or the median value. If the noise fluctuates broadly, the Leq will be approximately equal to the L10 value. If extreme fluctuations are present, the L_{eq} will exceed L₉₀ or the background level by 10 or more decibels. Thus the relationship between Leq and the levels of exceedance will depend on the character of the noise. In community noise measurements, it has been observed that the Leq is generally between L₁₀ and L₅₀.

For purposes of the proposed project, the L10 descriptor has been selected as the noise descriptor to be used in this noise impact evaluation. The 1-hour L10 is the noise descriptor used in the CEQR Technical Manual noise exposure guidelines for CEQR classification.

C. NOISE STANDARDS AND CRITERIA

NEW YORK CEQR NOISE CRITERIA

The CEQR Technical Manual defines attenuation requirements for buildings based on exterior noise level (see **Table I-2**). Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential uses and interior noise levels of 50 dBA or lower for commercial uses and are determined based on exterior L₁₀₍₁₎ noise levels.

Table I-2
Required Attenuation Values to Achieve Acceptable Interior Noise Levels

		Clearly Unacceptable			
Noise Level With Proposed Project	70 < L ₁₀ ≤ 73	73 < L ₁₀ ≤ 76	76 < L ₁₀ ≤ 78	78 < L ₁₀ ≤ 80	80 < L ₁₀
Attenuation ^A	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	36 + (L ₁₀ - 80) ^B dB(A)

Notes:

D. EXISTING NOISE LEVELS

Existing noise levels at the project site were measured at two locations. Site 1 was located on East 14th Street between First Avenue and Avenue A, and Site 2 was located on East 13th Street between First Avenue and Avenue A (see Figure I-1).

At the receptor sites, the existing noise levels were measured for a 20-minute period during the three weekday peak periods—AM (7:00 AM to 9:00 AM), midday (MD) (12:00 PM to 2:00 PM), and PM (4:00 PM to 6:00 PM). Measurements were taken on February 11, 2016 and February 25, 2016.

EQUIPMENT USED DURING NOISE MONITORING

Measurements were performed using a Brüel & Kjær Sound Level Meter (SLM) Type 2260, a Brüel & Kjær ½-inch microphone Type 4189, and a Brüel & Kjær Sound Level Calibrator Type 4231. The SLM has a valid laboratory calibration within 1 year, as is standard practice. The Brüel & Kjær SLM is a Type 1 instrument according to ANSI Standard S1.4-1983 (R2006). The microphone was mounted at a height of approximately five feet above the ground surface on a tripod and at least approximately five feet away from any large reflecting surfaces. The SLM was calibrated before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. Measurements were made on the A-scale (dBA). The data were digitally recorded by the sound level meter and displayed at the end of the measurement period in units of dBA. Measured quantities included L_{eq}, L₁, L₁₀, L₅₀, L₉₀, and 1/3 octave band levels. A windscreen was used during all sound measurements except for calibration. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005.

The results of the existing noise level measurements are summarized in Table I-3.

At the receptor site, vehicular traffic was the dominant noise source. Measured levels are relatively low to moderate and reflect the level of vehicular activity on the adjacent roadways. In

The above composite window-wall attenuation requirements are for residential dwellings and community facility development. Commercial uses would require 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.

B Required attenuation values increase by 1 dB(A) increments for L₁₀ values greater than 80 dBA.
Source: New York City Department of Environmental Protection.

terms of the CEQR criteria, the existing noise levels at Site 1 are in the "marginally unacceptable" category and the existing noise levels at Site 2 are in the "marginally acceptable" category.

Table I-3 Existing Noise Levels in dBA

Site	Location	Time Period	Leq	L ₁	L ₁₀	L ₅₀	L ₉₀
		AM	72.2	80.4	75.2	69.3	64.4
	East 14th Street between First Avenue and	MD	70.9	79.6	74.0	67.5	62.1
1	Avenue A	PM	70.1	79.4	73.2	67.3	60.7
		AM	66.8	78.6	69.2	59.3	54.6
	East 13th Street between First Avenue and	MD	68.1	80.9	68.2	60.7	57.6
2	Avenue A	PM	63.9	73.2	68.2	59.7	54.2
Notes:	Noise measurements were performed on February 11, 2016 and February 25, 2016.						

E. NOISE ATTENUATION MEASURES

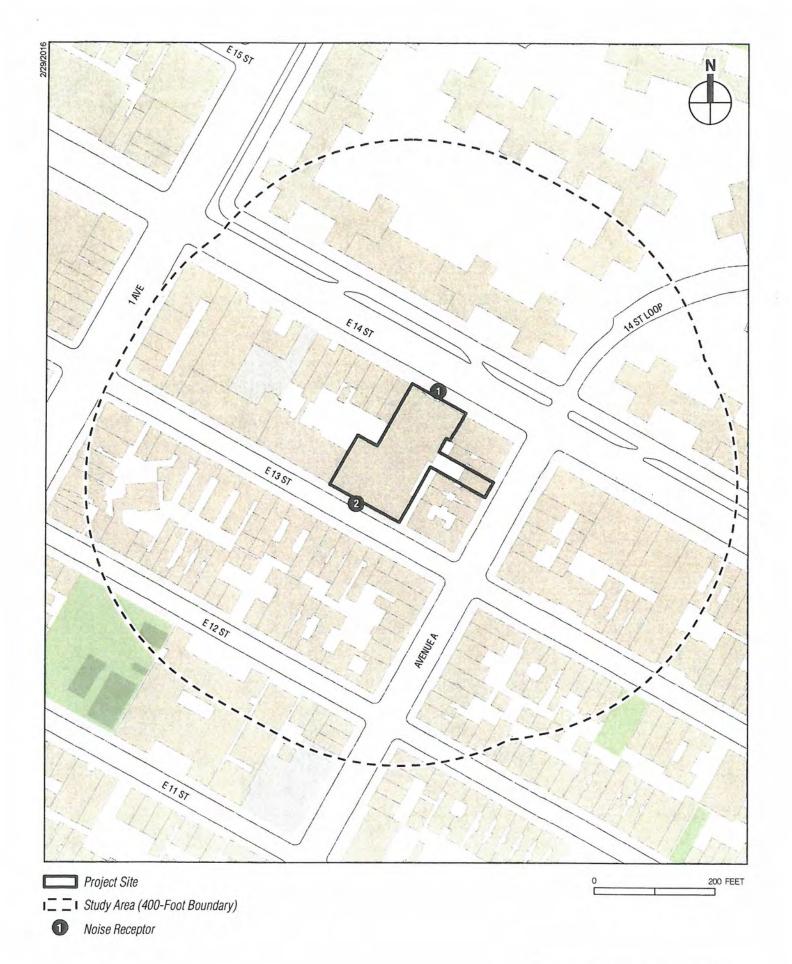
As shown in **Table I-2**, the *CEQR Technical Manual* has set noise attenuation quantities for buildings based on exterior $L_{10(1)}$ noise levels in order to maintain interior noise levels of 45 dBA or lower for residential uses and 50 dBA or lower for commercial uses. The results of the building attenuation analysis are summarized in **Table I-4**.

Table I-4
CEQR Building Attenuation Requirements

Receptor S	Site Façade	Maximum Measured L ₁₀ (in dBA)	Attenuation Required (in dBA)		
1 North		75.2	31		
2	South, East, West	69.2	N/A ²		
1	require 5 dBA less attent 2 "N/A" indicates that the	requirements shown are for resident uation. L_{10} value is less than 70 dB(A). The flow, therefore there is no minimum a	CEQR Technical Manual does not		

The attenuation of a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Normally, a building façade consists of wall, glazing, and any vents or louvers associated with the building mechanical systems in various ratios of area. Currently, the proposed design for the building includes acoustically-rated windows and central air conditioning as an alternate means of ventilation. The proposed building's façades, including these elements, would be designed to provide a composite Outdoor-Indoor Transmission Class (OITC) rating greater than or equal to those listed in above in Table I-4, along with an alternative means of ventilation in all habitable rooms of the residential units. By adhering to these design specifications, the proposed building will

¹ The OITC classification is defined by ASTM International (ASTM E1332) and provides a single-number rating that is used for designing a building façade including walls, doors, glazing, and combinations thereof. The OITC rating is designed to evaluate building elements by their ability to reduce the overall loudness of ground and air transportation noise.



provide sufficient attenuation to achieve the CEQR interior noise level guideline of 45 dBA or lower for residential uses and 50 dBA or lower for commercial uses, which would be considered acceptable according to CEQR interior noise level guidelines.

F. MECHANICAL EQUIPMENT

It is assumed that the building's mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the proposed project would not result in any significant adverse noise impacts related to building mechanical equipment.

