

TWIN PARKS EAST (I)

COMMUNITY DEVELOPMENT PLAN

also known as the Urban Renewal Plan for
Portions of the Twin Parks East Area

AS AMENDED
June 1, 1971

CONTENTS

- A. Table of Contents
- B. Description of Project
- C. Land Use Plan
- D. Proposed Action
- E. Other Provisions Necessary to Meet State and Local Requirements.
- F. Changes in Approved Plan
- G. Minor Changes
- H. Relocation Plan

Exhibits

- A. Boundary Description
- B. Map I: Land Use Plan
- C. Property Rehabilitation Standards (Residential)

B. Description of Project

1. Project Area Description:

The Twin Parks East Urban Renewal Area was designated by the City Planning Commission pursuant to Section 504 of the General Municipal Law of the State of New York. For convenience, the Twin Parks East Urban Renewal Area is divided into two areas (shown as Area A and Area B on Map I, Land Use Plan) along 182nd Street. This Urban Renewal Plan, also known as the Community Development Plan, encompasses a part or parts of both these portions of the Twin Parks East Urban Renewal Area. The sites which constitute the Plan, designated as Twin Parks East I, are shown on Map I, Land Use Plan, dated June 1, 1971, and are described in the attached boundary description (Exhibit B).

2. Area Deficiencies

The following types of deficiencies are present and adversely affect living conditions in the project area and in the immediate neighborhood:

- a) a high percentage of obsolescent and deteriorating structures. The 1960 Census reported 37.5% of the structures as deteriorated or dilapidated, and recent surveys indicate that deterioration has since spread to many of the new law tenements and wood frame structures, where the majority of all dwelling units in the area are concentrated.
- b) 12.5 acres of the 28 block area may be categorized as non-conforming or incompatible uses, underutilized or vacant land. Most of these are concentrated along a seven block frontage on Southern Boulevard opposite Bronx Park.

3. Urban Renewal Plan Objectives

The Urban Renewal Plan is intended to create a healthy and attractive urban environment in the larger Twin Parks East Urban Renewal Area by accomplishing the following specific objectives in the Plan area:

- To remove substandard and insanitary structures and eliminate blighting influences.
- To eliminate impediments to land disposition and development through the consolidation of property ownership and the provision of needed community facilities and public open space.
- To establish land use patterns consistent with modern planning concepts, and conducive to the creation of a superior living environment.
- To support and strengthen the predominantly residential character of the general neighborhood.

- To provide improved housing for area families of low and moderate income, with minimal dislocation, through emphasis on rehabilitation of existing residential structures to the maximum extent possible, and through phasing and the vest-pocket construction of new structures.
- To provide new housing of a sort and scale appropriate to the present physical character of the Twin Parks East neighborhood.
- To provide parking, recreational and community facilities, open space, and other amenities, designed to complement and enhance the residential redevelopment. Additional public and semi-public uses which are not a part of this Plan, including additional vest-pocket parks, and a program of beautification and open-space improvement, are proposed within the Twin Parks East Urban Renewal Area. These will be promoted, and coordinated to the maximum extent possible with the specific proposals advanced herein for Stage I sites, in order to insure the harmonious redevelopment of the entire Twin Parks East Area.

In general, the larger Twin Parks East area will be systematically upgraded as needed on a structure-by-structure, block-by-block basis, with a view to removing blight and restoring and enhancing the essential character of the area.

The undertaking of the renewal of the larger Twin Parks East Area in stages is in the best public interest. A start can be made immediately on vacant and underutilized sites; this is the meaning of the first stage. There will be minimal dislocation of residents of the area. For example, in the Stage I area many fewer families will have to be relocated than the number of new and rehabilitated apartments. The additional housing units resulting from activities in the first stage will be a relocation resource for the subsequent stages of renewal. In addition, these activities in the first stage will be a relocation resource for the subsequent stages of renewal. In addition, these activities will contribute to the betterment of the larger Bronx Park West community of which Twin Parks East is a part.

It should be noted that the residents of the Twin Parks East community themselves participated in the detailed planning which is now submitted for approval. The un-precedented give-and-take of community dialogue which took place in developing these plans is the best assurance that undertaking the renewal activities in the area in stages will not cause increased hardship to the local residents.

4. Types of Proposed Renewal Action

The following actions are proposed:

- a) Acquisition, clearance and redevelopment with housing and accessory commercial and parking facilities for low and moderate income families.

- b) Rehabilitation of housing and accessory commercial and parking facilities for low and moderate income families.
- c) Acquisition, clearance and redevelopment with community facilities and other appropriate public improvements.

Proposed public and semi-public improvements may include but are not limited to the provision of land for the development of vest-pocket parks, educational facilities, child-care centers, and other appropriate community facilities.

A portion of several streets, as indicated on Map I, Land Use Plan, dated June 1, 1971 will be closed to general thoroughfare in order to provide redevelopment parcels of adequate shape and size for the uses proposed thereon, and in order to provide additional public open space.

C. LAND USE PLAN

1. Land Use Map:

Map I, Land Use Plan, dated June 1, 1971 shows the sites comprising the Plan and the proposed use and treatment thereof.

2. Land Use Provisions:

As shown on Map I, Land Use Plan, the development of residential uses and densities which are compatible with the existing R-7 zoning of the general Twin Parks East Neighborhood shall be permitted on those sites which comprise the Plan. In addition, parking and community facilities and recreational and commercial uses that are accessory and compatible with existing and proposed residential uses shall be permitted. All other uses shall be excluded.

All housing to be constructed or rehabilitated shall be for occupancy by families of low and/or moderate income.

D. PROPOSED ACTION

1. Clearance and Redevelopment

- a) All properties within this Plan area, except those designated as R "Rehabilitation" on Map I, Land Use Plan, and in the attached Exhibit A, Boundary Description, will be acquired for clearance and redevelopment, except that Lots 32 and 35 in Block 3108 shall be acquired for rehabilitation subject to the standards contained in the attached Exhibit C, Section VI.

The properties designated R are tentatively proposed for rehabilitation but may be acquired under the special conditions set forth in Section D2 of this Urban Renewal Plan. The City reserves the right to clear and redevelop any such properties in the event that rehabilitation is

deemed infeasible, or to designate additional properties within this Plan area for rehabilitation. The attached Exhibit A, Boundary Description, describes the property to be acquired and the property tentatively proposed for rehabilitation within the Plan Area. The proposed use and tentative recommendations for street closings are shown on Map I, Land Use Plan.

2. Special Conditions Under Which Properties not Designated for Acquisition May be Acquired

A continuous and vigorous enforcement of applicable existing laws, codes and ordinances and regulations of the City of New York will be in effect and in force within all areas designated R, "Rehabilitation". All properties shall be required to meet at least the minimum standards contained in these City codes and ordinances and all applicable laws, codes, and regulations of the City and State of New York.

Owners of all buildings in these areas will be required to renovate said structures in compliance with the rehabilitation standards contained in this Urban Renewal Plan, within a reasonable period of time, as determined by the Housing and Development Administration. In order to ensure the elimination of all substandard conditions in these areas, the City reserves the right to acquire any property wherein the owner does not undertake, within such reasonable time, to correct all outstanding building violations in addition to making such necessary improvements as may be required to bring the building into compliance with the Rehabilitation Standards contained in Exhibit C of this Urban Renewal Plan.

3. Rehabilitation and Conservation

All buildings to remain and designated "Rehabilitation" (R) on Map I, Land Use Plan, are to be kept at a high level of maintenance. If any structure is demolished and new construction is to take place in an area designated "Rehabilitation", the provisions of Section D.4.f of this Urban Renewal Plan shall apply in order to insure harmonious redevelopment.

4. Redeveloper's Obligations

- a) The regulations and controls set forth in Section C hereof, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance executed pursuant thereto.
- b) The redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c) The redevelopers shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the

construction of the improvements agreed upon in the respective land disposition contracts within a reasonable time, as determined and set forth in the contract between the City of New York and each redeveloper.

- d) The redevelopers of project land shall not sell, lease, or otherwise transfer such land at any time prior to the completion of the redevelopment thereon without the prior written consent of the City of New York.
- e) No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of New York, or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.
- f) Site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be permitted for review and approval to the Housing and Development Administration by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Development Administration shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Housing and Development Administration after construction for final determination of compliance.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law of the State of New York and, more particularly, Section 502, subdivision 7 thereof:

1. Statement of Proposed Land Uses - See Section C of this Plan.
2. Proposed Land Acquisition, Demolition and Removal of Structures -
See Section D of this Plan.
3. Proposed Acquisition of Air Rights - None.
4. Proposed Methods or Techniques of Urban Renewal -
See Section D of this Plan.

5. Proposed Public, Semi-public, Private and Community Facilities or Utilities -

See Section C of this Plan. No significant adjustments or improvements of utilities are contemplated.

6. Proposed New Codes and Ordinances -

No new codes or ordinances are required to effectuate this Plan; however, amendments to the existing zoning in the project area may be necessary.

7. Proposed Program of Code Enforcement - Strengthening of enforcement.

8. Proposed Time Schedule for the Effectuating of this Plan:

Estimated Completion Date of Project: June, 1974

	<u>Starting Date</u>	<u>Completion Date</u>
a) Land Acquisition	May, 1968	December, 1970
b) Relocation of Site Occupants	June, 1968	October, 1971
c) Demolition and Site Clearance	December, 1968	December, 1971
d) Site Preparation including Installation of Project Improvements	December, 1969	June, 1973
e) Disposition of Land in the Project Area	May, 1971	May, 1972

F. CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York, provided that if modified after the disposition of any land in the project area, such modification must be consented to in writing by the purchaser or lessee or their successors in interest of any such land affected by the modification.

G. MINOR CHANGES

Where, owing to special conditions, a literal enforcement of these restrictions in regard to the physical standards and requirements as referred to in Section (C) and (D) of this Plan would result in unnecessary hardship, involve practical difficulties, or constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Housing and Development Administration shall have the power, upon appeal in specific cases, to authorize such changes of the terms of these restrictions to conform with the intent and purpose of

this Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and Local codes and ordinances.

H. RELOCATION PLAN

Proposals for Relocation

1. Residential

The basic strategy for the rehousing of all families is as follows:

- a) Use of existing public housing near the project with application of revised admission standards to make vacancies available to relocatees. Vacancies in neighborhood public housing developments have highest priority. The turnover vacancy rate in designated existing projects would accommodate the first families to be displaced. In addition, construction of new projects will be staged to accommodate ensuing displaced families whose eligibility will be determined under the revised admission standards referred to above.
- b) A survey will be initiated immediately to determine the size, social and income status of families to be displaced. Design of new low or moderate income units will be developed with full consideration to the housing needs of displaced families.
- c) Site office social services will be supplied to work with community committees to qualify families for admission to available apartments.
- d) Site office services will be supplied to accelerate approval of non-profit sponsors within the private sector to provide moderate rental housing.
- e) The general policies and procedures set forth in the Comprehensive Manual of the Department of Relocation shall apply to this project. All units required and expected to be used for relocation housing for this project are available to all ethnic groups on an equal basis without any discrimination pursuant to the Fair Housing Practices (Brown, Sharkey, Isaacs) Law of 1957 and the Mayor's policy for an open city.

2. Commercial

- a) The Department of Relocation will maintain constant liaison with the commercial tenants in the area so as to coordinate all of the commercial relocation efforts, advising all commercial tenants with respect to the relocation schedule, relocation payments, space availability and current market rentals.

- b) All merchants will be advised of the Small Business Administration's Program of making long-term, low interest loans to assist in re-establishing small businesses that have suffered substantial economic injury as a result of displacement. Commercial tenants will be entitled to moving expenses and other displacement payments to the extent allowable.

EXHIBIT A

BOUNDARY DESCRIPTION

The Twin Parks East (I) Community Development Plan, also known as the Twin Parks East (I) Urban Renewal Plan, encompasses the following sites which are within the Twin Parks East Urban Renewal Area bounded by Fordham Road, Southern Boulevard, Marmion Avenue, East Tremont Avenue, Clinton Avenue, East 182nd Street and Crotona Avenue in the Borough of the Bronx.

<u>BLOCK</u>	<u>LOTS</u>	<u>AREA</u>	<u>SITE</u>
3114	8, 13, 16, 17 and 27	A	3
3096	1, 2, 4, 25, 27, 29 and 33	B	1
3110	7, 8, 10 through 13, 16, 18, 19, 21 through 24, 99, 1, 4, 5	B	5
3094	3 through 6, 9 through 12, 59, 60, 90, 61, 64-67, 73, 7	B	6
3115	5, 57, 59, 61, 64	A	1
3114	52, 60 through 62	A	1A
3113	30, 33, 9, 12, 14, 15, 16, 18, 19, 22-29, 52, 53	A	2
3116	1, 43, 36, 37	A	4
3115	21, 38	A	5
3100	65, 66, 68, 72, 74, 80, 88	A	6
3101	23-28, 42-46, 35, 36, 62, 34, 38 (formerly 37, 38, 64), 39, 40, 41	A	8
3108	8-10, 30-32, 63, 35, 14-17, 19-22, 24, 26, 28, 29, 11	B	3
3111	15, 20, 24, 25, 26, 27, 29, 32	B	4
3093	20, 22, 23, 24, 27, 28	B	7
3093	2-9, 36-39	B	8
3094	14-17, 19-22, 24, 36, 37, 48, 52, 18, 49	B	9
3108	51-56	B	10
3099	1	A	7
3109	1, 4, 66, 18, 118, 22, 23, 25, 27-29, 31, 32, 34, 35, 37-40, 44, 46-49, 55-58, 6, 7, 8, 9, 10, 12, 14, 15	B	2
3114	71-73, 75, 77	A	R1
3114	31, 33, 35	A	R2
3100	12-14, 16, 18	A	R3
3099	4, 6, 8, 10, 12	A	R4
3096	15-17, 22, 23	B	R1
3111	8, 9, 10	B	R2
3094	29, 31, 33	B	R3

All sites designated R, "Rehabilitation," in this Exhibit may be acquired under the special conditions set forth in Section D.2 of this Urban Renewal Plan.

Exhibit A
Boundary Description

Twin Parks East (I)
June 1, 1971

EXHIBIT C

PROPERTY REHABILITATION STANDARDS

(RESIDENTIAL)

CONTENTS

- I. INTRODUCTION
- II. DEFINITIONS
- III. BUILDING AND PROPERTY DEVELOPMENT
- IV. SPACE AND OCCUPANCY
- V. CONSTRUCTION STANDARDS
- VI. MARMION & BOULEVARD GARAGES
(Block 3108, Tax Lots 32 & 35)

TWIN PARKS EAST (I)
June 1, 1971

I. INTRODUCTION

These standards have been developed to serve as the basis for rehabilitation of existing residential structures to provide an environment and accommodations which are decent, safe, sanitary, livable and designed to have continuing appeal. These standards are geared to the rehabilitation of structures on a long term basis--estimated mortgage life 20 years minimum--which will yield sufficient income to meet all operating expenses, and provide a satisfactory return on the investment.

The requirements set forth herein supplement all State and Local codes and ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to:

- (a) Chapter 26, Title C, Building Code of the Administrative Code of the City of New York;
- (b) Chapter 26, Title D, Housing Maintenance Code of the Administrative Code of the City of New York;
- (c) Chapter 713, L. 1929, Multiple Dwelling Law, as amended;
- (d) Zoning Resolution of the City of New York;
- (e) Chapter 30, Title B, Electrical Code of the City of New York; and
- (f) Chapter 22, Health Code of the City of New York.

II. DEFINITIONS

1. Basement: A space of full story height below the first floor having less than 50% of its height below adjoining grade.
2. Cellar: That space of a building which is partly or entirely below grade having more than half of its clear height below the average grade of the adjoining ground.
3. Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including kitchenettes, bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.
4. Multiple Dwelling: A "multiple dwelling" is a building containing three or more dwelling units.

5. Dwelling Unit: A "dwelling unit" is a group of rooms having a separate entrance and consisting of one or more living rooms and at least one kitchen or kitchenette and one bathroom.
6. Living Room: A "living room" is a habitable space within a dwelling unit primarily used for social gathering, study or other human activity, exclusive of such areas as bedrooms, bathrooms, cooking spaces, dining rooms, foyers, halls, dressing rooms, and closets.
7. Bedroom: A "bedroom" is a habitable space used primarily for sleeping purposes.
8. Kitchen: a "kitchen" is a habitable space used for cooking and preparation of foods, which has a floor area of 50 sq. ft. or more.
9. Kitchenette: A "kitchenette" is a cooking space having a floor area less than 59 sq. ft.
10. Bathroom: A "bathroom" is a compartment within a dwelling unit containing watercloset, lavatory, bathtub and shower.

III. BUILDING AND PROPERTY DEVELOPMENT

A. Residential Character

The property and building shall be residential in use and character. Uses which are accessory to and harmonious with this residential character and which are legal uses under existing laws shall be permitted, including that of a professional or home occupation nature serving primarily the residential area.

B. Building Bulk

No building shall be increased in height or land coverage, unless such alteration fully meets existing codes and ordinances and prior approval is granted by the Housing and Development Administration.

C. Off-Street Parking

Off-street parking spaces shall be provided to the extent feasible.

D. Exterior Appearance

The exterior physical character of all structures shall be acceptable in appearance jointly to the owners and the Housing and Development Administration.

E. Landscaping

All areas other than driveways, parking areas, walks and terraces shall be landscaped and provided with appropriate trees and shrubbery, and shall be adequately maintained.

IV. SPACE AND OCCUPANCY

A. APARTMENT DISTRIBUTION

No dwelling unit shall be subdivided into a larger number of units without prior approval by the Housing and Development Administration.

B. MINIMUM ROOM SIZES

Room sizes shown below shall be the minimum permitted for any subdivision of existing space, or for the construction of new rooms. Unremodeled existing rooms, smaller in size than those indicated below, but adequate in size and arrangement for the intended function, may be retained upon approval of the Housing and Development Administration.

SCHEDULE I

NAME OF Space (1)	Minimum Area		(sq. ft.) (2)	Least Dimension (3)
	0 BR	1 & 2 BR DU	3 or more BR DU	
LR		150	150	10'-0"
DR		80	100	7'-8"
K		59	70	3'-0" (4)
K'ette	40	40(NP in 2BR)	NP	3'-4"
BR		70	70	7'-0"
(Total BR Area		(1 BR, 100 2 BR, 170	3 BR, 240 4 BR, 340	(1st BR of each DU=8'-0"
OHR (5)		70	70	7'-0"
LR - DA		160	180	(7)
LR=DR		200	220	(7)
LR=DA=K (6)		210	240	(7)
K=DA (6)		80	100	(7)
K=DR		120	140	(7)
K'ette=DA		60	80	(7)
LR=DA=BR	220	NP	NP	(7)
LR=BR	190	NP	NP	(7)

NOTES - SCHEDULE I

(1) Abbreviations:

DU= Dwelling Unit

LR= Living Room

DR= Dining Room

K= Kitchen

DA= Dining Area

K'ette=Kitchenette

BR= Bedroom

OHR= Other Habitable Room

NP= Not Permitted

- (2) Minor variations to these room areas may be permitted when existing partitions preclude compliance.
- (3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- (4) Clear passage space.
- (5) An "Other Habitable Room" (OHR) shall meet all requirements for habitable rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms. Only one OHR is allowable, for room count purposes, per dwelling unit.
- (6) The combination of a Kitchen or Kitchenette and a Bedroom into a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a Kitchen or Kitchenette.
- (7) Least Dimension of appropriate room function applies.

C. HALLWAYS

Hallways shall provide adequate, safe and unobstructed circulation from dwelling units or other spaces to various means of exit.

D. FIRE PROTECTION

1. OBJECTIVE: To assure a high degree of safety to life and property by the separation of dwelling units, by the use of materials which will retard the spread of fire, smoke and hot gases through open or concealed spaces within the building, and by providing adequate and properly constructed means of exit.
2. EXITS: Each dwelling unit in multi-family structures, shall have two exits. The first, a doorway to a protected passageway leading directly

to the outside street or grade level. The second exit is by means of a doorway, stairway, protected passageway, or openable window. In building three or more stories above grade, the secondary exit shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency. In structures three or more stories in height accommodating more than one family there shall be at least one non-combustible stairway, except that a combustible stairway is acceptable under either of the following conditions:

- (a) Installation of an approved automatic sprinkler system.
- (b) An approved fire resistant stairway and passage.

In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where both conditions (a) and (b) listed in the preceding paragraphs are complied with.

Every below-grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.

E. PRIVACY AND ROOM ARRANGEMENT

A reasonably adequate degree of privacy shall be provided, particularly with reference to access to bedrooms and bathrooms. A bedroom or bathroom is not acceptable if it is the only means of access from one habitable room to another or to a hallway. Access to the bathroom from one bedroom through another in a dwelling unit having two or more bedrooms is not acceptable.

F. EXCEPTIONS

Where special site or structural conditions may make it impracticable to carry out one or more of the requirements listed herein, an exception may be permitted by the Housing and Development Administration provided that no exception shall be permitted which is less restrictive than applicable State and City codes and ordinances.

V. CONSTRUCTION STANDARDS

OBJECTIVE AND GENERAL REQUIREMENTS

The objective of the construction standards set forth herein is to insure compliance with the following requirements:

- Sufficient structural strength and rigidity.
- Adequate protection from corrosion, decay and other destructive forces.
- Necessary resistance to the elements.
- Good quality of workmanship and acceptable appearance.
- Continuity of proposed design, texture and color of materials with that existing.

All structural components of a building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated structure. Sagging floors, partitions or stairs, bulging of exterior walls, etc., shall be restored, within practicable limits, to an acceptable level or plumb position and adequately supported or braced. Stair railings shall be rigid. Individual structural members in a deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

In general, the rehabilitation work shall conform with the following specific basic requirements:

A. SITE WORK

Repair or replace defective paved surfaces, retaining walls, steps, fences, yard drains, etc., as required. Materials repaired or replaced shall provide a homogeneous texture and uniform color harmonizing with the main structure.

No subsidiary structures, open incinerators or other installations shall be permitted on the premises which create hazardous or objectionable conditions.

Refuse shall be kept in rodent and odor proof containers outside of the structure, and shall be placed behind or within visual barriers and shall be accessible to dwelling tenants and refuse collectors.

B. EXTERIOR OF STRUCTURE

1. EXTERIOR WALLS

Exterior walls shall provide safe and adequate support for all superimposed loads and shall be resistant to weather and moisture. Repair or replace missing or defective materials (e.g., cracks in walls and foundations, missing or loose masonry trim and copings, cracked siding and rotted wood). Spot point and steam-clean brickwork as required.

2. WINDOWS, DOORS AND OTHER OPENINGS

Existing doors and windows, including hardware, shall be weather-tight, operate satisfactorily and give evidence of continuing acceptable services. Defective materials shall be repaired or replaced. In order to protect against rat and vermin infestation windows near grade shall be provided with snug fitting screens and exterior doors shall be tightly fitted.

3. ROOFING AND SHEET METAL

Defective roofing surfaces (as evidenced by poor drainage, excessive blistering, surface breaks and/or water seepage into the interior) shall be removed and replaced with new roofing and flashing and properly pitched to roof drains. Roof drains shall be cleaned and defective drains replaced.

4. MISCELLANEOUS METAL WORK

All exterior ferrous metal work, including cornices, skylights, fire escapes, railings and iron fences, shall be repaired where possible, wire-brushed and painted. When damage is extensive, they shall be removed and replaced.

C. PUBLIC SPACES

1. VESTIBULE AND HALLWAYS

Repair or replace all defective surfaces.

2. APARTMENT ENTRANCE DOORS

Wood doors and frames leading to individual apartments in multiple dwellings shall be removed and replaced with hollow metal doors and metal frames or flush type solid wood 1 3/4 inch doors or door and frames having not less than 3/4 hour fire resistance rating.

3. INTERIOR STAIRWAYS

In addition to the general requirements of Paragraph V above, treads and risers shall be repaired as required. Non-slip metal nosings shall be provided on treads.

4. BASEMENT OR CELLAR AREAS

Defective or uneven concrete floor areas shall be removed and replaced.

Laundries are to be provided in basements where the number of dwelling units in the building warrants such facilities. A general storage space shall be provided for each dwelling unit.

D. INTERIOR OF DWELLINGS

1. Architectural Work

- a. Floors (other than basements and cellars)-Defective portions of floors and finishes shall be repaired, adjusted, or replaced in order to provide a solid, level and even refinished surface. Where replacement of entire floors is required, other than in baths and kitchens, hardwood shall be used.
- b. Plaster-All defective or conspicuously uneven plastered surfaces shall be refurbished and where the deterioration of plastered surfaces is the result of water penetration (such as roof or wall leaks, or defective plumbing pipes) within the walls the restoration of the plaster surface shall be made only after the repair of such deficiencies.
- c. Interior Woodwork-All woodwork and trim shall be repaired, replaced or scraped and refinished to a reasonably smooth surface.
- d. Rehabilitation of Bathrooms-Remove exposed plumbing lines, obsolete bathtubs and other fixtures, replacing with those of modern design, as described in further detail under Section 2(b) and (c) below. Provide ceramic tile wainscot 4 feet in height, except over bathtubs, where wainscot shall be 6 feet in height.
- e. Kitchen Facilities- Each kitchen space shall contain a sink with counter work space, adequate space for installing ranges (4 burner), ovens, refrigerators and enclosed storage for dishes and cooking utensils. The range and oven provided should be in good operating condition. A minimum for wall and base cabinets is 30 sq. ft. and for drawer areas 5 sq. ft.

- f. Closets-Clothes closet space shall be provided within each dwelling unit on the basis of approximately 12 sq. ft. for the first bedroom plus 6 sq. ft. for each additional bedroom.

Linen closet space shall be provided within each living unit. The minimum total shelf area for small dwelling units shall be 8 sq.ft. and proportionately greater for larger apartments.

- g. Light and Ventilation - All habitable rooms and public spaces shall have adequate natural light and ventilation. Acceptable substitutes are, mechanical ventilation in bathrooms and kitchenettes and artificial light in public spaces.

- h. Painting and Decorating - After alteration all public spaces and habitable rooms shall be painted where required. All surfaces shall be repaired prior to painting. Excessive coats of paint or existing surfaces shall be scraped to provide a reasonably smooth surface. Cellar walls and ceilings to be white washed or painted in a light color.

2. Plumbing, Heating and Electrical Work

- a. General - The plumbing system and its appurtenances for each dwelling shall provide a satisfactory system for hot and cold water supply and drainage and shall be operable at all times. The water supply system shall be free from excessive accumulation of rust or mineral deposits.
- b. Piping - All new hot and cold water supply piping shall be of non-ferrous materials. All existing exposed piping in bathrooms shall be removed and replaced with piping concealed in the walls. Pipe openings in walls, floors and ceilings shall be provided with tight-fitting escutcheons around the pipes to block leakage of air, transmission of sound, and to prevent the passage of rodents or vermin.
- c. Bathroom Fixtures - Each bathroom shall be equipped with a water closet, a tub (4'-6" minimum), overhead shower, lavatory, medicine cabinet and built-in soap dishes and towel bars. Old tubs with submerged inlets shall be removed and replaced with new tubs and new shower head, both of modern design.
- d. Domestic Hot Water - Each dwelling unit within a building shall have an adequate supply of hot (120° - 140°F) water, with ample storage capacity from a central system located in the basement, piped to each kitchen sink, lavatory and tub.
- e. Heating - Heating of each dwelling unit shall be provided through a central heating system and equipment capable of maintaining a temperature of at least 70 degrees F when the outside temperature is zero.

- f. Electrical - Each habitable room shall be provided with at least two (2) double convenience outlets. Appliance circuits shall be installed in kitchens where required. All wiring shall be concealed. Except where existing wiring is in good serviceable condition, and not a potential source of electrical hazard, it shall be replaced.

VI. MARMION AND BOULEVARD GARAGES

The requirements set forth herein supplement all state and local ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation must also be in compliance with all such applicable codes and ordinances including but not limited to:

- a) Building Code of the City of New York
- b) Electrical Code of the City of New York
- c) Health Code of the City of New York

BUILDING & PROPERTY DEVELOPMENT

- A. The buildings shall not be increased in height or floor area.

SPACE & OCCUPANCY

A. Auto Parking

- 1) Spaces provided shall be adequate to safely park and store automobiles.
- 2) Access ramps shall provide adequate, safe circulation between levels.

B. Fire Protection

Each level shall have two exits; one to be enclosed fire-protected stairway leading directly to outside, the second via ramp to access door.

CONSTRUCTION STANDARDS

A. General Requirements

All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated structure. Sagging of floors, partitions or stairs, bulging of exterior walls, etc., shall be restored, within practical limits, to an acceptable level or plumb position and adequately supported or braced. Stair railings shall be rigid. Individual structural components in a deteriorated condition shall be replaced or repaired.