

**Environmental Assessment Statement
and
Supplemental Report**

for

**51 White Street Special Permit
51 White Street
New York, NY**

Prepared by:

**Compliance Solutions Services, LLC
175 West 60th Street
New York, NY 10023**

August 2018

EAS FORM



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

PROJECT NAME 51 White Street Special Permit

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
18DCP092M

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
180439ZSM

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA) Project ID P2017M0085

2a. Lead Agency Information

NAME OF LEAD AGENCY
NYC Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON
Robert Dobruskin

ADDRESS 120 Broadway, 31st floor

CITY New York STATE NY ZIP 10271
TELEPHONE 212-720-3423 EMAIL
rdobrus@planning.nyc.gov

2b. Applicant Information

NAME OF APPLICANT
51 White Street LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
John J. Strauss, Compliance Solutions Services, LLC

ADDRESS 348 West 57th Street, # 214

CITY New York STATE NY ZIP 10019
TELEPHONE 212-741-3432 EMAIL
jstrauss.css@gmail.com

3. Action Classification and Type

SEQRA Classification

UNLISTED TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(9)

Action Type (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)

LOCALIZED ACTION, SITE SPECIFIC LOCALIZED ACTION, SMALL AREA GENERIC ACTION

4. Project Description

The Applicant, 51 White Street LLC, is seeking a City Planning Commission (CPC) Special Permit pursuant to Zoning Resolution (ZR) Section 74-711 ("Landmarks preservation in all districts") for a property located at 51-53 White Street in Manhattan Community District 1 to waive the height limitations of ZR Section 23-692 ("Height limitations for narrow buildings or enlargements"), the front setback requirements of ZR Section 23-662 ("Maximum height of buildings and setback regulations"), the required 30-foot distance between legally required windows and the rear lot line of ZR Section 23-861 ("General provisions"), and the minimum required dimensions of the rear inner courts of ZR 23-851(b) ("Minimum dimensions of inner courts"). The proposed action would facilitate a proposal by the Applicant to construct a two-story vertical enlargement to an existing vacant five-story building at 51-53 White Street, Block 175, Lot 24, New York, NY (the "Project Site").

Project Location

BOROUGH Manhattan COMMUNITY DISTRICT(S) 1 STREET ADDRESS 51-53 White Street

TAX BLOCK(S) AND LOT(S) Block 175, Lot 24 ZIP CODE 10013

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Between Broadway and Church Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C6-2A ZONING SECTIONAL MAP NUMBER 12a

5. Required Actions or Approvals (check all that apply)

City Planning Commission: YES NO UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

CITY MAP AMENDMENT ZONING CERTIFICATION CONCESSION
 ZONING MAP AMENDMENT ZONING AUTHORIZATION UDAAP
 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 23-692, 23-662, 23-861, 23-851, 74-711

Board of Standards and Appeals: YES NO

VARIANCE (use)
 VARIANCE (bulk)

<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION	
Department of Environmental Protection: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:	
Other City Approvals Subject to CEQR (check all that apply)	
<input type="checkbox"/> LEGISLATION <input type="checkbox"/> RULEMAKING <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> OTHER, explain:	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: <input type="checkbox"/> POLICY OR PLAN, specify: <input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> PERMITS, specify:
Other City Approvals Not Subject to CEQR (check all that apply)	
<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input checked="" type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input checked="" type="checkbox"/> OTHER, explain: Dept. of Buildings building permit
State or Federal Actions/Approvals/Funding: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:	
6. Site Description: <i>The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.</i> Graphics: <i>The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.</i>	
<input checked="" type="checkbox"/> SITE LOCATION MAP <input checked="" type="checkbox"/> TAX MAP <input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
Physical Setting (both developed and undeveloped areas)	
Total directly affected area (sq. ft.): 3,900	Waterbody area (sq. ft.) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 3,900	Other, describe (sq. ft.): 0
7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)	
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 5,025 gsf enlargement	
NUMBER OF BUILDINGS: 1	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 31,905
HEIGHT OF EACH BUILDING (ft.): 100'-8"	NUMBER OF STORIES OF EACH BUILDING: 7 + cellar & sub-cellar
Does the proposed project involve changes in zoning on one or more sites? <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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:	
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):	
AREA OF TEMPORARY DISTURBANCE: 10 sq. ft. (width x length)	VOLUME OF DISTURBANCE: 50 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 10 sq. ft. (width x length)	
8. Analysis Year CEQR Technical Manual Chapter 2	
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2020	
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 8	
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY?	
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:	
9. Predominant Land Use in the Vicinity of the Project (check all that apply)	
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> MANUFACTURING <input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE <input checked="" type="checkbox"/> OTHER, specify: community facility

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION		NO-ACTION CONDITION		WITH-ACTION CONDITION		INCREMENT
LAND USE							
Residential	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type of residential structures			multi-family dwellings		multi-family dwellings		
No. of dwelling units			4		6		+2
No. of low- to moderate-income units			0		0		
Gross floor area (sq. ft.)			13,260		20,790		+7,530
Commercial	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type (retail, office, other)			office		office		
Gross floor area (sq. ft.)			13,621		11,115		-2,506
Manufacturing/Industrial	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Type of use							
Gross floor area (sq. ft.)							
Open storage area (sq. ft.)							
If any unenclosed activities, specify:							
Community Facility	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Type							
Gross floor area (sq. ft.)							
Vacant Land	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:							
Publicly Accessible Open Space	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):							
Other Land Uses	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:	vacant 5-story 24,375 gsft building						
PARKING							
Garages	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							
No. of accessory spaces							
Operating hours							
Attended or non-attended							
Lots	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							
No. of accessory spaces							
Operating hours							
Other (includes street parking)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:							
POPULATION							
Residents	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify number:			8		12		+4
Briefly explain how the number of residents	Based on average household size of 2.08 persons in census tract 33 (2010 Census)						

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
was calculated:				
Businesses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type		offices	offices	
No. and type of workers by business		54 office workers	44 office workers	-10 office workers
No. and type of non-residents who are not workers		20 daily visitors (vendors, customers)	16 daily visitors (vendors, customers)	-4 daily visitors (vendors, customers)
Briefly explain how the number of businesses was calculated:	Office workers calculated at 4 workers per 1,000 gsf of office space			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	C6-2A	C6-2A	C6-2A	
Maximum amount of floor area that can be developed	23,478 zsf residential (FAR 6.02), 23,400 zsf commercial (FAR 6.0), or 25,350 zsf comm facil (FAR 6.5)	23,478 zsf residential (FAR 6.02), 23,400 zsf commercial (FAR 6.0), or 25,350 zsf comm facil (FAR 6.5)	23,478 zsf residential (FAR 6.02), 23,400 zsf commercial (FAR 6.0), or 25,350 zsf comm facil (FAR 6.5)	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, commercial, comm facility; C6-2A, C6-4, C6-4A, M1-5, TMU	Residential, commercial, comm facility; C6-2A, C6-4, C6-4A, M1-5, TMU	Residential, commercial, comm facility; C6-2A, C6-4, C6-4A, M1-5, TMU	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

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.

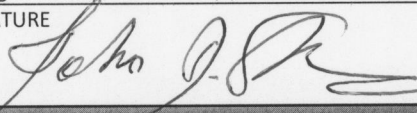
- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and, if needed, attach supporting 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 Full 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input type="checkbox"/>
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
o 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 Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Libraries		
o 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 Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Public Schools		
o 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 Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is the project located within a well-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See attached report.		
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See attached report.		
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . See attached report.		
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 Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	<input type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(c) If the proposed project located in a separately sewerred area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 601		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
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): 5,039,788		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**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.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
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/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed) See attached report.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See attached report.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See attached report.		
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; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See attached report.		
20. APPLICANT'S CERTIFICATION		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME John J. Strauss, Compliance Solutions Services, LLC	SIGNATURE 	DATE August 3, 2018
PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.		

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

Potentially Significant Adverse Impact

IMPACT CATEGORY	Potentially Significant Adverse Impact	
	YES	NO
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?


YES NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE 8/3/2018
SIGNATURE 	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project: and related actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this Determination are noted below.

1. Historic and Cultural Resources

The proposed action would facilitate the two story enlargement of a contributing building in the Tribeca East Historic District. LPC has issued a Certificate of Appropriateness and agrees with the conclusion of no significant adverse impacts to Historic and Cultural Resources. An LPC Restrictive Declaration will be recorded on the property which includes a continuing maintenance plan designed to ensure that the subject building will be preserved in a sound first-class condition in perpetuity.

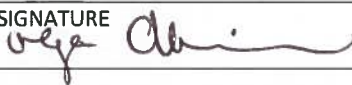
Land Use, Zoning and Public Policy

2. This EAS includes a detailed Land Use, Zoning and Public Policy section, which analyzes the potential significance of the proposed action on land use, zoning and public policy in the study area. The proposed action would modify bulk regulations to facilitate a two story enlargement and the residential use of a mezzanine level in an existing building at 51 White Street in the Tribeca East Historic District of Manhattan. The study area is characterized by diverse uses including residential, commercial, mixed residential/commercial and community facility uses. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed action.

Air Quality

3. The proposed action would not result in any significant adverse impacts related to air quality. In both the no-action and with-action scenarios, the approved DOB plans and proposed site plans include details for an electric HVAC system with no emissions stack. Accordingly, a detailed air quality analysis is not warranted.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE 8/3/2018
SIGNATURE 	

TITLE Chair, Department of City Planning	
NAME Marisa Lago	DATE 8/6/2018
SIGNATURE	

PROJECT DESCRIPTION

51 White Street Project Description

Introduction

The Applicant, 51 White Street LLC, is seeking a City Planning Commission (CPC) Special Permit pursuant to Zoning Resolution (ZR) Section 74-711 (“Landmarks preservation in all districts”) to waive the height limitations of ZR Section 23-692 (“Height limitations for narrow buildings or enlargements”), the front setback requirements of ZR Section 23-662 (“Maximum height of buildings and setback regulations”), the required 30-foot distance between legally required windows and the rear lot line of ZR Section 23-861 (“General provisions”), and the minimum required dimensions of the rear inner courts of ZR Section 23-851(b) (“Minimum dimensions of inner courts”). The Proposed Action would facilitate a proposal by the Applicant to construct a two-story vertical enlargement and to allow for the residential occupancy of a mezzanine level in a building located on a property at 51-53 White Street (Block 175, Lot 24, the “Project Site”) in the Tribeca East Historic District in the Tribeca neighborhood of Manhattan, Community District 1. The existing building on the project site is currently vacant.

Existing Conditions

Description of the Surrounding Area

The area surrounding the project site is characterized by mid-rise commercial, mixed commercial and residential, and residential buildings. The area surrounding the site is zoned C6-2A, C6-4, C6-4A, and M1-5. The Special Tribeca Mixed Use District is located to the west.

The project site is located within the Tribeca East Historic District. The Tribeca East Historic District is defined by ornate store and loft buildings which reflect the district’s role as the center for dry goods and related businesses in New York City. The site is bordered by the NYC Landmarks Preservation Commission (LPC) designated individual landmark Condict Store at 55 White Street to the east. There are also a number of other LPC designated individual landmarks in the immediately surrounding area including the Woods Mercantile Building at 46-50 White Street; the New York Life Insurance Company building at 346 Broadway (interior landmark); the Kitchen, Montross and Wilcox Store at 85 Leonard Street; 87 Leonard Street; the James White Building at 361 Broadway; and the 359 Broadway Building.

The Civic Centre Synagogue, which borders the project site to the west, is a two-story community facility building that rises to a height of 66’-7” and is not a designated landmark. The landmarked 55 White Street, which borders the project site to the east, is a seven-story mixed-use building with ground floor retail space and residential space above. The north and south sides of White Street between Church Street and Franklin Place are characterized by five- to seven-story residential and mixed-residential and commercial buildings, many of which contribute to the historic character of the Tribeca East Historic District.

Description of the Project Site

The project site is identified as 51-53 White Street (Block 175, Lot 24). The site consists of an interior lot located along the southerly side of White Street on a block that is bounded by White Street to the north, Franklin Place to the east, Franklin Street to the south, and Church Street to the west in the Tribeca neighborhood of Manhattan. The property is located within the LPC

designated Tribeca East Historic District and is adjacent to the individually designated Condict Store landmark at 55 White Street to the east.

The property consists of a 3,900 square foot rectangular shaped lot with 39' of frontage along the south side of White Street between Church Street and Broadway and a depth of 100'. White Street is a narrow street with a width of 50 feet. The property is zoned C6-2A.

The property is developed with a five-story, cellar, and sub-cellar vacant building which was constructed in 1857-58. The existing 24,375 gross square foot (gsf) building rises to a height of 76'-2" and contains 13,260 gsf of residential floor area and 11,115 gsf of commercial floor area. The existing building has a rear yard of 6 feet up to a height of 38'-9" and then has a 15-foot rear yard.

The building, which became vacant in April 2016, was previously occupied by Use Group (UG) 6 commercial office space and accessory storage on the building's first, cellar, and sub-cellar floors, and by 12 units of UG 2 residential space on the building's second through fifth floors. The second through fifth floors of the building were converted to Class A apartments as-of-right in 1984 but no Certificate of Occupancy was issued for residential use in connection with that job application, which would have been permitted within the C6-4 district that existed at the time.

The site was contextually rezoned from C6-4 to C6-2A on May 24th, 1995 as a part of application C 940309 ZMM to enhance land use development in portions of the Special Lower Manhattan Mixed Use Districts (LMM) by creating a transition from the higher density downtown Central Business District and Civic Center to the loft character of TriBeCa and LMM areas, reinforcing existing building context by requiring street walls for new developments, permitting infill residential construction in the LMM area, and promoting a range of as-of-right uses that reflect the existing land use and trends.

The 3,900 square foot site is currently developed with 16,965 zoning square feet (zsf) of total floor area which represents an FAR of 4.35. The 13,260 zsf of residential floor area on the site represents an FAR of 3.4 and the 3,705 zsf of commercial floor area represents an FAR of 0.95. The project site's C6-2A zoning permits a maximum base residential FAR of 6.02 and a maximum base commercial FAR of 6.0 which would allow up to 23,478 zsf of residential floor area or 23,400 zsf of commercial floor area on the property.

A summary of the status of NYC Department of Buildings filed plans and construction work that have recently occurred or are currently occurring in the building follows below. All items listed below would occur in the absence of the proposed project and would be completed before the analysis year, 2020, absent the Proposed Action.

1. DOB Job #140681180, 140681233 & 140681215 for new sidewalk shed, scaffolding, and fence during construction. (This item is completed and the new sidewalk shed, scaffolding, and fence will remain in place until construction is completed.)
2. DOB Job #121788048 for removal of interior partitions, dropped ceilings, interior doors, walls, flooring, plumbing and mechanical. (This item is 95% complete pending the existing roof. Completion is expected by May 2018.)

3. DOB Job #122913062 for interior renovation of existing 5 story building including new HVAC, plumbing, elevator, sprinkler and standpipe, new windows and storefront within the existing building envelope as further detailed below. (This item is 30% complete. Completion is expected in late 2018. Item 3 will be amended to become the DOB application that requires the proposed action.)

- Sub-cellar excavation to accommodate a new elevator and provide additional headroom in the sub-cellar;
- New elevator and 2 stairs cores sub-cellar to roof bulkhead;
- New first floor White Street storefront – remove existing infill and replace infill with new building entry locations for first floor residential and commercial spaces (restore the storefront to its original 19th Century appearance by exposing and restoring the original cast iron columns that are covered in stucco and terra-cotta brick);
- New first floor mezzanine between existing first and second floors (floor 1A);
- New rear façade windows and doors;
- At the rear façade raise the existing first floor parapet five feet higher than the existing adjacent west retaining wall parapet; and
- Plumbing, mechanical, sprinkler, and standpipe work associated with the above work.

Description of the Proposed Development

The Applicant is requesting a Special Permit in order to construct a two-story vertical enlargement to the existing five-story mixed-use building on the project site, resulting in a building that rises to a height of 100'-8" with a 10-foot front setback at the sixth floor and a 12-foot front setback at the seventh floor at the maximum building base height of 85 feet. The proposed materials for the north and south walls of the addition would be metal and glass while the proposed material for the east and west walls of the addition would be stucco. The proposed two-story vertical enlargement would contain approximately 5,025 gsf of residential floor area and would result in the addition of two new dwelling units in the building. The proposed sixth and seventh floor additions would have 20-foot rear yards. A balcony is proposed to extend 3'-8" into the rear yard at the seventh floor. The Applicant proposes to raise the west wall of the existing building to a height varying from 3'-6" to 4'-6" for a depth of 40 feet to lessen the visual impact of the addition from White Street.

As part of the Special Permit application, the Applicant also proposes to remove the fire escape on the façade of the building; clean and make all necessary repairs to the stone face of the building; replace all 24 front façade windows from the second through fifth floors with windows that match historic profiles of 19th century windows; and restore the fire shutters of the building.

A 2,506 gsf mezzanine would be constructed between the existing first and second floors of the building (floor 1A) in the absence of the Proposed Action. In order to construct the proposed floor 1A, the Applicant proposes to raise the existing rear first floor roof parapet by five feet, which would also occur in the absence of the Proposed Action. Although floor 1A would be constructed in the future without the action, the Special Permit is needed to provide legally required light and air per ZR Section 23-861 for the bedrooms that would be created at the rear of floor 1A. Floor 1A would be used as a separate residential unit in the proposed development.

The combined vertical enlargement and floor 1A would result in a total increase of 7,531 gsf of residential floor area. The proposed development would contain one residential unit per floor on floors 1a, 2, 3, 4, and 5, and a duplex unit on floors 6 and 7 for a total of 6 dwelling units.

The LPC Restrictive Declaration includes a continuing maintenance plan which is a program designed to ensure that the subject building will be preserved in a sound first-class condition in perpetuity. This obligation includes a thorough inspection of the building every five years and the preparation of an existing conditions report that shall be submitted to the LPC. All work identified in the existing conditions report as necessary to maintain this building in a sound, first-class condition must be expeditiously undertaken. See Historic and Cultural Resources Appendix.

The Landmarks Committee of Manhattan Community Board 1 has issued a favorable resolution for the proposed renovation and two-story addition of the existing building at 51-53 White Street on October 25th, 2016, which was required prior to the LPC public hearing. LPC voted to approve the proposal at their December 6, 2016 meeting and will issue a report to the CPC. LPC issued a Certificate of Appropriateness (COFA-19-11467) dated December 29, 2017 in conjunction with Certificate of No Effect 19-1576, issued June 5, 2017, and Modification of Use 19-11468, issued December 22, 2017. The COFA permit will remain in effect until December 6, 2022. See Historic and Cultural Resources Appendix.

Build Year

Based on an estimated 12- to 18-month approval process (including a ULURP approval process of up to 215 days) and an 8-month construction period, the Build Year is assumed to be 2020.

Purpose and Need

The Applicant requests a Special Permit pursuant to ZR Section 74-711 (“Landmarks preservation in all districts”) to waive the height limitations of ZR Section 23-692 (“Height limitations for narrow buildings or enlargements”), the front setback requirements of ZR Section 23-662 (“Maximum height of buildings and setback regulations”), the required 30-foot distance between legally required windows and the rear lot line of ZR Section 23-861 (“General Regulations”), and the minimum required dimensions of the rear inner courts for the proposed floor 1A and the proposed sixth and seventh floors of ZR Section 23-851(b) (“Minimum dimensions of inner courts”) to allow a two-story vertical enlargement to the existing five-story building on the project site.

The City Planning Commission may, by Special Permit pursuant to Section 74-711, permit the modification of bulk regulations for zoning lots that are located within an LPC designated Historic District or that contain an LPC designated Individual Landmark. The project site is located within the LPC designated Tribeca East Historic District and is therefore eligible for the requested Special Permit.

The project site is zoned C6-2A which allows a maximum building height of 120 feet, but since the project site is situated on an interior lot that contains a building with a street wall width of less than 45 feet, the height of any building located on that lot is limited to the width of the street that the streetwall fronts up to a maximum of 100 feet pursuant to ZR Section 23-692 (“Height limitations for narrow buildings or enlargements”). Since White Street has a width of 50 feet, the effective height limit for the project site is 50 feet. However, this provision is further

modified by the provisions of ZR Section 23-692 which limit the building height to that of the lowest adjacent building, that being the 67-foot height of the synagogue on Block 175, Lot 22. The existing building is legally non-compliant based on the fact that the building was converted from office/storage to office/residential in 1986 (see drawings in the Architectural Plans Appendix). Article 1, Chapter 5 of the Zoning Resolution allows for existing non-compliances to remain when commercial buildings are converted to residential occupancy. A Special Permit is requested to waive the height limit to allow a total building height of 100'-8".

ZR Section 23-662 ("Maximum height of building and setback requirements") requires a 15-foot setback no lower than 65 feet and no higher than 85 feet in a C6-2A zoning district. A Special Permit is requested to waive these requirements to allow the construction of a two-story vertical enlargement to the existing five-story building on the site with a 12-foot front setback at the seventh floor at the maximum building base height of 85 feet. There will also be a permitted 10-foot front setback at the sixth floor.

C6-2A zoning districts require a 30-foot rear yard but since the site is located 95.46 feet of the point of intersection of White Street and Franklin Place, no rear yards are required pursuant to ZR Section 23-541 (Within one hundred feet of corners). However, pursuant to ZR Section 23-861 ("General provisions"), all legally required windows must be located 30 feet from a wall, rear lot line or side lot line in a C6-2A zoning district. A Special Permit is requested to waive these requirements to allow the construction of a two-story vertical enlargement to the existing five-story building on the site with legally required windows that are located 20 feet from the rear lot line.

The existing five story building has an existing non-compliant inner court from the second to the fifth floor under ZR Section 15-10. ZR Section 23-851(b) ("Minimum dimensions of inner courts"), which describes the minimum dimensions of inner courts, must be waived because the open area between the building and the rear lot line is an inner court. At the rear of the site, a waiver of ZR Section 23-851(b) is required for the minimum required dimensions of inner courts at floor 1A and the sixth and seventh floors.

A 2,506 gsf mezzanine would be constructed between the existing first and second floors of the building (floor 1A) in the absence of the Proposed Action. In order to construct the proposed floor 1A, the Applicant proposes to raise the existing rear first floor roof parapet by five feet which would also occur in the absence of the Proposed Action. Although floor 1A would be constructed in the future without the action, the Special Permit is needed to provide legally required light and air per ZR Section 23-861 for the bedrooms that would be created at the rear of floor 1A.

Future No-Action Scenario

Under the No-Action Scenario for the Project Build Year of 2020, new mezzanine floor area (floor 1A) would be added to the existing building on the project site. A new 2,506 gsf floor 1A would be constructed between the existing first and second floors of the building in the absence of the Proposed Action. Therefore, the existing 24,375 gsf vacant building would be increased in size to 26,881 gsf and would contain 13,260 gsf of residential floor area for four residential dwelling units and 13,621 gsf of commercial floor area. The building would also be re-occupied by residential and commercial uses. The sub-cellar and cellar of the building would contain office space and residential amenities such as storage and gym; the first floor would contain the

residential lobby and office space; and floors 1a, 2, 3, 4, and 5 would be occupied by residential space. The existing 76'-2" height of the building would not change.

The 2,506 gsf floor 1A that would be constructed between the existing first and second floors of the building would be used as a storage room for the residential unit on the second floor of the building. Under the No-Action scenario, the building would be renovated as approved by the DOB and described below. All items listed below would occur in the absence of the proposed project and would be completed before the analysis year, 2020, absent the Proposed Action.

1. DOB Job #140681180, 140681233 & 140681215 for new sidewalk shed, scaffolding, and fence during construction. (This item is completed and the new sidewalk shed, scaffolding, and fence will remain in place until construction is completed.)
2. DOB Job #121788048 for removal of interior partitions, dropped ceilings, interior doors, walls, flooring, plumbing and mechanical. (This item is 95% complete pending the existing roof. Completion is expected by May 2018.)
3. DOB Job #122913062 for interior renovation of existing 5 story building including new HVAC, plumbing, elevator, sprinkler and standpipe, new windows and storefront within the existing building envelope as further detailed below. (This item is 30% complete. Completion is expected in late 2018. Item 3 will be amended to become the DOB application that requires the proposed action.)
 - Sub-cellar excavation to accommodate a new elevator and provide additional headroom in the sub-cellar;
 - New elevator and 2 stairs cores sub-cellar to roof bulkhead;
 - New first floor White Street storefront – remove existing infill and replace infill with new building entry locations for first floor residential and commercial spaces (restore the storefront to its original 19th Century appearance by exposing and restoring the original cast iron columns that are covered in stucco and terra-cotta brick);
 - New first floor mezzanine between existing first and second floors (floor 1A);
 - New rear façade windows and doors;
 - At the rear façade raise the existing first floor parapet five feet higher than the existing adjacent west retaining wall parapet; and
 - Plumbing, mechanical, sprinkler, and standpipe work associated with the above work.

The 3,900 square foot site is currently developed with 16,965 zsf of total floor area which represents an FAR of 4.35. With the addition of the 2,327 zsf floor 1A¹ the total floor area would be 19,103 zsf which would represent an FAR of 4.90. The new 13,073 zsf of residential floor area on the site would represent an FAR of 3.35 and the 6,030 zsf of commercial floor area would represent an FAR of 1.55. The project site's C6-2A zoning permits a maximum base residential FAR of 6.02 and a maximum base commercial FAR of 6.0 which would allow up to 23,478 zsf of residential floor area and 23,400 zsf of commercial floor area on the property. The existing building has a rear yard of 6 feet up to a height of 38'-9" and then has a 15-foot rear yard.

¹ Floor 1A would be considered a Use Group 6 storage use since the proposed special permit is required to provide light and air at the back windows to allow for a residential occupancy.

With the exception of the new floor 1A, no additional as-of-right new development would occur as the existing building footprint and/or height would need to be increased to accommodate additional floor area. The building footprint could not be enlarged as it would not comply with the requirement that legally required windows be located at least 30 feet from a wall, rear lot line or side lot line. As the maximum permitted height on the site is 67 feet and the existing building is 76'-2" in height, no additional building height would be permitted. The existing building is legally non-compliant based on the fact that the building was converted from office/storage to office/residential in 1986. Article 1, Chapter 5 of the Zoning Resolution allows for existing non-compliances to remain when commercial buildings are converted to residential occupancy.

Future With-Action Scenario

The With-Action RWCDs for the Project Build Year of 2020 would entail the construction of a two-story vertical enlargement to the existing five-story mixed-use building on the project site, resulting in a building that rises to a height of 100'-8" with a 10-foot front setback at the sixth floor and a 12-foot front setback at the seventh floor at the maximum building base height of 85 feet. The proposed materials for the north and south walls of the addition would be metal and glass while the proposed material for the east and west walls of the addition would be stucco. The proposed two-story vertical enlargement would contain approximately 5,025 gsf of residential floor area (this refers to the vertical enlargement only and not the total additional residential floor area). The proposed sixth and seventh floor additions would have 20-foot rear yards. A balcony is proposed to extend 3'-8" into the rear yard at the seventh floor. The Applicant proposes to raise the west wall of the existing building to a height varying from 3'-6" to 4'-6" for a depth of 40 feet to lessen the visual impact of the addition from White Street.

As part of the Special Permit application, the Applicant also proposes to remove the fire escape on the façade of the building; clean and make all necessary repairs to the stone face of the building; replace all 24 front façade windows from the second through fifth floors with windows that match historic profiles of 19th century windows; and restore the fire shutters of the building. A 2,506 gsf mezzanine (floor 1A) would be constructed in the absence of the proposed action between the existing first and second floors of the building. The Special Permit is needed to provide legally required light and air per ZR Section 23-861 for the bedrooms that would be created at the rear of floor 1A. (Under the No-Action Scenario, floor 1A would be used as a storage room for the residential unit on the second floor of the building.) The proposed development would contain one residential unit per floor on floors 1a, 2, 3, 4, and 5, and a duplex unit on floors 6 and 7 for a total of 6 dwelling units.

With the addition of 6,375 zsf (7,531 gsf) of residential floor area, comprised of the 2,331 zsf (2,506 gsf) floor 1A and the 4,494 zsf (5,025 gsf) enlargement minus 450 zsf (0 gsf) to accommodate a double height space² in the rear of the first floor, the building would contain 23,150 zsf (31,905 gsf) of total floor area, representing an FAR of 5.94 on the 3,900 sf lot. The 19,895 zsf (20,790 gsf) of proposed residential floor area on the site represents an FAR of 5.10 and the 3,255 zsf (11,115 gsf) of commercial floor area represents an FAR of 0.83. The project site's C6-2A zoning permits a maximum base residential FAR of 6.02 and a maximum base commercial FAR of 6.0 which would allow up to 23,478 zsf of residential floor area or 23,400 zsf

² A double height space is an area above a floor that is double the normal floor-to-floor height with no floor, stairs, or other area on which to stand.

of commercial floor area on the property. Following the proposed enlargement, the building would contain 31,905 gsf and 23,150 zsf of floor area and no additional floor area would be developed on the project site.

FIGURES & PHOTOGRAPHS



PHOTO 1 - VIEW OF FRONT FACADE FROM EAST



PHOTO 2 - VIEW OF FRONT FACADE FROM WEST



PHOTO 3 - VIEW OF FRONT REAR FACADE FROM COURT

PHOTO LOCATION PLAN



ALL PHOTOS TAKEN 11/11/2017

PHOTO 4 - VIEW OF ROOF FROM NORTH



PHOTO 5 - VIEW OF ROOF FROM SOUTH



**51WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24
PROJECT ID P2017M0085**

SITE PHOTOGRAPHS

51-53 WHITE STREET MANHATTAN LAND USE MAP



LAND USE

- One & Two Family Residence
- Multi-Family Residence (Walkup)
- Multi-Family Residence (Elevator)
- Mixed Residential & Commercial
- Commercial Use
- Industrial / Manufacturing
- Public Facilities and Institutions
- Open Space & Recreation
- Parking
- Vacant Land

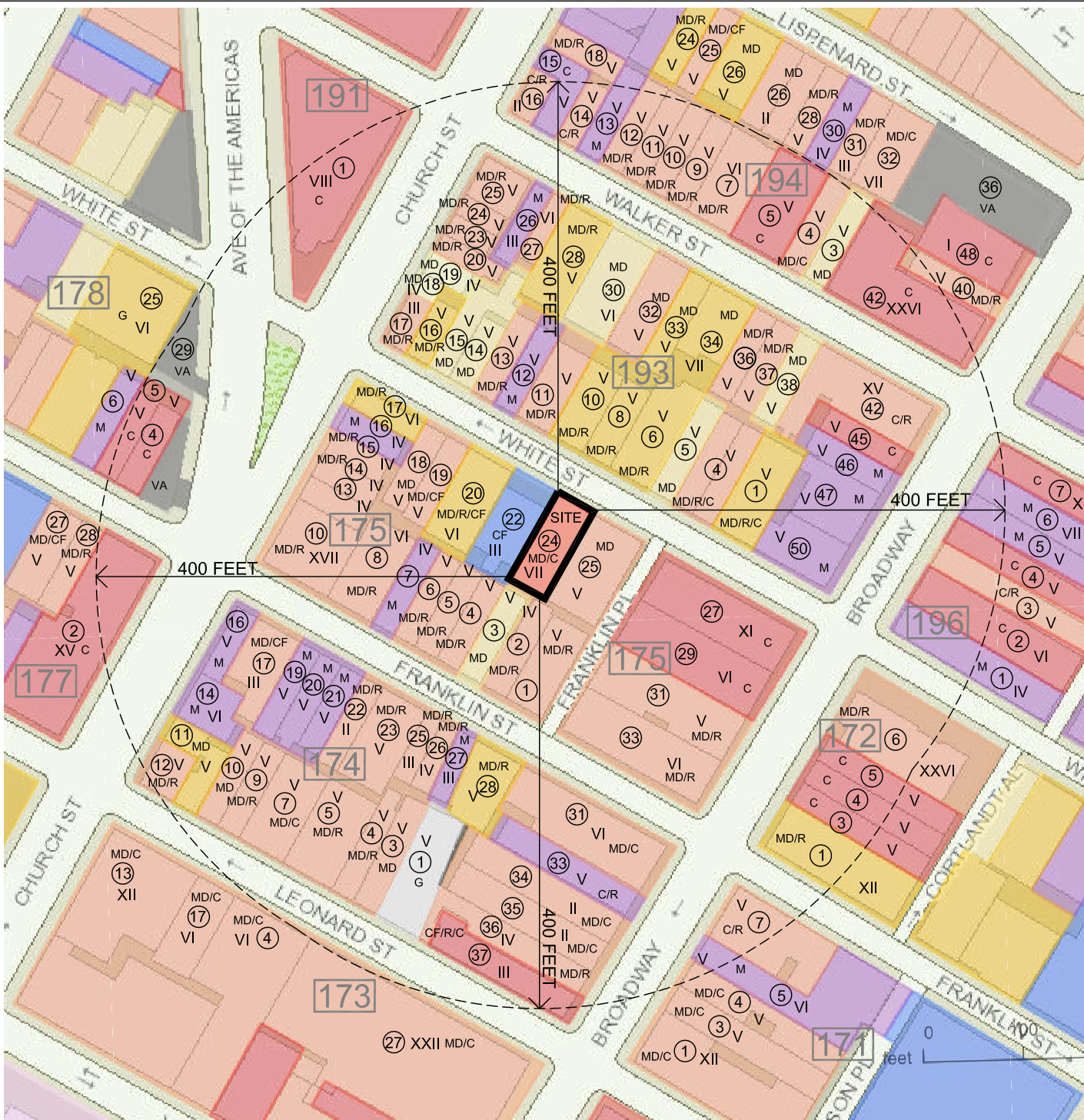
LEGEND

LOT NUMBER #

BLOCK NUMBER ####

400 FT RADIUS

- I, II, III - STORY HEIGHT
- MD - MULTIPLE DWELLING
- D - DWELLING
- R - RETAIL
- G - GARAGE
- C - COMMERCIAL
- I - INDUSTRIAL
- M - MANUFACTURING
- W - WAREHOUSE
- VA - VACANT
- CF - COMMUNITY FACILITY



51-53 WHITE STREET
MANHATTAN

ZONING MAP 12a



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

03-20-2013 C 120380 ZMM

Special Requirements:

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

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

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

CITY MAP CHANGE(S):

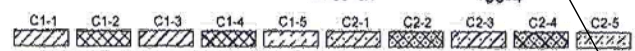
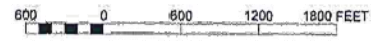
▲ 8-28-2015 C 150203 MMM

MAP KEY

	8b	8d
	12a	12c
	12b	12d

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



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP 12a

SITE

51-53 WHITE STREET
MANHATTAN

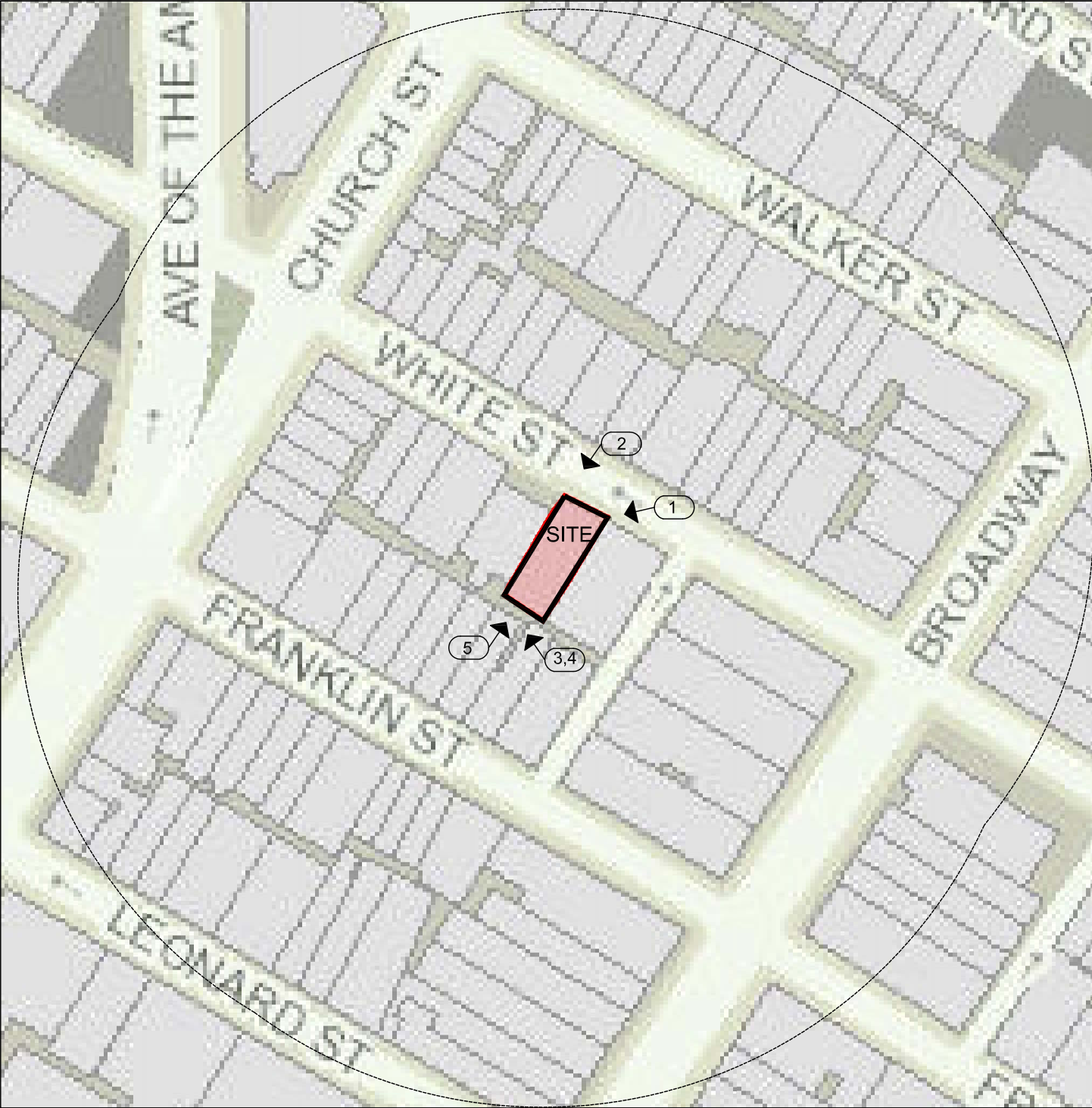
SITE LOCATION MAP



LEGEND

PHOTO LOCATION (#) →

PROJECT SITE



51-53 WHITE STREET
MANHATTAN



LEGEND

- LOT NUMBER #
- BLOCK NUMBER ###
- 400 FT RADIUS -----



SUPPLEMENTAL REPORT

EAS NARRATIVE ATTACHMENT
51 WHITE STREET - CPC SPECIAL PERMIT

ENVIRONMENTAL ASSESSMENT STATEMENT

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Full Form, the analysis areas that require further explanation include land use, zoning, and public policy (required for all projects); shadows; historic and cultural resources; urban design and visual resources; air quality; noise; and construction as further detailed below. The section numbers below correspond to the relevant chapters of the 2014 *CEQR Technical Manual*.

4. LAND USE, ZONING, AND PUBLIC POLICY

EXISTING CONDITIONS

Land Use

Project Site

The project site is identified as 51-53 White Street (Block 175, Lot 24). The site consists of an interior lot located along the southerly side of White Street on a block that is bounded by White Street to the north, Franklin Place to the east, Franklin Street to the south, and Church Street to the west in the Tribeca neighborhood of Manhattan. The property is located within the NYC Landmarks Preservation Commission (LPC) designated Tribeca East Historic District and is adjacent to the individually designated Condict Store landmark at 55 White Street to the east.

The property consists of a 3,900 square foot rectangular shaped lot with 39' of frontage along the south side of White Street between Church Street and Broadway and a depth of 100'. White Street is a narrow street with a width of 50 feet.

The property is developed with a five-story, cellar, and sub-cellar vacant building which was constructed in 1857-58. The existing 24,375 gross square foot (gsf) building rises to a height of 76'-2" and contains 13,260 gsf of residential floor area and 11,115 gsf of commercial floor area. The existing building has a rear yard of 6 feet up to a height of 38'-9" and then has a 15-foot rear yard.

The building, which became vacant in April 2016, was previously occupied by Use Group (UG) 6 commercial office space and accessory storage on the building's first, cellar, and sub-cellar floors, and by 12 units of UG 2 residential space on the building's second through fifth floors. The second through fifth floors of the building were converted to Class A apartments as-of-right in 1984 but no Certificate of Occupancy was issued for residential use in connection with that job application.

A summary of the status of NYC Department of Buildings filed plans and construction work that have recently occurred or are currently occurring in the building follows below. All items listed below would occur in the absence of the proposed project and would be completed before the analysis year, 2020, absent the Proposed Action.

1. DOB Job #140681180, 140681233 & 140681215 for new sidewalk shed, scaffolding, and fence during construction. (This item is completed and the new sidewalk shed, scaffolding, and fence will remain in place until construction is completed.)
2. DOB Job #121788048 for removal of interior partitions, dropped ceilings, interior doors, walls, flooring, plumbing and mechanical. (This item is 95% complete pending the existing roof. Completion is expected by May 2018.)
3. DOB Job #122913062 for interior renovation of existing 5 story building including new HVAC, plumbing, elevator, sprinkler and standpipe, new windows and storefront within the existing building envelope as further detailed below. (This item is 30% complete. Completion is expected in late 2018. Item 3 will be amended to become the DOB application that requires the proposed action.)
 - Sub-cellar excavation to accommodate a new elevator and provide additional headroom in the sub-cellar;
 - New elevator and 2 stairs cores sub-cellar to roof bulkhead;
 - New first floor White Street storefront - remove existing infill and replace infill with new building entry locations for first floor residential and commercial spaces (restore the storefront to its original 19th Century appearance by exposing and restoring the original cast iron columns that are covered in stucco and terra-cotta brick);
 - New first floor mezzanine between existing first and second floors (floor 1A);
 - New rear façade windows and doors;
 - At the rear façade raise the existing first floor parapet five feet higher than the existing adjacent west retaining wall parapet; and
 - Plumbing, mechanical, sprinkler, and standpipe work associated with the above work.

Study Area

The primary study area extends approximately 400 feet in all directions from the project site. The study area is roughly bounded by an area midway between Walker and Lispenard Streets on the north, Leonard Street on the south, an area east of Broadway to the east, and an area west of Church Street and the Avenue of the Americas to the west. In order to assess existing land use conditions for the proposed development, a parcel by parcel inventory was undertaken within the 400-foot radius study area surrounding the site. The inventory included a survey of ground floor uses and upper floors by predominant use.

The surrounding 400-foot radius area is primarily characterized by mid-rise commercial, mixed commercial and residential, and residential buildings. Many of the residential and commercial buildings contain a ground floor retail component. The Civic Centre Synagogue, which borders the project site to the west, is a two-story community facility building that rises to a height of 66'-

7" and is not a designated landmark. The landmarked 55 White Street, which borders the project site to the east, is a seven-story mixed-use building with ground floor retail space and residential space above. The north and south sides of White Street between Church Street and Franklin Place are characterized by five- to seven-story residential and mixed-residential and commercial buildings, many of which contribute to the historic character of the Tribeca East Historic District in which the project site is located.

Block 175, on which the project site is located, is bisected by Franklin Place to the east of the site extending through the block connecting White and Franklin Streets. In addition to the buildings adjoining the project site to the east and west as described above, the block is primarily developed with four- to six-story buildings containing multiple residential dwelling units on the upper floors with either retail space or community facility space on the ground floor. The block also contains one 11-story commercial building and one 17-story residential building, both of which also contain ground floor retail space.

Block 174 to the south of the project site block across Franklin Street is primarily developed with two- to six-story buildings containing multiple dwelling units, many of which also contain ground floor retail space. The block also contains a five-story garage and several five- to six-story industrial loft buildings primarily occupied by industrial/manufacturing uses (see Air Toxics discussion in Air Quality section below).

Block 193 to the north of the project site block across White Street is primarily developed with three- to seven-story buildings containing residential dwelling units on the upper floors and ground floor retail space below. The block also contains a 15-story commercial/retail building, a five-story garage, and several five-story loft buildings primarily occupied by industrial/manufacturing uses (see Air Toxics discussion in Air Quality section below). Approximately one-half of Block 194 further to the north across Walker Street is primarily developed with five- to six-story commercial buildings and multiple dwellings, many of which also contain ground floor retail space. The included portion of the block also contains a 26-story commercial building.

Small portions of six other blocks are located within 400 feet of the project site. At the western edge of the study area, Blocks 177, 178, and 191 located along the Avenue of the Americas contain an 8-story commercial building (Block 191), a 15-story commercial building (Block 177), and two 5-story commercial buildings as well as two vacant parcels (Block 178). At the eastern edge of the study area, Blocks 171, 172, and 196 located along Broadway contain three 5-story buildings occupied by commercial, residential, and loft uses (Block 171), three 5-story commercial buildings, and a 12-story and a 26-story residential building with ground floor retail space (Block 172), and seven 4- to 12-story commercial and loft buildings (Block 196).

ZONING

Project Site

The New York City Zoning Resolution shows that the project site is located in a C6-2A commercial district. C6 districts permit a wide range of high-bulk commercial uses requiring a central location. Corporate headquarters, large hotels, department stores, and entertainment facilities in high-rise mixed buildings are permitted in C6 districts. C6-2 district are typically mapped in areas outside central business cores and have a commercial FAR of 6.0. Floor area may

be increased with a bonus for a public plaza or Inclusionary Housing. The C6-2A district in this area permits a residential FAR of 6.02, and has the residential district equivalent to the R8A district. The C6-2A district is a contextual district with maximum building heights. The C6-2A district is well served by mass transit, and off-street parking is not required.

The site was contextually rezoned from C6-4 to C6-2A on May 24, 1995 as a part of application C 940309 ZMM to enhance land use development in portions of the Special Lower Manhattan Mixed Use Districts (LMM) by creating a transition from the higher density downtown Central Business District and Civic Center to the loft character of TriBeCa and LMM areas, reinforcing existing building context by requiring street walls for new developments, permitting infill residential construction in LMM area, and promoting a range of as-of-right uses that reflect the existing land use and trends.

The 3,900 square foot site is currently developed with 16,965 zoning square feet (zsf) of total floor area which represents an FAR of 4.35. The 13,260 zsf of residential floor area on the site represents an FAR of 3.4 and the 3,705 zsf of commercial floor area represents an FAR of 0.95. As stated above, the project site's C6-2A zoning permits a maximum base residential FAR of 6.02 and a maximum base commercial FAR of 6.0 which would allow up to 23,478 zsf of residential floor area or 23,400 zsf of commercial floor area on the property. The site is therefore underbuilt relative to the maximum permitted FAR.

The project site is zoned C6-2A which allows a maximum building height of 120 feet, but since the project site is situated on an interior lot that contains a building with a street wall width of less than 45 feet, the height of any building located on that lot is limited to the width of the street that the streetwall fronts up to a maximum of 100 feet pursuant to ZR Section 23-692 ("Height limitations for narrow buildings or enlargements"). Since White Street has a width of 50 feet, the effective height limit for the project site is 50 feet. However, this provision is further modified by the provisions of ZR Section 23-692 which would limit the building height to that of the lowest adjacent building, that being the 67-foot height of the synagogue on Block 175, Lot 22. The building's current 76'-2" height does not comply with this zoning requirement. The existing building is legally non-compliant based on the fact that the building was converted from office/storage to office/residential in 1986 (see drawings in the Architectural Plans Appendix). Article 1, Chapter 5 of the Zoning Resolution allows for existing non-compliances to remain when commercial buildings are converted to residential occupancy.

The Department of City Planning (DCP) and the New York City Council have approved two zoning text amendments that have implications for actions currently undergoing environmental review: the Zoning for Quality and Affordability (ZQA) text amendment and the Mandatory Inclusionary Housing (MIH) text amendment. The ZQA text amendment affects residential developments in community districts throughout the city, while the MIH text amendment only affects residential developments in areas that are designated for inclusionary housing. Because this application is for a special permit where no significant amount of residential floor area is being added (approximately 7,531 gsf (6,375 zsf) of residential floor area to be added), and is located in a C6-2A district, these text amendments would not apply to this project.

Study Area

Most of the area within 400 feet of the project site shares the property's C6-2A zoning. Therefore, the zoning use and bulk provisions relevant to the project site also apply to this portion of the project study area.

Several other zoning districts are located within 400 feet of the site. A C6-4A district is mapped to the east of the site across Franklin Place. The Special Tribeca Mixed-Use District is mapped within 400 feet of the project site to the north across Walker Street and is also located west of the site west of the intersection of Church Street and the Avenue of the Americas.

The C6-4A district shares the basic characteristics of the property's C6-2A zoning described above. However, the C6-4A district permits a higher maximum commercial and residential FAR of 10.0. The district has a residential district equivalent of the R10A district and the maximum residential FAR of 10.0 can be increased to 12.0 with inclusionary housing. The C6-4A district is a contextual district with a maximum building height of 185 feet on a narrow street such as White Street.

The Special Tribeca Mixed Use District (TMU) was originally enacted in 1976 as the Lower Manhattan Mixed Use District to permit limited residential development in an otherwise industrial 62-block area in Manhattan within the triangle below Canal Street, west of Broadway. Revised in 1995 and in 2010, the underlying zoning throughout the district is now commercial but unique provisions limit the size of ground floor retail uses and hotels. New contextual mixed buildings house a growing residential community while special rules encourage a mix of uses by allowing light industries.

PUBLIC POLICY

Project Site

The project site is located within the LPC designated Tribeca East Historic District. The Tribeca East Historic District is defined by ornate store and loft buildings which reflect the district's role as the center for dry goods and related businesses in New York City. The project site is therefore subject to New York City landmarks preservation regulations.

The site is not located within the City's Coastal Zone Boundary and is therefore not subject to the provisions of the New York City Waterfront Revitalization Program. The project site is not covered by any 197-a or other community plans, and it is not within an urban renewal area and is therefore not subject to the provisions of an urban renewal plan.

Study Area

Portions of the land use study area surrounding the project site are also subject to the requirements of public policy documents. Most of the 400-foot radius project study area to the north, south, and west of the project site is located within the LPC designated Tribeca East Historic District. Seven individually LPC designated historic properties are located within 400 feet of the project site. The site is bordered by the LPC designated individual landmark Condict Store at 55 White Street to the east. The Woods Mercantile Buildings at 46 and 50 White Street are located diagonally across White Street from the project site to the northwest. The Kitchen, Montross and Wilcox Store at 85 Leonard Street; 87 Leonard Street; the James White Building at

361 Broadway; and the 359 Broadway Building are located on the block south of the project site. The study area is therefore generally subject to the provisions of the New York City Landmarks Law.

Although the project site is not located within the City's Coastal Zone Boundary, the Coastal Zone is mapped within 400 feet of the project site in the area north of Walker Street and west of Church Street. Therefore, this area is subject to the City's Waterfront Revitalization Program.

The 400-foot radius project study area east of Broadway and north of White Street is located within the Chinatown Business Improvement District (BID). The Chinatown BID covers an approximately 0.1 square mile area located roughly between White, Worth, and Madison Streets to the south, Broome Street to the north, Broadway to the west, and Allen Street to the east. Under the BID program, property owners and taxpayers of record are charged a special assessment to generate funds to support activities including street maintenance services that include street sweeping, garbage bagging, power washing where needed, and the maintenance of lampposts and street furniture seven days a week; holiday lighting; and advocacy for fair share of government services for Chinatown.

The Chinatown/Lower East Side Empire Zone is located within 400 feet of the project site generally to the east of Broadway. This Empire Zone extends from Broadway to the East River south of East Houston Street and north of Chambers, Pearl, and Catherine Streets. The Empire Zone program is a New York State program that offers special incentives to encourage economic and community development, business investment, and job creation. Businesses certified by the Empire Zone program located within the Chinatown/Lower East Side Empire Zone are eligible to receive tax credits and benefits.

No other public policy programs apply to the project study area.

THE FUTURE WITHOUT THE PROJECT

Land Use

Under the No-Action Scenario for the Project Build Year of 2020, new mezzanine floor area would be added to the existing building on the project site. A new 2,506 gsf mezzanine (floor 1A) would be constructed between the existing first and second floors of the building in the absence of the Proposed Action. Floor 1A would be used as a storage room for the residential unit on the second floor of the building. Therefore, the existing 24,375 gsf vacant building would be increased in size to 26,881 gsf and would contain 13,260 gsf of residential floor area for four residential dwelling units and 13,621 gsf of commercial floor area. The building would be re-occupied by residential and commercial uses. The sub-cellar and cellar of the building would contain office space and residential amenities such as storage and gym; the first floor would contain the residential lobby and office space; and floors 1a, 2, 3, 4, and 5 would be occupied by residential space. The existing 76'-2" height of the building would not change. With the exception of the new floor 1A, no additional as-of-right new development would occur as the existing building footprint and/or height would need to be increased to accommodate additional floor area.

Under the No-Action scenario, the building would be renovated as approved by the DOB and described below. All items listed below would occur in the absence of the proposed project and would be completed before the analysis year, 2020, absent the Proposed Action.

1. DOB Job #140681180, 140681233 & 140681215 for new sidewalk shed, scaffolding, and fence during construction. (This item is completed and the new sidewalk shed, scaffolding, and fence will remain in place until construction is completed.)
2. DOB Job #121788048 for removal of interior partitions, dropped ceilings, interior doors, walls, flooring, plumbing and mechanical. (This item is 95% complete pending the existing roof. Completion is expected by May 2018.)
3. DOB Job #122913062 for interior renovation of existing 5 story building including new HVAC, plumbing, elevator, sprinkler and standpipe, new windows and storefront within the existing building envelope as further detailed below. (This item is 30% complete. Completion is expected in late 2018. Item 3 will be amended to become the DOB application that requires the proposed action.)
 - Sub-cellar excavation to accommodate a new elevator and provide additional headroom in the sub-cellar;
 - New elevator and 2 stairs cores sub-cellar to roof bulkhead;
 - New first floor White Street storefront – remove existing infill and replace infill with new building entry locations for first floor residential and commercial spaces (restore the storefront to its original 19th Century appearance by exposing and restoring the original cast iron columns that are covered in stucco and terra-cotta brick);
 - New first floor mezzanine between existing first and second floors (floor 1A);
 - New rear façade windows and doors;
 - At the rear façade raise the existing first floor parapet five feet higher than the existing adjacent west retaining wall parapet; and
 - Plumbing, mechanical, sprinkler, and standpipe work associated with the above work.

Study Area

No development plans are known to exist for the 400-foot radius project study area by the project build year of 2020. No recent new development projects (filed in 2010 or later) have been identified for the 400-foot radius project study area based on a review of the CEQR listings of the NYC Department of City Planning's (DCP) Land Use & CEQR Application Tracking System (LUCATS) for Manhattan Community District 1. The study area is fully developed primarily with buildings of substantial size where limited new development potential exists.

Zoning and Public Policy

The 3,900 square foot site is currently developed with 16,965 zsf of total floor area which represents an FAR of 4.35. With the addition of the 2,327 zsf mezzanine (floor 1A¹) discussed

¹ Floor 1A would be considered a Use Group 6 storage use since the proposed special permit is required to provide light and air at the back windows to allow for a residential occupancy.

under the land use discussion above, the total floor area would be 19,103 zsf which would represent an FAR of 4.90. The new 13,073 zsf of residential floor area on the site would represent an FAR of 3.35 and the 6,030 zsf of commercial floor area would represent an FAR of 1.55. The project site's C6-2A zoning permits a maximum base residential FAR of 6.02 and a maximum base commercial FAR of 6.0 which would allow up to 23,478 zsf of residential floor area and 23,400 zsf of commercial floor area on the property. The existing building has a rear yard of 6 feet up to a height of 38'-9" and then has a 15-foot rear yard.

With the exception of the new mezzanine (floor 1A), no additional as-of-right new development would occur as the existing building footprint and/or height would need to be increased to accommodate additional floor area. The building footprint could not be enlarged as it would not comply with the requirement that legally required windows be located at least 30 feet from a wall, rear lot line or side lot line. As the maximum permitted height on the site is 67 feet and the existing building is 76'-2" in height, no additional building height would be permitted.

Based on a review of the CEQR listings of the DCP's LUCATS list for Manhattan Community District 1, no rezonings are proposed for the 400-foot radius project study area by the project build year of 2020. In addition, the DCP website does not indicate any proposed changes to the zoning districts and zoning regulations or to any public policy documents relating to the project site or the surrounding study area in the near future.

THE FUTURE WITH THE PROJECT

Land Use

The With-Action RWCDS for the Project Build Year of 2020 would entail the construction of a two-story vertical enlargement to the existing five-story mixed-use building on the project site, resulting in a building that rises to a height of 100'-8" with a 10-foot front setback at the sixth floor and a 12-foot front setback at the seventh floor at the maximum building base height of 85 feet. The proposed materials for the north and south walls of the addition would be metal and glass while the proposed material for the east and west walls of the addition would be stucco. The proposed addition would contain approximately 5,025 gsf of residential floor area. The proposed sixth and seventh floor additions would have 20-foot rear yards. A balcony is proposed to extend 3'-8" into the rear yard at the seventh floor. The Applicant proposes to raise the west wall of the existing building to a height varying from 3'-6" to 4'-6" for a depth of 40 feet to lessen the visual impact of the addition from White Street.

As part of the Special Permit application, the Applicant also proposes to remove the fire escape on the façade of the building; clean and make all necessary repairs to the stone face of the building; replace all 24 front façade windows from the second through fifth floors with windows that match historic profiles of 19th century windows; and restore the fire shutters of the building.

A 2,506 gsf mezzanine (floor 1A) would be constructed between the existing first and second floors of the building in the absence of the Proposed Action. In order to construct the proposed floor 1A, the Applicant proposes to raise the existing rear first floor roof parapet by five feet, which would also occur in the absence of the Proposed Action. Although floor 1A would be constructed in the future without the action, the Special Permit is needed to provide legally required light and air per ZR Section 23-861 for the bedrooms that would be created at the rear

of the mezzanine. (Under the No-Action Scenario, floor 1A would be used as a storage room for the residential unit on the second floor of the building.) The proposed development would contain one residential unit per floor on floors 1a, 2, 3, 4, and 5, and a duplex unit on floors 6 and 7 for a total of 6 dwelling units.

An LPC Restrictive Declaration will be recorded on the property which includes a continuing maintenance plan designed to ensure that the subject building will be preserved in a sound first-class condition in perpetuity. This obligation includes a thorough inspection of the building every five years and the preparation of an existing conditions report that shall be submitted to the LPC. All work identified in the existing conditions report as necessary to maintain this building in a sound, first-class condition must be expeditiously undertaken. See Historic and Cultural Resources Appendix.

The CPC findings per ZR 74-711 as related to land use include the following (see also the Discussion of Findings filed as part of the zoning application):

ZR 74-711

Landmark preservation in all districts

In all districts, for zoning lots containing a landmark designated by the Landmarks Preservation Commission, or for zoning lots with existing buildings located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the #use# and #bulk# regulations, except floor area ratio regulations, provided that:

(b) In order to grant a special permit, the City Planning Commission shall find that:

- (1) Such bulk modifications shall have minimal adverse effects on the structures or #open space# in the vicinity in terms of scale, location and access to light and air; and*

The proposed development is an existing five-story plus cellar and sub-cellar building in the Tribeca East Historic District. The existing building is underbuilt, 39 feet wide and rises to a height of 76.14 feet. Due to the restrictions of ZR 23-692 (*Maximum permitted height for narrow buildings*), the existing building does not qualify for an as-of-right vertical enlargement of any dimension. The proposed development would require a waiver of the maximum height limit of 50 feet (ZR 23-692) to permit the construction of new sixth and seventh floors with a height of 92.63 feet and a small penthouse with a proposed building height of 100.63 feet. While taller than the existing building height of 76.14 feet, the sixth and seventh floors would be slightly higher than the existing building height by 16.49 feet. The proposed sixth floor, seventh floor and penthouse would be setback sufficiently from White Street and the northwestern roof parapet wall would be raised to 82.15 feet to avoid being visible from surrounding streets. The vertical two-story enlargement would add 6,185 zoning square feet to the existing 16,965 zoning square feet for a total of 23,150 zoning square feet.

Although most of the buildings on the block on which the proposed development is located are five-story buildings, several, including one of the buildings that abut the proposed development, are seven-story buildings. The building abutting the proposed development to the east, 55 White Street, is an individually designated landmark building. The existing building height of 55 White Street, excluding the building's water tower, is approximately 98.74 feet. The building abutting the proposed development to the west, 47-49 White Street a.k.a The Civic

Center Synagogue, is a contemporary, windowless, three story building with an irregular street wall built in 1967. The lot was once occupied by a six-story building built in 1909, subsequently demolished and replaced with the existing 67-foot tall building. Another seven-story building, 43-45 White Street, is 50 feet to the west of the proposed development. Built in 1909 as a seven-story manufacturing building, it was converted to apartments in 2008. 43-45 White Street is approximately 93 feet tall excluding roof bulkheads and its Mansard roof line at the top two floors are setback less than 5 feet from the street wall.

Other seven-story buildings on the same block to the southwest of the proposed development include 80 and 86 Franklin Street. 80 and 86 Franklin Street have building heights of approximately 90 feet and 84 feet respectively.

Across the street on the north side of White Street and to the west are several buildings that were originally built as five-story manufacturing buildings, later converted to residential apartments and vertically enlarged to become seven story buildings. 42, 46 and 48-50 White Street each have setback sixth and seventh stories and building heights of approximately 92 feet.

The placement of the proposed floors and the proposed development will ensure it has the least impact on the light and air to neighboring buildings. The proposed floors will rise to nearly the identical height as the abutting building to the east blocking no legal windows or the view west from terraces. The proposal to raise the western roof parapet to conceal the vertical enlargement will enhance the view of 47-49 White Street from the west by creating a taller more uniform stucco wall improving the backdrop for the unique curved form of the building's front façade and front yard. The absence of any windows at 47-49 White Street will guarantee that access to light and air to the West of the proposed development will not be affected. Thus, the proposed vertical enlargement is unlikely to have any negative impact on current conditions.

The proposed waiver of ZR 23-662 (*Maximum Height and Setback Regulations*) for the requirements of the minimum setback at the maximum building base height of 85 feet to be at least 15 feet would also not have an adverse effect on the surrounding structures or open space in the vicinity in terms of scale, location, and access to light and air. There would be a 10-foot front setback from White Street at the sixth floor and a 12-foot front setback from White Street at the seventh floor at the maximum building base height of 85 feet. In fact, the setback would occur below the existing building roof height of 76.14 feet where the proposed sixth floor height is 70.91 feet. The proposed penthouse would be setback 34 feet from White Street and rises an additional 8 feet to a total proposed building height of 100.63 feet. The White Street block between Broadway and Church Streets has at least five buildings with setbacks above their buildings' street wall of 20 feet or less at an average of 76 feet such as building numbers 42, 43-45, 46, 48-50 and 55 White Street.

The proposed waivers of ZR 23-861 & 23-851(b) (*Minimum Required Distance Between Legally Required Windows and Lot Line & Minimum Dimension of Inner Courtyard*) at the new floor 1A and the new sixth and seventh floor addition setback from the rear property line and the existing five story rear wall is consistent with the rear setbacks and heights of existing abutting buildings. A majority of the buildings on the block share the same existing conditions for light and air at the rear of the building as the proposed development. On the lower floors of all the buildings on the interior of the block there exist shallow inner courts and rear yards ranging

from 5 feet to 15 feet from the sub-cellar through the fifth floors. This is a result of the majority of buildings in the vicinity having been converted from non-residential to residential uses under ZR 15-10 (*Residential Conversions Within Existing Buildings*) and the existing windows of these adjacent non-complying courts and rear yards are a source of legal light and air for the surrounding buildings that will not be negatively affected by the addition of 5 new lot line windows between the existing first and second floor rear windows.

The proposal to raise the existing rear skylight to create windows for the new floor 1A and parapet to 42.25 feet from the courtyard ground level is consistent with other adjacent rear walls at this level. The ground level courtyards and yards at the rear of the block are an average of -17.28 feet lower than the White Street curb level elevation. To the east, the rear western wall of 55 White Street at this location stands five stories and 97.28 feet tall from rear courtyard ground level. 47-49 White Street to the west has a two-story rear yard structure that rises 32.28 feet higher than the courtyard ground level. Additionally, 80, 82 and 84 Franklin Street have vertically enlarged their rear yard skylights to similar heights as 47-49 White Street and added windows to the rear walls of these structures.

At the proposed sixth and seventh floors of the proposed development the rear inner court would be 20 feet deep. The adjacent buildings' existing inner court depths vary, but are less than the required minimum depth of 30 feet. To the east, 55 White Street has a 5'-6" deep inner court at floors sub-cellar through fifth and 12-foot depth at the sixth floor. To the southeast, 74 Franklin Street has an existing inner court that is 5 feet deep from the sub cellar through fourth floors and 18 feet deep at the fifth floor. Directly to the south, 76 Franklin Street has an existing 13-foot deep inner court from the second through fifth floors.

In addition to the enlargement, major work will be done to restore the building's exterior to first-class condition and all the historical architectural elements to their original appearance. This work includes the removal of a labor law fire-escape, a top-to-bottom restoration of the marble façade, reconstruction of the original cast iron columns, repair of all the rear façade fire shutters and the installation of five bays of storefront infill.

This proposed development meets the criteria of ZR 74-711, and it is therefore appropriate that the City Planning Commission grant the proposed special permit application requesting bulk modifications allowing the construction of two additional floors on the roof of the existing five story building.

(2) Such use modification shall have minimal adverse effects on the conforming uses within the building and in the surrounding areas.

No use modifications are being requested as part of this application. Not applicable.

Conclusion

As set forth above, this application satisfies the requirements of ZR Section 74-711, and the applicant requests that the City Planning Commission approve the requested special permit to allow the construction of a sixth, seventh and penthouse floor and increasing the degree of inner court non-compliance on the building at 51-53 White Street.

In addition, the LPC Certificate of Appropriateness dated 12/29/2017 and included in the Historic and Cultural Resources Appendix states that the proposed plans for the new 6th and 7th floors relate harmoniously to the subject landmark building by limiting the overall height and setbacks of the additional floors and raising the existing west roof parapet wall to create a minimally visible vertical enlargement.

No adverse impact to land use patterns in the area is expected to arise as a result of the proposed project, and further assessment of land use is not warranted.

Zoning

The proposed action involves the request for a Special Permit pursuant to ZR Section 74-711 ("Landmark preservation in all districts") from the City Planning Commission (CPC), as further discussed below, to facilitate the construction of a two-story vertical enlargement to the existing five-story building on the project site. ZR Section 74-711 allows for modification of the use and bulk regulations (except floor area) in order to further the preservation of designated landmark buildings or buildings located within historic districts.

The Special Permit seeks to waive the height limitations of ZR Section 23-692 ("Height limitations for narrow buildings or enlargements"), the front setback requirements of ZR Section 23-662 ("Maximum height of buildings and setback regulations"), the required 30-foot distance between legally required windows and the rear lot line of ZR Section 23-861 ("General Regulations"), and the minimum required dimensions of the rear inner courts for the proposed floor 1A and the proposed sixth and seventh floors of ZR 23-861(b) ("Minimum dimensions of inner courts") to allow the proposed two-story addition to the existing five-story building on the site.

The City Planning Commission may, by Special Permit pursuant to Section 74-711, permit the modification of bulk regulations for zoning lots that are located within an LPC designated Historic District or that contain an LPC designated Individual Landmark. The project site is located within the LPC designated Tribeca East Historic District and is therefore eligible for the requested Special Permit.

The project site is zoned C6-2A which allows a maximum building height of 120 feet, but since the project site is situated on an interior lot that contains a building with a street wall width of less than 45 feet, the height of any building located on that lot is limited to the width of the street that the streetwall fronts up to a maximum of 100 feet pursuant to ZR Section 23-692 ("Height limitations for narrow buildings or enlargements"). Since White Street has a width of 50 feet, the effective height limit for the project site is 50 feet. However, this provision is further modified by the provisions of ZR Section 23-692 which would limit the building height to that of the lowest adjacent building, that being the 67-foot height of the synagogue on Block 175, Lot 22. A Special Permit is requested to waive the height limit to allow a total building height of 100'-8".

ZR Section 23-662 ("Maximum height of building and setback requirements") requires a 15-foot setback no lower than 65 feet and no higher than 85 feet in a C6-2A zoning district. A Special Permit is requested to waive these requirements to allow the construction of a two-story vertical enlargement to the existing five-story building on the site with a 10-foot front setback at the

sixth floor and a 12-foot front setback at the seventh floor at the maximum building base height of 85 feet.

C6-2A zoning districts require a 30-foot rear yard but since the site is located 95.46 feet of the point of intersection of White Street and Franklin Place, no rear yards are required pursuant to ZR Section 23-541 (Within one hundred feet of corners). However, pursuant to ZR Section 23-861 (“General provisions”), all legally required windows must be located 30 feet from a wall, rear lot line or side lot line in a C6-2A zoning district. A Special Permit is requested to waive these requirements to allow the construction of a two-story vertical enlargement to the existing five-story building on the site with legally required windows that are located 20 feet from the rear lot line.

The existing five story building has an existing non-compliant inner court from the second to the fifth floor under ZR Section 15-10. ZR Section 23-851(b) (“Minimum dimensions of inner courts”), which describes the minimum dimensions of inner courts, must be waived because the open area between the building and the rear lot line is an inner court. At the rear of the site, a waiver of ZR Section 23-851(b) is required for the minimum required dimensions of inner courts at floor 1A and the sixth and seventh floors.

A 2,506 gsf mezzanine (floor 1A) would be constructed in the absence of the Proposed Action between the existing first and second floors of the building. Although floor 1A would be constructed in the future without the action, the Special Permit is needed to provide legally required light and air per ZR Section 23-861 for the bedrooms that would be created at the rear of floor 1A.

With the addition of 6,375 zsf (7,531 gsf) of residential floor area, comprised of the 2,331 zsf (2,506 gsf) floor 1A and the 4,494 zsf (5,025 gsf) enlargement minus 450 zsf (0 gsf) to accommodate a double height space² in the rear of the first floor, the building would contain 23,150 zsf (31,905 gsf) of total floor area, representing an FAR of 5.94 on the 3,900 sf lot. The 19,895 zsf (20,790 gsf) of proposed residential floor area on the site represents an FAR of 5.10 and the 3,255 zsf (11,115 gsf) of commercial floor area represents an FAR of 0.83. The project site’s C6-2A zoning permits a maximum base residential FAR of 6.02 and a maximum base commercial FAR of 6.0 which would allow up to 23,478 zsf of residential floor area or 23,400 zsf of commercial floor area on the property. Following the proposed enlargement, the building would contain 31,905 gsf and 23,150 zsf of floor area and no additional floor area would be developed on the project site.

The CPC conditions per ZR 74-711 as related to zoning include the following (see also the Discussion of Conditions filed as part of the zoning application). The discussion of findings is provided in the Land Use section above.

² A double height space is an area above a floor that is double the normal floor-to-floor height with no floor, stairs, or other area on which to stand.

Landmark preservation in all districts

In all districts, for zoning lots containing a landmark designated by the Landmarks Preservation Commission, or for zoning lots with existing buildings located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the use and bulk regulations, except floor area ratio regulations, provided that:

(a) The following conditions are met:

- (1) any application pursuant to this Section shall include a report from the Landmarks Preservation Commission stating that a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings#, and that such #use# or #bulk# modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose;*

This application includes a report from the LPC dated 12/22/17 stating that a program has been established for the continuing maintenance that will result in the preservation of the subject building, and further that the proposed restorative work required under the continuing maintenance program contributes to the preservation purpose. The continuing maintenance program is contained within a Restrictive Declaration entered into in accordance with the guidelines and specifications of the LPC.

- (2) Any application pursuant to this Section shall include a Certificate of Appropriateness, other permit, or report from the Landmarks Preservation Commission stating that such #bulk# modifications relate harmoniously to the subject landmark #building# or #buildings# in the Historic District, as applicable; and...*

A Certificate of Appropriateness from LPC dated 12/29/2017 is included in the Historic and Cultural Resources Appendix stating the proposed plans for new 6th and 7th floors relate harmoniously to the subject landmark building by limiting the overall height and setbacks of the additional floors and raising the existing west roof parapet wall to create a minimally visible vertical enlargement.

- (3) The maximum number of dwelling units should be as set forth in Section 15-111 (Number of permitted dwelling units)*

The project area is mapped within a C6-2A zoning district with an R8A residential equivalent. ZR Section 15-111 references ZR Section 23-20 which establishes a dwelling unit factor of 680 for R8A zoning districts. The maximum allowable maximum dwelling units for the proposed building is $(23,478/680) = 34$ dwelling units. 6 dwelling units are proposed for the development. The proposed 6 dwelling units is less than the maximum 34 dwelling units and therefore will be within the requirements of ZR Section 15-111 and 23-20.

Conclusions

The requested Special Permit is required in order to modify bulk regulations applicable to the building which is located within an LPC designated Historic District. The proposed action would meet all the required CPC conditions and findings as specified in the zoning application filed with this report.

As set forth above, this application satisfies the requirements of ZR Section 74-711, and the applicant requests that the City Planning Commission approve the requested special permit to allow the construction of a sixth, seventh and penthouse floor and increasing the degree of inner court non-compliance on the building at 51-53 White Street.

The proposed development would not result in significant adverse zoning impacts. The proposed residential occupancy of the rooftop addition would have the same residential occupancy as the residential floors in the building below. This use would be compatible with the existing occupancies in the immediately surrounding buildings. The bulk and form of the proposed building addition would also be compatible with surrounding development and would not result in adverse impacts related to access to light and air. The proposed action would not have a significant impact on the extent of conformity with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby properties.

Potentially significant adverse impacts related to zoning are not expected to occur as a result of the proposed action, and further assessment of zoning is not warranted.

Public Policy

No adverse impacts to public policies would occur as a result of the proposed action as the proposed development would be compatible with the New York City landmarks preservation regulations applicable to the site and the immediately surrounding area (see the Historic and Cultural Resources section below).

The Landmarks Committee of Manhattan Community Board 1 has issued a favorable resolution for the proposed renovation and two-story addition of the existing building at 51-53 White Street on October 25th, 2016, which was required prior to the LPC public hearing. LPC voted to approve the proposal at their December 6, 2016 meeting and will issue a report to the CPC. LPC issued a Certificate of Appropriateness (COFA-19-11467) dated December 29, 2017 in conjunction with Certificate of No Effect 19-1576, issued June 5, 2017, and Modification of Use 19-11468, issued December 22, 2017. The COFA permit will remain in effect until December 6, 2022.

No potentially significant adverse impacts related to public policy are anticipated to occur as a result of the proposed action, and further assessment of public policy is not warranted.

8. SHADOWS

Introduction

A preliminary shadows screening is relevant for the proposed action as the project would result in the construction of rooftop additions to the existing five-story building on the property which is located within the LPC designated Tribeca East Historic District. The proposed action would also occur within the vicinity of several individually designated historic resources. Seven individually LPC designated historic properties are located within 400 feet of the project site and within the maximum shadow radius of the proposed building enlargement of 432.87 feet as further discussed below. The site is bordered by the LPC designated individual landmark Condict Store at 55 White Street to the east. The Woods Mercantile Buildings at 46 and 50 White Street are located diagonally across White Street from the project site to the northwest. The Kitchen, Montross and Wilcox Store at 85 Leonard Street; 87 Leonard Street; the James White Building at 361 Broadway; and the 359 Broadway Building are located on the block south of the project site.

The existing five-story building on the property is 76'-2" in height and 80'-2" with the parapet wall. With the proposed rooftop additions, the building would contain seven stories and reach a height of 100'-8". Based on 2014 *CEQR Technical Manual* criteria, the longest shadow that any building or structure would cast during the year (except within an hour and a half of sunrise or sunset which is not deemed to be of concern) is 4.3 times its height. Applying the 4.3 factor to the current building height of 80'-2" results in a maximum shadow distance of approximately 344.69 feet. With the proposed additions, including the building's bulkhead, the 100'-8" building would cast a maximum shadow of approximately 432.87 feet.

A shadows assessment would be required if the surrounding Historic District and/or the individually designated resources within the vicinity of the site contain architectural resources that are sunlight-sensitive and could be adversely affected by shadows cast by the proposed building additions. There are no other potentially shadow sensitive resources such as open space and recreation areas within the vicinity of the project site that could be affected by shadows from the proposed development. Potentially sunlight-sensitive architectural resources include the following:

- Buildings containing design elements that are part of a recognized architectural style that depends on the contrast between light and dark design elements.
- Buildings distinguished by elaborate, highly carved ornamentation.
- Buildings with stained glass windows.
- Exterior materials and color that depend on direct sunlight for visual character.
- Historic landscapes, such as scenic landmarks including vegetation recognized as an historic feature of the landscape.
- Features in structures where the effect of direct sunlight is described as playing a significant role in the structure's significance as an historic landmark.

In a letter dated 2/14/18, the LPC determined that the proposed project would not result in any shadows impacts (see Historic and Cultural Resources Appendix). Therefore, there would be no

shadows impacts to the seven individually designated historic resources noted above or any other resources within the surrounding Tribeca East Historic District. See Tier 1 Shadow Screening Assessment/Historic Districts and Landmarks Map which follows.

It should also be noted that the proposed rooftop additions at the project site would not cast any new shadows on the Condict Store at 55 White Street as this building is directly adjacent to the project site to the east and any new shadows would not fall on the façade of this building. New shadows would not be cast on the designated facades of the buildings at 85 Leonard Street, 87 Leonard Street, 361 Broadway, or 359 Broadway as these building facades face away from the direction of any new shadows that would be cast by the proposed building additions. These buildings are also located to the south of the project site in an area where shadows would not be cast by the proposed additions and even if shadows were to be cast in this direction, they would be blocked by intervening development consisting of 5- and 6-story structures. Although shadows could be cast by the proposed building additions on the buildings at 46 and 50 White Street located diagonally across White Street from the project site to the northwest, the existing 5-story building on the project site already casts the maximum shadow possible on these two 5-story structures. No other shadow sensitive resources exist within the surrounding Tribeca East Historic District.

Based on the above it is concluded that any additional shadows cast by the proposed building additions would not result in any significant adverse shadows impacts to historic resources. Therefore, no further assessment of shadows is needed for the project.



9. HISTORIC AND CULTURAL RESOURCES

EXISTING CONDITIONS

Project Site

The project site at 51-53 White Street (Block 175, Lot 24) consists of an interior lot located along the southerly side of White Street on a block that is bounded by White Street to the north, Franklin Place to the east, Franklin Street to the south, and Church Street to the west in the Tribeca neighborhood of Manhattan. The property is located within the LPC designated Tribeca East Historic District and is adjacent to the individually designated Condict Store landmark at 55 White Street to the east.

The property consists of a 3,900 square foot rectangular shaped lot with 39' of frontage along the south side of White Street between Church Street and Broadway and a depth of 100'. The property is developed with a five-story, cellar, and sub-cellar vacant building which was constructed in 1857-58. The existing 24,375 gross square foot (gsf) building rises to a height of 76'-2" and contains 13,260 gsf of residential floor area and 11,115 gsf of commercial floor area. The existing building has a rear yard of 6 feet up to a height of 38' - 9" and then has a 15-foot rear yard.

The building, which became vacant in April 2016, was previously occupied by Use Group (UG) 6 commercial office space and accessory storage on the building's first, cellar, and sub-cellar floors, and by 12 units of UG 2 residential space on the building's second through fifth floors. The second through fifth floors of the building were converted to Class A apartments as-of-right in 1984 but no Certificate of Occupancy was issued for residential use in connection with that job application.

The Tribeca East Historic District Designation Report describes 51-53 White Street as follows:

This five-story store and loft building, approximately thirty-nine feet wide and 100 feet deep, is located on the south side of White Street, in the middle of the block between Church Street and Broadway. It was constructed in 1857-58 for Daniel and A.C. Kingsland, prosperous New York merchants who owned other property in the area. The building is faced in marble above the first story and has six bays of window openings which have elaborate window hoods and sills, a treatment typical of the Italianate style. Some of the windows retain historic double-hung wood sash. The facade is capped by a stone and metal cornice. At the first story, the original cast-iron storefront cornice is visible; other historic cast-iron storefront elements may survive behind the current stucco surface. An historic fire escape fronts the two center bays.

The present building replaced two structures, one of which was a masonry store building. It continues in a long tradition of housing textile and dry goods firms.

Study Area

The project site is located near the center of the Tribeca East Historic District. The Tribeca East Historic District is bordered by Canal Street on the north, Worth Street on the south, West Broadway and Church Street on the west, and an area west of Lafayette Street on the east. Seven individually LPC designated historic properties are located within 400 feet of the project site. The

site is bordered by the LPC designated individual landmark Condict Store at 55 White Street to the east. The Woods Mercantile Buildings at 46 and 50 White Street are located diagonally across White Street from the project site to the northwest. The Kitchen, Montross and Wilcox Store at 85 Leonard Street; 87 Leonard Street; the James White Building at 361 Broadway; and the 359 Broadway Building are located on the block south of the project site. The Tribeca East Historic District and the seven individually designated resources are illustrated in the Historic District Landmarked Building Map which follows. A brief discussion of these Districts and properties follows below.

Tribeca East Historic District – The District is bordered by Canal Street on the north, Worth Street on the south, West Broadway and Church Street on the west, and an area west of Lafayette Street on the east. The LPC Designation Report (December 8, 1992) contains the following statements about the District (excerpted as most relevant to the area of the project site):

The Tribeca East Historic District encompasses 197 buildings and four undeveloped lots. While many of the district's cast-iron and masonry commercial buildings were erected beginning at mid-nineteenth century and continuing into the early twentieth century, when the dry goods district was located in this area, later buildings in the district -- office buildings and banks -- also served the textile trade. The Tribeca East Historic District has a distinct and special character within the larger Tribeca area defined by its many blockfronts of ornate store and loft buildings which reflect the district's role as the center for dry goods and related businesses in New York City. The many store and loft buildings, which now define this district, were characterized by nineteenth-century critics as palatial and substantial, enabling New York "to vie with the greatest continental cities of Europe." These buildings have trabeated cast-iron storefronts, many of which retain such historic elements as paneled and glazed wood doors, wood-framed transoms, show windows, roll-down shutters, and stepped vaults. The upper facades are faced with high-quality materials, such as marble, sandstone, brick, or cast iron, and terminated by prominent cornices. Multiple signbands and fire escapes were often attached to these facades. Within the district, there is a significant number of buildings with cast-iron facades. The side streets of the district extending between Broadway and Church Street, which are filled with nineteenth-century store and loft buildings, form exceptionally strong streetscapes. Twentieth-century development patterns have bounded this area by Worth Street on the south and Canal Street on the north, helping to reinforce the district's distinct sense of place. The long expanse of White Street within the district contains buildings which represent the full historical context of the area -- a few early nineteenth century dwellings converted at mid-century for commercial use, many five- and six-story store and loft buildings in a variety of materials and mid-nineteenth- nineteenth-century styles, and a limited number of late-nineteenth-century structures.

Condict Store Building (55 White Street) - The LPC Designation Report (March 22, 1988) summarizes this building as follows:

Fifty-five White Street was commissioned in 1861 by cousins John Eliot and Samuel L. Condict as a store and warehouse for their saddlery business. The building was designed by John Kellum, one of the most important commercial architects of the mid-nineteenth century, whose many buildings had a strong impact on the redevelopment of the Lower Broadway area as a thriving commercial center. Kellum was also a major figure in the

development and design of cast-iron architecture. Daniel D. Badger, the iron founder who fabricated the building's facade, was second only to James Bogardus in his importance to the promotion and manufacture of this distinctively American building material and methods of construction. The building has an especially noteworthy example of the so-called "sperm candle" facade, characterized by double-height arcades with tall and slender columns which reminded nineteenth century observers of candles made from sperm whale oil. Although this type of facade, with its emphasis on verticality, light and openness, seems particularly suited to the structural properties of cast iron, it was also employed for contemporary marble facades, which apparently imitate, in traditional materials, an innovation. Only a handful of these "sperm candle" designs, which seem to be indigenous to New York, now survive. Fifty-five White Street is the largest, one of the finest, and unique in that the facade is continued in a one-bay return on the Franklin Place side elevation.

Woods Mercantile Buildings (46 and 50 White Street) - The LPC Designation Report (September 11, 1979) summarizes this building as follows:

The Woods Mercantile Buildings at Nos. 46-50 White Street are handsome examples of mid-19th century commercial architecture. Built of marble with a cast-iron ground floor, these two buildings were designed as a single unit in a simplified style based on Renaissance architecture. They were erected in 1865 by Samuel and Abraham Wood as first class storehouses. The Commission finds that, among its important qualities, the Woods Mercantile Buildings are fine examples of the palazzo mode of architecture which was based on Italian Renaissance prototypes, that the elegant simplicity and restraint of the facades indicate their original utilitarian function; and that they are representatives of a period of the city's history when White Street was part of the country's textile and dry goods center.

Kitchen, Montross and Wilcox Store (85 Leonard Street) - The LPC Designation Report (November 26, 1974) summarizes this building as follows:

The building at 85 Leonard Street is a fine example of cast-iron architecture and the only remaining building in New York City attributed to James Bogardus, self-described "inventor of cast-iron buildings". Built in 1860-61 on land owned by the estate of Thomas Swords, this is one of the later buildings by James Bogardus. The Commission further finds that, among its important qualities, the 85 Leonard Street Building is the last remaining building in New York City by James Bogardus, that it is one of the few extant buildings of cast iron designed in the so-called "sperm candle" style, a style which uses classical elements in combination with a non-classical emphasis on verticality, lightness, and openness, and that the fine quality and wealth of detail enhance the basic forms of the building and illustrate the desirability of cast iron as a building material in the 19th century.

87 Leonard Street - 87 Leonard Street is shown as an individual landmark on ZoLa however no LPC Designation Reports were found for this address. 87 Leonard Street adjoins 85 Leonard Street (discussed above) to the east.

James White Building (361 Broadway) - The LPC Designation Report (July 27, 1982) summarizes this building as follows:

No. 361 Broadway, built in 1881-1882 for James L. White, was designed by W. Wheeler Smith, a well respected architect active in New York during the last two decades of the nineteenth century. It was one of the last commercial buildings produced during the transformation of lower Broadway, beginning in the mid-nineteenth century, from a residential boulevard into the city's commercial center. One of Wheeler's few forays into the field of cast-iron architecture, No. 361 Broadway is also one of the small number of late (post-1880) cast-iron buildings in the city. Its elevations, composed of rows of columns supporting heavy entablatures, are adorned with some of the finest and most inventive cast-iron ornament anywhere in New York or the United States. Based on abstract floral forms, the ornamentation changes from floor to floor, providing No. 361 with two unusually handsome and richly varied facades, which make the building one of the most prominent surviving on lower Broadway. W. Wheeler Smith's building is one of the few late cast-iron designs in an area largely built up before the Civil War, one of the most prominent cast-iron buildings south of Canal Street, and one of the last 11 commercial palaces erected in lower Manhattan. It is also one of the largest remaining cast-iron structures in the city, one of the relatively few late, stylized designs in that medium, and, in fact, one of the handsomest cast-iron buildings in New York. A graceful and elegant design, No. 361 Broadway survives as a remarkable example of style adapted to material, and of one of the country's most extraordinary indigenous artistic developments: cast-iron architecture.

359 Broadway Building (359 Broadway) - The LPC Designation Report (October 16, 1990) summarizes this building as follows:

No. 359 Broadway, on the west side of Broadway between Leonard and Franklin Streets, is a distinguished early Italianate commercial building constructed in 1852, a time when this section of Broadway was the city's most prestigious shopping area, containing a number of fashionable daguerreotype studios. An important and unusual example of the Italianate style, this stone-fronted commercial building, with its distinctive and varied window openings and abundant ornament, is a blend of Italianate elements from several sources. The 359 Broadway Building has special historical significance because it was occupied by noted photographer Mathew B. Brady from 1853-59. Brady, one of the most important photographers in American history, was renowned for both his portraits and his numerous photographs of the Civil War which are still the primary visual document of that conflict. As the city expanded northward from the southern tip of Manhattan in the 1840s and 1850s, this area became a prosperous neighborhood of shops, saloons, and photographers devoted to serving the fashionable clientele that made Broadway the city's most distinguished promenade. Remarkably intact, No. 359 Broadway serves as a significant reminder of the area's glittering past as a premier shopping district and as a home to the studio of one of America's most noted nineteenth-century photographers, Mathew Brady.

FUTURE NO-ACTION CONDITIONS

Project Site

In the future without the action, a new mezzanine floor would be added to the existing building on the project site. A new 2,506 gsf mezzanine (floor 1A) would be constructed between the existing first and second floors of the building and would be used as a storage room for the residential unit on the second floor of the building. Therefore, the existing 24,375 gsf vacant building would be increased in size to 26,881 gsf and would contain 13,260 gsf of residential floor area for four residential dwelling units and 13,621 gsf of commercial floor area. The building would also be re-occupied by residential and commercial uses. The existing 76'-2" height of the building would not change.

Under the No-Action scenario, the building would be renovated as approved by the DOB and described below. All items listed below would occur in the absence of the proposed project and would be completed before the analysis year, 2020, absent the Proposed Action.

1. DOB Job #140681180, 140681233 & 140681215 for new sidewalk shed, scaffolding, and fence during construction. (This item is completed and the new sidewalk shed, scaffolding, and fence will remain in place until construction is completed.)
2. DOB Job #121788048 for removal of interior partitions, dropped ceilings, interior doors, walls, flooring, plumbing and mechanical. (This item is 95% complete pending the existing roof. Completion is expected by May 2018.)
3. DOB Job #122913062 for interior renovation of existing 5 story building including new HVAC, plumbing, elevator, sprinkler and standpipe, new windows and storefront within the existing building envelope as further detailed below. (This item is 30% complete. Completion is expected in late 2018. Item 3 will be amended to become the DOB application that requires the proposed action.)
 - Sub-cellar excavation to accommodate a new elevator and provide additional headroom in the sub-cellar;
 - New elevator and 2 stairs cores sub-cellar to roof bulkhead;
 - New first floor White Street storefront – remove existing infill and replace infill with new building entry locations for first floor residential and commercial spaces (restore the storefront to its original 19th Century appearance by exposing and restoring the original cast iron columns that are covered in stucco and terra-cotta brick);
 - New first floor mezzanine between existing first and second floors (floor 1A);
 - New rear façade windows and doors;
 - At the rear façade raise the existing first floor parapet five feet higher than the existing adjacent west retaining wall parapet; and
 - Plumbing, mechanical, sprinkler, and standpipe work associated with the above work.

Study Area

No development plans are known to exist for the 400-foot radius project study area by the project build year of 2020. No recent new development projects (filed in 2010 or later) have been

identified for the 400-foot radius project study area based on a review of the CEQR listings of the NYC Department of City Planning's (DCP) Land Use & CEQR Application Tracking System (LUCATS) for Manhattan Community District 1. The study area is fully developed primarily with buildings of substantial size where limited new development potential exists.

FUTURE WITH-ACTION CONDITIONS

The Applicant proposes to construct a two-story vertical enlargement to the existing five-story mixed-use building on the project site, resulting in a building that rises to a height of 100'-8", including the building's bulkhead, with a 10-foot front setback at the sixth floor and a 12-foot front setback at the seventh floor at the maximum building base height of 85 feet. The proposed materials for the north and south walls of the addition would be metal and glass while the proposed material for the east and west walls of the addition would be stucco. The proposed addition would contain approximately 5,025 gsf of residential floor area. The proposed sixth and seventh floor additions would have 20-foot rear yards. A balcony is proposed to extend 3'-8" into the rear yard at the seventh floor. The Applicant proposes to raise the west wall of the existing building to a height varying from 3'-6" to 4'-6" for a depth of 40 feet to lessen the visual impact of the addition from White Street. With the addition of 7,531 gsf of residential floor area, comprised of the 2,506 gsf mezzanine (floor 1A) and the 5,025 gsf enlargement, the building would contain 31,905 gsf of total floor area.

A 2,506 gsf mezzanine (floor 1A) would be constructed in the absence of the proposed action between the existing first and second floors of the building. The Special Permit is needed to provide legally required light and air per ZR Section 23-861 for the bedrooms that would be created at the rear of floor 1A. (Under the No-Action Scenario, floor 1A would be used as a storage room for the residential unit on the second floor of the building.) The proposed development would contain one residential unit per floor on floors 1a, 2, 3, 4, and 5, and a duplex unit on floors 6 and 7 for a total of 6 dwelling units.

As part of the Special Permit application, the Applicant also proposes to remove the fire escape on the façade of the building; clean and make all necessary repairs to the stone face of the building; replace all 24 front façade windows from the second through fifth floors with windows that match historic profiles of 19th century windows; and restore the fire shutters of the building.

An LPC Restrictive Declaration will be recorded on the property which includes a continuing maintenance plan designed to ensure that the subject building will be preserved in a sound first-class condition in perpetuity. This obligation includes a thorough inspection of the building every five years and the preparation of an existing conditions report that shall be submitted to the LPC. All work identified in the existing conditions report as necessary to maintain this building in a sound, first-class condition must be expeditiously undertaken. See Historic and Cultural Resources Appendix.

The Landmarks Committee of Manhattan Community Board 1 has issued a favorable resolution for the proposed renovation and two-story addition of the existing building at 51-53 White Street on October 25th, 2016, which was required prior to the LPC public hearing. LPC voted to approve the proposal at their December 6, 2016 meeting and will issue a report to the CPC. LPC issued a Certificate of Appropriateness (COFA-19-11467) dated December 29, 2017 in

conjunction with Certificate of No Effect 19-1576, issued June 5, 2017, and Modification of Use 19-11468, issued December 22, 2017. The COFA permit will remain in effect until December 6, 2022. See Historic and Cultural Resources Appendix.

Archaeological Resources

In the future without the project, sub-cellar excavation would occur to accommodate a new elevator and provide additional headroom in the sub-cellar. The extent of disturbance would be approximately 10 square feet and 50 cubic feet. No additional subsurface ground disturbance would occur to accommodate the proposed action. Therefore, the proposed action would not result in any significant adverse archaeological impacts on the project site.

As stated in the August 1, 2017 letter from Versatile Engineering (See Historic and Cultural Resources Appendix):

“In regards to the matters of “Subsurface Disturbance” in the sub-cellar of 51-53 White Street, the No-Action scenario has been approved and permitted by NYC DOB for identical levels and areas of “Subsurface Disturbance” as proposed under the With-Action scenario.

As such, the Applicant would construct the following within the existing building envelope on the project site without a special permit (as it is not required):

- Sub-cellar excavation to accommodate a new elevator and provide additional headroom in the sub-cellar;

As part of the NYC DOB approved and permitted Alteration 1 application number 122913062, the applicant has approved plans for a new 5-foot deep, approximately 10 square [foot] elevator pit and sump pump in the middle of the building’s sub-cellar floor plan to accommodate for a new passenger elevator. There is no other ground disturbance proposed under this application. No further “Subsurface Disturbance” is proposed under NYC Department of City Planning application number.”

In summary, in ground disturbance is occurring as-of-right pursuant to DOB approved plans, and there will be no additional in ground disturbance between the no-action and with-action scenarios.

Historic Resources

The proposed action would result in the construction of two additional floors on the roof of the existing building. The Applicant also proposes to remove the fire escape on the façade of the building; clean and make all necessary repairs to the stone face of the building; replace all 24 front façade windows from the second through fifth floors with windows that match historic profiles of 19th century windows; and restore the fire shutters of the building. As these additions constitute a change from the existing condition on the property and would be occurring within a designated Historic District and adjacent to and across the street from individually designated properties, potential impacts on historic resources would be of concern. The *CEQR Technical Manual* indicates that architectural resources should be surveyed and assessed if the proposed project would result in any of the conditions noted in italics below.

- *New construction, demolition, or significant physical alteration to any building, structure, or object.*

The proposed action would result in new construction on the project site. As stated above, the proposed project would result in the construction of two additional floors on the roof of the existing building. The Applicant also proposes to remove the fire escape on the façade of the building; clean and make all necessary repairs to the stone face of the building; replace all 24 front façade windows from the second through fifth floors with windows that match historic profiles of 19th century windows; and restore the fire shutters of the building.

As stated above, the Landmarks Committee of Manhattan Community Board 1 has issued a favorable resolution for the proposed renovation and two-story addition of the existing building at 51-53 White Street on October 25th, 2016, which was required prior to the LPC public hearing. LPC voted to approve the proposal at their December 6, 2016 meeting and will issue a report to the CPC. LPC issued a Certificate of Appropriateness (COFA-19-11467) dated December 29, 2017 in conjunction with Certificate of No Effect 19-1576, issued June 5, 2017, and Modification of Use 19-11468, issued December 22, 2017. The COFA permit will remain in effect until December 6, 2022.

Based on the above, it is concluded that the proposed action would have no significant adverse effect on the historic character of the property or the surrounding area.

- *A change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature. Visual prominence is generally the way in which a building, structure, object, or landscape feature is viewed. Visual context is the character of the surrounding built or natural environment. This may include the following: the architectural components of an area's buildings (e.g., height, scale, proportion, massing, fenestration, ground-floor configuration, style), streetscapes, skyline, landforms, vegetation, and openness to the sky.*

The proposed project would entail the construction of a two-story vertical enlargement to the existing five-story building on the project site, resulting in a building that rises to a height of 100'-8", including the building's bulkhead, with a 10-foot front setback at the sixth floor and a 12-foot front setback at the seventh floor at the maximum building base height of 85 feet. The proposed materials for the north and south walls of the addition would be metal and glass while the proposed material for the east and west walls of the addition would be stucco. The proposed addition would contain approximately 5,025 gsf of residential floor area (this refers to the vertical enlargement only and not the total additional residential floor area). The proposed sixth and seventh floor additions would have 20-foot rear yards. A balcony is proposed to extend 3'-8" into the rear yard at the seventh floor. The Applicant proposes to raise the west wall of the existing building to a height varying from 3'-6" to 4'-6" for a depth of 40 feet to lessen the visual impact of the addition from White Street. The Applicant also proposes to remove the fire escape on the façade of the building; clean and make all necessary repairs to the stone face of the building; replace all 24 front façade windows from the second through fifth floors with windows that match historic profiles of 19th century windows; and restore the fire shutters of the building.

The project would result in a change in scale and visual prominence relative to the surrounding area. However, as stated above, the proposed setbacks and the raising of the west wall would limit the visual impact of the addition from White Street. The facade work including the removal of the fire escape, the replacement of the windows matching the historic profiles of 19th century windows, and the restoration of the fire shutters would bring the building into greater compliance with its surrounding architectural context.

As stated above, the Landmarks Committee of Manhattan Community Board 1 has issued a favorable resolution for the proposed renovation and two-story addition of the existing building at 51-53 White Street on October 25th, 2016, which was required prior to the LPC public hearing. LPC voted to approve the proposal at their December 6, 2016 meeting and will issue a report to the CPC. LPC issued a Certificate of Appropriateness (COFA-19-11467) dated December 29, 2017 in conjunction with Certificate of No Effect 19-1576, issued June 5, 2017, and Modification of Use 19-11468, issued December 22, 2017. The COFA permit will remain in effect until December 6, 2022. See Historic and Cultural Resources Appendix.

- *Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects.*

LPC-approved construction procedures would be followed to protect other historic structures in the area from damage from vibration, subsidence, dewatering, or falling objects. Construction procedures would comply with the NYC Department of Buildings Memorandum Technical Policy and Procedure Notice # 10/88 (TPPN # 10/88) and with the site safety requirements of the 2008 NYC Building Code, as amended, which stipulate that certain procedures be followed for the avoidance of damage to historic and other structures resulting from construction. TPPN # 10/88 pertains to any structure which is a designated NYC Landmark or located within a historic district, or listed on the National Register of Historic Places and is contiguous to or within a lateral distance of 90 feet from a lot under development or alteration.

- *Additions to or significant removal, grading, or replanting of significant historic landscape features.*

Not applicable to the proposed action.

- *Screening or elimination of publicly accessible views.*

Not applicable to the proposed action.

- *Introduction of significant new shadows or significant lengthening of the duration of existing shadows on an historic landscape or on an historic structure if the features that make the structure significant depend on sunlight.*

On the basis of the CEQR Technical Manual criteria above, the project would not result in significant shadows impacts on historic resources. As discussed in the Shadows section above, the proposed building additions would reach a height of 100'-8" which would cast a maximum shadow of approximately 432.87 feet. The Tribeca East Historic District and seven individually designated historic resources, including the Condict Store at 55 White Street, the Woods Mercantile Buildings at 46 and 50 White Street, the Kitchen, Montross

and Wilcox Store at 85 Leonard Street, 87 Leonard Street, the James White Building at 361 Broadway, and the 359 Broadway Building are located within the projected shadows radius of the project. However, it is not believed that these resources are shadow sensitive historic resources.

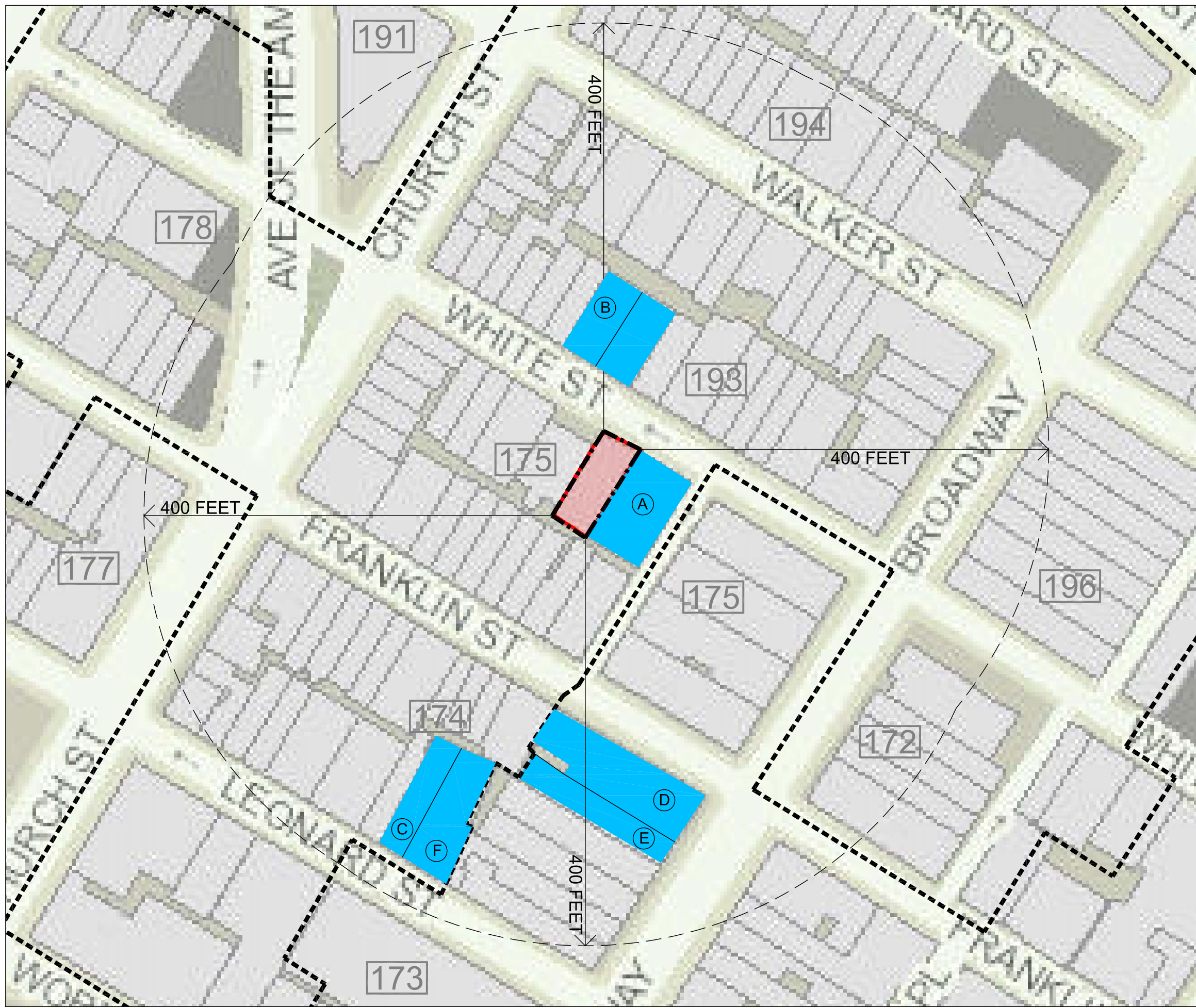
It should also be noted that the proposed rooftop additions at the project site would not cast any new shadows on the Condict Store at 55 White Street as this building is directly adjacent to the project site to the east and any new shadows would not fall on the façade of this building. New shadows would not be cast on the designated facades of the buildings at 85 Leonard Street, 87 Leonard Street, 361 Broadway, or 359 Broadway as these building facades face away from the direction of any new shadows that would be cast by the proposed building additions. These buildings are also located to the south of the project site in an area where shadows would not be cast by the proposed additions and even if shadows were to be cast in this direction, they would be blocked by intervening development consisting of 5- and 6-story structures. Although shadows could be cast by the proposed building additions on the buildings at 46 and 50 White Street located diagonally across White Street from the project site to the northwest, the existing 5-story building on the project site already casts the maximum shadow possible on these two 5-story structures.

In a letter dated 2/14/18, the LPC determined that the proposed project would not result in any shadows impacts (see Historic and Cultural Resources Appendix). Therefore, there would be no shadows impacts to the individually designated historic resources noted above or any other resources within the surrounding Tribeca East Historic District.





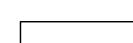
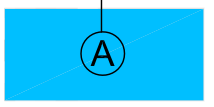
It is therefore concluded that the proposed project would not result in any significant adverse shadows impacts on historic resources.

Based on the above analysis, it is concluded that the proposed building additions and the other proposed changes to the exterior of the building on the project site would be compatible with the historic context and with the surrounding Tribeca East Historic District and the seven individually designated properties within 400 feet of the project site. No impact to these Historic Districts or individual historic properties would be expected as a result of the proposed action.

Based on the above analysis and the referenced LPC correspondence, it is concluded that the proposed project would not result in any significant adverse impacts to historic architectural or archaeological resources.

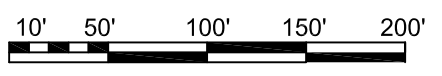


DRAWING LEGEND

-  PROJECT AREA
-  BLOCK NUMBER
-  400 FOOT RADIUS
-  TRIBECA EAST HISTORIC DISTRICT
-  BUILDING ADDRESS
-  LANDMARK BUILDING

LANDMARK BUILDINGS ADDRESSES

- A - CONDUCT STORE BUILDING
55 WHITE STREET
- B - WOODS MERCANTILE BUILDING
46 & 50 WHITE STREET
- C - KITCHEN, MONTROSS & WILCOX STORE
85 LEONARD STREET
- D - JAMES WHITE BUILDINGS
361 BROADWAY
- E - 359 BROADWAY
- F- 87 LEONARD STREET



HISTORIC DISTRICT AND LANDMARKED BUILDING MAP

51WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24
PROJECT ID P2017M0085

HISTORIC DISTRICTS AND
LANDMARK BUILDINGS

10. URBAN DESIGN AND VISUAL RESOURCES

Introduction

An assessment of urban design is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment 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, including the following:

1. Projects that permit the modification of yard, height, and setback requirements;
2. 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.

1. Yard, Height, and Setback Requirements

The proposed action would result in the modification of yard, height, and setback requirements as follows.

The Applicant requests a Special Permit pursuant to ZR Section 74-711 ("Landmarks preservation in all districts") to waive the height limitations of ZR Section 23-692 ("Height limitations for narrow buildings or enlargements"), the front setback requirements of ZR Section 23-662 ("Maximum height of buildings and setback regulations"), the required 30-foot distance between legally required windows and the rear lot line of ZR Section 23-861 ("General Regulations"), and the minimum required dimensions of the rear inner courts of ZR Section 23-851(b) ("Minimum dimensions of inner courts")³ to allow a two-story addition to the existing five-story building on the project site.

- Modification of Height Requirements - The project site is zoned C6-2A which allows a maximum building height of 120 feet, but since the project site is situated on an interior lot that contains a building with a street wall width of less than 45 feet, the height of any building located on that lot is limited to the width of the street that the streetwall fronts up to a maximum of 100 feet pursuant to ZR Section 23-692 ("Height limitations for narrow buildings or enlargements"). Since White Street has a width of 50 feet, the effective height limit for the project site is 50 feet. However, this provision is further modified by the provisions of ZR Section 23-692 which would limit the building height to that of the lowest adjacent building, that being the 67-foot height of the synagogue on Block 175, Lot 22. A Special Permit is requested to waive the height limit to allow a total building height of 100'-8" (including bulkhead).

- Modification of Setback Requirements - Section 23-662 (Maximum height of building and setback requirements) requires a 15-foot setback no lower than 65 feet and no higher than 85 feet in a C6-2A zoning district. A Special Permit is requested to waive these requirements to allow the construction of a two-story vertical enlargement to the existing five-story building on the site with a 10-foot front setback at the sixth floor and a 12-foot front setback at the seventh floor at the maximum building base height of 85 feet.

³ This Special Permit request would have no relevance to the Urban Design and Visual Resources analysis as the rear inner courts of the building would not be visible to the public at street level.

- Modification of Yard Requirements - C6-2A zoning districts require a 30-foot rear yard but since the site is located 95.46 feet of the point of intersection of White Street and Franklin Place, no rear yards are required pursuant to ZR Section 23-541 (Within one hundred feet of corners). However, pursuant to ZR Section 23-861 (General provisions), all legally required windows must be located 30 feet from a wall, rear lot line or side lot line in a C6-2A zoning district. A Special Permit is requested to waive these requirements to allow the construction of a two-story vertical enlargement to the existing five-story building on the site with legally required windows that are located 20 feet from the rear lot line.

As discussed in the Historic and Cultural Resources section above, the proposed setbacks and the raising of the west wall would limit the visual impact of the addition from White Street. In addition, the requested rear yard modifications would not be visible from street level. Therefore, there would not be the potential for a pedestrian to observe, from the street level, a significant physical alteration beyond that allowed by existing zoning. **See attached Existing, No-Action, and With-Action Urban Design drawings.**

The proposed action would not result in the obstruction of publicly accessible views to visual resources that are not allowed by the existing zoning of the property.

As discussed in the Historic and Cultural Resources section above, the Landmarks Committee of Manhattan Community Board 1 has issued a favorable resolution for the proposed renovation and two-story addition of the existing building at 51-53 White Street on October 25th, 2016, which was required prior to the LPC public hearing. LPC voted to approve the proposal at their December 6, 2016 meeting and will issue a report to the CPC. LPC issued a Certificate of Appropriateness (COFA-19-11467) dated December 29, 2017 in conjunction with Certificate of No Effect 19-1576, issued June 5, 2017, and Modification of Use 19-11468, issued December 22, 2017. The COFA permit will remain in effect until December 6, 2022.

2. Floor Area

The proposed action would result in the construction of two additional floors and a penthouse on the roof of the existing building totaling 4,494 zsf. With the addition of 6,375 zsf of residential floor area, comprised of the 2,331 zsf floor 1A and the 4,494 zsf enlargement minus 450 zsf to accommodate a double height space⁴ in the rear of the first floor, the building would contain 23,150 zsf of total floor area, representing an FAR of 5.94 on the 3,900 sf lot. The 19,895 zsf of proposed residential floor area on the site represents an FAR of 5.10 and the 3,255 zsf of commercial floor area represents an FAR of 0.83. The project site's C6-2A zoning permits a maximum base residential FAR of 6.02 and a maximum base commercial FAR of 6.0 which would allow up to 23,478 zsf of residential floor area or 23,400 zsf of commercial floor area on the property. Following the proposed enlargement, the building would contain 31,905 zsf and 23,150 zsf of floor area and no additional floor area would be developed on the project site.

Although the project would result in an increase of 4,047 zsf of floor area, it would not result in an increase in built zoning floor area beyond what would be allowed 'as-of-right' or in the future

⁴ A double height space is an area above a floor that is double the normal floor-to-floor height with no floor, stairs, or other area on which to stand.

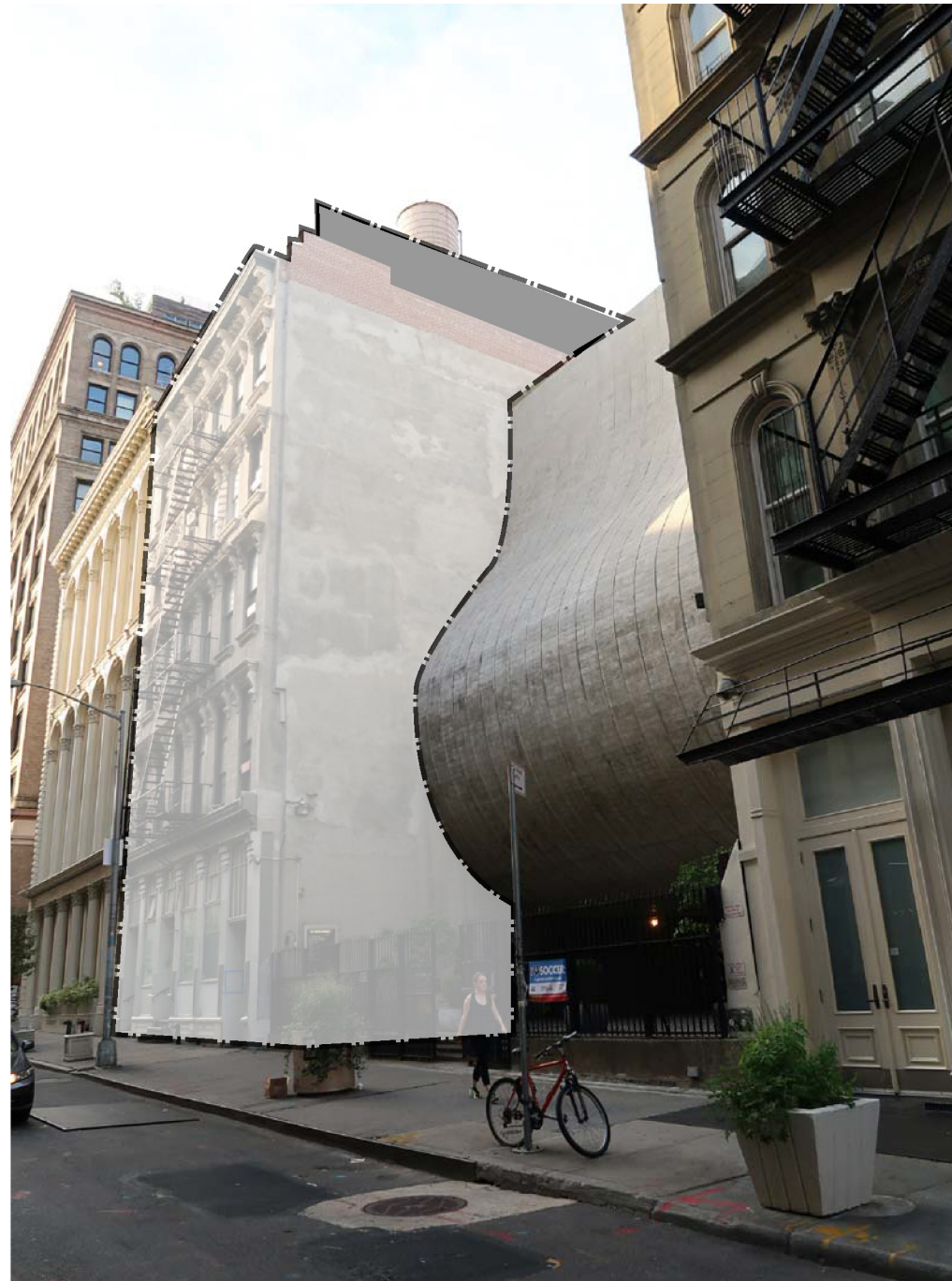
without the proposed project. The project would result in the building on the site being built out to 23,150 zsf, which is slightly below the maximum permitted 23,478 zsf under its C6-2A zoning.

Conclusion

Based on the above, an urban design assessment would not be required and the proposed action would not result in significant adverse impacts to urban design or visual resources.



NO-ACTION DEVELOPMENT



WITH ACTION-DEVELOPMENT

WHITE ST LOOKING EAST (SITE LEFT)

NOTE: VISIBILITY OF THE HEIGHT INCREASE OF THE WITH-ACTION DEVELOPMENT FROM THIS POINT-OF-VIEW ON WHITE STREET IS LIMITED BY THE RAISING OF THE BUILDINGS EXISTING WEST ROOF PARAPET AND BECAUSE IT IS SETBACK FROM THE STREET

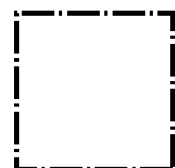




NO-ACTION DEVELOPMENT



WITH ACTION-DEVELOPMENT



DEVELOPMENT SITE
BOUNDARY

6TH AVE LOOKING EAST (SITE IN MIDDLE)

NOTE: THERE IS NO VISIBILITY OF THE HEIGHT INCREASE OF THE WITH-ACTION DEVELOPMENT FROM THIS POINT-OF-VIEW ON CHURCH STREET BECAUSE IT IS SETBACK FROM THE STREET AND STREET WALLS OF ADJACENT BUILDINGS BLOCK IT.



NO-ACTION DEVELOPMENT



WITH ACTION-DEVELOPMENT

WHITE STREET FACING SOUTH (SITE)

NOTE: THERE IS NO VISIBILITY OF THE HEIGHT INCREASE OF THE WITH-ACTION DEVELOPMENT FROM THIS POINT-OF-VIEW ON WHITE STREET BECAUSE IT IS SETBACK FROM THE STREET WALL AND THE STREET IS NARROW



17. AIR QUALITY

Introduction

Under *CEQR*, two potential types of air quality impacts are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those which could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as the heat and hot water boiler of a proposed development which could adversely affect other buildings in proximity to the proposed development.

Mobile Source

Under guidelines contained in the 2014 *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies.

The proposed action would result in the addition of two residential units relative to the No-Action development on the project site. Therefore, the project would generate fewer than 170 additional vehicular trips in any given hour.

No significant adverse mobile source air quality impacts would be generated by the project.

Stationary Source

A stationary source analysis is typically required for projects that would use fossil fuels (*i.e.*, fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems. The concern is that emissions from boiler stacks on these buildings could adversely affect nearby buildings. The proposed development would not utilize a standard boiler system for the generation of heat and hot water, as further detailed below, and would therefore not generate emissions that could adversely affect nearby receptors.

Building heat for the proposed condition will be provided via electrically powered split-system Mitsubishi heat pumps with outdoor condensing units on the rear of the penthouse roof and ceiling-hung air handlers on each floor. (See Drawing A-102.00, 3- Proposed Penthouse in the Air Quality Appendix. Eleven condensing units are shown behind the Apt. Stair Bulkhead.) The existing boiler stack on the roof will be removed. Domestic hot water will be provided via electrically powered instantaneous hot water heaters on each floor. This system will be used to provide heat and hot water to the entire building. Specifications for these systems are included in the Air Quality Appendix to this document.

The proposed ductless AC system consists of electrically operated outdoor units (compressors) that are connected to electrically powered indoor units (evaporators) by refrigerant lines that run through holes in the outside wall of the building. A ductless AC system provides both heating and cooling. Using reversible technology, ductless air conditioners move warm air indoors from outside when in heating mode and move warm air outdoors from inside when in cooling mode. They use like components with each inside unit containing an evaporator and fan to treat and distribute the air and each outside unit consisting of a variable-speed compressor condensing coil, fan and expansion valve.

As heat and hot water for the proposed development would be entirely generated by electricity and the existing boiler system in the building and boiler stack on the roof will be removed, no stationary source emissions would be generated by the project and there would be no effects on nearby receptors. Therefore, no significant adverse impacts due to boiler stack emissions from the proposed project would occur, and a detailed analysis of stationary source impacts is not required.

The Proposed Action would not result in any potentially significant adverse stationary or mobile source air quality impacts, and further assessment is not warranted.

Air Toxics

An air permit search of potential industrial sources within 400 feet of the project site has been conducted including an in-person land use survey and accompanying research regarding air quality permit folders at the NYC Department of Environmental Protection (DEP). The work began with an in-person survey of the 400-foot radius surrounding the project site that identified active manufacturing uses and commercial uses with a potential for noxious emissions. That survey was performed on March 22, 2018. A list of properties researched is included in Table 17-1 below. It identified six sites that might have an air quality permit on file at DEP (see sites showing “CURRENT” permits).

Table 17-1
51 White Street - Air Permit Search Locations

Block	Lot(s)	Address	Use	Permits
171	5	358 Broadway	Shoe Repair	CURRENT: CB274901, CANCELLED: CA104994, CA067776
173	27	343 Broadway (a.k.a. 88 Leonard Street)	Nail Salon	CURRENT: CB195506
174	14	253 Church Street	Industrial/ Manufacturing	EXPIRED: CA386086
174	16	97 Franklin Street	Industrial/ Manufacturing	NO RECORD FOUND
174	19	91 Franklin Street	Industrial/ Manufacturing	CURRENT: CR681014, CANCELLED: CA544785
174	20	89 Franklin Street	Industrial/ Manufacturing	CURRENT: CB131709, CANCELLED: CA033379
174	21	87 Franklin Street	Industrial/ Manufacturing	CURRENT: CB021102, CANCELLED: CA496485, CA059789

174	27	75 Franklin Street	Industrial/ Manufacturing	EXPIRED: CA006589
174	33	359 Broadway	Industrial/ Manufacturing	CANCELLED: CA375586
175	7	84 Franklin Street	Industrial/ Manufacturing	NO RECORD FOUND
175	16	279 Church Street	Industrial/ Manufacturing	CANCELLED: CA060286, EXPIRED: CB073803
193	12	44 White Street	Industrial/ Manufacturing	NO RECORD FOUND
193	26	35 Walker Street	Industrial/ Manufacturing	NO RECORD FOUND
193	46	391 Broadway	Industrial/ Manufacturing	EXPIRED: CA090884
193	47	385 Broadway	Industrial/ Manufacturing	NO RECORD FOUND
193	50	381 Broadway	Cleaners	CANCELLED: CA043384, EXPIRED: CA347389
193	7501	395 Broadway	Hardware Store	EXPIRED: CA023776, CA121081
193	7505	37 Walker Street	Nail Salon	NO RECORD FOUND
194	13	38 Walker Street	Industrial/ Manufacturing	NO RECORD FOUND
194	15	34 Walker Street	Textile Company	CURRENT: CB057307, CANCELLED: CA420085, EXPIRED: CA247790
195	1	380 Broadway	Industrial/ Manufacturing	NO RECORD FOUND
195	5	392 Broadway	Industrial/ Manufacturing	CANCELLED: CB080408, CA355185
195	6	394 Broadway	Industrial/ Manufacturing	CANCELLED: CB200402, CA549985, CA235393, CA121991, CB454503, CB100501, CB100401, CA112191, CB092001, CB479603, CB452703

The six identified sites were researched on the DEP website to determine if they have active air quality permits. The research found one permit corresponding to one of the sites, and five boiler certificates corresponding to the other five.

We requested the opportunity to review the relevant permits folders at DEP. A copy of the email communication to DEP is included in the Air Quality Appendix. On April 4, 2018, research staff visited DEP offices to review the folders. The one air quality permit was available for review. It was:

Address; Permit #; Owner/Tenant/User

88 Leonard Street (a.k.a. 343 Broadway); CB195506; Andria Puckett Waterton Residential NY, LLC

Scans of the above permit files and boiler certificates are included in the Air Quality Appendix.

Conclusion

The proposed project would not create any significant adverse mobile or stationary source air quality impacts relative to the surrounding area.

19. NOISE

Introduction

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those which could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed action would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, if the project would include unenclosed mechanical equipment for building ventilation purposes, or if the project would introduce receptors into an area with high ambient noise levels. The 2014 *CEQR Technical Manual* requires an assessment of a proposed project's potential effects on sensitive noise receptors, including in this instance, the effects on the interior noise levels of residential uses in the subject building.

Mobile Source

Relative to mobile source impacts, a noise analysis would only be required if a proposed project would at least double existing passenger car equivalent (PCE) traffic volumes along a street on which a sensitive noise receptor (such as a residence, a park, a school, etc.) is located. Residential uses are located along White Street which provides vehicular access to the project site. White Street would therefore be of concern relative to mobile source noise impacts. The proposed action would result in the addition of two residential units relative to the No-Action development on the project site. Therefore, PCE values on White Street or other area roadways would not be doubled under the proposed action, and a detailed mobile source analysis is therefore not warranted.

No significant adverse mobile source noise impacts would be generated by the project.

Stationary Source

Potential Impacts of Proposed Project on Surrounding Development

The proposed action, which is the two-story vertical enlargement to the existing five-story building on the project site, would not cause a substantial stationary source, such as unenclosed mechanical equipment for building ventilation purposes or a playground, to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor. The proposed project would not include any unenclosed heating or ventilation equipment that could adversely impact other sensitive uses in the surrounding area. In addition, the proposed project would not include any active outdoor recreational space that could result in stationary source noise impacts to the surrounding area.

Potential Impacts of Surrounding Development on the Proposed Project

The proposed action would not introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses. No such uses are located within 400 feet of the project site. However, DCP has requested an assessment of ambient noise in the immediately surrounding area to determine whether occupants of the proposed building enlargement would be subjected to unacceptable noise levels. This noise analysis was conducted in September 2017 and the results are summarized below.

Noise Study

Project Area

Noise Monitoring was conducted to assess the need for noise attenuation at an enlargement proposed for the building at 51-53 White Street in Manhattan (“The Project Site”). The Project Site is the subject of a zoning action that would allow for construction of a two-story vertical enlargement of the existing five-story building at the Project Site. The additional floors would be occupied by dwelling units, therefore, the proposed development would introduce a new noise-sensitive land use and warrants an assessment of the potential for adverse effects on project occupants from ambient noise.

The Project Site is located on the south side of White Street on a block bounded by Franklin Place to the east and Church Street the west. White Street is a one-way, single lane, west-bound road that has intersections controlled by stop signs. The surrounding land uses consist primarily of multi-family residential and former industrial buildings predominantly occupied by commercial and residential uses.

Vehicular traffic, specifically commercial vans and heavy trucks, are the predominant source of noise in this area. The proposed development would not create a significant stationary noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud. The following Table Noise-1 lists some noise levels for typical daily activities.

Table Noise-1: Noise Levels of Common Sources

Table 19-1 Noise Levels of Common Sources	
Sound Source	SPL (dB(A))
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80

On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
<i>Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A) is perceived as a doubling or halving in SPL.</i>	
<i>Source: 2014 CEQR Technical Manual</i>	

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common weighting networks used are the A- and C-weighting networks. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighted network is the most commonly used, and sound levels measured using this weighting are denoted as dBA. The letter “A” indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

The following is typical of human response to relative changes in noise level:

- 3-dBA change is the threshold of change detectable by the human ear;
- 5-dBA change is readily noticeable; and
- 10-dBA change is perceived as a doubling or halving of the noise level.

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.
 - $L_{eq}(24)$ is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (LX). Examples include L10, L50, and L90. L10 is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For “line” sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

Measurement Location and Equipment

Because the predominant noise sources in the area of the proposed project consist of vehicular movements, noise monitoring was conducted during peak vehicular travel periods (AM, Midday, and PM). Pursuant to *CEQR Technical Manual* methodology, measurement periods of twenty-minute monitoring sessions were conducted at locations one (1) and two (2) during three peak periods of vehicular traffic. Noise Monitoring Locations are identified in **Figure 1** below.

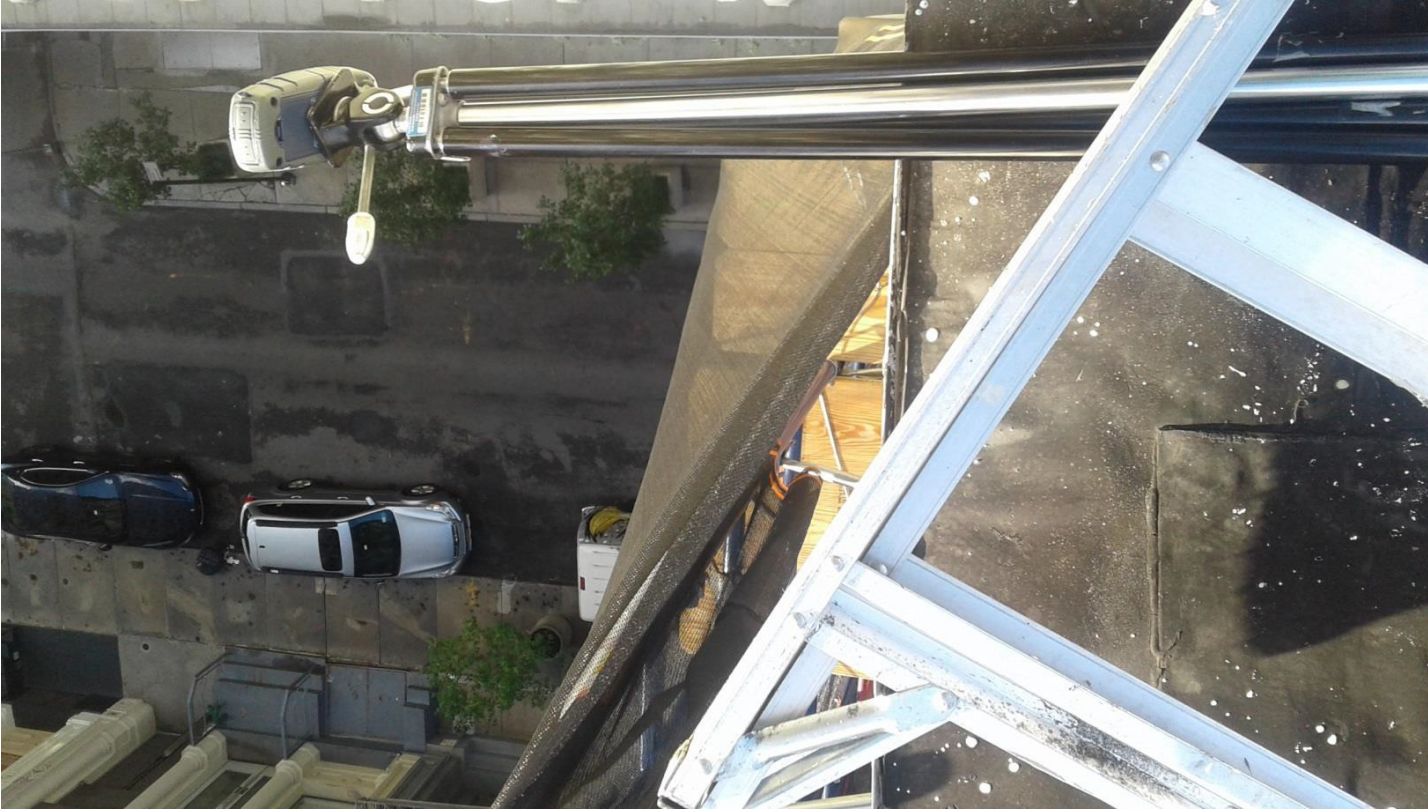
Noise monitoring was conducted using a Type 1 Casella CEL-63X sound meter with wind screen. The monitor was placed on a tripod off of the edge of the building with a clear sight of view of the ground, away from any other noise-reflective surfaces. The monitor was calibrated prior to and following each monitoring session. Periods of peak vehicular traffic around the Project Site constitute a worst-case condition for noise.

Photo 1



Location 1: Rear of the Building, Clear sight of view to the Ground.

Photo 2



Location 2: Front of the Building. Clear sight of view looking down onto White Street.

Photo 3



Location 2: *Looking up at Location 2 from White Street.*

Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Thursday, September 7, 2017. Weather was warm (approximately 70 degrees Fahrenheit), and wind speeds were mild during the monitoring sessions. Noise levels at Location One (1) at the rear of the building were affected by construction of a building approximately two blocks away. Measurements conducted at Location Two (2), in the front of the building over White Street, reflect typical ambient noise conditions. Traffic volumes and vehicle classification were documented during the noise monitoring. The sound meters were calibrated before and after each monitoring session.

Existing Conditions

Based on the noise measurements taken around the Project Area, the predominant source of noise is vehicular traffic from heavy trucks and commercial vehicles. The level of noise was mild at Location One (1) and Location Two (2).

Table Noise-2 below contains the results for the measurements taken at the Project Area:

Note: **Bold** denotes highest recorded L10 noise level.

Table Noise-2 (1 of 2): Noise Levels (dB)

Location 1: Noise Levels on the Roof at the Rear of the Building

Thursday, September 7, 2017			
Time	07:39 am - 07:59 am	12:01 pm - 12:21 pm	16:30 pm - 16:49 pm
L _{max}	73.9	80.4	81.3
L₁₀	64.0	63.0	65.5
L _{eq}	62.4	61.6	63.5
L ₅₀	61.5	60.5	63.0
L ₉₀	60.5	59.5	60.5
L _{min}	59.5	58.9	58.6

Table Noise-2 (2 of 2): Noise Levels (dB)

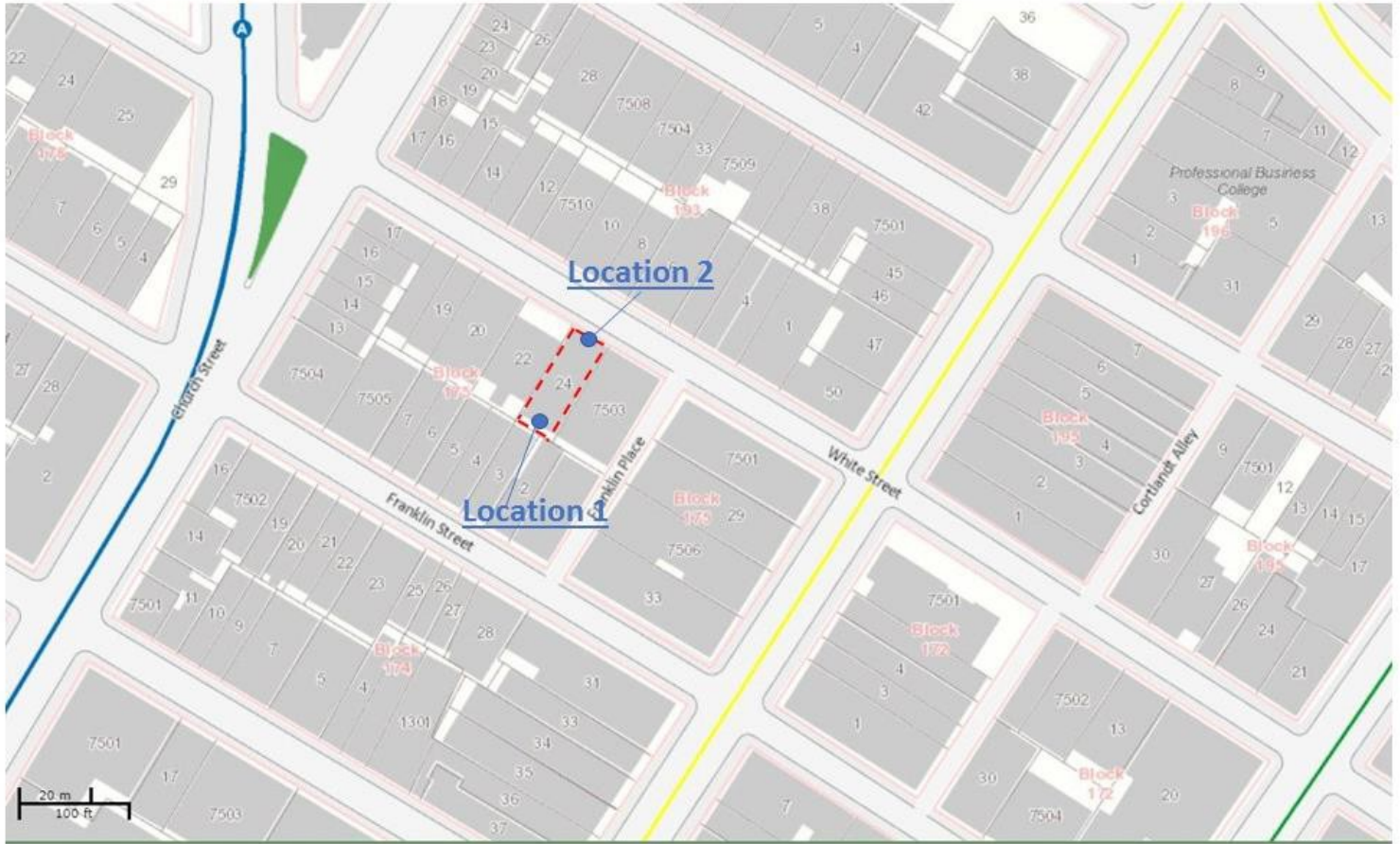
Location 2: Noise Levels on the Roof at the Front of the Building Overlooking White Street

Thursday, September 7, 2017			
Time	08:01 am - 08:22 am	12:24 pm - 12:44 pm	16:50 pm - 17:10 pm
L _{max}	76.3	78.5	91.9
L₁₀	66.5	66.5	65.5
L _{eq}	64.4	65.1	66.2
L ₅₀	62.5	63.5	62.0
L ₉₀	61.0	62.0	60.5
L _{min}	58.7	60.4	58.0

The 2014 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L₁₀ of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. The highest recorded L₁₀ at Location One (1) of the subject property was 65.5 dB during the evening monitoring period. The highest recorded L₁₀ at Location Two (2) of the subject property was 66.5 dB during the morning and afternoon monitoring periods. Based on these results, no attenuation measures would be required and no significant adverse impacts related to noise would result from the proposed action.

It should also be noted that the 24 new windows to be installed in the building will have an OITC rating of 24.

Figure 1: Noise Monitoring Locations



Legend

-  Project Site
-  Noise Monitoring Locations



22. CONSTRUCTION

Based on *CEQR Technical Manual* guidelines, where the duration of construction is expected to be short-term (less than two years), any impacts resulting from construction generally do not require detailed assessment. Construction of the proposed project is expected to be completed within eight months. However, a preliminary screening of construction impacts resulting from the project is potentially required because construction activities on the site would be occurring within 400 feet of historic and cultural resources, as identified in the Historic and Cultural Resources section above.

The *CEQR Technical Manual* indicates that construction impacts may occur to historic and cultural resources if in-ground disturbances or vibrations associated with project construction could undermine the foundation or structural integrity of nearby resources. In the future without the project, sub-cellar excavation would occur to accommodate a new elevator and provide additional headroom in the sub-cellar. No additional subsurface ground disturbance would occur to accommodate the proposed action. Therefore, the proposed action would not involve any in-ground disturbance and minimal if any vibrations are anticipated to occur as part of project construction.

A construction assessment may be needed for historic and cultural resources if the project involves construction activities within 400 feet of a historic resource. LPC-approved construction procedures would be followed to protect historic structures in the area from damage from vibration, subsidence, dewatering, or falling objects. Construction procedures would comply with the NYC Department of Buildings memorandum Technical Policy and Procedure Notice # 10/88 (TPPN # 10/88) and with the site safety requirements of the 2008 NYC Building Code, as amended, which stipulate that certain procedures be followed for the avoidance of damage to historic and other structures resulting from construction. TPPN # 10/88 pertains to any structure which is a designated NYC Landmark or located within a historic district, or listed on the National Register of Historic Places and is contiguous to or within a lateral distance of 90 feet from a lot under development or alteration. No adverse construction impacts would occur to any historic resources within 400 feet of the project site.

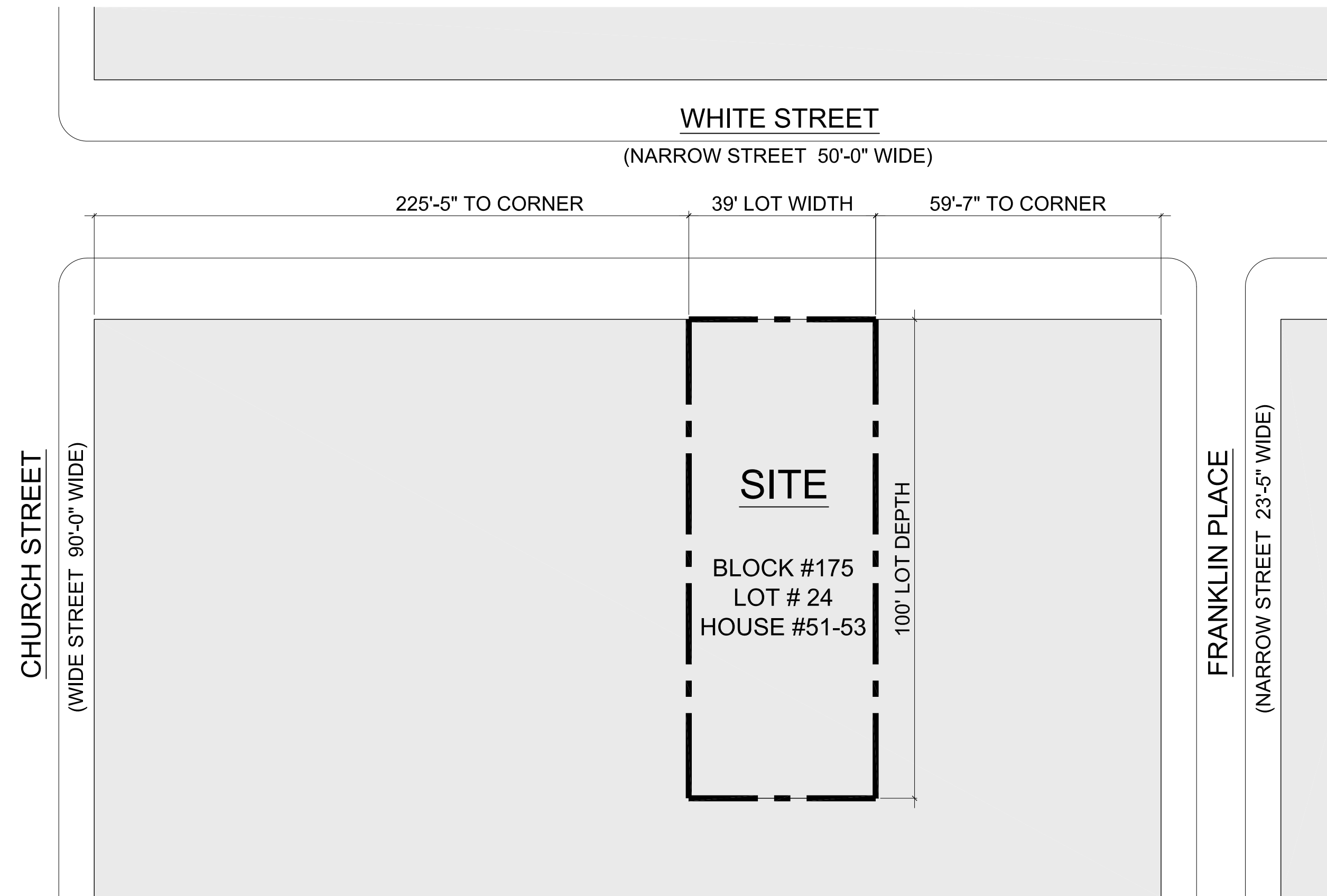
On the basis of the above analysis, the proposed action would not have any potentially significant adverse construction impacts, and further analysis would not be warranted.

APPENDIX

Architectural Plans

51-53 WHITE STREET - MANHATTAN

PLOT PLAN



DRAWING INDEX

- G-000 COVER SHEET
- TAX MAP
- ZONING MAP
- SITE SURVEY
- SITE PHOTOGRAPHS
- G-001 RADIUS DIAGRAM LAND USE MAP
- G-002 ZONING LOT SITE PLAN
- G-003 WAIVER PLAN
- A-004 PROPOSED BUILDING SECTION A-A AND WAIVER DIAGRAM
- A-005 PROPOSED BUILDING SECTION B-B AND WAIVER DIAGRAM
- G-006 REAR YARD OPEN SPACE DIAGRAM
- Z-001 ZONING ANALYSIS
- A-100 PROPOSED SUB CELLAR, CELLAR AND 1ST FLOOR PLANS
- A-101 PROPOSED FLOOR 1A, 2ND AND 3RD-5TH FLOOR PLANS
- A-102 PROPOSED 6TH, 7TH AND PENTHOUSE FLOOR PLANS
- A-200 PROPOSED FRONT AND REAR ELEVATIONS
- A-201 EXISTING WEST FACADE
- A-202 PROPOSED WEST FACADE
- A-203 NEIGHBORHOOD CHARACTERISTIC DIAGRAM
- A-300 EXISTING BUILDING SECTION A-A

EXISTING BUILDING CHARACTERISTICS

ADDRESS: 51-53 WHITE STREET
 BOROUGH: MANHATTAN
 BLOCK: 175
 LOT: 24
 ZONING MAP NUMBER: 12a
 ZONING DISTRICT: C6-2A (R8A EQUIVALENT)
 EXISTING BUILDING HEIGHT: 75' 5 STORIES, CELLAR & SUB-CELLAR
 CONSTRUCTION CLASS: 3 NON-FIREPROOF BUILDING
 LOT AREA: 3,900 SQUARE FEET
 SITE SURVEY DATED: 08-31-2016
 BUILDING CODE: PRIOR TO 1968

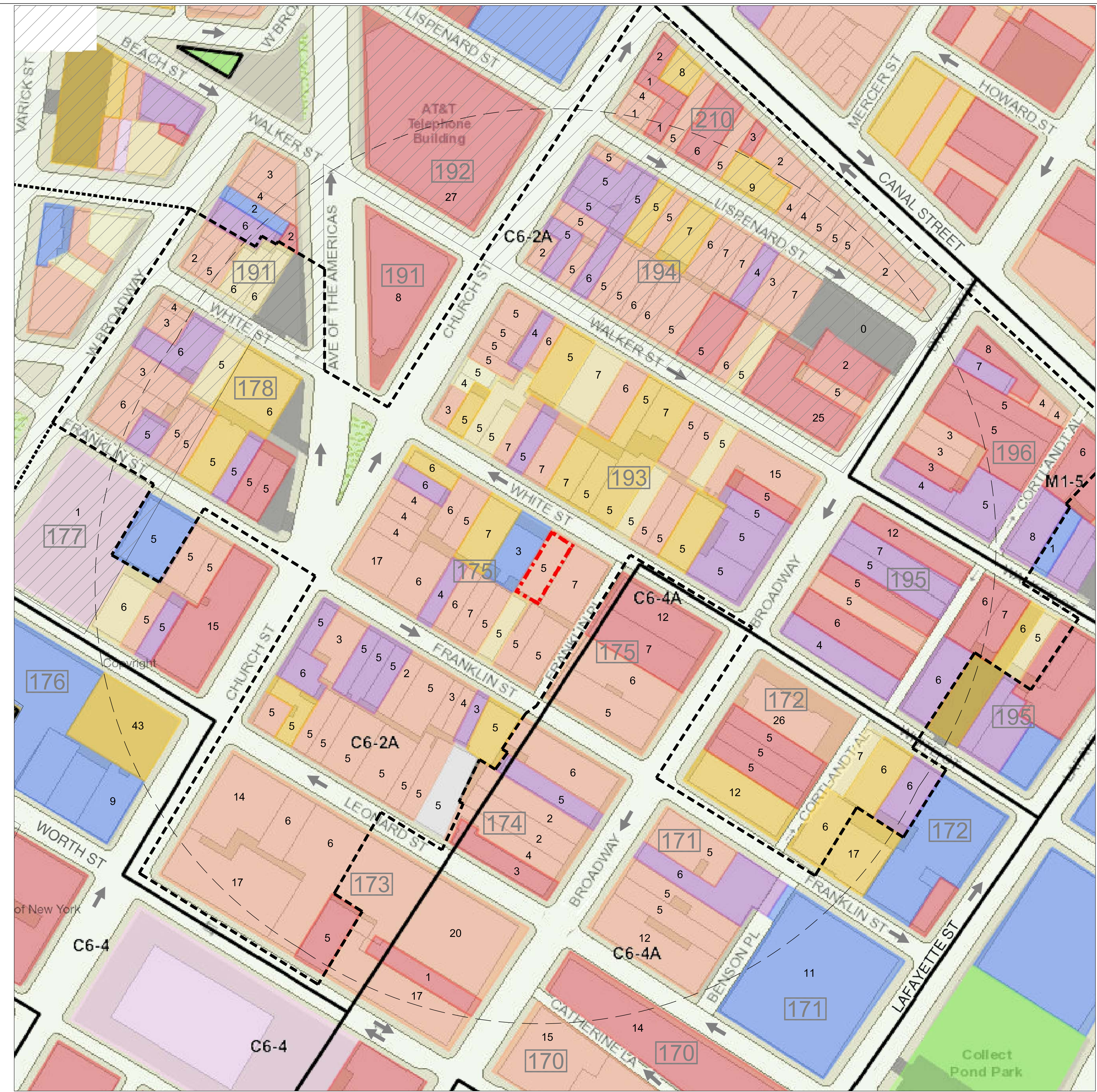
LPC DESIGNATION PHOTOGRAPH



SEAL:
51-53 WHITE STREET MANHATTAN BLOCK: 175, LOT: 24
DATE: 05-04-18
REVISION DATES: 1ST DRAFT APPLICATION: 08-08-2017 2ND DRAFT APPLICATION: 11-28-2017 3RD DRAFT APPLICATION: 03-08-2018
ROMAN SOROKKO VERSATILE ENGINEERING, P.C. 240-02 66TH AVENUE DOUGLSTON, NY 11362 917-873-0662







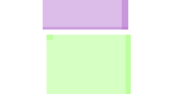




DRAWING TITLE:
COVER SHEET

DRAWING NO:
G-000.00



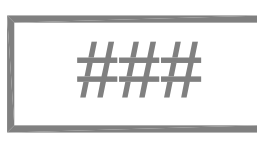
DRAWING LEGEND

LAND USES

-  ONE & TWO FAMILY RESIDENCE
-  MULTI-FAMILY RESIDENCE (WALKUP)
-  MULTI-FAMILY RESIDENCE (ELEVATOR)
-  MIXED RESIDENTIAL & COMMERCIAL
-  COMMERCIAL USE
-  INDUSTRIAL / MANUFACTURING
-  OPEN SPACE & RECREATION
-  PARKING
-  VACANT LAND
-  PUBLIC FACILITIES AND INSTITUTIONS
-  TRANSPORTATION / UTILITY

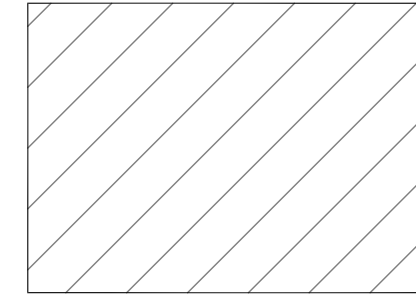


PROJECT AREA



BLOCK NUMBER

----- 600 FT RADIUS PERIMETER



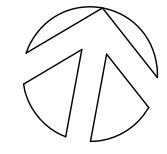
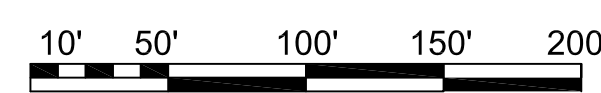
TMU SPECIAL PURPOSE DISTRICT

----- TRIBECA EAST HISTORIC DISTRICT

----- TRIBECA WEST HISTORIC DISTRICT

5 # OF STORIES

→ TRAFFIC DIRECTION



SEAL:

**51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24**

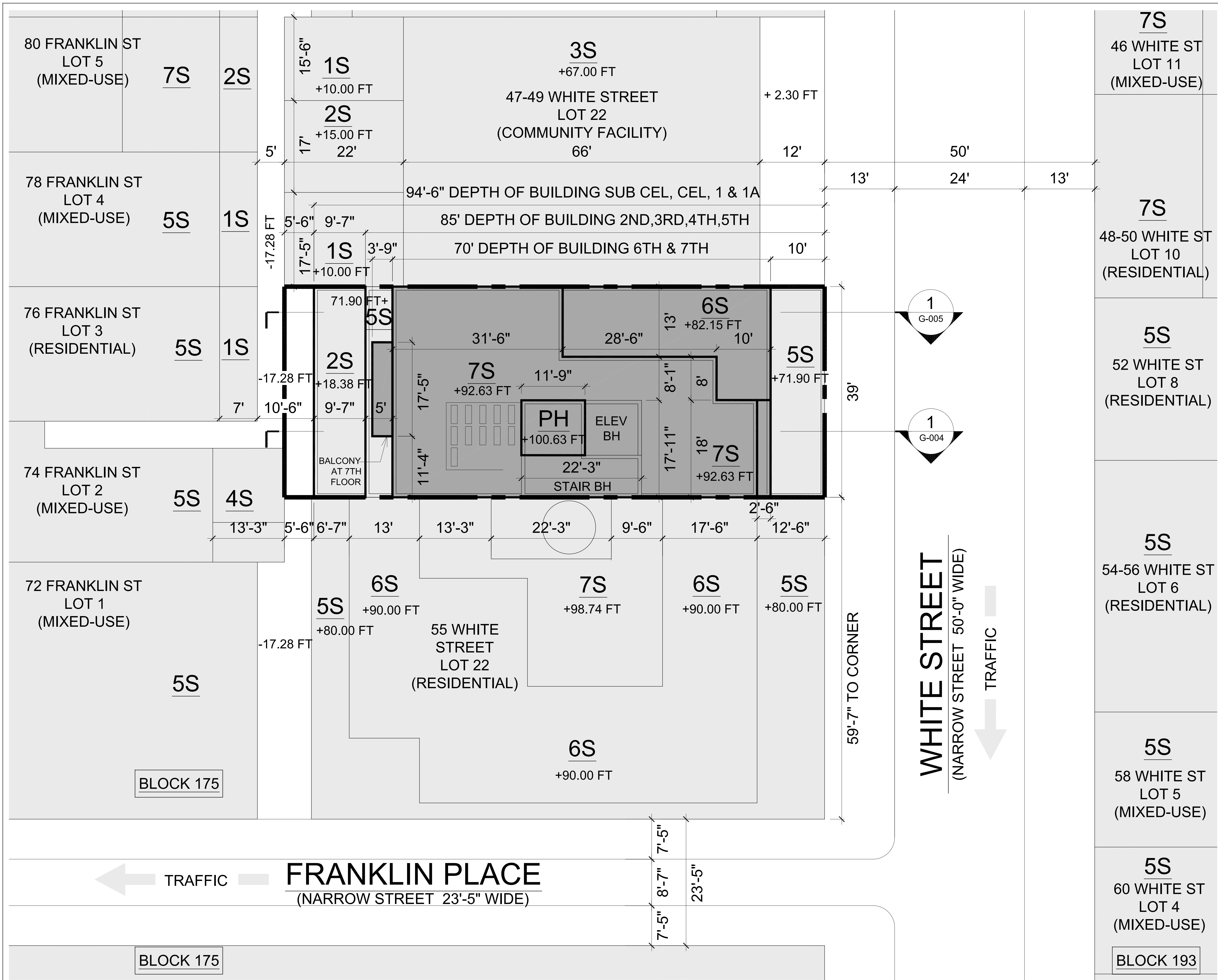
DATE: 05-04-18

REVISION DATES:
1ST DRAFT APPLICATION: 08-08-2017
2ND DRAFT APPLICATION: 11-28-2017
3RD DRAFT APPLICATION: 03-08-2018

ROMAN SOROKKO
VERSATILE ENGINEERING, P.C.
240-02 66TH AVENUE
DOUGLSTON, NY 11362
917-873-0662

RADIUS DIAGRAM AND LAND USE MAP

G-001.00



DRAWING LEGEND

- NEW BUILDING ADDITIONS
- EXISTING BUILDINGS
- BUILDING ENVELOPE LINE
- ZONING LOT
- ILLUSTRATIVE BUILDING LINE
- 7S** NUMBER OF STORIES

NORTH

0' 10' 20' 50'

SEAL:

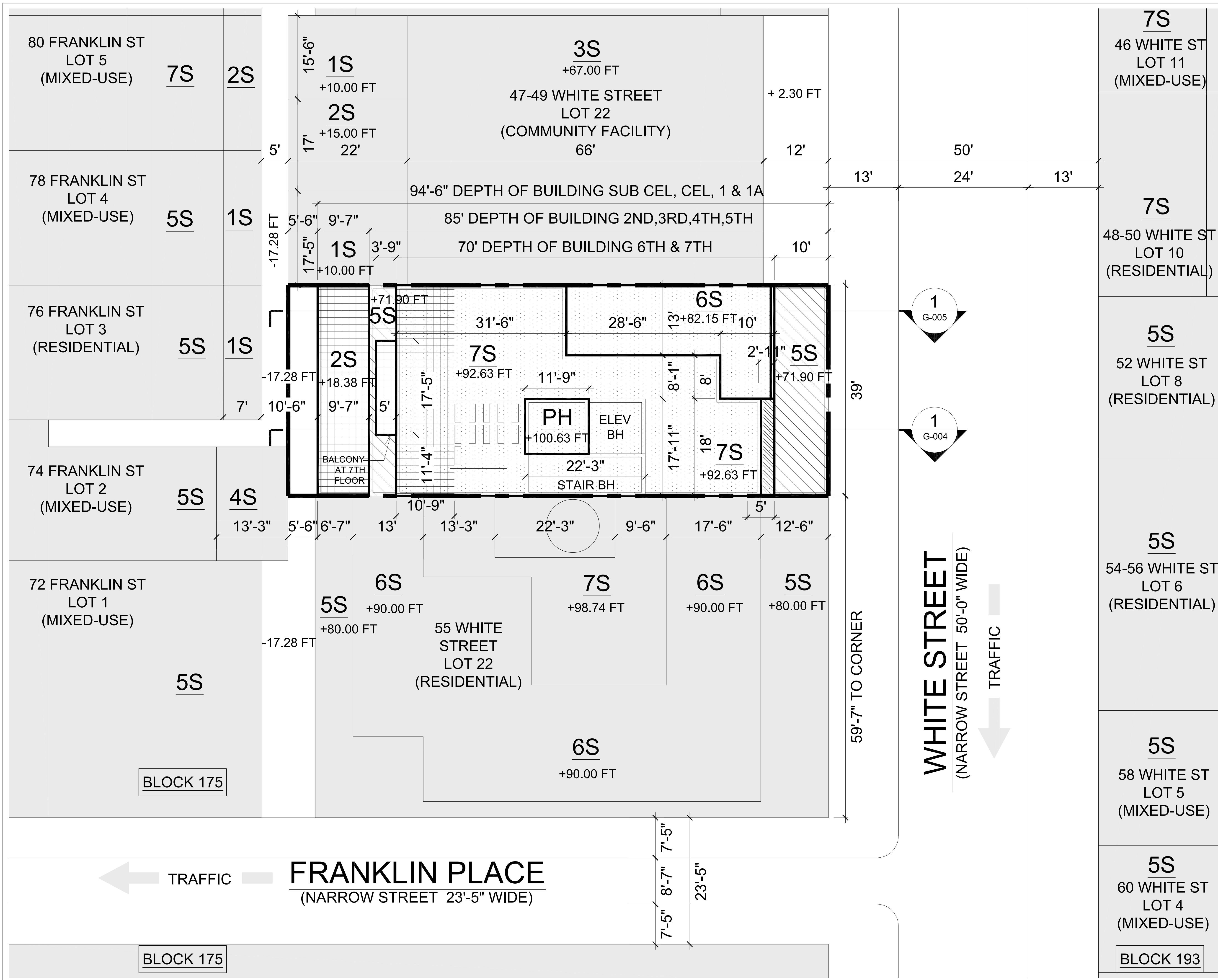
51-53 WHITE STREET MANHATTAN BLOCK: 175, LOT: 24
DATE: 05-04-18

REVISION DATES:
1ST DRAFT APPLICATION: 08-08-2017
2ND DRAFT APPLICATION: 11-28-2017
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DOUGLSTON, NY 11362
917-873-0662

ZONING LOT SITE PLAN

G-002.00

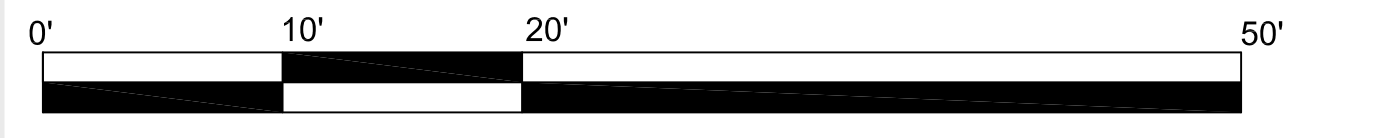


DRAWING LEGEND

WAIVERS REQUESTED PURSUANT TO ZR 74-711

- WAIVER AREA - ZR 23-692 HEIGHT LIMITATIONS FOR NARROW BUILDINGS OR ENLARGEMENTS
- EXISTING NON-COMPLIANCE - ZR 23-692 HEIGHT LIMITATIONS FOR NARROW BUILDINGS OR ENLARGEMENTS
- WAIVER AREA - ZR 23-851(b) MINIMUM DIMENSIONS OF INNER COURTS
- WAIVER AREA - ZR 23-662 MAX HEIGHT & SETBACK REGULATIONS
- BUILDING ENVELOPE LINE
- ZONING LOT
- ILLUSTRATIVE BUILDING LINE
- 7S** NUMBER OF STORIES

NORTH



SEAL:

**51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24**

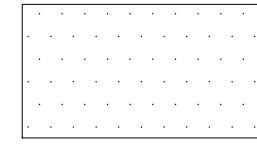
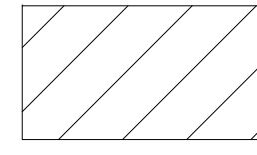
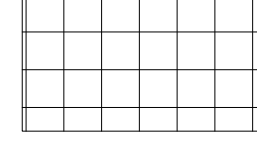
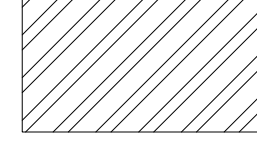



DATE: 05-04-18

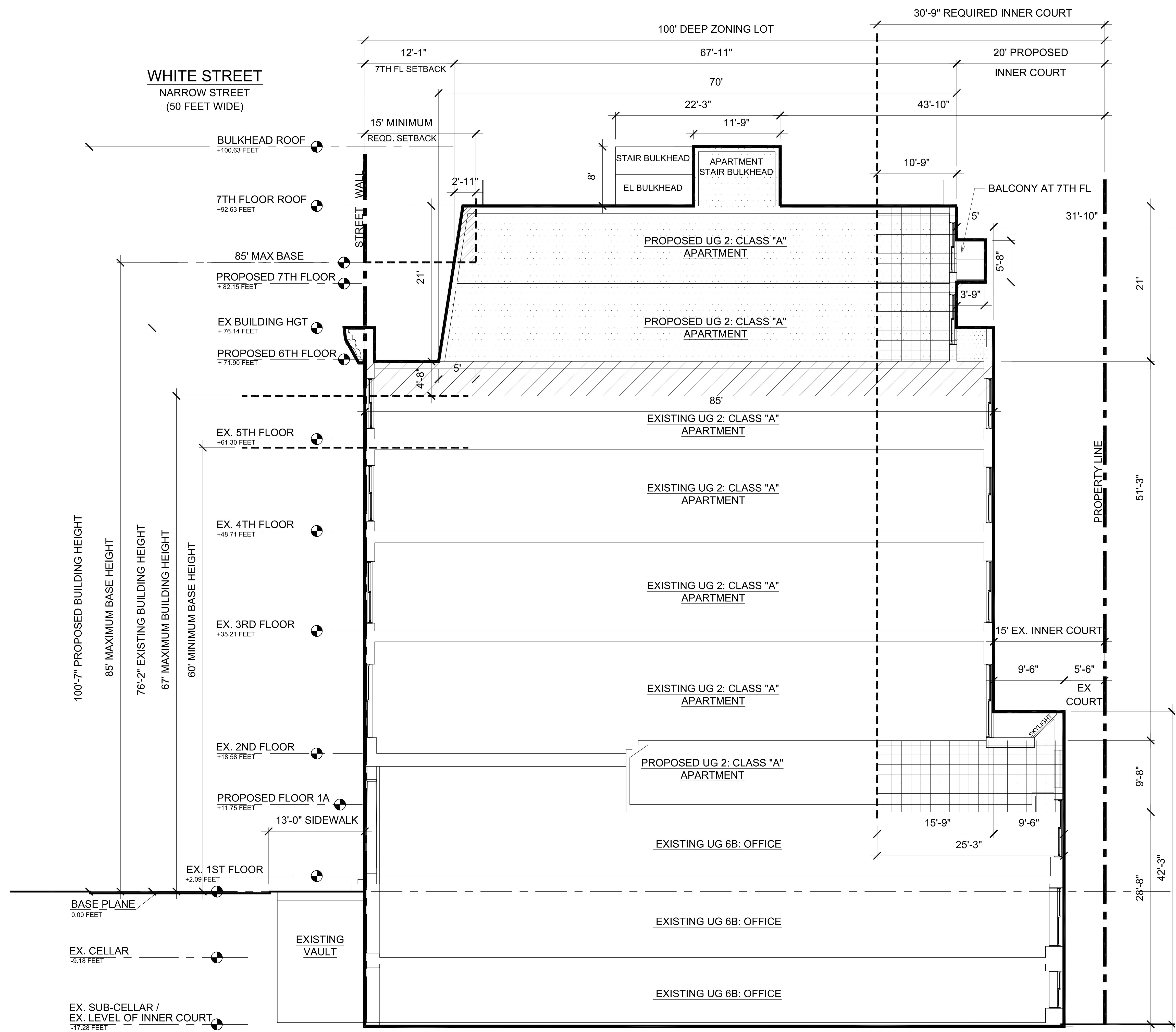
REVISION DATES:
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 3RD DRAFT APPLICATION: 03-08-2018

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 DOUGLSTON, NY 11362
 917-873-0662

WAIVER PLAN

G-003.00

DRAWING LEGEND	
WAIVERS REQUESTED PURSUANT TO ZR 74-711	
	WAIVER AREA - ZR 23-692 HEIGHT LIMITATIONS FOR NARROW BUILDINGS OR ENLARGEMENTS
	EXISTING NON-COMPLIANCE - ZR 23-692 HEIGHT LIMITATIONS FOR NARROW BUILDINGS OR ENLARGEMENTS
	WAIVER AREA - ZR 23-851(b) MINIMUM DIMENSIONS OF INNER COURTS
	WAIVER AREA - ZR 23-662 MAX HEIGHT & SETBACK REGULATIONS
	BUILDING ENVELOPE LINE
	ZONING LOT LINE
	AS-OF-RIGHT ZONING LIMITS



SEAL:

**51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24**

DATE: 05-04-18

REVISION DATES:
1ST DRAFT APPLICATION: 08-08-2017
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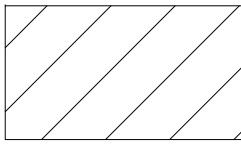
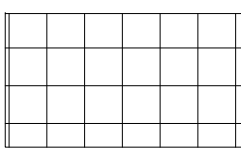
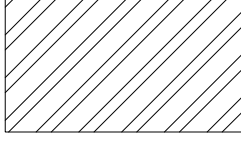



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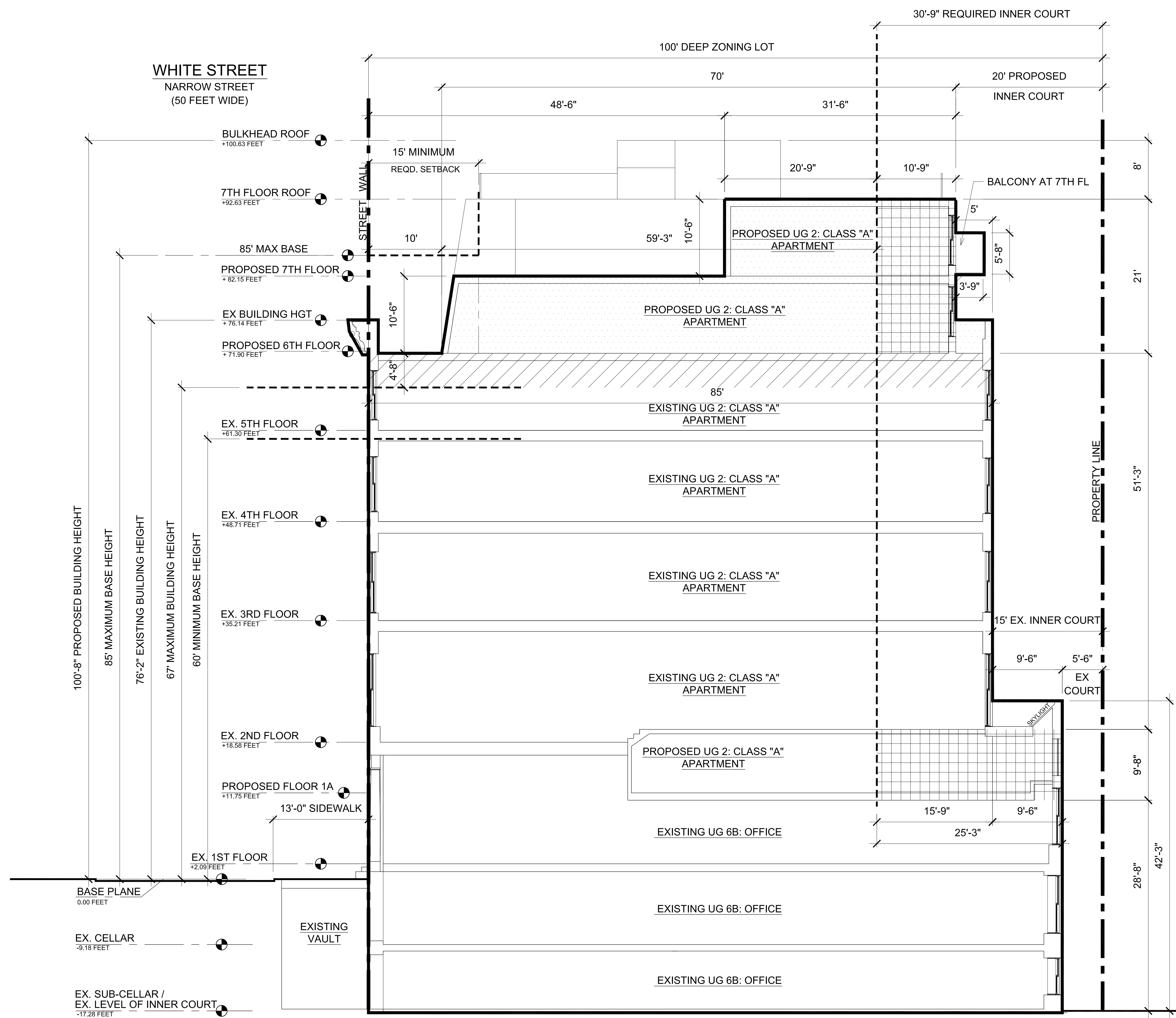
PROPOSED BUILDING SECTION
A-A AND WAIVER DIAGRAM

1 - PROPOSED BUILDING SECTION A-A AND WAIVER DIAGRAM



G-004.00

DRAWING LEGEND	
WAIVERS REQUESTED PURSUANT TO ZR 74-711	
	WAIVER AREA - ZR 23-692 HEIGHT LIMITATIONS FOR NARROW BUILDINGS OR ENLARGEMENTS
	EXISTING NON-COMPLIANCE - ZR 23-692 HEIGHT LIMITATIONS FOR NARROW BUILDINGS OR ENLARGEMENTS
	WAIVER AREA - ZR 23-851(b) MINIMUM DIMENSIONS OF INNER COURTS
	WAIVER AREA - ZR 23-662 MAX HEIGHT & SETBACK REGULATIONS
	BUILDING ENVELOPE LINE
	ZONING LOT LINE
	AS-OF-RIGHT ZONING LIMITS



SEAL:

**51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24**

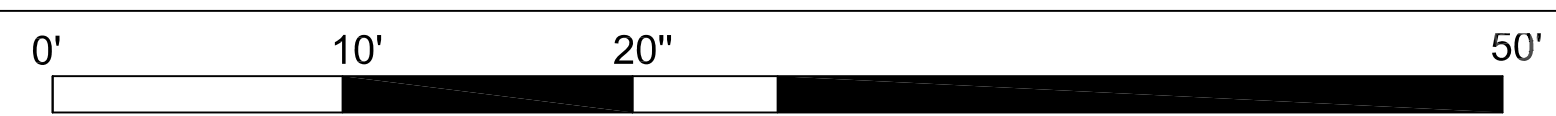
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PROPOSED BUILDING SECTION
B-B AND WAIVER DIAGRAM

1 - PROPOSED BUILDING SECTION B-B AND WAIVER DIAGRAM



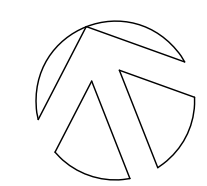
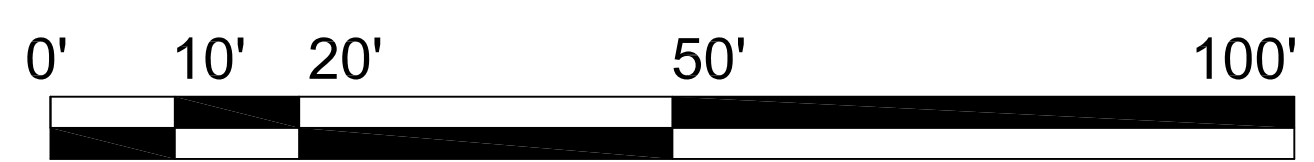
G-005.00

BLOCK 193

5 STORIES 34 WHITE STREET LOT 17 (MIXED-USE)	5 STORIES 36 WHITE STREET LOT 16 (RESIDENTIAL)	5 STORIES 38 WHITE STREET LOT 15 (RESIDENTIAL)	5 STORIES 40 WHITE STREET LOT 14 (RESIDENTIAL)	7 STORIES 42 WHITE STREET LOT 13 (MIXED-USE)	5 STORIES 44 WHITE STREET LOT 12 (MANUFACTURING)	7 STORIES 46 WHITE STREET LOT 11 (MIXED-USE)	7 STORIES 48-50 WHITE STREET LOT 10 (RESIDENTIAL)	5 STORIES 52 WHITE STREET LOT 8 (RESIDENTIAL)	5 STORIES 54-56 WHITE ST LOT 6 (RESIDENTIAL)	5 STORIES 58 WHITE ST LOT 5 (MIXED-USE)	5 STORIES 60 WHITE ST LOT 4 (MIXED-USE)	5 STORIES 62-66 WHITE ST LOT 1 (RESIDENTIAL)
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DRAWING LEGEND

- ZONING LOT
- EXISTING DEVELOPMENT SITE FOOTPRINT
- PROPOSED DEVELOPMENT SITE FOOTPRINT
- EXISTING ADJACENT BUILDING FOOTPRINTS
- COMBINED AREA OF REQUIRED REAR YARDS FOR ALL LOTS ON BLOCK 175



CHURCH STREET
(WIDE STREET 90'-0" WIDE)
↑ TRAFFIC

WHITE STREET
(NARROW STREET 50'-0" WIDE)
← TRAFFIC

FRANKLIN PLACE
(NARROW STREET 23'-5" WIDE)
↓ TRAFFIC

FRANKLIN STREET
(NARROW STREET 50'-0" WIDE)
→ TRAFFIC

BLOCK 175

BLOCK 175

BLOCK 174

SEAL:

**51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24**

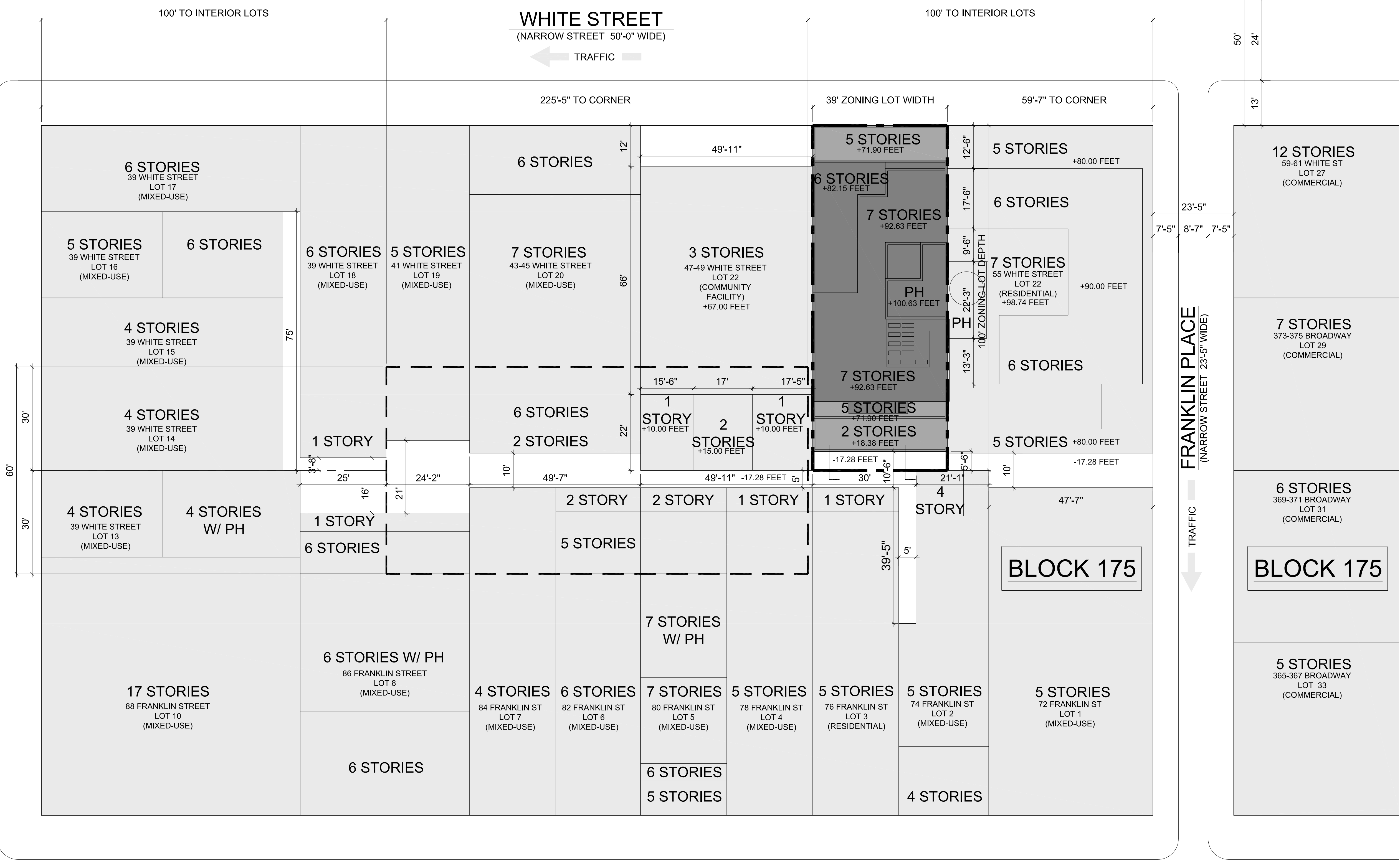
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REAR YARD OPEN SPACE
DIAGRAM

G-006.00



LIST OF REQUIRED ACTIONS

SITE DATA

SUMMARY OF FLOOR AREA AND USE (THIS TABLE IS FOR ILLUSTRATIVE PURPOSES ONLY)

REQUESTED WAIVERS PURSUANT TO ZR 74-711

23-662 MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS

23-692 MAXIMUM PERMITTED BUILDING HEIGHT FOR NARROW BUILDINGS

23-851(b) MINIMUM DIMENSIONS AND AREA OF INNER COURTYARD

ADDRESS: 51-53 WHITE STREET
 BLOCK: 175
 LOT: 24
 LOT AREA: 39' x 100' = 3,900 SF
 EXISTING FLOOR AREA: 16,965 ZSF
 ZONING DISTRICT: C6-2A / R8A EQUIVALENT
 ZONING MAP: 12A
 STREET TYPE: NARROW STREET
 LOT TYPE: INTERIOR

FLOOR	EXISTING USE	PROPOSED USE	EXISTING ZSF	PROPOSED ZSF
SUB-CELLAR	UG 2 & 6	UG 2 & 6	N/A	N/A
CELLAR	UG 2 & 6	UG 2 & 6	N/A	N/A
FIRST FLOOR	UG 2 & 6	UG 2 & 6	3,705 SF	3,255 ZSF
FIRST FLOOR A	N/A	UG 2	N/A	2,331 ZSF
SECOND FLOOR	UG 2	UG 2	3,315 SF	3,275 ZSF
THIRD FLOOR	UG 2	UG 2	3,315 SF	3,265 ZSF
FOURTH FLOOR	UG 2	UG 2	3,315 SF	3,265 ZSF
FIFTH FLOOR	UG 2	UG 2	3,315 SF	3,265 ZSF
SIXTH FLOOR	N/A	UG 2	N/A	2,462 ZSF
SEVENTH FLOOR	N/A	UG 2	N/A	1,932 ZSF
PENTHOUSE	N/A	UG 2	N/A	100 ZSF
PROPOSED TOTALS			16,965 SF	23,150 ZSF

ZONING ANALYSIS

ZONING RESOLUTION SECTION	TOPIC	TITLE / DESCRIPTION	PERMITTED / REQUIRED	EXISTING	PROPOSED TOTAL	COMPLIANCE NOTES
ZR 22-10 ZR 32-10	USES	PERMITTED USES	RESIDENTIAL; USE GROUPS 1,2 COMMUNITY FACILITY; USE GROUPS 3,4 COMMERCIAL, USE GROUPS 5-12	USE GROUP 6: SUB, CEL & 1 USE GROUP 2: FLOORS 2,3,4,5	USE GROUP 6: SUB, CEL & 1 USE GROUP 2: FLOORS 1A, 2-7	COMPLIES
ZR 23-32	LOT SIZE / AREA	MINIMUM REQUIRED LOT AREA AND WIDTH FOR RESIDENCES	MINIMUM LOT AREA = 1,700 SF MINIMUM WIDTH = 18'	3,900 SF 39'	3,900 SF 39'	COMPLIES
ZR 23-03	STREET TREES	STREET TREE PLANTING IN RESIDENTIAL DISTRICTS	PROVIDE 1 STREET TREE FOR EACH 25 FEET OF STREET FRONTAGE. 39' (STREET FRONTAGE) / 25 = 2 STREET TREES	0 TREES	2 TREES	COMPLIES
ZR 23-153 ZR 23-156	FLOOR AREA RATIO LOT COVERAGE FOR LOTS WITHIN 100 FEET OF THE CORNER	MAXIMUM LOT COVERAGE AND FLOOR AREA FOR QUALITY HOUSING BUILDINGS (RESIDENTIAL)	MAXIMUM PERMITTED LOT COVERAGE = 100% FLOOR AREA RATIO = 6.02 6.02 X 3,900 = 23,478 ZSF	LOT COVERAGE= 3,705/3,900 = 95% FLOOR AREA RATIO = 3.4 3.4 X 3,900 = 13,260 ZSF	3,705/3,900 = 95% NO CHANGE FLOOR AREA RATIO = 5.10 19,895 / 3,900	COMPLIES
ZR 33-122	FLOOR AREA RATIO	MAXIMUM COMMERCIAL FLOOR AREA IN ALL OTHER COMMERCIAL DISTRICTS	FLOOR AREA RATIO = 6.00 6.00 X 3,900 = 23,400 ZSF	FLOOR AREA RATIO = 0.95 3,705 ZSF 3,705 / 3,900	FLOOR AREA RATIO = 0.83 3,256 ZSF 3,256 / 3,900	COMPLIES
	TOTAL PERMITTED FAR AND FLOOR AREA	MAXIMUM FAR AND FLOOR AREA FOR THE BUILDING	FLOOR AREA RATIO = 6.02 6.02 X 3,900 = 23,478 ZSF	FLOOR AREA RATIO = 4.35 16,965 ZSF	FLOOR AREA RATIO = 5.94 23,150 ZSF	COMPLIES
ZR 23-22	DWELLING UNITS	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM PERMITTED DWELLING UNITS FLOOR AREA / 680 (FACTOR OF DWELLING UNITS) MAX PERMITTED RESIDENTIAL FA = 23,478 ZSF 23,478 ZSF / 680 = 34 MAXIMUM DU	EXISTING DU = 12	PROPOSED DU = 6	COMPLIES
ZR 23-45 ZR 23-46 ZR 23-47	YARDS	MINIMUM REQUIRED FRONT YARDS MINIMUM REQUIRED SIDE YARDS MINIMUM REQUIRED REAR YARDS	NONE REQUIRED NONE REQUIRED WITHIN 100' OF THE CORNER - NONE REQUIRED AS PER ZR 23-541	NONE	NONE	COMPLIES
ZR 23-662	HEIGHT AND SETBACK CONTROLS	BASIC HEIGHT AND SETBACK REQUIREMENTS	MINIMUM BASE HEIGHT= 60' MAXIMUM BASE HEIGHT= 85' * MAXIMUM BUILDING HEIGHT = 120' * MINIMUM SETBACK (NARROW STREET) = 15'	BUILDING HEIGHT = 76'-2" NONE	BUILDING HEIGHT = 100'-8" SETBACK AT 85' = 12'	WAIVER PURSUANT TO ZR 74-711
ZR 23-692	BUILDING HEIGHT	HEIGHT LIMITATIONS FOR NARROW BUILDINGS AND ENLARGEMENTS	MAXIMUM BUILDING HEIGHT = 50'	BUILDING HEIGHT = 76'-2"	BUILDING HEIGHT = 100'-8"	WAIVER PURSUANT TO ZR 74-711
ZR 23-851(b) ZR 15-11	COURTS CONVERSIONS	MINIMUM DIMENSIONS OF INNER COURTS	MINIMUM DIMENSION OF 30' AND NO LESS THAN 1,200 SF 1,200 SF / 39' LOT WIDTH = 30'-9" MINIMUM DEPTH	NONE, PURSUANT TO ARTICLE 1: CHAPTER 5	VARIES: 5'-6" TO 43'-0" SEE DRAWINGS G-004 AND G-005	WAIVER PURSUANT TO ZR 74-711
ZR 23-861 ZR 15-11	MINIMUM DISTANCE BETWEEN BUILDINGS CONVERSIONS	MINIMUM REQUIRED DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND WALLS OR LOT LINE	30' MINIMUM DIMENSION	NOT APPLICABLE AS PER ARTICLE 1: CHAPTER 5	VARIES: 5'-6" TO 20'-0" SEE DRAWINGS G-004 AND G-005	WAIVER PURSUANT TO ZR 74-711
ZR 13-10	PARKING	PERMITTED OFF STREET PARKING IN MANHATTAN CORE	NO PARKING SHALL BE REQUIRED WITHIN THE MANHATTAN CORE	NONE	NONE	COMPLIES

SEAL:

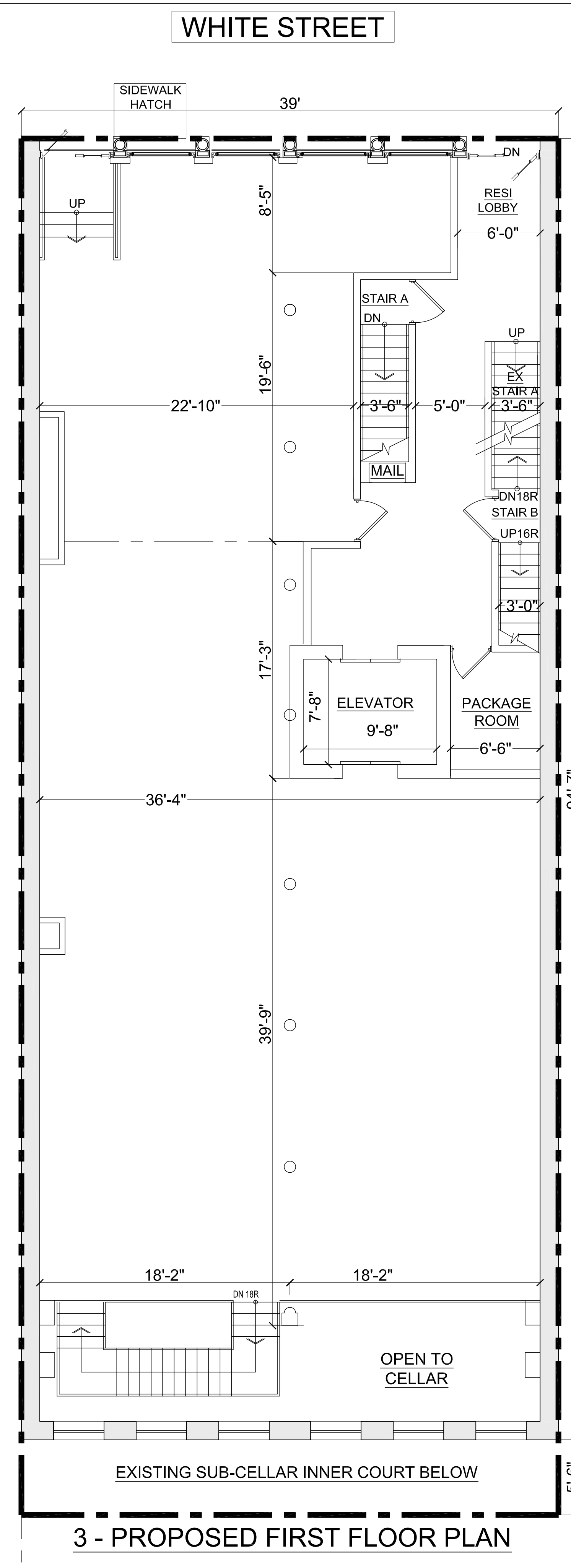
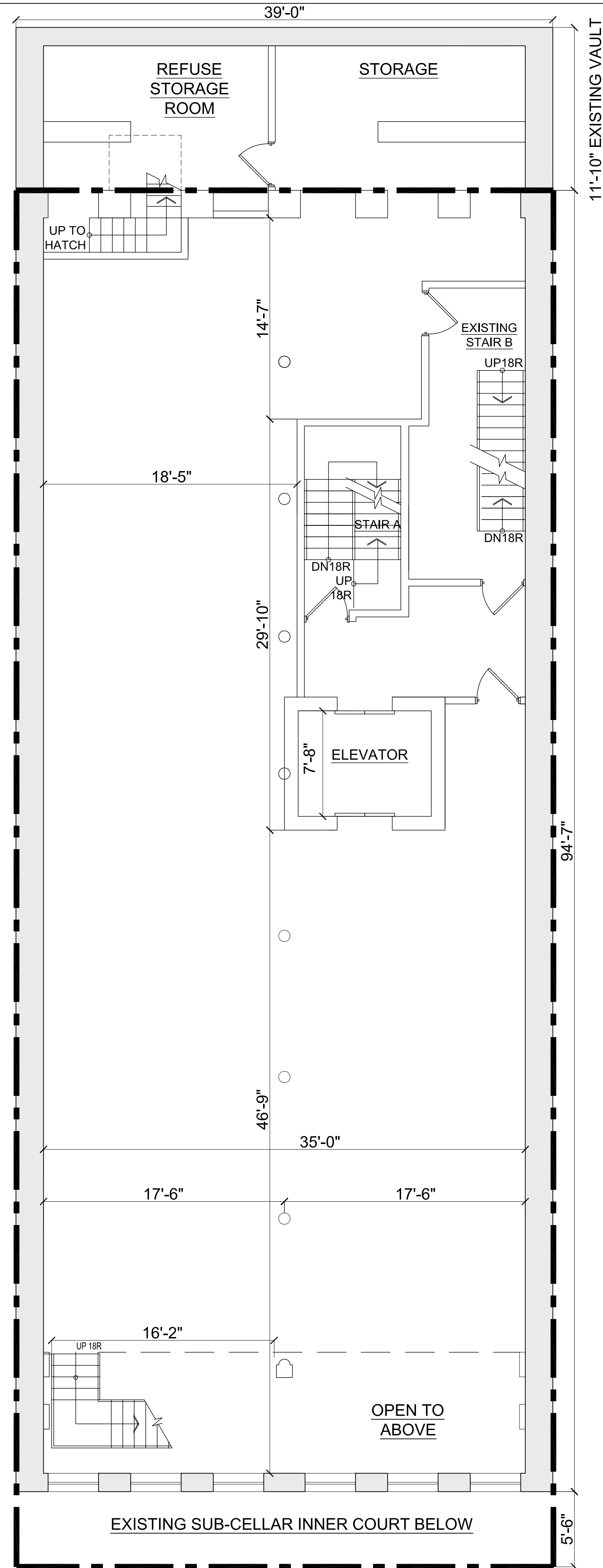
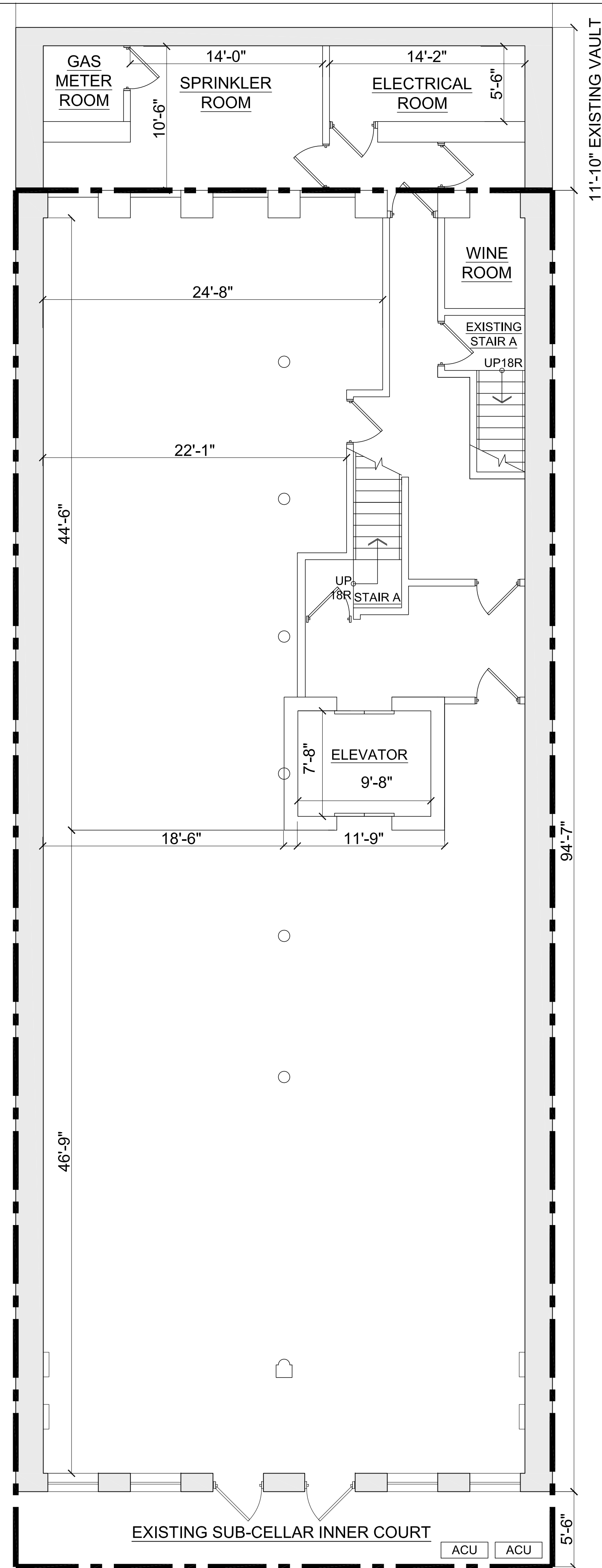
**51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24**

DATE: 05-04-18

REVISION DATES:
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* THESE HEIGHTS ARE PREEMPTED BY THE 67' HEIGHT LIMITATIONS OF ZR 23-692.



DRAWING LEGEND

ALL INTERNAL PARTITIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY

- PROPERTY LINE
- BUILDING OUTER WALLS
- ROOF LINES
- ROOF RAILING

NORTH

SEAL:

**51-53 WHITE STREET
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PROPOSED SUB-CELLAR,
CELLAR & 1ST FLOORS

A-100.00



WHITE STREET

WHITE STREET

WHITE STREET

DRAWING LEGEND

ALL INTERNAL PARTITIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY

PROPERTY LINE

BUILDING OUTER WALLS

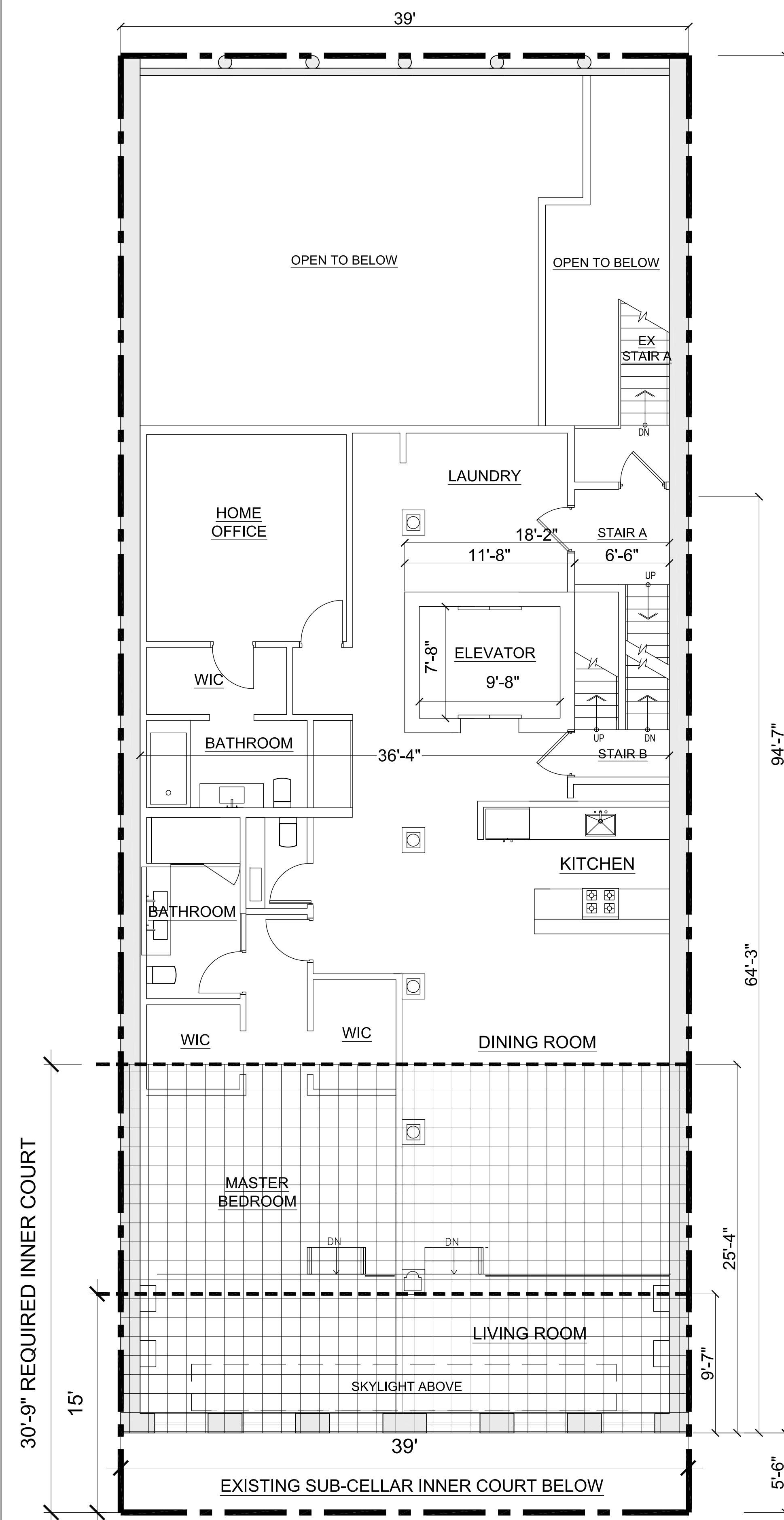
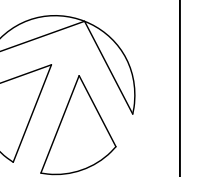
ROOF LINES

ROOF RAILING

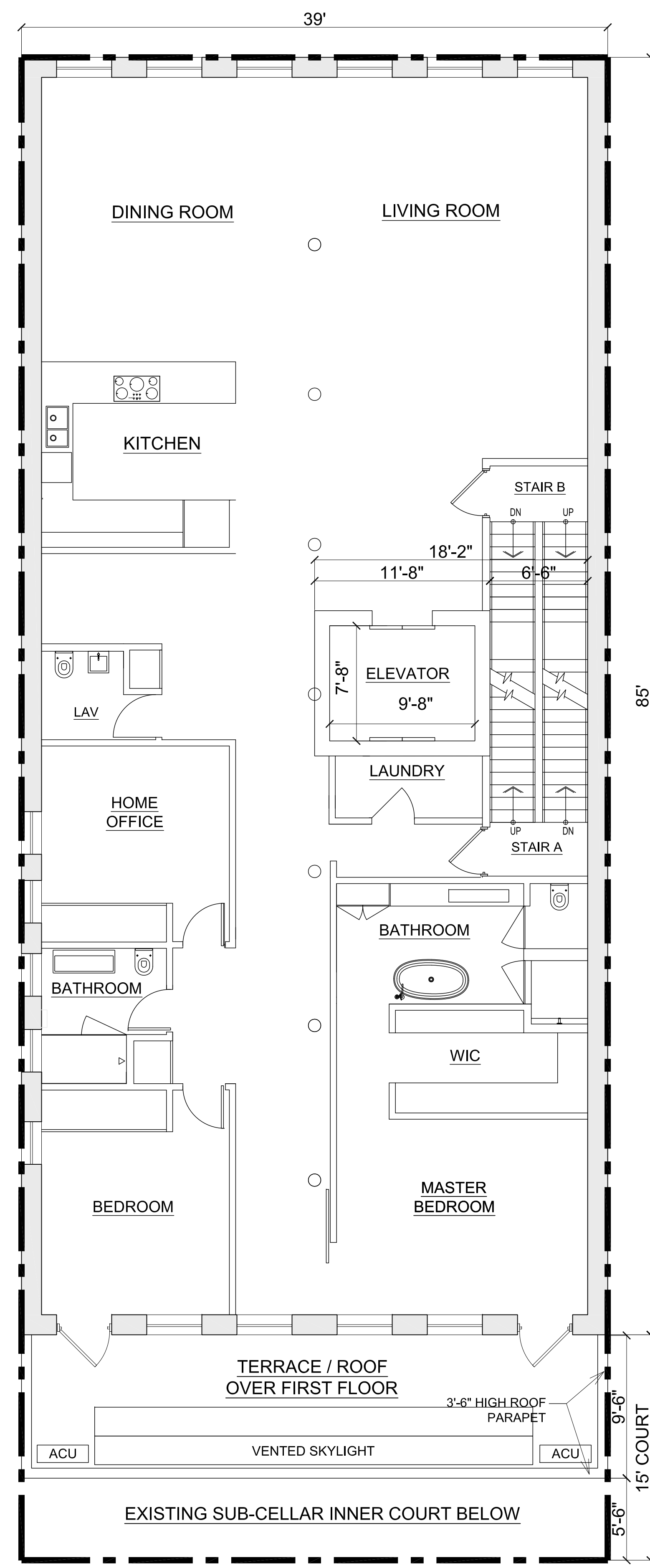
WAIVERS REQUESTED PURSUANT TO ZR 74-711

WAIVER AREA - ZR 23-851(b) MINIMUM DIMENSIONS OF INNER COURTS

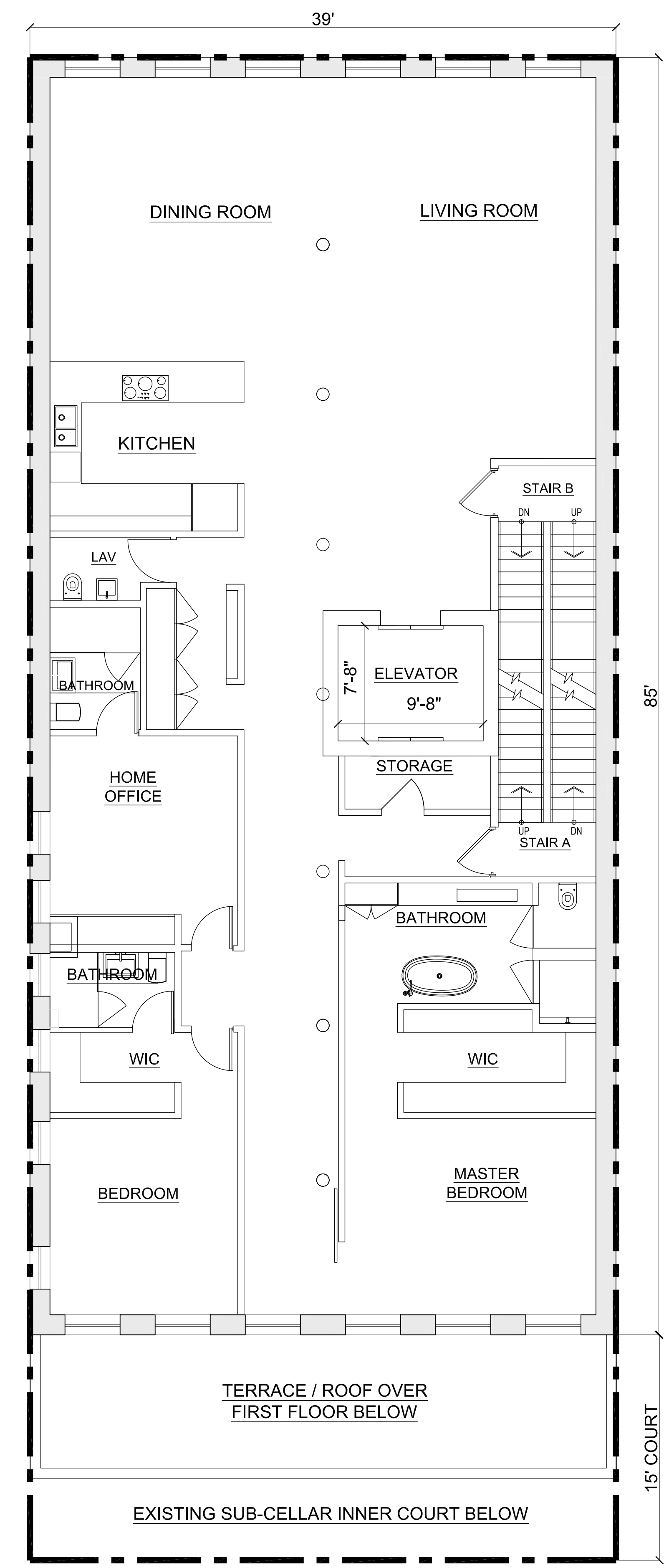
NORTH



1 - PROPOSED FIRST FLOOR A PLAN



2- PROPOSED SECOND FLOOR PLAN



3 - PROPOSED THIRD THROUGH FIFTH FLOORS



SEAL:



**51-53 WHITE STREET
MANHATTAN
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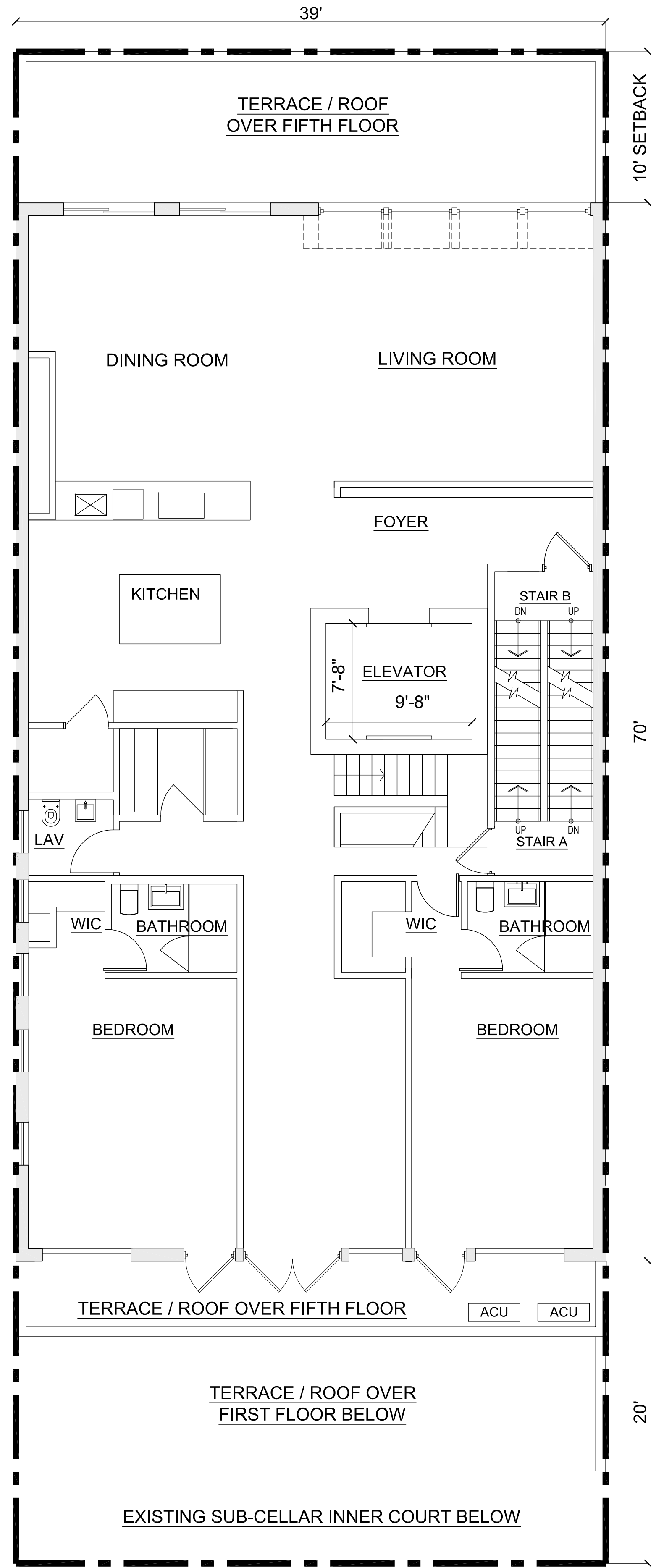
PROPOSED 1ST A, 2ND & 3RD-5TH FLOOR PLANS

A-101.00

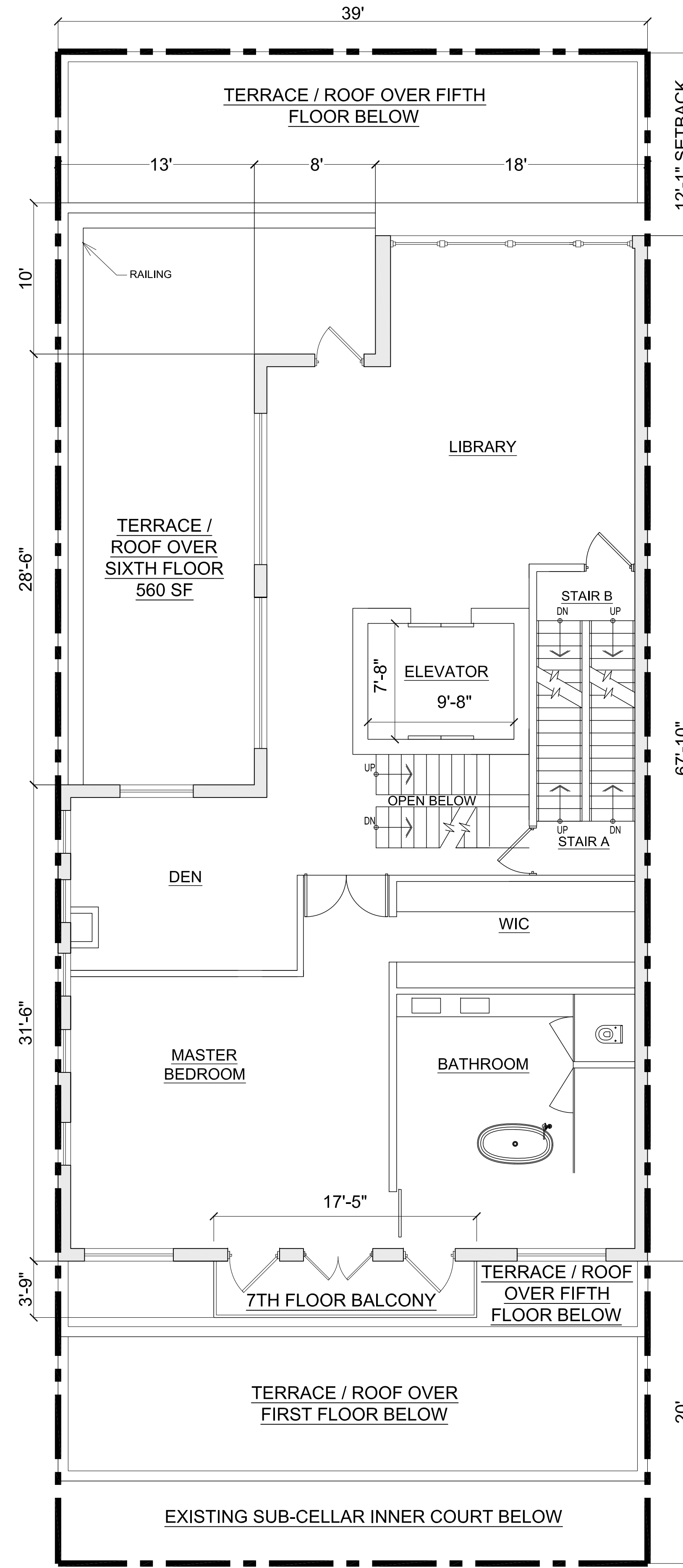
WHITE STREET

WHITE STREET

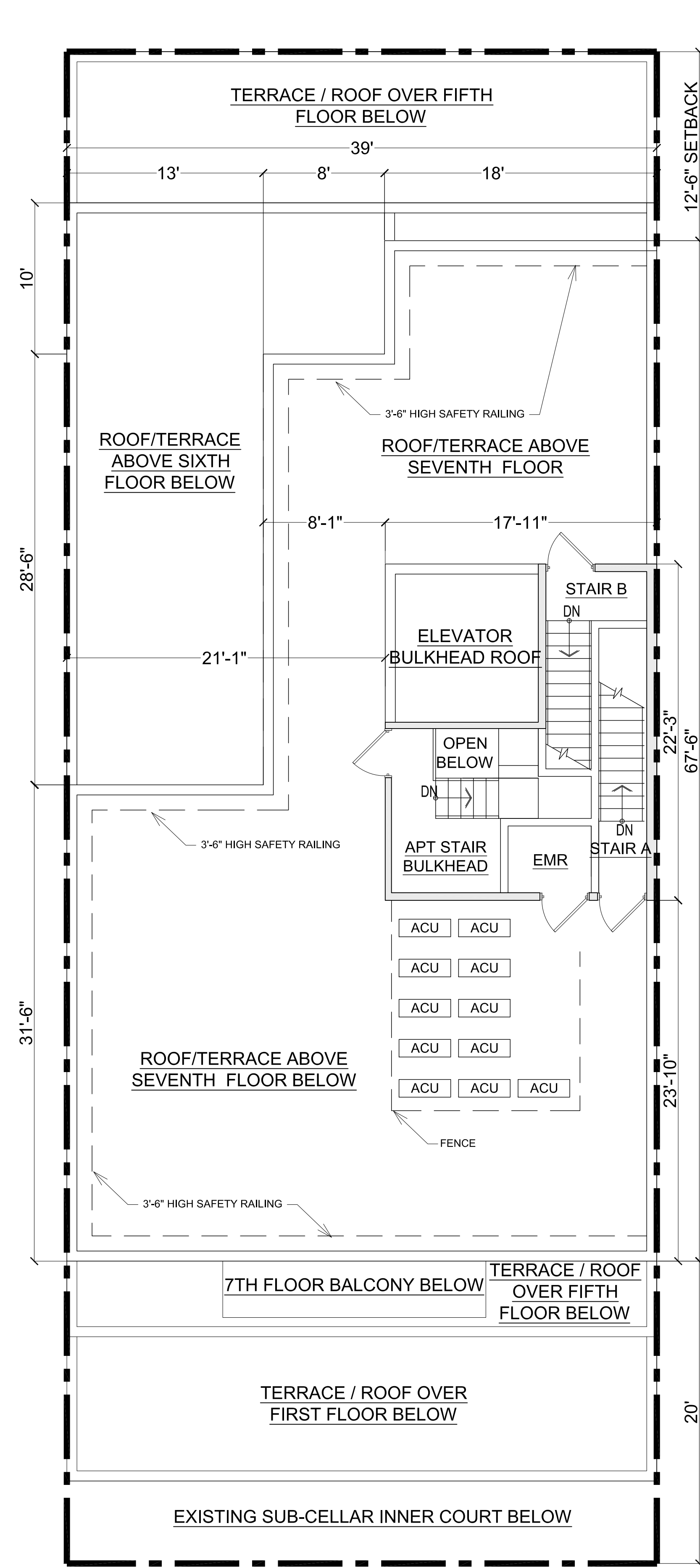
WHITE STREET



1 - PROPOSED SIXTH FLOOR



2 - PROPOSED SEVENTH FLOOR



3 - PROPOSED PENTHOUSE

DRAWING LEGEND

ALL INTERNAL PARTITIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY

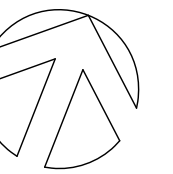
PROPERTY LINE

BUILDING OUTER WALLS

ROOF LINES

ROOF RAILING

NORTH



SEAL:

51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24

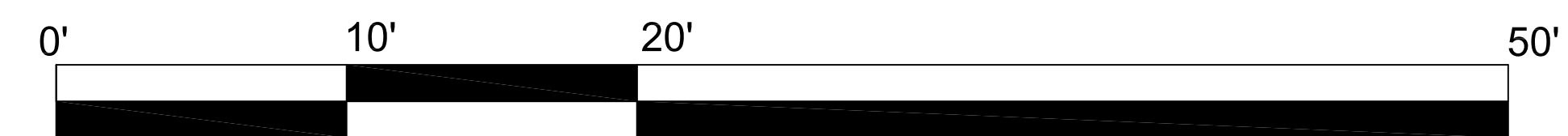
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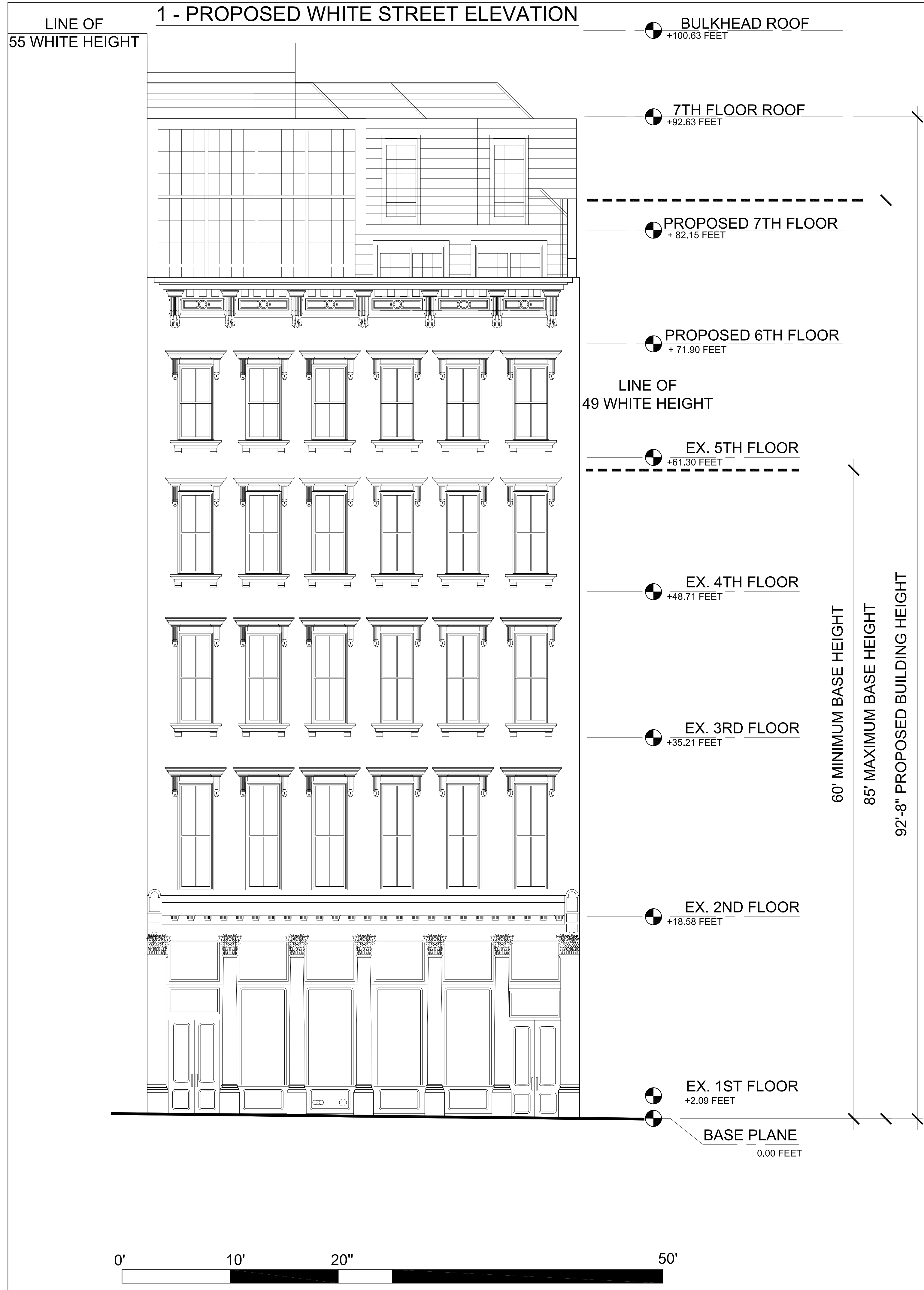
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PROPOSED 6TH, 7TH &
PENTHOUSE PLANS

A-102.00





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PROPOSED FRONT &
REAR FACADES

A-200.00

48 WHITE STREET
BLOCK:193
LOT: 10

80 FRANKLIN STREET
BLOCK:175
LOT: 5

NOTE: PROJECT SITE
BUILDING HEIGHTS ARE
SHOWN ON SHEETS
G-004 & G-005

49 WHITE STREET

76'-2" EXISTING BUILDING HEIGHT

EX BUILDING HEIGHT
+76.16 FEET

BASE PLANE
0.00 FEET

PROPERTY LINE

SEAL:

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EXISTING WEST FACADE

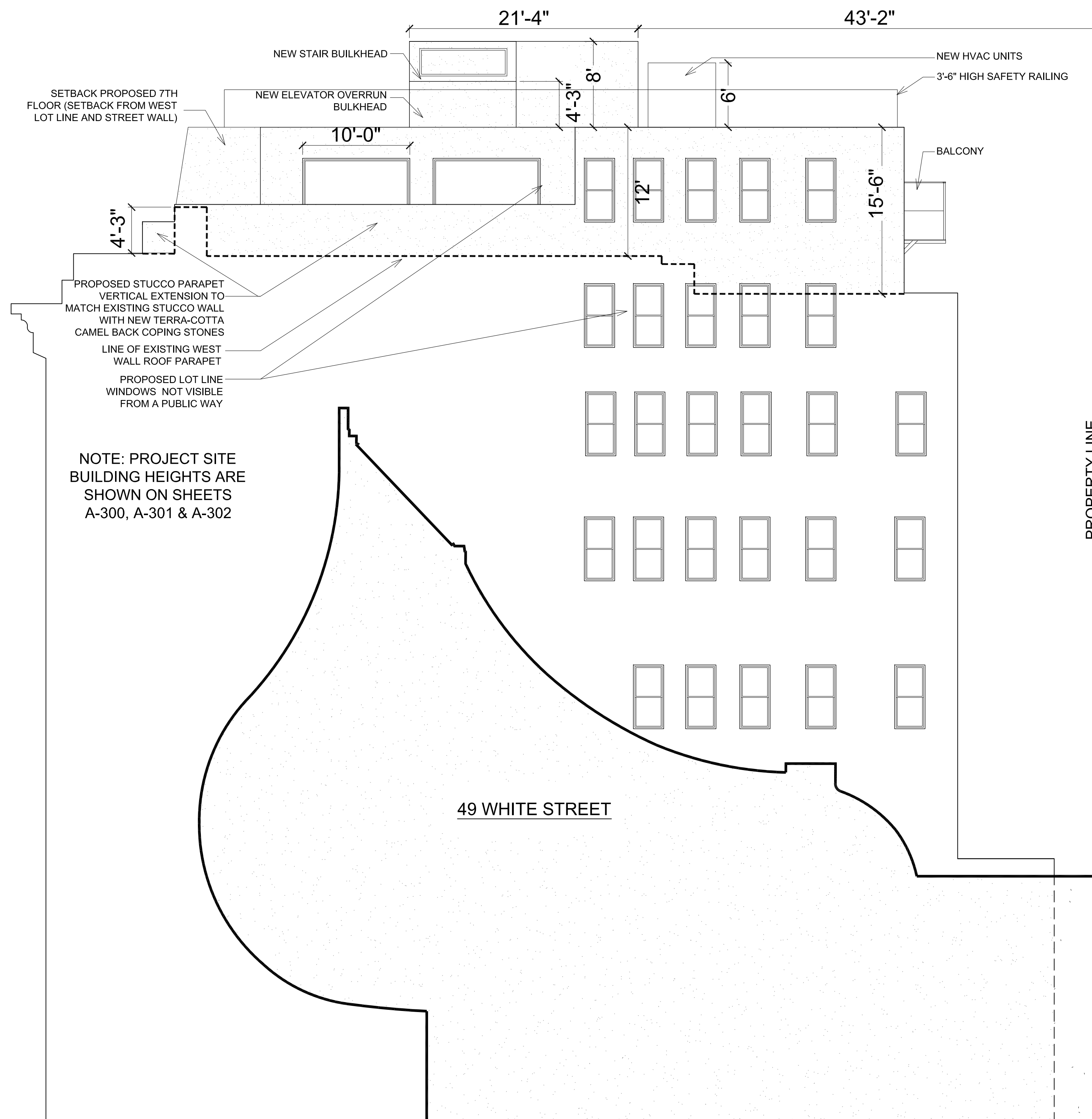
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1 - EXISTING WEST ELEVATION

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY

LEVEL OF INNER COURT
-17.28 FEET

48 WHITE STREET
BLOCK:193
LOT: 10



80 FRANKLIN STREET
BLOCK:175
LOT: 5

49 WHITE STREET

SEAL:

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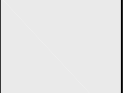




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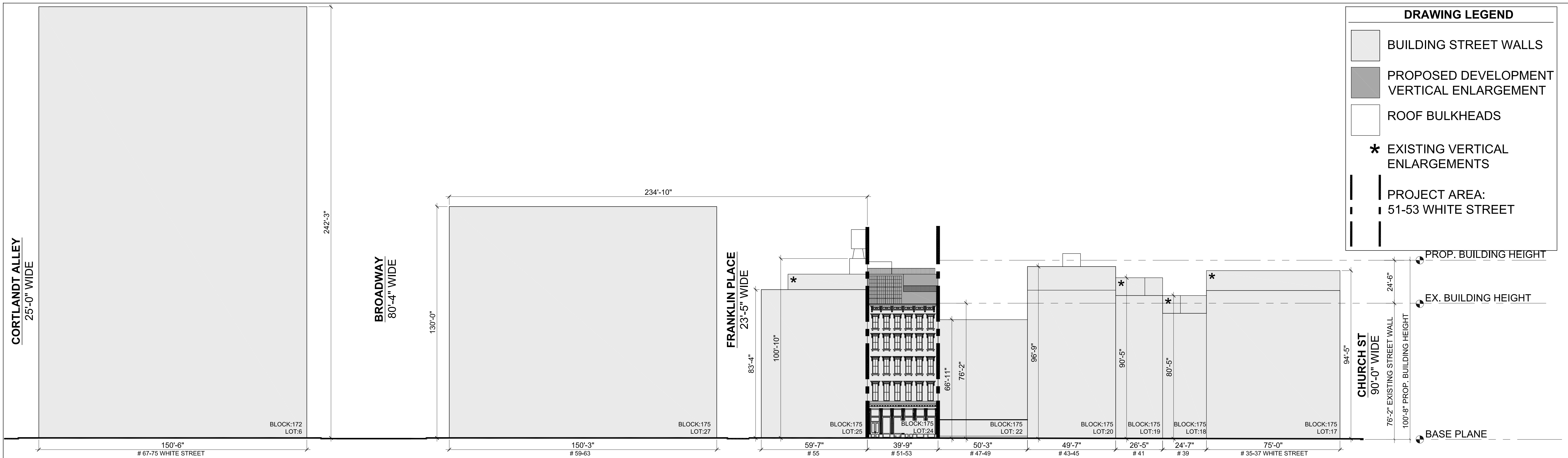
1 - PROPOSED WEST ELEVATION

PROPOSED WEST FACADE

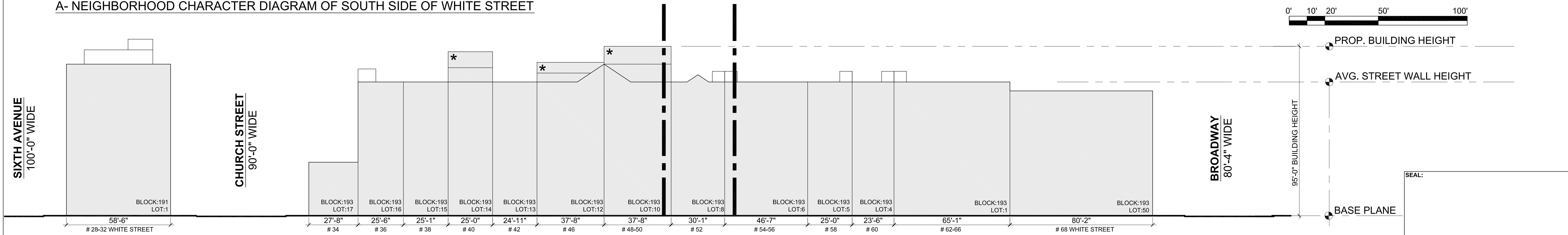
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DRAWING LEGEND

-  BUILDING STREET WALLS
-  PROPOSED DEVELOPMENT VERTICAL ENLARGEMENT
-  ROOF BULKHEADS
-  * EXISTING VERTICAL ENLARGEMENTS
-  PROJECT AREA:
51-53 WHITE STREET



A- NEIGHBORHOOD CHARACTER DIAGRAM OF SOUTH SIDE OF WHITE STREET



B- NEIGHBORHOOD CHARACTER DIAGRAM OF NORTH SIDE OF WHITE STREET



SITE PLAN

SEAL:

**51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24**

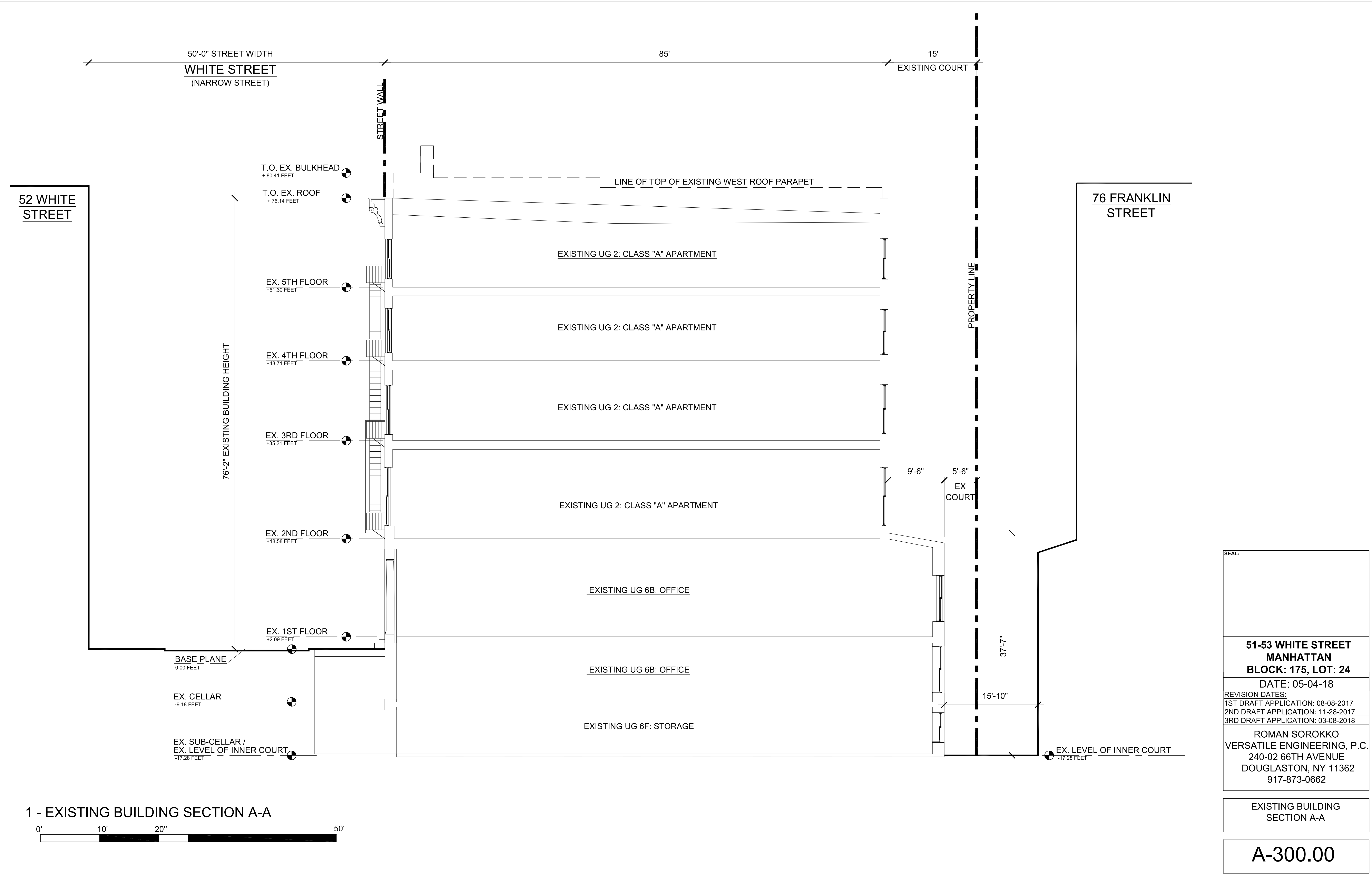
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NEIGHBORHOOD CHARACTER DIAGRAMS

A-203.00



52 WHITE STREET

50'-0" STREET WIDTH
WHITE STREET
(NARROW STREET)

85'

15'
EXISTING COURT

76 FRANKLIN STREET

76'-2" EXISTING BUILDING HEIGHT

T.O. EX. BULKHEAD
+80.41 FEET

T.O. EX. ROOF
+76.14 FEET

EX. 5TH FLOOR
+61.30 FEET

EX. 4TH FLOOR
+48.71 FEET

EX. 3RD FLOOR
+35.21 FEET

EX. 2ND FLOOR
+18.58 FEET

EX. 1ST FLOOR
+2.09 FEET

BASE PLANE
0.00 FEET

EX. CELLAR
-9.18 FEET

EX. SUB-CELLAR /
EX. LEVEL OF INNER COURT
-17.28 FEET

LINE OF TOP OF EXISTING WEST ROOF PARAPET

EXISTING UG 2: CLASS "A" APARTMENT

EXISTING UG 2: CLASS "A" APARTMENT

EXISTING UG 2: CLASS "A" APARTMENT

EXISTING UG 2: CLASS "A" APARTMENT

EXISTING UG 6B: OFFICE

EXISTING UG 6B: OFFICE

EXISTING UG 6F: STORAGE

PROPERTY LINE

9'-6"

5'-6"

EX COURT

37'-7"

15'-10"

EX. LEVEL OF INNER COURT
-17.28 FEET

SEAL:

**51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24**

DATE: 05-04-18

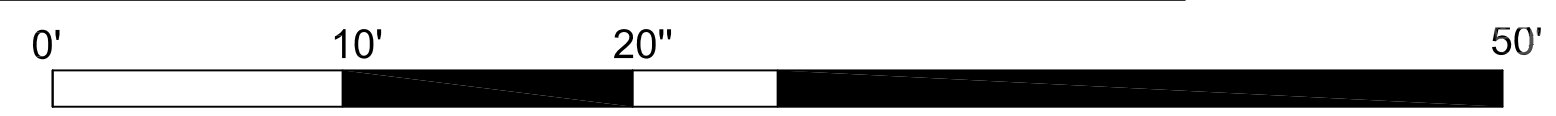
REVISION DATES:
1ST DRAFT APPLICATION: 08-08-2017
2ND DRAFT APPLICATION: 11-28-2017
3RD DRAFT APPLICATION: 03-08-2018

ROMAN SOROKKO
VERSATILE ENGINEERING, P.C.
240-02 66TH AVENUE
DOUGLSTON, NY 11362
917-873-0662

EXISTING BUILDING
SECTION A-A

A-300.00

1 - EXISTING BUILDING SECTION A-A



51-53 WHITE STREET, MANHATTAN

NEW MEZZANINE & APT. LAYOUTS, CHANGE OF EGRESS & RESTORATION WORK

DRAWING LIST

ARCHITECTURAL

T-000	SCOPE OF WORK, HISTORIC DISTRICT MAP, DRAWING LIST, SITE SURVEY, INSPECTIONS, DOB NOTES & LEGEND
Z-001	PLOT PLAN, TABLE 3-4 AND ZONING ANALYSIS
Z-002	FLOOR AREA DIAGRAMS
A-001	MULTIPLE DWELLING, GENERAL & CONSTRUCTION NOTES
A-002	GENERAL NOTES
DM-100	SUB-CELLAR, CELLAR & FIRST FLOOR DEMOLITION PLANS
DM-101	SECOND THROUGH FIFTH FLOOR DEMOLITION PLANS
A-100	SUB-CELLAR, CELLAR & 1ST FLOOR PROPOSED PLANS
A-101	1ST MEZZ, 2ND, 3RD 4TH & 5TH FLOOR PROPOSED PLANS
A-102	ROOF PLAN
A-200	EXISTING AND PROPOSED WHITE STREET ELEVATIONS
A-201	EXISTING AND PROPOSED REAR ELEVATIONS
A-300	EXISTING BUILDING SECTION A-A
A-301	PROPOSED BUILDING SECTION A-A
A-302	EXISTING AND PROPOSED BUILDING SECTION B-B
A-400	EXISTING WOOD WINDOW DETAILS
A-401	PROPOSED WOOD WINDOW DETAILS
A-402	WINDOW & DOOR TYPES AND SCHEDULES
A-403	PARTITION AND FLOOR DETAILS
A-404	STAIR DETAILS
A-405	HANDICAP DETAILS
A-406	HANDICAP DETAILS
EN-001	ENERGY ANALYSIS
EN-002	LIGHTING PLANS AND NOTES

STRUCTURAL

S-001	GENERAL NOTES
S-002	FOUNDATION PLAN
S-003	CELLAR PLAN
S-004	FIRST FLOOR PLAN
S-005	FIRST FLOOR MEZZANINE PLAN
S-006	SECOND FLOOR PLAN
S-007	THIRD, FOURTH & FIFTH FLOOR PLANS
S-008	ROOF PLAN
S-110	BUILDING SECTION
S-111	SECTIONS AND DETAILS

SPRINKLER & STANDPIPE

SP-001	SPRINKLER NOTES & SYMBOLS
SP-002	SPRINKLER NOTES & PLOT PLAN
SP-003	SPRINKLER SUB-CELLAR AND CELLAR PLANS
SP-004	SPRINKLER FIRST FLOOR & FIRST FLOOR PLANS
SP-005	SPRINKLER 2ND THROUGH FIFTH FLOOR PLANS
SP-006	SPRINKLER RISER DIAGRAM
SP-007	SPRINKLER DETAILS

PLUMBING

P-001	PLUMBING NOTES AND PLOT PLAN
P-002	PLUMBING SUB-CELLAR & CELLAR PLANS
P-003	PLUMBING 1ST & 1ST FLOOR MEZZ PLANS
P-004	PLUMBING 2ND-5TH FLOOR PLANS
P-005	ROOF PLAN & GAS RISER
P-006	PLUMBING SANITARY RISER DIAGRAM
P-007	PLUMBING DOMESTIC RISER DIAGRAM
P-008	PLUMBING RISER DIAGRAM
P-009	PLUMBING DETAILS
P-110	PLUMBING RPZ & DCDA INSTALLATION

SCOPE OF WORK

- SUB-CELLAR EXCAVATION FOR ELEVATOR PIT.
- INTERIOR RESIDENTIAL AND COMMERCIAL RENOVATIONS INCLUDING NEW VERTICAL CORE
- NO CHANGE OF USE IS BEING PROPOSED UNDER THIS APPLICATION.
- DOMESTIC HOT WATER AND HEATING WILL BE PROVIDED BY EXISTING BOILER AND STORAGE TANKS.

LPC NOTE

- EXTERIOR RESTORATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS.
- SEE CULTURAL HERITAGE CONSERVATION RESTORATION REPORT FOR COMPLETE SCOPE OF WORK.

OTHER APPLICATIONS

- LPC CNE #19-01576
- ALT 2 #122336748 - INTERIOR DEMO
- SUBSEQUENT STRUCTURAL & FOUNDATION (DOC 2)
- SUBSEQUENT SPRINKLER & STANDPIPE (DOC 3)
- SUBSEQUENT PLUMBING & MECHANICAL (DOC 4)
- SUBSEQUENT FENCE (DOC 5)

TPP1 NOTES

- EGRESS WILL BE MAINTAINED FOR THE DURATION OF THE RENOVATION FROM ALL FLOORS FOR CONSTRUCTION WORKERS AND FIRST RESPONDERS FROM ALL FLOORS BY WAY OF THE EXISTING FIRE STAIR IN THE BUILDING TO REMAIN UNTIL NEW STAIRS ARE INSTALLED.
- THE BUILDING IS VACANT AND WILL REMAIN VACANT DURING CONSTRUCTION.
- ALL WORK WILL BE DONE IN ACCORDANCE WITH DOB DEBRIS REMOVAL POLICIES AND SANITARY STANDARDS. THE BUILDING IS VACANT.
- STRUCTURAL STABILITY IS AFFECTED BY THIS APPLICATION SHORING WILL BE PROVIDED WHILE INTERIOR PARTITION WALLS ARE REMOVED.
- WORK WILL BE DONE IN ACCORDANCE WITH ALL DOB NOISE RESTRICTIONS.

DOB NOTES

- TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.
- THE ENGINEER DESIGNATED FOR CONTROLLED INSPECTION OF CONSTRUCTION REQUIRED FOR OR AFFECTING THE SUPPORT OF ADJACENT PROPERTIES OR BUILDINGS REQUIRED BY SECTION 27-724 (C26-1112.6) SHALL INSTITUTE A MONITORING PROGRAM FOR ADJACENT HISTORIC STRUCTURES AND FOR ANY EXISTING STRUCTURE DESIGNATED BY THE COMMISSIONER WITHIN A LATERAL DISTANCE OF NINETY FEET FROM THIS LOT.
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
- ALL WORK SHALL COMPLY WITH TPPN 10/88
- JOB HAS BEEN FILED TO COMPLY WITH 1968 BC.

SPECIAL & PROGRESS INSPECTIONS

- | | | |
|-----|---|------------------------|
| 1. | STRUCTURAL STEEL - WELDING | BC1704.3.1 |
| 2. | STRUCTURAL STEEL - ERECTION AND BOLTING | BC1704.3.2, BC1704.3.3 |
| 3. | CONCRETE - CAST-IN-PLACE | BC1704.4 |
| 4. | MASONRY | BC1704.5 |
| 5. | SOILS - INVESTIGATIONS (BORING / TEST PITS) | BC1704.7.4 |
| 6. | STRUCTURAL SAFETY - STRUCTURAL STABILITY | BC1704.19 |
| 7. | EXCAVATION - SHEETING, SHORING AND BRACING | BC1704.19, BC 3304.4.1 |
| 8. | FIRE-RESTIVE RATED CONSTRUCTION | BC109.3.4 |
| 9. | FIRESTOP, DRAFTSTOP AND FIREBLOCK SYSTEMS | BC1704.25 |
| 10. | CONCRETE - DESIGN MIX | BC1905.3 |
| 11. | CONCRETE - TEST CYLINDERS | BC1905.6 |
| 12. | MECHANICAL SYSTEMS | BC1704.15 |
| 14. | SPRINKLER SYSTEMS | BC1704.23 |
| 15. | STANDPIPE SYTEMS | BC1704.24 |
| 16. | FOOTING AND FOUNDATIONS | BC110.3.1 |
| 17. | ENERGY CODE COMPLIANCE | BC109.3.5 |
- a. INSULATION AND PLACEMENT OF R VALUES (IA1), (IIA1)
 b. FENESTRATION U-FACTOR AND PRODUCT RATING (IA23), (IIA3)
 c. FENESTRATION AREAS (IA5), (IIA5)
 d. AIR SEALING AND INSULATION (IA6), (IIA6)
 e. HVAC AND SERVICE WATER HEATING EQUIPMENT
 f. HVAC AND SERVICE WATER HEATING CONTROLS
 g. HVAC INSULATION AND SEALING
 h. DUCT LEAKAGE TESTING
 i. LIGHTING IN DWELLING UNITS
 j. INTERIOR POWER AND LIGHTING
 k. LIGHTING CONTROLS
 l. EXIT SIGNS
 m. MAINTENANCE INFORMATION

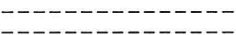
LEGEND



ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS EXIT SIGN SHOULD HAVE MAX 5WATT/SIDE.



EXISTING 3-HOUR FIRE-RATED WALL
EXISTING WALL



EXISTING WALL TO BE DEMOLISHED



NEW 2-HOUR FIRE-RATED WALL



NEW 3-HOUR FIRE-RATED WALL
NEW PARTITION (SEE TYPE TAG)



WALL TYPE



ILLUMINATED EXIT SIGN



MECHANICAL DEDUCTION TAG



COMBINATION HARD-WIRED CARBON MONOXIDE AND SMOKE DETECTOR (TO COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14).

CO/SD



DOOR TYPE



REVISION NUMBER



NEW



EXISTING



FIREPROOF, SELF-CLOSING

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER A.D.I.R. NO. 2 OF 1975

JUN 10 2017

KENNETH FLADEN, R.A.

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:

Versatile Engineering P.C.
 240-02 66TH AVE. DOUGLSTON, NY 11362-1925
 Tel. (917) 873-0662 Fax. (718) 247-5943
 E mail. versatile.pc@gmail.com

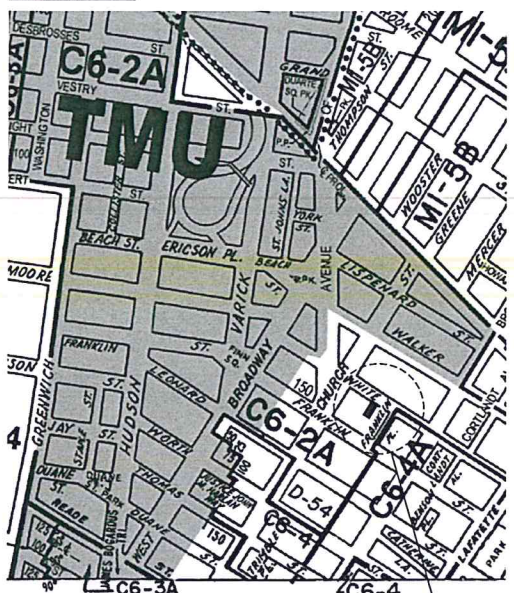
PROJECT:
 51-53 WHITE STREET
 NEW YORK, N.Y. 10013

NOTES, SPECIAL INSPECTIONS, DRAWING LIST, SCOPE

DATE:	05.09.2017
PROJECT No:	05-2012
DRAWING BY:	L.N.
CHK BY:	R.S.
DWG No:	T-000.00
CAD FILE No:	1 OF 34



ZONING MAP 12a



EXISTING BUILDING CHARACTERISTICS

ADDRESS: 51-53 WHITE STREET
 BOROUGH: MANHATTAN
 BLOCK: 175
 LOT: 24
 ZONING MAP NUMBER: 12a
 ZONING DISTRICT: C6-2A (R8A EQUIVALENT)
 EXISTING BUILDING HEIGHT: 75' 5 STORIES, CELLAR & SUB-CELLAR
 CONSTRUCTION CLASS: 3 NON-FIREPROOF BUILDING
 LOT AREA: 3,900 SQUARE FEET
 SITE SURVEY DATED: 08-31-2016
 ERRECTED UNDER BC: 1938
 COMPLIES WITH BC: 1968

USE REGULATIONS AS PER ZR 22-12 & 32-12

AND ALTERATION 1 # 496-84
 ALL DWELLING UNITS MUST COMPLY WITH MDL 277.7(b)(i)(D)
 EXISTING USE: CLASS "A" APARTMENTS; UG 2 & COMMERCIAL UG 6
 EXISTING CELLAR: UG 2 & 6 (ACCESSORY USE); METER, STORAGE & MECH ROOM
 EXISTING FIRST FLOOR: UG 6; COMMERCIAL & APT LOBBY
 EXISTING SECOND FLOOR: UG 2; (3) CLASS "A" APARTMENTS
 EXISTING THIRD FLOOR: UG 2; (3) CLASS "A" APARTMENTS
 EXISTING FOURTH FLOOR: UG 2; (3) CLASS "A" APARTMENTS
 EXISTING FIFTH FLOOR: UG 2; (2) CLASS "A" APARTMENTS

PROPOSED SUB-CELLAR USE: ACCESSORY STORAGE FOR CLASS "A" APARTMENTS & COMMERCIAL UG 6 (OFFICE)
 PROPOSED CELLAR: UG 2 ACCESSORY STORAGE FOR CLASS "A" APARTMENTS; MECHANICAL ROOMS & COMMERCIAL UG 6 (OFFICE)
 PROPOSED FIRST FLOOR: UG 6 (APT LOBBY) & UG 6 (OFFICE)
 PROPOSED FIRST FLOOR MEZZ: UG 2; CLASS "A" APARTMENT
 PROPOSED SECOND FLOOR: UG 2; CLASS "A" APARTMENT
 PROPOSED THIRD FLOOR: UG 2; CLASS "A" APARTMENT
 PROPOSED FOURTH FLOOR: UG 2; CLASS "A" APARTMENT
 PROPOSED FIFTH FLOOR: UG 2; CLASS "A" APARTMENT

MAXIMUM LOT COVERAGE AS PER ZR 23-145

MAXIMUM PERMITTED LOT COVERAGE = 80%
 (CORNER LOT LESS THAN 100' FROM CORNER)
 39'-0" X 100'-0" = 3,900 S.F.
 EXISTING FIRST FLOOR LOT COVERAGE 39'-0" X 95'-0" = 3,705 S.F. - EXISTING NON-COMPLIANCE - NO CHANGE

REQUIRED STREET TREES AS PER ZR 23-03 & 33-03

1 STREET TREE IS REQUIRED FOR EVERY 25'-0" OF FRONTAGE.
 EXISTING FRONTAGE = 39'-0" — 39/25 = 1.56
 PROPOSED WORK IS EXEMPT BECAUSE THIS IS NOT AN ENLARGEMENT EXCEEDING 20% OF FLOOR AREA AS PER THEREFOR 0 STREET TREES ARE REQUIRED AND 0 STREET TREES ARE PROPOSED

REQUIRED PARKING AS PER ZR 25-20

40% OF PROPOSED DWELLING UNITS
 .40 * 4 = 1.6 = 2 PARKING SPACES
 PARKING SPACE REQUIREMENT IS WAIVED FOR LESS THAN 15 SPACES
 2 SPACES (REQUIRED) < 15 SPACES (AMOUNT OF SPACES ELIGIBLE FOR WAIVER)
 THEREFOR 0 PARKING SPACES ARE REQUIRED AND 0 PARKING SPACES ARE PROPOSED

MINIMUM REQUIRED ENCLOSED BICYCLE PARKING SPACES AS PER ZR 25-80(a)
 BICYCLE PARKING SPACES WAIVED FOR BUILDINGS CONTAINING 10 OR LESS DWELLING UNITS
MAXIMUM NUMBER OF DWELLING UNITS AS PER ZR 23-22 & 15-111
 FACTOR FOR DWELLING UNITS = 680
 PROPOSED RESIDENTIAL FLOOR AREA = 15,036 SF
 15,036 SF / 680 = 22 MAXIMUM DWELLING UNITS.
 4 DWELLING UNITS (PROPOSED) < 23 (PERMITTED), THEREFOR PROPOSED DWELLING UNIT COUNT COMPLIES
MINIMUM SIZE OF DWELLING UNIT AS PER ZR 23-23
 MINIMUM UNIT SIZE EQUALS 300 SQUARE FEET
 PROPOSED MINIMUM UNIT SIZE = 3,315 SF
 3,315 SF (PROPOSED) > 300 SF (ALLOWABLE)
 THEREFOR PROPOSED MIN SIZE OF DWELLING UNIT COMPLIES
MINIMUM LOT AREA OR WIDTH FOR RESIDENCES AS PER ZR 23-32
 1,700 SF AND 18' WIDE MINIMUM
 EXISTING = 100 X 39' = 3,900 SF
 3,900 SF (EXISTING) > 1,700 SF (MIN. PERMITTED)
 39' (EXISTING WIDTH) > 18' (MIN. WIDTH)
 THEREFOR LOT AREA AND WIDTH COMPLY
MINIMUM REQUIRED REAR YARDS AS PER ZR 23-47 & 23-541 & 33-26
 EXISTING FIRST FLOOR REAR YARD = 5'-0" - NO CHANGE
 EXISTING SECOND THROUGH FIFTH FLOOR REAR YARDS = 15'-0" - NO CHANGE
SIDE YARD REQUIREMENTS AS PER ZR 23-462(C)
 NO SIDE YARD REQUIRED, NO SIDE YARD PROPOSED
 THEREFOR BUILDING COMPLIES
FRONT YARD REQUIREMENTS AS PER ZR 35-51
 NO SIDE FRONT REQUIRED, NO FRONT YARD PROPOSED
 THEREFOR BUILDING COMPLIES
LAUNDRY FACILITIES AS PER ZR 28-13
 AT LEAST 1 WASHING MACHINE AS PER 20 DWELLING UNITS
 AT LEAST 1 DRYER PER 40 DWELLING UNITS.
 A WASHER AND DRYER IS PROPOSED WITHIN EACH DWELLING UNIT FOR A TOTAL OF 4 WASHERS AND 4 DRYERS.
 4 WASHER (PROPOSED) > 1 WASHER (MINIMUM) & 4 DRYERS (PROPOSED) > 1 DRYER (MINIMUM).
REQUIRED RECREATION SPACE AS PER ZR 28-21
 ALL DEVELOPMENTS WITH 9 OR MORE UNITS SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF RECREATION SPACE AS SET FORTH IN TABLE.
 4 UNITS ARE PROPOSED THEREFOR RECREATION SPACE IS NOT REQUIRED.

FLOOR AREA CALCUALTIONS - SEE SHEET Z-002 FOR FLOOR AREA DIAGRAMS

FLOOR	GROSS EXISTING COMMERCIAL FA	NET PROPOSED COMMERCIAL FA	GROSS EXISTING RESIDENTIAL FA	NET PROPOSED RESIDENTIAL FA
SUB-CELLAR*	3,705 SF	3,705 SF	N/A	N/A
CELLAR*	3,705 SF	3,705 SF	N/A	N/A
FIRST	3,705 SF	3,705 SF	N/A	N/A
FIRST MEZZ				1,776 SF
SECOND			3,315 SF	3,315 SF
THIRD			3,315 SF	3,315 SF
FOURTH			3,315 SF	3,315 SF
FIFTH			3,315 SF	3,315 SF
TOTALS	3,705 SF	11,115 SF	13,260 SF	15,036 SF

HEIGHT AND SETBACK REGULATIONS AS PER ZR 23-641 & 23-662
 MINIMUM BASE HEIGHT = 60'-0"; MAXIMUM BASE HEIGHT = 85'-0"
 EXISTING BUILDING HEIGHT = 75'-0"
 MAXIMUM HEIGHT OF FRONT WALL = 85'-0" OR NINE STORIES WHICHEVER IS LESS
 PROPOSED FRONT WALL = 75'-0" - NO CHANGE.
 MAXIMUM BUILDING HEIGHT 120'-0"
 PROPOSED BUILDING HEIGHT = 75'-0" - NO CHANGE

MAXIMUM PERMITTED FLOOR AREA RATIOS FOR RESIDENTIAL BUILDING IN A R8A DISTRICT AS PER ZR 23-145
 MAXIMUM PERMITTED RESIDENTIAL FLOOR AREA RATIO = 6.02

MAXIMUM PERMITTED RESIDENTIAL FLOOR AREA
 3,900 S.F. (LOT SIZE) X 6.02 = 23,478 S.F.
 PROPOSED RESIDENTIAL FLOOR AREA = 15,036 S.F. (3.86 FAR)
 SEE SHEET Z-002 FOR FLOOR AREA DIAGRAMS
 15,036 S.F. (PROPOSED) < 23,478 S.F. (PERMITTED)
 THEREFOR PROPOSED FLOOR AREA COMPLIES

MAXIMUM PERMITTED COMMERCIAL FLOOR AREA RATIO AS PER 33-
 MAXIMUM COMMERCIAL FLOOR AREA RATIO = 6.00

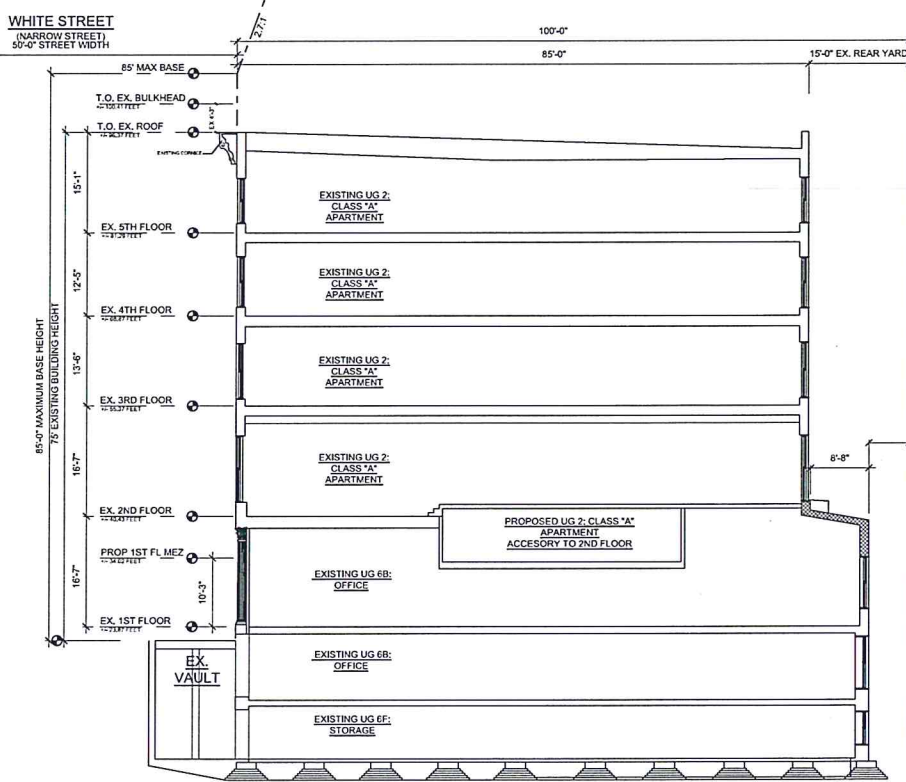
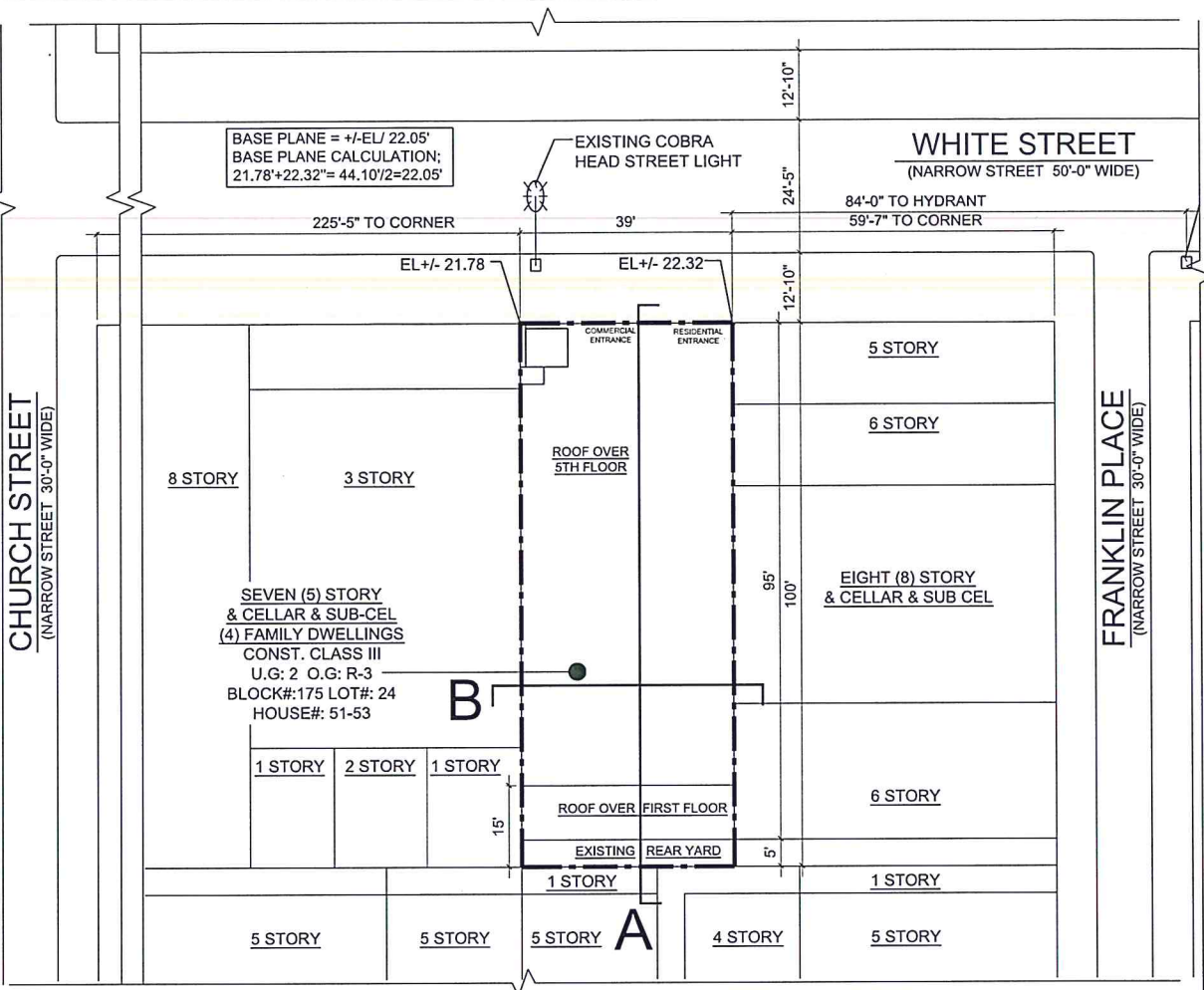
MAXIMUM PERMITTED COMMERCIAL FLOOR AREA
 3,900 S.F. (LOT SIZE) X 6.0 = 23,400 S.F.
 FIRST FLOOR (EXISTING) = 3,705 S.F.
 3,705 S.F. (PROPOSED) < 23,400 S.F. (PERMITTED).
 THEREFOR PROPOSED COMMERCIAL FLOOR AREA COMPLIES.

YARD REQUIREMENTS AS PER ZR 33-25, 33-301 & 33-302 FOR BUILDINGS WITHIN 100'-0" OF THE CORNER

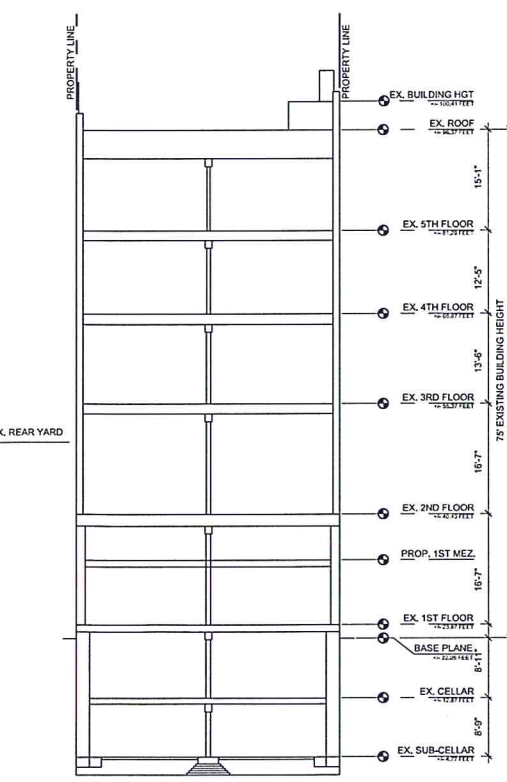
REAR YARD REQUIREMENTS AS PER ZR 23-471
 THE BUILDING IS 60 FEET FROM THE CORNER., MINIMUM REQUIRED REAR YARD FOR BUILDINGS WITHIN 100 FEET OF THE CORNER = 30'-0"
 EXISTING SUB-CELLAR REAR YARD = 5'-0" NO CHANGE
 EXISTING CELLAR REAR YARD = 5'-0" NO CHANGE
 EXISTING FIRST FLOOR REAR YARD = 5'-0" NO CHANGE
 EXISTING SECOND-FIFTH FLOOR REAR YARDS = 15'-0" NO CHANGE

WINDOWS AS PER ZR 28-22
 ALL PROPOSED WINDOWS ARE TO BE DOUBLE-GLAZED.

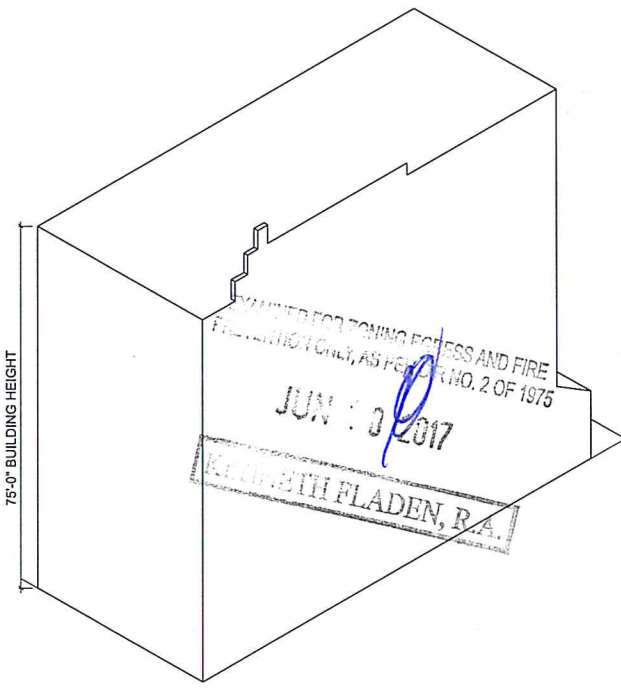
EXISTING GROSS COMMERCIAL SF = 11,115 SF
 EXISTING GROSS RESIDENTIAL SF = 13,260 SF
 TOTAL EXISTING GROSS SQUARE FEET = 24,375 SF
 EXISTING NET ZONING COMMERCIAL SF = 3,705 SF
 EXISTING NET ZONING RESIDENTIAL SF = 13,260 SF
 TOTAL EXISTING NET ZONING =
 TOTAL PROPOSED GROSS SQUARE FEET = 26,151 SF
 TOTAL PROPOSED NET ZONING SQUARE FEET = 18,741 SF
 19,515 (TOTAL PROPOSED NET ZONING SF) < 23,478 SF (ALLOWABLE TOTAL NET ZONING SF)
 THEREFOR PROPOSED BULK COMPLIES



SECTION A-A



SECTION B-B



BULK DIAGRAM

SITE PLAN
 1/16" = 1'-0"

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:

Versatile Engineering P.C.
 240-02 66TH AVE. DOUGLSTON, NY 11362-1925
 Tel.(917) 873-0662 Fax.(718) 247-5943
 E mail. versatile.pc@gmail.com

PROJECT:
 51-53 WHITE STREET
 NEW YORK, N.Y. 10013

**ZONING ANALYSIS
 PLOT PLAN, TABLE 3-4**

SEAL & SIGNATURE	DATE:	05.09.2017
	PROJECT No:	05-2012
	DRAWING BY:	L.N.
	CHK BY:	R.S.
	DWG No:	Z-001.00
CAD FILE No:	2 OF 34	

FLOOR AREA DIAGRAMS

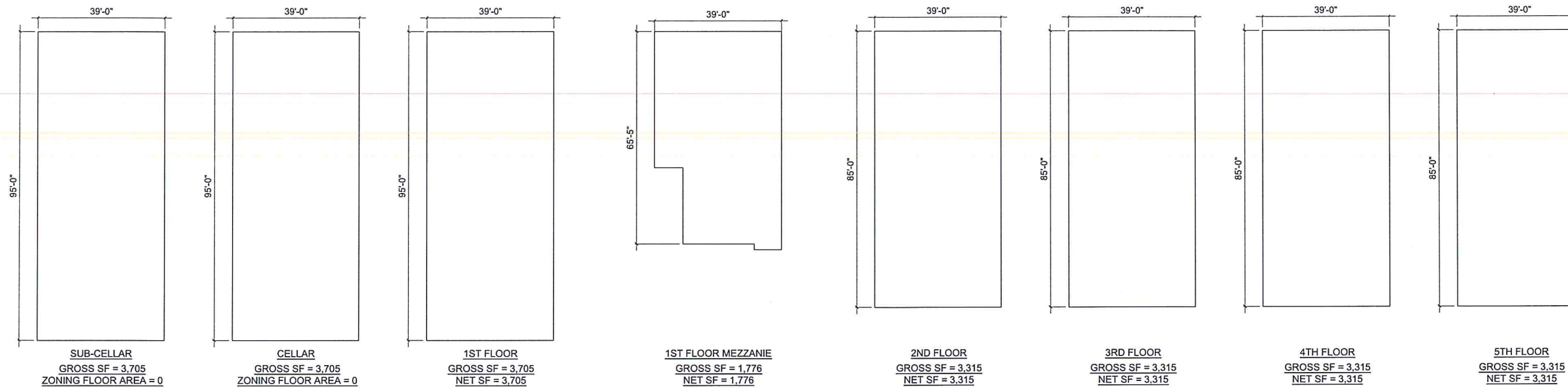


TABLE 3-4

Title 27 / Subchapter 3

CONSTRUCTION CLASSIFICATION (continued)	CONSTRUCTION ELEMENT	CLASS II-A		CLASS II-B		CLASS II-C		CLASS II-D		CLASS II-E	
		Rating	Ext. Open'g	Rating	Ext. Open'g	Rating	Ext. Open'g	Rating	Ext. Open'g	Rating	Ext. Open'g
CONSTRUCTION GROUP II COMBUSTIBLE	3'-0" or less Bearing	2	N.P.	2	N.P.	2	N.P.	2	N.P.	2	N.P.
	3'-0" or less Non-bearing	2	N.P.	2	N.P.	2	N.P.	2	N.P.	2	N.P.
	More than 3'-0" but less than 15'-0" Bearing	2	3 1/3 %	2	3 1/3 %	2	3 1/3 %	1	6 2/3 %	1	6 2/3 %
	More than 3'-0" but less than 15'-0" Non-bearing	2	3 1/3 %	2	3 1/3 %	2	3 1/3 %	1	6 2/3 %	1	6 2/3 %
CONSTRUCTION GROUP II COMBUSTIBLE	15'-0" or more but less than 30'-0" Bearing	2	3 1/3 %	2	3 1/3 %	2	3 1/3 %	1	6 2/3 %	1	6 2/3 %
	15'-0" or more but less than 30'-0" Non-bearing	2	3 1/3 %	2	3 1/3 %	2	3 1/3 %	1	6 2/3 %	1	6 2/3 %
CONSTRUCTION GROUP II COMBUSTIBLE	30'-0" or more Bearing	1	N.L.	1 1/2	N.L.	1 1/2	N.L.	1	N.L.	1	N.L.
	30'-0" or more Non-bearing	0	N.L.	0	N.L.	0	N.L.	0	N.L.	0	N.L.
Required fire-resistance ratings of construction elements in hours, based on the test procedures of reference standard RS 3-1.	Interior bearing walls and bearing partitions.	2		2		1		1		1	
	Enclosure of vertical exits, exit passageways, holways and shafts.	2		2		1		1		1	
Key:	Columns, girders, trusses (other than roof trusses) and framing.	see section 27-623		1		0 or 1 ¹		1		0	
	Structural members supporting a wall.	see section 27-623		1		0 or 1 ¹		1		0	
Floor construction including beams.	15'-0" or less in ht. above floor to lowest member	see section 27-623		1		0 or 1 ¹		1		0	
	15'-0" to 20'-0" in ht. above floor to lowest member	see section 27-623		3/4		0		3/4		0	
Roof construction including beams, trusses and framing, including arches, domes, shells, cable supported roofs and roof decks.	20'-0" or more in ht. above floor to lowest member	see section 27-623		3/4		0		3/4		0	
	20'-0" or more in ht. above floor to lowest member	see section 27-623		3/4		0		3/4		0	

¹See subdivision (f) of section 27-375 of article five of subchapter six of this chapter for additional impact resistance requirements applicable to certain stair enclosures and for certain exceptions to stair enclosure requirements.

²When two or more buildings are constructed on the same lot, and the combined floor area of the buildings does not exceed the limits established by tables 4-1 and 4-2 for any one of the buildings, no fire-resistance rating shall be required for nonbearing portions of the exterior walls of those buildings facing each other, and there shall be no limitation on the permitted amount of exterior openings.

³The retardant treated wood complying with the requirements of section 27-329 of article three of subchapter five of this chapter may be used.

⁴Tabulated ratings apply to buildings over one story in height. In one story buildings roof construction may be of material having 0 hour fire-resistance rating.

⁵Materials which are not noncombustible, as defined in subchapter two of chapter one of this title, may be used in nonbearing construction elements if they fall into one of the following categories:

- Materials having a structural base of noncombustible materials as defined in subchapter two, and having a surface not over one-eighth inch thick which when tested in accordance with the provisions of reference standard RS 3-3 has a flame spread rating not higher than fifty.
- Materials which when tested in accordance with the provisions of reference standard RS 3-2 have a surface flame spread rating not higher than twenty-five without evidence of continued progressive combustion, and which are of such composition that surfaces which would be exposed by cutting through the material in any way would not have a flame spread rating higher than twenty-five without evidence of continued progressive combustion.

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PROJECT:
51-53 WHITE STREET
NEW YORK, N.Y. 10013

PROPOSED FLOOR AREA DIAGRAMS

SEAL & SIGNATURE



DATE: 05.09.2017

PROJECT No: 05-2012

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CHK BY: R.S.

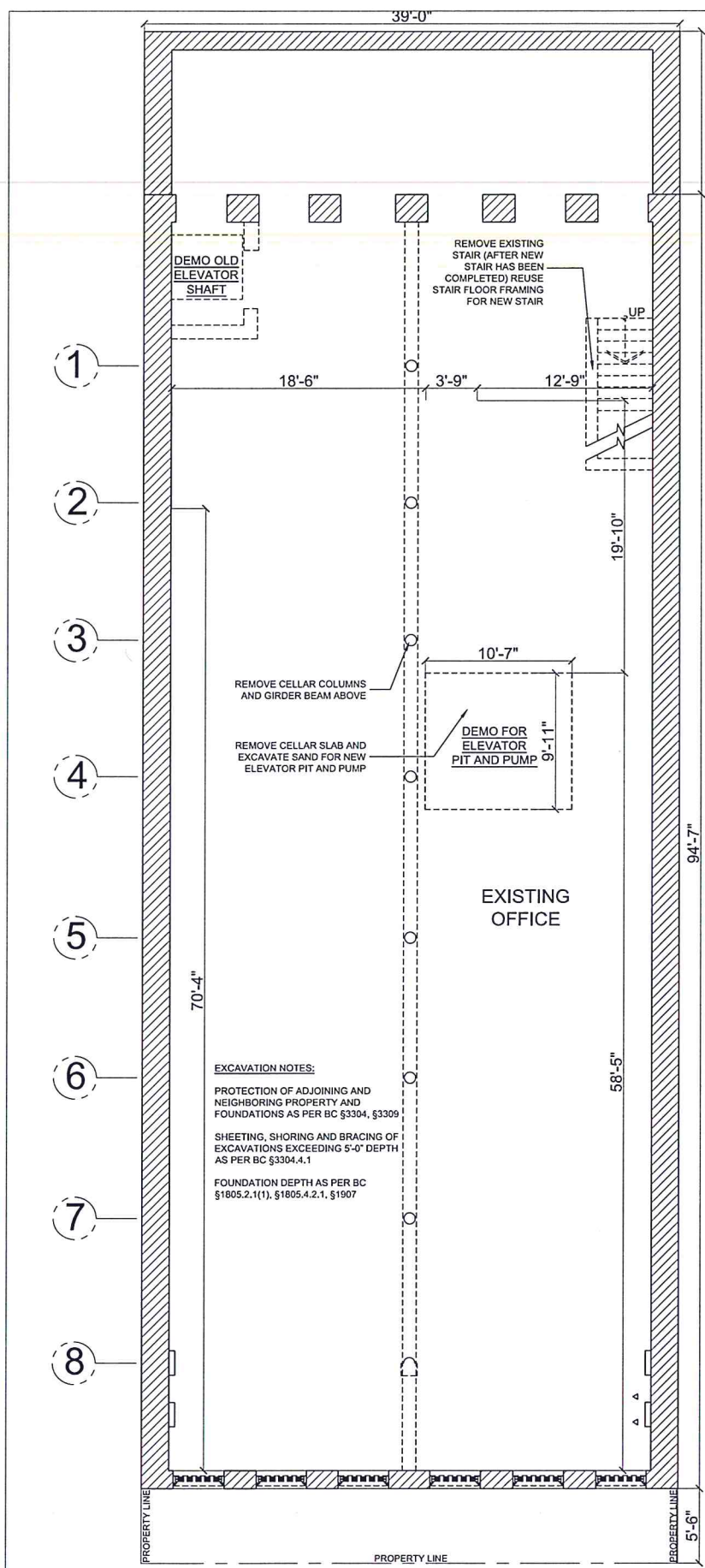
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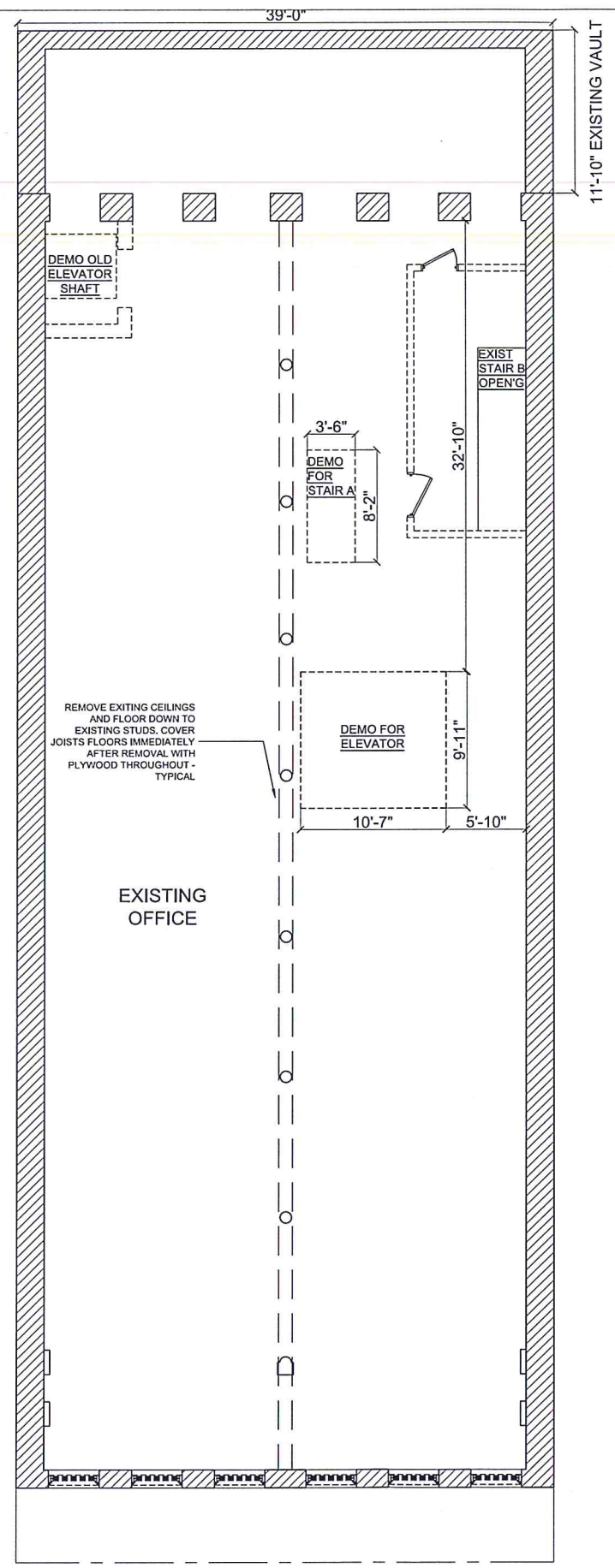
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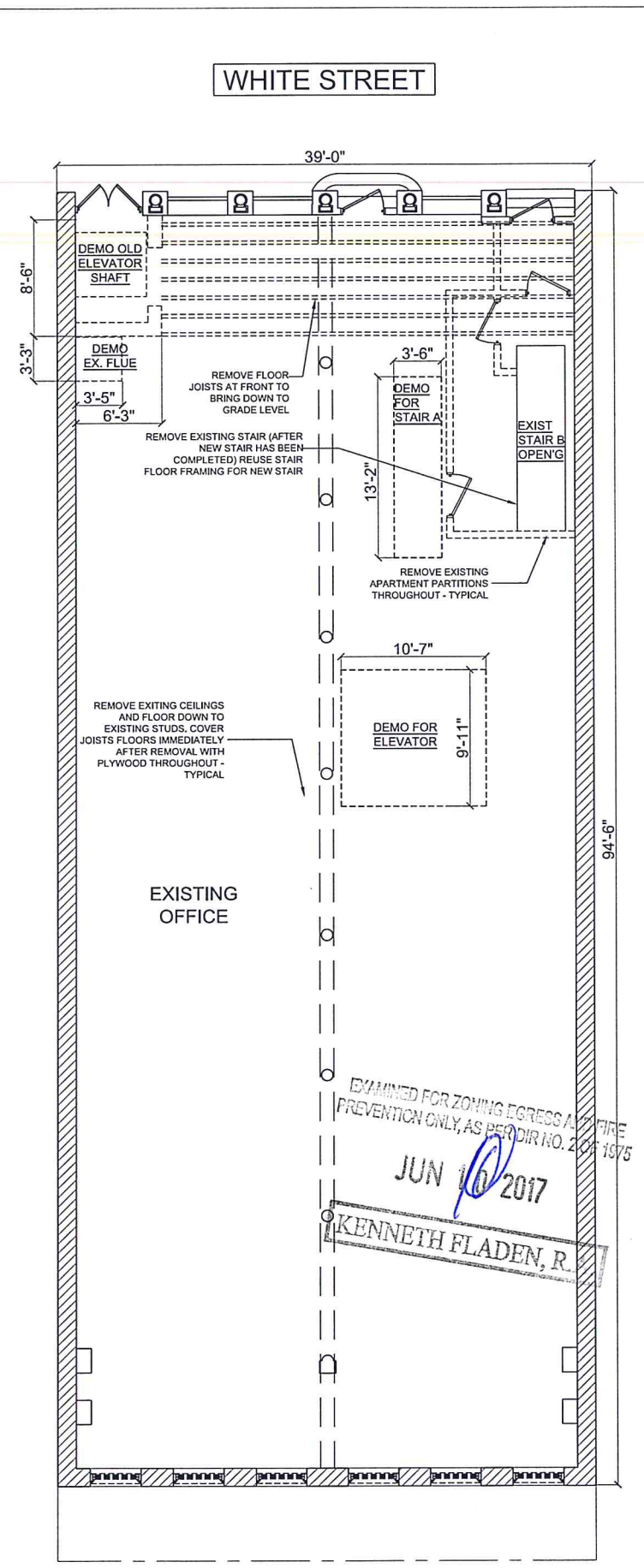
KENNETH FLADEN, R.A.



1 SUB-CELLAR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 CELLAR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

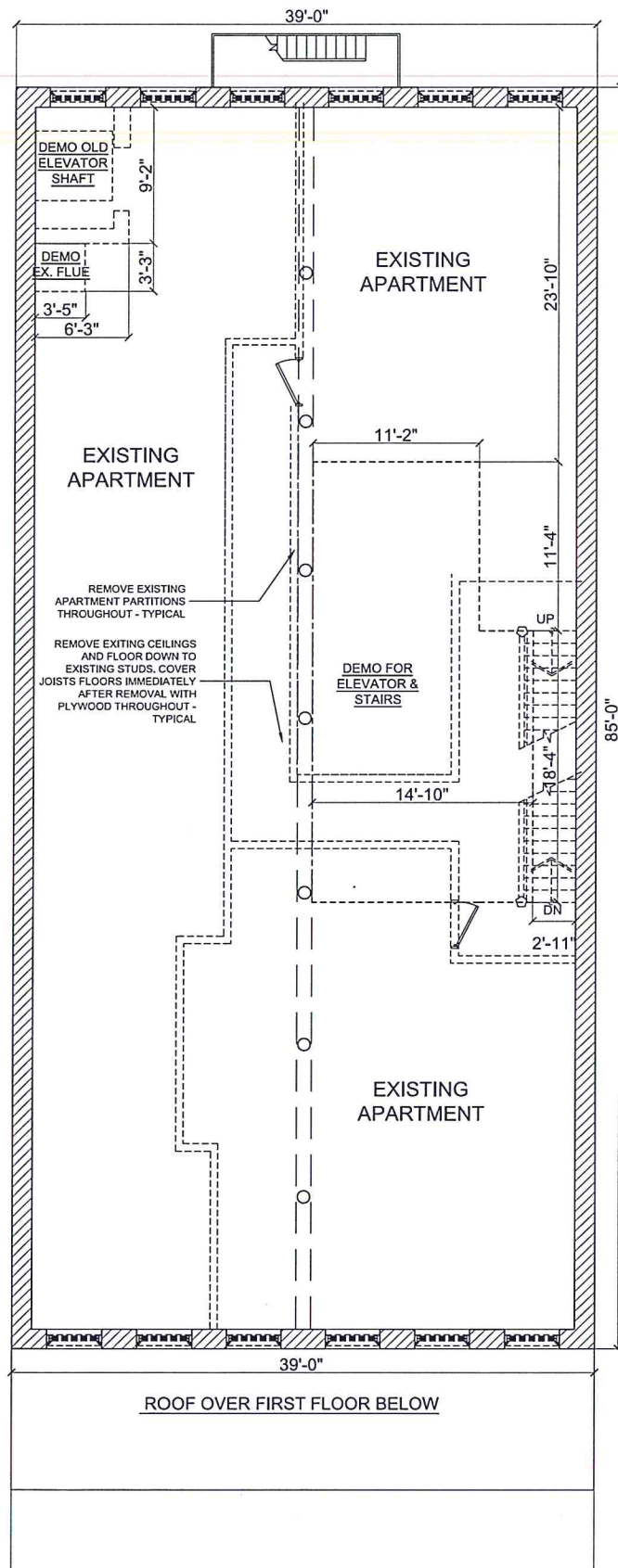
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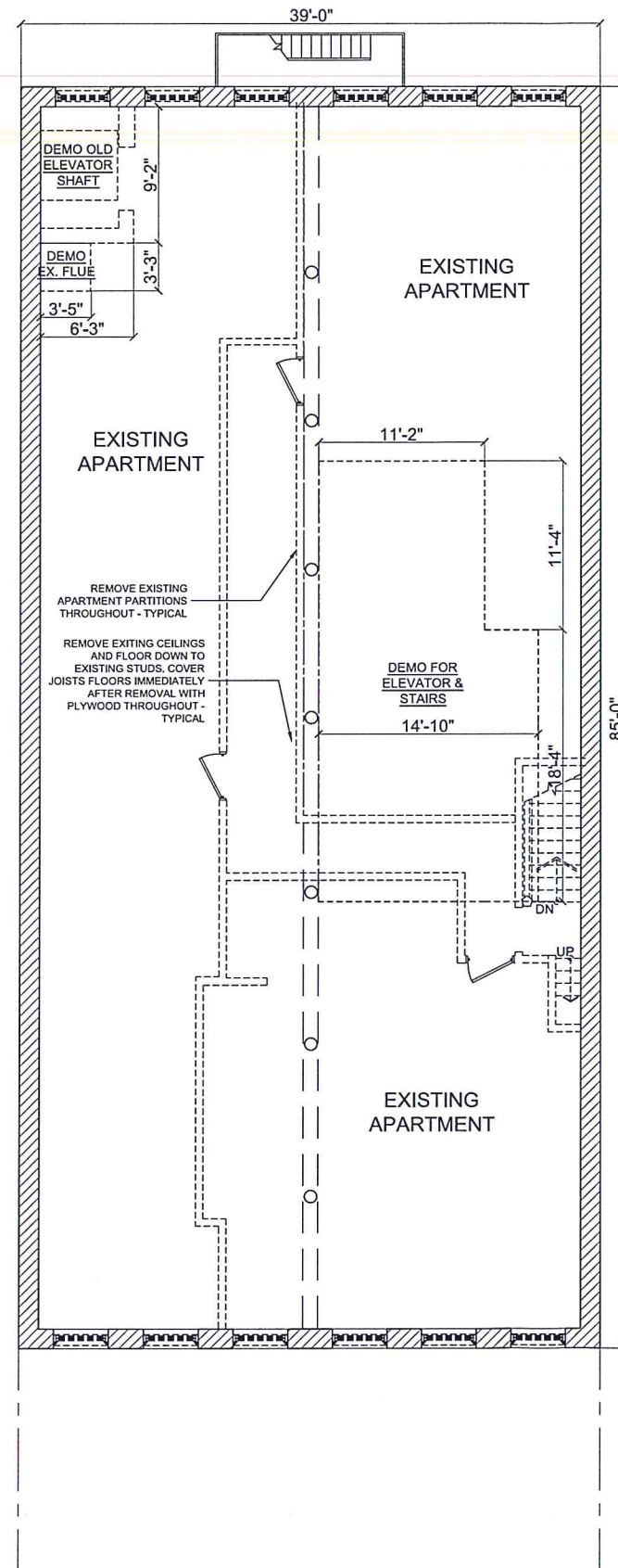
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SUB-CELLAR, CELLAR & FIRST FLOOR DEMOLITION PLANS

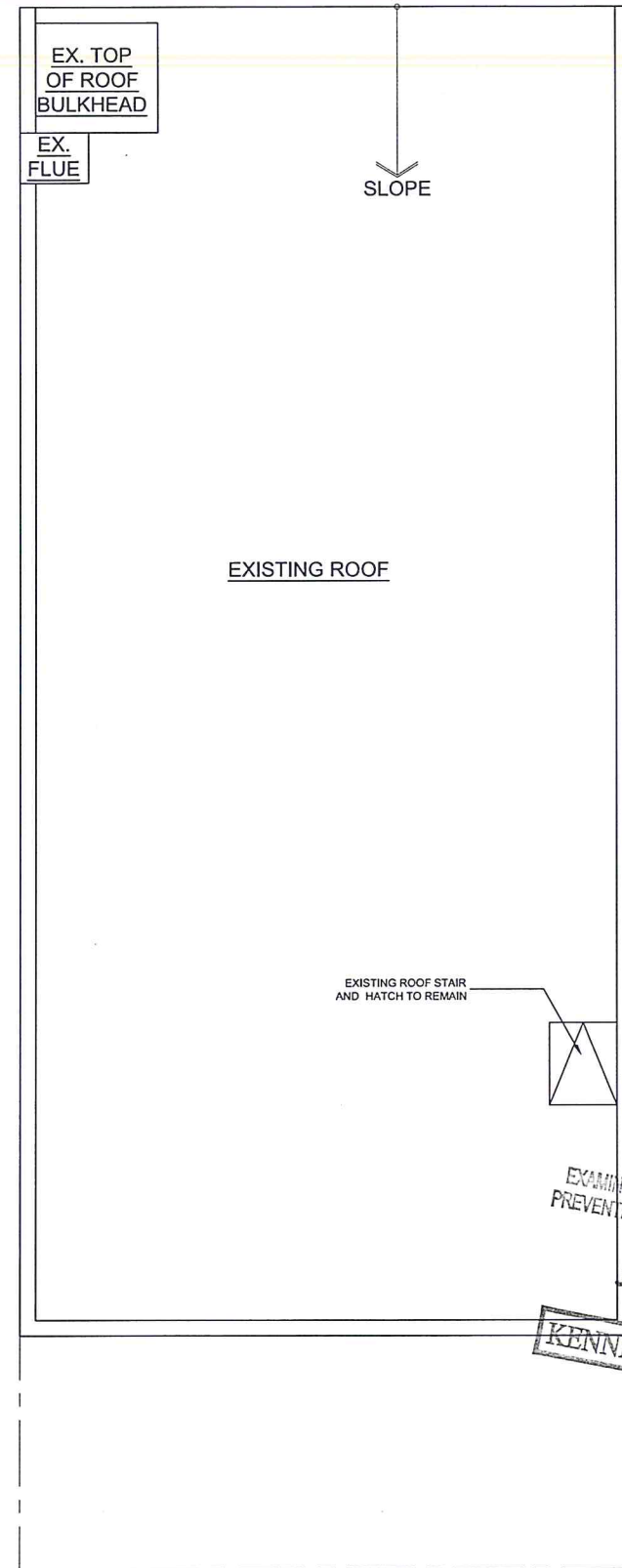
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	CHK BY:	R.S.
	DWG No:	DM-100.00
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1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 THIRD, FOURTH & FIFTH FLOOR DEMOLITION PLANS
SCALE: 1/4" = 1'-0"



3 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES :

- UNLESS OTHERWISE NOTED,
- EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED AS SHOWN. EXISTING CEILINGS, FLOOR FINISHES, FIXTURES, EQUIPMENTS, PIPES, WIRING, DUCTS ARE TO BE REMOVED WHERE INDICATED ON THESE FLOORS ONLY.
 - ALL WINDOWS, SHAFTS WALL & FLOOR OPENINGS ARE TO BE ENCLOSED WITH RAILING & SAFETY NET DURING DEMOLITION WORK.
 - THE SITE IS TO BE CLEARED OF ALL DEBRIS.
 - CAP ALL LINES WHERE PLUMBING FIXTURES ARE TO BE REMOVED. DO NOT DISTURB EXISTING RESIDENTIAL TENANTS' GAS LINES.
 - DISCONNECT AND CAP GAS LINES AS REQUIRED DURING DEMOLITION WORK.
 - DO NOT REMOVE OR DISCONNECT ANY EXISTING RISER, HEADS OR OTHER SPRINKLER EQUIPMENT.
 - PROVIDE FIRE EXTINGUISHERS ON EVERY FLOOR.
 - DEMOLITION IS A CONTINUATION OF INTERIOR DEMOLITION PROPOSED AND APPROVED UNDER DOB APPLICATION ALTERATION 2 #122336748

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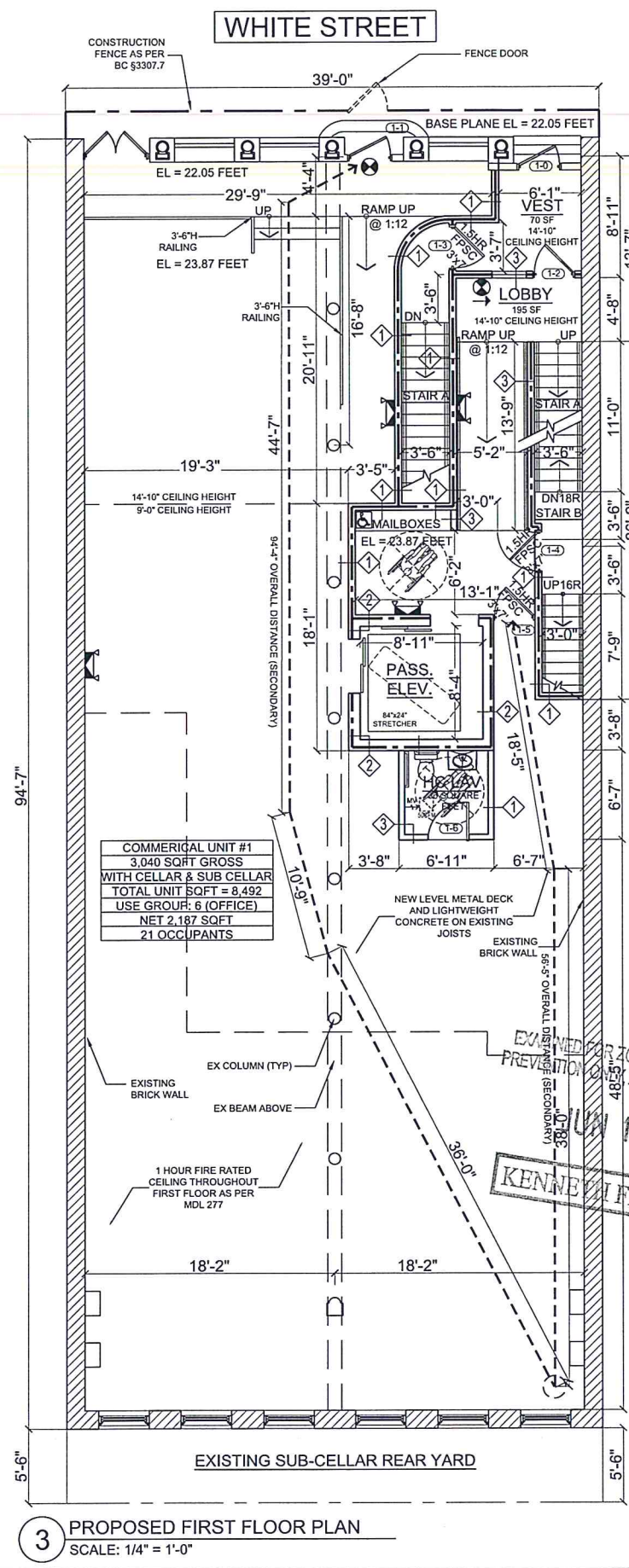
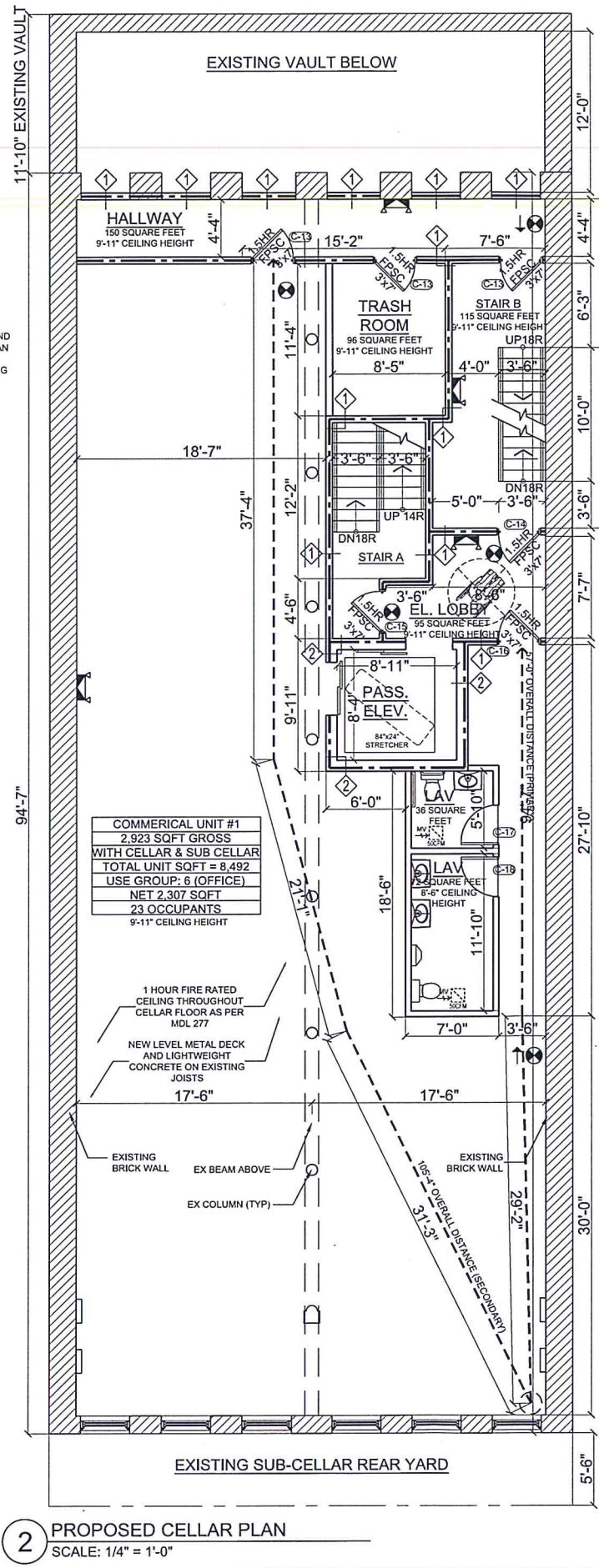
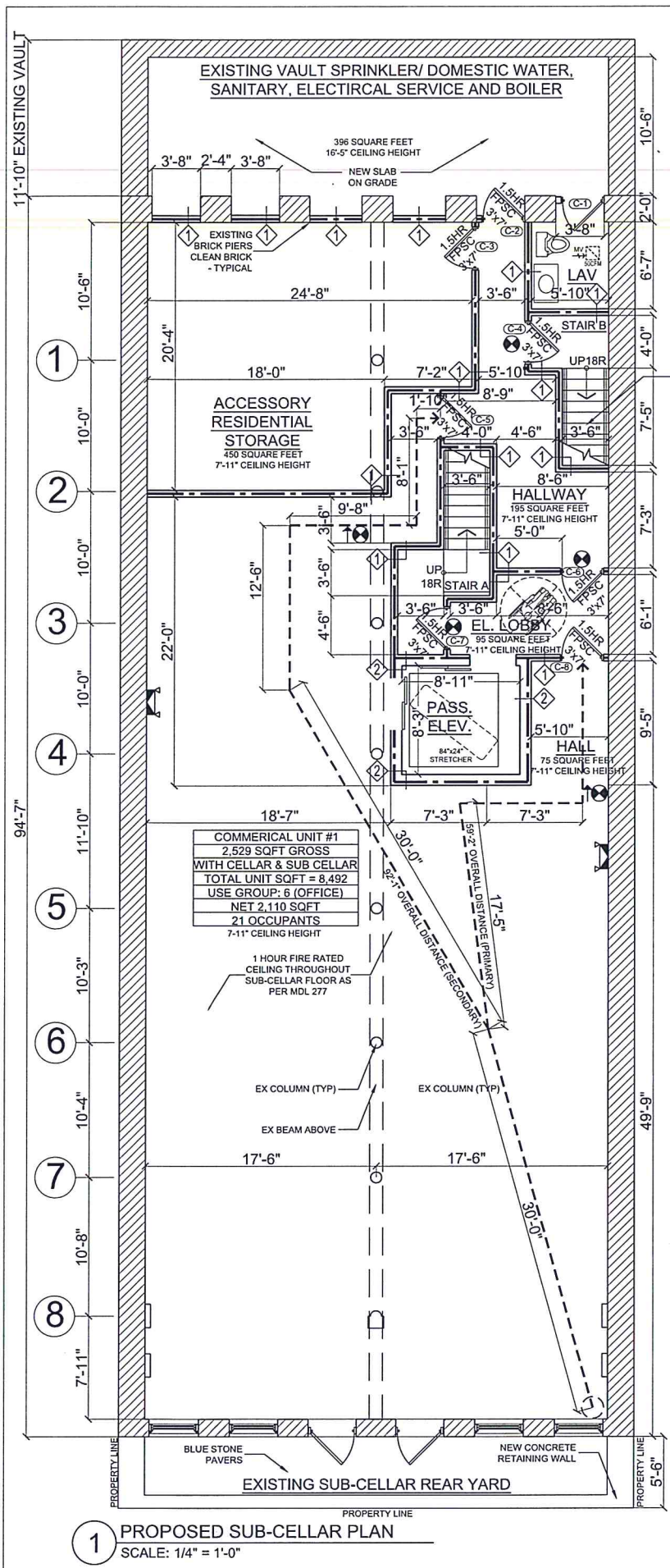
SECOND FLOOR THROUGH
ROOF DEMOLITION PLANS

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PREVENTION ONLY, AS PER DIR. NO. 2 OF 1975
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EGRESS AND OCCUPANCY CALCULATIONS

DETERMINATION OF EXIT AND ACCESS REQUIREMENTS AS PER BC 27-357 & OCCUPANT RATIOS IN TABLE 6-1 & 6-2 FOR OCCUPANCY GROUP E (OFFICE)

MAXIMUM TRAVEL DISTANCE FOR SPRINKLERED BUILDING IS 300 FEET.
 PROPOSED TRAVEL DISTANCES:
 SUB-CELLAR - 59'-2" 92'-1"
 CELLAR - 57'-0" 105'-4"
 1ST FLOOR - 90'-7"
 MAX PROPOSED TRAVEL DISTANCE = 105'-8" THEREFOR MAX. TRAVEL DISTANCE COMPLIES

OCCUPANT LOAD REQUIREMENT FOR OFFICE IS 100SF/PERSON

SUB-CELLAR OCCUPANT LOAD
2,110 SF — 100 SF/OCCUPANT = 21 OCCUPANTS

CELLAR OCCUPANT LOAD
2,307 SF — 100 SF/OCCUPANT = 23 OCCUPANTS

FIRST FLOOR OCCUPANT LOAD
2,187 SF — 100 SF/OCCUPANT = 21 OCCUPANTS

TOTAL PROPOSED OCCUPANTS = 65 OCCUPANTS

EXIT CAPACITY AS PER BC 27-359 & TABLE 6-1

EXIT DOORS:
 SUB-CELLAR (21 OCCUPANTS * 22 INCHES) / 80 UNITS OF WIDTH = 5.75 INCHES OF WIDTH
 CELLAR (23 OCCUPANTS * 22 INCHES) / 80 UNITS OF WIDTH = 6.32 INCHES OF WIDTH
 FIRST FLOOR (21 OCCUPANTS * 22 INCHES) / 80 UNITS OF WIDTH = 5.75 INCHES OF WIDTH
 PROPOSED EXIT DOOR WIDTH = 36"
 PROPOSED 36" DOOR WIDTH > 6.32". MINIMUM DOOR WIDTH THEREFOR COMPLIES

EXIT STAIRS:
 (44 OCCUPANTS MAX * 22 INCHES) / 60 UNITS OF WIDTH = 16.13 INCHES OF WIDTH
 PROPOSED MINIMUM STAIR WIDTH = 42"
 PROPOSED 3'-6" STAIR WIDTH > 14.3" MINIMUM STAIR WIDTH REQUIRED THEREFOR COMPLIES

TABLE 6-3 MAXIMUM OCCUPANT LOAD — SPACES WITH ONE DOOR

MAXIMUM NUMBER OF PERSONS = 75 PERSONS
 64 TOTAL PERSONS PROPOSED
 64 PERSONS PROPOSED < 75 MAX PERSONS ALLOWED THEREFOR COMPLIES

PLUMBING FIXTURES

AS PER BC TABLE RS 16-5 - OCCUPANCY GROUP E (OFFICE)
 TOTAL PROPOSED OCCUPANTS = 65 OCCUPANTS
 MINIMUM WATER CLOSETS = 4
 PROPOSED WATER CLOSETS = 4 (1 FEMALE, 1 HC, 1 MALE, 1 URINAL)
 MINIMUM LAVATORIES = 4
 PROPOSED LAVATORIES = 4
 MINIMUM DRINKING FOUNTAIN 1 FOR EVERY 75 PERSONS
 NO DRINKING FOUNTAINS ARE REQUIRED OR PROPOSED

AS PER 2008 BC 403.6 OF THE PLUMBING CODE. PUBLIC UTILIZATION OF TOILET FACILITIES SHALL NOT BE REQUIRED FOR ESTABLISHMENTS LESS THAN 10,000 SF IN OCCUPANCY GROUP B OR M. THEREFORE, THE PUBLIC UTILITIES ARE NOT REQUIRED.

BC 403.2 (EXCEPTION 2) - SEPARATE EMPLOYEE FACILITIES SHALL NOT BE REQUIRED IN OCCUPANCIES IN WHICH 15 OR LESS PEOPLE ARE EMPLOYED. PLUMBING FIXTURES FOR EMPLOYEES AS PER BC TABLE RS 16-5 OF THE 1998 BUILDING CODE. 4 EMPLOYEES ARE PROPOSED. THEREFOR 1 LAVATORY AND 1 WC ARE REQUIRED. 1 EXISTING HC LAVATORY ON THE 1ST FLOOR AND 1 LAVATORY IN THE CELLAR SATISFY THE FIXTURE COUNT REQUIREMENTS OF TABLE RS 16-5.

DRINKING FOUNTAIN IS NOT REQUIRED AS PER 1998 BC P104.16(B) & TABLE RS 16-5. A LAVATORY LOCATED IN A ROOM WITH NOT MORE THAN ONE WATER CLOSET OR URINAL WILL BE AN ACCEPTABLE EQUIVALENT FOR A DRINKING FOUNTAIN FOR THE PURPOSE OF FIXTURE REQUIREMENTS. - NO FOUNTAIN IS PROVIDED

ACCESSABILITY REQUIREMENTS AS PER BC 27.292.5

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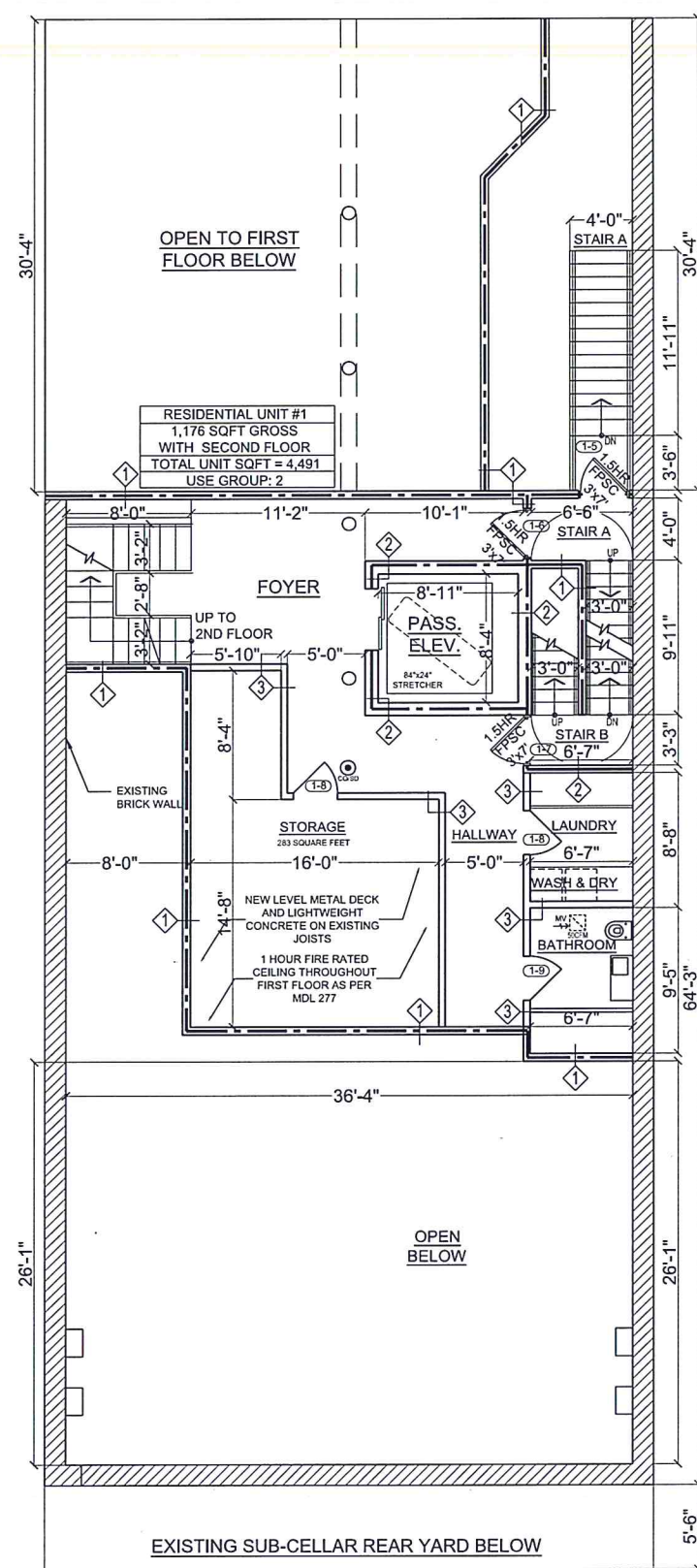
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SUB-CELLAR, CELLAR & FIRST FLOOR PROPOSED PLANS

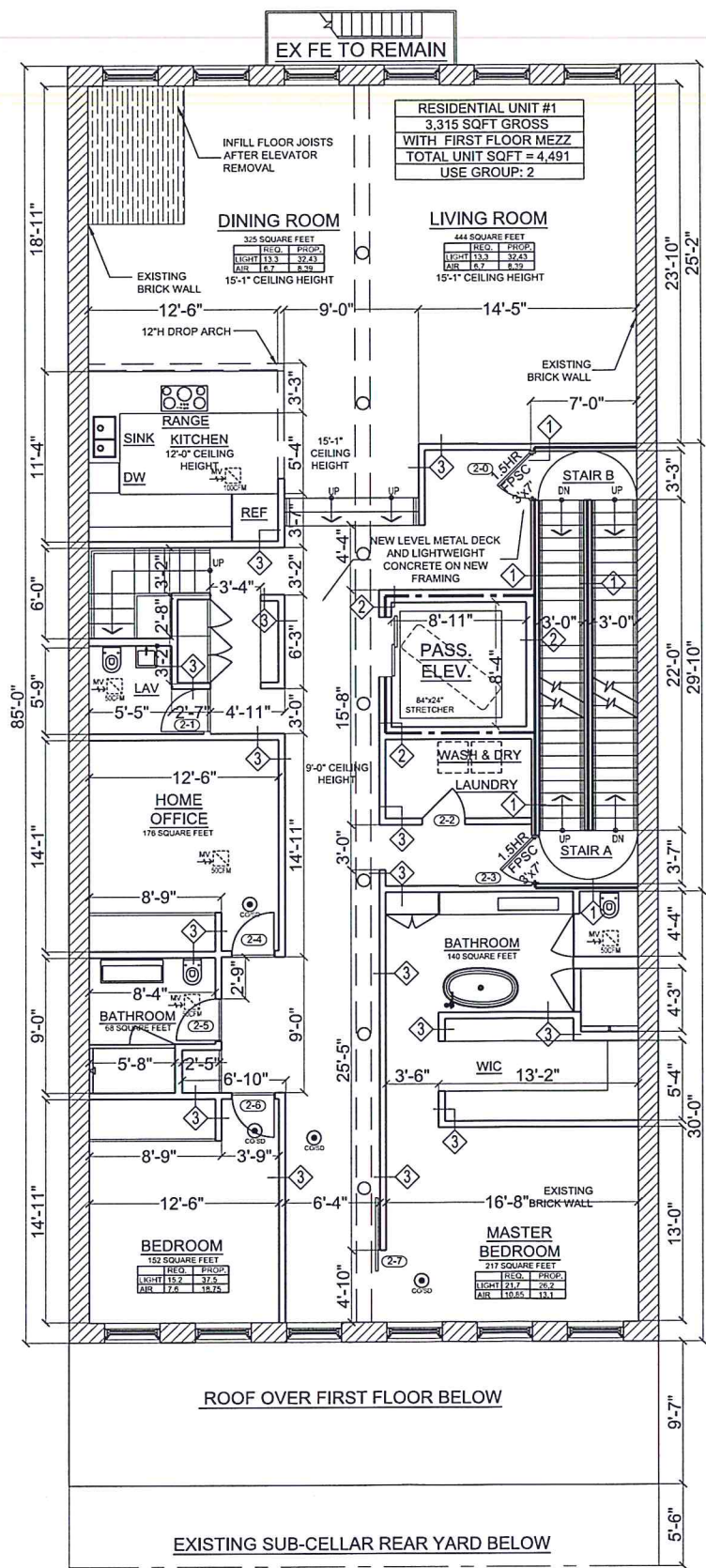
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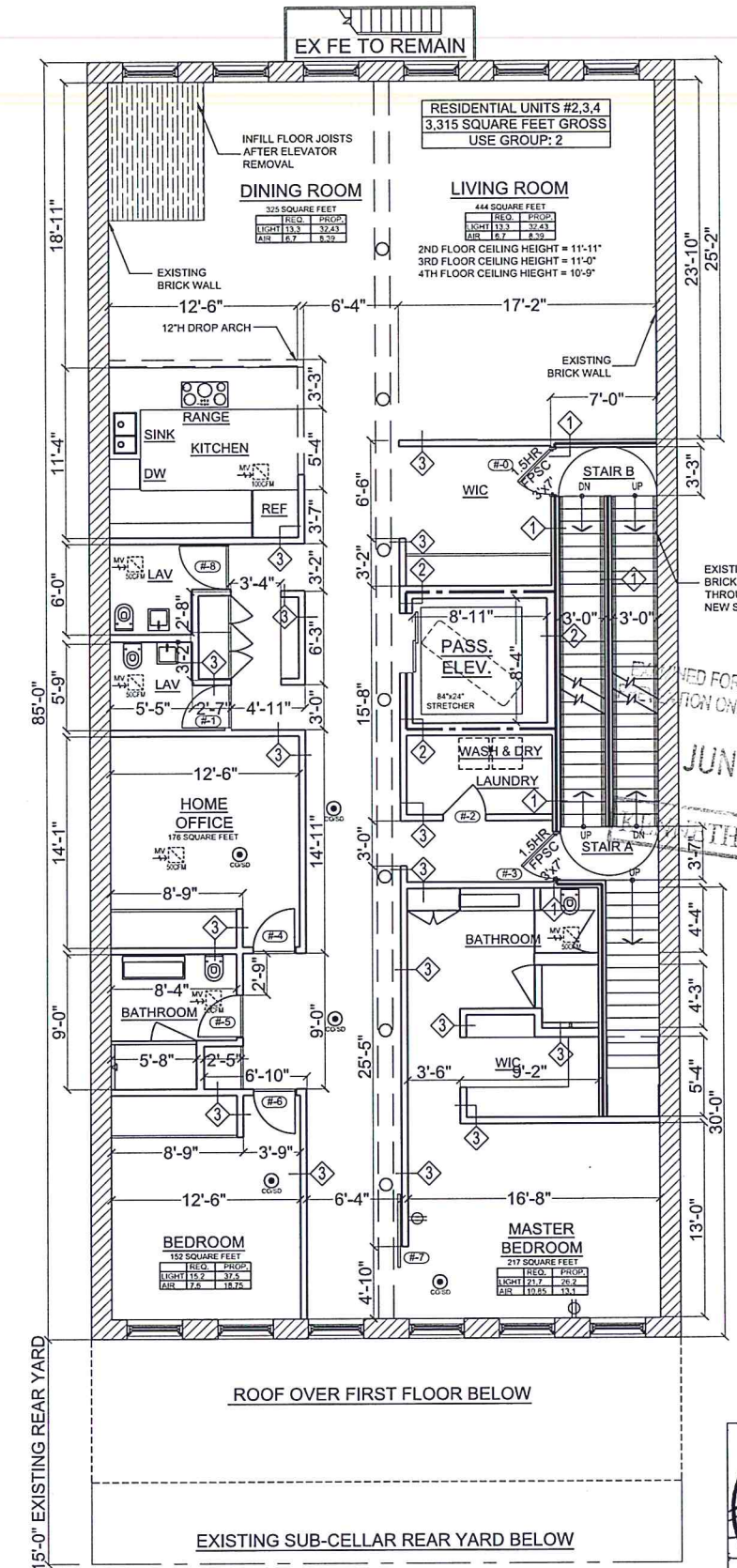
EXEMPTED FROM ZONING EGRESS AND FIRE PREVENTION (AS PER R.O. 2 OF 1975)
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 KENNETH FLADEN, R.A.



1 PROPOSED FIRST FLOOR MEZZ. PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED THIRD, FOURTH AND FIFTH FLOOR PLANS
SCALE: 1/4" = 1'-0"

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NO. 2 OF 1975
JUN 10 2017
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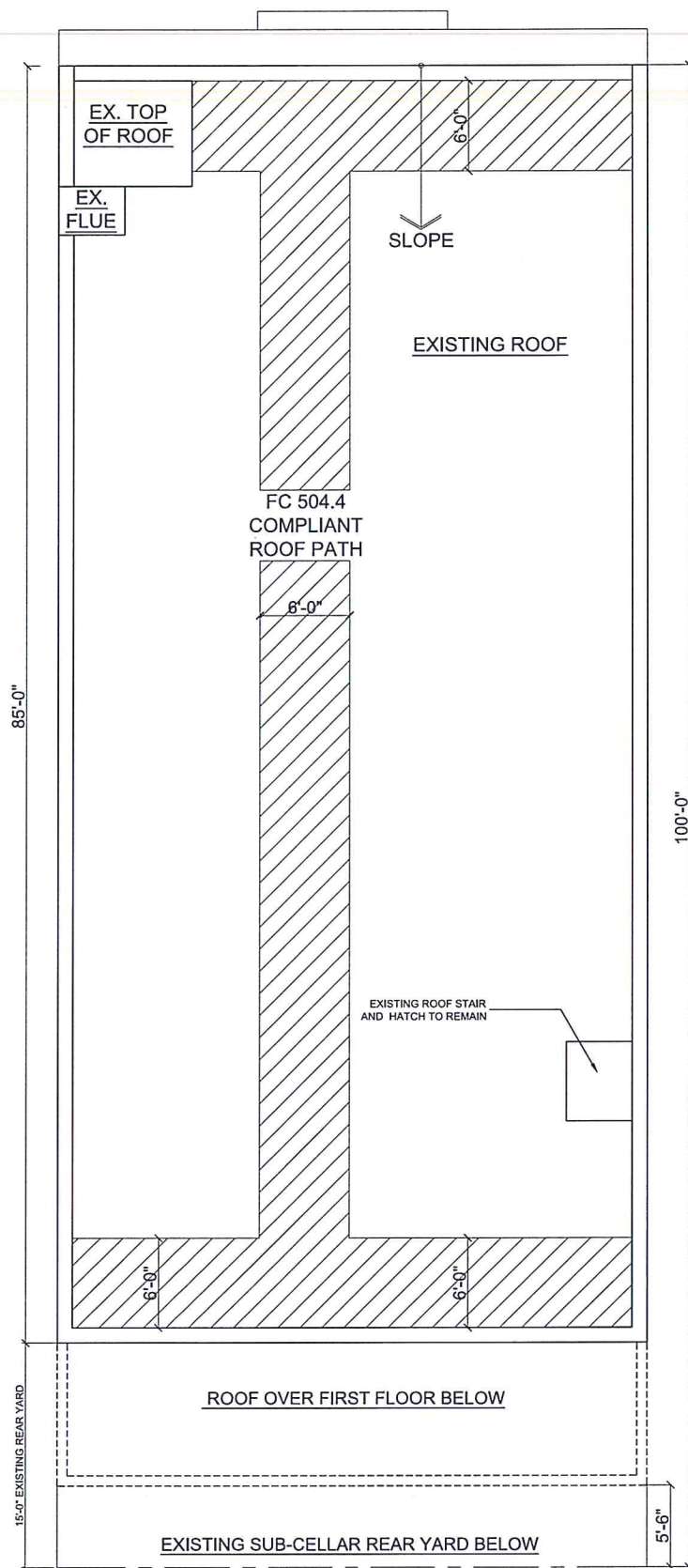
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FIRST FLOOR MEZZ,
SECOND-FIFTH FLOOR
PROPOSED PLANS

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1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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JUN 18 2017
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ROOF AND ROOF BULKHEAD
PROPOSED PLANS

SEAL & SIGNATURE DATE: 05.09.2017



PROJECT No: 05-2012

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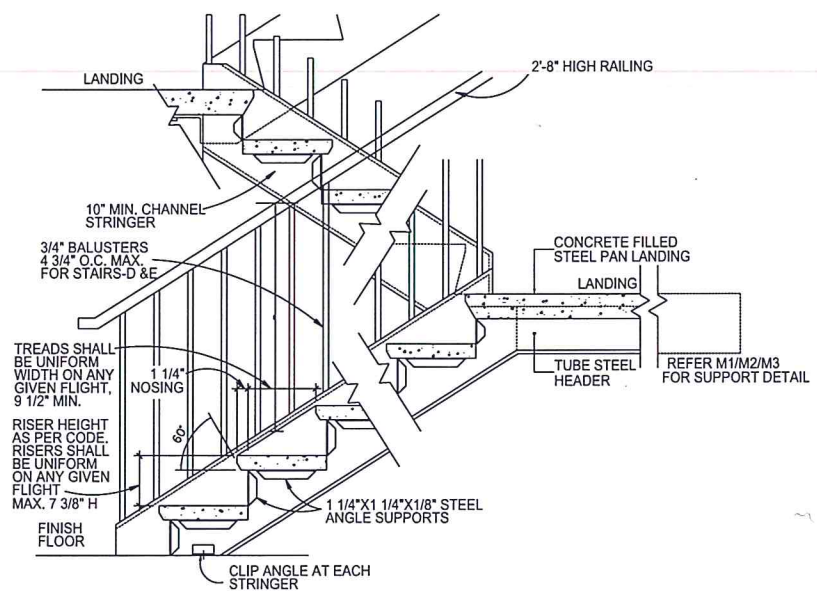
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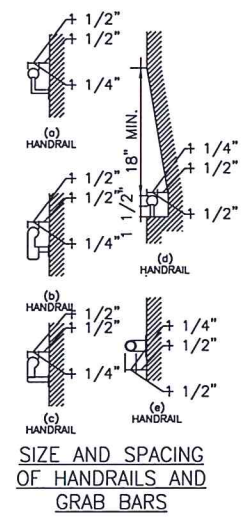
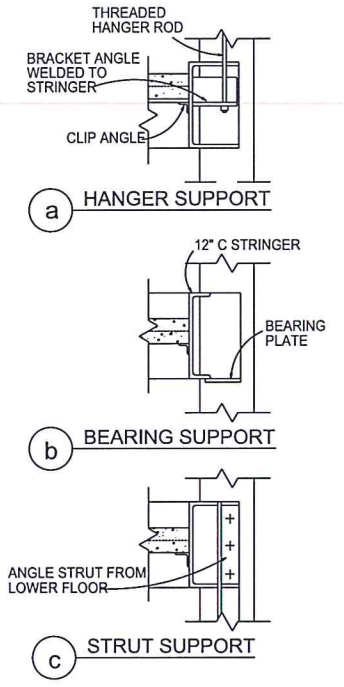
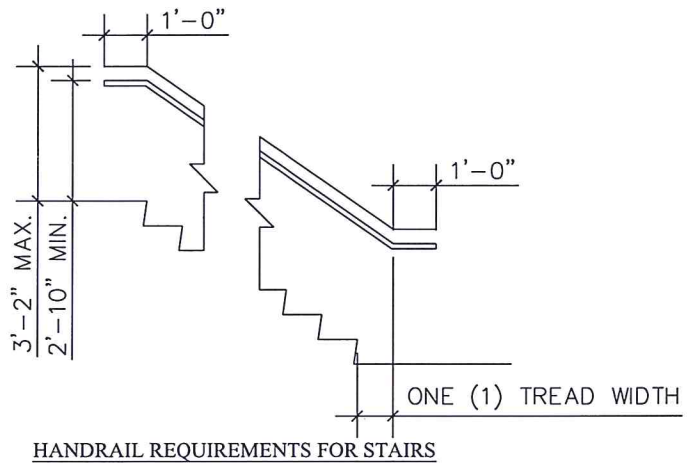
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2 TYPICAL SECTION OF NEW EGRESS STAIR
SCALE: 1" = 1'-0"



STAIR DETAILS

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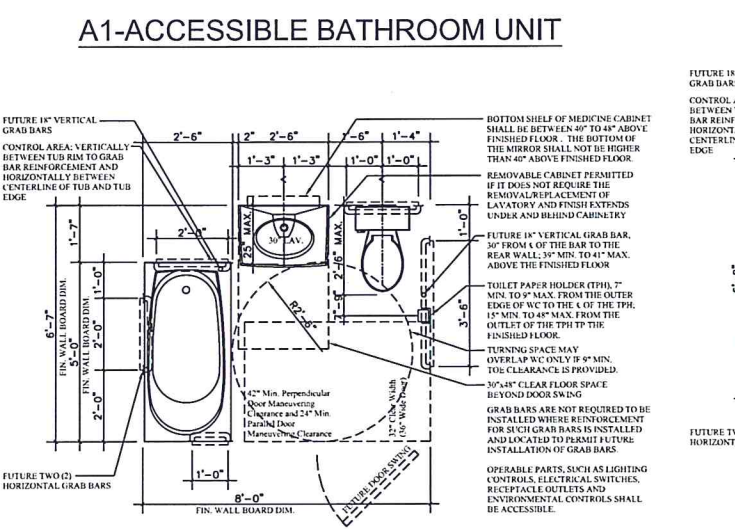
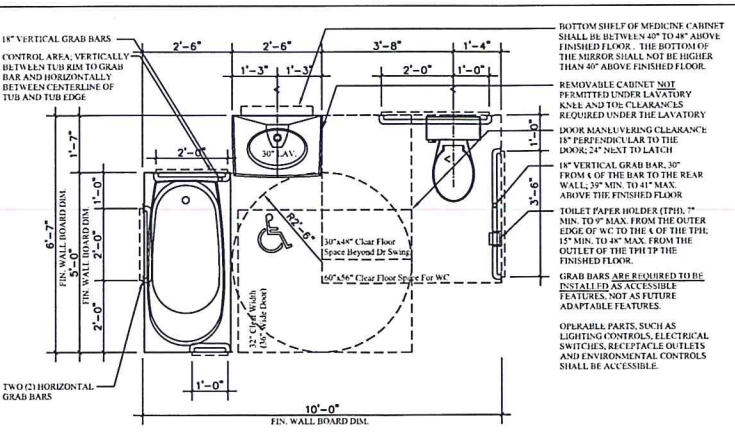
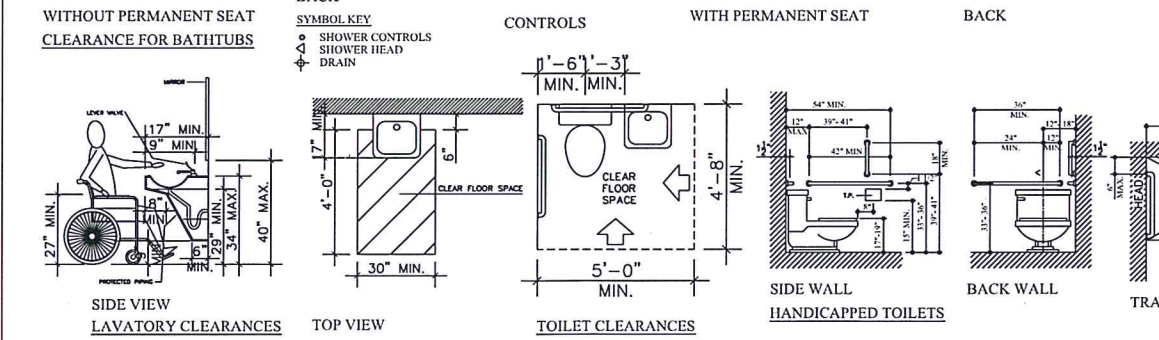
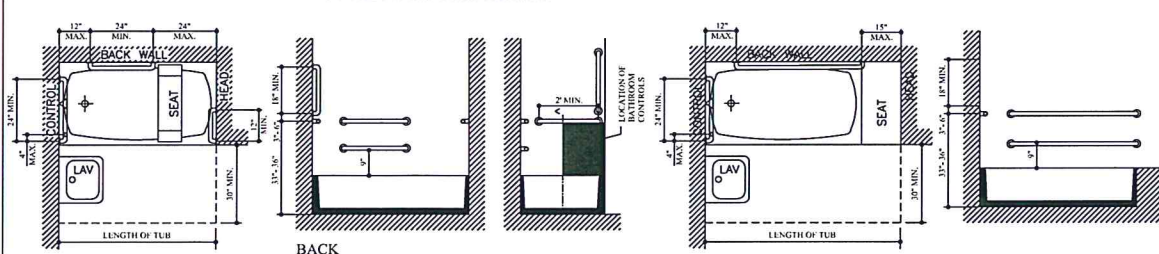
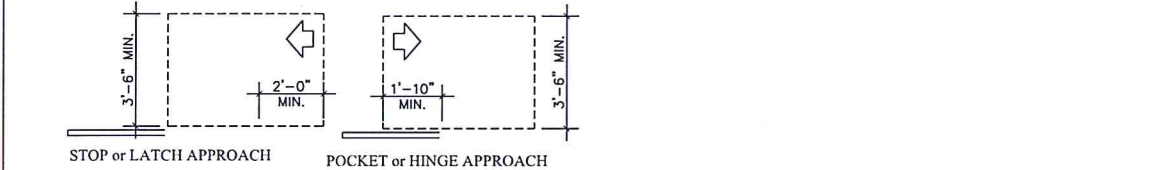
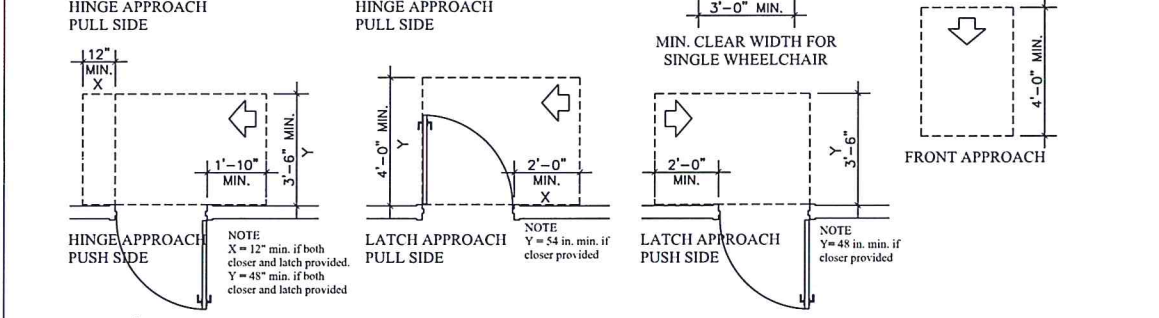
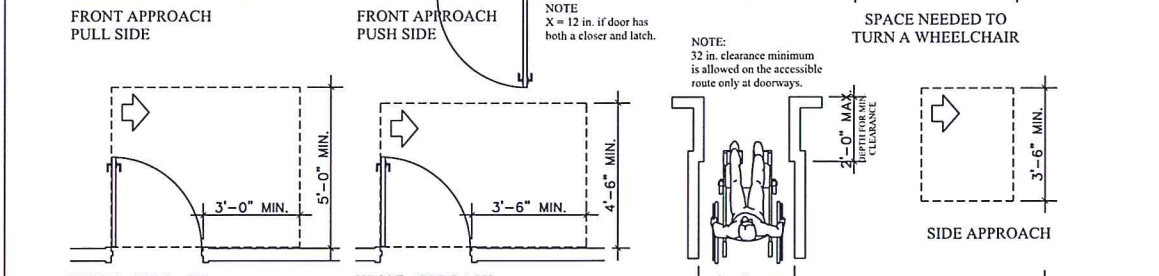
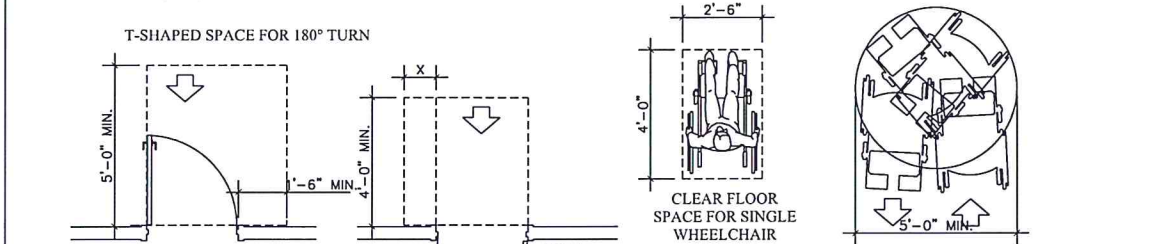
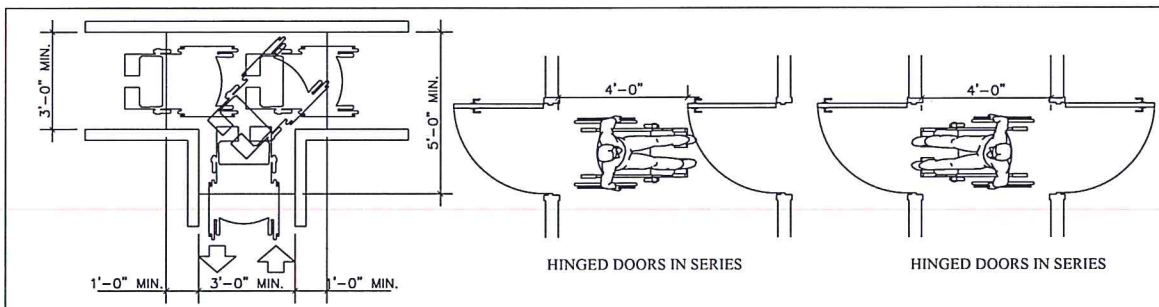
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STAIR DETAILS

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CLEAR FLOOR SPACE AT WATER CLOSETS

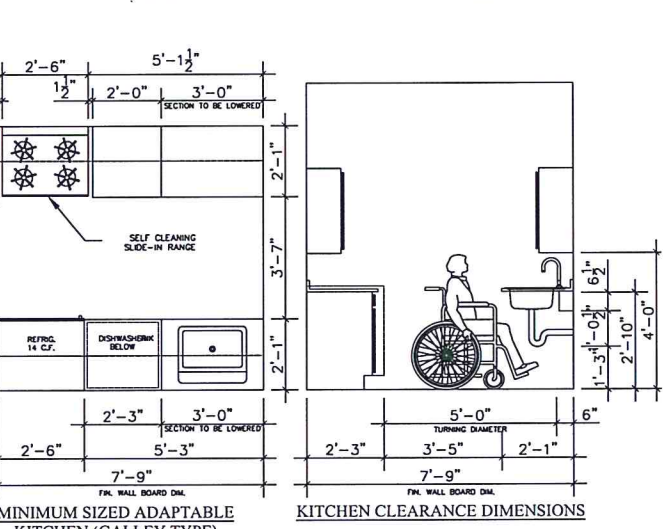
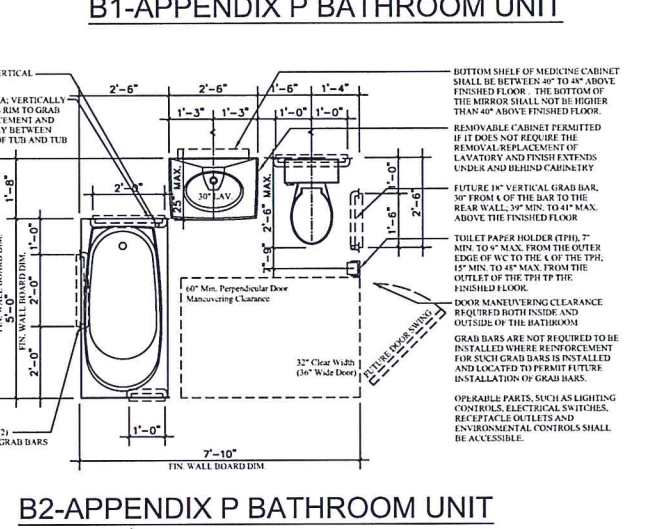
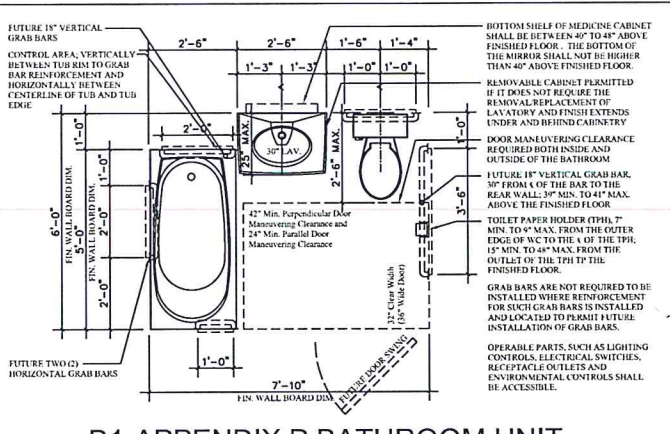
ACCESSIBLE ROUTE: A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE SPACES & ROOMS IN A BLDG THAT CAN BE NEGOTIATED BY ALL CATEGORIES OF PEOPLE HAVING PHYSICAL DISABILITIES. PORTIONS OF ACCESSIBLE ROUTES W/SLOPES OF MORE THAN 1:20 ARE RAMPS & SHALL COMPLY W/RQMTS FOR RAMPS.

AN INTERIOR ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE ENTRANCE OF THE BLDG TO ALL DWELLING UNITS IN THE BLDG. ALL DWELLING UNITS ARE TO BE ADAPTABLE.

ADAPTABLE DWELLING UNITS: DWELLING UNITS WHICH ARE CONSTRUCTED ON AN ACCESSIBLE ROUTE & EQUIPPED AS SET FORTH IN REFERENCE STANDARD RS 4-6 OF THE NYC BLDG CODE SO THAT THEY CAN BE CONVERTED TO BE USED, W/ A MIN. OF STRUCTURAL CHANGE, BY ALL CATEGORIES OF PERSONS HAVING PHYSICAL DISABILITIES.

ADAPTABLE DWELLING UNITS SHALL BE EQUIPPED W/DOOR WIDTHS & CLEAR FLOOR SPACES FOR POSSIBLE OCCUPANTS W/ PHYSICAL DISABILITIES. ADAPTABLE SPACES W/ DWELLING UNITS SHALL INCLUDE KITCHENS & BATHROOMS & THEIR RESPECTIVE DOORWAYS.

THE INFORMATION SHOWN ON THIS DRAWING IS FOR GUIDANCE PURPOSES ONLY & OUTLINE THE MOST COMMON ACCESSIBILITY CRITERIA APPLICABLE TO THIS JOB. THEY DO NOT CONSTITUTE A COMPREHENSIVE DESCRIPTION OF ALL POSSIBLE CRITERIA WHICH ARE GIVEN IN RS 4-6 OF THE NYC BLDG. CODE & ANSI A117.1 - 1986 AS MODIFIED BY RS 4-6. THE GENERAL CONTRACTOR MUST DO ALL WORK IN ACCORDANCE W/ THESE REGULATIONS.



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JUN 10 2017

KENNETH GLADEN, R.E.

DOB EMPLOYEE STAMP

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HANDICAP DETAILS

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	DWG No:	A-405.00
CAD FILE No:	22 OF 44	

CABO/ANSI A17.1-1992 NOTES:

4.9.5 Outdoor Conditions. Outdoor stairs and approaches to them shall be designed so that water will not accumulate on walking surfaces.

4.10 Elevators
4.10.1 New Elevators

4.1.0.1.1 General. Accessible Passenger elevators shall comply with 4.1.0 and ASME/ANSI A17.1. Freight elevators shall not be considered as meeting the requirements of this section unless the only elevators provided are used as combination passenger and freight elevators.

4.1.0.1.2 Automatic Operations. Elevator operation shall be automatic. Each car shall be equipped with a self-leveling feature that will automatically bring the car to floor landings within a tolerance of 1/2 in (13 mm) under rated loading to zero loading conditions. This self-leveling feature shall be automatic and independent of the operable part and shall correct for overtravel or undertravel.

4.1.0.1.3 Call Buttons. Call buttons in elevator lobbies and halls shall be centered at 42 in (1065 mm) above the floor. See Fig. B4.10.1. Such call buttons shall have visual signals to indicate when each call is registered and when each call is answered. Call buttons shall be 3/4 in (19 mm) minimum in the smallest dimension. The button that designates the up direction shall be located above the button that designates the 1 down direction. Objects located beneath hall call buttons shall protrude into the elevator lobby 4 in (100 mm) maximum.

4.1.0.1.4 Hall Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the direction of travel, except that in-car signals located in cars, visible from the floor area adjacent to the hall call buttons, and conforming to the requirements of this subsection, shall be acceptable. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that state the word "up" or "down." Visible signals shall have the following features:

- Hall signal fixtures shall be centered at 72 in (1830 mm) minimum above the lobby floor. See Fig. B4.10.1.
- The visible signal elements shall be 2 1/2 in (63 mm) minimum in the smallest dimension.
- Signals shall be visible from the floor area adjacent to the hall call button.

4.1.0.1.5* Tactile Signage on Hoistway Entrances. Raised character and Braille floor designations shall be provided on both jambs of elevator hoistway entrances and shall be centered at 60 in (1525 mm) above the floor. See Fig. B4.1.0.1. Such characters shall be 2 in (51 mm) high nominal and shall comply with 4.28.6.

4.1.0.1.6* Door Protective and Reopening Device. Elevator doors shall open and close automatically. Elevator doors shall be provided with a reopening device that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person. The device shall be activated by sensing an obstruction passing through the door opening at 5 in and at 29 in (125 mm and 735 mm) above the floor. The device shall not require physical contact to be activated, although contact may occur before the door reverses. Door reopening devices shall remain effective for 20 seconds minimum.

4.1.0.1.7* Door and Signal Timing for Hall Calls. The minimum acceptable time from notification that a car is answering a call until the doors of that car start to close shall be calculated from one of the following equations:

$$T = \frac{D}{1.5 \text{ ft/s}}$$

or

$$T = \frac{D}{455 \text{ mm/s}} \quad \text{5 seconds minimum}$$

where T = total time in seconds and D = distance (in feet or millimeters) from the point in the lobby or corridor 60 in (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.

For cars with in-car signals, T begins when the signal is visible, from the point 60 in (1525 mm) directly in front of the farthest hall call button and the audible signal is sounded.

4.1.0.1.8 Door Delay for Car Calls. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum.

4.1.0.1.9* Inside Dimensions of Elevator Cars. The inside dimensions of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4 in (32 mm) maximum.

4.10.1.10 Floor Surfaces. Floor surfaces in elevator cars shall comply with 4.5.

4.10.1.11 Illumination Levels. The level of illumination of the car controls, platform, and car threshold and landing sill shall be 5 footcandles (53.8 lux) minimum.

4.10.1.12* Car Controls. Elevator control panels shall have the following features:

4.10.1.12.1. Control buttons shall be 3/4 in (19 mm) minimum in their smallest dimension. Control buttons shall be raised, flush, or recessed. Control buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right. See Fig. B4.10.1.12(a).

4.10.1.12.2 Designations for control buttons shall comply with 4.28.2, 4.28.5, and 4.28.8. The call button for the main entry floor shall be designated by star. Raised and Braille designated for control buttons shall be placed immediately to the left of the button to which the designations apply. See Fig. B4.10.1.12(b). Floor buttons shall be provided with visible indicators to show that a call has been registered. The visible indication shall cease when the call has been answered.

4.10.1.12.3 Floor buttons shall be located 54 in (1370 mm) maximum above the floor for parallel approach and 48 in (1220 mm) maximum for front approach. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel. Emergency control buttons shall have their centerlines 35 in (890 mm) minimum above the floor. See Fig. B4.10.1.12(c).

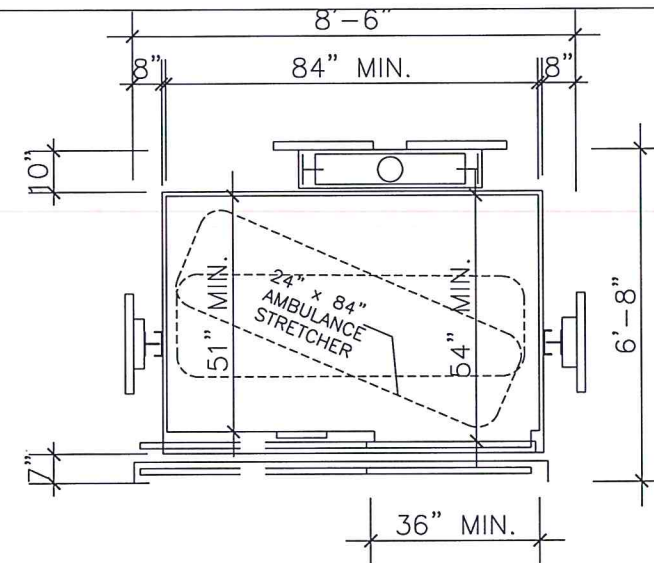
4.10.1.12.4 Control is shall be located, on a front wall if cars have center opening doors, and at the side wall or at the front wall next to the door if cars have side opening doors.

4.10.1.13* Car Position indicators. In elevator cars, both audible and visible car floor location indicators shall be provided.

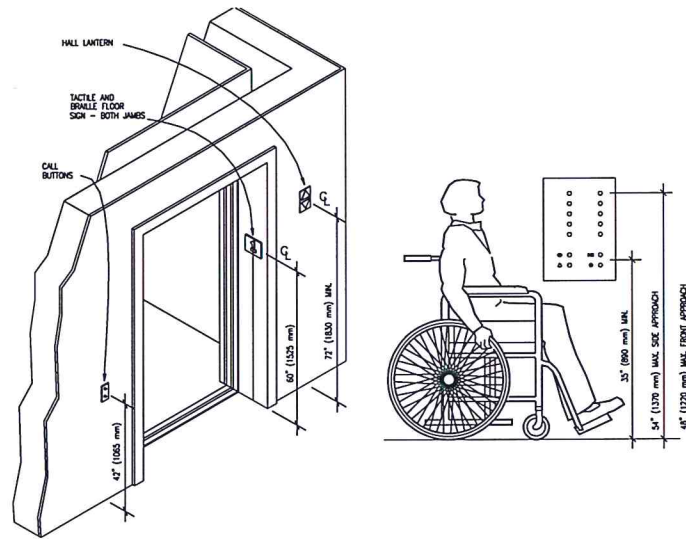
4.10.1.13.1 Visible. Indicator located above the car control panel or above the door. Numerals shall be 1/2 in (13 mm) minimum. As the car passes or stops at a floor served by the elevator, the corresponding character shall illuminate.

4.10.1.13.2 Audible. Indicator shall be 20 decibels minimum with a frequency of 1500 Hz maximum above ambient. Indicator shall be either an audible signal which sounds when the car passes a floor and when a car stops at a floor served by the elevator, or an automatic verbal announcement which announces the floor at which the car has stopped.

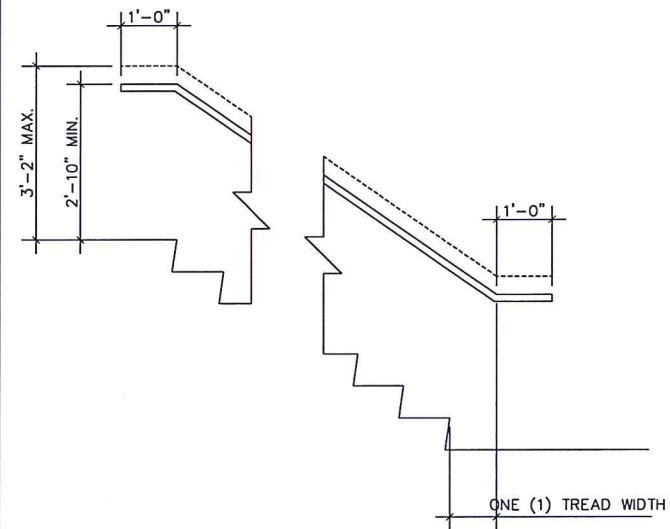
4.10.1.14* Emergency Communications. If provided, car emergency signaling devices between the elevator and a point outside the hoistway shall comply with ASME/ANSI A17.1. The highest operable part of a two-way communication system shall be 54 in (1370 mm) maximum above the floor for parallel approach and 48 in (1220 mm) maximum above the floor for front approach. If the device is located in a closed compartment, the compartment door hardware shall comply with 4.25. The device shall be identified by raised symbols and lettering complying with 4.28 and located adjacent to the device. If the system uses a handset, the cord from the panel to the handset shall be 29 in (735 mm) long minimum. The car emergency signaling device shall not be limited to voice communication. If instructions for use are provided essential information shall be presented in both tactile and visual form.



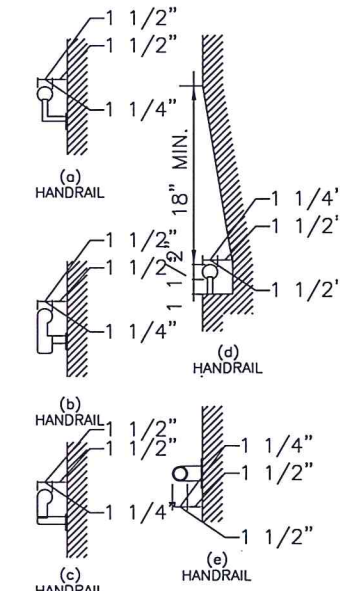
ACCESSIBLE DIMENSIONS OF ELEVATOR CARS



ELEVATOR REQUIREMENTS



HANDRAIL REQUIREMENTS FOR STAIRS



SIZE AND SPACING OF HANDRAILS AND GRAB BARS

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AFTER DIR NO. 2 OF 1975
JUN 10 2017
KENNETH FLADEN, R.A.

DOB EMPLOYEE STAMP

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:
Versatile Engineering P.C. 240-02 66TH AVE. DOUGLSTON, NY 11362-1925 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com		
PROJECT: 51-53 WHITE STREET NEW YORK, N.Y. 10013		
HANDICAP DETAILS		
SEAL & SIGNATURE	DATE:	05.09.2017
	PROJECT No:	05-2012
	DRAWING BY:	L.N.
	CHK BY:	R.S.
	DWG No:	A-406.00
CAD FILE No:	23 OF 34	

COMcheck Software Version COMcheck-Web
Envelope Compliance Certificate

Project Information: 2016 New York City Energy Conservation Code, 51-53 White Street, New York, NY 10013

Envelope Assemblies	U-Factor	SHGC	U-Factor	SHGC
Roof/Attic Assembly	0.032	0.53	0.032	0.53
WALLS				
EAST	0.084	0.54	0.084	0.54
WEST	0.084	0.54	0.084	0.54

Report Date: 04/20/17, Page 1 of 13

Envelope Compliance Certificate
Compliance Statement: The proposed envelope alteration project represented in this document is consistent with the building code requirements...

Project Title: 51-53 White Street, Date: 04-20-17

Signature: Roman Sorokko

Report Date: 04/20/17, Page 2 of 13

COMcheck Software Version COMcheck-Web
Interior Lighting Compliance Certificate

Project Information: 2016 New York City Energy Conservation Code, 51-53 White Street, New York, NY 10013

Area Category	Area (sq ft)	Allowed Watts (W)	Actual Watts (W)
LABORATORY	1150	60	60
OFFICE	1111	62	61
Total Allowed Watts		122	121

Report Date: 04/20/17, Page 3 of 13

COMcheck Software Version COMcheck-Web
Inspection Checklist

Energy Code: 2016 New York City Energy Conservation Code

Requirements: 0.0% were addressed directly in the COMcheck software. Test in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen...

Report Date: 04/20/17, Page 4 of 13

Section # & Req. ID	Plan Review	Completed?	Comments/Assumptions
C402.1.1 (PH1)	Interior insulation provided throughout thermal envelope...	Compliant	

Report Date: 04/20/17, Page 5 of 13

Section # & Req. ID	Footings / Foundation Inspection	Completed?	Comments/Assumptions
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Report Date: 04/20/17, Page 6 of 13

Section # & Req. ID	Framing / Rough In Inspection	Completed?	Comments/Assumptions
C402.1.3 (PH1)	Foundation and walls shall be constructed in accordance with NYC...	Compliant	

Report Date: 04/20/17, Page 7 of 13

Section # & Req. ID	Mechanical Rough In Inspection	Completed?	Comments/Assumptions
C402.2.1 (PH1)	Clearance between ductwork and other components shall be maintained...	Compliant	

Report Date: 04/20/17, Page 8 of 13

Section # & Req. ID	Rough In Electrical Inspection	Completed?	Comments/Assumptions
C402.2.2 (PH1)	Lighting controls shall be installed in accordance with NYC...	Compliant	

Report Date: 04/20/17, Page 9 of 13

Section # & Req. ID	Insulation Inspection	Completed?	Comments/Assumptions
C402.2.3 (PH1)	Roof insulation shall be installed in accordance with NYC...	Compliant	

Report Date: 04/20/17, Page 10 of 13

Section # & Req. ID	Final Inspection	Completed?	Comments/Assumptions
C402.2.4 (PH1)	Final inspection of the building envelope shall be performed...	Compliant	

Report Date: 04/20/17, Page 11 of 13

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017

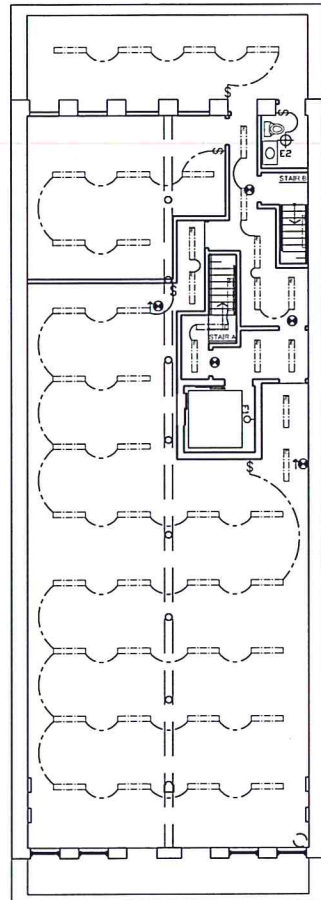
No: Description: Date:

Versatile Engineering P.C.
240-02 66TH AVE. DOUGLSTON, NY 11362-1925
Tel: (917) 873-0662 Fax: (718) 247-5943
E mail: versatile.pc@gmail.com

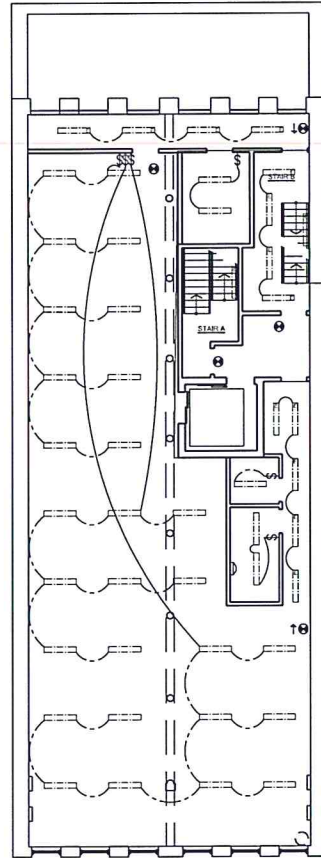
PROJECT: 51-53 WHITE STREET, NEW YORK, N.Y. 10013
ENERGY ANALYSIS

SEAL & SIGNATURE: [Stamp: ROMAN SOROKO, PROFESSIONAL ENGINEER, No. 072800]

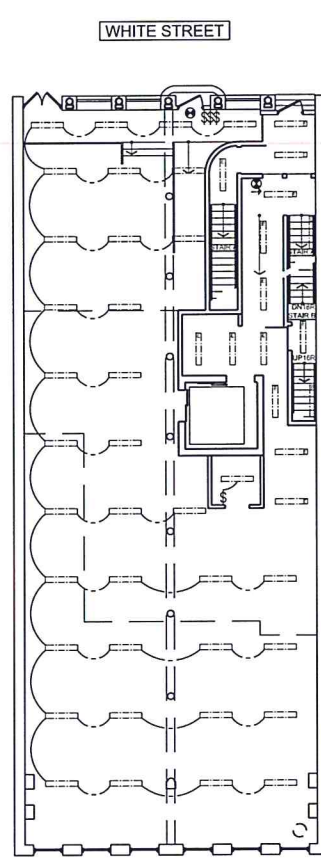
DATE: 03.27.2017
PROJECT No: 05-2012
DRAWING BY: L.N.
CHK BY: R.S.
DWG No: **N-001.00**
CAD FILE No: 1 OF 44



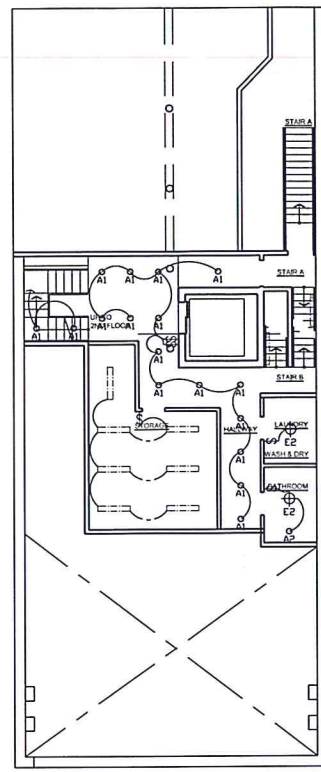
SUB-CELLAR PLAN



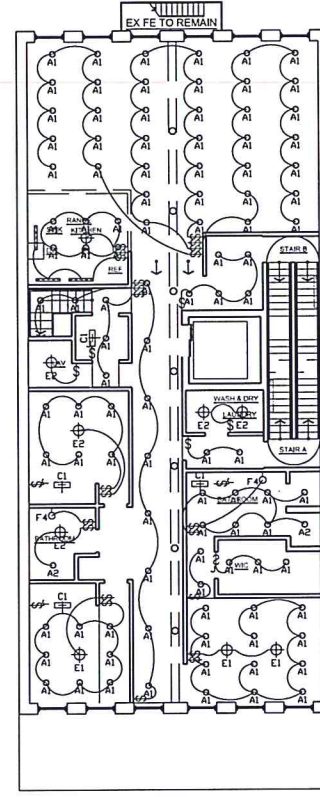
SUB-CELLAR PLAN



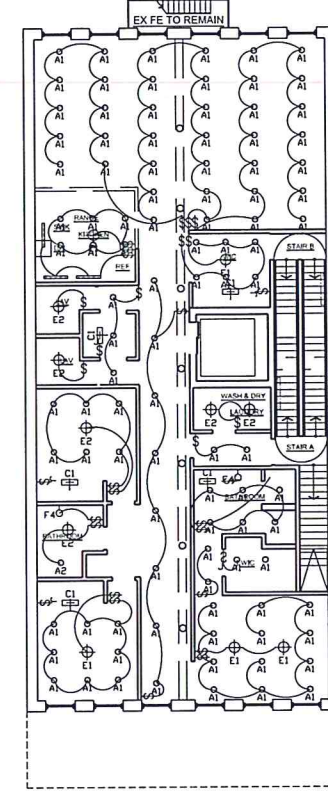
CELLAR PLAN



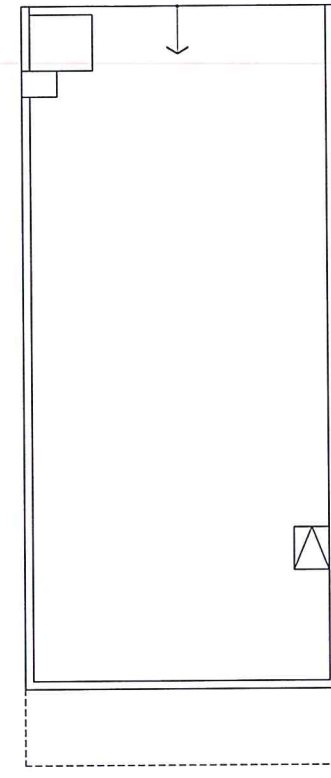
FIRST MEZZ FLOOR PLAN



SECOND FLOOR PLAN



SECOND - FIFTH FLOOR PLANS



BULKHEAD PLAN

ELECTRICAL CONTROL NARRATIVES: INTENT:

CORRIDORS/ELEV. LOBBIES
ENERGIZED AT ALL

AUTOMATIC ON/OFF OF 75% OF FIXTURES. 25% OF FIXTURES TO REMAIN ON (IE. EMERGENCY FIXTURES TO REMAIN ON).

STAIRS

ASTRONOMICAL TIMECLOCK WITH OCCUPANCY SENSOR TO DE-ENERGIZE 50% OF FIXTURES. 50% OF FIXTURES TO REMAIN ENERGIZED AT ALL TIMES.

ELEC/MECHANICAL ROOMS

LOCAL SWITCHES WITH DUAL TECHNOLOGY OCCUPANCY SENSOR (MANUAL ON, AUTOMATIC OFF 75% OF FIXTURES) AND ASTRONOMICAL TIMECLOCK SWEEP 25% OF FIXTURES TO REMAIN ENERGIZED AT ALL TIMES (IE. EMERGENCY FIXTURES TO REMAIN ON)

EXTERIOR LIGHTING ANT LOBBY
ENTRANCE, EGRESS EXIT, PARKING
ENTRY, BULKHEAD ROOF

ASTRONOMICAL TIMECLOCK WITH OCCUPANCY SENSOR TO TURN FIXTURES OFF/ON ACCORDING TO NORMAL HOURS OF OCCUPANCY AND AT ALL HOURS AFTER DUSK TIL DAWN AT 25% ENERGY WITH PHOTOELECTRIC SENSOR POWERING TO 100% ENERGY WHEN ACTIVATED/DENERGIZED 5 MINUTES AFTER NO ACTIVITY.

ECC C405 ELECTRIC POWER AND LIGHTING SYSTEMS (MANDATORY) ALL ELECTRICAL POWER AND LIGHTING SYSTEMS CONTROLS TO COMPLY WITH ALL SUBSECTIONS AS SPECIFIED IN SECTION EC405.2,W05.5,405.6,405.7

ECC C405.1 GENERAL (MANDATORY) DWELLING UNITS WITHIN COMMERCIAL BUILDINGS SHALL BE REQUIRED TO COMPLY WITH SECTION EC405.2 - EC 405.4 PROVIDED THAT A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES, OTHER THAN LOW-VOLTAGE LIGHTING, SHALL BE HIGH EFFICIENCY LAMPS.

ECC C406.1 REQUIREMENTS THE BUILDING IS IN COMPLIANCE WITH EFFICIENCY LIGHTING SYSTEMS IN ACCORDANCE WITH THE SECTION EC406.3 THE WHOLE RESIDENTIAL BUILDING SHALL COMPLY WITH THE MOST CLOSEST BUILDING TYPE. THE BUILDING TYPE THAT WILL BE REFERENCED SHALL BE MULTIFAMILY. THIS BUILDING TYPE HAS A LPD OF .61 (W/FT)

LIGHTING SYSTEM NOTES

THE PARTY WHO WILL CONDUCT THE REQUIRED FUNCTIONAL TESTING, WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED PARTY INDEPENDENT FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR THE FUNCTIONAL TESTING AND SHALL PROVIDE DOCUMENTATION TO THE CODE OFFICIAL CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE PROVISIONS OF SECTION EC 405 PARTY TO BE SELECTED BY THE OWNER

WHERE OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE SCHEDULE CONTROLS PHOTOSENSORS OR DAYLIGHTING CONTROLS ARE INSTALLED THE FOLLOWING PROCEDURES SHALL BE PERFORMED:

-CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME-OUT ADJUSTMENTS FOR OCCUPANT SENSORS YIELD ACCEPTABLE PERFORMANCE

-CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE SCHEDULE CONTROLS ARE PROGRAMMED TO PREVENT UNNECESSARY EGRESS AND FIRE PREVENTION ONLY, AS PER NYC CODE NO. 2 OF 1975

-CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTOSENSOR CONTROLS REDUCE THE ELECTRIC LIGHT BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE AS SPECIFIED.

LIGHTING SCHEDULE

QTY.	TYPE	MODEL	ELECTRIC BALLAST	MAX WATTS	DIMENSIONS	NOTES
210	A	LINEAR LED	LITHONIA	120/20	55 MAX WATTS	48" T8 LED BULB
48	B	LINEAR LED	LITHONIA	120/20	55 MAX WATTS	48" T8 LED BULB EMERGENCY
20	C	RECESSED DOWNLIGHT	JESCO RS2000B	120/20	25 MAX WATTS	4"
524	D	SURFACE MOUNTED	TECH LIGHT 700CQLC LED	120/20	100 MAX WATTS	12" EMERGENCY
8	E	SURFACE MOUNTED	SCHOOLHOUSE	120/20	200 MAX WATTS	12"
17	F	BATH WALL SCNCE	E-CONLIGHT E-S2AL013UW	120/20		
7	G	STAIR WALL SCNCE	HALO H2920ICT	120/20	100 MAX WATTS	4"

EXAMINED FOR EGRESS AND FIRE PREVENTION ONLY, AS PER NYC CODE NO. 2 OF 1975
KENNETH FLADEN, R.A.

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:

Versatile Engineering P.C.
240-02 66TH AVE. DOUGLSTON, NY 11362-1925
Tel.(917) 873-0662 Fax.(718) 247-5943
E mail. versatile.pc@gmail.com

PROJECT:
51-53 WHITE STREET
NEW YORK, N.Y. 10013

REFLECTED CEILING PLAN,
LIGHTING NOTES & SCHED

SEAL & SIGNATURE DATE: 05.09.2017

PROJECT No: 05-2012

DRAWING BY: L.N.

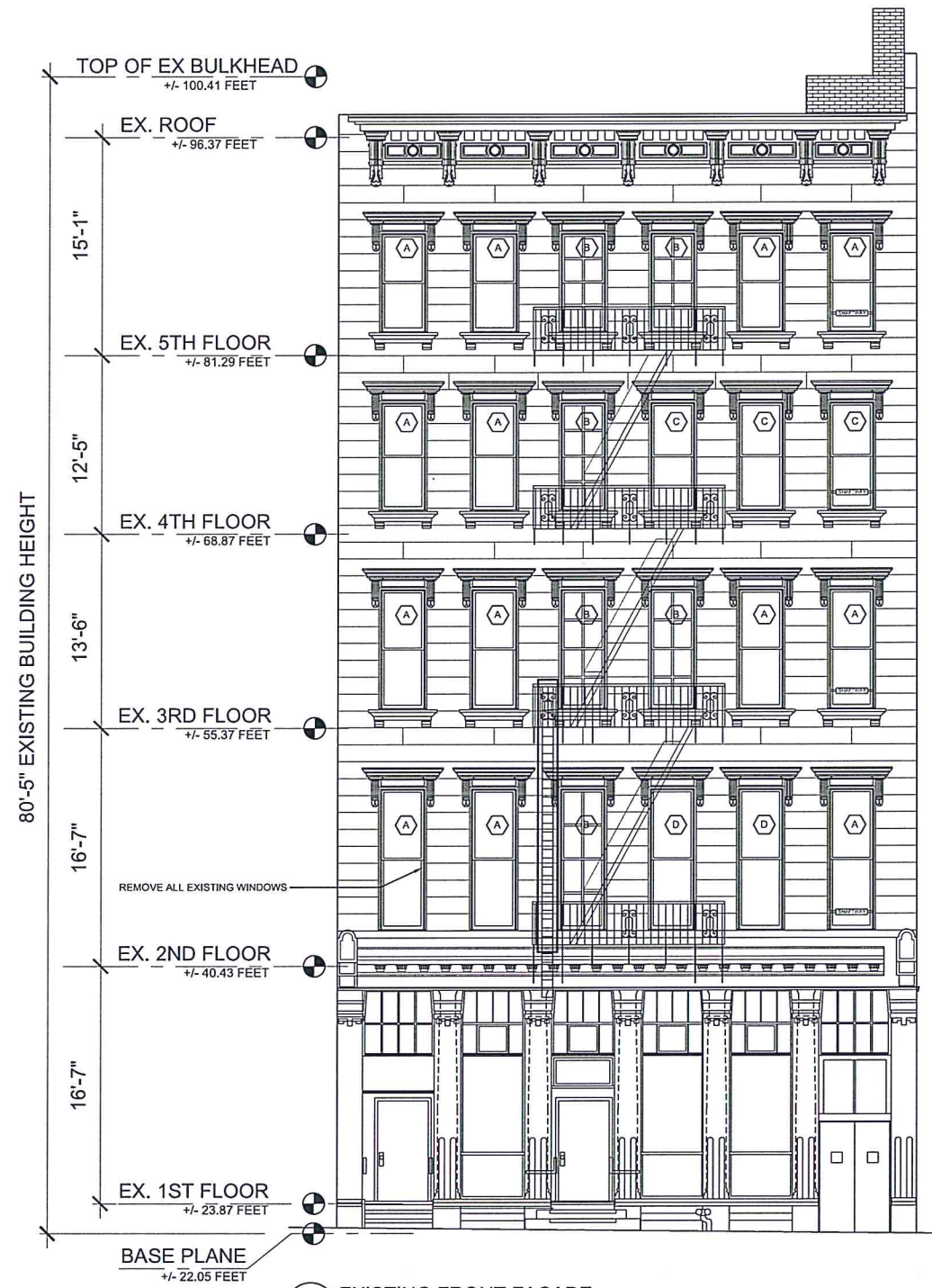
CHK BY: R.S.

DWG No:

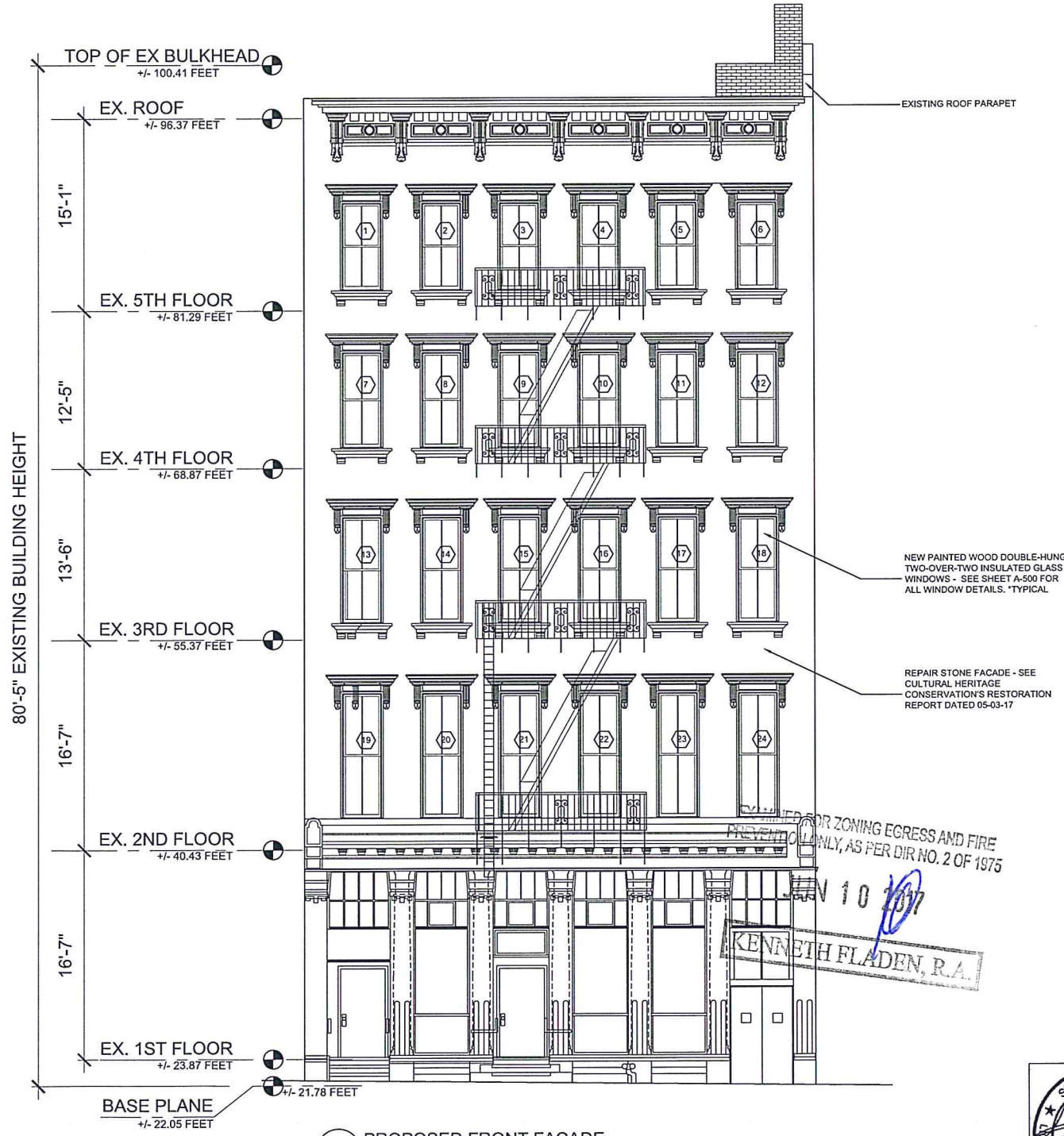
EN-002.00

CAD FILE No: 3 OF 34





1 EXISTING FRONT FACADE
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT FACADE
SCALE: 1/4" = 1'-0"

EXISTING ROOF PARAPET

NEW PAINTED WOOD DOUBLE-HUNG TWO-OVER-TWO INSULATED GLASS WINDOWS - SEE SHEET A-500 FOR ALL WINDOW DETAILS - TYPICAL

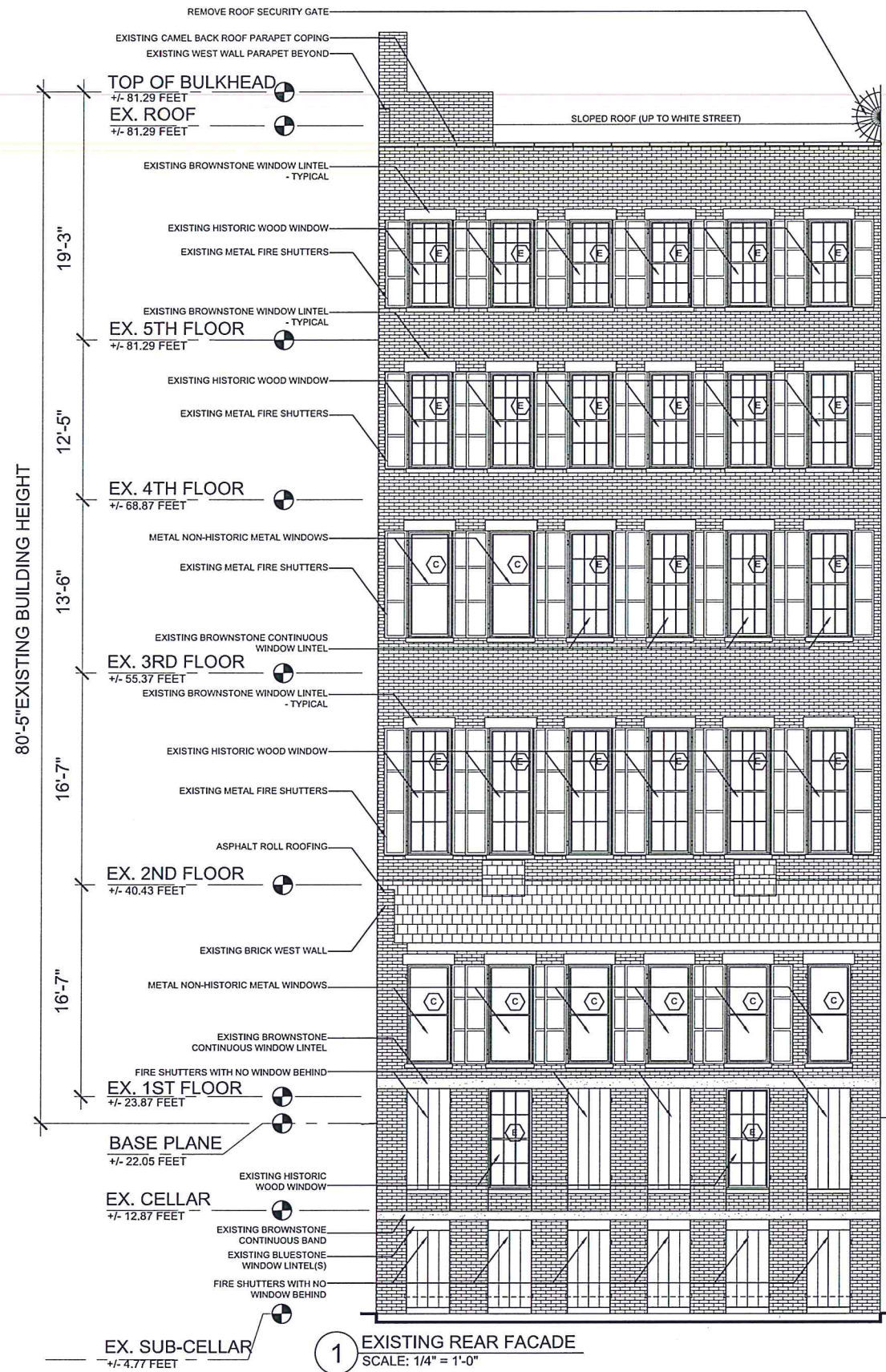
REPAIR STONE FACADE - SEE CULTURAL HERITAGE CONSERVATION'S RESTORATION REPORT DATED 05-03-17

VALID FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER DIR NO. 2 OF 1975

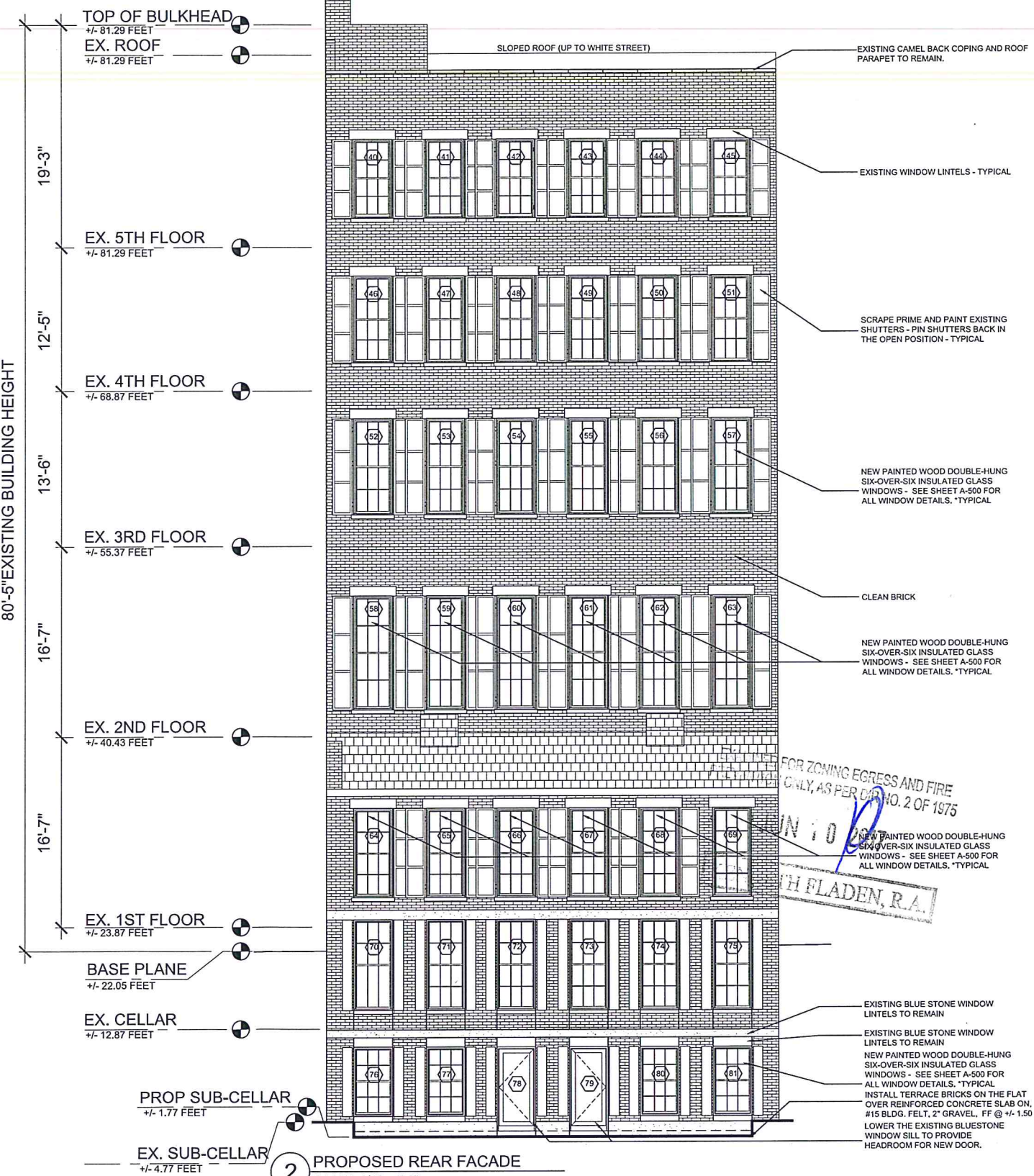
NOV 10 2017

KENNETH FLADEN, R.A.

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:
Versatile Engineering P.C. 240-02 66TH AVE. DOUGLSTON, NY 11362-1925 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com		
PROJECT: 51-53 WHITE STREET NEW YORK, N.Y. 10013		
EXISTING AND PROPOSED FRONT FACADE		
SEAL & SIGNATURE	DATE:	05.09.2017
	PROJECT No:	05-2012
	DRAWING BY:	L.N.
	CHK BY:	R.S.
	DWG No:	A-200.00
CAD FILE No:	3 OF 34	



1 EXISTING REAR FACADE
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR FACADE
SCALE: 1/4" = 1'-0"

FOR ZONING EGRESS AND FIRE
ONLY, AS PER CHAPTER NO. 2 OF 1975

TH FLADEN, R.A.

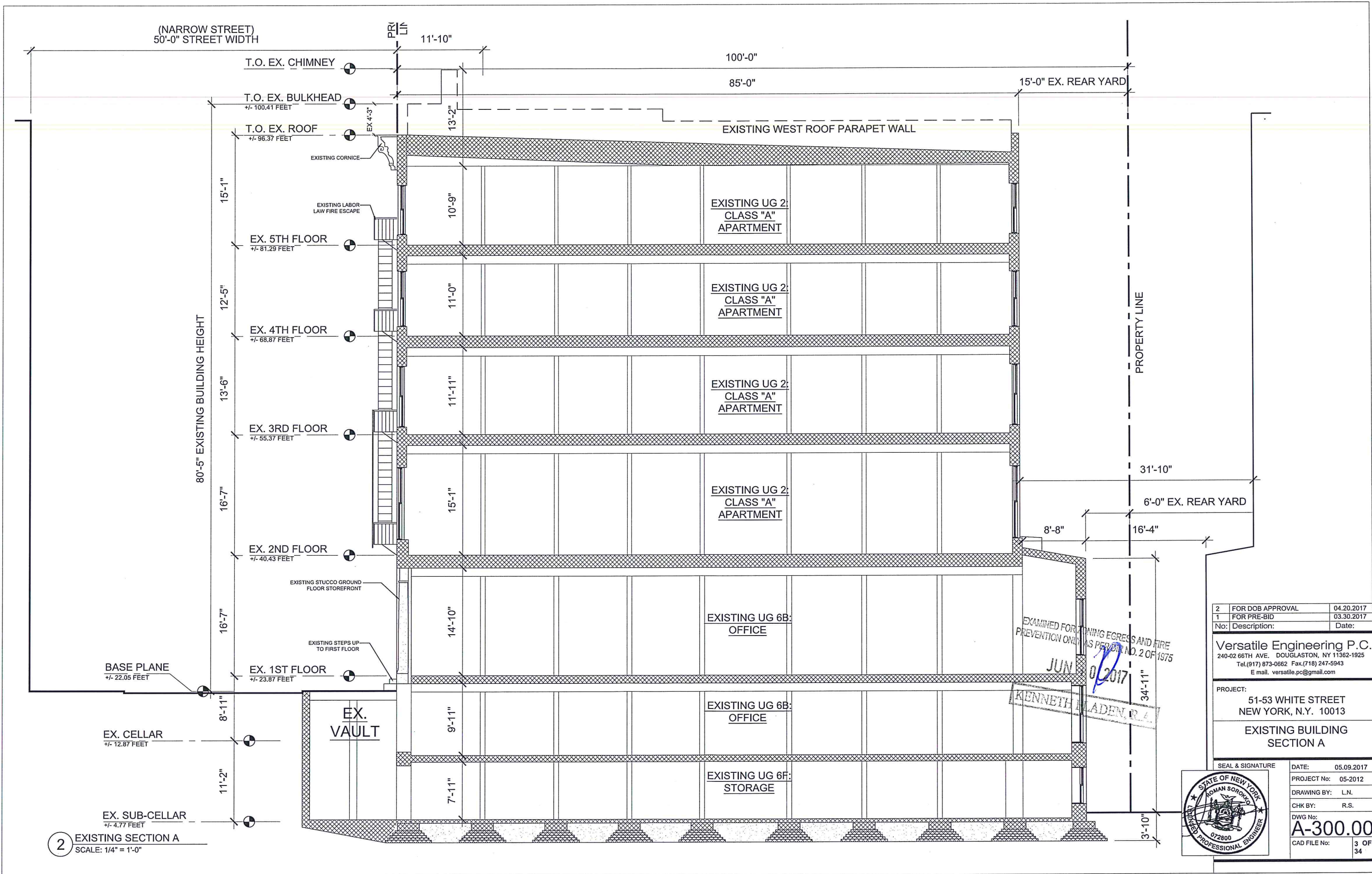
2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:

Versatile Engineering P.C.
240-02 66TH AVE. DOUGLSTON, NY 11362-1925
Tel.(917) 873-0662 Fax.(718) 247-5943
E mail. versatile.pc@gmail.com

PROJECT:
51-53 WHITE STREET
NEW YORK, N.Y. 10013

EXISTING AND PROPOSED REAR FACADE

SEAL & SIGNATURE	DATE:	05.09.2017
	PROJECT No:	05-2012
	DRAWING BY:	L.N.
	CHK BY:	R.S.
	DWG No:	A-201.00
CAD FILE No:		3 OF 34



2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:

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240-02 66TH AVE. DOUGLSTON, NY 11362-1925
Tel.(917) 873-0662 Fax.(718) 247-5943
E mail. versatile.pc@gmail.com

PROJECT:
51-53 WHITE STREET
NEW YORK, N.Y. 10013

EXISTING BUILDING
SECTION A

SEAL & SIGNATURE	DATE: 05.09.2017
	PROJECT No: 05-2012
	DRAWING BY: L.N.
	CHK BY: R.S.
	DWG No: A-300.00
CAD FILE No:	3 OF 34

2 EXISTING SECTION A
SCALE: 1/4" = 1'-0"

WHITE STREET
(NARROW STREET)
50'-0" STREET WIDTH

94'-7"
100'-0"

85'-0"

15'-0" EX. REAR YARD

85' MAX BASE

T.O. EX. BULKHEAD
+/- 100.41 FEET

T.O. EX. ROOF
+/- 96.37 FEET

EXISTING CORNICE

EXISTING LABOR
LAW FIRE ESCAPE

EX. 5TH FLOOR
+/- 81.29 FEET

EX. 4TH FLOOR
+/- 68.87 FEET

EX. 3RD FLOOR
+/- 55.37 FEET

EX. 2ND FLOOR
+/- 40.43 FEET

PROP 1ST FL MEZ
+/- 34.02 FEET

EX. 1ST FLOOR
+/- 23.87 FEET

BASE PLANE
+/- 22.05 FEET

EX. CELLAR
+/- 12.87 FEET

EX. SUB-CELLAR
+/- 4.77 FEET

85'-0" MAXIMUM BASE HEIGHT
80'-5" EXISTING BUILDING HEIGHT

PROPERTY LINE

EXISTING UG 2:
CLASS "A"
APARTMENT

EXISTING UG 2:
CLASS "A"
APARTMENT

EXISTING UG 2:
CLASS "A"
APARTMENT

EXISTING UG 2:
CLASS "A"
APARTMENT

PROPOSED UG 2: CLASS "A"
APARTMENT
ACCESSORY TO 2ND FLOOR

EXISTING UG 6B:
OFFICE

EXISTING UG 6B:
OFFICE

EXISTING UG 6F:
STORAGE

EX. VAULT

NEW ELEVATOR PIT DEPTH - 6 FEET
FROM EXISTING CELLAR SLAB - SEE PLAN
FOR LOCATION AND SIZE OF PIT.

EXAMINED FOR ZONING, EGRESS AND FIRE
PREVENTION ON 04.19.17 DIR NO. 2 C-1975

JUN 10 2017

ROMAN SOROKO, R.A.

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:

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Tel.(917) 873-0662 Fax.(718) 247-5943
E mail. versatile.pc@gmail.com

PROJECT:
51-53 WHITE STREET
NEW YORK, N.Y. 10013

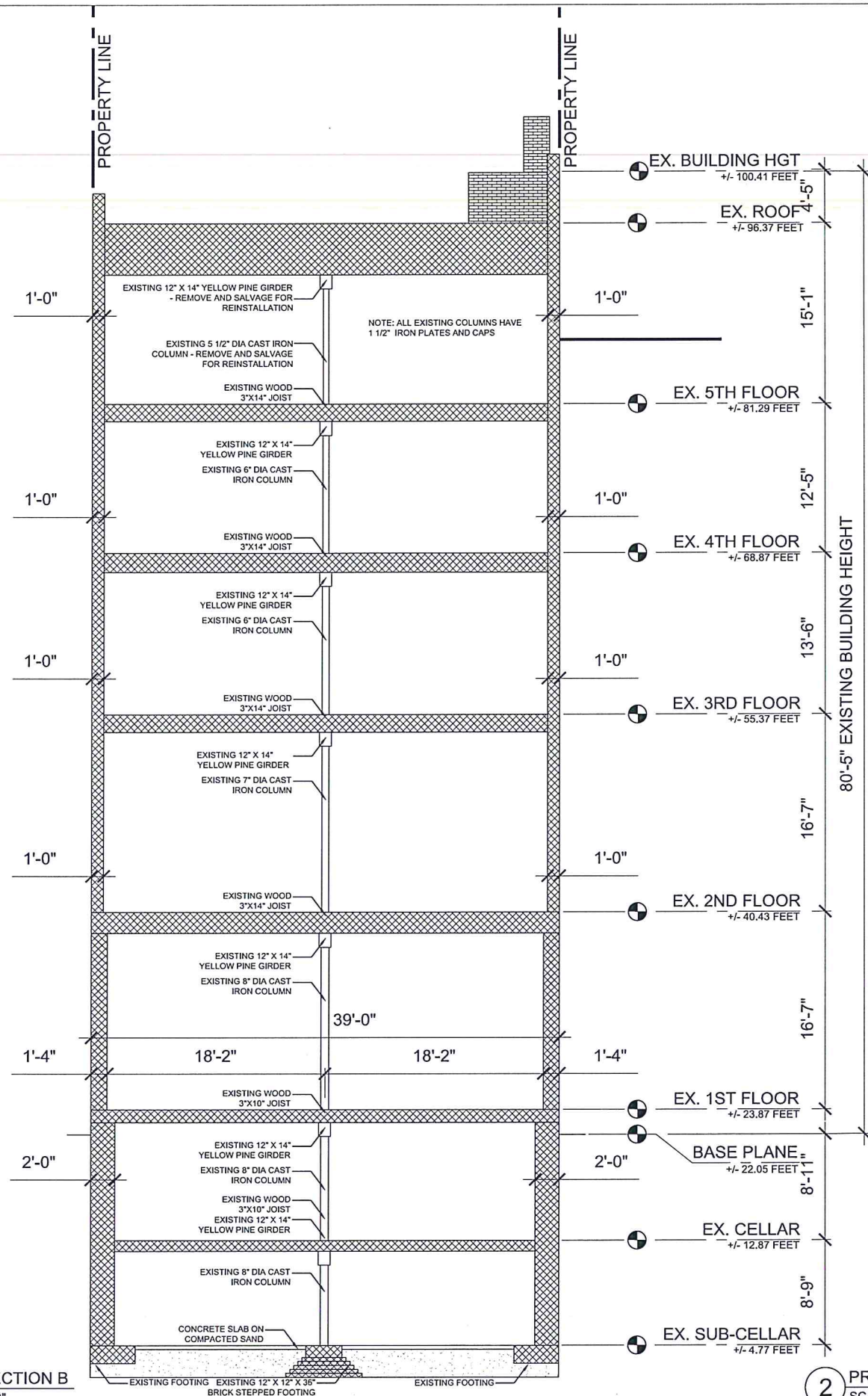
PROPOSED BUILDING
SECTION A

SEAL & SIGNATURE DATE: 05.09.2017

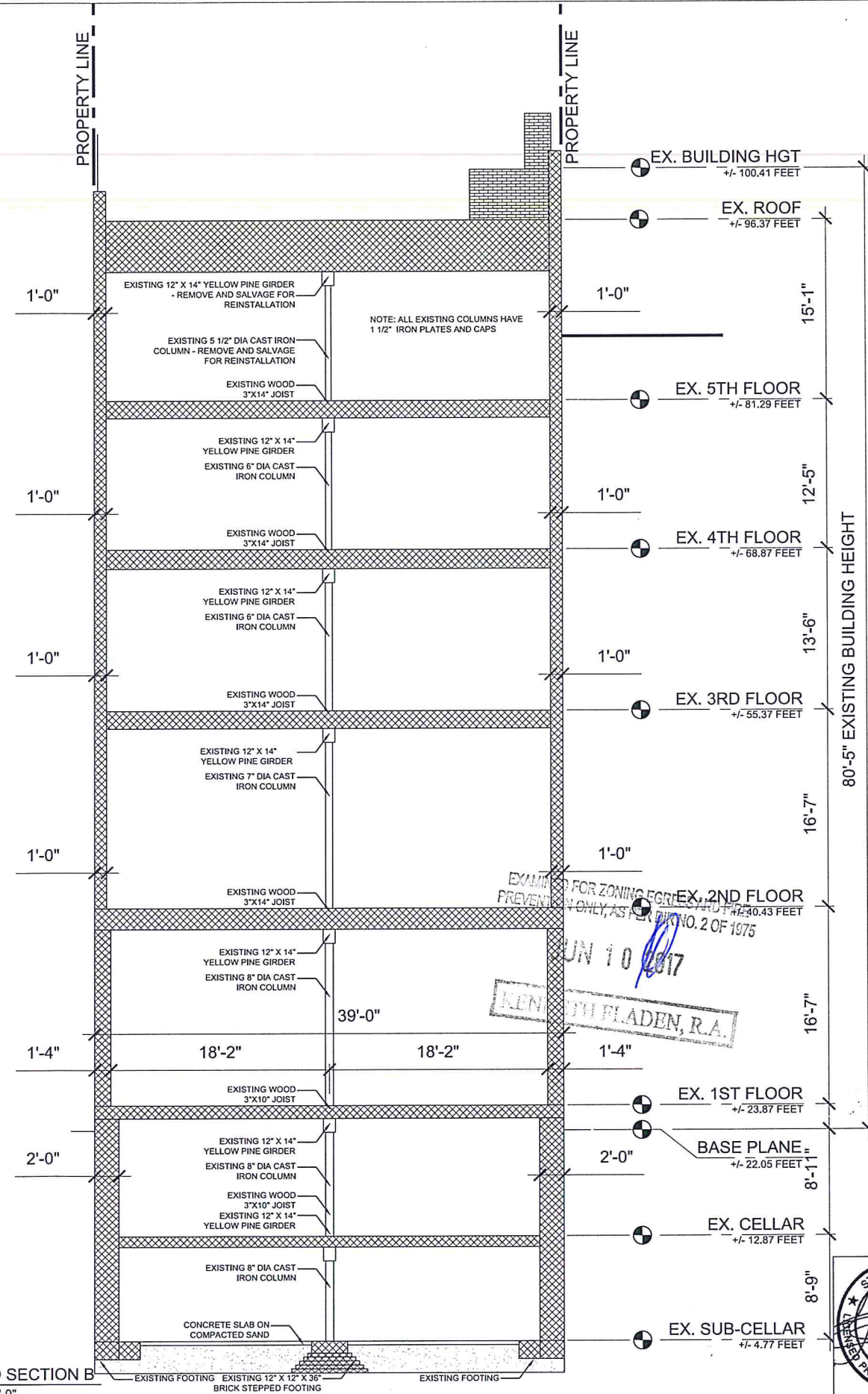


PROJECT No:	05-2012
DRAWING BY:	L.N.
CHK BY:	R.S.
DWG No:	A-301.00
CAD FILE No:	3 OF 34

2 PROPOSED SECTION A
SCALE: 1/4" = 1'-0"



1 EXISTING SECTION B
SCALE: 1/4" = 1'-0"



2 PROPOSED SECTION B
SCALE: 1/4" = 1'-0"

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:

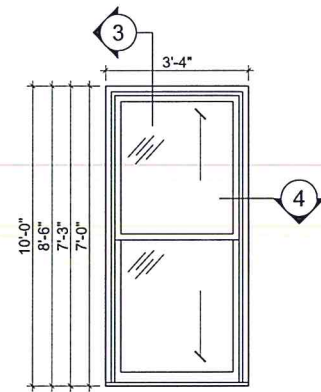
Versatile Engineering P.C.
240-02 66TH AVE. DOUGLSTON, NY 11362-1925
Tel.(917) 873-0662 Fax.(718) 247-5943
E mail. versatile.pc@gmail.com

PROJECT:
51-53 WHITE STREET
NEW YORK, N.Y. 10013
EXISTING AND
PROPOSED BUILDING
SECTION B

SEAL & SIGNATURE	DATE:	05.09.2017
	PROJECT No:	05-2012
	DRAWING BY:	L.N.
	CHK BY:	R.S.
	DWG No:	A-302.00
CAD FILE No:		3 OF 34

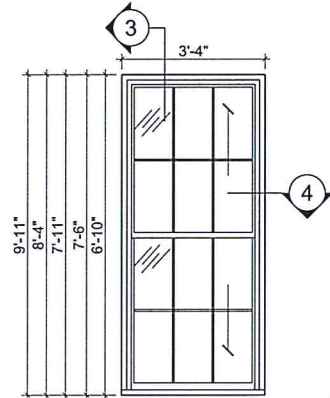
EXISTING FOR ZONING EGR...
NO. 2 OF 1975
JUN 10 2017
KEN... PLADEN, R.A.

HISTORIC FRONT WINDOW

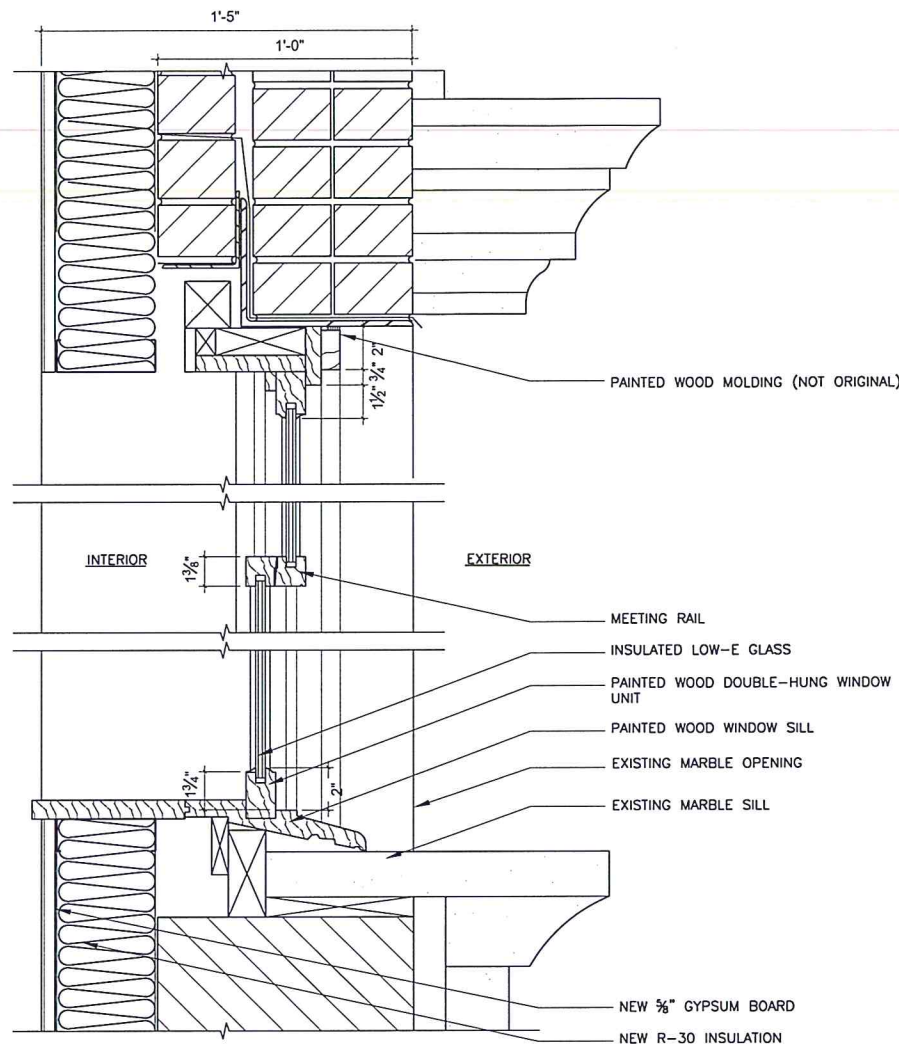


EXISTING TYPE **A**
TWO-OVER-TWO
PAINTED WOOD
DOUBLE-HUNG WINDOW

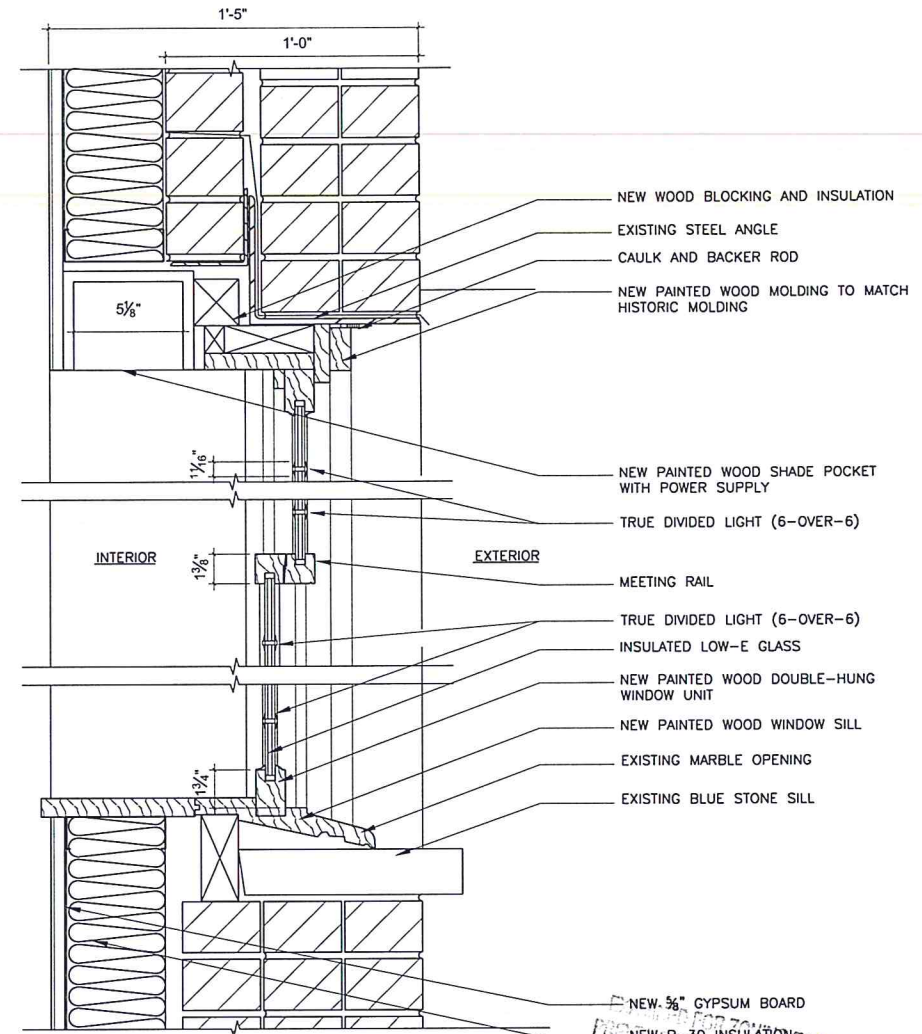
ORIGINAL REAR WINDOW



EXISTING TYPE **F**
SIX-OVER-SIX
PAINTED WOOD
DOUBLE-HUNG WINDOW

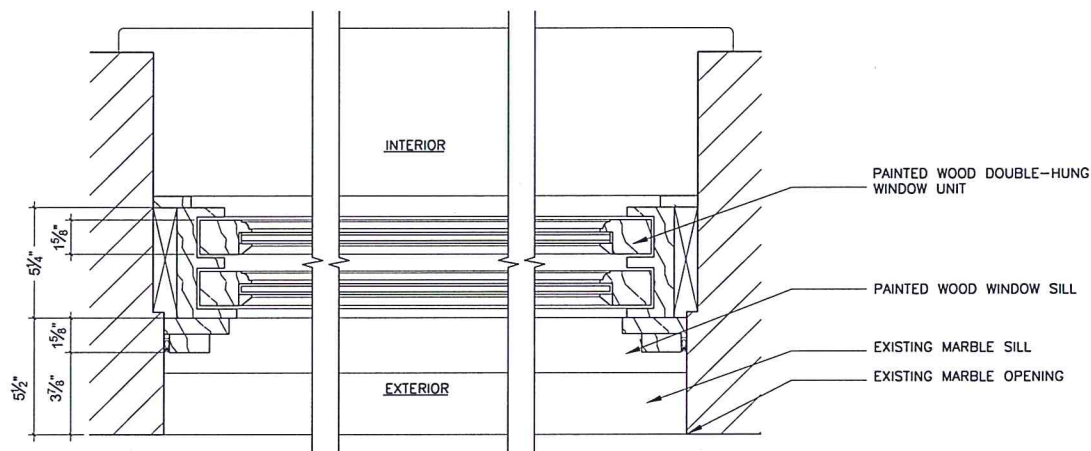


1 EXISTING TYPICAL FRONT WINDOW VERTICAL SECTION
SCALE : 3" = 1'-0"

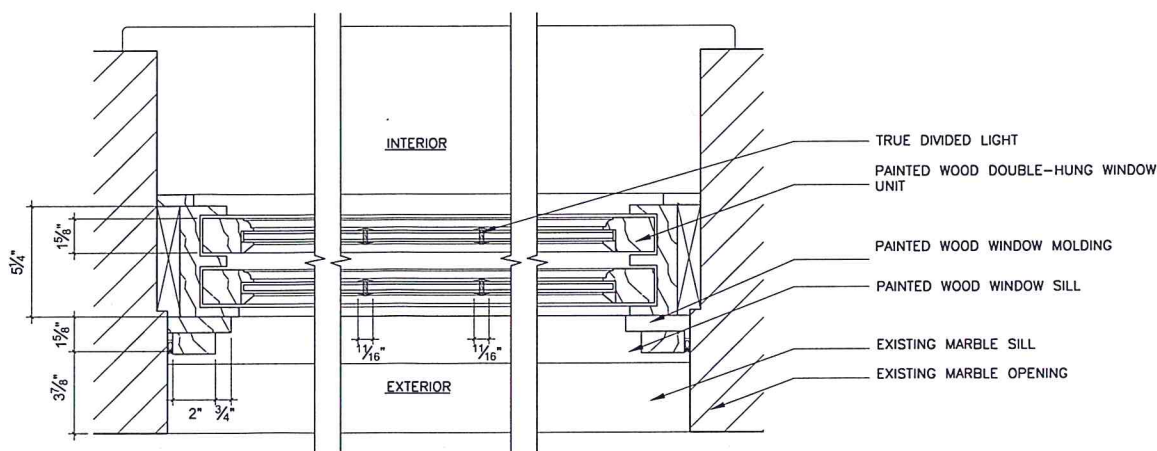


2 EXISTING TYPICAL REAR WINDOW VERTICAL SECTION
SCALE : 3" = 1'-0"

NOTE: EXISTING WINDOWS "A" AND "E" WERE CHOSEN AS THE MOST HISTORIC WINDOWS ON THE BUILDING

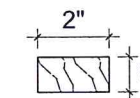


3 EXISTING TYPICAL FRONT WINDOW HORIZONTAL SECTION
SCALE : 3" = 1'-0"

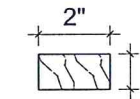


4 EXISTING TYPICAL REAR WINDOW HORIZONTAL SECTION
SCALE : 3" = 1'-0"

FRONT



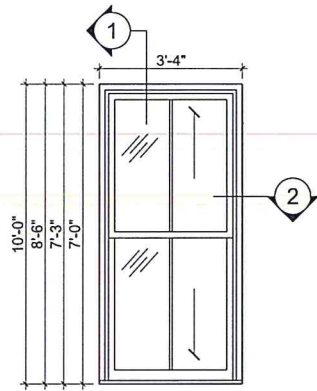
REAR



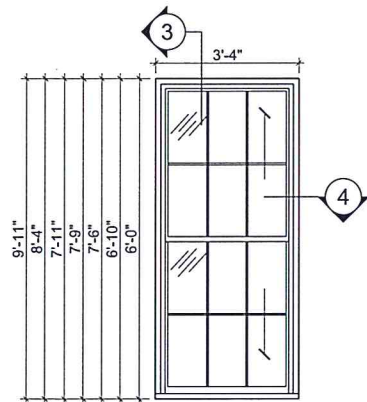
5 EX WINDOW BRICK MOLDING
SCALE : 3" = 1'-0"

FOR ZONING, EGRESS AND FIRE
REVISION ONLY, AS PER CITY NO. 2 OF 1975
JUN 10 2017
KENNETH FLADEN, R.A.

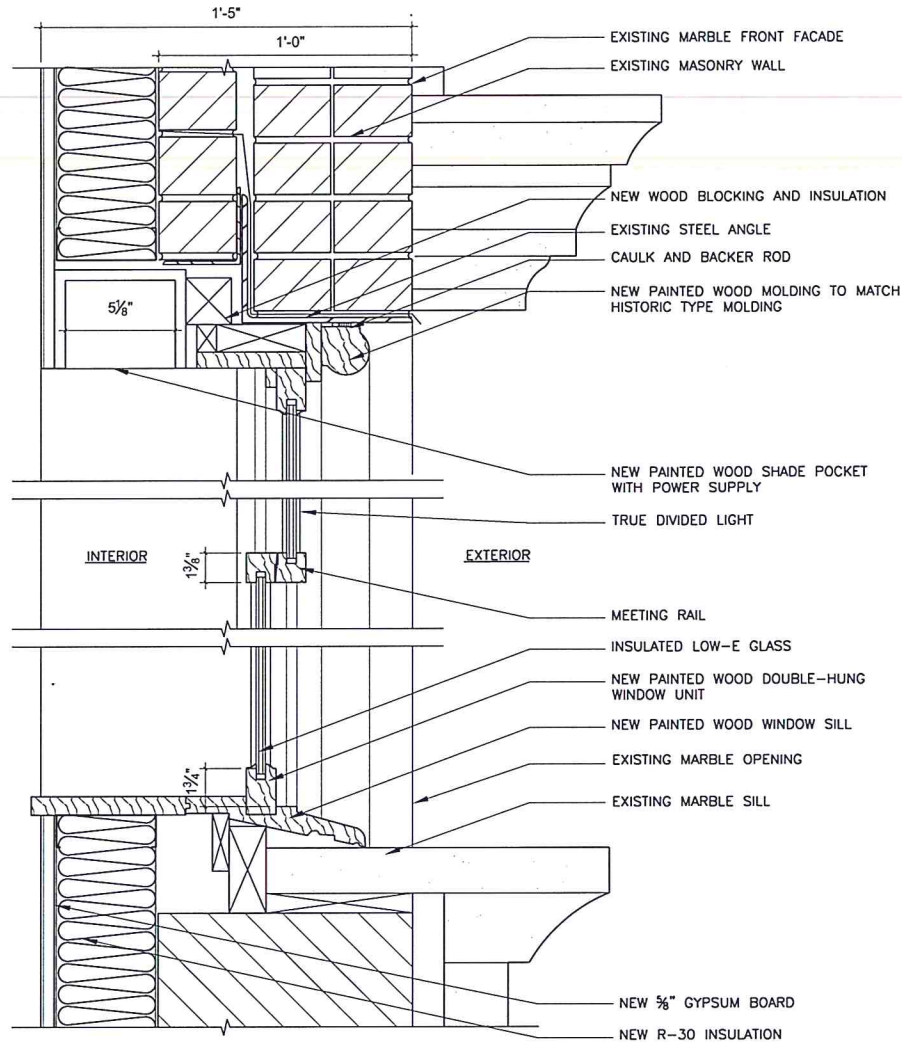
2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:
Versatile Engineering P.C. 240-02 66TH AVE. DOUGLSTON, NY 11362-1925 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com		
PROJECT: 51-53 WHITE STREET NEW YORK, N.Y. 10013		
EXISTING WOOD WINDOW DETAILS		
SEAL & SIGNATURE	DATE:	05.09.2017
	PROJECT No:	05-2012
	DRAWING BY:	L.N.
	CHK BY:	R.S.
	DWG No:	A-400.00
CAD FILE No:	190F	34



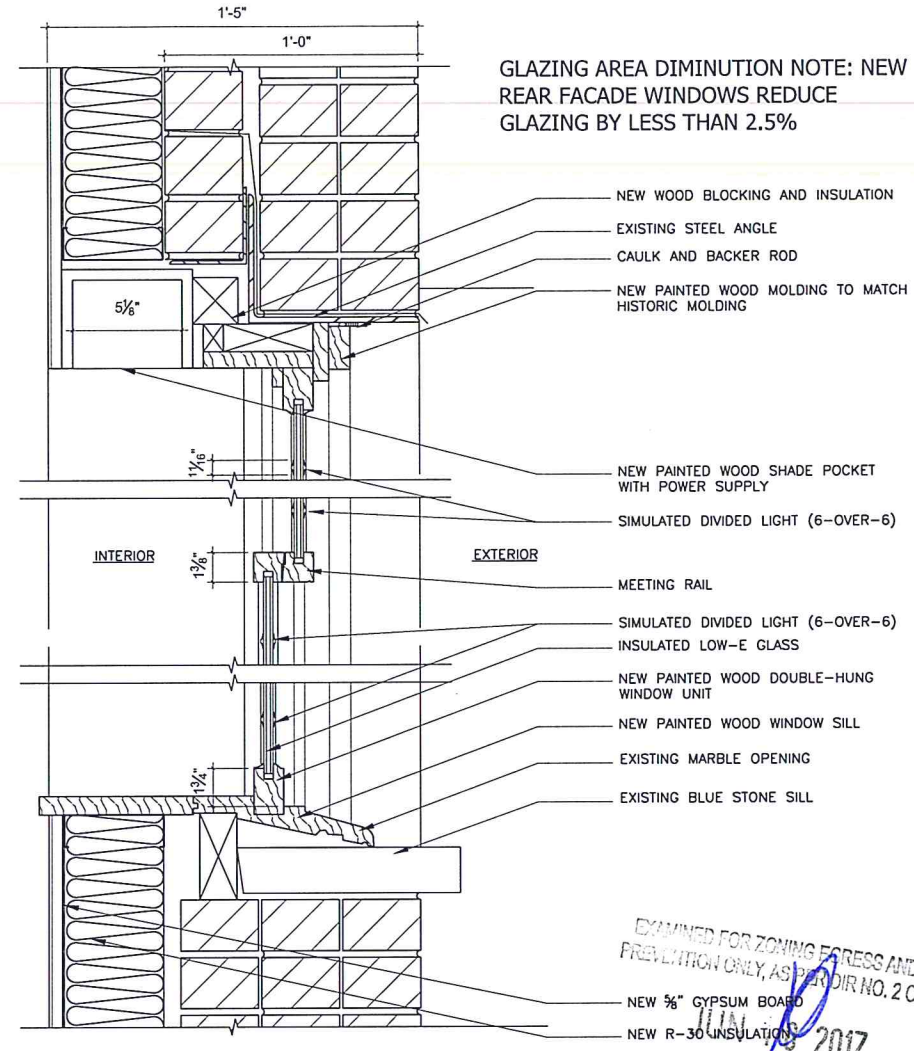
PROPOSED FRONT FACADE WINDOW
ONE-OVER-ONE
PAINTED WOOD
DOUBLE-HUNG WINDOW



PROPOSED REAR FACADE WINDOW
SIX-OVER-SIX
PAINTED WOOD
DOUBLE-HUNG WINDOW



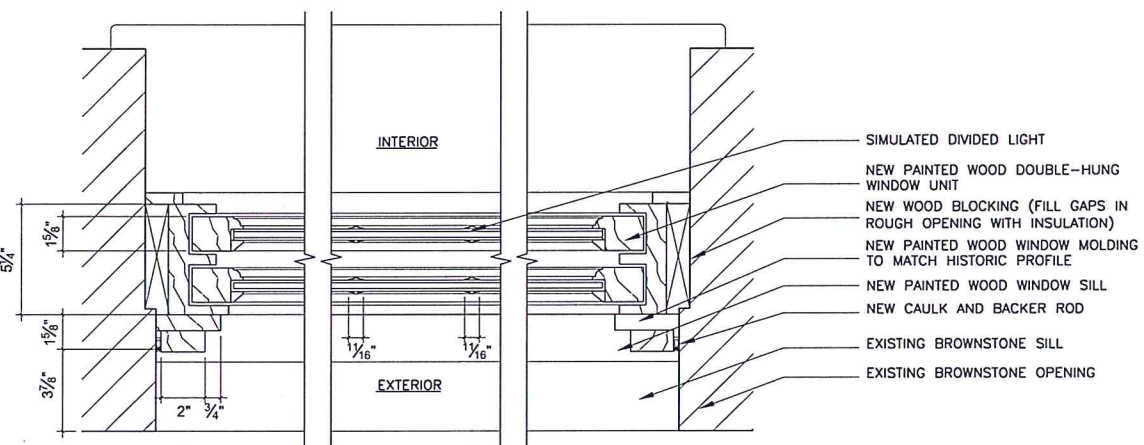
1 PROPOSED TYPICAL FRONT WINDOW VERTICAL SECTION
SCALE : 3" = 1'-0"



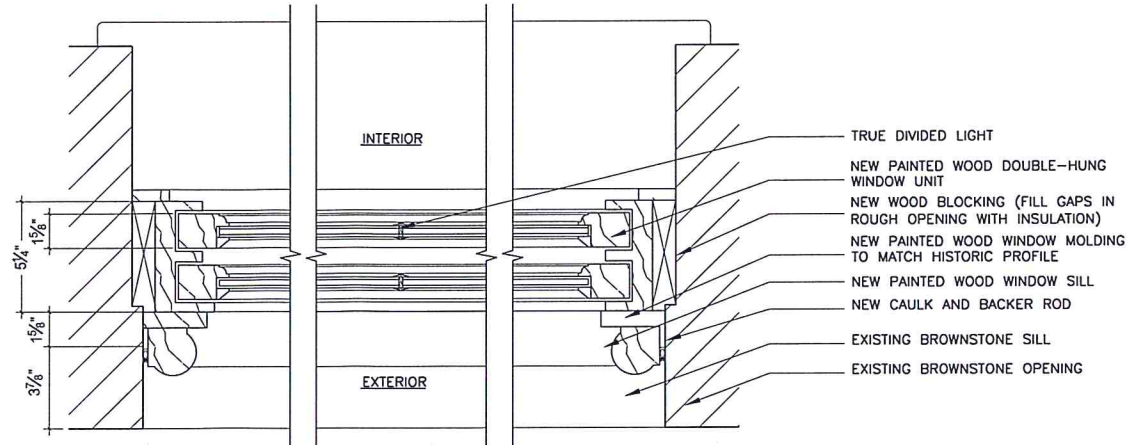
GLAZING AREA DIMINUTION NOTE: NEW REAR FACADE WINDOWS REDUCE GLAZING BY LESS THAN 2.5%

2 PROPOSED TYPICAL REAR WINDOW VERTICAL SECTION
SCALE : 3" = 1'-0"

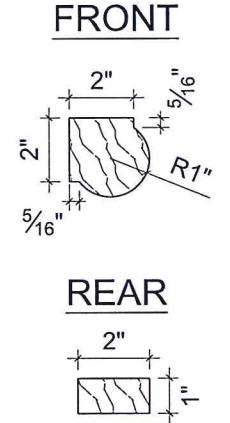
EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER DIR NO. 2 OF 1975
2017
KENNETH FLADEN, R.A.



4 PROPOSED TYPICAL REAR WINDOW HORIZONTAL SECTION
SCALE : 3" = 1'-0"



3 PROPOSED TYPICAL FRONT WINDOW HORIZONTAL SECTION
SCALE : 3" = 1'-0"



5 PROPOSED WINDOW BRICK MOLD
SCALE : 3" = 1'-0"

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:
Versatile Engineering P.C. 240-02 66TH AVE. DOUGLSTON, NY 11362-1925 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com		
PROJECT: 51-53 WHITE STREET NEW YORK, N.Y. 10013		
PROPOSED WOOD WINDOW DETAILS		
SEAL & SIGNATURE	DATE:	05.09.2017
	PROJECT No:	05-2012
	DRAWING BY:	L.N.
	CHK BY:	R.S.
	DWG No:	A-401.00
CAD FILE No:	190F	34

WINDOW SCHEDULE

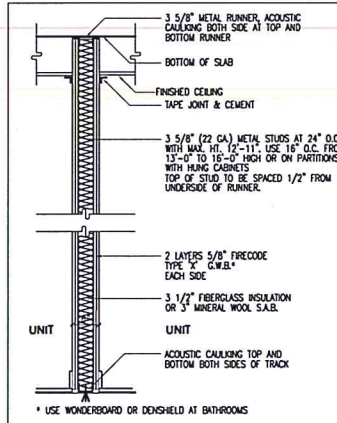
ALL DIMENSIONS ARE APPROXIMATE & SHOULD BE VERIFIED IN THE FIELD. WORK INCLUDES REMOVAL OF EXISTING UNITS, DISPOSAL OF ALL DEBRIS, SET, LEVEL, PLUMB AND SHIM UNIT AS NECESSARY, INSULATE AROUND PERMITERT OF UNIT, EXTERIOR HISTORIC TRIMS, CAULK EXTERIOR WITH URETHANE SEALANT

NO.	FLOOR	M.O.		WINDOW MATERIAL	WINDOW DESCRIPTION
		WIDTH	HEIGHT		
1	FIFTH	3'-4"	7'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
2	FIFTH	3'-4"	7'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
3	FIFTH	3'-4"	7'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
4	FIFTH	3'-4"	7'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
5	FIFTH	3'-4"	7'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
6	FIFTH	3'-4"	7'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
7	FOURTH	3'-4"	7'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
8	FOURTH	3'-4"	7'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, SDL
9	FOURTH	3'-4"	7'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
10	FOURTH	3'-4"	7'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
11	FOURTH	3'-4"	7'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
12	FOURTH	3'-4"	7'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
13	THIRD	3'-4"	8'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
14	THIRD	3'-4"	8'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
15	THIRD	3'-4"	8'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
16	THIRD	3'-4"	8'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
17	THIRD	3'-4"	8'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
18	THIRD	3'-4"	8'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
19	SECOND	3'-4"	10'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
20	SECOND	3'-4"	10'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
21	SECOND	3'-4"	10'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
22	SECOND	3'-4"	10'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
23	SECOND	3'-4"	10'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
24	SECOND	3'-4"	10'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 2-OVER-2, TDL
25	FIFTH	3'-4"	8'-10"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, TDL
26	FIFTH	3'-4"	8'-10"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, TDL
27	FIFTH	3'-4"	8'-10"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, TDL
28	FIFTH	3'-4"	8'-10"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, TDL
29	FIFTH	3'-4"	8'-10"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, TDL
30	FIFTH	3'-4"	8'-10"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, TDL
31	FOURTH	3'-4"	7'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
32	FOURTH	3'-4"	7'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
33	FOURTH	3'-4"	7'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
34	FOURTH	3'-4"	7'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
35	FOURTH	3'-4"	7'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
36	FOURTH	3'-4"	7'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
37	FOURTH	3'-4"	7'-6"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
38	THIRD	3'-4"	8'-4"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
39	THIRD	3'-4"	8'-4"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
40	THIRD	3'-4"	8'-4"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
41	THIRD	3'-4"	8'-4"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
42	THIRD	3'-4"	8'-4"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
43	SECOND	3'-4"	9'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
44	SECOND	3'-4"	9'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
45	SECOND	3'-4"	9'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
46	SECOND	3'-4"	9'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
47	SECOND	3'-4"	9'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
48	SECOND	3'-4"	9'-8"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
49	FIRST	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
50	FIRST	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
51	FIRST	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
52	FIRST	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
53	FIRST	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
54	FIRST	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
55	CELLAR	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
56	CELLAR	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
57	CELLAR	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
58	CELLAR	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
59	CELLAR	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
60	CELLAR	3'-4"	7'-9"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
61	SUB-CEL	3'-4"	6'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
62	SUB-CEL	3'-4"	6'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
63	SUB-CEL	3'-4"	7'-0"	PAINTED WOOD	DOOR
64	SUB-CEL	3'-4"	7'-0"	PAINTED WOOD	DOOR
65	SUB-CEL	3'-4"	6'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL
66	SUB-CEL	3'-4"	6'-0"	PAINTED WOOD	SINGLE-HUNG, W & C, 6-OVER-6, SDL

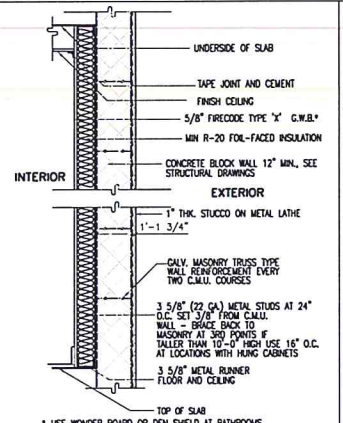
WOOD WINDOWS BY PHARETT OR APPROVED EQUAL.
ALL WINDOWS TO BE LOW-E GLASS-CLEAR, DOUBLE PANE WINDOWS WITH MIN .068 SHGC FACTOR.

DOOR SCHEDULE

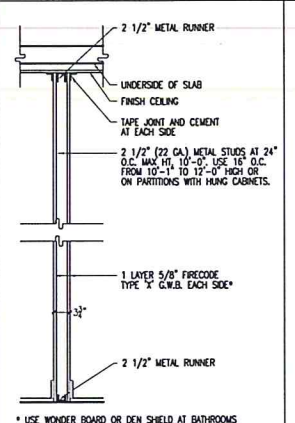
NO.	FLOOR	SIZE		ROOM	HARDWARE TYPE	SILL TYPE	NOTES
		W	H				
C-0	CELLAR	3'-0"	7'-0"	STORAGE	STORE ROOM	WEATHER	1 1/2 HR FPSC DOOR
C-1	CELLAR	3'-0"	7'-0"	GARRAGE	PUSH BAR	WEATHER	1 1/2 HR FPSC DOOR
C-2	CELLAR	3'-0"	7'-0"	STAIR	PUSH BAR	WEATHER	1 1/2 HR FPSC DOOR
C-3	CELLAR	3'-0"	7'-0"	STORAGE	STORE ROOM	WEATHER	1 1/2 HR FPSC DOOR
C-4	CELLAR	3'-0"	7'-0"	COMPACTOR	STORE ROOM	WEATHER	1 1/2 HR FPSC DOOR
C-5	CELLAR	3'-0"	7'-0"	STAIR	PUSH BAR	WEATHER	1 1/2 HR FPSC DOOR
C-6	CELLAR	2'-10"	7'-0"	ELEC METER	STORE ROOM	WEATHER	1 1/2 HR FPSC DOOR
C-7	CELLAR	2'-10"	7'-0"	BIKE STOR	STORE ROOM	WEATHER	1 1/2 HR FPSC DOOR
C-8	CELLAR	3'-0"	7'-0"	WAT. METER	STORE ROOM	WEATHER	1 1/2 HR FPSC DOOR
1-0	FIRST	3'-0"	7'-0"	BLDG. ENTRY	EXTERIOR	METAL	INSULATED GLASS, SC
1-1	FIRST	3'-0"	7'-0"	CEL. ENTRY	EXTERIOR	METAL	INSULATED GLASS, SC
1-2	FIRST	3'-0"	7'-0"	VESTIBULE	EXTERIOR	METAL	INSULATED GLASS, SC
1-3	FIRST	3'-0"	7'-0"	APT 1 ENTRY	EXTERIOR	METAL	1 1/2 HR FPSC DOOR
1-4	FIRST	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
1-5	FIRST	2'-10"	7'-0"	BATH	PRIVACY	STONE	
1-6	FIRST	2'-10"	7'-0"	TRASH	PASSAGE	WEATHER	
1-7	FIRST	3'-0"	7'-0"	STAIR	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
1-8	FIRST	3'-0"	7'-0"	STAIR	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
1-9	FIRST	3'-0"	7'-0"	APT 2 ENTRY	EXTERIOR	METAL	1 1/2 HR FPSC DOOR
1-10	FIRST	2'-10"	7'-0"	BATH	PRIVACY	STONE	
1-11	FIRST	2'-10"	7'-0"	CLOSET	DUMMY	NONE	
1-12	FIRST	2'-10"	7'-0"	WASH/DRY	DUMMY	NONE	12X12 INCH VENT, UNDERCUT
1-13	FIRST	2'-10"	7'-0"	BEDROOM	PRIVACY	NONE	
1-14	FIRST	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
1-15	FIRST	2'-10"	7'-0"	BATH	PRIVACY	STONE	
1-16	FIRST	2'-10"	7'-0"	BEDROOM	PRIVACY	NONE	
1-17	FIRST	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
2-0	SECOND	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
2-1	SECOND	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
2-2	SECOND	2'-10"	7'-0"	CLOSET	DUMMY	NONE	
2-3	SECOND	2'-10"	7'-0"	BATH	PRIVACY	STONE	
2-4	SECOND	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
2-5	SECOND	2'-10"	7'-0"	BED	PRIVACY	NONE	
2-6	SECOND	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
2-7	SECOND	2'-10"	7'-0"	BED	PRIVACY	NONE	
2-8	SECOND	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
2-9	SECOND	2'-10"	7'-0"	BATH	PRIVACY	STONE	
2-10	SECOND	3'-0"	7'-0"	APT 2 ENTRY	EXTERIOR	METAL	1 1/2 HR FPSC DOOR
2-11	SECOND	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
2-12	SECOND	2'-10"	7'-0"	WASH/DRY	DUMMY	NONE	12X12 INCH VENT, UNDERCUT
2-13	SECOND	2'-10"	7'-0"	WASH/DRY	DUMMY	NONE	12X12 INCH VENT, UNDERCUT
2-14	SECOND	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
2-15	SECOND	2'-10"	7'-0"	BATH	PRIVACY	STONE	
2-16	SECOND	2'-10"	7'-0"	BED	PRIVACY	NONE	
2-17	SECOND	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
2-18	SECOND	2'-10"	7'-0"	BED	PRIVACY	NONE	
2-19	SECOND	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
2-20	SECOND	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
2-21	SECOND	2'-10"	7'-0"	BATH	PRIVACY	STONE	
2-22	SECOND	3'-0"	7'-0"	STAIR	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
2-23	SECOND	3'-0"	7'-0"	APT 4 ENTRY	EXTERIOR	METAL	1 1/2 HR FPSC DOOR
2-24	SECOND	2'-10"	7'-0"	TRASH	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
2-25	SECOND	3'-0"	7'-0"	STAIR	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
3-0	THIRD	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
3-1	THIRD	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
3-2	THIRD	2'-10"	7'-0"	BATH	PRIVACY	STONE	
3-3	THIRD	2'-10"	7'-0"	CLOSET	DUMMY	NONE	
3-4	THIRD	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
3-5	THIRD	2'-10"	7'-0"	BED	PRIVACY	NONE	
3-6	THIRD	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
3-7	THIRD	2'-10"	7'-0"	BED	PRIVACY	NONE	
3-8	THIRD	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
3-9	THIRD	2'-10"	7'-0"	BATH	PRIVACY	STONE	
3-10	THIRD	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
3-11	THIRD	2'-10"	7'-0"	WASH/DRY	DUMMY	NONE	12X12 INCH VENT, UNDERCUT
3-12	THIRD	3'-0"	7'-0"	APT 6 ENTRY	EXTERIOR	METAL	1 1/2 HR FPSC DOOR
3-13	THIRD	2'-10"	7'-0"	TRASH	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
3-14	THIRD	3'-0"	7'-0"	STAIR	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
3-15	THIRD	3'-0"	7'-0"	STAIR	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
3-16	THIRD	3'-0"	7'-0"	APT 5 ENTRY	EXTERIOR	METAL	1 1/2 HR FPSC DOOR
3-17	THIRD	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
3-18	THIRD	2'-10"	7'-0"	WASH/DRY	DUMMY	NONE	12X12 INCH VENT, UNDERCUT
3-19	THIRD	2'-10"	7'-0"	BED	PRIVACY	NONE	
3-20	THIRD	2'-10"	7'-0"	BED	PRIVACY	NONE	
3-21	THIRD	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
3-22	THIRD	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
3-23	THIRD	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
3-24	THIRD	2'-10"	7'-0"	BATH	PRIVACY	STONE	
4-0	FOURTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
4-1	FOURTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
4-2	FOURTH	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
4-3	FOURTH	2'-10"	7'-0"	BED	PRIVACY	NONE	
4-4	FOURTH	2'-10"	7'-0"	BED	PRIVACY	NONE	
4-5	FOURTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
4-6	FOURTH	2'-10"	7'-0"	CLOSET	DUMMY	NONE	
4-7	FOURTH	2'-10"	7'-0"	BATH	PRIVACY	NONE	
4-8	FOURTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
4-9	FOURTH	2'-10"	7'-0"	BATH	PRIVACY	NONE	
4-10	FOURTH	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
4-11	FOURTH	2'-10"	7'-0"	WASH/DRY	DUMMY	NONE	12X12 INCH VENT, UNDERCUT
4-12	FOURTH	3'-0"	7'-0"	APT 8 ENTRY	EXTERIOR	METAL	1 1/2 HR FPSC DOOR
4-13	FOURTH	3'-0"	7'-0"	STAIR	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
4-14	FOURTH	2'-10"	7'-0"	TRASH	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
4-15	FOURTH	3'-0"	7'-0"	STAIR	PASSAGE	WEATHER	1 1/2 HR FPSC DOOR
4-16	FOURTH	3'-0"	7'-0"	APT 7 ENTRY	EXTERIOR	METAL	1 1/2 HR FPSC DOOR
4-17	FOURTH	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
4-18	FOURTH	2'-10"	7'-0"	WASH/DRY	DUMMY	NONE	12X12 INCH VENT, UNDERCUT
4-19	FOURTH	2'-10"	7'-0"	BATH	PRIVACY	NONE	
4-20	FOURTH	2'-10"	7'-0"	BED	PRIVACY	NONE	
4-21	FOURTH	2'-10"	7'-0"	BED	PRIVACY	NONE	
4-22	FOURTH	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
4-23	FOURTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
4-24	FOURTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
4-25	FOURTH	2'-10"	7'-0"	BATH	PRIVACY	NONE	
5-0	FIFTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
5-1	FIFTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
5-2	FIFTH	(2)2'-6"	7'-0"	CLOSET	DUMMY	NONE	
5-3	FIFTH	2'-10"	7'-0"	BED	PRIVACY	NONE	
5-4	FIFTH	2'-10"	7'-0"	BED	PRIVACY	NONE	
5-5	FIFTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	
5-6	FIFTH	(2)2'-0"	7'-0"	CLOSET	ACCORDION	NONE	



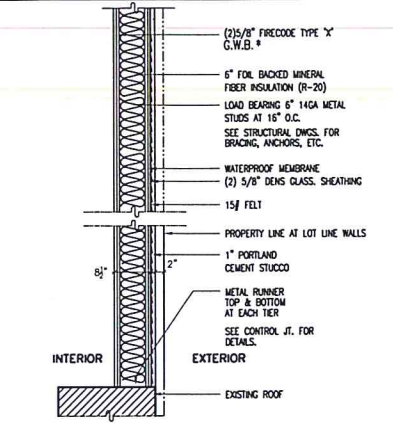
1 2HR DEMISING PARTITION TO COMPLY WITH 50 S.I.C. MEA 111-72 CAT 3 BSA CAC 453-73 SA (2 PH) SECTION



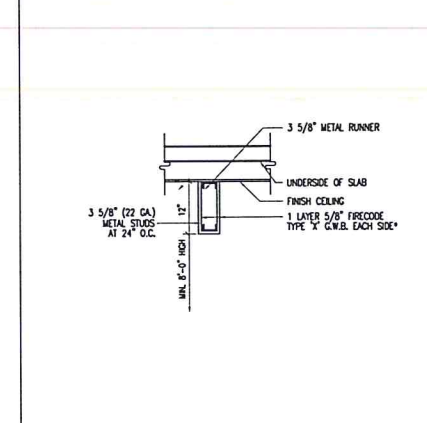
2 EXISTING 3HR WALL THIS WALL TYPE MEETS OR EXCEEDS U.L. DESIGN NUMBER U914, (3 PH) SECTION



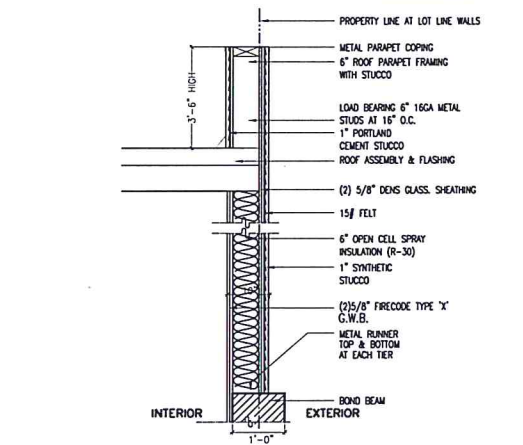
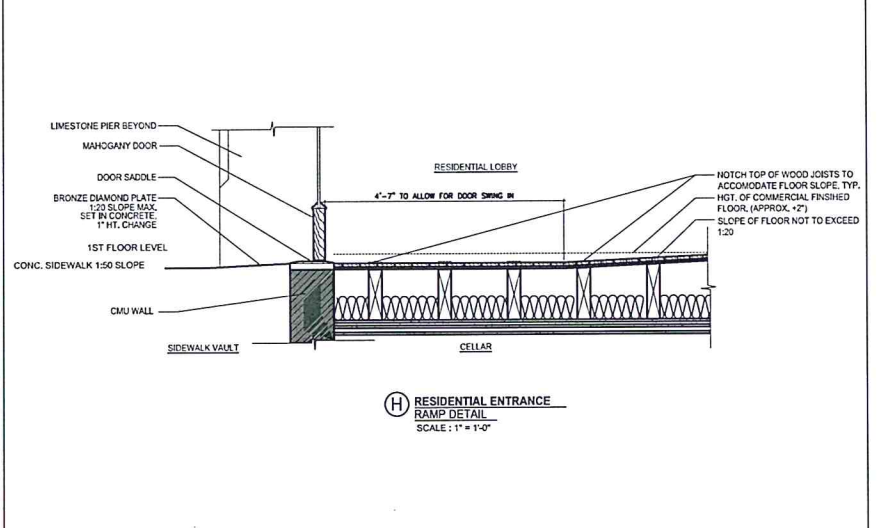
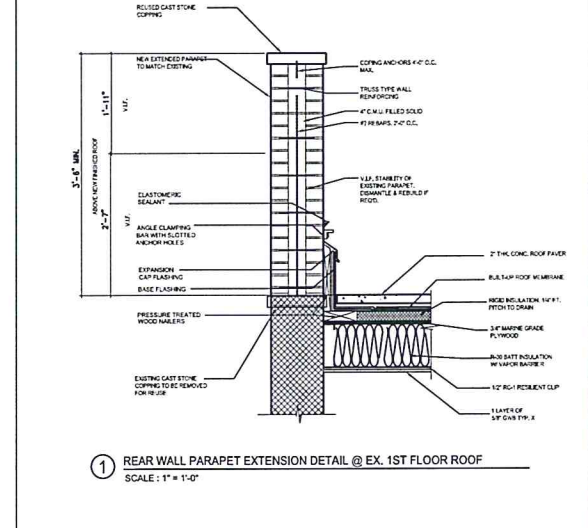
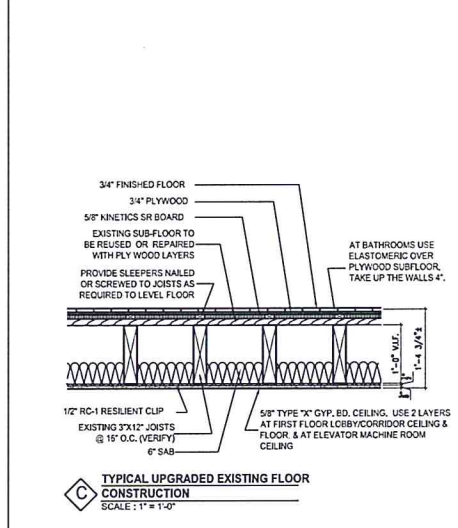
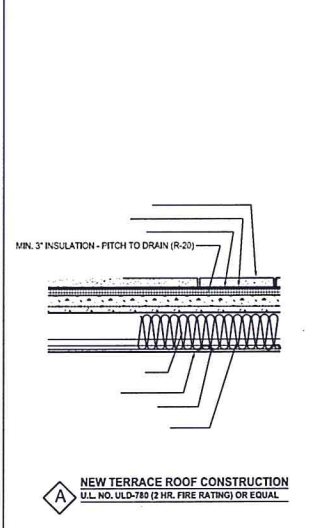
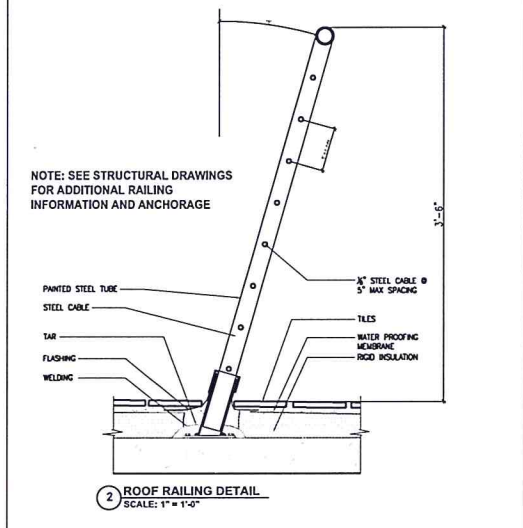
3 NON-RATED INTERIOR PARTITION WITHIN UNITS SECTION



4 2-HR RATED EXTERIOR CEMENT STUCCO PARTITION LOAD-BEARING WALL TO COMPLY WITH U.L. DESIGN NO. U301



5 DROP ARCH DETAIL (TYP. AT KITCHENS) SECTION



4 2-HR RATED EXTERIOR SYNTHETIC STUCCO PARTITION LOAD-BEARING WALL TO COMPLY WITH U.L. DESIGN NO. U301

2	FOR DOB APPROVAL	04.20.2017
1	FOR PRE-BID	03.30.2017
No:	Description:	Date:

Versatile Engineering P.C.
240-02 66TH AVE. DOUGLSTON, NY 11362-1925
Tel.(917) 873-0662 Fax.(718) 247-5943
E mail. versatile.pc@gmail.com

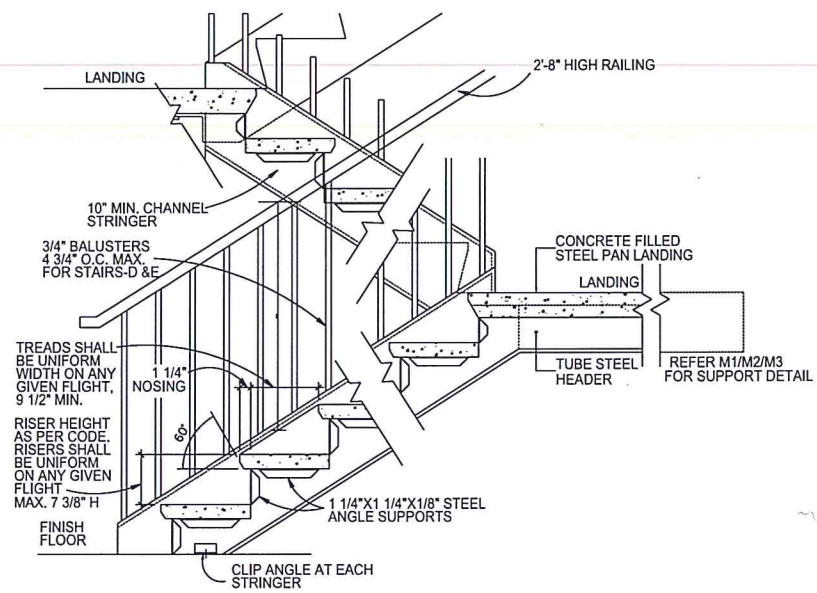
PROJECT:
51-53 WHITE STREET
NEW YORK, N.Y. 10013

WALL, ROOF AND FLOOR
DETAILS

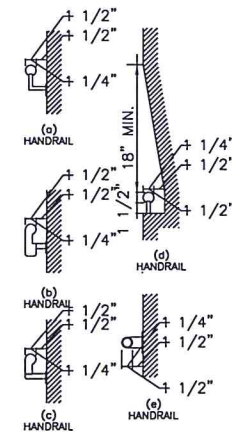
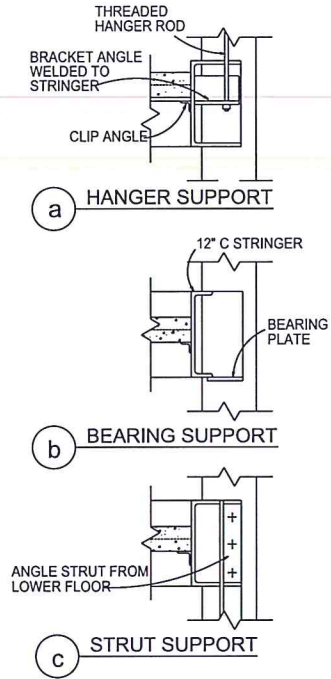
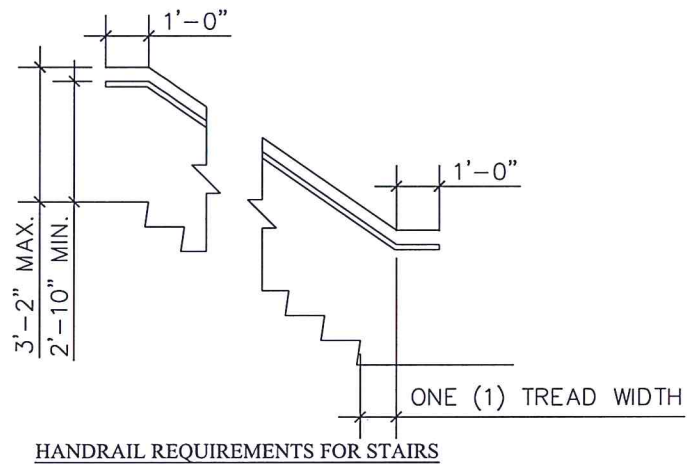
SEAL & SIGNATURE	DATE:	05.09.2017
	PROJECT No:	05-2012
	DRAWING BY:	L.N.
	CHK BY:	R.S.
	DWG No:	A-403.00
	CAD FILE No:	20 OF 34

STATE OF NEW YORK
ROMAN SOROKO
REGISTERED PROFESSIONAL ENGINEER
072800

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER DIR NO. 2 OF 1975
JUN 20 2017
KENNETH FLADEN, R.A.



2 TYPICAL SECTION OF NEW EGRESS STAIR
SCALE : 1" = 1'-0"



SIZE AND SPACING OF HANDRAILS AND GRAB BARS

STAIR DETAILS

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER DIR NO. 2 OF 1975

JUN 10 2017

KENNETH PLADEN, R.A.

2	FOR DOB APPROVAL	04.20.2017
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PROJECT:
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STAIR DETAILS

SEAL & SIGNATURE	DATE:	05.09.2017
	PROJECT No:	05-2012
	DRAWING BY:	L.N.
	CHK BY:	R.S.
	DWG No:	A-404.00
	CAD FILE No:	21 OF 34



GENERAL NOTES

- 1. ALL WORK TO COMPLY WITH NEW YORK CITY BUILDING CODE LATEST EDITION.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AS REQUIRED TO VERIFY THE DRAWINGS AND TO PERFORM THIS WORK PROPERLY. ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SURVEY SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. DETAILS NOT SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION AND INSTALLATION OF ANY PART OF THE WORK AS DETERMINED BY THE OWNER REPRESENTATIVE SHALL BE INCLUDED IN THE WORK THE SAME AS F HEREIN SPECIFIED OR INDICATED.
4. THE INTENT OF THE STRUCTURAL DRAWINGS IS TO SHOW THE MAIN STRUCTURAL FEATURES AND DESIGN FOR THE COMPLETED PROJECT. FOR ARCHITECTURAL DETAILS AND OTHER COMMENTS THAT MAY BE NECESSARY TO CONSTRUCT THE PROJECT SEE ARCHITECTURAL AND CONSULTANTS DRAWINGS.
5. REFER TO ARCHITECTURAL, HVAC, MECHANICAL AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL CHASES, SLOTS, INSERTS, CURBS, OPENINGS, SLEEVES, ANCHOR BOLTS, FLOOR FINISHES AND ALL OTHER PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL STRUCTURES AGAINST DAMAGE DURING CONSTRUCTION.
6. SECTIONS AND DETAILS SHOWN SHALL BE CONSIDERED TO BE TYPICAL FOR ALL SIMILAR CONDITIONS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE COMPLETE LAYOUT AND DETAILS OF ALL STRUCTURAL WORK TO BE PERFORMED. THE CONTRACTOR MAY NOT PERFORM WORK UNTIL THE SHOP DRAWINGS HAVE BEEN APPROVED.

EXCAVATION NOTES:

- 1. THE PERIMETER OF THE GENERAL EXCAVATION SHALL BE RETAINED BY A SOIL RETENTION SYSTEM (WHERE APPLICABLE). THE INSTALLATION, MAINTENANCE AND REMOVAL (WHERE REQUIRED) SHALL BE THE COMPLETE AND SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE AND OUTSIDE THE PROJECT LIMITS. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS, CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL RETENTION SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGN OF THE SOIL RETENTION SYSTEM WILL BE PROVIDED BY THE OWNER. THE CONTRACTOR WILL ASSIST THE OWNER IN THE APPROVAL PROCESS FOR THE RETENTION SYSTEM IF SO REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL CONTROLLED INSPECTIONS REQUIRED BY THE STATE BUILDING CODE RELATING TO THE RETENTION SYSTEM.
2. THE CONTRACTOR SHALL COORDINATE ALL ELEMENTS OF THE SOIL RETENTION SYSTEM WITH ALL ELEMENTS OF THE PERMANENT BUILDING.
3. PRIOR TO ANY EXCAVATION OR INSTALLATION OF ELEMENTS OF THE SOIL RETENTION SYSTEM, THE CONTRACTOR SHALL ESTABLISH SURVEY POINTS AROUND THE PERIMETER OF THE AREA TO BE EXCAVATED AND OTHER POINTS UP TO 200 FEET BEYOND THE PERIMETER. THESE POINTS SHALL BE SURVEYED FOR VERTICAL AND HORIZONTAL MOVEMENT AT FREQUENT INTERVALS DURING ACTUAL EXCAVATION AND CONTINUING DURING EACH SUBSEQUENT PHASE OF THE WORK AND SUBMITTED TO THE ARCHITECT FOR INFORMATION.
4. ALL EXCAVATION SHALL BE BASED ON ENGINEERED DRAWINGS PREPARED BY THE CONTRACTOR INCLUDING PLANS AND SECTIONS OF EXCAVATION SEQUENCES. THE EXCAVATION SEQUENCES SHALL BE CONTROLLED TO MATCH THE REQUIREMENTS OF THE DESIGN OF THE SOIL RETENTION SYSTEM AND TO PERMIT MONITORING OF WALL AND GROUND MOVEMENTS.
5. THE GENERAL EXCAVATION ACROSS THE SITE SHALL NOT EXTEND DEEPER THAN THE SLAB-ON-GRADE SUBGRADE ELEVATION. THE EXCAVATIONS FOR FOOTINGS, GRADE BEAMS, PILE CAPS, MATS, PITS, SLABS, ETC. SHALL BE EXCAVATED ON AN INDIVIDUAL, LOCALIZED BASIS DOWN FROM THE SLAB-ON-GRADE SUBGRADE LEVEL.
6. ALL EXCAVATION BELOW THE SLAB LEVEL REQUIRED FOR PITS SHALL BE RETAINED BY LOCALIZED SOIL RETENTION SYSTEMS AS MAY BE NECESSARY BASED ON A DESIGN USING APPROPRIATED EARTH AND HYDRAULIC PRESSURES AND OTHER CONSTRUCTION LOADINGS.
7. THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXCAVATION SLOPES TO PROTECT SLOPES FROM INSTABILITY AND/DETERIORATION DUE TO RAIN, WIND OR SNOW/ICE.
8. THE CONTRACTOR SHALL PROVIDE SURFACE DRAINAGE CHANNELS AND SUMPS AND PUMP PUMPS TO PROTECT ALL EXCAVATIONS FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR COMPLETE REPREPARATION AND APPROVAL OF THE SUBGRADE.
9. PROVIDE A DRAINAGE PANEL AGAINST THE OUTSIDE FACE OF THE FOUNDATION WALL AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS.
10. THE OWNER'S SOIL TESTING LABORATORY SHALL REVIEW AND MONITOR THE EXCAVATION, DEWATERING AND SOIL RETENTION SYSTEMS. THE CONTRACTOR SHALL PROVIDE, INSTALL AND SURVEY: (A) VERTICAL AND HORIZONTAL MOVEMENTS OF THE TOP OF THE SOIL RETENTION SYSTEM; AND (B) BENCH MARKS ADJACENT TO AND AWAY FROM THE SITE PERIMETER FOR VERTICAL AND HORIZONTAL MOVEMENTS.
11. SEE PLUMBING AND ELECTRICAL DRAWINGS FOR UNDERFLOOR UTILITY AND GROUNDING REQUIREMENTS.

GENERAL FOUNDATION NOTES:

- 1. ALL FOOTINGS SHALL BEAR ON ACCEPTABLE SOIL, WITH 2 TONS BEARING CAPACITY. THE BOTTOM OF THE FOOTING ELEVATIONS AND SOIL BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED FROM THE SOIL BEARING DATA. FINAL EXACT ELEVATIONS SHALL BE FIELD VERIFIED BY THE GEOTECHNICAL CONSULTANT AND REVIEWED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION.
2. THE SOIL SUBGRADE FOR ALL FOOTINGS AND SLABS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S TESTING LABORATORY IMMEDIATELY PRIOR TO PLACING FOUNDATION CONCRETE OR CONCRETE MUO SLABS.
3. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL GROUND FLOOR AND LOWER LEVEL SLABS HAVE BEEN PLACED AND THE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH.
4. NO FOOTINGS OR SLABS SHALL BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER A PILE CAP OR FOOTING EXCAVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE RE-INSPECTED AFTER REMOVAL OF WATER OR FROST.
5. THE CONTRACTOR (WHERE APPLICABLE) SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING, OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT FINISH STRUCTURE.
6. WHERE APPLICABLE, ALL 11-65 MATERIALS UNDER THE SLAB SHALL BE REMOVED, REPLACED WITH COMPACTED GRANULAR MATERIAL AND TOPPED OFF WITH 6 INCHES OF CRUSHED STONE. THE GRANULAR MATERIAL MAY BE SAND OR SAND/GRAVEL.
7. THE SOIL UNDER SLAB SHALL BE COMPACTED TO HIGH DENSITY EQUIPMENT TO A MINIMUM OF 115% MAXIMUM DENSITY AT OPTIMUM MOISTURE DETERMINE BY THE SOIL COMPACTION TEST (ASTM D-698). THE MAXIMUM LIFT FOR THE COMPACTION WILL BE 12 INCHES.
8. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMPROOFING DETAILS.
9. PROVIDE SLEEVES FOR UTILITY PENETRATIONS, COORDINATE WITH MECHANICAL TRADES

STRUCTURAL CONCRETE NOTES:

- 1. ALL CAST-IN-PLACE CONCRETE SHALL BE AIR ENTRAINED, NORMAL WEIGHT STONE CONCRETE, A NO SHALL HAVE 4000PSI MINIMUM 28 DAY COMPRESSIVE STRENGTHS
2. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO THE STANDARDS OF ASTM A615, GRADE 60.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO THE STANDARDS OF ASTM A185.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORM; AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 318.
5. CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING AND PLACEMENT, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
6. THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS, CURBS, SLAB DEPRESSIONS, SLEEVES, OPENINGS, ETC.
7. ALL REINFORCING SPLICES SHALL CONFORM TO THE REQUIREMENTS OF ACI 318. BUT IN NO CASE SHALL BE LESS THAN 40 DIAMETERS, UNLESS NOTED OTHERWISE.
8. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AND TIED SECURELY.
9. WHERE REQUIRED, DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING, UNLESS OTHERWISE NOTED.
10. ALL WALLS AND STRUCTURAL SLABS SHALL BE REINFORCED WITH AT LEAST #4 @ 12 INCHES EACH WAY, EACH FACE, UNLESS NOTED OTHERWISE. ALL SLABS-ON-GRADE SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 4x4-WX4.0 W.W.M. UNLESS NOTED OTHERWISE.
11. CONSTRUCTION JOINTS IN ALL CONTINUOUS FOOTINGS, WALLS, SLABS AND BEAMS SHALL BE NOT FURTHER APART THAN 60 FEET IN ANY DIRECTION.
12. ALL ADJOINING SURFACES NOT CAST MONOLITHICALLY SHALL BE ROUGHENED TO A MINIMUM AMPLITUDE FOR THE ENTIRE INTERSECTION SURFACE ACCORDING TO ACI RECOMMENDATIONS AND SHALL BE COATED WITH BONDING COMPOUND BEFORE PLACING CONCRETE.
13. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE WITHOUT THE ARCHITECT'S PRIOR REVIEW AND WRITTEN APPROVAL.
14. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.
15. PLACE SLABS-ON-GRADE IN ACCORDANCE WITH ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION".
16. CONCRETE AND REINFORCING MATERIALS TO CONFORM TO THE FOLLOWING STANDARDS:
a. PORTLAND CEMENT AS PER ASTM C 150.
b. AIR ENTRAINING PORTLAND CEMENT AS PER ASTM C 175.
c. CONCRETE AGGREGATES AS PER ASTM C 33.
d. WATER SHALL BE CLEAN AND FREE OF ANY INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALT, ORGANIC MATERIALS AND DELETERIOUS SUBSTANCES.
17. SLUMP SHALL NOT EXCEED 5" PLUS OR MINUS 1" FOR STONE AGGREGATE CONCRETE.
18. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT TO ALL BARS.
19. ALL BEAMS AND SLABS SHALL BE CAST MONOLITHICALLY UNLESS OTHERWISE NOTED.
20. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 1" FOR SLABS, 1" FOR WALLS, 1" FOR BEAMS.
21. CONTRACTOR SHALL SUBMIT CONCRETE DESIGN MIXES TO ENGINEER FOR REVIEW AND APPROVAL.
22. ALL CONCRETE SHALL BE CONTROLLED CONCRETE AND SHALL BE TESTED IN ACCORDANCE WITH NYC BUILDING CODE REQUIREMENTS.
23. ALL REINFORCING BARS SHALL BE LAPPED AS INDICATED ON THE DRAWINGS, UNLESS OTHERWISE NOTED TERMINATE CONTINUOUS BARS AT DISCONTINUOUS ENDS WITH STANDARD HOOKS.
24. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 4 DAYS. CURING SHALL BE PERFORMED BY COVERING FRESHLY PLACED CONCRETE WITH PLASTIC SHEET AND MAINTAINING SHEET IN PLACE UNTIL CONCRETE IS CURED.
25. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CURBS.
26. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING/DAMP-PROOFING DETAILS.
27. SEE ARCHITECTURAL, HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL WALL/SLAB OPENINGS.
28. SEE SPECIFICATION SECTION "CAST-IN-PLACE CONCRETE" FOR ADDITIONAL REQUIREMENTS.

REINFORCING BAR NOTES:

- 1. REINFORCING BARS TO BE DEFORMED AND CONFORM TO ASTM A-996 GRADE 60 WITH MINIMUM YIELD STRESS Fy=60,000 psi
2. ALL CONTINUOUS REINFORCING BARS TO BE LAPPED 36 BAR DIAMETERS AT SPLICES AND CORNERS UNLESS OTHERWISE INDICATED. LAP CONTINUOUS BOTTOM BARS AT SUPPORTS AND TOP BARS AT CENTER OF SPANS. SPLICES SPACED CLOSER THAN 12 BAR DIAMETERS TO EACH OTHER OR 6" FROM ANY OUTSIDE EDGE SHALL BE INCREASED TO 43 BAR DIAMETERS (20X).
3. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS.
4. PROVIDE 1-#5 BAR x 3'-0" LONGER THAN OPENING FOR EACH 4" OF WALL THICKNESS, OVER ALL OPENINGS UNLESS OTHERWISE INDICATED.
5. ALL BARS SHALL BE HELD SECURELY IN PROPER POSITION WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO PROPERLY SUPPORT BARS.
6. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
a.) FOOTINGS AND OTHER MEMBERS PLACED DIRECTLY ON GROUND 3"
b.) CONCRETE THAT AFTER REMOVAL OF FORMS IS IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER 2" FOR BARS LARGER THAN #5, AND 1- 1/2" FOR #5 BARS OR SMALLER.
c.) SLABS AND WALLS NOT EXPOSED TO WEATHER OR GROUND 3/4". d.) BEAMS AND GIRDERS NOT EXPOSED TO WEATHER OR GROUND 1- 1/2".
7. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR SHALL INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, BEARING PLATES, ETC. AS REQUIRED FOR VARIOUS TRADES.
9. PROVIDE SHOP DRAWINGS PRIOR TO PLACEMENT OF CONCRETE.
10. THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE FIELD SUPERVISION, NOR CONTROLLED INSPECTIONS AS PER N.Y. CITY BUILDING CODE.

MASONRY NOTES

- 1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND BRICK INSTITUTE OF AMERICA.
2. MATERIALS:
A. HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90, GRADE N, TYPE 1, WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI ON THE NET SECTION.
B. BRICK MASONRY UNITS SHALL CONFORM TO ASTM C62/C652, AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 1500 PSI ON THE NET SECTION.
C. MORTAR AND GROUT
1. MORTAR FOR STRUCTURAL MASONRY SHALL BE TYPE S, CONFORMING TO ASTM C270 (JOB-MIXED PROPORTION SPECIFICATIONS; MCM TEK 20, AND BIA TECHNICAL NOTES 8, 8A, AND 8B) AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI.
2. GROUT FOR STRUCTURAL MASONRY SHALL BE FINE OR COARSE AS REQUIRED, CONFORMING TO ASTM C476 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI.
3. WHERE APPLICABLE, NON-SHRINK, NON-METALLIC, HIGH STRENGTH GROUT SHALL BE "FIVE STAR GROUT" BY U.S. GROUT OR EQUAL.
3. VERTICAL CELLS TO BE FILLED WITH GROUT SHALL BE ALIGNED TO PROVIDE A CONTINUOUS, UNOBSTRUCTED OPENING OF THE DIMENSIONS SHOWN ON THE PLANS.
4. HOLLOW UNITS SHALL BE LAD WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS EXCEPT THAT WEBS SHALL ALSO BE BEDDED WHERE THEY ARE ADJACENT TO CELLS TO BE REINFORCED AND/OR FILLED WITH GROUT.
5. ALL CUTTING AND FITTING OF MASONRY, INCLUDING THAT REQUIRED TO ACCOMMODATE THE WORK OF OTHER TRADES, SHALL BE DONE WITH MASONRY SAWS.
6. REINFORCING BARS FOR REINFORCED MASONRY SHALL CONFORM TO ASTM A615-60.
7. GROUT FOR FILLING REINFORCED OR NON-REINFORCED CELLS SHALL BE PLACED IN MAXIMUM FOUR (4) FOOT LIFTS AND CONSOLIDATED IN PLACE BY VIBRATION OR OTHER METHODS WHICH INSURE COMPLETE FILLING OF THE CELLS. ALL CELLS CONTAINING REINFORCING BARS AND/OR ANCHOR BOLTS SHALL BE FULLY GROUTED.
9. POINTS OF BEARING SHALL BE ON TWO (2) COURSES OF HOLLOW MASONRY GROUTED SOLID. CHASES SHALL BE BUILT INTO WALLS, NOT OUT IN CHASES SHALL BE PLUMB AND SHALL BE A MINIMUM OF ONE (1) MASONRY UNIT LENGTH FROM JAMES OF WALL OPENINGS. NO CHASES OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE CONSTRUCTED WITHOUT PRIOR REVIEW OF THE ARCHITECT/ENGINEER.
10. REINFORCED MASONRY:
A. ALL WALLS AND PIERS SHALL HAVE HORIZONTAL JOINT REINFORCEMENTS AT 32" ON CENTER (U.O.N.) CONSISTING OF TWO (2) 9 GAGE ROOFS WITH 9 GAGE CROSS TIES AT 32" ON CENTER (U.O.N.) ASTM A118, CLASS 3 (TWO (2) ROOS IN C.M.U. AND ONE (1) ROD IN FACE BRICK). REINFORCEMENT SHALL LAP AT CORNERS AND INTERSECTIONS.
B. THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS EXCEPT IN COLUMNS SHALL BE EQUAL TO THE NOMINAL DIAMETER OF THE BAR.
C. VERTICAL REINFORCEMENT SHALL BE LAP SPICED A MINIMUM OF 40 BAR DIAMETER (1'-6" MINIMUM) WHERE REQUIRED.
D. ALL BARS SHALL BE COMPLETELY EMBEDDED IN MORTAR OR GROUT. ALL BARS SHALL HAVE A COVERAGE OF MASONRY NOT LESS THAN:
BARS LARGER THAN #5 - 2"
#5 BARS OR SMALLER - 1-1/2"
E. VERTICAL REINFORCEMENT OF AT LEAST TWO #5 BARS SHALL BE PROVIDED CONTINUOUSLY FROM SUPPORT TO SUPPORT AT EACH CORNER, AT EACH SIDE OF EACH OPENING AND AT THE ENDS OF WALLS.
F. HORIZONTAL REINFORCEMENT NOT LESS THAN ONE #4 BAR SHALL BE PROVIDED:
1. AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24 IN. NOR LESS THAN 40 BAR DIAMETERS PAST THE OPENING.
2. CONTINUOUSLY AT STRUCTURALLY CONNECTED ROOF AND FLOOR LEVELS AND AT THE TOP OF WALLS.
3. AT THE BOTTOM OF THE WALL OR IN THE TOP OF THE FOUNDATIONS WHEN DOWELLED TO THE WALL.
4. AT MAXIMUM SPACING OF 10 FT. UNLESS UNIFORMLY DISTRIBUTED JOINT REINFORCEMENT IS PROVIDED. REINFORCEMENT AT THE TOP AND BOTTOM OF OPENINGS WHEN USED IN DETERMINING THIS MAXIMUM SPACING SHALL BE CONTINUOUS IN THE WALL.
11. PROVIDE ADEQUATE TEMPORARY BRACING AS REQUIRED DURING CONSTRUCTION TO WITHSTAND LATERAL LOADS AND THE PRESSURES OF FLUID GROUT.
12. CONCRETE MASONRY SHALL BE PROTECTED FROM ABSORBING MOISTURE AND WATER WHILE AT THE PLANT, DURING SHIPMENT AND AT THE SITE DURING CONSTRUCTION.
13. ANCHORS, WALL PLUGS, ACCESSORIES AND OTHER ITEMS TO BE BUILT IN SHALL BE INSTALLED AS THE MASONRY WORK PROGRESSES. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.
14. MASONRY WALLS SHALL BE ANCHORED TO THE FLOOR SLAB OR CURB WITH #5 DOWELS AT 24 INCHES ON CENTER. THESE BARS SHALL BE HOOKED AND EMBEDDED INTO THE CONCRETE AND EXTEND AT LEAST 1'-6" INTO THE MASONRY AND GROUTED SOLID, UNLESS OTHERWISE SHOWN.
15. POINTS OF BEARING SHALL BE ON A MINIMUM OF TWO (2) COURSES OF HOLLOW MASONRY GROUTED SOLID.
16. WALLS WHICH TERMINATE BELOW FLOOR DECKS SHALL BE ANCHORED LATERALLY WITH L4x4x1/4 ANGLES SPACED AT 4 FEET ON CENTER EACH SIDE OF THE WALL.
17. PROVIDE LOOSE LINTELS FOR OPENINGS IN BRICK FACADE AS FOLLOWS:
0'-0" < OPENINGS < 4'-0" L4x3.5x5/16'
4'-0" < OPENINGS < 7'-0" L6x3.5x5/16'
MATERIALS:
UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS:
1. STRUCTURAL STEEL:
ALL ROLLED SHAPES: ASTM A572
ALL PLATES AND CONNECTION MATERIAL: ASTM A36
ALL TUBULAR SECTIONS: ASTM A500, GRADE B
ALL PIPE SECTIONS: ASTM A53, GRADE B
ANCHOR BOLTS, U.O.N.: ASTM F1554
2. METAL DECK:
FABRICATE FROM ASTM A611 OR ASTM A653 STEEL WITH ASTM A653 G60 GALVANIZING. SIZE AND GAGE AS NOTED ON DRAWINGS. U.O.N., FLOOR DECKING SHALL BE COMPOSITE DECK WITH CONFIGURATION THAT PERMITS FULL ASSC SHEAR CONNECTOR VALUE.
3. SHEAR CONNECTOR:
3/4" DIAMETER X 3" HEADED STUDS, U.O.N.
4. CAST-IN-PLACE CONCRETE:
FOUNDATIONS: 4 KSI NORMAL WT.
SLABS ON METAL DECK: 4 KSI NORMAL WT.
5. REINFORCEMENT:
DEFORMED BARS: ASTM A615, GRADE 60.
WELDED WIRE FABRIC: ASTM A185.
WELDED DEFORMED WIRE FABRIC: ASTM A467, GRADE 60.
6. WELDING ELECTRODES: E70XX LOW HYDROGEN.
7. BOLTING MATERIALS: ASTM A325/F1552 OR A490/F2280, U.O.N.
8. LIGHT GAGE FRAMING: ASTM A653; GRADE 50 FOR 18 GAGE AND HEAVIER, GRADE 40 FOR 18 GAGE AND LIGHTER; WITH G60 GALVANIZING

STRUCTURAL STEEL NOTES:

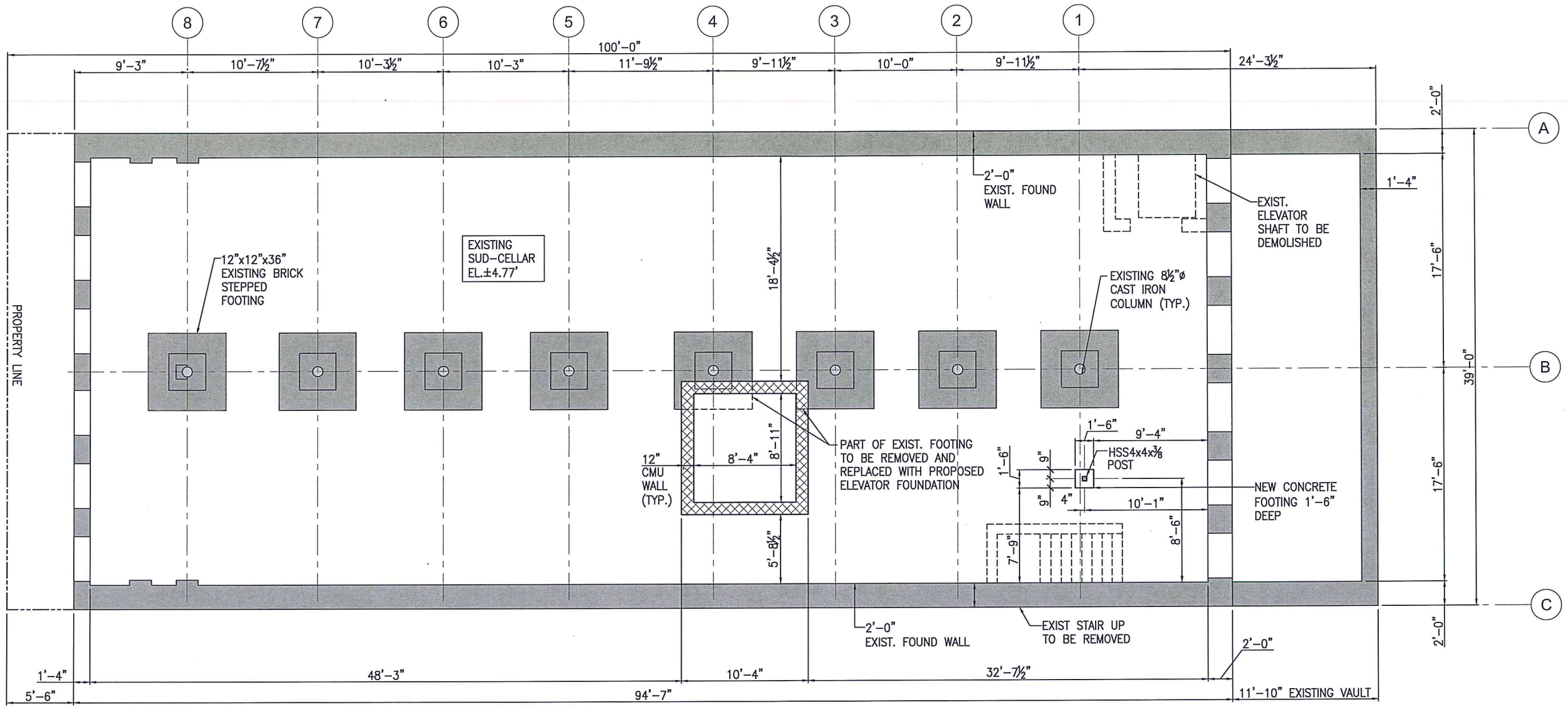
- 1. ALL COLUMNS, BEAMS, GIRDERS SHALL CONFORM TO THE ASTM STANDARD A-572, GRADE 50, WITH A MINIMUM YIELD STRENGTH OF 50KSI, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
2. STRUCTURAL STEEL FOR TUBES SHALL BE ASTM A500-GRADE B.
3. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325 OR A490. ALL BOLTS SHALL BE 3/4 INCH DIAMETER, UNLESS NOTED OTHERWISE--
4. ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO ASCI "ALLOWABLE STRESS DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND ASCI "CODE OF STANDARD PRACTICE" - LATEST EDITIONS.
5. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE AWS "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION", LATEST EDITION. ALL WELDING ELECTRODES SHALL CONFORM TO A.W.S. A5.1 GRADE E-70 BARE ELECTRODES AND GRANULAR FLUX SHALL CONFORM TO A.W.S. A5.17, F70 A.W.S. FLUX CLASSIFICATION.
6. THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL.
7. UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, ALL CONNECTIONS SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR. CALCULATIONS SHALL BEAR THE SEAL AND SIGNATURE OF A NEW YORK STATE REGISTERED PROFESSIONAL ENGINEER. DETAILING SHALL BE PERFORMED USING RATIONAL ENGINEERING DESIGN AND STANDARD PRACTICE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE GENERAL DETAILS SHOWN ON THE DRAWINGS ARE CONCEPTUAL ONLY AND DO NOT INDICATE THE REQUIRED NUMBER OF BOLTS OR WELD SIZES, UNLESS SPECIFICALLY NOTED.
8. THE MINIMUM NUMBER OF BOLTS PER CONNECTION SHALL BE TWO (2).
9. MINIMUM FILLET WELDS SHALL COMPLY WITH THE ASCI. BUT SHALL NOT BE LESS THAN 1/4 INCH, UNLESS NOTED OTHERWISE.
10. SIMPLE SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION AS PER THE REQUIREMENTS OF THE ASCI CODE FOR UNRESTRAINED MEMBERS.
11. SHOP AND FIELD TESTING OF WELDS AND BOLTS SHALL BE AS FOLLOWS:
A. ALL WELDS SHALL BE VISUALLY INSPECTED. FIFTEEN (15) PERCENT AT RANDOM SHALL BE MEASURED.
B. FILLET WELDS FOR BEAM AND GIRDER SHEAR CONNECTION PLATES (30 PERCENT AT RANDOM) SHALL BE CHECKED BY MAGNETIC PARTICLE FOR FINAL PASS ONLY.
C. ULTRASONICALLY TEST 100 PERCENT OF ALL FULL PENETRATION WELDS.
D. THE OWNER'S TESTING AGENCY SHALL PERFORM ALL SHOP AND FIELD INSPECTION AND TESTING AS OUTLINED ABOVE.
E. THE STRUCTURAL STEEL FABRICATOR AND ERECTOR SHALL SCHEDULE ALL WORK TO ALLOW THE ABOVE TESTING REQUIREMENTS TO BE COMPLETED.
12. FABRICATE BEAMS WITH NATURAL CAMBER UP.
13. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS.
14. ALL EXTERIOR ELEMENT AND LOOSE LINTELS TO BE PAINTED. EXTERIOR ELEMENTS AR ANY ELEMENTS WHICH FALL OUTSIDE THE BUILDING INSULATION. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
15. PRIOR TO APPLICATION OF SPRAYED-ON FIREPROOFING, THE CONTRACTOR SHALL REMOVE, IN THE FIELD, ALL LOOSE MILL SCALE OR RUST.
16. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT. STEEL CONTRACTOR.
17. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE ASCI'S "MANUAL OF STEEL CONSTRUCTION" LATEST EDITION.
18. ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ASCI'S "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS"
19. ALL BEAM TO GIRDER & BEAM TO BEAM CONNECTIONS SHALL BE BOLTED, USING 3/4" DIA. A325 BEARING BOLTS IN STANDARD HOLES, OR SLIP CRITICAL BOLTS IN OVERSIZED OR SLOTTED HOLES, U.O.N.
20. ALL BEAM TO BEAM & BEAM TO GIRDER CONNECTIONS SHALL BE OF TWO SIDED WEB ANGLE CONNECTIONS, PER ASCI SPECIFICATIONS, LATEST EDITION.
21. CUTS, HOLES, COPES, ETC. REQUIRED FOR WORK SHALL BE SHOWN ON SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED.
22. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED.
23. ALL CLIP ANGLES, BASE PLATES, GUSSET PLATES, COLUMN REINFORCING PLATES AND COLUMN CAP PLATES SHALL CONFORM TO ASTM STANDARD A36 UNLESS OTHERWISE NOTED.
24. ALL FIELD SPLICES AND CONNECTIONS SHALL BE WELDED OR BOLTED USING HIGH STRENGTH BOLTS.
25. SPLICES SHALL BE DESIGNED TO DEVELOP THE FULL CAPACITY OF THE MEMBER AT THE POINT OF SPlice UNLESS OTHERWISE NOTED. MEMBERS SHALL NOT BE SPLICED AT THE POINTS OF MAXIMUM STRESS.
26. PROVIDE TEMPORARY BRACING OR GUY'S TO PROVIDE LATERAL SUPPORT UNTIL PERMANENT NEW STRUCTURAL CONCRETE SLABS ARE INSTALLED AND FULLY CURED.
27. ALL WELDS NOT SPECIFICALLY CALLED OUT SHALL BE AT LEAST THE MINIMUM WELD SIZE AS SPECIFIED BY THE ASCI MANUAL OF STEEL DESIGN LATEST EDITION.
28. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING LOCATIONS SHALL BE REPEATED.
29. ALL EXISTING STEEL SHALL BE CLEANED AS A.W.S. LATEST EDITION IN PREPARATION FOR WELDING NEW STEEL TO EXISTING MEMBERS.
30. ALL EXTERIOR EXPOSED STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED (G90).

STRUCTURAL DESIGN CRITERIA:

- 1. CODES AND STANDARDS:
A. THE BUILDING CODE OF THE CITY OF NEW YORK
B. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-99)
C. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES(ACI 530-99), AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-99)
D. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), LATEST EDITION.
2. DESIGN LOADS:
A. LATERAL LOADS:
a. WIND LOADS: PER NY STATE BUILDING CODE
b. SEISMIC LOADS: PER NY STATE BUILDING CODE
SEISMIC ZONE: C
Z = 0.15
I = 1.0
STRUCTURAL PERIOD= 0.4 Sec
LOAD SCHEDULE
DL: 60 LBS/SF DL: 60
LBS/SF
SOL: 20 LBS/SF SOL: 20
LBS/SF
LL: 40 LBS/SF LL CORRIDOR: 100
LBS/SF
TOTAL: 120 LBS/SF 180
LBS/SF
WIND LOAD = 20 LBS/SF

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER DIR NO. 2 OF 1975
JUN 10 2017
KENNETH FLADEN, R.A.

Table with project information including description, date (03.30.2017), Versatile Engineering P.C. address (47-30 244 STREET DOUGLSTON, NY 11362), project location (51 WHITE STREET NEW YORK, N.Y.), and drawing details (DATE: 03.05.2017, PROJECT No., DRAWING BY: I.S., CHK BY: R.S., DWG No: S-001.00, CAD FILE No:)

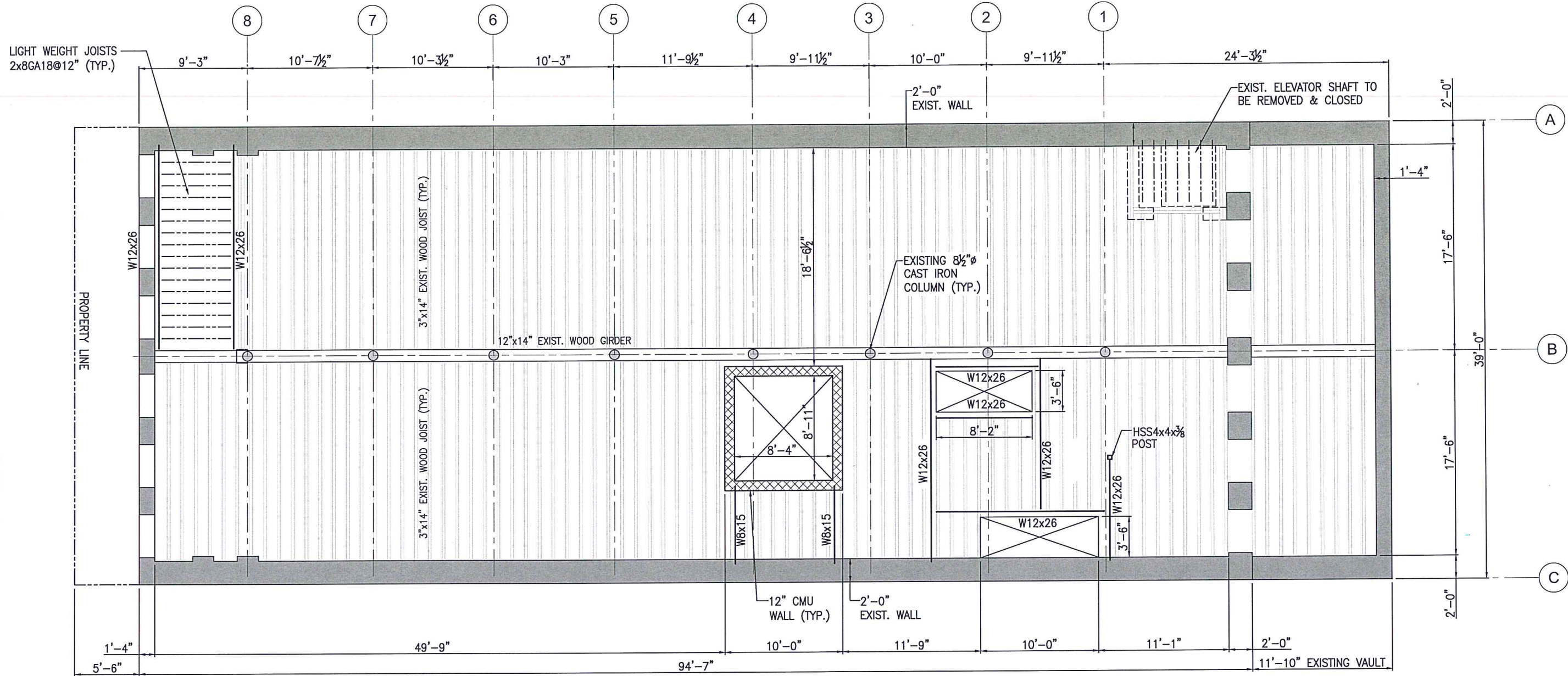


FOUNDATION PLAN

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

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER DIR NO. 2 OF 1975
JUN 10 2017
 KENNETH FLADEN, R.A.

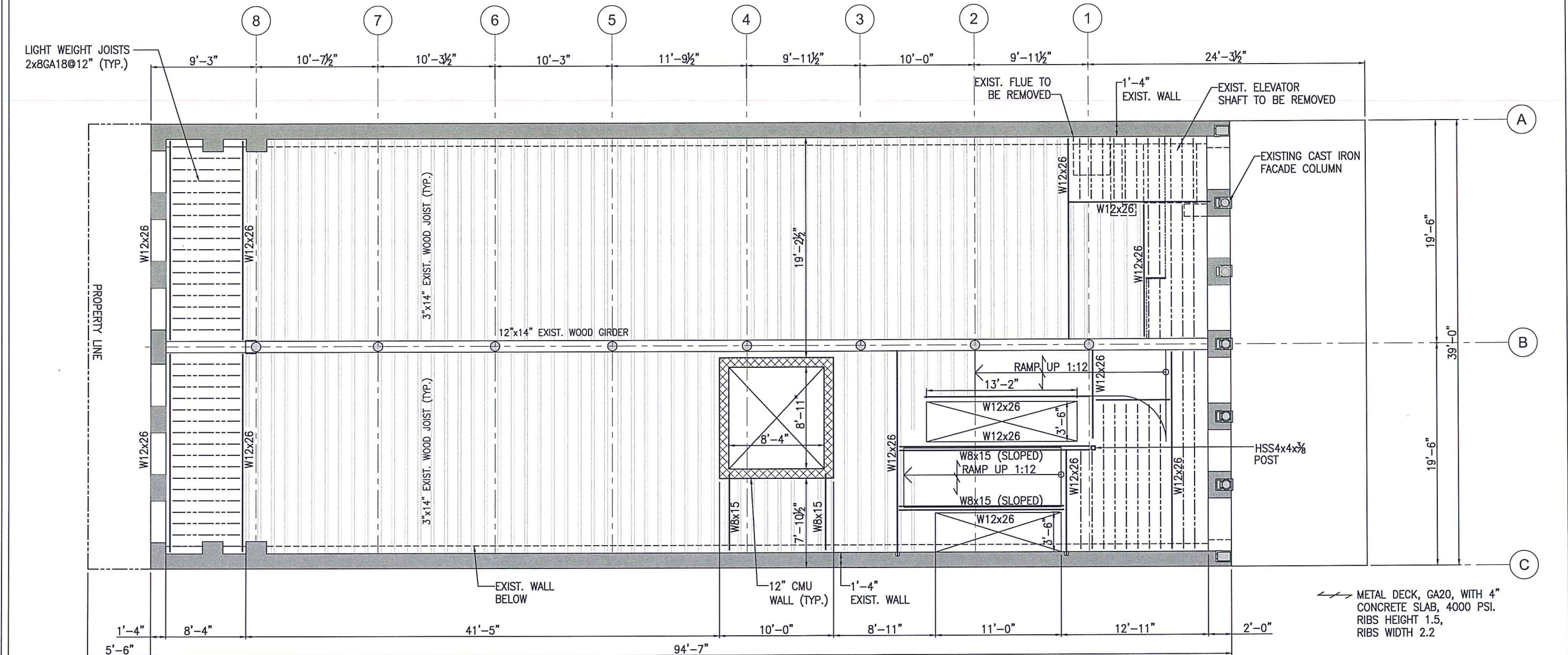
1	03.30.2017
No:	Description:
Date:	
Versatile Engineering P.C. 47-30 244 STREET DOUGLASTON, NY 11362 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com	
PROJECT: 51 WHITE STREET NEW YORK, N.Y	
FOUNDATION PLAN	
SEAL & SIGNATURE	DATE: 03.05.2017
	PROJECT No:
	DRAWING BY: I.S.
	CHK BY: R.S.
	DWG No: S-002.00
CAD FILE No:	



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

EXAMINED FOR ZONING EGRESS AND FIRE
PREVENTION ONLY, AS PER DIR NO. 2 OF 1975
JUN 10 2017
KENNETH FLADEN, R.L.

No:	Description:	Date:
1		03.30.2017
Versatile Engineering P.C. 47-30 244 STREET DOUGLASTON, NY 11362 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com		
PROJECT: 51 WHITE STREET NEW YORK, N.Y		
CELLAR PLAN		
SEAL & SIGNATURE	DATE:	03.05.2017
	PROJECT No:	
	DRAWING BY:	I.S.
	CHK BY:	R.S.
	DWG No:	S-003.00
CAD FILE No:		

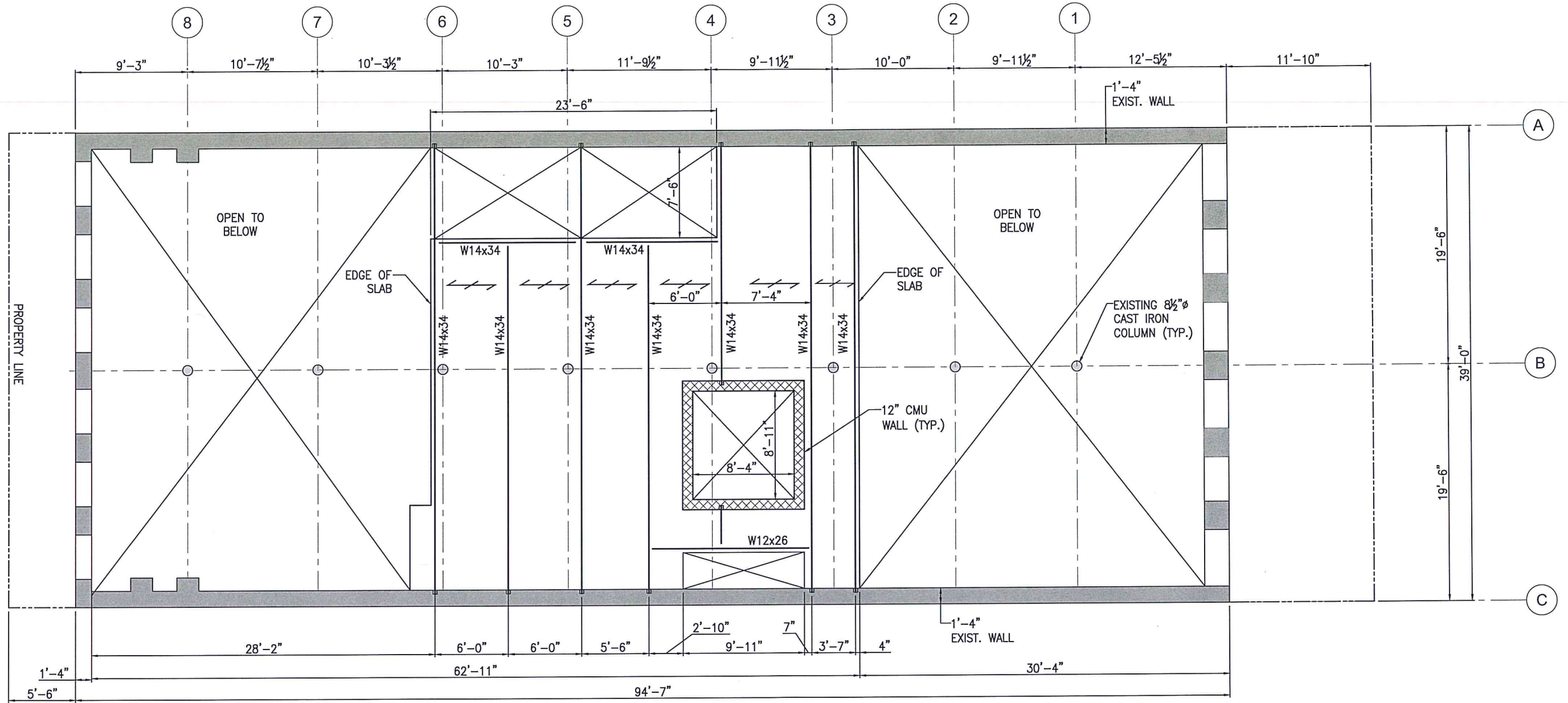


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER DIR NO. 2 OF 1975
JUN 10 2017
KENNETH FLADEN, R.A.

--- METAL DECK, GA20, WITH 4" CONCRETE SLAB, 4000 PSI. RIBS HEIGHT 1.5, RIBS WIDTH 2.2

No:	1	Date:	03.30.2017
Description:			
PROJECT: 51 WHITE STREET NEW YORK, N.Y.			
FIRST FLOOR PLAN			
SEAL & SIGNATURE	DATE:	03.05.2017	
	PROJECT No:		
	DRAWING BY:	I.S.	
	CHK BY:	R.S.	
	DWG No:	S-004.00	
CAD FILE No:			




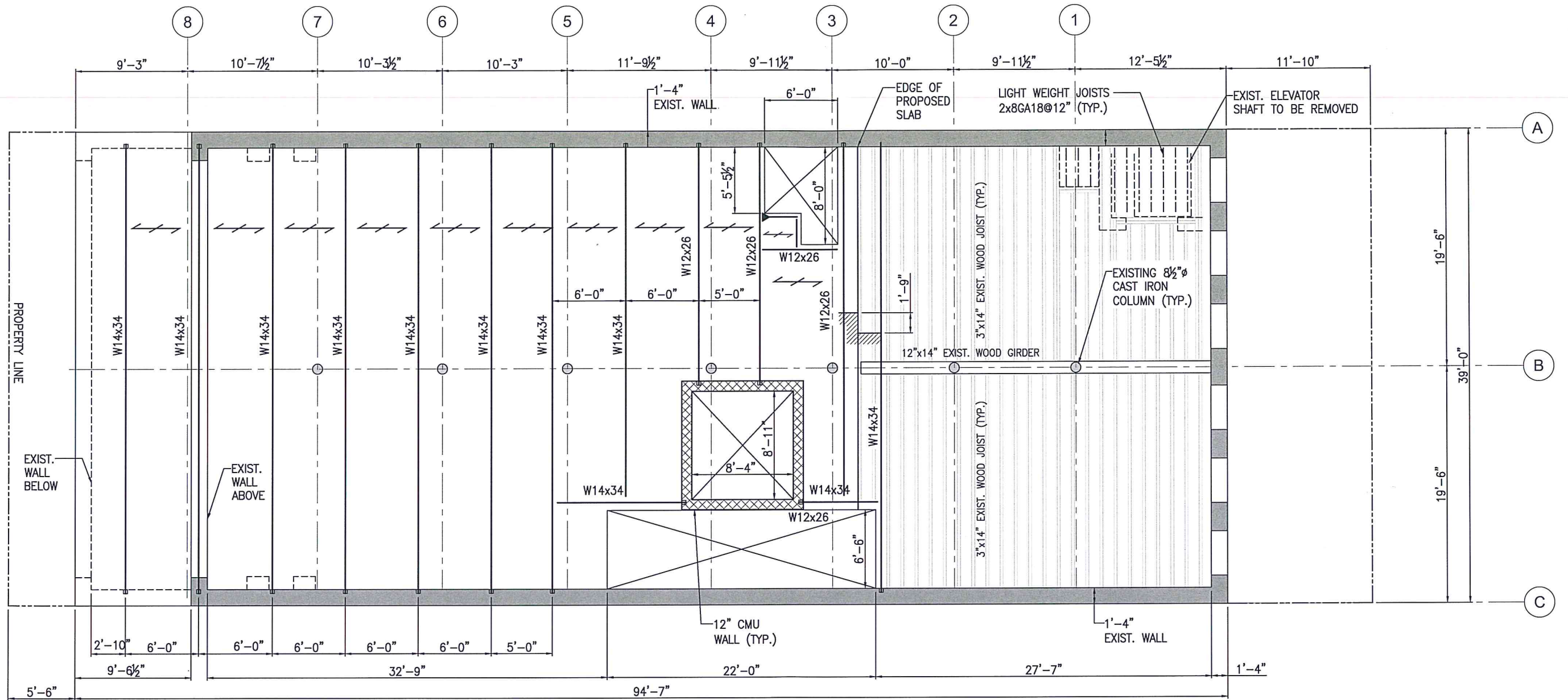
MEZZANINE FLOOR PLAN

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

METAL DECK, GA18, WITH 4"
 CONCRETE SLAB, 4000 PSI.
 RIBS HEIGHT 1.5,
 RIBS WIDTH 2.2
 DECK ORIENTATION: TRANSVERSE

EXAMINED FOR ZONING EGRESS AND FIRE
 PREVENTION ONLY, AS PER DIR NO. 2 OF 1975
 JUN 10 2017
 KENNETH FLADEN, R.E.

1		03.30.2017
No:	Description:	Date:
Versatile Engineering P.C. 47-30 244 STREET DOUGLSTON, NY 11362 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com		
PROJECT: 51 WHITE STREET NEW YORK, N.Y		
FIRST FLOOR MEZZANINE PLAN		
SEAL & SIGNATURE	DATE:	03.05.2017
	PROJECT No:	
	DRAWING BY:	I.S.
	CHK BY:	R.S.
	DWG No:	S-005.00
CAD FILE No:		

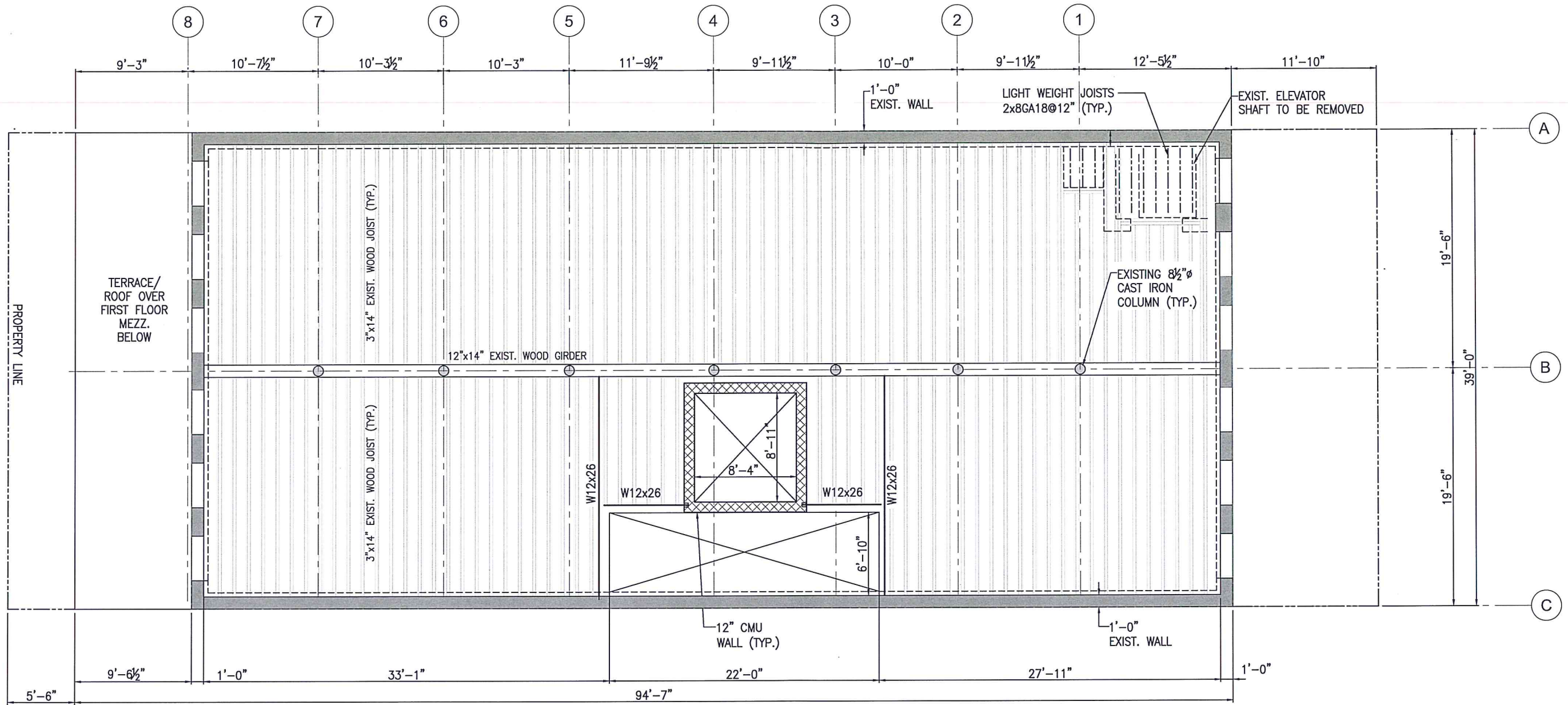


SECOND FLOOR PLAN

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

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER D.V. NO. 2 OF 1975
JUN 10 2017
KENNETH FLADEN, R.A.

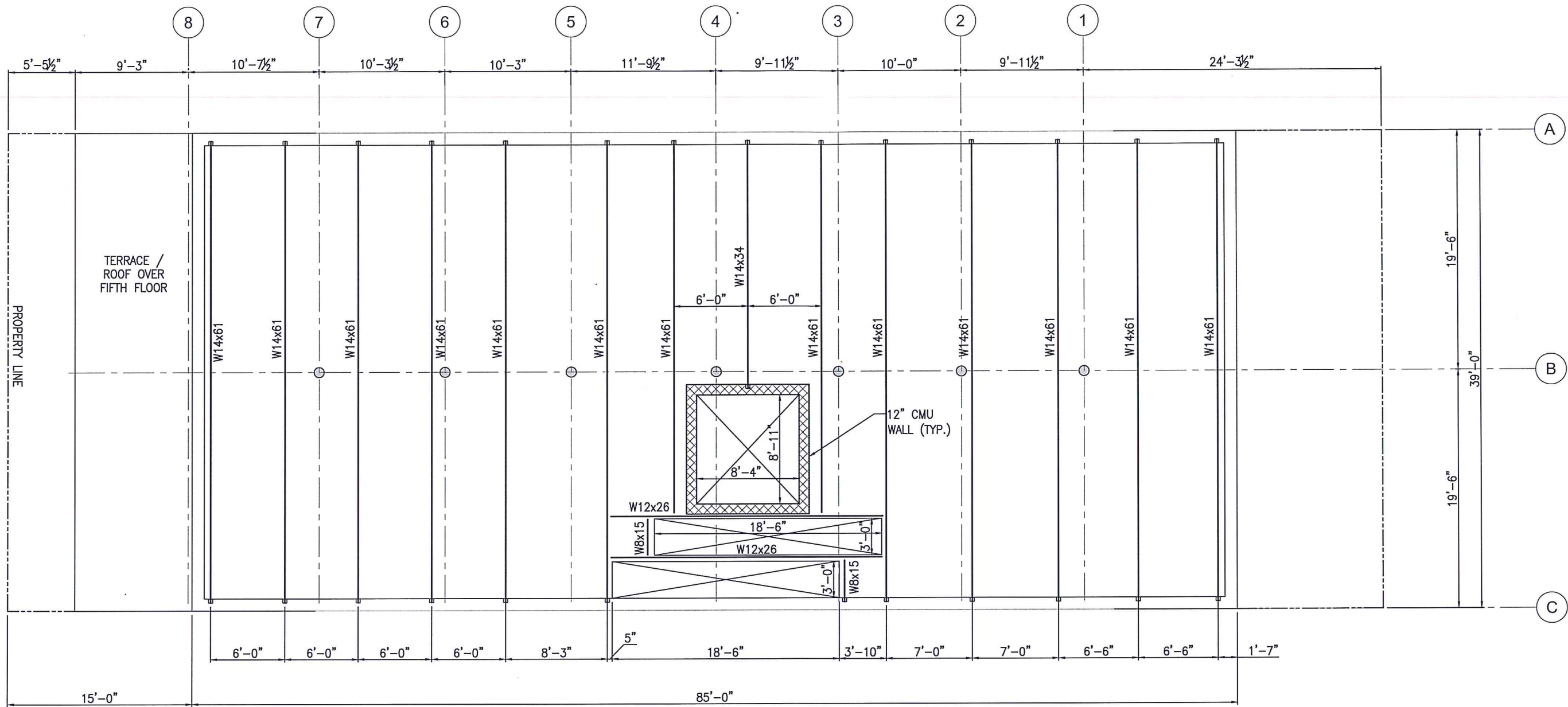
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Description:			
Versatile Engineering P.C. 47-30 244 STREET DOUGLSTON, NY 11362 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com			
PROJECT: 51 WHITE STREET NEW YORK, N.Y			
SECOND FLOOR PLAN			
SEAL & SIGNATURE	DATE:	03.05.2017	
	PROJECT No:		
	DRAWING BY:	I.S.	
	CHK BY:	R.S.	
	DWG No:	S-006.00	
CAD FILE No:			



THIRD, FOURTH, FIFTH FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXAMINED FOR ZONING EGRESS AND FIRE
 PREVENTION ONLY AS PER DIR NO. 2 OF 1975
 JUN 10 2017
 KENNETH FLADEN, R.E.

1		03.30.2017
No:	Description:	Date:
Versatile Engineering P.C. 47-30 244 STREET DOUGLASTON, NY 11362 Tel.(917) 873-0662 Fax (718) 247-5943 E mail. versatile.pc@gmail.com		
PROJECT: 51 WHITE STREET NEW YORK, N.Y		
THIRD, FOURTH & FIFTH FLOOR PLAN		
SEAL & SIGNATURE	DATE:	03.05.2017
	PROJECT No:	
	DRAWING BY:	I.S.
	CHK BY:	R.S.
	DWG No:	S-007.00
	CAD FILE No:	



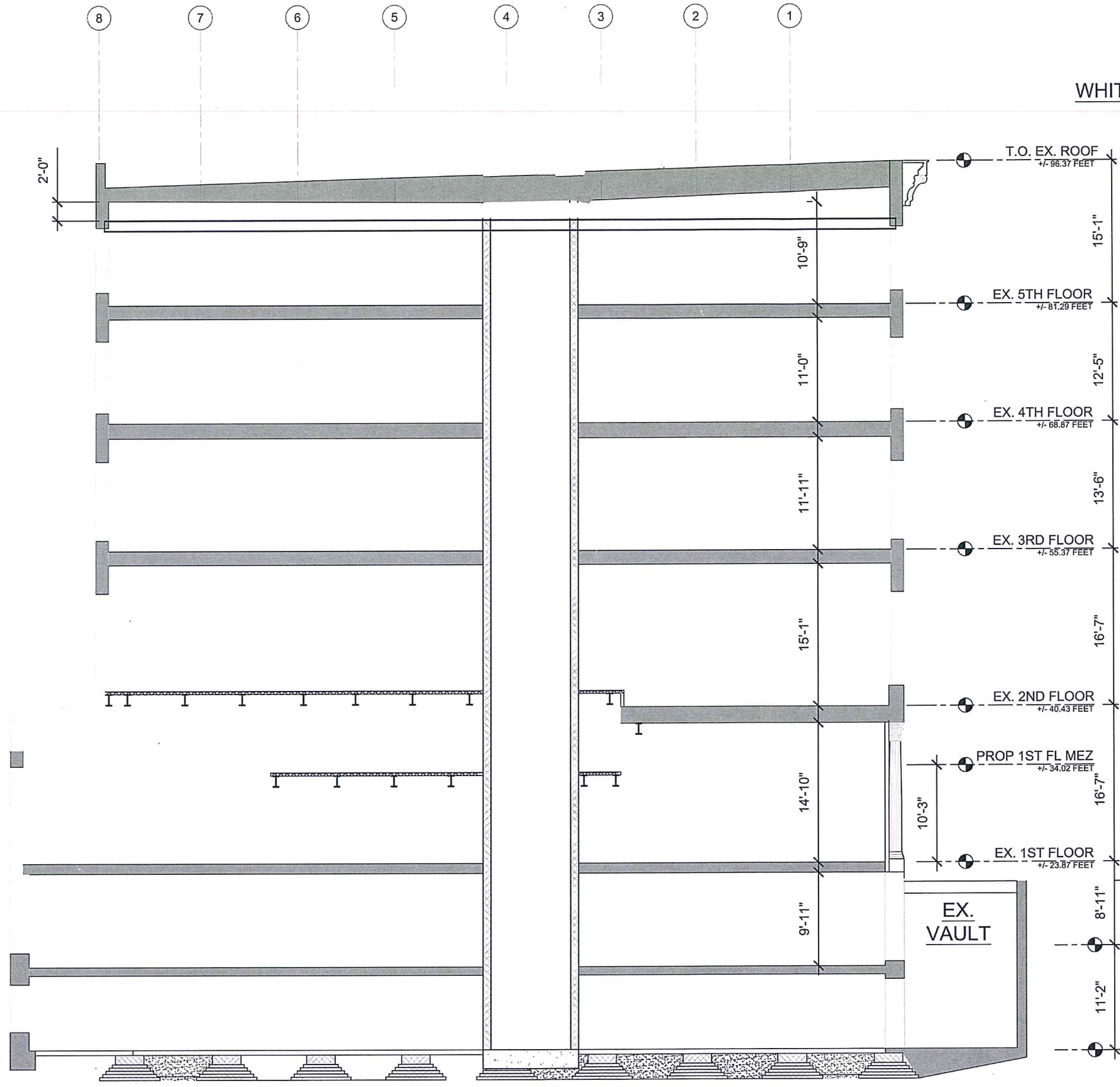
ROOF PLAN
SCALE: 1/4" = 1'-0"

EXAMINED FOR ZONING EGRESS AND FIRE
PREVENTION ONLY, AS PER DPW NO. 2 OF 1975
JUN 10 2017
KENNETH BLADEN, R.E.

1		03.30.2017
No:	Description:	Date:
Versatile Engineering P.C. 47-30 244 STREET DOUGLASTON, NY 11362 Tel. (917) 873-0662 Fax. (718) 247-5943 E mail. versatile.pc@gmail.com		
PROJECT: 51 WHITE STREET NEW YORK, N.Y		
ROOF PLAN		
SEAL & SIGNATURE	DATE:	03.05.2017
	PROJECT No:	
	DRAWING BY:	I.S.
	CHK BY:	R.S.
	DWG No:	S-008.00
	CAD FILE No:	

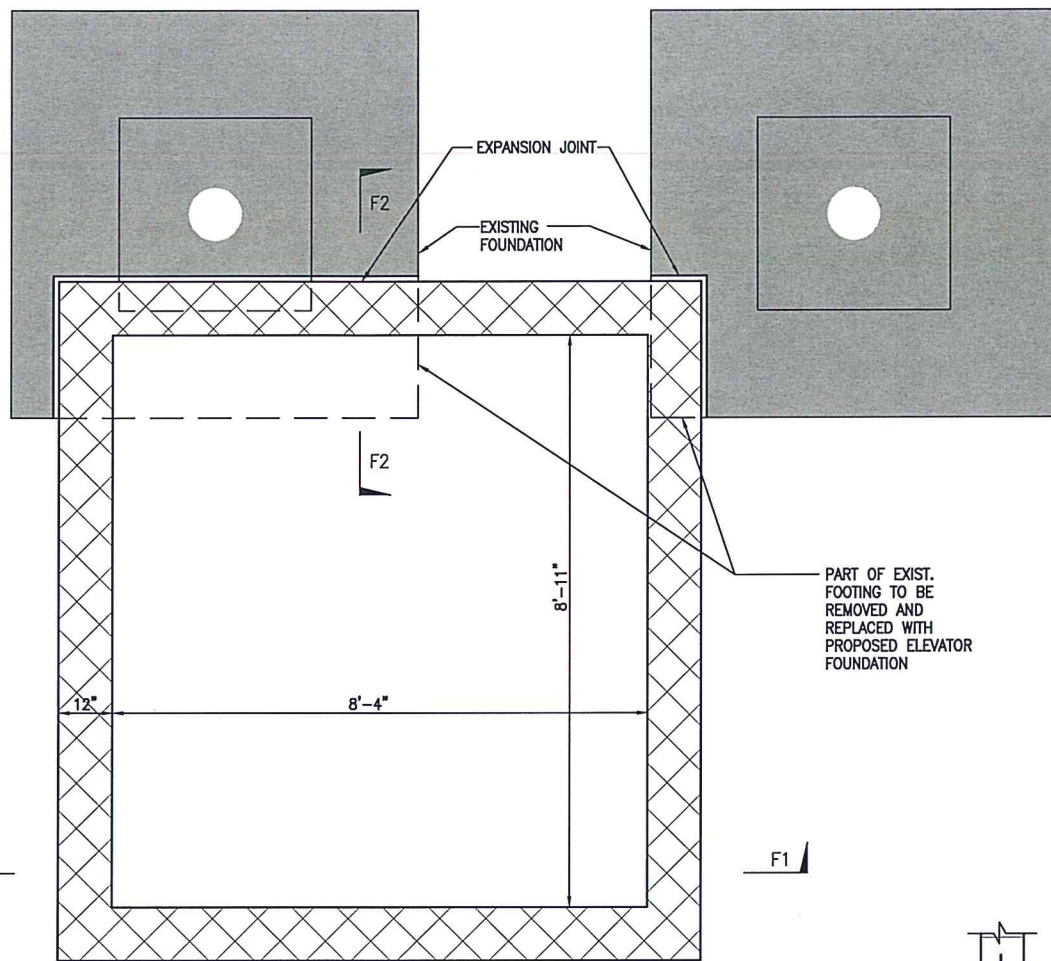
WHITE STREET

PROPERTY LINE

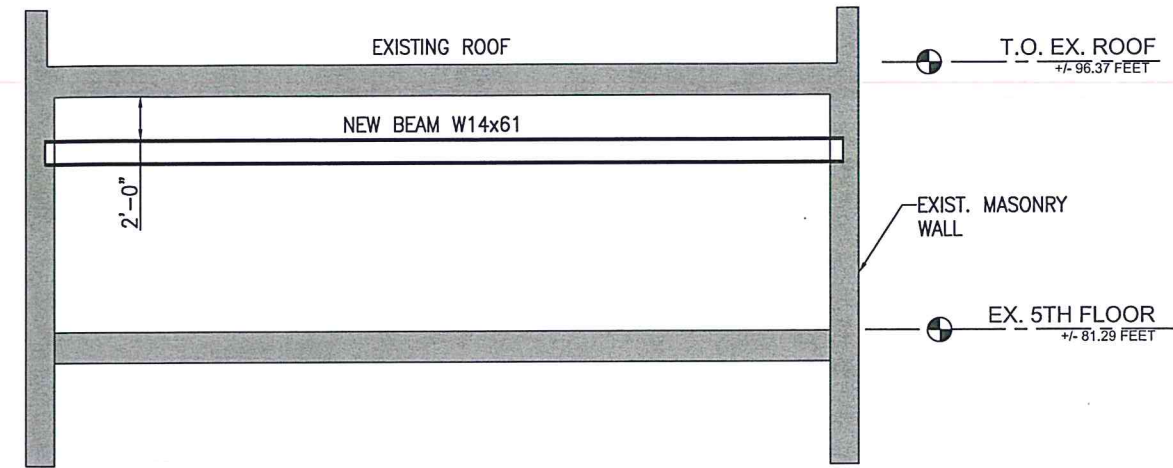


EXAMINED FOR ZONING EGRESS AND FIRE
PREVENTION ONLY, AS PER D.R. NO. 2 OF 1975
JUN 10 2017
KENNETH FLADEN, R.A.

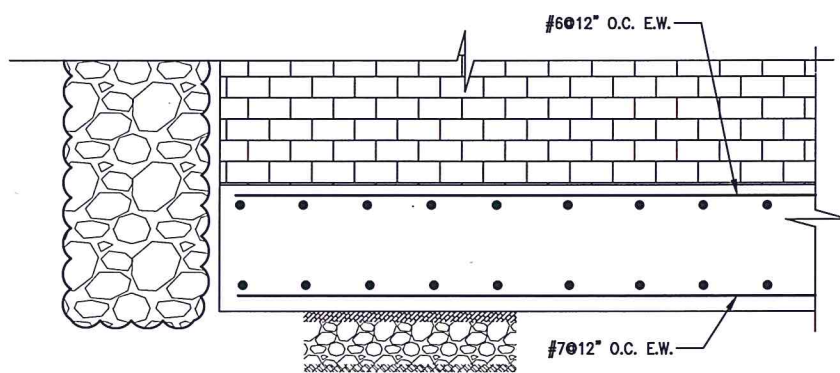
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Versatile Engineering P.C. 47-30 244 STREET DOUGLASTON, NY 11362 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com		
PROJECT: 51 WHITE STREET NEW YORK, N.Y		
BUILDING SECTION		
SEAL & SIGNATURE	DATE:	03.05.2017
	PROJECT No:	
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	CHK BY:	R.S.
	DWG No:	S-0010.00
CAD FILE No:		



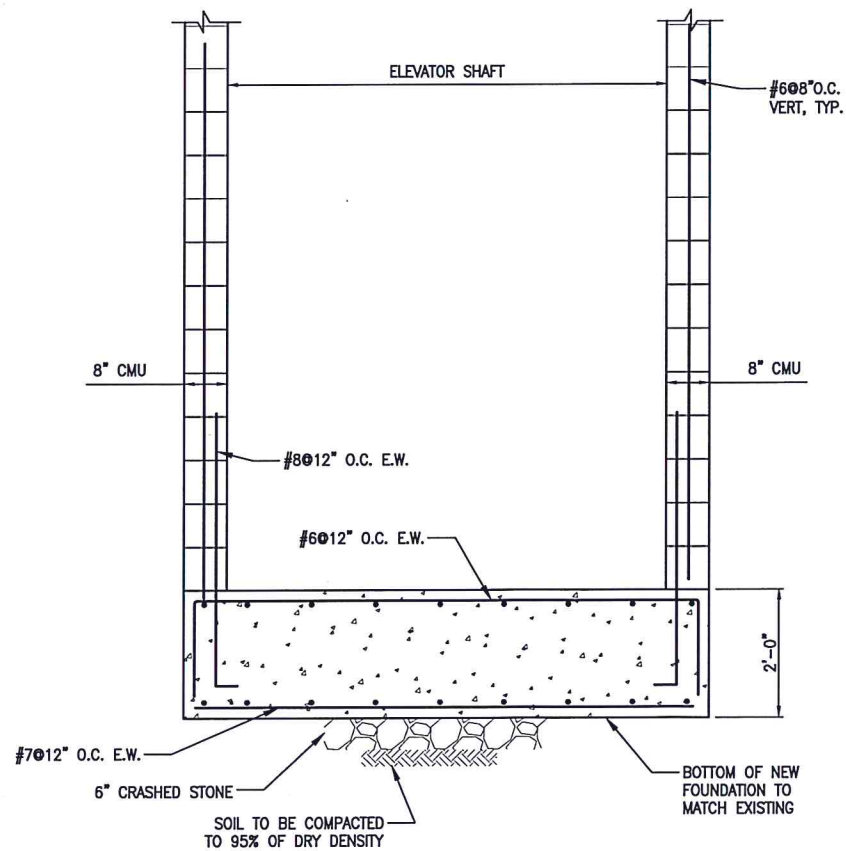
SMU WALL CONNECTION TO EXISTING FOUNDATION
SCALE 3/4"=1'-0"



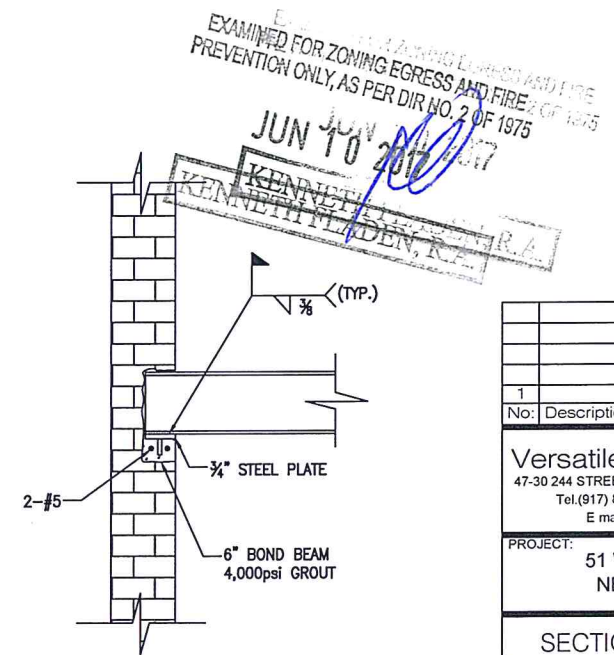
SECTION B-B
SCALE: 1/4" = 1'-0"



SECTION F2-F2
SCALE 3/4"=1'



SECTION F1-F1
SCALE 3/4"=1'



BEAM TO WALL CONNECTION DETAIL
SCALE 3/4"=1'-0"

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PER DIR NO. 2 OF 1975
JUN 10 2017
KENNETH M. LINDEN, R.E.

1	Description:	03.30.2017	Date:
Versatile Engineering P.C. 47-30 244 STREET DOUGLSTON, NY 11362 Tel.(917) 873-0662 Fax.(718) 247-5943 E mail. versatile.pc@gmail.com			
PROJECT: 51 WHITE STREET NEW YORK, N.Y			
SECTION AND DETAILS			
SEAL & SIGNATURE	DATE:	03.05.2017	
	PROJECT No:		
	DRAWING BY:	I.S.	
	CHK BY:	R.S.	
	DWG No:	S-011.00	
CAD FILE No:			

**HISTORIC AND CULTURAL
RESOURCES APPENDIX**



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 12/29/17	EXPIRATION DATE: 12/6/2022	DOCKET #: LPC-19-11467	COFA COFA-19-11467
ADDRESS: 51-53 WHITE STREET		BOROUGH: Manhattan	BLOCK/LOT: 175 / 24
Tribeca East Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

David Friedman
51 White Street, LLC
34 West 33rd Street, Suite 1218
New York, NY 10001

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of of December 6, 2016, following the Public Hearing of the same date, voted to approve certain work at the subject premises, as put forward in your application completed on November 10, 2016 and as you were notified in Status Update Letter 19-7249 (LPC 19-4877), issued January 3, 2017. The approval will expire on December 6, 2022.

The proposal, as approved, consists of the removal of the rooftop stair bulkhead, chimney and fire escape; at the ground floor, removal of steps, masonry cladding and storefront infill, and the installation of at-grade entrances with paired wood doors and transoms, new wood and glass storefront infill, featuring wood paneled bulkheads and transoms; the installation of a bracket sign mounted to the restored fluted column; at the roof, the construction of a two-story rooftop addition, the installation of rooftop mechanical units and railings and raising the side parapet and cladding it in stucco; at the rear, the removal of the skylight roof from the 1st floor, and the installation of a balcony clad in masonry with six new window openings with soldier course brick window sills; the removal of two multi-light windows from the 2nd floor, and the installation of doors and multi-light transoms; and the installation of two doors within enlarged openings at the sub-cellar. The proposal was shown in an electronic presentation, including photographs and drawings labeled T-000.00, A-001.00, A-002.00, Z-001.00, Z-002.00, DM-100.00, DM-101.00, A-100.00 through A-102.00, A-200.00, A-201.00, A-300.00 through A-302.00, A-401.00, A-402.00, S-001.00 through S-011.00,

and all prepared by Roman Sorokko, P.E., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Tribeca East Historic District Designation Report describes 51-53 White Street is an Italianate style store and loft building built in 1857-58; and that the building's style, scale, materials and details are among the features which cause it to contribute to the special architectural and historic character of the historic district. The Commission also noted that the storefront openings were reconfigured and ground floor reclad with stucco by the 1980s, which appears to be an early 20th century alteration.

With regard to this proposal, the Commission found that that the removal of the stair bulkhead and chimney will eliminate elements which do not contribute to the special character of the roofscape; that the removal of the fire escape, which is non-decorative, not original to the building, and not part of a continuous grouping of fire escapes on the block front, will restore the façade to its original appearance and allow for its full repair; that restoring the storefront base to reveal the 19th Century fluted cast iron columns and installing recessed storefront infill will improve the building's relationship to other buildings in the streetscape; that the design and materials of the wood and glass storefront infill, including wood paneled bulkheads and multi-light transoms to replicate the historic transom found behind cladding, is in keeping with storefront infill historically found on buildings of this age, type and style; that the signage, consisting of a bracket sign mounted on collars gripping the column and vinyl letters applied to the glass, will not damage or overwhelm the façade, and is in keeping with the types of signage historically found on buildings of this age and style; that the visibility of the two-story addition will be concealed by raising the side parapet, and the parapet will be clad in a stucco to match the rest of the party wall; that the brick and stucco cladding of the addition is in keeping with the materiality of the building; that the new balcony at the rear façade will not be visible from any public thoroughfare, and will not change the overall appearance of the rear façade; and that the work will enhance the special architectural and historic character of the building and the streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

In voting to grant this approval, the Commission required that two signed and sealed copies of the final Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on August 21, 2017, the Landmarks Preservation Commission received final drawings labeled G-001.00, EN-100.00, P-100.00, DM-100.00, DM-101.00, A-100.00, A-101.00, A-200.00, A-201.00, A-300.00, A-301.00, A-500.00, E-101.00, M-100.00 through M-103.00, dated May 9, 2017, prepared by Roman S. Sorokko, P.E. and noted that the drawings additionally show the installation of and related interior work at the sub-cellar, cellar, first through fifth floors.

Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal previously approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-11467 is being issued.

This permit is being issued in conjunction with Certificate of No Effect 19-1576, issued June 5, 2017 and Modification of Use 19-11468, issued December 22, 2017.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission

if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Misha'el Shabrami.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
David Friedman, 51 White Street, LLC

cc: Caroline Kane Levy, Deputy Director; David Friedman, 51 White Street, LLC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



December 22, 2017

ISSUED TO:

Chair Marissa Lago
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: LPC-19-11468
MOU-19-11468
51-53 WHITE STREET
Tribeca East Historic District
Manhattan
Block/Lot: 175 / 24

At the Public Meeting of December 6, 2016, following the Public Hearing of the same date, the New York City Landmarks Preservation Commission ("LPC") voted to issue a report to the City Planning Commission ("CPC") in support of an application for the issuance of a special permit, pursuant to Section 74-711 of the Zoning Resolution for modifications of bulk at the building located at 51-53 White Street, Manhattan, Block 175, Lot 624 ("the Designated Building"). The Designated Building consists of an Italianate style store and loft building built in 1857-58 and located in the Tribeca East Historic District.

In voting to issue the report, the LPC found that the applicant has agreed to undertake facade work to restore the Designated Building and bring it up to a sound, first-class condition; that the applicant has agreed to establish and maintain a program for continuing maintenance to ensure that the Designated Building is maintained in a sound, first-class condition; that a Restrictive Declaration ("Declaration") will be filed against the property which will bind the applicants and all heirs, successors and assigns to maintain the continuing maintenance program in perpetuity.

Specifically, the applicant has agreed to perform restorative work at 51-53 White Street as described in Certificate of No Effect 19-01576 (LPC 19-1576) issued June 15, 2017, including exterior work at the front façade, including the removal of eighteen (18) one-over-one, double-hung windows and six (6) multi-paned windows that were installed simultaneously with the fire escape, and the installation of twenty-four (24) two-over-two double-hung wood windows and new wood brick molds, all painted gray (Benjamin Moore 1589 "kitty gray"); cleaning and repairing the coated marble facade; repairing the stone window sills; repairing the

cast iron cornice by installing new sheet metal flashing; installing two paired paneled wood and glass doors and transoms, all painted tan (Benjamin Moore HC-42 "roxbury camel"); work at the rear facade, including the removal of six-over-six and one-over-one double-hung wood windows; installing six-over-six double-hung wood windows within the existing masonry openings; dropping the sill at two (2) window openings at the sub cellar, and installing two doors and tripartite transoms within the enlarged opening; cleaning the brick; and restoring metal shutters and pinning them back in an open position. The Commission also approved the installation of storefront infill and alterations to the ground floor pursuant to Certificate of Appropriateness 19-11467, issued December 14, 2017.

In reaching a decision to issue a favorable report to the CPC, the LPC found that the restorative work pursuant to Certificate of No Effect 19-01576 and Certificate of Appropriateness 19-11467 will help return the building closer to its original appearance; that the facade work will reinforce the architectural and historic character of the building, the streetscape, and the historic district; that it will bring the building up to a sound first class condition and aid in its long term preservation; that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building in a sound, first-class condition; and that the owners of the designated building, have committed themselves to establishing a cyclical maintenance plan that will be legally enforceable by the LPC under the provisions of a Restrictive Declaration, which will bind all heirs, successors and assigns, and which will be recorded at the New York County Registrar's Office.

The Declaration requires the Declarant to commission a qualified preservation professional, whose credentials are to be approved by LPC, to undertake inspections every five years of the Designated Building's exterior and such portions of the interior, which, if not properly maintained, would cause the Designated Building to deteriorate. The Declarant is required to perform all work identified in the resulting professional reports as being necessary to maintain the Designated Building in a sound, first class condition, and shall make such repairs within time periods approved by the LPC.

Please note that the restoration work must be completed and approved by the Landmarks Preservation Commission before the owners may apply for or accept a temporary Certificate of Occupancy or a permanent Certificate of Occupancy from the Department of Buildings for the area of the building that is the subject of this special permit.

The staff of the Commission is available to assist you with these matters. Please direct inquiries to Misha'el Shabrami.



Meenakshi Srinivasan
Chair

cc: Caroline Kane Levy, Deputy Director; Jason Friedman, Dab Investments; John Weiss, Deputy Counsel/LPC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



January 3, 2017

ISSUED TO:

David Friedman
51 White Street, LLC
34 West 33rd Street, Suite 1218
New York, NY 10001

Re: **STATUS UPDATE LETTER**
LPC - 194877
SUL 19-7249
51 WHITE STREET
HISTORIC DISTRICT
TRIBECA EAST
Borough of Manhattan
Block/Lot: 175 / 24

This letter is to inform you that at the Public Meeting of December 6, 2016, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to remove a fire escape, replace storefront infill, alter the ground floor, construct a rooftop addition and modify the rear façade at the subject premises, as put forward in your application completed on November 10, 2016. The approval will expire on December 6, 2022.

However, no work may begin until a Certificate of Appropriateness has been issued. Upon receipt, review and approval of two signed and scaled sets of the final Department of Buildings filing drawings for the approved work, a Certificate of Appropriateness will be issued.

Please note that all drawings, including amendments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission. Thank you for your cooperation.

Mishaal Shabrami

Please Note: THIS IS NOT A PERMIT

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



January 5, 2017

ISSUED TO:

David Friedman
51 White Street, LLC
34 West 33rd Street, Suite 1218
New York, NY 10001

Re: **STATUS UPDATE LETTER**
LPC - 192959
SUL 19-7300
51 WHITE STREET
HISTORIC DISTRICT
TRIBECA EAST
Borough of Manhattan
Block/Lot: 175 / 24

This letter is to inform you that at the Public Meeting of December 6, 2016, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a request to issue a report to the City Planning Commission pursuant to Section 74-711 of the Zoning Resolution for a Modification of Use and Bulk at the subject premises. This approval will expire on December 6, 2022. However, before the Commission can issue a report to the City Planning Commission, the following items must be submitted to the Commission:

- 1) a final restrictive declaration and cyclical maintenance plan; and
- 2) final specifications for restorative work.

Upon receipt, review and approval of this material, the report will be issued.

Please note that all drawings, including amendments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission. Thank you for your cooperation.

Mishacl Shabrami

Versatile Engineering, P.C.
47-30 244 Street
Douglaston, NY 11362-1106

August 1, 2017

To Whom It May Concern,

In regards to the matters of “Subsurface Disturbance” in the sub-cellar of 51-53 White Street, the No-Action scenario has been approved and permitted by NYC DOB for identical levels and areas of “Subsurface Disturbance” as proposed under the With-Action scenario.

As such, the Applicant would construct the following within the existing building envelope on the project site without a special permit (as it is not required):

- Sub-cellar excavation to accommodate a new elevator and provide additional headroom in the sub-cellar;”

As part of the NYC DOB approved and permitted Alteration 1 application number 122913062, the applicant has approved plans for a new 5 foot deep, approximately 10 square elevator pit and sump pump in the middle of the building’s sub-cellar floor plan to accommodate for a new passenger elevator. There is no other ground disturbance proposed under this application. No further “Subsurface Disturbance” is proposed under NYC Department of City Planning application number

Sincerely,

Roman Sorokko

Compliance Solutions Services, LLC
175 West 60th Street, # 30A
New York, NY 10023

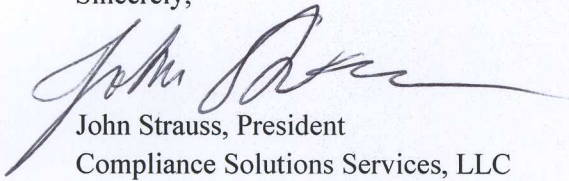
October 13, 2017

Re: 51-53 White Street, New York, NY
Project ID: P2017M0085

To Whom It May Concern,

Currently at 51-53 White Street, construction work is being performed under the approved and permitted NYC Department of Buildings Alteration 1 application job number 122913062. The work is the interior renovation of an existing 5-story office and old code residential building and related mechanical, plumbing and sprinkler work.

Sincerely,



John Strauss, President
Compliance Solutions Services, LLC

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP432M

Project:

Address: 51 WHITE STREET, **BBL:** 1001750024

Date Received: 1/16/2018

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing

May be archaeologically significant; requesting additional materials

The LPC is in receipt of the EAS dated January, 2018. The text is acceptable for historic and cultural resources. There are no shadow impacts.

Gina Santucci

2/14/18

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

File Name: 33028_FSO_DNP_01222018.doc

51 White Street LLC,
by Vertex Realty Group, LLC, as Agent
299 Broadway, 1809
New York, NY 10007

DECLARATION

Dated: November 14, 2016

Location:

Street Address
Block 175 Lot 24
New York County, New York

Record & Return to:

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DECLARATION made as of the 14th day of November, 2016 by 51 White Street LLC,
.DECLARANT ADDRESS (the "Declarant");

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of certain real property located in the Borough of *Manhattan*, City, County and State of New York, which property is designated as Block 175, Lot 24 on the Tax Map of the City of New York and by the street address *51-3 White Street*, and is more particularly described on Exhibit A attached hereto (the "Subject Property") and on which is located STRUCTURE(S)

WHEREAS, Declarant proposes to renovate the Designated Structure;

WHEREAS, the Subject Property together with the Designated Structure(s) constitute(s) the Subject Premises (the "Subject Premises"); and

WHEREAS, TITLE COMPANY ("_____"), a title company, has certified as of November 14, 2016 that Declarant is the sole party in interest ("Party in Interest"), as that term is defined in the zoning lot definition in Section 12-10 of the Zoning Resolution of the City of New York (the "Zoning Resolution"), to the Subject Premises, a copy of which certification is attached hereto as Exhibit B; and

WHEREAS, all Parties in Interest to the Subject Property have executed this Declaration or waived their rights to execute this Declaration;

WHEREAS, as of the date hereof, TITLE COMPANY has determined there has been no change in the certification attached as Exhibit B and Declarant represents and warrants that the Parties in Interest listed in Exhibit B are the only known Parties in Interest in the Subject Premises as of the date hereof; and

WHEREAS, pursuant to the provisions of Section 3020 of the New York City Charter and Title 25, Chapter 3 of the Administrative Code of the City of New York (the "Landmark Preservation Law"), the Landmarks Preservation Commission (the "LPC") has [designated an area which includes the Designated Structure(s) as The Tribeca East Historic District OR [has designated the designated structure as an individual landmark] because of its special character or historical or aesthetic interest or value; and

WHEREAS, Declarant at the public hearing on December 6, 2016 requested the LPC issue a

report to the City Planning Commission of the City of New York (the "CPC") for an application under Section 74-711 of the Zoning Resolution for a special permit (the "Special Permit") to modify Section 23-692 & 23-47 of the Zoning Resolution, with respect to conforming uses[and/or bulk waivers] within an C6-2A (*R8A equivalent*) zoning district, so that a "Narrow Building" can be enlarged; and

WHEREAS, at the public meeting on December 6, 2016, following said public hearing, the LPC voted to issue the report to the CPC as requested for the special permit application (the "Application"), and to grant a Certificate of Appropriateness ("C of A"), which allows the alteration of the Designated Structure in The Tribeca East Historic District in accordance with Section 25-307 of the Administrative Code of the City of New York. A copy of the C of A is annexed hereto as Exhibit C; and

WHEREAS, ZR Section 74-711 requires, inter alia, that a program has been established for continuing maintenance (the "Continuing Maintenance Program") that will result in preservation of the Designated Structure by Declarant; and

WHEREAS, Declarant has agreed to certain obligations and restrictions contained in this Declaration for the protection, preservation, repair and maintenance of the Designated Structure; and

WHEREAS, Declarant desires to restrict the manner in which the Subject Premises may be developed, restored, and operated in order to assure the protection, preservation, repair and maintenance of the Designated Structure; and

WHEREAS, Declarant represents and warrants that there are no restrictions, liens, obligations, covenants, easements, limitations or encumbrances of any kind, the requirements of which have not been waived or subordinated, which would prevent or preclude, presently or potentially, the imposition of the restrictions, covenants, obligations, easements and agreements of this Declaration;

NOW, THEREFORE, Declarant does hereby declare and agree that the Subject Premises shall be held, sold, transferred, conveyed and occupied subject to the following restrictions, covenants, obligations, easements, and agreements, all of which are for the purpose of protecting the Subject Premises, which shall inure to the benefit of the City of New York, and which shall run with the Subject Premises and bind Declarant and its heirs, successors and assigns so long as they have a right, title or interest in the Subject Premises or any part thereof.

The following words, when used in this Declaration, shall have the following meanings:

1.1 "Application" shall mean the application to the City Planning Commission for the Special Permit.

1.2 "Buildings Department" shall mean the New York City Department of Buildings, or any successor to the jurisdiction thereof.

1.3 "Chairperson of the CPC" shall mean the Chairperson of the City Planning Commission of the City of New York or any successor to the jurisdiction thereof.

1.4 "Chairperson of the LPC" shall mean the Chairperson of the Landmarks Preservation Commission of the City of New York or any successor to the jurisdiction thereof.

1.5 "City" shall mean the City of New York.

1.6 "City Council" shall mean the New York City Council or any successor to the jurisdiction thereof.

1.7 "CPC" shall mean the New York City Planning Commission, or any successor to the jurisdiction thereof.

1.8 "Declarant" shall mean the named Declarant and the heirs, successors and assigns of the named Declarant including, without limitation, any owner of a condominium unit within the Designated Structure, except that Declarant shall not be deemed to include (i) a mortgagee of all or any portion of the Subject Property until it succeeds to the interest or obligation of Declarant by purchase, assignment, foreclosure or otherwise, or (ii) a tenant of the Subject Premises, unless such tenant holds a lease to all or substantially all of the Subject Premises.

1.9 "DCP" shall mean the New York City Department of City Planning or any successor to the jurisdiction thereof.

1.10 "Designated Structure" shall mean the 7 story structure located on Tax Block 175, Lo 24 in Manhattan, which is a contributing structure in The Tribeca East Historic District.

1.11 "Force Majeure" shall mean: strike, lockout or labor dispute(s); inability to obtain materials or reasonable substitutes therefor unless due to any act or failure to act by Declarant; acts of God;

unforeseen governmental restrictions, regulations, omissions or controls; enemy or hostile government actions; civil commotion, insurrection, revolution or sabotage; fire or other casualty; inclement weather of such a nature as to make performance or completion of the Landmark Work not feasible unless due to any act or failure to act by Declarant; any damage to the Subject Premises of such a nature as to make completion of the Landmark Work not feasible; a taking of the Subject Premises, or a portion thereof, by condemnation or eminent domain; failure of a public utility to provide power, heat or light; unusual delay in transportation; material delays by the City, State or United States Government, or any agency or instrumentality thereof, in the performance of any work or processing or approval of any applications required in order to permit Declarant to carry out its obligations pursuant to this Declaration unless due to any act or failure to act by Declarant; denial to Declarant by any owner of an enforceable interest in adjoining real property, including any private fee owner or ground lessee of adjoining real property, or any agency of the City or State having an enforceable interest in adjoining real property, including sidewalk or streets, of a right to access to such adjoining real property, if such access is required to accomplish the obligations of the Declarant pursuant to this Declaration; the pendency of a litigation not initiated by Declarant or similar proceeding which suspends or materially and adversely affects the ability of the Declarant to accomplish the obligations of the Declarant pursuant to this Declaration; or other conditions similar in character to the foregoing which are beyond the control of Declarant. No event shall constitute a Force Majeure unless Declarant complies with the procedures set forth in Sections 2.1 and 6.2 hereof.

- a) 1.12 "Landmark Work" shall refer to the restoration work on the Designated Structure as described in the C of A which is attached hereto as Exhibit C.
- b) 1.13 "LPC" shall mean the Landmarks Preservation Commission of New York City or any successor to the jurisdiction thereof.
- c) 1.14 "Mortgagee" shall mean (a) the institutional first mortgagee of all or substantially all of the Subject Premises listed in Exhibit B or (b) the first mortgagee of a condominium unit within the Designated Structure.
- d) 1.15 "Party(ies) in Interest" shall mean any party-in-interest listed in Exhibit B and any other party-in-interest to the Subject Premises who has given written notice of its name and address to

the CPC and the LPC.

- e) 1.16 "Special Permit" shall mean the special permit described on page 2 hereof.
- f) 1.17 "Special Permit Use" shall mean to enlarge a narrow building. Notwithstanding the foregoing, no use shall be deemed a Special Permit Use if it is permitted as-of-right within the Subject Premises by the terms of the Zoning Resolution then in effect.
- g) 1.18 "Zoning Resolution" shall mean the Zoning Resolution of the City of New York.

. The issuance of the Special Permit is premised on, inter alia, the performance of the construction of the following restoration work on the Designated Structure in conformity with the C of A and the requirements thereof (which restoration work shall be referred to as the "Landmark Work"):

1. Street Level Storefront:

- a) Existing Condition: The early 20th century stucco storefront layer entirely covers the existing 19th century painted fluted cast-iron columns. The overall condition of the column capitals is currently unknown. The column bases are brick with no cast-iron elements.
- b) Restoration Work:
 - i) Carefully remove and discard all existing stucco and terra-cotta brick layers covering the first story's original appearance to reveal 19th century storefront columns beneath.
 - ii) Investigate historic finish treatment of cast-iron columns. The original paint finish was found to be a color that closely matches Benjamin Moore #630, "Martha's Vineyard."
 - iii) Remove all existing column paint layers using chemical paint remover (Peel-Away ST-1 or approved equivalent). Excess paint can be removed by hand-scraping or otherwise using the gentlest methods possible. No mechanical removal of paint is allowed.
 - iv) Prime and paint all columns and column elements their historic color using zinc-rich primers and exterior grade metal paint.

- v) Corinthian column capital foliate possibly exists: Any column elements that have deteriorated beyond repair, or are missing altogether, shall be replaced with cast iron components of the appropriate style, scale, and appearance and painted to match the original column.
- c) Existing Condition: A single 19th century painted wood and glass storefront infill transom panel at the eastern-most storefront bay remains hidden behind the 20th century glass transom.
- d) Restoration Work:
 - i) Investigate the historic finish treatment of the existing wood transom. The original paint finish was found to be a color that closely matches Benjamin Moore #HC 42, “Roxbury Caramel.”
 - ii) Carefully remove the existing transom, protect and store.
 - iii) Hand scrape, prime and paint the transom historically accurate color. Reinstall the transom on the existing historic location above the proposed painted (to match) wood and glass storefront doors in the eastern-most storefront bay.
 - iv) Install new wood and glass storefront at all 6 bays (2 pairs of double doors, and 4 show windows with bulkheads) painted to match the historical color.
- e) Existing Condition: The overall condition of the cast-iron storefront cornice, brackets and modillions are good and most details remain intact.
- f) Restoration Work:
 - i) Investigate historic finish treatment of cast-iron elements. The best paint sample evidence available at this time indicates the cornice and brackets were painted white –similar to the marble façade and window trim.
 - ii) The cornice terminates 8 inches away from the western bracket.
 - iii) The cornice will be continued to the bracket using cast iron elements and painted to match.
 - iv) The 2 brackets are fully intact and in excellent condition.
 - v) 1 modillion is corroded. Remove rust and install missing their foliate.
 - vi) 10 modillions are missing foliate.

vii) Any cornice elements deteriorated beyond repair, or missing altogether, shall be replaced with components matching the original appearance and painted to match the historic paint color.

viii) Remove all existing paint layers with chemical paint remover (Peel-Away ST-1 or approved equivalent). Excess paint can be removed by hand-scraping or otherwise using the gentlest methods possible. No mechanical removal of paint is allowed.

ix) Replace weathered or deteriorated caulking between the joints of connecting pieces of cast-iron and paint to match.

x) The existing non-original painted metal cornice flashing will be removed and replaced with galvanized aluminum flashing painted to match the historic cornice color.

2. Primary (White Street) Facade:

DOB records indicate that the front building stone façade was restored in June 2009.

- a) Existing Condition: Fire escape - The minimally-decorative fire escape on the front façade is presumably a 20th century addition. The design of the fire escape can be attributed to the specifications for exterior fire-escapes as outlined in the New York Labor Law 273 of 1913.
- b) Restoration Work: Fire escape removal will not leave gaps, holes, or unsightly conditions on the marble facade. All fire escape stone connection points will be repaired with Jahn patches no more than 3 inches square. Remove all existing deteriorated metal anchors embedded in the façade at locations as indicated on the drawings and as directed by architect. Cut damaged marble back, remove metal corroded areas and replace with in kind stone at all embankment locations. Submit sample patches for architect, owner and LPC to approve.
- c) Existing Conditions – Face of Building: The overall condition of the façade is fair. The original marble façade was coated with a gypsum coating throughout except for where there are existing GFRC window sills, hoods and building cornice/frieze. This coating was added as long as 75 years ago. There is currently a variable, greyish gypsum crust on the surface of the original marble. As part of the façade restoration, the applicant has researched sympathetic means of cleaning the

masonry to remove the gypsum. Samples have been taken to determine the condition of the marble beneath. Samples found that the face of the original marble was ribbed prior to application of the gypsum coating. At areas where chipped pieces of cement were found, sugaring of the marble was beneath several samples.

d) Removal of the gypsum crust will further destroy the damaged marble beneath the applicant will work with LPC to determine the best long-lasting treatment for the existing gypsum coat without removal.

e) Restoration Work:

- i) The entire front façade will be treated with a ½” inch minimum thick layer of Jahn cementitious, mineral based mortar on all gypsum covered surfaces. Scrape loose layers of gypsum and following manufacturer’s specifications for application. Provide samples & mockups of matching color, texture and finish for architect, owner and LPC approval
- ii) Patch and repair all cracked, spalled, deteriorated and unsound areas of. Square cut; repatch area with color matching Jahn material as approved by architect, owner & LPC. Provide samples & mockups of matching color, texture and finish for architect approval.
- iii) Stone repointing: Replace deteriorated & cracked mortar joints at locations as indicated on drawings. Cut mortar joint to a minimum depth of ¾ inches; install new mortar color to match existing as approved by architect, owner & LPC.
- iv) Marble and cast cement window hood consoles remain at all 24 windows. The remaining marble hoods and consoles show slight deterioration, but a majority of the embellishments remain visible. The GFCR window hoods and consoles are in excellent condition. Minor patch work is proposed using a Jahn patching material at certain window hoods.
- v) Marble and cast cement window sills remain at all 24 windows. Several sill edges and tips are missing, typically towards the top of the sill. Previously replaced sills are in excellent condition. Minor patch work is proposed using a Jahn patching material at certain window sills. Submit samples of cleaning stone to LPC for approval. Use Jahn color selection match services for all patches.

f) Existing Conditions: Windows

- i) Investigate historic finish treatment of wood windows. The original paint finish for the window trim was found to be a color that closely matches Benjamin Moore #1048, "Mohair", the window sash color that closely matches Benjamin Moore #1589, "Kitty Grey".
- ii) There are 4 existing window types on four stories of the façade:
 - (1) The 19th century painted wood one-over-one double-hung windows.
 - (2) The 20th century painted metal and safety glass fireproof four-over-four double-hung "fire escape access" windows.
 - (3) The 20th century replacement aluminum one-over-one double-hung windows.
 - (4) The 20th century replacement aluminum one-over-one double-hung windows with fixed top transom.
- g) Restoration Work: All of the 24 existing windows from the second through fifth floors will be removed and replaced with painted wood two-over-two double-hung windows of varying heights. New window profiles will match existing historic profiles from the 14 existing 19th century painted wood one-over-one double-hung windows.
- h) Existing Conditions and Restoration Work: The stone and metal roof cornice was restored in June 2009.
 - i) All of the existing stone cornice, frieze, modillion and brackets are in excellent condition. Clean gently.
 - ii) The metal upper portion of the cornice is dented in some areas. However, it remains weather tight and there are no holes, no signs of rusting and the paint is intact.
 - iii) The existing cornice will be cleaned using low pressure water and detergents.

3. Secondary (Rear) Façade:

- a) Existing Condition: Exterior Brick Masonry- The entire rear façade is constructed of running bond red brick from at least two time periods (original 19th century handmade brick and 21st century red machine brick). The majority of the brick on the rear facade is original. The entire area above the

5th floor windows was replaced and patching was done at window sills and heads throughout in June 2009.

- b) Restoration Work:
 - i) Clean all masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes. Water pressure must be below 500 psi with Rotex system.
 - ii) No defective mortar joints have been found. Any defective mortar joints must be scraped out by hand, not with electric saws or tools. Mason shall use a soft mortar mix recipe (1 part white Portland cement, 2 1/2 parts lime & 5-6 parts sand). Combine dry ingredients, and then mix thoroughly with potable water. The finished mortar surface shall be tooled so that the mortar is slightly recessed behind the brick. Any excess mortar shall be cleaned off the face of the masonry, along with film of cement or lime from the surface of the mortar.
 - iii) Remove all conduits, mechanical equipment connections, wires, etc. from brick surfaces.
- c) Existing Conditions and Restoration Work: Window lintels – The original lintels are brownstone with no articulation. The original 5th floor window lintels were removed and replaced with steel concealed window. All of the remaining 19th century brownstone window lintels remain.
 - i) The continuous brownstone window lintels at the cellar level and 2 other window lintels have spalling.
 - ii) Any spalling in the brownstone will be left alone.
- b) Existing Conditions and Restoration Work: Window sills
 - i) All rough stone faced blue stone window sills are in place, intact and have minor spalling on the tops of several lower floor window sills.
 - ii) Loose stone pieces will be removed. If no cracks are found on the sills, they will be left as-is and cleaned using the same standards as the surrounding masonry.
 - iii) At the sub-cellar, remove brick window bulkheads down to existing bluestone sills.
 - iv) Install 2 new wood and glass doors on the 2 center sub-cellar window openings.
- d) Existing Conditions and Restoration Work: Fire shutters
 - i) 75 of the 79 pairs of rear façade metal fire shutters remain on the building.

- ii) All shutter pin holders exist in place except in four locations where shutters had been previously. All shutters are rusted on the surface and most are whole.
 - iii) Rusty shutters will remain in place to be hand scraped and wire brushed of rust, primed and painted with a clear coat rust inhibiting sealer.
 - iv) Several shutters have corrosion at the tops and bottoms (at the cellar and sub-cellar levels). Corroded areas will be cut-back to sound metal and new metal should be welded to complete the shutters perimeters.
 - v) All shutters will be pinned back to the building and locked in the open position.
- e) Existing Conditions and Restoration Work: Windows
- i) Sufficient evidence of intact original windows exists on the rear façade. The majority of existing windows are original 6-over-6 double-hung wood and single pane glass windows.
 - ii) 9 windows are missing entirely, 8 windows are 21st century metal replacement windows and 10 windows (at the sub-cellar and cellar) are missing.
 - iii) Investigate historic finish treatment of remaining wood windows. The original paint finish for the windows was found to be a color that closely matches Benjamin Moore #1048, “Mohair”
 - iv) All of the 30 existing windows from the cellar through 5th floors will be removed and replaced with painted wood six-over-six double-hung windows of varying heights. The historic profiles and paint color to match the 22 existing 19th century painted wood six-over-six simulated divided light double-hung windows.
- f) Existing Conditions and Restoration Work: 1st floor skylight
- i) The original appearance of the 1st floor rear yard skylight was flat as seen in Alt-498-1889.
 - ii) The existing skylight has been covered with adhesive roll roofing and 2 mechanical vents have been boxed out and covered with the same roofing material.
 - iii) Install a new thermal glass skylight above the 1st floor in the rear yard and raise the existing first floor parapet 5 feet higher than the existing adjacent West retaining wall parapet (2 feet higher than the 1889 Parapet).

4. West Wall:

- a) Existing Conditions and Restoration Work: Stucco wall
 - i) Raise the existing late 21st century parapet and reinstall existing camelback coping stone units up and average of 4 feet.
 - ii) Stucco the entire West wall visible from a public way to blend a uniform color and texture using Merlux P-1661”Titanium “ Portland cement based stucco.
- b) Non-visible Lot line windows
 - i) Install non-visible West wall lot line windows and lintels at the second through fifth floors behind 48 White Street.
 - ii) New window openings will be stucco around to match.
- c) Remove lights, cameras and conduit from surfaces.

Written notice that the Declarant is seeking a temporary certificate of occupancy ("TCO") or permanent certificate of occupancy ("PCO") shall be provided to the LPC seven days prior to the Declarant applying for a TCO or PCO. No temporary certificate of occupancy ("TCO") or permanent certificate of occupancy ("PCO") which permits a Special Permit Use shall be granted by the Buildings Department or accepted by Declarant until the Chairperson of the LPC shall have given written notice to the Buildings Department that the Landmark Work has been satisfactorily completed by Declarant or the Chairperson of the LPC has certified in writing, as provided in Section 2.1(d) hereof, that (a) a Force Majeure has occurred and (b) the Chairperson of the LPC has no objection to the issuance of a TCO or PCO for, as appropriate, all or part of the Subject Property. The Chairperson of the LPC shall issue said notice reasonably promptly after Declarant has made written request to the Chairperson of the LPC and has provided documentation to support such request, and the Chairperson of the LPC shall in all events endeavor to issue such written notice to the Buildings Department, or inform Declarant in writing of the reason for not issuing said notice, within twenty-one (21) calendar days after Declarant has requested such written notice. Upon receipt of the written notice from the Chairperson of the LPC that (i) the Landmark Work has been satisfactorily completed or (ii) the Chairperson of the LPC has certified that a Force Majeure has occurred and that the

Chairperson of the LPC has no objection to the issuance of a TCO or PCO, the Buildings Department may grant, and Declarant may accept, a TCO or PCO for the Designated Structure.

i) (c) Declarant shall permit inspection of the Designated Structure by the Chairperson of the LPC and representatives designated by the Chairperson of the LPC in connection with the notice described in Section 2.1(b) hereof.

ii) (d) (i) Upon application by Declarant, notwithstanding anything contained in any other provision of this Declaration, the Chairperson of the LPC, in the exercise of his or her reasonable judgment, may certify that the performance or completion of the Landmark Work is delayed due to a Force Majeure as provided in paragraph (ii) below.

iii) (ii) In the event that Declarant reasonably believes that full performance of its obligations to complete the Landmark Work has been delayed as a result of a Force Majeure, Declarant shall so notify the Chairperson of the LPC as soon as Declarant learns of such circumstances. Declarant's written notice shall include a description of the condition or event, its cause (if known to Declarant), its probable duration, and in Declarant's reasonable judgment, the impact it is reasonably anticipated to have on the completion of the Landmark Work. The Chairperson of the LPC shall, within twenty-one (21) calendar days of its receipt of Declarant's written notice, (A) certify in writing that a Force Majeure has occurred, including a determination of the expected duration of such delay (the "Delay Notice"), and grant Declarant appropriate relief for such delay, including certifying in writing to the Buildings Department that the Chairperson of the LPC has no objection to the issuance of a TCO or PCO for, as appropriate, all or part of the Subject Property, or (B) notify Declarant that it does not reasonably believe a Force Majeure has occurred. With respect to any claim that a Force Majeure has delayed the Declarant's performance or completion of the Landmark Work, the LPC may require that Declarant post a bond or other security in a form and amount acceptable to the Chairperson of the LPC in order to ensure that the Landmark Work is completed. Such alternative security could include, without limitation, alternative or additional conditions on the issuance of any PCO or TCO. Any delay caused as the result of a Force Majeure shall be deemed to continue only as long as the Declarant shall be using reasonable efforts to minimize the effects thereof. Upon cessation of the events causing such delay, the Declarant shall promptly recommence the Landmark

Work.

iv) (e) Notwithstanding anything else to the contrary contained herein, this Declaration shall not be deemed to prohibit or restrict Declarant from (i) applying for or receiving a TCO or a PCO for any floor area in the Designated Structure which is not to be used for a Special Permit Use; or (ii) obtaining permits or building notices from the Building's Department to perform work, including tenant work, in the Designated Structure prior to the completion of the Landmark Work; or entering into agreements affecting all or any portions of the space in the Designated Structure prior to completion of the Landmark Work.

v) . Declarant hereby covenants and agrees to preserve, repair and maintain the Designated Structure in sound first-class condition, at its own cost and expense, in accordance with this Declaration, the C of A and the Landmarks Preservation Law. It is understood that certain obligations and duties set forth in this Declaration are above and beyond the requirements of the Landmarks Preservation Law and do not in any way diminish Declarant's obligation and responsibility to comply with all provisions of the Landmarks Preservation Law.

vi) 2.3. Declarant shall comply with the obligations and restrictions of the continuing maintenance program (the "Continuing Maintenance Program") as set forth below:

vii) (a) Periodic Inspections. Declarant shall establish and carry out a cyclical inspection and maintenance program for the Designated Structure which shall include, without limitation, the following:

viii) (i) At Declarant's expense, an inspection (the "Periodic Inspection") shall be made every five years, on or within two weeks of the anniversary of the issuance by the LPC of the Notice of Compliance pursuant to the C of A , and thereafter, shall be made on or within every five years from the date of such initial inspection. In the event that Declarant has accepted a TCO or a PCO that permits a special permit use without having first received the Notice of Compliance, the first periodic inspection shall be made on or within the fifth anniversary date of the issuance of such TCO or PCO and every five years thereafter. The Periodic Inspection shall be done by a preservation architect, engineer or other qualified person knowledgeable about the preservation of historic structures (the "Preservation Architect") selected by Declarant from a list prepared by Declarant and approved by the Chairperson of the LPC as to their

credentials, which approval shall not be unreasonably withheld or delayed. Declarant shall update such listing upon the request of the Chairperson of the LPC. In addition, Declarant may periodically supplement the list of Preservation Architects, subject to the approval of the Chairperson of the LPC as to their credentials. The Preservation Architect shall make a thorough inspection of the exterior of the Designated Structure and those portions of the interior, as well as those portions of the mechanical systems that are accessible to and under the control of building management, which, if not properly maintained, could affect the condition of the exterior. The Periodic Inspection shall include (but not be limited to) the following portions of the Designated Structure: **All windows, masonry facades, cast iron elements, rear fire shutters, building roof cornice and window hoods and sills.**

ix) (ii) The Preservation Architect shall, at the expense of Declarant, submit a report on each Periodic Inspection (the "Periodic Report") to Declarant and the LPC within 45 days after each Periodic Inspection. The Periodic Report shall outline the existing conditions of the Designated Structure and detail the work which should be performed in order to maintain the Designated Structure, including all architectural features and elements, in a sound first-class condition, including but not limited to caulking, painting, cleaning, repair of architectural features and elements, checking for rust and repointing of masonry.

x) (iii) Submission of Local Law 10 & 11 Facade Inspection Report. If the Designated Structure is subject to the Facade Inspection Report requirements of Title 1 RCNY §32-03 et seq., a copy of any such Facade Inspection Report which is submitted to the New York City Department of Buildings, shall also be provided at the same time to the Landmarks Preservation Commission. In the event that the building is found to be unsafe pursuant to such inspection, the declarant shall notify the Landmarks Preservation Commission simultaneously with the owner and the Department of Buildings, pursuant to Title 1 RCNY §32-03(b)(2)(vii).

xi) (iv) Except as set forth below, Declarant shall perform all work which a Periodic Report, Facade Inspection Report or Emergency Incident Report (as defined below) identifies as necessary to maintain the Designated Structure, including architectural features and elements, in sound first-class condition. No work shall be performed except pursuant to a permit from the LPC if a permit is required

under the Landmarks Preservation Law. If the LPC determines that a specific item of work or method of work as set forth in a Periodic Report, Facade Inspection Report or Emergency Incident Report would be inappropriate or inadequate, the determination of the LPC shall control and Declarant need not and shall not have such specific item performed. Declarant shall have the right to contest in a hearing before the LPC any work called for in a Periodic Report or Emergency Incident Report. Declarant's obligation to perform such contested work or to perform it by a method acceptable to the LPC shall be stayed pending a decision in any such proceeding at the LPC. Declarant shall proceed with all work which is uncontested during the stay pursuant to a permit.

xii) (v) Unless Declarant has notified the LPC in writing that it contests any work as set forth in the preceding paragraph, Declarant shall apply for all necessary permits or certificates from the LPC within 45 days of receiving the completed report from the Preservation Architect. Declarant shall use its best efforts to assure that all repairs, rehabilitation, repointing and restoration work detailed in the Periodic Report or Emergency Incident Report shall be completed at the earliest possible date, but no later than within nine months of the date of issue of the certificate or permit from the LPC, or, if no such certificate or permit is required, within nine months of the date of the Periodic Report or Emergency Incident Report. If for reasons beyond Declarant's control, as determined by the Chairperson of the LPC, such work cannot be completed within nine months, Declarant shall apply to the LPC for an extension of time within which to complete such work. Such extensions shall be for a stated additional period of time to be related to the period of delay and shall not be unreasonably withheld.

xiii) (b) Emergency Protection Program. Declarant shall establish and be prepared to carry out an emergency protection program for the Designated Structure which shall include at the minimum, the following:

xiv) (i) If a fire, the elements or any other cause whatsoever damages or destroys the Designated Structure or any part thereof (the "Emergency Incident"), Declarant shall use all reasonable means to save, protect and preserve the Designated Structure at the time of and following the Emergency Incident, including, but not limited to, acting with an approval from the Chairperson of the LPC or his or her designated representatives to stabilize and prevent further damage to or deterioration of the

structure, and to secure the Subject Premises from unauthorized access. Declarant shall not remove from the Subject Premises any debris consisting of exterior features of the Designated Structure without an approval from the Chairperson of the LPC or his or her designated representative. Unless necessitated as a safety precaution as ordered by the Departments of Buildings, Health, Fire or Police, or as an action taken in response to a life-threatening situation, the Declarant shall not remove any other debris or otherwise clear the Subject Premises without the approval of the LPC or its Chairperson.

xv) (ii) Declarant shall give immediate written notice of such Emergency Incident to the LPC. Declarant shall also give timely notice to the LPC of the time or times when the New York City Departments of Buildings, Health and Fire will inspect the Subject Premises following the Emergency Incident, in order that the LPC may have a representative present during such inspections.

xvi) (iii) Within sixty days of such Emergency Incident, a Preservation Architect shall, at the expense of Declarant, make a thorough inspection of the Designated Structure and submit a report (an "Emergency Incident Report") to Declarant and to the LPC outlining the condition of the structure, assessing the extent of damage, and recommending (A) work, if any, which must be undertaken immediately, upon receipt of proper permits, in order to stabilize and prevent further damage to the Designated Structure, and (B) work that should be performed to repair and restore the Designated Structure to a sound, first-class condition or, alternatively to (A) and (B), that Declarant make an application to the LPC for permission to demolish the remaining portions of the Designated Structure.

xvii) (iv) With regard to the work to be performed pursuant to subparagraph (iii)(A), Declarant shall immediately upon receipt of the Emergency Incident Report request and vigorously pursue all necessary permits and upon their issuance, shall undertake all such work with alacrity. If no permits are required, work shall be undertaken as soon as possible after receipt of the Emergency Incident Report.

xviii) With regard to the work to be performed pursuant to subparagraph (iii)(B), within ninety days of receiving the report of the Preservation Architect, Declarant shall apply for all necessary permits and certificates from the LPC to repair and restore or to demolish. No work on the exterior of the Designated Structure, and no work on the interior of the Designated Structure which would affect the exterior or which would require the issuance of a permit from the Department of Buildings shall

be performed except pursuant to a permit from the LPC. If the LPC determines that a recommendation to demolish or to perform a specific item of work or method of work set forth in the report would be inappropriate, using the criteria set forth in the Landmarks Preservation Law, the determination of the LPC shall control and the Declarant shall not have such specific work performed or be entitled to have the Designated Structure demolished unless Declarant is obligated to perform such work or demolish the structure in accordance with an "Unsafe Building Notice" issued by the Department of Buildings. All repair, restoration, rehabilitation, repointing, and other work provided for in a certificate or permit shall be completed within nine months of the date of issue of such certificate or permit by the LPC. If such work cannot be completed within nine months for reasons beyond Declarant's control, as determined by the Chairperson of the LPC, Declarant shall apply in writing to the LPC for an extension of time within which to complete such work. Such extensions shall be for a stated additional period of time which is related to the period of the delay and shall not be unreasonably withheld.

Access to Designated Structure. Declarant agrees to provide access to the Designated Structure to the LPC and its designated representatives at reasonable times and upon reasonable written notice, except in cases of emergency, in which event the LPC or its representatives shall have access, if feasible, immediately and without notice, in order to insure that the preservation, repair and maintenance of the Designated Structure is carried out in accordance with this Declaration.

a) Failure to Perform. In the event that the preservation, repair, or maintenance of the Designated Structure is not performed in accordance with the provisions of this Article, the LPC shall give written notice of such failure to perform to the Declarant. In the event that Declarant, its successors or assigns, fails after sixty days from receipt of written notice from the LPC to perform or shall commence to perform but fail diligently to prosecute to completion, any such repair and/or maintenance, or any obligations of Declarant set forth in this Declaration, the City of New York may perform all of the necessary work at the sole cost and expense of the Declarant and shall have the right to enter onto the Subject Property and to charge said Declarant for all the actual cost of such work, together with actual administrative and legal fees incurred in the collection thereof. Such actual costs shall include, but not be limited to, payments by the City of New York to any lawyers, consultants, contractors, painters, engineers,

architects and skilled artisans required to be hired to perform or supervise such work. To the extent such actual costs are expended by the City of New York, the LPC shall have a lien on the Subject Premises as if a lien had been filed, perfected and enforced for materials and labor under Article 2 of the Lien Law of the State of New York. Notwithstanding the foregoing, in the event that the Designated Structure is converted to a condominium, Declarant's right to notice and cure provided in this subsection shall apply only to the condominium board and to any owner of space occupied by retail uses in the Designated Structure; provided that the LPC has received notice by said parties in accordance with Section 6.2.

In the event that the Designated Structure is converted to a condominium in accordance with Article 9B of the New York State Real Property Law ("RPL"), the condominium board ("Board") shall have the responsibility to carry out all of Declarant's obligations and the authority to exercise all of Declarant's rights under this Declaration and upon such assumption, White Street, LLC by Vertex Realty Group, LLC as Agent shall be released from its liability thereunder.

The following provisions of this Article 3 shall be operative only in the event that the Board is formed as described in this Section 3.1.

The Board shall require that each owner of a condominium unit (the "Unit Owner") appoint the Board as his Attorney-in-Fact with respect to modification, amendment, or cancellation of the Declaration.

Every deed conveying title to, or a partial interest in, the Subject Premises, every lease of all or substantially all of the Subject Premises, shall contain a recital that the grantee is bound by the terms of the Condominium Declaration and By-laws which shall incorporate an obligation by the Board to comply with the provisions of Article 3 of this Declaration. **In addition, every deed, lease, the offering plan, and by-laws shall include the following language: This building is obligated by a restrictive declaration to be maintained in a sound, first-class condition in perpetuity. This obligation includes a thorough inspection of the building every five years and the preparation of an existing conditions report that shall be submitted to the Landmarks Preservation Commission. All work identified in the existing conditions report as necessary to maintain this building in a sound, first-class condition must be expeditiously undertaken.**

This Declaration shall have no force and effect unless and until the occurrence of one of the following, to be referred to as the "Effective Date": (a) the expiration of 21 days after the Special Permit has been approved if no review is undertaken by the City Council pursuant to Section 197-d of the New York City Charter or (b) final approval of the Special Permit pursuant to Section 197-d of the New York City Charter. The Declaration shall become immediately effective upon the Effective Date. If, before the Effective Date, Declarant requests or causes the application for the Special Permit to be withdrawn or abandoned, or if final action has been taken having the effect of denying the Special Permit, then, upon notice to CPC and LPC, this Declaration shall not become effective, shall be automatically canceled and shall be of no force and effect.

a) If the Special Permit is at any time declared invalid or is otherwise voided by final judgment of any court of competent jurisdiction from which no appeal can be taken or for which no appeal has been taken within the applicable statutory period provided for such appeal, then, upon entry of said judgment or the expiration of the applicable statutory period for such entry, as the case may be, this Declaration shall be automatically canceled without further action by Declarant and shall be of no further force or effect and the CPC shall, if requested by Declarant, provide Declarant with a letter in recordable form stating that the Declaration has been so canceled and is of no further force and effect. In the event that Declarant has obtained a certificate of occupancy allowing any Special Permit Use in the Designated Structure, Declarant shall promptly, after receipt of such letter, obtain a revised certificate of occupancy from the Buildings Department reflecting the cessation of any such Special Permit Use in the Designated Structure.

b) . Declarant shall file and record at its sole cost and expense this Declaration in the Register's Office, indexing it against the Subject Property, immediately upon the Effective Date. Declarant shall promptly deliver to the CPC and the LPC duplicate executed originals, promptly following the Effective Date and, following recordation, a true copy of this Declaration as recorded, as certified by the Register. If Declarant fails to so record this Declaration, the City may record this Declaration, at the sole cost and expense of Declarant, who shall promptly pay to the City such costs together with fees for purchase of a reasonable number of certified copies of the recorded Declaration.

c) . Declarant acknowledges that the City is an interested party to this Declaration, and consents to enforcement by the City, administratively or at law or equity, of the restrictions, covenants, easements, obligations and agreements contained herein. Declarant also acknowledges that the remedies set forth in this Declaration are not exclusive, and that the City and any agency thereof may pursue other remedies not specifically set forth herein including, but not limited to, the seeking of a mandatory injunction compelling Declarant, its heirs, successors or assigns, to comply with any provision, whether major or minor, of this Declaration.

d) . (a) Before any agency, department, commission or other subdivision of the City of New York institutes any proceeding or proceedings to enforce the terms or conditions of this Declaration because of any violation hereof, it shall give Declarant forty-five (45) days written notice of such alleged violation, during which period Declarant shall have the opportunity to effect a cure of such alleged violation. If Declarant commences to effect a cure during such forty-five (45) day period and proceeds diligently towards the effectuation of such cure, the aforesaid forty-five (45) day period shall be extended for so long as Declarant continues to proceed diligently with the effectuation of such cure. In the event that title to the Subject Premises, or any part thereof, shall become vested in more than one party, the right to notice and cure provided in this subsection shall apply equally to all parties with a fee interest in the Subject Property, or any part thereof, including ground lessees; provided the LPC has received notice by said parties in accordance with Section 6.2. Notwithstanding the foregoing, in the event that the Designated Structure is converted to a condominium, the right to notice and cure provided in this subsection shall apply only to the condominium board and to any owner of space occupied by retail uses in the Designated Structure; provided that the LPC has received notice by said parties in accordance with Section 6.2.

e) (b) If Declarant fails to observe any of the terms or conditions of this Declaration, and the Declarant fails to cure such violation within the applicable grace period provided in subparagraph 4.4(a) of this Declaration, then prior to the institution by any agency or department of the City of any action, proceeding, or proceedings against Declarant in connection with such failure, a Mortgagee who has given written notice of its name and address to the CPC and the LPC shall be given thirty (30) days written notice of such alleged violation, during which period such Mortgagee shall have the opportunity to effect a

cure of such alleged violation. If such Mortgagee commences to effect a cure during such thirty (30) day period and proceeds diligently towards the effectuation of such cure, the aforesaid thirty (30) day period shall be extended for so long as such Mortgagee continues to proceed diligently with the effectuation of such cure.

f) If after due notice as set forth in this Section 4.4, Declarant and the Mortgagee fail to cure such alleged violations, the City may exercise any and all of its rights, including those delineated in this Section and may disapprove any amendment, modification, or cancellation of this Declaration on the sole grounds that Declarant is in default of any material obligation under this Declaration.

g) . Declarant acknowledges that the restrictions, covenants, easements, obligations and agreements in this Declaration, which are an integral part of the Special Permit, will protect the value and desirability of the Subject Premises as well as benefit the City of New York and all property owners within a one-half mile radius of the Subject Premises. Those restrictions, covenants, easements, obligations and agreements shall be covenants running with the land, and shall bind Declarant and its successors, legal representatives, and assigns.

h) . Declarant represents and warrants that there are no enforceable restrictions of record on the use of the Subject Property or the Designated Structure, nor any present or presently existing future estate or interests in the Subject Property or the Designated Structure, nor any lien, obligation, enforceable covenant, limitation or encumbrance of any kind which precludes, directly or indirectly, imposition on the Subject Premises of the restrictions, covenants, easements and obligations of this Declaration.

i) . This Declaration shall be governed by and construed in accordance with the laws of the State of New York.

j) . In the event that any provision of this Declaration shall be deemed, decreed, adjudged or determined to be invalid or unlawful by a court of competent jurisdiction and the judgment of such court shall be upheld on final appeal, or the time for further review of such judgment on appeal or by other proceeding has lapsed, such provision shall be severable, and the remainder of this Declaration shall continue to be of full force and effect.

k) . Declarant covenants to include a copy of this Declaration as part of any application submitted to

the LPC, CPC, Buildings Department, Board of Standards and Appeals ("BSA"), New York State Attorney General (in the event of a proposed conversion of the Designated Structure to condominium ownership) or any agency succeeding to their respective jurisdictions. The restrictions and obligations contained herein are a condition of any permit or Certificate of Occupancy to be issued by the Building Department and Declarant will take all reasonable steps to ensure that they are so listed. Failure to carry out such obligation beyond any applicable grace period shall constitute sufficient cause for the Commissioner of the Buildings Department to revoke any building permit issued pursuant to the Special Permit or to apply to the BSA or to a court of competent jurisdiction for revocation of the Certificate of Occupancy or any permit issued by the Buildings Department.

l) . (a) Declarant shall be liable in the performance of any term, provision or covenant in this Declaration, subject to the following sentences and subject to Section 4.12 below. Notwithstanding anything to the contrary contained in this Declaration, the City and any other party or person relying on the Declaration will look solely to the fee estate and interest of Declarant in the Subject Property, on an in rem basis only, for the collection of any money judgment recovered against Declarant, and no other property of Declarant shall be subject to levy, execution or other enforcement procedure for the satisfaction of the remedies of the City or any other person or entity with respect to this Declaration, and Declarant shall have no personal liability under this Declaration. The liability of any Unit Owner under this Declaration shall be limited to the amount of such Unit Owner's prorated share, based on such Unit Owner's interest in the common elements of the Condominium, of the costs of compliance with this Declaration. For the purposes of this Section 4.10, "Declarant" shall mean "Declarant" as defined in Article I hereof, as well as any principals, disclosed or undisclosed, partners (including Pyrites, Inc., the general partner of Declarant), affiliates, officers, employees, shareholders or directors of Declarant.

m) (b) The restrictions, covenants and agreements set forth in this Declaration shall be binding upon the Declarant and any successor-in-interest only for the period during which Declarant and any successor-in-interest is the holder of a fee interest in or is a party-in-interest of the Subject Premises and only to the extent of such fee interest or the interest rendering Declarant a party-in-interest. At such time as the named Declarant has no further fee interest in the Subject Premises and is no longer a party-in-

interest of the Subject Premises, Declarant's obligations and liability with respect to this Declaration shall wholly cease and terminate from and after the conveyance of Declarant's interest and Declarant's successors-in-interest in the Subject Premises by acceptance of such conveyance automatically shall be deemed to assume Declarant's obligations and liabilities here-under to the extent of such successor-in-interest's interest.

n) . Declarant shall cause every individual, business organization or other entity that between the date hereof and the date of recordation of this Declaration becomes a Party-in-Interest to the Subject Property, to execute this Declaration or to subordinate such interest to the Declaration and waive its right to execution. Any mortgage or other lien encumbering the Subject Property after the recording date of this Declaration shall be subject and subordinate hereto.

o) . Nothing contained herein shall be construed as requiring the consent of the CPC, the LPC, the City, any agency thereof or any other person or entity to any sale, transfer, conveyance, mortgage, lease or assignment of any interest in the Subject Property or the Designated Structure.

. Except as provided in paragraph 4.1 above, this Declaration may be amended or canceled only upon application by LPC on behalf of Declarant and only with the express written approval of the CPC and of the City Council, but only in the event that the City Council reviewed the Special Permit pursuant to Section 197-d, and no other approval or consent shall be required from any public body, private person or legal entity of any kind; provided, however, that no such approval shall be required in the case of any cancellation pursuant to paragraph 5.4.

. The Chairperson of the LPC and the Chairperson of the CPC may, by express written consent, administratively approve modifications to the Declaration that the CPC has determined to be minor. Such minor modifications shall not be deemed amendments requiring the approval of the CPC, the LPC, the City Council or any other agency or department of the City of New York.

. Any modification, amendment or cancellation of this Declaration, except pursuant to paragraph 5.4, shall be executed and recorded in the same manner as this Declaration. Following any modification, amendment or cancellation, Declarant shall immediately record it and provide one executed and certified true copy

thereof to each of the CPC and the LPC and upon failure to so record, permit its recording by the CPC or the LPC at the cost and expense of Declarant.

. In the event that Declarant does not use the Special Permit Restricted Space pursuant to the Special Permit, Declarant may surrender the Special Permit to the CPC and proceed with any use permitted by the Zoning Resolution and in accordance with the Landmarks Preservation Law as if such Special Permit had not been granted. This Declaration shall be rendered null and void upon recordation of an instrument filed by Declarant discharging it of record, with copies to LPC and CPC, the recordation of which instrument shall constitute a waiver of the right to use the Subject Property pursuant to the Special Permit.

. Any and all exhibits, appendices, or attachments referred to herein are hereby incorporated fully and made an integral part of this Declaration by reference.

. All notices, demands, requests, consents, waivers, approvals and other communications which may be or are permitted, desirable or required to be given, served or deemed to have been given or sent hereunder shall be in writing and shall be sent if intended for Declarant to 51 White Street, LLC by Vertex Realty Group, LLC, as Agent, 299 Broadway, Suite 1809, New York, NY 10007 if intended for the CPC, to the CPC at 120 Broadway, 31st floor (or then-official address), Attn: Chairperson, if intended for the LPC, to the LPC at 1 Centre Street, 9th Floor (or then-official address), Attn: Chairperson and (d) if intended for the City Council, to the City Council at the Office of the Speaker, City Council, City Hall, New York, New York 10007. Declarant, or its representatives, by notice given as provided in this paragraph 6.2, may change any address for the purposes of this Declaration. Each notice, demand, request, consent, approval or other communication shall be either sent by registered or certified mail, postage prepaid, or delivered by hand, and shall be deemed sufficiently given, served or sent for all purposes hereunder five (5) business days after it shall be mailed, or, if delivered by hand, when actually received.

i) . Provided that Declarant is found by a court of competent jurisdiction to have been in default in the performance of its obligations under this Declaration after having received written notice of such default and opportunity to cure as provided above, and such finding is upheld on final appeal, or the time

for further review of such finding on appeal or by other proceeding has lapsed, Declarant shall indemnify and hold harmless the City from and against all of its reasonable legal and administrative expenses arising out of or in connection with the City's enforcement of Declarant's obligations under this Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year first above written.

51 White Street LLC,
by Vertex Realty Group, LLC, as Agent

By: David Friedman

By: _____
Owner

STATE OF NEW YORK)

) ss.:

COUNTY OF _____)

On the ____ day of _____, 199_, before me personally came _____, to me known, who being by me duly sworn, did depose and say that S/HE resides at _____; that S/HE is the POSITION of the ORGANIZATION TYPE described in and which executed the foregoing instrument; that S/HE had authority to sign same; and S/HE acknowledged to me that S/HE executed the same as the act and deed of said ORGANIZATION TYPE for the use and purposes herein mentioned.

Notary Public

SCHEDULE OF EXHIBITS

- Exhibit A - Metes and Bounds of Subject Property
- Exhibit B - Zoning Lot Certification
- Exhibit C - Certificate of Appropriateness

AIR QUALITY APPENDIX

Tempra® & Tempra® Plus Technical Specifications

Technical Data



Certified to ANSI/UL Std. 499
Conforms to CAN/CSA E335-1 & E335-2-35



Tested and certified by WQA
against NSF/ANSI 372 for
lead free compliance.



Model Item Number	Tempra® 12 223420 12 Plus 224196	Tempra® 15 223421 15 Plus 224197	Tempra® 20 223422 20 Plus 224198	Tempra® 24 223424 24 Plus 224199	Tempra® 29 ³ 232885 29 Plus ³ 223425	Tempra® 36 ⁴ 232886 36 Plus ⁴ 223426
Phase	single 50/60 Hz	single ⁵ 50/60 Hz	single ⁵ 50/60 Hz	single ⁵ 50/60 Hz	single ⁵ 50/60 Hz	single ⁵ 50/60 Hz
Voltage	240 V or 208 V	240 V or 208 V	240 V or 208 V	240 V or 208 V	240 V or 208 V	240 V or 208 V
Wattage	12 kW 9 kW	14.4 kW 10.8 kW	19.2 kW 14.4 kW	24 kW 18 kW	28.8 kW 21.6 kW	36 kW 27 kW
Amperage draw	50 A 44 A	2 x 30 A 2 x 26 A	2 x 40 A 2 x 35 A	2 x 50 A 2 x 44 A	3 x 40 A 3 x 35 A	3 x 50 A 3 x 44 A
Number & min. recommended size of circuit breakers ¹ (DP)	1 x 50 A	2 x 30 A	2 x 40 A 2 x 35 A	2 x 50 A	3 x 40 A 3 x 35 A	3 x 50 A
Number of runs & min. recommended wire size ² (copper)	1 x 6/2 AWG	2 x 10/2 AWG	2 x 8/2 AWG	2 x 6/2 AWG	3 x 8/2 AWG	3 x 6/2 AWG
Maximum temperature increase above ambient water temp	@ 1.50 GPM: 54°F 41°F @ 2.25 GPM: 36°F 27°F @ 3.00 GPM: 27°F 20°F @ 4.50 GPM: - -	65°F 49°F 43°F 37°F 33°F 25°F -	88°F 66°F 58°F 44°F 44°F 33°F 29°F 22°F	92°F 82°F 73°F 54°F 54°F 41°F 37°F 27°F	92°F 92°F 87°F 66°F 66°F 49°F 44°F 33°F	92°F 92°F 92°F 82°F 82°F 61°F 55°F 41°F
Min. water flow to activate unit	0.37 GPM / 1.4 l/min	0.50 GPM / 1.9 l/min	0.50 GPM / 1.9 l/min	0.50 GPM / 1.9 l/min	0.77 GPM / 2.9 l/min	0.77 GPM / 2.9 l/min
Weight	13.5 lb / 6.1 kg	16.1 lb / 7.3 kg	16.1 lb / 7.3 kg	16.1 lb / 7.3 kg	19.0 lb / 8.6 kg	19.0 lb / 8.6 kg
Nominal water volume	0.13 gal / 0.5 l	0.26 gal / 1.0 l	0.26 gal / 1.0 l	0.26 gal / 1.0 l	0.39 gal / 1.5 l	0.39 gal / 1.5 l
Max. inlet water temperature	131°F / 55°C					
Dimensions	WIDTH 16 ⁵ / ₈ " / 42.0 cm x HEIGHT 14 ¹ / ₂ " / 36.9 cm x DEPTH 4 ⁵ / ₈ " / 11.7 cm					
Working pressure	150 PSI / 10 BAR					
Tested to pressure	300 PSI / 20 BAR					
Water connections	¾" NPT					

¹ This is our recommendation for overcurrent protection sized at 100% of load. Check local codes for compliance if necessary. Tankless water heaters are considered a non-continuous load.

² Copper must be used. Conductors should be sized to maintain a voltage drop of less than 3% under load.

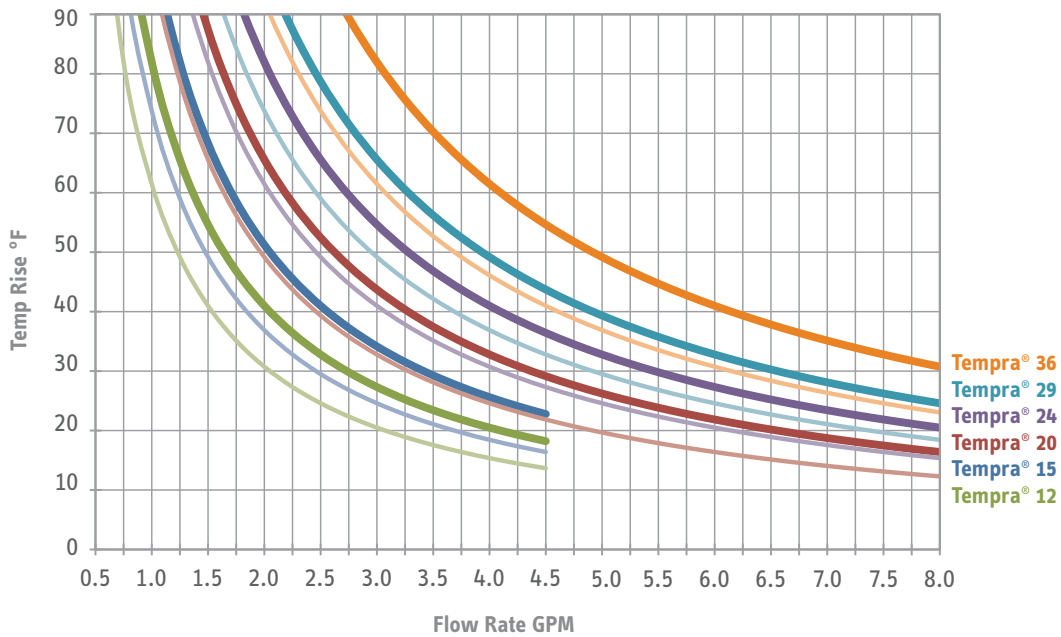
³ Requires a 200 A main service. ⁴ Requires a 300 A main service.

⁵ 29/29 Plus & 36/36 Plus may be wired for balanced 3-phase 208V. 15/15 Plus, 20/20 Plus, 24/24 Plus may be wired for unbalanced 3-phase 208V.

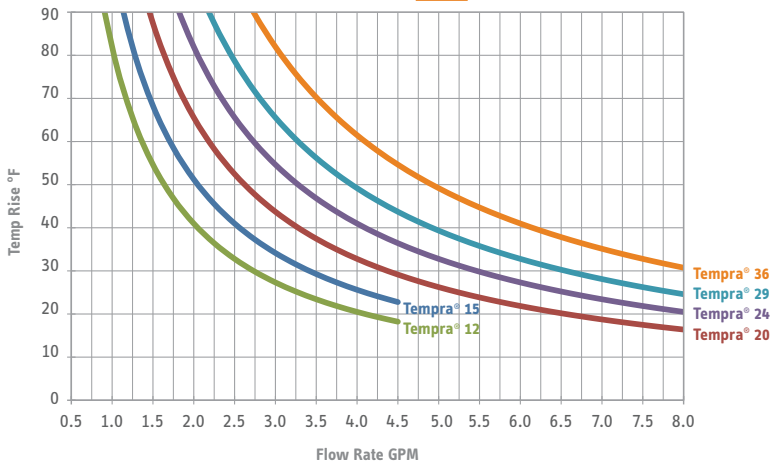
Scroll for temp. rise charts. ↓

Tempra® & Tempra® Plus Technical Specifications

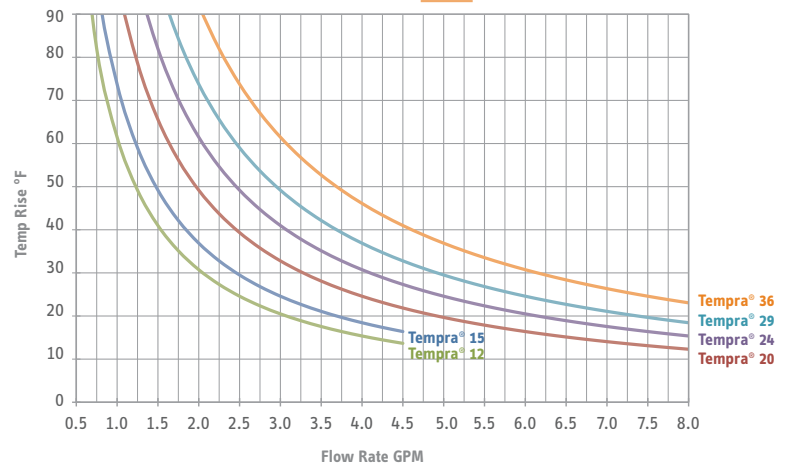
Temperature Rise vs. Flow Rate at 240 V and 208 V



Temperature Rise vs. Flow Rate at 240 V



Temperature Rise vs. Flow Rate at 208 V



CONDITIONING UNIT

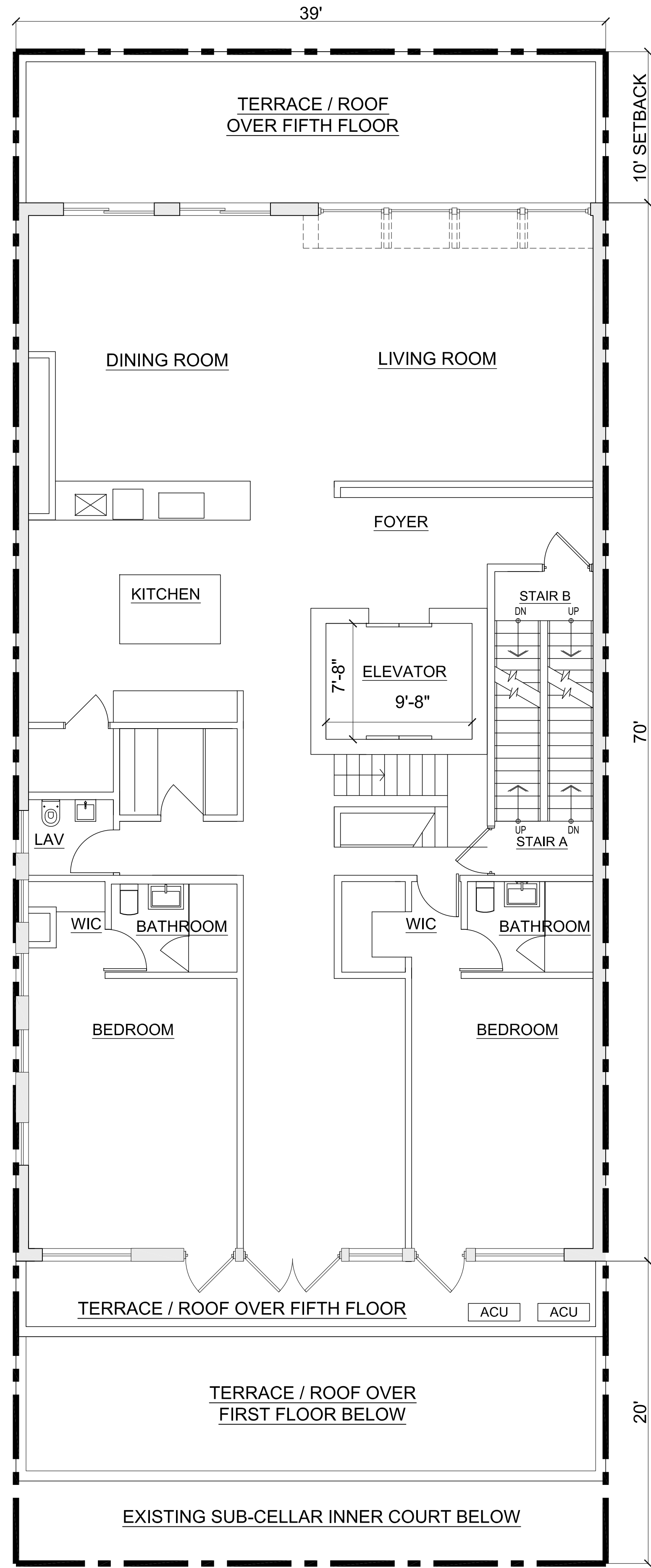
MANUFACTURER: MITSUBISHI
ETL LISTED

UNIT NO.	MODEL No.	CONDENSING UNIT			ENTERING AIR TEMP. (F)	ELECTRIC DATA			REMARKS	CONNECTED INDOOR UNITS	SPLIT HEAT ENERGY EFFICIENCY		NYC ECC TABLE C403.2.3(2) MIN EFF.		COMPLIANCE
		COOLING CAPACITY (BTUH)	HEATING CAPACITY (BTUH)	PHASE/VOLTS/HERTZ		MCA AMPS	MFS AMPS	SEER			HSPF	SEER	HSPF		
ACCU-1M	MXZ-8C48NAHZ	48,000	54,000 @5°F OAT	95	208/1/60	42 A	50	COOLING/HEATING	AC-1M-1 + AC-1M-2 + AC-1M-3	16.8	10.5	13.0	7.7	YES	
ACCU-2-1	MXZ-4C36NAHZ	36,000	45,000 @5°F OAT	95	208/1/60	42	50	COOLING/HEATING	AC-2-2 + AC-2-4	15.80	10.10	13.0	7.7	YES	
ACCU-2-2	MXZ-8C48NAHZ	48,000	54,000 @5°F OAT	95	208/1/60	42 A	50	COOLING/HEATING	AC-2-1 + AC-2-3	16.8	10.5	13.0	7.7	YES	
ACCU-3,4,5-1	MXZ-4C36NAHZ	36,000	45,000 @5°F OAT	95	208/1/60	42	50	COOLING/HEATING	AC-3,4,5-2 + AC-3,4,5-4	15.80	10.10	13.0	7.7	YES	
ACCU-3,4,5-2	MXZ-8C48NAHZ	48,000	54,000 @5°F OAT	95	208/1/60	42 A	50	COOLING/HEATING	AC-3,4,5-1 + AC-3,4,5-3	16.8	10.5	13.0	7.7	YES	
ACCU-6-1	MXZ-4C36NAHZ	36,000	45,000 @5°F OAT	95	208/1/60	42	50	COOLING/HEATING	AC-6-1 + AC-6-2 + AC-6-3	15.80	10.10	13.0	7.7	YES	
ACCU-6-2	PUMY-P48NKMU1	48,000	54,000	95	208/1/60	31 A	44 A	COOLING/HEATING	AC-6-4	16.5	11.0	13.0	7.7	YES	
ACCU-7-1	MXZ-8C48NAHZ	48,000	54,000 @5°F OAT	95	208/1/60	42 A	50	COOLING/HEATING	AC-7-1 + AC-7-2	16.8	10.5	13.0	7.7	YES	
ACCU-7-2	PUZ-H442NKA	42,000	48,000	95	208/1/60	37 A	44 A	COOLING/HEATING	AC-7-3	14.3	10.8	13.0	7.7	YES	
ACCU-8-1	PUZ-A18NKA7	18,000	22,000	95	208/1/60	11 A	28 A	COOLING/HEATING	AC-8-1	19.9	10.2	13.0	7.7	YES	
ACCU-EL	PUZ-A24NHA4	24,000	26,000	95	208/1/60	18 A	30 A	COOLING/HEATING	AC-EL	17.0	10.8	13.0	7.7	YES	

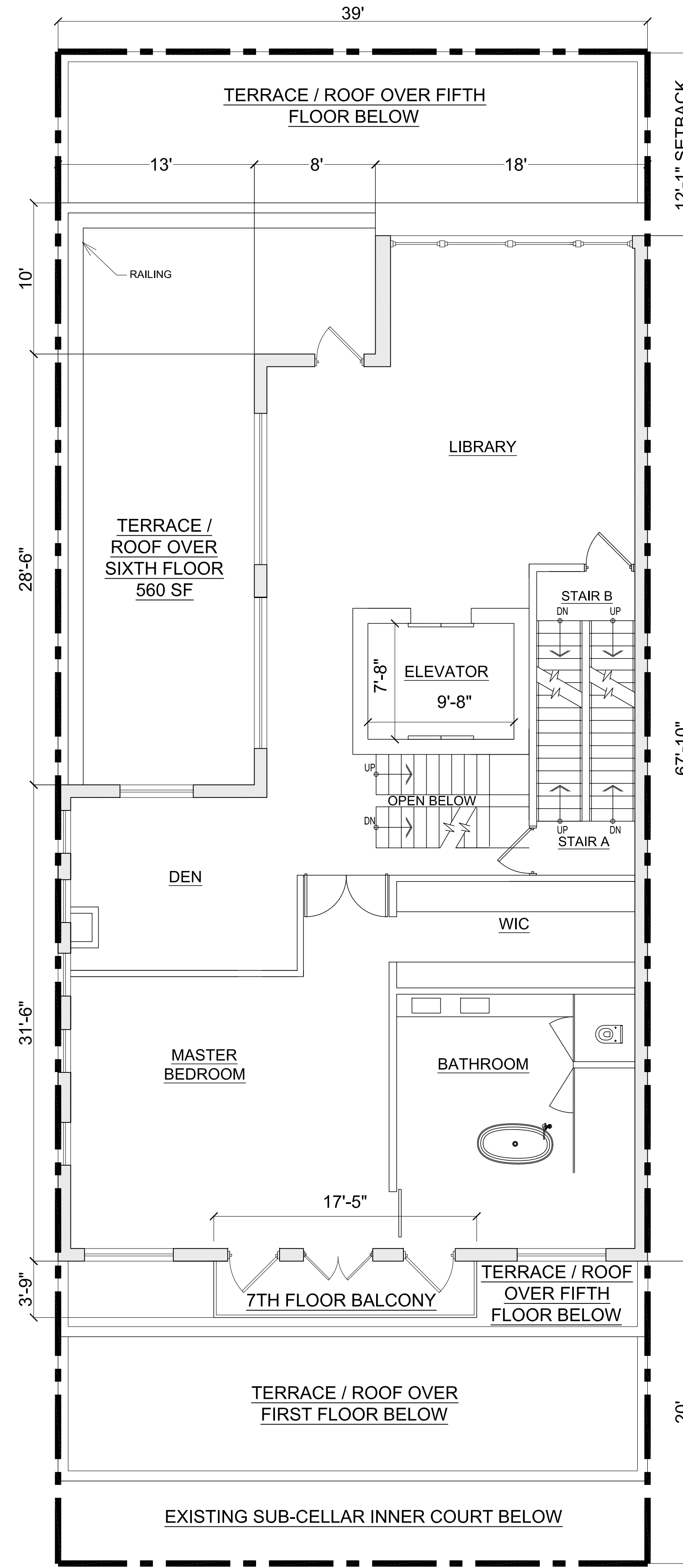
WHITE STREET

WHITE STREET

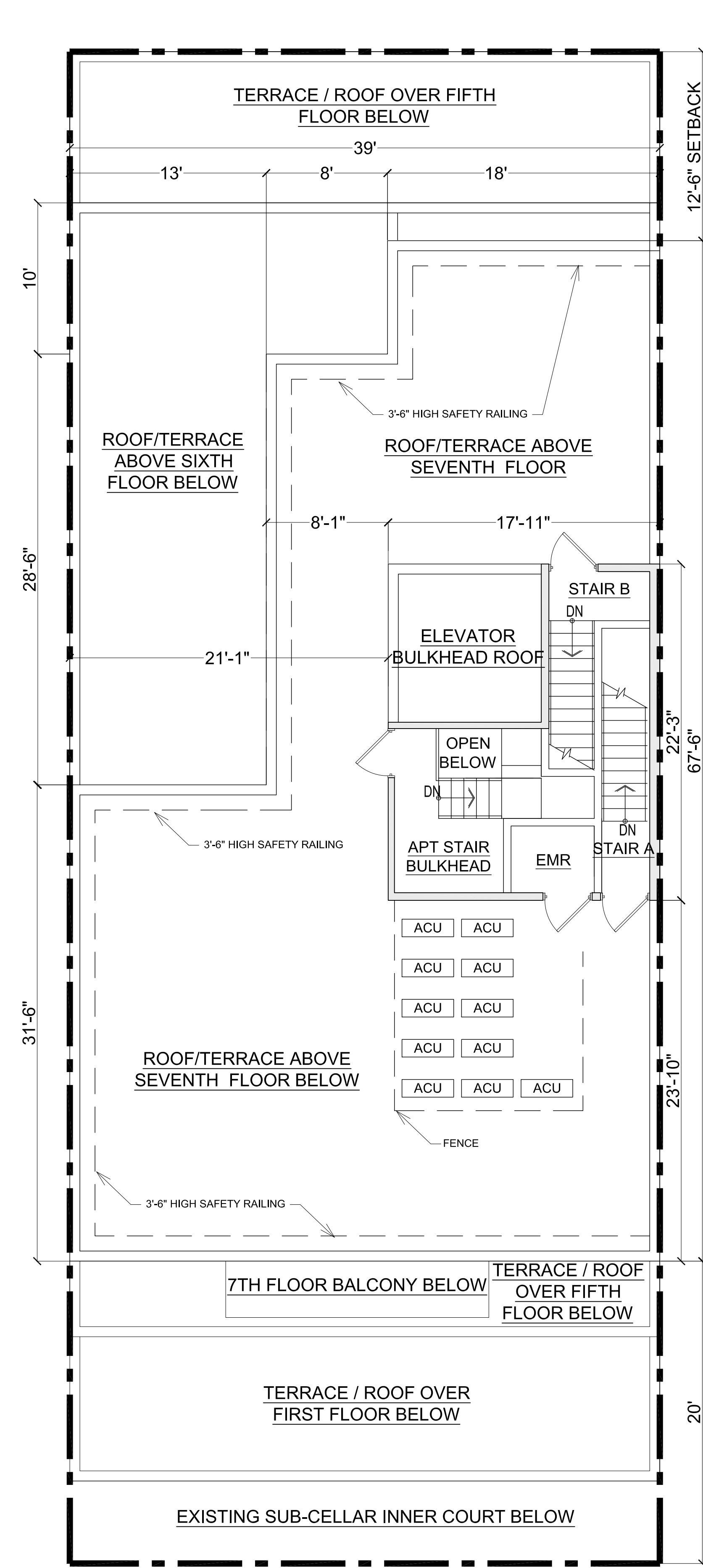
WHITE STREET



1 - PROPOSED SIXTH FLOOR



2 - PROPOSED SEVENTH FLOOR



3 - PROPOSED PENTHOUSE

DRAWING LEGEND

ALL INTERNAL PARTITIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY

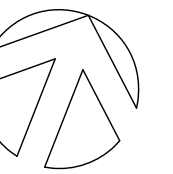
PROPERTY LINE

BUILDING OUTER WALLS

ROOF LINES

ROOF RAILING

NORTH



SEAL:

51-53 WHITE STREET
MANHATTAN
BLOCK: 175, LOT: 24

DATE: 05-04-18

REVISION DATES:
1ST DRAFT APPLICATION: 08-08-2017
2ND DRAFT APPLICATION: 11-28-2017
3RD DRAFT APPLICATION: 03-08-2018

ROMAN SOROKKO
VERSATILE ENGINEERING, P.C.
240-02 66TH AVENUE
DOUGLSTON, NY 11362
917-873-0662

PROPOSED 6TH, 7TH &
PENTHOUSE PLANS

A-102.00





THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Compliance
59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
Records Control (718) 595-3855

Michael Gilsonan
Assistant Commissioner
Environmental Compliance

Environmental
Protection
Vincent Saplenza, P.E.
Acting Commissioner

BOILER REGISTRATION PERMIT

Owner Information

87-89 FRANKLIN STREET CO
709 COUNTY RT 60, GREENWICH, NY 12834

Application ID: CB021102

Issued Date: 12/27/2016

Expiration Date: 3/13/2020

Request ID: 197574

FACILITY ADDRESS: 87 FRANKLIN STREET, Manhattan, NY 10013

Boiler Details:

Manufacturer	Model	# of Units	Input (BTU/Hr.)	Output (BTU/Hr.)
BURNHAM	V904	1	588000	483000

Burner Details:

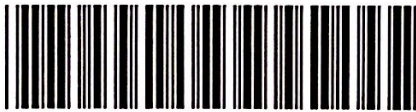
Manufacturer	Model	Quality	Fuel Type	Hours/day	Days/Week	Weeks/ year	Firing Rate
CARLIN	301 CRD	1	No2Fuel	4	7	30	4.2
			None				

Additional Equipment: None

Comments:

NA

The holder of this registration certification is responsible for the use of the equipment in accordance with all the application requirements and provisions of the New York City Air Pollution Control Code. Violations of the Air Pollution Control Code can result in the imposition of penalties by the Environmental Control Board. This Certificate must be posted in the vicinity of the designated equipment. It may not be transferred to any other equipment. Application for renewal of this registration certificate must be submitted no later than ninety (90) days prior to the expiration date.



CB021102

R. Radhakrishnan, P.E.
Director of Engineering / For the
Commissioner



**Environmental
Protection**
Emily Lloyd
Commissioner

**THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, NY 11373
Records Control (718) 595-3855

Michael Gilsonan
Assistant Commissioner
Environmental Compliance

BOILER REGISTRATION PERMIT

Owner Information

ELTIBE REALTY CORP
34 WALKER STREET, NEW YORK, NY 10013

Application ID: CB057307

Issued Date: 2/11/2016

Expiration Date: 4/24/2019

Request ID: 134220

FACILITY ADDRESS: 34 WALKER STREET, Manhattan, NY 10013

Boiler Details:

Manufacturer	Model	# of Units	Input (BTU/Hr.)	Output (BTU/Hr.)
BURNHAM	V-906	1	980000	808000

Burner Details:

Manufacturer	Model	Quality	Fuel Type	Hours/day	Days/Week	Weeks/ year	Firing Rate
BECKETT	CF-1400	1	No2Fuel	10	7	52	7
			None				

Additional Equipment: None

Comments:

NA

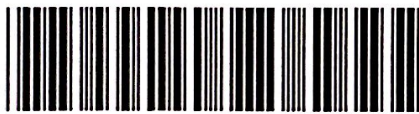
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T. Worrell

Engineer Name

T. Worrell

Supervisor Name



CB057307

R. Radhakrishnan

R. Radhakrishnan, P.E.
Director of Engineering / For the
Commissioner



Environmental Protection

Emily Lloyd
Commissioner

**THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Bureau of Environmental Compliance
59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
Records Control (718) 595-3855

REGISTRATION

Date: 6/11/2015

Owner:

87-89 FRANKLIN STREET CO.
709 COUTY ROUTE 60
GREENWICH, NY 12834

Installation# : CB131709
Expires On : 09/24/2018
Registration : Renewal

Facility:

87-89 FRANKLIN STREET CO.
89 FRANKLIN STREET
Manhattan, NY 10013

Representative:

Fredrick Sherman
87 Franklin St
NY NY 10013

Boiler Details:

Manufacturer	Model	# of Units	Input (BTU/hr)	Output (BTU/hr)
BURNHAM	V-904A (NEW)	1	588,000	483,000

Burner Details:

Manufacturer : BECKETT		CF - 800 (NEW)		Model : BECKETT		CF - 800 (NEW)	
Fuel Type	Firing Rate(GPH/CFH)	Hours Per Day	Days Per Week	Weeks Per Year			
Primary Fuel	#2	4	3	7	32		

Additional Equipment:

Registration

The holder of this registration certificate is responsible for the use of the equipment in accordance with all the applicable requirements and provisions of the New York City Air Pollution Control Code. Violations of the Air Pollution Control Code can result in the imposition of penalties by the Environmental Control Board. This Certificate must be posted in the vicinity of the designated equipment. It may not be transferred to any other equipment.

Application for renewal of this registration certificate must be submitted no later than 180 days prior to the expiration date.

CB131709



CB131709

**R. Radhakrishnan, P.E.
Director of Air Engineering**



Environmental Protection

Vincent Saplenza, P.E.
Commissioner

**THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Bureau of Environmental Compliance
59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
Records Control (718) 595-3855

Michael Gilson
Assistant Commissioner
Environmental Compliance

CERTIFICATE TO OPERATE

FACILITY ADDRESS: 88 LEONARD STREET, Manhattan, NY10013

Installation #: **CB195506**
Issued: **2/21/2018**
Expiration: **10/7/2020**
Request ID: **219241**

OWNER : ANDRIA PUCKETT%WATERTON RESIDENTIAL NY, LLC 225 SCHERMERHORN STREET Brooklyn NY11201

Boiler Make & Model: **EASTMOND/FEDERAL - FST - 300**

Number of Boiler(s): **2**

Maximum Boiler Heat Input: **12.6 million BTU/hr.**

Gross Output Rating: **10.04 million BTU/hr.**

Burner Make & Model: **GORDON PIATT - F16-GO-75**

Number of burners: **2**

Fuel Type 1: **Natural Gas**

Maximum Fuel Delivery Rate: **12600 CFH**

Fuel Type 2: **None**

Maximum Fuel Delivery Rate: **None**

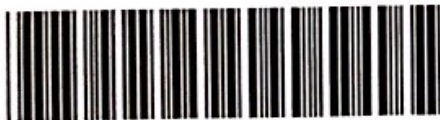
Burner Limitations:

Special Conditions:

NA

The holder of this certificate of operation is responsible for the use of the equipment in accordance with all the applicable requirements and provisions of the New York City Air Pollution Control Code. Violations of the Air Pollution Control Code can result in the imposition of penalties by the Environmental Control Board. This Certificate must be posted in the vicinity of the designated equipment. It may not be transferred to any other equipment.

Application for Renewal of this certificate of operation must be submitted no later than ninety (90) days prior to the expiration date.



CB195506

R. Radhakrishnan, P.E.
Director of Engineering



THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Bureau of Environmental Compliance
 59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
 Records Control (718) 595-3855

AMENDMENT

Date:	Fee:	Installation No.:	Expiration Date:	Request ID:
2/13/2018	\$66.62	CB195506	10/7/2017	227054

Premise Address						
88 LEONARD STREET				343 BROADWAY PROPERTIES LLC		
Street Address				Name of Premise (if any)		
C	NA	Manhattan	10013	1087082	00173	0027
Floor	Room No.	Borough	Zip Code	BIN	Block	Lot

Information of applicant.	Name of Applicant: Joseph Bazini	Telephone: 516-502-4837	Fax: 516-502-4839
	Email Address: joe@baziniengineering.com	Cell Phone:	
	Role of Applicant: Professional Engineer		

Information of owner of the equipment.	Name of Owner: ANDRIA PUCKETT%WATERTON RESIDENTIAL NY, LLC	Telephone: 718-491-3709	Fax:
	Email Address: jjackson@rosenyc.com	Cell Phone:	
	Owner Address: 225 SCHERMERHORN STREET, Brooklyn, NY11201		

THIS AMENDMENT IS FOR: Fuel Conversion

Below is a summary of the proposed changes to your application:

Box No.	Field Name	Old Value	Proposed Value	Action
2G	Premise.Owner.ContactInfo.PrimaryPhoneNo	718 491-3709	718-491-3709	Approved
10A	Burner.PrimaryFuel	No.2 Fuel Oil	Natural Gas	Approved
10C	Burner.Fuel.PriDaysPerYear	125	365	Approved
10D	Burner.Fuel.PriQuantityHour	180	12600	Approved
10E	Burner.Fuel.PriQuantityYear	67500	13797000	Approved
10F	Burner.MaxFuel	90	12600	Approved
11A	Burner.SecondaryFuel	Natural Gas	None	Approved
11F	Burner.Fuel.MaxFuel	12600	0	Approved

Uploaded Documents

FOR DEPARTMENT USE ONLY

THIS AMENDMENT IS: APPROVED DISAPPROVED

Comments:



Vincent Sapienza, P.E.
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Compliance
59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
Records Control (718) 595-3855

Michael Gilsean
Assistant Commissioner
Environmental Compliance

NOTICE OF INSTALLATION DISAPPROVAL

Owner:

ANDRIA PUCKETT%WATERTON RESIDENTIAL NY, LLC
225 SCHERMERHORN STREET
BROOKLYN NY11201

Installation #:	CB195506
Date:	11/30/2017
Request ID:	219241

FACILITY ADDRESS: 88 LEONARD STREET, Manhattan, NY10013

This is to notify you that an inspection of the installation at the above premise has been **disapproved** for the following reason(s):

Disapproval Reason type: Application Records

Reason Description: The boiler(s) is(are) running on natural gas only

Comments of the Reviewer: Please submit an amendment for fuel conversion from 2 fuel oil and natural gas to natural gas only. The oil line needs to be cut and capped.

Please submit Amendment

along with the fee of \$65.00

Comments:

INSPECTED BY KING ON 11/29/2017, PASSED PERFORMANCE TEST.

Failure to comply with the stated requirements within **sixty (60) days** from the above date may result in the cancellation of the application and forfeiture of all paid fees as well as enforcement actions against the owner. A Certificate of Operation cannot be issued until all objections are resolved. To request re-inspection and to submit any forms, affidavits and amendments (where applicable), please log on to CATS.



CB195506

ENGINEERING INSPECTION WORKSHEET + TESTO DATASHEET

Inspector:	KING	Insp Date:	11/29/2017	Triennial
Application #:	CB195506	Address:	88 LEONARD STREET	Boro: MANH

BOILER(S)	Number of :	2	Y/N?	Found in inspection:
Make/Model	EASTMOND/FEDERAL FST - 300		YES	CHECKED
Lead Lag Sys				
BURNER(S)	Number of :	2	Y/N?	Found in inspection:
Make/Model	GORDON PIATT F16-GO-75		YES	CHECKED
Fuel Type (1)	#2	Fuel Type (2)	NG	oil is no longer in use.
Firing Rate	90		YES	CHECKED
Burner Limitations	MONARCH NOZZLE C169-WA - 100 GPH. HIGH FIRE OIL P = 300PSIG, HIGH FIRE AIR P = 25 PSIG. LOW FIRE OIL P = 15 PSIG, LOW FIRE AIR P = 13 PSIG		YES	CHECKED
COMB CONT			Y/N?	Found in inspection:
Mod Motor	M9174C		YES	CHECKED
Fir Rate Ctrl	L91A		YES	CHECKED
AIR HANDLING			Y/N?	Found in inspection:
Fan	Yes with Sail Switch greenheck		YES	CHECKED
Louver				
Baro Damper				
P.O.D.R.	Cleveland CDR AFS 952			
Smoke Alarm	Fuel Watchman SP		YES	CHECKED
CHIMNEY			Y/N?	Found in inspection:
Height	215		YES	CHECKED
No raincaps? Cleanout every 15'? Radial distance OK?			YES	CHECKED
Additional comments:		Smoke Alarm Test - Sail Switch Test -		
OK TO ISSUE CO after amendment - fuel conversion.				

Establishment Type:		Residential					
BOILER #1				BOILER #2			
Firing Rate:	Hi	Firing Rate:	LOW	Firing Rate:	Hi	FiringRate:	LOW
Fuel:	NG	Fuel:	NG	Fuel:	2	Fuel:	2
Efficiency:	see	Efficiency:	attachmetn	Efficiency:		Efficiency:	
Tout=		$\Delta Dr/H = 0.00102$		Stack Ht = 215		$\Delta Dr(inw.c.) = 0.2193$	
BAOMETRIC DAMPER				POWER OPERATED DRAFT REGULATOR			
Fully open		in w.c.		Normal	-0.26	in w.c.	
Fully closed		in w.c.		Full Open	-0.02	in w.c.	
Δ		in w.c.		Δ	0.24	in w.c.	

Reserve:	Adequate
----------	----------

Performance Test:	Pass	
Smoke Bacharach #:	0	< for #4 and #6 oil only

V1. 10 testo 34J
60694184/USA

Folder
SITE

Start: 11/29/17 12:23:56

86.9	%	EFF
7.99	%	Oxygen
7.25	%	CO2
54.9	%	ExAir
8	ppm	corCO
32	ppm	corNO
33	ppm	corNOx
79.6	°F	Ambient temp
214.5	°F	T stack
	inH2O	Draft
6	ppm	CO
23	ppm	NO
24	ppm	NOx

Fuel: Natural gas
O2ref.: 3.0%
CO2max: 11.7%
Heat transf. °F: ----- °F

V1. 10 testo 340
60694184/USA

Folder
SITE

Start: 11/29/17 12:26:38

83.2	%	EFF
13.28	%	Oxygen
4.28	%	CO2
153.6	%	ExAir
545	ppm	corCO
19	ppm	corNO
20	ppm	corNOx
80.0	°F	Ambient temp
241.2	°F	T stack
	inH2O	Draft
234	ppm	CO
8	ppm	NO
8	ppm	NOx

Fuel: Natural gas
O2ref.: 3.0%
CO2max: 11.7%
Heat transf. °F: ----- °F

Brown, Tracy Ann

From: Stu Fox <sfox@americanboilercompany.com>
Sent: Thursday, November 9, 2017 12:36 PM
To: Brown, Tracy Ann
Subject: Re: FW: CB195506 - Confirmation of Inspection Request

We have received your email and have noted the inspection date.

Thank you,

Stu Fox
VP, Sales & Marketing
American Boiler Company
652 Rahway Ave.
Union, NJ 07083
Main Phone: 973-923-1999
Direct Line: 908-557-5693
Fax: 973-923-1099
Email: sfox@americanboilercompany.com
www.AmericanBoilerCompany.com

On November 9, 2017 at 12:30 PM "Brown, Tracy Ann" <tracybr@dep.nyc.gov> wrote:

PLEASE REPLY TO AKNOWLEDGE RECEIPT OF THIS EMAIL



THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
Records Control (718) 595-3855

SCHEDULE FOR INSPECTION

10/10/17

INSPECTION REQUEST

Date:	Fee:	Installation No.:	Expiration Date:	Request ID:
10/9/2017	\$963.41	CB195506	10/7/2017	219241

Premise Address						
88 LEONARD STREET				343 BROADWAY PROPERTIES LLC		
Street Address				Name of Premise (if any)		
C	NA	Manhattan	10013	1087082	00173	0027
Floor	Room No.	Borough	Zip Code	BIN	Block	Lot

Information of applicant.		
Name of Applicant: Stu Fox	Telephone:	Fax:
Email Address: sfox@americanboilercompany.com	Cell Phone:	
Role of Applicant: General User		

Information of the owner of the equipment.		
Name of Owner: ANDRIA PUCKETT%WATERTON RESIDENTIAL NY, LLC	Telephone: 718 491-3709	Fax:
Email Address: jjackson@rosenyc.com	Cell Phone:	
Owner Address: 225 SCHERMERHORN STREET, BROOKLYN, NY11201		

Information of authorized agent who can be contacted to schedule an inspection.		
Name of contractor / Agent / Stuart Fox Superintendent:	Telephone: 973-923-1999	Fax: 973-923-1099
Email Address: sfox@americanboilercompany.com	Cell Phone:	
Contact Address: American Boiler Company 652 Rahway Ave. Union, NJ 07083		

Original Renewal

I am requesting:

<input checked="" type="checkbox"/> An Inspection at the above referenced address	<input type="checkbox"/> A Re-Inspection at the above referenced address
---	--

My annual tune-up was conducted according to Section 2-09 of the new Engineering Criteria (Title 15 Chapter 2 of the Rules of the City of New York) on this date: 8/31/2017



**Environmental
Protection**
Vincent Sapienza, P.E.
Acting Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
Records Control (718) 595-3855

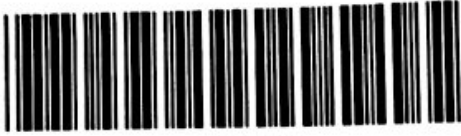
001077241707 3003102

INSPECTION REQUEST

enza, P.E.
missioner

Applicant's Name: Situ Fox

Owner Address



CB195506

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Compliance
59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
Records Control (718) 595-3855

Date: 10/9/2017

Application #: CB195506

Request ID: 219241

PAYMENT RECEIPT

CO Renew

Applicant's Name: Stu Fox

Owner Address:

ANDRIA PUCKETT%WATERTON
RESIDENTIAL NY, LLC
225 SCHERMERHORN STREET,
BROOKLYN, NY11201

Facility Address:

88 LEONARD STREET,
BROOKLYN, NY10013

This is to inform you that the Department has received the below mentioned amount for your request submitted.

Fees Paid: \$940

card

CPY000966653

Mode of payment

Transaction #

Total: \$963.41

(inclusive of
convenience
fee of 2.49%)



CB195506

R. Radhakrishnan, P.E.
Director of Air Engineering



THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor
Flushing, New York 11373
Records Control (718)595-3855

219241
10/10/17

PERFORMANCE TEST WORKSHEET

APPLICATION ID #: CB195506

TEST DATE: 08/31/2017

ANALYZER USED FOR PERFORMANCE TEST:

Date of Last Calibration:
07/25/2017

Testo 330
MAKE MODEL

ANNUAL PERFORMANCE TESTING MUST BE CONDUCTED FOR ALL FUELS (FUEL OIL AND NG) AT HIGH FIRE (80 TO 110 % LOAD) AND ALSO AT LOW FIRE FOR BOILERS EQUAL TO OR GREATER THAN 4.2 MMBTU/HR (30 GAL/HR)

	Test 1	Test 2	Test 3	Test 4	Test 5	Test 6
Boiler Number	1	1	2	2		
Load (%)	100%	low fire	100%	low fire		
Fuel Type (#2, #4, NG)	NG	NG	NG	NG		
Firing Rate (gph/cfh)						
Combustion Efficiency (%)	87.6%	88.3%	86.6%	87.0%		
O ₂ (%)	9.4%	7.9%	11.9%	10.2%		
CO ₂ (%)	6.45%	7.29%	5.05%	6.00%		
Excess Air (%)	72.5%	53.9%	116.9%	84.5%		
Stack Temperature (°F)	182.5	165	188.2	195.8		
CO (ppm) (if available)	2	0	36	0		
NOx (ppm) (if available)	73	65	29	35		
SOx (ppm) (if available)						
Smoke Bacharach #:						

- For oil tests, if Combustion Efficiency ≥ 83, performance test = Passed; if < 83, performance test = Failed
- For gas tests, if Combustion Efficiency ≥ 80, performance test = Passed; if < 80, performance test = Failed
- If Smoke Bacharach # = > 3, Performance test = Failed

QUALIFIED COMBUSTION TESTER (QCT):

- Licensed Oil Burner Installer
 Licensed Master Plumber

- Professional Engineer
 Accepted QCT

Name: Andrew Demarinis Phone #: (973) 923-1999 Fax #: (973) 923-1099

Company Name: American Boiler Company Email Address: acdenergy@gmail.com

Address: 652 Rahway Ave. Union NJ 07083
Street City State Zip

I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief.

Signature: [Signature] License #: 5351 Date: 10/06/2017

IMPORTANT: COMBUSTION ANALYZER PRINTOUTS SHOULD BE ATTACHED WITH THIS WORKSHEET AND TESTING SHOULD BE PERFORMED WITHIN 3 MONTHS OF SUBMITTAL OF THE INSPECTION REQUEST. ANNUAL PERFORMANCE TEST RESULTS MUST BE INCLUDED IN THE RECORDKEEPING BY THE OWNER FOR A MINIMUM OF FIVE (5) YEARS.

Ca 195506
 # 219241
 10/10/17

Boiler # 1
 testo 330-1 LL
 V2.12 01971739/USA

Protocol 08/31/2017 14:16:27

Location CB
 Combustion Type 1st combustion type
 ECCE PANIS

Fuel: Natural Gas
 O2ref. 3.0 %
 CO2 Max: 11.7 %

Combustion test
 182.5 °F Temp. stack
 9.4 % Oxygen
 2 ppm CO
 47 ppm NOx *100%*
 87.6 % Eff. net
 72.5 % Excess air
 6.45 % CO2
 73 ppm cNOx
 88.5 °F Ambient temp

5.0 % NO2 addition

Protocol 08/31/2017 14:17:17

Location CB
 Combustion Type 1st combustion type
 ECCE PANIS

Fuel: Natural Gas
 O2ref. 3.0 %
 CO2 Max: 11.7 %

Combustion test
 190.2 °F Temp. stack
 7.3 % Oxygen
 0 ppm CO
 148 ppm NOx *75%*
 87.8 % Eff. net
 47.7 % Excess air
 7.62 % CO2
 195 ppm cNOx
 88.3 °F Ambient temp

5.0 % NO2 addition

Protocol 08/31/2017 14:17:48

Location CB
 Combustion Type 1st combustion type
 ECCE PANIS

Fuel: Natural Gas
 O2ref. 3.0 %
 CO2 Max: 11.7 %

Combustion test
 193.3 °F Temp. stack
 6.3 % Oxygen
 0 ppm CO
 163 ppm NOx *50%*
 87.9 % Eff. net
 38.3 % Excess air
 8.18 % CO2
 199 ppm cNOx
 88.3 °F Ambient temp

5.0 % NO2 addition

Protocol 08/31/2017 14:18:22

Location CB
 Combustion Type 1st combustion type
 ECCE PANIS

Fuel: Natural Gas
 O2ref. 3.0 %
 CO2 Max: 11.7 %

Combustion test
 192.6 °F Temp. stack
 4.5 % Oxygen
 0 ppm CO
 118 ppm NOx *25%*
 88.2 % Eff. net
 24.4 % Excess air
 9.19 % CO2
 128 ppm cNOx
 88.3 °F Ambient temp

5.0 % NO2 addition

Protocol 08/31/2017 14:19:04

Location CB
 Combustion Type 1st combustion type
 ECCE PANIS

Fuel: Natural Gas
 O2ref. 3.0 %
 CO2 Max: 11.7 %

Combustion test
 168.6 °F Temp. stack
 7.9 % Oxygen
 0 ppm CO *Low*
 47 ppm NOx *Fluc*
 88.3 % Eff. net
 53.9 % Excess air
 7.29 % CO2
 65 ppm cNOx
 88.3 °F Ambient temp

5.0 % NO2 addition



Department Of Environmental Protection
Bureau of Environmental Compliance

Carter H. Strickland Jr
Commissioner

Michael Gilman
Assistant Commissioner
Environmental Compliance

59-17 Junction Blvd., Flushing, NY 11373
Records Control
(718) 595-3855

Date: 1/24/2014
Time: 17:15:33

Certificate to Operate

Facility No.: 1 Y23970
Installation: CB195506 H
Expires On: 10/7/2017

Owner:

ANDRIA PUCKETT%WATERTON RESIDENTIAL NY, LLC
225 SCHERMERHORN STREET
BROOKLYN NY 11201

PE/RA:

Facility:

343 BROADWAY PROPERTIES LLC
88 LEONARD STREET
MANHATTAN NY 10013

Agent:

Floor C

Boiler Make & Model: EASTMOND/FEDERAL FST - 300 (NEW) # of Identical Units: 2

Boiler Type: 10 Source Code: A7320 Air Intake: Heat Input: 12.60x10⁶ Gross BTU Rating: 10.04

Burner 1 Make & Model: GORDON PIATT F16-GO-75 (NEW)

Fuel Type: 32

Burner Type: 53 # of Burners: 2

Usage: Avg. Fuel/Hr.: 180 Max Fuel/Hr.: 90 Avg. Fuel/Year: 67500 Fuel Supplier:

% By Season: Winter: Spring: Summer: Fall: Hours/Day: 3 Days/Year: 125

Burner 2 Make & Model:

Fuel Type:

Burner Type: # of Burners:

Usage: Avg. Fuel/Hr.: Max Fuel/Hr.: Avg. Fuel/Year: Fuel Supplier:

% By Season: Winter: Spring: Summer: Fall: Hours/Day: Days/Year:

Special Conditions / Limitations:

Min Boiler Water Temp: 180 -- OR -- Steam Pressure:

B.O.D.R. IS LIMITED BY: MONARCH NOZZLE C169-WA - 100 GPH. HIGH FIRE OIL P = 300 PSIG, HIGH FIRE AIR P = 25 PSIG. LOW FIRE OIL P = 15 PSIG, LOW FIRE AIR P = 13 PSIG.

Certificate of Operation

The holder of this certificate of operation is responsible for the use of the equipment in accordance with all the applicable requirements and provisions of the New York City Air Pollution Control Code. Violations of the Air Pollution Control Code can result in the imposition of penalties by the Environmental Control Board. This Certificate must be posted in the vicinity of the designated equipment. It may not be transferred to any other equipment.

Application for renewal of this certificate of operation must be submitted no later than ninety (90) days prior to the expiration date.

R. Radhakrishnan, P.E.,
Director of Engineering



THE CITY OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Bureau of Environmental Compliance
 59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373
 Records Control 718.595.3855

Rev 9/2012

Michael Gilsonan
 Assistant Commissioner
 Environmental Compliance

CERTIFICATE OF OPERATION APPROVAL

INSTALLATION #:	CB1955-06H
DATE INSPECTED:	1/9/2014
ENGINEER NAME/#:	KE
REVIEWED BY:	<i>RS/1062</i>

Remarks (if any): Original Triennial

Burner Limitations (if any):

Expiration Date:

MONTH:	10
DAY:	7

Year: 2012 2013 2014 2015 2016 2017

Fuel Type: #6 #4 #2 NATURAL GAS

APPLICATION FEE:	\$ 1880.00
AMOUNT PAID:	\$940.00
BALANCE DUE:	\$940.00

*for 2 cycles 10/7/11-14
 10/7/14-17*

FOR INTERNAL USE ONLY

ENGINEERING PERFORMANCE TEST WORKSHEET

Address: 88 Leonard Street, Manhattan Date: 1-9-14

CAF: 1955-06 H

Engineer: KE

PERFORMANCE TEST:

Passed

Failed

Boiler Identification # _____

Oil Delivery Rate: 90 gph

I. Performance Test Preparation - Kit # _____

- | | |
|--|--|
| [a] _____ Thermometer Near Burner | [f] _____ Pre Purge: _____ Damper (s) Open _____ |
| [b] _____ Operating Condition Verified | _____ Burner Fan 30 Sec. Min |
| [c] _____ Test Probes Installed | [g] _____ Control Damper(s) to High Fire |
| [d] _____ Burner On | [h] _____ Burner Limited at Burner Oil Delivery Rate |
| [e] _____ Burner Interlocked with fan, Louvers & Dampers | [i] _____ Boiler Room Barometric Pressure |

II. **HIGH FIRE DATA**

(INDIVIDUAL / SIMULTANEOUS FIRING)

Boiler #1 Tested

- | | |
|--|--|
| [a] <input checked="" type="checkbox"/> Steady State | [d] <u>300.6</u> Boiler Outlet Gas Temperature °F. |
| [b] <u>0</u> Smoke Bacharach # | [e] <u>80.4</u> Room Temperature °F. |
| [c] <u>10.47</u> % CO ₂ | [f] <u>220.2</u> Net Boiler Outlet Gas Temp °F. |
| <u>220</u> % Stack Loss (From Tables 1a, 1b & 1c, 20% Maximum) | |

POWER OPERATED DRAFT REGULATOR

0.62 in. w.c. (Normal Operated Position) 23 °F. Outside Temperature
0.13 in. w.c. (Full Open Position) 0.002 Dr/H (Figure 2) x 215 Stack
0.47 Δ in. w.c. Height = 43 Δ in. w.c. Minimum Reserved draft

BAROMETRIC DAMPER

Normal Position

Held Closed

T₁ (Base of Stack Temperature) °F T₂ (Base of Stack Temperature) °F.
T₂ (Boiler Outlet Gas Temperature) °F T₂ (Boiler Outlet Gas Temperature) °F.
ΔT at Outlet (T₂-T₁) °F
T₃ Corrected Base of Stack Temperature (T₂ - ΔT) °F.
Dr/H (From Tables 3a, 3b, 3c & 3d using T₁ & T₃) Reserve: _____ Adequate / Inadequate

ALTERNATE DAMPER METHOD

Δ Dr/H (Figure 2) X _____ Stack Height = ΔDr _____ in. w.c. (available draft required as outside temperature increases to 94° or 65° = P₂ - P₁)

INITIAL READINGS: Damper (s) in Normal operating position(s)	FINAL READINGS: Manual Damper Closed and/or Barometric Damper Opened
_____ Pressure (P ₁) + _____ ΔDr =	_____ Pressure (P ₂)
_____ Boiler Outlet Gas Temp. °F.	_____ Boiler Outlet Gas Temp. °F.
_____ Boiler Room Temp. °F.	_____ Boiler Room Temp. °F.
_____ Net Boiler Outlet Gas Temp. °F.	_____ Net Boiler Outlet Gas Temp. °F.
_____ % CO ₂	_____ % CO ₂
_____ % Stack Loss	_____ % Stack Loss
_____ Smoke Bacharach #	_____ Smoke Bacharach #
Reserve: _____ Adequate	Inadequate (See Figure 2)

III. **LOW FIRE DATA**

(INDIVIDUAL / SIMULTANEOUS FIRING)

Boiler #1 Tested

- | | |
|--|--|
| [a] <input checked="" type="checkbox"/> Steady State | [d] <u>241.8</u> Boiler Outlet Gas Temperature °F. |
| [b] <u>0</u> Smoke (Bacharach #) | [e] <u>80.0</u> Room Temperature °F. |
| [c] <u>9.77</u> % CO ₂ | [f] <u>161.8</u> Net Boiler Outlet Gas Temp. °F. |
| <u>220</u> % Stack Loss (From Tables 1a, 1b & 1c, 20% Maximum) | |

COMMENTS

RAH:gb
xc:(wp:nandi-engineer)

Spoked; Mark {Faxed}

12/16/13



Environmental Protection
Carter H. Strickland Jr.
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373
Records Control (718) 595-3855

Michael Gilsean
Assistant Commissioner
Environmental Compliance

DATE: 12/16/2013

INSPECTION REQUEST

AUTHORIZED AGENT / INSTALLER:

LEARDON BOILER
479 WALTON AVENUE
BRONX NY, 10451

OWNER:

AL 88 LEONARD, LLC.
88 LEONARD LLC
MANHATTAN NY, 10013
C/O ROSE ASSOCIATES

INSTALLER'S TELEPHONE#: **(718) 585-5314**
INSTALLER'S FAX#: **(718) 585-5315**

THIS OFFICE HAS AT YOUR REQUEST SCHEDULED AN INSPECTION FOR:

INSPECTION DATE:	Thursday, January 09, 2014
INSPECTION TIME:	1:20:00 PM
CA /CB NUMBER :	CB195506H
ADDRESS:	88 LEONARD STREET, MANHATTAN NY, 10013
PERFORMANCE TEST:	Yes

THE AIR POLLUTION CONTROL CODE REQUIRES THAT THE COMBUSTION EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE APPROVED APPLICATION PLANS. ALL EQUIPMENT AND CONTROLS MUST BE IN PROPER WORKING ORDER AND MUST BE PREPARED TO DEMONSTRATE THIS BY SUCCESSFULLY PASSING THE PERFORMANCE TEST SPECIFIED IN THIS CODE.

IN THE EVENT THAT THE INSPECTION DOES NOT RESULT IN THE ISSUANCE OF A CERTIFICATE OF OPERATION ENGINEERING WILL REFER THE MATTER TO THE ENFORCEMENT DIVISION FOR APPROPRIATE ACTION.

YOUR'S TRULY,

R. RADHAKRISHNAN, P.E.
DIRECTOR OF ENGINEERING
(718) 595-3803 OR (718) 595-6517

INSTALLER'S PRE - INSPECTION REPORT AND PERFORMANCE TEST DATA (COPY ATTACHED) MUST BE SUBMITTED AT THE TIME OF INSPECTION.



THE CITY OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Bureau of Environmental Compliance
 59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5108
 Records Control (718) 595-3855

10013

INSPECTION REQUEST
 (TO BE TYPED OR PRINTED)

2013 NOV 12 P. 3:10/10/13
 DATE: 10/10/13

Fee \$ 940 / 31617
 B.E.C. Clerk [Signature]

FEE ENCLOSED:	\$ 940
APPLICATION #:	CB1955064

PREMISES ADDRESS: 88 Leonard St Manhattan
 (Borough)

I AM REQUESTING:

- AN INSPECTION AT THE ABOVE REFERENCED ADDRESS
- A REINSPECTION AT THE ABOVE REFERENCED ADDRESS

- CERTIFICATION
- RECERTIFICATION

I CERTIFY THAT ALL WORK ON THE ABOVE INSTALLATION HAS BEEN COMPLETED IN ACCORDANCE WITH AN APPROVED APPLICATION, PLANS AND AMENDMENT(S). THE EQUIPMENT IS OPERATING PROPERLY AND IS READY FOR FINAL INSPECTION BY DEP. I AM AWARE THAT IF THERE IS EXPOSED FRIABLE ASBESTOS IN A DAMAGED OR DETERIORATED CONDITION IN THE ROOM/AREA WHERE THE EQUIPMENT IS LOCATED, THE INSPECTION WILL NOT BE COMPLETED AND A NOTICE OF DISAPPROVAL WILL BE ISSUED.

IF THIS IS A REQUEST FOR A RE-INSPECTION: I CERTIFY THAT ALL DEFICIENCIES WHICH RESULTED IN THE ISSUANCE OF AN INSTALLATION DISAPPROVAL HAVE BEEN CORRECTED AS SET FORTH BELOW:

NOTE: COMPLETE THE FOLLOWING ITEM BY ITEM. A REINSPECTION WHICH DOES NOT RESULT IN THE ISSUANCE OF A CERTIFICATE OF OPERATION MAY SUBJECT THE APPLICATION TO CANCELLATION.

- ① Power modulate. Draft regulators modulate
- ② Low draft cut off switches are in working order
- ③

MARK REYNOLDS
 Notary Public, State of New York
 No. 01RE6217381
 Qualified in Monroe County
 Commission Expires February 8, 2014

MARK REYNOLDS
 Notary Public, State of New York
 No. 01RE6217381
 Qualified in Monroe County
 Commission Expires February 8, 2014

[Signature] President
 INSTALLER'S SIGNATURE TITLE
 (IF LEGALIZATION, P.E., R.A. OR OWNER'S SIGNATURE)

INSTALLER'S NAME Leonard Butler-Wadey TELEPHONE NUMBER (718) 585-5314
 (P.E., R.A.'S NAME)

STREET ADDRESS 479 Walker Ave Bronx NY 10451
 (CITY) (STATE) (ZIP CODE)

OWNER'S NAME 88 Leonard LLC TELEPHONE NUMBER

STREET ADDRESS 88 Leonard St NY NY 10013
 (CITY) (STATE) (ZIP CODE)

NOTICE OF INSTALLATION DISAPPROVAL

DATE: 11/21/12

INSTALLATION #: CB 195 5/064

INSTALLER

OWNER

<u>88 Leonard LLC % G. Farrel</u>
<u>88 Leonard St.</u>
<u>New York, NY 10013</u>

PREMISES ADDRESS: 88 Leonard St.

M
(Borough)

AN INSPECTION OF THE INSTALLATION AT THE ABOVE REFERENCED PREMISE HAS REVEALED THE FOLLOWING OBJECTIONS WHICH MUST BE CORRECTED TO COMPLY WITH THE NEW YORK CITY AIR POLLUTION CONTROL CODE. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS WITHIN (90) DAYS FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTION AGAINST THE OWNER.

A CERTIFICATE OF OPERATION CANNOT BE ISSUED UNTIL ALL OBJECTIONS ARE RESOLVED. TO REQUEST RE-INSPECTION, PLEASE COMPLETE THE AR-365 INSPECTION REQUEST ON THE REVERSE SIDE OF THIS NOTICE AND RETURN IT TO DEP/RECORDS CONTROL, 59-17 JUNCTION BOULEVARD, 9TH FLOOR, FLUSHING, NEW YORK 11373-6108. DO NOT SUBMIT A NEW APPLICATION IN RESPONSE TO THIS NOTICE.

- 1.) The power operated draft regulators remain in open position, and do not modulate; reserve draft could thus not be demonstrated.
- 2.) The low draft cut-off switches must be tested on reinspection.
- 3.) Excessive smoke on high fire on #1 boiler (left.) - Bldg. maint. personnel apparently not notified of scheduled inspection.
- 4.) Reinsp. with performance test is req'd. At time of reinspection, the proper operation of P.O. D.R.'s, L.D.C.O.'s + air proving switches on intake air dams must be demonstrated.
Reinsp. fee = \$ 940.

JCE 012

ENGINEER NAME/NUMBER

FF

DIVISION

10/24/12

INSPECTION DATE



NOTICE OF INSTALLATION DISAPPROVAL

DATE: 11/21/12

INSTALLATION #: CB 1953/064

INSTALLER

OWNER

<u>88 Leonard LLC % G. Farrell</u>
<u>88 Leonard St.</u>
<u>New York, NY 10013</u>

PREMISES ADDRESS: 88 Leonard St. M
 (Borough)

AN INSPECTION OF THE INSTALLATION AT THE ABOVE REFERENCED PREMISE HAS REVEALED THE FOLLOWING OBJECTIONS WHICH MUST BE CORRECTED TO COMPLY WITH THE NEW YORK CITY AIR POLLUTION CONTROL CODE. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS **WITHIN (60) DAYS** FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTION AGAINST THE OWNER.

A CERTIFICATE OF OPERATION CANNOT BE ISSUED UNTIL ALL OBJECTIONS ARE RESOLVED. TO REQUEST RE-INSPECTION, PLEASE COMPLETE THE AR-365 INSPECTION REQUEST ON THE REVERSE SIDE OF THIS NOTICE AND RETURN IT TO DEP/RECORDS CONTROL, 59-17 JUNCTION BOULEVARD, 9TH FLOOR, FLUSHING, NEW YORK 11373-5108. DO **NOT** SUBMIT A NEW APPLICATION IN RESPONSE TO THIS NOTICE.

- 1.) The power operated draft regulators remain in open position, and do not modulate; reserve draft could thus not be demonstrated.
- 2.) The low draft cut-off switches must be tested on reinspection.
- 3.) Excessive smoke on high fire on #1 boiler (left.)
 Note: Bldg. maint. personnel apparently not notified of scheduled inspection.
- 4.) Reinsp with performance test is req'd. At time of reinspection, the proper operation of P.O.D.R's, L.D.C.O's + air proving switches on intake air dams must be demonstrated.
 Reinsp. fee = \$ 940.

JCE012
 ENGINEER NAME/NUMBER

FF
 DIVISION

10/24/12
 INSPECTION DATE

ENGINEERING EQUIPMENT SHEET

OLD OUTRYMA _____ NEW OUTRYMA 88 Leonard St. Boro N

CA Adress _____

DATE 10/24/12 INSPECTION JK

SUPER Blag Super ADDRESS _____

PHONE # _____ APPL. # _____ APPL. TIME _____

C O U L P H E N T

BOILERS	Number	Previously Approved	Presently Existing
	<u>2/PST 300H/W</u>		
	<u>1/60 lb. yabing</u>		

BURNERS	Number	Previously Approved	Presently Existing
	<u>2/GP</u>		
	<u>P166075</u>		

IGNITION Burner Input BTU/HR COOH - ecme

BURNER OIL DELIVERY RATE LIMITATION #2TG

COMBUSTION CONTROLLER	Do-Off	Hi-Low	Modulating	Positive Linkage	To Sec. Damper
			<u>13497</u>		
					<u>M17</u>

Number of Secondary Heaters/Voltage _____
 #6 OIT Only - OIT Lines Insulated _____

Sup. cannot
demo. LDCO

METHOD OF OIL TEMPERATURE MAINTENANCE

PRIMARY OIL HEATERS	NUMBER	MAKE & MODEL	STEAM OR HOT WATER	GRAVITY OR FORCED	JEREMPTER READINGS	AUTO TEMP. PRESSURE	DEVICE - BOILER WATER

DRAFT CONTROLS	Sequential -	Barometric Damper
	<u>H/c</u>	<u>to chamb.</u>

SMOKE ALARM	Make & Model	Remote A/V Device	Auto. Cut-Off

FLEED VENTILATION	Free Mesh Screen	Gross Area (sq. in)	Net Area	Duct Length	Fan Make & Model	Fan/Hot. Lower	INT.

Breaching	Induced Draft Fan	Make & Model of I.D. Fan	Fan Capacity	Inside Dism.	Length	Dents

Chimney	Inside Dism.	Height	Cleanout	Balance

OTHER EQUIPMENT IN BOILER ROOM OR ON STACK _____
 Distance to _____
ALTER LOCKER

2 V

ENGINEERING PERFORMANCE TEST WORKSHEET

Address: 88 Leonard Date: 10/24/12

CAF: _____ Engineer: [Signature]

PERFORMANCE TEST: Passed _____ Filled [X]

Boiler Identification #: _____ Oil Delivery Rate: _____

- I. Performance Test Preparation - Kit # _____
- | | |
|--|--|
| (a) _____ Thermometer Near Burner | (f) _____ Pre Purge: _____ Damper (s) Open _____ |
| (b) _____ Operating Condition Verified | (g) _____ Burner Fan 30 Sec. Min |
| (c) _____ Test Probes Installed | (h) _____ Control Damper(s) to High Fire |
| (d) _____ Burner On | (i) _____ Burner Limited at Burner Oil Delivery Rate |
| (e) _____ Burner Interlocked with fan, Louvers & Dampers | (j) _____ Boiler Room Barometric Pressure |

HIGH FIRE DATA

(INDIVIDUAL / SIMULTANEOUS FIRING)

- | | |
|---|---|
| (a) _____ Steady State | (d) _____ Boiler Outlet Gas Temperature °F. |
| (b) _____ Smoke Bacharach # | (e) _____ Room Temperature °F. |
| (c) _____ % CO ₂ | (f) _____ Net Boiler Outlet Gas Temp °F. |
| _____ % Stack Loss (From Tables 1a, 1b & 1c, 20% Maximum) | |

POWER OPERATED DRAFT REGULATOR

_____ in. w.c. (Normal Operated Position) 62 °F. Outside Temperature 100.62
 _____ in. w.c. (Full Open Position) _____ Dr/H (Figure 2) x _____ Stack
 _____ Δ in. w.c. _____ Height = _____ Δ in. w.c. Minimum Reserved draft 18.6

P.O.D.R.'s remain open

BAROMETRIC DAMPER

Normal Position	Held Closed
_____ T ₁ (Base of Stack Temperature) °F	_____ T ₂ (Base of Stack Temperature) °F.
_____ T ₃ (Boiler Outlet Gas Temperature) °F	_____ T ₄ (Boiler Outlet Gas Temperature) °F.
_____ ΔT at Outlet (T ₃ -T ₂) °F	
_____ T ₃ Corrected Base of Stack Temperature (T ₃ - ΔT) °F.	
_____ Dr/H (From Tables 3a, 3b, 3c & 3d using T ₁ & T ₃) Reserve: _____ Adequate / Inadequate	

ALTERNATE DAMPER METHOD

_____ Δ Dr/H (Figure 2) x _____ Stack Height = Δ Dr _____ in. w.c. (available draft required as outside temperature increases to 94° or 65° = P₂ - P₁)

INITIAL READINGS:	Damper (s) in Normal operating position(s)	FINAL READINGS:	Manual Damper Closed and/or Barometric Damper Opened
<u>260</u> Pressure (P ₁) + _____ Δ Dr	<u>30 oil</u>	<u>1230</u> Pressure (P ₂)	
<u>80</u> Boiler Outlet Gas Temp. °F.	<u>25 air</u>	_____ Boiler Outlet Gas Temp. °F.	
<u>80</u> Boiler Room Temp. °F.		<u>80</u> Boiler Room Temp. °F.	
<u>10</u> Net Boiler Outlet Gas Temp. °F.		_____ Net Boiler Outlet Gas Temp. °F.	
<u>10</u> % CO ₂		_____ % CO ₂	
<u>4</u> % Stack Loss		_____ % Stack Loss	
<u>4</u> Smoke Bacharach #		_____ Smoke Bacharach #	
Reserve: _____ Adequate _____ Inadequate (See Figure 2)			

iii. **LOW FIRE DATA** 150 oil | 18 air | RT. | #218 air, 150 oil

(a) _____ Steady State	(d) _____ Boiler Outlet Gas Temperature °F.
(b) <u>0</u> Smoke (Bacharach #)	(e) _____ Room Temperature °F.
(c) <u>9 1/2</u> % CO ₂	(f) _____ Net Boiler Outlet Gas Temp. °F.
<u>16</u> % Stack Loss	_____ % Stack Loss (From Tables 1a, 1b & 1c, 20% Maximum)

COMMENTS: _____

RAH:gb
xc:(wp:nandi-engineer)



NOTICE OF INSTALLATION DISAPPROVAL

DATE: 11/21/12

INSTALLATION #: CB1953/06H

INSTALLER

OWNER

<u>88 Leonard LLC % G. Farrell</u>
<u>88 Leonard St.</u>
<u>New York, NY 10013</u>

PREMISES ADDRESS:

88 Leonard St.

M
(Borough)

AN INSPECTION OF THE INSTALLATION AT THE ABOVE REFERENCED PREMISE HAS REVEALED THE FOLLOWING OBJECTIONS WHICH MUST BE CORRECTED TO COMPLY WITH THE NEW YORK CITY AIR POLLUTION CONTROL CODE. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS **WITHIN (60) DAYS** FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTION AGAINST THE OWNER.

A CERTIFICATE OF OPERATION CANNOT BE ISSUED UNTIL ALL OBJECTIONS ARE RESOLVED. TO REQUEST RE-INSPECTION, PLEASE COMPLETE THE AR-365 INSPECTION REQUEST ON THE REVERSE SIDE OF THIS NOTICE AND RETURN IT TO DEP/RECORDS CONTROL, 59-17 JUNCTION BOULEVARD, 9TH FLOOR, FLUSHING, NEW YORK 11373-5108. DO **NOT** SUBMIT A NEW APPLICATION IN RESPONSE TO THIS NOTICE.

- 1.) The power operated draft regulators remain in open position, and do not modulate; reserve draft could thus not be demonstrated.
- 2.) The low draft cut-off switches must be tested on reinspection.
- 3.) Excessive smoke in high fire on #1 boiler (left.)
 Note: Bldg. maint. personnel apparently not notified of scheduled inspection.
- 4.) Reinsp with performance test is req'd. At time of reinspection, the proper operation of P.O.D.R's, L.D.C.O's + air proving switches on intake air dams must be demonstrated.
 Reinsp. fee = \$ 940.

JCE012
ENGINEER NAME/NUMBER

FF
DIVISION

10/24/12
INSPECTION DATE

AR 325

PAGE 1 OF 2 (See Reverse Side)

(Revised 11/08)

ENGINEER NAME/NUMBER

DIVISION

INSPECTION DATE

AR 325

PAGE 1 OF 2 (See Reverse Side)

(Revised 11/08)

**** Transmit Conf. Report ****

P. 1
DEP

Fax 7185953846

Oct 6 2013 09:27pm

Fax/Phone Number	Mode	Start	Time	Page	Result	Note
917185855315	Normal	06:09:26pm	0'57"	1	O K	



THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5108

NOTICE OF INSTALLATION DISAPPROVAL

DATE: 11/21/12
INSTALLATION #: CB1953/064

INSTALLER

OWNER

88 Leonard LLC % G. Farrell
88 Leonard St.
New York, NY 10013

PREMISES ADDRESS: 88 Leonard St. M
(Borough)

AN INSPECTION OF THE INSTALLATION AT THE ABOVE REFERENCED PREMISE HAS REVEALED THE FOLLOWING OBJECTIONS WHICH MUST BE CORRECTED TO COMPLY WITH THE NEW YORK CITY AIR POLLUTION CONTROL CODE. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS **WITHIN (90) DAYS** FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTION AGAINST THE OWNER.

A CERTIFICATE OF OPERATION CANNOT BE ISSUED UNTIL ALL OBJECTIONS ARE RESOLVED. TO REQUEST RE-INSPECTION, PLEASE COMPLETE THE AR-365 INSPECTION REQUEST ON THE REVERSE SIDE OF THIS NOTICE AND RETURN IT TO DEP/RECORDS CONTROL, 59-17 JUNCTION BOULEVARD, 9TH FLOOR, FLUSHING, NEW YORK 11373-5108. DO **NOT** SUBMIT A NEW APPLICATION IN RESPONSE TO THIS NOTICE.

- 1.) The power operated draft regulators remain in open position, and do not modulate; reserve draft could thus not be demonstrated.
- 2.) The low draft cut-off switches must be tested on reinspection.
- 3.) Excessive smoke in high fire on #1 boiler (left.)
*i.e. bldg. maint. personnel apparently not notified of scheduled inspection.
- 4.) Reinsp with performance test is req'd. At time of reinspection, the proper operation of P.O.D.R's, L.D.C.O's + air proving switches on intake air dams must be demonstrated.
Reinsp. fee = \$ 940.

JCE012 FF 10/24/12
ENGINEER NAME/NUMBER DIVISION INSPECTION DATE

left message & faxed

10/11/12



THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373
Records Control (718) 595-3855

Carter H. Strickland Jr.
Deputy Commissioner for Sustainability

Michael Gilsonan
Assistant Commissioner
Environmental Compliance

Caswell F. Holloway
Commissioner

DATE: 10/11/2012

AUTHORIZED AGENT / INSTALLER:

Jay Remillard
JAY REMILLARD

OWNER:

AL 88 LEONARD, LLC.
200 MADISON AVENUE, 5TH FLOOR
MANHATTAN NY, 10016
C/O ROSE ASSOCIATES

INSTALLER'S TELEPHONE#: (212) 210-6666
INSTALLER'S FAX#: (212) 651-7753

*88 LEONARD ST
NEW YORK 10013
C/O GARY FARRELL*

THIS OFFICE HAS AT YOUR REQUEST SCHEDULED AN INSPECTION FOR:

INSPECTION DATE:	Wednesday, October 24, 2012
INSPECTION TIME:	1:05:00 PM
CA /CB NUMBER :	CB195506H
ADDRESS:	88 LEONARD STREET, MANHATTAN NY, 10013
PERFORMANCE TEST:	Yes

THE AIR POLLUTION CONTROL CODE REQUIRES THAT THE COMBUSTION EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE APPROVED APPLICATION PLANS. ALL EQUIPMENT AND CONTROLS MUST BE IN PROPER WORKING ORDER AND MUST BE PREPARED TO DEMONSTRATE THIS BY SUCCESSFULLY PASSING THE PERFORMANCE TEST SPECIFIED IN THIS CODE.

IN THE EVENT THAT THE INSPECTION DOES NOT RESULT IN THE ISSUANCE OF A CERTIFICATE OF OPERATION ENGINEERING WILL REFER THE MATTER TO THE ENFORCEMENT DIVISION FOR APPROPRIATE ACTION.

YOUR'S TRULY,

R.A. Hodge, P.E.

R.A. HODGE, P.E.
DIRECTOR OF ENGINEERING
(718) 595-3807 OR (718) 595-6517

INSTALLER'S PRE - INSPECTION REPORT AND PERFORMANCE TEST DATA (COPY ATTACHED) MUST BE SUBMITTED AT THE TIME OF INSPECTION.



THE CITY OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Bureau of Environmental Compliance
 59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373
 Records Control (718) 595-3855

M/E 10013

AR 365
 Rev 01/11

9-26-12
 AIR PERMITTING, B.E.C.
 OCT -2 A 11:15

INSPECTION REQUEST

Fee \$ 940 Receipt No. 12986
 B.E.C. Clerk [Signature]

DATE: 09/19/2012
 FEE ENCLOSED: \$940.00
 APPLICATION #: CB195506H

Premise Information: 88 Leonard Street
 Street Address
 Name of Premise (if any)
 Floor Room No. Borough Zip Code BIN Block Lot
Manhattan 10013 173 27

I am requesting:

An Inspection at the above referenced address A Re-Inspection at the above referenced address

I certify that all work on the above installation has been completed in accordance with an approved application, plans and amendment[s]. The equipment is operating properly and is ready for final inspection by DEP. I am aware that if there is exposed friable asbestos in a damaged or deteriorated condition in the room/area where the equipment is located, the inspection will not be completed and a Notice of Disapproval will be issued.

If this is a request for a Re-Inspection: I certify that all deficiencies which resulted in the issuance of an Installation Disapproval have been corrected as listed below:

[Signature]
 INSTALLER'S SIGNATURE
 (IF LEGALIZATION, P.E., R.A. OR OWNER'S SIGNATURE)

Property Manager
 TITLE

INSTALLER'S NAME (P.E., R.A.'S NAME) _____ TELEPHONE NUMBER _____

STREET ADDRESS _____ (CITY) _____ (STATE) _____ (ZIP CODE) _____

OWNER'S NAME 88 Leonard, LLC % Rose Associates, Inc. (212) 210-6666
 TELEPHONE NUMBER

STREET ADDRESS 200 Madison Avenue New York NY 10016
 (CITY) (STATE) (ZIP CODE)

FOR INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311



THE CITY OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Bureau of Environmental Compliance
 59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5108

NOTICE OF INSTALLATION DISAPPROVAL

88 Leonard St

DATE: 01-13-12

INSTALLATION #: CB 1955-CGH

INSTALLER

LEARDEN BOILER WORKS INC.
 479 WALTON AVENUE
 BRONX, N.Y. 10451.

OWNER

AL 88 LEONARD LLC.
 200 MADISON AVE. 5TH FLOOR
 MANHATTAN, N.Y. 10016.

PREMISES ADDRESS: 88 LEONARD STREET MANH.
 (Borough)

AN INSPECTION OF THE INSTALLATION AT THE ABOVE REFERENCED PREMISE HAS REVEALED THE FOLLOWING OBJECTIONS WHICH MUST BE CORRECTED TO COMPLY WITH THE NEW YORK CITY AIR POLLUTION CONTROL CODE. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS WITHIN (60) DAYS FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTION AGAINST THE OWNER.

A CERTIFICATE OF OPERATION CANNOT BE ISSUED UNTIL ALL OBJECTIONS ARE RESOLVED. TO REQUEST RE-INSPECTION, PLEASE COMPLETE THE AR-365 INSPECTION REQUEST ON THE REVERSE SIDE OF THIS NOTICE AND RETURN IT TO DEP/RECORDS CONTROL, 59-17 JUNCTION BOULEVARD, 9TH FLOOR, FLUSHING, NEW YORK 11373-5108. DO NOT SUBMIT A NEW APPLICATION IN RESPONSE TO THIS NOTICE.

- (1) INSTALLATION COULD NOT BE FIRED ON OIL.
- (2) AS PER AMENDMENT DATED 11-25-08. SELECTOR SWITCH TO FIRE ONE BOILER AT A TIME - NOT INSTALLED.
- (3) AS PER ORIGINAL APPLICATION HEAT TIMER MULTIMOD - REQUIRED.
- (4) FIRING RATE CONTROL L-91 OF T991A COULD NOT BE FOUND IN FIELD.
- (5) SUBMIT REINSPECTION FEE = \$ 940⁰⁰
- (6) PERFORMANCE TEST REQUIRED UPON REINSPECTION.

CP/ESD
 ENGINEER NAME/NUMBER

F.F.
 DIVISION

01-13-12
 INSPECTION DATE



200 Madison Avenue, 5th Floor
New York, NY 10016-3912
ROSENYC.COM

September 24, 2012

NYC Dept. of Environmental Protection
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor
Flushing, NY 11373

**Re: Installation # CB195506H
88 Leonard Street
Manhattan, Blk: 173 Lot: 27**

To whom it may concern:

Enclosed please find an Inspection Request Form (AR365) for the location mentioned above, as well as a check (#40408116) in the amount of \$940.00 to cover the re-inspection fee. I have also included a copy of the NOID that was issued on 1/13/12.

Should you need any additional information or documents, please feel free to contact the undersigned at (212) 328-5509.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Nora Coello'.

Nora Coello
Compliance Coordinator

Encl.

cc: Jay Remillard - Property Manager
Mark Reynolds - Leardon Boiler Works, Inc.

EP

BUREAU OF ENVIRONMENTAL COMPLIANCE

59-17 JUNCTION BOULEVARD, 9TH FLOOR, CORONA, NEW YORK 11368

Records Control (718) 595 - 3855

Robert C. Avaltroni, Deputy Commissioner

Christopher O. Ward, Commissioner

AM 12/19/08

AMENDMENT (TO BE TYPED OR PRINTED)

PAGE 1 OF 1 INSTALLATION CB1955/06H DATE 11/28/08

DEP AIR PERMITTING

7009 DEC 16 P 3:28

PREMISE ADDRESS 88 LEONARD STREET MANHATTAN (BORO)

ANSWERS TO THE DISAPPROVAL SHOULD BE MADE BELOW. THIS AMENDMENT IS TO BE MADE PART OF THE ORIGINAL PLANS AND IS SUBJECT TO ALL THE CONDITIONS, AGREEMENTS AND STATEMENTS CONTAINED THEREIN. RETURN THIS COMPLETED FORM TO THE BUREAU OF ENVIRONMENTAL COMPLIANCE AT THE ADDRESS ABOVE.

IF MORE SPACE IS NEEDED ADDITIONAL SHEETS MUST BE USED. NO ITEM CAN BE CONTINUED OVER TO ANOTHER SHEET. EACH ITEM MUST BE COMPLETE ON THE SHEET ON WHICH IT APPEARS. ONLY THOSE ITEMS THAT APPEAR ABOVE THE ENDORSEMENT AT THE BOTTOM OF THE PAGE CAN BE CONSIDERED.

- 1) DELETE REFERENCE TO A LEAD LAG CONTROL. THE INSTALLATION WILL BE PROVIDED WITH A SELECTOR SWITCH SO THAT ONLY ONE BOILER CAN OPERATE AT A TIME.
2) SMOKE ALARM IS CLEVELAND #CSI.
3) CORRECT ITEM #80 ON APPLICATION TO "HONEYWELL T991A."
4) AN INSTALLER'S AFFIDAVIT WITH REFERENCE TO ITEM #1 IS FILED HEREWITH.
5) THE INSTALLATION HAS PASSED THE PERFORMANCE TEST THEREFORE THE CO CAN BE RELEASED AT THIS TIME.

Form with fields for P.E. OR R.A. NAME, STREET ADDRESS, CITY, STATE, ZIP CODE. Filled with: GEORGE PEROTTO, P.E., 42-18 235 STREET, DOUGLASTON, NY 11363.



FOR DEPARTMENT USE ONLY

COPIES ENCLOSED: 5 ON 01-21-09 DATE

AMENDMENT [X] APPROVED [] DISAPPROVED BY KE AR 355 (REV. 9/02)

DEP AIR PERMITTING

2008 DEC 16 P 3:28

Department of Air Resources
59-17 Junction Blvd.
Corona, New York 11368
9th Floor

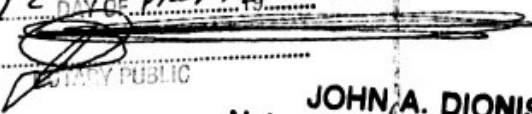
Dear Sirs,

Re: 88 Leonard Street, Manh.
CA1955/06H

1) I hereby certify that a selector switch has been installed so that only one boiler can operate at a time.

Peter Agliardo



SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12 DAY OF December 2008

NOTARY PUBLIC

JOHN A. DIONISIO
Notary Public, State of New York
Qualified in Westchester County
No. 01D14804045
Commission Expires 9/30/2010



INFORMATIONAL NOTICE

Date: 01-20-2009

Installation #: CB 1955-06H

George Perotto, P.E.
42-18 235 Street
Douglaston, NY, 11363

343 Broadway Properties LLC
100 Washington Street
Newark, NJ 07102

Premise Address: 88 Leonard Street, Fir.#: Boro: Manhattan

THIS IS TO NOTIFY YOU THAT YOUR AMENDMENT/~~NOTIFICATION~~ DATED 11-28-08 HAS BEEN:

APPROVED. THE AMENDMENT/~~NOTIFICATION~~ WILL BE MADE PART OF THE ORIGINAL PLANS AND IS SUBJECT TO ALL THE CONDITIONS, AGREEMENTS, AND STATEMENTS CONTAINED THEREIN.

DISAPPROVED FOR THE FOLLOWING REASONS:

KE
ENGINEER NAME/NUMBER

FF
DIVISION



THE CITY OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Bureau of Environmental Compliance
 59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5108

NOTICE OF INSTALLATION DISAPPROVAL

DATE: 01-13-12

INSTALLATION #: CB 1955-06H

INSTALLER

LEARDON BOILER WORKS INC.
 479 WALTON AVENUE
 BRONX, N.Y. 10451.

OWNER

AL 88 LEONARD LLC.
 200 MADISON AVE. 5TH FLOOR
 MANHATTAN, N.Y. 10016.

PREMISES ADDRESS: 88 LEONARD STREET MANH.
 (Borough)

AN INSPECTION OF THE INSTALLATION AT THE ABOVE REFERENCED PREMISE HAS REVEALED THE FOLLOWING OBJECTIONS WHICH MUST BE CORRECTED TO COMPLY WITH THE NEW YORK CITY AIR POLLUTION CONTROL CODE. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS WITHIN (60) DAYS FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTION AGAINST THE OWNER.

A CERTIFICATE OF OPERATION CANNOT BE ISSUED UNTIL ALL OBJECTIONS ARE RESOLVED. TO REQUEST RE-INSPECTION, PLEASE COMPLETE THE AR-365 INSPECTION REQUEST ON THE REVERSE SIDE OF THIS NOTICE AND RETURN IT TO DEP/RECORDS CONTROL, 59-17 JUNCTION BOULEVARD, 9TH FLOOR, FLUSHING, NEW YORK 11373-5108. DO NOT SUBMIT A NEW APPLICATION IN RESPONSE TO THIS NOTICE.

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- (2) AS PER AMENDMENT DATED 11-25-08. SELECTOR SWITCH TO FIRE ONE BOILER AT A TIME - NOT INSTALLED.
- (3) AS PER ORIGINAL APPLICATION HEAT TIMER MULTIMOD - REQUIRED.
- (4) FIRING RATE CONTROL L-91 OF T991A COULD NOT BE FOUND IN FIELD.
- (5) SUBMIT REINSPECTION FEE = \$ 940⁰⁰
- (6) PERFORMANCE TEST REQUIRED UPON REINSPECTION.

CP/ESU

ENGINEER NAME/NUMBER

F.F.

DIVISION

01-13-12

INSPECTION DATE



THE CITY OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Bureau of Environmental Compliance
 59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5108

NOTICE OF INSTALLATION DISAPPROVAL

DATE: 01-13-12

INSTALLATION #: CB 1955-064

INSTALLER

LEARDON BOILER WORKS INC.
 479 WALTON AVENUE
 BRONX, N.Y. 10451.

OWNER

AL 88 LEONARD LLC.
 200 MADISON AVE. 5TH FLOOR
 MANHATTAN, N.Y. 10016.

PREMISES ADDRESS: 88 LEONARD STREET MANH.
 (Borough)

AN INSPECTION OF THE INSTALLATION AT THE ABOVE REFERENCED PREMISE HAS REVEALED THE FOLLOWING OBJECTIONS WHICH MUST BE CORRECTED TO COMPLY WITH THE NEW YORK CITY AIR POLLUTION CONTROL CODE. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS **WITHIN (60) DAYS** FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTION AGAINST THE OWNER.

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- (4) FIRING RATE CONTROL L-91 OF TA91A COULD NOT BE FOUND IN FIELD.
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- (6) PERFORMANCE TEST REQUIRED UPON REINSPECTION.

CP/6050
 ENGINEER NAME/NUMBER

F.F.
 DIVISION

01-13-12
 INSPECTION DATE

ENGINEERING EQUIPMENT SHEET

NEW ORLEANS

OLD OUTLINE CA 1905-014 Address 88 Leonard St Boro M

DATE 1-13-12 INSPECTION

SUPER ADDRESS

PHONE # AP1. #

APPT. TIME

BOILERS	Number	Previously Approved	Presently Existing
	(2)		

Gross Boiler Output	Rate & Model	DIV/HR
	Reboiler	
	RT 300	\$51300K0

BUNKERS	90. Number	Firing Rate --- GPM ---	Make & Model
	(2)		Gooden Place

FCC ENCOURAGE	Burner Input	DIV/HR
		FIG 6005

BUNKER OIL DELIVERY	Rate	Make & Model
	March 169WA - 100	50 Sph
	Hi Fine oi - 50	50 Pils

COMBUSTION CONTROLLER	On-Off	Modulating	Positive Linkage	to Sec. Damper
	On-Off	Hi-Low		

Secondary Air	Damper	Shrouded	Checkboard	Floor

Number of Secondary Heaters/Voltage	of Oil Only - Oil Lines Insulated

METHOD OF OIL TEMPERATURE MAINTENANCE

PRIMARY OIL HEATERS

NUMBER
 MAKE & MODEL
 STEAM OR HOT WATER
 GRAVITY OR FORCED
 AIRFLOW
 AIR TEMP. PRESSURE
 DEVICE - BOILER WATER

Sequential -
 Rate & Model

Barometric Damper

SPRINK ALARM
 Rate & Model
 Remote A/TV Device
 Auto. Cut-Off

FLUID VENTILATION

Fan Mesh Screen
 Gross Area (sq. in)
 Net Area
 Duct Length
 Duct Bends

Fan/Hot. Louver
 Fan/Rate & Model
 INT.

BREACHING

Induced Draft Fan
 Rate & Model of I.D. Fan
 Fan Capacity

Chimney
 Inside Diam.
 Height
 Cleanout
 Balin-cap

Distance to

OTHER EQUIPMENT IN BOILER ROOM OR ON STACK

VALVE STAMP

DIV/HR
 ENR. DATE

Drift Regulator
 (Alarm)
 Flaps - Cleveland
 Model
 CP 1-110-B
 No 6 at installed
 Installation could
 be fixed on of L.



THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
 59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
 Bureau Of Environmental Compliance
 Records Control (718) 595 - 3855

Christopher O. Ward,
 Commissioner

Robert C. Avaltroni
 Deputy Commissioner

**NOTICE OF APPROVAL
 WORK PERMIT**

DISPLAY ON PREMISES NEAR EQUIPMENT

APPLICATION # CB#:	1955-06H
DATE MAILED:	
EXPIRATION DATE:	

OWNER

343 BROADWAY PROPERTIES LLC
100 WASHINGTON STREET
NEWARK, N.J. 07102

AGENT

GEORGE PEROTTO, P.E.
42-18 235 STREET
DOUGLSTON, N.Y. 11363

We are pleased to notify you that your application for an installation or alteration permit has been approved. One (1) set of the approved plans is returned herewith.

PREMISES ADDRESS:	88 LEONARD STREET	BORO:	MANH
--------------------------	-------------------	--------------	------

BOILER (S) MAKE:	(2) EASTMOND-FEDERAL (NEW)
MODEL:	FST-300
BURNER (S) MAKE:	(2) GORDON PIATT (NEW)
MODEL:	F1680TS
FUEL TYPE:	#2 NG
OIL/GAS DELIVERY RATE:	90.0 & 126 GPH

B.O.D.R LIMITED
 BY: Monarch N 936
 C169 WA-100.008PH
 H.F Oil P = 30 PSI
 H.F Air P = 25 PSI
 L.F Oil P = 15 PSI
 L.F Air P = 13 PSI

This permit is issued pursuant to the New York City Air Pollution Control Code and the conditions indicated on the reverse side of this notice. This Division shall be notified in writing within thirty (30) days after completion of the installation or alteration that it is completed and placed or will be placed in operation. The proposed installation or alteration shall be completed in conformity with the approved application and plans.

R.Nandi, P.E.

R.N. Nandi, P.E., Chief
 Fossil Fuels Combustion

B.A. Hodge, P.E.

B.A. Hodge, P.E.,
 Director of Engineering

INSTALLER

F.W. SIMS
101 OTIS STREET
W. BABYLON, N.Y. 11704

MS089

Spoke to Marie

12/22/11

**** Transmit Conf. Report ****

P.1
DEP

Fax 917185953873

Dec 22 2011 11:55am

Fax/Phone Number	Mode	Start	Time	Page	Result	Note
917185855315	Normal	22:11:54am	0'26"	2	# 0 K	/



THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373
Records Control (718) 595-3855

Carter H. Strickland Jr.
Deputy Commissioner for Sustainability
Michael Gilson
Assistant Commissioner
Environmental Compliance

DATE: 12/22/2011

AUTHORIZED AGENT / INSTALLER:

LEARDON BOILER WORKS INC.
479 WALTON AVENUE
BRONX NY, 10451
JAMES MAZZO

OWNER:

AL 88 LEONARD, LLC.
200 MADISON AVENUE, 5TH FLOOR
MANHATTAN NY, 10016
C/O ROSE ASSOCIATES

INSTALLER'S TELEPHONE#: **(718) 585-5314**
INSTALLER'S FAX#: **(718) 585-5315**

THIS OFFICE HAS AT YOUR REQUEST SCHEDULED AN INSPECTION FOR:

INSPECTION DATE:	Friday, January 13, 2012
INSPECTION TIME:	1:05:00 PM
CA /CB NUMBER :	CB195506H
ADDRESS:	88 LEONARD STREET, MANHATTAN NY, 10013
PERFORMANCE TEST:	Yes

THE AIR POLLUTION CONTROL CODE REQUIRES THAT THE COMBUSTION EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE APPROVED APPLICATION PLANS. ALL EQUIPMENT AND CONTROLS MUST BE IN PROPER WORKING ORDER AND MUST BE PREPARED TO DEMONSTRATE THIS BY SUCCESSFULLY PASSING THE PERFORMANCE TEST SPECIFIED IN THIS CODE.

IN THE EVENT THAT THE INSPECTION DOES NOT RESULT IN THE ISSUANCE OF A CERTIFICATE OF OPERATION ENGINEERING WILL REFER THE MATTER TO THE ENFORCEMENT DIVISION FOR APPROPRIATE ACTION.

YOUR'S TRULY,

R.A. HODGE, P.E.
DIRECTOR OF ENGINEERING
(718) 595-3807 OR (718) 595-6517

INSTALLER'S PRE - INSPECTION REPORT AND PERFORMANCE TEST DATA (COPY ATTACHED) MUST BE SUBMITTED AT THE TIME OF INSPECTION.

**THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373
Records Control (718) 595-3855

Carter H. Strickland Jr.
Deputy Commissioner for
Sustainability

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BE SUBMITTED AT THE TIME OF INSPECTION.**

6 Authorized NYC Boiler Inspector

SEAL

Name Peter Caputo License No. 5260-A

Check the appropriate type:
 Insurance Company Representative High Pressure Boiler Operator
 Master Plumber Oil Burner Equipment Installer

Authorized to perform low pressure inspections only:
 DEP AIR PERMITTING

2011 OCT 11 A 11:58

Signature _____ Date _____

This inspection report will not be accepted if the appropriate sections are incomplete. The Department of Buildings' Boiler Division must receive this form within 30 days of the inspection date. If the report is not filed by the owner prior to January 1st, the owner shall be liable for a civil penalty, pursuant to Section 26-125 of the Administrative Code.

Falsification of any statement is a misdemeanor under Section 26-124 of the Administrative Code and is punishable by a fine, imprisonment, or both. Bribery is a crime; a person who gives or offers a bribe or gratuity to any employee of the City of New York or an employee who takes or solicits a bribe or gratuity is guilty of a felony, punishable by a fine, imprisonment, or both.

Fee \$ _____ Receipt No. 041156
 B.E.C. Clerk _____

Fee \$ _____ Receipt No. 47756
 B.E.C. Clerk _____

7 Department of Environmental Protection

Owners/Agents: Complete this section only in expiration year.
 Insurance companies: Do not complete this section.

Select one: Renew Registration Renew Certificate to Operate

Installation # <u>CB 1955 06H</u>	Expiration Date <u>10/ /2011</u>	# Of Identical Units <u>2</u>	Fee Enclosed <u>\$ 950.00</u>
Installation # _____	Expiration Date _____	# Of Identical Units _____	Fee Enclosed \$ _____
Installation # _____	Expiration Date _____	# Of Identical Units _____	Fee Enclosed \$ _____

DEP Total Fee (to be entered in Section 8, line b, below) \$ 950.00

If Fee Exempt, check type of acceptable proof Real Estate \$0.00 tax bill Verification Letter from Department of Finance

Please provide contact information for the owner, superintendent, contractor or other authorized agent who can be contacted to schedule an inspection, provide access and operate equipment to demonstrate compliance.

Contact Person (if different than listed in section 3) Leardon Boiler Works, Inc. Telephone Number (718) 585-5314

Address 479 Walton Avenue Apt. No. 2nd Floor City Bronx State NY ZIP 10451

Fax Number (718) 585-5315 E-mail Jimmy@leardonboilerworks.com

I request renewal of the Registration/Certificate to Operate for the equipment which is the subject of the above referenced installation number and which has been inspected by the owner/owner's agent and is ready for inspection by DEP's Bureau of Environmental Compliance.

I am aware that if there is exposed friable asbestos in a damaged or deteriorated condition in the room/area where the equipment is located, the inspection will not be completed and a notice of disapproval will be issued.

"I hereby affirm, under penalty of perjury, that the information provided on this form is true to the best of my knowledge and belief and that the equipment will be operated in accordance with the requirements of the Air Pollution Control Code Chapter 1 of Title 24, New York City Administrative Code, and appropriate requirements of other agencies. I recognize that false statements are punishable as a misdemeanor pursuant to Section 24-190 of the Air Pollution Control Code and Section 210.45 of the Penal Law."

James Mayo
 Owner/Representative Signature
 President
 Title
 Date 10/3/2011

P.E./R.A. Seal & Signature
 (Required only if filing Renewal of Certificate to Operate)

8 Fee Calculation

a) DOB Total Fee	\$ 0	See section 4 on reverse side. Enter "0" if filing only with DEP. Do not leave blank.
b) DEP Total Fee	\$ 950.00	See section 7 above. Enter "0" if this is not the year of expiration or if form is filed by an insurance company. Do not leave blank.
c) Grand Total:	\$ 950.00	Make check or money order payable to NYC Department of Buildings for this amount.

Submit to: Department of Buildings, 280 Broadway, 6th Floor, New York, New York 10007
Attention: CFB - Boilers

NYC Department of Buildings/NYC Department of Environmental Protection

m/e
 10-6-11

Fill-in form available online at: <http://www.nyc.gov/html/dob/html/forms/forms.shtml>

To file DOB Boiler Inspection Report: complete sections 1-6 and 8.

To file DEP Boiler Renewal Request: complete 1-3 and 7-8.

You may fulfill filing requirements for both agencies by completing the entire form.

Use this form for renewal of existing boilers only. For new boiler installations, file DEP Form APC 5-0 (>2.8mBTU) or Form APC 501 (<2.8mBTU) and DOB Form 900A, PW-1 and PW-1C.

1 Premises Address

Borough Manhattan	Block 173	Lot(s) 27	BIN 1087082	Special Place Name:
House No. 88	Street Name Leonard Street		ZIP 10013	

2 Building Occupancy

Multiple Dwelling Commercial Mixed Use Other _____ Total No. of Residential Units _____

3 Owner Check here if change in owner since last filing

Name Al 88 Leonard, LLC C/O Rose Associates	Business Phone ()
Address Same	City Manhattan State NY ZIP E-mail
Contact Person Rose Associates	Relationship to owner A/A/F Business Phone (212) 210-6666
Address 200 Madison Avenue 5th Floor	City New York State NY ZIP 10016 E-mail

4 DOB Inspection Report

Inspection completed on: _____ Type of inspection Internal External

If Fee Exempt, check type of acceptable proof Real Estate \$0.00 tax bill Verification Letter from Department of Finance

DOB Boiler Number(s)	DEP Installation Number(s)/Expiration Date	Boiler Make & Model	Pressure		Floor	Violations Found: "NV" for No Violation or enter Description(s)
			Hi/Lo	PSI		
#	Exp.					
#	Exp.					
#	Exp.					
#	Exp.					
#	Exp.					

Number of boilers inspected _____ X \$30 each = \$ _____ (DOB Total Fee- to be entered in Section 8, line a, on reverse)

Boilers to be inspected in accordance with requirements of NY State Labor Law Section 204, NY State Department of Labor Rules and Regulations 12 NYCRR 4, and New York City Building Code, Title 27, Chapter 1, Subchapters 7 and 14 and Reference Standard RS-14.

5 Boiler Insurance Company (Complete only if insurance company performs inspection.)

Insurance Company	Contact Person	Business Phone ()
Address	City	State ZIP
Policy Holder Name	Certificate/Policy No.	Expiration Date
Address	City	State ZIP

INTERNAL USE ONLY	DOB Audit – Inspector's Name	Badge Number	Inspection Date	Initials
	<input type="checkbox"/> Violation issued <input type="checkbox"/> No Violation Found	Comments		
	Audit Results <input type="checkbox"/> Passed <input type="checkbox"/> Failed			
	Data entry date			



Department Of Environmental Protection
Bureau of Environmental Compliance

59-17 Junction Blvd., Flushing, NY 11373
Records Control
(718) 595-3855

Date: 1/29/2009
Time: 14:16:53

Steven W. Lawitts
Acting Commissioner
Robert C. Avaltroni
Deputy Commissioner

Facility No.: Y23970
Installation: CB195506 H
Expires On: 10/7/2011

Certificate to Operate

Owner:

343 BROADWAY PROPERTIES LLC
100 WASHINGTON STREET
NEWARK NJ 07102

PE/RA:

11363

Facility:

343 BROADWAY PROPERTIES LLC
88 LEONARD STREET
MANHATTAN NY 10013

Agent:

Floor C

Boiler Make & Model: EASTMOND/FEDERAL FST - 300 (NEW) # of Identical Units: 2

Boiler Type: 10 Source Code: A7320 Air Intake: Heat Input: 12.60x10⁶ Gross BTU Rating: 10.04

Burner 1 Make & Model: GORDON PIATT F16-GO-75 (NEW)

Fuel Type: 32

Burner Type: 53 # of Burners: 2

Usage: Avg. Fuel/Hr.: 180 Max Fuel/Hr.: 90 Avg. Fuel/Year: 67500 Fuel Supplier:

% By Season: Winter: Spring: Summer: Fall: Hours/Day: 3 Days/Year: 125

Burner 2 Make & Model:

Fuel Type:

Burner Type: # of Burners:

Usage: Avg. Fuel/Hr.: Max Fuel/Hr.: Avg. Fuel/Year: Fuel Supplier:

% By Season: Winter: Spring: Summer: Fall: Hours/Day: Days/Year:

Special Conditions / Limitations:

Min Boiler Water Temp: 180 -- OR -- Steam Pressure:

B.O.D.R. IS LIMITED BY: MONARCH NOZZLE C169-WA - 100 GPH. HIGH FIRE OIL P = ³⁰~~300~~
PSIG, HIGH FIRE AIR P = 25 PSIG. LOW FIRE OIL P = 15 PSIG, LOW FIRE AIR P = 13 PSIG.

Certificate of Operation

The holder of this certificate of operation is responsible for the use of the equipment in accordance with all the applicable requirements and provisions of the New York City Air Pollution Control Code. Violations of the Air Pollution Control Code can result in the imposition of penalties by the Environmental Control Board. This Certificate must be posted in the vicinity of the designated equipment. It may not be transferred to any other equipment. Application for renewal of this certificate of operation must be submitted no later than ninety (90) days prior to the expiration date.

R.A. Hodge, P.E.,
Director of Engineering

(REV. 12/96)



THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107

Date: 10-7-08
Bureau of Air, Noise & Hazardous Materials

CR 1855-06H

DM 1-29-09

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air Noise & Hazardous Materials

INFORMATIONAL NOTICE

Date: 01-20-2009

Installation #: CB 1955-06H

George Perotto, P.E.
42-18 235 Street
Douglaston, NY, 11363

343 Broadway Properties LLC
100 Washington Street
Newark, NJ 07102

Premise Address: 88 Leonard Street, Flr.#: Boro: Manhattan

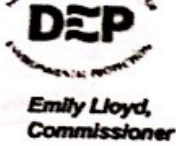
THIS IS TO NOTIFY YOU THAT YOUR AMENDMENT/~~INSPECTION~~ DATED 11-28-08 HAS BEEN:

- APPROVED. THE AMENDMENT/~~INSPECTION~~ WILL BE MADE PART OF THE ORIGINAL PLANS AND IS SUBJECT TO ALL THE CONDITIONS, AGREEMENTS, AND STATEMENTS CONTAINED THEREIN.
- DISAPPROVED FOR THE FOLLOWING REASONS:

KE
ENGINEER NAME/NUMBER

FF
DIVISION

APPLICATION FEE
APPROVAL FEE
BALANCE DUE



**CERTIFICATE OF OPERATION
APPROVAL**

INSTALLATION #:	CB 1955-06H
DATE INSPECTED:	10-07-08
ENGINEER NAME#:	WC/E091
REVIEWED BY:	

office C.O. issued by KE
01-21-09

REMARKS (IF ANY): ORIGINAL/TRIENNIAL

BURNER LIMITATIONS (IF ANY):

Monarch nozzle C169WA, 100 gph. HF oil press. = 30 psig, HF air press = 25 psig;
LF oil press. = 15 psig, LF air press. = 13 psig

EXPIRATION DATE: MONTH: 10
DAY: 07

YEAR (CIRCLE ONE): 2008 2009 2010 2011 2012

FUEL TYPE: #6 #4 #2 NATURAL GAS

FEE DUE: APPLICATION FEE: \$
AMOUNT PAID: \$
BALANCE DUE: \$

DM 10/03/08 MW

10-25
REV. 11/96

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
JOEL A. MIELE, SR., P.E. Commissioner



NOTICE OF INSTALLATION DISAPPROVAL

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air, Noise & Hazardous
Materials

Date: 10-7-08
Application #: CB 1955-064

343 BROADWAY PROPERTIES LLC
100 WASHINGTON ST
NEWARK, NJ 07102

F.W SIMS
101 OTIS STREET
W. BABYLON NY 11701
Attn: BILL GILLAN

Premise Address: 88 LEONARD STREET Boro: MANH

An inspection of the installation at the above referenced premise has revealed the following objections which must be corrected to comply with the New York City Air Pollution Control Code. Failure to comply with the stated requirements within (60) days from the above date may result in the cancellation of the application and forfeiture of all paid fees as well as Enforcement action against the owner.

A Certificate of Operation can not be issued until all objections are resolved. To request a re-inspection please complete the Inspection Request form on the reverse side of this Notice, and return to DEP/Records Control Section, 59-17 Junction Boulevard, Corona, New York 11368.

- 1) HEAT TRNGR MULTI-MOD LEAD-LOG SYSTEM HAS NOT BEEN INSTALLED.
- 2) SMOKE ALARM FOUND IN FIELD IS DIFFERENT FROM THE APPROVED APPLICATION / PLANS.
- 3) ITEM # 80 ON APC 5-0 NEEDS TO BE AMENDED SINCE THIS INSTALLATION IS A HOT WATER SYSTEM AND L91 DOES NOT APPLY.
- 4) AMENDMENT FROM P.G IS REQUIRED FOR THE ABOVE.
- 5) INSTALLATION PASSED PERFORMANCE TEST

11/6/08
ENGINEER NAME/NUMBER FF DIVISION 10-7-08 INSPECTION DATE

59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
JOEL A. MIELE, SR., P.E. Commissioner



NOTICE OF INSTALLATION DISAPPROVAL

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air, Noise & Hazardous
Materials

Date: 10-7-08

Application #: CB 1955-064

343 BROADWAY PROPERTIES LLC
100 WASHINGTON ST
NEWARK, NJ 07102

FCW SIMS
101 OTIS STREET
W. BABYLON NY 11701
Attn: BILL GILLAN

Premise Address: 88 LEONARD STREET Boro: MANH

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- 4) AMENDMENT FROM P.G IS REQUIRED FOR TAG ABOVE
- 5) INSTALLATION PASSED PERFORMANCE TEST

011601
ENGINEER NAME/NUMBER

FF
DIVISION

10-7-08
INSPECTION DATE



Emily Lloyd,
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5108
Records Control (718) 593-3855

10013

DEP AIR PERMIT *Robert C. Avaltroni,
Deputy Commissioner*

DEP AIR PERMITTING
2007 DEC 17 P 12:15

INSPECTION REQUEST
(TO BE TYPED OR PRINTED)

2007 DEC 17 P 4:34

DATE: 12-4-07

FEE ENCLOSED:	\$ <u>940⁰⁰/₂₇</u>
APPLICATION #:	<u>CB19.5506H</u>

PREMISES ADDRESS: 88 LEONARD ST MAN.
(Borough))

I AM REQUESTING:

- AN INSPECTION AT THE ABOVE REFERENCED ADDRESS
- A REINSPECTION AT THE ABOVE REFERENCED ADDRESS

CERTIFICATION
RECERTIFICATION

I CERTIFY THAT ALL WORK ON THE ABOVE INSTALLATION HAS BEEN COMPLETED IN ACCORDANCE WITH AN APPROVED APPLICATION, PLANS AND AMENDMENT(S). THE EQUIPMENT IS OPERATING PROPERLY AND IS READY FOR FINAL INSPECTION BY DEP. I AM AWARE THAT IF THERE IS EXPOSED FRIABLE ASBESTOS IN A DAMAGED OR DETERIORATED CONDITION IN THE ROOM/AREA WHERE THE EQUIPMENT IS LOCATED, THE INSPECTION WILL NOT BE COMPLETED AND A NOTICE OF DISAPPROVAL WILL BE ISSUED.

IF THIS IS A REQUEST FOR A RE-INSPECTION: I CERTIFY THAT ALL DEFICIENCIES WHICH RESULTED IN THE ISSUANCE OF AN INSTALLATION DISAPPROVAL HAVE BEEN CORRECTED AS SET FORTH BELOW:

NOTE: COMPLETE THE FOLLOWING ITEM BY ITEM. A REINSPECTION WHICH DOES NOT RESULT IN THE ISSUANCE OF A CERTIFICATE OF OPERATION MAY SUBJECT THE APPLICATION TO CANCELLATION.

940
FEE \$ 940 RECEIPT # 15271
D.E.C. Clerk

Peter Richards Jr
INSTALLER'S SIGNATURE (IF LEGALIZATION, P.E., R.A. OR OWNER'S SIGNATURE) TITLE

INSTALLER'S NAME (P.E., R.A.'S NAME) FW. SIMS TELEPHONE NUMBER

STREET ADDRESS 101 OTIS STREET W. BABYLON NY 11704
(CITY) (STATE) (ZIP CODE)

OWNER'S NAME 343 BROADWAY PROPERTIES LLC TELEPHONE NUMBER

STREET ADDRESS 100 WASHINGTON ST. NEWARK NJ 07102
(CITY) (STATE) (ZIP CODE)

(Revised 09/26/05)

LETTER OF TRANSMITTAL

Dept. of Environmental Protection
Bureau of Air Resources
RECORDS CONTROL
59-17 Junction Blvd.- 9th Floor
Corona, N.Y. 11368-5107

Dec 13, 2007

Re: Boiler Insp. Request
88 Leonard St. Man
CB1955/06H

We are sending you X attached Via Mail the following :

BOILER INSPECTION REQUEST FOR CERTI. OF OPERATION

 Copy of Letter Permits Other:

ATTACHED FIND APPLICATION AND CHECK FOR BOILER INSPECTION ALONG
WITH A COPY AND SELF ADDRESSED STAMPED ENVELOPE.
PLEASE RECEIPT COPY AND RETURN IN ENVELOPE PROVIDED.

THANK YOU

These are Transmitted as Checked Below:

 As Requested X For Approval For Your Use

REMARKS:

A Check Made Payable to **NYC Department of Air Resources** For \$ 940.00 IS ATTACHED
IF YOU HAVE ANY QUESTIONS PLEASE DO NOT HESITATE TO CONTACT ME.

COPY TO: _____

SIGNED: _____

George Perotto, P.E.

332/06

APC 5-WS REV. 12/74

ENGINEERING INSPECTION WORKSHEET

PREMISES: 88 Leonard St

BOROUGH: M

SOURCE EM. PT. EB/955-064

DATE INSPECTED: 10-7-08

INSPECTED BY: WC

INSTALLER: _____

EQUIPMENT	- PRESENT/ABSENT INSTALLED	APPROVED
BOILER(S)		(4) Federal 78T-300
steel/steel dim.	L= , W=	L= , W= <u>Hand</u>
comb. chamber dim.	L= , W=	L= , W=
setting height	A= , B=	A= , B=
checkwork floor		no
lead-lag control, model		no
BURNER(S)		(2) GP F16-6075
method of limitation	<u>manual close 100 psi</u>	
<u>P2 (12600 CFM)</u>	<u>Hi fire all P=30 Am=25</u>	<u>if oil P=15 Am=13 P=708</u>
pre & post purge		20 gph or greater
combustion control, type, model		30 gph or greater
-proven low fire start	<u>M 9771</u>	
firing rate control, type, model		shrouded
secondary air damper		yes
-posl. linkage to comb. contr.		yes
-rapid disconnect linkage		yes
-connect pts. marked		yes/no
windbox(ex. burn-W.C. furnace)		yes
OIL IN SUCTION LINE @ 90DEG F MIN.		yes
method of maint. oil @ 90DEG F		separate pump set
2 oilstats		as per plans
3 temperature gauges		as per plans
AUXILIARY HEATER(S) ; CAPACITY		
cold oil interlock		yes
PRIMARY HEATER(S)		
manuf. & model number		
-forced/gravity		
-steam/hot water		
-blowdown & non-contam.		yes
WATER TEMP/STEAM PRESS DEV., @		
POWER OPERATED DRAFT REG., MODEL	<u>Hand</u>	
low draft cutoff		yes
pre & post purge	<u>Hand</u>	yes
PODR marked to show damp. pos.		yes
BAROMETRIC DAMPER, SIZE(=bree. dia)		
ACCESS PORTS ON DUCTS & BREECH.		as per plant
CLEANOUTS		as per plans
TEST HOLES PROPERLY LOCATED		as per plans
FIXED VENTILATION		
fine mesh screen	<u>for blow thru heat</u>	1/4 in. or greater
gross area X eff. =		
net area	<u>Greened TCR-1-18-15x</u>	
fan, model		yes
fan/louvers interl. with burn.		as per plans
duct length & no. of bends		
FD/ID FAN, MODEL	<u>Hand</u>	
SMOKE ALARM, MODEL		
imed. response to #1 Ring.		yes
remote audio-visual signal		yes
auto 2 min. cutoff & m. reset		yes
OTHER EQUIP. ON STACK, IN B.R.		
CHIMNEY		
cleanout	<u>Hand</u>	
height		
inside diameter @ outlet		minimum=
radial dist. above stack		minimum=
radial dist. below stack		
taller bldgs. or structures		
raincap		no

ENGINEERING PERFORMANCE TEST WORKSHEET

Address: 28 Leonard St Date: 10-7-98
 CAF: 1955-064 Engineer: ul

PERFORMANCE TEST: Passed Failed _____
 Boiler Identification #: _____ Oil Delivery Rate: _____

- I. Performance Test Preparation - Kit # _____
- [a] _____ Thermometer Near Burner [f] _____ Pre Purge: _____ Damper (s) Open _____
 - [b] _____ Operating Condition Verified [g] _____ Burner Fan 30 Sec. Min
 - [c] _____ Test Probes Installed [h] _____ Control Damper(s) to High Fire
 - [d] _____ Burner On [i] _____ Burner Limited at Burner Oil Delivery Rate
 - [e] _____ Burner Interlocked with fan, Louvers & Dampers [j] _____ Boiler Room Barometric Pressure

II. **HIGH FIRE DATA**
 (INDIVIDUAL / SIMULTANEOUS FIRING)

- [a] _____ Steady State [d] _____ Boiler Outlet Gas Temperature °F.
- [b] _____ Smoke Bacharach # [e] _____ Room Temperature °F.
- [c] _____ % CO₂ [f] _____ Net Boiler Outlet Gas Temp °F.

_____ % Stack Loss (From Tables 1a, 1b & 1c, 20% Maximum)

POWER OPERATED DRAFT REGULATOR

_____ in. w.c. (Normal Operated Position) _____ °F. Outside Temperature
 _____ in. w.c. (Full Open Position) _____ Dr/H (Figure 2) x _____ Stack
 _____ Δ in. w.c. _____ Height = _____ Δ in. w.c. Minimum Reserved draft

BAROMETRIC DAMPER

Normal Position Held Closed

_____ T₁ (Base of Stack Temperature) °F _____ T₃ (Base of Stack Temperature) °F.
 _____ T₂ (Boiler Outlet Gas Temperature) °F _____ T₄ (Boiler Outlet Gas Temperature) °F.
 _____ ΔT at Outlet (T₁-T₂) °F
 _____ T₃ Corrected Base of Stack Temperature (T₃-ΔT) °F.
 _____ Dr/H (From Tables 3a, 3b, 3c & 3d using T₁ & T₃) Reserve: _____ Adequate / Inadequate

ALTERNATE DAMPER METHOD

2.00 Δ Dr/H (Figure 2) x 2.15 Stack Height = Δ Dr _____ in. w.c. (available draft required as outside temperature increases to 94° or 65° = P₂ - P₁)

INITIAL READINGS: Damper (s) in Normal operating position(s) FINAL READINGS: Manual Damper Closed and/or Barometric Damper Opened

_____ Pressure (P ₁) + _____ ΔDr=	_____ Pressure (P ₂)
<u>270</u> Boiler Outlet Gas Temp. °F.	_____ Boiler Outlet Gas Temp. °F.
<u>80</u> Boiler Room Temp. °F.	_____ Boiler Room Temp. °F.
<u>282</u> Net Boiler Outlet Gas Temp. °F.	_____ Net Boiler Outlet Gas Temp. °F.
<u>10%</u> % CO ₂	_____ % CO ₂
_____ % Stack Loss	_____ % Stack Loss
_____ Smoke Bacharach #	_____ Smoke Bacharach #

Reserve: _____ Adequate _____ Inadequate (See Figure 2)

III. **LOW FIRE DATA**
 (INDIVIDUAL / SIMULTANEOUS FIRING)

- [a] _____ Steady State [d] 250 Boiler Outlet Gas Temperature °F.
- [b] _____ Smoke (Bacharach#) [c] 80 Room Temperature °F.
- [c] 12 % CO₂ [f] 170 Net Boiler Outlet Gas Temp. °F.

_____ % Stack Loss (From Tables 1a, 1b & 1c, 20% Maximum)

COMMENTS _____

RAH:gb
 xc:(wp:nandi-engineer)

TRANSMISSION VERIFICATION REPORT

TIME : 09/29/2008 14:53
NAME : DEP
FAX : 718-595-3873
TEL :
SER.# : BROE2N347636

Spoke to: Bill Gillan 9/29/08

DATE, TIME 09/29 14:52
FAX NO./NAME 916314915476
DURATION 00:01:22
PAGE(S) 02
RESULT OK
MODE STANDARD



THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 JUNCTION BOULEVARD, 9TH FLOOR, CORONA, NEW YORK 11368 - 5107
BUREAU OF ENVIRONMENTAL COMPLIANCE

Emily Lloyd, Commissioner

Robert Avaltroni, Deputy Commissioner

DATE: 9/30/2008

AUTHORIZED AGENT / INSTALLER:

F.W. SIMS
101 OTIS STREET
W. BABYLON NY, 11704
ATTN: BILL GILLAN

OWNER:

343 BROADWAY PROPERTIES L
100 WASHINGTON STREET
NEWARK NJ, 07102

INSTALLER'S TELEPHONE#: (631) 491-1788

INSTALLER'S FAX#: (631) 491-5476

THIS OFFICE HAS AT YOUR REQUEST SCHEDULED AN INSPECTION FOR:

INSPECTION DATE: Tuesday, October 07, 2008
INSPECTION TIME: 9:30:00 AM
CA/CB NUMBER: CB195506H
ADDRESS: 88 LEONARD STREET, MANHATTAN NY, 10013
PERFORMANCE TEST: Yes

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 JUNCTION BOULEVARD, 9TH FLOOR, CORONA, NEW YORK 11368 - 5107
BUREAU OF ENVIRONMENTAL COMPLIANCE

Lloyd, Commissioner

Robert Avaltroni, Deputy Commissioner

DATE: 9/30/2008

AUTHORIZED AGENT / INSTALLER:

F.W. SIMS
101 OTIS STREET
W. BABYLON NY, 11704
ATTN: BILL GILLAN

OWNER:

343 BROADWAY PROPERTIES L
100 WASHINGTON STREET
NEWARK NJ, 07102

INSTALLER'S TELEPHONE#: **(631) 491-1788**
INSTALLER'S FAX#: **(631) 491-5476**

THIS OFFICE HAS AT YOUR REQUEST SCHEDULED AN INSPECTION FOR:

INSPECTION DATE: **Tuesday, October 07, 2008**
INSPECTION TIME: **9:30:00 AM**
CA /CB NUMBER : **CB195506H**
ADDRESS: **88 LEONARD STREET, MANHATTAN NY, 10013**
PERFORMANCE TEST: **Yes**

THE AIR POLLUTION CONTROL CODE REQUIRES THAT THE COMBUSTION EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE APPROVED APPLICATION PLANS. ALL EQUIPMENT AND CONTROLS MUST BE IN PROPER WORKING ORDER AND MUST BE PREPARED TO DEMONSTRATE THIS BY SUCCESSFULLY PASSING THE PERFORMANCE TEST SPECIFIED IN THIS CODE.

IN THE EVENT THAT THE INSPECTION DOES NOT RESULT IN THE ISSUANCE OF A CERTIFICATE OF OPERATION ENGINEERING WILL REFER THE MATTER TO THE ENFORCEMENT DIVISION FOR APPROPRIATE ACTION.

YOUR'S TRULY,

R.A. Hodge, P.E.

R.A. HODGE, P.E.
DIRECTOR OF ENGINEERING
(718) 595-3807 OR (718) 595-6517

**INSTALLER'S PRE - INSPECTION REPORT AND PERFORMANCE TEST DATA (COPY ATTACHED)
MUST BE SUBMITTED AT THE TIME OF INSPECTION.**



THE CITY OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Bureau of Environmental Compliance
 59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5108
 Records Control (718) 595-3855

10013

Emily Lloyd,
 Commissioner

Robert C. Avaltroni,
 Deputy Commissioner

277/06

m/e 7/10/08

INSPECTION REQUEST
 (TO BE TYPED OR PRINTED)

2008 JUL 11 A 10:04

DATE: 7/6/08

FEE ENCLOSED:	\$ 940.00
APPLICATION #:	CB195506H

PREMISES ADDRESS: 88 LEONARD STREET MANHATTAN (Borough))

I AM REQUESTING:

AN INSPECTION AT THE ABOVE REFERENCED ADDRESS

CERTIFICATION

A REINSPECTION AT THE ABOVE REFERENCED ADDRESS

RECERTIFICATION

I CERTIFY THAT ALL WORK ON THE ABOVE INSTALLATION HAS BEEN COMPLETED IN ACCORDANCE WITH AN APPROVED APPLICATION, PLANS AND AMENDMENT(S). THE EQUIPMENT IS OPERATING PROPERLY AND IS READY FOR FINAL INSPECTION BY DEP. I AM AWARE THAT IF THERE IS EXPOSED FRIABLE ASBESTOS IN A DAMAGED OR DETERIORATED CONDITION IN THE ROOM/AREA WHERE THE EQUIPMENT IS LOCATED, THE INSPECTION WILL NOT BE COMPLETED AND A NOTICE OF DISAPPROVAL WILL BE ISSUED.

IF THIS IS A REQUEST FOR A RE-INSPECTION: I CERTIFY THAT ALL DEFICIENCIES WHICH RESULTED IN THE ISSUANCE OF AN INSTALLATION DISAPPROVAL HAVE BEEN CORRECTED AS SET FORTH BELOW:

NOTE: COMPLETE THE FOLLOWING ITEM BY ITEM. A REINSPECTION WHICH DOES NOT RESULT IN THE ISSUANCE OF A CERTIFICATE OF OPERATION MAY SUBJECT THE APPLICATION TO CANCELLATION.

Fee \$ 940 Receipt No. 02288
 B.E.C. Clerk *[Signature]*

[Signature] O.B. INSTALLER
 INSTALLER'S SIGNATURE TITLE
 (IF LEGALIZATION, P.E., R.A. OR OWNER'S SIGNATURE)

INSTALLER'S NAME F.W. SIMS 631-491-3709/631-491-1788
 (P.E., R.A.'S NAME) TELEPHONE NUMBER

STREET ADDRESS 101 OTIS STREET, WEST BABYLON, NY 11704
 (CITY) (STATE) (ZIP CODE)

OWNER'S NAME 343 BROADWAY PROPERTIES LLC 718-398-3200
 TELEPHONE NUMBER

STREET ADDRESS 100 WASHINGTON STREET, NEWARK, NJ 07102
 (CITY) (STATE) (ZIP CODE)

(Revised 09/26/05)

27



DM 4/15/08
49

Robert C. Avaltroni,
Deputy Commissioner

NOTICE OF INSTALLATION DISAPPROVAL

DATE: 03/07/08

INSTALLATION #: CB # 1955/06 H

INSTALLER

F.W. SIMS
101 OTIS STREET
W. BABYLON NY, 11704

OWNER

343 BROADWAY PROPERTIES L
100 WASHINGTON STREET
NEWARK NJ/07102

PREMISES ADDRESS: 88 LEONARD STREET MANHATTAN
(Borough)

AN INSPECTION OF THE INSTALLATION AT THE ABOVE REFERENCED PREMISE HAS REVEALED THE FOLLOWING OBJECTIONS WHICH MUST BE CORRECTED TO COMPLY WITH THE NEW YORK CITY AIR POLLUTION CONTROL CODE. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS **WITHIN (60) DAYS** FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTION AGAINST THE OWNER.

A CERTIFICATE OF OPERATION CANNOT BE ISSUED UNTIL ALL OBJECTIONS ARE RESOLVED. TO REQUEST RE-INSPECTION, PLEASE COMPLETE THE AR-365 INSPECTION REQUEST ON THE REVERSE SIDE OF THIS NOTICE AND RETURN IT TO DEP/RECORDS CONTROL, 59-17 JUNCTION BOULEVARD, 9TH FLOOR, FLUSHING, NEW YORK 11373-5108. DO **NOT** SUBMIT A NEW APPLICATION IN RESPONSE TO THIS NOTICE.

1. AT THE TIME OF INSPECTION THE BURNER LIMITATION COULD NOT BE VERIFIED (THE RESPONSIBLE PERSON WAS NOT IN THE PLACE).
2. SUBMIT RE-INSPECTION REQUEST, ALONG WITH A RE-INSPECTION FEE OF \$ 940.00

RB

Fossil Fuels
DIVISION

03/07/08
INSPECTION DATE

ENGINEER NAME/NUMBER

ENGINEERING EQUIPMENT SHEET

OLD CRITERIA _____ NEW CRITERIA _____

CR 1955/06H Address 88 LEONARD STR. Boro MANH.

DATE 03/07/08 INSPECTOR RB

SUPER _____ ADDRESS _____

PHONE # _____ APT. # _____ APPT. TIME _____

COULPHEIT

Presently Existing (2) FEDERAL

Previously Approved FST-300

Number 121

Make & Model GORDEN PIATT

Gross Boiler Output BTU/Hr # FT 6 G 075

Firing Rate 90 Number

Make & Model

Burner Input BTU/Hr

ALL REQUIRED

BURNER OIL DELIVERY

DATE LIMITATION

COMBUSTION CONTROLLER

On-Off

Hi-Low

Modulating

Positive Linkage

To Sec. Damper

Mindbox

Secondary Air

Damper Shrouded

Checkerboard Floor

Number of Secondary Heaters/Package

#6 Oil Only - Oil Lines Insulated

METHOD OF OIL TEMPERATURE MAINTENANCE

PRIMARY OIL HEATERS

MAKE & MODEL
STEAM OR HOT WATER
GRAVITY OR FORCED
THERMOPILER READINGS
AUTO TEMP. / PRESSURE
DEVICE-BOILER WATER

CONTROL SYSTEMS

Sequential -
"Make & Model"

Barometric Damper

SMOKE ALARM

Make & Model
Remote A/V Device
Auto. Cut-Off

FIXED VENTILATION

Fine Mesh
Screen

Gross Area (sq. in.)

Net Area

Duct Length

Duct Bends

Fan Make & Model

Fan/Mot. Louver

IMI

Inside Diam.

Length

Bends

Make & Model of I.D. fan

Fan Capacity

cfm

s.p.

s.p.

Distance to

VALVE STRUCTURE

OTHER EQUIPMENT IN BOILER ROOM OR ON STACK

5 WATER HEATERS

BTU/Hr

2 - 200 000 BTU

2 - 100 000 BTU

BTU/Hr -> 600 000 BTU

CAN

RAY

PAY

EXP. DATE

POWER OPERATED DRAFT REGULATION WITH

OUT OFF

CDR CDR AFS-952

HEATIMER

VALS-A

VENTILATIONAL DUCT

2 GREEN HEAT

1 GREEN HEAT

AS PER PLAN

cfm

32

215

YES

NO (METAL CHIMNEY)

2088 NG

11/95

ENGINEERING PERFORMANCE TEST WORKSHEET

Address: 88 LEONARD STR. MANHATTAN Date: 03-07-08
CAF: CB # 1955-06H Engineer: RB

PERFORMANCE TEST:

Boiler Identification # _____ Passed _____ Failed _____
 Oil Delivery Rate: _____

I. Performance Test Preparation - Kit # _____

[a] _____ Thermometer Near Burner	[f] _____ Pre Purge: _____ Damper (s) Open _____
[b] _____ Operating Condition Verified	[g] _____ Burner Fan 30 Sec. Min
[c] _____ Test Probes Installed	[h] _____ Control Damper(s) to High Fire
[d] _____ Burner On	[i] _____ Burner Limited at Burner Oil Delivery Rate
[e] _____ Burner Interlocked with fan, Louvers & Dampers	[j] _____ Boiler Room Barometric Pressure

HIGH FIRE DATA

(INDIVIDUAL / SIMULTANEOUS FIRING)

[a] _____ Steady State	[d] _____ Boiler Outlet Gas Temperature °F.
[b] _____ Smoke Bacharach #	[e] _____ Room Temperature °F.
[c] _____ % CO ₂	[f] _____ Net Boiler Outlet Gas Temp °F.

_____ % Stack Loss (From Tables 1a, 1b & 1c, 20% Maximum)

POWER OPERATED DRAFT REGULATOR

_____ in. w.c. (Normal Operated Position)	_____ °F. Outside Temperature
_____ in. w.c. (Full Open Position)	_____ Dr/H (Figure 2) x _____ Stack
_____ Δ in. w.c.	Height = _____ Δ in. w.c. Minimum Reserved draft

BAROMETRIC DAMPER

Normal Position

Held Closed

_____ T ₁ (Base of Stack Temperature) °F	_____ T ₂ (Base of Stack Temperature) °F.
_____ T ₂ (Boiler Outlet Gas Temperature) °F	_____ T ₄ (Boiler Outlet Gas Temperature) °F.
_____ ΔT at Outlet (T ₂ -T ₁) °F	
_____ T ₃ Corrected Base of Stack Temperature (T ₂ - ΔT) °F.	
_____ Dr/H (From Tables 3a, 3b, 3c & 3d using T ₁ & T ₃) Reserve: _____ Adequate / Inadequate	

ALTERNATE DAMPER METHOD

_____ Δ Dr/H (Figure 2) x _____ Stack Height = ΔDr _____ in. w.c. (available draft required as outside temperature increases to 94° or 65° = P₂ - P₁)

INITIAL READINGS: Damper (s) in Normal operating position(s)	FINAL READINGS: Manual Damper Closed and/or Barometric Damper Opened
_____ Pressure (P ₁) + _____ ΔDr =	_____ Pressure (P ₂)
_____ Boiler Outlet Gas Temp. °F.	_____ Boiler Outlet Gas Temp. °F.
_____ Boiler Room Temp. °F.	_____ Boiler Room Temp. °F.
_____ Net Boiler Outlet Gas Temp. °F.	_____ Net Boiler Outlet Gas Temp. °F.
_____ % CO ₂	_____ % CO ₂
_____ % Stack Loss	_____ % Stack Loss
_____ Smoke Bacharach #	_____ Smoke Bacharach #
Reserve: _____ Adequate _____ Inadequate (See Figure 2)	

III. LOW FIRE DATA

(INDIVIDUAL / SIMULTANEOUS FIRING)

[a] _____ Steady State	[d] _____ Boiler Outlet Gas Temperature °F.
[b] _____ Smoke (Bacharach#)	[e] _____ Room Temperature °F.
[c] _____ % CO ₂	[f] _____ Net Boiler Outlet Gas Temp. °F.

_____ % Stack Loss (From Tables 1a, 1b & 1c, 20% Maximum)

COMMENTS AT TIME OF INSPECTION THE BURNER LIMITATION
COULD NOT BE VERIFIED (THE RESPONSIBLE PERSON
WAS NOT IN THE PLACE)

RAH:gb
 xc:(wp:nandi-engineer)

ENGINEERING EQUIPMENT SHEET

OLD CUYLERIA
 CA 1955-0614 Address 88 Leonard St., Boro. Newark

DATE 1-9-14 INSPECTION KE

SUPER ADDRESS

PHONE # APT. # APT. TIME

BOILERS C O U L P M. E. M. I

Make & Model Number

Gross Boiler Output BTU/HR

BURNERS Firing Rate 900 GPM. # of No. 1

Boiler Input BTU/HR

BURNER OIL DELIVERY in place for the

BAIT LIMITATION 2 boilers.

COMBUSTION CONTROLLER

On-Off Hi-Low

Modulating Positive linkage to Sec. Damper

Blindout Secondary Air Damper Shrouded Checkboard Floor

Number of Secondary Heaters/Walstage

as Oil Only - Oil Lines Insulated

METHOD OF OIL TEMPERATURE MAINTENANCE

PRIMARY OIL HEATERS

WATER & HOOT SLAG OR HOT WATER GRAVITY OR FORCED CIRCULATION READINGS

AUTO TEMP. / PRESSURE DEVICE-BOILER WATER

DRIFT CONTROLS Sequential - Rate & Model

SMOKE ALARM Rate & Model Remote AIV Device Auto. Cut-Off

EXHAUST VENTILATION Gross Area (sq. in) Net Area

Fan or Motorized Fan/Make & Model Fan/Make & Model

Breaching Inside Diam. Length

Induced Draft Fan Make & Model of I.D. Fan

Chimney Inside Diam. Height Cleanout Balancer

OTHER EQUIPMENT IN BOILER ROOM OR ON-STEAM

RAV PAW EXP. DATE

BTU/HR

Distance to

2 No (1.5W) & 2 No (600/20) BTU/HR

last water boilers

O.K.

O.K.

O.K.

O.K.

DEP

332/06



mailed on 2/14/08

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 JUNCTION BOULEVARD, 9TH FLOOR, CORONA, NEW YORK 11368 - 5107
BUREAU OF ENVIRONMENTAL COMPLIANCE

Emily Lloyd, Commissioner

Robert Avaltroni, Deputy Commissioner

DATE: 2/14/2008

AUTHORIZED AGENT / INSTALLER:

F.W. SIMS
101 OTIS STREET
W. BABYLON NY, 11704
PETER AGLIARDO

OWNER:

343 BROADWAY PROPERTIES L
100 WASHINGTON STREET
NEWARK NJ, 07102

INSTALLER'S TELEPHONE#:

INSTALLER'S FAX#:

THIS OFFICE HAS AT YOUR REQUEST SCHEDULED AN INSPECTION FOR:

INSPECTION DATE:	Friday, March 07, 2008
INSPECTION TIME:	1:50:00 PM
CA /CB NUMBER :	CB195506H
ADDRESS:	88 LEONARD STREET, MANHATTAN NY, 10013
PERFORMANCE TEST:	Yes

THE AIR POLLUTION CONTROL CODE REQUIRES THAT THE COMBUSTION EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE APPROVED APPLICATION PLANS. ALL EQUIPMENT AND CONTROLS MUST BE IN PROPER WORKING ORDER AND MUST BE PREPARED TO DEMONSTRATE THIS BY SUCCESSFULLY PASSING THE PERFORMANCE TEST SPECIFIED IN THIS CODE.

IN THE EVENT THAT THE INSPECTION DOES NOT RESULT IN THE ISSUANCE OF A CERTIFICATE OF OPERATION ENGINEERING WILL REFER THE MATTER TO THE ENFORCEMENT DIVISION FOR APPROPRIATE ACTION.

YOUR'S TRULY,

R.A. HODGE, P.E.
DIRECTOR OF ENGINEERING
(718) 595-3807 OR (718) 595-6517

**INSTALLER'S PRE - INSPECTION REPORT AND PERFORMANCE TEST DATA (COPY ATTACHED)
MUST BE SUBMITTED AT THE TIME OF INSPECTION.**



Department Of Environmental Protection

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368

Records Control
(718) 595-3855

Date: 06/11/07
Time 10:01 AM

Christopher O. Ward
Commissioner
Robert C. Avaltroni
Deputy Commissioner

Work Permit

Facility No.: Y23970
Installation: CB195506H
Expires On: 06/04/2008

Owner:

343 BROADWAY PROPERTIES LLC
100 WASHINGTON STREET
NEWARK NJ 07102

PERA:

GEORGE PEROTTO, P.E.
42-18 235 STREET
DOUGLSTON NY 11363

Facility

343 BROADWAY PROPERTIES LLC
88 LEONARD STREET
MANHATTAN NY 10013

Agent

Floor: C

Boiler Make & Model : EASTMOND/FEDERAL FST - 300 (NEW) # of Identical Units: 2
Boiler Type: 10 Source Code: A7320 Air Intake: 0 Heat Input: 12.6 x 10^6 Gross BTU Rating: 10.04

Burner 1 Make & Model : GORDON PIATT F16-GO-75 (NEW) Fuel Type: 32
Burner Type: 53 # of Burners: 2

Usage : Avg. Fuel/Hr: 180 Max Fuel/Hr: 90 Avg. Fuel/Year: 67500 Fuel Supplier:
% By Season : Winter: 0 Spring: 0 Summer: 0 Fall: 0 Hours/Day: 3 Days/Year: 125

Burner 2 Make & Model : Fuel Type: 0
Burner Type: # of Burners: 0

Usage : Avg. Fuel/Hr.: 0 Max Fuel/Hr: 0 Avg. Fuel/Year: 0 Fuel Supplier:
% By Season : Winter: 0 Spring: 0 Summer: 0 Fall: 0 Hours/Day: 0 Days/Year: 0

Special Conditions / Limitations

Min Boiler Water Temp: 180 -- OR -- Steam Pressure: 0
B.O.D.R. IS LIMITED BY: MONARCH NOZZLE C169-WA - 100 GPH. HIGH FIRE OIL P = 300
PSIG, HIGH FIRE AIR P = 25 PSIG. LOW FIRE OIL P = 15 PSIG, LOW FIRE AIR P = 13 PSIG.

Work Permit

The holder of this work permit is responsible for the use of the equipment in accordance with all the applicable requirements and provisions of the New York City Air Pollution Control Code. Violations of the Air Pollution Control Code can result in the imposition of penalties by the Environmental Control Board. This permit must be posted in the vicinity of the designated equipment. It may not be transferred to any other equipment.
Equipment may only be operated for testing puposes, not exceeding THIRTY (30) days, without first obtaining a Certificate of Operation from the Bureau of Air, Noise & Hazardous Materials.

R.A. Hodge, P.E.,
Director of Engineering



The New York City DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
Air Permitting Unit
59-17 Junction Blvd./9th Floor
Corona, NY 11368
(718 595 3855)

332/06

Christopher O. Ward
Commissioner

May 9, 2007

DEP AIR PERMITTING
2007 JUN -1 A 10:2

OWNER:
343 BROADWAY PROPERTIES LLC
100 WASHINGTON STREET
NEWARK, NJ 07102

P.E.:
GEORGE PEROTTO, P.E.
42-18 235 STREET
DOUGLSTON, NY 11363

INSTALLATION NO: **CB195506H**
PREMISE: **88 LEONARD STREET MANHATTAN 10013**

YOUR APPLICATION FOR A WORK PERMIT OR CERTIFICATE OF OPERATION CANNOT BE RELEASED UNTIL THE FOLLOWING IS RECEIVED.

A CURRENT CERTIFICATE OF WORKMAN'S COMPENSATION ISSUED TO THE DEPT. OF ENVIRONMENTAL PROTECTION. (NEW YORK STATE WORKMAN'S COMPENSATION).

CERTIFICATE OF DISABILITY BENEFITS.

A CONTRACTOR OF RECORD STATEMENT. (SEE REVERSE SIDE OF THIS NOTICE).

AN APPLICATION FOR A PERMIT OR CERTIFICATE OF OPERATION IS AUTOMATICALLY CANCELLED IF A CERTIFICATE OF WORKERS COMPENSATION AND CERTIFICATE OF DISABILITY INSURANCE IS NOT FILED WITH THIS DEPARTMENT WITHIN (60) DAYS OF THIS NOTICE.

SEND THE REQUIRED DOCUMENTS TO: DEPARTMENT of ENVIRONMENTAL PROTECTION,
59-17 JUNCTION BOULEVARD 9th FL. (RECORDS CONTROL)
CORONA, NY 11368

RETURN THIS FORM WITH INSURANCE

WORKMAN'S COMP EXPIRATION DATE: 7/1/2002

INSTALLER ID: C197
SIMS MECHANICAL, F.W.
101 OTIS STREET
WEST BABYLON, NY 11704

RECORDS CONTROL UNIT
718 595 3855



CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BUREAU OF ENVIRONMENTAL COMPLIANCE

59-17 JUNCTION BOULEVARD, 9TH FLOOR, CORONA, NEW YORK 11368

Records Control (718) 595 - 3855

Robert C. Avaltroni,
Deputy Commissioner

Christopher O. Ward,
Commissioner

DEP AIR PERMITTING

A M E N D M E N T
(TO BE TYPED OR PRINTED)

PAGE 1 OF 1
INSTALLATION: CB1955/06H
DATE: 3/9/07

2007 MAR 26 A 11:45

PREMISE ADDRESS: 88 LEONARD STREET MANHATTAN (BORO)

ANSWERS TO THE DISAPPROVAL SHOULD BE MADE BELOW. THIS AMENDMENT IS TO BE MADE PART OF THE ORIGINAL PLANS AND IS SUBJECT TO ALL THE CONDITIONS, AGREEMENTS AND STATEMENTS CONTAINED THEREIN. RETURN THIS COMPLETED FORM TO THE BUREAU OF ENVIRONMENTAL COMPLIANCE AT THE ADDRESS ABOVE.

MORE SPACE IS NEEDED ADDITIONAL SHEETS MUST BE USED. NO ITEM CAN BE CONTINUED OVER TO ANOTHER SHEET. EACH ITEM MUST BE COMPLETE ON THE SHEET ON WHICH IT APPEARS. ONLY THOSE ITEMS THAT APPEAR ABOVE THE ENDORSEMENT AT THE BOTTOM OF THE PAGE CAN BE CONSIDERED.

- 1) CORRECT NYS P.E LICENCE NUMBER IS 43105.
- 2) AMENDMENT FEE OF \$60.00 IS PAID HEREWITH.

Fee \$ 60 Receipt No. 006584
B.E.C. Clerk

4/23/07
WSE089

P.E. OR R.A.	GEORGE PEROTTO, P.E.		
NAME	42-18 235 STREET		
STREET ADDRESS	DOUGLASTON, NY 11363		
CITY	STATE	ZIP CODE	



FOR DEPARTMENT USE ONLY

SEE ENCLOSED: S ON _____ DATE _____

AMENDMENT APPROVED DISAPPROVED

BY: _____
AR 355 (REV. 9/02)



RECORDS CONTROL UNIT
(718) 595-3855

DATE: 11/16/06

GB1955-06A
INSTALLATION NUMBER

INSPECTION SET

88 LEONARD STREET

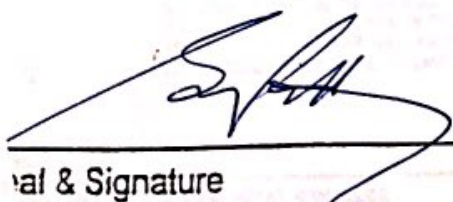
MANHATTAN

PREMISE ADDRESS)

(BORO)

PROFESSIONAL CERTIFICATION

Being duly mindful of my responsibilities as a licenced Professional Engineer in the State of New York and acting as designated agent for the applicant, I hereby certify that the application, plans and all supplementary documents submitted in connection with this filing are complete and fully comply with all applicable laws, codes, rules, regulations and directives of the Department of Environmental Protection, Bureau of Air Noise & Hazardous Materials (Formerly known as Bureau of Air Resources) of the City of New York in effect at the time filed.


Name & Signature



NOTES: Pursuant to Engineering Directive # 1-78, this certification must be in triplicate with all APC 5-0, APC 5-R and APC5-PA applications and does not eliminate the necessity to sign and seal the certification now contained on the forms. This certification shall also be submitted in triplicate with all APC 5-0 applications submitted and certified by a Professional engineer.

FUEL COMBUSTION EQUIPMENT
 PERMIT FOR CERTIFICATE OF OPERATION

1. NAME: 343 BROADWAY PROPERTIES LLC

2. NUMBER AND STREET ADDRESS: 100 WASHINGTON STREET

3. TOWN OR BORO: NEWARK 4. STATE: NJ 5. ZIP: 07102

6. FACILITY CLASSIFICATION: COMMERCIAL UTILITY RESIDENTIAL NYC HOSPITAL INDUSTRIAL SCHOOL N.Y.C.N.A. OTHER

7. OWNER OR OFFICER'S NAME: ZVI BOYHELGREEN CEO

I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Sec. 2403.2-18.29 of the NYC Air Pollution Cont. Code & Sec. 240.48 of Penal Law

8. OWNER OR OFFICER'S SIGNATURE: [Signature]

9. TELEPHONE: 973-849-2630

10. NAME OF P.E.: GEORGE PEROTTO, P.E.

11. NUMBER AND STREET ADDRESS: 42-18 235 STREET

12. TOWN OR BORO: DOUGLASTON 14. STATE: NY 15. ZIP: 11363



16. THEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF TO THE ACCURACY OF THE TECHNICAL INFORMATION CONTAINED IN THIS APPLICATION, PLANS AND ANY SUPPLEMENTARY DATA SUBMITTED

17. PLACE SEAL ABOVE

18. SIGNATURE OF PROFESSIONAL ENGINEER: [Signature]

19. FACILITY NAME (IF ANY):

20. FACILITY LOCATION (NUMBER AND STREET ADDRESS): 88 LEONARD STREET

21. BORO: MANH 22. ZIP: 10013 23. BLDG. SECTION OR NUMBER: CELLAR 24. EQUIPMENT LOCATION: CELLAR

25. A. NO. OF FLOORS: 21 B. NO. OF APTS.: 352 C. NO. OF ROOMS: 1000 D. TYPICAL FLOOR AREA: 20,000

26. PERMIT WILL NOT BE ISSUED UNLESS: INSTALLER IS NAMED AND WORKMENS COMP. & DISABILITY ARE ON FILE WITH DAR

27. ALL APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF REVISION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE VISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

28. COMPANY NAME: F.W. SIMS INSTALLER

29. ADDRESS: 101 OTIS STREET W. BABYLON NY ZIP: 11704

FOR AGENCY USE ONLY

25. DATE APPLICATION RECEIVED: / /

26. IDENTIFICATION: 27. DATE APPLICATION REVIEWED: / / 28. FACILITY: NEW EX.

29. EMISSION POINT: ALL PERTINENT DETAILS CONCERNING THE FOLLOWING ITEMS AS WELL AS ANY OTHER INFORMATION NOT CONTAINED HEREIN BUT REQUIRED BY THE ENGINEERING CRITERIA FOR FUEL BURNING EQUIPMENT EFFECTIVE JULY 1, 1973 MUST BE INDICATED ON THE PLANS OR SUBMITTED AS SUPPLEMENTARY DATA.

29A. CHIMNEY: NEW EX. 29B. TYPE OF CHIMNEY: RESIDENTIAL COMMERCIAL 29C. CLEAN CHAMBER: YES NO

30. ELEVATION AT GROUND LEVEL (FT.): 10 31. CHIMNEY HT. (FT.): 215 32. CHIMNEY INSIDE DIAM. AT OUTLET (IN.): 32

34A. RAINCAP ON COVER: NO 35. EXIT VEL. (FT./SEC.): 26.6 36. EXIT FLOW RATE (SCFM): 8908 37. S. D. FAN: YES NO

38. INDUCED DRAFT FAN: NEW EX. 41. PARTICULATE EMISSION RATE: 42. SO₂ EMISSION RATE:

43. NO_x EMISSION RATE: 44. TOTAL HEAT INPUT (BTU x 10⁶/HR): 25.2

45. NAME OF MANUFACTURER AND MODEL NUMBER OF CONTINUOUS SMOKE MONITOR: RECORDER YES NO

46. NAME OF MANUFACTURER AND MODEL NUMBER OF CONTINUOUS SO₂ MONITOR: RECORDER YES NO

47. NAME OF MANUFACTURER AND MODEL NUMBER OF CONTINUOUS NO_x MONITOR: RECORDER YES NO

BOILER

47A. NO. OF BOILERS APPLIED FOR: TWO 48. UNIT I. D. LETTER: A 49. BOILER NEW EX. 50. BOILER TYPE: 10

51. BOILER MANUFACTURER AND MODEL NUMBER: EASTMOND-FEDERAL #FST300

51A. TYPE OF BOILER: STEEL CAST IRON STEAM NOT H₂O 51B. CHECKERWORK COMB. CHAMBER FLOOR: NO.

51C. HEATING SURFACE (FRESH SIDE) SQ. FT.: 1500 51D. GROSS OUTPUT BTU/HR: 10043M

51E. GROSS OUTPUT/FIRING RATE (BPH): 90 51F. ADDITIONAL COMBUSTION EQUIPMENT ON STACK OR IN BOILER ROOM: IF YES, COMPLETE DETAILS MUST BE SHOWN ON PLANS. YES NO

51G. LEAD LAG SYSTEM (MULTIPLE BOILERS): YES NO MFB. HEAT-TIMER CAT. NO. MULTI MOD Selecto Switch

51H. TYPE OF LOAD ON BOILER: SPACE HEATING DOM. NOT H₂O AIR CONDITIONING PROCESSES Amended by 01-21-09

Δ XX Δ Σ Σ

"I hereby certify that upon approval of this application, plans and any supplementary data I will make the installation of and adjustment to the equipment and/or apparatus described herein."

INSTALLER'S NAME: PETER AGLIARDO NYC OIL BURNER LIC. NO. 2626

53	NEW EX. <input checked="" type="checkbox"/> <input type="checkbox"/>	BURNERS TWO						
1. HRS/DAY	64. DAYS/YR	66. FUEL TYPE	70. AVG. QUANTITY PER HR.	72. QUANTITY/YR	363. HRS/DAY	364. DAYS/YR	366. FUEL TYPE	370. AVG. QUANTITY PER HOUR
3	125	12	180	67,500	3	125	21	12,550

COMBUSTION CONTROLLER

74. ON-OFF

75. LOW-HIGH-OFF WITH LOW FIRE START

76. LOW-HIGH-LOW-OFF WITH PROVEN LOW FIRE START

77. FULL MODULATION WITH PROVEN LOW FIRE START

78. DRAIN LINKAGE

80. FIRING RATE CONTROL MFR. MH L91A CAT. NO. M9174B

81. RAPID-DISCONNECT LINKAGE

2. WINDOW YES NO

83. SHROUDED SECONDARY AIR DAMPER YES N/A

84. PREPURGE AND POSTPURGE YES NO

85. BURNER ELECTRICALLY INTERLOCKED WITH ANY MOTORIZED LOUVER(S), MOTORIZED DAMPER(S), MECHANICAL VENTILATION FAN(S), INDUCED DRAFT FAN(S) & FORCED DRAFT FAN(S): YES NO

OIL HANDLING: (FOR LOW SULFUR OIL ONLY EXCEPT FOR ITEMS WITH (B) WHICH APPLY TO ALL INSTALLATIONS)

86. NO. OF PRIMARY OIL HEATERS MFR. CAT. NO.

88. NON-CONTAMINATING YES NO

89. BLOWDOWN AND THROTTLING VALVES YES NO

90. NO. OF AUXILIARY (ELECTRIC) HEATER

90A. CAPACITY (EAI) WATTS

92. OIL STATE AS PER PLAN DETAILS: YES NO

93. COLD OIL INTERLOCK: YES NO

94. TEMPERATURE GAUGES AS PER PLAN DETAILS: YES NO

95. ALL OIL PIPE LINES ADEQUATELY INSULATED: YES NO

96A. AUTOMATIC PRESSURE DEVICE TO MAINTAIN BOILER STEAM PRESSURE LBS/IN. YES NO MFR. CAT. NO.

96B. AUTOMATIC TEMPERATURE DEVICE TO MAINTAIN BOILER WATER TEMP. OF MIN. YES NO MFR. MH L4006A CAT. NO. 180

GAS HANDLING

97. MECHANICAL VENTILATION FAN(S) YES NO

98. EXHAUST FAN(S) IN BOILER ROOM: NO YES

99. LOUVERED OPENING: GROSS AREA SQ. IN. EFFICIENCY % NET AREA SQ. IN.

100. LOUVERED OPENING IN A WALL TO THE OUTSIDE AIR HAVING A NET FREE AREA OF 12 SQUARE INCHES PER GALLON PER HOUR BASED ON THE BURNER OIL DELIVERY RATE AND IN NO CASE LESS THAN THE AVERAGE INTERNAL CROSS-SECTIONAL AREA OF THE CHIMNEY. IN ADDITION, THE NET FREE AREA OF THE LOUVER SHALL BE INCREASED IN SIZE EQUIVALENT TO THE OPENING OF A BAROMETRIC DAMPER OR DAMPERS. YES NO

101. LOUVER/DAMPER MOTORIZED: YES NO

DRAFT CONTROL

102. BAROMETRIC DAMPER: NOMINAL SIZE IN. NOMINAL AREA SQ. IN.

103. POWER OPERATED DRAFT REGULATOR WITH LOW DRAFT CUTOFF YES NO MFR. CLEVELAND CAT. NO. cdr-APS-952

103B. AXIS-ROD OF DAMPER IS OF SQUARE X-SECTION OR IF ROUND IS WELDED TO THE CONTROL ARM YES NO

103C. ARROW PROVIDED ON AXIS-ROD TO INDICATE POSITION OF DAMPER YES NO

103D. DRAFT SAMPLING LINES ADEQUATELY SIZED AS PER PLAN DETAILS: YES NO

105. ACCESS PORTS IN BREECHING AND IN ANY VENTILATION DUCT(S): YES NO

106. SMOKE ALARM WITH COMBUSTION SHUTOFF: YES NO MFR. HEATIMER MLS-A CAT. NO.

107. AUDIO-VISUAL ALARM INSTALLED AS PER PLAN DETAILS: YES NO

EMISSION CONTROL

I.D. NO.	110. STATUS NEW EX.	111. TYPE	112. MANUFACTURER AND MODEL NUMBER	114. % EFFICIENCY	115. HOW DETERMINED
01	<input type="checkbox"/> NEW <input type="checkbox"/> EX.				

FOR AGENCY USE ONLY

LOCATION CODE	144. I.D. NO.	145. UTM (E)	146. UTM (N)	147. SIC NUMBER

WORK PERMIT

151. DATE ISSUED

152. EXPIRATION DATE

C.O. APPROVAL

155. DATE ISSUED

156. EXPIRATION DATE

PREMISES IDENTIFICATION NO.

SOURCE EMIS. PT. NO.

OP	LOCATION	FACILITY	EMISSION PT.	UNIT
C			0000	A
			0000	A

Accepted

FOR PERMIT ONLY:

BY *[Signature]*
HEAD, FOSSIL FUEL DIVISION

BY *[Signature]*
MANAGER OF ENGINEERING

370. Ave. Quaker
 12.550
 78. Dis.
 12.550
 78. Dis.
 12.550
 78. Dis.
 12.550
 78. Dis.

INSPECTION SET

PREMISES 28 LEONARD STREET, MOUNTAIN VIEW, N.J. 07046

METHOD OF BURNER OIL DELIVERY

The burner will be limited to its high firing rate by the use of an oil pressure regulating valve and an FRM-2 air pressure-regulating valve. Both valves will be set and permanently sealed by drilling and pinning for the specified oil burner delivery rate as listed below and connected in accordance with the oil piping schematic diagram listed. Oil and air pressure gauges with gauge cocks will be installed to verify firing pressures as illustrated on the enclosed piping schematic.

Metering valve assembly 090222-7090 will be supplied with a special calibrated metering scale to indicate percentage of flow corresponding to valve position.

A turndown ratio of 5:1 will be provided by controlling the fuel oil pressures between the limits shown below.

OIL SYSTEM DATA:

Oil System: F8A.2 Oil Piping Diagram: 44-000227-40

OIL NOZZLE DATA:

Manufacturer	<u>Monarch</u>	Nozzle No.	<u>C169WA-100.00GPH</u>
Hi Fire Oil Press.	<u>30 psig</u>	Low Fire Oil Press.	<u>15 psig</u>
Hi Fire Air Press.	<u>25 psig</u>	Low Fire Air Press.	<u>13 psig</u>
Hi Fire Dely. Rate	<u>90 gph</u>	Low Fire Dely. Rate	<u>18 gph</u>




INSPECTION SET

GEORGE PEROTTO, P.E.
42-18 235 STREET
DOUGLASTON, NEW YORK 11363
(718)746-1700

PREMISES: 88 LEONARD STREET, MANHATTAN
PEROTTO FILE #6118/06

THE CHIMNEY EXTENDS A MINIMUM DISTANCE OF 3 FEET ABOVE ALL CONSTRUCTION LOCATED WITHIN 10 FEET OF THE CENTERLINE OF THE CHIMNEY OUTLET.

THE MINIMUM RADIAL DISTANCE FROM THE CENTERLINE OF THE CHIMNEY TO AN ACCEPTABLE RECEPTOR IS 80.9 FEET.

3-5/16" DIAMETER HOLES ARE PROVIDED IN THE BREECHING APPROXIMATELY 4" APART AND PLACED SO THAT THE ONE CLOSEST TO THE BOILER IS APPROXIMATELY ONE BREECHING DIAMETER AND DOWNSTREAM FROM THE BOILER OUTLET. THEY WILL BE PLACED IN THE SYSTEM SUCH THAT AIR INFILTRATION FROM A BAROMETRIC DAMPER, SMOKE ALARM PORT, ETC. DOES NOT AFFECT THE COMPOSITION OF THE COMBUSTION CASES.

2-5/16" DIAMETER HOLES ARE PROVIDED IN THE BREECHING PLACED ONE ON EACH SIDE OF THE DRAFT REGULATOR DAMPER, APPROXIMATELY ONE BREECHING DIAMETER FROM THE CENTERLINE OF THE DAMPER. DRAFT SAMPLING LINE TO BE 1 1/4" PIPE AND INSTALLED THROUGH THE FURNACE WALL WITH A FULL SIZE CLEAN-OUT PLUG.

A 5/16" DIAMETER HOLE IS PROVIDED IN THE BREECHING WITHIN ONE BREECHING DIAMETER OF THE BREECHING CONNECTION TO THE STACK.

ALL TEST HOLES ARE A MINIMUM OF ONE BREECHING DIAMETER FROM ANY FLOW DISTURBANCE SUCH AS A BEND ETC. WHENEVER FEASIBLE.

ANY INSULATION IS NEATLY REMOVED FROM APPROXIMATELY A 4"X4" AREA SURROUNDING ANY TEST HOLE IN THE BREECHING.

ALL TEST HOLES ARE KEPT CLOSED WITH A SHEET METAL SCREW OR OTHER ACCEPTABLE METHOD WHEN NOT BEING USED FOR TEST PURPOSES.. ALL TEST HOLES SHALL BE MARKED IN SUCH A WAY THAT THEIR LOCATION CAN BE READILY DETERMINED.

CLEAN-OUT TO BE PROVIDED IN THE BREECHING AT 15'-0" O.C. MINIMUM.



A handwritten signature in black ink, appearing to read "George Perotto", written over a faint grid background.

170

197" OVERALL LENGTH

INSPECTION SET

96 7/8"

130 3/4" FURNACE LENGTH

BURNER

ϕ FURN.

45"

± 4"

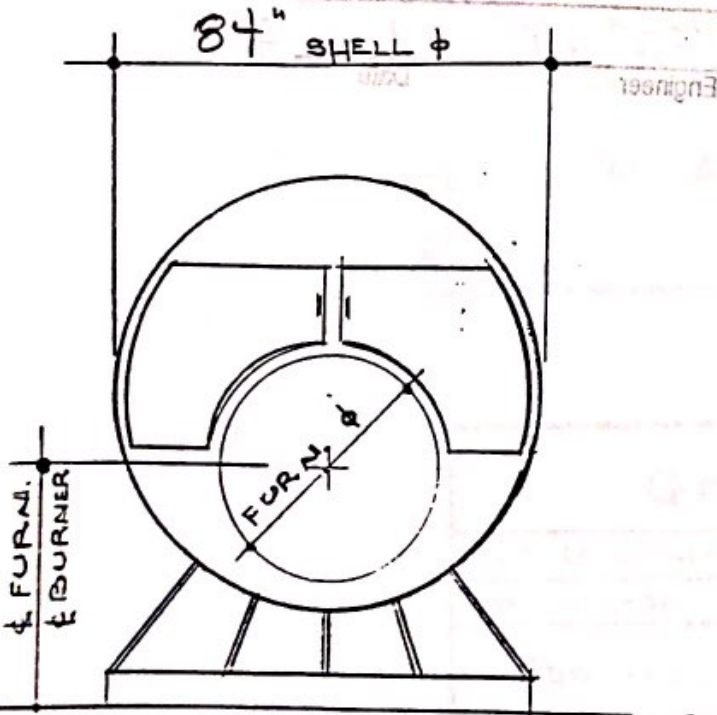
SIDE VIEW

Accepted for construction in accordance with
Application Amendments (s) and Work Permit No. [blank]

EASTMOND/FEDERAL
FST 300

furnace Vol from Catalog = 162.2³

$$HR = \frac{90 \times 140000}{162.2} = 77682$$



FRONT VIEW

[Handwritten signature]

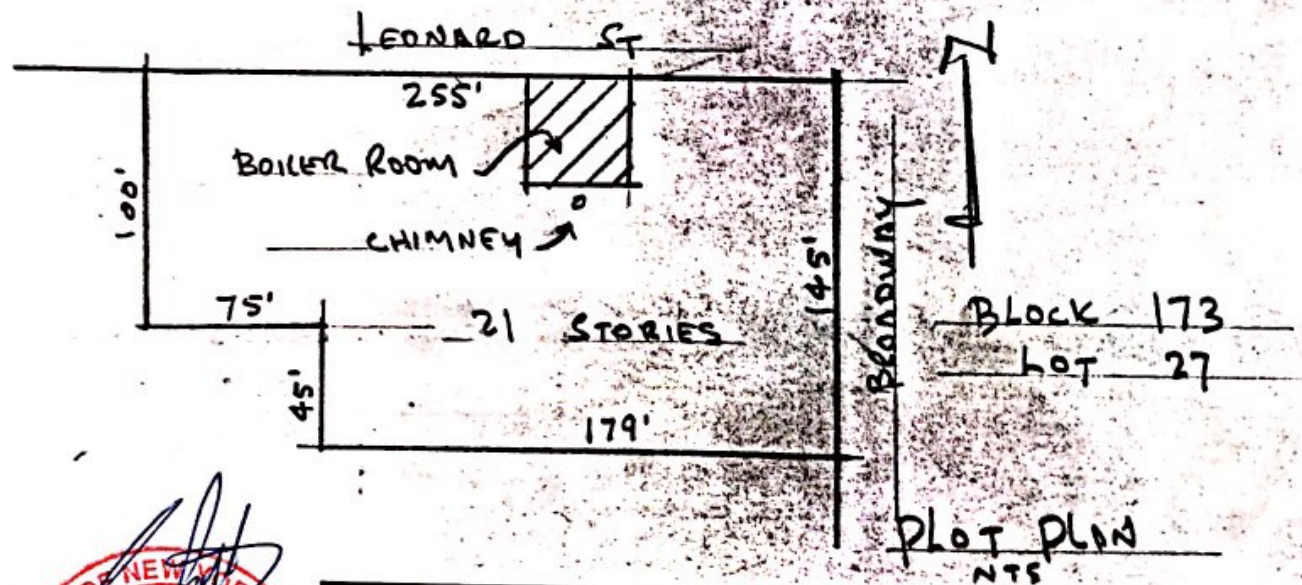
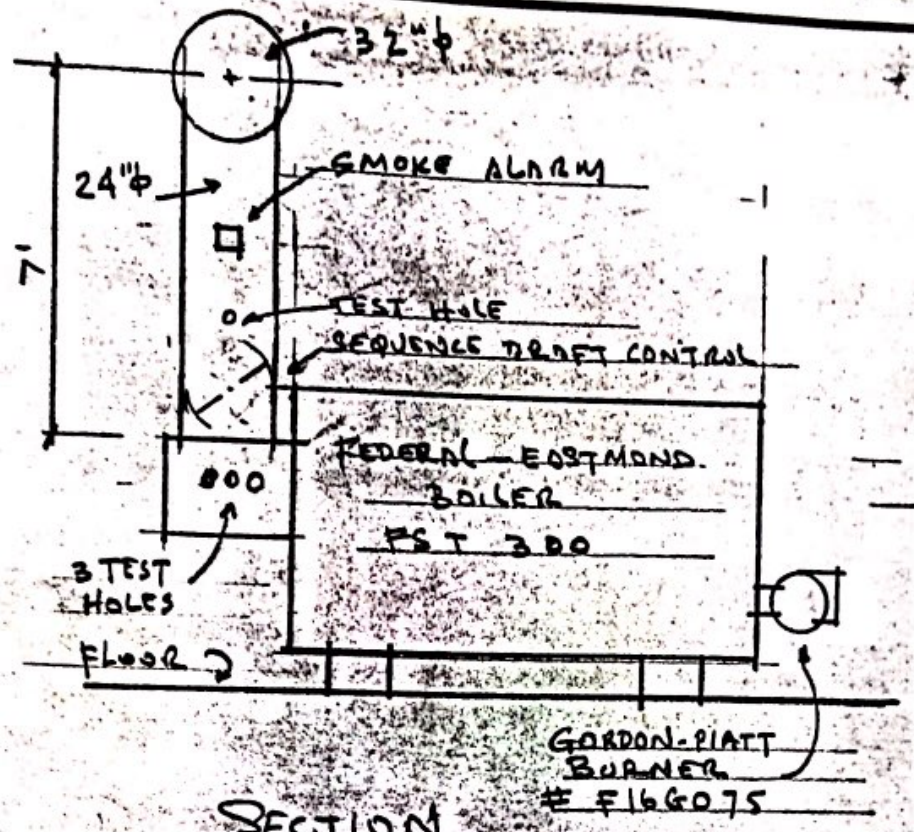


88 Leonard 4 Man

AD SMITH HW HTG # BTP300-600
 POWERFLAME BURNER # J15A10
 INPUT = 600 000 BTU

AD SMITH HW HTG # BTP 600-1500000
 POWERFLAME BURNER # CR2415
 INPUT = 1500 000 BTU

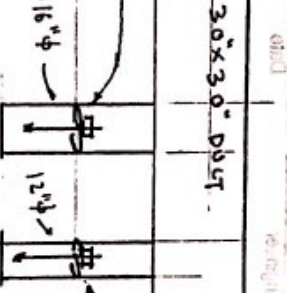
AD SMITH HW HTG # BTP 400-6000
 POWERFLAME BURNER # J15A10
 INPUT = 600 000 BTU



<u>GEORGE PEROTTO, P.E.</u>		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY RP
DATE: 11-11-06		REVISED
JOB LOC: 88 LEONARD ST MAN		
		DRAWING NUMBER 6118/06

GREENHECK
 TCB-1-18-15
 3600 CFM @ 1/2" SP
 1/2" HT MOTOR

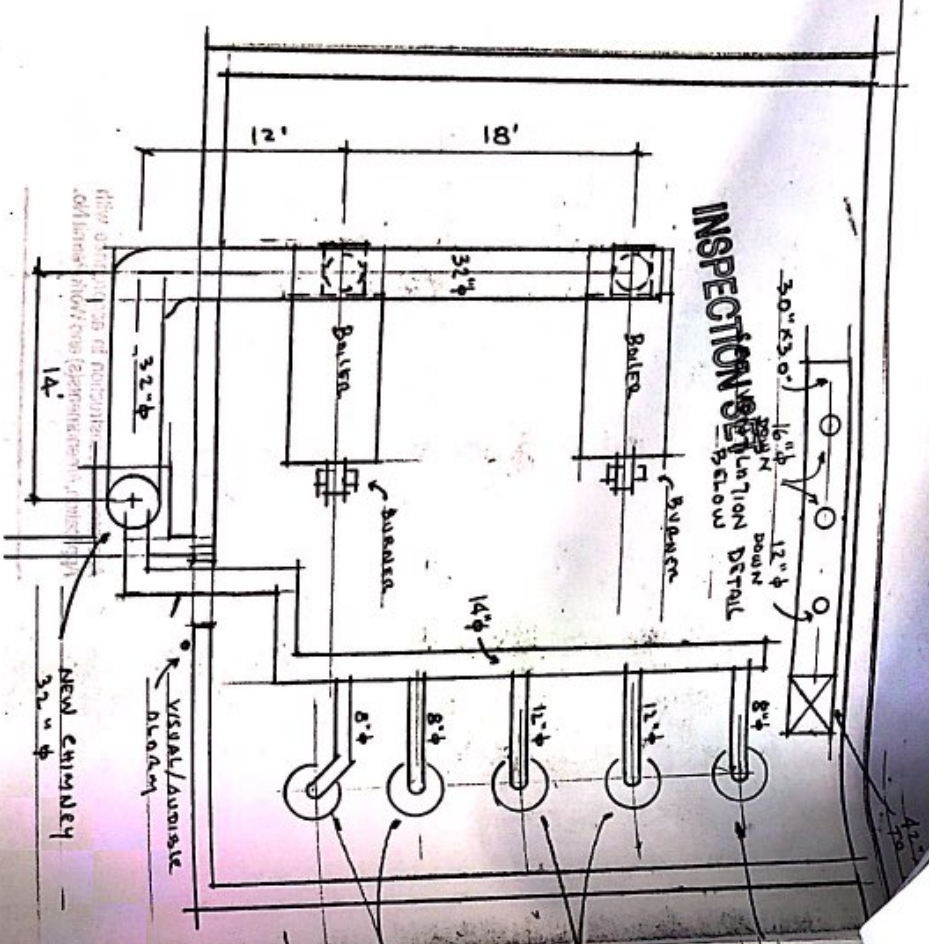
VENTILATION
 1/4" x 11"



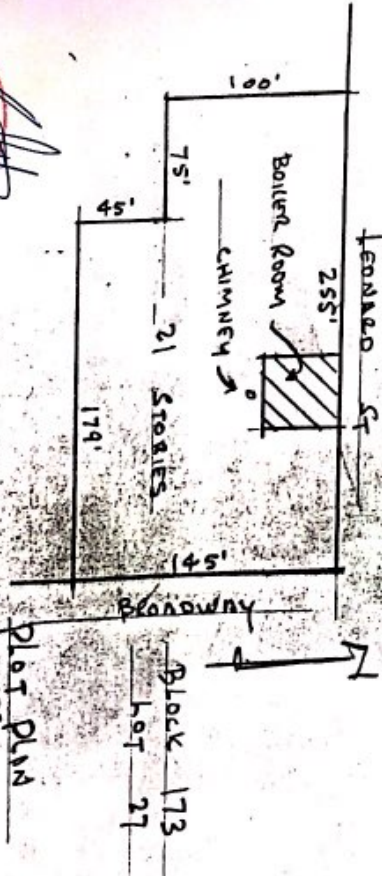
GREENHECK FAN
 #TCB-1-15-10
 1600 CFM @ 1/2" SP
 1/2" HT MOTOR

NOTE: FANS TO BE INTERLOCKED
 WITH BURNERS AND AIR
 PROXIMITY SWITCHES TO BE
 INSTALLED

PLAN
 1/8" = 1'-0"



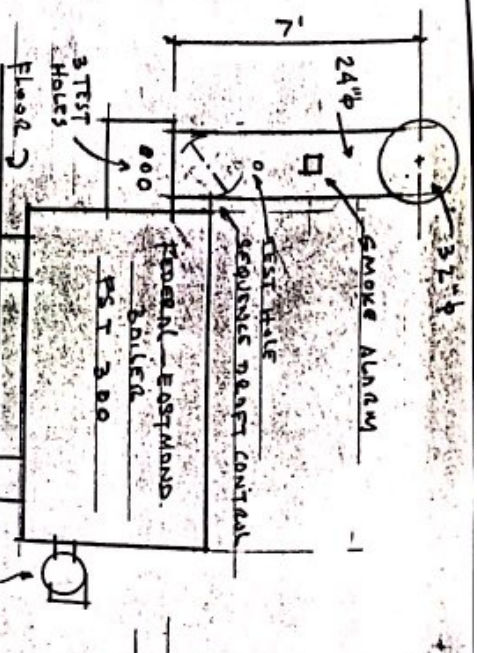
INSPECTION SECTION BELOW



AS WITH HV HR # BTP 400-6000
 POWER PLANT BURNER # J15A10
 INPUT = 600 000 BTU

AS WITH HV HR # BTP 600-1500000
 POWER PLANT BURNER # J15A10
 INPUT = 1500 000 BTU

SECTION
 1/4" = 1'-0"



GEORGE PEROTTO, P.E. APPROVED BY:		DRAWN BY: RP
SCALE: AS SHOWN DATE: 11-11-06	REVISED	DRAWING NUMBER 6118/06
JOB NO. 88 LEONARD ST MAN		



CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL COMPLIANCE
 59 -17 JUNCTION BOULEVARD, 9TH FLOOR, CORONA, NEW YORK 11368
 RECORDS CONTROL (718) 595 - 3855

Christopher O. Ward,
 Commissioner

Robert C. Avaltroni,
 Deputy Commissioner

NOTICE OF APPLICATION PLANS DISAPPROVAL

DATE:	
APPLICATION #:	CB 1955-06H

343 Broadway Properties LLC
100 Washington Street
Newark, NJ 07102

George Perotto, P.E.
42-18 235 th Street
Douglaston, NY 11363

PREMISE ADDRESS: 88 Leonard Street BORO: Manh.

THE APPLICATION FOR AN INSTALLATION, ALTERATION, OR LEGALIZATION FOR THE ABOVE PREMISES HAS BEEN DISAPPROVED FOR THE REASONS STATED BELOW. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS WITHIN SIXTY (60) DAYS FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTIONS AGAINST THE OWNER. WHERE APPLICABLE, PLEASE COMPLETE THE AMENDMENT FORM ON THE REVERSE SIDE OF THE NOTICE AND RETURN TO DEP / RECORDS CONTROL UNIT, 59 - 17 JUNCTION BOULEVARD, 9TH FLOOR, CORONA, NEW YORK 11368.

① NYS P.E. lic. No. on APC5-0 does not agree with the No. on Stamp.

② Submit Amendment with \$60.00 fees

KE

ENGINEER NAME / NUMBER

INSTALLATION NUMBER

OP	LOCATION	FACILITY	EMISSION POINT

ADD
 CHANGE
 DELETE
 NO INSTRUCTIONS
 CONTAINED IN
 FORM EN-11-4
 BEFORE ANSWERING
 ANY QUESTION

NEW YORK STATE
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Department of
 Environmental
 Protection

STATIONARY COMBUSTION INSTALLATION

APPLICATION FOR PERMIT TO CONSTRUCT OR CERTIFICATE TO OPERATE

ORIGINAL - KEEP IN FILE

1. NAME OF OWNER/FIRM 343 BROADWAY PROP 100 WASHINGTON STREET	8 NAME OF AUTHORIZED AGENT GEORGE PEROTTO, P.E. 42-18 235 STREET	10 TELEPHONE 718-746-1700	15 FACILITY NAME (IF DIFFERENT FROM OWNER/FIRM)
2. CITY - TOWN - VILLAGE NEWARD	11 NUMBER AND STREET ADDRESS 42-18 235 STREET	16 STATE NY	19 CITY - TOWN - VILLAGE DOUGLASTON
3. STATE NJ	12 ZIP 07102	17 ZIP 11363	20 FACILITY LOCATION (NUMBER AND STREET ADDRESS) 88 LEONARD STREET
4. OWNER CLASSIFICATION <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> FEDERAL <input type="checkbox"/> OTHER	13 NAME OF P.E. OR ARCHITECT GEORGE PEROTTO	18 SIGNATURE OF OFFICER REPRESENTATIVE OR AGENT WHEN APPLYING FOR PERMIT TO CONSTRUCT	21 CITY - TOWN - VILLAGE MANHATTAN
5. NAME & TITLE OF OWNER'S REPRESENTATIVE ZVI BOYMELGREEN, CEO	14 TELEPHONE 973-849-2630	19 STATE NY	22 FLOOR NAME OR NUMBER 1001
6. HEIGHT ABOVE STRUCTURES (FT) 10	15 STACK HEIGHT (FT) 215	20 INSIDE TEMPERATURE (°F) 400	23 BUILDING NAME OR NUMBER CELLAR
7. GROUND ELEVATION (FT) 10	16 HEIGHT ABOVE STRUCTURES (FT) 10	21 INSIDE TEMPERATURE (°F) 400	24 START UP DATE 12/06
8. PERMIT TO CONSTRUCT <input type="checkbox"/> NEW SOURCE <input type="checkbox"/> MODIFICATION	17 PERMIT TO CONSTRUCT <input type="checkbox"/> NEW SOURCE <input type="checkbox"/> MODIFICATION	22 CERTIFICATE TO OPERATE <input checked="" type="checkbox"/> NEW SOURCE <input type="checkbox"/> MODIFICATION	25 DRAWING NUMBERS OF PLANS SUBMITTED

9. UNIT MANUFACTURER'S NAME AND MODEL NUMBER	10. UNIT MANUFACTURER'S NAME AND MODEL NUMBER	11. UNIT MANUFACTURER'S NAME AND MODEL NUMBER	12. UNIT MANUFACTURER'S NAME AND MODEL NUMBER
13. UNIT TYPE	14. UNIT TYPE	15. UNIT TYPE	16. UNIT TYPE
17. NO. OF BURNERS	18. NO. OF BURNERS	19. NO. OF BURNERS	20. NO. OF BURNERS
21. DATES/YEAR	22. DATES/YEAR	23. DATES/YEAR	24. DATES/YEAR
25. % OPERATION BY SEASON	26. % OPERATION BY SEASON	27. % OPERATION BY SEASON	28. % OPERATION BY SEASON
29. NAME OF SUPPLIER(S)	30. NAME OF SUPPLIER(S)	31. NAME OF SUPPLIER(S)	32. NAME OF SUPPLIER(S)
33. FUEL TYPE	34. FUEL TYPE	35. FUEL TYPE	36. FUEL TYPE
37. AVG QUANTITY OF FUEL/HR	38. AVG QUANTITY OF FUEL/HR	39. AVG QUANTITY OF FUEL/HR	40. AVG QUANTITY OF FUEL/HR
41. MAX QUANTITY OF FUEL/HR	42. MAX QUANTITY OF FUEL/HR	43. MAX QUANTITY OF FUEL/HR	44. MAX QUANTITY OF FUEL/HR
45. QUANTITY OF FUEL/YR	46. QUANTITY OF FUEL/YR	47. QUANTITY OF FUEL/YR	48. QUANTITY OF FUEL/YR
49. AIR INTAKE	50. AIR INTAKE	51. AIR INTAKE	52. AIR INTAKE
53. SULFUR DIOXIDE	54. SULFUR DIOXIDE	55. SULFUR DIOXIDE	56. SULFUR DIOXIDE
57. NITROGEN DIOXIDE	58. NITROGEN DIOXIDE	59. NITROGEN DIOXIDE	60. NITROGEN DIOXIDE
61. OTHER	62. OTHER	63. OTHER	64. OTHER
65. DATE INSTALLED	66. DATE INSTALLED	67. DATE INSTALLED	68. DATE INSTALLED
69. DISPOSAL METHOD	70. DISPOSAL METHOD	71. DISPOSAL METHOD	72. DISPOSAL METHOD
73. USE	74. USE	75. USE	76. USE

TO BE COMPLETED FOR ALL SOURCES USING ITEM 27 AND OTHER SOURCES AS DEFINED IN THE INSTRUCTION FORM 78-11-4

CONTAMINANT	NAME	CAS NUMBER	EMISSIONS		% CONTROL EFFICIENCY	HOURLY EMISSIONS (LBS/HR)		ANNUAL EMISSIONS (LBS/YR)	
			ACTUAL	UNIT		ACTUAL	PERMIT	ACTUAL	PERMIT
TOTAL PARTICULATES		78 NY073-00-0	10	11	84	10	10	10	10
SULFUR DIOXIDE		50 7446-09-3	10	11	84	10	10	10	10
MITOMEN OXIDES		50 NY200-00-0	10	11	84	10	10	10	10
CO		28	10	11	84	10	10	10	10

Upon completion of construction sign this statement below and forward to the appropriate jurisdiction. THE STATIONARY COMBUSTION INSTALLATION HAS BEEN CONSTRUCTED AND WILL BE OPERATED IN ACCORDANCE WITH ALL PROVISIONS OF EXISTING REGULATIONS.

134 LOCATION CODE _____ 135 FACILITY ID NO. _____ 136 UTM (E) _____ 137 UTM (N) _____ 138 SC NUMBER 65113 139 DATE APPL RECEIVED 1-7-77 140 DATE APPL. REVIEWED 11-1-77 141 REVIEWED BY: _____ DATE _____

142 DATE ISSUED 1/1/77 143 EXPIRATION DATE 1/1/77 144 SIGNATURE OF APPROVAL _____ 145 FEE _____

PERMIT TO CONSTRUCT

RECOMMENDED ACTION RE: CO.

146 DATE ISSUED 10/10/78 147 EXPIRATION DATE 10/10/78 148 SIGNATURE OF APPROVAL WC/KE 149 FEE _____

*311C

150 SPECIAL CONDITIONS:

Installation Numbers: CB7955-06H

INSTALLATION NUMBER



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Department of Environmental Protection

LOCATION	FACILITY	EMISSION POINT
		C

READ INSTRUCTIONS CONTAINED ON FORM FD-11-4 BEFORE FILING THIS APPLICATION

STATIONARY COMBUSTION INSTALLATION APPLICATION FOR PERMIT TO CONSTRUCT OR CERTIFICATE TO OPERATE

ORIGINAL FILED IN FILE

1. NAME OF OWNER/FIRM 343 BROADWAY PROP, LLC	10. TELEPHONE 718-746-1700
2. NUMBER AND STREET ADDRESS 100 WASHINGTON STREET	11. NUMBER AND STREET ADDRESS 42-18 235 STREET
3. CITY - TOWN - VILLAGE NEWARD NJ	12. CITY - TOWN - VILLAGE DOUGLASTON NY
4. STATE NJ	13. STATE NY
5. ZIP 07102	14. ZIP 11363
6. OWNER CLASSIFICATION A <input type="checkbox"/> COMMERCIAL C <input type="checkbox"/> UTILITY B <input type="checkbox"/> MUNICIPAL B <input type="checkbox"/> HOSPITAL D <input type="checkbox"/> FEDERAL E <input type="checkbox"/> EDUC INST J <input type="checkbox"/> OTHER	15. NAME OF P.E. OR ARCHITECT GEORGE PEROTTO 78105
7. NAME & TITLE OF OWNER'S REPRESENTATIVE ZVI BOYMELEGREEN, CEO	16. SIGNATURE OF COMPLETE REPRESENTATIVE ON APPLICANT'S APPLICATION FOR PERMIT TO CONSTRUCT OR APPLICANT'S P.E. OR ARCHITECT 718-746-1700
8. TELEPHONE 973-849-2630	17. PERMIT TO CONSTRUCT OR CERTIFICATE TO OPERATE A <input type="checkbox"/> NEW SOURCE B <input type="checkbox"/> MODIFICATION C <input type="checkbox"/> OUTLEIN

78. EMISSION POINT NO.	79. GROUND ELEVATION (FT)	80. HEIGHT ABOVE STRUCTURE (FT)	81. STACK HEIGHT (FT)	82. INSIDE DIAMETER (IN)	83. EXIT VELOCITY (FEET/SEC)	84. EXIT TEMPERATURE (°F)	85. FUEL FLOW (GAL/HR)	86. HEAT INPUT (MMBTU/HR)	87. CONTINUOUS (MONTHS)	88. PERMIT TO CONSTRUCT OR CERTIFICATE TO OPERATE A <input type="checkbox"/> NEW SOURCE B <input type="checkbox"/> MODIFICATION
	10	10	215	32	26.6					

39. UNIT TYPE	40. UNIT MANUFACTURER'S NAME AND MODEL NUMBER	41. UNIT HEAT INPUT	42. AIR INTAKE	43. SOURCE CODE
44. BURNER TYPE	45. NO. OF BURNERS	46. BURNER MANUFACTURER'S NAME AND MODEL NUMBER	47. FUEL TYPE	48. AVG. QUANTITY OF FUEL/HR
49. MAN/DAY	50. DAYS/YEAR	51. % OPERATION BY SEASON Winter Spring Summer Fall	52. NAME OF SUPPLIER(S)	53. FUEL TYPE
54. BURNER TYPE	55. NO. OF BURNERS	56. BURNER MANUFACTURER'S NAME AND MODEL NUMBER	57. FUEL TYPE	58. AVG. QUANTITY OF FUEL/HR
59. MAN/DAY	60. DAYS/YEAR	61. % OPERATION BY SEASON Winter Spring Summer Fall	62. NAME OF SUPPLIER(S)	63. FUEL TYPE
64. EMISSION CONTROL CODE	65. CONTIN. TYPE	66. MANUFACTURER'S NAME AND MODEL NUMBER	67. DISPOSAL METHOD	68. DATE INSTALLED MO/YR
69. UNIT	70. QUANTITY OF FUEL/YR	71. QUANTITY OF FUEL/YR	72. QUANTITY OF FUEL/YR	73. QUANTITY OF FUEL/YR

ORIGINAL-KEEP IN FILE

10 BE COMPLETED FOR ALL SOURCES USING ITEM 27 AND OTHER SOURCES AS DETERMINED IN THE RESTRICTION FORM 76-11-4

CONTAMINANT	CAS NUMBER	EMISSIONS		% CONTROL EFFICIENCY	HOURLY EMISSIONS (LBS/HRI)		ANNUAL EMISSIONS (LBS/YR)		
		ACTUAL	UNIT PERMISS		ACTUAL	PERMISS	ACTUAL	NO. PERMISS	
TOTAL PARTICULATES	78	11075-00-0	11	6	04	04	04	07	04
SULFUR DIOXIDE	70	7446-09-9	11	6	04	04	04	07	04
NITROGEN DIOXIDE	20	7446-09-9	11	6	04	04	04	07	04
CO	28	7440-00-0	11	6	04	04	04	07	04

Upon completion of construction from the shipment listed below and forward to the appropriate regulatory agency the STATIONARY COMBUSTION INSTALLATION HAS BEEN CONSTRUCTED AND WILL BE OPERATED IN ACCORDANCE WITH STATED SPECIFICATIONS AND IN COMPLIANCE WITH ALL PROVISIONS OF EXISTING REGULATIONS

193 SIGNATURE OF AUTHORIZED REPRESENTATIVE OR AGENT _____ DATE _____

194 LOCATION CODE _____ 195 FACILITY ID NO. _____ 196 UTM (E) _____ 197 UTM (N) _____ 198 DC NUMBER _____ 199 DATE APPL RECEIVED _____ 200 DATE APPL REVIEWED _____ 201 MI. REVIEWED BY: _____

PERMIT TO CONSTRUCT

192 DATE ISSUED _____ 193 EXPIRATION DATE _____ 194 SIGNATURE OF APPROVAL _____ 195 FEE _____

RECOMMENDED ACTION REC. C.O.

196 DATE ISSUED _____ 197 EXPIRATION DATE _____ 198 SIGNATURE OF APPROVAL _____ 199 FEE _____

194 SPECIAL CONDITIONS:

Installation Number: _____

198 INSPECTED BY _____ DATE _____

199 INSPECTION DISCLOSED DEFICIENCIES AS SURT VS PERMIT, CHANGES INDICATED ON FORM

200 HAVE CERTIFICATE TO OPERATE FOR SOURCE _____

201 APPLICATION FOR CO DETERM _____ DATE _____ INITIALED _____

STATIONARY COMBUSTION INSTALLATION
UNIT DATA

COPIES
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WHITE - REGIONAL COPY
WHITE - FIELD R/P
YELLOW - APPENDIX

ORIGINAL - KEEP IN FILE

02	UNIT MANUFACTURER'S NAME AND MODEL NUMBER EASTMOND FEDERAL FST 300		158 UNIT HEAT INPUT 12.6	159 UNIT HEAT INPUT 3
51	151 NO. OF HOURS 1	162 MANUFACTURER'S NAME AND MODEL NUMBER GORDON PIATT FIG6075	163 FUEL TYPE 12	164 AVG QUANTITY OF FUEL/HR 90
3	152 DAYS/YEAR 125	169 % OPERATION BY SEASON Winter 7 0 1 5 Spring 1 1 0 1 5 Summer 1 1 0 1 5 Fall 1 1 5	165 MAX QUANTITY OF FUEL/HR 90	166 QUANTITY OF FUEL 33,000
62	153 HOURS OF HOURS 1	173 HIGHER MANUFACTURER'S NAME AND MODEL NUMBER SAME	174 FUEL TYPE 52	175 AVG QUANTITY OF FUEL/HR 12,600
3	154 DAYS/YEAR 125	181 NAME OF SUPPLIER(S) 7 0 1 5 0 1 5	176 MAX QUANTITY OF FUEL/HR 12,600	177 QUANTITY OF FUEL 4,725,000

155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177																																																																																																																																																																																																																																																																																																							
MISSION CONTROL CODE	CATEGORY	DISPOSAL METHOD	DATE INSTALLED MO/YR	USEFUL LIFE	MANUFACTURER'S NAME AND MODEL NUMBER	NAME OF SUPPLIER(S)	FUEL TYPE	AVG QUANTITY OF FUEL/HR	MAX QUANTITY OF FUEL/HR	QUANTITY OF FUEL	HEAT INPUT	HEAT INPUT	OPERATION BY SEASON	HIGHER MANUFACTURER'S NAME AND MODEL NUMBER	NAME OF SUPPLIER(S)	FUEL TYPE	AVG QUANTITY OF FUEL/HR	MAX QUANTITY OF FUEL/HR	QUANTITY OF FUEL																																																																																																																																																																																																																																																																																																										
183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500

PARTICULATES	2/1000	X	90/2	+	10/1,000,000	X	12,600/2	=	.15	1b/hr	=	167	1b/yr
SO2	142x.2/1000	X	90/2	+	10/1,000,000	X	12,600/2	=	.15	1b/hr	=	167	1b/yr
NOX	18/1,000	X	90/2	+	10/1,000,000	X	12,600/2	=	1.28	1b/hr	=	1402	1b/yr
CO	5/1000	X	90/2	+	17/1,000,000	X	12,600/2	=	1.27	1b/hr	=	1391	1b/yr
CH4		X	90/2	+	3/1,000,000	X	12,600/2	=	.34	1b/hr	=	372	1b/yr
		X	90/2	+	3/1,000,000	X	12,600/2	=	.019	1b/hr	=	21	1b/yr

CONTAMINANT	NAME	CAS NUMBER	EMISSIONS			% CONTROL EFFICIENCY	HOURLY EMISSIONS (LBS/HR)		ANNUAL EMISSIONS (LBS/YR)	
			ACTUAL	UNIT	HOW DET		ACTUAL	ACTUAL	ACTUAL	10*
PARTICULATES	195	NY075-00-0	196	.01	197	198	199	200	201	202
	204	7446-09-5	205	.15	206	207	208	209	210	211
	215	NY210-00-0	214	.14	215	216	217	218	219	220
	222		223	.025	224	225	226	227	228	229
	231		232	.003	233	234	235	236	237	238
			239	.000	240	241	242	243	244	245

TYPE PRINT OR TYPE

EMISSION POINT ID
UNIT ID

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
STATIONARY COMBUSTION INSTALLATION

ORIGINAL-KEEP IN FILE
DATA

COPIES
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REGIONAL COPY
FIELD COPY
APPLICANT

UNIT MANUFACTURER'S NAME AND MODEL NUMBER
01 AO SMITH BTP-600-1500,000

MANUFACTURER'S NAME AND MODEL NUMBER
1 POWERPLAME CR2-G15

163 FUEL TYPE 52
164 AVG QUANTITY OF FUEL/HR 1500
165 MAX QUANTITY OF FUEL/HR 1500
166 UNIT HEAT INPUT 1.5
167 QUANTITY 3

161 NO OF HOURS OF OPERATION	162 DAYS/YEAR	169 % OPERATION BY SEASON				170 NAME OF SUPPLIER(S)	174 FUEL TYPE	175 AVG QUANTITY OF FUEL/HR	176 MAX QUANTITY OF FUEL/HR	177 QUANTITY
		Winter	Spring	Summer	Fall					
3	365	2	5	2	5	2	5	2	5	3

168 MANUFACTURER'S NAME AND MODEL NUMBER	169 % OPERATION BY SEASON				181 NAME OF SUPPLIER(S)	185 DISPOSAL METHOD	186 DATE INSTALLED MO/YR	187 USEFUL LIFE	
	Winter	Spring	Summer	Fall					
184					189	190	191	192	193

PARTICULATES	10/1,000,000	1500	.015	16hr	=	16	16/yr	EMISSIONS		HOURLY EMISSIONS (LBS/HR)		ANNUAL EMISSIONS (LBS/YR)	
								ACTUAL	UNIT	HOW DET	% CONTROL EFFICIENCY	ACTUAL	
SO2	X	0	0	270		215	11	208	208	0	270	270	270
NOX	X	.023	.023	28		215	11	226	226	226	228	228	228
CO	X	.005	.005	5		215	11	233	233	233	233	233	233
CH4						215	11	234	234	234	234	234	234

CONTAMINANT	NAME	CAS NUMBER	EMISSIONS		HOURLY EMISSIONS (LBS/HR)		ANNUAL EMISSIONS (LBS/YR)					
			ACTUAL	UNIT	HOW DET	% CONTROL EFFICIENCY	ACTUAL		ACTUAL	10%		
	195	NV075-00-0	196	0.01	197	11	208	208	208	208	208	208
	204	7446-09-5	209	0	215	11	217	217	217	217	217	217
	215	NV210-00-0	214	0.165	215	11	226	226	226	226	228	228
	222		223	0.017	224	11	234	234	234	234	234	234

TYPE / SIZE / OR TYPE

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

STATIONARY COMBUSTION INSTALLATION

UNIT DATA

ORIGINAL - KEEP IN FILE

COPIES
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 WHITE - FIELD OFFICE
 YELLOW - APPLICATIONS

01 UNIT MANUFACTURER'S NAME AND MODEL NUMBER
 AO SMITH RTP400-6000

151 NO OF IMPRINTERS 1
 152 DURNER MANUFACTURER'S NAME AND MODEL NUMBER
 POWERFLAME J15A10
 153 FUEL TYPE 52
 154 AVG QUANTITY OF FUEL / HR 600
 155 MAX QUANTITY OF FUEL / HR 600
 156 UNIT HEAT INPUT -60
 157 MAX QUANTITY OF FUEL / HR 657,000

158 DAYS/YEAR 365
 159 % OPERATION BY SEASON
 Winter 2 | 5 | 2 | 5 | 2 | 5 | 2 | 5
 Spring Summer Fall
 170 NAME OF SUPPLIER(S)
 171 NAME OF SUPPLIER(S)
 172 NAME OF SUPPLIER(S)
 173 HUNNER MANUFACTURER'S NAME AND MODEL NUMBER
 174 FUEL TYPE
 175 AVG QUANTITY OF FUEL / HR
 176 MAX QUANTITY OF FUEL / HR
 177 QUANTITY

160 DAYS/YEAR
 161 NAME OF SUPPLIER(S)
 162 DURNER MANUFACTURER'S NAME AND MODEL NUMBER
 163 FUEL TYPE
 164 AVG QUANTITY OF FUEL / HR
 165 MAX QUANTITY OF FUEL / HR
 166 UNIT HEAT INPUT
 167 MAX QUANTITY OF FUEL / HR

MANUFACTURER'S CONTROL NUMBER	MODEL YEAR	MANUFACTURER'S NAME AND MODEL NUMBER	DISPOSAL METHOD	DATE INSTALLED NO / YR	USEFUL LIFE
183	184		185	186	187
189	190		191	192	193

PARTICULATES = 10/1,000,000 X 600 = .006 lb/hr = 7 lb/hr
 SO2 = .6/1,000,000 X = 0
 NOX = 165/1,000,000 X = .099
 CO = 17/1,000,000 X = .010
 CH4 = 3/1,000,000 X = .002

CONTAMINANT	NAME	CAS NUMBER	EMISSIONS			% CONTROL EFFICIENCY			HOURLY EMISSIONS (LBS / HR)		ANNUAL EMISSIONS (LBS / YR)	
			ACTUAL	UNIT	HOW DET	199	200	ACTUAL	201	202	10*	
PARTICULATES	195	NY075-00-0	196	197	198	199	200	201	202	108	0	
	204	7446-09-5	205	206	207	208	209	210	211			
	215	NY210-00-0	214	215	216	217	218	219	220			
	222		223	224	225	226	227	228	229			
			232	233	234	235	236	237	238			

STATIONARY COMBUSTION INSTALLATION
UNIT DATA

WHITE - ORIGINAL
BLUE - COUNTY USE
WHITE - REGIONAL OFFICE
WHITE - FIELD OFFICE
YELLOW - APPLICANT

ORIGINAL - KEEP IN FILE

UNIT MANUFACTURER'S NAME AND MODEL NUMBER: **AO SMITH BTP 300-600**

UNIT MANUFACTURER'S NAME AND MODEL NUMBER: **BURNER MANUFACTURER'S NAME AND MODEL NUMBER: POWERFLAME J15A10**

163 FUEL TYPE: **52** 164 AVG QUANTITY OF FUEL/HR: **600** 165 MAX QUANTITY OF FUEL/HR: **600** 166 UNIT HEAT INPUT: **.60** 167 QUANTITY OF FUEL/HR: **657,000**

169 % OPERATION BY SEASON: Winter: 2, Spring: 5, Summer: 2, Fall: 5

173 MANUFACTURER'S NAME AND MODEL NUMBER: **AO SMITH BTP 300-600**

174 FUEL TYPE: **52** 175 AVG QUANTITY OF FUEL/HR: **600** 176 MAX QUANTITY OF FUEL/HR: **600** 177 QUANTITY OF FUEL/HR: **657,000**

181 NAME OF SUPPLIER(S):

182 DAYS/YEAR: Winter, Spring, Summer, Fall

183	184	185	186	187
DISPOSAL METHOD	DATE INSTALLED MO/YR	USEFUL LIFE		
189	190	191	192	193

MANUFACTURER'S NAME AND MODEL NUMBER

PARTICULATES	10/1,000,000	X	600	=	.006	1b/hr =	7	1b/yr
SO2	-6/1,000,000	X	600	=	0		0	
NOX	165/1,000,000	X	600	=	.099		108	
CO	17/1,000,000	X	600	=	.010		11	
CH4	3/1,000,000	X	600	=	.002		2	

FOR ALL SOURCES USING ITEM 27 AND OTHER SOURCES AS DEFINED IN THE INSTRUCTION FORM 76-11-4

CONTAMINANT	NAME	CAS NUMBER	EMISSIONS			% CONTROL EFFICIENCY		HOURLY EMISSIONS (LBS/HR)		ANNUAL EMISSIONS (LBS/YR)	
			ACTUAL	UNIT	HOW DET	CONTROL EFFICIENCY	ACTUAL		ACTUAL	101	
PARTICULATES		195 NY075-00-0	196 .01	197 11	198 6	199 200	200 .006	201 7	202 0		
		204 7446-09-5	205 .85	206 11	207 6	208 200	209 0	210 7	211 0		
		215 NY210-00-0	216 .165	217 11	218 6	219 226	220 .099	221 108	222 0		
		222	223 .017	224 271	225 26	226 226	227	228 108	229 0		
		231	232 .003	233 233	234 234	235	236 .010	237 11	238 0		



CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF ENVIRONMENTAL COMPLIANCE
 59 - 17 JUNCTION BOULEVARD, 9TH FLOOR, CORONA, NEW YORK 11368
 RECORDS CONTROL (718) 595 - 3855

Christopher O. Ward,
 Commissioner

Robert C. Avaltroni,
 Deputy Commissioner

NOTICE OF APPLICATION PLANS DISAPPROVAL

DATE:	
APPLICATION #:	CB 1955-06 H

343 Broadway Properties LLC
100 Washington Street
Newark, N.J 07102

George Perotto, P.E.
42-18 235 th Street
Douglaston, NY 11363

PREMISE ADDRESS: 88 Leonard Street BORO: Manh.

THE APPLICATION FOR AN INSTALLATION, ALTERATION, OR LEGALIZATION FOR THE ABOVE PREMISES HAS BEEN DISAPPROVED FOR THE REASONS STATED BELOW. FAILURE TO COMPLY WITH THE STATED REQUIREMENTS WITHIN SIXTY (60) DAYS FROM THE ABOVE DATE MAY RESULT IN THE CANCELLATION OF THE APPLICATION AND FORFEITURE OF ALL PAID FEES AS WELL AS ENFORCEMENT ACTIONS AGAINST THE OWNER. WHERE APPLICABLE, PLEASE COMPLETE THE AMENDMENT FORM ON THE REVERSE SIDE OF THE NOTICE AND RETURN TO DEP / RECORDS CONTROL UNIT, 59 - 17 JUNCTION BOULEVARD, 9TH FLOOR, CORONA, NEW YORK 11368.

① NYS P.E. lic. No. on APC5-0 does not agree with the No. on Stamp.

② Submit Amendment with \$60.00 fees

KE

ENGINEER NAME / NUMBER

Lilker Associates
 Consulting Engineers, P.C.
 1001 Avenue of the Americas
 New York, N.Y. 10018
 212 695-1000



DATE: 12/09/83

Cooling & Heating Load Summary

PROJECT: 88 LEONARD STREET, NYC

GENERAL SUMMARY				HEATING SUMMARY			EXHAUST SUMMARY		
FLOOR #	APT #	PEOPLE	AREA (SF)	TRANSMISSION (BTUH)	FORCED INFILTRATION (BTUH)	TOTAL HEATING (BTUH)	TOILET	KITCHEN	DRYER
FLOOR 2									
2	1	1	282	3,843	11,405	15,247	50	100	0
2	2	1	335	3,812	11,405	15,217	50	100	0
2	3	1	312	6,347	11,405	17,751	50	100	0
2	4	1	388	6,347	11,405	17,751	50	100	0
2	5	1	1018	17,989	7,803	25,802	100	0	0
2	6	1	1142	14,433	7,803	22,058	100	0	0
2	7	1	417	3,947	11,405	15,352	50	100	0
2	8	1	683	7,782	3,802	11,584	50	0	0
2	9	1	339	3,682	11,405	14,987	50	100	0
2	10	1	389	3,329	11,405	14,734	50	100	0
	SUB TOTAL	10	5,285	71,430	98,842	176,272	800	700	0

FLOORS 3 - 8									
3-8	1	1	971	20,967	7,803	28,570	100	0	0
3-8	2	1	533	7,324	3,802	11,126	50	0	0
3-8	3	1	612	9,730	3,802	13,532	50	0	0
3-8	4	1	639	17,252	7,803	24,855	100	0	0
3-8	5	1	508	13,975	3,802	17,778	50	0	0
3-8	6	1	548	5,441	3,802	9,242	50	0	0
3-8	7	1	393	5,035	11,405	16,440	50	100	0
3-8	8	1	501	7,521	3,802	11,322	50	0	0
3-8	9	1	325	3,971	11,405	15,375	50	100	0
3-8	10	1	538	7,588	11,405	18,992	50	100	0
3-8	11	1	322	4,044	11,405	15,449	50	100	0
3-8	12	1	375	5,053	7,803	12,657	50	50	0
3-8	13	1	378	5,053	7,803	12,657	50	50	0
3-8	14	1	561	7,873	3,802	11,475	50	0	0
3-8	15	1	384	10,271	11,405	21,676	50	100	0
3-8	16	1	445	8,183	7,803	15,767	50	50	0
3-8	17	1	615	10,523	3,802	14,325	50	0	0
3-8	18	1	341	4,287	11,405	15,672	50	100	0
3-8	19	1	595	9,509	3,802	13,310	50	0	0
3-8	20	1	354	3,983	11,405	15,388	50	100	0
3-8	21	1	603	9,568	3,802	13,368	50	0	0
3-8	22	1	328	4,287	11,405	15,672	50	100	0
3-8	23	1	595	10,113	3,802	13,915	50	0	0
3-8	24	1	350	3,983	11,405	15,388	50	100	0
3-8	25	1	595	10,190	3,802	14,000	50	0	0
3-8	26	1	341	4,845	11,405	16,050	50	100	0
3-8	27	1	595	10,138	3,802	13,936	50	0	0
	SUB TOTAL	27	13,543	220253	197683	417936	1450	1150	0

NO FLOORS	SUB TOTAL	162	81,258	1,321,519	1,188,099	2,507,618	8,700	6,900	0
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TOTAL	172	86,543	1,392,949	1,284,941	2,677,889	9,300	7,800	0
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FLOORS
2 TO 8

CORRIDOOR	850,000
1ST FLR	1,000,000
CELLAR	500,000
SUB CELLAR 2	100,000
9 TO 21	4,080,000
GRAND TOTAL	9,207,889

Lilker Associates

Consulting Engineers, P C
1001 Avenue of the Americas
New York, N Y 10018
212 695-1000

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

ORIGINAL-KEEP IN FILE

PROJECT:

DIMENSIONS:	10 FT	X	2820 FT
FLOOR AREA:	282 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG. F
S A TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	2
APT #:	1

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	0	00	00	0
GLASS	N	0	00	00	0
WALL	E	0	00	00	0
GLASS	E	0	00	00	0
WALL	S	1	87	125	42
GLASS	S	1	70	95	67
WALL	W	0	87	00	0
GLASS	W	0	70	00	0
ROOF		0	00	00	0
SKYLIGHT		0	00	00	0
FLOOR		0	00	00	0
PARTITION		0	00	00	0
CEILING		0	00	00	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.78	216	0
0.57	0.82	149	4631
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
110	0.10	0
150	0.65	0
180	0.10	0
70	0.65	0
180	0.10	75
160	0.65	692
180	0.10	0
170	0.65	0
430	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
42	67

SUB TOTAL=	4631	SUB TOTAL=	787
		EXTERNAL LOAD TOTAL=	5398

INTERNAL COOLING LOAD

		CLF
OCCUPANTS	1 PEOPLE	100
LIGHTING	564 WATTS	100
EQUIPMENT	0 WATTS	100
SENS HEAT	BTUH	100
LATENT HEAT	BTUH	100

LATENT LOAD

FACTOR	BTUH
2000	200
-	-
-	-
-	-
10	0

SENSIBLE LOAD

FACTOR	BTUH
2500	250
34	1925
34	0
10	0
-	-

VENTILATION	0 CFM	450 GR/LB
(OUTDOOR AIR)		140 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	200 DEG F	

	07	0
	-	-
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	11	0
	-	-
SUB TOTAL=		7573
SAFETY=		757
SENSIBLE LOAD=		8331

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O A TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	8551
LOAD CFM =	386
CFM/SQ FT =	1.4
INDEX FOR VENTILATION=	5451
MIN. CODE SUPPLY AIR =	113
MIN. CODE OUTSIDE AIR =	38
AIR CHANGES/HR =	8.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	267 BTUH
TRANS (GLASS+SKYLITE):	2766 BTUH
INFILTRATION (GLASS AREA):	460 BTUH
SUB TOTAL:	3493 BTUH
SAFETY: 10%	349 BTUH
TOTAL TRANS & INFIL:	3843 BTUH

BASIS: LOAD	FINAL CFM = 386
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	15247
WATER GPM =	1.5

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Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

ORIGINAL - KEEP IN FILE

PROJECT:

DIMENSIONS:	10 FT	X	335 FT
FLOOR AREA:	335 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:	P		

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG. F
S.A. TEMP:	54 DEG. F

DATE:	19-Jan-04
FLOOR #:	2
APT #:	2

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	0	0.0	0.0	0
GLASS	N	0	0.0	0.0	0
WALL	E	0	0.0	0.0	0
GLASS	E	0	0.0	0.0	0
WALL	S	1	8.7	12.0	37
GLASS	S	1	7.0	9.3	67
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SRGF	BTUH
0.57	0.82	35	0
0.57	0.76	216	0
0.57	0.82	149	4631
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	0
15.0	0.65	0
18.0	0.10	0
7.0	0.65	0
18.0	0.10	67
16.0	0.65	692
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
37	67

SUB TOTAL=	4631	SUB TOTAL=	759
EXTERNAL LOAD TOTAL=		- 5390	

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	670 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
-	-
1.0	0
SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	2287
3.4	0
1.0	0
-	-
SUB TOTAL=	7928
SAFETY=	793
SENSIBLE LOAD=	8720

VENTILATION (OUTDOOR AIR)	0 CFM	45.0 GRLB
		14.0 TD
VENT. RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20.0 DEG F	

	0.7	0
	-	-
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1.1	0
SUB TOTAL=		7928
SAFETY=		793
SENSIBLE LOAD=		8720

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL. RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	8940
LOAD CFM =	404
CFM/SQ FT =	1.2
INDEX FOR VENTILATION=	6476
MIN. CODE SUPPLY AIR =	134
MIN. CODE OUTSIDE AIR =	45
AIR CHANGES/HR =	7.8
LTG&PWR:	2.0 W/SF
SH RATIO:	0.975
TONNAGE:	0.75

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	239 BTUH
TRANS (GLASS+SKYLITE):	2766 BTUH
INFILTRATION (GLASS AREA):	460 BTUH
SUB TOTAL:	3465 BTUH
SAFETY: 10%	347 BTUH
TOTAL TRANS & INFIL:	3812 BTUH

BASIS: LOAD	FINAL CFM = 404
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	15217
WATER GPM =	1.5

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS:	10 FT	X	312 0 FT
FLOOR AREA:	312 SF		
CEILING HT:	9 33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
S A TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	2
APT #:	3

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	0	00	00	0
GLASS	N	0	00	00	0
WALL	E	0	00	00	0
GLASS	E	0	00	00	0
WALL	S	1	87	190	53
GLASS	S	1	70	160	112
WALL	W	0	87	00	0
GLASS	W	0	70	00	0
ROOF		0	00	00	0
SKYLIGHT		0	00	00	0
FLOOR		0	00	00	0
PARTITION		0	00	00	0
CEILING		0	00	00	0

SOLAR

SC	CLF	SHGF	BTUH
0 57	0 82	35	0
0 57	0 75	216	0
0 57	0 82	149	7800
0 57	0 82	216	0
1 00	0 85	247	0

TRANSMISSION

CLTD	U	BTUH
11 0	0 10	0
15 0	0 65	0
18 0	0 10	0
7 0	0 65	0
18 0	0 10	95
16 0	0 65	1165
18 0	0 10	0
17 0	0 65	0
43 0	0 20	0
2	2 00	0
0	0 00	0
0	0 00	0
0	0 00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
53	112

SUB TOTAL=	7800	SUB TOTAL=	1259
		EXTERNAL LOAD TOTAL=	9059

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE 100
LIGHTING	624 WATTS 100
EQUIPMENT	0 WATTS 100
SENS HEAT	BTUH 100
LATENT HEAT	BTUH 100

LATENT LOAD

FACTOR	BTUH
200 0	200
-	-
-	-
1 0	0

SENSIBLE LOAD

FACTOR	BTUH
250 0	250
3 4	2130
3 4	0
1 0	0

VENTILATION

0 CFM	45 0 GR/LB
(OUTDOOR AIR)	14 0 TD
VENT RATE:	0 CFM/PERSON
ROOM AIR	
DELTA T.	20 0 DEG F

0 7	0
SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

1 1	0
SUB TOTAL=	11440
SAFETY=	1144
SENSIBLE LOAD=	12564

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0 1 CFM/SF
O A TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T.	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	12804
LOAD CFM =	583
CFM/SQ FT =	1 8
INDEX FOR VENTILATION=	6031
MIN. CODE SUPPLY AIR =	125
MIN. CODE OUTSIDE AIR =	42
AIR CHANGES/HR =	12 0

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	336 BTUH
TRANS (GLASS+SKYLITE):	4659 BTUH
INFILTRATION (GLASS AREA):	774 BTUH
SUB TOTAL:	5770 BTUH
SAFETY: 10%	577 BTUH
TOTAL TRANS & INFIL	6347 BTUH

BASIS: LOAD	FINAL CFM = 583
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1 08	3456
KITCHEN	100	1 08	6912
GENERAL	0	1 08	0
STACK	0	1 08	0
DRYER	0	1 08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	17751
WATER GPM =	1 8

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ORIGINAL-KEEP IN FILE Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS:	1.0 FT	X	388.0 FT
FLOOR AREA:	388 SF		
CEILING HT:	9.33 FT		
INTERIOR PERIMETER:	P		

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG. F
S.A. TEMP:	54 DEG. F

DATE:	19-Jan-04
FLOOR #:	2
APT #:	4

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	0	0.0	0.0	0
GLASS	N	0	0.0	0.0	0
WALL	E	0	0.0	0.0	0
GLASS	E	0	0.0	0.0	0
WALL	S	1	8.7	19.0	53
GLASS	S	1	7.0	16.0	112
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.76	216	0
0.57	0.82	149	7800
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	0
15.0	0.65	0
18.0	0.10	0
7.0	0.65	0
18.0	0.10	95
16.0	0.65	1165
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
53	112

SUB TOTAL=	7800	SUB TOTAL=	1259
		EXTERNAL LOAD TOTAL=	9059

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE 100
LIGHTING	776 WATTS 100
EQUIPMENT	0 WATTS 100
SENS HEAT	BTUH 1.00
LATENT HEAT	BTUH 1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
-	-
10	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	2649
3.4	0
1.0	0

VENTILATION (OUTDOOR AIR)	0 CFM	45.0 GRLB
		14.0 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR DELTA T:	20.0 DEG F	

	0.7	0
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1.1	0
SUB TOTAL=		11959
SAFETY=		1196
SENSIBLE LOAD=		13154

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL. RATE:	0.1 CFM/SF
O A TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	13374
LOAD CFM =	609
CFM/SQ FT =	1.6
INDEX FOR VENTILATION=	7500
MIN. CODE SUPPLY AIR =	155
MIN. CODE OUTSIDE AIR =	52
AIR CHANGES/HR =	10.1

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	338 BTUH
TRANS (GLASS+SKYLITE):	4659 BTUH
INFILTRATION (GLASS AREA):	774 BTUH
SUB TOTAL:	5770 BTUH
SAFETY: 10%	577 BTUH
TOTAL TRANS & INFIL	6347 BTUH

BASIS: LOAD	FINAL CFM = 609
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	17751
WATER GPM =	1.8

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
 NEW YORK, NY

PROJECT:			
DIMENSIONS:	10 FT	X	1018 0 FT
FLOOR AREA:	1018 SF		
CEILING HT:	9 33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG. F
S.A. TEMP:	54 DEG. F

DATE:	19-Jan-04
FLOOR #:	2
APT #:	5

ENVELOPE DATA					
	EXP	NUM	HT	WTH	NET SF
WALL	N	0	00	00	0
GLASS	N	0	00	00	0
WALL	E	0	00	00	0
GLASS	E	0	00	00	0
WALL	S	1	87	415	132
GLASS	S	1	70	325	228
WALL	W	1	87	330	223
GLASS	W	1	70	90	63
ROOF		0	00	00	0
SKYLIGHT		0	00	00	0
FLOOR		0	00	00	0
PARTITION		0	00	00	0
CEILING		0	00	00	0

SOLAR			
SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.78	216	0
0.57	0.82	149	15844
0.57	0.82	216	6360
1.00	0.85	247	0

TRANSMISSION		
CLTD	U	BTUH
11.0	0.10	0
15.0	0.65	0
18.0	0.10	0
7.0	0.65	0
18.0	0.10	237
18.0	0.65	2366
18.0	0.10	401
17.0	0.65	686
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
355	291

SUB TOTAL=	22204	SUB TOTAL=	3701
EXTERNAL LOAD TOTAL=		25905	

INTERNAL COOLING LOAD		
		CLF
OCCUPANTS	1 PEOPLE	100
LIGHTING	2036 WATTS	100
EQUIPMENT	0 WATTS	100
SENS HEAT	BTUH	100
LATENT HEAT	BTUH	100

LATENT LOAD		
	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	-	-
	1.0	0

SENSIBLE LOAD		
	FACTOR	BTUH
	250.0	250
	3.4	6951
	3.4	0
	1.0	0
	-	-

VENTILATION (OUTDOOR AIR)	0 CFM	45.0 GR/LB
		14.0 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20.0 DEG F	

	0.7	0
	-	-
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1.1	0
SUB TOTAL=		33106
SAFETY=		3311
SENSIBLE LOAD=		36416

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	36636
LOAD CFM =	1886
CFM/SQ FT =	1.7
INDEX FOR VENTILATION=	19678
MIN. CODE SUPPLY AIR =	407
MIN. CODE OUTSIDE AIR =	136
AIR CHANGES/HR =	10.7
LTG&PWR:	2.0 W/SF
SH RATIO:	0.994
TONNAGE:	3.05

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	2270 BTUH
TRANS (GLASS+SKYLITE):	12085 BTUH
INFILTRATION (GLASS AREA):	2008 BTUH
SUB TOTAL:	16363 BTUH
SAFETY: 10%	1836 BTUH
TOTAL TRANS & INFIL:	17999 BTUH

BASIS: LOAD	FINAL CFM = 1686
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	100	1.08	6912
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			6912 BTUH
SAFETY: 10%			691 BTUH
TOTAL FORCED INFILTRATION			7603 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	25802
WATER GPM =	2.6

ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

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88 LEONARD STREET
NEW YORK, NY

PROJECT:
DIMENSIONS: 10 FT X 1142.0 FT
FLOOR AREA: 1142 SF
CEILING HT: 9.33 FT
INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG. F
S.A. TEMP: 64 DEG. F

DATE: 19-Jan-04
FLOOR #: 2
APT #: 8

ENVELOPE DATA

	EXP	NUM	HT.	WTH	NET SF
WALL	N	1	8.7	39.5	127
GLASS	N	1	7.0	31.0	217
WALL	E	0	8.7	0.0	0
GLASS	E	0	7.0	0.0	0
WALL	S	0	8.7	0.0	0
GLASS	S	0	7.0	0.0	0
WALL	W	1	8.7	32.5	281
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	3550
0.57	0.78	216	0
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	139
15.0	0.65	2116
18.0	0.10	0
7.0	0.65	0
18.0	0.10	0
18.0	0.65	0
18.0	0.10	507
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
408	217

SUB TOTAL= 3550 SUB TOTAL= 2762
EXTERNAL LOAD TOTAL= 6312

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	2264 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	7798
3.4	0
1.0	0

VENTILATION 0 CFM 45.0 GR/LB
(OUTDOOR AIR) 14.0 TD
VENT RATE: 0 CFM/PERSON
ROOM AIR
DELTA T: 20.0 DEG F

0.7 0
SUB TOTAL= 200
SAFETY= 20
LATENT LOAD= 220

1.1 0
SUB TOTAL= 14359
SAFETY= 1436
SENSIBLE LOAD= 15795

HEATING DESIGN DATA

RM TEMP: 70 DEG. F
O.A. TEMP: 6 DEG. F INFIL RATE: 0.1 CFM/SF
DELTA T: 64 DEG F HW DEL T: 20 DEG. F

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 16015
LOAD CFM = 731
CFM/SQ FT = 0.9
LTG&PWR: 2.0 W/SF
SH RATIO: 0.986 INDEX FOR VENTILATION= 22075
TONNAGE: 1.33 MIN. CODE SUPPLY AIR = 457
MIN. CODE OUTSIDE AIR = 152
AIR CHANGESHR = 5.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	2812 BTUH
TRANS (GLASS+SKYLITE):	9027 BTUH
INFILTRATION (GLASS AREA):	1500 BTUH
SUB TOTAL:	13139 BTUH
SAFETY: 10%	1314 BTUH
TOTAL TRANS & INFIL:	14453 BTUH

BASIS: SQUARE FOOT FINAL CFM = 1028

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	100	1.08	6912
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			6912 BTUH
SAFETY: 10%			691 BTUH
TOTAL FORCED INFILTRATION			7603 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 22056
WATER GPM = 2.2

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Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

ORIGINAL-KEEP IN FILE

PROJECT:

DIMENSIONS:	10 FT	X	417.0 FT
FLOOR AREA:	417 SF		
CEILING HT:	9.33 FT		
INTERIOR PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG. F
S A TEMP:	54 DEG. F

DATE:	19-Jan-04
FLOOR #:	2
APT #:	7

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	1	8.7	11.5	30
GLASS	N	1	7.0	10.0	70
WALL	E	0	0.0	0.0	0
GLASS	E	0	0.0	0.0	0
WALL	S	0	8.7	19.0	0
GLASS	S	0	7.0	16.0	0
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	1145
0.57	0.78	216	0
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	33
15.0	0.65	663
18.0	0.10	0
7.0	0.85	0
18.0	0.10	0
18.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
30	70

SUB TOTAL=	1145	SUB TOTAL=	718
		EXTERNAL LOAD TOTAL=	1861

INTERNAL COOLING LOAD

		CLF
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	834 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	-	-
	1.0	0

SENSIBLE LOAD

	FACTOR	BTUH
	250.0	250
	3.4	2847
	3.4	0
	1.0	0
	-	-

VENTILATION (OUTDOOR AIR)

0 CFM	45.0 GR/LB
	14.0 TD
VENT RATE:	0 CFM/PERSON
ROOM AIR	
DELTA T:	20.0 DEG F

0.7	0
SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

1.1	0
SUB TOTAL=	4958
SAFETY=	496
SENSIBLE LOAD=	5454

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O A TEMP:	5 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG. F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	5674
LOAD CFM =	252
CFM/SQ FT =	0.9
INDEX FOR VENTILATION=	8061
MIN. CODE SUPPLY AIR =	167
MIN. CODE OUTSIDE AIR =	58
AIR CHANGES/HR =	5.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	192 BTUH
TRANS (GLASS+SKYLITE):	2912 BTUH
INFILTRATION (GLASS AREA):	484 BTUH
SUB TOTAL:	3588 BTUH
SAFETY:	10% 359 BTUH
TOTAL TRANS & INFIL:	3947 BTUH

BASIS: SQUARE FOOT	FINAL CFM = 375
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY:	10%		1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	13352
WATER GPM =	1.5

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ORIGINAL-KEEP IN FILE Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS: 10 FT X 683.0 FT

FLOOR AREA: 683 SF

CEILING HT: 9.33 FT

INTERIOR PERIMETER: P

LIGHTING: 2 W/SF

POWER: 0 W

PEOPLE: 1 PEOPLE

RM TEMP: 74 DEG F

S.A. TEMP: 54 DEG F

DATE: 19-Jan-04

FLOOR #: 2

APT #: 8

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF
WALL	N	1	8.7	23.5
GLASS	N	1	7.0	19.5
WALL	E	0	0.0	0.0
GLASS	E	0	0.0	0.0
WALL	S	0	8.7	0.0
GLASS	S	0	7.0	0.0
WALL	W	0	8.7	0.0
GLASS	W	0	7.0	0.0
ROOF		0	0.0	0.0
SKYLIGHT		0	0.0	0.0
FLOOR		0	0.0	0.0
PARTITION		0	0.0	0.0
CEILING		0	0.0	0.0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	2233
0.57	0.78	216	0
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	75
15.0	0.85	1331
18.0	0.10	0
7.0	0.85	0
18.0	0.10	0
16.0	0.85	0
18.0	0.10	0
17.0	0.85	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
88	137

SUB TOTAL= 2233	SUB TOTAL= 1408
EXTERNAL LOAD TOTAL=	3639

INTERNAL COOLING LOAD

		CLF
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	1366 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	1.0	0

SENSIBLE LOAD

	FACTOR	BTUH
	250.0	250
	3.4	4684
	3.4	0
	1.0	0

VENTILATION 0 CFM 45.0 GRUBS

(OUTDOOR AIR) 14.0 TD

VENT. RATE: 0 CFM/PERSON

ROOM AIR

DELTA T: 20.0 DEG F

0.7	0
SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

1.1	0
SUB TOTAL=	8652
SAFETY=	865
SENSIBLE LOAD=	9407

HEATING DESIGN DATA

RM TEMP: 70 DEG F	INFIL RATE: 0.1 CFM/SF
O.A. TEMP: 6 DEG F	HW DEL T: 20 DEG F
DELTA T: 64 DEG F	

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 9627	LOAD CFM = 436
LTO&PWR: 2.0 W/SF	CFM/SQ FT = 0.9
SH RATIO: 0.977	INDEX FOR VENTILATION= 13202
TONNAGE: 0.80	MIN. CODE SUPPLY AIR = 273
	MIN. CODE OUTSIDE AIR = 91
	AIR CHANGES/HR = 5.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	435 BTUH
TRANS (GLASS+SKYLITE):	5678 BTUH
INFILTRATION (GLASS AREA):	943 BTUH
SUB TOTAL:	7057 BTUH
SAFETY: 10%	706 BTUH
TOTAL TRANS & INFIL	7762 BTUH

BASIS: SQUARE FOOT	FINAL CFM = 615
---------------------------	------------------------

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3456 BTUH
SAFETY: 10%			348 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	11584
WATER GPM =	1.2

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ORIGINAL-KEEP IN FILE Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:			
DIMENSIONS:	10 FT	X	330 FT
FLOOR AREA:	330 SF		
CEILING HT.:	9.33 FT		
INTERIOR PERIMETER:	P		

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP.:	74 DEG. F
S.A. TEMP.:	54 DEG. F

DATE:	19-Jan-04
FLOOR #:	2
APT #:	9

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	1	8.7	11.0	33
GLASS	N	1	7.0	9.0	63
WALL	E	0	0.0	0.0	0
GLASS	E	0	0.0	0.0	0
WALL	S	0	8.7	0.0	0
GLASS	S	0	7.0	0.0	0
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	1031
0.57	0.78	216	0
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	38
15.0	0.65	614
18.0	0.10	0
7.0	0.65	0
18.0	0.10	0
16.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
33	63

SUB TOTAL=	1031	SUB TOTAL=	650
		EXTERNAL LOAD TOTAL=	1681

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	678 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	2315
3.4	0
1.0	0

VENTILATION	0 CFM	45.0 GRAB
(OUTDOOR AIR)		14.0 TD
VENT. RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20.0 DEG F	

	0.7	0
	-	-
SUB TOTAL=	200	
SAFETY=	20	
LATENT LOAD=	220	

	1.1	0
SUB TOTAL=	4246	
SAFETY=	425	
SENSIBLE LOAD=	4670	

HEATING DESIGN DATA

RM TEMP.:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O.A. TEMP.:	8 DEG F	HW DEL T.:	20 DEG F
DELTA T.:	64 DEG F		

COOLING SUMMARY DATA

		TOTAL COOLING LOAD=	4890
		LOAD CFM =	216
		CFM/SQ FT =	0.9
LTG&PWR:	2.0 W/SF	INDEX FOR VENTILATION=	6553
SH RATIO:	0.955	MIN. CODE SUPPLY AIR =	136
TONNAGE:	0.41	MIN. CODE OUTSIDE AIR =	45
		AIR CHANGES/HR =	5.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	209 BTUH
TRANS (GLASS+SKYLITE):	2621 BTUH
INFILTRATION (GLASS AREA):	435 BTUH
SUB TOTAL:	3265 BTUH
SAFETY: 10%	327 BTUH
TOTAL TRANS & INFIL:	3592 BTUH

BASIS: SQUARE FOOT	FINAL CFM =	305
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	14997
WATER GPM =	1.5

ORIGINAL-KEEP IN FILE Cooling & Heating Load Calculations

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88 LEONARD STREET
 NEW YORK, NY

PROJECT:
 DIMENSIONS: 1.0 FT X 369.0 FT
 FLOOR AREA: 369 SF
 CEILING HT: 8.33 FT
 INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG F
S A TEMP: 54 DEG F

DATE: 19-Jan-04
FLOOR #: 2
APT #: 10

ENVELOPE DATA					
EXP	NUM	HT	WTH	NET SF	
WALL	N	1	87	12.0	48
GLASS	N	1	7.0	8.0	56
WALL	E	0	0.0	0.0	0
GLASS	E	0	0.0	0.0	0
WALL	S	0	87	0.0	0
GLASS	S	0	7.0	0.0	0
WALL	W	0	87	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR			
SC	CLF	SHGF	BTUH
0.57	0.82	35	916
0.57	0.78	216	0
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION		
CLTD	U	BTUH
11.0	0.10	53
16.0	0.65	546
16.0	0.10	0
7.0	0.85	0
16.0	0.10	0
16.0	0.65	0
16.0	0.10	0
17.0	0.85	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
48	56

SUB TOTAL= 916 SUB TOTAL= 589
 EXTERNAL LOAD TOTAL= 1515

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE 1.00
LIGHTING	736 WATTS 1.00
EQUIPMENT	0 WATTS 1.00
SENS HEAT	BTUH 1.00
LATENT HEAT	BTUH 1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	2520
3.4	0
1.0	0

VENTILATION 0 CFM 45.0 GR/LS
 (OUTDOOR AIR) 14.0 TD
VENT RATE: 0 CFM/PERSON
ROOM AIR
DELTA T: 20.0 DEG F

0.7 0
 SUB TOTAL= 200
 SAFETY= 20
 LATENT LOAD= 220

1.1 0
 SUB TOTAL= 4265
 SAFETY= 428
 SENSIBLE LOAD= 4713

HEATING DESIGN DATA

RM TEMP: 70 DEG F **INFL RATE:** 0.1 CFM/SF
O.A TEMP: 8 DEG F **HW DEL T:** 20 DEG F
DELTA T: 64 DEG F

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 4933
LOAD CFM = 216
CFM/SQ FT = 0.9
INDEX FOR VENTILATION= 7133
MIN. CODE SUPPLY AIR = 148
MIN. CODE OUTSIDE AIR = 49
AIR CHANGES/HR = 5.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	310 BTUH
TRANS (GLASS+SKYLITE):	2330 BTUH
INFILTRATION (GLASS AREA):	387 BTUH
SUB TOTAL:	3027 BTUH
SAFETY: 10%	303 BTUH
TOTAL TRANS & INFIL:	3329 BTUH

BASIS: SQUARE FOOT FINAL CFM = 332

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 14734
WATER GPM = 1.5

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations
 88 LEONARD STREET
 NEW YORK, NY

PROJECT:
 DIMENSIONS: 10 FT X 9710 FT
 FLOOR AREA: 071 SF
 CEILING HT: 9.33 FT
 INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
 POWER: 0 W
 PEOPLE: 1 PEOPLE
 RM TEMP: 74 DEG. F
 S A TEMP: 54 DEG. F

DATE: 19-Jan-04
 FLOOR #: 3-8
 APT #: 1

ENVELOPE DATA					
	EXP	NUM	HT	WITH	NET SF
WALL	N	1	8.7	26.7	79
GLASS	N	1	7.0	21.7	152
WALL	E	1	8.7	39.4	136
GLASS	E	1	7.0	29.4	206
WALL	S	1	8.7	6.0	52
GLASS	S	0	7.0	0.0	0
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR			
SC	CLF	SHGF	BTUH
0.57	0.82	35	2465
0.57	0.76	216	19257
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION		
CLTD	U	BTUH
11.0	0.10	87
15.0	0.65	1481
18.0	0.10	244
7.0	0.65	936
18.0	0.10	94
18.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS	
WALL AREA (SF)	GLASS AREA (SF)
257	358

SUB TOTAL = 21742 SUB TOTAL = 2842
 EXTERNAL LOAD TOTAL = 24584

INTERNAL COOLING LOAD		
		CLF
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	1942 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD		
	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	-	-
	1.0	0

SENSIBLE LOAD		
	FACTOR	BTUH
	250.0	250
	3.4	6630
	3.4	0
	1.0	0
	-	-

VENTILATION	0 CFM	450 GR/LB
(OUTDOOR AIR)		140 TD
VENT. RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20.0 DEG F	

	0.7	0
	-	-
SUB TOTAL =		200
SAFETY =		20
LATENT LOAD =		220

	1.1	0
SUB TOTAL =		31464
SAFETY =		3146
SENSIBLE LOAD =		34610

HEATING DESIGN DATA			
RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O A TEMP:	8 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA	
TOTAL COOLING LOAD =	34830
LOAD CFM =	1602
CFM/SQ FT =	1.7
INDEX FOR VENTILATION =	18769
MIN. CODE SUPPLY AIR =	388
MIN. CODE OUTSIDE AIR =	129
AIR CHANGES/HR =	10.6

HEATING LOAD: TRANSMISSION & INFILTRATION	
TRANS (WALL+ROOF):	1708 BTUH
TRANS (GLASS+SKYLITE):	14880 BTUH
INFILTRATION (GLASS AREA):	2472 BTUH
SUB TOTAL:	19060 BTUH
SAFETY: 10%	1906 BTUH
TOTAL TRANS & INFIL:	20967 BTUH

BASIS: LOAD FINAL CFM = 1602

HEATING LOAD: FORCED INFILTRATION			
	CFM	FACTOR	BTUH
TOILET	100	1.08	6912
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			6912 BTUH
SAFETY: 10%			691 BTUH
TOTAL FORCED INFILTRATION			7603 BTUH

HEATING SUMMARY DATA	
TOTAL WINTER HEATING =	28570
WATER GPM =	2.9

ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

Lilker Associates

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212 695-1000

88 LEONARD STREET
NEW YORK, NY

PROJECT:
DIMENSIONS: 1.0 FT X 533.0 FT
FLOOR AREA: 533 SF
CEILING HT: 9.33 FT
INTERIOR PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG F
S.A. TEMP: 84 DEG F

DATE: 19-Jan-04
FLOOR #: 3-8
APT #: 2

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	0	8.7	0.0	0
GLASS	N	0	7.0	0.0	0
WALL	E	1	8.7	24.4	85
GLASS	E	1	7.0	18.0	128
WALL	S	0	8.7	0.0	0
GLASS	S	0	7.0	0.0	0
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	BHPF	BTUH
0.57	0.82	35	0
0.57	0.78	218	11790
0.57	0.82	149	0
0.57	0.82	218	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	0
15.0	0.85	0
18.0	0.10	164
7.0	0.85	973
18.0	0.10	0
18.0	0.85	0
18.0	0.10	0
17.0	0.85	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
85	128

SUB TOTAL= 11790 SUB TOTAL= 727
EXTERNAL LOAD TOTAL= 12517

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE 1.00
LIGHTING	1088 WATTS 1.00
EQUIPMENT	0 WATTS 1.00
SENS HEAT	BTUH 1.00
LATENT HEAT	BTUH 1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	3639
3.4	0
1.0	0

VENTILATION 0 CFM 45.0 GRUB
(OUTDOOR AIR) 14.0 TD
VENT RATE: 0 CFM/PERSON
ROOM AIR
DELTA T: 20.0 DEG F

0.7 0
SUB TOTAL= 200
SAFETY= 20
LATENT LOAD= 220

1.1 0
SUB TOTAL= 16408
SAFETY= 1641
SENSIBLE LOAD= 18047

HEATING DESIGN DATA

RM TEMP: 70 DEG F INFIL RATE: 0.1 CFM/SF
O A TEMP: 8 DEG F HW DEL T: 20 DEG F
DELTA T: 84 DEG F

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 18267
LOAD CFM = 835
CFM/SQ FT = 1.6
INDEX FOR VENTILATION= 10303
MIN. CODE SUPPLY AIR = 213
MIN. CODE OUTSIDE AIR = 71
AIR CHANGES/HR = 10.1

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF)	548 BTUH
TRANS (GLASS+SKYLITE)	5242 BTUH
INFILTRATION (GLASS AREA)	671 BTUH
SUB TOTAL:	6658 BTUH
SAFETY: 10%	666 BTUH
TOTAL TRANS & INFIL	7324 BTUH

BASIS: LOAD FINAL CFM = 835

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3456 BTUH
SAFETY: 10%			346 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 11128
WATER GPM = 1.1

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS: 10 FT X 812 0 FT
FLOOR AREA: 612 SF
CEILING HT: 9.33 FT
INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG. F
S.A TEMP: 54 DEG F

DATE: 19-Jan-04
FLOOR #: 3-8
APT #: 3

ENVELOPE DATA

EXP	NUM	HT.	WTH	NET SF	
WALL	N	1	8.7	5.1	8
GLASS	N	1	7.0	5.1	36
WALL	E	1	8.7	21.0	42
GLASS	E	1	7.0	20.0	140
WALL	S	0	8.7	0.0	0
GLASS	S	0	7.0	0.0	0
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SFGF	BTUH
0.57	0.82	35	584
0.57	0.78	216	13100
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	9
15.0	0.65	348
18.0	0.10	75
7.0	0.65	637
18.0	0.10	0
16.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
50	176

SUB TOTAL= 13884 SUB TOTAL= 1070
EXTERNAL LOAD TOTAL= 14754

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	100
LIGHTING	1224 WATTS	100
EQUIPMENT	0 WATTS	100
SENS HEAT	BTUH	100
LATENT HEAT	BTUH	100

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	4179
3.4	0
1.0	0

VENTILATION 0 CFM 45'0 GRUB
(OUTDOOR AIR) 14.0 TD
VENT RATE: 0 CFM/PERSON
ROOM AIR
DELTA T: 20.0 DEG F

0.7 0
SUB TOTAL= 200
SAFETY= 20
LATENT LOAD= 220

1.1 0
SUB TOTAL= 19182
SAFETY= 1918
SENSIBLE LOAD= 21101

HEATING DESIGN DATA

RM TEMP: 70 DEG F
O.A. TEMP: 8 DEG F INFIL. RATE: 0.1 CFM/SF
DELTA T: 64 DEG F HW DEL T: 20 DEG F

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 21321
LOAD CFM = 977
CFM/SQ FT = 1.6
INDEX FOR VENTILATION= 11830
MIN. CODE SUPPLY AIR = 245
MIN. CODE OUTSIDE AIR = 82
AIR CHANGES/HR = 10.3

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	322 BTUH
TRANS (GLASS+SKYLITE):	7309 BTUH
INFILTRATION (GLASS AREA):	1214 BTUH
SUB TOTAL:	8845 BTUH
SAFETY: 10%	885 BTUH
TOTAL TRANS. & INFIL.	9730 BTUH

BASIS: LOAD FINAL CFM = 977

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3456 BTUH
SAFETY: 10%			346 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 13532
WATER GPM = 1.4

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:			
DIMENSIONS:	10 FT	X	839 0 FT
FLOOR AREA:	839 SF		
CEILING HT.:	9 33 FT		
INTERIOR/PERIMETER:	P		

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
S.A. TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	4

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF
WALL	N	0	8 7	0 0
GLASS	N	0	7 0	0 0
WALL	E	1	8 7	29 4
GLASS	E	1	7 0	23 0
WALL	S	1	8 7	39 5
GLASS	S	1	7 0	17 3
WALL	W	0	8 7	0 0
GLASS	W	0	7 0	0 0
ROOF		0	0 0	0 0
SKYLIGHT		0	0 0	0 0
FLOOR		0	0 0	0 0
PARTITION		0	0 0	0 0
CEILING		0	0 0	0 0

SOLAR

SC	CLF	SHGF	BTUH
0 57	0 82	35	0
0 57	0 75	216	15065
0 57	0 82	149	8409
0 57	0 82	216	0
1 00	0 85	247	0

TRANSMISSION

CLTD	U	BTUH
11 0	0 10	0
15 0	0 65	0
18 0	0 10	168
7 0	0 65	733
18 0	0 10	398
16 0	0 65	1256
18 0	0 10	0
17 0	0 65	0
43 0	0 20	0
2	2 00	0
0	0 00	0
0	0 00	0
0	0 00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
315	282

SUB TOTAL=	23474	SUB TOTAL=	2555
		EXTERNAL LOAD TOTAL=	26030

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE 1 00
LIGHTING	1678 WATTS 1 00
EQUIPMENT	0 WATTS 1 00
SENS HEAT	BTUH 1 00
LATENT HEAT	BTUH 1 00

LATENT LOAD

FACTOR	BTUH
200 0	200
-	-
-	-
-	-
1 0	0

SENSIBLE LOAD

FACTOR	BTUH
250 0	250
3 4	5729
3 4	0
1 0	0
-	-

VENTILATION (OUTDOOR AIR)	0 CFM	45 0 GR/LB
VENT RATE:	0 CFM/PERSON	14 0 TD
ROOM AIR		
DELTA T:	20 0 DEG F	

	0 7	0
	-	-
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1 1	0
SUB TOTAL=		32008
SAFETY=		3201
SENSIBLE LOAD=		35209

HEATING DESIGN DATA

RM TEMP:	70 DEG F		
O A TEMP:	6 DEG F	INFIL RATE:	0 1 CFM/SF
DELTA T:	64 DEG F	HW DEL T:	20 DEG F

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	35429
LOAD CFM =	1630
CFM/SQ FT =	1 9
INDEX FOR VENTILATION=	18218
MIN. CODE SUPPLY AIR =	336
MIN. CODE OUTSIDE AIR =	112
AIR CHANGES/HR =	12 5

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	2016 BTUH
TRANS (GLASS+SKYLITE):	11721 BTUH
INFILTRATION (GLASS AREA):	1947 BTUH
SUB TOTAL:	15684 BTUH
SAFETY: 10%	1568 BTUH
TOTAL TRANS & INFIL:	17252 BTUH

BASIS: LOAD FINAL CFM = 1630

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	100	1 08	6912
KITCHEN	0	1 08	0
GENERAL	0	1 08	0
STACK	0	1 08	0
DRYER	0	1 08	0
TOTAL			6912 BTUH
SAFETY: 10%			691 BTUH
TOTAL FORCED INFILTRATION			7603 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	24855
WATER GPM =	2 5

ORIGINAL-KEEP IN FILE Cooling & Heating Load Calculations

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88 LEONARD STREET
NEW YORK, NY

PROJECT:
DIMENSIONS: 10 FT X 508 0 FT
FLOOR AREA: 508 SF
CEILING HT: 9 33 FT
INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG F
S A TEMP: 54 DEG F

DATE: 19-Jan-04
FLOOR #: 3-8
APT #: 5

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF
WALL	N	0	87	00
GLASS	N	0	70	00
WALL	E	0	87	00
GLASS	E	0	70	00
WALL	S	1	87	251
GLASS	S	1	70	80
WALL	W	1	87	286
GLASS	W	1	70	250
ROOF		0	00	00
SKYLIGHT		0	00	00
FLOOR		0	00	00
PARTITION		0	00	00
CEILING		0	00	00

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.76	216	0
0.57	0.82	149	3900
0.57	0.82	216	17688
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
110	0.10	0
150	0.65	0
180	0.10	0
70	0.65	0
180	0.10	290
180	0.65	582
180	0.10	131
170	0.65	1934
430	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
234	231

SUB TOTAL= 21588 SUB TOTAL= 2837
EXTERNAL LOAD TOTAL= 24505

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE 1.00
LIGHTING	1010 WATTS 1.00
EQUIPMENT	0 WATTS 1.00
SENS HEAT	BTUH 1.00
LATENT HEAT	BTUH 1.00

LATENT LOAD

FACTOR	BTUH
2000	200
-	-
-	-
-	-
10	0

SENSIBLE LOAD

FACTOR	BTUH
2500	250
34	3468
34	0
10	0
-	-

VENTILATION 0 CFM 450 GRAD
(OUTDOOR AIR) 140 TD
VENT RATE: 0 CFM/PERSON
ROOM AIR
DELTA T: 200 DEG F

07 0
SUB TOTAL= 200
SAFETY= 20
LATENT LOAD= 220

11 0
SUB TOTAL= 28224
SAFETY= 2822
SENSIBLE LOAD= 31046

HEATING DESIGN DATA

RM TEMP: 70 DEG F
O A TEMP: 6 DEG F
DELTA T: 64 DEG F
INFIL RATE: 0.1 CFM/SF
HW DEL T: 20 DEG F

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 31265
LOAD CFM = 1437
CFM/SQ FT = 2.8
INDEX FOR VENTILATION= 9820
MIN. CODE SUPPLY AIR = 203
MIN. CODE OUTSIDE AIR = 68
AIR CHANGESHR = 18.2
LTG&PWR: 20 W/SF
SH RATIO: 0.993
TONNAGE: 2.61

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	1498 BTUH
TRANS (GLASS+SKYLITE):	9610 BTUH
INFILTRATION (GLASS AREA)	1597 BTUH
SUB TOTAL:	12704 BTUH
SAFETY: 10%	1270 BTUH
TOTAL TRANS & INFIL	13975 BTUH

BASIS: LOAD FINAL CFM = 1437

HEATING LOAD: FORCED INFILTRATION

CFM	FACTOR	BTUH
TOILET	50	108 3456
KITCHEN	0	108 0
GENERAL	0	108 0
STACK	0	108 0
DRYER	0	108 0
TOTAL		3456 BTUH
SAFETY: 10%		346 BTUH
TOTAL FORCED INFILTRATION		3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 17776
WATER GPM = 1.8

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ORIGINAL-KEEP IN FILE Cooling & Heating Load Calculations

68 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS: 10 FT X 546 0 FT
FLOOR AREA: 548 SF
CEILING HT: 9.33 FT
INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG. F
S.A. TEMP: 84 DEG. F

DATE: 18-Jan-04
FLOOR #: 3-8
APT #: 6

ENVELOPE DATA

	EXP	NOM	HT	WTH	NET SF
WALL	N	0	8.7	0.0	0
GLASS	N	0	7.0	0.0	0
WALL	E	0	8.7	0.0	0
GLASS	E	0	7.0	0.0	0
WALL	S	0	8.7	0.0	0
GLASS	S	0	7.0	0.0	0
WALL	W	1	8.7	20.1	83
GLASS	W	1	7.0	13.0	91
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

	SC	CLF	SHGF	BTUH
	0.57	0.82	35	0
	0.57	0.78	216	0
	0.57	0.82	149	0
	0.57	0.82	216	9187
	1.00	0.85	247	0

TRANSMISSION

	CLTD	U	BTUH
	11.0	0.10	0
	15.0	0.85	0
	18.0	0.10	0
	7.0	0.85	0
	18.0	0.10	0
	18.0	0.85	0
	18.0	0.10	150
	17.0	0.65	1006
	43.0	0.20	0
	2	2.00	0
	0	0.00	0
	0	0.00	0
	0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
83	91

SUB TOTAL= 9187 SUB TOTAL= 1155
EXTERNAL LOAD TOTAL= 10342

INTERNAL COOLING LOAD

		CLF
OCCUPANTS	1 PEOPLE	100
LIGHTING	1096 WATTS	100
EQUIPMENT	0 WATTS	100
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	-	-
	1.0	0

SENSIBLE LOAD

	FACTOR	BTUH
	290.0	250
	3.4	3742
	3.4	0
	1.0	0
	-	-

VENTILATION 0 CFM 450 GR/CS
(OUTDOOR AIR) 14.0 TD
VENT. RATE: 0 CFM/PERSON
ROOM AIR
DELTA T: 20.0 DEG. F

0.7 0
- -
SUB TOTAL= 200
SAFETY= 20
LATENT LOAD= 220

- -
1.1 0
SUB TOTAL= 14334
SAFETY= 1433
SENSIBLE LOAD= 15787

HEATING DESIGN DATA

RM TEMP: 70 DEG F INFIL. RATE: 0.1 CFM/SF
O.A. TEMP: 6 DEG F HW DEL T: 20 DEG. F
DELTA T: 64 DEG F

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 15987
LOAD CFM = 730
CFM/SQ FT = 1.3
INDEX FOR VENTILATION= 10583
MIN. CODE SUPPLY AIR = 218
MIN. CODE OUTSIDE AIR = 73
AIR CHANGES/HR = 8.6

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF): 532 BTUH
TRANS (GLASS+SKYLITE): 3786 BTUH
INFILTRATION (GLASS AREA): 629 BTUH
SUB TOTAL: 4945 BTUH
SAFETY: 10% 495 BTUH
TOTAL TRANS & INFIL: 5441 BTUH

BASIS: LOAD FINAL CFM = 730

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3456 BTUH
SAFETY: 10%			348 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 9242
WATER GPM = 0.9

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
 NEW YORK, NY

PROJECT:
 DIMENSIONS: 10 FT X 393.0 FT
 FLOOR AREA: 393 SF
 CEILING HT.: 9.33 FT
 INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG F
S A TEMP: 54 DEG F

DATE: 19-Jan-04
FLOOR #: 3-8
APT #: 7

ENVELOPE DATA				
EXP	NUM	HT	WTH	NET SF
WALL	N	0	87	00
GLASS	N	0	70	00
WALL	E	0	87	00
GLASS	E	0	70	00
WALL	S	1	87	161
GLASS	S	1	70	125
WALL	W	0	87	00
GLASS	W	0	70	00
ROOF		0	00	00
SKYLIGHT		0	00	00
FLOOR		0	00	00
PARTITION		0	00	00
CEILING		0	00	00

SOLAR			
SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.78	216	0
0.57	0.82	149	6094
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION		
CLTD	U	BTUH
11.0	0.10	0
15.0	0.65	0
18.0	0.10	0
7.0	0.65	0
18.0	0.10	94
16.0	0.65	910
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
52	88

SUB TOTAL = 6094 SUB TOTAL = 1004
EXTERNAL LOAD TOTAL = 7097

INTERNAL COOLING LOAD		
		CLF
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	766 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD		
	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	-	-
	1.0	0

SENSIBLE LOAD		
	FACTOR	BTUH
	250.0	250
	3.4	2663
	3.4	0
	1.0	0
	-	-

VENTILATION (OUTDOOR AIR)	0 CFM	450 GRAB	140 TD
VENT RATE:	0 CFM/PERSON		
ROOM AIR			
DELTA T:	20.0 DEG F		

	0.7	0
	-	-
	-	-
SUB TOTAL =		200
SAFETY =		20
LATENT LOAD =		220

	1.1	0
	-	-
	-	-
SUB TOTAL =		10031
SAFETY =		1003
SENSIBLE LOAD =		11034

HEATING DESIGN DATA

RM TEMP: 70 DEG F INFIL RATE: 0.1 CFM/SF
 O.A. TEMP: 6 DEG F HW DEL T: 20 DEG F
 DELTA T: 64 DEG F

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	333 BTUH
TRANS (GLASS+SKYLITE):	3640 BTUH
INFILTRATION (GLASS AREA):	605 BTUH
SUB TOTAL:	4578 BTUH
SAFETY: 10%	458 BTUH
TOTAL TRANS & INFIL:	5035 BTUH

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

COOLING SUMMARY DATA

TOTAL COOLING LOAD = 11254
 LOAD CFM = 511
 CFM/SQ FT = 1.3
 INDEX FOR VENTILATION = 7597
 MIN. CODE SUPPLY AIR = 157
 MIN. CODE OUTSIDE AIR = 52
 AIR CHANGES/HR = 8.4

BASIS: LOAD FINAL CFM = 511

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 16440
 WATER GPM = 1.6

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS:	10 FT	X	501.0 FT
FLOOR AREA:	501 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:	P		

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
S A TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-6
APT #:	8

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF
WALL	N	0	8.7	0.0
GLASS	N	0	7.0	0.0
WALL	E	0	8.7	0.0
GLASS	E	0	7.0	0.0
WALL	S	1	8.7	22.3
GLASS	S	1	7.0	19.0
WALL	W	0	8.7	0.0
GLASS	W	0	7.0	0.0
ROOF		0	0.0	0.0
SKYLIGHT		0	0.0	0.0
FLOOR		0	0.0	0.0
PARTITION		0	0.0	0.0
CEILING		0	0.0	0.0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.76	216	0
0.57	0.82	149	9282
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	0
15.0	0.85	0
18.0	0.10	0
7.0	0.65	0
18.0	0.10	108
16.0	0.85	1383
18.0	0.10	0
17.0	0.85	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
80	133

SUB TOTAL=	9282	SUB TOTAL=	1491
EXTERNAL LOAD TOTAL=		10754	

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	100
LIGHTING	1002 WATTS	100
EQUIPMENT	0 WATTS	100
SENS HEAT	BTUH	100
LATENT HEAT	BTUH	100

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	3421
3.4	0
1.0	0
-	-

VENTILATION (OUTDOOR AIR)	0 CFM	45.0 GR/LB
		14.0 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20.0 DEG F	

	0.7	0
	-	-
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1.1	0
	-	-
SUB TOTAL=		14425
SAFETY=		1442
SENSIBLE LOAD=		15867

HEATING DESIGN DATA

RM TEMP:	70 DEG F		
O A TEMP:	6 DEG F	INFIL RATE:	0.1 CFM/SF
DELTA T:	64 DEG F	HW DEL T:	20 DEG F

COOLING SUMMARY DATA

	TOTAL COOLING LOAD=	16087
	LOAD CFM =	735
LTG&PWR:	2.0 W/SF	CFM/SQ FT = 1.5
SH RATIO:	0.986	INDEX FOR VENTILATION= 9684
TONNAGE:	1.34	MIN. CODE SUPPLY AIR = 200
		MIN. CODE OUTSIDE AIR = 67
		AIR CHANGES/HR = 9.4

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	385 BTUH
TRANS (GLASS+SKYLITE):	5533 BTUH
INFILTRATION (GLASS AREA):	919 BTUH
SUB TOTAL:	6837 BTUH
SAFETY: 10%	684 BTUH
TOTAL TRANS & INFIL	7521 BTUH

BASIS: LOAD	FINAL CFM = 735
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3456 BTUH
SAFETY: 10%			346 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	11322
WATER GPM =	1.1

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:
DIMENSIONS: 10 FT X 326 0 FT
FLOOR AREA: 325 SF
CEILING HT: 9.33 FT
INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG F
S.A. TEMP: 54 DEG F

DATE: 18-Jan-04
FLOOR #: 3-B
APT #: 9

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	0	8.7	0.0	0
GLASS	N	0	7.0	0.0	0
WALL	E	0	8.7	0.0	0
GLASS	E	0	7.0	0.0	0
WALL	S	1	8.7	14.6	80
GLASS	S	1	7.0	9.5	67
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

	SC	CLF	SHGF	BTUH
	0.57	0.82	36	0
	0.57	0.78	216	0
	0.57	0.82	149	4631
	0.57	0.82	216	0
	1.00	0.85	247	0

TRANSMISSION

	CLTD	U	BTUH
	11.0	0.10	0
	15.0	0.85	0
	18.0	0.10	0
	7.0	0.85	0
	18.0	0.10	108
	18.0	0.85	692
	18.0	0.10	0
	17.0	0.85	0
	43.0	0.20	0
	2	2.00	0
	0	0.00	0
	0	0.00	0
	0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
60	67

SUB TOTAL= 4631 SUB TOTAL= 799
EXTERNAL LOAD TOTAL= 5431

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE 1.00
LIGHTING	650 WATTS 1.00
EQUIPMENT	0 WATTS 1.00
SENS HEAT	BTUH 1.00
LATENT HEAT	BTUH 1.00

LATENT LOAD

	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	-	-
	1.0	0

SENSIBLE LOAD

	FACTOR	BTUH
	250.0	250
	3.4	2219
	3.4	0
	1.0	0
	-	-

VENTILATION 0 CFM 45.0 GR/LB
(OUTDOOR AIR) 14.0 TD
VENT RATE: 0 CFM/PERSON
ROOM AIR
DELTA T: 20.0 DEG F

0.7 0
 SUB TOTAL= 200
 SAFETY= 20
LATENT LOAD= 220

1.1 0
 SUB TOTAL= 7900
 SAFETY= 790
SENSIBLE LOAD= 8690

HEATING DESIGN DATA

RM TEMP: 70 DEG F **INFL RATE:** 0.1 CFM/SF
O.A. TEMP: 8 DEG F **HW DEL T:** 20 DEG F
DELTA T: 64 DEG F

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 8910
LOAD CFM = 402
CFM/SQ FT = 1.2
INDEX FOR VENTILATION= 6282
MIN. CODE SUPPLY AIR = 130
MIN. CODE OUTSIDE AIR = 43
AIR CHANGES/HR = 8.0

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	384 BTUH
TRANS (GLASS+SKYLITE):	2766 BTUH
INFILTRATION (GLASS AREA):	460 BTUH
SUB TOTAL:	3610 BTUH
SAFETY: 10%	361 BTUH
TOTAL TRANS & INFIL:	3971 BTUH

BASIS: LOAD FINAL CFM = 402

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 15375
WATER GPM = 1.5

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ORIGINAL-KEEP IN FILE Cooling & Heating Load Calculations
 88 LEONARD STREET
 NEW YORK, NY

PROJECT:
 DIMENSIONS: 10 FT X 538 0 FT
 FLOOR AREA: 538 SF
 CEILING HT: 9.33 FT
 INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
 POWER: 0 W
 PEOPLE: 1 PEOPLE
 RM TEMP: 74 DEG F
 S A TEMP: 54 DEG F

DATE: 19-Jan-04
 FLOOR #: 3-8
 APT #: 10

ENVELOPE DATA

EXP	NUM	HT.	WTH	NET SF
WALL	N	0	87	00
GLASS	N	0	70	00
WALL	E	0	87	00
GLASS	E	0	70	00
WALL	S	1	87	234
GLASS	S	1	70	190
WALL	W	0	87	00
GLASS	W	0	70	00
ROOF		0	00	00
SKYLIGHT		0	00	00
FLOOR		0	00	00
PARTITION		0	00	00
CEILING		0	00	00

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.76	216	0
0.57	0.82	149	9262
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
110	0.10	0
150	0.65	0
180	0.10	0
70	0.65	0
180	0.10	125
160	0.65	1383
180	0.10	0
170	0.65	0
430	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
70	133

SUB TOTAL= 9262 SUB TOTAL= 1509
 EXTERNAL LOAD TOTAL= 10771

INTERNAL COOLING LOAD

		CLF
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	1076 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
10	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	3673
3.4	0
1.0	0
-	-

VENTILATION

0 CFM	450 GR/LB
(OUTDOOR AIR)	140 TD
VENT RATE:	0 CFM/PERSON
ROOM AIR	
DELTA T:	20.0 DEG F

SUB TOTAL= 200
 SAFETY= 20
 LATENT LOAD= 220

SUB TOTAL= 1.1 0
 SUB TOTAL= 14694
 SAFETY= 1469
 SENSIBLE LOAD= 16164

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O A TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 16384	
LOAD CFM = 748	
CFM/SQ FT = 1.4	
INDEX FOR VENTILATION= 10400	
MIN. CODE SUPPLY AIR = 215	
MIN. CODE OUTSIDE AIR = 72	
AIR CHANGES/HR = 8.9	

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	446 BTUH
TRANS (GLASS+SKYLITE):	5533 BTUH
INFILTRATION (GLASS AREA):	919 BTUH
SUB TOTAL:	6898 BTUH
SAFETY: 10%	690 BTUH
TOTAL TRANS & INFIL.	7588 BTUH

BASIS: LOAD FINAL CFM = 748

HEATING LOAD: FORCED INFILTRATION

CFM	FACTOR	BTUH	
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 18992
WATER GPM = 19

ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

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88 LEONARD STREET
 NEW YORK, NY

PROJECT:
 DIMENSIONS: 10 FT X 322.0 FT
 FLOOR AREA: 322 SF
 CEILING HT: 9.33 FT
 INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG. F
S.A. TEMP: 54 DEG F

DATE: 19-Jan-04
FLOOR #: 3-8
APT #: 11

ENVELOPE DATA				
EXP	NUM	HT	WTH	NET SF
WALL	N	0	87	00
GLASS	N	0	70	00
WALL	E	0	87	00
GLASS	E	0	70	00
WALL	S	1	87	158
GLASS	S	1	70	95
WALL	W	0	87	00
GLASS	W	0	70	00
ROOF		0	00	00
SKYLIGHT		0	00	00
FLOOR		0	00	00
PARTITION		0	00	00
CEILING		0	00	00

SOLAR			
SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.78	216	0
0.57	0.82	149	4631
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION		
CLTD	U	BTUH
11.0	0.10	0
15.0	0.65	0
18.0	0.10	0
7.0	0.65	0
18.0	0.10	127
18.0	0.65	682
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
70	67

SUB TOTAL= 4631 SUB TOTAL= 818
EXTERNAL LOAD TOTAL= 5449

INTERNAL COOLING LOAD		
		CLF
OCCUPANTS	1 PEOPLE	100
LIGHTING	644 WATTS	100
EQUIPMENT	0 WATTS	100
SENS HEAT	BTUH	100
LATENT HEAT	BTUH	100

LATENT LOAD		
	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	-	-
	1.0	0

SENSIBLE LOAD		
	FACTOR	BTUH
	250.0	250
	3.4	2199
	3.4	0
	1.0	0
	-	-

VENTILATION (OUTDOOR AIR)	0 CFM	450 GR/LB
		14.0 TD
VENT. RATE:	0 CFM/PERSON	
ROOM AIR DELTA T:	20.0 DEG F	

	0.7	0
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1.1	0
SUB TOTAL=		7898
SAFETY=		790
SENSIBLE LOAD=		8688

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL. RATE:	0.1 CFM/SF
O A TEMP:	8 DEG F	HW DEL T:	20 DEG. F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	8908
LOAD CFM =	402
CFM/SQ FT =	1.2
INDEX FOR VENTILATION=	6224
MIN. CODE SUPPLY AIR =	129
MIN. CODE OUTSIDE AIR =	43
AIR CHANGES/HR =	6.0

HEATING LOAD: TRANSMISSION & INFILTRATION	
TRANS (WALL+ROOF):	450 BTUH
TRANS (GLASS+SKYLITE):	2788 BTUH
INFILTRATION (GLASS AREA):	460 BTUH
SUB TOTAL:	3676 BTUH
SAFETY: 10%	368 BTUH
TOTAL TRANS & INFIL	4044 BTUH

BASIS: LOAD **FINAL CFM = 402**

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	15449
WATER GPM =	1.5

ORIGINAL-KEEP IN FILE

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Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:			
DIMENSIONS:	10 FT	X	375.0 FT
FLOOR AREA:	375 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:	P		

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
S A TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	12

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	0	8.7	0.0	0
GLASS	N	0	7.0	0.0	0
WALL	E	0	8.7	0.0	0
GLASS	E	0	7.0	0.0	0
WALL	S	1	8.7	18.0	70
GLASS	S	1	7.0	12.2	85
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SRGF	BTUH
0.57	0.82	35	0
0.57	0.76	216	0
0.57	0.82	149	5947
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	0
15.0	0.65	0
18.0	0.10	0
7.0	0.85	0
18.0	0.10	127
16.0	0.65	888
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
70	85

SUB TOTAL=	5947	SUB TOTAL=	1015
EXTERNAL LOAD TOTAL=		6963	

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	750 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	-	-
	1.0	0

SENSIBLE LOAD

	FACTOR	BTUH
	250.0	250
	3.4	2561
	3.4	0
	1.0	0
	-	-

VENTILATION (OUTDOOR AIR)	0 CFM	45.0 GR/LB
VENT RATE:	0 CFM/PERSON	14.0 TD
ROOM AIR DELTA T:	20.0 DEG F	

	0.7	0
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1.1	0
SUB TOTAL=		9773
SAFETY=		977
SENSIBLE LOAD=		10750

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O A TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	10970
LOAD CFM =	498
CFM/SQ FT =	1.3
INDEX FOR VENTILATION=	7249
MIN. CODE SUPPLY AIR =	150
MIN. CODE OUTSIDE AIR =	50
AIR CHANGES/HR =	8.5

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	451 BTUH
TRANS (GLASS+SKYLITE):	3553 BTUH
INFILTRATION (GLASS AREA):	590 BTUH
SUB TOTAL:	4594 BTUH
SAFETY: 10%	459 BTUH
TOTAL TRANS & INFIL:	5053 BTUH

BASIS: LOAD FINAL CFM = 498

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	50	1.08	3456
GENERAL	0	1.00	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			6912 BTUH
SAFETY: 10%			691 BTUH
TOTAL FORCED INFILTRATION			7603 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	12657
WATER GPM =	1.3

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS:	10 FT	X	5610 FT
FLOOR AREA:	561 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:	P		

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
S.A. TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	14

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	0	8.7	0.0	0
GLASS	N	0	7.0	0.0	0
WALL	E	0	8.7	0.0	0
GLASS	E	0	7.0	0.0	0
WALL	S	1	8.7	24.8	82
GLASS	S	1	7.0	10.0	133
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.76	218	0
0.57	0.82	149	9262
0.57	0.82	218	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	0
15.0	0.65	0
18.0	0.10	0
7.0	0.65	0
18.0	0.10	147
16.0	0.65	1383
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
82	133

SUB TOTAL=	9262	SUB TOTAL=	1530
EXTERNAL LOAD TOTAL=		10793	

INTERNAL COOLING LOAD

		CLF
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	1122 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	-	-
	1.0	0
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

SENSIBLE LOAD

	FACTOR	BTUH
	250.0	250
	3.4	3831
	3.4	0
	1.0	0
SUB TOTAL=		14873
SAFETY=		1487
SENSIBLE LOAD=		16361

VENTILATION (OUTDOOR AIR)	0 CFM	450 GR/LB
VENT RATE:	0 CFM/PERSON	140 TD
ROOM AIR		
DELTA T:	20.0 DEG F	

	0.7	0
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1.1	0
SUB TOTAL=		14873
SAFETY=		1487
SENSIBLE LOAD=		16361

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFL. RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG F	HW DEL. T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

LTG&PWR:	2.0 W/SF	TOTAL COOLING LOAD=	16581
SH RATIO:	0.987	LOAD CFM =	757
TONNAGE:	1.38	CFM/SQ FT =	1.4
		INDEX FOR VENTILATION=	10844
		MIN. CODE SUPPLY AIR =	224
		MIN. CODE OUTSIDE AIR =	75
		AIR CHANGES/HR =	8.7

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	523 BTUH
TRANS (GLASS+SKYLITE):	5533 BTUH
INFILTRATION (GLASS AREA):	919 BTUH
SUB TOTAL:	6975 BTUH
SAFETY: 10%	698 BTUH
TOTAL TRANS & INFIL:	7673 BTUH

BASIS: LOAD	FINAL CFM = 757
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3455
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3455 BTUH
SAFETY: 10%			345 BTUH
TOTAL FORCED INFILTRATION:			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	11475
WATER GPM =	1.1

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ORIGINAL-KEEP IN FILE Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS:	10 FT	X	384.0 FT
FLOOR AREA:	384 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG. F
S.A. TEMP:	54 DEG. F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	15

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF
WALL	N	0	8.7	0.0
GLASS	N	0	7.0	0.0
WALL	E	0	8.7	0.0
GLASS	E	0	7.0	0.0
WALL	S	1	8.7	18.8
GLASS	S	1	7.0	13.5
WALL	W	1	8.7	32.0
GLASS	W	1	7.0	9.0
ROOF		0	0.0	0.0
SKYLIGHT		0	0.0	0.0
FLOOR		0	0.0	0.0
PARTITION		0	0.0	0.0
CEILING		0	0.0	0.0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	0
0.57	0.78	216	0
0.57	0.82	149	6581
0.57	0.82	216	6360
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	0
15.0	0.65	0
18.0	0.10	0
7.0	0.65	0
18.0	0.10	92
16.0	0.65	983
18.0	0.10	385
17.0	0.65	690
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
265	158

SUB TOTAL=	12942	SUB TOTAL=	2158
EXTERNAL LOAD TOTAL=		15098	

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE
LIGHTING	768 WATTS
EQUIPMENT	0 WATTS
SENS HEAT	BTUH
LATENT HEAT	BTUH

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	2622
3.4	0
1.0	0
-	-

VENTILATION (OUTDOOR AIR)	0 CFM	45.0 GR/LB
		14.0 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR DELTA T:	20.0 DEG F	

	0.7	0
	-	-
SUB TOTAL=	200	
SAFETY=	20	
LATENT LOAD=	220	

	1.1	0
	-	-
SUB TOTAL=	17970	
SAFETY=	1797	
SENSIBLE LOAD=	19767	

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	19987
LOAD CFM =	915
CFM/SQ FT =	2.4
INDEX FOR VENTILATION=	7423
MIN. CODE SUPPLY AIR =	154
MIN. CODE OUTSIDE AIR =	51
AIR CHANGES/HR =	15.3

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	1897 BTUH
TRANS (GLASS+SKYLITE):	6552 BTUH
INFILTRATION (GLASS AREA):	1089 BTUH
SUB TOTAL:	9337 BTUH
SAFETY: 10%	934 BTUH
TOTAL TRANS & INFIL:	10271 BTUH

BASIS: LOAD	FINAL CFM = 915
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3458
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	21676
WATER GPM =	2.2

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS:	10 FT	X	445.0 FT
FLOOR AREA:	445 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG. F
S.A. TEMP:	54 DEG. F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	16

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF	
WALL	N	1	87	16.2	70
GLASS	N	1	70	100	70
WALL	E	0	87	00	0
GLASS	E	0	70	00	0
WALL	S	0	87	00	0
GLASS	S	0	70	00	0
WALL	W	1	87	32.8	240
GLASS	W	1	70	6.0	42
ROOF		0	00	00	0
SKYLIGHT		0	00	00	0
FLOOR		0	00	00	0
PARTITION		0	00	00	0
CEILING		0	00	00	0

SOLAR

SC	CLF	SRGF	BTUH
0.57	0.82	35	1145
0.57	0.76	216	0
0.57	0.82	149	0
0.57	0.82	216	4240
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	77
15.0	0.65	663
18.0	0.10	0
7.0	0.65	0
18.0	0.10	0
16.0	0.65	0
18.0	0.10	433
17.0	0.65	464
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
311	112

SUB TOTAL=	5385	SUB TOTAL=	1688
		EXTERNAL LOAD TOTAL=	7042

INTERNAL COOLING LOAD

	CLF	BTUH
OCCUPANTS	1 PEOPLE	100
LIGHTING	890 WATTS	100
EQUIPMENT	0 WATTS	100
SENS HEAT	BTUH	100
LATENT HEAT	BTUH	100

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
1.0	0
SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

SENSIBLE LOAD

FACTOR	BTUH
290.0	290
3.4	3038
3.4	0
1.0	0
SUB TOTAL=	10330
SAFETY=	1033
SENSIBLE LOAD=	11363

VENTILATION (OUTDOOR AIR):	0 CFM	45.0 GRAB
VENT RATE:	0 CFM/PERSON	14.0 TD
ROOM AIR DELTA T:	20.0 DEG F	

SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

SUB TOTAL=	10330
SAFETY=	1033
SENSIBLE LOAD=	11363

HEATING DESIGN DATA

RM TEMP:	70 DEG. F	INFIL. RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG. F	HW DEL T:	20 DEG. F
DELTA T:	64 DEG. F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	11583
LOAD CFM =	526
CFM/SQ FT =	1.2
INDEX FOR VENTILATION=	8602
MIN. CODE SUPPLY AIR =	178
MIN. CODE OUTSIDE AIR =	89
AIR CHANGESHR =	7.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	1988 BTUH
TRANS (GLASS+SKYLITE):	4659 BTUH
INFILTRATION (GLASS AREA):	774 BTUH
SUB TOTAL:	7421 BTUH
SAFETY: 10%	742 BTUH
TOTAL TRANS & INFIL.	8163 BTUH

BASIS: LOAD	FINAL CFM =	526
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	50	1.08	3456
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			6912 BTUH
SAFETY: 10%			691 BTUH
TOTAL FORCED INFILTRATION			7603 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	15767
WATER GPM =	1.6

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ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

88 LEONARD STREET
 NEW YORK, NY

PROJECT:
 DIMENSIONS: 10 FT X 615.0 FT
 FLOOR AREA: 615 SF
 CEILING HT: 9.33 FT
 INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
 POWER: 0 W
 PEOPLE: 1 PEOPLE
 RM TEMP: 74 DEG F
 S.A. TEMP: 54 DEG F

DATE: 19-Jan-04
 FLOOR #: 3-8
 APT #: 17

ENVELOPE DATA

	EXP	NUM	HT	WTH	NET SF
WALL	N	1	87	23.0	52
GLASS	N	1	70	21.0	147
WALL	E	1	87	60	10
GLASS	E	1	70	60	42
WALL	S	0	87	00	0
GLASS	S	0	70	00	0
WALL	W	0	87	00	0
GLASS	W	0	70	00	0
ROOF		0	00	00	0
SKYLIGHT		0	00	00	0
FLOOR		0	00	00	0
PARTITION		0	00	00	0
CEILING		0	00	00	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.62	35	2405
0.57	0.76	216	3930
0.57	0.62	149	0
0.57	0.62	216	0
1.00	0.65	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	57
15.0	0.65	1433
18.0	0.10	18
7.0	0.65	191
18.0	0.10	0
18.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
62	189

SUB TOTAL= 6335 SUB TOTAL= 1700
 EXTERNAL LOAD TOTAL= 8034

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	1230 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
1.0	0
SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	4199
3.4	0
1.0	0
SUB TOTAL=	12484
SAFETY=	1248
SENSIBLE LOAD=	13732

VENTILATION 0 CFM 45.0 GR/LB
 (OUTDOOR AIR) 14.0 TD
 VENT RATE: 0 CFM/PERSON
 ROOM AIR
 DELTA T: 20.0 DEG F

0.7 0
 - -
 SUB TOTAL= 200
 SAFETY= 20
 LATENT LOAD= 220

1.1 0
 SUB TOTAL= 12484
 SAFETY= 1248
 SENSIBLE LOAD= 13732

HEATING DESIGN DATA

RM TEMP: 70 DEG F
 O A TEMP: 6 DEG F INFIL. RATE: 0.1 CFM/SF
 DELTA T: 64 DEG F HW DEL T: 20 DEG F

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 13952
 LOAD CFM = 636
 CFM/SQ FT = 1.0
 LTG&PWR: 2.0 W/SF
 SH RATIO: 0.984 INDEX FOR VENTILATION= 11888
 TONNAGE: 1.16 MIN. CODE SUPPLY AIR = 246
 MIN. CODE OUTSIDE AIR = 82
 AIR CHANGES/HR = 6.6

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	398 BTUH
TRANS (GLASS+SKYLITE):	7862 BTUH
INFILTRATION (GLASS AREA):	1306 BTUH
SUB TOTAL:	9566 BTUH
SAFETY: 10%	957 BTUH
TOTAL TRANS. & INFIL.	10523 BTUH

BASIS: LOAD FINAL CFM = 636

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3456 BTUH
SAFETY: 10%			346 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 14325
 WATER GPM = 1.4

Lilker Associates **ORIGINAL-KEEP IN FILE** Cooling & Heating Load Calculations
 Consulting Engineers, P.C. 88 LEONARD STREET
 1001 Avenue of the Americas NEW YORK, NY
 New York, N.Y. 10018
 212 695-1000

PROJECT:
 DIMENSIONS: 10 FT X 3410 FT
 FLOOR AREA: 341 SF
 CEILING HT: 9.33 FT
 INTERIOR/PERIMETER: P

LIGHTING: 2 W/SF
 POWER: 0 W
 PEOPLE: 1 PEOPLE
 RM TEMP: 74 DEG. F
 S.A. TEMP: 54 DEG. F

DATE: 19-Jan-04
FLOOR #: 3-8
APT #: 18

ENVELOPE DATA

	EXP	NUM	HT.	WTH	NET SF
WALL	N	1	87	168	75
GLASS	N	1	70	100	70
WALL	E	0	87	00	0
GLASS	E	0	70	00	0
WALL	S	0	87	00	0
GLASS	S	0	70	00	0
WALL	W	0	87	00	0
GLASS	W	0	70	00	0
ROOF		0	00	00	0
SKYLIGHT		0	00	00	0
FLOOR		0	00	00	0
PARTITION		0	00	00	0
CEILING		0	00	00	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	1145
0.57	0.75	216	0
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	83
15.0	0.65	683
18.0	0.10	0
7.0	0.65	0
18.0	0.10	0
16.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
75	70

SUB TOTAL= 1145 SUB TOTAL= 765
 EXTERNAL LOAD TOTAL= 1911

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE 100
LIGHTING	682 WATTS 100
EQUIPMENT	0 WATTS 100
SENS HEAT	BTUH 100
LATENT HEAT	BTUH 100

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	2328
3.4	0
1.0	0
-	-

VENTILATION 0 CFM 450 GR/LB
 (OUTDOOR AIR) 14.0 TD
 VENT RATE: 0 CFM/PERSON
 ROOM AIR
 DELTA T: 20.0 DEG F

0.7 0
 SUB TOTAL= 200
 SAFETY= 20
 LATENT LOAD= 220

1.1 0
 SUB TOTAL= 4489
 SAFETY= 449
 SENSIBLE LOAD= 4938

HEATING DESIGN DATA

RM TEMP: 70 DEG. F
 O.A. TEMP: 6 DEG. F INFIL RATE: 0.1 CFM/SF
 DELTA T: 64 DEG. F HW DEL T: 20 DEG. F

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 5158
 LOAD CFM = 229
 CFM/SQ FT = 0.9
 LG&PWR: 2.0 W/SF
 SH RATIO: 0.957 INDEX FOR VENTILATION= 6592
 TONNAGE: 0.43 MIN. CODE SUPPLY AIR = 136
 MIN. CODE OUTSIDE AIR = 45
 AIR CHANGES/HR = 5.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	483 BTUH
TRANS (GLASS+SKYLITE):	2912 BTUH
INFILTRATION (GLASS AREA):	484 BTUH
SUB TOTAL:	3879 BTUH
SAFETY: 10%	388 BTUH
TOTAL TRANS & INFIL:	4267 BTUH

BASIS: SQUARE FOOT FINAL CFM = 307

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING = 15672
 WATER GPM = 1.6

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ORIGINAL-KEEP IN FILE Cooling & Heating Load Calculations

88 LEONARD STREET
 NEW YORK, NY

PROJECT:

DIMENSIONS:	10 FT	X	695.0 FT
FLOOR AREA:	295 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
S.A. TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	19

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF
WALL	N	1	8.7	23.0
GLASS	N	1	7.0	20.0
WALL	E	0	8.7	0.0
GLASS	E	1	7.0	5.0
WALL	S	0	8.7	0.0
GLASS	S	0	7.0	0.0
WALL	W	0	8.7	0.0
GLASS	W	0	7.0	0.0
ROOF		0	0.0	0.0
SKYLIGHT		0	0.0	0.0
FLOOR		0	0.0	0.0
PARTITION		0	0.0	0.0
CEILING		0	0.0	0.0

SOLAR

SC	CLF	SRGF	BTUH
0.57	0.82	35	2290
0.57	0.76	216	3275
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	65
15.0	0.65	1365
18.0	0.10	-63
7.0	0.65	159
18.0	0.10	0
16.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
24	175

SUB TOTAL=	5565	SUB TOTAL=	1526
EXTERNAL LOAD TOTAL=		7092	

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE
LIGHTING	1190 WATTS
EQUIPMENT	0 WATTS
SENS HEAT	BTUH
LATENT HEAT	BTUH

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
-	-
1.0	0
SUB TOTAL=	
SAFETY=	
LATENT LOAD=	

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	4063
3.4	0
1.0	0
-	-
SUB TOTAL=	
SAFETY=	
SENSIBLE LOAD=	

VENTILATION (OUTDOOR AIR)

VENT RATE:	0 CFM/PERSON
ROOM AIR	
DELTA T:	20.0 DEG F

0.7	0
SUB TOTAL=	
SAFETY=	
LATENT LOAD=	

1.1	0
SUB TOTAL=	
SAFETY=	
SENSIBLE LOAD=	

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL. RATE:	0.1 CFM/SF
O A TEMP:	6 DEG F	HW DEL T:	20 DEG. F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	12765
LOAD CFM =	581
CFM/SQ FT =	1.0
INDEX FOR VENTILATION=	11501
MIN. CODE SUPPLY AIR =	238
MIN. CODE OUTSIDE AIR =	79
AIR CHANGES/HR =	6.3

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	155 BTUH
TRANS (GLASS+SKYLITE):	7280 BTUH
INFILTRATION (GLASS AREA):	1210 BTUH
SUB TOTAL:	8644 BTUH
SAFETY: 10%	864 BTUH
TOTAL TRANS & INFIL.	9509 BTUH

BASIS: LOAD	FINAL CFM = 581
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3453
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3453 BTUH
SAFETY: 10%			345 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	13310
WATER GPM =	1.3

ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

Lilker Associates

Consulting Engineers, P C
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New York, N Y 10018
212 695-1000

88 LEONARD STREET
NEW YORK, NY

PROJECT:			
DIMENSIONS:	10 FT	X	354 0 FT
FLOOR AREA:	354 SF		
CEILING HT:	9 33 FT		
INTERIOR/PERIMETER:	P		

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
S A TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	20

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF	
WALL	N	1	87	14 8	62
GLASS	N	1	70	95	67
WALL	E	0	87	00	0
GLASS	E	0	70	00	0
WALL	S	0	87	00	0
GLASS	S	0	70	00	0
WALL	W	0	87	00	0
GLASS	W	0	70	00	0
ROOF		0	00	00	0
SKYLIGHT		0	00	00	0
FLOOR		0	00	00	0
PARTITION		0	00	00	0
CEILING		0	00	00	0

SOLAR

SC	CLF	SHGF	BTUH
0 57	0 62	35	1088
0 57	0 76	216	0
0 57	0 62	149	0
0 57	0 62	216	0
1 00	0 65	247	0

TRANSMISSION

CLTD	U	BTUH
11 0	0 10	68
15 0	0 65	648
18 0	0 10	0
7 0	0 65	0
16 0	0 10	0
16 0	0 65	0
18 0	0 10	0
17 0	0 65	0
43 0	0 20	0
2	2 00	0
0	0 00	0
0	0 00	0
0	0 00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
62	67

SUB TOTAL=	1088	SUB TOTAL=	716
		EXTERNAL LOAD TOTAL=	1804

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	1 00
LIGHTING	708 WATTS	1 00
EQUIPMENT	0 WATTS	1 00
SENS HEAT	BTUH	1 00
LATENT HEAT	BTUH	1 00

LATENT LOAD

FACTOR	BTUH
200 0	200
-	-
-	-
1 0	0

SENSIBLE LOAD

FACTOR	BTUH
250 0	250
3 4	2417
3 4	0
1 0	0

VENTILATION	0 CFM	45 0 GR/LB
(OUTDOOR AIR)		14 0 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20 0 DEG F	

0 7	0
SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

1 1	0
SUB TOTAL=	4471
SAFETY=	447
SENSIBLE LOAD=	4918

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0 1 CFM/SF
O A TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	5138
LOAD CFM =	228
CFM/SQ FT =	0 9
INDEX FOR VENTILATION=	6843
MIN. CODE SUPPLY AIR =	142
MIN. CODE OUTSIDE AIR =	47
AIR CHANGES/HR =	5 8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	395 BTUH
TRANS (GLASS+SKYLITE):	2768 BTUH
INFILTRATION (GLASS AREA):	460 BTUH
SUB TOTAL:	3821 BTUH
SAFETY: 10%	362 BTUH
TOTAL TRANS & INFIL:	3983 BTUH

BASIS: SQUARE FOOT	FINAL CFM =	319
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1 08	3456
KITCHEN	100	1 08	6912
GENERAL	0	1 08	0
STACK	0	1 08	0
DRYER	0	1 08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	15388
WATER GPM =	1 5

ORIGINAL - KEEP IN FILE

Cooling & Heating Load Calculations

Lilker Associates

Consulting Engineers, P.C.
1001 Avenue of the Americas
New York, N.Y. 10018
212 695-1000

88 LEONARD STREET
NEW YORK, NY

PROJECT:			
DIMENSIONS:	1.0 FT	X	603.0 FT
FLOOR AREA:	603 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:	P		

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
S.A. TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	21

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF
WALL	N	1	8.7	21.6
GLASS	N	1	7.0	19.3
WALL	E	1	8.7	5.0
GLASS	E	1	7.0	5.0
WALL	S	0	8.7	0.0
GLASS	S	0	7.0	0.0
WALL	W	0	8.7	0.0
GLASS	W	0	7.0	0.0
ROOF		0	0.0	0.0
SKYLIGHT		0	0.0	0.0
FLOOR		0	0.0	0.0
PARTITION		0	0.0	0.0
CEILING		0	0.0	0.0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	2233
0.57	0.76	216	3275
0.67	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	56
15.0	0.65	1331
18.0	0.10	15
7.0	0.65	159
18.0	0.10	0
18.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
39	172

SUB TOTAL= 5508

SUB TOTAL= 1561

EXTERNAL LOAD TOTAL= 7069

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE 100
LIGHTING	1206 WATTS 100
EQUIPMENT	0 WATTS 100
SENS HEAT	BTUH 100
LATENT HEAT	BTUH 1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	4117
3.4	0
1.0	0
-	-

VENTILATION	0 CFM	45.0 GR/LB
(OUTDOOR AIR)		14.0 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20.0 DEG F	

	0.7	0
	-	-
SUB TOTAL=	200	
SAFETY=	20	
LATENT LOAD=	220	

	1.1	0
SUB TOTAL=	11436	
SAFETY=	1144	
SENSIBLE LOAD=	12580	

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL. RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	12800
LOAD CFM =	582
CFM/SQ FT =	1.0
LTO&PWR: 2.0 W/SF	
SH RATIO: 0.983	INDEX FOR VENTILATION= 11656
TONNAGE: 1.07	MIN. CODE SUPPLY AIR = 241
	MIN. CODE OUTSIDE AIR = 80
	AIR CHANGESHR = 6.2

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	377 BTUH
TRANS (GLASS+SKYLITE):	7134 BTUH
INFILTRATION (GLASS AREA):	1185 BTUH
SUB TOTAL:	8696 BTUH
SAFETY: 10%	870 BTUH
TOTAL TRANS & INFIL	9568 BTUH

BASIS: LOAD

FINAL CFM = 582

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.06	3456
KITCHEN	0	1.06	0
GENERAL	0	1.06	0
STACK	0	1.06	0
DRYER	0	1.06	0
TOTAL			3456 BTUH
SAFETY: 10%			346 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	13368
WATER GPM =	1.3

Lilker Associates
 Consulting Engineers, P.C.
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 New York, N.Y. 10018
 212 695-1000

ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations
 88 LEONARD STREET
 NEW YORK, NY

PROJECT:

DIMENSIONS:	10 FT	X	326 0 FT
FLOOR AREA:	326 SF		
CEILING HT:	9 33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG. F
S.A. TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	22

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF	
WALL	N	1	8.7	16.8	75
GLASS	N	1	7.0	10.0	70
WALL	E	0	8.7	0.0	0
GLASS	E	0	7.0	0.0	0
WALL	S	0	8.7	0.0	0
GLASS	S	0	7.0	0.0	0
WALL	W	0	8.7	0.0	0
GLASS	W	0	7.0	0.0	0
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	1145
0.57	0.78	216	0
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	63
15.0	0.65	683
18.0	0.10	0
7.0	0.65	0
18.0	0.10	0
16.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
75	70

SUB TOTAL=	1145	SUB TOTAL=	766
		EXTERNAL LOAD TOTAL=	1911

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	652 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

FACTOR	BTUH
200 0	200
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250 0	250
3.4	2226
3.4	0
1.0	0
-	-

VENTILATION

0 CFM	45 0 GR/LB
(OUTDOOR AIR)	14 0 TD
VENT RATE:	0 CFM/PERSON
ROOM AIR	
DELTA T:	20 0 DEG F

0.7	0
-	-
SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

1.1	0
SUB TOTAL=	4387
SAFETY=	439
SENSIBLE LOAD=	4825

HEATING DESIGN DATA

RM TEMP:	70 DEG. F	INFIL RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	5045
LOAD CFM =	223
CFM/SQ FT =	0.9
INDEX FOR VENTILATION=	6302
MIN. CODE SUPPLY AIR =	130
MIN. CODE OUTSIDE AIR =	43
AIR CHANGES/HR =	5.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	483 BTUH
TRANS (GLASS+SKYLITE):	2912 BTUH
INFILTRATION (GLASS AREA):	484 BTUH
SUB TOTAL:	3879 BTUH
SAFETY: 10%	388 BTUH
TOTAL TRANS & INFIL.	4267 BTUH

BASIS: SQUARE FOOT	FINAL CFM = 293
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.00	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	15672
WATER GPM =	16

ORIGINAL-KEEP IN FILE

Lilker Associates

Consulting Engineers, P.C.
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New York, N.Y. 10018
212 695-1000

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:			
DIMENSIONS:	10 FT	X	595.0 FT
FLOOR AREA:	595 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
S.A. TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	23

ENVELOPE DATA

EXP	NUM	HT.	WTH	NET SF	
WALL	N	1	8.7	216	47
GLASS	N	1	7.0	20.0	140
WALL	E	0	8.7	0.0	0
GLASS	E	0	7.0	0.0	0
WALL	S	0	8.7	0.0	0
GLASS	S	0	7.0	0.0	0
WALL	W	1	8.7	6.0	10
GLASS	W	1	7.0	6.0	42
ROOF		0	0.0	0.0	0
SKYLIGHT		0	0.0	0.0	0
FLOOR		0	0.0	0.0	0
PARTITION		0	0.0	0.0	0
CEILING		0	0.0	0.0	0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	2290
0.57	0.76	216	0
0.57	0.82	149	0
0.57	0.82	216	4240
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	52
15.0	0.65	1365
18.0	0.10	0
7.0	0.65	0
18.0	0.10	0
16.0	0.65	0
18.0	0.10	18
17.0	0.65	464
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
57	182

SUB TOTAL=	6531	SUB TOTAL=	1899
EXTERNAL LOAD TOTAL=		8429	

INTERNAL COOLING LOAD

	CLF	
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	1190 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
-	-
1.0	0
SUB TOTAL= 200	
SAFETY= 20	
LATENT LOAD= 220	

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	4063
3.4	0
1.0	0
SUB TOTAL= 12742	
SAFETY= 1274	
SENSIBLE LOAD= 14016	

VENTILATION (OUTDOOR AIR)	0 CFM	45.0 GR/LB
		14.0 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20.0 DEG F	

	0.7	0
	-	-
	1.1	0
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1.1	0
SUB TOTAL=		12742
SAFETY=		1274
SENSIBLE LOAD=		14016

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFWSF
O.A. TEMP:	8 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	14236
LOAD CFM =	649
CFM/SQ FT =	1.1
INDEX FOR VENTILATION=	11501
MIN. CODE SUPPLY AIR =	238
MIN. CODE OUTSIDE AIR =	79
AIR CHANGES/HR =	7.0
LTG&PWR:	2.0 W/SF
SH RATIO:	0.985
TONNAGE:	1.19

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	365 BTUH
TRANS (GLASS+SKYLITE):	7571 BTUH
INFILTRATION (GLASS AREA):	1258 BTUH
SUB TOTAL:	9194 BTUH
SAFETY: 10%	919 BTUH
TOTAL TRANS & INFIL:	10113 BTUH

BASIS: LOAD	FINAL CFM = 649
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3458
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3458 BTUH
SAFETY: 10%			346 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	13915
WATER GPM =	1.4

ORIGINAL-KEEP IN FILE

3-24

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New York, N.Y. 10018
212 895-1000

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:

DIMENSIONS: 10 FT X 350 FT
FLOOR AREA: 350 SF
CEILING HT: 9.33 FT
INTERIOR PERIMETER: P

LIGHTING: 2 W/SF
POWER: 0 W
PEOPLE: 1 PEOPLE
RM TEMP: 74 DEG F
S.A. TEMP: 54 DEG F

DATE: 19-Jan-04
FLOOR #: 3-8
APT #: 24

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF
WALL	N	1	8.7	14.8
GLASS	N	1	7.0	9.5
WALL	E	0	8.7	0.0
GLASS	E	0	7.0	5.0
WALL	S	0	8.7	0.0
GLASS	S	0	7.0	0.0
WALL	W	0	8.7	0.0
GLASS	W	0	7.0	0.0
ROOF		0	0.0	0.0
SKYLIGHT		0	0.0	0.0
FLOOR		0	0.0	0.0
PARTITION		0	0.0	0.0
CEILING		0	0.0	0.0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	1088
0.57	0.76	216	0
0.57	0.82	148	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	68
15.0	0.85	648
18.0	0.10	0
7.0	0.85	0
18.0	0.10	0
18.0	0.85	0
18.0	0.10	0
17.0	0.85	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
62	67

SUB TOTAL= 1088 SUB TOTAL= 716
EXTERNAL LOAD TOTAL= 1804

INTERNAL COOLING LOAD

	CLF
OCCUPANTS	1 PEOPLE
LIGHTING	700 WATTS
EQUIPMENT	0 WATTS
SENS HEAT	BTUH
LATENT HEAT	BTUH

LATENT LOAD

FACTOR	BTUH
200.0	200
1.0	0
SUB TOTAL=	200
SAFETY=	20
LATENT LOAD=	220

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	2390
3.4	0
1.0	0
1.1	0
SUB TOTAL=	4444
SAFETY=	444
SENSIBLE LOAD=	4888

VENTILATION (OUTDOOR AIR)	0 CFM	45.0 GR/LB
VENT RATE:	0 CFM/PERSON	14.0 TD
ROOM AIR		
DELTA T:	20.0 DEG F	

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	5108
LOAD CFM =	228
CFM/SQ FT =	0.9
INDEX FOR VENTILATION=	6766
MIN. CODE SUPPLY AIR =	140
MIN. CODE OUTSIDE AIR =	47
AIR CHANGES/HR =	5.8

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	395 BTUH
TRANS (GLASS+SKYLITE):	2766 BTUH
INFILTRATION (GLASS AREA):	460 BTUH
SUB TOTAL:	3621 BTUH
SAFETY: 10%	362 BTUH
TOTAL TRANS & INFIL:	3983 BTUH

BASIS: SQUARE FOOT FINAL CFM = 315

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	100	1.08	6912
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			10368 BTUH
SAFETY: 10%			1037 BTUH
TOTAL FORCED INFILTRATION			11405 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	15388
WATER GPM =	1.5

ORIGINAL-KEEP IN FILE

Lilker Associates

Consulting Engineers, P C
1001 Avenue of the Americas
New York, N Y 10018
212 695-1000

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT:			
DIMENSIONS:	1.0 FT	X	605.0 FT
FLOOR AREA:	595 SF		
CEILING HT:	9.33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG F
SA TEMP:	54 DEG F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	25

ENVELOPE DATA

EXP	NUM	HT	WTH	NET SF
WALL	N	1	8.7	23.0
GLASS	N	1	7.0	20.0
WALL	E	1	8.7	6.0
GLASS	E	1	7.0	6.0
WALL	S	0	8.7	0.0
GLASS	S	0	7.0	0.0
WALL	W	0	8.7	0.0
GLASS	W	0	7.0	0.0
ROOF		0	0.0	0.0
SKYLIGHT		0	0.0	0.0
FLOOR		0	0.0	0.0
PARTITION		0	0.0	0.0
CEILING		0	0.0	0.0

SOLAR

SC	CLF	SHGF	BTUH
0.57	0.82	35	2290
0.57	0.75	216	3930
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION

CLTD	U	BTUH
11.0	0.10	65
15.0	0.65	1365
18.0	0.10	18
7.0	0.65	191
18.0	0.10	0
16.0	0.65	0
18.0	0.10	0
17.0	0.65	0
43.0	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS

WALL AREA (SF)	GLASS AREA (SF)
59	182

SUB TOTAL=	6220	SUB TOTAL=	1639
EXTERNAL LOAD TOTAL=		7859	

INTERNAL COOLING LOAD

		CLF
OCCUPANTS	1 PEOPLE	1.00
LIGHTING	1190 WATTS	1.00
EQUIPMENT	0 WATTS	1.00
SENS HEAT	BTUH	1.00
LATENT HEAT	BTUH	1.00

LATENT LOAD

FACTOR	BTUH
200.0	200
-	-
-	-
-	-
1.0	0

SENSIBLE LOAD

FACTOR	BTUH
250.0	250
3.4	4063
3.4	0
1.0	0

VENTILATION	0 CFM	45.0 GR/LB
(OUTDOOR AIR)		14.0 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20.0 DEG F	

	0.7	0
	-	-
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

	1.1	0
SUB TOTAL=		12172
SAFETY=		1217
SENSIBLE LOAD=		13389

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD=	13609
LOAD CFM =	620
CFM/SQ FT =	1.0
INDEX FOR VENTILATION=	11501
MIN. CODE SUPPLY AIR =	238
MIN. CODE OUTSIDE AIR =	79
AIR CHANGES/HR =	6.7

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	442 BTUH
TRANS (GLASS+SKYLITE):	7571 BTUH
INFILTRATION (GLASS AREA):	1258 BTUH
SUB TOTAL:	9272 BTUH
SAFETY: 10%	927 BTUH
TOTAL TRANS & INFIL	10199 BTUH

BASIS: LOAD	FINAL CFM = 620
-------------	-----------------

HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.08	3456
KITCHEN	0	1.08	0
GENERAL	0	1.08	0
STACK	0	1.08	0
DRYER	0	1.08	0
TOTAL			3456 BTUH
SAFETY: 10%			346 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	14000
WATER GPM =	1.4

ORIGINAL-KEEP IN FILE

Cooling & Heating Load Calculations

Lilker Associates

Consulting Engineers, P C
1001 Avenue of the Americas
New York, N.Y. 10018
212 695-1000

88 LEONARD STREET
NEW YORK, NY

PROJECT:			
DIMENSIONS:	1.0 FT	X	341.0 FT
FLOOR AREA:	341 SF		
CEILING HT.	9.33 FT		
INTERIOR/PERIMETER:		P	

LIGHTING:	2 W/SF
POWER:	0 W
PEOPLE:	1 PEOPLE
RM TEMP:	74 DEG. F
S.A. TEMP:	54 DEG. F

DATE:	19-Jan-04
FLOOR #:	3-8
APT #:	28

ENVELOPE DATA					
EXP	NUM	HT.	WTH	NET SF	
WALL	N	1	87	230	129
GLASS	N	1	70	100	70
WALL	E	0	87	00	0
GLASS	E	0	70	00	0
WALL	S	0	87	00	0
GLASS	S	0	70	00	0
WALL	W	0	87	00	0
GLASS	W	0	70	00	0
ROOF		0	00	00	0
SKYLIGHT		0	00	00	0
FLOOR		0	00	00	0
PARTITION		0	00	00	0
CEILING		0	00	00	0

SOLAR			
SC	CLF	SHGF	BTUH
0.57	0.82	35	1145
0.57	0.75	216	0
0.57	0.82	149	0
0.57	0.82	216	0
1.00	0.85	247	0

TRANSMISSION		
CLTD	U	BTUH
110	0.10	142
150	0.65	683
180	0.10	0
70	0.65	0
180	0.10	0
160	0.65	0
180	0.10	0
170	0.65	0
430	0.20	0
2	2.00	0
0	0.00	0
0	0.00	0
0	0.00	0

TOTAL AREA AND PERIMETERS	
WALL AREA (SF)	GLASS AREA (SF)
129	70

SUB TOTAL=	1145	SUB TOTAL=	825
		EXTERNAL LOAD TOTAL=	1970

INTERNAL COOLING LOAD		
		CLF
OCCUPANTS	1 PEOPLE	100
LIGHTING	682 WATTS	100
EQUIPMENT	0 WATTS	100
SENS HEAT	BTUH	100
LATENT HEAT	BTUH	100

VENTILATION	0 CFM	45.0 GR/LB
(OUTDOOR AIR)		14.0 TD
VENT RATE:	0 CFM/PERSON	
ROOM AIR		
DELTA T:	20.0 DEG F	

LATENT LOAD		
	FACTOR	BTUH
	200.0	200
	-	-
	-	-
	10	0
	07	0
	-	-
SUB TOTAL=		200
SAFETY=		20
LATENT LOAD=		220

SENSIBLE LOAD		
	FACTOR	BTUH
	250.0	250
	3.4	2328
	3.4	0
	1.0	0
	-	-
	1.1	0
SUB TOTAL=		4548
SAFETY=		455
SENSIBLE LOAD=		5003

HEATING DESIGN DATA			
RM TEMP:	70 DEG F	INFIL RATE:	0.1 CFM/SF
O.A. TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA	
TOTAL COOLING LOAD=	5223
LOAD CFM =	232
CFM/SQ FT =	0.9
LTG&PWR:	2.0 W/SF
SH RATIO:	0.858
TONNAGE:	0.44
INDEX FOR VENTILATION=	6582
MIN. CODE SUPPLY AIR =	136
MIN. CODE OUTSIDE AIR =	45
AIR CHANGES/HR =	5.8

HEATING LOAD: TRANSMISSION & INFILTRATION	
TRANS (WALL+ROOF):	827 BTUH
TRANS (GLASS+SKYLITE):	2912 BTUH
INFILTRATION (GLASS AREA):	484 BTUH
SUB TOTAL:	4223 BTUH
SAFETY: 10%	422 BTUH
TOTAL TRANS. & INFIL.	4645 BTUH

BASIS: SQUARE FOOT	FINAL CFM = 307
--------------------	-----------------

HEATING LOAD: FORCED INFILTRATION		
CFM	FACTOR	BTUH
TOILET	50	3456
KITCHEN	100	6912
GENERAL	0	0
STACK	0	0
DRYER	0	0
TOTAL		10368 BTUH
SAFETY: 10%		1037 BTUH
TOTAL FORCED INFILTRATION		11405 BTUH

HEATING SUMMARY DATA	
TOTAL WINTER HEATING =	18050
WATER GPM =	1.8

ORIGINAL-KEEP IN FILE

Lilker Associates

Consulting Engineers, P C
1001 Avenue of the Americas
New York, N Y 10018
212 695-1000

Cooling & Heating Load Calculations

88 LEONARD STREET
NEW YORK, NY

PROJECT: DIMENSIONS: 10 FT X 96.0 FT FLOOR AREA: 960 SF CEILING HT: 9.33 FT INTERIOR PERIMETER: P	LIGHTING: 2 W/SF POWER: 0 W PEOPLE: 1 PEOPLE RM TEMP: 74 DEG F S.A TEMP: 64 DEG F	DATE: 19-Jan-04 FLOOR #: 3-8 APT #: 27
--	--	---

ENVELOPE DATA					SOLAR				TRANSMISSION			
EXP	NUM	HT	WTH	NET SF	SC	CLF	SHGF	BTUH	CLTD	U	BTUH	
WALL	N	1	8.7	22.0	51				11.0	0.10	56	
GLASS	N	1	7.0	20.0	140	0.57	0.82	35	2290	15.0	0.65	1365
WALL	E	0	8.7	0.0	0				18.0	0.10	0	
GLASS	E	0	7.0	0.0	0	0.57	0.78	216	0	7.0	0.65	0
WALL	S	0	8.7	0.0	0				18.0	0.10	0	
GLASS	S	0	7.0	0.0	0	0.57	0.82	148	0	18.0	0.65	0
WALL	W	1	8.7	8.0	10				18.0	0.10	18	
GLASS	W	1	7.0	6.0	42	0.57	0.82	216	4240	17.0	0.65	464
ROOF		0	0.0	0.0	0				43.0	0.20	0	
SKYLIGHT		0	0.0	0.0	0	1.00	0.85	247	0	2	2.00	0
FLOOR		0	0.0	0.0	0				0	0.00	0	
PARTITION		0	0.0	0.0	0				0	0.00	0	
CEILING		0	0.0	0.0	0				0	0.00	0	

TOTAL AREA AND PERIMETERS		SUB TOTAL= 8631	SUB TOTAL= 1903
WALL AREA (SF) 80	GLASS AREA (SF) 182	EXTERNAL LOAD TOTAL= 8433	

INTERNAL COOLING LOAD			LATENT LOAD		SENSIBLE LOAD	
		CLF	FACTOR	BTUH	FACTOR	BTUH
OCCUPANTS	1 PEOPLE	1.00	200.0	200	250.0	250
LIGHTING	1190 WATTS	1.00	-	-	3.4	4063
EQUIPMENT	0 WATTS	1.00	-	-	3.4	0
SENS HEAT	BTUH	1.00	-	-	1.0	0
LATENT HEAT	BTUH	1.00	1.0	0	-	-
VENTILATION (OUTDOOR AIR)	0 CFM	45.0 GR/LS	0.7	0	-	-
		14.0 TD	-	-	1.1	0
VENT RATE:	0 CFM/PERSON		SUB TOTAL=	200	SUB TOTAL=	12746
ROOM AIR			SAFETY=	20	SAFETY=	1275
DELTA T:	20.0 DEG F		LATENT LOAD=	220	SENSIBLE LOAD=	14020

HEATING DESIGN DATA

RM TEMP:	70 DEG F	INFL RATE:	0.1 CFMSF
O.A. TEMP:	6 DEG F	HW DEL T:	20 DEG F
DELTA T:	64 DEG F		

COOLING SUMMARY DATA

TOTAL COOLING LOAD= 14240	
LOAD CFM =	649
CFMSQ FT =	1.1
INDEX FOR VENTILATION =	11501
MIN. CODE SUPPLY AIR =	236
MIN. CODE OUTSIDE AIR =	79
AIR CHANGESHR =	7.0

HEATING LOAD: TRANSMISSION & INFILTRATION

TRANS (WALL+ROOF):	387 BTUH
TRANS (GLASS+SKYLITE):	7571 BTUH
INFILTRATION (GLASS AREA):	1258 BTUH
SUB TOTAL:	9216 BTUH
SAFETY: 10%	822 BTUH
TOTAL TRANS & INFIL:	10138 BTUH

BASE: LOAD	FINAL CFM = 649
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HEATING LOAD: FORCED INFILTRATION

	CFM	FACTOR	BTUH
TOILET	50	1.06	3456
KITCHEN	0	1.06	0
GENERAL	0	1.06	0
STACK	0	1.06	0
DRYER	0	1.06	0
TOTAL			3456 BTUH
SAFETY: 10%			346 BTUH
TOTAL FORCED INFILTRATION			3802 BTUH

HEATING SUMMARY DATA

TOTAL WINTER HEATING =	13839
WATER GPM =	1.4

423970

RECORDS CONTROL UNIT
(718) 595-3855

ORIGINAL-KEEP IN FILE

DATE: 11/16/06
INSTALLATION NUMBER: CB195506 H

ORIGINAL-KEEP IN FILE

88 LEONARD STREET

MANHATTAN

PREMISE ADDRESS)

(BORO)



PROFESSIONAL CERTIFICATION

DEP AIR PERMITS
2006 DEC 13

Being duly mindful of my responsibilities as a licenced Professional Engineer in the State of New York and acting as designated agent for the applicant, I hereby certify that the application, plans and all supplementary documents submitted in connection with this filing are complete and fully comply with all applicable laws, codes, rules, regulations and directives of the Department of Environmental Protection, Bureau of Air Noise & Hazardous Materials (Formerly known as Bureau of Air Resources) of the City of New York in effect at the time filed.


P.E. Seal & Signature



Fee \$ 
B.E.C. Clerk 
Receipt No. 003503

AIR PERMITTING
DEC 13 A 10:10

INSTRUCTIONS: Pursuant to Engineering Directive # 1-78, this certification must be submitted in triplicate with all APC 5-0, APC 5-R and APC5-PA applications and does not preclude the necessity to sign and seal the certification now contained on the application forms. This certification shall also be submitted in triplicate with all APC 5-0 applications submitted and certified by a Professional engineer.

FOSSIL FUEL COMBUSTION EQUIPMENT
 APPLICATION FOR CERTIFICATE OF OPERATION

OWNERS NAME:
 343 BROADWAY PROPERTIES LLC

25. DATE APPLICATION RECEIVED
 / /

NUMBER AND STREET ADDRESS
 100 WASHINGTON STREET

26. IDENTIFICATION #
 27. DATE APPLICATION REVIEWED
 28. FACILITY
 NEW EX

TOWN OR BORO
 NEWARK

29. EMISSION POINT
 I. D. NO.
 0000

FACILITY CLASSIFICATION
 A. COMMERCIAL C. UTILITY E. RESIDENTIAL M. NYC HOSPITAL
 B. INDUSTRIAL D. SCHOOL F. N.Y.C.N.A. N. OTHER

29A. CHIMNEY
 NEW EX
 29B. TYPE OF CHIMNEY
 RESIDENTIAL COMMERCIAL
 29C. CLEAN CHAMBER
 YES NO

OWNER OR OFFICERS NAME
 ZVI POLYMERGREEN
 CEO

30. ELEVATION AT GROUND LEVEL (FT.)
 10
 32. CHIMNEY HT. (FT.)
 215
 33. CHIMNEY INSIDE DIAM. AT OUTLET (IN.)
 32

I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the E.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Sec. 1403.2-1b.19 of the NYC Air Pollution Cont. Code & Sec. 2104b of Penal Law

34A. RAINCAP ON COVER
 NO
 35. EXIT VEL. (FT./SEC.)
 26.6
 36. EXIT FLOW RATE (SCFM)
 8908
 37. I. D. FAN
 YES NO
 38. INDUCED DRAFT FAN
 NEW EX
 41. PARTICULATE EMISSION RATE
 42. SO₂ EMISSION RATE

OWNER OR OFFICER'S SIGNATURE
 [Signature]

43. NO_x EMISSION RATE
 44. TOTAL HEAT INPUT (BTU x 10⁶/HR)
 25.2

NAME OF R.E.
 GEORGE PEROTTO, P.E.

45. NAME OF MANUFACTURER AND MODEL NUMBER OF CONTINUOUS SMOKE MONITOR
 RECORDER
 YES NO

NUMBER AND STREET ADDRESS
 42-18 235 STREET

46. NAME OF MANUFACTURER AND MODEL NUMBER OF CONTINUOUS SO₂ MONITOR
 RECORDER
 YES NO

TOWN OR BORO
 DOUGLSTON

47. NAME OF MANUFACTURER AND MODEL NUMBER OF CONTINUOUS NO_x MONITOR
 RECORDER
 YES NO

STATE OF NEW YORK
 GEORGE PEROTTO
 LICENSE NO. 043105-1
 ENGINEER
 PLACE SEAL ABOVE

BOILER
 47A. NO. OF BOILERS APPLIED FOR
 TWO
 48. UNIT I. D. LETTER
 A
 49. BOILER
 NEW EX
 50. BOILER TYPE
 10

RYS EE. LIC. NO.
 8105

51A. TYPE OF BOILER
 STEEL CAST IRON STEAM HOT H₂O
 51B. CHECKERWORK COMB. CHAMBER FLOOR: NO. Y

FACILITY NAME (IF ANY)

51C. HEATING SURFACE (FIRESIDE) SQ. FT.
 1500
 51D. GROSS OUTPUT BTU/HR
 10043M

FACILITY LOCATION (NUMBER AND STREET ADDRESS)
 88 LEONARD STREET

51E. GROSS OUTPUT FIRING RATE (BPH)
 90
 51F. ADDITIONAL COMBUSTION EQUIPMENT ON STACK DRIN BOILER ROOM! IF YES, COMPLETE DETAILS MUST BE SHOWN ON PLANS.
 YES NO

BORO
 MANH

51G. LEAD LAG SYSTEM (MULTIPLE BOILERS!):
 YES NO MFB. HEAT-TIMER Selector
 CAT. NO. MULTI MOD switch

A. NO. OF FLOORS
 21

51H. TYPE OF LOAD ON BOILER
 amended by KE
 01-21-09

PERMIT WILL NOT BE ISSUED UNLESS:
 INSTALLER IS NAMED AND WORKMENS COMP. & DISABILITY ARE ON FILE WITH DAR

SPACE HEATING DOM. HOT H₂O AIR CONDITIONING PROCESS

APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF OPERATION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

"I hereby certify that upon approval of this application, plans and any supplementary data I will make the installation of and adjustment to the equipment and/or apparatus described herein."

COMPANY NAME
 F.W. SIMS
 INSTALLER

INSTALLER'S NAME
 PETER AGLIARDO

COMPANY ADDRESS
 101 OTIS STREET

INSTALLER'S SIGNATURE
 [Signature]

TOWN OR BORO
 W. BABYLON

NYC OIL BURNER LIC. NO. 2626
 CLASS A

BURNER

BURNER PERMANENTLY LIMITED AT BURNER OIL DELIVERY RATE AS PER PLAN NOTE

(BTUx10⁶/HR) 12.6

1. TYPE 53	59. BURNER NEW EX. <input checked="" type="checkbox"/> <input type="checkbox"/>	60. NUMBER OF BURNERS TWO	61. BURNER MANUFACTURER'S NAME AND MODEL NUMBER GORDON PIATT #F16G075				62. BURNER OIL DELIVERY RATE GPH 90.0		
MRS/DAY 3	64. DAYS/YR 125	66. FUEL TYPE 12	70. AVG. QTY PER HR. 180	72. QUANTITY/YR 67,500	363. HRS/DAY 3	364. DAYS/YR 125	366. FUEL TYPE 21	370. AVG. QUANTITY PER HOUR 12,550	372. QUANTITY/YR 4,710,000

COMBUSTION CONTROLLER

74. ON-OFF S	75. LOW-HIGH-OFF WITH LOW FIRE START S	76. LOW-HIGH-LOW-OFF WITH PROVEN LOW FIRE START Y	77. FULL MODULATION WITH PROVEN LOW FIRE START Y	78. DIRECT RESPONSE LINKAGE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
-----------------	---	--	---	--

79. HIGH/LOW MODULATING MOTOR: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	MFR. MH CAT. NO. M9174B	80. FIRING RATE CONTROL: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	MFR. MH CAT. NO. L01A T991	81. RAPID-DISCONNECT LINKAGE: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	----------------------------	--	-------------------------------	---

82. WINDOW: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	83. SHROUDED SECONDARY AIR DAMPER: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	84. PREPURGE AND POSTPURGE: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	85. BURNER ELECTRICALLY INTERLOCKED WITH ANY MOTORIZE (LOUVER, MOTORIZED DAMPER, MECHANICAL VENTILATION FAN, INDUCED DRAFT FAN) & FORCED DRAFT FAN: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
---	--	---	---

OIL HANDLING: (FOR LOW SULPHUR OIL ONLY EXCEPT FOR ITEMS WITH (B) WHICH APPLY TO ALL INSTALLATIONS)

86. NO. OF PRIMARY OIL HEATERS: MFR. CAT. NO.

A. STEAM NOT H ₂ O ELECTRIC: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	86B. CAPACITY: _____ GPH PER _____ °F OIL TEMP. RISE @ _____ LBS STEAM _____ °F H ₂ O _____ WATT
---	---

EMULATION: GRAVITY FORCED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	88. NON-CONTAMINATING: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	89. BLOWDOWN AND THROTTLING VALVES: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	90. NO. OF AUXILIARY (ELECTRIC) HEATER	90A. CAPACITY (EA) WATTS
--	--	---	--	--------------------------

ELECTRIC HEATER(S) UNDER CONSTANT TEMPERATURE CONTROL: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	92. OIL STATS AS PER PLAN DETAILS: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	93. COLD OIL INTERLOCK: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	94. TEMPERATURE GAUGES AS PER PLAN DETAILS: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	95. ALL OIL PIPE LINES ADEQUATELY INSULATED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
--	--	---	---	--

A. AUTOMATIC PRESSURE DEVICE TO MAINTAIN BOILER STEAM PRESSURE: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	MFR. CAT. NO.	96B. AUTOMATIC TEMPERATURE DEVICE TO MAINTAIN BOILER WATER TEMP.: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	MFR. MH CAT. NO. L4006A
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GAS HANDLING

97. MECHANICAL VENTILATION FAN(S): YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	98. EXHAUST FAN(S) IN BOILER ROOM: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	99. LOUVERED OPENING: GROSS AREA SQ. IN. _____ EFFICIENCY % _____ NET AREA SQ. IN. _____
--	--	--

A. LOUVERED OPENING IN A WALL TO THE OUTSIDE AIR HAVING A NET FREE AREA OF 12 SQUARE INCHES PER GALLON PER HOUR BASED ON THE BURNER OIL DELIVERY RATE AND IN NO CASE LESS THAN THE AVERAGE INTERNAL CROSS-SECTIONAL AREA OF THE CHIMNEY. IN ADDITION, THE NET FREE AREA OF THE LOUVER SHALL BE INCREASED IN SIZE EQUIVALENT TO THE OPENING OF A BAROMETRIC DAMPER OR DAMPERS. YES NO

100. VENTILATION DUCT: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NEW <input checked="" type="checkbox"/> EX. <input type="checkbox"/>	101. LOUVER/DAMPER MOTORIZED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
---	---

DRAFT CONTROL

102. BAROMETRIC DAMPER: NOMINAL SIZE NOMINAL AREA SQ. IN. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	103. POWER OPERATED DRAFT REGULATOR WITH LOW DRAFT CUTOFF: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	MFR. CLEVELAND CAT. NO. cdr-AFS-952
---	--	--

A. FULL-SIZE DAMPER: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	103B. AXIS-ROD OF DAMPER IS OF SQUARE X-SECTION OR IF ROUND IS WELDED TO THE CONTROL ARM: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	103C. ARROW PROVIDED ON AXIS-ROD TO INDICATE POSITION OF DAMPER: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	103D. DRAFT SAMPLING LINES ADEQUATELY SIZED AS PER PLAN DETAILS: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
--	---	--	--

FULL SIZE CLEANOUT PLUG: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	105. ACCESS PORTS IN BREECHING AND IN ANY VENTILATION DUCT(S): YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	106. SMOKE ALARM WITH COMBUSTION SHUTOFF: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	MFR. HEATIMER CAT. NO. MBS-A	107. AUDIO-VISUAL ALARMS INSTALLED AS PER PLAN DETAILS: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
--	--	---	---------------------------------	---

EMISSION CONTROL

I. D. NO. 01	110. STATUS NEW <input type="checkbox"/> EX. <input type="checkbox"/>	111. TYPE	112. MANUFACTURER AND MODEL NUMBER	114. % EFFICIENCY	115. HOW DETERMINED
--------------	---	-----------	------------------------------------	-------------------	---------------------

FOR AGENCY USE ONLY

LOCATION CODE	144. I. D. NO.	145. UTM (E)	146. UTM (N)	147. SIC NUMBER
---------------	----------------	--------------	--------------	-----------------

WORK PERMIT

151. DATE ISSUED	152. EXPIRATION DATE
------------------	----------------------

PREMISES IDENTIFICATION NO.

SOURCE EMIS. PT. NO.

OP	LOCATION	FACILITY	EMISSION	P.T.	UNIT
C			0000		A
			0000		A
			0000		A
			0000		A

C.O. APPROVAL

153. DATE ISSUED

156. EXPIRATION DATE

FOR PERMIT ONLY:

[Signature]
HEAD, FOSSIL FUEL DIVISION

[Signature]
DIRECTOR OF ENGINEERING

Overfire draft:		+ <u>1.00</u> in. w.c.
Boiler draft loss:	ORIGINAL-KEEP IN FILE	- <u>.67</u> in. w.c.
Total friction loss due to straight run of ducts:		- <u>.072</u> in. w.c.
Total friction loss due to bends:	INSPECTION FILE 068	- <u>.252</u> in. w.c.
Total pressure drops or gains due to area changes:		- <u> </u> in. w.c.
Other friction losses:		- <u> </u> in. w.c.
TOTAL LOSSES (Sum of negative pressure differentials):		- <u>.954</u> in. w.c.
Factor of safety (Note: e.g. 10% is to be entered as 1.10):	$1.1 \times .954 = 1.049$	<u>1.1</u>
Stack effect:		+ <u>.213</u> in. w.c.
TOTAL GAINS (Sum of positive pressure differentials)		+ <u>1.281</u> in. w.c.
(TOTAL GAINS) - (TOTAL LOSSES) (Factor of Safety):		<u>1.232</u> in. w.c.

If line 11 is positive the stack is adequate.

If line 11 is negative convert net loss to equivalent loss at 70°F and size I.D. fan accordingly;

Correction for sizing at 70°F: _____ in. w.c. x $\frac{T_e}{530}$ = _____ in. static pressure at 70°F

CFM to be provided by fan: _____ (Same as at boiler outlet temperature)

CALCULATION OF STACK EFFECT

$t_c = 400$

$t_c = 810$ Excess air = 25%

$CFM = 90 \left[24.2 + \frac{W \times 22.9}{100} \right] \left[\frac{400 + 460}{520} \right] = 4454 \text{ CFM}$

$W = 90 + 90 + \left(\frac{100 + 1500 + 1500 + 600 + 400}{140} \right) \left[.031 + \frac{25 \times .029}{100} \right] = 8.2$

$D_r = 215 \left[88.513 \left(.000156 - \frac{.09}{810} \right) - \frac{.0000074 \times 8.2 \times 810}{2.616^5} \right]$

$= .213''$

[Handwritten Signature]



BEND LOSSES

Bend location: . Type of bend: outward. Breeching equivalent diameter: 24 in.

Equivalent length determination:

round breeching: R: ft. D: 24 ft. R/D: . L/D: 65. L: 130 ft.

rect. breeching: R: ft. W: ft. H: ft. R/W: . H/W: .
L/W: . L: ft.

Friction loss per 100 ft. (4454 CFM. 24 Equiv. dia.):

.01 in. w.c./100 ft. (Refer Ashrae pp. 466-7) x .75 (correction for temp.) x (correction for roughness) = .075 in. w.c./100 ft.

Friction loss: 130/114 (Equiv. length) x .075 (Fric. loss/100 ft.) = .098 in. w.c.

Bend location: . Type of bend: Round. Breeching equivalent diameter: 34 in.

Equivalent length determination:

round breeching: R: 4 ft. D: 34 ft. R/D: 1.5. L/D: 14. L: 34 ft.

rect. breeching: R: ft. W: ft. H: ft. R/W: . H/W: .
L/W: . L: ft.

Friction loss per 100 ft. (8908 CFM. 34 Equiv. dia.):

.01 in. w.c./100 ft. (Refer Ashrae pp. 466-7) x .75 (correction for temp.) x (correction for roughness) = .075 in. w.c./100 ft.

Friction loss: 34/114 (Equiv. length) x .075 (Fric. loss/100 ft.) = .034 in. w.c.

Bend location: . Type of Bend: Miter. Breeching equivalent diameter: in.

Equivalent length determination:

round breeching: R: ft. D: 34 ft. R/D: . L/D: 65. L: 173 ft.

rect. breeching: R: ft. W: ft. H: ft. R/W: . H/W: .

Friction loss per 100 ft. (8908 CFM. 34 Equiv. dia.):

.01 in. w.c./100 ft. (Refer Ashrae pp. 466-7) x .75 (correction for temp.) x (correction for roughness) = .075 in. w.c./100 ft.

Friction loss: 173/114 (Equiv. length) x .075 (Fric. loss/100 ft.) = .130 in. w.c.

TOTAL FRICTION LOSS DUE TO BENDS: .255 in. w.c.



Total Pressure drop due to area changes: in. w.c.

STRAIGHT RUN FRICTION LOSSES

Length of straight run duct: 7 ft. Equivalent diameter: 24 in.
 Friction loss per 100 ft. (4454 CFM. 24 Equiv. Dia.):
.01 in. w.c./100 ft. (Refer ASHRAE pp. 466-7) x .75 (correction for temp.) x
.075 (correction for roughness) = .075 in. w.c./100 ft.
 Friction loss: 7/100 (Equiv. length) x .075 (Fric. loss per 100 ft.) = .005 in. w.c.

Length of straight run duct: 18 ft. Equivalent diameter: 3 in.
 Friction loss per 100 ft. (4454 CFM. 3 Equiv. Dia.):
.005 in. w.c./100 ft. (Refer ASHRAE pp. 466-7) x .75 (correction for temp.)
.019 (correction for roughness) = .019 in. w.c./100 ft.
 Friction loss: 18/100 (Equiv. length) x .019 (Fric. loss per 100 ft.) = .003 in. w.c.

Length of straight run duct: 44 ft. Equivalent diameter: 3 in.
 Friction loss per 100 ft. (8908 CFM. 3 Equiv. Dia.):
.01 in. w.c./100 ft. (Refer ASHRAE pp. 466-7) x .75 (correction for temp.)
.075 (correction for roughness) = .075 in. w.c./100 ft.
 Friction loss: 44/100 (Equiv. length) x .075 (Fric. loss per 100 ft.) = .034 in. w.c.

Length of straight run duct: _____ ft. Equivalent diameter: _____ in.
 Friction loss per 100 ft. (_____ CFM. _____ Equiv. Dia.):
 _____ in w.c./100 ft. (Refer ASHRAE pp. 466-7) x _____ (correction for temp.) x
 _____ (correction for roughness) = _____ in w.c./100 ft.
 Friction loss: _____ (Equiv. length) x _____ (Fric. loss per 100 ft.) = _____ in. w.c.

TOTAL FRICTION LOSS DUE TO ST. RUN: .04 in. w.c.



TOTAL Pressure drop due to area changes: _____ in. w.c.

LOSSES DUE TO AREA CHANGES

A₁: 3.14 ft.² A₂: 1.58 ft.² V₁: 1418 ft/min. V₂: 798 ft/min. Coefficient: .45

Type of change: jam. Appropriate pressure drop formula:

Calculation:

$$AP = \left(\frac{1418}{4.15} \right)^2 - (1+.45) \left(\frac{798}{4.15} \right)^2 = .068$$

Pressure Drop: .068 in. w.c.

A₁: ___ ft.² A₂: ___ ft.² V₁: ___ ft/min. V₂: ___ ft/min. Coefficient: ___

Type of change: ___. Appropriate pressure drop formula:

Calculation:

Pressure Drop: ___ in. w.c.

A₁: ___ ft.² A₂: ___ ft.² V₁: ___ ft/min. V₂: ___ ft/min. Coefficient: ___

Type of change: ___. Appropriate pressure drop formula:

Calculation:

Pressure Drop: ___ in. w.c.

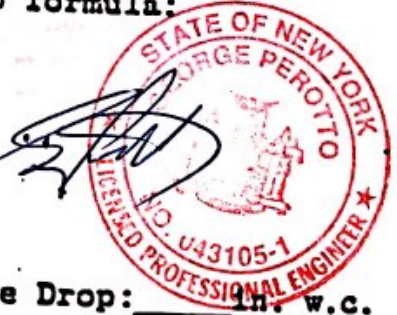
A₁: ___ ft.² A₂: ___ ft.² V₁: ___ ft/min. V₂: ___ ft/min. Coefficient: ___

Type of change: ___. Appropriate pressure drop formula:

Calculation:

Pressure Drop: ___ in. w.c.

Total Pressure drop due to area changes: .068 in. w.c.



ORIGINAL-KEEP IN FILE

METHOD OF BURNER OIL DELIVERY

The burner will be limited to its high firing rate by the use of an oil pressure regulating valve and an FRM-2 air pressure-regulating valve. Both valves will be set and permanently sealed by drilling and pinning for the specified oil burner delivery rate as listed below and connected in accordance with the oil piping schematic diagram listed. Oil and air pressure gauges with gauge cocks will be installed to verify firing pressures as illustrated on the enclosed piping schematic.

Metering valve assembly 090222-7090 will be supplied with a special calibrated metering scale to indicate percentage of flow corresponding to valve position.

A turndown ratio of 5:1 will be provided by controlling the fuel oil pressures between the limits shown below.

OIL SYSTEM DATA:

Oil System: F8A.2 Oil Piping Diagram: 44-000227-40

OIL NOZZLE DATA:

Manufacturer	<u>Monarch</u>	Nozzle No.	<u>C169WA-100.00GPH</u>
Hi Fire Oil Press.	<u>30 psig</u>	Low Fire Oil Press.	<u>15 psig</u>
Hi Fire Air Press.	<u>25 psig</u>	Low Fire Air Press.	<u>13 psig</u>
Hi Fire Dely. Rate	<u>90 gph</u>	Low Fire Dely. Rate	<u>18 gph</u>



42-18 235 STREET
DOUGLSTON, NEW YORK 11363
(718)746-1700

PREMISES: 88 LEONARD STREET, MANHATTAN
PEROTTO FILE #6118/06

THE CHIMNEY EXTENDS A MINIMUM DISTANCE OF 3 FEET ABOVE ALL CONSTRUCTION LOCATED WITHIN 10 FEET OF THE CENTERLINE OF THE CHIMNEY OUTLET.

THE MINIMUM RADIAL DISTANCE FROM THE CENTERLINE OF THE CHIMNEY TO AN ACCEPTABLE RECEPTOR IS 80.9 FEET.

3-5/16" DIAMETER HOLES ARE PROVIDED IN THE BREECHING APPROXIMATELY 4" APART AND PLACED SO THAT THE ONE CLOSEST TO THE BOILER IS APPROXIMATELY ONE BREECHING DIAMETER AND DOWNSTREAM FROM THE BOILER OUTLET. THEY WILL BE PLACED IN THE SYSTEM SUCH THAT AIR INFILTRATION FROM A BAROMETRIC DAMPER, SMOKE ALARM PORT, ETC. DOES NOT AFFECT THE COMPOSITION OF THE COMBUSTION CASES.

2-5/16" DIAMETER HOLES ARE PROVIDED IN THE BREECHING PLACED ONE ON EACH SIDE OF THE DRAFT REGULATOR DAMPER, APPROXIMATELY ONE BREECHING DIAMETER FROM THE CENTERLINE OF THE DAMPER. DRAFT SAMPLING LINE TO BE 1 1/4" PIPE AND INSTALLED THROUGH THE FURNACE WALL WITH A FULL SIZE CLEAN-OUT PLUG.

A 5/16" DIAMETER HOLE IS PROVIDED IN THE BREECHING WITHIN ONE BREECHING DIAMETER OF THE BREECHING CONNECTION TO THE STACK.

ALL TEST HOLES ARE A MINIMUM OF ONE BREECHING DIAMETER FROM ANY FLOW DISTURBANCE SUCH AS A BEND ETC. WHENEVER FEASIBLE.

ANY INSULATION IS NEATLY REMOVED FROM APPROXIMATELY A 4"X4" AREA SURROUNDING ANY TEST HOLE IN THE BREECHING.

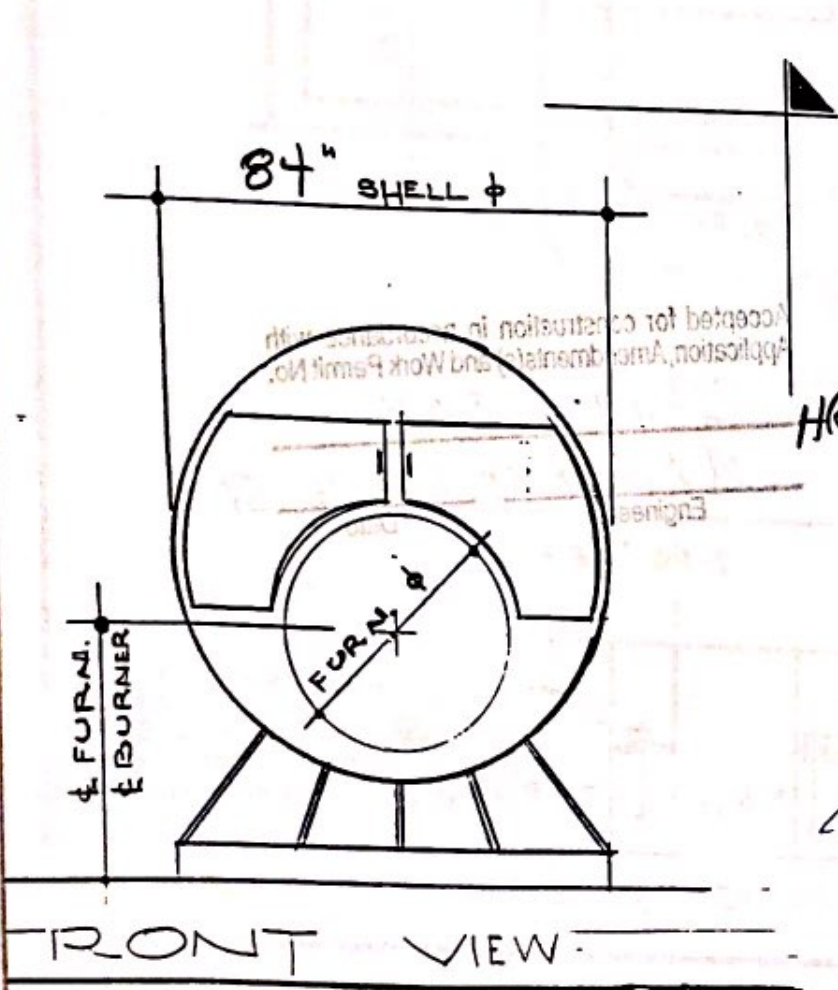
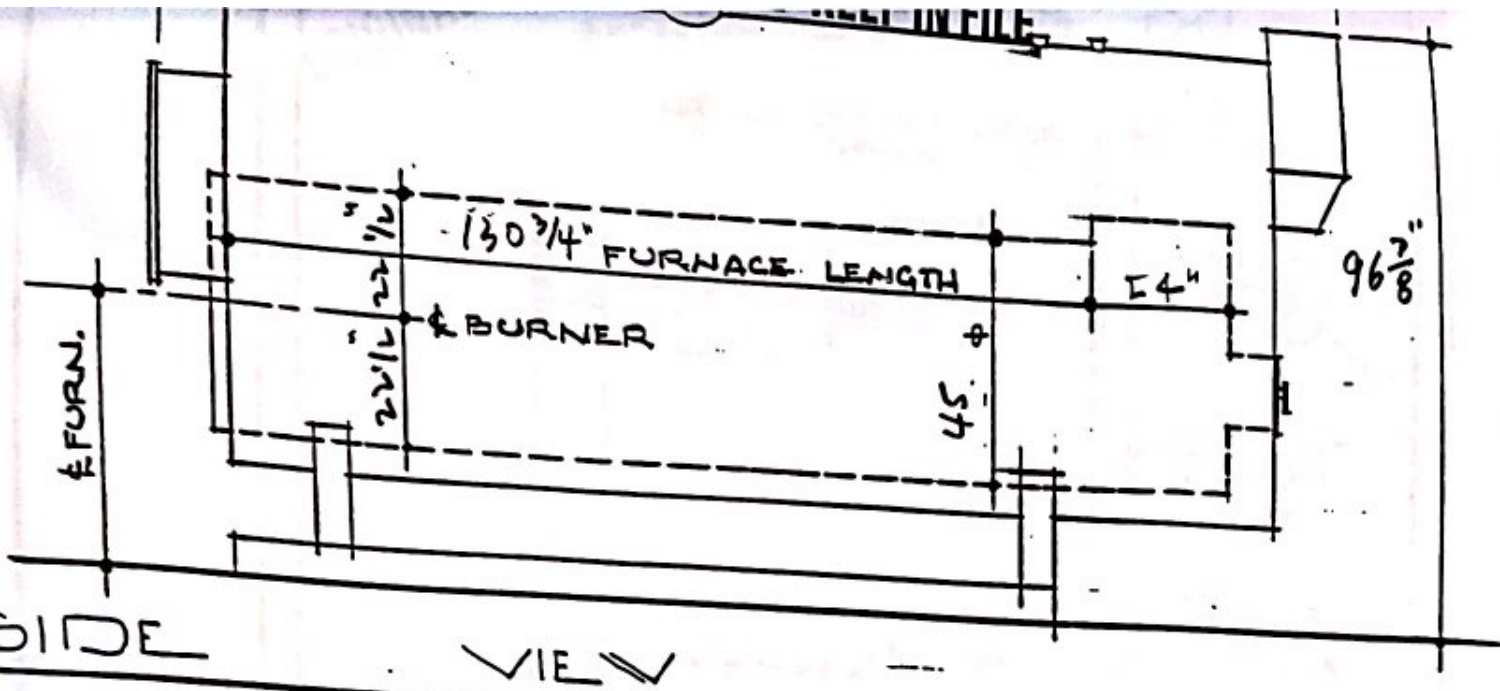
ALL TEST HOLES ARE KEPT CLOSED WITH A SHEET METAL SCREW OR OTHER ACCEPTABLE METHOD WHEN NOT BEING USED FOR TEST PURPOSES.. ALL TEST HOLES SHALL BE MARKED IN SUCH A WAY THAT THEIR LOCATION CAN BE READILY DETERMINED.

CLEAN-OUT TO BE PROVIDED IN THE BREECHING AT 15'-0" O.C. MINIMUM.



A handwritten signature in black ink, appearing to read "G. Perotto".

88 Leonard St Man



EASTMOND/FEDERAL
PST 300

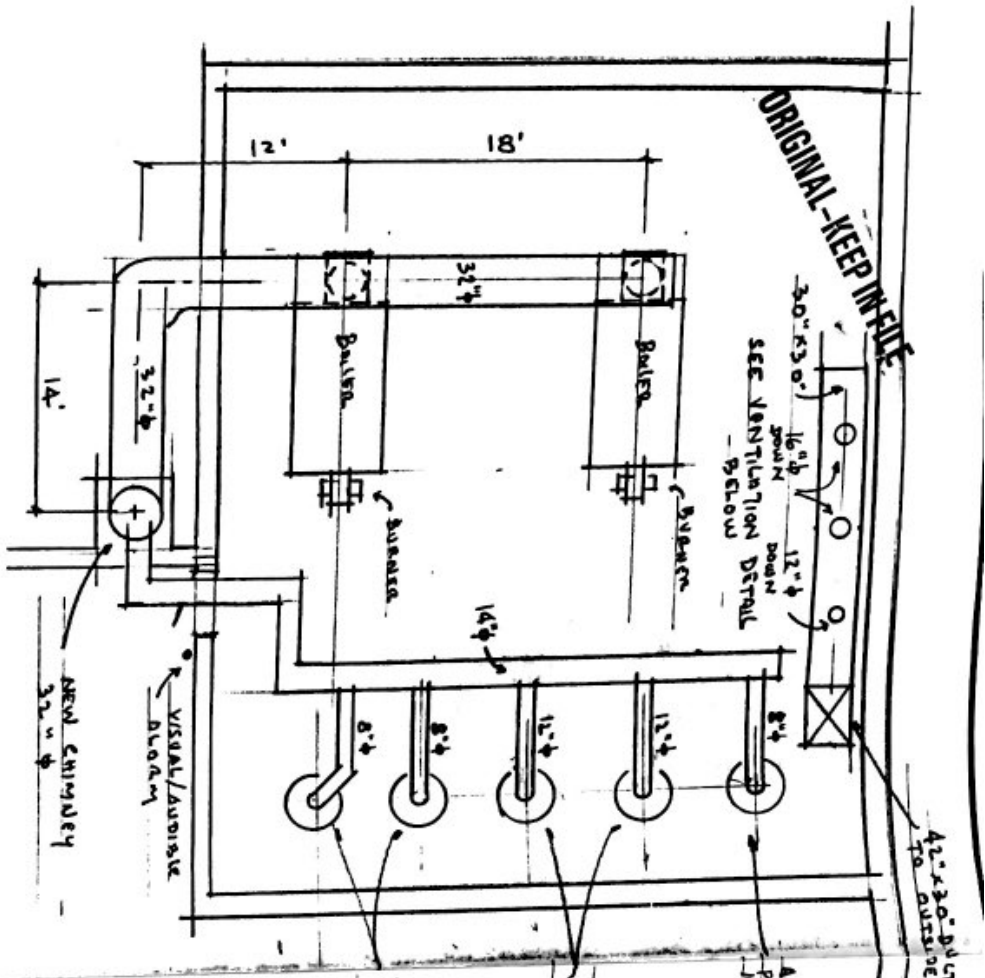
furnace Vol from Calc by = 162.2^3

$$HR = \frac{90 \times 140000}{162.2} = 77682$$

[Signature]

88 Leonard 4 Man

ORIGINAL - KEEP IN FILE



PLAN
1/8" = 1'-0"

2 GREENHECK
FANS
#TCB-1-18-15
3600 CFM @ 1/2" SP
1/4 HP MOTOR

VENTILATION
1/4" = 1'-0"

GREENHECK FAN
#TCB-1-13-10
1600 CFM @ 1/2" SP
.75 HP MOTOR
NOTE: FANS TO BE INTERLOCKED
WITH BURNERS AND AIR
PROVIDING SWITCHES TO BE
INSTALLED

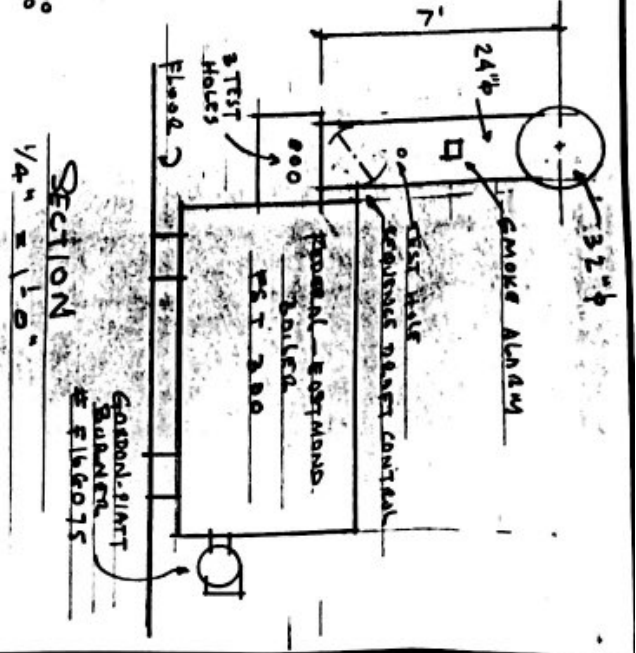
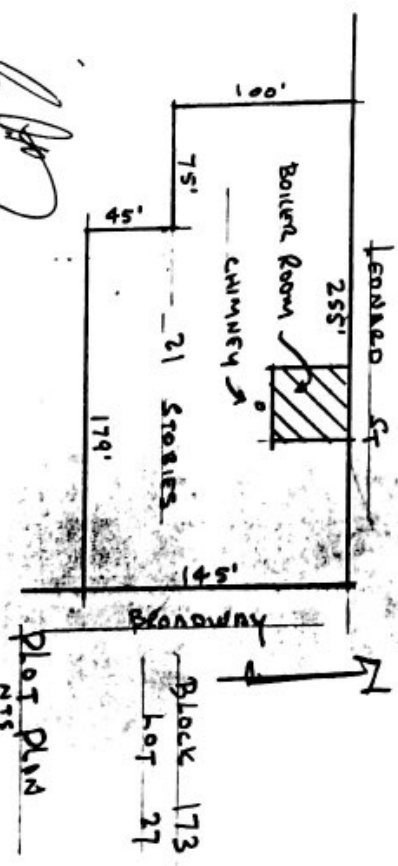
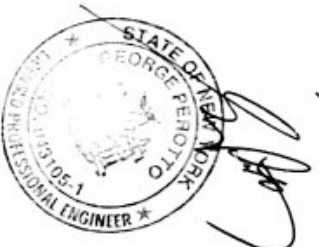
30' x 30' DUCT
16" φ DOWN
12" φ DOWN
SEE VENTILATION
DETAIL
BELOW

42' x 30' duct
TO OUTSIDE

AGS WITH HV HFC # BTP 600-1500000
POWER PLANT BURNER # CR2415
INPUT = 600 000 BTU

AGS WITH HV HFC # BTP 600-1500000
POWER PLANT BURNER # CR2415
INPUT = 1500 000 BTU

AGS WITH HV HFC # BTP 400-6000
POWER PLANT BURNER # CR15A10
INPUT = 600 000 BTU



SECTION
1/4" = 1'-0"

George Pearto, P.E.
SCALE: AS SHOWN
DATE: 11-11-06
JOB NO: 88 LEARNED ST MAN

APPROVED BY: [Signature]
DRAWN BY: RP
REVISIONS

DRAWING NUMBER
6118/06



**Environmental
Protection**

Vincent Saplenza, P.E.
Acting Commissioner

**THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Bureau of Environmental Compliance
59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
Records Control (718) 595-3855

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

BOILER REGISTRATION PERMIT

Owner Information

Franklin Broadway Holding LLC, C/o Prospect
Management Inc.
199 Lee Avenue, Brooklyn, NY 11211

Application ID: CB274901

Issued Date: 12/6/2016

Expiration Date: 12/11/2019

Request ID: 196249

FACILITY ADDRESS: 59 Franklin Street, Manhattan, NY 10013

Boiler Details:

Manufacturer	Model	# of Units	Input (BTU/Hr.)	Output (BTU/Hr.)
ROCKMILLS (NEW) MP-50	ROCKMILLS (NEW) MP-50	1	2100000	1673000

Burner Details:

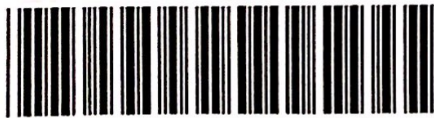
Manufacturer	Model	Quantity	Fuel Type	Hours/day	Days/Week	Weeks/year	Firing Rate
Carlin	801	1	No2Fuel	4	7	52	15
			None				

Additional Equipment: None

Comments:

NA

The holder of this registration certification is responsible for the use of the equipment in accordance with all the application requirements and provisions of the New York City Air Pollution Control Code. Violations of the Air Pollution Control Code can result in the imposition of penalties by the Environmental Control Board. This Certificate must be posted in the vicinity of the designated equipment. It may not be transferred to any other equipment. Application for renewal of this registration certificate must be submitted no later than ninety (90) days prior to the expiration date.



CB274901

R. Radhakrishnan, P.E.
Director of Engineering / For the
Commissioner



Environmental Protection

Vincent Saplenza, P.E.
Acting Commissioner

**THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Bureau of Environmental Compliance
59-17 Junction Blvd. 9th Floor, Flushing, NY 11373
Records Control (718) 595-3855

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

BOILER REGISTRATION PERMIT

Owner Information

91 FRANKLIN STREET ASSOCIATES/SC/O D.BJORK
91 FRANKLIN STREET #2, MANHATTAN, NY 10013

Application ID: CR681014

Issued Date: 10/3/2017

Expiration Date: 12/16/2020

Request ID: 217819

FACILITY ADDRESS: 91 FRANKLIN STREET, Manhattan, NY 10013

Boiler Details:

Manufacturer	Model	# of Units	Input (BTU/Hr.)	Output (BTU/Hr.)
HB SMITH	LO19HE-S-4	1	504000	421000

Burner Details:

Manufacturer	Model	Quantity	Fuel Type	Hours/day	Days/Week	Weeks/year	Firing Rate
CARLIN	301CRD	1	No2Fuel	4	7	52	3.6
			None				

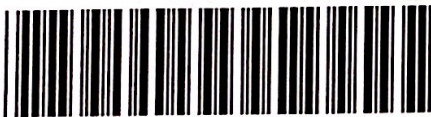
Additional Equipment: None

Comments:

NA

The holder of this registration certification is responsible for the use of the equipment in accordance with all the application requirements and provisions of the New York City Air Pollution Control Code. Violations of the Air Pollution Control Code can result in the imposition of penalties by the Environmental Control Board. This Certificate must be posted in the vicinity of the designated equipment. It may not be transferred to any other equipment.

Application for renewal of this registration certificate must be submitted no later than ninety (90) days prior to the expiration date.



CR681014

R. Radhakrishnan, P.E.

Director of Engineering / For the Commissioner

R. Radhakrishnan, P.E.

Director of Air Engineering

NOISE

Serial Number		1367937
LASmin	58.0 dB	
LASmax	91.9 dB	
Start Date & Time		9/7/2017 16:50
Duration HH:MM:SS		0:20:31
Notes		
LAeq	66.2 dB	
LCpeak with Time	105.7 dB (9/7/2017 5:09:19 PM)	
LAF 10%	65.5 dB	
LAF 50%	62.0 dB	
LAF 90%	60.5 dB	
LAF 95%	60.0 dB	
Response	Free Field	
End Date & Time		9/7/2017 17:11
Pause Duration HH:MM:SS		0:00:00
Calibration (Before) Date		9/7/2017 16:21
Calibration (Before) SPL	114.0 dB	
Calibration (After) Date		9/7/2017 17:12
Calibration Drift	-0.1 dB	
Result	Cumulative Result	