March 12, 2014

New York City Office of Environmental Remediation
City Voluntary Cleanup Program
c/o Shaminder Chawla
100 Gold Street, 2nd Floor
New York, NY 10038

Re: 14CVCP157K
1035 Fulton Street
Brooklyn, NY
Remedial Action Work Plan (RAWP) Stipulation List

Dear Ms Bub:

Environmental Business Consultants (EBC or the consultant) hereby submits a Remedial Action Work Plan (RAWP) Stipulation List for the 1035 Fulton Street (the Site) to the New York City Office of Environmental Remediation (OER) on behalf of Fulton Hill Corner LLC. This letter serves as an addendum to the RAWP to stipulate additional content, requirements, and procedures that will be followed during the Site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The additional requirements/procedures include the following Stipulation List below:

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum containing tanks or vessels are identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.

2. A pre-construction meeting is required prior to the start of remedial excavation work at the Site. A pre-construction meeting will be held at the Site and will be attended by OER, the developer or developer representative, the consultant, excavation/general contractor, and if applicable, the soil broker.

3. A pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the Site. Documentation specified in the RAWP - Appendix D - Section 1.6 "Materials Disposal Off-Site" will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.

4. A CD containing the final RAWP including this approved Stipulation List will be placed in the library that constitutes the primary public repository for project documents.

5. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to building and other permits signage will consist of the NYC VCP Information Sheet (attached **Appendix 2**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.

6. This NYC VCP project involving the removal and transportation of hazardous waste may be subject to the New York state Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See DEC's website for more information: http://www.dec.ny.gov/chemical/9099.html.

7. Collection and analysis of six post-excavation samples from the bottom of the excavation will be collected to evaluate the performance of the remedy with respect to attainment of Track 1 SCOs. Figure

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6 indicating End point post-excavation sampling locations is attached in **Appendix 3**. Samples will be analyzed for contaminants of concern (SVOCs, pesticides and metals (lead, mercury and zinc).

8. Truck route is included in **(Appendix 4**).

9. The signed RIR certification page and stamped/signed RAWP certification page is included in **Appendix 5.**

10. **Appendix 6** includes Vapor Barrier Pre-Certification letter from Vapor Barrier manufacturer stating that the proposed vapor barrier system mitigates against the contaminants of concern at the site.

11. OER requires parties seeking City Brownfield Incentive Grants to carry insurance. For a cleanup grant, both the excavator and the trucking firm(s) that handle removal of soil must carry or be covered under a commercial general liability (CGL) policy that provides $1 million per claim in coverage. OER recommends that excavators and truckers also carry contractors pollution liability (CPL) coverage, also providing $1 million per claim in coverage. The CGL policy, and the CPL policy if obtained, must name the City of New York, the NYC Economic Development Corporation, and Brownfield Redevelopment Solutions as additional insured. For an investigation grant, an environmental consultant must be a qualified vendor in the BIG program and carry $1 million of professional liability (PL) coverage. A fact sheet regarding insurance is attached as **Appendix 7**.

12. Daily report will be provided during active excavation work. If no work is performed for extended time period, daily report frequency will be reduced to weekly basis. Daily report template is attached in **Appendix 8**.

13. Revised project description: The proposed future use of the Site will consist of a new 7-story mixed use building. The proposed building will occupy approximately 85% of the Lot and will include a fill cellar. The remaining portions of the Lot will be capped with concrete and utilized as outdoor recreational space. The cellar will be used for commercial space, recreation, storage and utility rooms. Access to the basement is provided via stairwell and elevator. The first floor will be used for commercial and residential recreation space, residential lobby and bicycle storage. The second through seventh floors will all be residential units. The top of the cellar floor will be approximately 10 feet below sidewalk level, requiring excavation of the 85% of the Lot to approximately 11 feet below grade, with additional excavation for the elevator pit to approximately 15 feet below grade. The updated site plans are included in **Appendix 9**.

Sincerely,

Environmental Business Consultants

Kristen DiScenza

cc: S. Chawla, OER

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Appendix 1

Generic Procedures for Management of Underground Storage Tanks identified under the NYC BCP

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Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the "tank bottom" consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

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Impacted Soil Excavation Methods

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as indentified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.
- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed

using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.

- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

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Appendix 2

Signage

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NYC Voluntary Cleanup Program

This property is enrolled in the New York City Voluntary Cleanup Program for environmental remediation. This is a voluntary program administered by the NYC Office of Environmental Remediation.

For more information, log on to:

www.nyc.gov/oer

If you have questions or would like more information, please contact:

Shaminder Chawla at (212) 788-8841
or email us at brownfields@cityhall.nyc.gov
1035 Fulton Street
Site #: 14CVCP157K

Addendum 3

Endpoint Sampling Map

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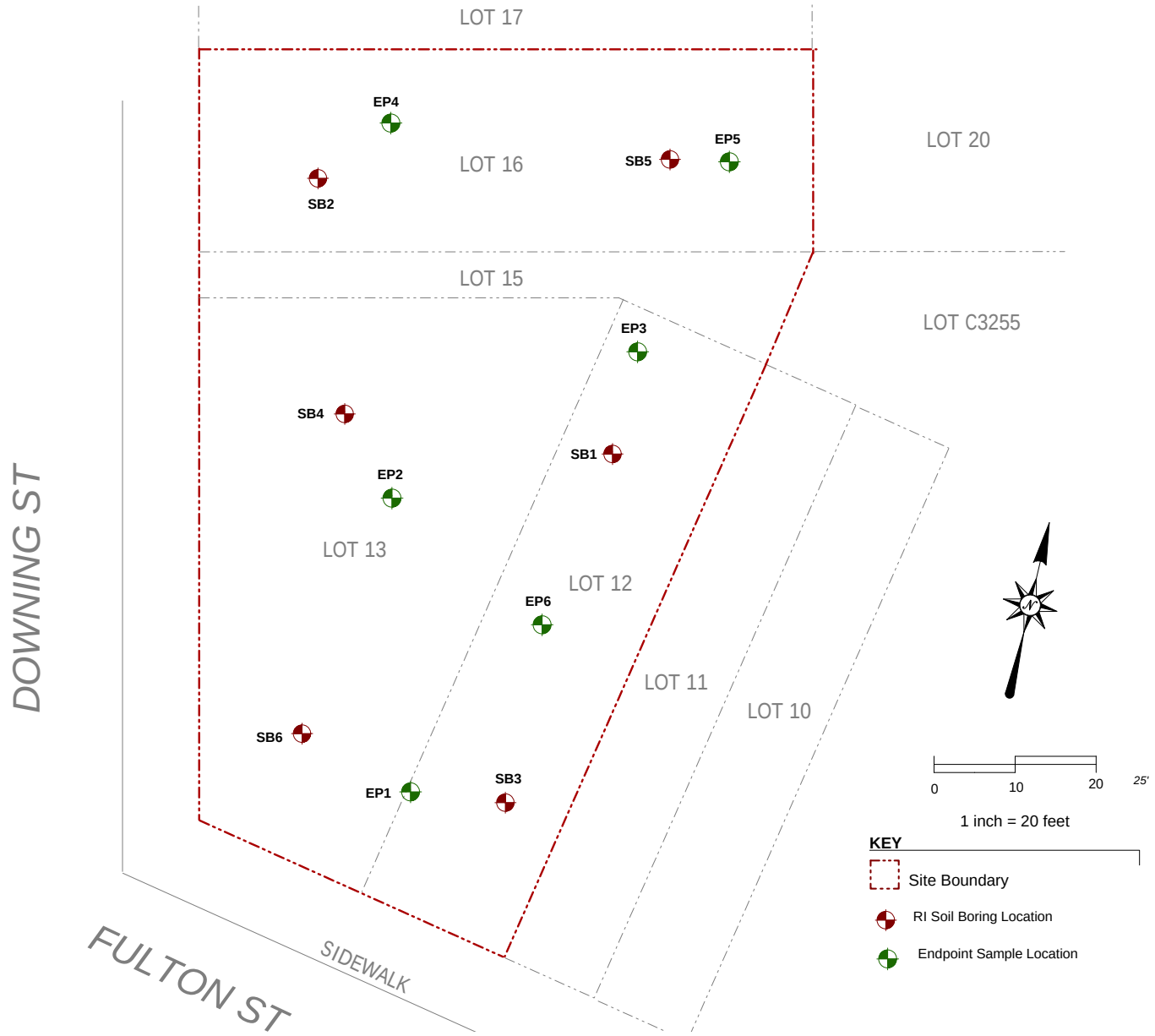

EBC

ENVIRONMENTAL BUSINESS CONSULTANTS

Phone 631.504.6000
Fax 631.924.2870

1035 FULTON STREET
BROOKLYN, NY 11238

FIGURE 6

ENDPOINT SAMPLING PLAN

Addendum 4

Truck Route

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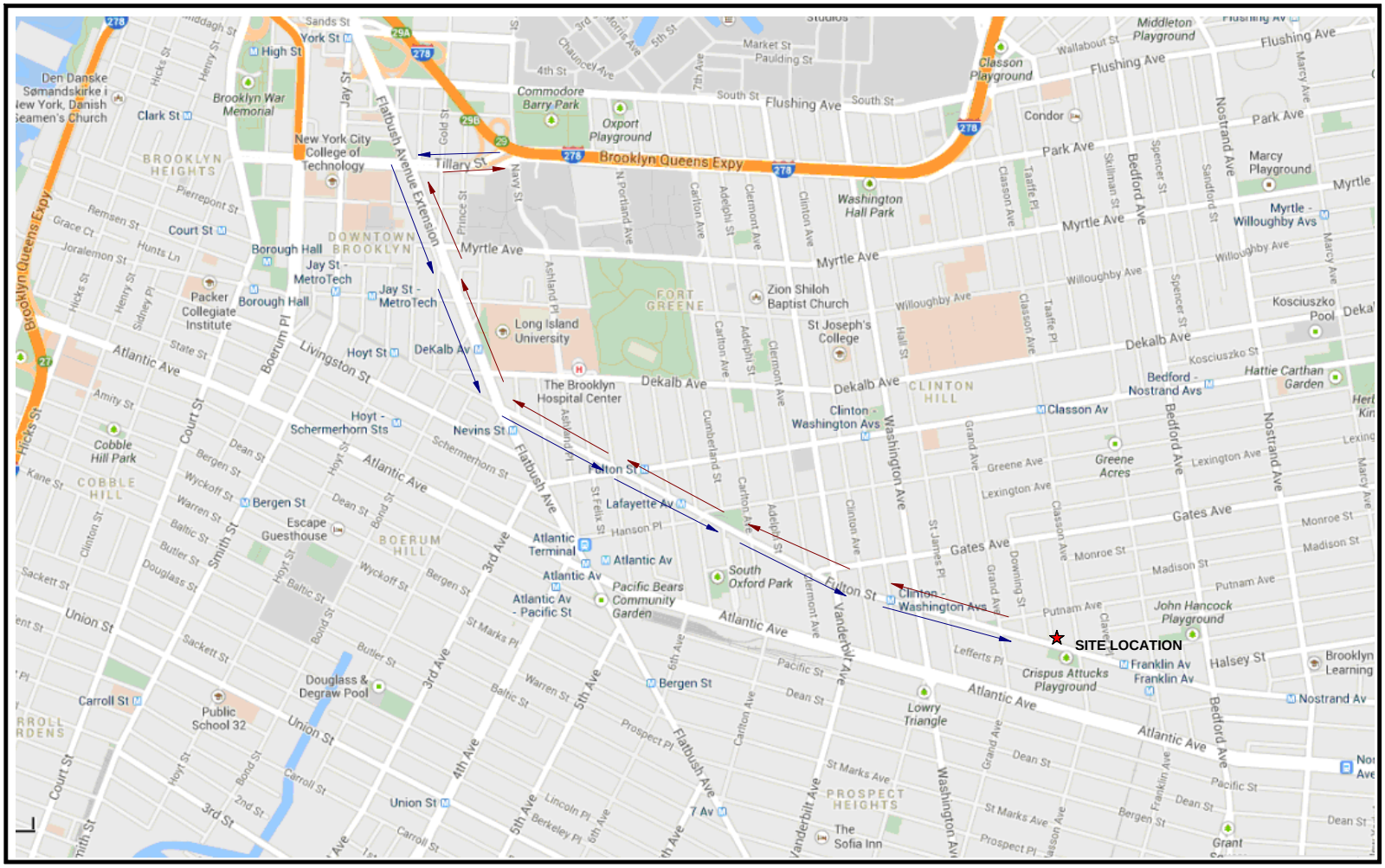

Key

Truck Route to the Site

Truck Route from the Site

EBC

ENVIRONMENTAL BUSINESS CONSULTANTS

1808 MIDDLE COUNTRY ROAD, RIDGE, NY 11961

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REDEVELOPMENT PROJECT

1035 FULTON STREET, BROOKLYN

FIGURE 1 TRUCK ROUTES

Addendum 5

RIR and RAWP Certification Page

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CERTIFICATION

I, Kristen DiScenza, am a Qualified Environmental Professional, as defined in RCNY § 43-1402(ar). I have primary direct responsibility for implementation of the Remedial Investigation for the Redevelopment Project located at 1035 Fulton Street, Brooklyn, NY, (NYC VCP Site No. 13CVCP157K). I am responsible for the content of this Remedial Investigation Report (RIR), have reviewed its contents and certify that this RIR is accurate to the best of my knowledge and contains all available environmental information and data regarding the property.

Kristen DiScenza	7/11/13	
Qualified Environmental Professional	Date	Signature

CERTIFICATION

I, Ariel Czemerinski, am a Professional Engineer licensed in the State of New York. I have primary direct responsibility for implementation of the remedial action for the Redevelopment Project located at 1035 Fulton Street, Brooklyn NY, Site number 14CVCP157K.

I certify that this Remedial Action Work Plan (RAWP) has a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAWP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

Ariel Czemerinski

Name

076508

NYS PE License Number

Signature

8/5/2013

Date

PE Stamp

Addendum 6

Compatibility Letter

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August 5, 2013

Ms. Kristen DiScenza
Environmental Business Consultants
1808 Middle Country Road
Ridge, New York 11961

Dear Ms. DiScenza,

I have reviewed the Remedial Investigation Report (EBC, June 2013) for the remediation/construction project located at 1035 Fulton Street, Brooklyn, NY and noted the contaminants specifically described on the following pages:

Table 2 - Soil Analytical Results (VOCs)
Table 3 - Soil Analytical Results (SVOCs)
Table 4 - Soil Analytical Results (Pesticides/PCBs)
Table 5 - Soil Analytical Results (Metals)
Table 6 - Soil Gas Analytical Results (VOCs)

Figure 6 - Soil Exceedences Map
Figure 7 - Soil Vapor Detections

The identified contaminants at the levels reported will not have an adverse effect on the intended performance of VaporBlock Plus VBP20 as a vapor barrier, provided standard design and application procedures are followed. Standard installation instructions and details can be found on our website at www.ravenefd.com.

If you have any questions, please feel free to call me or send an e-mail.

Sincerely,

Erika Arens
Product Development Specialist
Engineered Films Division
Raven Industries, Inc.
(605) 357-0453
Erika.Arens@ravenind.com

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Addendum 7

Insurance Fact Sheet

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FACT SHEET – BIG PROGRAM INSURANCE REQUIREMENTS

Investigation Grants – for a developer or site owner to be eligible for a BIG investigation grant, its environmental consultant(s) must be:

- a Qualified Vendor in the BIG Program; and
- maintain Professional Liability (PL) insurance of $1M per claim and annual aggregate.

Cleanup Grants – for a developer or site owner to be eligible for a BIG cleanup grant:

- Its general contractor or excavation/foundation contractor hired to perform remedial work must maintain:

    a. Commercial General Liability(CGL) insurance of at least $1M per occurrence and $2M in the general aggregate; and

    b. Contractors Pollution Liability (CPL) insurance of at least $1M per occurrence.

    Both policies must list the city, EDC and BRS as additional insureds, include completed operations coverage and be primary and non-contributory to any other insurance the additional insureds may have.

- Its subcontractors who are hired by the general contractor etc. to perform remedial work at a site, including soil brokers and truckers, must also maintain CGL and CPL policies in the amount and with the terms set forth above; and

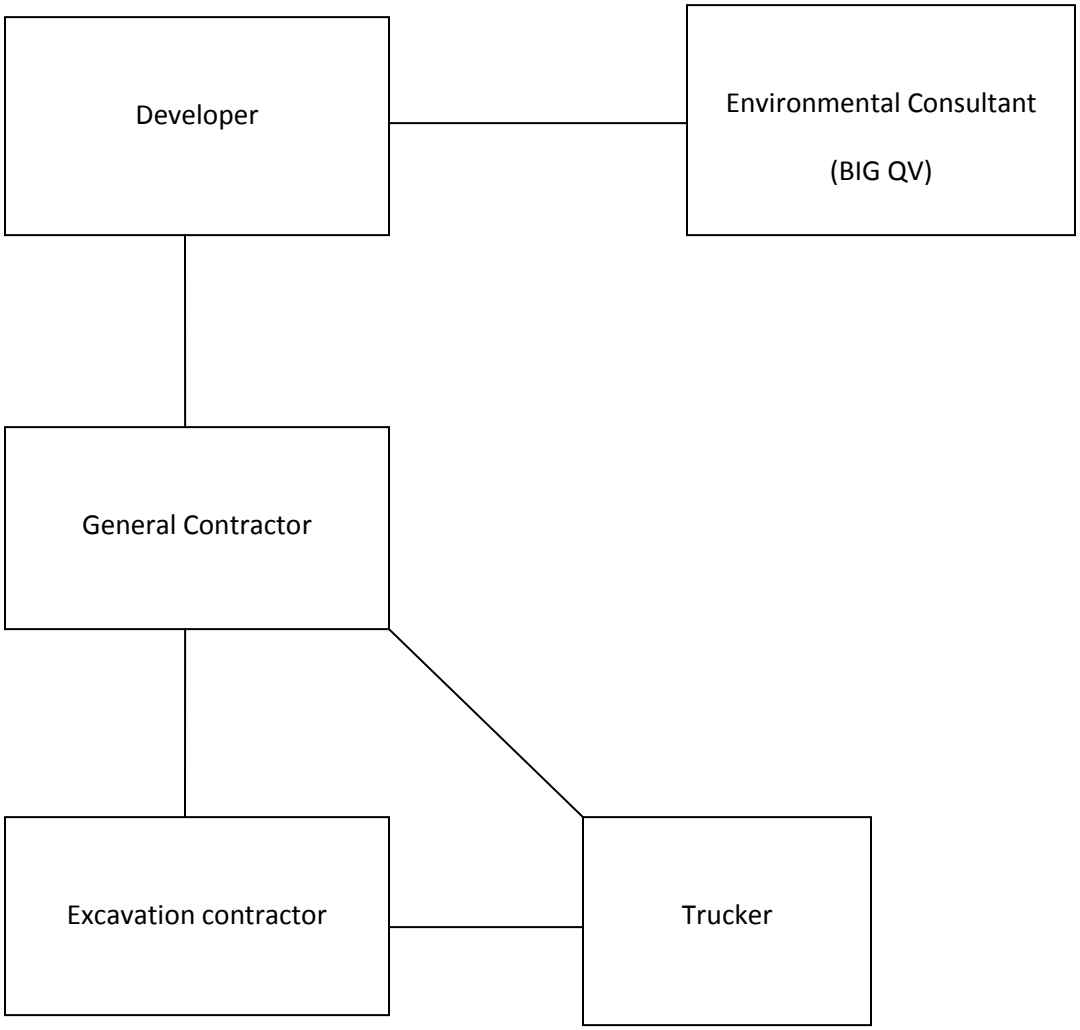
- Its environmental consultant(s) hired to oversee the cleanup must be:
    a. a BIG Qualifed Vendor; and
    b. maintain Professional Liability (PL) insurance of $1M per claim and annual aggregate.

If, in the alternative, the developer hires its environmental consultant to perform the cleanup, the environmental consultant must maintain CGL and CPL insurance in the amount and with the terms set forth above.

A schematic presenting the contractual relationships described above appears on page 2. Parties who must be named as Additional Insureds on Cleanup Grant insurance policies (CGL and CPL) are presented on page 3.

Example of Contractual Relationships for Cleanup Work

The Office of Environmental Remediation's Voluntary Cleanup Plan program requires applicants to identify the parties who are engaged in active remediation of their sites including: the General Contractor hired to remediate and/or the excavation contractor hired to excavate soil from the site and the trucking firm(s) that remove soil from the site for disposal at approved facilit(ies).



The chart above shows contractual relationships that typically exist for projects that are enrolled in the Voluntary Cleanup Program.

BIG Program Additional Insureds

The full names and addresses of the additional insureds required under the Required CGL and Required CPL Policies are as follows:

"City and its officials and employees"
New York City Mayor's Office of Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007

"NYC EDC and its officials and employees"
New York City Economic Development Corporation
110 William Street
New York, NY 10038

"BIG Grant Administrator and its officials and employees"
Brownfield Redevelopment Solutions, Inc.
739 Stokes Road, Units A & B
Medford, NJ 08055

Addendum 8

Daily Status Report Template

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DAILY STATUS REPORT

Prepared By: Enter Your Name Here

WEATHER	Snow		Rain		Overcast		Partly Cloudy	x	Bright Sun	
TEMP.	< 32		32-50		50-70	x	70-85		>85	

VCP Project No.:	13CVCP000M	E-Number:	13EHAN000M	Date:	01/01/2013
Project Name:	Name or Address				

Consultant: Person(s) Name and Company Name	Safety Officer: Person(s) Name and Company Name
General Contractor: Person(s) Name and Company Name	Site Manager/ Supervisor: Person(s) Name and Company Name
Work Activities Performed (Since Last Report): Provide details about the work activities performed.	
Working In Grid #: A1, B1, C1	

Samples Collected (Since Last Report): No samples collected or provide details
Air Monitoring (Since Last Report): No air monitoring performed or provide details
Problems Encountered: No problems encountered or provide details
Planned Activities for the Next Day/ Week: Provide details about the work activities planned for the next day/ week.

 File Name: _____

									Example:	
Facility # Name/ Location Type of Waste Solid Or Liquid	Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		# # # # # # # Clean Earth Carteret, NJ petroleum soils Solid	
(Trucks, Cu.Yds. Or Gallons)	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds.
Today									5	120
Total									25	600

NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)			
Tracking No.:	13CCSB000				
Today	Trucks 5	Cu. Yds. 25	Total	Trucks 120	Cu. Yds. 600

Site Grid Map

Insert the site grid map here

 File Name: _____

Photo Log

Photo 1 – provide a caption	Insert Photo Here – Photo of the entire site
Photo 2 – provide a caption	Insert Photo Here – Photo of the work activities performed
Photo 3 – provide a caption	Insert Photo Here – Photo of the work activities performed

 File Name: _____

Addendum 9

Revised Redevelopment Plans

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DEPT OF BLDGS 320591739 Job Number

ES020860634 Scan Code

ZONING ANALYSIS:

ADDRESS: **1035 FULTON STREET**

TAX BLOCK:		1992
TAX LOTS:		10,11,12,13,15,16
ZONING MAP:		16C
COMMUNITY DISTRICT		BROOKLYN 2
ZONING DISTRICTS:		
ZONING LOT 'ZL1' - SUBJECT TO INTERIOR LOT & NARROW STREET REGULATIONS		R7A
ZONING LOT 'ZL2' - SUBJECT TO CORNER LOT AND WIDE STREET REGULATIONS		R7A/C2-4 IH
IH = SUBJECT TO INCLUSIONARY HOUSING PROGRAM (SEE MAP ON Z002)		
SITE AREA:	=	
ZONING LOT 'ZL1' (SEE ZONING LOT AREA DIAGRAMS)	=	426.77 S.F.
ZONING LOT 'ZL2' (SEE ZONING LOT AREA DIAGRAMS)	=	8,018.18 S.F.
TOTAL LOT AREA		**8,444.94** S.F.
CONSTRUCTION AREA LOTS 12, 13, 15, 16	=	6,516.94 S.F.
THESE LOTS ARE TO BE COMBINED AND DESIGNATED AS TAX LOT 12 PER RP602		
LOT FRONT / STREET WALL:		
LOT FRONT / STREET LINE ON FULTON STREET	=	65.12' FT
LOT FRONT / STREET LINE ON DOWNING STREET	=	95.12' FT
USE GROUP:		2 + 6

UNDER THIS APPLICATION THE ABOVE MENTIONED TAX LOTS ARE COMBINED INTO ONE ZONING LOT. THE NEW PROPOSED BUILDING WILL BE CONSTRUCTED ON TAX BLOCK 1992 LOTS 12, 13, 15 AND 16 AND SHALL BE DESIGNATED AS BUILDING - 'A'. THERE ARE 2 EXISTING BUILDINGS TO REMAIN FRONTING FULTON STREET - 1039 & 1039A FULTON STREET.
1039 FULTON - THE EXISTING BUILDING ON BLOCK 1992, LOT 10 SHALL BE DESIGNATED AS BUILDING - 'B'
1039A FULTON, THE EXISTING BUILDING ON BLOCK 1992, LOT 11 SHALL BE DESIGNATED AS BUILDING - 'C'
THIS CONSTRUCTION IS DEVELOPED IN COMPLIANCE WITH CHAPTER 3 OF ARTICLE II - RESIDENTIAL REGULATIONS, CHAPTER 3 OF ARTICLE III - BULK REGULATIONS FOR COMMERCIAL BUILDINGS IN COMMERCIAL DISTRICTS, CHAPTER 7 OF ARTICLE VII - PROVISIONS FOR ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES AND THE INCLUSIONARY

ZR-22-00 PROPOSED RESIDENTIAL, USE GP 2 IS ALLOWED "AS OF RIGHT"

ZR-32-00 PROPOSED COMMERCIAL RETAIL SPACE, USE GROUP 6 IS ALLOWED "AS OF RIGHT"

ZR-77-20 THE MAX. FAR PERMITTED ON EACH PORTION OF ZONING LOT DIVIDED BY BOUNDARY BETWEEN ZONING DISTRICTS SHALL BE DETERMINED BY THE REGULATIONS OF APPLICABLE DISTRICTS AND COMPUTED BY THE PERCENTAGE OF THE ZONING LOT TO WHICH SUCH FAR

MAX. ALLOWABLE FLOOR AREA RATIO CALCULATION

ZR-23-145 MAX. ALLOWABLE FLOOR AREA RATIO FOR A MIXED USE BUILDING DEVELOPED PURSUANT TO QUALITY HOUSING PROGRAM IN R7A DISTRICT = 4.0
'ZL1' PERCENTAGE OF THE ZONING LOT = 426.77 / 8,444.94 x 100 = 5.05%
'ZL1' ADJUSTED FAR = 4 x 0.05 = 0.20

ZR-23-952 MAX. ALLOWABLE FLOOR AREA RATIO FOR A MIXED USE BUILDING DEVELOPED SUBJECT TO INCLUSIONARY HOUSING PROGRAM IN ZONING DISTRICT R7A/C2-4 IH = 3.45
(WITHOUT FLOOR AREA COMPENSATION)
'ZL2' PERCENTAGE OF THE ZONING LOT = 8,018.18 / 8,444.94 x 100 = 94.95%
'ZL2' ADJUSTED FAR = 3.45 x 0.9495 = 3.28

TOTAL ADJUSTED FAR APPLICABLE TO THE ENTIRE LOT = **3.48**

MAX. ALLOWABLE Z.A. ON THE ENTIRE ZONING LOT = 8,444.94 x 3.48 = **29,388.39** S.F.

PROPOSED RESIDENTIAL ZONING AREA BUILDING 'A' AT 1035 FULTON ST. = 24,118.06 S.F.
PROPOSED COMMERCIAL USE GROUP 6, BUILDING 'A' AT 1035 FULTON ST. = 2,525.68 S.F.
EXISTING ZONING AREA BUILDING 'B' AT 1039 FULTON ST. = 1,318.38 S.F.
EXISTING ZONING AREA BUILDING 'C' AT 1039A FULTON ST. 1,281.13 S.F.
TOTAL PROPOSED ZONING AREA = **29,243.24** S.F.

PROPOSED Z.A.= 29,243.24 < 29,388.39 THEREFORE **IN COMPLIANCE**

ZR-33-121 MAXIMUM ALLOWABLE COMMERCIAL FLOOR AREA RATIO
THE MAXIMUM FAR FOR A COMMERCIAL USE IN R7A DISTRICT = 2.0
APPLICABLE TO 'ZL2' - ZONING DISTRICT R7A/C2-4 IH
MAX. ALLOWABLE F.A. FOR A COMMERCIAL USE = 8,018.18 x 2.00 = 16,036.36 S.F.

PROPOSED COMMERCIAL ZONING AREA AT 1035 FULTON STREET = 2,525.68 S.F.
EXISTING COMMERCIAL ZONING AREA AT 1039A FULTON STREET = 645.63
TOTAL PROPOSED AND EXISTING COMM. Z.A. **3,171.31**

3,171.31 < 16,036.36 THEREFORE **IN COMPLIANCE**

ZR-77-24 THE MAX. PERCENT OF PERMITTED LOT COVERAGE ON EACH PORTION OF ZONING LOT DIVIDED BY BOUNDARY BETWEEN ZONING DISTRICTS SHALL BE DETERMINED BY THE REGULATIONS OF APPLICABLE DISTRICTS AND APPLIED SEPERATELY TO EACH PORTION OF

ZR-23-145 MAX. ALLOWABLE LOT COVERAGE (SEE DIAGRAM)
ZONING LOT IN R7A SUBJECT TO INTERIOR LOT REGULATIONS = 65.00%
ZONING LOT IN R7A/C2-4 IH SUBJECT TO CORNER LOT REGULATIONS = 80.00%

ZL1 - MAX. ALLOWABLE LOT COVERAGE = 426.77 * 0.65 = 277.40
ZL2 - MAX. ALLOWABLE LOT COVERAGE = 8,018.18 * 0.80 = 6,414.54
TOTAL PERMITTED LOT COVERAGE **6,691.94**

ZL1 - PROPOSED LOT COVERAGE = 29.47 < 277.40 THEREFORE **IN COMPLIANCE**
ZL2 - PROPOSED LOT COVERAGE = 6,164.66 < 6,414.54 THEREFORE **IN COMPLIANCE**

TOTAL PROPOSED LOT COVERAGE = 6,194.13 < 6,691.94 THEREFORE **IN COMPLIANCE**

ZR 23-22 FACTOR FOR DETERMINING MAX. NUMBER OF DWELLING UNITS = 680
MAX. ALLOWABLE # OF DWELLING UNITS = MAX. PERMITTED RES. F.A. / 680 =
= 29,388.39 (MAX Z.A.) - 3,171.31 (COMM. Z.A.) / 680 = 39
TOTAL PROPOSED # OF D.U. = 38 < 39 **IN COMPLIANCE**

ZR 35-22 BUILDINGS IN C2 DISTRICT MAPPED WITHIN R7A, STREET WALL LOCATION AND HEIGHT SETBACK REGULATIONS TO BE DETERMINED BY ZR-35-24

ZR 35-24 (b) AT LEAST 70% OF STREET WALL SHALL BE LOCATED WITHIN 8 FT. OF STREET LINE AND SHALL EXTEND TO THE MIN. BASE HEIGHT PER 35-24 TABLE A. STREET WALL LOCATION PROVISION APPLIES ONLY ALONG ONE STREET ON CORNER LOTS.

PROVIDED STREET WALL ON DOWNING STREET (100% OF STREET LINE) = 95.12' **IN COMPLIANCE**

ZR 35-24 TABLE 'A' MIN. BASE HEIGHT FOR R7A / C2-4 DISTRICT = 40
MAX. BASE HEIGHT FOR R7A / C2-4 DISTRICT = 65
MAX. ALLOWABLE BUILDING HEIGHT FOR R7A / C2-4 DISTRICT = 80
PROPOSED BUILDING HEIGHT = 80'-0" (SEE ZONING SECTIONS ON Z003) **IN COMPLIANCE**

ZR-23-32 LOT AREA & LOT WIDTH REGULATIONS
MIN. REQUIRED LOT AREA = 1,700
PROPOSED LOT AREA = 8,444.94 > 1,700 **IN COMPLIANCE**
MIN. LOT WIDTH = 18'
PROPOSED LOT WIDTH ON FULTON STREET = 65.12' > 18' **IN COMPLIANCE**
PROPOSED LOT WIDTH ON DOWNING STREET = 95.12' > 18' **IN COMPLIANCE**

ZR-23-45 FRONT YARD NOT REQUIRED
SIDE YARD NOT REQUIRED

ZR-23-541 REAR YARD IS NOT REQUIRED FOR A ZONING LOT WITHIN 100 FEET OF CORNER. **IN COMPLIANCE**

ZR-33-42 PERMITTED OBSTRUCTIONS - FOR C2 DISTRICT MAPPED WITHIN R7A, DORMERS PURSUANT TO ZR-23-621 (C) ARE PERMITTED OBSTRUCTIONS IN REQUIRED SET-BACK.

ZR-23-621 (c) PROPOSED DORMERS OVER BASE HEIGHT ON FULTON STREET AND ON DOWNING STREET ARE IN COMPLIANCE WITH THE PERMITTED OBSTRUCTIONS (SEE DIAGRAMS ON Z003)

ZR-23-84 COURT REGULATIONS
MIN. SIZE OF INNER COURT = 1,200 S.F. WITH MIN. 30' DIMENSION
PROPOSED INNER COURT = 82'0"(L) x 30'0"(D) = 2,460 S.F. > 1,200 S.F. **IN COMPLIANCE**

OUTER COURT - (SEE DORMER DIAGRAM ON Z003)

ZR-23-861 MIN. DISTANCE BETWEEN WINDOWS AND LOT LINE = 30'.
PROPOSED MIN. DISTANCE FROM WINDOW TO LOT LINE IS 30' O.K.

ZR-25-23 REQUIRED PARKING
PARKING REQUIREMENT FOR R7A / C2-4 FOR USE GROUP 2 = 50.00%

ZR-25-241 WAIVER OF REQUIREMENTS FOR ZONING LOTS < 10,000 S.F. IN R7A = 30.00%
REQUIRED NUMBER OF PARKING SPACES FOR RESIDENTIAL = 38 x 0.3 = 11.40 SPACES

ZR-36-33 IN C2-4 FOR RESIDENCES THE NUMBER OF REQUIRED PARKING FACILITIES IS IN ACCORDANCE WITH ZR 25-23 ABOVE AND MODIFICATIONS BELOW.

ZR-36-21 REQUIRED PARKING SPACES FOR COMMERCIAL USE IN C2-4 = 1 PER 1000 S.F.
REQUIRED PARKING FOR COMMERCIAL = 3,171.31 (TOTAL CM) / 1000 = 3.17 SPACES

TOTAL REQUIRED NUMBER OF PARKING SPACES =3.17 + 11.4 = 15 SPACES

ZR-25-261 WAIVER OF REQUIREMENTS FOR SMALL NUMBER OF SPACES IN R7A = 15
REQUIRED NUMBER OF SPACES (15) <= 15 THEREFORE **WAIVED**

ZR36-36 WAIVER OF REQUIREMENTS FOR SMALL NUMBER OF SPACES IN C2-4 IS SAME AS IN ZR-25-261 ABOVE THEREFORE **WAIVED**

ZR36-62 REQUIRED ACCESSORY OFF STREET LOADING BERTH
C2-4 MAPPED IN R7A NONE REQUIRED FOR THE FIRST 25,000 S.F. OF PROVIDED COMM.

TOTAL PROPOSED AND EXISTING COMMERCIAL ZONING AREA ON ENTIRE SITE = 3,171.31 S.F.
3,171.31 < 25,000 S.F. THEREFORE NONE REQUIRED => NONE PROVIDED **IN COMPLIANCE**

ZR-25-81 REQUIRED BICYCLE PARKING SPACES USE GROUP 2 = 1 PER 2 DWELLING UNITS
REQUIRED FOR BUILDING A = 35 D.U. x 50% = 18
MINIMUM REQUIRED SIZE PER BIKE = 15 S.F. x 18 SPACES = 270.00

PROVIDED BICYCLE STORAGE ROOM ON FIRST FLOOR = 272.05
PROPOSED BICYCLE PARKING = 272.05 >= 270 **IN COMPLIANCE**

CHAPTER 8: THE QUALITY HOUSING PROGRAM

ZR-28-33 REQUIRED ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE PER ZR 26-41.
LOT FRONTAGE ON FULTON STREET = 65.12'
REQUIRED # STREET TREES 65.12 / 25 = 3
LOT FRONTAGE ON DOWNING STREET = 95.12' S.F.
REQUIRED # STREET TREES 95.12 / 25 = 4

TOTAL NUMBER OF REQUIRED STREET TREES = 7

PROPOSED NUMBER OF TREES ON FULTON STREET = 2
PROPOSED NUMBER OF TREES ON DOWNING STREET = 3
PROPOSED NUMBER OF TREES TO BE PLANTED AT ALTERNATIVE LOCATION = 2
TOTAL PROPOSED NUMBER OF STREET TREES = 7 **IN COMPLIANCE**

ZR-28-20 MIN. SIZE OF D.U. IS LARGER THAN 400 S.F. ; **IN COMPLIANCE**

ZR-28-22 ALL WINDOWS ARE DOUBLE GLAZED ; **IN COMPLIANCE**

ZR-28-23 ONE ENCLOSED REFUSE STORAGE IS REQUIRED AND PROVIDED @ EACH FLOOR.
REFUSE STORAGE & REMOVAL ROOM IS REQUIRED @ 2.9 C.F. / D.U. = 35 x 2.9 = 101.5 C.F.
PROVIDED TRASH COMPACTOR ROOM AT CELLAR = 966 C.F. > 101.5 **IN COMPLIANCE**

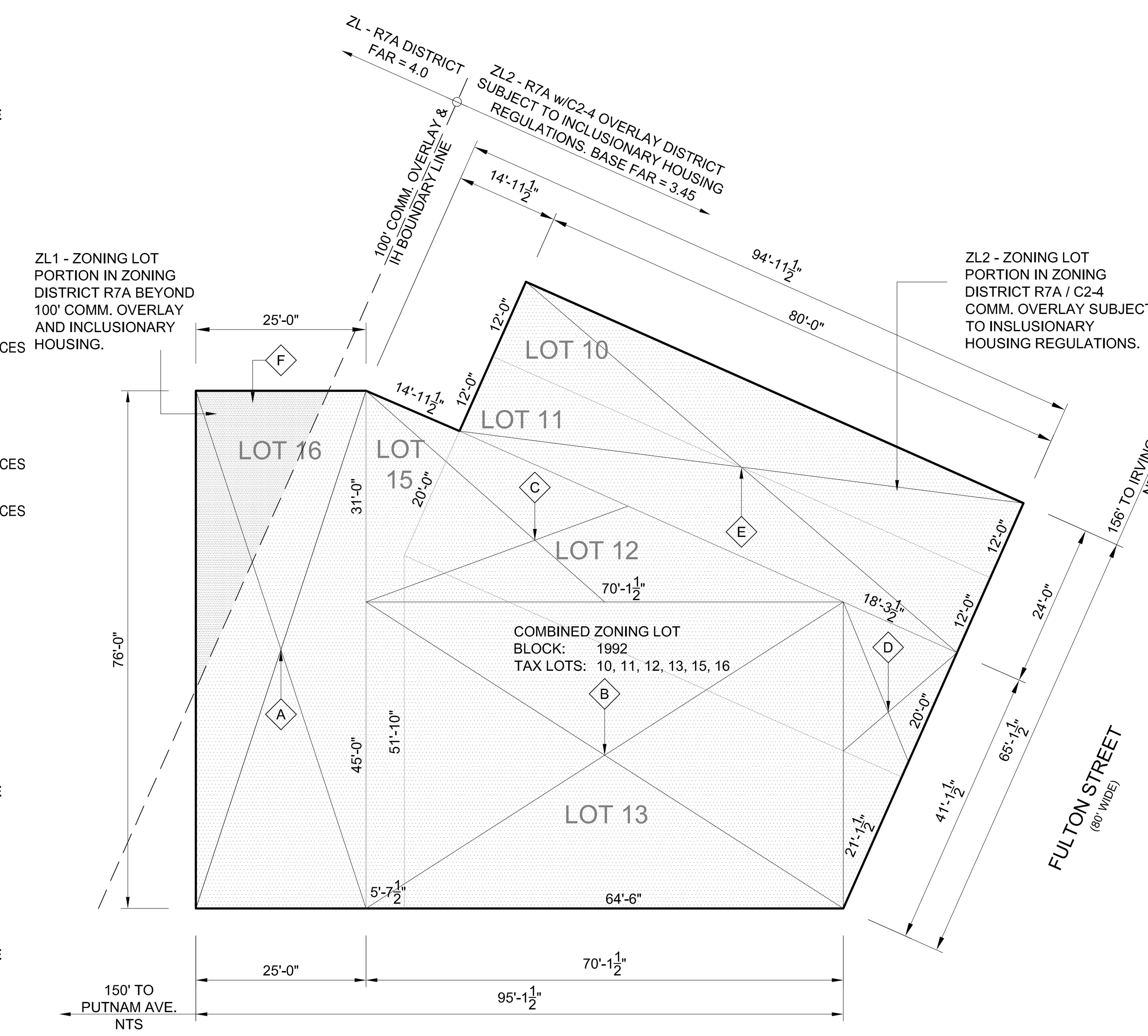
ZR-28-24 AT LEAST ONE WASHING MACHINE REQUIRED PER 20 D.U. = 49 /20 ~ 3 WASHING MACHINES
AT LEAST ONE DRYER REQUIRED PER 40 D.U.
5 WASHING MACHINES AND 5 DRYERS ARE PROVIDED AT LAUNDRY ROOM IN CEL **IN COMPLIANCE**

ZR-28-31 RECREATION SPACE IS REQUIRED AND PROVIDED AT FIRST FLOOR
MIN. REQUIRED AREA OF RECREATION = 24,118.06 x 3.3% = 795.90 S.F.

PROVIDED RECREATION AREA AT FIRST FLOOR = 802.35 S.F.
802.35 > 795.90 **IN COMPLIANCE**
NOTE: ONLY 788.00 ARE EXCLUDED FROM THE RESIDENTIAL ZONING AREA.

ZR-28-25 WHERE MORE THAN 50% OF CORRIDOR AREA HAS DIRECT VIEW LINE TO A WINDOW OF MIN. 20 SQ.FT. THAT CORRIDOR IS 50% DEDUCTABLE.

ZR-28-41 CORRIDORS SERVING LESS THAN 11 D.U. ARE 50% DEDUCTABLE.



DOWNING STREET (60' WIDE)

SITE AREA DIAGRAM
SCALE 1/16"=1'-0"

ZL1 - LOT AREA IN ZONING DISTRICT R7A
ZL2 - LOT AREA IN ZONING DISTRICT R7A/C2-4 IH

ENTIRE SITE AREA CALCULATIONS (LOTS 10, 11, 12, 13, 15, 16)

A	25' - 0" x 76'- 0"	=	1,900.00	SQ.FT.
B	70' - 1.5" x 45'- 0"	=	3,162.40	SQ.FT.
C	70' - 1.5" x 31'- 0" / 2	=	1,086.61	SQ.FT.
D	41' - 1.5" x 18'- 3.5" / 2	=	375.93	SQ.FT.
E	24' - 0" x 80'- 0"	=	1,920.00	SQ.FT.

SITE AREA = A + B + C + D + E = **8,444.94** SQ.FT.
= 1,900.00 + 3,162.40 + 1,086.61 + 375.93 + 1,920.00

ZL1 AREA - ZONING LOT PORTION IN DISTRICT R7A
F 43' - 9.5" x 19'- 6" / 2 = **426.77** SQ.FT.

ZL2 AREA - ZONING LOT PORTION IN DISTRICT R7A/C2-4 IH
ZL2 AREA = A + B + C + D + E - F = **8,018.18** SQ.FT.
= 8,444.94 - 426.77

TAX LOTS AREA CALCULATIONS
LOT 10 AREA CALCULATIONS (1039A FULTON ST.)
10: 12' - 0" x 80'- 0" = 960.00 SQ.FT.
LOT 11 AREA CALCULATIONS (1039 FULTON ST.)
11: 12' - 0" x 80'- 0" = 960.00 SQ.FT.
LOT 12 AREA CALCULATIONS (1035 FULTON ST.)
12: 20' - 0" x 80'- 0" = 1,600.00 SQ.FT.
LOT 13 AREA CALCULATIONS (1035 FULTON ST.)
13: SEE DIAGRAM = 2,516.29 SQ.FT.
LOT 15 AREA CALCULATIONS (1035 FULTON ST.)
15: SEE DIAGRAM = 508.65 SQ.FT.
LOT 16 AREA CALCULATIONS (1035 FULTON ST.)
16: 25' - 0" x 76'- 0" = 1,900.00 SQ.FT.

SITE AREA = 10 + 11 + 12 + 13 + 15 + = **8,444.94** SQ.FT.
= 960.00 + 960.00 + 1,600.00 + 2,516.29 + 508.65 + 1,900.00

TAX LOT 13 AREA CALCULATIONS
A 80' - 0" x 21'- 1.5" / 2 = 845.20 SQ.FT.
B 64' - 6" x 51'- 10" / 2 = 1,671.09 SQ.FT.

TAX LOT 13 AREA = A + B = **2,516.29** SQ.FT.
= 844.78 + 1,671.09

TAX LOT 15 AREA CALCULATIONS
C 14' - 11.5" x 20'- 0" / 2 = 149.38 SQ.FT.
D 5' - 7.5" x 24'- 2" / 2 = 67.72 SQ.FT.
E 5' - 7.5" x 51'- 10" = 291.56 SQ.FT.

TAX LOT 15 AREA = C + D + E = **508.65** SQ.FT.
= 150.28 + 67.81 + 290.48

LOT COVERAGE CALCULATIONS

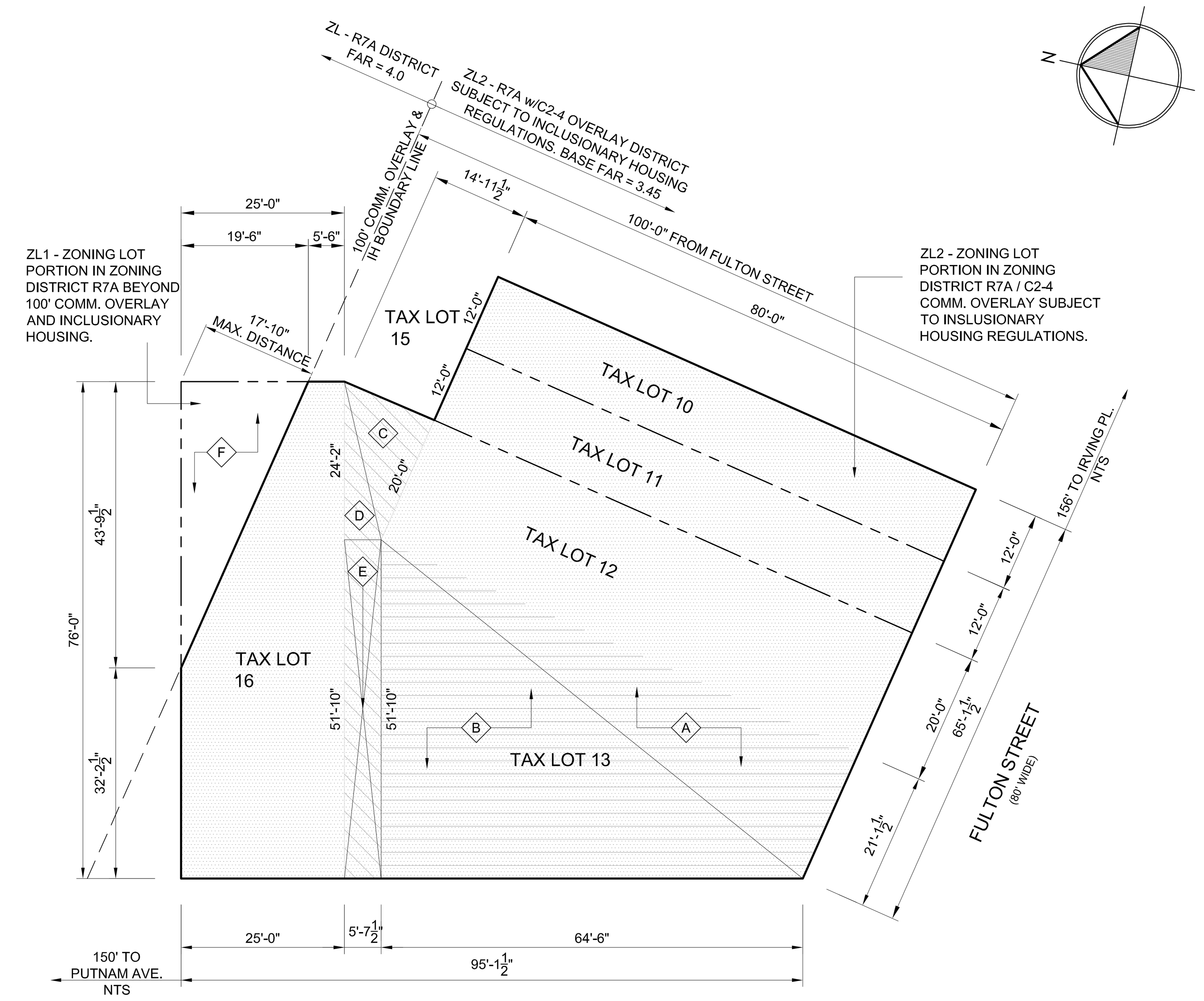
ZL1 - LOT COVERAGE CALCULATION
J 5' - 1.5" x 11'- 6" / 2 = 29.47 SQ.FT.

ZL1 - LOT COVERAGE = **29.47** SQ.FT.

ZL2 - LOT COVERAGE CALCULATION

A	54' - 5" x 44'- 0"	=	2,394.33	SQ.FT.
B	40' - 7" x 37'- 9.5	=	1,533.71	SQ.FT.
C	17' - 9" x 1'- 7"	=	28.10	SQ.FT.
D	23' - 7.5" x 17'- 11" / 2	=	211.64	SQ.FT.
E	28' - 10.5" x 6'- 9" / 2	=	97.45	SQ.FT.
F	18' - 1.5" x 40'- 8.5" / 2	=	368.92	SQ.FT.
G	18' - 3.5" x 24'- 0"	=	439.00	SQ.FT.
H	44' - 11" x 24'- 5"	=	1,096.72	SQ.FT.
I	12' - 1.5 x 2'- 0"	=	24.25	SQ.FT.
J	5' - 1.5" x 11'- 6" / 2	=	29.47	SQ.FT.

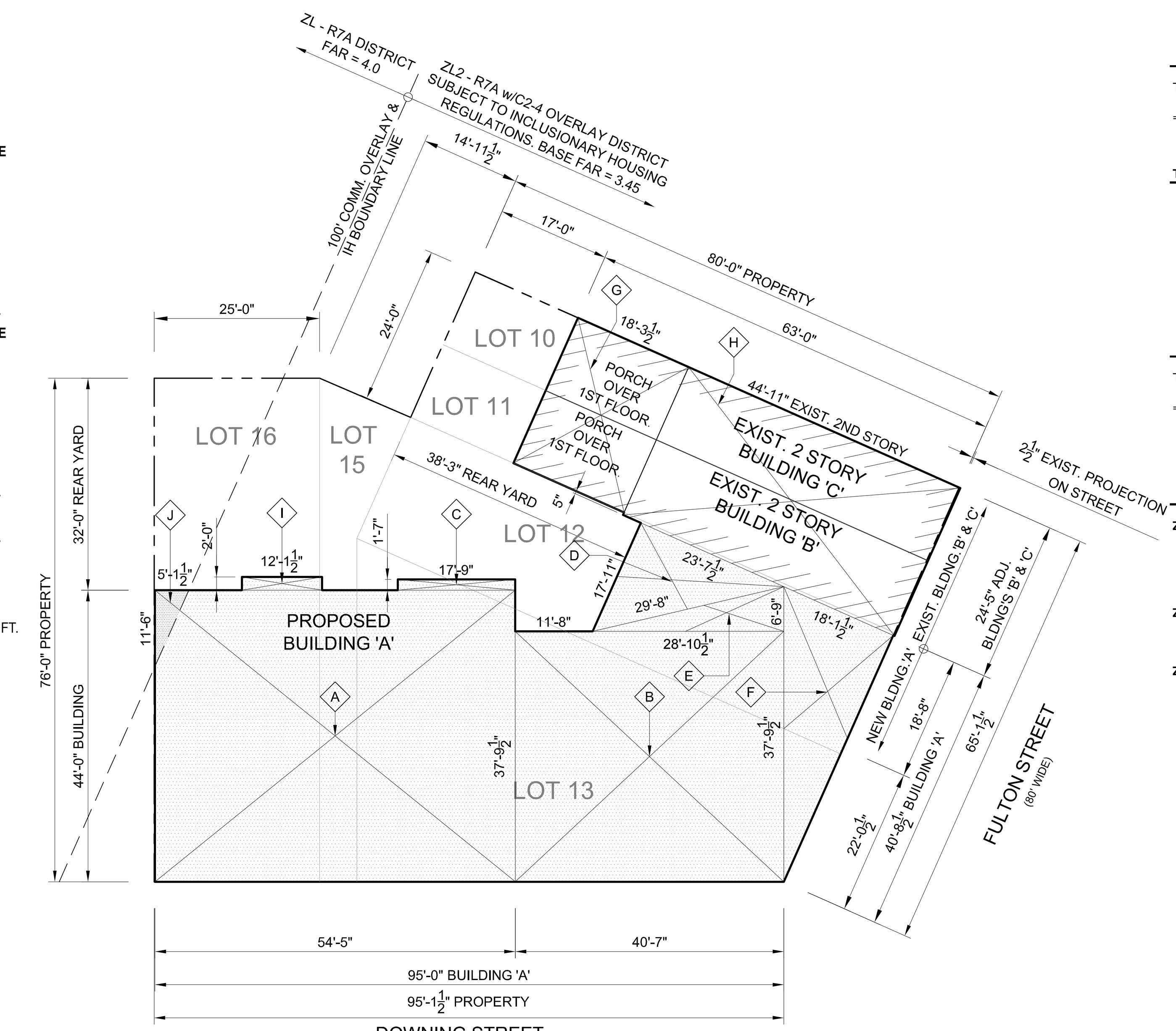
ZL2 - LOT COVERAGE = A+B+C+D+E+F+G+H+I-J =
= 2,394.33+ 1,533.71+ 28.10+ 211.64+ 97.45+
+ 368.92+ 439.00+ 1,096.72+ 24.25- 29.47 = **6,164.66** SQ.FT.



DOWNING STREET (60' WIDE)

ZONING LOT AREA DIAGRAMS
SCALE 1/16"=1'-0"

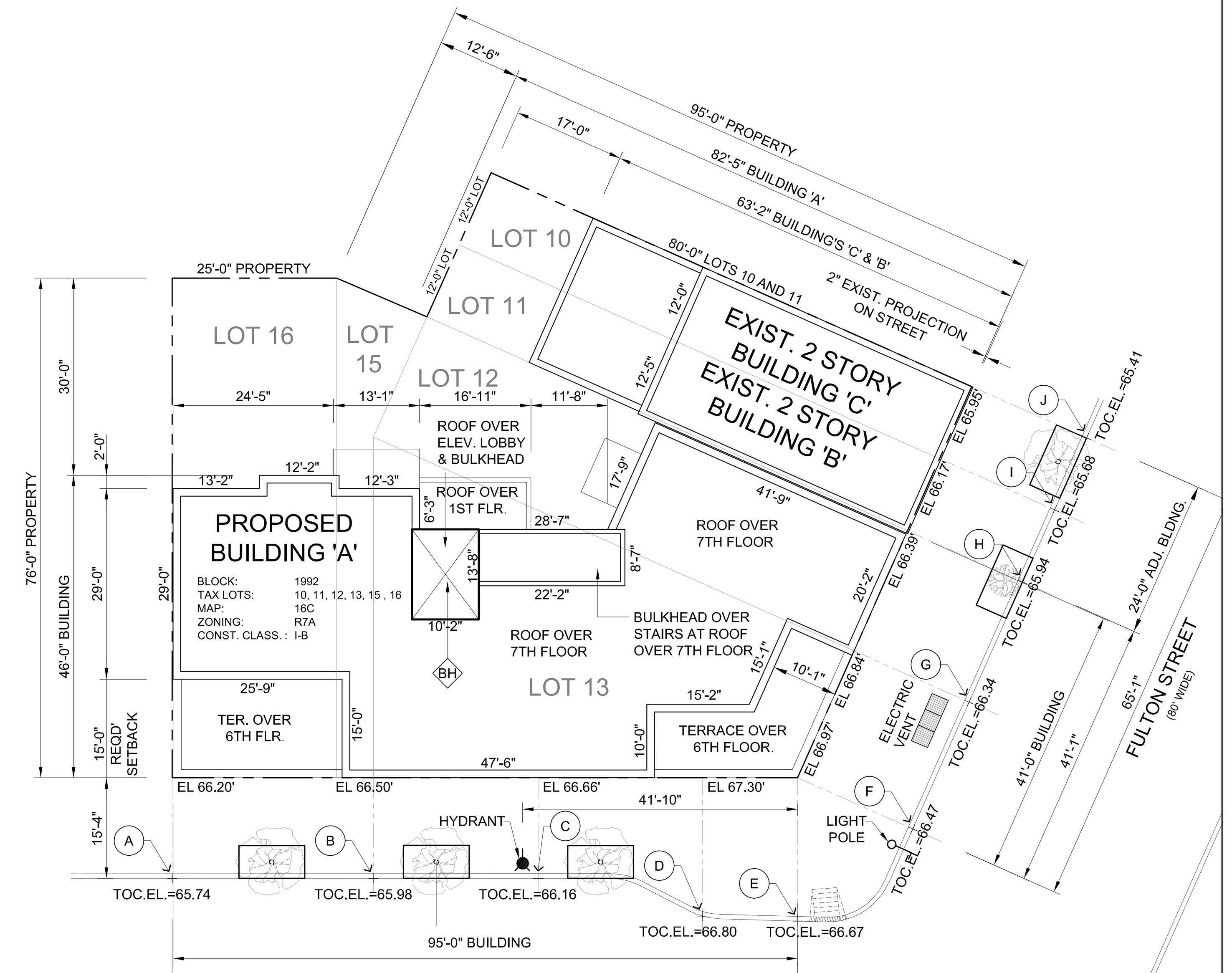
TAX LOT 13 AREA
TAX LOT 15 AREA
ZL1 - ZONING LOT PORTION IN ZONING DISTRICT R7A BEYOND 100' COMM. OVERLAY AND INCLUSIONARY HOUSING.
ZL2 - ZONING LOT PORTION IN ZONING DISTRICT R7A w/C2-4 SUBJECT TO INCLUSIONARY HOUSING REGULATIONS.



DOWNING STREET (60' WIDE)

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

NEW BUILDING 'A' AT 1035 FULTON STREET
EXISTING BUILDINGS 'B' AND 'C' AT 1039 AND 1039A FULTON STREET RESPECTIVELY
LOT COVERAGE ON ZONING LOT PORTION ZL-1 BEYOND COMM. OVERLAY & IH REGULATIONS.



SITE & ROOF PLANS
SCALE 1/16"=1'-0"

DOWNING STREET (60' WIDE)

SUMMARY OF FLOOR AREAS

SUMMARY OF FLOOR AREAS BUILDING 'A' AT 1035 FULTON ST.

FLR.	GROSS AREA	RES. G. AREA	QUALITY HOUSING DEDUCTIONS: CORR. 50%	CORR. 100%	REFUSE ST.	RECREATION	MECH. DEDUCT.	EXT. WALLS DEDUCT.	BICYCLE ST. EXEMPTION	COMM. Z. AREA	RES. Z. AREA	1035 FULTON Z. AREA	BLDNG 'B' 1039 FULTON RES. Z. AREA	BLDNG 'B' COMM. Z. AREA	BLDNG 'C' 1039A FULTON RES. Z. AREA	BLDNG 'C' COMM. Z. AREA	TOTAL Z.A. TOTAL RES. Z. AREA	TOTAL COMM. Z. AREA	RESIDENTIAL+ COMMERCIAL
CELLAR		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
1ST	4,604.33	1,808.65	0.00	464.41	5.56	788.00	1.07	116.35	270.00	2,525.68	433.26	2,958.94	763.25		99.00	645.63	1,295.51	3,171.31	4,466.82
2ND	4,518.18	4,518.18	0.00	313.41	17.56		81.55	92.26			4,013.39	4,013.39	555.13		536.50		5,105.02		5,105.02
3RD	4,518.18	4,518.18	0.00	313.41	17.56		81.55	92.26			4,013.39	4,013.39					4,013.39		4,013.39
4TH	4,518.18	4,518.18	0.00	313.41	17.56		81.55	92.26			4,013.39	4,013.39					4,013.39		4,013.39
5TH	4,518.18	4,518.18	0.00	313.41	17.56		81.55	92.26			4,013.39	4,013.39					4,013.39		4,013.39
6TH	4,518.18	4,518.18	0.00	313.41	17.56		81.55	92.26			4,013.39	4,013.39					4,013.39		4,013.39
7TH	3,774.58	3,774.58	104.23	0.00	17.56		62.68	120.76			3,469.36	3,469.36					3,469.36		3,469.36
ROOF	148.51	148.51	NA	NA	NA	NA	NA	NA	NA	NA	148.51	148.51					148.51		148.51
TOTAL	**31,118.30**	**28,322.61**	**104.23**	**2,031.47**	**110.92**	**788.00**	**471.51**	**698.42**	**270.00**	**2,525.68**	**24,118.06**	**26,643.74**	**1,318.38**	**0.00**	**635.50**	**645.63**	**26,071.94**	**3,171.31**	**29,243.24**

LEGEND:
BDRM. - BEDROOM
CORR - CORRIDOR
COMM. - COMMERCIAL
DU - DWELLING UNIT
GA - GROSS AREA
IH - INCLUSIONARY HOUSING
RES - RESIDENTIAL

SCHEDULE OF DWELLING UNITS

SCHEDULE OF D.U.'S 1035 FULTON ST.

FLR.	DWELLING UNITS: 2 BDRM.	1 BDRM.	STUDIO	NUMBER OF DU	# OF D.U. 1039 FULTON	# OF D.U. 1039A FULTON	TOTAL NUMBER OF D.U.'S
CELLAR					NA	NA	
1ST	0	0	0	0	1		1
2ND	2	3	1	6	1	1	8
3RD	2	3	1	6			6
4TH	2	3	1	6			6
5TH	2	3	1	6			6
6TH	2	3	1	6			6
7TH	3	1	1	5			5
ROOF	NA	NA	NA	NA			
TOTAL	**13**	**16**	**6**	**35**	**2**	**1**	**38**

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
NYC Development Hub

DATUM EL. / BASE PLANE EL. CALCULATION

AS PER SURVEY DATED DATED 12/10/2012

DOWNING ST. LENGTH		FULTON ST. LENGTH	
95' - 1.5"		65' - 1.5"	
MARK	EL.	MARK	EL.
A	65.74	F	66.47
B	65.98	G	66.34
C	66.16	H	65.94
D	66.80	I	65.85
E	66.67	J	65.68
AVERAGE EL.	66.27		66.06

= [(A thru) / 5] x 95'-1.5" + [(F thru / 5] x 65'-1.5"
95'-1.5" + 65'-1.5"

= (66.27 x 95'-1.5") + (66.06 x 65'-1.5") = **66.18**
160'-3"

PROGRESS DRAWINGS IN PROCESS OF COORDINATION

OWNER / DEVELOPER:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:		DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY. 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-2266 F: (718) 332-2274 E: blevin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St. 9th Floor New York NY 10001 212-268-5600 info@issacstern.com issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	ZONING ANALYSIS SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4.	REGISTERED ARCHITECT RAMY ISSAC 018258 STATE OF NEW YORK	Z001.00

NAME: S:\ALLWORKS\1035 FULTON STREET\PRES\ARCHITECTURAL\2013-12-09 FILING SET NO DOUBLE RETAIL\Z001-003.DWG DATE: JAN 16, 2014 TIME: 9:12 AM

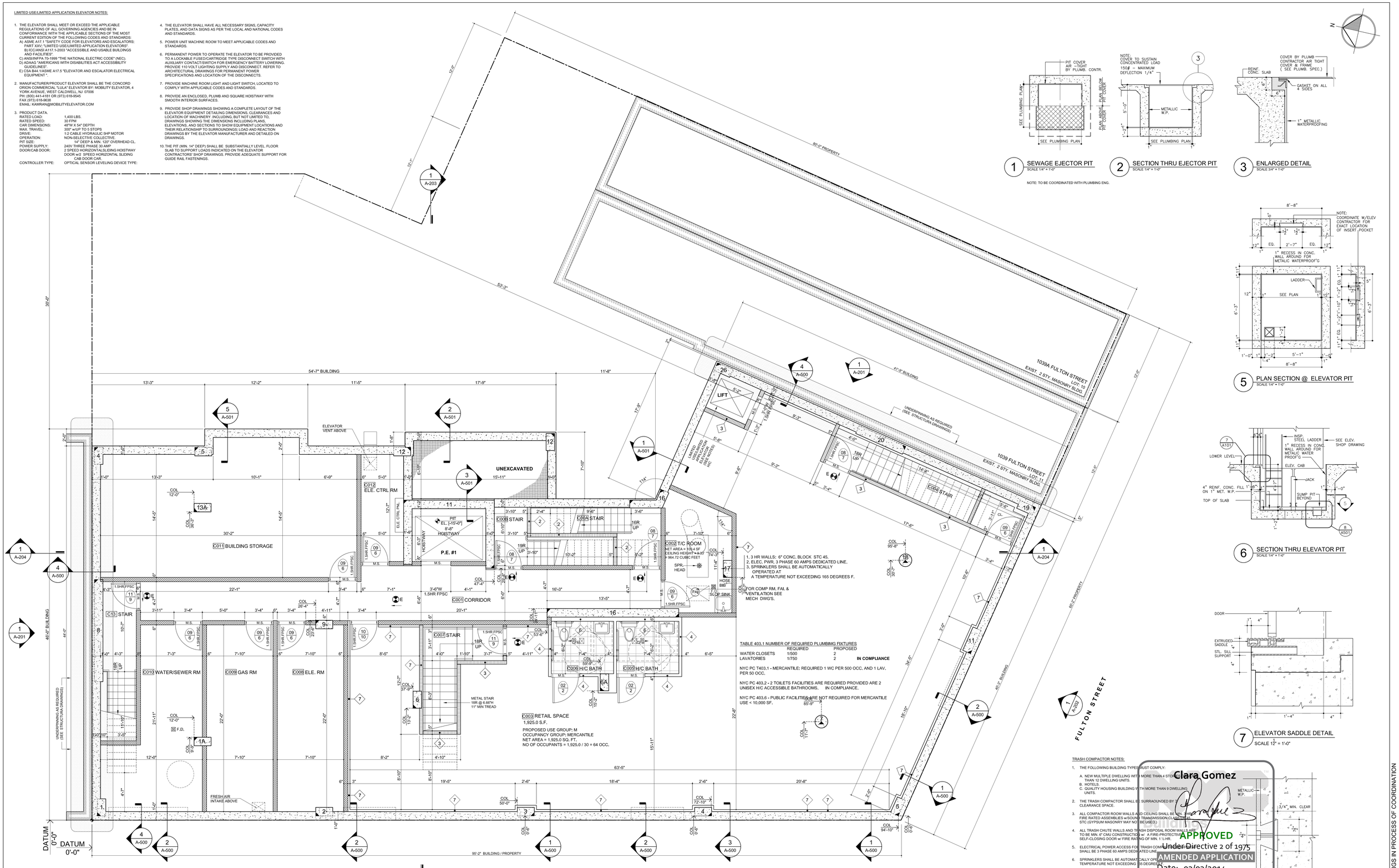
DEPT OF BLDGS 500991739 Job Number
E581671489 Scan Code

LIMITED USE/LIMITED APPLICATION ELEVATOR NOTES:

1. THE ELEVATOR SHALL MEET OR EXCEED THE APPLICABLE REGULATIONS OF ALL GOVERNING AGENCIES AND BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MOST CURRENT EDITION OF THE FOLLOWING CODES AND STANDARDS:
   A) ASME A17.1 "SAFETY CODE FOR ELEVATORS AND ESCALATORS: PART XXV; "LIMITED USE/LIMITED APPLICATION ELEVATORS".
   B) ICC/ANSI A117.1-2003 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".
   C) ANSI/NFPA 70-1999 "THE NATIONAL ELECTRIC CODE" (NEC)
   D) ADA/ADAA "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES".
   E) CSA B44.1/ASME A17.5 "ELEVATOR AND ESCALATOR ELECTRICAL EQUIPMENT ".
2. MANUFACTURER/PRODUCT.ELEVATOR SHALL BE THE CONCORD ORION COMMERCIAL "LULA" ELEVATOR BY: MOBILITY ELEVATOR, 4 YORK AVENUE, WEST CALDWELL, NJ 07006
   PH: (800) 441-4161 OR (973) 618-9645
   FAX (973) 618-0638
   EMAIL: KAMRAN@MOBILITYELEVATOR.COM
3. PRODUCT DATA.

RATED LOAD:	1,400 LBS.
RATED SPEED:	30 FPM
CAR DIMENSIONS:	48"W X 54" DEPTH
MAX. TRAVEL:	300" w/UP TO 5 STOPS
DRIVE:	1-2 CABLE HYDRAULIC 5HP MOTOR
OPERATION:	NON-SELECTIVE COLLECTIVE.
PIT SIZE:	14" DEEP & MIN. 120" OVERHEAD CL.
POWER SUPPLY:	240V THREE PHASE 30 AMP
DOOR/CAB DOOR:	2 SPEED HORIZONTAL SLIDING HOISTWAY DOOR w/2 SPEED HORIZONTAL SLIDING CAB DOOR CAR.
CONTROLLER TYPE:	OPTICAL SENSOR LEVELING DEVICE TYPE:

4. THE ELEVATOR SHALL HAVE ALL NECESSARY SIGNS, CAPACITY PLATES, AND DATA SIGNS AS PER THE LOCAL AND NATIONAL CODES AND STANDARDS.
5. POWER UNIT MACHINE ROOM TO MEET APPLICABLE CODES AND STANDARDS.
6. PERMANENT POWER TO OPERATE THE ELEVATOR TO BE PROVIDED TO A LOCKABLE FUSED/CARTRIDGE TYPE DISCONNECT SWITCH WITH AUXILIARY CONTACT/SWITCH FOR EMERGENCY BATTERY LOWERING. PROVIDE 110 VOLT LIGHTING SUPPLY AND DISCONNECT. REFER TO ARCHITECTURAL DRAWINGS FOR PERMANENT POWER SPECIFICATIONS AND LOCATION OF THE DISCONNECTS.
7. PROVIDE MACHINE ROOM LIGHT AND LIGHT SWITCH, LOCATED TO COMPLY WITH APPLICABLE CODES AND STANDARDS.
8. PROVIDE AN ENCLOSED, PLUMB AND SQUARE HOISTWAY WITH SMOOTH INTERIOR SURFACES.
9. PROVIDE SHOP DRAWINGS SHOWING A COMPLETE LAYOUT OF THE ELEVATOR EQUIPMENT DETAILING DIMENSIONS, CLEARANCES AND LOCATION OF MACHINERY. INCLUDING, BUT NOT LIMITED TO, DRAWINGS SHOWING THE DIMENSIONS INCLUDING PLANS, ELEVATIONS, AND SECTIONS TO SHOW EQUIPMENT LOCATIONS AND THEIR RELATIONSHIP TO SURROUNDINGS; LOAD AND REACTION DRAWINGS BY THE ELEVATOR MANUFACTURER AND DETAILED ON DRAWINGS.
10. THE PIT (MIN. 14" DEEP) SHALL BE SUBSTANTIALLY LEVEL. FLOOR SLAB TO SUPPORT LOADS INDICATED ON THE ELEVATOR CONTRACTORS' SHOP DRAWINGS. PROVIDE ADEQUATE SUPPORT FOR GUIDE RAIL FASTENINGS.



1. 3 HR WALLS: 6" CONC. BLOCK STC 45.
2. ELEC. PWR. 3 PHASE 60 AMPS DEDICATED LINE.
3. SPRINKLERS SHALL BE AUTOMATICALLY OPERATED AT A TEMPERATURE NOT EXCEEDING 165 DEGREES F.

FOR COMP RM, FAI, & VENTILATION SEE MECH DWG'S.

TABLE 403.1 NUMBER OF REQUIRED PLUMBIMG FIXTURES

	REQUIRED	PROPOSED	
WATER CLOSETS	1/500	2	
LAVATORIES	1/750	2	IN COMPLIANCE

NYC PC T403.1 - MERCANTILE: REQUIRED 1 WC PER 500 OCC. AND 1 LAV. PER 50 OCC.

NYC PC 403.2 - 2 TOILETS FACILITIES ARE REQUIRED PROVIDED ARE 2 UNISEX H/C ACCESSIBLE BATHROOMS. IN COMPLIANCE.

NYC PC 403.6 - PUBLIC FACILITIES ARE NOT REQUIRED FOR MERCANTILE USE < 10,000 SF.

CELLAR PLAN
GROSS AREA: 6,339.5 S.F.
SCALE: 1/4" = 1'-0"
T.O.C. EL. = +56.54' [-10'-0"]

1 SEWAGE EJECTOR PIT — SCALE 1/4" = 1'-0"
2 SECTION THRU EJECTOR PIT — SCALE 1/4" = 1'-0"
3 ENLARGED DETAIL — SCALE 3/4" = 1'-0"

NOTE: TO BE COORDINATED WITH PLUMBING ENG.

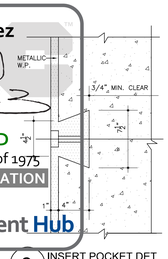
5 PLAN SECTION @ ELEVATOR PIT — SCALE 1/4" = 1'-0"

6 SECTION THRU ELEVATOR PIT — SCALE 1/4" = 1'-0"

7 ELEVATOR SADDLE DETAIL — SCALE 12" = 1'-0"

TRASH COMPACTOR NOTES:

1. THE FOLLOWING BUILDING TYPES MUST COMPLY:
   A. NEW MULTIPLE DWELLING WITH MORE THAN 4 STORIES AND MORE THAN 12 DWELLING UNITS.
   B. HOTELS.
   C. QUALITY HOUSING BUILDING WITH MORE THAN 9 DWELLING UNITS.
2. THE TRASH COMPACTOR SHALL BE SURROUNDED BY 3/4" MIN. CLEARANCE SPACE.
3. ALL COMPACTOR ROOM WALLS AND CEILING SHALL BE MIN. THREE HOUR FIRE RATED ASSEMBLIES w/SOUND TRANSMISSION CLASS (STC) AS STC (GYPSUM MASONRY MAY NOT BE USED.)
4. ALL TRASH CHUTE WALLS AND TRASH DISPOSAL ROOM WALLS SHALL BE TO BE MIN. 6" CMU CONSTRUCTION w/ A FIRE-PROTECTIVE COATING. SELF-CLOSING DOOR w/ FIRE RATING OF MIN. 1 ½ HR.
5. ELECTRICAL POWER ACCESS FOR TRASH COMPACTOR SHALL BE 3 PHASE 60 AMPS DEDICATED LINE.
6. SPRINKLERS SHALL BE AUTOMATICALLY OPERATED AT A TEMPERATURE NOT EXCEEDING 165 DEGREES F.
7. PROVIDE FRESH AIR INTAKE VIA MECHANICAL VENTILATION AND WINDOW DUCT.
8. WITHIN TRASH COMPACTOR ROOM FLOOR SHALL BE SLOPED TO DRAIN CONNECTED TO THE BUILDING DRAIN SYSTEM AS SHOWN ON PLUMBING DWG'S.
9. MECHANICAL EQUIPMENT SPACES AND SHAFTS WITH AN STC OF 50, AND INCINERATOR CHARGING CHUTES MUST COMPLY WITH 27-770(A)(2) AND (B).



8 INSERT POCKET DET. — SCALE 12" = 1'-0"

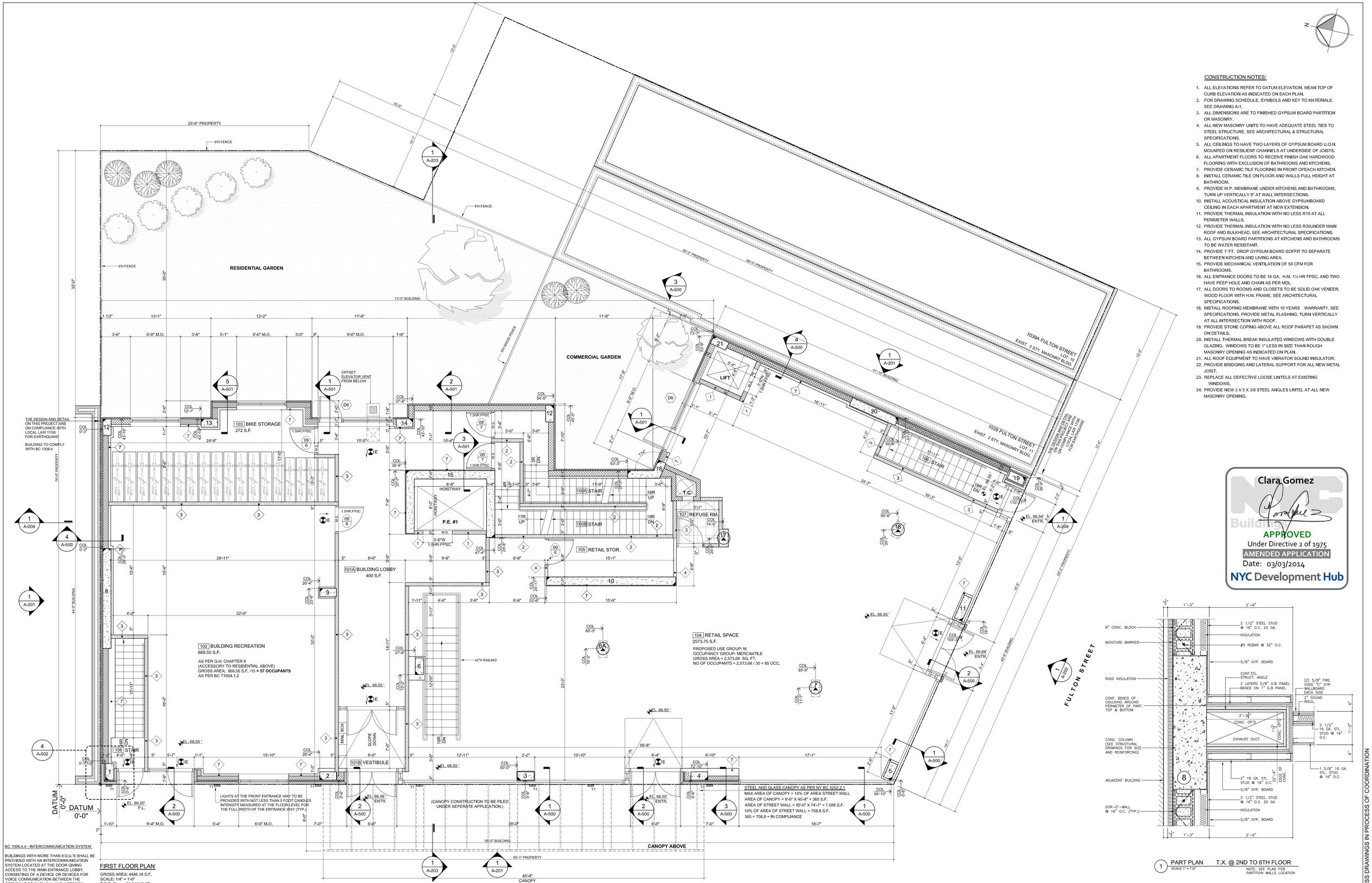
Clara Gomez
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
NYC Development Hub

PROGRESS DRAWINGS IN PROCESS OF COORDINATION

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:	DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY. 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-0266 F: (718) 332-0274 E: tblevin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St, 9th Floor New York NY 10001 212-268-5600 info@issacstern.com issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	CELLAR PLAN SCALE: AS SHOWN	1. ISSUED 06-19-2013 2. REV. 12-11-2013 3. 4.	A-101.00

REGISTERED ARCHITECT — ANTHONY ISSAC — No. 016238 — STATE OF NEW YORK

DEPT OF BLDGS 520991739 Job Number | E324567456 3 Scan Code



BC 1008.4.4 - INTERCOMMUNICATION SYSTEM

BUILDINGS WITH MORE THAN 8 D.U.'S SHALL BE PROVIDED WITH AN INTERCOMMUNICATION SYSTEM LOCATED AT THE DOOR GIVING ACCESS TO THE MAIN ENTRANCE LOBBY, CONSISTING OF A DEVICE OR DEVICES FOR VOICE COMMUNICATION BETWEEN THE OCCUPANT OF EACH D.U. AND A PERSON OUTSIDE THE DOOR TO THE MAIN ENTRANCE LOBBY, AND PERMITTING SUCH D.U. OCCUPANT TO RELEASE THE LOCKING MECHANISM OF SAID DOOR FROM THE D.U. IN BUILDINGS PROVIDED WITH A FULL-TIME LOBBY ATTENDANT, THE INTERCOMMUNICATION

FIRST FLOOR PLAN

GROSS AREA: 4486.16 S.F.
SCALE: 1/4" = 1'-0"
T.O.C. EL. = +66.54' [±0'-0"]

APPENDIX C - REQUIRED WINDOW NOISE ATTENUATION

ALL WINDOWS IN BOTH RESIDENTIAL/COMMERCIAL USES MUST BE PROVIDED WITH A CLOSED WINDOW CONDITION WITH A MINIMUM OF 40 DBA WINDOW-WALL ATTENUATION ON ALL FAÇADES IN ORDER TO MAINTAIN AN INTERIOR NOISE LEVEL OF 45 DBA. SPECIAL DESIGN FEATURES THAT GO BEYOND THE NORMAL DOUBLE-GLAZED WINDOWS ARE NECESSARY. IN ORDER TO MAINTAIN A CLOSED-WINDOW

CONSTRUCTION NOTES:

1. ALL ELEVATIONS REFER TO DATUM ELEVATION, MEAN TOP OF CURB ELEVATION AS INDICATED ON EACH PLAN.
2. FOR DRAWING SCHEDULE, SYMBOLS AND KEY TO MATERIALS, SEE DRAWING A-1.
3. ALL DIMENSIONS ARE TO FINISHED GYPSUM BOARD PARTITION OR MASONRY.
4. ALL NEW MASONRY UNITS TO HAVE ADEQUATE STEEL TIES TO STEEL STRUCTURE, SEE ARCHITECTURAL & STRUCTURAL SPECIFICATIONS.
5. ALL CEILINGS TO HAVE TWO LAYERS OF GYPSUM BOARD U.O.N. MOUNTED ON RESILIENT CHANNELS AT UNDERSIDE OF JOISTS.
6. ALL APARTMENT FLOORS TO RECEIVE FINISH OAK HARDWOOD FLOORING WITH EXCLUSION OF BATHROOMS AND KITCHENS.
7. PROVIDE CERAMIC TILE FLOORING IN FRONT OFEACH KITCHEN.
8. INSTALL CERAMIC TILE ON FLOOR AND WALLS FULL HEIGHT AT BATHROOM.
9. PROVIDE W.P. MEMBRANE UNDER KITCHENS AND BATHROOMS, TURN UP VERTICALLY 8" AT WALL INTERSECTIONS.
10. INSTALL ACOUSTICAL INSULATION ABOVE GYPSUMBOARD CEILING IN EACH APARTMENT AT NEW EXTENSION.
11. PROVIDE THERMAL INSULATION WITH NO LESS R19 AT ALL PERIMETER WALLS.
12. PROVIDE THERMAL INSULATION WITH NO LESS R30UNDER MAIN ROOF AND BULKHEAD. SEE ARCHITECTURAL SPECIFICATIONS.
13. ALL GYPSUM BOARD PARTITIONS AT KITCHENS AND BATHROOMS TO BE WATER RESISTANT.
14. PROVIDE 1' FT. DROP GYPSUM BOARD SOFFIT TO SEPARATE BETWEEN KITCHEN AND LIVING AREA.
15. PROVIDE MECHANICAL VENTILATION OF 50 CFM FOR BATHROOMS.
16. ALL ENTRANCE DOORS TO BE 16 GA. H.M. 1½ HR FPSC. AND TWO HAVE PEEP HOLE AND CHAIN AS PER MDL.
17. ALL DOORS TO ROOMS AND CLOSETS TO BE SOLID OAK VENEER, WOOD FLOOR WITH H.M. FRAME, SEE ARCHITECTURAL SPECIFICATIONS.
18. INSTALL ROOFING MEMBRANE WITH 10 YEARS WARRANTY, SEE SPECIFICATIONS. PROVIDE METAL FLASHING, TURN VERTICALLY AT ALL INTERSECTION WITH ROOF.
19. PROVIDE STONE COPING ABOVE ALL ROOF PARAPET AS SHOWN ON DETAILS.
20. INSTALL THERMAL BREAK INSULATED WINDOWS WITH DOUBLE GLAZING. WINDOWS TO BE 1" LESS IN SIZE THAN ROUGH MASONRY OPENING AS INDICATED ON PLAN.
21. ALL ROOF EQUIPMENT TO HAVE VIBRATOR SOUND INSULATOR.
22. PROVIDE BRIDGING AND LATERAL SUPPORT FOR ALL NEW METAL JOIST.
23. REPLACE ALL DEFECTIVE LOOSE LINTELS AT EXISTING WINDOWS.
24. PROVIDE NEW 3 X 5 X 3/8 STEEL ANGLES LINTEL AT ALL NEW MASONRY OPENING.

Clara Gomez

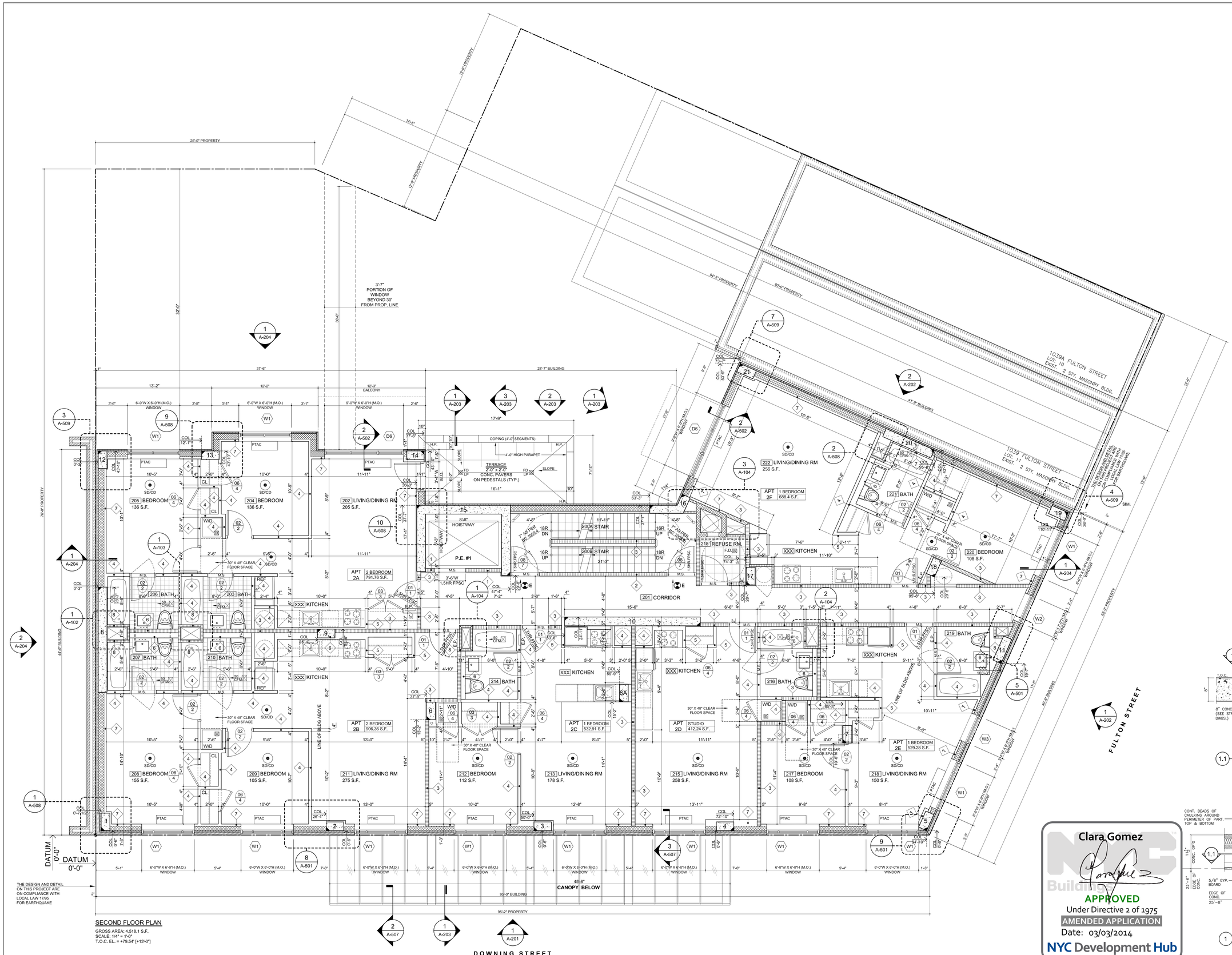
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
NYC Development Hub

1 PART PLAN T.X. @ 2ND TO 6TH FLOOR
SCALE 1" = 1'-0"
NOTE: SEE PLAN FOR PARTITION WALLS LOCATION

PROGRESS DRAWINGS IN PROCESS OF COORDINATION

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:		DRAWING NO:
FULTON HILL CORNER LLC 40-42 MASPETH AVENUE MASPETH, NY. 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dudley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-0266 F: (718) 332-0274 E: bilevin@bilevin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St. 9th Floor New York NY 10001 212-268-5600 info@issacstern.com issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	FIRST FLOOR PLAN SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4.	REGISTERED ARCHITECT No. 018258 STATE OF NEW YORK	A-102.00

DEPT OF BLDGS 520991739 Job Number
E500529903383 Scan Code



SECOND FLOOR PLAN

GROSS AREA: 4,518.1 S.F.
SCALE: 1/4" = 1'-0"
T.O.C. EL. = +79.54' [+13'-0"]

CONSTRUCTION NOTES:

1. ALL ELEVATIONS REFER TO DATUM ELEVATION, MEAN TOP OF CURB ELEVATION AS INDICATED ON EACH PLAN.
2. FOR DRAWING SCHEDULE, SYMBOLS AND KEY TO MATERIALS, SEE DRAWING A-1.
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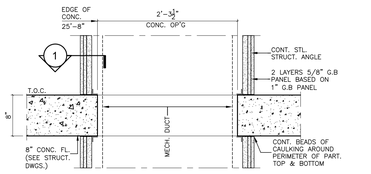
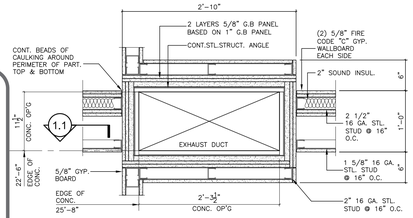
21. ALL ROOF EQUIPMENT TO HAVE VIBRATOR SOUND INSULATOR.
22. PROVIDE BRIDGING AND LATERAL SUPPORT FOR ALL NEW METAL JOIST.
23. REPLACE ALL DEFECTIVE LOOSE LINTELS AT EXISTING WINDOWS.
24. PROVIDE NEW 3 X 5 X 3/8 STEEL ANGLES LINTEL AT ALL NEW MASONRY OPENING.

INDEX OF VENTILATION SCHEDULE AS PER MDL
2ND FLOOR

ROOM NO.	AREA S.F.	REQ. GLAZED	PROV. GLAZED	REQ. OPER.	PROV. OPER.
202	205	20.5	21.4	10.2	18.0
204	136	13.6	36	6.8	11.7
205	136	13.6	36	6.8	11.7
208	155	15.5	36	7.75	11.7
209	105	10.5	36	5.2	11.7
211	275	27.5	36	13.75	11.7
212	112	11.2	36	5.6	11.7
213	178	17.8	36	8.9	11.7
215	258	25.8	36	12.9	11.7
217	108	10.8	36	5.4	11.7
218	150	15.0	92	7.5	23.4
220	108	10.8	36	5.4	11.7
222	256	25.6	54	12.8	24.5



1.1 SECTION T.X. @ 2ND TO 6TH FLOOR



1 PART PLAN T.X. @ 2ND TO 6TH FLOOR
SCALE 1" = 1'-0"
NOTE: SEE PLAN FOR PARTITION WALLS LOCATION

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
NYC Development Hub

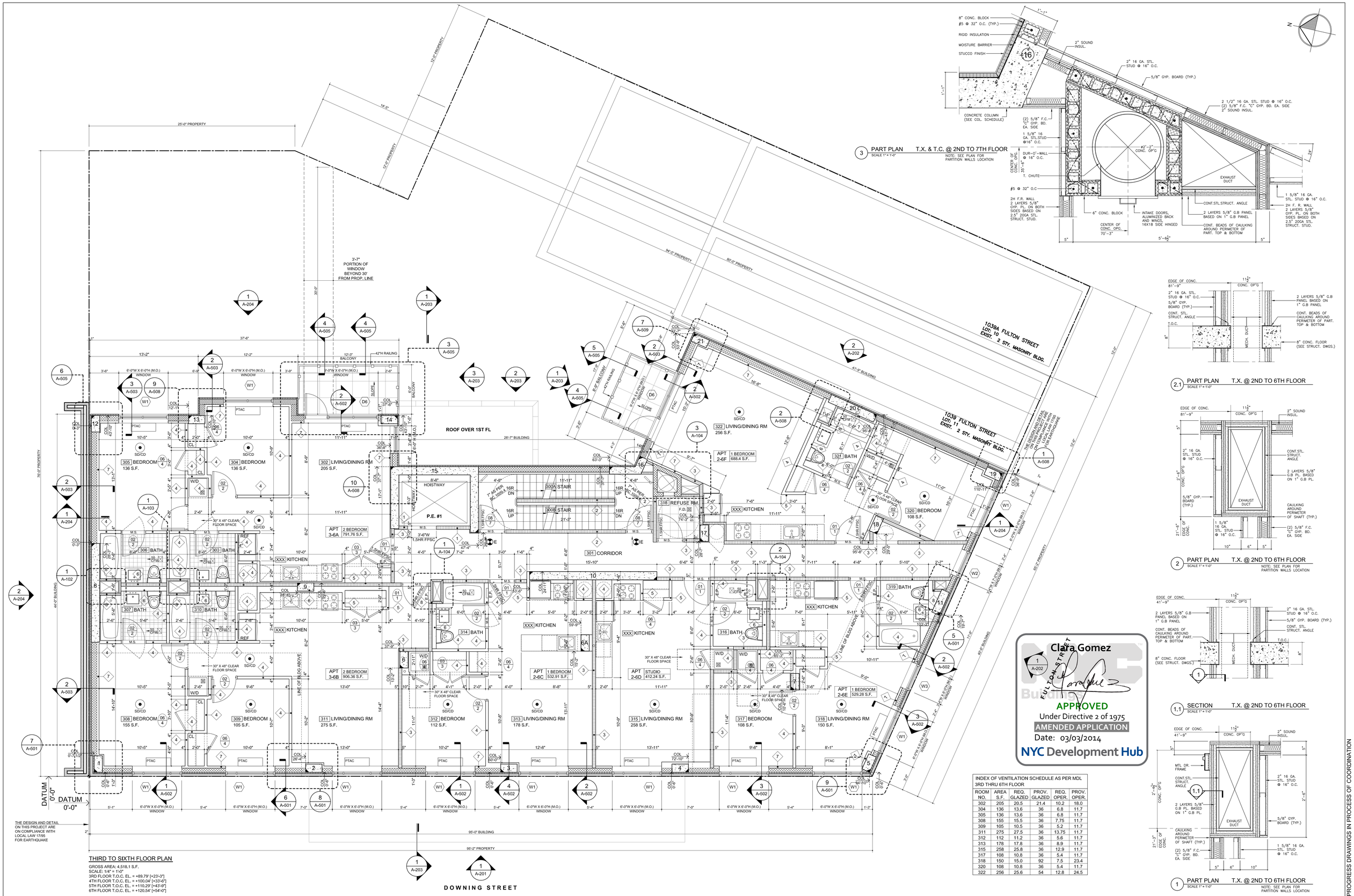
PROGRESS DRAWINGS IN PROCESS OF COORDINATION

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:	DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY. 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dudley Street, 2nd Floor Brooklyn, NY 11222 P: (718) 332-0299 F: (718) 332-0274 E: blevin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 21st St. 9th Floor New York NY 10001 212-268-5600 info@issacstern.com issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	SECOND FLOOR PLAN SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4. 5.	A-103.00

REGISTERED ARCHITECT ISSAC & STERN
No. 016258
STATE OF NEW YORK

DEPT OF BLDGS 520991739 Job Number

E345685b3506 Scan Code



THIRD TO SIXTH FLOOR PLAN

GROSS AREA: 4,518.11 S.F.
SCALE: 1/4" = 1'-0"
3RD FLOOR T.O.C. EL. = +89.79' [+23'-3"]
4TH FLOOR T.O.C. EL. = +100.04' [+33'-6"]
5TH FLOOR T.O.C. EL. = +110.29' [+43'-9"]
6TH FLOOR T.O.C. EL. = +120.54' [+54'-0"]

3 PART PLAN T.X. & T.C. @ 2ND TO 7TH FLOOR
SCALE 1" = 1'-0"
NOTE: SEE PLAN FOR PARTITION WALLS LOCATION

2.1 PART PLAN T.X. @ 2ND TO 6TH FLOOR
SCALE 1" = 1'-0"

2 PART PLAN T.X. @ 2ND TO 6TH FLOOR
SCALE 1" = 1'-0"
NOTE: SEE PLAN FOR PARTITION WALLS LOCATION

1.1 SECTION T.X. @ 2ND TO 6TH FLOOR
SCALE 1" = 1'-0"

1 PART PLAN T.X. @ 2ND TO 6TH FLOOR
SCALE 1" = 1'-0"
NOTE: SEE PLAN FOR PARTITION WALLS LOCATION

Clara Gomez
FULTON STREET
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
NYC Development Hub

INDEX OF VENTILATION SCHEDULE AS PER MDL 3RD THRU 6TH FLOOR

ROOM NO.	AREA S.F.	REQ. GLAZED	PROV. GLAZED	REQ. OPER.	PROV. OPER.
302	205	20.5	21.4	10.2	18.0
304	136	13.6	36	6.8	11.7
305	136	13.6	36	6.8	11.7
308	155	15.5	36	7.75	11.7
309	105	10.5	36	5.2	11.7
311	275	27.5	36	13.75	11.7
312	112	11.2	36	5.6	11.7
313	178	17.8	36	8.9	11.7
315	258	25.8	36	12.9	11.7
317	108	10.8	36	5.4	11.7
318	150	15.0	92	7.5	23.4
320	108	10.8	36	5.4	11.7
322	256	25.6	54	12.8	24.5

PROGRESS DRAWINGS IN PROCESS OF COORDINATION

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:		DRAWING NO:
FULTON HILL CORNER LLC 60-41 MASPETH AVENUE MASPETH, NY 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dudley Street, 2nd Floor Brooklyn, NY 11222 P: (718) 332-0290 F: (718) 332-0274 E: bleivin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 21st St. 9th Floor New York NY 10001 212-255-5600 info@isaccstern.com isaccstern.com	1035 FULTON STREET Brooklyn New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	TYPICAL THIRD TO SIXTH FLOOR PLAN SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4.	REGISTERED ARCHITECT Barbara Stern No. 016258 STATE OF NEW YORK	A-104.00

DEPT OF BLDGS 520991739 Job Number
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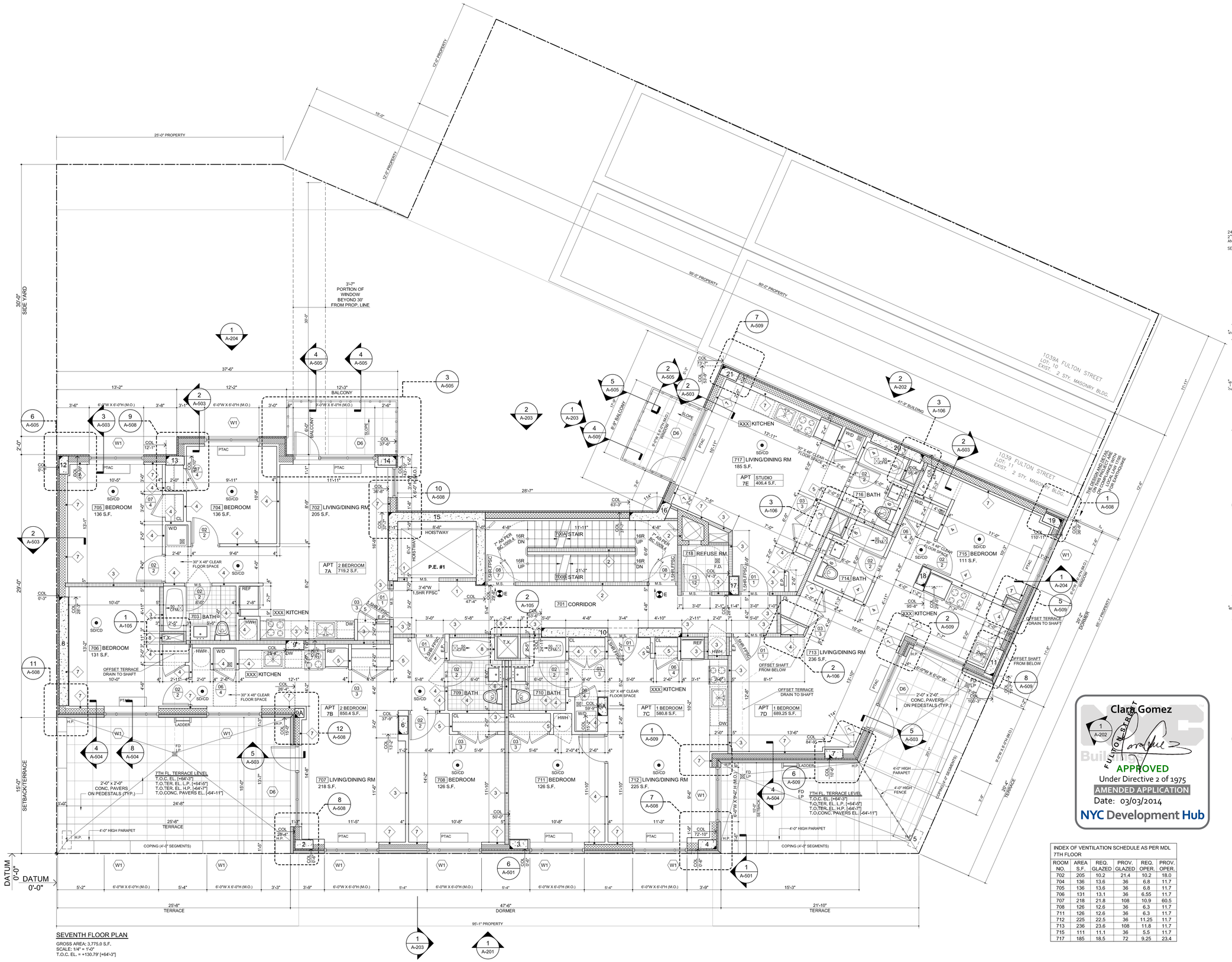
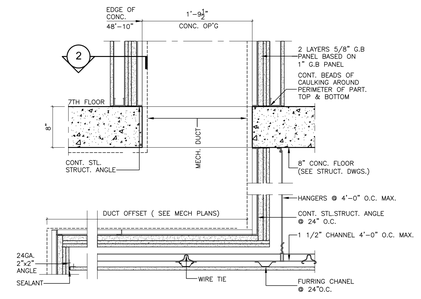


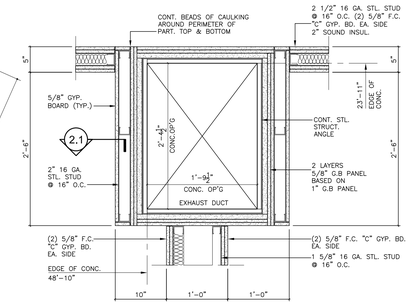
SEVENTH FLOOR PLAN

GROSS AREA: 3,775.0 S.F.
SCALE: 1/4" = 1'-0"
T.O.C. EL. = +130.79' [+64'-3"]



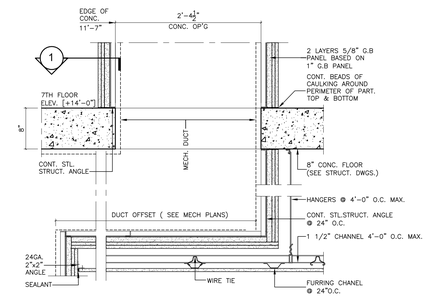
2.1 PART PLAN — T.X. @ 7TH FLOOR

SCALE 1" = 1'-0"



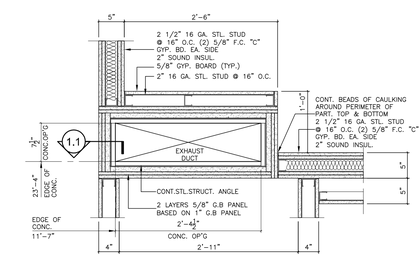
2 PART PLAN — T.X. @ 7TH FLOOR

SCALE 1" = 1'-0"
NOTE: SEE PLAN FOR PARTITION WALLS LOCATION



1.1 PART PLAN — T.X. @ 7TH FLOOR

SCALE 1" = 1'-0"



1 PART PLAN — T.X. @ 7TH FLOOR

SCALE 1" = 1'-0"
NOTE: SEE PLAN FOR PARTITION WALLS LOCATION

Clara Gomez
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
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INDEX OF VENTILATION SCHEDULE AS PER MDL 7TH FLOOR					
ROOM NO.	AREA S.F.	REQ. GLAZED	PROV. GLAZED	REQ. OPER.	PROV. OPER.
702	205	10.2	21.4	10.2	18.0
704	136	13.6	36	6.8	11.7
705	136	13.6	36	6.8	11.7
706	131	13.1	36	6.55	11.7
707	218	21.8	108	10.9	60.5
708	126	12.6	36	6.3	11.7
711	126	12.6	36	6.3	11.7
712	225	22.5	36	11.25	11.7
713	236	23.6	108	11.8	11.7
715	111	11.1	36	5.5	11.7
717	185	18.5	72	9.25	23.4

PROGRESS DRAWINGS IN PROCESS OF COORDINATION

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:		DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY. 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-0266 F: (718) 332-0274 E: blevin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St. 9th Floor New York NY 10001 212-268-5600 info@issacstern.com issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	SEVENTH FLOOR PLAN SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4. 5.	REGISTERED ARCHITECT ISAAC STERN NO. 018258 STATE OF NEW YORK	A-105.00

DEPT OF BLDGS 500991739 Job Number
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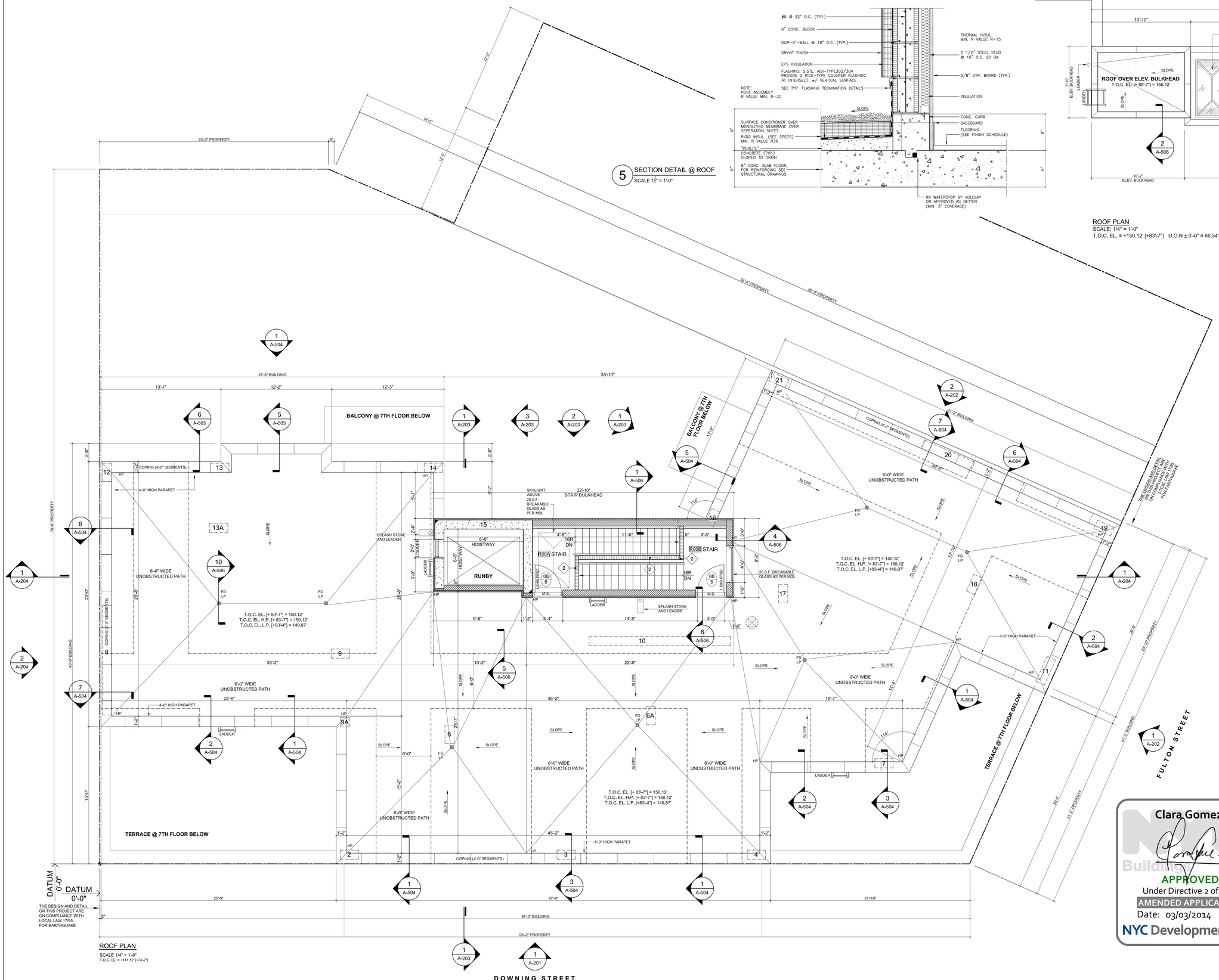
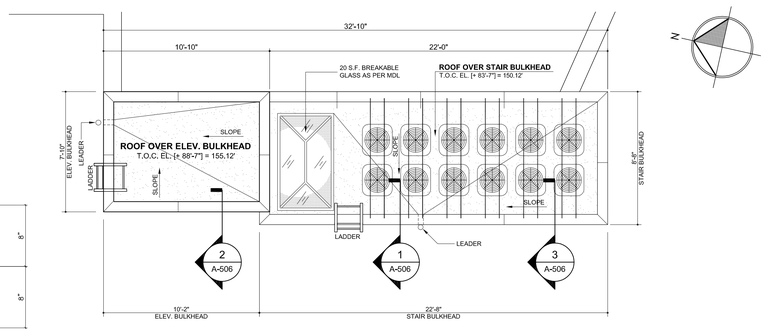
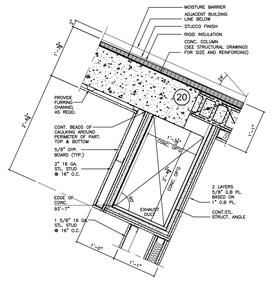


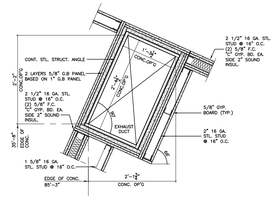
5 SECTION DETAIL @ ROOF
SCALE 12" = 1'-0"



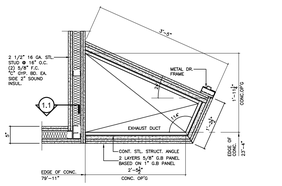
ROOF PLAN
SCALE: 1/4" = 1'-0"
T.O.C. EL. = +150.12' [+83'-7"] U.O.N ± 0'-0" = 66.54' AS INDICATED ON SURVEY DATED = 12-10-2012



4 PART PLAN T.X. @ 7TH FLOOR
SCALE 1" = 1'-0" NOTE: SEE PLAN FOR PARTITION WALLS LOCATION



3 PART PLAN T.X. @ 7TH FLOOR
SCALE 1" = 1'-0" NOTE: SEE PLAN FOR PARTITION WALLS LOCATION



2 PART PLAN T.X. @ 7TH FLOOR
SCALE 1" = 1'-0" NOTE: SEE PLAN FOR PARTITION WALLS LOCATION

ROOF PLAN
SCALE 1/4" = 1'-0"
T.O.C. EL. = +141.12' [+74'-7"]

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
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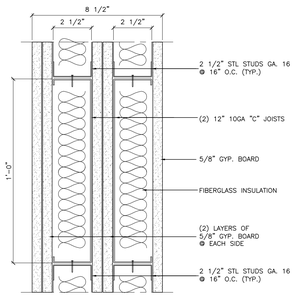

1 SECTION DETAIL @ STAIR'S FIRE RATED SEPARATION WALL
SCALE 3" = 1'-0"

PROGRESS DRAWINGS IN PROCESS OF COORDINATION

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:	SEAL	DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY. 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-0266 F: (718) 332-0274 E: blevin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St. 9th Floor New York NY 10001 212-268-5600 info@issacstern.com Issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	ROOF AND BULKHEAD PLAN SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. REV. 02-05-2014 4.	REGISTERED ARCHITECT ANTHONY ISSAC STATE OF NEW YORK	A-106.01

DEPT OF BLDGS 520991739 Job Number
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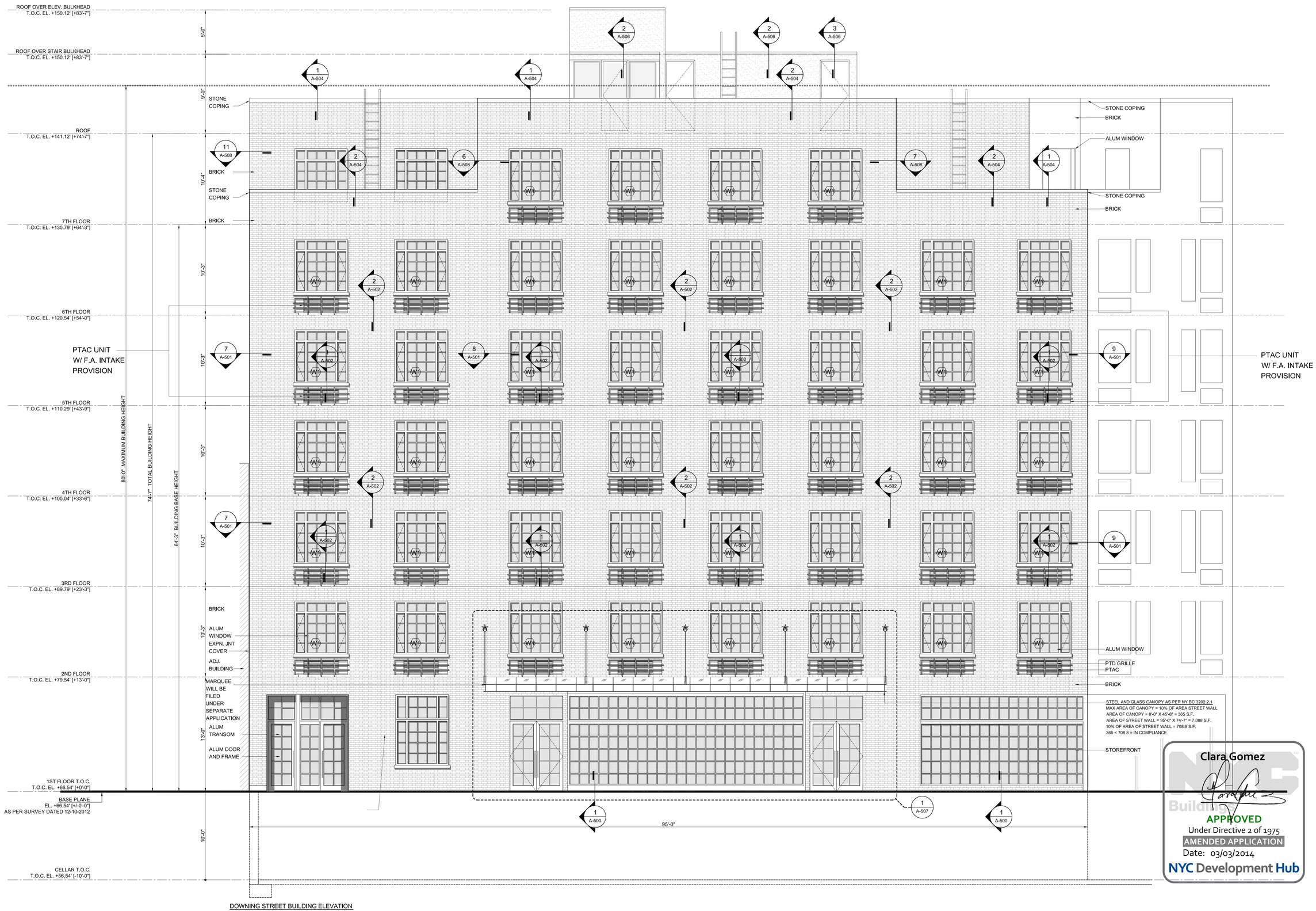

DOWNING STREET BUILDING ELEVATION
SCALE: 1/4"= 1'-0"

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
NYC Development Hub

PROGRESS DRAWINGS IN PROCESS OF COORDINATION

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:		DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY. 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-0266 F: (718) 332-0274 E: blevin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St. 9th Floor New York,NY 10001 212-268-5600 info@isaacstern.com isaacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	FRONT ELEVATION SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4.	REGISTERED ARCHITECT ANDREW J. STERN No. 016 [illegible] STATE OF NEW YORK	A-201.00

DEPT OF BLDGS 520991739 Job Number
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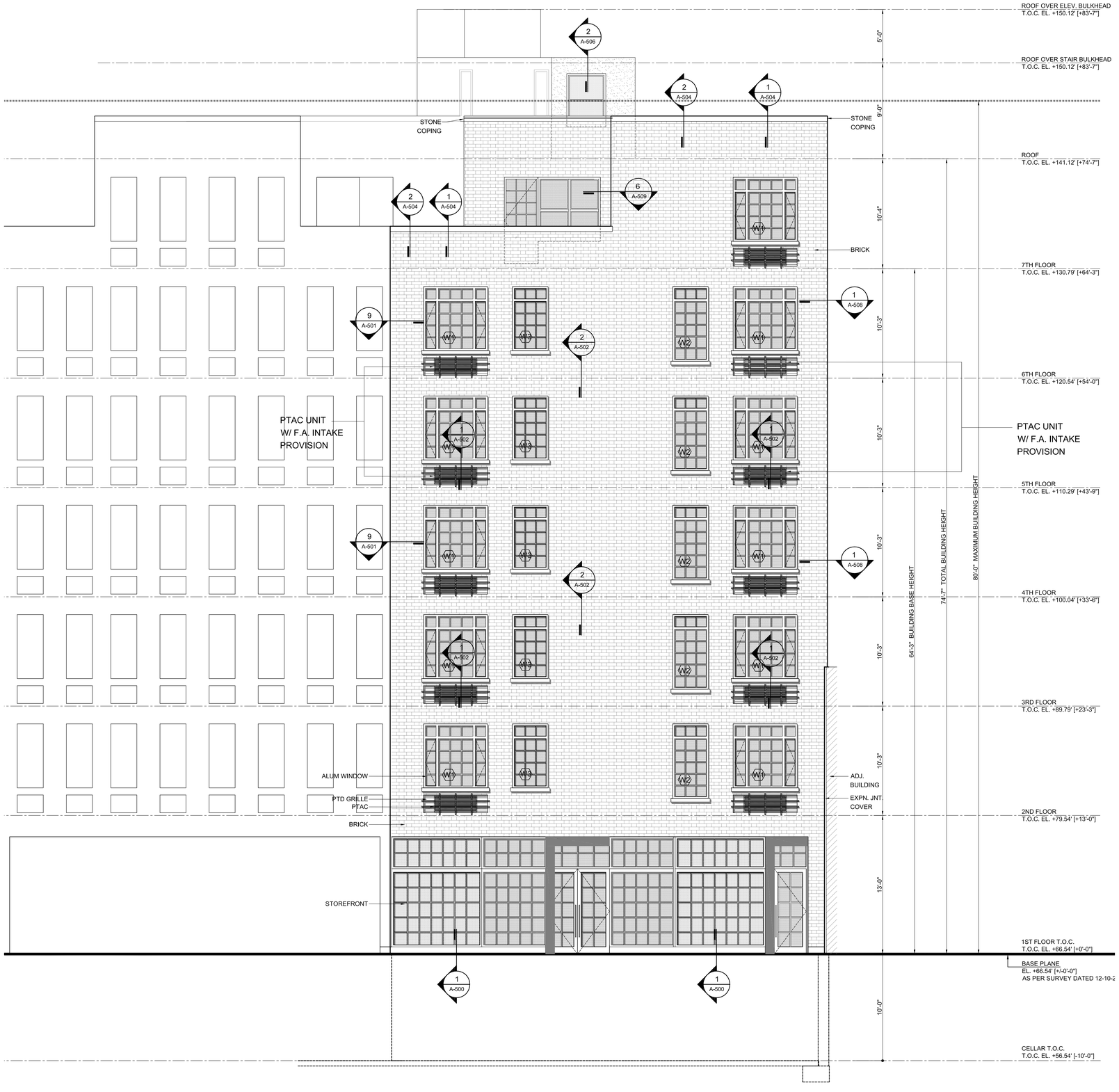
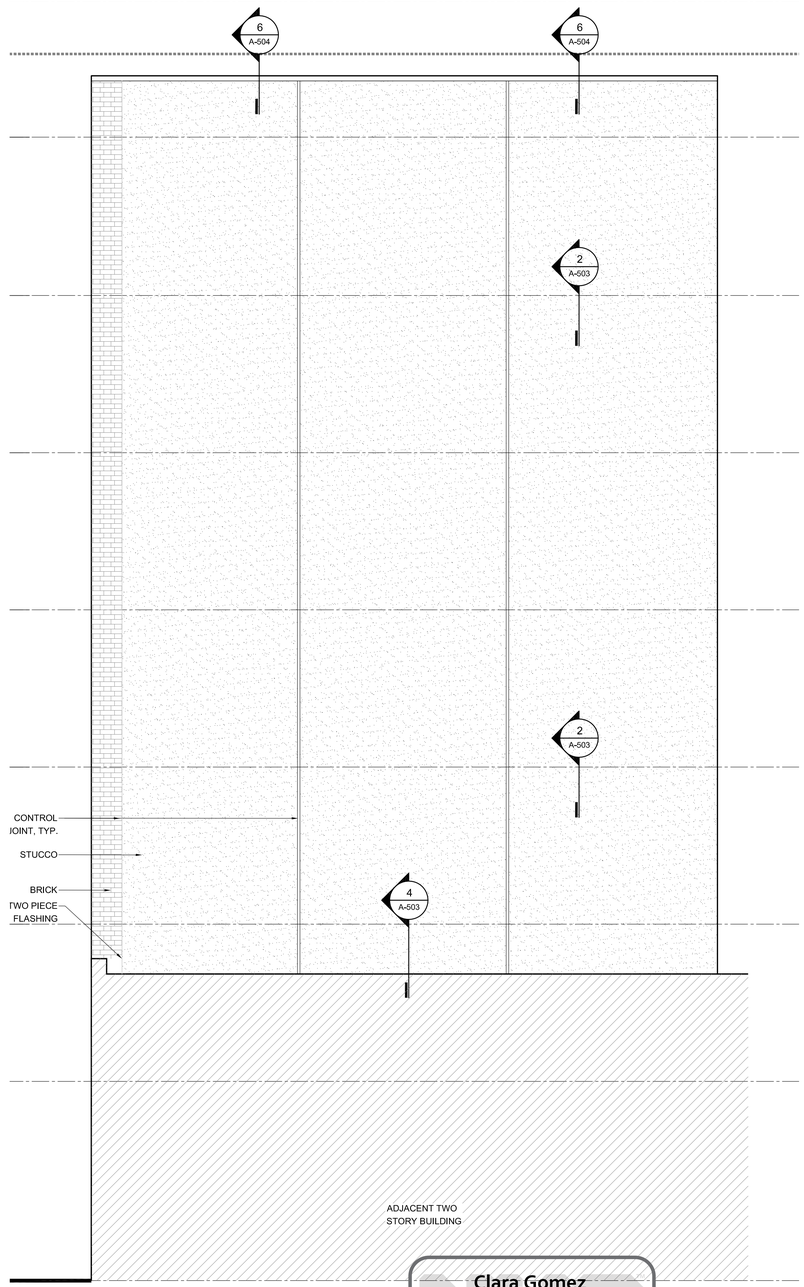


FULTON STREET BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



SIDE BUILDING ELEVATION
SCALE: 1/4"= 1'-0"

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AMENDED APPLICATION
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NYC Development Hub

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:		DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-2266 F: (718) 332-2274 E: blevin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 21st St. 9th Floor New York NY 10001 212-206-0600 info@issacstern.com issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	ELEVATIONS SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4.	REGISTERED ARCHITECT ARTHUR ISSAC No. 018268 STATE OF NEW YORK	A-202.00

DEPT OF BLDGS 520991739 Job Number
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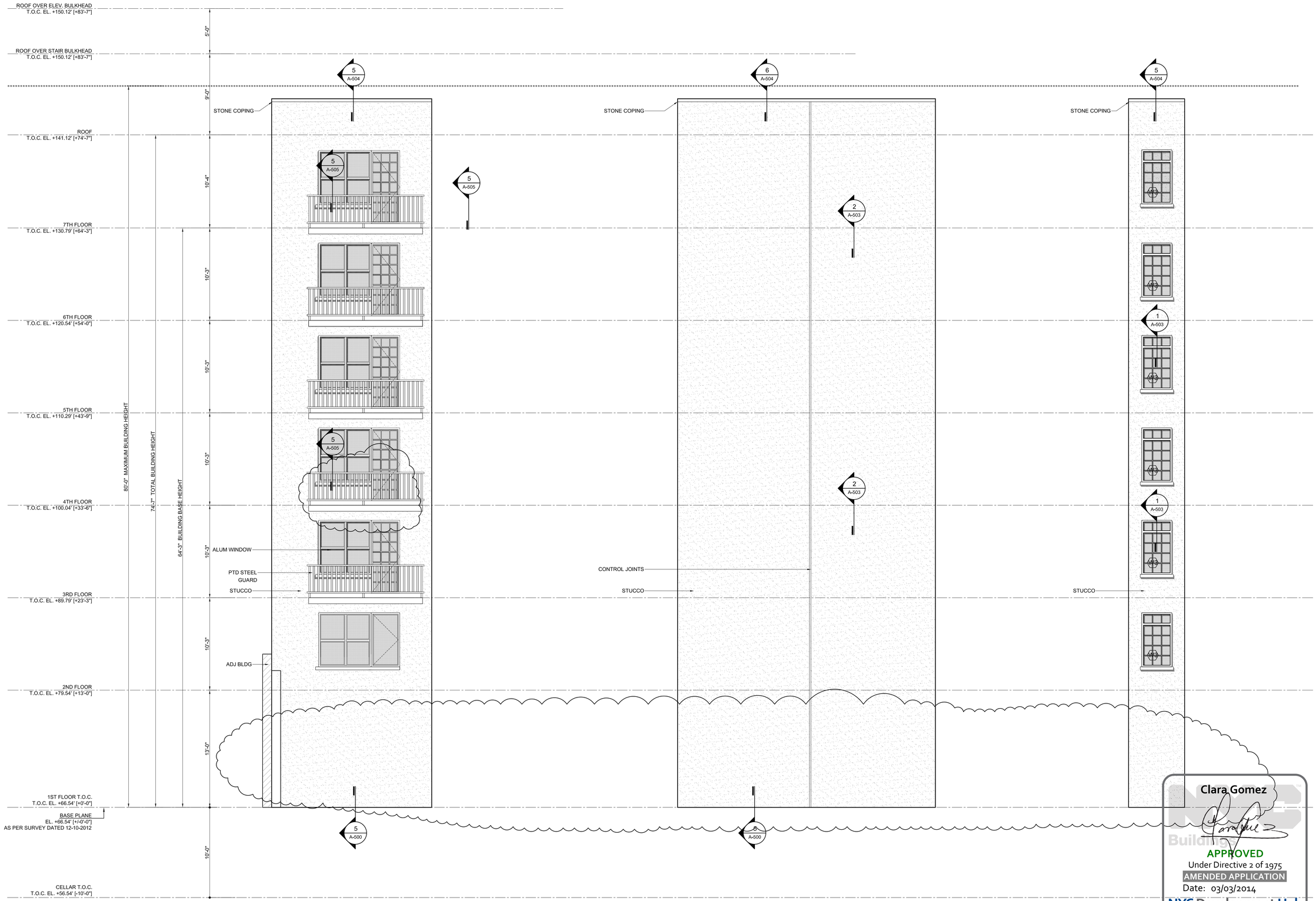

PART REAR BUILDING ELEVATION
SCALE: 1/4"= 1'-0"

PART REAR BUILDING ELEVATION
SCALE: 1/4"= 1'-0"

PART REAR BUILDING ELEVATION
SCALE: 1/4"= 1'-0"

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OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:	DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY, 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-2266 F: (718) 332-2274 E: blevin@levinengineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St, 9th Floor New York NY 10001 212-268-0600 info@issacstern.com issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	ELEVATIONS SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4.	A-203.00

DEPT OF BLDGS 520991739 Job Number
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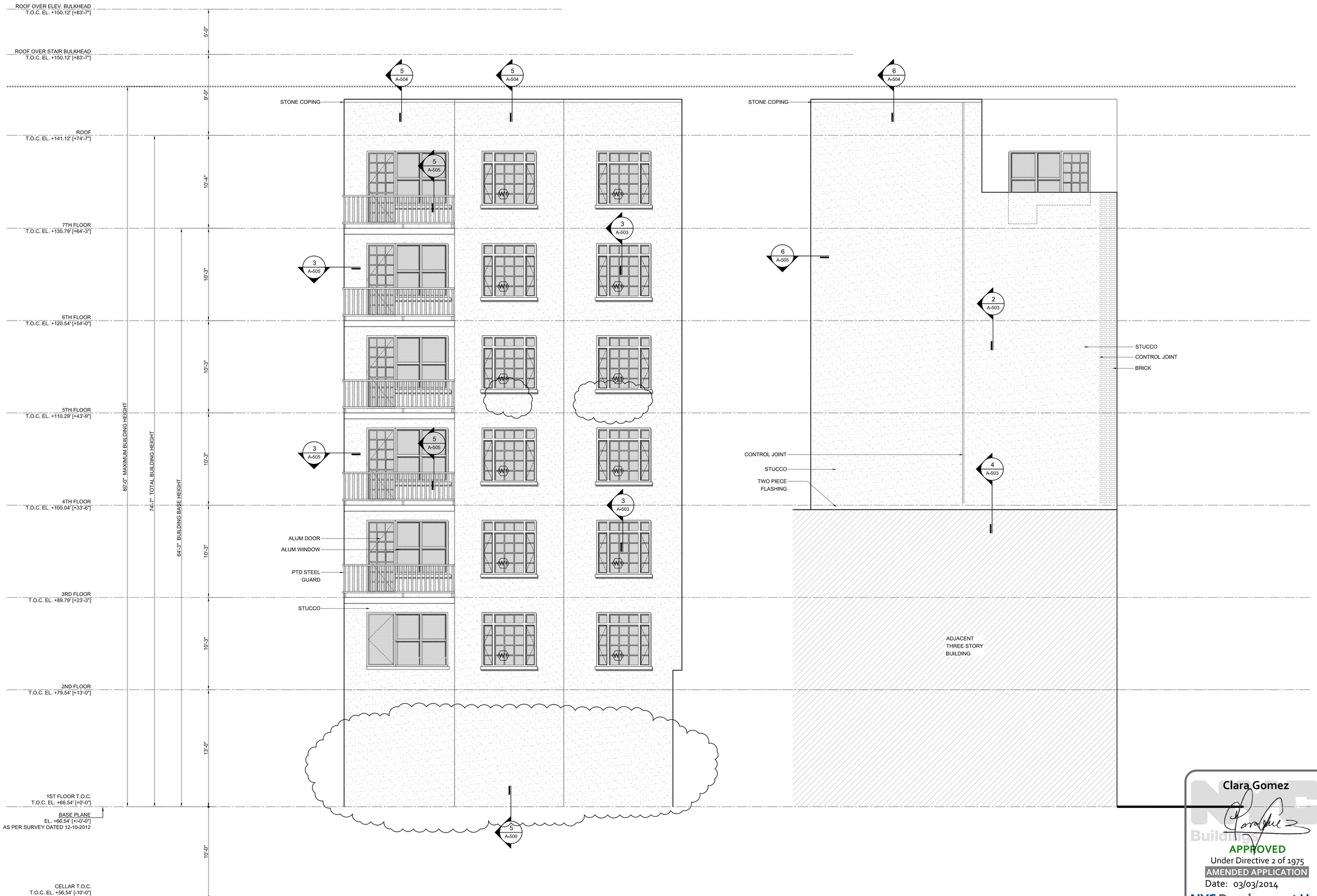

PART REAR ELEVATION
SCALE: 1/4"= 1'-0"

SIDE BUILDING ELEVATION
SCALE: 1/4"= 1'-0"

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
NYC Development Hub

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:	DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY. 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-2266 F: (718) 332-0274 E: blevin@levinengineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St, 9th Floor New York NY 10001 212-268-6600 info@issacstern.com issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	ELEVATIONS SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4.	A-204.00

REGISTERED ARCHITECT
JOHN ISSAC
STATE OF NEW YORK

DEPT OF BLDGS 520991739 Job Number
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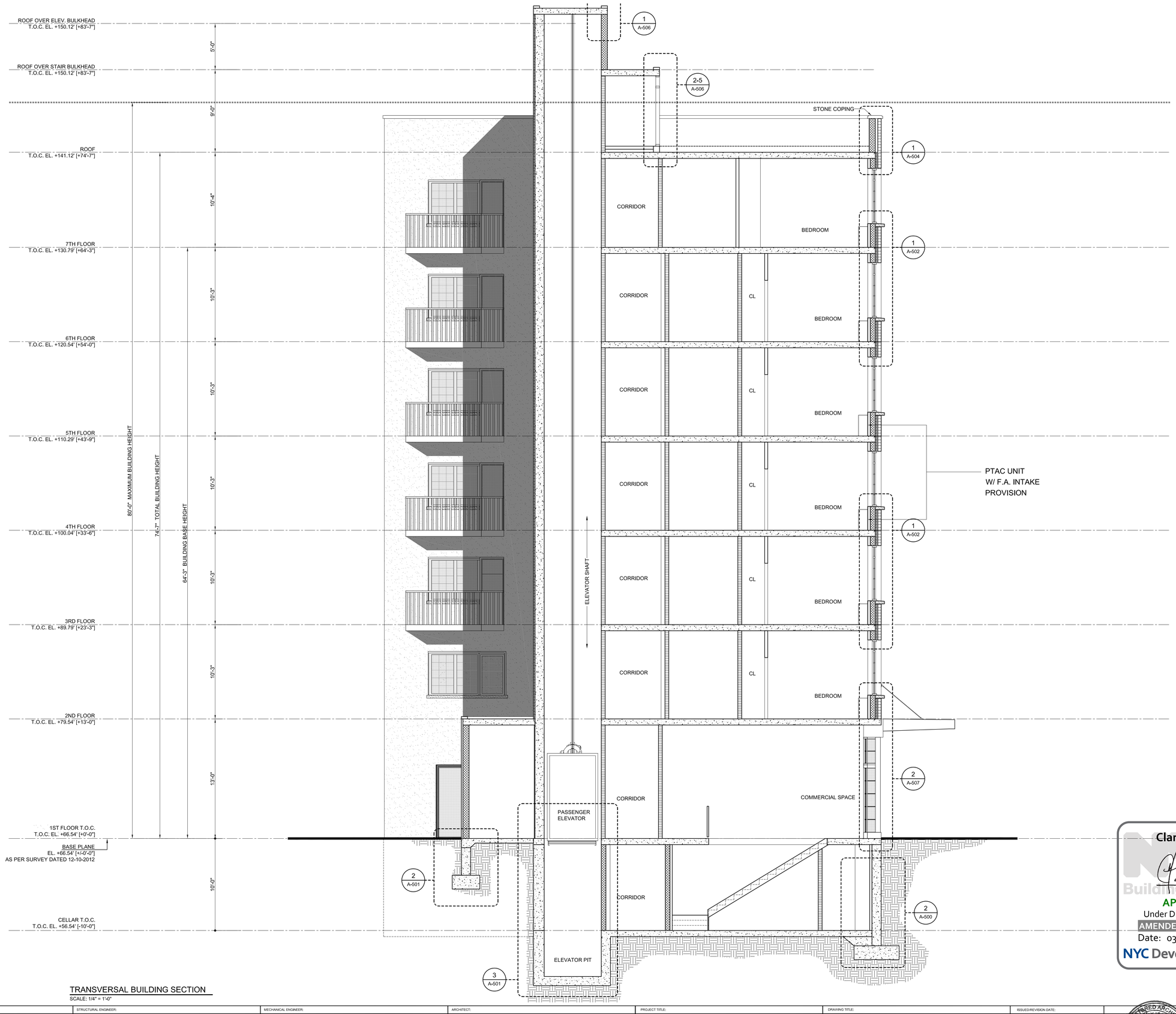

TRANSVERSAL BUILDING SECTION

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

Clara Gomez

APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 03/03/2014
NYC Development Hub

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:	DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY, 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-2266 F: (718) 332-0274 E: blevin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St, 9th Floor New York NY 10001 212-268-5600 info@issacstern.com issacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	BUILDING SECTION SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4.	A-205.00

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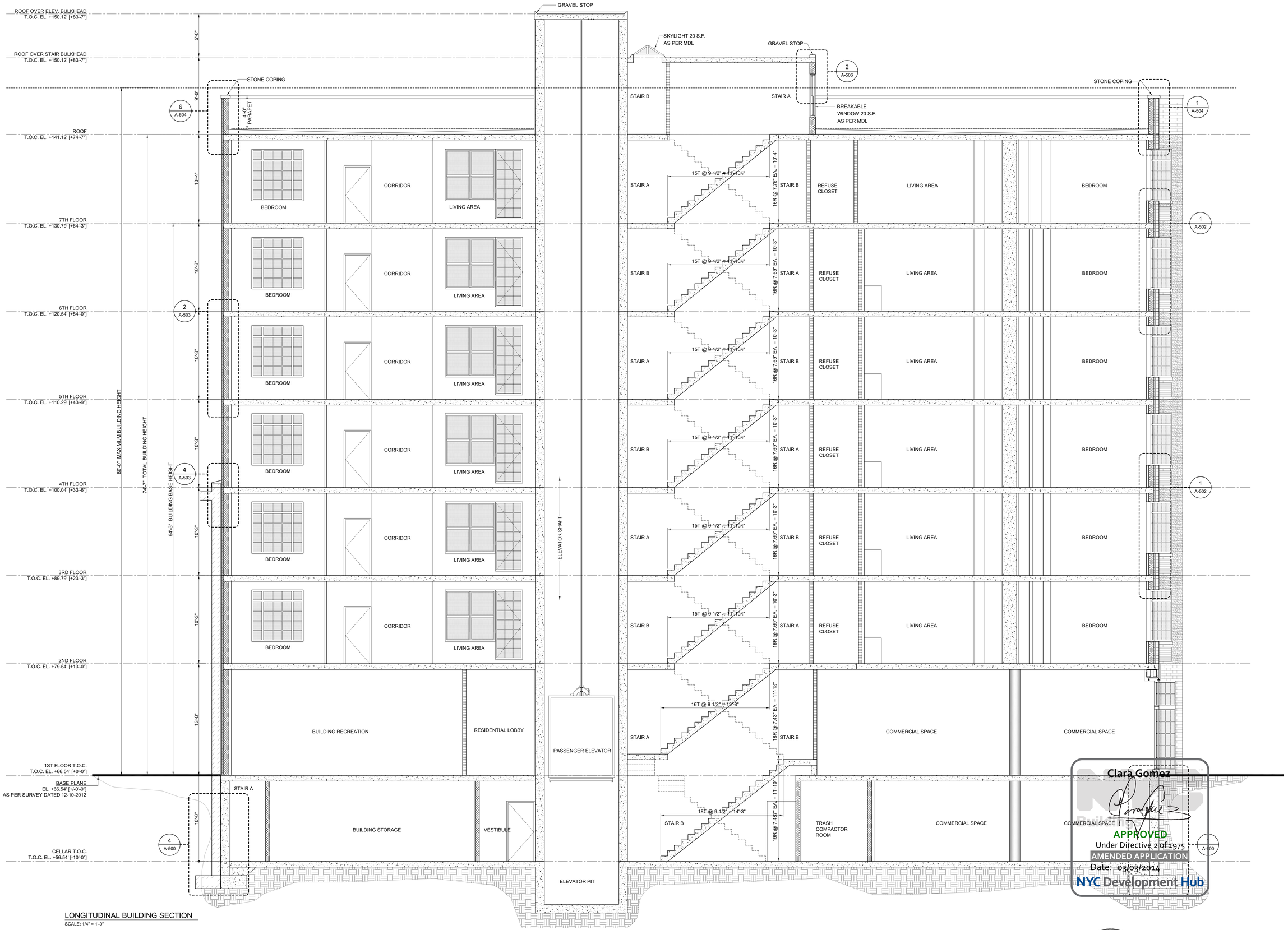

LONGITUDINAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

PROGRESS DRAWINGS IN PROCESS OF COORDINATION

OWNER / DEVELOPER	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ARCHITECT:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:	DRAWING NO:
FULTON HILL CORNER LLC 60-43 MASPETH AVENUE MASPETH, NY. 11378 718-416-1111	ENGINEERING GROUP ASSOCIATES, PC 19 West 21st Street, Suite 1201 New York, NY 10010 (212) 982-1410	LEVIN ENGINEERING PLLC 28 Dooley Street, 2nd Floor Brooklyn, NY 11235 P: (718) 332-3266 F: (718) 332-0274 E: blevin@levin-engineering.com	ISSAC & STERN ARCHITECTS, P.C. 25 West 31st St. 9th Floor New York NY 10001 212-268-5600 info@isaacstern.com isaacstern.com	1035 FULTON STREET Brooklyn, New York 11222 Block: 1992 Lot: 11 + 12 + 13 + 14	BUILDING SECTION SCALE: AS SHOWN	1. ISSUED 06-18-2013 2. REV. 12-11-2013 3. 4.	A-206.00

REGISTERED ARCHITECT ANTHONY ISAAC No. 016238 STATE OF NEW YORK