

Attorney General's Reports

ARCHITECT'S REPORT
DESCRIPTION OF PROPERTY AND SPECIFICATIONS

2748 Ocean Ave
Brooklyn NY

September 14, 2016

PREMISES KNOWN AS THE 2748 OCEAN AVENUE BUILDING

(A) Location and use of property:

This property exist use will complies with all zoning and use requirements at closing.

- (1) Address;
2748 Ocean Avenue, Brooklyn, New York, 11229 (BIN# 3202119)
- (2) Block and lot number;
Block 7404, Lot 15
- (3) Zoning;
The building lies within residential zone with commercial overlay in district R7A recorded from Map 29 a of the New York City Zoning Resolution dated 5/15/2012.
- (4) Permissible use;
As per Certificate of Occupancy CO Number 302297798F dated 1-18-2012 . Ambulatory Diagnostic treatment and Healthcare Facility, Zoning U.G. 4, Building Code O.G. E - with 8 Parking Spaces. There is a legal limitation of an easement: Pedestrian Easement of 4'-0" along Lot 16 of Block 7404.
- (5) Handicapped Access;
This project is designed within the legal requirements of all applicable federal, state, and local codes and regulations governing accessibility to the disabled including the ADA standard and Local Law 58/87.

(B) Status of construction:

Plans were e-filed 8-31-2006 and were later withdrawn for lack of payment by the New York City Department of Buildings under application number 302219534.

Plans were again pre filed on 2-12-2007 (applic. # 302297798) as Ambulatory Diagnostic Health Care Facility (based on zoning approval dated 1-26-2006., and approved 3-23-2007).

Original Applicant of Record: Nouredine Benabdelhak of Elnour Consulting Engineering.

Next Applicant of Record: Robert Palermo, R.A. 3-23-2007

Plan exam approved(P) approved 8-25-2009 (P.A.A.) revised floor heights

Plan exam approved 3-24-2011 (P.A.A. to amend sched. A)

The job was signed off at the DOB 1-18-2012 (new Applicant of Record: David Silberman, P.E.) for the following: CC (Curb cut), EQ (Construction Equipment), NB (New Building), OT (GC)

Year built;

The building was built beginning in or around the year 2008 and completed. There is one (1) new building constructed on the site. The new building is currently completed. Class of construction;

This building complies with the 1968 New York City Building Code for Type [I-C] Construction. (1 hour protected, non-combustible materials).

- (1) Certificate of Occupancy, type and number: Certificate of Occupancy CO Number 302297798-dated 1-18-2012
- (2) New Building Work permit;
Multiple work permits were issued in years 2008-2010, permit number 01-NB302297798 initially issued 6-27-2008 and renewed to the final permit date issuance of 3-18-2010.
This was not in the jurisdiction of a Quality Housing Project.

(C) *Site:*

The land and premises is located on the western side of Ocean Avenue.

(1) *Size:*

BEGINNING at a point on the South side of Ave W, at the the corner formed by the intersection of Avenue W and the West side of Ocean Avenue RUNNING thence 152 st South to the site: thence South 28 feet; thence West 125 feet; thence North 28; thence East 125 feet to the point of beginning of the site.

The area of the subject property is 3500 square feet, approximately .08 Acres.

Number of buildings and use;

There is one (1) building.

(2) Streets owned or bordered by the project;

(i) Paving;

The street pavement is composed of asphalt in good condition. The street pavement will be maintained by Department of Transportation(DOT) of New York City.

(ii) Curbing;

Existing curbing is in concrete and is in good condition.

(iii) Catch basins, drainage;

Catch basins are located in the roadway to drain the storm water run-off into the existing New York City Sewer System.

(iv) Street lighting;

Street lighting is provided by the City of New York.

(v) These items from (i) to (iv) are in conformity with local fire district and municipal codes.

(3) Drives, Sidewalks and ramps;

(i) Paving;

New concrete sidewalk has been provided. The sidewalks providing access to the building are in new condition, free of tripping hazard and ponding, and the building owner shall be responsible for maintaining the sidewalks as per the requirement of DOT of New York City.

(ii) Curbing;

New concrete curbing as necessary has been provided.

(iii) Catch basins, drainage;

The sidewalk slopes away from the buildings providing positive drainage without ponding. Under current approved plans, this site has been graded to conduct storm water away from the buildings.

(iv) Street lighting;

Street lighting is provided by the City of New York.

(v) These items from (i) to (iv) are in conformity with local fire district and municipal codes.

(D) *Utilities:*

(1) Water;

Water is furnished by the City of New York Water Distribution System and is obligated to the Bldg owner. The building contains one water meter for the entire building.

(2) Gas;

Natural gas service is provided National Grid. Natural Gas service is metered to the bldg. owner.

- (3) Electric;
Electric service is provided by the Consolidated Edison Company of New York and is individually metered to each floor. The electrical service provided to each floor is adequate for a full complement of medical and modern appliances. A separate electric meter obligated to the building owner in common, services public areas, the cellar, meter room, and all other non-occupied spaces.

(E) *Sub-soil conditions:*

- (1) There has been no uneven foundation movement or setting at the premises.
(2) There is no evidence of moisture or seepage or ground water infiltration.
(3) There is no danger from flooding, either due to water table in area or overflow from other bodies of water. The FEMA Flood zone is 3604970352F. There has been no water table observed.
(4) There is no a sub-grade drainage systems provided for the foundations of the building.
(5) Exterior finished grades are sloped to drain water away from the foundation walls of the building.

(F) **Landscaping and enclosures:**

- (1) Concrete paved parking area at rear over Cellar;
There is no grass cover at the rear yard.
(2) Plantings:
Job was filed with the NYCDOB as a Prof. Cert. Dir. 14 and signed off. There were no Street Tree forms filed at that time 7-14-2009
(3) Trees; There are currently no trees in front of the building
(4) Fencing;
There is a chain link fence at rear yard on North side, a CMU block wall at adjacent bldg. on South side, and rear brick wall of adjacent bldg. at rear of yard.
(5) Gates;
There is no gate.
(6) Garden walls;
There is fencing as per (4) above.
(7) Retaining walls;
There are no concrete retaining walls at the premises, at rear yard.
(8) Display pools and fountains;
There are no display pools or fountains at the premises.

(G) **Building size.**

- (1) Total height; 7 stories
The approximate total number of feet from ground level to roof top is 80' in height above the curb line (base plane).
(2) Crawl spaces;
There are no crawl spaces at the premises.
(3) Number of sub-cellars and cellars;

- (4) There is no sub-cellar. There is one cellar.
Number of floors;
In addition to a cellar, there are seven (7) floors in the premises consisting of the open space for parking (8) cars on the first fl., , second, third, fourth, fifth, sixth, and seventh floors.

Gross Fl Areas:

Cellar 3500 SF

1st Fl 3437 SF

2nd Fl 2254 SF

3rd Fl 2254 SF

4th Fl 2254 SF

5th Fl 2254 SF

6th Fl 2254 SF

7th Fl 2254 SF

*Roof bulkhead excluded

Total Gross Area: 20,461 SF *

- (5) Equipment rooms;
There is a fire sprinkler room, RPZ/ water meter, a gas meter room and an electric meters room located in the cellar. In addition in the cellar there is a mech room (HVAC/Vac pump), medical procedures rms, toilets and storage.
- (6) Parapet and terrace railing height
Roof parapets are a minimum of 3'-6" above the finished roof at rooftop and terraces.

(H) *Structural svstem*

a. Materials and composition;

The Structural systems are consists of steel columns, steel beams, concrete masonry unit walls from first floor to roof. The reinforced concrete foundation wall and footing at cellar level are supporting above structures. They were cast-in-place. Foundation and footing are reinforced and poured in place concrete.

- There is no ground-water table observed. Concrete foundation walls were specified for Thoroseal waterproofing and 3-5/8" metal studs @ 24" o.c. with Fibrous Batt Insulation (R19) + 1/2" FCX GWB.
- Concrete floor slab at first floor exterior is a double pour with waterproofing emulsified concrete sealant, over waterproof membrane (Kemper).
- Floor and roof construction consists of W14S (Typ) steelbeams @5'-0" o.c. with (typ) 2-HR Monocote spray on F.P., with a min. 5" Concrete pour on metal pan. Roof finished with a Class A Duradek roofing system rubber type, built up membrane on a rigid insulation at decks
- Roofing is a Single Ply Firestone Class A Rubberoid Roofing membrane.

- (I) Exterior of buildings;

- (i) Walls;

This building is greater than six (6) stories and Local Law 11/98 is applicable

(FISP) Façade inspection safety program, requiring licensed inspections of exterior walls at least every 5 years.

East front exterior facade facing Ocean ave is constructed with 14 Ga. 6" galv. Studs @ 24" o.c. with 2 layers 5/8" fcx exterior gold bond gypsum sheathing w/Tyvek moisture barrier and Arpa aluminum panel system on the outside. Inside R19 w/vapor barrier on warm side plus 2 layers of 5/8" fcx interior GWB.

Load bearing remaining three exterior walls are constructed of 8" or 10" thick load bearing CMU and 7/8" thick (Min) of exterior wp Gypsum sand stucco on 22 mm stainless steel mesh.

Inside (typ) 3-5/8" metal studs @24' o.c. and R19 Foilback Fibrous Batt Insulation between studs (foil facing warm side) then 1/2" FCX mold proof paperless GWB interior tapped, spackled and sanded, (4) coats

Cellar North and South exterior walls are concrete foundation walls with Thoroseal waqterproofing and 3-5/8" Metal Studs @24" o.c. with Fibrous Batt Insulation (R19) and 1/2" FCX G.B.

(ii) Windows

Windows at the front are Kawneer Narrow Line storefront enframment system with 8" aluminum sill and steel angle lintel. Operable Sliding 5'-0" width doors integrated in the storefront system open onto a front terrace at the Sixth Floor only.

Windows at rear are aluminum windows with steel angle lintel, either 5'-0" or 5'-0" width, or door and side fixed panel assembly opening to rear balcony. All windows have insulated glazing, are weather stripped and furnished with screens and the manufacturer's standard hardware.

Windows have aluminum screen integral assembly. Exterior silicone caulking is provided around all windows. There are no lot line windows.

All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions. Windows to be meet leakage requirements. Component U-factors are labeled as certified. Steel lintels are provided.

(iii) Landmark status;

The building does not have landmark status.

(2) Parapets and copings;

Street face parapet wall extends 48" past the finished roof deck. Parapet is 8" concrete masonry cored block with re-bars 48" on center. Street face is veneer of Aluminum exterior panel at front, and sandstone plaster finish at South side and Rear and Exterior grade CCMU block at North side. Bulkheads concrete masonry walls with embedded re-bars extend continuously through roof to 12" to 18" above finished roof deck for drainage. There are no masonry chimneys.

Wrapped plumbing lines from rooftop Mech. Equipment are enclosed with circular exterior grade insulation at exterior, and Metal stud and FCX GWB at interior locations

(3) Rear Balconies and Front Terraces;

(i) Rear Deck finish;

Finished concrete with broom-finish. Roof decks are as described

- above for roofs and parapets.
 - (ii) Railings and parapet;
There are railings and parapets around Front terraces, minimum 48" above finished roof.
 - (iii) Copings;
Aluminum caps at block parapets grouted and caulked into block cores.
 - (iv) Doors to balconies and terraces:
Glass and aluminum doors insulated are provided for all Balconies and Terrace. Terrace doors are double glazed patio type opening to terrace or sliding extruded aluminum as produced by Kawneer for Front Terrace.
The doors have corrosion resistant hardware and corrosion resistant locks. Manufacturer shall provide a warranty for one (1) year limited to glass and One (1) year for product and components other than glass. Contractor's warranty shall also be for (1) one year on workmanship and installation.
 - (v) Perimeter edge drip grooves under all rear terraces are provided. All exterior metals including fasteners are to be corrosion resistant.
- (4) Exterior entrances.
- (i) Exterior doors and frames;
Cellar entry is through a fireproof Steel door with Window wired panel (1.5 hr) with steel frame. First floor entry is through an Aluminum and glass storefront type feet clear glazed panel. Doors are swing type. Solid grab vertical bar lockset is keyed on the exterior of the building and with panic bars at interior
 - (ii) Lobby first floor entry doors and frames;
Lobby doors are clear, insulated tempered glass, and frames are aluminum.
 - (ii) Stair bulkhead door and frame:
Bulkhead door is steel; 1-1/2 hour fire-proof self-closing; Door frame is be made of steel and factory welded. Top of door is factory capped.
- Note: All doors to have a door sweep and weather-strip.
- Elevator machine room door and frame:
Doors are same as bulhead doors as described above
- (iii) Exterior stairs;
There is a concrete stair with granite exterior grade clad stone from street level on Ocean Ave to public lobby access.
Railings;
42" aluminum metal railings are provided with cable horizontal profile as horizontal balastrade.
 - (iv) Mail boxes;

Mail Boxes are U.S. Postal Service approved type. Mailboxes are provided at the first floor level outside rear doors to entry lobby adjacent to parking space area. Manufacturer is Bommer Industries, Inc. (model labeled as approved by US Mail Postmaster General) Material is heavy-gauge extruded aluminum.
- Lighting;
Exterior lighting main entrance is provided. Lighting is provided in the lobby and public areas and corridors. Exterior lights are recessed ceiling sconces in covered parking area, and fluorescent square fixtures in lobby areas. Exterior lights are installed and maintained at or near the outside of the front entrance and rear open air parking –

- (5) Service entrance.
- (i) Doors and frames;
 There is an access door from the exterior of the building to cellar story below grade from Covered parking area outside of enclosed lobby serving as a separate entrance. The door is steel and frames are hollow metal. The door has corrosion resistant hardware and corrosion resistant locks. Manufacturer has provided a warranty for one (1) year limited to components.
- (6) Roof and roof structure.
- (i) Type roofs for all areas;
- (a) Material;
 Main and setback roofs are W14S (Typ) steel beams @ 5'-0" O.C.+/- with 2 R Monocote spray Fireproofing roofing. Above assembly is 5" conc pour on metal pan. The Warranty only includes roof leakage that is caused by defects in labor or materials. It does not include damage caused by abuse to the roof. There is normally a charge for "No Dollar Limit" warranties. These warranties have a term of 10 years.
- (b) Flashing materials including counter flashing;
 The perimeter of the roof areas are provided with a non-corrosive metal flashing (18 gauge) 12" above roof. Penetrations of ducts, pipes, etc. shall be properly finished, flashed and waterproofed.
- (ii) Drains;
- (a) Location, material and type;
 Flat roof areas at roof-top shall be pitched at a minimum slope of Y'' per foot and shall be drained to controlled-flow roof drains and or scuppers.
 There are three roof drains on main rooftop, one roof drain on front roof terrace and two roof drains on rear roof terraces at all levels. Roof over bulkhead has scuppers only, spilling onto main roof for drainage.
- (b) Gutters and leaders:
 There is one exposed leader at roof of bulkhead.
- (iii) Skylights;
 There are 2 skylights over stairs to roof at bulkheads.
- (iv) Bulkheads;
 Concrete block at stair shaft through building with painted gypsum board finish. Bulkheads' exterior wall will be finished with Exterior Insulation & Finish System (EIFS).
- (v) All exterior metals including fasteners are corrosion resistant. Roofing system shall have a two-year minimum manufacturer's warranty. No lighting protection is provided.
 Six rooftop mounted condensing units sit on top of steel dunnage beams located on top of roof spanning North to South into parapet walls. All beams appear to be coated with a primer and two finished coats of paint. Vibration isolators are provided between dunnage beams and each condensing unit.
- (7) Fire Escapes.
 There are no fire escapes as building is fully sprinklered throughout.
- (8) Yards
- Rear yard:
- (i) One rear yard has parking spaces and is paved as roof of Cellar.
 (ii) Rear yard has no grass and is the cellar roof.

(iii) Rear yard has a 6 feet chain link fence to North property and block CMU wall to property at South side.

(9) Interior stairs.

(i) Number of stairs of each type;

There are be one interior common “scissor” stair from Cellar to rooftop, creating two means of egress from all floors to street level.

(ii) Enclosure;

Stair are enclosed with minimum two hour fire-resistant rating and also with an impact resistant enclosure as described above. Public halls, corridors, stairs and wall shall provide STC rating of 50 minimum as following;

Materials;

6” or 8” load bearing CMU with (3) coats of finish plaster (scratch, brown, finish) then painted – 2 hour rated.

(iii) Stair construction

Stairs at individual floor office suite and medical care office units are constructed of conventional steel pan stairs filled with concrete. Nonslip broom swept concrete treads (with full rubber treads at some locations) and closed steel risers.

(iv) Stringers;

Stair has rolled steel channel stringers.

(v) Treads;

Stair has concrete filled steel pan treads.

(vi) Risers;

Stair has steel risers integral with pans.

(vii) Guard rails;

Public stairs have a steel pipe railing and handrail.

(10) Interior doors and frames.

Interior room doors are fireproof and metal with New York City ID number and MEA number for 1-1/2 hour fire rating., with hollow metal type bucks, Falcon manufacturer door hardware lever type handles. Metal hollow frames throughout.

The type of doors for closets are metal, with fixed grille at bottom approx. 24”x 30” doors are finished two coats of painting.

IT closet and other storage rm closets doors as described above.

Cellar doors in hallway are double swing metal FR doors with glass panel at upper half of each door. Wire glass with same hardware and handles as other interior doors

Second floor door to rear Prep and Recovery Rm is single swing door same as cellar hall door described above.

(i) Interior stairs;

Interior stair door are metal with small wire glass panel approx. 12” x 30” at upper half at doorknob hardware side. All door are F.R. and have push panic bars installed to open into the stairwell and into the ,path of egress from any given floor. Metal Hollow frames throughout.

(ii) Roof doors, basement doors and frames;

There is one private access stairs to cellar from basement dwelling unit B.

(12) Elevators.

There are two elevators in the building.

(i) One passenger type Elevator at front of building, Kone Ecospace manufacturer, 2500 LB capacity.

(ii) The second Elevator is located to the West of the passenger elevator. It is a Gurney Elevator, Otis manufacturer, 4500 Lb capacity

- 13 Alarm, safety system:
a. Alarm to comply with NYC Building Code.

The safety system shall operate as follows:

- 14 A) A feature shall be incorporated in the elevator system to provide Emergency Control for Fire Department use. A two-position key operated switch marked "NORMAL" and "FIREMAN SERVICE" shall be provided at the main floor call button to govern the use of the elevator.

When the switch is turned to "FIREMAN SERVICE", the elevator shall operate as follows:

Any door protective device affected by smoke or heat will automatically be rendered inoperative.

Any elevator travelling away from the main floor shall stop at the nearest floor in its direction and immediately reverse without opening its door(s) and proceed to the main floor.

Elevator travelling toward the main floor will proceed directly to the main floor, canceling all previous registered calls.

Elevator parked at a floor other than the main will proceed directly to the main floor.

When the elevator arrives at the main floor, it will remain there with the doors open.

B) In addition to the key switch at the main floor, a similar key operated switch shall be incorporated in each car operating station. When this switch is on the "FIREMAN SERVICE" position, the elevator will operate as follows:

The elevator will respond only to car calls.

After each stop, all previously registered car calls shall be canceled.

Power operated doors may only be opened by continuous pressure of the door open button. If the open button is released before the doors are fully open, the doors will re-close. Once the doors are fully open, they will remain open until a car button is pressed from another floor.

Door protective device switch that may be affected by smoke or heat will automatically be rendered inoperative.

The elevator will remain on "FIREMAN SERVICE" until the key switch in the car is returned to the "NORMAL" position, regardless of the position of the key switch at the main floor.

All safety circuits shall remain in effect during emergency operation. All key switches will be arranged so that the key is removable in the "NORMAL" position only.

The local Fire Department (FDNY), Police Department (NYPD), Rescue Squad and other

- 15 Fire protection system:

The entire building is equipped with an automatic sprinkler system as required by and pursuant to the New York City Building Code. Sprinkler system shall be installed as per BC

903.3.1 thru BC 903.3.7 and also comply with NFPA 13 as modified in Appendix Q. Water is supplied via a 6" fire water service from NYC water main located on Ocean Boulevard.

- 16 Standpipe:

A 6" diameter sprinkler riser is installed in fire stair on each floor. A water flow indicator is installed on every floor. Also, a tamper switch is installed on each valve on every floor prior to water flow indicator. Both, indicator and switch, installed at beginning of branch on each floor immediately after riser. A 1" inspector's valve and pressure gauge is located at the bulkhead level.

Hose racks, hoses and nozzles (location): None.

- 17 Sprinkler heads (type system, location):

Concealed automatic sprinkler head: Manufacturer: RELIABLE Model: G4

- 18 Sprinkler heads are installed throughout the building, from cellar to bulkhead. Sprinkler heads are not

required in bathrooms and closets less than 75SF. All sprinkler piping is black steel.

19 Siamese connection (type, location):

A 4"x3"x3" Fire Department siamese connection, flush-type, is located in front of the building.

20 Sprinkler (Fire) Booster Pump:

21 Fire and jockey pumps are UL,FM, and NFPA-20 approved.

Fire pump: Manufacturer: AC Fire Pump

Model: Series 1580 Vertical In-Line - 3x3x7F

Capacity: 250 GPM at a pressure boost of 65psi

Fire pump controller: Manufacturer: Torna Tech

Model: Model GPA, Across-the-line Start

Jockey pump Manufacturer: Grundfos

Model: CR Series #CR1-9

Capacity: 10 GPM at a pressure of 75psi

Jockey pump control: Manufacturer: Torna Tech

Model: JP3-208/1/3/60

All Pumps are located in the cellar.

(3) Water storage tanks and enclosures: Not applicable.

Number, type, location of each: Not applicable.

Material:

Not applicable.

Access to tank: Not applicable.

Capacity Not applicable.

Water pressure and how maintained:

Static Pressure = 54 psi Residual pressure = 53psi Flow = 500gpm

Domestic water pressure is maintained with domestic booster pump system.

Water pressure at the top most plumbing fixture will be approximately 50psi – 55psi.

Sprinkler system pressure is maintained by sprinkler booster pump.

Sanitary sewage system:

Sanitary sewage system is a gravity system to the 36” combined city sewer main.

Sewage piping (materials):

Building main sewer piping material is extra heavy cast iron. Interior sewer piping material is no hub cast iron.

Sewage ejector pumps:

There are no sewage ejector pumps.

Sewage disposal:

The sewage system carries both wastewater and sanitary sewage from each apartment unit. Sewage is carried by gravity and then via a sewage ejector pump manufactured by Liberty Pumps to combined city sewer. A sewage ejector pump is required because the building’s sanitary sewage system is lower than the street system, sufficient enough for the system to work efficiently on gravity.

“emergency groups” shall be invited to familiarize themselves with the building system. An emergency power unit employing a 12-volt sealed rechargeable battery and totally static circuits, shall be provided that shall illuminate the elevator car and provide current to the alarm bell in the event of normal power failure. The equipment shall comply with the requirements of the ANSI code.

(P) Intercommunication and/or door signal systems, security closed circuit TV:

The building lobby will be provided with an approved intercommunication system which consists of a voice call system between each apartment and the lobby panel with button assigned to each apartment number. The sponsor will install a video/voice intercom in all apartments connected to the lobby area and remote control of main building door.

Building is equipped with cable TV service provided by independent Cable Company. In each apartment cable TV outlets are provided in each bedroom and in living area.

The manufacturer of the intercom system is BEC. The model of the intercom is BE-V5-7.

Within each apartment, a monitor is installed manufactured by BEC connected via CAT-5 wiring.

- 22 Having a conductivity not exceeding 0.27 Btu per inch/h x ft x ft x deg F. Pumps;
 Domestic jockey pump is IOGPM. Pumps are located in water service room at cellar.
 Manufacturer shall provide a warranty for one (!) year limited to components. Contractor's warranty shall also be for (l) one year on workmanship and installation.

Storage;

There are no storage tanks or storage systems for the water supply.

Domestic hot water shall be provided by gas-fired water heaters and distributed through branches to plumbing fixtures and equipment.

House control valve is located in the water meter room at cellar.

- (2) Fire protection systems.

There is a fire sprinkler system in the subject premises as required by and pursuant to the New York City Building Code. Wet sprinkler system is installed throughout the entire building. Each floor unit shall also be equipped with 1 smoke and carbon monoxide detectors interconnected within each floor tenant unit.

Water supplied by new 4" fire water service from NYC water main located on Ocean Avenue. The hydrant flow test in the vicinity of Ocean Avenue, Brooklyn was performed on 8/12/2013 at 12:00PM.

The static pressure taken on the south side of Greene Avenue 2" hydrant west of Classon Avenue was 52 pounds per square inch. The residual pressure at this point was 51 pounds per square inch when 500 gallons of water per minute were flowing from the south side of Greene Avenue hydrant west of Classon Avenue. New York City Department of Environmental Protection cannot guarantee that this pressure will be maintained in the future because a change may be needed in conformity with good engineering practices. The flow test was performed on a 12 inch water main, which is fed from two directions.

Required pressure is supported by sprinkler booster pump, 500 GPM located in the water service room at cellar. Fire sprinkler riser and floor control valves are located in cellar.

- (i) Standpipes; n/a
- (ii) Hose racks, hoses and nozzles; n/a
- (iii) Sprinkler heads;

Sprinkler heads shall be mainly concealed pendant type sprinkler heads.

Sprinklers are omitted in bathrooms less than 55 SF. Also, sprinklers are omitted in electrical equipment rooms complying with 2008 NYC building code section 903.3.2.

<u>Floor</u>	
<u>Cellar</u>	<u>13</u>
<u>Basement</u>	<u>16</u>
<u>First Floor</u>	<u>14</u>
<u>Second Floor</u>	<u>15</u>
<u>Third Floor</u>	<u>8</u>
<u>Roof (Bulkhead)</u>	<u>2</u>
<u>Total</u>	<u>68</u>

- (iv) Siamese connection;
 3"x3"x4" Siamese connection is located in front of the building facing Greene Avenue, two (2) feet above grade.
 New electrical fire alarm bell is located in front of the building facing Greene Avenue, seven (7) feet above grade

- (3) Water storage tanks and enclosures;
There are no water storage tanks or enclosures.
- (4) Water pressure and how maintained;
 See section G)(1) & (2).
- (5) Sanitary sewage system;
 Sanitary sewage system will be conveyed to NYC Sewer System via cast iron sewer pipes

located in the building. The 6" cast iron pipes will be connected to existing city

combined sewer line located in Ocean Avenue.

- (6) Permit;
Plumbing permit number: 320612057-01-PL.
- (7) Storm drainage system;
The storm drainage system will consist of controlled flow roof drains, vertical cast iron leaders and below grade horizontal drains.
The run-off will be conveyed to the sanitary cast iron pipes and through them to the 72"x65" city combined sewer line.
 - (i) Catch basins;
There is a catch basin at each side of street on Greene Ave.
Two catch basins are located near the corner of between Greene Ave and Grand Ave.
 - (ii) Yard and roof drains;
There is no yard drain on the property.
There are two roof drains on main rooftop, one roof drain on front roof terrace and one roof drain on rear roof terrace at fourth floor level.
 - (iii) Piping;
Cast iron.
 - (iv) Eject or sump pumps;
None.

(K) *Heating.*

- (1) Domestic hot water;
Domestic hot water shall be provided through individual hot water heater located at each unit floor and unit B located at the cellar. The proposed hot water heaters shall be of:

- Maker STATE
- Model # : GSM-640 YBRT
- M.E.A. # : 376-04-E
- Input : 40,000 BTU/hr.

Hot water heaters are capable of supplying at peak demand. Sponsor reserves the right to provide said equipment by different manufacturers which are equal or better than noted above.

- (2) Heating & Cooling;
Each unit will be provided heating & cooling through individual split unit system. The proposed furnace (3) units will be installed on each unit floor and unit B located at the cellar.

- Maker GOODMAN
- Model # GMH95060
- M.E.A. # 148-85-E-2
- Capacity 60,000 Btu
- Type GAS
- Energy Efficiency 80% Et

The condensing unit (outdoor unit) will be installed on top of roof-access bulkhead.

- Maker GOODMAN
- Model # : GSX 130601
- M.E.A. # 148-85-E-2
- Capacity 60,000 Btu/hr (5 tons)
- Type GAS
- Energy Efficiency 10.1 EER

Heating systems are capable of supplying at peak demand, maintaining minimum space temperature requirements, sixty-eight degrees Fahrenheit (68°F) as per NYC Building Code. Each unit will be equipped with a thermostat for control of the temperature within the unit.

The thermostats shall be programmable and initially programmed with a heating temperature set point no higher than 70 deg F., and a cooling temperature set point no lower than 78 deg F.

The Sponsor reserves the right to provide said equipment by different manufacturers which are equal to or better than noted above. "Substantially equal or better quality" shall mean materials, appliances, equipment and/or fixtures that have substantially the same life **expectancy, warranty, basic performance, and maintenance expectations.**

All supply and return air ducts and plenums shall be insulated with a minimum R-5 insulation when located in unconditioned spaces and with a minimum R-8 insulation when located outside the building.

(l) *Gas Supply.*

- (1) Type of system;
Natural gas supplied by National Grid.
- (2) Meters;
Natural gas is metered through individual meters in the building -Three (3) total: Three (3) for each of the Three (3) units. The gas meters are located in gas meter service room at the cellar:
- (3) Piping;
Gas pipe is made of black iron. The gas will be used for domestic cooking, heating, and domestic hot water. The gas supply for each unit will be individually metered.
Main service piping will be 3 inches with 40 black steel.

(m) *Air conditioning.*

See section (k) (2).

(n) *Ventilation.*

All interior bathrooms and kitchenettes are ventilated by exhaust fans through galvanized metal vent ducts which shall have a minimum rate of exhaust ventilation of 50 cfm for the bathroom and 120 cfm for the kitchenette as required by the New York City Building Code. Exhaust equipment shall be New York City MEA or BSA approved.

(o) *Electrical system.*

- (1) Service;
The service coming in from Con Edison Company of N.Y. is four (4) electrical meters located at cellar meter room. There are four (4) main service switches each to the main four (4) – I phase (each 100 Amp, total 1600 Amp) located on the electrical room erected with two (2) hour fire-rated wall and one and one half (1-1/2) hour fire rated, self-closing door.
- (2) Service to individual units;
A riser with #3-wire is 100 Amp. There are few (4) risers. The three (3) risers provide service to each three (3) residential units. One (1) riser provides service for common use. All public areas, including power for Mechanical equipment and lighting will be fed from House Distribution Panel board.
- (3) Unit service;
Arc Fault Circuit Interrupters(AFCI) & Ground Fault Circuit Interrupters(GFCI) shall be provided as per latest applicable NEC requirements. Arc Fault Circuit Interrupters(AFCI) and Ground Fault Circuit Interrupters shall be provided at wet area. Tamper-Resistant receptacles in children play areas shall be provided. Water-Resistant receptacles for exterior use shall be provided. There is no three-way switches in any areas of the building. There are no backup **generators.**
- (4) Adequacy;
The services will be adequate for the usage of modem equipment and appliances.

All hard wiring of Smoke detection system shall be done by Electrical contractor and shall be in accordance with Building and N.Y.C. Fire department standards.

(p) ***Intercommunication system.***

The building will be equipped with a video intercom system at the main residential entrance connected to panels within each residential unit, which will permit visual and voice contact between the residential units and the entrance lobby at the first floor level. An electric door release in the first floor entry door activated by the unit occupant will release the door for entrance into the building.

The make and model of said system is AIPHONE GH Series.

Manufacturer shall provide a warranty for one (!) year limited to components. Contractor's warranty shall also be for (I) one year on workmanship and installation. The sponsor reserves the right to provide equipment by a different manufacturer which is equal or better than noted above.

"Substantially equal or better quality" shall mean materials, appliances, equipment and/or fixtures that have substantially the same life expectancy, warranty, basic performance, and maintenance expectations.

(q) ***Public area lighting.***

Lighting fixtures (fluorescent) shall be provided in the common areas, stairways, and hallways. Each lighting fixture shall be provided with one or more lights, of a total of not less than sixty (60) watts. All lighting fixtures shall be installed by a NY State licensed electrician and shall comply with the NYC Electrical Code and the NYC Housing Maintenance Code and Multiple Dwelling Law.

Apartment corridors, mechanical rooms, and common corridors;

Compact fluorescent ceiling mounted pill style fixtures with two bulbs or 60 watt incandescent equivalent.

Trash Rooms on each floor;

Compact fluorescent ceiling mounted pill style fixtures with one bulbs or 25 watt incandescent equivalent.

Four foot 2 bulb direct / indirect fluorescent fixtures are located in stair shafts at each floor.

(r) ***Garages and parking areas.***

N/A

(s) ***Swimming pool.***

There is no swimming pool.

(t) ***Recreation facilities.***

N/A

(u) ***Permits and certificates.***

The following inspections will be conducted concurrently with construction with final sign-off at the issuance of the Certificate of Occupancy;

Mechanical and plumbing,

Fire Sprinkler,

Electrical,

Fire department,

Sidewalk-Builder's pavement plan,

Final as built-condition.

(v) ***Violations.***

There are no building violations on the subject premises. Any Building Code Violations will be corrected prior to the issuance of the Certificate of Occupancy.

(w) *Unit information.*

Unit	Approx. Sq. Ft.	Location	Bedrooms
B	925 on Cellar 1063 on Basement 518 on Rear yard Total: 2506	Cellar, Basement. & Rear yard	2

This unit is located on cellar and basement of the building direct access from 1 Greene Avenue. It has two bedrooms, living & dining area, kitchenette, and two bathrooms, and rear yard.

Unit	Approx. Sq. Ft.	Location	Bedrooms
	1030 on 1st FL 491 on Rear yard Total: 1521	1st Floor & Rear yard	2

This unit is located on first floor of building. It has two bedrooms, living & dining area, kitchenette, and two bathrooms, and rear yard.

Unit	Approx. Sq. Ft.	Location	Bedrooms
2	1018 on 2nd FL 1009 on 3rd FL Total: 2027	2 nd & 3 rd Floor	3

This unit is located on second and third floor of building. It has three bedrooms, living & dining area, kitchenette, three bathrooms, and two roof terraces.

- (1) Finishes;
Living, dining, kitchen and bedroom;
- Floor : 5/8" red oak wood floor, Number 2A Common grade, factory prefinished **with water-borne urethane**
 - Wall : gypsum board painted with Benjamin Moore, two coats of latex paint
 - Ceiling : gypsum board painted with Benjamin Moore, two coats of latex paint
- Bathroom;**
- Floor : Ceramic floor tiles
 - Wall : Ceramic wall tiles
 - Ceiling : gypsum board painted with Benjamin Moore, two coats of latex paint
- (2) Type and condition of all bathroom fixtures;
Bathrooms shall be equipped with a wash basin, water closet, and a bathtub or shower.
Water closets: American Standard
Tub: American Standard, Salem
Countertop Lavatory: American Standard, Tudor under counter
The sponsor reserves the right to provide fixtures by different manufacturers which are equal to or better than noted above. "Substantially equal or better quality" shall mean materials, appliances, equipment and/or fixtures that have substantially the same life expectancy, **warranty, basic performance, and maintenance expectations.**
- (3) Type and condition of kitchen and laundry equipment;
Formica or wood laminate, wall and base cabinets and Formica countertops.
Sink and faucet by American Standard.
Refrigerator, cook top, oven and dishwasher by FRIGIDAIRE.
- Refrigerator Frigidaire, 28" top mount ref. FRTI4G5CSK
 - Dishwasher Frigidaire, built-in, FBDI050REC
 - Range/Oven Frigidaire, Freestanding gas range, FGF318EC
 - Kitchen sink faucet American Standard, Culinaire Pull-out spray 4137.I
- Washer, dryer: not provided by the sponsor.

The sponsor reserves the right to provide fixtures and appliances by different manufacturers

which are equal to or better than noted above. "Substantially equal or better quality" shall mean materials, appliances, equipment and/or fixtures that have substantially the same life expectancy, warranty, basic performance, and maintenance expectations.

(x) Finish schedule of spaces other than units.

Location	Room	Floor	Wall	Ceiling	Remarks
Cellar	Meter Rms.	Cone. Slab	Gyp. Bd.	Gyp. Bd.	2-HR Fire Rated
Cellar	Storage	Cone. Slab	Gyp. Bd.	Gyp. Bd.	2-HR Fire Rated
Basement	Hallway	Tile	Gyp. Bd.	Gyp. Bd.	2-HR Fire Rated
Basement	Stairway	Tile	CMU BL.	Gyp. Bd.	2-HR Fire Rated
First FL	Hallway	Tile	Gyp. Bd.	Gyp. Bd.	2-HR Fire Rated
First FL.	Stairway	Tile	CMU BL.	Gyp. Bd.	2-HR Fire Rated
Second FL.	Hallway	Tile	Gyp. Bd.	Gyp. Bd.	2-HR Fire Rated
Second FL	Stairway	Tile	CMU BL.	Gyp. Bd.	2-HR Fire Rated
Third FL.	Hallway	Tile	Gyp. Bd.	Gyp. Bd.	2-HR Fire Rated
Third FL	Stairway	Tile	CMU BL.	Gyp. Bd.	2-HR Fire Rated

Abbreviation:

Fl. : Floor

Rms. : Rooms

Rm. : Room

Cone. Slab : Concrete Slab

Gyp. Bd. : Gypsum Board

CMU BL. : Concrete Masonry Unit Block

2-HR Fire Rated :two hour fire rated floor/ceiling assembly

Note: All walls and ceiling is finished with Benjamin Moore, two coats of latex paint.

(y) *Safety and warning devices.*

Each unit will have hard wiring of carbon monoxide/smoke detector combo system within sleeping area and in the corridor outside of sleeping area.

All hard wiring of carbon monoxide/smoke detector combo system shall be done by Electrical contractor and shall be in accordance with Building and N.Y.C. Fire department standards.

(z) *Additional information.*

The building and site will be constructed in accordance with the New York City Building Code, the Multiple Dwelling Code, the New York City Zoning Resolution and all other applicable authorities and in accordance with plans and applications on file with the Department of Buildings of the City of New York. With reference to the preparation of plans and specifications, the Sponsor has retained the services of a professional engineer who prepared same. The Sponsor represents to the best of its knowledge that the plans accurately describe the building units, common elements and equipment as the same which will be delivered upon the completion of construction.

Any permits or inspections required by the City of New York will be furnished and updated prior to the first closing.

As of the date of the first closing, the Sponsor represents that it will have a Temporary or Final Certificate of Occupancy for the building prior to the first closing, and deliver title without violations or liens on the premises and in accordance with the Sponsor's undertakings elsewhere as set forth in

this offering.

Light and Air is provided in each unit in compliance with all applicable codes. The calculations of light and air are as follows:

A minimum of 10% of a habitable room area is for light;

A minimum of 5% of a habitable room area is for air.No further development is anticipated.

Asbestos;

This statement is to disclose that there will be no asbestos made products, partially or in whole, specified for the construction of this condominium as per approved plans.

Drywall materials;

This statement is to disclose that there will be no drywall materials that contain "Sulfide", partially or in whole, specified for the construction of this condominium as per approved plans.

Documents to be Transferred to the Condominium Management upon transfer of control;

- Final as-built drawings as maintained during construction, i.e., structural, mechanical, electrical, plumbing, shop drawings
- Operation & Maintenance (O&M) manuals for mechanical equipment;
- **Electronic system manual;**
- **Equipment warranties;**
- Manufacturer's roof warranty;
- Major equipment start-up sheets & control system as-built;
- Original test & balance report for HVAC system;
- In-door air quality report.

New York State Energy Conservation Construction Code Compliance Statement:

"To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with Energy Conservation Construction Code of New York State."

Seal

SEAL AND SIGNATURE

DECEMBER 15, 2015