Phase II Work Plan

For

101 Lincoln Avenue Bronx, NY 10454 Block 2316, Lot 1 OER Project Number TBD

E-Designation E-145 CEQR Number 05DCP005X Port Morris / Bruckner Blvd Rezoning

Prepared for:

NY developers 1825 65th Street Brooklyn, NY 11204

Prepared by:



ENVIRONMENTAL BUSINESS CONSULTANTS 1808 Middle Country Road Ridge, NY 11961

October 2015

Introduction

This Phase II Investigation Work Plan has been developed for the above referenced site. The site is located within the Port Morris section of the borough of Bronx. The following work scope has been developed as per the OER meeting.

Site Location, Current Use, and Proposed Development Plan

The Site consists of one irregular -shaped lot located on the south side of Bruckner Boulevard, the south side of 3rd Avenue and the west side of Lincoln Avenue in the Port Morris neighborhood of the Borough of the Bronx, City of New York, and Bronx County, New York. The street address of the subject site is 101 Lincoln Avenue, Brooklyn, New York 10453 and is identified as Block 2316 Lot 1 on the NYC Tax Map (**Figure 2**). The lot includes approximately 430 feet of street frontage on Lincoln Avenue, 333 feet of frontage on Bruckner Boulevard and 241 feet of frontage on 3rd Avenue Bridge and extends approximately 518 feet deep for a total area of 133,700 sf. The site is currently developed with one L shaped two- story structure; occupied as office space.

The lot is currently zoned manufacturing and residential, M1-3 / R8, with no commercial overlay.

The proposed new building will consist of three new 25-story and one 18-story residential tower buildings. The towers will be interconnected with a common base which will include two 7-story, one 6-story, one 3-story and one single story buildings. The project will include 74,000 sf of underground parking, 31,199 sf of retail space, 2,872 sf of community space and 833,829 sf of residential space. The entire site will be excavated to a depth of approximately 12 feet. 95% of the site will be excavated to a pproximately 12 feet. 5% of the site; along the western façade of the proposed building, will not be excavated. This area serves as a buffer to the bridge structure.

The water table at the Site is expected to be approximately 7 feet below grade surface (bgs). See attached redevelopment plans for layout of the proposed site development.

Phase I Screening Summary

A Phase I screening was competed by EBC in September 2015. The following Site history was established based on historic Sanborn maps:

The Site was developed prior to 1887 with three 3-story store fronts with rear yards on the south side of the Site and two 2-story and one 1-story stables on the northern side of the Site. In 1904 the two western store fronts remained and merged into one 3-story store with a small 1-story addition in the rear yard of the western most building, the eastern most store remained the same with the addition of a single story building occupying the entire footprint of the rear yard, and the northern portion of the lot was redeveloped with one 3-story stable with an elevator and office. In 1918, the northern stable was noted as an auto warehouse on the first floor and the second and third floors were utilized as storage and a warehouse. The lot remained in this configuration until 1977. In 1977, the two western buildings on the southern side of the site and the 3-story building on the northern side of the site were demolished and the areas left vacant. In 2006, the western most portion of the lot was developed with a 5-story building consisting of a commercial space on the first floor and residential apartments on the remaining 4 floors. In 2007, the western building was not noted on the Sanborn map.



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The western most portions and the northern portion of the lot have remained vacant, while the eastern building on the south side of the Site was utilized as commercial space on the first floor and two residential apartments on the second and third floors.

Based upon reconnaissance of the subject site and surrounding properties, and review of historical records and regulatory agency databases, no recognized environmental conditions were identified in connection with the subject site.

Phase II Investigation Work Scope

Geophysical Survey

A geophysical survey will not be performed on site due to the excavation plan of 12 feet across 100% of the site.

Soil, Groundwater and Soil Vapor Summary

An investigation of soil, soil vapor and groundwater is being performed to properly characterize the site for potential environmental impacts from historic on-site/off-site uses, operations, etc. The proposed sampling event will address historic fill, as well as to provide general horizontal/vertical characterization across the site for development purposes. The sampling procedures of this investigation will be performed in accordance with the NYSDEC Technical Guidance for Site Investigation and Remediation DER-10.

Twelve test borings will be completed at the site. Please see attached site plan depicting sample point locations, where soil, groundwater, and soil vapor samples will be collected. A minimum of two soil samples will be collected from each of the test borings. Six temporary groundwater monitoring wells will be installed and a total of Six groundwater samples will be collected. Eight soil vapor samples will be collected from approximately 12-14ft bgs. The depth of groundwater is expected to be encountered at approximately 7 feet bgs and general groundwater flow direction is expected to flow southwest. Each sample point location at the site will be accurately measured to fixed benchmarks (i.e., select properly lines, adjacent structures, etc.) or by a precision GPS that is capable of coordinating a fixed point with within +/- 1 foot.

Soil Sampling

A geologist/engineer/QEP will screen the soil samples during borehole advancement for organic vapors with a photo-ionization detector (PID) and evaluated for visual and olfactory impacts prior to collecting environmental samples. All field work will be recorded in a field log. A Geoprobe[™] utilizing direct-push technology will be used and if necessary, more advanced drilling technology will be used to complete the site investigation. Two samples from each of the twelve borings will be collected; one at 0-2 feet and one at 12-14 feet. Discrete (grab) samples will be taken from the aforementioned sampling intervals. The subsurface soil samples may also serve as in-situ post-excavation soil samples for the remedial plan. A third soil sample may be collected from each or several test boring(s) if: 1) elevated PID readings and/or visual and olfactory observations are noted during borehole advancement; and/or 2) field observations identify an upper fill layer underlain by native material the additional soil sample from the upper zone of the native layer will help delineate the vertical migration of impacts (if any), as well as determine a more detailed remedy and potentially provide a cost savings for disposal options.



Monitoring Well Installation and Groundwater Sampling

Six, one-inch-diameter temporary groundwater monitoring wells will be installed. Representative groundwater samples will be collected using low-flow sampling techniques. Properly sized screen and silica sand pack will be used for noted site conditions. A representative groundwater sample will be collected from each well with a check valve and dedicated tubing. Sampling will be conducted in accordance with NYSDEC Draft DER-10 Technical Guidance for Site Investigation and Remediation, dated May 2010, and Sampling Guidelines and Protocols, dated March 1991. Groundwater wells will be gauged with a water level meter to record a depth to groundwater reading (1/100 foot), and if necessary, an interface meter to determine the thickness of LNAPL or DNAPL. The well casings will be surveyed by a trained QEP and/or NYS licensed surveyor to facilitate preparation of a groundwater contour map and determine the direction of groundwater flow.

Soil Vapor Sampling

Samples will be collected in accordance with the Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York (NYSDOH October 2006). Conditions in the field may require adjustment of sampling locations. Groundwater is expected to be encountered at a depth of 7 feet.

Eight soil vapor samples will be collected from approximately 12-14 ft bgs . The vapor implants will be installed with Geoprobe[™] equipment. The implants will be made from stainless steel and fitted with disposable polyethylene tubing. The surface of the bore holes will be sealed with a hydrated bentonite powder. Sampling will occur for the duration of two hours. Samples will be collected in appropriate sized Summa canisters that have been certified clean by the laboratory and samples will be analyzed by using USEPA Method TO-15. Flow rate for both purging and sampling will not exceed 0.2 L/min. Twenty-four hours following soil vapor probe installation, one to three implant volumes shall be purged prior to the collection of any soil-gas samples. A sample log sheet will be maintained summarizing sample identification, date and time of sample collection, sampling depth, identity of samplers, sampling methods and devices, soil vapor purge volumes, volume of the soil vapor extracted, vacuum of canisters before and after the samples are collected, apparent moisture content of the sampling zone, and chain of custody protocols.

As part of the vapor intrusion evaluation, a tracer gas will be used in accordance with NYSDOH protocols to serve as a quality assurance/quality control (QA/QC) device to verify the integrity of the soil vapor probe seal. A container (box, plastic pail, etc.) will serve to keep the tracer gas in contact with the probe during testing. A portable monitoring device will be used to analyze a sample of soil vapor for the tracer gas prior to sampling. If the tracer sample results show a significant presence of the tracer, the probe seals will be adjusted to prevent infiltration. At the conclusion of the sampling round, tracer monitoring will be performed a second time to confirm the integrity of the probe seals.

Sample Analysis

Soil, groundwater, and soil vapor samples will be submitted to a NYSDOH Environmental Laboratory Accreditation Program (ELAP)-certified laboratory for Full analysis:

- Volatile Organic Compounds by EPA Method 8260;
- Semi-volatile organic compounds by EPA Method 8270;
- Pesticides/PCBs by EPA Method 8081/8082; and

- Target Analyte List metals by EPA Method 6010 and 7471;
- Soil vapor samples will be analyzed for VOCs by using USEPA Method TO-15.

All groundwater samples will be analyzed for both filtered (dissolved) and unfiltered (total) metals.

If either LNAPL and/or DNAPL are detected, appropriate samples will be collected for characterization and "finger print analysis" and required regulatory reporting (i.e. NYSDEC spills hotline) will be performed.

Quality Assurance/Quality Control Procedures

QA/QC procedures will be used to provide performance information with regard to accuracy, precision, sensitivity, representation, completeness, and comparability associated with the sampling and analysis for this investigation. Field QA/QC procedures will be used (1) to document that samples are representative of actual conditions at the Site and (2) identify possible cross-contamination from field activities or sample transit. Laboratory QA/QC procedures and analyses will be used to demonstrate whether analytical results have been biased either by interfering compounds in the sample matrix, or by laboratory techniques that may have introduced systematic or random errors to the analytical process. QA/QC samples (field and trip blanks, duplicates, etc.) will be collected and analyzed at an ELAP-certified laboratory.

Investigation Derived Waste

Cuttings may be disposed at the site within the borehole that generated them to within 24 inches of the surface unless:

- Free product or grossly contaminated soil, are present in the cuttings;
- The borehole has penetrated an aquitard, aquiclude or other confining layer; or extends significantly into bedrock;
- Backfilling the borehole with cuttings will create a significant path for vertical movement of contaminants. Soil additives (bentonite) may be added to the cuttings to reduce permeability;
- The soil cannot fit into the borehole.

Those soil cuttings needing to be managed on-site will be containerized in properly labeled DOT approved 55-gallon drums for future off-site disposal at a permitted facility. All boreholes which require drill cuttings disposal would ultimately be filled with bentonite chips (hydrated) and asphalt/concrete capping. Disposable sampling equipment including, spoons, gloves, bags, paper towels, etc. that came in contact with environmental media will be double bagged and disposed as municipal trash in a facility trash dumpster as non-hazardous trash.

Reporting

A Phase II Investigation Report (template version) will be prepared following completion of the field activities and receipt of the laboratory data. The report will provide detailed summaries of the investigative findings. Soil, groundwater and soil vapor analytical results will be compared to the NYSDEC Part 375-6.8(a) Unrestricted Used Soil Cleanup Objectives, appropriate Part 375-6.8(b) Restricted Soil Cleanup Objectives and NYSDEC Part 703 Groundwater Quality Standards (GQS) (class GA) or Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS), and NYSDOH October 2006 Final Guidance for Evaluating Soil Vapor Intrusion



Matrices. The report will include an updated sampling plan, spider diagrams, analytical data tables for all reported constituent compounds (including non-detectable concentrations) and remedial recommendations, as warranted.

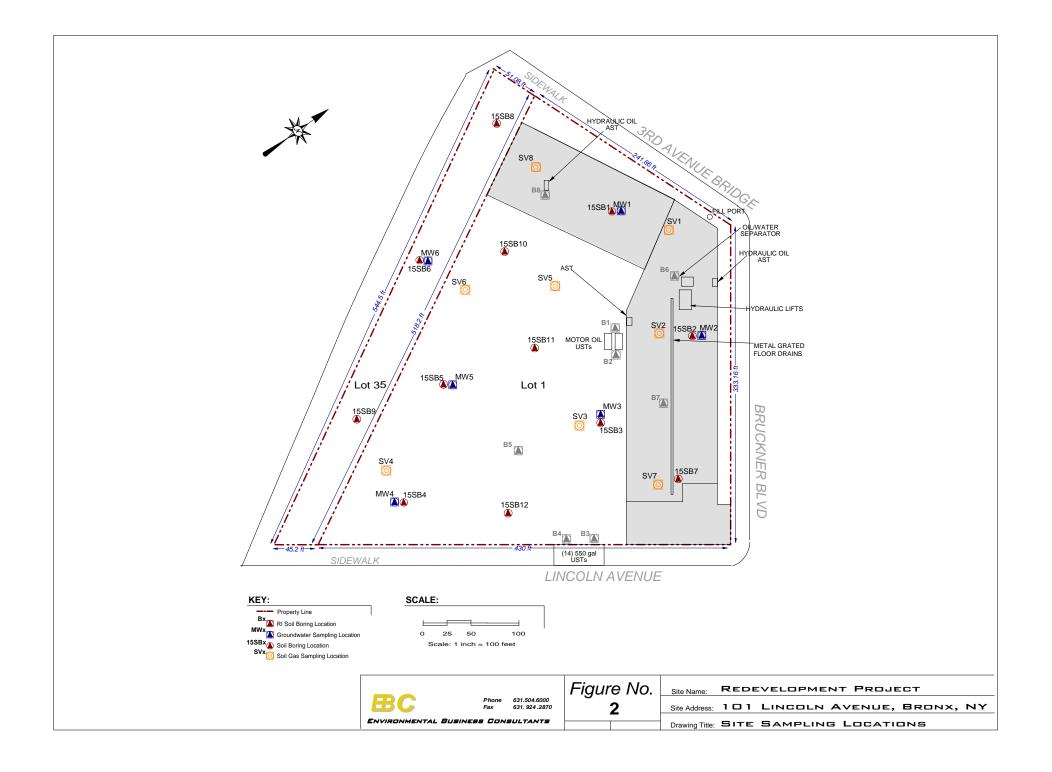
Investigation HASP

An OSHA compliant Health and Safety Plan that meets all OSHA HAZWOPER requirements will be implemented during the site work to protect worker safety. The Site Safety Coordinator will ensure full compliance of the HASP in accordance with applicable health and safety laws and regulations. All field personnel involved in investigation activities will participate in training required under OSHA HAZWOPER 29 CFR 1910.120, including 40-hour hazardous waste operator training and annual 8-hour refresher training. Emergency telephone numbers will be posted at the site location before any work begins. A safety meeting will be conducted before each shift begins. Topics to be discussed include task hazards and protective measures (physical, chemical, environmental); emergency procedures; PPE levels and other relevant safety topics including a highlighted route map to the nearest hospital/emergency room. Meetings will be documented in a log book or specific form. Potential on-site chemicals of concern include VOCs, SVOCs, Pesticides/PCBs, and Metals (specifically arsenic, lead, and mercury at a minimum). Information fact sheets and/or summary tables for each contaminant group are included in the HASP. The attached HASP will be on-site during each sampling event.

FIGURES



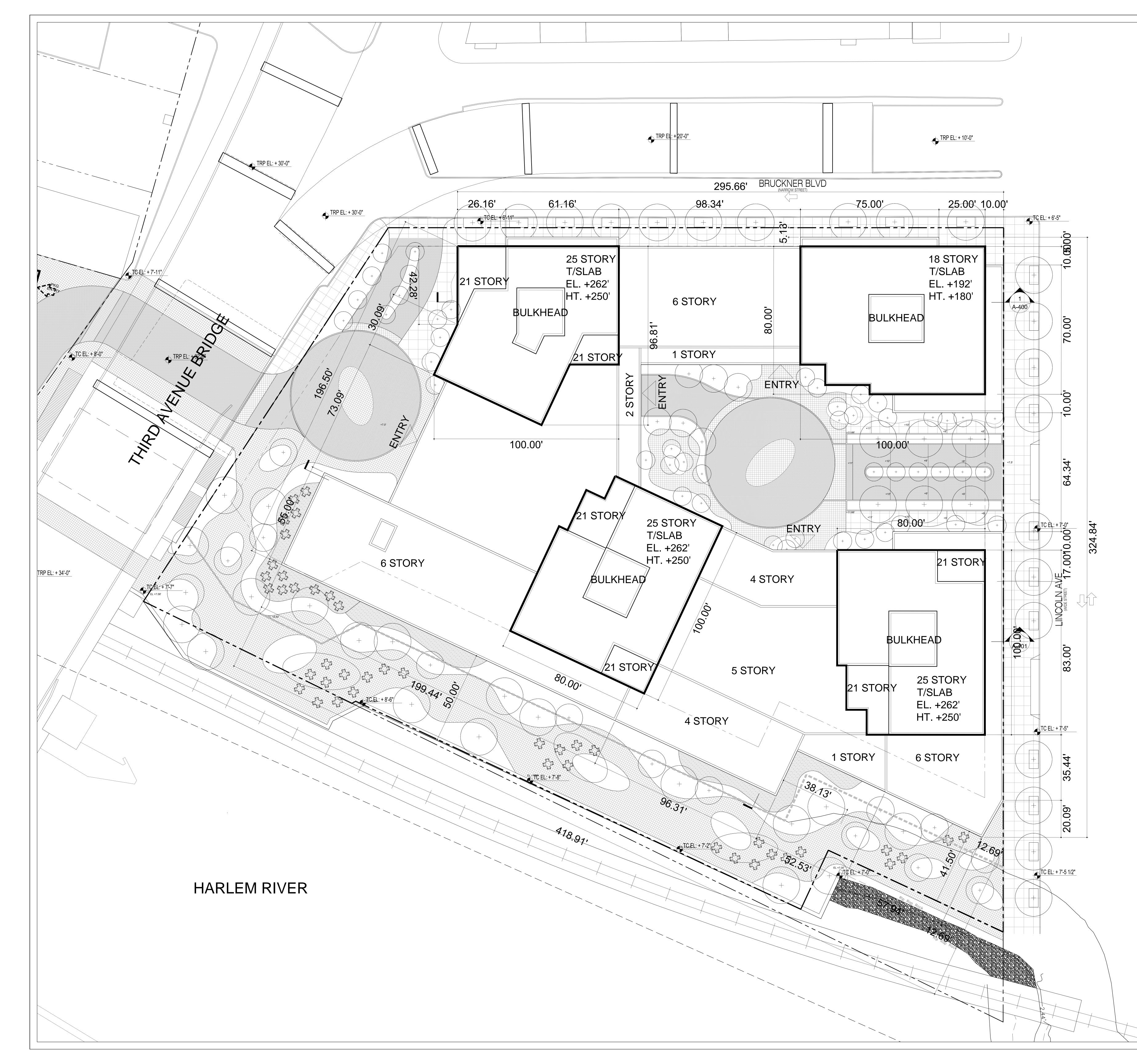
1808 MIDDLE COUNTRY ROAD PHONE RIDGE, NY 11961 FAX 631.504.6000 631.924.2870

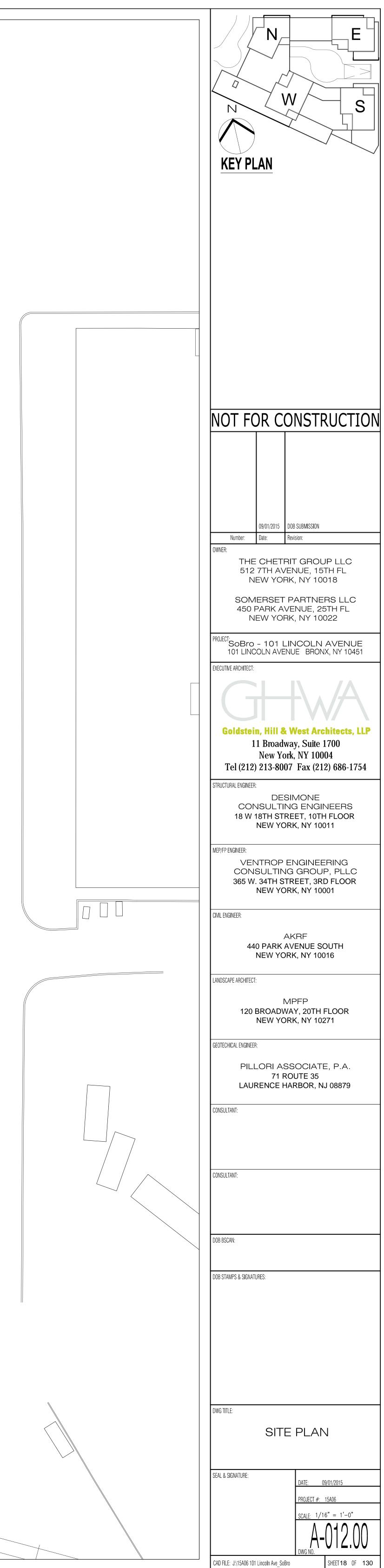


<u>APPENDIX A</u> <u>ARCHITECTURAL PLANS</u>

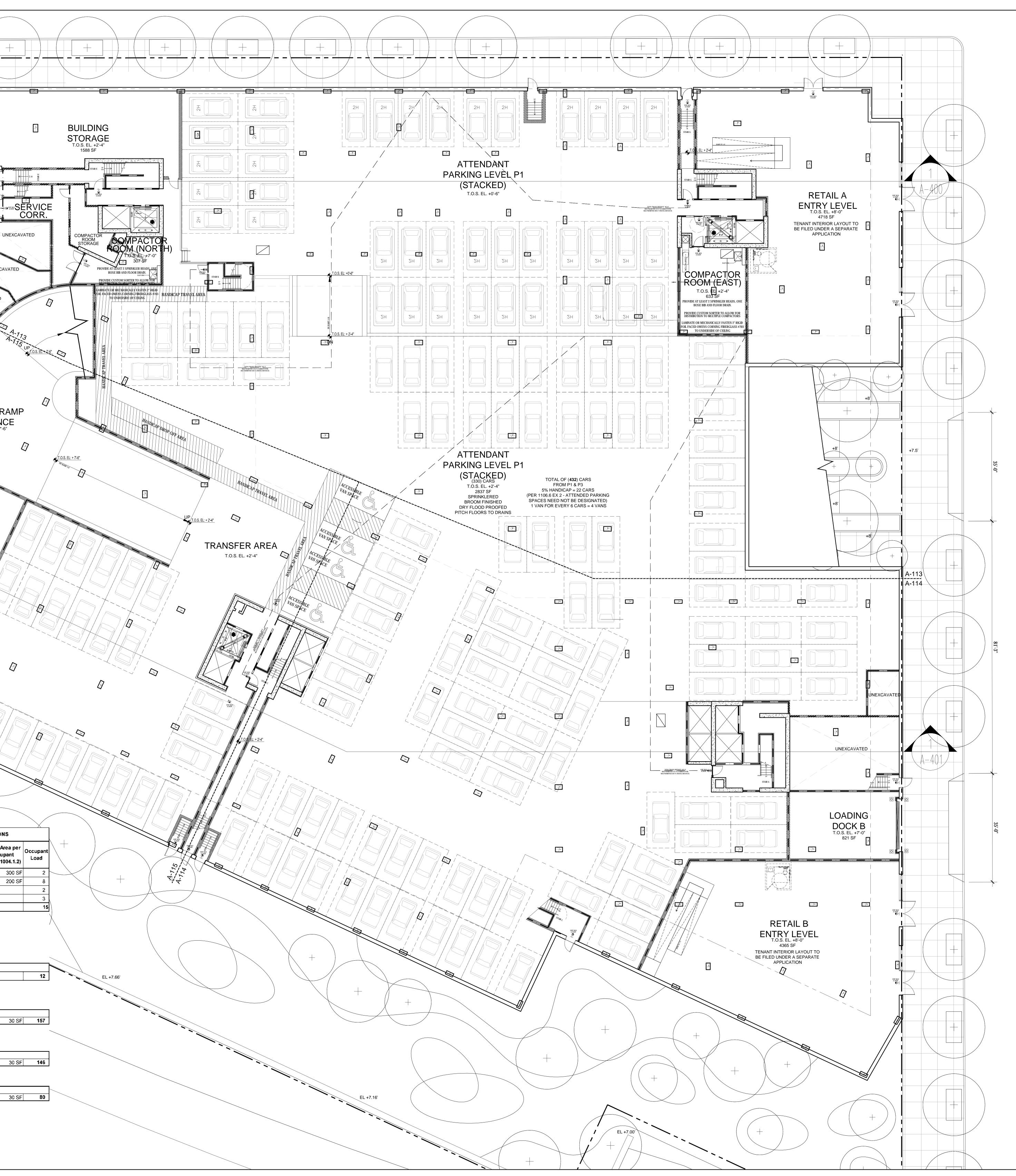


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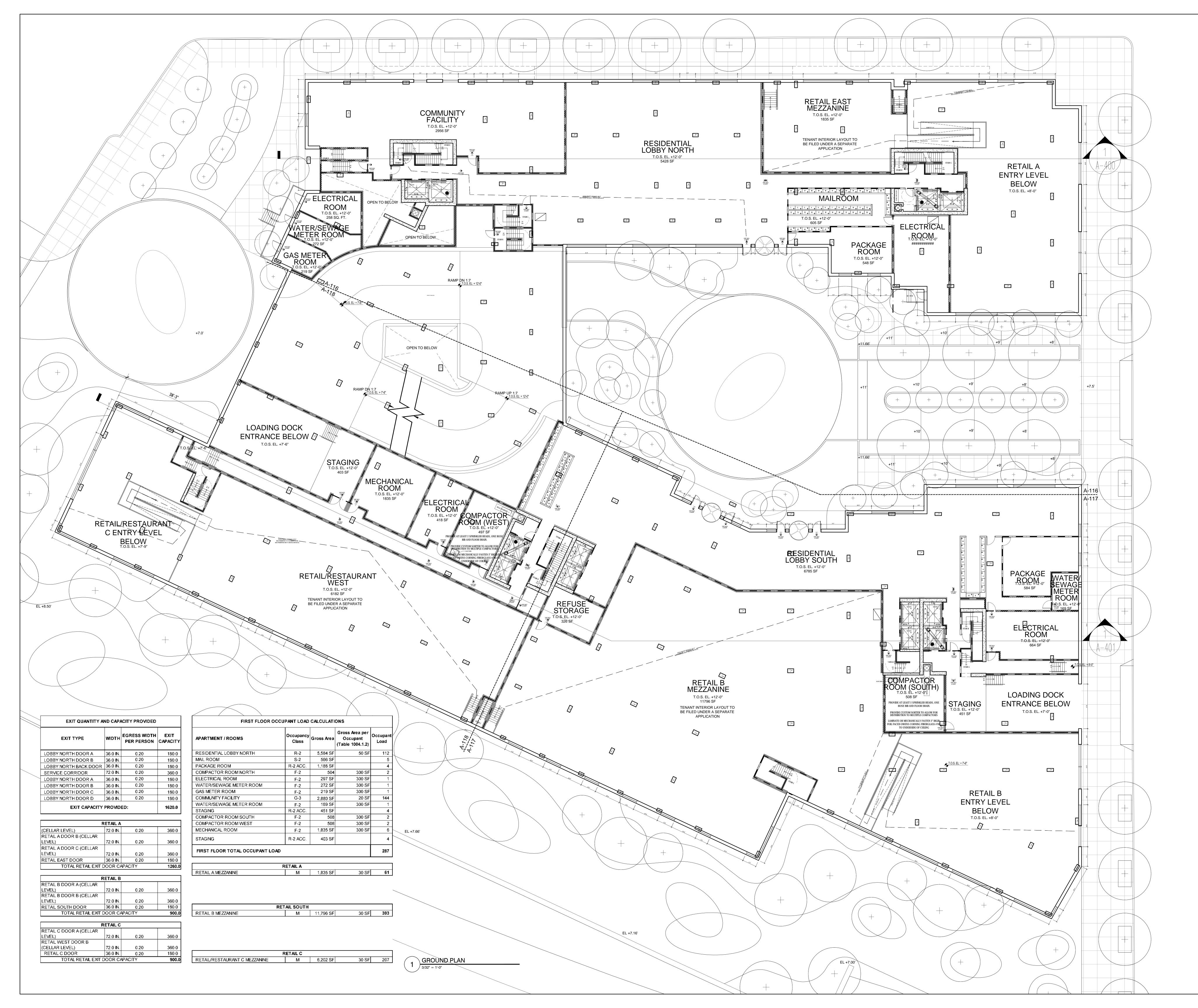


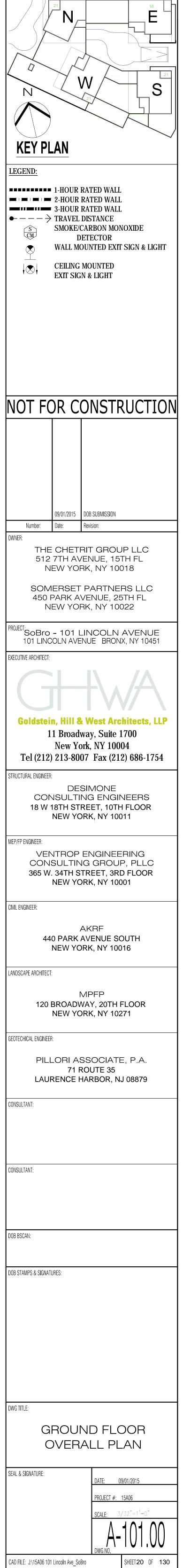


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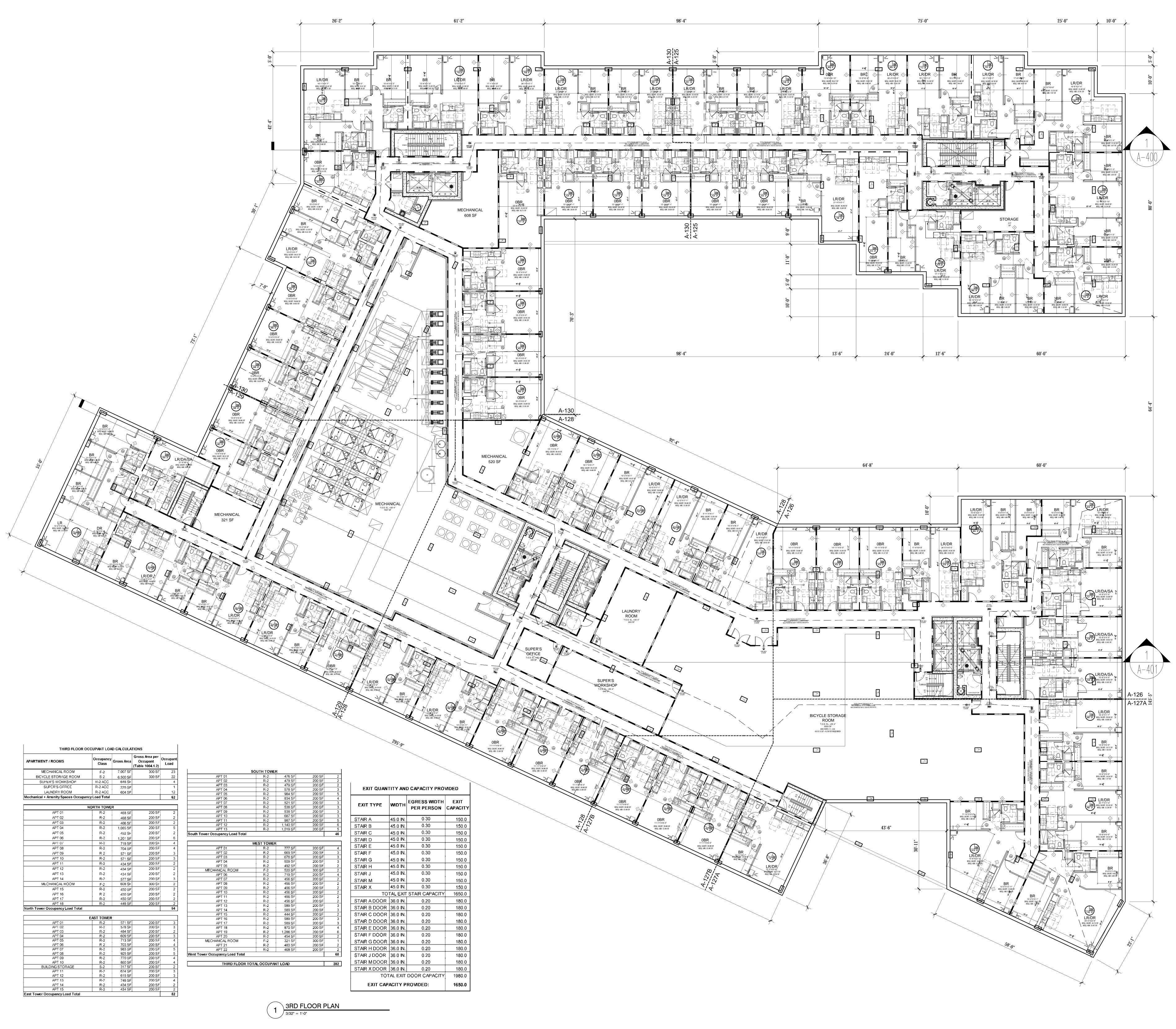




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Number:		DB SUBMISSION
OWNER: THE		T GROUP LLC NUE, 15TH FL
Ν	EW YORF	ARTNERS LLC
450	PARK AVE	ENUE, 25TH FL (, NY 10022
PROJECT: SoBro 101 LINC	– 101 LII OLN AVEN	NCOLN AVENUE UE BRONX, NY 10451
EXECUTIVE ARCHITECT:		N /A
	1 Broadwa	Nest Architects, LLP ay, Suite 1700
Tel (212		x, NY 10004 ′Fax (212) 686-1754
	DESI	MONE G ENGINEERS
	18TH STRE	EET, 10TH FLOOR K, NY 10011
		NGINEERING
	. 34TH STR	GROUP, PLLC REET, 3RD FLOOR K, NY 10001
CIVIL ENGINEER:		
44	0 PARK A	≺RF /ENUE SOUTH K, NY 10016
LANDSCAPE ARCHITEC	ſ:	
120	BROADWA	PFP AY, 20TH FLOOR
GEOTECHICAL ENGINEE		K, NY 10271
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SEAL & SIGNATURE:		DATE: 09/01/2015
		PROJECT #: 15A06 SCALE: 3/32"=1'-0"
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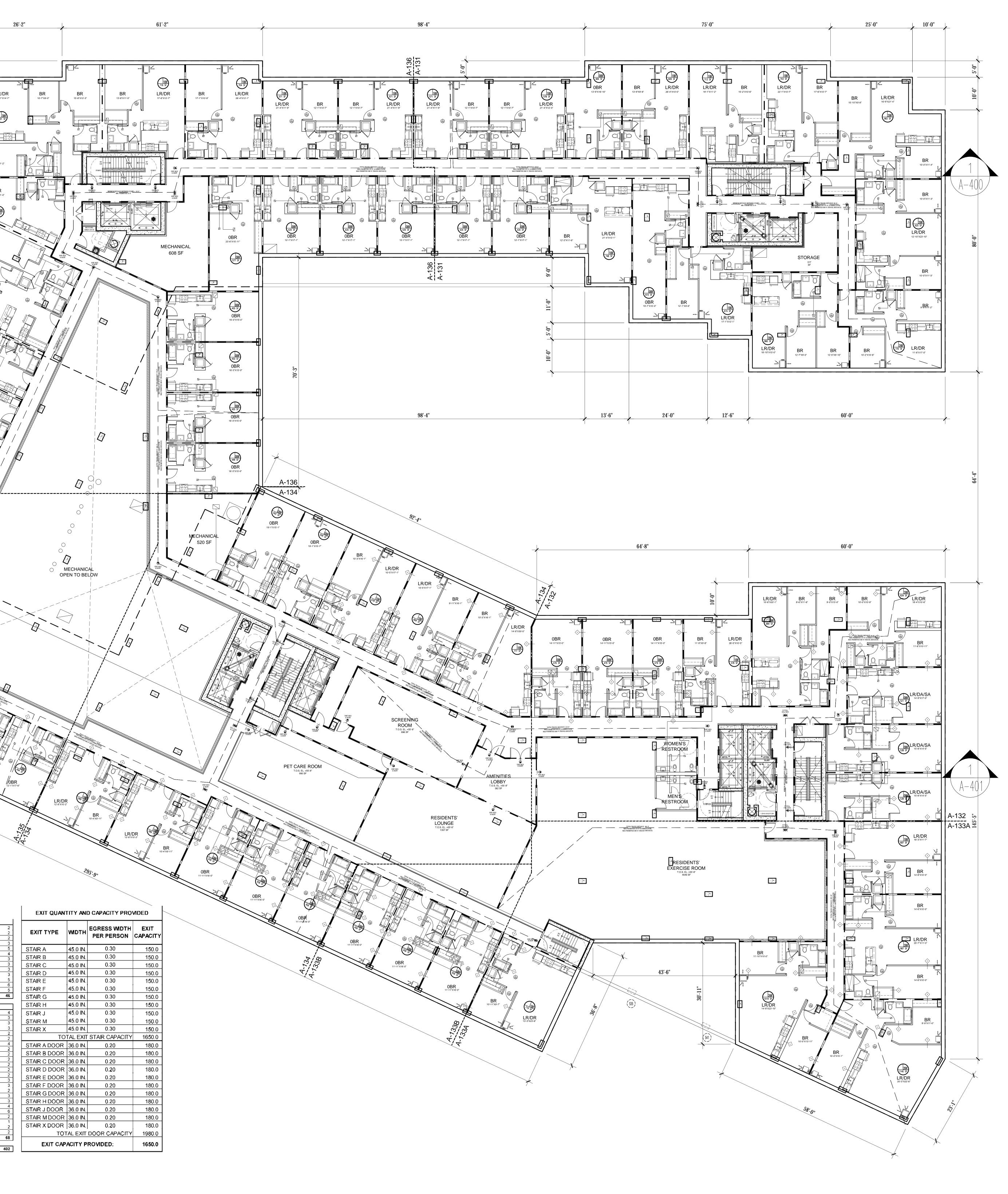
APARTMENT / ROOMS	Occupancy Class	Gross Area	Gross Area per Occupant (Table 1004.1.2)	Occupant Load
MECHANICAL ROOM	F-2	7,007 SF	300 SF	23
BICYCLE STORAGE ROOM	S-2	6,500 SF	300 SF	22
SUPER'S WORKSHOP	R-2 ACC	648 SF		4
SUPER'S OFFICE	R-2 ACC	225 SF		1
LAUNDRY ROOM	R-2 ACC	604 SF		12
lechanical + Amenity Spaces Occupa	ncy Load Total			62
	NORTH TOWE	R		
APT 01	R-2	468 SF	200 SF	2
APT 02	R-2	468 SF	200 SF	2
APT 03	R-2	466 SF	200 SF	2
APT 04	R-2	1,065 SF	200 SF	5
APT 05	R-2	452 SF	20 0 SF	2
APT 06	R-2	1,201 SF	200 SF	6
AP1 07	R-2	718 SF	200 SF	4
APT 08	R-2	710 ST 704 SF	200 SF	4
	R-2	571 SF	200 SF	3
APT 10			200 SF	3
APT 11		571 SF	200 SF	2
		434 SF		2
APT 12	R-2	434 SF	200 SF	
APT 13	R-2	434 SF	200 SF	2
APT 14	R-2	577 SF	200 SF	3
MECHANICAL ROOM	F-2	608 SF	300 SF	2
APT 15	R-2	450 SF	200 SF	2
APT 16	R-2	450 SF	200 SF	2
APT 17		450 SF	200 SF	2
APT 18 Iorth Tower Occupancy Load Total	R-2	448 SF	200 SF	2 54
APT 01	EAST TOWER	571 SF	200 SF	3
APT 02	R-2	578 SF	200 SF	3
APT 03	R-2	484 SF	200 SF	2
APT 04	R-2	609 SF	200 SF	3
APT 05	R-2	713 SF	200 SF	4
APT 06	R 2	703 SF	200 SF	4
APT 07	R-2	983 SF	200 SF	5
APT 08		925 SF	200 SF	5
APT 09	R-2	770 SF	200 SF	4
	R-2	860 SF	200 SF	4
BUILDING STORAGE APT 11	<u>S-2</u> R-2	317 SF 674 SF	200 SF 200 SF	2
APT 12	R-2	615 SF	200 SF	
APT 13		748 SF	200 SF	4
APT 14	R-2	434 SF	200 SF	2
APT 15	R-2	434 SF	200 SF	2

	DUTH TOWE	**	
APT 01	R-2	476 SF	200 SF
APT 02	R-2	479 SF	200 SF
APT 03	R-2	479 SF	200 SF
APT 04	R-2	578 SF	200 SF
APT 05	R-2	984 SF	200 SF
APT 06	R-2	834 SF	200 SF
APT 07	R-2	521 SF	200 SF
APT 08	R-2	538 SF	200 SF
APT 09	R-2	538 SF	200 SF
APT 10	R-2	687 SF	200 SF
APT 11	R-2	987 SF	200 SF
APT 12	R-2	1,140 SF	200 SF
APT 13	R-2	1,019 SF	200 SF
Tower Occupancy Load Total		· · ·	
W	EST TOWER	2	
APT 01	R-2	777 SF	200 SF
APT 02	R-2	669 SF	200 SF 200 SF
APT 02 APT 03	R-2 R-2	678 SF	200 SF 200 SF
APT 04	R-2	509 \$F	200 SF 200 SF
APT 04 APT 05	R-2	492 SF	200 SF 200 SF
MECHANICAL ROOM	F-2	520 SF	200 SF 300 SF
APT 06	R-2	719 \$F	200 SF
APT 06	R-2	456 SF	200 SF 200 SF
		456 SF	
	R-2 R-2		200 SF 200 SF
APT 09 APT 10	R-2 R-2	456 SF 456 SF	200 SF 200 SF
APT 10 APT 11		456 SF	200 SF 200 SF
	R-2		200 SF 200 SF
APT 12 APT 13	R-2	456 SF	
	R-2	589 SF	200 SF
APT 14 APT 15	R-2	589 SF	200 SF 200 SF
	R-2	444 SF	
APT 16	R-2	589 SF	200 SF
APT 17	R-2	589 SF	200 SF
APT 18	R-2	870 SF	200 SF
APT 19	R-2	1,286 SF	200 SF
APT 20	R-2	454 SF	200 SF
MECHANICAL ROOM	F-2	321 SF	300 SF
APT 21	R-2	483 SF	200 SF
	R-2	468 SF	200 SF
APT 22 Tower Occupancy Load Total			

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09/01/2015 Number: Date:	DOB SUBMISSION Revision:
OWNER: THE CHETI	RIT GROUP LLC
512 7TH AV	/ENUE, 15TH FL RK, NY 10018
450 PARK A	PARTNERS LLC VENUE, 25TH FL RK, NY 10022
PROJECT: SoBro - 101 L	INCOLN AVENUE
EXECUTIVE ARCHITECT:	ENUE BRONX, NY 10451
	A A
Goldstein, Hill 8	West Architects, LLP
11 Broad New Yo	way, Suite 1700 ork, NY 10004
Tel (212) 213-80	07 Fax (212) 686-1754
CONSULTI	SIMONE NG ENGINEERS REET, 10TH FLOOR
	DRK, NY 10011
	ENGINEERING IG GROUP, PLLC
	TREET, 3RD FLOOR DRK, NY 10001
CIVIL ENGINEER:	
440 PARK	AKRF AVENUE SOUTH DRK, NY 10016
LANDSCAPE ARCHITECT:	
120 BROADV	MPFP VAY, 20TH FLOOR
	DRK, NY 10271
PILLORI AS	SSOCIATE, P.A.
	RUNTE 32
	ROUTE 35 HARBOR, NJ 08879
LAURENCE H	
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LAURENCE H	HARBOR, NJ 08879
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LAURENCE H	

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		BR TYX12-5"	LR/DR 13-11X14-5	BR 10-41X8-11"	BR 10.4*X9-11*	RESERVE CONTRACTOR		
					LR/D		Left.	BR 0-47X9-11*
FOURTH FLOOR C APARTMENT / ROOMS AMENITIES LOBBY RESIDENTS' HEALTH CLUB RESIDENTS' LOUNGE	Occupancy Class Gro R-2 ACC 4 R-2 ACC 4	Gro ossArca (biss Area per Decupant ble 1004.1.2) 50 SF 50 SF	91 27				
SCREENING ROOM PET CARE ROOM Amenity Spaces Occupancy Load Total APT 01 APT 02 APT 03 APT 04 APT 05 APT 06 APT 07 APT 08 APT 10 APT 11 APT 12	R 2 ACC R-2 ACC R-2 ACC R 2 R-2 R-2	896 SF 1,182 SF 468 SF 468 SF 466 SF 1,065 SF 1,201 SF 718 SF 704 SF 571 SF 571 SF 434 SF 434 SF	50 SF 30 SF 1 200 SF 200 SF	18 39 83 2 2 2 2 2 3 2 5 2 3 2 3 2 South Towe	APT 01 APT 02 APT 03 APT 04 APT 05 APT 06 APT 07 APT 08 APT 09 APT 10 APT 11 APT 11 APT 12 APT 13 r Occupancy Load Total		476 SF 479 SF 479 SF 578 SF 984 SF 834 SF 521 SF 538 SF 538 SF 687 SF 987 SF 1,140 SF 1,019 SF	200 SF 200 SF
АРТ 13 АРТ 14 МЕСНАNICAL ROOM АРТ 15 АРТ 16 АРТ 16 АРТ 17 АРТ 18 North Tower Occupancy Load Total АРТ 01 АРТ 02 АРТ 03 АРТ 04	R-2 F-2 F-2 R-2	434 SF 577 SF 608 SF 450 SF 450 SF 450 SF 448 SF 571 SF 578 SF 484 SF 609 SF	200 SF 200 SF 300 SF 200 SF 200 SF 200 SF 200 SF	2 3 2 2 2 2	APT 01 APT 02 APT 03 APT 04 APT 05 ECHANICAL ROOM APT 06 APT 06 APT 07 APT 08 APT 09 APT 10 APT 11 APT 11 APT 12 APT 13	WEST TOWER R-2	777 SF 669 SF 509 SF 492 SF 520 SF 719 SF 456 SF 456 SF 456 SF 456 SF 456 SF 456 SF 456 SF 589 SF	200 SF 200 SF
APT 04 APT 05 APT 06 APT 07 APT 08 APT 09 APT 10 BUILDING \$TORAGE APT 11 APT 12 APT 13 APT 15 East Tower Occupancy Load Total	R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2	609 SF 713 SF 983 SF 983 SF 925 SF 770 SF 860 SF 317 SF 674 SF 615 SF 748 SF 434 SF 434 SF	200 SF 200 SF	4 5 5 4 2 3 4	APT 14 APT 15 APT 16 APT 17 APT 18 APT 19 APT 20 ECHANICAL ROOM APT 21 APT 22 Occupancy Load Total	R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2	589 SF 444 SF 589 SF 589 SF 870 SF 1,286 SF 454 SF 321 SF 483 SF 468 SF	200 SF 200 SF

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09/01/2015 Number: Date: OWNER:	DOB SUBMISSION Revision:
THE CHET 512 7TH AV	RIT GROUP LLC /ENUE, 15TH FL RK, NY 10018
SOMERSET	PARTNERS LLC VENUE, 25TH FL
	NY 10022
101 LINCOLN AVE	ENUE BRONX, NY 10451
\Box	A A
Goldstein, Hill 8	k West Architects, LLP
11 Broad New Yo	way, Suite 1700 ork, NY 10004
STRUCTURAL ENGINEER:	07 Fax (212) 686-1754
CONSULTI 18 W 18TH ST	SIMONE NG ENGINEERS REET, 10TH FLOOR DRK, NY 10011
CONSULTIN 365 W. 34TH S	ENGINEERING JG GROUP, PLLC TREET, 3RD FLOOR DRK, NY 10001
Civil Engineer:	
440 PARK	AKRF AVENUE SOUTH DRK, NY 10016
LANDSCAPE ARCHITECT:	
120 BROAD	MPFP VAY, 20TH FLOOR DRK, NY 10271
GEOTECHICAL ENGINEER:	
	SSOCIATE, P.A. ROUTE 35
LAURENCE H	HARBOR, NJ 08879
CONSULTANT:	
DOB BSCAN:	
DOB STAMPS & SIGNATURES:	
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	FLOOR
OVER	ALL PLAN
SEAL & SIGNATURE:	DATE: 09/01/2015 PROJECT #: 15A06
	SCALE : 3/32"=1'-0"
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SHEET 23 OF 130

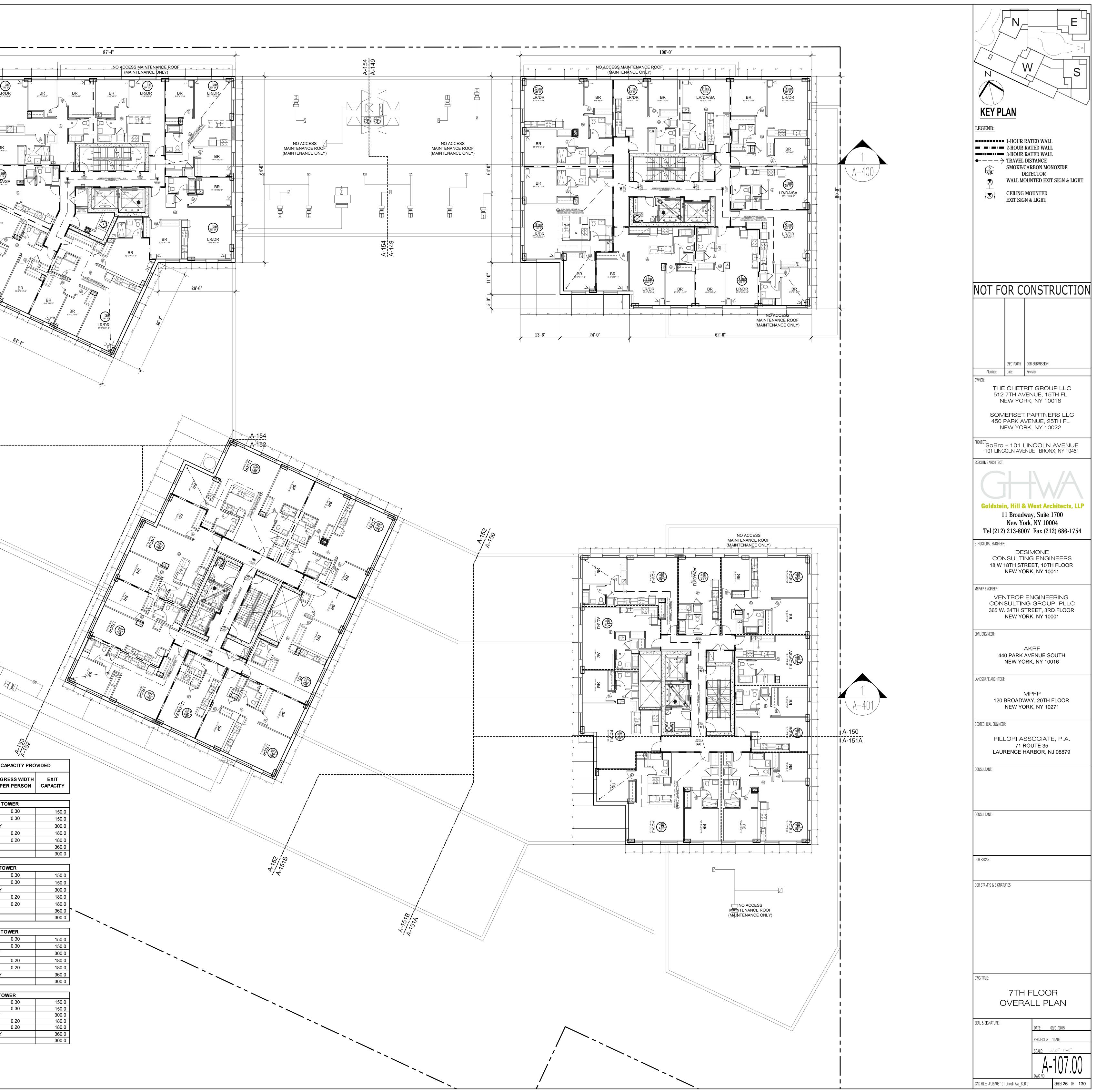


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THE 512	7th ave	IT GROUF ENUE, 15TI K, NY 100 ⁻	H FL
450	PARK AV	PARTNER 'ENUE, 251 K, NY 1002	TH FL
PROJECT: SoBro	- 101 L		VENUE
EXECUTIVE ARCHITECT:			
		+	
		West Arch ay, Suite 17	
	New Yor	k, NY 1000 7 Fax (212)	4
	DES	IMONE IG ENGIN	FEBS
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	. 34TH ST	REET, 3RD RK, NY 1000	FLOOR
Civil Engineer:			
44	0 PARK A	KRF VENUE SOI RK, NY 1001	-
LANDSCAPE ARCHITECT			
120	BROADW	1PFP AY, 20TH FI RK, NY 1027	
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GEOTECHICAL ENGINEE			
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PILI	71 R	OUTE 35	
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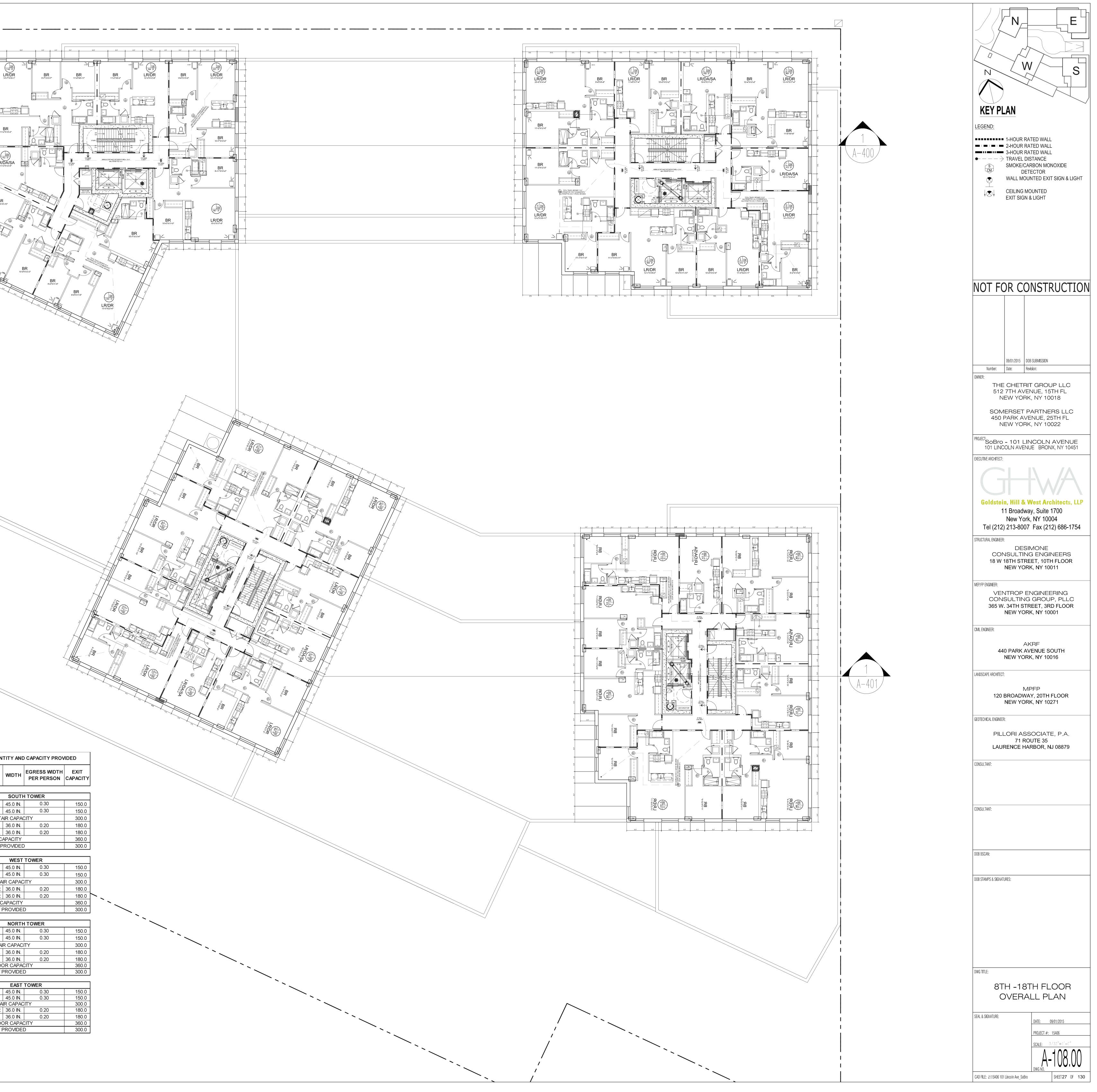


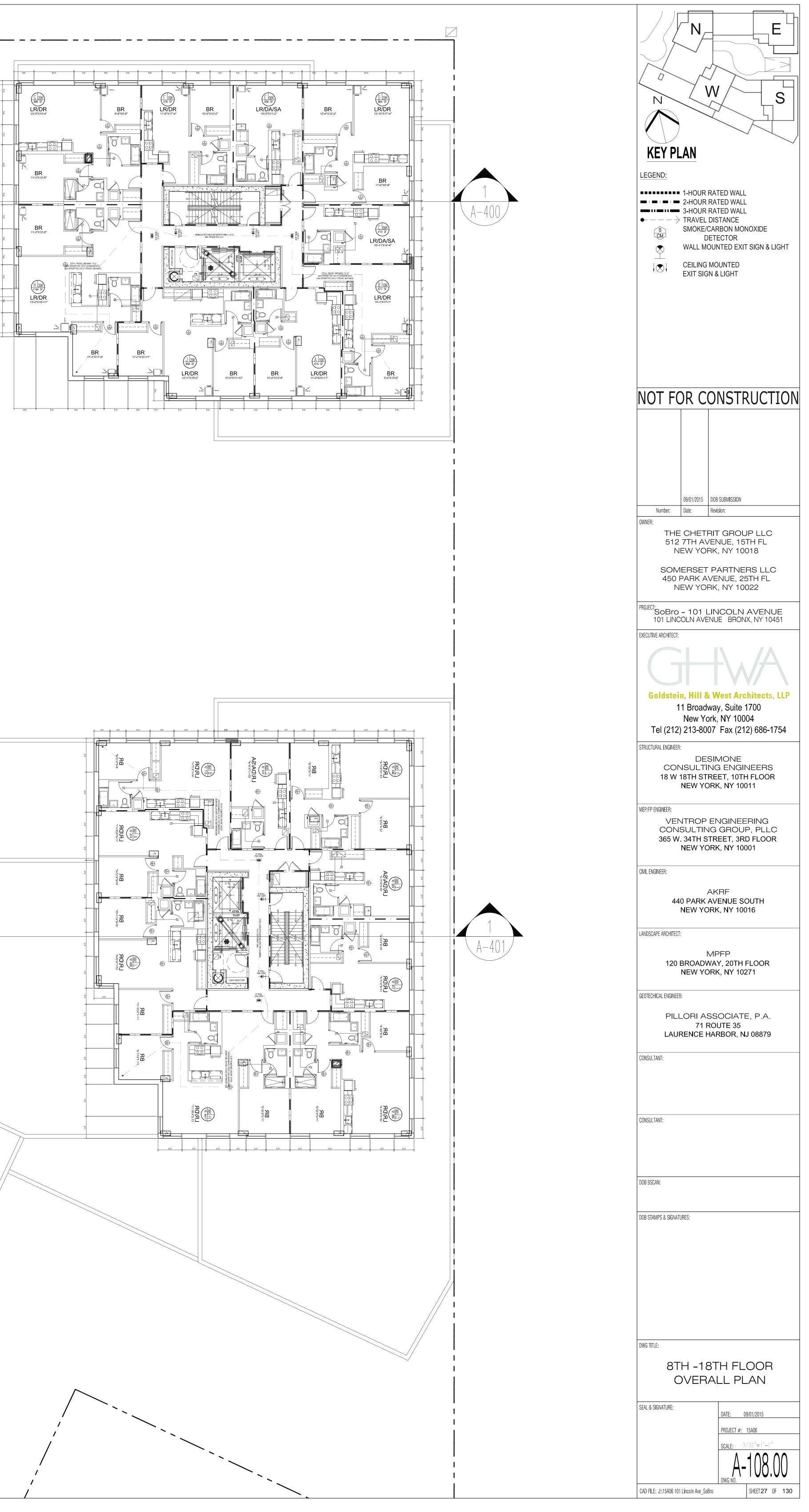
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	09/01/2015 DC	OB SUBMISSION
Number: OWNER:		evision:
512	2 7TH AVE	T GROUP LLC NUE, 15TH FL K, NY 10018
SON	/IERSET F	PARTNERS LLC ENUE, 25TH FL
Ν	IEW YORK	K, NY 10022
EXECUTIVE ARCHITECT		NCOLN AVENUE UE BRONX, NY 10451
		West Architects, LLP ay, Suite 1700
Tel (212		k, NY 10004 7 Fax (212) 686-1754
STRUCTURAL ENGINEE		MONE
	18TH STRE	G ENGINEERS EET, 10TH FLOOR K, NY 10011
MEP/FP ENGINEER:		
CON	ISULTING	NGINEERING GROUP, PLLC REET, 3RD FLOOR
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44	-	VENUE SOUTH K, NY 10016
LANDSCAPE ARCHITEC	;T:	
120	BROADWA	PFP AY, 20TH FLOOR K, NY 10271
GEOTECHICAL ENGINE		
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LAU		OUTE 35 \RBOR, NJ 08879
CONSULTANT:		
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SEAL & SIGNATURE:		DATE: 09/01/2015
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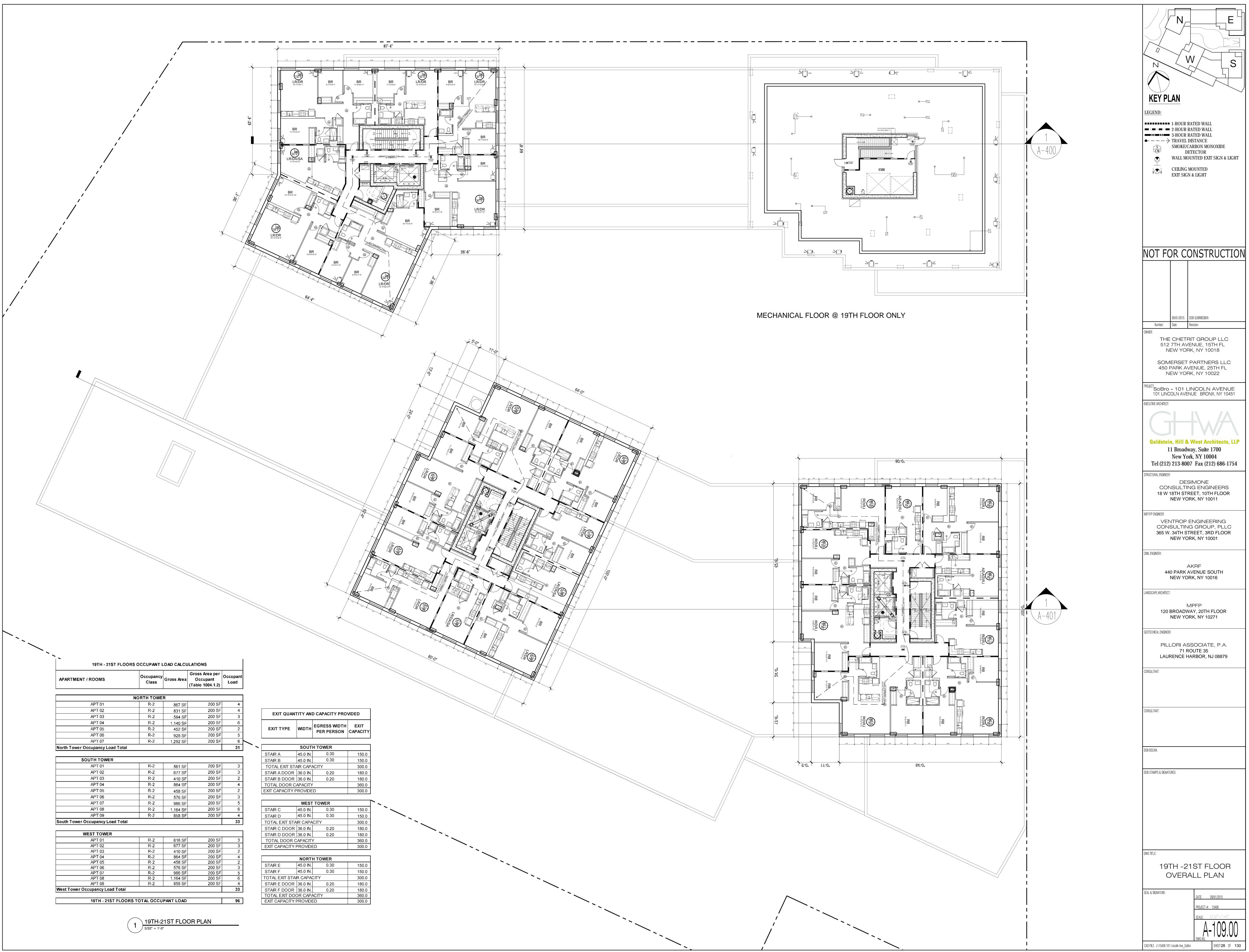
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APARTMENT / ROOMS	NTH FLOOR OCCUPANT LO Occupancy Class	Gross Area (1 R	Gross Area per Occupant Fable 1004.1.2)	Decupant Load			
APARTMENT / ROOMS APT 01 APT 02 APT 03 APT 04	NTH FLOOR OCCUPANT LO Occupancy Class NORTH TOWE R-2 R-2 R-2 R-2 R-2 R-2 R-2	Gross Area (1 (1) R 867 SF 831 SF 594 SF 1,140 SF	Gross Area per Occupant Fable 1004.1.2) 200 SF 200 SF 200 SF 200 SF				
APARTMENT / ROOMS APT 01 APT 02 APT 03	NTH FLOOR OCCUPANT LO Occupancy Class NORTH TOWER R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-	Gross Area (1 (1 R 867 SF 831 SF 594 SF	Gross Area per Occupant Fable 1004.1.2) 200 SF 200 SF 200 SF	Load 4 4 3 6		WIDTH	ND CA EGR PEI
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APARTMENT / ROOMS APT 01 APT 02 APT 03 APT 04 APT 05 APT 06 APT 07 North Tower Occupancy L EAST TOWE APT 01 APT 02 APT 03 APT 06 APT 07 North Tower Occupancy L APT 01 APT 02 APT 03 APT 04 APT 05 APT 04 APT 05 APT 06 APT 06 APT 07	NTH FLOOR OCCUPANT LO Occupancy Class NORTH TOWE R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2	Gross Area (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	Sross Area per Occupant Cocupant Table 1004.1.2) 200 SF 200 SF 200 SF	Load 4 4 4 3 6 2 5 6 3 1 3 3 3 2 4 2 3 3 5	EXIT QU EXIT TYPE	WIDTH \$\$5.0 IN. 45.0 IN. 45.0 IN. 36.0 IN. 36.0 IN. 36.0 IN. 2APACITY	
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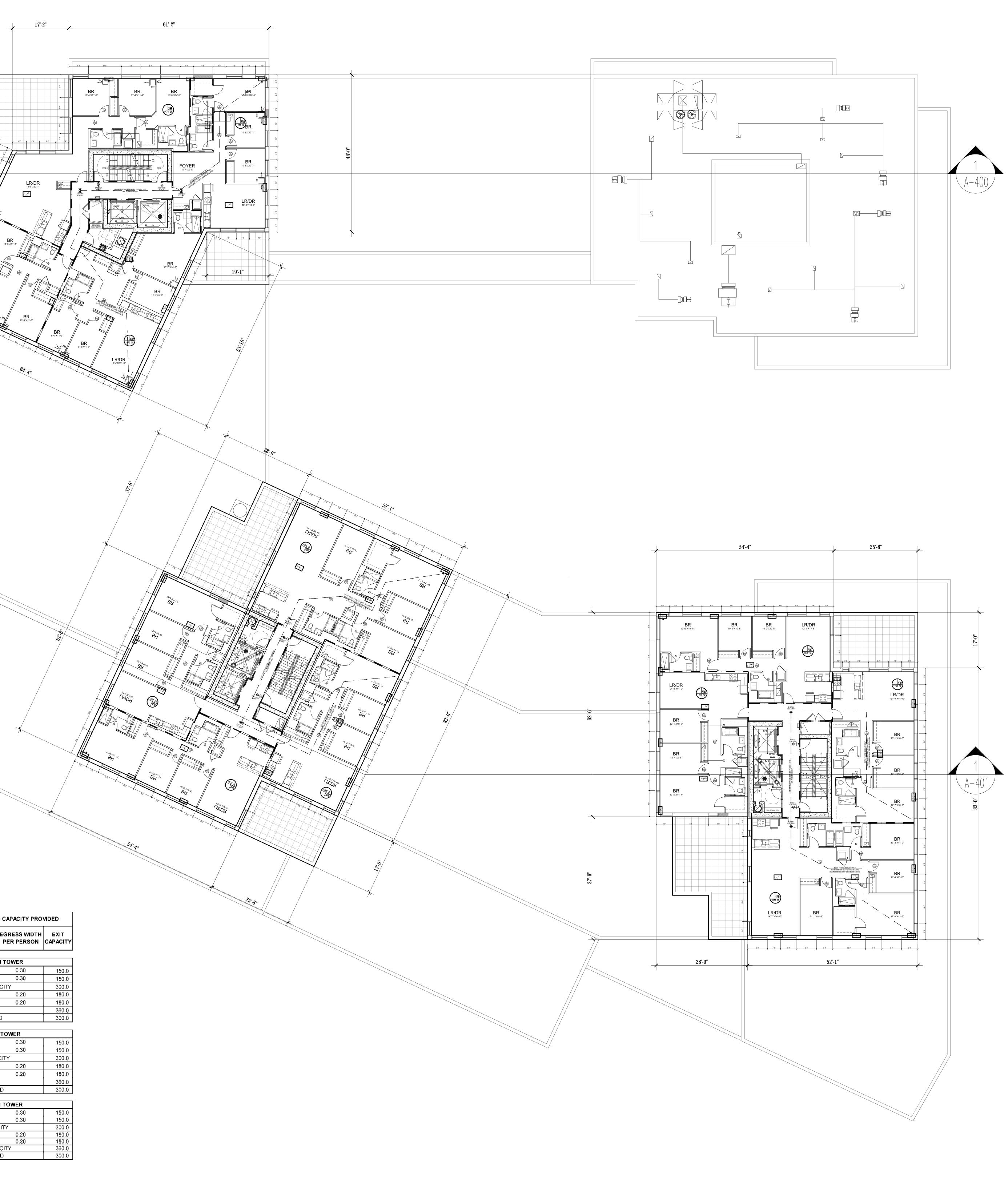
8TH - 18TH FLOC RTMENT / ROOMS	ORS OCCUPANT L Occupancy Class	Gross Area	ONS ss Area per Occupant ble 1004.1.2)			
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EAST TOWER APT 01 APT 02 APT 03 APT 04 APT 05 APT 06 APT 07 APT 08 APT 09	R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2	616 SF 677 SF 410 SF 864 SF 458 SF 576 SF 986 SF 1,164 SF 858 SF	200 SF 200 SF 200 SF 200 SF 200 SF 200 SF 200 SF 200 SF 200 SF 200 SF	3 3 2 4 2 3 5 6 4 33	STAIR A STAIR B TOTAL EXIT S STAIR A DOOF STAIR B DOOF TOTAL DOOR EXIT CAPACITY	R 36. R 36. CAPA
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h Tower Occupancy Load Total APT 01 APT 02 APT 03 APT 04 APT 05 APT 05 APT 06 APT 07 APT 08 APT 08 APT 08 APT 08	WEST TOWER R-2 R-2	8 616 SF 677 SF 410 SF 864 SF 458 SF 576 SF 986 SF 1,164 SF 858 SF	200 SF 200 SF 200 SF 200 SF 200 SF 200 SF 200 SF 200 SF 200 SF 200 SF	33 3 3 2 4 2 3 5 6 4 33	TOTAL EXIT STA STAIR E DOOF STAIR F DOOF TOTAL EXIT DO EXIT CAPACITY STAIR G STAIR H TOTAL EXIT ST STAIR G DOOF STAIR H DOOF	AIR C/ R 36. R 36. OOR C Y PRO 45. 45. 7AIR C R 36.
8TH - 18TH FLOO	RS TOTAL OCCU	8TH FLOOR		129		DÓR C



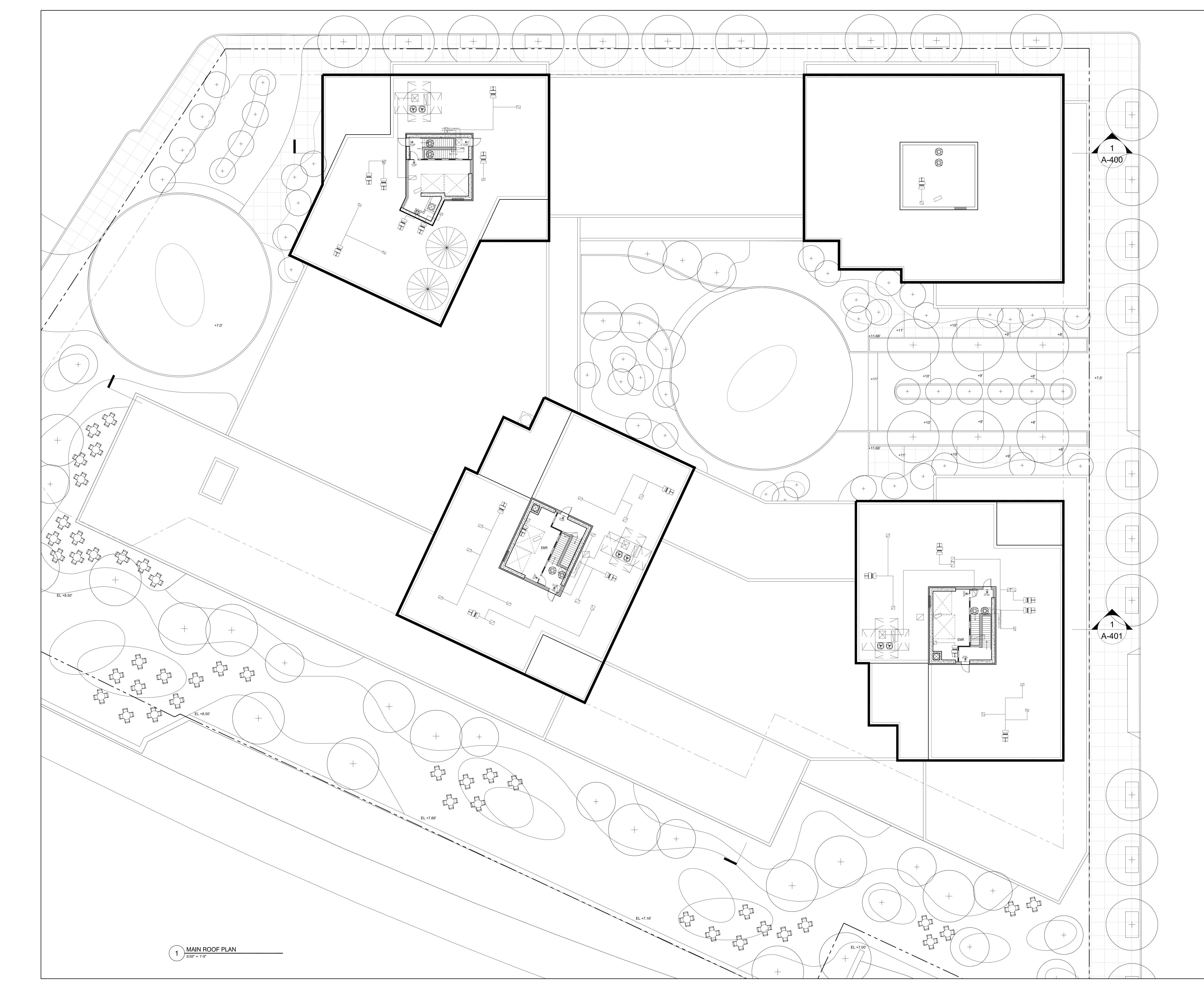




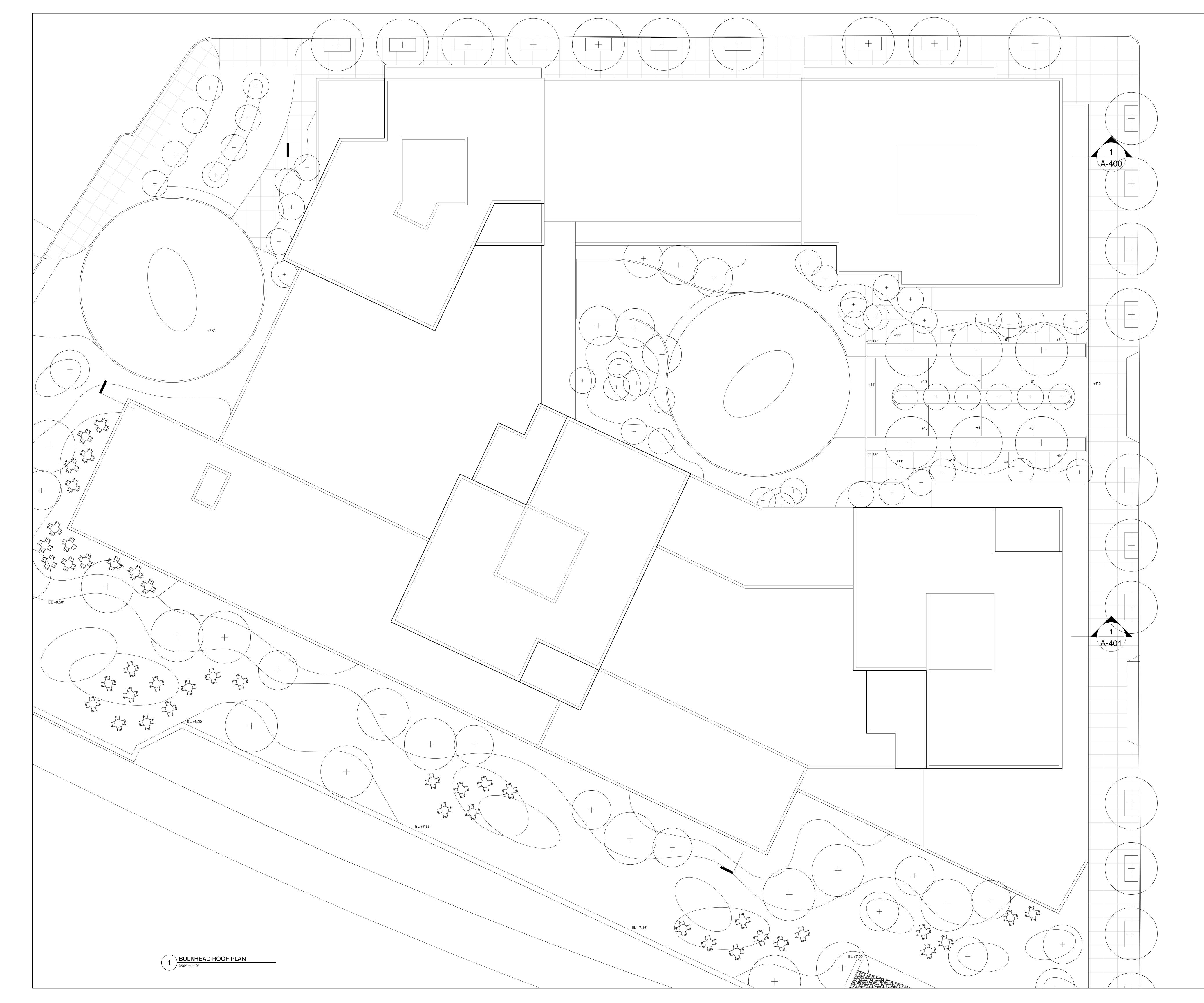
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		D - 25TH FLOOR:	SOCCUPANT L		LATIONS		
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	TMENT / ROOM	1S)1)2	Occupancy Class NORTH TOWER R-2 R-2	Gross Area R 1,241 SF 1,474 SF	Gross Area per Occupant (Table 1004.1.2) 200 SF 200 SF	Load 6 7	EXIT TYPE WIDTH STAIR A 45.0 IN STAIR B 45.0 IN TOTAL EXIT STAIR CAP STAIR A DOOR 36.0 IN STAIR B DOOR 36.0 IN
	TMENT / ROON	1S 01 02 03 04	Occupancy Class NORTH TOWER R-2	Gross Area R 1,241 SF	Gross Area per Occupant (Table 1004.1.2) 200 SF	Load 6	EXIT TYPE WIDTH STAIR A 45.0 IN STAIR B 45.0 IN TOTAL EXIT STAIR CAP STAIR A DOOR 36.0 IN STAIR B DOOR 36.0 IN
	TMENT / ROOM APT (APT (APT (APT (Tower Occupan SOUTH T APT (IS 01 02 03 04 cy Load Total 01 01 02 01 01 00 00 00 00 00 00 00 00 00 00 00	Occupancy Class NORTH TOWER R-2 R-2 R-2 R-2 R-2	Gross Area 1,241 SF 1,474 SF 945 SF 1,473 SF 1,473 SF	Gross Area per Occupant (Table 1004.1.2) 200 SF 200 SF 200 SF 200 SF 200 SF	Load 6 7 5 7 26 9	EXIT TYPEWIDTHSTAIR A45.0 INSTAIR A45.0 INSTAIR B45.0 INTOTAL EXIT STAIR CAPSTAIR A DOOR36.0 INSTAIR B DOOR36.0 INSTAIR B DOOR36.0 INTOTAL DOOR CAPACITEXIT CAPACITY PROVIDWESSTAIR C45.0 INSTAIR D45.0 IN
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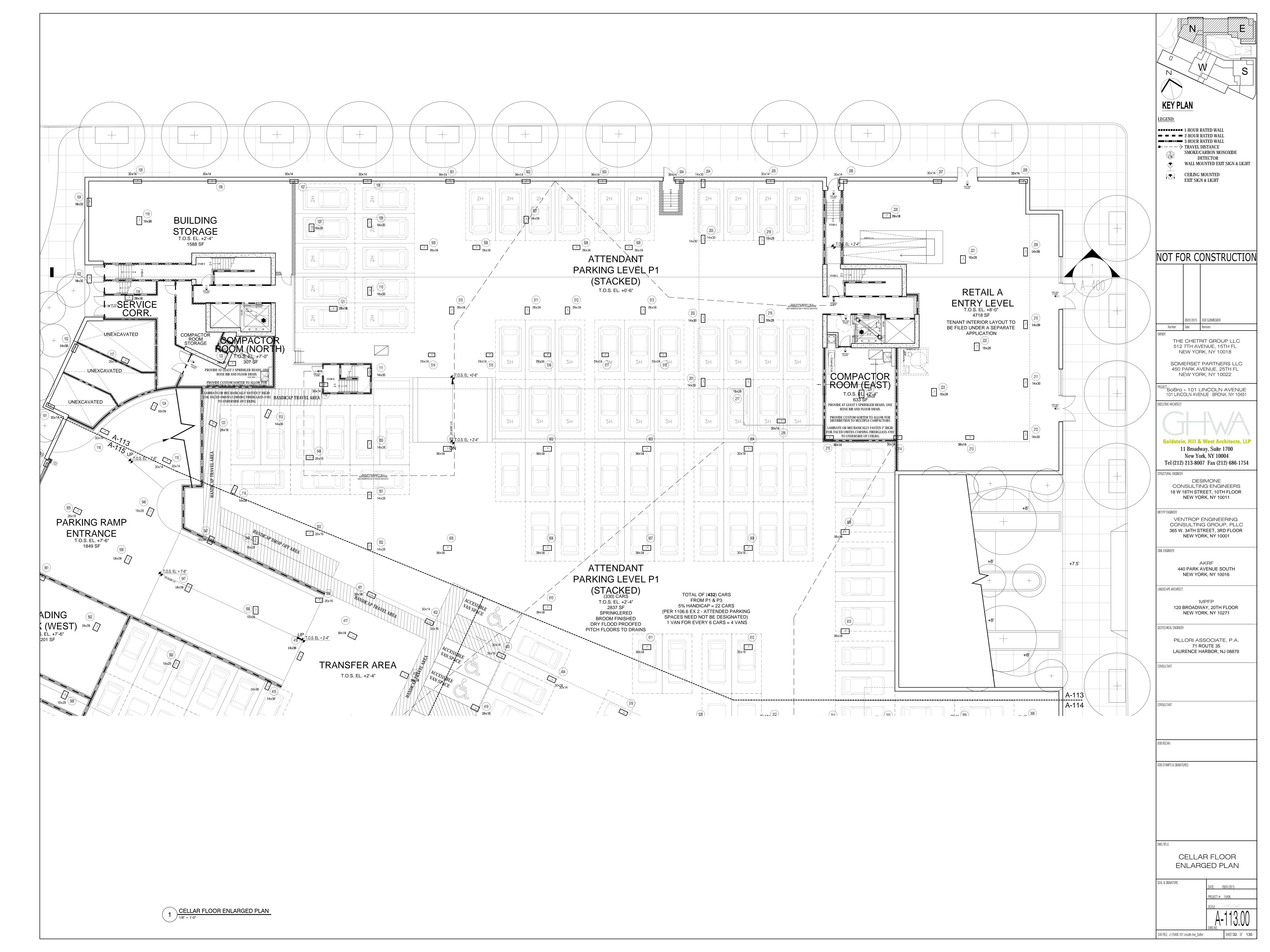
KEY PLAN
LEGEND:
■ ■ ■ ■ ■ ■ 1-HOUR RATED WALL ■ ■ ■ ■ ■ ■ ■ 2-HOUR RATED WALL ■ 1 ■ 1 ■ 1 ■ 3-HOUR RATED WALL • → TRAVEL DISTANCE
SMOKE/CARBON MONOXIDE DETECTOR WALL MOUNTED EXIT SIGN & LIGHT
CEILING MOUNTED EXIT SIGN & LIGHT
NOT FOR CONSTRUCTION
09/01/2015 DOB SUBMISSION Number: Date: Revision:
OWNER: THE CHETRIT GROUP LLC 512 7TH AVENUE, 15TH FL NEW YORK, NY 10018
SOMERSET PARTNERS LLC 450 PARK AVENUE, 25TH FL
NEW YORK, NY 10022 PROJECT. SoBro - 101 LINCOLN AVENUE 101 LINCOLN AVENUE BRONX, NY 10451
EXECUTIVE ARCHITECT:
Goldstein, Hill & West Architects, LLP 11 Broadway, Suite 1700 New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754 STRUCTURAL ENGINEER: DESIMONE
CONSULTING ENGINEERS 18 W 18TH STREET, 10TH FLOOR NEW YORK, NY 10011
MEP/FP ENGINEER: VENTROP ENGINEERING CONSULTING GROUP, PLLC
365 W. 34TH STREET, 3RD FLOOR NEW YORK, NY 10001
CIVIL ENGINEER: AKRF 440 PARK AVENUE SOUTH
NEW YORK, NY 10016
MPFP 120 BROADWAY, 20TH FLOOR NEW YORK, NY 10271
GEOTECHICAL ENGINEER:
PILLORI ASSOCIATE, P.A. 71 ROUTE 35 LAURENCE HARBOR, NJ 08879
CONSULTANT:
CONSULTANT:
DOB BSCAN:
DOB STAMPS & SIGNATURES:
DWG TITLE: 22ND -25TH FLOOR
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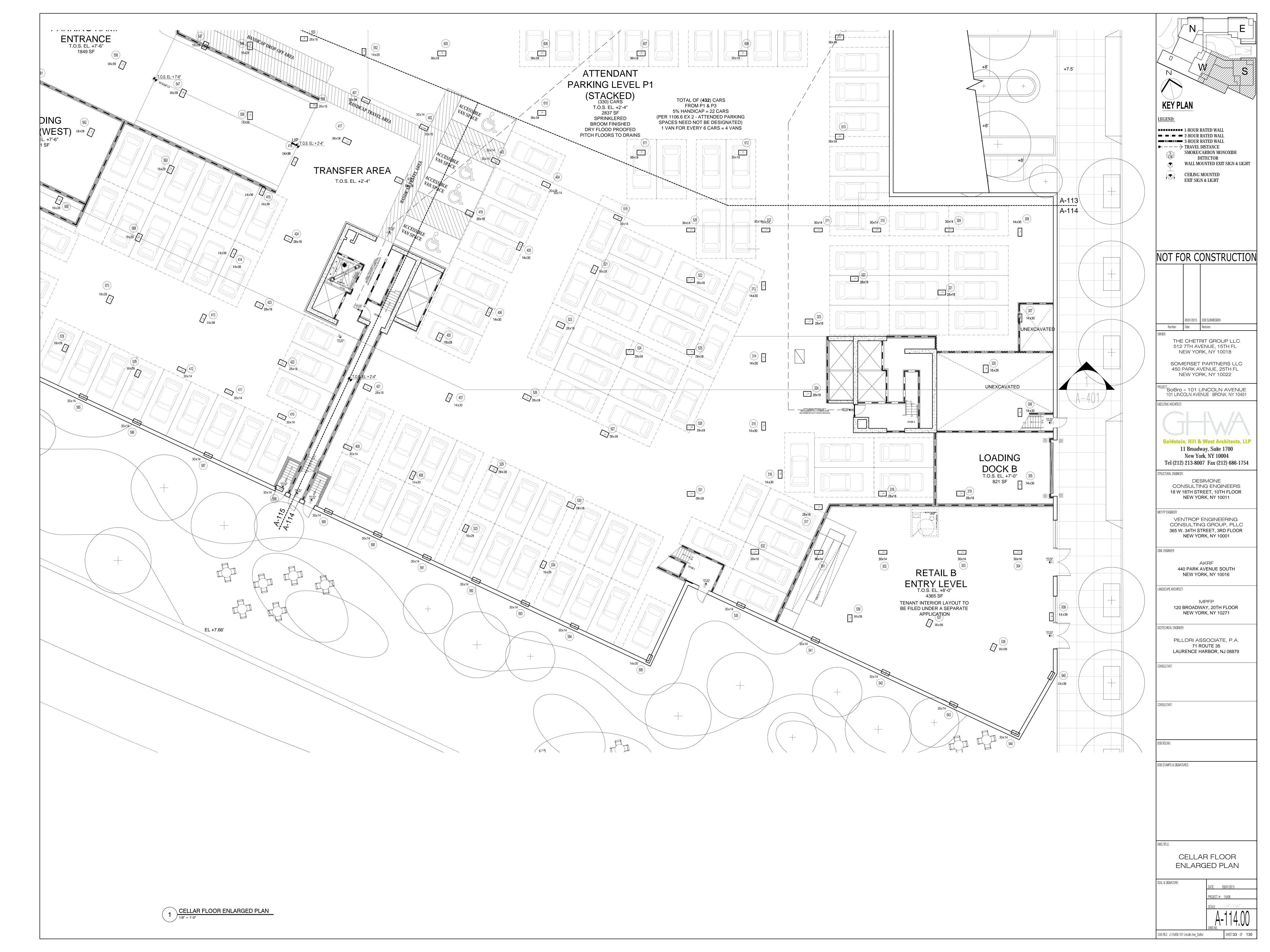


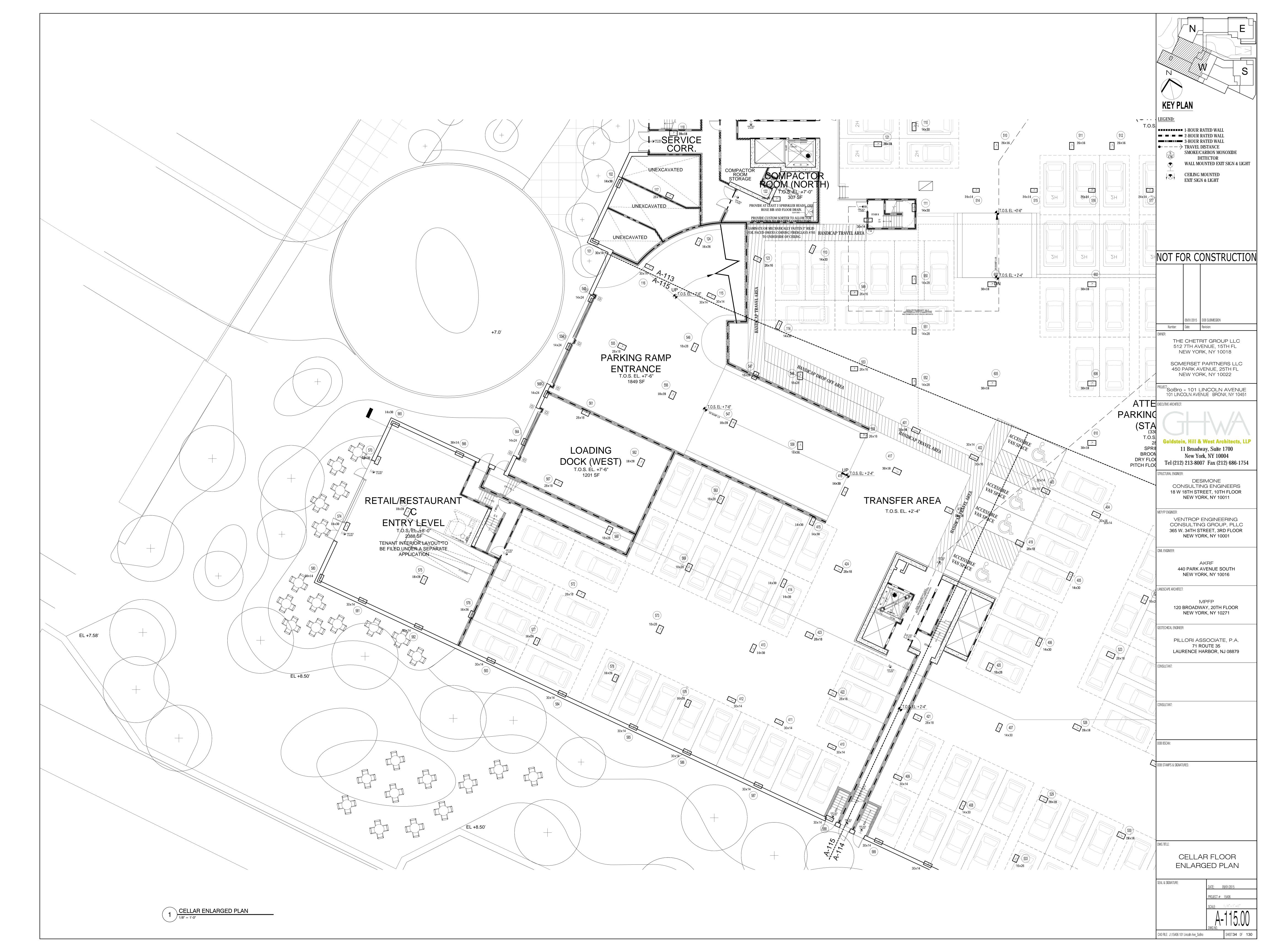
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	SUBMISSION sion:
SOMERSET P 450 PARK AVE NEW YORK	
PROJECT: Sobro - 101 LIN 101 LINCOLN AVENU	ICOLN AVENUE E BRONX, NY 10451
EXECUTIVE ARCHITECT:	
11 Broadwa New York,	/est Architects, LLP y, Suite 1700 NY 10004
STRUCTURAL ENGINEER:	Fax (212) 686-1754 MONE
18 W 18TH STRE	& ENGINEERS ET, 10TH FLOOR (, NY 10011
MEP/FP ENGINEER: VENTROP EN CONSULTING	NGINEERING GROUP, PLLC
NEW YOR	EET, 3RD FLOOR (, NY 10001
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	(, NY 10016
120 BROADWA	PFP Y, 20TH FLOOR
GEOTECHICAL ENGINEER:	K, NY 10271
71 RO	OCIATE, P.A. UTE 35 RBOR, NJ 08879
CONSULTANT:	
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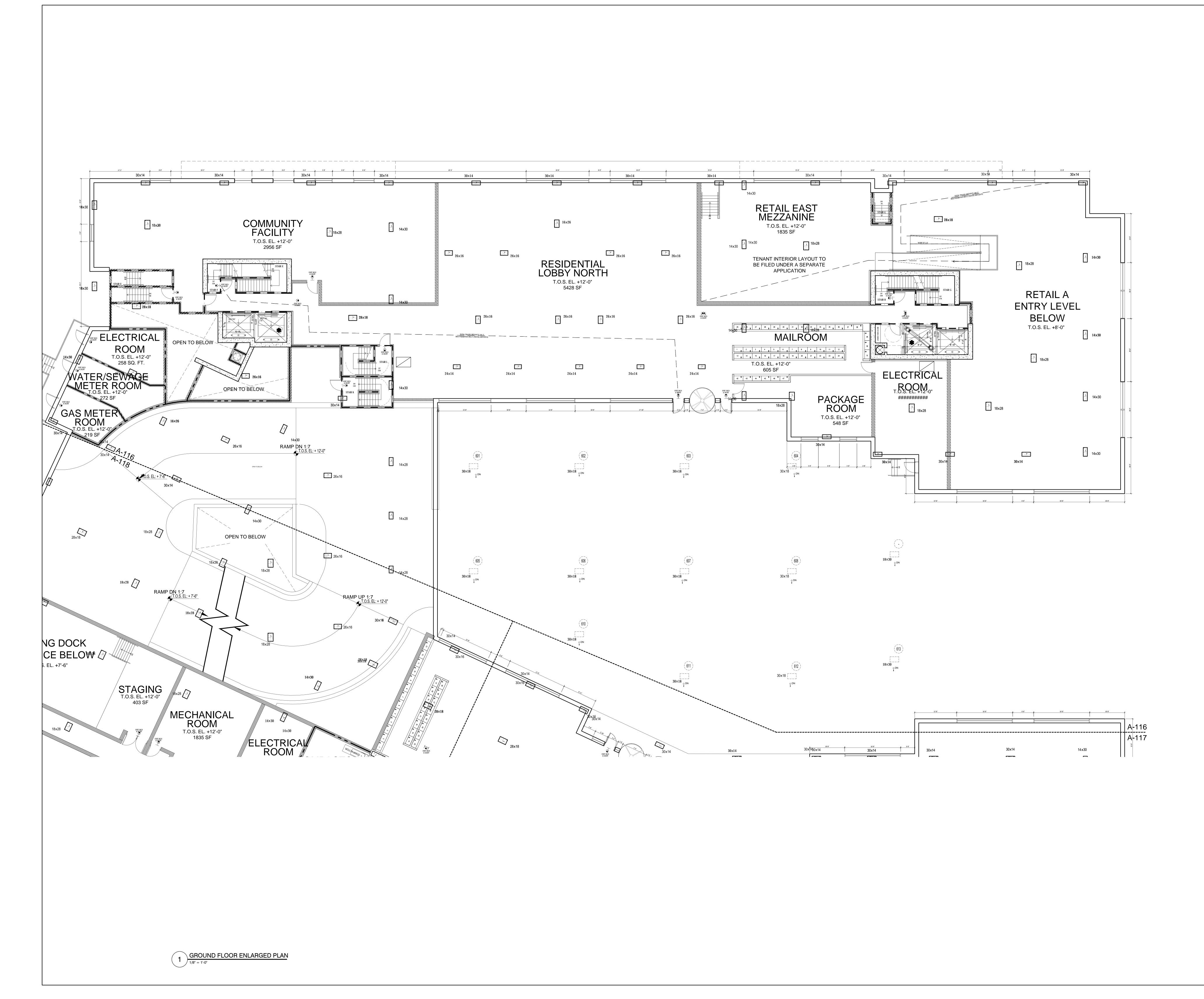


N W S
KEY PLAN
NOT FOR CONSTRUCTION
09/01/2015 DOB SUBMISSION
Number: Date: Revision: OWNER:
THE CHETRIT GROUP LLC 512 7TH AVENUE, 15TH FL NEW YORK, NY 10018
SOMERSET PARTNERS LLC 450 PARK AVENUE, 25TH FL
NEW YORK, NY 10022
PROJECT: Sobro - 101 LINCOLN AVENUE 101 LINCOLN AVENUE BRONX, NY 10451
EXECUTIVE ARCHITECT:
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700 New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754
DESIMONE CONSULTING ENGINEERS
18 W 18TH STREET, 10TH FLOOR NEW YORK, NY 10011
MEP/FP ENGINEER: VENTROP ENGINEERING
CONSULTING GROUP, PLLC 365 W. 34TH STREET, 3RD FLOOR NEW YORK, NY 10001
CIVIL ENGINEER:
AKRF 440 PARK AVENUE SOUTH
NEW YORK, NY 10016
LANDSCAPE ARCHITECT:
MPFP 120 BROADWAY, 20TH FLOOR NEW YORK, NY 10271
GEOTECHICAL ENGINEER:
PILLORI ASSOCIATE, P.A. 71 ROUTE 35
LAURENCE HARBOR, NJ 08879
CONSULTANT:
CONSULTANT:
DOB BSCAN:
DOB STAMPS & SIGNATURES:
DWG TITLE:
BULKHEAD ROOF
OVERALL PLAN
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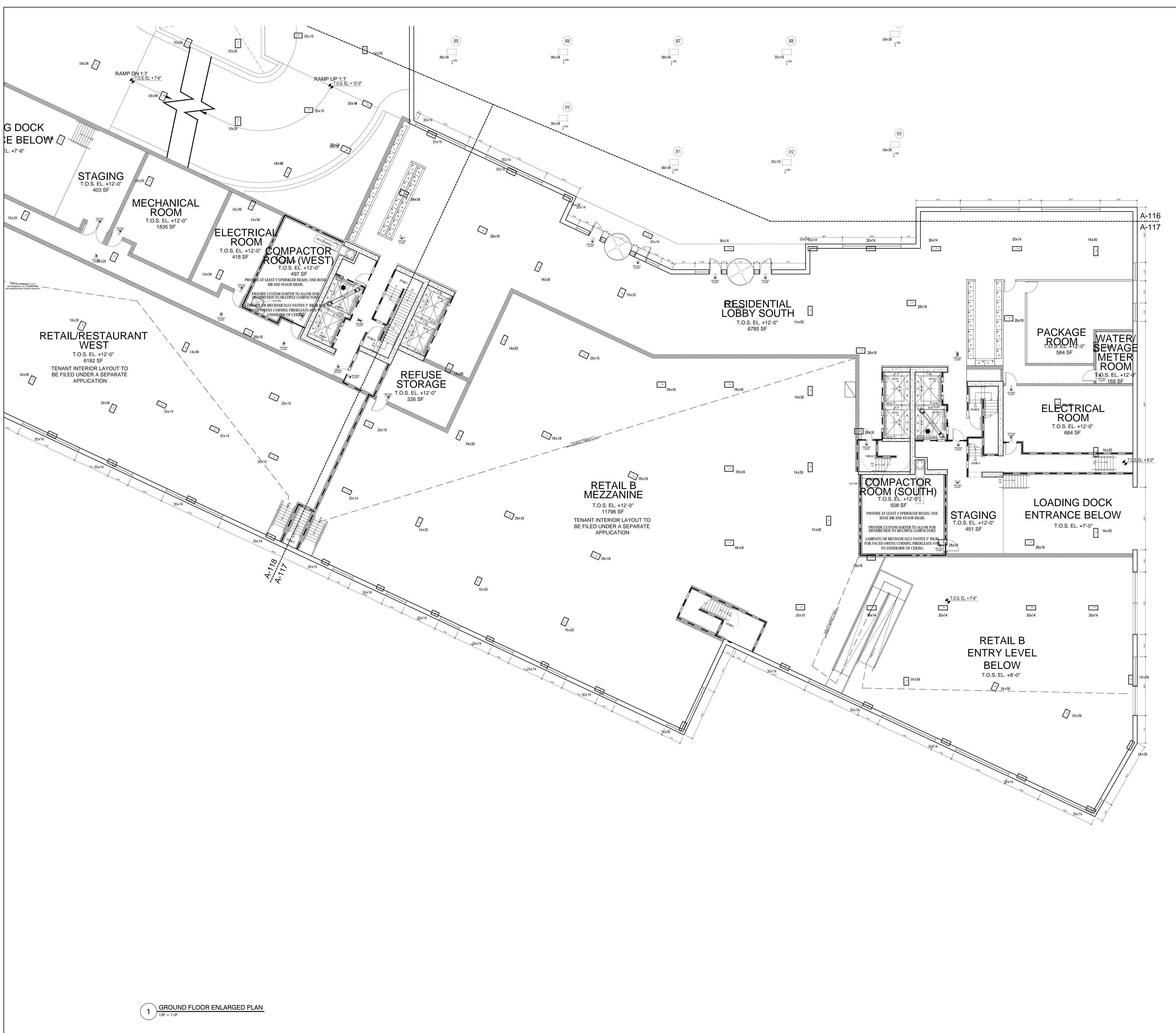




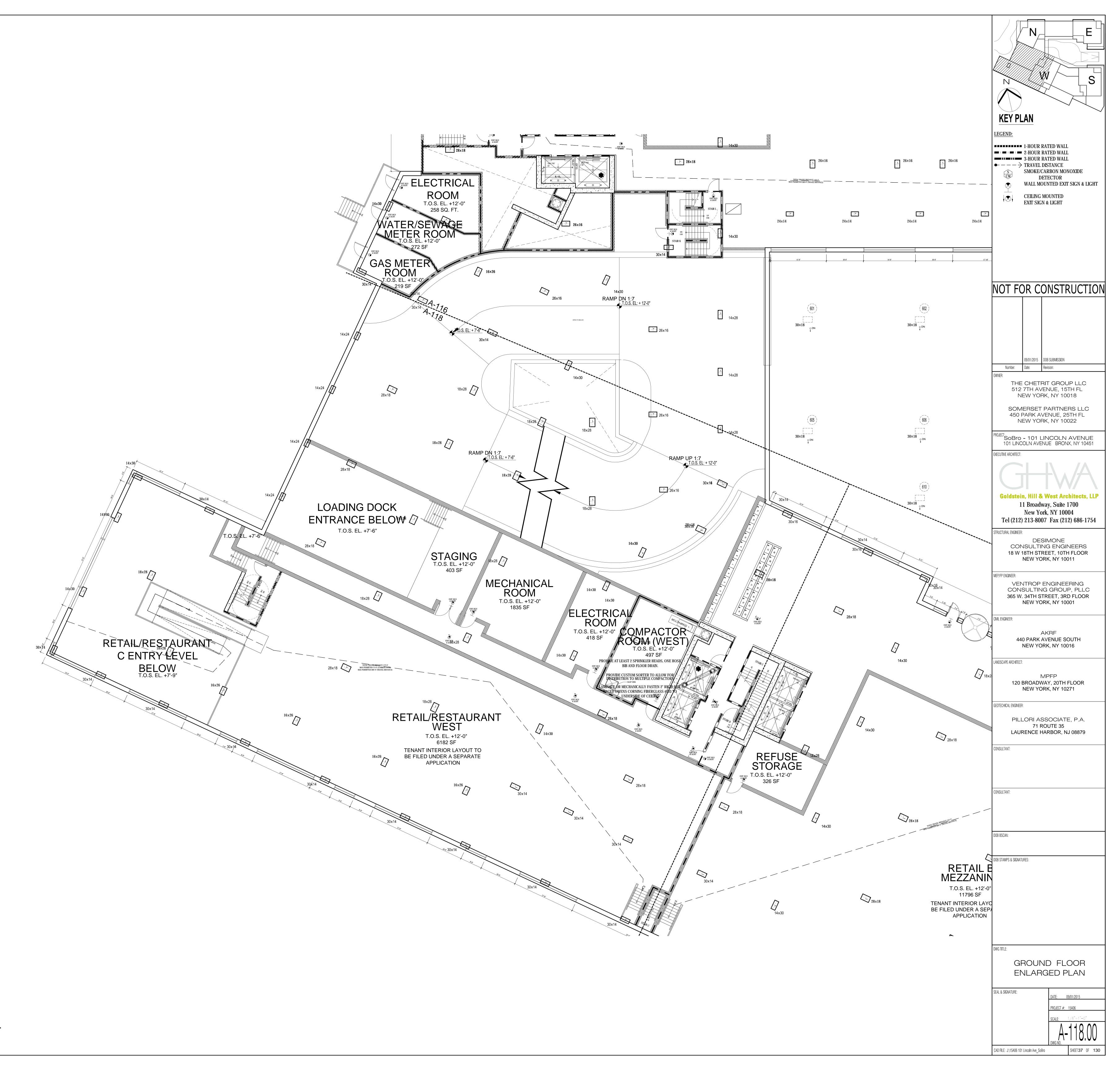




KEY PLAN HEALTHOUR RATED WALL 2-HOUR RATED WALL 3-HOUR RATED WALL $\bullet - - - \rightarrow$ TRAVEL DISTANCE SMOKE/CARBON MONOXIDE DETECTOR WALL MOUNTED EXIT SIGN & LIGHT CEILING MOUNTED EXIT SIGN & LIGHT NOT FOR CONSTRUCTION 09/01/2015 DOB SUBMISSION Number: Date: Revision: THE CHETRIT GROUP LLC 512 7TH AVENUE, 15TH FL NEW YORK, NY 10018 SOMERSET PARTNERS LLC 450 PARK AVENUE, 25TH FL NEW YORK, NY 10022 101 LINCOLN AVENUE 101 LINCOLN AVENUE BRONX, NY 10451 EXECUTIVE ARCHITECT: Goldstein, Hill & West Architects, LLP 11 Broadway, Suite 1700 New York, NY 10004 Tel (212) 213-8007 Fax (212) 686-1754 STRUCTURAL ENGINEER: DESIMONE CONSULTING ENGINEERS 18 W 18TH STREET, 10TH FLOOR NEW YORK, NY 10011 1ep/FP Engineer: VENTROP ENGINEERING CONSULTING GROUP, PLLC 365 W. 34TH STREET, 3RD FLOOR NEW YORK, NY 10001 CIVIL ENGINEER: AKRF 440 PARK AVENUE SOUTH NEW YORK, NY 10016 LANDSCAPE ARCHITECT: MPFP 120 BROADWAY, 20TH FLOOR NEW YORK, NY 10271 EOTECHICAL ENGINEER: PILLORI ASSOCIATE, P.A. 71 ROUTE 35 LAURENCE HARBOR, NJ 08879 CONSULTANT: CONSULTANT: DOB BSCAN DOB STAMPS & SIGNATURES: DWG TITLE: GROUND FLOOR ENLARGED PLAN SEAL & SIGNATURE: DATE: 09/01/2015 PROJECT #: 15A06 1/8"=1'-0"_116_00 110.00 SHEET 35 OF 130 CAD FILE: J:\15A06 101 Lincoln Ave SoBro



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1 GROUND FLOOR ENLARGED PLAN

