



Robert D. LiMandri
Commissioner

Raymond Plumey, FAIA
Deputy Borough
Commissioner
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280 Broadway, 3rd Fl.
New York, NY 10007
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January 7, 2010

OWNER: John Bon-Tien Wu
Tawara, LLC
24 Middle Neck Ap1
Great Neck, NY 11021

APPLICANT: Emily Lin, R.A.
Lin and Associates
83-76 117th Street
Kew Gardens, NY 11418

Re: **INTENT TO REVOKE APPROVAL(S)**
178 Bleeker Street
Block 526 Lot 60 the "premises")
Application No(s).104676931

Dear Sir/Madam:

The Department of Buildings (the "Department") intends to revoke the approval(s) issued in connection with the application(s) referenced above, pursuant to Section 28-104.2.10 of the Administrative Code of the City of New York ("AC"), within fifteen (15) days of the posting of this letter by mail unless sufficient information is presented to the Department to demonstrate that the approval should not be revoked.

Pursuant to AC § 28-104.2.10, the Department may revoke approval of construction documents for failure to comply with the provisions of the AC, other applicable laws and rules, or whenever a false statement or misrepresentation of material fact in the submitted documents upon the basis of which the approval was issued, or whenever any approval or permit has been issued in error.

The department hereby intends to revoke the approval for the reasons set forth on the attached Objection sheet, dated January 7, 2010

In order to prevent revocation of the approval upon the expiration of the fifteen day notice period, you must fax the appropriate borough office immediately to schedule an appointment to present information to the Department demonstrating that the permit should not be revoked. Your response may be deemed unresponsive if the architect or engineer of record fails to attend the appointment.

Sincerely,

Raymond Plumey, FAIA
Deputy Borough Commissioner

RP/dre

safety

service

integrity

MANHATTAN (1)
 280 BROADWAY 3RD FLOOR
 New York, NY 10007

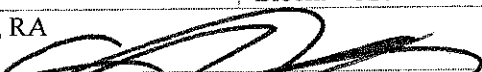
BRONX (2)
 1932 ARTHUR AVENUE
 BRONX, NY 10457

BROOKLYN (3)
 210 JORALEMON STREET
 BROOKLYN, NY 11201

QUEENS (4)
 120-55 QUEENS BLVD.
 QUEENS, NY 11424

STATEN ISLAND (5)
 BORO HALL- ST. GEORGE
 STATEN ISLAND, NY 10301

Notice of Objections

Applicant:	Date: January 7, 2010
Emily Lin Lin + Associates 83-76 117 th St Kew Gardens, NY 11418	Job Application #: 104676931
	Application type: NB
	Premises Address: 178 Bleecker St
	Zoning District: C1-5 / R7-2
	Block: 526 Lots: 60
NYC DOB Examiner: David Jimenez, RA 	

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the Plan Examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Zoning

	Code Sect.	Objections	Date Resolved
1.	ZR 23-011	Verify and indicate compliance for existing building with ZR 35-24 as to maximum base height and maximum building height since proposed development is enlarged under quality housing.	
2.	ZR 23-692	Based on Building Department records and field measurements of street wall of existing buildings, existing street wall is less than 60'-0". Therefore NB height shall comply with ZR 23-692 (sliver law), as such building will be limited to 60'-0" in height (Bleecker street width)	
3.	ZR 23-692	Proposed building under quality housing must have at least 45' wide street wall at 60' height in order to be exempt from sliver law. Show compliance on plan and elevation including existing buildings on same zoning lot.	
4.	ZR 23-692	Provide survey of exiting adjacent buildings including height of street wall and building to demonstrate compliance with this section.	
5.	ZR 12-10	Verify and indicate proper execution of zoning lot merger as shown on plan. File alteration applications for lot # 61 and # 62 to indicate one zoning lot. Provide recorded exhibit III.	
6.	ZR 35-24	Verify and indicate compliance height and set back requirements. Provide dormer calculation on plan in detail. Also, provide front elevation including existing buildings on same zoning lot.	
7.	ZR 23-145	Provide dimensions on plan for proposed NB to verify floor area and deductions at each level. Also, provide approved plans to verify existing floor area, number of dwelling units and lot coverage etc.	
8.	ZR 28-12	Provide street trees along the entire street front of this enlargement.	
9.	DOB	Revise zoning calculations for lot 60 and entire zoning lot to include Community Facility areas.	



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10.	ZR 13-00	Revise parking requirements as per ZR 13-00	
Foundation & Excavation			
	Code Sect.	Objections	Date Resolved
11.	TPPN 10/88 BC 27-724	Indicate procedures for avoidance of damage to adjacent (within 90') Historic structure(s). Obtain Landmarks Commission approval.	
12.	BC 27-132 DOB	Application #120164918, #120194431, & #120076416 SOE Underpinning, Sheet piling and Shoring plans to be approved by DOB Excavation Unit.	
Administration & Code			
	Code Sect.	Objections	Date Resolved
13.	TPPN 4/96 LL 17/95 RS 9-6 §2312	Indicate structural compliance for Enlargement & Earthquake Code. Provide earthquake applicability notes on plans and comply with earthquake separation as per TPPN 4/96.	
14.	MDL 4.18 HMC 27-2004. a. 21 HMC 27-2057 BC 27-733 BC 27-746	Proposed 'mechanical room' is not a permitted occupancy-use in a residential occupancy. Habitable Room; must have Light & Air 10% of floor area & 80 SF minimum	
15.	BC27-901 RS16-5 P104	Plumbing fixtures to comply with table 16-5. cellar & 1 st floor (See HC requirements for LL58/87)	
16.	HMC 27-2021	Indicate compliance with BC, Storage room / Receptacles for Waste matter	
Energy Code			
	Code Sect.	Objections	Date Resolved
17.	ECCCNYS	Indicate "passing" / compliance on Energy Analysis sheet in drawing set COMcheck	
Egress & Fire Protection			
	Code Sect.	Objections	Date Resolved
18.	BC 27-353.2(a) MDL 102.i	A public corridor with FPSC doors is required to separate the elevator and egress stair form the residential unit(s)	



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	MDL 103.5		
19.	BC 27-361 BC 27-381 BC 27-385 BC 27-386	Provide exit lighting and directional signs as per Art. 6 (lighting) & Art. 7 (egress).	
20.	BC27-339 Table 5-1 Note d	Commercial kitchens at cellar & 1 st floor must be separated by fire division from adjoining spaces provided:	
21.	BC 27-357, 358, 359, 370	Proposed stair door swing into lobby is an obstruction to exit from 1 st floor.	
22.	Table 17-2 BC 27-954.t BC 27-959.a,1	Indicate location of Siamese connection	

H.C. LL 58/87

	Code Sect.	Objections	Date Resolved
23.	LL 58/87 RS4-6 A117.1-03 BC27-292.1	Street lobby and Master bathroom door (when reversed for adaptable position) requires 18" clear min. on pull side.	
24.	ANSI 03 604.3 BC27-123.1 RS 4-6 4.22.3	Provide required minimum 60" clearance at HC Water Closets	
25.	BC RS16 Sec. P104.1(b)	Provide separate HC bathroom facilities for each sex (commercial spaces).	
26.	ANSI 804 A117.1-03 Fig 804.2.2 BC 1101.2 BC 1107.2.8 BC 1101.2 E105.3 E 105.5 ANSI 03 604.5.1	<ol style="list-style-type: none"> 1. Provide 60" minimum width for U-Shaped Kitchens 2. Indicate accessible mailboxes (indicate location of mail boxes) 3. Indicate accessible Laundry Room Equipment (indicate location of washer & dryer in residential units) 4. Indicate vertical side wall grab bar at water closets 5. Hall bathroom at residential units must be adaptable 	

Bring mark-up plans for next examination. Answer all comments & questions on mark-up plans. Do not write on mark-up plans.