

1068 GERARD AVENUE BRONX, NY 10452

OWNER: **BRONX PRO REAL ESTATE MANAGEMENT INC.**
2001 UNIVERSITY AVENUE
BRONX, NY 10453

CO-AGENCY **NEW YORK CITY HOUSING DEVELOPMENT CORP.**
110 WILLIAM STREET
NEW YORK, NY 10038

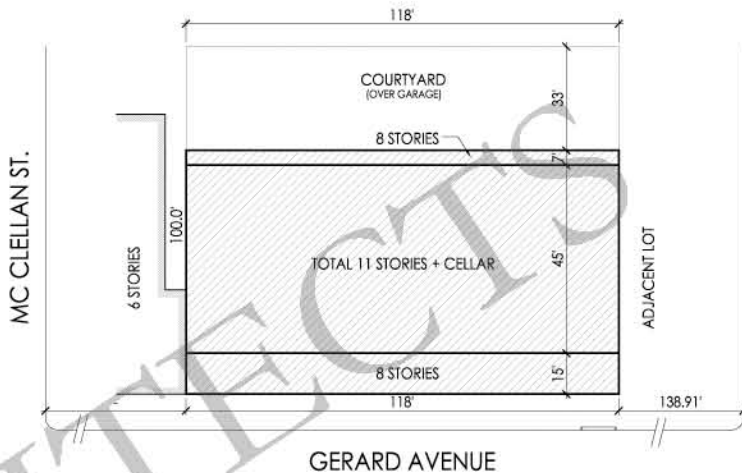
CO-AGENCY: **NEW YORK CITY DEPARTMENT OF HOUSING
PRESERVATION AND DEVELOPMENT**
100 GOLD STREET
NEW YORK, NY 10034

LENDER: **BANCO POPULAR N. A.**
120 BROADWAY 16th FLOOR
NEW YORK, NY 10271

PARTICIPANT: **ENTERPRISE SOCIAL INVESTMENT CORP.**
80 FIFTH AVENUE
NEW YORK, NY 10011

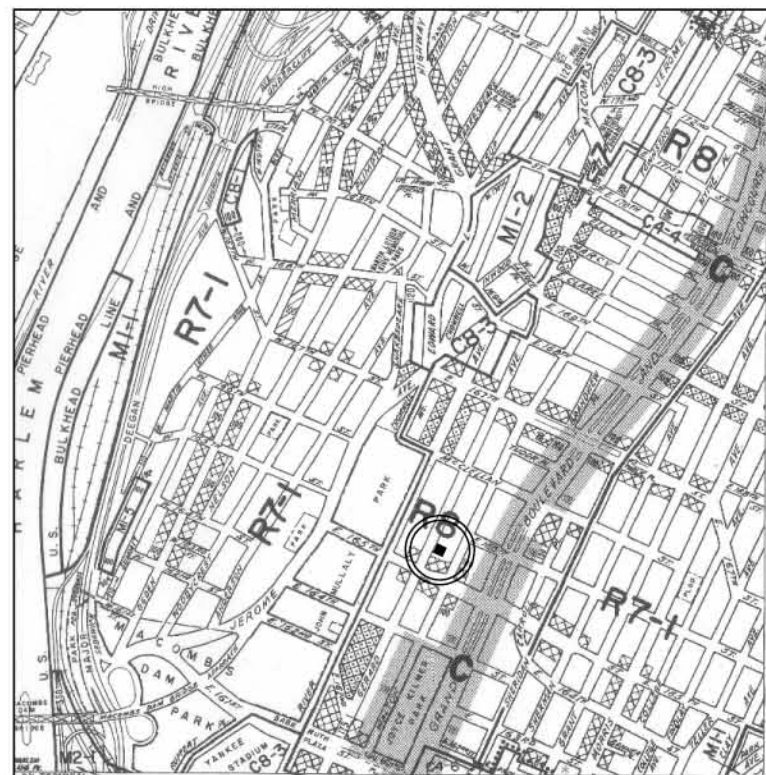
ARCHITECT: **SANTORIELLO + GROOM ARCHITECTS**
422 85th STREET
BROOKLYN, NY 11209
718-238-4617

COMMUNITY DISTRICT:	4	TAX BLOCK:	2478
ZONING DISTRICT:	R8	TAX LOT:	7
OCCUPANCY GROUP:	R8S	USE GROUPS:	2, 4
CONSTRUCTION CLASS:	1C		



PLOT PLAN

NOT TO SCALE



ZONING MAP 3B

NOT TO SCALE

LIST OF DRAWINGS

ARCHITECTURAL

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A-6	ZONING & BUILDING CODE INFORMATION
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A-11	3rd FLOOR PLAN
A-12	4th FLOOR PLAN
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A-17	ROOF PLAN
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A-24	SECTION C-C'
A-25	HANDICAPPED NOTES & DETAILS
A-26	DETAILS
A-27	DETAILS
A-28	WALL TYPES

REFLECTED CEILING

RC-1	CELLAR REFLECTED CEILING PLAN
RC-2	1st FLOOR REFLECTED CEILING PLAN
RC-3	2nd FLOOR REFLECTED CEILING PLAN
RC-4	TYPICAL FLOOR (3rd to 4th) REFLECTED CEILING PLAN
RC-5	TYPICAL FLOOR (5th thru 7th) REFLECTED CEILING PLAN
RC-6	8th FLOOR REFLECTED CEILING PLAN
RC-7	9th FLOOR REFLECTED CEILING PLAN
RC-8	TYPICAL FLOOR (10th to 11th) REFLECTED CEILING PLAN
RC-9	ROOF REFLECTED CEILING PLAN

STRUCTURAL

S-1	FOUNDATION PLAN
S-2	1st FLOOR FRAMING PLAN
S-3	2nd FLOOR FRAMING PLAN
S-4	3rd FLOOR FRAMING PLAN
S-5	4th FLOOR FRAMING PLAN
S-6	5th FLOOR FRAMING PLAN
S-7	6th thru 8th FLOOR FRAMING PLAN
S-8	9th FLOOR FRAMING PLAN
S-9	10th thru 11th FLOOR FRAMING PLAN
S-10	ROOF FRAMING PLAN
S-11	STRUCTURAL SCHEDULES, NOTES & DETAILS
S-12	STRUCTURAL DETAILS
S-13	STRUCTURAL DETAILS
S-14	RAMP SECTION & DETAIL
S-15	SECTION & DETAIL

MECHANICAL

M-1	CELLAR MECHANICAL PLAN
M-2	1st FLOOR MECHANICAL PLAN
M-3	2nd FLOOR MECHANICAL PLAN
M-4	TYPICAL FLOOR (3rd thru 4th) MECHANICAL PLAN
M-5	TYPICAL FLOOR (5th thru 8th) MECHANICAL PLAN
M-6	9th FLOOR MECHANICAL PLAN
M-7	TYPICAL FLOOR (10th to 11th) MECHANICAL PLAN
M-8	ROOF MECHANICAL PLAN
M-9	BULKHEAD MECHANICAL PLAN
M-10	SCHEDULES & NOTES
M-11	DETAILS
M-12	VENTILATION RISER DIAGRAMS
M-13	HEATING RISER DIAGRAMS

PLUMBING

P-1	CELLAR PLUMBING PLAN
P-2	1st FLOOR PLUMBING PLAN
P-3	2nd FLOOR PLUMBING PLAN
P-4	TYPICAL FLOOR (3rd thru 4th) PLUMBING PLAN
P-5	TYPICAL FLOOR (5th thru 8th) PLUMBING PLAN
P-6	9th FLOOR PLUMBING PLAN
P-7	TYPICAL FLOOR (10th to 11th) PLUMBING PLAN
P-8	ROOF PLUMBING PLAN
P-9	BULKHEAD PLUMBING PLAN
P-10	SANITARY & DOMESTIC RISERS
P-11	SANITARY, STORM & DOMESTIC RISERS
P-12	STORM & GAS RISER DIAGRAMS
P-13	DETAILS, NOTES & SCHEDULES
P-14	SITE CONNECTION PROPOSAL

FIRE PROTECTION

F-1	CELLAR FIRE PROTECTION PLAN
F-2	1st FLOOR PLAN FIRE PROTECTION PLAN
F-3	2nd FLOOR FIRE PROTECTION PLAN
F-4	TYPICAL FLOOR (3rd thru 4th) FIRE PROTECTION PLAN
F-5	TYPICAL FLOOR (5th thru 8th) FIRE PROTECTION PLAN
F-6	9th FLOOR FIRE PROTECTION PLAN
F-7	TYPICAL FLOOR (10th to 11th) FIRE PROTECTION PLAN
F-8	ROOF FIRE PROTECTION PLAN
F-9	RISER, DETAILS, NOTES & SCHEDULES

ELECTRICAL

E-1	CELLAR ELECTRICAL PLAN
E-2	1st FLOOR ELECTRICAL PLAN
E-3	2nd FLOOR ELECTRICAL PLAN
E-4	TYPICAL FLOOR (3rd thru 4th) ELECTRICAL PLAN
E-5	TYPICAL FLOOR (5th thru 8th) ELECTRICAL PLAN
E-6	9th FLOOR ELECTRICAL PLAN
E-7	TYPICAL FLOOR (10th to 11th) ELECTRICAL PLAN
E-8	ROOF ELECTRICAL PLAN
E-9	BULKHEAD ELECTRICAL PLAN
E-10	RISER DIAGRAMS, SCHEDULES & DETAILS

1068
GERARD AVENUE
BRONX, NEW YORK

OWNER
BRONX PRO REAL STATE MANAGEMENT INC.
2001 UNIVERSITY AVENUE
BRONX, NEW YORK 10453

MECHANICAL ENGINEER
ABRAHAM JOSELOW, P.E., P.C.
46 W34 STREET
NEW YORK, NEW YORK 10001

STRUCTURAL ENGINEER
STEVE KAPLAN, P.E.
4 HORIZON ROAD
FORT LEE, NEW JERSEY 07024

SANTORIELLO + GROOM
ARCHITECTS

422 85th STREET
BROOKLYN, NY 11209
TEL: 718-238-4617 FAX: 718-238-4625
ARCHITECT@NYC.AB.COM

GENERAL NOTE:
DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
USE ANNOTATED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS IN FIELD (V.F.).
IN CASE OF VARIANCES OR DISCREPANCIES, NOTIFY ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
11/18/07	DOB (AS-BUILT)		
10/23/07	DOB (AS-BUILT)		
09/20/07	DOB (AS-BUILT)		
03/13/07	GC, MASON		
06/23/07	GC		
01/26/07	GC		
06/13/06	HPD		
06/08/06	GC		
03/02/06	HPD		
02/08/06	GC		
11/22/05	BANK, ENTERPRISE		
11/04/05	OWNER, G.C.		
10/03/05	DOB		
09/08/05	DOB		
07/01/05	OWNER, G.C. & HPD		
05/31/05	DOB		

ISSUE:

DRAWN BY: G.A.E. & D.A.C.	SCALE: AS NOTED
PROJECT NO.:	DATE: 05-23-05

SHEET NAME:
TITLE SHEET

SHEET No.:

A-1

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BRONX, NEW YORK 104 53

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REVISIONS:	
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10/23/07	DOB (AS-BUILTS)
09/20/07	DOB (AS-BUILTS)
03/13/07	GC, MASON
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06/13/06	HPD
06/06/06	GC
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05/31/05	DOB
ISSUE:	

DRAWN BY: G.A.E. & D.A.C.	SCALE: AS NOTED
PROJECT No.:	DATE: 05-23-05

SHEET NAME:
SITE PLAN

SHEET No. 11

A-7

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% Example: Estimate the effect of gender on income using OLS
% Data: income, gender, education, experience, tenure
% Model: income ~ gender + education + experience + tenure

% OLS Estimation
beta_ols = fitlm(income, [gender, education, experience, tenure]);

% Coefficients
beta_ols.Coefficients

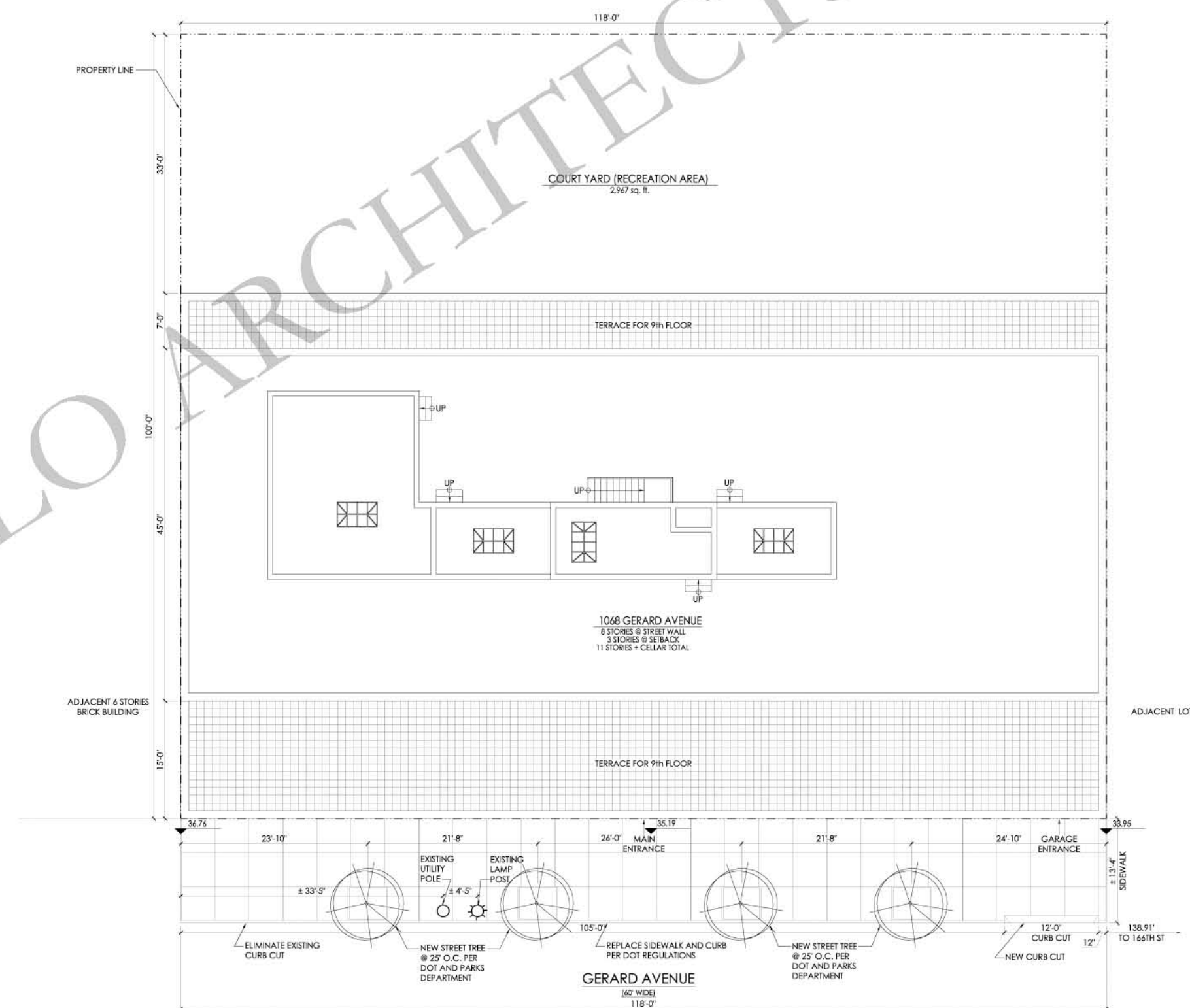
% Standard Errors
beta_ols.CoefficientsStdError

% R-squared
beta_ols.Rsquared

% F-statistic
beta_ols.Fstatistic

% p-value for gender
beta_ols.pvalues(1)

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SITE PLAN
SCALE: 1/8" = 1'-0"

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05/31/05	DOB

DRAWN BY: G.A.E. & D.A.C. SCALE: AS NOTED
PROJECT No.: DATE: 08-23-05

SHEET NAME:
1st FLOOR PLAN

SHEET No.
A-9

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

PROVIDE DEEP PRE-CAST CONCRETE
SILLS FOR 10' CLEAR DIMENSIONS.

INTERCOM

INLAID MAT AREA
FLUSH W/ FINISH FLOOR

HEALTH CARE FACILITY UG4
2,338 sq. ft.

NOTE:
STAIRS TO CELLAR SHALL BE
LOCATED PER TENANT BUILD-OUT.

LOBBY
200 sq. ft.

ELEVATOR

HEALTH CARE FACILITY UG4
2,338 sq. ft.

COURT YARD
3419 sq. ft.

PLAYGROUND AREA

PLAYGROUND AREA FOR
COMMUNITY FACILITY

CU-1

CU-3

CU-2

RAMP DOWN TO PARKING 1:7

ADJACENT LOT

ADJACENT 6 STORIES
BRICK BUILDING



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10/03/05	DOB
09/08/05	DOB
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05/31/05	DOB

DRAWN BY: G.A.E. & D.A.C. SCALE: AS NOTED
PROJECT No.: DATE: 05-23-05

SHEET NAME:
5th thru 7th
FLOOR PLAN

SHEET No.
A-13

ADJACENT 6 STORES
BRICK BUILDING

ADJACENT LOT

TYPICAL FLOOR
(5th THRU 7th) PLAN
SCALE: 1/4"=1'-0"

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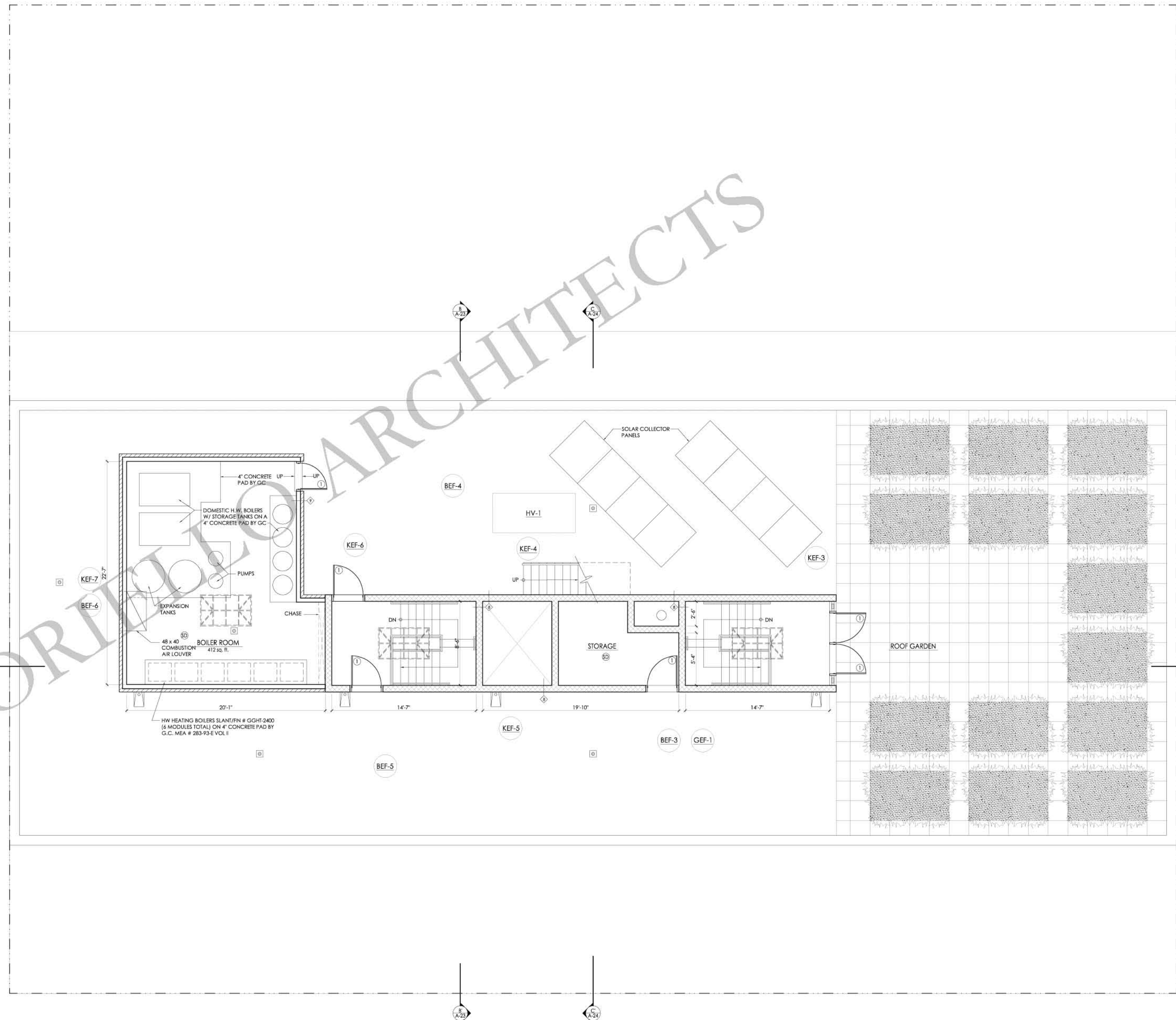
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DRAWN BY: G.A.E. & D.A.C. SCALE: AS NOTED
PROJECT NO.: DATE: 05-23-05

SHEET NAME:
ROOF PLAN

SHEET No.
A-17



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

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DRAWN BY: G.A.E. & D.A.C. SCALE: AS NOTED
PROJECT NO.: DATE: 05-23-05

SHEET NAME:
FRONT ELEVATION

SHEET NO.:
A-19



FRONT ELEVATION
SCALE: 3/16" = 1'-0"