

Property Information:	529 St. Anns Avenue
Address:	529 St. Anns Avenue
Location:	Bronx
Block/Lot:	2275/26
Air Rights:	8,100
Zoning/Far:	R6/C1-4
Sq. Ft.:	8,100
Historic District:	Mott Haven/St. Mary's Park
Lot Dimensions:	17x100
Lot Area:	1700
Building Dimensions:	17x80
Building Sq. Ft. (Per DOF):	8,972
Bill Assessed Value (16/17)	\$4,134
R.E. Taxes (16/17)*:	\$826

Note: All square footage calculations & measurements are approximate and must be independently verified
* Building is currently designated as Tax Class 1.

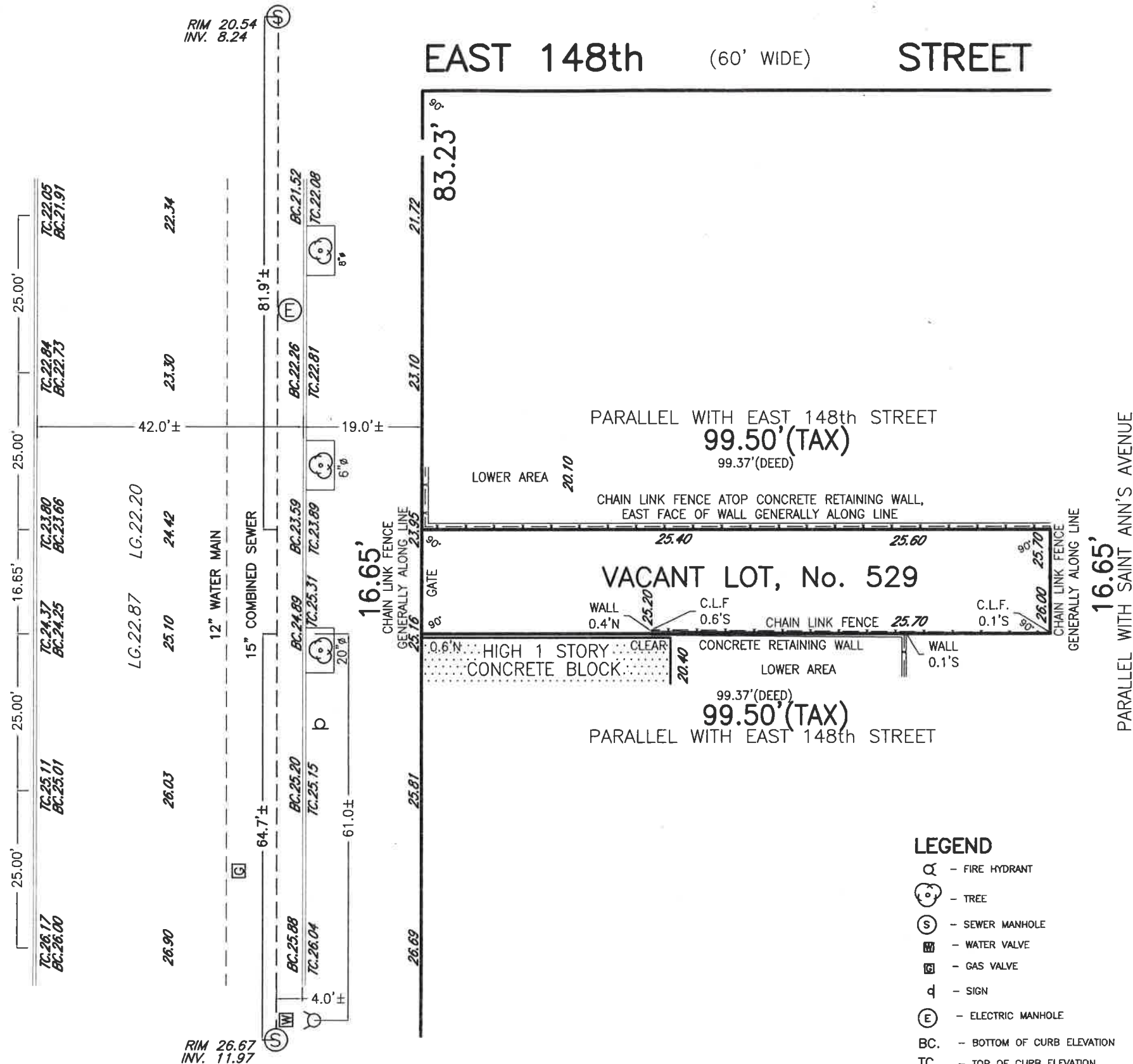
529 ST. ANNS AVENUE
BRONX, NY



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SCALE 1" = 20'

ST ANN'S AVENUE (80' WIDE)



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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 2. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
 3. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
 4. ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD DATUM.
 5. THIS SURVEY IS FOR THE USE OF ARCHITECTURAL PURPOSES ONLY.

LEGEND

- ⊙ - FIRE HYDRANT
- ⊙ - TREE
- ⊙ - SEWER MANHOLE
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- d - SIGN
- ⊙ - ELECTRIC MANHOLE
- BC. - BOTTOM OF CURB ELEVATION
- TC. - TOP OF CURB ELEVATION
- CL. - CENTER LINE ELEVATION
- LG. - LEGAL GRADE

AREA 1656.68sq.ft

DATE: JUNE 22nd, 2015

A & B
 ENGINEERING AND LAND SURVEYING, P.C.
 150-18 HILLSIDE AVENUE
 JAMAICA, N.Y. 11432
 TELEPHONE (718) 657-8444
 FAX (718) 657-8555 P.P/J.E.
 EMAIL ABLANDSURVEY@GMAIL.COM



SURVEY No.5467

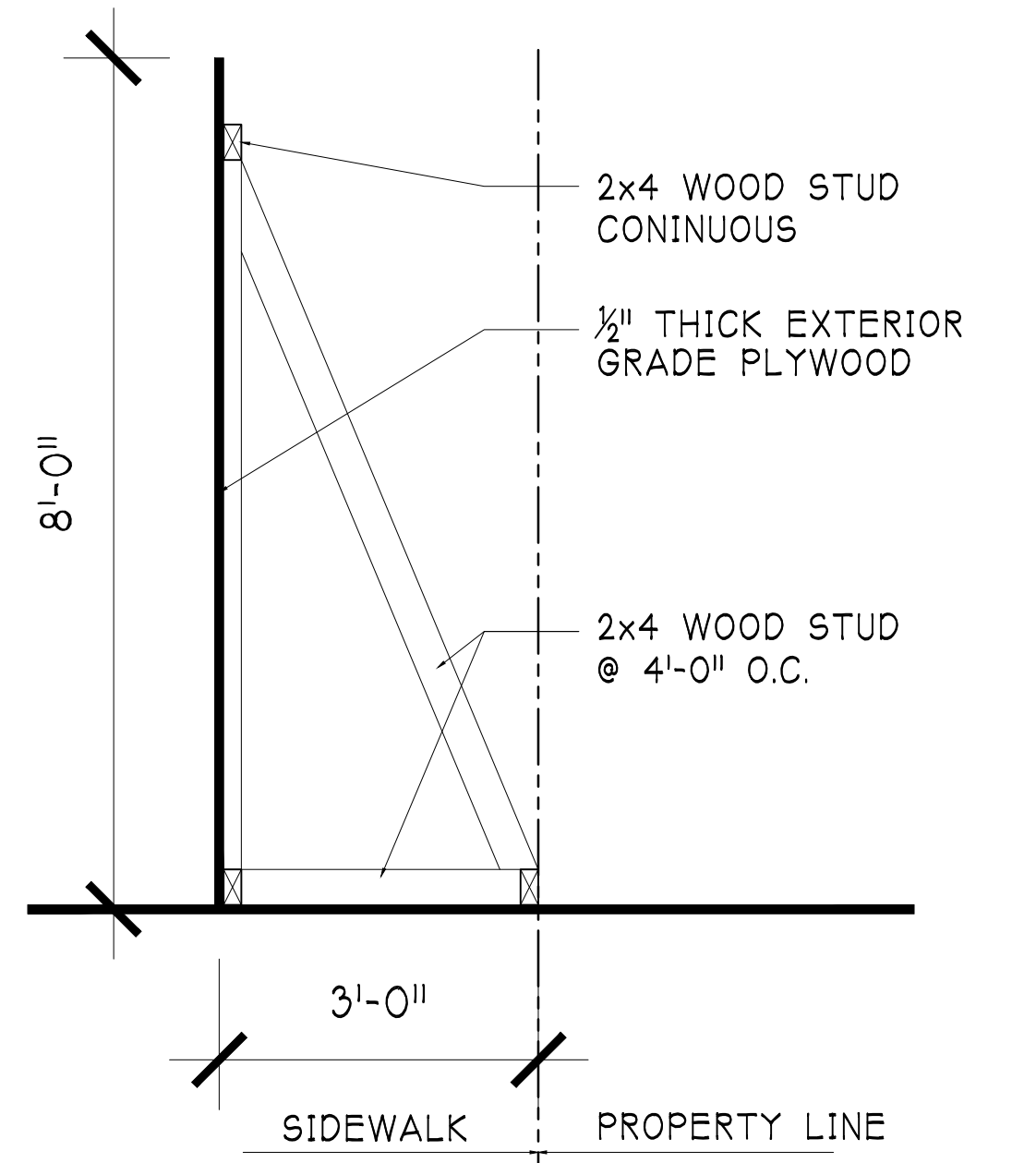
TITLE No.

CERTIFIED TO:
 NEW YORK CITY DEPARTMENT OF BUILDINGS

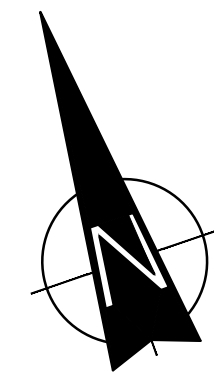
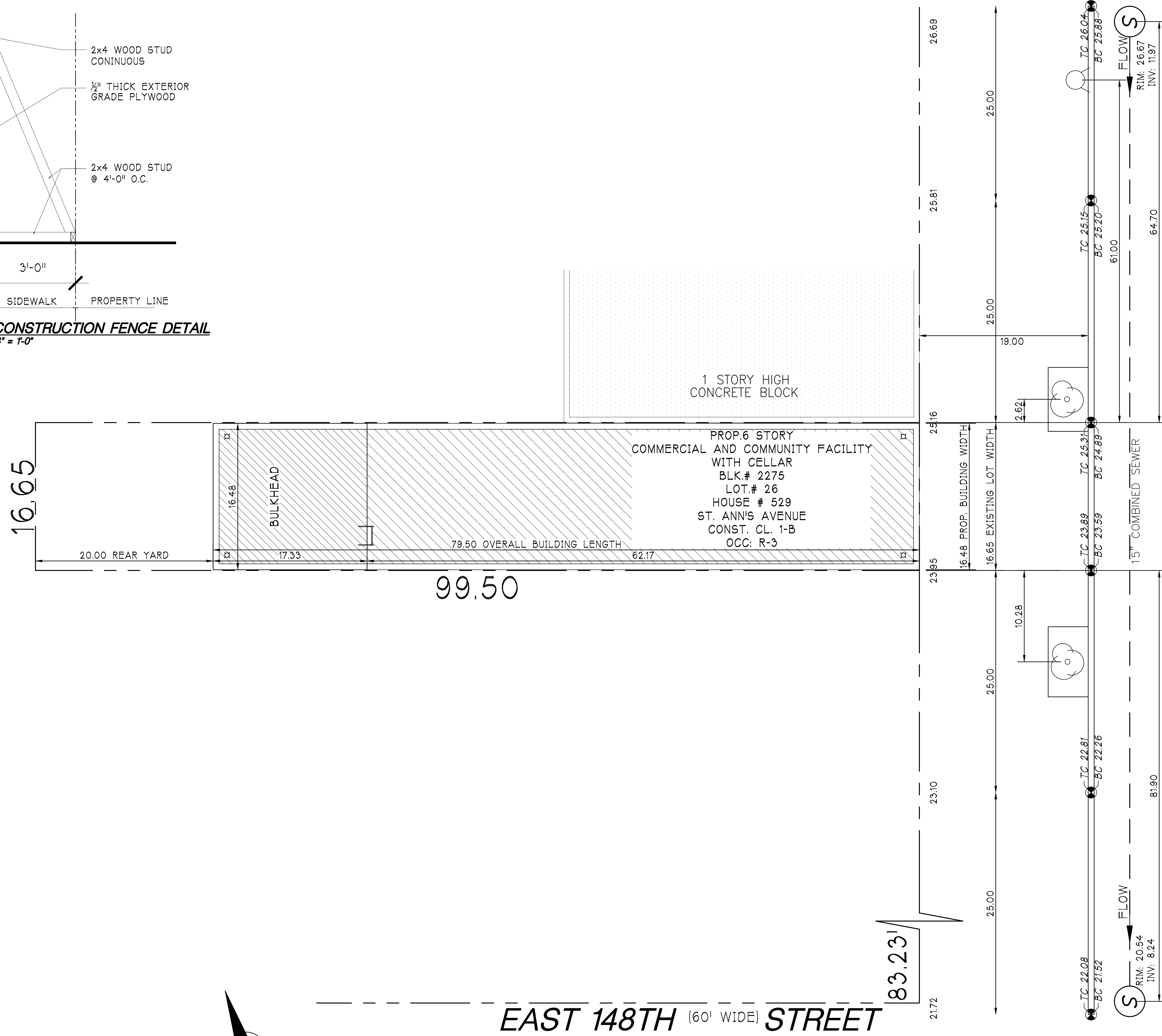
BOROUGH OF BRONX
 COUNTY OF BRONX
 STATE OF NEW YORK

TAX MAP	FILED MAP
SECTION	SECTION
BLOCK 2275	BLOCK
LOT 26	LOT

DAVID D. ARABI, P.E.
 NEW YORK LICENSE 06735-1
 PAUL BARYLSKI, L.S.
 NEW YORK LICENSE 050782



TEMP. CONSTRUCTION FENCE DETAIL
SCALE: 3/4" = 1'-0"



SITE PLAN
SCALE: 3/16" = 1'-0"

EAST 148TH (60' WIDE) STREET

SAINT ANN'S (80' WIDE) AVENUE

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

Architecture
Interior Design
Code Consultant
Building Dept.
Expediting

138-72 Queens Boulevard
Briarwood N.Y. 11435

Tel: (718) 268-9098
Fax: (718) 268-9097
www.caliendoarchitects.com

CONSULTANTS:

OWNER:
MIKE SHAW
124-15 METROPOLITAN AVE
KEW GARDENS NY 11415

DRAWING TITLE: PLOT PLAN

PROJECT ADDRESS: 529 SAINT ANN'S AVENUE BRONX N.Y.

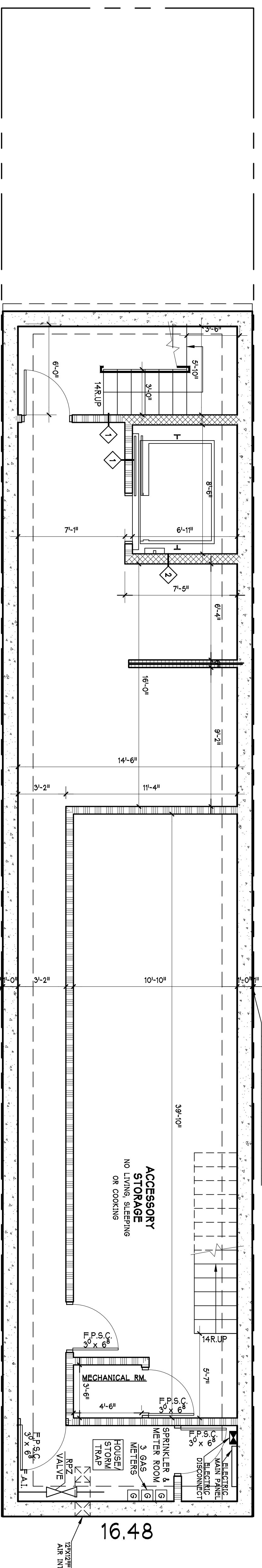
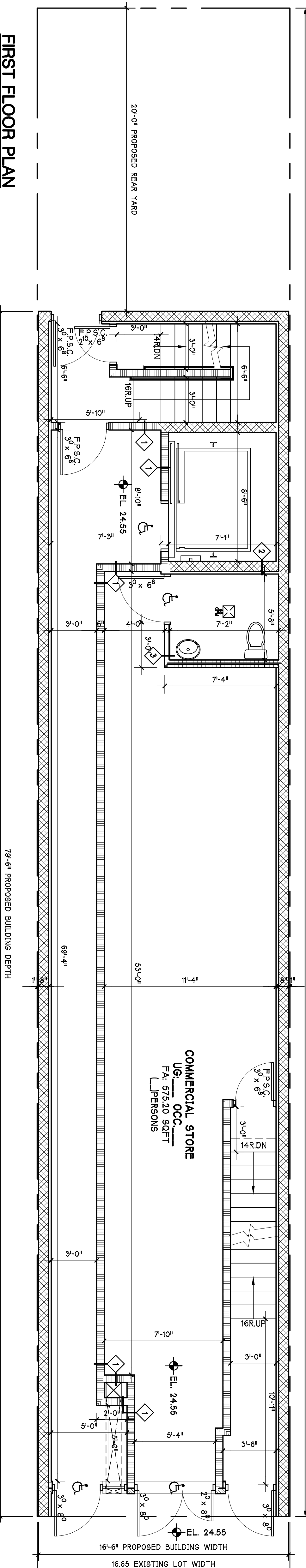
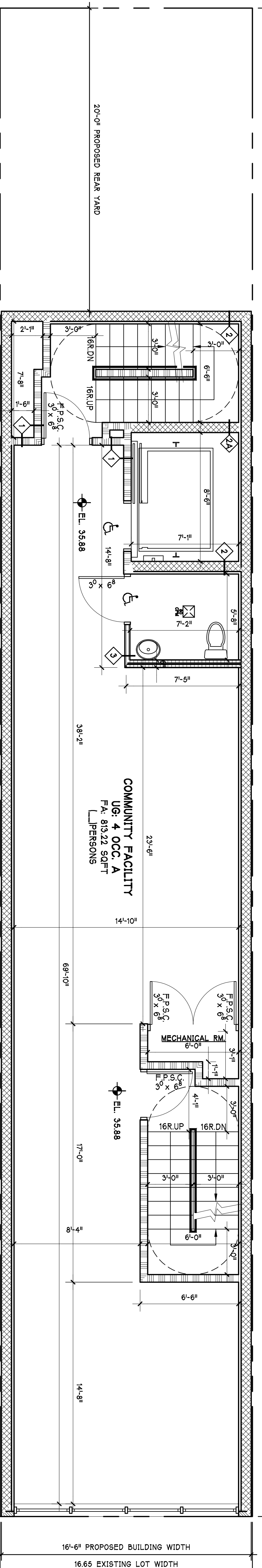
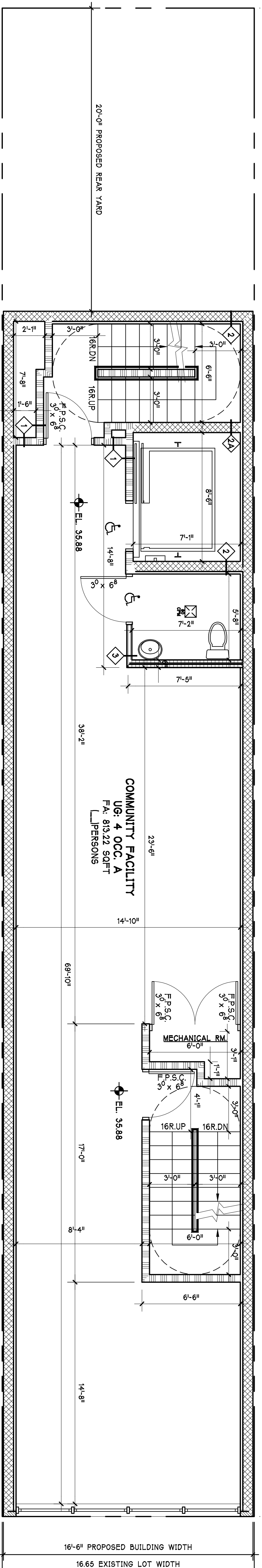
NO.	DATE	REVISION

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CHECKED BY: GJC
JOB NO: 16298
SCALE: AS NOTED
DATE: 11/18/15

SEAL: _____
DOB: _____

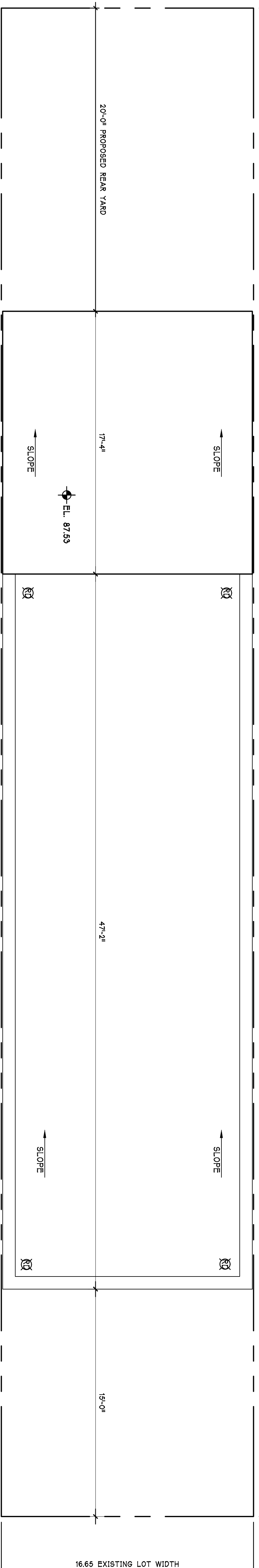
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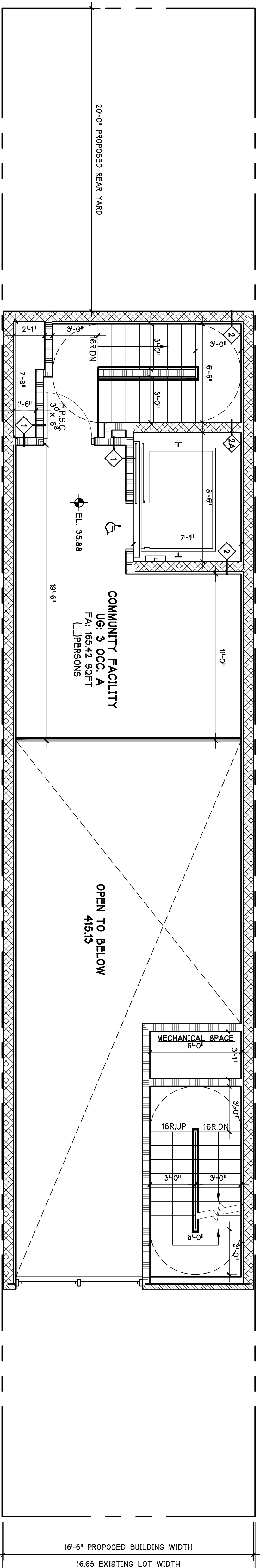


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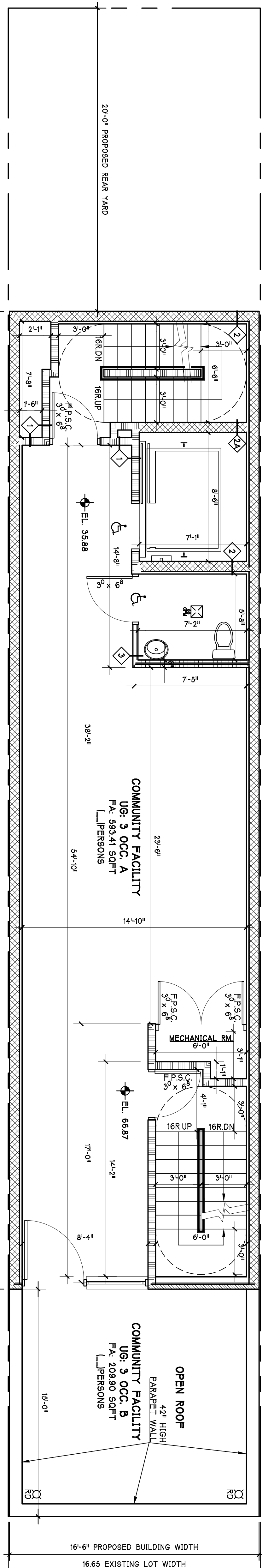
DRAWING NO: A-001.00	DOB:	SEAL:	NO.	DATE	REVISION	DRAWN BY: ED	DRAWING TITLE: PROPOSED PLANS AND DIAGRAM OPTION TWO	OWNER: MIKE SHAW 124-15 METROPOLITAN AVE KEW GARDENS NY 11435	
	DRAWING NO: 22 OF 22	CHECKED BY: GJC				JOB NO: 15238			PROJECT ADDRESS: 529 SAINT ANNS AVENUE BRONX N.Y.
						DATE: 11/18/15	CONSULTANTS: Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. 138-72 Queens Boulevard Briarwood N.Y. 11435 Tel: (718) 268-9098 Fax: (718) 268-9097 www.caliendarchitects.com		
						Code Consultant Building Dept. Expediting			



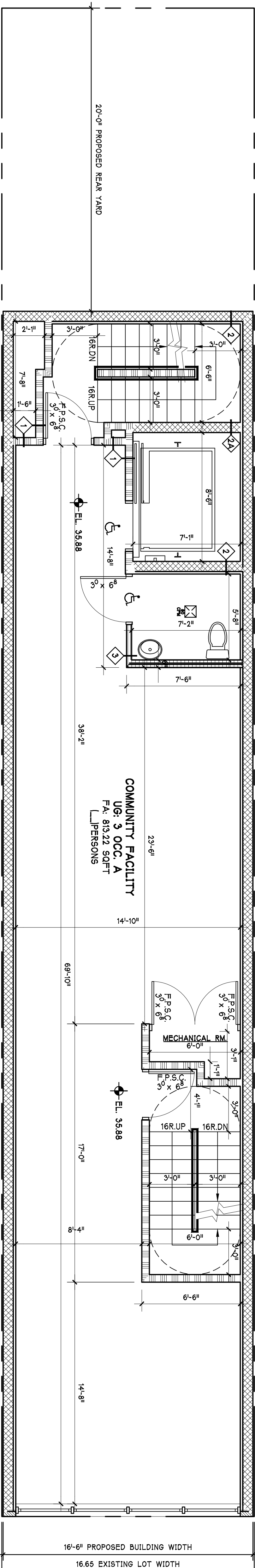
ROOF FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



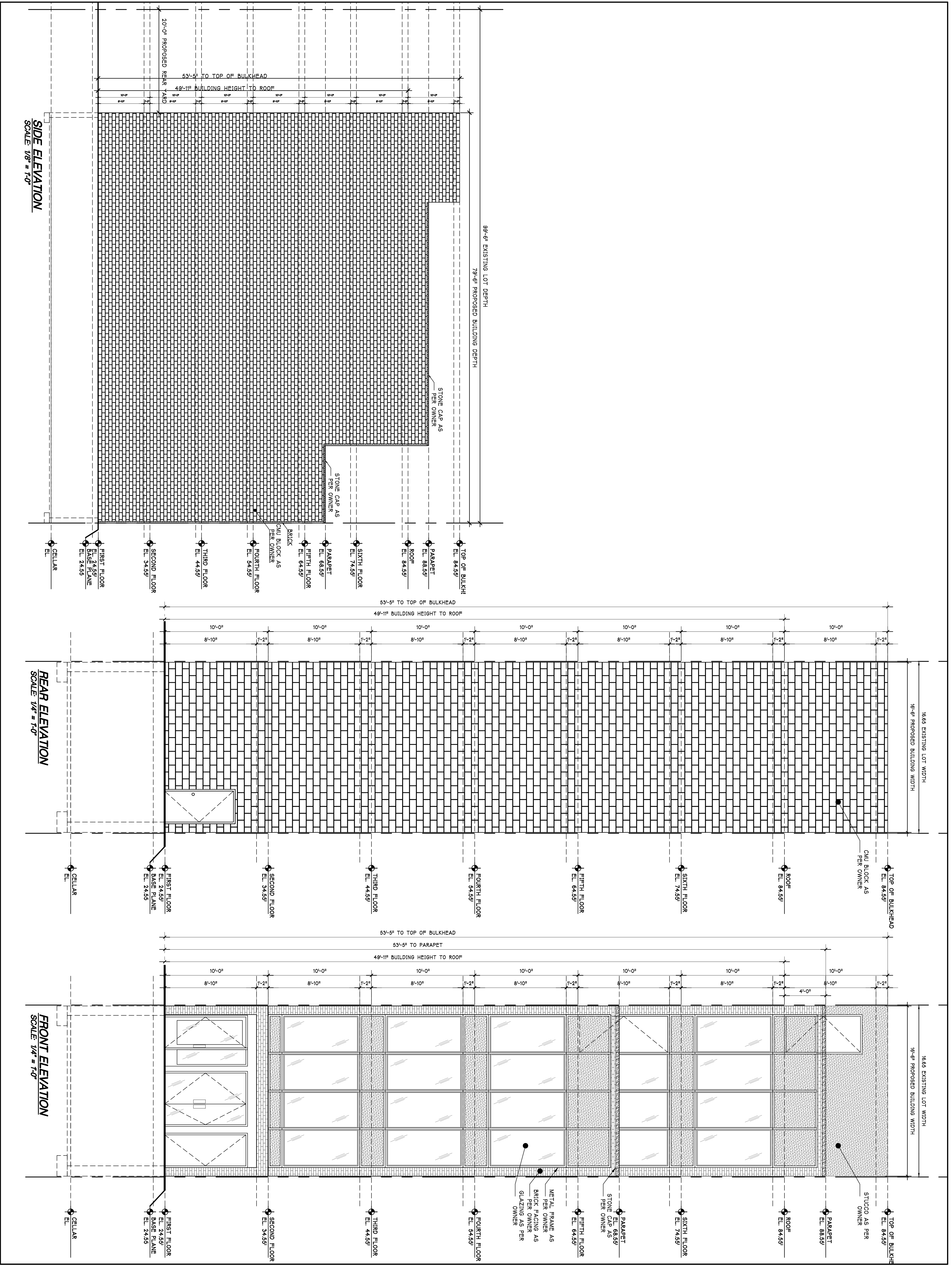
FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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DRAWING NO: A-001.00	DOB:	SEAL:	NO.	DATE	REVISION	DRAWN BY: ED	DRAWING TITLE: PROPOSED PLANS	OWNER: MIKE SHAW 124-15 METROPOLITAN AVE KEW GARDENS NY 11435	CONSULTANTS: Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. 138-72 Queens Boulevard Briarwood N.Y. 11435 Tel: (718) 268-9098 Fax: (718) 268-9097 www.caliendarchitects.com
	DRAWING NO: 22 OF 22	CHECKED BY: GJC				JOB NO: 15238			



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DRAWING TITLE: PROPOSED BUILDING ELEVATIONS	DOB:	NO.	DATE	REVISION	DRAWN BY: ED	PROJECT ADDRESS: 529 SAINT ANNS AVENUE BRONX N.Y.	OWNER: MIKE SHAW 124-15 METROPOLITAN AVE KEW GARDENS NY 11435	CONSULTANTS: Gerald J. Caliendio, R.A., A.I.A. Architect, P.C. 138-72 Queens Boulevard Briarwood N.Y. 11435 Tel: (718) 268-9098 Fax: (718) 268-9097 www.caliendarchitects.com
	CHECKED BY: GJC	DATE	REVISION	JOB NO.: 15238	DATE: 11/18/15			
DRAWING NO.: A-001.00		22 OF 22		FRONT ELEVATION		Interior Design Code Consultant Building Dept. Expediting		

BORING B-1

Ben David Development.
529 Saint Ann's Avenue Bronx.

SB-7146

DEPTH FT.	SPOON BLOWS PER 1/2 FT.	HOLLOW STEM AUGER	MATERIAL
Ground Surface			
5.0	10 13	12 11	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3b Moist
10.0	10 8	9 10	Fill Material with Pieces Of Red Bricks Mixed with Fine Brown Sands Class 7
15.0	12 9	9 9	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3b Moist
20.0 Water-19'	11 12	10 11	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3b Moist
25.0	13 15	16 18	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3a
30.0	17 18	21 16	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3a
35.0	19 15	20 18	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3a End of Hole 32'

40.0				
45.0				
50.0				
55.0				1 1
60.0				
65.0				B-7820.00
70.0				01-29-2016 01-30-2016
75.0				Kenneth C. Thomas, P.E. Shazad Khan
80.0				

BORING B-2

Ben David Development.
529 Saint Ann's Avenue Bronx.

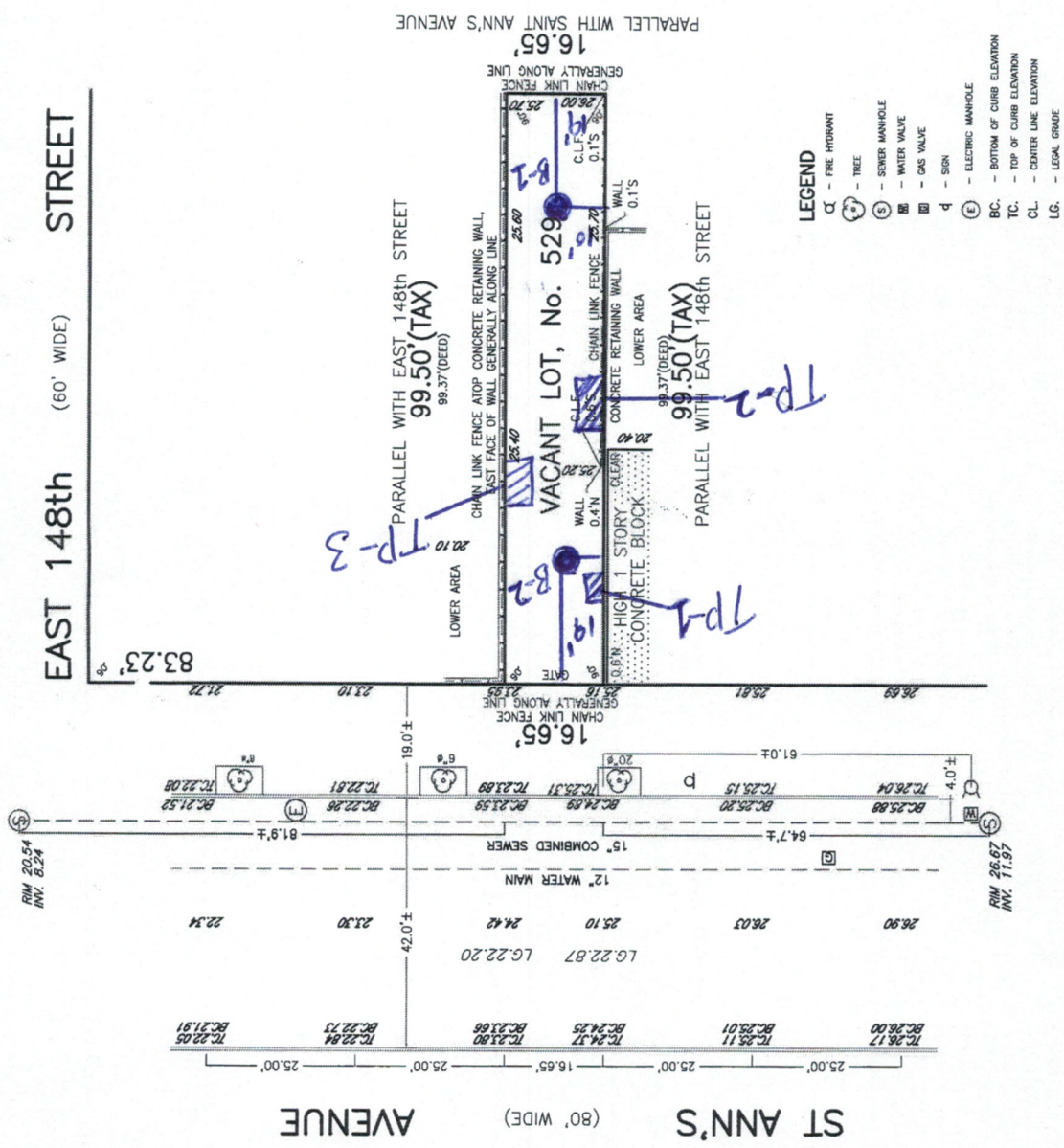
SB-7146

DEPTH FT.	SPOON BLOWS PER 1/2 FT.	HOLLOW STEM AUGER	MATERIAL
Ground Surface			
5.0	10 8	8 9	Uncontrolled Fills with Pieces of Red Bricks Mixed with Fine Brown Sands. Class 7
10.0	6 9	7 8	Granular Soils SM Fine Brown Sands with Traces of Silts Class 3b Moist
15.0	7 8	6 7	No Recovery.
20.0 Water-20'	10 12	11 11	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3b Moist
25.0	15 16	16 18	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3a
30.0	20 17	19 15	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3a
35.0	17 16	19 15	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3a End of Hole 32'

40.0			
45.0			
50.0			
55.0			1 1
60.0			
65.0			B-7820.00
70.0			01-29-2016 01-30-2016
75.0			Kenneth C. Thomas, P.E. Shazad Khan
80.0			

SCALE 1"=20'

EAST 148th STREET (60' WIDE)



UTILITY STATEMENT

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AREA 1656.68sq.ft

DATE: JUNE 22nd, 2015

A & B
ENGINEERING AND LAND SURVEYING, P.C.
 150-18 HILLSIDE AVENUE
 JAMAICA, N.Y. 11432
 TELEPHONE (718) 657-8444
 FAX (718) 657-8555 P.P/J.E.
 EMAIL ABLANDSURVEY@GMAIL.COM

SURVEY No.5467



DAVID D. ARABI, P.E.
 NEW YORK LICENSE 06735-1
 PAUL BARYLSKI, L.S.
 NEW YORK LICENSE 050782

BOROUGH OF BRONX
 COUNTY OF BRONX
 STATE OF NEW YORK

NEW YORK CITY DEPARTMENT OF BUILDINGS

CERTIFIED TO:

TITLE No.

TAX MAP

SECTION 2275

BLOCK 26

LOT 26

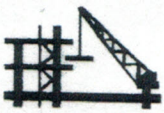
FILED MAP

SECTION 2275

BLOCK 26

LOT 26

SURVEY No.5467



ACE INSPECTION & TESTING SERVICES INC

107-16 Jamaica Avenue Richmond Hill, NY 11418 Ph: (718) 441-5009 Fax: (718) 850-5401

January 30th, 2016

Ben David Development

Mr. Michael Saidian

Re: 529 Saint Ann's Avenue Bronx.

TEST PIT # 1

A 4' x 3' x 8' Deep Test Pit was dug against the foundation wall of building # 560 E at the above referenced project. The concrete wall extends 6 feet below the existing grade level. There is a 16 inch thick footing under the wall. The footing extends 9 inches from the outside face of the wall.

The material present in the test pit is the following:

0' - 8' Depth - Fill material mixed with fine brown sands and gravel.

TEST PIT #2:

A 3' x 4' x 9' Deep Test Pit was dug at the above referenced project against the foundation wall. The concrete wall extends 8 feet below the existing grade level. No Footing was observed under the wall.

The material present in the test pit is the following:

0' - 9' Depth - Fill material mixed with fine brown sands and gravel.

TEST PIT #3:

A 3' x 4' x 7' Deep Test Pit was dug at the above referenced project against the foundation wall. The concrete wall extends to the bottom of the pit. The test pit was terminated at 7 feet below the existing grade level due to the obstruction of boulders and the hole caving in.

The material present in the test pit is the following:

0' - 7' Depth - Fill material mixed with fine brown sands and gravel.

If you have any further questions please contact the undersigned at your earliest convenience.

Respectfully,

Shazad Khan
ACE Inspection & Testing Services Inc.

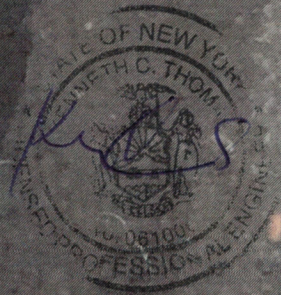
Kenneth C. Thomas
ACE Inspection & Testing Services Inc.



T.P.
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T.P
I





T.P.
2.





TOP
2.

STATE OF NEW YORK
KENNETH C. THOMAS
LICENSED PROFESSIONAL ENGINEER

TP-3



STATE OF NEW YORK
KENNETH G. TERRY
LICENSED PROFESSIONAL ENGINEER
No. 001807

T.P.
3

