



02.25.2021

Commissioner Gittens
NYC Department of Buildings
1932 Arthur Avenue- 3rd Floor
New York, NY 10457

Re: 345 Saint Ann's Avenue
NB Application- 210177841
BIN # 2128977
Block 2268 Lot 27
Retail TCO Core and Shell Request

Commissioner,

The above referenced NB application was filed for the construction of a new 10 story mixed-use building. The building will contain a 'fresh' retail space at the ground floor, with 178 dwelling units on floor two through ten. The project is being developed and financed by HPD and 100% of the apartments will be used for affordable housing. The 'fresh' retail component will have its own dedicated egress, with no openings into the residential portion of the building. Due to contractual obligations, A No-Occupancy Core and Shell TCO is required to be delivered to the 'fresh' retail space prior to February 15, 2021.

At the time of the issuance of the initial (core and shell) TCO, the following items shall be complete:

1. A TCO construction walkthrough is completed and passed for the retail space.
2. All plumbing roughing and finish inspections related to the retail space are completed.
3. We have all technical reports signed off for progress.
4. Sprinkler and Standpipe Hydrostatic testing inspections are complete.
5. BPP work required for entering and exiting the retail is complete.
6. FPP has been filed and approved.

The following items will remain open at time of TCO:

1. Elevator signoff- Please note that no elevators service the retail space.
2. Sprinkler and Standpipe Finish Inspections- Please note these will be completed by the retail store upon issuance of No occupancy TCO. No occupancy will be proposed until these inspections are completed.
3. Preliminary Commissioning Report- No units servicing the retail require commissioning.



4. Fire Alarm- All base building work will be completed within the retail space, but the inspection is currently pending. No occupancy will be proposed until this inspection is completed.

Based on the above, we are respectfully requesting approval to issue a core and shell TCO for the 'fresh' retail space, which will be used for contractual obligations only. The TCO will be issued to turn the space over to the retail tenant, so they can permit and complete their build out.

Prior to requesting the TCO update with occupancy, all typical department requirements will be met.

It is pivotal to the future funding of this project that our current tenant takes the space as per the previously signed contract.

We thank you in advance for your assistance on this matter.

Very Truly Yours,

A handwritten signature in blue ink that reads "Jeremy Kyrkostas".

Jeremy Kyrkostas
Senior Project Manager
Monadnock Construction, Inc.



To: Rodney Gittens, R.A.
Borough Commissioner
1932 Aurther Avenue 5Fl
Bronx, N.Y 10457
From: Mina Soliman PE
Date: 01/01/2021
Record ID: 2020-EPPGFP-000981-PLAN
Date Submitted: 12/4/2020
Premises: 345 St Anns Avenue Bronx NY 10454
BIN: 2128977

Fire Protection Plan

Letter of Approval

Re: Location: 345 St Anns Avenue Bronx NY 10454

Buildings Dept: 210177841

Occupancy Classification: R-2 More than 2 dwelling units on a long term basis (for a month or more)

Dear Commissioner Rodney Gittens, R.A.

The Fire Protection Plan submitted for the above application has been examined, and found to meet or exceed the minimum requirements for Fire Protection Plan, as set forth by Article 109 of NYC General Administrative Provisions of Construction Codes.

This letter however, does not waive the requirements of any other agencies having jurisdiction.

By order of,
Chief of Fire Prevention

Sincerely,

Mina Soliman PE

February 17 2021

Bronx Department of Buildings
1932 Arthur Avenue, 5th Floor
Bronx, NY 10457

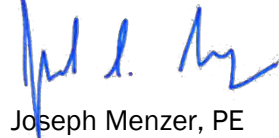
Subject: 345 St. Anns Avenue
New Building Application # 210177841
BPP Application # 240253872

To Whom it may Concern

I, Joseph S. Menzer, P.E., applicant of record for the Builders Pavement Plan (BPP) application, certify that I have reviewed the provided progress site photographs of the Builders Pavement Plan for the above referenced address. Currently sidewalk pavement exists and provides for site ingress and egress to the building for the tenant at the FRESH grocer space while the balance of work will be completed prior to issuance of the residential TCO. The site frontage roadways contain existing pavement for emergency vehicles.

Attached for your use please see the sidewalk progress photographs and BPP Escrow Letter, as per your request. Please, kindly expedite issuance of the non-occupancy TCO as requested by this property.

Sincerely,
NV5



Joseph Menzer, PE
VP, Director of Engineering

345 St. Anns Ave Bronx, NY 10454



345 St. Anns Ave Bronx, NY 10454



345 St. Anns Ave Bronx, NY 10454



345 St. Anns Ave Bronx, NY 10454



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NYC Department of Buildings

Query Inspection Results:2-21-00431

Premises: 345 ST ANNS AVENUE BRONX
BIN: [2128977](#) Block: 2268 Lot: 27

Job No: [210177841](#) 03
Permit Number: 210177841
Permit Type: PLUMBING

Licensee: P 000714
[GAS SERVICE](#) | [COMMENTS](#)

Floor - Apts - Insp Area: - -

Work Description: PLUMBING - NO DESCRIPTION

Inspector Badge: 2992 Date of Inspection: 02/03/2021 Time Scheduled: 08:00 ACTUAL
Inspection Reference #: 0021055034 Status: INSPECTION CONDUCTED Type: 1 - FIELD INSPECTION
Accela Inspection #: 0000000000000004206884
Scheduled Comments: WATER/SANITARY/STORM/GAS ROUGHING-1ST FLOOR COMMERCIAL BATHROOM AND OVERHEAD (+)

SCHEDULED: (*)		
SYSTEM	COMPONENT	TEST / INSPECTION

SCHEDULED: (*)	
TEST / INSPECTION	

(*) Changes to these tests after the initial inspection scheduling may not be reflected on this website.

COMMENTS: [TOTAL: 0](#)

GAS DETAILS - AUTHORIZED FOR THE FOLLOWING END USES: NO AUTHORIZATIONS

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

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NYC Department of Buildings

Query Inspection Results:2-21-00876

Premises: 345 ST ANNS AVENUE BRONX
BIN: [2128977](#) Block: 2268 Lot: 27

Job No: [210177841](#) 03
Permit Number: 210177841
Permit Type: PLUMBING

Licensee: P 000714
[GAS SERVICE](#) | [COMMENTS](#)

Floor - Apts - Insp Area: - -

Work Description: PLUMBING - NO DESCRIPTION

Inspector Badge:	200P	Date of Inspection:	03/01/2021	Time Scheduled:	12:27 ACTUAL
Inspection Reference #:	0021060830	Status:	INSPECTION CONDUCTED	Type:	6 - CERTIFICATION OF RESULTS
Accela Inspection #:	00000000000000004261509				
Scheduled Comments:	N/A				

RESULTS:			
FLOOR	REF NO	TEST / INSPECTION	RESULT
CEL	4261509	WATER AND SANITARY-WS-FIXTURES-FINISH	PASS

(*) Changes to these tests after the initial inspection scheduling may not be reflected on this website.

COMMENTS: [TOTAL: 0](#)

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NYC Department of Buildings

Query Inspection Results:2-21-00877

Premises: 345 ST ANNS AVENUE BRONX
BIN: [2128977](#) Block: 2268 Lot: 27

Job No: [210177841](#) 03
Permit Number: 210177841
Permit Type: PLUMBING

Licensee: P 000714
[GAS SERVICE](#) | [COMMENTS](#)

Floor - Apts - Insp Area: - -

Work Description: PLUMBING - NO DESCRIPTION

Inspector Badge:	200P	Date of Inspection:	03/01/2021	Time Scheduled:	12:27 ACTUAL
Inspection Reference #:	0021060831	Status:	INSPECTION CONDUCTED	Type:	6 - CERTIFICATION OF RESULTS
Accela Inspection #: 00000000000000004261510					
Scheduled Comments: N/A					

RESULTS:			
FLOOR	REF NO	TEST / INSPECTION	RESULT
001	4261510	WATER AND SANITARY-WS-FIXTURES-FINISH	PASS

(*) Changes to these tests after the initial inspection scheduling may not be reflected on this website.

COMMENTS: [TOTAL: 0](#)

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NYC Department of Buildings

Query Inspection Results:2-21-00909

Premises: 345 ST ANNS AVENUE BRONX
 BIN: [2128977](#) Block: 2268 Lot: 27

Licensee: F 000348
[GAS SERVICE](#) | [COMMENTS](#)

Job No: [240248941](#) 01
 Permit Number: 240248941
 Permit Type: SPRINKLER

Floor - Apts - Insp Area: - -
 Work Description: SPRINKLER

Inspector Badge:	200P	Date of Inspection:	03/02/2021	Time Scheduled:	15:07 ACTUAL
Inspection Reference #:	0021061130	Status:	INSPECTION CONDUCTED	Type:	6 - CERTIFICATION OF RESULTS
Accela Inspection #: 00000000000000004264639					
Scheduled Comments: N/A					

RESULTS:			
FLOOR	REF NO	TEST / INSPECTION	RESULT
ALL	4264639	SPRINKLER-SP-PIPING DRY/WET-HYDROSTATIC TEST	PASS

(*) Changes to these tests after the initial inspection scheduling may not be reflected on this website.

COMMENTS: [TOTAL: 0](#)

GAS DETAILS - AUTHORIZED FOR THE FOLLOWING END USES: NO AUTHORIZATIONS

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NYC Department of Buildings

Query Inspection Results:2-21-00910

Premises: 345 ST ANNS AVENUE BRONX
BIN: [2128977](#) Block: 2268 Lot: 27

Licensee: F 000348
[GAS SERVICE](#) | [COMMENTS](#)

Job No: [240248941](#) 01
Permit Number: 240248941
Permit Type: STANDPIPE

Floor - Apts - Insp Area: - -
Work Description: STANDPIPE

Inspector Badge:	200P	Date of Inspection:	03/02/2021	Time Scheduled:	15:13 ACTUAL
Inspection Reference #:	0021061131	Status:	INSPECTION CONDUCTED	Type:	6 - CERTIFICATION OF RESULTS
Accela Inspection #: 00000000000000004264705					
Scheduled Comments: N/A					

RESULTS:			
FLOOR	REF NO	TEST / INSPECTION	RESULT
ALL	4264705	STANDPIPE-SD-PIPING-HYDROSTATIC TEST	PASS

(*) Changes to these tests after the initial inspection scheduling may not be reflected on this website.

COMMENTS: [TOTAL: 0](#)

GAS DETAILS - AUTHORIZED FOR THE FOLLOWING END USES: NO AUTHORIZATIONS

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