

RESIDENTIAL CONSTRUCTION IN MANHATTAN NEWSLETTER

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TABLE OF CONTENTS

	Page
Marketing Progress	
Building by building analysis of % sold or rented	2
Supply of New Construction	
Building permit applications	8

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MARKETING PROGRESS

The tables below track the marketing progress of 139 residential bldgs newly built or renovated in the last three years. They show the total number of apts originally offered for *first-time* sale or lease. The bldgs include 131 condominiums, 2 cooperatives, and 6 rentals. Buildings are dropped from the tables as they near completion of first-time marketing. In the **CONDOMINIUMS** table, “% Transferred” refers to the percentage of apartments that have actually closed. Recent sales which have not yet been recorded are not included. The “% Transferred” column reflects individual, arms-length, market rate sales. It excludes resales, sales to related parties, bulk sales, and apartments that have been leased instead of sold. In the **COOPS** and **RENTALS** tables, “Est % Sold/Rented” is obtained from owners or sales agents. Because of the difficulty in verifying this information, it is presented as a “best estimate” and may be significantly different from actual percentages. “Initial Occupancy” refers to projected occupancy date, date of first closing, or occupancy under leases.

Note: Newly marketed developments that are listed for the first time are shown in boldface type.

CONDOMINIUMS

Address	Bldg Name	Initial	Total	% Transferred	
		Occupancy	Apts	11/1/04	2/28/05
235 E. 2nd St.		Aug 2004	5	*	100%
525 E. 11th St.	The Fillmore	Apr 2005	26	X	*
407 E. 12th St.	Village Mews	Oct 2002	27	85%	85%
60 E. 13th St.		Feb 2005	7	*	*
49 E. 21st St.		Dec 2004	43	*	44%
11 E. 22nd St.		Aug 2003	5	80%	80%
120 E. 29th St.	120 Gramercy Hill	Feb 2005	25	*	*
13 E. 30th St.	Empire/30 Condo	Mar 2005	6	X	*
45 E. 30th St.	Park South Lofts	Feb 2005	40	X	*
143 E. 34th St.	Benson	Aug 2002	27	70%	78%
400 E. 51st St.	Grand Beekman	Oct 2002	88	88%	89%
60 E. 55th St.	Park Avenue Place	Jul 2004	76	*	*
300 E. 55th St.	Milan	Mar 2005	118	*	31%
151 E. 58th St.	One Beacon Court	Dec 2004	105	*	*
205 E. 59th St.		Apr 2005	61	*	*
219 E. 67th St.	Lofts at 219 E. 67th St.	Apr 2005	5	X	*
330 E. 72nd St.		Jun 2005	14	*	*
300 E. 77th St.	Seville	Sep 2002	89	60%	65%
408 E. 79th St.	The Arcadia	Jul 2005	52	*	*
3 E. 82nd St.		Apr 2002	2	*	*
450 E. 83rd St.	Cielo	Jan 2006	128	*	*
181 E. 90th St.	The Metropolitan	Dec 2003	93	63%	77%
47 E. 91st St.		Sep 2004	8	11%	44%

* No recorded transfers to date. # Information not available. X Marketing began after date.

CONDOMINIUMS (Continued)

Address	Bldg Name	Initial	Total	% Transferred	
		Occupancy	Apts	11/1/04	2/28/05
3 E. 95th St.	Carhart Mansion	Apr 2005	4	X	*
21 E. 96th St.		Sep 2005	9	*	*
227 E. 111th St.	Roosevelt Lane	Aug 2004	22	*	*
124 E. 118th St.	The Terraces	Mar 2005	8	X	*
13 E. 131st St.	Ascot	Jun 2002	10	50%	70%
142 W. 10th St.		Apr 2005	4	X	*
366 W. 15th St.	Porter House	Oct 2003	22	82%	91%
63 W. 17th St.	Lyla	Nov 2003	17	82%	88%
136 W. 17th St.		Sep 2004	7	*	*
151 W. 17th St.	Campiello Collection	Aug 2002	50	86%	92%
144 W. 18th St.		Aug 2003	18	83%	83%
211 W. 18th St.		Jan 2003	8	*	*
224 W. 18th St.		Jun 2003	19	63%	68%
29 W. 19th St.		#	4	*	*
270 W. 19th St.	Sedona	Oct 2005	14	*	*
444 W. 19th St.	Chelsea Club	Jun 2005	42	*	*
116 W. 22nd St.	Soma	Sep 2005	10	X	*
146-148 W. 22nd St.	Paradigm Building	Jun 2004	12	50%	83%
213 W. 23rd St.	The Y Building	Oct 2004	12	*	*
200 W. 24th St.	Chelsea Royale	Mar 2005	20	*	*
360 W. 28th St.	Empire View	Sep 2003	17	71%	94%
130 W. 30th St.	The Cass Gilbert	Mar 2004	45	29%	56%
315 W. 36th St.		Mar 2003	20	40%	50%
230 W. 56th St.	Park Imperial	May 2003	111	60%	61%
100 W. 58th St.	Windsor Park	Sep 2005	103	*	*
426 W. 58th St.		Mar 2005	16	*	*
43 W. 64th St.		Aug 2003	33	82%	94%
157 W. 74th St.		Apr 2003	5	40%	40%
223 W. 80th St.		Jun 2005	12	X	*
304 W. 115th St.	Harlem Horizon	Apr 2005	15	*	*
257 W. 117th St.		May 2004	16	*	*

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CONDOMINIUMS (Continued)

Address	Bldg Name	Initial	Total	% Transferred	
		Occupancy	Apts	11/1/04	2/28/05
32 W. 128th St.	The Amanda	Oct 2004	6	*	*
167 W. 136th St.	The Blake	Mar 2005	8	X	*
513 W. 149th St.		Mar 2005	4	X	*
736 W. 187th St.	The Bennett	Apr 2005	55	*	*
115 Allen St.		Mar 2005	5	*	*
21 Astor Place	21 Astor	Nov 2003	50	80%	96%
114 Bennett Ave.		May 2004	8	88%	100%
50 Bond St.		Dec 2003	5	40%	60%
153 Bowery		Jun 2004	4	50%	75%
195 Bowery		May 2005	16	*	*
304 Bowery	Bowery-Bleecker Condo	#	5	*	*
15 Broad St.	Downtown by Philippe Starck	Dec 2005	325	*	*
2770 Broadway	Opus	Jan 2005	64	*	36%
381 Broome St.	Broome 381	Jan 2004	6	83%	100%
340 Cabrini Blvd.	Cliffside	Apr 2004	20	45%	60%
455 Central Park West		Jun 2004	100	*	6%
123 Chambers St.		#	5	*	*
165 Charles St.		Jul 2005	30	*	*
25 Columbus Circle	One Central Park	Nov 2003	126	71%	75%
80 Columbus Circle	Residences at Mandarin Oriental New York	Nov 2003	65	58%	69%
336 Convent Ave.	Castle-on-Convent	Mar 2002	7	*	*
161 Duane St.	Mohawk Atelier	Feb 2005	12	*	*
113 Eldridge St.	Fulton Plaza	May 2003	12	83%	83%
7 Essex St.		Jul 2003	16	*	94%
1400 Fifth Ave.	1400 on Fifth	Mar 2004	128	3%	31%
2119 Fifth Ave.		Sep 2004	4	*	25%
95 Franklin St.	Franklin Court	Sep 2003	8	*	38%
2073 Fred. Douglass Blvd.	Eliza's Court	Nov 2003	6	50%	67%
2098 Fred. Douglass Blvd.	Gateway Condo	Feb 2005	75	*	*
130 Fulton St.	Fulton Building	Jul 2005	20	*	*
109 Greene St.		Feb 2005	15	*	*

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CONDOMINIUMS (Continued)

Address	Bldg Name	Initial	Total	% Transferred	
		Occupancy	Apts	11/1/04	2/28/05
405 Greenwich St.		Aug 2002	4	75%	75%
497 Greenwich St.	Greenwich Street Project	Oct 2003	22	*	23%
505 Greenwich St.		Oct 2004	103	*	50%
142 Henry St.	Garfield Building	Jan 2005	7	X	*
7 Hubert St.	The Hubert	Aug 2004	33	33%	52%
116 Hudson St.		Nov 2004	5	*	*
637 Hudson St.	Horatio House	Apr 2003	3	*	*
21 Jay St.	Bazzini Building	Aug 2002	8	38%	38%
129 Lafayette St.		Mar 2004	27	*	41
210 Lafayette St.	Kenmare Square	Oct 2005	52	X	*
225 Lafayette St.	Spring	Dec 2003	40	*	15%
44 Laight St.	Grabler Building	Aug 2004	18	*	50%
48 Laight St.		Dec 2004	9	*	*
79 Laight St.	Sugar Warehouse	Jun 2002	32	84%	84%
88 Laight St.	Glass Condo	#	8	X	*
92 Laight St./ 424 Washington St.	River Lofts	Oct 2004	68	*	*
157 Ludlow St.		Jan 2005	10	*	*
50 Madison Ave.		Apr 2005	9	*	*
1630 Madison Ave.	Forest Park	Dec 2002	11	73%	82%
148 Madison St.	Madison Tower	Feb 2003	79	84%	86%
455 Main St.	Riverwalk Place	Mar 2006	230	*	*
100 Morton St.	Morton Square	Sep 2004	147	*	69%
263 Ninth Ave.	The Heywood	July 2005	50	*	*
50 Orchard St.		Apr 2005	25	*	*
502 Park Ave.	Trump Park Avenue	Jan 2004	134	32%	45%
260 Park Ave. South		Jul 2005	109	*	*
56 Pine St.		Nov 2004	90	*	*
89 Reade St.	Cary Building	Aug 2003	2	*	
120 Riverside Blvd.	(at Trump Place)	Oct 2005	278	*	*
220 Riverside Blvd.	(at Trump Place)	Jan 2003	440	84%	85%

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CONDOMINIUMS (Continued)

Address	Bldg Name	Initial	Total	% Transferred	
		Occupancy	Apts	11/1/04	2/28/05
240 Riverside Blvd.	Heritage at Trump Place	Dec 2004	169	*	*
15 St. Marks Place		May 2004	10	*	40%
163 St. Nicholas Ave.	Rosa Parks Condo	Apr 2004	64	84%	91%
175 Sullivan St.		Mar 2003	6	50%	50%
231 Tenth Ave.	Vesta 24	Jul 2005	22	*	*
58 Thomas St.		Jul 2002	5	20%	20%
126 University Place	Claremont at Union Square	Jan 2005	5	*	*
388 West Broadway		Mar 2003	4	75%	75%
25 West Houston St.	Soho 25	Jul 2004	32	13%	59%
77 White St.		May 2005	5	X	*
81 White St.		#	11	*	*
7 Wooster St.		Apr 2005	11	*	*
43 Wooster St.		Aug 2002	10	80%	80%
73 Wooster St.		Sep 2004	6	17%	50%
160 Wooster St.		Aug 2004	15	*	7%
73 Worth St.	Worth Building	Oct 2002	30	*	*

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COOPERATIVES

Address	Bldg Name	Initial	Total	% Sold	
		Occupancy	Apts	12/1/04	3/1/05
215 E. 96th St.	Tower Residences at One Carnegie Hill	Jun 2006	200	#	#
445 Lafayette St.	Astor Place	Sep 2005	39	#	#

Information not available. X Marketing began after date.

RENTALS

Address	Bldg Name	Initial	Total	Est % Rented	
		Occupancy	Apts	12/1/04	3/1/05
333 E. 102nd St.	Hampton Court	Aug 2004	229	#	#
601 W. 57th St.	The Helena	Mar 2005	597	X	#
1930 Broadway	The Grand Tier	Sep 2004	232	#	#
35 Essex St.	Delancey Crossing	Feb 2005	31	X	#
10 Liberty St.	Liberty Plaza	Aug 2004	287	#	#
63 Wall St.	Crest	Aug 2004	286	#	80%

Information not available. X Marketing began after date.

SUPPLY OF NEW CONSTRUCTION

MANHATTAN RESIDENTIAL BUILDING PERMIT APPLICATIONS

HIGHLIGHTS OF BUILDING PERMITS:

DEC 2004-FEB 2005

Another Noted Architect to Build Residential Tower on West St. Facing Hudson River

Famed Architect Richard Meier already has built three glass-fronted residential towers facing the Hudson River along West St. in the West Village. Now, according to a February building permit, another renowned architect--Gwathmey Siegel--will design a residential tower facing the Hudson just a few blocks north of Meier's. The permit does not specify whether Siegel's new building at 469 West St. will have glass walls, but his most recent Manhattan residential building at 445 Lafayette St. called "Astor Place" is strikingly glass-walled, even without Hudson River views. The new Siegel building will occupy an L-shaped plot between Bethune St. and W. 12th St., with 160 ft. along West St. and 278 ft. along Bethune St. (The Meier buildings are at Perry St. and Charles St.) Siegel's tower will have 20 floors and 104 units. The permit lists Superior Printing (Michael Brice, President) as owner of the projected Siegel building. **(See Item 26)**

New 33-Story Apartment Tower Planned Just South of World Trade Center Site

A new 33-story residential tower with 101 units will rise at 25 Thames St. just south of the World Trade Center site, according to a recent building permit. The building will occupy the blockfront of Greenwich St. between Thames St. and Cedar St. The irregular site (104' x 110') is on the north side of Thames St. between Greenwich St. and Trinity Place., only two blocks south of Liberty St., the southern border of the World Trade Center site. The owner is listed as Greenwich Street Project LLC (Haysha Deitsch, President.) The architect is Costas Kondylis and Partners. **(See Item 25)**

Upper East Side's E. 79th St. Residential Corridor to See a New 18-Story Building

Developers Trevor Davis and David Levine will build a new 18-story, 49 unit residential building at the southeast corner of East 79th St. and Second Ave., a recent building permit indicates. The architect will be H. Thomas O'Hara Architects. The building will occupy a 76'x75' site on the southeast corner of E. 79th St. and Second Ave. The address is 1510 Second Ave. **(See Item 10)**

Clarett Group Will Build New Residential Building in Chelsea.

A recent building permit calls for development of a new residential building in Chelsea by the Clarett Group. The 13-story, 69-unit building will rise at 130 W. 19th St. The plot is 132'x100' lying on the south side of W. 19th St. between the Avenue of the Americas and Seventh Ave. The Cantor-Seinuk Group is the architect. **(See Item 20)**

New Residential Building Planned in Beekman Place Neighborhood

A 6-story, 30-unit residential building is specified in a recent permit for 886 First Ave. The location is on the northeast corner of E. 50th St. and First Ave., one block north of Beekman Tower. The site is adjacent to the Grand Beekman condo at 400 E. 51st St., which was built about two years ago. The new building has the same developer (Izak Senbahar) and the same architect (Costas Kondylis & Associates) as the Grand Beekman. **(See Item 4)**

Senior Living Options, Inc. to Own New 331 Unit Residential Building on West End Ave.

A new 25-story, 331-unit residential building at 33 West End Ave. will be owned by Senior Living Options, Inc., according to a recent building permit. The irregular 240'x187' site at the northwest corner of West End Ave. and W. 61st St. is part of the large Trump Hudson waterfront development site stretching from W. 59th St. to W. 72nd St. The architect will be Costas Kondylis & Associates. **(See Item 8)**

MANHATTAN RESIDENTIAL BUILDING PERMIT APPLICATIONS

Individual applications for new construction & major renovations

Address	Owner/Developer	Description
December 1-December 31, 2004		
<u>New Buildings</u>		
(1) 417 E. 76th St.	Eyeprops Realty LLC [Peter Fine]	6 flrs 10 units. New building. B/L 1471/10. #103987697 dated 12/04/04. BIN 1045950. Proposed use: J2 multiple dwelling. Gross flr area 13194 sf. Zone R8B. Arch: Meltzer/MandlArchitects.
(2) 414 E. 120th St.	Cheskel Schwimmer	6 flrs. 12 units. New building. B/L 1807/42. #104001893 dated 12/28/04. BIN 18909569. Proposed use: J2 multiple dwelling. Gross flr area 11,500 sf. Zone R7-2. Arch: Karl Fischer Architect.
(3) 608 W. 149th St.	Gospel Missionary Baptist Church [Henry Smalls]	11 flrs. 41 units. New building. B/L 2095/38. #103985591 dated 12/13/04. BIN 1062440. Proposed use: J2 multiple dwelling. Gross flr area 68,871 sf. Zone R8. Arch: Meltzer/Mandl Architects.
(4) 886 First Ave.	890 First LLC [Izak Senbahar]	6 flrs. 30 units. New building. B/L 1362/1. #103987679 dated 12/08/04. BIN 1040102. Proposed use: J2 multiple dwelling. Gross flr area 18,400 sf. Zone C1-5, R10. Arch: Costas Kondylis & Assocs.
(5) 109 Mercer St.	92-94 Greene St. Holdings LLC [Daniel V. Perla]	7 flrs. 14 units. New building. B/L 499/1. #104002151 dated 12/30/04. BIN 1007600. Proposed use: J2 multiple dwelling. Gross flr area 50,323 sf. Zone M1-5A. Arch: H. Thomas O'Hara
(6) 2201 Seventh Ave.	Trevor Whittingham	6 flrs. 50 units. New building. B/L 1915/1. #103990772 dated 12/10/04. BIN 1811251. Proposed use: J2 multiple dwelling. Gross flr area 57,266 sf. Zone C1-1, R7-2. Arch: Spector Group.
(7) 1 Wadsworth Terr.	Bluebell Assets LLC [Eli Bobker]	6 flrs. 41 units. New building. B/L 2170/383. #103991940 dated 12/14/04. BIN 1813167. Proposed use: J2 multiple dwelling. Gross flr area 62,120 sf. Zone R7-2. Arch: Karl Fischer Architect.
(8) 33 West End Ave.	Senior Living Options, Inc.	25 flrs. 331 units. New building. B/L 1171/160. #103991110 dated 12/10/04. BIN 1809648. Proposed use: J2 multiple dwelling. Gross flr area 284,074 sf. Zone C4-7. Arch: Costas Kondylis & Assocs.
<u>Major Renovations</u>		
(9) 151 W. 28th St.	Gross Studios [Brian Flynn]	9 flrs. 12 units. Convert mfg to res on flrs 2, 3, 5, & 7. B/L 804/8. #103993270 dated 12/14/04. BIN 1015098. Exist. use: res. Proposed use: res. Gross flr area 39,950 sf. Zone M1-6. Arch: Hottenroth + Joseph Architects.

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MANHATTAN RESIDENTIAL BUILDING PERMIT APPLICATIONS

Individual applications for new construction & major renovations

Address	Owner/Developer	Description
<u>January 1-January 31, 2005</u>		
<u>New Buildings</u>		
(10) 1510 Second Ave.	Trevor Davis	18 flrs. 49 units. New bldg. B/L 1453/50. #104006184 dated 01/06/05. BIN 1045266. Proposed use: J2 multiple dwelling. Gross flr area 82,942 sf. Zone C1-5. Arch: H. Thomas O'Hara Architects.
<u>Major Renovations</u>		
(11) 300 W. 116th St.	Neighborhood Restore Housing DevCo.	5 flrs. 11 units. Vertical enlargement. B/L 1848/53. #104011310 dated 01/21/05. BIN 1055855. Exist. use: res. Proposed use: res. Gross flr area 2,527 sf. Est. cost \$265,000. Zone R7-2,C1-2. Arch: Guy P. Romain Architect.
(12) 138 W. 124th St.	Blesso Properties LLC [Mathew Blesso]	12 flrs. 21 units. Change warehouse to residential. B/L 1908/49. #104023290 dated 01/31/05. Exist. use: com. Proposed use: res. Gross flr area 46,991 sf. Est. cost \$2,500,000. Zone C4-4. Arch: Scarano & Assocs. Architects.
(13) 272 W. 154th St.	Harlem Congregation for Community	6 flrs. 15 units. Gut rehab & reduce 20 units to 15 units. B/L 2039/61. #104018858 dated 01/27/05. BIN 1060627. Exist. use: res. Proposed use: res. Gross flr area 22,551 sf. Est. cost \$1,227,000. Zone R7-2, C1-4. Arch: Steven Gaetano Architects.
(14) 2526 Broadway	Newton Hotel Corp. [Ron Domb]	11 flrs. 14 units. Renovate & enlarge exist. bldg. B/L 1242/39. #104019474 dated 01/14/05. BIN 10336383. Exist. use: res. Proposed use: res. Gross flr area 57,9009 sf. Est. cost \$5,000. Zone C4-6A. Arch: Matt Markowitz Architects.
(15) 2119 Eighth Ave.	499 Realty Assocs. [Hale Rickman]	9 flrs. 21 units. Renovate & enlarge exist. bldg. B/L 1848/16. #104019241 dated 01/14/05. BIN 1055837. Exist. use: res. Proposed use: J2 multiple dwelling. Gross flr area 15,000 sf. Est. cost \$450,000. Zone R8A. Arch: AEC Engineering PLLC.
(16) 120 St. Marks Place	James Crowley	5 flrs. 12 units. Complete renovation. B/L 435/24. #104012131 dated 01/21/05. BIN 1005832. Exist. use: res. Proposed use: J2 multiple dwelling. Gross flr area 8,300 sf. Est. cost \$100,000. Zone R7-2. Arch: NY3 Design Group.

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MANHATTAN RESIDENTIAL BUILDING PERMIT APPLICATIONS

Individual applications for new construction & major renovations

Address	Owner/Developer	Description
February 1-February 28, 2005		
<u>New Buildings</u>		
(17) 631 E. 9th St.	Dart Realty LLC [Jona Szarpiro]	6 flrs. 12 units. New bldg. B/L 392/46. #104021078 dated 02/01/05. BIN 1004782. Proposed use: J2 multiple dwelling. Gross flr area 14,803 sf. Zone C2-3, R7-1. Arch: Michael Muroff Architect.
(18) 46 W. 15th St.	50 West 15th Street LLC [Gerald Davis]	10 flrs. 47 units. New bldg. B/L 816/67. #104039201 dated 02/15/05. BIN 1084648. Proposed use: J2 multiple dwelling. Gross flr area 66,363 sf. Zone C6-2M. Arch: Fox & Fowle Architects.
(19) 27 W. 19th St.	27 W. 19th Street LLC [Steven Mashaal]	15 flrs. 14 units. New bldg. B/L 821/24. #104044570 dated 02/18/05. BIN 1084650. Proposed use: J2 multiple dwelling. Gross flr area 24,225 sf. Zone C6-4A. Arch: MAP.
(20) 130 W. 19th St.	Clarett Group [Veronica Hackett]	13 flrs. 69 units. New bldg. B/L 794/55. #104025813 dated 02/25/05. BIN 1014719. Proposed use: J2 multiple dwelling. Gross flr area 112,520 sf. Zone M1-5M. Arch: Cantor Seinuk Group.
(21) 543 W. 110th St.	Broadway 110 Developers LLC [Howard Katz]	11 flrs. 57 units. New bldg. B/L 1882/6. #104045418 dated 02/22/05. BIN 1056903. Proposed use: J2 multiple dwelling. Gross flr area 105,750 sf. Zone R8-C1-4. Arch: Platt Byard Dovell White Architects.
(22) 301 W. 118th St.	Ten Equities LLC [Robert Ezrapour]	12 flrs. 93 units. New bldg. B/L 1945/29. #104045016 dated 02/22/05. BIN 1807122. Proposed use: J2 multiple dwelling. Gross flr area 182,191 sf. Zone R8A, C1-4, R7A. Arch: GF55 Architects.
(23) 2257 Adam Clayton Powell Blvd.	E&Y Development [Yoram Moussaieff]	6 flrs. 10 units. New bldg. B/L 1917/62. #104030647 dated 02/08/05. BIN 1813177. Proposed use: J2 multiple dwelling. Gross flr area 24,635 sf. Zone R7-2, C1-2. Arch: Russell Derosa Architect.
(24) 381 Lenox Ave.	Rose Tree Development Corp. [Peter Rosenbaum]	8 flrs. 19 units. New bldg. B/L 1914/29. #104029579 dated 02/07/05. BIN 1804149. Proposed use: J2 multiple dwelling. Gross flr area 52,420 sf. Zone R7-2, C2-4. Arch: D+DG Architecture.
(25) 25 Thames st.	Greenwich Street Project LLC [Haysha Deitsch]	33 flrs. 101 units. New bldg. B/L 52/8. #104036810 dated 02/11/05. BIN 1079008. Proposed use: J2 multiple dwelling. Gross flr area 145,648 sf. Zone C5-5. Arch: Costas Kondylis and Partners.

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MANHATTAN RESIDENTIAL BUILDING PERMIT APPLICATIONS

Individual applications for new construction & major renovations

Address	Owner/Developer	Description
<u>February 1-February 28, 2005 (Continued)</u>		
<u>New Buildings (Continued)</u>		
(26) 469 West St.	Superior Printing [Michael Brice]	20 flrs. 104 units. New bldg. B/L 640/1. #104044133 dated 02/23/05. BIN 1012048. Proposed use: J2 multiple dwelling. Gross flr area 216,899 sf. Zone M1-5. Arch: Gwathmey Siegel & Associates.
<u>Major Renovations</u>		
(27) 211 W. 115th St.	NYC HPD	5 flrs. 10 units. Gut renovation & convert SRO to Class A apts. B/L 1831/22. #104031646 dated 02/08/05. BIN 1055234. Exist. use: res. Proposed use: res. Gross flr area 7,502 sf. Est. cost \$337,590. Zone R7-2. Arch: ABS Architects.
(28) 2132 Eighth Ave.	New York Holdings [Albert Rabizadeh]	11 flrs. 58 units. Enlarge existing bldg. B/L 1831/2. #104037631 dated 02/10/05. BIN 1055220. Exist. use: com. Proposed use: J2 multiple dwelling. Gross flr area 62,151 sf. Est. cost: \$50,000. Zone R8A-C1-4. Arch: Gene Kaufman Architect.
(29) 1695 Lexington Ave.	Neighborhood Restore Housing Dev [Tom Ciano]	5 flrs. 11 units. Renovate & add 5th floor. B/L 1634/22. #104029445 dated 02/04/05. BIN 1052023. Exist. use: res. Proposed use: multiple dwelling. Gross flr area 10,410 sf. Est. cost \$600,000. Zone R7-2,C1-5. Arch: Grunig, Wertz & Associates.
(30) 149 Wooster St.	Alfs Development [Izak Namer]	8 flrs. 17 units. Convert loft bldg to residential on upper flrs. B/L 515/27. #104034867 dated 02/10/05. BIN 1008013. Exist. use: com. Proposed use: res. Gross flr area 48,688 sf. Est. cost: \$400,000. Zone M1-5A. Arch: Lee H. Skolnick Architecture.