



October 20, 2022

Consolidated Edison Energy Services
4 Irving Place, 10th Floor
New York, NY 10003

Re: 20 S 2nd Avenue
Mt. Vernon, NY 10550
Block: 3112 Lot: 11, 13, 37, 39
Electric Service Request

Dear Con Edison;

Dagher Engineering has been retained as the Consulting Engineer for the above referenced project. We are in design phase establishing space requirements for electric equipment. The new building will be located at 20 S 2nd Avenue between E 1st Street and E 2nd Street.

There will be a new construction of a residential building with community facility space. The building will be eleven stories tall. The basement level will contain mechanical, electrical, parking garage, staff area, and community facility. The first floor will have another community facility, residential lobby and some apartments. The second floor will contain amenity areas and residential apartments. The third to eleventh floor will be residential space. The apartments will be utility metered. The base building and community facility space will have separate meters.

General Building Information is as follows:

Gross Residential Area	218,798	SF
Gross Community Area	10,490	SF
Gross Common Area	66,805	SF
Gross Garage Area	30,000	SF
Gross Amenity Area	10,698	SF
Total Building Area	336,791	SF

Floors below grade: 0
Floors above grade: 11
Energy used for Heating: Electric
Energy used for Cooling : Electric

We would appreciate receipt of the following:

1. Number size, and capacity of new service connections.
2. Available short circuit current including R + X values.
3. Largest motor that may be started across the line.
4. Division of responsibility between works performed by Con Ed and by the electrical contractor.
5. Any additional information/ forms etc. to be completed by the owner to facilitate receipt of electric service.
6. We are proceeding on the basis of two (2) new 4000A, 120/208 Volts, three phase (3PH) four wire (4W) services to the new building.



If you require any additional information, please contact the undersigned at 212-480-2591.
Regards,

DAGHER ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Cindy Wong'. The signature is fluid and cursive, with a large 'C' and 'W'.

Cindy Wong
29 Broadway
New York, NY 10006
Tel: 212-480-2591 ext. 134
Fax: 212-480-2654

CC: Josephine Zurica, P.E. - Dagher Engineering



Connected Electrical Loads (Attachment One)

Dwelling unit breakdown:

"0" Bedroom	92
"1" Bedroom	141
"2" Bedroom	80
"3" Bedroom	3
Total Number of Dwelling Units in Building	316

Residential Loads	Connected Loads (kW)	
General Lighting (218,798 ft ² x 3W/ft ²)	656.4	kW
Appliance Circuits (316 @ 3,000W each)	948.0	kW
Dishwasher (316 @ 1,400W each)	442.4	kW
Microwave (316 @ 1,550W each)	489.8	kW
Refrigerator (316 @ 1,200W each)	379.2	kW
Electric Stoves (316 @ 8,000W each)	2,528.0	kW
Unit Heat pumps (316 @ 875W, 208V each)	276.5	kW
Unit Heat pumps (307 @ 1316W, 208V each)	404.0	kW
-	-	-
Total Residential Connected Load:	6,124.3	kW

Residential Base Building Loads	Connected Loads (kW)	
General Lighting & Receptacles (66,805 ft ² x 3W/ft ²)	200.4	kW
Amenity General Lighting & Receptacles (10,698 ft ² x 7W/ft ²)	74.9	kW
Fire Alarm System	10.0	kW
Split DX (3 @ 19.5A, 208V, 1ph each)	12.2	kW
Corridor RTU (1 @ 46.2A, 208V, 3ph each)	16.6	kW
VRF Indoor Unit (5 @ 10.7A, 208V, 1ph each)	11.1	kW
VRF Outdoor Unit (1 @ 55.1A, 208V, 3ph each)	19.9	kW
Apartment Geothermal pumps (2 @ 10 HP, 208V, 3ph)	22.2	kW
ERV (2 @ 38.7A, 208V, 3ph each)	27.9	kW
ERV (1 @ 11.9A, 208V, 3ph each)	4.3	kW
HWP (2 @ 20 HP, 208V, 3ph each)	42.8	kW
Exhaust Fans (TX, TRX, KX, DRX, GX)	15.3	kW
Smoke Purge Fans	22.2	kW
Stair Heaters (4 @ 5,000W each)	20.0	kW
Trash compactor (1 @ 5 HP, 208V, 3ph)	6.0	kW
Heat Pump Water Heaters (15 @ 46.3 A, 208V, 1ph)	144.5	kW
Residential Fire Pump (1 @ 75 HP, 208V, 3ph)	76.0	kW



Primary Jockey Pump (1 @ 1.5 HP, 208V,3ph)	2.4	kW
Hot Water Recirculation Pump (2 @ 0.25 HP, 120V)	1.4	kW
Heating Water Pumps (2 @ 5 HP, 208V,3ph)	12.0	kW
Duplex Sewage Ejector Pumps (4 @ 1.5 HP, 208V,3ph)	9.5	kW
Triplex Booster Pumps (3 @ 7.5 HP, 208V,3ph)	26.2	kW
Elevator Sump Pump (1 @ 0.5 HP, 120V)	1.2	kW
Passenger Elevator-1,2 & 3 (3 @ 30 HP, 208V,3ph)	95.1	kW
-	-	-
Total Residential Base Building Connected Load:	874.0	kW
Largest Motor included: 75 HP - Fire Pump	-	

<u>Community Space Loads</u>	<u>Connected Loads (kW)</u>	
General Lighting, Receptacles & HVAC (10,490 ft ² x 16W/ft ²)	167.8	kW
-	-	-
Total Community Space Connected Load:	167.8	kW

<u>Garage Space Loads</u>	<u>Connected Loads (kW)</u>	
General Lighting, Receptacles & HVAC (30,000 ft ² x 5W/ft ²)	150.0	kW
Future Electric Vehicle Chargers (13 @ 14.9A, 208V,1ph each)	40.3	kW
-	-	-
Total Garage Space Connected Load:	190.3	kW

Service Request Summary

MC-643850

Basic Information

Service Area: Westchester
Building Type: Residential
Service Type: New
Utility: Electric
Request Type: Permanent Service

Service Address

Building Number: 20
Street Name: SOUTH 2ND AVE
City: MOUNT VERNON
State: NY
ZIP: 10550
Does this street exist? Yes
NY State Road? Unknown
Block: 3112
Lot: 11

Contractor Information

First Name: Cindy
Last Name: Wong
Company: Dagher Engineering
Phone: (212) 480-2591 ext.134
Cell: (646) 284-6928
Email: cwong@dagherengineering.com
License Location: Westchester
Street Address: 29 BROADWAY
City: NEW YORK
State: NY
ZIP: 10006

Customer Information

First Name: Christoph
Last Name: Stump
Company: Trinity NY Development LLC c/o Trinity Financial
Is this a government organization? No

Phone: (212) 867-4122
Cell: (212) 564-0737
Email: CStump@trinityfinancial.com
Street Address: 1350 BROADWAY
City: NEW YORK
State: NY
ZIP: 10018

Additional Contacts

First Name	Last Name	Email	Phone	Role
Josephine	Zurica	jzurica@dagherengineering.com	(212) 480-2591	Professional Engineer
Elias	Dagher	loadletters@dagherengineering.com	(212) 248-0259	Professional Engineer

Upfront Questions

Are Current Transformer Coils or Potential Transformer Coils Required? **Yes**
Total # of buildings: 1
Total # of units: 316
Does the Building have Electric Heat? **Yes**
KW of Electric Heat: 702 KW
Does the building have an elevator? **Yes**
Is the elevator Hydraulic? **No**
HP supplied to the elevator: 30 HP
Total KW required? 2640 KW
Service Panel Size (amps): 8000
Is this property/area serviced by rear yard or loop service? **Neither**
Single or Three Phase: **Three Phase**
Are you installing a generator: **Yes**
Will you be performing any excavation activity outside of your property lines? **No**

Service Information

Planned Construction Start Date: 1/1/2024
What facility is this area served by? **Unknown**
Underground service requested: **Yes (cost may be incurred)**

Generator Information

What type will be installed? Emergency Backup Generator

Generator size: 500 KW

Residential Load Information

Residential: 316 new meters

Gross Sq Ft: 218798

Number of units:

Apartment Type	Quantity
Studio	92
1 Bedroom	141
2 Bedroom	80
3 Bedroom	3

Electric Load:

Load Item	Quantity	Each Amount	Total Amount	Phase	LRA	FLA	Item Usage Desc.
Lighting			328.00 KW	Single			
Receptacles			328.00 KW	Single			
Kitchen Equipment	316	3.00	948.00 KW	Single			Appliance circuits
Kitchen Equipment	316	1.40	442.40 KW	Single			Dishwasher
Kitchen Equipment	316	1.55	489.80 KW	Single			Microwave
Refrigeration	316	1.20	379.20 KW	Single			
Electric Stoves	316	8.00	2528.00 KW	Single			
A/C Room	316	0.90	284.40 KW	Single			apt heat pump
A/C Room	307	1.30	399.10 KW	Single			apt heat pump
Totals:9 items,6126.90 KW							

Common Areas: 3 new meters

Gross Sq Ft: 117993

Electric Load:

Load Item	Quantity	Each Amount	Total Amount	Phase	LRA	FLA	Item Usage Desc.
Lighting			100.00 KW	Single			common area lighting
Receptacles			100.00 KW	Single			common area receptacles
Lighting			10.00 KW	Single			amenity lighting
Receptacles			65.00 KW	Single			amenity receptacles
Other	1	10.00	10.00 KW	Three			fire alarm system
A/C Room	3	4.00	12.00 KW	Single			split DX
A/C Central	1	16.60	16.60 KW	Three			corridor RTU
A/C Room	5	2.22	11.10 KW	Single			indoor VRF unit
A/C Central	1	19.90	19.90 KW	Three			outdoor VRF unit
Pumps (Small)	2	10.00	20.00 HP	Three			geothermal pumps
Fans (Circulation)	2	14.00	28.00 KW	Three			ERV
Fans (Circulation)	1	4.30	4.30 KW	Three			ERV
Pumps (Small)	2	20.00	40.00 HP	Three			Hot water pumps
Fans (Exhaust)	4	3.00	12.00 HP	Three			
Fans (Exhaust)	2	10.00	20.00 HP	Three			Smoke purge fans
Space Heating (Resistance)		20.00	20.00 KW	Single			stair heaters
Motors (Small)	1	5.00	5.00 HP	Three			trash compactor
Water Heating	15	9.60	144.00 KW	Single			heat pump water heater
Pumps (Small)	1	75.00	75.00 HP	Three			fire pump
Pumps (Small)	1	1.50	1.50 HP	Three			jockey pump
Pumps (Small)	2	0.25	0.50 KW	Single			hot water recirculation pump
Pumps (Small)	2	5.00	10.00 HP	Three			heating water pumps
Pumps (Small)	4	1.50	6.00 HP	Three			sewage ejector pump
Pumps (Small)	3	7.50	22.50 HP	Three			booster pumps
Pumps (Small)	1	0.50	0.50 HP	Single			elevator sump pump
Elevators	3	30.00	90.00 HP	Three			
Receptacles			168.00 KW	Three			Community space lights, receptacles & HVAC

Receptacles			150.00 KW	Three			Garage lights, receptacles & HVAC
Other	13	3.10	40.30 KW	Single			Future electric vehicle chargers
Totals:29 items,1125.27 KW							

Attachment Information

Attachment Information:

Required Document	Uploaded Date
Plot Plan	10/20/2022 10:53 AM

Scope of Work

Please specify the scope of work for this request:

The project is a new construction of a residential building with community facility space and garage. The building will be 11 stories tall. Please refer to the attached load letter for additional information.



Consolidated Edison Company Of New York, Inc
Westchester Energy Services
511 Theodore Fremd Avenue, 2nd Floor
Rye, NY 10580-1432

Date: November 15, 2022
Service At: 20 S 2nd Avenue
Mount Vernon, NY 10550
Case Number: MC-643850

Christoph Stump
1350 Broadway
New York, NY 10018

Subject: Con Edison Case Number MC-643850 - Service Date Confirmation

Dear Christoph Stump,

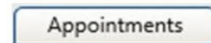
Based on the scope of work and my discussion with you and/or your contractor, we have established your service date as June 15, 2024. You will soon receive a Service Layout which will detail the milestones and responsibility each party has to satisfy in order to meet the service date.

If you have questions regarding this case, please contact me. Thank You.

Sincerely,
Carson Robinson
Energy Services | Customer Project Manager A
Consolidated Edison Company of New York, Inc.



"Have a question about your project? Use Project Center's ["Ask a Question"](#) for the quickest response."



"Self-Scheduling of appointments has never been easier. Just click the ["Appointment Tab"](#) within your case in Project Center."

Cc: Josephine Zurica
Cindy Wong
Elias Dagher
File



Consolidated Edison Company of New York, Inc.
 Customer's Electric Service Layout (2-80)
 Equipment to be installed by the Customer's Contractor

Case ID	MC-643850	Service Address	20 S 2nd Avenue
Layout/Ticket #	S-2022-60920-WMV	Unit/Suite#	
Customer Service Date	6/15/24	City State Zip	Mount Vernon, NY 10550
		Project Name	
		Created By/Date	Robinson, Carson/ November 15, 2022

* See Explanation Below

Customer	CHRISTOPH STUMP	Contractor	Cindy Wong
CompanyName	TRINITY NY DEVELOPMENT LLC C/OTRIN	CompanyName	Dagher Engineering
Address	1350BROADWAY	Address	29BROADWAY
Unit/Suite#		Unit/Suite#	
City State Zip	NEW YORK NY 10018	City State Zip	NEW YORK NY 10006
E-mail	CStump@trinityfinancial.com	E-mail	cwong@dagherengineering.com
Phone	(212)564-0737	Phone	(646)284-6928

Con Edison Service Determination
Please note that this requires network transformers to be installed in front property and space allocation should be a part of your design.
INSTALL 2 120/208 PRECAST VAULTS WITH DOUBLE BUS, meeting for service to be had later

Please Review the following Items
This Service Layout is subject to revision based on field conditions and customer or Con Edison needs.
Modification of this Layout may only be done by an authorized Con Edison representative. Please contact your representative if you need a written revision.
Please review the specifications referenced in this document to ensure any new equipment is compliant with the electric codes of the local authorities having jurisdiction and Con Edison specifications.
This Layout is good for 6 months. Please check back with your representative for the most recent specifications prior to starting your work.
Final Inspections are completed by Con Edison representatives at no cost to the customer.
If you have any questions prior to starting your work, please notify a representative at the number provided in this email.
Services installations that require permits for working on state roads, generally require more time to coordinate permit issuance with the NY State Department of Transportation.
Approved certificates of inspection must be provided by the authorities having jurisdiction prior to energizing services.
Representatives require 48 hours of notice to schedule inspections.
Please follow this link to read and share information on safe excavation practices related to Call Before You Dig

Equipment&Specifications			
Equipment Type	Qty	Equipment Description	Specification
Customer Equipment		All New Customer Equipment i.e. Disconnects, Grounds, Troughing+	CODE
Transformer Vault		Multiple V13-6 Vaults and BV13-2 Bus Vaults for 500 or 1000Kva +	EO-13895
Customer Crab Configuration		8-4-500CU Company- 10-4-750AL Customer	EO-14608
General Requirement		Basement Behind Property Line, No PLB, Indoor Metering	EO-6209
CT Cabinet		200-800amp Bar Type CT Wiring Diagram	MES-195
CT Cabinet		CT Cablnet for Greater Than 4-4-500 or 4-4-750	MES-377
General Requirement		Sealing Service Cable and Conduit	EO-6217

Prerequisites for Construction	
The Customer's/Contractor's responsibilities prior to service construction are to:	Customer to complete by:
Provide Space Allocation Drawings.	4/12/23
Provide Boring Sample Data.	3/15/23
Provide Project Plot Plans.	2/15/23

Prerequisites for Final Inspection	
The Customer's/Contractor's responsibilities prior to requesting a Final Inspection are to:	Customer to complete by:
Notify your representative when you are ready for an Inspection.	3/15/24
Provide City Certificates or Underwriters Certificates authorizing Electric service.	11/15/23
Provide a Completed Application for Service	6/15/23

* Inability to meet the deadlines outlined above will jeopardize Con Edison's ability to meet the Customer Service Date.

From: Emma Brewer
Sent: Tuesday, October 25, 2022 2:36 PM
To: jarena@cmvny.com; Arena, John
Cc: Patrick O'Leary
Subject: RE: 20 South Second Avenue - DEIS Utility Information [Filed 25 Oct 2022 14:36]

Categories: Filed by Mail Manager

Good Afternoon John,

I am reaching out to follow up on my previous emails regarding water availability for the proposed rezoning for 20 South Second Avenue and the potential full buildout. Please feel free to reach out if you have any questions or need any additional information.

Thanks,

Emma Brewer
Civil/Site Designer

P 914.467.6629

www.vhb.com

From: Emma Brewer
Sent: Tuesday, October 11, 2022 1:53 PM
To: jarena@cmvny.com
Cc: Patrick O'Leary <poleary@VHB.com>
Subject: RE: 20 South Second Avenue - DEIS Utility Information [Filed 11 Oct 2022 13:53]

Good Afternoon John,

I am just reaching out to follow up on my previous emails regarding water availability for the proposed rezoning for 20 South Second Avenue and the potential full buildout. Please feel free to reach out if you have any questions or need any additional information.

Thanks,

Emma Brewer
Civil/Site Designer

P 914.467.6629

www.vhb.com

From: Emma Brewer
Sent: Tuesday, October 4, 2022 1:41 PM
To: jarena@cmvny.com
Cc: Patrick O'Leary <poleary@VHB.com>
Subject: RE: 20 South Second Avenue - DEIS Utility Information [Filed 04 Oct 2022 13:41]

Good Afternoon John,

I am reaching out to follow up on my below email. Please let me know if the estimated demand for the potential full buildout associated with the proposed rezoning can be adequately served by the existing water system. Feel free to reach out if you need any additional information.

Thanks,

Emma Brewer
Civil/Site Designer

P 914.467.6629

www.vhb.com

From: Emma Brewer
Sent: Wednesday, September 28, 2022 1:26 PM
To: jarena@cmvny.com
Cc: Patrick O'Leary <poleary@VHB.com>
Subject: 20 South Second Avenue - DEIS Utility Information [Filed 28 Sep 2022 13:26]

Good Afternoon John,

I am reaching out regarding the proposed development located at 20 South Second Avenue and the potential full buildout associated with the proposed rezoning. I believe you previously met with Patrick O'Leary from our team to discuss the utilities as well. We have estimated the proposed water demand for the 20 South Second Avenue site as well as the potential full buildout and wanted to confirm the existing water system capacity and if there will be upgrades required to support the proposed development. Below is a summary of the estimated demand, which was calculated using 110 GPD per capita and 0.1 GPD per square foot for retail/community facility from the New York State Department of Environmental Conservation (NYSDEC) Design Standards for Intermediate Sized Wastewater Treatment Systems:

20 South Second Avenue Site = 44,801 GPD
Additional development from potential full buildout = 154,986 GPD
Total Estimated Demand = 199,787 GPD

I am also attaching the results of the hydrant flow tests the City performed in this area for reference. Please feel free to reach out if you have any questions or need any additional information.

Thanks,



Emma Brewer
Civil/Site Designer



P 914.467.6629
www.vhb.com

50 Main Street
Suite 360
White Plains NY 10606-1900

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