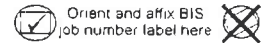




PW1: Plan/Work Application

Application must be typewritten



1 LOCATION INFORMATION (required for all applications)

House No(s) 111 Street Name EAST 24 STREET

Borough MANHATTAN Block 880 Lot 9 BIN 1090533 CB No. 105

Work on Floor(s) CEL, ROF-1 THRU 12 Apt./Condo No(s)

2 APPLICANT INFORMATION (required for all applications; fax, mobile phone and email address are optional information)

Last Name KAUFMAN First Name GENE Middle Initial

Business Name GENE KAUFMAN ARCHITECT, PC Business Telephone (212) 625-8700

Business Address 79 5TH AVENUE, 18TH FLOOR Business Fax

City NEW YORK State NY Zip 10003 Mobile Telephone

Email GENE@GKAPC.COM License Number 017030

Choose one ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other

3 FILING REPRESENTATIVE (complete only if different from applicant specified in Section 2; fax, mobile phone, and email are optional info)

Last Name WILLIAMSON First Name JEANETTE Middle Initial

Business Name GENE KAUFMAN ARCHITECT, PC Business Telephone (212) 625-8700

Business Address 79 5TH AVENUE, 18TH FLOOR Business Fax

City NEW YORK State NY Zip 1000 Mobile Telephone

Email JEANETTE@GKAPC.COM Registration Number 002556

4 FILING STATUS (required for all applications; choose one and provide specified associated information)

- ☐ Initial Filing 5, 7, 11, 12A, 25-26
Choose one only:
- ☐ Standard Plan Examination or Review
☐ Professional Certification PC1, POC1
☐ Professional Certification of Objections A11
- ☐ Prior to Approval Actions 25-26
☐ Amend Existing Filing 4A
☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11
☒ Post Approval Amendment (PAA) 4A, 6, 24-25
Will PAA affect filing fees? ☐ YES ☐ NO
☐ New (Superseding) Applicant 4A, 25-26
- ☐ Reinstatement 24-26
☐ Withdrawal 26
☐ Specified in 4A and 6
☐ Entire Job
4A Indicate existing document number affected by filing: 01

5 JOB/PROJECT TYPES (choose one and provide specified associated information)

- ☐ Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5) 6A-E, 8B-C, 8F, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1
- ☐ Alteration Type 2 5A, 6A-D, 8A-B, 9-10, 13C-E, 14, 20, 22
- ☐ Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22
- ☒ New Building 6A-E, 8F, 9A, 9C-K, 9M, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1
- ☐ Sign 5A, 6B-D, 9A, 9D 22-23
- ☐ Full Demolition 6B, 8D, 9A & 9C-D, 9K, 9M, 13D-E, 14, 21A, 22
- ☐ Subdivision 9A, 9D, 12A-B
- ☐ Condominium ☐ Improved 17
- 5A Directive 14 acceptance requested? ☐ YES ☐ NO

6 WORK TYPES (select all that apply but no more than allowed by job & filing type; 'OT' required on all NB and Alteration 1 initial applications)

- 6A ☐ BL - Boiler PW1C ☐ FS - Fuel Storage PW1C ☐ PL - Plumbing PW1B ☐ CC - Curb Cut 16
☐ FA - Fire Alarm ☐ FP - Fire Suppression ☐ SD - Standpipe PW1B ☐ OT/LAN - Landscape
☐ FB - Fuel Burning PW1C ☐ MH - Mechanical ☐ SP - Sprinkler PW1B
- 6B ☒ EQ - Construction ☐ Equipment 15
- 6C ☐ OT/GC - General ☐ Construction
- 6D ☒ OT - Other describe: GEN CONST
- 6E ☐ OT/ANT - Antenna
- 6F ☒ OT/BPP - Builders Pavement Plan 8D ☐ OT/FPP - Fire Protection Plan ☐ OT/MAR - Marquee 8E, 26B

7 PLANS/CONSTRUCTION DOCUMENTS SUBMITTED (plans are required for most applications)

Are plans being submitted with this PW1? ☒ YES ☐ NO If YES, do the plans include: ☒ FO - Foundation ☒ EN - Energy Analysis

8 ADDITIONAL INFORMATION

8A WT Cost	WT Cost	WT Cost	8B Is a building enlargement proposed?	8C Estimated Job Cost \$
			☒ NO enlargement is proposed	8D Street Frontage: linear ft.
			☐ YES 12, PD1	8E Height: ft. Width: ft.
			☐ Horizontal ☐ Vertical	8F Total Building Square Footage: 39171 sq. ft.
			Additional Construction Floor Area: sq. ft.	

9 ADDITIONAL CONSIDERATIONS, LIMITATIONS OR RESTRICTIONS

9A Review is requested under which Building Code? ☐ 2022 ☒ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

YES NO	YES NO
9B ☐ ☒ Alteration required to meet New Building requirements (28-101.4.5) If yes, 13A-B	☐ ☒ Change in number of dwelling units
☐ ☒ Alteration is a major change to exits	☐ ☒ Change in Occupancy/Use
9C ☐ ☒ Façade Alteration	☐ ☒ Change is inconsistent with current Certificate of Occupancy
☐ ☒ Adult Establishment If YES, plot diagram (except DM)	☐ ☒ Change in number of stories
☐ ☒ Compensated Development (Inclusionary Housing)	☐ ☒ Infill Zoning
☐ ☒ Low Income Housing (Inclusionary Housing)	☐ ☒ Loft Board YES NO Work Includes:
☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling	☐ ☒ Quality Housing ☐ ☒ Prefab wood I-joists
☐ ☒ Filing includes Lot Merger/Reapportionment If YES, 17	☒ ☐ Site Safety Job/Project ☐ ☒ Structural cold-formed steel
9D ☐ ☒ Landmark	☐ ☒ Included in LMCCC ☐ ☒ Open-web steel joists
☐ ☒ Little 'E' or RD Site	☐ ☒ Filing to address violations (list #s—max. 5):
☐ ☒ Unmapped/CCO Street	
☐ ☒ Requesting legalization of work where no work without a permit violations have been issued	
☐ ☒ Other (please specify on line provided below):	☐ ☐ Filing to comply with Local Laws (list #s—max. 2)
☐ ☒ CRFN(s) Restrictive Declaration/Easement (max 4):	
☒ ☐ CRFN(s) Zoning Exhibit (I, II, III, etc. - max 4) 2015000123052 2015000123051	
9E ☐ ☒ BSA Calendar Numbers (max. 5)	
9F ☐ ☒ CPC Calendar Numbers (max 5):	
9G ☐ ☒ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]	
9H ☐ ☒ Work includes modular construction under NYS jurisdiction	9I High Rise Team tracking #:
☐ ☒ Work includes modular construction under NYC jurisdiction	
9J ☐ ☒ Structural peer review required per BC 16. If YES, provide NYS P.E. license number:	
9K ☐ ☒ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems	
9L ☐ ☒ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building. If YES, 21B	
☐ ☒ Structural stability affected by proposed work	
9M ☐ ☒ Work involves or will result in:	
1) an amount of soil disturbance greater than or equal to 20,000 square feet; or	
2) the creation of 5,000 square feet or more of impervious surface.	
☐ ☒ Work is part of a larger common plan or development or sale that involves or will result in:	
1) an amount of soil disturbance greater than or equal to 20,000 square feet; or	
2) the creation of 5,000 square feet or more of impervious surface.	

10 NYCECC COMPLIANCE (New York City Energy Conservation Code)

- ☐ To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC*
Code Compliance Path (choose one): ☒ NYCECC ☐ ASHRAE
Energy Analysis (choose one): ☐ Tabular Analysis ☐ REScheck ☒ COMcheck ☐ Energy Modeling (EN1)
- ☐ To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC* in accordance with one of the following (choose one):
☐ The work is an alteration of a State or National historic building.
☐ The scope of the work is entirely in a "low-energy building" and is limited to the building envelope.
☐ The entire scope of work involves a temporary structure and/or one or more of the following work types: FA, FP, SD, SP, FS, EQ, CC, OT/BPP, OT/FPP. Other work types are not exempt.
☐ This is a post-approval amendment and exempt under a prior edition of the Energy Code. See statement of exemption on attached drawings.

11 JOB DESCRIPTION

HEREBY FILING FOR NEW 12 STORY BUILDING

11A RELATED DOB JOB NUMBERS

11B Primary application Job No.

12 ZONING CHARACTERISTICS

12A District(s) C6-2A
Overlay(s) C6-4A
Special Dist.(s)
Map Number 8D

12C Proposed Use*	Zoning Floor Area	District	FAR
COMMERCIAL	37920 sq. ft.	C6-4A	6.40
COM FAC	1251 sq. ft.	C6-4A	0.25
	sq. ft.		
	sq. ft.		
	sq. ft.		
	sq. ft.		
Proposed Totals	39171 sq. ft.		6.65
Existing Total	sq. ft.		

12B Street legal width: 60 ft.
Street Status: ☒ Public ☐ Private
If the zoning lot includes multiple tax lots, list all tax lots here ►

Proposed Lot Details:
Lot Type: ☐ Corner ☒ Interior ☐ Through
Lot Coverage 100 %
Lot Area 5925 sq. ft.
Lot Width 60 ft.

Proposed Yard Details:
Check here if no yards: ☐ or
Front Yard ft
Rear Yard ft
Rear Yard Equivalent ft
Side Yard 1 ft
Side Yard 2 ft

Proposed Other Details:
Enclosed Parking? ☐ YES ☒ NO
If YES, # of parking spaces.
Perimeter Wall Height ft.

*Use can be one of the following: residential, commercial, manufacturing, or community facility. List only one use per line

13 BUILDING CHARACTERISTICS *Main use/dominant occupancy per AC §28-101.5 **Use 2022 Code equivalents †Residential w/other use

13A Primary structural system, choose one: ☐ Masonry ☒ Concrete (CIP) ☐ Concrete (Precast)
☐ Wood ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)

13B Existing	2022 Code Designations?	Proposed	2022 Code Designations?
Structural Occupancy/Risk Cat.			
Seismic Design Cat.		A	
13C Occupancy Classification*	☐ YES ☐ NO	R-1	☒ YES**
Construction Classification	☐ YES ☐ NO	1B	☐ YES ☐ NO
Multiple Dwelling Classification		HAEB	

13D Building Type: ☐ 1, 2, or 3 Family ☐ Other
Mixed-use building?† ☐ YES ☐ NO

13E Existing	Proposed
Building Height ft	113 ft
Building Stories	12
Dwelling Units	129

13F Building was originally erected pursuant to which Building Code: ☐ 2022 ☒ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968
The earliest Code with which this building or any part of it is required to comply: ☐ 2022 ☒ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

14 FILL (choose one)

- ☐ Not Applicable ☒ On-Site ☐ Off-Site ☐ Under 300 cubic yards

15 CONSTRUCTION EQUIPMENT

- ☐ Chute ☐ Sidewalk Shed
☒ Fence Size: linear ft.
☐ Supported Scaffold ☐ Other: Construction Material WOOD
BSA/MEA Approval No.

16 CURB CUT DESCRIPTION

Size of cut (with splays) ft
Distance to nearest corner ft
to street:

25 APPLICANT'S STATEMENTS & SIGNATURES *(required for all applications)*

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. I prepared or supervised the preparation of the construction documents and specifications herewith submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of the NYC Administrative Code and other applicable laws and rules. ☐ (check here if) except as set forth in the accompanying documents, I acknowledge that I have read and understand all instructions pertaining to this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all specifications relating to this job are identical to those previously filed under the group lead job number, except as specified herein.

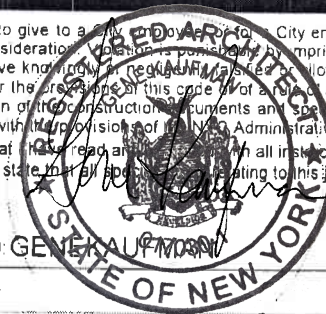
For Initial New Building and Alteration 1 applications filed under the 2022 NYC Building Code only: does this building qualify for high-rise designation? ☐ YES ☐ NO

Directive 14 Initial applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy. ☐ YES ☐ NO

Name (print): **GENERAL MANN** 10.30.25

Sign & Date:

P.E./R.A. Seal (apply seal, then sign and date over seal)



26 PROPERTY OWNER'S STATEMENTS & SIGNATURES

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a Letter of Completion or Certificate of Occupancy within the time prescribed by law.

I have authorized the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations.

YES NO

☐ ☐ **Fee Exemption Request (Non-Profit Owned and Operated)**
In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purposes. ★

☐ ☐ **Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other Government Owned and Operated)**
The building or any part thereof to be constructed, renovated, altered or demolished is owned and operated exclusively for the purposes of the NYC Agency, NYC Authority, NYS Agency, Federal Government or any other government entity. ★

☐ ☐ **Owner's Certifications Regarding Occupied Housing**
The building to be altered, constructed or demolished contains one or more occupied dwelling units

☐ ☐ The building to be altered, constructed or demolished contains one or more dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

☐ ☐ The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City Administrative Code. If yes, select one of the following:

☐ The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.

☐ The owner has notified the New York State Homes and Community Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application].

Provide date NYSHCR notified: _____

☐ ☐ **Owner's Certification for Directive 14 Applications (if applicable)**
I have read and am fully aware of the applicant's statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy and the work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule

Notes for Section 26A: Section required if unit owner signed Section 26 Signature required for authorized representative of Condo or Co-Op Board

★ For fee waivers, please see the PW1 User Guide

Owner Type: ☐ Individual ☐ Partnership ☐ NYCHA/HHC
☒ Corporation ☐ Other Government ☐ NYC Agency
☐ Condo Unit Owner or Co-Op Tenant-shareholder 26A

Is the deed holder a non-profit organization? ☐ YES ☐ NO

Name (please print): **SAM CHANG**

Relationship to Owner: **MANAGING PARTNER**

Business Name/Agency: **SCIPM EAST 24 STREET**

Street Address: **420 GREAT NECK ROAD**

City: **GREAT NECK** State: **NY** Zip: **11021**

Telephone Number: _____ Fax: _____

E-Mail Address: **MARGARETLIN@MCSAMHOTEL.COM**

Signature and Date:  10.29.25

26A CONDO/CO-OP BOARD (see note in bottom left corner of page)

Name (please print): _____

Title: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____ Fax: _____

Email Address: _____

Signature & Date: _____

26B LESSEE RESPONSIBLE FOR ANNUAL SIGN OR MARQUEE PERMIT

Name (please print): _____

Relationship to Owner: _____

Business Name/Agency: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____ Fax: _____

Email Address: _____