



PW1: Plan / Work Application

Must be typewritten.



1 Location Information Required for all applications.

House No(s) 157 Street Name EAST 28TH STREET
Borough MANHATTAN Block 00884 Lot 00036 BIN 1018217 C.B. No. 106
Work on Floor(s) Apt. / Condo No(s)

2 Applicant Information Required for all applications. Fax, mobile telephone and e-mail address are optional information.

Last Name STROH First Name PETER Middle Initial
Business Name STROH ENGINEERING SERVICE Business Telephone (631) 669-7531
Business Address 84 WEST HOFFMAN AVENUE Business Fax
City LINDENHURST State NY Zip 11757 Mobile Telephone
E-Mail PETER@STROHENGINEERING.COM License Number 072184
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 e-mail are optional info.

Last Name SEID/COR/AGE First Name MOS/CHA/JUA/JO Middle Initial
Business Name AVALON DESIGNS Business Telephone (718) 236-8600
Business Address 2023 60 STREET Business Fax
City BROOKLYN State NY Zip 11204 Mobile Telephone
E-Mail INFO@AVALONDESIGNINC.COM Registration Number

4 Filing Status Required for all applications. Choose one and provide specified associated information.

☒ Initial Filing 5, 7, 11, 12A, 25-26 ☐ Prior to Approval Actions 25-26 ☐ Reinstatement 24-26
Choose only one: ☐ Amend Existing Filing 4A ☐ Withdrawal 26
☐ Standard Plan Examination or Review ☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11 ☐ Specified in 4A and 6
☐ Professional Certification PC1, POC1 ☐ Post Approval Amendment (PAA) 4A, 6, 24-25 ☐ Entire Job
☐ Professional Certification of Objections A1 ☐ Will PAA affect filing fees? ☐ Yes ☐ No ☐ 4A Indicate existing document number affected by filing:
☐ New (Superseding) Applicant 4A, 25-26

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) 14, 20, 22 ☐ Alteration Type 2 5A, 6A-D, 8A-B, 9-10, 13C-E, & 14, 20, 22 ☒ Full Demolition 6B, 8D, 9A & 9C-D, 9K, 13D-E, 14, 21A, 22
☐ 6A-E, 8B-C, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1 ☐ Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22 ☐ Subdivision 9A, 9D, 12A-B
☐ Alteration Type 1, OT: "No Work" 8C, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1 ☐ New Building 6A-E, 8F-G, 9A, 9C-K, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1 ☐ Condominium ☐ Improved 17
☐ Sign 5A, 6B-D, 9A, 9D, 22-23 ☐ 5A Directive 14 acceptance requested? ☐ Yes ☒ No

6 Work Types Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 initial applications.

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

DOB Reference Number: T00001863969-000023

User Ref ID: 157EAST28 12/14

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? ☐ No enlargement is proposed ☐ Yes 12, PD1 ☐ Horizontal ☐ Vertical Additional Construction Floor Area: sq. ft.	8C Estimated Job Cost \$ 8D Street Frontage: 23 linear ft. 8E Height: ft. Width: ft. 8F Total Construction Floor Area: sq. ft.

9 Additional Considerations, Limitations or Restrictions9A Review is requested under which building code? ☒ 2014 ☐ 2006 ☐ 1988 ☐ Prior to 1888

Yes No

9B ☐ ☐ Alteration required to meet New Building requirements (28-101.4.5) if yes, 13A-B☐ ☐ Alteration is a major change to exits9C ☐ ☒ Façade Alteration☐ ☒ Adult Establishment If yes, plot diagram (except DM)☐ ☒ Compensated Development (Inclusionary Housing)☐ ☒ Low Income Housing (Inclusionary Housing)☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling☐ ☐ Filing includes Lot Merger / Reapportionment If yes, 179D ☐ ☒ Landmark☐ ☒ Little "E" or RD Site☐ ☒ Unmapped/CCO Street☐ ☒ Requesting legalization of work where no work without a permit violations have been issued☐ ☒ Other (please specify on line provided below):☐ ☒ CRFN(s) Restrictive Declaration / Easement (max. 4):☐ ☒ CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4):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 New York State jurisdiction☐ ☐ Work includes modular construction under New York City jurisdiction9J ☐ ☐ 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 systems9L ☐ ☐ 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**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):

Energy Analysis (choose one):

☐ NYCECC☐ ASHRAE☐ 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.

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11 Job Description FULL DEMOLITION OF EXISTING BUILDING.	11A Related DOB Job Numbers
11B Primary application job no.	

12 Zoning Characteristics																																																	
12A District(s) ZEB Overlay(s) Special Dist.(s) Map Number SD	12B Street legal width: _____ ft. Street Status: ☐ Public ☐ Private <i>If the zoning lot includes multiple tax lots, list all tax lots here ></i>																																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">12C Proposed: Use*</th> <th style="width: 15%;">Zoning</th> <th style="width: 15%;">Floor Area</th> <th style="width: 15%;">District</th> <th style="width: 15%;">FAR</th> </tr> <tr> <td> </td> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td colspan="2">Proposed Totals</td> <td>sq. ft.</td> <td style="background-color: #cccccc;"></td> <td> </td> </tr> <tr> <td colspan="2">Existing Total</td> <td>sq. ft.</td> <td style="background-color: #cccccc;"></td> <td> </td> </tr> </table>	12C Proposed: Use*	Zoning	Floor Area	District	FAR			sq. ft.					sq. ft.					sq. ft.					sq. ft.					sq. ft.					sq. ft.			Proposed Totals		sq. ft.			Existing Total		sq. ft.			Proposed Lot Details: Lot Type: ☐ Corner ☐ Interior ☐ Through Lot Coverage _____ % Lot Area _____ sq. ft. Lot Width _____ ft. Proposed Other Details: Enclosed Parking? ☐ Yes ☐ No <i>If yes, no. of parking spaces:</i> _____ Perimeter Wall Height _____ ft.			
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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.																																																	
<i>*Use can be one of the following: residential, commercial, manufacturing, or community facility. List only one use per line.</i>																																																	

13 Building Characteristics *Main use/dominant occupancy per AC §28-101.5. **Use 2014 Code equivalents only. *Residential whether use.																
13A Primary structural system, choose one: ☐ Masonry ☐ Concrete (CIP) ☐ Concrete (Precast) ☐ Wood ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)																
13B Structural Occupancy/Risk Cat. Seismic Design Cat.	Existing 	Proposed 	2014 Code Designations? 	13D Building Type: ☐ 1, 2, or 3 Family ☒ Other Mixed use building? ☒ Yes ☐ No 13E <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Building Height</th> <th style="width: 20%;">Existing</th> <th style="width: 20%;">Proposed</th> </tr> <tr> <td> </td> <td>35 ft.</td> <td> </td> </tr> <tr> <td>Building Stories</td> <td>3</td> <td> </td> </tr> <tr> <td>Dwelling Units</td> <td>4</td> <td> </td> </tr> </table>	Building Height	Existing	Proposed		35 ft.		Building Stories	3		Dwelling Units	4	
Building Height	Existing	Proposed														
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Dwelling Units	4															
13C Occupancy Classification* ☐ Yes ☒ No Construction Classification ☐ Yes ☒ No Multiple Dwelling Classification	 	 	 	 												
13F Building was originally erected pursuant to which Building Code: ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968 The earliest Code with which this building or any part of it is required to comply: ☐ 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 ☐ Supported Scaffold ☐ Other: _____ Construction Material: _____ BSA/MEA Approval No. _____	16 Curb Cut Description Size of cut (with splays): _____ ft. Distance to nearest corner: _____ ft. to street: _____
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17 Tax Lot Characteristics Original tax lots being merged or reapportioned (if applicable): <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td> </tr> </table> Tentative tax lot numbers (new tax lots only): <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td> </tr> </table>																					18 Fire Protection Equipment <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th> </th> <th>Existing</th> <th>Proposed</th> </tr> <tr> <th> </th> <th>Yes</th> <th>No</th> </tr> <tr> <td>Fire Alarm</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Fire Suppression</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Sprinkler</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Standpipe</td> <td>☐</td> <td>☐</td> </tr> </table>		Existing	Proposed		Yes	No	Fire Alarm	☐	☐	Fire Suppression	☐	☐	Sprinkler	☐	☐	Standpipe	☐	☐
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19 Open Spaces					
	Existing	Proposed		Existing	Proposed
Plaza Area	sq. ft.	sq. ft.	Arcade Area	sq. ft.	sq. ft.
Parking Area	sq. ft.	sq. ft.	Parking Spaces		
Loading Berths	sq. ft.	sq. ft.	Loading Berths		

20 Site Characteristics	20A Flood Hazard Area Information
Yes No ☐ ☐ Tidal Wetlands ☐ ☐ Coastal Erosion Hazard Area ☐ ☐ Fire District	Yes No ☐ ☐ Freshwater Wetlands ☐ ☐ Urban Renewal ☐ ☐ Flood Hazard Area If yes, 20A ☐ ☐ Substantial improvement? ☐ ☐ Substantially damaged? ☐ ☐ Floodhields part of proposed work?

21 Demolition Details <i>Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).</i>
Yes No 21A ☐ ☒ Demo. filing is for a secondary structure? If yes, specify structure being demolished: ☒ ☐ Mechanical means* from out of building? If yes, mechanical means will demolish: ☐ entire structure or ☒ part of structure ☐ ☒ Mechanical means* from within building? If yes, describe equipment proposed: 21B ☐ ☐ Demolition work affects the exterior building envelope ☐ ☐ The scope of work involves raising/moving of a building

22 Asbestos Abatement Compliance Choose one.
☒ The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP). ☐ The scope of the work is not an asbestos project as defined in the regulations of the NYC DEP. DEP Control # is required. DEP ACP-5 Control No. _____ ☐ The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (16 RCNY 1-23(b)) or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with § 28-106.1.

23 Sign												
<table border="0"> <tr> <td> Purpose: ☐ Advertising ☐ Non-Advertising </td> <td> Type: ☐ Illuminated 23A ☐ Non-Illuminated </td> <td> Estimated Cost: \$ _____ Total Square Feet: _____ Height above Curb: _____ ft. in. Height above Roof: _____ ft. in. </td> <td> 23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect Yes No ☐ ☐ If sign projects beyond building line, is owner billed for annual permit? If no, specify in 26B </td> </tr> <tr> <td colspan="3"> Location: ☐ Ground ☐ Roof 23B ☐ Wall </td> <td> 23B ☐ ☐ Is roof sign tight, closed or solid? </td> </tr> <tr> <td colspan="3"> Yes No ☐ ☐ Is sign inside building line? If no, sign projects by: _____ ft. in. ☐ ☐ Designed for changeable copy? If no, 23C ☐ ☐ Does an OAC have an interest in this sign or location? If yes, 23G ☐ ☐ Within 900' and within view of an arterial highway? If yes, 23D ☐ ☐ Within 200' and within view of a park 1/2 acre or more? If yes, 23E </td> <td> 23C Sign wording. If extensive, provide only key wording. 23D Distance from Arterial Highway: _____ ft. 23E Distance from Park 1/2 acre or more: _____ ft. 23F OAC Sign Number: _____ 23G OAC Registration Number: _____ </td> </tr> </table>	Purpose: ☐ Advertising ☐ Non-Advertising	Type: ☐ Illuminated 23A ☐ Non-Illuminated	Estimated Cost: \$ _____ Total Square Feet: _____ Height above Curb: _____ ft. in. Height above Roof: _____ ft. in.	23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect Yes No ☐ ☐ If sign projects beyond building line, is owner billed for annual permit? If no, specify in 26B	Location: ☐ Ground ☐ Roof 23B ☐ Wall			23B ☐ ☐ Is roof sign tight, closed or solid?	Yes No ☐ ☐ Is sign inside building line? If no, sign projects by: _____ ft. in. ☐ ☐ Designed for changeable copy? If no, 23C ☐ ☐ Does an OAC have an interest in this sign or location? If yes, 23G ☐ ☐ Within 900' and within view of an arterial highway? If yes, 23D ☐ ☐ Within 200' and within view of a park 1/2 acre or more? If yes, 23E			23C Sign wording. If extensive, provide only key wording. 23D Distance from Arterial Highway: _____ ft. 23E Distance from Park 1/2 acre or more: _____ ft. 23F OAC Sign Number: _____ 23G OAC Registration Number: _____
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If answer is "yes" to either of the above two questions and this is an advertising sign, OAC sign number is required in section 23F												

24 Comments Place additional comments on an AI-1 form. See Guide for proper incorporation of professional certification statements.

25 Applicant's Statements and 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 any 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 applications 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 applications submitted 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 2008 or 2014 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, edits, or occupancy. ☐ Yes ☐ No

Name (please print):

Sign and Date:

P.E./R.A. Seal (Must be stamped on this page)

26 Property Owner's Statements and 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 submitted 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 site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied 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 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, edits, 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 ☒ Individual ☐ Partnership ☐ NYCHA / HHCType: ☒ Corporation ☐ Other Government ☐ NYC Agency☐ Condo Unit Owner or Co-Op Tenant-shareholder 26AIs the deed holder a non-profit organization? ☐ Yes ☐ No

Name (please print): VICTOR LEE

Relationship to Owner: President

Business Name/Agency: 3 & 28 REALTY CORP

Street Address: 2231 LEMOINE AVENUE

City: FORT LEE State: NJ Zip: 07024

Telephone Number: (201) 944-1008 Fax:

E-Mail Address: MANAGEMENT@CORALREAL.COM

Signature and Date: [Signature] 12/15/17

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:

E-Mail Address:

Signature and Date: [Signature]

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:

E-Mail Address: