



DEPT OF BLDGS 420659638

Job Number



ES931090009

Scan Code

420659638

PW1: Plan / Work Application

Must be typewritten

☒ Orient and affix BIS
job number label here ☒**1 Location Information** Required for all applications.

House No(s) 23-11 Street Name 31ST ROAD

Borough QUEENS Block 00569 Lot 0017 BIN 4619746 C.B. No. 401

Work on Floor(s) ROF,01 thru 06 Apt. / Condo No(s)

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

Last Name DUGAN First Name JEFFREY Middle Initial

Business Name DATTNER ARCHITECTS Business Telephone (212) 247-2660

Business Address 498 SEVENTH AVENUE 20TH FLOOR Business Fax (212) 245-7132

City NEW YORK State NY Zip 10018 Mobile Telephone

E-Mail JDUGAN@DATTNER.COM License Number 023844

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 BE/BO/TO/DA First Name IV/SA/IB/AN Middle Initial

Business Name JM ZONING Business Telephone (212) 964-4464

Business Address 225 BROADWAY, SUITE 1300 Business Fax (775) 628-3726

City NEW YORK State NY Zip 10007 Mobile Telephone

E-Mail JOEY@JMZONING.COM* Registration Number 001185

4 Filing Status Required for all applications. Choose one and provide specified associated information.**Initial Filing** 5, 7, 11, 12A, 25-26

Choose only one:

- ☐ Standard Plan Examination or Review
☐ Professional Certification PC1, POC1
☐ Professional Certification of Objections AI1

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 1, OT: "No Work" 8C, 8F, 9-10 & 12, 13C-F, 14, 18-19, 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 and filing type. "OT" required on all NB and Alteration 1 initial applications.6A ☐ BL - Boiler PW1C☐ FS - Fuel Storage PW1C☐ PL - Plumbing PW1B6E ☐ CC - Curb Cut 16☐ FA - Fire Alarm☐ FP - Fire Suppression☐ SD - Standpipe PW1B☐ OT/LAN - Landscape☐ FB - Fuel Burning PW1C☐ MH - Mechanical☐ SP - Sprinkler PW1B6F ☐ OT/ANT - Antenna6B ☒ **EQ - Construction Equipment 15**6C ☒ **OT/GC - General Construction**6D ☐ OT - Other, describe:

☐ 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: sq. ft.
								Additional Construction Floor Area: 0 sq. ft.		82844

9 Additional Considerations, Limitations or Restrictions

9A Review is requested under which building code? ☒ 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
Change is inconsistent with current certificate of occupancy

9C ☐ Façade Alteration Change in number of stories
☐ Adult Establishment *If yes, plot diagram (except DM)* ☒ Infill Zoning
☐ Compensated Development (Inclusionary Housing) ☒ Loft Board Yes No Work Includes:
☐ Low Income Housing (Inclusionary Housing) ☒ Quality Housing ☒ Prefab wood I-joists
☐ Single Room Occupancy (SRO) Multiple Dwelling ☒ Site Safety Job/Project ☒ Structural cold-formed steel
☐ Filing includes Lot Merger / Reapportionment *If yes, 17* ☒ Included in LMCCC ☒ Open-web steel joists

9D ☒ Landmark ☒ Filing to address violations (list #s—max. 5):
☒ 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): ☒ Filing to comply with Local Laws (list #s—max. 2)
☒ CRFN(s) Restrictive Declaration / Easement (max. 4): 2020000032093,2020000058489
☒ CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4): 2020000036609,2020000036610

9E ☒ BSA Calendar Numbers (max. 5): 2017-190-BZ

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 jurisdiction

9I High Rise Team tracking #:

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 an amount of soil disturbance greater than or equal to one acre in an MS4 area
☒ Work is part of a larger common plan or development or sale that involves or will result in an amount of soil disturbance greater than or equal to one acre in an MS4 area

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

CONSTRUCT NEW SIX (6) STORY RESIDENTIAL BUILDING AS PER
PLANS FILED

11A Related DOB Job Numbers

11B Primary application job no.

12 Zoning Characteristics

12A District(s) R6B				12B Street legal width: 60 ft.			
Overlay(s)				Street Status: ☒ Public ☐ Private			
Special Dist.(s)				If the zoning lot includes multiple tax lots, list all tax lots here ►			
Map Number 9A							

12C Proposed: Use*	Zoning Floor Area	District	FAR	Proposed Lot Details:		Proposed Yard Details:	
RESIDENTIAL	74274 sq. ft.	R6B	2.9	Lot Type: ☒ Corner ☐ Interior ☐ Through	Check here if no yards: ☐ or		
	sq. ft.			Lot Coverage 58 %	Front Yard 0 ft.		
	sq. ft.			Lot Area 25570 sq. ft.	Rear Yard 33 ft.		
	sq. ft.			Lot Width 250 ft.	Rear Yard Equivalent 0 ft.		
	sq. ft.			Proposed Other Details:	Side Yard 1 26 ft.		
	sq. ft.			Enclosed Parking? ☐ Yes ☒ No	Side Yard 2 0 ft.		
Proposed Totals	74274 sq. ft.		2.9	If yes, no. of parking spaces:			
Existing Total	sq. ft.			Perimeter Wall Height 62 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 2014 Code equivalents only. †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	Proposed	13D Building Type: ☐ 1, 2, or 3 Family ☒ Other
Structural Occupancy/Risk Cat.		2	Mixed use building?† ☐ Yes ☒ No
Seismic Design Cat.	2014 Code Designations?	B	
13C Occupancy Classification*	☐ Yes ☐ No	R-2	☒ Yes**
Construction Classification	☐ Yes ☐ No	2-B	☒ Yes ☐ No
Multiple Dwelling Classification		HAEA	

13E	Existing	Proposed
Building Height		62 ft.
Building Stories		6
Dwelling Units	103	103

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 Construction Material: _____
☐ Fence Size: _____ linear ft. BSA/MEA Approval No. _____
☐ Supported Scaffold ☐ Other: _____

16 Curb Cut Description

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

17 Tax Lot Characteristics

Original tax lots being merged or reapportioned (if applicable):

--	--	--	--	--	--	--	--	--	--

Tentative tax lot numbers (new tax lots only):

--	--	--	--	--	--	--	--	--	--

18 Fire Protection Equipment

	Existing		Proposed	
	Yes	No	Yes	No
Fire Alarm	☐	☐	☒	☐
Fire Suppression	☐	☐	☐	☒
Sprinkler	☐	☐	☒	☐
Standpipe	☐	☐	☒	☐

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

Yes No

- ☐ ☒ Tidal Wetlands
☐ ☒ Coastal Erosion Hazard Area
☒ ☐ Fire District

Yes No

- ☐ ☒ Freshwater Wetlands
☐ ☒ Urban Renewal
☒ ☐ Flood Hazard Area *If yes, 20A*

20A Flood Hazard Area Information

Yes No

- ☐ ☒ Substantial improvement?
☐ ☒ Substantially damaged?
☐ ☒ Floodshields part of proposed work?

21 Demolition Details **Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).*

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 (15 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

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

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

PAA filed to update schedule A

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 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 complied with 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 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, exits, or occupancy. ☐ Yes ☐ No

Name (print): JEFFREY DUGAN

Sign and Date:

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

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 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 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/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 ☐ Individual ☐ Partnership ☐ NYCHA / HHC

Type: ☐ 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):

Relationship to Owner:

Business Name/Agency:

Street Address:

City:

State:

Zip:

Telephone Number:

Fax:

E-Mail Address:

Signature and Date ►

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 ►

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: