

Date : 6/24/2021

Attach this report with your pw7 -TCO request

Address: 108-40 Horace Harding Expressway

Application #- 420663829
Alt 1 or NB: NB
Series / use

Comments
HPD Project
Pro. Cert/ Self cert of obj/ reg review

TCO approved on : Request.	TCO approved on : Request.	TCO approved on : Request.
Date of Items Resolved	Date of Items Resolved	Date of Items Resolved

TCO application required items & Open application

1	Final const. s/o 10/13/2020	Temp : Renewal req after 18 months			
2	Final Plumbing s/o 12/29/2020	Temp:			
3	Sprinkler s/o	440489268 - signed off 12/29/20			
4	Standpipe s/o	440489268 - signed off 12/29/20			
5	Boiler s/o	No boiler in building			
6	Fire Alarm letter	Letter of recommendation issued			
7	Fire suppression	No Fire suppression system			
8	BPP construction s/o	BPP escrow, BPP affidavit, and pictures issued provided			
9	BPP final s/o				
10	Elevator s/o 09/17/2020	Temp :			
11	Electrical s/o	No electrical			
12	Final Survey	Not required for TCO. To be submitted for final CO			
13	Smoke/ Carbon Monoxide	N/A. This is a garage			
14	TR1 completed inspection	All have been submitted on eSubmit			
15					
16					
17	Violations	Complaints.: 0 DOB : 0 ECB : 0			
18					
19	Open applications	440616022: tenant protection plan. Sign off to be requested upon all work by adjust building to be completed			
20		440622346: Roof protection. Sign off to be requested upon all work by adjust building to be completed			
21					
22					
23					
24					
25					
26					
27					
28					
29	Withdrawals	0			
30					



**FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
FIRE ALARM INSPECTION UNIT**

9 METROTECH CENTER, BROOKLYN, N.Y. 11201-3857
TELEPHONE: (718) 999-2467 FAX: (718) 999-2892

LETTER OF RECOMMENDATION

CONTROL No.:

385554

DATE OF INSPECTION:

09-25-2020

INSPECTOR (Print):

Murray Greenberg

DOB APPLICATION (PW-1) No.:

fpims 391385554

PLAN EXAMINATION, FD INDEX No.:

N/A

LOCATION INFORMATION:

HOUSE No.

STREET NAME

BOROUGH

108-40

HARACE Harroing Expy

Queens

WORK ON FLOORS:

(IDENTIFY THE SCOPE OF WORK COVERED BY THIS LETTER OF RECOMMENDATION. NON-NUMERIC FLOORS MUST CONFORM THE FOLLOWING DESIGNATIONS: ATT, BAS, CEL, MEZ, MZ1, PEN, PT1, PT2, PT3, ROF, SUB, SC1, SC2, SC3)

01-04, Roof

OCCUPANCY CLASSIFICATION:

(IDENTIFY THE OCCUPANCY GROUP AS AT THE DATE OF THE ACCEPTANCE TEST)

S-2 STORAGE

BUSINESS NAME:

(IDENTIFY THE BUSINESS NAME AS AT THE DATE OF THE ACCEPTANCE TEST)

600 ASSOCIATES LLC

JOB DESCRIPTION:

(IDENTIFY THE EXTENT OF WORK COVERED BY THIS LETTER OF RECOMMENDATION)

SPRINKLER ALARM / SMOKE DETECTION / CENTRAL STATION

1. CERTIFICATION OF ACCEPTANCE:

(METROTECH)

This Letter of Recommendation has been issued to confirm that the fire alarm (emergency, detection, automatic extinguishing, etc.) system and equipment filed under the Department of Buildings Plan/Work Application and the Fire Department Plan Examination identified above **has been tested and accepted** in accordance with the provisions of the current Codes, Regulations and Standards.

2. CONDITIONS ATTACHED TO THE LETTER OF RECOMMENDATION:

The Letter of Recommendation is a valuable document and it should be retained in a safe place until the Letter of Approval is generated and received.

Alex Spektor
Director
Fire Alarm Inspection Unit

DISTRIBUTION: 1. WHITE - F.D. 2. YELLOW - OWNER



Environmental, Planning, and Engineering Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

September 30, 2020

Bronx Department of Buildings
1932 Arthur Avenue, 5th Floor
Bronx, NY 10457

**Re: 108-40 Horace Harding Expressway & 62-11 108th Street
Queens, NY 11375
BPP Application # 440493011
NB Applications # 420663847 & 420663829**

To Whom it May Concern:

I, Robert Caravella, the applicant of record for the Builder's Pavement Plan application, hereby state the following:

I have fully inspected the sidewalk and roadway for the building located at 108-40 Horace Harding Expressway. All sidewalk and roadwork pertaining to the new building application 420663829 for the building 108-40 Horace Harding Expressway is free of tripping hazards and provides the required access to the building. The attached photographs show the completed sidewalk for the building.

The sidewalk is free of tripping hazards and provides the required access to the building. The attached photographs show the completed sidewalk for the building.

Kindly, please see the attached sidewalk photographs and BPP Escrow Letter as per your request.

Please, kindly expedite issuance of TCO request for the entire building.

Sincerely,
AKRF, Inc.

A handwritten signature in black ink, appearing to read 'Robert Caravella'.

Robert Caravella, PE
Senior Vice President



cc: Timothy M Lavin – AKRF
Matt Melody – Curtis + Ginsburg Architects
George Poniros, Fevronia Tepelidis – Monadnock Construction



Photo 1
Curb Cut – looking East on Horace Harding Expressway



Photo 2
Curb Cut – looking West on Horace Harding Expressway



**HIRSCHEN SINGER
& EPSTEIN LLP**

902 Broadway, 13th Floor
New York, New York 10010
TELEPHONE: (212) 819-1130
FACSIMILE: (212) 302-8536

8/13/2020

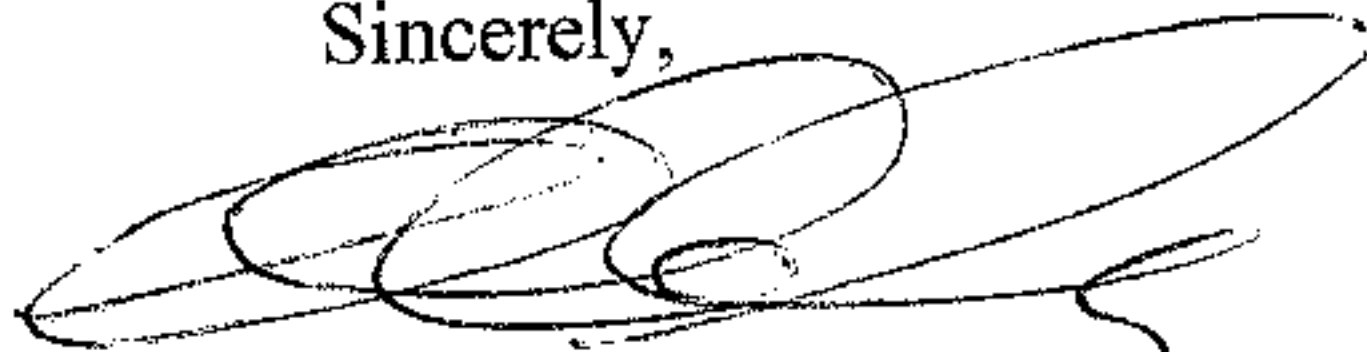
NYC Department of Building
120-55 Queens Boulevard
Kew Gardens, NY 11424

Re: 108-40 Horace Harding Expressway & 62-11 108th Street
Queens, NY 11375
BPP Application # 440493011
NB Applications # 420663847 & 420663829

To Whom It May Concern:

We are the attorneys who are acting as escrow agent for Apex Place Associates L.P. Apex Place Associates L.P. has caused the sum of \$102,600.00 for the above building to be deposited in our attorney's escrow IOLA account. We will hold such monies until sign-off of the Builders Pavement Plan Application #440493011. Upon sign-off of Builders Pavement #440493011, we are authorized and directed to release this sum to Apex Place Associates L.P.

Sincerely,

A handwritten signature in black ink, appearing to read "Oliver G. Chase", with a large, stylized flourish extending from the end of the signature.

Oliver G. Chase, Esq.



BUILDERS PAVEMENT PLAN

AUTHORIZATION TO THE DEPARTMENT OF TRANSPORTATION To Issue Construction Permit for the Builders Pavement Plan Work

BPP # 440493011	BIS #	Permit #
Project Lead Address: 62-11 108th Street		
☐ BK ☐ BX ☐ MN ☒ QNS ☐ SI		
Block 2159	Lot 80	
Owner's Name: Michael Wadman		
Telephone Number: 646-388-8216	E-mail Address: mwadman@phippsony.org	

Street Number 1: 108th Street	
Between (Provide cross streets)	62nd Drive and Apex Place
New Curb YES	Linear Feet 75.53
New Concrete Walk YES	Linear Feet 75.53
New Roadway Pavement* YES	Linear Feet 75.53 by 31 Feet wide

Street Number 2: Apex Place	
Between (Provide cross streets)	108th Street and 62nd AVENUE
New Curb YES	Linear Feet 139.51
New Concrete Walk YES	Linear Feet 139.51
New Roadway Pavement* YES	Linear Feet 139.51 by 15 Feet wide

Street Number 3: 62nd Avenue	
Between (Provide cross streets)	Apex Place and Colonial Avenue
New Curb YES	Linear Feet 297.97
New Concrete Walk YES	Linear Feet 297.97
New Roadway Pavement* YES	Linear Feet 297.97 by 22 Feet wide

* Department of Transportation permits include an asphaltic repair strip in the roadway next to the new curb.

Professionals Signature *

Date 10-08-20

Department of Buildings Representative

Date

*A registered architect, registered landscape architect or licensed engineer is required to submit form.