



PW1: Plan / Work Application

Must be typewritten.

DEPT BLDGS Job No. 420819163



Scan Code ESHS7271174

1 Location Information Required for all applications.

House No(s) 23-67 Street Name 31 Street

Borough Queens Block 835 Lot 12 BIN 4017171 C.B. No. 401

Work on Floor(s) CEL, 001-005, PEN, ROF Apt. / Condo No(s)

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

Last Name Tucci

First Name Tucci

Middle Initial P

Business Name TSF Engineering, P.C.

Business Telephone (212) 253-7303

Business Address 200 Park Avenue South, Ste. 916

Business Fax

City New York

State NY

Zip 10003

Mobile Telephone

E-Mail

License Number 071681

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 Hlavka/Leon/Padro

First Name Cam/Juan/Raphael

Middle Initial L

Business Name Ragnarok Consulting Services

Business Telephone (718) 777-7267

Business Address 31-23 35 Street, Ste. 3F

Business Fax (718) 744-2615

City Astoria

State NY

Zip 11106

Mobile Telephone (347) 219-1466

E-Mail info@ragnaok.ws

Registration Number 4577

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:

☐ Standard Plan Examination or Review

☐ Amend Existing Filing 4A

☒ Withdrawal

☐ Professional Certification PC1, POC1

☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11

☒ Specified in 4A and 6

☐ Professional Certification of Objections A11

☒ Post Approval Amendment (PAA) 4A, 6, 24-25

☐ Entire Job

Will PAA affect filing fees? ☐ Yes ☒ No

4A Indicate associated number affected by 03

☐ 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)

☐ 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, 8F, 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, 8F, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1

☐ New Building 6A-E, 8F, 9A, 9C-K, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1

☐ Condominium ☐ Improved 17 5A Directive 14 acceptance requested?

☐ Sign 5A, 6B-D, 9A, 9D, 22-23

☐ Yes ☐ No

6 Work Types Select one or more that apply to the job and filing type. OT, PL, SD, SP, and PAA are not applicable to the following work types.

6A ☒ L - Boiler PW1C

☐ FS - Fuel Storage PW1C

☐ PL - Plumbing PW1B

6E ☐ 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

6F ☐ OT/ANT - Antenna

6B ☐ 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: sq. ft.		

9 Additional Considerations, Limitations or Restrictions9A 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) <i>If yes, 13A-B</i> ☐ ☒ Alteration is a major change to exits	☐ ☒ Change in number of dwelling units ☐ ☒ Change in occupancy / use ☐ ☒ Change is inconsistent with current certificate of occupancy ☐ ☒ Change in number of stories	
9C	☐ ☒ Façade Alteration ☐ ☒ Adult Establishment <i>If yes, plot diagram (except DM)</i> ☐ ☒ Compensated Development (Inclusionary Housing) ☐ ☒ Low Income Housing (Inclusionary Housing) ☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling ☐ ☒ Filing includes Lot Merger / Reapportionment <i>If yes, 17</i>	☐ ☒ Infill Zoning ☐ ☒ Loft Board ☐ ☒ Quality Housing ☐ ☒ Site Safety Job/Project ☐ ☒ Included in LMCCC	Yes No Work Includes: ☐ ☐ Prefab wood I-joists ☐ ☐ Structural cold-formed steel ☐ ☐ Open-web steel joists
9D	☐ ☒ 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):	☐ ☒ Filing to address violations (list #s—max. 5): ☐ ☒ Filing to comply with Local Laws (list #s—max. 2):	LL Number Year
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 jurisdiction		9I High Rise Team tracking #:
9J	☐ ☒ Structural peer review required per BC 16. <i>If yes, provide NYS P.E. license number:</i>		
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 <i>If yes, 21B</i> ☐ ☒ 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): ☐ 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.

11B Primary application job no.

12A	District(s)
	Overlay(s)
	Special Dist.(s)
	Map Number

12B Street legal width: _____ ft.

Street Status: ☐ Public ☐ Private

If the zoning lot includes multiple tax lots, list all tax lots here ►

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 If yes, no. of parking spaces: _____ Perimeter Wall Height _____ 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.
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13	Building Characteristics *Main use/dominant occupancy per AC §28-101.5. **Use 2014 Code equivalents only. †Residential w/other use.
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13A Primary structural system, **choose one**: ☐ Masonry ☐ Concrete (CIP) ☐ Concrete (Precast)
☐ Wood ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)

13B	Existing	Proposed
Structural Occupancy/Risk Cat.		
Selsmic Design Cat.	2014 Code Designations?	2014 Code Designations?
13C		
Occupancy Classification*	☐ Yes ☐ No	☒ Yes**
Construction Classification	☐ Yes ☐ No	☐ Yes ☐ No
Multiple Dwelling Classification		

13D Building Type: ☐ 1, 2, or 3 Family ☐ Other Mixed use building?† ☐ Yes ☐ No		
13E	Existing	Proposed
	Building Height	ft.
	Building Stories	
	Dwelling Units	

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

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

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

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

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

[illegible][illegible]

	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: ☐ Advertising ☐ Non-Advertising
- Type: ☐ Illuminated 23A ☐ Non-Illuminated
- Estimated Cost: \$ _____
- Total Square Feet: _____
- Height above Curb: _____ ft. in.
- Height above Roof: _____ ft. in.
- Location: ☐ Ground ☐ Roof 23B ☐ Wall
- 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*
- 23B ☐ ☐ Is roof sign tight, closed or solid?
- 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: _____
- 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*
-► *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 comments in this section. See Guide for proper incorporation of comments.

Respectfully request to withdraw BL work type under DOB application no. 420819163. BL work filed separately under DOB application no. 421492593 and signed off on 11/2/18.

WITHDRAWAL	
☐ - With Inspection	BASED ON S/O WORK TYPE UNDER APPL. # 421492593 AND COMPARISON OF PLANS. FEB 25 2019
☐ - Without Inspection	
☐ - Superseded	
☐ - Never Permitted	
☐ - Other	
P.E. <u>APD</u>	Date: _____

Anthony Pollicino
Queens Borough Project Advocate/Plan Examiner

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 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 any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of the Department of Buildings, I am barred from filing further applications or documents with the Department. I prepared or supervised the preparation of the construction documents submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of applicable laws and rules. ☐ (check here if) except as set forth in the accompanying documents. I acknowledge that I have read this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all 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): Nicholas P. Tucci

Sign and Date:

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



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or both.
any
may be
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and other
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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 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 / 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): Antonios Fiorentinos

Relationship to Owner: President

Business Name/Agency: 23-67 Realty, LLC.

Street Address: 11-06 Broadway

City: Astoria

State: NY

Zip: 11106

Telephone Number: (914) 524-8600 Fax: (914) 524-9100

E-Mail Address: MANAGINGAGENT@ragnarok.ws

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: