



PD-1: Plot Diagram

Must be typewritten.

1 Location Information

House No(s) 101-36

Street Name NICOLLS AVE

Borough QUEENS

Block 1629

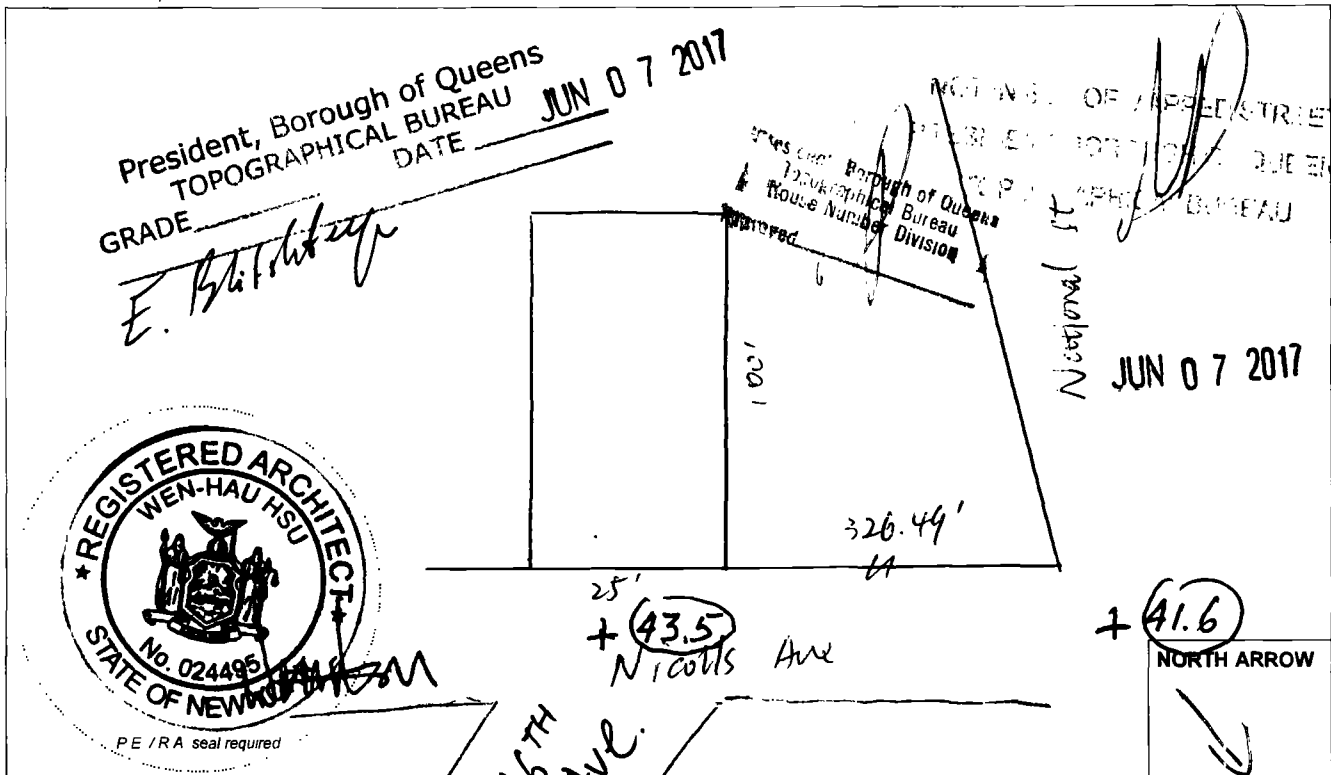
Lot 74

BIN 4617455

C.B. No 404

2 Plot Diagram of Zoning Lot

Plot Diagram must show the correct street lines from the City Plan, the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building, the legal grades and the existing grades, properly identified, of streets at nearest point from the proposed buildings in each direction; the House Numbers and the Block and Lot Numbers. Indicate dimensions of total tax lots.



3 Description of Land and Premises The zoning lot on which the premises is located is bounded as follows.

BEGINNING at the point on the	SOUTHWEST	side of NICOLLS AVE	distant	326.49 feet
EAST	of the corner formed by the intersection of NATIONAL STREET	and NICOLLS AVE		
running thence	SW 100 feet; thence	SE 25 feet; thence	NE 100 feet; thence	NW 25 feet,
thence	feet; thence	feet; thence	feet; thence	feet;
thence	feet; thence	feet; thence	feet; thence	feet,
thence	feet; thence	feet; thence	feet; thence	feet;
thence	feet; thence	feet; thence	feet;	to the point of beginning.

4 Applicant's Statement and Signature

Falsification of any statement is a misdemeanor under § 28-203.1, Item 1, and 28-11.1 of the NYC Administrative Code 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

Applicant Name WEN-HAU HSU

Signature

Date 05/04/2017



PW1: Plan / Work Application

Must be typewritten



1 Location Information *Required for all applications*

House No(s) 101-36 Street Name NICOLLS AVE
Borough QUEENS Block 01629 Lot 00074 BIN 4617455 C.B. No
Work on Floor(s) 001 to 004, CEL, ROF Apt. / Condo No(s)

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

Last Name HSU First Name WEN-HAU Middle Initial
Business Name EM ARCHITECTURAL DESIGN PLLC Business Telephone (718) 639-8088
Business Address 86-26 QUEENS BLVD, 2 FL. Business Fax
City ELMHURST State NY Zip 11373 Mobile Telephone
E-Mail HOWARD.HSU@ARCHINETNY.COM License Number 024495
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 LI/TAN First Name YANBIN/CHRISTIN Middle Initial
Business Name YBL NY INC Business Telephone (718) 606-8336
Business Address 99-36 63 AVE Business Fax (347) 649-2022
City QUEENS State NY Zip 11374 Mobile Telephone (646) 361-0328
E-Mail LYBONLINE@HOTMAIL.COM Registration Number 6033

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:

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
6A-E, 8B-C, 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-G, 9A, 9C-K, 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, 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
☐ 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 |

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 \$
PL	30000					☐ No enlargement is proposed	8D Street Frontage: linear ft
SP	30000					☐ Yes 12, PD1	8E Height: ft Width: ft
						☐ Horizontal ☐ Vertical	8F Total Construction Floor Area:
						Additional Construction Floor Area	3120 sq ft
						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) 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):			
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		9I High Rise Team tracking #:	
☒ Work includes modular construction under New York City 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			

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 ☐ ASHRAEEnergy 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 4 STORY NEW BUILDING. (ONE ZONING, TWO TAX LOT)	11A Related DOB Job Numbers
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11B Primary application job no.

12 Zoning Characteristics											
12A District(s) <u>R5</u> Overlay(s) Special Dist.(s) Map Number <u>10B</u>				12B Street legal width: <u>60</u> ft. Street Status ☒ Public ☐ Private If the zoning lot includes multiple tax lots, list all tax lots here ►		00073 00074					
12C Proposed Use* RESIDENTIAL		Zoning Floor Area <u>3120</u> sq. ft.		District <u>R5</u>		FAR <u>0.78</u>		Proposed Lot Details: Lot Type: ☐ Corner ☒ Interior ☐ Through Lot Coverage <u>41</u> % Lot Area <u>5000</u> sq. ft. Lot Width <u>50</u> ft.		Proposed Yard Details: Check here if no yards: ☐ or Front Yard <u>10</u> ft. Rear Yard <u>30</u> ft. Rear Yard Equivalent <u>30</u> ft. Side Yard 1 <u>8</u> ft. Side Yard 2 <u>0</u> ft.	
Proposed Totals <u>3120</u> sq. ft.		Existing Total <u>3120</u> sq. ft.		Proposed Other Details: Enclosed Parking? ☐ Yes ☒ No If yes, no. of parking spaces		Perimeter Wall Height <u>35</u> 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 Structural Occupancy/Risk Cat. Seismic Design Cat.		Proposed 1 B		2014 Code Designations?		13D Building Type: ☒ 1, 2, or 3 Family ☐ Other Mixed use building?† ☐ Yes ☐ No			
13C Occupancy Classification* Construction Classification Multiple Dwelling Classification		Yes No Yes No Yes No		R-3 2-A		Yes** Yes No		13E Existing Proposed Building Height ft. <u>35</u> ft. Building Stories <u>4</u> Dwelling Units <u>3</u>	
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: <u>PLYWOOD</u> ☒ Fence Size: _____ linear ft. BSA/MEA Approval No _____ ☐ Supported Scaffold ☐ Other _____	16 Curb Cut Description Size of cut (with splays): <u>10</u> ft. Distance to nearest corner: <u>301</u> ft. to street: <u>NATIONAL STREET</u>
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17 Tax Lot Characteristics Original tax lots being merged or reapportioned (if applicable): <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">00073</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table> Tentative tax lot numbers (new tax lots only): <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">00073</td> <td style="width: 10%;">00074</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table>	00073										00073	00074									18 Fire Protection Equipment <table style="width: 100%; border-collapse: collapse;"> <tr> <th></th> <th>Existing</th> <th>Proposed</th> </tr> <tr> <td>Fire Alarm</td> <td>☐ Yes ☐ No</td> <td>☐ Yes ☒ No</td> </tr> <tr> <td>Fire Suppression</td> <td>☐ Yes ☐ No</td> <td>☐ Yes ☒ No</td> </tr> <tr> <td>Sprinkler</td> <td>☐ Yes ☐ No</td> <td>☒ Yes ☐ No</td> </tr> <tr> <td>Standpipe</td> <td>☐ Yes ☐ No</td> <td>☐ Yes ☒ No</td> </tr> </table>		Existing	Proposed	Fire Alarm	☐ Yes ☐ No	☐ Yes ☒ No	Fire Suppression	☐ Yes ☐ No	☐ Yes ☒ No	Sprinkler	☐ Yes ☐ No	☒ Yes ☐ No	Standpipe	☐ Yes ☐ No	☐ Yes ☒ No
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Standpipe	☐ Yes ☐ No	☐ Yes ☒ No																																		

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		3
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 <i>If yes, 20A</i> ☐ ☐ Substantial improvement? ☐ ☐ Substantially damaged? ☐ ☐ Floodshields 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? <i>If yes, specify structure being demolished</i> ☐ ☐ Mechanical means* from out of building? <i>If yes, mechanical means will demolish</i> ☐ entire structure or ☐ part of structure ☐ ☐ Mechanical means* from within building? <i>If yes, describe equipment proposed</i> 21B ☐ ☐ Demolition work affects the exterior building envelope ☐ ☐ The scope of work involves raising/moving of a building

22 Asbestos Abatement Compliance <i>Choose one.</i>
☐ 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. <i>DEP Control # is required</i> 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.		23B ☐ ☐ Is roof sign tight, closed or solid?
Yes No			23C Sign wording. <i>If extensive, provide only key wording.</i>
☐ ☐ Is sign inside building line? <i>If no, sign projects by:</i> ft. in.			
☐ ☐ 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>			
☐ ☐ Within 900' and within view of an arterial highway? <i>If yes, 23D</i>			23D Distance from Arterial Highway: ft
☐ ☐ Within 200' and within view of a park 1/2 acre or more? <i>If yes, 23E</i>			23E Distance from Park 1/2 acre or more: ft
.....► <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>			23F OAC Sign Number:
			23G OAC Registration Number:

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

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 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 a specific lot or lots in 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). **WEN-HAU**

Sign and Date

P E / R A Seal (apply seal, when done, over above 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 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 purpose. ★

☐ ☐ **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 ☒ NoName (please print) **LINCHENG YU**Relationship to Owner **OWNER**Business Name/Agency **NICO REAL ESTATE INC**Street Address **87-10 QUEENS BLVD**City **ELMHURST** State: **NY** Zip: **11373**Telephone Number **(718) 396-2888** Fax:E-Mail Address **INFO@JDEVELOPMENTS.COM**

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: