



PW1: Plan / Work Application

Must be typewritten

DEPT BLDGS Job No. 440468566



1	Location Information <i>Required for all applications.</i>
House No(s) 104-40 Street Name Queens Boulevard	
Borough Queens Block 3175 Lot 1 BIN 4433858 C.B. No. 406	
Work on Floor(s) 10 Apt. / Condo No(s) 10H	

2	Applicant Information <i>Required for all applications. Fax, mobile telephone and e-mail address are optional information.</i>
Last Name Giannopoulos First Name Anastasios Middle Initial	
Business Name A. Giannopoulos Architects PLLC Business Telephone (718) 606-0966	
Business Address 23-24 Steinway Street Business Fax (718) 626-0400	
City Astoria State NY Zip 11105 Mobile Telephone	
E-Mail a.architects@verizon.net License Number 030321	
Choose one: ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other:	

3	Filing Representative <i>Complete only if different from applicant specified in section 2. Fax, mobile phone, and e-mail are optional info.</i>
Last Name Kongkachan/Golden/Ganci First Name Piyapa/Sarah/Joseph Middle Initial	
Business Name Beam Living Business Telephone (212) 598-5285	
Business Address 276 First Avenue Loop Business Fax	
City New York State NY Zip 10009 Mobile Telephone	
E-Mail sarah.golden@beamliving.com Registration Number 001833	

4	Filing Status <i>Required for all applications. Choose one and provide specified associated information.</i>
☐ Initial Filing 5, 7, 11, 12A, 25-26 ☐ Prior to Approval Actions 25-26 ☐ Reinstatement 24-26 <i>Choose only one:</i>	
☐ Standard Plan Examination or Review ☐ Amend Existing Filing 4A ☐ Withdrawal 26 ☐ Professional Certification PC1, POC1 ☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11 ☐ Specified in 4A and 6 ☐ Professional Certification of Objections A/I ☒ Post Approval Amendment (PAA) 4A, 6, 24-25 ☐ Entire Job Will PAA affect filing fees? ☒ Yes ☐ No 4A Indicate existing document number affected by filing 01	
☐ New (Superseding) Applicant 4A, 25-26	

5	Job/Project Types <i>Choose one and provide specified associated information.</i>
☐ 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 2 5A, 6A-D, 8A-B, 9-10, 13C-E, & 14, 20, 22 ☐ Full Demolition 6B, 8D, 9A & 9C-D, 9K, 9M, 13D-E, 14, 21A, 22 ☐ 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, 9M, 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 <i>Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 initial applications.</i>
6A ☐ BL - Boiler PW1C ☐ FS - Fuel Storage PW1C ☐ PL - Plumbing PW1B ☐ FA - Fire Alarm ☐ FP - Fire Suppression ☐ SD - Standpipe PW1B ☐ FB - Fuel Burning PW1C ☐ MH - Mechanical ☐ SP - Sprinkler PW1B 6B ☐ EQ - Construction Equipment 15 6C ☒ OT/GC - General Construction 6D ☐ OT - Other, describe: 6E ☐ CC - Curb Cut 16 ☐ OT/LAN - Landscape 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 \$
								☐ 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 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*

☐ Alteration is a major change to exits

9C ☐ 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, 17*

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): _____

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. *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 See section 24	11A Related DOB Job Numbers
---	--

11B Primary application job no.

12 Zoning Characteristics																																							
12A District(s) Overlay(s) Special Dist.(s) Map Number	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: 20%;">Zoning Floor Area</th> <th style="width: 10%;">District</th> <th style="width: 10%;">FAR</th> </tr> <tr><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr> <td>Proposed Totals</td> <td>sq. ft.</td> <td style="background-color: #cccccc;"></td> <td> </td> </tr> <tr> <td>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.		
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 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 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.	2014 Code Designations? ☐ Yes ☐ No	Proposed 2014 Code Designations? ☒ Yes** ☐ No	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 ☐ Yes ☐ No 	13E Existing 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					

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: _____ Size: _____ linear ft. BSA/MEA Approval No. _____	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): <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 colspan="2">Existing</th> <th colspan="2">Proposed</th> </tr> <tr> <th></th> <th>Yes</th> <th>No</th> <th>Yes</th> <th>No</th> </tr> <tr> <td>Fire Alarm</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Fire Suppression</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Sprinkler</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Standpipe</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table>		Existing		Proposed			Yes	No	Yes	No	Fire Alarm	☐	☐	☐	☐	Fire Suppression	☐	☐	☐	☐	Sprinkler	☐	☐	☐	☐	Standpipe	☐	☐	☐	☐
	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		20A Flood Hazard Area Information	
Yes No	Yes No	Yes No	
☐ ☐ Tidal Wetlands	☐ ☐ Freshwater Wetlands	☐ ☐ Substantial improvement?	
☐ ☐ Coastal Erosion Hazard Area	☐ ☐ Urban Renewal	☐ ☐ Substantially damaged?	
☐ ☐ Fire District	☐ ☐ Flood Hazard Area <i>If yes, 20A</i>	☐ ☐ 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.			23D Distance from Arterial Highway: _____ ft.
☐ ☐ Designed for changeable copy? <i>If no, 23C</i>			23E Distance from Park 1/2 acre or more: _____ ft.
☐ ☐ Does an OAC have an interest in this sign or location? <i>If yes, 23G</i>			23F OAC Sign Number: _____
☐ ☐ Within 900' and within view of an arterial highway? <i>If yes, 23D</i>			23G OAC Registration Number: _____
☐ ☐ Within 200' and within view of a park 1/2 acre or more? <i>If yes, 23E</i>			
.....► <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>			

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

Post approval amendment to revise cost from 38,000 to 60,473. No plan changes

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): Anastasios Giannopoulos

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): Kelly Vohs

Relationship to Owner: Officer

Business Name/Agency: BPP Parker Towers Property Owner LLC

Street Address: 345 Park Avenue

City: New York State: NY Zip: 10154

Telephone Number: (212) 420-5000 Fax:

E-Mail Address: dob.parker@beamliving.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: