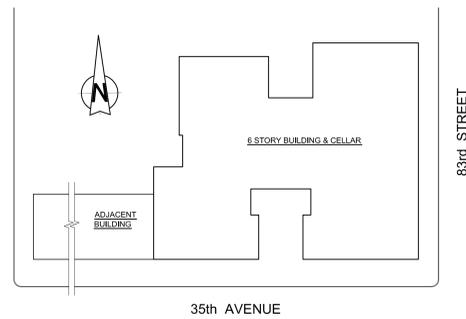


# HANDICAP ACCESSIBLE RAMP & NEW FENCE AT 82-15 35th AVENUE



QUEENS,

NEW YORK

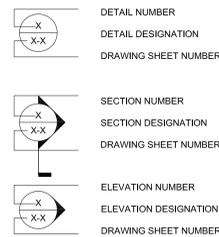


**LOCATION PLAN**  
NOT TO SCALE

**PROPERTY INFORMATION**

LOT: 33  
BLOCK: 1443  
ZONE: R7-1

**ANNOTATION SYMBOL LEGEND**



**TENANT SAFETY NOTES**

- GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF NEW YORK BUILDING CODE AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- STRUCTURAL:
  - CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
  - ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS TO BE DONE IN ACCORDANCE WITH NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES AND OSHA STANDARDS.
- MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
- FIRE SAFETY:
  - ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
  - ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
  - ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
  - ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
  - ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
  - ALL ELECTRICAL POSER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
  - CONTRACTOR, AT ALL TIMES TO MAKE SURE THERE IS NOT LEAKAGE OF NATURAL GAS IN BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
- DUST CONTROL:
  - DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO IMMEDIATE CONSTRUCTION AREA.
  - CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREA BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS.
  - DEBRIS, DIRT, AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
- NOISE AFTER HOURS:
  - CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8 A.M. TO 6 P.M., MONDAYS THROUGH FRIDAYS EXCEPT LEGAL HOLIDAYS.
  - CONTRACTOR TO OBTAIN THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN REGULAR HOURS.
  - CONTRACTOR SHALL OBTAIN AFTER-HOUR WORK PERMIT FROM ALL APPLICABLE CITY OF NEW YORK AGENCIES IF WORKING AFTER HOURS.
  - FINAL CLEANUP: AT COMPLETION OF THE WORK THE PREMISES SHALL BE LEFT IN A NEAT, UNOBSTRUCTED CONDITION, AND ALL WORK IN PERFECT REPAIR AND ORDER. ALL TOOLS, APPLIANCES, SHANTIES, MATERIALS AND EQUIPMENT BELONGING TO THE CONTRACTOR AND TRADE CONTRACTORS SHALL BE REMOVED FROM THE PREMISES UPON COMPLETION OF THE WORK.
- CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
- CONSTRUCTION WORK WILL BE CONFINED TO THE AREA OF WORK, AND WILL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO OTHER TENANTS WITHIN THE BUILDING.
- THERE WILL BE NO ONE OCCUPYING THE AREA OF WORK TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.

**GENERAL NOTES**

- WORK MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF NEW YORK FIRE PREVENTION AND BUILDING CODE, FIRE DEPARTMENT REGULATIONS AND ALL APPLICABLE LAWS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS. OBTAIN ALL REQUIRED PERMITS FROM ALL APPLICABLE CITY AGENCIES, AND APPLY ALL FEES REQUIRED BY GOVERNING CITY AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS, AND THE PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENT OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK.
- PLUMBING AND ELECTRICAL WORK, IF ANY, SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- AT LEAST TWENTY FOUR HOURS WRITTEN NOTICE SHALL BE GIVEN TO THE DEPARTMENT OF BUILDINGS BEFORE THE COMMENCEMENT OF ANY WORK FOR WHICH A WORK PERMIT HAS BEEN OBTAINED. THE ENGINEER SHALL BE NOTIFIED FOR INSPECTION FOR ANY WORK REQUIRING INSPECTIONS FOR FINAL CERTIFICATES.

**LIST OF DRAWINGS**

T-100.00	COVER SHEET AND GENERAL NOTES
A-101.00	PRIOR APPROVED DEMOLITION PLAN & PROPOSED DEMOLITION PLAN
A-102.00	PRIOR APPROVED PROPOSED PLAN & PROPOSED PLAN
A-201.00	PRIOR APPROVED ELEVATIONS & PROPOSED ELEVATIONS
A-202.00	PRIOR APPROVED DOOR & PROPOSED DOOR
A-203.00	EXISTING RAMP PHOTOS

**CONTROLLED INSPECTIONS:**

FINAL INSPECTION

**ENERGY ANALYSIS EXEMPTION NOTE:**

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE EXEMPT DUE TO THE SCOPE OF WORK AS PER CHAPTER 1 SECTION 101.4

**NOTE:**

THE WORK MEETS THE EXEMPTION CRITERIA OF BUILDINGS BULLETIN 2009-026, ITEM IV, AND I HERBY ELECT TO WAIVE THE REQUIREMENT OF CONCRETE TESTING AND OF THE TR2 FORM AND/OR TR3 FORM

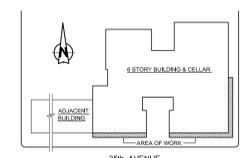
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Architects & Engineers LLP  
New York • Florida  
www.lawlessmangione.com  
480 North Broadway, Yonkers, NY 10701  
914-423-8844 Fax 914-423-8981

CONSULTANT:

CLIENT:

82-15 35th AVENUE  
QUEENS, NEW YORK 11372

KEY PLAN:



PROJECT:

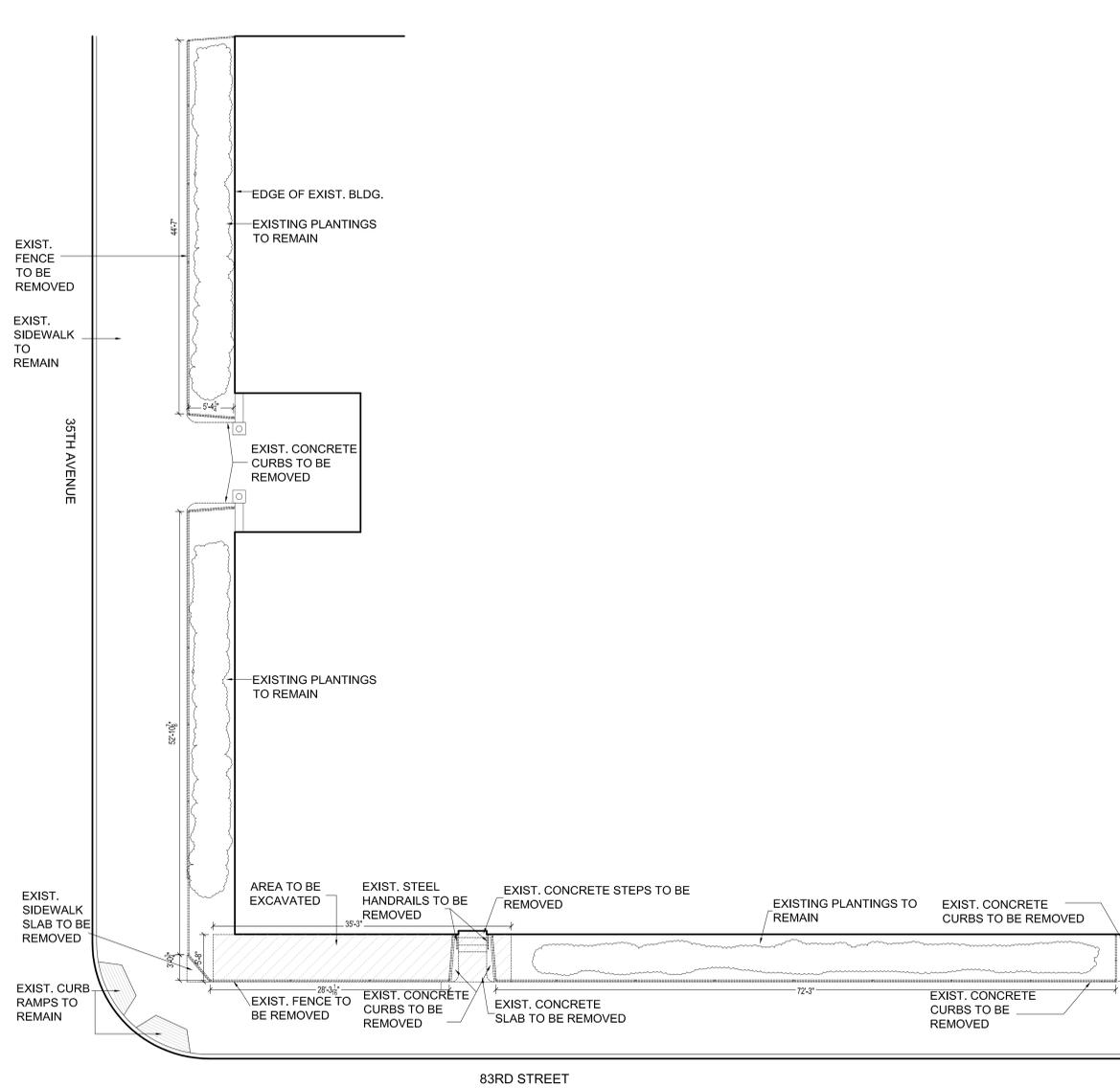
HANDICAP  
ACCESSIBLE  
RAMP & FENCE

DWG TITLE:

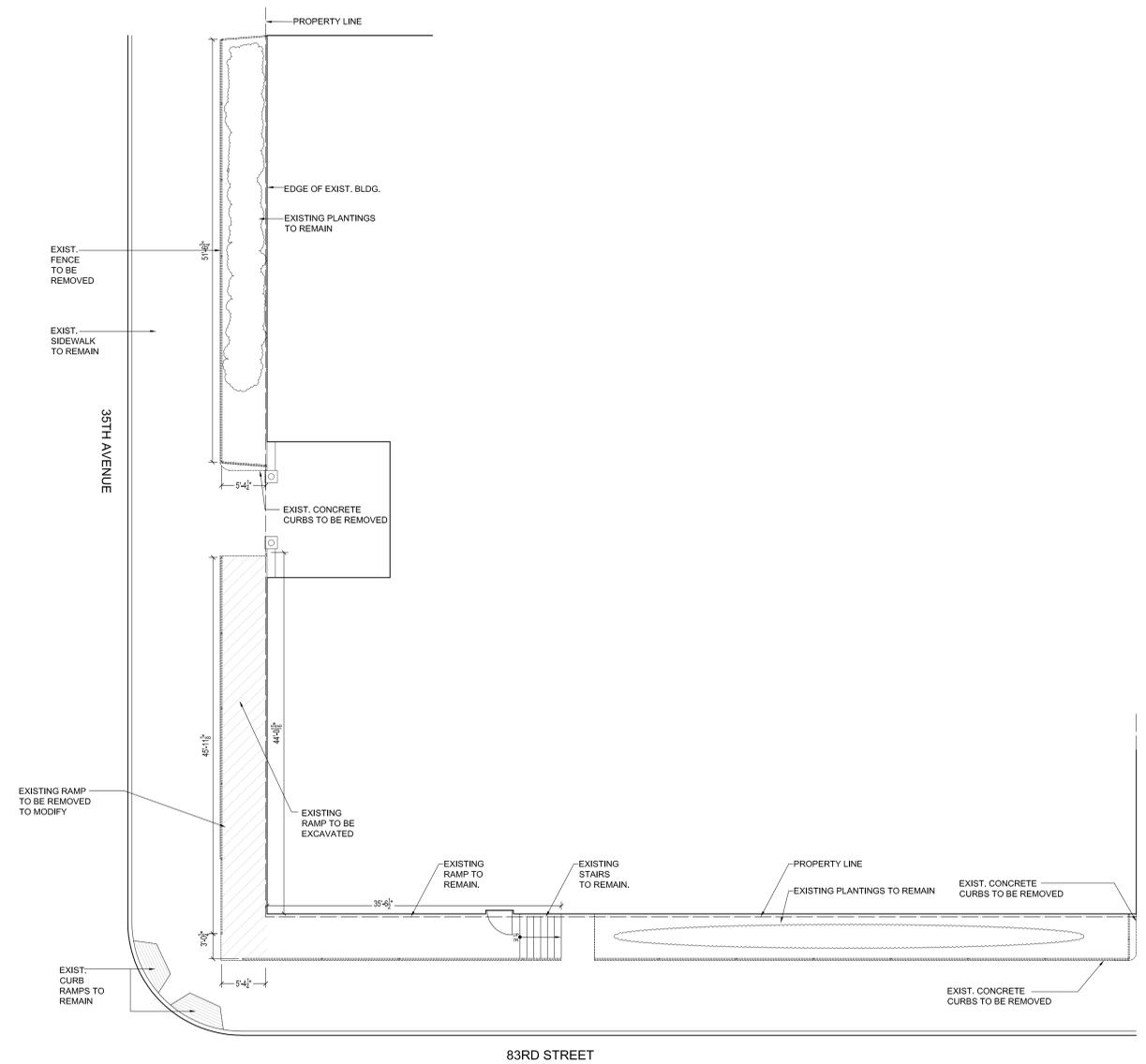
COVER SHEET  
AND  
GENERAL NOTES

PROJECT #:	08-0528-01
SCALE:	AS NOTED
DATE:	07/22/09
DRAWN BY:	CV
CHECKED BY:	AO
SEAL:	DWG NO.: <b>T-001.00</b>
	SHEET: 01 OF 06

NO.	REVISIONS	ISSUED FOR	DATE
1.	LANDMARK REVIEW		08/25/15



1 PRIOR APPROVED DEMOLITION PLAN  
SCALE: 3/32" = 1'-0"



2 PROPOSED DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

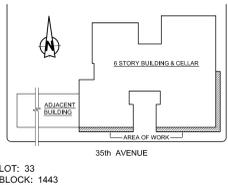
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CONSULTANT:

CLIENT:

82-15 35th AVENUE  
QUEENS, NEW YORK 11372

KEY PLAN:



LOT: 33  
BLOCK: 1443

NO.	REVISIONS	DATE
1.	LANDMARK REVIEW	08/25/15
	ISSUED FOR	

PROJECT:

HANDICAP  
ACCESSIBLE  
RAMP & FENCE

DWG TITLE:

PRIOR APPROVED  
DEMOLITION PLAN  
&  
PROPOSED DEMOLITION  
PLAN

PROJECT #: 08-0528-01

SCALE: AS NOTED

DATE: 07/22/09

DRAWN BY: CV

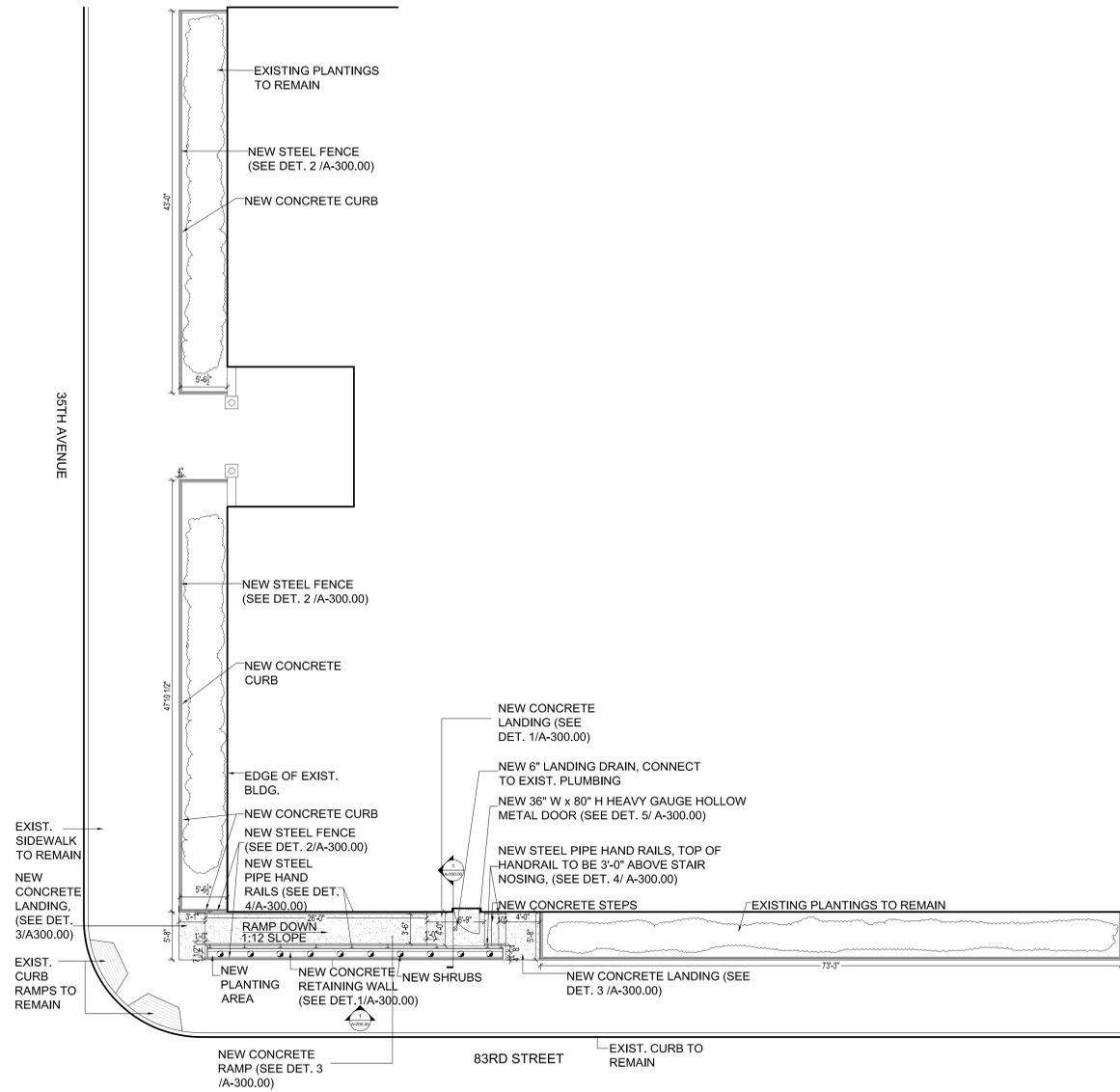
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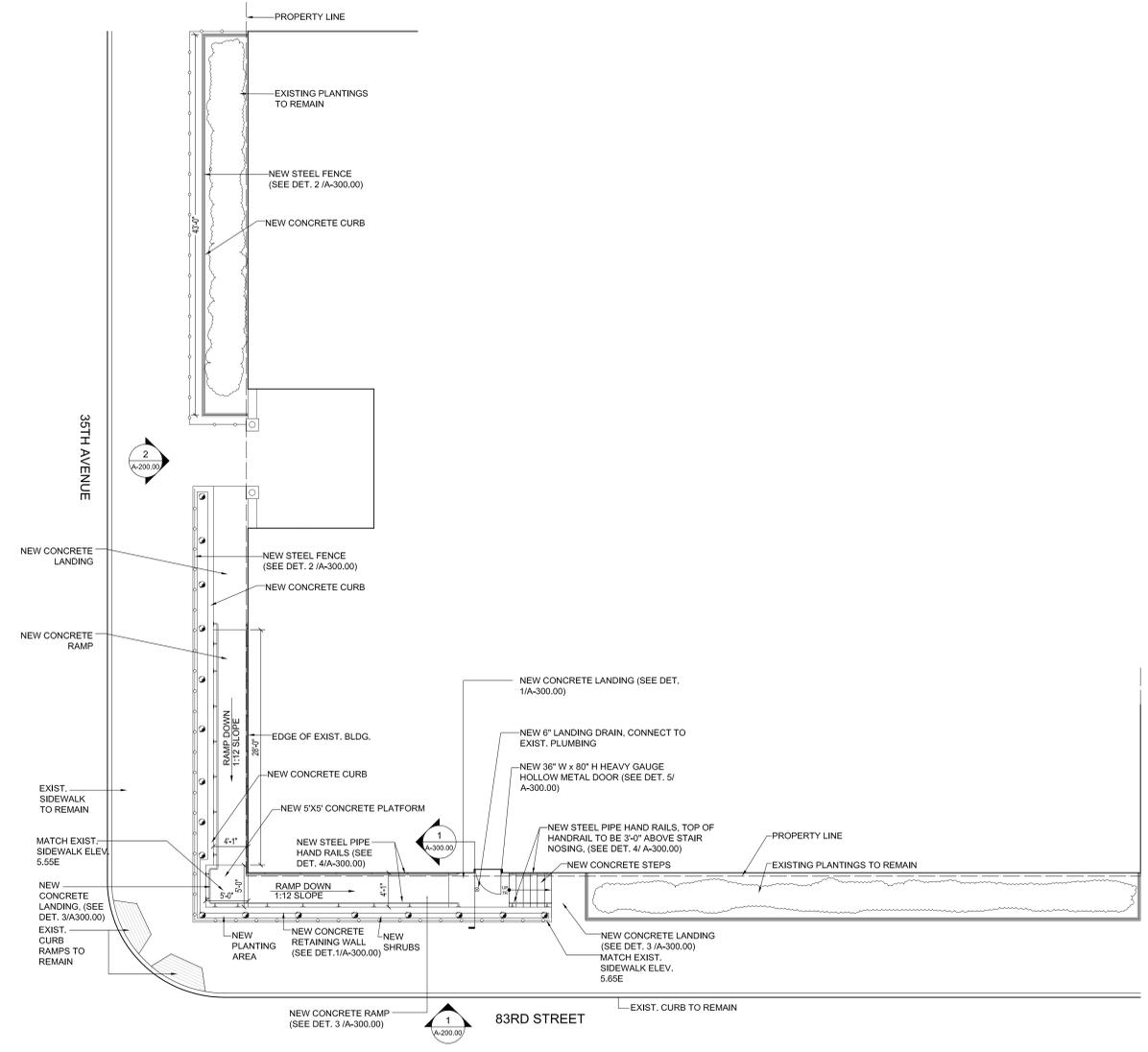
DWG NO.:

A-101.00

SHEET: 02 OF 06



1 PRIOR APPROVED PROPOSED HANDICAP RAMP & FENCE PLAN  
SCALE: 3/32" = 1'-0"



2 PROPOSED HANDICAP RAMP & FENCE PLAN  
SCALE: 1/8" = 1'-0"

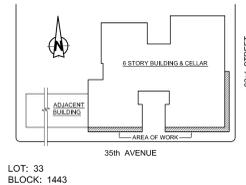
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CONSULTANT:

CLIENT:

82-15 35th AVENUE  
QUEENS, NEW YORK 11372

KEY PLAN:



PROJECT:

HANDICAP  
ACCESSIBLE  
RAMP & FENCE

DWG TITLE:

PRIOR APPROVED  
PROPOSED PLAN  
&  
PROPOSED PLAN

PROJECT #: 08-0528-01

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SEAL:

DWG NO.:

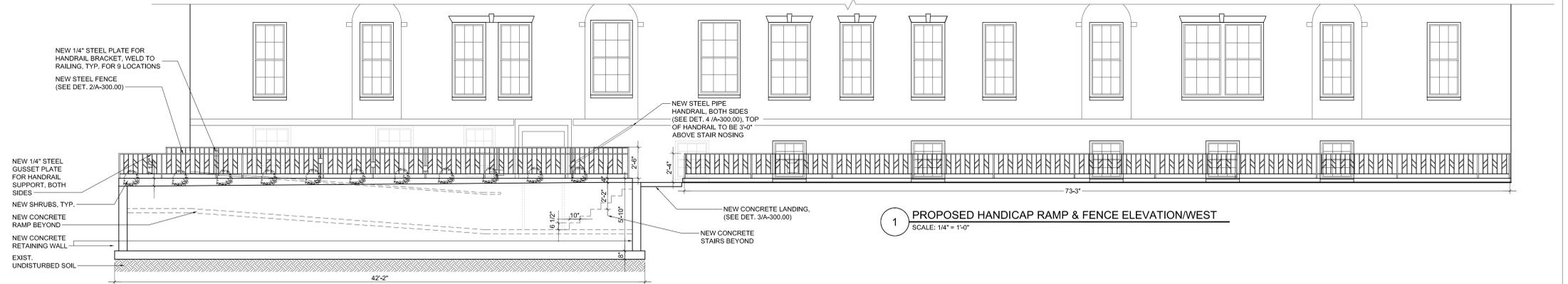
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SHEET: 03 OF 06

NO.	REVISIONS	DATE
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	ISSUED FOR	



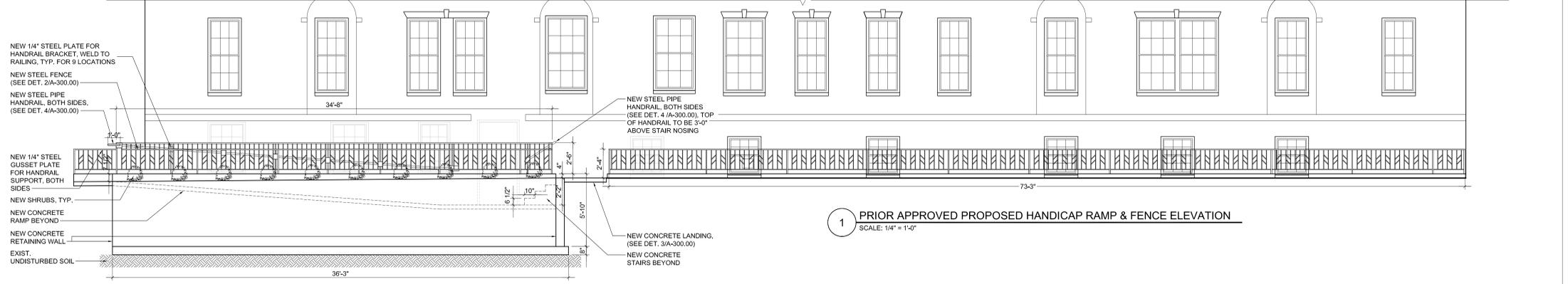
2 PROPOSED FENCE ELEVATION/NORTH  
SCALE: 1/4" = 1'-0"



1 PROPOSED HANDICAP RAMP & FENCE ELEVATION/WEST  
SCALE: 1/4" = 1'-0"



2 PRIOR APPROVED PROPOSED FENCE ELEVATION  
SCALE: 1/4" = 1'-0"



1 PRIOR APPROVED PROPOSED HANDICAP RAMP & FENCE ELEVATION  
SCALE: 1/4" = 1'-0"

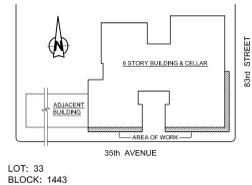
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CONSULTANT:

CLIENT:

82-15 35th AVENUE  
QUEENS, NEW YORK 11372

KEY PLAN:



LOT: 33  
BLOCK: 1443

NO.	REVISIONS	DATE
1.	LANDMARK REVIEW	08/25/15
	ISSUED FOR	

PROJECT:

HANDICAP  
ACCESSIBLE  
RAMP & FENCE

DWG TITLE:

PRIOR APPROVED  
ELEVATIONS  
&  
PROPOSED ELEVATIONS

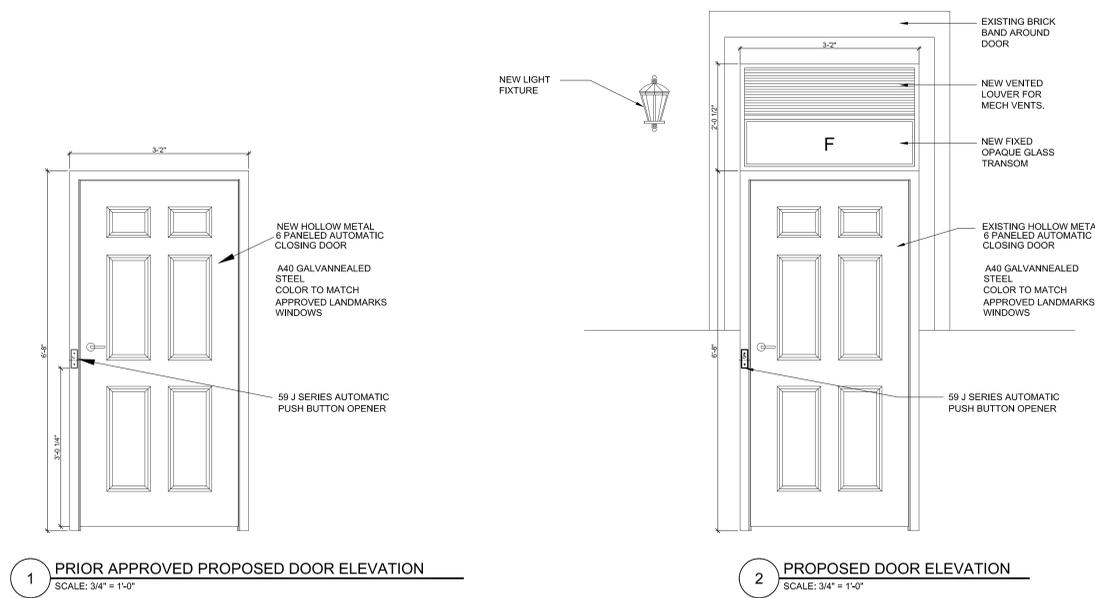
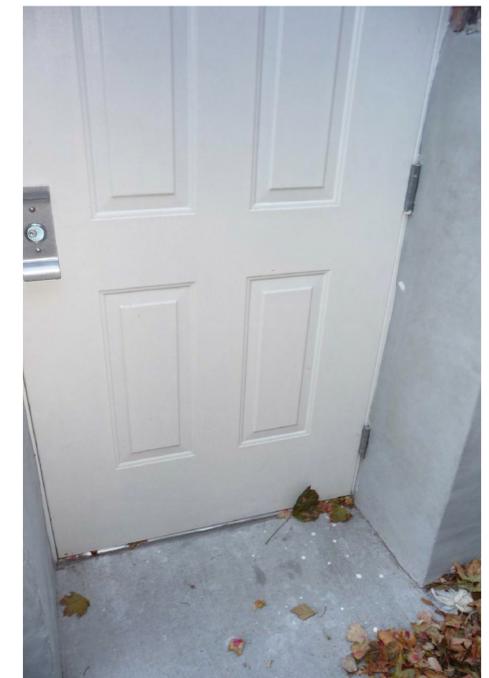
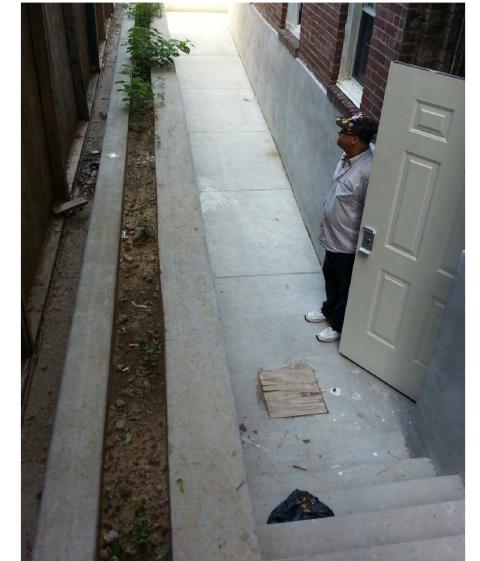
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SCALE: AS NOTED  
DATE: 07/22/09  
DRAWN BY: CV  
CHECKED BY: AO

SEAL:

DWG NO.:

A-201.00

SHEET: 04 OF 06



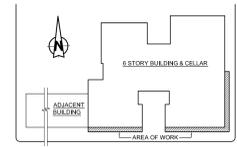
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CONSULTANT:

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82-15 35th AVENUE  
QUEENS, NEW YORK 11372

KEY PLAN:



NO.	REVISIONS	DATE
1.	LANDMARK REVIEW ISSUED FOR	08/25/15

PROJECT:

**HANDICAP ACCESSIBLE RAMP & FENCE**

DWG TITLE:

**PRIOR APPROVED DOOR & PROPOSED DOOR**

PROJECT #: 08-0528-01  
SCALE: AS NOTED  
DATE: 07/22/09  
DRAWN BY: CV  
CHECKED BY: AO

SEAL:

DWG NO.:

**A-202.00**

SHEET: 05 OF 06

# 82-15 35TH AVENUE JACKSON HEIGHTS, NEW YORK



**SOUTH ELEVATION** (Along 35th Avenue)



**SOUTH ELEVATION** (Along 35th Avenue)



**SOUTH EAST ELEVATION**  
(Intersection of 35th Ave. & 83rd St.)



**SOUTH EAST ELEVATION**  
(Intersection of 35th Ave. & 83rd St.)



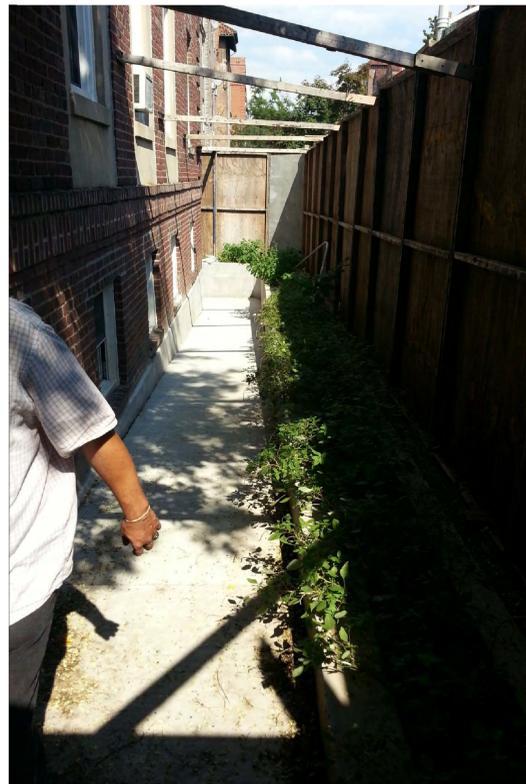
**EAST ELEVATION** (Along 83rd Street)



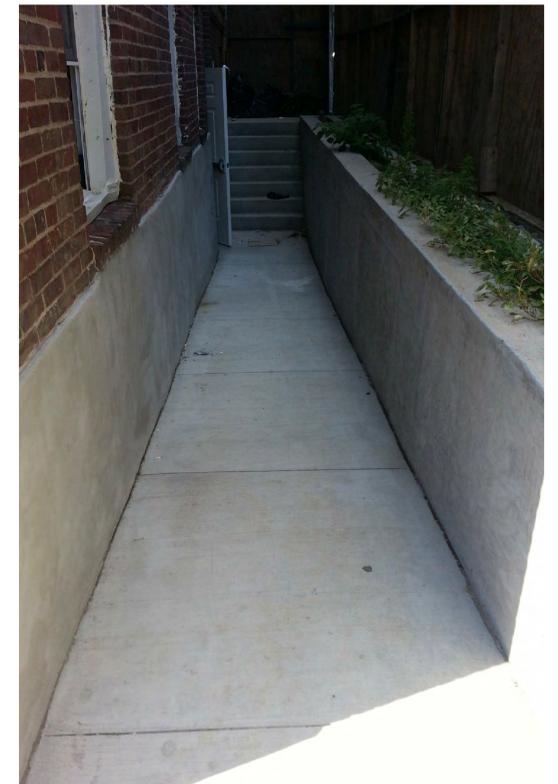
**EAST ELEVATION** (Along 83rd Street)



**SOUTH ELEVATION** (Along 35th Avenue)



**SOUTH ELEVATION** (Along 35th Avenue)



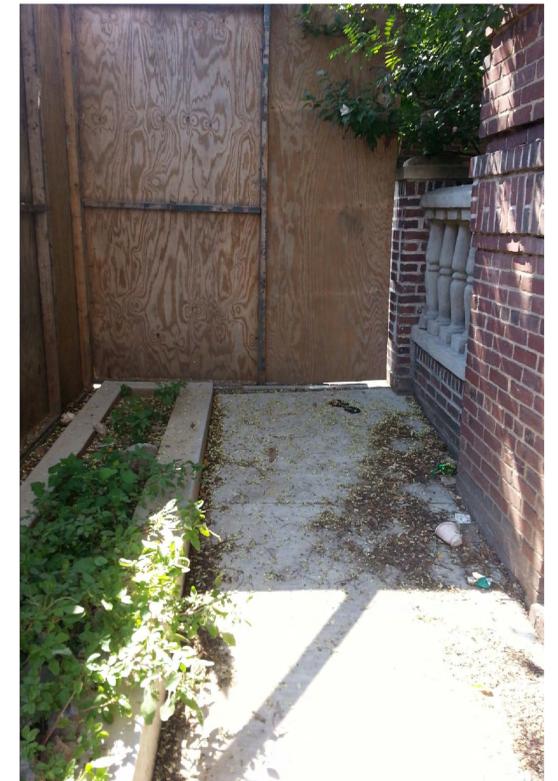
**EAST ELEVATION** (Along 83rd STREET)



**EAST ELEVATION** (Along 83rd STREET)



**EAST ELEVATION** (Along 83rd STREET)



**EAST ELEVATION** (Along 83rd STREET)

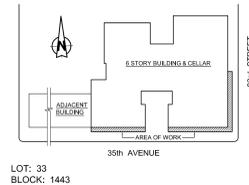
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CONSULTANT:

CLIENT:

82-15 35th AVENUE  
QUEENS, NEW YORK 11372

KEY PLAN:



NO.	REVISIONS	DATE
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	ISSUED FOR	

PROJECT:

**HANDICAP  
ACCESSIBLE  
RAMP & FENCE**

DWG TITLE:

EXISTING RAMP PHOTOS

PROJECT #: 08-0528-01  
SCALE: AS NOTED  
DATE: 07/22/09  
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CHECKED BY: AO

SEAL: \_\_\_\_\_ DWG NO.: **A-203.00**  
SHEET: 06 OF 06