EVERGREEN
REALTY & INVESTMENTS

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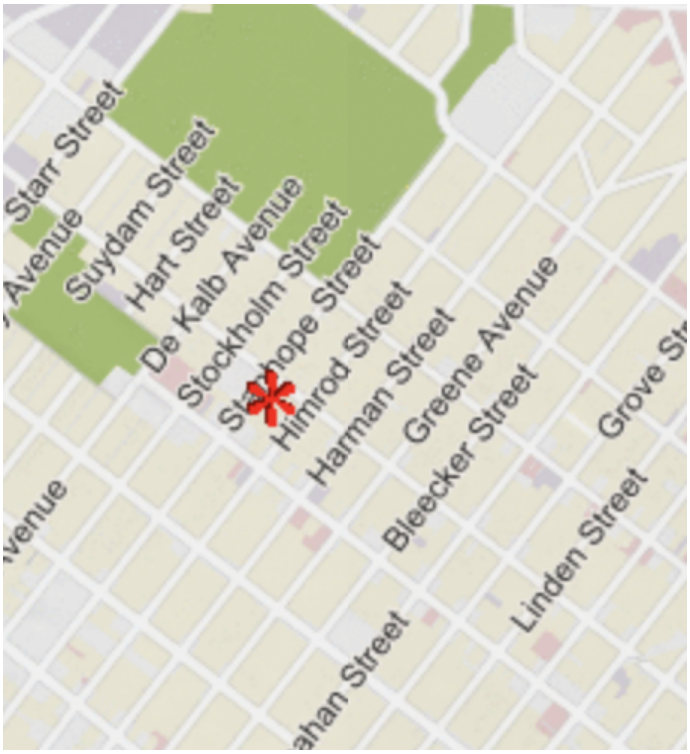
1,500 SF COMMERCIAL RENTAL • FULL KITCHEN • PARKING AVAILABLE

404 ONDERDONK AVENUE

LOCATED BETWEEN STANHOPE STREET AND HIMROD STREET

- Full kitchen for food preparation
- 1,500 square feet
- Two parking spaces available for $300/month per spot
- Use type: house of worship
- Prime Ridgewood location
- Accessible by the M train at Seneca Avenue and the L train at Dekalb Avenue
- Close to many local shops

$3,000/MONTH



LICENSED BROKER & PRINCIPAL
DANIEL BARCELOWSKY
PHONE : 646.373.7944
E- MAIL : DANIEL@EVRGREALTY.COM

LICENSED SALESPERSON
DAVID SORIA
PHONE : 917.744.6927
E- MAIL : DAVID@EVRGREALTY.COM

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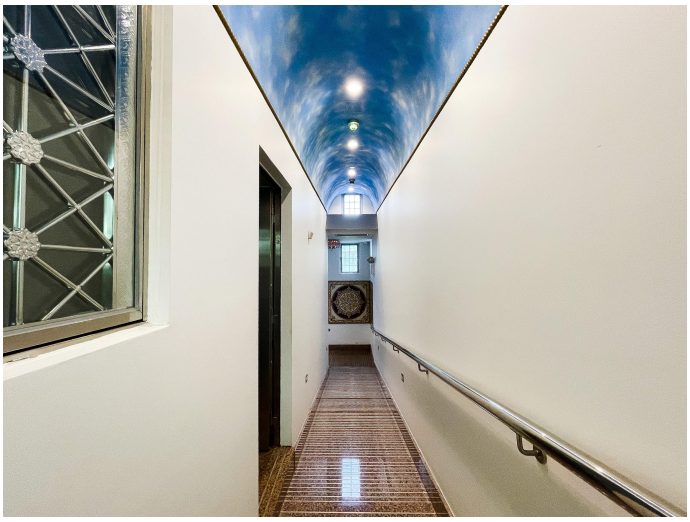

DANIEL@EVRGREALTY.COM | 646.373.7944 | EVERGREENREALTYANDINVESTMENTS.COM | 5825 MYRTLE AVENUE, OFFICE 2A, RIDGEWOOD, NY 11385

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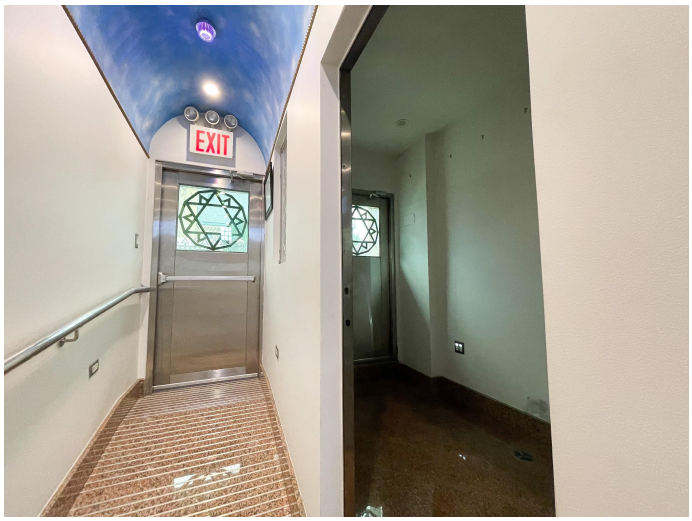

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GENERAL NOTES:

1. WORK MUST CONFORM TO THE REQUIREMENT OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS AND ALL APPLICABLE LAWS,UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES AS WELL AS THE PROJECT SAFETY PLAN AND PROGRAM AND CONTRACT DOCUMENTS.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE THE REQUIRED CERTIFICATE OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS FROM ALL APPLICABLE NYC AGENCIES, AND APPLY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES. CONTRACTOR MUST PROVIDE BUILDING OWNER WITH REQUIRED INSURANCE PER LEASE.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWING AND FIELD CONDITION TO THE PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT AND SHALL BE NOTIFIED IN WRITING PRIOR TO COMMENCING WORK.
4. MINOR DETAILS OR DIMENSIONS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER REPAIRS OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWING AND THE CONSTRUCTION MANAGER AND APPLICABLE PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF NYC DOB, BUILDING MANAGEMENT AND OWNER.
6. THE CONTRACTOR SHALL TAKE, AND BE RESPONSIBLE FOR, ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE WORK SITE SO THAT ALL WORK WILL BE PROPERLY JOINED TO THE EXISTING WORK. BEFORE COMMENCING WORK, HE SHALL EXAMINE ALL EXISTING WORK ON WHICH HIS WORK IS IN ANY WAY DEPENDENT FOR PERFECT WORKMANSHIP ACCORDING TO THE INTENT OF THESE SPECIFICATIONS AND SHALL REPORT TO THE ENGINEER ANY CONDITIONS WHICH WILL PREVENT HIM FROM PERFORMING HIS WORK IN A FIRST CLASS MANNER.
7. AT LEAST 24 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. ENGINEER SHALL BE NOTIFIED IN WRITING AT LEAST 24 HOURS BEFORE ANY REPAIR WORK COMMENCES.

TENANT PROTECTION PLAN (2014 AC §28-104.8.4):

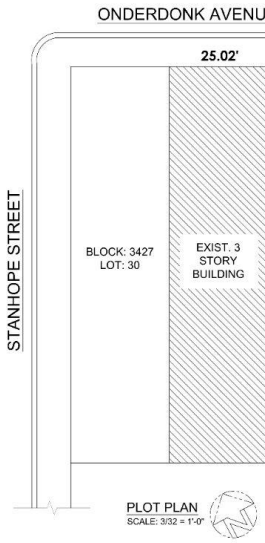
1. EGRESS:
ALL OR A PORTION OF WORK FILED UNDER THIS APPLICATION IS CONFINED TO COMMERCIAL TENANT SPACE AS SPECIFIED AS PER JOB DESCRIPTION. ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, TOOLS, ETC. REPAIRS AND ALTERATIONS TO VERTICAL CIRCULATION AND EXIT SYSTEMS SHALL BE MONITORED BY A QUALIFIED PERSON DESIGNATED BY THE PERMIT HOLDER WHO WILL BE RESPONSIBLE TO ESTABLISH A EGRESS MITIGATION PLAN AND ASSIST IN EVACUATION THE BUILDING IN EVENT OF AN EMERGENCY.
2. FIRE SAFETY:
CONTRACTOR TO ENSURE THAT ALL FLAMMABLE MATERIALS ARE KEPT AWAY FROM HEAT; THAT ALL FLAMMABLE MATERIALS ARE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE; ALL ELECTRICAL POWER TO BE SHUT-OFF WHERE THERE ARE EXPOSED CONDUITS; ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS; CONTRACTOR TO ENSURE THERE ARE NO LEAKS OF NATURAL GAS IN THE BUILDING OR ANY FLAMMABLE GAS USED IN CONSTRUCTION. PROPER FIRE EXTINGUISHERS SHALL BE MAINTAINED ON SITE IN A LOCATION KNOWN AND OBVIOUS TO ALL WORKERS.
3. HEALTH REQUIREMENTS:
DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. CONTRACTOR TO ISOLATED CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS. DEBRIS, DIRT AND DUST TO BE CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
LEAD PAINT
A. CLEANING ALL FLOORS, FURNITURE, DRAPERIES, CARPETS AND OTHER OBJECTS IN THE WORK AREA WITH A HEPA (HIGH EFFICIENCY PARTICULATE AIR) VACUUM BEFORE WORK BEGINS.
B. COVERING FLOORS, WINDOWS, AND AIR VENTS WITH 2 LAYERS OF PLASTIC SHEETING.
C. SEALING THE WORK AREA WITH PLASTIC SHEETING AND COVERING DOORWAYS WITH 2 LAYERS OF PLASTIC.
D. CLEANING AND REMOVING FURNITURE OR CLEANING AND COVERING FURNITURE WITH PLASTIC SHEETING.
E. USING ONLY APPROVED LEAD REMEDIATION METHODS.
F. USING WET METHODS AND HEPA VACUUMING FOR DAILY AND FINAL CLEANING FILE A NOTIFICATION OF COMMENCEMENT OF LEAD REMEDIATION (YELLOW FORM).
G. FAX OR HAND-DELIVER THE FORM TO THE FIELD SERVICES UNIT (FSU) OF THE HHP/LPP, 1-3 DAYS BEFORE WORK BEGINS. FORMS CAN BE FAXED TO (347)396-8926 OR (646)632-6004.
H. FILE A NEW NOTIFICATION IF YOU CHANGE THE CONTRACTOR, THE DUST WIPE TESTING COMPANY, OR THE START DATE.
I. HIRE AN EPA-CERTIFIED LEAD INSPECTOR TO TAKE CLEARANCE DUST WIPE SAMPLES WHEN THE WORK IS COMPLETED.
J. RESULTS MUST BE FAXED OR HAND DELIVERED TO THE HHP/LPP BY THE BUILDING OWNER OR THE DUST WIPE TESTING COMPANY WITHIN 5 DAYS AFTER WORK IS FINISHED.

K. AN EPA-CERTIFIED INSPECTOR OR RISK ASSESSOR THAT IS INDEPENDENT OF THE CONTRACTOR MUST TAKE THE SAMPLES.
ASBESTOS
(REFER TO ACPS OR ACP21 "ASBESTOS ASSESSMENT/ABATE,EMT REPORT" IN APPROVED CONSTRUCTION DOCUMENTS)
A. PORTION OF THE PREMISES WHERE WORK IS PROPOSED IS FREE OF ASBESTOS CONTAINING MATERIAL (ACM); OR
B. PORTION OF THE PREMISES WHERE WORK IS PROPOSED CONTAINS LESS THAN 10 SF OR 25 LF OF ACM AND WILL BE ABATED AS A MINOR PROJECT IN ACCORDANCE WITH DEP RULES & REGULATIONS FOR MINOR PROJECTS; OR
C. ASBESTOS IN PRESENT BUT WILL NOT BE DISTURBED BY THE PROPOSED CONSTRUCTION; OR
D. ENTIRE BUILDING IS FREE OF ASBESTOS; OR
E. PROJECT IS EXEMPT FROM ASBESTOS TESTING:p THE BUILDING WAS CONSTRUCTED AGER APRIL, 1987 OR THE SCOPE OF WORK IS EXEMPT FROM TESTING BY RULE.
4. COMPLIANCE WITH HOUSING STANDARDS:
THE REQUIREMENTS OF THE NYC HOUSING MAINTENANCE CODE SPECIFICALLY RELATED TO THE MAINTENANCE, SERVICES, UTILITIES AND PHYSICAL AND OCCUPANCY STANDARDS FOR DWELLING UNITS SHALL BE STRICTLY OBSERVED.
5. STRUCTURAL SAFETY:
IF STRUCTURAL SAFETY IS AFFECTED BY THIS APPLICATION (SEE APPLICATION DETAILS), ALL TEMPORARY STRUCTURAL SHORING AND BRACING SHALL BE PERFORMED BY THE CONTRACTOR WITH ALL DUE DILIGENCE AS MONITORED UNDER OBSERVATION OF THE SPECIAL INSPECTION AGENCY DESIGNATED BY THE OWNER AND DESIGN APPLICANT AS RESPONSIBLE FOR "STRUCTURAL STABILITY" PER BC 1704.20 UNLESS EXEMPT PER CRITERIA ESTABLISHED THEREIN.
6. NOISE RESTRICTIONS:
CONSTRUCTION WORK MAY TAKE PLACE BETWEEN THE HOURS OF 7AM AND 6PM ON MONDAY THROUGH FRIDAY PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE UNLESS AN "AFTER HOURS WORK" VARIANCE PERMIT HAS BEEN ISSUED. CONTRACTORS MUST DEVELOP A NOISE MITIGATION PLAN PRIOR TO THE COMMENCEMENT OF WORK. NOISE THE EXCEEDS THE AMBIENT SOUNDS LEVEL BY MORE THAN 10 DECIBELS AS MEASURED FROM 15 FEET FROM THE SOURCE AS MEASURED FROM INSIDE ANY PROPERTY OR ON A PUBLIC STREET IS PROHIBITED AND IMPULSIVE SOUNDS ARE RESTRICTED. NOISE SHALL BE KEPT TO A MINIMUM DURING WORKING HOURS WHILE ONGOING CONSTRUCTION TAKES PLACE.
7. MAINTAINING ESSENTIAL SERVICES:
THE LICENSED ELECTRICIAN SHALL BE RESPONSIBLE FOR TURNING OFF ELECTRICITY IN SPECIFIC APARTMENTS (WHERE THERE ARE NO OCCUPANTS) WHILE ELECTRICITY REMAINS ON AND SERVICE IS NOT DISRUPTED FOR OTHER OCCUPANTS IN THE BUILDING. THE LICENSED PLUMBER SHALL BE RESPONSIBLE FOR TURING OFF GAS AND WATER SERVICES IN SPECIFIC APARTMENTS (WHERE THERE ARE NO OCCUPANTS) WHILE GAS AND WATER REMAINS ON AND SERVICE IS NOT DISRUPTED FOR OTHER OCCUPANTS. IN THE BUILDING, DESIGNATED PERSONNEL SHALL OVERSEE AND MONITOR THE DELIVERY OF MATERIALS AND REMOVAL OF DEBRIS WHILE COORDINATING WITH BUILDING SUPERINTENDENTS THAT MINIMAL OR NO OBSTRUCTIONS TO BUILDING AMENITIES OR OTHER INCONVENIENCES ARE IMPOSED ON THE OCCUPANTS OF THE PREMISES.
8. OTHER REQUIREMENTS:
OWNER IS REQUIRED TO PROVIDE A COPY OF THE TENANT PROTECTION PLAN TO OCCUPANTS UPON REQUEST: AND THE OWNER SHALL
(I) DISTRIBUTE A NOTICE REGARDING SUCH PLAN TO EACH OCCUPIED DWELLING UNIT; OR
(II) POST A NOTICE REGARDING SUCH PLAN IN A CONSPICUOUS MANNER IN THE BUILDING LOBBY, AS WELL AS ON EACH FLOOR WITHIN TEN FEET OF THE ELEVATOR; OR IN A BUILDING WHERE THERE IS NO ELEVATOR, WITHIN TEN FEET OF OR IN THE MAIN STAIRWELL ON SUCH FLOOR. THE NOTICE SHALL BE IN A FORM CREATED OR APPROVED BY THE DEPARTMENT AND SHALL INCLUDE:
(1) A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY OBTAIN A PAPER COPY OF SUCH PLAN FROM THE OWNER AND MAY ACCESS SUCH PLAN ON THE DEPARTMENT WEBSITE;
(2) THE NAME AND CONTACT INFORMATION FOR THE SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION REQUIRED BY SECTION 3301.3 OF THE NEW YORK CITY BUILDING CODE, AS APPLICABLE, OR , IF THERE IS NO SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION, THE NAME AND CONTACT INFORMATION OF THE OWNER OF THE BUILDING OR SUCH OWNER'S DESIGNEE; AND
(3) A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY CALL 311 TO MAKE COMPLAINTS ABOUT THE WORK. LASTLY, THE OWNER IS REQUIRED TO NOTIFY THE DEPARTMENT 72 HOURS PRIOR TO WORK COMMENCING FOR WORK CONTAINING A TENANT PROTECTION PLAN.

PROJECT INFORMATION			
ADDRESS	404 ONDERDONK AVE, QUEENS, NY, 11385		
BLOCK	3427	LOT	31
ZONING	R6B	MAP	13B
OCC. CLASS	RESIDENTIAL		

SCOPE OF WORK
PROPOSED INTERIOR RENOVATION OF EXISTING RESIDENTIAL SPACE. NO CHANGE IN EGRESS, USE OR OCCUPANCY

NYECC COMPLIANCE STATEMENT
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NYCECC - NEW YORK CITY ENERGY CONSERVATION CODE 2020 - CHAPTER C4.



HUB/DOB APPROVAL STAMP

COMPANY:
PCM Design Inc
Architecture Engineering
Building Code Compliance
174 Avenue S, Brooklyn, NY, 11223

MEP CONSULTATION:
PCM Design Inc
Architecture Engineering
Building Code Compliance
174 Avenue S, Brooklyn, NY, 11223

APPLICANT:
ANDREW GOODRICH
174 Avenue S
Brooklyn, NY, 11214
Tel: 718-384-0999
Fax: 888-552-7611

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:
404 ONDERDONK AVE,
QUEENS, NY 11385

DRAWING TITLE:
GENERAL NOTES
PLOT PLAN
SCOPE OF WORK

SEAL AND SIGNATURE:

ISSUED:

PROJECT NO:

DRAWN BY:
MC

CHECK BY:
WH

SCALE:
AS NOTED

DWG NO:
G-001.00

SHEET: 1 OF 2

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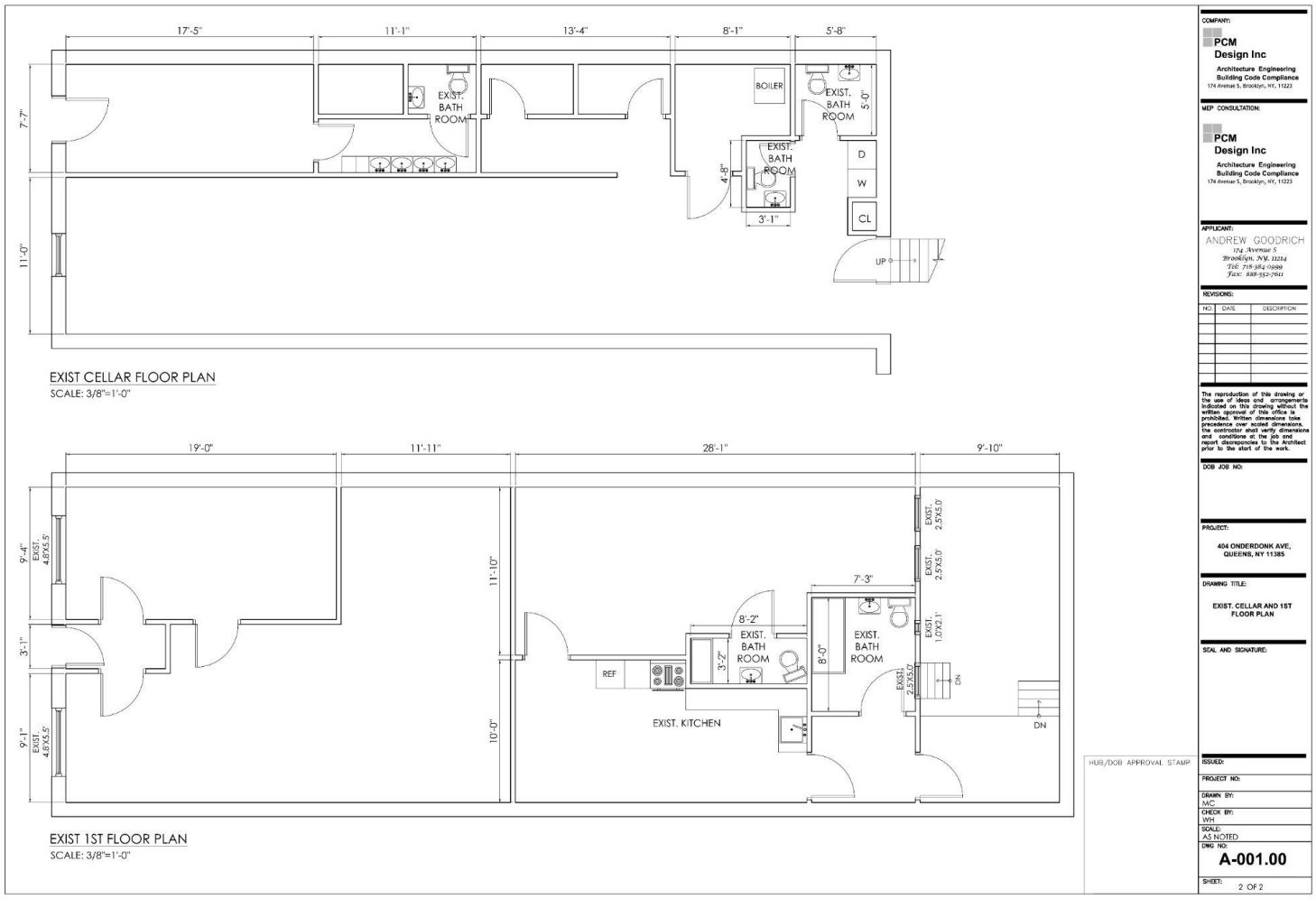

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DOB JOB NO:

PROJECT:
404 ONDERDONK AVE,
QUEENS, NY 11385

DRAWING TITLE:
EXIST. CELLAR AND 1ST FLOOR PLAN

SEAL AND SIGNATURE:

ISSUED:
PROJECT NO:
DRAWN BY: MC
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **A-001.00**
SHEET: 2 OF 2

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