

October 22, 2024 Public Hearing

The current proposal is: <u>Preservation Department – Item 10, LPC-24-09103</u> 233 Park Lane – Douglaston Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 822 9386 6174 Passcode: 130143 By Phone: 646-558-8656 (NY) 877-853-5257 (Toll free) US 888-475-4499 (Toll free) **Note**: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

PROPOSED REAR YARD ADDITION

THE BELANICH RESIDENCE 233 PARK LANE DOUGLAS MANOR , NEW YORK



TAX PHOTO



ZONING MAP #11A - NTS



16"TREE 🕜

a.286.64

233 Park Lane

Proposed Site Plan

LAWN

80.00'

PARK (Meth AVENUE) LANE

0.00.00

233 Park Lane

SITE PLAN

Existing Site Plan

1/16" = 1'-0"





Architect

Tel: 718.428.0631

KEVIN WOLFE ARCHITECT, PC 337 Kenmore Road, Douglas Manor, NY

SOUTH ELEVATION:

(NO WORK)



VIEW LOOKING NE FROM PARK LANE

(NO WORK)



EAST ELEVATION:

VIEW LOOKING NW FROM PARK LANE



TYPICAL DETAILS AT ROOFLINE



VIEW **FROM PARK** LANE **ROADWAY** LOOKING **NORTH WEST**



VIEW LOOKING NORTHWEST **ACROSS THE** LAWN **AT 237 PARK** LANE







EXISTING CONDITIONS, LOOKING NW FROM PARK LANE

PROPOSED ADDITION, LOOKING NW FROM PARK LANE

BLOCK PLAN

233 PARK LANE: #53



PROPOSED ADDITION VIEWED FROM **PUBLIC SIDEWALK**











EAST ELEVATION:

VIEW LOOKING SW FROM DRIVEWAY



DETAIL:

EAST ELEVATION CELLAR WINDOW TO BE ALTERED



EXISTING MUD ROOM:

EAST AND NORTH ELEVATIONS





NORTH ELEVATION



DECK:

NORTH ELEVATION





MUDROOM:

WEST ELEVATION



VIEW EAST:

MUDROOM WEST ELEVATION AND DECK









(S6) PROPOSED HORIZ. SECT.

KEVIN WOLFE ARCHITECT, PC 337 Kenmore Road, Douglas Manor, NY

roject No. Drawing: ASP @ BSC Checked by: KW Dwg. No.

A-400.00

Cadfile: COMPOCS-233 PARK IN-1-104

HISTORIC 1911 DRAWINGS

<u>ARCHITECT:</u> D. W. TERWILLIGER

<u>FOR:</u> FRED MULLER

SOUTH ELEVATION DRAWING 1911



NORTH ELEVATION DRAWING 1911



EAST ELEVATION DRAWING 1911



WEST ELEVATION DRAWING

1911



Architect :

KEVIN WOLFE ARCHITECT, PC 337 Kenmore Road, Douglas Manor, NY

Tel: 718 428 0631 No. Date Revision BELANICH RESIDENCE 233 Park Lane Douglas Manor, NY 11363 Dwg. Title SPECS & NOTES Scal & Signature

CONTROLS All control wiring shall be the responsibility of the HVAC Contractor. All power wiring, 230 V and 115 V shall be by the Job Electrician. Furnish for each system a cooling clock type thermostat with an OFF-COOL, FAN-ON-AUTO switching as base (Thermost to be digital).
BLACKNO O SYSTEMS
This Contactor half provide for sufficient time and instruction to balance the air systems to all CFM quantities required to equivale to equi office equipment and accessories familied. Contractor shall also give the Owner verbal instructions on the operation and adjustment of the various types of equipment. GUARANTEE nantee all work performed and all equipment famished for one year from date of lette Contractor shall guarantee all work performed and all equipment lamished for one year from date of le of completion from the NYC DOB. In addition to the above, Contractor shall obtain and submit to the Owner, a written full ten (10) year manufacturer's warranty on all refinitenant compressions. RADANT HEAT RadiA: THA: A RadiA: THA: A The Fishanic Birding Scheensterk shall inside a bydowic endare system surplied by Warnbowdk: E., for the Mushowa Additors. The counters and all quoties and an and all statistical above the optimum of the system of the system and all proves and using proves and us CONTACT: Warmboard, Inc. 8035 Soquel Dr. Suite 41A Aptos CA 95003 Tel: 877.338.5493; 831.685.9276 Email: info@warnboard.com; www.warnboard.com DELIVERY, STORAGE, AND HANDLING Store products in manufacture/s unopened packaging until ready for installation. Ensure that panels seemain dry before and during installation. FIELD COMPTIONS tain environmental conditions (tennerature, humidity and ventilation) within limits recommended Financia control of the second sec sursame man ee my pror to manamon. DESCRIPTION 1. Warnhoad-R OSB panels for installation on new Madroom subfloor. 2. BCX tobas installation nearly.
 NUTBULS
 The set of the set MATERIALS vater. 8. Thông size: ASTM FRV6 or F1233; 12-2-tech (13mm) inside diameter. 9. Thjotonice design and pressure ratings per Plantic Pipe Institute (PPI). 9. De Ageners F at 16% par (23 c. 43 S2 KM), 10. 0. F degrees F at 100 psi (12.2 C. at 689 KPa), 73.4 F degrees F at 16% par (23 c. at 101 KPa). Maximum Loop Length: 300 feet (91440mm).
 FASTENERS AND ADHESIVES
 Nails: 6 penny nails with twist, ring or otherwise deformed shank. Adjust nail length to penetrate pane Nails: 6 penny nails and existing substrate. and existing substrate. 2. Servers: #9 x 1-34 inch GBK Uber Grade multi-purpose type. 3. Concenter Existences: 2-1/2 or 2-1/4 by 1/4 inch Tapcon conserve fastences or Split Drive Aachoe 4. Construction Adhesive: Elastometric resin adhesive meeting or exceeding the requirements of A D3488. EXAMINATION 1. Verify existing substrate is acceptable to receive ^{5. Acceptable} to receive acceptable to receive Cent markets interesting the prior to manufacture.
 Prepare surfaces using the methods recommended by the manufacturer for achieving the best results for the solutionar used the project conditions.
 Remove dust, debris and dirt from substrate. Remove or set flash elements that may interfere with the 1. Enablishment in Solutions with solution to a set of the solution in molecular. In particular distributions with the solution of the solution in the solution of the solu 5. Server Medical Insult and with acceptance.
5. Server Medical Insult and with servers in 3 rows of 4 fasteners. Set fastener heads flash. Protrading fastener heads net acceptable.
6. When survey and analyzer fastener to be available. If the server is a server in the server is the server is a server. tures require custom prooves to be created. follow the manufacturer instructions on shaping and finishing grooves. RADIANT TUBING INSTALLATION not install indiant taking until the panels have been installed over the entire floor. Individual taking shall not exceed 300 feet (91.44m). ran shall necessarily file (ref) kings NEVLULATOR NEVLULATOR NEVLULATOR 1. Support of the state 1. Support of the state 1. Support of the state 1. Constant excitors of the state of the state of the state of the state 1. Constant excitors of the state of the state of the state of the state 1. Constant excitors of the state state of the state 1. Constant excitors of the state state of the state 1. Constant excitors of the state 1. Constant excitors of the state of the s Observe pressure testing of complete hydronic s
 Repair and replace damaged or leaking tabing.
 FINISHED FLOORING APPLICATION omplete hydronic system. INSHED FLOORING APPLICATION Coordinate installation of finish flooring to prevent damage to tabing. Provide panel manufacturer/i installation requirements for the finish flooring being installed to finish PROTECTION els until finished flooring installation is completed. ELECTRICAL SCOPE OF WORK: Provide complete electrical system to code for the renovated cellar spaces and the Madroom addition as called for in the drawings and including: All wiring for lighting and electrical outless. Circuits and connections to all equipment and appliances. Low voltage control wiring for HVAC systems f electric service panel, as required. MATERIALS All Class I, N.E.M.A. - approved and in accordance with local codes. All Cano J, N.E.M. 4 - approves and in accordance with near code. Service shall be of sufficient site to handle maximum anticipated loads. Writing for new electric service shall be only. All receptacies and writhers shall be write. All switches and receptacies to be Leviston Decora or Latron Nova, color to be selected by Architect. Ali switches and recomments -<u>GUARANTEE</u> For one (1) year against all faulty workmanship and materials. For one (11) year against all faily worksmultip and matrixels. **PRENNER_APPENDEN** There may visuage all flowing specific including lipiding within conversions suches. Signing that may be included and the specific including the set of the set of the trans arear prime ability matrix includes within any solution of the set of the set of the set of the shall match or includes within any solution of the set of the set of the set of the shall match or includes the set of the se supporting a 50 m. tighting invare. E. <u>LIGHT FIXTURES</u> Tight formers are to be selected by Owner and Arel AUDIO, COMPUTER, ALARM, SATELLITE NETWORK Audio, computer, alarm and satellite network to be installed by others, to be coordinated by G.C. Audio, compiler, aitern and safesite redvork to be installed by others, to be coordinated by GC. 19. <u>APPLIANCES AND FIXTURES</u> All appliances and fistness to be selected by Owner and Architect and ordered and installed by GC.

 STEPENATIONCEMERAL REPERENTS.
 The "Standal From 64 Agreemes Bitters Obser and Contacts, and Mesement AIH and Alk Desement AIH (to correct allows) are part of the contact, and apply to all work.
 Martina in this specification or indexings of articles, specification, and about, rematesilate outgoins that the Contact provide and hans metaled indexide or implicit particles in the Contact provide and hans metaled indexide or implicit specifications for imitations. All metales in actual the specifications for imitations. All metales in actual preventions for imitations. All metales used dual he new, of first quality, withhe for perspec-timetical and conditions constructed. strability and conditions: constrained. All works all complex with all prediable buildings often and the requirements of all artherines having pinolohics. The Orizon during their design all prediates and the requirements of the strainer of the effect of the orizon of the orizon all prediates and the prediction of the orizon of the effect of the orizon of the All completions, the entire building and all in factors and adjuster prediction of the orizont and all works and the orizontary building and all and the completely closest, and work and all and the prediction of the orizontary orizontary or the orizontary or the orizontary orizontary or the orizontary orizontary or the orizontary orizo

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Construction to compare processing of the construction of processing and processing and processing of the required in the individual sections of this specification. Gammater, shall include both labor and materials. The Constructor shall coordinate his work with others performing related work under separate contracts with the Owner. This work shall include het may not be limited to installation of telephone, cable and size and separate contracts.

verk. The Constancts shall exercise extense care to posted existing trees and site fattares. The job site shall be maintained in a sect and orderly and ten stuppade construction. The stup is the site is to be simple the single discovery sharever possible. 2. <u>BROMETING</u> Constancts and Bryeform all operations of Genetifism and removal indicated on the darwings and a may be required by the work. All work dails be done carefully, easily and an any streaming the site shared by the site of the 8

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emolition. is structured idements shall be removed unless portions affected are adequately supported by temporar boring as required to protect the stability and integrity of the existing structure.

Butting a Deplete source on constraint an surgery or the comparison protocols. C. Renove et al wring and phumbing, as request. Renove physics of the solution of the constraint write the source of the source of

penetution. 3. <u>SITE WORK</u> Stake and rope off area of property which is not to be driven on or disturbed as marked by the Architect

Size a dispersive for sum of purpose values in our to dense an extended an analysis per kontense and phase in the Caracter and the Annuement and phase in the Caracter and the Annuement and phase in the Annuement and phase and

photographing the drivery power constraints or constraints of the second second

Subtract Sector Se

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ACI 517 Information Processing of Antonia Proposition for Contrast. ACI 319 Metal Supports for Reinforcement Portland Connert Association No. ST 21, Concreting in Cold Weather. All reinforcement shall be protected with concrete covering as follows:

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Concern a per numericane) instructions 1. <u>MUCONST 2017 UTITEL DEPARTING for inducide data, which supervised</u> Manary and Martin TTITEL DEPARTING for inducide data, which supervised Manary data (Mittiga) and learing topological and a structure of the solution of the All concernst bandline which data it is supervised with an analysis for its solution of Manary data (Mittiga) and a structure of the concernst bandline and the solution of the Mittiga (Mittiga) and Mittiga (Mittiga) and Mittiga (Mittiga) and Mittiga (Mittiga) Mittiga) and Mittiga (Mittiga) and Mittiga (Mittiga) and Mittiga) and Mittiga (Mittiga) Mittiga) and Mittiga (Mittiga) and Mittiga) and Mittiga (Mittiga) and Mittiga) Mittiga) and Mittiga (Mittiga) and Mittiga) and Mittiga) and Mittiga) Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) and Mittiga) Mittiga) and Mittiga) Mittiga) and Mittiga)

Type M 7 Masonry Cement I Portland Cement 1 Portland Cancet 4 1/2 to 6 Sand ~ 1/4 Hydrated Line 3 to 3/4 sand

Type S 7 Masonry Cement I Portland Concert

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 The set of the set of

Raw Building Supply, Flashing, New York Submit sample to architect for approval. The new bluestone path and stoop at the Madroom addition shall be New York bluestone in a random

The new bioconce prih and stope it for Madoon addins in all be New York bluetters in number scalinger pathten ore it you have of it you have one of the stope of the stope of the stope of the stope index with an pathten of the stope of the index with an pathten as shown in the dowings. All bluetters program directively at the Madoon fundamental stope of the stope between the stope of the stope between the stope of the between the stope of the s

Tvisia Lase Melville, NY 516-807-0618 and coordinated by GC. The context to order the stone is as follows: Matt Kennedy K & K Masonay 1159 Walt Whitman Road Melville, NY 11747

Gyani Sondi Thyydd profics dail fe ensefuend yr U S Oypen Cu, or cynt. 1) Thysol will an coling foredgolic 2: We der cark, speet of egn. 2) Will of wet mes, 57 Will S Oypen pack, speet deps. 2) Will S Constraints (S Constraints) (S Constraints) (S Constraints) (S Constraints) and Compared Frict Profile S Constraints) (S Cons acceptable. Reference Standard: Gypsam Drywall Construction Handbook, 4th edition. allation: Drywall construction shall not be started until building has dried out sufficiently so that gypsam boar and accessories will not be adversely affected by moisture. 2. During installation of gypsian wall board and joint compounds, the building temperature shall be maintained above 50 F

Densembles of general barrier and pair energench. It halfs superstants duty of the second second second second second second second of the second second second second second second second duty is a second s

7. CARPENTRY STRUCTURAL FRAMING (SEE STRUCTURAL DRAWINGS for technical data, which supersede

JRRC1 TRACK reductions that A relative tracks in events were appreciated on the second sec

Tasiar who all be fined with 1 vic 10° at a spinally. Interportions except a shown in the constraints of the spinal spinal structure of the spinal s

will and all. <u>Bit ATHINC, SIMOR, AND TERM</u> <u>1</u>. Sufficiencing, 31⁴⁴ magne and grove plyyound, 31⁴⁴ sequence-deged phywood may be used if solid 224 blocking in provided user's applicable which do not sector over pism. Glue and mail to joints with 64 oracled units at 1⁴⁵ or and 8⁴ or edges. Bit of the sector of t

troof sheating: 58° CDX plysood 64 mile % uc., no steples. 30 h. soofing felt anderspreser, and Water & loc Shead et a villeys and edges. 30 With abording: 55° CDX plysood 54 mile 36° uc. with no steples. Cover all exterior sheating with two layers of 15 possibilities (dg. er equit. 9) provide Orse Andreaga balls: bia's vid the length of decess perpendicular to joins and end joints naggered. Sol-Dioring dull be glied and nailed to joins with 64 conted mile at % or. in center and 6° os. at dajes.

at edges. or trim, door and window casing to be poplar, painted. See Details drawings.

Guarantee: The Contractor shall provide an unconditional 5-year guarantee for the structural stability of all calment werk. The guarantee shall over the operation and standiness of all doors, drawness and counterbops. Excluded from this guarantee is damage done by the Owner to finished surfaces after final completion. **7. DECENSE**

stained entral-table. 9. MOSTERE FROITLEDN 2007. FLASHING & GUTTEN 10. Copyor Hanking Jaggel Sta. copyor shall be provided at the soft to will transition at the Mudoom addition. 8. New Madrons mot to be 24 page 16 at. with 2 and high standing seam copyor in 24 indi wide panels, VIF 11. All espeed usingopted edges are to be lemmed.

All exposed unseproted algos are to be hermed.
 All exposed unseproted algos are block bulker of themal expansion articipated.
 All new gatters at the Madron are to be 6° read copyer gatters with 5° read downpoots, monated to the degle of the coording youter.
 New String and the Madron are block built arequired, hostino confirmed with Architect, and connected to exclusing systems), where the similar is negatively down to be gattered black where

visible above prate. SEALANT "Moon" Termeo, Fed. Spec. TT-500230, color approved by the Architect. All exterior saddles, metal

*Mon⁺ Tomor, Fed. Spec. 17: 50020, solve approved by the Ardentet. All exterior addits, metal forms, void add metal horizon to benerate work and advecture as indicated are layerised. All all ended by an experiment applicant. Solving short-reprovide add the feature and add of the Middag. When applicating exterior that "it as dight add, within a special term and the solver and and add the solver and and add the solver and and add the solver add the

"pon completion of the work, the Contractor shall famile the Owner with a five (5) year guarantee for all shor and material against defects in all recting, flashing and scalart.

lable and matching and the second sec

manufactured by leyrence, or Architect approved equal. Install in accordance with the manufacturer's instructions. Take care not to obstruct air flow over insulation

painted, coller to be encourse of some name. **B.** GLASS 1. All glasmy shall be deable insoluting: "It" type glass, unless otherwise noted. 2. All glass within 38" of floor, stair breach, and in doors shall be tempored, as required by code.

C DODE 1. Exterior glazed doors shall be 1 34" thick clear Fir, Exterior grade doors, glazed with tempered

F. GUARNTEES 1. All insufating glass units shall be warnarty guaranteed not to develop material obstruction of vision 1. All insufating glass units shall be warnarty guaranteed not to develop material obstruction of vision

12. GYPSUM DRYWALL 13. GYPSUM DRYWALL manufactured by U.S. Gypsum Co., or equal.

gains by Murva. E. Extrisori doers shall be constructed using exterior gasle glue. 3. Interior doers shall be 11.02° thick by heights and width as shown in the drawings. 4. Provide removable wood framed screen doors, 11.87° thick to match exterior glazed doors at both Madatoon texterior door locations. eksets keyed alike: for all doors from exterior to bailding.

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glass, by Marvin.

moved for construction is to be replaced with match to existing decking material, and

equal), Barnstead style, using Drown Select, and to be coordinated and installed by GC: CrownPoint Cabinetry 153 Charlestown Boad

Claremont, New Hampshire 03743 Contact: Diana Stowell: 800-999-4994

trainer, or above trajo nas anali prast na ceso nas 1-19 era nas. Socio or ven manaces so insues suas los aroginol praste ad local colors. WATES SUPPLY Dismetisti vare pripais alla lle type "L" had copper tabing with vessagit vess-fited joints and shall le extended to new fittures in required by the institution. Minimum pipe size for fitture apply shall lle 3-7. All expending pipe alla lle donge plante. All branches at fottares shall be provided with air chambers 18" long, of full size of each supply pipe. All influence in several interpretation of the INSULATION INSULATION All hot and cold water piping shall be insulated with 1° thick sectional fiberglass insulation minimum 3.253/ co. It. density with standard vapor barrier jacket, banded or approved alternate. 3.23% en. Acosity vité statulet que therier jacket bankle or opprovalibrant. WORMANNET All work herein specified or registed abilit to of the best quality, and institud by killed mechanics. All prings abilit lesports apported and second provert movement and to vitencia Physical Ball to provide prinder la minar diprovided with mixer wirks. It is mandatory fault air spectra and use ability ability and the property apported and second program and marking majors are provided with the mixer and provided with mixer and the provided and and and provided ability and the spectra provide mixer and the located in exteriors with. Provide Braze proof have this on factorism shown injust. TESTS The entire sanitary system and drainage system shall be tested by the plambing contractor in the presence of and to the satisfaction of the inspector of the department of jurisdiction, in compliance with the regulations of the said department. The entire water system shall be toted by hydrostatic pressure of 100 pseudo per square inch at the lower point of the system and there shall be no leak (or 4 consecutive boust.

PLUMBING FIXTURES *** subine fortunes to be selected by Owner and Architect. All water lines shall be laid out so as to permit complete drainage of water lines at one (1) or no more than

13. <u>FLOORING</u> Architect and Owner to select and GC to install all tile for Mudroom and tile or laminute flooring for

PLUMBING SCOPE OF WORK Include all labor, mater

PAINT Material: All paint to be Benjamin Moree Caston Colors. GC to provide up to 4 color samples for material: All paint to be Benjamin Moree Caston Colors. GC to provide up to 4 color samples for

Material: All paints the Broginnia Mone Castern Colors. GC to provide up to 4-doir samples for Madatomia and CLR mating in to be limited to only non-sort metals distantial. Contractor to provide 4P.x.4P. color samples for Owner and Architect's approval for each paint color achend. Collings to Edit. Tion shall be lengeres Safar Maria shall be fat. All see excisive for the instant pair work shall be back primed before installation.

Score or work. Include all labor, materials and equipment, etc., necessary to provide a completely new plumbing system in areas of new work as indicated, soil, waste, vent, hot and cold water piping. All plumbing to comply with New York Gry Bailding Code.

SANITARY DRAINAGE SYSTEM A complete sanitary drainage system shall be installed for all fotures consisting of waste and vent lines, A complex starty domage system hall be installed for all fitteneous consisting of water also were been, which connections in a price of the solution operation of the solution of the price of system. The price of the solution of the solution of the solution of the price of the solution of the work all be haven, so an of a connection with criging wate line. No HER one is no per part by cond. Lead we concerning the solution of the context of the solution frape and the sphere before recensing and in a source of the internet of the solution of the solution frape shall be phased before recensing and in a source of the internet of the solution of the solution of the solution for solution of the constraint of the sphere before recensing and in a source of the solution of the solu

lecal and state codes. Waste lines shall drain to a house drain. In accessed, all fortures shall be vented into vertical risers. Horizontal lines to vert rises shall drain to

istares, to above traps and shall pitch not less than 147 per foot. Sizes of vent branches to fostares shall

All state lines shall be last out is to a permit suspense to appear to appea

Prior to final scopiases, Conducted data pretorma a vitar pressare con vina variese anceso φ_{100,000} and determine that adjuscept procession allow (science) is all fusions. <u>EURALINETERM</u>

Contractor at its own experse. <u>MATERIALS AND WORKMANSHIP</u> All equipment and materials shall be new and of the first quality suitable for the purpose intended and

conditions encountered. All work shall be performed in a near and workmanlike manner with due regard for good practice and best

UR With some to parameters initialed appearance. Any unsatisficatory work, equipment or materials as determined by the Architect, shall be corrected or replaced at once without cost to Owner. taced at once without cost to Owner. ry part of the Air Conditioning System shall be tested and left in proper working order.

WORK INCLUDED The subcontractor whose bid is selected for this work shall, before contract is awarded prior to The subcontractor whose bid is selected for this work shall, before contract is stranded prior to commensumed on prior work, supply the CM and Architect with an engineering and all point of the system showing incident and using of all table, branches, and outcotts. Said layout, when approved, to represent the busis type which contract is an assel. Some contract the system SOUPE CM WORK: It is the instrume of the papers of these plans and specifications to cover and include all equipment, materials in the instrume which approve of these plans and specifications to cover and include all equipment, materials and the set of the system of these plans and specifications to cover and include all equipment proves the set of the

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a it is mean any purpose of the parallel or spectra every state of air conditioning the resoluted and labor necessary to provide and install a completely new system of air conditioning the resoluted San Forch, consisting of Attachishi eeling mounted easerts, and to relocate the existing hear purpl system unit at the Kitchen. The system is based on maintaining the interview spaces at 7% by these the outside system in an an experience, the system to based on manufating the interver spaces as it is "were to coasses temperature is 5% of by bills and 5% or wells in the stammer. Work also includes locating new conjensent at the extrine of the house under the dock at the garage, exact location to be VIF with Architect's approval. NTENT: The interv of the specification is to provide for a complete apparents in every respect and to cover all

The ensure of the specification is to provide the standpoint is nearly organized in a standpoint of the specification of the specificat

Condensate drain piping.
 Power humidifiers.
 Insulation.

 Initiative Review by a finite with the balance ba Automatic temperature controls All initializes gains such add by warms guaranted arts inferiops matural advances on V sins the chard that war years consistent on the test gain advances conselved plane and excludent the strength of the st

9. Automatic temperature control low voltage wiring (24v) <u>RELATED WORK BY OTHERS</u> 1. Outling and nate-base

Electric service, disconnects and power wining of heating and air conditioning equipment. DUCTWORK 1. All dactwork shall be constructed in strict conformance with the latest edition of the Guide.

All ductwork shall be seared and cross-booken to prevent flatter. All ductwork visible through any air outlet shall be painted flat black.

GRILLES Grilles in flooring to be selected by Aschitect; outlets to be painted to match walls and ceilings by GC. Utilise at an another of the statement o





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To testify virtually, please join Zoom

Webinar ID: 822 9386 6174 Passcode: 130143 By Phone: 646-558-8656 (NY) 877-853-5257 (Toll free) US 888-475-4499 (Toll free) **Note**: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.