

BEACH GREEN
DUNES III

331 BEACH 35TH STREET
FAR ROCKAWAY, NY 11691
BLOCK: 15825 - LOT: 7

OWNER/DEVELOPER:
BGD III MANAGER, LLC

90-11 160TH ST, STE 100
JAMAICA, NY 11432
P 718 266 1420

ARCHITECT:
BERNHEIMER
ARCHITECTURE

34 35TH ST, WORKSHOP B513
BROOKLYN, NY 11232
P 347 793 0861

STRUCTURAL ENGINEER:
GACE CONSULTING
ENGINEERS

105 MADISON AVENUE
NEW YORK, NY 10016
P 212 545 7878

MEP ENGINEER:
SKYLINE ENGINEERING

42 W 30TH ST, 10TH FL
NEW YORK, NY 10018
P 212 239 1892

CIVIL ENGINEER:
VHB ENGINEERING

ONE PENN PLAZA, ST 715
NEW YORK, NY 10119
P 212 857 7346

LANDSCAPE ARCHITECT:
LOCAL OFFICE LANDSCAPE
& URBAN DESIGN

200 10TH STREET, 4TH FL
BROOKLYN, NY 11215
P 631 901 7997

SUSTAINABILITY CONSULTANT:
STEVEN WINTER
ASSOCIATES, INC.

307 7TH AVENUE #1701
NEW YORK, NY 10001
P 475 245 1068

ACCESSIBILITY CONSULTANT:
UNITED SPINAL ASSOCIATES

120-34 QUEENS BLVD #320
KENY GARDENS, NY 11415
P 718 803 3782

CODE CONSULTANT/EXPEDITOR:
WILLIAM VITACCO
ASSOCIATES LTD.

299 BROADWAY, 5TH FLOOR
NEW YORK, NY 10007
P 212 791 4579

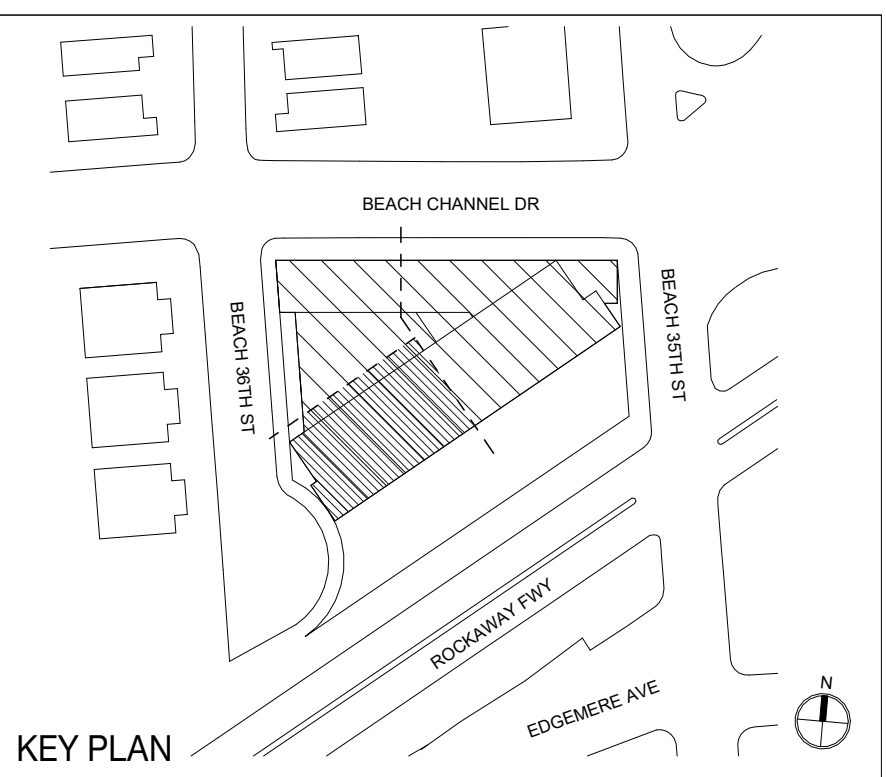
NOT FOR CONSTRUCTION

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DOB FILING NUMBER
#420667148

CONTRACT SET	2022 11 22
50% CD	2022 12 22
75% CD	2023 02 17
100% CD	2023 03 31
1 100% CD ADDENDUM 01	2023 04 28
3 ASI 02	2023 05 12
4 ASI 03	2023 05 22
1 PAA	2023 06 16
6 100% CD ADDENDUM 02	2023 06 30
10 ASI 07	2023 08 14
12 ASI 09	2023 10 06
13 ASI 10	2023 11 17
14 ASI 11	2024 01 19
15 ASI 13	2024 03 20



KEY PLAN

DRAWING TITLE

1ST FLOOR PARTIAL PLAN II

SEAL AND SIGNATURE

DATE: 03/20/2024

PROJECT No: 1808

DRAWN BY: BA

CHECKED BY: BA

FILE No: 0000

SCALE: 1/4" = 1'-0"

DWG No:

A-102.01