Preservation
BUFFALO NIAGARA

Vacant Rental Program (VRP)
Bid Documentation Packet
Project # Round 1 - # 14
Project: 1842 Cleveland Avenue, Niagara Falls, New York 14305 Unit: 2 Apartments
Apt: 1 & 2

444 Forest Avenue, Buffalo, New York 14213 • (716) 852-3300
www.preservationbuffaloniagara.org

Bid Form

Date: March 16th 2026

Address Where Work Will Be Needed: (1842 Cleveland Avenue, Niagara Falls, NY 14305 Unit:1 and Unit

Preservation Buffalo Niagara (PBN) is seeking contractor bids for the following work scopes outlined below as part of the Vacant Rental Program.

Overview of our bid and program requirements:

- Financial support for rehabilitation under this program is not to exceed standard award **$50,000** or **enhanced** award **$75,000.**
- The renovation work scope is outlined below
- An expected material list to accommodate the work scope is attached.
- The environmental report is complete and attached.
- If required, a structural report has also been attached.
- Contractors are welcome to bid on individual work items or the entire work scope.
- We **require** a walkthrough of the property prior to bid submittal. Walkthrough dates are listed below.
- All contract bids are due March 27th, 2026, at 5:00 pm can be sent via email or mailed to: Preservation Buffalo Niagara, 444 Forest Avenue, Buffalo, NY 14213.

For more information and/or if you have questions, please direct inquiries to Constance Strother, East Side Preservation Specialist, at VRP@pbnsaves.org or 716-852-3300. **Email communication is preferred.**

Walk Through Dates: Walk Through Dates with CM, Haley Hartman's: All construction questions can be addressed on site during walk-throughs with CM on sit or emailed to VRP@pbnsaves.org

Friday 3/20	**12:00 pm – 1:30 pm**
Tuesday 3/24	**10:00 am – 11:30 am**

Contractor Requirements:

Any contractor interested in participating in an NYS VRP-funded project must be able to provide the following and comply with the following requirements. A copy of these requirements is located on our website at https://preservationbuffaloniagara.org/techservices/contractor-opportunities/ under the technical services tab to see contractor opportunities.

- Valid City of Buffalo/ Niagara Falls Contractor License
- General Liability Insurance and evidence of Worker's Compensation and Disability Insurance
- Compliance with Anti-Discrimination and Employment Practices

- Compliance with EPA Lead-Based Paint Regulations (when appliable)
- Compliance with Anti-Kickback regulations
- Compliance with any applicable Arbitration Agreements
- Compliance with VRP Anti-Bribery Certification forms upon payment
- Certifications for MBE/WBE or SDVOB. If this certification is applicable to your company, please send copies of the certifications.

Contractors should note that each NYS VRP funded project is required to provide evidence of seeking a minimum of three qualified bids per project scope. Contracts will be held by VRP/ HTFC's nonprofit Local Program Administrators (LPAs) on behalf of property owners. Payment will be administered to contractors through the LPA's.

Material List: We understand that the materials can be subject to change. However, this list of materials is made purposefully for the work. Therefore, if changes to the materials are made, it must be approved by PBN prior to purchase and installation.

Please see the following attachments below for review before sending in your bid document PDF

- Cover Page
- Bid Document
- Work scopes for both units
- Material list
- Construction Drawings
- SHPO Letter
- Environmental Testing

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1842 Cleveland Avenue – UNIT 3

Units: 2, Side-by-side

Type: 3-bedroom, 2 bathroom

Description: This property experienced a fire that heavily damaged the roof structure. Extensive charring is seen throughout the second floor of two units. The old, burned roof, was torn off and replaced with new on top of the charred structure. A structural engineer has drawn the repair required to re-support the roof.

Work Scope – Bid Needed:

1 - ENVIRONMENTAL TESTING

- Asbestos testing of the plaster walls and ceiling to be completed. A report of findings to be submitted to PBN.
- EPA-Certified Lead Risk Assessment to be conducted throughout the entire apartment. Provide PBN with a Lead Risk Assessment Report upon completion.

2 – ABATEMENT

- Lead paint is found to be present in multiple areas throughout the home.
- The Contractor is responsible for abating lead-based paint in all locations identified in the Environmental Survey. Abatement activities must follow New York State lead-safe work practice requirements, including proper containment, dust control, worker protection, cleanup, and disposal.

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- If the Contractor is not lead-certified, please note in your bid that the abatement of lead is not included.

3 – STRUCTURAL REPAIR:

- Following the fire damage, a new roof was installed without adequate structural support of the existing charred roof joists. The General Contractor shall furnish and install the required structural support system as shown on the approved engineering drawings. Refer to the approved plans for all details, materials, and means of attachment.
  - Create web-style rafter system sistered to the charred joists
  - Ensure City of Niagara Falls Building Permit is obtained prior to start

4 – INTERIOR RENOVATION:

- Framing
  - Frame new 2”x4” dividing wall between Units 2&3 at the attic, 2nd floor, and 1st floor levels
  - Frame wall at the end of the 60” bathtub in bathroom. Frame small linen closet with 18” door between the stairwell wall and the new tub wall. NOT SHOWN ON PLANS
  - Frame all door openings to accept a pre-hung door, if not already framed to accept
- Electrical
  - Install new electrical to code throughout both units
    - Existing framing in several areas does not support modern electrical boxes (2”x4”s are framed flat). Surface mounted electrical is acceptable where necessary
  - Add fan boxes in the center of each bedroom ceiling
  - Centered ceiling lights should be rough-in to all living spaces
  - Add GFCIs to code in bathrooms and kitchen
    - Bathrooms require a bath fan/light combo
  - Ensure outlets are placed at interval maximums of 12’
- HVAC

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  - The condition of the existing HVAC units is unknown and must be evaluated to determine operability and suitability for continued use. Regardless of unit condition, all associated ductwork shall be removed and reinstalled due to fire damage.
- Plumbing
  - Rough-in 1st floor full bath (sink, toilet, shower pan),
  - Rough-in 2nd floor full bath (sink, toilet, tub/shower combo),
  - Install new water lines and drains for kitchen (sink)
  - Ensure kitchen has a range gas line that is code compliant and located appropriately
  - Set new 60" tub in 2nd floor bathroom
  - Set new 36" shower pan in 1st floor bathroom
  - Install finish plumbing fixtures as directed at end of project
- Insulate
  - Install insulation in exterior walls to code
  - Install Safe n Sound insulation in wall dividing units for sound protection
  - Install Safe n Sound insulation in 1st floor ceilings for sound protection
- Drywall
  - Install new drywall throughout second floor and demo'ed areas of the 1st floor
  - Ensure bathroom drywall is moisture resistant
  - Wall between units must be hung with 5/8" Type X or C 1-hour rated board on each side of the wall. Refer to drawings for details.
  - Finish drywall to paint-ready
- Paint: All walls, ceilings, doors and trim needs to be painted.
  - Walls should be painted with Benjamin Moore, Dove White, in flat finish
  - Ceilings should be painted with flat white ceiling paint
  - Trim and doors should be painted with semi-gloss white
- Trim & Doors
  - Install new trim throughout
    - Baseboard minimum height of 4"

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        - Trim selection must be approved by Project Manager
    - Window and door casings minimum width of 3”
        - Trim selection must be approved by Project Manager
    - Hang bedroom and bathroom doors ensuring proper closure
        - 6-panel solid core doors required
        - Install door hardware, selection on provided Material List
- Flooring: Flooring needs to be replaced through the home.
    - Subfloor should be inspected for damage, mold, or poor support. Subfloor replaced with ¾” plywood where needed.
    - ¼” plywood, known as Luan, should be installed as a substrate for new vinyl
    - New glue-down vinyl planks should be installed throughout the kitchen, living room, front entry, side entry, and dining room, and bathrooms
- 2nd Floor Bathroom: Receives glue-down vinyl flooring, tile tub surround, new vanity, lighting, hardware, and toilet
    - Install new 36” vanity and faucet. Connect water lines and drain lines to code.
    - Install new tub/shower diverter. Install new Hardie board or similar water-proof product to shower walls. Install new ceramic tile surround to the ceiling. Use metal Schluter matching the diverter finish to trim the edges of the tile.
        - Ensure proper water-proofing prior to tile installation
        - Grout with stain-blocking additive
        - Trim tile edges with metal tile trim (Schluter Strip)
    - Install new high efficiency elongated bowl toilet.
    - Install new vanity light. Ensure GFCI at sink is installed to code.
    - Install new bath fan/light combo

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    - Install new wall tile tub surround.

- 1st Floor Bathroom: Receives glue-down vinyl flooring, tile shower surround, new vanity, lighting, hardware, and toilet
    - Install new 18" vanity and faucet. Connect water lines and drain lines to code.
    - Install new shower diverter. Install new Hardie board or similar water-proof product to shower walls. Install new ceramic tile surround to the ceiling. Use metal Schluter matching the diverter finish to trim the edges of the tile.
        - Ensure proper water-proofing prior to tile installation
        - Grout with stain-blocking additive
        - Trim tile edges with metal tile trim (Schluter Strip)
    - Install new high efficiency elongated bowl toilet.
    - Install new vanity light. Ensure GFCI at sink is installed to code.
    - Install new bath fan/light combo
    - Install new wall tile tub surround
- Kitchen:
    - Flooring: Receives new glue down vinyl flooring, refer to Material List
        - Demo existing floor to necessary point to accept new luan. Install vinyl over luan.
    - Cabinets: New kitchen cabinets need to be installed. The layout will be provided by PBN. The cabinets will be paid for directly by PBN. Do not include material in bid. Installation only.
        - Install cabinet hardware
    - Countertops: Install new laminate countertops. Refer to Material List
        - Cut hole for drop-in sink
        - Install sink, faucet, and connect plumbing

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5 - SAFETY & CLEAN-UP

- New Smoke & Carbon monoxide detectors installed to code throughout the apartment accessible common spaces.
- Ensure all exterior doors and door jams are in good condition. Install new locksets (handle and deadbolt).
- Deep clean all surfaces prior to final walk-through.
- Clean and tune furnace, ensure a new, properly sized, filter is installed
- Test and document functionality of all systems (heat, electrical, plumbing, smoke/CO
- alarms).
- Complete final walk-through with PBN to ensure scope compliance

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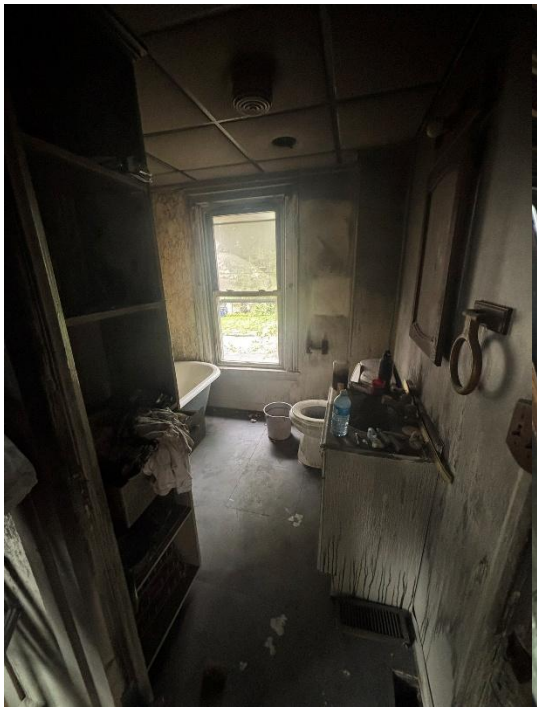

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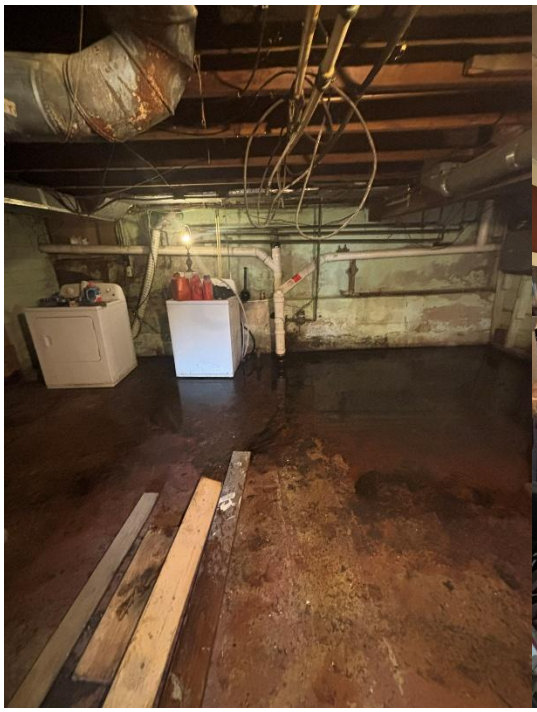


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PBN INTERNAL COST ESTIMATE:

Structural Repair
Electrical
HVAC
Plumbing
Insulation
Drywall
Paint
Trim & Doors
Flooring
Full Bath - 1st Floor
Full Bath - 2nd Floor
Kitchen
Project Management
Safety & Clean-Up
Total

Work Scope Item	Item
Bathroom - 2nd Floor	Bathtub
Bathroom - 2nd Floor	Diverter
Bathroom - 2nd Floor	Vanity
Bathroom - 2nd Floor	Toilet
Bathroom - 2nd Floor	Vanity Light
Bathroom - 2nd Floor	Hardware
Bathroom - 2nd Floor	Vanity Faucet
Bathroom - 2nd Floor	Mirror
Bathroom - 2nd Floor	Bath Fan
Bathroom - 2nd Floor	Tile Wall & Floor
Bathroom - 2nd Floor	Grout
Bathroom - 1st Floor	Shower Pan
Bathroom - 1st Floor	Diverter
Bathroom - 1st Floor	Toilet
Bathroom - 1st Floor	Vanity Light
Bathroom - 1st Floor	Hardware
Bathroom - 1st Floor	Vanity
Bathroom - 1st Floor	Bath Fan
Bathroom - 1st Floor	Tile Wall & Floor
Bathroom - 1st Floor	Grout
Bathroom - 1st Floor	Mirror
Doors	Entry Door
Doors	Lock Set
Flooring	Flooring
Flooring	Subfloor
Flooring	Adhesive
Kitchen	Laminate Countertop
Kitchen	Kitchen Sink
Kitchen	Kitchen Faucet
Kitchen	Cabinets
Kitchen	Kitchen Hardware
Lighting	Bedroom Lights
Lighting	Kitchen Light
Lighting	Miscellaneous
Walls	Wall Paint
Walls	Trim Paint
Walls	Ceiling Paint

CHANGES TO MATERIAL SELECTIONS

1842 Cleveland Unit 3 - Material List

Description	Color
Aloha 60 in x 30 in Alcove Soaking Tub	White
Modern Single-Handle 1-Spray Tub and Shower Faucet 1.8 GPM in C	Chrome
Everdean 37 in. Single Sink White Bath Vanity with White Cultured M	White
12 inch Rough In Two-Piece 1.1 GPF/1.6 GPF Dual Flush Elongated	White
Wakefield 22 in. 3-Light Chrome Vanity Light with Clear Glass Shade	Chrome
Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper	Chrome
Genta Single Handle Single Hole Bathroom Faucet with Drain Kit Incl	Chrome
24 in. W x 30 in. H Rectangular Classic Frameless Wall Bathroom Vanity Mirror	
Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exhaust F	White
Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Flo	White/Grey
Polyblend Plus #115 Platinum 25 lb. Sanded Grout	Platinum
Classic 500 32 in. L x 32 in. W Alcove Shower Pan Base with Center I	White
Adler 4-Spray Single Handle Shower Faucet 1.75 GPM in Chrome (V	Chrome
12 inch Rough In Two-Piece 1.28 GPF Single Flush Round Toilet in V	White
18 in. 3-Light Chrome Finish Vanity Light	Chrome
Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper	Chrome
19 in. Single Sink White Bath Vanity with White Cultured Marble Top	White
Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exhaust F	White
Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Flo	White/Grey
Polyblend Plus #115 Platinum 25 lb. Sanded Grout	Platinum
18 in. W x 30 in. H Oval Shape Aluminum Framed Wall Bathroom Va	Silver
36 in. x 80 in. 6-Panel Primed Right-Hand Inswing Steel Prehung Front Door w/Brickmould	
Tylo Satin Chrome Entry Door Knob and Single Cylinder Deadbolt K	Silver
K-Trade 7x48 gluedown 12 mil Levanzo	Levanzo
Luan 5.2M underlay 4x8	
Dryset Roll-on 4 gallon pail	
Laminate Countertop in Textured Calcutta Marble	White and Grey
Drop-In Stainless Steel 30x18 Single Bowl Kitchen Sink	Stainless Steel
Paulina Single- Handle Spring Neck Pull Down Sprayer	Stainless Steel
To Be Quoted and paid for directly by PBN	
30-Pack Simple Bar 3-3/4 in. (96 mm) Modern Cabinet Drawer Pulls	Silver
Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Lig	White
DC Series 16 in. Contemporary Low-Profile Brushed Nickel Selectab	Brushed Nickel
Calloway 15 in. Brushed Nickel Selectable LED Flush Mount	Brushed Nickel
Benjamin Moore Interior Flat	White Dove OC-17
Interior Semi-Gloss White	White
Interior Flat White	White

S MUST BE APPROVED BY PBN

Supplier	Price
Home Depot	$249.00
Home Depot	$169.00
Home Depot	$389.00
Home Depot	$109.00
Home Depot	$89.97
Home Depot	$80.88
Home Depot	$99.75
Home Depot	$36.97
Home Depot	$169.00
Home Depot	1.99/sq ft
Home Depot	$19.48
Home Depot	$269.99
Home Depot	$89.00
Home Depot	$99.00
Home Depot	$14.97
Home Depot	$80.88
Home Depot	$139.00
Home Depot	$169.00
Home Depot	1.99/sq ft
Home Depot	$19.48
Home Depot	$79.00
Home Depot	$265.00
Home Depot	$28.47
Carpet Collection	$1.79/sq ft
Carpet Collection	$23.04 each
Carpet Collection	$278.00
Home Depot	Varies by Size
Home Depot	$195.99
Home Depot	$159.00
Acme Cabinet	
Home Depot	$22.56
Home Depot	$152.90
Home Depot	$49.97
Home Depot	$59.97
Benjamin Moore	Varies by Size
Any	Varies
Any	Varies

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
T–1	TITLE SHEET
C–1	SITE PLAN
A–0	FOUNDATION PLAN
A–1	FIRST FLOOR PLAN
A–2	SECOND FLOOR PLANS
A–3	FRAMING PLANS
A–4	ELEVATIONS
S–1	STRUCTURAL DETAILS

GENERAL NOTES:

NEW YORK STATE BUILDING 2020
OTHER REFERENCED STANDARDS MENTIONED IN 19 NYCRR PART 1240 PER NYS 1.

1. RESIDENTIAL CODE R311 MEANS OF EGRESS, ALL STAIRWAYS, RAMPS, HALLWAYS AND DOORS SHALL COMPLY TO THIS SECTION
2. RESCHECK ENERGY CODE CALCULATIONS FORMAT FOR EACH SPECIFIC BUILDING, WILL BE PROVIDED TO LOCAL BUILDING OFFICIALS.
3. MINIMUM ROOM AREAS, HABITABLE SPACES SHALL NOT BE LESS THAN 70.0 S.F. MINIMUM CLEAR FLOOR AREA AND SHALL NOT HAVE A HORIZONTAL DIMENSION OF NOT LESS THAN 7'-0".
4. LIGHT, VENTILATION AND HEATING, ALL HABITBALE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA AND THE MINIMUM OPEN AREA TO 5. THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA. BATHROOMS OR WATER CLOSET COMPARTMENTS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 3.0 S.F., ONE HALF OF WHICH MUST BE OPENABLE WITH THE EXCEPTION THAT IS THE ROOM IS MECHANICALLY VENTED AND IS ARTIFICALLY LIGHTED.
6. GLAZING, SAFETY GLAZING SHALL BE IN FIXED OR OPERABLE DOORS, SLIDING DOORS, AROUND BATHTUBS AND SHOWERS, GLAZING WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, EXPOSED GLAZING IS OVER 9.0 S.F.. ALSO, WINDOW FALL PROTECTION IS REQUIRED WHERE A FALL HAZARD EXISTS PER IRC R312.2
7. ALL MATERIALS, CONSTRUCTION, ASSEMBLIES, AND EQUIPTMENT SHALL CONFORM TO THE REGULATIONS OF THE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND GENERALLY ACCEPTED STANDARDS.
8. DWELLING UNIT SEPARATION AND SLEEPING UNIT SEPARATION SHALL BE WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH ASTM E119. OPENINGS IN FIRE RATED ASSEMBLIES SHALL BE ¾ HOUR RATED DOOR ASSEMBLIES WITH SELF-CLOSURES
9. DISCRETE MODELS (PLANS HAVING THE SAME SPECIFIC ROOM ARRANGEMENT &/OR ARCHITECTURAL STYLE) SHALL BE PREPARED FROM THESE DRAWINGS WITHOUT MODIFICATION, ADDITION OR DELETION IN ANY MANNER.
10. ROOF COVERING SHALL BE OF CLASS A, B, OR C PER NYS RR902, ROOF CLASSIFICATION CONCEALED VERTICAL SPACE SHALL BE FIRE STOPPED AT EACH LEVEL & NOT BE CONTINUOUS WITH CONCEALED HORIZONTAL SPACES. FLOOR PLENUMS UNDER RATED WALLS SHALL BE FIRE STOPPED.
11. 2017 UCS FOR NEW STATE CODES, SMOKE ALARMS, CARBON MONOXIDE ALARMS, SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, EACH STORY OF THE DWELLING AND SHALL BE HARDWIRED AND INTERCONNECTED, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND EACH STORY OF THE DWELLING. STRUCTURES 3-STORIES OR MORE IN HEIGHT REQUIRED SPRINKLER SYSTEMS
12. CENTER MATING WALL / FIRE / TENANT SEPARATION WALL EXTENDS TO UNDERSIDE OF ROOF SHEATHING TO ENSURE THE CONTINUITY OF THE FIRE SEPARATION
13. ALL STRUCTURAL FRAMING INCLUDING FLOOR JOIST SPANS, CEILING FRAMING SPANS, ROOF RAFTER SPANS, GIRDER SPANS AND HEADER SPANS SHALL COMPLY WITH NYS RESIDENTIAL CODES CHAPTER 5, CHAPTER 6, CHAPTER 8 AND CHAPTER 9
14. DRAFTSTOPS, FIRESTOPS AND FIRE BLOCKING SHALL BE INSTALLER PER NYSBC 2020
15. EACH DWELLING SHALL HAVE A PRIMARY LOCATION MAIN ENTRANCE DOOR. THIS DOOR SHALL BE BOTH SWING TYPE AND 36" MININUM WIDE OF NOT VENTED MECHANICALLY TO THE EXTERIOR, BATHROOMS AND TOILET ROOMS SHALL HAVE A MINIMUM OPENABLE AREA OF 1 ½ SQ.FT., 3 SQ.FT. FOR KITCHENS (60 SQ.FT. OR MORE) SHALL HAVE 4% OF FLOOR AREA OPENING FOR MINIMUM VENTILATION.
16. GARAGES AND ATTACHED GARAGES SHALL BE SEPARATED BY A ¾ HOUR FIRE RATED WALL MINIMUM. EACH OPENING IN WALL SHALL HAVE A ¾ HOUR RATING AND SELF-CLOSING DOOR.
17. ALL GARAGE BEARING WALLS AND GIRDERS REQUIRE A ¾ HOUR FIRE RATING PER UL #'S 307, 413 AND 531
18. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NYS CODE R702
19. INTERIOR WALL AND CEILING FINISHE MATERIALS IN ANY LOCATION SHALL BE CLASS C
20. COMPONENT AND CLADDING LOADS, ROOF SHINGLE NAILING, PROTECTION OF OPENINGS ARE AS REGULATED BY APPROPRIATE PRESCRIPTIVE SECTIONS OF THE 2017 UCS UNIFORM CODE SUPPLEMENT

ELEVATION NOTES:

1. ALL ON SITE WORK WILL BE IN ACCORDANCE WITH LOCAL AND 2020 IRC
2. STOOPS, STAIRS, HANDRAILS, GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS WILL BE SUPPLIED AND INSTALLED BY OTHERS.
8. ALL DRAIN AND WASTE VENTS THRU THE ROOF SHALL BE 3" AND TERMINATE A MINIMUM 18" ABOVE THE POINT IT PASSES THROUGH THE ROOF
9. ALL EXTERIOR ELECTRICAL OUTLETS WILL BE G.F.I. CIRCUIT
10. ALL SIDING WILL BE INSTALLED IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE
11. ANY CHIMNEY STRUCTURES SHALL BE INSTALLED ON SITE BY OTHERS IN ACCORDANCE WITH ALL LOCAL AND STATE BUILDING CODES
12. ALL ELEVATIONS ARE SHOWN WITH STANDARD ROOF PITCH. SEE CROSS-SECTIONS FOR OPTIONAL ROOF DETAILS
13. GLAZING. TESTING AND LABELING. IF APPLICABLE, UNIT SKYLIGHTS SHALL BE TESTED AND APPROVED IN COMPLIANCE WITH AAMA/WDMA 101/I.S.2/NAFS PER 2020
14. ALL ROOF COVERING MATERIALS AND ROOF COVERING INSTALLATION SHALL BE IN ACCORDANCE WITH 2020

SECTION NOTES:

1. FIRE RATED ASSEMBLIES BOTH WALL AND FLOOR/CEILING SHALL BE SUPPORTED BY CONSTRUCTION OF THE SAME OR GREATER FIRE RATING DOWN TO THE FOUNDATION.
2. STRUCTURAL SHEATHING AND PLASTIC INSULATION SHALL BE ATTACHED TO THE OUTSIDE OF FIRE RATED WALLS EXCEPT WHERE SHOWN ON FIRE RATED DETAILS.
3. DOORS AND FRAMES THRU FIRE RATED WALLS SHALL BE ¾ HOUR RATED AND DOORS TO BE SELF-CLOSING.
4. NO PLASTIC PIPE TO PENETRATE FIRE RATED ASSEMBLIES INCLUDING FLOOR/CEILING. RELOCATE OR USE METAL PIPE FROM A MINIMUM OF ABOVE FIRE RATED ASSEMBLY AND DOWN.
5. ON FIRE RATED ASSEMBLIES, FASTENINGS SHALL NOT PENETRATE GYPSUM BOARD EXCEPT AT STUD. SIDING SHALL BE FURRING WHERE NECESSARY.
6. INSULATION SHALL BE INSTALLED UNDER FLOOR AND BE SUPPORTED BY FLOOR JOISTS AND NOT CEILING.
7. THE SAME FIRE ASSEMBLY SHALL RUN FROM FOUNDATION TO ROOF.
8. STRUCTURAL LUMBER MAY BE SUBSTITUTED BY A SPECIES AND/OR GRADE OF LUMBER WITH EQUAL OR GREATER VALUES.
9. ALL STUDS SHALL BE GRADE LUMBER.
10. ROOF SHINGLES ARE FACTORY INSTALLED (NAILED) EXCEPT AT RIDGE. SHINGLES ARE SUPPLIED FOR IN SITE INSTALLATION AT RIDGE.
11. ALL SEAL DOWN TAB SHINGLES ARE U.L. CLASS "C" WITH SHINGLE UNDERLAYMENT OF 15# FELT OR BETTER.
12. FLOOR INSULATION SUPPLIED AND INSTALLED BY BUILDER AS REQUIRED.
13. ALL WINDOWS AND EXTERIOR DOORS THAT ARE FACTORY INSTALLED, ARE CAULKED AND FLASHED PER 2016 NYS CODE 703 EXTERIOR COVERING IN THE FACTORY. FIELD INSTALLED WINDOWS AND DOORS ARE TO BE CAULKED ON SITE BY THE BUILDER.
14. ICE AND WATER SHIELD INSTALLED IN THE FACTORY AT ALL EAVES A MINIMUM 24" BEYOND OR INSIDE THE EXTERIOR WALL LINE. ICE AND WATER SHIELD AT VALLEYS SHALL BE INSTALLED ON SITE BY THE BUILDER. UNDERLAYMENT APPLICATION SHALL CONFORM TO 2015 INTERNATIONAL RESIDENTIAL CODES
15. ALL PENETRATIONS IN AIR VAPOR BARRIER SHALL BE MADE AIR TIGHT. THE VAPOR BARRIER (BUILDING ENVELOPE) SHALL BE MADE DURABLY SEALED PER NYS CODE CHAPTER 11 ENERGY EFFICIENCY, R1102.4 AIR LEAKAGE (MANDATORY)
16. ALL ON SITE CONSTRUCTION SHALL MAINTAIN A CONTINUOUS AIR VAPOR BARRIER.
17. JOINTS BETWEEN MODULES AND FOUNDATION SHALL BE MADE AIR TIGHT ON SITE BY BUILDER.
18. ALL INSULATION SHALL BE IN ACCORDANCE WITH 2020 UCS AND MATCH CURRENT RESCHECK VERSION
19. EXTENDED AIR BAFFLES SHALL MATCH AREA OF ADJACENT EAVE VENT PER NYSBC 2020
20. ALL DUCT SEALING AND TESTING SHALL BE IN ACCORDANCE WITH NYSBC 2020
21. ROOF VENTILATION SHALL BE IN ACCORDANCE WITH NYSBC 2020

Existing PLaza with new tenant fit-out construction
B-Business Medical Offices

CONSTRUCTION CLASSIFICATIONS:

New Construction Type VA with the following ratings.

■ Exterior Wall Construction (Masonry, Storefront, metal studs)	0-2-hours
■ Structural Frame metal frame stud	0-hour
■ Floor Construction 4" Concrete slab	0-hour
■ Metal frame stud Demising Wall	2-hours
■ Roof Construction (Metal joists and Asphalt roof)	0-hour

MEANS OF EGRESS:

- **Egress Width,** Stairs = 0.2" per Occupant but not less than 44"
- **Egress Width,** Corridors = 0.15" per Occupant but not less than 44"
- **Number of Exits**:
  .
- **Exit Access:**
  Travel Distance for exit access: 250' max (B sprinklered)
  Common Path of Egress Travel: 125' max. (B sprinklered)
  Dead End Corridors: 20' max (new)
  Corridor Width: 44" min. required, 60" provided
  Exit Access Doors: Provide 2 exits for spaces with occupant loads greater than 50.
  Separation of Exits: Provide separation that is not less than ⅓ diagonal of building

OCCUPANT LOAD:

Numbers in these tables are reflective of calculations made from Table 1004.1.2, actual occupancy loads will most likely be much less. However, the number below are used in code review requirements.

■ **RIGHT UNIT:**	1 Units	640 sf (1 occ./ 200s.f.)
■ **CENTER UNIT:**	1 Units	640 sf (1 occ./ 200s.f.)

TOTAL FOR ENTIRE BUILDING:
Total Living Space - Square Footage +/- 1,280 sf

FIRE RATED CONSTRUCTION:

The Building is not Sprinklered. Meets Ch. 13 requirements.
- **Fire Barriers -** Required for Vertical Exit Enclosures and exit passageways.
- **Fire Partitions** for Corridors
  1/2 hr. fire partition required (Building is fully sprinklered)
- **Fire Barriers -** Required for incidental use areas (furnace & boiler rooms, storage rooms), 1 hr. fire barrier or Sprinkler Required. Sprinkler Provided, no rated walls required.
- **Opening Protectives -** B-label at 2 hr. walls, B-label at 1 hr. walls, 20 min. doors ½ Hr. walls .
  Exterior Walls, Not required due to setback distances at all locations.

WORK BY OTHERS:

- **Design Build Alarm System**
- **Design Build Audio/ sound/ Video system**
- **Existing Sprinkler System**

FLOOR PLAN NOTES:

1. DO NOT SCALE DRAWINGS. If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.
2. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
3. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
4. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
5. All new walls shall be aligned with the center or nearest edge (as indicated on Dwgs) of existing walls, columns, window openings, etc. u.o.n.
6. All dimensions are to face of said construction, unless otherwise noted.
7. The GC shall maintain the site and building exterior and interior in a safe and clean manner for the owner.
8. GC shall construct, maintain, remove and reinstall any temporary structures necessary to maintain building access during working hours and set in place any temporary structures necessary after work hours until permanent building access is established. The GC shall maintain as long as possible the existing access to the building. The new rear door may be used during office hours to establish entry and exist for patients, tenants and employees. After office hours and or the construction workday, temporary access shall be established for the tenants. Tenants will not be permitted to enter the Doctor's Office after hours.
9. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing work to remain will be restored at no additional cost to the Owner.
10. Coordinate ALL new architectural work with Mechanical, Electrical and Plumbing Design-Build Engineering Drawings, documents and specifications.

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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NIAGARA FALLS, NY 14304

PROJECT
PROPOSED HOUSE REP
BRIANNA TOBER
8720 PERSHING AVE
NIAGARA FALLS, NY 14304

PROJECT: 25–5782 — Drawn by MJS

TITLE SHEET

SCALE: AS NOTED | 20260107 | DWG. T-1

FOUNDATION NOTES

F1. NOT USED

F2. BEAR ALL FOOTINGS ON SOIL HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 3.0 KIPS PER SQUARE FOOT

F3. THE FOUNDATIONS HAVE BEEN DESIGNED TO THE REQUIREMENTS SET FORTH IN THE GEO-TECHNICAL REPORT.

F4. THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, TEST BORINGS, OR TEST PITS REPRESENT CONDITIONS ONLY AT THOSE SPECIFIC LOCATIONS AT THE PARTICULAR TIME THEY WERE MADE.

F5. REMOVE ALL ORGANIC AND UNSUITABLE MATERIAL PRIOR TO PLACING FILL. PLACE FILL IN HORIZONTAL LAYERS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND COMPACT TO A MINIMUM OF 95% MODIFED PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT. IF ACCEPTABLE TO THE OWNER'S GEO-TECHNICAL ENGINEER, ON-SITE MATERIALS THAT MEET PROJECT SPECIFICATION REQUIREMENTS MAY BE USED FOR ENGINEERED FILL IF MAINTAINED AT OPTIMUM MOISTURE CONTENT AND COMPACTED TO THE ABOVE CRITERIA. SELECT BORROW MATERIALS WILL BE REQUIRED WHEN ON-SITE MATERIALS ARE UNSUITABLE OR CANNOT BE COMPACTED TO THE CRITERIA STATED ABOVE.

F6. EXCAVATION TO SUITABLE BEARING SUB-GRADES MAY PROCEED BY CONVENTIONAL METHODS TO WITHIN 2.5 FEET OF THE PROPOSED FINAL SUB-GRADES. PERFORM EXCAVATION TO FINAL SUB-GRADE USING A BACKHOE EQUIPPED WITH A SMOOTH BLADE TO MINIMIZE DISTURBANCE OF THE BEARING SUB-GRADE. FINISH ALL FOOTING EXCAVATIONS BY HAND.

F7. DO NOT EXTEND THE GENERAL EXCAVATION ACROSS THE SITE DEEPER THAN 1'-0" BELOW THE SLAB-ON-GRADE SUB-GRADE ELEVATION. PERFORM THE EXCAVATIONS FOR SPREAD FOOTINGS, MATS, PITS, ETC. ON AN INDIVIDUAL, LOCALIZED BASIS DOWN FROM THE SLAB-ON-GRADE SUB-GRADE ELEVATION.

F8. PROVIDE POSITIVE PROTECTION FOR ALL EXCAVATION SLOPES AGAINST INSTABILITY AND DETERIORATION DUE TO RAIN, WIND, SNOW OR ICE.

F9. RETAIN THE PERIMETER OF THE GENERAL EXCAVATION WITH A SOIL RETENTION SYSTEM AS NECESSARY. THE DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. REPAIR ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL RETENTION SYSTEM.

F10. ALLOW THE OWNER'S GEO-TECHNICAL ENGINEER TO INSPECT ALL FINISHED EXCAVATIONS AND BEARING SUB-GRADES BEFORE PLACING CONCRETE.

F11. DO NOT PLACE CONCRETE IN ANY EXCAVATION CONTAINING FREE WATER, FROST, ICE OR FROZEN GROUND. PROVIDE ALL MEASURES NECESSARY TO PREVENT FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUB-GRADE, BOTH BEFORE AND AFTER CONCRETE PLACEMENT AND UNTIL SUCH SUB-GRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.

F12. USE SIDE FORMS FOR ALL FOOTINGS AND GRADE BEAMS. CLEAN REINFORCEMENT IMMEDIATELY PRIOR TO PLACING CONCRETE. PLACE THE CONCRETE FOR EACH FOOTING IN ONE CONTINUOUS POUR. LIMIT BASEMENT WALL POUR LENGTHS TO 65 FEET.

F13. SAW CUT SLABS IN THE PATTERN SHOWN ON PLAN START SAW CUTTING AS SOON AS THE SAW WILL NOT RAVEL EDGES OR DISLODGE AGGREGATE, BUT IN NO CASE MORE THAN 12 HOURS AFTER THE SLAB IS PLACED.

F14. BACKFILL AGAINST FOUNDATION WALLS BELOW GRADE SO THAT THE DIFFERENCE IN THE FILL LEVEL ON OPPOSITE SIDES OF THE WALL DOES NOT EXCEED 1'-0" AT ANY TIME. BRACE ALL FOUNDATION WALLS DURING THE OPERATION OF BACKFILLING AND COMPACTION. LEAVE BRACING IN POSITION UNTIL PERMANENT RESTRAINTS BECOME EFFECTIVE.

F15. THE EXPOSED SUB-GRADE SOILS MAY BE SENSITIVE TO DISTURBANCE AND STRENGTH DEGRADATION WHEN HIGH MOISTURE CONTENTS ARE PRESENT. MINIMIZE CONSTRUCTION TRAFFIC OVER EXPOSED SUB-GRADES. DO NOT POND WATER ON THE SUB-GRADES. CONTROL SURFACE AND GROUND WATER BY PROPER SITE GRADING, PERIMETER CUTOFF TRENCHES, AND SUMP AND PUMP METHODS OF DE-WATERING. CONSTRUCT ALL CUTOFF TRENCHES AND SUMPS OUTSIDE THE INFLUENCE OF PROPOSED FOUNDATIONS.

FOUNDATION PLAN (1 / A-0)
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

STATE OF NEW YORK · JOHN AUGUST SCHENNE · No. 059907 · LICENSED PROFESSIONAL ENGINEER

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8720 PERSHING AVE
NIAGARA FALLS, NY 14304

PROJECT: 25-5782 — Drawn by MJS

FOUNDATION PLAN

SCALE: AS NOTED | 20260107 | DWG. **A-0**

GENERAL NOTES

1. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. CONFLICTS: NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
3. CODES: ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NYS UNIFORM FIRE PREVENTION AND BUILDING CODE.
4. SUBSTITUTIONS: PROVIDE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS [ICBO REPORTS] AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO THE ENGINEER FOR REVIEW AND WRITTEN APPROVAL BEFORE FABRICATION.
5. SIMILAR WORK: WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
6. PIPES, DUCTS, SLEEVES, CHASES, ETC.: SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
7. EXCAVATIONS: LOCATE AND PROTECT UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED.
8. CONSTRUCTION LOADS: MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE ALLOWABLE LOADING (LL=40 PSF) FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
9. CONSTRUCTION METHODS AND PROJECT SAFETY: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
10. CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
11. TO THE BEST OF MY KNOWLEDGE THIS STRUCTURE MEETS OR EXCEEDS THE REQUIREMENTS OF THE NYS ENERGY CONSERVATION CODE.

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. IF THERE IS A DIMENSION THAT IS NOT SHOWN ON THE CONSTRUCTION DOCUMENTS THAT REQUIRES CLARIFICATION, REQUEST THAT CLARIFICATION OF THE ARCHITECT.
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3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL CODES. LOCAL, STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF DISCREPANCY IS NOTED, INFORM THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH THE WORK.
4. ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS AND DETAILS SHALL APPLY TO ALL SIMILAR, OPPOSITE HAND, OR SYMMETRICAL PLANS, SECTIONS OR DETAILS.
5. ALL NEW WALLS SHALL BE ALIGNED WITH THE CENTER OR NEAREST EDGE (AS INDICATED ON DWGS) OF EXISTING WALLS, COLUMNS, WINDOW OPENINGS, ETC. U.O.N.
6. ALL DIMENSIONS ARE TO FACE OF SAID CONSTRUCTION, UNLESS OTHERWISE NOTED.
7. THE GC SHALL MAINTAIN THE SITE AND BUILDING EXTERIOR AND INTERIOR IN A SAFE AND CLEAN MANNER FOR THE OWNER.
8. GC SHALL CONSTRUCT, MAINTAIN, REMOVE AND REINSTALL ANY TEMPORARY STRUCTURES NECESSARY TO MAINTAIN BUILDING ACCESS DURING WORKING HOURS AND SET IN PLACE ANY TEMPORARY STRUCTURES NECESSARY AFTER WORK HOURS UNTIL PERMANENT BUILDING ACCESS IS ESTABLISHED. THE GC SHALL MAINTAIN AS LONG AS POSSIBLE THE EXISTING ACCESS TO THE BUILDING.
9. ALL FINISHES NOT INVOLVED IN AREAS OF CONSTRUCTION SHALL BE PROTECTED IN SUCH A MANNER THAT WHEN THE WORK IS COMPLETE THE FINISHES WOULD BE IN THE SAME CONDITION THEY WERE BEFORE THE WORK STARTED. ANY UNFORTUNATE DAMAGE TO EXISTING WORK TO REMAIN WILL BE RESTORED AT NO ADDITIONAL COST TO THE OWNER.
10. COORDINATE ALL NEW ARCHITECTURAL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DESIGN-BUILD ENGINEERING DRAWINGS, DOCUMENTS AND SPECIFICATIONS.

POWER LEGEND

SYMBOL	IDENTIFICATION
	20A, 120V, FLUSH MOUNT DUPLEX RECEPTACLE MOUNT 18" AFF TO CENTER WP = WATERPROOF, GFI = GROUND FAULT PROTECTED
EX	EXISTING OUTLET
GFCI	GFCI DUPLEX OUTLET Ground Fault Interrupteur
TR	TAMPER RESISTANT RECEPTACLE
TV	CABLE TV OUTLET. +18" A.F.F. UNLESS OTHERWISE NOTED. PROVIDE ¾" CONDUIT W/BUSHINGS AND PULLSTRING STUBBED UP INTO CEILING
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	RECESSED ELECTRICAL PANEL
	WALL BOX DATA/COMM. OUTLET, +18" A.F.F. UNLESS
S/CO	CARBON MONOXIDE/ SMOKE COMBO DETECTOR
CO	CARBON MONOXIDE DETECTOR
SD	DUCT MOUNTED SMOKE DETECTOR
FE	10 IB FIRE EXTINGUISHER W/ WALL HOOK

NOTES

1. ALL RECEPTACLES TO BE LOCATED AT 18" AFF UNO
2. ALL CABLE/DATA BOXES TO BE LOCATED AT 18" AFF UNO
3. ALL ABOVE COUNTER RECEPTACLES TO BE 44" AFF UNO
4. ALL SWITCHES TO BE 48" AFF UNO

New SINGLE Family residence
R-Residence

Construction Classification:

New Construction Type VB with the following ratings.

■ Exterior Wall Construction (Wood studs)	1-hour
■ Structural Frame metal frame stud	0-hour
■ Floor Construction 4" Concrete slab	0-hour
■ Wood frame stud Garage Wall	1-hour
■ Roof Construction (Wood joists and Asphalt roof)	0-hour

Occupant Load:

Numbers in these tables are reflective of calculations made from Table 1004.1.2, actual occupancy loads will most likely be much less. However, the number below are used in code review requirements.

■ **Garage space:**	1 family residence	525 SQFT
■ **1st Floor:**	1 family residence	1,660 SQFT
■ **Basement**	1 family residence	1,660 SQFT

TOTAL FOR ENTIRE BUILDING:
Total Living Space - Square Footage +/- 1,660 sf

Fire Rated Construction:

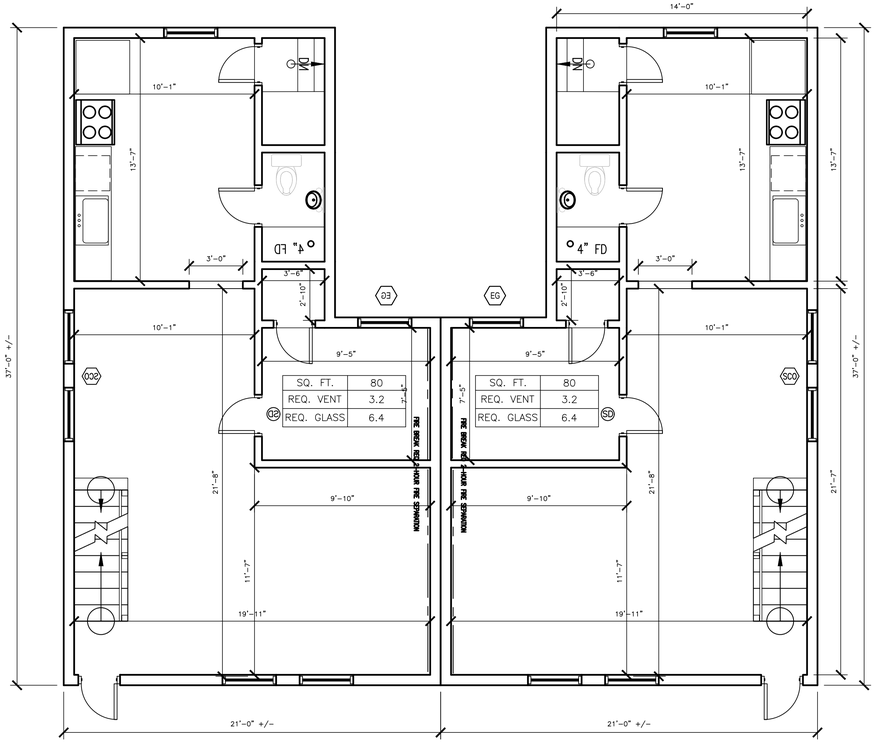
The Building is not Sprinklered.

- **Fire Barriers -** Required for Vertical Exit Enclosures and exit passageways.
- **Fire Partitions** for Corridors
  1/2 hr. fire partition required
- **Fire Barriers -** Required for incidental use areas (furnace & boiler rooms, storage rooms), 1 hr. fire barrier or Sprinkler Required.
- **Opening Protectives -** B-label at 2 hr. walls, C-label at 1 hr. walls, 20 min. doors ½ Hr. walls . Exterior Walls, Not required due to setback distances at all locations.

Work By Others:

- **Design Build Plumbing**
- **Design Build Heating an Cooling**

1ST FLOOR FRAMING PLAN (2 / A-1)
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN (1 / A-0)
SCALE: 3/16" = 1'-0"

IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN THOSE WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

STATE OF NEW YORK — AUGUST SCHENNE — No. 059307 — LICENSED PROFESSIONAL ENGINEER

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PROJECT: 25-5782 — Drawn by MJS

1ST FLOOR PLAN

SCALE: AS NOTED | 20260107 | DWG. **A-1**

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New SINGLE Family residence
R-Residence

Construction Classification:

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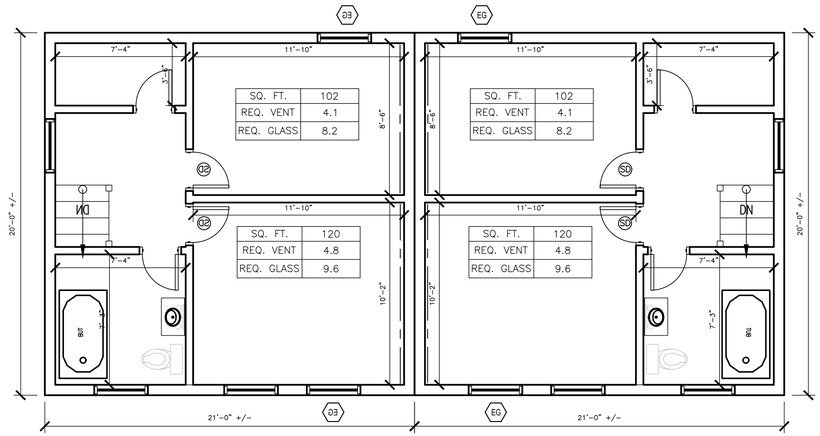
Work By Others:

- **Design Build Plumbing**
- **Design Build Heating an Cooling**

2ND FLOOR FRAMING PLAN (2 / A-2)
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN (1 / A-2)
SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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PROJECT: 25-5782 — Drawn by MJS
2ND FLOOR PLAN
SCALE: AS NOTED | 20260107 | DWG. **A-2**

ROOF PLAN NOTES

ALL DOWNSPOUTS SHALL BE TERMINATED IN AN APPROPRIATE MANNER INTO AN ADJACENT GUTTER AND DOWN TO GRADE INTO A STORM WATER RECEIVER.

MAINTAIN A MINIMUM SLOPE FOR ALL GUTTERS TO DOWNSPOUT LOCATIONS.

CHECK PROJECTIONS, EAVES & DECK FOR ADEQUACY OF ANCHORAGE, FOREIGN MATERIAL, MOISTURE OR UNEVENNESS THAT WOULD PREVENT EXECUTION OF WORK.

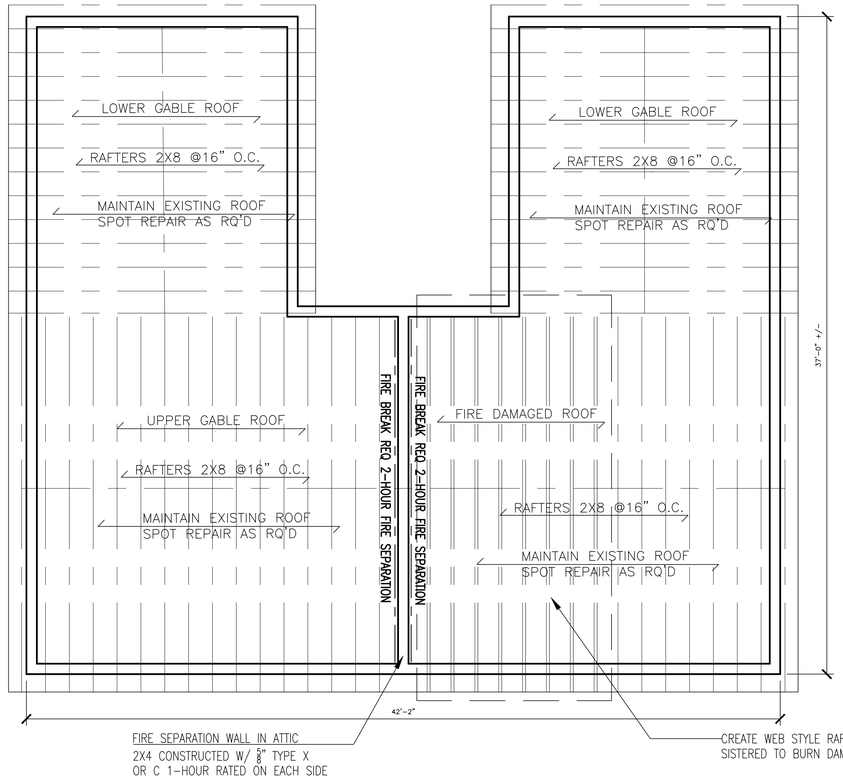
ALL SURFACES THAT ARE TO RECEIVE ROOFING OR FLASHING, SHALL BE THOROUGHLY DRY. SHOULD SURFACE MOISTURE OCCUR, CONTRACTOR SHALL PROVIDE NECESSARY EQUIPMENT TO DRY SURFACE PRIOR TO APPLICATION.

ONLY AS MUCH OF THE NEW ROOFING AS CAN BE MADE WEATHER TIGHT EACH DAY, INCLUDING ALL FLASHING, SHALL BE INSTALLED.

ALL WORK SHALL BE SCHEDULED & EXECUTED WITHOUT EXPOSING THE INTERIOR OF THE BUILDING AREAS TO THE EFFECTS OF INCLIMATE WEATHER. THE EXISTING BUILDING & ITS CONTENTS SHALL BE PROTECTED AGAINST ALL RISKS.

ALL NEW OR TEMPORARY CONSTRUCTION INCLUDING EQUIPMENT & ACCESSORIES SHALL BE SECURED IN SUCH A MANNER AT ALL TIMES AS TO PRECLUDE BLOW-OFF & OR WIND DAMAGE.

ROOFING, FLASHING, INSULATION & ICE SHIELD SHALL BE INSTALLED TO ENTIRE ROOF IN STRICT ACCORDANCE WITH MANUFACTURERS
SPECIFICATIONS & SHALL BE APPLIED ONLY BY A CONTRACTOR AUTHORIZED BY ROOFING MANUFACTURER.



ROOF PLAN (1 / A-0)
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

STATE OF NEW YORK · JOHN AUGUST SCHENNE · No. 059907 · LICENSED PROFESSIONAL ENGINEER

ENGINEER
SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
967 Luther Road
East Aurora, NY 14052
(716) 655-4991; john@schenne.com

OWNER
BRIANNA TOBER
8720 PERSHING AVE
NIAGARA FALLS, NY 14304

PROJECT
PROPOSED HOUSE REP
BRIANNA TOBER
8720 PERSHING AVE
NIAGARA FALLS, NY 14304

PROJECT: 25-5782 — Drawn by MJS

ROOF PLAN

SCALE: AS NOTED | 20260107 | DWG. **A-3**

WOOD

1. GRADE STAMPED DOUGLAS FIR/LARCH OR SPF (SEE LUMBER GRADES).
2. NAILS: COMMON WIRE UNLESS OTHERWISE NOTED. EDGE OR END DISTANCES IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN ONE HALF OF THE REQUIRED PENETRATION (UBC TABLE 23-I-G). THE SPACING CENTER TO CENTER OF NAILS IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN THE REQUIRED PENETRATION. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIAMETER SMALLER THAN THAT OF THE NAIL.
3. ANCHOR BOLTS (FOUNDATION ANCHOR BOLTS): PROVIDE 5/8 INCH DIAMETER ANCHOR OR MACHINE BOLTS WITH A MINIMUM OF 9 INCHES EMBEDMENT INTO THE CONCRETE AND WITHIN 12 INCHES OF EACH END OF EACH PLATE. SPACE ANCHORS AT 48 INCHES ON CENTER UNLESS NOTED. ANCHORS SHALL BE LOCATED A MAXIMUM OF 2 INCHES FROM THE FACE OF STUD RECEIVING WOOD STRUCTURAL PANELS.[ANCHOR BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE ANCHOR BOLT DIAMETER.
4. BOLTS: NOT LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER. BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE BOLT DIAMETER. ALL NUTS SHALL BE TIGHTENED WHEN INSTALLED AND RE-TIGHTENED AT THE COMPLETION OF WORK OR BEFORE CLOSING IN. THREAD PROJECTION SHALL BE 1/16 INCH MINIMUM BEYOND THE NUT.
5. SQUARE STEEL PLATE WASHERS (PW): ANCHOR BOLTS, BOLTS, LAGS AND NUTS, NOTED PW, SHALL BE SQUARE STEEL PLATE WASHERS:

BOLT DIAM (IN)	THICKNESS (IN)	SIZE (IN)
5/8	1/4	2 1/2 X 2 1/2
3/4	5/16	2 3/4 X 2 3/4
7/8	5/16	3 X 3

6. FRAMING CONNECTORS: PER MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS [ICBO APPROVED] AND INSTALLED ACCORDINGLY. SIZE AND NUMBER OF NAILS TO BE MAXIMUM SPECIFIED BY THE MANUFACTURER.
7. NAILED/SCREWED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICBO PRODUCT EVALUATION REPORT. INSTALL HOLD DOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.
9. PRESERVATIVE TREATED WOOD: WOOD EXPOSED TO THE WEATHER; FOUNDATION PLATES ON CONCRETE SLABS, FOUNDATIONS WHICH ARE IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD WITH PRESERVATIVE RETENTION AS REQUIRED FOR USE. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4.
10. TOP PLATES: TWO PIECES, SAME SIZE AS STUDS, STAGGER SPLICES 4'-0" MINIMUM. CENTER SPLICES OVER STUDS. SPLICE WITH 24-16d MINIMUM.
11. SOLID BLOCKING: TWO INCH FULL WIDTH BLOCKING (FIRE STOPS) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
12. CUTTING AND NOTCHING: DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS. HOLES THROUGH PLATES, STUDS AND DOUBLE PLATES IN WALLS SHALL NOT EXCEED 40% OF THE MEMBER WIDTH AND SHALL BE LOCATED IN THE CENTER OF THE MEMBER.
13. GALVANIZING: ALL EXPOSED STEEL TIMBER HARDWARE, FASTENERS AND CONNECTORS.

LUMBER GRADES

COMPLY WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD AND STANDARD GRADING RULES FOR WESTERN LUMBER.

1. DIMENSION LUMBER: BLOCKING 2" TO 4" THICK, 2" TO 4" WIDE (10" MAXIMUM) NO. 1/2 SPF (Fb=875psi)
2. DIMENSION LUMBER: STUDS NO2. SPF (Fb=875 PSI)
3. DIMENSION LUMBER: JOISTS AND RAFTERS NO. 2 DOUG FIR
4. POSTS AND TIMBERS: 5" BY 5" AND LARGER, WIDTH NOT MORE THAN 2" GREATER THAN THICKNESS NO. 1 DOUG. FIR MIN. (Fb= 1200 PSI)
5. LVL HEADERS & BEAMS: LOUISIANA PACIFIC LVL (Fb=2950 E2.0)

WOOD STRUCTURAL PANELS

1. REFERENCES: PS1, PS2, APA STANDARD PRP-108, NATIONAL EVALUATION SERVICE REPORT NER-108 AND ICBO ES REPORT 1952.
2. WALL PANELS PLYWOOD STRUCTURAL II, 5 PLY OR OSB 15/32 INCH
3. ROOF PANELS STRUCTURAL II 15/32 INCH
4. BLOCKING:
   A) WALLS: ALL UNSUPPORTED PANEL JOINTS SHALL BE BLOCKED SOLID WITH 2x BLOCKING
5. NAILING: COMMON WIRE NAILS. PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL. FIELD NAILING (FN) SHALL BE 12 INCHES ON CENTER AND THE MINIMUM PANEL EDGE DISTANCES SHALL BE MAINTAINED.
6. MACHINE NAILING: SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR THIS PROJECT AND REVIEW BY THE ENGINEER. THE USE OF MACHINE NAILING IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL AND THE MINIMUM PANEL EDGE DISTANCES ARE MAINTAINED.
7. WOOD STRUCTURAL PANELS (PANELS): WHERE ADJACENT WALLS ARE PANELED, PANELS SHALL BE INSTALLED OVER AND UNDER OPENINGS.

COMMON WIRE NAILS

SIZE PENNY	DIAMETER INCHES	WIRE GAGE	PENETRATION INCHES
8d	0.131	10-1/4	1-1/2
10d	0.148	9	1-5/8
16d	0.162	8	1-3/4
20d	0.192	6	2-1/8
30d	0.207	5	2-1/4

PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT. 1-1/2 INCHES OF PENETRATION FOR 10d AND 16d NAILS IS ACCEPTABLE FOR TOP PLATES AND DOUBLED 2X MEMBERS. WHERE THE NAIL PENETRATION WILL BE LESS THAN SPECIFIED, INCREASE NAIL LENGTH (SIZE) TO OBTAIN THE PENETRATION REQUIRED FOR THE NAIL SPECIFIED.

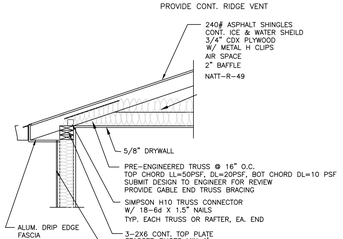
NAILING SCHEDULE

THE CONNECTIONS LISTED ARE THE MINIMUM PERMISSIBLE. USE COMMON WIRE NAILS FOR ALL NAILED CONNECTIONS]. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS. SEE THE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS.

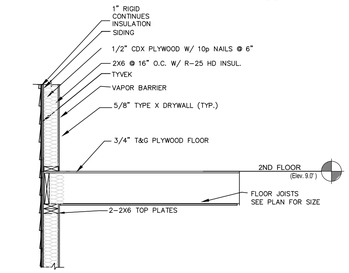
JOIST TO SILL (PLATE) OR GIRDER, TOENAIL.....3-8d
BRIDGING TO JOIST, TOENAIL EACH END.....2-8d
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL.....2-8d
WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL....3-8d
3/4" SUBFLOOR TO JOIST OR GIRDER, SCREWS @ 8" O.C.
SOLE PLATE TO JOIST OR BLOCKING:
FACE NAIL.....16d AT 16"
BRACED WALL PANELS.....3-16d PER 16"
TOP PLATE TO STUD, END NAIL.....2-16d
STUD TO SOLE PLATE: TOENAIL.....4-8d
END NAIL.....2-16d
DOUBLE STUDS, TYPICAL FACE NAIL.....16d AT 24"
DOUBLED TOP PLATES: FACE NAIL.....16d AT 16"
LAP SPLICE.....8-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE.....3-8d
RIM JOIST TO TOP PLATE, TOENAIL.....8d AT 6"
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL.....2-16d
CONTINUOUS HEADER, TWO PIECES (ALONG EACH EDGE)...16d AT 16"
CEILING JOISTS TO PLATE, TOENAIL.....3-8d
CONTINUOUS HEADER TO STUD, TOENAIL.....4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.....3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL.....3-16d
RAFTER TO PLATE, TOENAIL.....SIMPSON H10 W/8-10d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL.....2-8d
1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL....2-8d
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL.3-8d
BUILT-UP CORNER STUDS.....16d AT 24"
BUILT-UP GIRDERS AND BEAMS.....20d AT 32" AT TOP AND BOTTOM STAGGERED

PREFABRICATED WOOD TRUSSES

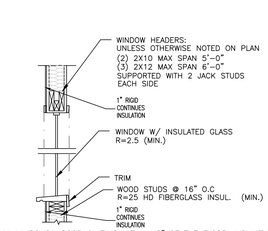
1. CODES AND FABRICATION: MANUFACTURER'S APPROVED ICBO PRODUCT EVALUATION REPORTS.
2. GRADE STAMPED [DOUGLAS FIR/LARCH NO. 2 OR BETTER].
3. DESIGN REQUIREMENTS:
   A) ROOF:
      DEAD LOAD TOP CHORD.....20 PSF
      DEAD LOAD BOTTOM CHORD.....10 PSF
      LIVE LOAD TOP CHORD.....40 PSF
   B) DEFLECTION: ROOF TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/360.
4. CALCULATIONS & SHOP DRAWINGS: SUBMIT FOR REVIEW, SHOP DRAWINGS AND CALCULATIONS CERTIFIED BY A NY PE ENGINEER, FOR THE DESIGN LOADS, INCLUDING MAXIMUM REACTION, SHEAR, MOMENT, AND DEFLECTION IN COMPARISON TO THE ALLOWABLES. SIZE THE TOP CHORD FOR THE DIAPHRAGM NAILING AND A 2X MINIMUM NOMINAL WIDTH. THE TRUSSES SHOWN ON THE DRAWINGS ARE PRELIMINARY AND MAY REQUIRE SIZE OR SPACING MODIFICATIONS.
5. BLOCKING, BRACING AND BRIDGING: AS REQUIRED BY THE MANUFACTURER'S AND THE DRAWINGS. CONTRACTOR SHALL HANDLE, INSTALL, AND BRACE TRUSSES IN ACCORDANCE WITH HIB-91 FROM THE TRUSS PLATE INSTITUTE. SUBMIT TRUSS DESIGN TO ENGINEER FOR REVIEW. ENGINEER WILL PREPARE PERMANENT TRUSS BRACING DESIGN.
6. TRUSS CHANGES: OBTAIN WRITTEN CONSENT FROM THE ENGINEER TO CHANGE THE TRUSS TYPE, WIDTH, CHORD DEPTH, TRUSS SHAPE OR SPACING.
7. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.



ROOF/CEILING DETAIL 1/S1
SCALE: N.T.S.

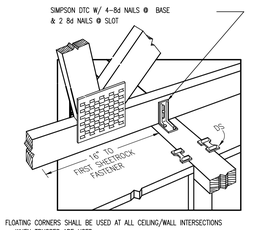


SECTION @ SECOND FLOOR 2/S1
SCALE: N.T.S.



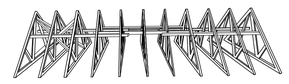
ALL WINDOWS& DOOR GLAZING WITHIN 18" OF THE FLOOR AND WITHIN 12" OF ANY DOOR ARE TO HAVE TEMPERED GLASS.

WINDOW DETAIL 3/S1
SCALE: N.T.S.

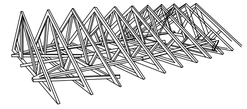


NOTE: FLOATING CORNERS SHALL BE USED AT ALL CEILING/WALL INTERSECTIONS WHEN TRUSSES ARE USED

TYPICAL CEILING/WALL CONNECTION 6/S1
SCALE: N.T.S.



TYPICAL LATERAL WEB BRACING



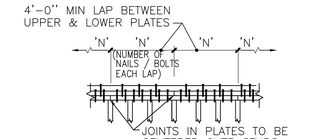
TYPICAL BOTTOM CHORD BRACING

TYPICAL BOTTOM CHORD BRACING

1. INSTALL BOTTOM CHORD LATERAL BRACING @ 8' O.C. MAX
2. ALL BRACING SHALL BE NO2 SPF 2X4
3. BOTTOM CHORD IS IN ADDITION TO LATERAL WEB AND CAP BRACING
4. ALL BRACES SHALL BE NAILED TO EA. TRUSS W/2-16d NAILS

TYP PERMANENT BRACING DETAILS 7/S1
SCALE: N.T.S

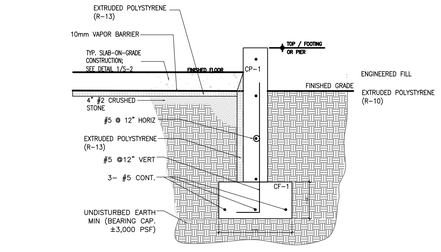
ACTUAL BRACING TO BE DETERMINED AFTER TRUSS DESIGN IS SUBMIITED TO ENGINEER



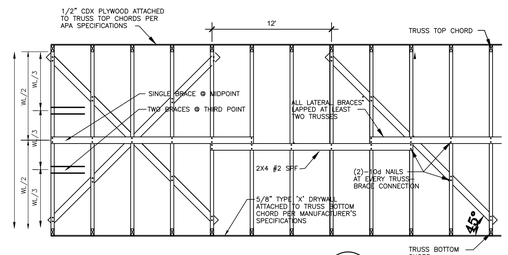
MARK	'N' (NUMBER)	CONNECTOR
MINIMUM		
A	24	16d

NOTE: ALL TOP PLATES SHALL BE 3-2X6 AND SHALL BE SPLICED IN ACCORDANCE WITH THIS DETAIL

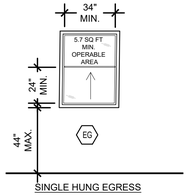
TYPICAL TOP PLATE SPLICE 4/S1
SCALE: N.T.S.



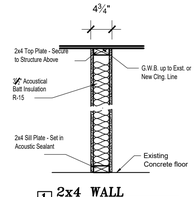
SLAB FOUNDATION DETAIL 5/S1
SCALE: N.T.S.



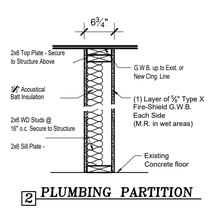
WEB BRACING DETAIL 8/S1
NTS



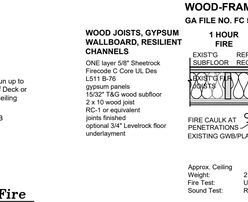
SINGLE HUNG EGRESS



1 2x4 WALL NO INSUATION

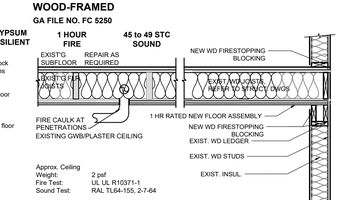


2 PLUMBING PARTITION



3 2x4 Wall-One Hour Fire UL Design No. U263

WALL TYPES
SCALE: N.T.S. 10/S-1



5 1 Hour Fire Rated Partition Ceiling L-511 SIMILAR

FLOOR-CEILING SYSTEM
SCALE: NTS 9/S-1

WINDOW SCHEDULE 11/S-1
SCALE: NTS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ENGINEER
SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
967 Luther Road
East Aurora, NY 14052
(716) 655-4991; john@schenne.com

OWNER
BRIANNA TOBER
8720 PERSHING AVE
NIAGARA FALLS, NY 14304

PROJECT
PROPOSED HOUSE REP
BRIANNA TOBER
8720 PERSHING AVE
NIAGARA FALLS, NY 14304

PROJECT: 25-5782 Drawn by MJS

STRUCTURAL PLAN

SCALE: AS NOTED | 20260107 | DWG. S-1

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

October 29, 2025

Constance Strother
Local Program Administrator
Preservation Buffalo Niagara
617 Main Street
Suite 201
Buffalo, NY 14203

Re: HCR/HTFC (S)
1842 Cleveland Ave - Vacant Rental Program
1842 Cleveland Ave, Niagara Falls, NY 14305
25PR10165

Dear Constance Strother:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Campbell Higle at the following email address:

Campbell.Higle@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

AURORA ENVIRONMENTAL LLC
1500 Union Road, Suite 202, West Seneca, NY 14224

October 26, 2025

Constance D. Strother
East Side Preservation Specialist
Preservation Buffalo Niagara
617 Main Street, Suite 201
Buffalo, NY 14203

RE: Flood Plain Determination
1842 Cleveland Ave.
Niagara Falls, New York

Dear Ms. Strother:

It has been determined that the above referenced address does not lie in the 100-year flood plain.
As shown on the attached mapping from FEMA which indicates that the property is within an “Area of Minimal Flood Hazard”. Per FEMA an Area Minimal Flood Hazard has a very low probability of flooding, usually above the 500-year flood level.

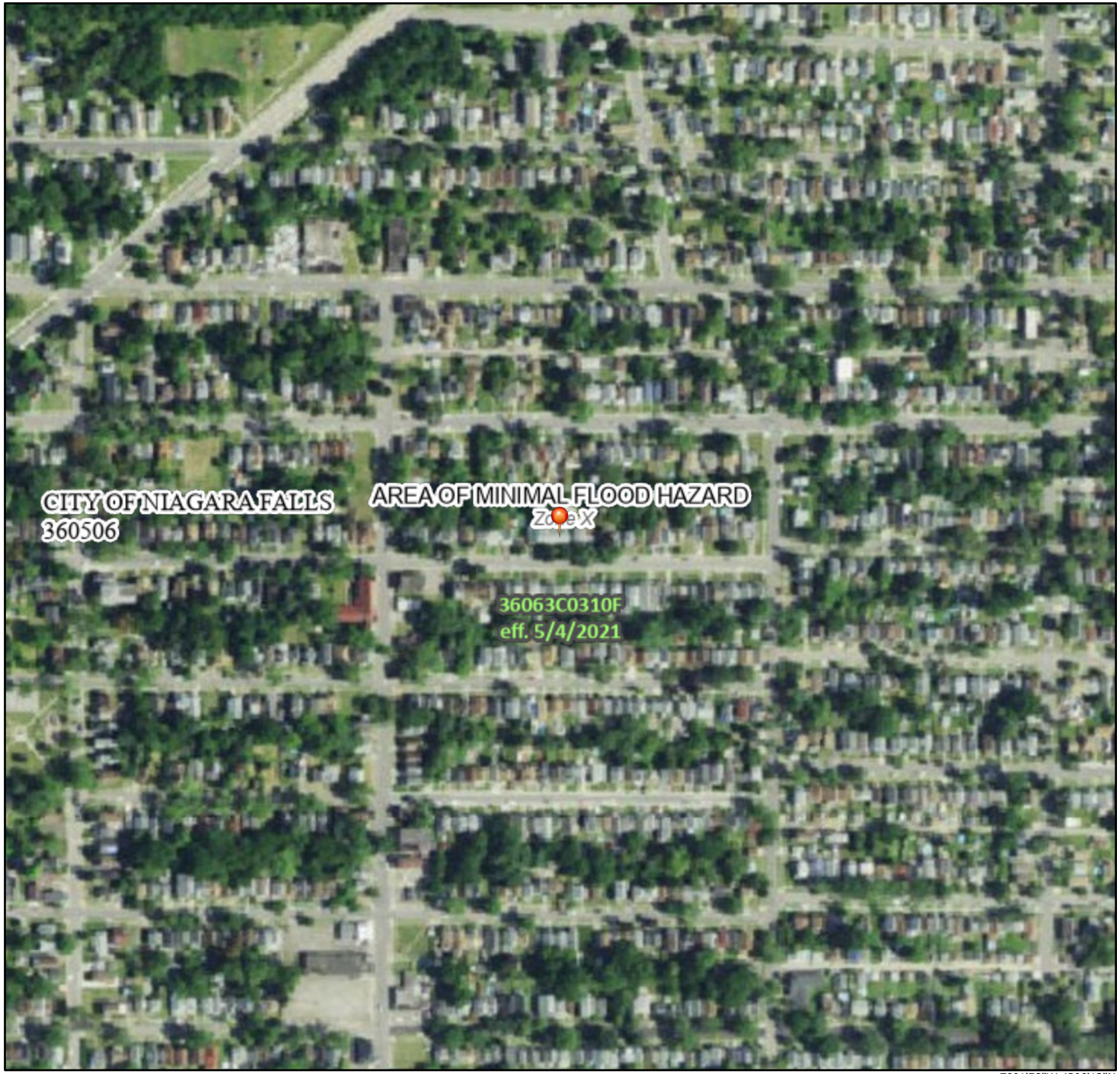
Thank you,

John Pusztay

National Flood Hazard Layer FIRMette

FEMA

79°2'36"W 43°6'38"N



79°1'58"W 43°6'12"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/29/2025 at 2:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

AURORA ENVIRONMENTAL LLC
1500 Union Road · Suite 202 · West Seneca, NY 14224

October 27, 2025

Constance D. Strother
East Side Preservation Specialist
Preservation Buffalo Niagara
617 Main Street, Suite 201
Buffalo, NY 14203

Re: Lead Hazard Risk Assessment Report
1842 Cleveland Ave.
Niagara Falls, NY

Dear Ms. Strother:

Enclosed please find the Lead Hazard Risk Assessment Report for the above referenced property. The Assessment was conducted on October 7, 2025.

If after reviewing this report you have any questions, or if we can be of assistance in any other way, please do not hesitate to call.

Sincerely,

John Pusztay

Summary Tabulation

1.0 Project Information

2.0 Executive Summary

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B Site and Floor Plan

C Scope of Renovation Work, As Provided to Assessor

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H Viken Detection Pb200i, PB200e Performance Characteristics Sheet

1.0 Project Information

Aurora Environmental LLC (Aurora) was retained by Preservation Buffalo Niagara to perform a Lead Hazard Risk Assessment and Limited LBP Testing of the vacant residential East and Center Units within 1842 Cleveland Ave., Niagara Falls, NY. The Assessment was conducted by John Pusztay, a Certified Risk Assessor. The purpose of the Assessment was to identify the presence of lead hazards on and/or in a limited number of surfaces inside and outside the residences, as well as to identify the presence of deteriorated lead-based paint (LBP) and LBP that may be disturbed during planned renovations. Based upon conversations with the Owner and Broadway-Fillmore Neighborhood Housing, to the knowledge of this Assessor, there has been no previous LBP testing within these units.

As part of the Assessment, a visual survey of the property and structure was conducted, dust wipe sampling was performed on a limited number of interior surfaces, and composite soil samples were collected. In addition, limited on-site paint testing using an x-ray fluorescence (XRF) lead-in-paint analyzer was performed.

2.0 Executive Summary

As a result of the Lead Hazard Risk Assessment conducted on October 7, 2025 it was found that lead-based surface coatings (paint) and lead hazards were present on the subject property as of the date of the Assessment. The analytical results from this Assessment identified the following lead-based paint (LBP) and Lead hazards, as defined by EPA and/or HUD standards:

<u>Lead Based Paint:</u>

Center Unit:

- Wooden window components (interior and exterior)
- Porch Ceiling
- Wooden doors and trim
- Wooden stair risers, treads and stringers
- Wooden baseboards

East Unit:

- Wooden window components (interior and exterior)
- Porch Ceiling
- Wooden doors and trim
- Wooden stair risers, treads and stringers
- Wooden baseboards
- Drywall ceiling of ½ Bathroom

<u>Existing Lead-Based Paint Hazards and Potential Lead Hazards:</u>
The following areas are coated with Lead-Based Paint (LBP) that is deteriorated and currently present existing lead-based paint hazards:

Center Unit:

- Wooden window components (interior and exterior)
- Porch Ceiling

- Wooden doors and trim
- Wooden stair risers, treads and stringers
- Wooden baseboards
- Lead Dust Hazard Throughout

East Unit:
- Wooden window components (interior and exterior)
- Porch Ceiling
- Wooden doors and trim
- Wooden stair risers, treads and stringers
- Wooden baseboards
- Drywall ceiling of ½ Bathroom
- Lead Dust Hazard Throughout

2.1 Identified Lead Hazards

XRF analyzer results from the deteriorated paint that was tested showed that LBP hazards exist, as defined in the Residential LBP Hazard Reduction Act of 1992 (Title X) and as defined by the Environmental Protection Agency (EPA) regulation published in the January 5, 2001 Federal Register. XRF analyzer results indicate that lead levels above EPA and/or US Department of Housing and Urban Development (HUD) criteria exist in the following locations:

Existing Lead Hazards
The following areas are coated with Lead-Based Paint (LBP) that is deteriorated and currently present existing lead-based paint hazards:

Center Unit:
- Wooden window components (interior and exterior)
- Porch Ceiling
- Wooden doors and trim
- Wooden stair risers, treads and stringers
- Wooden baseboards
- Lead Dust Hazard Throughout

East Unit:
- Wooden window components (interior and exterior)
- Porch Ceiling
- Wooden doors and trim
- Wooden stair risers, treads and stringers
- Wooden baseboards
- Drywall ceiling of ½ Bathroom
- Lead Dust Hazard Throughout

XRF Analyzer report can be found in Appendix A. Hazard control options for identified lead hazards are discussed within Section 6.0 of this report.

2.2 Paint Sampling and Testing

Limited LBP Testing, in conformance with HUD Guidelines 24 CFR 35 Section 35.930 (c), was conducted using an x-ray fluorescence analyzer. This was accomplished at this residence on surfaces found to have deteriorated paint, friction/impact surfaces and/or where it was indicated to the Assessor that planned renovation would occur. A total of 46 tests (assays) were taken at a limited number of specified surfaces on the inside and outside of the residence using an x-ray fluorescence analyzer. Deteriorated paint, friction/impact surfaces and areas that were specified to be disturbed during the planned renovation project were tested. Refer to Appendix A for XRF analyzer report. The following surfaces were found to contain lead concentrations Lead concentrations that meet or exceed the HUD definition of LBP ($\geq$ 1.0 mg/cm^2):

- See XRF summary report Appendix A

Some of the remaining test locations exhibited lead-in-paint levels below the HUD LPB threshold, but in great enough quantities to be detectable by XRF analysis. It should be noted that lead concentrations (in paint) that are less than the levels that identify a surface coating as LBP still have the potential of causing lead poisoning. Should these or any potential LBP painted components and/or surfaces be disturbed in any manner that generates dust, extreme care must be taken to limit its spread. **It should be assumed that any and all painted surfaces, components, or surfaces not tested as part of this investigation, or any previous investigations are coated with LBP, and that renovation or repair activities in these areas dictate the use of safe work practices that limit dust generation and area contamination.**

2.3 Interior Dust Sampling

A total of six (6) single surface dust wipe samples were collected within the Center Unit and five (5) single surface dust wipe samples were collected within the Center Unit to determine the levels of lead-containing dust on the interior window sills and floors. These samples were collected in accordance with the requirements of ASTM Standard E-1728, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques. EPA, HUD regulations define the following as elevated levels for lead dust in residences: floors – $\geq$10 $\mu g/ft^2$ (micrograms per square foot), and, interior windowsills – $\geq$100 $\mu g/ft^2$. Please refer to Appendix A for the laboratory reports and to Appendix G for a list of publications and resources addressing lead hazards and their health effects; both are located at the end of this report.

Analysis revealed elevated lead levels in all samples.

2.4 Soil Sampling

Bare soil was not present; therefore, no soil samples were collected.

2.5 Paint Condition Survey

Deteriorated paint is defined as “any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.” This definition typically associated with surface conditions only.

Deteriorated paint, paint conditions, lead content, & most apparent cause of deterioration:

- Not applicable, Interior finishes have been demolished throughout most of the units.

3.0 Ongoing Monitoring

Ongoing monitoring is necessary in all dwellings in which LBP is known or assumed to be present. At these dwellings, the potential exists for LBP hazards to develop. Hazards can develop by means such as, but not limited to: the failure of lead hazard control measures; previously intact LBP becoming deteriorated; lead-in-dust re-accumulating through friction, impact, and deterioration of paint; or, through the introduction of contaminated exterior dust and soil into the interior of the structure. Ongoing monitoring typically includes two different activities: re-evaluation and annual visual surveys. A re-evaluation is a risk assessment that includes limited soil and dust sampling and a visual evaluation of paint films and any existing lead hazard controls. Re-evaluations are supplemented with visual surveys by the homeowner, which should be conducted at least once a year. Homeowner conducted visual surveys do not replace the need for professional re-evaluations. Visual surveys should confirm that all Paint with known or suspected LBP are not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known, assumed or suspected LBP.

Ongoing Lead Safe Maintenance, as found in chapter 6 of the HUD publication entitled; ***Guidelines for the Evaluation and Control of LBP Hazards in Housing,*** dated July 2012, is a guideline for the homeowner to assess the condition of areas where hazard control activities have occurred. The homeowner is encouraged to utilize the Ongoing Monitoring Schedule per this document. Visual surveys by the homeowner should occur on at least a yearly basis for all painted surfaces. All surfaces that have undergone the hazard control strategy of Interim Controls, Encapsulation or Enclosure should also be checked during this survey. If components with LBP are replaced, no re-evaluation or visual survey would be needed in these areas, as the LBP would have been removed with the components.

4.0 Disclosure Regulations

Per Federal Law (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745) A copy of this report must be made available to new lessees (tenants) and/or must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions), until the demolition of this property. Landlords (Lessors) and/or sellers are also required to distribute an educational pamphlet developed by the EPA, ***"Protect Your Family From Lead in Your Home"*** , and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from LBP hazards.

5.0 Conditions & Limitations

An EPA certified risk assessor has performed the Client requested tasks of this assessment in a thorough and professional manner consistent with commonly accepted standard industry practices, as of the date of the assessment. Aurora Environmental cannot guarantee and does not warrant that this Assessment/Limited LBP Testing has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the Assessment.

As part of this Assessment, a limited number of areas were tested for the presence of LBP. All LBP, dust, and soil hazards that were identified are addressed in this report. However, LBP, dust lead hazards, and/or soil lead hazards may be present at other locations of the property. Additional paint testing should precede any future remodeling activities that occur at untested areas. Additional dust and/or soil sample collection and analysis should follow any hazard control activity, repair, remodeling, or renovation effort, and any other work efforts that may in any way disturb LBP and/or any lead containing materials.

Aurora Environmental cannot and will not warrant that the Assessment/Limited Testing that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards.

The results reported and conclusions reached by Aurora Environmental are solely for the benefit of the client. The results and opinions in this report are based solely upon the conditions found on the property as of the date of the Assessment.

The results of the laboratory analytical reports that may be contained herein are the product of the knowledge, experience and expertise of the laboratory retained to perform such services.

Aurora Environmental LLC cannot be held responsible or liable for the misrepresentation of fact, misstatements or withholding of relevant information of those parties interviewed during this inspection.

6.0 Lead Hazard Control Options

Lead-safe work practices and worker/occupant protection practices complying with current EPA, HUD and OSHA standards will be necessary to safely complete all work involving the disturbance of LBP coated surfaces and components. In addition, any work considered Lead hazard control will enlist the use of interim control (temporary) methods and/or abatement (permanent) methods. It should be noted that all lead hazard control activities have the potential of creating additional hazards, or even creating hazards that were not present before. All persons and/or firms performing lead hazard control activities must have received proper training in Lead-Safe Work Practices and/or Lead Abatement. Details for the listed lead hazard control options and issues surrounding occupant/worker protection practices can be found in the publication entitled: ***Guidelines for the Evaluation and Control of LBP Hazards in Housing (July 2012 Revision)*** published by the HUD, as well as in the Occupational Safety and Health Administration (OSHA) regulations found in 29 CFR, Part 1926.62, known as the OSHA Lead Exposure in Construction Industry Standard.

Interim controls, as defined by HUD, means a set of measures designed to temporarily reduce human exposure to LBP hazards and/or lead containing materials. These activities include, but are not limited to: component and/or substrate repairs; paint and varnish repairs; the removal of dust-lead hazards; renovation; remodeling; maintenance; temporary containment; placement of seed, sod or other forms of vegetation over bare soil areas; the placement of at least 6 inches of an appropriate mulch material over an impervious material, laid on top of bare soil areas; the tilling of bare soil areas; extensive and specialized cleaning; and, ongoing LBP maintenance activities. Follow all lead-safe work practice procedures to reduce dust lead content to less than acceptable clearance level (40 micrograms per square foot for floors). Cleaning must be accomplished following the HUD indicated cleaning protocols, as detailed in the Guidelines for the Evaluation and Control of LBP Hazards in Housing (July 2012 Revision), published by the U.S. Department of Housing and Urban Development. The cleaning protocols described in this publication can assist the contractor in thoroughly, properly and safely cleaning the site.

Abatement, as defined by HUD, means any set of measures designed to permanently eliminate LBP and/or LBP hazards. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of twenty (20) years, or these methods must have a design life of at least twenty (20) years. These activities include, but are not necessarily limited to: the removal of LBP from substrates and components; the replacement of components or fixtures with lead containing materials and/or lead containing paint; the permanent enclosure of LBP with construction materials; the encapsulation of LBP with approved products; the removal or permanent covering (concrete or asphalt) of soil-lead hazards; and, extensive and specialized cleaning activities.

Before any lead hazard control activities begin, the structure and site must be inspected and pre-cleaned following HUD specified cleaning protocols, as detailed in the Guidelines for the Evaluation and Control of LBP Hazards in Housing (July 2012 Revision), published by the U.S. Department of Housing and Urban Development. Some of the required steps include removing large debris and paint chips followed by HEPA vacuuming of all horizontal surfaces (floors, windowsills, troughs, etc.). The cleaning protocols described in this publication can assist the contractor in doing a preliminary cleaning and improving the chances of passing clearance inspections after remediation.

APPENDIX A
XRF ANALYZER REPORT / LABORATORY RESULTS AND CHAINS OF CUSTODY

AE#2157

Aurora Environmental LLC
1500 Union Rd., St 202
West Seneca, NY 14224

INSPECTION SITE:	1842 Cleveland Ave. Niagara Falls, NY
INSPECTION DATE:	10/7/2025 - 10/7/2025
INSTRUMENT TYPE:	Viken Detection Pb200i XRF Lead Paint Analyzer 1476
ACTION LEVEL:	1.0 (mg/cm²)
STATEMENT:	none

AE#2157

Inspection Date:	10/7/2025 - 10/7/2025	Inspection Site:	1842 Cleveland Ave. Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	46		
Unit Started:	10/07/2025 08:40:18		
Unit Ended:	10/07/2025 12:01:35		

Read #	Result	Job	Room	-- >RoomChoice	Structure	-- >Member	Substrate	Wall	Lead (mg/cm²)
254	Negative	1842 Cleveland Ave	Apartment	Calibration					0.9 mg/cm²
255	Positive	1842 Cleveland Ave	Apartment	Calibration					1.0 mg/cm²
256	Negative	1842 Cleveland Ave	Apartment	Calibration					0.9 mg/cm²
257	Negative	1842 Cleveland Ave	Exterior	House	Room	Wall	Siding	A	0.1 mg/cm²
258	Positive	1842 Cleveland Ave	Exterior	House	Window	Casing	Wood	A	19.6 mg/cm²
259	Positive	1842 Cleveland Ave	Exterior	Porch	Room	Ceiling	Wood	A	2.6 mg/cm²
260	Positive	1842 Cleveland Ave center unit	Apartment	Living Room	Window	Casing	Wood	A	21.8 mg/cm²
261	Positive	1842 Cleveland Ave center unit	Apartment	Living Room	Window	Sill	Wood	A	19.0 mg/cm²
262	Negative	1842 Cleveland Ave center unit	Apartment	Living Room	Room	Baseboard	Wood	A	0.1 mg/cm²
263	Negative	1842 Cleveland Ave center unit	Apartment	Living Room	Room	Baseboard	Wood	C	0.1 mg/cm²
264	Positive	1842 Cleveland Ave center unit	Apartment	Foyer	Door	Casing	Wood	C	20.9 mg/cm²
265	Negative	1842 Cleveland Ave center unit	Apartment	Dining Room	Room	Wall	Plaster	B	0.4 mg/cm²
266	Positive	1842 Cleveland Ave center unit	Apartment	Dining Room	Door	Casing	Wood	A	26.5 mg/cm²
267	Negative	1842 Cleveland Ave center unit	Apartment	Kitchen	Room	Wall	Drywall	A	0.2 mg/cm²
268	Negative	1842 Cleveland Ave center unit	Apartment	Kitchen	Room	Wall	Drywall	D	0.3 mg/cm²
269	Negative	1842 Cleveland Ave center unit	Apartment	Kitchen	Room	Ceiling	Drywall		0.4 mg/cm²
270	Positive	1842 Cleveland Ave center unit	Apartment	Kitchen	Door	---	Wood	D	7.8 mg/cm²
271	Positive	1842 Cleveland Ave center unit	Apartment	Foyer	Stair	Risers	Wood		27.0 mg/cm²
272	Positive	1842 Cleveland Ave center unit	Apartment	Foyer	Stair	Stringer	Wood		25.4 mg/cm²
273	Positive	1842 Cleveland Ave center unit	Apartment	Foyer	Stair	Treads	Wood		21.2 mg/cm²
274	Negative	1842 Cleveland Ave center unit	Apartment	Foyer	Stair	Railing	Wood		0.0 mg/cm²
275	Negative	1842 Cleveland Ave center unit	Apartment	Foyer	Stair	Railing	Wood		0.2 mg/cm²
276	Positive	1842 Cleveland Ave center unit	Apartment	Bedroom 1	Room	Baseboard	Wood	A	15.8 mg/cm²
277	Negative	1842 Cleveland Ave center unit	Apartment	Bathroom	Room	Wall	Plaster	A	0.2 mg/cm²
278	Negative	1842 Cleveland Ave center unit	Apartment	Bathroom	Room	Wall	Plaster	D	0.4 mg/cm²
279	Negative	1842 Cleveland Ave center unit	Apartment	Bathroom	Room	Ceiling	Plaster		0.2 mg/cm²

AE#2157

Inspection Date:	10/7/2025 - 10/7/2025	Inspection Site:	1842 Cleveland Ave. Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	46		
Unit Started:	10/07/2025 08:40:18		
Unit Ended:	10/07/2025 12:01:35		

Read #	Result	Job	Room	-- >RoomChoice	Structure	-- >Member	Substrate	Wall	Lead (mg/cm²)
280	Negative	1842 Cleveland Ave center unit	Apartment	Calibration					0.9 mg/cm²
281	Negative	1842 Cleveland Ave center unit	Apartment	Calibration					0.9 mg/cm²
282	Negative	1842 Cleveland Ave center unit	Apartment	Calibration					0.9 mg/cm²
283	Positive	1842 Cleveland Ave east unit	Apartment	Bedroom 1	Window	Casing	Wood	A	10.0 mg/cm²
284	Positive	1842 Cleveland Ave east unit	Apartment	Bedroom 1	Room	Baseboard	Wood	A	16.0 mg/cm²
285	Positive	1842 Cleveland Ave east unit	Apartment	Foyer	Stair	Risers	Wood		21.4 mg/cm²
286	Positive	1842 Cleveland Ave east unit	Apartment	Foyer	Stair	Treads	Wood		21.5 mg/cm²
287	Positive	1842 Cleveland Ave east unit	Apartment	Foyer	Stair	Stringer	Wood		16.7 mg/cm²
288	Negative	1842 Cleveland Ave east unit	Apartment	Foyer	Stair	Railing	Wood		0.1 mg/cm²
289	Positive	1842 Cleveland Ave east unit	Apartment	Foyer	Door	Casing	Wood	B	24.4 mg/cm²
290	Negative	1842 Cleveland Ave east unit	Apartment	Kitchen	Room	Wall	Drywall	C	0.3 mg/cm²
291	Negative	1842 Cleveland Ave east unit	Apartment	Kitchen	Room	Wall	Drywall	A	0.2 mg/cm²
292	Negative	1842 Cleveland Ave east unit	Apartment	Kitchen	Room	Wall	Drywall	B	0.2 mg/cm²
293	Negative	1842 Cleveland Ave east unit	Apartment	1/2 Bathroom	Room	Wall	Drywall	B	0.2 mg/cm²
294	Negative	1842 Cleveland Ave east unit	Apartment	1/2 Bathroom	Room	Wall	Drywall	D	0.2 mg/cm²
295	Positive	1842 Cleveland Ave east unit	Apartment	1/2 Bathroom	Room	Ceiling	Drywall		1.0 mg/cm²
296	Negative	1842 Cleveland Ave east unit	Apartment	1/2 Bathroom	Cabinets	Door	Wood	C	0.2 mg/cm²
297	Positive	1842 Cleveland Ave east unit	Apartment	Calibration					1.0 mg/cm²
298	Negative	1842 Cleveland Ave east unit	Apartment	Calibration					0.9 mg/cm²
299	Negative	1842 Cleveland Ave east unit	Apartment	Calibration					0.9 mg/cm²

------ END OF READINGS ------

EHS Laboratories
ENVIRONMENTAL HAZARDS SERVICES, LLC
7469 Whitepine Rd
North Chesterfield, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 25-10-02333

Client: Aurora Environmental LLC
1500 Union Rd
Suite 202
West Seneca, NY 14224

Received Date: 10/13/2025
Analyzed Date: 10/17/2025
Reported Date: 10/27/2025

Project/Test Address: AE2157; 1842 Cleveland Ave East Unit; Niagara Falls, NY
Collection Date: 10/07/2025

Client Number: 201282

Laboratory Results

Fax Number:

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID
25-10-02333-001	8	BEDROOM 1	FL	2150	1.00	2150	
25-10-02333-002	9	BEDROOM 1	SL	342	0.281	1220	
25-10-02333-003	10	BEDROOM 2	FL	8300	1.00	8300	
25-10-02333-004	11	LIVING RM	FL	586	1.00	586	
25-10-02333-005	12	LIVING RM	SL	296	0.267	1110	
25-10-02333-006	13	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 **Report Number:** 25-10-02333

Project/Test Address: AE2157; 1842 Cleveland Ave East Unit; Niagara Falls, NY

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID

Method: ASTM E-1979-17/EPA SW846 7000B

Accreditation #: OH 10028

Reviewed By Authorized Signatory: Melissa Kanode

Melissa Kanode

QA/QC Clerk

The Reporting Limit (RL) is 4.00 ug Total Pb. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in ug/ft2 are calculated based on area supplied by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. These sample results do not reflect blank correction. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, L.L.C.

ELLAP Accrediitation through AIHA LAP, LLC (100420), NY ELAP #11714.

Legend	ug = microgram	ug/ft^2 = micrograms per square foot	Pb = lead
	mL = milliliter	ft^2 = square foot	

AURORA ENVIRONMENTAL LLC

BULK SAMPLE - CHAIN of CUSTODY

1500 Union Road, Suite 202, West Seneca, NY 14224 (716)608-6803

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	617 Main St., Suite 201
	Buffalo, NY 14203
Site Address:	1842 Cleveland Ave - East Unit
	Niagara Falls, NY

Date 10 07 25 **Job#** AE#2157 **Analysis Requested** Lead Dust Wipe **# of Samples** 6 **TAT** Standard **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		8	Lead Dust Wipe	Bedroom 1 HF	12"x12"
		9		Bedroom 1 WS	4.5"x9"
		10		Bedroom 2 HF	12"x12"
		11		Living Rm HF	12"x12"
		12		Living Rm WS	3.5"x11"
		13		Boiler Rm HF	12"x12"

25-10-02333

Due Date:
10/20/2025
(Monday)
AE

Notes and Special Instructions:

HF = Hard Floor
WS = Window Sill

Sampled by (print): John Puszta Signature: [signature] Date: 10/7/25

Relinquished by (print): John Puszta Signature: [signature] Date: 10/9/25

Received by (print): ELCHRISTMAS Signature: [signature] Date: 10/13/25 10:54 AM

EHS Laboratories
ENVIRONMENTAL HAZARDS SERVICES, LLC
7469 Whitepine Rd
North Chesterfield, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 25-10-02337

Client: Aurora Environmental LLC
1500 Union Rd
Suite 202
West Seneca, NY 14224

Received Date: 10/13/2025
Analyzed Date: 10/17/2025
Reported Date: 10/27/2025

Project/Test Address: AE2157; 1842 Cleveland Ave Center Unit; Niagara Falls, NY
Collection Date: 10/07/2025

Client Number: 201282

Laboratory Results

Fax Number:

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID
25-10-02337-001	1	BEDROOM 1	FL	235	1.00	235	
25-10-02337-002	2	BEDROOM 1	SL	451	0.278	1620	
25-10-02337-003	3	BEDROOM 2	FL	215	1.00	215	
25-10-02337-004	4	BEDROOM 2	SL	301	0.417	721	
25-10-02337-005	5	LIVING ROOM	FL	221	1.00	221	
25-10-02337-006	6	LIVING ROOM	SL	1240	0.292	4240	
25-10-02337-007	7	BOILER ROOM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 Report Number: 25-10-02337

Project/Test Address: AE2157; 1842 Cleveland Ave Center Unit; Niagara Falls, NY

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID

Method: ASTM E-1979-17/EPA SW846 7000B

Accreditation #: OH 10028

Reviewed By Authorized Signatory: Melissa Kanode

Melissa Kanode

QA/QC Clerk

The Reporting Limit (RL) is 4.00 ug Total Pb. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in ug/ft2 are calculated based on area supplied by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. These sample results do not reflect blank correction. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, L.L.C.

ELLAP Accrediitation through AIHA LAP, LLC (100420), NY ELAP #11714.

Legend	ug = microgram	ug/ft^2 = micrograms per square foot	Pb = lead
	mL = milliliter	ft^2 = square foot	

AURORA ENVIRONMENTAL LLC

BULK SAMPLE CHAIN of CUSTODY

1500 Union Road, Suite 202, West Seneca, NY 14224 (716)608-6803

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	617 Main St., Suite 201
	Buffalo, NY 14203
Site Address:	1842 Cleveland Ave - Center Unit
	Niagara Falls, NY

Date 10 07 25 **Job#** AE#2157 **Analysis Requested** Lead Dust Wipe **# of Samples** 7 **TAT** Standard **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		1	Lead Dust Wipe	Bedroom 1 HF	12"x12"
		2		Bedroom 1 WS	5"x8"
		3		Bedroom 2 HF	12"x12"
		4		Bedroom 2 WS	5"x12"
		5		Living Room HF	12"x12"
		6		Living Room WS	3.5"x12"
		7		Boiler Room HF	12"x12"

25-10-02337

Due Date:
10/20/2025
(Monday)
AE

Notes and Special Instructions:

HF = Hard Floor
WS = Window Sill

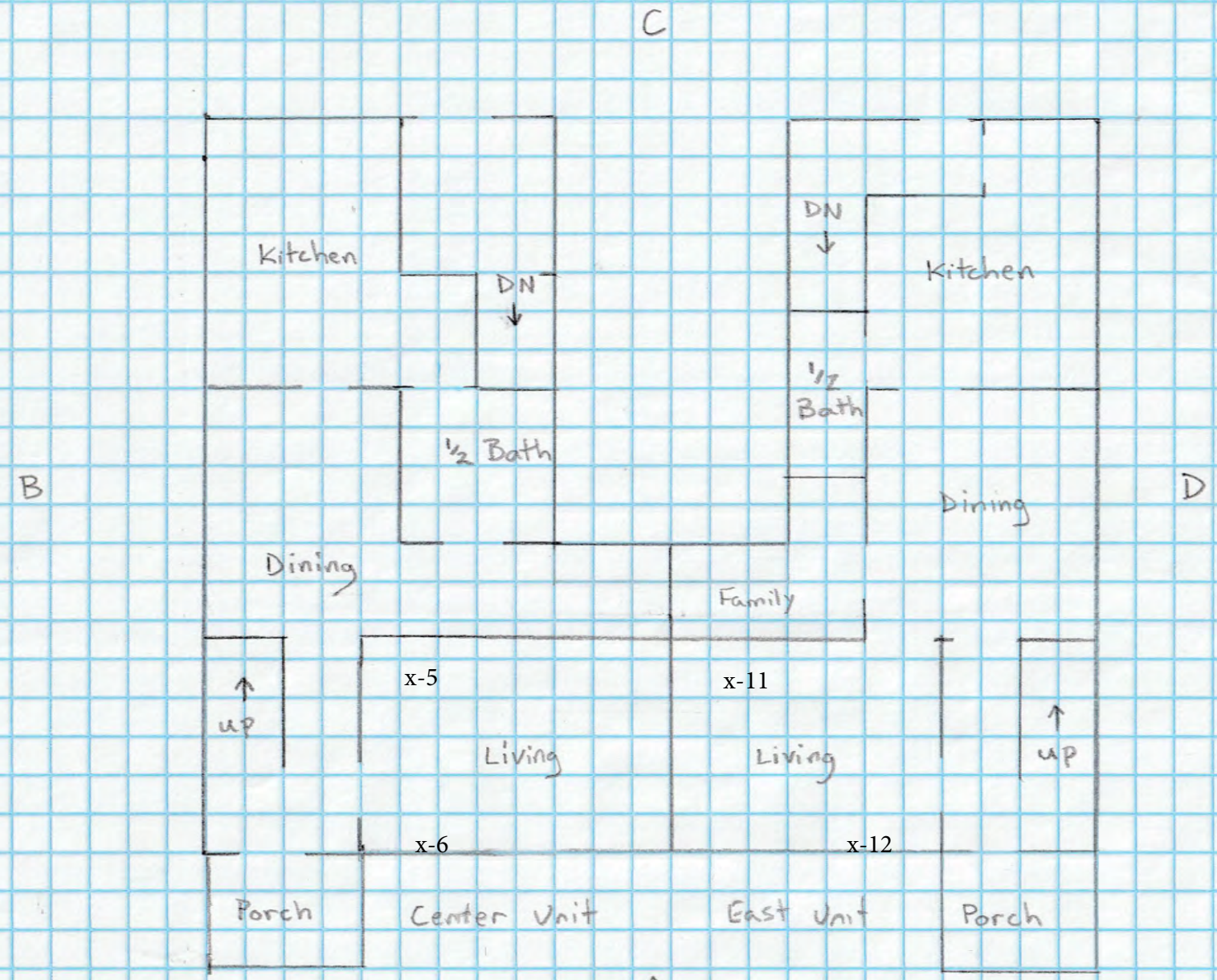
SE

Sampled by (print): John Piszczy Signature: _____ Date: 10/7/25

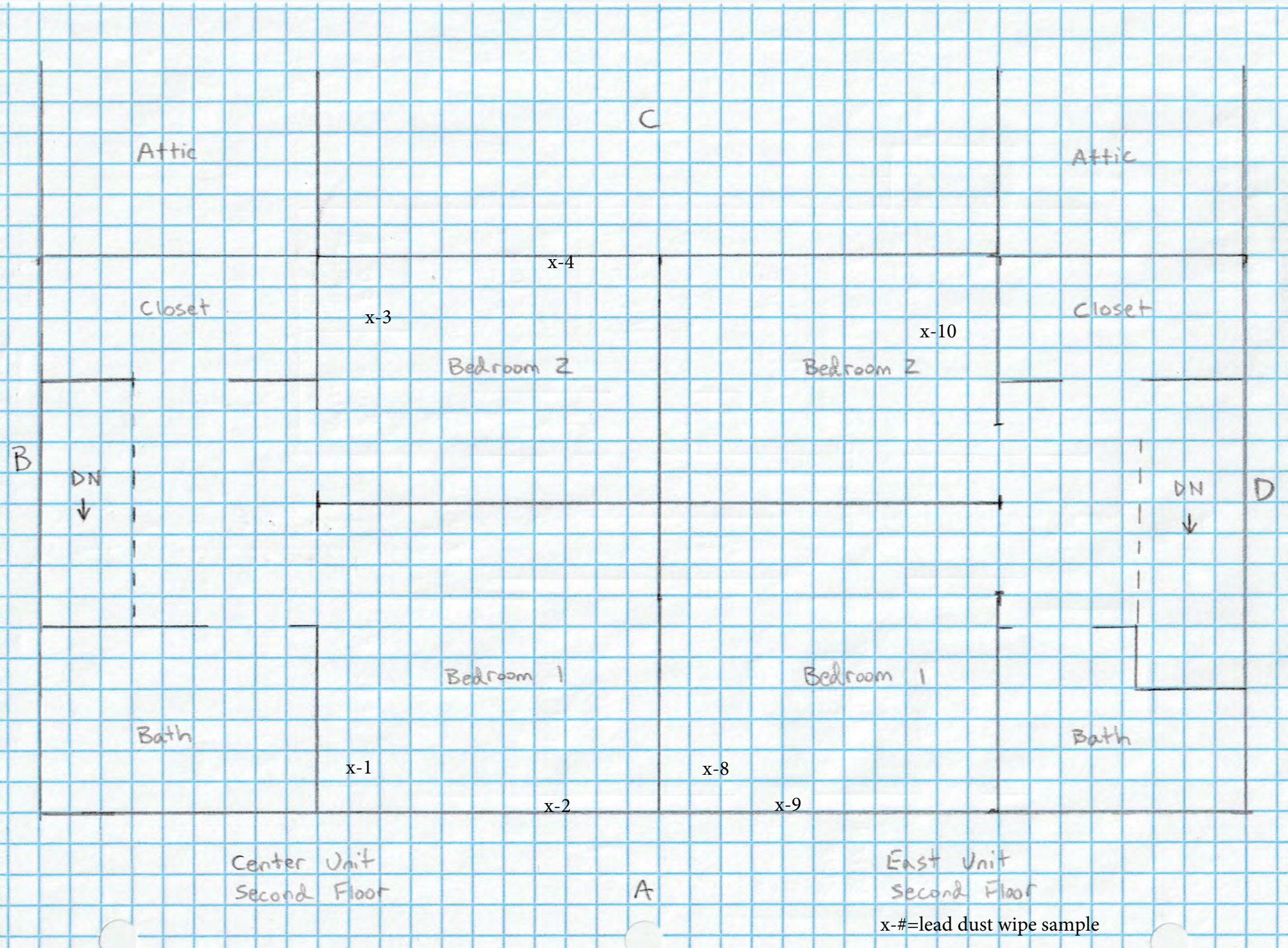
Relinquished by (print): John Piszczy Signature: _____ Date: 10/9/25

Received by (print): ELMRISTANS Signature: _____ Date: 10/13/25 1057AM

APPENDIX B
SITE AND FLOOR PLAN



x-#=lead dust wipe



x-#=lead dust wipe sample

APPENDIX C
SCOPE OF RENOVATION WORK, AS PROVIDED TO ASSESSOR

This property experienced a fire that heavily damaged the roof structure. Extensive charring is seen throughout the second floor of two units. The old, burned roof, was torn off and replaced with new on top of the charred structure. An engineer's report is required to describe re-supporting the structure.

APPENDIX D
RESIDENT QUESTIONNAIRE

NOT UTILIZED, UNITS WERE VACANT AT TIME OF ASSESSMENT

APPENDIX E
COPY OF RISK ASSESSOR'S LICENSE/CERTIFICATION

United States Environmental Protection Agency

This is to certify that

John R Pusztay

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires January 28, 2028

LBP-R-I223191-2

Certification #

January 22, 2025

Issued On

Ben Conetta, Manager

Chemicals and Multimedia Programs Branch

APPENDIX F
COPY OF FIRM'S LEAD ACTIVITY LICENSE/CERTIFICATION

United States Environmental Protection Agency

This is to certify that

Aurora Environmental LLC

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires January 10, 2026

LBP-F119051-3

Certification #

January 12, 2023

Issued On

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

APPENDIX G
ADDITIONAL LEAD AND LEAD SAFETY RESOURCE DATA

Terms:

LBP: Any and all paint that contains at least 1 milligram of lead per square centimeter of surface area (1.0 mg/cm^2). This is infrequently expressed as 0.5% lead by weight and/or 5000 parts per million lead concentrations by dry weight.

LBP Hazards: Housing conditions that cause human exposure to unsafe levels of lead from paint. These conditions include, but are not necessarily limited to: deteriorated lead-based paint; friction, impact, or chewable surfaces; lead-contaminated dust; or, lead-contaminated soil.

Paint: Any and all paints, stains, varnishes, shellacs, epoxies, lacquers, polyurethanes, etc.

House Wall Identification Guide: The exterior wall that contains the front entry to the house is labeled as the A wall of the house. Proceeding clock-wise around the house label the remaining walls B, C, and D respectively. The interior room walls correspond to the exterior walls.

Visual Inspection: A visual evaluation of interior and exterior paint and surfaces in an effort to try to identify specific conditions that contributes to LBP hazards. A certified risk assessor or a Housing Quality Standards inspector trained in visual assessments should perform these inspections.

Paint Testing: Testing of specific surfaces that are coated with paint, by XRF (x-ray florescence) or lab analysis, to determine the lead content of these surfaces, performed by a certified LBP inspector or certified risk assessor

Risk Assessment: An on-site investigation to help determine the existence of LBP hazards. This can include paint testing, dust and soil sampling, water sampling and a visual inspection. The risk assessment report identifies lead hazards and potential options for lead hazard control. A certified risk assessor must conduct the assessment.

Clearance Examination: Clearance is performed after hazard reduction, rehabilitation, renovation, repair, modernization, or maintenance activities to determine if a unit is safe for occupancy. It involves a visual inspection, analysis of dust and soil samples, and preparation of a report. A certified risk assessor that is independent from the company or individual conducting the lead hazard control activities should conduct the clearance examination.

Environmental Intervention Blood Lead Level (EIBLL): The level of lead in blood that requires intervention in a child under the age of seventy-two (72) months. This is typically defined as a blood lead level of 20 μg/dL (micrograms per deciliter) of whole blood or above for a single test, or blood levels of 15-19 in two tests taken at least three months apart.

μg (Microgram): A microgram is 1/1000th of a milligram. To put this into perspective, a penny weighs 2 grams. To get a microgram, you would need to divide the penny into 2 million pieces. A microgram is one of those two million pieces.

μg/dL (microgram per deciliter): used to measure the level of lead in children's and worker's blood to establish whether intervention is needed. A deciliter is a little less than a half a cup.

μg/ft^2 (micrograms per square feet): the unit used to express levels of lead in dust samples. All reports should report levels of lead in dust in μg/ft^2.

mg/cm^2 (milligrams per centimeter square): used to report levels of lead in paint thru XRF testing.

PPM (parts per million): Typically used to express the concentrations of lead in soil. Can also be used to express the amount of lead in a surface coating on a mass concentration basis. This measurement can also be shown as: μg/g, mg/kg or mg/l.

PPB (parts per billion): Typically used to express the amount of lead found in drinking water. This measurement is also sometimes expressed as: μg/l.

Dust-thresholds for Lead-Contamination

- Floors — Less than (<) 40 μg/ft^2
- Interior Window Sills — <250 μg/ft^2
- Window Troughs — <400 μg/ft^2

Soil-thresholds for Lead Contamination

- Play areas used by children 6 and under <400 μg/gram or 400 parts per million (PPM)
- Other areas — <1200 μg/gram or 1200 parts per million (PPM)
- Threshold for abatement — <5000 μg/gram or 5000 parts per million (PPM)

The following publications and resources contain additional information on lead and lead hazards:

National Center for Healthy Housing:

http://www.leadsafehousing.org/

National Lead information Center &Clearinghouse:

1-800-424 LEAD, Fax: 301-585-7976

www.epa.gov/lead/nlic.htm

Nation Lead Abatement and Assessment Council:

1-800-590-6522 Fax: 301-924-0265

www.nlaac.org

HUD's Office of Health Homes and Lead Hazard Control:
www.hud.gov/offices/lead

Voice: 1-202-401-0388

The Alliance to End Childhood Lead Poisoning:

http://www.aeclp.org/

The Environmental Protection Agency Lead Programs:
www.epa.gov/opptintr/lead

Voice: 1-202-260-2090

APPENDIX H
VIKEN DETECTION PB200I, PB200E PERFORMANCE CHARACTERISTICS SHEET

Performance Characteristic Sheet

EFFECTIVE DATE: September 1, 2022

MANUFACTURER AND MODEL:

Make: ***Viken Detection*** (previously Heuresis)
Models: ***Model Pb200i, Pb200e***
Source: ***^{57}Co, 5 mCi (nominal – new source)***

FIELD OPERATION GUIDANCE

ACTION LEVEL SETTING:

0.5 mg/cm^2

OPERATING PARAMETERS:

Action Level mode, fixed 5-second reading (nominal), software version Pb 200i-5.0-DEBUG or higher.

Action Level mode, variable-time reading (2-5 seconds nominal), software version Pb 200i-7.0.0 or higher.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive) at Action Level setting = 1.0 mg/cm^2

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL MODE READING DESCRIPTION	SUBSTRATE	INCONCLUSIVE RANGE (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick	0.4 – 0.6
	Concrete	0.4 – 0.6
	Drywall	0.4 – 0.6
	Metal	0.4 – 0.6
	Plaster	0.4 – 0.6
	Wood	0.4 – 0.6

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, 2012 Edition ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in January 2020 and January 2021, with four separate instruments running software version Pb200i 5.0 (DEBUG version) in Action Level test mode. The actual source strength of each instrument in 2020 was approximately 2.9 mCi; source ages were approximately 9 months. The 2021 sources were new with source strength 5 mC1.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked ***with the Action Level set to 1.0 mg/cm^2*** using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film; for NIST SRM 2579a, use the 1.04 mg/cm^2 film).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

The nominal reading time recorded in Archive tests averaged 5.39 seconds in fixed time mode and 2.67 seconds in variable-time mode. Nominal reading time means the time the instrument's shutter is open when the ^{57}Co source is new. Actual reading time depends on the age of the source. Since ^{57}Co has a half-life of approximately 9 months, reading time doubles for every 9 months of source age.

CLASSIFICATION OF RESULTS:

XRF results are classified as **positive** if they are **greater than or equal** to 0.6 mg/cm^2, ***negative*** if they are ***less than or equal*** *to* 0.4 mg/cm^2 and ***inconclusive*** if they are ***equal*** to 0.5 mg/ cm^2.

DOCUMENTATION:

This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the U.S. Department of Housing and Urban Development, Office of Lead Hazard Control and Healthy Homes.

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to develop Performance Characteristic Sheets at the Federal standard (Action Level) of 1.0 mg/cm^2, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997. The methodology was subsequently generalized by QuanTech for application to other Action Levels.

AURORA ENVIRONMENTAL LLC
1500 Union Road · Suite 202 · West Seneca, NY 14224

October 29, 2025

Constance D. Strother
East Side Preservation Specialist
Preservation Buffalo Niagara
617 Main Street, Suite 201
Buffalo, NY 14203

Re: Pre-Renovation Asbestos Inspection
Vacant Rental Assistance Program
1842 Cleveland Ave.
Niagara Falls, NY

Dear Ms. Strother:

Enclosed please find the limited asbestos inspection report for the above referenced property. The inspection was conducted on October 7, 2025.

If after reviewing this report you have any questions, or if we can be of assistance in any other way, please do not hesitate to call.

Sincerely,

John Pusztay

Summary Tabulation

1. Introduction
2. Methodology
3. Executive summary

Appendices

A General conditions of inspection
B Certifications and licenses
C Laboratory reports and chain of custody
D Sample location maps

1 Introduction

Aurora Environmental LLC (Aurora) was retained by Preservation Buffalo Niagara to perform a Pre-renovation asbestos inspection at 1842 Cleveland Ave., Niagara Falls, NY. This property experienced a fire that heavily damaged the roof structure. Extensive charring is seen throughout the second floor of two units. The scope of renovation is limited to an engineer's report to describe re-supporting the structure.

Aurora was charged with:

* Identifying and sampling suspect asbestos containing materials likely to be disturbed by planned renovations,

* Assess quantity and condition of confirmed asbestos containing materials,

* Report findings

2 Methodology

All work performed by Aurora was conducted in accordance with applicable regulations including New York State Department of Labor standards 12 NYCRR Part 56, National Emission Standards for Hazardous Air Pollutants (NESHAPS), and Occupational Safety and Health Administration regulations. All Aurora personnel assigned to conduct inspections have completed the Environmental Protection Agency (EPA) required training and New York State Department of Labor Division of Safety and Health certification program.

Based on the homogeneous areas, samples of suspect materials were collected and transported to a NYS DOH ELAP accredited laboratory for analysis.

Samples were analyzed using Polarized Light Microscopy (PLM) in accordance with NYS DOH ELAP Item #198.1 or #198.6. For materials classified as non-friable organically bound materials (NOBs) that were analyzed as equal to or less than 1% asbestos by PLM, additional analysis was performed under Transmission Electron Microscopy (TEM) in accordance with NYS DOH ELAP Item #198.4. The results of this analysis confirmed whether or not a suspect material actually contained asbestos. The confirmed materials are listed in **SECTION 3 Executive Summary.**

3. Executive Summary

The pre-renovation asbestos inspection included identification, quantification, assessment for condition, sampling and analysis of suspect asbestos containing materials indicated for disturbance by proposed renovations at 1842 Cleveland Ave., Niagara Falls, NY.

The inspection was conducted on October 7, 2025. The following materials were observed and assessed as part of this inspection:

HAN #	Description
100A	Plaster skim coat
100B	Plaster base coat
101A	Drywall
101B	Joint compound
600	Blown-in insulation

Analysis of these materials under Polarized Light Microscopy, and where necessary Transmission Electron Microscopy revealed that the assessed materials are not asbestos containing materials (ACM). Copies of all laboratory analysis reports and chains of custody listing locations of sample collection are located in **Appendix C**.

Appendix A General conditions of inspection

1. This inspection was limited to those areas presented to Aurora's personnel by client representatives. Aurora Environmental LLC neither accepts nor implies liability for that may be present between walls, floors or interstitial areas not accessible to our personnel. No subterranean investigation was conducted as part of this inspection.

2. The results of the laboratory analytical reports that may be contained herein are results of the knowledge, experience and expertise of the laboratory retained to perform such services.

3. Aurora Environmental LLC neither accepts nor implies any liability for the implementation of the recommendations found within this report.

4. Aurora Environmental LLC cannot be held responsible or liable for the misrepresentation of fact, misstatements or withholding of relevant information of those parties interviewed during this inspection.

5. This report is based on the condition and contents present at the site on the day of the inspection.

6. If paint samples were collected as part of this inspection, unless otherwise specifically stated, this report shall not be construed as an inspection for lead-based paint in accordance with HUD Guidelines for Evaluation and Control of Lead-based Paint.

Appendix B Certifications and licenses

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

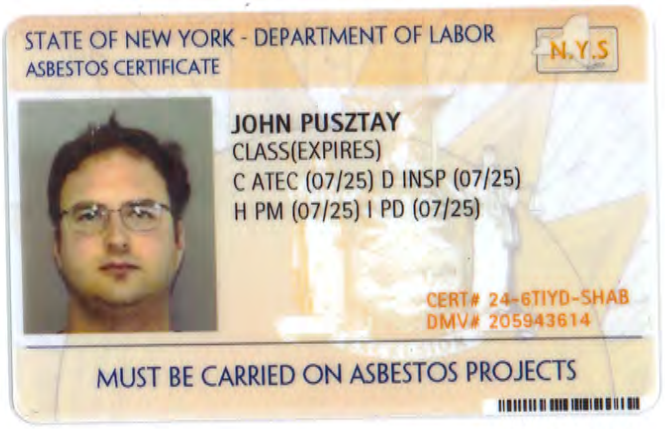
Aurora Environmental LLC
1500 Union Road, Suite 202, West Seneca, NY, 14224

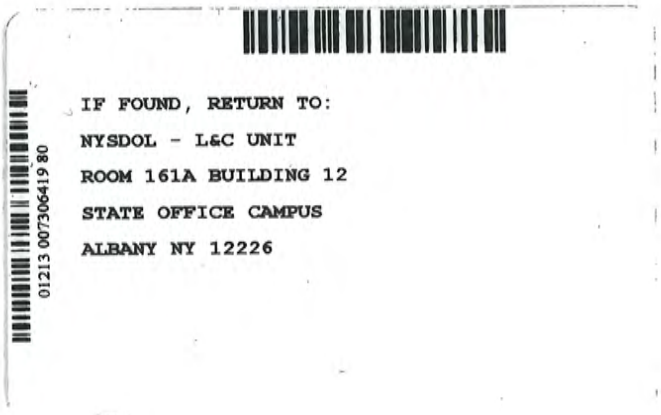
License Number: 70444
License Class: RESTRICTED
Date of Issue: 03/18/2025
Expiration Date: 03/31/2026
Duly Authorized Representative: John Pusztay

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor


STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE
N.Y.S
JOHN PUSZTAY
CLASS(EXPIRES)
C ATEC (07/25) D INSP (07/25)
H PM (07/25) I PD (07/25)
CERT# 24-6TIYD-SHAB
DMV# 205943614
MUST BE CARRIED ON ASBESTOS PROJECTS


IF FOUND, RETURN TO:
NYSDOL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12226
01213 007306419 80

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2026
Issued April 01, 2025

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. CORY M. PARNELL
AMERISCI RICHMOND
13635 GENITO RD
MIDLOTHIAN, VA 23112

NY Lab Id No: 10984

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
	EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Asbestos-Vermiculite-Containing Mate	Item 198.8 of Manual

Serial No.: 70357

Appendix C Laboratory reports and chain of custody

AmeriSci Richmond
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-0493

October 21, 2025

Aurora Environmental, LLC
Attn: John Pusztay
1500 Union Road, Ste 202
West Seneca, NY 14224

RE: Aurora Environmental, LLC
Job Number 125101595
P.O. #AE#2157
AE#2157; Preservation Buffalo Niagara - Constance Strother/617 Main St, Suite 201 Buffalo; 1842 Cleveland Ave Niagara Falls, NY

Dear John Pusztay:

Enclosed are the results of Asbestos Analysis - Bulk Protocol of the following Aurora Environmental, LLC samples, received at AmeriSci on Tuesday, October 14, 2025, for a 5 day turnaround:

100A-1, 100A-2, 100A-3, 100B-1, 100B-2, 100B-3, 101A-1, 101A-2, 101B-1, 101B-2, 600-1, 600-2

The 12 samples, placed in zip lock bag, were shipped to AmeriSci via Fed Ex. Aurora Environmental, LLC requested ELAP PLM/TEM analysis of these samples.

The results of the analyses which were performed under NYSDOH ELAP Lab Certification # 10984 following ELAP 198.4 TEM guidelines are presented within the Summary Table of this report. The presence of matrix reduction data in the Summary Table normally indicates an NOB sample. For NOB samples the individual matrix reduction and TEM analysis results are listed in Table I. Complete PLM results for individual samples analyzed by ELAP 198.1 (friable) and ELAP 198.6 (NOB) are presented in the PLM Bulk Asbestos Report. This combined report relates ONLY to sample analysis expressed as percent composition by weight and percent asbestos. This report must not be used to claim product endorsement or approval by these laboratories, NVLAP, ELAP or any other associated agency. The National Institute of Standards and Technology accreditation requirements, mandate that this report must not be reproduced, except in full without the written approval of the laboratory. This report may contain specific data not covered by NVLAP or ELAP accreditations respectively, if so identified in relevant footnotes.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,

Glenn F. Massey

QA Manager | Authorized Signatory

AmeriSci Richmond
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-0493

PLM Bulk Asbestos Report

Aurora Environmental, LLC
Attn: John Pusztay
1500 Union Road, Ste 202

West Seneca, NY 14224

Date Received 10/14/2025 **AmeriSci Job #** 125101595
Date Examined 10/20/25 **P.O. #**
ELAP # 10984 **Page** 1 **of** 3

RE: AE#2157; Preservation Buffalo Niagara - Constance Strother/617 Main St, Suite 201 Buffalo; 1842 Cleveland Ave Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100A-1 100A	125101595-01	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
Location: Skim Coat Plaster; East Vent - Dining Rm **Analyst Description:** Beige, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Non-fibrous 100%				
100A-2 100A	125101595-02	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
Location: Skim Coat Plaster; Center Unit - 2nd Fl Hall **Analyst Description:** Beige, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Non-fibrous 100%				
100A-3 100A	125101595-03	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
Location: Skim Coat Plaster; Center Unit - 2nd Floor Hall Closet **Analyst Description:** Brick Red, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Non-fibrous 100%				
100B-1 100B	125101595-04	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
Location: Base Coat Plaster; East Vent - Dining Rm **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%				
100B-2 100B	125101595-05	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
Location: Base Coat Plaster; Center Unit - 2nd Floor Hall **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%				
100B-3 100B	125101595-06	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
Location: Base Coat Plaster; Center Unit - 2nd Floor Hall Closet **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%				

See Reporting notes on last page

PLM Bulk Asbestos Report

AE#2157; Preservation Buffalo Niagara - Constance Strother/617 Main St, Suite 201 Buffalo; 1842 Cleveland Ave Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
101A-1 101A **Location:** Drywall; Center Unit - Dining Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 2.0%, Non-fibrous 98%	125101595-07	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
101A-2 101A **Location:** Drywall; East Vent - Dining Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 2.0%, Non-fibrous 98%	125101595-08	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
101B-1 101B **Location:** Joint Compound; Center Unit - Dining Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%	125101595-09	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
101B-2 101B **Location:** Joint Compound; East Vent - Dining Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%	125101595-10	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
600-1 600 **Location:** Blown-In Insulation; Center Unit - Bedrm 1 **Analyst Description:** Brown, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 100%	125101595-11	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	
600-2 600 **Location:** Blown-In Insulation; Center Unit - Bedrm 1 **Analyst Description:** Brown, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 100%	125101595-12	***No***	NAD (by NYS ELAP 198.1) by Eric H. Ahles on 10/20/25	

See Reporting notes on last page

PLM Bulk Asbestos Report

AE#2157; Preservation Buffalo Niagara - Constance Strother/617 Main St, Suite 201 Buffalo; 1842 Cleveland Ave Niagara Falls, NY

Reporting Notes:

Analyzed by: Eric H. Ahles  Reviewed by: Eric H. Ahles 

Date: 10/20/2025

*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis (Not covered by NVLAP or NY ELAP accreditations); NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Meiji, Model MT 6130 microscope, Serial #1410298, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

125101595

BULK SAMPLE CHAIN of CUSTODY

AURORA ENVIRONMENTAL LLC

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Client Name/Contact:	Preservation Buffalo Niagara - Constance Strother
Client Address:	617 Main St., Suite 201
	Buffalo, NY 14203
Site Address:	1842 Cleveland Ave
	Niagara Falls, NY

Date 100725 **Job#** AE#2157 **Analysis Requested** PLM-ELAP **# of Samples** 12 **TAT** 5-day ~~Rush~~ **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
	100A	1	Skim Coat Plaster	East Unit - dining Rm	
		2	"	Center Unit - 2nd Fl Hall	
		3	"	Center Unit - 2nd Floor Hall Closet	
	100B	1	Base Coat Plaster	East Unit - dining Rm	
		2	"	Center Unit - 2nd Floor Hall	
		3	"	Center Unit 2nd Floor Hall Closet	
	101A	1	Drywall	Center Unit - dining Rm	
		2	"	East Unit - dining Rm	
	101B	1	Joint Compound	Center Unit - dining Rm	
		2	"	East Unit - dining Rm	
	600	1	Blown-in insulation	Center Unit - Bedrm 1	
		2	"	"	

Notes and Special Instructions:

Positive Stop by HAN

Sampled by (print): John Pusztay Signature: [signature] Date: 10/7/25

Relinquished by (print): John Pusztay Signature: [signature] Date: 10/11/25

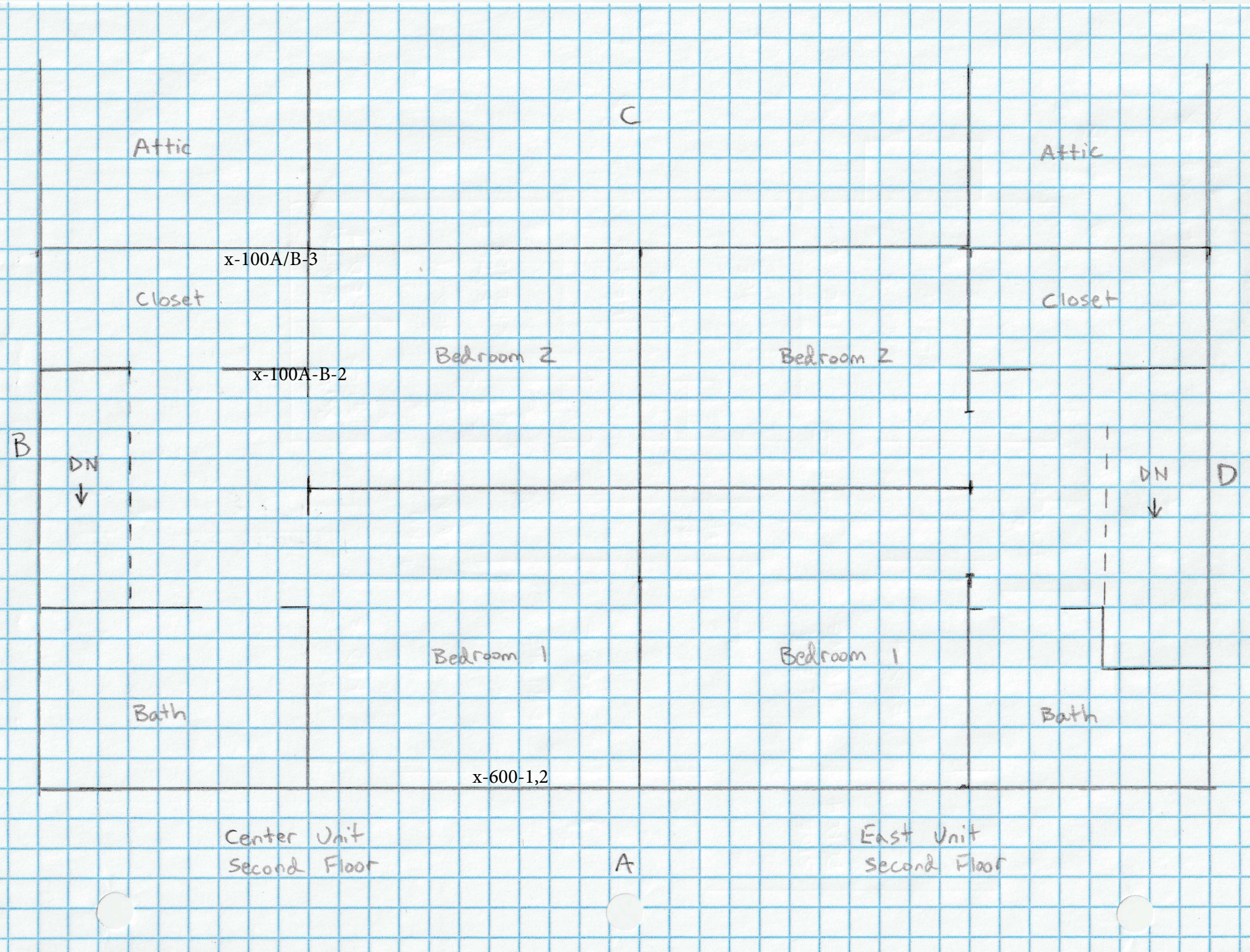
Received by (print): _____ Signature: _____ Date: _____

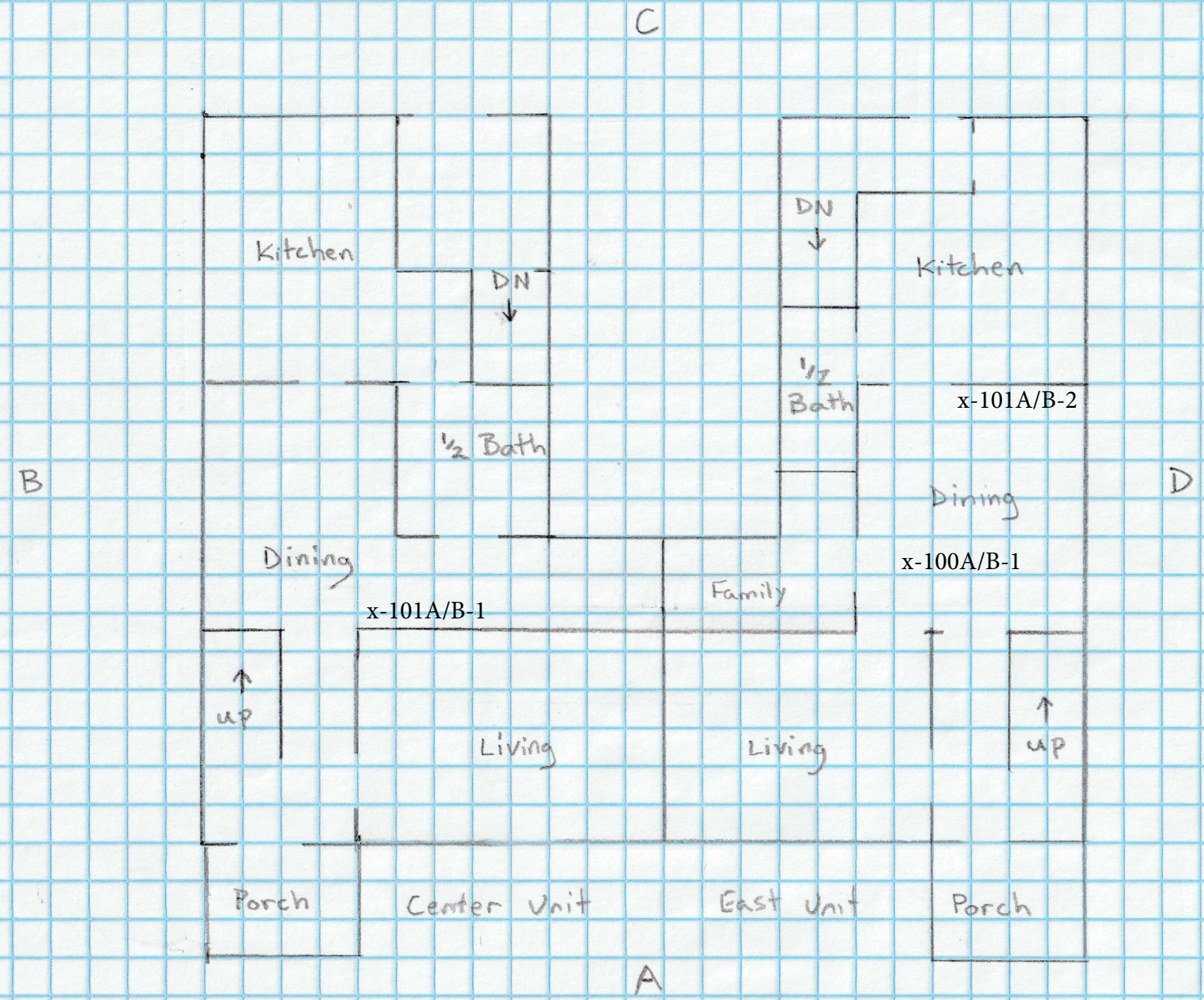
Received

OCT 14 2025

[signature]

Appendix D Sample location maps


C
Attic
Attic
x-100A/B-3
Closet
Closet
Bedroom 2
Bedroom 2
x-100A-B-2
B
DN
DN
D
Bedroom 1
Bedroom 1
Bath
Bath
x-600-1,2
Center Unit
Second Floor
A
East Unit
Second Floor


C
Kitchen
DN
½ Bath
DN
Kitchen
½ Bath
x-101A/B-2
B
D
Dining
Dining
x-100A/B-1
Family
x-101A/B-1
up
Living
Living
up
Porch
Center Unit
East Unit
Porch
A