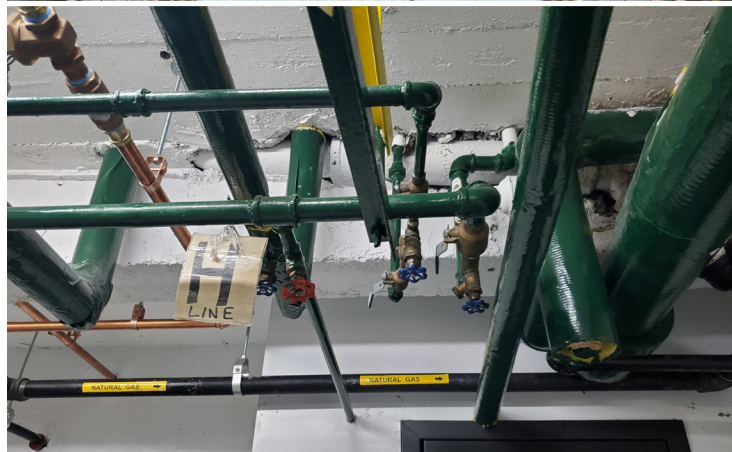
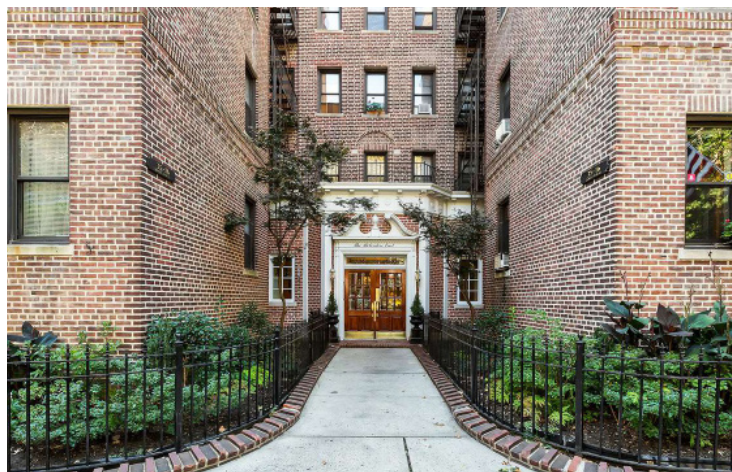


R A N D

The Belvedere East and West

Gas Piping Upgrade



RAND's complete upgrade of the gas piping system at Belvedere East and West included (clockwise from top right): the installation of twin-set master meters, a new gas main throughout the cellar, and new gas branch piping running through kitchen cabinetry.

PROPERTY

35-15 84th Street (The Belvedere East) & 35-16 85th Street (The Belvedere West), two 6-story, 108-unit condominiums built circa 1940 in Jackson Heights Historic District, Queens.

PROJECT OVERVIEW

Complete gas piping upgrade.

SCOPE OF WORK

RAND's designed and administered the following work items:

- Installation of new gas main piping throughout the cellar.
- Installation of nine new common gas line risers serving each apartment line, and new riser isolation plug valves in cellar.
- Testing/replacement of apartment branch gas lines and installation of new branch line isolation plug valves.
- Installation of a new gas master twinset meter for all residential units and laundry dryers in cellar gas meter room.
- Removal of unused or otherwise abandoned gas meters and associated piping in apartments or throughout the cellar.
- Completion of general construction, including new riser pipe penetrations,

and fire-stopping of pipe penetrations through rated wall, floor, and ceiling construction.

- ADA-Compliance upgrades

RAND's Code & Zoning Compliance Team also obtained all necessary work permits from the New York City Department of Buildings.

ENGINEER/ARCHITECT

RAND Engineering & Architecture, DPC

CONTRACTOR

Stellmar Plumbing & Mechanical Corp.

CONSTRUCTION COST

\$666,000