

STRUCTURAL INVESTIGATION REPORT

JUNE, 1997

for

UNITED PLATING BUILDING

1742-44, Foster Avenue
Schenectady, New York

NYSDEC Site ID # 447018

M. J. Engineering and Land Surveying, P. C.
1533 Crescent Road
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1533 Crescent Road
Clifton Park, NY 12065**

for

**LAWLER, MATUSKY & SKELLY ENGINEERS
1 Blue Hill Plaza
Pearl River, NY 10965**

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I. INTRODUCTION

The United Plating Building is a large building located on the southeast quadrangle of the intersection of Foster Avenue with Seneca Street in the City of Schenectady, New York. The building occupies three blocks, from 1742 to 1744, on Foster Avenue where the front face is located. A painted sign on the building states the address as '1776 Foster Ave.': presumably, this is the old address before the street was renumbered. The building site can be approximated by a parallelogram with a length of 411', along Foster Avenue, and a width of 181', along Seneca Street. Although the long edge of the building is oriented towards the northeast direction, it is assumed to be oriented north-south for the sake of simplicity. For the purposes of this report, Foster Avenue is considered to run north-south, while Seneca street is oriented along the east-west axis.

The building consists of several contiguous sections of different heights, with the central section reaching up to six stories high. The lower floors of the main building were last used as an electroplating factory. Large tanks of hazardous chemicals still remain, though they have all been emptied of their contents now. Due to the presence of chemically contaminated tanks and equipment, and the certain, but unknown degree of contamination of the floors, this building was placed on the list of hazardous sites that require remediation (Superfund) by New York State Department of Environmental Conservation (NYSDEC). Lawler, Matusky and Skelly (LMS) Engineers LLP, of Pearl River, NY was retained as a consultant by NYSDEC to provide a remediation solution. M.J. Engineering and Land Surveying (MJELS) of Clifton Park, NY was retained by LMS to conduct the structural review for the building.

On November 8, 1995, a structural inspection of the building was performed by MJELS personnel, as part of the evaluation of the existing conditions. The inspection was of a walk-through visual observation type; no testing or structural analysis of any kind was undertaken. A Structural Investigation Report that contained the findings of the inspection, was submitted in January 1996 to LMS. On June 17, 1997 a follow-up inspection was

performed in response to an instruction by NYSDEC, to assess changes (degradation) in previously known conditions, and in particular, to identify areas of rapid deterioration.

The following is a report of the June 17, 1997 inspection; it necessarily draws upon and refers to the original report of the first inspection in November 8, 1995. This report is presented as an adjunct to the original, and therefore does not address all of the conditions extant in the building, unless they have changed, nor does it include all of the general descriptions of the building elements that were provided in the original.

The entire building is unoccupied and all doors and windows on the west face (front of the building) have been secured against entry; a tall chain-link fence with a locked gate surrounds the site on the other three boundaries. The two doors that allow entry into the main building and the metal shed are not locked. Clear evidence of entry and use was found on all floors in the form of empty beer cans and food wrappers that were not present before (November, 1995). The NYSDEC Project Manager, James Ludlam, who was on site during the follow-up inspection stated that he has seen teenagers inside the building on his previous visits; his attempts to talk to and inform them of the hazards at the site have so far been unsuccessful.

II. INSPECTION FINDINGS

The building was inspected on June 17, 1997 using visual observation and simple measurements. Testing of materials and analysis to determine load carrying capacities of the structural system were not included in the scope of this inspection. No claim is made that this inspection found or evaluated every structural defect or distress extant in the building; the roofs of several sections are on the verge of collapse and unsafe to step on.

Photographs were taken of the representative conditions where a significant change has occurred since the original inspection in November, 1995; they are appended in a separate section following the text and are referred to within the detailed descriptions below.

Building Plans generated from field surveys performed by MJELS in 1995 have been appended at the end of this report. The plans depict each floor in very broad detail and are for reference purposes only. Refer to the original report for Photos 1 through 7, showing general exterior views of the site.

This report is organized by floors, beginning with the first floor, describing the significant findings in the interior of the building. A description of the conditions observed at the exterior follows.

A. Level 1 (First Floor)

There are three distinct parts at Level 1- the metal shed against the south corner of the building, the two story building to the south of the shed, and the floor in the main building itself.

1. The metal shed: This is a steel framed shed with corrugated metal sheets used for its sides and roof, except where the exterior wall of the main building is used on a portion of the west side. A trapezoidal moment frame of unpainted steel spans the entire bay. The sheeting has suffered some weather and vandal related damage (increased since 11/95), most of it minor in nature, except for a large section missing (location of an overhead door that has been removed, and partially boarded up) near the entrance which makes the door redundant. The roof has partially disintegrated to a slightly greater extent. The steel frame continues to be in very good condition with only surface rust and no significant section loss. No access was possible into a room that abuts the metal building on its west: both doors were tightly closed. The roof of this area, when viewed from the upper stories in the main building, is in an advanced state of disintegration and collapse.

An overhead traveling crane was installed in this room, over the plating tanks. The steel support framing for the crane had bowed, racked and bent columns, due to removal of one of the legs; this condition is unchanged. However, since 1995 all the tanks under the crane and the heavy traveling equipment on the frame beams have been removed. The frame does not appear to be as precariously unstable as it did in 1995.

2. Two storied building at South End: This is a timber frame structure with concrete masonry unit walls. No significant change in the conditions since the previous inspection were noted. A stairway leading to the second level in this building has been removed, preventing all access. The roof of a room at the south end of this building has deteriorated almost to the point of total collapse.

3. The main building: As noted above, entry is gained by a door in the east wall, which also provides access to a three story high brick/concrete stairway on the eastern side. The brick stairway walls and concrete stairs are in a general condition of neglect and disrepair, but with no significant distress. All doors are either missing or broken; there is no railing. The door opens onto the high-ceiling main plating room with a concrete slab on the floor and roof except in its southeast quadrant. The steel columns and girders are still in generally good condition, but the concrete pedestals and protective sub-pedestals at column bases show loss of 1"-2" of material; anchor assemblies show moderate rust and missing nuts on up to 50% of the anchor bolts. The ceiling slab, formed of concrete filled steel grid, is wet over approx. 30% of its area due to leakage from above, and shows flaking concrete and rusted grid in a few locations. In addition, a ¼" - ½" wide crack was noted on the south wall (brick) of the stairwell, starting from a wet, leaking ceiling area that also showed rusting, exposed rebars (*see photo 23*). Recently spalled concrete was found on the floor immediately below the wet area on the ceiling. A crack in the floor slab, next to a pit at the entrance, appears to have opened up to ½" max. (*see photo 24*).
4. There is a storage area located to the west of the main plating room; large brick pilasters support the steel girders and spandrel beams in this area. The bearing of one of the spandrel beams, a channel section on the west wall, is jeopardized by the cracked and displaced bricks at the top of the pilaster (*see photo 21*); this condition seems to have worsened since the 11/8/95 inspection. Displaced and loose bricks were also noted at a pilaster supporting a steel cross beam, on the east wall (*see photo 22*).
5. The offices located at the north end of the building on level 1 have suffered severe damage due to vandalism and water leakage from storm drain pipes passing through the plenum. No structural distress was noted, though several ceiling tiles have collapsed and part of the floor is wet. The amount of debris on the floors appears to have increased, probably due to the greater activity of vandals.

B. Level 2 and Mezzanine

This level consists of a large, two story high storage room on its south end, more storage area and an anodizing room in the middle, and then a pipe & spring room towards the north. At the north end of the building are an office area and the remains of a sewing factory. There is a mezzanine floor over part of the high storage area, which was apparently used for chemical and light storage; it was apparently constructed in two stages: with a concrete deck on the older portion and a wood plank area on the newer area. The large storage room is clean and empty, but the other rooms are congested with machinery and metal debris.

1. The Large Storage Room: The steel framing is still in generally good condition with only surface rust on all members. The brick walls on three sides (except north) show deep cracks in the spandrel between the upper and lower windows, on top of window lintels and below spandrel beam bearings. Several cracks seem to be wider (*see photo 18*); lack of access (15' above floor level) precluded any measurements. On the southeast corner, a full height vertical crack has opened up to 1¼" wide, with daylight shining through (*see photo 17*). Bricks adjacent to the crack are loose and displaced, and can be easily pulled out. A 2 sq. ft. area at the top of the crack has failed completely: the bricks have fallen on to the floor below. Large stairstepping cracks also emanate from the upper window headers to the ceiling near this corner on both the east and the south wall. Continued loss of bricks at this location will jeopardize the bearing for the steel beam located at this edge. A stairstepping crack was also noted in the brick pilaster at the east wall; this pilaster supports a large steel girder at the ceiling.
2. The Mezzanine: The timber beam at the south edge (overlooking the room) of the new mezzanine is supported by a single timber column which is not connected to it or the slab below by any positive means; this used to be a potentially unstable configuration, that has now (since 11/8/95) been alleviated by the installation of a steel cable sling hung from the steel girder at the ceiling (*see photo 13*). A crack in the floor from the stairwell to a steel column has widened to 3/8", since 1995 (*see photo 15*). The ceiling

concrete is scaled, finely cracked and damp over most of the area. The brick wall at east has several random cracks, with daylight peeking thru at several small areas due to full depth loss of mortar (*see photo 14*). This wall is also wet at the top. The door jamb at the entry to the Kiln Room has been re-plastered since 1995. The continued settlement of the building has caused the header to bear on the closed door which is now tightly wedged and could not be opened (*see photo 16*).

3. The Anodizing Room: A 12' x 14' area in the northwest corner of the roof has collapsed due to wet and rotten timber rafters, since 11/8/95, (*see photo 19*). The remaining timber framed roof shows bent, sagging and cracked steel strips (used for retaining the tiles); the tiles are precariously suspended over a 20' x 6' area in the middle of the room. Another 5' x 6' section of the roof next to the east wall has failed due to rotted out timber framing from leaking storm drain pipes. A full height vertical crack was also noted in the south wall of this room. The concrete roof continues to show extensive wet underside of slab over 60 % of the area, with some efflorescence and rust staining. The concrete encasement on the stairwell header (landing) beams is cracked.
4. Pipe/Spring Room: The timber roof in this room shows wet, water damaged planks and joists. Storm water drainage pipes hung from the ceiling were noted to be split, mis-aligned and leaking; a few heavy sections appear to be unstable (*see photo 20*). This condition appears to have been caused by pipes full of water freezing in the winters.
5. The Sewing Factory: Shows an increased amount of severe vandal damage and debris, but is structurally in good condition. No displacement of framing members or leakage from the ceiling was discerned.

C. Level 3 (Brewery Room)

The brewery room is a large room at the located at the north end of the main building. The floor is reached by a half flight of stairs down from the fourth level; there is no other entrance to this area except by a spiral staircase which is now blocked by debris. Large dimension lumber has been used for framing the tall room: the timber plank and joist roof is at level 5. The room is full of construction debris and abandoned brewing-related equipment.

1. The roof has a large hole due to missing planks and numerous small openings due to rotted planks. Over 50% of the entire roof shows wet, mildewed and water-damaged members due to leakage from above.
2. The south wall (brick) shows several full height stairstepping cracks; the masonry appears to have bowed inwards and sagged at the top, jeopardizing the bearing for the timber roof rafters. The timber column are in generally good condition, except for ½"-1" deep rot at their bases.
3. The gap between bottom of timber beam and column support has increased to 2½" since 1995; the beam is stable only due to its continuity over the adjacent column - the unsupported end is cantilevering off the anchor span. This continues to be a structurally serious and deficient condition.

D. Level 4

This is a moderate sized room on the west side of the main building. Steel columns are used to support two types of ceilings: a concrete slab on steel beams on a small area which acts as the floor for level 5 above, and a timber plank & joist roof elsewhere. All walls are constructed of brick. The room is full of equipment related to heat treatment of metals.

1. The brick walls show cracks in masonry above the window lintels. The south wall seems to bowing into the room and also sagging (shown by dished horizontal joint lines). A 1sf area of brickwork has failed at the southeast corner at the bottom (*see photo 8*); deep loss of mortar at 40% of the joints was noted at this corner. Brickwork above windows on the wall shows triangular cracks; similar cracks seen at several windows on other walls. Separation of the window frames from the adjacent masonry was also noted on the south wall, during this inspection (*see photo 9*). The outer wythe of bricks has cracked and is beginning to separate from the layer beneath, on the south pilaster at the east wall.
2. The concrete floor shows 1/8" separation from the south wall. The lone timber column shows up to 1 1/2" deep rot at its base (*see photo 10*).
3. The concrete roof is wet over most of its area and spalled up to 1" deep on its underside, with exposed reinforcing mesh. The timber framed roof is fair condition, except for numerous holes, checks and notches in the timber rafters. Two adjacent timber rafters on the roof (covered with a fiberglass cloth on top) have severe checks (*see photo 12*), presumably caused by the impact of large chunk of concrete capstone falling from above.
4. The masonry above the door on the north wall, which leads down to the brewery room, shows severe loss of surrounding bricks and cracking, increased since 1995, due to a

missing lintel member. The brickwork appears to be precariously held up by timbers wedged in place, and large scale failure seems imminent.

5. The built-up steel columns were noted to be bowed towards the south, approx. 1.5” horizontal in 6’ vertical, in 1995. This and other conditions associated with the steel framing showed no significant change, except for cracked sections at the center of the spiral steel stairway (*see photo 7*).
6. The east wall of this room has a spectacular failure of the brick masonry around a large window (fourth from south). The entire window frame is missing as is a triangular area of masonry above the (original) lintel and below the sill. The area of the opening has increased significantly since 1995 (*see photo 11*). Remaining bricks around this hole are loose and displaced, with their stability greatly reduced, due to loss of adjacent support and cracks emanating from the hole.

E. Levels 5 and 6

Level 5 is a small storage room while level 6 is an even smaller room containing the elevator motor and switchgear. Structurally, conditions are similar to those reported for lower levels.

At level 5, mortar missing for its full depth was noted in the brick walls at several joints. Some bricks are displaced and can be pulled out by hand, especially at the north door jamb. The entire south wall was wet. The roof for level 4 shows several large chunks of concrete cap stones and bricks that have toppled from above (*see photo 6*), which have penetrated the roof at one location. The concrete ceiling is damp over 60% and has mesh reinforcement exposed at the bottom (caused by leakage in the southeast corner from level 6). Triangular cracks $\frac{1}{2}$ " - 1" wide were found above every window lintel, apparently caused by continuing displacement. The sill for the second window on the east wall has inadequate support from displaced bricks (*see photo 5*). The concrete floor has separated about $\frac{1}{4}$ " from the east wall.

The timber plank/joist roof on level 6 shows wet (90%), water-stained and damaged (10%) members (*see photo 2*); active leakage was found in the southeast corner. The timber cross-bracing has slipped off in a few locations. Roof failure appears to be imminent above the spiral stairway due to rotted out planks and bowed rafters (*see photo 3*). The concrete floor has separated about $\frac{3}{8}$ " from the south wall (*see photo 1*). The concrete floor is cracked and delaminated next to a window in the east wall (*see photo 4*).

F. Exterior of the building

No significant change in the conditions noted in the 1995 inspection was found, except for continued settlement of part of the exterior stairway at the northwest corner of the building. The vertical crack separating the two parts of the stairway has widened from 1" in 1995 to 1 3/8" at present (*see photo 25*).

G. Miscellaneous

No significant change in the conditions noted in the 1995 inspection was found.

III. SUMMARY OF FINDINGS

This inspection found numerous conditions of structural significance existing throughout the building that have worsened due to continuing deterioration. No claim is made that this inspection found every structural distress or hazard. No single condition noted in this report appears to yet pose an immediate or severe hazard in terms of structural stability or function, within the fenced boundaries of the site. However, there is clear evidence (and observation) that the fence is no longer blocking entry to vandals and truant kids. Several conditions noted in this report (and the 1995 report) present a real danger or hazard to these trespassers. This does not include the hazards posed by exposure to chemicals or the metal debris (sharps) present through out the building. As before, this report does not address aesthetic, community, chemical contamination or economic issues and concerns.

It is useful to see the site as a conglomeration of various structural systems and elements, and then examine their overall condition and their ability to function as designed. It will aid in defining the major shortcomings.

- A. The steel framing: The steel columns, girders and beams continue to be in generally good condition at the lower floors. No new (since 1995) conditions were found.
- B. The timber framing: The wood columns and beams are in poor to fair condition, primarily due to the deleterious effects of water leakage, rot, mildew and damage by vandals.
- C. The concrete slab: No significant change in conditions as reported in 1995, except for the separation of the slab from the non-bearing walls at various levels.
- D. The timber roofs: These are in generally very poor condition. The roofs at various levels have several areas of complete failure, which has been accelerated by leakage.

- E. Concrete Unit walls: These are newer and therefore in generally good condition throughout, except for missing mortar in a few joints. Some sections are actually repair patches that replaced old brick areas.

- F. Brick Walls: These comprise the elements in the worst condition. As detailed in the inspection findings, they show increased incidence of cracking, loss of mortar, displacement and missing bricks, since the 1995 inspection. The cracks are probably due to the differential settlement/displacement of the various parts of the building; the condition of the brick walls renders them unsafe and irreparable.

IV. RECOMMENDATIONS

The United Plating Factory Building is structurally in fair to very poor condition, depending upon the element under consideration. Although the building has been existing for several decades, it shows the effects of neglect, changing sub-soil conditions which have allowed settlements to occur and apparently poor quality construction used to build additions to the original building. Most elements of the building show an increased degree and amount of deterioration since the previous inspection in 1995.

It was the conclusion of the 1995 report that the extent and nature of structural repair and upgrade required to maintain or reuse the building is too great to be economically feasible. The current inspection findings only reinforce that conclusion. It is our understanding that an LMS report (April 1996) on the feasibility of remediating the hazardous and contaminated contents of the building indicates that the most economic remediation is to remove the contents and treat/dispose of separately as hazardous and contaminated wastes, decontaminate the building to some extent, and then demolish the building and dispose of as general construction and demolition debris.

The ongoing deterioration makes the task of removing articles from inside the building, increasingly difficult with the passage of time. Several rooms and sections are unsafe for workers using any kind of vibratory or impact-producing equipment: walls and roofs in these areas pose the danger of collapse under tremors generated by the removal operations for the larger items. To minimize the risk of unexpected failure, and for the greatest worker safety, it is strongly recommended that an overall plan be prepared by the four participants, NYSDEC, LMS, MJELS, and the contractor, before any work is actually undertaken. By necessity, removal (of articles) and demolition must proceed hand-in-hand to aid and facilitate the other operation. Each room and section will require a customized approach based upon a detailed structural survey conducted by a team that includes personnel from LMS, MJELS and the contractor. LMS and MJELS personnel can provide the service of marking the individual items inside the building for removal, and of evaluating the

structural safety of the building elements in each area. The ability of competent contractors to suggest viable solutions to the above problems may prove to be invaluable. It is urged that this phase of the project be entered into as expeditiously as possible.

Finally, this report offers one important caution: the fence around the building is no longer successful in keeping out intruders, who are exposing themselves to serious injury from the collapse of unstable elements or contamination from unknown chemicals. It is recommended that all gaps and openings, in the fence or the building itself, be located and closed to prevent any unauthorized entry on to the site. It is also recommended that warning signs be posted prominently, and a campaign be mounted to educate the neighbors, especially teenagers, about the hazards present at the site.

APPENDIX 1: PHOTOGRAPHS



Photo No. 1

Location Level 6, floor at south wall

Description 3/8" gap between floor and wall

Photo No. 2

Location Level 6, roof

Description Timber planks are wet and rotted



Photo No. 3

Location Level 6, roof

Description Rafters are bowed down

Photo No. 4

Location Level 6, floor at east window

Description Cracked and de-laminated concrete



Photo No. 5

Location Level 5, window at east wall

Description Gap below sill due to displaced bricks

Photo No. 6

Location Level 4, top of roof (from level five)

Description Large pieces of concrete cap-stones fallen from above



Photo No. 7

Location Level 4, spiral staircase

Description Cracked central sleeve sections



Photo No. 8

Location Level 4, southeast corner at bottom

Description Displaced bricks and open joints



Photo No. 9

Location Level 4, southern window on east wall

Description 1/2" wide gap between frame and adjacent wall



Photo No. 10

Location Level 4, timber column base

Description Wood rotted up to 1 1/2" deep

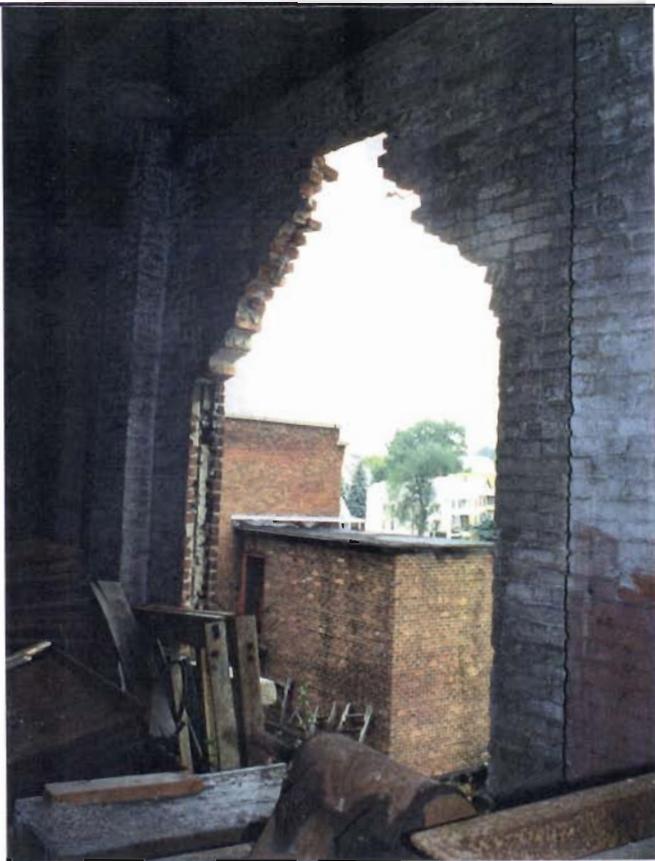


Photo No. 11

Location Level 4, east wall

Description Continued loss of bricks at missing window

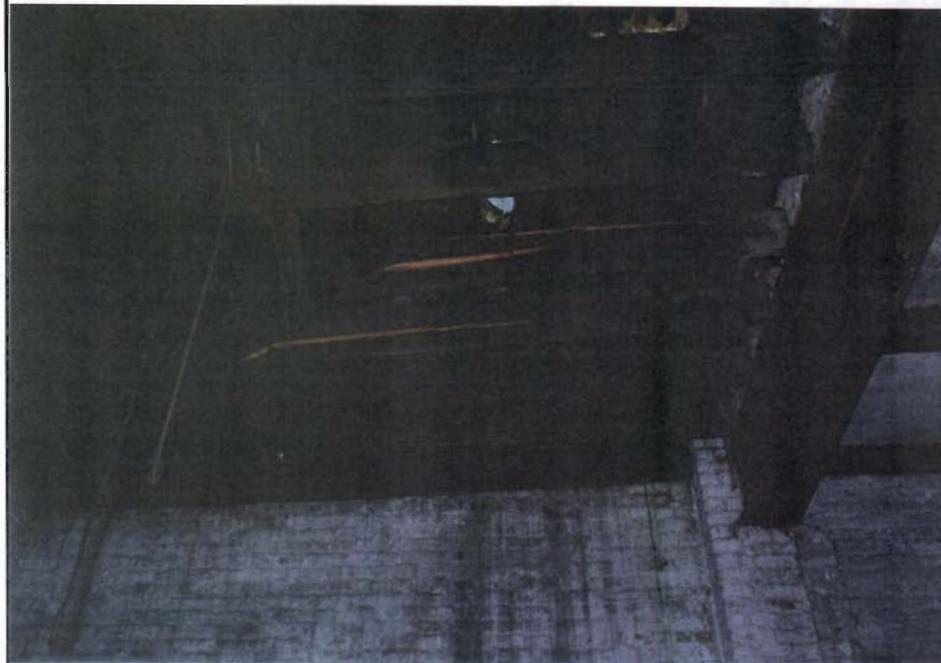


Photo No. 12

Location Level 4, ceiling (see photo 6 also)

Description Two adjacent rafters cracked, concrete cap has partially punched through roof

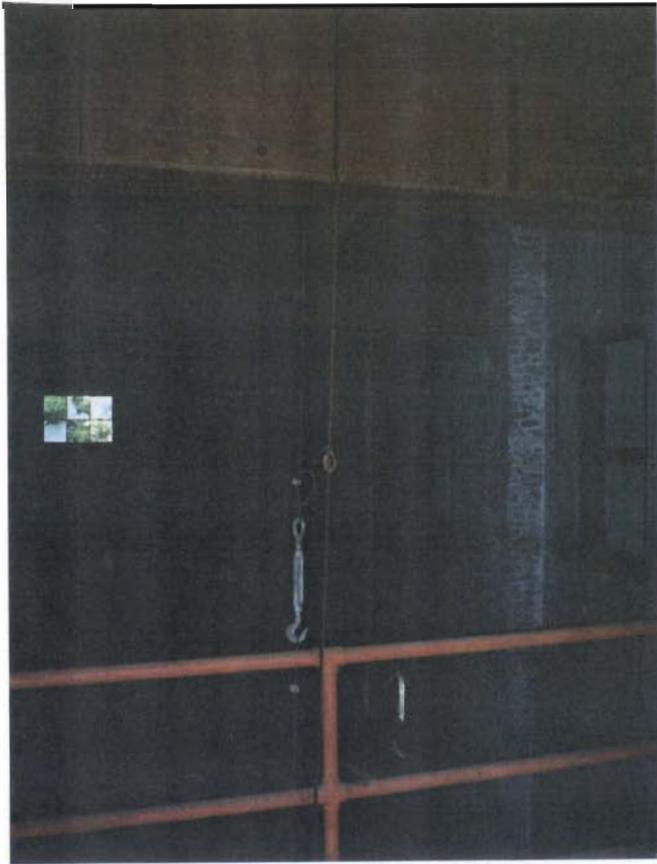


Photo No. 13

Location Mezzanine at level 3

Description Steel cable hung from roof to support floor



Photo No. 14

Location Level 3, east wall at mezzanine

Description Open joints, wet and displaced bricks



Photo No. 15

Location Level 3, mezzanine

Description 3/8" crack from stairwell corner to steel corner



Photo No. 16

Location Level 3, door to kiln room

Description Tightly wedged new door blocks entry



Photo No. 17

Location Level 2, southeast corner wall

Description Full height vertical crack up to 1 1/4"



Photo No. 18

Location Level 2, southwest wall

Description 3/4" crack above window lintel

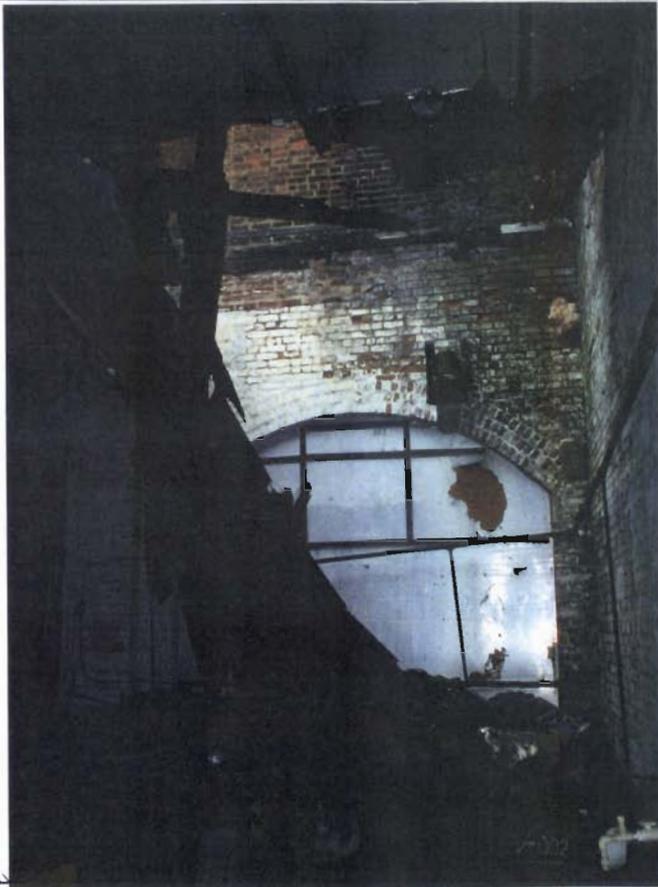


Photo No. 19

Location Level 2, anodizing room ceiling

Description 12' x 15' section collapsed



Photo No. 20

Location Level 2, pipe room

Description Drainage pipes split and open at joints



Photo No. 21

Location Level 1, small machine room

Description Displaced bricks at west wall under spandrel beam bearing

Photo No. 22

Location Level 1, small machine room

Description Displaced & missing bricks at top of pilaster on east wall of room



Photo No. 23

Location Level 1, south face of stairwell wall

Description 1/4"-1/2" crack along joints, wet ceiling above



Photo No. 24

Location Level 1, floor slab at pit near entrance

Description 1/2" wide crack in slab

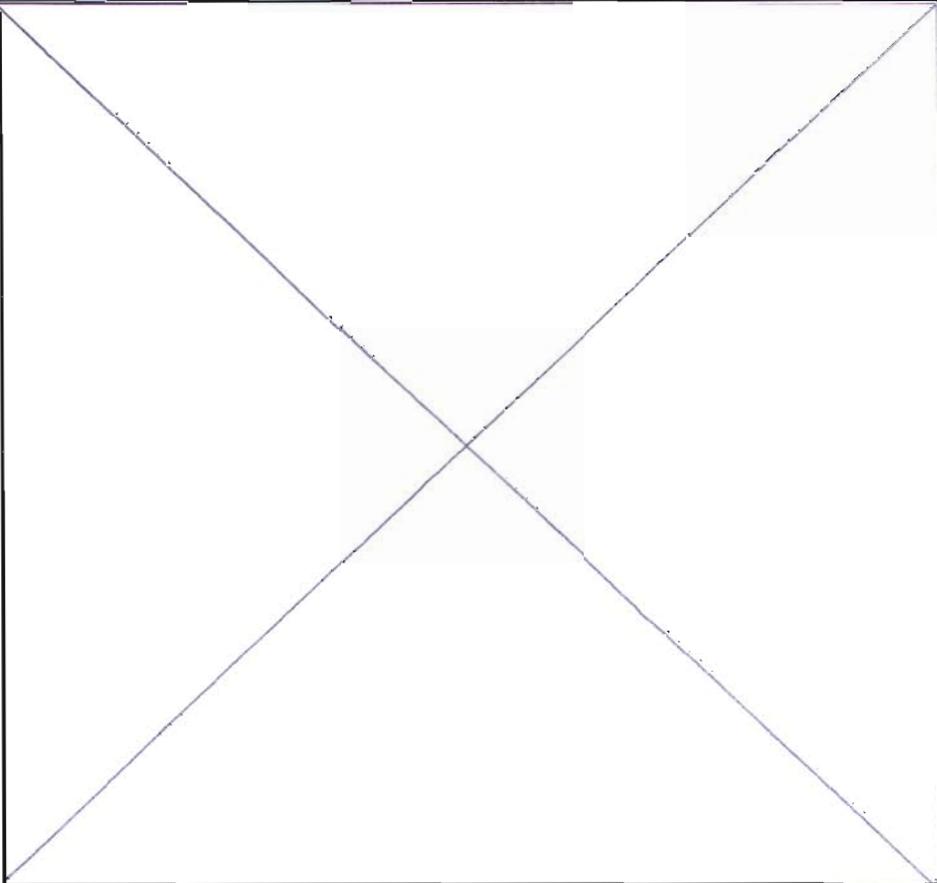


Photo No. 25

Location Exterior staircase to west entrance

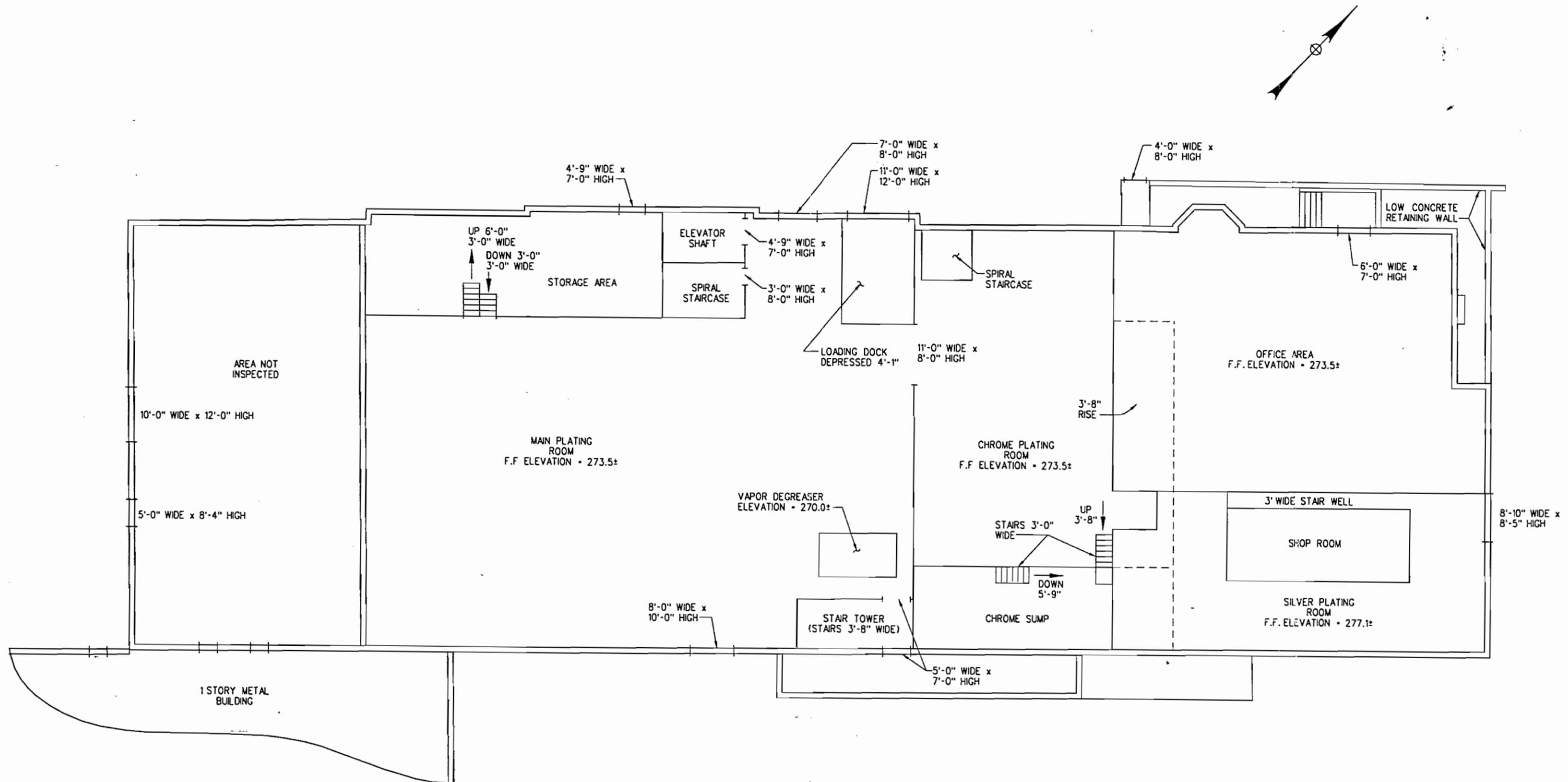
Description Crack is 1 1/4" wide

Photo No. No photo

Location None

Description None

APPENDIX 2: PLANS



AREA NOT INSPECTED

10'-0" WIDE x 12'-0" HIGH

5'-0" WIDE x 8'-4" HIGH

MAIN PLATING ROOM
F.F. ELEVATION = 273.5±

VAPOR DEGREASER
ELEVATION = 270.0±

8'-0" WIDE x
10'-0" HIGH

STAIR TOWER
(STAIRS 3'-8" WIDE)

5'-0" WIDE x
7'-0" HIGH

CHROME PLATING ROOM
F.F. ELEVATION = 273.5±

STAIRS 3'-0" WIDE

CHROME SUMP

OFFICE AREA
F.F. ELEVATION = 273.5±

3' WIDE STAIR WELL

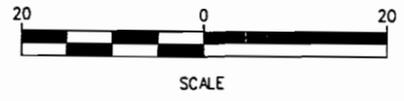
SHOP ROOM

SILVER PLATING ROOM
F.F. ELEVATION = 277.1±

8'-10" WIDE x
8'-5" HIGH

LOW CONCRETE RETAINING WALL

1 STORY METAL BUILDING



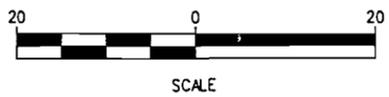
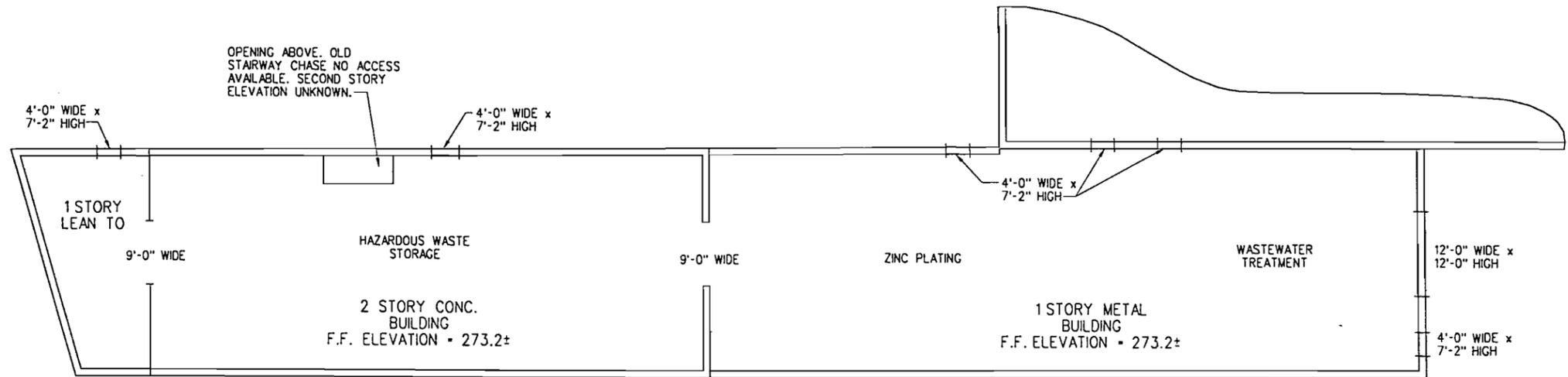
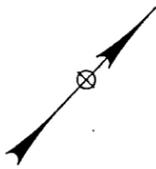
DATE	REVISIONS

UNITED PLATING FACTORY
 1742-44 FOSTER AVENUE
 SCHENECTADY, N.Y.

CITY OF SCHENECTADY	SCHENECTADY COUNTY, N.Y.
SCALE: 1" = 20'	DATE: 1/23/96

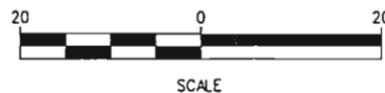
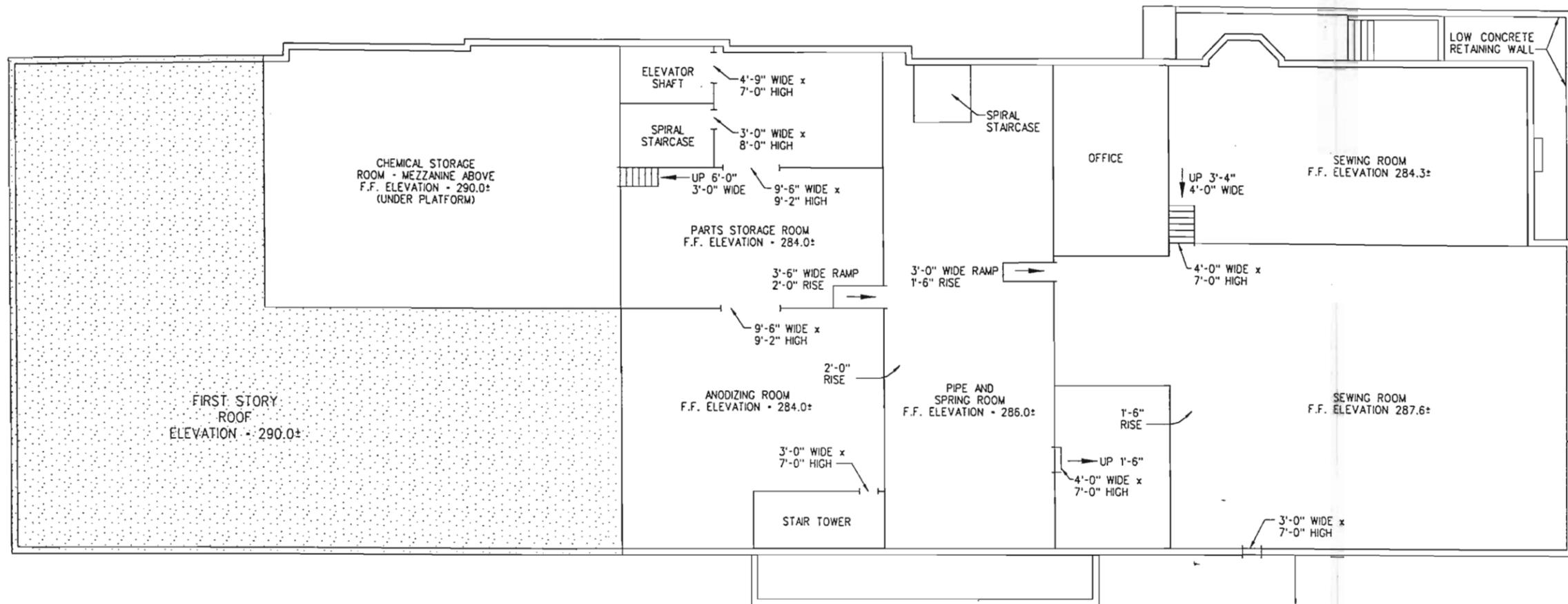
M.J. ENGINEERING AND LAND SURVEYING, P.C.
 1533 CRESCENT ROAD CLIFTON PARK, NEW YORK

FIRST FLOOR PLAN	FP-1
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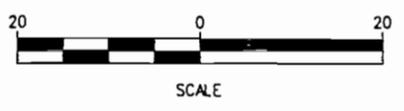
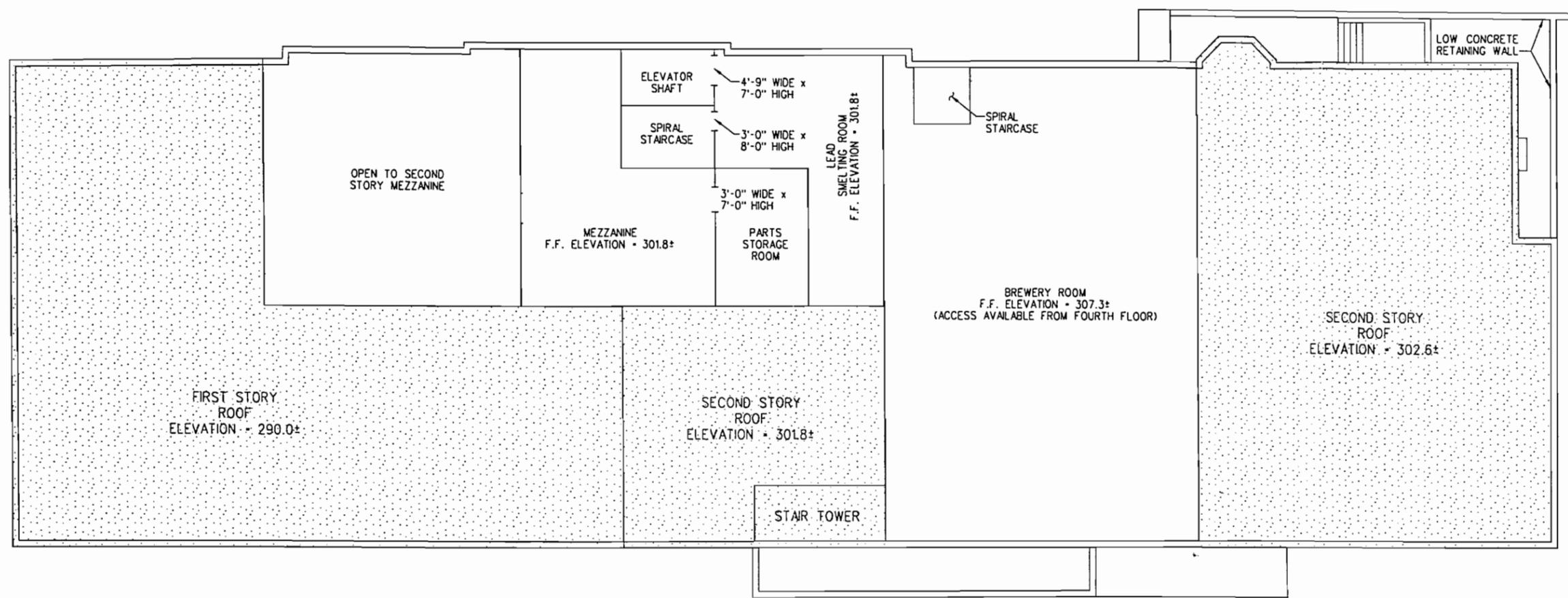
DATE	REVISIONS

UNITED PLATING FACTORY	
1742-44 FOSTER AVENUE SCHENECTADY, N.Y.	
CITY OF SCHENECTADY	SCHENECTADY COUNTY, N.Y.
SCALE : 1" = 20'	DATE : 1/23/96
 M.J. ENGINEERING AND LAND SURVEYING, P.C. <small>133 CRESCENT ROAD CLIFTON PARK, NEW YORK</small>	
ADDITION FLOOR PLAN	FP-1A



DATE	REVISIONS

UNITED PLATING FACTORY	
1742-44 FOSTER AVENUE SCHENECTADY, N.Y.	
CITY OF SCHENECTADY	SCHENECTADY COUNTY, N.Y.
SCALE : 1" = 20'	DATE : 1/23/96
 M.J. ENGINEERING AND LAND SURVEYING, P.C. <small>1533 CRESCENT ROAD CLIFTON PARK, NEW YORK</small>	
SECOND FLOOR PLAN	FP-2



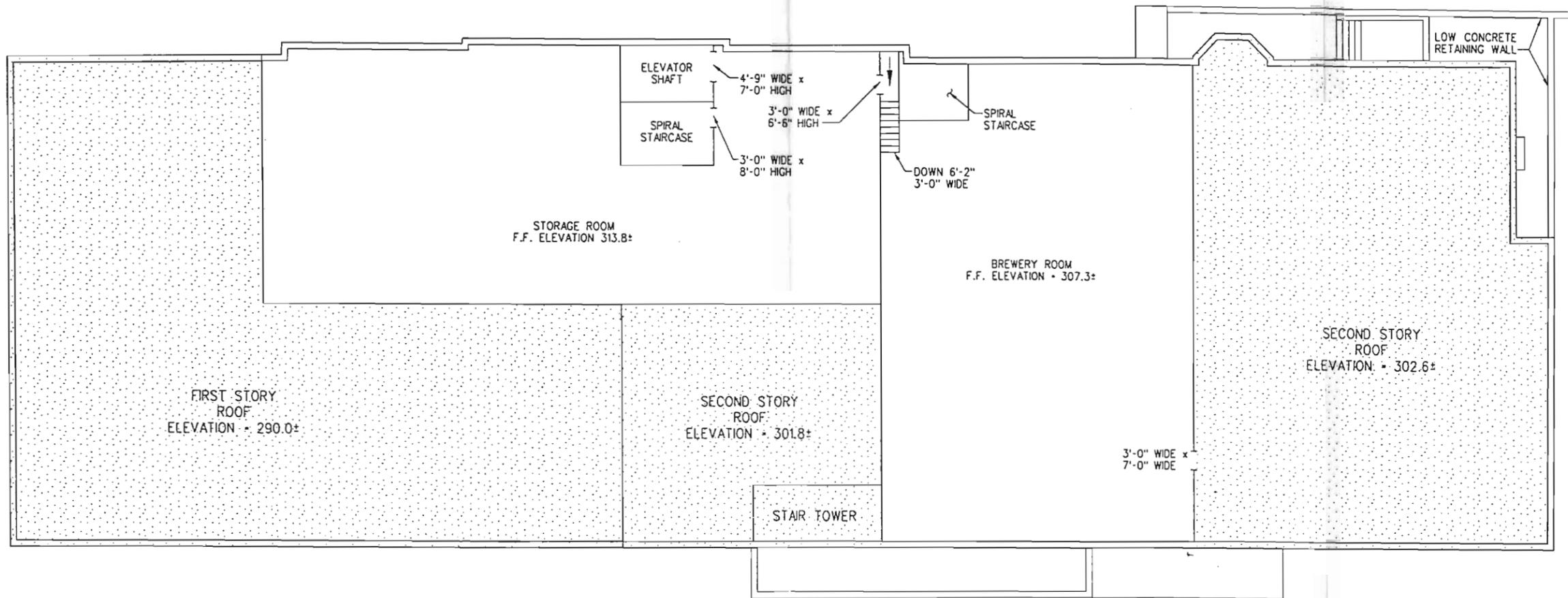
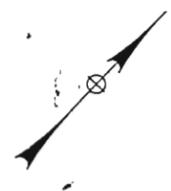
DATE	REVISIONS

**UNITED PLATING
FACTORY**
1742-44 FOSTER AVENUE
SCHENECTADY, N.Y.

CITY OF SCHENECTADY	SCHENECTADY COUNTY, N.Y.
SCALE : 1" = 20'	DATE : 1/23/96

**M.J. ENGINEERING AND
LAND SURVEYING, P.C.**
1533 CRESCENT ROAD CLIFTON PARK, NEW YORK

THIRD FLOOR PLAN	FP-3
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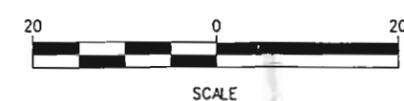
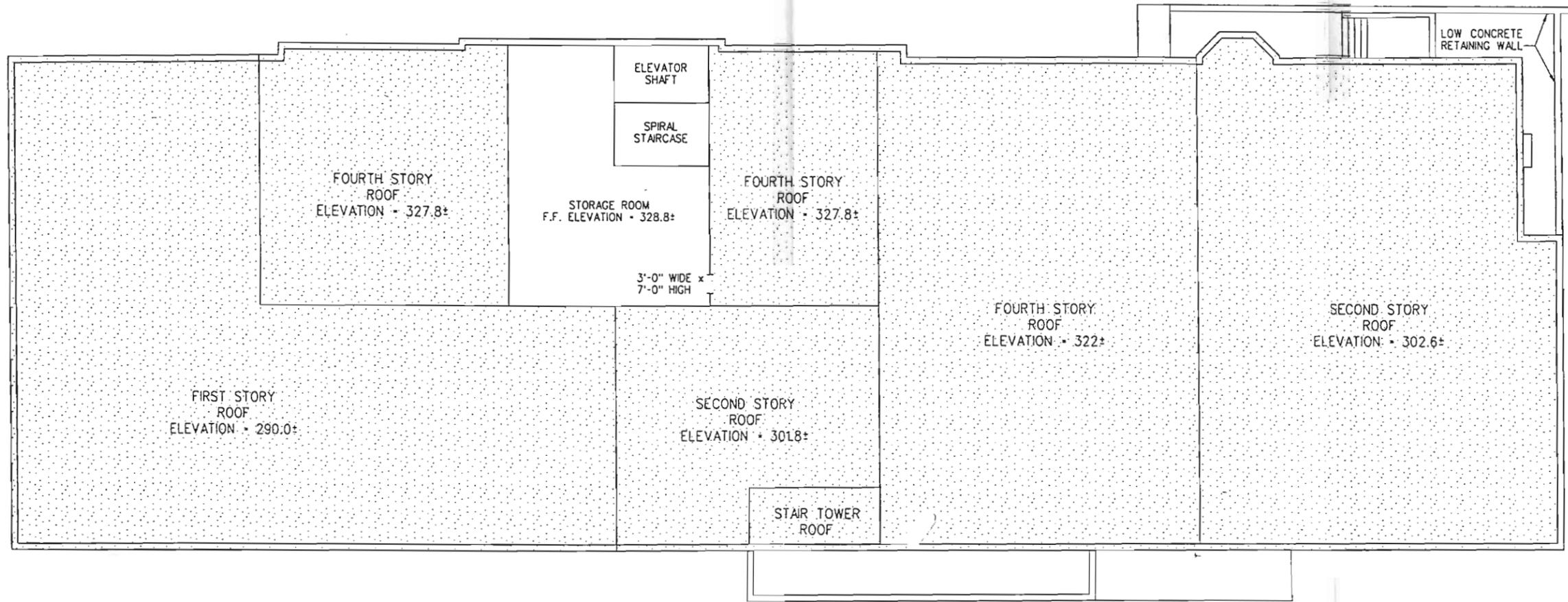
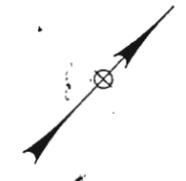
DATE	REVISIONS

**UNITED PLATING
FACTORY**
1742-44 FOSTER AVENUE
SCHENECTADY, N.Y.

CITY OF SCHENECTADY	SCHENECTADY COUNTY, N.Y.
SCALE: 1" = 20'	DATE: 1/23/96

**M.J. ENGINEERING AND
LAND SURVEYING, P.C.**
633 CRESCENT ROAD CLIFTON PARK, NEW YORK

FOURTH FLOOR PLAN	FP-4
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DATE	REVISIONS

**UNITED PLATING
FACTORY**
1742-44 FOSTER AVENUE
SCHENECTADY, N.Y.

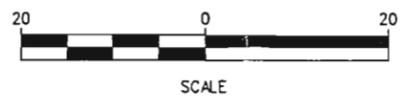
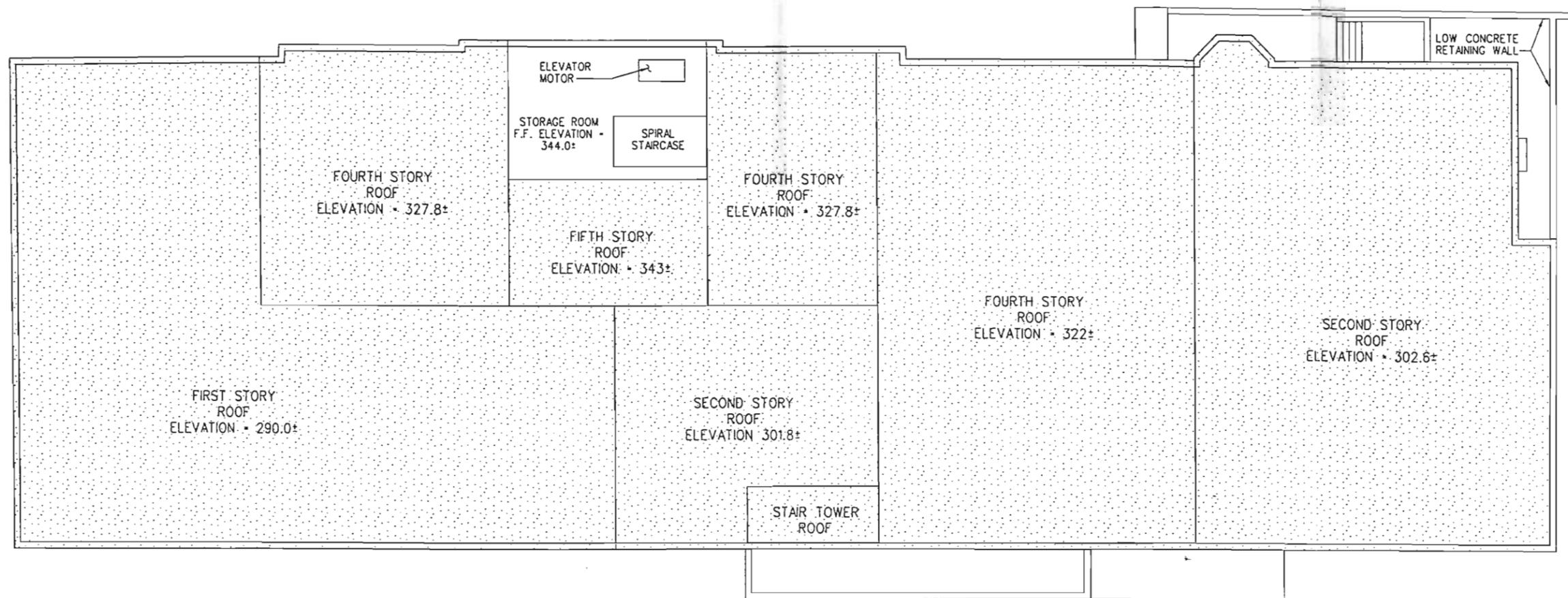
CITY OF SCHENECTADY	SCHENECTADY COUNTY, N.Y.
SCALE : 1" = 20'	DATE : 1/23/96

**M.J. ENGINEERING AND
LAND SURVEYING, P.C.**
133 DESCENT ROAD CLIFTON PARK, NEW YORK

FIFTH FLOOR PLAN	FP-5
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(SIXTH STORY
ROOF
ELEVATION = 356±)



DATE	REVISIONS

**UNITED PLATING
FACTORY**
1742-44 FOSTER AVENUE
SCHENECTADY, N.Y.

CITY OF SCHENECTADY	SCHENECTADY COUNTY, N.Y.
SCALE : 1" = 20'	DATE : 1/23/96

 **M.J. ENGINEERING AND
LAND SURVEYING, P.C.**
1513 CRESCENT ROAD CLIFTON PARK, NEW YORK

SIXTH FLOOR PLAN	FP-6
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