



PW1: Plan / Work Application
Must be typewritten

☒ Orient and affix BIS job number label here ☒

240 279 319

1 Location Information Required for all applications.

House No(s) 711 Street Name EAST 133 STREET

Borough BRONX Block 02562 Lot 00084 BIN 2003751 C.B. No. 201

Work on Floor(s) 001 to 003, ROF Apt. / Condo No(s)

2 Applicant Information Required for all applications. Fax, mobile telephone and e-mail address are optional information.

Last Name HOURIZADEH First Name SION Middle Initial

Business Name SION CONSULTING ENGINEERING P.C. Business Telephone (516) 327-0111

Business Address 245-02 JERICHO TURNPIKE Business Fax (516) 327-0552

City FLORAL PARK State NY Zip 11001 Mobile Telephone

E-Mail INFO@SIONASSOCIATES.COM License Number 074129

Choose one: ☒ P.E. ☐ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other:

3 Filing Representative Complete only if different from applicant specified in section 2. Fax, mobile phone, and e-mail are optional info.

Last Name MAYS/ First Name WILLIE/ Middle Initial

Business Name SION CONSULTING ENGINEERING P.C. Business Telephone (516) 327-0111

Business Address 245-02 JERICHO TURNPIKE Business Fax (516) 327-0552

City FLORAL PARK State NY Zip 11001 Mobile Telephone

E-Mail INFO@SIONASSOCIATES.COM Registration Number 3623

4 Filing Status Required for all applications. Choose one and provide specified associated information.

☐ Initial Filing 5, 7, 11, 12A, 25-26

Choose only one:

☐ Standard Plan Examination or Review

☐ Professional Certification PC1, POC1

☐ Professional Certification of Objections A11

☒ Prior to Approval Actions 25-26

☐ Amend Existing Filing 24A

☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11

☒ Post Approval Amendment (PAA) 4A, 6, 24-25

Will PAA affect filing fees? ☐ Yes ☒ No

☐ New (Superseding) Applicant 4A, 25-26

☐ Reinstatement 24-26

☐ Withdrawal 26

☐ Specified in 4A and 6

☐ Entire Job

4A Indicate existing document number affected by filing: 01

5 Job/Project Types Choose one and provide specified associated information.

☐ Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5)

6A-E, 8B-C, 8F, 9-10, 12, 13C-F, 14, 18-20, 22 &

PW1A, PD1

☐ Alteration Type 1, OT: "No Work" 8C, 8F, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1

☒ Alteration Type 2 5A, 6A-D, 8A-B, 9-10, 13C-E, & 14, 20, 22

☐ Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22

☐ New Building 6A-E, 8F, 9A, 9C-K, 9M, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1

☐ Sign 5A, 6B-D, 9A, 9D, 22-23

☐ Full Demolition 6B, 8D, 9A & 9C-D, 9K, 9M, 13D-E, 14, 21A, 22

☐ Subdivision 9A, 9D, 12A-B

☐ Condominium ☐ Improved 17

5A Direct 14 acceptance requested?

☐ Yes ☒ No

6 Work Types Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 initial applications.

6A ☐ BL - Boiler PW1C

☐ FA - Fire Alarm

☐ FB - Fuel Burning PW1C

6B ☐ EQ - Construction Equipment 15

☐ FS - Fuel Storage PW1C

☐ FP - Fire Suppression

☐ MH - Mechanical

6C ☒ OT/GC - General Construction

☐ PL - Plumbing PW1B

☐ SD - Standpipe PW1B

☐ SP - Sprinkler PW1B

6D ☐ OT - Other, describe:

6E ☐ CC - Curb Cut 16

☐ OT/LAN - Landscape

6F ☐ OT/ANT - Antenna

☐ OT/BPP - Builders Pavement Plan 8D

☐ OT/FPP - Fire Protection Plan

☐ OT/MAR - Marquee 8E, 26B

PW1

7 Plans/Construction Documents Submitted *Plans are required for most applications.*

 Are plans being submitted with this PW1? ☒ Yes ☐ No *If yes, do the plans include:* ☐ FO — Foundation ☒ EN — Energy Analysis

8 Additional Information

8A WT	Cost	WT	Cost	WT	Cost	8B Is a building enlargement proposed?	8C Estimated Job Cost \$ 100000
OT	100000					☐ No enlargement is proposed	8D Street Frontage: linear ft.
						☒ Yes 12, PD1	8E Height: ft. Width: ft.
						☒ Horizontal ☐ Vertical	8F Total Building Square Footage: sq. ft.
						Additional Construction Floor Area: 884 sq. ft.	

9 Additional Considerations, Limitations or Restrictions

 9A Review is requested under which building code? ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968

9B ☐ ☒ Alteration required to meet New Building requirements (28-101.4.5) <i>if yes, 13A-B</i>	☐ ☒ Change in number of dwelling units
☐ ☒ Alteration is a major change to exits	☐ ☒ Change in occupancy / use
9C ☐ ☒ Façade Alteration	☐ ☒ Change is inconsistent with current certificate of occupancy
☐ ☒ Adult Establishment <i>If yes, plot diagram (except DM)</i>	☐ ☒ Change in number of stories
☐ ☒ Compensated Development (Inclusionary Housing)	☐ ☒ Infill Zoning
☐ ☒ Low Income Housing (Inclusionary Housing)	☐ ☒ Loft Board
☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling	☐ ☒ Quality Housing
☐ ☒ Filing includes Lot Merger / Reapportionment <i>If yes, 17</i>	☐ ☒ Site Safety Job/Project
9D ☐ ☒ Landmark	☐ ☒ Included in LMCCC
☐ ☒ Little "E" or RD Site	☐ ☒ Filing to address violations (list #s—max. 5):
☐ ☒ Unmapped/CCO Street	
☐ ☒ Requesting legalization of work where no work without a permit violations have been issued	
☐ ☒ Other (please specify on line provided below):	
☐ ☒ CRFN(s) Restrictive Declaration / Easement (max. 4):	
☐ ☒ CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4):	
9E ☐ ☒ BSA Calendar Numbers (max. 5):	
9F ☐ ☒ CPC Calendar Numbers (max. 5):	
9G ☒ ☐ Work includes lighting fixture and/or controls; installation or replacement. [ECC §404 and §505]	
9H ☐ ☒ Work includes modular construction under New York State jurisdiction	9I High Rise Team tracking #:
☐ ☒ Work includes modular construction under New York City jurisdiction	
9J ☐ ☒ Structural peer review required per BC 16. <i>If yes, provide NYS P.E. license number:</i>	
9K ☐ ☒ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems	
9L ☐ ☒ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building <i>If yes, 21B</i>	
☒ ☐ Structural stability affected by proposed work	
9M ☐ ☐ Work involves or will result in an amount of soil disturbance greater than or equal to one acre in an MS4 area	
☐ ☐ Work is part of a larger common plan or development or sale that involves or will result in an amount of soil disturbance greater than or equal to one acre in an MS4 area	

10 NYCECC Compliance *New York City Energy Conservation Code*

- ☒ To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC*
- Code Compliance Path (choose one): ☒ NYCECC ☐ ASHRAE
- Energy Analysis (choose one): ☒ Tabular Analysis ☐ REScheck ☐ COMcheck ☐ Energy Modeling (EN1)
- ☐ To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC* in accordance with one of the following (choose one):
- ☐ The work is an alteration of a State or National historic building.
- ☐ The scope of the work is entirely in a "low-energy building" and is limited to the building envelope.
- ☐ The entire scope of work involves a temporary structure and/or one or more of the following work types: FA, FP, SD, SP, FS, EQ, CC, OT/BPP, OT/FPP. Other work types are not exempt.
- ☐ This is a post-approval amendment and exempt under a prior edition of the energy code. See statement of exemption on attached drawings.

11 Job Description	11A Related DOB Job Numbers
LEGALIZATION AND EXTENTION AND RENOVATION AT FIRST FLOOR, NEW EXTENSION AND RENOVATION AT 2ND AND 3RD FLOOR, NO CHANGE IN EGREES AND USE	
11B Primary application job no.	

12 Zoning Characteristics																																					
12A District(s) M1-2/R6A Overlay(s) Special Dist.(s) MX-1 Map Number 6B	12B Street legal width: 60 ft. Street Status: ☒ Public ☐ Private If the zoning lot includes multiple tax lots, list all tax lots here ►																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">12C Proposed: Use*</th> <th style="width: 15%;">Zoning Floor Area</th> <th style="width: 15%;">District</th> <th style="width: 15%;">FAR</th> </tr> <tr> <td>COMMERCIAL</td> <td>1679 sq. ft.</td> <td>M1-2/R6A</td> <td>.97</td> </tr> <tr> <td>RESIDENTIAL</td> <td>1800 sq. ft.</td> <td>M1-2/R6A</td> <td>.04</td> </tr> <tr> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td>sq. ft.</td> <td> </td> <td> </td> </tr> <tr> <td>Proposed Totals</td> <td>3479 sq. ft.</td> <td> </td> <td>2</td> </tr> <tr> <td>Existing Total</td> <td>2595 sq. ft.</td> <td> </td> <td> </td> </tr> </table>	12C Proposed: Use*	Zoning Floor Area	District	FAR	COMMERCIAL	1679 sq. ft.	M1-2/R6A	.97	RESIDENTIAL	1800 sq. ft.	M1-2/R6A	.04		sq. ft.				sq. ft.				sq. ft.				sq. ft.			Proposed Totals	3479 sq. ft.		2	Existing Total	2595 sq. ft.			Proposed Lot Details: Lot Type: ☐ Corner ☒ Interior ☐ Through Lot Coverage 52 % Lot Area 1723 sq. ft. Lot Width 17 ft. Proposed Other Details: Enclosed Parking? ☐ Yes ☒ No If yes, no. of parking spaces: _____ Perimeter Wall Height 32 ft.
12C Proposed: Use*	Zoning Floor Area	District	FAR																																		
COMMERCIAL	1679 sq. ft.	M1-2/R6A	.97																																		
RESIDENTIAL	1800 sq. ft.	M1-2/R6A	.04																																		
	sq. ft.																																				
	sq. ft.																																				
	sq. ft.																																				
	sq. ft.																																				
Proposed Totals	3479 sq. ft.		2																																		
Existing Total	2595 sq. ft.																																				
Proposed Yard Details: Check here if no yards: ☐ or Front Yard 3 ft. Rear Yard 47 ft. Rear Yard Equivalent 00 ft. Side Yard 1 00 ft. Side Yard 2 00 ft.																																					

*Use can be one of the following: residential, commercial, manufacturing, or community facility. List only one use per line.

13 Building Characteristics *Main use/dominant occupancy per AC §28-101.5. **Use 2014 Code equivalents only. †Residential w/other use.			
13A Primary structural system, choose one: ☐ Masonry ☐ Concrete (CIP) ☐ Concrete (Precast) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete) ☐ Wood ☐ Steel (Structural)			
13B Existing Structural Occupancy/Risk Cat. Seismic Design Cat. 13C Occupancy Classification* RES Construction Classification 3 Multiple Dwelling Classification	Proposed 2014 Code Designations? ☐ Yes ☒ No ☐ Yes ☒ No	13D Building Type: ☒ 1, 2, or 3 Family ☐ Other Mixed use building?† ☐ Yes ☐ No 13E Existing Building Height 32 ft. Building Stories 3 Dwelling Units 2	Proposed 2014 Code Designations? ☒ Yes** ☐ Yes ☐ No
13F Building was originally erected pursuant to which Building Code: ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968 The earliest Code with which this building or any part of it is required to comply: ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968			

14 Fill Choose one.	☒ Not Applicable ☐ On-Site ☐ Off-Site ☐ Under 300 cubic yards
----------------------------	--

15 Construction Equipment ☐ Chute ☐ Sidewalk Shed ☐ Fence ☐ Supported Scaffold ☐ Other: _____ Construction Material: _____ Size: _____ linear ft. BSA/MEA Approval No. _____	16 Curb Cut Description Size of cut (with splays): _____ ft. Distance to nearest corner: _____ ft. to street: _____
---	---

17 Tax Lot Characteristics Original tax lots being merged or reapportioned (if applicable): Tentative tax lot numbers (new tax lots only):	18 Fire Protection Equipment <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Existing</th> <th>Proposed</th> </tr> <tr> <th>Yes</th> <th>No</th> </tr> <tr> <td>Fire Alarm</td> <td>☐ ☐ ☐ ☐</td> </tr> <tr> <td>Fire Suppression</td> <td>☐ ☐ ☐ ☐</td> </tr> <tr> <td>Sprinkler</td> <td>☐ ☐ ☐ ☐</td> </tr> <tr> <td>Standpipe</td> <td>☐ ☐ ☐ ☐</td> </tr> </table>	Existing	Proposed	Yes	No	Fire Alarm	☐ ☐ ☐ ☐	Fire Suppression	☐ ☐ ☐ ☐	Sprinkler	☐ ☐ ☐ ☐	Standpipe	☐ ☐ ☐ ☐
Existing	Proposed												
Yes	No												
Fire Alarm	☐ ☐ ☐ ☐												
Fire Suppression	☐ ☐ ☐ ☐												
Sprinkler	☐ ☐ ☐ ☐												
Standpipe	☐ ☐ ☐ ☐												

19 Open Spaces					
	Existing	Proposed		Existing	Proposed
Plaza Area	sq. ft.	sq. ft.	Arcade Area	sq. ft.	sq. ft.
Parking Area	sq. ft.	sq. ft.	Parking Spaces		
Loading Berths	sq. ft.	sq. ft.	Loading Berths		

20 Site Characteristics		20A Flood Hazard Area Information	
Yes No	Yes No	Yes No	
☐ ☒ Tidal Wetlands	☐ ☒ Freshwater Wetlands	☐ ☒ Substantial improvement?	
☐ ☒ Coastal Erosion Hazard Area	☐ ☒ Urban Renewal	☐ ☒ Substantially damaged?	
☒ ☐ Fire District	☐ ☒ Flood Hazard Area <i>If yes, 20A</i>	☐ ☒ Floodshields part of proposed work?	

21 Demolition Details <i>*Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).</i>	
Yes No	
21A ☐ ☐ Demo. filing is for a secondary structure? <i>If yes, specify structure being demolished:</i>	
☐ ☐ Mechanical means* from out of building? <i>If yes, mechanical means will demolish:</i> ☐ entire structure or ☐ part of structure	
☐ ☐ Mechanical means* from within building? <i>If yes, describe equipment proposed:</i>	
21B ☐ ☐ Demolition work affects the exterior building envelope	
☐ ☐ The scope of work involves raising/moving of a building	

22 Asbestos Abatement Compliance <i>Choose one.</i>	
☐ The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP).	
☐ The scope of work is not an asbestos project as defined in the regulations of the NYC DEP. <i>DEP Control # is required.</i>	
DEP ACP-5 Control No. _____	
☐ The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (15 RCNY 1-23(b)) or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with § 28-106.1.	

23 Sign	
Purpose:	Type:
☐ Advertising	☐ Illuminated 23A
☐ Non-Advertising	☐ Non-Illuminated
Location: ☐ Ground ☐ Roof 23B ☐ Wall	Estimated Cost: \$ _____
	Total Square Feet: _____
	Height above Curb: _____ ft. in.
	Height above Roof: _____ ft. in.
Yes No	23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect
☐ ☐ Is sign inside building line? <i>If no, sign projects by: _____ ft. in.</i>	Yes No
☐ ☐ Designed for changeable copy? <i>If no, 23C</i>	☐ ☐ If sign projects beyond building line, is owner billed for annual permit? <i>If no, specify in 26B</i>
☐ ☐ Does an OAC have an interest in this sign or location? <i>If yes, 23G</i>	23B ☐ ☐ Is roof sign tight, closed or solid?
☐ ☐ Within 900' and within view of an arterial highway? <i>If yes, 23D</i>	23C Sign wording. <i>If extensive, provide only key wording.</i>
☐ ☐ Within 200' and within view of a park 1/2 acre or more? <i>If yes, 23E</i>	23D Distance from Arterial Highway: _____ ft.
<i>→ If answer is "yes" to either of the above two questions and this is an advertising sign, OAC sign number is required in section 23F</i>	23E Distance from Park 1/2 acre or more: _____ ft.
	23F OAC Sign Number: _____
	23G OAC Registration Number: _____

24 Comments <i>Place additional comments on an AI-1 form. See Guide for proper incorporation of professional certification statements.</i>	
--	--

THIS PAA IS BEING SUBMITTED TO REMOVE EXISTING SIDING AT EAST SIDE & PROPOSED NEW ALUMINUM SIDING

25 Applicant's Statements and Signatures *Required for all applications.*

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. I prepared or supervised the preparation of the construction documents and work shown thereon comply with the provisions of the Administrative Code and other applicable laws and rules. ☐ (check here if) except as set forth in the accompanying documents. I acknowledge that I have read and understand all instructions pertaining to this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all specifications for this job are identical to those previously filed under the group lead job number, except as specified herein.

For Initial New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation? ☐ Yes ☐ No

Directive 14 initial applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy. ☐ Yes ☐ No

Name (print): **STON HOURZADEH**

Sign and Date:

P.E. / R.A. Seal (apply seal; then sign and date over seal)

26 Property Owner's Statements and Signatures

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a letter of completion or certificate of occupancy within the time prescribed by law.

I have authorized the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations.

Yes No

☐ ☐ **Fee Exemption Request (Non-Profit Owned and Operated)**
In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and operated exclusively for the purposes indicated in such section, and that the property is used exclusively for such purposes. ★

☐ ☐ **Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other Government Owned and Operated)** The building or any part thereof to be constructed, renovated, altered or demolished is owned and operated exclusively for the purposes of the NYC Agency, NYC Authority, NYS Agency, Federal Government or any other government entity.

☐ ☒ **Owner's Certifications Regarding Occupied Housing**
The site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

☐ ☒ The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City Administrative Code. If yes, select one of the following:

☐ The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.

☐ The owner has notified the New York State Homes and Community Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application].

Provide date NYSHCR notified: _____

☐ ☐ **Owner's Certification for Directive 14 Applications** (if applicable)
I have read and am fully aware of the applicant's statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy and the work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and the professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule.

Notes for Section 26A: Section required if unit owner signed Section 26
Signature required for authorized representative of Condo or Co-Op board.

★ For fee waivers, please see the PW1 User Guide

Owner ☐ Individual ☐ Partnership ☐ NYCHA / HHC
Type: ☒ Corporation ☐ Other Government ☐ NYC Agency
☐ Condo Unit Owner or Co-Op Tenant-shareholder 26A

Is the deed holder a non-profit organization? ☐ Yes ☒ NoName (please print): **JOSEPH ABRAMOV**Relationship to Owner: **OWNER**Business Name/Agency: **498 E 166 STREET LLC**Street Address: **711 EAST 133 STREET**City: **BRONX** State: **NY** Zip: **10454**Telephone Number: **(718) 790-9266 Fax:**E-Mail Address: **KETERGROUP26@GMAIL.COM**Signature and Date ► **Joseph Abramov****26A Condo/Co-Op Board** *See note in bottom left corner of page.*

Name (please print): _____

Title: _____

Street Address: _____

City: _____

State: _____

Zip: _____

Telephone Number: _____

Fax: _____

E-Mail Address: _____

Signature and Date ► _____

26B Lessee Responsible for Annual Sign or Marquee Permit

Name (please print): _____

Relationship to Owner: _____

Business Name/Agency: _____

Street Address: _____

City: _____

State: _____

Zip: _____

Telephone Number: _____

Fax: _____

E-Mail Address: _____