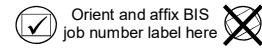




PW1: Plan / Work Application

Must be typewritten



1 Location Information Required for all applications.

House No(s) 88-35 Street Name 184 STREET

Borough QUEENS Block 09931 Lot 00012 BIN 4212746 C.B. No. 412

Work on Floor(s) CEL, 001, 002, ATT 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 (718) 705-7285

Business Address 245-02 JERICHO TURNPIKE Business Fax (516) 327-0550

City FLORAL PARK State NY Zip 11001 Mobile Telephone (516) 984-5323

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/GARSHASBI First Name WILLIE/HOSSEIN Middle Initial

Business Name SION CONSULTING ENGINEERING P.C. Business Telephone (718) 705-7285

Business Address 245-02 JEHRICHO TURNPIKE, JAMAICA AVE Business Fax (516) 327-0550

City HOLLIS State NY Zip 11423 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 4A

☐ 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: 1

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 Directive 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: PW1

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

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 \$ 1500
							☐ No enlargement is proposed	8D Street Frontage: linear ft.
							☐ Yes 12, PD1	8E Height: ft. Width: ft.
							☐ Horizontal ☐ Vertical	8F Total Building Square Footage:
							Additional Construction Floor Area:	5008 sq. ft.

9 Additional Considerations, Limitations or Restrictions9A Review is requested under which building code? ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968

Yes No		Yes No	
☐ 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	Yes No	Work Includes:
☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling	☐ ☒ Quality Housing	☐ ☒ Prefab wood I-joists	
☒ ☐ Filing includes Lot Merger / Reapportionment <i>If yes, 17</i>	☐ ☒ Site Safety Job/Project	☐ ☒ Structural cold-formed steel	
☐ 9D ☒ Landmark	☐ ☒ Included in LMCCC	☐ ☒ Open-web steel joists	
☒ ☐ 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):	☐ ☒ Filing to comply with Local Laws (list #s—max. 2)	LL Number	Year
☐ ☒ CRFN(s) Restrictive Declaration / Easement (max. 4):			
☒ ☐ CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4): 2024000176713 , 2024000176714			
☐ 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 1) an amount of soil disturbance greater than or equal to 20,000 square feet or 2) the creation of 5,000 square feet or more of impervious surface.			
☐ ☐ Work is part of a larger common plan or development or sale that involves or will result in 1) an amount of soil disturbance greater than or equal to 20,000 square feet or 2) the creation of 5,000 square feet or more of impervious surface.			

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 ☐ ASHRAEEnergy 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
---------------------------	------------------------------------

THIS NO WORK APPLICATION IS FILED IN CONJUNCTION WITH SI APPLICATION TO CHANGE THE METES AND BOUNDS

421841001

11B Primary application job no.

12 Zoning Characteristics

12A District(s) R4-1 Overlay(s) Special Dist.(s) Map Number 15B	12B Street legal width: 50 ft. Street Status: ☒ Public ☐ Private <i>If the zoning lot includes multiple tax lots, list all tax lots here ►</i>																																													
12C Proposed: Use* <table border="1" style="width:100%"> <tr> <th>Use*</th> <th>Zoning</th> <th>Floor Area</th> <th>District</th> <th>FAR</th> </tr> <tr> <td>RESIDENTIAL</td> <td></td> <td>3055 sq. ft.</td> <td>R4-1</td> <td>0.81</td> </tr> <tr><td> </td><td></td><td>sq. ft.</td><td></td><td></td></tr> <tr><td> </td><td></td><td>sq. ft.</td><td></td><td></td></tr> <tr><td> </td><td></td><td>sq. ft.</td><td></td><td></td></tr> <tr><td> </td><td></td><td>sq. ft.</td><td></td><td></td></tr> <tr><td> </td><td></td><td>sq. ft.</td><td></td><td></td></tr> <tr> <td>Proposed Totals</td> <td></td> <td>3022 sq. ft.</td> <td></td> <td>0.81</td> </tr> <tr> <td>Existing Total</td> <td></td> <td>3055 sq. ft.</td> <td></td> <td></td> </tr> </table>	Use*	Zoning	Floor Area	District	FAR	RESIDENTIAL		3055 sq. ft.	R4-1	0.81			sq. ft.					sq. ft.					sq. ft.					sq. ft.					sq. ft.			Proposed Totals		3022 sq. ft.		0.81	Existing Total		3055 sq. ft.			Proposed Lot Details: Lot Type: ☐ Corner ☒ Interior ☐ Through Lot Coverage 35 % Lot Area 3780 sq. ft. Lot Width 38 ft. Proposed Other Details: Enclosed Parking? ☐ Yes ☒ No If yes, no. of parking spaces: _____ Perimeter Wall Height 23 ft.
Use*	Zoning	Floor Area	District	FAR																																										
RESIDENTIAL		3055 sq. ft.	R4-1	0.81																																										
		sq. ft.																																												
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Proposed Totals		3022 sq. ft.		0.81																																										
Existing Total		3055 sq. ft.																																												
Proposed Yard Details: Check here if no yards: ☐ or Front Yard 12 ft. Rear Yard 27 ft. Rear Yard Equivalent 27 ft. Side Yard 1 12 ft. Side Yard 2 3 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 2022 Code equivalents. †Residential w/other use.
--

13A Primary structural system, choose one: ☐ Masonry ☐ Concrete (CIP) ☐ Concrete (Precast) ☐ Wood ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)																	
13B	Existing	Proposed	2022 Code Designations?	2022 Code Designations?	13D Building Type: ☒ 1, 2, or 3 Family ☐ Other Mixed use building?† ☐ Yes ☐ No												
Structural Occupancy/Risk Cat.					13E <table border="1" style="width:100%"> <tr> <th></th> <th>Existing</th> <th>Proposed</th> </tr> <tr> <td>Building Height</td> <td>23 ft.</td> <td>23 ft.</td> </tr> <tr> <td>Building Stories</td> <td>3</td> <td>3</td> </tr> <tr> <td>Dwelling Units</td> <td>2</td> <td>2</td> </tr> </table>		Existing	Proposed	Building Height	23 ft.	23 ft.	Building Stories	3	3	Dwelling Units	2	2
	Existing	Proposed															
Building Height	23 ft.	23 ft.															
Building Stories	3	3															
Dwelling Units	2	2															
Seismic Design Cat.																	
13C Occupancy Classification*	RES		☐ Yes ☒ No	R-3	☒ Yes**												
Construction Classification	4		☐ Yes ☒ No	4	☐ Yes ☒ No												
Multiple Dwelling Classification																	
13F Building was originally erected pursuant to which Building Code: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968 The earliest Code with which this building or any part of it is required to comply: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968																	

14 Fill Choose one.

☒ Not Applicable ☐ On-Site ☐ Off-Site ☐ Under 300 cubic yards

15 Construction Equipment	16 Curb Cut Description
----------------------------------	--------------------------------

☐ Chute ☐ Sidewalk Shed ☐ Construction Material: _____
☐ Fence Size: _____ linear ft. BSA/MEA Approval No. _____
☐ Supported Scaffold ☐ Other: _____

Size of cut (with splays): _____ ft.
 Distance to nearest corner: _____ ft.
 to street: _____

17 Tax Lot Characteristics	18 Fire Protection Equipment
-----------------------------------	-------------------------------------

Original tax lots being merged or reapportioned (if applicable):

00012

Tentative tax lot numbers (new tax lots only):

00012 00013

	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	200 sq. ft.	200 sq. ft.	Parking Spaces	1	1
Loading Berths	sq. ft.	sq. ft.	Loading Berths		

20 Site Characteristics

Yes No

- ☐ ☒ Tidal Wetlands
☐ ☒ Coastal Erosion Hazard Area
☐ ☒ Fire District

Yes No

- ☐ ☒ Freshwater Wetlands
☐ ☒ Urban Renewal
☐ ☒ Flood Hazard Area *If yes, 20A*

20A Flood Hazard Area Information

Yes No

- ☐ ☐ Substantial improvement?
☐ ☐ Substantially damaged?
☐ ☐ Floodshields part of proposed work?

21 Demolition Details **Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).*

Yes No

- 21A ☐ ☐ Demo. filing is for a secondary structure? *If yes, specify structure being demolished:*
☐ ☐ Mechanical means* from out of building? *If yes, mechanical means will demolish:* ☐ entire structure or ☐ part of structure
☐ ☐ Mechanical means* from within building? *If yes, describe equipment proposed:*
21B ☐ ☐ Demolition work affects the exterior building envelope
☐ ☐ The scope of work involves raising/moving of a building

22 Asbestos Abatement Compliance *Choose one.*

- ☐ The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP).
☐ The scope of the work is **not** an asbestos project as defined in the regulations of the NYC DEP. *DEP Control # is required.*
 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:	Estimated Cost: \$	23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect
☐ Advertising	☐ Illuminated 23A	Total Square Feet: _____	Yes No
☐ Non-Advertising	☐ Non-Illuminated	Height above Curb: _____ ft. in.	☐ ☐ If sign projects beyond building line, is owner billed for annual permit? <i>If no, specify in 26B</i>
Location: ☐ Ground ☐ Roof 23B ☐ Wall	Height above Roof: _____ ft. in.		23B ☐ ☐ Is roof sign tight, closed or solid?
Yes No			23C Sign wording. <i>If extensive, provide only key wording.</i>
☐ ☐ Is sign inside building line? <i>If no, sign projects by:</i> _____ ft. in.			23D Distance from Arterial Highway: _____ ft.
☐ ☐ Designed for changeable copy? <i>If no, 23C</i>			23E Distance from Park 1/2 acre or more: _____ ft.
☐ ☐ Does an OAC have an interest in this sign or location? <i>If yes, 23G</i>			23F OAC Sign Number: _____
☐ ☐ Within 900' and within view of an arterial highway? <i>If yes, 23D</i>			23G OAC Registration Number: _____
☐ ☐ Within 200' and within view of a park 1/2 acre or more? <i>If yes, 23E</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*

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

THIS PAA IS FILED TO AMEND PW1 ITEMS 13C AND 13E , PLAN CHANGE

Revise item 13C

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 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 specifications herewith submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of the NYC 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 understood with all instructions pertaining to this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all schedules relating to 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 2022 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 Y HOUMZADEH**

Sign and Date: **1/13/2025**

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 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 by such entity 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 building to be altered, constructed or demolished contains one or more occupied dwelling units.

☐ ☐ The building to be altered, constructed or demolished contains one or more 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 (NYSCHR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSCHR regulations, does not require notification.

☐ The owner has notified the New York State Homes and Community Renewal (NYSCHR) 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 NYSCHR 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 this 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 ☒ No

Name (please print): **MARK LAVIAN**

Relationship to Owner:

Business Name/Agency: **135-223 STREET LLC**

Street Address: **155 MAPLE COURT**

City: **ROSLYN** State: **NY** Zip: **11576**

Telephone Number: **(516) 983-3141** Fax:

E-Mail Address: **MARK@CANYONMTGRCORP.COM**

Signature and Date ► **Mark Lavian 1/13/2025**

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: