



CONSTRUCTION PERMIT

Date Issued 5/10/2016
Control # 50507
Permit # 20160523

IDENTIFICATION Block: 6056 Lot: B Qualifier _____
Work Site Location: 2231 Lemoine Avenue Fort Lee, NJ Contractor Yeung's Contracting
Address 500 Chestnut Ridge Road Woodcliff Lake NJ 07677
Owner in Fee Thomas C Li MD
2231 Lemoine Avenue Fort Lee NJ 07024 Telephone: _____
Telephone: _____ Lic. No. or Bids, Reg. No. _____
Federal Employee No. _____

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☐ ELECTRICAL ☒ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

2231 Lemoine Avenue
Drs Office
Remove wood panel and replace with sheetrock

Closed

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.
Estimated Cost of Work \$1,500

Construction Official _____ Date 5/10/2016

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$75
Electrical	\$0
Plumbing	\$0
Fire Protection	\$200
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$3
CO Fee	
Other	\$0
Total	\$278
Check No.	1880
Cash	\$0
Credit	\$0
Collected By	TG

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Postling structures".

☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



CONSTRUCTION PERMIT

Date Issued 1/29/2014
Control # 45219
Permit # 20140092

IDENTIFICATION Block: 6056 Lot: 8 Qualifier _____
Work Site Location: 2231 Lemoine Ave Fort Lee, NJ Contractor Esposito Electric
Address 262 12th Street Palisades Park NJ 07650
Owner in Fee Thomas C. Li
2231 Lemoine Ave Fort Lee NJ 07024 Telephone: (201) 947-4263
Telephone: _____ Lic. No. or Bldrs. Reg. No. _____
Federal Employee No. 22-2729938

Is hereby granted permission to perform the following work:

- ☐ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☒ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

Alterations - 2231 Lemoine Ave
AMP subpanels
receptacles

Closed

PAYMENTS (Office Use Only)

Building	\$0
Electrical	\$145
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$4
CO Fee	
Other	\$0
Total	\$149
Check No.	3180
Cash	\$0
Credit	\$0
Collected By	TG

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$2,300

Construction Official _____ Date 1/29/2014

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

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2. Foundations and all walls up to grade level prior to back filling.
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4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

Block: 6056 Land Desc: 41X114/11 Owners Name: SHERILL, LLC
Lot: 8 Bldg Desc: 2F-2SB-1BG-1DG Street Address: 361 MAURO RD.
Qual: Addl Lots: SWR.EASE.-CORNER City & State: ENGLEWOOD CLIFFS, NJ Zip: 07632 1708 Bank: 00000
Card: M (#1 of 1) Acreage: 0.110 Class: 2 Property Loc: 2231 LEMOINE AVE. Zone: R5
Land: 297,000 Exemption 227,600 Net Taxable Value 524,600
Impr: 227,600 Code: 0 Cd No-Ow
Total: 524,600 Value: 524,600 Map: FORT LEE

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Work Description	Amount	Compl.						
L.I. TIEN-SHUN	12/26/12	1268 /2008		1 25	2025	297000	227600	524600									
L.I. TIEN-SHUN & SHUE-LEE C.	10/20/92	7556 /014	100	1	2026	297000	227600	524600									
L.I. TIEN SHUN & SHUE-LEE C.	09/10/86	7059 /744	4770	15													
VITALIANI, ERNEST & GLORIANN	09/19/77	6298 /4	111000														

LAND CALCULATIONS											
Fr	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value
					4	112	1.04	2000	275000	100	371280
TRAFFIC 80 Units Rate Site Cond Value											

SITE INFORMATION									
Road:	Utilities:	Sewer:	Water:	Gas:	Topo:	Level:	Neigh:	VCS:	FS17
PAVED		YES	YES	YES	CC		CC		
Curbs:									
Sidewalk:									
Measured:									
Inspected:									
ESTIMATE									

BUILDING INFORMATION									
Type and Use:	Class/Quality:	47							
2 FAMILY									
Story Height:	Condition:								
TWO STORY	NORMAL								
Style:	Year Built/EffA:								
COLONIAL	1955 / 48 (Y)								
Exterior Finish:	Windows:								
BRICK	STORM								
Roof Type:	Liveable Area:								
HIP	2288 SF								
Roof Material:	Interior Cond:								
ASPH SHINGLE	NORMAL								
Foundation:	Interior Wall:								
CONCRETE BLOCK	SHEETROCK								
Baths:	M: A:4 O:								
Kitchens:	M: A:2 O:								

ROOM COUNT									
	B	1	2	3/A	Tot				
Living Rm		1	1		2				
Dining Rm		1	1		2				
Kitchen		1	1		2				
Dinette									
5 Fixt Bath									
4 Fixt Bath		1			1				
3 Fixt Bath		1	2		3				
2 Fixt Bath									
Bed Room		1	3		7				
Fam Room		1			1				
Den/Other									
Old B: 6006									
Old L: 16									

RESIDENTIAL COST APPROACH									
Basement	1144 x	9,460 +	2220 x1.15	x1.00=	14999				
BASEMENT	915 x	13,600 +	1080 x1.15	x1.00=	15553				
BASEMENT FIN									
Main Bldg	1144 x	79,670 +	27540 x1.00	x1.15=	136485				
FIRST STORY	1144 x	51,930 +	10500 x1.00	x1.15=	80394				
UPPER STORY									
Heat/AC	3203 x	3,760 +	0 x1.15	x1.00=	13850				
HW BASEBOARD									
Plumbing	1 x3185.000 +		0 x1.12	x1.00=	3567				
4 FIXTURE BATH	3- 2 x2595.000 +		0 x1.12	x1.00=	2906				
3 FIXTURE BATH	2 x 910.000 +		0 x1.12	x1.00=	2038				
SINGLE FIXTURE									
Fireplace									
Attic									
Deck/Patio/Garage/Misc	200 x	5,020 +	1452 x1.13	x1.00=	2775				
BASEMENT GARAGE									

Base Cost: 272567 CCF: 107 CLA: 100 Cost New: 291647									
Phys Depr: 24.00 (Y) Func Depr: Net Depr: 76.00									
Loc Depr: Mkt+: Bldg Value: 221651									
Detached Items: 220 x 15,910 + 3096 x1.13 x0.75 x1.06= 5926									
DETACHED GA									

Land: 297,000 Impr: 227,600 Total: 524,600									
Scale: 20									

Net Adj: 80.00 SF: 4,791 Auto: Y Land Value: 297,024

26

44

2S/B

A

A: 2S/B
B: 0
C: 0
D: BG
E: 200
F: 0
G: 0
H: 0
I: 0
J: 0
K: 0
L: 0

M:
N:
O:
P:

u0, r4: u44, r26

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