

CERTIFICATION IN LIEU OF OATH

I. OWNER SECTION (to be completed if the applicant is the owner in fee)

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

A. I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

B. I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(e)1.ix:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

C. I further certify that I will perform or supervise the following work:

C.1. Building C.2. Fire Protection

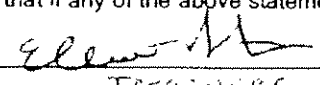
I further certify that I will perform the following work:

C.3. Electrical C.4. Plumbing

D. I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature  Date 11-2-07
Treasurer

II. AGENT SECTION (to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Check if contractor.

Agent Name _____

Address _____

Telephone (_____) _____

Signature _____

III. LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:17.

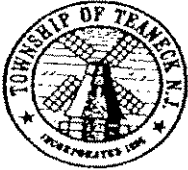
TEANECK, N. J.
BUILDING DEPT. Receipt No.

11-2-2007

Collected from Ms. Mandelkern
For 554 Queen Anne rd

The amount of Permit Fees \$
D. C. A. Training Fee \$ CK 2126

TOTAL FEES COLLECTED \$ 100
2071043 Steven A. Colvin
Construction Official 02



TOWNSHIP OF TEANECK

PAUL A. VOLKER MUNICIPAL GREEN
818 TEANECK ROAD
TEANECK, NEW JERSEY 07666
BUILDING DEPARTMENT
PHONE (201) 837-4830 FAX (201) 837-1222
EMAIL - building@teanecknj.gov.org

APPLICATION FOR ZONING PERMIT

NO OCCUPANCY IS PERMITTED PRIOR TO THE ISSUANCE OF THE REQUIRED ZONING PERMIT
COMPLETE ALL REQUESTED INFORMATION - PLEASE PRINT OR TYPE - ILLEGIBLE FORMS WILL NOT BE ACCEPTED

LOCATION INFORMATION BLOCK <u>2409</u> LOT <u>8</u> ZONE DISTRICT <u>RS</u> WORK SITE LOCATION INCLUDE IDENTIFIERS <u>554 Queen Anne Rd</u> (i.e. Apt. No., Unit No., Suite No., Floor, etc.) _____	OFFICE USE ONLY APPLICATION DEEMED COMPLETE BY: _____ DATE: _____ ZONING CONTROL NUMBER: _____
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ZONING PROPOSAL

EXISTING USE OR LAST PRIOR USE OF PROPERTY Residential

PROPOSED USE (ATTACH ADDITIONAL SHEET IF NECESSARY TO FULLY EXPLAIN USE OF PROPERTY)
Family room addition

PROPOSED ACCESSORY USES _____

PROPERTY OWNER INFORMATION

NAME OF PROPERTY OWNER 554 Queen Anne Road, Inc.

NAME OF PRINCIPAL OFFICER Elliot Frome

PROPERTY OWNER ADDRESS 193 Vandelinia Ave

CITY Teaneck STATE NJ ZIP CODE 07666

DAYTIME TELEPHONE NO. [REDACTED] FAX [REDACTED]

EMERGENCY CONTACT PERSON Rachelle Handelbaum TELEPHONE NO. [REDACTED]

APPLICANT INFORMATION

NAME OF APPLICANT 554 Queen Anne Road, Inc

APPLICANT ADDRESS 193 Vandelinia Ave

CITY Teaneck STATE NJ ZIP CODE 07666

DAYTIME TELEPHONE NO. [REDACTED] FAX [REDACTED]

BUSINESS INFORMATION

LEGAL NAME OF BUSINESS _____

NAME BUSINESS TRADING AS _____

NAME OF PRINCIPAL OFFICER _____

EMERGENCY CONTACT PERSON _____ TELEPHONE NO. _____

**TOWNSHIP OF TEANECK
BUILDING DEPARTMENT
APPLICATION FOR ZONING PERMIT**

BUSINESS INFORMATION (CONT.)

NUMBER OF EMPLOYEES _____

AREA OF THIS BUSINESS USE (SQUARE FEET) _____

AREAS OF ALL OTHER USES
(List all other uses, businesses, tenants, etc. and the areas of each use when there are multiple uses on the property. Attach separate sheet if necessary.) _____

TOTAL NUMBER OF PARKING SPACES ON SITE _____

APPLICATION TYPES

TYPE OF ZONING PERMIT(S) REQUESTED (Check all items that apply to this project)

<input type="checkbox"/> CERTIFICATE OF USE (NEW BUSINESS)	<input type="checkbox"/> NEW BUILDING
<input type="checkbox"/> HOME PROFESSIONAL OFFICE	<input checked="" type="checkbox"/> ADDITION
<input type="checkbox"/> HOME OCCUPATION	<input type="checkbox"/> ALTERATIONS (Without modification to existing building footprint)
<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> SWIMMING POOL
<input type="checkbox"/> FENCE	<input type="checkbox"/> RETAINING WALL
<input type="checkbox"/> DRIVEWAY	
<input type="checkbox"/> SHED	
<input type="checkbox"/> TEMPORARY TOILET FACILITY	

HAS THIS PROPERTY EVER BEEN THE SUBJECT OF ANY PRIOR APPLICATION BEFORE THE ZONING BOARD OF ADJUSTMENT OR THE PLANNING BOARD? YES NO (If Yes, attach information on the date, nature and disposition of such applications)

OWNER'S AUTHORIZATION

I hereby authorize the submission of this application and agree to bind myself to any terms and conditions stipulated to and agreed by and between said applicant and the Township of Teaneck in the course of approval of this application for zoning permit. I also grant permission to the Building Department staff to enter upon the property for purposes of evaluating this application.

SIGNATURE OF PROPERTY OWNER Elliot Frame DATE 10 31 07
Elliot Frame
Teaneck

APPLICANT'S CERTIFICATION

I hereby certify that I have been authorized by the property owner to make this application, that all information contained herewith is true and complete and accurately describes the existing and proposed uses of the subject property. I understand that if any of the above statements of information is false, misleading or omitted, I will be subject to penalty and revocation of the issued permit in accordance with Section 33-23 (d)(2) and Section 33-23 (d)(3)e of the Township of Teaneck Development Regulations.

SIGNATURE OF APPLICANT Michelle Mandel DATE 11/2/07

OFFICE USE ONLY

REQUIRED DOCUMENTS	SUBMITTED	INITIALS	DATE
APPLICATION FORM	<input type="checkbox"/>		
PROPERTY SURVEY	<input type="checkbox"/>		
PROPOSED SITE PLAN	<input type="checkbox"/>		
PROPOSED FLOOR PLANS/ELEVATIONS	<input type="checkbox"/>		
HISTORIC PROPERTY	<input type="checkbox"/>		
PREVIOUS APPROVALS / VARIANCES	<input type="checkbox"/>		
APPLICATION FEE	<input type="checkbox"/>		

TOWNSHIP OF TEANECK
BUILDING DEPARTMENT
APPLICATION FOR ZONING PERMIT

OFFICE PROCEDURES FOR PERMIT PROCESSING

Zoning approval is the first step required in the establishment of a new business, construction of a new building or addition or installation of sheds, driveways and fences. Most activities which involve use of a property or changes to the physical nature of a property will require zoning approval. Check with the Building Department before you begin a project or activity to confirm if zoning approval may be required. The Building Department is charged with the responsibility of enforcing the municipal development regulations. These regulations have been developed to guide the appropriate use of lands and to ensure the health, safety and general welfare of people living, working and visiting the Township of Teaneck.

To begin the process, obtain an **Application for Zoning Permit** from the Building Department. Complete this application and submit it along with all required documents and the application fee. Be advised that incomplete applications will not be accepted. The Building Department is open from Monday through Friday from 8:30 AM to 4:30 PM. New applications are accepted between the hours of 8:30 AM to 1:00 PM. No monetary transactions can take place after 1:00 PM daily. You may check on the status of your application by calling the Building Department at (201) 837-4830. Have your **Zoning Control Number** available. This number will be given to you at the time the application is received.

The **Zoning Officer** and **Assistant Zoning Officers** are available to provide information concerning the Township's Development Regulations. It is recommended that you make an appointment early in your project to discuss required approvals, details of your particular proposal and to avoid unnecessary delays. The information provided is not to be taken as legal advice nor shall it be binding on the Township. All applicants are urged to seek their own legal counsel on matters pertaining to their particular projects.

After the **Application for Zoning Permit** has been reviewed, you will be notified by telephone if it has been approved or by mail if it has been denied. Once an application has been deemed complete and the zoning review performed - with the application either denied or approved - any subsequent revision to that application will require a resubmission fee.

The **Property Survey** submitted with the application must accurately reflect the existing conditions of the property at the time the application is made. The survey must be completed by a surveyor, licensed in the State of New Jersey, drawn to scale and may not be distorted by copy machine or facsimile transmission. This survey must show all physical improvements on the property including, but not limited to, buildings, driveways, walkways, swimming pools, decks, fences, patios, parking lots, sheds, etc. A site inspection will be made by the Zoning Staff to confirm the accuracy of the survey. Inaccurate surveys will be reason to deem an application incomplete. Zoning review will not proceed until submission of an accurate survey.

A **Site Plan** is required whenever any change to the physical improvements of the property is proposed. When a Site Plan is required, this plan must show all aspects of the proposed project including, but not limited to, new and altered buildings, driveways, walkways, swimming pools, decks, fences, patios, parking lots, sheds, etc. This plan must be drawn to scale and indicate dimensions of all proposed buildings along with setback dimensions from all buildings to all property lines. You may *NOT* draw this information on the property survey.

Proposed Floor Plans and Building Elevations must be submitted for all projects involving construction beyond the footprint of an existing structure. These documents must also be submitted for establishing or modifying any non-residential use. Additional information necessary to understand the proposal, such as a narrative describing a business activity, manufacturer's product literature showing an item to be installed or built, or photographs of existing site conditions should be submitted.

At the end of a construction project and/or before the start of new business activities, a **Final Inspection** will be made by the Zoning Staff to verify compliance with the provisions of the Development Regulations and any conditions of the Zoning Permit. Upon passing the inspection, the **Zoning Permit** will be signed by the Zoning Officer and given to the applicant.

Steven M. Gluck
Zoning Officer

Raymond DeRiso
Assistant Zoning Officer

Daniel Melfi
Assistant Zoning Officer

SAMPLE

LIST OF REQUIRED INFORMATION

BEARINGS AND DIMENSIONS OF ALL PROPERTY LINES.

NAME OF PROPERTY OWNER

ADDRESS OF PROJECT INCLUDING THE TAX MAP BLOCK AND LOT DESIGNATIONS.

NAME, ADDRESS, TELEPHONE NUMBER AND SIGNATURE OF PERSON PREPARING THE PLAN

SCALE OF THE DRAWING.

DATE OF THE DRAWING, INCLUDING THE DATE OF ALL REVISIONS.

LOCATION OF ALL EXISTING BUILDINGS, INCLUDING HOUSE, DETACHED GARAGE, SHED, ACCESSORY BUILDINGS, CARPORTS, ETC.

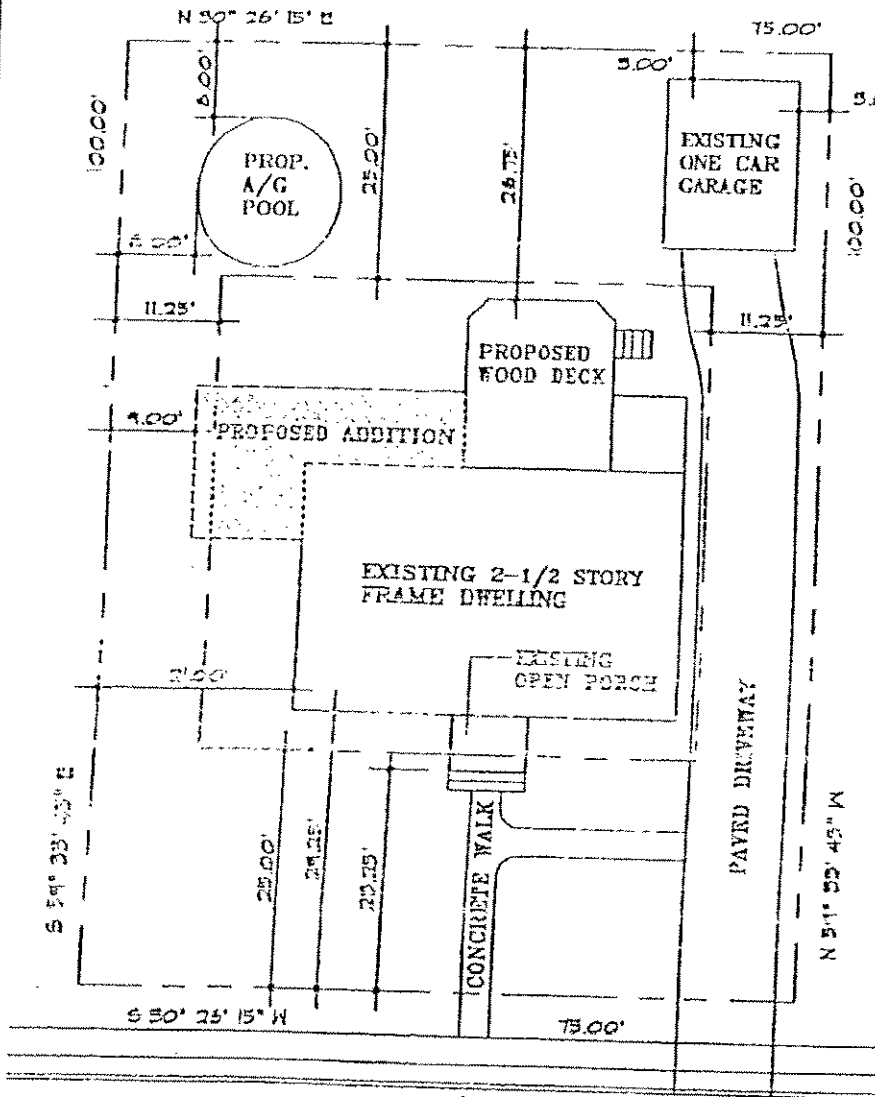
LOCATION OF ALL PROPOSED BUILDINGS, INCLUDING HOUSE, DETACHED GARAGE, SHED, ACCESSORY BUILDINGS, CARPORTS, ETC.

LOCATION OF ALL EXISTING IMPROVEMENTS INCLUDING DRIVEWAY, WALKWAYS, DECKS, STEPS, SWIMMING POOLS, PATIOS, ETC.

LOCATION OF ALL PROPOSED IMPROVEMENTS INCLUDING DRIVEWAY, WALKWAYS, DECKS, STEPS, SWIMMING POOLS, PATIOS, ETC.

LINE INDICATING REQUIRED FRONT, SIDE AND REAR YARD SETBACKS WITH DIMENSIONS FROM PROPERTY LINES.

DIMENSIONS FROM PROPERTY LINES TO ALL EXISTING AND PROPOSED STRUCTURES AND IMPROVEMENTS ON THE PROPERTY.



TEANECK ROAD

SITE PLAN Addition and Alterations/ to an Existing Dwelling FOR: MR. AND MRS. DOE AT: 5555 TEANECK ROAD TEANECK, NEW JERSEY 07666	JOHN Q. PUBLIC architect 100 MAIN STREET ANYTOWN, NEW JERSEY 07999 201.555.5555 N.J. ARCHITECT CERT. NO. A100000	DATE JAN 18, 2005
		SCALE 1" = 20'-0"
		SHEET SP-1
		NO. 1 OF 1

**TOWNSHIP OF TEANECK
BUILDING DEPARTMENT
APPLICATION FOR ZONING PERMIT**

ZONING WORKSHEET

WORK SITE LOCATION 554 Queen Anne Road
 BLOCK 2409 LOT 8 ZONE DISTRICT RS
 LOT AREA 14300 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 25 % OF LOT AREA = 3575 SQUARE FEET
 MAXIMUM LOT COVERAGE - 40 % OF LOT AREA = 5720 SQUARE FEET

ITEM DESCRIPTION	EXISTING AREA (SQUARE FEET)	PROPOSED AREA (SQUARE FEET)	REMARKS
1. BUILDING FOOTPRINT	1552	3116	
2. DETACHED GARAGE			
3. ROOFED PORCHES, PATIOS, DECKS AND BREEZEWAYS	48	48	
4. STORAGE SHEDS			
5. OTHER ACCESSORY BUILDINGS			
6. DRIVEWAYS AND PARKING AREAS	2057.5	538	
7. OPEN ENTRIES AND STEPS	72	72	
8. OPEN PATIOS, TERRACES AND DECKS			
9. WALKWAYS	912.5	492	
10. SWIMMING POOLS			
11. OTHER			
12. OTHER			
BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5)	1600 S.F. 11.19 %	3164 S.F. 22.12 %	DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT AREA TO DETERMINE THE % OF COVERAGE
LOT COVERAGE (ADD ITEMS 1 THROUGH 12)	4642 S.F. 32.46 %	4266 S.F. 29.83 %	

Rachelle Mandelbaum
 PERSON COMPLETING WORKSHEET copied from application

11/2/07
 DATE

Submitted to this property
 9/24/07 - originally prepared
 by Christopher Rodriguez

TOWNSHIP OF TEANECK
BUILDING DEPARTMENT
APPLICATION FOR ZONING PERMIT

INSTRUCTIONS FOR COMPLETING THE ZONING WORKSHEET

All information requested on the Zoning Worksheet must be submitted in order for the Zoning Permit Application to be deemed complete. If an Applicant is unable to perform these calculations, the Applicant may need to obtain the assistance of an architect, engineer or surveyor.

The Maximum Building Coverage and Maximum Lot Coverage for each Zone District can be obtained from the Zoning Staff at the Building Department offices. Multiply these percentages times the lot area to determine the maximum coverages in square feet. The definitions of both Building Coverage and Lot Coverage are contained in Teaneck Town Code Section 33-3 and reads as follows:

Building coverage. That area of a lot covered by buildings measured on a horizontal plane around the periphery of the foundation(s) and including the area under the roof of any structure supported by columns, but not having walls, as measured around the extremities of the roof above the columns.

Lot coverage. The area of a lot covered by buildings, paved surfaces and accessory uses.

Special rules apply to the calculation of driveway coverage for lots with widths of less than 60 feet. These rules are contained in Teaneck Town Code Section 33-24 (a) (4) d. and reads as follows:

Permissible deviation from lot coverage standard. Notwithstanding the foregoing, a lot with less than a sixty-foot frontage and containing a lot area not exceeding 6,000 square feet and where there exists a detached garage located within the rear yard, the lot coverage of the driveway area only shall be calculated as follows:

1. The square foot area of the driveway located within the front yard shall be multiplied by a factor of 100%.
2. The square foot area of the driveway located within the side yard and rear yard shall be multiplied by a factor of 50%.
3. The total driveway area, for the purpose of calculating lot coverage, shall be the sum of the above areas.
4. This provision shall not apply if the subject lot is a corner lot.

Special or unusual conditions pertaining to any of the **Items** of the Worksheet should be indicated in the **Remarks** section of each line. Be aware that the Zoning Staff must be able to understand the extent and details of the project for a complete review to occur. If necessary, key the **Items** of the worksheet to the **Site Plan** submitted with this application.

If questions arise concerning the completing of the Zoning Permit Application, contact the Building Department at 201-837-4830 and ask to speak with a member of the Zoning Staff. Applicants may also request either office or site meetings to review their projects.

PERMIT REQUEST FORM

Date Received: _____

[Office use Only] [Please Print]

Control Number: _____

Enter all pertinent information. Be specific and descriptive. Do not omit important entries, such as telephone Numbers, Fed ID numbers etc.

COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS NOTIFY THIS OFFICE.

Block: _____ Lot: _____ Agent: Garin Kassis - GPK Contract

Work Site Location: 554 Queen Anne Rd Address: 47 Broadliff Road

Owner In Fee: 554 Queen Anne Road, Inc. Tenafly, NJ 07670

Address: 554 Queen Anne Rd Telephone: 201-871-0012 Fax: 201-871-0012

Tenafly, NJ 07666 License No: _____ Fed Id Number: _____

Telephone: [REDACTED] Is this a rental property? Yes No Number of Tenants: 1

BUILDING SECTION

Description Of Work:

New Building Sign _____ Sq.Ft

Addition Pool

Alteration Asbestos Abatement Subchapter 8

Roofing Lead hazard Abatement N.J.A.C. 5:17

Siding Demolition

Fence Other

Ht _____ (Exceeds 6')

Contractor GPK G.C. LLC

Address 47 Broadliff Rd

Tenafly, NJ 07670

Phone 201-788-2113

Lic. No. L3VH00058300

Est Cost Of Bldg. Work:

1. New Bldg \$ 100,000 3. Demolition \$ 20,000

2. Alteration \$ 30,000 4. Total(1+2+3) \$ 150,000

I certify that I am the (agent of) owner of record and am authorised to make this application.

X Garin Kassis
Treasurer (Signature)

Office Use Only

Plan Review Date Initial

No Plans Req'd _____

All _____

Footing _____

Foundation _____

Frame _____

Other _____

Joint Plan review Required:

Elec Plumb Fire

Cubic Ft: _____

Square Ft: _____

% Land Distributed _____

PLUMBING SECTION

Description Of Work:

AC Split System

No. Fixture/Equipmt

No. Fixture/Equipmt

2 Water Closet

_____ Gas Piping

_____ Urinal/Bidet

_____ Steam Boiler

_____ Bath Tub

_____ Hot water Boiler

2 Lavatory

_____ Sewer Pump

_____ Shower

_____ Interceptor/Separator

_____ Floor Drain

_____ Back flow Preventor

1 Sink

_____ Greasetrap

_____ Dishwasher

_____ Sewer Connection

_____ Drinking Fountain

_____ Water Service Connection

_____ Washing Machine

_____ Stacks

_____ Hose Bibb

_____ Other _____

_____ Water Heater

_____ Other _____

_____ Fuel Oil Piping

_____ Other _____

Contractor Main Plumbing + Heating Inc

Address 275 Lafayette Ave

Cliffside Park, NJ 07010

Phone 201-941-7455

Lic. No. 9212 Fed. Emp. No. 22-345018

I certify that I am the (agent of) owner of record and am authorised to make this application.

X _____
Applicant's Signature/Contractor's Seal and Signature

Estimated Cost of Plumbing Work:

\$ 5000

Office Use Only

Joint Plan Review Required: No Plans Required

Building Electric Plumbing Plans Approved

Fire Elevator

Date: _____ Approved By: _____

FIRE PROTECTION SECTION

Description Of Work:

Storage Tanks :

Type: Flammable Liquid Combustible Liquid

LPG LNG

Alarm Systems 110v Interconnected System

Alarm Devices (i.e. smoke, heat, pulls, waterflow)

Supervisory Devices (i.e. tampers, low/high air)

Signalling Devices (i.e. horns, strobes, bells)

Other Devices

Suppression Systems Fire Pump GPM Type

Dry Pipe/Alarm Valves

Pre-action Valves

Sprinkler Heads (Dry and Wet)

Estimated Cost Of Fire Protection Work : \$

Standpipes

Pre-engineered Systems

Wet Chemical

Dry Chemical

CO2 Suppression

Foam Suppression

Halon Suppression

Other

Kitchen Hood Exh Sys

Smoke Control System

Gas or Oil Fired Appl.

Contractor

Address

Phone

Lic No.

Fed. Emp. No.

I certify that I am the (agent of) owner of record and am authorized to make this application.

X

Applicant's Signature/Contractor's Seal and Signature

Office Use Only

No Plans Required

Joint Plan Review Required: Fire Plans Approved

Building Plumbing

Date:

Electric

Fire

Approved By:

ELECTRICAL SECTION

Description Of Work:

QTY. SIZE ITEMS

22 Lighting Fixtures

26 Receptacles

11 Switches

Detectors

Light Poles

Motors-Fract. HP

Emergency & Exit Lights

Communication Points

Alarm Devices F.A.C Panel

Other

59 TOTAL NUMBERS

Pool Permit/w Uw Lights

Storable Pool/Spa/Hot Tub

KW Elec. Range /Receptacle

KW Oven/Surface Unit

QTY. SIZE ITEMS

KW Elec. Water Heater

KW Dryer/Receptacle

KW Dishwasher

HP Garbage Disposal

KW Central A/c Unit

HP/KW Space Htr/Air Handler

KW Base Board Heat

HP Motors 1/+ HP

KW Transformer/Generator

AMP Service

1 100 AMP SubPanels

AMP Motor Control Center

KW Elec Sign/Outline Light Unit

2 4K Other Split zone wall outlets

Other

Contractor

Address

Phone

Lic. No.

Fed. Emp. No.

I certify that I am the (agent of) owner of record and am authorized to make this application.

X

Applicant's Signature/Contractor's Seal and Signature

Licensed Elec Contractor Exempt Applicant

Office Use Only

No Plans Required

Joint Plan Review Required: Electric Plans

Approved

Building

Electric

Fire

Plumbing

Date:

Approved By:

Estimated Cost Of Electric Work : \$ 5000