

Certificate of Occupancy

CO Number: 302170317F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Brooklyn Address: 53 BROADWAY Building Identification Number (BIN): 3413222	Block Number: 02470 Lot Number(s): 7501 Building Type: New	Certificate Type: Final Effective Date: 02/05/2014
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-C (1968 Code) Building Occupancy Group classification: J2 (1968 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 7 Height in feet: 70 No. of dwelling units: 75		
C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D. Type and number of open spaces: Parking spaces (60), Parking (4197 square feet)		
E. This Certificate is issued with the following legal limitations: None		
Borough Comments: None		



Borough Commissioner



Acting Commissioner

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Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	56	OG	F-3		2	GYM
CEL		OG	J-2		2	SUPER'S OFFICE (INCIDENTAL USE TO RESIDENTIAL)
CEL		OG	D-2		2	MECHANICAL ROOMS, ELECTRICAL ROOMS
CEL		OG	B-2		2	ACCESSORY STORAGE
CEL	30	OG	F-1B		2	SCREENING RECREATION ROOM
CEL		OG	D-2		2	TRASH COMPACTOR ROOM
CEL		OG	B-2		2	BICYCLE STORAGE
CEL		OG	J-2		2	RESIDENTIAL ACCESSORY SPACE
OS P		OG	B-2		2	ACCESSORY PARKING FOR 60 CARS
001	20	100	E		4	AMBULATORY AND HEALTHCARE FACILITY
001	138	100	C		6	RETAIL 'A'
001	73	100	C		6	RETAIL 'B'
001	105	100	C		6	RETAIL 'C'



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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001		100	J-2		2	RESIDENTIAL LOBBY
001		40	J-2	1	2	ONE (1) APARTMENT
001		100	J-2		2	BUILDING RECREATION ROOM (INCIDENTAL USE TO RESIDENTIAL)
002		40	J-2	13	2	THIRTEEN (13) APARTMENTS
002		40	J-2		2	ONE (1) PRIVATE TERRACE
003		40	J-2	13	2	THIRTEEN (13) APARTMENTS
004		40	J-2	13	2	THIRTEEN (13) APARTMENTS
005		40	J-2	13	2	THIRTEEN (13) APARTMENTS
006		40	J-2	13	2	THIRTEEN (13) APARTMENTS
007		40	J-2	9	2	NINE (9) APARTMENTS
007		40	J-2		2	FIVE (5) PRIVATE TERRACES
RO F	50	100	D-2		2	BOILER ROOM AND ELEVATOR MACHINE ROOM, TERRACE
NOTE: PAID ATTENDANTS EMPLOYED BY THE OWNER OR THE OPERATOR OF SUCH SPACES SHALL BE AVAILABLE TO HANDLE THE PARKING AND MOVING OF AUTOMOBILES AT ALL TIMES WHEN SUCH SPACES ARE IN USE CRFN NO: 2007000519850						
END OF SECTION						



Borough Commissioner



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END OF DOCUMENT