

Certificate of Occupancy

CO Number: 301933344F

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: 70 UNION AVENUE Building Identification Number (BIN): 3397149	Block Number: 02245 Lot Number(s): 145 Building Type: New	Certificate Type: Final Effective Date: 02/19/2014
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-C (1968 Code) Building Occupancy Group classification: R-2 (2008 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 5 Height in feet: 60 No. of dwelling units: 5		
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: Parking spaces (18), Parking (5090 square feet)		
E. This Certificate is issued with the following legal limitations: None		
Borough Comments: None		



Borough Commissioner



Acting
Commissioner

Certificate of Occupancy

CO Number: 301933344F

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		OG	J-2		2	LAUNDRY, MECHANICAL, BOILER AND STORAGE ROOMS, RECREATION ROOMS IN CONJUNCTION WITH FIRST FLOOR .
OS P		OG	J-2		2	ACCESSORY PARKING SPACES FOR EIGHTEEN (18) CARS, TWENTY FIVE (25) BICYCLE STORAGE SPACES IN TOTAL OF 386 SQUARE FEET.
001		40	J-2	1	2	ONE (1) CLASS "A" APARTMENT_IN CONJUNCTION WITH CELLAR
002		40	J-2	1	2	ONE (1) CLASS "A" APARTMENT
003		40	J-2	1	2	(1) CLASS "A" APARTMENT
004		40	J-2	1	2	(1) CLASS "A" APARTMENT
005		40	J-2	1	2	ONE (1) CLASS "A" APARTMENT
RO F		100	J-2			BULKHEAD, HVAC EQUIPMENT.
NOTE: LOTS #'S 137,139,140,141,142,143,145, FOR 88,82,80,78,76,74,70 UNION AVE HAVE BEEN DECLARED A SINGLE ZONING LOT PER ZR 12-10. TENANT OUTDOOR RECREATION SPACE, AND EIGHTEEN (18) PARKING SPACES IN THE COMMON YARD ARE PROVIDED FOR ALL 7 BUILDINGS UNDER 70 UNION AVENUE ZONING EXHIBITS FILED IN KINGS COUNTY OFFICE UNDER CRFN# 2011000137870, 201100013871						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

301933344/000 2/19/2014 3:31:04 PM