

Certificate of Occupancy

CO Number: 103715393F

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: Manhattan Address: 559 WEST 23 STREET Building Identification Number (BIN): 1012344	Block Number: 00695 Lot Number(s): 6 Building Type: New	Certificate Type: Final Effective Date: 07/03/2017
<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: HACA		
No. of stories: 12 Height in feet: 145 No. of dwelling units: 6		
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Borough Comments: None		



Borough Commissioner



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		OG	B-2		2	STORAGE, FLOOD SHIELD (DRY FLOOD PROOFED)
CEL		OG	D-2		2	MECHANICAL ROOM (ELEVATOR) ELECTRICAL ROOM, METER ROOM (WATER & GAS) FIRE PUMP ROOM (DRY FLOOD PROOFED)
CEL		OG	D-2		2	UTILITY ROOM, METER ROOM , FIRE PUMP ROOM, GARBAGE ROOM (DRY FLOOD PROOFED)
CEL	15	OG	C		3A	GALLERY (DRY FLOOD PROOFED)
M11		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT (UPPER LEVEL)
M12		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT (UPPER LEVEL)
001		40	J-2		2	LOBBY; PORTION OF LOBBY SUBJECT TO FLOODING)
001	67	10	C		3A	GALLERY (PORTION OF GALLERY SUBJECT TO FLOODING)
002	30	100	J-2		2	ACCESSORY EXERCISE ROOM, MULTIPURPOSE ROOM
002		100	D-2		2	ELECTRICAL ROOM, HOT WATER ROOM, TELECOM ROOM
003		40	J-2	0.5	2	ONE-HALF (1/2)) APARTMENT (LOWER LEVEL)
004		40	J-2	0.5	2	ONE-HALF (1/2)) APARTMENT (UPPER LEVEL))



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005		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT (LOWER LEVEL)
006		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT (UPPER LEVEL)
007		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT (LOWER LEVEL)
008		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT(LOWER LEVEL)
009		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT (LOWER LEVEL)
010		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT(UPPER LEVEL)
011		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT (LOWER LEVEL)
012		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT (LOWER LEVEL)
RO F		40	D-2		2	ELEVATOR VESTIBULE; PRIVATE ROOF TERRACE (ACCESSORY TO PH-12)
RO F		100	D-2		2	MECHANICAL SPACE; BACK-UP GENERATOR;ELEVATOR CONTROL ROOM;MECHANICAL BULKHEAD
LOT LINE WINDOW DECLARATION RECORDED AT COUNTY CLERK UNDER CRFN#2014092300381001 THESE PREMISES ARE LOCATED IN A SPECIAL HAZARD AREA. THE CELLAR IS LOCATED BELOW THE BASE FLOOD ELEVATION. THE CELLAR WILL BE FLOOD PROOFED. A PORTION OF THE 1ST FL LOBBY IS LOCATED BELOW THE BASE FLOOD AND WILL BE SUBJECT TO FLOODING. PORTIONS OF THE 1ST FL ARE ELEVATED ABOVE BASE FLOOD ELEVATION. FLOOD ZONE RESTRICTIVE DECLARATION IS RECORDED AT COUNTY CLERK UNDER CRFN #TBD						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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