

Certificate of Occupancy

CO Number: 110284745F

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: 4469 BROADWAY Building Identification Number (BIN): 1064467	Block Number: 02180 Lot Number(s): 513 Building Type: New	Certificate Type: Final Effective Date: 10/24/2016
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1 (Prior to 1968 Code) Building Occupancy Group classification: J2 (1968 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 8 Height in feet: 80 No. of dwelling units: 86		
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		2B	PARKING GARAGE FOR 60 ATTENDED SPACES
CEL		OG	D-2		2B	MECHANICAL ROOM
CEL		OG	B-2 D-2		2B, 6B	STORAGE, COMPACTOR ROOM
001		100	B-2		2B	MAIL ROOM
001		100	B-2		2B	PARKING GARAGE (W 192ND ENTRANCE)
001		100	F-2		2A	LOBBY, VESTIBULE
001		100	E		2B	SECURITY OFFICE
001	45	100	G		3	DAYCARE CENTER FOR CHILDREN AGES 2.9 TO 6.0 YEARS
001	252	100	C		6A	RETAIL SPACE
002	74	100	F-4		2B	MULTIPURPOSE ROOM
002		100	J-2	1	2A	ONE (1) CLASS "A" APARTMENT
002		100	E		2B	OFFICE
002		100	E		2B	LAUNDRY



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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
002	200	100	G		3	DAYCARE CENTER FOR CHILDREN AGED 2.9 TO 6.0 YEARS
002		100	B-2		3	DAYCARE REFUSE ROOM (INCIDENTAL USE)
002		100	F-2		2B	RESIDENTIAL OUTDOOR RECREATION AREA(INCIDENTAL USE TO RESIDENTIAL).
002	74	100	G		3	DAYCARE CENTER OUTDOOR RECREATION AREA INCIDENTAL USE TO DAYCARE CENTER
003		100	J-2	14	2A	FOURTEEN (14) CLASS "A " APARTMENTS
003		100	B-2		2B	REFUSE ROOM
004		100	J-2	15	2A	FIFTEEN (15) CLASS "A" APARTMENTS
004		100	B-2		2B	REFUSE ROOM
005		100	B-2		2B	REFUSE ROOM
005		100	J-2	15	2A	FIFTEEN (15) CLASS "A" APARTMENTS
006		100	J-2	15	2A	FIFTEEN (15) CLASS "A" APARTMENTS
006		100	B-2		2B	REFUSE ROOM
007		100	B-2		2B	REFUSE ROOM



Borough Commissioner



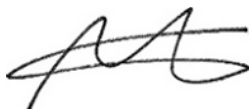
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
007		100	J-2	13	2A	THIRTEEN (13) CLASS "A" APARTMENTS
008		100	B-2		2B	REFUSE ROOM
008		100	J-2	13	2A	THIRTEEN (13) CLASS "A" APARTMENTS
RO F		100	D-2		2B	BOILER ROOM, ELEVATOR MACHINE ROOM,
TOTAL: 86 CLASS "A" APARTMENTS BUILDING FALLS UNDER THE GUIDELINES OF QUALITY HOUSING AS OUTLINED BY ARTICLE 2, CHAPTER 7 OF THE ZONING RESOLUTION DAYCARE CENTE CHILDREN AGE RANGE FROM 2.9 TO 6.0 YEARS OLD. DAYCARE CENTER OUTDOOR RECREATION AREA OPERABLE FROM 7AM TO 8PM						
END OF SECTION						



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