

# Certificate of Occupancy

**CO Number: 104560235T028**

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.*

<b>A.</b> <b>Borough:</b> Manhattan <b>Address:</b> 305 EAST 51 STREET <b>Building Identification Number (BIN):</b> 1039675	<b>Block Number:</b> 01344 <b>Lot Number(s):</b> 7503  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 10/19/2020 <b>Expiration Date:</b> 01/17/2021
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 32 <b>Height in feet:</b> 360 <b>No. of dwelling units:</b> 123		
<b>C.</b> <b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b> <b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 27 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> 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	15	100	S-2		2	ACCESSORY ATTENDED OFF STREET PARKING FOR (8) CARS IN CONJUNCTION WITH SUBCELLAR
CEL	1	100	F-2		2	FIRE PUMP ROOM
CEL	3	100	S-2		2	TENANT STORAGE
CEL	2	100	F-2		2	SWITCHGEAR ROOM, WATER/STEAM ROOM, GAS METER ROOM, TEL.ROOM, BUILDING MAINTENANCE ROOM
CEL	5	100	S-2		6	RETAIL STORAGE
CEL	2	100	S-2		2	BICYCLE STORAGE (58 BICYCLES)
CEL	8	100	R-2		2	STAFF LOUNGE
CEL	1	100	S-2		2	LAUNDRY ROOM
CEL	1	100	R-2		2	SUPER'S OFFICE
SUB	9	OG	S-2		2	ACCESSORY ATTENDED OFF STREET PARKING FOR (8) CARS IN CONJUNCTION WITH CELLAR
001	1	75	S-2		2	TENANT STORAGE ROOMS
001	3	100	R-2		2	LOBBY/CONCIERGE/MAIL ROOM
001		100	S-2		6	PARKING ENTRY



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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	2	75	F-2		2	MECHANICAL ROOM
001	2	75	S-2		2	STORAGE ROOMS
002	23	75	R-2		3	LIBRARY (ACCESSORY)
002	20	100	R-2		2	ROOF TERRACE (ACCESSORY)
003		40	R-2	8	2	(8) CLASS "A" APARTMENTS
003	1	75	S-2		2	TENANT STORAGE ROOMS
004		40	R-2	8	2	(8) CLASS "A" APARTMENTS
004		40	S-2		2	TENANT STORAGE
005	1	100	S-2		2	TENANT STORAGE
005		40	R-2	8	2	(8) CLASS "A" APARTMENTS
006		40	R-2	7	2	(7) CLASS "A" APARTMENTS
006	1	100	S-2		2	TENANT STORAGE
007		40	R-2	6	2	(6) CLASS "A" APARTMENTS



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007	1	100	S-2		2	TENANT STORAGE
007		40	R-2	0.5	2	LOWER HALF OF ONE CLASS "A" DUPLEX APARTMENT
008		40	R-2	0.5	2	UPPER HALF OF ONE CLASS "A" DUPLEX APARTMENT
008		40	R-2	1	2	LOWER HALF OF TWO CLASS "A" DUPLEX APARTMENTS
008		40	R-2	2	2	(2) CLASS "A" APARTMENTS
009		40	R-2	2	2	(2) CLASS "A" APARTMENT
009		40	R-2	1	2	UPPER HALF OF TWO CLASS "A" DUPLEX APARTMENTS
010 019		40	R-2	5	2	(5) CLASS "A" APARTMENTS PER FLOOR
020	19	100	F-2		2	MECHANICAL , POOL EQUIPMENT ROOM
020	40	100	A-3		2	ACCESSORY LOUNGE, LEISURE ROOM, CATERING ROOM NON-PLACE ASSEMBLY
021	50	100	A-3		2	ACCESORY RECREATION AND FITNESS CENTER, LOCKERS, SWIMMING POOL (NON PLACE OF ASSEMBLY)
022 027		40	R-2	3	2	(3) CLASS "A" APARTMENTS PER FLOOR
022 030		40	R-2	3	2	(3) CLASS "A" APARTMENTS PER FLOOR



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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
031		40	R-2	1	2	LOWER HALF OF TWO CLASS "A" DUPLEX APARTMENTS
032		40	R-2	1	2	UPPER HALF OF TWO CLASS "A" DUPLEX APARTMENTS
ROF	1	100	F-2		2	ELEVATOR MACHINE ROOM
ROF	2	100	F-2		2	MECHANICAL EQUIPMENT
NOTE: THESE PREMISES HAVE BEEN DECLARED TO BE ONE ZONING LOT AS PER ZR 12-10 OF THE ZONING RESOLUTION CONSISTING OF LOTS 103, 48, 49, 50, 51 IN BLOCK 1344 AS RECORDED IN THE CITY REGISTER CRFN 2011000266964						
END OF SECTION						



Borough Commissioner



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