

DEPARTMENT OF BUILDINGS  
BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

No. **52710**  
Date **August 31, 1960**

**CERTIFICATE OF OCCUPANCY**

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. **33655**

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at  
**286 East 10th Street**

Block **437** Lot **14**

conforms substantially to the approved plans and specifications, and to the requirements of the Building Code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~Existing~~ Alt. No.— **1318-1958**

Construction classification— **Class 3 Nonfireproof**

Occupancy classification— **Commercial Bldg.** Height **2** stories, **24** feet.

Date of completion— **August 31, 1960** . Located in **Business** Use District.

**B** Area **1 1/2** . Height Zone at time of issuance of permit **542-1059**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1st story	on ground	6		6	Warehouse and two (2) trucks.
2nd story	50 &	6		6	{ offices. { storage.
	120				
NOTE: No provision in live load for partitions on 2nd floor.					
NOTE: No sale of gasoline. Use of gasoline restricted to owner's trucks.					
Gasoline tank installation approved by Fire Department December 10, 1947.					

Sec. 6.1.2.3 sub 4 Building Code, C.26-273.0 Adm. Code  
Prior to the occupancy of a structure erected or altered after January  
1, 1953, the certificate of occupancy for each floor of said structure as  
shown on the certificate of occupancy shall be permanently posted under  
the main entrance hall of such structure.

*Thomas V. ...*  
Borough Superintendent

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL  
BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

ALT 101706272

15 Form 24 (Rev. 9/00)

THE CITY OF NEW YORK



# DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE APR 03 2000

NO. 119170

This certificate supersedes C.O. NO 52710

ZONING DISTRICT R7-2

THIS CERTIFIES that the ~~above~~ altered ~~existing~~ building premises located at  
266 EAST 10TH STREET

Block 437 Lot 14

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 HEREIN.

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING LAW	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1ST FLOOR	O.G.	150			6A	F-4	EATING OR DRINKING ESTABLISHMENT
2ND FLOOR	50 & 120	6		OLD CODE			(OFFICES (STORAGE

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO THE PROVISIONS OF THE ZONING AND BUILDING CODES OF THE CITY OF NEW YORK.

OPEN SPACE USES (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

N.G. NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Roy A. ...* BOROUGH SUPERINTENDENT  
*Richard ... R.A.* Acting Commissioner  
COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY

B Form 54 (Back) (Rev. 8/82)

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the SOUTH side of WEST 34TH STREET  
distant 173.2 feet from the corner formed by the intersection of  
WEST 34TH STREET and 7TH AVENUE  
running thence EAST 76'-82" feet; thence SOUTH 197'-5" feet;  
thence WEST 125'-0" feet; thence NORTH 98'-75" feet;  
thence EAST 48'-18" feet; thence NORTH 98'-75" feet;  
thence to the point or place of beginning.

PERMITS No. 101822574 DATE OF COMPLETION  
BUILDING OCCUPANCY GROUP CLASSIFICATION

CONSTRUCTION CLASSIFICATION 1D  
HEIGHT 3 STORIES, 33 FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM	X		AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM	X				

STORM DRAINAGE DISCHARGES INTO:  
A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM   
SANITARY DRAINAGE DISCHARGES INTO:  
A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:  
BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
OTHERS: \_\_\_\_\_





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NYC Department of Buildings  
Application Data

Premises: **266 EAST 10 STREET MANHATTAN**  
Job No: **104021924**

Document: 01 OF 3

JUMP TO: Doc 1

Filed At: **266 EAST 10 STREET**

Job Type: **A1 - ALTERATION TYPE 1**

BIN: **1005903** Block: 437 Lot: 14

[Items Required](#) | [Plumbing Insp](#) | [Forms Received](#) | [Schedule A](#) | [Schedule B](#) | [All Permits](#) | [Document Overview](#)  
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----- \* PROFESSIONALLY CERTIFIED \* -----

AUDIT ACCEPTED 12/29/2006

Location: Block: 437 Lot(s): 14 BIN: 1005903 C.B.No: 103  
Apt No: NONE Use: OTHER  
SPECIFIC FLOORS: CEL RANGE OF FLOORS: 001 THRU 006

Work Types Submitted: PL-MH-SP-EQ-OT  
OT DESCRIPTION: CONST.  
Construction Equipment: FENCE  
CONST MATERIAL: Wood - BSA/MEA NO.: 279-85E

Current Applicant of Record: Robert M Scarano Jr. Phone: 718-222-0322  
Scarano & Associates Architects  
110 York Street, 5th Floor, Brooklyn, NY 11201  
Professional Title: RA License Number: 17739  
D-14 Applicant of Record: NOT APPLICABLE Phone:  
Filing Representative: Hashinovsky/Shine Itzkah/Yona Phone: 718-222-0322  
Scarano & Associates Architects  
110 York Street, 5th Street, Brooklyn, NY 11201

Last Action: PERMIT ISSUED - ENTIRE JOB/WORK 01/03/2007 (R)

Pre-Filed: 01/25/2005 Date Filed: 04/20/2005  
Fees: STANDARD Estimated Total Cost: \$650,000.00 PC Filed: Y

Change to C. of O: OCCUPANCY/USE

ENLARGEMENT: VERTICAL ENL. SQ. FOOTAGE: 7856

Structural Stability Affected: Y C of O Status: NEW Partial Demo: N

Additional Considerations:

Directive 14: N Old Code: N Quality Housing: Y Site Safety: N  
Infill Zoning: N Loft Review: N Single Room Occupancy: N  
Declaration: Page: Reel:  
Adult Establishment: N  
Little 'E' Restrictions: N/A Landmark: N

**Job Description:**

Proposed addition of new four (4) story addition and alteration of existing two (2) stories building, including the demolition & installation of exterior and interior bearing & non-bearing partitions fixtures, finishes, cabinetry & casework, including the complete repiping of the building.

**Plans Submitted:** ZO - AR - ST - ME - PL

**Occupancy Classification:** Existing: COM - COMMERCIAL BUILDINGS - OLD CODE MULT DWELL: HAEA  
Proposed: PROPOSED J2: RESIDENTIAL

**Construction Classification:** EXIST OLD CODE: 3 PROP NON-COMB: 1-C

**Zoning District:** R7-2 - GENERAL RESIDENCE DISTRICT

**Special District:** NONE

**Street Status:** PUBLIC - LEGAL WIDTH 60

**Map No.:** 012c

<b>Building Dimension:</b>	<b>No. Stories:</b> 6	<b>Street Frontage:</b>
	<b>Height:</b> 60	<b>Dwelling Units:</b> 10
<b>Total Gross Area of Building:</b>	11,999 Sq. Ft.	<b>Fill:</b>
<b>Site Area Characteristics:</b>	FIRE DIST.	<b>Arcade:</b>
<b>Open Spaces:</b>	<b>Plaza:</b>	<b>Loading Berths:</b>
	<b>Parking:</b>	<b>Loading Berths:</b>
	<b>Parking Spaces:</b>	
<b>Fire Protection Equipment:</b>	<b>SD:</b>	
	<b>SP:</b> PR	REQ ENT AUTO
	<b>FA:</b>	

**Metes and Bounds:**

Beginning at a point on the SOUTH side of East 10th Street  
Distant 363 Ft. WEST of the corner formed by the intersection of Avenue A and East 10-th Street  
RUNNING THENCE S 92 . 27 FT. THENCE W 25 FT.  
RUNNING THENCE N 92 . 27 FT. THENCE E 25 FT.

**Owner:** PARTNERSHIP **Non-Profit Flag:** N

Shapiro David Partner  
266 East 10th St., LLC 5284 Post rd. 718 601 - 9899  
Bronx NY 10471

**OCCUPANCY CERTIFICATION:** N

**OCCUPANCY NOTIFICATION:** N

**Comments for Document 01:**

I hereby state that I have exercised a professional standard of care in certifying that the filed application is complete and in accordance with applicable laws, including the rules of the Department of Buildings, as of this date. I am aware the Commissioner will rely upon the truth and accuracy of this statement. I have notified the owner that this application has been professionally certified. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken to meet legal requirements. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action by the Department of Buildings and other appropriate authorities, including termination of participation in the professional certification procedures at the Department of Buildings.

SUBSEQUENT FILING RESPECTFULLY SUBMITTING PW-1 TO ANSWER AUDIT OBJECTIONS TO REMOVE JOOB FROM AUDIT. IN ADDITION FIND REVISED SCHEDULE A & B , REVISE D PC-1 AND REVISED PLANS.

RESPECTFULLY REQUEST TO SUBMIT PAA TO REVISE 6TH FLOOR AND ROOF PLANS,AS SHOWN ON DRAWING A-101, SCHEDULE'A/B'.

[Items Required](#) | [Plumbing Insp](#) | [Forms Received](#) | [Schedule A](#) | [Schedule B](#) | [All Permits](#) | [Document Overview](#)  
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If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.