

**BUREAU OF BUILDINGS**  
BOROUGH OF MANHATTAN, CITY OF NEW YORK

**CERTIFICATE OF OCCUPANCY No.**

**192 1**

THIS CERTIFIES that the building located on Block **399** Lot **4-5**  
known as **48 Avenue A.**

**24' front.**  
conforms substantially to the approved plans and specifications of **Alt.** Application No. **361 19 21**  
and to all the requirements of the BUILDING CODE AND BUILDING ZONE RESOLUTION of the City of New York

**for a non-fireproof, cellar & 4 story Stores & Show Rooms.**

and that the several floors may sustain the live loads, accommodate the number of persons, and be occupied as follows:

FLOORS	Live Load per Square Foot in POUNDS	Number and Classification Persons on each Floor	OCCUPANCY
Cellar	---		Storage
1st Floor	120	2	Stores
2nd Floor & Floors above	60	1	Show Rooms.

This certificate is issued to **William Vincent Astor,**  
**owner** of the aforesaid building, address **23 N. 26 St., N.Y. City.**

in accordance with the provisions of Section 5, Article I, Chapter 5 of the Code of Ordinances of the City of New York, and Chapter 503, Section 411-a of the Greater New York Charter.

DATED **Oct. 19, 1921.**

Superintendent of Buildings

**BUREAU OF BUILDINGS**  
**BOROUGH OF MANHATTAN, CITY OF NEW YORK**

**NYC** **CERTIFICATE OF OCCUPANCY No. 13013 1927**

Supersedes Certificate of Occupancy No.

To the owner or owners of the building: New York **Oct. 3, 1927**

THIS CERTIFIES that the building located on Block **399**, Lot **4-5**

known as **48-50 Avenue A**

under a permit, Application No. **976** Alt of **1927**, conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of **non-fireproof** construction within the meaning of the building code and may be used and occupied as a **business** building as hereinafter qualified, in a **business** district under the building zone resolution, subject to all the privileges, requirements, limitations, and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					Storage
1st Story	120			3	Stores
2nd "	75			3	} Storage
3rd "	75			3	
4th "	75			3	

This certificate is issued to **Herman Wolff, Architect**  
**30 East 23rd Street, City.**, for the owner or owners.

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS  
**CERTIFICATE OF OCCUPANCY**

ALT# 1522/85

BOROUGH MANHATTAN

DATE **MAR 10 1988**

NO. **91810**

This certificate supersedes C.O. No. 13013

ZONING DISTRICT C 2-5 in R7

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building-premises located at

48-50 Avenue 'A' E/S 72'-11 1/2" South of East 4th Street Block 399 Lot 4 & 5

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 UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.				2	J2	Boiler, storage, meter, laundry and equipment rooms
1st Floor	120				6	B	Stores and building lobby
2nd Floor	75		4		2	J2	4 Class "A" apartments
3rd Floor	75		4		2	J2	4 Class "A" apartments
4th Floor	75		3		2	J2	3 Class "A" apartments
5th Floor	40		4		2	J2	2 (1/3) Triplex Class A apartments 2 Class A apartments
6th Floor	40		4		2	J2	2 (1/2) Duplex Class A apartments 2 (1/3) Triplex Class A apartments
Roof	40				2	J2	Penthouses accessory to 2 duplex and 2 triplex apartments below

CLASS A MULTIPLE DWELLING  
 OLD CODE

OPEN SPACE USES

(SPECIFY PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.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.

*[Handwritten signatures]*  
 SUPERINTENDENT OF BUILDINGS      COMMISSIONER