

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS

MANHATTAN
Municipal Bldg.,
New York, N. Y. 10007

BROOKLYN
Municipal Bldg.,
Brooklyn, N. Y. 11201

BRONX
1932 Arthur Avenue,
Bronx, N. Y. 10457

QUEENS
120-55 Queens Blvd.,
Kew Gardens, N. Y. 11424

RICHMOND
Boro Hall,
St. George, N. Y. 10301

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPLICATE

BLOCK 468 **LOT** 35

ZONING: USE DIST. C1-5

HEIGHT DIST.

AREA DIST.

ALTERED BUILDING

1017/c2

DEPARTMENT OF BUILDINGS
RECEIVED
FEB 2 - 1968
CITY OF

CITY OF NEW YORK
BOROUGH OF MANHATTAN

DO NOT WRITE IN THIS SPACE

LOCATION 205 Second Ave. W/S 26'-4½" S of E. 13th St. Manhattan

House Number, Street, Distance from Nearest Corner and Borough

EXAMINED AND RECOMMENDED **FEB 5 1968**
FOR APPROVAL ON _____ 19__

Examiner

APPROVED.....19

Borough Superintendent

Initial fee payment

2nd payment of fee to be collected before a permit is issued—Amount \$.....

Verified by _____ Date _____

SPECIFICATIONS

- (1) Classification of Buildings to be Altered. (NOTE—See C26-238.0) **Non-Fireproof-Class 3**

- (2) Any other buildings on lot or permit granted for one? **No**
Is building on front or rear of lot? **Front**

- (3) Use and Occupancy. **Class "A" M.D O-L-T**
(NOTE—If a multiple dwelling, authorization of owner must be filed)
A new C of O (will) (will not) be required.

[illegible]

(4) State generally in what manner the Building will be altered:

Propose to create new Class "A" Apts. & Doctor's Offices - Extend the front of the Bldg. 7'-6". Additional floor to be inserted without raising the height of the building. New baths and kitchenettes. A new C of O will be required.

(5) Size of Existing Building:

At street level	25-8	feet front	86	feet deep	14'1"	feet rear
At typical floor level	25-8	feet front	57	feet deep	25-8	feet rear
Height ¹	4 & B	stories	55	feet		

(6) If volume of Building is to be changed, give the following information:

At street level	2508	feet front	94-8	feet deep	14'1"	feet rear
At typical floor level	25-8	feet front	64	feet deep	25-8	feet rear
Height ¹	5 & B	stories	55	feet		

Area ² of Building as Altered: At street level	2081	Total floor area ²	10,008	sq. ft.
Total Height ³	55	Additional Cubic Contents ⁴	9625	cu. ft.

(7) Estimated Cost of Alteration:⁵ \$20,000
Estimated Cost, exclusive of extension: 10,000

(8) Is Application made to remove violations? No If Yes, State Violation Numbers

(9) If building is to be enlarged or extended or floor loads increased, Soil Data shall be submitted in accordance with Sec. C26-376.0. For alterations of a minor nature, the Applicant certifies that he has investigated the nature of the soil and finds the following:

Character of soil	Bearing capacity	2 Tons
-------------------	------------------	--------

(10) State what disposition will be made of waste and sewage
(Public sewer, Private sewer, Cesspool, etc.) Public Sewer

(11) Does this Application include Dropped Curb? No
(If Drop Curb Permit is obtained with this Application, DIAGRAM showing the relative position of drop curb and extent thereof must be included on plot diagram.⁶

Drop Curb	ft. @ \$	per ft. Splay	ft. @ \$	per ft.
Exact distance from nearest corner to Curb Cut:			feet.	
Deposit: \$	Fee: \$	Total: \$		
Paid	19	Document No.		Cashier

(12) Temporary Structures between Street Line and Curb:

Will a Sidewalk Shed be required?	No	Length	feet.
Will any other miscellaneous temporary structures be required?	No		
Fee Required	Fee Paid	19	Document No. . Cashier

- The term "height" of a structure shall mean the vertical distance from the curb level to the highest point of the roof beams in the case of flat roofs or to a point at the average height of the gable in the case of roofs having a pitch of more than one foot in four and one-half, except that in the case of structures where the grade of the street has not been legally established or where the structure does not adjoin the street, the average level of all the ground adjoining such structures shall be used instead of the curb level.
- In computing this area, measurement shall be taken to the outside surfaces of exterior walls at each floor. Courts, yards, etc., shall be excluded. The areas of cellars and basements shall not be included.
- Total height shall be measured from 6 inches below the lowest finished floor to the outside of the roof, and in case of sloping roofs, to the average height.
- The cubical contents is the actual space enclosed within the outer surfaces of the outside walls and between the outer surface of the roof and six inches below the surface of the lowest floors. This includes the cube of dormers, penthouses, vaults, pits, enclosed porches, and other enclosed appendages. Outside steps, terraces, footings, courts, yards, light shafts and buildings detached from the main structure are not to be included. (Detached structures are to be separately computed.)
- "Estimated Cost" for computation purposes on alteration of existing buildings or structures shall be the cost of all contemplated construction, including plumbing work, elevator work, standpipe fire line work, automatic sprinkler, fuel oil, air conditioning, etc.
- Space for plot diagram is located on Affidavit Form.
- Use should be related to pertinent legal terms, e.g., use terms like factory rather than loft, auto repairs rather than brake testing, etc.
- If fuel burning equipment is to be installed Smoke Control Equipment Form must accompany this application.

Bribery is a Crime: A person who gives or offers a bribe to any employee of the City of New York, or an employee who takes or solicits a bribe, is guilty of a felony punishable by imprisonment for ten years or by a fine of \$4,000, or more, or both. Penal Law, Section 378 and 1826.

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AMENDMENT

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

ALT. APPLICATION No. 1017 1967 BLOCK 468 LOT 35
 (N. B., Alt., Elev., etc.)
 LOCATION 205 SECOND AVE., W.S. 26'-4 1/4" SOUTH OF EAST 13th St, MAN.
 House Number Street Distance from Nearest Corner Borough
 Date March 25th 1968

Application is hereby made to the Borough Superintendent for approval of the following AMENDMENT to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, covenants and statements therein contained.

Applicant MAX WECHSLER, for
 WECHSLER AND SCHIMENTI Signature
 Address 118 EAST 25th Street, New York, N.Y.



1. CELLAR

Propose to create new steel stair, new lavatory, new window, relocate meter room and new utility room.

2. BASEMENT

Propose to create new steel stair, relocate utility room in rear Doctor's office, and to rearrange front window and door.

3. FIRST FLOOR

Propose to relocate utility room in rear Doctor's office.

July 23, 1968

Respectfully request reconsideration to accept bathtubs in doctor's offices since they will be primarily used for medical treatment such as world pool baths.

July 23, 1968 OK to accept Harmonie

Estimated Cost: This Amendment \$ NONE Fee Required \$ — Verified by H.N.

Fee Paid

Note—The applicant must not use the back of this sheet. If more space is needed, additional sheets must be used. No item must be continued over to another sheet; but each item must be complete on the sheet on which it appears. Only those items that appear above the endorsements at the bottom of the page can be considered.

EXAMINED AND RECOMMENDED FOR APPROVAL ON JUL 23 1968

APPROVED JUL 23 1968

Borough Superintendent

ORIGINAL

DEPARTMENT OF BUILDINGS
BOROUGH OF , THE CITY OF NEW YORK

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OBJECTIONS

Alt. APPLICATION No. *1017*, 19*67* BLOCK *468* LOT *35*
(N. B., Alt., Elev., Etc.)

LOCATION *205 Second Ave*

DISAPPROVED *July 22*, 19*68* with the following OBJECTIONS:

NOTE: Plans may be corrected to meet objections without filing amendments. Amendments need be filed only when reconsideration of objections is requested and then only if required by the superintendent or his assistants.
After approval no changes on approved plans are permitted. New plans accompanied by amendment sheets must then be filed to cover changes.

As Bath tubs from Doctors offices must be removed same indicates a possible M.D. use

7/22/68

Construction

Comply with M.D. objections.

H. Nissin

Barbara M. Cohen

James R. Sennaw

Examiner.

Borough Superintendent.

82 copies

ORIGINAL

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AMENDMENT

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

Alt APPLICATION No. 1017 67 BLOCK 468 LOT 35
(N. B., Alt., Elev., etc.)
LOCATION 205 Second Ave. W.S. 26' 4 1/4" S of E 13th St. MAN.
House Number Street Distance from Nearest Corner Borough
Date Oct. 3 19 68

Application is hereby made to the Borough Superintendent for approval of the following AMENDMENT to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

Max Wechsler for
Applicant Wechsler & Schimenti Signature
Address 118 E 25th St. NYC

A survey as required by Section C26-179.0 of the Administrative Code is filed herewith. I have thoroughly checked this survey and to the best of my knowledge and belief, contains all the information required by Section C26-179.0 and the information shown therein agrees with the approved plans and application.

Filed herewith is installer's affidavit re: test and installation of mechanical ventilation.

Filed herewith is owners' affidavit re: mechanical ventilation

Revised cellar plan filed herewith showing minor change

Basement and first floor filed showing removal of convenience stair in Drs. office.

Fifth floor and section filed herewith showing access stair to crawl space above fifth floor. Crawl space to be used for storage only.

Estimated Cost: This Amendment \$ None Fee Required \$ — Verified by H. M.

Fee Paid

NOTE—The applicant must not use the back of this sheet. If more space is needed, additional sheets must be used. No item must be continued over to another sheet; but each item must be complete on the sheet on which it appears. Only those items that appear above the endorsements at the bottom of the page can be considered.

EXAMINED AND RECOMMENDED FOR APPROVAL ON 10/3, 19 68 S. Gordon - H. M. Examiner

APPROVED OCT 3 - 1968 28 Borough Superintendent

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Minor Structures, Minor Alterations and Repairs, Elevator Repairs, Drop Curb, Fire Escapes, Miscellaneous

Block 468 Lot 35
DISTRICT (under building zone resolution)

Use _____ Height _____ Area _____

Is sidewalk shed or fence required Yes

SIDE WALK SHED. No sidewalk shed or fence shall interfere with visibility or operation of any traffic light. The Department of Traffic shall be notified whenever such structure is to be erected within seventy five (75) feet of a traffic light. Failure to comply may be cause for revocation of this approval and any permit issued thereon.

LOCATION 205 Second Ave.

(Give Street Number)

Man.

BUILDING NOTICE

RECEIVED
DEPARTMENT OF BUILDINGS

SIDE **MAR 11 1968** 889
CITY OF NEW YORK
BOROUGH OF MANHATTAN

DO NOT WRITE IN THIS SPACE

THIS IS NOT A WORK PERMIT. A PERMIT MUST BE OBTAINED BEFORE WORK IS STARTED

State proposed work in detail: Erection of a typical sidewalk shed per plan on file with the Dept. of Bldgs. Shed will be 25' long-non-loading type.

Refer to Alt. 1017/67 Permit # 735/68

Date of Construction ☐ Before 1937 ☐ After 1937

Indicate class of construction:

☐ Class 1—Fireproof ☐ Class 2—Fire protected ☒ Class 3—Non-fireproof
☐ Class 4—Wood frame ☐ Class 5—Metal ☐ Class 6—Heavy timber

Number of stories high Bsmt. & 4 New 5th

How occupied Unoccupied at present

Is application made to remove a violation? no

How to be occupied Class A.M.D.O.L.T.

Estimated Cost \$ 325.00

(Any variation in estimated cost shall be filed and recorded as an amendment.)

Exemptions

If exemption from payment fee is claimed, state clearly the basis of claim _____

Initial fee payment—

15.00

MAR-11-68 610654 889 68 FID 15.00

2nd payment of fee to be collected before a permit is issued—Amount \$ _____

Verified by

PD Jacoby

Date

MAR 11 1968

ADDITIONAL FEES REQUIRED _____ AMOUNT \$ _____

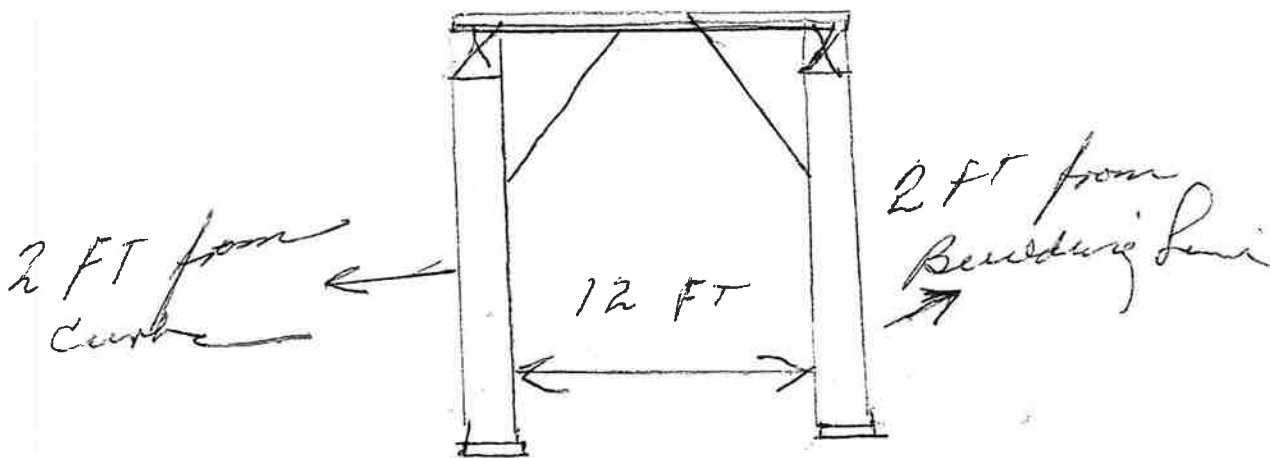
(Yes or No)

VERIFIED BY _____ DATE _____

1. The sum of the fees indicated on the first and second receipts shall represent the total fee. Any variation on contemplated work or change affecting the estimated cost shall be recorded as an amendment. If any question arises in connection with the estimated cost or with the adequacy of the fee, no permit shall be issued unless adjusted to the satisfaction of the department at the direction of the Borough Superintendent.

Bribery is a Crime: A person who gives or offers a bribe to any employee of the City of New York, or an employee who takes or solicits a bribe, is guilty of a felony punishable by imprisonment for ten years or by a fine of \$4,000, or more, or both. Penal Law, Section 378 and 1826.

REMARKS OR SKETCH:



If this application is for Drop Curb Permit, DIAGRAM showing plot to be used, the relative position of the cut curb and the extent thereof, must be drawn above.

Cut curb.....Length in Feet.....Total.....Splay.....Length in Feet.....

Deposit (\$.....), either in cash or certified check, payable to the order of the Department of Buildings, to insure the proper construction of the sidewalk and curb.

Refer to N.B.
ALT.....19

Louis Conacchio Jr. for Conacchio Bros Inc.

(Typewrite Name of Applicant)

States that he resides at **1950 Cruger Ave.**.....Borough of

Bronx

City of New York; that he is the agent for the (owner-lessee) of the premises above described, and is duly authorized to make this application for approval of the plans and specifications herewith submitted, and made a part hereof, for the work to be done in the building therein described,—with the understanding that if no work is performed hereunder within one year from the time of issuance, this approval shall expire by limitation as provided by law; and the applicant agrees to comply with all provisions of the Building Code and all laws and regulations applicable to the erection or alteration of said structure in effect at this date; that the work to be done is duly authorized by the owner.

Applicant further states that the full names and residences of the owners or lessees of said premises are:

Owner **205 Second Ave. Corp.**.....Address **205 Second Ave. NY**.....

Lessee.....Address.....

DATED **March 11, 1968**

(Sign here)

Louis Conacchio Jr.
Applicant

If Licensed Architect or Professional Engineer, affix seal.

AUTHORIZATION OF OWNER: I hereby state that I have authorized the applicant to file this application for the work specified herein.

.....
(Signature of Owner or Officer of Corp.)

Falsification of any statement is an offense under Section 982-9.0 of the Administrative Code and is punishable by a fine of not more than five hundred dollars (\$500.00) or imprisonment of not more than sixty (60) days or both.

For Approval on.....19

PA Jacobuzzo
Examiner

Approved.....19

[Signature]
Borough Superintendent

Work commenced.....Date signed off.....19.....

I hereby Certify that the above report is true in every respect and that the work indicated has been done in the manner required by the Rules and Regulations of this Department, except where reported adversely.

Signed.....

Inspector

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN

, THE CITY OF NEW YORK

Date October 23, 1968

No. 66597

CERTIFICATE OF OCCUPANCY

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

This certificate supersedes C. O. No. 27578

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at 205 Second Avenue

Block 468 Lot 35

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the distant side of from the corner formed by the intersection of and

running thence SEE STATEMENT "A" feet; thence of Alt. 1017-1967 feet; thence running thence feet; thence to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules 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.

Alt. No. 1017-1967 Class 3 Construction classification—Nonfireproof

Occupancy classification—Old Law Tenement, Class "A" Mult. Dwell. Height Bsm. & 5 stories 55 feet.

Date of completion—October 16, 1968 . Located in C 1-5 Zoning District.

at time of issuance of permit. 735-1968

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission:

(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces

Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr.			Storage, boiler room, rubbish room and Doctor's office.
Bsm.			Doctor's office.
1st			Doctor's office and Two (2) Apartments.
2nd			Three (3) apartments on each floor.
3rd			
4th			
5th			

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR OCCUPANCY UNDER SECTION 501 OF THE MULTIPLE DWELLING LAW.

(4) State generally in what manner the Building will be altered:

Propose to change use on basement and first floors only.

No work to be done.

An Amended Certificate of Occupancy will be obtained

(5) Size of Existing Building:

At street level	25-8	feet front	90-8	feet deep	14-1	feet rear
At typical floor level	25-8	feet front	60-8	feet deep	25-8	feet rear
Height ¹	5 & B	stories	55	feet		

(6) If volume of Building is to be changed, give the following information:

At street level	feet front	feet deep	feet rear
At typical floor level	feet front	feet deep	feet rear
Height ¹	stories	feet	

Area ² of Building as Altered: At street level	Total floor area ²	sq. ft.
Total Height ³	Additional Cubic Contents ⁴	cu. ft.

(7) Estimated Cost of Alteration:⁵ NONE

Estimated Cost, exclusive of extension:

(8) Is Application made to remove violations? NO If Yes, State Violation Numbers

(9) If building is to be enlarged or extended or floor loads increased, Soil Data shall be submitted in accordance with Sec. C26-376.0. For alterations of a minor nature, the Applicant certifies that he has investigated the nature of the soil and finds the following:

Character of soil	Bearing capacity
-------------------	------------------

(10) State what disposition will be made of waste and sewage
(Public sewer, Private sewer, Cesspool, etc.)

(11) Does this Application include Dropped Curb? NO
(If Drop Curb Permit is obtained with this Application, DIAGRAM showing the relative position of drop curb and extent thereof must be included on plot diagram.⁶

Drop Curb	ft. @ \$	per ft. Splay	ft. @ \$	per ft.
Exact distance from nearest corner to Curb Cut:		feet.		
Deposit: \$	Fee: \$	Total: \$		
Paid	19	Document No.	Cashier	

(12) Temporary Structures between Street Line and Curb:

Will a Sidewalk Shed be required?	no	Length	feet.
Will any other miscellaneous temporary structures be required? no			
Fee Required	Fee Paid	19	Document No. Cashier

- The term "height" of a structure shall mean the vertical distance from the curb level to the highest point of the roof beams in the case of flat roofs or to a point at the average height of the gable in the case of roofs having a pitch of more than one foot in four and one-half, except that in the case of structures where the grade of the street has not been legally established or where the structure does not adjoin the street, the average level of all the ground adjoining such structures shall be used instead of the curb level.
- In computing this area, measurement shall be taken to the outside surfaces of exterior walls at each floor. Courts, yards, etc., shall be excluded. The areas of cellars and basements shall not be included.
- Total height shall be measured from 6 inches below the lowest finished floor to the outside of the roof, and in case of sloping roofs, to the average height.
- The cubical contents is the actual space enclosed within the outer surfaces of the outside walls and between the outer surface of the roof and six inches below the surface of the lowest floors. This includes the cube of dormers, penthouses, vaults, pits, enclosed porches, and other enclosed appendages. Outside steps, terraces, footings, courts, yards, light shafts and buildings detached from the main structure are not to be included. (Detached structures are to be separately computed.)
- "Estimated Cost" for computation purposes on alteration of existing buildings or structures shall be the cost of all contemplated construction, including plumbing work, elevator work, standpipe fire line work, automatic sprinkler, fuel oil, air conditioning, etc.
- Space for plot diagram is located on Affidavit Form.
- Use should be related to pertinent legal terms, e.g., use terms like factory rather than loft, auto repairs rather than brake testing, etc.
- If fuel burning equipment is to be installed Smoke Control Equipment Form must accompany this application.

Bribery is a Crime: A person who gives or offers a bribe to any employee of the City of New York, or an employee who takes or solicits a bribe, is guilty of a felony punishable by imprisonment for ten years or by a fine of \$4,000, or more, or both. Penal Law, Section 378 and 1826.

AC

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN

CITY OF NEW YORK

Date

April 2, 1969

No.

67303

CERTIFICATE OF OCCUPANCY

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

This certificate ~~amends~~ ^{amends} C. O. No. 66597

THIS CERTIFIES that the ~~new~~ ^{new} altered ~~existing~~ building premises located at

205 Second Avenue

Block 468

Lot 35

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the

side of

distant

feet

from the corner formed by the intersection of

and

running thence

"SEE STATEMENT 'A'"

feet; thence

feet;

thence

of Alt. 217-1969

feet; thence

feet;

running thence

feet; thence

feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules 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.

~~NEW~~ or Alt. No.—217-1969

Construction classification—

Class 3

Occupancy classification— Old Law Tenement

Height

Basmt. & 5

stories,

55

feet.

Date of completion—

Class "A" Mult. Dwelling

Located in

C 1-5 in R 7-2

Zoning District.

at time of issuance of permit.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission:

(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces

Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr. On Ground			Storage, boiler room, rubbish room and Doctor's office, Use group 6.
Basmt.			Doctor's office, Use group 6 and Two (2) apartments.
1st			Four (4) apartments.
2nd to 5th Incl.			Three (3) apartments on each story.
		NOTE:	This is an AMENDED Certificate of Occupancy, issued for change in use on Basement floor and first floor.