



THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH QUEENS

DATE: 6/05/95

NO. Q 400433009

This certificate supersedes C.O. NO

ZONING DISTRICT R3-2

THIS CERTIFIES that the new—altered—existing—building—premises located at
146-23 Guy R. Brewer Blvd.

Block 13351 **Lot** 126

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.

N.B. 400433009

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.						ACCESSORY USES
FIRST	40		1	4	J-3	2	ONE DWELLING UNIT
SECOND	40		1	4	J-3	2	ONE DWELLING UNIT
							TOTAL TWO FAMILY DWELLING
General Notes: Two family residence with (2) off-street parking spaces. This building is covered by a Homeowners Association agreement and a zoning lot declaration filed at the City Registrars Office see Declaration recorded April 15, 1994. Reel 3849, Page 1952 to 1660							
OCCUPANCY BY MORE THAN TWO FAMILIES IS UNLAWFUL AND RENDERS THE OWNER LIABLE TO PROSECUTION							

OPEN SPACE USES Parking

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

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.

Philip E. Olin
BOROUGH SUPERINTENDENT

Robert M. Gole
COMMISSIONER

☐ ORIGINAL

☒ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

N.O.

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

BEGINNING at a point on the EAST
distant 232.21' (N/O)

side of Guy R. Brewer Blvd.
feet from the corner formed by the intersection of
and Guy R. Brewer Blvd.

running thence EAST 210.27 feet; thence NORTH 1.0 feet;
thence WEST 214.35 feet; thence SOUTH 42.39 feet;
thence feet;
thence feet;

to the point or place of beginning.

400433009

N.B. & REF. No.

DATE OF COMPLETION 2/08/95

CONSTRUCTION CLASSIFICATION 2-D

BUILDING OCCUPANCY GROUP CLASSIFICATION J-3

HEIGHT 2 + Cellar STORIES, 25'-0" 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		X			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM		X			
SMOKE DETECTOR	X				
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: _____