

Certificate of Occupancy

CO Number: 122753001T017

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.*

A.	Borough: Manhattan	Block Number: 02038	Certificate Type: Temporary
	Address: 2852 FREDERICK DOUGLAS BLVD	Lot Number(s): 1	Effective Date: 01/06/2021
	Building Identification Number (BIN): 1083117	Building Type: Altered	Expiration Date: 04/06/2021
This building is subject to this Building Code: 1968 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification:	1-C	(1968 Code designation)
	Building Occupancy Group classification:	R-2	(2014/2008 Code)
	Multiple Dwelling Law Classification:	HAEA	
	No. of stories: 8	Height in feet: 72	No. of dwelling units: 69
C.	Fire Protection Equipment: Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 10 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



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Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 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		OG	F-2		2	MECHANICAL ROOM & BOILER ROOM
CEL		OG	S-2		2	STORAGE ROOMS, ELECTRICAL AND GAS METER ROOMS
CEL		OG	F-2		2	COMPACTOR ROOM & TELEPHONE ROOM
001		100	R-2		2	LOBBY
001		40	R-2	2	2	CLASS "A" APTS.
001	67	100	A-3		2	RECREATION ROOM
001		100	F-2		2	REFUSE ROOM, SECURITY ROOM, LAUNDRY ROOM
001	40	100	B		6B	OFFICES
001	47	100	I-4 E		4, 3	DAYCARE NURSERY/CENTER (0 TO 5 YEARS OLD)
001	17	OG	S-2 F-2		2	10 CAR PARKING (ACCESSORY TO RESIDENTIAL BUILDING) LOBBY, ELECTRIC ROOM, MECHANICAL ROOM
002	132	75	A-3		4	COMMUNITY CENTER - MEETING ROOM, KITCHEN TOILETS, STORAGE, OFFICES, CONFERENCE ROOMS, ELEVATOR MACHINE ROOM
002 007		40	R-2	10	2	TEN (10) CLASS "A" APARTMENTS PER FLOOR
008		40	R-2	7	2	SEVEN (7) CLASS "A" APARTMENTS



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REQUIRED ACCESSORY PARKING SPACES FOR (10) CARS ARE BEING PROVIDED IN ADJACENT BUILDING 260 WEST 153RD STREET. THESE PREMISES CONSISTING OF TAX LOT #1 AND 55 HAVE BEEN DECLARED AS ONE ZONING LOT AS PER SECTION 12-10 OF THE ZONING RESOLUTION AND HAVE BEEN RECORDED AT THE OFFICE OF THE CITY REGISTER UNDER EXHIBIT II CRFN# 2014000197056 & EXHIBIT III CRFN# 2014000197057" AND EXHIBIT IV CRFN # 2014000197058 AND EXHIBIT V CRFN # 201 4000197059

END OF SECTION



Borough Commissioner



Commissioner

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