

CO Number: 210121376F

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: Bronx	Block	Number:	02359	Certificate Type:	Final
	Address: 700 BROOK AVENUE	Lot N	umber(s):	3	Effective Date:	10/15/2012
	Building Identification Number (BIN): 211734	14				
		Buildi	ng Type:	New		
-	This building is subject to this Building Code:	2008 Code				
	For zoning lot metes & bounds, please see BIS	SWeb.				
B.	Construction classification: 1-B	,	(2	008 Code)		
	Building Occupancy Group classification: R-2	2	(2	008 Code)		
	Multiple Dwelling Law Classification: HAR	EA				
	No. of stories: 20 Hei	ght in feet:	188		No. of dwelling unit	s: 222
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler sy	ystem				
D.	Type and number of open spaces: None associated with this filing.					
E.	This Certificate is issued with the following leg	gal limitation	s :			

Borough Comments:

OK TO ISSUE FINAL CERTIFICATE OF OCCUPANCY WITH OPEN APPLICATIONS & OPEN FIRE PROTECTION PLAN #220027646

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Permissible Use and Occupancy										
	All Building Code occupancy group designations below are 2008 designations.									
Floor From		Maximum persons permitted	lbs per	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use			
CEL			OG	R-2		2B	STORAGE ROOMS (TOWER BUILDING)			
CEL			OG	R-2		2B	BUILDING SERVICE ROOMS (TOWER BUILDING)			
CEL			OG	R-2		2B	STORAGE ROOMS (MIDRISE BUILDING)			
CEL			OG	R-2		2B	MECHANICAL ROOM (TOWN HOUSE BLDGS)			
CEL			OG	R-2		2B	COMPACTOR ROOM (MIDRISE LOW			
CEL			OG	R-2	5.5	2A	LOWER LEVEL OF ELEVEN (11) DUPLEX CLASS A APARTMENTS (TOWN HOUSEBUILDINGS)			
CEL			OG	S-2		2B	BICYCLE PARKING SPACES(100) MINIMUM, BICYCLE PARKING AREA (854 SQUARE FEET)ZONING EXCLUSION (854 SQ FT.)(MIDRISE LOW)			
001		9	40	R-2		2B	PROPERTY MANAGEMENT OFFICE (TOWER)			
001		2	40	R-2		2B	ACCESSORY LAUNDRY ROOM (TOWER)			
001	001		40	R-2		2B	RESIDENTIAL LOBBY (MIDRISE LOW)			
001	001		40	R-2		2B	GARDEN STORAGE (TOWN HOMES)			
001	001	61	100	M		6	VACANT / NO OCCUPANCY (RETAIL STORE (TOWER BUILDING)			
001	001	356	50	В		4A	VACANT / NO OCCUPANCY (AMBULATORY HEALTH CARE FACILITY. (MIDRISE HIGH)			

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Floor From		Maximum persons		Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	001		40	R-2	5.5	2A	UPPER LEVEL OF ELEVEN (11) DUPLEX CLASS A APARTMENTS (TOWN HOUSES)
001	001		40	R-2		2B	RESIDENTIAL LOBBY (MIDRISE BUILDING)
001	001		40	R-2	5	2A	FIVE (5) CLASS A APARTMENTS (MIDRISE LOW)
001	001		40	R-2	1	2A	ONE (1) CLASS A APARTMENTS (TOWN HOUSES)
001	001		OG	S-2		2B	BICYCLE PARKING SPACES (21) MINIMUM, BICYCLE PARKING AREA (251 SQ. FT.), ZONING EXCLUSION (251 SQ.FT.)
002	002		40	R-2	1	2A	ONE (1) CLASS A APARTMENTS (TOWER BUILDING)
002	002		40	R-2	6	2A	SIX (6) CLASS A APARTMENTS (MIDRISE LOW)
002	002		40	R-2	12	2A	TWELVE (12) CLASS A APARTMENTS (TOWN HOUSES)
003	003		40	R-2	10	2A	TEN (10) CLASS A APARTMENTS (TOWN HOUSES)
003	003		40	R-2	6	2A	SIX (6) CLASS A APARTMENTS (TOWER BUILDING)
003	003		40	R-2	4	2A	FOUR (4) CLASS A APARTMENTS (MIDRISE HIGH)
003	003		40	R-2	5	2A	LOWER LEVEL OF TEN(10) CLASS A APARTMENTS (MIDRISE LOW)
004	004		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)

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Floor From		Maximum persons		Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use	
004	004		40	R-2	5	2A	LOWER LEVEL OF TEN (10) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)	
004	004		40	R-2	5	2A	UPPER LEVEL OF TEN (10) DUPLEX CLASS A APARTMENTS (MIDRISE LOW)	
004	004		40	R-2	6	2A	SIX (6) CLASS A APARTMENTS (TOWN HOUSES)	
005	005		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)	
005	005		40	R-2	5	2A	UPPER LEVEL OF TEN (10) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)	
005	005		40	R-2	5	2A	LOWER LEVEL OF TEN (10) DUPLEX CLASS A APARTMENTS (MIDRISE LOW)	
006	006		40	R-2	5	2A	UPPER LEVEL OF TEN (10) DUPLEX CLASS A APARTMENTS (MIDRISE LOW)	
006	006		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)	
006	006		40	R-2	5	2A	LOWER LEVEL OF TEN (10) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)	
007	007		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)	
007	007		40	R-2	5	2A	UPPER LEVEL OF TEN (10) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)	
007	007	17	40	R-2		2B	ACCESSORY FITNESS CENTER FOR TENANT USE (MIDRISE LOW)	
800	800		40	R-2	5	2A	LOWER LEVEL OF TEN (10) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)	

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Floor From		Maximum persons		Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
800	800		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)
009	009		40	R-2	5	2A	UPPER LEVEL OF TEN (10) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)
009	009		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)
010	010		40	R-2	6	2A	SIX (6) CLASS A APARTMENTS (TOWER BUILDING)
010	010		40	R-2	3	2A	LOWER LEVEL OF SIX (6) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)
011	011		40	R-2	3	2A	UPPER LEVEL OF SIX (6) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)
011	011		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)
012	012		40	R-2	6	2A	SIX (6) CLASS A APARTMENTS (TOWER BUILDING)
012	012		40	R-2	1	2A	LOWER LEVEL OF TWO (2) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)
013	013		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)
013	013		40	R-2	1	2A	UPPER LEVEL OF TWO (2) DUPLEX CLASS A APARTMENTS (MIDRISE HIGH)
014	014		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)
015	015		40	R-2	7	2A	SEVEN (7) CLASS A APARTMENTS (TOWER BUILDING)

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Floor		Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use			
016	016		40	R-2	6	2A	SIX (6) CLASS A APARTMENTS (TOWER BUILDING)			
017	017		40	R-2	6	2A	SIX (6) CLASS A APARTMENTS (TOWER BUILDING)			
018	018		40	R-2	4	2A	FOUR (4) CLASS A APARTMENTS (TOWER BUILDING)			
019	019		40	R-2	4	2A	FOUR(4) CLASS A APARTMENTS (TOWER BUILDING)			
020	020		40	R-2		2B	BOILER ROOM (TOWER BLDG)			
020	020	64	40	R-2		2B	ACCESSORY COMMUNITY ROOM FOR TENANTS (TOWER BUILDING)			
RO F		73	100	R-2		2B	ACCESSIBLE PLANTED ROOF LEVELS (TOWER BLDG)			
RO F		55	100	R-2		2B	ACCESSIBLE PLANTED ROOF LEVELS (MIDRISE LOW & TOWN HOUSE BUILDINGS)			

THIS CERTIFICATE OF OCCUPANCY SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE UNDER SECTION 301 OF THE MDL.THIS PROPERTY CONSISTS OF ONE TAX L OT (51) ZONING LOT CERTIFICATION EXHIBITS 2, 3 AND 4 FILED AND RECORDED UNDER CRFN # 201000007492, 2010000007491, AND 2010000007485 RESPECTIVELY, AIR AND LIGHT EASEMENT FILED AND RECORDED UNDER CRFN # 2010000007488. THIS PROJECT WAS REVIEWED AND APPROVED BY THE CITY PLANNING COMMISSION AS A LARGE SCALE DEVELOPMENT UNDER APPLICATION C 080522 HAX. THIS BUILDING HAS BEEN ASSIGNED AKA ADDRESSES, THESE ARE AS FOLLOWS: 700 BROOK AVE, 704 BROOK AVENUE, 706 BROOK AVENUE, 730 BROOK AVENUE, 508A EAST 156TH STREET AND 508B EAST 156TH STREET, CONDO LOTS 1001, 1002, 1003 AND 1004. VACANT SPACES AT FIRST FLOOR SHALL NOT BE OCCUPAID UNLESS AN AMENDED CO IS OBTAINED

END OF SECTION

Borough Commissioner