

Certificate of Occupancy

CO Number: 220152439F

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 Address: 3211 PARKSIDE PLACE Building Identification Number (BIN): 2128259	Block Number: 03354 Lot Number(s): 41 Building Type: New	Certificate Type: Final Effective Date: 05/29/2020
This building is subject to this Building Code:		
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-B (2014/2008 Code) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 7 Height in feet: 74 No. of dwelling units: 80		
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		
Borough Comments: None		



Borough Commissioner



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
001 001		100	R-2		2	MECHANICAL ROOMS: WATER METER ROOM, GAS METER ROOM, ELECTRIC METER ROOM, COMPACTOR ROOM (INCIDENTAL USE TO RESIDENTIAL)
001 001		40	R-2	1	2	SUPER'S APARTMENT
001 001		100	R-2		2	RECYCLE STORAGE ROOM (INCIDENTAL USE TO RESIDENTIAL)
001 001		100	R-2		2	STORAGE ROOMS (INCIDENTAL USE TO RESIDENTIAL)
001 001 5		100	R-2		2	SUPPORT SERVICES OFFICE (INCIDENTAL USE TO RESIDENTIAL) 509 SQUARE FEET/100SF PER OCCUPANT FOR MAXIMUM OCCUPANT LOAD OF 5 OCCUPANTS
001 001		100	R-2		2	BICYCLE STORAGE (665 SQ. FT, 40 SPACES)
001 001		100	R-2		2	LOBBY / VESTIBULE
002 002 19		100	R-2		2	LANDSCAPED EXTERIOR RECREATION AREA (INCIDENTAL USE TO RESIDENTIAL)- 627 SQUARE FEET @ 33/ SF PER OCCUPANT FOR DESIGNATED MAXIMUM OCCUPANT LOAD OF 19 OCCUPANTS
002 002		100	R-2		2	JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
002 002		100	R-2		2	RECYCLING / REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
002 002		40	R-2	14	2	14 CLASS "A" APARTMENTS



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002 002 4		100	R-2		2	SUPER'S OFFICE / WORKSHOP (INCIDENTAL USE TO RESIDENTIAL) 428 SQUARE FEET/100SF PER OCCUPANT FOR DESIGNATED MAXIMUM OCCUPANT LOAD OF 4 OCCUPANTS.
003 003		40	R-2	15	2	15 CLASS "A" APARTMENTS
003 003		100	R-2		2	JANITOR'S CLOSET (INCIDENTAL TO RESIDENTIAL)
003 003		100	R-2		2	RECYCLE / REFUSE ROOM (INCIDENTAL TO RESIDENTIAL)
004 004		100	R-2		2	RECYCLES/REFUSE ROOM(INCIDENTAL TO RESIDENTIAL)
004 004		40	R-2	15	2	15 CLASS "A" APARTMENTS
004 004		100	R-2		2	JANITORS CLOSET(INCIDENTAL TO RESIDENTIAL)
005 005		100	R-2		2	JANITORS CLOSET(INCIDENTAL TO RESIDENTIAL)
005 005		100	R-2		2	RECYCLE/REFUSE ROOM(INCIDENTAL TO RESIDENTIAL)
005 005		40	R-2	15	2	15 CLASS "A" APARTMENTS
006 006 73		100	R-2		2	LANDSCAPED EXTERIOR RECREATION ROOM TERRACE (INCIDENTAL USE TO RESIDENTIAL) 2,471 SQUARE FEET @ 34 NET SF./ OCCUPANT FOR DESIGNATED MAXIMUM OCCUPANT LOAD OF 73 OCCUPANTS
006 006		40	R-2	10	2	10 CLASS "A" APARTMENTS



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006 006		100	R-2		2	JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
006 006		100	R-2		2	RECYCLING / REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
006 006 60		100	R-2		2	RECREATION ROOM (INCIDENTAL TO RESIDENTIAL) 906 SQUARE FEET/15 SF PER OCCUPANT FOR DESIGNATED MAXIMUM OCCUPANT LOAD OF 60 OCCUPANTS.
007 007		40	R-2	10	2	10 CLASS "A" APARTMENTS
007 007		100	R-2		2	JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
007 007		100	R-2		2	RECYCLING / REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
007 007		100	R-2		2	BOILER ROOM (INCIDENTAL USE TO RESIDENTIAL)
ROF		100	R-2		2	ELEVATOR CONTROL ROOM (INCIDENTAL USE TO RESIDENTIAL)
TOTAL: 80 CLASS "A" APARTMENTS NOTE: THIS PROJECT FALLS UNDER THE GUIDELINES OF QUALITY HOUSING AS OUTLINED BY ARTICLE 2, CHAPTER 8 OF THE ZONING RESOLUTION. NOTE: PARKING WAIVER HAS BEEN GRANTED AS PROPERTY FALLS UNDER THE GUIDELINES OF 100% INCOME RESTRICTED HOUSING UNITS AS PER ZR 25-25. NOTE: ZONING EXHIBITS I & III HAVE BEEN RECORDED WITH THE CITY REGISTER'S OFFICE UNDER CRFN 2016000320362 & 2016000320363 RESPECTIVELY NOTELANDSCAPED EXTERIOR RECREATION AREA AT 2ND FLOOR(INCIDENTAL USE TO RESIDENTIAL)-627 SQUARE FEET @ 33 NET SF/OCCUPANT FOR DESIGNATED MAXIMUM OCCUPANT LOAD OF 19 OCCUPANTS.LANDSCAPE EXTERIOR RECREATION ROOM TERRACE (INCIDENTAL USE TO RESIDENTIAL)2471 SQUARE FEET@34 NET SF./OCCUPANT FOR DESIGNATED MAXIMUM OCCUPANT LOAD OF 73 OCCUPANTS.						
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