

# Certificate of Occupancy

**CO Number:** 121181746F

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.*

<b>A.</b> <b>Borough:</b> Manhattan <b>Address:</b> 23 WEST 116 STREET <b>Building Identification Number (BIN):</b> 1807073	<b>Block Number:</b> 01600 <b>Lot Number(s):</b> 20  <b>Building Type:</b> New	<b>Certificate Type:</b> Final <b>Effective Date:</b> 08/19/2015
<b>This building is subject to this Building Code:</b> 2008 Code		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 12 <b>Height in feet:</b> 125 <b>No. of dwelling units:</b> 194		
<b>C.</b> <b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b> <b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> Board of Standards and Appeals - Recording Info: 320-12-BZ		
<b>Borough Comments:</b> 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
CEL		OG	R-2		2	ATTENDED PARKING FOR 113 SPACES
CEL		OG	R-2		2	MAINTENACE ROOM (2), RESTROOM (2), STORAGE ROOM (2), MAINTENACE SUPPORT ROOM, BOILER ROOM, BOILER PUMP ROOM, GAS METER ROOM, WATER METER & FIRE PUMP ROOM, TEL/DATA ROOM (2) SUPER'S OFFICE. ELECTRIC METER ROOM, LAUNDRY ROOM (2), COMPACTOR ROOM (2), ELECTRICAL ROOM (2)
CEL		OG	R-2		2	RESIDENTIAL STORAGE
CEL		OG	R-2		2	ACCESSORY BIKE ROOM FOR 78 BICYCLES (799 SF)(116 ST)
CEL		OG	R-2		2	ACCESSORY BIKE ROOM FOR 57 BICYCLES (575SF)(117 ST)
001	50	100	M		6	RETAL TENANT #2 (117 ST)
001	189	100	M		6	RETAL TENANT #1(116 ST)
001	174	100	A-3		4	PHYSICAL CULTURE ESTABLISHMENT
001 001		40	R-2	1	2	ONE DWELLING UNIT (117 ST)
001 001 19		100	R-2		2	ACCESSORY EXCERCISE ROOM FOR RESIDENTS._(116 ST)
001 001 52		100	R-2		2	ACCESSORY MULTIPURPOSE ROOM FOR RESIDENTS (116ST), PUBLIC RESTROOM, PACKAGE ROOM, LOBBY MAIL ROOM
001 001 9		100	R-2		2	ACCESSORY PLAY ROOM FOR RESIDENTS (116ST)



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001 001 20	20	100	R-2		2	ACCESSORY RECREATION ROOM FOR RESIDENTS (117ST)
001 001 10	10	100	R-2		2	ACCESSORY EXERCISE ROOM FOR RESIDENTS (117ST)
002 59	59	100	R-2		2	ROOF TOP RECREATION SPACE (WEST 116 STREET)
002 002		40	R-2	8	2	EIGHT DWELLING UNITS (WEST 116 STREET), REFUSE RPP, TE;CP, CLAST
002 002		40	R-2	15	2	FIFTEEN DWELLING UNITS (WEST 117 STREET), REFUSE ROOM, TEL/COM CLOSET
002 002		100	R-2		2	THREE PRIVATE TERRACES (WEST 116 STREET)
002 002 59	59	100	R-2		2	ROOF TOP RECREATION SPACE (WEST 117 STREET)
003 003		40	R-2	15	2	FIFTEEN DWELLING UNITS (WEST 117 STREET), REFUSE ROOM, TEL COM CLOSET
003 003		40	R-2	9	2	NINE DWELLING UNITS (WEST 116 STREET), REFUSE ROOM, TEL/COM CLOSET
004 004		40	R-2	9	2	NINE DWELLING UNITS (WEST 116 STREET), REFUSE ROOM, TEL/COM CLOSET
004 004		40	R-2	15	2	15 DWELLING UNITS (WEST 117 STREET), REFUSE ROOM, TEL/COM CLOSET
005 005		40	R-2	15	2	15 DWELLING UNITS (WEST 117 STREET), REFUSE ROOM, TEL/COM CLOSET
005 005		40	R-2	9	2	9 DWELLING UNITS (WEST 116 STREET)/ REFUSE ROOM, TEL/ COM CLOSET



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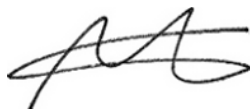
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006 006		40	R-2	9	2	9 DWELLING UNITS (WEST 116 STREET), REFUSE ROOM, TEL/COM CLOSET
006 006		40	R-2	14	2	14 DWELLING UNITS (WEST 117 STREET), REFUSE ROOM, TEL/COM CLOSET
007 007		40	R-2	9	2	9 DWELLING UNITS (WEST 116 STREET)/ REFUSE ROOM, TEL/COM CLOSET
007 007		40	R-2	14	2	14 DWELLING UNITS (WEST 117 STREET)/ REFUSE ROOM, TEL/COM CLOSET
008		40	R-2		2	TWO PRIVATE TERRACES ( WEST 116 STREET)
008 008		40	R-2	8	2	8 DWELLING UNITS (WEST 116 STREET), REFUSE ROOM, TEL COM/CLOSET
008 008		40	R-2	11	2	11 DWELLING UNITS (WEST 117 STREET), REFUSE ROOM, TEL/COM CLOSET
009		40	R-2		2	FIVE PRIVATE TERRACES (WEST 116 ST)
009 009		40	R-2	6	2	6 DWELLING UNITS (WEST 116 STREET)
009 009		40	R-2	11	2	11 DWELLING UNITS (WEST 117 STREET)
010 010		40	R-2	6	2	6 DWELLING UNITS (WEST 116 STREET), REFUSE ROOM, TEL/COM CLOSET
011 011		40	R-2	5	2	5 DWELLING UNITS (WEST 116 STREET)
011 011		100	R-2		2	PRIVATE TERRACE (WEST 116 STREET)



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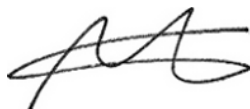
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012 012		40	R-2	5	2	5 DWELLING UNITS (WEST 116 STREET) REFUSE ROOM, TEL/COM CLOSET
RO F		100	R-2		2	COMMON ROOF TERRACE FOR RESIDENTS(WEST 116 STREET)
RO F		100	R-2		2	BOILER ROOM (117ST) ELEVATOR MACHINE ROOM
RO F		40	R-2		2	THREE PRIVATE TERRACES (WEST 116 STREET)
RO F		40	R-2		2	ELEVATOR CONTROL ROOM( WEST 116 ST)
RO F		100	R-2		2	COOLING TOWER (WEST 116 ST)
<p>THIS PREMISE RECORDED AT THE OFFICE OF THE CITY REGISTER UNDER EXHIBIT II CRFN 2012000189345 &amp; EXHIBIT IV CRFN 2012000189346 THE PHYSICAL CULTURE ESTABLISHMENT ON THE FIRST FLOOR, ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, UNDER CALENDER NO 320-12-BZ, ON MARCH 19, 2013, WITH CONDITIONS OF 1. THAT THE TERM OF THIS GRANT WILL EXPIRE ON MARCH 19, 2023; 2. THAT THERE WILL BE NO CHANGE IN OWNERSHIP OR OPERATING CONTROL OF THE PHYSICAL CULTURE ESTABLISHMENT WITHOUT PRIOR APPLICATION TO AND APPROVAL FROM THE BOARD; 3. THAT ALL MESSAGES MUST BE PERFORMED BY NEW YORK STATE LICENSED MASSAGE THERAPISTS; 4. THAT FIRE SAFETY MEASURES WILL BE INSTALLED AND/OR MAINTAINED AS SHOWN ON THE BOARD-APPROVED PLANS; 5. THAT SOUND ATTENUATION WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS; 6. THAT SUBSTANTIAL CONSTRUCTION WILL BE COMPLETED IN ACCORDANCE WITH ZR 73-70L; 7. THAT THIS APPROVAL IS LIMITED TO THE RELIEF GRANTED BY THE BOARD IN RESPONSE TO SPECIFICALLY CITED AND FILED DOB/OTHER JURISDICTION OBJECTION(S); 8. THAT THE HOURS OF OPERATION FOR THE PCE ARE: MONDAY THROUGH SATURDAY, FROM 5:30 AM TO 11:00 PM AND SUNDAY, FROM 7:00 AM TO 9:00 PM</p> <p style="text-align: center;"><b>END OF SECTION</b></p>						



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