

Certificate of Occupancy

CO Number: 220152849F

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: 985 BRUCKNER BOULEVARD Building Identification Number (BIN): 2129171	Block Number: 02735 Lot Number(s): 28 Building Type: New	Certificate Type: Final Effective Date: 01/12/2021
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: 10 Height in feet: 106 No. of dwelling units: 215			
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system, Fire Suppression 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
CEL	54	OG	R-2		2B, 3B	ACCESSORY TENANT LOUNGE
CEL	28	OG	R-2		2B, 3B	ACCESSORY TENANT FITNESS ROOM, ACCESSORY RESIDENCE PREP KITCHEN (NO COOKING).
CEL	44	OG	R-2		2B, 3B	ACCESSORY TENANT LAUNDRY ROOM, ACCESSORY RESIDENCE COMPUTER ROOM.
CEL		OG	R-2		2B, 3B	56 BICYCLE STORAGE FOR RESIDENCE (MIN. 810 SF ALLOCATED TO REQUIRED 54 BICYCLE STORAGE), RESIDENCE ACCESSORY STORAGE, FIRE PUMP RM, PUMP RM, UTILITY/METER ROOMS, TRASH COMPACTOR RM, ELEV. MACHINE ROOMS, AND MECH. RM.
OSP	74	100	R-2		2B, 3B	RESIDENCE ACCESSORY OUTDOOR RECREATION SPACE.
001 001	40		R-2	6	2A	(6) CLASS A APARTMENTS
001 001	40		R-2	5	3A	(5) CLASS A APARTMENTS
001 001 30	100		R-2		2B, 3B	MAILBOX ROOM, ACCESSORY TENANT RECREATIONS ROOMS, ACCESSORY TENANT CHILDREN RECREATION ROOM.
001 001 66	100		R-2		2B, 3B	ACCESSORY TENANT DINING RM, ACCESSORY KITCHEN
001 001 22	100		R-2		3B	ACCESSORY BUILDING PROGRAM OFFICES
002 002 33	100		R-2		2B, 3B	ACCESSORY TENANT RECREATION SPACE
002 002	40		R-2	10	2A	(10) CLASS A APARTMENTS



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002 002		40	R-2	14	3A	(14)CLASS A APARTMENTS
003 003		40	R-2	9	2A	(9)CLASS A APARTMENTS
003 003		40	R-2	15	3A	(15) CLASS A APARTMENTS
004 004 33		100	R-2		2B, 3B	ACCESSORY TENANT RECREATION SPACE
004 004		40	R-2	10	2A	(10)CLASS A APARTMENTS
004 004		40	R-2	14	3A	(14)CLASS A APARTMENTS
005 005		40	R-2	9	2A	(9)CLASS A APARTMENTS
005 005		40	R-2	15	3A	(15)CLASS A APARTMENTS
006 006 33		100	R-2		2B, 3B	ACCESSORY TENANT RECREATION SPACE
006 006		40	R-2	9	2A	(9)CLASS A APARTMENTS
006 006		40	R-2	15	3A	(15)CLASS A APARTMENTS
007 007		40	R-2	9	2A	(9)CLASS A APARTMENTS
007 007		40	R-2	15	3A	(15)CLASS A APARTMENTS



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008 008		40	R-2	10	2A	(10)CLASS A APARTMENTS
008 008 25		100	R-2		2B, 3B	ACCESSORY TENANT RECREATION SPACE
008 008		40	R-2	10	3A	(10)CLASS A APARTMENTS
009 009		40	R-2	11	2A	(11)CLASS A APARTMENTS
009 009		40	R-2	9	3A	(9)CLASS A APARTMENTS
009 009 25		100	R-2		2B, 3B	ACCESSORY TENANT RECREATION SPACE
010 010 25		100	R-2		2B, 3B	ACCESSORY TENANT RECREATION SPACE
010 010		40	R-2	12	2A	(12)CLASS A APARTMENTS
010 010		40	R-2	8	3A	(8)CLASS A APARTMENTS
ROF		75	R-2		2B	STAIR AND ELEVATOR BULKHEAD
ROF		75	R-2		2B	MECH. ROOM.
LOB	59	100	R-2		2B, 3B	RESIDENTIAL LOBBY



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THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTIONS AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN#2017000423392,2017000423393. ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. RECREATION ROOMS FOR TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES. THE PREMISE CONSISTS OF A TOTAL 215 RESIDENTIAL DWELLING UNITS, 120 OF WHICH WILL BE UG3 AND THE REMAINING 95 WILL BE UG2, WHICH INCLUDES ONE SUPERINTENDENT UNIT. ALL 215 RENTAL UNITS IN THIS 100 PERCENT AFFORDABLE HOUSING PROJECT WILL BE SET ASIDE FOR INDIVIDUALS AND FAMILIES EARNING UP TO 60% OF THE AREA MEDIAN INCOME WITH 120 UNITS RESERVED FOR HOMELESS INDIVIDUALS AND FAMILIES. TOTAL AREA OF 1954 SF OF WALL THICKNESS EXCLUDED FROM THE CALCULATION OF # FLOOR AREA #_PURSUANT TO ZR 12-10 "FLOOR AREA"(12)(II) DEFINITION.

END OF SECTION

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