

# Certificate of Occupancy

**CO Number: 220151877F**

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> Bronx <b>Address:</b> 491 GERARD AVENUE <b>Building Identification Number (BIN):</b> 2127104	<b>Block Number:</b> 02351 <b>Lot Number(s):</b> 50  <b>Building Type:</b> New	<b>Certificate Type:</b> Final <b>Effective Date:</b> 10/03/2019
<b>This building is subject to this Building Code:</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 12 <b>Height in feet:</b> 120 <b>No. of dwelling units:</b> 153		
<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> None		
<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	S-2		2B	ACCESSORY BUILDING STORAGE
CEL		OG	F-2		2B	GAS METER ROOM, ELECTRICAL ROOM, WATER METER/FIRE PUMP ROOM, BOILER ROOM, DETENTION TANK, TELECOM ROOM
CEL		OG	S-2		2B	BICYCLE STORAGE ROOM FOR 37 BICYCLES (617SF)
CEL		OG	S-2		2B	COMPACTOR ROOM
CEL		OG	F-2		2B	ELEVATOR MACHINE ROOM
OSP		OG	S-2		2B	ACCESSORY PARKING FOR 13 MOTOR VEHICLES
001 001		100	S-2		2B	JANITOR'S CLOSET
001 001		100	F-2		2B	ACCESSORY TENANT LAUNDRY ROOM
001 001		100	S-2		2B	BICYCLE STORAGE ROOMS FOR 40 BICYCLES (620SF)
001 001		100	S-2		2B	ACCESSORY BUILDING STORAGE
001 001 74		100	R-2		2B	ACCESSORY TENANT RECREATION ROOM 'A'
001 001		100	R-2		2B	RESIDENTIAL LOBBY AND MAIL ROOM
001 001		100	R-2	8	2B	EIGHT (8) CLASS 'A' APARTMENTS



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DOCUMENT CONTINUES ON NEXT PAGE

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001 001		100	F-2		2B	SUPERS WORKSHOP
002 002		40	F-2		2B	ELECTRICAL CLOSET
002 002		40	F-2		2B	TELECOM ROOM
002 002		40	R-2	15	2A	FIFTEEN (15) CLASS 'A' APARTMENTS
002 002		40	S-2		2B	JANITOR'S CLOSET
003 003		40	S-2		2B	JANITOR'S CLOSET
003 003		40	F-2		2B	TELECOM ROOM
003 003		40	F-2		2B	ELECTRICAL CLOSET
003 003		40	R-2	16	2A	SIXTEEN (16) CLASS 'A' APARTMENTS
004 004		40	S-2		2B	JANITOR'S CLOSET
004 004		40	F-2		2B	TELECOM ROOM
004 004		40	F-2		2B	ELECTRICAL CLOSET
004 004		40	R-2	16	2A	SIXTEEN (16) CLASS 'A' APARTMENTS



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Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

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005 005		40	R-2	16	2A	SIXTEEN (16) CLASS 'A' APARTMENTS
005 005		40	S-2		2B	JANITOR'S CLOSET
005 005		40	F-2		2B	TELECOM ROOM
005 005		40	F-2		2B	ELECTRICAL CLOSET
006 006		40	R-2	16	2A	SIXTEEN (16) CLASS 'A' APARTMENTS
006 006		40	S-2		2B	JANITOR'S CLOSET
006 006		40	F-2		2B	TELECOM ROOM
006 006		40	F-2		2B	ELECTRICAL CLOSET
007 007		40	S-2		2B	JANITOR'S CLOSET
007 007		40	F-2		2B	TELECOM ROOM
007 007		40	F-2		2B	ELECTRICAL CLOSET
007 007		40	R-2	15	2A	FIFTEEN (15) CLASS 'A' APARTMENTS
008 008		40	F-2		2B	ELECTRICAL CLOSET



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Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

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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
008 008		40	R-2	15	2A	FIFTEEN (15) CLASS 'A' APARTMENTS
008 008		40	F-2		2B	TELECOM ROOM
008 008		40	S-2		2B	JANITOR'S CLOSET
009 009		40	S-2		2B	JANITOR'S CLOSET
009 009		40	F-2		2B	TELECOM ROOM
009 009		40	F-2		2B	ELECTRICAL CLOSET
009 009		40	R-2	15	2A	FIFTEEN (15) CLASS 'A' APARTMENTS
010 010 10		100	R-2		2B	ACCESSORY TENANT FITNESS ROOM
010 010 48		100	R-2		2B	ACCESSORY OUTDOOR TENANT RECREATION AREA
010 010		40	F-2		2B	TELECOM ROOM
010 010		40	R-2	7	2A	SEVEN(7) CLASS 'A' APARTMENTS
010 010		40	F-2		2B	ELECTRICAL CLOSET
011 011		40	R-2	7	2A	SEVEN(7) CLASS 'A' APARTMENTS



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DOCUMENT CONTINUES ON NEXT PAGE

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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
011 011		40	F-2		2B	TELECOM ROOM
011 011		40	F-2		2B	ELECTRICAL CLOSET
012 012		40	R-2	7	2A	SEVEN(7) CLASS 'A' APARTMENTS
012 012		40	F-2		2B	TELECOM ROOM
012 012		40	F-2		2B	ELECTRICAL CLOSET
NOTE #1 THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN#2015000164289, 20150001644290. NOTE 2: THIS BUILDING HAS BEEN DEVELOPED PURSUANT TO QUALITY HOUSING ZR 28-00 NOTE 3: ALL RELATED FACILITIES AND AMENDMENTS REQUIRED PURSUANT TO THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. NOTE 4: RECREATION ROOMS FOR THE TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES NOTE 5: LIGHT AND AIR EASEMENT FILED UNDER CRFN NUMBER :2016000016730 AND 2016000016731 NOTE 6: EGRESS EASEMENT AGREEMENT FILED UNDER CRFN NUMBER:2016000016730						
END OF SECTION						



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