

Certificate of Occupancy

CO Number: 220152019F

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: 1903 WEST FARMS ROAD Building Identification Number (BIN): 2129118	Block Number: 03016 Lot Number(s): 11 Building Type: New	Certificate Type: Final Effective Date: 12/17/2020
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: 15 Height in feet: 148 No. of dwelling units: 218			
C.	Fire Protection Equipment: Standpipe system, 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

Certificate of Occupancy

CO Number: 220152019F

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	1	OG	R-2		2	SECURITY ROOM
CEL		OG	F-2		2	DETENTION TANK, FIRE PUMP ROOM, GAS WATER METER ROOM, ELECTRICAL ROOM, MECHANICAL STORAGE ROOM, TELEPHONE ROOM, ARCS ROOM, ATS ROOM
CEL		OG	S-2		2	ACCESSORY RESIDENTIAL STORAGE ROOMS
OSP	72	OG	R-2		2	ACCESSORY OUTDOOR TENANT RECREATION
001 001		100	S-2		2	COMPACTOR ROOM
001 001		OG	S-2		2	BIKE ROOM (1370 SF) FOR 109 BIKE SPACES
001 001 36		100	M		6	RETAIL SPACE A1
001 001 30		100	M		6	RETAIL SPACE B1
001 001		OG	R-2		2	ACCESSORY TENANT RECREATION ROOM
001 001		OG	R-2		2	ACCESSORY TENANT FITNESS ROOM
001 001		OG	S-2		2	ACCESSORY TENANT STORAGE ROOM
001 001		100	R-2		2	SUPERS OFFICE
001 001		OG	F-2		2	ACCESSORY TENANT LAUNDRY ROOM



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number:

220152019F

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 38		100	M		6	RETAIL SPACE A2
001 001		40	R-2	1	2	ONE (1) CLASS 'A' APARTMENT
001 001 44		100	M		6	RETAIL SPACE B2
001 001		OG	R-2		2	RESIDENTIAL LOBBY
002 002		40	R-2	19	2	NINETEEN (19) CLASS 'A' APARTMENTS
003 003		40	R-2	18	2	EIGHTEEN (18) CLASS 'A' APARTMENTS PER FLOOR
004 004		40	R-2	18	2	EIGHTEEN (18) CLASS 'A' APARTMENTS
005 005		40	R-2	18	2	EIGHTEEN (18) CLASS 'A' APARTMENTS
006 006		40	R-2	18	2	EIGHTEEN(18) CLASS 'A' APARTMENTS
007 007		40	R-2	18	2	EIGHTEEN (18) CLASS 'A' APARTMENTS
008 008		40	R-2	18	2	EIGHTEEN (18)CLASS 'A'APARTMENTS
009 009		40	R-2	17	2	SEVENTEEN (17) CLASS 'A' APARTMENTS
010 010		40	R-2	17	2	SEVENTEEN (17) CLASS 'A' APARTMENTS



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 220152019F

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
011 011		40	R-2	13	2	THIRTEEN (13) CLASS 'A' APARTMENTS
012 012		40	R-2	13	2	THIRTEEN (13) CLASS 'A' APARTMENTS
013 013		40	R-2	10	2	TEN(10) CLASS 'A' APARTMENTS
014 014		40	R-2	10	2	TEN (10) CLASS 'A' APARTMENTS
015 015		40	R-2	10	2	TEN(10) CLASS 'A' APARTMENTS
ROF		100	F-2		2	MECHANICAL ROOM, ELEVATOR CONTROL ROOM
ROF		100	R-2		2	STORAGE ROOM
NOTE : 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 UNDER CRFN#2016000368622,2016000368621 NOTE 2:THIS BUILDING HAS BEEN DEVELOPED PURSUANT TO QUALITY HOUSING ZR28-00 NOTE 3:ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT TO THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED NOTE 5:RECREATION ROOMS FOR TENANTS AS PER ZONING RESOLUTION QUALITY QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

220152019/000 12/17/2020 8:11:20 AM