

Certificate of Occupancy

CO Number: 210075899F

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: 820 ST ANNS AVENUE Building Identification Number (BIN): 2117693	Block Number: 02618 Lot Number(s): 7501 Building Type: New	Certificate Type: Final Effective Date: 01/23/2018
This building is subject to this Building Code: 2008 Code		
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-C (1968 Code designation) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 13 Height in feet: 101 No. of dwelling units: 107		
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: Board of Standards and Appeals - Recording Info: 177-11-BZ		
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	6	OG	S-2		2	ATTENDED PARKING AREA 6 SPACES
CEL	6	OG	R-2		2	BICYCLE PARKING FOR 59 SPACES (INCIDENTAL USE TO RESIDENTIAL).
CEL	6	OG	R-2		2	WATER METER ROOM, GAS METER ROOM, ELECTRIC METER ROOM, STORAGE TRASH COMPACTOR ROOM (INCIDENTAL USE TO RESIDENTIAL)
CEL		OG	R-2		2	CELLAR LOBBY
001	9	100	R-2		2	TENANT STORAGE ROOM (INCIDENTAL USE TO RESIDENTIAL)
001		100	R-2		2	RESIDENTIAL LOBBY
001		100	R-2		2	JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
001	16	100	B		4A	HEALTH CENTER
001	30	100	B		4A	HEALTH CENTER
001	18	100	B		2B	MANAGEMENT OFFICE SPACE (ACCESSORY TO RESIDENTIAL)
001		100	R-2		2	REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
002		40	R-2	4	2	FOUR CLASS "A" APARTMENTS
002		40	R-2		2	REFUSE ROOM/JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)



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002	3	OG	R-2		2	TENANT STORAGE A (INCIDENTAL USE TO RESIDENTIAL)
002	4	100	R-2		2	TENANT STORAGE B (INCIDENTAL USE TO RESIDENTIAL)
002	52	100	A-3		4B	ROOF TERRACE (ACCESSORY TO RESIDENTIAL)
002	54	100	A-3		4	RECREATION LOUNGE (ACCESSORY TO RESIDENTIAL)
003		100	R-2		2	LAUNDRY ROOM (INCIDENTAL USE TO RESIDENTIAL)
003		40	R-2	6	2	SIX CLASS "A" APARTMENTS
003		40	R-2		2	ELEVATOR LOBBY
003	2	40	R-2		2	TENANT STORAGE C (INCIDENTAL USE TO RESIDENTIAL)
003		40	R-2		2	REFUSE ROOM/JANITORS CLOSET (INCIDENTAL USE TO RESIDENTIAL)
003	3	40	R-2		2	TENANT STORAGE D (INCIDENTAL USE TO RESIDENTIAL)
004		40	R-2		2	ELEV. LOBBY
004	2	100	R-2		2	STORAGE (INCIDENTAL USE TO RESIDENTIAL)
004		40	R-2	8	2	EIGHT CLASS "A" APARTMENTS



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004	66	40	A-3		4	RECREATION TERRACE
004	65	100	A-3		4	COMMUNITY ROOM 2
004	68	100	A-3		4	COMMUNITY ROOM 1
005		40	R-2		2	LOBBY / VESTIBULE
005		40	R-2	11	2	ELEVEN CLASS "A" APARTMENTS
005		40	R-2		2	REFUSE ROOM/JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
006		40	R-2		2	REFUSE ROOM/JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
006		40	R-2	13	2	THIRTEEN CLASS "A" APARTMENTS
007		40	R-2	13	2	THIRTEEN CLASS "A" APARTMENTS
007		40	R-2		2	REFUSE ROOM/JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
008		40	R-2	13	2	THIRTEEN CLASS "A" APARTMENTS
008		40	R-2		2	REFUSE ROOM/JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
009		40	R-2	13	2	THIRTEEN CLASS "A" APARTMENTS



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009		40	R-2		2	REFUSE ROOM/JANITORS CLOSET (INCIDENTAL USE TO RESIDENTIAL)
010		40	R-2	11	2	ELEVEN CLASS "A" APARTMENTS
010		40	R-2		2	REFUSE ROOM/JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
011		40	R-2		2	REFUSE ROOM/JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
011		100	R-2		2	ELEVATOR MACHINE ROOM (INCIDENTAL USE TO RESIDENTIAL)
011		40	R-2	5	2	FIVE CLASS "A" APARTMENTS
012		40	R-2	5	2	FIVE CLASS "A" APARTMENTS
012		40	R-2		2	REFUSE ROOM/JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
013		40	R-2	5	2	FIVE CLASS "A" APARTMENTS
013		40	R-2		2	REFUSE ROOM/JANITOR'S CLOSET (INCIDENTAL USE TO RESIDENTIAL)
ROF		100	R-2		2	ELEVATOR MACHINE ROOM (INCIDENTAL USE TO RESIDENTIAL)
TOTAL: 107 CLASS "A" APARTMENTS QUALITY HOUSING NOTES: THIS PROJECT FALLS UNDER THE GUIDELINES OF QUALITY HOUSING AS OUTLINED BY ARTICLE 2: CHAPTER 8 OF THE ZONING RESOLUTION RESTRICTIVE DECLARATION FOR SEVERAL TAX LOTS ON ONE ZONING LOT RECORDED UNDER CRFN# 2008000210078 EGRESS EASEMENT RECORDED UNDER CRFN #2009000045110 PARKING EASEMENT RECORDED UNDER CRFN #2009000045111 RECIPROCAL EASEMENT RECORDED UNDER CRFN #2009000051411 EXHIBITS I & III RECORDED UNDER CRFN #201000193702 & 2010000193712 RESPECTIVELY CONDO DECLARATION RECORDED UNDER CRFN #2009000186268						
END OF SECTION						



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