

Certificate of Occupancy

CO Number: 220015383F

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: 2026 WESTCHESTER AVENUE Building Identification Number (BIN): 2127430	Block Number: 03805 Lot Number(s): 11 Building Type: New	Certificate Type: Final Effective Date: 07/26/2017
This building is subject to this Building Code: 1968 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: 7 Height in feet: 70 No. of dwelling units: 134			
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: Parking spaces (125)		
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		OG	S-2		2B	STORAGE AND METER ROOMS.
CEL		OG	S-2		2B	INDOOR BICYCLE PARKING SPACES (67), BICYCLE PARKING AREA (667 SQUARE FEET)
OSP		OG	S-2		2B	ATTENDED PARKING FOR 118 VEHICLES (64 RESIDENTIAL, 52 RETAIL/COMMERICAL, 7 UNATTENDED HANDICAP PARKING SPACES.
OSP			F-2		4A	2 OFF STREET PARKING SPACES FOR COMMUNITY FACILITY.
001	12	OG	B		4A	COMMUNITY FACILITY - AMBULATORY, DIAGNOSTIC AND TREATMENT HEALTH CARE CENTER (DOCTOR'S OFFICE)
001	1	OG	R-2		2B	ACCESSORY ATTENDED PARKING OFFICE, RESIDENTIAL LOBBY.
001	26	100	M		6A	RETAIL STORE#2
001	135	100	M		6A	RETAIL STORE #3
001 001		50	F-2		2B	INDOOR BICYLCE PARKING SPACES (5) BICYLCE PARKING AREA 61 SQ. FT MINIMUM BICYCLE PARKING FLOOR AREA EXLCUSION: 61 SF.
001 001		50	S-2		2B	1TRASH COMPACTOR ROOM
001 001 366		100	M		6A	RETAIL STORE #1
002 002 69		40	R-2		2B	ACCESSORY EXTERIOR RECREATION DECK.
002 002		40	R-2	24	2A	TWENTY FOUR (24) CLASS "A" APARTMENTS



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003 003		40	R-2	25	2A	TWENTY FIVE (25) CLASS "A" APARTMENTS
004 004		40	R-2	23	2A	TWENTY THREE(23)CLASS "A" APARTMENTS
005 005		40	R-2	23	2A	TWENTY THREE(23)CLASS "A" APARTMENTS
006 006		40	R-2	20	2A	TWENTY (20) CLASS "A" APARTMENTS
007 007		40	R-2	19	2A	NINETEEN (19)CLASS "A" APARTMENT.
ROF		30	R-2		2B	STAIR AND ELEVATOR BULKHEAD
ROF		40	F-2		2B	BOILER ROOM
TOTAL: CLASS "A" MULTIPLE DWELLING WITH 134 APARTMENT UNITS, RETAIL SPACE AND COMMUNITY FACILITY. ENCLOSED BICYCLE PARKING SPACES (67) AT CELLAR AND (5) AT 1ST FLOOR THIS PREMISE HAS BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP. EXHIBITS FILED AND RECORDED WITH CITY REGISTRAR OFFICE CRFN#S 2010000348625,2010000348628 201000348640. THIS BUILDING COMPLIES WITHE NYS MULTIPLE DWELLING LAW PURSUANT TO SECTION 301. TOTAL NUMBER OF ATTENDED PARKING SPACES PROVIDED 7 FAILURE TO MAINTAIN THE ATTENDANTS STATION 24/7 WILL VOID THIS C OF O MAXIMUM NUMBER OF PEOPLE TO BE EMPLOYED BY RETAIL STORE #1 SHALL BE NO GREATER THAN 25. RESTRICTIVE DECLARATION #2007000592833. FOR OSP : 64 RESIDENTIAL, 52 RETAIL/COMMERCIAL,& 2 OFF STREET PARKING = 118 SPACES + 7 UNATTENDED HANDICAP = 125 SPACES						
END OF SECTION						



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