

Certificate of Occupancy

CO Number: 104293774T050

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: Manhattan Address: 8 SPRUCE STREET Building Identification Number (BIN): 1087485	Block Number: 00100 Lot Number(s): 1 Building Type: New	Certificate Type: Temporary Effective Date: 07/22/2020 Expiration Date: 10/20/2020
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-C (1968 Code) Building Occupancy Group classification: J2 (1968 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 76 Height in feet: 870 No. of dwelling units: 898		
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: City Planning Commission - Recording Info: N060505ZCM		
Outstanding requirements for obtaining Final Certificate of Occupancy:		
There are 10 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments: None		



Borough Commissioner



Commissioner

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Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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	110		D-2 B-2		2	MECHANICAL ROOMS, ACCESSORY STORAGE, EMPLOYEE LUNCH ROOM
CEL	78	OG			2	ACCESSORY ATTENDED PARKING FOR (175) CARS (100 SPACES TO BE USED EXCLUSIVELY BY THE HOSPITAL STAFF, PATIENTS AND VISITORS)
MEZ	13	60	B-2		2	ACCESSORY RESIDENTIAL STORAGE BETWEEN CELLAR AND FIRST FLOOR
MZ1	11	100	D-2		2	MECHANICAL ROOM
001		100	G		3	SCHOOL LOBBY
001	240	100	F-4		3	CAFETERIA FOR SCHOOL WITH KITCHEN
001	45	100	C		6	RETAIL
001		100	E		6	OFFICE LOBBY
001	14	100	E		6	OFFICES
001	7	100	B-2		2	LOADING DOCK
001	9		J-2		2	RESIDENTIAL LOBBY AND MAIL ROOM
002	479	100	G		3	CLASSROOMS, ACCESSORY OFFICES



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002	378	100	F-1B		3	AUDITORIUM (LOWER PORTION)
003		100	F-1B		3	AUDITORIUM (UPPER PORTION)
003	390	100	G		3	CLASSROOMS, ACCESSORY OFFICES, TEACHER DINNING
003	347	100	F-3		3	GYMNASIUM
004	516	100	G		3	CLASSROOMS AND ACCESSORY OFFICES
004	74		G		3	LIBRARY
005	325	100	G		3	ROOFTOP PLAY AREA ACCESSORY TO SCHOOL
005	179	50	E		6	OFFICES (FOR HOSPITAL)
006	51	100	D-2		2	MECHANICAL, STORAGE, ACCESSORY LAUNDRY ROOM
006	68	100	F-3		2	ACCESSORY RESIDENTIAL GAMEROOM AND OUTDOOR TERRACE
007		40	J-2	7	2	(7) APARTMENTS
007	55	100	F-3		2	ACCESSORY GYM WITH OUTDOOR TERRACE
007	36	100	F-4			ACCESSORY COOKING DEMOSTRATION AREA, AMENITY OFFICE, MANAGEMENT OFFICE



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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
007	59	100	F-4		2	RESIDENTIAL LOUNGE AND DINNING ROOM
007	67	100	F-3		2	ACCESSORY POOL AND OUTDOOR TERRACE
008	42					ACCESSORY PLAYROOM (1) AND LOUNGE
008	23		F-1B			TELEVISION ROOM
008		40	J-2	7	2	(7) APARTMENTS, BUILDING MANAGEMENT OFFICE
008	62		F-3			ACCESSORY PLAYROOM (2)
008	48		F-3		2	ACCESSORY GYM
008	16		F-1B			READING ROOM AND CLUB AREA
009	022	40	J-2	20	2	(20) APARTMENTS (PER FLOOR)
023	037	40	J-2	16	2	(16) APARTMENTS (PER FLOOR)
038	5	100	D-2			MECHANICAL
038	5	100	D-2			MECHANICAL (M38)
039	050	40	J-2	14	2	(14) APARTMENTS (PER FLOOR)



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051 074		40	J-2	8	2	(8) APARTMENTS (PER FLOOR)
075		40	J-2	4	2	(4) APARTMENTS
076		40	J-2		2	MECHANICAL ROOMS
ROF		100	D-2			ELEVATOR MACHINE ROOM
END OF SECTION						



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