

Certificate of Occupancy

CO Number: 220151895F

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: 1530 STORY AVENUE Building Identification Number (BIN): 2127284	Block Number: 03623 Lot Number(s): 30 Building Type: New	Certificate Type: Final Effective Date: 09/18/2020
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: 13 Height in feet: 125 No. of dwelling units: 212		
C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D. Type and number of open spaces: Parking spaces (187), Parking (53398 square feet)		
E. This Certificate is issued with the following legal limitations: Easement(s) - Recording Info: EGRESS EASEMENT		
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
OSP		OG	S-2		2	PARKING LOT WITH 187 SPACES (53,136 SF)
MEZ	6	100	R-2		2	UPPER LEVEL OF TENANT EXERCISE ROOM
001 001 3			R-2		2	BUILDING MAINTENANCE ROOM
001 001 30		OG	E		3	DAYCARE LOBBY,RECEPTION,ADMIN OFFICE,DIRECTOR'S OFFICE,LOUNGE,SPEECH OFFICE,PSYCHOLOGY OFFICE,PHYSICAL THERAPY ROOM,AV CLOSET,FILE STORAGE ROOM,SERVERROOM
001 001 22		OG	R-2		2	TENANT EXERCISE ROOM
001 001 81		OG	E		3	DAYCARE CLASSROOMS AND GYM
001 001		OG	R-2		2	RESIDENTIAL LOBBY AND MAILBOXES
001 001 3		OG	R-2		2	TENANT LAUNDRY ROOM
001 001		OG	F-2		2	MECHANICAL ROOMS-TRASH COMPACTOR ROOM,ARCS ROOM,GAS ROOM,WATER METER ROOM, FIRE PUMP ROOM,TELECOM ROOM,ELECTRICAL ROOM
001 001		OG	S-2		2	BUILDING STORAGE
001 001		OG	S-2		2	BICYCLE STORAGE ROOM (107 BIKES, 1289 SQ)
001 001		OG	R-2	2.5	2	LOWER HALVES OF 5 CLASS A DUPLEX APARTMENTS.



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002 002		40	R-2	2.5	2	UPPER HALVES OF 5 CLASS A DUPLEX APARTMENTS.
003 003		40	F-2		2	TELECOM ROOM
003 008		40	R-2	21	2	TWENTY-ONE (21) CLASS A APARTMENTS ON EACH FLOOR
004 004		40	F-2		2	ELECTRICAL ROOM
005 005		40	F-2		2	TELECOM ROOM
006 006		40	F-2		2	TELECOM ROOM
007 007		40	F-2		2	ELECTRICAL ROOM
008 008		40	F-2		2	TELECOM ROOM
009 009		40	R-2	19	2	NINETEEN (19) CLASS A APARTMENTS
009 009		40	F-2		2	TELECOM ROOM
010 010		40	R-2		2	ELECTRICAL ROOM
010 011		40	R-2	17	2	SEVENTEEN (17) CLASS A APARTMENTS ON EACH FLOOR
011 011		40	R-2		2	TELECOM ROOM



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012 012		40	R-2	15	2	FIFTEEN (15) CLASS A APARTMENTS
012 012		40	F-2		2	TELECOM ROOM
013 013		40	R-2	13	2	THIRTEEN (13) CLASS A APARTMENTS
013 013		100	F-2		2	ELECTRICAL ROOM
ROF		100	F-2		2	BOILER ROOM,CONTROL ROOM
THESE PREMISES 1530 STORY AVE, 875 BOYNTON AVE, AND 825 BOYNTON AVE, CONSISTING OF TAX LOTS 20 AND 30 HAVE BEEN DELARED ONE ZONING LOT AS PER SECTION 12-10 OF THE ZONING RESOLUTION AND HAVE BEEN RECORDED AT THE OFFICE OF CITY REGISTER UNDER CRFN #S 2016000034072 AND 2016000034073. PARKING FOR THE ZONING LOT TO BE PROVIDED AS FOLLOWS: EXISTING BUILDINGS 825 BONTON AVE AND 785 BOYNTON AVE REQUIRE 339 PARKING SPACES. SOUTH PARKING LOT ON TAX LOT 20 TO PROVIDE 285 PARKING SPACES. THE REMAINING 54 PARKING SPACES WILL BE PROVIDED AT THE NORTH PARKING LOT ON TAX LOT 30. NEW BUILDING 1530 STORY AVENUE REQUIRES 101 PARKING SPACES.ALL PARKING SPACES TO BE PROVIDED ON NORTH PARKING LOT ON TAX LOT 30. PARKING EASEMENT BETWEEN LOTS 20 AND 30 RECORDED UNDER CRFN #2020000091304. NORTH PARKING LOT TO HAVE 16 EXCESS PARKING SPACES.ALL CHILDREN IN PROPOSED DAYCARE WILL BE OVER THE AGE OF 2 YEARS OLD. EGRESS EASEMENT BETWEEN 1530 STORY AVENUE AND 1520 STORY AVENUE RECORDED UNDER CRFN #2018000321869.						
END OF SECTION						



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