

# Certificate of Occupancy

**CO Number: 121851834F**

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.*

<b>A.</b>	<b>Borough:</b> Manhattan <b>Address:</b> 275 WEST 140TH STREET <b>Building Identification Number (BIN):</b> 1089378	<b>Block Number:</b> 02026 <b>Lot Number(s):</b> 60  <b>Building Type:</b> New	<b>Certificate Type:</b> Final <b>Effective Date:</b> 11/19/2019
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 8 <b>Height in feet:</b> 78 <b>No. of dwelling units:</b> 54			
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> 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	R-2		2	MECHANICAL ROOMS (INCIDENTAL USE TO RESIDENTIAL): ELECTRIC METER ROOM, WATER METER ROOM, FIRE PUMP ROOM, TELE/CABLE ROOM, GAS METER ROOM, BOILER ROOM, TRASH COMPACTOR ROOM
CEL		OG	A-3		2	RESIDENTIAL RECREATION AREA (ACCESSORY USE TO RESIDENTIAL)
CEL		OG	M		6	FRESH STORAGE (INCIDENTAL USE TO RETAIL SPACE) FOOD STORAGE
CEL		OG	R-2		2	SUPER'S OFFICE (INCIDENTAL USE TO RESIDENTIAL)
CEL		OG	S-2		2	BICYCLE STORAGE FOR 28 SPACES
001		100	R-2		2	LOBBY / VESTIBULE
001		100	B		6	COMMUNITY FACILITY
001		100	M		6	FRESH FOOD SPACE
001		100	M		6	RETAIL LOADING AREA (INCIDENTAL USE TO FRESH FOOD STORE)
002		40	R-2		2	MECHANICAL EQUIPMENT AREA (INCIDENTAL USE TO RESIDENTIAL)
002		40	R-2	8	2	EIGHT (8) CLASS "A" APARTMENTS
002		40	R-2		2	REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)



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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
002		100	A-3		2	OUTDOOR RECREATIONAL AREA (ACCESSORY USE TO RESIDENTIAL) NOTE: NO CLAIM FOR ADDITIONAL FENCE FAR IN THE FUTURE
003		40	R-2	8	2	EIGHT (8) CLASS "A" APARTMENTS
003		40	R-2		2	REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
003		40	R-2		2	MECHANICAL EQUIPMENT AREA (INCIDENTAL USE TO RESIDENTIAL)
004		40	R-2		2	REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
004		40	R-2		2	MECHANICAL EQUIPMENT AREA (INCIDENTAL USE TO RESIDENTIAL)
004		40	R-2	8	2	EIGHT (8) CLASS "A" APARTMENTS
005		40	R-2	9	2	NINE (9) CLASS "A" APARTMENTS
005		40	R-2		2	REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
006		40	R-2	9	2	NINE (9) CLASS "A" APARTMENTS
006		40	R-2		2	REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
007		40	R-2	6	2	SIX (6) CLASS "A" APARTMENTS
007		40	R-2		2	REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)



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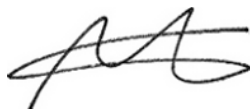
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
007		100	R-2		2	(1) PUBLIC TERRACE (ACCESSORY USE TO RESIDENTIAL) NOTE: NO CLAIM FOR ADDITIONAL FAR IN THE FUTURE
008		40	R-2	6	2	SIX (6) CLASS "A" APARTMENTS
008		40	R-2		2	REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
RO F		100	R-2		2	ELEVATOR & STAIR BULKHEADS
TOTAL: 54 CLASS "A" APARTMENTS THIS PROJECT FALLS UNDER THE GUIDELINES OF QUALITY HOUSING AS OUTLINED BY ARTICLE 2, CHAPTER 8 OF THE ZONING RESOLUTION.						
END OF SECTION						



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