

# Certificate of Occupancy

**CO Number:** 220447078F

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> Bronx <b>Address:</b> 2264 MORRIS AVE <b>Building Identification Number (BIN):</b> 2013863	<b>Block Number:</b> 03171 <b>Lot Number(s):</b> 13  <b>Building Type:</b> New	<b>Certificate Type:</b> Final <b>Effective Date:</b> 09/10/2020
<b>This building is subject to this Building 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> 11 <b>Height in feet:</b> 105 <b>No. of dwelling units:</b> 94		
<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	4	OG	R-2		3B	LAUNDRY ROOM
CEL		OG	F-2		3B	COMPACTOR ROOM, BOILER ROOM, METER ROOMS, BIKE ROOM, STORAGE ROOMS, SERVER CLOSET
CEL		OG	S-2		2B	ACCESSORY PARKING FOR 16 SPACES
CEL	38	OG	R-2		3B	ACCESSORY OFFICES.
001 001	40	R-2	7	3A		CLASS A APARTMENTS - NON PROFIT INSTITUTION WITH SLEEPING ACCOMODATIONS
001 001	40	R-2	3	2A		CLASS A APARTMENTS
001 001 1	40	F-2		3B		SECURITY BOOTH
002 002	40	R-2	5	3A		CLASS A APARTMENTS-NON PROFIT INSTITUTION WITH SLEEPING ACCOMODATIONS
002 002	40	R-2	5	2A		CLASS A APARTMENTS
003 003	40	R-2	7	2A		CLASS A APARTMENTS
004 004	40	R-2	7	2A		CLASS A APARTMENTS
005 005	40	R-2	3	3A		CLASS A APARTMENTS - NON PROFIT INSTITUTION WITH SLEEPING ACCOMODATIONS
005 005	40	R-2	6	2A		CLASS A APARTMENTS



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006 006		40	R-2	3	3A	CLASS A APARTMENTS - NON PROFIT INSTITUTION WITH SLEEPING ACCOMODATIONS
006 006		40	R-2	6	2A	CLASS A APARTMENTS
007 007		40	R-2	3	3A	CLASS A APARTMENTS - NON PROFIT INSTITUTION WITH SLEEPING ACCOMODATIONS
007 007		40	R-2	6	2A	CLASS A APARTMENTS
008 008		40	R-2	6	2A	CLASS A APARTMENTS
008 008		40	R-2	3	3A	CLASS A APARTMENTS - NON PROFIT INSTITUTION WITH SLEEPING ACCOMODATIONS
009 009		40	R-2	1	3A	CLASS A APARTMENTS - NON PROFIT INSTITUTION WITH SLEEPING ACCOMODATIONS
009 009		40	R-2	7	2A	CLASS A APARTMENTS
010 010		40	R-2	3	3A	CLASS A APARTMENTS - NON PROFIT INSTITUTION WITH SLEEPING ACCOMODATIONS
010 010		40	R-2	5	2A	CLASS A APARTMENTS
011 011		40	R-2	5	2A	CLASS A APARTMENTS
011 011		40	R-2	3	3A	CLASS A APARTMENTS - NON PROFIT INSTITUTION WITH SLEEPING ACCOMODATIONS
ROF	45	100	R-2		2B	REQUIRED ACCESSORY RECREATIONAL AREA



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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
ROF	1	100	F-2		2B	ELEVATOR MACHINE ROOM

NOTE: THIS CERTIFICATE OF OCCUPANCY SHALL ALSO BE CONSIDERED A CERTIFICATE OF OCCUPANCY UNDER SECTION #301 OF THE MULTIPLE DWELLING LAW. THIS BUILDING IS DESIGNED PURSUANT TO OPTIONAL QUALITY HOUSING AS PER SECTION 28-00 OF THE ZR. THIS BUILDING DESIGNED PURSUANT TO OPTIONAL QUALITY HOUSING AS PER SECTION 28.00 OF THE ZR. 17.7% OF THE BUILDING IS NON-PROFIT THE NUMBER OF PERSONS IN THE CENTRAL OFFICE FUNCTIONS SHALL NOT EXCEED 50. AND THE AMOUNT OF FLOOR AREA USED FOR CENTRAL OFFICE PURPOSES SHALL NOT EXCEED 25% OF THE TOTAL FLOOR AREA OR 25,000 SF. PARKING REDUCTION TO 25% OF THE QUALITY HOUSING UNITS IS TAKEN PER ZR-25-25 (E) FOR GOVERNMENT ASSISTED HOUSING. EXHIBIT I CRFN #2015000257498, EXHIBIT III CRFN #2015000257499

**END OF SECTION**



Borough Commissioner



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**END OF DOCUMENT**

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