

Certificate of Occupancy

CO Number: 110312313F

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: 625 WEST 140TH STREET Building Identification Number (BIN): 1813393	Block Number: 02088 Lot Number(s): 16 Building Type: New	Certificate Type: Final Effective Date: 01/24/2012
This building is subject to this Building Code: 2008 Code		
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-A (2008 Code) Building Occupancy Group classification: R-2 (2008 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 11 Height in feet: 104 No. of dwelling units: 114		
C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D. Type and number of open spaces: None associated with this filing.		
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	79		B		3	OFFICE
CEL	2		B		3	MECHANICAL ROOMS
CEL	8		R-2		2, 3	MECHANICAL ROOMS
001	1		B		3	MECHANICAL ROOMS
001	102		B		3	OFFICE
001			R-2		2, 3	RESIDENTIAL LOBBY - NON SIMULTANEOUS USE
001			S-2		3	ACCESSORY PARKING (6 SPACES) NON REQUIRED SPACES SPACES NOT BE RENTED
002			R-2	7	2	SEVEN (7) CLASS "A" APARTMENTS
002			R-2	6	3	SIX (6) CLASS "A" APARTMENTS NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS
003			R-2	7	2	SEVEN (7) CLASS "A" APARTMENTS
003			R-2	6	3	SIX (6) CLASS "A" APARTMENTS NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS
004			R-2	7	2	SEVEN (7) CLASS "A" APARTMENTS
004			R-2	6	3	SIX (6) CLASS "A" APARTMENTS NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS



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005			R-2	6	3	SIX (6) CLASS "A" APARTMENTS NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS
005			R-2	7	2	SEVEN (7) CLASS "A" APARTMENTS
006			R-2	7	2	SEVEN (7) CLASS "A" APARTMENTS
006			R-2	6	3	SIX (6) CLASS "A" APARTMENTS NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS
007			R-2	7	2	SEVEN (7) CLASS "A" APARTMENTS
007			R-2	6	3	SIX (6) CLASS "A" APARTMENTS NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS
008			R-2	7	2	SEVEN (7) CLASS "A" APARTMENTS
008			R-2	6	3	SIX (6) CLASS "A" APARTMENTS NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS
009			R-2	3	3	THREE (3) CLASS "A" APARTMENTS NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS
009			R-2	6	2	SIX (6) CLASS "A" APARTMENTS
010			R-2	6	2	SIX (6) CLASS "A" APARTMENTS
010			R-2	3	3	THREE (3) CLASS "A" APARTMENTS NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS
011			R-2	1	3	ONE (1) CLASS "A" APARTMENT NOT FOR PROFIT WITH SLEEPING ACCOMODATIONS



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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
011	74		R-2		2	COMMUNITY ROOM FOR TENANT USE ONLY
011			R-2	4	2	FOUR (4) CLASS "A" APARTMENTS
RO F			R-2		2, 3	BOILER ROOM, TENANT RECREATION AREA.
NOTES: 1. BUILDING CONTAINS 114 CLASS A APARTMENTS OF AFFORDABLE HOUSING; APARTMENTS UNITS ARE COMBINED UG 2 (64 AFFORDABLE UNITS) AND UG3(50 SUPPORTATIVE UNITS/NOT OF RESIDENTIAL USE,QHP COMPLIANCE NOT REQUIRED) 2. FORTUNE SOCIETY NYC AND NYS AFFORDABLE HOUSING OFFICES SUPPORT SPACES/ OFFICES (21,595 SF) AT CELLAR AND 1ST FLOOR.COMMUNITY FACILITY FOR DEPARTMENT OF MENTAL HEALTH AND HYGIENE;OFFICE OCCUPANCY B IS ACCESORY TO COMMUNITY FACILITY 3.EASEMENT AGREEMENT WITH NEIGHBORING BUILDING (630 RIVERSIDE DRIVE) RECORDED WITH CITY REGISTER UNDER CRFN 2010000077278						
END OF SECTION						



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