

Certificate of Occupancy

CO Number: 121185671F

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: 2040 FREDERICK DOUGLAS BOULEVARD Building Identification Number (BIN): 1090258	Block Number: 01826 Lot Number(s): 1 Building Type: New	Certificate Type: Final Effective Date: 01/29/2018
This building is subject to this Building Code: 2008 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: 11 Height in feet: 120 No. of dwelling units: 49			
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	19	40	M S-2		6	RETAIL STORAGE, RETAIL TRASH ROOM
CEL	11	40	F-2		2, 6	LAUNDRY ROOM, TRASH COMPACTOR, ELECTRICAL, FIRE PUMP, GAS METER, AND WATER METER ROOMS, TEL. ROOM, RECYCLING ROOM, SECURITY CLOSET, MECHANICAL EQUIP. STOR. MEZZ., DETENTION TANK
CEL	1	40	R-2		2	DOG GROOMING ROOM ACCESSORY TO RESIDENTIAL
CEL	1	40	R-2		2	RESIDENTIAL AMENITY SPACE
CEL	6	40	R-2 S-2		2	RESIDENTIAL TENANT STORAGE ROOM
CEL	17	40	R-2		2	STUDY ROOM ACCESSORY TO RESIDENTIAL
CEL	1	40	R-2		2	BICYCLE STORAGE ROOM (385 SQ FEET FOR STORAGE OF 32 BICYCLES)
SUB	45	OG	R-2 S-2		2	PARKING (20 CARS)
MZ1	5	40	B		4, 3	VACANT/NO OCCUPANCY- MEZZANINE FOR COMMUNITY FACILITY SPACE NONPROFIT WITHOUT SLEEPING ACCOMODATIONS (W 110TH ENTRANCE)
001	193	40	M		6C	VACANT /NO OCCUPANCY (RETAIL ESTABLISHMENT 1)
001	38	40	B M		4, 3	VACANT/ NO OCCUPANCY- COMMUNITY FACILITY SPACE NON PROFIT WITHOUT SLEEPING ACCOMMODATIONS (W 111TH ENTRANCE)
001	12	40	M		4, 6C	VACANT/NO OCCUPANCY (RETAIL ESTABLISHMENT 2)



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001		40	R-2		2	RESIDENTIAL LOBBY
001		40	S-2 R-2		2	PARKING ENTRANCE (W 111 STREET)
002	44	40	R-2		2	ACCESSORY RESIDENTIAL TERRACE
002		40	R-2	5	2	FIVE (5) RESIDENTIAL CLASS "A" APARTMENTS
002 002 14		40	B		4, 3	VACANT/ NO OCCUPANCY-COMMUNITY FACILITY SPACE NONPROFIT WITHOUT SLEEPING ACCOMMODATIONS
002 002 63		40	R-2		2	PLAY AREA, EXERCISE AREA, ACCESSORY TO RESIDENTIAL LOUNGE
003 005		40	R-2	8	2	EIGHT (8) RESIDENTIAL CLASS "A" APARTMENTS PER FLOOR
006		40	R-2	6	2	SIX (6) RESIDENTIAL CLASS "A" APARTMENTS
007		40	R-2	6	2	SIX (6) RESIDENTIAL CLASS "A" APARTMENTS
008		40	R-2	3	2	THREE (3) RESIDENTIAL CLASS "A" APARTMENTS WITH PRIVATE TERRACES
009		40	R-2	2	2	TWO (2) RESIDENTIAL CLASS "A" APARTMENTS WITH PRIVATE TERRACES
010		40	R-2	2	2	TWO (2) RESIDENTIAL CLASS "A" APARTMENTS WITH PRIVATE TERRACES
011		40	R-2	1	2	ONE (1) RESIDENTIAL CLASS "A" APARTMENTS WITH PRIVATE TERRACES



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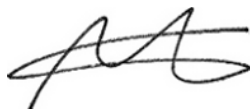
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RO F	45	40	R-2		2	TENANT ROOF TERRACE
RO F		40	R-2		2	MECHANICAL ROOM, EMR
RO F		40	R-2		2	STAIR & ELEVATOR BULKHEADS
COMMUNITY FACILITIES SPACES WILL COMPLY WITH THE FOLLOWING. (EXCLUDED FROM EXCEPT THAT ON) THE NUMBER OF PERSONS EMPLOYED IN CENTRAL OFFICE FUNCTIONS SHALL NOT EXCEED 50, AND THE AMOUNT OF #FLOOR AREA# USED FOR CENTRAL OFFICE PURPOSES SHALL NOT EXCEED 25 PERCENT OF THE TOTAL #FLOOR AREA# OR 25,000 SQUARE FEET, WHICHEVER IS GREATER, EXCEPT THAT IN R1, R2, R3, R4, R5, R6 OR R7_ZONING EXHIBITS 1 AND 3 WERE RECORDED UNDER CRFN#S 201400317324 AND 201400317325. IN ACCORDANCE WITH DOB BULLETIN 2010-013.(B): AN ALT-1(CHANGE OF USE FILING) IS TO BE FILED WITH THE DEPARTMENT OF BUILDINGS WHEN VACANT RETAIL SPACES(2) AT 1ST FLOOR AND COMMUNITY FACILITY SPACE FOR NON PROFIT WITHOUT SLEEPING ACCOMMODATIONS AT THE 1ST,2ND AND MEZZANINE 1 ARE TO BE OCCUPIED BY FUTURE TENANTS.						
END OF SECTION						



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