

Certificate of Occupancy

CO Number: 122068467T007

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: 101 MORNINGSIDE AVENUE Building Identification Number (BIN): 1090673	Block Number: 01950 Lot Number(s): 1 Building Type: New	Certificate Type: Temporary Effective Date: 01/08/2021 Expiration Date: 04/08/2021
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: 12 Height in feet: 111 No. of dwelling units: 23		
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		
Outstanding requirements for obtaining Final Certificate of Occupancy:		
There are 18 outstanding requirements. Please refer to BISWeb for further detail.		
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	1	OG	R-2		2B	MECHANICAL ROOMS (ELECTRICAL METER ROOM, GAS METER ROOM, WATER METER/FIRE PUMP ROOM, ELEVATOR CLOSET ROOM, WATER BOOSTER PUMP ROOM, ELECTRICAL ROOM, MECHANICAL ROOM) INCIDENTAL USE TO RESIDENTIAL
CEL	88	OG	A-3		2B	CHAPEL
CEL		OG	S-2		2B	BICYCLE ROOM (12 SPACES) 167 S.F.
CEL	1	OG	R-2		2B	TRASH COMPACTOR ROOM (INCIDENTAL TO RESIDENTIAL USE)
BAL	171	100	A-3		2B	ASSEMBLY SPACE IN CONJUNCTION WITH CHURCH ON FIRST FLOOR
001	246	100	A-3		2B	CHURCH
001		100	R-2		2B	LOUNGE LOBBY / VESTIBULE
001		100	R-2		2B	PACKAGE ROOM & MAILBOXES
002		100	A-3		2B	GYM/STORAGE
002		100	A-3		2B	CHURCH COMMUNITY FACILITY (INCIDENTAL TO THE CHURCH)
002		100	R-2		2B	MECHANICAL ROOM
003		40	R-2	2	2A	TWO (2) CLASS "A" APARTMENTS



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003		40				(2) PRIVATE TERRACES
003	49	100	A-3		2B	PUBLIC TERRACE OVER CHURCH
003		100	A-3		2B	CHURCH BALCONY
003		100	R-2		2B	REFUSE ROOM AND STORAGE (INCIDENTAL TO RESIDENTIAL USE)
004 006		40	R-2	3	2A	THREE (3) CLASS "A" APARTMENTS PER FLOOR
004 006		100	R-2		2B	REFUSE ROOM PER FLOOR (INCIDENTAL TO RESIDENTIAL USE)
007		40	R-2	3	2A	THREE (3) CLASS "A" APARTMENTS
007		100	R-2		2B	REFUSE ROOM (INCIDENTAL TO RESIDENTIAL USE)
008		40	R-2	3	2A	THREE (3) CLASS "A" APARTMENTS
008		100	R-2		2B	REFUSE ROOM (INCIDENTAL TO RESIDENTIAL USE)
009		100	R-2		2B	REFUSE ROOM (INCIDENTAL TO RESIDENTIAL USE)
009		40	R-2	2	2A	TWO (2) CLASS 'A' APARTMENTS
010		100	R-2		2B	REFUSE ROOM (INCIDENTAL TO RESIDENTIAL USE)



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010		40	R-2	2	2A	TWO (2) CLASS "A" APARTMENTS
011		40	R-2	1	2A	ONE (1) CLASS "A" APARTMENT
012		40	R-2	1	2A	ONE (1) CLASS 'A' APARTMENT
ROF		100	R-2		2B	MECHANICAL ROOM
ROF		100	R-2		2B	TERRACE IN CONJUNCTION WITH 12TH FLOOR APARTMENT
ROF		40	R-2		2B	ROOF TERRACE
TOTAL: 23 CLASS "A" APARTMENTS QUALITY HOUSING NOTE: THIS PROJECT FALLS UNDER THE GUIDELINES OF QUALITY HOUSING AS OUTLINED BY ARTICLE 2, CHAPTER 8 OF THE ZONING RESOLUTION. THIS PROJECT FALLS UNDER THE GUIDELINES OF QUALITY HOUSING AS OUTLINED BY ARTICLE 2, CHAPTER 8 OF THE ZONING RESOLUTION. THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILES WITH THE CITY REGISTER OFFICE UNDER CRFN# 2015000169225 AND 2015000169226						
END OF SECTION						



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