

Certificate of Occupancy

CO Number: 220632769F

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: Bronx Address: 2302 WEBSTER AVE Building Identification Number (BIN): 2129104	Block Number: 03031 Lot Number(s): 1 Building Type: New	Certificate Type: Final Effective Date: 01/29/2021
This building is subject to this Building 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: 8 Height in feet: 76 No. of dwelling units: 71		
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		100	S-2		2B	36 PARKING SPACES, ATTENDANT KIOSK
CEL		100	U		2B	METER ROOMS, COMPACTOR ROOM
001	108	100	M		6C	COMMERCIAL RETAIL SPACE #2
001	001 145	100	M		6C	COMMERCIAL RETAIL SPACE #1
001	001 7	100	B		4A	COMMUNITY FACILITY, AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITIES.
001	001	40	R-2		2B	RESIDENTIAL LOBBY
002	002	40	R-2	6	2A	6 CLASS A APARTMENTS
002	002 104	40	R-2		2B	REQUIRED QUALITY HOUSING REC ROOMS: 1)567 SF & 2)1,006 SF
002	002	40	R-2		2B	LAUNDRY ROOM
002	002	40	R-2		2B	36 BICYCLE PARKING PROVIDED, 542 SQ FT PROVIDED 540 SQ FT DEDUCTED FROM FLOOR AREA.
003	003	40	R-2	11	2A	11 CLASS A APARTMENTS
004	004	40	R-2	11	2A	11 CLASS A APARTMENTS
005	005	40	R-2	11	2A	11 CLASS A APARTMENTS



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006 006		40	R-2	11	2A	11 CLASS A APARTMENTS
007 007		40	R-2	11	2A	11 CLASS A APARTMENTS
008 008		40	R-2	10	2A	10 CLASS APARTMENTS
ROF		40	U		2B	BOILER ROOM
ZONING EXHIBITS 1 & 3 FILED UNDER CRFN 2018000062465 AND 2018000062466 RESPECTIVELY. THIS CO SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE UNDER SECTION 301 OF MDL. THE BUILDING IS DESIGNED PURSUANT TO OPTIONAL QUALITY HOUSING. AT LEAST ONE PAID ATTENDANT, EMPLOYED BY THE OWNERS OR OPERATORS OF THE 36 CAR ACCESSORY TO RESIDENTIAL PARKING FACILITY, SHALL BE AVAILABLE TO HANDLE THE PARKING AND MOVING OF AUTOMOBILES AT ALL TIMES. (24/7). FAILURE TO HAVE AN ATTENDANT PRESENT AT THE PARKING FACILITY AT ANY TIME INVALIDATES THE CERTIFICATE OR OCCUPANCY.						
END OF SECTION						



Borough Commissioner



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END OF DOCUMENT

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