

Certificate of Occupancy

CO Number: 210077584F

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: 780 ST. ANN'S AVENUE Building Identification Number (BIN): 2117695	Block Number: 02618 Lot Number(s): 7501 Building Type: New	Certificate Type: Final Effective Date: 10/09/2013
This building is subject to this Building Code: 2008 Code		
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-C (1968 Code designation) Building Occupancy Group classification: R-2 (2008 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 10 Height in feet: 96 No. of dwelling units: 90		
C. Fire Protection Equipment: Fire Suppression 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		OG	R-2		2B	RESIDENTIAL ELEVATOR LOBBY
CEL	74	OG	S-2		6	ATTENDED PARKING FOR 74 SPACES, BICYCLE PARKING.
CEL	8	OG	R-2		2B	GAS METER ROOM, ELECTRIC METER ROOM, WATER PUMP ROOM, DETENTION TANK & TRASH COMPACTOR ROOM, STORAGE AND JANITORS CLOSET INCIDENTAL USE TO RESIDENTIAL
001	270	100	I-4		3	DAYCARE FACILITY
001	271	100	M		6	COMMERCIAL SPACE
001		100	R-2		2	RESIDENTIAL LOBBY, VESTIBULE
002	535	100	A-3		2	OUTDOOR RECREATION AREA
002	89	40	A-3		2	COMMUNITY ROOM
002		40	U		2	LAUNDRY ROOM/REFUSE ROOM/JANITORS CLOSET(INCIDENTAL USE TO RESIDENTIAL)
002		40	R-2	8	2	EIGHT CLASS "A" APARTMENTS
003		40	R-2	11	2	ELEVEN CLASS "A" APARTMENTS
003		40	U		2	REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)



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004		40	R-2	11	2	ELEVEN CLASS "A" APARTMENTS
004		40	U		2	REFUSE ROOM/JANITORS CLOSET(INCIDENTAL USE TO RESIDENTIAL)
005		40	U		2	REFUSE ROOM/JANITORS CLOSET(INCIDENTAL USE TO RESIDENTIAL)
005		40	R-2	11	2	ELEVEN CLASS "A" APARTMENTS
006		40	U		2	REFUSE ROOM/JANITORS CLOSET(INCIDENTAL USE TO RESIDENTIAL)
006		40	R-2	11	2	ELEVEN CLASS "A" APARTMENTS
007		40	R-2	11	2	ELEVEN CLASS "A" APARTMENTS
007		40	U		2	REFUSE ROOM/JANITORS CLOSET(INCIDENTAL USE TO RESIDENTIAL)
008		40	R-2	11	2	ELEVEN CLASS "A" APARTMENTS
008		40	U		2	REFUSE ROOM/JANITORS CLOSET(INCIDENTAL USE TO RESIDENTIAL)
009		40	U		2	REFUSE ROOM/JANITORS CLOSET(INCIDENTAL USE TO RESIDENTIAL)
009		40	R-2	8	2	EIGHT CLASS "A" APARTMENTS
010		40	R-2	8	2	EIGHT CLASS "A" APARTMENTS



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010		40	U		2	REFUSE ROOM/JANITORS CLOSET(INCIDENTAL USE TO RESIDENTIAL)
RO F		100	R-2		2B	BOILER ROOM (INCIDENTAL USE TO RESIDENTIAL)
RO F		40	U		2	ELEVATOR MECHANICAL ROOM
TOTAL: 90 CLASS "A" APARTMENTS QUALITY HOUSING NOTES-THIS PROJECT FALLS UNDER THE GUIDELINES OF QUALITY HOUSING AS OUTLINED BY ARTICLE 2, CHAPTER 8 OF THE ZONING RESOLUTION RESTRICTIVE DECLARATION FOR SEVERAL TAX LOTS ON ONE ZONING LOT RECORDED UNDER CRFN#2008000210078 EGRESS EASEMENT RECORDED UNDER CRFN#2009000045110 PARKING EASEMENT RECORDED UNDER CRFN#2009000045111 RECIPROCAL EASEMENT RECORDED UNDER CRFN#200900051411 EXHIBITS I & III RECORDED UNDER CRFN#201000193702 & 201000193712 RESPECTIVE LY CONDO DECLARATION RECORDED UNDER CRFN#2009000186268						
END OF SECTION						



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