

# Certificate of Occupancy

**CO Number: 121190326T007**

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.*

<b>A.</b> <b>Borough:</b> Manhattan <b>Address:</b> 2306 THIRD AVENUE <b>Building Identification Number (BIN):</b> 1090826	<b>Block Number:</b> 01774 <b>Lot Number(s):</b> 33  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 02/23/2021 <b>Expiration Date:</b> 05/24/2021
<b>This building is subject to this Building Code:</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEB		
<b>No. of stories:</b> 12 <b>Height in feet:</b> 125 <b>No. of dwelling units:</b> 211		
<b>C.</b> <b>Fire Protection Equipment:</b> Standpipe system, Sprinkler system		
<b>D.</b> <b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 21 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> 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	291	OG	A-3		4B	MULTIPURPOSE ROOM (ACCESSORY USE TO HOUSE OF WORSHIP)
CEL	3	OG	S-2 R-2		3	STORAGE ROOMS AND BIKE STORAGE (252 SF, 16 BIKES PROVIDED)
CEL	11	OG	F-2		3	LAUNDRY AND HOUSE KEEPING ACCESSORY TO RESIDENTIAL
CEL	36	OG	F-2		3	MECHANICAL & UTILITY ROOMS. WORKSHOPS.
001	267	100	A-3		4	HOUSE OF WORSHIP (ACCESSORY USE TO SALVATION ARMY) APPROX. 30% USAGE. NON SIMULTANEOUS USAGE WITH THEATRICAL & PERFORMING ARTS SPACE
001	4	100	B		3	OFFICES
001		100	A-3		4	LOBBY (ACCESSORY USE TO HOUSE OF WORSHIP)
001		100	R-2		3	LOBBY (ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS)
001	30	100	A-3		4	THEATRICAL & PERFORMING ARTS SPACE AND ACCESSORY TRAINING ROOMS (MORE THAN 50% USAGE) NON SIMULTANEOUSLY WITH THE HOUS OF WORSHIP
001	5	100	S-2		3	STORAGE
001	7	100	B S-2		4	OFFICES & STORAGE (ACCESSORY USE TO HOUSE OF WORSHIP)
002	67	100	E		4B	CLASSROOMS (RM 2-015 & 2-014)(ACCESSORY USE TO HOUSE OF WORSHIP)



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002	123	100	A-2		4B	CAFETERIA (ACCESSORY USE TO HOUSE OF WORSHIP)
002	4	100	E		4B	OFFICES
002	50	100	E		4B	MUSIC CLASSROOMS,DANCE CLASSROOM(ACCESSORY USE TO HOUSE OF WORSHIP)
002	5	100	S-2 F-2		4B	STORAGE & PANTRY
002	34	100	E		4B	CLASSROOMS (RM 2-017 & 2-016)(ACCESSORY USE TO HOUSE OF WORSHIP)
003	21	100	R-2		3	FITNESS AND AEROBICS ROOM ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS.
003	33	100	B		3	HAIR SALON,PHYSICANS OFFICE,OFFICES ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS.
003	47	100	A-2		3	CAFE ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS.
003	44	100	R-2		3	LOUNGE, LIBRARY AND COMPUTER ROOM ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS.
003	185	100	A-3		4B	MEETING ROOM (ACCESSORY TO SALVATION ARMY)
003	41	100	E		3	ACTIVITY ROOM/VOLUNTEER TRAINING ROOM ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS
003	3	100	S-2		3	STORAGE ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS.
003	2	100	F-2		3	PANTRY ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS



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DOCUMENT CONTINUES ON NEXT PAGE

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004 008		40	R-2	30	3	THIRTY (30) DWELLING UNITS PER FLOOR ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS.
009		40	R-2	26	3	TWENTY-SIX (260 DWELLING UNITS PER FLOOR ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS
010		40	R-2	17	3	SEVENTEEN (17) DWELLING UNITS PER FLOOR ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATION
010 1		40	R-2		3	SUPPORT ROOM ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS
010		40	R-2		3	PRIVATE DWELLING TERRACES FOR UNITS 01 THRU 08 ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS
011		100	R-2	18	3	EIGHTEEN (18) DWELLING UNITS PER FLOOR ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS.
011 1		40	S-2		3	SUPPORT ROOM ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS
012 4		100	S-2 B		3	STORAGE ROOMS AND OFFICE (ACCESSORY USE TO NON-PROFIT WITH SLEEPING ACCOMODATIONS)
012 5		100	F-2		3	PREP AREA ACCESSORY TO DINING (ACCESSORY USE TO NON-PROFIT WITH SLEEPING ACCOMODATIONS)
012 255		100	A-2		3	DINING AND LOBBY/LOUNGE (ACCESSORY USE TO NON-PROFIT WITH SLEEPING ACCOMODATIONS)
012 19		100	A-2		3	LOCKER ROOM (ACCESSORY USE TO NON-PROFIT WITH SLEEPING ACCOMODATIONS)
012 2		100	A-2		3	STORAGE ROOMS & OFFICE(ACCESSORY TO NON-PROFIT WITH SLEEPING ACCOMODATIONS)
RO F		100	S-2		3	MECHANICAL ROOMS AND STAIR & ELEVATOR BULKHEADS,EMR



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# *Certificate of Occupancy*

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CRFNS: EXHIBIT II: 2014000143891 EXHIBIT III: 2015000338304 EXHIBIT IV: 2014000143889 EXHIBIT V: 2014000143888

**END OF SECTION**



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