

Certificate of Occupancy

CO Number: 122956578F

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: 60 WEST 111 STREET Building Identification Number (BIN): 1090322	Block Number: 01594 Lot Number(s): 7501 Building Type: New	Certificate Type: Final Effective Date: 10/20/2020
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: 85 No. of dwelling units: 29		
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	241	OG	A-3 A-3		4A	MULTIPURPOSE ROOMS (230 OCC.SEATING) WITH ACCESSORY KITCHEN/ACCESSORY TO CHURCH ABOVE(2 OCC).COMMUNITY CENTER/LECTURE ROOM/MEETING ROOM/ CAFETERIA(9 OCC).
CEL		OG	S-2		2B	BUILDING UTILITY ROOMS, BICYCLE STORAGE (15 SPACES, 226.50 SF), ACCESSORY STORAGE FOR RESIDENTIAL TENANTS ABOVE
001	441	100	A-3		4A	CHURCH LOBBY, MAIN SANCTUARY(380 OCC, 3149.32 SF) AND STAGE(596.84 SF,39 OCC)
001		100	R-2		2B	RESIDENTIAL LOBBY
002	108	40	A-3		4A	SANCTUARY SECOND FLOOR LEVEL (97 OCC),ACCESSORY OFFICES TO CHURCH(11 OCC), ACCESSORY KITCHEN/ACCESSORY TO CHURCH BELOW
003	30	40	R-2		2B	EXERCISE ROOM FOR BUILDINGS TENANTS (665.10, 14 OCC), KIDS' PLAYROOM (258.10 SF, 18 OCC).
003		40	R-2	5	2A	FIVE (5) CLASS "A " APARTMENTS.
004		40	R-2	6	2A	SIX (6) CLASS "A" APARTMENTS
005		40	R-2	6	2A	SIX (6) CLASS "A" APARTMENTS
006		40	R-2	6	2A	SIX (6) CLASS "A" APARTMENTS
007		40	R-2	4	2A	FOUR (4) CLASS "A" APARTMENTS
008		40	R-2	2	2A	TWO (2) CLASS "A" APARTMENTS



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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
ROF	70	40	R-2		2B	ELEVATOR AND STAIR BULKHEAD, REC AREA (2017.60 SF, 40 OCC), THREE (3) PRIVATE TERRACES (10 OCC EACH)
<p>1. EXTERIOR WALL DEDUCTIONS IN AMOUNT OF 1,579.31 SF HAVE BEEN TAKEN FOR THIS BUILDING. THESE DEDUCTIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF ZR 12-10(12) II 2. THIS BUILDING HAS BEEN DEVELOPED PURSUANT TO QUALITY HOUSING AND IS IN COMPLIANCE WITH ZR 28-00 3. THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTIONS AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN# 2017000038771, 2017000038772.</p> <p style="text-align: center;">END OF SECTION</p>						



Borough Commissioner



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