

# Certificate of Occupancy

**CO Number: 121325734F**

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> 2239 ADAM CLAYTON POWELL JR BLVD <b>Building Identification Number (BIN):</b> 1089304	<b>Block Number:</b> 01916 <b>Lot Number(s):</b> 61  <b>Building Type:</b> New	<b>Certificate Type:</b> Final <b>Effective Date:</b> 07/17/2017
<b>This building is subject to this Building Code: 2008 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> HAEA		
<b>No. of stories:</b> 8 <b>Height in feet:</b> 80 <b>No. of dwelling units:</b> 115			
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm 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>Borough Comments:</b> None			



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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	M R-2 S-2		2	TRASH COMPACTOR,MECHANICAL ROOMS, BIKE STORAGE 829 SF. FOR 36 BIKE SPACES AND 58 PARKING SPACE WITH ATTENDING PARKING,AND COMMERCIAL STORAGE
001	503	125	A-3		4	COMMUNITY FACILITY CHURCH SANTURARY AREA, ANCILLARY CHURCH SPACES
001		50	R-2 M S-2		2, 6	RESIDENTIAL LOBBY 2-COMMERCIAL SPACES BIKE STORAGE AREA 357 SF FOR 22 BIKES
002		40	R-2	10	2	TEN (10) CLASS "A" APARTMENTS
002	79	100	A-3		4	CHURCH BALCONY (ACCESSORY TO SANCTUARY)
002	200	100	A-3 A-2		4	COMMUNITY FACILITY - LECTURE HALL WITH NON-FIXED CHAIRS (PRIMARY PLAN)/COMMUNITY CENTER (ALT-1 PLAN)/CAFETERIA WITH NON-FIXED TABLES AND CHAIRS (ALT-2PLAN) - NOM-SIMULTANEOUS USES".
002	46	100	B		4	ACCESSORY USES TO CHURCH - 4 CHURCH OFFICES, ACCESSORY KITCHEN, AND 4 VOCATIONAL INSTRUCTION ROOM, AND MEETING ROOM.
002	6	100	S-2		4	MISCELLANEOUS MECHANICAL SPACES AND STORAGE SPACES ACCESSORY TO CHURCH
003 006		40	R-2	21	2	TWENTY-ONE (21) CLASS "A" APARTMENT UNITS PER FLOOR
007		100	R-2	11	2	ELEVEN (11) CLASS "A" APARTMENT UNITS, TENANT RECREATION SPACE
008		40	R-2	10	2	TEN (10) CLASS"A" APARTMENT UNITS,TENANT EXERCISE ROOM
RO F		100	R-2		2	STAIR BULK HEAD, ELEVATOR MACHINE ROOM ROOF TOP,MECHANICAL EQUIPMENT



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MIX USE BUILDING TO INCLUDE CHURCH,COMMERCIAL SPACES AND A 115 RESIDENTIAL UNITS,WITH 58 ENCLOSED PARKING SPACES WITH ATTENING PARKING AND STORAGE AREA FOR 58 BIKES. THIS PREMISE IS SUBJECT TO A SINGLE ZONING LOT AS PER SECTION 12-10ZR FOR BLOCK 1916 LOT 61,EXHIBIT 1:2012091000230001 DATED 9/14/2012,EXHIBIT 111: 2012091000230002 DATED 9/14/2012 ATTENDANT PARKING WILL BE FULLY ATTENDED,PAID ATTENDANTS EMPLOYED BY THE OWNER OR OPERATOR SHALL BE AVAILABLE TO HANDLE THE PARKING & MOVING OF AUTOMOBILES AT ALL TIMES WHEN SUCH SPACES ARE IN USE AS PER SECTION 36-52ZR THE PARKING IS STRICKLY ACCESSORY TO THE RESIDENTIAL FACILITY.FAILURE TO PROVIDE ATTENDED PARKING DURING HOURS OF OPERATION SHALL VOID THE C OF O.

**END OF SECTION**

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**END OF DOCUMENT**

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