

Certificate of Occupancy

CO Number: 121187517T009

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: 2351 ADAM CLAYTON POWELL BLVD Building Identification Number (BIN): 1090558	Block Number: 02006 Lot Number(s): 61 Building Type: New	Certificate Type: Temporary Effective Date: 01/29/2021 Expiration Date: 04/29/2021
This building is subject to this Building Code: 2008 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: 80 No. of dwelling units: 134		
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		
Outstanding requirements for obtaining Final Certificate of Occupancy:		
There are 14 outstanding requirements. Please refer to BISWeb for further detail.		
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	70	OG	A-3 S-2		4	COMMUNITY FACILITY, ACCESSORY USES, JANITOR & UTILITY ROOMS, MEN'S & WOMEN'S TOILETS
CEL		OG	M R-2 S-2		2, 6	BOILER, DETENTION, SAN/WATER, ELECTRIC TELECOM, GAS, COMPACTOR, COGEN ROOMS, SUPERINTENDENT ROOM WITH TOILET, COMMERCIAL AND RESIDENTIAL STORAGE ROOMS, (32) BICYCLES IN 515 SQ. FT., (67) PARKING SPACES IN 16,603 SQ. FT., PARKING ATTENDANT AREA WITH ACCESSORY TOILET
001		100	R-2 S-2		2	RESIDENTIAL LOBBY, RESIDENTIAL BICYCLE ROOM WITH (38) SPACES IN 586 SQ.
001	225	100	A-3 A-2		4	LECTURE HALL PRIMARY USE & SPACE (225 PEOPLE), COMMUNITY CENTER - ALT. PLAN-1 (225 PEOPLE), CAFETERIA - ALT. PLAN-2 (189 PEOPLE), (NON-SIMULTANEOUS USES)
001		100	B		4	COMMUNITY FACILITY ACCESSORY USES KITCHEN, STORAGE SPACES, COAT ROOM AND LOBBY
001	269	100	M		6	RETAIL 1 SPACE
001	318	100	M		6	RETAIL 2 SPACE
002	19	40	R-2	19	2	NINETEEN - CLASS "A" DWELLING UNITS WITH ACCESSORY LAUNDRY. RESIDENTIAL ACCESSORY EXERCISE ROOM (19 OCCUPANTS), AND ACCESSORY MULTIPURPOSE ROOM WITH KITCHEN.
002	177	100	A-3		4	LECTURE HALL-PRIMARY PLAN-(177 PEOPLE), MEETING HALL - ALT PLAN-1-(125 PERSON PERSON), ALL COMMUNITY CENTER-ALT-PLAN-2 (125 PEOPLE), ALL ACCESSORY OUTDOOR SPACE (NON SIMULATANEOUS USES), CLASSROOMS (66 PERSONS)
002	20	100	R-2		2	(5) PRIVATE TERRACES, OUTDOOR RECREATION LOUNGE SPACES (20 OCCUPANTS) AND RESIDENTIAL ROOF TERRACES.



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003		40	R-2	21	2	TWENTY-ONE CLASS "A" DWELLING UNITS
003	106	40	B		4	FOUR (4) COMMUNITY FACILITY LECTURE ROOMS (26 OCCUPANTS IN EACH ROOM), ACCESSORY OFFICE, IT ROOM AND TOILETS
004	37	40	B		4	COMMUNITY FACILITY OFFICES AND TOILETS
004		40	R-2	21	2	TWENTY-ONE CLASS "A" DWELLING UNITS
005		40	R-2	21	2	TWENTY-ONE CLASS "A" DWELLING UNITS
005	37	40	B		4	COMMUNITY FACILITY OFFICES AND TOILETS
006		40	R-2	21	2	TWENTY-ONE CLASS "A" DWELLING UNITS
007		100	R-2		2	SEVEN PRIVATE TERRACES
007		40	R-2	17	2	SEVENTEEN - ONE CLASS "A" DWELLING UNITS
008		40	R-2	14	2	FOURTEEN - ONE CLASS "A" DWELLING UNITS
008		100	R-2		2	FIVE PRIVATE TERRACES
ROF	74	100	R-2		2	RESIDENTIAL PUBLIC TERRACE ON ROOF



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MIX USE BUILDING WITH 134 RESIDENTIAL DWELLING UNITS, COMMERCIAL, AND COMMUNITY FACILITY SPACES-CHURCH, WITH 67 PARKING SPACES IN 16,603 SQ.FT AREA. 70 BICYCLES IN 1,101 SQ.FT AREA. THIS PREMISE HAVE BEEN DECLARED TO BE SUBJECT TO A SINGLE ZONING LOT OF DECLARATION AS PER SECTION 12-10 FOR BLOCK #2006 LOT 61, (EXHIBIT I) DOCUMENT CRFN#2014000405083. ATTENDANT PARKING WILL BE FULLY ATTENDED. PAID ATTENDANTS EMPLOYED BY THE OWNER OR OPERATOR SHALL BE AVAILABLE TO HANDLE THE PARKING AND MOVING OF AUTOMOBILES AT ALL TIMES WHEN SUCH SPACES ARE IN USE AS PER SECTION 35-52 ZR. THE PARKING IS STRICTLY ACCESSORY TO THE RESIDENTIAL FACILITY. FAILURE TO PROVIDE ATTENDED PARKING DURING HOURS OF OPERATION SHALL VOID THE CERTIFICATE OF OCCUPANCY.

END OF SECTION

Borough Commissioner



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