

# Certificate of Occupancy

**CO Number: 220151902T006**

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> Bronx <b>Address:</b> 1520 STORY AVENUE <b>Building Identification Number (BIN):</b> 2128970	<b>Block Number:</b> 03623 <b>Lot Number(s):</b> 7502  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 10/14/2020 <b>Expiration Date:</b> 01/12/2021
<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> HAEA		
<b>No. of stories:</b> 13 <b>Height in feet:</b> 125 <b>No. of dwelling units:</b> 223		
<b>C. Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D. Type and number of open spaces:</b> Parking spaces (187), Parking (53398 square feet)		
<b>E. This Certificate is issued with the following legal limitations:</b> Easement(s) - Recording Info: EGRESS EASEMENT		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 15 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b>		
OK TO RENEW TCO FOR 90 DAYS. THIS TCO TO INCLUDE AMBULATORY DIAGNOSTIC CORE & SHELL		



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
OSP		OG	S-2		2B	PARKING LOT WITH 187 SPACES (53,165SF)
MEZ	6	40	R-2		2B	TENANT EXERCISE ROOM
001 001		OG	E		3A, 3B	DAYCARE RECEPTION,PHISICAL THERAPY ROOM,OFFICES,NURSE'S OFFICE,LOUNGE, SENSORY ROOM,SPEECH ROOM,SOCIAL WORK ROOM,SERVER/ELECTRICAL ROOM.
001 001		OG	F-2		2B	MECHANICAL ROOMS (GAS CLOSETS, ELECTRICAL ROOM, GAS ROOM, WATER METER ROOM,TELECOM ROOM, ELECTRICAL ARCS ROMM, FIRE PUMP ROOM.
001 001 3		OG	R-2		2B	TENANT LAUNDRY ROOM
001 001		OG	R-2		2B	RESIDENTIAL LOBBY
001 001		OG	R-2	2.5	2A	LOWER HALVES OF 5 CLASS A DUPLEX APARTMENTS
001 001 1		OG	R-2		2B	BUILDING MAINTENANCE OFFICE
001 001		OG	S-2		2B	BUILDING STORAGE
001 001		OG	F-2		2B	TRASH COMPACTOR ROOM
001 001 16		OG	R-2		2B	TENANT EXERCISE ROOM
001 001 89		OG	E		3A	DAYCARE CLASSROOMS



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001 001		OG	S-2		2B	BICYCLE STORAGE ROOM (113 SPACE, 1289 SQ.FT)
001 001 8		OG	B		4A	COMMUNITY BOARD 9 ROOM
002 002		40	R-2	2.5	2A	UPPER HALVES OF 5 CLASS A DUPLEX APARTMENTS
003 003		40	R-2	22	2A	TWENTY TWO (22) CLASS A APARTMENTS
004 004		40	R-2	22	2A	TWENTY TWO (22) CLASS A APARTMENTS
004 004		40	F-2		2B	ELECTRICAL ROOM
005 005		40	F-2		2B	TELECOM ROOM
005 005		40	R-2	22	2A	TWENTY TWO (22) CLASS A APARTMENTS
006 006		40	F-2		2B	TELECOM ROOM
006 006		40	R-2	22	2A	TWENTY-TWO (22) CLASS A APARTMENTS
007 007		40	F-2		2B	ELECTRICAL ROOM
007 007		40	R-2	22	2A	TWENTY-TWO (22) CLASS A APARTMENTS
008 008		40	F-2		2B	TELECOM ROOM



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008 008		40	R-2	22	2A	TWENTY-TWO (22) CLASS A APARTMENTS
009 009		40	F-2		2B	TELECOM ROOM
009 009		40	R-2	20	2A	TWENTY (20) CLASS A APARTMENTS
010 010		40	F-2		2B	ELECTRICAL ROOM
010 010		40	R-2	18	2A	EIGHTEEN (18) CLASS A APARTMENTS
011 011		40	R-2	18	2A	EIGHTEEN (18) CLASS A APARTMENTS
011 011		40	F-2		2B	TELECOM ROOM
012 012		40	F-2		2B	TELECOM ROOM
012 012		40	R-2	16	2A	SIXTEEN(16) CLASS A APARTMENTS
013 013		40	R-2	14	2A	FOURTEEN(14) CLASS A APARTMENTS
013 013		40	F-2		2B	ELECTRICAL ROOM
ROF		100	F-2		2B	MECHANICAL ROOMS (BOILER ROOM,CONTROL ROOM)



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THESE PREMISES CONSISTING OF TAX LOTS #1 & 10 HAVE BEEN DECLARED . AS ONE ZONING LOT AS PER SECTION 12-10 OF THE ZONING RESOLUTION AND HAVE BEEN RECO RECORDED AT THE OFFICE OF THE CITY REGISTER UNDER EXHIBIT I CRFN# 201600003 4070 AND EXHIBIT III CRFN# 2016000034071. PARKING FOR THE ZONING LOT TO BE PROVIDED AS FOLLOWS: EXISTING BUILDINGS 820 COLGATE AVE AND 880 COLGATE AVE REQUIRE 342 PARKING SPACES. SOUTH PARKING LOT ON TAX LOT 1 TO PROVIDE 283 PARKING SPACES. THE REMAINING 59 PARKING SPACES WILL BE PROVIDED AT THE NORTH PARKING LOT ON TAX LOT 10. NEW BUILDING 1520 STORY AVENUE REQUIRES 123 PARKING SPACES. ALL PARKING SPACES TO BE PROVIDED ON NORTH PARKING LOT ON TAX LOT 10. NORTH PARKING LOT TO HAVE 5 EXCESS PARKING SPACES.

**END OF SECTION**

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**END OF DOCUMENT**

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