

Certificate of Occupancy

CO Number: 220151573F

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: Bronx Address: 1395 NELSON AVENUE Building Identification Number (BIN): 2127017	Block Number: 02874 Lot Number(s): 1 Building Type: New	Certificate Type: Final Effective Date: 10/02/2019
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: 6 Height in feet: 61 No. of dwelling units: 17		
C. Fire Protection Equipment: 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		OG	R-2 M			ACCESSORY STORAGE, MECHANICAL ROOMS, BICYCLE PARKING ROOM, REFUSE STORAGE ROOMS, METER ROOMS.
001 001 2	100	B		4A		AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY
001 001 59	100	M		6		RETAIL STORE
001 001	40	R-2		2B		RESIDENTIAL LOBBY
002 002	40	R-2	3	2A		THREE (3) CLASS "A" DWELLING UNITS
003 003	40	R-2	3	2A		THREE (3) CLASS "A" DWELLING UNITS
004 004	40	R-2	3	2A		THREE (3) CLASS "A" DWELLING UNITS
005 005	40	R-2	4	2A		FOUR (4) CLASS "A" DWELLING UNITS
006 006	40	R-2	4	2A		FOUR (4) CLASS "A" DWELLING UNITS
ROF	25	100	R-2	2B		OUTDOOR RECREATION SPACE
NOTE 1. THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN # 2015000155343, 2015000155344. 2. ALL RELATED FACILITIES AND AMENITIES REQUIRED/PROVIDED PURSUANT TO QUALITY HOUSING PROGRAM SHALL NOT BE REMOVE. 3. COMMUNITY FACILITY (U.G 4) USE @ 1ST FLOOR TO BE MAINTAINED AT ALL THE TIME 4. TOTAL SEVENTEEN (17) DWELLING UNITS 5. ROOF RECREATION SPACE TO BE OCCUPIED BY NO MORE THAN 25 PEOPLE AT ONE TIME 6. TOTAL 8 BICYCLE PARKING SPACES (120SF) PROVIDED AT CELLAR.						
END OF SECTION						



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