

# Certificate of Occupancy

**CO Number:** 220251091F

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> 920 WESTCHESTER AVENUE <b>Building Identification Number (BIN):</b> 2119382	<b>Block Number:</b> 02697 <b>Lot Number(s):</b> 35 <b>Building Type:</b> Altered	<b>Certificate Type:</b> Final <b>Effective Date:</b> 04/09/2013
<b>This building is subject to this Building Code:</b> 2008 Code			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-B (2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 8 <b>Height in feet:</b> 79 <b>No. of dwelling units:</b> 110			
<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			



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	S-2		2, 4, 6	ACCESSORY PARKING PROVIDED WITHIN PUBLIC PARKING GARAGE: 28 RESIDENTIAL (UG2B) SPACES: 1 COMMUNITY FACILITY (UG 4) SPACE: 10 COMMERCIAL (UG 6) SPACESTOTAL 39 ACCESSORY SPACES.
CEL		OG	R-2		2	WATER METER ROOM, GAS METER ROOM, FIRE PUMP ROOM, ELECTRIC METER ROOM, RESIDENTIAL TRASH COMPACTOR ROOM, LAUNDRY ROOM, BICYCLE STORAGE.
CEL		OG	S-2		8	PUBLIC PARKING GARAGE : 12 PUBLIC PARKING SPACES.
001 001	40		R-2	3	2	THREE (3) CLASS A APARTMENTS
001 001 8	50		B		4	MEDICAL OFFICE
001 001 347	100		M S-2		6,8	RETAIL STORES, ONE ACCESSORY PARKING SPACE ENTRANCE RAMP TO PUBLIC PARKING GARAGE
002 002	40		R-2	18	2	EIGHTEEN (18) CLASS A APARTMENTS
002 002	50		A-5		2	OUTDOOR RECREATION AREA
003 003	40		R-2	18	2	EIGHTEEN (18) CLASS A APARTMENTS
004 005	40		R-2	19	2	NINETEEN (19) CLASS A APARTMENTS
006 006	40		R-2	11	2	ELEVEN (11) CLASS A APARTMENTS
006 006 16	50		A-3		2	RECREATION ROOMS



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007 008		40	R-2	11	2	ELEVEN (11) CLASS A APARTMENTS
NOTE: PARKING SPACES WILL BE FULLY ATTENDED. PAID ATTENDANTS EMPLOYED BY THE OWNER OR OPERATOR SHALL BE AVAILABLE TO HANDLE THE PARKING & AUTOMOBILE S AT ALL TIMES WHEN SUCH ARE IN USE AS PER SECTION 25-62 Z.R. NOTE: THESE PREMISES HAVE BEEN DECLARED ONE ZONING LOT AS PER SECTION 10-12 OF THE ZONING RESOLUTION CONSISTING OF LOT 35 IN BLOCK 2697. A ZONING LOT DESCRIPTION HAS BEEN FILED WITH THE CITY REGISTER UNDER CRFN# 2010000161465						
END OF SECTION						



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