

Certificate of Occupancy

CO Number: 122238248F

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: 40 PINEHURST AVENUE Building Identification Number (BIN): 1090828	Block Number: 02177 Lot Number(s): 158 Building Type: New	Certificate Type: Final Effective Date: 08/04/2020
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: 24		
C. Fire Protection Equipment: Standpipe 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	19	OG	R-2		2B	RESIDENTIAL RECREATION FITNESS AREA 276 SQUARE FEET
CEL		OG	S-2		2B	ACCESSORY USES, WATER, GAS, AND ELECTRIC METER ROOMS, DATA/IT ROOM, COMPACTOR ROOM, BICYCLE PARKING 155 SQUARE FEET, STORAGE AREAS, OPEN CELLAR
OSP	27	OG	R-2		2B	RESIDENTIAL RECREATION AREA 404 SQUARE FEET
001		100	S-2		2B	ACCESSORY MECHANICAL ROOM, STORAGE ROOM
001	40	100	B		4A	TREATMENT HEALTHCARE FACILITY
001 001		100	R-2		2A	RESIDENTIAL LOBBY, CORRIDOR
002 006		40	R-2	4	2A	FOUR (4) CLASS "A" DWELLING UNITS PER FLOOR
002 006		40	S-2		2B	ACCESSORY BOILER ROOM, MECHANICAL ROOM, REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
007 008		40	R-2	2	2A	TWO (2) CLASS "A" DWELLING UNITS PER FLOOR
007 008		40	S-2		2B	ACCESSORY BOILER ROOM, MECHANICAL ROOM, REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
ROF		40	S-2		2B	ACCESSORY MECHANICAL ROOM, ELEVATOR MACHINE ROOM & BULKHEAD, REFUSE ROOM (INCIDENTAL USE TO RESIDENTIAL)
ALL RELATED FACILITIES AND AMENITIES REQUIRED/PROVIDED PURSUANT TO QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. RECORDED ZONING EXHIBIT 1 DOC. ID: NO. 20150619000638002 RECORDED_ZONING EXHIBIT 3 DOC. ID: NO. 20150619000638001						
END OF SECTION						



Borough Commissioner



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