

Certificate of Occupancy

CO Number: 121204053T007

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: 251 WEST 117TH STREET Building Identification Number (BIN): 1090103	Block Number: 01923 Lot Number(s): 16 Building Type: New	Certificate Type: Temporary Effective Date: 01/08/2021 Expiration Date: 04/08/2021
This building is subject to this Building 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: 13 Height in feet: 120 No. of dwelling units: 104		
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 15 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments: None		



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 121204053T007

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	27	OG	S-2		2	ATTENDED PARKING (18 DOUBLE STACKERS, 5 SPACES)
CEL	2	OG	S-2		2	ATTENDED PARKING (1 ACCESSIBLE/VAN SPACE)
CEL	7	OG	F-2		2	ARCS, TEL/COM RM, FIRE PUMP /WATER METER RM, CAR LIFT MACHINE RM, GAS METER RM, ELECTRICAL RM
CEL	1	OG	S-2		2	REFUSE STORAGE ROOM
CEL	2	OG	S-2		2	BICYCLE STORAGE 1 (43 SPACES, 517SF), BICYCLE STORAGE (9 SPACES 131SF)
OSP	74	OG	R-2		2	TENANT RECREATION SPACE (QHP REC SPACE - 2931 SF)
OSP		OG	R-2		2	PRIVATE TERRACE (ACCESSORY TO APT 1A)
001	1	40	S-2		2	PACKAGE ROOM, BUILDING STORAGE
001	13	40	R-2		2	PLAY ROOM
001		40	R-2	2	2	TWO (2) CLASS 'A' DWELLING UNITS
001		40	R-2		2	RESIDENTIAL LOBBY
001	4	40	R-2		2	LAUNDRY ROOM
001		40	R-2		2	MAILROOM



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 121204053T007

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
001	38	40	R-2		2	TENANT AMENITY SPACE (QHP REC SPACE- 567 SF)
001	9	40	R-2		2	TENANT FITNESS ROOM (QHP REC SPACE - 444 SF)
001	1	100	R-2		2	ACCESSORY DOGWASHING ROOM.
001	3	40	R-2		2	PARKING ENTRY AND PASSENGER LOADING ZONE
002 009		40	R-2	9	2	NINE(9) CLASS 'A' DWELLING UNITS PER FLOOR
010		40	R-2	8	2	EIGHT (8) CLASS 'A' DWELLING UNITS
010		40	R-2		2	PRIVATE TERRACES (ACCESSORY TO APTS 10B, 10H, & 10G)
011		40	R-2	8	2	EIGHT (8) CLASS 'A' DWELLING UNITS
012		40	R-2	7	2	SEVEN (7) CLASS 'A' DWELLING UNITS
012		40	R-2		2	PRIVATE TERRACE (ACCESSORY TO APT 12G)
013		40	R-2	7	2	SEVEN (7) CLASS 'A' DWELLING UNITS (MARKETING DESIGNATION-PENTHOUSE)
ROF	9	40	R-2		2	PRIVATE TERRACES (ACCESSORY TO APTS BELOW)
ROF	2	40	F-2		2	BOILER ROOM



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 121204053T007

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
ROF	62	40	R-2		2	TENANT RECREATION ROOF

THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF ZONING RESOLUTION SECTION 12-10 AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER'S OFFICE, CRFN: 2018000162351,2018000162352,2018000162353, 2018000162354. RESIDENTIAL AMENITY SPACES ARE ACCESSORY USES RESTRICTED TO RESIDENTIAL OCCUPANTS AND THEIR GUEST FOR WHOM NO ADMISSION OR MEMBERSHIP FEES MAY BE CHARGED. BUILDING IS IN COMPLIANCE WITH QUALITY HOUSING PROGRAM PURSUANT TO ZR 28-00

END OF SECTION



Borough Commissioner



Commissioner

END OF DOCUMENT

121204053/007 1/8/2021 12:43:32 PM