

# Certificate of Occupancy

**CO Number: 121190022T013**

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> Manhattan <b>Address:</b> 409 EAST 120 STREET <b>Building Identification Number (BIN):</b> 1089835	<b>Block Number:</b> 01808 <b>Lot Number(s):</b> 10  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 01/26/2021 <b>Expiration Date:</b> 04/26/2021
<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> 12 <b>Height in feet:</b> 120 <b>No. of dwelling units:</b> 179		
<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> Parking spaces (29), Parking (3712 square feet)		
<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> City Planning Commission - Recording Info: 150211ZMM, 150212HAM		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 16 outstanding requirements. Please refer to BISWeb for further detail.		
<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
OS P		OG	R-2		2B	PARKING FOR (9) VEHICLES-SUBJECT TO FLOODING
001	43	OG	B		4A	COMMUNITY FACILITY-ABOVE FLOOD ELEVATION, OUTDOOR ENTRANCE RAMP AND STAIR SUBJECT TO FLOODING
001		OG	R-2		2B	TRASH ROOM- ABOVE FLOOD ELEVATION
001		OG	R-2		2B	PARKING FOR (20) VEHICLES - SUBJECT TO FLOODING
001	100	OG	M		6A	RETAIL STORE- ABOVE FLOOD ELEVATION. ENTRANCE RAMP, STAIRS AND SHOW WINDOW SUBJECT TO FLOODING
001		OG	S-2		2B	STORAGE AND METER ROOMS- ABOVE FLOOD ELEVATION. ENTRANCE STAIR SUBJECT TO FLOODING
001		OG	S-2		2B	INDOOR BICYCLE PARKING SPACES (90) BICYCLE PARKING AREA (813 SQ) FT MINIMUM BICYCLE PARKING FLOOR AREA EXCLUSION: (813 SF) - ABOVE FLOOD ELEVATION
001	1	OG	B		2B	BUILDING'S SUPER OFFICE- ABOVE FLOOD ELEVATION
001		OG	R-2		2B	RESIDENTIAL LOBBY- ABOVE FLOOD ELEVATION ENTRANCE RAMP AND STAIRS SUBJECT TO FLOODING
002		40	R-2		2B	TENANT EXERCISE ROOM (438 SF FLOOR AREA EXCLUSION)
002	158	40	A-3		2B	ACCESSORY TENANT ROOF RECREATION AREA
002		40	R-2		2B	TENANT LAUNDRY



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002	72	40	R-2		2B	TENANT RECREATION ROOM (1099 SF FLOOR AREA EXCLUSION)
002		40	R-2	15	2A	FIFTEEN (15) CLASS "A" APARTMENTS
003		40	R-2	17	2A	SEVENTEEN (17) CLASS "A" APARTMENTS
004		40	R-2	17	2A	SEVENTEEN (17) CLASS "A" APARTMENTS
005		40	R-2	17	2A	SEVENTEEN (17) CLASS "A" APARTMENTS
006		40	R-2	17	2A	SEVENTEEN (17) CLASS "A" APARTMENTS
007		40	R-2	17	2A	SEVENTEEN (17) CLASS "A" APARTMENTS
008		40	R-2	17	2A	SEVENTEEN (17) CLASS "A" APARTMENTS
009		40	R-2	16	2A	SIXTEEN (16) CLASS "A" APARTMENTS
010		40	R-2	16	2A	SIXTEEN (16) CLASS "A" APARTMENTS
011		40	R-2	15	2A	FIFTEEN (15) CLASS "A" APARTMENTS
012		40	R-2	15	2A	FIFTEEN (15) CLASS "A" APARTMENTS
RO F		30	R-2		2B	BOILER ROOM, MECHANICAL ROOM, ELEVATOR CONTROL ROOM (NO OCCUPANCY)



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RO F		30	R-2		2B	STAIR AND ELEVATOR BULKHEADS (NO OCCUPANCY)
NOTE; THE TOTAL SQUARE FOOTAGE FOR GREEN DEDUCTIONS FOR THIS BUILDING IS 5,071 SF						
END OF SECTION						



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