

Certificate of Occupancy

CO Number: 310001725F

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: Brooklyn Address: 260 WEBSTER AVENUE Building Identification Number (BIN): 3397357 | Block Number: 05421 Lot Number(s): 7501 Building Type: New | Certificate Type: Final Effective Date: 11/02/2020 |
| <i>For zoning lot metes & bounds, please see BISWeb.</i> | | | |
| B. | Construction classification: 1-C (1968 Code) Building Occupancy Group classification: J2 (1968 Code) Multiple Dwelling Law Classification: HAEA | | |
| No. of stories: 8 Height in feet: 80 No. of dwelling units: 63 | | | |
| C. | Fire Protection Equipment: None associated with this filing. | | |
| D. | Type and number of open spaces: Parking spaces (34), Parking (5285 square feet) | | |
| 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 are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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 | 17 | OG | J-2 | | 2B | TENANT FITNESS ROOM |
| CEL | 28 | OG | J-2 | | 2B | TENANT AMENITY SPACE |
| CEL | | OG | D-2 | | 2B | TRASH COMPACTOR ROOM |
| CEL | | OG | B-2 | | 2B | ATTENDANT PARKING FOR 32 CARS |
| CEL | | OG | J-2 | | 2B | LAUNDRY ROOM |
| CEL | | OG | D-2 | | 2B | FIRE PUMP ROOM, ELECTRIC ROOM, GAS ROOM |
| CEL | | OG | B-2 | | 2B | BICYCLE STORAGE ROOM. |
| CEL | 11 | OG | J-2 | | 2B | CHILDREN'S PLAYROOM. |
| CEL | | OG | D-2 | | 2B | TELECOM ROOM |
| CEL | | OG | B-2 | | 2B | TENANT STORAGE |
| CEL | | OG | J-2 | | 2B | OFFICE (ACCESSORY TO RESIDENTIAL) |
| 001 | 40 | J-2 | 6 | 2A | | SIX(6) CLASS A APARTMENTS |
| 001 | 40 | J-2 | | 2B | | RESIDENT LOBBY |



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| 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 | 46 | 40 | J-2 | | 2B | TENANT LOUNGE |
| 002 | | 40 | J-2 | 10 | 2A | TEN (10) CLASS A APARTMENTS. |
| 002 | | | J-2 | | 2B | OPEN TO BELOW SPACE 449 SF. |
| 003 005 | | 40 | J-2 | 9 | 2A | NINE (9) CLASS A APARTMENTS ON EACH FLOOR. |
| 006 | | 40 | J-2 | 8 | 2A | EIGHT (8) CLASS "A" APARTMENTS |
| 007 008 | | 40 | J-2 | 6 | 2A | SIX (6) CLASS A APARTMENTS ON EACH FLOOR |
| ROF | | 40 | D-2 | | 2B | BOILER ROOM, ELEVATOR MACHINE ROOM |
| ROF | 69 | 60 | J-2 | | 2B | TENANT RECREATION SPACE, 1008 SQUARE FEET. |
| NOTE: THESE PREMISES HAVE BEEN DECLARED ONE (1) ZONING LOT CONSISTING OF TAX LOT # 18 AND 21 AND SUBJECT TO SECTION 12-10 OF THE ZONING RESOLUTION AND RECORDED AT THE CITY REGISTER'S OFFICE UNDER CRFN# 2015000427850, 2015000427852, 2015000427851, 2015000427853. AUTOMOBILE PARKING SPACES PROVIDED WILL BE FULLY ATTENDED BY PAID ATTENDANTS EMPLOYED BY THE OWNERS OR OPERATORS OF SUCH SPACES AND SHALL BE AVAILABLE TO HANDLE THE PARKING TWENTY-FOUR HOURS A DAY. PARKING ATTENDANT RESTRICTIVE DECLARATION RECORDED UNDER CRFN #2019000153582. | | | | | | |
| END OF SECTION | | | | | | |



Borough Commissioner



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