

# Certificate of Occupancy

**CO Number:** 320373564T026

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> Brooklyn <b>Address:</b> 50 OCEANA DRIVE WEST <b>Building Identification Number (BIN):</b> 3849007	<b>Block Number:</b> 08720 <b>Lot Number(s):</b> 65  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 01/28/2021 <b>Expiration Date:</b> 04/28/2021
<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 (1968 Code designation) <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> 135 <b>No. of dwelling units:</b> 62		
<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>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 9 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b>		
OK TO RENEW TCO #26 FOR 90 DAYS.		



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	5	OG	F-2 S-2		2	BICYCLE STORAGE ROOM FOR 45 BIKES, PARKING GARAGE FOR 45 CARS, MECHANICAL ROOMS
001 001 60	40		M		6	RETAIL C
001 001	40		M		6	ACCESSORY STORAGE ROOM
001 001	40		R-2		2	RESIDENTIAL LOBBY
001 001 5	40		U S-2		2	TRASH COMPACTOR ROOM, GARAGE ATTENDANT ROOM
001 001 31	40		M		6	RETAIL A
001 001	40		B		4	MEDICAL OFFICES LOBBY
001 001 47	40		M		6	RETAIL D
001 001 105	40		M		6	RETAIL B
002 002 136	40		B		4	MEDICAL OFFICES
003 003	40		R-2	9	2	(9) APARTMENTS
004 005	40		R-2	9	2	(9) APARTMENTS ON EACH FLOOR
006 006	40		R-2	4	2	(4) APATRMENTS



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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
007 010		40	R-2	6	2	(6) APARTMENTS ON EACH FLOOR
011 011		40	R-2	5	2	(4) APARTMENTS, (2) LOWER DUPLEX APARTMENT
012 012		40	R-2	2	2	(1) APARTMENT, (2) UPPER DUPLEX
ROF		40	F-2		2	MECHANICAL ROOMS
THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF THE SECTION ZR12-10 AS TO ZONING LOT OWNERSHIP RESTRICTIVE DECLARATION FILED AND RECORDED IN COUNTY CLERKS OFFICE REEL 4371 PAGES 692-766. ZONING EXHIBIT 1 REEL" 5871 PG 284-290 ZONING EXHIBIT III REEL: 5868 PAGES 411-416 ADDITIONAL 16 PARKING SPACES PROVIDED AT 90 OCEANA DRIVE WEST						
END OF SECTION						



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