

Certificate of Occupancy

CO Number: 310247042T012

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: 10 HURON STREET Building Identification Number (BIN): 3422087	Block Number: 02530 Lot Number(s): 7502 Building Type: New	Certificate Type: Temporary Effective Date: 01/29/2021 Expiration Date: 04/29/2021
This building is subject to this Building Code: 1968 Code		
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-C (1968 Code designation) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 39 Height in feet: 392 No. of dwelling units: 463		
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: Easement(s) - Recording Info: LIGHT & AIR, DRIVEWAY, FLOOD ZONE, PARK MANTIANCE AGREEMENT		
Outstanding requirements for obtaining Final Certificate of Occupancy:		
There are 38 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments:		
OK TO RENEW TCO #12 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		OG	U		6	ACCESSORY COMPACTOR ROOM_(BUILDING B)
CEL		OG	S-2		6	ACCESSORY STORAGE
CEL	6	OG	S-2		6	ATTENDENT PARKING 96 SPACES
CEL		OG	F-2		2	ACCESSORY MECHANICAL SPACES, GAS METER ROOM, WATER METER ROOM, WATER PUMP ROOM.
001		OG	S-2		2	BICYCLE STORAGE 236 SPACES (2,301 SQ FT.)
001	2	50	B		2	PARKING ATTENDANT OFFICE, VALET.
001	18	100	R-2		2	ACCESSORY RESIDENTIAL LOBBY, CONCIERGE, RECEPTION (BUILDING A)
001	14	60	B		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY; COMMUNITY #1.
001	12	50	S-2		2	ATTENDANT PARKING,87 SPACES.
001		75	S-2		2	ACCESSORY STORAGE SPACES, PACKAGE ROOM, MAIL ROOM.
001		75	F-2		2	ACCESSORY MECH. ELEC., TEL COM., SPACES
001 001 18		100	R-2		2	ACCESSORY RESIDENTIAL LOBBY, CONCIERGE, RECEPTION (BUILDING B) NORTH & SOUTH)
002	58	40	R-2	14	2	14 CLASS A UNITS (BUILDING B NORTH 7) (BUILDING B SOUTH 7)



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002		75	F-2		2	ACCESSORY ELEC. MECH. SPACES,MECH. ROOM,ELEC CLOSETS.,RECYCLE ROOM
002	85	50	A-3		2	PLACE OF ASSEMBLY ACCESSORY RESIDENTIAL AMEITY (FTNESS CENTER)
002	17	200	A-3		2	ACCESSORY RESIDENTIAL AMENITY SPACE (LOUNGE & AUXILLARY FITNESS)
002	10	50	A-3		2	ACCESSORY RESIDENTIAL AMENITY SPACE (YOGA STUDIO)
002	20	60	B		2	ACCESSORY RESIDENTIAL AMENITY SPACE (BASKETBALL COURT)
002	21	100	B		2	ACCESSORY RESIDENTIAL AMENITY(MANAGEMENT ROOM,SUPER'S OFFICE,STAFF LOCKER, BREAKROOM,OFFICE)
002 002 12		50	S-2		2	ATTENDANT PARKING ,114 SPACES
002 002		OG	F-2		2	MECHANICAL ROOM
003	17	100	B		2	ACCESSORY RESIDENTIAL AMENITY SPACE(LEASING CENTER & SPEAKEASY)
003	254	110	A-3		2	ACCESSORY RESIDENTIAL AMENITY SPACE(COMMON LOUNGE,CONDO LOUNGE,CONDO LOUNGE TERRACE)
003		50	S-2		2	ACCESSORY STORAGE & PANTRY SPACES
003		75	F-2		2	ACCESSORY MECHANICAL SPACES
003	232	110	A-3		2	ACCESSORY RESIDENTIAL AMENITY SPCE(EXTERIOR TERRACE)



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003	67	60	R-2		2	ACCESSORY RESIDENTIAL AMENITY(PARTY ROOM & CHILDREN'S PLAYROOM)
003	117	40	R-2	29	2	29 CLASS A APARTMENTS(BUILDING B NORTH 15)(BUILDING B SOUTH 14)=TOTAL 29
003	48	60	A-3		2	ACCESSORY RESIDENTIAL AMENITY SPACE (CREATOR'S SPACE)
004		75	F-2		2	ACCESSORY MECHANICAL EQUIPMENT ROOMS & ROOF AREA
004	117	40	R-2	33	2	33 CLASS A APARTMENTS(BUILDING A 13) (BUILDING B NORTH 10) (BUILDING B SOUTH 10)
004 004 202		60	A-3		2	PLACE OF ASSEMBLY ACCESSORY RESIDENTIAL AMENITY(EXTERIOR PUBLIC TERRACE)
005	138	40	R-2	32	2	32 CLASS A APARTMENTS.(BUILDING A 14) (BUILDING B NORTH 9) (BUILDING B SOUTH 9)=TOTAL 32
005		75	F-2		2	ACCESSORY MECHANICAL EQUIPMENT ROOMS.
006 009		75	F-2		2	ACCESSORY MECHANICAL, ELECTRICAL EQUIPMENT ROOMS.
006 009 54		40	R-2	56	2	14 CLASS A APARTMENTS (EACH FLOOR)
010		75	F-2		2	ELEC./TEL ROOMS, SERVICE HALL.
010	48	40	R-2	12	2	12 CLASS A APARTMENTS.
011 012 48		40	R-2	24	2	12 CLASS A APARTMENTS (EACH FLOOR)



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011 012		75	F-2		2	ACCESSORY MECHANICAL, ELECTRICAL ROOMS.
013 026 48		40	R-2	168	2	12 CLASS A APARTMENTS ON EACH FLOOR (14TH-27TH MARKETING FLOOR)
013 026		75	F-2		2	ACCESSORY MECHANICAL, ELECTRICAL ROOMS (14 TH 27TH MARKETING FLOORS)
027 031 47		40	R-2	50	2	10 CLASS A APARTMENTS (EACH FLOOR)
027 031		75	F-2		2	ACCESSORY MECHANICAL, ELECTRICAL EQUIPMENT ROOMS (28TH-32ND MARKETING FLOOR)
032 032		75	F-2		2	ACCESSORY MECHANICAL, ELECTRICAL EQUIPMENT ROOMS (33RD MARKETING FLOOR)
032 032 42		40	R-2	6	2	6 CLASS A APARTMENTS (33RD MARKETING FLOOR)
033 036		75	F-2		2	ACCESSORY MECHANICAL, ELECTRICAL EQUIPMENT ROOMS(34TH-37TH MARKETING FLOORS)
033 036 42		40	R-2	24	2	6 CLASS A APARTMENTS ON EACH FLOOR (34TH-37TH MARKETING FLOORS)
037 037		75	F-2		2	ACCESSORY MECHANICAL, ELECTRICAL EQUIPMENT ROOMS (38TH MARKETING FLOOR)
037 037 34		40	R-2	5	2	5 CLASS A APARTMENTS ON EACH FLOOR (38TH MARKETING FLOOR)
038 039		75	F-2		2	ACCESSORY MECHANICAL, ELECTRICAL EQUIPMENT ROOMS.
038 039 34		40	R-2	10	2	5 CLASS A APARTMENTS ON EACH FLOOR (39TH-40TH MARKETING FLOORS)



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RO F		75	F-2		2	ACCESSORY MECHANICAL ROOM
RO F		75	F-2		2	(5H FLOOR ROOF) ACCESSORY MECHANICAL ROOMS
NOTE 1: PAID ATTENDANT EMPLOYED BY THE OWNER OR OPERATOR OF SUCH SPACES (297 SPACES) SHALL BE AVAILABLE TO HANDLE THE PARKING AND MOVING OF AUTOMOMILIES AT ALL TIMES WHEN SUCH SPACES ARE IN USE NOTE 2: THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THEIR PROVISIONS OF SECTION 12-10 ZONING RESOLUTIONS AS TO THE ZONING LOT OWNERSHIP AS FILED WITH CITY REGISTER'S OFFICE CRFN#2009000136663 & 2009000136662 FLOOD ZONING RESTRICTIVE DECLARATION CRFN# 2010000092825 LIGHT AND AIR EASEMENT AGREEMENT CRFN# 20100000298410 EGRESS RESTRICTIVE DECLARATION EASEMENT AGREEMENT CRFN# 20100000370978						
END OF SECTION						



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