

Certificate of Occupancy

CO Number: 321197478T005

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: 1 CLINTON STREET Building Identification Number (BIN): 3421378 | Block Number: 00239 Lot Number(s): 16 Building Type: New | Certificate Type: Temporary Effective Date: 02/11/2021 Expiration Date: 05/12/2021 |
| This building is subject to this Building Code: | | |
| <i>For zoning lot metes & bounds, please see BISWeb.</i> | | |
| B. Construction classification: 1-A (2014/2008 Code) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA | | |
| No. of stories: 36 Height in feet: 409 No. of dwelling units: 134 | | |
| C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system | | |
| D. Type and number of open spaces: Parking spaces (52), Parking (45202 square feet) | | |
| E. This Certificate is issued with the following legal limitations: None | | |
| Outstanding requirements for obtaining Final Certificate of Occupancy: | | |
| There are 34 outstanding requirements. Please refer to BISWeb for further detail. | | |
| Borough Comments: OK TO RENEW TCO #5 FOR 90 DAYS AS PREVIOUSLY ISSUED, ADDING FLOOR 024 (EXCLUDING ROOF TERRACES) AND 025. | | |



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 321197478T005

| 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 | 14 | 100 | R-2 F-2 | | 3 | MECHANICAL SPACES, BOILER ROOM, ELECTRICAL SERVICE ROOM, ACCESSORY STORAGE, TENANT LAUNDRY |
| SC1 | 2 | 100 | R-2 | | 2 | STAFF LOUNGE |
| SC1 | 106 | OG | F-2 S-2 S-1 | | 2 | ACCESSORY STORAGE, MECHANICAL SPACES, PARKING, BICYCLE STORAGE, TRASH COMPACTOR |
| SC2 | 116 | OG | F-2 S-2 S-1 | | 2 | ACCESSORY STORAGE, MECHANICAL SPACES, PARKING, BICYCLE STORAGE |
| MEZ | 11 | 75 | F-2 | | 3 | MECHANICAL SPACES, MARKETING FLOOR DESIGNATION 2 |
| 001 001 233 | 150 | B | | | 6 | LIBRARY READING ROOM, LIB, STACK AREA, STAGE PERFORMING AREA, READING CIRCLE, LIB, BUSINESS COMMONS, MEETING ROOM, OFFICES, MARKETING FLOOR DESTINATION 1 |
| 001 001 53 | 100 | R-2 S-2 | | | 3 | PARKING, RESIDENTIAL LOBBY, PACKAGE ROOM, MAIL ROOM, SUPER'S OFFICE, MARKETING FLOOR DESIGNATION |
| 001 001 26 | 100 | M | | | 6 | RETAIL SPACES |
| 001 001 4 | 100 | E | | | 3 | COMMUNITY FACILITY LOBBY |
| 002 002 247 | 100 | A-3 | | | 2 | ROOF TERRACE TENANT ACCESSORY (PA#321546190), MARKETING FLOOR DESIGNATION 3 |
| 002 002 130 | 100 | R-2 | | 5.5 | 2 | 3 SIMPLEX DWELLING UNITS, 5 DUPLEX DWELLING UNITS (0.5 D/U WITH THE THIRD FLOOR), TENANT ACCESSORY EXERCISE ROOMS & LOUNGE, HOT TUB RM, SAUNA RM, MARKETING FL DESIGNATION 3 |



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 321197478T005

| 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 |
| 003 003 19 | 100 | R-2 | 8.5 | 2 | | 5 SIMPLEX DWELLING UNITS, 7 DUPLEX DWELLING UNITS(0.5 D/U WITH THE FOURTH FLOOR), TENANT ACCESSORY LOUNGE, 3 PRIVATE TERRACES, MARKETING FLOOR DESIGNATION 4 |
| 004 004 19 | 100 | R-2 | 7 | 2 | | 6 SIMPLEX DWELLING UNITS, 2 DUPLEX DWELLING UNITS(0.5 D/U WITH THE FIFTH FLOOR),TENANT ACCESSORY LOUNGE, 2 PRIVATE TERRACES, MARKETING FLOOR DESIGNATION 5 |
| 005 005 | 100 | R-2 | 5 | 2 | | 5 DWELLING UNITS, 2 PRIVATE TERRACES, MARKETING FLOOR DESIGNATION 6 |
| 006 011 | 100 | R-2 | 30 | 2 | | 5 DWELLING UNITS PER FLOOR, MARKETING FLOOR DESIGNATION 7-12 |
| 012 012 | 100 | R-2 | 4 | 2 | | 4 DWELLING UNITS, 1 PRIVATE TERRACE, MARKETING FLOOR DESIGNATION 14 |
| 013 023 | 100 | R-2 | 44 | 2 | | 4 DWELLING UNITS PER FLOOR, MARKETING FLOOR DESIGNATION 15-25 |
| 024 024 58 | 100 | R-2 | 2 | 2 | | 2 DWELLING UNITS, 1 PRIVATE TERRACE, TENANT ACCESSORY LOUNGE, ROOF TERRACE (SKY LOUNGE), MARKETING FLOOR DESIGNATION 26 |
| 025 025 15 | 100 | R-2 | 2 | 2 | | 2 DWELLING UNITS, TENANT ACCESSORY LOUNGE, MARKETING FLOOR DESIGNATION 27 |
| 026 031 | 100 | R-2 | 15 | 2 | | 2 DWELLING UNITS PER FLOOR, 1 DUPLEX DWELLING UNIT(0.5 D/U PER FLOOR, WITH 27TH-31ST FLOORS),MARKETING FLOOR DESIGNATION 28-33 |
| 032 032 | 100 | R-2 | 3 | 2 | | 3 DWELLING UNITS, MARKETING FLOOR DESIGNATION 34 |
| 033 033 | 100 | R-2 | 2.5 | 2 | | 2 SIMPLEX DWELLING UNIT, 1 DUPLEX DWELLING UNIT(0.5 D/U WITH THE 34TH FLOOR),MARKETING FLOOR DESIGNATION 35 |



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 321197478T005

| 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 |
| 034 034 | | 100 | R-2 | 1.5 | 2 | 1 SIMPLE DWELLING UNIT, 1 DUPLEX DWELLING UNIT(0.5 D/U WITH THE 33RD FLOOR),MARKETING FLOOR DESIGNATION 36 |
| 035 035 | | 100 | R-2 | 2.5 | 2 | 2 SIMPLE DWELLING UNIT, 1 DUPLEX DWELLING UNIT(0.5 D/U WITH THE 36TH FLOOR), MARKETING FLOOR DESIGNATION 37 |
| 036 036 | | 100 | R-2 | 1.5 | 2 | 1 SIMPLEX DWELLING UNIT, 1 DUPLEX DWELLING UNIT (0.5 D/U WITH THE 36TH FLOOR),MARKETING FLOOR DESIGNATION 38 |
| ZONING EXHIBITS II & III FILED AND RECORDED UNDER CRFN#'S 2017000233847, 2017000238293, 2017000233848, 2017000233850 ACCESSORY USE RESTRICTED TO RESIDENTIAL OCCUPANTS OF THE BUILDING AND THIER GUESTS FOR WHOM NO ADMISSION OR MEMBERSHIP FEE MAY BE CHARGED. | | | | | | |
| END OF SECTION | | | | | | |



Borough Commissioner



Commissioner

END OF DOCUMENT

321197478/005 2/11/2021 9:08:17 AM