

Certificate of Occupancy

CO Number: 310131675T004

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: 1357 FLATBUSH AVENUE Building Identification Number (BIN): 3421435 | Block Number: 05227 Lot Number(s): 13 Building Type: New | Certificate Type: Temporary Effective Date: 12/31/2020 Expiration Date: 03/31/2021 |
| <i>For zoning lot metes & bounds, please see BISWeb.</i> | | | |
| B. | Construction classification: 1-B (2014/2008 Code) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA | | |
| No. of stories: 6 Height in feet: 68 No. of dwelling units: 36 | | | |
| C. | Fire Protection Equipment: 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: None | | |
| Outstanding requirements for obtaining Final Certificate of Occupancy: | | | |
| There are 11 outstanding requirements. Please refer to BISWeb for further detail. | | | |
| Borough Comments: | | | |
| OK TO RENEW TCO #4 FOR 90 DAYS. | | | |



Borough 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 | | OG | J-2 B-2 | | 2B | ELEVATOR CONRTOL ROOM WATER METER ROOM SPRINKLER ROOM ELECTRICAL ROOM, TRASH COMPACTOR ROOM,UTILITY ROOM, BICYCLE PARKING ROOM FOR 24 BICYCLES 362 SF. |
| BAS | 9 | 40 | J-2 | 0.5 | 2A | RESIDENTIAL LOBBY,BUSINESS CENTER, MECHANICAL ROOM, ONE CLASS "A" APARTMENTINCONJUNCTION WITH PORTION AT FIRST FLOOR. |
| BAS | 19 | 40 | J-2 | | 2B | INDOOR RECREATION SPACE. |
| 001 | | 50 | J-2 | 7.5 | 2A | SEVEN CLASS A APARTMENTS AND PORTION OF APARTMENT IN CONJUNCTION WITH PORTION AT BASEMENT FLOOR. ROOF TERRACE, MECHANICAL EQUIPMENT. |
| 002 | | 40 | J-2 | 8 | 2A | EIGHT (8 CLASS A APARTMENTS |
| 003 | | 40 | J-2 | 5 | 2A | FIVE (5 CLASS "A" APARTMENTS, ROOF TERRACE, MECHANICAL EQUIPMENT |
| 004 | | 40 | J-2 | 6 | 2A | SIX(6) CLASS "A" APARTMENTS |
| 005 | | 40 | J-2 | 6 | 2A | _SIX (6) DWELLING UNITS. |
| ROF | | | J-2 | | 2B | ELEVATOR BULKHEAD |
| PEN | | 40 | J-2 | 3 | 2A | THREE (3) CLASS "A" APARTMENTS, ROOF TERRACE |
| FIVE(5) STORY BASEMENT,PENTHOUSE AND CELLAR. TOTAL 36 CLASS "A" APARTMENTS AND COMMERCIAL SPACE. EXHIBIT 1 CRFN # 2015000426760, EXHIBIT 111 CFRN # 2015000426761. 864 SF DEDUCTED FROM FAR FOR INDOOR RECREATION ROOM AT BASEMENT FLOOR. DEVELOPED ACCORDING TO QUALITY HOUSING Z R 28-00 | | | | | | |
| END OF SECTION | | | | | | |



Borough Commissioner



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END OF DOCUMENT

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