

# Certificate of Occupancy

**CO Number: 302382062F**

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> 2131 OCEAN AVENUE <b>Building Identification Number (BIN):</b> 3413995	<b>Block Number:</b> 06783 <b>Lot Number(s):</b> 63  <b>Building Type:</b> New	<b>Certificate Type:</b> Final <b>Effective Date:</b> 09/09/2019
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-C (1968 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 8 <b>Height in feet:</b> 80 <b>No. of dwelling units:</b> 16		
<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> Parking spaces (14), Parking (2400 square feet)		
<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None		



Borough Commissioner



Commissioner

# Certificate of Occupancy

CO Number: 302382062F

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	B-2		2	PARKING GARAGE FOR EIGHT (8) CARS, ACCESSORY TO RESIDENTIAL. MECHANICAL ROOMS.
001	10	50	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY. UNIT #1
001	25	100	E		4C	PARKING GARAGE FOR SIX (6) CARS, ACCESSORY TO AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY
002	36	50	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY. UNIT #2, UNIT #3
002	20	100	R-2		2B	INDOOR RECREATION ROOM FOR 20 PERSONS ACCESSORY TO RESIDENTIAL 677 SQ FT
003		40	J-2	3	2	THREE (3) CLASS "A" DWELLING UNITS
004		40	J-2	3	2	THREE (3) CLASS "A" DWELLING UNITS
005		40	J-2	3	2	THREE (3) CLASS "A" DWELLING UNITS
006		40	J-2	3	2	THREE (3) CLASS "A" DWELLING UNITS
007		40	J-2	2	2	TWO (2) CLASS "A" DWELLING UNITS AND LOWER LEVEL OF TWO (2) CLASS "A" DWELLING UNITS IN CONJUNCTION WITH 8TH FLOOR
008		40	R-2	2	2A	UPPER LEVEL OF TWO (2) CLASS 'A' DWELLING UNITS IN COJUCTION WITH 7TH FLOOR
008	15	100	R-2		2B	PASSIVE OUTDOOR AREA FOR FIFTEEN (15) PERSONS ACCESOSRY TO RESIDENTIAL 902 SQ FT.



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

# Certificate of Occupancy

CO Number: 302382062F

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
RO F		40			2B	STAIR AND ELEVATOR BULKHEAD.RECREATIONAL ACTIVITIES PROHIBITED
<p>MIXED USED BUILDING. THREE (3) AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CA RE FACILITY OFFICES AND SIXTEEN (16) CLASS "A" DWELLING UNITS. GARAGE ON FI RST FLOOR AND CELLAR FOR FOURTEEN (14) OFF STREET ACCESSORY PARKING SPACES. THIS BUILDING WAS BUILT PURSUANT TO SECTION 28-00 OF THE ZONING RESOLUTION(QUALITY HOUSING) ZONING LOT CERTIFICATOIN RECORDED WITH CITY REGISTER. THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTIN 12-10 OF THE ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AND RECORDED AT THE CITY REGISTERS OFFICE. EXHIBIT I CRFN 2019000112225, EXHIBIT III CRFN 2019000112224. INDOOR RECREATION ROOM FOR TWENTY (20) PERSONS, ACCESSORY TO RESIDENTIAL PROVIDED ON FIRST FLOOR. OUTDOOR RECREATION AREA FOR FIFTEEN (15) PERSONS, ACCESSORY TO RESIDENTIAL PROVIED ON ROOF TERRACE ON EIGHTH FLOOR.</p>						
END OF SECTION						



Borough Commissioner



Commissioner