

Certificate of Occupancy

CO Number: 302022567F

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: 85 FLATBUSH AVENUE EXTENSION Building Identification Number (BIN): 3418103	Block Number: 00120 Lot Number(s): 45 Building Type: New	Certificate Type: Final Effective Date: 03/21/2016
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-B (2008 Code) Building Occupancy Group classification: R-2 (2008 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 12 Height in feet: 116 No. of dwelling units: 238			
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: Parking spaces (43)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Borough Commissioner

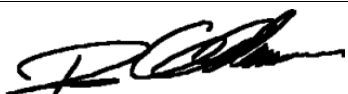


Commissioner

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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		125	J-1 J-2		5, 2	PAID ATTENDANTS EMPLOYED BY THE OWNER OR OPERATOR OF SUCH SPACES SHALL BE AVAILABLE TO HANDLE THE PARKING AND MOVING OF AUTOMOBILES AT ALL TIMES WHEN SUCH SPACES ARE IN USE. TOTAL 28 PARKING SPACES.
SC1		100	J-1 J-2		5, 2	HOTEL KITCHEN, PRE-FUNCTION ROOM, METER ROOMS, MECHANICAL, STORAGE, CATERING ROOM.
SC1	251	75	F-4		5	BALLROOM.
SC2		OG	J-1 J-2		5	KITCHEN STORAGE, METER ROOM, MECHANICAL ROOMS, ACCESSORY SPACE FOR RESIDENTIAL, ACCESSORY USES, OFFICES, MEETING ROOM, BREAK ROOM, LOCKER ROOM, BICYCLE PARKING SPACES FOR HOTEL, 8 BICYCLE PARKING STORAGE 136 S.F. EXEMPT FROM FLOOR AREA.
SC2		OG	J-2		2	RESIDENTIAL BICYCLE STORAGE FOR 32 BICYCLES, 480 SQ. FT. EXEMPT FROM FLOOR AREA.
001		100	J-2		2	RESIDENTIAL LOBBY.
001	65	100	J-1		5	HOTEL LOBBY, RECEPTION, OFFICE, TEA BAR, STORAGE.
001	195	100	F-4		5	RESTAURANT.
002		40	J-1	33	5	33 HOTEL ROOMS, MECHANICAL EQUIPMENT ON ROOF.
002	221	50	J-1		5	BAR AND ROOF TERRACE.
003		40	J-1	37	5	37 HOTEL ROOMS.



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004		40	J-1	37	5	37 HOTEL ROOMS.
005		40	J-1	36	5	36 HOTEL ROOMS.
006		40	J-1	31	5	31 HOTEL ROOMS, MECHANICAL EQUIPMENT ON ROOF TERRACE.
007		40	J-2	12	2	12 CLASS "A" APARTMENTS.
008		40	J-2	12	2	12 CLASS "A" APARTMENTS.
009		40	J-2	12	2	12 CLASS "A" APARTMENTS.
010		40	J-2	10	2	10 CLASS "A" APARTMENTS.
011		40	J-2	9	2	9 CLASS "A" APARTMENTS.
012		40	J-2	9	2	9 CLASS "A" APARTMENTS.
RO F		100	J-1 J-2		5, 2	STAIR AND ELEVATOR BULKHEAD, MECHANICAL ROOM, MECHANICAL EQUIPMENT.
RO F	152	100	J-2		2	RECREATION SPACE ACCESSORY TO RESIDENTIAL.
TOTAL: 174 HOTEL ROOMS AND 64 RESIDENTIAL DWELLING UNITS WITH RECREATION SPACE AT ROOF, NOTE: EXHIBITS 1 & 3 FILED IN KING COUNTY CLERK'S OFFICE UNDER CRFN# 2013000239235 & 2013000239234 GENERAL NOTE: 28 ACCESSORY OFF-STREET PARKING SPACES & 40 BICYCLE PARKING SPACES & 40 BICYCLE PARKING SPACES						
END OF SECTION						



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