

Certificate of Occupancy

CO Number: 301677460T002

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: 271 SEA BREEZE AVENUE Building Identification Number (BIN): 3425435	Block Number: 07280 Lot Number(s): 110 Building Type: New	Certificate Type: Temporary Effective Date: 02/25/2021 Expiration Date: 04/26/2021
<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: 20 Height in feet: 220 No. of dwelling units: 112			
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: Parking spaces (70), Parking (10710 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 50 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments:			
OK TO RENEW TCO #2 FOR 60 DAYS AS PREVIOUSLY ISSUED.			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 301677460T002

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
002 002 22		100	B		4	COMMUNITY FACILITY AMBULATORY DIAGNOSTIC CENTER.
002 002 5		100	U		2B	MECHANICAL ROOMS, LAUNDRY ROOM. TRASH COMPACTOR ROOM.
002 002 127		100	B		6	2 OFFICE COMMERCIAL SPACES
003 003 185		100	E		3	COMMUNITY FACILITY KINDERGARTEN (GROUP E) AGES 4 THROUGH 6. 111 KIDS AND 10 TEACHERS
003 003 69		100	U		2B	30 OPEN PARKING SPACES.
003 003 24		100	B		4	COMMUNITY FACILITY AMBULATORY DIAGNOSTIC CENTER.
004 56		100	U		2B	40 OPEN PARKING SPACES.
004 22		100	B		4	COMMUNITY FACILITY AMBULATORY DIAGNOSTIC CENTER. FUTURE INFILL OF THE OPEN TO BELOW SPACE IS NOT PERMITTED.
004 3		100	U		2B	MECHANICAL ROOM AND OPEN ROOF FOR MECHANICAL EQUIPMENT, ELEVATOR MACHINE ROOM
004 004 40		100	U		2B	ROOF LEVEL OF THE THIRD FLOOR: OPEN ACCESSIBLE ROOF TO THE RESIDENTS OF THE BUILDING.
005 005 1		100	U		2B	3 MECHANICAL ROOMS, BICYCLE ROOM FOR 58 RESIDENTIAL BICYCLE SPACES THAT ARE 15 SQUARE FEET EACH, FOR A TOTAL OF 870 SQUARE FEET. ELEVATOR MACHINE ROOM.
005 005			R-2	1	2A	1 CLASS A DWELLING UNIT



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 301677460T002

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
006 017			R-2	8	2A	8 CLASS A DWELLING UNITS
018 020			R-2	5	2A	5 CLASS A DWELLING UNITS
ROF 1			R-2		2B	BULKHEAD, MECHANICAL ROOM, ELEVATOR MACHINE ROOM
ROF 1			R-2		2B	MECHANICAL EQUIPMENT ABOVE BULKHEAD
ROF 1			R-2		2B	WATER TANK ABOVE MECHANICAL EQUIPMENT ON BULKHEAD. SPRINKLER PUMP ROOM, ELEVATOR ROOM, BOILER ROOM
GN D		OG	U		2B	COMMUNITY FACILITY LOBBY. RESIDENTIAL LOBBY.
GN D	67	OG	U		2B	31 PARKING SPACES. 4 BICYCLE PARKING SPACES FOR THE COMMUNITY FACILITY WHICH ARE 15 SQUARE FEET EACH FOR A TOTAL OF 60 SQUARE FEET. UTILITY ROOMS.
GN D	260	OG	M		6	3 RETAIL COMMERCIAL SPACES
<p>THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH CITY REGISTER OFFICE CRFN# EXHIBIT II: 2017000247577 EXHIBIT III: 2017000247043. EXHIBIT 4: 2004000453286 AGREEMENT/RESTRICTIVE DECLARATION FOR SINGLE ZONING LOT CRFN# 2004000453288. THIS PROPERTY IS USING A SINGLE ZONING LOT WITH ADJOINING PROPERTY 301 SEA BREEZE AVENUE. THIS IS LOT BLOCK 7280 AND LOT 110, AND ARE USING A SINGLE ZONING LOT WITH BLOCK 7280 LOT 89. THIS WILL BE TWO SEPERATE TAX LOTS WITH A SINGLE ZONING LOT. THIS PROPERTY HAS A TOTAL OF 61 BICYCLE PARKING SPACES WHICH USE 9 SQUARE FEET FOR EACH SPACE FOR A TOTAL OF 540 SQUARE FEET FOR BICYCLE PARKING. THIS PROPERTY IS USING ENERGY EFFICIENT WALL DEDUCTIONS. THE DEDUCTIONS AS PER APPROVED PLANS WILL BE 3491.5 SQUARE FEET IN TOTAL. THIS STRUCTURE AND TAX LOT 110 IS SUBJECT TO FLOOD ZONE AE OF FIRM MAP 353 OF 457. GROUND FLOOR LEVEL SUBJECT TO FLOODING. GROUND FLOOR WILL BE WET FLOOD PROOFED AND HAVE FLOOD VENTS. THE GROUND FLOOR TO COMPLY WITH APPENDIX G FOR FLOOD ZONE COMPLIANCE. THE ROOF OF THE THIRD FLOOR LEVEL SHALL BE ACCESSIBLE AND USABLE BY ALL THE RESIDENTS OF THE BUILDING. THIS PROPERTY WILL HAVE ATTENDANT PARKING FOR THE RESIDENTS OF THE BUILDING WITH AN ATTENDEE PARKING BOOTH AT GRADE LEVEL. PARKING LOT TO HAVE SENSORS IN PLACE AT ENTERING AND EXITING POINTS TO SIGNAL WHEN A MOTOR VEHICLE IS APPRACHING OR IF THERE IS NO CAR IN PLACE TO HELP MANEUVER THE AUTOMOBILE RAMP.</p>						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

301677460/002 2/25/2021 1:02:48 PM