

Certificate of Occupancy

CO Number: 104731300F

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: Manhattan Address: 839 6 AVENUE Building Identification Number (BIN): 1015146 | Block Number: 00805 Lot Number(s): 59 Building Type: New | Certificate Type: Final Effective Date: 04/27/2011 |
| <i>For zoning lot metes & bounds, please see BISWeb.</i> | | |
| B. Construction classification: 1-C (1968 Code) Building Occupancy Group classification: J2 (1968 Code) Multiple Dwelling Law Classification: HAEA | | |
| No. of stories: 53 Height in feet: 614 No. of dwelling units: 302 | | |
| C. Fire Protection Equipment: None associated with this filing. | | |
| D. Type and number of open spaces: None associated with this filing. | | |
| E. This Certificate is issued with the following legal limitations: City Planning Commission - Recording Info: C070073ZSM | | |
| Borough Comments: None | | |



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 | | 100 | B-2 | | 8 | PUBLIC PARKING GARAGE (78 SPACES) |
| CEL | 2 | | E | | 8 | GARAGE OFFICE |
| CEL | | | D-2 | | 2,5 | MECHANICAL ROOMS |
| CEL | | | B-1 | | 6 | RESTAURANT TRASH STORAGE |
| CEL | | | D-2 | | 8 | ELEVATOR MACHINE ROOM |
| SC1 | | 100 | B-2 | | 8 | PUBLIC PARKING GARAGE(146 SPACES) |
| SC1 | | | D-2 | | 8 | ELEVATOR MACHINE ROOMS |
| SC2 | | | D-2 | | 8 | MECHANICAL ROOM |
| SC2 | | 100 | B-2 | | 8 | PUBLIC PARKING GARAGE (160 SPACES). |
| SC3 | | OG | B-2 | | 8 | PUBLIC PARKING GARAGE (145 SPACES) |
| SC3 | | | D-2 | | 8 | MECHANICAL ROOM |
| SC3 | | | D-2 | | 8 | ELEVATOR MACHINE ROOM |
| SC3 | | | D-2 | | 2,5 | FUEL TANK ROOM |



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| MZ3 | | 100 | D-2 | | 5 | MECHANICAL ROOMS |
| M23 | | | D-2 | | 2 | ELEVATOR MACHINE ROOM |
| 001 | 379 | | F-4 | | 6 | RESTAURANT |
| 001 | 97 | | C | | 6 | RETAIL |
| 001 | 5 | | J-1 | | 5 | HOTEL LOBBY |
| 001 | 2 | | E | | 5 | HOTEL FRONT_OFFICE |
| 001 | 2 | | B-2 | | 2 | PACKAGE ROOM-RESIDENTIAL LOOBY |
| 001 | | | | | 2,5 | PUBLIC PLAZA |
| 001 | 1 | | B-2 | | 5 | BAGGAGE ROOM |
| 001 | 2 | 100 | J-2 | | 2 | RESIDENTIAL LOBBY |
| 001 | 1 | | E | | 2, 5, 6 | SECURITY OFFICE (AT LOADING DOCK) |
| 001 | 1 | | E | | 2 | SECURITY OFFICE (RESIDENTIAL) |
| 001 | | | B-2 | | 2, 5, 6 | LOADING DOCK |



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| 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 | 623 | 100 | F-4 | | 6 | RESTAURANT |
| 003 | 4 | | D-2 | | 5 | PREP KITCHEN |
| 003 | | | B-2 | | 5 | STORAGE ROOM |
| 003 | 325 | 100 | F-4 | | 5 | BALLROOM |
| 003 | 10 | | F-1B | | 5 | MEETING ROOMS |
| 003 | 17 | | E | | 5 | HOTEL MANAGEMENT_OFFICES |
| 003 | 1 | | D-2 | | 5 | PANTRY |
| 003 | 1 | | B-2 | | 5 | COAT CHECK |
| 004 | 15 | | E | | 5 | HOTEL MANAGEMENT OFFICES |
| 004 | | | B-2 | | 5 | STORAGE ROOMS |
| 004 | 54 | | F-1B | | 5 | MEETING ROOMS |
| 004 | 175 | 100 | F-4 | | 5 | BALLROOMS |
| 004 | 1 | | B-2 | | 5 | LOCKER ROOMS |



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| 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 |
| 004 | 2 | | D-2 | | 5 | BREAKROOM |
| 004 | 1 | | D-2 | | 5 | PANTRY |
| 004 004 | 1 | | B-2 | | 5 | COAT CHECK |
| 005 | 59 | | F-1B | | 5 | SCREENING ROOM |
| 005 | | 100 | J-1 | 3 | 5 | HOTEL SUITES |
| 005 | 30 | | F-3 | | 5 | ACCESSORY FITNESS CENTER & SPA |
| 005 | | | B-2 | | 5 | STORAGE |
| 005 | 1 | | B-2 | | 5 | PANTRY |
| 005 | 1 | | B-2 | | 5 | COAT CHECK |
| 005 | | | D-2 | | 5 | MECHANICAL ROOMS |
| 006 021 | | 100 | J-1 | 17 | 5 | HOTEL ROOMS |
| 006 021 | | | B-2 | | 5 | STORAGE ROOMS |
| 006 021 | | | D-2 | | 5 | MECHANICAL ROOMS |



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| 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 |
| 022 | | | D-2 | | 5 | MECHANICAL ROOMS |
| 022 | | | B-2 | | 5 | STORAGE ROOMS |
| 022 | | 100 | J-1 | 16 | 5 | HOTEL ROOMS |
| 023 | | | B-1 | | 2 | REFUSE COMPACTOR |
| 023 | | | D-2 | | 5,2 | MECHANICAL ROOMS |
| 024 | 12 | | F-4 | | 2 | ACCESSORY LOUNGE |
| 024 | 2 | | E | | 2 | VALET |
| 024 | | | B-2 | | 2 | STAFF LOCKER ROOMS |
| 024 | | 100 | J-2 | 1 | 2 | ONE (1) APT |
| 024 | 2 | | B-2 | | 2 | SUPER'S SHOP |
| 024 | 4 | | E | | 2 | MANAGEMENT/LEASING OFFICE |
| 024 | | | D-2 | | 2 | MECHANICAL ROOMS |
| 024 | | | B-2 | | 2 | LAUNDRY ROOMS |



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| 024 | 12 | | F-3 | | 2 | ACCESSORY FITNESS_CENTER |
| 025 042 | | 40 | J-2 | 12 | 2 | APARTMENTS |
| 025 042 | | | D-2 | | 2 | MECHANICAL ROOMS |
| 043 051 | | 40 | J-2 | 9 | 2 | APARTMENTS |
| 043 051 | | | D-2 | | 2 | MECHANICAL ROOMS |
| 052 | | | D-2 | | 2 | MECHANICAL ROOMS |
| 052 | | 40 | J-2 | 4 | 2 | APARTMENTS |
| 053 | | | B-2 | | 2 | STORAGE ROOM |
| 053 | 60 | 100 | F-3 | | 2 | ACCESSORY LOUNGE |
| RO F | | 100 | | | 2 | OPEN ROOF |
| PT1 | | 100 | D-2 | | 2 | MECHANICAL ROOMS |
| PT2 | | | D-2 | | 2 | ELEVATOR MACHINE ROOM |
| PT2 | | | D-2 | | 2 | MECHANICAL ROOMS |



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GENERAL NOTES: THESE PREMISES 839 SIXTH AVE, 120 W 30TH ST., AND 110 W 30TH ST CONSISTING OF TAX LOTS 59, 67 & 71 HAVE DECLARED ONE ZONING LOT AS PER SECTION 12-10 OF THE ZONING RESOLUTION HAVE BEEN RECORDED AT THE OFFICE OF THE CITY REGISTER UNDER CRFN#2007000403941

END OF SECTION



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END OF DOCUMENT