

Certificate of Occupancy

CO Number: 104215010F

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: 123 WASHINGTON STREET Building Identification Number (BIN): 1088442	Block Number: 00053 Lot Number(s): 23 Building Type: New	Certificate Type: Final Effective Date: 06/06/2016
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-A (1968 Code) Building Occupancy Group classification: J-1 (1968 Code) Multiple Dwelling Law Classification: HAEB		
No. of stories: 56 Height in feet: 631 No. of dwelling units: 440			
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: Plaza (5978 square feet)		
E.	This Certificate is issued with the following legal limitations: City Planning Commission - Recording Info: N100256ZCM, N060512ZAM		
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		OG	B-2		2, 5	ACCESSORY STORAGE, LOCKER ROOMS
CEL		OG	B-1		5	FUEL OIL STORAGE TANK
CEL	62	OG	E		2	OFFICES
CEL		OG	D-2		2	MECHANICAL/UTILITIES, ELEVATOR MACHINE ROOM, TRASH COMPACTOR ROOM/ LAUNDRY ROOM
OS P		100	J-2		2	OPEN AIR CAFE_& KIOSK AS PER CPC APPROVAL
ME Z		75	D-2		2	MECHANICAL EQUIPMENT ROOM
001		100	B-1		5	STORAGE ROOMS
001	7	100	B-1 E		5	LOADING DOCK, OFFICES
001	85	100	F-4		10	BAR/LOUNGE, HOTEL LOBBY
001		100	J-2		2	RESIDENTIAL LOBBY
002	12	100	D-2		6	KITCHEN
002	131	100	F-4		10	EATING AND DRINKING ESTABLISHMENT
003	22	100	E		5	OFFICES



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003	20	100	J-1		5	ACCESSORY FITNESS ROOM
003		100	D-2		5	MECHANICAL ROOMS
004		100	B-2		5	STORAGE ROOMS
004	55	100	J-1		5	MEETING ROOMS
004	122	100	F-1B		5	MEETING ROOM
004	9	100	E		5	OFFICES
004		100	D-2		5	MECHANICAL ROOM
005	224	100	F-4		5	ACCESSORY BAR/LOUNGE/, OUTDOOR TERRACE
005		100	D-2		5	MECHANICAL ROOM
005		100	J-1		5	HOTEL LOBBY
005		100	B-1		5	STORAGE ROOMS
005	11	100	E		5	ACCESSORY OFFICES
006	26	40	J-1	11	5	ELEVEN (11) HOTEL SUITES



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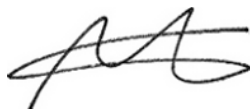
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006		100	D-2		5	ELEV. MACH. ROOM
007 011 34	40		J-1	14	5	FOURTEEN (14) HOTEL SUITES EACH FLOOR
012 013 30	40		J-1	12	5	TWELVE (12) HOTEL SUITES EACH FLOOR
014 021 34	40		J-1	14	5	FOURTEEN (14) HOTEL SUITESS EACH FLOOR
022 029	40		J-1	8	2	EIGHT (8) CLASS "A" APARTMENTS PER FLOOR
030	132	100	F-3		2	RECREATION ROOM
031	75		D-2		2	MECHANICAL ROOM, ELEVATOR MACHINE ROOM, AIR HANDLING ROOM
032	40		J-2	7	2	SEVEN (7) CLASS "A" APARTMENTS
033 046	40		J-2	7	2	SEVEN (7) CLASS "A" APARTMENTS PER FLOOR
047 055	40		J-2	6	2	SIX (6) CLASS "A" APARTMENTS PER FLOOR
056	75		J-2		2	RESIDENTIAL LOBBY
056	75		D-2		2	MECHANICAL & UTILITY ROOMS.
RO F	100		J-2		2	LOBBY



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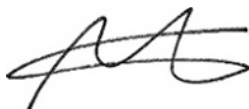
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
RO F	188	100	F-3		2	OUTDOOR RECREATION
RO F		100	D-2		2	ELEV. MACH. ROOM
<p>CELLAR IS FLOOR PROF. THESE PREMISES CONSISTING OF TAX LOT #23 & 28 ON BLOCK 53 HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION TO ZONING LOT OWNERSHIP AS RECORDED IN THE CITY REGISTER'S OFFICE UNDER CRFN # 2005000685255 & 2005000673734. URBAN PLAZA APPROVED BY THE CITY PLANNING COMMISSION UNDER AUTHORIZATION APPLICATION #N060513ZAM & CERTIFICATIONS APPLICATIONS N06143 ZCM & N060551 9 ZCM. QUALITY HOUSING TREES PLANTING REQUIREMENT SUBJECT TO DEPT. OF PARKS AND DEPT. OF TRANSPORTATION REQUIREMENTS.</p> <p style="text-align: center;">END OF SECTION</p>						



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