

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS ALT# 1509/85
CERTIFICATE OF OCCUPANCY TEMPORARY

BOROUGH MANHATTAN

DATE SEP 15 1988 NO. 92828

ZONING DISTRICT C6-6.5

This certificate supersedes C.O. No. T92610

THIS CERTIFIES that the new-altered-existing-building-premises located at
161 W. 56th St.; 881 Seventh Ave.; 154-160 W. 57th Block 1009 Lot 1
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 HEREIN
Street

PERMISSIBLE USE AND OCCUPANCY

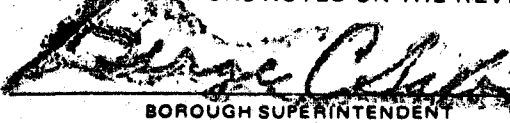
STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
57th Street Wing Cellar	O.G.	260 4 20					Cinema offices elevator machine room gallery mechanical room storage
Cellar Mezzanine	85	10					Mechanical room office locker room, elevator machine room, storage
1st Floor	85	1,021					Carnegie concert hall trap room lobbies carnegie hall lounge and bar
2nd Floor	85	350					1st tier boxes of carnegie concert hall, recital hall lounge and dress. rooms
3rd Floor	85	248 299					2nd tier boxes of carnegie concert hall recital hall
Balcony	85						Recital hall balcony
4th Floor	85	430 10					Dress circle of carnegie hall lounge
5th Floor	85	568					Balcony of carnegie concert hall, balcony lobb

(CONTINUED)

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

K. H. NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.


BOROUGH SUPERINTENDENT


COMMISSIONER

☐ ORIGINAL ☒ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the South ^{XXXX}
distant West 57th Street feet from the corner formed by the intersection of
and Seventh Avenue
running thence South 200.10' feet; thence South 200' feet;
thence North 200.10' feet; thence North 200' feet;
thence feet; thence feet;
thence feet; thence feet;
to the point or place of beginning.

N.B. or ALT. No. 1509/85 DATE OF COMPLETION
BUILDING OCCUPANCY GROUP CLASSIFICATION
Public Building

CONSTRUCTION CLASSIFICATION Class 1-Fireproof
HEIGHT STORIES, FEET
8-12 & 16 110', 185' & 209'

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM	X		AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM	X				
SMOKE DETECTOR	X				
FIRE ALARM AND SIGNAL SYSTEM	X				

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

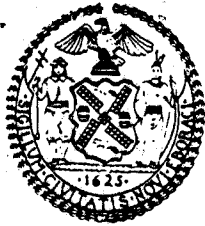
SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____
CITY PLANNING COMMISSION CAL. NO. _____
OTHERS:

THE CITY OF NEW YORK



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NO. 92828

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161 W. 56th St.; 881 Seventh Ave.; 154-160 W. 57th Block 1009 Lot 1
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Street

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Balcony		270					Upper part of carnegie concert hall
6th Floor	85	40					Sixteen (16) resident studios and fourteen (14) duplex resident studios
7th Floor	85	2					One (1) duplex commercial studio
8th Floor	85	2					Fourteen (14) duplex resident. studios one (1) commercial duplex studio
9th Floor	85	3					Three (3) resident studios
10th Floor	85	10					Adminstration offices
11th Floor	85	6					Six (6) resident studios
12th Floor	85	5					Five (5) resident studios
13th Floor	85	8					Six (6) resident studios
14th Floor	85	12					Four (4) resident studios and one (1) commercial studio
15th Floor	85	8					Seven (7) resident studios
16th Floor	85	2					One (1) resident studio
56th Street Wing Cellar	O.G.	15					Boiler room, utility room, mason shop and storage

(CONTINUED)

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1st Floor	85	8 90					Stores orchestra room
2nd Floor	85	90 9					Orchestra room dress. room
3rd Floor	85	18					Studio and control room
4th Floor	85	20					Studios and offices
5th Floor	85	12					Studios
6th Floor	85	40					Offices
7th Floor	85	42					Offices
8th Floor	85	6					Six (6) resident studios
8th Floor Mezzanine	85	6 6					Five (5) resident studios and one (1) commercial studio
9th Floor	85	15					Eight (8) resident studios and four (4) duplex resident studios
9th Floor Mezzanine	85						Four (4) duplex resident studios
10th Floor							Eight (8) resident studios and three (3) duplex resident studios
10th Floor Mezzanine	85						Three (3) duplex resident studios
11th Floor	85	15					Twelve (12) resident studios

(CONTINUED)

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12th Floor	85	12					Eight (8) resident studios
Temporary Certificate of Occupancy Term: Forty-Five (45) Days-Expiration Date: October 30, 1988 A Firewatch is to be provided during scheduled performances. This shall consist of six (6) guards in the main hall and two (2) in the control center which is to be equipped with a non-coin operated phone. In addition to be operated by trained personnel (Fire Guard) until such time as the elevator recall is completed.							
THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.							

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