

Certificate of Occupancy

CO Number: 110463418T042

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: 157 WEST 57TH STREET Building Identification Number (BIN): 1088565	Block Number: 01010 Lot Number(s): 8 Building Type: New	Certificate Type: Temporary Effective Date: 01/07/2021 Expiration Date: 04/07/2021
This building is subject to this Building Code: 1968 Code		
<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: 73 Height in feet: 953 No. of dwelling units: 350		
C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:		
There are 18 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments: None		



Borough Commissioner



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Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 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	30	100	B		5	ACCESSORY OFFICES
CEL		100	S-2		5	STORAGE ROOMS
CEL	2	100	F-2		5	ACCESSORY LAUNDRY ROOM, KITCHEN
CEL	46	100	A-2		5	HOTEL EMPLOYEE CAFETERIA AND LOUNGE
CEL		100	F-2		2, 5	FIRE PUMP ROOM, WATER METER ROOM, GAS METER ROOM, ELECTRIC SWITCHGEAR ROOM, STEAM METER ROOM, WATER PUMP ROOM
CEL		100	S-2		5	HOTEL EMPLOYEE LOCKER ROOMS
SC1		OG	S-2		2	ACCESSORY ATTENDED PARKING FOR (63) CARS
SC1		OG	S-2		2	COMPACTOR ROOM, EMPLOYEES FACILITIES AND LOCKER ROOM, STORAGE ROOMS, SUPER'S WORK SHOP, BICYCLE STORAGE ROOM, ENGINEERING WORKSHOP
SC1	10	OG	B		2	ACCESSORY OFFICES
SC1		OG	F-2		2, 5	FUEL OIL TANK ROOM, FUEL OIL PUMP ROOM, MECHANICAL ROOMS, ELEVATOR MACHINE ROOMS, ELECTRIC ROOM, RESIDENTIAL LAUNDRY ROOM, UTILITY ROOM, GARAGE HYDRAULIC PUMP ROOM, GARAGE ELECTRIC ROOM
SC1		OG	F-2		2,5	COMPACTOR ROOM, LOCKER ROOMS, STORAGE ROOMS
SC1		OG	F-2		2	FUEL OIL TANK ROOM, FUEL PUMP ROOM, SUMP PUMP EJECTOR ROOM, SUPER'S WORKSHOP, MECHANICAL



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MZ3		100	F-2		5	MECHANICAL ROOM
M20	40	100	A-3		5	ACCESSORY HOTEL FITNESS CENTER
001	189	100	M		6	RETAIL STORES
001		100	R-2		2	RESIDENTIAL LOBBY, MAIL ROOM, VALET OFFICE, PACKAGE ROOM
001	6	100	B		5	ACCESSORY OFFICE
001		100	S-2		5	LOADING BERTH, ACCESSORY PARKING GARAGE.
001		100	R-1		5	HOTEL LOBBY, LUGGAGE STORAGE ROOMS
001		100	R-1		5	HOTEL LOBBY
002	41	100	A-3		5	HOTEL LOUNGE
002	356		A-2		5	BALLROOM
002			S-2		5	STORAGE ROOMS
002	55	100	A-3		5	MEETING ROOMS
002	10	100	F-2		5	KITCHEN



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003	20	100	A-3		5	HOTEL LOUNGE AND BAR
003	279	100	A-2		5	RESTAURANT AND LOUNGE
003	10	100	S-2		5	KITCHEN
003	15	100	B		5	ACCESSORY OFFICE
004		40	R-1	12	5	(12) HOTEL ROOMS
004		100	F-2		5	GENERATOR ROOM, MECHANICAL ROOMS
004			S-2		5	STORAGE ROOM
005		40	R-1		5	HOTEL ROOMS
005		100	S-2		5	STORAGE ROOMS
006		40	R-1	16	5	(16) HOTEL ROOMS
006		100	S-2		5	STORAGE ROOM
007 011		40	R-1	16	5	(16) HOTEL ROOMS ON EACH FLOOR
007 011		100	S-2		5	STORAGE ROOM ON EACH FLOOR



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012 016		40	R-1	14	5	(14) HOTEL ROOMS ON EACH FLOOR
012 016		100	S-2		5	STORAGE ROOM ON EACH FLOOR
017 018		100	S-2		5	STORAGE ROOM ON EACH FLOOR
017 018		40	R-1	10	5	(10) HOTEL ROOMS ON EACH FLOOR
019		100	F-2		5	MECHANICAL ROOMS, ELECTRICAL ROOM, POOL EQUIPMENT ROOM
020 29		100	A-3		5	ACCESSORY POOL FOR HOTEL GUESTS
020 20		100	A-3		5	ACCESSORY HOTEL HEALTH CLUB LOCKER ROOMS, STEAM AND SAUNA ROOMS
020 35		100	A-3		5	ACCESSORY HOTEL SPA TREATMENT ROOMS AND LOUNGE
021 30		100	A-3		2	ACCESSORY RESIDENTIAL FITNESS CENTER
021 32		100	A-2		2	ACCESSORY RESIDENTIAL DINING ROOM AND PANTRY
021		40	F-2			ELEVATOR MACHINE ROOMS, MECHANICAL ROOMS
021 30		100	A-3		2	ACCESSORY RESIDENTIAL LOUNGE
021 10		100	A-3		2	ACCESSORY RESIDENTIAL LIBRARY



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021		40	F-2			ELEVATOR MACHINE ROOM
022		40	R-2	5	2	(5) APARTMENTS
022		40	R-2	0.5	2	(0.5) APARTMENT (LOWER DUPLEX)
023		40	R-2	5	2	(5) APARTMENTS
023		40	R-2	0.5	2	(0.5) APARTMENT (UPPER DUPLEX)
024 030		40	R-2	6	2	(6) APARTMENTS ON EACH FLOOR
031		40	R-2	0.5	2	(0.5) APARTMENT (LOWER DUPLEX)
031		40	R-2	3	2	(3) APARTMENT
032		40	R-2	0.5	2	(0.5) APARTMENT (UPPER DUPLEX)
032		40	R-2	3	2	(3) APARTMENTS
033 041		40	R-2	3	2	(3) APARTMENTS ON EACH FLOOR
042 044		40	R-2	2	2	(2) APARTMENTS ON EACH FLOOR
045 046		40	R-2	3	2	(3) APARTMENTS ON EACH FLOOR



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047		40	F-2		2	MECHANICAL ROOM, PUMP ROOM, ELECTRICAL ROOM, FAN ROOM, TANK ROOM
048 053		40	R-2	2	2	(2) APARTMENTS ON EACH FLOOR
055 057		40	R-2	2	2	(2) APARTMENTS ON EACH FLOOR
058		40	R-2	0.5	2	(0.5) APARTMENTS (LOWER DUPLEX)
059		40	R-2	0.5	2	(0.5) APARTMENT (UPPER DUPLEX)
060 070		40	R-2	1	2	(1) APARTMENT ON EACH FLOOR
071		40	R-2	0.5	2	(0.5) APARTMENT (LOWER DUPLEX)
072		40	R-2	0.5	2	(0.5) APARTMENT (UPPER DUPLEX)
073		100	F-2		2	MECHANICAL ROOM,TANK ROOM,ELECTRICAL ROOM
074		100	F-2		2	MECHANICAL ROOM
ROF		100	F-2		2	ELEVATOR MACHINE ROOM
THESE PREMISES HAVE BEEN DECLARED AS A SINGLE ZONING LOT, CONSISTING OF TAX LOTS 7504, 5, 7503, 15, 21, 23, 24, 7502, 45, 145, 7501, 53, 55, 61, AND TENTATIVE LOTS, 7,8, 10, 11, 111, 10, 57, AND HAVE BEEN RECORDED AT COUNTY CLERK OFFICE USE GROUPS 5B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11, 12D, OR AUTOMOBILE SHOWRMS, OR PLUMBING, HEATING, OR VENTILATING EQUIPMENT SHOWROOMS ARE NO PERMITTED USES ON THE GROOUND FLOOR						
END OF SECTION						



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