
2025 PERIODIC REVIEW REPORT

for

550 TENTH AVENUE FILLING STATION SITE

NEW YORK COUNTY

NEW YORK, NEW YORK

NYSDEC Site Number: C231148

Prepared for:

GO Covenant LLC

432 Park Avenue South, 2nd Floor

New York, New York 10016

Prepared by:

Langan Engineering, Environmental, Surveying,

Landscape Architecture and Geology, D.P.C.

300 Kimball Drive

Parsippany, New Jersey 07054

May 2025

Revised March 2026

100674402

LANGAN

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Figure 1 Site Location Map

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(FINAL 2025-05-29; revised 2026-03-09).docx

1.0 INTRODUCTION

1.1 General

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this Periodic Review Report (PRR) on behalf of GO Covenant, LLC (the Volunteer) for the NYSDEC Brownfield Cleanup Program (BCP) Site No. C231148 (BCP Site or Site) located at 550 10th Avenue for the 27 December 2023 to 27 April 2025 certification period. This PRR was prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved 19 December 2023 Site Management Plan (SMP). A periodic review of all institutional controls (ICs) and a Site evaluation are required to fulfill the 27 December 2023 Certificate of Completion for the Site, which acknowledges that the applicable remediation requirements set forth in the New York State Environmental Conservation Law (ECL) have been achieved to the satisfaction of the NYSDEC Commissioner, pursuant to the 5 October 2021 Brownfield Cleanup Agreement (BCA) Index No. C231148-09-21. Site remediation was performed in accordance with the 16 May 2022 Remedial Action Work Plan (RAWP).

1.2 Site Summary

According to a Phase I Environmental Site Assessment (ESA) completed by TRC Engineers, Inc. (TRC) in September 2015, historical use and features of the Site included two filling stations and one automobile repair shop, which were identified as a Recognized Environmental Condition (REC). The presence of historic urban fill or buried structures was also identified as a REC, as well as current and historical operations conducted at adjacent and nearby properties involving the use of aboveground storage tanks (ASTs), underground storage tanks (USTs), spills, and the generation and disposal of hazardous waste. The Phase I also noted that the property was associated with two closed NYSDEC Spills cases (Spill Nos. 0613314 and 0404424).

Langan conducted subsurface investigations between January 2019 and November 2021. The results of the investigations were documented in the May 2021 and February 2022 Remedial Investigation Reports (RIR). The investigation results identified:

- Up to 20 feet of fill material was identified below surface cover prior to the remedial excavation. Contamination found in the material included semi-volatile organic compounds (SVOCs), metals, and pesticides at concentrations above the NYSDEC

Unrestricted Use Soil Cleanup Objectives (SCOs), Restricted Residential Restricted Use SCOs (RUSCOs), and/or Protection of Groundwater SCOs. Perfluorooctanesulfonic acid (PFOS) was detected above the Unrestricted Use SCO in one sample from 0 to 2 feet below sidewalk level (bsl).

- Volatile organic compounds (VOCs), SVOCs, metals, PFOS, and perfluorooctanoic acid (PFOA) were detected at concentrations exceeding the NYSDEC Technical and Operation Guidance Series 1.1.1 and NYSDEC Part 375 Remedial Programs Guidelines for Sampling and Analysis of PFAS [dated April 2023] Ambient Water Quality Standards and Guidance Values (collectively referred to as SGVs). VOC and PFAS exceedances in groundwater were attributed to the presence of the contaminated fill material or an unknown off-Site source. The presence of SVOCs and metals exceedances were attributed to either sediment entrainment in the samples or to naturally occurring background concentrations with the exception of selenium, which had historically been detected in the contaminated fill material at concentrations exceeding the Protection of Groundwater SCOs.
- Results of the soil vapor evaluation reported in the RI did not identify elevated concentrations of chlorinated VOCs requiring monitoring and/or mitigation according to NYSDOH Soil Vapor Intrusion Matrices A, B, and C.

Although concentrations of petroleum-related VOCs were not screened against the NYSDOH Soil Vapor Intrusion Matrices in the RIR, a review of the concentrations screened against Matrices D, E, and F dated February 2024 has since been completed. 1,2,4-Trimethylbenzene and m,p-xylene were detected in IA-3 at a concentration exceeding the minimum threshold for which identification of sources and resampling or mitigation is recommended; however, the compounds were not detected above the reporting limit in the collocated sub-slab soil vapor sample. The detections were the results of indoor air contaminant sources present within the former building that have since been removed.

As discussed in Section 2.2, remediation was completed in 2022 and a Certification of Completion for the Site was issued in December 2023. Site Management has been conducted in accordance with the approved SMP since that date.

1.3 Effectiveness of the Remedial Program

The remedial program was designed to eliminate and mitigate environmental and potential human health exposure to adverse environmental conditions still present in soil and soil vapor underlying the Site. The Institutional Controls (ICs) for the certification period achieved their remedial objectives.

1.4 Compliance with the Site Management Plan

All ICs remain fully in place for the certification period and continue to be effective.

1.5 Recommendations

No changes to the SMP are recommended currently.

2.0 SITE OVERVIEW

2.1 Site Location

The Site is located in the Clinton neighborhood of Manhattan, New York and is identified as Block 1050, Lot 7502 (formerly Lot 61). According to the New York City Department of Finance (NYCDOF) Automated City Register Information System (ACRIS), a condominium declaration for the building on Lot 61 was filed in the Office of the City Register of the City of New York on 8 February 2024 and the Lot was renumbered to Lot 7502 on the NYCDOF Tax Map effective 7 May 2024. The Site is an approximately 15,939-square foot or 0.365-acre parcel bordered by 10th Avenue to the west, West 41st Street to the north, West 40th Street to the south, and the 12-story Covenant House building to the east. New York City Transit (NYCT) tunnels are located to the north of the Site, below West 41st Street. Lincoln Tunnel entrance roads and access ramps for the nearby Port Authority Bus Terminal are located to the south of the Site, beyond West 40th Street. A Site location map is shown on Figure 1.

The Site consists of a multi-story mixed-use commercial and residential building with an approximate footprint area of 14,000 square feet. The building contains mechanical spaces in the cellar, a ground-floor residential lobby, a ground-floor retail space, office spaces associated with the adjacent Covenant House facility on the second and third floors, residential units, mechanical spaces, and an amenity space on the remaining floors.

2.2 Site Background

Remedial activities implemented in accordance with the NYSDEC-approved RAWP were completed between 11 July 2022 and 3 February 2023. The components of the selected remedy included:

- Development and implementation of a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP) for the protection of on-Site workers, community/residents, and the environment during remediation and construction activities.
- Asbestos abatement and demolition of the former on-Site building in order to perform the soil remediation under the building footprint.
- Design and construction of the support of excavation (SOE) system around the Site boundary to facilitate the remedial excavation up to a depth of 11.5 feet bsl for the remedial excavation across the entire Site footprint; localized interior SOE systems were constructed to accommodate isolated areas requiring removal of soil exceeding Track 2 Restricted-Residential SCOs up to a depth of approximately 19 feet bsl.
- Dewatering in compliance with city, state, and federal laws and regulations. Extracted groundwater was treated in a settling tank under a permit from NYCDEP (Approval No. 22- C-7668-1) and was required to meet effluent limitations prior to discharge to the sewer system.
- Implementation of soil erosion, pollution and sediment control measures in compliance with applicable laws and regulations.
- Excavation, stockpiling, and off-Site transport of contaminated material exceeding the Track 2 Restricted-Residential SCOs between 11.5 and 19 feet bsl as defined by 6 NYCRR Part 375-6.8(b).
- Appropriate off-Site disposal of a total of 148.51 tons of hazardous materials and approximately 2,866.58 tons of non-hazardous contaminated material exceeding the Track 2 Restricted-Residential SCOs removed from the Site in accordance with federal, state, and local rules and regulations for handling, transport, and disposal.
- Decommissioning and removal of twelve previously unknown USTs and disposal off-Site during Site redevelopment in accordance with DER-10, 6 NYCRR Part 613.9, NYSDEC CP-51, and other applicable NYSDEC UST closure requirements.

- Collection and analysis of 31 confirmation soil samples from the excavation base, in accordance with DER-10 to confirm a Track 2 Restricted-Residential clean up was achieved.
- Importation of virgin stone to backfill over-excavated areas to development depth and the excavation for the installation of the early foundation element.
- Installation of a vapor barrier membrane below the basement slab of the proposed buildings and along sidewalls to grade in occupied spaces. This was completed as a green remediation element during construction and is not considered to be an Engineering Control for the Site.
- Recording of an Environmental Easement (EE) to memorialize the institutional controls (ICs) and engineering controls (ECs) and require future owners of the Site to comply with certain land use restrictions and continue to maintain these controls.
- Establishment of an approved SMP to ensure long-term management of the institutional controls, including the performance of periodic inspections and certification that the controls are performing as they were intended.

NYSDEC issued a Certificate of Completion on 27 December 2023. Superstructure construction of the building was completed between February 2023 and November 2024. The New York City Department of Buildings (NYCDOB) most recently issued a Temporary Certificate of Occupancy on 25 February 2025.

3.0 IC PLAN COMPLIANCE REPORT

ICs are required to protect human health and the environment from remaining contaminated soil, groundwater, and soil vapor beneath the Site. The Engineering and Institutional Control Plan included in the SMP describes the procedures for the implementation and management of the ICs.

3.1 IC Components

Consistent with the Final Engineering Report (FER) and SMP, the Site-specific ICs are summarized below.

The Site has a series of ICs in the form of Site restrictions. Adherence to these ICs is required by the Environmental Easement included in Appendix A. Site restrictions that apply to the Controlled Property are:

- Require the remedial party or Site owner to complete and submit to the NYSDEC a periodic certification of IC/ECs in accordance with Part 375-1.9(h)(3);
- Allow for the use and development of the controlled property for restricted-residential use as defined in Part 375-1.8(g), although land use is subject to local zoning laws;
- Prohibits vegetable gardening and farming on the controlled property;
- Restrict the use of groundwater as a source of potable or process water, without the necessary water quality treatment as determined by the NYSDOH and/or the New York City Department of Health and Mental Hygiene (NYCDOHMH); and
- Require compliance with the NYSDEC-approved SMP.

3.2 Goal Status and Corrective Measures

No deviations of the ICs have been documented during the certification period.

3.3 Annual Site-Wide Inspections

The annual Site-wide inspection was conducted on 12 March 2025. This consisted of verification that the Site use continues to be for restricted-residential purposes, is not being used for vegetable gardening or farming and that groundwater is not being used as a source of potable or process water. Based on the results of the inspection, all stipulations of the in-place ICs continue to be met. The completed Site-wide inspection form is included in Appendix B.

3.4 Conclusions and Recommendations

The ICs continue to function as intended and are in compliance with the SMP. No changes to the SMP are recommended currently.

4.0 OVERALL CONCLUSIONS AND RECOMMENDATIONS

4.1 SMP Compliance

Each component of the SMP, including the IC Plan, was in compliance for the certification period.

4.2 Remedy Performance Evaluation

4.2.1 IC Components

All ICs were maintained during the 2024-2025 certification period, and the environmental easement remains in place.

4.3 Future Submittals

Annual Site-wide inspections will continue to be conducted as specified in the Reporting Plan of the NYSDEC-approved SMP. Forms and other information generated during inspections will be submitted in the Periodic Review Report prepared for the 2025-2030 certification period.

5.0 CERTIFICATION OF ICS

5.1 IC Certification Form

The completed IC Certification Form is presented in Appendix C.

5.2 IC Certification

I, Christopher McMahon, certify that I am currently a Qualified Environmental Professional as defined in 6 NYCRR Part 375. I had primary direct responsibility for implementation of the remedial program for the 550 Tenth Avenue Filling Station Site (NYSDEC BCP Site No. C231148).

For each institutional identified for the Site, I certify that all of the following statements are true:

- The institutional control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control;
- Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- Use of the Site is compliant with the environmental easement;
- The information presented in this report is accurate and complete.

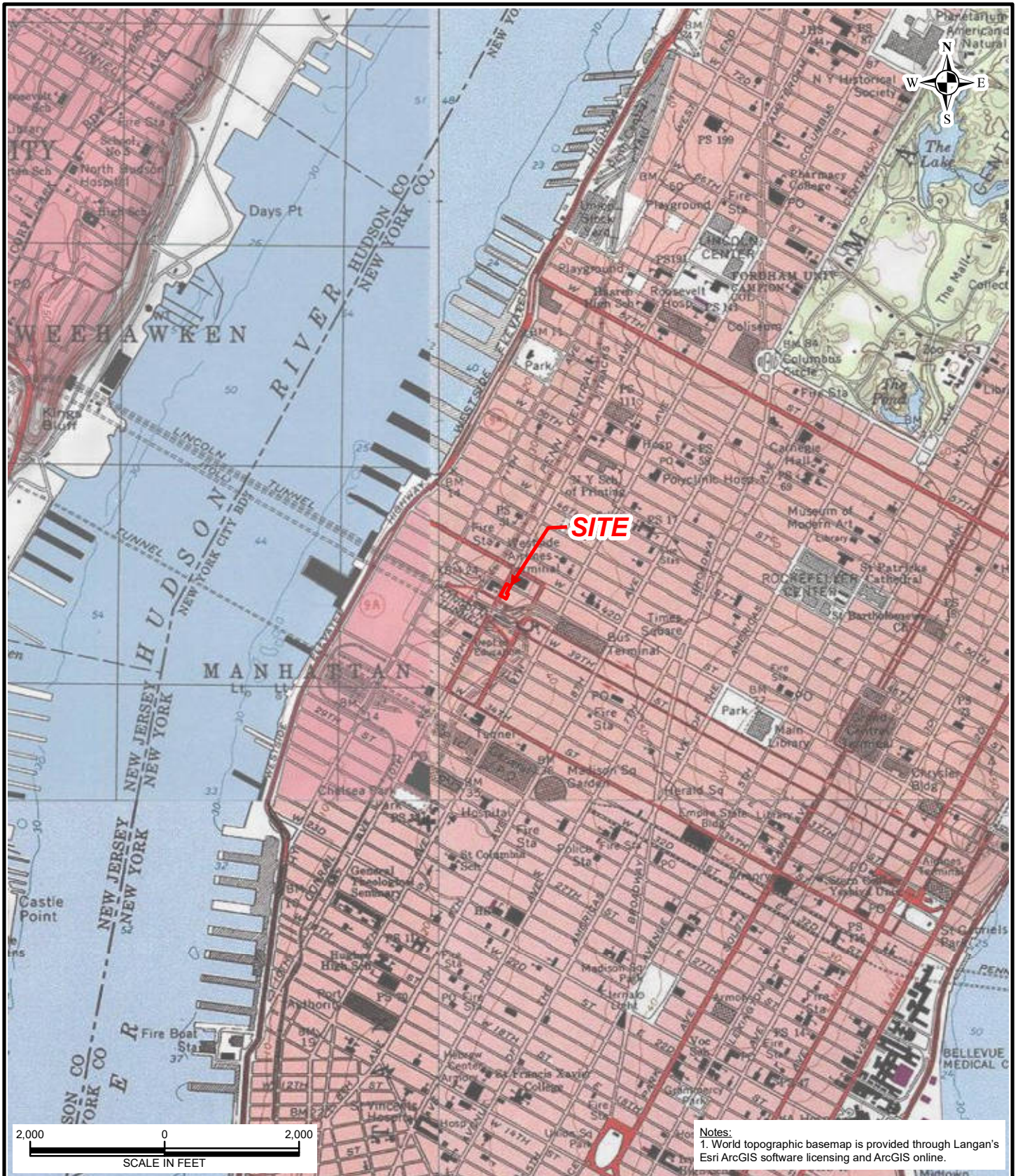
I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Christopher McMahon, of Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., am certifying as the Owner's Designated Site Representative for the Site.



Signature

05/29/2025
Date

FIGURES



Notes:
 1. World topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.

<p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p>	Project 550 TENTH AVENUE FILLING STATION SITE BCP Site No. C231148 BLOCK No. 1050 LOT No. 61 MANHATTAN NEW YORK COUNTY NEW YORK	Drawing Title SITE LOCATION MAP	Project No. 100674402 Date 12/20/2021 Scale 1"=2,000' Drawn By IHB Submission Date 1/7/2022	Figure 1
	<p>© 2013 Langan</p>			

APPENDIX A

Environmental Easement

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 17th day of November, 2023, between Owner, GO Covenant LLC, having an office at c/o Gotham Organization Inc., 432 Park Avenue South, 2nd Floor, New York, NY 10016 (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 550 Tenth Avenue, in the City of New York, County of New York and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 1050 Lot 61, being the same as that property conveyed to Grantor by deed dated November 12, 2021, and recorded in the City Register of the City of New York as CRFN # 2021000468114. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.365 +/- acres, and is hereinafter more fully described in the Land Title Survey dated September 15, 2017 and updated August 3, 2021 and October 5, 2021 prepared by John J. Vida of True North Surveyors, P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is

extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C231148-09-21, as amended by Amendment #1 on September 15, 2023, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. **Purposes.** Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls.** The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental

Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:
(i) are in-place;
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C231148
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

GO Covenant LLC:

By: 

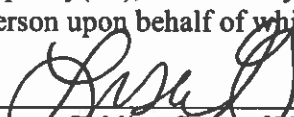
Print Name: David Pickett

Title: Authorized Signatory Date: 10/25/23

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

On the 25th day of October, in the year 2023, before me, the undersigned, personally appeared David Pickett, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New York

LISA GERECITANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GE6350245
Qualified in Kings County
Commission Expires November 7, 2024

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: Andrew Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 17th day of November in the year 2023, before me, the undersigned, personally appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Cheryl A. Salem
Notary Public - State of New York

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

SCHEDULE "A" PROPERTY DESCRIPTION

DEED DESCRIPTION/ LEGAL DESCRIPTION OF BROWNFIELD CLEANUP PROGRAM SITE ENVIRONMENTAL EASEMENT AREA

BLOCK 1050 LOT 61

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF WEST 41ST STREET WITH THE EASTERLY SIDE OF 10TH AVENUE;

RUNNING THENCE EASTERLY ALONG THE SAID SOUTHERLY SIDE OF WEST 41ST STREET, 69.00 FEET TO A POINT;

RUNNING THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO THE SOUTHERLY SIDE OF WEST 41ST STREET AND PARALLEL WITH THE EASTERLY SIDE OF 10TH AVENUE, 123.75 FEET TO A POINT;

RUNNING THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE EASTERLY SIDE OF 10TH AVENUE AND PARALLEL WITH THE SOUTHERLY SIDE OF WEST 41ST STREET, 31.00 FEET TO A POINT;

RUNNING THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO THE SOUTHERLY SIDE OF WEST 41ST STREET AND PARALLEL WITH THE EASTERLY SIDE OF 10TH AVENUE, 73.75 FEET TO A POINT IN THE NORTHERLY SIDE OF WEST 40TH STREET;

RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF WEST 40TH STREET, 100.00 FEET TO THE CORNER FORMED BY THE INTERSECTION WITH THE EASTERLY SIDE OF 10TH AVENUE;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF 10TH AVENUE, 197.50 FEET TO THE CORNER FORMED BY THE INTERSECTION WITH THE SOUTHERLY SIDE OF WEST 41ST STREET, THE POINT OR PLACE OF BEGINNING.

LOT 61 LOT AREA: 15,913.75 SQ. FT./ 0.365 ACRES±

APPENDIX B

Site-Wide Inspection Logs

SITE INSPECTION CHECKLIST

Site Name: 550 Tenth Avenue Filling Station Site Location: New York, NY Project Number: 100674402

Inspector Name: Robert Bandstra Date: 3/12/2025 Weather Conditions: Cloudy 50F

Reason for Inspection (i.e., routine, severe condition, etc.): Routine

Check one of the following:
(Y: Yes N: No N/A: Not Applicable)

		Y	N	N/A	Normal Situation	Remarks
General						
1	What are the current site conditions?	-	-	-		Site appears to be in good condition.
2	Are all applicable site records (e.g., documentation of construction activity, most current easement, etc.) complete and up to date?	<input checked="" type="checkbox"/>				
Environmental Easement						
3	Has site use (Restricted-Residential) remained the same?	<input checked="" type="checkbox"/>				
4	Does it appear that all environmental easement restrictions have been followed?	<input checked="" type="checkbox"/>				
Building Slab						
5	Are there any indications of a breach in the building slab at the time of this inspection?		<input checked="" type="checkbox"/>			
6	Are there any cracks in the building slabs?		<input checked="" type="checkbox"/>			
7	Are there any cracks in the building walls?		<input checked="" type="checkbox"/>			
8	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the building slab, on-site at the time of this inspection?		<input checked="" type="checkbox"/>			
9	If YES to number 8, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			<input checked="" type="checkbox"/>		

***** If the answer to any of the above questions indicate non-compliance with any Institutional Controls (ICs) for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.**

Additional remarks: _____

Minimum Inspection Schedule:

- Site-wide inspections will be conducted annually, per certification year, at a minimum.
- Additional inspections will also be conducted at times of severe weather condition events.
- All inspection events will use this checklist.

APPENDIX C

IC Certification Form



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



	Site Details	Box 1	
Site No.	C231148		
Site Name 550 Tenth Avenue Filling Station Site			
Site Address: 550 Tenth Avenue a/k/a 554 10th Avenue		Zip Code: 10018	
City/Town: Manhattan			
County: New York			
Site Acreage: 0.365			
Reporting Period: December 27, 2023 to April 27, 2025			
		YES	NO
1. Is the information above correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5. Is the site currently undergoing development?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Box 2	
		YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs in place and functioning as designed?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.			
A Corrective Measures Work Plan must be submitted along with this form to address these issues.			
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date	

		Box 2A	
		YES	NO
8.	Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.			
9.	Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.			

SITE NO. C231148		Box 3
Description of Institutional Controls		
<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
1050-61	GO COVENANT LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan
<p>1. The property may be used for restricted-residential restricted use, commercial use, or industrial use;</p> <p>2. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene (NYC DOHMH) to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;</p> <p>3. Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;</p> <p>4. All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;</p> <p>5. Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;</p> <p>6. The potential for vapor intrusion must be evaluated for any buildings developed within the IC boundaries noted on Figure 2, and any potential impacts that are identified must be monitored or mitigated; and,</p> <p>7. Vegetable gardens and farming on the site are prohibited unless in elevated containers.</p>		

Box 4
Description of Engineering Controls
None Required
Not Applicable/No EC's

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C231148

Box 6

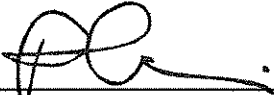
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Phil Lavoie at GO Covenant LLC
111 5th Avenue, 9th Floor, New York, NY 10003
print name print business address

am certifying as Owner's Authorized Representative (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification (Owner's Authorized Representative)

March 28, 2025
Date



Certificate of Occupancy

CO Number:1076207-0000001

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.*

<p>A. Borough: MANHATTAN Address: 550 10TH AVE Building Identification Number(BIN): 1076207</p>	<p>Block Number: 1050 Lot Number(s): 7502 Additional Lot Number(s): Application Type: NB - NEW BUILDING</p>	<p>Full Building Certificate Type: Temporary Date Issued: 09/04/2024</p>
<p>This building is subject to this Building Code: 2014</p>		
<p>This Certificate of Occupancy is associated with job# 121209281-01</p>		
<p>B. Construction Classification: I-A: 3 HOUR PROTECTED - NON-COMBUST Building Occupancy Group classification: R-2 - RESIDENTIAL: APARTMENT HOUSES Multiple Dwelling Law Classification: HAEA</p>		
<p>No.of stories: 45</p>	<p>Height in feet: 520</p>	<p>No.of dwelling units: 453</p>
<p>C Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System</p>		
<p>D Parking Spaces and Loading Berths: Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available</p>		
<p>E. This Certificate is issued with the following legal limitations: Restrictive Declaration: 2021000478774, 2021000501590, 2021000340212 Zoning Exhibit: 2021000478768, 2021000478769, 2021000478770, 2021000478773 BSA Calendar Number(s): None CPC Calendar Number(s): N220144ZCM</p>		
<p>Borough Comments: Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment.</p>		

Borough Commissioner

Commissioner



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	F-2	25	OG	2B		121209281	Temporary	12/03/2024
Description of Use: Mechanical and/or electrical equipment room ATS&FA ROOM, FLOOR MTD SWITCHGEAR ROOM, SEWAGE EJECTOR&PUMP ROOM, ARC CLOSET, MDFIT ROOM, SEWER POE#2, SERVICE VEST, GAS METER ROOM, WATER POE& PLUMBING EQUIPMENT ROOM, FIRE PUMP ROOM, LAUNDRY WATER HEATERS, PUMP ROOM, STORM TANK (MARKETING CELLAR)						Exceptions:		
Cellar	R-2	20	OG	2B		121209281	Temporary	12/03/2024
Description of Use: Apartment PET SPA, BUILDER'S WORKSHOP, SUPER'S OFFICE, STAFFLOCKER ROOM, SERVICE VEST, TENANTS STORAGE, BIKE ROOM (736 SQ. FT. WITH 94 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING CELLAR)						Exceptions: Less bike room and tenant storage.		
Cellar	S-2	5	OG	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials SERVICE VESTIBULE, TRASH ROOM (MARKETING CELLAR)						Exceptions:		
Floor 1	R-2	11	60	2B		121209281	Temporary	12/03/2024
Description of Use: Apartment PACKAGE ROOM, BIKE ROOM (1,077 SQ. FT. WITH 134 OF 228 TOTAL SPACES) (1,036 SQ.FT. WITH 133 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING 1ST FLOOR)						Exceptions: Less bike room.		
Floor 1	R-2	12	60	2B		121209281	Temporary	12/03/2024
Description of Use: Apartment RESIDENTIAL LOBBY (MARKETING 1ST FLOOR)						Exceptions:		
Floor 1	S-2	6	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials STAGING BOH, RESIDENTIAL BOH, JANITOR'S CLOSET (MARKETING 1ST FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 4	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	R-2	N/A	40	2A	22	121209281	Temporary	12/03/2024
Description of Use: Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 4TH FLOOR)						Exceptions: Less hoist.		
Floor 4	F-2	4	60	2B		121209281	Temporary	12/03/2024
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING 4TH FLOOR)						Exceptions:		
Floor 5	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 5TH FLOOR)						Exceptions:		
Floor 5	F-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM (MARKETING 5TH FLOOR)						Exceptions:		
Floor 5	R-2	N/A	40	2A	22	121209281	Temporary	12/03/2024
Description of Use: Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 5TH FLOOR)						Exceptions: Less hoist.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 6	R-2	N/A	40	2A	18	121209281	Temporary	12/03/2024
Description of Use: Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 6TH FLOOR)						Exceptions: Less hoist.		
Floor 6	F-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM, TRASH ROOM (MARKETING 6TH FLOOR)						Exceptions:		
Floor 6	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 6TH FLOOR)						Exceptions:		
Floor 7	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 7TH FLOOR)						Exceptions:		
Floor 7	R-2	N/A	40	2A	18	121209281	Temporary	12/03/2024
Description of Use: Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 7TH FLOOR)						Exceptions: Less hoist.		
Floor 9	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 9TH FLOOR)						Exceptions: Less hoist.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 9	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 9TH FLOOR)						Exceptions:		
Floor 10	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 10TH FLOOR)						Exceptions:		
Floor 10	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 10TH FLOOR)						Exceptions: Less hoist.		
Floor 11	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 11TH FLOOR)						Exceptions: Less hoist.		
Floor 11	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 11TH FLOOR)						Exceptions:		
Floor 12	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 12TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 12	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 12TH FLOOR)						Exceptions: Less hoist.		
Floor 13	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 14TH FLOOR)						Exceptions: Less hoist.		
Floor 13	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 14TH FLOOR)						Exceptions:		
Floor 14	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 15TH FLOOR)						Exceptions:		
Floor 14	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 15TH FLOOR)						Exceptions: Less hoist.		
Floor 15	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 16TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 15	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 16TH FLOOR)						Exceptions: Less hoist.		
Floor 16	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 17TH FLOOR)						Exceptions:		
Floor 16	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 17TH FLOOR)						Exceptions: Less hoist.		
Floor 17	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 18TH FLOOR)						Exceptions:		
Floor 17	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 18TH FLOOR)						Exceptions: Less hoist.		
Floor 18	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 19TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 18	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 19TH FLOOR)						Exceptions: Less hoist.		
Floor 19	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 20TH FLOOR)						Exceptions: Less hoist.		
Floor 19	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 20TH FLOOR)						Exceptions:		
Floor 20	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 21ST FLOOR)						Exceptions:		
Floor 20	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 21ST FLOOR)						Exceptions: Less hoist.		
Floor 21	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 22ND FLOOR)						Exceptions: Less hoist.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 21	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 22ND FLOOR)						Exceptions:		
Floor 22	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 23RD FLOOR)						Exceptions:		
Floor 22	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 23RD FLOOR)						Exceptions: Less hoist.		
Floor 23	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 24TH FLOOR)						Exceptions:		
Floor 23	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 24TH FLOOR)						Exceptions: Less hoist.		
Floor 24	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 25TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 24	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 25TH FLOOR)						Exceptions: Less hoist.		
Floor 25	S-2	1	60	2B		121209281	Temporary	12/03/2024
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 26TH FLOOR)						Exceptions:		
Floor 25	R-2	N/A	40	2A	11	121209281	Temporary	12/03/2024
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 26TH FLOOR)						Exceptions: Less hoist.		
Floor 45	F-2	9	60	2B		121209281	Temporary	12/03/2024
Description of Use: Mechanical and/or electrical equipment room FIRE PUMP ROOM, MECHANICAL ROOM (MARKETING LEVEL 46)						Exceptions:		
Roof	F-2	3	60	2B		121209281	Temporary	12/03/2024
Description of Use: Mechanical and/or electrical equipment room ELEVATOR MACHINERY ROOM (MARKETING LEVEL 49)						Exceptions:		
Roof	F-2	11	60	2B		121209281	Temporary	12/03/2024
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING LEVEL 47)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Roof	F-2	3	60	2B		121209281	Temporary	12/03/2024
Description of Use: Mechanical and/or electrical equipment room ATS AND ELECTRIC ROOMS (MARKETING LEVEL 48)						Exceptions:		
Roof	F-2	N/A	60	2B		121209281	Temporary	12/03/2024
Description of Use: Mechanical and/or electrical equipment room MARKETING EMR BULKHEAR ROOF						Exceptions:		

CofO Comments: NOTE: EXHIBITS II, III, IV AND V HAVE BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBERS 2021000478768, 2021000478769, 2021000478770, 2021000478773, 2021000478772 AND 2021000478771. NOTE: LOT LINE WINDOW DECLARATION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBER 2021000340212. SEISMIC EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000501590. LIGHT AND AIR EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000478774. PURSUANT TO SECTION ZR 12-10 "FLOOR AREA" OF THE ZONING RESOLUTION. 11,533 SQUARE FEET OF FLOOR AREA HAVE BEEN DEDUCTED BASED ON FLOOR AREA IN COMPLIANCE WITH ENERGY EFFICIENCY REQUIREMENT (ZONE GREEN). IN ACCORDANCE WITH ZR 23-911 AND 93-223(A) PROPERTY IS SUBJECT TO REQUIREMENTS FOR INCOME RESTRICTED HOUSING, WHICH INCLUDES 36,387 SQUARE FEET OF LOW INCOME AND 51,408 SQUARE FEET OF MODERATE INCOME HOUSING. THE BUILDING OR PORTION THEREOF CONTAINS INCOME-RESTRICTED HOUSING UNITS. CERTIFICATE OF OCCUPANCY MAY BE AMENDED OR SUPERCEDED TO REFLECT THAT THE BUILDING OR PORTION THEREOF MAY CONTAIN OTHER INCOME-RESTRICTED HOUSING UNITS ONLY IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING RESOLUTION. CPC N 220144 ZCM

Borough Commissioner

Commissioner



Certificate of Occupancy

CO Number:1076207-0000002

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.*

<p>A. Borough: MANHATTAN Address: 550 10TH AVE Building Identification Number(BIN): 1076207</p>	<p>Block Number: 1050 Lot Number(s): 7502 Additional Lot Number(s): Application Type: NB - NEW BUILDING</p>	<p>Full Building Certificate Type: Temporary Date Issued: 11/07/2024</p>
<p>This building is subject to this Building Code: 2014</p>		
<p>This Certificate of Occupancy is associated with job# 121209281-01</p>		
<p>B. Construction Classification: I-A: 3 HOUR PROTECTED - NON-COMBUST Building Occupancy Group classification: R-2 - RESIDENTIAL: APARTMENT HOUSES Multiple Dwelling Law Classification: HAEA</p>		
<p>No.of stories: 45</p>	<p>Height in feet: 520</p>	<p>No.of dwelling units: 453</p>
<p>C Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System</p>		
<p>D Parking Spaces and Loading Berths: Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available</p>		
<p>E. This Certificate is issued with the following legal limitations: Restrictive Declaration: 2021000478774, 2021000501590, 2021000340212 Zoning Exhibit: 2021000478768, 2021000478769, 2021000478770, 2021000478773 BSA Calendar Number(s): None CPC Calendar Number(s): N220144ZCM</p>		
<p>Borough Comments: Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment.</p>		

Borough Commissioner

Commissioner



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	F-2	25	OG	2B		121209281	Temporary	02/05/2025
Description of Use: Mechanical and/or electrical equipment room ATS&FA ROOM, FLOOR MTD SWITCHGEAR ROOM, SEWAGE EJECTOR&PUMP ROOM, ARC CLOSET, MDFIT ROOM, SEWER POE#2, SERVICE VEST, GAS METER ROOM, WATER POE& PLUMBING EQUIPMENT ROOM, FIRE PUMP ROOM, LAUNDRY WATER HEATERS, PUMP ROOM, STORM TANK (MARKETING CELLAR)						Exceptions:		
Cellar	R-2	20	OG	2B		121209281	Temporary	02/05/2025
Description of Use: Apartment PET SPA, BUILDER'S WORKSHOP, SUPER'S OFFICE, STAFFLOCKER ROOM, SERVICE VEST, TENANTS STORAGE, BIKE ROOM (736 SQ. FT. WITH 94 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING CELLAR)						Exceptions: Less bike room		
Cellar	S-2	5	OG	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials SERVICE VESTIBULE, TRASH ROOM (MARKETING CELLAR)						Exceptions:		
Floor 1	R-2	11	60	2B		121209281	Temporary	02/05/2025
Description of Use: Apartment PACKAGE ROOM, BIKE ROOM (1,077 SQ. FT. WITH 134 OF 228 TOTAL SPACES) (1,036 SQ.FT. WITH 133 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING 1ST FLOOR)						Exceptions: Less bike room		
Floor 1	R-2	12	60	2B		121209281	Temporary	02/05/2025
Description of Use: Apartment RESIDENTIAL LOBBY (MARKETING 1ST FLOOR)						Exceptions:		
Floor 1	S-2	6	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials STAGING BOH, RESIDENTIAL BOH, JANITOR'S CLOSET (MARKETING 1ST FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 4	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	R-2	16	60	2B		121209281	Temporary	02/05/2025
Description of Use: Apartment RESIDENT'S READING ROOM (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	R-2	N/A	40	2A	22	121209281	Temporary	02/05/2025
Description of Use: Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 4TH FLOOR)						Exceptions: Less hoist unit		
Floor 4	F-2	4	60	2B		121209281	Temporary	02/05/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING 4TH FLOOR)						Exceptions:		
Floor 5	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 5TH FLOOR)						Exceptions:		
Floor 5	F-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM (MARKETING 5TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 5	R-2	N/A	40	2A	22	121209281	Temporary	02/05/2025
Description of Use:	Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 5TH FLOOR)					Exceptions: Less hoist unit		
Floor 6	R-2	N/A	40	2A	18	121209281	Temporary	02/05/2025
Description of Use:	Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 6TH FLOOR)					Exceptions: Less hoist unit		
Floor 6	F-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use:	Mechanical and/or electrical equipment room MECHANICAL ROOM, TRASH ROOM (MARKETING 6TH FLOOR)					Exceptions:		
Floor 6	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 6TH FLOOR)					Exceptions:		
Floor 7	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 7TH FLOOR)					Exceptions:		
Floor 7	R-2	N/A	40	2A	18	121209281	Temporary	02/05/2025
Description of Use:	Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 7TH FLOOR)					Exceptions: Less hoist unit		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 8	R-2	11	100	2B		121209281	Temporary	02/05/2025
Description of Use: Apartment SOUTH TERRACE (PASSIVE RECREATION) (MARKETING 8TH FLOOR)						Exceptions:		
Floor 8	F-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Mechanical and/or electrical equipment room STORAGE (MARKETING 8TH FLOOR)						Exceptions:		
Floor 8	R-2	121	60	2B		121209281	Temporary	02/05/2025
Description of Use: Apartment EXERCISE ROOMS, CONFERENCE ROOM, RESIDENT'S READING ROOM (MARKETING 8TH FLOOR)						Exceptions:		
Floor 9	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 9TH FLOOR)						Exceptions: Less hoist		
Floor 9	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 9TH FLOOR)						Exceptions:		
Floor 10	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 10TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 10	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 10TH FLOOR)						Exceptions: Less hoist unit		
Floor 11	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 11TH FLOOR)						Exceptions: Less hoist unit		
Floor 11	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 11TH FLOOR)						Exceptions:		
Floor 12	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 12TH FLOOR)						Exceptions:		
Floor 12	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 12TH FLOOR)						Exceptions: Less hoist unit		
Floor 13	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 14TH FLOOR)						Exceptions: Less hoist unit		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 13	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 14TH FLOOR)						Exceptions:		
Floor 14	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 15TH FLOOR)						Exceptions:		
Floor 14	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 15TH FLOOR)						Exceptions: Less hoist unit		
Floor 15	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 16TH FLOOR)						Exceptions:		
Floor 15	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 16TH FLOOR)						Exceptions: Less hoist unit		
Floor 16	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 17TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 16	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 17TH FLOOR)						Exceptions: Less hoist unit		
Floor 17	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 18TH FLOOR)						Exceptions:		
Floor 17	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 18TH FLOOR)						Exceptions: Less hoist unit		
Floor 18	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 19TH FLOOR)						Exceptions:		
Floor 18	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 19TH FLOOR)						Exceptions: Less hoist unit		
Floor 19	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 20TH FLOOR)						Exceptions: Less hoist unit		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 19	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 20TH FLOOR)						Exceptions:		
Floor 20	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 21ST FLOOR)						Exceptions:		
Floor 20	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 21ST FLOOR)						Exceptions: Less hoist unit		
Floor 21	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 22ND FLOOR)						Exceptions: Less hoist unit		
Floor 21	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 22ND FLOOR)						Exceptions:		
Floor 22	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 23RD FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 22	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 23RD FLOOR)						Exceptions: Less hoist unit		
Floor 23	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 24TH FLOOR)						Exceptions:		
Floor 23	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 24TH FLOOR)						Exceptions: Less hoist unit		
Floor 24	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 25TH FLOOR)						Exceptions:		
Floor 24	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 25TH FLOOR)						Exceptions: Less hoist unit		
Floor 25	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 26TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 25	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 26TH FLOOR)						Exceptions: Less hoist unit		
Floor 26	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 27TH FLOOR)						Exceptions:		
Floor 26	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 27TH FLOOR)						Exceptions: Less hoist unit		
Floor 27	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 28TH FLOOR)						Exceptions:		
Floor 27	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 28TH FLOOR)						Exceptions: Less hoist unit		
Floor 28	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 29TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 28	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 29TH FLOOR)						Exceptions: Less hoist unit		
Floor 29	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 30TH FLOOR)						Exceptions: Less hoist unit		
Floor 29	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 30TH FLOOR)						Exceptions:		
Floor 30	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 31ST FLOOR)						Exceptions:		
Floor 30	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 31ST FLOOR)						Exceptions: Less hoist unit		
Floor 31	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 32ND FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 31	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 32ND FLOOR)						Exceptions: Less hoist unit		
Floor 32	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 33RD FLOOR)						Exceptions:		
Floor 32	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 33RD FLOOR)						Exceptions: Less hoist unit		
Floor 33	R-2	N/A	40	2A	11	121209281	Temporary	02/05/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 34TH FLOOR)						Exceptions: Less hoist unit		
Floor 33	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 34TH FLOOR)						Exceptions:		
Floor 34	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 35TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 34	R-2	N/A	40	2A	9	121209281	Temporary	02/05/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 35TH FLOOR)						Exceptions: Less hoist unit		
Floor 35	R-2	N/A	40	2A	9	121209281	Temporary	02/05/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 36TH FLOOR)						Exceptions: Less hoist unit		
Floor 35	S-2	1	60	2B		121209281	Temporary	02/05/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 36TH FLOOR)						Exceptions:		
Floor 45	F-2	9	60	2B		121209281	Temporary	02/05/2025
Description of Use: Mechanical and/or electrical equipment room FIRE PUMP ROOM, MECHANICAL ROOM (MARKETING LEVEL 46)						Exceptions:		
Floor 45	R-2	21	60	2B		121209281	Temporary	02/05/2025
Description of Use: Apartment AMENITY ROOM, TERRACE (PASSIVE RECREATION) (TERRACE LIVE LOAD 100 SF) (MARKETING LEVEL 46)						Exceptions: Less amenity room		
Roof	F-2	3	60	2B		121209281	Temporary	02/05/2025
Description of Use: Mechanical and/or electrical equipment room ELEVATOR MACHINERY ROOM (MARKETING LEVEL 49)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Roof	F-2	11	60	2B		121209281	Temporary	02/05/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING LEVEL 47)						Exceptions:		
Roof	F-2	3	60	2B		121209281	Temporary	02/05/2025
Description of Use: Mechanical and/or electrical equipment room ATS AND ELECTRIC ROOMS (MARKETING LEVEL 48)						Exceptions:		
Roof	F-2	N/A	60	2B		121209281	Temporary	02/05/2025
Description of Use: Mechanical and/or electrical equipment room MARKETING EMR BULKHEAR ROOF						Exceptions:		

CofO Comments: NOTE: EXHIBITS II, III, IV AND V HAVE BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBERS 2021000478768, 2021000478769, 2021000478770, 2021000478773, 2021000478772 AND 2021000478771. NOTE: LOT LINE WINDOW DECLARATION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBER 2021000340212. SEISMIC EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000501590. LIGHT AND AIR EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000478774. PURSUANT TO SECTION ZR 12-10 "FLOOR AREA" OF THE ZONING RESOLUTION. 11,533 SQUARE FEET OF FLOOR AREA HAVE BEEN DEDUCTED BASED ON FLOOR AREA IN COMPLIANCE WITH ENERGY EFFICIENCY REQUIREMENT (ZONE GREEN). IN ACCORDANCE WITH ZR 23-911 AND 93-223(A) PROPERTY IS SUBJECT TO REQUIREMENTS FOR INCOME RESTRICTED HOUSING, WHICH INCLUDES 36,387 SQUARE FEET OF LOW INCOME AND 51,408 SQUARE FEET OF MODERATE INCOME HOUSING. THE BUILDING OR PORTION THEREOF CONTAINS INCOME-RESTRICTED HOUSING UNITS. CERTIFICATE OF OCCUPANCY MAY BE AMENDED OR SUPERCEDED TO REFLECT THAT THE BUILDING OR PORTION THEREOF MAY CONTAIN OTHER INCOME-RESTRICTED HOUSING UNITS ONLY IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING RESOLUTION. CPC N 220144 ZCM

Borough Commissioner

Commissioner



Certificate of Occupancy

CO Number:1076207-0000003

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.*

<p>A. Borough: MANHATTAN Address: 550 10TH AVE Building Identification Number(BIN): 1076207</p>	<p>Block Number: 1050 Lot Number(s): 7502 Additional Lot Number(s): Application Type: NB - NEW BUILDING</p>	<p>Full Building Certificate Type: Temporary Date Issued: 12/13/2024</p>
<p>This building is subject to this Building Code: 2014</p>		
<p>This Certificate of Occupancy is associated with job# 121209281-01</p>		
<p>B. Construction Classification: I-A: 3 HOUR PROTECTED - NON-COMBUST Building Occupancy Group classification: R-2 - RESIDENTIAL: APARTMENT HOUSES Multiple Dwelling Law Classification: HAEA</p>		
<p>No.of stories: 45</p>	<p>Height in feet: 520</p>	<p>No.of dwelling units: 453</p>
<p>C. Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System</p>		
<p>D. Parking Spaces and Loading Berths: Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available</p>		
<p>E. This Certificate is issued with the following legal limitations: Restrictive Declaration: 2021000478774, 2021000501590, 2021000340212 Zoning Exhibit: 2021000478768, 2021000478769, 2021000478770, 2021000478773 BSA Calendar Number(s): None CPC Calendar Number(s): N220144ZCM</p>		
<p>Borough Comments: Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment.</p>		

Borough Commissioner

Commissioner



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	F-2	25	OG	2B		121209281	Temporary	03/13/2025
Description of Use:	Mechanical and/or electrical equipment room ATS&FA ROOM, FLOOR MTD SWITCHGEAR ROOM, SEWAGE EJECTOR&PUMP ROOM, ARC CLOSET, MDFIT ROOM, SEWER POE#2, SERVICE VEST, GAS METER ROOM, WATER POE& PLUMBING EQUIPMENT ROOM, FIRE PUMP ROOM, LAUNDRY WATER HEATERS, PUMP ROOM, STORM TANK (MARKETING CELLAR)					Exceptions:		
Cellar	R-2	20	OG	2B		121209281	Temporary	03/13/2025
Description of Use:	Apartment PET SPA, BUILDER'S WORKSHOP, SUPER'S OFFICE, STAFFLOCKER ROOM, SERVICE VEST, TENANTS STORAGE, BIKE ROOM (736 SQ. FT. WITH 94 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING CELLAR)					Exceptions: Less bike room.		
Cellar	S-2	5	OG	2B		121209281	Temporary	03/13/2025
Description of Use:	Storage of non combustible Materials SERVICE VESTIBULE, TRASH ROOM (MARKETING CELLAR)					Exceptions:		
Floor 1	R-2	11	60	2B		121209281	Temporary	03/13/2025
Description of Use:	Apartment PACKAGE ROOM, BIKE ROOM (1,077 SQ. FT. WITH 134 OF 228 TOTAL SPACES) (1,036 SQ.FT. WITH 133 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING 1ST FLOOR)					Exceptions: Less bike room.		
Floor 1	R-2	12	60	2B		121209281	Temporary	03/13/2025
Description of Use:	Apartment RESIDENTIAL LOBBY (MARKETING 1ST FLOOR)					Exceptions:		
Floor 1	S-2	6	60	2B		121209281	Temporary	03/13/2025
Description of Use:	Storage of non combustible Materials STAGING BOH, RESIDENTIAL BOH, JANITOR'S CLOSET (MARKETING 1ST FLOOR)					Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 4	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	R-2	16	60	2B		121209281	Temporary	03/13/2025
Description of Use: Apartment RESIDENT'S READING ROOM (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	R-2	N/A	40	2A	22	121209281	Temporary	03/13/2025
Description of Use: Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	F-2	4	60	2B		121209281	Temporary	03/13/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING 4TH FLOOR)						Exceptions:		
Floor 5	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 5TH FLOOR)						Exceptions:		
Floor 5	F-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM (MARKETING 5TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 5	R-2	N/A	40	2A	22	121209281	Temporary	03/13/2025
Description of Use:	Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 5TH FLOOR)					Exceptions:		
Floor 6	R-2	N/A	40	2A	18	121209281	Temporary	03/13/2025
Description of Use:	Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 6TH FLOOR)					Exceptions:		
Floor 6	F-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use:	Mechanical and/or electrical equipment room MECHANICAL ROOM, TRASH ROOM (MARKETING 6TH FLOOR)					Exceptions:		
Floor 6	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 6TH FLOOR)					Exceptions:		
Floor 7	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 7TH FLOOR)					Exceptions:		
Floor 7	R-2	N/A	40	2A	18	121209281	Temporary	03/13/2025
Description of Use:	Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 7TH FLOOR)					Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 8	R-2	11	100	2B		121209281	Temporary	03/13/2025
Description of Use: Apartment SOUTH TERRACE (PASSIVE RECREATION) (MARKETING 8TH FLOOR)						Exceptions:		
Floor 8	F-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Mechanical and/or electrical equipment room STORAGE (MARKETING 8TH FLOOR)						Exceptions:		
Floor 8	S-2	2	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials MECHANICAL ROOM (MARKETING 8TH FLOOR)						Exceptions:		
Floor 8	R-2	121	60	2B		121209281	Temporary	03/13/2025
Description of Use: Apartment EXERCISE ROOMS, CONFERENCE ROOM, RESIDENT'S READING ROOM (MARKETING 8TH FLOOR)						Exceptions:		
Floor 9	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 9TH FLOOR)						Exceptions: Less hoist.		
Floor 9	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 9TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date	
Floor 10	S-2	1	60	2B		121209281	Temporary	03/13/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 10TH FLOOR)					Exceptions:			
Floor 10	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025	
Description of Use:	Apartment ELEVEN (11) DWELLING UNITS (MARKETING 10TH FLOOR)					Exceptions: Less hoist.			
Floor 11	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025	
Description of Use:	Apartment ELEVEN (11) DWELLING UNITS (MARKETING 11TH FLOOR)					Exceptions: Less hoist.			
Floor 11	S-2	1	60	2B		121209281	Temporary	03/13/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 11TH FLOOR)					Exceptions:			
Floor 12	S-2	1	60	2B		121209281	Temporary	03/13/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 12TH FLOOR)					Exceptions:			
Floor 12	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025	
Description of Use:	Apartment ELEVEN (11) DWELLING UNITS (MARKETING 12TH FLOOR)					Exceptions: Less hoist.			



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 13	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 14TH FLOOR)						Exceptions: Less hoist.		
Floor 13	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 14TH FLOOR)						Exceptions:		
Floor 14	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 15TH FLOOR)						Exceptions:		
Floor 14	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 15TH FLOOR)						Exceptions: Less hoist.		
Floor 15	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 16TH FLOOR)						Exceptions:		
Floor 15	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 16TH FLOOR)						Exceptions: Less hoist.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 16	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 17TH FLOOR)						Exceptions:		
Floor 16	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 17TH FLOOR)						Exceptions: Less hoist.		
Floor 17	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 18TH FLOOR)						Exceptions:		
Floor 17	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 18TH FLOOR)						Exceptions: Less hoist.		
Floor 18	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 19TH FLOOR)						Exceptions:		
Floor 18	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 19TH FLOOR)						Exceptions: Less hoist.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 19	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 20TH FLOOR)						Exceptions: Less hoist.		
Floor 19	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 20TH FLOOR)						Exceptions:		
Floor 20	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 21ST FLOOR)						Exceptions:		
Floor 20	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 21ST FLOOR)						Exceptions: Less hoist.		
Floor 21	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 22ND FLOOR)						Exceptions: Less hoist.		
Floor 21	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 22ND FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 22	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 23RD FLOOR)						Exceptions:		
Floor 22	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 23RD FLOOR)						Exceptions: Less hoist.		
Floor 23	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 24TH FLOOR)						Exceptions:		
Floor 23	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 24TH FLOOR)						Exceptions: Less hoist.		
Floor 24	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 25TH FLOOR)						Exceptions:		
Floor 24	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 25TH FLOOR)						Exceptions: Less hoist.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 25	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 26TH FLOOR)						Exceptions:		
Floor 25	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 26TH FLOOR)						Exceptions: Less hoist.		
Floor 26	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 27TH FLOOR)						Exceptions:		
Floor 26	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 27TH FLOOR)						Exceptions: Less hoist.		
Floor 27	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 28TH FLOOR)						Exceptions:		
Floor 27	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 28TH FLOOR)						Exceptions: Less hoist.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 28	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 29TH FLOOR)						Exceptions:		
Floor 28	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 29TH FLOOR)						Exceptions: Less hoist.		
Floor 29	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 30TH FLOOR)						Exceptions: Less hoist.		
Floor 29	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 30TH FLOOR)						Exceptions:		
Floor 30	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 31ST FLOOR)						Exceptions:		
Floor 30	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 31ST FLOOR)						Exceptions: Less hoist.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 31	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 32ND FLOOR)						Exceptions:		
Floor 31	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 32ND FLOOR)						Exceptions: Less hoist.		
Floor 32	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 33RD FLOOR)						Exceptions:		
Floor 32	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 33RD FLOOR)						Exceptions: Less hoist.		
Floor 33	R-2	N/A	40	2A	11	121209281	Temporary	03/13/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 34TH FLOOR)						Exceptions: Less hoist.		
Floor 33	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 34TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 34	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 35TH FLOOR)						Exceptions:		
Floor 34	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 35TH FLOOR)						Exceptions: Less hoist.		
Floor 35	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 36TH FLOOR)						Exceptions: Less hoist.		
Floor 35	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 36TH FLOOR)						Exceptions:		
Floor 36	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 37TH FLOOR)						Exceptions: Less hoist.		
Floor 36	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 37TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 37	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM_(MARKETING 38TH FLOOR)						Exceptions:		
Floor 37	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 38TH FLOOR)						Exceptions: Less hoist.		
Floor 38	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 39TH FLOOR)						Exceptions:		
Floor 38	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 39TH FLOOR)						Exceptions: Less hoist.		
Floor 39	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 40TH FLOOR)						Exceptions:		
Floor 39	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 40TH FLOOR)						Exceptions: Less hoist.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 40	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 41ST FLOOR)						Exceptions: Less hoist.		
Floor 40	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 41ST FLOOR)						Exceptions:		
Floor 41	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 42ND FLOOR)						Exceptions: Less hoist.		
Floor 41	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 42ND FLOOR)						Exceptions:		
Floor 42	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 43RD FLOOR)						Exceptions: Less hoist.		
Floor 42	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 43RD FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 43	R-2	N/A	40	2A	9	121209281	Temporary	03/13/2025
Description of Use:	Apartment NINE (9) DWELLING UNITS (MARKETING 44TH FLOOR)					Exceptions: Less hoist.		
Floor 43	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 44TH FLOOR)					Exceptions:		
Floor 44	R-2	N/A	40	2A	8	121209281	Temporary	03/13/2025
Description of Use:	Apartment EIGHT (8) DWELLING UNITS (MARKETING 45TH FLOOR)					Exceptions: Less hoist.		
Floor 44	S-2	1	60	2B		121209281	Temporary	03/13/2025
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 45TH FLOOR)					Exceptions:		
Floor 45	F-2	9	60	2B		121209281	Temporary	03/13/2025
Description of Use:	Mechanical and/or electrical equipment room FIRE PUMP ROOM, MECHANICAL ROOM (MARKETING LEVEL 46)					Exceptions:		
Floor 45	R-2	3	60	2A		121209281	Temporary	03/13/2025
Description of Use:	Apartment PENTHOUSE TERRACE ACCESS AND TERRACE (MARKETING LEVEL 46)					Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 45	R-2	21	60	2B		121209281	Temporary	03/13/2025
Description of Use: Apartment AMENITY ROOM, TERRACE (PASSIVE RECREATION) (TERRACE LIVE LOAD 100 SF) (MARKETING LEVEL 46)						Exceptions:		
Roof	F-2	3	60	2B		121209281	Temporary	03/13/2025
Description of Use: Mechanical and/or electrical equipment room ELEVATOR MACHINERY ROOM (MARKETING LEVEL 49)						Exceptions:		
Roof	F-2	11	60	2B		121209281	Temporary	03/13/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING LEVEL 47)						Exceptions:		
Roof	F-2	3	60	2B		121209281	Temporary	03/13/2025
Description of Use: Mechanical and/or electrical equipment room ATS AND ELECTRIC ROOMS (MARKETING LEVEL 48)						Exceptions:		
Roof	F-2	N/A	60	2B		121209281	Temporary	03/13/2025
Description of Use: Mechanical and/or electrical equipment room MARKETING EMR BULKHEAR ROOF						Exceptions:		

CofO Comments: NOTE: EXHIBITS II, III, IV AND V HAVE BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBERS 2021000478768, 2021000478769, 2021000478770, 2021000478773, 2021000478772 AND 2021000478771. NOTE: LOT LINE WINDOW DECLARATION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBER 2021000340212. SEISMIC EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000501590. LIGHT AND AIR EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000478774. PURSUANT TO SECTION ZR 12-10 "FLOOR AREA" OF THE ZONING RESOLUTION. 11,533 SQUARE FEET OF FLOOR AREA HAVE BEEN DEDUCTED BASED ON FLOOR AREA IN COMPLIANCE WITH ENERGY EFFICIENCY REQUIREMENT (ZONE GREEN). IN ACCORDANCE WITH ZR 23-911 AND 93-223(A) PROPERTY IS SUBJECT TO REQUIREMENTS FOR INCOME RESTRICTED HOUSING, WHICH INCLUDES 36,387 SQUARE FEET OF LOW INCOME AND 51,408 SQUARE FEET OF MODERATE INCOME HOUSING. THE BUILDING OR PORTION THEREOF CONTAINS INCOME-RESTRICTED HOUSING UNITS. CERTIFICATE OF OCCUPANCY MAY BE AMENDED OR SUPERCEDED TO REFLECT THAT THE BUILDING OR PORTION THEREOF MAY CONTAIN OTHER INCOME-RESTRICTED HOUSING UNITS ONLY IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING RESOLUTION. CPC N 220144 ZCM

Borough Commissioner

Commissioner



Certificate of Occupancy

CO Number:1076207-0000004

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.*

<p>A. Borough: MANHATTAN Address: 550 10TH AVE Building Identification Number(BIN): 1076207</p>	<p>Block Number: 1050 Lot Number(s): 7502 Additional Lot Number(s): Application Type: NB - NEW BUILDING</p>	<p>Full Building Certificate Type: Temporary Date Issued: 02/25/2025</p>
<p>This building is subject to this Building Code: 2014</p>		
<p>This Certificate of Occupancy is associated with job# 121209281-01</p>		
<p>B. Construction Classification: I-A: 3 HOUR PROTECTED - NON-COMBUST Building Occupancy Group classification: R-2 - RESIDENTIAL: APARTMENT HOUSES Multiple Dwelling Law Classification: HAEA</p>		
<p>No.of stories: 45</p>	<p>Height in feet: 520</p>	<p>No.of dwelling units: 453</p>
<p>C Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System</p>		
<p>D Parking Spaces and Loading Berths: Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available</p>		
<p>E. This Certificate is issued with the following legal limitations: Restrictive Declaration: 2021000478774, 2021000501590, 2021000340212 Zoning Exhibit: 2021000478768, 2021000478769, 2021000478770, 2021000478773 BSA Calendar Number(s): None CPC Calendar Number(s): N220144ZCM</p>		
<p>Borough Comments: Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment.</p>		

Borough Commissioner

Commissioner



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	F-2	25	OG	2B		121209281	Temporary	05/26/2025
Description of Use:	Mechanical and/or electrical equipment room ATS&FA ROOM, FLOOR MTD SWITCHGEAR ROOM, SEWAGE EJECTOR&PUMP ROOM, ARC CLOSET, MDFIT ROOM, SEWER POE#2, SERVICE VEST, GAS METER ROOM, WATER POE& PLUMBING EQUIPMENT ROOM, FIRE PUMP ROOM, LAUNDRY WATER HEATERS, PUMP ROOM, STORM TANK (MARKETING CELLAR)					Exceptions:		
Cellar	R-2	20	OG	2B		121209281	Temporary	05/26/2025
Description of Use:	Apartment PET SPA, BUILDER'S WORKSHOP, SUPER'S OFFICE, STAFFLOCKER ROOM, SERVICE VEST, TENANTS STORAGE, BIKE ROOM (736 SQ. FT. WITH 94 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING CELLAR)					Exceptions:		
Cellar	S-2	5	OG	2B		121209281	Temporary	05/26/2025
Description of Use:	Storage of non combustible Materials SERVICE VESTIBULE, TRASH ROOM (MARKETING CELLAR)					Exceptions:		
Floor 1	R-2	11	60	2B		121209281	Temporary	05/26/2025
Description of Use:	Apartment PACKAGE ROOM, BIKE ROOM (1,077 SQ. FT. WITH 134 OF 228 TOTAL SPACES) (1,036 SQ.FT. WITH 133 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING 1ST FLOOR)					Exceptions:		
Floor 1	B	8	60	4C, 2B		121209281	Temporary	05/26/2025
Description of Use:	Office COMMUNITY FACILITY LOBBY (COVENANT HOUSE) MANAGEMENT OFFICE (MARKETING 1ST FLOOR)					Exceptions:		
Floor 1	S-2	N/A	60	6F		121209281	Temporary	05/26/2025
Description of Use:	Storage of non combustible Materials ACCESSORY STORAGE, BIKE STORAGE (15 SQ. FT. WITH 1 OF 1 COMMERCIAL SPACES UG 6A PROVIDED) (MARKETING 1ST FLOOR)					Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 1	R-2	12	60	2B		121209281	Temporary	05/26/2025
Description of Use: Apartment RESIDENTIAL LOBBY (MARKETING 1ST FLOOR)						Exceptions:		
Floor 1	S-2	6	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials STAGING BOH, RESIDENTIAL BOH, JANITOR'S CLOSET (MARKETING 1ST FLOOR)						Exceptions:		
Floor 4	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	R-2	16	60	2B		121209281	Temporary	05/26/2025
Description of Use: Apartment RESIDENT'S READING ROOM (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	R-2	N/A	40	2A	22	121209281	Temporary	05/26/2025
Description of Use: Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	F-2	4	60	2B		121209281	Temporary	05/26/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING 4TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 5	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 5TH FLOOR)						Exceptions:		
Floor 5	F-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM (MARKETING 5TH FLOOR)						Exceptions:		
Floor 5	R-2	N/A	40	2A	22	121209281	Temporary	05/26/2025
Description of Use: Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 5TH FLOOR)						Exceptions:		
Floor 6	R-2	N/A	40	2A	18	121209281	Temporary	05/26/2025
Description of Use: Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 6TH FLOOR)						Exceptions:		
Floor 6	F-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM, TRASH ROOM (MARKETING 6TH FLOOR)						Exceptions:		
Floor 6	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 6TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date	
Floor 7	S-2	1	60	2B		121209281	Temporary	05/26/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 7TH FLOOR)					Exceptions:			
Floor 7	R-2	N/A	40	2A	18	121209281	Temporary	05/26/2025	
Description of Use:	Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 7TH FLOOR)					Exceptions:			
Floor 8	R-2	16	100	2B		121209281	Temporary	05/26/2025	
Description of Use:	Apartment NORTH TERRACE (PASSIVE RECREATION) (MARKETING 8TH FLOOR)					Exceptions:			
Floor 8	R-2	11	100	2B		121209281	Temporary	05/26/2025	
Description of Use:	Apartment SOUTH TERRACE (PASSIVE RECREATION) (MARKETING 8TH FLOOR)					Exceptions:			
Floor 8	F-2	1	60	2B		121209281	Temporary	05/26/2025	
Description of Use:	Mechanical and/or electrical equipment room STORAGE (MARKETING 8TH FLOOR)					Exceptions:			
Floor 8	S-2	2	60	2B		121209281	Temporary	05/26/2025	
Description of Use:	Storage of non combustible Materials MECHANICAL ROOM (MARKETING 8TH FLOOR)					Exceptions:			



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 8	R-2	121	60	2B		121209281	Temporary	05/26/2025
Description of Use: Apartment EXERCISE ROOMS, CONFERENCE ROOM, RESIDENT'S READING ROOM (MARKETING 8TH FLOOR)						Exceptions:		
Floor 9	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 9TH FLOOR)						Exceptions:		
Floor 9	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustibile Materials TRASH ROOM (MARKETING 9TH FLOOR)						Exceptions:		
Floor 10	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustibile Materials TRASH ROOM (MARKETING 10TH FLOOR)						Exceptions:		
Floor 10	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 10TH FLOOR)						Exceptions:		
Floor 11	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 11TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 11	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 11TH FLOOR)						Exceptions:		
Floor 12	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 12TH FLOOR)						Exceptions:		
Floor 12	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 12TH FLOOR)						Exceptions:		
Floor 13	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 14TH FLOOR)						Exceptions:		
Floor 13	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 14TH FLOOR)						Exceptions:		
Floor 14	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 15TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 14	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 15TH FLOOR)						Exceptions:		
Floor 15	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 16TH FLOOR)						Exceptions:		
Floor 15	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 16TH FLOOR)						Exceptions:		
Floor 16	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 17TH FLOOR)						Exceptions:		
Floor 16	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 17TH FLOOR)						Exceptions:		
Floor 17	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 18TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 17	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 18TH FLOOR)						Exceptions:		
Floor 18	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 19TH FLOOR)						Exceptions:		
Floor 18	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 19TH FLOOR)						Exceptions:		
Floor 19	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 20TH FLOOR)						Exceptions:		
Floor 19	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 20TH FLOOR)						Exceptions:		
Floor 20	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 21ST FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 20	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 21ST FLOOR)						Exceptions:		
Floor 21	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 22ND FLOOR)						Exceptions:		
Floor 21	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 22ND FLOOR)						Exceptions:		
Floor 22	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 23RD FLOOR)						Exceptions:		
Floor 22	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 23RD FLOOR)						Exceptions:		
Floor 23	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 24TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 23	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 24TH FLOOR)						Exceptions:		
Floor 24	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 25TH FLOOR)						Exceptions:		
Floor 24	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 25TH FLOOR)						Exceptions:		
Floor 25	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 26TH FLOOR)						Exceptions:		
Floor 25	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 26TH FLOOR)						Exceptions:		
Floor 26	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 27TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 26	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 27TH FLOOR)						Exceptions:		
Floor 27	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 28TH FLOOR)						Exceptions:		
Floor 27	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 28TH FLOOR)						Exceptions:		
Floor 28	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 29TH FLOOR)						Exceptions:		
Floor 28	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 29TH FLOOR)						Exceptions:		
Floor 29	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 30TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 29	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 30TH FLOOR)						Exceptions:		
Floor 30	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 31ST FLOOR)						Exceptions:		
Floor 30	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 31ST FLOOR)						Exceptions:		
Floor 31	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 32ND FLOOR)						Exceptions:		
Floor 31	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 32ND FLOOR)						Exceptions:		
Floor 32	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 33RD FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 32	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 33RD FLOOR)						Exceptions:		
Floor 33	R-2	N/A	40	2A	11	121209281	Temporary	05/26/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 34TH FLOOR)						Exceptions:		
Floor 33	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 34TH FLOOR)						Exceptions:		
Floor 34	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 35TH FLOOR)						Exceptions:		
Floor 34	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 35TH FLOOR)						Exceptions:		
Floor 35	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 36TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 35	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 36TH FLOOR)						Exceptions:		
Floor 36	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 37TH FLOOR)						Exceptions:		
Floor 36	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 37TH FLOOR)						Exceptions:		
Floor 37	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM_(MARKETING 38TH FLOOR)						Exceptions:		
Floor 37	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 38TH FLOOR)						Exceptions:		
Floor 38	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 39TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 38	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 39TH FLOOR)						Exceptions:		
Floor 39	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 40TH FLOOR)						Exceptions:		
Floor 39	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 40TH FLOOR)						Exceptions:		
Floor 40	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 41ST FLOOR)						Exceptions:		
Floor 40	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 41ST FLOOR)						Exceptions:		
Floor 41	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 42ND FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 41	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 42ND FLOOR)						Exceptions:		
Floor 42	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 43RD FLOOR)						Exceptions:		
Floor 42	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 43RD FLOOR)						Exceptions:		
Floor 43	R-2	N/A	40	2A	9	121209281	Temporary	05/26/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 44TH FLOOR)						Exceptions:		
Floor 43	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 44TH FLOOR)						Exceptions:		
Floor 44	R-2	N/A	40	2A	8	121209281	Temporary	05/26/2025
Description of Use: Apartment EIGHT (8) DWELLING UNITS (MARKETING 45TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 44	S-2	1	60	2B		121209281	Temporary	05/26/2025
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 45TH FLOOR)					Exceptions:		
Floor 45	F-2	9	60	2B		121209281	Temporary	05/26/2025
Description of Use:	Mechanical and/or electrical equipment room FIRE PUMP ROOM, MECHANICAL ROOM (MARKETING LEVEL 46)					Exceptions:		
Floor 45	R-2	3	60	2A		121209281	Temporary	05/26/2025
Description of Use:	Apartment PENTHOUSE TERRACE ACCESS AND TERRACE (MARKETING LEVEL 46)					Exceptions:		
Floor 45	R-2	21	60	2B		121209281	Temporary	05/26/2025
Description of Use:	Apartment AMENITY ROOM, TERRACE (PASSIVE RECREATION) (TERRACE LIVE LOAD 100 SF) (MARKETING LEVEL 46)					Exceptions:		
Roof	F-2	3	60	2B		121209281	Temporary	05/26/2025
Description of Use:	Mechanical and/or electrical equipment room ELEVATOR MACHINERY ROOM (MARKETING LEVEL 49)					Exceptions:		
Roof	F-2	11	60	2B		121209281	Temporary	05/26/2025
Description of Use:	Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING LEVEL 47)					Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Roof	F-2	3	60	2B		121209281	Temporary	05/26/2025
Description of Use: Mechanical and/or electrical equipment room ATS AND ELECTRIC ROOMS (MARKETING LEVEL 48)						Exceptions:		
Roof	F-2	N/A	60	2B		121209281	Temporary	05/26/2025
Description of Use: Mechanical and/or electrical equipment room MARKETING EMR BULKHEAR ROOF						Exceptions:		

CofO Comments: NOTE: EXHIBITS II, III, IV AND V HAVE BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBERS 2021000478768, 2021000478769, 2021000478770, 2021000478773, 2021000478772 AND 2021000478771. NOTE: LOT LINE WINDOW DECLARATION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBER 2021000340212. SEISMIC EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000501590. LIGHT AND AIR EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000478774. PURSUANT TO SECTION ZR 12-10 "FLOOR AREA" OF THE ZONING RESOLUTION. 11,533 SQUARE FEET OF FLOOR AREA HAVE BEEN DEDUCTED BASED ON FLOOR AREA IN COMPLIANCE WITH ENERGY EFFICIENCY REQUIREMENT (ZONE GREEN). IN ACCORDANCE WITH ZR 23-911 AND 93-223(A) PROPERTY IS SUBJECT TO REQUIREMENTS FOR INCOME RESTRICTED HOUSING, WHICH INCLUDES 36,387 SQUARE FEET OF LOW INCOME AND 51,408 SQUARE FEET OF MODERATE INCOME HOUSING. THE BUILDING OR PORTION THEREOF CONTAINS INCOME-RESTRICTED HOUSING UNITS. CERTIFICATE OF OCCUPANCY MAY BE AMENDED OR SUPERCEDED TO REFLECT THAT THE BUILDING OR PORTION THEREOF MAY CONTAIN OTHER INCOME-RESTRICTED HOUSING UNITS ONLY IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING RESOLUTION. CPC N 220144 ZCM

Borough Commissioner

Commissioner



Certificate of Occupancy

CO Number:1076207-0000005

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.*

<p>A. Borough: MANHATTAN Address: 550 10TH AVE Building Identification Number(BIN): 1076207</p>	<p>Block Number: 1050 Lot Number(s): 7502 Additional Lot Number(s): Application Type: NB - NEW BUILDING</p>	<p>Full Building Certificate Type: Temporary Date Issued: 03/27/2025</p>
<p>This building is subject to this Building Code: 2014</p>		
<p>This Certificate of Occupancy is associated with job# 121209281-01</p>		
<p>B. Construction Classification: I-A: 3 HOUR PROTECTED - NON-COMBUST Building Occupancy Group classification: R-2 - RESIDENTIAL: APARTMENT HOUSES Multiple Dwelling Law Classification: HAEA</p>		
<p>No.of stories: 45</p>	<p>Height in feet: 520</p>	<p>No.of dwelling units: 453</p>
<p>C. Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System</p>		
<p>D. Parking Spaces and Loading Berths: Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available</p>		
<p>E. This Certificate is issued with the following legal limitations: Restrictive Declaration: 2021000478774, 2021000501590, 2021000340212 Zoning Exhibit: 2021000478768, 2021000478769, 2021000478770, 2021000478773 BSA Calendar Number(s): None CPC Calendar Number(s): N220144ZCM</p>		
<p>Borough Comments: Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment.</p>		

Borough Commissioner

Commissioner



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	F-2	25	OG	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room ATS&FA ROOM, FLOOR MTD SWITCHGEAR ROOM, SEWAGE EJECTOR&PUMP ROOM, ARC CLOSET, MDFIT ROOM, SEWER POE#2, SERVICE VEST, GAS METER ROOM, WATER POE& PLUMBING EQUIPMENT ROOM, FIRE PUMP ROOM, LAUNDRY WATER HEATERS, PUMP ROOM, STORM TANK (MARKETING CELLAR)						Exceptions:		
Cellar	R-2	20	OG	2B		121209281	Temporary	06/25/2025
Description of Use: Apartment PET SPA, BUILDER'S WORKSHOP, SUPER'S OFFICE, STAFFLOCKER ROOM, SERVICE VEST, TENANTS STORAGE, BIKE ROOM (736 SQ. FT. WITH 94 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING CELLAR)						Exceptions:		
Cellar	S-2	5	OG	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials SERVICE VESTIBULE, TRASH ROOM (MARKETING CELLAR)						Exceptions:		
Cellar	S-2	10	OG	6F		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials RETAIL SUPPORT AND STORAGE (MARKETING CELLAR)						Exceptions:		
Floor 1	R-2	11	60	2B		121209281	Temporary	06/25/2025
Description of Use: Apartment PACKAGE ROOM, BIKE ROOM (1,077 SQ. FT. WITH 134 OF 228 TOTAL SPACES) (1,036 SQ.FT. WITH 133 OF 227 REQUIRED RESIDENTIAL SPACES PROVIDED) (MARKETING 1ST FLOOR)						Exceptions:		
Floor 1	M	185	60	6A		121209281	Temporary	06/25/2025
Description of Use: Retail Sale RETAIL (MARKETING 1ST FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 1	M	16	60	6A		121209281	Temporary	06/25/2025
Description of Use: Retail Sale RETAIL (MARKETING 1ST FLOOR)						Exceptions:		
Floor 1	B	8	60	4C, 2B		121209281	Temporary	06/25/2025
Description of Use: Office COMMUNITY FACILITY LOBBY (COVENANT HOUSE) MANAGEMENT OFFICE (MARKETING 1ST FLOOR)						Exceptions:		
Floor 1	S-2	N/A	60	6F		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials ACCESSORY STORAGE, BIKE STORAGE (15 SQ. FT. WITH 1 OF 1 COMMERCIAL SPACES UG 6A PROVIDED) (MARKETING 1ST FLOOR)						Exceptions:		
Floor 1	R-2	12	60	2B		121209281	Temporary	06/25/2025
Description of Use: Apartment RESIDENTIAL LOBBY (MARKETING 1ST FLOOR)						Exceptions:		
Floor 1	S-2	6	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials STAGING BOH, RESIDENTIAL BOH, JANITOR'S CLOSET (MARKETING 1ST FLOOR)						Exceptions:		
Floor 2	B	95	60	6B		121209281	Temporary	06/25/2025
Description of Use: Office OFFICES (MARKETING 2ND FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date	
Floor 2	F-2	2	60	6F		121209281	Temporary	06/25/2025	
Description of Use:	Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING 2ND FLOOR)					Exceptions:			
Floor 2	B	24	60	4A		121209281	Temporary	06/25/2025	
Description of Use:	Office COMMUNITY FACILITY OFFICES (COVENANT HOUSE) (MARKETING 2ND FLOOR)					Exceptions:			
Floor 2	S-2	N/A	60	6F		121209281	Temporary	06/25/2025	
Description of Use:	Storage of non combustibile Materials ACCESSORY STORAGE, BIKE STORAGE (45 SQ.FT. WITH 3 OF 3 COMMERCIAL UG 6B SPACES PROVIDED) (MARKETING 2ND FLOOR)					Exceptions:			
Floor 3	F-2	1	60	6F		121209281	Temporary	06/25/2025	
Description of Use:	Mechanical and/or electrical equipment room MECHANICAL ROOM (MARKETING 3RD FLOOR)					Exceptions:			
Floor 3	B	123	60	6B		121209281	Temporary	06/25/2025	
Description of Use:	Office COVENANT HOUSE OFFICE (MARKETING 3RD FLOOR)					Exceptions:			
Floor 4	S-2	1	60	2B		121209281	Temporary	06/25/2025	
Description of Use:	Storage of non combustibile Materials TRASH ROOM (MARKETING 4TH FLOOR)					Exceptions:			



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 4	R-2	16	60	2B		121209281	Temporary	06/25/2025
Description of Use: Apartment RESIDENT'S READING ROOM (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	R-2	N/A	40	2A	22	121209281	Temporary	06/25/2025
Description of Use: Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 4TH FLOOR)						Exceptions:		
Floor 4	F-2	4	60	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING 4TH FLOOR)						Exceptions:		
Floor 5	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 5TH FLOOR)						Exceptions:		
Floor 5	F-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM (MARKETING 5TH FLOOR)						Exceptions:		
Floor 5	R-2	N/A	40	2A	22	121209281	Temporary	06/25/2025
Description of Use: Apartment TWENTY TWO (22) DWELLING UNITS (MARKETING 5TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 6	R-2	N/A	40	2A	18	121209281	Temporary	06/25/2025
Description of Use: Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 6TH FLOOR)						Exceptions:		
Floor 6	F-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM, TRASH ROOM (MARKETING 6TH FLOOR)						Exceptions:		
Floor 6	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustibile Materials TRASH ROOM (MARKETING 6TH FLOOR)						Exceptions:		
Floor 7	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustibile Materials TRASH ROOM (MARKETING 7TH FLOOR)						Exceptions:		
Floor 7	R-2	N/A	40	2A	18	121209281	Temporary	06/25/2025
Description of Use: Apartment EIGHTEEN (18) DWELLING UNITS (MARKETING 7TH FLOOR)						Exceptions:		
Floor 8	R-2	16	100	2B		121209281	Temporary	06/25/2025
Description of Use: Apartment NORTH TERRACE (PASSIVE RECREATION) (MARKETING 8TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 8	R-2	11	100	2B		121209281	Temporary	06/25/2025
Description of Use: Apartment SOUTH TERRACE (PASSIVE RECREATION) (MARKETING 8TH FLOOR)						Exceptions:		
Floor 8	F-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room STORAGE (MARKETING 8TH FLOOR)						Exceptions:		
Floor 8	S-2	2	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials MECHANICAL ROOM (MARKETING 8TH FLOOR)						Exceptions:		
Floor 8	R-2	121	60	2B		121209281	Temporary	06/25/2025
Description of Use: Apartment EXERCISE ROOMS, CONFERENCE ROOM, RESIDENT'S READING ROOM (MARKETING 8TH FLOOR)						Exceptions:		
Floor 9	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 9TH FLOOR)						Exceptions:		
Floor 9	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 9TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date	
Floor 10	S-2	1	60	2B		121209281	Temporary	06/25/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 10TH FLOOR)					Exceptions:			
Floor 10	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025	
Description of Use:	Apartment ELEVEN (11) DWELLING UNITS (MARKETING 10TH FLOOR)					Exceptions:			
Floor 11	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025	
Description of Use:	Apartment ELEVEN (11) DWELLING UNITS (MARKETING 11TH FLOOR)					Exceptions:			
Floor 11	S-2	1	60	2B		121209281	Temporary	06/25/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 11TH FLOOR)					Exceptions:			
Floor 12	S-2	1	60	2B		121209281	Temporary	06/25/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 12TH FLOOR)					Exceptions:			
Floor 12	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025	
Description of Use:	Apartment ELEVEN (11) DWELLING UNITS (MARKETING 12TH FLOOR)					Exceptions:			



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 13	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 14TH FLOOR)						Exceptions:		
Floor 13	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 14TH FLOOR)						Exceptions:		
Floor 14	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 15TH FLOOR)						Exceptions:		
Floor 14	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 15TH FLOOR)						Exceptions:		
Floor 15	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 16TH FLOOR)						Exceptions:		
Floor 15	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 16TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date	
Floor 16	S-2	1	60	2B		121209281	Temporary	06/25/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 17TH FLOOR)					Exceptions:			
Floor 16	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025	
Description of Use:	Apartment ELEVEN (11) DWELLING UNITS (MARKETING 17TH FLOOR)					Exceptions:			
Floor 17	S-2	1	60	2B		121209281	Temporary	06/25/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 18TH FLOOR)					Exceptions:			
Floor 17	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025	
Description of Use:	Apartment ELEVEN (11) DWELLING UNITS (MARKETING 18TH FLOOR)					Exceptions:			
Floor 18	S-2	1	60	2B		121209281	Temporary	06/25/2025	
Description of Use:	Storage of non combustible Materials TRASH ROOM (MARKETING 19TH FLOOR)					Exceptions:			
Floor 18	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025	
Description of Use:	Apartment ELEVEN (11) DWELLING UNITS (MARKETING 19TH FLOOR)					Exceptions:			



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 19	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 20TH FLOOR)						Exceptions:		
Floor 19	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 20TH FLOOR)						Exceptions:		
Floor 20	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 21ST FLOOR)						Exceptions:		
Floor 20	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 21ST FLOOR)						Exceptions:		
Floor 21	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 22ND FLOOR)						Exceptions:		
Floor 21	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 22ND FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 22	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 23RD FLOOR)						Exceptions:		
Floor 22	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 23RD FLOOR)						Exceptions:		
Floor 23	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 24TH FLOOR)						Exceptions:		
Floor 23	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 24TH FLOOR)						Exceptions:		
Floor 24	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 25TH FLOOR)						Exceptions:		
Floor 24	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 25TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 25	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 26TH FLOOR)						Exceptions:		
Floor 25	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 26TH FLOOR)						Exceptions:		
Floor 26	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 27TH FLOOR)						Exceptions:		
Floor 26	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 27TH FLOOR)						Exceptions:		
Floor 27	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 28TH FLOOR)						Exceptions:		
Floor 27	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 28TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 28	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 29TH FLOOR)						Exceptions:		
Floor 28	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 29TH FLOOR)						Exceptions:		
Floor 29	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 30TH FLOOR)						Exceptions:		
Floor 29	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 30TH FLOOR)						Exceptions:		
Floor 30	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 31ST FLOOR)						Exceptions:		
Floor 30	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 31ST FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 31	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 32ND FLOOR)						Exceptions:		
Floor 31	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 32ND FLOOR)						Exceptions:		
Floor 32	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 33RD FLOOR)						Exceptions:		
Floor 32	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 33RD FLOOR)						Exceptions:		
Floor 33	R-2	N/A	40	2A	11	121209281	Temporary	06/25/2025
Description of Use: Apartment ELEVEN (11) DWELLING UNITS (MARKETING 34TH FLOOR)						Exceptions:		
Floor 33	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 34TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 34	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 35TH FLOOR)						Exceptions:		
Floor 34	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 35TH FLOOR)						Exceptions:		
Floor 35	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 36TH FLOOR)						Exceptions:		
Floor 35	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 36TH FLOOR)						Exceptions:		
Floor 36	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 37TH FLOOR)						Exceptions:		
Floor 36	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 37TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 37	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM_(MARKETING 38TH FLOOR)						Exceptions:		
Floor 37	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 38TH FLOOR)						Exceptions:		
Floor 38	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 39TH FLOOR)						Exceptions:		
Floor 38	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 39TH FLOOR)						Exceptions:		
Floor 39	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 40TH FLOOR)						Exceptions:		
Floor 39	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 40TH FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 40	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 41ST FLOOR)						Exceptions:		
Floor 40	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 41ST FLOOR)						Exceptions:		
Floor 41	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 42ND FLOOR)						Exceptions:		
Floor 41	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 42ND FLOOR)						Exceptions:		
Floor 42	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 43RD FLOOR)						Exceptions:		
Floor 42	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 43RD FLOOR)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 43	R-2	N/A	40	2A	9	121209281	Temporary	06/25/2025
Description of Use: Apartment NINE (9) DWELLING UNITS (MARKETING 44TH FLOOR)						Exceptions:		
Floor 43	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 44TH FLOOR)						Exceptions:		
Floor 44	R-2	N/A	40	2A	8	121209281	Temporary	06/25/2025
Description of Use: Apartment EIGHT (8) DWELLING UNITS (MARKETING 45TH FLOOR)						Exceptions:		
Floor 44	S-2	1	60	2B		121209281	Temporary	06/25/2025
Description of Use: Storage of non combustible Materials TRASH ROOM (MARKETING 45TH FLOOR)						Exceptions:		
Floor 45	F-2	9	60	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room FIRE PUMP ROOM, MECHANICAL ROOM (MARKETING LEVEL 46)						Exceptions:		
Floor 45	R-2	3	60	2A		121209281	Temporary	06/25/2025
Description of Use: Apartment PENTHOUSE TERRACE ACCESS AND TERRACE (MARKETING LEVEL 46)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 45	R-2	21	60	2B		121209281	Temporary	06/25/2025
Description of Use: Apartment AMENITY ROOM, TERRACE (PASSIVE RECREATION) (TERRACE LIVE LOAD 100 SF) (MARKETING LEVEL 46)						Exceptions:		
Roof	F-2	3	60	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room ELEVATOR MACHINERY ROOM (MARKETING LEVEL 49)						Exceptions:		
Roof	F-2	11	60	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS (MARKETING LEVEL 47)						Exceptions:		
Roof	F-2	3	60	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room ATS AND ELECTRIC ROOMS (MARKETING LEVEL 48)						Exceptions:		
Roof	F-2	N/A	60	2B		121209281	Temporary	06/25/2025
Description of Use: Mechanical and/or electrical equipment room MARKETING EMR BULKHEAR ROOF						Exceptions:		

CofO Comments: NOTE: EXHIBITS II, III, IV AND V HAVE BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBERS 2021000478768, 2021000478769, 2021000478770, 2021000478773, 2021000478772 AND 2021000478771. NOTE: LOT LINE WINDOW DECLARATION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN NUMBER 2021000340212. SEISMIC EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000501590. LIGHT AND AIR EASEMENT RESTRICTION HAS BEEN RECORDED WITH THE CITY REGISTER UNDER CRFN 2021000478774. PURSUANT TO SECTION ZR 12-10 "FLOOR AREA" OF THE ZONING RESOLUTION. 11,533 SQUARE FEET OF FLOOR AREA HAVE BEEN DEDUCTED BASED ON FLOOR AREA IN COMPLIANCE WITH ENERGY EFFICIENCY REQUIREMENT (ZONE GREEN). IN ACCORDANCE WITH ZR 23-911 AND 93-223(A) PROPERTY IS SUBJECT TO REQUIREMENTS FOR INCOME RESTRICTED HOUSING, WHICH INCLUDES 36,387 SQUARE FEET OF LOW INCOME AND 51,408 SQUARE FEET OF MODERATE INCOME HOUSING. THE BUILDING OR PORTION THEREOF CONTAINS INCOME-RESTRICTED HOUSING UNITS. CERTIFICATE OF OCCUPANCY MAY BE AMENDED OR SUPERCEDED TO REFLECT THAT THE BUILDING OR PORTION THEREOF MAY CONTAIN OTHER INCOME-RESTRICTED HOUSING UNITS ONLY IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING RESOLUTION. CPC N 220144 ZCM

Borough Commissioner

Commissioner