



Certificate of Occupancy

CO Number:4596365-0000006

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified.No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued.*This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: QUEENS	Block Number: 9997	Full Building Certificate Type: Final
	Address: 149-03 ARCHER AVENUE	Lot Number(s): 97	Date Issued: 07/08/2024
	Building Identification Number(BIN): 4596365	Additional Lot Number(s):	
		Application Type: NB - NEW BUILDING	
This building is subject to this Building Code: 2014			
This Certificate of Occupancy is associated with job# 421145013-01			
B.	Construction Classification: I-B: 3 HOUR PROTECTED		
	Building Occupancy Group classification: R-1 - RESIDENTIAL: HOTELS, DORMITORIES		
	Multiple Dwelling Law Classification: HAEB		
	No.of stories: 18	Height in feet: 208	No.of dwelling units: 283
C	Fire Protection Equipment: Fire Alarm System, Fire Suppression System, Sprinkler System, Standpipe System		
D	Parking Spaces and Loading Berths:		
	Open Parking Spaces: 12		
	Enclosed Parking Spaces: 0		
	Total Loading Berths: 1		
E.	This Certificate is issued with the following legal limitations:		
	Restrictive Declaration: None	Zoning Exhibit: None	
	BSA Calendar Number(s): None	CPC Calendar Number(s): None	
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, the effective date of Zoning Text Amendment. UG in Roman Numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of Zoning Text Amendment.			

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
Cellar	S-2	7	OG	5B		421145013	Final
Description of Use: Storage of non combustible Materials WATER SERVICE ROOM, GAS METER ROOM, ELECTRICAL ROOM, ATS ROOMS, AND LAUNDRY ROOM (4 PERSONS), LAUNDRY COLLECTION (1 PERSON). GUEST LAUNDRY (2 PERSONS), REFUSE & LUGGAGE STORAGE					Exceptions:		
Cellar	A-2	115	OG	5B		421145013	Final
Description of Use: Restaurant ACCESSORY RESTAURANT FOR HOTEL GUEST (110 PERSONS)AND KITCHEN (5 PERSONS)					Exceptions:		
Cellar	R-1	100	OG	5B		421145013	Final
Description of Use: Hotel HOTEL MEETING ROOM (57 PERSONS),EMPLOYEE BREAK ROOM(18 PERSONS)EXERCISE ROOM (20 PERSONS)ADM SALES OFFICE (5 PERSONS)					Exceptions:		
Cellar	F-2	N/A	OG	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM					Exceptions:		
Open Space	F-2	N/A	OG	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room EMERGENCY GENERATOR					Exceptions:		
Open Space	R-1	N/A	OG	5B		421145013	Final
Description of Use: Hotel ATTENDED PARKING WITH CAR LIFTS FOR 21 CARS, TWO OPEN SPACE PARKING, AND ONE LOADING BERTH					Exceptions:		



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Floor 1	S-2	N/A	100	5B		421145013	Final
Description of Use: Parking Garage PARK ATTENDANT, BICYCLE STORAGE ROOM (11 SPACES, 165 SF)					Exceptions:		
Floor 1	R-1	12	100	5B		421145013	Final
Description of Use: Hotel HOTEL LOBBY, LOUNGE (12 PERSONS)					Exceptions:		
Floor 2	A-2	73	100	5B		421145013	Final
Description of Use: Restaurant WEST LOUNGE ACCESSORY USE TO HOTEL GUEST					Exceptions:		
Floor 2	A-2	86	100	5B		421145013	Final
Description of Use: Restaurant EAST LOUNGE ACCESSORY USE TO HOTEL GUEST					Exceptions:		
Floor 2	F-2	N/A	100	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS					Exceptions:		
Floor 2	A-2	34	100	5B		421145013	Final
Description of Use: Restaurant SOLARIUM					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
Floor 2	R-1	3	100	5B		421145013	Final
Description of Use: Hotel SUNDRIES, MANAGER'S OFFICE (3 PERSONS)					Exceptions:		
Floor 3	F-2	N/A	100	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM					Exceptions:		
Floor 3	R-1	N/A	40	5A	23	421145013	Final
Description of Use: Hotel TWENTY THREE (23) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 4	R-1	N/A	40	5A	24	421145013	Final
Description of Use: Hotel TWENTY FOUR (24) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 5	R-1	N/A	40	5A	24	421145013	Final
Description of Use: Hotel TWENTY FOUR (24) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 6	R-1	N/A	40	5A	20	421145013	Final
Description of Use: Hotel TWENTY (20) TRANSIENT HOTEL ROOMS					Exceptions:		



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Floor 7	F-2	N/A	100	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM					Exceptions:		
Floor 7	R-1	N/A	40	5A	19	421145013	Final
Description of Use: Hotel NINETEEN (19) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 8	F-2	N/A	100	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM					Exceptions:		
Floor 8	R-1	N/A	40	5A	18	421145013	Final
Description of Use: Hotel EIGHTEEN (18) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 9	R-1	N/A	40	5A	18	421145013	Final
Description of Use: Hotel EIGHTEEN (18) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 10	F-2	N/A	100	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM					Exceptions:		



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Floor 10	R-1	N/A	40	5A	17	421145013	Final
Description of Use: Hotel SEVENTEEN (17) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 11	R-1	N/A	40	5A	18	421145013	Final
Description of Use: Hotel EIGHTEEN (18) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 12	R-1	N/A	40	5A	18	421145013	Final
Description of Use: Hotel EIGHTEEN (18) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 13	F-2	N/A	100	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM					Exceptions:		
Floor 13	R-1	N/A	40	5A	17	421145013	Final
Description of Use: Hotel SEVENTEEN (17) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 14	R-1	N/A	40	5A	18	421145013	Final
Description of Use: Hotel EIGHTEEN (18) TRANSIENT HOTEL ROOMS					Exceptions:		



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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
Floor 15	R-1	N/A	40	5A	18	421145013	Final
Description of Use: Hotel EIGHTEEN (18) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 16	R-1	N/A	40	5A	18	421145013	Final
Description of Use: Hotel EIGHTEEN (18) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 17	R-1	N/A	40	5A	13	421145013	Final
Description of Use: Hotel THIRTEEN (13) TRANSIENT HOTEL ROOMS					Exceptions:		
Floor 17	F-2	N/A	100	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOMS					Exceptions:		
Floor 18	F-2	N/A	100	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM					Exceptions:		
Floor 18	A-2	11	100	5B		421145013	Final
Description of Use: Restaurant ACCESSORY BAR FOR HOTEL GUEST (RECREATIONAL AREA)					Exceptions:		



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Roof	F-2	N/A	100	5B		421145013	Final
Description of Use: Mechanical and/or electrical equipment room MECHANICAL ROOM					Exceptions:		
Roof	A-2	176	100	5B		421145013	Final
Description of Use: Restaurant ROOF LOUNGE FOR HOTEL GUEST					Exceptions:		

CofO Comments: NOTE: THIS IS A TRANSIENT HOTEL AND COMPLYS WITH THE REQUIREMENTS OF SEC. 12-10 ZR NOTE: TOTAL (283) TRANSIENT HOTEL ROOMS NO MORE THAN 30 DAY NOTE: PAID ATTENDANT EMPLOYED BY THE OWNER OR OPERATORS OF SUCH SPACES SHALL BE AVAILABLE TO HANDLE THE PARKING AND MOVING OF AUTOMOBILES AT ALL TIMES WHEN SUCH SPACES ARE IN USE AS PER ZR 25-62. NOTE: 1. THE BUILDING IS OF NON COMBUSTIBLE CONSTRUCTION CLASS (CLASS 1B PROPOSED) 2. THE HOTEL ROOMS ARE PROVIDED WITH DAILY CLEANING SERVICE (DAILY CLEANING BY HOTEL STAFF) 3. THE REFUSE IS REMOVED BY HOTEL STAFF FROM EACH FLOOR USING A SERVICE ELEVATOR THAT IS NOT ACCESSED BY GUEST (SERVICE ELEVATOR WITH RESTRICTED ACCESS PROVIDED, THIS NOT PROVIDED ON PLANS AND SHALL BE NOTED ON SCHEDULE A) 4. THE HOTEL IS PROVIDED WITH A REFUSE COMPACTOR ROOM AS REQUIRED BY THE APPLICABLE CODE (TRASH COMPACTOR EQUIPMENT AND COMPACTOR ROOM PROVIDED AT CELLAR) 5. LINEN CHUTE PROVIDED ON ALL FLOORS (FOR HOTEL STAFF USE ONLY) FOR USED LINEN WITH COLLECTION AREA AND LAUNDRY FACILITY AT CELLAR. AS THE PROPOSED HOTEL DESIGN MEETS ALL THE CONDITIONS SET FORTH IN THE BUILDING BULLETIN 2008-010, WE AR REQUESTING TO ACCEPT THE LAYOUT AS ATTACHED AND WAIVE THE REQUIREMENT FOR ADA COMPLIANT TRASH CHUTE ROOM AT EACH FLOOR. ZONING EXHIBIT I AND III FILED UNDER CRFN #2015000184916, 20155000184917.

Borough Commissioner

Commissioner