



Certificate of Occupancy

CO Number:4623137-0000002

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: QUEENS Address: 97-26 147 PLACE Building Identification Number(BIN): 4623137</p>	<p>Block Number: 10031 Lot Number(s): 14 Additional Lot Number(s): Application Type: NB - NEW BUILDING</p>	<p>Full Building Certificate Type: Temporary Date Issued: 09/06/2024</p>
<p>This building is subject to this Building Code: 2014</p>		
<p>This Certificate of Occupancy is associated with job# 421331446-01</p>		
<p>B. Construction Classification: I-B: 2 HOUR PROTECTED - NON-COMBUST Building Occupancy Group classification: R-1 - RESIDENTIAL: HOTELS, DORMITORIES Multiple Dwelling Law Classification: HAEB</p>		
<p>No.of stories: 9</p>	<p>Height in feet: 100</p>	<p>No.of dwelling units: 86</p>
<p>C. Fire Protection Equipment: Fire Alarm System, Sprinkler System</p>		
<p>D. Parking Spaces and Loading Berths: Open Parking Spaces: 8 Enclosed Parking Spaces: 0 Total Loading Berths: Not available</p>		
<p>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</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
Sub-Cellar - 1	R-1	1	OG	5B		421331446	Temporary	12/05/2024
Description of Use: Hotel HOTEL GUEST LAUNDRY ROOM						Exceptions:		
Sub-Cellar - 1	R-1	N/A	OG	5B		421331446	Temporary	12/05/2024
Description of Use: Hotel 3 BICYCLE STORAGE(145 SQ FT) LAUNDRY STORAGE ROOM ,HOT WATER HEATER ROOM, WATER SERVICE MECHANICAL ROOM,REFUSE ROOM,ARC SYSTEM CLOSET FOR HOTEL USE						Exceptions:		
Sub-Cellar - 1	R-1	9	OG	5B		421331446	Temporary	12/05/2024
Description of Use: Hotel EXERCISE ROOM FOR HOTEL GUEST ONLY						Exceptions:		
Sub-Cellar - 1	R-1	2	N/A	5B		421331446	Temporary	12/05/2024
Description of Use: Hotel LAUNDRY ROOM FOR HOTEL USE						Exceptions:		
Cellar	R-1	N/A	75	5A,5B	4	421331446	Temporary	12/05/2024
Description of Use: Hotel (4)TRANSIENT HOTEL ROOMS, AUTOMATIC TRANSFER SWITCH ROOM , ELECTRICAL ROOM						Exceptions:		
Cellar	R-1	35	75	5B		421331446	Temporary	12/05/2024
Description of Use: Hotel BREAKFAST AREA WITH PANTRY ACCESSORY USE FOR HOTEL GUEST ONLY.						Exceptions:		



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Open Space	R-1	N/A	OG	5B		421331446	Temporary	12/05/2024
Description of Use: Hotel EIGHT (8) OPEN SPACE PARKING						Exceptions:		
Floor 1	R-1	8	75	5A,5B		421331446	Temporary	12/05/2024
Description of Use: Hotel LOBBY, BUSINESS CENTER, RECEPTION AREA , RPZ CLOSET TELECOM ROOM , SPRINKLER CLOSET						Exceptions:		
Floor 1	R-1	2	75	5B		421331446	Temporary	12/05/2024
Description of Use: Hotel HOTEL MANAGER OFFICE.						Exceptions:		
Floor 1	R-1	1	75	5B		421331446	Temporary	12/05/2024
Description of Use: Hotel ACCESSORY GIFT SHOP FOR HOTEL GUEST USE						Exceptions:		
Floor 1	R-1	N/A	75	5A	4	421331446	Temporary	12/05/2024
Description of Use: Hotel (4)TRANSIENT HOTEL ROOMS						Exceptions:		
Floor 2	R-1	N/A	75	5A	12	421331446	Temporary	12/05/2024
Description of Use: Hotel (12)TRANSIENT HOTEL ROOMS						Exceptions:		



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Floor 3	R-1	N/A	75	5A	12	421331446	Temporary	12/05/2024
Description of Use: Hotel (12)TRANSIENT HOTEL ROOMS						Exceptions:		
Floor 4	R-1	N/A	75	5A	9	421331446	Temporary	12/05/2024
Description of Use: Hotel (9)TRANSIENT HOTEL ROOMS						Exceptions:		
Floor 5	R-1	N/A	75	5A	9	421331446	Temporary	12/05/2024
Description of Use: Hotel (9)TRANSIENT HOTEL ROOMS						Exceptions:		
Floor 6	R-1	N/A	75	5A	9	421331446	Temporary	12/05/2024
Description of Use: Hotel (9)TRANSIENT HOTEL ROOMS						Exceptions:		
Floor 7	R-1	N/A	75	5A	9	421331446	Temporary	12/05/2024
Description of Use: Hotel (9)TRANSIENT HOTEL ROOMS						Exceptions:		
Floor 8	R-1	N/A	75	5A	9	421331446	Temporary	12/05/2024
Description of Use: Hotel (9)TRANSIENT HOTEL ROOMS						Exceptions:		



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Floor 9	R-1	N/A	75	5A	9	421331446	Temporary	12/05/2024
Description of Use: Hotel (9)TRANSIENT HOTEL ROOMS						Exceptions:		
Roof	R-1	N/A	100	5B		421331446	Temporary	12/05/2024
Description of Use: Hotel LOW ROOF OVER 3RD FLOOR; MECHANICAL EQUIPMENT MAIN ROOF OVER 9TH FL; ELEVATOR MACHINE ROOM, FIRE PUMP ROOM, MECHANICAL AREA, BULKHEAD WITH WATER TANK						Exceptions:		

CofO Comments: NOTE: THIS IS A TRANSIENT HOTEL AND COMPLIES WITH THE REQUIREMENTS OF SEC. 12-10 ZR NOTE: TOTAL (86) TRANSIENT HOTEL ROOMS NO MORE THAN 30 DAYS .EXHIBIT 1 & 3 FILED UNDER CRFN #2016000275290, 2016000307025

Borough Commissioner

Commissioner