PROPOSED SKYLIGHT

PROPOSED SOLAR PANELS

PROPOSED SHEET METAL 10" DIA FIREPLACE FLUE

PROPOSED PAINTED STEEL WINDOWS

PROPOSED GREEN HOUSE AND STUCCO ADDITION SET BACK 10'-0" FROM STREET WALL

PROPOSED PAINTED WOOD DOUBLE HUNG WINDOWS TO MATCH EXISTING AT EXISTING OPENING

PROPOSED BrICK TO MATCH EXISTING

PROPOSED PAINTED WOOD DOUBLE HUNG WINDOWS TO MATCH EXISTING AT EXISTING OPENING

PROPOSED PAINTED WOOD DOUBLE HUNG WINDOWS TO MATCH EXISTING AT EXISTING OPENING

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PROPOSED BRICK TO MATCH EXISTING

PROPOSED PAINTED WOOD DOUBLE HUNG WINDOWS TO MATCH EXISTING AT EXISTING OPENING

PROPOSED SHEET METAL 10" DIA FIREPLACE FLUE
PROPOSED ROOF ADDITION

- Rear chimney extended up 3 feet above rear roof line
- Rear roof line

PROPOSED SOLAR PANELS

PROPOSED CONDENSER UNITS

2x4 wood stand not part of the proposed work
ISSUES AND REVISIONS

DATE ISSUE

LI RESIDENCE
121 WEST 88TH ST.
NEW YORK, NY 10024

O'NEILL ROSE llc
ARCHITECTS
98 4TH STREET SUITE 419

COPYRIGHT O'NEILL ROSE llc ARCHITECTS
t:718 852 3925   e:do@oneillroearchitects.com

PROJECT:

DATE:

PROJECT No:

DRAWING BY:

CHK BY:

DWG No:

10.17.18 DOB REVIEW

YW

DO

ROOF ADDITION MOCK-UP PHOTO

LPC108.00
121 WEST 88TH STREET
NEW YORK, NY 10024

DO
03.29.2018

REAR FACADE OF 89TH ST

LPC110.00
EXISTING PAINTED SHEET METAL RECTANGULAR CORNICE TO BE REPLICALED

#121 BUILDING LOCATION

EXISTING PAINTED SHEET METAL RECTANGULAR CORNICE TO BE REPLICALED
EXISTING REAR BUILDING ELEVATION

EXISTING REAR BUILDING ELEVATION

EXISTING METAL STAIRS TO BE REMOVED

EXISTING STUCCO REAR WALL TO BE REMOVED

EXISTING DOOR TO BE REMOVED

EXISTING ALUMINUM DOUBLE HUNG WINDOWS TO BE REMOVED

EXISTING BRICK CHIMNEY TO BE REMOVED

EXISTING METAL GATE TO BE REMOVED

EXISTING METAL STAIR TO BE REMOVED

EXISTING DOOR TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

EXISTING THROUGH WALL A/C UNIT TO BE REMOVED

EXISTING DOWNspout TO BE REMOVED

EXISTING STUCCO REAR ADDITION TO BE REMOVED

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EXIT
Project: 10.17.18 DOB REVIEW

Address: 121 West 88th St.
New York, NY 10024

Zoning Regulations:

- **Address:** 121 West 88th St.
- **Zoning District:** R72
- **Height:** 120'
- **Lot:** 54' x 121'
- **Zoning Map:** 1219

**Existing Height:** Cellar & Four stories (46.7')
**Proposed Height:** Cellar & Four stories (57')

**Existing Construction Classification:** Class E
**Proposed Use:** Residential - Single Family (R3)

**Total Lot Area:** 2,013.33 SQ.FT (20' 0" x 100.8")

**Floor Area Calculation (Existing):**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cellar</td>
<td>0 SF</td>
</tr>
<tr>
<td>1st Floor</td>
<td>1345.7625SF GROSS</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>1307.6028SF</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>1307.6028SF</td>
</tr>
<tr>
<td>4th Floor</td>
<td>1168.4028SF</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>5095.489SF</td>
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</tbody>
</table>

**Floor Area Calculation (Proposed):**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>Cellar</td>
<td>0 SF</td>
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<tr>
<td>1st Floor</td>
<td>1234.35SF</td>
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<tr>
<td>2nd Floor</td>
<td>990.78SF</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>1230.07SF</td>
</tr>
<tr>
<td>4th Floor</td>
<td>1168.4028SF</td>
</tr>
<tr>
<td>5th Floor</td>
<td>921.1286SF</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>5544.7286SF</td>
</tr>
</tbody>
</table>

**Lot Coverage (ZR - 23-153):**

- **Existing Lot Coverage:** 1311.8806 SQ FT
- **Proposed Lot Coverage:** 1234.3506 SQ FT

**Floor Area Ratio (ZR - 23 - 153):**

- **Max Allowable FAR:** 3.44
- **Existing FAR:** 2.53
- **Proposed FAR:** 2.754 < 3.44 - O.K.

**Height of Building and Setback Regulations (ZR 23-662):**

- **Min Base Height:** 40' - 0"
- **Max Base Height:** 65' - 0"
- **Existing Base Height:** 46.7'
- **Proposed Base Height:** 40' - 0" < 46.7' < 65' - O.K.

**Level of Yards (ZR 23-42):**

- All yards may not be higher than curb level, unless natural grade is not disturbed.

**Street Tree Planting in Residential Districts (ZR 23-03):**

- Under ZR-2303 (a), enlargement of single residence shall not be required for street tree.

**Minimum Lot Width (ZR 23-32):**

- Min Lot Width: 18'-0"
- Existing Lot Width: 20'-0" - O.K.

**Side Yard (ZR 23-462):**

- No Side Yard Required

**Minimum Required Rear Yard (ZR 23-47):**

- Current: 18' - 7 5/8" (max. 20' 0")
- Proposed: 30' - 0" - O.K.

**Cellar & Four Stories (46.7') - O.K.**

**Proposed Lot Coverage:**

- **Area:** 1234.3506 SQ FT
- **Lot Area:** 2,013.33 SQ FT
- **% Coverage:** 61.31% < 65% (MAXIMUM) - O.K.

**Proposed FAR:**

- **Area:** 5544.7286 SQ FT
- **Lot Area:** 2,013.33 SQ FT
- **% Coverage:** 2.754 < 3.44 - O.K.

**QHP: Planting Areas (ZR 28-23):**

- The area of the zoning lot between the street line and all street walls of the building and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground.
- No planting at the entrance and exit from the building.

**QHP: Planting Areas - O.K.**

- **Existing Multiple Dwelling Law:** HACA
- **Proposed Multiple Dwelling Law:** Single Family Dwelling

**Excess Lot Area:**

- **Buildable Lot Area:** 2,013.33 SF X 3.44 FAR = 6925.8552 SF
- **Proposed Floor Area:** 5544.7286 SF < 6924.72 SF - O.K.
**LI RESIDENCE**
121 WEST 88TH ST.
NEW YORK, NY 10024

**O’NEILL ROSE llc ARCHITECTS**
98 4TH STREET SUITE 419

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**FLOOR AREA CALCULATIONS (EXISTING)**

<table>
<thead>
<tr>
<th>Floor</th>
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<tbody>
<tr>
<td>Cellar Floor</td>
<td>0 SF (1345.7625 SF GROSS)</td>
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<tr>
<td>1st Floor</td>
<td>1311.8806 SF</td>
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<tr>
<td>2nd Floor</td>
<td>1307.6028 SF</td>
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<td>3rd Floor</td>
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<td>4th Floor</td>
<td>1168.4028 SF</td>
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<td><strong>Total</strong></td>
<td>5095.489 SF</td>
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**FLOOR AREA CALCULATIONS (PROPOSED)**

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<td>1234.35 SF</td>
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<tr>
<td>2nd Floor</td>
<td>990.78 SF</td>
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<tr>
<td>3rd Floor</td>
<td>1230.07 SF</td>
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<tr>
<td>4th Floor</td>
<td>1168.4 SF</td>
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<tr>
<td>5th Floor</td>
<td>921.1286 SF</td>
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<tr>
<td><strong>Total</strong></td>
<td>5544.7286 SF</td>
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**LPC118.00**
EXISTING WINDOWS AND REAR ADDITION TO BE REMOVED

EXISTING WALLS TO BE REMOVED

EXISTING FLOOR PLANS

FOURTH AND FIFTH FLOORS

EXISTING WINDOWS TO BE REMOVED

EXISTING FIREPLACE HEARTH TO BE REFURBISHED

ALL EXISTING SKYLIGHTS TO BE REMOVED

EXISTING STAIR TO BE REMOVED

EXISTING FINISHED FLOOR TO BE REMOVED

EXISTING RADIATOR TO BE REMOVED

EXISTING ROOF MEMBERING AND JOISTS TO BE REMOVED
EXISTING WALLS TO BE REMOVED

NEW CONSTRUCTION

PROPERTY LINE

2HR FIRE RATED WALL

NORTH

PROPERTY LINE

30'-0" MIN. REQ'D. REAR YARD AS PER ZR 23-47

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<tr>
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<td>Steel</td>
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**STEEL WINDOWS AT FIRST THROUGH FOURTH FLOOR**

LPC126.00
STEEL WINDOWS AT FIFTH FLOOR

LPC127.00