109 Mercer Street, Apt 5M New York NY 10012

Regulatory approvals strategy & notes



1. Existing Property Status:

Block: 499 Lot: 7505
Date of Construction: 2005
Stories: 7 Stories
Building Class: Condominiums – Residential
Material: Masonry
Construction classification : 1-C
Occupancy classification: Residential
Lot Area 7,500 sq ft
Lot Frontage 50 ft
Lot Depth 200 ft
Gross Floor Area 38,310 sq ft
Residential Units: 14

2. Key Agencies:

- **Landmark Preservation Commission – LPC**

Submission to the LPC will be required for any interior or exterior scope. If the scope includes replacement of windows in kind and interior renovation, a staff level review will be completed and certificate of no effect will be issued. Timeline for LPC review 1-4 weeks.

- **Department of Buildings - DOB**

Once the LPC issues their permit, we'll be able to move forward with submission to the DOB. We'll proceed with filing an alteration to the Department of Buildings for approval. There will be no change in use, occupancy and egress as a result the C of O will remain, and the architect will proceed with final inspection. Timeline for DOB review and approval 4-6 weeks.

3. M1-5/ R7X Zoning Regulation:

Lot Dimensions:

Minimum Lot width =18 Feet

Minimum Lot Area = 1,700 sq ft

Existing lot width = 50 feet

Existing lot Area = 7,500 sq ft

Floor Area Ratio: (FAR)

FAR=5

Existing FAR= 5.1

Lot Coverage:

Corner Lot = 100%

Maximum Interior or Through Lot = 80%

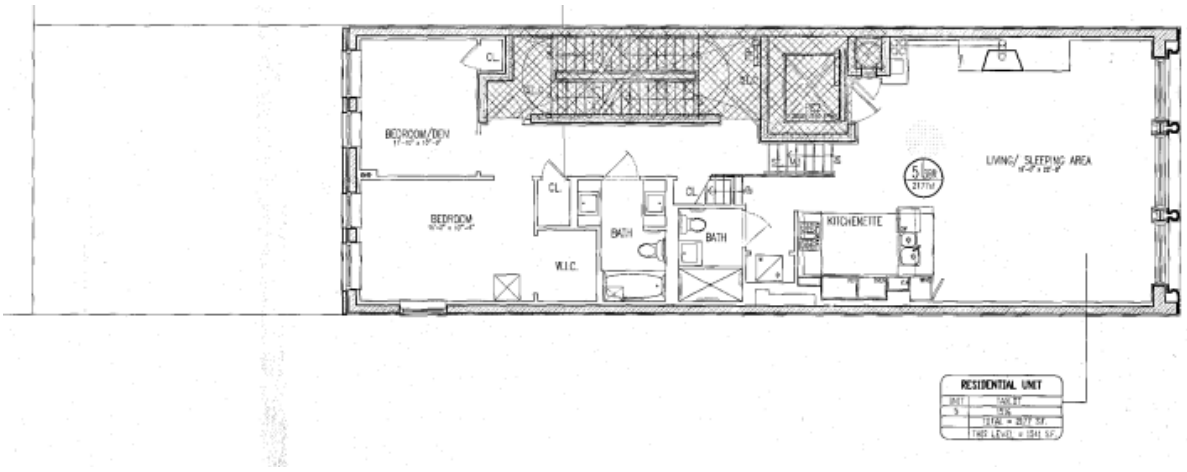
Existing lot coverage = 95%

Base Height:

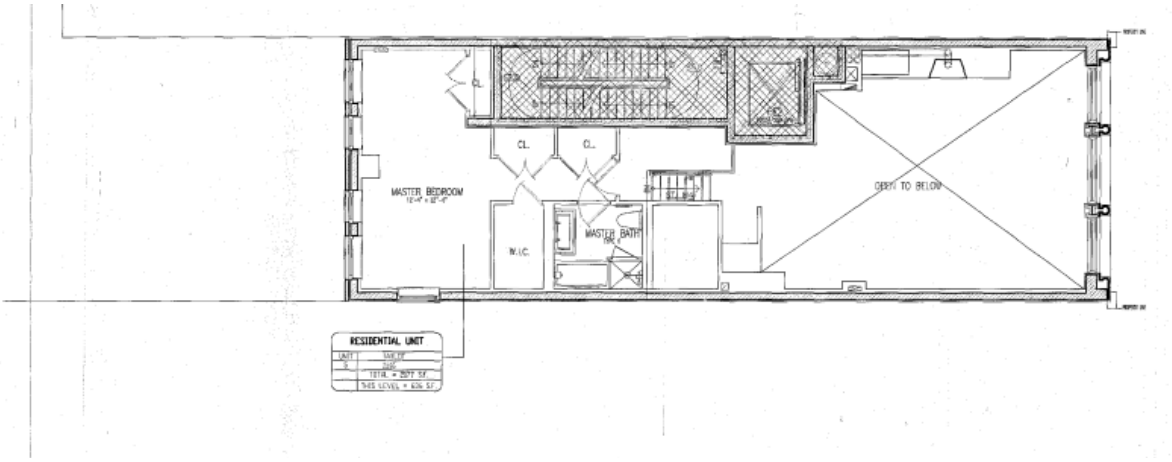
This indicates a setback is required at these heights.

Base Height = 60 Minimum / 95 Maximum

Existing building height = 96 ft



5th floor plan - Apt 5M



5th floor mezzanine – Apt 5M

4. Summary/ Strategy:

The first step is to get the building board approval. Once we have the board's approval we'll proceed with the LPC submission, the proposed scope will be interior so a certificate of no effect will take approximately 1-2 weeks for approval. The proposed scope is feasible, however we'll need to ensure that the accessible floor is ADA compliant. The bathroom of the accessible floor will need to be handicap adaptable with clear floor spaces provide . The DOB review from submission to approval is typically 5-8 weeks. Construction will be able to start 1- 2 weeks after the DOB approves the application.

Certificate of Occupancy

NYC Buildings

Certificate of Occupancy

CO Number: 104002151F

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

A.

Borough:	Manhattan	**Block Number:**	00499	**Certificate Type:**	Final
Address:	92 GREENE STREET	**Lot Number(s):**	1	**Effective Date:**	04/09/2014
Building Identification Number (BIN):	1087557	**Building Type:**	New		

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification:	1-C	(1968 Code)			
Building Occupancy Group classification:	J2	(1968 Code)			
Multiple Dwelling Law Classification:	NL				
No. of stories:	7	**Height in feet:**	96	**No. of dwelling units:**	14

C. **Fire Protection Equipment:**
None associated with this filing.

D. **Type and number of open spaces:**
None associated with this filing.

E. **This Certificate is issued with the following legal limitations:**
Board of Standards and Appeals - Recording Info: 342-03-BZ

Borough Comments: None

Borough Commissioner

Acting Commissioner

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NYC Buildings

Certificate of Occupancy

CO Number: 104002151F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	D-2		2, 2	RESIDENTIAL STORAGE, METER ROOM, MECHANICAL ROOM, BOILER ROOM, COMPACTOR ROOM & PUMP ROOM
CEL	154	OG	C		6	RETAIL
MZ2		75	J-2	1.5	2	THREE (3) ONE-HALF (1/2) APARTMENTS
MZ4		75	J-2	0.5	2	ONE-HALF (1/2) APARTMENT
MZ5		75	J-2	1.5	2	THREE (3) ONE-HALF (1/2) APARTMENTS
001	157	75	C		6, 2	RETAIL STORES & LOBBY
002		75	J-2	1.5	2	THREE (3) ONE-HALF (1/2) APARTMENTS
003		75	J-2	3	2	THREE (3) APARTMENTS
004		75	J-2	0.5	2	ONE-HALF (1/2) APARTMENT
004		75	J-2	1	2	ONE (1) APARTMENT
005		75	J-2	1.5	2	THREE (3) ONE-HALF (1/2) APARTMENT
006		75	J-2	1.5	2	ONE (1) APARTMENT AND ONE-HALF (1/2) APARTMENT
007		75	J-2	1.5	2	ONE (1) APARTMENT AND ONE-HALF (1/2) APARTMENT

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RO F		100	D-2		2	COOLING TOWER, MECHANICAL ROOM (NOTE CAL#342-03-BZ)
RO F		100	J-2		2	PRIVATE ROOF TERRACE IN CONJUNCTION WITH APT BELOW

END OF SECTION

Borough Commissioner

Acting Commissioner

END OF DOCUMENT