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RESIDENTIAL MECHANICAL VOIDS FINDINGS

Building Permits Issued b/w 2007 and 2017
R6 through R10 Districts
April 2018
(Updated: February 2019)



R6/R7/R8 Study

- Between 2007 and 2017, 718 new building permits were issued within the study area
- 49 out of the 718 buildings exceeded the optimum *height factor* heights of 21 stories in R8, 15 stories in R7, or 13 stories in R6
- None exhibited large mechanical voids

SUMMARY OF DETAILED STUDY FINDINGS

District/ Bulk	# of Buildings Surveyed	Large voids
R8/HF	10	0
R7/HF	17	0
R6/HF	22	0

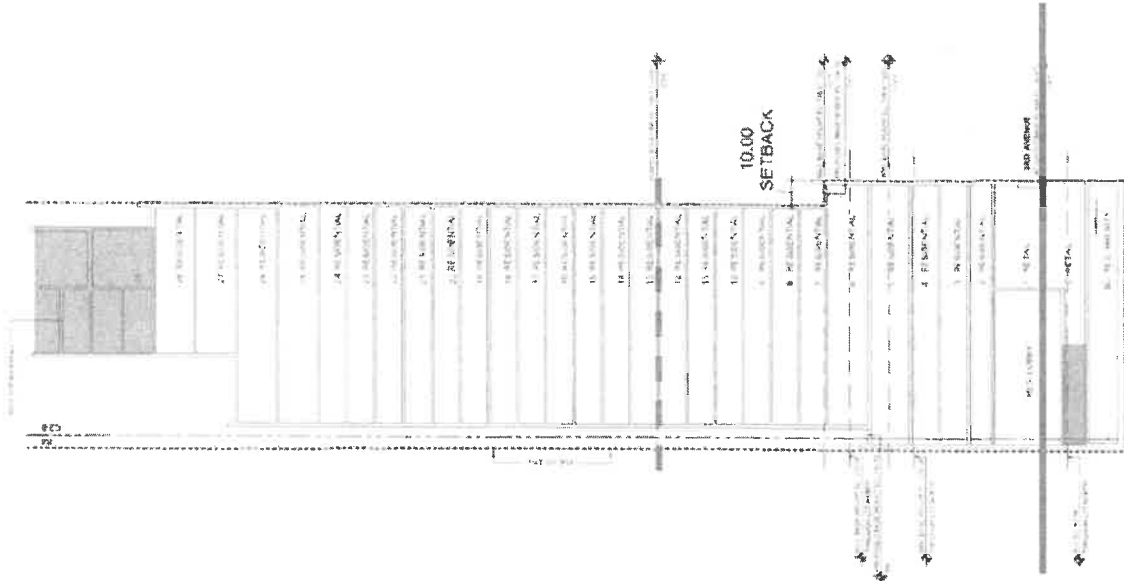
R9/R10 Study

- Taller buildings in these districts are called *towers* whose bulk is controlled by setbacks, lot coverage, etc.
- Between 2007 and 2017, 78 new building permits were issued
- 46 buildings exceeded the contextual Quality Housing heights of 21 stories in R10, or 14 stories in R9
- 10 of those buildings were NYC sponsored or special permit projects
- The remaining 36 building permits were carefully reviewed
- One 2018 building permit with visible mechanical voids issue was added to the study

SUMMARY OF DETAILED STUDY FINDINGS

District/ Bulk	# of Buildings Surveyed	Large Voids
R10/TOB	12	1
R10/ST	24	6
R9/ST	1	0
Overall	37	7

Typical Residential Tower C2-8(R10)/TOB: 1681 Third Avenue



A typical *tower-on-a-base* (TOB) building has:

- Limited commercial mechanical space on a lower floor
- Most, if not all, residential mechanical spaces are located in the cellar and in a mechanical penthouse

Typical Residential Tower Typical Mechanical Floors

- Only a few TOB buildings had a mechanical floor below the highest residential floor (exclusive of cellars)
- Many non-TOB towers had one or more mechanical floors below the highest residential floor. Their typical height was 12-15 feet, but some exceeded 20 feet.

