



 **INN
HARLEM**

BOS DEVELOPMENT

80 WEST 126TH STREET
NEW YORK, NY 10031

CONCEPT DESIGN PACKAGE

DECEMBER 20, 2018
(REVISED DECEMBER 15, 2022)

ARCHITECTURE **OUTFIT** PLLC
211 CENTRE ST. 3RD FLOOR
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ARCHITECTURE OUTFIT

80 W 126TH STREET

> ZONING ANALYSIS

	NOTES	ZONING RESOLUTION REFERENCE
LOT	67	
MAP	6A	
ZONING DISTRICT	R-6A/C4-4A	
ALLOWABLE F.A.R. R-6a	3	
ALLOWABLE F.A.R. C4-4A	4	RES EQUIVALENT R7-A
LOT AREA	4,996	ZR: Chapter 7: 77-11 (One lot on two Zoning Districts)

ALLOWABLE AREA AS OF RIGHT	19,984	50 X 99.98 X 4 FAR R-7A (C4-4A)
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> RESIDENTIAL LOT COVERAGE

LOT COVERAGE		65%/100% corner	
0'-15' EAST OF LL (CORNER - WITHIN 100')	100%	30' SETBACK DOES NOT APPLY	ZR: Article 2 Chapter 3 23-156 (b) (1) ZR: Article 2 Chapter 3 23-153
1,498	1,498	15 X 99.98 X 100%	
15'-50' EAST OF LL (INTERIOR - PAST 100')	65%	30' SETBACK APPLIES	ZR: Article 2 Chapter 3 23-153
3,497	2,273	35 X 99.98 X 65%	
MAX FLOOR PLATES: 2 & ABOVE			
	3,771	1,498 + 2,273	
MAXIMUM NUMBER OF DWELLING UNITS			ZR: Article 2 Chapter 3 23-24
MAXIMUM RESIDENTIAL FLOOR AREA		16,684	MAXIMUM TOTAL FLOOR AREA - AREA DEDICATED TO NON-RESIDENTIAL USES
MAXIMUM RESIDENTIAL FLOOR AREA / DWELLING UNIT FACTOR		25	DWELLING UNIT FACTOR 680 ZR: Article 2 Chapter 3 23-22

> DEDUCTIONS

50% Corridor Deduction QH	NONE		ZR: Chapter 8: 28-31
3.3% deduction of residential Rec Space QH	NONE	50% of 198 X 5	ZR: Chapter 8: 28-21
12 sf per floor refuse room QH	NONE	3% x 16,500	ZR: Chapter 8: 28-12
	0		
3% Mechanical Deduction			
	600	19,984 X 3% (+/-)	
TOTAL DEDUCTIONS (FAR)		600	
SUB-TOTAL WITH BONUS / DEDUCTIONS		20,584	

MAXIMUM BUILDING HEIGHT FOR R7-A: 80' MAX

ZR: Article 2 Chapter 3 23-662

MAXIMUM BASE HEIGHT FOR R7-A: 40' MIN-65' MAX

(QGF not allowed)

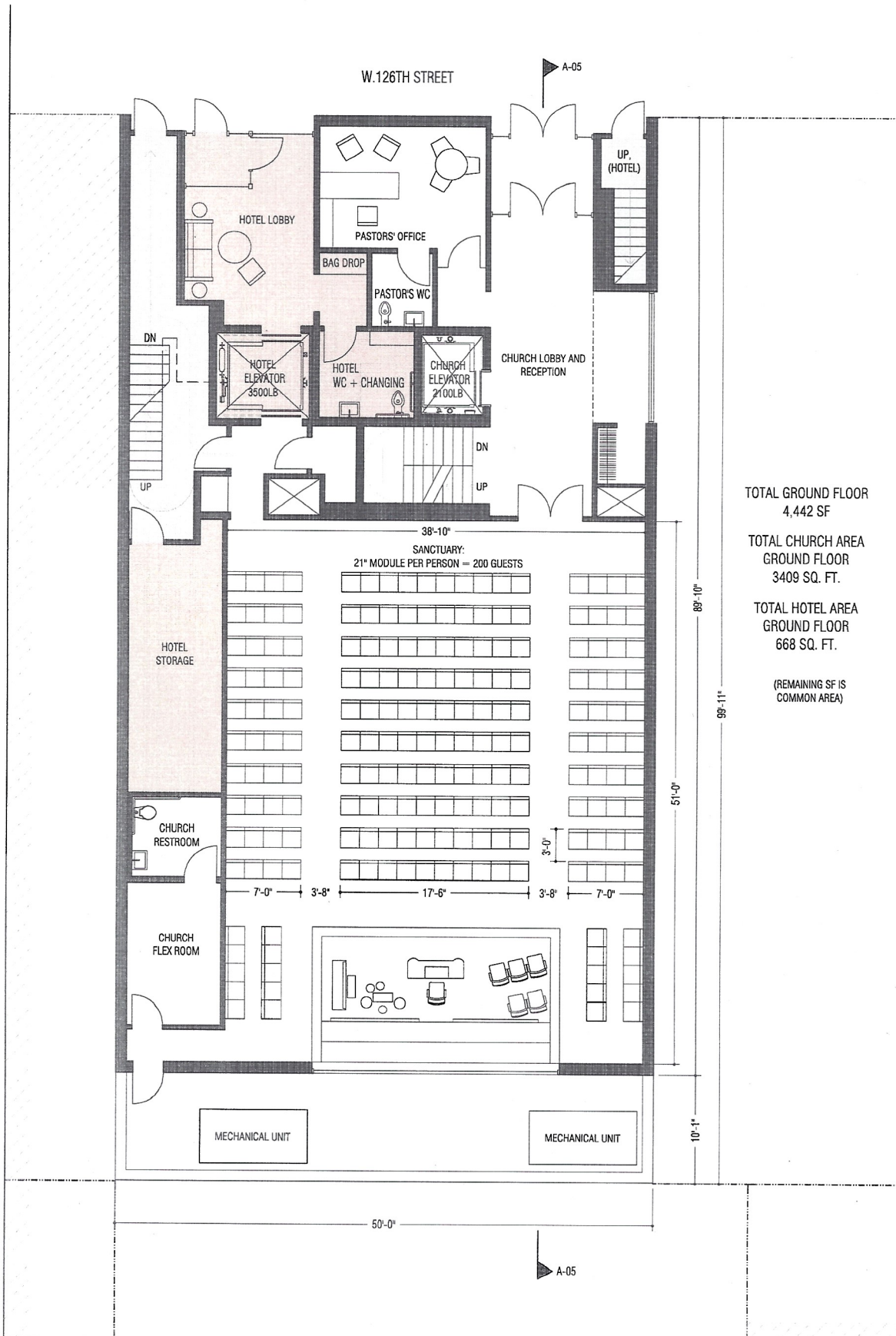
FLOOR	ZONING AREA	BUILDING AREA	CHURCH ONLY	HOTEL UNITS	
7	1,267	1,267		2	
6	2,975	2,975		7	
5	2,975	2,975		7	
4	2,975	2,975		7	
3	2,975	2,975		7	
2	2,975	2,975		7	
1	4,442	4,442	3,409	0	
1 CELLAR	0	4,996	3,401	0	COMMUNITY FACILITY/ HOTEL LOBBY COMMUNITY FACILITY/ HOTEL AMENITIES
TOTAL GFA FLOORS 1-7	20,584	25,580		37	

AVAILABLE REMAINING = 0

TOTAL FLOORS 2-6 (WITH UNITS)	16,142
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TOTAL CHURCH ONLY: FLOOR 1 AND CELLAR	6,810
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TOTAL GROUND FLOOR
4,442 SF

TOTAL CHURCH AREA
GROUND FLOOR
3409 SQ. FT.

TOTAL HOTEL AREA
GROUND FLOOR
668 SQ. FT.

(REMAINING SF IS
COMMON AREA)

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New York, New York 10013

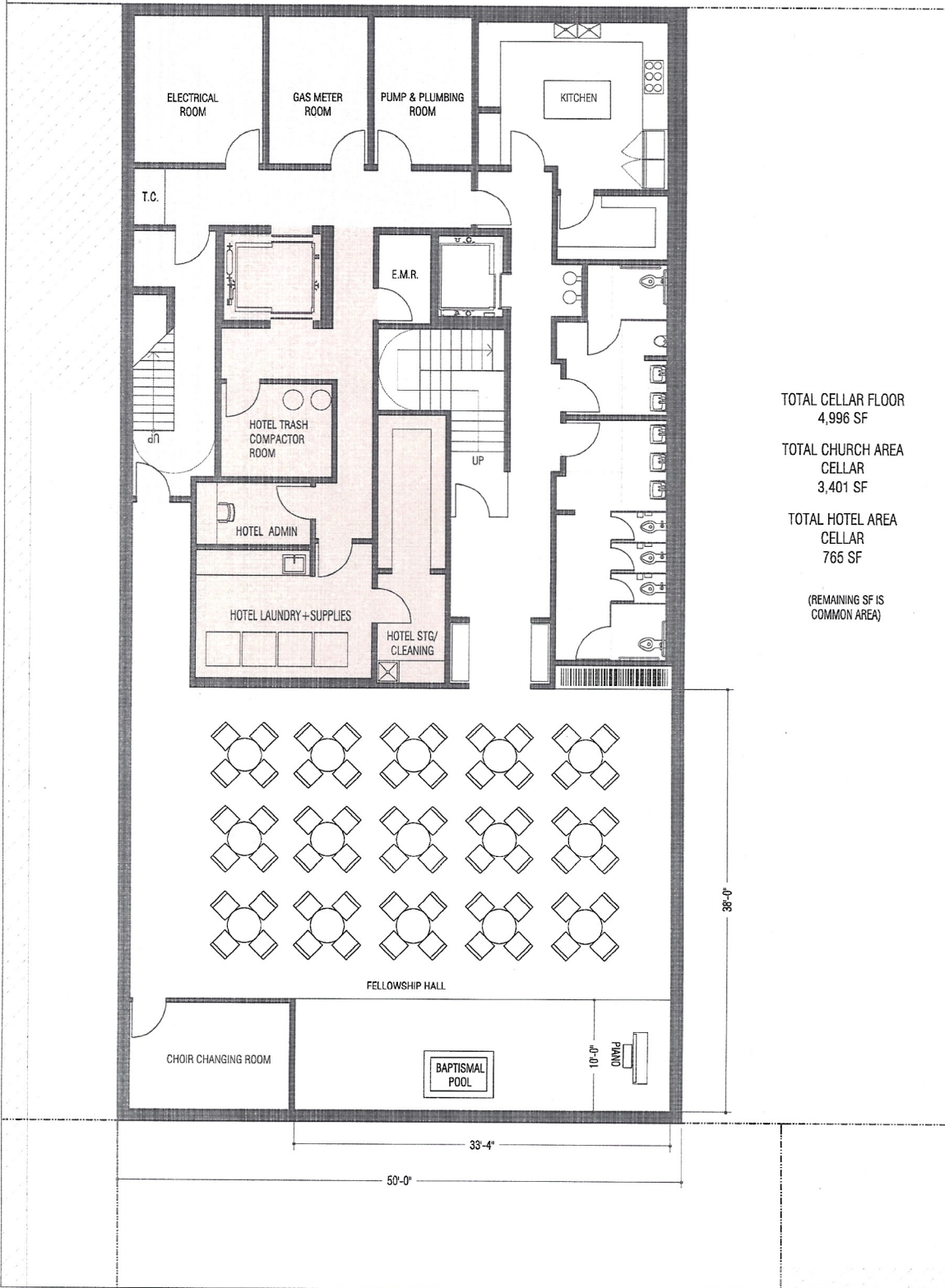
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SCALE: 1/2" = 1'-0"

PROJECT:
80 W.126th ST. HARLEM INN

DRAWING TITLE:
GROUND FLOOR

DRAWING NUMBER:
A-01

W.126TH STREET



TOTAL CELLAR FLOOR
4,996 SF

TOTAL CHURCH AREA
CELLAR
3,401 SF

TOTAL HOTEL AREA
CELLAR
765 SF

(REMAINING SF IS
COMMON AREA)

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DATE: 12.09.2021
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PROJECT:
80 W.126th ST. HARLEM INN

DRAWING TITLE:
CELLAR FLOOR

DRAWING NUMBER:
A-02



TYPICAL HOTEL FLOORS
2,975 SF
7 UNITS PER FLOOR

PRIVATE TERRACES FOR 2ND FLOOR.
BALCONIES ABOVE AT FLOORS 4-6

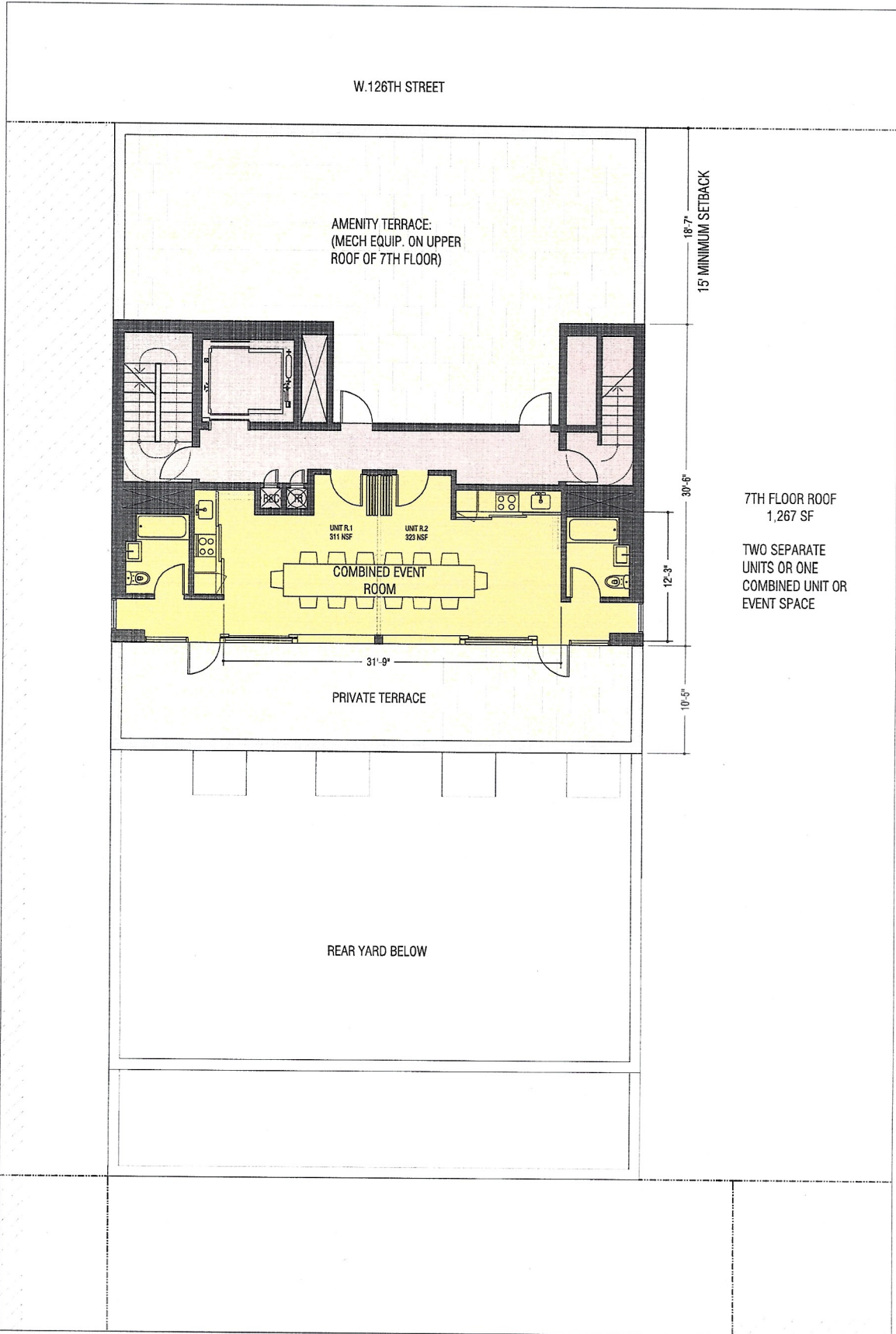
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SCALE: 1/4" = 1'-0"

PROJECT:
80 W. 126th ST. HARLEM INN

DRAWING TITLE:
TYPICAL FLOORS 2-6

DRAWING NUMBER:
A-03



W.126TH STREET

AMENITY TERRACE:
(MECH EQUIP. ON UPPER
ROOF OF 7TH FLOOR)

18'-7"
15' MINIMUM SETBACK

7TH FLOOR ROOF
1,267 SF

TWO SEPARATE
UNITS OR ONE
COMBINED UNIT OR
EVENT SPACE

UNIT R.1
311 NSF

UNIT R.2
323 NSF

COMBINED EVENT
ROOM

31'-9"

PRIVATE TERRACE

30'-6"

12'-3"

10'-5"

REAR YARD BELOW

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DATE: 12.08.2021
DRAWN BY: AD
SCALE: 1/8" = 1'-0"

PROJECT:
80 W. 126th ST. HARLEM INN

DRAWING TITLE:
FLOOR 7

DRAWING NUMBER:
A-04

