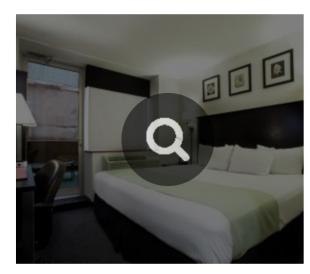
449 West 39th Street Hotel for Sale

ASKING PRICE: 17 MILLION

One year ago, this hotel was rented to migrants / refugees. The owner is getting \$195 per room fully occupied everyday, yearly \$2.87 millions with very little expense ... real estate tax and insurance For now, with migrants / refugees income, buyer will be getting over 10% cap return.













449 West 36th Street

Casamia36 hotel

Details

Located on the North side of west 34th street,

just east of 10th Avenue.

Zip code : 10018

Neighborhood : Clinton - Hell's Kitchen Manhattan

Borough: Manhattan

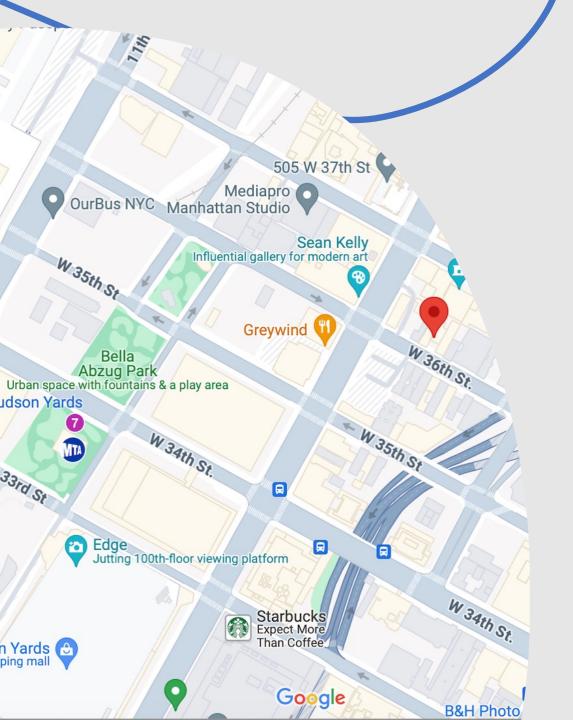
Block&lot:00734-0007

Lot sq ft : 2,469

Lot dimensions: 25 ft x 98.75 ft

Ground elevation: 43 ft





449 West 36th Street

Casamia36 hotel

Building dimensions: 25 ft x 49.36 ft

Buildings on lot: 1

Stories: 10

Total Unit: 39

Building size: 12,340 sq ft

Year built: 2005

Renovation Year: 2019

About the neighborhood



What's around	Distance
Jacob K. Javits Convention Center	8 min walk
Hudson yards	8 min walk
The High line	8 min walk
Madison Square Garden	11 min walk
Times Square	19 min walk

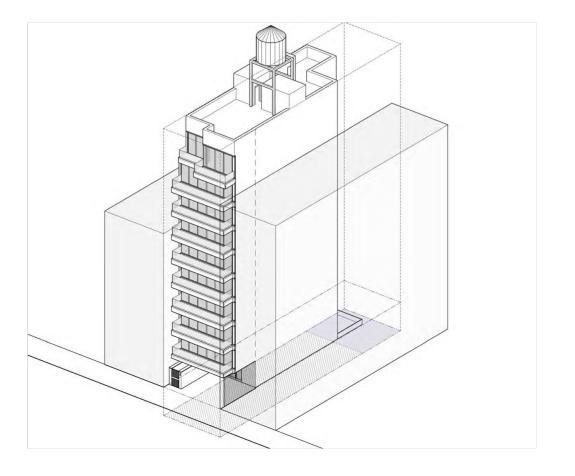


Approved plans

19 APARTMENT UNITS

WEST 36TH STREET RESIDENCES

449 W 36TH STREET, NY 10018 BLOCK: 734 LOT:7



WEST 36TH STREET RESIDENCES

449 W 36TH STREET NEW YORK, NY 10018

CLIENT: Orchard Lodging 449 W 36 51 New York, NY 100

> SAN - SOOHEE LEE ARCHITE 33W 607H ST, 2ND FL NEW YORK, NY 10023 212 401 4880

ZONING CONSULTA

STRUCTURAL ENGINEER

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....

TOPOGRAPHIC SURVEY:

REVIS

No. Date

.

M00529120-I1



PERMIT SET

K 11/8/2022 Drawn By: JL

Checked By: SL

owing Title

COVER SHEET

Sheet Number

T-001.00

ohee Lee Architect P.C. all rights reserve



SUMMARY OF THE PROJECT

IN GENERAL, 10-STORY RESIDENTIAL WITH APPX. 16,327.67 GROSS SQUARE FEET THAT CONSISTS OF 19 RESIDENTIAL UNITS, LOBBY, ACCESSORY STORAGE AND ASSOCIATED MECHANICAL ROOMS.

PROJECT INFORMATION

PROJECT NAME: WEST 36TH STREET RESIDENCES PROJECT ADDRESS: 449 WEST 36TH STREET, NEW YORK, NY 10018

ARCHITECT OF RECORD: SOOHEE LEE SOOHEE LEE ARCHITECT P.C. 33 WEST 60TH STREET NEW YORK, NY 10023 212 401 4880 SLEE@OFFICESAN.COM

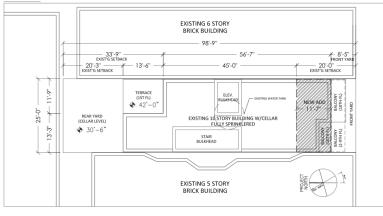
DRAWING LIST

T-001	COVER SHEET	N.T.S.
T-002	DRAWING LIST, BUILDING DATA, FEMA MAP, INSPECTION LIST	N.T.S.
Z-001	ZONING ANALYSIS CODE STUDY, PLOT PLAN	N.T.S.
G-001	GENERAL NOTES	N.T.S.
G-002	GENERAL NOTES	N.T.S.
G-003	GENERAL NOTES	N.T.S.
G-004	ADA COMPLIANCES NOTES & DETAILS	N.T.S.
G-005	ADA COMPLIANCES NOTES & DETAILS	N.T.S.
G-006	ADA COMPLIANCES NOTES & DETAILS	N.T.S.
AD-001	CELLAR & GROUND LEVEL FLOOR PLAN (EXISTING/DEMOLITON)	1/4" = 1'-0"
AD-002	2ND & 3RD-5TH LEVEL FLOOR PLAN (EXISTING/DEMOLITON)	1/4" = 1'-0"
AD-003	6TH-9TH & 10TH LEVEL FLOOR PLAN (EXISTING/DEMOLITON)	1/4" = 1'-0"
AD-004	ROOF & BULKHEAD LEVEL FLOOR PLAN (EXISTING/DEMOLITON)	1/4" = 1'-0"
AD-200	BUILDING ELEVATIONS (EXISTING)	1/8" = 1'-0"
A-101	CELLAR LEVEL & GROUND LEVEL FLOOR PLAN	1/4" = 1'-0"
A-102	2ND LEVAL & 3RD-9TH LEVEL FLOOR PLAN	1/4" = 1'-0"
A-103	10TH LEVEL & ROOF LEVEL FLOOR PLAN	1/4" = 1'-0"
A-104	BULKHEAD ROOF PLAN	1/4" = 1'-0"
A201	BUILDING ELEVATIONS (SOUTH & NORTH)	1/8" = 1'-0"
A202	BUILDING ELEVATIONS (EAST)	1/8" = 1'-0"
A203	BUILDING ELEVATIONS (WEST)	1/8" = 1'-0"
A-301	BUILDING SECTIONS	1/8" = 1'-0"
A-601	PARTITION SCHEDULE	1-1/2" = 1'-0
A-602	WINDOW & DOOR SCHEDULE	1/2" = 1'-0"

DRAWING SYMBOL LEGEND



SITE PLAN



FEMA MAP



WEST 36TH STREET RESIDENCES

449 W 36TH STREET NEW YORK, NY 10018

TOPOGRAPHIC SURVEY

SEPARATE APPLICATIONS

- PLUMBING / MECHANICAL ALT.1
- STRUCTURAL ALT. 1
- SIDEWALK SHED WOOD FENCE
- FIRE ALARM
- SPRINKLER / STANDPIPE

SPECIAL INSPECTION ITEMS - TR1

•	CONCRETE CAST-IN-PLACE	BC 1704.4
•	MASONRY	BC 1704.5
•	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	BC 1704.13
•	MECHANICAL SYSTEMS	BC 1704.16
•	SPRINKLER SYSTEMS	BC 1704.24
•	STANDPIPE SYSTEMS	BC 1704.24
•	FIRE-RESISTANT PENETRATIONS AND JOINTS	BC 1704.27
•	ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5
•	FIRE RESISTANT RATED CONSTRUCTION	BC 110.3.4

APPLICABLE CODES

ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS DRAWINGS, AND CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

BUILDING CODE	2014 NEW YORK CITY BUILDING CODE
PLUMBING CODE	2014 NEW YORK CITY PLUMBING CODE
MECHANICAL CODE	2014 NEW YORK CITY MECHANICAL CODE
ELECTRICAL CODE	2011 NEW YORK CITY ELECTRICAL CODE
FIRE/LIFE SAFETY CODE	2014 NEW YORK CITY FIRE/LIFE SAFETY CODE
ACCESSIBILITY CODE	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ENERGY CODE	2016 NEW YORK CITY ENERGY CONSERVATION CODE,
	ASHRAE 90.1-2013
FUEL GAS CODE	2014 NEW YORK CITY FUEL GAS CODE

ENERGY CODE COMPLIANCE

WEST 36TH STREET (60' WIDE)

PROFESSIONAL AFFIDAVIT: TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE 2020 NYC ENERGY CONSERVATION CODE (NYCECC). THE SCOPE OF WORK DOES NOT AFFECT THE ENERGY USE OF THE BUILDING.

ENERGY ANALYSIS FOR ALTERNATION:

NEW YORK COUNTY, CLIMATE ZONE 4, HEATING DEGREE DAYS 4910

WORK ITEMS INCLUDING NEW AND/OR RERPLACEMENT	PROPOSED DESIGNED VALUES	CODE PRESCRIPTIVE VALUE		
WINDOWS & EXTERIOR DOORS	U-VALUE: 0.32, SHGC: 0.37	U-VALUE: 0.32, SHGC: 0.4 (TABLE 402.1.2)		
ROOF INSULATION	R-20 (RIGID)	MINIMUM R-20 (RIGID)		
BASEMENT WALLS	NOT APPLICABLE (NO CHANGE)			
NEW EXTERIOR WALLS	MINIMUM R-49 OR R-38+3 CAVITY	MINIMUM R-8 VALUE FOR MASS WALL		
NEW EXTERIOR WALLS	INSULATION	(TABLE 402.1.2)		
NEW FLOOR	MINIMUM R-19	MINIMUM R-19		
PIPING INSULATIONS	NOT APPLICABLE (NO CHANGE)			
INTEIROR LIGHTING	NOT APPLICABLE (NO CHANGE)			
EXTERIOR LIGHTING	NOT APPLICABLE (NO CHANGE)			
BOILDER/HEATING FURNACES	NOT APPLICABLE (NO CHANGE)			
HVAC SYSTEMS	COMPLIES WITH SEC. 403.5	COMPLIES WITH SEC. 403.5		
OTHER NOTE	SCOPE OF WORK DOES NOT AFFECT ENERGY USE			

Application No.:

M00529120-I1



		T S

Date:	11/8/2022	Drawn By:	J.
Scale:	N.T.S	Checked By:	SL
Denisor	No. 3010.01		_

DRAWING LIST, BUILDING DATA, FEMA MAP, INSPECTION LIST

T-002.00

ZONING MAP - 8D

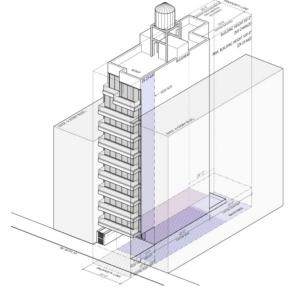


ZONING SUMMARY

PROPERTY DATA	
ADDRESS	449 WEST 36TH STREET, NEW YORK, NY 10018
BLOCK	734
LOT	7
ZONING DISTRICT	R8A, C2-5, HY
ZONING MAP	8d
BIN	1012885
CB	104
LOT AREA	2,468.75 SQ.FT.
LOT WIDTH	25' (INTERIOR LOT)
ENVIRONMENTAL RESTRICTION	HAZMAT/NOISE/AIR
ADDITIONAL DESIGNATION	HYDD4 – HUDSON YARDS SUB AREA D4
SPECIAL DISTRICT	HY-HUDSON YARDS
BUILDING DATA (CODE REFERENCE ARE 2014	4 NYCBC)
USER GROUP	2
OCC. GROUP	R-2
FIRE SPRINKLER SYSTEM	YES
EXISTING C OF O	CO # 103458385F
EXISTING CONSTRUCTION CLASSIFICATION	I-C: 2 HOUR PROTECTED
BUILDING CODE REVIEW REQUESTED	1968 NYC BUILDING CODE

	PERMITTED/REQUIRED	PROPOSED	REMARKS	REFERENCE
LOT SIZE				
	2,468.75 SQ.FT.		Lot Frontage: 25', Lot Depth: 98.75'	SEE SHEET # T-002
USE GROUP	'	,		
	2 – All residential uses	2 - Multifamily	OK	ZR 22-12
	except Single Family	Residential uses		
F.A.R.				
R8A	6.02	6.019	OK	ZR 23-151
ZFA				
TOTAL	14,861.88 SQ.FT.	14,857.0 SQ.FT.	OK	SEE SHEET # Z-001
LOT COVERAG	GE			
R8A	1,728 SQ.FT.	1,677.1 SQ.FT.	OK	ZR 23-153
	(70% FOR INTERIOR LOT)			
OPEN SPACE				
	264 SQ.FT. (10.7 OSR)	791.7 SQ.FT.	OK	ZR 23-151
	2,468.75X10.7/100 = 264			
	(MIN)			
	T AND SETBACK REQUIREMENTS	(HY-HUDSON YARDS SPE		
	AL SETBACKS 20'		OK	ZR 23-641
	HEIGHT OF FRONT WALL 85 FT O	R 9 STORIES		(NARROW STREET
	XPOSURE PLANE 2.7 TO 1			SEE SHEET # Z-001
BALCONIES (F			1	
o MAXI	MUM BALCONY PROJECTION: 7'-		OK	ZR 23-132
o MAXI	MUM BALCONY PROJECTION: 7'- MUM BALCONY RECESS DEPTH: 6	5'-0"	OK	ZR 23-132 SEE SHEET # Z-001
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MAXI MAXI MAXI MAXI MAXI MAXI MAXI MAXI SIDES REAR MAXIMUM # REDUCED PAI BICYCLE PARI	MUM BALCONY PROJECTION 7- MUM BALCONY RECES SHEPH-I MOMB BALCONY RECES SHEPH-I MOMB BALCONY WIDTH 50% GP NOT REQUIRED NOT REQUIRED NOT REQUIRED NOT REQUIRED I OF DIVELLING UNITS RECTOR FOR DWYELLING UNIT: 680 (14,882 / 680 = 21,16A4) ROME RECTOR FOR DWYELLING UNIT: 680 TOTAL DWYELLING UNITS (18,882 / 680 = 21,16A4) ROME OF RECTOR FOR THE STATE (19,184,184 / 680 = 21,16A4) ROME OF RECTOR UNITS (19,184 / 680 = 21,16A4) ROME OF RECTOR UNITS (19,184 / 680 = 21,16A4) ROME OF RECTOR UNITS (19,184 / 680 = 21,16A4) ROME OF RECTOR UNITS (19,184 / 680 = 21,16A4) ROME OF RECTOR OF RECTOR UNITS (19,184 / 680 = 21,16A4) ROME OF RECTOR OF RECTOR UNITS (19,184 / 680 = 21,16A4) ROME OF RECTOR RECTOR OF RECTOR RECTOR OF REC	GO THE BLOG. WIDTH 8'-5" NOT APPLICABLE EXISTING 20'-3" 19 UNITS WAINER OF PARKING REQUIREMENTS OR SPACES BLOW MINIMUM NUMBER: 40 59ACES IN RB	NOT APPLICABLE NO CHANGE ON EXSTING CONDITION OK 4 PARKING SPACES UNITS WAVED LESS THAN 40 PARKING SPACES PROPOSED) OK	ZR 23-45 ZR 23-45 ZR 23-47 ZR 23-47 ZR 23-20 ZR 23-22 ZR 25-241 ZR 25-241 ZR 25-811
MAXI MAXI MAXI MAXI MAXI MAXI MAXI MAXI SIDES REAR MAXIMUM # REDUCED PAI BICYCLE PARI	MUM BALCONY PROJECTION 2" MUM BALCONY RECS SEPTH-1 MUM BALCONY WIDTH 50% OF THE STREET SEPTH-1 MOT BALCONY OF THE STREET SEPTH	GO THE BLOG. WIDTH 8'-5" NOT APPLICABLE EXISTING 20'-3" 19 UNITS WAINER OF PARKING REQUIREMENTS OR SPACES BLOW MINIMUM NUMBER: 40 59ACES IN RB	NOT APPLICABLE NO CHANGE ON EXSTING CONDITION OK 4 PARKING SPACES UNITS WAVED LESS THAN 40 PARKING SPACES PROPOSED) OK	ZR 23-45 ZR 23-45 ZR 23-47 ZR 23-47 ZR 23-20 ZR 23-22 ZR 25-241 ZR 25-241 ZR 25-811

ZONING ENVELOPE DIAGRAM



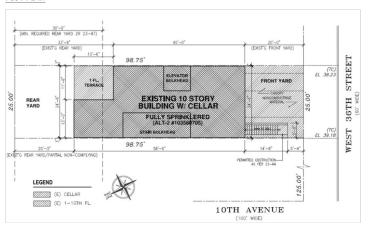
USE & OCCUPANCY GROUP

FLOOR	EXISTING USE (1968)	USE GROUP	OCCUPANCY GROUP	PROPOSED USE (2016)	USE GROUP	OCCUPANCY GROUP
CELLAR	STORAGE FOR LINEN, HOUSEKEEPING	5	J-1	OFFICE	2B	R-2
CELLAR	BREAKFAST ROOM	5	F-4	LOUNGE	2B	R-2
CELLAR	-	-	-	LAUNDRY ROOM	2B	S-2
CELLAR	WATER, GAS, SPRINKLER RM.	5	D-2	WATER, GAS, SPRINKLER RM.	2B	R-2
CELLAR	-	-	-	REFUSE & RECYCLIING ROM	2B	S-2
1ST FL	LOBBY	5	J-1	LOBBY	2B	R-2
1ST FL	RECEPTION AREA, OFFICE	5	J-1	CONCIERGE AREA, OFFICE	2B	R-2
1ST FL	TWO GUEST ROOMS	5	J-1	ONE RESIDENCE	2B	R-2
2ND-10FL	TWO GUEST ROOMS	5	J-1	TWO RESIDENCES	2B	R-2
2ND-10FL	LINEN CLOSET	5	J-1	CLOSED		
ROOF	ELEVATOR MACHIE ROOM, STAIR BULKHEADS	5	D-2	ELEVATOR MACHIE ROOM, STAIR BULKHEADS	2B	R-2
ROOF				ACCESSORY OPEN TERRACE	2B	R-2

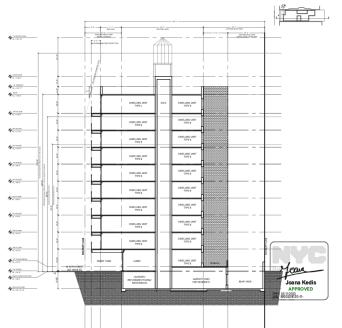
BUILDING INFORMATION

AREA INFO	FLOOR	AREA (EXISTING, SQ.FT)	NEW ADD (SQ.FT)	AREA (PROPOSED, SQ.FT)	# of UNITS (PROPOSED)	REMARK	REFERENC
	CELLAR	1,470.67		1,470.67			
	1ST FL	1,252.00		1,252.00	1		
	2nd FL	1,232.00	284.00	1,516.00	2		
	3rd FL	1,232.00	284.00	1,516.00	2		
	4th FL	1,232.00	284.00	1,516.00	2		
	5th FL	1,232.00	284.00	1,516.00	2		
	6th FL	1,232.00	284.00	1,516.00	2		
	7th FL	1,232.00	284.00	1,516.00	2		
	8th FL	1,232.00	284.00	1,516.00	2		
	9th FL	1,232.00	284.00	1,516.00	2		
	10th FL	1,232.00	245.00	1,477.00	2		
	TOTALS	12,340.00	2,517.00	14,857.00	19		
OT SIZE	LOT SIZE	2,468.75					
AR	FAR	5.00		6.02		14,857/2468.75=6.019	
OVERED SPACE	COVERED			1,677.10		68%	(MAX. 70%)
OPEN SPACE	OPEN SPACE			791.65			

PLOT PLAN



ZONING ANALYSIS DIAGRAM



WEST 36TH STREET RESIDENCES

449 W 36TH STREET NEW YORK, NY 10018

CUBNT: Orchard Lodging LLC 449 W 36 St New York, NY 10018 212.967.7206
ARCHITECT: SAN - SOOHEE LEE ARCHITECT P.C. 33W 40TH ST. 2ND FL NEW YORK, NY 10023 212.401.4880
ZONING CONSULTANT:
STRUCTURAL ENGINEER:
ZONING CONSULTANT:

CIVIL ENGINEER: TOPOGRAPHIC SURVEY

REVISION		
No.	Date	Revision

Application No.:

M00529120-I1



PERMIT SET

Scale: N.T.S. Checked By: :	Date:	11/8/2022	Drawn By:	JI
	Scale:	N.T.5.	Checked By:	SL
	Project t	4o. 3010.01		-

ZONING ANALYSIS CODE STUDY, PLOT PLAN

Z-001.00

WEST 36TH STREET RESIDENCES

EXTERIOR FACADE SET

449 W 36TH STREET, NY 10018 BLOCK: 734 LOT:7



PROJECT
WEST 36TH STREET
RESIDENCES

449 W 36TH STREET NEW YORK, NY 10018

CLIENT: Orchard Lodging LLC 449 W 36 St New York, NY 10018

ARCHITECT: SAN - SOOHEE LEE ARCHITECT! 33W 60TH ST, 2ND FL NEW YORK, NY 10023

STRUCTURAL ENGINEE

MEP ENGINEER

CASI PACINEES

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REVISION

No. Date

EXTERIOR FACADE SET

Scale: Unawn By:

Scale: Checked By:

Project No. 3010.01

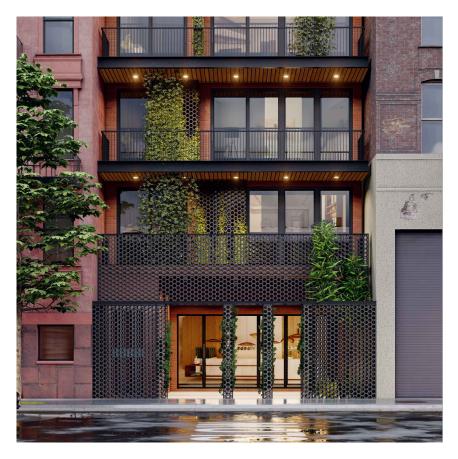
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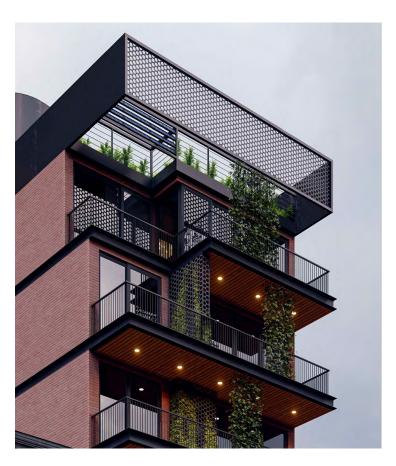
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Soohee Lee Architect P.C. all rights reserv







2 VIEW OF CROWN
SCALE: N.T.S.

PROJECT WEST 36TH STREE
RESIDENCES

449 W 36TH STREET NEW YORK, NY 10018

CLENT:
Orchard Lodging LLC
449 W 36 St
New York, NY 10018
212-96-77-706
ARCHITECT:
SAN - SOOHEE LEE ARCHITECT
33W WORK, NY 10023
212-410, 4890

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

TOPOGRAPHIC SURVEY:

No. Date Revisio

EXTERIOR FACADE SET

Date: Drawn By:

Scale: Checked By:

Project No. 3010.01

Drawing Title

3D RENDERING

Sheet Number

A-900.01



WEST 36TH STREET

449 W 36TH STREET NEW YORK, NY 10018

ARCHITECT: SAN - SOOHEE LEE ARCHITECT P.C. 33W 60TH ST, 2ND FL NEW YORK, NY 10023 212,401,4880

STRUCTURAL ENGINEER:

EXTERIOR FACADE SET

ELEVATION & WALL SECTION @ SOUTH WALL

A-901.00



Contact Exclusive Broker

Hotel Global Group

LICENSED REAL ESTATE BROKER

SIMON LOU 917-328-3611 HOTEL107@AOL.COM