

D1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 435

Street Name West 131st Street

Borough Manhattan

Block 729

Lot 50

BIN 1089664

Job No. 121185760

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☐ Approved ☐ Denied ☒ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s):

Other secondary Zoning Resolution or Code Section(s):

Comments:

CONTROL #42151

NYC DOT has requested that the department provide an authorization to allow an alternate protocol for the order of approval between DOT and DOB for a proposed encroachment into the public sidewalk by a passenger elevator and unroofed stair for allowing access between sidewalk level and a proposed raised private courtyard.

Upon review and consideration, the department agrees: although the encroachment of 36" is greater than 18", DOB does not require that a Revocable Consent first be in place to provide final approval of the elevator project as part of an amended DOB application by the Petitioner, for this specific condition for this specific project.

Note: If approved determination is not scanned or microfilmed, it will be deemed invalid.

Name of Authorized Reviewer (please print): Martin Rebholz

Title (please print): Borough Commissioner

Authorized Signature:

Martin Rebholz, BA
Borough Commissioner

Date: 9/17/2015

Time:

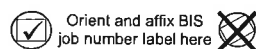
Issuers: write signature, date, and time on each page of the request forms; and attach this form.

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.



CCD1: Construction Code Determination Form

Must be typewritten.



1	Location Information Required for all requests on filed applications.	# 42151
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House No(s) 435 Street Name West 31st street
Borough Manhattan Block 729 Lot 50 BIN 1089664 CB No. 104

2	Applicant Information Required for all requests on filed applications.
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Last Name Gottesdiener First Name Ted Middle Initial
Business Name Skidmore Owings & Merrill Business Telephone 212-289-9300
Business Address 14 Wall Street Business Fax
City New York State NY Zip 10005 Mobile Telephone
E-Mail Nicole.Dosso@som.com License Number 015649
License Type ☐ P.E. ☒ R.A. ☐ RLA **DOB PENS ID # (if available)**

3	Attendee Information Required if different from Applicant in section 2 or no Applicant.
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Relationship to the property: ☒ Filing Representative ☐ Attorney ☐ Other:
Last Name Vives First Name Pablo Middle Initial W
Business Name William Vitacco Associates Business Telephone 212-791-4578
Business Address 299 Broadway 5th Floor Business Fax
City New York State NY Zip 10024 Mobile Telephone
E-Mail pvives@vitacco.com License/Registration # (if P.E./R.A./R.L.A./Attorney)
DOB PENS ID # (if available) 01441

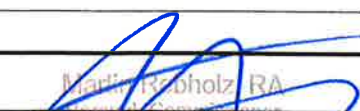
4	Nature of Request Required for all requests. Only one request may be submitted per form.
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Note: Do not use this form for Zoning Resolution determination requests - use ZRD1 form

Determination request issued to: ☒ Borough Commissioner's Office ☐ Technical Affairs
Job associated with this request? ☐ Yes (provide job#/doc#/examiner name below) ☐ No
Job Number: 121185760 Document Number: 01 Examiner: Titus
Has this request been previously denied? ☐ Yes (**attach all denied request form(s) and attachment(s)**) ☒ No
Indicate total number of pages submitted with this request, including attachments: (**attachment may not be larger than 11" x 17"**)
Construction Code (if applicable): ☐ 2014 Code ☒ 2008 Code ☐ 1968 Code ☐ Prior to 1968 Code
Indicate relevant code section(s), rule(s), etc: Chapter 32 Encroachments into the Public Right Of Way

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):

☐ Borough Commissioner ☐ Code & Zoning Specialist ☐ General Counsel's Office
☐ Deputy Borough Commissioner ☐ Chief Plan Examiner ☐ Other:

ADMINISTRATIVE USE ONLY	
Reference #:	Appointment date: Appointment time:
Appointment Scheduled With:	
Comments:	
Reviewed By: 	Date 9-17-1 Time:

6 Description of Request (use this section if additional space is required for description)


[Handwritten signature]



Note: Buildings Department Determination will be issued on the CCD1 Response Form

7 Statements and Signature Required for all requests

I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Name (please print)	
Ted Gottesdiener	
Signature	Date
<i>[Handwritten signature]</i>	
	
P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)	

ADMINISTRATIVE USE ONLY			
Reviewed By:	<i>[Signature]</i> Martin Reishitz, RA Building Commissioner	Date: 9-17-15	Time:

5 Description of Request (additional space is available on page 3)

This is a request for:

☐ Interpretation or clarification

☒ Variation of Building Code or Rules per § 28-103.3 (please state in detail the practical difficulty that is specific to this project, and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))

☐ Variation of Multiple Dwelling Law (MDL) § 277.16 for Article 7B Buildings (please state in detail the practical difficulty that is specific to this project and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))

Note: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.

Please itemize all attachments, including plans/sketches, submitted with this form. If this is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

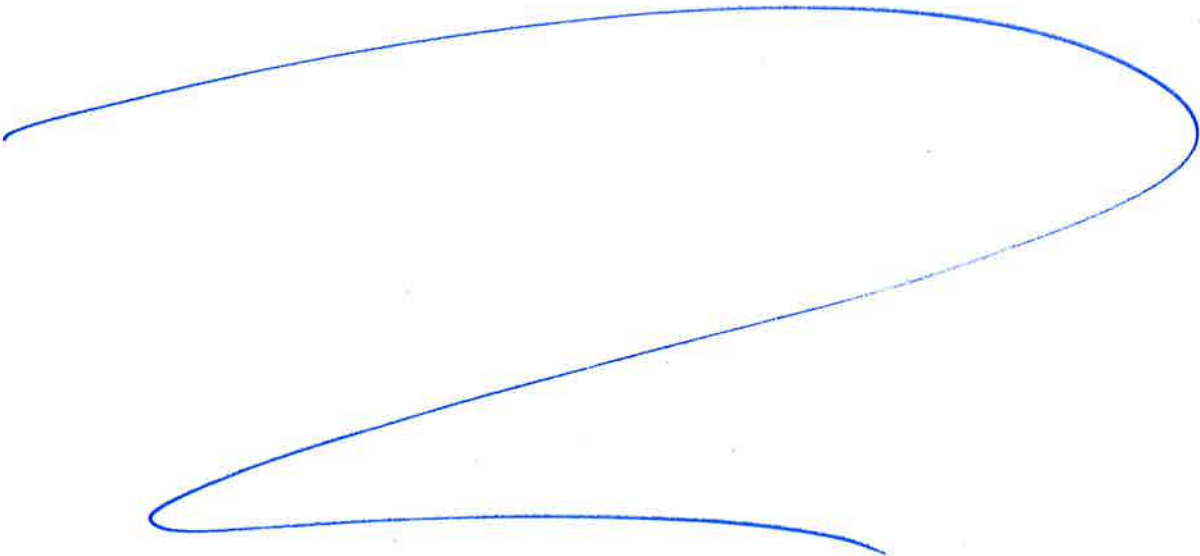
Determination is requested regarding the proposed proposed construction at the site that will project past the property line. Per the attached plans a portion of the elevator which provides handicap access to the Dyer Ave overbuild and the entire Manhattan west public plaza, a portion of the Dyer ave overbuild and the proposed bollards will all project past the property line as shown.

The proposed projections have been filed with DOT to obtain revocable consent approval and the process is currently moving forward with DOT.

At this time DOT has requested that the DOB review and approved the proposed projections as part of the NB application (121185760) in question prior to the finalization of the revocable consent approval. CCD1 is being submitted to allow the plan examiner for the new building to proceed with approving the revised NB plans showing the projects past the property line. Ed Schnell from DOT had previously discussed this issue with Commissioner Rebholz and notified him that DOB approval of the projections past the property line is required prior to DOT being able to finalize the revocable consent approval

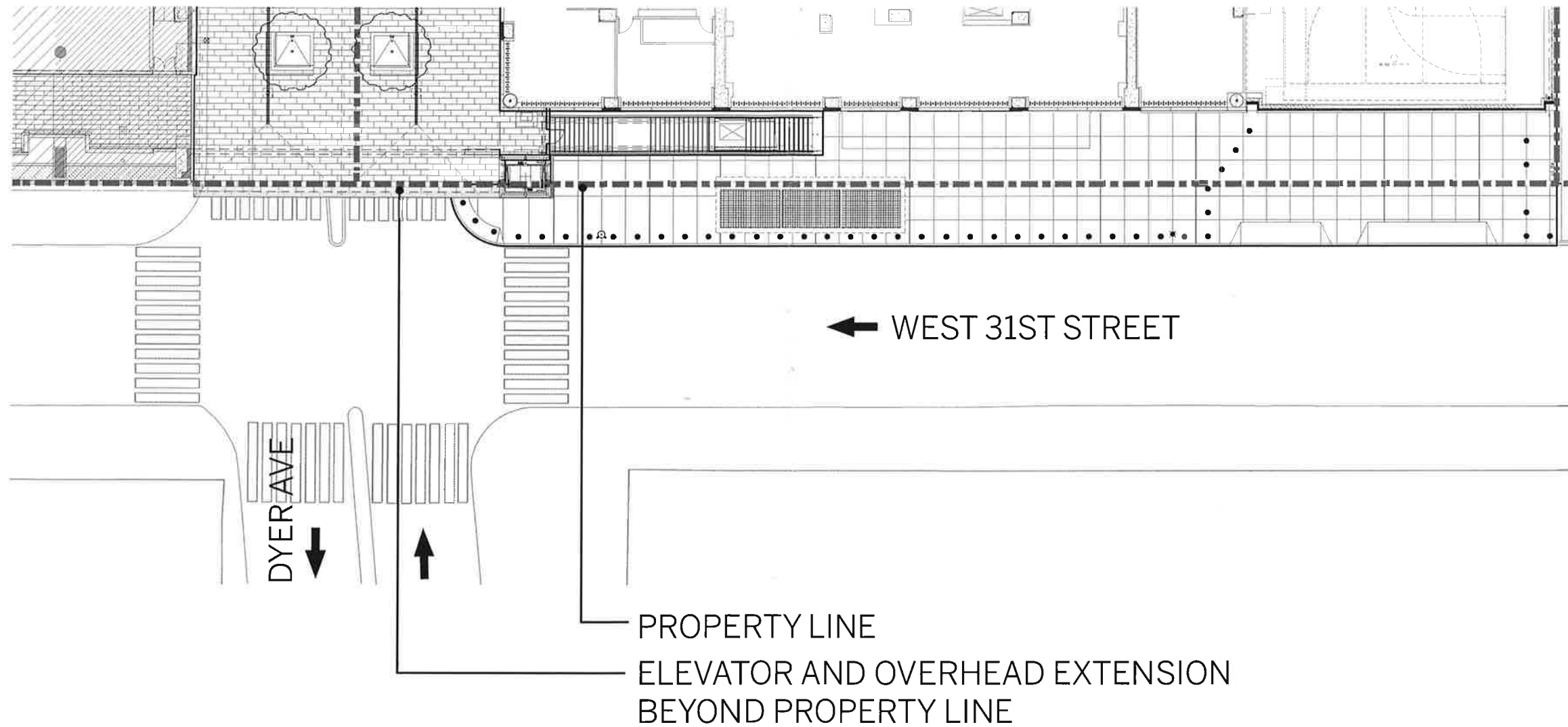
Based on the above and the attached we are requesting written acceptance to be able to pproceed with approval of revised drawings showing the proposed projects past the property line as part of NB application 121185760.

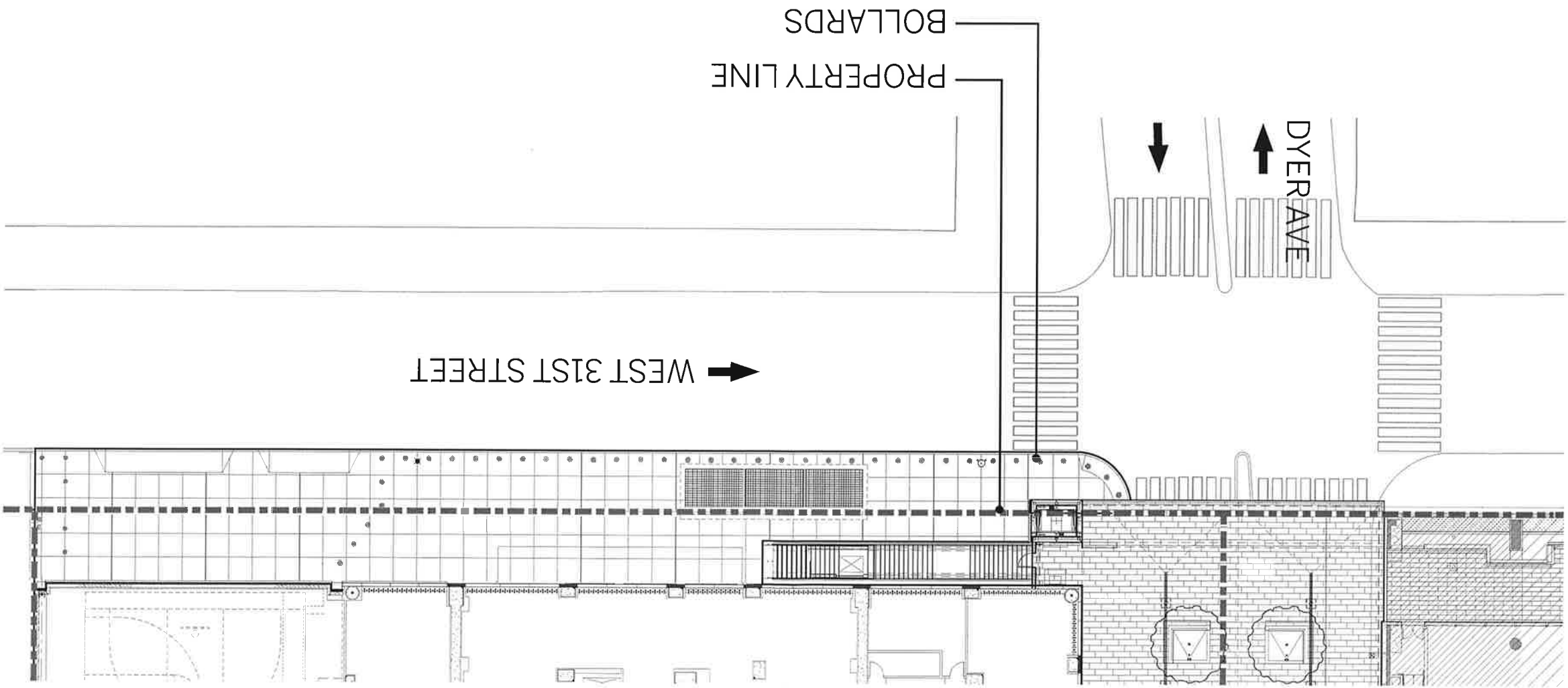
Thank you in advance for your time and consideration.



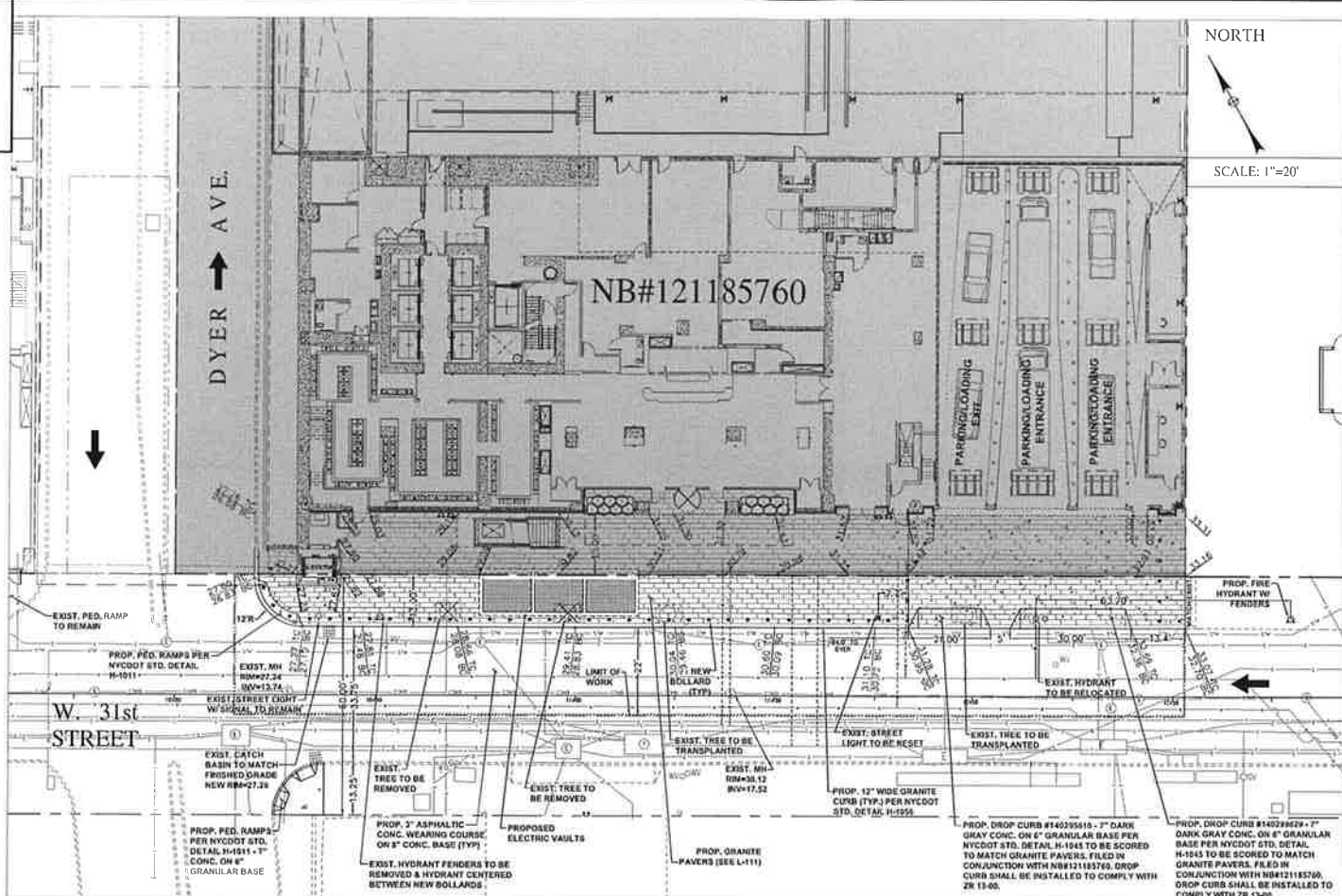
Note: Buildings Department Determination will be issued on the CCD1 Response Form

ADMINISTRATIVE USE ONLY		
Reviewed By:		Date: 9-17-15 Time:



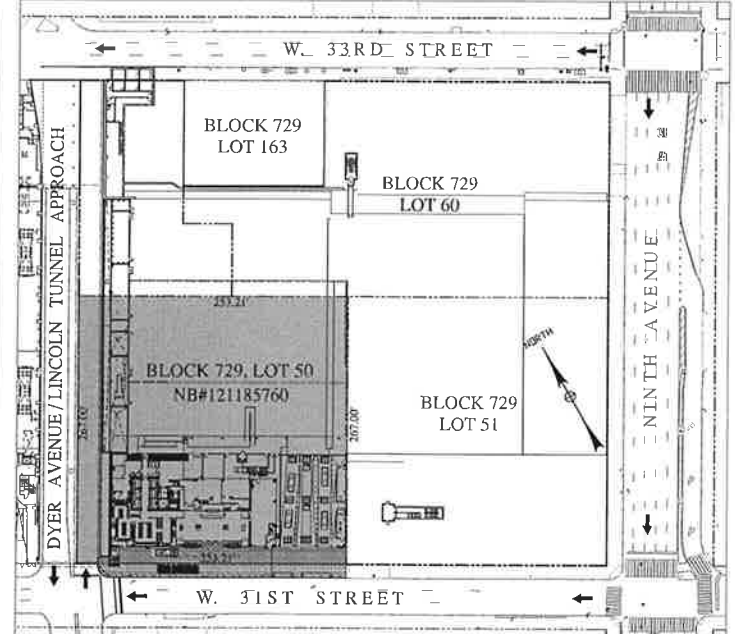


DOT APPROVAL OF DESIGN ELEMENTS
For self-certified projects only
Item requiring DOT approval Approved by Date

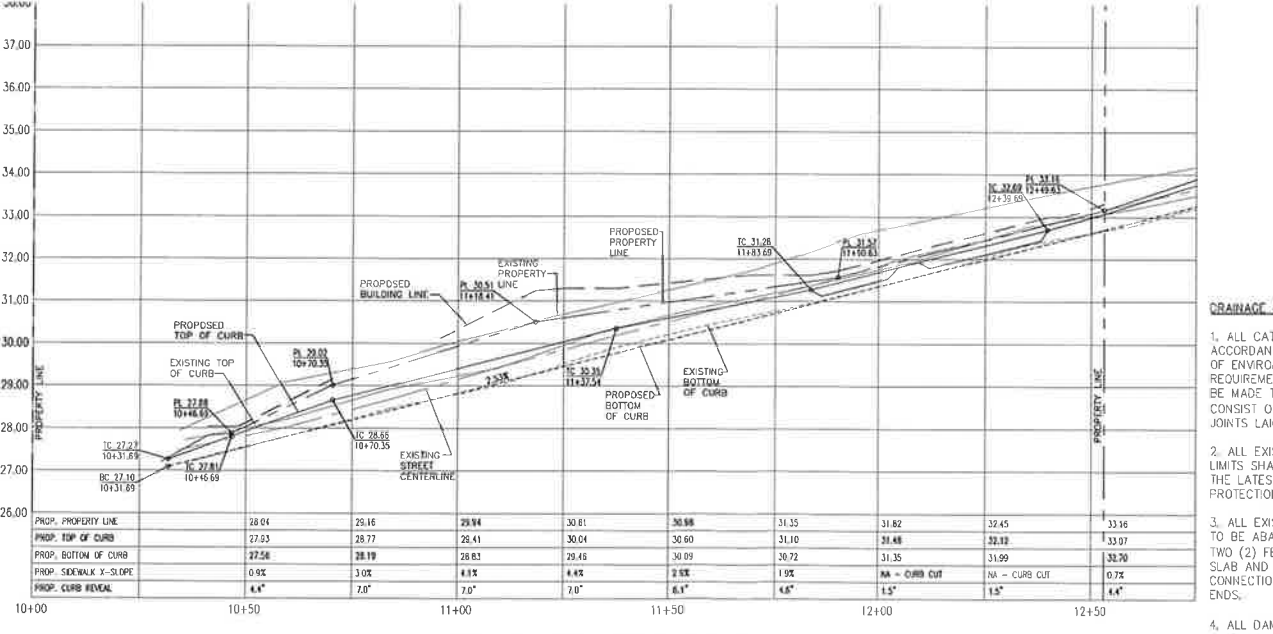


- GENERAL NOTES:
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM WHICH IS 1.675 FEET BELOW THE MANHATTAN BOROUGH DATUM.
 - UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES, WHETHER FUNCTIONAL OR ABANDONED, WITHIN THE PROJECT AREA ARE SHOWN.
 - CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF DESIGN ELEMENTS AND LOCATIONS OF EXISTING ELEMENTS, IMMEDIATELY INFORM THE ARCHITECT AND CONSTRUCTION MANAGER ABOUT ANY DIMENSIONAL DISCREPANCIES OR POTENTIAL CONFLICTS.
 - MATERIALS, CONSTRUCTION METHODS AND WORKMANSHIP FOR STANDARD DETAILS SHALL CONFORM WITH STANDARD DETAILS AND SPECIFICATIONS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND/OR THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAY OPERATIONS (LATEST EDITION) AVAILABLE AT 40 NORTH STREET, ROOM 824.
 - PROVIDE ONE-QUARTER (1/4) INCH EXPANSION JOINTS WITH PREFORMED FILLER AND SEALANT IN ACCORDANCE WITH THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION STANDARDS. CONTRACTOR TO SUBMIT LOCATIONS OF EXPANSION JOINTS FOR ARCHITECTS APPROVAL. JOINTS TO BE PROVIDED AT 20' ON CENTER.
 - EXPANSION JOINTS FOR ALL CURBS SHALL BE ONE-HALF (1/2) INCH WIDE FILLED WITH PREMOULDED JOINT FILLER AND JOINT SEALANT. EXPANSION JOINTS FOR CURBS SHALL LINE UP WITH THE PROPOSED LOCATION OF EXPANSION JOINTS IN NEW ABUTTING CONC. SIDEWALK. FILLERS SHALL COMPLETELY FILL THE JOINT AND SHALL BE CUT FLUSH WITH ALL CURB SURFACES. JOINTS TO BE PROVIDED AT 20' ON CENTER.
 - THE CONTRACTOR SHALL INFORM THE OWNER OF ANY EXISTING SIDEWALK OR CURB WHICH IS NOT CALLED OUT FOR REPLACEMENT ON THIS PLAN, BUT MAY PRESENT A TRIP HAZARD OR UNSAFE CONDITION. SUCH CONDITION WILL BE CORRECTED AS DIRECTED BY THE OWNER.
 - ALL EXISTING HYDRANTS AND CATCH BASINS WITHIN THE WORK LIMITS SHALL BE MADE OPERABLE PER THE LATEST NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS AND REQUIREMENTS.
 - ALL EXISTING PAVEMENT STRIPING & SIGNAGE TO BE REPLACED IN KIND PER THE MOST RECENT MUTCD REQUIREMENTS.
 - ALL EXISTING MANHOLES, VAULTS, VALVE BOXES AND OTHER SUCH HARDWARE IN THE ADJACENT SIDEWALKS SHALL BE ABANDONED IF NOT UTILIZED IN THE FINAL BUILDING PLANS. IF EXISTING HARDWARE AND UTILITIES WILL BE REUSED IN THE FINAL BUILDING PLAN, THEY SHALL BE ADJUSTED TO FINISH GRADES AS NECESSARY. THIS HARDWARE MAY NOT BE SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY LOCATIONS OF THIS HARDWARE IN THE FIELD AND WITH THE SIGNED AND SEALED SURVEY.

- DRAINAGE NOTES:
- ALL CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS AND REQUIREMENTS. ALL NEW CATCH-BASIN CONNECTIONS SHALL BE MADE TO THE EXISTING SEWERS AT MANHOLES AND SHALL CONSIST OF 12" DUCTILE IRON PIPE CLASS 56, "PUSH-ON" JOINTS LAID ON BROKEN STONE.
 - ALL EXISTING NON-STANDARD BASINS WITHIN THE PROJECT LIMITS SHALL BE REPLACED OR MODIFIED TO CONFORM WITH THE LATEST NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS AND REQUIREMENTS.
 - ALL EXISTING BASINS, INLETS, AND DRAINAGE STRUCTURES TO BE ABANDONED SHALL BE BULKHEADED AND CUT DOWN TO TWO (2) FEET BELOW SUBGRADE, HOLES PUNCHED IN BOTTOM SLAB AND FILLED WITH COMPACTED CLEAN SAND. BASIN CONNECTIONS TO BE ABANDONED SHALL BE PLUGGED AT BOTH ENDS.
 - ALL DAMAGED MANHOLES DAMAGED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AS DIRECTED BY THE ENGINEER, AT NO COST TO THE CITY.
 - PRIOR TO INSTALLATION OF THE DRAINAGE FACILITIES PROPOSED UNDER THIS PLAN, PERMITS ARE TO BE OBTAINED FROM THE LOCAL SEWER RECORDS OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). CONSTRUCTION INSPECTION IS TO BE REQUESTED AT LEAST 24 HOURS IN ADVANCE FROM THE HOUSE CONNECTION INSPECTION UNIT OF THE D.E.P., DIVISION OF SEWER REGULATION AND CONTROL.



KEY PLAN
SCALE: 1"=80'



W. 31ST STREET
SCALE: H: 1"=20'
V: 1"=2'

LIST OF ESTIMATED QUANTITIES

New Curb	253	Lin. ft.
New Sidewalk	3,290	Sq. ft.
New Roadway	620	Sq. yds.
New Trees	0	Each
New CBs	0	Each
New DIP	0	Lin. ft.
New Manholes	0	Each

PARKS & RECREATION NOTES:

- CONTRACTOR SHALL CONTACT CITY OF NEW YORK PARKS & RECREATION (PARKS) IF ANY UNDERGROUND INFRASTRUCTURE (GAS/WATER/ELECTRIC/ETC.) AFFECTS ANY PROPOSED/EXISTING CITY TREES. ANY CONSTRUCTION ACTIVITIES, INCLUDING EXCAVATION, GRADE CHANGES, UTILITIES, SIDEWALKS, PRUNING, OR ANY OTHER WORK, PERFORMED BY THE CONTRACTOR OR SUBCONTRACTORS ABOVE OR BELOW GROUND ADJACENT TO A CITY TREE OR WITHIN THE TREE DRUPLINE REQUIRES A FORESTRY PERMIT FROM PARKS.
- ALL CITY TREE PLANTINGS SHALL FOLLOW PARKS PLANTING SPECIFICATIONS AND GUIDELINES. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND LAY OUT PROPOSED UTILITIES AND/OR STREET FURNITURE. IF ANY DIMENSIONAL DISCREPANCIES OR POTENTIAL CONFLICTS ARE FOUND, THE CONTRACTOR SHALL INFORM THE ENGINEER. ANY SUBSTANTIAL REVISIONS TO THE PLAN SHALL BE SENT TO PARKS FOR APPROVAL.
- ALL PIT SIZES INDICATED ARE TO BE FULLY EXCAVATED TO THE DIMENSIONS LABELED AND REPLACED WITH NEW TOPSOIL TO NYC PARKS STANDARDS.
- TOTAL NUMBER OF:
 - TREES REQUIRED BY NYCDOB=10
 - EXISTING TREES TO REMOVE=2
 - PROPOSED TREES TO PLANT=0
 - TREES TO PAY INTO TREE FUND=10
 - EXISTING TREES TO PROTECT=0
 - EXISTING TREES TO TRANSPLANT=2
 - TREES TO PLANT OFFSITE=0

LEGEND:

- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STREET LIGHT
- PROPOSED/RELOCATED STREET LIGHT
- EXISTING HYDRANT WITH STEEL FENDERS
- PROPOSED FIRE HYDRANT WITH STEEL FENDERS
- EXISTING CATCH BASIN OR DRAIN INLET
- PROPOSED CATCH BASIN OR DRAIN INLET
- PEDESTRIAN RAMP
- DROP CURB
- PROPOSED/RELOCATED SIGN
- EXISTING SIGN
- PROPOSED GRADE
- EXISTING TREE & PROPOSED PIT
- PROPOSED TREE & PIT

Borough: Manhattan		Sheet 1 of 2	
BPP #140228732			
NEW YORK CITY DEPARTMENT OF TRANSPORTATION BUILDERS PAVEMENT PLAN PROJECT DATA			
Block: 729		Lot(s): 50	
Zoning: C6-4		Zoning Map No.: 08d	
Street Address: 435 West 31st Street, New York, NY 10001			
Owners: BOP MW Residential Market LLC 250 Vesey Street, New York, NY 10281			
Plan prepared by: Philip Habib & Associates 102 Madison Avenue, 11th Floor New York, NY 10016 (212) 929-5656		Seal Signature	
WAIVERS			
DOT requirement waived		As per/Date	
1)			
2)			
NOTES			
GENERAL REQUIREMENTS			
1. ALL DESIGNS, MATERIALS, CONSTRUCTION METHODS AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING PUBLICATIONS OF THE BUREAU OF HIGHWAYS: STANDARD SPECIFICATIONS, STANDARD DETAILS OF CONSTRUCTION; RULES OF THE BUREAU OF HIGHWAY OPERATIONS; GUIDELINES FOR THE DESIGN INFRASTRUCTURE COMPONENTS.			
2. ALL NON STANDARD MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE DOT.			
3. ANY WORK NOT COMPLYING WITH THE REQUIREMENTS OF THE DOT SHALL BE REMOVED AND REPLACED.			
4. THIS PLAN SHALL BE VALID FOR THE ISSUANCE OF CONSTRUCTION PERMITS FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL OR SELF-CERTIFICATION, AS APPLICABLE.			
5. ALL SIDEWALK AND STREET AREAS CONSTRUCTED UNDER THIS PLAN SHALL REMAIN OPEN TO THE PUBLIC AT ALL TIMES.			
6. ISSUANCE OF PERMITS			
7. NO SIDEWALK, CURB OR ROADWAY WORK SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH HIGHWAY SUPERINTENDENT. APPLICATION SHALL BE MADE THREE DAYS BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL HAVE ALL REQUIRED INSURANCE COVERAGE ON FILE.			
8. NO WORK ON DRAINAGE STRUCTURES SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.			
9. ANY VAULT WORK AT THE SITE SHALL BE DONE AS PER THE APPLICABLE RULES OF THE DOT AND THE DEPT. OF BUILDINGS.			
CONSTRUCTION ACTIVITY			
10. A CONSTRUCTION PLAN SHOWING MAINTENANCE AND PROTECTION OF TRAFFIC, INCLUDING PLACEMENT OF SIDEWALK BRIDGES, BARRIERS AND SIGNAGE, SHALL BE SUBMITTED TO THE BOROUGH HIGHWAY OFFICE BEFORE CONSTRUCTION BEGINS.			
11. NO SIDEWALK SHALL BE CLOSED WITHOUT A PERMIT. PEDESTRIAN AND TRAFFIC SAFETY SHALL BE PROTECTED AT ALL TIMES. ROADWAY CLOSINGS SHALL BE AS DIRECTED.			
12. THE SITE SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION.			
FINAL SIGN-OFF			
13. PERMITS SHALL BE PRESENTED FROM ALL PUBLIC AGENCIES AND UTILITIES HAVING OWNERSHIP OF STRUCTURES RELOCATED OR REMOVED DURING CONSTRUCTION			
14. ALL PAVEMENT MARKINGS INCLUDING THERMOPLASTIC LANE DIVIDERS, REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND TO THE BUREAU OF TRAFFIC STDs.			
15. ALL EXISTING CATCH BASINS ON SITE SHALL BE CLEANED AND MADE OPERABLE.			
16. ALL DAMAGE CAUSED BY CONSTRUCTION ON THIS PROJECT OUTSIDE THE PROJECT LIMITS SHALL BE REPAIRED AS DIRECTED.			
THE ROADWAY SHALL BE PAVED TO THE REQUIREMENTS OF THE DOT AND AS DIRECTED.			
DOT REVIEW			
Proposed and existing work shown here reviewed for compliance with all applicable rules and requirements by:			
Reviewed by		Date	
Plan Examiner			
DOT ACCEPTANCE			
Acceptance for issuance of work permits granted by:			
Chief / Builders Pavement Section		Date	
MANHATTAN WEST SW TOWER			
BPP TITLE			
PHILIP HABIB & ASSOCIATES 102 MADISON AVENUE, 11TH FLOOR NEW YORK, NY 10016			
Scale: N.T.S.		Sheet: 1 OF 2	
Date: August 24, 2015		BPP #140228732	
		BPP 101.01	