



CCD1: Construction Code Determination Form

☒ Orient and affix BIS
job number label here ☒

Must be typewritten.

1 Location Information Required for all requests on filed applications.

House No(s) 217 Street Name West 57th Street
Borough Manhattan Block 1029 Lot 19 BIN 1080870 CB No. 105

2 Applicant Information Required for all requests on filed applications.

Last Name Jansen First Name Wiepke David Middle Initial
Business Name AAI Architects, P.C. Business Telephone (416) 967-1500
Business Address 14 Wall Street Business Fax
City New York State N.Y. Zip 10004 Mobile Telephone
E-Mail Nzigomanis@adamson-assoicates.com License Number 02881
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.

Relationship to the property: ☒ Filing Representative ☐ Attorney ☐ Other:
Last Name Silberman First Name Nathan Middle Initial
Business Name Construction Consulting Associates, Inc. Business Telephone 212-385-1818
Business Address 100 Church Street, Suite 850 Business Fax
City New York State N.Y. Zip 10007 Mobile Telephone
E-Mail objections@ccacode.com License/Registration # (if P.E./R.A./R.L.A./Attorney)
DOB PENS ID # (if available)

4 Nature of Request Required for all requests. Only one request may be submitted per form.

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: 121328205 Document Number: 08 Examiner: Damian 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: 1202.1; 310.1.2

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	Time:

REVIEWED BY
Scott D. Pavan, RA

APPROVED
CCD1 (43113) Page 1 of 7
Date: 01/26/2016

5	Description of Request (additional space is available on page 3)
<p>This is a request for:</p> <p><input checked="" type="checkbox"/> Interpretation or clarification</p> <p><input type="checkbox"/> 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))</p> <p><input type="checkbox"/> 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))</p> <p><i>Note: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.</i></p>	

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.

Respectfully request pre-determination that the "auxiliary kitchen" being provided on the 93rd floor in addition to the main kitchen on the 91st floor of the three level apartment in subject new building is permitted for the following reasons:

1. Subject application is filed for the construction of a new high rise mixed use building with retail uses up to the 5th floor and apartments above.
2. It is proposed to provide a 3 level penthouse apartment on the 91st to 93rd floors of subject new building.
3. At the 91st floor, there will be a formal dining room, living room, gallery, library, media room, guest bedroom, staff room, and a kitchen. The kitchen at the 91st floor (lowest level) will be the primary kitchen for the unit where the family meals will be prepared.
4. At the 92nd floor, there will be 5 bedrooms, a gym, and a series of bathrooms.
5. At the 93rd floor, there will be a grand salon, a workout room, access to the setback roof where it is used in good weather as an outdoor family space, and an auxiliary kitchen where snack & light meals will be prepared and served to the people using the various amenities on the 93rd floor.
6. The auxiliary kitchen on the 93rd floor will function as a warming kitchen, rather than a full service food preparation kitchen.
7. Kitchens on both the 91st and 93rd floors will be provided with natural ventilation.

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

ADMINISTRATIVE USE ONLY			
Reviewed By:	REVIEWED BY Scott D. Pavan, RA	Date:	Time:



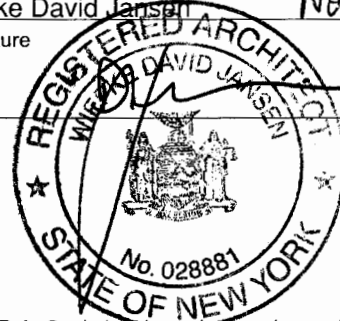
6	Description of Request (use this section if additional space is required for description)
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Note: Buildings Department Determination will be issued on the CCD1 Response Form

7	Statements and Signature <i>Required for all requests</i>
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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) Wiepke David Jansen	Date Nov 30 '15
Signature	



REVIEWED BY
Scott D. Pavan, RA

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:	Building 	Date:	Time:

APPROVED

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Date: 01/26/2016

ZRD1/CCD1 Response Form

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

House No(s) 217

Street Name West 57th Street

Borough Manhattan

Block 1029

Lot 19

BIN 1080870

Job No. 121328205

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:

The request to allow a second auxiliary kitchen provided on the 93rd floor in addition to the main kitchen on the 91st floor of the three level apartment is hereby approved.

The subject proposed a new 95 story R-2, I-B: 2-hr protected non-combustible mixed use building. The applicant proposes a 3 level penthouse apartment on the 91st to 93rd floors with a main kitchen proposed on 91st and an auxiliary kitchen on the 93rd floor.

Name of Authorized Reviewer (please print):

Title (please print):

Authorized Signature:

REVIEWED BY
Scott D. Pavan, RA

Date:

Time:

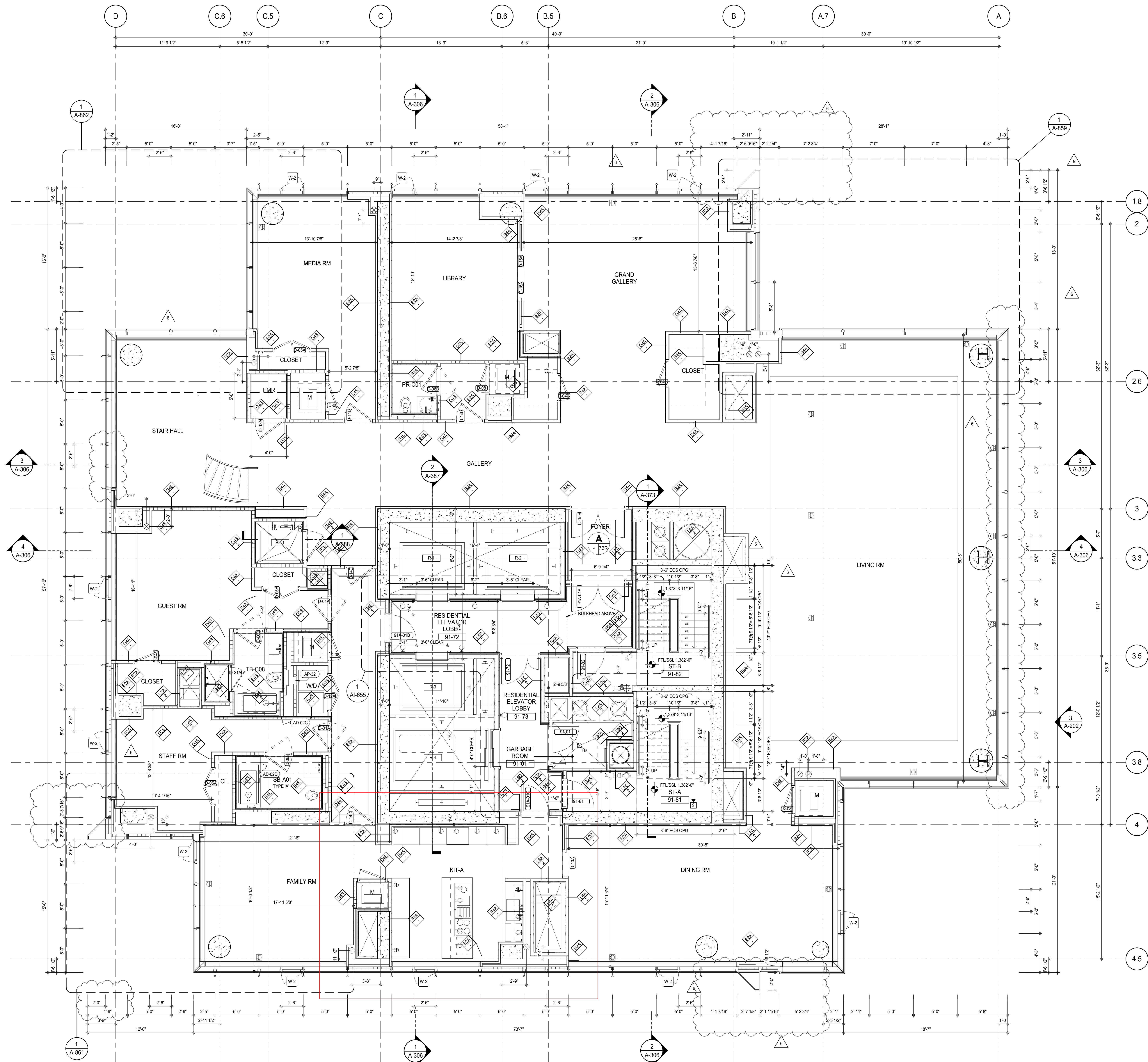
Issuers: write signature, date, and time on each page of the request forms; and attach this form.

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

APPROVED

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Date: 01/26/2016



SHEET NOTES:

- [C1] DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED.
 - [C2] DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED.
 - [C3] DASHED LINE DENOTES EXTENT OF 6" HIGH CONCRETE BOARD BASE CURB. REFER TO SECTION DETAIL (B) ON SHEET (A-574).
 - [P1] CONCRETE HOUSEKEEPING PAD. HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.
- EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

- | TAG # | DESCRIPTION |
|--------|------------------------------------------|
| AD-42C | ACCESS DOOR FLUSH NON RATED 18" x 18" |
| AD-42D | ACCESS DOOR FLUSH NON RATED 18" x 18" |
| AP-32 | RECESSED DRYER VENT BOX - UPWARD VENTING |

KEY PLAN:

PROJECT NORTH:

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
NEW YORK, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO, IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
288 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 989 7000 FAX: 646 989 7000

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Westchester St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 887 8888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 51st Street, 9th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 6550 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6452 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
5	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2'-0" 4'-0" 8'-0"

NOT FOR BID/CONSTRUCTION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI
ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
91ST FLOOR PLAN (RESIDENTIAL - TIER 4) (MFD-129TH FLOOR)

SEAL & SIGNATURE:

DAVID J. JONES
REGISTERED ARCHITECT
STATE OF NEW YORK

DATE: 15 OCT 14
PROJECT No: 1216-00
DRAWN: Author
CHK: Checker
SCALE: 1/4" = 1'-0"
DWG No: **A-161.01**
DOB PAGE No:
DOB 5-SN:

FILE NAME: C:\projects\217 West 57th Street\91st Floor\A-161.01.dwg
PLOT DATE: 10/15/2014 10:00:00 AM
PLOT BY: J. JONES

REVIEWED BY:
Scott D. Pavan, RA
APPROVED
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Date: 10/15/2014

