



ZRD1: Zoning Resolution Determination Form

Must be typewritten.

☒ Orient and affix BIS
job number label here ☒

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 10005 Mobile Telephone
E-Mail Nzigomanis@adamson-associates.com License Number 02881
License Type ☐ P.E. ☒ R.A. 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 Sillberman 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./Attorney)
DOB PENS ID # (if available)

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

Note: Use this form only to request Zoning Resolution determination (for all other requests, use CCD1 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: 01 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")

Indicate relevant Zoning Resolution section(s): Z.R. 12-10 Definition of Floor Area

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
David Aigner
Senior Zoning Specialist
Date
David J. Aigner
APPROVED
Control No.: 38401
Date: 3/17/15
Page: 1 of 8

5	Description of Request (additional space is available on page 3)
Note: Buildings Department officials will only interpret or clarify the Zoning Resolution. Any request for variations of the Zoning Resolution must be filed with the Board of Standards and Appeals (BSA) or the Department of City Planning (DCP).	

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

Respectfully request determination confirming that the switch-backs in stairs A and B, their associated landings, as well as the emergency access platforms between the stairs, at the 10th /11th floors are exempt from Floor Area as per ZR 12-10 for the following reasons:

1. Subject application is filed for the construction of a mixed use building with commercial uses on three (3) levels below grade and five (5) stories above grade; and 90 stories of residential uses above the building commercial base section.
2. Independent egress systems are provided for each the commercial and residential building sections. The stairs serving the residential tower will flow through the commercial volume without openings into to any of the commercial floors and will terminate in the grade level residential lobby.
3. There will be a distance of approximately 114 feet between the highest residential tenant amenity level (10th floor) and the first floor above (11th floor), thus the occupants exiting the residential building in an emergency via the stairs will have to travel down 114 feet before reaching the first residential lower occupied floor.
4. It is proposed to provide intermediate emergency platforms connecting stairs A and B between the 10th and 11th floors located approximately equal intervals between floors 10 and 11 so that should either stair towers becomes blocked due to an exiting person becoming ill or injured during their descent; a) the person traveling down the blocked stair have an opportunity to cross over to the other stair and travel down, and b) first respondent personnel will have a way of reaching an injured or sick person and assisting in getting that person out safely.
5. The service elevator which has stretcher capable will open at the access platforms.
6. Confirmation is requested that the switch-back in stairs A and B, their associated landings, as well as the emergency access platforms between the stairs, located between the 10th and the 11th floors are not "Floor Area" because they are typical switch back stair platforms found in many stairs with high floor to floor distances require numerous stair switch backs and platforms are not floor area because they do not provide access to a story.

Note: Buildings Department Determination will be issued on the ZRD1 Response Form

ADMINISTRATIVE USE ONLY	REVIEWED BY David Aigner Senior Zoning Specialist Date: _____ Time: _____
Reviewed By: _____	

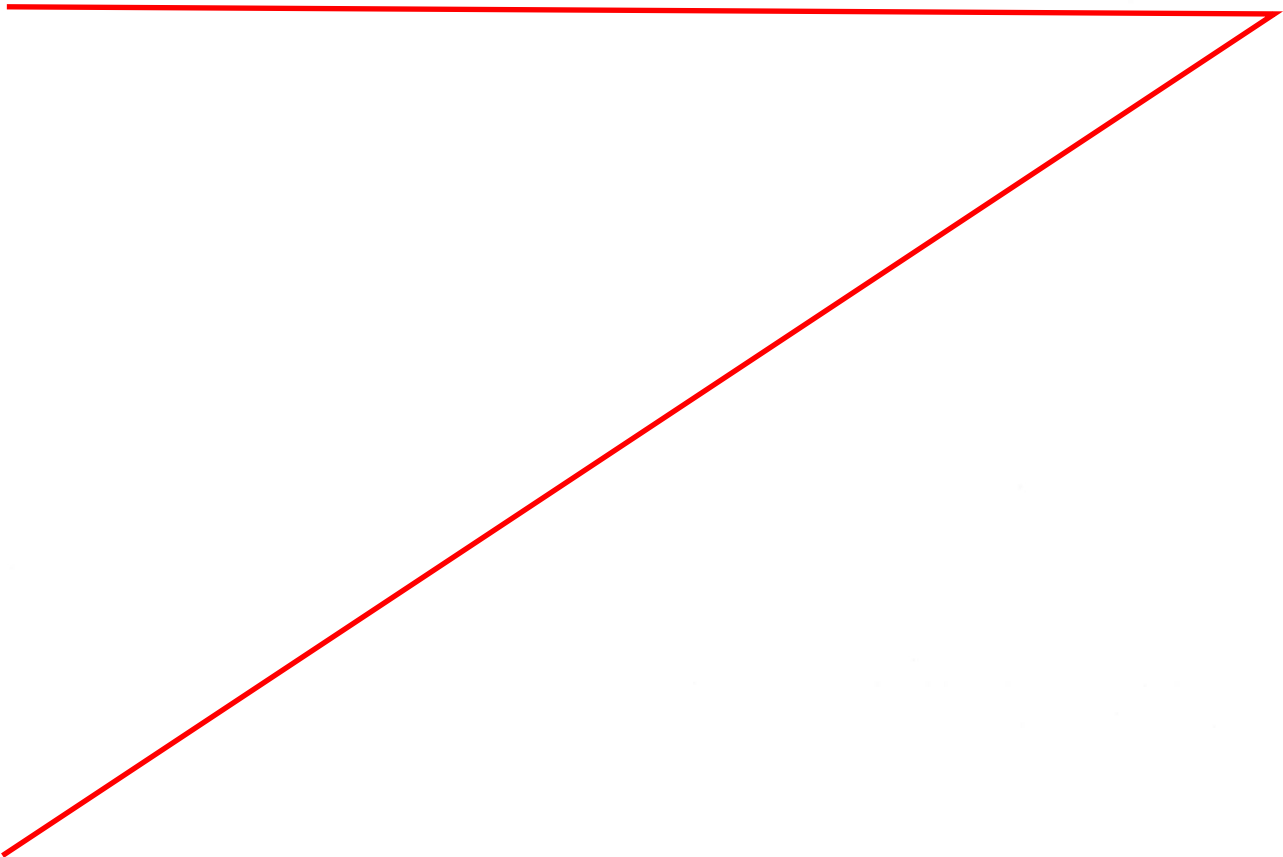
APPROVED

Control No.: **38401**

Date: **3/17/15**

Page: **2 of 8**

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 ZRD1 Response Form

7	Statements and Signature Required for all requests
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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

Dec. 23/14

Signature

Date



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:

REVIEWED BY

David Aigner

Senior Zoning Specialist

Date

Time:

APPROVED

Control No.: 38401

Date: 3/17/15

Page: 3 of 8

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): ZR 12-10 "floor area"

Other secondary Zoning Resolution or Code Section(s):

Comments:

The request, to determine that "switchbacks in stairs A and B," "their associated landings," and the "emergency access platforms between the stairs" within the volume of the building between the 10th and 11th floors, are exempt from the definition of "floor area" as per ZR 12-10, is hereby approved.

Firstly, the stair switchbacks and stair landings do not constitute floor area because they are not a component of a "floor" as required in ZR 12-10 "floor area," paragraph (b).

Secondly, because the proposed building design has created two intermediate levels between the stated 10th floor and stated 11th floor of the building - resulting in two levels that do not contain a use, and are akin to a mechanical story that is deductible in full, such two maintenance levels are exempt from floor area in their entirety and the request is approved.

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Note: If determination is not uploaded via eSubmit or scanned (whichever is applicable), it will be deemed invalid.



Name of Authorized Reviewer (please print): David J. Aigner

Title (please print): Senior Zoning Specialist (on behalf of NYC Development Hub)

Authorized Signature:

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.

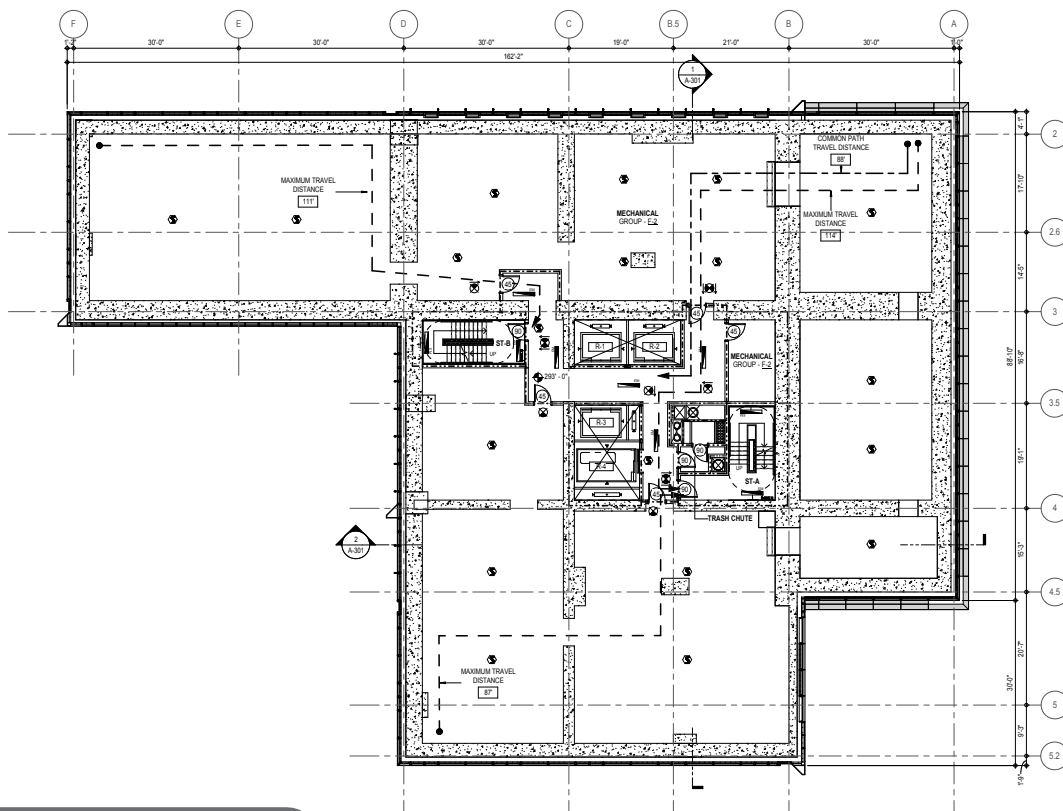
EXIT STAIR SUMMARY - BC TABLE 1006.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (252)	TOTAL (32)
STAIR - A	44"	0.3	146	16
STAIR - B	44"	0.3	146	16

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (32)
STAIR - A - DOOR	34"	0.2	170	16
STAIR - B - DOOR	34"	0.2	170	16

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT RISE
STAIR - A	9.5"	7.73"	59	77.29"
STAIR - B	9.5"	7.73"	59	77.29"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



REVIEWED BY
David Aigner
Senior Zoning Specialist





David J. Ariz

APPROVED
COMMON TRAVEL DISTANCE
Control No.: **38401**
Date: **3/17/15**
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EGRESS AND FIRE RATING LEGEND

----	ONE HOUR RATED PARTITION
-.-.-.-.	TWO HOUR RATED PARTITION
— · — · —	THREE HOUR RATED PARTITION
=====	FOUR HOUR RATED PARTITION
=====	NON RATED SMOKE SEPARATION

SYMBOLS LEGEND

	ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
	ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
	WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
	ILLUMINATED EXIT SIGN

	FEC FIRE EXTINGUISHER CABINET		SMD SMOKE DETECTOR
	SPRINKLER HEAD (REFER TO FP DRAWINGS)		SMD SMOKE CARBON MONOXIDE DETECTOR
	STANDPIPE		CML CEILING MOUNTED EMERGENCY LIGHT
	SPRINKLER RISER		WML WALL MOUNTED EMERGENCY LIGHT
	SIAMESE CONNECTION		DRR DOOR RATING (MINUTES)

[illegible]

NOBISSE

