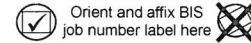




ZRD1: Zoning Resolution Determination Form

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 10005 Mobile Telephone
E-Mail nmatharu@adamson-associates.com License Number 028881
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 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./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): ZR 32-10

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:



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 to waive comment # 2 on page 77 of comments dated 10/7/2014, which states "Showers not permitted if acc to R occupancy" for the following reasons:

1. Subject application is filed for the construction of a new high-rise mixed use fireproof building with retail on 3 levels below grade and 5 levels above grade, and apartments above.
2. As is typical in virtually all residential development multiple tenant amenities are provided including but not limited to fitness center, swimming pool, changing room and locker rooms, lounges, etc.
3. On the 8th floor there will be a series of tenant amenities including a number of lounges, banquet hall, a commercial type kitchen (which will be used to prepare dinners catering to the residential occupants and their guests but not for commercial catering), an open air lap pool with accessory men's and women's showers and dressing rooms, as well as sanitary facilities to serve the occupants at this level.
4. On the 10th floor there will be exercise rooms with equipment, exercise rooms with open floor area, an indoor lap pool, a spa area, and men's and women's showers and dressing rooms.
5. All of the tenant amenities are for the exclusive use by the residential occupants and their guests.
6. The Schedule A, Temporary C. of O, and the Final C. of O. will indicate the tenants amenities on the 8th and 10th floors are for the exclusive use by the residential tenants and their guests.

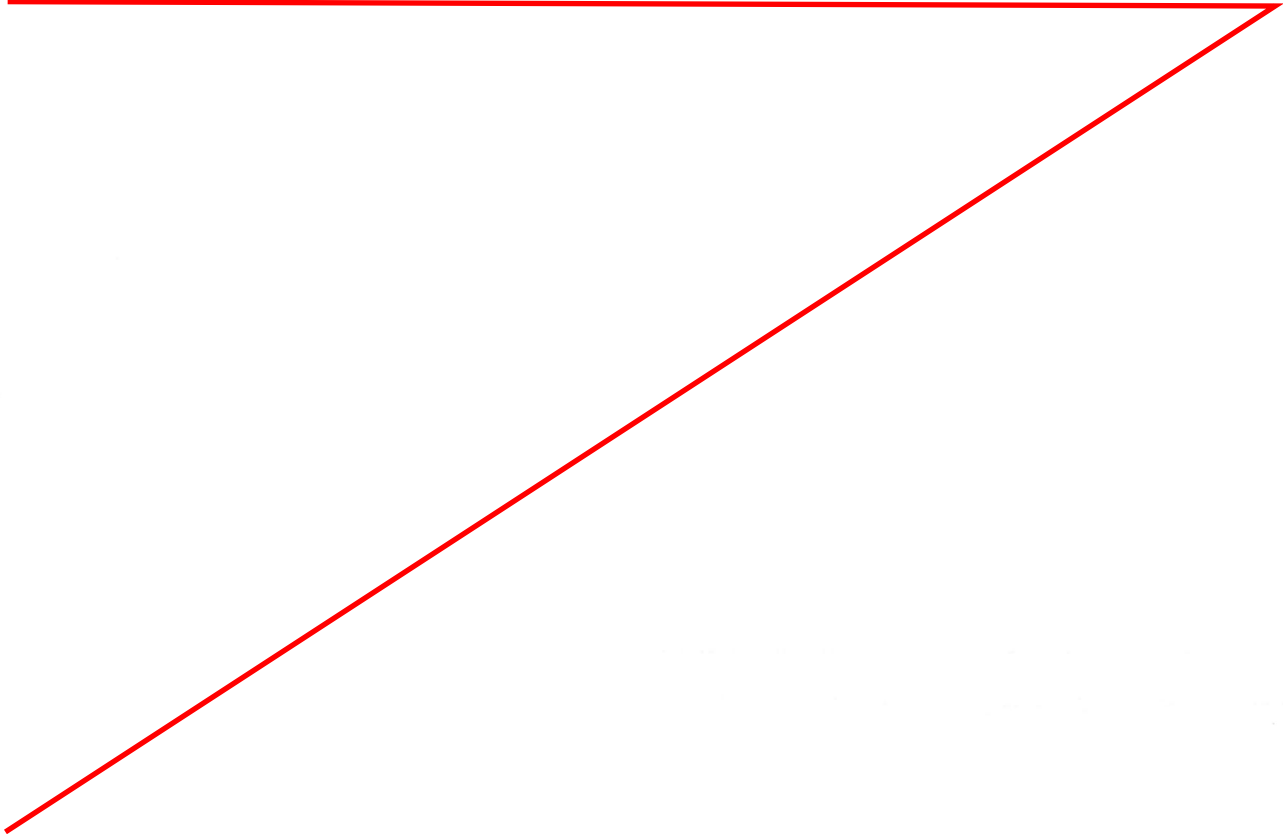
Note: Buildings Department Determination will be issued on the REVIEWED BY Form

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

**APPROVED
WITH CONDITIONS**

Control No.: **38807**
 Date: **3/18/15**
 Page: **2 of 6**

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



Note: Buildings Department Determination will be issued on the ZRD1 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.

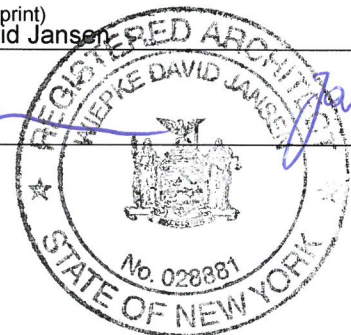
Name (please print)

Wiepke David Jansen

Signature

Date

Jan 27 '15



P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)

REVIEWED BY

David Aigner

Senior Zoning Specialist

Date

Time:

ADMINISTRATIVE USE ONLY

Reviewed By:

**APPROVED
WITH CONDITIONS**

Control No.: **38807**

Date: **3/18/15**

Page: **3 of 6**

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 "accessory"

Other secondary Zoning Resolution or Code Section(s):

Comments:

The request, to determine that the proposed tenant amenities (swimming pool, exercise rooms, and locker rooms) with accessory showers on the 8th and 10th floors of the new high-rise mixed building primarily occupied by residential use, located within a C5-3 district within the Special Midtown District, may be considered an "accessory use" and thus not a "physical culture or health establishment," is hereby approved with conditions.

Given that the size, location and layout of the proposed tenant amenities (swimming pool, exercise rooms, and locker room) are clearly incidental to, and customarily found in connection with, the principal use (as a high-rise residential building), the definition of "accessory use" is satisfied. Therefore, the approval is granted with the following condition:

- A note shall be placed on the schedule A (and the resultant C of O) stating that "Tenant amenities (swimming pool, fitness/exercise center, and locker room) shall be for the exclusive use of the residential tenants of the building and their guests."

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.

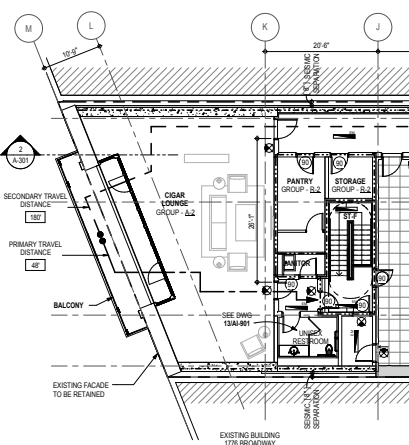
OCCUPANT LOAD SUMMARY 8TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
CIGAR LOUNGE	A-2	1,355 SF	15 SF	91
LOUNGE / BANQUET HALL	A-2	2,707 SF	15 SF	184
RESIDENTIAL AMENITY POOL	A-2	1,000 SF	60 SF	21
RESIDENTIAL OUTDOOR AMENITY SPACE	A-2	8,367 SF	15 SF	558
				854

KITCHEN	R-2	883 SF	200 SF	5
PANTRY	R-2	149 SF	300 SF	1
STORAGE	R-2	60 SF	300 SF	1
TWEEN LOUNGE	R-2	482 SF	15 SF	31
R-2 (ACCESSORY SPACE)				38
Grand total				892

EXIT STAIR SUMMARY - BC TABLE 1905.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (802)	STAIR LOAD TOTAL (802)
STAR - A	44"	0.3	146	146
STAR - B	44"	0.3	146	146
STAR - C	60"	0.3	200	200
STAR - D	60"	0.3	200	200
STAR - E	60"	0.3	200*	200
STAR - F	44"	0.3	146*	0

* STAR E & STAR F MERGE TOGETHER @ GROUND INTERMEDIATE STAR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (200)

EXIT DOOR SUMMARY - BC TABLE 1905.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (842)	DOOR LOAD TOTAL (842)
STAR - A - DOOR	34"	0.2	170	146
STAR - B - DOOR	34"	0.2	170	146
STAR - C - DOOR	40"	0.2	200	200
STAR - D - DOOR	40"	0.2	200	200
STAR - E - DOOR	40"	0.2	200*	200
STAR - F - DOOR	34"	0.2	170*	0



EXIT STAIR TREADS AND RISERS - BC TABLE 1909				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAR - A	9.5"	7.54"	33	76.67"
STAR - B	9.5"	7.54"	33	81.00"
STAR - C	11"	7"	36	126.00"
STAR - D	11"	6.81"	37	81.72"
STAR - E	11"	6.81"	37	68.11"
STAR - F	11"	6.81"	36	73.33"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1016.1)	COMMON PATH OF EGRESS TRAVEL (BC 1016.3)	DEAD END (BC 1016.3)
R-2	200'	120'	40'
S-2	250'	100'	20'
A-2	PRIMARY = 150'	SECONDARY = 250'	20'

PLUMBING FIXTURES - PER PC TABLE 403.1 (BASED ON NON-SIMULTANEOUS SEASONAL OUTDOOR OCCUPANCY)											
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS	REQUIRED WATER CLOSERS	REQUIRED LAVATORIES	PROVIDED WATER CLOSERS	PROVIDED LAVATORIES	REQUIRED WATER CLOSERS	REQUIRED LAVATORIES	PROVIDED WATER CLOSERS	PROVIDED LAVATORIES	REQUIRED WATER CLOSERS
RESIDENTIAL OUTDOOR AMENITY SPACE	A-2	200	200	18	2	2					
CIGAR LOUNGE LOUNGE / BANQUET HALL	A-2	138	138	2	1	1					
ASSEMBLY	A-2 (TOTALS)			18							
ACCESSORY	R-2	18	18	1							

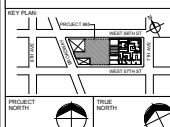
* TABLE 403.1 REQUIRES THE FOLLOWING: DRINKING FOUNTAINS (1 PER 600 P); SERVICE SINK.

EGRESS AND FIRE RATING LEGEND	
—	ONE HOUR RATED PARTITION
---	TWO HOUR RATED PARTITION
----	THREE HOUR RATED PARTITION
-----	FOUR HOUR RATED PARTITION
-----	MIN. RATED SMOKE SENSATION

REVIEWED BY
David Aigner
Senior Zoning Specialist

APPROVED
WITH CONDITIONS
Control No.: 38807
Date: 3/18/15
Page: 5 of 6

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
☼	FIRE EXTINGUISHER CABINET
☼	SPRINKLER HEAD (REFER TO PP DRAWINGS)
☼	STANDPIPE
☼	SPRINKLER RISER
☼	SMOKE CONNECTION
☼	SMOKE DETECTOR
☼	SMOKE / CARBON MONOXIDE DETECTOR
☼	CEILING MOUNTED EMERGENCY LIGHT
☼	WALL MOUNTED EMERGENCY LIGHT
☼	DOOR RATING (MINUTES)



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MEP ENGINEER
AKF GROUP
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GEOTECHNICAL ENGINEER
Lange Engineering & Environmental Services
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LANDMARK PRESERVATION CONSULTANT
Jan Hird Palumbo Associates, Inc.
30 West 27th Street, 10th Floor
New York, NY 10018
TEL: 212 759 8062 FAX: 212 759 8545

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	18 OCT 14
2	D.O.B. SUBMISSION	06 DEC 14
3	CD PROGRESS ISSUE 2	18 DEC 14

CONSULTANT

AAI

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
8TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL AMENITIES)

DATE: 18 OCT 14
DRAWN BY: 016-03
CHECKED BY: 016-03
DATE: 18 OCT 14

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

DOOR RATING (MINUTES)

OCCUPANT LOADS SUMMARY 10TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
INDOOR POOL	A-3	184 SF	35 SF	5
POOL		863 SF	35 SF	18
POOL DECK		1,629 SF	15 SF	122
A-3				143
EXERCISE ROOM	R-2	1,000 SF	60 SF	61
Couples Treatment Room	R-2	329 SF	50 SF	7
R-2				68
STORAGE	S-1	126 SF	300 SF	1
S-1				1
Grand total				212

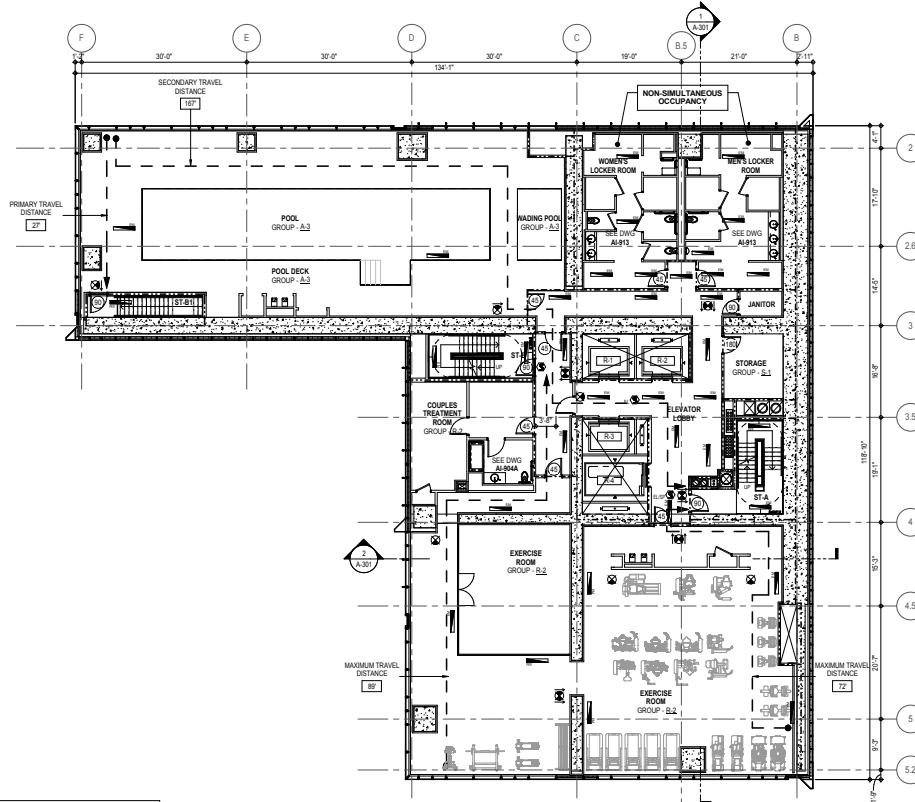
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (200) *	STAIR LOAD TOTAL (212)
STAR - A	44"	0.3	146	106
STAR - B	44"	0.3	146 *	106
STAR - B1	44"	0.3	146 *	0

* STAIR B & STAIR B1 MERGE TOGETHER @ 8TH FLOOR INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (146).

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (200) *	DOOR LOAD TOTAL (212)
STAR - A - DOOR	34"	0.2	170	106
STAR - B - DOOR	34"	0.2	170 *	106
STAR - B1 - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAR - A	9.5"	7.68"	25	53.76"
STAR - B	9.5"	7.68"	25	115.20"
STAR - B1	9.5"	7.61"	41	105.54"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1015.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'
S-1	200'	100'	20'



PLUMBING FIXTURES - PER PC TABLE 403.1									
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS	REQUIRED WATER CLOSERS	REQUIRED LAVATORIES	PROVIDED WATER CLOSERS	PROVIDED LAVATORIES			
POOL / POOL DECK	A-3	72							
EXERCISE / COUPLES TREATMENT ROOMS	R-2	34							
TOTALS		106	2	3	1	2	3	3	3

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSERS BUT FOR NO MORE THAN 75% OF THE REQUIRED NO. OF WATER CLOSERS (WHEN MORE THAN 25% REQUIRED).
 * TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
 DRINKING FOUNTAINS (1 PER 1,000): 1 REQUIRED; 4 PROVIDED
 SERVICE SINK: 1 REQUIRED; 1 PROVIDED

EGRESS AND FIRE RATING Legend:
 ONE HOUR RATED PARTITION
 TWO HOUR RATED PARTITION
 FOUR HOUR RATED PARTITION
 NON RATED TRANS-SEPARATION

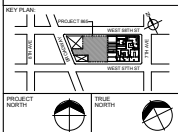
REVIEWED BY
David Aigner
 Senior Zoning Specialist

APPROVED
 WITH CONDITIONS
 Control No.: 38807

Date: 3/18/15
 Page: 6 of 6

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
- REC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIMMSE CONNECTION
- SMOKE DETECTOR
- SMOKE CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- DOOR RATING (MINUTES)



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LANDMARK PRESERVATION CONSULTANT
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 New York, NY 10013
 TEL: 212 759 6062 FAX: 212 759 6540

No. DESCRIPTION DATE:
 1 CD PROGRESS ISSUE 1 18 OCT 14
 2 D.O.B. SUBMISSION 05 DEC 14
 3 CD PROGRESS ISSUE 2 18 DEC 14

0 4' 8' 12' 16'

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only Owner 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



PROJECT:
217 WEST 57TH STREET
 NEW YORK, NY

DRAWING TITLE:
10TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL AMENITIES)

SCALE & SCHEDULE
 PROJECT No. 15 OCT 14
 DRAWING Author REV
 SCALE 1/8" = 1'-0"

DOE No. **A-045.00**
 DOB EMPLOYEE STAMP DOB S-CAN