DEPT BLDGS 110089779 Job Number

SC110065992 Scan Code

ZRD1/CCD1 Response Form

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

House No(s) 99 Street Name Church Street

Borough Manhattan Block 123 Lot 10 BIN 10001396 Job No. 110089779

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): Table 1004.1.2

Other secondary Zoning Resolution or Code Section(s):

Comments:

CONTROL # 32824 (REVISED 4-9-14)

Approved with conditions:

Applicant has requested variance to the requirement to establish occupant load based on a density of square feet per person greater than the maximum mandated by code for a exercise & social facility accessory to the residential use of the subject building. Note: the proposed facility is not directly accessible to the public, nor to the hotel patrons.

An furniture & equipment layout is supplied with reasonable clearances & circulation areas, commensurate with a typical accessory residential facility.

Approval is granted for this occupant density based on that furniture layout and the applicants statement that the space(s) will posted with suitable signage which clearly indicates the restriction and compels the tenant (and or building management) to apply for PA approvals and or Temporary Place of Assembly in the event the space(s) will be used contrary to this approved plan or for more than 60 persons in accordance with the available egress facilities.

i) A sign of maximum occupant load for each of the spaces, with a total of no more than 74 persons for the entire floor, shall be displayed at each of the individual spaces.
ii) Each of the spaces shall be separated by one hour fire-rated partitions.
iii) Required means of egress from each of the spaces shall be designed based on the stated occupant load.
iv) In the event the space is to hold an event for more than 60 persons in this space, a temporary place of assembly application shall be filed with the department of buildings and approval obtained prior to the event.
v) The distance between 2 exit doors in each room shall be 25' minimum.
vi) In the event any portion of the space is to undergo a change of use or increase in occupant load to more than 60 persons, a ALT1 shall be filed and the modification shall be indicated on a new Certificate of Occupancy.
vii) The design of the signage shall be included on the filed plans.

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

Name of Authorized Reviewer (please print): MARTIN REBHOLZ, RA

Title (please print): MANHATTAN BOROUGH COMMISSIONER

Authorized Signature: Martin Rebholz, RA Borough Commissioner Date: 4-9-14. 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.

6/09

NYC Buildings

CCD1: Construction Code Determination Form

110089779

Orient and affix BIS job number label here

Must be typewritten.

1 Location Information *Required for all requests on filed applications.* MR/TT 32824 07363

House No(s) 99 Street Name Church Street

Borough Manhattan Block 123 Lot 10 BIN 10001396 CB No. 101

2 Applicant Information *Required for all requests on filed applications.*

Last Name Russo First Name Luigi Middle Initial

Business Name SLCE Architects LLP Business Telephone (212) 979-8400

Business Address 841 Broadway Business Fax

City New York State N.Y. Zip 10003 Mobile Telephone

E-Mail lrusso@slcearch.com License Number 20741

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 212-385-1815

Business Address 100 Church Street, Suite 850 Business Fax 212-385-1911

City New York State NY 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: 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: 110089779 Document Number: 01 Examiner: Kenneth Fladen

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): ☐ 2008 Code ☒ 1968 Code ☐ Prior to 1968 Code

Indicate relevant code section(s), rule(s), etc: Tables 6-2, 6-1

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: Marvin Rabinowitz, RA Borough Commissioner Date 4-9-14 Time:

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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.

Respectfully request determination allowing occupant load to be based on "stated occupancy" for the following reasons:

1. Subject application is filed for the construction of a new high rise mixed use building with a 5-star hotel and luxury condominium apartments above.

2. It is proposed to provide a number of tenant amenities on the 22nd floor which will be for the exclusive use by the apartment owners and their guests.

3. A fitness center which will include 2 exercise machine areas and a yoga exercise space whose gross floor area is 1968 SF, a children play room of 355 SF, a private dining room of 513 SF, east loggia of 213 SF, conservatory and its ante room which serves as its entry, west loggia of 220 SF, a lounge of 518 SF, and a screening room of 480 SF.

4. The fitness center will have 22 machines which will serve 22 occupants (assuming all the machines are occupied simultaneously), the yoga room whose area is 350 SF will accommodate 6 persons doing yoga, the children room will have 10 children, the dining room and east loggia will have tables and chairs for 16 persons, the conservatory will have seating for 6 persons, the west loggia and the lounge will have couches which will accommodate a maximum of 14 persons, and the screening room will have 8 seats.

5. Assuming that every seat, every lounge chair, and every exercise machine are occupied simultaneously, and assuming 2 attendants in the fitness center, 2 monitors in the children room, 2 servers in the dining room, 1 attendant in the lounge, and 1 attendant in the screening room, there will be a total occupant load of 92 on the 22nd floor.

6. The floor is served by two (2) 36 inch stairs. Each of which will accommodate 60 persons as per table 6-1, for a total of 120 persons capacity, well in excess of the maximum occupant load on the floor. Once again assuming that every chair, every lounge chair, and every exercise machine is occupied simultaneously.

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

ADMINISTRATIVE USE ONLY			
Reviewed By:	Martin Rebholz, RA Borough Commissioner	**Date:** 4-9-14	**Time:**

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

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) Luigi Russo

Signature

Date 4/24/14

REGISTERED ARCHITECT PIO RUSSO No. 020741 STATE OF NEW YORK

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

ADMINISTRATIVE USE ONLY			
Reviewed By:	Martin Robholz, RA Borough Commissioner	**Date:** 4-9-14	**Time:**

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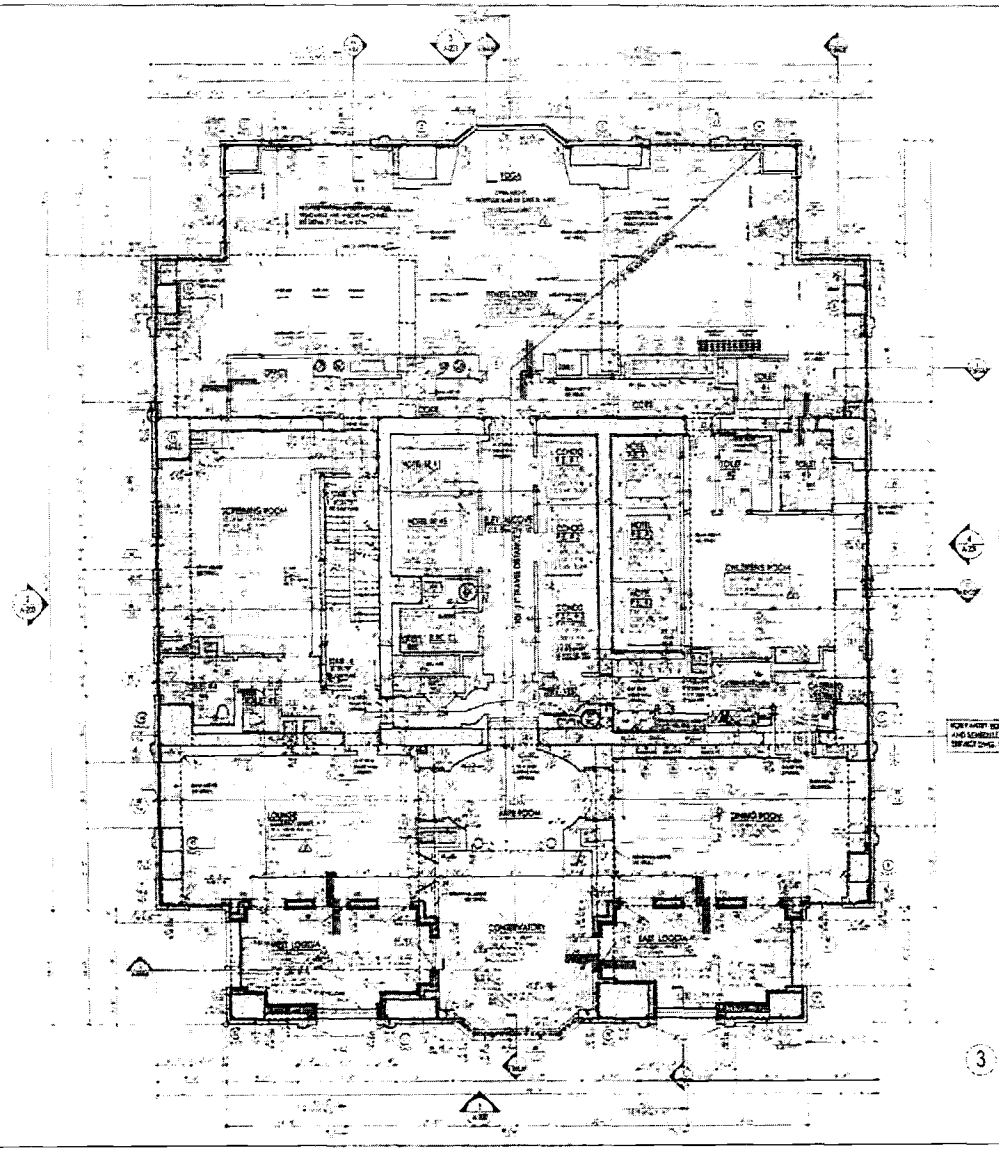
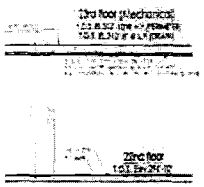
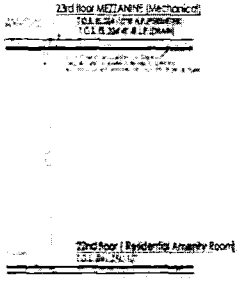


NOTE:

1. SEE A-509 FOR FLOOR INTERIOR FINISHES PLAN AND KEY PLAN
2. SEE FINISH SCHEDULE FOR ROOMS TO RECEIVE WATERPROOFING
3. SEE DWG. A-510 FOR TYP. WOOD FLOOR PATTERN LAYOUT



1 HEIGHT DIAGRAM



2 HEIGHT DIAGRAM

3 22ND FLOOR PLAN (RESIDENTIAL AMENITY)

22ND FLOOR EGRESS CALCULATIONS

MAJOR OCC. GROUP J-2 Acc.

MINIMUM NUMBER OF PLUMBING FIXTURES TABLE 16-5

99 Church Street

SLCE Architects

A-112

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