

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.

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:

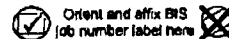
Issuers: write signature, date, and time on each page of the request forms; and attach this form.

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



CCD1: Construction Code
Determination Form

110089779



Must be typewritten.

1	Location Information Required for all requests on filed applications. <u>MR/17 32824</u> 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
E-Mail lrusso@slcearch.com		Mobile Telephone	
License Type <input type="checkbox"/> P.E. <input checked="" type="checkbox"/> 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: <input checked="" type="checkbox"/> Filing Representative <input type="checkbox"/> Attorney <input type="checkbox"/> Other:		
Last Name Silberman		First Name Nathan
Business Name Construction Consulting Associates, Inc.		Business Telephone 212-385-1816
Business Address 100 Church Street, Suite 850		Business Fax 212-385-1911
City New York		State NY
E-Mail Objections@ccacode.com		Zip 10007
License/Registration # (if P.E./R.A./Attorney)		Mobile Telephone
DOB PENS ID # (if available)		

4	Nature of Request Required for all requests. Only one request may be submitted per form	
Note: Do <u>not</u> use this form for Zoning Resolution determination requests - use ZRD1 form		
Determination request issued to: <input checked="" type="checkbox"/> Borough Commissioner's Office <input type="checkbox"/> Technical Affairs		
Job associated with this request? <input checked="" type="checkbox"/> Yes (provide job#/doc#/examiner name below) <input type="checkbox"/> No		
Job Number: 110089779 Document Number: 01 Examiner: Kenneth Fladen		
Has this request been previously denied? <input type="checkbox"/> Yes (attach all denied request form(s) and attachment(s)) <input checked="" type="checkbox"/> 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): <input type="checkbox"/> 2008 Code <input checked="" type="checkbox"/> 1968 Code <input type="checkbox"/> 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 Scheduled With:	Appointment time:
Comments:	
Reviewed By:	Date 4-9-14 Time:

[Signature]
Maurin Reibholz, RA
Borough Commissioner

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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 R. Rodriguez, RA
Building Commissioner

Date:

4-9-14

Time:

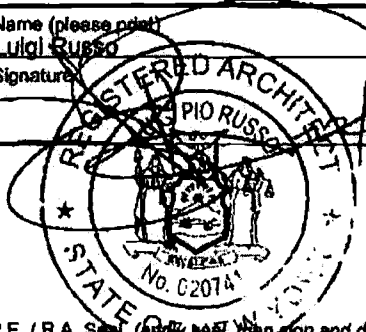
3/5

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 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) Luigi Russo	Date 4/14/14
Signature 	
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: Martin Robholz, RA Borough Commissioner	Date: 4-9-14 Time:

4/5

This is a detailed architectural floor plan of the first floor of the World Trade Center. The plan shows the layout of the Twin Towers, which are the two large, rectangular structures on the right side of the image. The towers are connected by a series of horizontal and vertical corridors and service areas. To the left of the towers, there is a large open area labeled 'OPENING' and a 'STAIRS' section. The plan also shows various rooms, including offices, a 'RECEPTION' area, and a 'LOBBY'. The entire building is surrounded by a 'PERIMETER' wall. The plan is oriented with North at the top, as indicated by a compass rose in the upper right corner. The drawing is a technical architectural plan, showing walls, doors, and furniture in a simplified, schematic manner. The lines are black on a white background, and the text is in a standard, sans-serif font. The plan is a top-down view of the building's first floor, showing the internal layout and the relationship between the different parts of the structure. The Twin Towers are the most prominent feature, with their characteristic rectangular shape and internal divisions. The surrounding areas are less detailed, but they provide context for the location of the towers within the building's footprint. The plan is a valuable tool for understanding the spatial organization of the World Trade Center's first floor, and it is a key piece of evidence in the investigation of the September 11 attacks.

[illegible]

PL 100-505, 1988

Figure 1. Schematic diagram of the experimental setup. The subject is seated in a chair and views the target through a video camera. The target is a horizontal bar with a vertical scale. The subject's hand is positioned at the start of the bar. The distance from the hand to the target is 100 cm. The target is marked with a vertical scale from 0 to 100 cm. The subject's hand is positioned at the 0 cm mark. The target is a horizontal bar with a vertical scale. The subject's hand is positioned at the start of the bar. The distance from the hand to the target is 100 cm. The target is marked with a vertical scale from 0 to 100 cm. The subject's hand is positioned at the 0 cm mark.

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- 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

MAJOR OCC. GROUP J-2 Acc.

100-443887-100

1. Name of the person	1. Name of the person
2. Address	2. Address
3. City	3. City
4. State	4. State
5. Zip	5. Zip
6. Telephone	6. Telephone
7. E-mail	7. E-mail
8. Fax	8. Fax
9. Other	9. Other
10. Signature	10. Signature
11. Date	11. Date
12. Initials	12. Initials
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15. Department	15. Department
16. Position	16. Position
17. Function	17. Function
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19. Career	19. Career
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22. Vocation	22. Vocation
23. Calling	23. Calling
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72. Originality	72. Originality
73. Creativity	73. Creativity
74. Innovation	74. Innovation
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81. Ascend	81. Ascend
82. Climb	82. Climb
83. Soar	83. Soar
84. Surge	84. Surge
85. Boom	85. Boom
86. Flourish	86. Flourish
87. Thrive	87. Thrive
88. Prosper	88. Prosper
89. Succeed	89. Succeed
90. Triumph	90. Triumph
91. Prevail	91. Prevail
92. Overcome	92. Overcome
93. Conquer	93. Conquer
94. Defeat	94. Defeat
95. Vanquish	95. Vanquish
96. Overwhelm	96. Overwhelm
97. Subdue	97. Subdue
98. Suppress	98. Suppress
99. Dominate	99. Dominate
100. Rule	100. Rule

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NO. OF PAGES FOR EACH REPLY

TOTAL PERSONS = 37	3 PROVIDED IN S. VI
W/OUT VEHICLE	1 REQUIRED
UNAVAILABLE	
W/OUT VEHICLE	1 REQUIRED
W/OUT VEHICLE	1 REQUIRED
TOTAL PERSONS = 37	3 PROVIDED IN S. VI

Adverse Effects: None Known

SLCE Architects

www.ck12.org

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GRACE SINGER ASSOCIATES
20000 14TH AVE
SUITE 100, # 100
DENVER, CO 80208

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NEW YORK

WINTERBURN & ASSOCIATES PC

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1. 10/10/2010
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 3. 10/10/2010
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CONSTRUCTION
CONSULTANTS ASSOCIATES

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1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

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A schematic diagram of a rectangular box representing a container. The box is divided into two horizontal sections. The top section is labeled "Gas" and contains a small circle with a dot inside, representing a gas molecule. The bottom section is labeled "Liquid" and contains a larger circle with a dot inside, representing a liquid molecule. The box is labeled "Box" on the right side.

Age Group	Percentage
18-24	~10%
25-34	~25%
35-44	~45%
45-54	~65%
55-64	~80%
65+	~88%

2025 Pledge Month **ENDING**

A-112