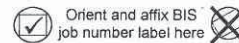




ZRD1: Zoning Resolution Determination Form

Must be typewritten.



1 Location Information *Required for all requests on filed applications.*

House No(s) 625 Street Name West 57 Street
Borough Manhattan Block 1105 Lot 14 BIN 1813452 CB No. 104

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

Last Name Russo, AIA First Name Luigi Middle Initial
Business Name SLCE Architects Business Telephone (212) 979-8400
Business Address 841 Broadway, 7th Floor Business Fax
City New York State NY Zip 10003 Mobile Telephone
E-Mail LRUSO@SLCEARCH.COM License Number 020741
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 Gateson First Name Brian Middle Initial
Business Name Milrose Consultants Inc. Business Telephone (212) 643-4545
Business Address 498 Seventh Avenue Business Fax
City New York State NY Zip 10018 Mobile Telephone
E-Mail determinationteam@milrose.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: 120481246 Document Number: 01 Examiner: Mr. S. Shaikh
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 Sec. 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:



5	Description of Request (additional space is available on page 3)
<p>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).</p>	

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 submit the following describe conditions for an affirmative interpretation for the exclusion of zoning floor area. We believe that the following describe conditions should be accepted as excluded from zoning floor area based on the following:

1. We are proposing a innovative and unique design for a high rise mixed use residential tower to be located at 625 West 57th Street. (See attached renderings.) The building design will include sloping exterior facades as shown in the renderings; the design has been referred to as a "pyramid" recently in the press.
2. The high rise building will be approximately 450 feet in height and will include both market rental and affordable housing rental units and has been approved by the City Planning Commission.
3. In devising the design for the sloping facade we have encountered interior areas beneath the sloping facade within the building where insufficient standing room is achieved; particularly near the areas of the facade facing west and south and located at floor level where access is provided to proposed exterior terrace areas.
4. In such inaccessible areas the structural floor slab is extended to provide structural support to the proposed sloping facade curtain wall system. The areas in question are 6' - 8" or less in height; all located along the exterior facade area to the west and south facades as can be seen on the attached sketches.
5. Accordingly then we are considering such inaccessible areas to be equivalent to the areas below a sloping roof which becomes unavailable or unusable in a residential setting. Such areas under other circumstances may be considered non-areas if located under sloped roof areas such as attics or in a loft dwellings if the areas were being used for storage only. In such instances these areas would not be considered to be zoning floor area. In addition please note that the minimum required floor to ceiling height for habitable spaces is 8'-0".
6. It is the intent of the developers to make such spaces permanently inaccessible through interior non-bearing partition assemblies to deter modifications in the future.

Therefore based on the above outlined reasons, we are of the opinion that such areas should be excluded from consideration as zoning floor area. We are seeking confirmation of this interpretation for proof of concept.



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

ADMINISTRATIVE USE ONLY			
Reviewed By:	Date:	Time:	

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 <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)
Luigi Russo, AIA

Signature

Date

1/2/13

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:

Date

Time:

ZRD1/CCD1 Response Form

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

House No(s) 625

Street Name West 57th Street

Borough Manhattan

Block 1105

Lot 14

BIN 1813452

Job No. 120481246

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 exclude the area under a sloping facade from "floor area," is hereby approved with conditions.

Applicant may exclude all areas with a clear height of 5'-0" or less and the remainder shall not be excluded.

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



Name of Authorized Reviewer (please print): Jed A. Weiss

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

Authorized Signature: *[Signature]*

Date: **1/16/13**

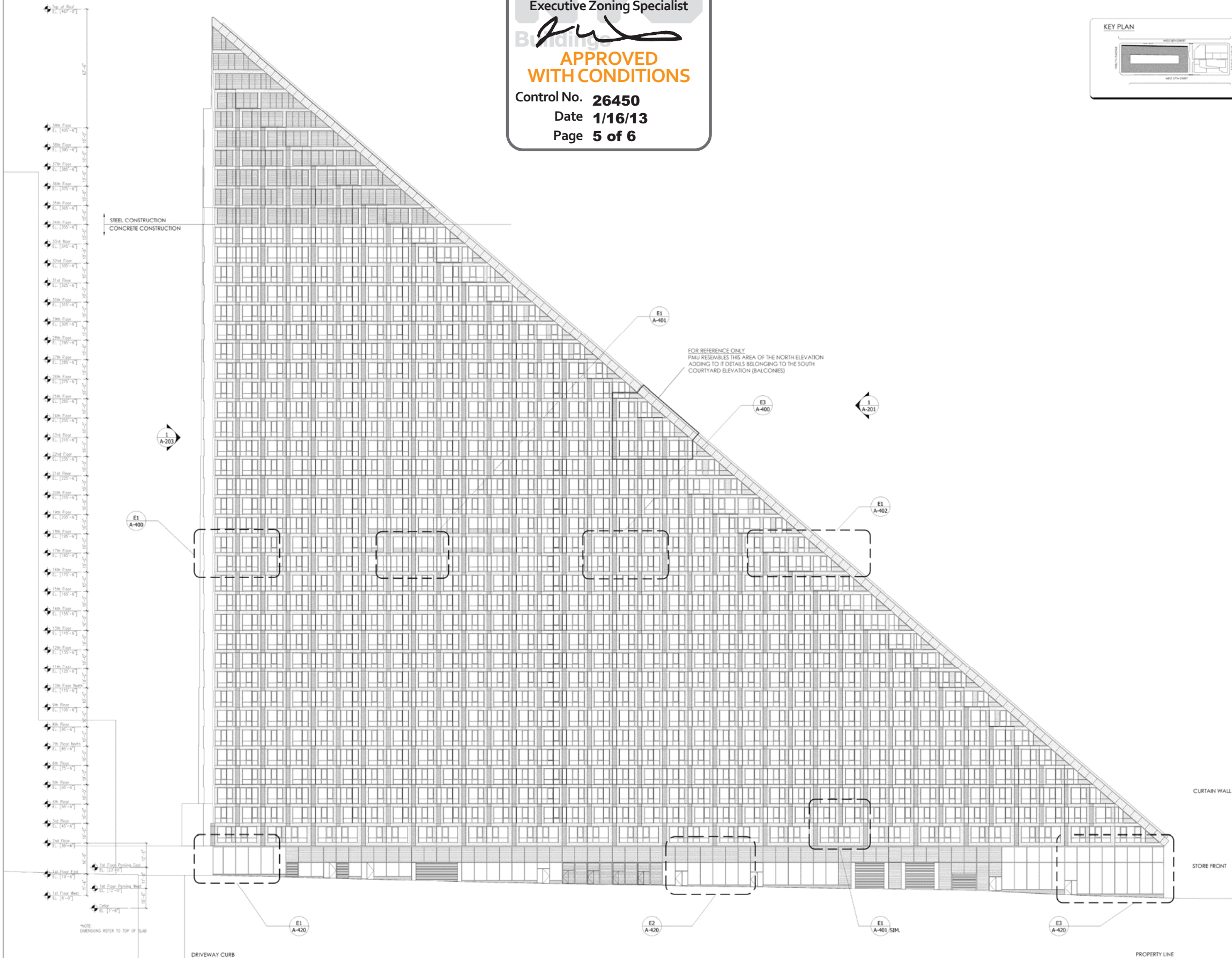
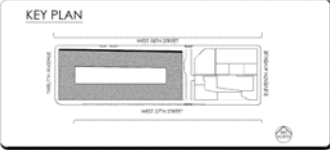
Time:

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.

REVIEWED BY
Jed Weiss
Executive Zoning Specialist
[Signature]
**APPROVED
WITH CONDITIONS**
Control No. **26450**
Date **1/16/13**
Page **5 of 6**

NOTES:
ALUMINUM COLORS (U.N.O.)
ALUMINUM SPANDREL: PPG# UC5113KL/3ZMA86386P
ALUMINUM MULLIONS: PPG# UC51713KL/3ZMA86286P



PROJECT:
625 WEST 57TH STREET
RESIDENTIAL / MIXED USE DEVELOPMENT
WEST 57TH STREET & 12TH AVENUE
NEW YORK, NEW YORK

OWNER/DEVELOPER:
Durst Pyramid LLC
One Bryant Park
New York, NY 10036

ARCHITECT:
SLCEArchitects, LLP
841 BROADWAY
NEW YORK, NY 10003
TEL: (212) 979-4400

DESIGN ARCHITECT:
BIG
605 W. 26th St. Suite 1205
New York, NY 10001
347 964 3666
www.big.ch

STRUCTURAL ENGINEER:
Thornton Tomasetti
Thornton Tomasetti, Inc.
51 Madison Avenue
New York, NY 10013-1903
T 917.661.7800 F 917.661.7801

M.E.P. ENGINEER:
DC
DAGHER ENGINEERING, PLLC
29 Broadway, New York, NY 10006
T: 212.485.2591 F: 212.485.2654

LANDSCAPE ARCHITECT:
STARR WHITEHOUSE
Landscape Architects
and Planners PLLC
80 Madison Lane, Suite 1801
New York, New York 10018
T 212.487.3272 F 212.487.3273

GEOTECHNICAL AND CIVIL ENGINEERING
Langan Engineering & Environmental Services
Phone: 212.479.5400 Fax: 212.479.5444
23 Pine Plaza, 360 West 124 Street, 4th Floor
New York, NY

CONSTRUCTION MANAGER:
Hunter Roberts
Construction Group
New York, NY 10021

TRAFFIC CONSULTANT:
PHILIP HABIB & ASSOCIATES
226 WEST 26TH STREET
NEW YORK, NEW YORK 10001

BUILDING ENVELOPE CONSULTANT:
IBTA
Israel Berger and Associates, LLC
360 PARK AVENUE SOUTH, 15th FLOOR
New York, NY 10014
TEL: (212) 689-5389 FAX: (212) 689-6449

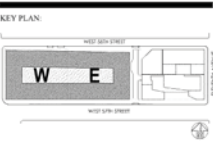
LIGHTING DESIGNER:
bpi Brandston Partnership Inc.
302 Fifth Avenue, New York, NY 10001
main: 212.924.4050

COMMISSIONING AGENT:
THE FULCRUM GROUP
61 BROADWAY SUITE 1605
NEW YORK, NY 10006

4/16/2012 - IMPL. DESIGN DEVELOPMENT DRAWING
11/19/2011 - IMPL. EXTERIOR DESIGN ASSIST PACKAGE DRAWING
8/29/2011 - IMPL. EXTERIOR DESIGN DRAWING

No. 1001000

DWG. NUMBER:
NB#

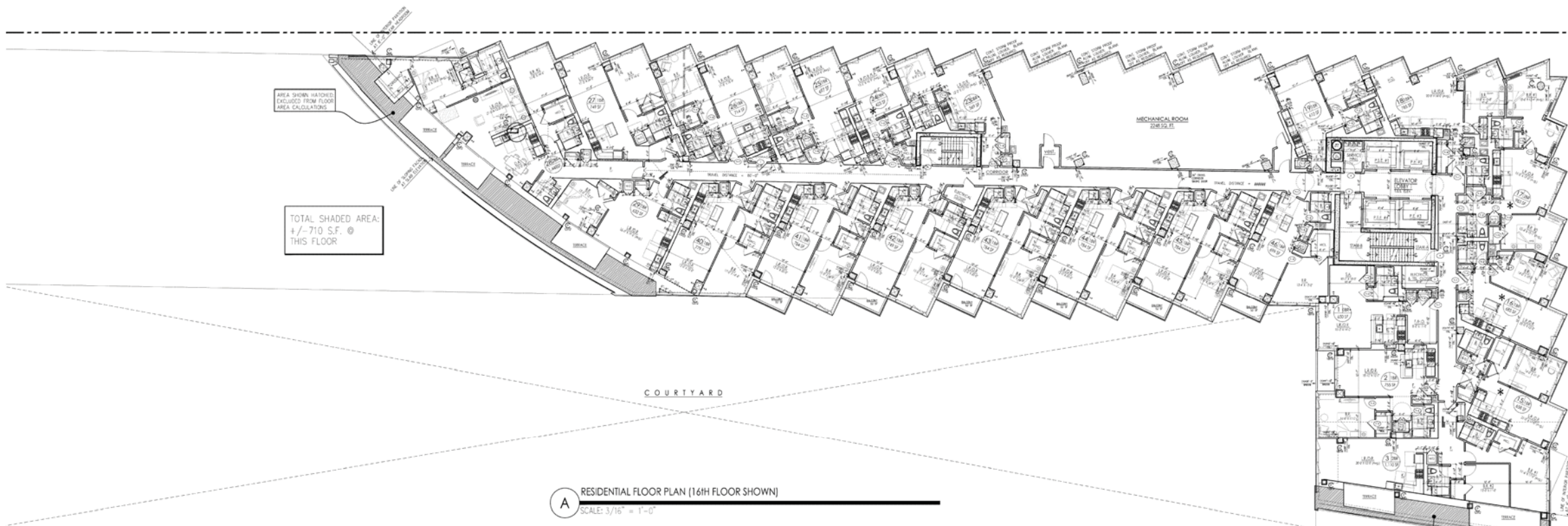


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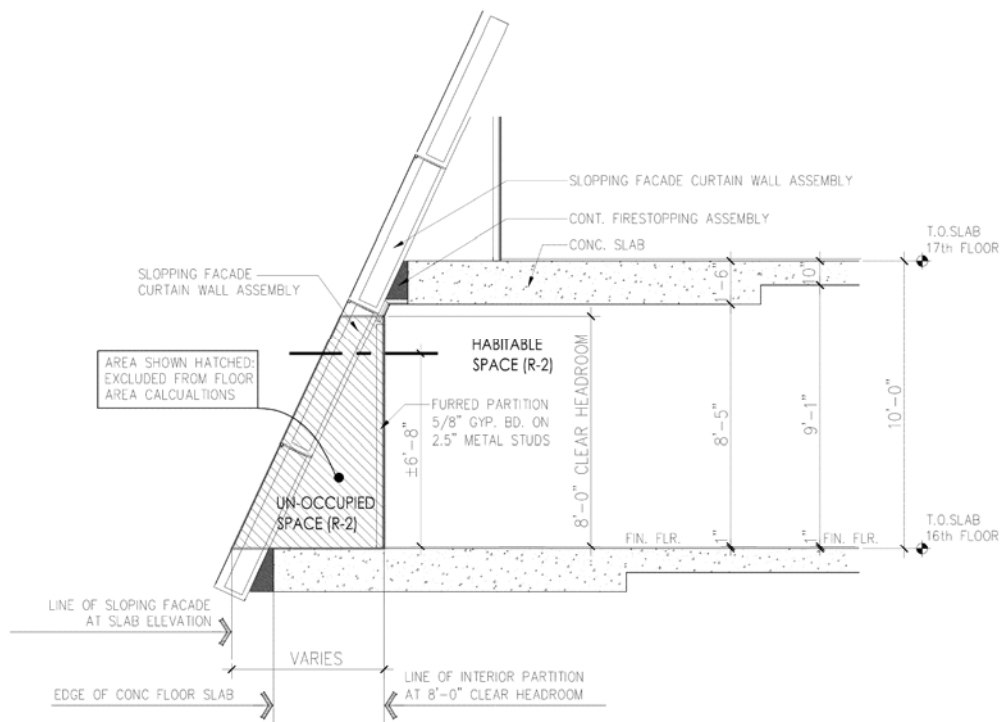
SEAL & SIGNATURE: DATE:
PROJECT No. DRAWN BY: DRAWN
CHECKED BY: CHECKED
DWG. No. **A-202.00**
SHEET No. 01

FILE No. WEST 57TH ST. N. ELEVATION

West 58th Street



REVIEWED BY
Jed Weiss
Executive Zoning Specialist
[Signature]
**APPROVED
WITH CONDITIONS**
Control No. **26450**
Date **1/16/13**
Page **6 of 6**



PROJECT:
625 WEST 57TH STREET
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NEW YORK, NEW YORK

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New York, NY 10036

ARCHITECT:
SLCE Architects, LLP
841 BROADWAY
NEW YORK, NY 10003
TEL: (212) 979-8800

DESIGN ARCHITECT:
BIG
BIG BUREAU
1001 W. 20th St., Suite 1205
New York, NY 10011
TEL: (212) 684-5666
www.big.nyc

STRUCTURAL ENGINEER:
Thornton Tomasetti
Thornton Tomasetti, Inc.
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New York, NY 10010-1603
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MECHANICAL ENGINEER:
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DAGHER ENGINEERING, PLLC
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LANDSCAPE ARCHITECT:
STARR WHITEHOUSE
Landscape Architects
and Planners PLLC
40 Madison Lane, Suite 1901
New York, New York 10017
T 212.487.3272 F 212.487.3273

GEOCHEMICAL AND CIVIL ENGINEERING:
Langan Engineering & Environmental Services
Phone: 212.479.5400 Fax: 212.479.5444
21 Penn Plaza, 34th Floor, New York, NY 10001
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main: 212.924.4050

COMMISSIONING AGENT:
THE FULCRUM GROUP
61 BROADWAY SUITE 1605
NEW YORK, NY 10006

DATE: 1/20/2012
PROJECT No: 26450.12
DRAWN BY: J.J.B.
CHECKED BY: J.J.B.
DWG. No.:
SHEET No.: 06
FREE No. 417.001 sample

DRAWING TITLE:
**16TH FLOOR PLAN
AREA DIAGRAM**