



**ZRD1: Zoning Resolution
Determination Form**

Orient and affix BIS job number label here

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 LRUSSO@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: |

REVIEWED BY
Jed Weiss
 Executive Zoning Specialist

APPROVED WITH CONDITIONS
 Control No. **26450**
 Date **1/16/13**
 Page **1 of 6**

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 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.

REVIEWED BY
Jed Weiss
Executive Zoning Specialist



**APPROVED
WITH CONDITIONS**

Control No. **26450**
Date **1/16/13**
Page **2 of 6**

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

| | | | |
|--------------------------------|--------------|--------------|--|
| ADMINISTRATIVE USE ONLY | | | |
| Reviewed By: | Date: | Time: | |

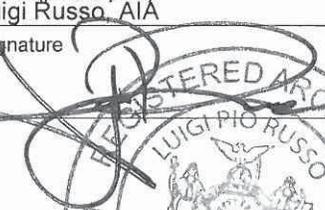
| | |
|----------|--|
| 6 | Description of Request (use this section if additional space is required for description) |
|----------|--|



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

| | |
|----------|--|
| 7 | Statements and Signature <i>Required for all requests</i> |
|----------|--|

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 | Date |
| Signature  | Date 1/2/13 |
|  | |
| <small>P.E. / R.A. Seal (apply seal then sign and date over seal - not required for Attorneys on unfilled applications)</small> | |

| | | | |
|--------------------------------|------|-------|--|
| 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: *Jed Weiss*

Date: 1/16/13

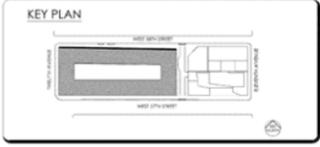
Time:

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
Jed Weiss
**APPROVED
 WITH CONDITIONS**
 Control No. **26450**
 Date **1/16/13**
 Page **5 of 6**

NOTES:
 ALUMINUM COLORS (U.N.O.)
 ALUMINUM SPANDREL: PPG# UC5113KL/32MA86386P
 ALUMINUM MULLIONS: PPG# UC51713KL/32MA86286P



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:

SLCE Architects, LLP
 411 BROADWAY
 NEW YORK, NY 10001
 TEL: (212) 978-8400

DESIGN ARCHITECT:

BIG
 401 W. 20th St, Suite 2201
 New York, NY 10011
 USA
 347 964 3666
 www.big.ch

STRUCTURAL ENGINEER:
Thornton Tomasetti
 Thornton Tomasetti, Inc.
 51 Madison Avenue
 New York, NY 10017-1503
 T 917.661.7900 F 917.661.7901

M.E.P.P. ENGINEER:

DAGHER ENGINEERING, PLLC
 29 Broadway, New York, NY 10006
 T: 212.485.2991 F: 212.485.2024

LANDSCAPE ARCHITECT:

STARR WHITEHOUSE
 Landscape Architects
 and Planners PLLC
 80 Madison Lane, Suite 1901
 New York, New York 10018
 T 212.487.3752 F 212.487.3753

GEOLOGICAL AND CIVIL ENGINEERING:
**Langan Engineering &
 Environmental Services**
 Phone: 212.479.5400 Fax: 212.479.5444
 21 Pine Plaza, 300 West 114 Street, 4th Floor
 New York, NY

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

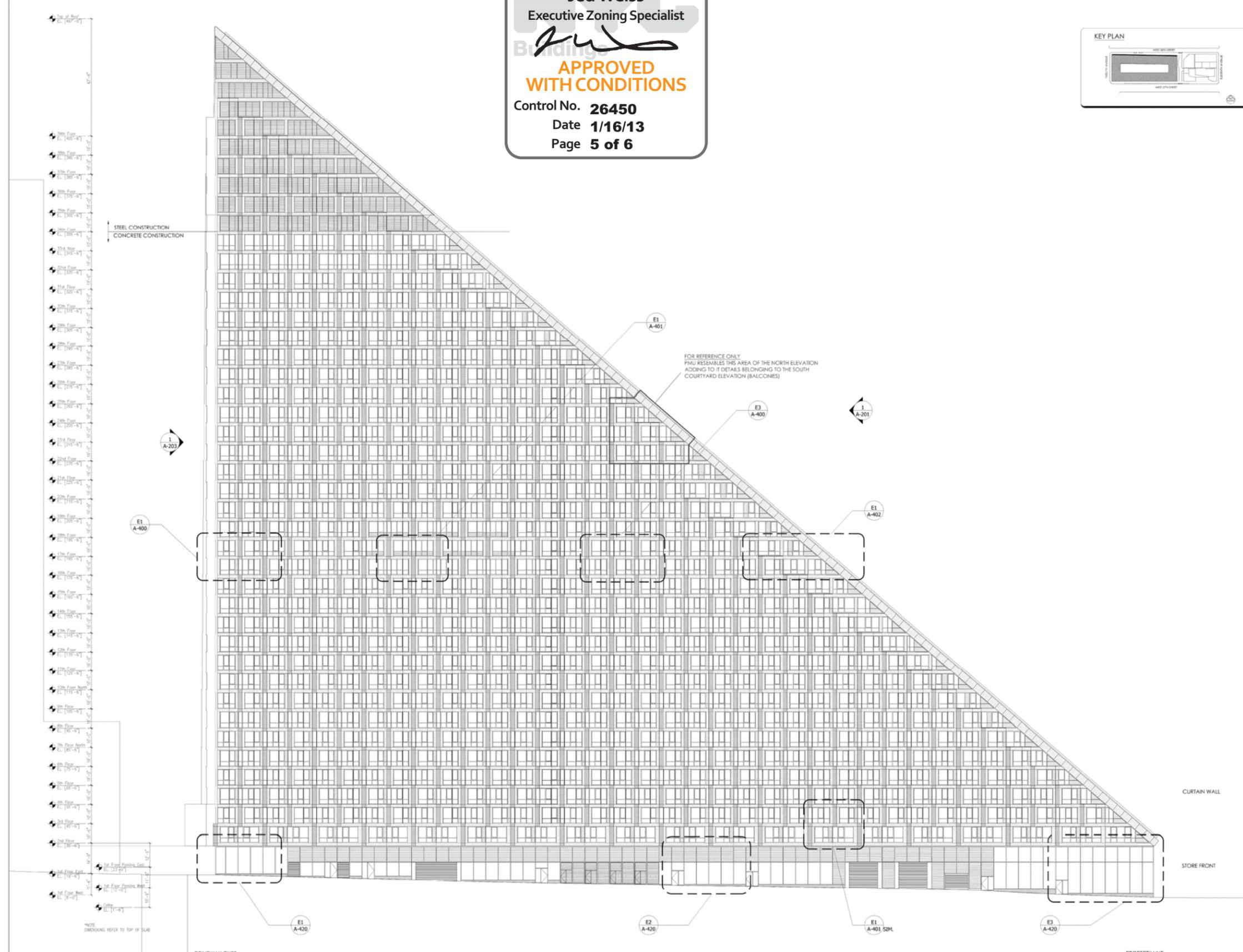
TRAFFIC CONSULTANT:
PHILIP HABIB & ASSOCIATES
 226 WEST 26TH STREET
 NEW YORK, NEW YORK 10001

BUILDING ENVELOPE CONSULTANT:

Israel Berger and Associates, LLC
 360 PARK AVENUE SOUTH, 10th FLOOR
 New York, NY 10014
 TEL: (212) 694-5399 FAX: (212) 694-4449

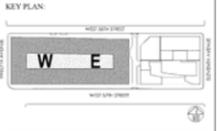
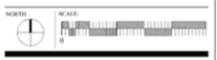
LIGHTING DESIGNER:
bpi Brandston Partnership Inc.
 302 Fifth Avenue, New York, NY 10001
 main: 212.924.4050

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



| | |
|----------|---|
| 45767601 | IMP. DESIGN DEVELOPMENT DIBANCE |
| 12120011 | IMP. EXTERIOR DESIGN ASSIST PACKAGE DIBANCE |
| 43220011 | IMP. INTERIOR DESIGN DIBANCE |
| NO. | DATE: |
| NO. | DATE: |

DATA NUMBER
NB#

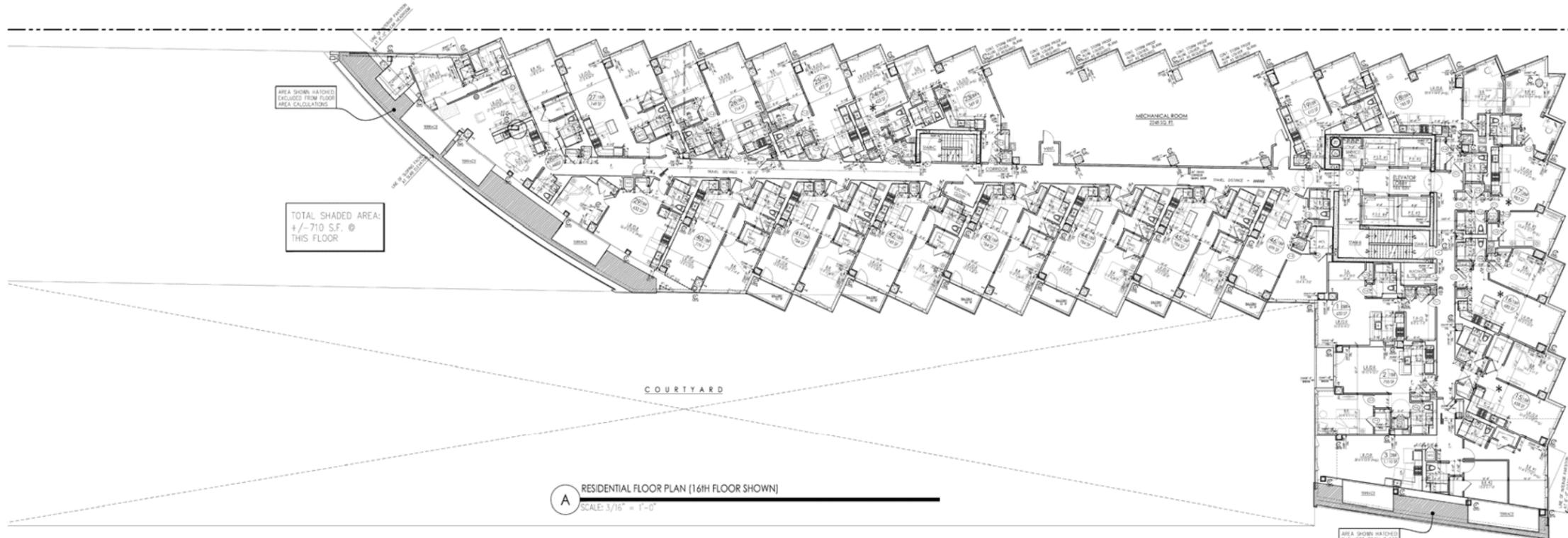


DRAWING TITLE:
NORTH_ELEVATION

SCALE & SIGNATURE:
 DATE: _____
 PROJECT No.: _____
 DRAWN BY: DUBBYN
 CHECKED BY: CHECKED
 DRG. No.: _____
A-202.00
 SHEET No.: _____
 OF _____

REA No.: WEST 57th ST N. ELEVATION

West 58th Street

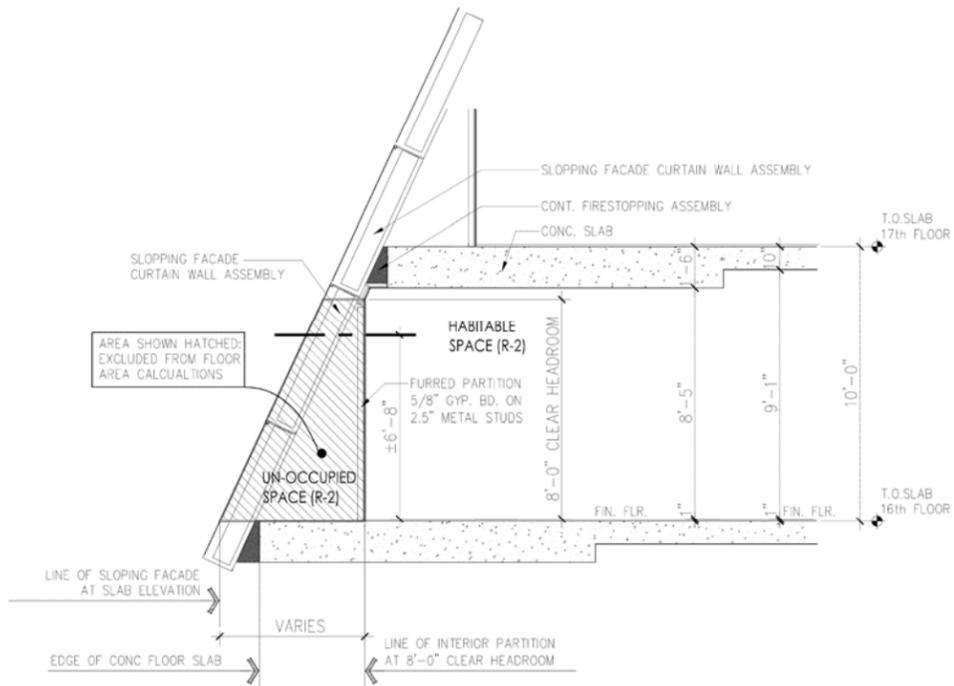


REVIEWED BY
Jed Weiss
 Executive Zoning Specialist

Jed Weiss

APPROVED WITH CONDITIONS

Control No. **26450**
 Date **1/16/13**
 Page **6 of 6**



B AREA DIAGRAM SECTION AT SLOPPING FACADE
 SCALE: 1\"/>

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:
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 841 BROADWAY
 NEW YORK, NY 10003
 TEL: (212) 979-8800

DESIGN ARCHITECT:
 BIG
 601 W. 26th St., Suite 1205
 New York, NY 10001
 TEL: (212) 979-8800

STRUCTURAL ENGINEER:
Thornton Tomasetti
 Thornton Tomasetti, Inc.
 51 Madison Avenue
 New York, NY 10010-1603
 T 917.661.7800 F 917.661.7801

M.E.P.F.P. ENGINEER:
 DCE
DAGHER ENGINEERING, PLLC
 29 Broadway, New York, NY 10006
 T 212.486.2391 F 212.486.2614

LANDSCAPE ARCHITECT:
 STARR WHITEHOUSE
 Landscape Architects
 and Planners PLLC
 40 Madison Lane, Suite 1901
 New York, New York 10017
 T 212.487.1372 F 212.487.1375

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Langan Engineering & Environmental Services
 Phone: 212.479.5400 Fax: 212.479.5444
 21 Penn Plaza, 360 West 13th Street, 9th Floor
 New York, NY

CONSTRUCTION MANAGER:
Hunter Roberts Construction Group
 2 World Financial Center
 New York, NY 10036

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

BUILDING ENVELOPE CONSULTANT:
 IBBA
Israel Berger and Associates, LLC
 30 PARK AVENUE SOUTH, 15th FLOOR
 New York, NY 10014
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 302 Fifth Avenue, New York, NY 10001
 phone: 212.924.4050

COMMISSIONING AGENT:
THE FULCRUM GROUP
 61 BROADWAY SUITE 1606
 NEW YORK, NY 10006

KEY PLAN:

DRAWING TITLE:
 16TH FLOOR PLAN
 AREA DIAGRAM

SCALE & SIGNATURE:
 DATE: 1/20/13
 PROJECT No: 26450
 DRAWN BY: [Signature]
 CHECKED BY: J.J.F.
 DWG. No: ASK-12.20.12
 SHEET No: 06

FREE No: 477_MF sample