

ZRD1/CCD1 Response Form

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

House No(s) 78

Street Name Reade Street

Borough Manhattan

Block 1150

Lot 2

BIN 1001641

Job No. 121112198

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):

Other secondary Zoning Resolution or Code Section(s):

Comments:

CONTROL # 28696

OK to accept as stated & shown with the following:

- i) From cellar: Exit #1, which is considered the primary exit from the cellar, runs up to the mid-section of the 1st floor, then travels with a distance of 18'-10" (with sprinkler heads @ 6' o.c. along the path of travel) exiting to the street. Exit #2, which is considered the secondary exit and to be used for emergency use only (shared with residential tenants of adjoining building with recorded easement & restrictive declaration required).
- ii) From 1st floor: Exit #1, which exits directly to the street and is considered the primary exit, is acceptable. Exit #2, which is considered the secondary exit and to be used for emergency use only (shared with residential tenants of adjoining building with recorded easement & restrictive declaration required).

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

Name of Authorized Reviewer (please print): Terrence Lin, P.E.

Title (please print): Chief Code & Zoning Specialist

Authorized Signature:

Terrence Lin

Date:

6/4/13

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.

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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)) <i>Note: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.</i>	

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.

I, herewith respectfully request Code Determination related to egress for the proposed first floor and cellar Eating and Drinking Establishment based on the following assessment:

1. The existing building is a five story non-fireproof residential building with stores on the first floor.
2. The proposed work will include, in part, converting a portion of the cellar storage space for use in conjunction with the first floor Eating and Drinking Establishment.
3. We propose to provide a second means of egress from the cellar via a 44" wide steel stair and 2-hour rated enclosure to the existing residential lobby and street (see drawings). The total occupancy in the cellar will be 30 occupants.
4. A restrictive declaration will be filed with regard to the cellar emergency egress passing through the residential lobby.
5. The proposed stair from cellar to first floor will not encroach on the existing sidewalk vault.
6. Please note that the cellar and the first floor are fully sprinklered.
7. The existing first floor enclosed stair will be modified to show primary travel distance at ~~21'-0"~~ ^{18'-10"}.
8. We therefore request that the second means of egress for the cellar occupants be permitted to exit through the existing lobby and the primary exit through the existing 2hr rated stair.

In my professional opinion, the acceptance of this code determination is both reasonable and minimal and will not endanger the health, safety or welfare of the public or the tenants of the building.

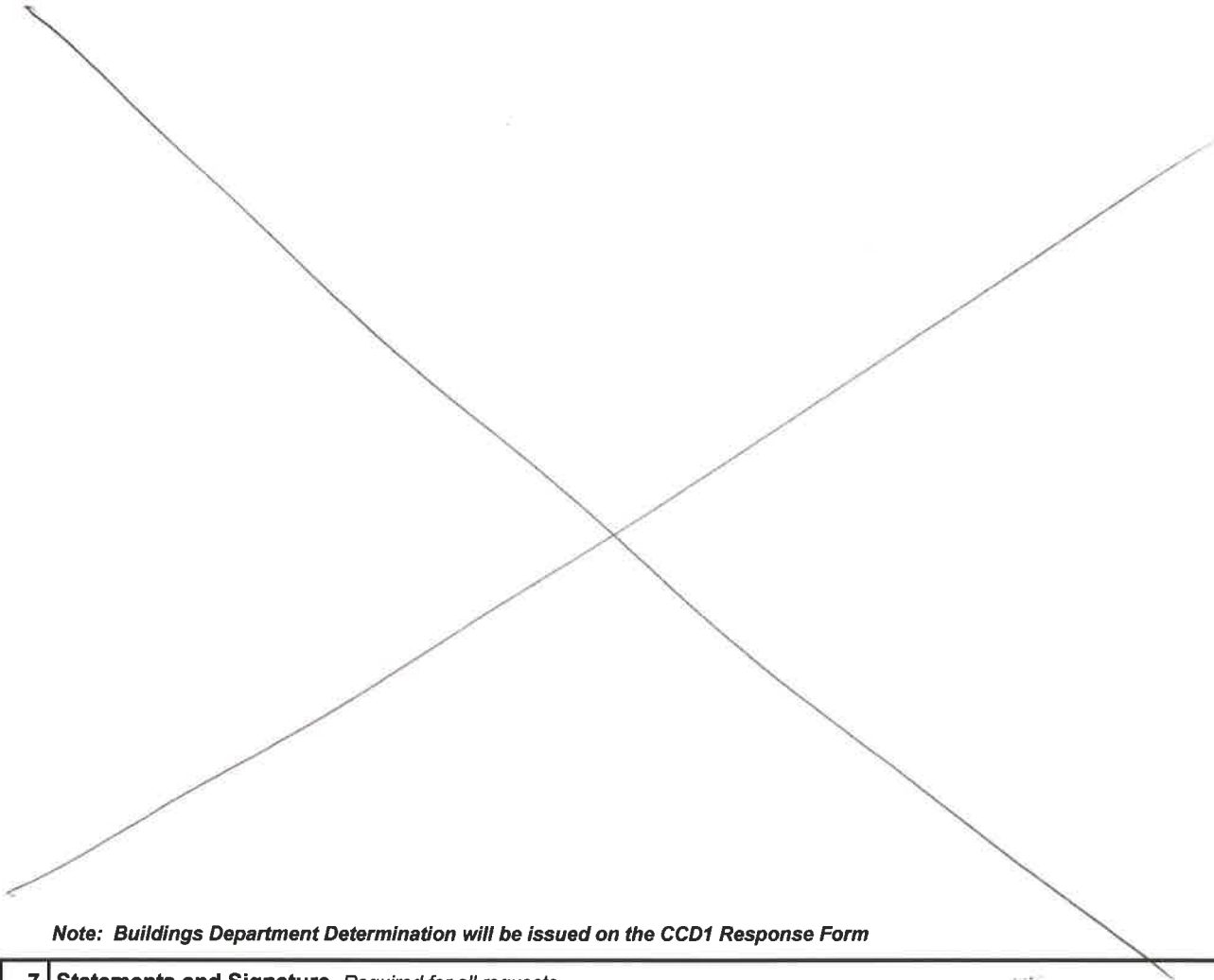
Note: Buildings Department Determination will be issued on the CCD1 Response Form

ADMINISTRATIVE USE ONLY		
Reviewed By: <i>Jurgen Lin</i>	Date: <i>6/4/13</i>	Time:

#28696

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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.

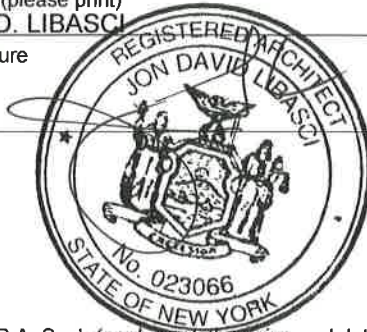
Name (please print)

JON D. LIBASCI

Signature

Date

042413



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

ADMINISTRATIVE USE ONLY

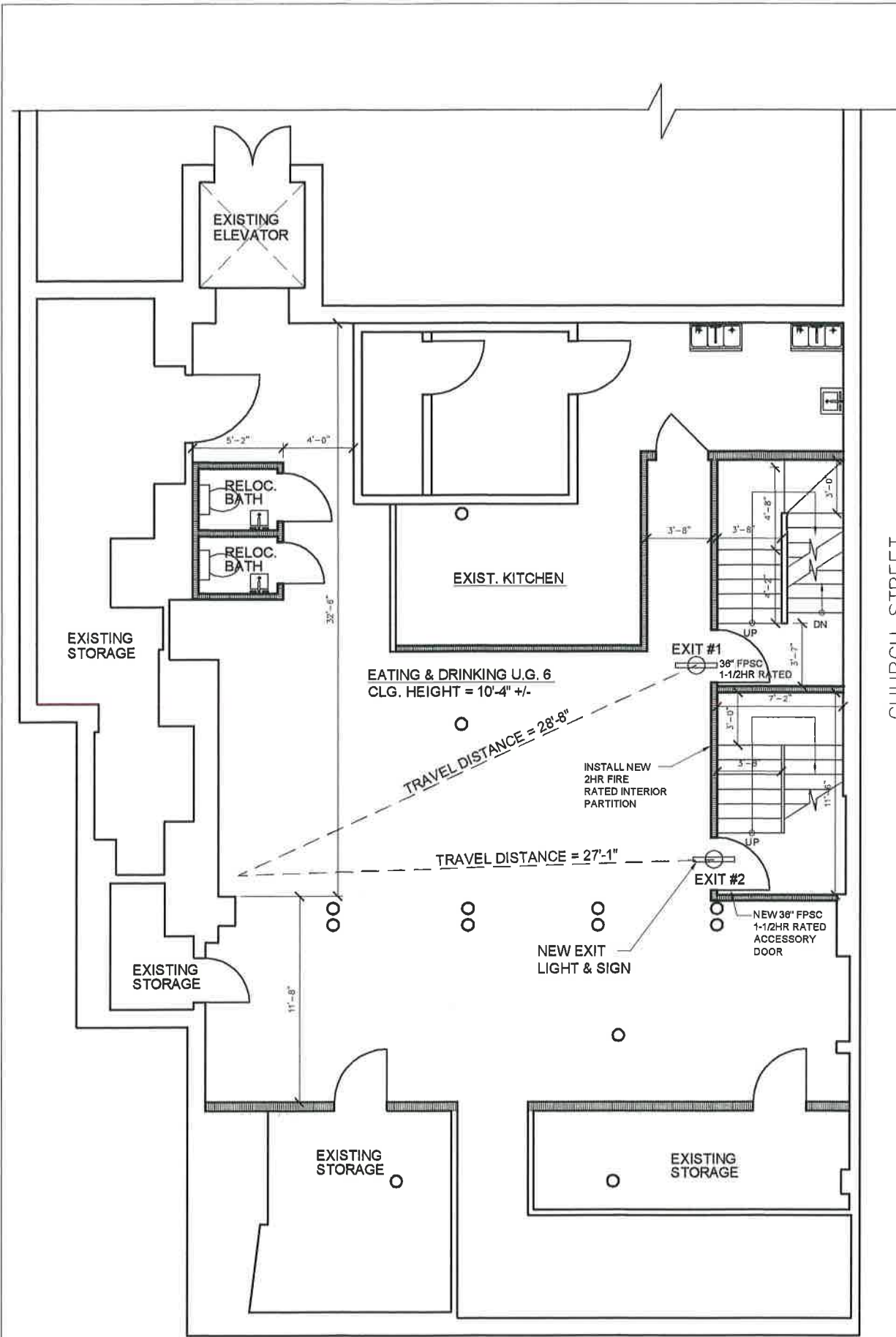
Reviewed By: *Jerome Lin*

Date: 6/4/13

Time:

#28696

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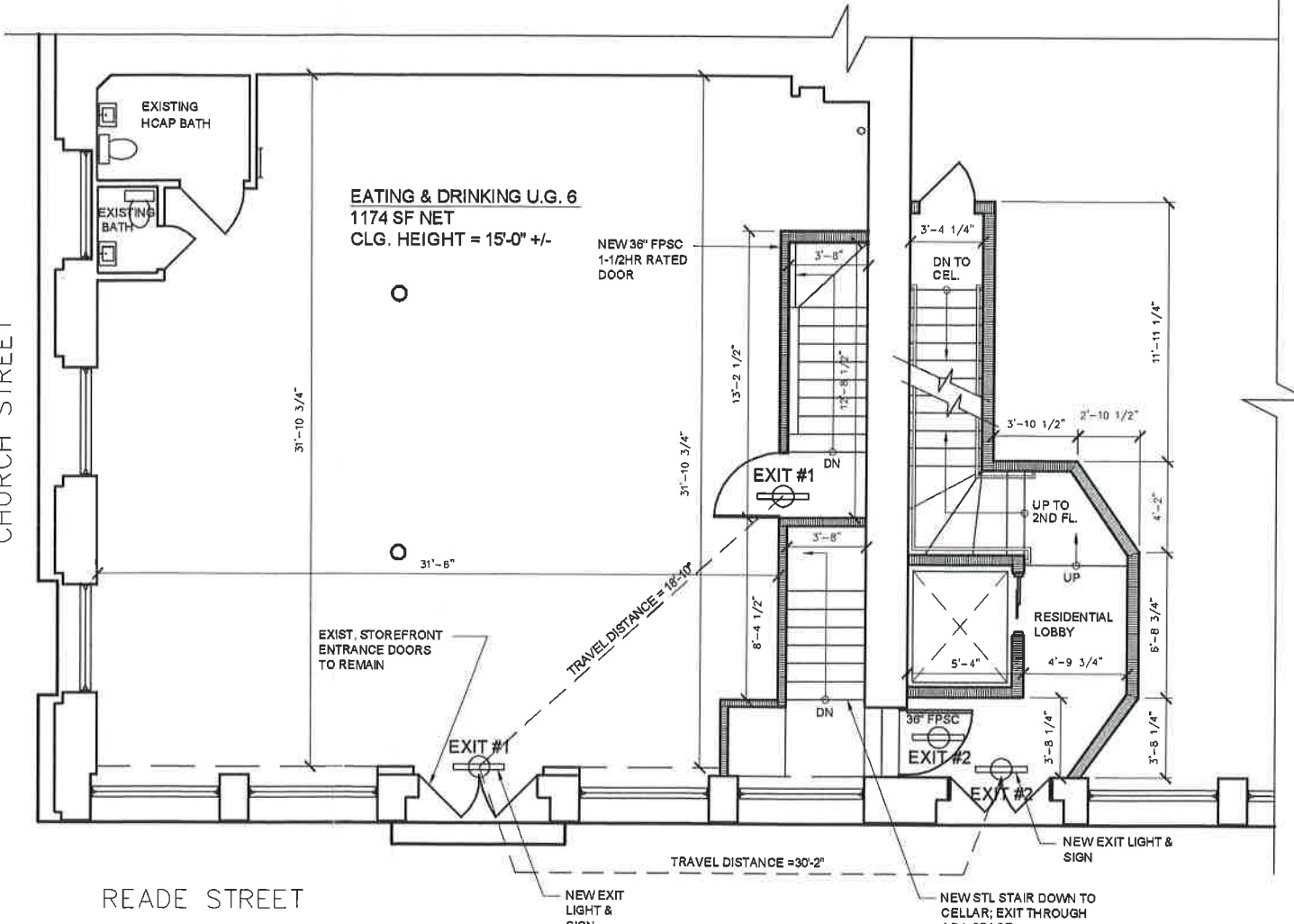


1 PROPOSED CELLAR PLAN
SCALE: 1/8" = 1'-0"

#28696

s/s

CHURCH STREET



2 PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SPRINKLER NOTE:
SPRINKLERED CELLAR & 1ST FLOOR LEVEL UNDER APPLICATION #100756371. INTERIOR IRON COLUMNS TO BE PROTECTED WITH TWO SPRINKLER HEADS PER COLUMN LOCATED EIGHTEEN INCHES OR MORE AWAY AND EACH ON OPPOSITE SIDES OF COLUMN BUT NO FURTHER THAN FOUR FEET APART.

READE STREET

GENERAL NOTE:
1. ACCORDING TO SECTION 27-360 REGARDING TRAVEL DISTANCE, THE MAXIMUM TRAVEL DISTANCE FROM THE MOST REMOTE POINT IN A SPRINKLERED F-4 ASSEMBLY ROOM OR SPACE TO THE CENTER OF A DOOR OPENING SHALL NOT BE GREATER THAN 200FT AS SPECIFIED IN TABLE 6-1.
2. THE PROPOSED TOTAL TRAVEL DISTANCE FROM THE MOST REMOTE POINT IN THE CELLAR TO EXIT#1 DOORS AT 1ST FLOOR WILL BE 108'-3" WHICH COMPLIES WITH THE THE 200FT TRAVEL DISTANCE FOR SPRINKLERED F-4 ASSEMBLY SPACES.

KEY TO SYMBOLS:

- EXISTING WALL TO REMAIN
- NEW CONSTRUCTION
- WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR

BUILDING INFO:
78 reade street,
Manhattan 10007
Block: 150 Lot: 12
Lot Area: 4,231 sq ft (69' x 61')
Primary zoning: C6-2A
Commercial Overlay: None
Zoning Map#: 12B

COMMENTS:
ISSUED FOR FILING 11/28/12

EXPEDITED BY:

CYPHER
DESIGN REDEFINED
108 74th Street #2
Brooklyn, N.Y. 11209
917 660 8887
luciano101@aol.com

LISA LUCIANO, PRINCIPAL

ARCHITECT OF RECORD:
JON D. LIBASCI, ARCHITECT.
Bel Air Design Group Inc.
435 CENTRAL PARK WEST, 4H
NEW YORK, N.Y. 10025
PHONE: 212 280 1046

PROJECT TITLE:
78 READE STREET
NEW YORK, NY 10007

DRAWING TITLE:
PROPOSED CELLAR & 1ST PLANS

SEAL & SIGNATURE

REGISTERED ARCHITECT
JON DAVID LIBASCI
No. 028066
STATE OF NEW YORK

DRAWING NO. CCD1

DEPT. BLDGS. 121112198 Job Number

SC100219030 Scan Code