



A11: Additional Information

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121192351

Page number 1 of 6

BIS Document No. _____

1 Location and Job Information Required for all applications.

House No(s) 556

Street Name WEST 52ND STREET

Borough Manhattan

Block 1080

Lot 103

BIN 1082288

CB No. 104

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.

Submission is part of a Post Approval Amendment (PAA)? ☐ Yes PW1 required ☒ No Indicate all actions for this submission:

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Objection 1: Submit "Certification of no harassment" prior to approval ZR96-110.

Response: See submitted HPD-2 form. The property is located on the "Other" area within Clinton Special District, and therefore exempt from this requirement.

Resolved per 08/18/17 mtg.

Objection 2: ZR96-31/ 96-101: The maximum floor area of mixed building in this district is the maximum permitted floor area of the greatest of the uses.

• As shown on Zoning Analysis Table (Z-001), the proposed total floor area of 97,937 SF is below the maximum permitted total floor area of 146,816 + 121,969 SF.

Resolved per 08/18/17 mtg.

Objection 3: The maximum #floor area# in a #mixed building# shall be the maximum #floor area# permitted for either the #commercial# portion of such #building# or the #community facility# portion of such #building# or the #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.

Resolved per 08/18/17 mtg.

• As shown on Zoning Analysis Table (Z-001), the proposed Residential FA of 58,077 SF is below the maximum permitted Residential FA of 121,969 SF. There are no proposed changes to the Community Facility FA.

Objection 4: ZR96-102: Any #development# containing #residential uses# shall provide a minimum of 20 percent of the #lot area# of a #zoning lot# as usable, landscaped open area for occupants of #dwelling units# or #rooming units# in the #development#.

Resolved 02/28/17

Objection 5: ZR96-102: For all #zoning lots#, or portions thereof, located more than 100 feet from the #street line# of a #wide street#, the maximum #lot coverage# shall not exceed 60 percent.

• Not applicable. As noted on Zoning Analysis Table (Z-001), there are no proposed changes to existing Lot Coverage.

Resolved per 08/18/17 mtg.

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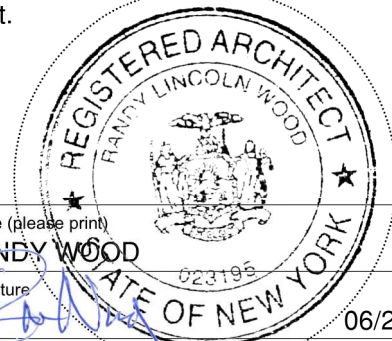
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Date

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Objection 6: ZR96-102: Any #development# containing #residential uses# shall provide a minimum of 20 percent of the #lot area# of a #zoning lot# as usable, landscaped open area for occupants of #dwelling units# or #rooming units# in the #development#. percent.

- Resolved 02/28/17

Objection 7: ZR96-51: In addition to the applicable underlying #street# tree planting requirements, tree planting provisions shall also apply to #extensions# or alterations, other than #incidental alterations#, involving 30 percent or more of the existing #floor area# of a #building#.

- As noted on the Zoning Analysis Table (Z-001). Street Trees are existing. **Resolved per 08/18/17 mtg.**

PAGE 7:

Objection 8: Provide asbestos form(s) consistent with DEP rules referenced under BB 31-2009

- ACP5 Uploaded Resolved on 02/28/17

Objection 9: Provide appropriate asbestos form completed in accordance with BB 31-2009 prior to approval [Note: Asbestos forms are required for all areas/floors indicated as areas of work on PW-1 and on plans. PW-1 indicates Ground while PW-1 indicates Cellar.]

- ACP5 Uploaded Resolved on 02/28/17

Objection 10: Scope of work shown on plans constitutes a Partial Demolition as defined in AC §28-101.5 [BC 3302]. Correct PW-1 sec. 9E

- See corrected PW-1 form. **Resolved per 08/18/17 mtg.**

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PAGE 12:

Objection 11: Provide accessible building features and facilities in compliance with BC 1109.1

- Building shall comply with the requirements for BC-1109.1 and ICC-A117.1. See drawings A-004 for more information.

Objection 12: For street with curb to curb dimension of less than 38 feet a complete sprinkler installation is required throughout per FC 503.8.2. Provide proof that the street upon which this building fronts is at least 38 feet from curb to curb.

- Sprinkler Work filed under Application #140293395

PAGE 14:

Objection 13: Swing of door must not block the stair or stair landing, or reduce the effective width of the landing by more than 25% per BC 1009.4 [See marked up plan.]

- Door swing and stair landing relationship shown on A700. Note was added for location & swing of door to be in accordance to BC 1009.4

Objection 14: Swing of door must not block or reduce the effective width of the path of egress travel to less than 50%, nor project more than 7" into the path of egress Per BC 1005.2 [See marked up plan.]

- Door swing and path-of-egress-travel shown on A700. Note was added for door encroachment at 7" maximum in accordance to BC 1005.2

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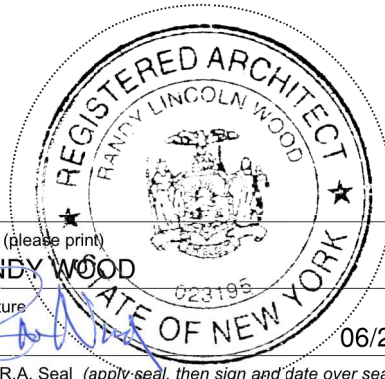
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Objection 15: Handrails are required on both sides of stairways and ramps per BC 1009.11

- Resolved 02/28/17

PAGE 11:

Objection 16: Exit facility shall be provided for the maximum number of occupants permissible as determined by the number permitted per 1004.1.2 [Table 1004.1.2] or the stated occupancy per 1004.1.1, whichever is greater.

- Resolved 02/28/17

Objection 17: MTA rules: Verify that property is not located within 200 feet on any transit structure. Transit authority review will be required.

- "The property is not located within 200-feet of any transit structure. See drawings DOF Tax Map on sheet A-003.

Resolved per 08/18/17 mtg.

PAGE 12:

Objection 18: BC 1105.1: Provide accessible entrance for persons with physical disability . Show grade level and first floor level on plan

- Grade levels are shown on the First Floor Plan (A-201) and the Site Plan (A-005). **Resolved per 08/18/17 mtg.**

Objection 19: BC 501.3.2.2 and MDL section 53 Access shall be provided directly from the outdoor to the cellar.

- Stair-A and Stair-B provides direct access outdoors to the cellar. See Cellar Plan (A-200) and First Floor Plan (A-201).

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Objection 20: BC 1101.1: Comply with handicap accessibility / adaptability as required by BC1101.1. Type "A" bathroom are required.

- Resolved 02/28/17

PAGE 13:

Objection 21: BC 1015.1: Exits shall be located on each story such that maximum length of exit excess travel measured from the most remote point within a story to the entrance to an exit shall not exceed the distances given in table 1015.1

- Resolved 02/28/17

PAGE 14:

Objection 22: BC 1005.1: Submit egress width analysis for stairway and other components

- Resolved 02/28/17

Objection 23: BC 1011.1: Exit doors shall be marked by an approved exit sign

- Resolved 02/28/17

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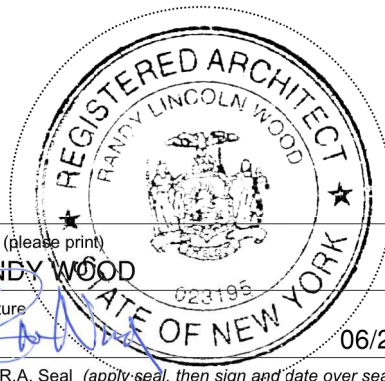
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Objection 24: BC 1011.1: Exit doors shall be marked by an approved exit sign

- Resolved 02/28/17

Objection 25: BC 28-907.2.8.2: Provide automatic fire alarm system . In addition, smoke detectors shall be installed in all public corridors.

- "Fire Alarm work filed under Application #122250321"

Objection 26: BC 907.2.10.1: Provide smoke alarms. Such smoke alarms shall be receiving their primary power from a dedicated branch circuit. All such alarms within an individual dwelling unit shall be interconnected.

- Smoke and carbon monoxide detectors are located on the reflected ceiling plans (A-300 through A-303)

Objection 27: BC 908.7: Provide carbon monoxide alarms / detectors

- Smoke and carbon monoxide detectors are located on the reflected ceiling plans (A-300 through A-303).

Objection 28: 28-104.7.7: List all applicable special and progress inspections (see BIS for required inspections)

- List of applicable special & progress inspections are noted on A-002.

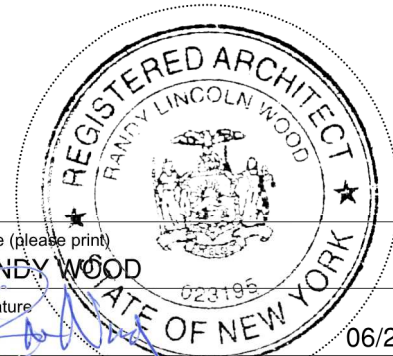
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