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NYC Department of Buildings

### Application Details

The below information does not include work types submitted in **DOB NOW**; use the **DOB NOW Public Portal** to access **DOB NOW** records.

Premises: 14 5 AVENUE MANHATTAN  
BIN: [1009430](#) Block: 572 Lot: 41

Job No: 121206756  
Document: 01 OF 1  
Job Type: NB - NEW BUILDING

<a href="#">Document Overview</a>	<a href="#">Items Required</a>	<a href="#">Virtual Job Folder</a>	<a href="#">All Permits</a>	<a href="#">Schedule A</a>	<a href="#">Schedule B</a>
<a href="#">Fees Paid</a>	<a href="#">Forms Received</a>		<a href="#">All Comments</a>	<a href="#">C/O Summary</a>	<a href="#">Plumbing Inspections</a>
<a href="#">Crane Information</a>	<a href="#">Plan Examination</a>			<a href="#">C/O Preview</a>	
<a href="#">After Hours Variance Permits</a>					

**Development Challenge Process is pending Zoning Approval. For any issues, please contact the relevant borough office.**

**Last Action:** APPLICATION PROCESSED - ENTIRE 12/10/2019 (D)

Pre-Filed: 12/06/2019 Building Type: Other Estimated Total Cost: \$0.00  
Date Filed: 12/10/2019 Electronically Filed: Yes  
Fee Structure: STANDARD  
Review is requested under Building Code: 2014 Hub Job †: Yes

[Job Description](#) [Comments](#)

#### 1 Location Information (Filed At)

House No(s): 16 Street Name: FIFTH AVENUE  
Borough: Manhattan Block: 572 Lot: 41 BIN: [1009430](#) CB No: 102  
Work on Floor(s): CEL,ROF 001 thru 021 Apt/Condo No(s): Zip Code: 10011

#### 2 Applicant of Record Information

Name: LEO STEPHEN HILL  
Business Name: HILL-WEST ARCHITECTS Business Phone: 212-233-8007  
Business Address: 11 BROADWAY 17TH FLOOR NEW YORK NY 10004 Business Fax:  
E-Mail: LSHILL@HILLWEST.COM Mobile Telephone:  
License Number: 028264  
Applicant Type:  P.E.  R.A.  Sign Hanger  R.L.A.  Other

#### Directive 14 Applicant

Not Applicable

#### Previous Applicant of Record

Not Applicable

#### 3 Filing Representative

Name: NAT / BHARAT SILBERMAN / SARAIYA Business Phone: 212-385-1818  
Business Name: CONSTRUCTION CONSULTING ASSOC. Business Fax:  
Business Address: 225 BROADWAY SUITE 1440 NEW YORK NY 10007 Mobile Telephone:  
E-Mail: OBJECTIONS@CCACODE.COM Registration Number: 001181

#### 4 Filing Status

[Click Here to View](#)

### 5 Job Types

- Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5)
- Alteration Type 1, OT "No Work"  New Building
- Alteration Type 2  Full Demolition
- Alteration Type 3  Subdivision: Improved
- Sign  Subdivision: Condo
- Directive 14 acceptance requested?  Yes  No

### 6 Work Types

- BL - Boiler  FA - Fire Alarm  FB - Fuel Burning  FS - Fuel Storage
- FP - Fire Suppression  MH - Mechanical  PL - Plumbing  SD - Standpipe
- SP - Sprinkler  EQ - Construction Equipment  CC - Curb Cut
- OT - NEW BUILDING

### 7 Plans/Construction Documents Submitted

Plans Page Count: Not Provided

### 8 Additional Information

Enlargement proposed?

- No  Yes  Horizontal  Vertical

Total Building Square Footage: 81,243 sq.ft.

### 9 Additional Considerations, Limitations or Restrictions

Yes No

- Alt. required to meet New Building req's (28-101.4.5)

Yes No

- Alteration is a major change to exits
- Change in number of dwelling units
- Change in Occupancy / Use
- Change is inconsistent with current certificate of occupancy
- Change in number of stories

- Facade Alteration
- Adult Establishment
- Compensated Development (Inclusionary Housing)
- Low Income Housing (Inclusionary Housing)
- Single Room Occupancy (SRO) Multiple Dwelling
- Filing includes Lot Merger / Reapportionment
- Infill Zoning
- Loft Board
- Quality Housing
- Site Safety Job / Project
- Included in LMCCC
- Work Includes:
- Prefab wood I-joists
- Structural cold-formed steel
- Open-web steel joists

- Landmark
- Environmental Restrictions (Little E or RD)
- Unmapped/CCO Street
- Legalization
- Other, Specify:
- Filed to Comply with Local Law
- Restrictive Declaration / Easement
- Zoning Exhibit Record (I,II,III,etc)
- Filed to Address Violation(s)

- Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]
- Work includes modular construction under New York State jurisdiction
- Work includes modular construction under New York City jurisdiction
- Structural peer review required per BC §1627 Peer Reviewer License No.(P.E.):
- Work includes permanent removal of standpipe, sprinkler or fire suppression related systems
- Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building
- Structural Stability affected by proposed work

BSA Calendar No.(s):

## CPC Calendar No.(s):

10 NYCECC Compliance *New York City Energy Conservation Code* (Applicant Statement)

To the best of my knowledge, belief and professional judgment, this application is in compliance with the NYCECC.

Code Compliance Path:  NYCECC  ASHAREEnergy Analysis:  Tabular  REScheck  COMcheck  Energy Modeling (EN1)

## 11 Job Description

CONSTRUCTION OF 21 STORY NEW BUILDING

Related BIS Job Numbers:

Primary application Job Number:

## 12 Zoning Characteristics

District(s): R10 - GENERAL RESIDENCE DISTRICT

Overlay(s):

Special District(s):

Map No.: 9a

Street legal width (ft.): 100

Street status:  Public  Private

Zoning lot includes the following tax lots: 00043 00041

Proposed: Use	Zoning Area (sq.ft.)	District	FAR
RESIDENTIAL	89,994	R10	11.41
<b>Proposed Totals:</b>	89,994	--	11.41
<b>Existing Total:</b>		--	--

Proposed Lot Details: Lot Type:  Corner  Interior  Through

Lot Coverage (%): 100 Lot Area (sq.ft.): 7,884 Lot Width (ft.): 78

Proposed Yard Details:  No Yards Or

Front Yard (ft.): Rear Yard (ft.): Rear Yard Equivalent (ft.):

Side Yard 1 (ft.): Side Yard 2 (ft.):

Proposed Other Details: Perimeter Wall Height (ft.): 244

Enclosed Parking?  Yes  No No. of parking spaces:

## 13 Building Characteristics

Primary structural system:  Masonry  Concrete (CIP)  Concrete (Precast)  Wood Steel (Structural)  Steel (Cold-Formed)  Steel (Encased in Concrete)

## Proposed

Structural Occupancy Category: II - OTHER THAN I, III OR IV

Seismic Design Category: CATEGORY B

Occupancy Classification: R-2 - RESIDENTIAL: APARTMENT HOUSES

Construction Classification: I-B: 2 HOUR PROTECTED - NON-COMBUST

Multiple Dwelling Classification: HAEA

Building Height (ft.): 244

Building Stories: 21

Dwelling Units: 18

Mixed use building?  Yes  No

## 2014/2008 Code Designations?

 Yes  No Yes  No

## 14 Fill

 Not Applicable  Off-Site  On-Site  Under 300 cubic yards

## 15 Construction Equipment

Not Applicable

## 16 Curb Cut Description

Not Applicable

## 17 Tax Lot Characteristics

Original tax lots being merged or reapportioned(if applicable): 00041 00043

Tentative tax lot numbers (new tax lots only): 00041

## 18 Fire Protection Equipment

	Existing		Proposed		Existing		Proposed		
	Yes	No	Yes	No	Yes	No	Yes	No	
Fire Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Fire Suppression     Standpipe

**19 Open Spaces**

Not Provided

**20 Site Characteristics**

Yes No

- Tidal Wetlands  
  Coastal Erosion Hazard Area  
  Fire District

Yes No

- Freshwater Wetlands  
  Urban Renewal  
  Flood Hazard Area

**Flood Hazard Area Information:**

Yes No

- Substantial improvement?  
  Substantially damaged?  
  Floodshields part of proposed work?

**21 Demolition Details**

Not Applicable

**22 Asbestos Abatement Compliance**

Not Applicable

**23 Signs**

Not Applicable

**24 Comments****25 Applicant's Statements and Signatures** ( See paper form or check [Forms Received](#) )

Yes No

- For New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation?  
  Directive 14 applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy.

**26 Owner's Information**

Name: ALLEN KONSTAM

Relationship to Owner: AUTHORIZED SIGN

Business Name: FIFTH AVENUE OWNERS GROUP LLC

Business Phone: 646-442-4212

Business Address: 520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022

Business Fax:

E-Mail: ABROWNLIE@MADISONREALTYCAPITAL.COM

Owner Type: CORPORATION

Non Profit:  Yes  No

Yes No

- Owner's Certification Regarding Occupied Housing (Remain Occupied)  
  Owner's Certification Regarding Occupied Housing (Rent Control / Stabilization)  
  Owner DHCR Notification  
  Owner's Agreement to Submit New York State Homes and Community Renewal (HCR) Documentation  
  Owner's Certification for Adult Establishment  
  Owner's Certification for Directive 14 (if applicable)

**Metes and Bounds**To view metes and bounds, see the Plot Diagram (form PD-1). A scanned image may be available [here](#).‡ [the-hub](#)

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.