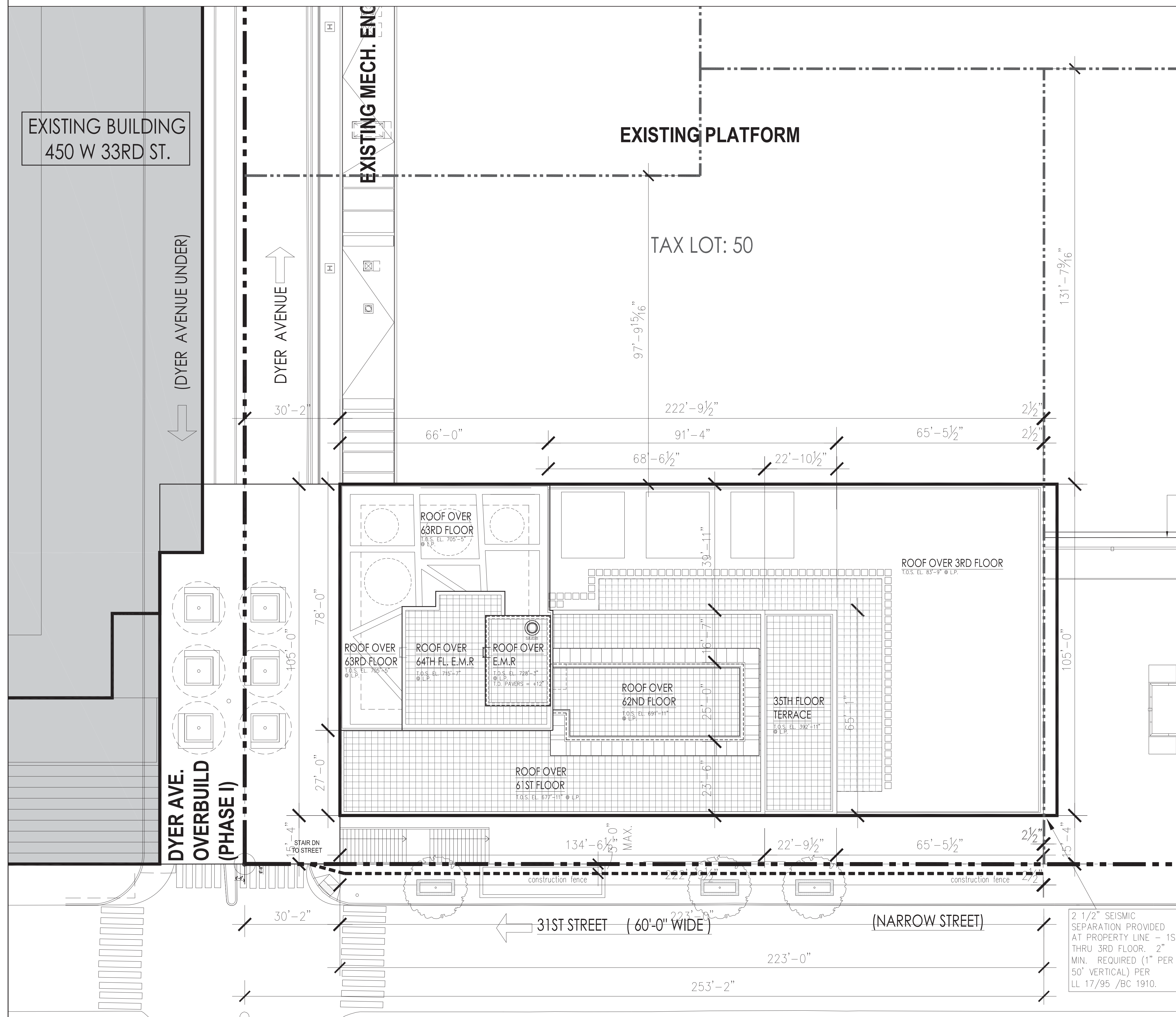
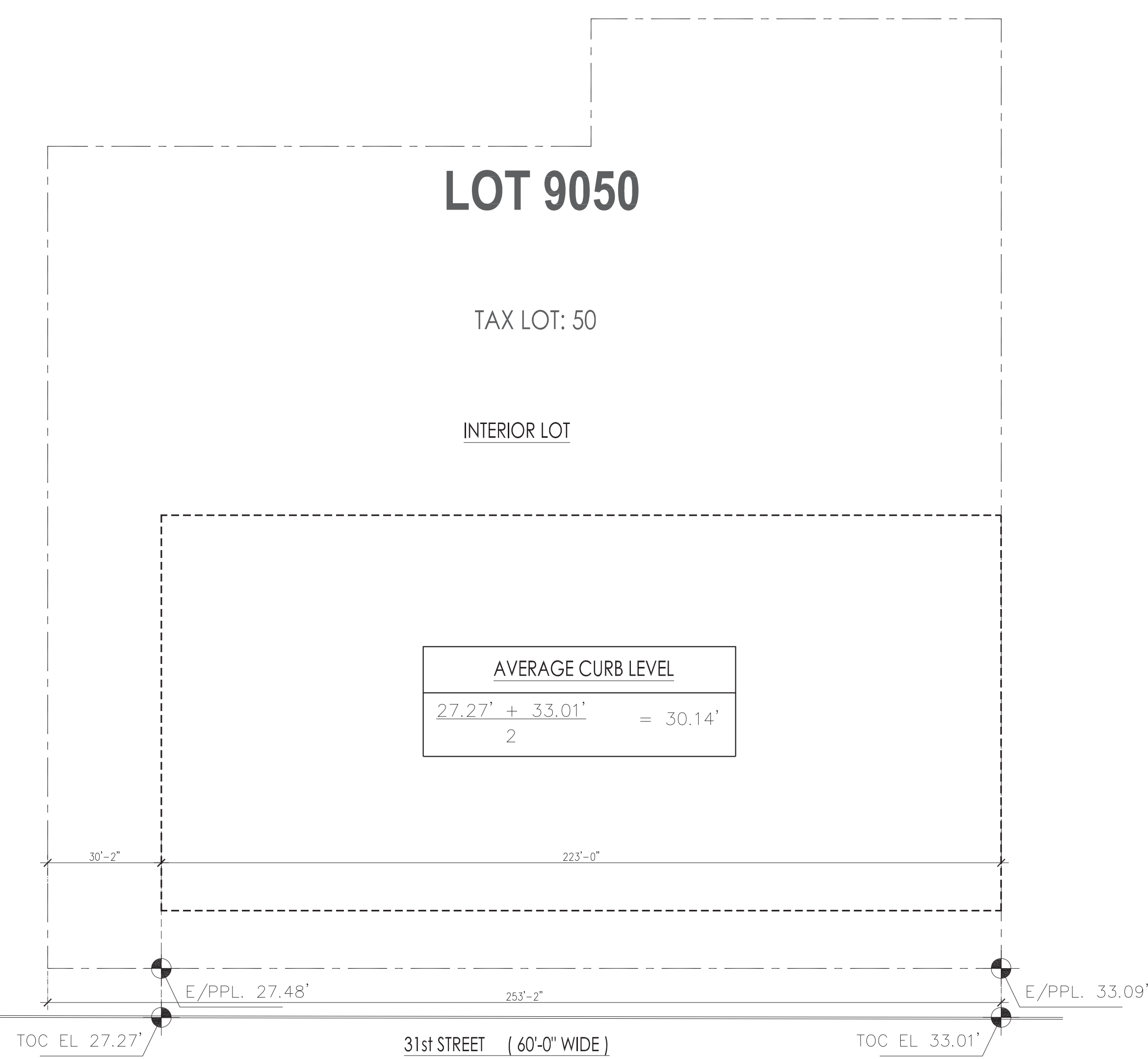


PLOT PLAN 1/16" = 1'-0"



AVERAGE CURB LEVEL PLAN



D.U. SCHEDULE

FLOOR	# OF D.U.
4	11
5	15
6	15
7	15
8	16
9	16
10	16
11	16
12	16
13	16
14	16
15	16
16	16
17	16
18	16
19	16
20	16
21	16
22	16
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37	14
38	14
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41	14
42	12
43	14
44	14
45	14
46	14
47	14
48	14
49	14
50	14
51	12
52	13
53	13
54	13
55	13
56	12
57	12
58	12
59	12
60	12
TOTAL D.U.	844

FLOOR AREA SCHEDULE

FLOOR		USES	TOTAL		
			GROSS FLOOR AREA	MECHANICAL DEDUCTION	ZONING FLOOR AREA
Cellar		MECH	20,722.00	20,722.00	-
1st		BICYCLE STORAGE	898.00	898.00	-
		RETAIL	1,921.00		1,921.00
		RESIDENTIAL	10,918.00	179.00	10,739.00
		SECURITY	1,109.00	-	1,109.00
		PARKING	4,901.00	4,901.00	-
		TOTAL	19,747.00	5,978.00	13,769.00
2nd		MECH	279.00	279.00	-
		RETAIL STORAGE	1,599.00	-	1,599.00
		BICYCLE STORAGE		-	
		RES. AMENITY	21,515.00	186.00	21,329.00
3rd		TOTAL	23,393.00	465.00	22,928.00
		MECH	2,748.00	2,748.00	-
		RES. AMENITY	14,592.00	89.00	14,503.00
4th		TOTAL	17,540.00	3,037.00	14,503.00
		MECH/BOH	2,617.00	2,617.00	-
		RESIDENTIAL	10,250.00	269.00	9,981.00
5th		TOTAL	12,867.00	2,886.00	9,981.00
		RESIDENTIAL	12,867.00	385.00	12,482.00
		RESIDENTIAL	12,867.00	385.00	12,482.00
6th	RESIDENTIAL	12,867.00	385.00	12,482.00	
7th	RESIDENTIAL	12,867.00	385.00	12,482.00	
8th	RESIDENTIAL	12,867.00	385.00	12,482.00	
9th	RESIDENTIAL	12,867.00	385.00	12,482.00	
10th	RESIDENTIAL	12,867.00	385.00	12,482.00	
11th	RESIDENTIAL	12,867.00	385.00	12,482.00	
12th	RESIDENTIAL	12,867.00	385.00	12,482.00	
13th	RESIDENTIAL	12,867.00	385.00	12,482.00	
14th	RESIDENTIAL	12,867.00	385.00	12,482.00	
15th	RESIDENTIAL	12,867.00	385.00	12,482.00	
16th	RESIDENTIAL	12,867.00	385.00	12,482.00	
17th	RESIDENTIAL	12,867.00	385.00	12,482.00	
18th	RESIDENTIAL	12,867.00	385.00	12,482.00	
19th	RESIDENTIAL	12,867.00	385.00	12,482.00	
20th	RESIDENTIAL	12,867.00	385.00	12,482.00	
21st	RESIDENTIAL	12,867.00	385.00	12,482.00	
22nd	RESIDENTIAL	12,867.00	385.00	12,482.00	
23rd	RESIDENTIAL	12,867.00	385.00	12,482.00	
24th	RESIDENTIAL	12,867.00	385.00	12,482.00	
25th	RESIDENTIAL	12,867.00	385.00	12,482.00	
26th	RESIDENTIAL	12,867.00	385.00	12,482.00	
27th	RESIDENTIAL	12,867.00	385.00	12,482.00	
28th	RESIDENTIAL	12,867.00	385.00	12,482.00	
29th	RESIDENTIAL	12,867.00	385.00	12,482.00	
30th	RESIDENTIAL	12,867.00	385.00	12,482.00	
31st	RESIDENTIAL	12,867.00	385.00	12,482.00	
32nd	RESIDENTIAL	12,867.00	385.00	12,482.00	
33rd	RESIDENTIAL	12,867.00	385.00	12,482.00	
34th	RESIDENTIAL	12,867.00	385.00	12,482.00	
35th	RESIDENTIAL	11,385.00	316.00	11,069.00	
36th		MECH.	2,137.00	2,137.00	-
		RESIDENTIAL	9,248.00	247.00	9,001.00
		TOTAL	11,385.00	2,384.00	9,001.00
37th	RESIDENTIAL	11,385.00	335.00	11,050.00	
38th	RESIDENTIAL	11,385.00	335.00	11,050.00	
39th	RESIDENTIAL	11,385.00	335.00	11,050.00	
40th	RESIDENTIAL	11,385.00	335.00	11,050.00	
41st	RESIDENTIAL	11,385.00	335.00	11,050.00	
42nd	RESIDENTIAL	11,385.00	335.00	11,050.00	
43rd	RESIDENTIAL	11,385.00	335.00	11,050.00	
44th	RESIDENTIAL	11,385.00	335.00	11,050.00	
45th	RESIDENTIAL	11,385.00	335.00	11,050.00	
46th	RESIDENTIAL	11,385.00	335.00	11,050.00	
47th	RESIDENTIAL	11,385.00	335.00	11,050.00	
48th	RESIDENTIAL	11,385.00	335.00	11,050.00	
49th	RESIDENTIAL	11,385.00	335.00	11,050.00	
50th	RESIDENTIAL	11,385.00	335.00	11,050.00	
51st	RESIDENTIAL	11,385.00	335.00	11,050.00	
52nd	RESIDENTIAL	11,385.00	340.00	11,045.00	
53rd	RESIDENTIAL	11,385.00	340.00	11,045.00	
54th	RESIDENTIAL	11,385.00	340.00	11,045.00	
55th	RESIDENTIAL	11,385.00	340.00	11,045.00	
56th	RESIDENTIAL	11,385.00	341.00	11,044.00	
57th	RESIDENTIAL	11,385.00	341.00	11,044.00	
58th	RESIDENTIAL	11,385.00	341.00	11,044.00	
59th	RESIDENTIAL	11,385.00	341.00	11,044.00	
60th	RESIDENTIAL	11,385.00	341.00	11,044.00	
61st	RESIDENTIAL	11,385.00	341.00	11,044.00	
62nd		RES. TERRACE (zfa)	4,572.00	-	4,572.00
		RES. AMENITY	6,813.00	-	6,813.00
		TOTAL	11,385.00	-	11,385.00
63rd		MECH	4,998.00	4,998.00	-
		TOTAL	4,998.00	4,998.00	-
		MECH + EMR	2,497.00	2,497.00	-
Bulkhead		EMR	830.00	830.00	-
BELOW GRADE SUB-TOTAL			20,722.0	20,722.0	0.0
ABOVE GRADE SUB-TOTAL			786,662.0	43,372.0	743,290.0
TOTAL			807,384.0	64,094.0	743,290.0
	RETAIL & SECURITY	4,629.0	0.0	4,629.0	
	RESIDENTIAL	701,518.0	20,813.0	680,705.0	
	RESIDENTIAL AMENITY	42,920.0	275.0	42,645.0	
	RESI BOH/STOR	10,918.0	179.0	10,739.0	
	RESIDENTIAL TERRACE	4,572.0	0.0	4,572.0	
	PARKING	4,901.0	4,901.0	0.0	
MECHANICAL			37,926.0	37,926.0	0.0
			GROSS FLOOR AREA	MECHANICAL DEDUCTION	ZONING FLOOR AREA
			Total Residential ZFA		738,661.0

ZONING CALCULATION

[illegible]

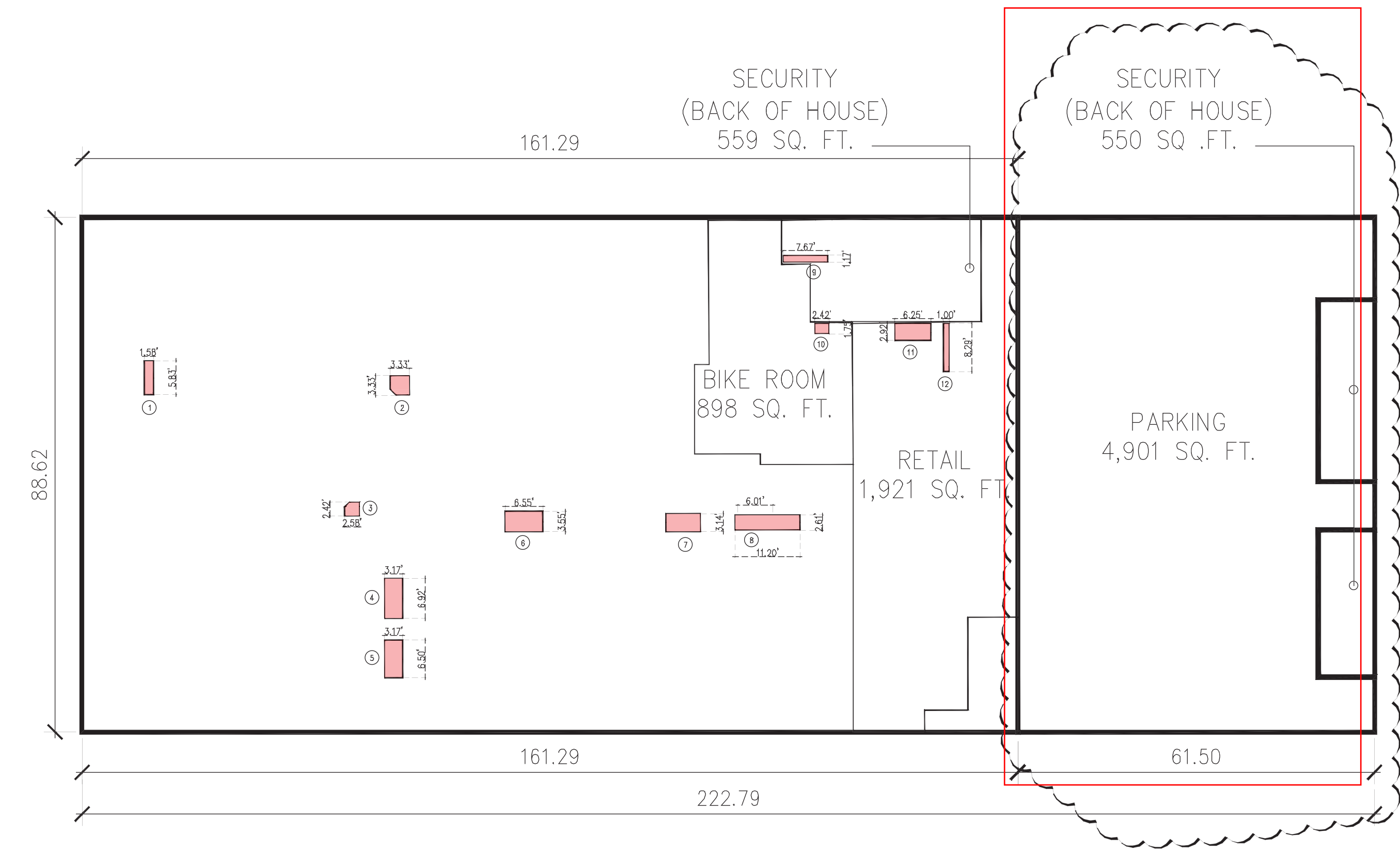
NOTE: ELEVATIONS ARE BASED ON SURVEY
INFORMATION PROVIDED, AND REFERENCE
NAVD 88 DATUM AS REQUIRED BY LOCAL LAW
96/2013.

PROJECT: <h1>Manhattan West</h1> <h2>Southwest Residential Tower</h2> <p>PART OF THE MANHATTAN WEST MASTER PLAN West 31st Street & Dyer Avenue New York, NY.</p>																							
OWNER/DEVELOPER: <h1>Brookfield</h1> <p>80P West 31st Street LLC Brookfield Properties W 3rd CO L.P. Brookfield Place, 255 Vesey Street New York, NY 10281</p>																							
ARCHITECT: <h1>SLCE Architects, LLP</h1> <p>1359 BROADWAY NEW YORK, NY 10018 TEL: (212) 979-8400 FAX: (212) 979-8387</p>																							
DESIGN ARCHITECT / MASTER PLAN ARCHITECT: <h1>SOM</h1> <p>Slidmore, Owings & Merrill LLP 14 Wall Street New York, NY 10005 (212) 278-5000</p>																							
INTERIOR DESIGN: <h1>RW STUDIO</h1> <p>204 LAFAYETTE STREET, 6TH FLOOR NEW YORK, NY 10012 TEL: (212) 625-3894 FAX: (212) 625-3807</p>																							
LANDSCAPE ARCHITECT: <h1>JAMES CORNER FIELD OPERATIONS</h1> <p>475 TENTH AVENUE NEW YORK, NY 10018 TEL: (212) 453-1450</p>																							
STRUCTURAL ENGINEER: <h1>DESIMONE CONSULTING ENGINEERS, P.L.L.C.</h1> <p>18 WEST 18TH STREET NEW YORK, NY 10011 TEL: (212) 532-2211 FAX: (212) 481-6108</p>																							
MECHANICAL ENGINEER: <h1>COSENTINI ASSOCIATES</h1> <p>TWO PENN PLAZA NEW YORK, N.Y. 10121 TEL: (212) 615-3600 FAX: (212) 615-5700</p>																							
BUILDING ENVELOPE CONSULTANT: <h1>VIDARIS INC. / ISRAEL BERGER & ASSOCIATES, INC.</h1> <p>233 MADISON AVENUE NEW YORK, NY TEL: (212) 689-5389 FAX: (212) 689-6449</p>																							
ENERGY / ENVIRONMENTAL CONSULTANT: <h1>VIDARIS INC. / VIRIDIAN ENERGY & ENVIRONMENTAL</h1> <p>50 WASHINGTON STREET NORWALK, CT 06854 TEL: (203) 299-1411 FAX: (203) 299-1656</p>																							
VERTICAL TRANSPORTATION CONSULTANT: <h1>VAN DEUSEN & ASSOCIATES</h1> <p>5 REGENT STREET, SUITE 524 LIVINGSTON, NJ 07039 TEL: (973) 944-9220</p>																							
ACOUSTICAL CONSULTANT: <h1>CERAMI ASSOCIATES</h1> <p>404 FIFTH AVENUE NEW YORK, NY 10018 TEL: (212) 370-1776 FAX: (212) 370-1736</p>																							
CIVIL ENGINEER: <h1>PHILIP HABIB & ASSOCIATES</h1> <p>102 MADISON AVENUE, 11TH FL. NEW YORK, NY 10016 TEL: (212) 929-5656 FAX: (212) 929-5605</p>																							
GEOTECHNICAL ENGINEER: <h1>MUESER RUTLEDGE CONSULTING ENGINEERS</h1> <p>225 WEST 34th, STREET NEW YORK, NY 10122 TEL: (917) 339-9300 FAX: (917) 339-9400</p>																							
CONSTRUCTION MANAGER: <h1>HUNTER ROBERTS CONSTRUCTION GROUP</h1> <p>225 LIBERTY STREET, 6th FLOOR NEW YORK, NY 10281 TEL: (212) 321-6800</p>																							
<table border="1"> <tr> <td>2015-04-16</td> <td>ISSUED FOR DOB FILING - F&A</td> </tr> <tr> <td>2015-06-06</td> <td>ISSUED FOR DOB FILING</td> </tr> <tr> <td>2016-12-15</td> <td>ISSUED FOR G&P</td> </tr> <tr> <td>2016-11-07</td> <td>ISSUED FOR DOB FILING</td> </tr> <tr> <td>2016-09-29</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> <tr> <td>2016-08-28</td> <td>ISSUED FOR FILING</td> </tr> <tr> <td>2016-05-12</td> <td>ISSUED FOR RIBS</td> </tr> <tr> <td>2016-03-28</td> <td>ISSUED FOR ENVIRONMENTAL DEVELOPMENT</td> </tr> <tr> <td>2016-02-14</td> <td>ISSUED FOR FOUNDATION FILING</td> </tr> <tr> <td>2016-01-24</td> <td>S&T DESIGN DEVELOPMENT</td> </tr> <tr> <td>DATE:</td> <td>REVISION:</td> </tr> </table>		2015-04-16	ISSUED FOR DOB FILING - F&A	2015-06-06	ISSUED FOR DOB FILING	2016-12-15	ISSUED FOR G&P	2016-11-07	ISSUED FOR DOB FILING	2016-09-29	ISSUED FOR CONSTRUCTION	2016-08-28	ISSUED FOR FILING	2016-05-12	ISSUED FOR RIBS	2016-03-28	ISSUED FOR ENVIRONMENTAL DEVELOPMENT	2016-02-14	ISSUED FOR FOUNDATION FILING	2016-01-24	S&T DESIGN DEVELOPMENT	DATE:	REVISION:
2015-04-16	ISSUED FOR DOB FILING - F&A																						
2015-06-06	ISSUED FOR DOB FILING																						
2016-12-15	ISSUED FOR G&P																						
2016-11-07	ISSUED FOR DOB FILING																						
2016-09-29	ISSUED FOR CONSTRUCTION																						
2016-08-28	ISSUED FOR FILING																						
2016-05-12	ISSUED FOR RIBS																						
2016-03-28	ISSUED FOR ENVIRONMENTAL DEVELOPMENT																						
2016-02-14	ISSUED FOR FOUNDATION FILING																						
2016-01-24	S&T DESIGN DEVELOPMENT																						
DATE:	REVISION:																						
D.O.B. NUMBER: <h1>NB# 121185760</h1>																							
NOTICE: Scale:																							
KEY PLAN: 																							
PROJECT: <h1>MANHATTAN WEST</h1> <h2>NEW YORK, NEW YORK</h2>																							

GROSS FLOOR AREA AND DEDUCTION CALCULATIONS

SCALE: 1/16" = 1'-0"

FIRST FLOOR

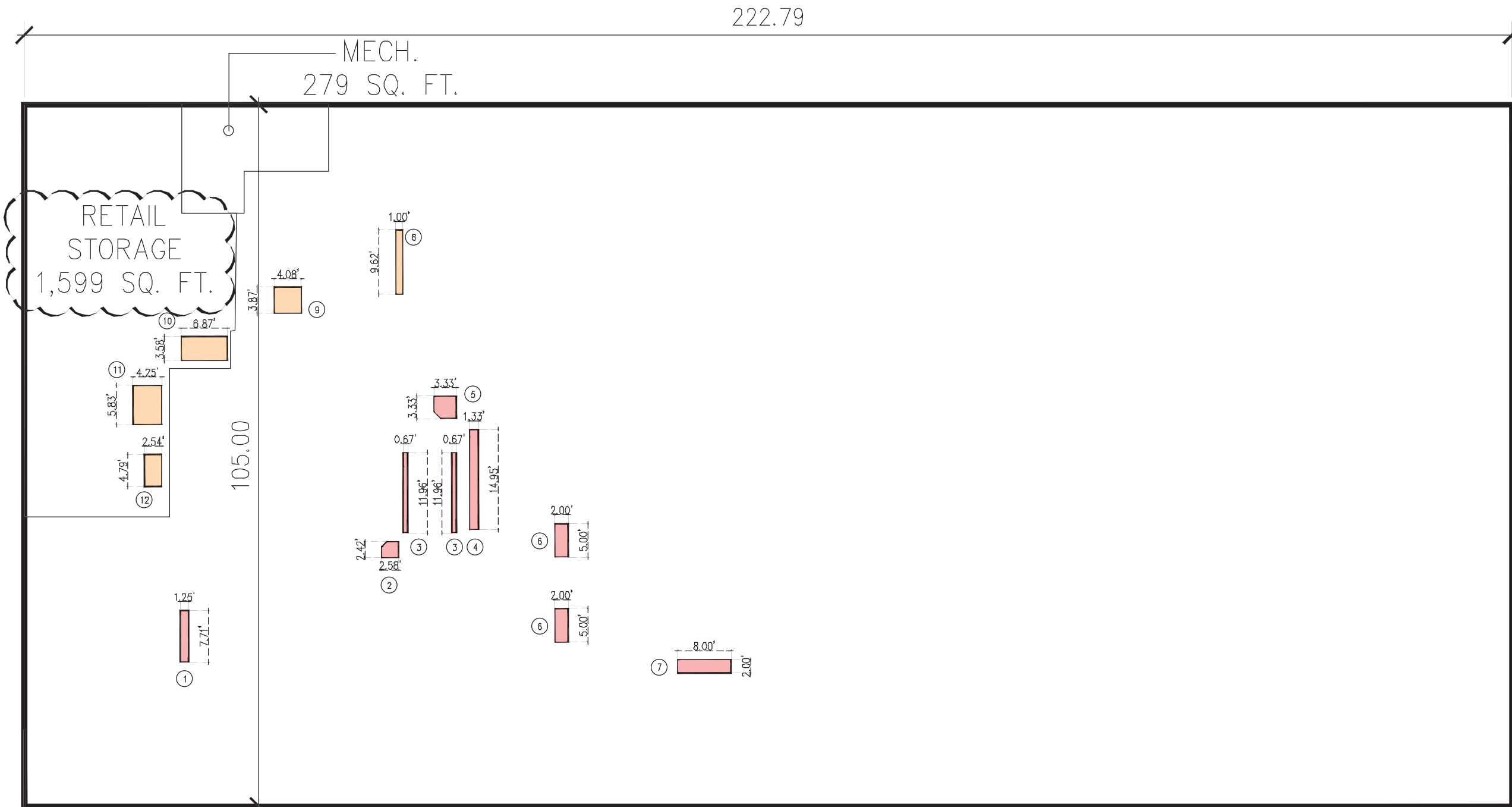


1ST FLOOR		
ZONING AREA - SQ. FT.		
G.F.A.	DEDUCTION	Z.F.A.
19,747.00	5,979.19	13,767.81

GROSS FLOOR AREA - SQ. FT.	
USES	C6-4
RETAIL	1,921.00
RESIDENTIAL	10,918.00
BIKE STORAGE	898.00
SECURITY	1,109.00
PARKING	4,901.00
TOTAL GROSS FLOOR AREA	19,747.00

DEDUCTIONS - SQ. FT.				
NO.	TYPE	DIMENSIONS (FT)	Quantity	TOTAL
1	M	1.58 X 5.83	1	9.21
2	P	3.33 X 3.33	1	11.09
3	P	2.58 X 2.42	1	6.24
4	M	3.17 X 6.92	1	21.94
5	M	3.17 X 6.50	1	20.61
6	P	6.55 X 3.55	1	23.25
7	P	6.01 X 3.14	1	18.87
8	P	11.20 X 2.61	1	29.23
9	P	7.67 X 1.17	1	8.97
10	M	2.42 X 1.75	1	4.24
11	M	6.25 X 2.92	1	18.25
12	P	1.00 X 8.29	1	8.29
13	PARKING			4,901.00
14	BIKE STORAGE			898.00
TOTAL				5,979.19

2ND FLOOR

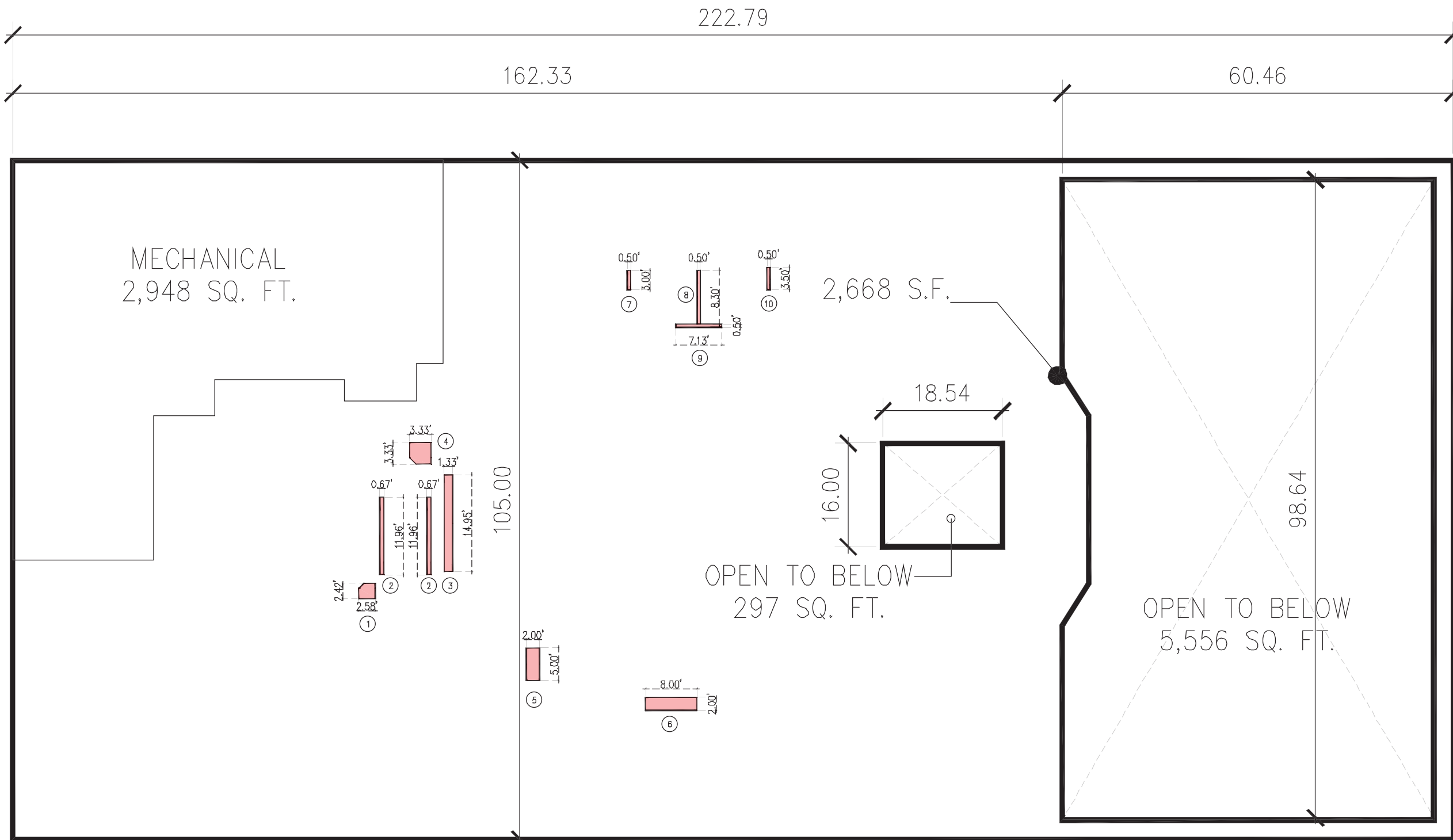


2ND FLOOR		
ZONING AREA - SQ. FT.		
G.F.A.	DEDUCTION	Z.F.A.
23,393.00	464.83	22,928.17

GROSS FLOOR AREA - SQ. FT.	
USES	C6-4
MECHANICAL	279.00
RESIDENTIAL AMENITY	21,515.00
BIKE STORAGE	0.00
RETAIL STORAGE	1,599.00
TOTAL GROSS FLOOR AREA	23,393.00

DEDUCTIONS - SQ. FT.				
NO.	TYPE	DIMENSIONS (FT)	Quantity	TOTAL
1	P	1.25 X 7.71	1	9.64
2	P	2.58 X 2.42	1	6.24
3	STAIR	0.67 X 11.96	2	16.03
4	P	1.33 X 14.95	1	19.88
5	P	3.33 X 3.33	1	11.09
6	P	2.00 X 5.00	2	20.00
7	P	8.00 X 2.00	1	16.00
8	P	1.00 X 9.62	1	9.62
9	M	4.08 X 3.87	1	15.79
10	M	6.87 X 3.58	1	24.59
11	M	4.25 X 5.83	1	24.78
12	M	2.54 X 4.79	1	12.17
13	MECHANICAL			279.00
TOTAL				464.83

3RD FLOOR



3RD FLOOR		
ZONING AREA - SQ. FT.		
G.F.A.	DEDUCTION	Z.F.A.
17,540.00	3,037.00	14,503.00

GROSS FLOOR AREA - SQ. FT.	
USES	C6-4
RESIDENTIAL AMENITY	14,592.00
MECHANICAL	2,948.00
TOTAL GROSS FLOOR AREA	17,540.00

DEDUCTIONS - SQ. FT.					
NO.	TYPE	DIMENSIONS (FT)		Quantity	TOTAL
1	P	2.58	X 2.42	1	6.24
2	STAIR	0.67	X 11.96	2	16.03
3	P	1.33	X 14.95	1	19.88
4	P	3.33	X 3.33	1	11.09
5	P	2.00	X 5.00	1	10.00
6	P	8.00	X 2.00	1	16.00
7	P	0.50	X 3.00	1	1.50
8	P	0.50	X 8.30	1	4.15
9	P	7.13	X 0.50	1	3.57
10	P	0.50	X 3.50	1	1.75
11					
12					
13					
14					
TOTAL					89.00

PROJECT:
**Manhattan West
Southwest Residential
Tower**
PART OF THE MANHATTAN WEST MASTER PLAN
West 31st street & Dyer Avenue
New York, NY.

OWNER/DEVELOPER:
Brookfield
80P West 31st Street LLC
Brookfield Properties W 33rd CO.L.P.
Brookfield Place, 250 Vesey Street
New York, NY 10038

ARCHITECT:
SLCEArchitects,LLP
1359 BROADWAY
NEW YORK, NY 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

DESIGN ARCHITECT / MASTER PLAN ARCHITECT:
SOM
Skidmore, Owings & Merrill LLP
14 Wall Street New York, NY 10005
TEL: (212) 298-9300

INTERIOR DESIGN:
RW STUDIO
324 LAFAYETTE STREET, 6TH FLOOR
NEW YORK, NY 10012
TEL: (212) 625-3808
FAX: (212) 625-3807

LANDSCAPE ARCHITECT:
**JAMES CORNER
FIELD OPERATIONS**
475 TENTH AVENUE
NEW YORK, NY 10018
TEL: (212) 433-1450

STRUCTURAL ENGINEER:
**DeSIMONE CONSULTING
ENGINEERS, P.L.L.C.**
18 WEST 18TH STREET
NEW YORK, NY 10011
TEL: (212) 532-2211
FAX: (212) 481-6108

MECHANICAL ENGINEER:
COSENTINI ASSOCIATES
TWO PENN PLAZA
NEW YORK, NY 10121
TEL: (212) 615-3600
FAX: (212) 615-3700

BUILDING ENVELOPE CONSULTANT:
**VIDARIS INC. /
ISRAEL BERGER & ASSOCIATES, INC.**
232 MADISON AVENUE
NEW YORK, NY
TEL: (212) 689-5389
FAX: (212) 689-6449

ENERGY / ENVIRONMENTAL CONSULTANT:
**VIDARIS INC. /
VIRIDIAN ENERGY & ENVIRONMENTAL**
50 WASHINGTON STREET
NORWALK, CT 06854
TEL: (203) 299-1411
FAX: (203) 299-1656

VERTICAL TRANSPORTATION CONSULTANT:
VAN DEUSEN & ASSOCIATES
5 RECENT STREET, SUITE 524
LIVINGSTON, NJ 07039
TEL: (973) 994-9220

ACOUSTICAL CONSULTANT:
CERAMI ASSOCIATES
404 FIFTH AVENUE
NEW YORK, NY 10018
TEL: (212) 370-1779
FAX: (212) 370-1736

CIVIL ENGINEER:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FL.
NEW YORK, NY 10016
TEL: (212) 929-5656
FAX: (212) 929-5605

GEOTECHNICAL ENGINEER:
**MUESER RUTLEDGE
CONSULTING ENGINEERS**
225 WEST 34TH STREET
NEW YORK, NY 10122
TEL: (917) 339-9000
FAX: (917) 339-9400

CONSTRUCTION MANAGER:
**HUNTER ROBERTS
CONSTRUCTION GROUP**
225 LIBERTY STREET, 6TH FLOOR
NEW YORK, NY 10038
TEL: (212) 321-6800

2017-04-10	ISSUED FOR DOB FILING PAA
2014-12-15	ISSUED FOR DOB FILING
2014-11-07	ISSUED FOR DOB FILING
2014-09-09	ISSUED FOR DOB FILING
2014-08-28	ISSUED FOR DOB FILING
2014-05-12	ISSUED FOR DOB FILING
2014-03-14	DESIGN DEVELOPMENT
DATE	REVISION

DOB NUMBER:
NB# 121185760



PROJECT:
**MANHATTAN WEST
NEW YORK, NEW YORK**

DRAWING TITLE:
**GROSS AREA
& MECHANICAL DEDUCTIONS**

DATE: 2017-04-10
PROJECT No: 2017-02
DRAWN BY: T.J.F.
CHECKED BY: T.J.F.
SCALE: 1/16" = 1'-0"
SHEET No: **Z-006.01**
SHEET No: 1

FILE No: 11 Brooklyn & Manhattan West (2013-2017) (S.C.P. Drawings, Design & Construction) (S.M.M.) (2017-02-01) (REV)

FILE No: 138030001 and Incheon-West (2011-22) (SUCB) Drawings (BMM_A100_Cellardwg