

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 10281

ARCHITECT:

SLCEArchitects,LLP

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

DESIGN ARCHITECT / MASTER PLAN ARCHITECT:

SOM

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14 Wall Street New York, NY 10005
(212) 298-9300

INTERIOR DESIGN:

RW STUDIO

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CONSTRUCTION MANAGER:

**HUNTER ROBERTS
CONSTRUCTION GROUP**

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NEW YORK, NY 10281
TEL.: (212) 321-6800

2017-09-10	ISSUED FOR DOB FILING - P&A
2015-08-07	ISSUED FOR DOB FILING - P&A
2015-04-16	ISSUED FOR DOB FILING - P&A
2014-12-15	ISSUED FOR GMP
2014-11-07	ISSUED FOR DOB FILING
2014-08-22	ISSUED TO HPD
2014-06-03	50% CONSTRUCTION DOCUMENTS
2014-05-12	ISSUED FOR FILING
2014-03-14	DESIGN DEVELOPMENT
2014-02-14	ISSUED FOR FOUNDATION FILING
2014-01-24	50% DESIGN DEVELOPMENT

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PROJECT:

MANHATTAN WEST

NEW YORK, NEW YORK

DRAWING TITLE:

OVERALL SITE PLAN

(DYER AVE. EASEMENT DIAGRAM)

SEAL & SIGNATURE:

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NEW YORK, NEW YORK

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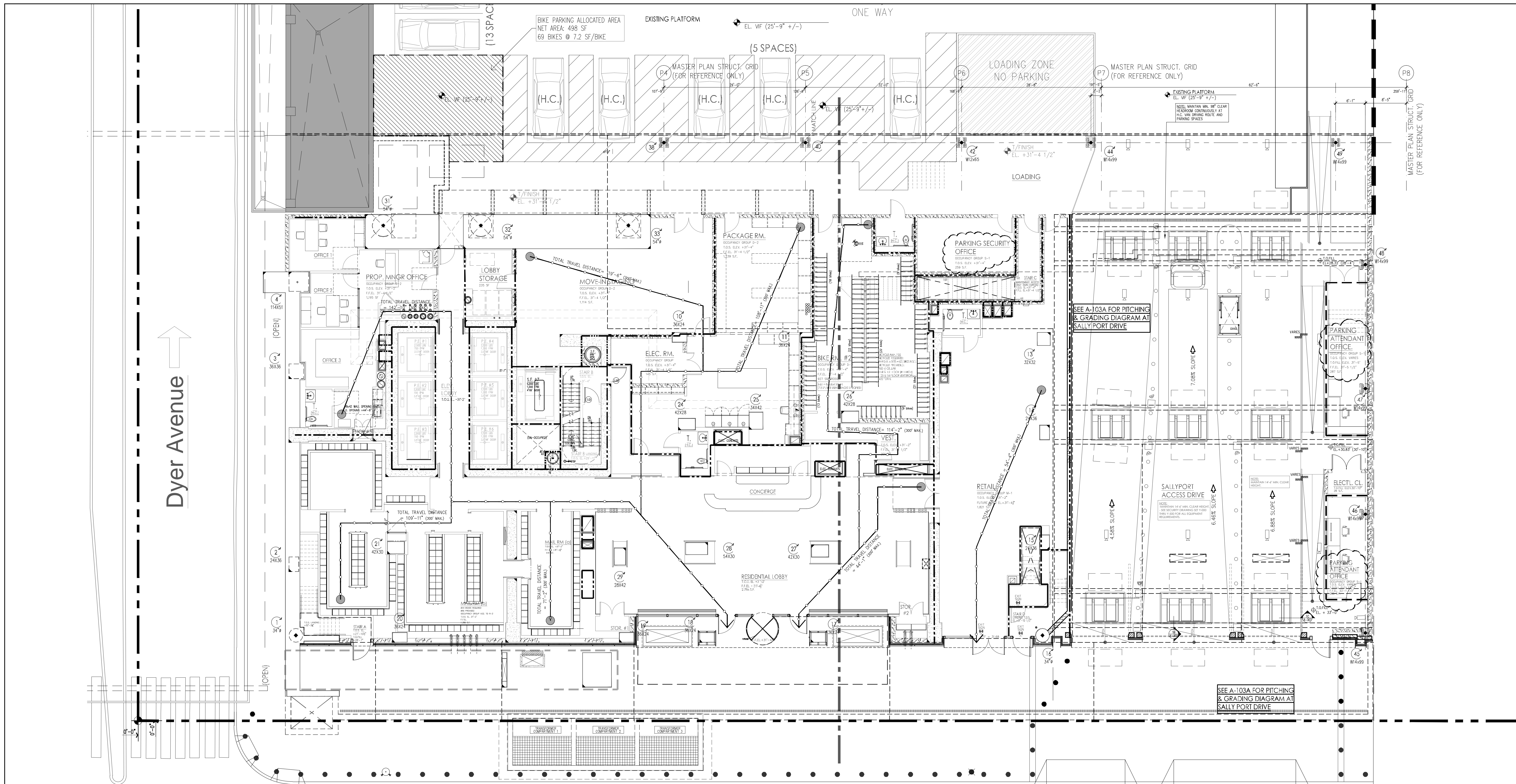
OVERALL SITE PLAN

(DYER AVE. EASEMENT DIAGRAM)

SEAL & SIGNATURE:

DATE:

PROJECT NO:



LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- COMMON PATH OF TRAVEL
- DEAD END CORRIDOR
- ONE HOUR BEARING WALLS (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR WALLS (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR WALLS (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

RECIDANTAL GENERAL NOTES:

- BUILDING IS FULLY SPRINKLERED PER NFPA 13. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS: 405 WEST 31ST STREET, NEW YORK, NEW YORK

BLOCK: 729

ZONING DISTRICT: C64

LOT AREA: 5' 5"

STORIES: 63

CONSTRUCTION: 62 STORES OF REINFORCED CONCRETE, FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
MERCANTILE	M
RESIDENTIAL	R-2
PARKING	S-2
STORAGE	S-2
MECHANICAL	F-2
BUSINESS	B

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
OFFICES	100 SF
MECHANICAL SPACE	300 SF
RETAIL	30 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2008 BUILDING CODE OF THE CITY OF NEW YORK, FEDERAL FAIR HOUSING ACT, HANDICAP ACCESSIBILITY, AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003, AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS, A-2 ASSEMBLY, A-3 EXERCISE, M-3 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB
5. FIRE PROTECTION		
6. SPRINKLERS		FULLY SPRINKLERED FOR ALL FLOORS
7. INTERIOR FINISH CLASS:		
8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):		

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP B, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 10 TO < 30	OTHERS	1	1
>= 30 TO < 100	IA, IB	1	1
>= 100 TO < 300	IIA, IIB	0	0
>= 300 TO < 1000	OTHERS	1	1
>= 1000	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3 ≤ TO < 5	5 ≤ TO < 10	10 ≤ TO < 15	15 ≤ TO < 20	20 ≤ TO < 25	25 ≤ TO < 30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS

FULLY SPRINKLERED FOR ALL FLOORS

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITS	ROOMS AND ENCLOSED SPACES
A-2	A	B	C	A	B	B
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	DOORS	STAIRS	RAMP	MIN. WIDTH	MAX. DEAD END (1013.3)	COMMON PATH OF TRAVEL (1013.3)
R-1, R-2	200	0.2	0.3	0.2	44"	80" (80" WITH 2HR CORR)	125"
A-2	150-P/250-S	0.2	0.3	0.2	44"	20"	30" (50") SC
M	200	0.2	0.3	0.2	44"	20"	125"
S-2	250	0.2	0.3	0.2	44"	20"	100"
A	150-P	0.2	0.3	0.2	44"	20"	30"
B	250-S	0.2	0.3	0.2	44"	20"	75"

OCCUPANCY CALCULATIONS

PER TABLE 1004.1.2

USE	CLASS	AREA S.F.	FLR AREA/OCCUPANT	FLR AREA/OCCUPANT LOAD
RESIDENTIAL LOBBY	R-2	2,786(GROSS)	100	28 persons
MAIL ROOM	R-2	1,824(GROSS)	100	18 persons
PACKAGE ROOM	D-2	1,239(GROSS)	300	4 persons
MOVE-IN STAGING	D-2	1,114(GROSS)	300	4 persons
BICYCLE STORAGE	D-2	927(GROSS)	300	3 persons
RETAIL	M-1	1,820(GROSS)	30	61 persons
PROP. MANAGER OFFICE	B-2	-	-	10 persons
PARKING SECURITY	S-1	-	-	2 persons
PARKING ATTENDANT OFFICE	S-1	-	-	2 persons
PARKING ATTENDANT OFFICE	S-1	-	-	1 person

9. LOCATION OF EXITS

1014.2.1

DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.

10. EXIT DOORS

1008.1.1.1

MAX. WIDTH: 48" (PER LEAF)
MIN. WIDTH: 32" (SINGLE DOOR)

11. EXIT ACCESS

1013.6

EXIT ACCESS IN R-2 OCCUPANCIES, IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016, WHERE TWO OR MORE EXITS ARE REQUIRED.

12. STAIRWAY DOOR

403.12 1008.1.8.7

A DOOR LOOKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER, SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.

13. STAIRWAY WIDTH

1025.2.1

NOT LESS THAN 44" WIDE

14. STAIR PRESSURE/POST FIRE SMOKE PURGE

912.1 EXCEPTION #1

POST FIRE SMOKE PURGE NOT REQUIRED IN R2 DUE TO PERFEABLE WINDOWS IN COMPLIANCE WITH 912.4(1).

15. ACCESSIBLE MEANS OF EGRESS

1007.2.1 1109.6

(2) ACCESSIBLE MEANS OF EGRESS ARE REQUIRED. BOTH ARE VIA AN ELEVATOR AS PER BC 1007.2.1

16. NATURAL LIGHT

1203.4.1.2

10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA

17. NATURAL VENTILATION HABITABLE SPACES

1008.1

5% OF FLOOR AREA OF THE HABITABLE SPACE

OCCUPANCY CALCULATIONS

PER TABLE 1004.1.2

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EGRESS CALCULATIONS

PER 1005.1 (DOORS CALCULATED @ 0.2"/OCCUPANT)

TOTAL NO. OF OCCUPANTS: 133 OCC.

DOOR WIDTH REQUIRED: 133 OCC. x 2"/P = 266"

DOOR WIDTH PROVIDED: (4) 36" x 144", COMPLIES

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2017-07-01 PLAN

2015-08-01 BULLETIN #5

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2014-09-09 ISSUED FOR CONSTRUCTION

2014-08-01 NEW CONSTRUCTION DOCUMENTS

2014-04-01 USE CONSTRUCTION DOCUMENTS

2014-03-12 ISSUED FOR PERMITS

2014-03-14 DESIGN DEVELOPMENT

2014-02-14 ISSUED FOR FOUNDATION PERMITS

2014-02-14 REVISION:

D.C.B. NUMBER:

NB# 121185760

Scale: 1/8" = 1'-0"

KEY PLAN:

PROJECT:

MANHATTAN WEST NEW YORK, NEW YORK

DRAWING TITLE:

1ST FLOOR LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE: 11/25/13

PROJECT NO: 2012-02

DRAWN BY: T.J.F.

CHECKED BY: T.J.F.

NO.: A-051.01

SHEET NO.:

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