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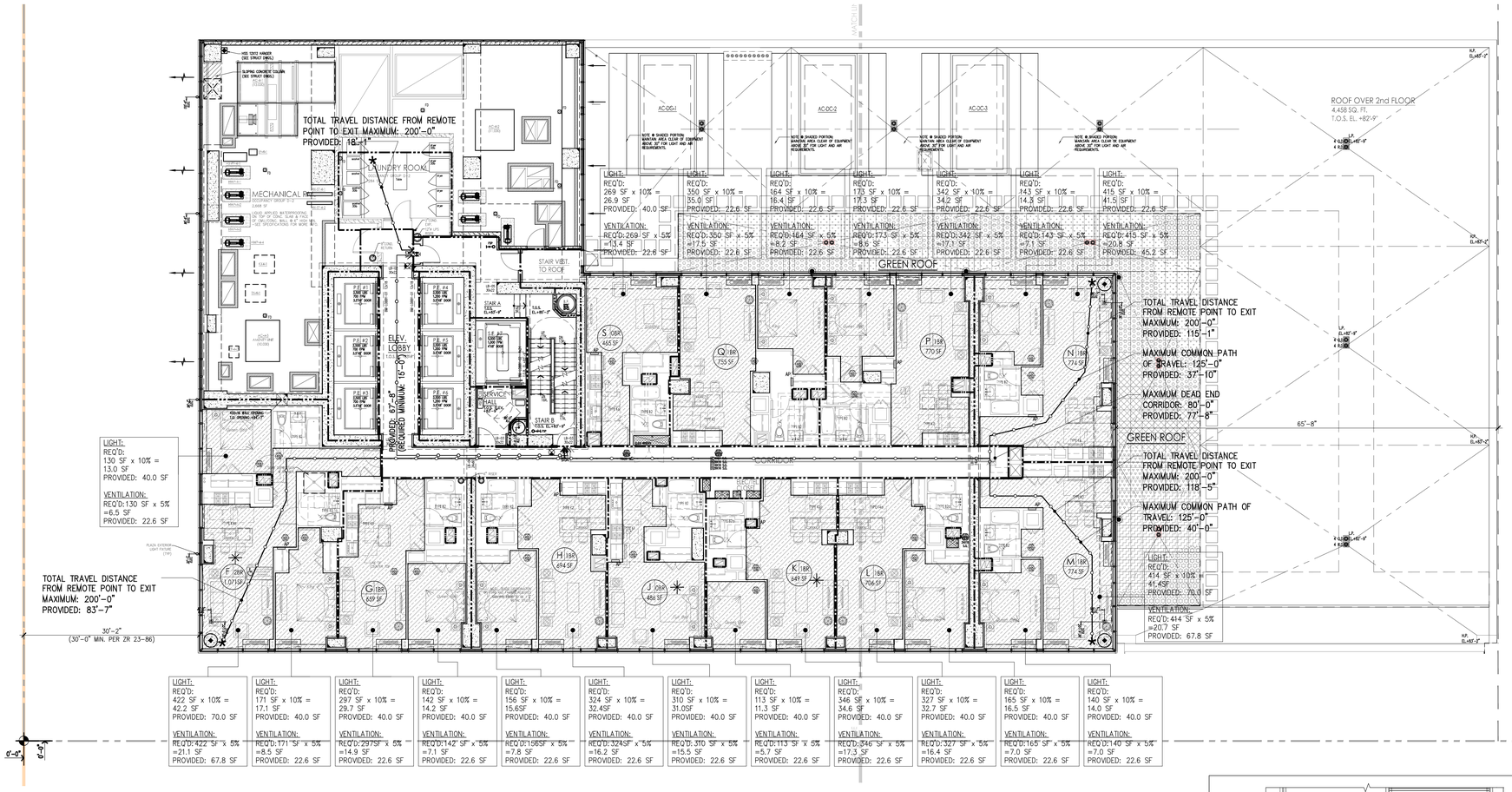
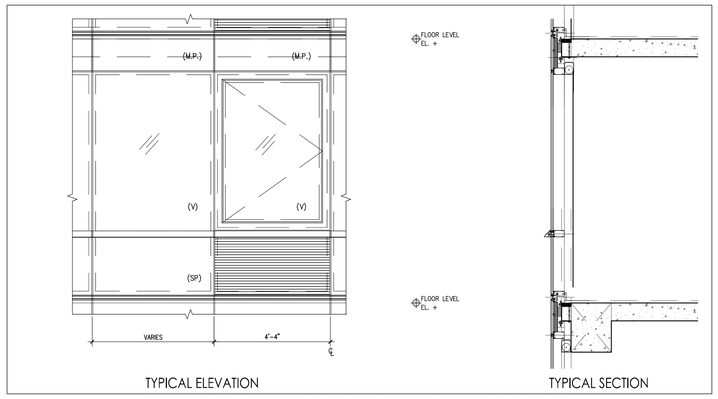



TYPICAL ELEVATION

TYPICAL SECTION

# TYPICAL OPERABLE WINDOWS IN D.U.

## 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

RESIDENTIAL GENERAL NOTES:
1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. 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 |
| ZONING MAP: | 8d |
| LOT AREA: | SF |
| STORIES: | 63 |
| CONSTRUCTION: | 62 STORIES 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: HANDICAP LAWS AND GUIDELINES: | | 2008 BUILDING CODE OF THE CITY OF NEW YORK<br>FEDERAL FAIR HOUSING ACT<br>HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003.<br>AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS) |
| 2. BUILDING OCCUPANCY: | 308.2 | R-2 APARTMENTS<br>A-2 ASSEMBLY<br>A-3 EXERCISE<br>M RETAIL<br>S-2 STORAGE, MECHANICAL |
| 3. CONSTRUCTION CLASSIFICATION: | TABLE 601 | NONCOMBUSTIBLE I-B |
| 4. HEIGHT LIMITATIONS: | TABLE 503 | NO LIMIT HEIGHT OR AREA – IB |
| 5. FIRE PROTECTION | | |

**TABLE 601** FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING TYPE I-B ELEMENTS (HOURS)

| | |
|---|---|
| COLUMNS, GIRDERS, TRUSSES | 2 HRS. |
| BEARING WALLS – EXTERIOR & INTERIOR | 2 HRS. |
| NON-BEARING WALLS & PARTITIONS – EXTERIOR | TABLE 602 |
| NON-BEARING WALLS & PARTITIONS – INTERIOR | 0 HRS. |
| FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS | 2 HRS. |
| ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS | 1 HR. |

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 |
| >= 5 TO < 10 | OTHERS | 1 | 1 |
| >= 10 TO < 30 | IA, IB | 1 | 1 |
| >= 10 TO < 30 | IIB, VB | 0 | 0 |
| >= 10 TO < 30 | OTHERS | 1 | 1 |
| >= 30 | 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 EXITWAYS | ROOMS AND ENCLOSED SPACES | VERTICAL EXITS AND EXIT PASSAGEWAYS | EXIT ACCESS CORRIDORS AND OTHER EXITWAYS | ROOMS AND ENCLOSED SPACES |
|---|---|---|---|---|---|---|
| A-2 | B | B | C | A | A | B |
| R-2 | B | C | C | A | B | B |

**8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):**

**TABLE 1005.1** EGRESS WIDTH **TABLE 1015.1** EXIT ACCESS TRAVEL DISTANCE

| OCCUPANCY CLASS | TRAVEL DISTANCE (WITH SPRINKLER) | CAPACITY EGRESS WIDTH FOR OCCUPANTS | | | CORRIDORS | | COMMON PATH OF TRAVEL (1013.3) |
|---|---|---|---|---|---|---|---|
| | | DOORS | STAIRS | RAMPS | MIN. WIDTH | MAX. DEAD END (1016.3) | |
| R-1, R-2 | 200 | 0.2 | 0.3 | 0.2 | – | 40' (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 250-S | 0.2 | 0.3 | 0.2 | 44 | 20' | 30' |
| B | 300 | 0.2 | 0.3 | 0.2 | 44 | 20' | 75' |

CODE

| | | |
|---|---|---|
| 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)<br>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 LOCKED 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 | 1205.2.1 | 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: OPERABLE WINDOWS IN COMPLIANCE WITH 912.1(4)(1). |
| 15. ACCESSIBLE MEANS OF EGRESS | 1007.2.1 1109.6 | (2) ACCESSIBLE MEANS OF EGRESS ARE REQUIRED. BOTH ARE MA 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. | 1009.1 | 5% OF FLOOR AREA OF THE HABITABLE SPACE |

## OCCUPANCY CALCULATIONS

PER TABLE 1004.1.2

| USE | CLASS | AREA S.F. | FLR AREA/ OCCUPANT | OCCUPANT LOAD |
|---|---|---|---|---|
| – | – | – | – | – persons |
| – | – | – | – | – persons |
| | | | | |
| | | | | |
| | | | | |

* : INCIDENTAL USE AREAS FOR PER TABLE 508.2
** : ACCESSORY PER TABLE 508.3.1

## EGRESS CALCULATIONS

PER 1005.1 (DOORS CALCULATED @ 0.2"/OCCUPANT. STAIRS CALCULATED AT 0.3"/OCCUPANT)

TOTAL NO. OF OCCUPANTS: _____ SF/ 200 SF = ___ OCC.

DOOR WIDTH REQUIRED: ___ OCC. X .2"/P = ___"
DOOR WIDTH PROVIDED: (4) 36" = 144", COMPLIES

STAIR WIDTH REQUIRED: ___ OCC. X .3"/P = ___"
STAIR WIDTH PROVIDED:
STAIR A = 44" WIDE STAIRS
STAIR B = 44" WIDE STAIRS
STAIR D = 44" WIDE STAIRS

PROJECT:

# Manhattan West
## Southwest Residential Tower

PART OF THE MANHATTAN WEST MASTER PLAN
West 31st street & Dyer Avenue
New York, NY.

OWNER/DEVELOPER:
**Brookfield**
BOP West 31st Street LLC
Brookfield Properties W 33rd CO.L.P.
Brookfield Place, 250 Vesey Street
New York, NY 10281

ARCHITECT :
SLCE*Architects*,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
(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, N.Y. 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 REGENT STREET, SUITE 524
LIVINGSTON, NJ 07039
TEL.: (973) 994.9220

ACOUSTICAL CONSULTANT:
CERAMI ASSOCIATES
404 FIFTH AVENUE
NEW YORK, NY 10018
TEL.: (212) 370-1776
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) 339-9300
FAX.: (917) 339-9400

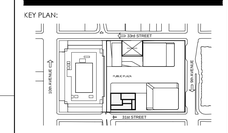
CONSTRUCTION MANAGER:
**HUNTER ROBERTS CONSTRUCTION GROUP**
225 LIBERTY STREET, 6th FLOOR
NEW YORK, NY 10281
TEL.: (212) 321-6800

| DATE: | REVISION: |
|---|---|
| 2015-05-01 | BULLETIN #5 |
| 2014-12-15 | ISSUED FOR GMP |
| 2014-11-07 | ISSUED FOR DOB FILING |
| 2014-09-09 | ISSUED FOR CONSTRUCTION |
| 2014-08-01 | 90% CONSTRUCTION DOCUMENTS |
| 2014-06-03 | 50% CONSTRUCTION DOCUMENTS |
| 2014-05-12 | ISSUED FOR FILING |
| 2014-03-14 | DESIGN DEVELOPMENT |
| 2014-02-14 | ISSUED FOR FOUNDATION FILING |

D.O.B. NUMBER: NB# 121185760

NORTH: Scale: 1/8" = 1'-0" (0' 3 6 12 18)

KEY PLAN:




PROJECT:
MANHATTAN WEST
NEW YORK , NEW YORK

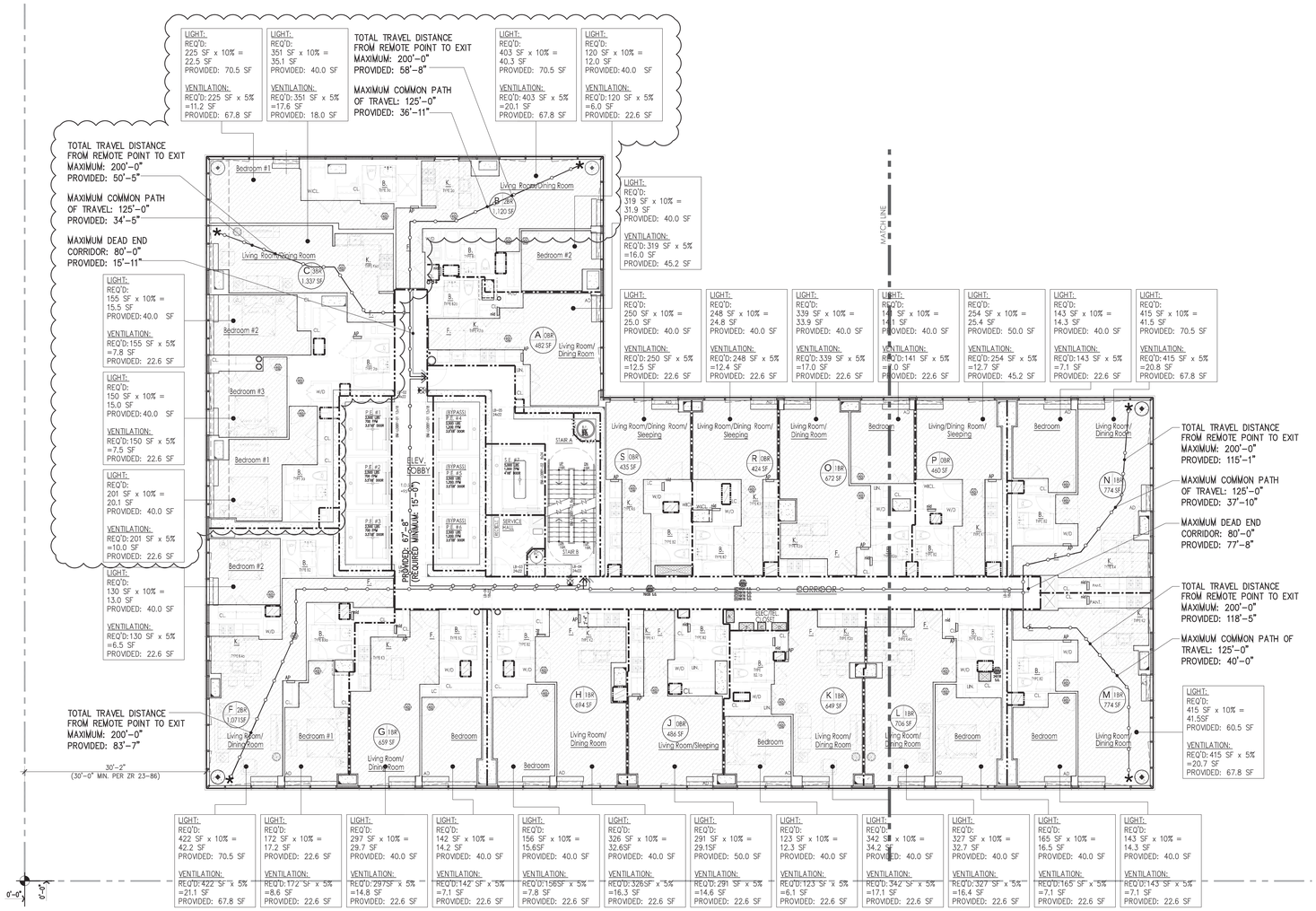
DRAWING TITLE:
4TH FLOOR
LIFE SAFETY PLAN

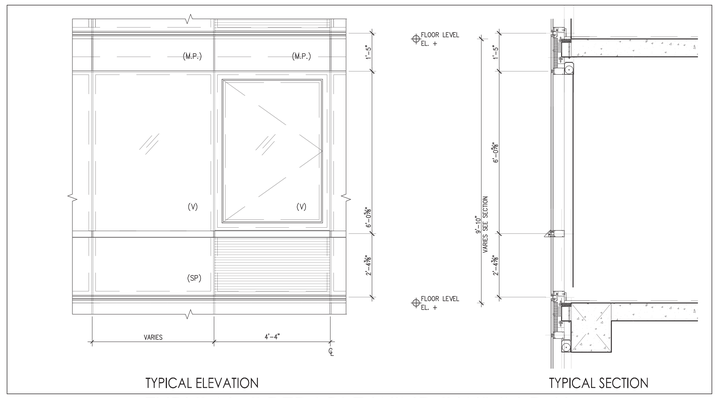
SEAL & SIGNATURE: REGISTERED ARCHITECT JOSEPH C. BRUNO STATE OF NEW YORK

| | |
|---|---|
| DATE: | 11/25/13 |
| PROJECT NO: | 2012-32 |
| DRAWN BY: | JCB |
| CHECKED BY: | T.J.F. |
| DRAWING NO.: | A-054.00 |
| SHEET. NO.: | |

FILE NO: T:\Brookfield-Manhattan-West (2012-32)\LCE Drawings\Life Safety\BMW_ADA_Life Safety

DEPT OF BLDGS 121185760 Job Number  E345363256 Scan Code




# TYPICAL OPERABLE WINDOWS IN D.U.

## 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

RESIDENTIAL GENERAL NOTES:
1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. 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 |
| ZONING MAP: | 8d |
| LOT AREA: | SF |
| STORIES: | 63 |
| CONSTRUCTION: | 62 STORIES 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 |
| HANDICAP LAWS AND GUIDELINES: | | FEDERAL FAIR HOUSING ACT<br>HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI–117.1–2003.<br>AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS) |
| 2. BUILDING OCCUPANCY: | 308.2 | R–2 APARTMENTS<br>A–2 ASSEMBLY<br>A–3 EXERCISE<br>M RETAIL<br>S–2 STORAGE, MECHANICAL |
| 3. CONSTRUCTION CLASSIFICATION: | TABLE 601 | NONCOMBUSTIBLE I–B |
| 4. HEIGHT LIMITATIONS: | TABLE 503 | NO LIMIT HEIGHT OR AREA – IB |
| 5. FIRE PROTECTION | | |
| TABLE 601 TYPE I–B FIRE–RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) | | |
| COLUMNS, GIRDERS, TRUSSES | | 2 HRS. |
| BEARING WALLS – EXTERIOR & INTERIOR | | 2 HRS. |
| NON–BEARING WALLS & PARTITIONS – EXTERIOR | | TABLE 602 |
| NON–BEARING WALLS & PARTITIONS – INTERIOR | | 0 HRS. |
| FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS | | 2 HRS. |
| ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS | | 1 HR. |

### 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 |
| >= 5 TO < 10 | OTHERS | 1 | 1 |
| >= 10 TO < 30 | IA, IB | 1 | 1 |
| >= 10 TO < 30 | IIB, VB | 0 | 0 |
| >= 10 TO < 30 | OTHERS | 1 | 1 |
| >= 30 | 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 EXITWAYS | ROOMS AND ENCLOSED SPACES | VERTICAL EXITS AND EXIT PASSAGEWAYS | EXIT ACCESS CORRIDORS AND OTHER EXITWAYS | ROOMS AND ENCLOSED SPACES |
|---|---|---|---|---|---|---|
| A–2 | B | B | C | A | A | B |
| R–2 | B | C | C | A | B | B |

**8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):**

**TABLE 1005.1** EGRESS WIDTH **TABLE 1015.1** EXIT ACCESS TRAVEL DISTANCE

| OCCUPANCY CLASS | TRAVEL DISTANCE (WITH SPRINKLER) | CAPACITY: EGRESS WIDTH FOR OCCUPANTS: DOORS | STAIRS | RAMPS | CORRIDORS: MIN. WIDTH | MAX. DEAD END (1016.3) | COMMON PATH OF TRAVEL (1013.3) |
|---|---|---|---|---|---|---|---|
| R–1, R–2 | 200 | 0.2 | 0.3 | 0.2 | – | 40' (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~~ 250–S | 0.2 | 0.3 | 0.2 | 44 | 20' | 30' |
| B | 300 | 0.2 | 0.3 | 0.2 | 44 | 20' | 75' |

### CODE

| | | |
|---|---|---|
| 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 LOCKED 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 | 1205.2.1 | 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 OPERABLE WINDOWS IN COMPLIANCE WITH 912.1(4)(1). |
| 15. ACCESSIBLE MEANS OF EGRESS | 1007.2.1 1109.6 | (2) ACCESSIBLE MEANS OF EGRESS ARE REQUIRED. BOTH ARE MA 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. | 1009.1 | 5% OF FLOOR AREA OF THE HABITABLE SPACE |

## OCCUPANCY CALCULATIONS

PER TABLE 1004.1.2

| USE | CLASS | AREA S.F. | FLR AREA/ OCCUPANT LOAD | OCCUPANT | |
|---|---|---|---|---|---|
| RESIDENTIAL APARTMENTS | R–2 | 12,867 | 200 | 64 | persons |

* : INCIDENTAL USE AREAS FOR PER TABLE 508.2
** :ACCESSORY PER TABLE 508.3.1

## EGRESS CALCULATIONS

PER 1005.1 (DOORS CALCULATED @ 0.2"/OCCUPANT. STAIRS CALCULATED AT 0.3"/OCCUPANT)

TOTAL NO. OF OCCUPANTS: 12,867 SF/ 200 SF = 64 OCC.

DOOR WIDTH REQUIRED: 64 OCC. X .2"/P = 12.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 64 OCC. X .3"/P = 19.2"
STAIR WIDTH PROVIDED:
STAIR A = 44" WIDE STAIRS
STAIR B = 44" WIDE STAIRS

For 8th-34th FLOOR LIFE SAFETY PLAN
See A-062.00

PROJECT:

# Manhattan West
## Southwest Residential Tower

PART OF THE MANHATTAN WEST MASTER PLAN
West 31st street & Dyer Avenue
New York, NY.

OWNER/DEVELOPER:

**Brookfield**

BOP West 31st Street LLC
Brookfield Properties W 33rd CO.L.P.
Brookfield Place, 250 Vesey Street
New York, NY 10281

ARCHITECT :

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

DESIGN ARCHITECT / MASTER PLAN ARCHITECT:

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Skidmore, Owings & Merrill LLP
14 Wall Street New York, NY 10005
(212) 298-9300

INTERIOR DESIGN :

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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
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FAX.: (212) 689-6449

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**HUNTER ROBERTS CONSTRUCTION GROUP**
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NEW YORK, NY 10281
TEL.: (212) 321-6800

| DATE: | REVISION: |
|---|---|
| 2016-10-11 | REVISED AS CLOUDED |
| 2015-05-01 | BULLETIN #5 |
| 2014-12-15 | ISSUED FOR GMP |
| 2014-11-07 | ISSUED FOR DOB FILING |
| 2014-09-09 | ISSUED FOR CONSTRUCTION |
| 2014-08-01 | 90% CONSTRUCTION DOCUMENTS |
| 2014-06-03 | 50% CONSTRUCTION DOCUMENTS |
| 2014-05-12 | ISSUED FOR FILING |
| 2014-03-14 | DESIGN DEVELOPMENT |
| 2014-02-14 | ISSUED FOR FOUNDATION FILING |

D.O.B. NUMBER:
NB# 121185760

NORTH:
Scale: 1/8" = 1'- 0"
0' 3 6 12 18

KEY PLAN:

PROJECT:
MANHATTAN WEST
NEW YORK , NEW YORK

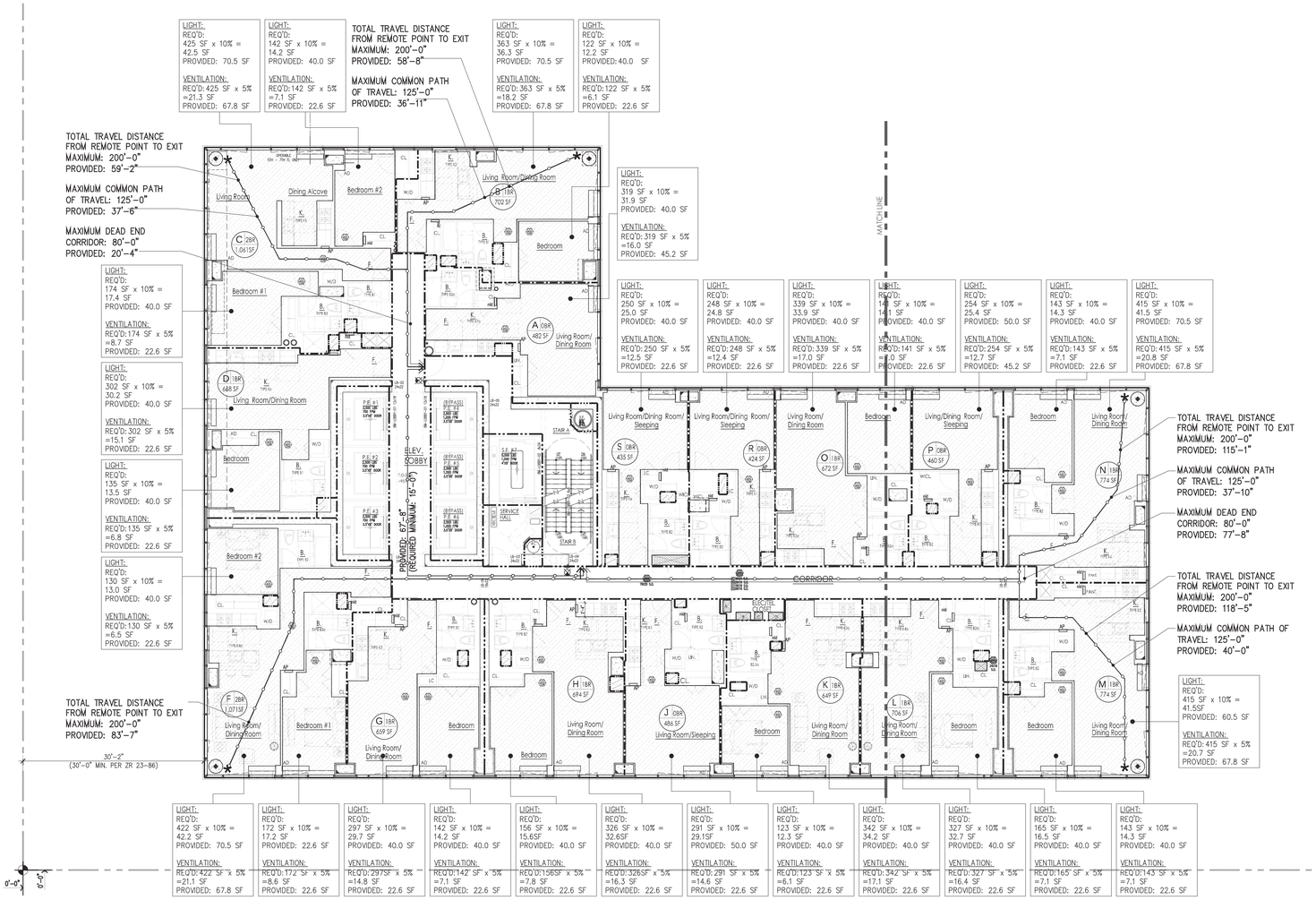
DRAWING TITLE:
5TH THRU 7TH FLOOR LIFE SAFETY PLAN

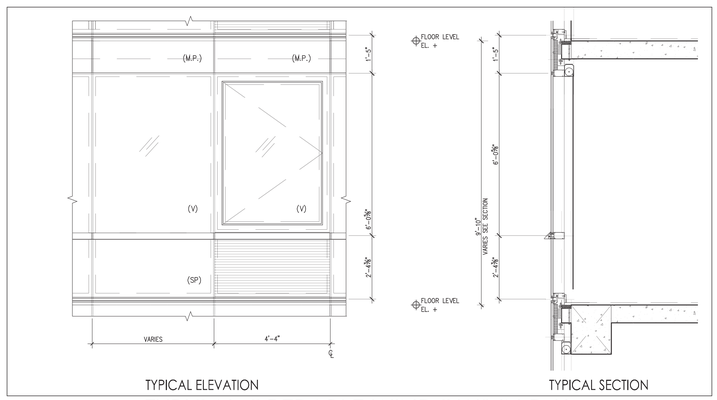
SEAL & SIGNATURE:
REGISTERED ARCHITECT JOHN C. CHEN STATE OF NEW YORK

| | |
|---|---|
| DATE: | 11/25/13 |
| PROJECT No: | 2012-32 |
| DRAWN BY: | JCB |
| CHECKED BY: | T.J.F. |
| SHEET No.: | A-055.01 |

FILE No: 7:\brookfield\Manhattan-West (2012-32)\LC\E Drawings\Life Safety\BldM_A055_Life Safety

DEPT OF BLDGS 121185760 Job Number  E390227375968 Scan Code




# TYPICAL OPERABLE WINDOWS IN D.U.

## 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)
- SS SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR

RESIDENTIAL GENERAL NOTES:
1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. 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 |
| ZONING MAP: | 8d |
| LOT AREA: | SF |
| STORIES: | 63 |
| CONSTRUCTION: | 62 STORIES 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 |
| HANDICAP LAWS AND GUIDELINES: | | FEDERAL FAIR HOUSING ACT<br>HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI–117.1–2003.<br>AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS) |
| 2. BUILDING OCCUPANCY: | 308.2 | R–2 APARTMENTS<br>A–2 ASSEMBLY<br>A–3 EXERCISE<br>M RETAIL<br>S–2 STORAGE, MECHANICAL |
| 3. CONSTRUCTION CLASSIFICATION: | TABLE 601 | NONCOMBUSTIBLE I–B |
| 4. HEIGHT LIMITATIONS: | TABLE 503 | NO LIMIT HEIGHT OR AREA – IB |
| 5. FIRE PROTECTION | | |

**TABLE 601** FIRE–RESISTANCE RATING REQUIREMENTS FOR BUILDING TYPE I–B ELEMENTS (HOURS)

| | |
|---|---|
| COLUMNS, GIRDERS, TRUSSES | 2 HRS. |
| BEARING WALLS – EXTERIOR & INTERIOR | 2 HRS. |
| NON–BEARING WALLS & PARTITIONS – EXTERIOR | TABLE 602 |
| NON–BEARING WALLS & PARTITIONS – INTERIOR | 0 HRS. |
| FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS | 2 HRS. |
| ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS | 1 HR. |

### 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 |
| >= 5 TO < 10 | OTHERS | 1 | 1 |
| >= 10 TO < 30 | IA, IB | 1 | 1 |
| >= 10 TO < 30 | IIB, VB | 0 | 0 |
| >= 10 TO < 30 | OTHERS | 1 | 1 |
| >= 30 | 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 EXITWAYS | ROOMS AND ENCLOSED SPACES | VERTICAL EXITS AND EXIT PASSAGEWAYS | EXIT ACCESS CORRIDORS AND OTHER EXITWAYS | ROOMS AND ENCLOSED SPACES |
|---|---|---|---|---|---|---|
| A–2 | B | B | C | A | A | B |
| R–2 | B | C | C | A | B | B |

**8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):**

**TABLE 1005.1** EGRESS WIDTH **TABLE 1015.1** EXIT ACCESS TRAVEL DISTANCE

| OCCUPANCY CLASS | TRAVEL DISTANCE (WITH SPRINKLER) | CAPACITY – EGRESS WIDTH FOR OCCUPANTS | | | CORRIDORS | | COMMON PATH OF TRAVEL (1013.3) |
|---|---|---|---|---|---|---|---|
| | | DOORS | STAIRS | RAMPS | MIN. WIDTH | MAX. DEAD END (1016.3) | |
| R–1, R–2 | 200 | 0.2 | 0.3 | 0.2 | – | 40' (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<br>250–S | 0.2 | 0.3 | 0.2 | 44 | 20' | 30' |
| B | 300 | 0.2 | 0.3 | 0.2 | 44 | 20' | 75' |

### CODE

| | | | |
|---|---|---|---|
| 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 LOCKED 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 | 1205.2.1 | 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 OPERABLE WINDOWS IN COMPLIANCE WITH 912.1(#)(1). | |
| 15. ACCESSIBLE MEANS OF EGRESS | 1007.2.1 1109.6 | (2) ACCESSIBLE MEANS OF EGRESS ARE REQUIRED. BOTH ARE MA 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. | 1009.1 | 5% OF FLOOR AREA OF THE HABITABLE SPACE | |

## OCCUPANCY CALCULATIONS

PER TABLE 1004.1.2

| USE | CLASS | AREA S.F. | FLR AREA/OCCUPANT LOAD OCCUPANT | |
|---|---|---|---|---|
| RESIDENTIAL APARTMENTS | R–2 | 12,867 | 200 | 64 persons |

* : INCIDENTAL USE AREAS FOR PER TABLE 508.2
** : ACCESSORY PER TABLE 508.3.1

## EGRESS CALCULATIONS

PER 1005.1 (DOORS CALCULATED @ 0.2"/OCCUPANT. STAIRS CALCULATED AT 0.3"/OCCUPANT)

TOTAL NO. OF OCCUPANTS: 12,867 SF/ 200 SF = 64 OCC.

DOOR WIDTH REQUIRED: 64 OCC. X .2"/P = 12.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 64 OCC. X .3"/P = 19.2"
STAIR WIDTH PROVIDED:
STAIR A = 44" WIDE STAIRS
STAIR B = 44" WIDE STAIRS

NEW DRAWING

PROJECT:

# Manhattan West
## Southwest Residential Tower

PART OF THE MANHATTAN WEST MASTER PLAN
West 31st street & Dyer Avenue
New York, NY.


OWNER/DEVELOPER:
**Brookfield**
BOP West 31st Street LLC
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Brookfield Place, 250 Vesey Street
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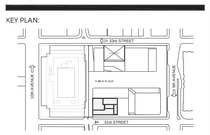
| DATE: | REVISION: |
|---|---|
| 2016-10-11 | NEW DRAWING |

D.O.B. NUMBER:
NB# 121185760

NORTH
Scale: 1/8" = 1'- 0"
0' 3 6 12 18

KEY PLAN:




PROJECT:
MANHATTAN WEST
NEW YORK , NEW YORK

DRAWING TITLE:
8TH THRU 34TH FLOOR
LIFE SAFETY PLAN

SEAL & SIGNATURE:

| | |
|---|---|
| DATE: | 11/25/13 |
| PROJECT No: | 2012-32 |
| DRAWN BY: | JCB |
| CHECKED BY: | T.J.F. |

A-062.00
SHEET. NO.:

FILE NO: "\\brookfield-manhattan-West (2012-32)\LCE\Drawings\Life Safety\BldW_A055_Life Safety

DEPT OF BLDGS 121185760 Job Number
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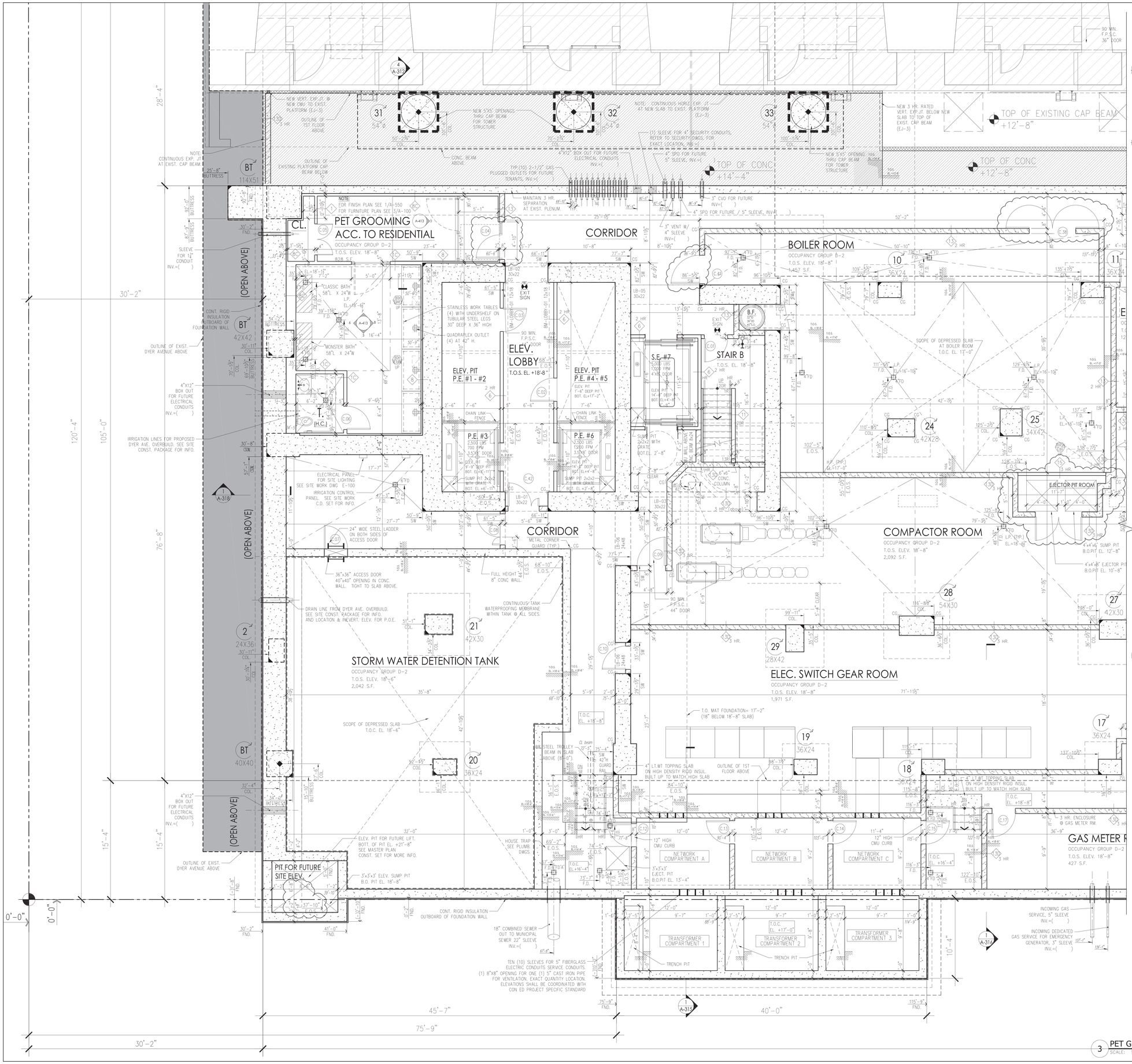
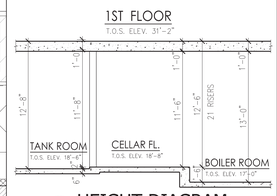



3 PET GROOMING - CELLAR - FURNITURE PLAN
SCALE: 1/4" = 1'-0"



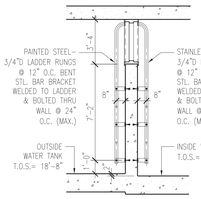

1 HEIGHT DIAGRAM
SCALE: 3/16" = 1'-0"

EXPANSION JOINT SCHEDULE:
(AT EXISTING ADJACENT CONSTRUCTION)

EJ-1: 3" total movement.
3 hour fire rating required.

EJ-2: 6" total movement.
3 hour fire rating required with metal cover plate.

EJ-3: 2" total movement.
3 hour fire rating required with metal cover plate.

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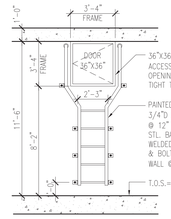


ELEVATION (OUTSIDE TANK)

2 STEEL LADDER @ STORM WATER DETENTION TANK
SCALE: 1/4" = 1'-0"

PROJECT:

# Manhattan West
## Southwest Residential Tower

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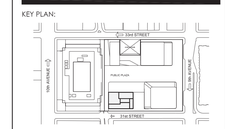
|---|---|---|
| | 2015-10-08 | PPA #3 |
| | 2015-10-06 | ASI-007 |
| | 2015-07-10 | ASI-012 |
| | 2015-05-01 | BULLETIN #5 |
| | 2015-03-09 | ASI - 008 |
| | 2015-02-17 | ASI - 005 |
| | 2014-12-15 | ISSUED FOR GMP |
| 4 | 2014-11-18 | BULLETIN #3 |
| 3 | 2014-10-22 | BULLETIN #2 |
| 2 | 2014-10-09 | BULLETIN #1 |

D.O.B. NUMBER:
NB# 121185760

NORTH:
Scale: 1/4" = 1'-0"
0' 2' 4' 6' 10'

KEY PLAN:




PROJECT:
MANHATTAN WEST
NEW YORK , NEW YORK

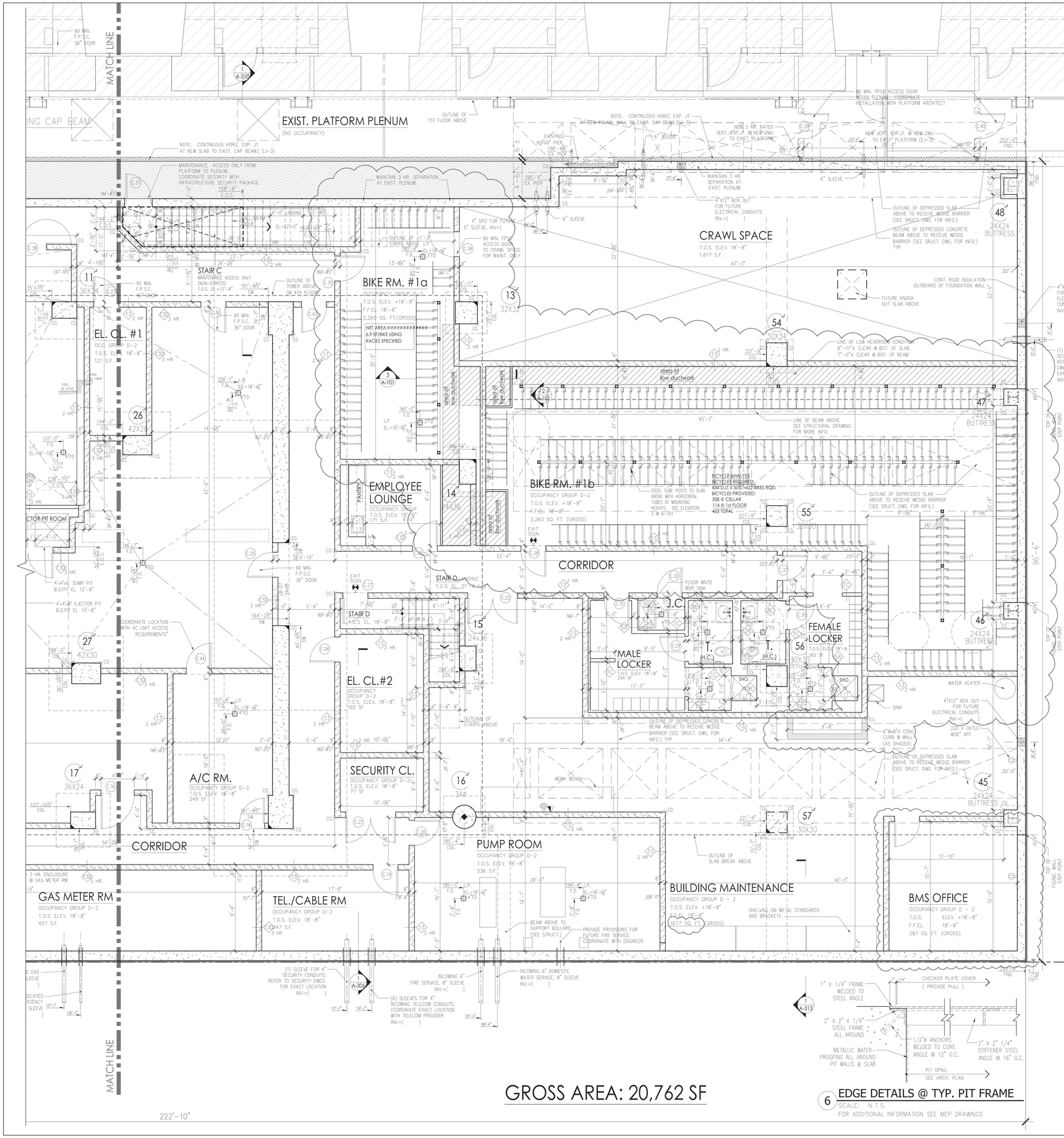
DRAWING TITLE:
PARTIAL CELLAR FLOOR PLAN (WEST)

SEAL & SIGNATURE:
REGISTERED ARCHITECT TIMOTHY J. FOLEY No. 023,497 STATE OF NEW YORK

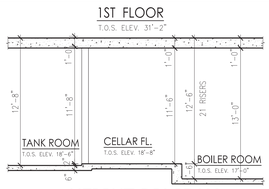
| | |
|---|---|
| DATE: | - |
| PROJECT NO: | 2012-32 |
| DRAWN BY: | Z.J.R. |
| CHECKED BY: | T.J.F. |
| DWG. NO.: | A-100.01 |
| SHEET. NO.: | 1 of 000 |

FILE NO: T:\Brookfield-Manhattan-West (2012-32)\SLCE\Drawings\BMW_A100_Cellar.dwg

DEPT OF BLDGS 121185760 Job Number
E362335909 Scan Code

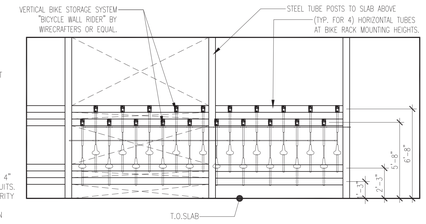



GROSS AREA: 20,762 SF

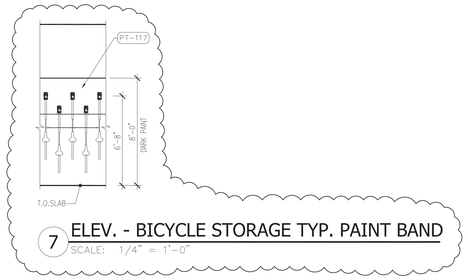



1 HEIGHT DIAGRAM
SCALE: 3/16" = 1'-0"

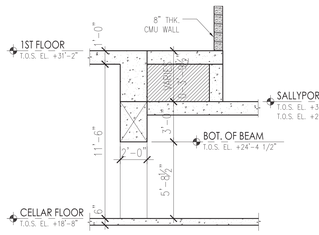
EXPANSION JOINT SCHEDULE:
(AT EXISTING ADJACENT CONSTRUCTION)
EJ-1: 3" total movement, 3 hour fire rating required.
EJ-2: 6" total movement, 3 hour fire rating required with metal cover plate.
EJ-3: 2" total movement, 3 hour fire rating required with metal cover plate.



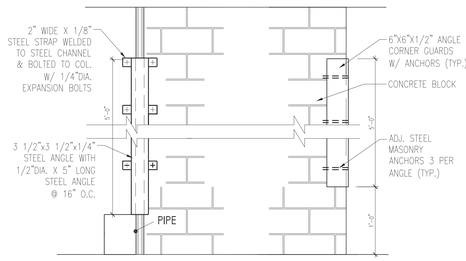

2 ELEV. AT BICYCLE STORAGE SYSTEM
SCALE: 1/4" = 1'-0"



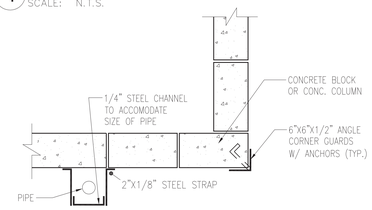

7 ELEV. - BICYCLE STORAGE TYP. PAINT BAND
SCALE: 1/4" = 1'-0"




3 SECTION @ SALLYPORT
SCALE: 1/4" = 1'-0"




4 PIPE & CORNER GUARD ELEVATION
SCALE: N.T.S.




5 PIPE & CORNER GUARD PLAN
SCALE: N.T.S.




6 EDGE DETAILS @ TYP. PIT FRAME
SCALE: N.T.S.
FOR ADDITIONAL INFORMATION SEE MEP DRAWINGS

PROJECT:

# Manhattan West
## Southwest Residential Tower

PART OF THE MANHATTAN WEST MASTER PLAN
West 31st street & Dyer Avenue
New York, NY.

OWNER/DEVELOPER:
**Brookfield**
BOP West 31st Street LLC
Brookfield Properties W 33rd CO.L.P.
Brookfield Place, 250 Vesey Street
New York, NY 10281

ARCHITECT:
SLCE*Architects*,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
(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
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FAX.: (212) 481-6108

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TWO PENN PLAZA
NEW YORK, N.Y. 10121
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NORWALK, CT 06854
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225 WEST 34th. STREET
NEW YORK, NY 10122
TEL.: (917) 339-9300
FAX.: (917) 339-9400

CONSTRUCTION MANAGER:
**HUNTER ROBERTS CONSTRUCTION GROUP**
225 LIBERTY STREET, 6th FLOOR
NEW YORK, NY 10281
TEL.: (212) 321-6800

| DATE: | REVISION: |
|---|---|
| 2016-08-08 | PAA #3 |
| 2015-05-01 | BULLETIN #3 |
| 2013-03-01 | ASI - 008 |
| 2013-02-17 | ASI - 005 |

D.O.B. NUMBER:
NB# 121185760

NORTH:
Scale: 1/4" = 1'-0"
0' 2' 4' 6' 10'

KEY PLAN:

PROJECT:
MANHATTAN WEST
NEW YORK , NEW YORK

DRAWING TITLE:
PARTIAL CELLAR FLOOR PLAN (EAST)

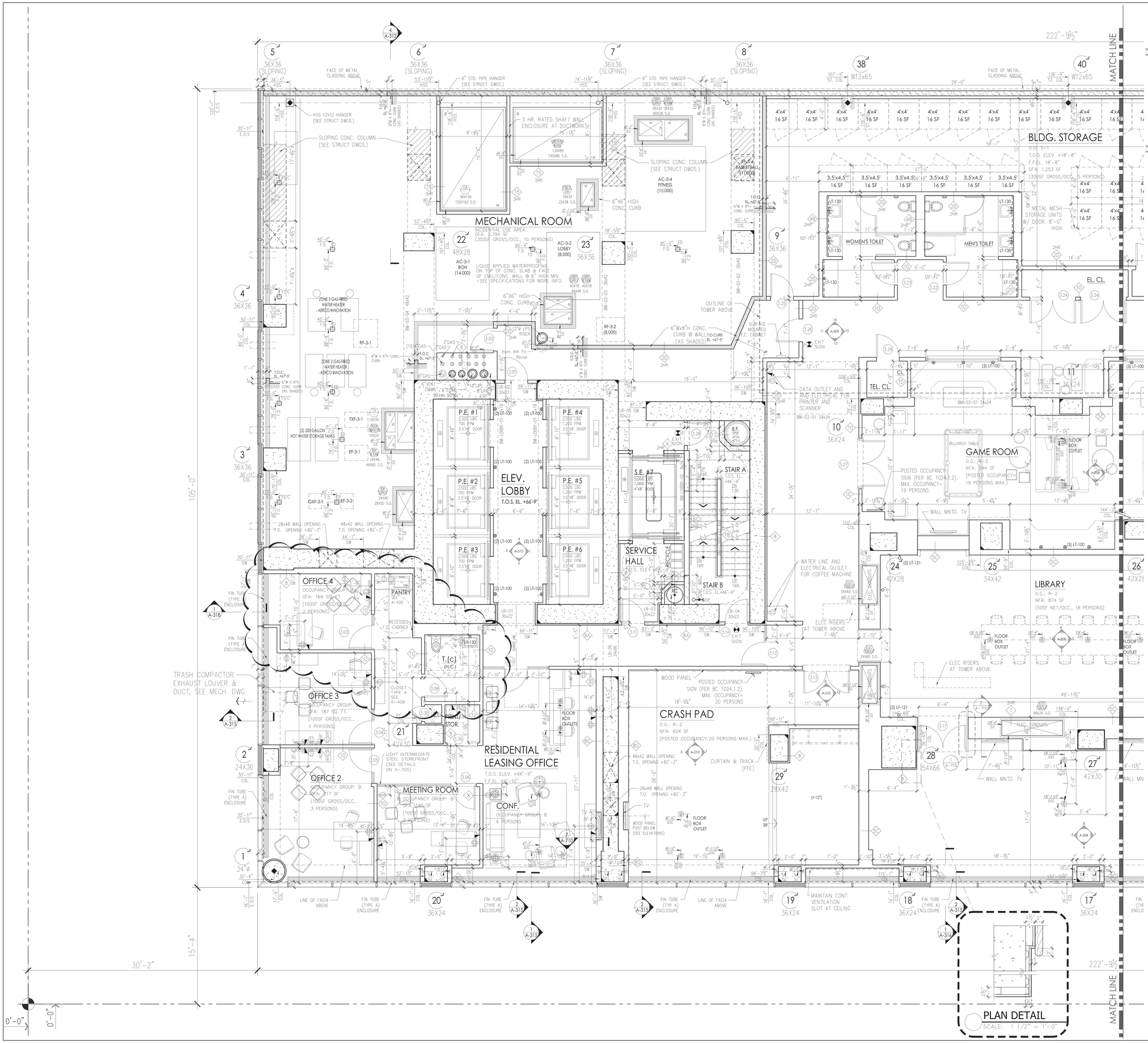
SEAL & SIGNATURE:
REGISTERED ARCHITECT
STEVEN A. KRAMER
No. 022,394
STATE OF NEW YORK

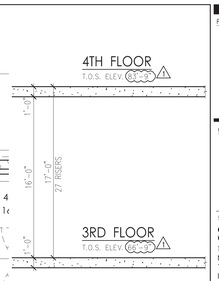
| | |
|---|---|
| DATE: | - |
| PROJECT No.: | 2012-32 |
| DRAWN BY: | Z.J.R. |
| CHECKED BY: | T.J.F. |
| DRAWING No.: | A-101.01 |
| SHEET. No.: | 1 of 000 |

FILE No: T:\Brookfield-Manhattan-West (2012-32)\SLCE Drawings\BMW_A100_Cellar.dwg

DEPT OF BLDGS 121185760 Job Number

E308582833 3 Scan Code




1 HEIGHT DIAGRAM
SCALE: 3/16" = 1'-0"

PROJECT:

# Manhattan West
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TEL.: (212) 321-6800

| DATE: | REVISION: |
|---|---|
| 2016-08-08 | PAA #3 |
| 2016-07-27 | ASI-070 |
| 2016-03-03 | ASI-045 |
| 2015-12-04 | ASI-038 |
| 2015-09-01 | ASI-023 |
| 2015-07-10 | ASI-012 |
| 2015-06-12 | ASI 16 |
| 2015-05-01 | BULLETIN #5 |

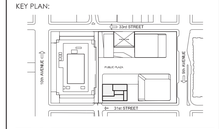
D.O.B. NUMBER:

NB# 121185760

NORTH:

Scale: 1/4" = 1'-0"
0' 2' 4' 6' 10'

KEY PLAN:




PROJECT:

MANHATTAN WEST
NEW YORK , NEW YORK

DRAWING TITLE:

PARTIAL 3RD FLOOR PLAN (WEST)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH LAMPERTI No. 023011 STATE OF NEW YORK

| | |
|---|---|
| DATE: | - |
| PROJECT No: | 2012-32 |
| DRAWN BY: | Z.J.R. |
| CHECKED BY: | T.J.F. |
| SCALE: | 1/8" = 1'-0" |

A-106.01

SHEET. No.: 1 of 000

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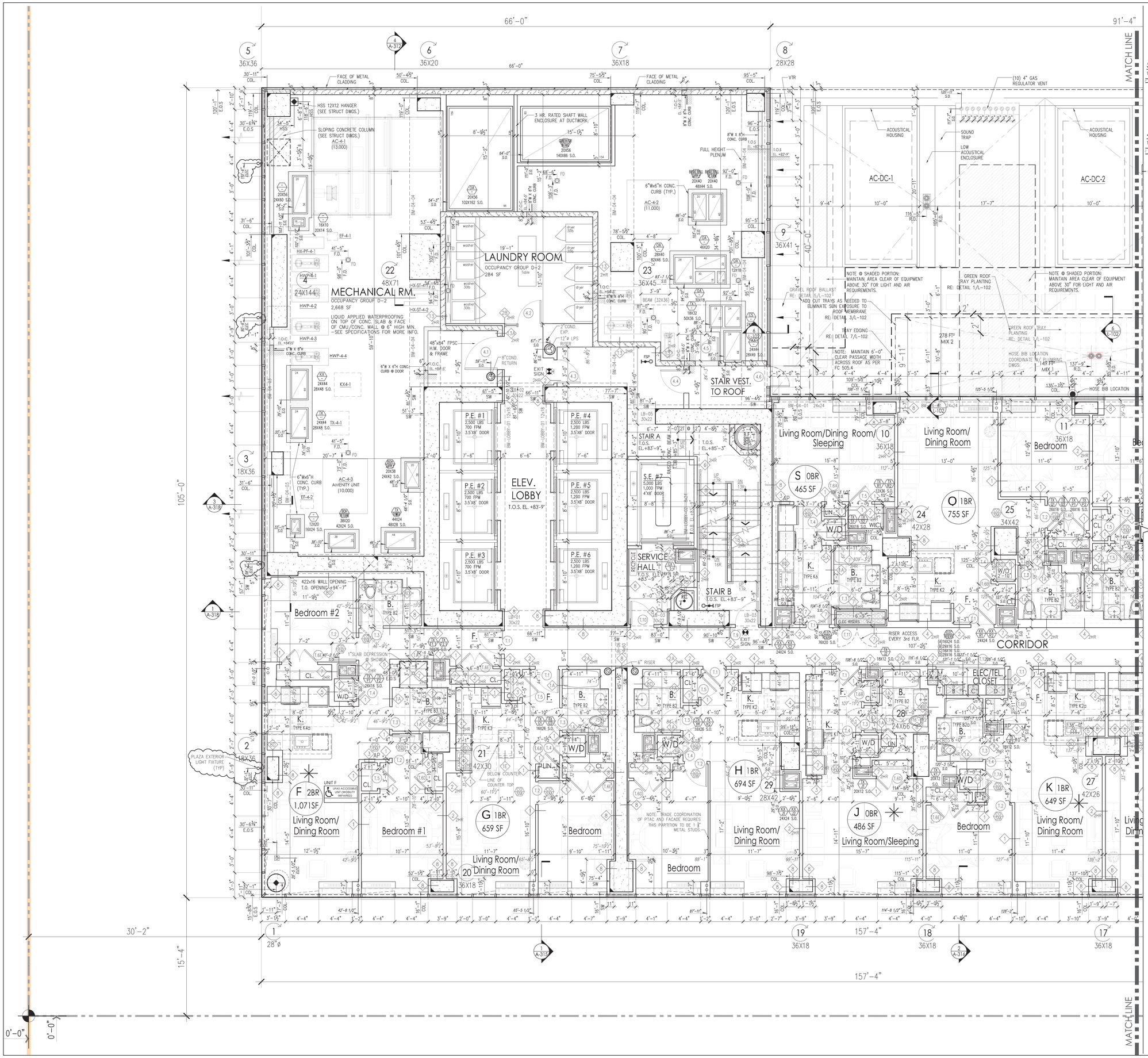


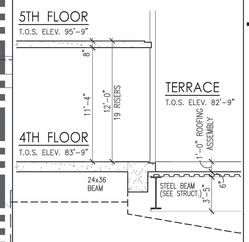


1 HEIGHT DIAGRAM
SCALE: 3/16" = 1'-0"

GENERAL NOTES:
1. STACKED WASHER & DRYER TO BE REPLACED WITH HANDICAP ACCESSIBLE COMBO DEVICE, AT THE TIME A HANDICAP TENANT TAKES OCCUPANCY OF THE APARTMENT, AS PER NYBC 2008 SEC. 1107.2.8

PROJECT:

# Manhattan West
## Southwest Residential Tower

PART OF THE MANHATTAN WEST MASTER PLAN
West 31st street & Dyer Avenue
New York, NY.

OWNER/DEVELOPER:

**Brookfield**

BOP West 31st Street LLC
Brookfield Properties W 33rd CO.L.P.
Brookfield Place, 250 Vesey Street
New York, NY 10281

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1359 BROADWAY
NEW YORK, NY 10018
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CONSTRUCTION MANAGER:

**HUNTER ROBERTS CONSTRUCTION GROUP**
225 LIBERTY STREET, 6th FLOOR
NEW YORK, NY 10281
TEL.: (212) 321-6800

| DATE | REVISION: |
|---|---|
| 2016-03-24 | ASI-054 |
| 2016-02-03 | ASI #39 (FRAMING MODS BASED ON FIELD CONDITIONS) |
| 2015-07-10 | ASI-032 |
| 2015-05-01 | BULLETIN #5 |
| 2015-03-26 | ASI - 009 |
| 2015-02-06 | ISSUED FOR DOB |
| 2014-12-15 | ISSUED FOR GMP |
| 2014-11-07 | ISSUED FOR DOB FILING |

D.O.B. NUMBER:
NB# 121185760

NORTH
Scale: 1/4" = 1'- 0"
0' 2' 4' 6' 10'

KEY PLAN:

PROJECT:
MANHATTAN WEST
NEW YORK , NEW YORK

DRAWING TITLE:
PARTIAL 4TH FLOOR PLAN (WEST)

SEAL & SIGNATURE:

| | |
|---|---|
| DATE: | - |
| PROJECT No: | 2012-32 |
| DRAWN BY: | Z.J.R. |
| CHECKED BY: | T.J.F. |

DOB SHEET No.: A-108.01
SHEET, No.: 1 of 000

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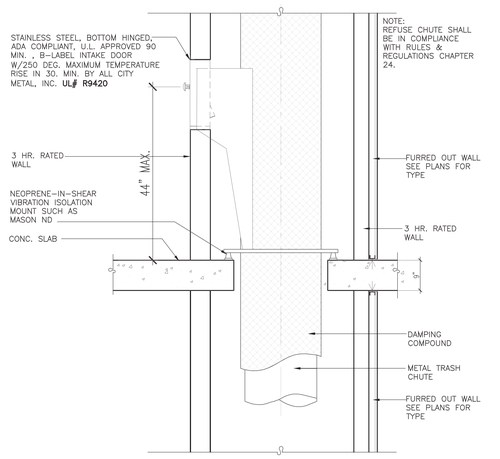
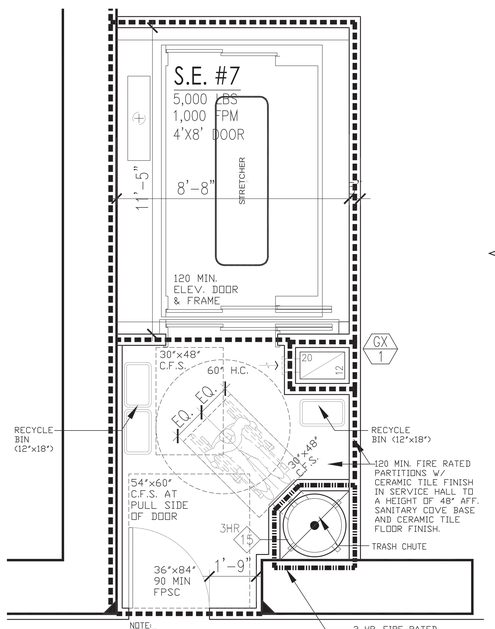


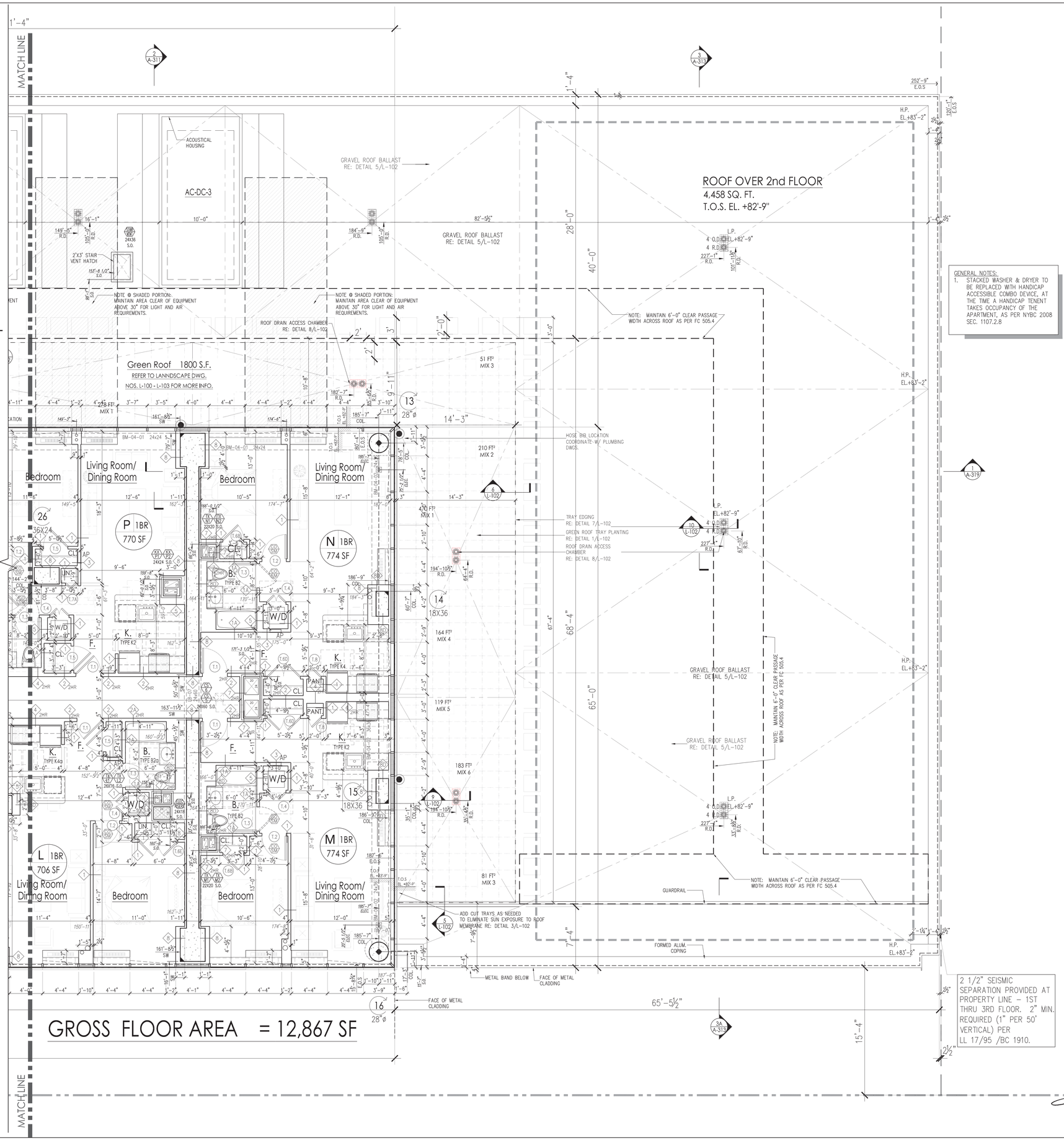

2 REFUSE CHUTE ACCESS DETAIL (ALL FLOORS)
SCALE: 3/4" = 1'-0"




NOTE:
HEIGHT OF TRASH CHUTE ACCESS HOPPER DOOR TO COMPLY WITH ANSI A117.1-2003 (308) FOR FORWARD REACH. AND (309) FOR OPERABLE PARTS.

GENERAL NOTES:
- REFUSE CHUTE PROVIDED PER 1213.3. WITH 2HR ENCLOSURE AND OPENINGS PROTECTED PER 707.12 AND 715.
- SERVICE HALL COMPLIES WITH BC 1213.1. AND 707.13.3. (2 HR PARTITIONS WITH SELF CLOSING OPENING PROTECTIVE OF 90 MINS.)
- CHUTE TERMINATION ROOM COMPLIES WITH 707.13. SEE CELLAR PLAN.
- ADA HOPPER DOOR PROVIDED: UL#R9420

1 SERVICE HALL DETAILED PLAN (ALL FLOORS)
SCALE: 1/2" = 1'-0"




GENERAL NOTES:
1. STACKED WASHER & DRYER TO BE REPLACED WITH HANDICAP ACCESSIBLE COMBO DEVICE, AT THE TIME A HANDICAP TENENT TAKES OCCUPANCY OF THE APARTMENT, AS PER NYBC 2008 SEC. 1107.2.8

2 1/2" SEISMIC SEPARATION PROVIDED AT PROPERTY LINE – 1ST THRU 3RD FLOOR. 2" MIN. REQUIRED (1" PER 50' VERTICAL) PER LL 17/95 /BC 1910.

GROSS FLOOR AREA = 12,867 SF

PROJECT:
# Manhattan West
## Southwest Residential Tower
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West 31st street & Dyer Avenue
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| DATE: | REVISION: |
|---|---|
| 2016-02-03 | ASI #39 (FRAMING MODS BASED ON FIELD CONDITIONS) |
| 2015-05-03 | BULLETIN #5 |
| 2015-03-26 | ASI - 009 |
| 2015-02-06 | ISSUED FOR DOB |
| 2014-12-15 | ISSUED FOR GMP |
| 2014-11-07 | ISSUED FOR DOB FILING |
| 2014-10-23 | BULLETIN #2 |
| 2014-10-09 | BULLETIN #1 |
| 2014-09-09 | ISSUED FOR CONSTRUCTION |

D.O.B. NUMBER:
NB# 121185760

NORTH
Scale: 1/4" = 1'- 0"
0' 2' 4' 6' 10'

KEY PLAN:

PROJECT:
MANHATTAN WEST
NEW YORK , NEW YORK

DRAWING TITLE:
PARTIAL 4TH FLOOR PLAN (EAST)

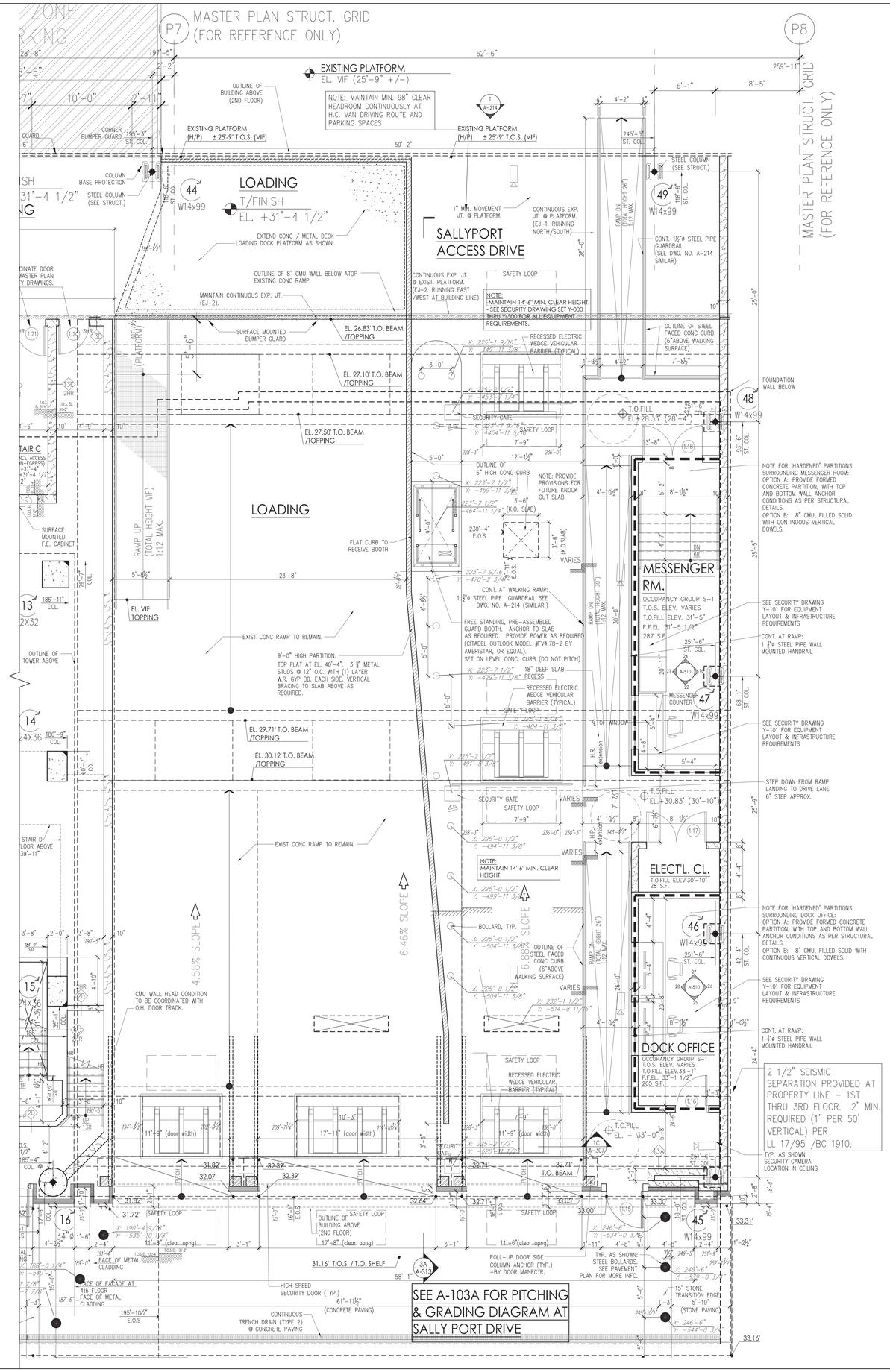
SEAL & SIGNATURE:
REGISTERED ARCHITECT STEVEN L. JAMES STATE OF NEW YORK

| | |
|---|---|
| DATE: | - |
| PROJECT No: | 2012-32 |
| DRAWN BY: | Z.J.R. |
| CHECKED BY: | T.J.F. |

DRAWING No.: A-109.01
SHEET. No.: 1 of 000

FILE No: T:\Brookfield\Manhattan-West (2012-32)\SLCE Drawings\BMW_A108_04R.dwg

DEPT OF BLDGS 121185760 Job Number  E325198260SI Scan Code




EXPANSION JOINT SCHEDULE:
(AT EXISTING ADJACENT CONSTRUCTION)

EJ-1: 3" total movement, 3 hour fire rating required.
EJ-2: 6" total movement, 3 hour fire rating required with metal cover plate.
EJ-3: 2" total movement, 3 hour fire rating required with metal cover plate.

SECURITY REQUIREMENTS FOR DOORS & WINDOWS:
1008.4.1 ALL MAIN ENTRANCE & EXTERIOR DOORS TO COMPLY (HARDWARE SECURITY AND ILLUMINATION LEVELS).
1008.4.2 ALL RESIDENTIAL UNIT ENTRY DOORS TO COMPLY (HARDWARE SECURITY AND VIEWING DEVICE).
1008.4.3 ALL OPERABLE WINDOWS SHALL COMPLY (SASH LOCKS)
1008.4.4 BUILDING SHALL BE PROVIDED WITH INTERCOM SYSTEM BETWEEN EACH DWELLING UNIT AND FULL TIME ATTENDANTS STATION.

PROJECT:

# Manhattan West
## Southwest Residential Tower

PART OF THE MANHATTAN WEST MASTER PLAN
West 31st street & Dyer Avenue
New York, NY.

OWNER/DEVELOPER:
**Brookfield**
BOP West 31st Street LLC
Brookfield Properties W 33rd CO.L.P.
Brookfield Place, 250 Vesey Street
New York, NY 10281

ARCHITECT:
SLCE*Architects*,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
(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, N.Y. 10121
TEL.: (212) 615-5600
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 REGENT STREET, SUITE 524
LIVINGSTON, NJ 07039
TEL.: (973) 994.9220

ACOUSTICAL CONSULTANT:
CERAMI ASSOCIATES
404 FIFTH AVENUE
NEW YORK, NY 10018
TEL.: (212) 370-1776
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) 339-9300
FAX.: (917) 339-9400

CONSTRUCTION MANAGER:
**HUNTER ROBERTS CONSTRUCTION GROUP**
225 LIBERTY STREET, 6th FLOOR
NEW YORK, NY 10281
TEL.: (212) 321-6800

| DATE: | REVISION: |
|---|---|
| 2016-08-08 | PAA #3 |

D.O.B. NUMBER: NB# 121185760

NORTH: Scale: 1/4" = 1'-0"

KEY PLAN:

PROJECT:
MANHATTAN WEST
NEW YORK , NEW YORK

DRAWING TITLE:
1ST FLOOR EAST
TEMP. PLAN DURING CONSTRUCTION

SEAL & SIGNATURE:

| | |
|---|---|
| DATE: | - |
| PROJECT No: | 2012-32 |
| DRAWN BY: | Z.J.K. |
| CHECKED BY: | T.J.F. |
| DOCUMENT No.: | A-121.00 |
| SHEET. No.: | 1 of 000 |

FILE No: T:\Brook\Bk5-Manhattan-West\2012-32\SLCE\Drawings\Bk#4_A102_01FL.dwg