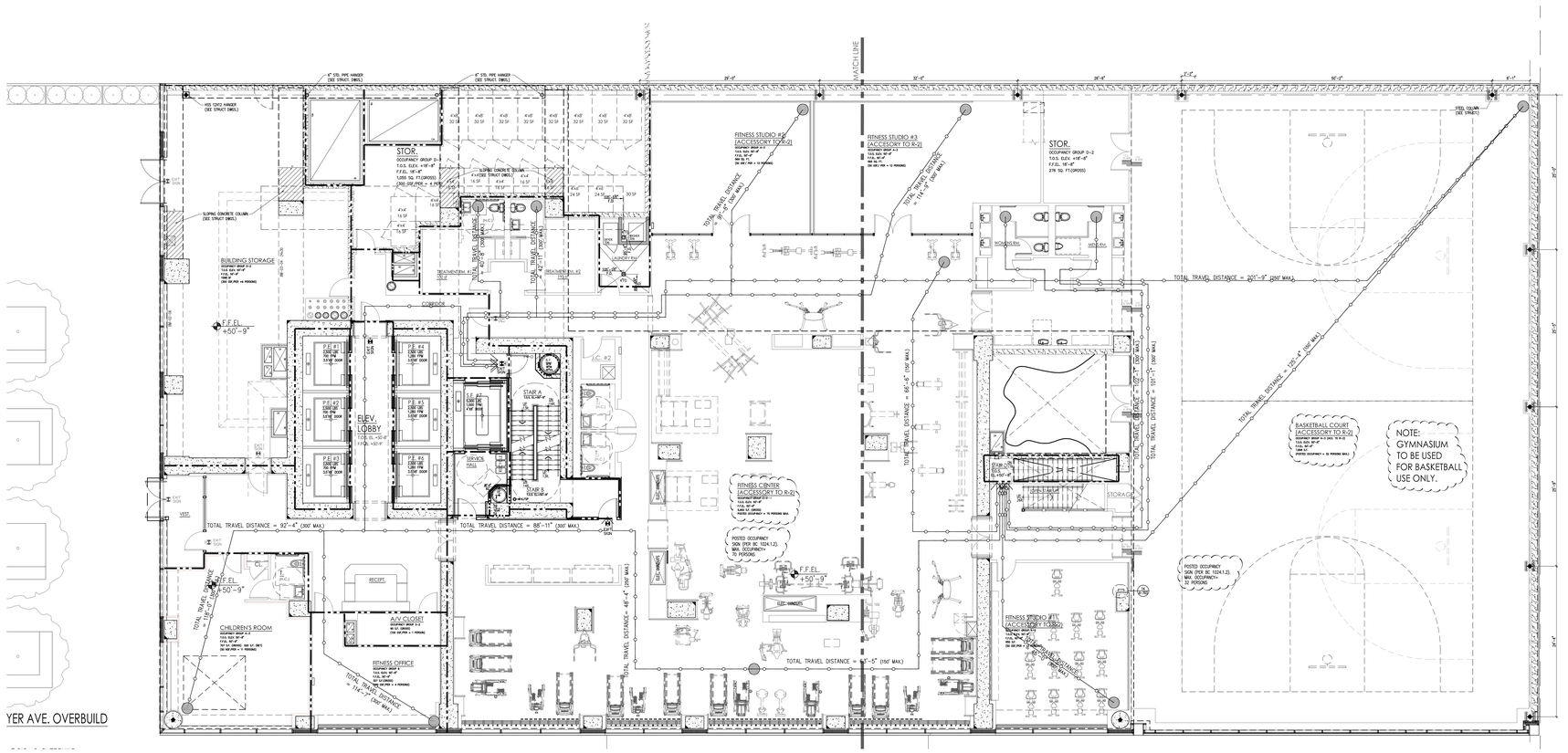
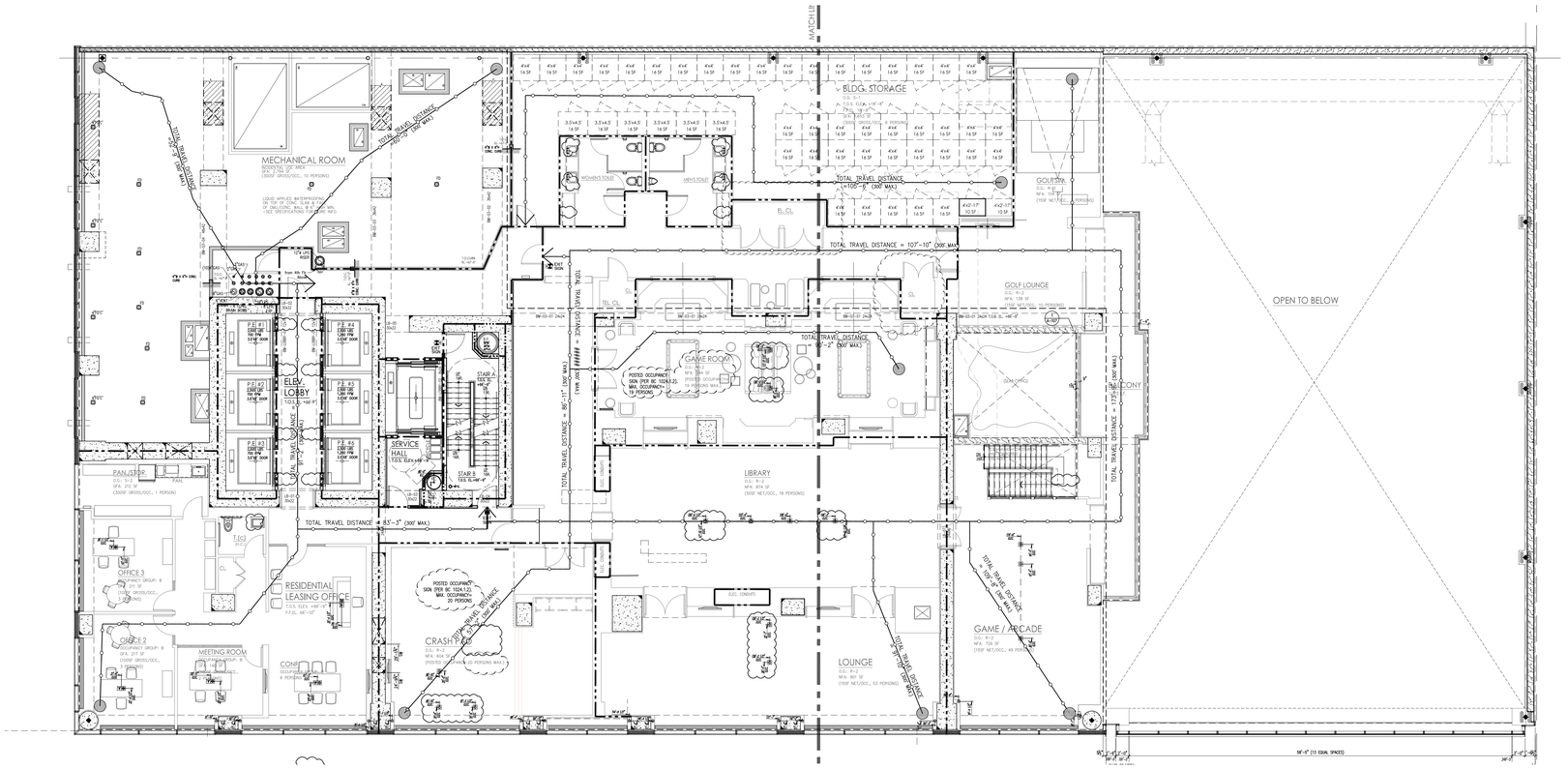
DEPT OF BLDGS 121185760 Job Number
E3213432273 Scan Code


MATCH LINE
STOR.
OCCUPANCY GROUP S-2
1 G.S. ELEV. +18'-8"
F.F.EL. +18'-8"
1,055 SQ. FT.(GROSS)
(NO. OF PERS. = 4 PERS.)
FITNESS STUDIO #2 (ACCESSORY TO R-2)
FITNESS STUDIO #3 (ACCESSORY TO R-2)
STOR.
OCCUPANCY GROUP S-2
276 SQ. FT.(GROSS)
BUILDING STORAGE
F.F.EL +50'-9"
ELEV. LOBBY
F.F.EL +100'-9"
CORRIDOR
STAIR A
STAIR B
SERVICE HALL
FITNESS CENTER (ACCESSORY TO R-2)
POSTED OCCUPANCY SIGN (PER BC 1024.1.2). MAX. OCCUPANCY= 70 PERSONS
F.F.EL +50'-9"
FLEX GYM/GYM
STORAGE
FITNESS STUDIO #1 (ACCESSORY TO R-2)
BASKETBALL COURT (ACCESSORY TO R-2)
NOTE: GYMNASIUM TO BE USED FOR BASKETBALL USE ONLY.
POSTED OCCUPANCY SIGN (PER BC 1024.1.2). MAX. OCCUPANCY= 32 PERSONS
CHILDREN'S ROOM
OCCUPANCY GROUP A-3
153 SQ. FT.
(NO. OF PERS. = 1 PERSON)
RECEPT.
A/V CLOSET
OCCUPANCY GROUP S-2
FITNESS OFFICE
OCCUPANCY GROUP B
153 SQ. FT.
(NO. OF PERS. = 1 PERSON)
TOTAL TRAVEL DISTANCE = 92'-4" (300' MAX.)
TOTAL TRAVEL DISTANCE = 88'-11" (300' MAX.)
TOTAL TRAVEL DISTANCE = 65'-5" (150' MAX.)
TOTAL TRAVEL DISTANCE = 200'-9" (300' MAX.)
TOTAL TRAVEL DISTANCE = 125'-4" (150' MAX.)
TOTAL TRAVEL DISTANCE = 45'-4" (150' MAX.)
TOTAL TRAVEL DISTANCE = 101'-5" (300' MAX.)
TOTAL TRAVEL DISTANCE = 114'-7" (300' MAX.)
STEEL COLUMN (SEE STRUCT. SHEET.)
SLOPING CONCRETE COLUMN (SEE STRUCT. SHEET.)
W36 X 262 HANGER (SEE STRUCT. SHEET.)
6" STD. PIPE HANGER (SEE STRUCT. SHEET.)
W24 X 76 HANGER (SEE STRUCT. SHEET.)
W24 X 84

DEPT OF BLDGS 121185760 Job Number
B57580143000 Scan Code



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

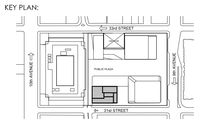
DATE:	REVISION:
2015-01-15	BULLETIN #5
2015-02-19	ISSUED FOR DOB
2014-12-15	ISSUED FOR GMP
2014-09-09	ISSUED FOR CONSTRUCTION
2014-08-01	90% CONSTRUCTION DOCUMENTS
2014-06-03	50% CONSTRUCTION DOCUMENTS
2014-05-12	ISSUED FOR FILING
2014-03-14	DESIGN DEVELOPMENT
2014-02-14	ISSUED FOR FOUNDATION FILING

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:

3RD FLOOR
LIFE SAFETY PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH C. BRACCIO 026-019-1 STATE OF NEW YORK

DATE: 11/25/13
PROJECT No.: 2012-32
DRAWN BY: JCB
CHECKED BY: T.J.F.
DWG. No.: A-053.01
SHEET No.:

FILE NO: T:\Brookfield\Manhattan West (2012-32)\SLCE\Drawing\Life Safety\BMW_A053_Life Safety

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 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 RETAIL 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 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	CORRIDORS: 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 SOISSOR 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 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.	1009.1	5% OF FLOOR AREA OF THE HABITABLE SPACE

OCCUPANCY CALCULATIONS

PER TABLE 1004.1.2

USE	CLASS	AREA S.F.	MAX. AREA / OCCUPANT	OCCUPANT LOAD
* MECHANICAL ROOM	–	2,794 (GROSS)	300	10 persons
* BUILDING STORAGE	S–1	1,680 (GROSS)	300	6 persons
1,2 GOLF SIMULATION	R–2	104 (NET)	15	7 persons
1,2 GOLF LOUNGE	R–2	138 (NET)	15	10 persons
1,2 GAME ROOM	R–2	944 (NET)	POSTED OCC.	19 persons
1,2 LIBRARY	R–2	874 (NET)	50	18 persons
1,2 GAME / ARCADE	R–2	729 (NET)	15	49 persons
1,2 LOUNGE	R–2	801 (NET)	15	53 persons
1,2 CRASH PAD	R–2	604 (NET)	POSTED OCC.	15 persons
† RESIDENTIAL LEASING OFFICE	R–2	1,487 (GROSS)	100	17 persons
			TOTAL	205 persons

* INCIDENTAL USE AREAS FOR PER TABLE 508.2
1. ACCESSORY USE AS PER 508.3.1
2. ACCESSORY ASSEMBLY USE AS PER BC 303.1

EGRESS CALCULATIONS

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

TOTAL NO. OF OCCUPANTS: 205 OCCUPANTS
DOOR PROVIDED:
STAIR A DOOR: 36"/0.2" = 180 OCC.
STAIR B DOOR: 36"/0.2" = 180 OCC.
TOTAL: 360 OCC. (COMPLIES)

STAIR PROVIDED:
STAIR A: 44"/.3" = 146 OCC.
STAIR B: 44"/.3" = 146 OCC.
TOTAL: 292 OCC. (COMPLIES)

PLUMBING FIXTURE COUNT

PER PLUMBING CODE SEC. 403, TABLE 403.1

2ND FLOOR ASSEMBLY (A–3) OCCUPANCY LOAD: 159 PERSONS
NO. OF MALE: 80 OCC.
NO. OF FEMALE: 80 OCC.

MINIMUM REQUIRED PLUMBING FIXTURES (2nd FLR):

	MALE	FEMALE	TOTAL
W/C	80/70= 2	80/35= 3	5
LAV.	159/200 = 1		1
WATER FOUNTAIN	159/500 = 1		1
SERVICE SINK		1	1

3RD FLOOR ASSEMBLY (A–3) OCCUPANCY LOAD: 205 PERSONS
NO. OF MALE: 103 OCC.
NO. OF FEMALE: 103 OCC.

MINIMUM REQUIRED PLUMBING FIXTURES (3rd FLR):

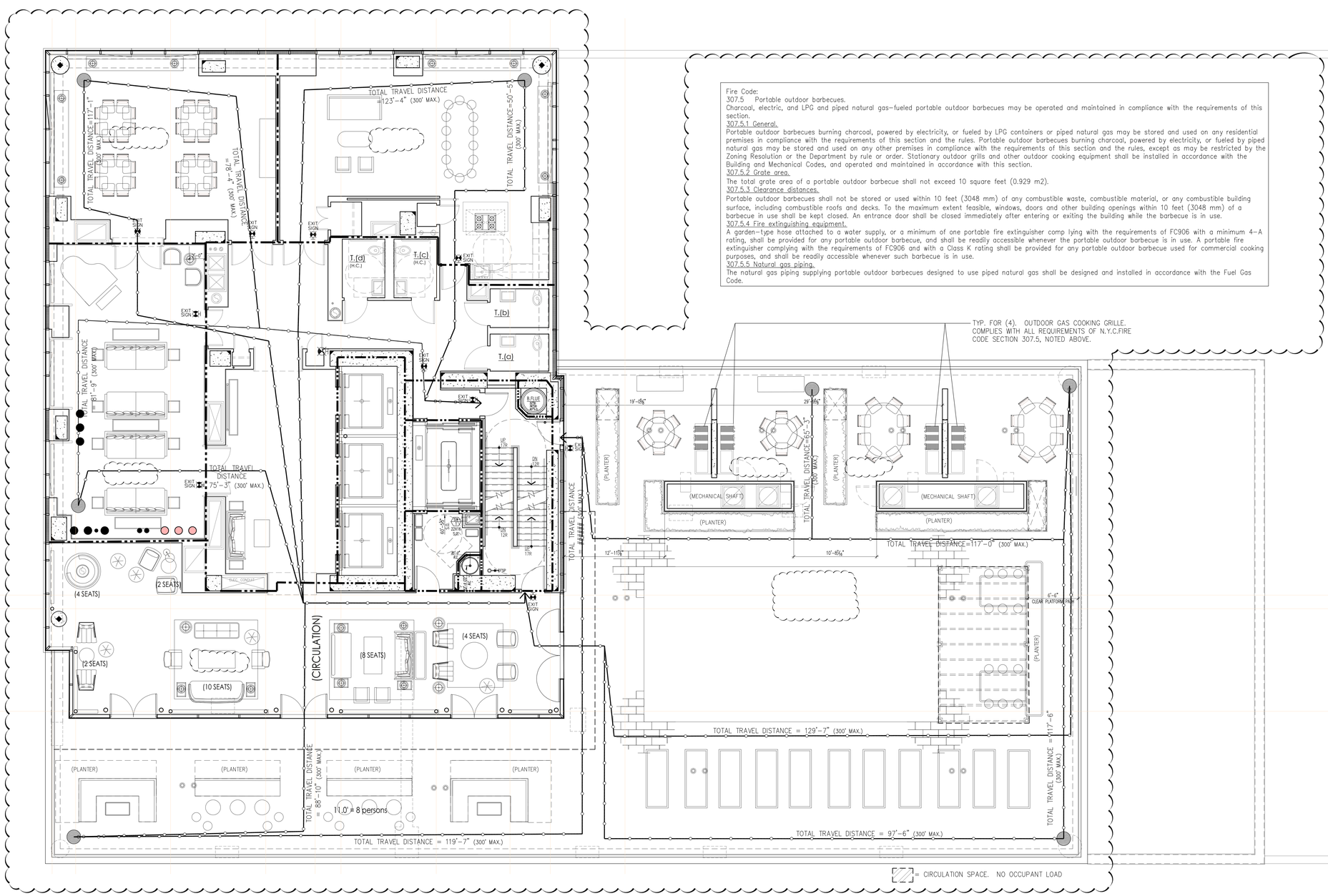
	MALE	FEMALE	TOTAL
W/C	103/70= 3		5
LAV.	205/200 = 2		2
WATER FOUNTAIN	205/500 = 1		1
SERVICE SINK			1

NO. OF FIXTURES PROVIDED AT 2ND FLOOR + 3RD FLOOR:

	MALE	FEMALE	UNISEX	TOTAL
W/C	2+2=4	2+2=4	5+1=6	14
LAV.	2+2=4	2+2=4	5+1=6	14
WATER FOUNTAIN	2+0=2			2
SERVICE SINK	1+1=2			2

Damian Titus
Building
APPROVED
Under Directive 2 of 1975
MEETING OF LAW, CODE AND
Date: No Limit
NYC Development Hub

DEPT OF BLDGS 121185760 Job Number
E1500700135 Scan Code



Fire Code:
307.5 Portable outdoor barbecues.
Charcoal, electric, and LPG and piped natural gas–fueled portable outdoor barbecues may be operated and maintained in compliance with the requirements of this section.
307.5.1 General.
Portable outdoor barbecues burning charcoal, powered by electricity, or fueled by LPG containers or piped natural gas may be stored and used on any residential premises in compliance with the requirements of this section and the rules. Portable outdoor barbecues burning charcoal, powered by electricity, or fueled by piped natural gas may be stored and used on any other premises in compliance with the requirements of this section and the rules, except as may be restricted by the Zoning Resolution or the Department by rule or order. Stationary outdoor grills and other outdoor cooking equipment shall be installed in accordance with the Building and Mechanical Codes, and operated and maintained in accordance with this section.
307.5.2 Grate area.
The total grate area of a portable outdoor barbecue shall not exceed 10 square feet (0.929 m2).
307.5.3 Clearance distances.
Portable outdoor barbecues shall not be stored or used within 10 feet (3048 mm) of any combustible waste, combustible material, or any combustible building surface, including combustible roofs and decks. To the maximum extent feasible, windows, doors and other building openings within 10 feet (3048 mm) of a barbecue in use shall be kept closed. An entrance door shall be closed immediately after entering or exiting the building while the barbecue is in use.
307.5.4 Fire extinguishing equipment.
A garden-type hose attached to a water supply, or a minimum of one portable fire extinguisher comp lying with the requirements of FC906 with a minimum 4–A rating, shall be provided for any portable outdoor barbecue, and shall be readily accessible whenever the portable outdoor barbecue is in use. A portable fire extinguisher complying with the requirements of FC906 and with a Class K rating shall be provided for any portable outdoor barbecue used for commercial cooking purposes, and shall be readily accessible whenever such barbecue is in use.
307.5.5 Natural gas piping.
The natural gas piping supplying portable outdoor barbecues designed to use piped natural gas shall be designed and installed in accordance with the Fuel Gas Code.

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 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 EXEROISE M RETAIL 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 – DOORS	CAPACITY – STAIRS	CAPACITY – RAMPS	CORRIDORS – MIN. WIDTH	CORRIDORS – 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 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.	1009.1	5% OF FLOOR AREA OF THE HABITABLE SPACE

OCCUPANCY CALCULATIONS

PER TABLE 1004.1.2 USE FOR EGRESS CALCS

USE	CLASS	AREA S.F.	MAX. AREA/OCCUPANT	OCCUPANT LOAD
[2] DINING ROOM A	R–2	609 (NET)	15	41 persons
[2] DINING ROOM B	R–2	754 (NET)	15	51 persons
[2] LOUNGE WEST	R–2	743 (NET)	15	50 persons
[2] LOUNGE (SUNROOM)	R–2	1,110 (NET)	15	74 persons
[2] OUTDOOR DINING A/B	R–2	365 (NET)	50	8 persons
[2] OUTDOOR DINING C/D	R–2	386 (NET)	50	8 persons
[2] OUTDOOR TERRACE	R–2	2,950 (NET)	50	60 persons
			TOTAL	292 persons

* INCIDENTAL USE AREAS FOR PER TABLE 508.2
1. ACCESSORY USE AS PER 508.3.1
2. ACCESSORY ASSEMBLY USE AS PER BC 303.1

EGRESS CALCULATIONS (USING CALCULATED OCCUPANCY LOADS)

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

TOTAL NO. OF OCCUPANTS: 231 OCCUPANTS
DOOR PROVIDED:
STAIR A DOOR: 36"/0.2" = 180 OCC.
STAIR B DOOR: 36"/0.2" = 180 OCC.
TOTAL: 360 OCC. (COMPLIES)
STAIR PROVIDED:
STAIR A: 44"/.3" = 146 OCC.
STAIR B: 44"/.3" = 146 OCC.
TOTAL: 292 OCC. (COMPLIES)

PLUMBING FIXTURE COUNT

PER PLUMBING CODE SEC. 403, TABLE 403.1

ASSEMBLY (A–2) OCCUPANCY LOAD: 292 PERSONS
NO. OF MALE: 146 OCC.
NO. OF FEMALE: 146 OCC.

MINIMUM REQUIRED PLUMBING FIXTURE:

	MALE	FEMALE	TOTAL
W/C	146/75= 2	146/75= 2	4
LAV.	292/200 = 3		3
WATER FOUNDTAIN	292/500 = 1		1
SERVICE SINK			1

NO. OF FIXTURE PROVIDED AT 2ND & 3RD FLOOR:

	MALE	FEMALE	TOTAL
W/C	2	2	4
LAV.	2	2	4
WATER FOUNDTAIN			1

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 06/21/2016
NYC Development Hub

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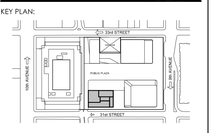
CONSTRUCTION MANAGER:
HUNTER ROBERTS CONSTRUCTION GROUP
225 LIBERTY STREET, 6th FLOOR
NEW YORK, NY 10281
TEL.: (212) 321-6800

DATE	REVISION:
2016-03-07	POST APPROVAL AMENDMENT - DOB
2015-02-06	ISSUED FOR DOB
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:
62ND FLOOR / MAIN ROOF
LIFE SAFETY PLAN

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

DATE: 11/25/13
PROJECT No: 2012-32
DRAWN BY: JCB
CHECKED BY: T.J.F.
DRWG. No.: A-061.01
SHEET No.:

FILE No: T:\Brookfield\Manhattan-West (2012-32)\SLCE Drawings\Life Safety\SHW_A061_Life Safety

DEPT OF BLDGS 121185760 Job Number

E500363460395 Scan Code

MASTER PLAN STRUCT. GRID (FOR REFERENCE ONLY)

OVERBUILD PHASE II

OVERBUILD PHASE I

TRUSS SUPPORT WALL BELOW (SEE STRUCT DWGS.)

FACE OF METAL CLADDING ABOVE BEAM BELOW

FUTURE 2 HR. RATED DOOR & FRAME FROM FUTURE RETAIL. (PART OF MASTER PLAN APPLICATION)

HSS 12X12 HANGER (SEE STRUCT DWGS.)

6" STD. PIPE HANGER (SEE STRUCT. DWGS.)

3 HR. RATED SHAFT WALL ENCLOSURE AT DUCTWORK

STOR.
OCCUPANCY GROUP D-2
T.O.S. ELEV. +18'-8"
F.F.EL. 18'-8"
1,055 SQ. FT.(GROSS)
(300 GSF/PER = 4 PER)

METAL MESH STORAGE UNITS W/ DOOR. 8'-0" HIGH

SLOPING CONCRETE COLUMN (SEE STRUCT DWGS.)

DYER AVE. STRUCTURAL SUPPORT POINT. (SEE STRUCT. DWGS.)

BUILDING STORAGE
OCCUPANCY GROUP D-2
T.O.S. ELEV. 50'-8"
F.F.EL. 50'-9"
1598 SF
(300 GSF/PER =6 PERSONS)

TREATMENT RM. #1 100 sf

TREATMENT RM. #2 195 sf

CORRIDOR

STONE COUNTER

LAUNDRY RM.

AV PORT SHELF

FITNESS STUDIO #2 (ACCESSORY TO R-2)
OCCUPANCY GROUP A-3
T.O.S. ELEV. 50'-8"
F.F.EL. 50'-9"
569 SQ. FT.
(50 GSF/ PER = 12 PERSONS)

FOR SIMILAR ELEVATIONS SEE 5, 7 AND 8 ON A-506

MIRROR

F.F.EL. +50'-9"

P.E. #1 2,500 LBS 700 FPM 3.5'X8' DOOR

P.E. #2 2,500 LBS 700 FPM 3.5'X8' DOOR

P.E. #3 2,500 LBS 700 FPM 3.5'X8' DOOR

P.E. #4 2,500 LBS 1,200 FPM 3.5'X8' DOOR

P.E. #5 2,500 LBS 1,200 FPM 3.5'X8' DOOR

P.E. #6 2,500 LBS 1,200 FPM 3.5'X8' DOOR

ELEV. LOBBY
T.O.S. EL. +50'-8"
F.F. EL. +50'-9"
(4) LT-100

S.E. #7 5,000 LBS 1,000 FPM 4'X8' DOOR

STAIR A
T.O.S. EL.+50'-8"

STAIR B
T.O.S. EL.+50'-8"

SERVICE HALL

RECYCLE

J.C. #2

T. (H.C.)

RECESSED F.E. CABINET

OUTLINE OF MEZZANINE ABOVE

ELEC. CONDUITS

24460 S.O.

96X24 S.O.

48x42 WALL OPENING T.O. OPENING +63'-9"

VEST.

HSS 6x6 HANGER (ABOVE) (SEE STRUCT. FOR DETAILS)

LIGHTING FIXTURES WITHIN CANOPY AT OVERBUILD. SEE RCP & COORDINATE WITH SITE CONSTRUCTION PACKAGE.

PROTECTIVE PADDING (TYP)

RECEPT. (1 PERSON)

WALL FINISH

A/V CLOSET
OCCUPANCY GROUP S-2
90 S.F. (GROSS)
(100 GSF/PER = 1 PERSON)

CHILDREN'S ROOM
OCCUPANCY GROUP A-3
T.O.S. ELEV. 50'-8"
F.F.EL. 50'-9"
707 S.F. (GROSS) 520 S.F. (NET)
(50 NSF/PER = 11 PERSONS)

10'-0" (K.O. SLAB)

FITNESS OFFICE
OCCUPANCY GROUP B
T.O.S. ELEV. 50'-8"
F.F.EL. 50'-9"
327 S.F.(GROSS)
(100 GSF/PER = 4 PERSONS)

SURFACE MOUNTED F.E. CABINET

INTERIOR WOOD SCREEN, WITH ALUM. BASE ENCLOSURE AND UP-LIGHTS. SEE A-709 FOR DETAILS

FITNESS CENTER (ACCESSORY TO R-2)
OCCUPANCY GROUP A-3
T.O.S. ELEV. 50'-8"
F.F.EL. 50'-9"
5,900 S.F. (GROSS)
POSTED OCCUPANCY = 70 PERSONS MAX.

POSTED OCCUPANCY SIGN (PER BC 1024.1.2). MAX. OCCUPANCY= 70 PERSONS

DYER AVE. OVERBUILD
(SHOWN FOR REFERENCE ONLY. SEE MASTER PLAN CONSTRUCTION DOCUMENTS SET FOR ALL INFORMATION)

T.O.S. @ OVERBUILD EL. +49'-9"

NOTE: PROVIDE PROVISIONS FOR FUTURE KNOCK OUT SLAB.

LINE OF FACIA ABOVE

FIN TUBE (TYPE A) ENCLOSURE

PREWIRED RACEWAY SS FINISH (SEE ELECTRICAL DRAWINGS)

FIN TUBE ENCLOSURE

30'-2"

222'-9½"

MATCH LINE

3RD FLOOR T.O.S. ELEV. 69'-9"

2ND FLOOR T.O.S. ELEV. 50'-8"

18'-1" (19'-1" 30 RISERS)

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

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
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	DATE:	REVISION:
7	2015-12-04	ASI-038
6	2015-09-01	ASI-023
5	2015-07-10	ASI-012
4	2015-06-12	ASI-016
3	2015-05-01	BULLETIN #3
2	2015-03-26	ASI - 009
1	2015-02-17	ASI - 005
	2014-12-15	ISSUED FOR GMP
2	2014-10-23	BULLETIN #2
1	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 2ND FLOOR PLAN (WEST)

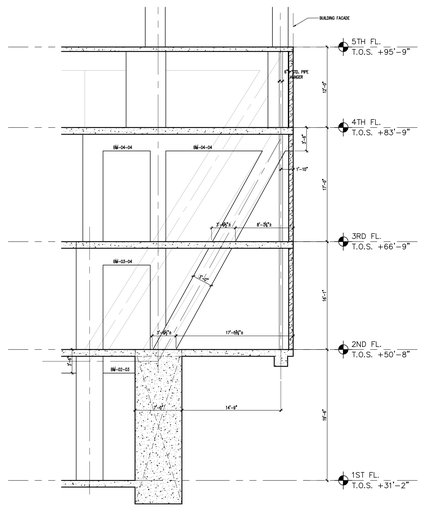
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 06/28/2016
NYC Development Hub

SEAL & SIGNATURE:

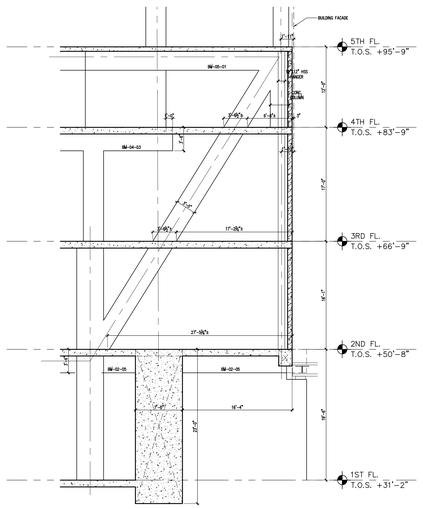
DATE: -
PROJECT No: 2012-32
DRAWN BY: Z.J.K.
CHECKED BY: T.J.F.
DWG. No:
A-104.01
SHEET. No.: 1 of 000

FILE No: 12-32-Manhattan-West-2012-2012-LCD-Drawings-Baltic A-104.01.dwg

DEPT OF BLDGS 121185760 Job Number
E2605022183 Scan Code



A PARTIAL SECTION
SCALE: 1/8" = 1'-0"



B PARTIAL SECTION
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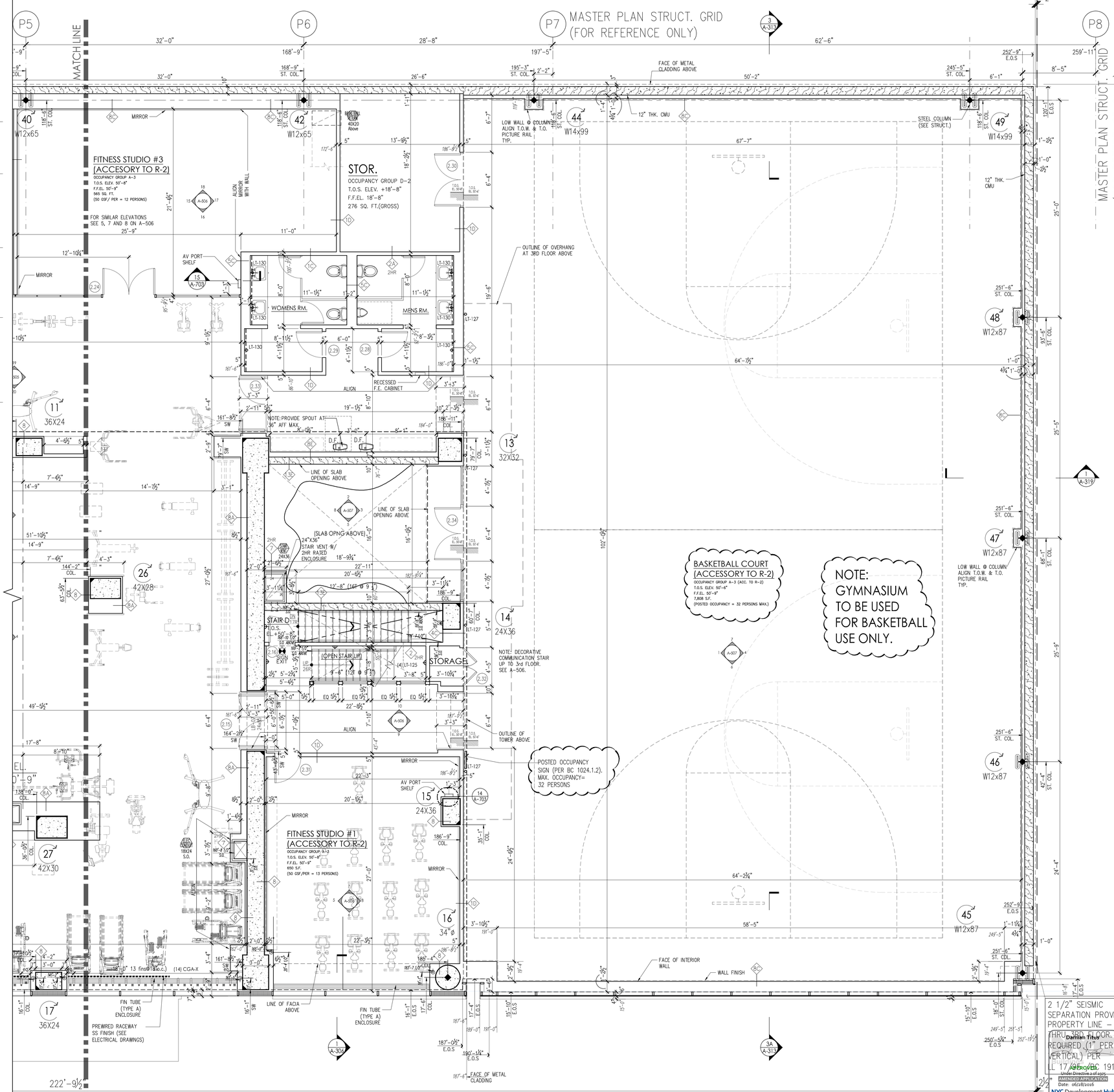

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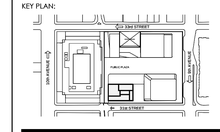
	DATE:	REVISION:
	2015-09-01	ASI-023
	2015-07-10	ASI-012
	2015-06-12	ASI-016
	2015-05-01	BULLETIN #5
	2015-03-26	ASI - 009
	2015-02-17	ASI - 005
	2014-12-15	ISSUED FOR GMP
2	2014-10-23	BULLETIN #2
	2014-10-09	BULLETIN #1
	2014-09-09	ISSUED FOR CONSTRUCTION

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

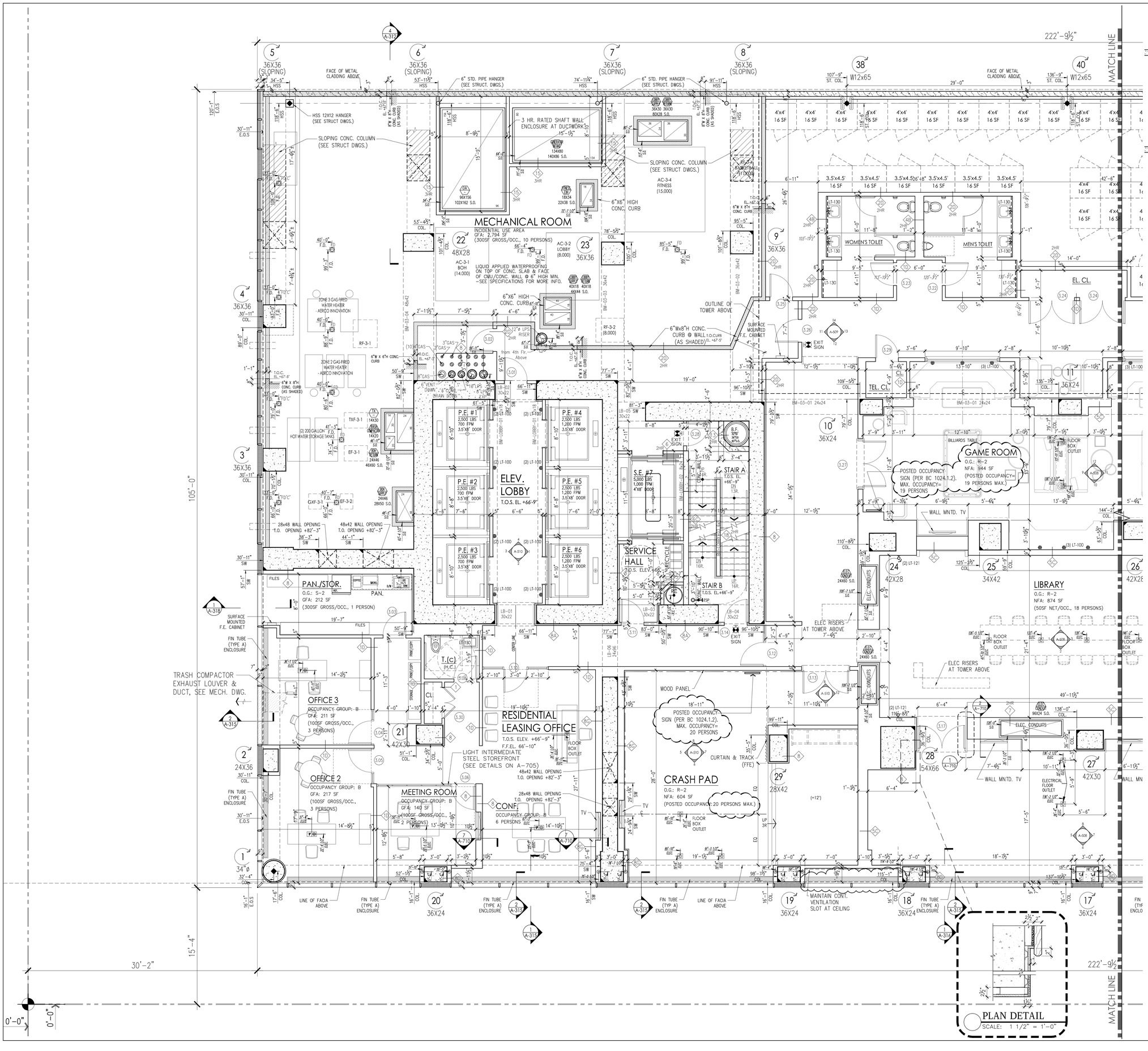
DRAWING TITLE:
PARTIAL 2ND FLOOR PLAN (EAST)

SEAL & SIGNATURE:

DATE:	-
PROJECT No:	2012-32
DRAWN BY:	T.J.F.
CHECKED BY:	T.J.F.
DWG. No.:	A-105.01
SHEET. No.:	1 of 000

FILE NO: N:\Models\Manhattan-West (2012-32)\LCD Drawing\ Batik_A104_0316.dwg

DEPT OF BLDGS 121185760 Job Number
E302320518S Scan Code



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

PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

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:
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
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TEL.: (212) 433-1450

STRUCTURAL ENGINEER:
DeSIMONE CONSULTING ENGINEERS, P.L.L.C.
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NEW YORK, NY 10011
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FAX.: (212) 481-6108

MECHANICAL ENGINEER:
COSENTINI ASSOCIATES
TWO PENN PLAZA
NEW YORK, N.Y. 10121
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FAX.: (212) 615-3700

BUILDING ENVELOPE CONSULTANT:
VIDARIS INC. / ISRAEL BERGER & ASSOCIATES, INC.
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FAX.: (212) 689-6449

ENERGY / ENVIRONMENTAL CONSULTANT:
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CONSTRUCTION MANAGER:
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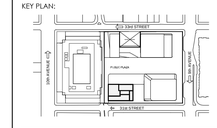
NEW YORK, NY 10281
TEL.: (212) 321-6800

DATE:	REVISION:
2014-02-03	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
2015-03-26	ASI - 009
2015-02-17	ASI - 005
2015-02-06	ISSUED FOR DOB

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)

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 06/28/2016
NYC Development Hub

SEAL & SIGNATURE:

DATE:	-
PROJECT No:	2012-32
DRAWN BY:	T.J.R.
CHECKED BY:	T.J.F.
DWG. No:	A-106.01
SHEET NO.:	1 of 000

FILE NO.: T:\boob\bbManhattan-West (2012-32)\SLCE\Drawings\Batch_A 106_03RL.dwg

DEPT OF BLDGS 121185760 Job Number
E350000A0005 Scan Code

222'-9½"
MATCH LINE
40 W12x65
42 W12x65
44 W12x79
47 W12x87
48 W12x87
49 W12x79
136'-9" ST. COL.
168'-9" ST. COL.
195'-3" ST. COL.
245'-5" ST. COL.
251'-6" ST. COL.
32'-0"
26'-6"
50'-2"
6'-1"
FACE OF METAL CLADDING ABOVE
12" THK. CMU
TOP OF LOW WALL =8'-4" A.F.F.
STEEL COLUMN (SEE STRUCT.)
BLDG. STORAGE
O.G.: S-1
T.O.S. ELEV.: +18'-8"
F.F.EL. 18'-8"
GFA: 1,653 SF
(300SF GROSS/OCC., 6 PERSONS)
METAL MESH STORAGE UNITS W/ DOOR, 8'-0" HIGH
EL. CL.
GOLF SIM.
O.G.: R-2
NFA: 104 SF
(15SF NET/OCC., 7 PERSONS)
WALL MNTD. TV
GOLF LOUNGE
O.G.: R-2
NFA: 138 SF
(15SF NET/OCC., 10 PERSONS)
OPEN TO BELOW
ALIGN TO PORTAL OPENING AT 2ND FLOOR
ALIGN TO GLASS WALL AT 2ND FLOOR
GUARDRAIL
LINE OF EDGE OF SLAB
BALCONY
1,075 S.F.
(SLAB OPNG)
24"X36" STAIR VENT W/ 2HR RATED ENCLOSURE
12"X24" CONC. BEAM
COMMUNICATION STATION NOT FOR EGRESS SEE A.509
42" HIGH GUARDRAIL
3RD FLOOR T.O.S. EL. +66'-9"
BM-03-01 24x24 T.O.B. EL. +66'-9"
BILLIARDS TABLE
LIBRARY
O.G.: R-2
NFA: 874 SF
(50SF NET/OCC., 18 PERSONS)
LOUNGE
O.G.: R-2
NFA: 801 SF
(15SF NET/OCC., 53 PERSONS)
GAME / ARCADE
O.G.: R-2
NFA: 729 SF
(15SF NET/OCC., 49 PERSONS)
OUTLINE OF TOWER ABOVE
FACE OF WALL BELOW
LINE OF SOFFIT ABOVE
FACE OF SF-03
58'-5" (13 EQUAL SPACES)
FACE OF METAL CLADDING
FIN TUBE (TYPE A) ENCLOSURE
LINE OF FACIA ABOVE
RECESSED F.E. CABINET
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.
105'-0"
15'-4"
2½"
GROSS FLOOR AREA = 17,178 SF

SEALANT AND BACKER ROD
SHIMMING
WOOD PANEL
METAL PANEL
POST PLATE BELOW
LINE OF EDGE OF SLAB BELOW
METAL GUARDRAIL
1¾"
4"
9"

1 GUARDRAIL - CORNER DETAIL
SCALE: 3" = 1'-0"

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

OWNER/DEVELOPER:
Brookfield
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Brookfield Properties W 33rd CO.L.P.
Brookfield Place, 250 Vesey Street
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LANDSCAPE ARCHITECT:
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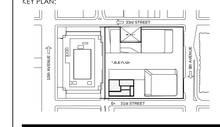
DATE:	REVISION:
2015-12-04	ASI-038
2015-10-09	ASI-031
2015-09-01	ASI-023
2015-07-10	ASI-012
2015-06-12	ASI-016
2015-05-01	BULLETIN #5
2015-03-26	ASI - 009
2015-02-17	ASI - 005
2015-02-06	ISSUED FOR DOB

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 (EAST)

Damian Titus
BuildTech
APPROVED
Under Directive 2 of 1975
LIMITED OF LIABILITY
Date: 06/28/2016
NYC Development Hub

SEAL & SIGNATURE:
LICENSED ARCHITECT DAMIAN TITUS No. 030760 STATE OF NEW YORK

DATE:	-
PROJECT No.:	2012-32
DRAWN BY:	T.J.F.
CHECKED BY:	T.J.F.
DWG. No.:	A-107.01
SHEET. No.:	1 of 000

FILE No: T:\Revit Mfs\Manhattan West 2012-32 SLCE\Drawings\BMW_A104_228.dwg

DEPT OF BLDGS 121185760 Job Number
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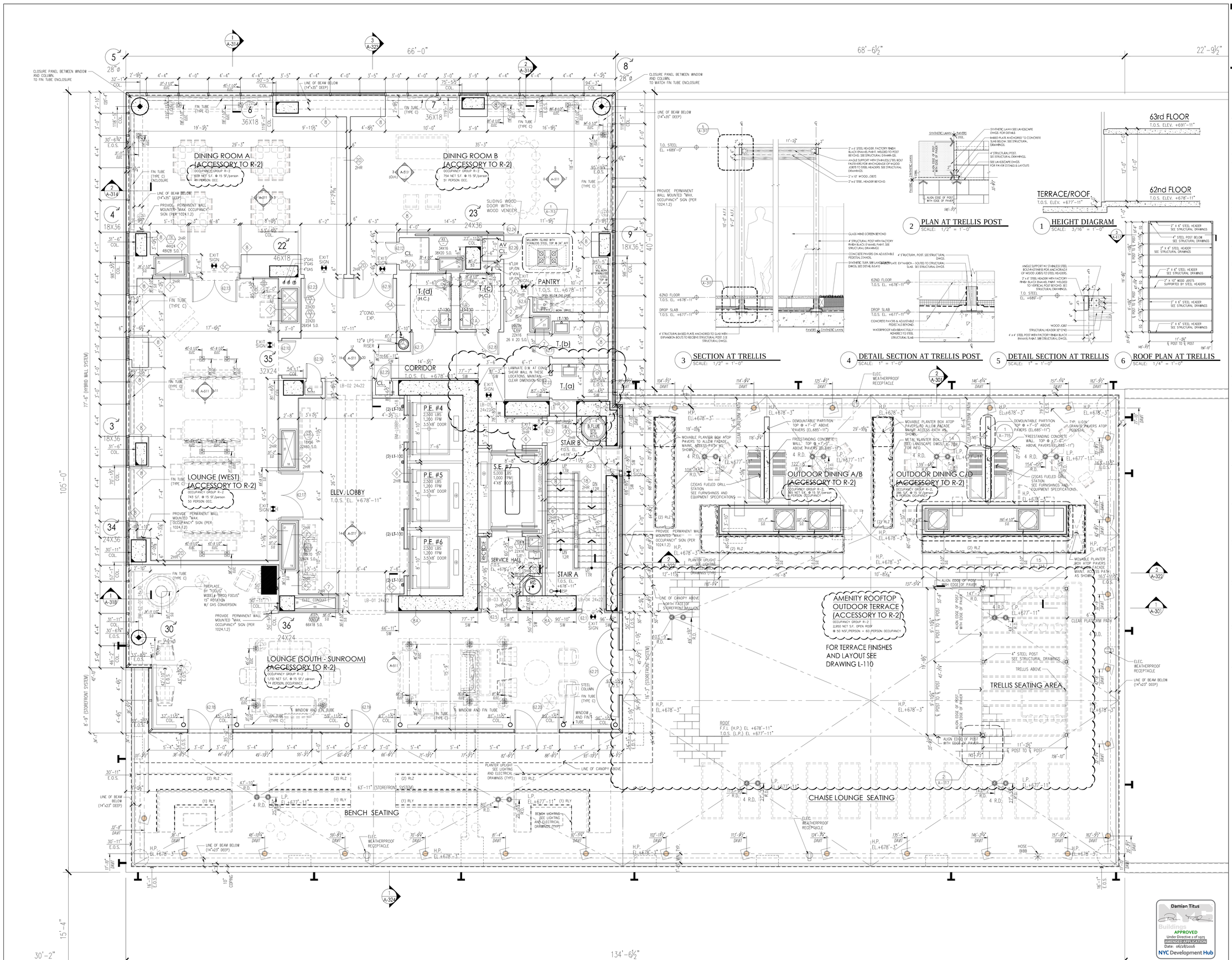

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Southwest Residential Tower
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West 31st street & Dyer Avenue
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DATE:	REVISION:
2016-03-07	POST APPROVAL AMENDMENT - DOB
2015-12-04	AS-038
2015-11-23	AS-036
2015-09-23	AS-025
2015-09-01	AS-023
2015-08-24	AS-021
2015-07-10	AS-012
2015-06-12	AS-016
2015-05-01	BULLETIN #5
2014-12-15	ISSUED FOR GMP

D.O.B. NUMBER:
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0' 2' 4' 6' 10'

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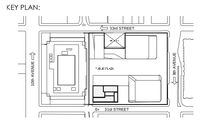

PROJECT:
MANHATTAN WEST
NEW YORK , NEW YORK

DRAWING TITLE:
62ND FLOOR (MAIN ROOF) PLAN

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
MEANS OF EGRESS
Date: 06/28/2016
NYC Development Hub

SEAL & SIGNATURE:

DATE:	-
PROJECT No:	2012-32
DRAWN BY:	T.J.F.
CHECKED BY:	T.J.F.
DWG. No:	A-117.01
SHEET. No.:	1 of 000

FILE No: T:\Revit\1-Manhattan West\2012-032 SLCE\Drawings\DWAW_A117_62F_Main Roof.dwg