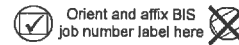




CCD1: Construction Code Determination Form



Must be typewritten.

Do not use this form for Zoning Resolution determination requests - use ZRD1 form

1 Location Information Required for all requests on filed applications.

House No(s) 435 Street Name West 31st Street
Borough Manhattan Block 729 Lot 50 BIN 1089664 CB No. 104

2 Applicant Information Required for all requests on filed applications.

Last Name RUSSO First Name LUIGI Middle Initial
Business Name SLCE ARCHITECTS LLP Business Telephone (212) 979-8400
Business Address 1359 BROADWAY Business Fax
City NEW YORK State NY Zip 10018 Mobile Telephone
E-Mail LRUSO@SLCEARCH.COM License Number 020741
License Type ☐ P.E. ☒ R.A. ☐ RLA DOB PENS ID # (if available)

3 Attendee Information Required if different from Applicant in section 2 or no Applicant.

Relationship to the property: ☐ Attorney ☒ Filing Representative (Class 2) ☐ Other
Last Name Tsipenyuk First Name Roman Middle Initial
Business Name William Vitacco Associates Business Telephone (212) 791-4578
Business Address 299 Broadway, 5th Floor Business Fax
City New York State NY Zip 10007 Mobile Telephone (347) 247-4084
E-Mail rtsipenyuk@vitacco.com License/Registration # (if P.E./R.A./R.L.A./Attorney)

4 Nature of Request Required for all requests. Only one request may be submitted per form.

Determination request is for: ☒ Determination ☐ Predetermination
Determination request issued to: ☒ Borough Commissioner's Office ☐ Technical Affairs
Job associated with this request? ☒ Yes (provide job # / doc # / obj # / examiner name below) ☐ No
Job #: 121185760 Document #: 01 Objection #: Examiner: Damian Titus
Has this request or a similar one been previously denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☐ No
Enter short description of Technical Topic (5 words or less):
Construction Code (if applicable): ☐ 2014 Code ☒ 2008 Code ☐ 1968 Code ☐ Prior to 1968 Code
Enter All Control #(s) for related CCD1/ZRD1 requests:

TPPN, Memo:
Zoning District(s): MDL:
Zoning Overlay(s): BBs:
Special District(s): Other:
ZR Section: Code Section: BC 1004.1 Rule #:

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any): ☐ Borough Commissioner ☐ Code & Zoning Specialist ☐ General Counsel's Office
☐ Deputy Borough Commissioner ☐ Chief Plan Examiner ☐ Other

ADMINISTRATIVE USE ONLY	
Control #:	Reviewed By: Scott D. Pavan, RA Borough Commissioner
Appointment Scheduled With:	Date:
Comments:	
Review Team Members:	
Reviewed By:	

APPROVED
WITH CONDITIONS
CCD1 (44131) Page 1 of 6
Date: 04/21/2016

5	Description of Request (utilize page 3 / section 7 if additional space is needed to properly describe this request)
This is a request for: <input type="checkbox"/> Interpretation or clarification <input checked="" type="checkbox"/> Variation of Building Code or Rules per § 28-103.3 (please state in detail the practical difficulty that is specific to this project, and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2)) <input type="checkbox"/> Variation of Multiple Dwelling Law (MDL) § 277.16 for Article 7B Buildings (please state in detail the practical difficulty that is specific to this project and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2)) <i>Note: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.</i>	

Please itemize all attachments, including plans/sketches, submitted with this form. (**attachment may not be larger than 11" x 17"**)
 If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the Objection sheet and include a copy of the Objection sheet in the submitted Pdf.

A determination is requested regarding the occupant load for tenant spaces at the 2nd and 3rd floors. Per BC §28.2-1004.1.4, "where the actual number of occupants of any space will be significantly lower than that listed in Table 28.2-1004.1.2, the commissioner may establish a lower basis for the number of occupants." Based on this provision, requesting stated occupancy numbers for the following spaces:

Fitness center at 2nd floor:

Per Table 28.2-1004.1.2, the net floor area per occupant for tenant amenity spaces is 50 sf, yielding an occupant load of approximately 118 persons for the 5900 sf of accessible space. As indicated on the attached plan, the egress stairs and doors can accommodate a capacity of 438 persons.

However, as the proposed fitness center will primarily be used for the building's residents for passive recreation and a limited number of exercise machines will be provided, a stated occupancy of 70 persons is requested. Pursuant to BC 1004.3, occupant load signage indicating the maximum occupancy of 70 person will be posted near the exit access doorways. In the event of an assembly of more than 74 persons, a Temporary Place of Assembly Certificate of Operation will be requested from the Department of Buildings Borough Commissioner's Office within 10 days prior to the event.

Basketball Court at 2nd floor:

Per Table 28.2-1004.1.2, the net floor area per occupant for tenant amenity spaces is 15 sf, yielding an occupant load of approximately 461 persons for the 6917 sf of accessible space. As indicated on the attached plan, the egress stairs and doors can accommodate a capacity of 438 persons.

Note: Buildings Department Determination will be issued on the CCD1 Response Form

6	Statements and Signature Required for all requests (If Attorney, include "Esquire" or "Esq." in signature)						
I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.							
<table style="width: 100%;"> <tr> <td style="width: 60%;"> Name (please print) Luigi Russo </td> <td style="width: 40%;"> Date 2/14/16 </td> </tr> <tr> <td colspan="2"> Signature </td> </tr> </table>		Name (please print) Luigi Russo	Date 2/14/16	Signature 			
Name (please print) Luigi Russo	Date 2/14/16						
Signature 							
P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfiled applications)							
<table style="width: 100%;"> <tr> <td style="width: 30%; text-align: center;"> ADMINISTRATIVE USE ONLY </td> <td style="width: 40%; text-align: center;"> REVIEWED BY Scott D. Pavan, RA Borough Commissioner </td> <td style="width: 30%;"></td> </tr> <tr> <td> Reviewed By: </td> <td style="text-align: center;"> </td> <td> Date: </td> </tr> </table>		ADMINISTRATIVE USE ONLY	REVIEWED BY Scott D. Pavan, RA Borough Commissioner		Reviewed By:		Date:
ADMINISTRATIVE USE ONLY	REVIEWED BY Scott D. Pavan, RA Borough Commissioner						
Reviewed By:		Date:					

APPROVED
 WITH CONDITIONS

CCD1 (44131) Page 2 of 6

Date: 04/21/2016

However, as the basketball court will be used by the building's residents for basketball games only, a stated occupancy of 32 persons is requested. Pursuant to BC 1004.3, occupant load signage indicating the maximum occupancy of 32 person will be posted near the exit access doorways. In the event of an assembly of more than 74 persons, a Temporary Place of Assembly Certificate of Operation will be requested from the Department of Buildings Borough Commissioner's Office within 10 days prior to the event.

Per Table 28.2-1004.1.2, the net floor area per occupant for tenant amenity spaces is 15 sf, yielding an occupant load of approximately 63 persons for the 944 sf of accessible space. As indicated on the attached plan, the egress stairs and doors can accommodate a capacity of 292 persons.

Per Table 28.2-1004.1.2, the net floor area per occupant for tenant amenity spaces is 15 sf, yielding an occupant load of approximately 40 persons for the 604 sf of accessible space. As indicated on the attached plan, the egress stairs and doors can accommodate a capacity of 292 persons.

Based on design and ownership's past experiences in similar spaces, we feel occupancies of 70 persons in the fitness center, 32 persons in the basketball court, 19 persons in the game room, and 15 persons in the Crash Pad more accurately conform to the actual usage trends of residential amenity spaces and therefore respectfully request approval of this stated occupant loads.

Note: Buildings Department Determination will be issued on the CCD1 Response Form

I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Date |

P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfiled applications)

Date _____

Date: 04/21/2016

ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 435

Street Name West 31st Street

Borough Manhattan

Block 729

Lot 50

BIN 1089664

Job No. 121185760

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☐ Approved ☐ Denied ☒ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): BC 1004.1.4

Other secondary Zoning Resolution or Code Section(s):

Comments:

The request to accept the proposed modified occupant load for the referenced tenant spaces on 2nd and 3rd amenity floors is hereby approved with conditions.

The subject is a 64 story R-2 residential apartments mixed use new building filed for review under 2008 BC. Proposed on the 2nd and 3rd floors are amenity spaces accessory to the residential tenants of the building. The applicant proposes modified occupant load ratios pursuant to BC 1004.1.4 for the fitness room and basket ball court on the 2nd floor and the "crash pad" and "game room" on the 3rd floor.

The request is accepted provided:

1. The applicant shall indicate required posting of occupant load signage pursuant to BC 1004.3.
2. The plan examiner shall confirm there is adequate egress capacity and travel distance for each floor.

Name of Authorized Reviewer (please print):

Title (please print):

Authorized Signature:

REVIEWED BY
Scott D. Pavan, RA
Borough Commissioner

Date:

Time:

Issuers: write signature, date, and time on each page of the request forms; and attach this form.

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

APPROVED
WITH CONDITIONS
CCD1 (44131) Page 4 of 6

Date: 04/21/2016

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 31st 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
Skidmore, Owings & Merrill LLP
14 Wall Street New York, NY 10005
(212) 298-9300

INTERIOR DESIGN:

RW STUDIO
324 LAFAYETTE STREET, 4TH 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
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FAX.: (212) 689-6449

ENERGY / ENVIRONMENTAL CONSULTANT:

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VIRIDIAN ENERGY & ENVIRONMENTAL**
50 WASHINGTON STREET
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VAN DEUSEN & ASSOCIATES
5 REGENT STREET, SUITE 524
LIVINGSTON, NJ 07039
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ACOUSTICAL CONSULTANT:

CERAMI ASSOCIATES
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NEW YORK, NY 10018
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FAX.: (212) 370-1736

CIVIL ENGINEER:

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

GEO-TECHNICAL 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) 521-6800

DATE: 11/25/13

PROJECT NO: 10121-22

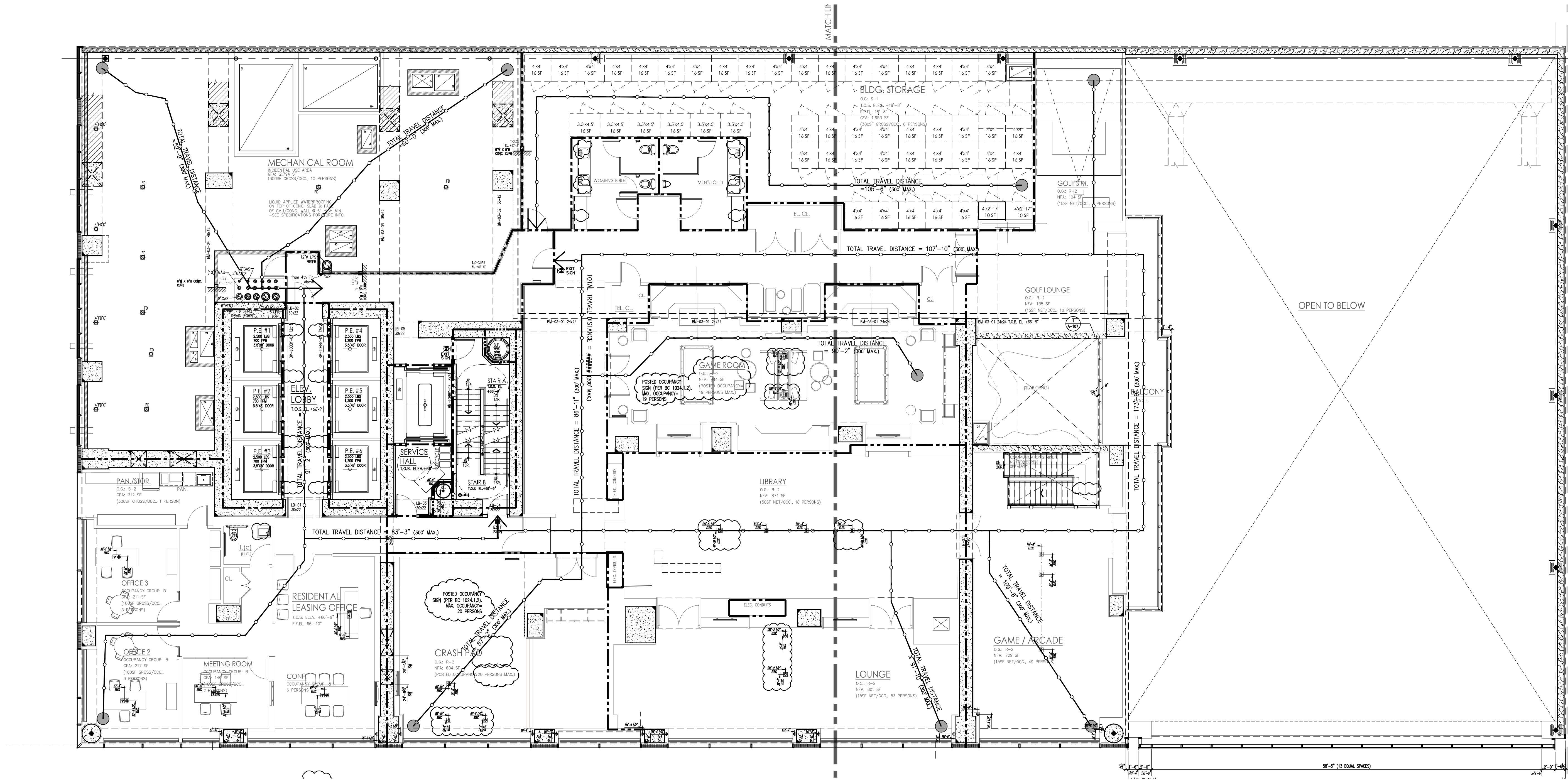
DRAWN BY: J.T.F.

CHECKED BY: J.T.F.

DWG. NO: A-053.01

SHEET NO: 1

FILE NO: 1:\book\Manhattan West\2012\2012-01-01\DWG\Life Safety\BWM_A053.01.dwg



LEGEND	
	HABITABLE SPACE
	GENERAL TRAVEL DISTANCE
	COMMON PATH OF TRAVEL
	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 SPRINKLERED PER NFPA 13 2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE SFC 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:	5F
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	NET FLOOR AREA PER OCCUPANT
OCCUPANCY	
HABITABLE ROOM	200 SF
EXERCISE	80 SF
STORAGE ROOMS	30 SF
OFFICES	100 SF
MECHANICAL SPACE	300 SF
RETAIL	30 SF

CODE DATA		
BUILDING LIMITATIONS	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES: HANDICAP LAWS AND GUIDELINES		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-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 TYPES 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	IB, VI		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	
7. 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	B	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			CORRIDORS		COMMON PATH OF TRAVEL (1015.3)		
		DOORS	STAIRS	RAMP	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 200-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
10. EXIT DOORS	1008.1.1.1
11. EXIT ACCESS	1013.6
12. STAIRWAY DOOR	403.12 1008.1.8.7
13. STAIRWAY WIDTH	1205.2.1
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #1
15. ACCESSIBLE MEANS OF EGRESS	1007.2.1 1109.6
16. NATURAL LIGHT	1203.4.1.2
17. NATURAL VENTILATION	1008.1.1.1

OCCUPANCY CALCULATIONS				
PER TABLE 1004.1.2				
USE	CLASS	AREA S.F.	MAX. AREA/OCCUPANT LOAD	
MECHANICAL ROOM	-	2,794 (GROSS)	300	10 persons
BUILDING STORAGE	S-1	1,680 (GROSS)	300	6 persons
GOLF SIMULATION	R-2	104 (NET)	15	7 persons
GOLF LOUNGE	R-2	138 (NET)	15	10 persons
GAME ROOM	R-2	944 (NET)	15	19 persons
LIBRARY	R-2	874 (NET)	15	18 persons
GAME / ARCADE	R-2	729 (NET)	15	49 persons
LOUNGE	R-2	801 (NET)	15	53 persons
CRASH PAD	R-2	604 (NET)	15	17 persons
RESIDENTIAL LEASING OFFICE	R-2	1,487 (GROSS)	100	15 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: 248 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				
3RD FLOOR ASSEMBLY (A-3) OCCUPANCY LOAD: 205 PERSONS				
MINIMUM REQUIRED PLUMBING FIXTURES (2nd FLR): W/C 80/70 = 2 LAV. 159/200 = 1 WATER FOUNTAIN 159/500 = 1 SERVICE SINK 1				
MINIMUM REQUIRED PLUMBING FIXTURES (3rd FLR): W/C 103/70 = 2 LAV. 205/200 = 2 WATER FOUNTAIN 205/500 = 1 SERVICE SINK 1				
NO. OF FIXTURES PROVIDED AT 2ND FLOOR + 3RD FLOOR:				
W/C	2+2=4	5+1=6	14	
LAV.	2+2=4	5+1=6	14	
WATER FOUNTAIN	2+0=2		2	
SERVICE SINK	1+1=2		2	

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

North Arrow

KEY PLAN

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

DRAWING TITLE: **3RD FLOOR
LIFE SAFETY PLAN**

SEAL & SIGNATURE: **A-053.01**

DATE: 11/25/13

PROJECT NO: 10121-22

DRAWN BY: J.T.F.

CHECKED BY: J.T.F.

DWG. NO: A-053.01

SHEET NO: 1

FILE NO: 1:\book\Manhattan West\2012\2012-01-01\DWG\Life Safety\BWM_A053.01.dwg

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 31st 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

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

INTERIOR DESIGN:

RW STUDIO

324 LAFAYETTE STREET, 4TH 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) 433-1430

STRUCTURAL ENGINEER:

**DeSIMONE CONSULTING
ENGINEERS, P.L.L.C.**

18 WEST 18TH STREET
NEW YORK, NY 10011
TEL.: (212) 532-2211
FAX.: (212) 481-6108

MECHANICAL ENGINEER:

COSENTINI ASSOCIATES

TWO PENN PLAZA
NEW YORK, NY 10012
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. /

VRIDIAN 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.: (732) 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

GEO/TECHNICAL ENGINEER:

**MUESER RUTLEDGE
CONSULTING ENGINEERS**

225 WEST 34TH STREET
NEW YORK, NY 10122
TEL.: (917) 339-9300
FAX.: (917) 339-9400

CONSTRUCTION MANAGER:

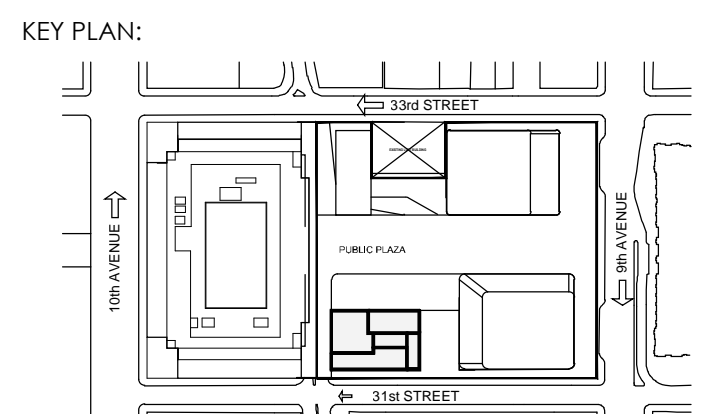
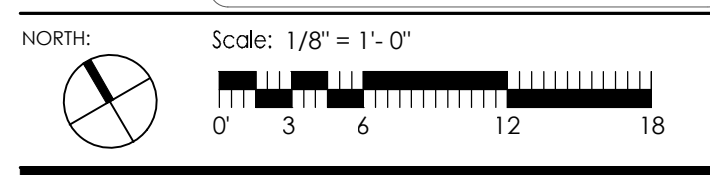
**HUNTER ROBERTS
CONSTRUCTION GROUP**

225 LIBERTY STREET, 6TH FLOOR
NEW YORK, NY 10281
TEL.: (212) 321-6880

2015-05-01	PERMIT #5
2015-02-19	ISSUED FOR DCR
2014-09-09	ISSUED FOR CONSTRUCTION
2014-08-01	FOR CONSTRUCTION DOCUMENTS
2014-06-03	FOR CONSTRUCTION DOCUMENTS
2014-05-12	ISSUED FOR PERMITS
2014-04-14	DESIGN DEVELOPMENT
2014-03-14	ISSUED FOR FOUNDATION PERMITS
DATE:	REVISION:

D.C.B. NUMBER:

NB# 121185760



PROJECT:

**MANHATTAN WEST
NEW YORK, NEW YORK**

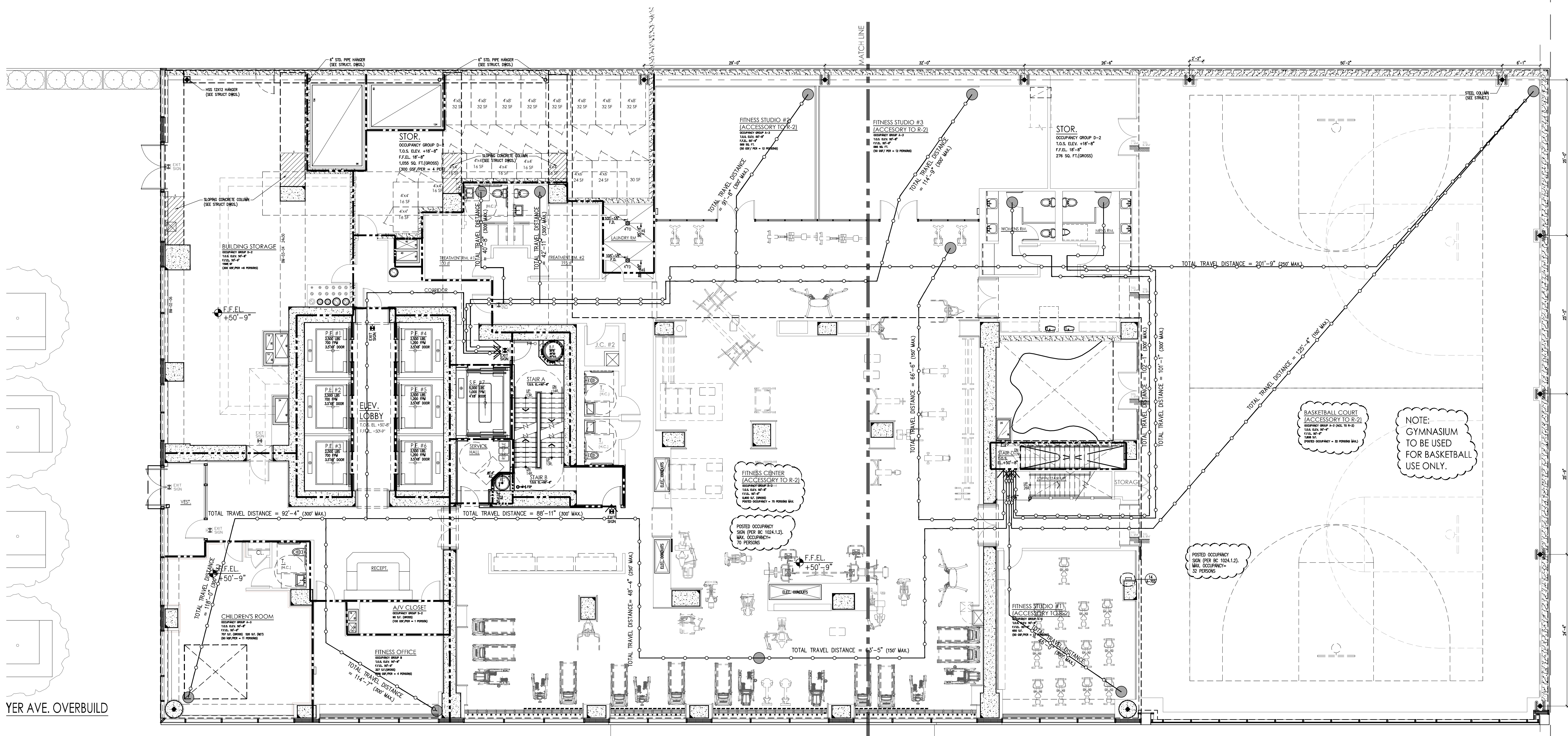
DRAWING TITLE:

**2ND FLOOR
LIFE SAFETY PLAN**

SEAL & SIGNATURE:

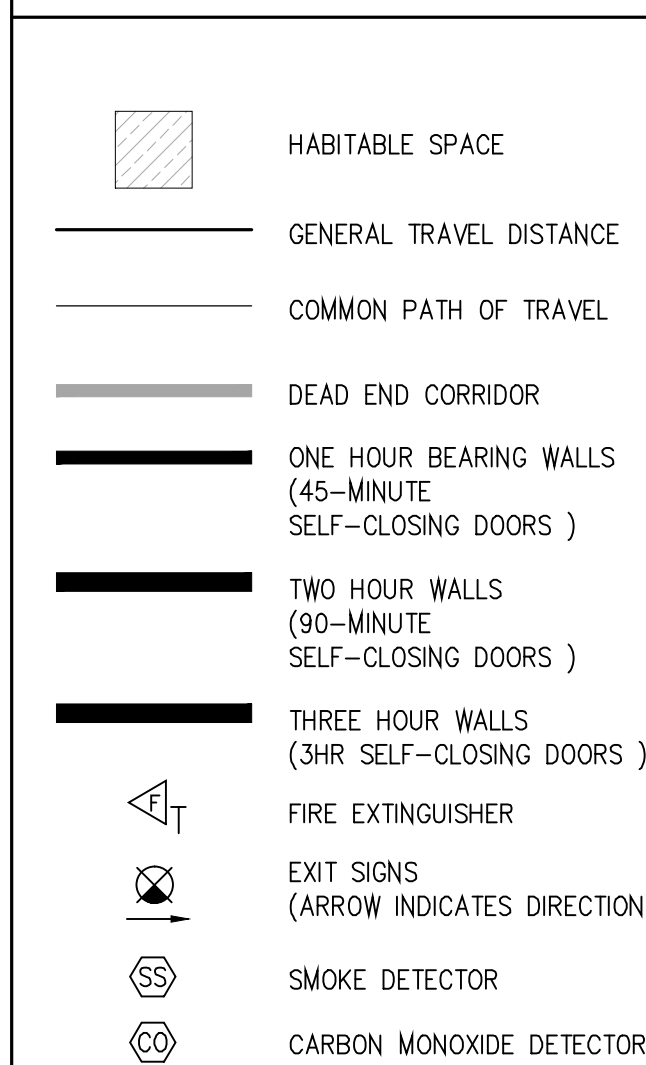
DATE: 1/25/13
PROJECT NO: 2012-02
DRAWN BY: JCS
CHECKED BY: T.J.F.
DWG. NO.: **A-052.01**
SHEET NO.: 1

FILE NO: "brookfield-manhattan-west" (2012) 0212 (JCS) Drawing Title Safety Life Safety A052.01 of 04



YER AVE. OVERBUILD

LEGEND



RESIDENTIAL GENERAL NOTES:
1. BUILDING IS FULLY SPRINKLERED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE SFC 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: 63 SF
STORIES: 62
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

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

CODE DATA

BUILDING LIMITATIONS	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES: HANDICAP LAWS AND GUIDELINES.		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 M RETAIL S-2 STORAGE, MECHANICAL
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3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
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4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB
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5. FIRE PROTECTION

TABLE 601	FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING TYPES I-B ELEMENTS (HOURS)
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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.

6. SPRINKLERS

FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5	INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY TYPE I-B
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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	B	C	C	A	B	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
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OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY
R-1, R-2	200	DOORS 0.2 STAIRS 0.3 RAMPS 0.2
A-2	150-P/250-S	0.2 0.3 0.2 44
M	200	0.2 0.3 0.2 44
S-2	250	0.2 0.3 0.2 44
A	150-P	0.2 0.3 0.2 44
B	250-S	0.2 0.3 0.2 44

BUILDING LIMITATIONS

TABLE 602	FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
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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	III, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8	MAXIMUM AREA OF EXTERIOR WALL OPENINGS
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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

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A-2	B	C	C	A	B	B
R-2	B	C	C	A	B	B

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>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	III, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

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A-2	B	C	C	A	B	B
R-2	B	C	C	A	B	B

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S-2	250	0.2 0.3 0.2 44
A	150-P	0.2 0.3 0.2 44
B	250-S	0.2 0.3 0.2 44

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 SMOSSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
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10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
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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.
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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.
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13. STAIRWAY WIDTH	1205.2.1	NOT LESS THAN 44" WIDE.
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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).
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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
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16. NATURAL LIGHT	1203.4.1.2	10% OF FLOOR AREA OF THE ROOM.
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17. NATURAL LIGHT	1007.2.1 / 1109.6	5% OF FLOOR AREA OF THE HABITABLE SPACE.
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REVIEWED BY:	SCOTT D. HAWES, R.A.	DATE: 04/25/2013
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APPROVED:	WILLIAM J. HAWES, R.A.	DATE: 04/25/2013
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