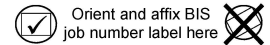




AL1: Additional Information

Must be typewritten.



Page number 1 of 2

BIS Document No. _____

1 Location and Job Information Required for all applications.

House No(s) 100

Street Name Pearl Street

Borough Manhattan

Block 30

Lot 7501

BIN 1000855

CB No. 101

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.

Submission is part of a Post Approval Amendment (PAA)?

☐ Yes PW1 required

☒ No

Indicate all actions for this submission:

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page.

Is this section continued on additional AL1 forms?

☒ Yes ☐ No

3 Additional Information Required for all applications.

We respectfully request DOB concurrence that the proposed Open Squash tenancy can be designated as occupancy group B, instead of occupancy group A-3. An Alteration Type 1 application, 123765666 was filed for the change of use and occupancy on the 14th Floor, by others. This application was filed for review under the 1968 Code. The Open Squash tenancy constitutes approximately half of the floor, with the other half being base building mechanical space that is essentially unoccupied.

Open Squash is a private membership club where squash is the primary function of the space. Since squash is a two-person game, and the fact that there are eight courts, 16 persons maximum are occupied under the primary function at any given time. Since reservations are required, this is a general flow of daily use, which includes entrance and exit, visits to locker rooms and possibly purchase of a beverage in the small café. The space also includes two waiting areas and an incidental warm-up area with seven pieces of gym equipment. The remaining space is administrative offices, laundry, an IT closet and a storage room which are all non-simultaneous in nature, pursuant to 27-358(c).

Per the 1968 Code, A place of Assembly is defined as:

PLACE OF ASSEMBLY. An enclosed room or space in which seventy-five or more persons gather for religious, recreational, educational, political or social purposes, or for the consumption of food or drink, or for similar group activities or which is designed for use by seventy-five or more persons gathered for any of the above reasons, but excluding such spaces in dwelling units; or an outdoor space in which two hundred or more persons gather for any of the above reasons or which is designed for use by two hundred or more persons gathered for any of the above reasons.

Continued on next page...

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. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)

Thomas Hughes

Signature

Date

8/28/2023

P.E. / R.A. Seal (apply seal, then sign and date over seal)

JOHN RAINIERA
BOROUGH COMMISSIONER
Page 1 of 3
Aug 29 2023



AI1: Additional Information *Must be typewritten.*

☒ Orient and affix BIS
 job number label here ☒

Page number 2 of 2

BIS Document No. _____

1 Location and Job Information *Required for all applications.*

House No(s) 100

Street Name Pearl Street

Borough Manhattan

Block 30

Lot 7501

BIN 1000855

CB No. 101

2 Revisions to Plans/Drawings *Required whenever updating plans. All revisions for each page must be clearly described in section 3.*

Submission is part of a Post Approval Amendment (PAA)? ☐ Yes *PW1 required* ☒ No *Indicate all actions for this submission:*

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

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Is this section continued on additional AI1 forms? ☐ Yes ☒ No

3 Additional Information *Required for all applications.*

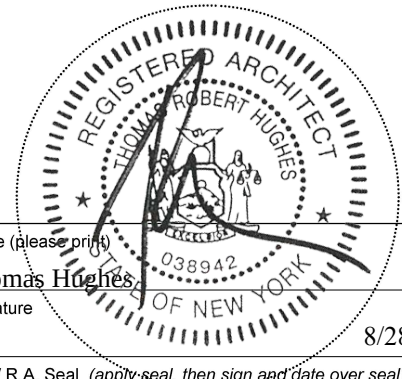
Based on the attached program space plan, once you calculate the primary function, the squash courts, as well as circulation omitted by the definition of net floor area, and non-simultaneous spaces, as aforementioned, the total proposed floor occupant load will not exceed 74 persons.

Open Squash is expecting to host some tournament events intermittently in the future. For any special event that will result in a floor occupant load of 75 persons or more, the tenant has acknowledged the requirement and has agreed to apply for these events under a filed TPA application with the DOB on an individual basis.

Due to the design program intent of a minimal occupant load for the primary squash function of the space, we look forward to your favorable decision and allow for the space to be designated as occupancy group B for a maximum occupant load of 74 persons. Please see attached plan LS-014.00 for verification.

**OK TO ACCEPT STATED OCCUPANCY OF MAXIMUM 74 PERSONS
IN SUBJECT TENANCY AS STATED, WITH UNDERSTANDING THAT
EVENTS WITH ADDITIONAL CAPACITY WILL REQUIRE TEMPORARY
PLACE OF ASSEMBLY CERTIFICATE OF OPERATION**

JOHN RAINE R.A.
 BOROUGH COMMISSIONER
 Aug 29 2023



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. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)

Thomas Hughes

Signature

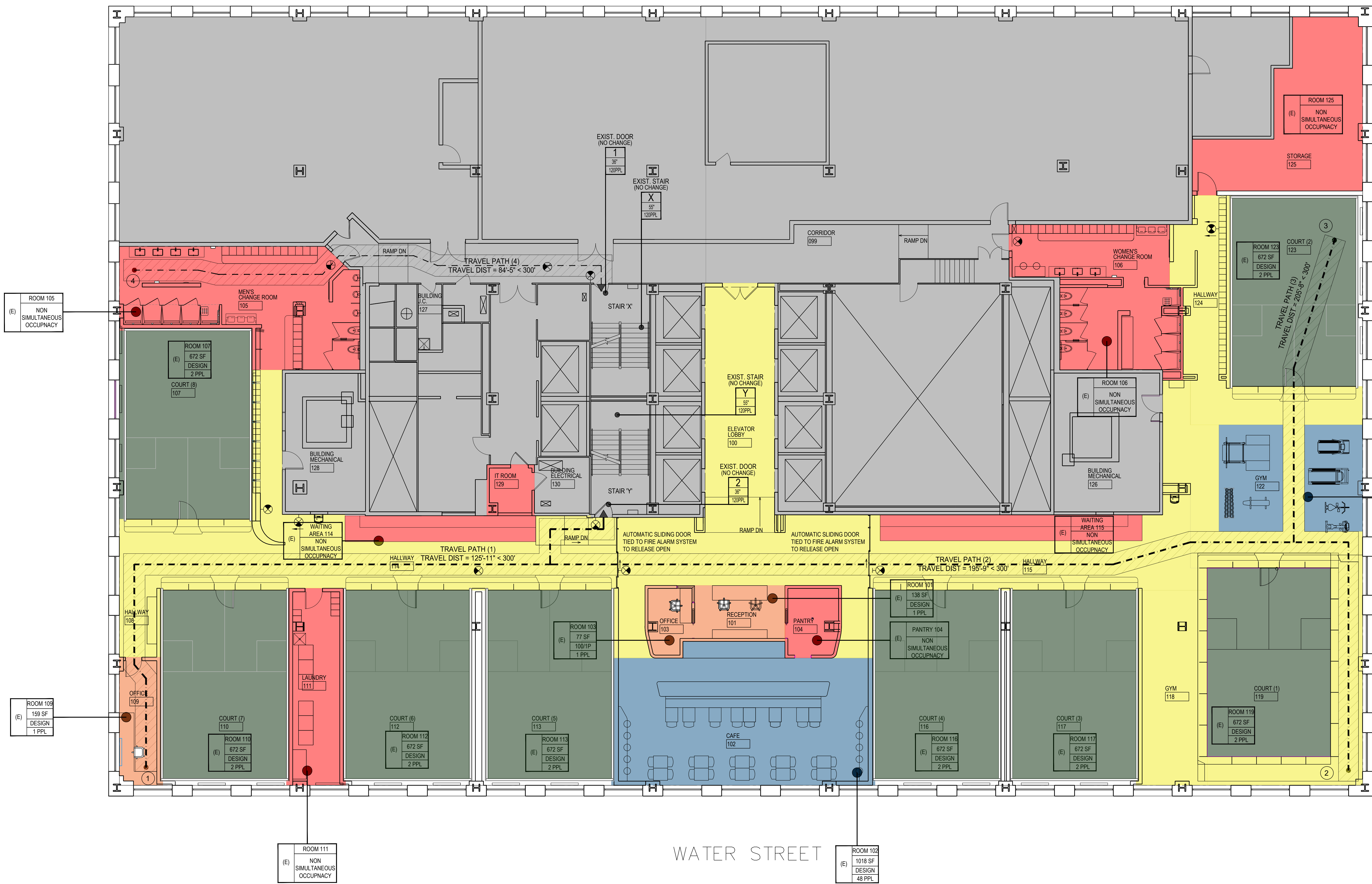
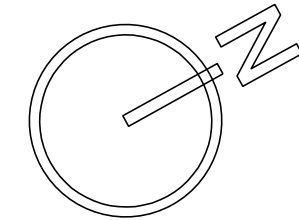
Date

8/28/2023

P.E. / R.A. Seal (apply seal, then sign and date over seal)

JOHN RAINE R.A.
 BOROUGH COMMISSIONER
 Page 2 of 3
 Aug 29 2023

PEARL STREET



USE	SQ.FT.	OCCUPANT LOAD
N.I.C. / BUILDING MECHANICAL	N/A	0
NON-SIMULTANEOUS OCCUPANCY	2,489	0
SQUASH COURTS	5,376	(2) PERSONS PER COURT (2) X (8 COURTS) = 16 PERSONS
CIRCULATION SPACE	4,831	0
ASSEMBLY	GYM: 376 CAFE: 1,018 TOTAL: 1,394	GYM: 7 CAFE: 48 (SEATS) TOTAL: 55
OFFICES/ RECEPTION SPACE	374	3
TOTAL:	TENANT SUITE 14,464 SQ.FT.	74 PERSONS TOTAL

HANOVER SQUARE

WATER STREET

FOURTEENTH FLOOR			
OCCUPANCY CLASSIFICATIONS PER TABLE 3-1 AND FIRE SEPARATIONS & FIRE DIVISIONS AS PER TABLE 5-1 & 5-2 OF THE 1988 NYC BUILDING CODE			
OCCUPANCY GROUP		OCCUPANCY GROUP: E	
DOMINANT OCCUPANCY: SQUASH COURTS			
AS PER TABLE 6-1			
EXISTING GROUP DESIGNATION	SF	PROPOSED GROUP DESIGNATION	SF
BUSINESS (B)	13,194	SQUASH COURTS (E)	14,464
MECHANICAL (N/A)	9,669	MECHANICAL (N/A)	8,399

DETERMINATION OF EXIT AND ACCESS REQUIREMENTS TABLE 6-1			
GENERAL REQ: MAX TRAVEL DIST. FROM MOST REMOTE POINT TO CENTER OF EXIT DOOR OPENING (TABLE 6-1 1988 NYC BUILDING CODE)			
SQUASH COURTS (E)			
MAX TRAVEL NOT SPRINK	MAX TRAVEL SPRINK	OUT-DOORS AT GRADE	ALL OTHER DOORS
200'-0"	300'-0"	100	80
60	60	100	44'
50'-0"			
EGRESS PATHS OF TRAVEL			
REMOTE POINT	TRAVEL DISTANCES	SPRINKLERED	
1	PATH OF TRAVEL: 125'-11" < 300' LF	YES	
2	PATH OF TRAVEL: 195'-9" < 300' LF	YES	
3	PATH OF TRAVEL: 205'-8" < 300' LF	YES	
4	PATH OF TRAVEL: 84'-5" < 300' LF	YES	

OCCUPANT LOAD (TABLE 6-2 NYC BUILDING CODE)			
OCCUPANCY	OCCUPANCY GROUP	NET FLOOR AREA (SQT)	OCCUP. BY AREA
OFFICES (ACCESSORY)	E	236	DESIGN 2
RECEPTION (ACCESSORY)	E	138	DESIGN 1
PANTRY & CAFE PREP (NON-SIMULTANEOUS USE)	E	116	N/A 0
DINING (ACCESSORY)	E	1,018	DESIGN 48
GYM	E	376	DESIGN 7
COURTS	E	5,373	DESIGN 16
WAITING AREA 114 (NON-SIMULTANEOUS USE)	E	114	N/A 0
WAITING AREA 115 (NON-SIMULTANEOUS USE)	E	197	N/A 0
STORAGE 125 (NON-SIMULTANEOUS USE)	E	561	N/A 0
WOMEN'S CHANGING ROOM (NON-SIMULTANEOUS USE)	E	576	N/A 0
MEN'S CHANGING ROOM (NON-SIMULTANEOUS USE)	E	696	N/A 0
LAUNDRY (NON-SIMULTANEOUS USE)	E	159	N/A 0
IT ROOM (NON-SIMULTANEOUS USE)	E	70	N/A 0
ACTUAL OCCUPANCY:			
74 P			

CORRIDOR WIDTH CALCULATIONS		
AS PER TABLE 6-1		
CORRIDOR	CORRIDOR CAPACITY	EGRESS ALLOWABLE
CORRIDOR (125)	72' / 22' = 4 UNITS OF WIDTH	3 X 100 = 300
TOTAL CORRIDOR CAPACITY: (217 ACTUAL OCCUPANTS)		
300 P		

FOURTEENTH FLOOR SQUASH COURTS (E)			
DERIVED: 80 PERSONS P.U.W. (ALL EXITS & CORRIDORS) 100 PERSONS P.U.W. (AT GRADE)			
BUSINESS (E)	DOOR #	WIDTH OF DOOR	EXIT UNITS
	1	36"	1.5
	2	36"	1.5
TOTAL EXISTING DOOR CAPACITY: (74 ACTUAL OCCUPANTS)			
240 P			
STAIR CAPACITY: DERIVED 60 PERSONS PER UNIT OF WIDTH			
BUSINESS (E)	STAIR #	WIDTH OF STAIR	EXIT UNITS
	X	55"	2.5
	Y	55"	2.5
TOTAL STAIR CAPACITY: (74 ACTUAL OCCUPANTS)			
240 P			

PLUMBING FIXTURE REQUIREMENTS 2014 NYC PLUMBING CODE TABLE 403.1			
BUSINESS (B)			
WATER CLOSETS:		OCCUPANT LOAD	REQUIRED
		37 MALE	1
		37 FEMALE	2
LAVATORIES		37 MALE	1
		37 FEMALE	1
DRINKING FOUNTAIN		74	2
SERVICE SINKS		14TH FLOOR	1
TABLE 403.1 FOOTNOTE K THE NUMBER OF FIXTURES FOR BUILDING OR NONACCESSORY TENANT SPACE USED FOR ASSEMBLY PURPOSES BY FEWER THAN 75 PERSONS AND CLASSIFIED AS GROUP B OCCUPANCY IN ACCORDANCE WITH SECTION 303.1, EXCEPTION 2 OF THE NEW YORK CITY BUILDING CODE SHALL BE PERMITTED TO BE CALCULATED IN ACCORDANCE WITH THE REQUIREMENTS FOR ASSEMBLY OCCUPANCIES.			

PROPERTY INFORMATION			
PROJECT			
7 HANOVER SQUARE NEW YORK, NY 10004			
BLOCK 30; LOT: 19			
ZONING DISTRICT: C5-5			
STORIES: 26			
CONSTRUCTION CLASSIFICATION: 1-B			
LEGENDS:			
TRAVEL DISTANCE			
TYPICAL PATH OF EGRESS (8'-0" WIDE PATH)			
AREA NOT IN CONTRACT			

02 ISSUED TO DOB REVIEW 08/22/2023 AMC

01 ISSUED TO LANDLORD'S ARCHITECT 05/02/2022 AMC

NO. REVISION DATE BY

TPG Architecture

TPG ARCHITECTURE, LLP
31 PENN PLAZA
132 WEST 31ST STREET, 5TH FLOOR, NEW YORK, NY 10001
212.768.0800 | TPGARCHITECTURE.COM

IN CONSIDERATION OF RECEIVING DRAWINGS FROM TPG ARCHITECTURE, LLP IN AN ELECTRONIC FORM, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY TPG ARCHITECTURE, LLP FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE USE, RE-USE, MIS-USE, MODIFICATION, OR MISINTERPRETATION OF THE MACHINE-READABLE INFORMATION PROVIDED BY TPG ARCHITECTURE, LLP UNDER THIS AGREEMENT.

PROJECT

OPEN SQUASH

7 HANOVER SQUARE
NEW YORK, NY 10004

DRAWING

14TH FLOOR EGRESS PLAN

SEAL

DATE 05/02/2022

PROJECT NO. 1521746-00

SCALE 1/8"=1'-0"

CAD FILE NO. LS-014 (BUSINESS) DWG DCS PAGE # of #

DWG NO. LS-014.00

NYC DOB NO.