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one seaport

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New York, NY
(Between South Street & Front Street)

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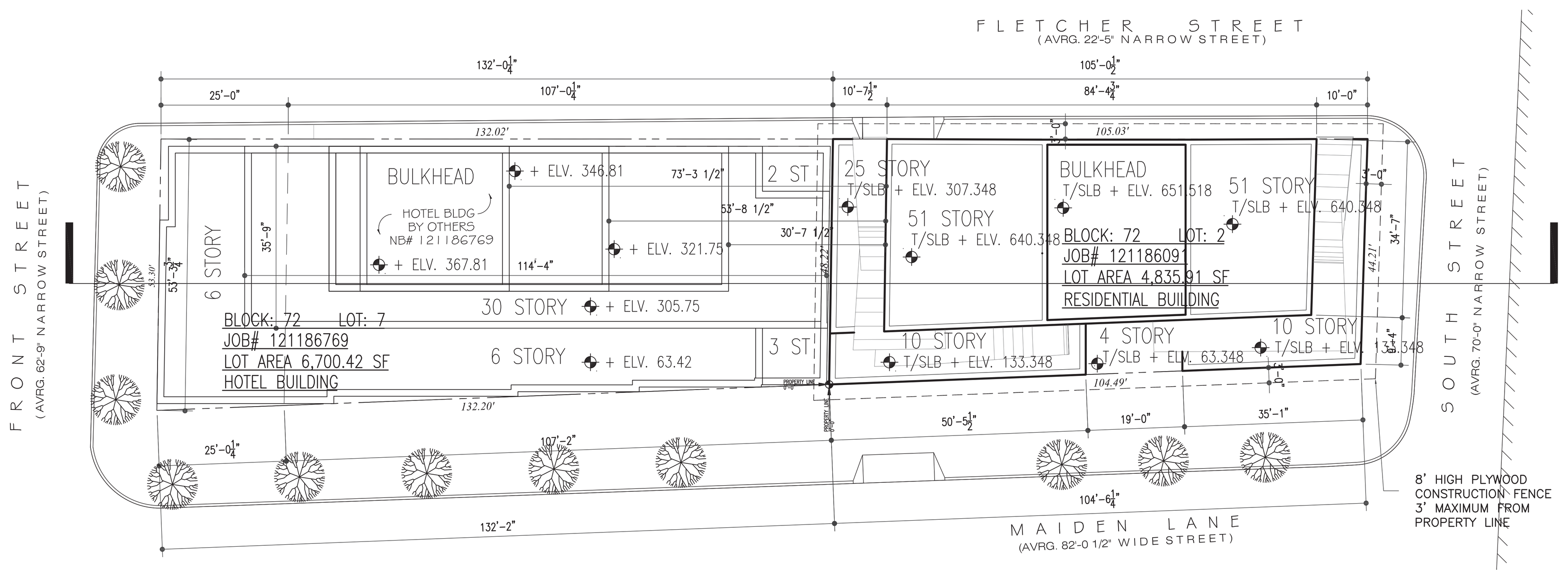
T-305.00	Telecommunications 5th Floor Construction Plan / 6th Floor Marketing Plan
T-306.00	Telecommunications 6th Floor Construction Plan / 7th Floor Marketing Plan
T-307.00	Telecommunications 7th - 10th Floor Construction Plan / 8th - 11th Floor Marketing Plan
T-311.00	Telecommunications 11th - 24th Floor Construction Plan / 12th - 26th Floor Marketing Plan
T-325.00	Telecommunications 25th Floor Lower Level Construction Plan / 27th Floor Lower Level Marketing Plan
T-325A.00	Telecommunications 25th Floor Upper Level Construction Plan / 27th Floor Upper Level Marketing Plan
T-326.00	Telecommunications 26th Floor Construction Plan / 28th Floor Marketing Plan
T-327.00	Telecommunications 27th - 38th Floor Construction Plan / 29th - 40th Floor Marketing Plan
T-339.00	Telecommunications 39th - 44th Floor Construction Plan / 41st - 46th Floor Marketing Plan
T-345.00	Telecommunications 45th Floor Construction Plan / 47th Floor Marketing Plan
T-346.00	Telecommunications 46th Floor Construction Plan / 48th Floor Marketing Plan
T-347.00	Telecommunications 47th Floor Lower Level Construction Plan / 49th Floor Lower Level Marketing Plan
T-347A.00	Telecommunications 47th Floor Upper Level Construction Plan / 49th Floor Upper Level Marketing Plan
T-348.00	Telecommunications 48th & 50th Floor Construction Plan / 50th & 52nd Floor Marketing Plan
T-349.00	Telecommunications 49th & 51st Floor Construction Plan / 51st & 53rd Floor Marketing Plan
T-352.00	Telecommunications 52nd Floor Construction Plan
T-353.00	Telecommunications Roof Level Construction Plan
T-400.00	Telecommunications MDF Room Layouts
T-401.00	Telecommunications IDF Room Layouts and Pathways
T-500.00	Telecommunications Pathways Riser Diagram
T-501.00	Telecommunications Pathways Riser Diagram
T-502.00	Telecommunications Pathways Riser Diagram
T-503.00	Telecommunications Grounding Riser Diagram
T-504.00	Telecommunications Grounding Riser Diagram
T-505.00	Telecommunications Grounding Riser Diagram
T-506.00	Telecommunications Backbone Riser Diagram
T-507.00	Telecommunications Backbone Riser Diagram
T-508.00	Telecommunications Backbone Riser Diagram
SECURITY	
SC-100.00	Security Drawing List, Symbols and Abbreviations
SC-101.00	Security Scope of Work
SC-301.00	Security 1st Floor Construction Plan / 1st Floor Marketing Plan
SC-302.00	Security 2nd Floor Construction Plan / 2nd Floor Marketing Plan
SC-303.00	Security 3rd Floor Construction Plan / 3rd Floor Marketing Plan
SC-304.00	Security 4th Floor Construction Plan / 5th Floor Marketing Plan
SC-305.00	Security 5th Floor Construction Plan / 6th Floor Marketing Plan
SC-306.00	Security 6th Floor Construction Plan / 7th Floor Marketing Plan
SC-307.00	Security 7th - 10th Floor Construction Plan / 8th - 11th Floor Marketing Plan
SC-311.00	Security 11th - 24th Floor Construction Plan / 12th - 26th Floor Marketing Plan

SC-325.00	Security 25th Floor Lower Level Construction Plan / 27th Floor Lower Level Marketing Plan
SC-325A.00	Security 25th Floor Upper Level Construction Plan / 27th Floor Upper Level Marketing Plan
SC-326.00	Security 26th Floor Construction Plan / 28th Floor Marketing Plan
SC-327.00	Security 27th - 38th Floor Construction Plan / 29th - 40th Floor Marketing Plan
SC-339.00	Security 39th - 44th Floor Construction Plan / 41st - 46th Floor Marketing Plan
SC-345.00	Security 45th Floor Construction Plan / 47th Floor Marketing Plan
SC-346.00	Security 46th Floor Construction Plan / 48th Floor Marketing Plan
SC-347.00	Security 47th Floor Lower Level Construction Plan / 49th Floor Lower Level Marketing Plan
SC-347A.00	Security 47th Floor Upper Level Construction Plan / 49th Floor Upper Level Marketing Plan
SC-348.00	Security 48th & 50th Floor Construction Plan / 50th & 52nd Floor Marketing Plan
SC-349.00	Security 49th & 51st Floor Construction Plan / 51st & 53rd Floor Marketing Plan
SC-352.00	Security 52nd Floor Construction Plan
SC-353.00	Security Roof Level Construction Plan

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

REGISTERED ARCHITECT
LEO STEPHEN HILL
No. 028264
STATE OF NEW YORK

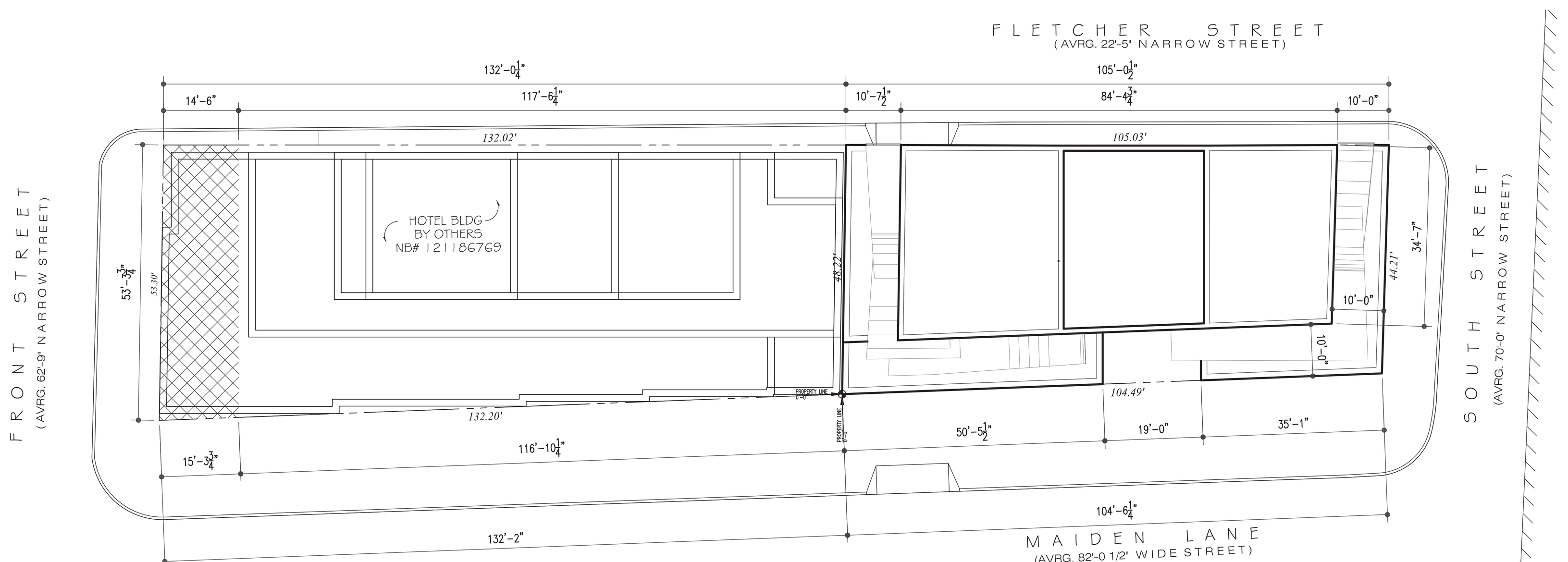
DEPT OF BLDGS 121185680 Job Number
ES917601713 Scan Code



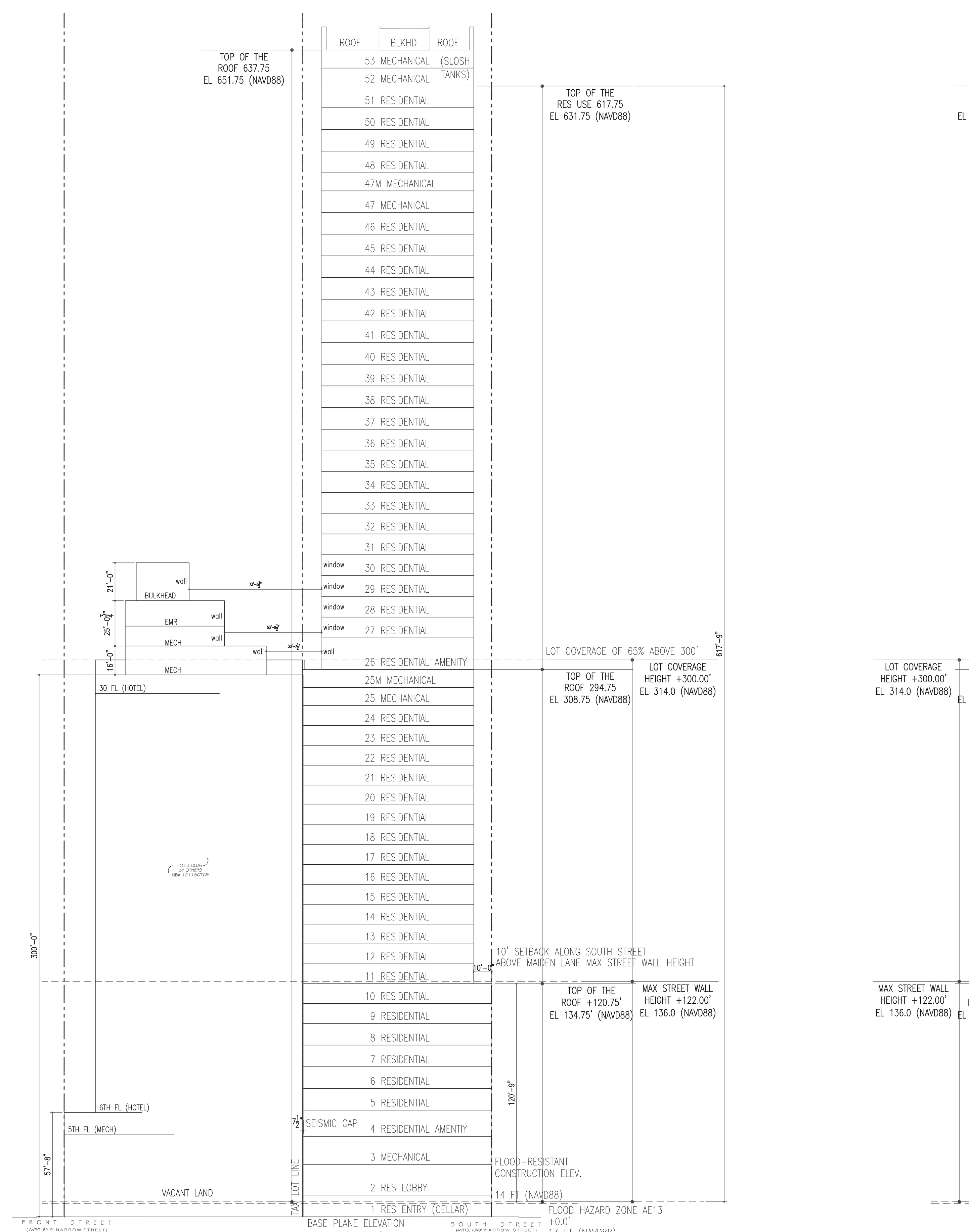
1 SITE PLAN
1:20 = 1'-0"

Not within 200 feet of TA

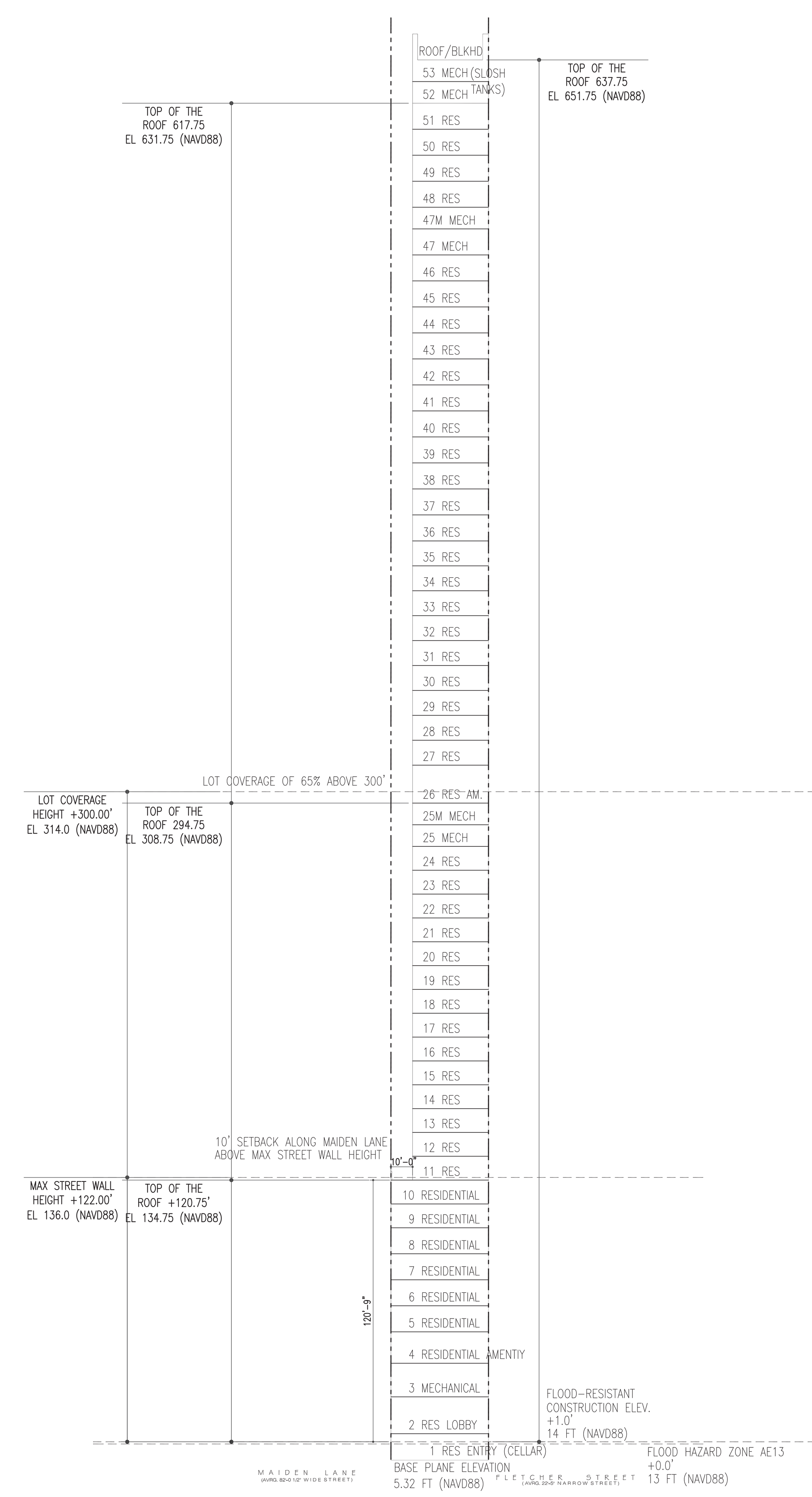
Not within 90 feet of Historic Landmark



2 PEDESTRIAN CIRCULATION
1:20 = 1'-0"



3 W-E SECTION
1:40 = 1'-0"



4 N-S SECTION
1:40 = 1'-0"

BLOCK: 72 LOT: 7
JOB# 121186769
HOTEL FLOOR AREAS

FLOOR	USE / FL	GSF / FL	MECH. DEDUCT'NS / FL	EXTERIOR WALL DEDEUCT'NS /FL	ZSF / FL	TOTAL KEYS
SUB-CELLAR	INCOMING SERVICES / BOH / EXERCISE RM / STORAGE	4971	4971		0	NA
1ST FL/CELLAR	HOTEL ACCESS /STORAGE / RETAIL / LOADING DOCK	5477	5477		0 (SEE NOTE BELOW)	NA
2ND FL	HOTEL LOBBY /BREAKFAST	5493	151	89	5253	NA
3RD FL	HOTEL GUESTROOM / MEETING / OFFICE	5899	225	97	5577	9
4TH FL	HOTEL GUESTROOMS	5740	239	89	5412	12
5TH FL	MECH.	6115	6115		0	0
6TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
7TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
8TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
9TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
10TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
11TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
12TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
13TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
14TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
5TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
16TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
17TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
18TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
19TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
20TH FL	HOTEL GUESTROOMS	4005	188	72	3745	10
21ST FL	HOTEL GUESTROOMS	4005	188	72	3745	10
22ND FL	HOTEL GUESTROOMS	4005	188	72	3745	10
23RD FL	HOTEL GUESTROOMS	3999	188	72	3739	10
24TH FL	HOTEL GUESTROOMS	3999	188	72	3739	10
25TH FL	HOTEL GUESTROOMS	3999	188	72	3739	10
26TH FL	HOTEL GUESTROOMS	3999	188	72	3739	10
27TH FL	HOTEL GUESTROOMS	3999	188	72	3739	10
28TH FL	HOTEL GUESTROOMS	3999	188	72	3739	10
29TH FL	HOTEL GUESTROOMS	3999	188	72	3739	10
30TH FL	HOTEL GUESTROOMS	3999	188	72	3739	10
31ST FL	MECHANICAL	2233	1845		388	0
32TH FL	MECHANICAL	1046	1046		0	0
33RD FL	EMR	1161	1161		0	0
GRAND TOTAL		138,212			110,207	271

Required Pedestrian Circulation Space

91-42 PEDESTRIAN CIRCULATION SPACE REQUIREMENTS
37-07
37-51 Amount Required for Buildings Over 20,000 SF
1 SF per 350 SF of New Floor Area
248,580/350 = 710 SF

37-072 Type of Circulation Space Permitted/Selected
Building Entrance Recess Area
Corner Circulation Space
Complies.

CORNER CIRCULATION SPACE
1. Dimensions

	Provided
Length	50.00 FT
Depth	14.50 FT

2. Minimum Area: 710 SF.

PEDESTRIAN CIRCULATION SPACE: 725 SF. COMPLIES

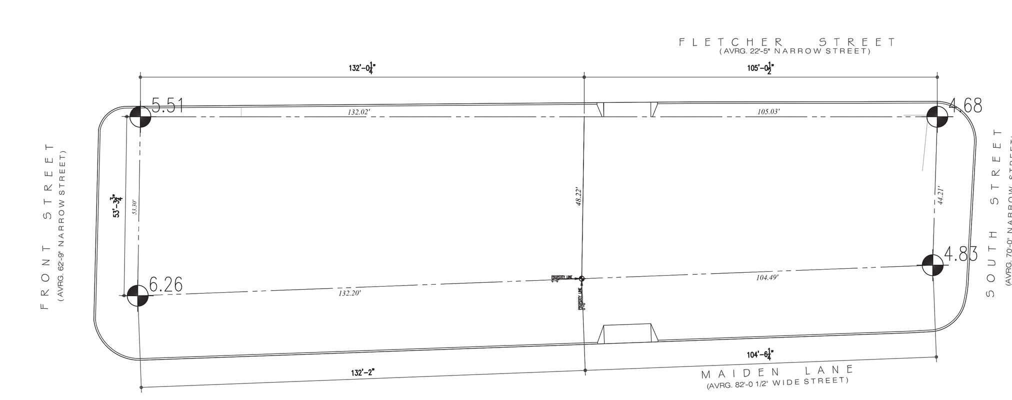
BLOCK: 72 LOT: 2
JOB# 121186091
RESIDENTIAL FLOOR AREAS

FLOOR AREA CHART

FLOOR	USE	GROSS	DEDUCTION	STAIR DEDUC.	QH DEDUCTION	ZFA
1	RESIDENTIAL	3,675	3,675.0	0	0	0
2	RESIDENTIAL	2,986	19.0	0	0	2,967
3	MECHANICAL ROOM	4,836	4,836.0	0	0	0
4	RESIDENTIAL	4,836	312.0	42	3,631	851
5	RESIDENTIAL	3,535	1,017.0	42	257	2,219
6	RESIDENTIAL	4,645	698.0	42	293	3,612
7	RESIDENTIAL	4,390	367.0	42	293	3,688
8	RESIDENTIAL	4,390	367.0	42	293	3,688
9	RESIDENTIAL	4,390	367.0	42	293	3,688
10	RESIDENTIAL	4,390	367.0	42	293	3,688
11	RESIDENTIAL	3,443	209.0	42	108	3,084
12	RESIDENTIAL	3,443	209.0	42	108	3,084
13	RESIDENTIAL	3,443	230.0	42	108	3,063
14	RESIDENTIAL	3,443	209.0	42	108	3,084
15	RESIDENTIAL	3,443	209.0	42	108	3,084
16	RESIDENTIAL	3,443	230.0	42	108	3,063
17	RESIDENTIAL	3,443	209.0	42	108	3,084
18	RESIDENTIAL	3,443	209.0	42	108	3,084
19	RESIDENTIAL	3,443	230.0	42	108	3,063
20	RESIDENTIAL	3,443	209.0	42	108	3,084
21	RESIDENTIAL	3,443	209.0	42	108	3,084
22	RESIDENTIAL	3,443	230.0	42	108	3,063
23	RESIDENTIAL	3,443	209.0	42	108	3,084
24	RESIDENTIAL	3,443	209.0	42	108	3,084
25	MECHANICAL ROOM	3,443	3,443.0	0	0	0
26	RESIDENTIAL	3,043	36.0	42	270	2,695
27	RESIDENTIAL	3,043	94.0	42	66	2,841
28	RESIDENTIAL	3,043	94.0	42	66	2,841
29	RESIDENTIAL	3,043	114.0	42	66	2,821
30	RESIDENTIAL	3,043	94.0	42	66	2,841
31	RESIDENTIAL	3,043	94.0	42	66	2,841
32	RESIDENTIAL	3,043	114.0	42	66	2,821
33	RESIDENTIAL	3,043	94.0	42	66	2,841
34	RESIDENTIAL	3,043	94.0	42	66	2,841
35	RESIDENTIAL	3,043	114.0	42	66	2,821
36	RESIDENTIAL	3,043	94.0	42	66	2,841
37	RESIDENTIAL	3,043	94.0	42	66	2,841
38	RESIDENTIAL	3,043	114.0	42	66	2,821
39	RESIDENTIAL	3,043	94.0	42	66	2,841
40	RESIDENTIAL	3,043	94.0	42	66	2,841
41	RESIDENTIAL	3,043	114.0	42	66	2,821
42	RESIDENTIAL	3,043	94.0	42	66	2,841
43	RESIDENTIAL	3,043	94.0	42	66	2,841
44	RESIDENTIAL	3,043	114.0	42	66	2,821
45	RESIDENTIAL	3,043	94.0	42	66	2,841
46	RESIDENTIAL	3,043	94.0	42	66	2,841
47	MECHANICAL ROOM	3,043	3,043.0	0	0	0
48	RESIDENTIAL	3,043	83.0	42	66	2,852
49	RESIDENTIAL	3,043	36.0	42	66	2,899
50	RESIDENTIAL	3,043	82.0	42	66	2,853
51	RESIDENTIAL	3,043	54.0	42	66	2,881
52	MECHANICAL ROOM	3,043	3,043.0	0	0	0
53	BULKHEAD	984	984.0	0	0	0
						0
						0
TOTAL	MECHANICAL ROOMS	14,365	14,365	0	0	0
	RESIDENTIAL	162,498	13,474	1,932	8,719	138,373
	TOTAL	176,863	27,839.0	1,932	8,719	138,373
TOTAL AB GRADE	MECHANICAL ROOMS	14,365	14,365	0	0	0
	RESIDENTIAL	158,823	9,799	1,932	8,719	138,373
	TOTAL	173,188	24,164.0	1,932	8,719	138,373

Quality Housing Deductions and Dwelling Unit Schedule

FLOOR	# OF DWELLING UNITS	DENSITY IN CORRIDOR	DAYLIGHT IN CORRIDOR	REFUSE ROOM	RECREATION SPACE	LAUNDRY ROOM	TOTAL
1	0	0.0	0.0	0.0	0.0	0.0	0.0
2							0.0
3	MECHANICAL ROOM	0.0	0.0	0.0	0.0	0.0	0.0
4	0	0.0	0.0	12.0	3,619.0	0.0	3,631.0
5	4	122.5	122.5	12.0	0.0	0.0	257.0
6	4	140.5	140.5	12.0	0.0	0.0	293.0
7	4	140.5	140.5	12.0	0.0	0.0	293.0
8	4	140.5	140.5	12.0	0.0	0.0	293.0
9	4	140.5	140.5	12.0	0.0	0.0	293.0
10	4	140.5	140.5	12.0	0.0	0.0	293.0
11	2	96.0	0.0	12.0	0.0	0.0	108.0
12	2	96.0	0.0	12.0	0.0	0.0	108.0
13	2	96.0	0.0	12.0	0.0	0.0	108.0
14	2	96.0	0.0	12.0	0.0	0.0	108.0
15	2	96.0	0.0	12.0	0.0	0.0	108.0
16	2	96.0	0.0	12.0	0.0	0.0	108.0
17	2	96.0	0.0	12.0	0.0	0.0	108.0
18	2	96.0	0.0	12.0	0.0	0.0	108.0
19	2	96.0	0.0	12.0	0.0	0.0	108.0
20	2	96.0	0.0	12.0	0.0	0.0	108.0
21	2	96.0	0.0	12.0	0.0	0.0	108.0
22	2	96.0	0.0	12.0	0.0	0.0	108.0
23	2	96.0	0.0	12.0	0.0	0.0	108.0
24	2	96.0	0.0	12.0	0.0	0.0	108.0
25	MECHANICAL ROOM						0.0
26	0	0.0	0.0	12.0	258.0	0.0	270.0
27	1	54.0	0.0	12.0	0.0	0.0	66.0
28	1	54.0	0.0	12.0	0.0	0.0	66.0
29	1	54.0	0.0	12.0	0.0	0.0	66.0
30	1	54.0	0.0	12.0	0.0	0.0	66.0
31	1	54.0	0.0	12.0	0.0	0.0	66.0
32	1	54.0	0.0	12.0	0.0	0.0	66.0
33	1	54.0	0.0	12.0	0.0	0.0	66.0
34	1	54.0	0.0	12.0	0.0	0.0	66.0
35	1	54.0	0.0	12.0	0.0	0.0	66.0
36	1	54.0	0.0	12.0	0.0	0.0	66.0
37	1	54.0	0.0	12.0	0.0	0.0	66.0
38	1	54.0	0.0	12.0	0.0	0.0	66.0
39	1	54.0	0.0	12.0	0.0	0.0	66.0
40	1	54.0	0.0	12.0	0.0	0.0	66.0
41	1	54.0	0.0	12.0	0.0	0.0	66.0
42	1	54.0	0.0	12.0	0.0	0.0	66.0
43	1	54.0	0.0	12.0	0.0	0.0	66.0
44	1	54.0	0.0	12.0	0.0	0.0	66.0
45	1	54.0	0.0	12.0	0.0	0.0	66.0
46	1	54.0	0.0	12.0	0.0	0.0	66.0
47	MECHANICAL ROOM						0.0
48	1	54.0	0.0	12.0	0.0	0.0	66.0
49	0	54.0	0.0	12.0	0.0	0.0	66.0
50	1	54.0	0.0	12.0	0.0	0.0	66.0
51	0	54.0	0.0	12.0	0.0	0.0	66.0
TOTAL	74	3,465.0	825.0	552.0	3,877.0	0.0	8,719.0



BASE PLANE CALCULATIONS

$$\frac{\frac{4.83 + 4.68}{2} + \frac{4.68 + 5.51}{2}}{2} = 4.925$$

$$\frac{\frac{5.51 + 6.26}{2} + \frac{6.26 + 4.83}{2}}{2} = 5.715$$

$$\frac{4.925 + 5.715}{2} = 5.32$$

NOTE
ALL DATUM ARE NAVD88

ZR 64-131
All measurements of height from Flood Resistant Construction Elevation(FRCE)
FRCE = AE13, 13' (NAVD88)+ 1 = 14' (NAVD88)

5 BASE PLANE CALCULATION
1:40 = 1'-0"

Zoning Analysis:
151-161 Maiden Lane
Block 72, Full Block, Lots 2 and 7 (Front St/South St) - Adjacent Building filed under NB# 121186769

Zoning Section — Description

Map 12b
1. Lot area 11,536 SF
2. Zoning district: C5-3
Special Lower Manhattan, South Street Seaport Subarea
Block: 72, Lot: 7, Lot Area 6,700.42 sf, Job # 121186769
Block: 72, Lot: 2, Lot Area 4,835.91 sf, Job # 121186091
Total Lot area (Lot 7 + Lot 2) 11,536 SF

32-00, 91-10
3. A. Permitted Uses:
Use Group 1-6, 7B, 7E, 8A, 8B, 8E, 9-11, 12A (except 12A eating and drinking establishments), 12B, 12C, 12E

B. Proposed Uses:
Residential Use Group 2
Adjacent Hotel Building Filed Under Another Application, Use Group 5
Adjacent Hotel Building Filed Under Another Application, Use Group 6
Complies

91-05
C. Applicability of the Quality Housing Program
In the Special Lower Manhattan District, buildings containing residences may be developed or enlarged in accordance with the provisions of Article II, Chapter 8 (the Quality Housing Program), except that the bulk regulations of Section 28-11 shcall be superseded by the bulk regluations of the Special Lower Manhattan District.

See Quality Housing Notes and Calculations

91-21, 91-22, 91-65
4. A.

Permitted FAR	Resid.	Comm.	C/F	Total
Basic Maximum	10.0	15.0	15.0	15.0
Maximum FAR of receiving site in South Street Seaport SD	12.0	21.6	21.6	21.6

Permitted FAR
11,536 X 10 = 115,360 SF
11,536 X 12 = 138,432 SF
11,536 X 15 = 173,040 SF
11,536 X 21.6 = 249,178 SF

Use	FA
Residential Allowable (12 x lot area) =	138,432 SF
Total Allowable (21.6 x lot area)	249,178 SF
Remaining Commerical after Max. Res. Allowable:	110,746 SF

B.

Proposed FAR	Resid.	Comm.
Maximum FAR of receiving site in South Street Seaport SD	12	9.6

Use	FA
Residential	138,373 SF
Adjacent Hotel Building Filed Under Another Application	110,207 SF
Total Zoning Floor Area Proposed:	248,580 SF

Complies

23-22, 23-24
5. A. Residential Density permitted: 790 SF/unit
Maximum Number of Units 175 units

B. Residential Density proposed: 1871 SF/unit
Proposed Number of Units 74 units
Complies

23-47
6. Yard Regulation:
No Residential Rear Yard or Rear Yard Equivalent is required for a zoning lot occupying an entire block.
Complies

33-28
No Commercial Rear Yard required for a zoning lot occupying an entire block.
Complies

7. Streetwall and Setback Regulations:
91-30, 64-131
A. i. The height of all buildings shall be measured from curb level.
ii. All measurements of height above curb level, base plane, base floor elevation, grade or other similar ground related datum, shall be measured from the flood-resistant construction elevation.
64-11
iii. The flood-resistant construction elevation is the greater of (a) the design flood elevation determined pursuant to Appendix G of the NYC BC for a buildings structural occupancy category; or (b) the base flood elevation indicated on the flood maps, plus the additional elevation required above base flood elevation for the applicable occupnacy category when determining the Design Flood Elevation pursuant to Appendix G of the Building Code.

Complies, Measurements of height above curb level to be measured at Flood Resistant Construction Elevation (FRCE)
FRCE = Flood Hazard Zone AE13, 13' NAVD88 + 1' = 14' NAVD88

A. Street Wall Regulations
91-31(a)
i. The maximum base height shall be 85' or 1.5 times the width of the street upon which the building fronts whichever is greater.

Average width of Front Street is 63.1'. The maximum streetwall height is 94.75'.
Average width of South Street is 70'. The maximum streetwall height is 105'.

Complies, Maiden Lane Street Wall wraps around side streetwalls

91-31(a)(4)
ii. Maiden Lane is a designated Type 3 streetwall. Street walls shall extend along the entire street frontage of the zoning lot not occupied by existing buildings to remain, to a minimum base height of 60 feet, five stories, or the height of the building whichever is less. The maximum base height shall be 85 feet or 1.5 times the width of the street upon which the building fronts, whichever is greater.

Average width of Maiden Lane is 82.04'. The maximum streetwall height is 123'.

Complies

91-31(a)(6)
iii. Fletcher Street is a designated Type 5 streetwall. No

Complies

91-31(b)
iv. For developments that front upon a street indicated as Type 3, at least 70% of the aggregate width of street walls may be located beyond such street lines in compliance with residential outer courts for resirdnetial portions, commercial outer courts for other portions, and 37-50 for pedestrian circulation spaces.

Complies

91-31(c)
iv. When a building fronts on two intersecting streets for which different base heights are specified, the higher maximum base height may wrap around to the street with the lower maximum base height for a distance along the street line of 100'. However Type 5 street walls shall not be permitted to wrap around to the intersecting street.

The Maiden Lane streetwall height may wrap around the streetwalls of Fletcher and South Streets.

Complies, Maiden Lane Street Wall wraps around side streetwalls

91-31(d)
v. Arcades and sidewalk widenings that meet the design standards of Section 37-53 shall be permitted along any street indicated as Type 3, provided such arcade or sidewalk widening extends along the entire block frontage. In such case, the street wall requirements shall be measured from the permitted arcade or sidewalk widening.

Complies, Front Street streetwall permitted beyind pedestrian circulation space

91-32
vi. Required setbacks shall be provided at a height not lower than any minimum base height or 60 feet, and not higher than any maximum base height. The depth of the setback as determined by lot area of 11,539 SF shall be 10'. For Type 3 street walls the required setbacks shall be measured from a line drawn at, or parallel to, the street line so that at least 70% of the aggregate width of street walls of the building at the minimum base height are within such line and the street line.

Complies

B. Lot Coverage and Maximum Horizontal Dimension of Tall Buildings
91-33
i. Above the maximum base height, up to 300', the maximum lot coverage fo any zoning lot shall be 65%. Above a height of 300', the maximum lot coverage of any zoning lot shall be 50%.
91-34
ii. For any portion of a building above a height of 300', the maximum horizontal dimension, measured in any direction , shall not exceed 175'

Complies

91-40
8 Mandatory District Plan Elements
A. Pedestrian Circulation Space
91-42
i. Pedestrian Circulation Space required in accordance with the provisions of Section 37-50
37-51
ii. 1 sqft of Pedestrian Circulation space per 350 sqft of new floor area for lots of 5,000 to 20,000 sqft.
iii. 710 sqft required
37-52
iii. Pedestrian Circulation space will be provided as an arcade alonf Front Street

Complies

91-50, 91-52
9 Off Street Parking, Loading and Curb Cut Regulations:
A. Curb Cut Regulations
i. Curb Cut Regulations are not prohibited by 91-52.

Complies

36-00, 36-70
11. Accessory Bicycle Parking Regulations
A. Bicycle Parking
i. Bicycle parking shall be provided in all new developments of Residential exceeding 10 units and Commercial Use with Accessory Parking exceeding 35 spaces.
ii. The area for bicycle storage may be excluded from FA.
36-711
iii. For buildings containing more than one use, the requirements shall be calculated separately for each Use Group (UG)
For Residential UG2: 1 per 2 dwelling units
iv. Required Bicycle Parking is 37 spaces at 6 SF min, or 222 SF. 531 SF provided.

Complies

93-62, 26-42
B. Street Tree Plantings
i. Trees shall be provided for the entire frontage of the zoning lot at a maximum interval of 25', in accordance with the Parks Department. 23 trees required for 571.25' of street frontage.
ii. These provisions shall not apply where the Parks Department deems them infeasible.

Complies, 11 Street Trees provided, 12 trees provided offsite with Parks Department.

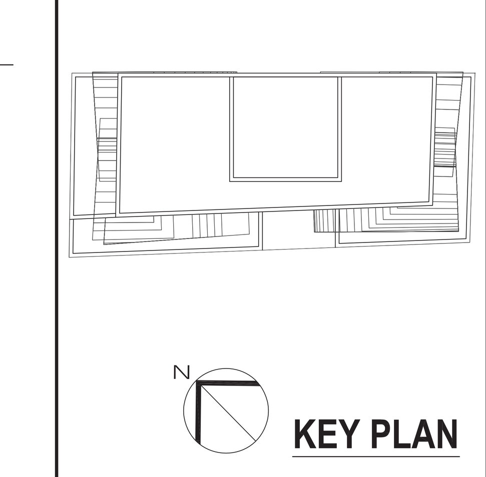
28-00
12. Quality Housing Program
A. Refuse Storage and Disposal
i. Refuse disposal storage and removal location at 2.9 cubic feet per dwelling unit, or 214.6 cubic feet.
ii. Refuse disposal room on every floor not less than 12 sqft.
B. Required Recreation Space
i. 2.8% of residential floor area required for R10 equivalent, or 3,877 sqft.

Complies

ISSUED: OCTOBER 23, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

NOTES



KEY PLAN

No.	Date	Revision
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

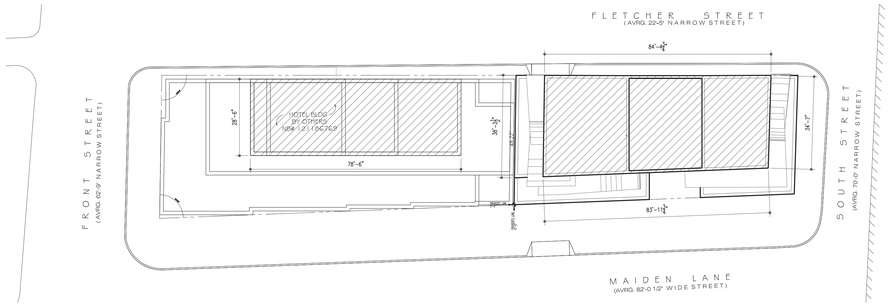
DOB STAMPS & SIGNATURES:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
SITE PLAN
ZONING ANALYSIS
LOT COVERAGE
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK No. 028264

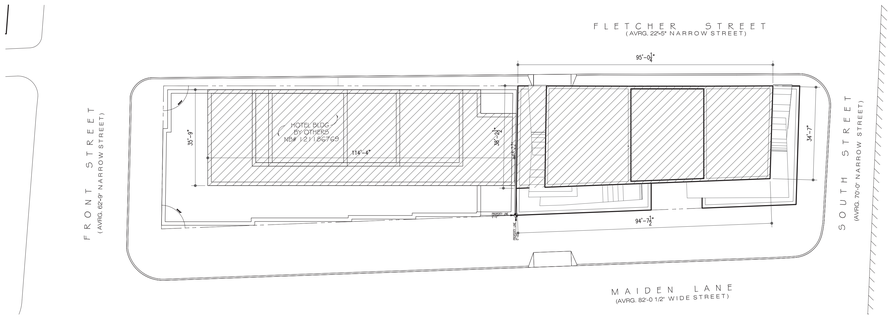
DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
Z-001.00
DWG NO.
OF 131
CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 421185860 Job Number
E350470529 Scan Code



1 LOT COVERAGE Above 300' (PROVIDED(Hotel 2,233 SF + (Res)3,043 SF) = 5,276 SF

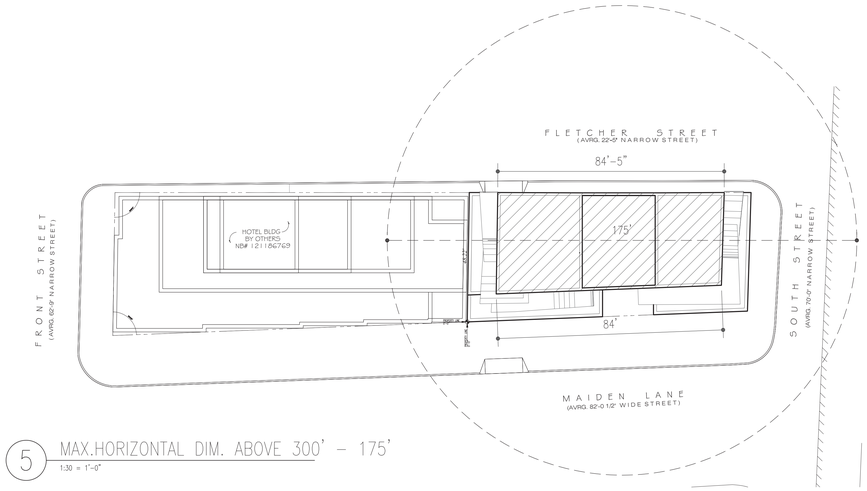
1:20 = 1'-0"



2 LOT COVERAGE Up to 300' (PROVIDED(Hotel) 4,055 + (Res)3,447 SF)= 7,498 SF

1:20 = 1'-0"

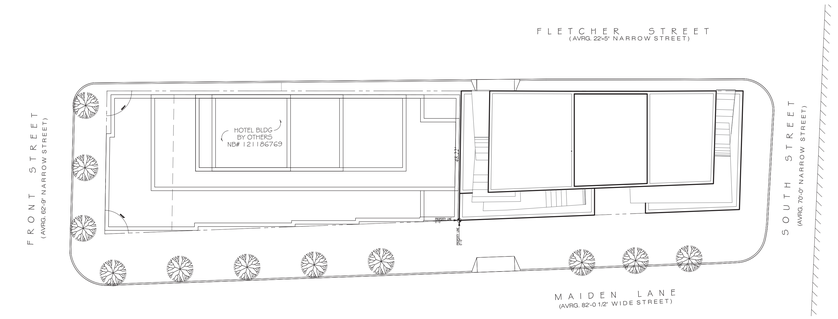
Lot Coverage and Maximum Horizontal Dimension of Tall Buildings	
Above the maximum base height, up to 300', the maximum lot coverage fo any zoning lot shall be 65%. Above a height of 300', the maximum lot coverage of any zoning lot shall be 50%.	
a)Required 11,536 sf X 65% = 7,498 sf	Provided (hotel)4,055 + (Res)3,443 sf = 7,498 Complies
b)Required 11,536 sf X 50% = 5,768 sf	Provided (Hotel)2,233 + (Res)3,043 sf = 5,276 sf Complies



5 MAX.HORIZONTAL DIM. ABOVE 300' – 175'

1:30 = 1'-0"

For any portion of a building above a height of 300', the maximum horizontal dimension, measured in any direction , shall not exceed 175'
Provided 84'-5' Complies



Sec. 26-142 1 TREE PER 25' OF STREET FRONTAGE

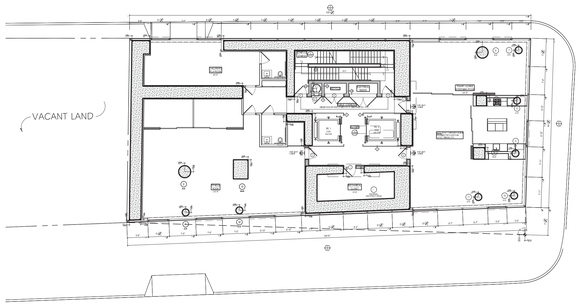
571.25' / 25'= 22.85 TREES

TOTAL REQUIRED:	23 TREES
PROPOSED:	11 TREES
REST WILL BE PLANTED OFF SITE	COMPLIES

6 STREET TREE PLANTING

1:20 = 1'-0"

FLETCHER STREET

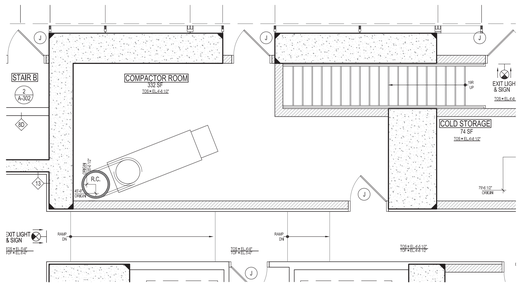


3 RECREATION SPACE @ 4TH FLOOR

N.T.S.

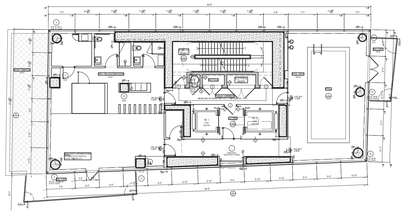
Sec. 28-30 2.8% RECREATION SPACE

TOTAL REQUIRED:	138,373 * 2.8% = 3,874 SQFT
PROPOSED ON 4TH FLOOR:	3,002 SQFT
PROPOSED ON 26TH FLOOR:	1,974 SQFT
TOTAL PROPOSED RECREATION SPACE:	4,976 SQFT
	COMPLIES



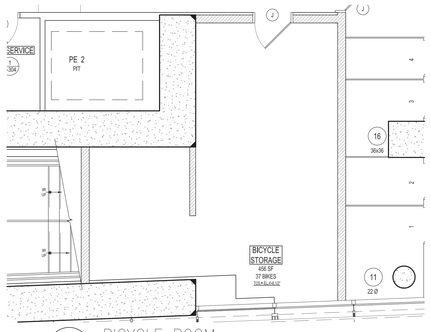
7 COMPACTOR ROOM

N.T.S.



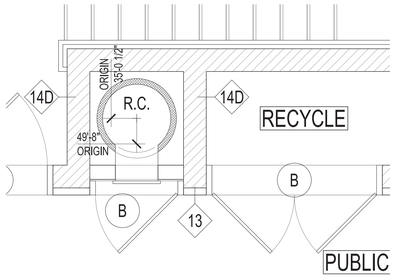
4 RECREATION SPACE @ 26TH FLOOR

N.T.S.



8 BICYCLE ROOM

N.T.S.



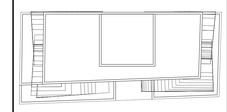
9 REFUSE CHUTE

N.T.S.

ISSUED: OCTOBER 23, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

NOTES



N

KEY PLAN

No.	Date	Revision
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one seaport
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Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

LOT COVERAGE
STREET TREE PLANTING
RECREATIOND SPACE
NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSEPH P. HILL
No. 026820
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	Z-002.00

CADFILE J:\13A25_151 Maiden Lane

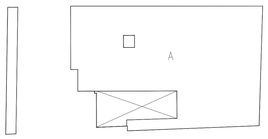
OF 131

DEPT OF BLDGS 121185860 Job Number

E360630941 Scan Code

GROSS FLOOR AREA	
1ST FLOOR	
A	2899.51 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1		18.56 SQ. FT.
2		
3		
		18.5625 SQ. FT.

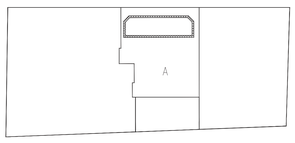


GROSS FLOOR AREA	
2ND FLOOR	
A	2899.51 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1		18.56 SQ. FT.
2		
3		
		18.5625 SQ. FT.

GROSS FLOOR AREA	
3RD FLOOR	
A	4836.21 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1		4836.21 SQ. FT.
2		
		4836.2062 SQ. FT.

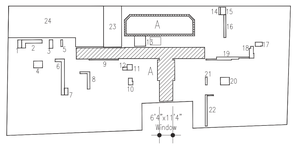


GROSS FLOOR AREA	
4TH FLOOR	
A	4835.92 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1		296.44 SQ. FT.
2		20.83 SQ. FT.
3		
4		
5		
		317.2714 SQ. FT.

QUALITY HOUSING	
4 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	0.00
REC. SPACE	3618.70 SQ. FT.
TOTAL QH	3630.70 SQ. FT.

STAIR DEDUCTION	
4 FLOOR	
STAIR	42.34 SQ. FT.

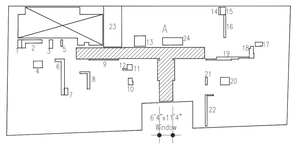


GROSS FLOOR AREA	
5TH FLOOR	
A	4645.39 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1		4.39 SQ. FT.
2		12.01 SQ. FT.
3		4.15 SQ. FT.
4		8.40 SQ. FT.
5		1.67 SQ. FT.
6		18.44 SQ. FT.
7		3.55 SQ. FT.
8		8.23 SQ. FT.
9		4.57 SQ. FT.
10		3.98 SQ. FT.
11		3.99 SQ. FT.
12		1.84 SQ. FT.
13		15.90 SQ. FT.
14		1.67 SQ. FT.
15		5.45 SQ. FT.
16		6.22 SQ. FT.
17		4.03 SQ. FT.
18		6.67 SQ. FT.
19		11.87 SQ. FT.
20		9.38 SQ. FT.
21		1.96 SQ. FT.
22		8.93 SQ. FT.
23		102.32 SQ. FT.
24		452.97 SQ. FT.
25		
26		
		702.5770 SQ. FT.

QUALITY HOUSING	
5 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	144.50
DENSITY (50%)	144.50
REC. SPACE	0.00
TOTAL QH	301.00 SQ. FT.

STAIR DEDUCTION	
5-10 FLOOR	
STAIR	42.34 SQ. FT.

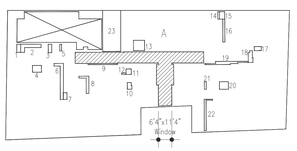


GROSS FLOOR AREA	
7TH,10TH FLOOR	
A	4290.21 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1		4.39 SQ. FT.
2		12.01 SQ. FT.
3		4.15 SQ. FT.
4		8.40 SQ. FT.
5		1.67 SQ. FT.
6		18.44 SQ. FT.
7		3.55 SQ. FT.
8		8.23 SQ. FT.
9		4.57 SQ. FT.
10		3.98 SQ. FT.
11		3.99 SQ. FT.
12		1.84 SQ. FT.
13		15.90 SQ. FT.
14		1.67 SQ. FT.
15		5.45 SQ. FT.
16		6.22 SQ. FT.
17		4.03 SQ. FT.
18		6.67 SQ. FT.
19		11.87 SQ. FT.
20		9.38 SQ. FT.
21		1.96 SQ. FT.
22		8.93 SQ. FT.
23		102.32 SQ. FT.
24		20.62 SQ. FT.
25		
26		
		270.2287 SQ. FT.

QUALITY HOUSING	
6-10 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	144.50
DENSITY (50%)	144.50
REC. SPACE	0.00
TOTAL QH	301.00 SQ. FT.

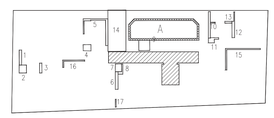
STAIR DEDUCTION	
4 FLOOR	
STAIR	42.34 SQ. FT.



GROSS FLOOR AREA	
6TH,8TH,9TH FLOOR	
A	4290.21 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1		4.39 SQ. FT.
2		12.01 SQ. FT.
3		4.15 SQ. FT.
4		8.40 SQ. FT.
5		1.67 SQ. FT.
6		18.44 SQ. FT.
7		3.55 SQ. FT.
8		8.23 SQ. FT.
9		4.57 SQ. FT.
10		3.98 SQ. FT.
11		3.99 SQ. FT.
12		1.84 SQ. FT.
13		15.90 SQ. FT.
14		1.67 SQ. FT.
15		5.45 SQ. FT.
16		6.22 SQ. FT.
17		4.03 SQ. FT.
18		6.67 SQ. FT.
19		11.87 SQ. FT.
20		9.38 SQ. FT.
21		1.96 SQ. FT.
22		8.93 SQ. FT.
23		102.32 SQ. FT.
24		
25		
26		
		249.6038 SQ. FT.

QUALITY HOUSING	
6-10 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	144.50
DENSITY (50%)	144.50
REC. SPACE	0.00
TOTAL QH	301.00 SQ. FT.



GROSS FLOOR AREA	
11,12,14,15,17,18,20,21,23,24TH FLS	
A	3443.21 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1		5.15 SQ. FT.
2		8.02 SQ. FT.
3		3.17 SQ. FT.
4		6.68 SQ. FT.
5		14.89 SQ. FT.
6		6.58 SQ. FT.
7		6.71 SQ. FT.
8		3.08 SQ. FT.
9		15.65 SQ. FT.
10		7.59 SQ. FT.
11		5.06 SQ. FT.
12		7.25 SQ. FT.
13		1.78 SQ. FT.
14		103.23 SQ. FT.
15		8.86 SQ. FT.
16		4.35 SQ. FT.
17		0.97 SQ. FT.
18		
		209.0078 SQ. FT.

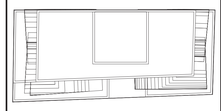
QUALITY HOUSING	
11-24 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	96.00
REC. SPACE	0.00
TOTAL QH	108.00 SQ. FT.

STAIR DEDUCTION	
11-24 FLOOR	
STAIR	42.34 SQ. FT.

ISSUED: OCTOBER 10, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

NOTES



N

KEY PLAN

No.	Date	Revision
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

MECHANICAL DEDUCTIONS

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT TO DISTRICT OF COLUMBIA

DATE: JANUARY 6, 2014

PROJECT #: 13425

SCALE: AS NOTED

Z-003.00

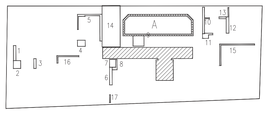
DWG NO.

FILE: z:\13425_151 Maiden Lane

OF 129

DEPT OF BLDGS 421856860 Job Number

K5675676300 Scan Code

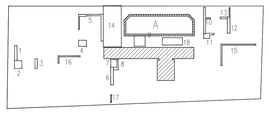


GROSS FLOOR AREA	
11,12,14,15,17,18,20,21,23,24TH FLS	
A	3443.21 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		5.15 SQ. FT.
2		8.02 SQ. FT.
3		3.17 SQ. FT.
4		6.68 SQ. FT.
5		14.89 SQ. FT.
6		6.58 SQ. FT.
7		6.71 SQ. FT.
8		3.08 SQ. FT.
9		15.65 SQ. FT.
10		7.59 SQ. FT.
11		5.06 SQ. FT.
12		7.25 SQ. FT.
13		1.78 SQ. FT.
14		103.23 SQ. FT.
15		8.86 SQ. FT.
16		4.35 SQ. FT.
17		0.97 SQ. FT.
18		
		209.0078 SQ. FT.

QUALITY HOUSING	
11-24 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	96.00
REC. SPACE	0.00
TOTAL QH	108.00 SQ. FT.

STAIR DEDUCTION	
11-24 FLOOR	
STAIR	42.34 SQ. FT.



GROSS FLOOR AREA	
13TH,16TH,19TH,22TH FLOOR	
A	3443.21 SQ. FT.

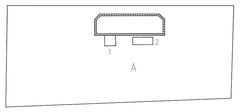
DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		5.15 SQ. FT.
2		8.02 SQ. FT.
3		3.17 SQ. FT.
4		6.68 SQ. FT.
5		14.89 SQ. FT.
6		6.58 SQ. FT.
7		6.71 SQ. FT.
8		3.08 SQ. FT.
9		15.65 SQ. FT.
10		7.59 SQ. FT.
11		5.06 SQ. FT.
12		7.25 SQ. FT.
13		1.78 SQ. FT.
14		103.23 SQ. FT.
15		8.86 SQ. FT.
16		4.35 SQ. FT.
17		0.97 SQ. FT.
18		20.62 SQ. FT.
		229.6328 SQ. FT.

QUALITY HOUSING	
11-24 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	96.00
REC. SPACE	0.00
TOTAL QH	108.00 SQ. FT.

STAIR DEDUCTION	
11-24 FLOOR	
STAIR	42.34 SQ. FT.

GROSS FLOOR AREA	
25TH FLOOR	
A	3443.30 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		3443.30 SQ. FT.
2		
		3443.2974 SQ. FT.

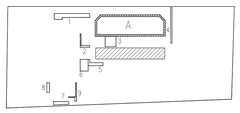


GROSS FLOOR AREA	
26TH FLOOR	
A	3042.98 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		15.67 SQ. FT.
2		20.62 SQ. FT.
3		
4		
5		
		36.30 SQ. FT.

QUALITY HOUSING	
26 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	0.00
REC. SPACE	258.00
TOTAL QH	270.00 SQ. FT.

STAIR DEDUCTION	
26 FLOOR	
STAIR	42.34 SQ. FT.

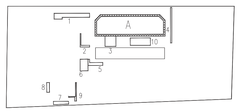


GROSS FLOOR AREA	
27,28,30,31,33,34,36,37,3940,42,43,45,46 FLOORS	
A	3042.86 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		21.76 SQ. FT.
2		3.80 SQ. FT.
3		15.65 SQ. FT.
4		6.52 SQ. FT.
5		6.67 SQ. FT.
6		12.84 SQ. FT.
7		6.31 SQ. FT.
8		3.69 SQ. FT.
9		3.38 SQ. FT.
10		
		80.63 SQ. FT.

QUALITY HOUSING	
27-46 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	54.00
REC. SPACE	0.00
TOTAL QH	66.00 SQ. FT.

STAIR DEDUCTION	
27-46 FLOOR	
STAIR	42.34 SQ. FT.



GROSS FLOOR AREA	
29,32,35,38,41,44 FLOOR	
A	3042.86 SQ. FT.

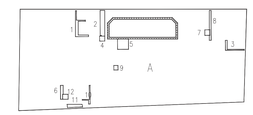
DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		21.76 SQ. FT.
2		3.80 SQ. FT.
3		15.65 SQ. FT.
4		6.52 SQ. FT.
5		6.67 SQ. FT.
6		12.84 SQ. FT.
7		6.31 SQ. FT.
8		3.69 SQ. FT.
9		3.38 SQ. FT.
10		20.62 SQ. FT.
		101.26 SQ. FT.

QUALITY HOUSING	
27-46 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	0.00
REC. SPACE	0.00
TOTAL QH	12.00 SQ. FT.

STAIR DEDUCTION	
27-46 FLOOR	
STAIR	42.34 SQ. FT.

GROSS FLOOR AREA	
47TH FLOOR	
A	3042.98 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		3042.98 SQ. FT.
2		
		3042.98 SQ. FT.

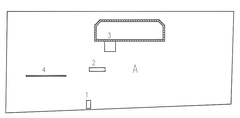


GROSS FLOOR AREA	
48TH FLOOR	
A	3042.98 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		11.05 SQ. FT.
2		16.28 SQ. FT.
3		4.56 SQ. FT.
4		3.52 SQ. FT.
5		15.75 SQ. FT.
6		4.79 SQ. FT.
7		3.75 SQ. FT.
8		7.16 SQ. FT.
9		2.63 SQ. FT.
10		3.38 SQ. FT.
11		6.16 SQ. FT.
12		3.74 SQ. FT.
13		
		82.78 SQ. FT.

QUALITY HOUSING	
48 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	0.00
REC. SPACE	0.00
TOTAL QH	12.00 SQ. FT.

STAIR DEDUCTION	
48 FLOOR	
STAIR	42.34 SQ. FT.

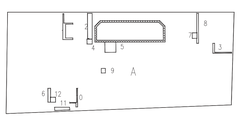


GROSS FLOOR AREA	
49TH FLOOR	
A	3042.98 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		4.60 SQ. FT.
2		8.08 SQ. FT.
3		15.65 SQ. FT.
4		4.96 SQ. FT.
5		
		33.28 SQ. FT.

QUALITY HOUSING	
49 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	0.00
REC. SPACE	0.00
TOTAL QH	12.00 SQ. FT.

STAIR DEDUCTION	
49 FLOOR	
STAIR	42.34 SQ. FT.

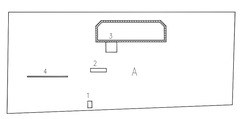


GROSS FLOOR AREA	
50TH FLOOR	
A	3042.74 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		10.37 SQ. FT.
2		16.28 SQ. FT.
3		4.56 SQ. FT.
4		3.52 SQ. FT.
5		15.75 SQ. FT.
6		4.79 SQ. FT.
7		3.75 SQ. FT.
8		7.16 SQ. FT.
9		2.63 SQ. FT.
10		3.38 SQ. FT.
11		6.16 SQ. FT.
12		3.74 SQ. FT.
13		
		82.09 SQ. FT.

QUALITY HOUSING	
50 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	0.00
REC. SPACE	0.00
TOTAL QH	12.00 SQ. FT.

STAIR DEDUCTION	
50 FLOOR	
STAIR	42.34 SQ. FT.



GROSS FLOOR AREA	
51TH FLOOR	
A	3042.98 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1		3.88 SQ. FT.
2		8.08 SQ. FT.
3		15.65 SQ. FT.
4		4.96 SQ. FT.
5		
		32.57 SQ. FT.

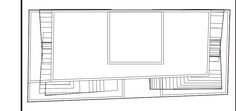
QUALITY HOUSING	
51 FLOOR	
REFUSE ROOM	12.00 SQ. FT.
DAYLIGHT (50%)	0.00
DENSITY (50%)	0.00
REC. SPACE	0.00
TOTAL QH	12.00 SQ. FT.

STAIR DEDUCTION	
51 FLOOR	
STAIR	42.34 SQ. FT.

ISSUED: OCTOBER 10, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

NOTES



N

KEY PLAN

No.	Date	Revision
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BISCAN

DOB STAMPS & SIGNATURES

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

MECHANICAL DEDUCTIONS
NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT STEPHEN D. HILL STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.:	Z-004.00

FILE: z:\13425_151 Maiden Lane

OF 129

BUILDING INFORMATION:

LOCATION:	151-161 MAIDEN LANE, NEW YORK, NY
OCCUPANCY:	R-2
CONSTRUCTION CLASSIFICATION:	TYPE I B
SEISMIC DESIGN CATEGORY:	
FLOOD ZONE:	13A
FLOOD OCCUPANCY:	

THIS BUILDING SHALL BE BUILT IN COMPLIANCE WITH THE NEW YORK CITY BUILDING CODE EFFECTIVE AT THE DATE OF FIRST FILING: XX, 20XX.

GENERAL

1. ALL NOTES HEREIN IN ADDITION TO THOSE ON THE VARIOUS DRAWINGS AND SPECIFICATIONS SHALL APPLY TO ALL DOCUMENTS AND FORM PART OF THE CONTRACT.

2. ALL CONSTRUCTION AND DEMOLITION WORK SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES, AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.

CONTRACTOR

3. THE TERM "CONTRACTOR" SHALL APPLY TO ALL SUB CONTRACTORS AND/OR THEIR EMPLOYEES.

4. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE 2008 NEW YORK CITY BUILDING CODE, ANY WORK NOT CONFORMING TO CODE SHALL BE CURED AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THAT WORK.

5. THE PROVISIONS OF CHAPTER 33 OF THE 2008 NEW YORK CITY BUILDING CODE SHALL GOVERN THE CONDUCT OF ALL CONSTRUCTION AND DEMOLITION OPERATIONS WITH REGARD TO THE SAFETY OF THE PUBLIC AND PROPERTY.

6. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE, SUB CHAPTER 33 (BC 3301.1)

7. DRAWINGS ARE NOT TO BE SCALED; WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. ALL WORK SHALL BE LAID OUT BY DIMENSIONS; DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

8. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

9. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, LOCATION AND DISPOSITION OF EXISTING UTILITIES AND EASEMENTS.

10. ALL MATERIALS, ASSEMBLIES, FORMS, AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM STANDARDS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (ACI, AISC, ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW AND SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 113 OF THE GENERAL ADMINISTRATIVE PROCEDURES (GAP)

11. THE ARCHITECT SHALL NOT HAVE CONTROL NOR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, FABRICATION, PROCUREMENT, SHIPMENT, DELIVERY OR INSTALLATION, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS, SUB-CONTRACTORS, SUPPLIERS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

12. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THEIR BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

13. EACH CONTRACTOR SHALL PREPARE A PROPOSED CONSTRUCTION SCHEDULE AND SUBMIT SAME WITH THEIR BID. CONTRACTOR SHALL REFER ALL QUESTIONS AS TO THE MEANING OR RESOLUTION OF THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT FOR INTERPRETATION BEFORE START OF WORK.

14. ALL CONTRACTORS SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER CONTRACTORS, IN ORDER TO PRECLUDE ANY INTERFERENCE BETWEEN PIPING, WIRING, LIGHTING FIXTURES, AIR CONDITIONING DUCTING, PLUMBING, MECHANICAL EQUIPMENT, AND/OR CONSTRUCTION ASSEMBLIES, ETC.

15. INSPECTION DURING PROGRESS OF WORKS SHALL COMPLY WITH CHAPTER 1 ARTICLE 116 OF THE GENERAL ADMINISTRATIVE PROCEDURES.

16. EACH CONTRACTOR SHALL PROVIDE LABOR, SUPERVISION, MATERIALS, EQUIPMENT & ACCESSORIES, AND COORDINATE, PROCURE, FABRICATE, DELIVER, ERECT OR INSTALL, INTERFACE WITH ANY NEW OR EXISTING WORK, START, TEST ALL WORK AS PER CODE AND CONSTRUCTION DOCUMENTS IN ORDER TO PROVIDE THE OWNER WITH A COMPLETE ASSEMBLY OR SYSTEM.

17. CONTRACTOR TO FURNISH AND INSTALL ANY OTHER MATERIAL NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE INSTALLATION OF SPECIFIED PRODUCTS, MATERIALS OR SYSTEMS AS SELECTED BY THE CONTRACTOR AND SUBJECT TO APPROVAL OF THE ARCHITECT.

18. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS, CUTS AND SAMPLES OF ALL CONSTRUCTION ASSEMBLIES FOR REVIEW BY THE ARCHITECT BEFORE COMMENCING ANY WORK. NO WORK IS TO BE PERFORMED WITHOUT THE AFOREMENTIONED. THE ARCHITECT AND/OR OWNER RESERVE THE RIGHT TO REJECT ANY SUCH SUBMISSIONS.

19. THE CONTRACT DOCUMENTS CONTEMPLATE A FINISHED PIECE OF WORK OF SUCH CHARACTER AND QUALITY AS REASONABLY INFERABLE FROM THEM. THE CONTRACTOR ACKNOWLEDGES THAT THE CONTRACT INCLUDES AN ALLOWANCE OF MONEY SUFFICIENT TO MAKE THE PROJECT COMPLETE AND OPERATIONAL AND IN COMPLIANCE WITH GOOD PRACTICE AND AGREES THAT INADVERTENT MINOR DISCREPANCIES OR OMISSIONS OR THE FAILURE TO SHOW DETAILS OR TO REPEAT ANY PART OF THE CONTRACT DOCUMENT FIGURES OR NOTES GIVEN ON ANOTHER SHALL NOT BE THE CAUSE FOR ADDITIONAL CHARGES OR CLAIMS.

20. CONTRACTOR SHALL COMPLY WITH RECOMMENDATIONS OF MANUFACTURERS FOR INSTALLATION AND USE OF ALL PRODUCTS. IF RECOMMENDATIONS CONFLICT WITH DOCUMENTS, CONTRACTOR WILL NOTIFY ARCHITECT FOR RESOLUTION.

21. WHEREVER A PARTICULAR MANUFACTURER'S PRODUCT IS SPECIFIED HEREIN, IT IS TO BE USED, APPLIED, OR OTHERWISE INCORPORATED INTO THE WORK IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR SUCH USAGE.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO ENSURE THAT THE TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE APPLICATION OF ANY PAINT OR WALL COVERING MATERIALS WILL CONSTITUTE ACCEPTANCE OF SURFACES BY EACH SPECIFIC SUBCONTRACTOR AND ASSUMPTION OF RESPONSIBILITY FOR ALL SUBSEQUENT FINISHING AND RESULTS THEREOF.

23. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS OR AS REQUIRED TO THE ARCHITECT FOR REVIEW AND ACKNOWLEDGMENT OF CONFORMANCE TO THE DESIGN INTENT PRIOR TO PROCEEDING.

24. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, PANELS, LIGHT FIXTURES, OUTLETS, PLUMBING FIXTURES AND FITTINGS, THERMOSTATS AND DOOR BELLS IN ELEVATION WITH ARCHITECT.

25. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE PREMISES ALL WORK CONDEMNED BY THE ARCHITECT AS FAILING TO CONFORM TO THE CONTRACT DOCUMENTS WHETHER INCORPORATED OR NOT, AND CONTRACTOR SHALL PROMPTLY REPLACE AND RE-EXECUTE HIS OWN WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF MAKING GOOD ALL WORK OF OTHER CONTRACTORS DAMAGED BY SUCH REMOVAL OR REPLACEMENT.

26. CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND FORWARD COPIES OF ALL SIGN-OFFS AND CERTIFICATE OF OCCUPANCY (IF REQUIRED) TO THE ARCHITECT.

27. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR THEIR WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS OR SPECIFICATIONS SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT.

28. CONTRACTOR TO SCHEDULE AND COORDINATE ALL NECESSARY PERMITS FOR THE WORK AND ASSOCIATED INSPECTIONS PURSUANT TO THE CONTRACT DOCUMENTS AND THE ABOVE LISTED CODES. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CHANGES REQUIRED TO THE APPROVED PERMIT DRAWINGS. ALL ALTERATION APPLICATIONS AND AMENDED CERTIFICATE OF OCCUPANCY (IF REQUIRED) WILL BE FILED AS PER THE 2008 NEW YORK CITY BUILDING CODE.

29. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO PUBLIC INSPECTION FOR THE ENTIRE DURATION OF THE WORK, OF THE USE AND THE OPERATION OF THE EQUIPMENT OR UNTIL THE EXPIRATION OF THE PERMIT. CONTRACTOR SHALL FORWARD COPIES OF ALL BUILDING DEPARTMENT DOCUMENTS AND PERMITS TO THE ARCHITECT FOR RECORD. NO WORK AT THE SITE IS TO COMMENCE UNTIL THE PLANS HAVE BEEN APPROVED AND THE APPLICABLE PERMIT IS ISSUED BY THE APPROPRIATE GOVERNING ENTITY.

30. CONTRACTOR SHALL KEEP A COMPLETE RECORD SET (DRAWINGS, SPECIFICATIONS, AGENDAS, CHANGE ORDERS, RECORD OF APPROVED SHOP DRAWINGS, SAMPLES, AND SIMILAR) ON SITE. CONTRACTOR SHALL NOT MAKE ANY ALTERATIONS TO THE CONTRACT DOCUMENTS.

31. ALL ELEVATIONS SHALL BE REFERRED TO DATUM USED BY TOPOGRAPHICAL BUREAU, BOROUGH PRESIDENT OF MANHATTAN, WHICH IS 2.752 ABOVE THE U.S. COAST AND GEODETIC SURVEY MEAN SEA LEVEL DATUM AT SANDY HOOK. ALL ELEVATIONS INDICATED ARE ACTUAL ELEVATIONS AND REFER TO DATUM USED BY TOPOGRAPHICAL BUREAU, BOROUGH PRESIDENT'S OFFICE, MANHATTAN (GAP 28-104.7.6).

32. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK (BC 3304.3 & 3306.3)

33. TEN DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNERS AFFECTED BY FOUNDATION, EARTHWORK, OR DEMOLITION WORK (BC 3304.3.2, 3306.3.2).

34. AN ACCURATE AND COMPLETE FINAL SURVEY, SIGNED AND SEALED BY A NYS LICENSED SURVEYOR, SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING THE LOCATION OF ANY NEW BUILDING AND / OR ANY EXTENSION TO AN EXISTING BUILDING SHOWING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES, ESTABLISHED CURB LEVEL, LOCATION OF OTHER STRUCTURE ON LOT, LOCATION AND BOUNDARIES OF LOT (GAP 28-118.4).

35. ZONING LOTS EXHIBITS, PARTY WALL RESTRICTIVE DECLARATION, AND EGRESS EASEMENTS TO BE FILED AND RECORDED AT THE CITY REGISTER PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

36. POSTED OCCUPANCY AND USE: ALL BUILDINGS SHALL BE POSTED WITH A SIGN IN A FORM PRESCRIBED BY THE DEPARTMENT OF BUILDINGS, PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDOR, STATING LIVE LOADS AND OCCUPANTS LOADS IN THE BUILDING AND ALL PARTS THEREOF (GAP 28-118.19).

37. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF THE WORK, OF THE USE AND OPERATION OF THE EQUIPMENT OR UNTIL THE EXPIRATION OF THE PERMIT.

38. THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTION, MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT OF RECORD AND SATISFYING THE REQUIREMENTS OF GAP 115:"SPECIAL INSPECTORS". TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING DEPARTMENT (GAP 28-104.7.7):

SPECIAL INSPECTIONS:
A. FLOOD ZONE COMPLIANCE (BC G105)
B. CONCRETE - CAST-IN-PLACE (BC 1704.4)
C. MASONRY (BC 1704.5)
D. SOILS - SITE PREPARATION (BC 1704.7.1)
E. SOILS - INVESTIGATIONS (BC 1704.74)
F. UNDERPINNING (BC 1704.9.1)
G. WALL PANELS, CURTAIN WALLS, & VENEERS (BC 1704.10)
H. SPRAYED FIRE-RESISTANT MATERIALS
I. SMOKE CONTROL SYSTEMS (BC 1704.14)
J. MECHANICAL SYSTEMS (BC 1704.14)
K. EXCAVATION - SHEETING, SHORING, AND BRACING (BC 1704.19, BC 3304.41)
L. SITE STORM DRAINAGE DISPOSAL AND DETENTION SYSTEM INSTALLATION (BC 1704.20)
M. HEATING SYSTEMS (BC 1704.23)
N. FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS (BC 1704.25)
O. SEISMIC ISOLATION SYSTEMS (BC 1707.8)

ENERGY PROGRESS INSPECTIONS:
1. INSULATION PLACEMENT AND R VALUES (IA2) (IIA2)
2. FENESTRATION THERMAL VALUES AND RATINGS (IA3) (IIA3)
3. FENESTRATION RATINGS FOR AIR LEAKAGE (IA4) (IIA4)
4. FENESTRATION AREAS (IA5) (IIA5)
5. AIR SEALING AND INSULATION - VISUAL (IA6) (IIA6)
6. LOADING DOCK WEATHER SEALS (IIA8)
7. DAMPERS INTEGRAL TO BUILDING ENVELOPE (IB2) (IIB2)
8. HVAC AND SERVICE WATER HEATING EQUIPMENT (IB3) (IIB3)
9. HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS (IB4) (IIB4)
10. DUCT PLENUM AND PIPING INSULATION AND SEALING (IB5) (IIB5)
11. LIGHTING IN DWELLING UNITS (IC2) (IIC2)
12. PERMANENT CERTIFICATE (ID2)

39. THE TECHNICAL RESPONSIBILITY REPORT FORMS (TR-1, TR-2, TR-3, ETC.) SHALL BE FILED PRIOR TO THE START OF WORK

40. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED ABOVE SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED WITH THE BUILDING DEPARTMENT.

41. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES, DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES FOR CONSTRUCTION. CONTRACTOR WILL COORDINATE THE WORK OF ALL OTHER TRADES AND SUBCONTRACTORS, AND ASSURE THAT ALL WORK IS PERFORMED IN A SAFE, COMPLETE AND SATISFACTORY MANNER.

42. REQUIRED SEPARATE APPLICATIONS:
A. APPLICATION FOR NEW BUILDING
B. APPLICATION FOR PLUMBING
C. APPLICATION FOR MECHANICAL SYSTEM VENTILATION
D. APPLICATION FOR SPRINKLERS
E. APPLICATION FOR STANDPIPES
F. APPLICATION FOR ELEVATORS
G. APPLICATION FOR PUBLIC ASSEMBLY, IF ANY
H. HIGHWAY DEPARTMENT APPLICATION (PAVEMENT PLAN) (GAP 108)
I. FIRE PROTECTION PLAN (GAP 109)
J. APPLICATION FOR BOILER
K. APPLICATION FOR FUEL OIL (IF ANY)
L. SITE SAFETY PLAN (IF REQUIRED) (GAP 110)
M. ASBESTOS INVESTIGATION (GAP 106)

APPLICATION FILED AS OF DATE OF ISSUE:
NB 121185680
SP/SD 140206195
FA 122031265
BPP 140201154

43. ALL PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY THE NEW YORK CITY DEPARTMENT OF BUILDINGS.

44. CONTRACTOR SHALL PROTECT ALL ADJOINING PROPERTIES AND THE ADJOINING PUBLIC RIGHT-OF-WAY. PROTECTION SHALL COMPLY WITH ALL REGULATIONS OF SECTION BC 3309.

45. SITE SAFETY MANAGER OR COORDINATOR SHALL BE DESIGNATED BY CONTRACTOR AS REQUIRED BY SECTION BC 3310 AND CHAPTER 4 OF TITLE 28 OF THE AC.

46. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES (GAP 28-301.1).

FIRE RESISTANCE

47. THE OCCUPANCY CLASSIFICATION OF THE BUILDING IS OCCUPANCY GROUP R-2 AS PER BC 302, AND CLASS 'A' MULTIPLE DWELLING 45 AS PER SECTION 4.8 MULTIPLE DWELLING LAW.

48. THE VARIOUS OCCUPANCIES REQUIRED TO BE SEPARATED FROM EACH OTHER BY FIRE SEPARATING AS PER BC 508 SHALL BE SO SEPARATED BY PARTITIONS HAVING THE REQUIRED FIRE RATING

49. THE CONSTRUCTION CLASSIFICATION OF THE BUILDING IS CONSTRUCTION GROUP 1B (BC 602) IN ACCORDANCE WITH AREA AND HEIGHT LIMITATIONS AS SPECIFIED IN TABLE 503. THE CONSTRUCTION ELEMENTS SHALL BE OF THE REQUIRED MINIMUM FIRE RESISTANCE RATINGS AS OUTLINED IN TABLE 601.

50. STRUCTURES OR PORTIONS OF STRUCTURES SHALL BE CLASSIFIED AS TO USE PER BC 302. INCIDENTAL USE AREAS SHALL COMPLY WITH BC 508 (BC 302.1.1)

51. INCIDENTAL USE AREAS SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING WITH THE FIRE SEPARATION AND/OR SPRINKLER COVERAGE AS INDICATED IN SECTION 508.2 AND IN TABLE 508.2. IF SPRINKLER COVERAGE IS PERMITTED IN LIEU OF FIRE SEPARATION THE INCIDENTAL USE AREA SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING WITH CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE (BC 508.2.2.1). FIRE-SMOKE DAMPERS SHALL BE PROVIDED IN ALL DUCTS WHICH PENETRATE INCIDENTAL USE AREAS.

52. REQUIRED SEPARATION OF OCCUPANCIES AND INCIDENTAL USES EXCERPTED FROM BC TABLES 508.2 & 508.3.3

	OCCUPANCY	SEPARATION REQ'D
A.	BUILDING STORAGE	1 HR OR AUTOMATIC FIRE-EXTINGUISHING SYSTEM
B.	ELECTRICAL SERVICE	1 HR OR AUTOMATIC SPRINKLER SYSTEM
C.	COMPACTOR ROOM	3 HR (BC 707.13.4)
D.	TENANT STORAGE	1 HR OR AUTOMATIC FIRE-EXTINGUISHING SYSTEM
E.	BOILER ROOM (>15 PSI & 10 HP)	2 HR OR 1 HR AND AUTOMATIC FIRE-EXTINGUISHING SYSTEM
F.	BOILER ROOM (≤15 PSI & 10 HP)	1 HR OR AUTOMATIC SPRINKLER SYSTEM
G.	TENANT LAUNDRY	1 HR OR AUTOMATIC FIRE-EXTINGUISHING SYSTEM
H.	PROFESSIONAL OFFICES	2 HR
I.	RETAIL STORE	2 HR

53. FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS

	CONSTRUCTION ELEMENTS	REQ'D FIRE RESISTANCE RATING
A.	STAIR ENCLOSURE	2 HR (BC 1014.21.1 EXCEPTION 3)
B.	ELEVATOR SHAFT	2 HR (BC 707.4 & CHAPTER 30)
C.	DUCT SHAFTS	2 HR (BC 707.4)
D.	REFUSE CHUTE ENCLOSURE	2 HR (BC 707.13.1)
E.	PUBLIC HALL (CORRIDOR)	1 OR 2 HR (1016.1.2 & 1016.3 EXCEPTION 3)
F.	EXIT PASSAGEWAY (GRADE LEVEL)	2 HR (BC 1021.2)
G.	INTERIOR PARTITIONS AND FURRING	0 HR (TABLE 601)
H.	FLOOR CONSTRUCTION INCLUDING BEAMS	2 HR (TABLE 601)
I.	STRUCTURAL FRAME: COLUMNS & GIRDERS	2 HR (TABLE 601)
J.	ROOF CONSTRUCTION INCLUDING BEAMS	1 HR (TABLE 601)
K.	EXTERIOR NON-LOAD BEARING WALLS AT LOT LINES	1 HR (TABLE 602)
L.	EXTERIOR NON-LOAD BEARING WALLS AT STREET LINES	0 HR (TABLE 602)
M.	EXTERIOR NON-LOAD BEARING WALLS ≥30' FROM LOT LINE	0 HR (TABLE 602)

54. THE FIRE SEPARATION OF INDIVIDUAL OCCUPANCIES FROM ADJACENT OCCUPANCIES IN BUILDINGS WHICH ARE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM (PER 903.3.1.1) MAY BE 1 HR LESS THAN THE FIRE RESISTANCE REQUIRED BY TABLE 508.3.3 BUT NOT LESS THAN ONE HOUR SEPARATION WHICH SHALL CONTINUE THROUGH CONCEALED SPACES ABOVE (BC 508.3.3.4).

55. SPACES OR DWELLING UNITS OCCUPIED BY DIFFERENT TENANTS SHALL BE SEPARATED BY FIRE BARRIERS HAVING AT LEAST A 1 HR FIRE-RESISTANCE RATING (BC 509.9)

56. THE FIRE RESISTANCE RATING OF BUILDING ELEMENTS SHALL BE DETERMINED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E 119 OR IN ACCORDANCE WITH SECTION 703.3 OF NYC BUILDING CODE (BC 703.2)

57. FIRE STOPPING OF CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRED PIPE SPACES, COLUMN ENCLOSURES, ETC. SHALL BE FIRE STOPPED AS PER SECTION BC 712.

58. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC., PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2% OF ANY ONE FACE OF SUCH PARTITION, AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES (BC 714.3).

59. LINTELS SUPPORTING MASONRY WALLS OVER OPENINGS 4 FEET IN WIDTH OR GREATER, SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING OF THE WALL SUPPLIED (BC 714.6).

TABLE 503
ALLOWABLE HEIGHT AND BUILDING AREAS
Height limitations shown as stories and feet above grade plane.
Area limitations as determined by the definition of "Area, building," per floor.

		TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
GROUP	Hgt(feet) / Hgt(S)	UL	160	65	55	65	55	65	50	40
A-1	S	UL	UL	6	3	6	3	6	3	2
	A	UL	UL	17,500	10,500	14,700	5,600	15,000	8,400	5,500
A-2	S	UL	UL	6	3	6	3	6	3	2
	A	UL	UL	17,500	9,500	14,000	5,600	15,000	8,400	5,500
A-3	S	UL	UL	6	3	6	3	6	3	2
	A	UL	UL	17,500	9,500	14,000	5,600	15,000	8,400	5,500
A-4	S	UL	UL	6	3	6	3	6	3	2
	A	UL	UL	17,500	9,500	14,000	5,600	15,000	8,400	5,500
A-5	S	UL	UL	UL	UL	UL	UL	6	UL	UL
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL
B	S	UL	UL	6	3	6	3	6	3	2
	A	UL	UL	37,500	10,500	28,000	5,600	36,000	8,400	5,500
E	S	UL	UL	4	3	4	3	6	3	2
	A	UL	UL	26,000	10,500	23,000	5,600	25,500	8,400	5,500
F-1	S	UL	UL	5	3	5	2	5	3	2
	A	UL	UL	12,500	7,500	7,500	3,000	10,000	3,000	1,000
F-2	S	UL	UL	6	3	6	3	6	3	2
	A	UL	UL	37,500	10,500	28,000	5,600	30,000	8,400	5,500
H-1	S	1	1	1	1	1	1	1	1	NP
	A	21,000	16,500	11,000	7,500	9,500	7,000	10,500	7,500	NP
H-2	S	UL	3	2	1	2	1	2	1	1
	A	21,000	16,500	11,000	7,500	9,500	7,000	10,500	7,500	3,000
H-3	S	UL	6	4	2	4	2	4	2	1
	A	UL	60,000	26,500	14,00	17,500	13,000	25,000	10,000	5,000
H-4	S	UL	7	5	3	5	3	5	3	2
	A	UL	UL	37,500	17,500	28,000	17,500	36,000	18,000	6,500
H-5	S	3	3	3	3	3	3	3	3	2
	A	UL	UL	37,500	23,000	28,000	19,000	36,000	18,000	9,000
I-1	S	UL	UL	6	NP	4	3	4	NP	NP
	A	UL	UL	19,000	NP	16,500	5,600	18,000	NP	NP
I-2	S	UL	6	4	4	5	3	5	3	NP
	A	UL	UL	7,000	3,500	5,000	1,200	6,500	2,000	NP
I-3	S	UL	4	4	3	4	2	4	3	NP
	A	UL	UL	7,000	3,500	5,000	1,200	6,500	2,000	NP
I-4	S	UL	UL	3	3	3	3	3	2	2
	A	UL	UL	26,500	9,500	23,000	5,600	25,500	8,400	5,500
M	S	UL	UL	6	3	6	3	6	3	2
	A	UL	UL	21,500	7,500	18,500	5,600	14,000	8,400	5,500
R-1	S	UL	UL	6	NP	6	NP	6	NP	NP
	A	UL	UL	UL	NP	24,000	NP	20,500	NP	NP
R-2	S	UL	UL	6	NP	6	3	6	NP	NP
	A	UL	UL	UL	NP	24,000	5,600	20,500	NP	NP
R-3	S	UL	UL	6	3	6	3	6	3	3
	A	UL	UL	17,500	10,500	14,700	5,600	30,000	8,400	5,500

TABLE 803.5
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY[k]

	SPRINKLERED			NONSPRINKLERED		
GROUP	Vertical exits and exit passageways[a,b]	Exit access corridors and other exitways	Rooms and enclosed spaces[c]	Vertical exits and exit passageways[a,b]	Exit access corridors and other exitways	Rooms and enclosed spaces[c]
A-1 & A-2	B	B	C	A	A[d]	B[e]
A-3[f], A-4, A-5	B	B	C	A	A[d]	C
B, E, M, R-1	B	B	B	A	A	C
F	B	C	C	A	B	B
H	B	B	C[g]	A	A	B
I-1	B	C	C	A	B	B
I-2	B	B	B[h,i]	A	A	B
I-3	A	A[j]	C	A	A	B
I-4	B	B	B[h,i]	A	A	B
R-2	B	B	C	A	A	C
R-3	C	C	C	C	C	C
S	B	C	C	A	B	C
U	No restrictions			No restrictions		

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m^2.
a. Class C interior finish materials shall be permitted for wainscotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.4.1.
b. In vertical exits of buildings less than three stories in height of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.
f. For churches and places of worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.
g. Class B material required where building exceeds two stories.
h. Class C interior finish materials shall be permitted in administrative spaces.
i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.
j. Class B materials shall be permitted as wainscotting extending not more than 48 inches above the finished floor in exit access corridors.
k. Finish materials as provided for in other sections of this code.
l. Applies when the vertical exits, exit passageways, exit access corridors or exitways, or rooms and spaces are protected by a sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

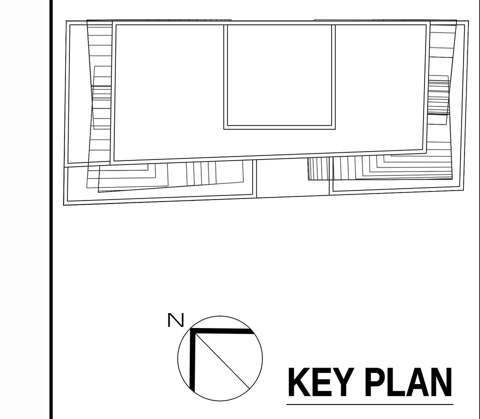
USE OF SPACE	FLOOR AREA IN SQ. FT.PER OCCUPANT
Agricultural building	300 gross
Aircraft hangars	500 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Assembly with fixed seats	See Section 1004.7
Assembly without fixed seats	
Concentrated (chairs only—not fixed)	7 net
Dance floor	5 net
Dance floor (ballroom)	10 net
Standing space / Waiting area	5 net
Unconcentrated (tables and chairs)	15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	100 gross
Courtrooms—other than fixed seating areas	40 net
Day Care	
age under 6 months	50 net
age 6 months – 2 years	40 net
age 2 years – 6 years	30 net
age above 6 years	50 net
Dormitories	50 gross
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Exercise rooms	50 gross
Gymnasiums	15 net
H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Locker rooms	50 gross
Mercantile	
Areas on other floors	60 gross
Basement and grade floor areas	30 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Passenger terminal	
Passenger terminal or platform	1.5 X C*
Baggage claim	20 gross
Baggage handling	300 gross
Concourse	100 gross
Waiting areas (Seated)	15 gross
Waiting area (Standing)	5 net
Residential	200 gross within dwelling units
Skating rinks, swimming pools	
Rink and pool	50 gross
Decks	15 gross
Stages and platforms	15 net for performing area and 50 net remaining area
Accessory storage areas, mechanical equipment room	300 gross
Warehouses	500 gross

TABLE 1005.1
EGRESS WIDTH PER OCCUPANT SERVED

OCCUPANCY	Stairways (inches per occupant)	Other components (inches per occupant)
Occupancies other than those listed below	0.3	0.2
Hazardous: H-1, H-2, H-3 and H-4	0.7	0.4

For SI: 1 inch = 25.4 mm

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
GENERAL NOTES (1)
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL No. 028264 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-001.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
07 OF 136

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 121185680 Job Number

ES653018693 Scan Code

69. ALL DUCT SHAFT OFFSETS SHALL BE ENCASED WITH 2 HOUR FIRE RATING, UNLESS OTHERWISE NOTED. ALL PENETRATIONS THROUGH FIRE RATED DUCT ENCLOSURES ARE TO BE PROTECTED WITH 1 ½ HR RATED FIRE DAMPERS (BC 716.3.1)

EGRESS

70. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES (BC 1014.2).

71. STAIRWAYS SHALL BE BUILT IN MATERIALS CONSISTENT WITH THE TYPE PERMITTED IN TYPE 1 CONSTRUCTION (BC 1009.5).

72. WALKING SURFACES INCLUDING TREADS AND LANDINGS SHALL BE BUILT OF OR SURFACED WITH NONSKID MATERIALS (BC 1003.4).

73. STAIR WIDTH SHALL BE DETERMINED BY OCCUPANCY SERVED BY BC 1005.1. STAIR WIDTH SHALL BE A MINIMUM OF 44" WIDE, EXCEPT WHERE ALLOWED TO BE NO LESS THAN 36" WIDE (BC 1009.1)

74. STAIRWAY CLEAR HEADROOM SHALL NOT BE LESS THAN 80" (6'-8") IN R-2 OCCUPANCY. STAIRS THAT SERVE OCCUPANCIES OTHER THAN R-2 SHALL NOT HAVE HEADROOM LESS THAN 84" (7'-0") (BC 1009.2)

75. R-2 OCCUPANCY: STAIR RISERS SHALL BE MAXIMUM 7-3/4" HIGH, TREADS MINIMUM 9-1/2" WIDE EXCLUSIVE OF NOSING, AND THE SUM OF TWO RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL NOT BE LESS THAN 24" NOR MORE THAN 25-1/2". NOSING OF ¾" TO 1-1/4" TO BE PROVIDED ON TREADS LESS THAN 11". RISERS SHALL BE SOLID AND VERTICAL OR SLOPED AT NOT MORE THAN 30° FROM THE VERTICAL. (BC 1009.3 & BC 1009.3.2)

76. OTHER OCCUPANCIES: STAIR RISERS SHALL BE MAXIMUM 7" HIGH, TREADS MINIMUM 11" WIDE. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED AT NOT MORE THAN 30° FROM THE VERTICAL THE LEADING EDGE OF TREADS SHALL NOT PROJECT MORE THAN 1-1/4" BEYOND THE TREAD BELOW. (BC 1009.3 & BC 1009.3.2)

77. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT THAT STAIRS LESS THAN 44" WIDE SHALL HAVE A HANDRAIL ON ONE SIDE ONLY). HANDRAILS SHALL PROVIDE A FINGER CLEARANCE OF 1-1/2" AND SHALL PROJECT NOT MORE THAN 4-1/2" INTO REQUIRED STAIR WIDTH. STAIRS MORE THAN 60" WIDE SHALL HAVE INTERMEDIATE HANDRAILS. HEIGHT OF HANDRAIL SHALL BE BETWEEN 34" AND 38" ABOVE THE TREAD NOSING. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS THE HANDRAILS SHALL EXTEND 12" HORIZONTALLY BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER (BC 1009.11)

78. MATERIALS OF HANDRAILS SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 150. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST AN APPLICATION OF A LATERAL FORCE OR VERTICAL LOAD OF 50P/LF AND A NON-SIMULTANEOUS CONCENTRATED LOAD OF 200LBS (BC 1607.7.1). OPEN SIDED WALKING SURFACES SHALL BE ENCLOSED ON ALL SIDES BY WALLS OR GUARDS AT LEAST 42" HIGH. (BC 1009.11)

79. GUARDS SHALL NOT ALLOW A 4" SPHERE TO PASS UP TO A HEIGHT OF 34" FROM THE ADJACENT WALKING SURFACE. FROM 34" - 42" ABOVE THE ADJACENT WALKING SURFACE AN 8" SPHERE SHALL NOT PASS (BC 1012.3). FOR REQUIREMENTS AT MECHANICAL ROOMS SEE BC 1012.3 EXCEPTION 2.

80. ILLUMINATION OF AT LEAST 1 FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY IN EXITS AND THEIR ACCESS FACILITIES (BC 1006.2).

81. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH.

82. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS, PLACED, IF REQUIRED, AT AN ANGLE WITH THE EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDE FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR; SIGNS SHALL BE ON SEPARATE CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH (BC 1011). EXIT SIGNS ARE NOT REQUIRED WITHIN DWELLING UNITS PER BC 1011.1 EXCEPTION 2.

83. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED, HAVING AN INITIAL BRIGHTNESS OF THE LETTERS OF AT LEAST 25 FEET LAMBERT. LETTERS SHALL BE RED, THE BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLOCK LETTERING, AT LEAST 6" HIGH, WITH PROPORTIONAL LETTER WIDTHS, STROKES AND SPACING (BC 1011.4).

84. MEANS OF EGRESS SHALL HAVE A MINIMUM CLEAR HEIGHT OF 90" (7'-6"). PROJECTIONS BELOW THE CEILING SHALL BE PERMITTED PROVIDED THAT A MIN HEADROOM OF 84" (7'-0") IS PROVIDED FOR ANY WALKING SURFACE. NO MORE THAN 50% OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS (BC 1003.3.2).

85. EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE (BC 1008.1.8). DOORS OPENING INTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE POINT OF DISCHARGE (BC 1008.1.8.7).

86. VENTILATION OF EACH REQUIRED STAIR EXTENDING TO THE ROOF WILL CONSIST OF WINDOWS AND LOUVERS MINIMUM 20 SQUARE FEET, WITH 1" THICK INSULATED GLASS OF GLAZING IN WINDOWS MINIMUM 144 SQUARE INCHES OF LOUVER AT ROOF (PER MULTIPLE DWELLING LAW ARTICLE 3 SECTION 36).

87. GLAZING IN RATED DOORS AND WINDOWS SHALL COMPLY WITH BC 715.4 AND SHALL MEET THE ACCEPTANCE CRITERIA OF NFPA 257 AND NFPA 80.

ELEVATOR

88. ALL ELEVATOR DOORS SHALL HAVE ELECTRIC INTERLOCKS

89. ONE ELEVATOR OR HOIST IN READINESS WILL BE PROVIDED DURING CONSTRUCTION OR DEMOLITION EXCEEDING 75 FEET IN HEIGHT. THE MAXIMUM DISTANCE BETWEEN THE HIGHEST ACCESSIBLE FLOOR OF THE BUILDING AND THE WORKING DECK OF THE BUILDING SHALL BE NO MORE THAN 75' OR 7 FLOORS. (BC 3303.12)

INTERIOR

90. AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDING (BC 903.2.7). SPRINKLER SYSTEM SHALL COMPLY WITH BC 903.3

91. STANDPIPE SYSTEM SHALL BE INSTALLED AND SHALL COMBINE WITH AUTOMATIC SPRINKLER SYSTEM AS PER BC 905.

92. SECURITY REQUIREMENTS FOR DOORS AND WINDOWS IN R-2 OCCUPANCY
    A. BUILDING ENTRANCE DOORS AND OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS TO PREVENT THE LATCH FROM BEING MANIPULATED BY OTHER THAN A KEY (BC 1008.4.1).
    B. DOORS TO DWELLING UNITS SHALL BE EQUIPPED WITH A HEAVY DUTY LATCH SET AND A HEAVY DUTY DEAD BOLT OPERABLE BY A KEY FROM THE OUTSIDE AND A THUMB TURN FROM THE INSIDE. THOSE DOORS SHALL ALSO BE EQUIPPED WITH A CHAIN GUARD SO AS TO PERMIT PARTIAL OPENING OF THE DOOR. DWELLING UNIT ENTRANCE DOORS SHALL ALSO BE EQUIPPED WITH A VIEWING DEVICE LOCATED SO AS TO ENABLE A PERSON ON THE INSIDE OF THE ENTRANCE DOOR TO VIEW A PERSON IMMEDIATELY OUTSIDE. (BC 1008.4.2)
    C. ALL OPENABLE WINDOWS SHALL BE EQUIPPED WITH SASH LOCKS DESIGNED TO BE OPENABLE FROM THE INSIDE ONLY (BC 1008.4.3).

93. 24 HOUR ILLUMINATION TO BE PROVIDED ADJACENT TO THE MAILBOXES.

94. GAS APPLIANCES TO COMPLY WITH SECTION 64 M.D.L. & CHAPTER 9 OF THE MECHANICAL CODE.

95. RADIO AND T.V. WIRES AND ANTENNA (IF PROVIDED) SHALL COMPLY WITH SECTION 62 M.D.L. AND SHALL BE PLACED A MINIMUM OF 10'-0" ABOVE HIGHEST POINT OF ROOF.

APARTMENTS

96. KITCHENETTES SHALL LESS THAN 80 SQUARE FEET AS PER BC 1202.1 AND SECTION 33 MULTIPLE DWELLING CODE.

97. ALL BATHROOMS SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH BC 1203.4.1.3.

98. PARTITIONS SHALL REST DIRECTLY UPON THE FLOOR CONSTRUCTION AND SHALL EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE.

99. A MINIMUM CEILING HEIGHT OF 8'-0" SHALL BE MAINTAINED IN ALL HABITABLE ROOMS (BC 1208.2).

100. ALL COMBUSTIBLE FLOORING SHALL CONFORM WITH THE REQUIREMENTS OF BC 804.4.1 THROUGH 804.4.4.

101. SMOKE DETECTORS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS WITHIN EACH DWELLING UNIT (BC 907.2.10.1.1):
    A. ON THE CEILING OR WALL OUTSIDE EACH SLEEPING ROOM, WITHIN 15' OF THE PRIMARY DOOR OF SUCH ROOM
    B. IN EACH SLEEPING ROOM
    C. IN EACH STORY OF A DWELLING UNIT.

105. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR POWER FROM A DEDICATED BRANCH CIRCUIT OR FROM THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH BATTER BACK UP. ALARMS SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW (BC 907.2.10.2)

106. WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED IN ANY INDIVIDUAL DWELLING UNIT ALL SUCH SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ANY ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT (BC 907.2.10.3).

107. BATHROOM SIDE OF PARTITIONS SHALL BE 5/8" WATER RESISTANT GYPSUM WALLBOARD, MIN. (SEE PARTITION SCHEDULE)

108. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 5% OF THE FLOOR AREA OF THE HABITABLE SPACE BEING VENTILATED. EVERY OPENING PROVIDING NATURAL VENTILATION SHALL BE AT LEAST 12 SF WITH 6SF OF OPENABLE AREA(OR 5.5 SF FOR AN OPERABLE CASEMENT WINDOW)(BC 1203.4.1.2.1)

109. THE MINIMUM NET GLAZED AREA SHALL BE 10% OF THE FLOOR AREA OF THE HABITABLE SPACE BEING SERVED. EVERY OPENING PROVIDING NATURAL LIGHT SHALL BE AT LEAST 12 SF (BC 1205.2.1)

110. ONLY PORTIONS OF GLAZED AREA MORE THAN 30" ABOVE THE INTERIOR FINISHED FLOOR SHALL BE CONSIDERED AS PROVIDING NATURAL LIGHT (BC 12053.2.7.1). THE TOP OF AT LEAST ONE WINDOW IN EVERY HABITABLE ROOM SHALL BE A MINIMUM OF 7'-0" ABOVE THE INTERIOR FINISHED FLOOR OF THE ROOM SERVED (BC 1205.2.7.2)

111. ALL CLEANING OF WINDOWS WILL BE IN CONFORMITY WITH STATE LABOR LAWS & WINDOW CLEANING CODE.

REFUSE COLLECTION

112. A REFUSE COLLECTING ROOM IN COMPLIANCE WITH BC 1213 SHALL BE PROVIDED FOR A REFUSE COMPACTING SYSTEM. A REFUSE CHUTE COMPLYING WITH BC 707.13 SHALL BE PROVIDED AND SHALL TERMINATE IN THE REFUSE COLLECTING ROOM. SUCH ROOM SHALL BE USED FOR NO OTHER PURPOSE AND SHALL BE SEPARATED FROM ALL OTHER OCCUPANCIES BY 3 HOUR FIRE RATED ENCLOSURE. DOORS INTO SUCH SPACES SHALL BE FPSC 1-1/2 HOUR FIRE RATED (BC 707.13.4).

113. ACCESS OPENINGS FOR REFUSE CHUTE SHALL BE LOCATED IN DEDICATED ACCESS ROOMS ENCLOSED IN 2HR RATED CONSTRUCTION WITH 1.5HR FPSC DOORS (BC 707.13.3) OPENINGS INTO THE REFUSE CHUTE SHAFT SHALL BE IN ACCORDANCE WITH SECTION 715, SHALL HAVE A 1.5 HR RATING AND SHALL BE SELF-CLOSING (BC 707.13.1).

114. THE COMPACTING ROOM FLOOR SHALL SLOPE TO A FLOOR DRAIN. A HOSE CONNECTION SHALL BE PROVIDED IN THE COMPACTING ROOM (BC 1213.2).

115. COMPACTING EQUIPMENT SHALL MEET THE CRITERIA OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING THE ENVIRONMENTAL PROTECTION ADMINISTRATION.

116. REFUSE CHUTE TO BE PREFABRICATED #16 GAUGE ALUMINIZED STEEL, 2'-0" OUTSIDE DIAMETER. CHUTE SHALL HAVE SOUND DEADENING APPLIED TO THE EXTERIOR AT THE FACTORY. CHUTE SHALL BE SUPPORTED AT EACH FLOOR IN A SUBSTANTIAL MANNER ON SOUND VIBRATION PADS AS PER MANUFACTURER'S APPROVED TYPE DETAIL (BC 1207.3.1). PROVIDE SPRINKLER AND SANITIZING UNIT AT REFUSE CHUTE.

BUILDING INTERIOR

117. WHERE PROVIDED LAUNDRY MACHINES ARE AN ACCESSORY USE FOR TENANTS OF THE BUILDING ONLY AND WILL NOT BE USED FOR BUSINESS PURPOSE.

118. PUBLIC HALL LIGHTING SHALL COMPLY WITH ARTICLE 14 - ARTICLE 19 H.M.C.

119. INTERIOR FINISH TO HAVE FLAME SPREAD RATING IN ACCORDANCE WITH TABLE 803.5 AND ALL INTERIOR FINISHES ARE TO COMPLY WITH SECTION BC 803.

120. INTERCOMMUNICATION SYSTEM TO BE LOCATED AT ENTRANCE DOORS TO LOBBY ALLOWING VOICE COMMUNICATION BETWEEN THE OCCUPANT OF EACH DWELLING UNIT AND PERSON OUTSIDE SAID ENTRANCE DOOR AND PERMITTING THE BUILDING OCCUPANT TO RELEASE THE LOCKING MECHANISM OF SAID DOOR FROM THE DWELLING UNIT. IF FULL-TIME LOBBY ATTENDANT IS PROVIDED INTERCOMMUNICATION SYSTEM MAY BE BETWEEN EACH DWELLING UNIT AND THE ATTENDANT'S STATION, BC 1008.4.4 ALSO SEE SPECIFICATIONS.

121. EQUIPMENT USE CARDS WILL BE OBTAINED FOR AIRCONDITIONING AND VENTILATION SYSTEMS.

122. FUEL BURNING AND FUEL STORAGE EQUIPMENT PERMIT WILL BE OBTAINED FROM FDNY.

123. NOISE CONTROL:
    A. WALLS, PARTITIONS, FLOORS/ CEILING ASSEMBLIES SEPARATING APARTMENTS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS ARE TO HAVE MINIMUM S.T.C. RATING OF 50 FOR AIRBORNE NOISE IN ACCORDANCE WITH ASTM E 90 OR NOT LESS THAN 45 IF FIELD TESTED IN ACCORDANCE WITH ASTM E 336. APARTMENT ENTRANCE DOOR ASSEMBLIES SHALL HAVE A MINIMUM 35 S.T.C. RATING IN ACCORDANCE WITH ASTM E 1408 (BC 1207.2).
    B. DUCTS SERVICING DWELLING UNITS SHALL BE LINED WITH DUCT LINING TO MAINTAIN THE REQUIRED ACOUSTICAL RATINGS (BC 1207.2) AND AT LEAST 20 FEET FROM THE FAN DISCHARGE OR INTAKE; OTHERWISE AN APPROVED SOUND ATTENUATING DEVICE SHALL BE INSTALLED THEREIN. DUCT LINING SHALL CONFORM TO THE REQUIREMENTS OF THE NYC MECHANICAL CODE.
    C. PENETRATION OF OPENINGS IN WALLS, PARTITIONS OR FLOORS FOR PIPE SLEEVES, MEDICINE CABINETS, HAMPERS, ELECTRIC DEVICES, ETC. SHALL BE PACKED, SEALED LINED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED S.T.C. RATING.
    D. FLOOR AND CEILING CONSTRUCTION SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC HALLS OR CORRIDORS SHALL HAVE A MINIMUM IMPACT INSULATION CLASS (IIC) OF 50 IN ACCORDANCE WITH ASTM E 92 OR NOT LESS THAN 45 IF FIELD TESTED IN ACCORDANCE WITH ASTM E 1007 IN COMPLETED CONSTRUCTION (BC 1207.3).

124. ALL MECHANICAL EQUIPMENT SHALL BE COMPLY WITH THE MECHANICAL CODE OF NEW YORK CITY

125. NO WORK IS TO BE DONE PERFORMED BEYOND STREET LINES WITHOUT APPROVAL OF THE DEPARTMENT OF TRANSPORTATION.

126. SIDEWALKS TO BE LAID IN ACCORDANCE WITH RULES OF THE DEPARTMENT OF TRANSPORTATION.

127. ALL PAVED WALKS, SURFACES, AND AREAWAYS WILL BE DRAINED ADEQUATELY WITHIN THE SITE.

128. HOUSE NUMBERS WILL BE PROVIDED AS PER DEPARTMENT OF BUILDINGS RULES AND REGULATIONS.

129. STAIRWAY FLOOR NUMBER AND IDENTIFICATIONS SIGHS SHALL BE PROVIDED AS DESCRIBED IN BC 1019.1.7. EACH STAIR SHALL BE IDENTIFIED WITH AN ALPHABETIC LETTER. STAIRWAY IDENTIFICATION SIGNS SHALL BE PROVIDED ON BOTH SIDES OF EACH STAIR DOOR (BC 1019.1.7).

130. SMOKE DETECTORS CONNECTED TO CENTRAL SYSTEM SHALL BE INSTALLED IN ALL SPACES IN CELLAR HAVING OCCUPANCY.

131. EXHAUST SHALL TERMINATE 10'-0", ABOVE SIDEWALK AND FROM ANY WINDOW IN ANOTHER BUILDING OR FROM ANY WINDOW PROVIDING NATURAL VENTILATION TO A HABITABLE ROOM WITHIN THE RESIDENTIAL PORTION OF THE SAME BUILDING.

132. PROVIDE A SAFETY TYPE WASTE CAN AT EACH BUILDING ENTRANCE OR EXIT DOOR.

133. ALL CORNERS OF PARAPET WALLS SHALL BE REINFORCED WITH CORROSION RESISTANT STEEL TIES AT VERTICAL INTERVALS OF 12", SAME SHALL EXTEND AROUND CORNERS FOR 4'-0" IN BOTH DIRECTIONS AND SPLICES SHALL BE LAPPED AT LEAST 6".

FLOOD

134. THIS SITE LIES WITHIN A FLOOD HAZARD AREA (ZONE ____) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR FEMA COMMUNITY PANEL # 360497 PANEL 0182 SUFFIX F.
    A. THIS BUILDING IS CLASSIFIED "NON-RESIDENTIAL (FOR FLOOD PURPOSES)"
    B. THE BUILDING WILL BE DRY-FLOODPROOFED IN COMPLIANCE WITH APPENDIX G (G304.1.2.2)
    C. A RESTRICTIVE DECLARATION NOTING THE RESTRICTIONS OF BC G304.1.2.2.2.2.1 - G304.1.2.2.2.2.5 SHALL BE FILED WITH THE CITY REGISTER OR COUNTY CLERK AND THE PAGE NUMBER AND LIBER NUMBER SHALL BE IDENTIFIED IN THE PERMIT APPLICATION AND ON THE CERTIFICATE OF OCCUPANCY. (BC G304.1.2.2.2.2.5)

EARTHQUAKE

135. THIS SITE IS WITHIN SEISMIC DESIGN CATEGORY C AND SHALL BE DESIGNED TO COMPLY WITH SECTIONS BC 1613 - BC 1623.

SEISMIC REINFORCING OF MASONRY WALLS

136. EXTERIOR:
    A. PROVIDE #4 VERTICAL REBAR FULL HEIGHT @ EACH OF OPENING, @ ENDS OF WALLS, @ CORNERS & @ 8'-0" O.C. IN CAVITY WALL WITH 6" CONCRETE BLOCK
    B. ALL CONCRETE BLOCK RECEIVING REBAR SHALL BE FULLY GROUTED.
    C. BOND BEAM ABOVE AND BELOW MASONRY OPENINGS
    D. PROVIDE EYE AND PINTLE HORIZONTAL REINFORCING (TRUSS TYPE) EVERY OTHER COURSE. MUST MEET SEISMIC REQUIREMENTS.
    E. PROVIDE PREMADE CORNER AND "T"S' FOR HORIZONTAL REINFORCEMENT.
    F. PROVIDE HEAD ANCHORS @ 16" O.C. AND AT JAMBS.
    G. MASONRY SHALL MEET OR EXCEED ALL REQUIREMENTS OF NYC BUILDING CODE & RS-10.

137. INTERIOR:
    A. PROVIDE #4 VERTICAL REBAR FULL HEIGHT @ EACH OF OPENING, @ ENDS OF WALLS, @ INTERSECTION OF WALLS, @ CORNERS & @ 8'-0" O.C. FOR 4" BLOCK WALL & @ 6'-0" O.C. FOR 6" & 8" BLOCK WALLS.
    B. ALL CONCRETE BLOCK RECEIVING REBAR SHALL BE FULLY GROUTED.
    C. PROVIDE #9 GAUGE DURO-WALL HORIZONTAL REINFORCEMENT @ EVERY OTHER BLOCK COURSE.

HIGH RISE

1. THIS BUILDING IS TALLER THAN 75FT AND COMPLIES WITH SECTION BC 403: HIGH RISE BUILDINGS
2. AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDING (BC 403.2, 903.3.1.1, 903.2.7). SPRINKLER SYSTEM SHALL COMPLY WITH BC 903.3
3. STANDPIPE SYSTEM SHALL BE INSTALLED AND SHALL COMBINE WITH AUTOMATIC SPRINKLER SYSTEM AS PER BC 905.
4. SMOKE DETECTION SHALL BE PROVIDED PER BC 907.2.12.1 (BC 403.5)
5. EMERGENCY ONE-WAYVOICE COMMUNICATION SYSTEM SHALL BE PROVIDED BETWEEN THE FIRE-COMMAND CENTER AND THE REQUIRED EXIT STAIRS (EVERY OTHER FLOOR). iNTERCOM SYSTEM WITHIN DWELLING UNITS (IF PROVIDED) SHALL HAVE FIRE DEPARTMENT OVERRIDE FEATURE (BC 403.6, 907.2.12.2 EXCEPTION 3,)
6. FIRE DEPARTMENT COMMUNICATION SYSTEM NOT REQUIRED PER BC 907.2.12.3 EXCEPTION 2 (BC 403.7)
7. FIRE COMMAND CENTER COMPLYING WITH BC 911 SHALL BE PROVIDED (BC 403.8)
8. ELEVATOR LOBBIES ARE NOT REQUIRED PER 403.9.1.1 EXCEPTION 6
9. ELEVATOR SHAFTS AND STAIR ENCLOSURES SHALL BE CONSTRUCTED OF IMPACT RESISTANT WALLS (BC 403.9.2 & BC 403.15)
10. THIS BUILDING IS MORE THAN 125 FT AND WILL PROVIDE EMERGENCY POWER SYSTEM TO SUPPORT EXIT SIGNS AND EGRESS ILLUMINATION, ONE ELEVATOR SERVING ALL FLOORS , EMERGENCY VOICE COMMUNICATION SYSTEM AND ELECTRICALLY POWERED FIRE PUMPS AND SHALL COMPLY WITH SECTION 2702.1 (BC 403.11.2)
11. AUTOMATIC FAIL SAFE STAIR SIDE LOCKS ARE PERMITTED PROVIDED THEY COMPLY WITH RESTRICTIONS PER 403.12
12. SMOKE-PROOF EXIT ENCLOSURES ARE NOT PROVIDED PER BC 403.13. OPERABLE WINDOWS SHALL BE PROVIDED PER BC 912.1 EXCEPTION 1.
13. EXIT PATH PHOTOLUMINESCENT MARKINGS ARE NOT REQUIRED PER BC 403.16 EXCEPTION 1
14. BUILDINGS CONTAINING EIGHT OR MORE DWELLING UNITS SHALL BE PROVIDED WITH AN INTERCOMMUNICATION SYSTEM LOCATED AT THE DOOR GIVING ACCESS TO THE MAIN ENTRANCE LOBBY (B.C. 1008.4.4)

MULTIPLE DWELLING LAW AND HOUSING MAINTENANCE CODE

1. D26-12.01 PAINTING OF PUBLIC PARTS AND WITHIN DWELLINGS

A) IN THE PUBLIC PARTS OF A MULTIPLE DWELLING, THE OWNER SHALL:

1) PAINT OR COVER THE WALLS AND CEILINGS WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING: AND

2) REPAINT OR RE-COVER THE WALLS AND CEILINGS WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING WHENEVER NECESSARY IN THE JUDGMENT OF THE DEPARTMENT TO KEEP SUCH SURFACES SANITARY.

B) IN OCCUPIED DWELLING UNITS IN A MULTIPLE DWELLING, THE OWNER SHALL:

1) PAINT OR COVER THE WALLS AND CEILINGS WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING: AND

2) REPAINT OR RE-COVER THE WALLS AND CEILINGS WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING EVERY THREE YEARS, AND MORE OFTEN WHEN REQUIRED BY CONTRACT OR OTHER PROVISIONS OF LAW.

C) THE DEPARTMENT MAY REQUIRE A TENANT OF A DWELLING UNIT IN A MULTIPLE DWELLING TO REPAINT OR RECOVER THE INTERIOR WALLS AND CEILINGS OF HIS DWELLING UNIT WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING IF SUCH WALLS AND CEILING BECOME UNSANITARY AT ANY TIME WITHIN THREE YEARS FROM THE DATE OF THE LAST REFINISHING BY THE OWNER. HOWEVER, IF THE TENANT CAN SHOW, TO THE SATISFACTION OF THE DEPARTMENT THAT THE WALLS AND CEILINGS HAVE BECOME UNSANITARY THROUGH NO ACT OR NEGLECT OF HIS OWN OR OF HIS FAMILY OR GUESTS, THE DEPARTMENT MAY REQUIRE THE OWNER TO REPAINT OR RE-COVER THE SAME. THIS SUBSECTION DOES NOT RELIEVE THE OWNER FROM HIS DUTIES UNDER SUBSECTION (B)(2) OF THIS SECTION.

D) THE OWNER AND TENANT OF ANY DWELLING UNIT IN A MULTIPLE DWELLING MAY, BY VOLUNTARY AGREEMENT, PROVIDE THAT THE OWNER NEED NOT REPAINT IN SUCH UNIT AS REQUIRED BY SUBSECTION (B)(2) OF THIS SECTION FOR SUCH ADDITIONAL PERIOD, NOT TO EXCEED TWO YEARS, AS MAY BE AGREED UPON. SUCH AN AGREEMENT TO EXTEND THE TIME FOR REPAINTING SHALL NOT BE VALID UNLESS IT HAS BEEN ENTERED INTO NOT EARLIER THAN ONE MONTH PRIOR TO THE EXPIRATION OF THE THREE-YEAR PERIOD, AND SHALL NOT FORM PART OF ANY AGREEMENT OF LEASE. THE DEPARTMENT MAY PRESCRIBE THE FORM OF SUCH AGREEMENTS, REQUIRE THEM TO BE FILED, AND MAY MAKE SUCH OTHER REGULATIONS AS MAY BE NECESSARY TO AVOID ABUSE, AND TO FURTHER THE PURPOSE OF THIS ARTICLE. NOT WITHSTANDING ANY AGREEMENT, THE DEPARTMENT MAY, DURING THE PERIOD FOR WHICH REPAINTING IS DEFERRED BY AGREEMENT, ORDER REPAINTING BY THE OWNER IN ANY DWELLING UNIT WHEN DEEMED NECESSARY TO KEEP THE WALLS AND CEILING OF SUCH UNIT SANITARY. THIS SUB-SECTION SHALL NOT AFFECT THE APPLICABILITY OF SUB-SECTION (C) OF THIS SECTION DURING THE THREE YEARS AFTER ANY REPAINTING OR RE-COVERING.

E) NEITHER THE OWNER NOR A TENANT OF A DWELLING UNIT SHALL PLACE WALLPAPER OR WALL COVERINGS UPON A WALL OR CEILING IN THE PUBLIC OR TENANT-OCCUPIED PARTS OF A DWELLING UNLESS EXISTING WALLPAPER OR WALL COVERING IS FIRST REMOVED AND SUCH WALL OR CEILING IS CLEANED ARE REPAIRED. HOWEVER, IF WALLPAPER OR WALL COVERING IS IN GOOD CONDITION, FREE FROM VERMIN AND A COAT OF ACCEPTABLE PAINT OR SIZING IS APPLIED; ONE ADDITIONAL LAYER OF WALLPAPER OR WALL COVERING MAY BE APPLIED.

F) NOTHING CONTAINED IN THIS SECTION SHALL BE DEEMED TO REQUIRE THE OWNER OF A DWELLING TO COVER WITH WALLPAPER OR OTHER ACCEPTABLE COVERING ANY WALL OR CEILING NOT PREVIOUSLY SO COVERED BY HIM. WHEN A WALL OR CEILING OF A DWELLING UNIT HAS BEEN DECORATED WITH PAPER, WOOD PANELING, OR OTHER MATERIAL OVER WHICH PAINT NORMALLY IS NOT APPLIED, THE OWNER SHALL BE RELIEVED OF HIS OBLIGATION TO REPAINT OR RE-COVER SUCH WALL OR CEILING SO LONG AS THE SAME REMAINS IN A SANITARY CONDITION, IN THE JUDGMENT OF THE DEPARTMENT. WHEN THE DEPARTMENT REQUIRES REDECORATION OF SUCH WALL OR CEILING, THE TENANT SHALL REMOVE ANY PAPER, WALL COVERING, WOOD PANELING OR OTHER MATERIAL WHICH HE HIMSELF HAS APPLIED BEFORE THE OWNER IS REQUIRED TO CLEAN AND REPAIR AND REPAINT OR RE-COVER. HOWEVER, IF THE OWNER OR FORMER TENANT HAS APPLIED PAPER, OR WALL COVERING, WOOD PANELING OR OTHER MATERIAL, THE OWNER SHALL BE RESPONSIBLE FOR ITS REMOVAL BEFORE REDECORATION.

G) THE OWNER OF A MULTIPLE DWELLING SHALL KEEP AND MAINTAIN RECORDS RELATING TO THE REFINISHING OF PUBLIC PARTS AND DWELLING UNITS SHOWING WHEN SUCH PARTS WERE LAST PAINTED, PAPERED OR COVERED WITH ACCEPTABLE MATERIAL AND WHO PERFORMED THE WORK. SUCH RECORDS SHALL BE OPEN TO INSPECTION BY THE DEPARTMENT AND SHALL BE SUBMITTED TO THE DEPARTMENT UPON REQUEST.

H) THE OWNER OF A MULTIPLE DWELLING SHALL REMOVE OR COVER IN A MANNER APPROVED BY THE DEPARTMENT ANY PAINT OR OTHER SIMILAR SURFACE- COATING MATERIAL HAVING A READING OF 0.7 MILLIGRAMS OF LEAD PER SQUARE CENTIMETER OR GREATER OR CONTAINING MORE THAN 0.5 PERCENT OF METALLIC LEAD BASED ON THE NON-VOLATILE CONTENT OF THE PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL ON THE INTERIOR WALLS, CEILINGS, DOORS, WINDOW SILLS OR MOLDINGS IN ANY DWELLING UNIT IN WHICH A CHILD OR CHILDREN SIX (6) YEARS OF AGE OR UNDER RESIDE.

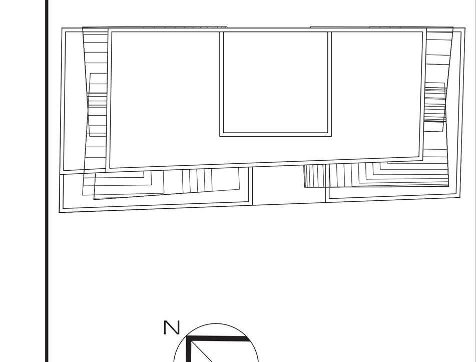
I) IN ANY MULTIPLE DWELLING ERECTED PRIOR TO JANUARY 1, 1960 IN WHICH PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL IS FOUND TO BE PEELING ON THE INTERIOR WALLS, CEILINGS, DOORS, WINDOW SILLS OR MOLDINGS IN ANY DWELLING UNIT IN WHICH A CHILD OR CHILDREN SIX (6) YEARS OF AGE OR UNDER RESIDE, IT SHALL BE PRESUMED THAT THE PEELING SUBSTANCE CONTAINS MORE THAN 0.5 PERCENT OF METALLIC LEAD BASED ON THE NON- VOLATILE CONTENT OF THE PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL OR HAVING A READING OF 0.7 MILLIGRAMS OF LEAD PER SQUARE CENTIMETER OR GREATER.

J) THE EXISTENCE OF PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL HAVING A READING OF 0.7 MILLIGRAMS OF LEAD PER SQUARE CENTIMETER OR GREATER OR CONTAINING MORE THAN 0.5 PERCENT OF METALLIC LEAD BASED ON THE NON- VOLATILE CONTENT OF THE PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL ON THE INTERIOR WALLS, CEILINGS, DOORS, WINDOW SILLS OR MOLDINGS IN ANY DWELLING UNIT IN A MULTIPLE DWELLING IN WHICH A CHILD OR CHILDREN SIX (6) YEARS OF AGE AND UNDER RESIDE SHALL CONSTITUTE A CLASS C IMMEDIATELY HAZARDOUS VIOLATION AND SUBJECT THE OWNER OF SUCH MULTIPLE DWELLING TO THE PENALTIES OF SUCH VIOLATION PROVIDED IN ARTICLE 51 OF THIS CODE. THE PRESUMPTION ESTABLISHED IN PARAGRAPH 2 ABOVE MAY BE REBUTTED BY THE OWNER OF THE MULTIPLE DWELLING. SUCH PROOF SHALL BE IN FORM AND SUBSTANCE ACCEPTABLE TO THE DEPARTMENT OR A COURT OF COMPETENT JURISDICTION.

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
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New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

GENERAL NOTES (2)

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK No. 028264

DATE: JANUARY 6, 2014

PROJECT #: 13A25

SCALE: AS NOTED

A-001.0A

DWG NO.

CAD FILE: J:\13A25_151 Maiden Lane

08 OF 136

L) THE DEPARTMENT SHALL ESTABLISH PROCEDURES FOR THE ENFORCEMENT OF THIS SUBDIVISION.

2. D26-13.03 RODENT AND INSECT ERADICATION: MANDATORY EXTERMINATION

A) THE OWNER OR OCCUPANT IN CONTROL OF A DWELLING SHALL KEEP THE PREMISES FREE FROM RODENTS, AND FROM INFESTATIONS OF INSECTS AND OTHER PESTS, AND FROM ANY CONDITION CONDUCIVE TO RODENT OR INSECT AND OTHER PEST LIFE.

B) WHEN ANY PREMISES IS SUBJECT TO INFESTATION BY RODENTS OR INSECTS AND OTHER PESTS, THE OWNER OR OCCUPANT IN CONTROL SHALL APPLY CONTINUOUS ERADICATION MEASURES.

C) WHEN THE DEPARTMENT MAKES THE DETERMINATION THAT ANY PREMISES ARE INFESTED BY RODENTS, INSECTS OR OTHER PESTS, IT MAY ORDER SUCH ERADICATION MEASURES AS THE DEPARTMENT DEEMS NECESSARY.

3. D26-13.05 ELIMINATION OF HARBORAGES

A) ALL BUILDING MATERIAL, LUMBER, BOXES, CARTONS, BARRELS, CONTAINERS, MACHINERY, RAW MATERIAL, FABRICATED GOODS, JUNK, FOOD, ANIMAL FEED AND ANY OTHER SUBSTANCES WHICH MAY AFFORD HARBORAGE OR PROVIDE FOOD FOR SUCH RODENTS OR INSECTS AND OTHER PESTS SHALL BE KEPT STORED OR HANDLED BY THE OWNER AND TENANTS OF EVERY DWELLING IN SUCH MANNER AS THE DEPARTMENT MAY REQUIRE. THE DEPARTMENT MAY MAKE ORDERS TO ELIMINATE RAT HARBORAGE TO THE PERSON WHO IS RESPONSIBLE FOR THE CONDITIONS. THE DEPARTMENT SHALL UNCOVER AND INSPECT PERIODICALLY ALL STRUCTURAL HARBORAGES WHICH CANNOT BE ELIMINATED FROM DWELLINGS.

4. D26-14.01 DEFINITIONS

1) WHEN USED IN THIS ARTICLE:

(a)ORGANIC WASTES SHALL MEAN ALL WASTES PRODUCED BY OR FROM LIVING ORGANISMS.

(b)INORGANIC WASTES SHALL MEAN ALL WASTES OTHER THAN ORGANIC WASTES, INCLUDING DISCARDED LUMBER, WOOD SHAVINGS AND FURNITURE.

(c)HOUSEHOLD WASTES SHALL MEAN ALL WASTES, ORGANIC AND INORGANIC, WHICH ARE PRODUCED WITHIN A DWELLING UNIT.

5. D26-14.03 RECEPTACLES FOR WASTE MATTER

A) NEWSPAPERS, WRAPPING PAPER, OR OTHER INORGANIC WASTES WHICH ARE LIKELY TO BE BLOWN OR SCATTERED ABOUT THE STREETS SHALL BE SECURELY BUNDLED, TIED REPACKED BEFORE BEING PLACED FOR COLLECTION. SUCH MATERIALS SHALL BE KEPT AND PLACED FOR COLLECTION IN THE SAME MANNER AS THE RECEPTACLES.

6. D26-14.05 FREQUENCY OF COLLECTION WASTE MATTER FROM DWELLING UNITS IN MULTIPLE DWELLINGS

A) THE OWNER OF A MULTIPLE DWELLING SHALL NOT ALLOW THE ACCUMULATION EXCEPT IN A LAWFUL RECEPTACLE OF ASHES OR ANY TYPE OF WASTE MATTER IN ANY PART OF THE PREMISES.

B) IN MULTIPLE DWELLINGS WHERE THE OWNER PROVIDES DUMBWAITER SERVICE, ALL WASTE MATTER SHALL BE COLLECTED AT LEAST ONCE DAILY AND DEPOSITED IN SEPARATE RECEPTACLES.

C) IN MULTIPLE DWELLINGS WHERE NO DUMBWAITER SERVICE IS PROVIDED, THE OWNER SHALL PROVIDE BETWEEN THE HOURS OF SEVEN A.M. AND TEN A.M. OR BETWEEN FIVE P.M. AND EIGHT P.M. DAILY:

(a)A SUFFICIENT NUMBER OF RECEPTACLES BUT IN NO EVENT LESS THAN TWO WITHIN THE DWELLING OR OTHER AREA APPROVED BY THE DEPARTMENT WHICH ARE ACCESSIBLE TO THE TENANTS. SUCH RECEPTACLES SHALL BE REMOVED PROMPTLY UPON THE EXPIRATION OF THE SELECTED TIME PERIOD AND TAKEN TO THEIR PLACE OF STORAGE: OR

(b)A PICK-UP SERVICE AT EACH DWELLING UNIT TO COLLECT ASHES AND WASTES FOR DEPOSIT IN THE RECEPTACLES REFERRED TO IN SECTION 26-14.03 OF THIS ARTICLE. THE OWNER SHALL POST AND MAINTAIN A NOTICE IN A CONSPICUOUS PLACE IN THE DWELLING INFORMING THE TENANTS OF THE HOUR AND METHOD OF COLLECTION. A NEW NOTICE SHALL BE POSTED AND MAINTAINED WITHIN 48 HOURS PRECEDING ANY CHANGE IN SUCH HOUR OR METHOD.

D) THE TENANT OF A MULTIPLE DWELLING SHALL DISPOSE OF WASTE MATTER IN ACCORDANCE WITH THE METHOD PROVIDED BY THE OWNER UNDER SUBSECTION (B) OR (C) OF THIS SECTION. THE TENANT SHALL NOT ACCUMULATE ANY WASTE MATTER IN HIS DWELLING UNIT SO AS TO CREATE A CONDITION WHICH IS UNSANITARY OR A FIRE HAZARD IN THE JUDGMENT OF THE DEPARTMENT.

E) SUBSECTIONS (B), (C), AND (D) SHALL NOT APPLY TO ANY MULTIPLE DWELLING WHERE REGULAR COMPACTOR SERVICES OR OTHER MEANS OF DISPOSAL APPROVED BY THE DEPARTMENT ARE PROVIDED. THE TENANT IN SUCH A DWELLING SHALL DISPOSE OF WASTE MATTER IN A COMPACTOR OR BY SUCH OTHER APPROVED MEANS OF DISPOSAL AND SHALL NOT PERMIT WASTES TO ACCUMULATE SO AS TO CREATE A CONDITION WHICH IS UNSANITARY OR A FIRE HAZARD IN THE JUDGMENT OF THE DEPARTMENT.

7. D26-16.03 DRAINAGE OF ROOFS AND COURT YARDS

A) THE OWNER OF A DWELLING SHALL GRADE AND MAINTAIN THE GRADING OF ALL ROOFS, TERRACES, SHAFTS, COURTS, YARDS, AND OTHER OPEN SPACES ON THE LOT, AND SHALL PROVIDE AND MAINTAIN UNOBSTRUCTED DRAINAGE FROM THESE AREAS AND SPACES THROUGH A DRAIN CONNECTED TO A STREET STORM-WATER MAIN OR COMBINED SEWER AND STREET STORM-WATER MAIN, THE DEPARTMENT MAY PERMIT THE STORM WATER FROM SUCH AREAS TO DRAIN INTO A STREET GUTTER LEADING TO A NATURAL CHANNEL, WATER COURSE, OR DRY WELL.

B) THE OWNER OF A DWELLING SHALL PROVIDE AND MAINTAIN DRAINAGE FROM ALL ROOFS TO CARRY OFF STORM WATER, TO PREVENT IT FROM DRIPPING TO THE GROUND, OR FROM CAUSING DAMPNESS IN WALLS, CEILINGS, AND OPEN SPACES.

C) THE DEPARTMENT MAY REQUIRE THE OWNER OF A DWELLING TO SURFACE SHAFTS, COURTS, YARDS AND OTHER OPEN SPACES ON THE LOT WITH CONCRETE, AND TO PITCH THE SURFACES OF SUCH AREAS TOWARDS A SEWER-CONNECTED DRAIN OR OTHER ADEQUATE DRAINAGE SYSTEM, EXCEPT THAT, WITH RESPECT TO PRIVATE DWELLINGS, THE DEPARTMENT MAY PERMIT THE SURFACING OF SUCH AREAS WITH BITUMINOUS AGGREGATE OR OTHER SIMILAR MATERIAL.

D) THE OWNER OF A DWELLING MAY PLANT GRASS, SOD, SHRUBS, TREES AND OTHER VEGETATION IN YARDS AND COURTS, UNLESS THE DEPARTMENT ORDERS ITS REMOVAL BECAUSE IN ITS OPINION SUCH VEGETATION INTERFERES WITH PROPER DRAINAGE, LIGHT, VENTILATION, OR EGRESS.

8. D26-19.03 DUTY TO PROVIDE ELECTRIC LIGHTING EQUIPMENT IN ALL DWELLINGS

A) THE OWNER SHALL EQUIP EVERY DWELLING FOR LIGHTING BY ELECTRICITY. HE SHALL PROVIDE AND MAINTAIN LIGHT FIXTURES TO PROVIDE LIGHTING FOR ALL PUBLIC PARTS IN A DWELLING, INCLUDING THE MEANS OF EGRESS, FOR EVERY ROOM, WATER-CLOSET COMPARTMENT AND BATHROOM IN EVERY DWELLING UNIT, AND FOR EVERY FIXTURE, THE OWNER SHALL INSTALL AND MAINTAIN SUCH RECEPTACLE OUTLETS AS MAY BE REQUIRED BY THE ELECTRICAL CODE. EXCEPT AS OTHERWISE PROVIDED IN THIS CODE OR IN THE ELECTRICAL CODE, THE OWNER MAY SUBSTITUTE AN ADDITIONAL RECEPTACLE OUTLET FOR A REQUIRED LIGHT FIXTURE IN LIVING ROOMS OTHER THAN KITCHENS.

9. D26-19.03 ELECTRIC LIGHTING FIXTURES IN CERTAIN PUBLIC PARTS OF DWELLINGS FIXTURES AND LIGHTS REQUIRED

A) IN EVERY MULTIPLE DWELLING AND TENANT-OCCUPIED TWO-FAMILY DWELLING THE OWNER SHALL PROVIDE ELECTRIC LIGHTING FIXTURES FOR EVERY PUBLIC HALL, STAIR, FIRE-STAIR AND FIRE-TOWER ON EVERY FLOOR, IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

(a)IF AN INCANDESCENT LIGHTING FIXTURE IS PROVIDED, IT SHALL BE CAPABLE OF PROVIDING ILLUMINATION OF AT LEAST TEN WATTS PER 25 SQUARE FEET OF FLOOR-AREA OR FRACTION THEREOF. EACH LIGHTING FIXTURE SHALL BE PROVIDED WITH ONE OR MORE LIGHTS OF A TOTAL OF NOT LESS THAN 60 WATTS. WHERE, UNDER THIS REQUIREMENT, THE NUMBER OF WATTS PER FIXTURE WOULD EXCEED 100, ONE OR MORE ADDITIONAL FIXTURES SHALL BE PROVIDED AND SHALL BE LOCATED AS MAY BE PRESCRIBED BY THE DEPARTMENT, EXCEPT WHERE THE DISTANCE FROM THE FIXTURE TO THE FARTHEST INTERSECTING WALL DOES NOT EXCEED 20 FEET.

(b)IF A FLUORESCENT LIGHTING FIXTURE IS PROVIDED, IT SHALL BE CAPABLE OF PROVIDING ILLUMINATION OF AT LEAST FOUR WATTS COOL WHITE FLUORESCENT LIGHT PER 25 SQUARE FEET OF FLOOR- AREA OR FRACTION THEREOF. EACH LIGHTING FIXTURE SHALL BE PROVIDED WITH ONE OR MORE LIGHTS OF A TOTAL OF NOT LESS THAN 20 WATTS. WHERE, UNDER THIS REQUIREMENT, THE NUMBER OF WATTS PER FIXTURE WOULD EXCEED 40, ONE OR MORE ADDITIONAL FIXTURES SHALL BE PROVIDED AND SHALL BE LOCATED AS MAY BE PRESCRIBED BY THE DEPARTMENT EXCEPT WHERE THE DISTANCE FROM THE FIXTURE TO THE FARTHEST INTERSECTING WALL DOES NOT EXCEED 20 FEET.

(c)IN EVERY MULTIPLE DWELLING HEREAFTER ERECTED, IN ADDITION TO OTHER LIGHTING REQUIREMENTS, A SUFFICIENT NUMBER OF INCANDESCENT OR FLUORESCENT FIXTURES SHALL BE PROVIDED SO THAT THE DISTANCE BETWEEN FIXTURES IS NOT MORE THAN 30 FEET AND SO THAT NO WALL IS MORE THAN 15 FEET DISTANT FROM A FIXTURE.

B) NOTWITHSTANDING ANY OTHER REQUIREMENT OF THIS SECTION. THE DEPARTMENT MAY REQUIRE FIXTURES TO BE SO LOCATED, AND ADDITIONAL FIXTURES TO BE INSTALLED, IN ORDER TO ASSURE THAT EVERY PART OF EVERY PUBLIC HALL, STAIR, FIRE-STAIR OR FIRE TOWER IS ADEQUATELY LIGHTED.

10. D26-19.05 LIGHTING TO BE PROVIDED AT NIGHT: OWNER'S RESPONSIBILITY

A) THE OWNER OF A MULTIPLE DWELLING SHALL TURN ON ALL REQUIRED LIGHTS IN EVERY PUBLIC HALL AND STAIR AT SUNSET EVERY DAY AND KEEP THEM ON UNTIL SUNRISE THE DAY FOLLOWING.

B) THE OWNER OF A MULTIPLE DWELLING SHALL KEEP ALL REQUIRED LIGHTS BURNING CONTINUOUSLY:

(a)IN EVERY FIRE-STAIR AND FIRE TOWER;

(b)IN EVERY STAIR AND PUBLIC HALL WHERE THERE IS NO WINDOW OPENING ON A STREET, COURT, YARD, SPACE ABOVE A SETBACK, OR ON A SHAFT; AND

(c)IN EVERY STAIR AND PUBLIC HALL WHERE THERE IS A WINDOW WHICH IS IN THE OPINION OF THE DEPARTMENT DOES NOT PROVIDE ADEQUATE NATURAL LIGHT.

C) THE OWNER OF THE MULTIPLE DWELLING SHALL PROVIDE ELECTRIC LIGHT AT ALL HOURS OF THE DAY AND NIGHT IN ROOMS OR SPACES IN MULTIPLE DWELLINGS IN WHICH LAUNDRY EQUIPMENT IS PROVIDED FOR THE COMMON USE OF THE OCCUPANTS WHENEVER NATURAL LIGHT IS INSUFFICIENT IN THE OPINION OF THE DEPARTMENT.

D) THE OWNER OF A MULTIPLE DWELLING SHALL INSTALL AND MAINTAIN IN WORKING CONDITION A LIGHTING FIXTURE THAT CAN BE TURNED ON BY A TENANT OR BY THE MAIL CARRIER DIRECTLY OVER A MAIL BOX OR OTHER RECEPTACLE FOR MAIL IF THE NATURAL LIGHT IN THE PUBLIC HALLS IS NOT SUFFICIENT TO READ THE NAME ON EACH MAIL BOX OR RECEPTACLE.

E) THE OWNER OF A MULTIPLE DWELLING SHALL NOT BE RESPONSIBLE IF ANY REQUIRED LIGHT BECOMES EXTINGUISHED AND REMAINS SO IF HE CAN SHOW TO THE SATISFACTION OF THE DEPARTMENT OR COURT THAT IT BECAME AND REMAINED EXTINGUISHED WITHOUT HIS KNOWLEDGE OR CONSENT.

11. D26-19.07 LIGHTS NEAR ENTRANCE WAYS AND IN YARDS AND COURTS OF MULTIPLE DWELLINGS

A) THE OWNER OF A MULTIPLE DWELLING SHALL INSTALL AND MAINTAIN ONE OR MORE LIGHTS AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCE WAY OF THE BUILDING WHICH SHALL IN THE AGGREGATE PROVIDE NOT LESS THAN 50 WATTS INCANDESCENT ILLUMINATION OR ITS EQUIVALENT FOR A BUILDING WITH A FRONTAGE IN EXCESS OF 22 FEET. IN THE CASE OF A MULTIPLE DWELLING WITH A FRONTAGE IN EXCESS OF 22 FEET AND FRONT ENTRANCE DOORS WITH A COMBINED WIDTH IN EXCESS OF FIVE (5) FEET, THE OWNER SHALL INSTALL AT LEAST TWO LIGHTS, ONE ON EACH SIDE OF THE ENTRANCE WAY, WITH AN AGGREGATE ILLUMINATION OF 150 WATTS INCANDESCENT ILLUMINATION OR ITS EQUIVALENT. IF THE MINIMUM LEVEL OF ILLUMINATION IS MAINTAINED, THE OWNER MAY DETERMINE DETAILS OF LOCATION, DESIGN AND INSTALLATION OF LIGHTING FIXTURES, SUBJECT, HOWEVER, TO REGULATIONS OF THE DEPARTMENT WITH RESPECT TO THE MINIMUM HEIGHT ABOVE OR DISTANCE FROM THE ENTRANCE WAY OF SUCH FIXTURES, AND THE ELECTRICAL AND OTHER SAFETY OF THEIR INSTALLATION. THE LIGHTS REQUIRED BY THIS SUBSECTION SHALL BE BURNING FROM SUNSET ON EACH DAY TO SUNRISE ON THE DAY FOLLOWING.

B) THE OWNER OF A MULTIPLE DWELLING SHALL INSTALL AND MAINTAIN IN EVERY YARD AND COURT, ONE OR MORE LIGHTS OF AT LEAST 40 WATTS OF INCANDESCENT ILLUMINATION OR ITS EQUIVALENT, IN SUCH LOCATIONS AS THE DEPARTMENT MAY PRESCRIBE. THE LIGHTS REQUIRED BY THIS SUBSECTION SHALL BE KEPT BURNING FROM SUNSET ON EACH DAY TO SUNRISE ON THE DAY FOLLOWING.

12. D26-20.01 PEEPHOLES IN EVERY DWELLING:

A) THE OWNER SHALL PROVIDE AND MAINTAIN A PEEPHOLE IN THE ENTRANCE FLOOR OF EACH DWELLING UNIT. SUCH PEEPHOLE SHALL BE LOCATED, AS PRESCRIBED BY THE DEPARTMENT, IN SUCH A PLACE THAT THE PERSON IN EACH DWELLING UNIT MAY VIEW FROM THE INSIDE ANY PERSON IMMEDIATELY OUTSIDE THE ENTRANCE DOOR.

13. D26-20.03 MIRRORS IN ELEVATORS:

A) THE OWNER OF A MULTIPLE DWELLING IN WHICH THERE ARE ONE OR MORE SELF-SERVICE ELEVATORS SHALL AFFIX AND MAINTAIN IN EACH SUCH ELEVATOR A MIRROR WHICH ENABLES PERSONS TO VIEW ITS INTERIOR BEFORE ENTERING THE SAME. THE MIRROR SHALL MEET SUCH REQUIREMENTS AS THE DEPARTMENT SHALL BY REGULATION PRESCRIBE.

14. D26-20.05 LOCKS IN DWELLING UNIT DOORS

A) THE OWNER OF A DWELLING SHALL PROVIDE A KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT AND AT LEAST ONE KEY. IN A CLASS A MULTIPLE DWELLING SUCH DOOR SHALL BE EQUIPPED WITH A HEAVY DUTY LATCH SET AND A HEAVY DUTY DEAD BOLT OPERABLE BY KEY FROM THE OUTSIDE AND A THUMB-TURN FROM THE INSIDE.

B) EACH DWELLING UNIT ENTRANCE DOOR IN A CLASS A MULTIPLE DWELLING SHALL ALSO BE EQUIPPED WITH A CHAIN DOOR GUARD SO AS TO PERMIT PARTIAL OPENING OF THE DOOR.

15. D26-21.01 MAIL SERVICE: THE OWNER OF A MULTIPLE DWELLING SHALL EITHER:

A) ARRANGE FOR MAIL TO BE DELIVERED TO HIMSELF, HIS AGENTS, OR EMPLOYEES FOR PROMPT DISTRIBUTION TO THE OCCUPANTS; OR AND BY THE REGULATIONS OF THE POST OFFICE DEPARTMENT.

B) PROVIDE AND MAINTAIN APPROVED MAIL RECEPTACLES AND DIRECTORIES OF PERSONS LIVING IN THE DWELLING AS PROVIDED BY FEDERAL LAW

16. D26-21.03 FLOOR SIGNS:

A) THE OWNER OF A MULTIPLE DWELLING MORE THAN TWO STORIES IN HEIGHT SHALL POST AND MAINTAIN A SIGN, OF SUFFICIENT SIZE TO BE READILY SEEN, WHICH STATES THE NUMBER OF THE FLOOR. SUCH SIGNS SHALL BE LOCATED IN THE PUBLIC HALL NEAR THE STAIRS AND ELEVATOR, AND WITHIN ANY STAIR ENCLOSURE.

17. STREET NUMBERS:

A) THE OWNER OF A DWELLING SHALL POST AND MAINTAIN STREET NUMBERS ON THE DWELLING, WHICH ARE PLAINLY VISIBLE FROM THE SIDEWALK IN FRONT OF THE DWELLING, IN ACCORDANCE WITH SECTION 82(3) -1.0 OF THE ADMINISTRATIVE CODE AND THE RULES AND REGULATIONS ISSUED BY THE BOROUGH OF PRESIDENTS THERE UNDER.

18. D26-22.03 OBLIGATIONS OF OWNER

A) THE OWNER OF MULTIPLE DWELLING SHALL PROVIDE ADEQUATE JANITORIAL SERVICES.

B) IN A MULTIPLE DWELLING OF NINE OR MORE DWELLING UNITS, THE OWNER SHALL EITHER;

(a)PERFORM THE JANITORIAL SERVICES HIMSELF, IF HE IS A RESIDENT OWNER; OR

(b)PROVIDE A JANITOR; OR

(c)PROVIDE FOR JANITORIAL SERVICES TO BE PERFORMED ON A 24-HOUR-A-DAY BASIS IN A MANNER APPROVED BY THE DEPARTMENT.

C) THE OWNER OF A MULTIPLE DWELLING OR HIS MANAGING AGENT IN CONTROL SHALL POST AND MAINTAIN IN SUCH DWELLING A LEGIBLE SIGN, CONSPICUOUSLY DISPLAYED, CONTAINING THE JANITOR'S NAME, ADDRESS (INCLUDING APARTMENT NUMBER AND TELEPHONE NUMBER). A NEW IDENTIFICATION SIGN SHALL BE POSTED AND MAINTAINED WITHIN FIVE DAYS FOLLOWING A CHANGE OF JANITOR.

19. C26-22.05 RESIDENCE OF PERSON PERFORMING JANITORIAL SERVICES; LIMITATION ON NUMBER OF DWELLING UNITS SERVED:

A) THE PERSON WHO PERFORMS JANITORIAL SERVICES FOR A MULTIPLE DWELLING OF NINE OR MORE DWELLING UNITS (OTHER THAN WHERE JANITORIAL SERVICES ARE PERFORMED ON A 24-HOUR-A-DAY BASIS UNDER SECTION D26-22.03(B)(3)) SHALL RESIDE IN OR WITHIN A DISTANCE OF ONE BLOCK OR 200 FEET FROM THE DWELLING, WHICHEVER IS GREATER, UNLESS THE OWNER RESIDES IN THE MULTIPLE DWELLING. WHERE TWO OR THREE MULTIPLE DWELLINGS ARE CONNECTED OR ADJOINING, IT SHALL BE SUFFICIENT, HOWEVER, THAT THE PERSON WHO PERFORMS JANITORIAL SERVICES RESIDE IN ONE OF THESE, BUT NO PERSON WHO PERFORMS SERVICES FOR MORE THAN ONE MULTIPLE DWELLING MAY SERVICE MORE THAN 65 DWELLING UNITS. REGARDLESS OF RESIDENCE THE JANITOR MUST HAVE A TELEPHONE WHERE THE JANITOR MAY REASONABLY BE EXPECTED TO BE REACHED.

20. D26-32.05 FIRE PROTECTION

A) IN A MULTIPLE DWELLING, THE OWNER SHALL FIRE-RETARD IN EVERY KITCHEN AND KITCHENETTE ALL COMBUSTIBLE MATERIAL IMMEDIATELY UNDERNEATH OR WITHIN ONE FOOT OF ANY APPARATUS USED FOR COOKING OR WARMING FOOD; OR SHALL COVER SUCH COMBUSTIBLE MATERIAL WITH APPROPRIATE FIRE RESISTIVE MATERIAL, EXCEPT WHERE SUCH COOKING OR WARMING APPARATUS IS INSTALLED IN ACCORDANCE WITH REQUIREMENTS ESTABLISHED BY THE DEPARTMENT IN CONFORMITY WITH GENERALLY ACCEPTED SAFETY STANDARDS. THERE SHALL BE AT LEAST TWO FEET OF CLEAR SPACE ABOVE THE EXPOSED COOKING SURFACE OF ANY SUCH APPARATUS.

B) IN A MULTIPLE DWELLING, THE OWNER SHALL; IN EVERY KITCHENETTE, INSTALL ONE OR MORE SPRINKLER HEADS TO FUSE AT A TEMPERATURE NOT HIGHER THAN TWO HUNDRED AND TWELVE DEGREES FAHRENHEIT (212°F). SUCH HEADS SHALL BE CONNECTED TO THE WATER SUPPLY THROUGH A PIPE OF AT LEAST ONE HALF INCH IN DIAMETER.

21. D26-41.01 REGISTRATION; TIME TO FILE

A) THE OWNER OF A DWELLING REQUIRED TO REGISTER UNDER THIS ARTICLE SHALL REGISTER WITH THE DEPARTMENT IN ACCORDANCE WITH THE PROVISIONS OF THIS ARTICLE.

B) A REGISTRATION STATEMENT SHALL BE FILED:

(a)FOR EVERY EXISTING MULTIPLE DWELLING. A REGISTRATION STATEMENT FILED BY THE PRESENT OWNER OF A DWELLING PURSUANT TO THE REQUIREMENTS OF THE PRIOR LAW SHALL CONSTITUTE COMPLIANCE WITH THIS SECTION.

(b)PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

(c)ON OR BEFORE JULY 1, 1970, FOR ALL ONE AND TWO-FAMILY DWELLINGS WHOSE OWNER DOES NOT RESIDE WITHIN THE CITY AND THEREFORE NOT LATER THAN TEN DAYS AFTER THE OWNER OF A ONE OR TWO-FAMILY DWELLING REMOVES HIS RESIDENCE FROM THE CITY.

(d)ON OR BEFORE JULY 1, 1984, OR ANY GARDEN-TYPE MAISONETTE DWELLING PROJECT CONSISTING OF A SERIES OF DWELLING UNITS WHICH TOGETHER AND IN THEIR AGGREGATE ARE ARRANGED OR DESIGNED TO PROVIDE THREE OR MORE APARTMENTS, AND ARE PROVIDED AS A GROUP COLLECTIVELY WITH ALL ESSENTIAL HEAT, AND WHICH ARE OPERATED AS A UNIT UNDER SINGLE OWNERSHIP, NOTWITHSTANDING THAT CERTIFICATES OF OCCUPANCY WHERE ISSUED FOR PORTIONS THEREOF AS PRIVATE DWELLINGS.

(e)WITHIN SUCH TIME AS PROVIDED IN SECTION D26-41.05, IN THE CASE OF A CHANGE OF OWNERSHIP WHERE REGISTRATION IS REQUIRED UNDER THIS ARTICLE.

C) AN OWNER WHO IS REQUIRED TO REGISTER SHALL FILE A NEW REGISTRATION STATEMENT EVERY THREE YEARS.

D) AN OWNER WHO IS REQUIRED TO REGISTER SHALL FILE A NEW REGISTRATION STATEMENT ON THE REGISTRATION DATE ASSIGNED TO THAT DWELLING BY THE DEPARTMENT WHETHER OR NOT THAT OWNER FILED A REGISTRATION STATEMENT FOR THAT DWELLING WITHIN THE PREVIOUS THREE YEARS.

E) THE REGISTRATION DATE OF A DWELLING SHALL BE A CALENDAR DATE AND YEAR ASSIGNED BY THE DEPARTMENT TO THAT DWELLING FOR THE PURPOSE OF REGISTRATION ON SUCH DATE AT INTERVALS OF THREE YEARS.

22. D26-41.03 REGISTRATION STATEMENT; CONTENTS

A) THE REGISTRATION STATEMENT SHALL INCLUDE THE FOLLOWING INFORMATION:

(a)AN IDENTIFICATION OF THE PREMISES BY BLOCK AND LOT NUMBER, AND BY THE STREET NUMBERS AND NAMES OF ALL STREETS CONTIGUOUS TO THE DWELLING, OR BY SUCH OTHER DESCRIPTION AS WILL ENABLE THE DEPARTMENT TO LOCATE THE DWELLING. IF THE DWELLING IS GARDEN-TYPE MAISONETTE DWELLING PROJECT REQUIRED TO REGISTER PURSUANT TO PARAGRAPH (4) OF SUBDIVISION (B) OF SECTION D26-41.01 OF THIS CODE, THE OWNER WHO FILES THE FIRST REGISTRATION STATEMENT WITH THE DEPARTMENT FOR SUCH PROJECT SHALL LIST ON THE REGISTRATION STATEMENT THE STREET NUMBERS FOR EACH DWELLING IN THE PROJECT AND SHALL DESIGNATE AND ADDRESS BY WHICH THE PROJECT DWELLINGS ARE TO BE IDENTIFIED BY THE DEPARTMENT.

(b)AN IDENTIFICATION OF THE OWNER BY NAME, RESIDENCE AND BUSINESS ADDRESS. IF THE OWNER IS A CORPORATION, THE IDENTIFICATION SHALL ALSO INCLUDE THE NAMES AND ADDRESSES OF ANY PERSON WHOSE SHARE OF OWNERSHIP OF THE CORPORATION EXCEEDS TWENTY-FIVE PERCENT. FOR THE PURPOSES OF THIS SUBDIVISION, ANY PERSON OWNING A SHARE OF A PARENT CORPORATION SHALL BE DEEMED TO BE AN OWNER OF A SHARE OF A SUBSIDIARY CORPORATION EQUAL TO THE PRODUCT OF THE PERCENTAGE OF HIS OWNERSHIP OF THE PARENT CORPORATION MULTIPLIED BY THE PERCENTAGE OF THE PARENT CORPORATION'S OWNERSHIP OF THE SUBSIDIARY CORPORATION. IF THE OWNER IS UNDER THE AGE OF EIGHTEEN YEARS OF HAS BEEN JUDICIALLY DECLARED INCOMPETENT, HIS LEGAL REPRESENTATION SHALL FILE THE REGISTRATION STATEMENT.

(c)IF THE DWELLING IS A MULTIPLE DWELLING, THE NAME AND ADDRESS OF A MANAGING AGENT DESIGNATED BY THE OWNER TO BE IN CONTROL OF AND RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH DWELLING AND TO AUTHORIZE, ON BEHALF OF THE OWNER, THE CORRECTION OF ANY EMERGENCY CONDITIONS OR THE MAKING OF ANY EMERGENCY REPAIRS FOR WHICH THE OWNER IS RESPONSIBLE UNDER THE PROVISIONS OF THE MULTIPLE DWELLING LAW OR THIS CODE. TO QUALIFY FOR SUCH DESIGNATION, AN AGENT SHALL BE A NATURAL PERSON OVER THE AGE OF TWENTY-ONE YEARS AND SHALL RESIDE WITHIN THE CITY OR CUSTOMARILY AND REGULARLY ATTEND A BUSINESS OFFICE MAINTAINED WITHIN THE CITY. AN OWNER OR CORPORATE OFFICER WHO MEETS SUCH QUALIFICATIONS MAY BE DESIGNATED TO SERVE AND REGISTER AS THE MANAGING AGENT.

(d)IF THE DWELLING IS A MULTIPLE DWELLING THE NUMBER OF A TELEPHONE WITHIN A RADIUS OF 50 MILES OF THE CITY LIMITS WHERE AN OWNER OR OFFICER, IF THE OWNER IS A CORPORATION, OR THE MANAGING AGENT MAY REASONABLY BE EXPECTED TO BE REACHED AT ALL TIMES. THE TELEPHONE NUMBER CONTAINED IN THE REGISTRATION STATEMENT SHALL NOT BE CONSTITUTE A PUBLIC RECORD AND SHALL BE ACCESSIBLE ONLY TO DULY AUTHORIZED EMPLOYEES OF OFFICERS IF THE DEPARTMENT AND USE EXCLUSIVELY BY SUCH PERSONNEL IN CONNECTION WITH AN EMERGENCY ARISING ON THE PREMISES FOR WHICH THE OWNER IS RESPONSIBLE UNDER THE PROVISIONS OF THE MULTIPLE DWELLING LAW OR THIS CODE. THE DEPARTMENT MAY PROMULGATE REGULATIONS TO IMPLEMENT PROVISIONS OF THIS PARAGRAPH. THE REGISTRATION STATEMENT SHALL BE FILED ON FORMS TO BE PRESCRIBED BY THE DEPARTMENT AND SHALL BE ACCOMPANIED BY A FILING FEE TO BE PRESCRIBED BY THE DEPARTMENT. IN THE CASE OF AN OWNER PREVIOUSLY REGISTERED WITH THE DEPARTMENT, THE FILING OF A SUPPLEMENTARY REGISTRATION CONTAINING A TELEPHONE NUMBER REQUIRED UNDER SUBSECTION (A) (4) SHALL BE ACCOMPANIED BY A FILING FEE.

23. D26-41.15 POSTING OF SERIAL NUMBER:

A) AN IDENTIFICATION SIGN CONTAINING THE DWELLING SERIAL NUMBER ASSIGNED BY THE DEPARTMENT FOR THE PURPOSE OF IDENTIFYING THE REGISTERED MULTIPLE DWELLING AND THE OWNER AND MANAGING AGENT SHALL BE POSTED IN EVERY MULTIPLE DWELLING IN THE MANNER AND LOCATION PRESCRIBED BY THE DEPARTMENT.

24. NEW YORK CITY ENERGY CONSERVATION CODE NOTES: (SEE LATEST CODE FOR FURTHER INFORMATION)

A) OUTDOOR DESIGN CONDITIONS

1) WINTER: N.Y.C. - 15 DEGREES FAHRENHEIT.

2) SUMMER:

(a)CENTRAL PARK/LAGUARDIA 89 DEGREES DRY BULB TEMPERATURE.

(b)KENNEDY 87 DEGREES DRY BULB TEMPERATURE.

B) INTERIOR DESIGN CONDITIONS

1) WINTER: 72 DEGREES DRY BULB TEMPERATURE @ 30% MAXIMUM RELATIVE HUMIDITY.

2) SUMMER: 78 DEGREES DRY BULB TEMPERATURE @ 30% MAXIMUM RELATIVE HUMIDITY.

25. HEATING

A) ROOF ASSEMBLY: 5,000 DEGREE DAYS, UO=0.080 PER 7813.4 TABLE 4-2

B) WALLS:

1) 3 STORIES OR LESS, UO=0.30 MAXIMUM.

2) OVER 3 STORIES, UO=0.36 MAXIMUM.

C) FLOORS OVER UNHEATED SPACES, UO=0.08.

D) SLAB EDGE & BASEMENT WALLS BELOW GRADE: MINIMUM R=5.0.

26. INSULATION TO CONFORM TO SECTION 7813

A) INSULATION AROUND PERIMETER OF SLABS ON GRADE FLOORS SHALL COMPLY WITH TABLE 4-2(3).

B) INSULATION OF BASEMENT WALLS BELOW GRADE SHALL CONFORM TO TABLE 4-2 - MINIMUM 24" BELOW GRADE.

27. AIR LEAKAGE (PER TABLE 4-4)

A) WINDOWS: 0.50 CFM/1FC MAXIMUM @ 25 MPH WIND

B) DOORS:

1) SLIDING GLASS TYPE - 0.50 CFM/SF MAXIMUM @ 25 MPH WIND

2) SWINGING GLASS TYPE -1.00 CFM/SF MAXIMUM @ 25 MPH WIND

3) ALL OTHER TYPES - 11.00 CFM/1FC MAXIMUM @ 25 MPH WIND.

C) FOLLOW AAMA 101 STANDARDS FOR AIR INFILTRATION OF DOORS AND WINDOWS

28. GENERAL NOTES

A) ALL WINDOWS TO BE DOUBLE-GLAZED. SEE SPECIFICATIONS.

B) EXTERIOR JOINTS AROUND WINDOWS & DOOR FRAME, OPENINGS BETWEEN WALLS & ROOFS/CEILINGS, OPENINGS @ PENETRATIONS FOR UTILITY SERVICES THROUGH WALLS, FLOORS, ETC. SHALL BE CAULKED, GASKETED WEATHER-STRIPPED OR OTHERWISE SEALED.

C) HEATING LOADS CALCULATED AS PER SECTION 7813.13. HEATING THERMOSTAT TO BE CAPABLE OF RANGING BETWEEN 45-75 DEGREES FAHRENHEIT.

D) MECHANICAL VENTILATION SHALL CONFORM TO SECTION 7813.16.

E) ALL DUCTS TO CONFORM TO SECTION 7813.20.

F) PIPING INSULATION TO CONFORM TO SECTION 7813.19.

G) DUCT CONSTRUCTION & INSULATION TO CONFORM TO SECTION 7813.21.

H) EQUIPMENT PERFORMANCE:

I) SERVICE WATER, HEATERS, INSULATION, TEMPERATURE CONTROL, SHUTDOWN, PUMP OPERATION, HOT WATER CONSERVATION, & ELECTRIC POWER & LIGHTING TO CONFORM TO SECTIONS 7813.31 - 7813-39.

J) CONSERVATION & ELECTRIC POWER & LIGHTING TO CONFORM TO SECTIONS 7813.31 - 7813-39.TO SECTIONS 7813.31 - 7813-39.

K) CONSERVATION & ELECTRIC POWER & LIGHTING TO CONFORM TO SECTIONS 7813.31 - 7813-39.

L) INSULATION & VAPOR BARRIER @ WARM SIDE OF MASONRY WALLS AS PER DIAGRAM 5.3.

M) FOUNDATION WALLS TO COMPLY WITH DIAGRAM 5.5.

N) ROOF CONSTRUCTION INSULATION & VAPOR BARRIER TO CONFORM TO DIAGRAM 5.6.

O) EXTERIOR LIGHTING TO CONFORM TO SECTION E405.3(D).

P) BUILDING DESIGN & DETAILS TO CONFORM TO SECTION 501.0.

29. HOUSING & MAINTENANCE CODE NOTES

A) CLEANING OF ROOFS, YARDS, COURTS & OTHER OPEN SPACES OF A DWELLING CONTAINING TWO OR MORE DWELLING UNITS, AND THE OCCUPANCY OF A SINGLE FAMILY AS PER SECTION D26-11.01 H.M.C.

B) ROOMS HAVING ONLY ONE WINDOW LESS THAN 18 SQ. FT. IN AREA SHALL HAVE A TRANSOM OVER THE DOOR, HAVING A MINIMUM AREA OF 144 SQ. FT. IN AREA B.S.B. D26-30.03 H.M.C.

30. MULTIPLE DWELLING LAW NOTES AS PER ARTICLE 7

A) ALL BATHS AND TOILET COMPARTMENTS TO HAVE CERAMIC TILE FLOORS AND MINIMUM 6" HIGH COVE BASE TILE.

B) ALL LUMBER DELIVERED TO SITE TO BE MARKET GRADE F-1450 PAI.

C) BUILDING TO COMPLY WITH ARTICLE 3, SECTION 80 & 82 CLEANLINESS OF BUILDING.

D) FIREPLACE FLUES TO BE LINED WITH TERRACOTTA LINING FOR ENTIRE LENGTH.

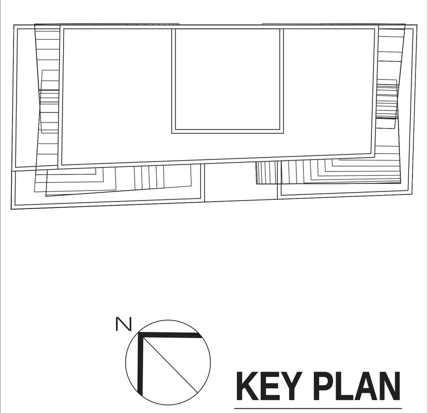
E) NO MULTIPLE DWELLING SHALL BE SO ALTERED AS TO DIMINISH THE LIGHTS OR VENTILATION OF ANY ROOM, PUBLIC HALL, OR STAIRS IN ANY WAY NOT APPROVED BY THE DEPARTMENT AS PER SECTION 30 SUB 5 M.D.L.

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 121185680 Job Number
ES991041157 Scan Code

NOTES



KEY PLAN

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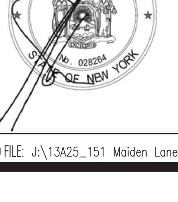
PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
GENERAL NOTES (3)
NB#

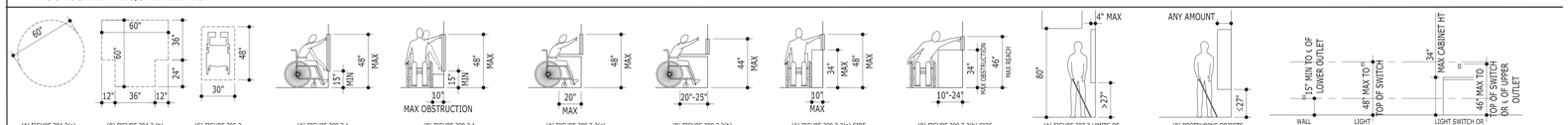
SEAL & SIGNATURE:



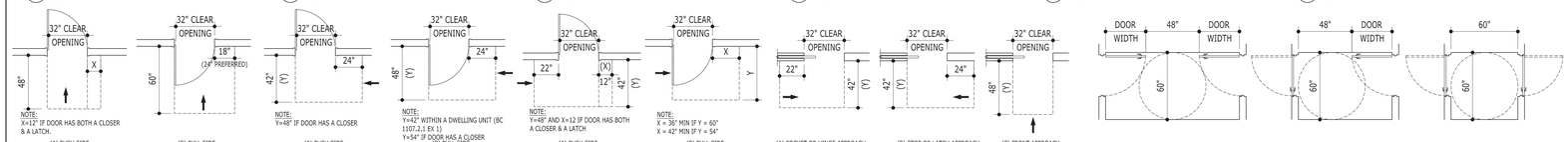
DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-002.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
09 OF 136

ACCESSIBLE REQUIREMENTS

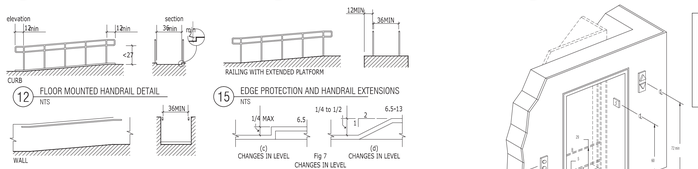
NOTE: ALL REFERENCES TO FIGURE NUMBER REFER TO ANSI 117.1-2003; ALL DIMENSIONS SHOWN ARE MINIMUM PERMITTED UNLESS NOTED OTHERWISE.



1 TURNING & CLEAR FLOOR SPACE NTS
2 UNOBSTRUCTED REACHES NTS
3 OBSTRUCTED HIGH FORWARD REACHES NTS
4 OBSTRUCTED HIGH SIDE REACHES NTS
5 PROTRUSION LIMITS NTS
6 OUTLET AND SWITCH LOCATIONS NTS



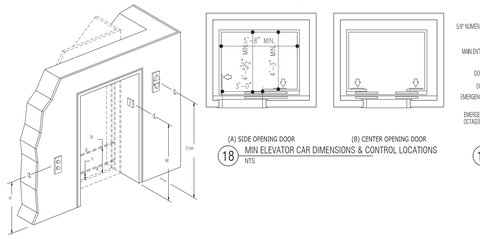
7 SWING DOOR - FRONTAL APPROACH NTS
8 SWING DOOR - LATCH SIDE APPROACH NTS
9 SWING DOOR - HINGE SIDE APPROACH NTS
10 MANEUVERING AT SLIDING AND FOLDING DOORS NTS
11 SWING DOORS IN SERIES NTS



12 FLOOR MOUNTED HANDRAIL DETAIL NTS
15 EDGE PROTECTION AND HANDRAIL EXTENSIONS NTS
13 WALL HANDRAIL DETAIL NTS
16 CHANGES IN LEVEL NTS
14 VERTICAL GUARD RAIL NTS

RAMPS
1. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12 THE MAXIMUM RISE OF ANY SLOPE SHALL BE 12"
2. THE CLEAR WIDTH (BETWEEN HANDRAILS) SHALL BE 36"
3. LANDINGS LOCATED AT THE BOTTOM AND TOP OF EACH RUN SHALL BE AT LEAST AS WIDE AS THE WIDEST PART OF THE RAMP AND THE LENGTH SHALL BE 60" CLEAR
4. DIRECTION CHANGES AT LANDINGS SHALL HAVE A MINIMUM SIZE OF 60"x 60"
5. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH 4.13.6.

HANDRAILS
1. PROVIDE HANDRAILS ON BOTH SIDES OF RAMP SEGMENTS
2. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2"
3. THE GRIPPING SURFACE SHALL BE 1-1/4" OR 1-1/2" DIAMETER
4. THE TOP OF THE GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 30" AND 34" ABOVE THE RAMP SURFACE



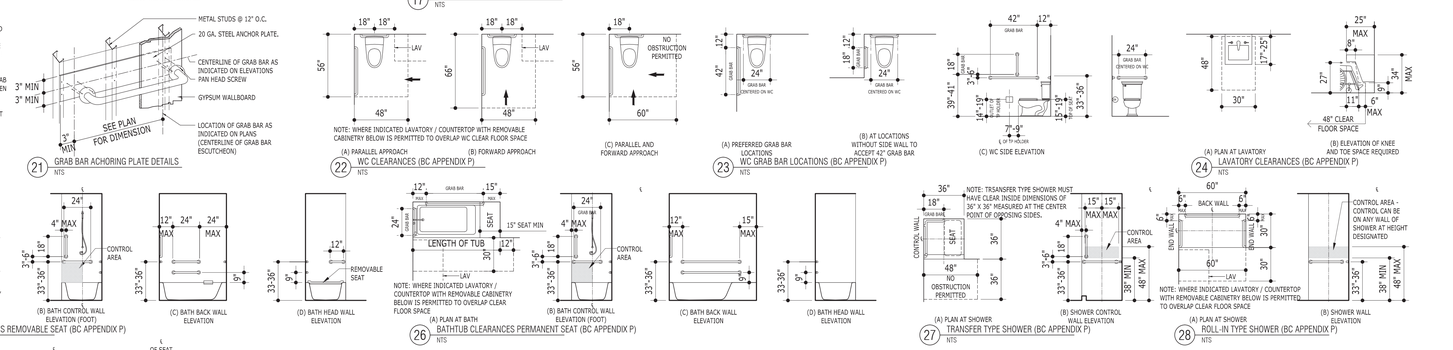
18 MIN ELEVATOR CAR DIMENSIONS & CONTROL LOCATIONS NTS
18 CONTROL PANEL DETAILS NTS
20 ELEVATOR AND STAIR SIGNAGE NTS

NOTE:
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A & B REPRESENT THE VERTICAL LOCATIONS OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

17 ELEVATOR ENTRANCE NTS

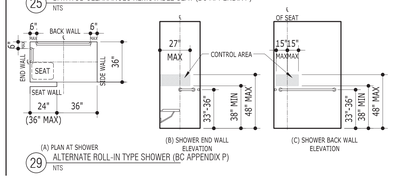
NOTE:
GRAB BAR LOCATIONS AND WALL MOUNTED SEAT LOCATIONS INDICATED ARE FOR ALL BATHROOMS. CONTRACTOR IS TO PROVIDE REINFORCEMENT AS REQUIRED TO SECURE GRAB BARS / SEATS AT LOCATIONS INDICATED. REINFORCEMENT SHALL SPAN FROM STUD TO STUD. IF LOCATION OF GRAB BAR / SEAT REINFORCEMENT FALLS BETWEEN TWO STUDS THE CONTRACTOR SHALL FURNISH REINFORCEMENT PLATES OF SUFFICIENT LENGTH TO CONTINUE TO NEXT STUD AND SECURELY ATTACH TO SUCH.

GRAB BARS AND SEATS WILL NOT BE PROVIDED UNLESS SPECIFICALLY NOTED OTHERWISE.



21 GRAB BAR ACHORING PLATE DETAILS NTS
22 WC CLEARANCES (BC APPENDIX P) NTS
23 WC GRAB BAR LOCATIONS (BC APPENDIX P) NTS
24 LAVATORY CLEARANCES (BC APPENDIX P) NTS

25 BATHTUB CLEARANCES REMOVABLE SEAT (BC APPENDIX P) NTS
26 BATHTUB CLEARANCES PERMANENT SEAT (BC APPENDIX P) NTS
27 TRANSFER TYPE SHOWER (BC APPENDIX P) NTS
28 ROLL-IN TYPE SHOWER (BC APPENDIX P) NTS



29 ALTERNATE ROLL-IN TYPE SHOWER (BC APPENDIX P) NTS

ADAPTABLE REQUIREMENTS

GENERAL:

PROTOTYPES BATHROOM DESIGNS FOR R-2 OCUPANCIES TYPE B UNIT:
TYPE A BATHROOM TO COMPLY WITH BC 1107.2.2 EXCEPTION. 1107.6.1.4.2, 1107.6.2.1.1, 1107.6.2.1.1, 1107.7.1.1 ITEM 1
WHERE ONE TYPE A BATHROOM IS PROVIDED, REMAINING TOILET AND BATHING FACILITIES SHALL BE REQUIRED TO COMPLY ONLY WITH SECTIONS 1004.3, 1004.4, 1004.5.2, 1004.9 AND 1004.11.2 OF ICC A117.1. DOOR MUST HAVE CLEAR OPENING OF 32" MIN.

APPENDIX P BATHROOM AND POWDER ROOM TO COMPLY WITH BC 1107.2.2, 1107.6.1.4.2, 1107.6.2.1.1, 1107.1.1 ITEM 1, APPENDIX P
WHERE APPENDIX P BATHROOM IS SELECTED, ALL TOILET AND BATHING FACILITIES WITHIN THE DWELLING UNIT SHALL BE REQUIRED TO COMPLY WITH APPENDIX P.

WATER CLOSETS:
CLEAR FLOOR SPACE AT THE WATER CLOSET SHALL BE AS SHOWN. THE HEIGHT OF THE WATER CLOSET SHALL BE AT LEAST 15" & NO MORE THAN 19", MEASURED TO THE TOP OF THE TOILET SEAT.

GRAB BARS ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT FOR SUCH GRAB BARS IS INSTALLED AND LOCATED TO PERMIT FUTURE INSTALLATION OF GRAB BARS. OPERABLE PARTS SUCH AS LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS AND ENVIRONMENTAL CONTROLS SHALL BE ACCESSIBLE.

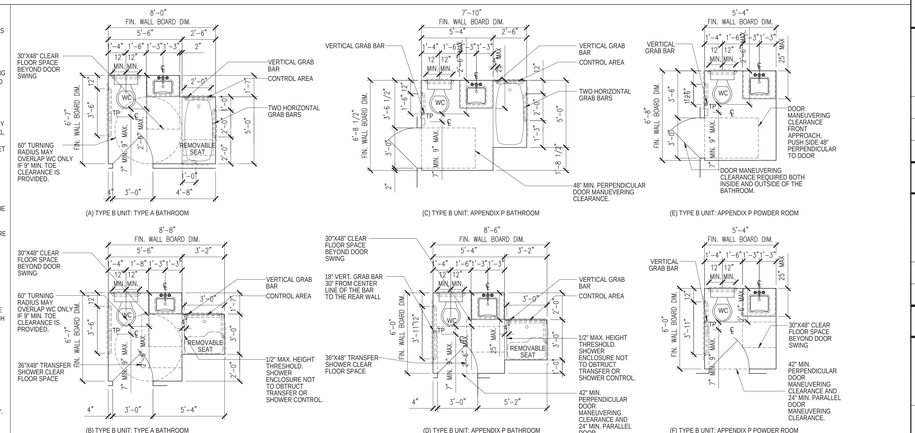
THE TOILET PAPER DISPENSER SHALL BE INSTALLED WITHIN REACH AS SHOWN. 14" MIN. & 19" MAX. FROM THE OUTLET OF THE TOILET PAPER DISPENSER TO THE FINISH FLOOR.

BOTTOM SHELF OF MEDICINE CABINET SHALL NOT BE HIGHER THAN 44" ABOVE FINISHED FLOOR.

THE BOTTOM OF THE MIRROR SHALL NOT BE HIGHER THAN 40" ABOVE FINISHED FLOOR.

REMOVABLE CABINET PERMITTED IF IT DOES NOT REQUIRE THE REMOVAL/REPLACEMENT OF LAVATORY AND FINISHES EXTENDS UNDER AND BEHIND CABINETRY.

DOOR: 32" CLEAR WIDTH (36" WIDE DOOR)



1 BATHROOM PROTYPES NTS

5TH– 10TH FLOORS – LIGHT AND AIR CALCULATIONS

APT. NO.	LIVING ROOM					MASTER BEDROOM					BEDROOM/ALCOVE				
	RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)		RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)		RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)	
		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %
A	310.00	375.10	121.00	17.79	5.74	N/A	N/A	N/A	N/A	N/A	160.00	138.94	86.83	17.36	10.85
B	176.00	143.18	81.35	17.89	10.16	N/A	N/A	N/A	N/A	N/A	95.00	251.20	264.42	12.70	13.36
C	282.00	132.16	46.86	16.52	5.85	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
D	260.79	198.77	76.21	16.52	6.33	N/A	N/A	N/A	N/A	N/A	147.58	140.63	95.29	17.57	11.90

NOTES:

11TH – 24TH FLOORS – LIGHT AND AIR CALCULATIONS

APT. NO.	LIVING ROOM					MASTER BEDROOM					BEDROOM #2				
	RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)		RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)		RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)	
		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %
A	228.00	305.36	133.92	14.51	6.36	165.00	191.35	115.96	15.85	9.60	154.00	58.05	37.69	14.51	9.42
B	331.14	174.93	52.82	26.73	8.07	139.77	64.54	46.17	16.13	11.54	122.66	48.88	39.84	12.22	9.96

NOTES:

27TH – 46TH FLOOR – LIGHT AND AIR CALCULATIONS

APT. NO.	GREAT ROOM					MASTER BEDROOM					BEDROOM #2 / *BEDROOM #3				
	RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)		RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)		RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)	
		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %
A	472.50	388.88	82.30	32.19	6.81	226.66	252.94	111.59	15.35	6.77	179.16	265.22	148.03	16.09	8.98
											*138.55	58.40	42.15	15.35	11.07

NOTES:

48TH & 49TH FLOOR (PH1) – 50TH & 51ST FLOOR (PH2)– LIGHT AND AIR CALCULATIONS

APT. NO.	LIVING ROOM					MASTER BEDROOM					BEDROOM #2 / *BEDROOM #3 / **BEDROOM #4				
	RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)		RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)		RM AREA	LIGHT (MIN. 10%)		VENTILATION (MIN. 5%)	
		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %		PROV'D AREA	PROV'D %	PROV'D AREA	PROV'D %
PH1	822.50	763.77	92.85	67.98	8.26	460.00	338.67	73.62	32.19	6.99	263.84	337.61	127.96	15.35	5.81
											*187.50	278.94	148.76	16.09	8.58
											**221.12	61.42	27.77	15.35	6.94
PH2	822.50	763.77	92.85	67.98	8.26	460.00	338.67	73.62	32.19	6.99	263.84	337.61	127.96	15.35	5.81
											*187.50	278.94	148.76	16.09	8.58
											**221.12	61.42	27.77	15.35	6.94

ISSUED: NOVEMBER 21, 2014

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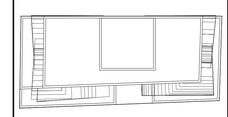

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one seaport
161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
ACCESSIBILITY DIAGRAMS
LIGHT & AIR CALCULATIONS
NB#

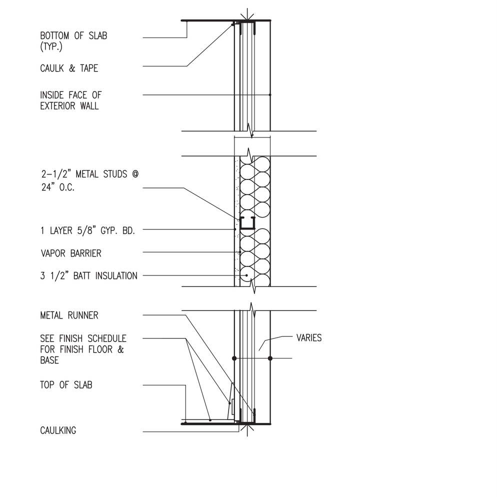
SEAL & SIGNATURE: REGISTERED ARCHITECT EDWARD SEIPER JR. STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-004.00

CAD FILE: J:\13A25_151 Maiden Lane

PARTITION TYPES SCALE: N.T.S.

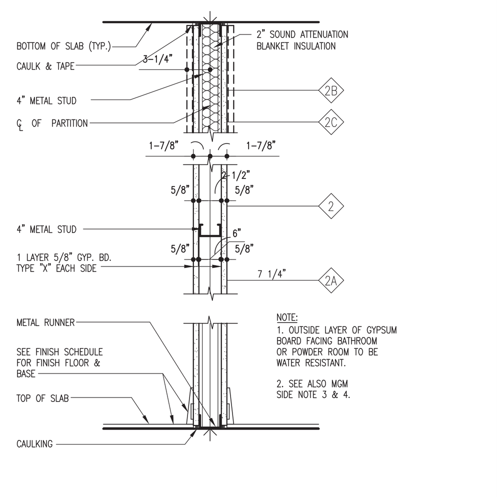
1 — FURRING AT EXTERIOR WALL



1 — 5/8" FOIL BACKED GYP. BOARD 2 1/2" MTL. STUD FRAME W/ 3 1/2" UNFACED SEMI RIGID INSULATION R15

1A — PARTITION @ STAIR/EXTERIOR: (1) LAYER OF MOLD TUFF VHI GYP. BD. ON 2-1/2" METAL STUDS 25 GA. WITH 3 1/2" UNFACED SEMI RIGID INSULATION WITH R-15 RATING.

2 — 1 HR 39 STC – UL U419 (WALL TYPE 2) INTERIOR PARTITION



2 — PARTITIONS WITHIN APARTMENTS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. ON EACH SIDE OF 2 1/2" MTL STUDS @ 24" O.C. (12" O.C. @ KITCHEN CABINET LOCATIONS) BRACE ABOVE CEILING AS REQUIRED

2a — PARTITIONS AT KITCHENS & WASHER/DRYER TO ACCOMODATE PLUMBING TO BE AS FOLLOWS: 5/8" GYP. BD. ON EACH SIDE OF 4" AND 1 5/8" MTL STUDS @ 24" O.C. (12" O.C. @ KITCHEN CABINET LOCATIONS)

2b — PARTITIONS AT WASHER/DRYER CLOSET TO ACCOMODATE PLUMBING TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP. BD. ON ONE SIDE W/ ONE LAYER GYPSUM BOARD ON OTHER SIDE OF 4" METAL STUDS @ 24" O.C. W/ 2" SOUND ATTENUATION BLANKET BETWEEN STUDS.

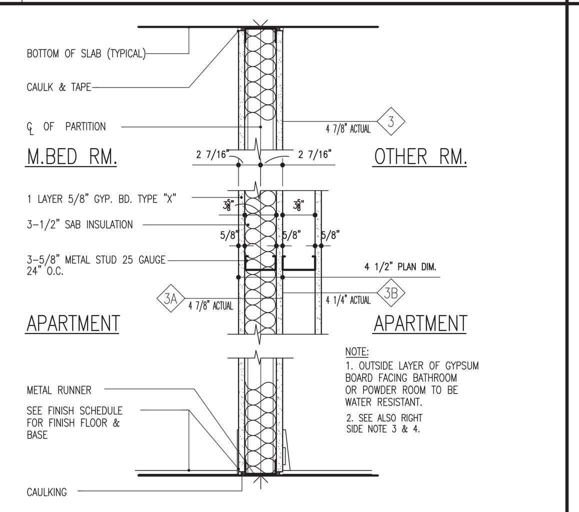
2c — PARTITIONS TO ACCOMODATE PLUMBING TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYPSUM BOARD ON EACH SIDE OF 4" METAL STUDS @ 24" O.C. (12" O.C. @ KITCHEN CABINET LOCATIONS) WITH 2" SOUND ATTENUATION BLANKET BETWEEN STUDS.

2d — PARTITIONS WITHIN LOBBY TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. ON EACH SIDE OF 6" MTL STUDS @ 16" O.C.

2e — KNEEWALL PARTITIONS AT KITCHEN TO BE INTEGRAL PART OF KITCHEN CABINET TO ACCOMMODATE PLUMBING WORKS. ALTERNATE TO WALL TYPE 2a

3 — 1 HR 51 STC – UL U419 (WALL TYPE 3) / 1 HR 54 STC – UL U419 (WALL TYPE 3A)

PARTITIONS BETWEEN MASTER BEDROOMS & OTHER RMS. (TYPE 3) & DEMISING WALL BETWEEN APTS. (TYPE 3A)



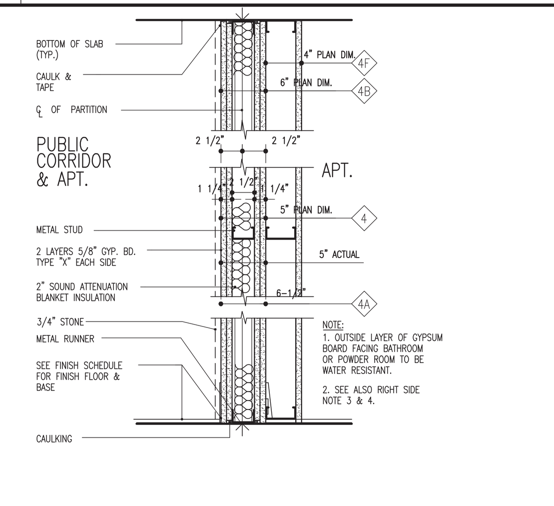
3 — PARTITIONS BETWEEN MASTER BEDROOM & OTHER ROOMS TO BE AS FOLLOWS: 1 LAYERS OF 5/8" GYP. BD. ON EACH SIDE OF 25 GAUGE 3-5/8" STEEL STUD @ 24" O.C. WITH 3-1/2" SAB INSULATION (CERTAIN TEED SILENTFX OR EQUAL. ONE SIDE TO PROVIDE MINIMUM STC 51) BRACE ABOVE CEILING AS REQUIRED.

3A — PARTITIONS BETWEEN APARTMENTS TO BE AS FOLLOWS: 1 LAYERS OF 5/8" GYP. BD. ON EACH SIDE OF 25 GAUGE 3-5/8" STEEL STUD @ 24" O.C. WITH 3-1/2" SAB INSULATION (CERTAIN TEED SILENTFX OR EQUAL. BOTH SIDES TO PROVIDE MINIMUM STC 54) BRACE ABOVE CEILING AS REQUIRED.

3B — PARTITIONS BETWEEN APARTMENTS AT A KITCHEN GAS LINE LOCATION TO BE AS FOLLOWS: 1 LAYERS OF 5/8" GYP. BD. ON EACH SIDE OF 25 GAUGE 3-5/8" STEEL STUD @ 24" O.C. WITH 3-1/2" SAB INSULATION (CERTAIN TEED SILENTFX OR EQUAL. BOTH SIDES TO PROVIDE MINIMUM STC 54) ON KITCHEN SIDE 5/8 GYP. BOARD OVER 3-5/8" METAL STUD. BRACE ABOVE CEILING AS REQUIRED.

4 — 2 HR 55 STC – UL U419 (WALL TYPE 4)

PARTITION BETWEEN PUBLIC CORRIDOR, STAIRS & APARTMENTS OR BETWEEN APARTMENTS



4 — PARTITIONS BETWEEN APARTMENTS & BETWEEN PUBLIC HALL & APARTMENTS TO BE AS FOLLOWS: 2 LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS.

4A — PARTITIONS BETWEEN APARTMENTS & BETWEEN PUBLIC HALL & APARTMENTS TO BE AS FOLLOWS: 2 LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 4" METAL STUDS 25 GA. @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS.

4B — BRACE ABOVE CEILING AS REQUIRED SAME AS 4A EXCEPT SIZE OF STUD TO BE 3 1/2 METAL STUD

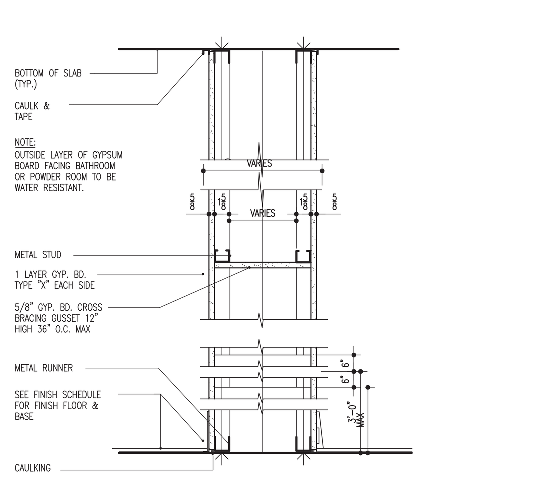
4C — PARTITIONS WITHIN LOBBY TO BE AS FOLLOWS: 2 LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 6" METAL STUDS @ 16" O.C.

4D — PARTITIONS WITHIN LOBBY TO BE AS FOLLOWS: 2 LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 4" METAL STUDS @ 16" O.C. W/ 3/4" STONE ON ONE SIDE

4F — PARTITIONS WITHIN APARTMENT AT KITCHEN GAS LINE LOCATIONS: 2 LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. W/ 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS ON KITCHEN SIDE 5/8" GYP. BD. OVER 3-5/8" METAL STUD.

5 — 1 HR. 50 STC – UL U420 (WALL TYPE 5)

PIPE CHASE WITHIN APARTMENT FURRED WALL WITHIN APARTMENT



5 — PIPE CHASE WITHIN APARTMENT TO BE AS FOLLOWS: 1 LAYER OF 5/8" WATER RESISTANT GYPSUM BOARD ON 1 5/8" METAL STUDS @ 24" O.C. 1 LAYER OF 5/8" WATER RESISTANT GYPSUM BOARD ON 1 5/8" METAL STUDS @ 24" O.C. OPPOSITE SIDE

5A — SAME AS 5 EXCEPT W/2-1/2" METAL STUD @ 16" O.C.

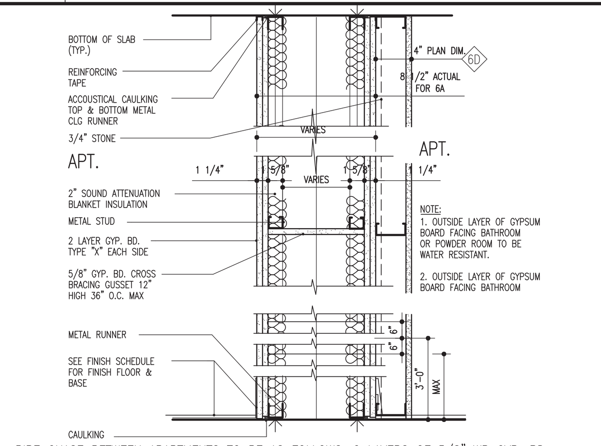
5B — PIPE CHASE IN HEALTH CLUB LOCKER ROOM. LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE LAYER OF 5/8" DENS SHEIILD TILE BACKER/ CERAMIC TILE ON OPPOSITE SIDE. 5/8" WATER RESISTANT GYPSUM BOARD ABOVE TILE. 2 1/2" METAL STUDS @ 12" O.C. W/ 3/4" STONE WERE SPECIFIED BY INTERIOR DESIGNER

5C — PIPE CHASE IN LOCKER ROOM SIMILAR TO 5B WITH CERAMIC TILE ON BOTH SIDES

5D — SIMILAR SHOWER ONE SIDE

6 — 2 HR. 55 STC – UL U420 (WALL TYPE 6)

PIPE CHASE BETWEEN APARTMENTS FURRED WALL BETWEEN APARTMENTS



6D — PIPE CHASE BETWEEN APARTMENTS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" WR GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS @ 24" O.C. ; 2 LAYERS OF 5/8" WR GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS @ S4" O.C. AT OPPOSITE SIDE W/ 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS. ON KITCHEN SIDE 5/8" GYP. BD. OVER 3-1/2" METAL STUD.

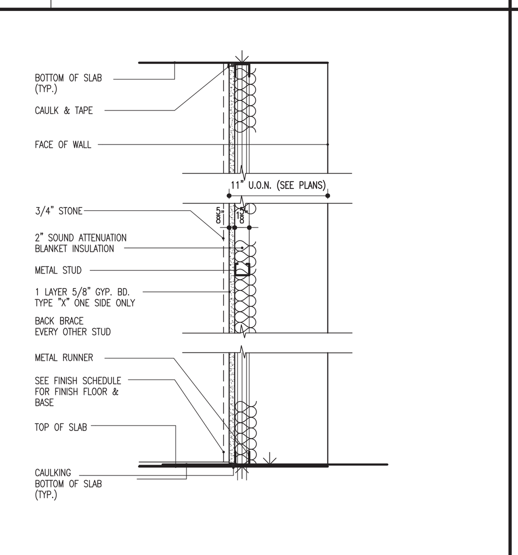
6 — PIPE CHASE BETWEEN APARTMENTS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" WR GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS @ 24" O.C. ; 2 LAYERS OF 5/8" WR GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS @ 24" O.C. AT OPPOSITE SIDE W/ 2" SOUND ATTENUATION BLANKET INSULATION. (3/4" STONE ON ONE SIDE WHEN SPECIFIED BY INTERIOR DESIGNER)

6A — 2 LAYERS OF 5/8" GYP. BD. TYPE X ON 2 1/2" METAL STUD @ 24" O.C. AND 2 LAYERS OF 5/8" GYP. BD. ON OPPOSITE SIDE WITH 1" GAP BETWEEN TWO STUD WITH 2" SOUND ATTENUATION INSULATION.

6B — 2 LAYERS OF 5/8" WR GYP. BD. TYPE "X" ON 2 1/2" METAL STUDS @ 24" O.C. ; 2 LAYERS OF 5/8" WR GYP. BD. TYPE "X" ON 2 1/2" METAL STUDS @ 24" O.C. W/ 3/4" STONE ON ONE SIDE. AT OPPOSITE SIDE W/ 2" SOUND ATTENUATION BLANKET INSULATION.

6C — PIPE CHASE BETWEEN APARTMENTS AND STAIR TO BE AS FOLLOWS: (2) LAYER OF 5/8" GYP. BD. TYPE "X" ON APARTMENT SIDE AND (1) LAYER OF 5/8" MOLD TUFF VHI GYP. BD. OVER (1) LAYER 5/8" GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION.

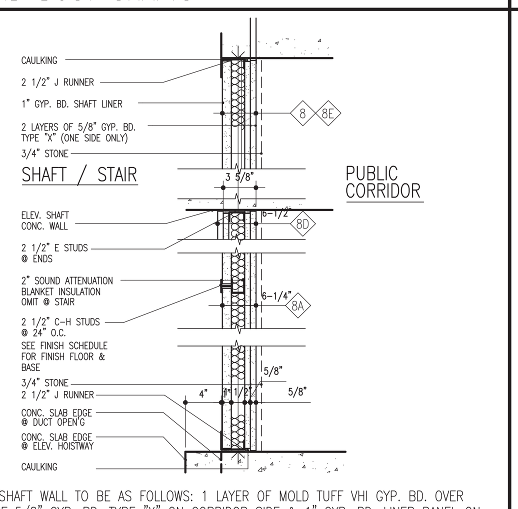
7 — PIPE CHASE @ C.M.U. OR CONCRETE WALL



7 — 5/8" FOIL BACKED GYP. BOARD 1 5/8" MTL. STUD FRAME W/ 2" SOUND ATTENUATION BLANKET INSULATION. W/ 3/4" STONE WERE SPECIFIED BY INTERIOR DESIGNER

8 — 2 HR. 50 STC – UL U415 (WALL TYPE 8)

CAVITY SHAFTWALL @ ELEVATORS AND DUCT SHAFTS



8E — ELEVATOR SHAFT WALL TO BE AS FOLLOWS: 1 LAYER OF MOLD TUFF VHI GYP. BD. OVER 1 LAYER OF 5/8" GYP. BD. TYPE "X" ON CORRIDOR SIDE & 1" GYP. BD. LINER PANEL ON SHAFT SIDE OF 2-1/2" C-H METAL STUDS @ 24" O.C. MAX. W/ 2" SOUND ATTENUATION BLANKET INSULATION.

8 — ELEVATOR SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP. BD. TYPE "X" ON CORRIDOR SIDE & 1" GYP. BD. LINER PANEL ON SHAFT SIDE OF 2-1/2" C-H METAL STUDS @ 24" O.C. MAX. W/ 2" SOUND ATTENUATION BLANKET INSULATION. OMIT SOUND INSULATION @ DUCT SHAFTS & ELEC, RISER SHAFTS

8A — 2 LAYERS OF 5/8" GYP. BOARD TYPE "X" ON CORRIDOR SIDE & 1 GYP. BD LINER PANEL ON SHAFT SIDE ON 4 CHANNEL METAL STUD 25 GA. @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION.

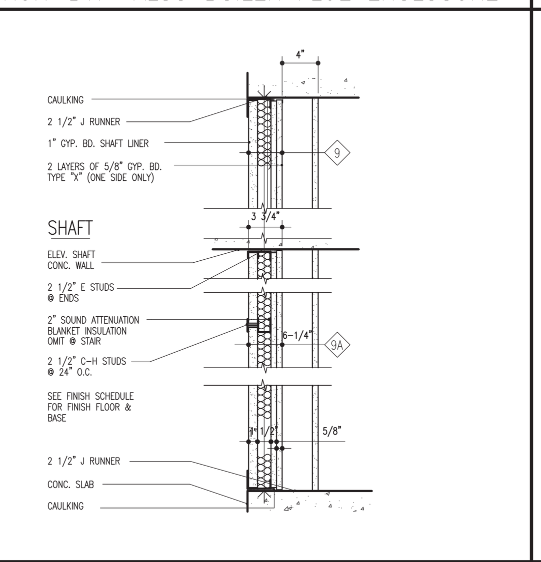
8B — SAME AS 8A EXCEPT W/6" C-H METAL STUDS

8C — SAME AS 8A EXCEPT W/ 3/4" STONE WERE SPECIFIED BY INTERIOR DESIGNER

8D — PARTITIONS @ SCISSOR STAIRS: (1) LAYERS OF 5/8" GYP. BD. TYPE "X" AND (1) LAYER OF 5/8" MOLD TUFF VHI GYP. BD. FACING BOTH SIDES OF THE STAIRS ON 4" METAL STUDS 25 GA. @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN THE STUDS. 9" OVERALL THICKNESS.

9 — 2 HR. 50 STC – UL U438 (WALL TYPE 9)

CAVITY SHAFTWALL @ EXPRESS ELEVATORS RUN-BY. ALSO BOILER FLUE ENCLOSURE

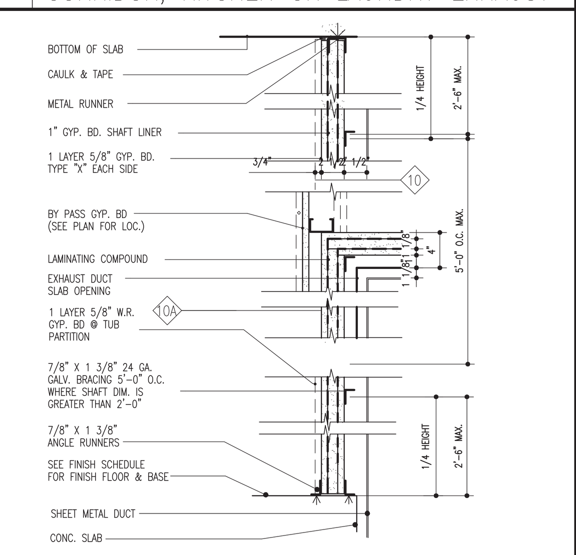


9 — ELEVATOR SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP. BD. TYPE "X" ON CORRIDOR SIDE & 1" GYP. BD. LINER PANEL ON SHAFT SIDE OF 2 1/2" C-H METAL STUDS @ 24" O.C. MAX. W/ 2" SOUND ATTENUATION BLANKET INSULATION. SHAFTWALL TO ALIGN W/ ELEVATOR SLAB OPENING @ ELEV. RUN-BY 2-1/2 METAL STUD PTN. W/ 1 LAYER OF 5/8" GYP. BD. TO ALIGN W/ FINISH CORRIDOR WALL

SAME APPLICATION TO BOILER FLUE ENCLOSURE AT EVERY FLOOR.

10 — 2 HR.– UL U529 (WALL TYPE 10)

SOLID SHAFTWALL W/METAL DUCT @ PUBLIC CORRIDOR, KITCHEN OR LAUNDRY EXHAUST

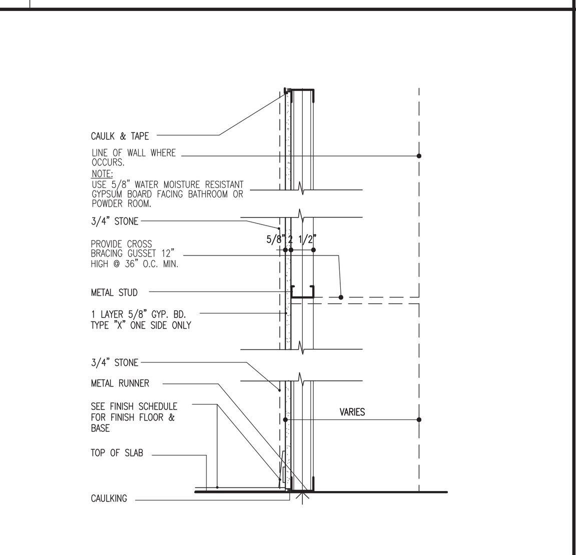


10 — 1" GYP. BD. LINER PANEL LAMINATED TO 1 LAYER 5/8" GYP. BD. TYPE "X" EACH SIDE.

*SAME APPLICATION TO BOILER FLUE ENCLOSURE AT EVERY FLOOR.

10A — LAMINATE 1 LAYER OF 5/8" W.R. GYP. BD. OVER PARTITION AT TUB ONLY.

11 — FREE STANDING WALL FURRING



11 — 5/8" GYP. BD OVER 2 1/2" METAL STUDS @ 24" O.C.

11A — 5/8" GYP. BD OVER 4" METAL STUDS @ 16" O.C. (LAYER OF 5/8" DENS SHEILD WITH A DRYVIT FINISH ON POOL SIDE ONLY)

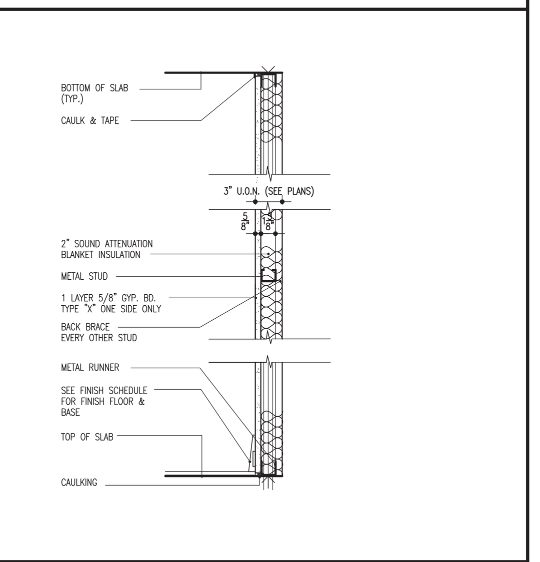
11B — 5/8" GYP. BD OVER 6" METAL STUDS @ 16" O.C. W/SEMI RIGID INSULATION @ EXT. WALLS

11C — SAME AS 11 EXCEPT W/2 LAYERS OF 5/8" G.W.B

11D — SAME AS 11A EXCEPT W/ 3/4" STONE W/SEMI RIGID INSULATION @ EXT. WALLS

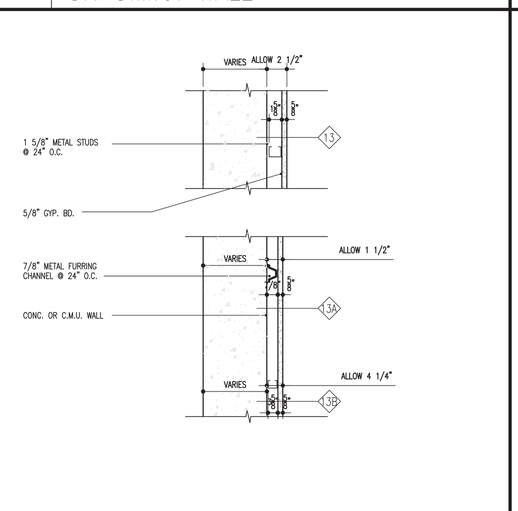
11E — SAME AS 11B EXCEPT WITHOUT 5/8" GYP. BD

12 — INSULATED WALL FURRING



12 — 5/8" GYP. BD OVER 1 5/8" METAL STUDS @ 24" O.C. W/ 2" SOUND ATTENUATION BLANKET INSULATION.

13 — FURRING ON INTERIOR CONCRETE OR C.M.U. WALL

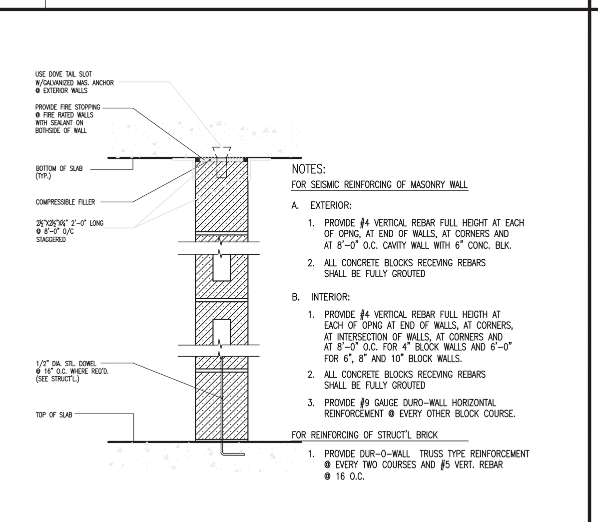


13 — 5/8" GYP. BD. ON 1 5/8" METAL STUDS @ 24" O.C.

13A — 5/8" GYP. BD ON 7/8" METAL FURRING CHANNELS @ 24" O.C. (RISER RUNOUT FRAMING)

13B — 5/8" GYP. BD ON 3 5/8" METAL STUDS @ 24" O.C. (NOT TO COME IN CONTACT WITH SHEAR WALL) W/ MIN 2" SOUND ATTENUATION INSULATION

14 — 1 HOUR/2 HOUR/3 HOUR (VARIES: UL-U904, UL-U905, UL-U906) CONCRETE MASONRY WALL

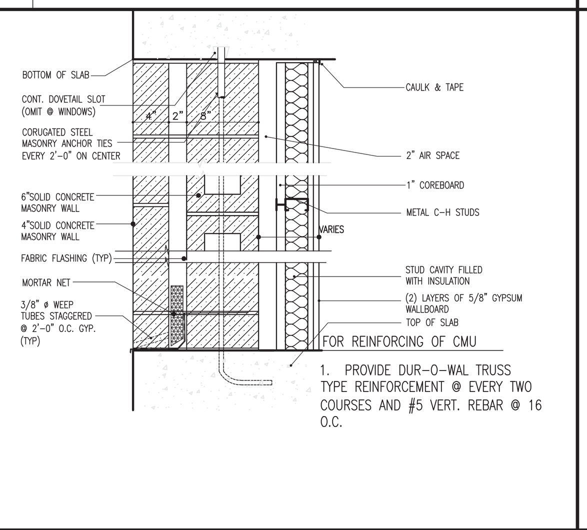


14	6" CONCRETE MASONRY WALL	14D	4", 6", 8", OR 10" SOLID CONCRETE MASONRY WALL AS INDICATED ON PLANS
14A	4" CONCRETE MASONRY WALL	14E	10" GLAZED C.M.U.
14B	8" CONCRETE MASONRY WALL	14F	8" STRUCTURAL BRICK
14C	10" CONCRETE MASONRY WALL	14G	4" BRICK 2" CAVITY 6" CMU

*ALL MASONRY WALLS REQUIRE SEISMIC CLIPS.

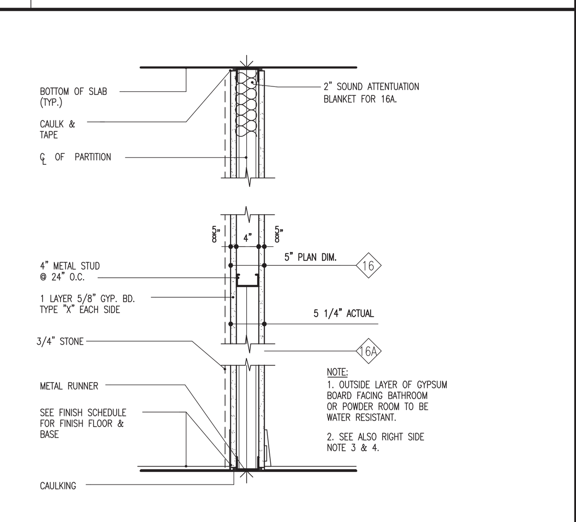
*TRASH COMPACTOR, TRASH CHUTE, AND DISPOSAL ROOM WALLS TO BE 3HR (UL U-904) AND FILLED SOLID WITH GROUT TO ACHIEVE STC-55.

15 — 3 HOUR/2HOUR BETWEEN APARTMENT & ELEVATOR



15 — 4" CONCRETE MASONRY W/2" AIR SPACE & 8" CMU BACKER WALL LAMINATED BY (2) LAYERS OF 5/8" GYPSUM WALLBOARD OVER PARTITION WITH 1" COREBOARD.

16 — 1 HR. 30 STC. FIRST FLOOR/CELLAR PARTITION



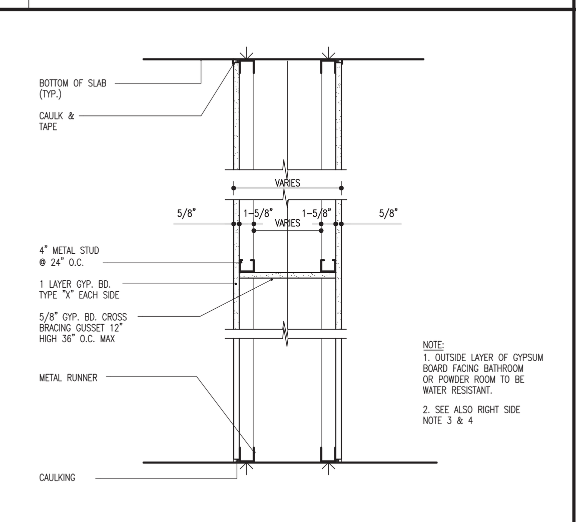
16 — PARTITION BETWEEN ROOMS TO BE AS FOLLOWS: LAYER OF 5/8" GYP. BOARD ON EACH SIDE OF 4" METAL STUD 25 GA.@ 24" O.C. W/ 3/4" STONE WERE SPECIFIED BY INTERIOR DESIGNER

16A — PARTITION BETWEEN ROOMS TO BE AS FOLLOWS: LAYER OF 5/8" GYP. BOARD ON EACH SIDE OF 4" METAL STUD 25 GA.@ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS.

16B — LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUD, 22 GAUGE @ 12" O.C., SOUND ATTENUATION BLANKET INSULATION

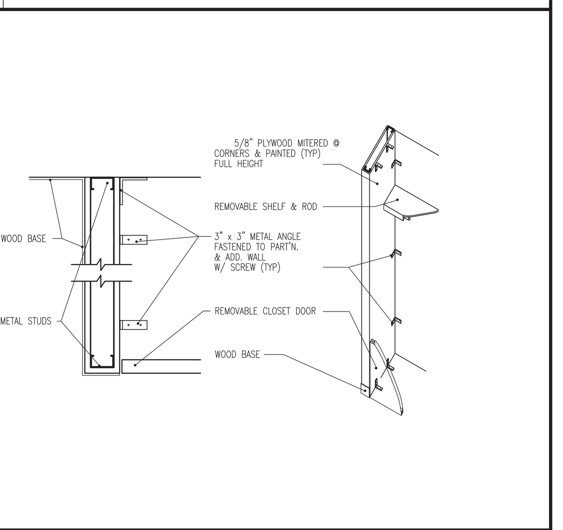
16C — SAME AS 16B W/LAYER OF 5/8" GYPSUM BOARD ON GYM SIDE, LAYER OF 5/8" DENS SHEILD WITH A DRYVIT FINISH ON POOL SIDE

17 — 1 HR. 30 STC. FIRST FLOOR PARTITION/CELLAR PARTITION

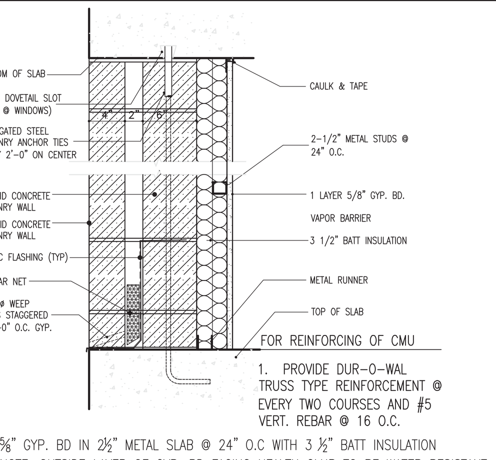


17 — WIDER PARTITION TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BOARD ON EACH SIDE OF 4" METAL STUD 25 GA. @ 24" O.C. PROVIDE 5/8" GYP. BOARD CROSS BRACING GUSSET 12" HIGH, 36" O.C. MAX.

18 — DEMOUNTABLE PARTITION

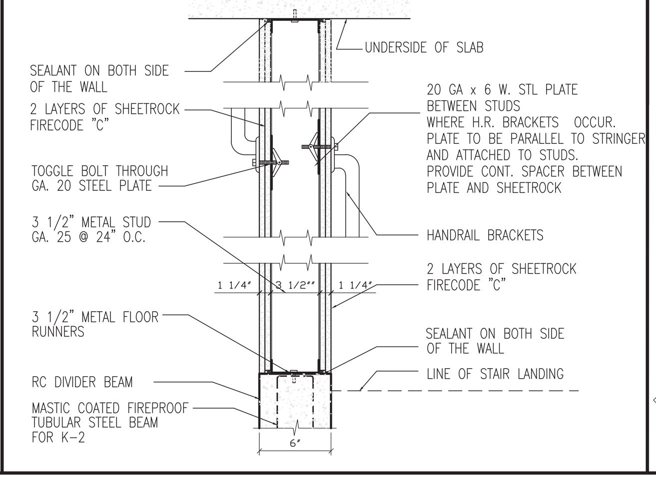


19 — SECTION THRU CAVITY WALL

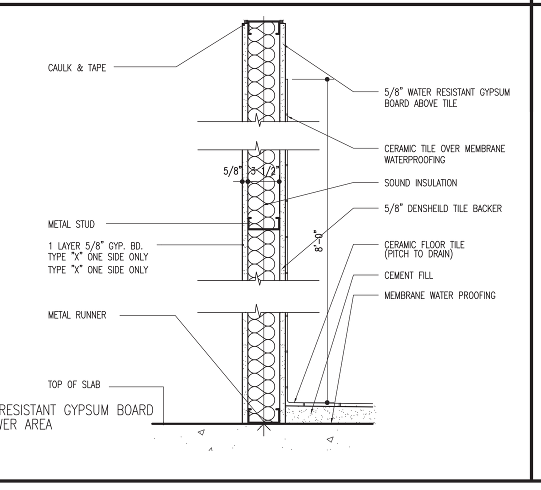


19 — 5/8" GYP. BD IN 2½" METAL SLAB @ 24" O.C WITH 3 ½" BATT INSULATION
NOTE: OUTSIDE LAYER OF GYP. BD FACING HEALTH CLUB TO BE WATER RESISTANT.

20 — SECTION THRU PARTITION DIVIDING STAIR 1 & 2

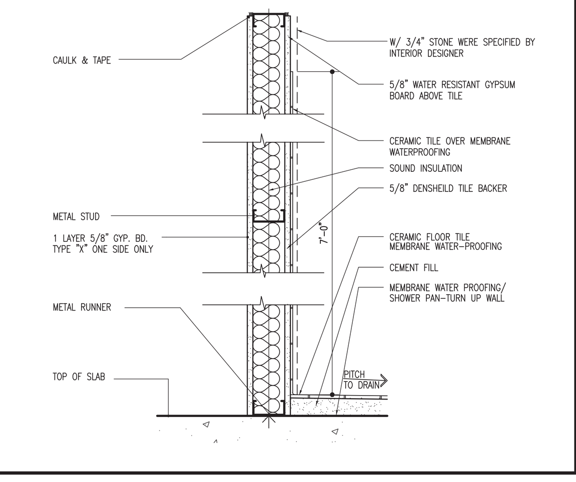


21 — TYPICAL TREATMENT ROOM WALL/TYPICAL WATER CLOSET & LAVATORY AREA WALL



20A — WATER RESISTANT GYPSUM BOARD N SHOWER AREA

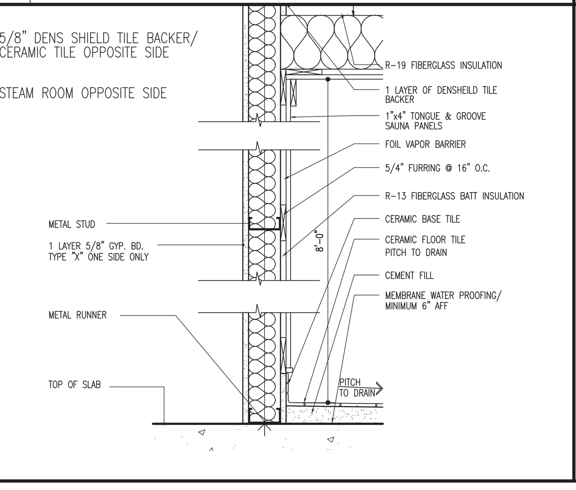
22 — TYPICAL SHOWER WALL



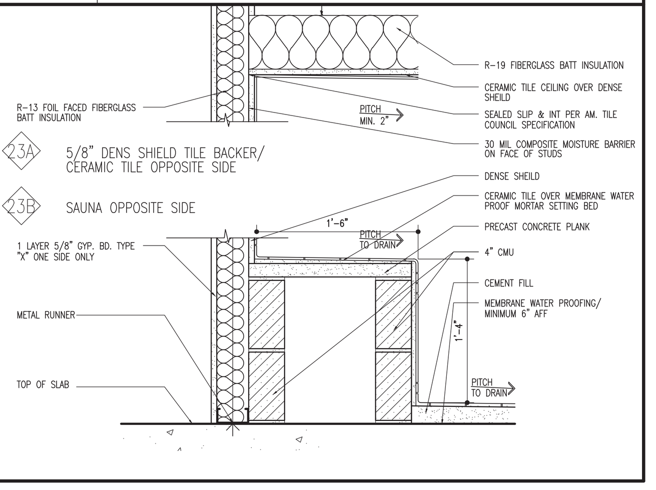
23 — TYPICAL SAUNA WALL

22A — 5/8" DENS SHIELD TILE BACKER/ CERAMIC TILE OPPOSITE SIDE

22B — STEAM ROOM OPPOSITE SIDE



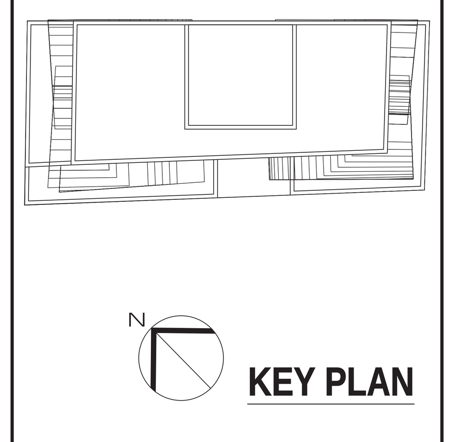
24 — TYPICAL STEAM ROOM WALL



23A — 5/8" DENS SHIELD TILE BACKER/ CERAMIC TILE OPPOSITE SIDE

23B — SAUNA OPPOSITE SIDE

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
PARTITION SCHEDULE
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL No. 028264 STATE OF NEW YORK

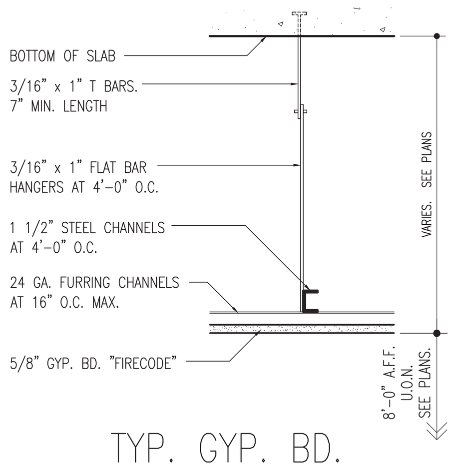
DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-005.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
12 OF 136

ISSUED: NOVEMBER 21, 2014

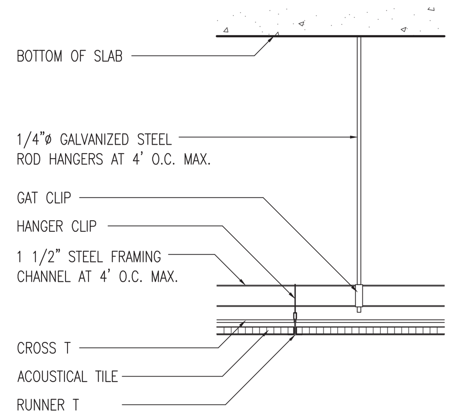
PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 121185680 Job Number
ES221393361 Scan Code

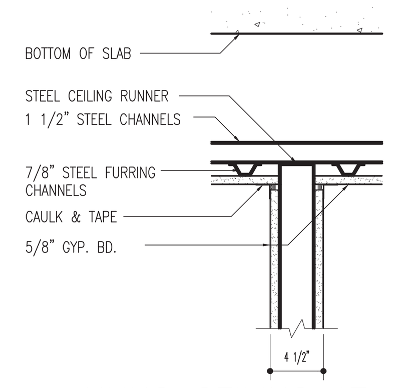
MISCELLANEOUS DETAILS



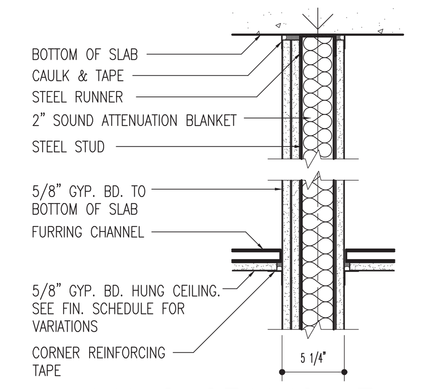
1 TYP. GYP. BD. HUNG CEILING
1 1/2" = 1'-0"



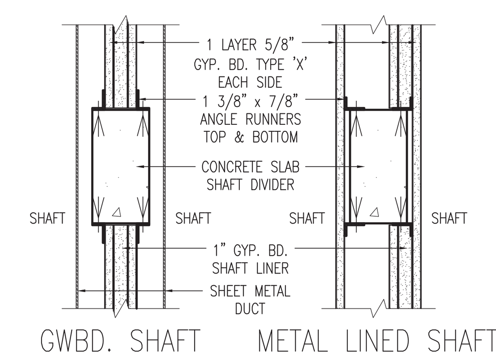
2 ACOUSTIC TILE HUNG CEILING
1 1/2" = 1'-0"



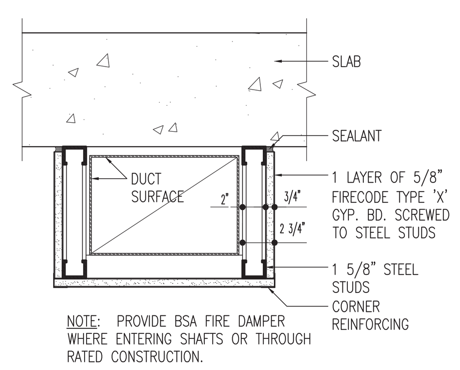
3 HUNG CEILING AT NON-INSULATED PART. WITHIN APTS.
1 1/2" = 1'-0"



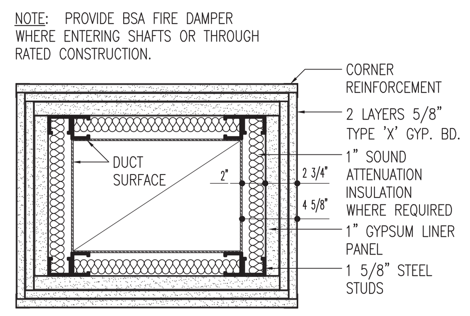
4 HUNG CEILING AT PART. BETW. APTS. & BETW. APTS. & CORR.
1 1/2" = 1'-0"



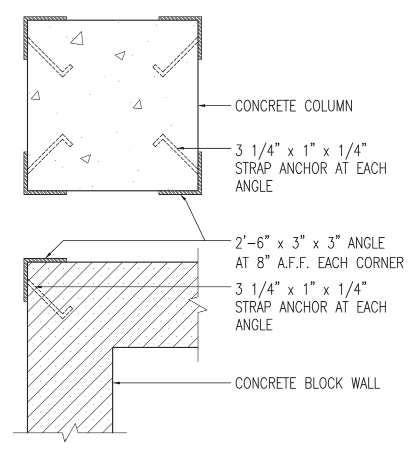
5 DETAIL AT BACK TO BACK SHAFTS
N.T.S.



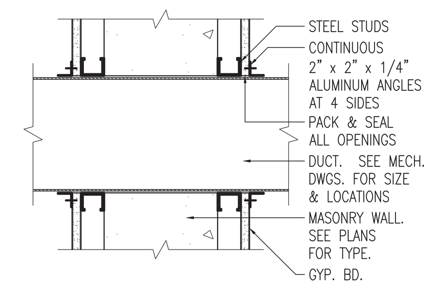
6 1 HR FIRE RATING DUCT FIREPROOFING AT HOR. OFFSETS
N.T.S.



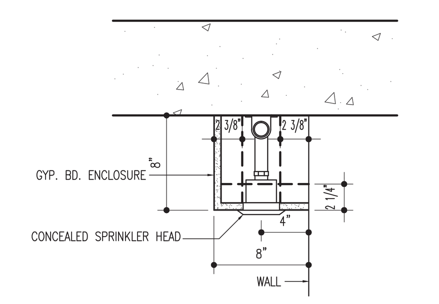
7 2 HR FIRE RATING TYP. FREESTANDING DUCT FIREPROOFING AT HOR. OFFSETS
N.T.S. BSA #898.47SM



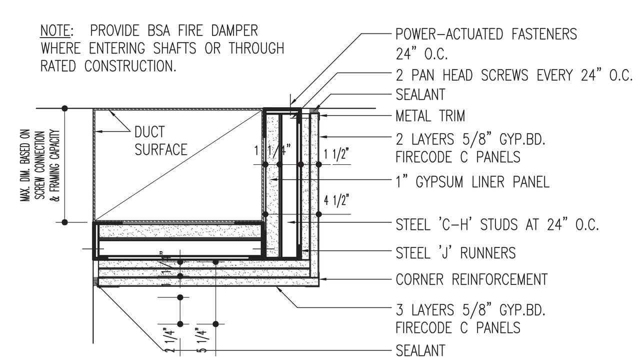
8 CORNER GUARD AT COL. OR CMU WALL
N.T.S.



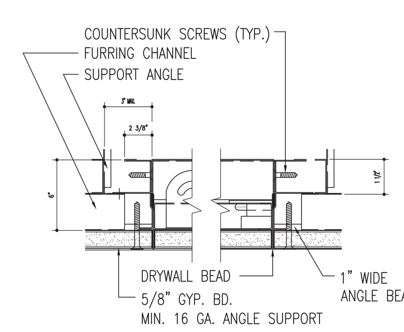
9 HORIZONTAL DUCT PENETRATIONS
1 1/2" = 1'-0"



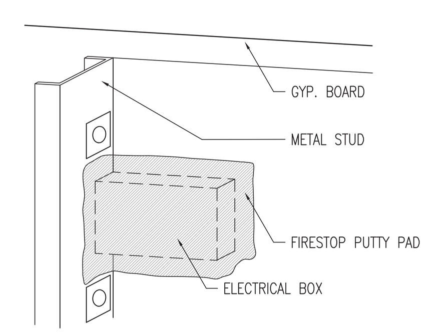
10 FURRING AT SPRINKLER
1 1/2" = 1'-0"



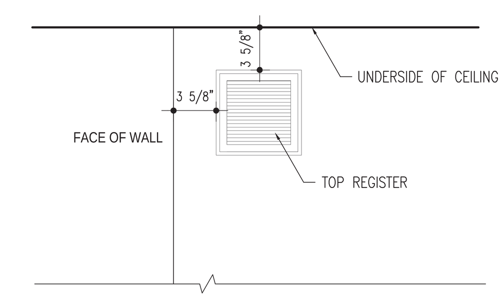
11 2 HR FIRE RATING – DUCT FIREPROOFING AT HOR. OFFSETS
1 1/2" = 1'-0" BSA #898.47SM



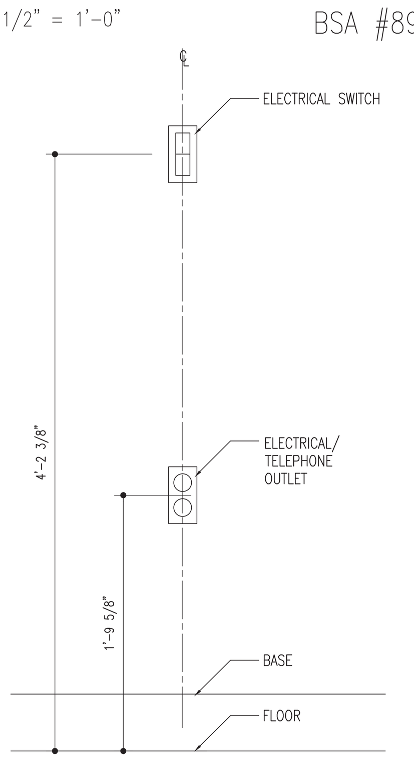
12 SECTION AT CLG. ACCESS DOOR
N.T.S.



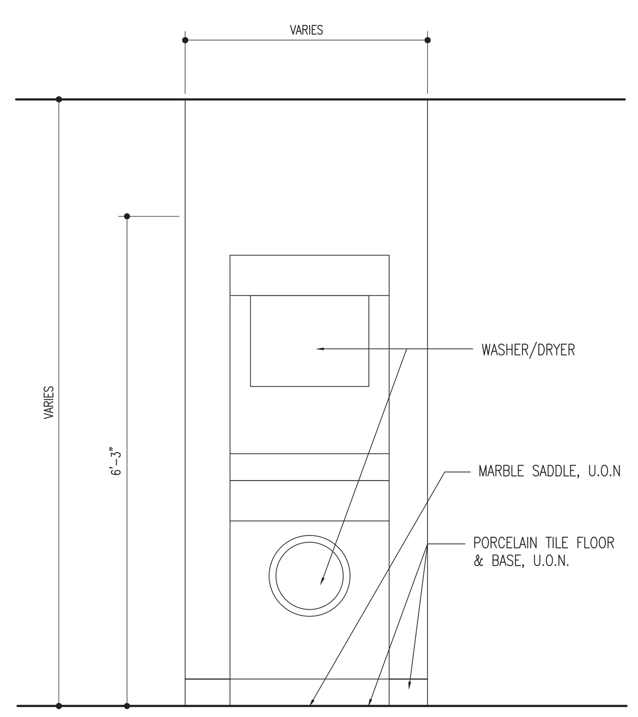
13 FIRESTOP PUTTY PAD ASTM E 84, MEA-102-99M
N.T.S. TO BE USED WHERE RATED WALLS/SHAFTS ARE PENETRATED BY OUTLETS, SWITCHES, ETC.



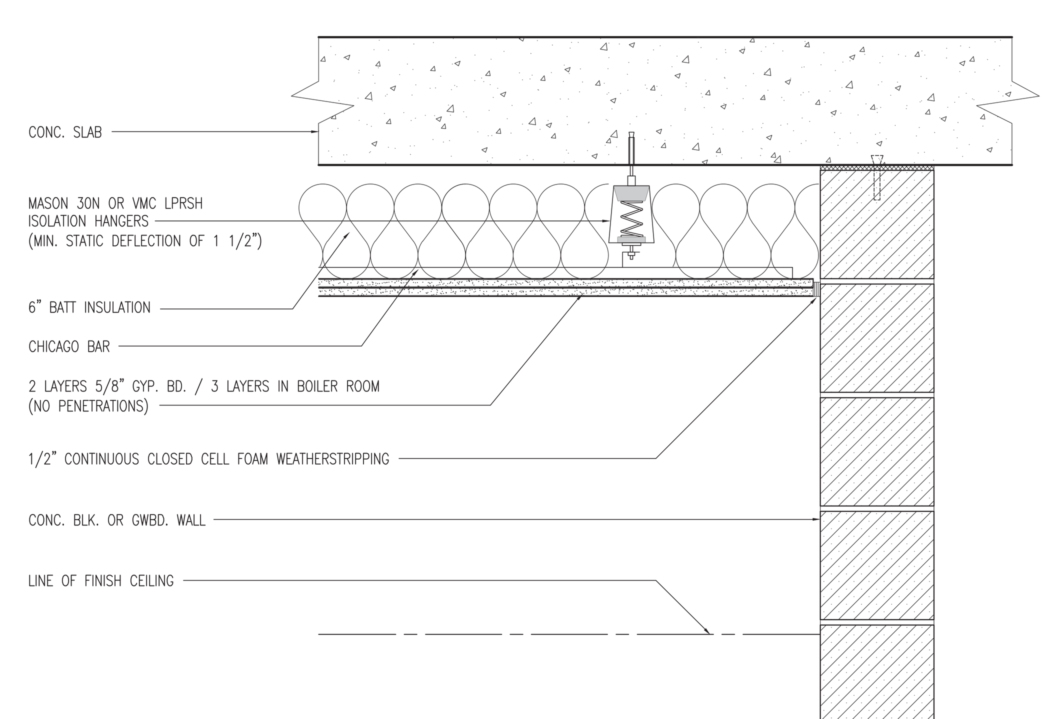
14 TYPICAL TOP REGISTER LOCATION
1 1/2" = 1'-0"



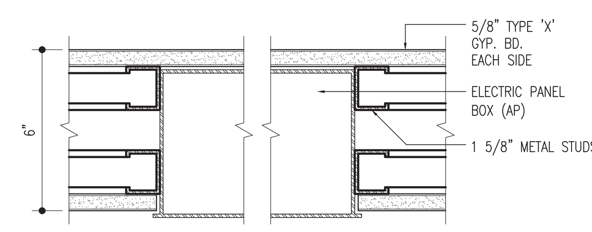
15 OUTLET & SWITCH LOCATIONS
1 1/2" = 1'-0"



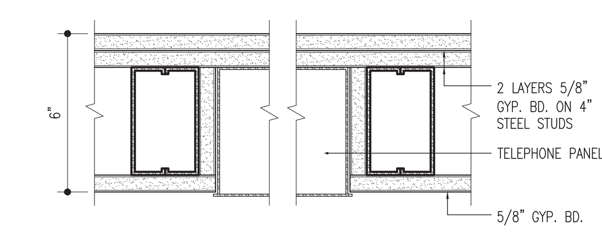
16 ELEVATION OF WASHER/DRYER CLOSET
N.T.S.



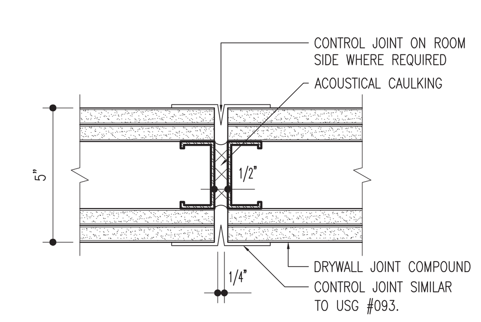
17 SOUND BARRIER CEILING DETAIL @ 3RD FLR.
N.T.S.



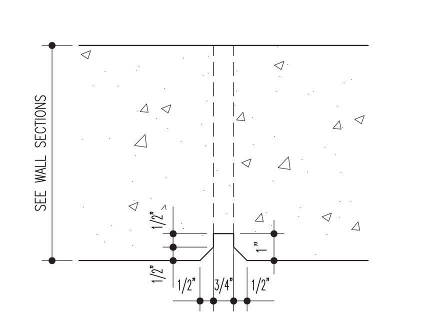
18 APARTMENT ELECTRIC PANEL BOX
3" = 1'-0"



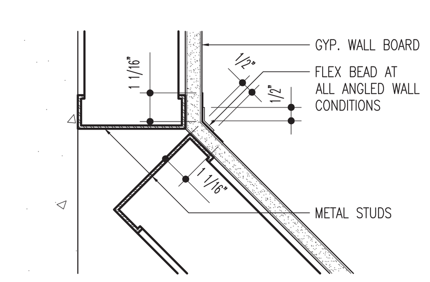
19 RECESSED TELEPHONE PANEL
3" = 1'-0"



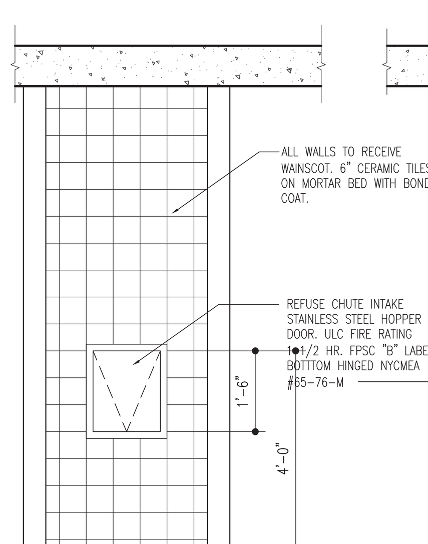
20 INTERIOR CONTROL JOINT
3" = 1'-0"



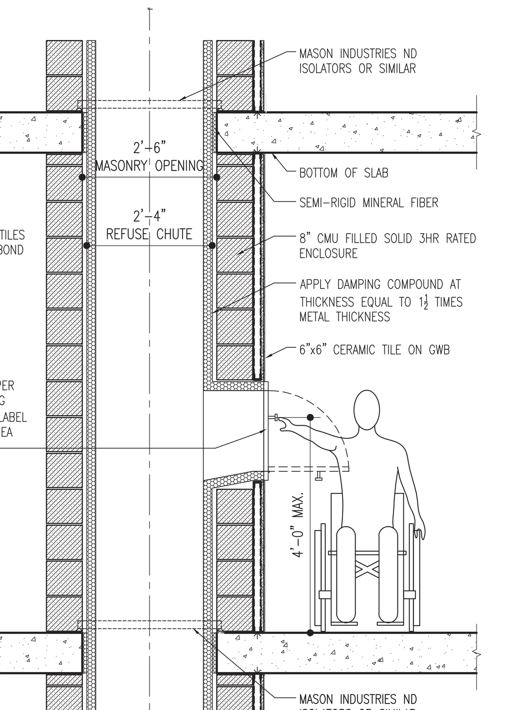
21 CONTROL JOINT AT CONCRETE PARAPET
3" = 1'-0"



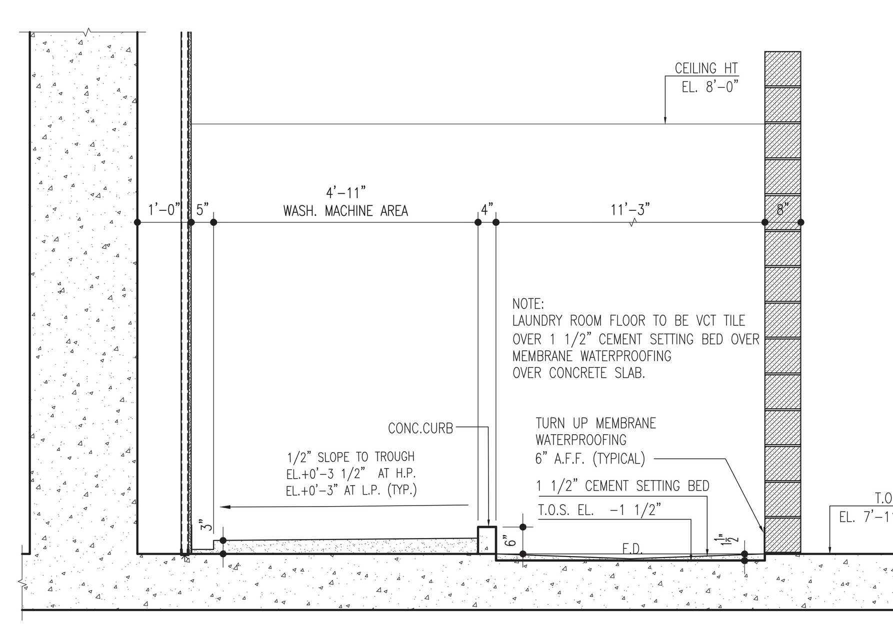
22 TYPICAL SPLAYED GYP. BD. ANGLE
3" = 1'-0"



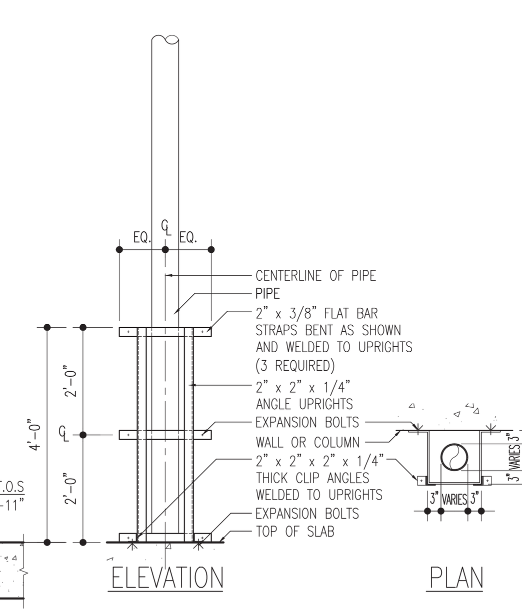
23 ELEVATION AT REFUSE CLOSET
1/2" = 1'-0"



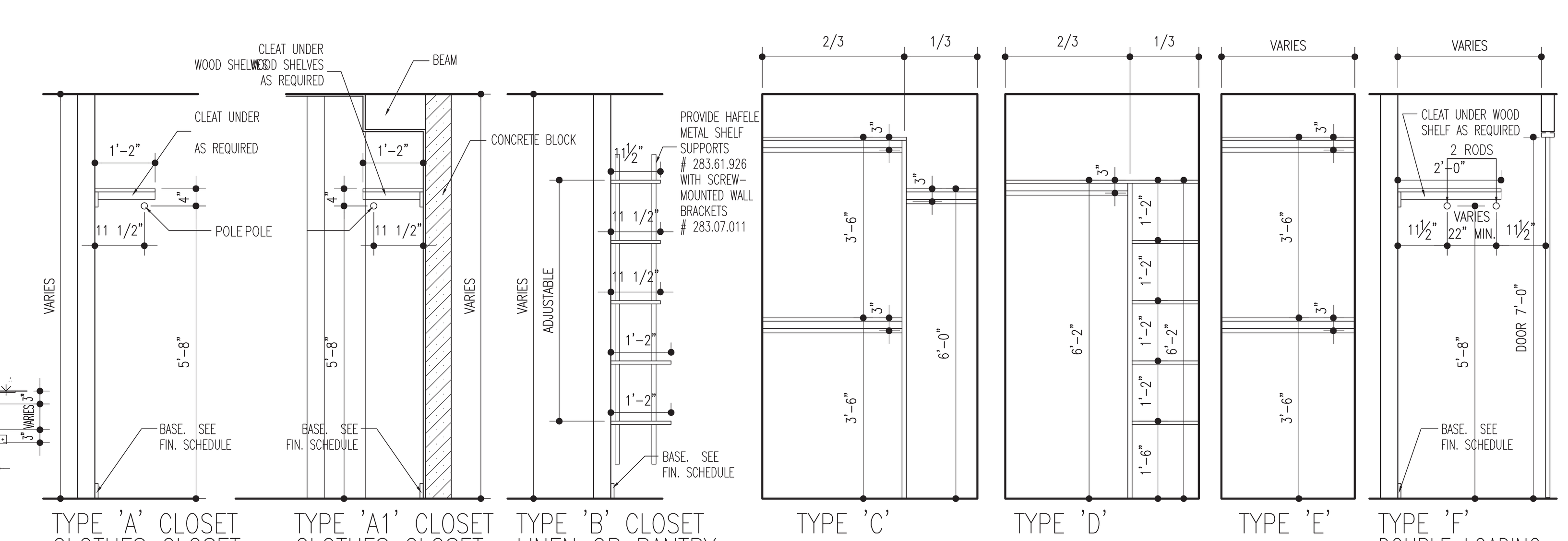
24 SECTION AT REFUSE CHUTE
1/2" = 1'-0"



25 SECTION AT LAUNDRY
1/2" = 1'-0"



26 PIPE GUARDS AT WALLS & COLUMNS
1/2" = 1'-0"

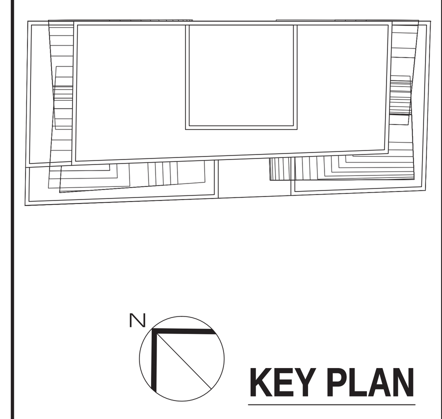


27 TYPICAL CLOSET SECTIONS/ELEVATIONS
1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

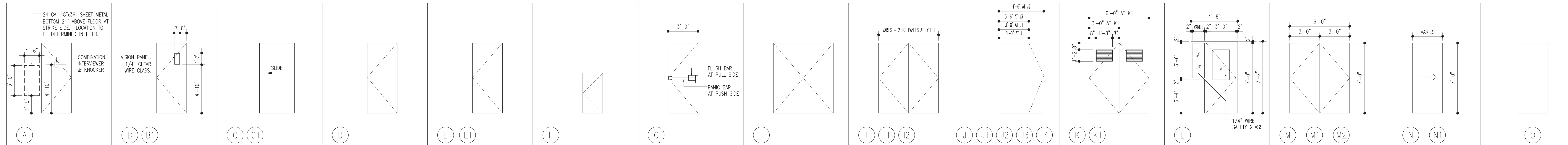
DWG TITLE
MISCELLANEOUS DETAILS
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK No 028264

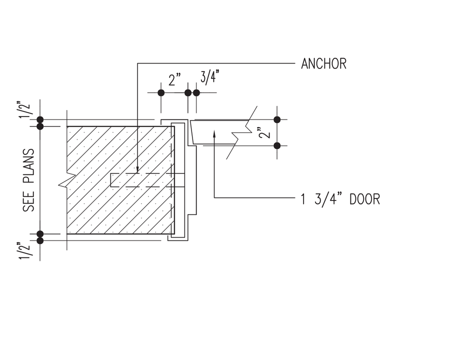
DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-006.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
13 OF 136

DEPT OF BLDGS 121185680 Job Number   ES479727382 Scan Code

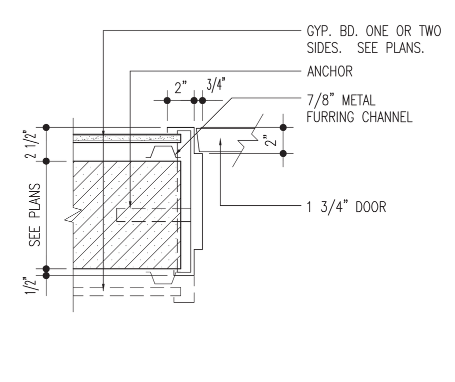
DOOR TYPES



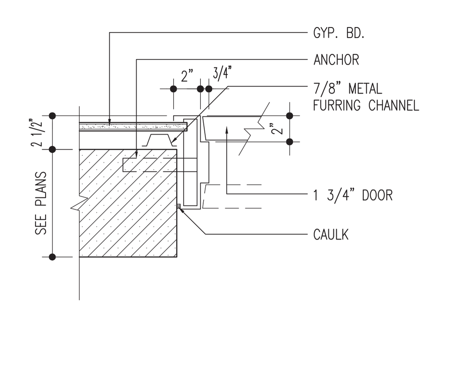
TYPE	A	B B1	C C1	D	E E1	F	G	H	I I1 I2	J J1 J2 J3 J4	K K1	L	M M1 M2	N N1	O
	3'-0" x 7'-0" x 1 3/4"	(B)(B1) 3'-0" x 7'-0" x 1 3/4"	(C) 3'-0" x 7'-0" x 1 3/4" (C1) 3'-6" x 7'-0" x 1 3/4"	(D) 3'-0" x 7'-0" x 1 3/4"	(E) 3'-0" x 7'-0" x 1 3/4" (E1) 1'-6" x 7'-0" x 1 3/4" (E2) 2'-0" x 7'-0" x 1 3/4"	(F) 2'-0" x 4'-0" x 1 3/4"	(G) 3'-0" x 7'-0" x 1 3/4"	(H) SEE FLOOR PLANS	CLOSET DOORS (I) VARIES x 7'-0" x 0 3/4" (I1) VARIES x 7'-0" x 0 3/4" (I2) VARIES x 7'-0" x 0 3/4"	(J) 3'-0" x 7'-0" x 1 3/4" (J1) 3'-8" x 7'-0" x 1 3/4" (J2) 4'-6" x 7'-0" x 1 3/4" (J3) 3'-6" x 8'-0" x 1 3/4" (J4) 3'-0" x 7'-0" x 1 3/4"	(K) 3'-0" x 7'-0" x 1 3/4" (K1) (2) 3'-0" x 7'-0" x 1 3/4"	(L) 3'-0" x 7'-0" x 1 3/4"	(M) 2 @ 3'-0"EA.x7'-0"x1 3/4" (M1) 2 @ 3'-8"EA.x7'-0"x1 3/4" (M2) 2 @ 3'-0"EA.x7'-0"x1 3/4"	(N) 3'-0"x7'-0"x1 3/4" (N1) 2'-6"x7'-0"x1 3/4"	PROVIDED BY INTERIOR DESIGNER
MATERIAL	HOLLOW METAL	HOLLOW METAL	HOLLOW METAL	SOLID CORE WOOD	SOLID CORE WOOD	HOLLOW METAL	HOLLOW METAL	TRIMMED OPENING	SOLID CORE WOOD	HOLLOW METAL	HOLLOW METAL	HOLLOW METAL	HOLLOW METAL	SOLID CORE WOOD	SEE INTERIOR DESIGN DRAWINGS
SADDLE	MARBLE	(B) MARBLE (B1) ALUMINUM	ALUM.	MARBLE	WOOD	NONE	ALUMINUM		NONE	ALUMINUM, CERAMIC, MARBLE	GALVANIZED STEEL	ALUMINUM	(M)(M1) MARBLE (M2) ALUMINUM	NONE	SEE INTERIOR DESIGN DRAWINGS
BUCK	METAL	METAL	METAL	METAL	METAL	METAL	METAL		NONE	METAL (SEE INT. ARCH. DWG. FOR J3)	METAL	METAL	METAL	METAL	SEE INTERIOR DESIGN DRAWINGS
LOCATION	PUBLIC CORRIDOR TO APT	(B)(B1) STAIRS (B) REFUSE ROOMS	P.E. 1, P.E. 2, P.E. 3, & S.E. 1	BATHROOMS	APARTMENT BEDROOMS & W.I.C. CLOSETS	FIRE RESERVE TANK ROOM	RETAIL EGRESS SERVICE CORRIDOR STAIR BULKHEAD	SEE FLOOR PLANS	CLOSETS, LINEN CLOSETS, PANTRY CLOSETS; SEE PLANS	(J) MECHANICAL EQUIPMENT RMS INTERIOR, NONRESIDENTIAL (J1) BOILER ROOM, STORAGE ROOM (J2) COMPACTOR ROOM, WATER SERVICE ROOM (J3) 1st FL. SERVICE DOOR TO EXT. (J4) ELEVATOR PIT	ROOF	GARAGE OFFICE SUPER'S OFFICE	(M) ELECTRIC METER COMMUNICATION CLOSETS (M1) ELECTRIC CLOSETS (M2) ELECTRIC SWITCHBOARD ROOM	MASTER BATH	SEE PLANS FOR LOCATIONS
HARDWARE SET															
REMARKS	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST 35 STC RATING WELDED BUCK 18 GAUGE H.M. DOOR	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK VISION PANEL OF 1/4" CLEAR WIRE GLASS 20 GAUGE H.M. DOOR NO LOCKING DEVICES EITHER SIDE. NO VISION PANEL.	FLUSH PANEL F.P. 1 1/2 HR TEST. SINGLE SPEED SLIDE DOOR.	FLUSH PANEL UNDERCUT DOOR ABOVE FF KNOCK DOWN FRAME. PROVIDE BUCK TO ALLOW ALTERNATE SWING OF DOOR AS INDICATED ON PLANS.	FLUSH PANEL KNOCK DOWN FRAME. PROVIDE BUCK TO ALLOW ALTERNATE SWING OF DOOR AS INDICATED ON PLANS. NO SADDLE AT CLOSET.	F.P.S.C. 3 HR. TEST FOUR SIDED WELDED FRAME	PANIC HARDWARE ACTION SELF-CLOSING BALANCED SWING DOOR AND ASSEMBLY BY DOOR MANUFACTURER.		KNOBS TO BE SET 3'-4" ABOVE BOTTOM OF DOOR & AT CENTER OF PANEL. DOORS WITH STILE EDGES AND SANDED SMOOTH. FIELD MEASURE ALL DOOR WIDTHS. MARBLE SADDLE AT ALL W/D CLOSETS.	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK. ELEVATOR PIT WITH VISION GUARD. ELEVATOR TO BECOME INOPERABLE WHEN DOOR IS OPEN. SEFL CLOSING DOOR, NO SADDLE. MARBLE SADDLE AT REFUSE ROOM ONLY	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK 15 GAUGE DOOR 14 GAUGE BUCK		FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK	FLUSH PANEL UNDERCUT DOOR ABOVE FF PROVIDE RESILIENT BUMPERS AT JAMBS	



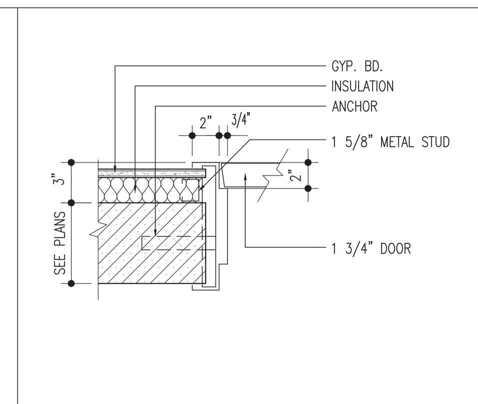
1 METAL BUCK AT MASONRY WALL
1 1/2" = 1'-0"



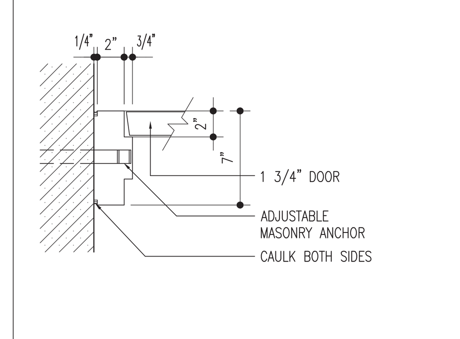
2 METAL BUCK AT MASONRY WALL
1 1/2" = 1'-0"



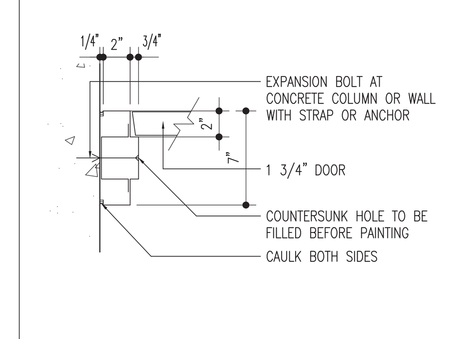
3 METAL BUCK AT MASONRY WALL
1 1/2" = 1'-0"



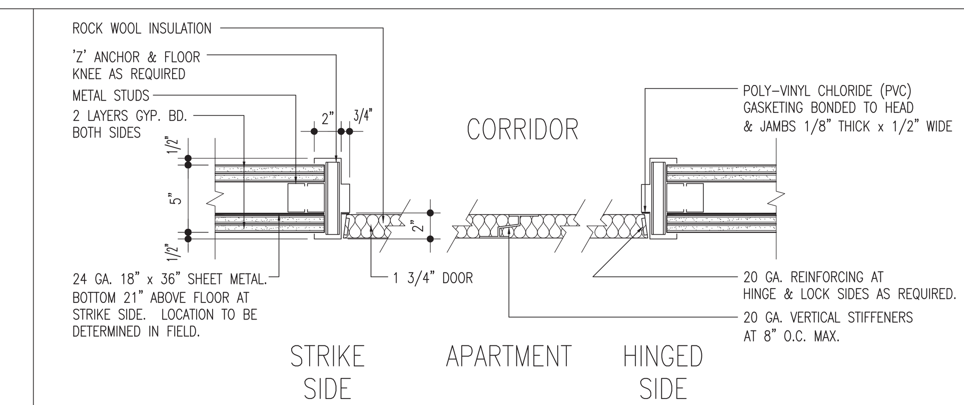
4 INSULATED PARTITION
1 1/2" = 1'-0"



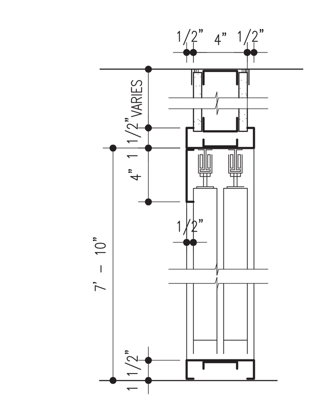
5 BUTT JAMB AT CONCRETE BLOCK
1 1/2" = 1'-0"



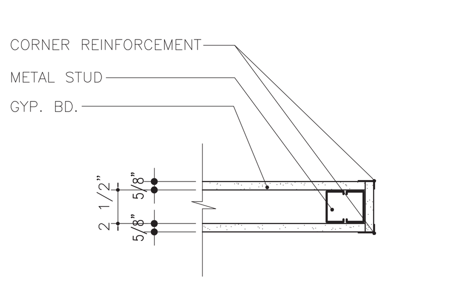
6 BUTT JAMB AT CONCRETE WALL
1 1/2" = 1'-0"



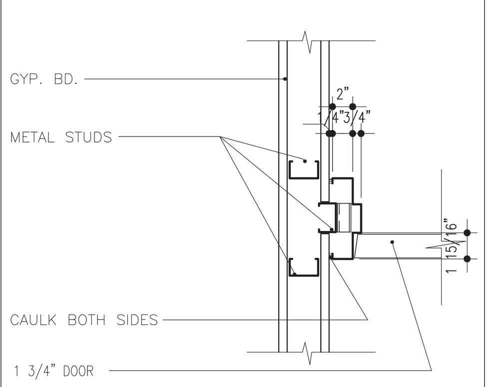
7 APARTMENT ENTRANCE
1 1/2" = 1'-0"



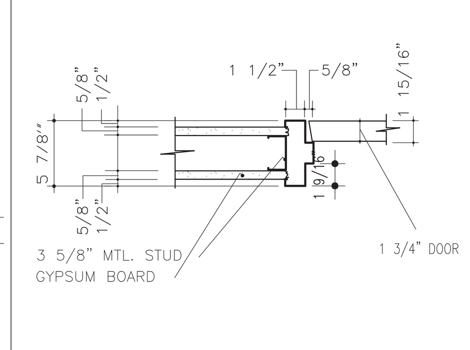
8 ELECTRIC METER/ COMM. CLOSETS
1 1/2" = 1'-0"



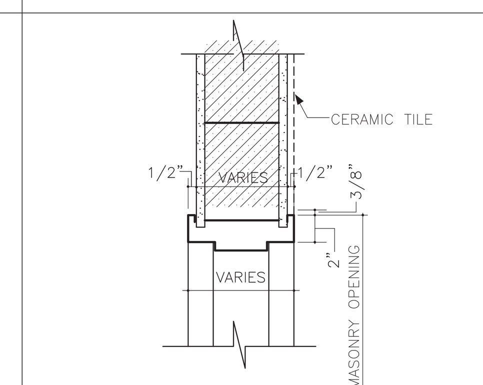
9 PARTITION TERMINAL
1 1/2" = 1'-0"



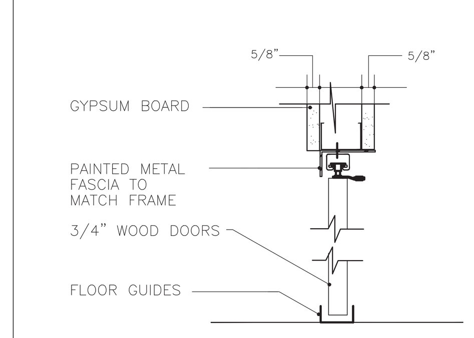
10 BUTT JAMB AT GYP. WALL BOARD
1 1/2" = 1'-0"



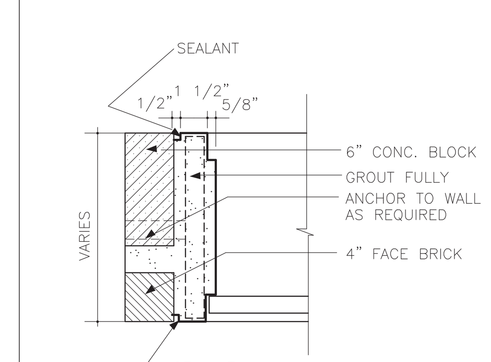
11 GYP. BD. & METAL STUD PARTITIONS
1 1/2" = 1'-0"



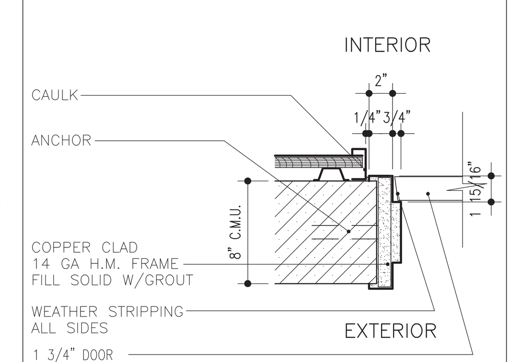
12 HEAD DETAIL
1 1/2" = 1'-0"



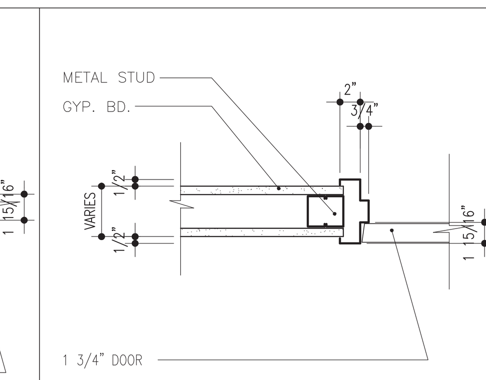
13 BI-FOLD DOOR HEAD & SILL DET.
1 1/2" = 1'-0"



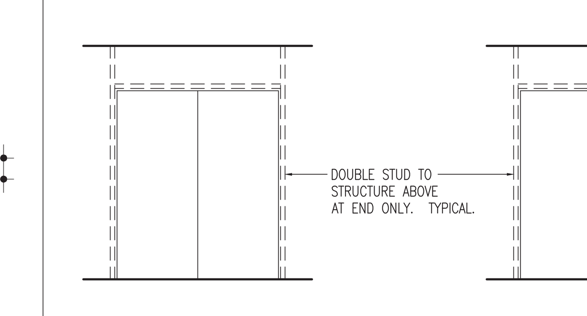
14 JAMB DETAIL
1 1/2" = 1'-0"



15 BULKHEAD EXTERIOR DOOR
1 1/2" = 1'-0"

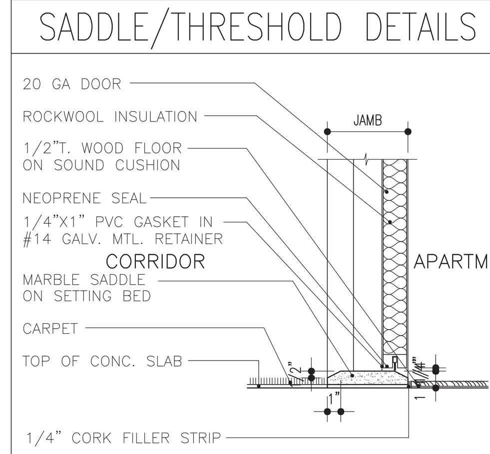


16 BUCK WITHIN APARTMENT
1 1/2" = 1'-0"

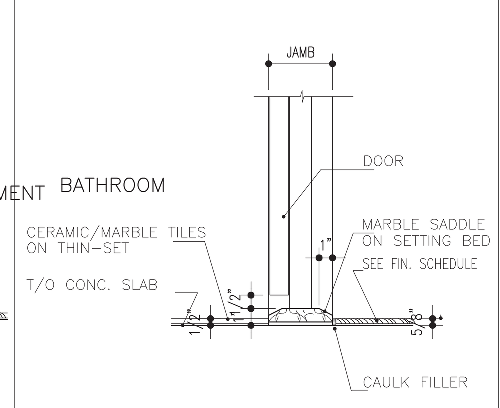


17 TYPICAL DOOR ELEVATIONS
N.T.S.

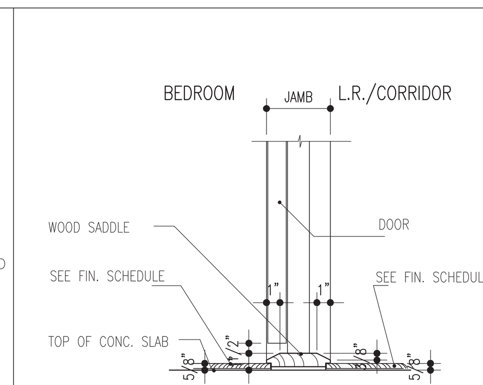
SADDLE/THRESHOLD DETAILS



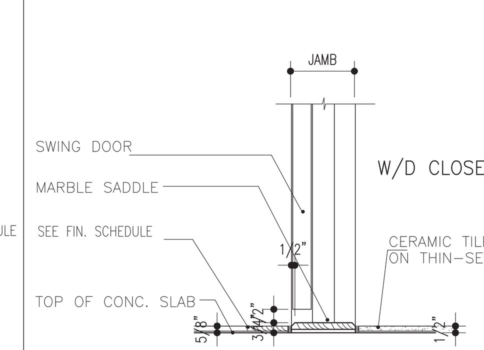
18 APARTMENT ENTRANCE
1 1/2" = 1'-0"



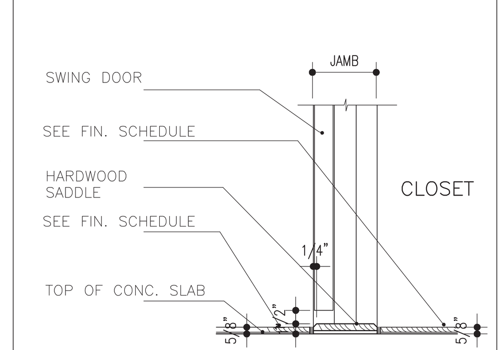
19 BATHROOMS
1 1/2" = 1'-0"



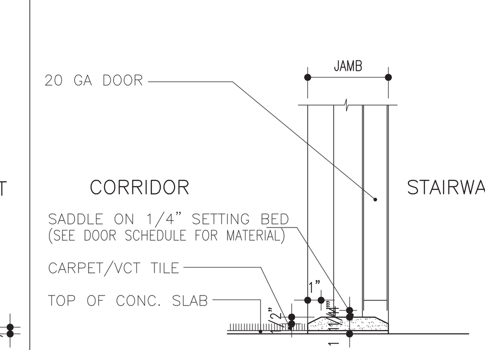
20 BEDROOMS
1 1/2" = 1'-0"



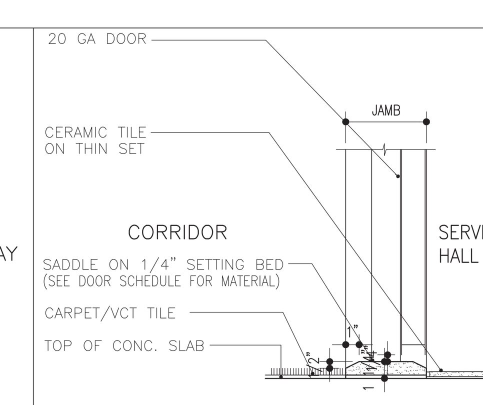
21 CLOSETS WASHER/DRYER
1 1/2" = 1'-0"



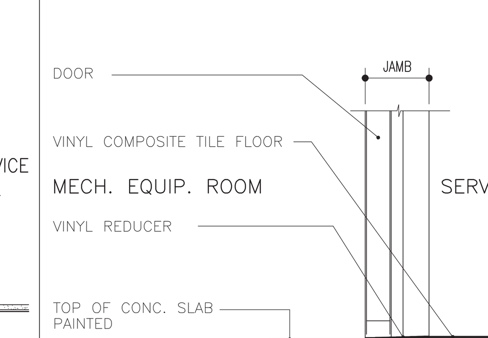
22 CLOSETS
1 1/2" = 1'-0"



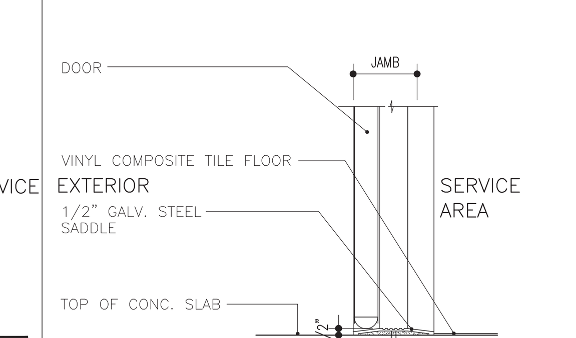
23 STAIRWAY/ PUBLIC CORRIDOR
1 1/2" = 1'-0"



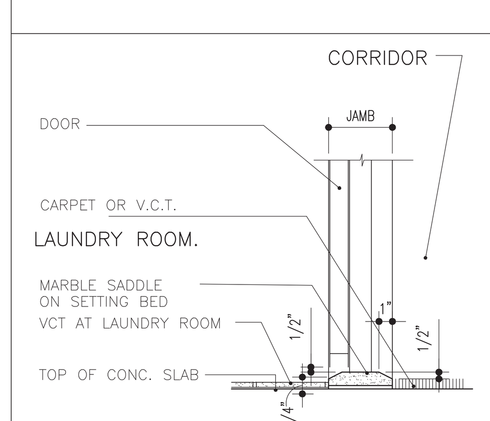
24 SERVICE HALL/ PUBLIC CORRIDOR
1 1/2" = 1'-0"



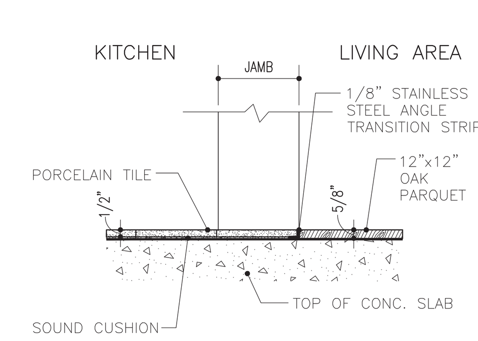
25 MECHANICAL ROOM/ PUBLIC CORRIDOR
1 1/2" = 1'-0"



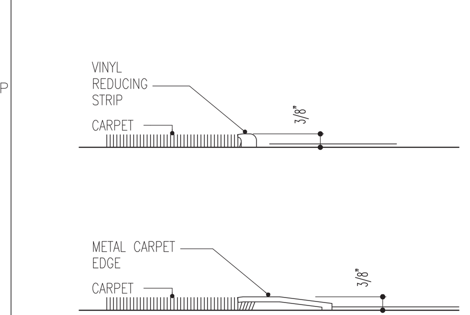
26 SERVICE ENTRANCE
1 1/2" = 1'-0"



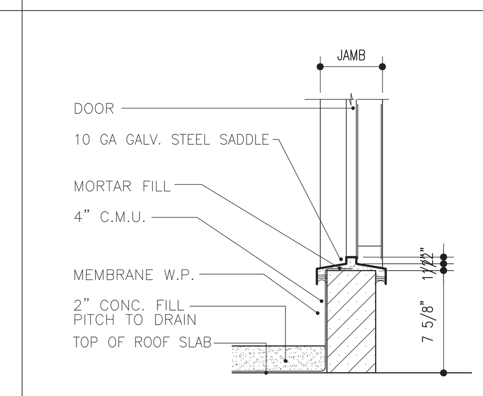
27 SERVICE ROOM LAUNDRY ROOM/
1 1/2" = 1'-0"



28 KITCHEN & LIVING AREA
1 1/2" = 1'-0"



29 REDUCING STRIP
1 1/2" = 1'-0"

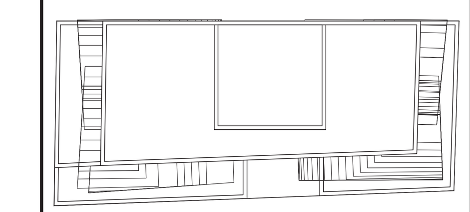


30 MECHANICAL EQUPMENT ROOM
1 1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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1251 Avenue of the Americas
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T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

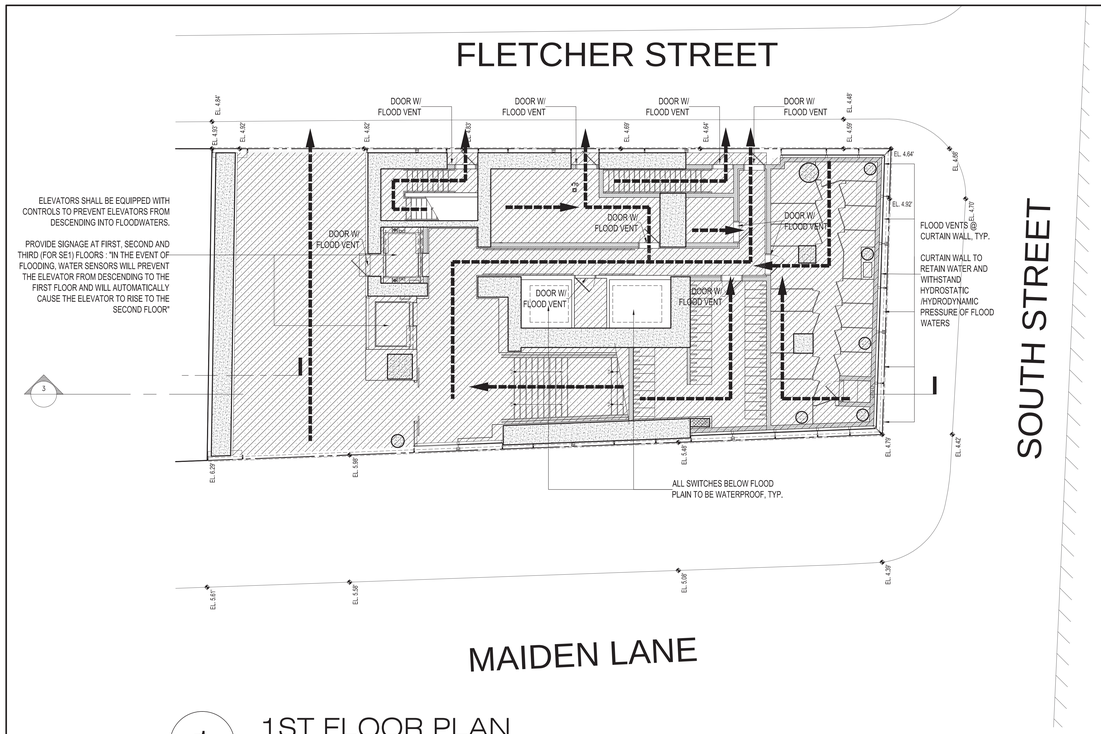
DOB STAMPS & SIGNATURES:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
DOOR SCHEDULE
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK No. 028264

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-007.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
14 OF 136

DEPT OF BLDGS 421195680 Job Number
E395583 37.F.01 Scan Code



1 1ST FLOOR PLAN
1/8" = 1'-0"

FLOOD HAZARD ZONE: AE13 (13FT NAVD88)
DESIGN FLOOD ELEVATION = AE13 + 1'-0" = 14'-0" NAVD88

KEY

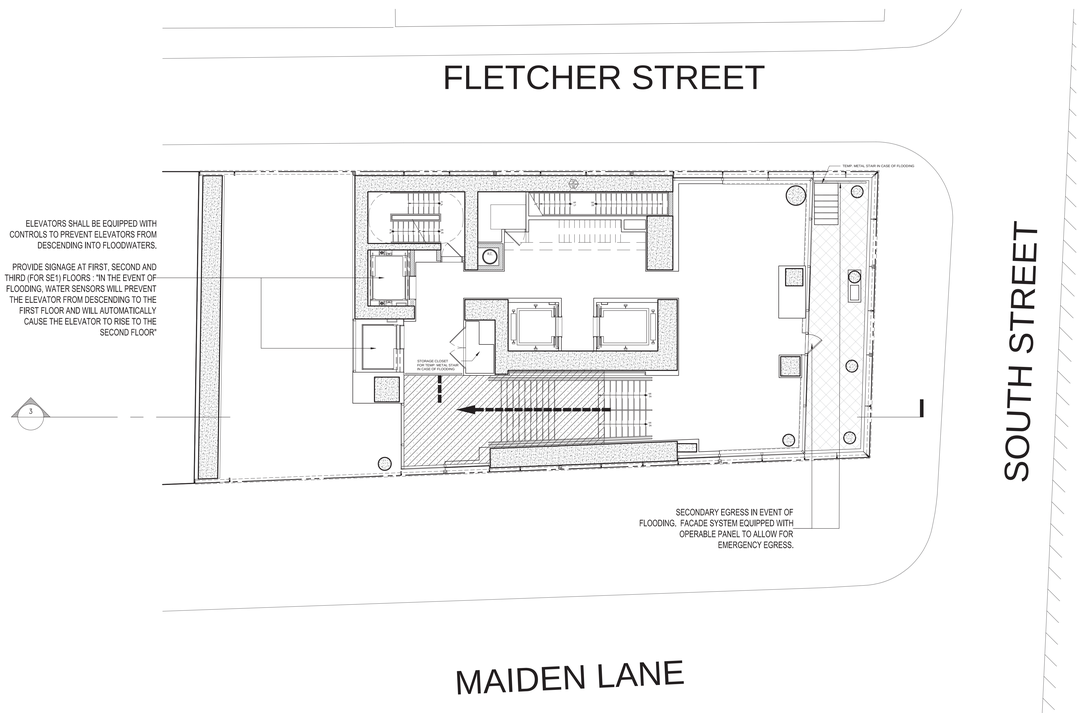
AREA SUBJECT TO FLOODING

NOTES:
1) ALL BUILDING MATERIALS TO BE FLOOD-RESISTANT
2) BUILDING MATERIALS INCLUDING SIDE WALLS, STEPS, FLOOR SLABS, FOUNDATION WALLS, AND RAMPS ARE DESIGNED TO RETAIN WATER AND WITHSTAND HYDROSTATIC / HYDRODYNAMIC PRESSURE - SEE STRUCTURAL DRAWINGS.

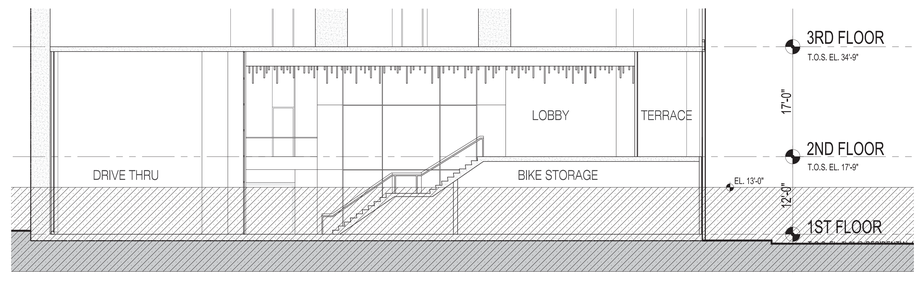
WATER DISCHARGE FLOW

NOTES:

1. TEMP STAIR TO COMPLY WITH CHAPTER 10 OF 2008 BUILDING CODE.
2. STAIR TO BE STORED IN 2ND FLOOR CLOSET .
3. GOOSE NECK WITH SHIP LADDER TO BE STORED IN 2ND FLOOR CLOSET.



2 2ND FLOOR PLAN
1/8" = 1'-0"

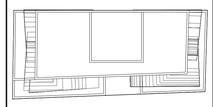


3 BASE SECTION
1/8" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB SIGN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE:
FLOOD DRAWINGS

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT STEPHEN HILL STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-008.00
DWG NO.

CAD FILE: J:\13A25_151 Maiden Lane

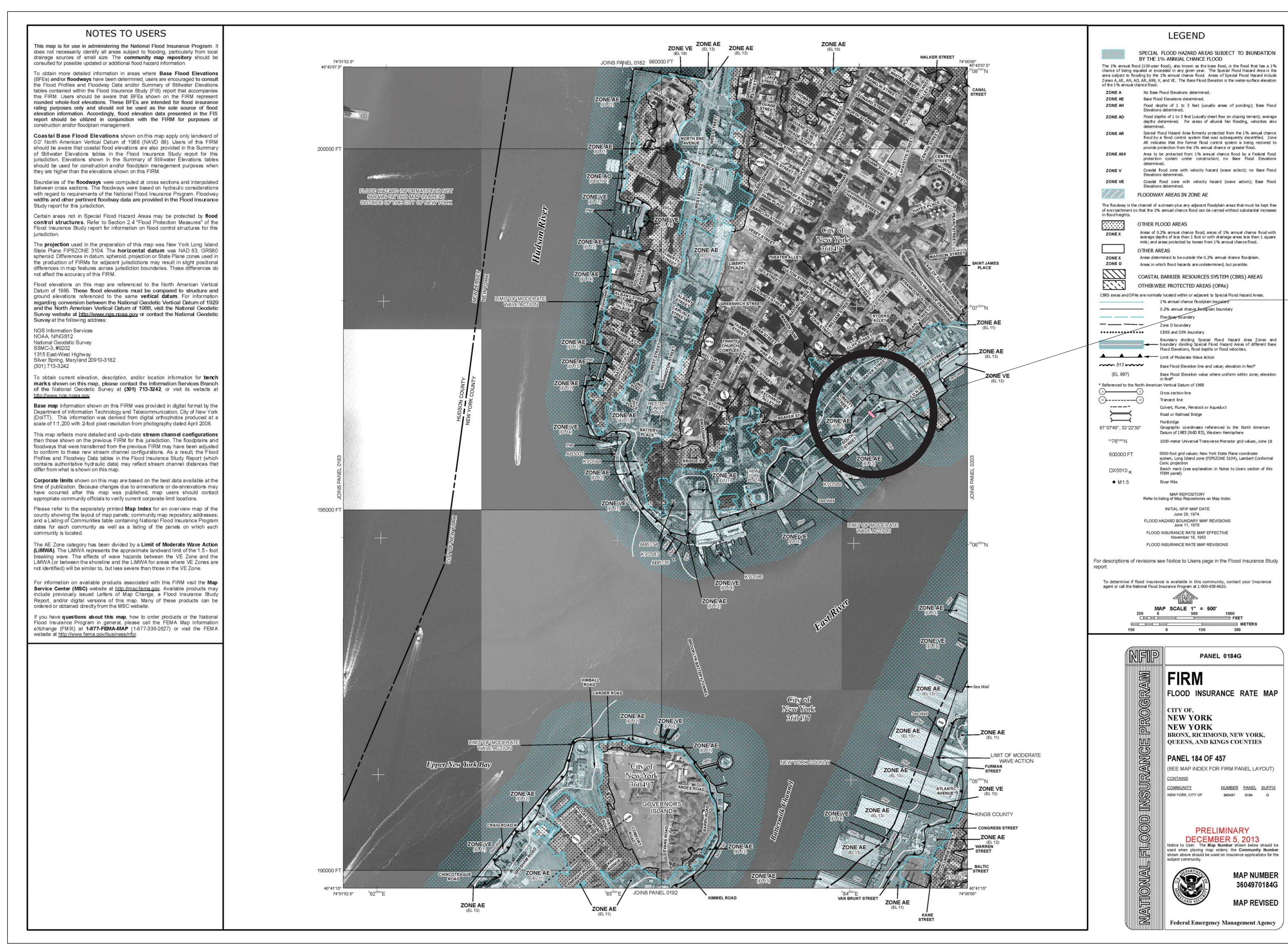
DEPT OF BLDGS 121185680 Job Number

ES747740315 Scan Code

PROJECT LOCATION

1 2007 FEMA MAP

NTS



PROJECT LOCATION

2 2013 FEMA MAP

NTS

NOTES

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

FEMA MAPS

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT LEO STEPHEN HILL No 028264 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED

A-009.00

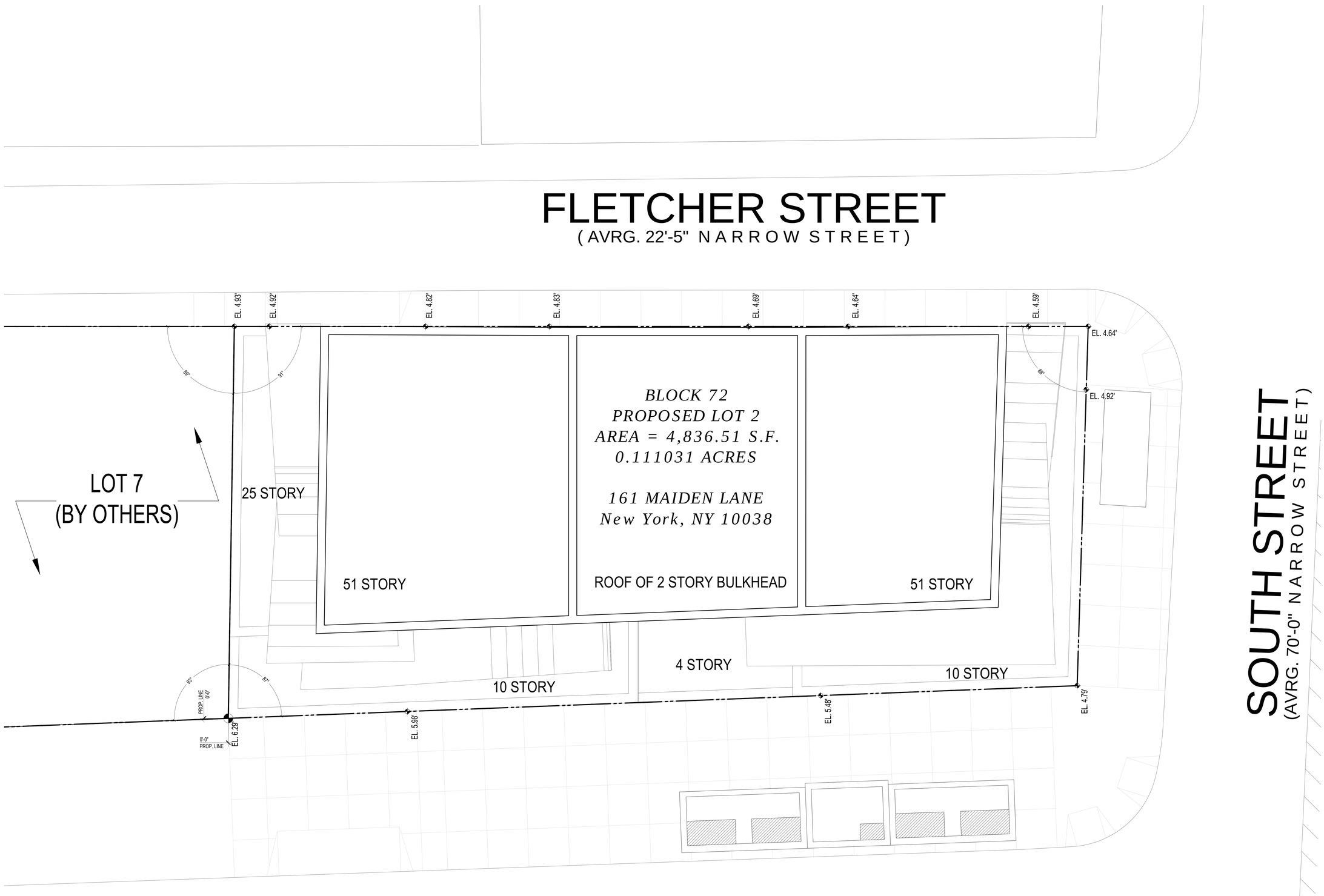
DWG NO.

CAD FILE: J:\13A25_151 Maiden Lane

16 OF 136

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

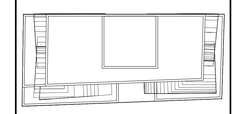


1 SITE PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

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1251 Avenue of the Americas
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildingnet
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

SITE PLAN

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT
RICHARD STEPHEN HILL
No. 026820
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-100.00

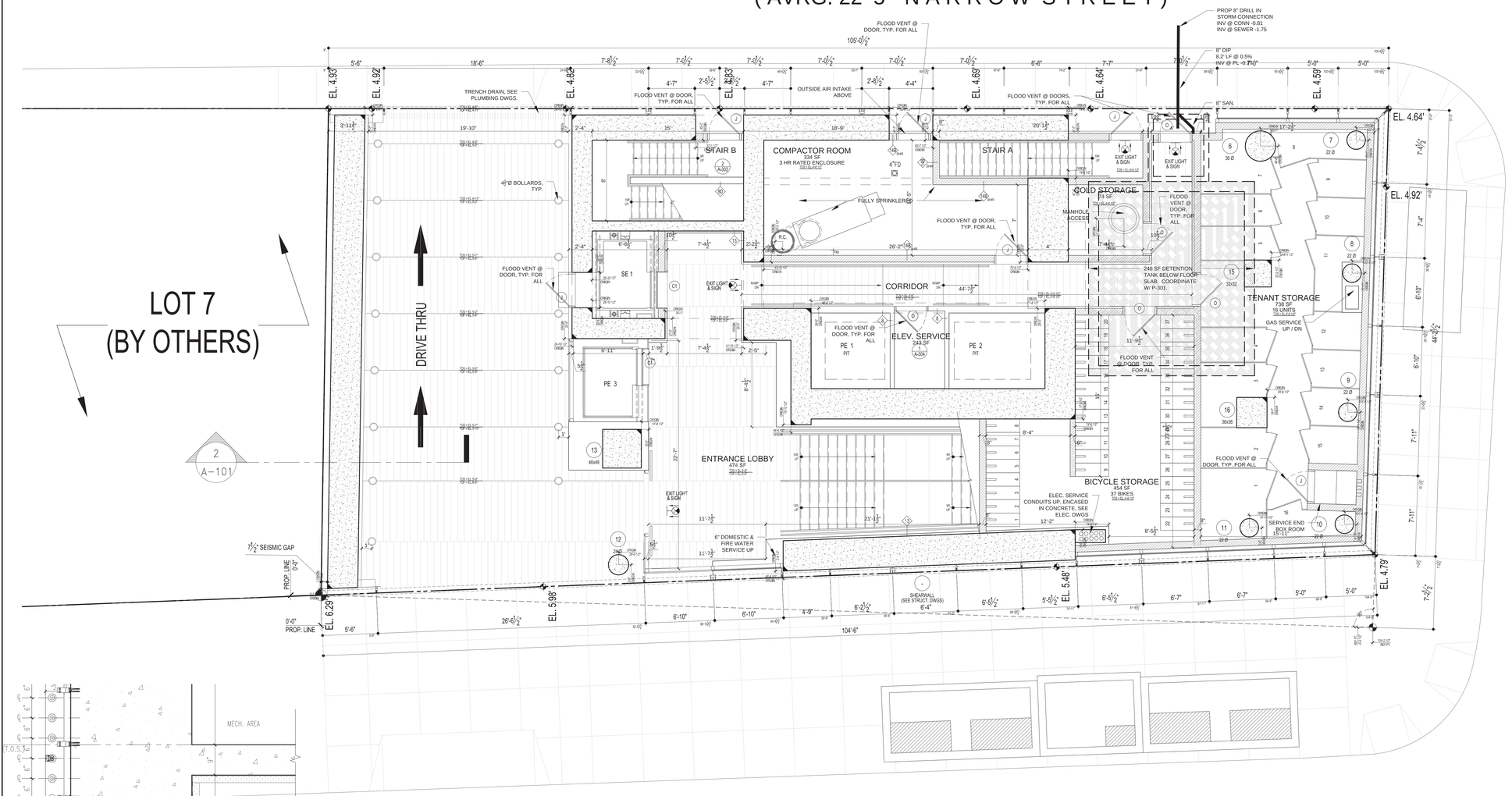
CAD FILE: J:\13A25_151 Maiden Lane

17 OF 136

DEPT OF BLDGS 421195860 Job Number
E326567765527 Scan Code

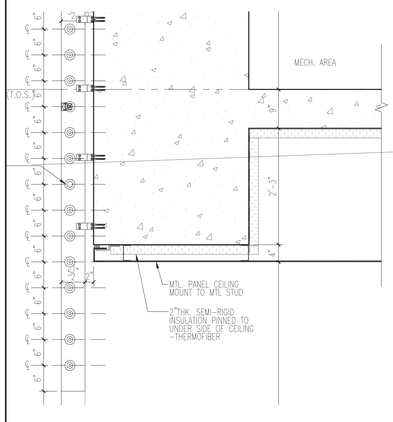
NOTES:
1. TEMP STAIR TO COMPLY WITH CHAPTER 10 OF 2008 BUILDING CODE.
2. STAIR TO BE STORED IN 2ND FLOOR CLOSET.
3. GOOSE NECK WITH SHIP LADDER TO BE STORED IN 2ND FLOOR CLOSET.

FLETCHER STREET
(AVRG. 22'-5" N A R R O W S T R E E T)



SOUTH STREET
(AVRG. 70'-0" N A R R O W S T R E E T)

MAIDEN LANE
(AVRG. 82'-0 1/2" W I D E S T R E E T)



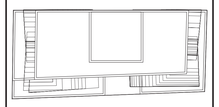
2 DETAIL | CEILING AT DRIVE THRU
1" = 1'-0"

1 1ST FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/07/2015
NYC Development Hub

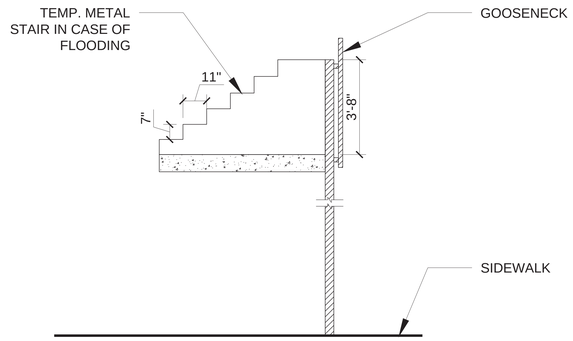
DWG TITLE
1ST FLOOR PLAN

NB#

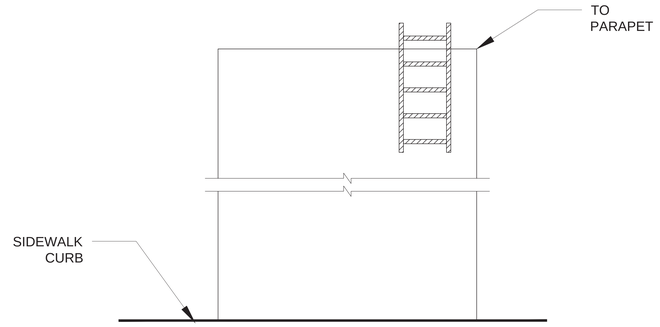
SEAL & SIGNATURE
REGISTERED ARCHITECT STEPHEN B. JACOBS CITY OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-101.00

CAD FILE J:\13A25_151 Maiden Lane



3 SECTION AT FLOOD STAIR
1/2" = 1'-0"



2 ELEVATION
1/2" = 1'-0"

NOTES:

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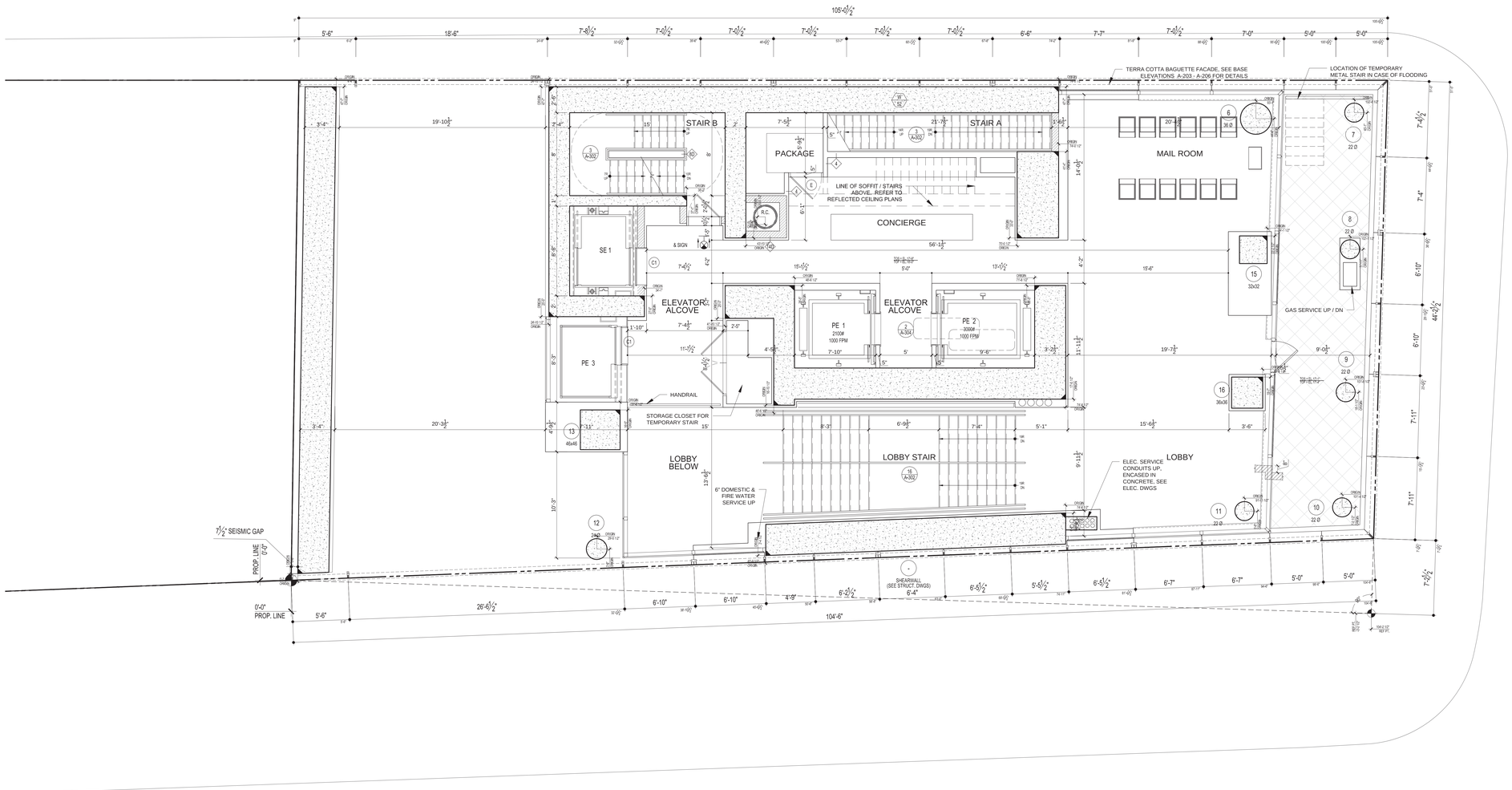
3. GOOSE NECK WITH SHIP LADDER TO BE STORED IN 2ND FLOOR CLOSET.

FLETCHER STREET



SOUTH STREET

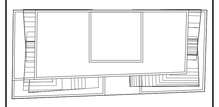
MAIDEN LANE

1 2ND FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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Property Group, LLC
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Brooklyn, NY 11201
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F 718.907.8718

GHWA
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WSP CANTOR SEINUK STRUCTURAL ENGINEERS
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

2ND FLOOR PLAN

NB#

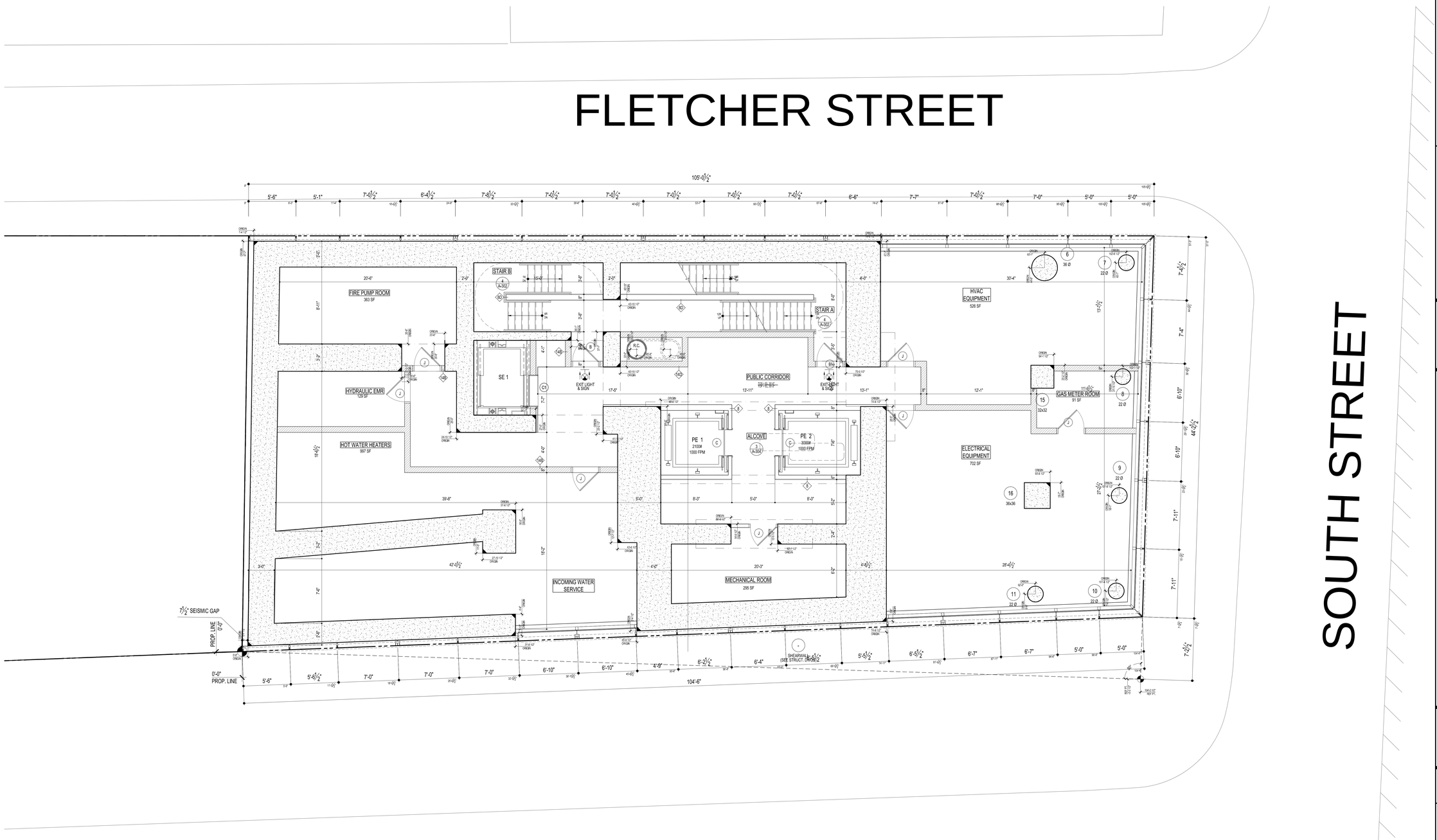
SEAL & SIGNATURE:

REGISTERED ARCHITECT
LEO STEPHEN WILLS
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-102.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 421858980 Job Number
E3F159763B9 Scan Code

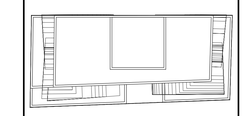


1 3RD FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
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6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

3RD FLOOR PLAN

NB#

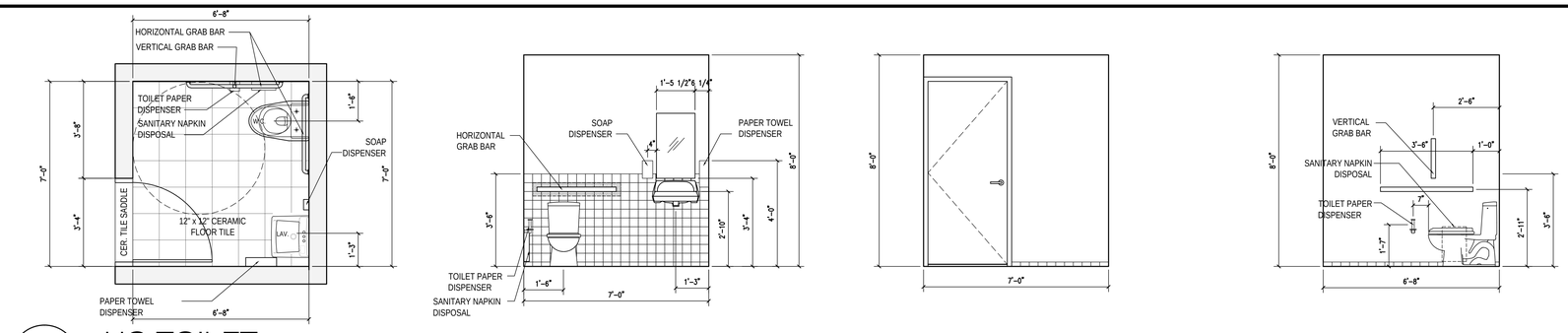
SEAL & SIGNATURE:

REGISTERED ARCHITECT
JAMES E. HILL
STATE OF NEW YORK
No. 023021

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-103.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121195460 Job Number
E580067995 Scan Code



2 HC TOILET

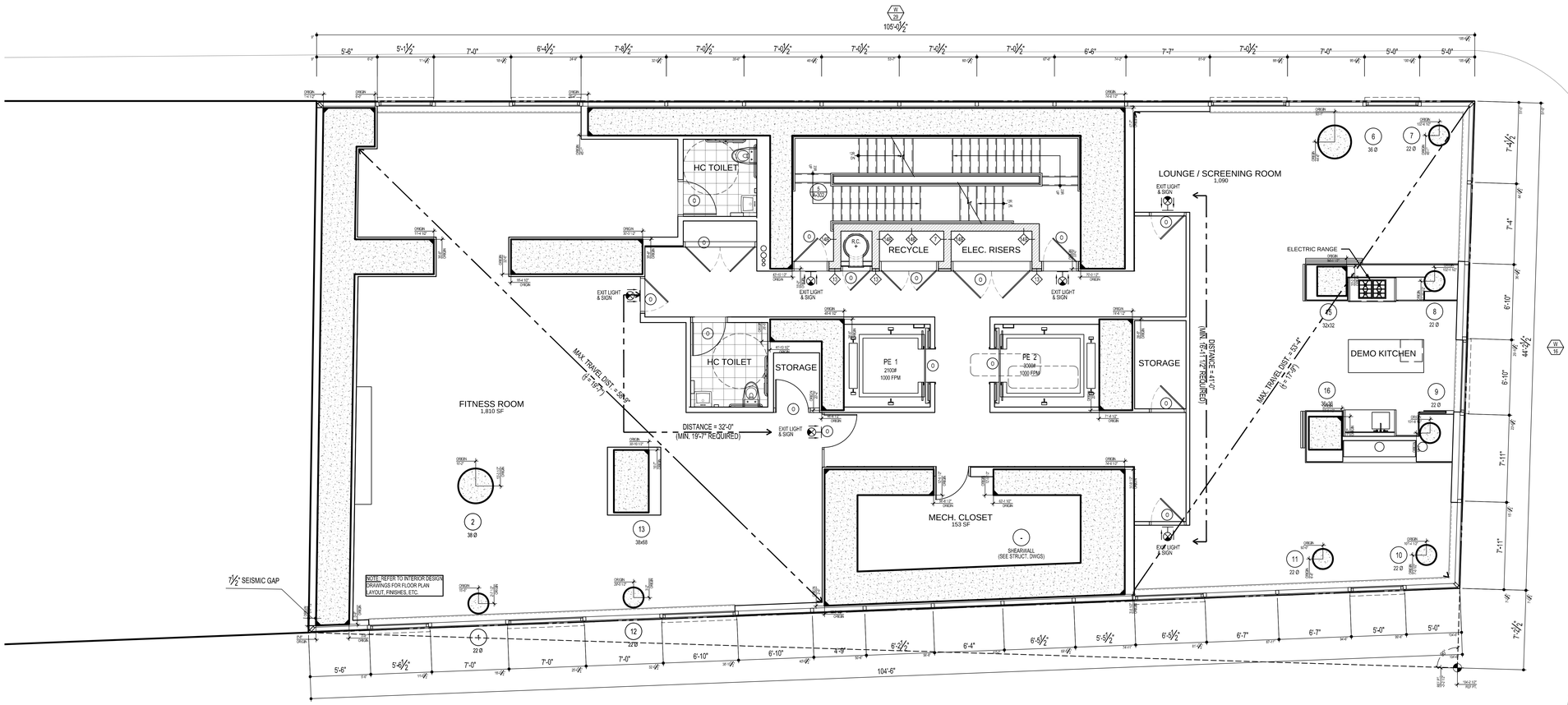
1/2" = 1'-0"

4TH FLOOR: 4,835 SF

NOTES

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN FLOOD HAZARD ZONE.

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATION			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
FITNESS ROOM	1,810 SF	50 SF	37 OCC.
MECHANICAL CLOSET	153 SF	300 SF	1 OCC.
SCREENING ROOM	1,090 SF	15 SF	73 OCC.
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			128 OCC.

(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL 300 PEOPLE. (COMPLIES.)

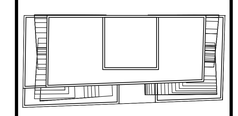
1 4TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

No.	Date	Revision
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

4TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JAMES E. GOLDSTEIN
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-104.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number E290262272290 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

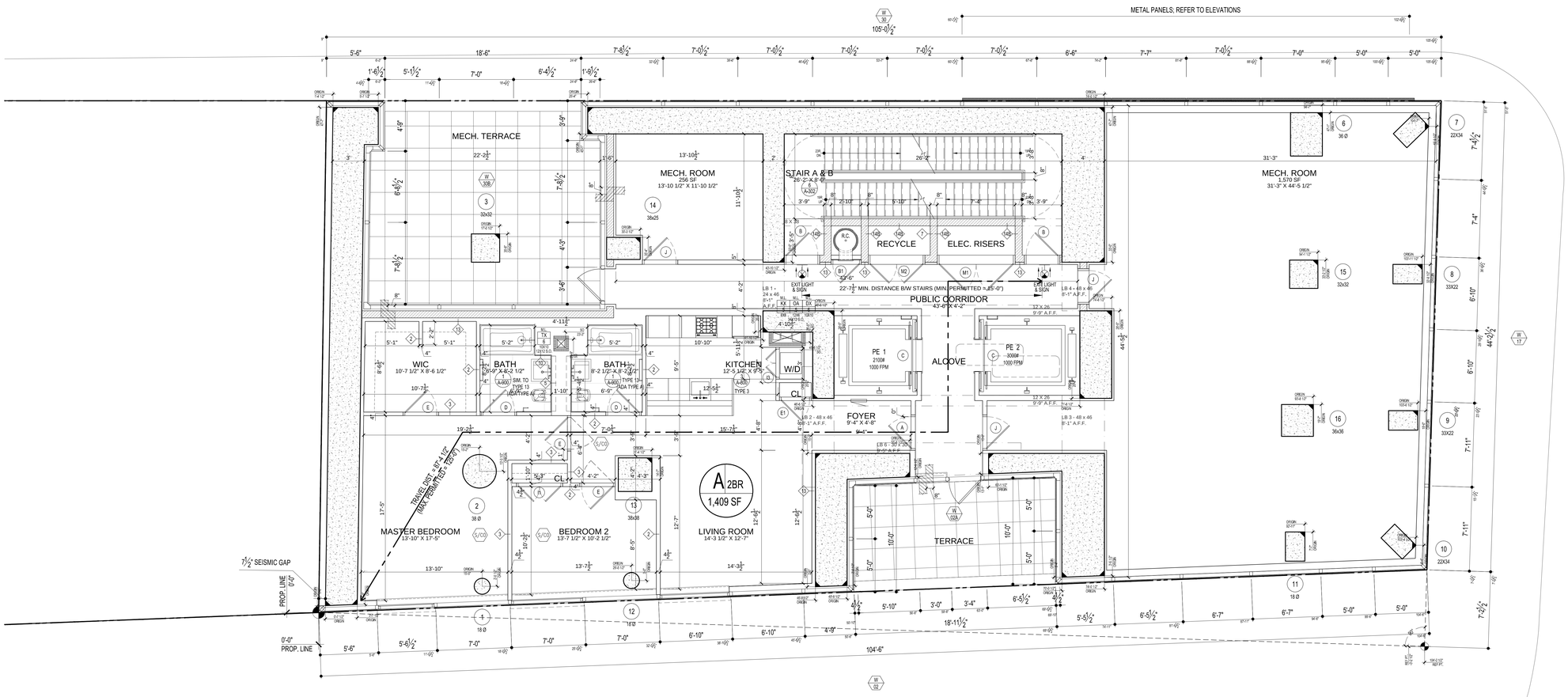
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 5			
MARKETING FLOOR: 6			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
4244 SQ. FT.	1409 SQ. FT.	917 SQ. FT.	33%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

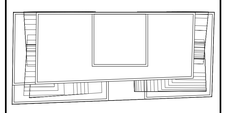
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1409 SQ. FT.	200 SF	8
MECH. ROOM	256 SQ. FT.	300 SF	1
MECH. ROOM	1570 SQ. FT.	300 SF	6
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			15
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL15 PEOPLE (COMPLIES)			

1 5TH FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
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6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

5TH FLOOR PLAN

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT AND ENGINEER

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-105.00

CAD FILE: J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
1BR	2	1	2
2BR	2	1	2
TOTAL	4	1	4

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

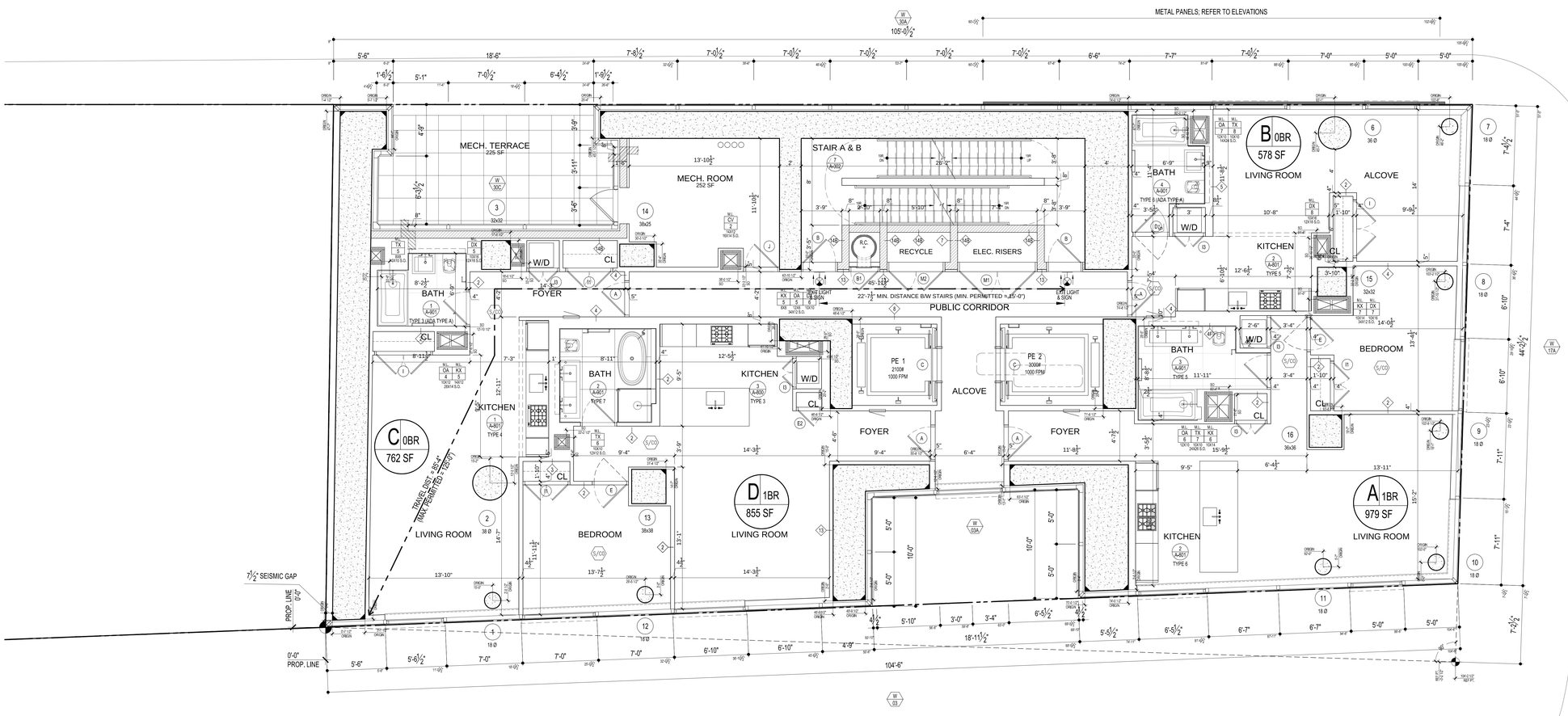
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 6			
MARKETING FLOOR: 7			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
4647 SQ. FT.	3,175 SF	926 SQ. FT.	68%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	762 SQ. FT.	200 SF	4
B	855 SQ. FT.	200 SF	4
C	979 SQ. FT.	200 SF	5
D	578 SQ. FT.	200 SF	3
MECH. ROOM	252 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			17
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL17 PEOPLE (COMPLIES)			

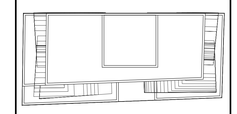
1 6TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
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1	04/25/14	ISSUED: NYC DOB

Client

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1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

6TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ED SELIGSON
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-106.00

CAD FILE: J:\13A25_151 Maiden Lane

2/3 OF 136

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
1BR	2	4	8
2BR	2	4	8
TOTAL	4	4	16

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

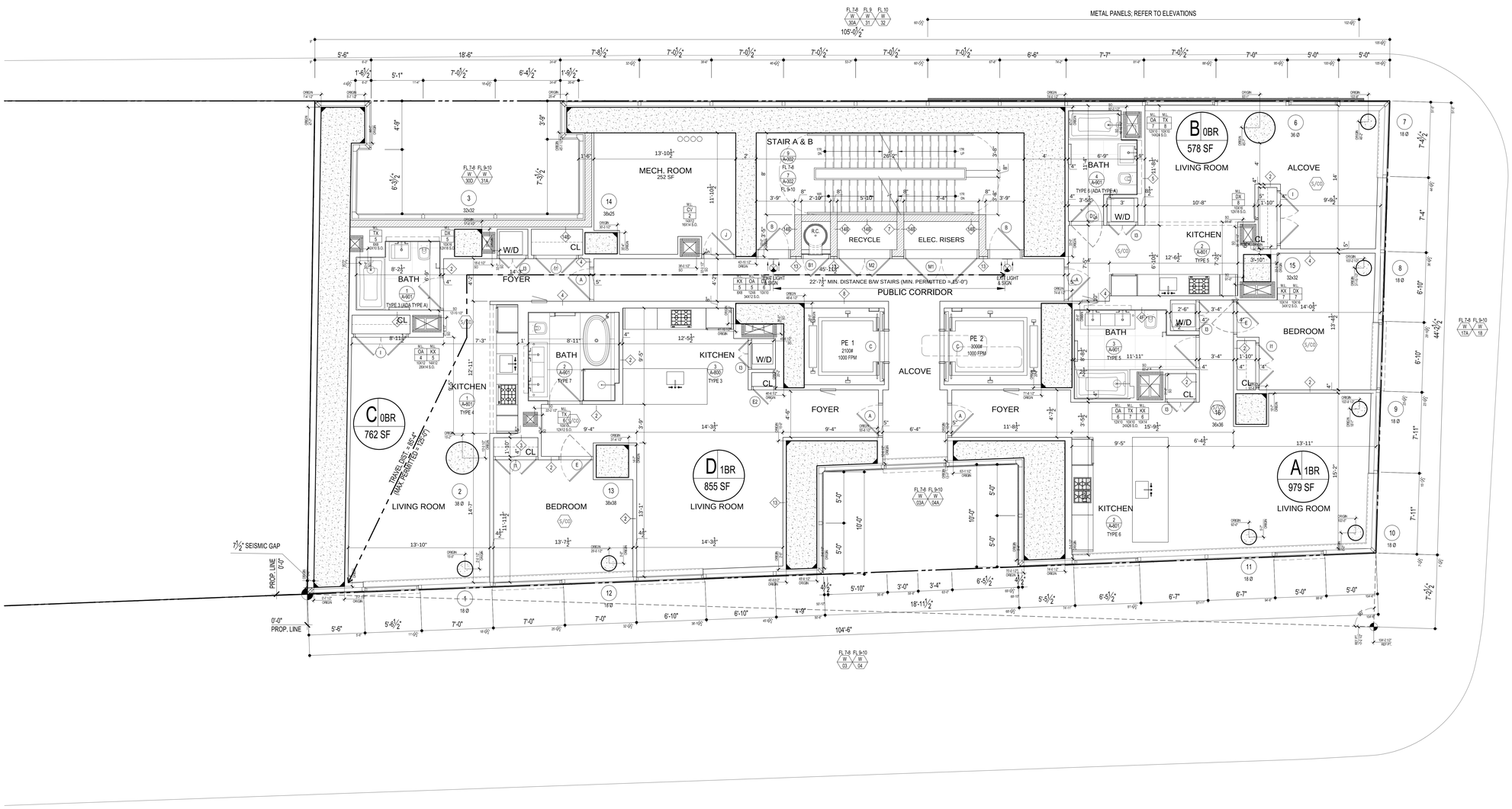
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 7 - 10			
MARKETING FLOOR: 8 - 11			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
4647 SQ. FT.	3,175 SF	926 SQ. FT.	68%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	762 SQ. FT.	200 SF	4
B	855 SQ. FT.	200 SF	4
C	979 SQ. FT.	200 SF	5
D	578 SQ. FT.	200 SF	3
MECH. ROOM	252 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			17
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL17 PEOPLE (COMPLIES)			

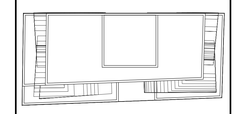
1 7TH - 10TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

7TH - 10TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ROLAND W. SEIDLER
STATE OF NEW YORK
No. 023563

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-107.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number E500180031 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

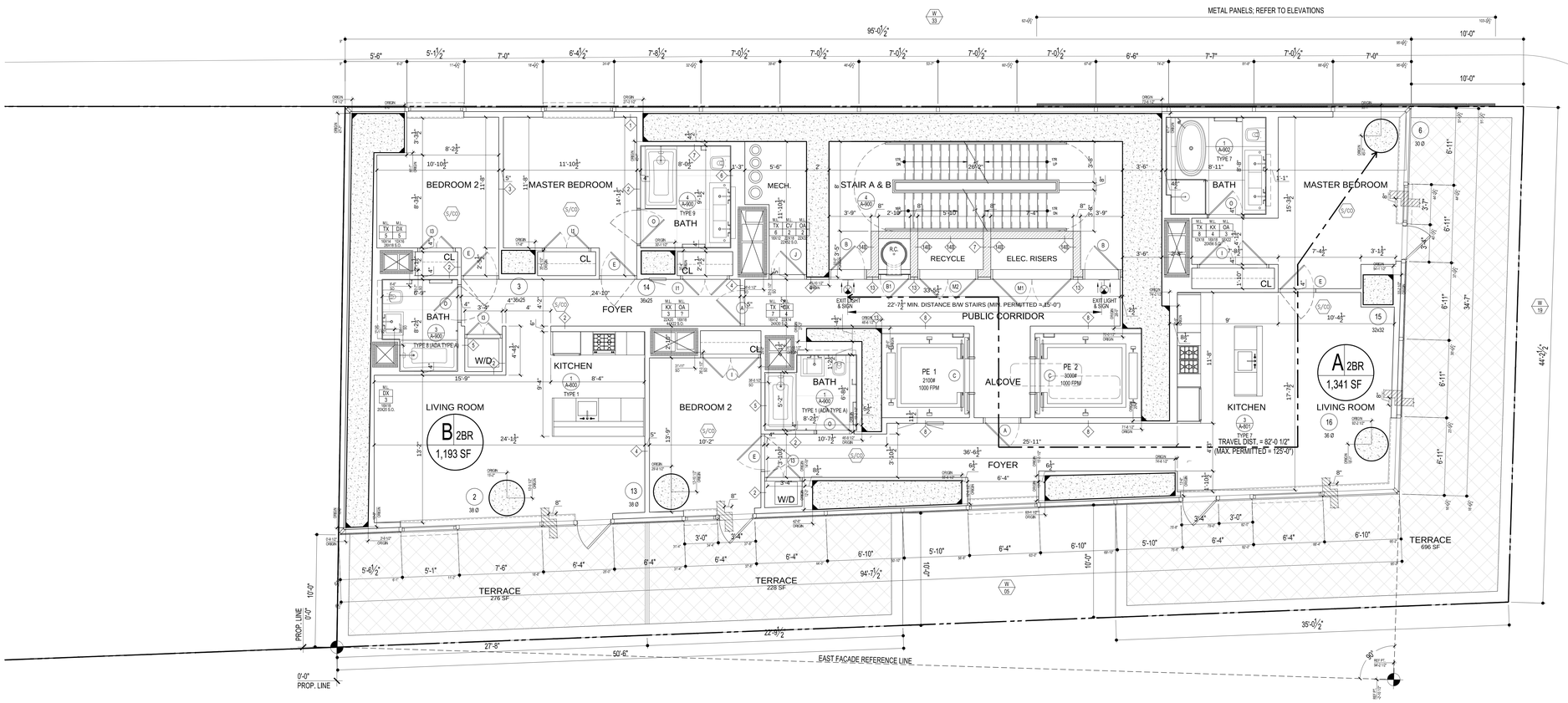
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 11			
MARKETING FLOOR: 12			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

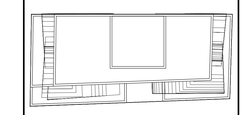
1 11TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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1251 Avenue of the Americas
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE
11TH FLOOR PLAN
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSEPH P. FITZPATRICK STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-108.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number E5723305159 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

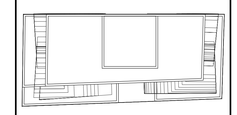
3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 12
MARKETING FLOOR: 14

GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

NOTES



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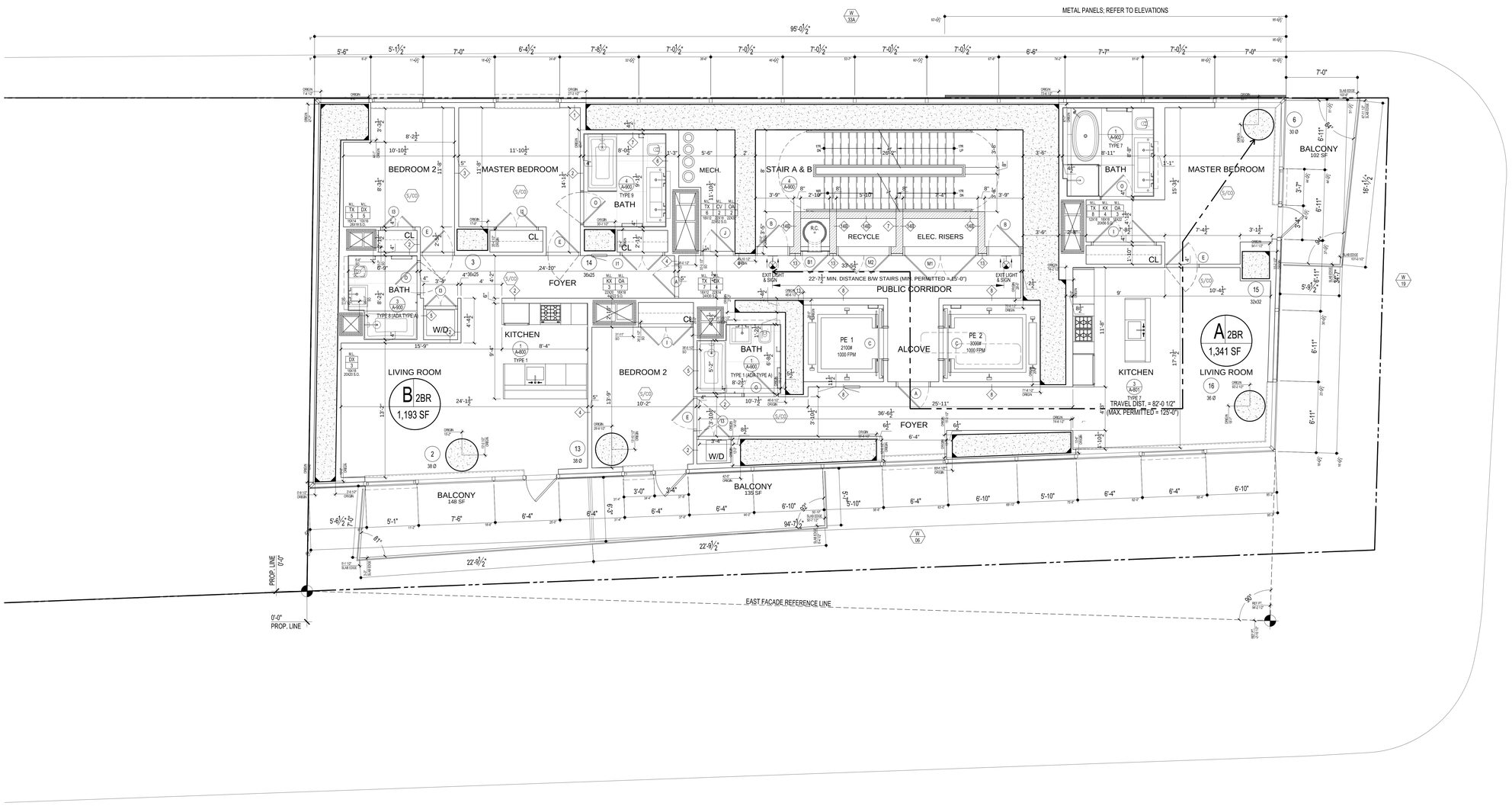
KEY PLAN

FLETCHER STREET



MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 12TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

12TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSEPH P. FITZPATRICK
No. 022890
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-109.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 421858480 Job Number E522748733 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

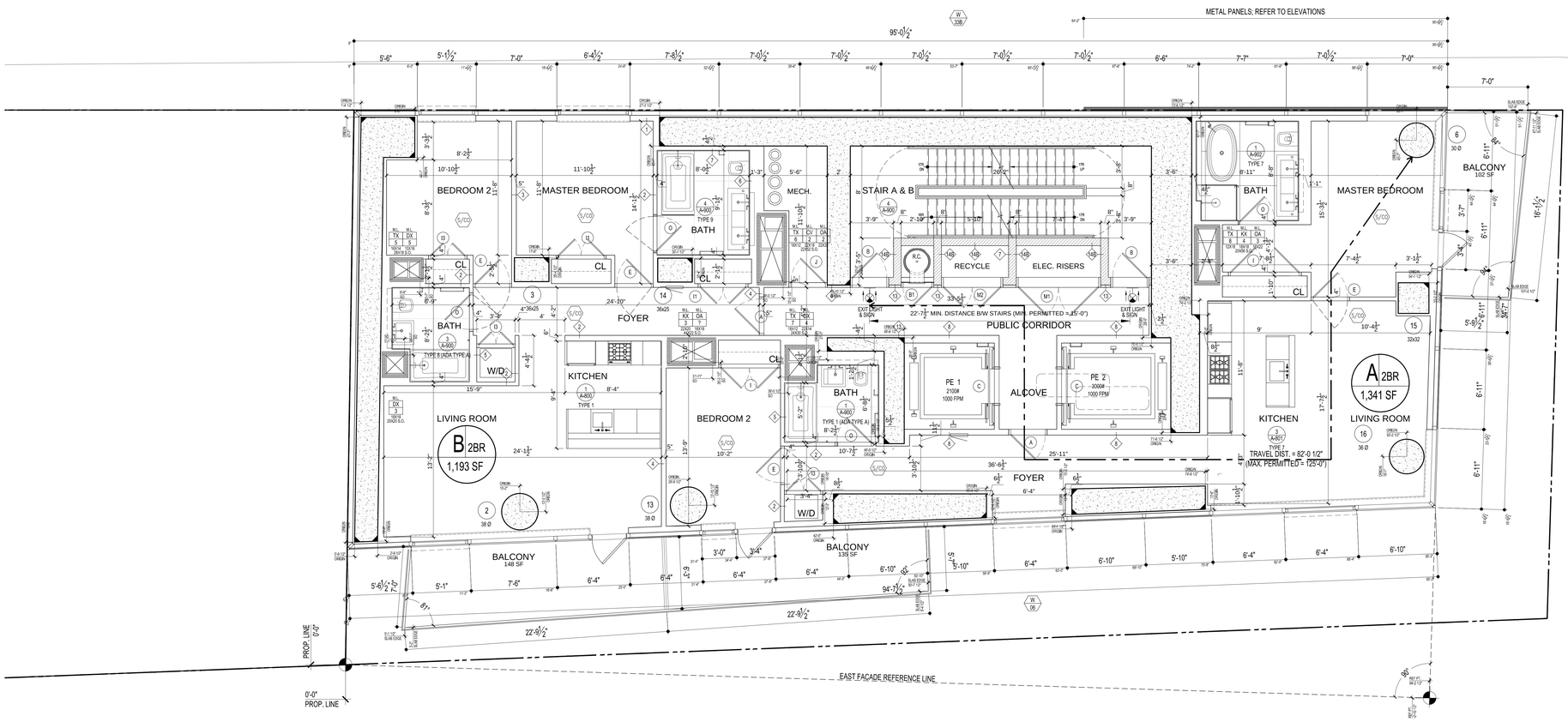
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 13			
MARKETING FLOOR: 15			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

FLETCHER STREET



MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

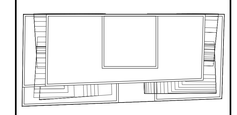
1 13TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

13TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHRISTOPHER J. WEBER
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-110.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number E302134304 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

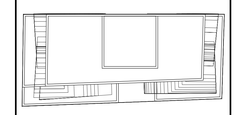
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 14			
MARKETING FLOOR: 16			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

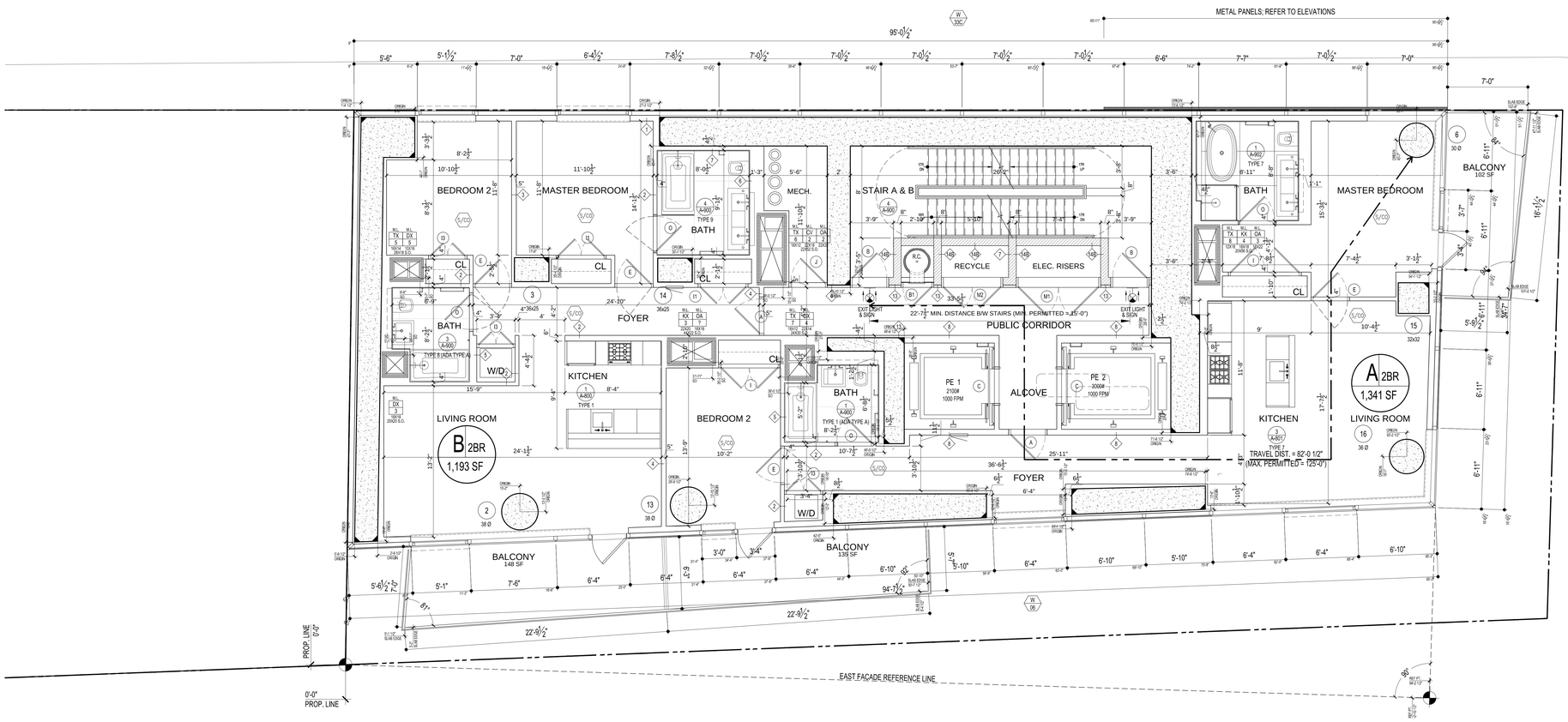
NOTES



N

KEY PLAN

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 14TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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1251 Avenue of the Americas
New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

14TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOHN C. HILLER
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-111.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

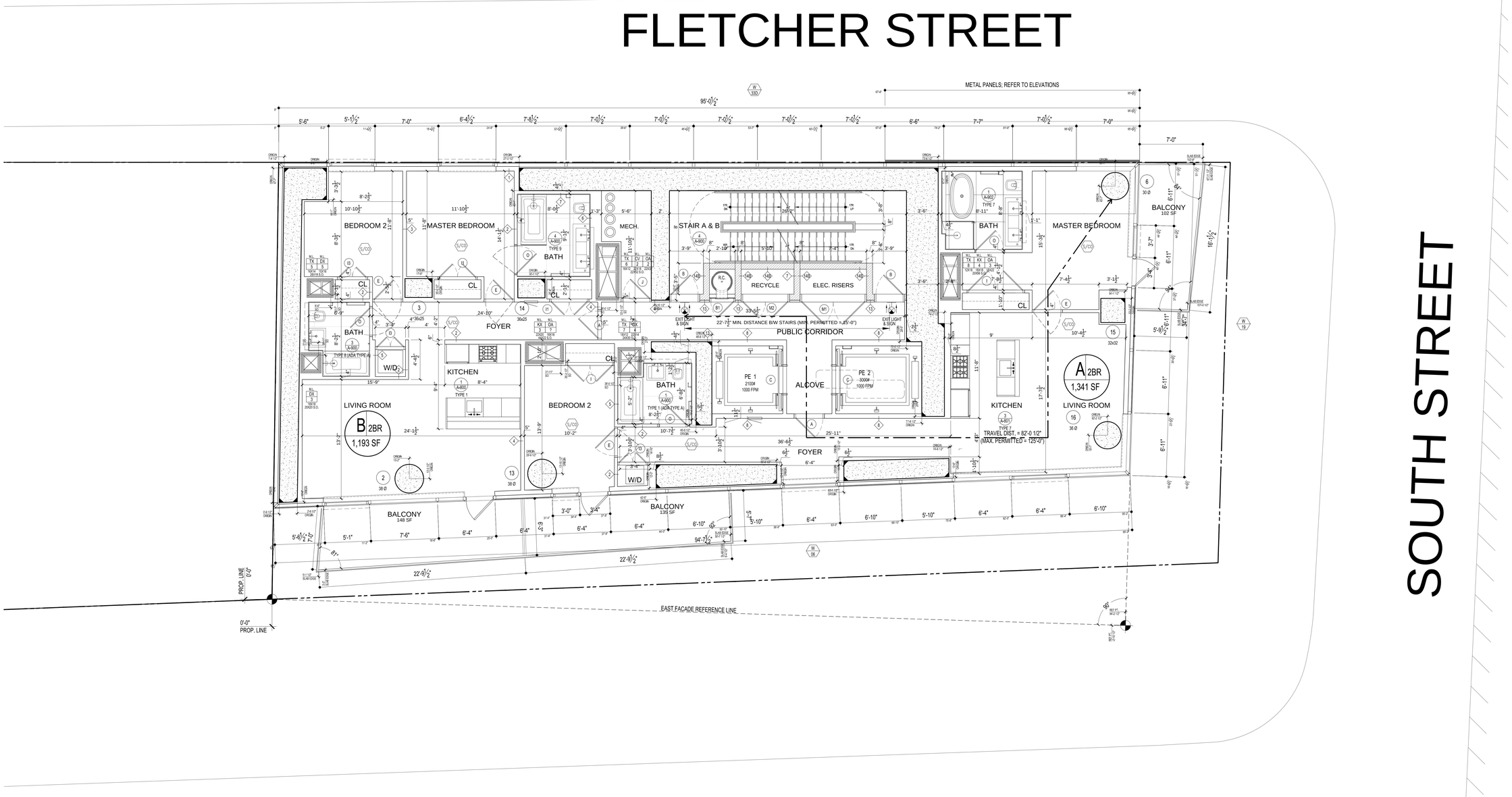
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 15
MARKETING FLOOR: 17

GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%



EGRESS CALCULATIONS

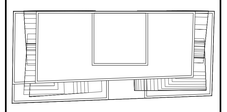
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 15TH FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
15TH FLOOR PLAN
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
STEPHEN HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-112.00
CAD FILE: J:\13A25_151 Maiden Lane
29 OF 136

DEPT OF BLDGS 121854960 Job Number E366671310 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

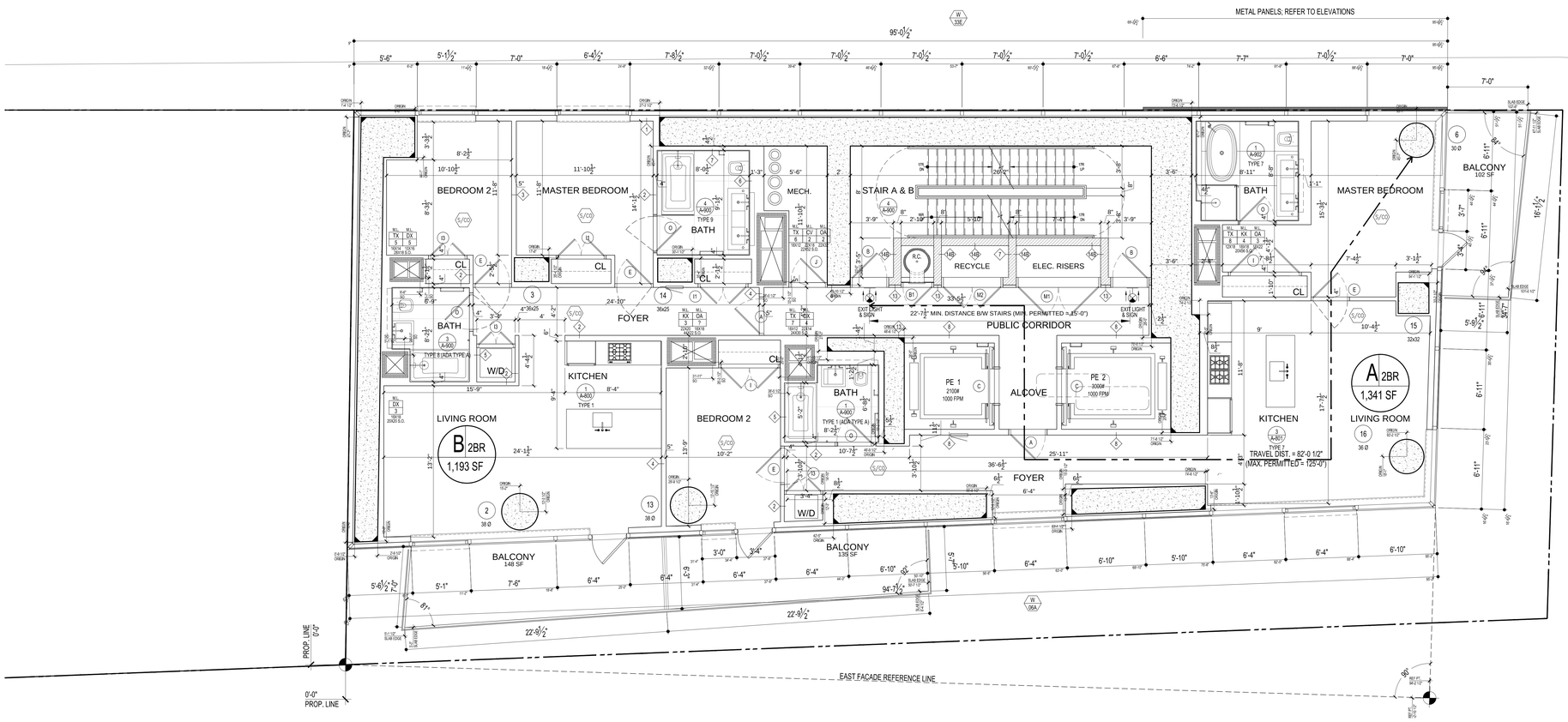
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 16			
MARKETING FLOOR: 18			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
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(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

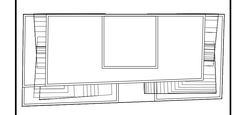
1 16TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

No.	Date	Revision
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6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

16TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSEPH P. FITZPATRICK
No. 022890
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-113.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121195460 Job Number E3362050026 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

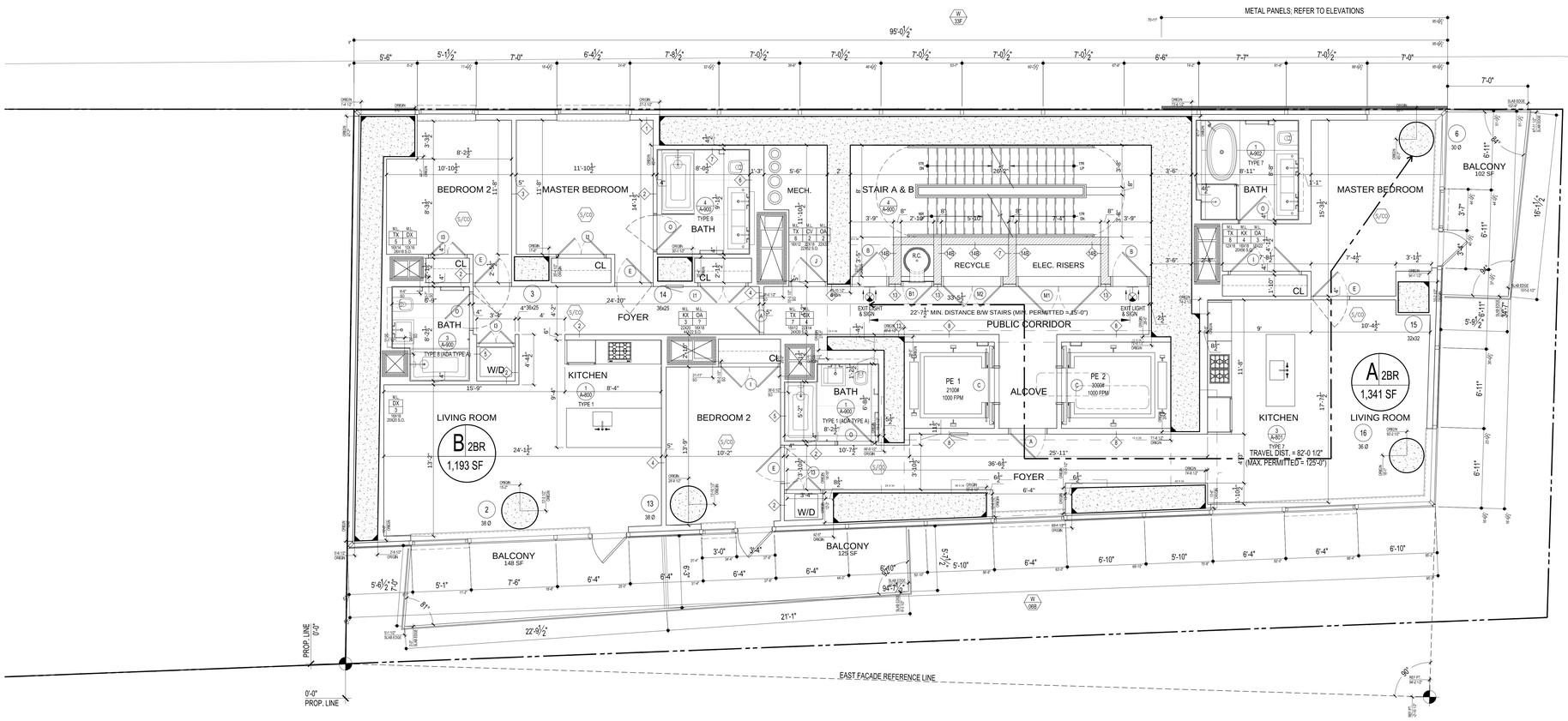
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 17			
MARKETING FLOOR: 19			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

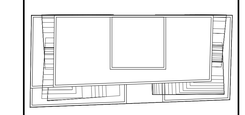
1 17TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

17TH FLOOR PLAN

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT
JOSEPH P. FITZPATRICK
No. 026876
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-114.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number B307320506 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

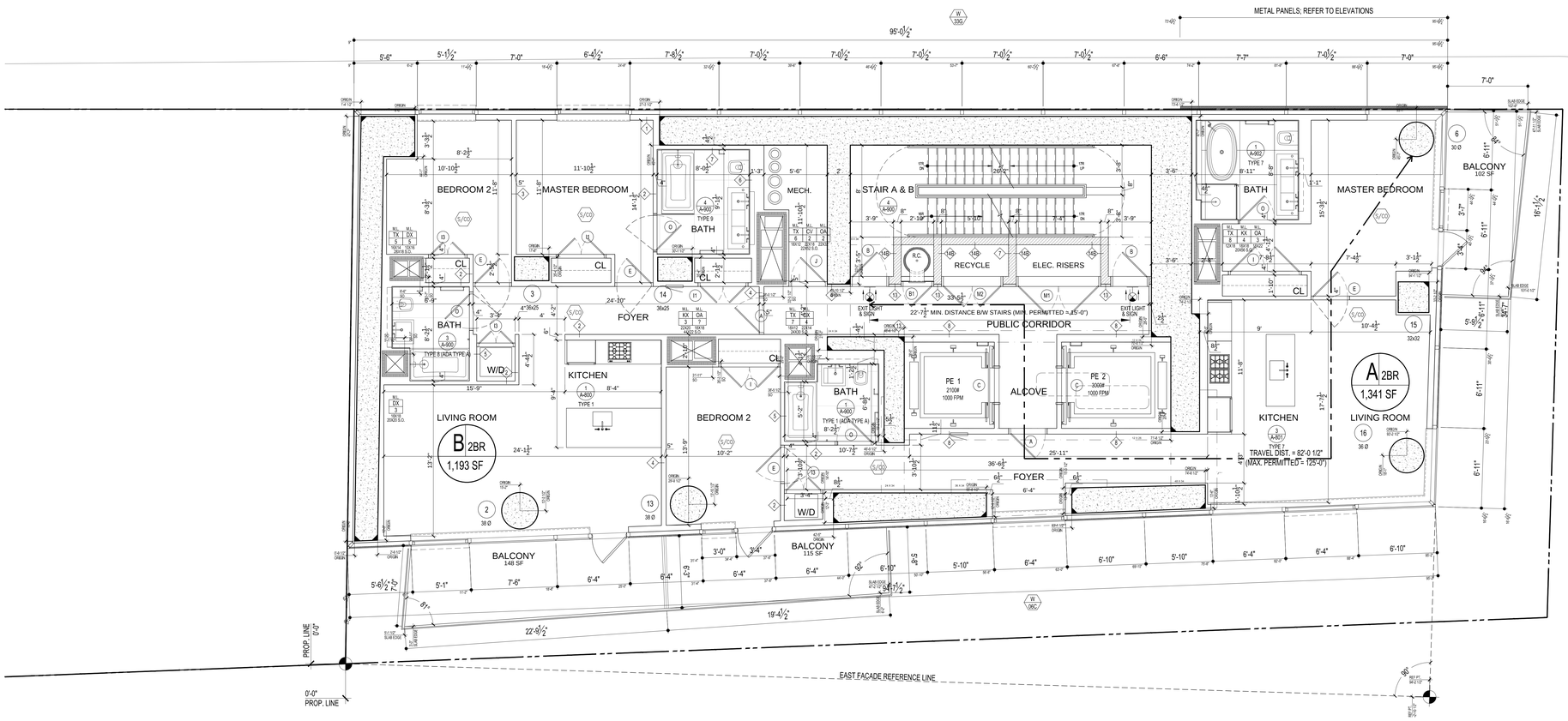
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 18			
MARKETING FLOOR: 20			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

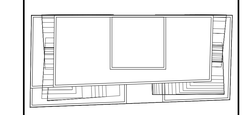
1 18TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

18TH FLOOR PLAN

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT
JOEL GOLDSTEIN
STATE OF NEW YORK
No. 026876
JAN 6, 2014

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-115.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number E290506304M6 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

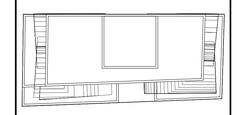
3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 19
MARKETING FLOOR: 21

GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

NOTES



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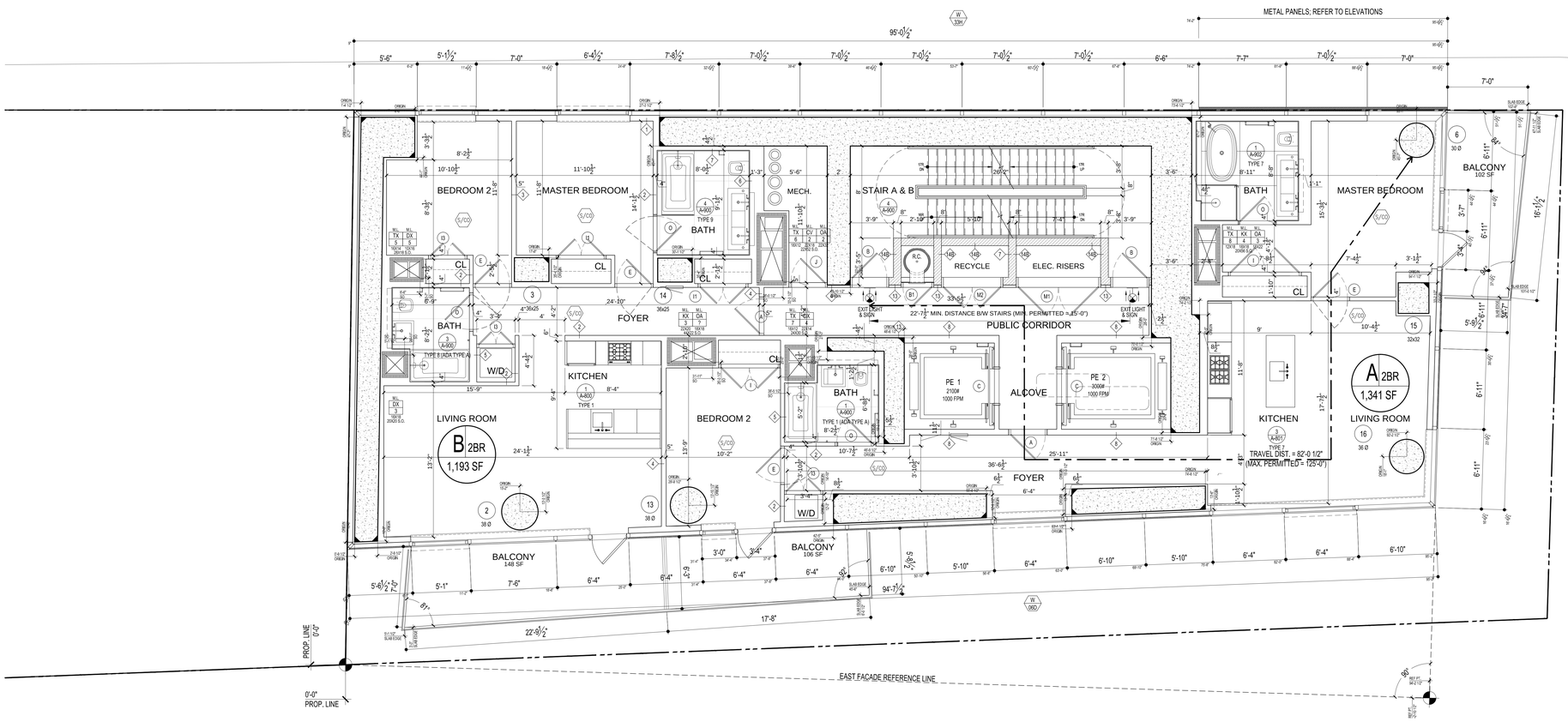
KEY PLAN

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 19TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

19TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH P. FITZPATRICK STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-116.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number E375599715S Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

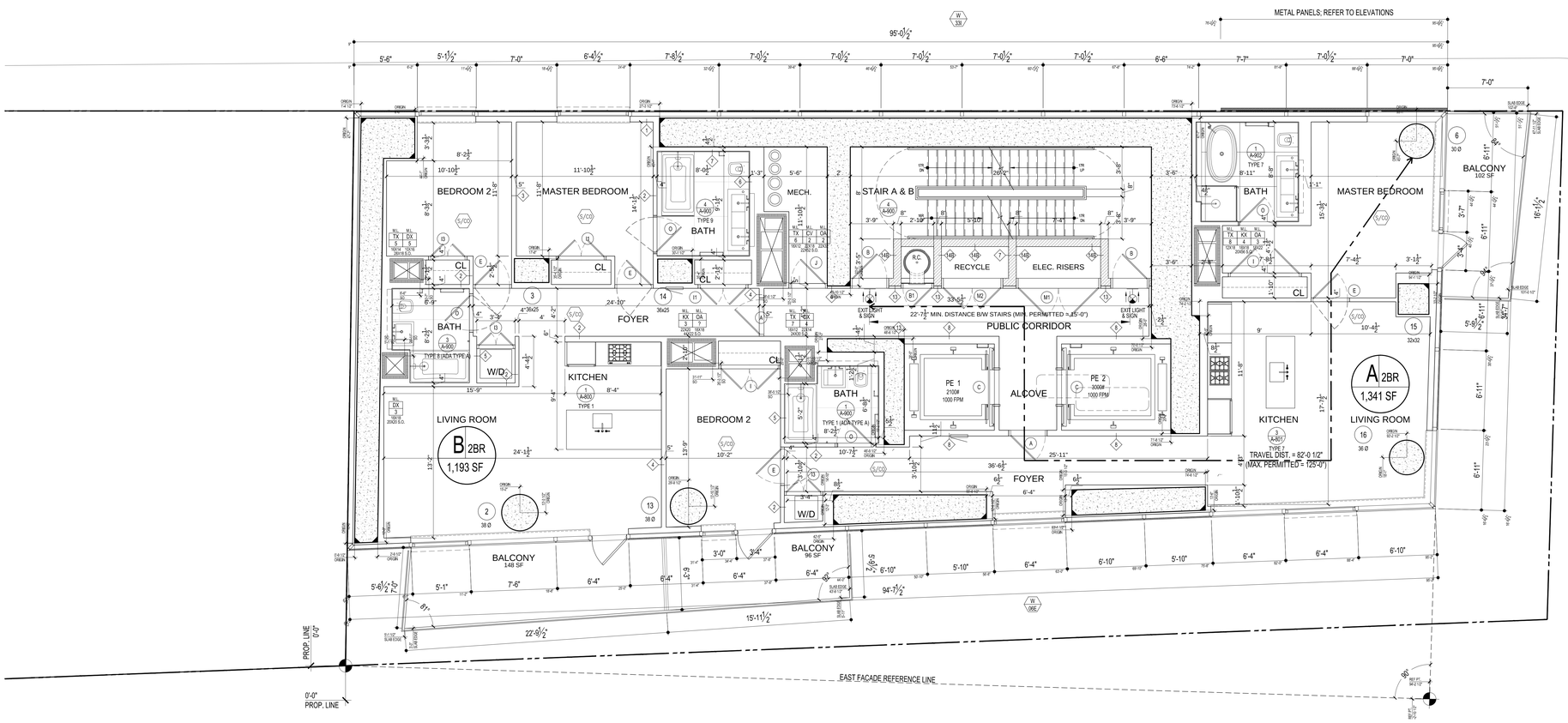
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 20			
MARKETING FLOOR: 22			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

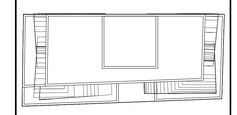
1 20TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

20TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH P. FITZPATRICK STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-117.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854900 Job Number
E302126356579 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

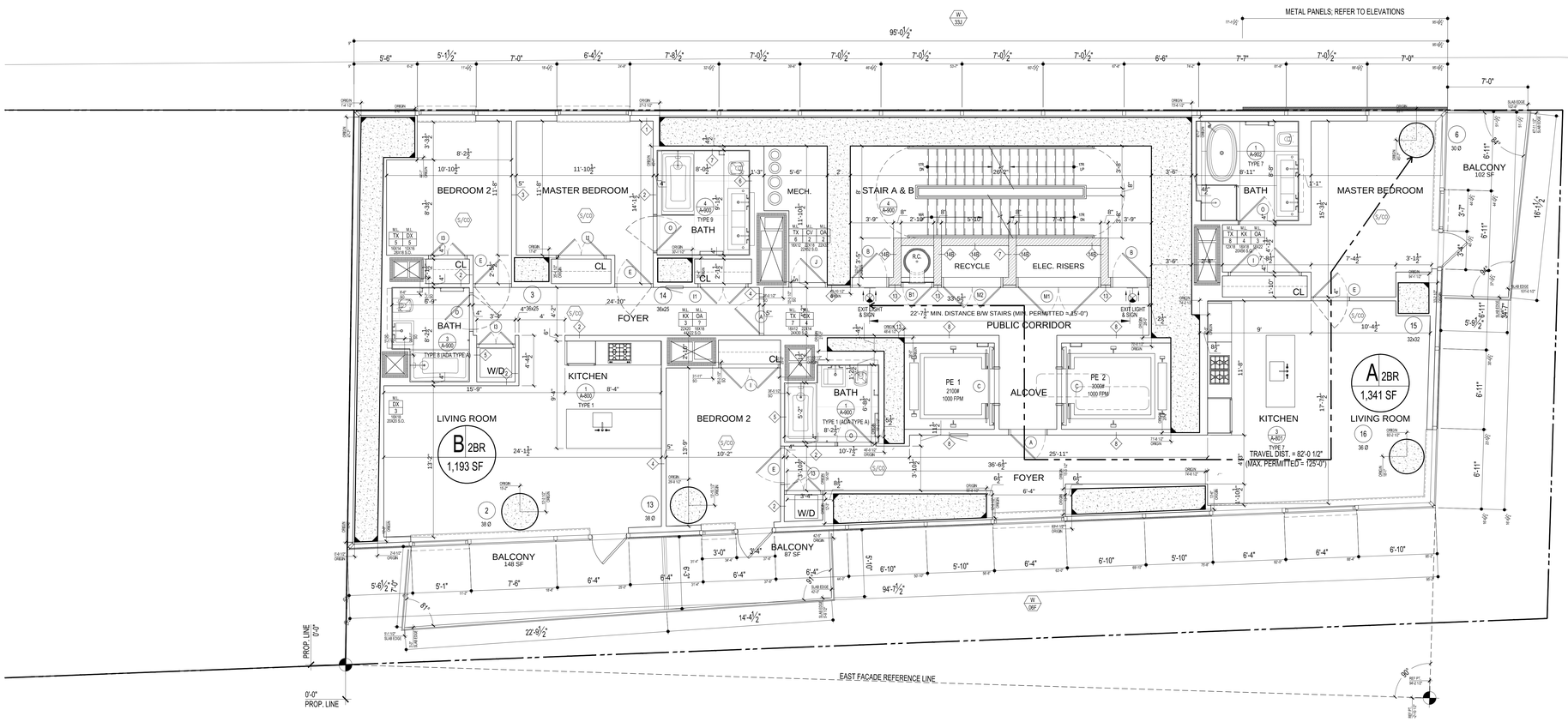
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 21			
MARKETING FLOOR: 23			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

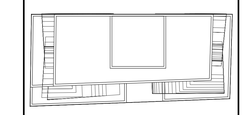
1 21ST FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

21ST FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT STEPHEN B. JACOBS 011292 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-118.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 421854960 Job Number E362621229D Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

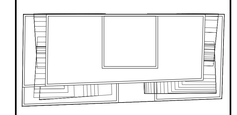
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 22			
MARKETING FLOOR: 24			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

NOTES



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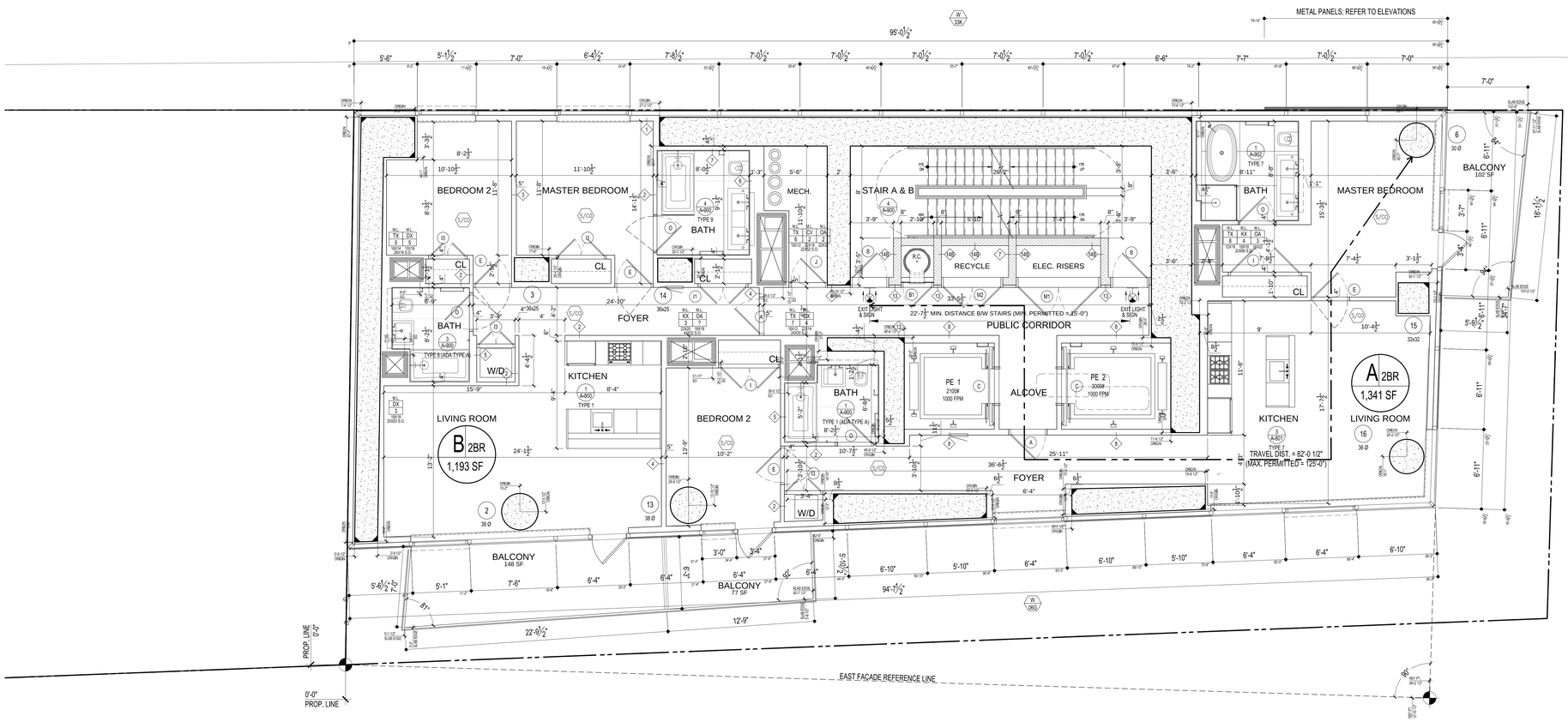
KEY PLAN

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 22ND FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

22ND FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEPHEN B. JACOBS
029027
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-119.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

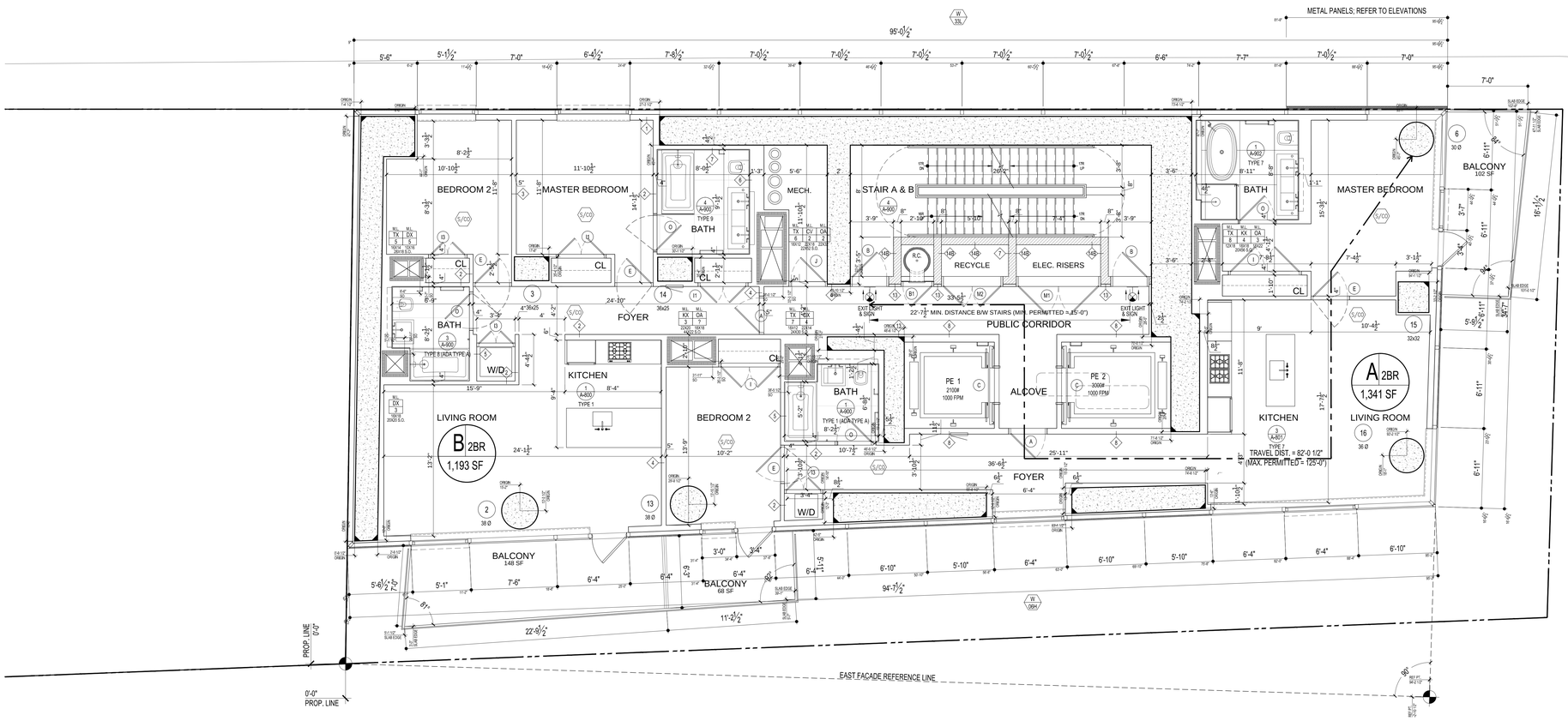
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 23			
MARKETING FLOOR: 25			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

FLETCHER STREET



MAIDEN LANE

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 23RD FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES

KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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45 Main Street, Suite 800
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1251 Avenue of the Americas
New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

23RD FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEPHEN B. JACOBS
029027
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-120.00

CAD FILE J:\13A25_151 Maiden Lane

37 OF 136

DEPT OF BLDGS 121856400 Job Number E311230572 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	2	1	2
TOTAL	2	1	2

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

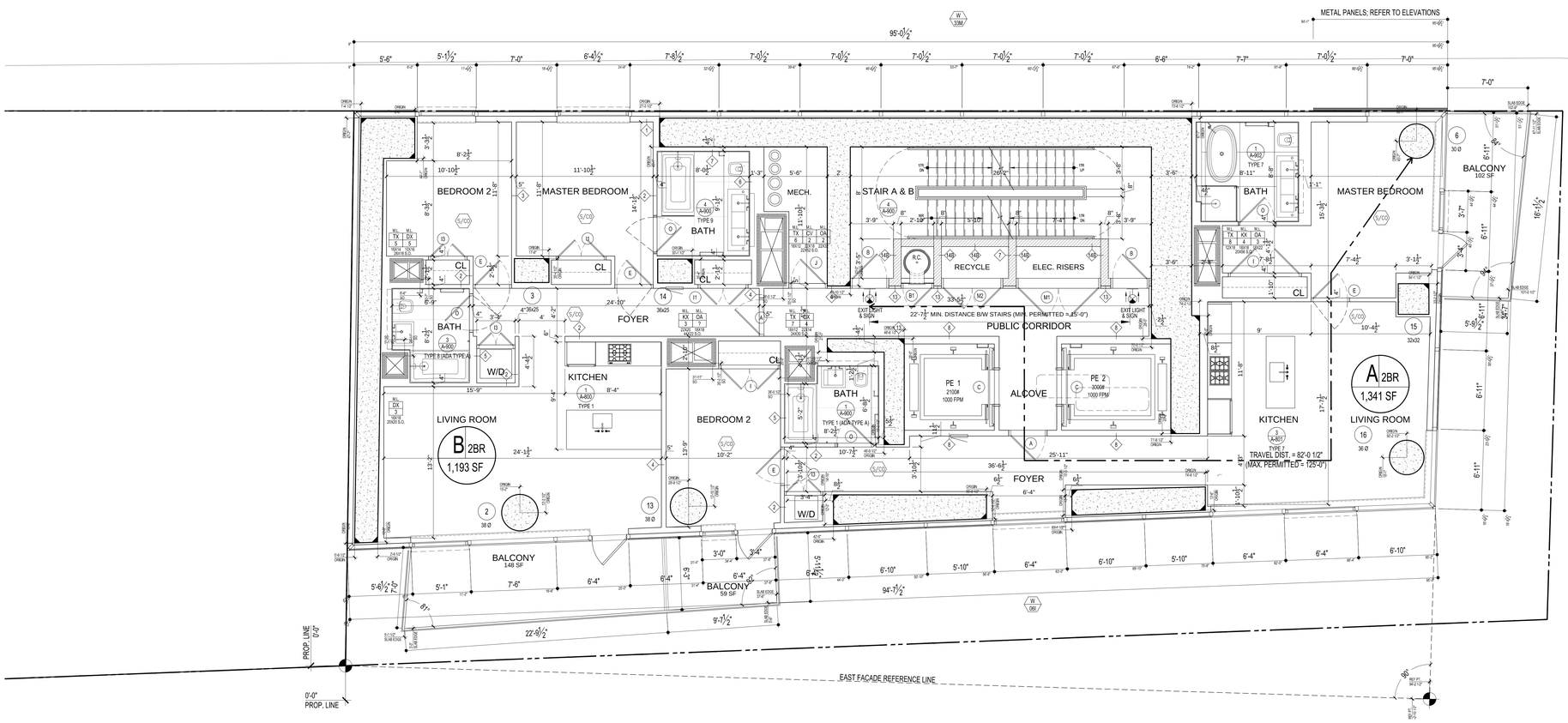
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 24			
MARKETING FLOOR: 26			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3447 SQ. FT.	2534 SQ. FT.	804 SQ. FT.	74%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1193 SQ. FT.	200 SF	6
B	1341 SQ. FT.	200 SF	7
MECH. ROOM	108 SQ. FT.	300 SF	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

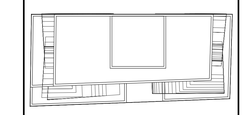
1 24TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

24TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHRISTOPHER J. WITT
STATE OF NEW YORK

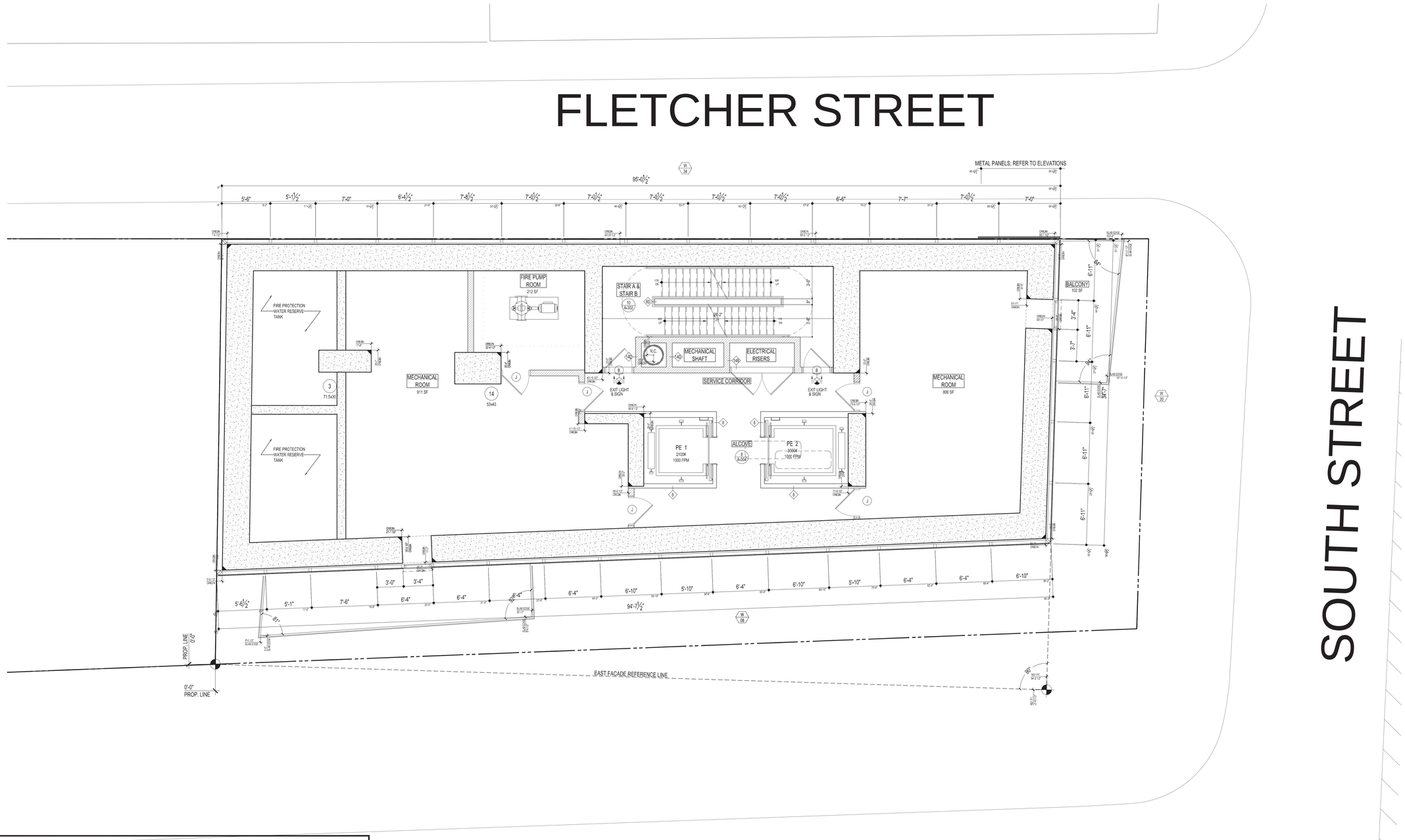
DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-121.00

CAD FILE J:\13A25_151 Maiden Lane

25TH FLOOR: 3,447 SF

NOTES

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN FLOOD HAZARD ZONE.



EGRESS CALCULATION			
ROOM	NET AREA	NET AREA PER OCC.	TOTAL OCC.
MECHANICAL ROOM	911 SF	300 SF	4 OCC.
MECHANICAL ROOM	806 SF	300 SF	3 OCC.
FIRE PUMP ROOM	212 SF	300 SF	1 OCC.
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			8 OCC.

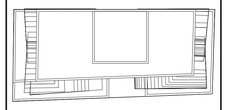
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL 300 PEOPLE. (COMPLIES.)

1 25TH FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

25TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-122.00
DWG NO.

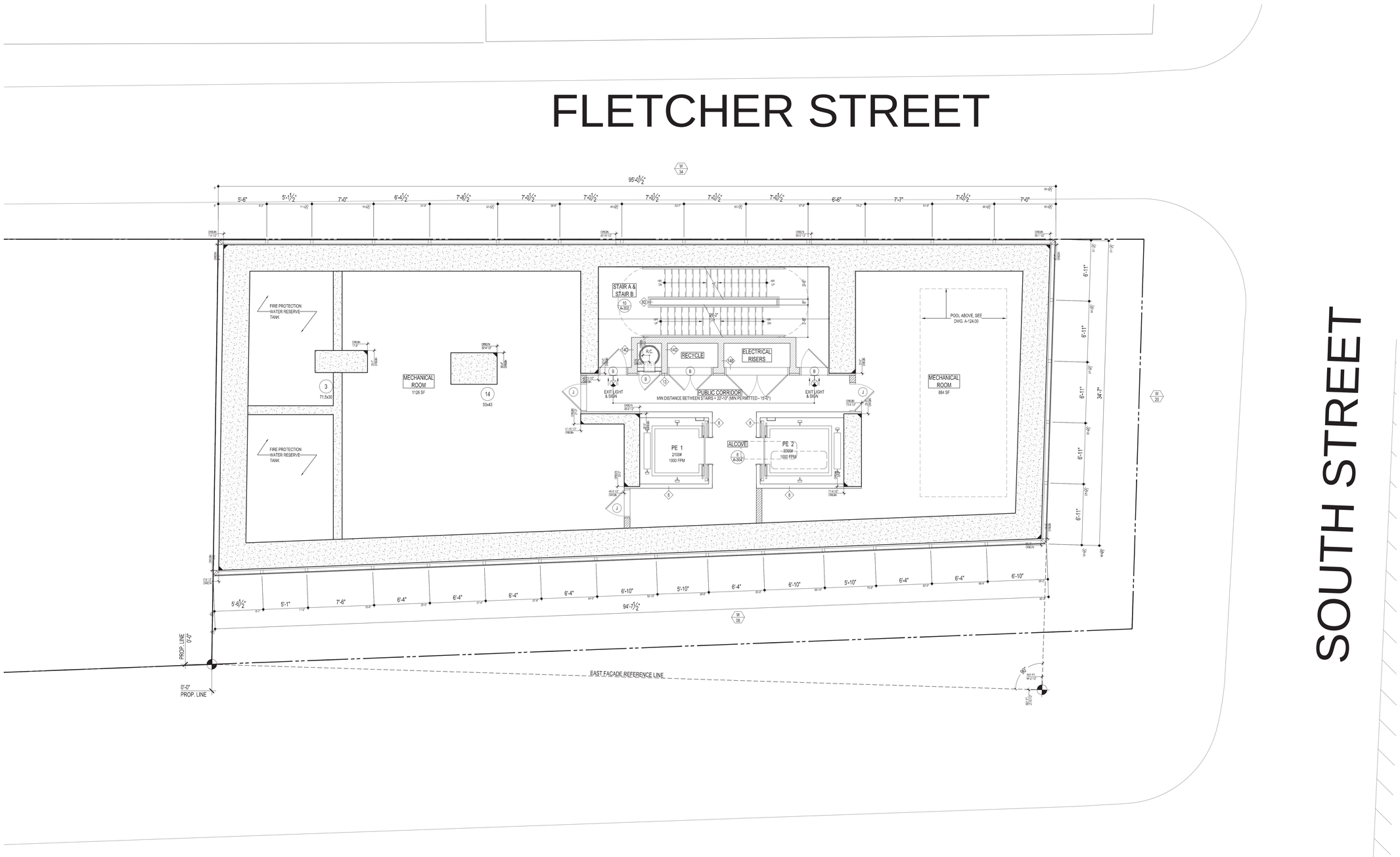
CADFILE: J:\13A25_151 Maiden Lane

25TH FLOOR: 3,447 SF

NOTES

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATED IN FLOOD HAZARD ZONE.



EGRESS CALCULATION			
ROOM	NET AREA	NET AREA PER OCC.	TOTAL OCC.
MECHANICAL MEZZANINE	540 SF	300 SF	2 OCC.
POOL MECHANICAL ROOM	901 SF	300 SF	3 OCC.
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			8 OCC.

(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL 300 PEOPLE. (COMPLIES.)

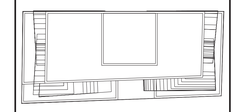
1 25TH FLOOR MEZZANINE PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BISCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

25TH FLOOR MEZZANINE PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JO STAPPER HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-123.00

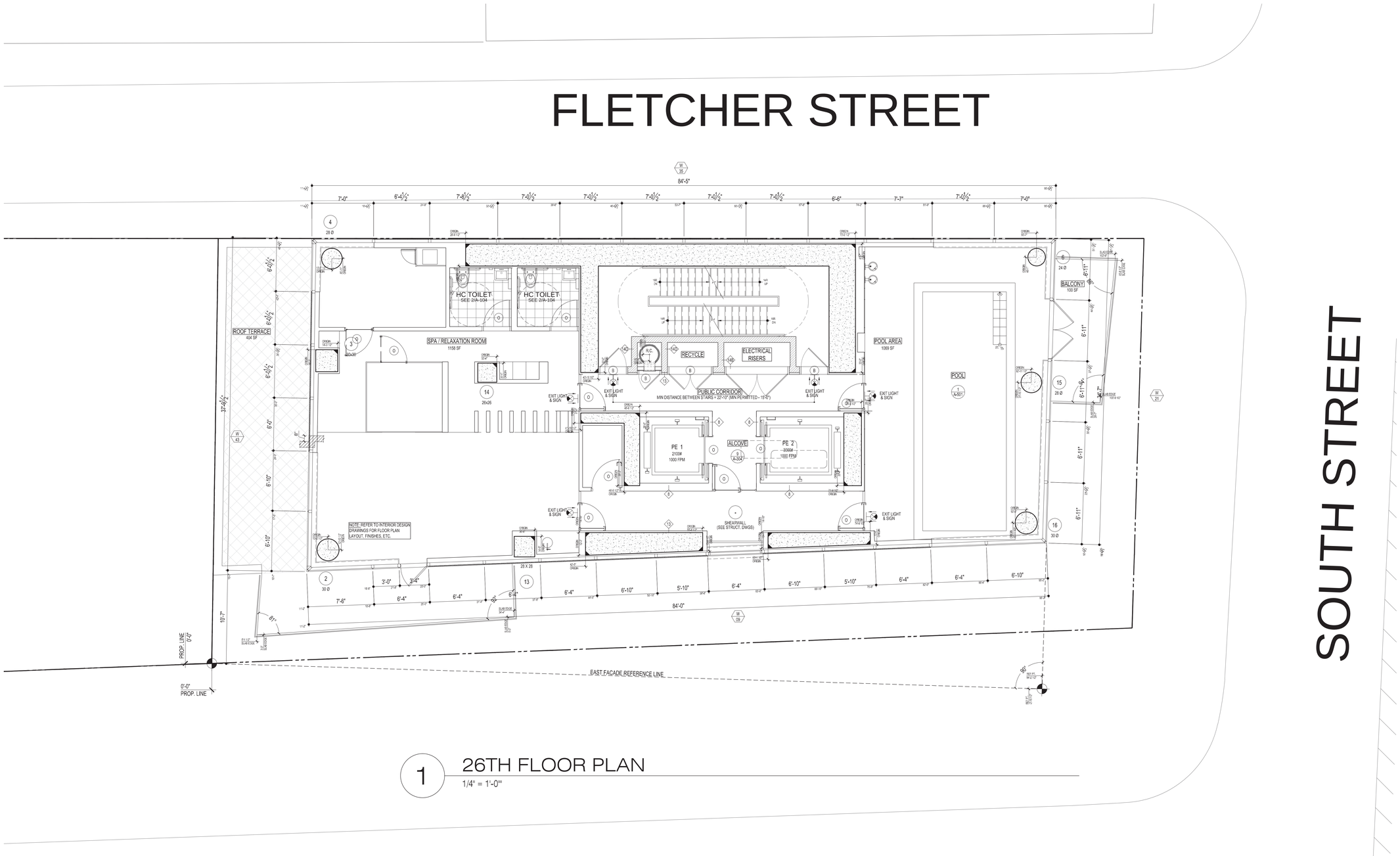
CAD FILE: J:\13A25_151 Maiden Lane

26TH FLOOR: 3,043 SF

NOTES

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATED IN FLOOD HAZARD ZONE.



1 26TH FLOOR PLAN
1/4" = 1'-0"

EGRESS CALCULATION			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
SPA	1158 SF	15 SF	78 OCC.
POOL	1069 SF	50 SF	22 OCC.
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			100 OCC.

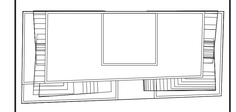
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL 300 PEOPLE. (COMPLIES.)

* 1 WATER CLOSET REQUIRED FOR EVERY 50 PEOPLE AS PER B.C. TABLE 403.1.
100 / 50 = 2 WATER CLOSETS PROVIDED (COMPLIES).

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

26TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAVID STEPHEN HILL
STATE OF NEW YORK
No. 30259

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-124.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number E5F20G4M91 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

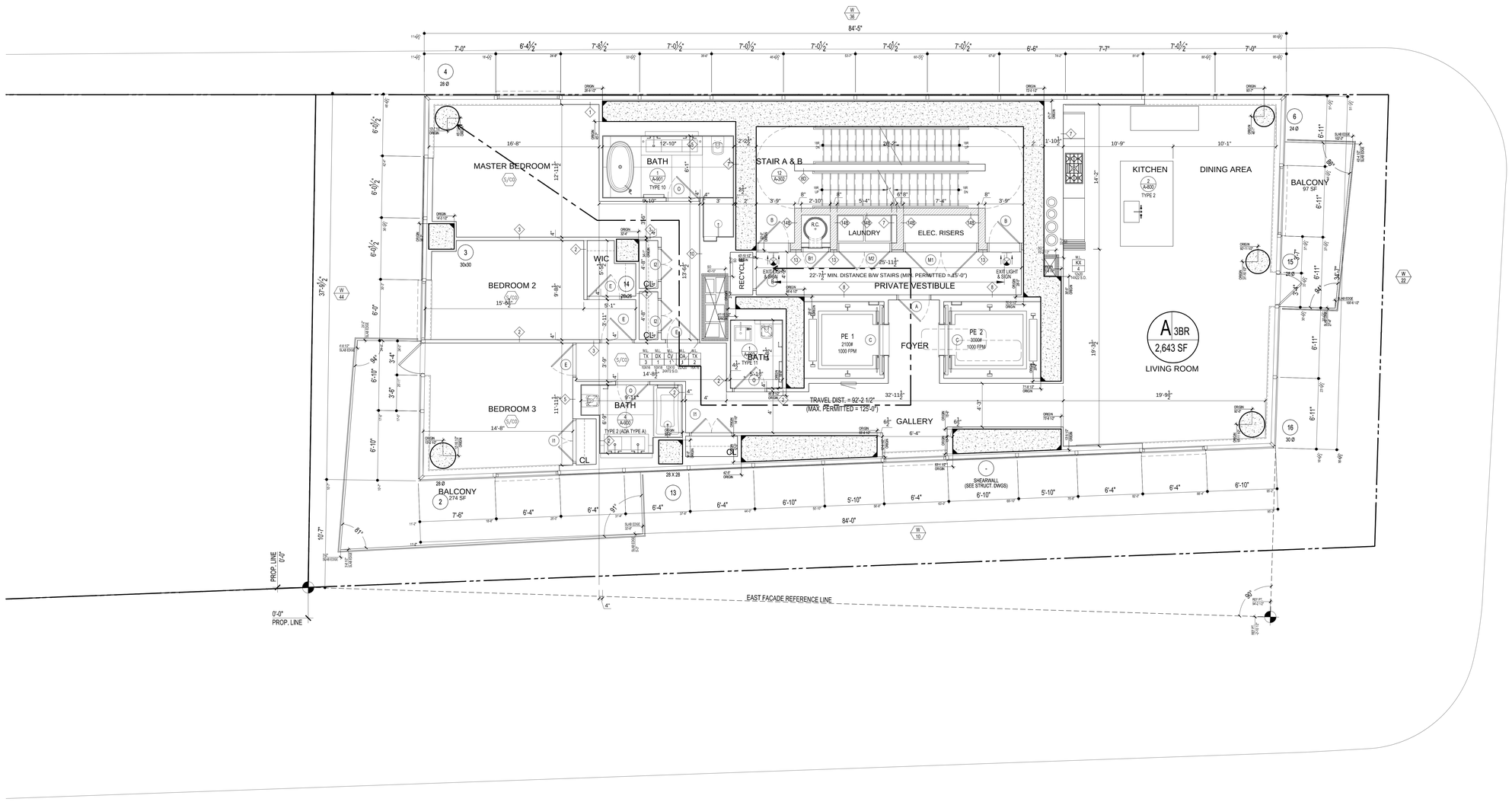
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 27			
MARKETING FLOOR: 29			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%



EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

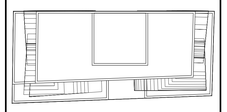
1 27TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

FORTIS Property Group, LLC
45 Main Street, Suite 800
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

27TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT CHRISTOPHER J. WEBB STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-125.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number E3070952305 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

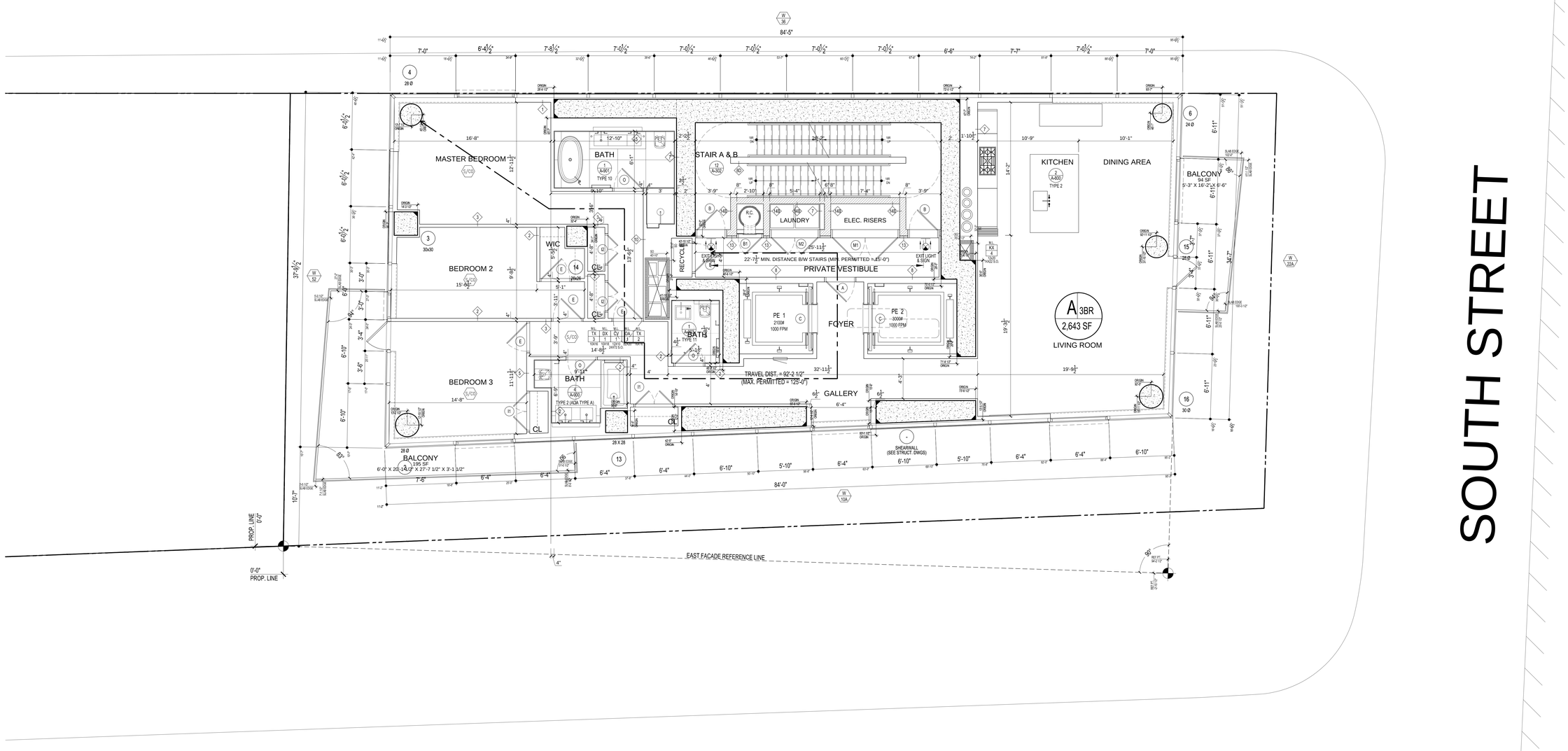
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 28			
MARKETING FLOOR: 30			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%



EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

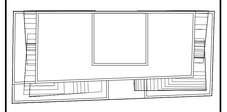
1 28TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
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4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

28TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT CHRISTOPHER J. WEST STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-126.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

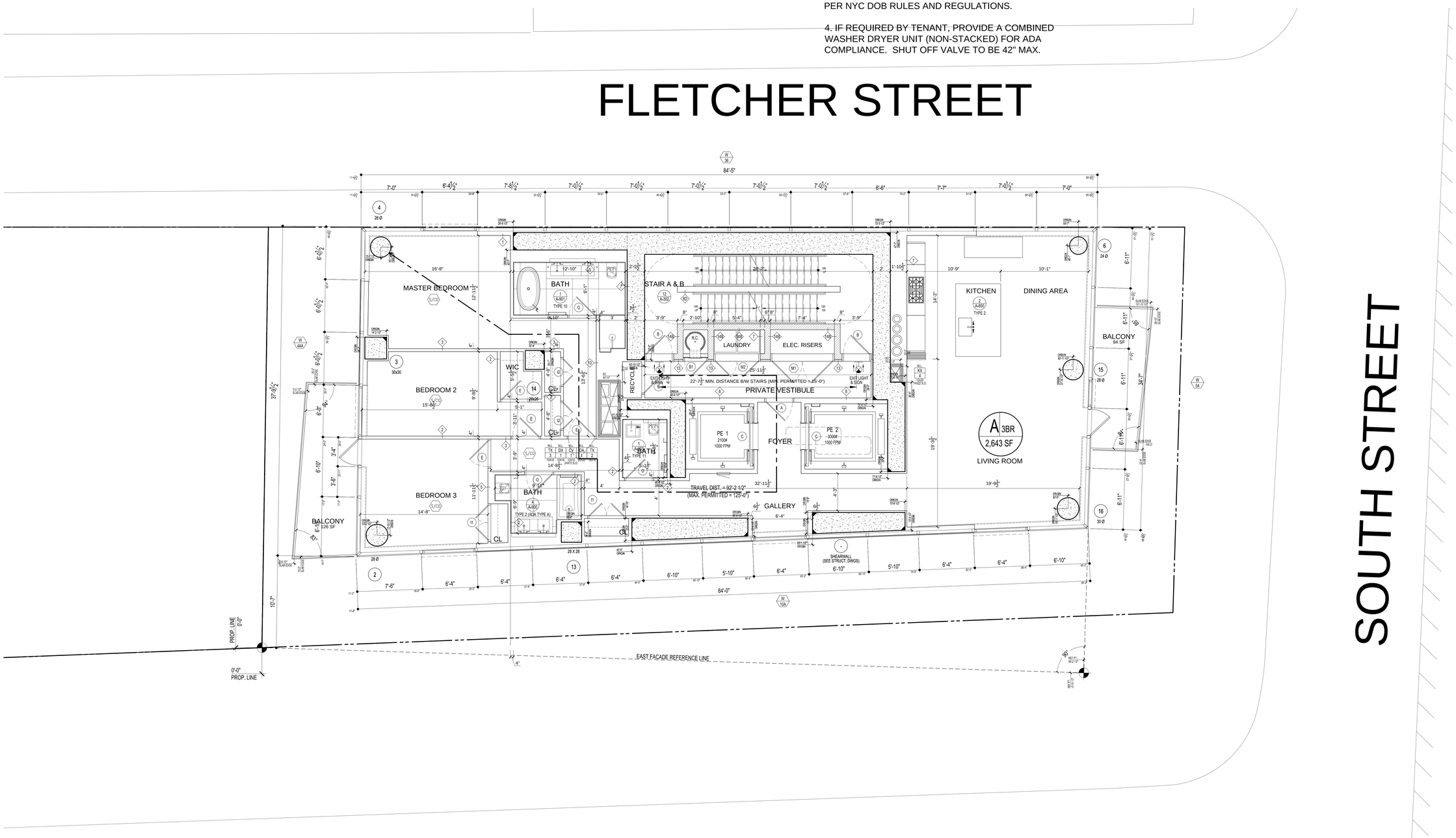
NOTES:
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 29			
MARKETING FLOOR: 31			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%



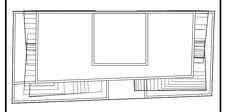
EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 29TH FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE
29TH FLOOR PLAN
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-127.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
44 OF 136

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

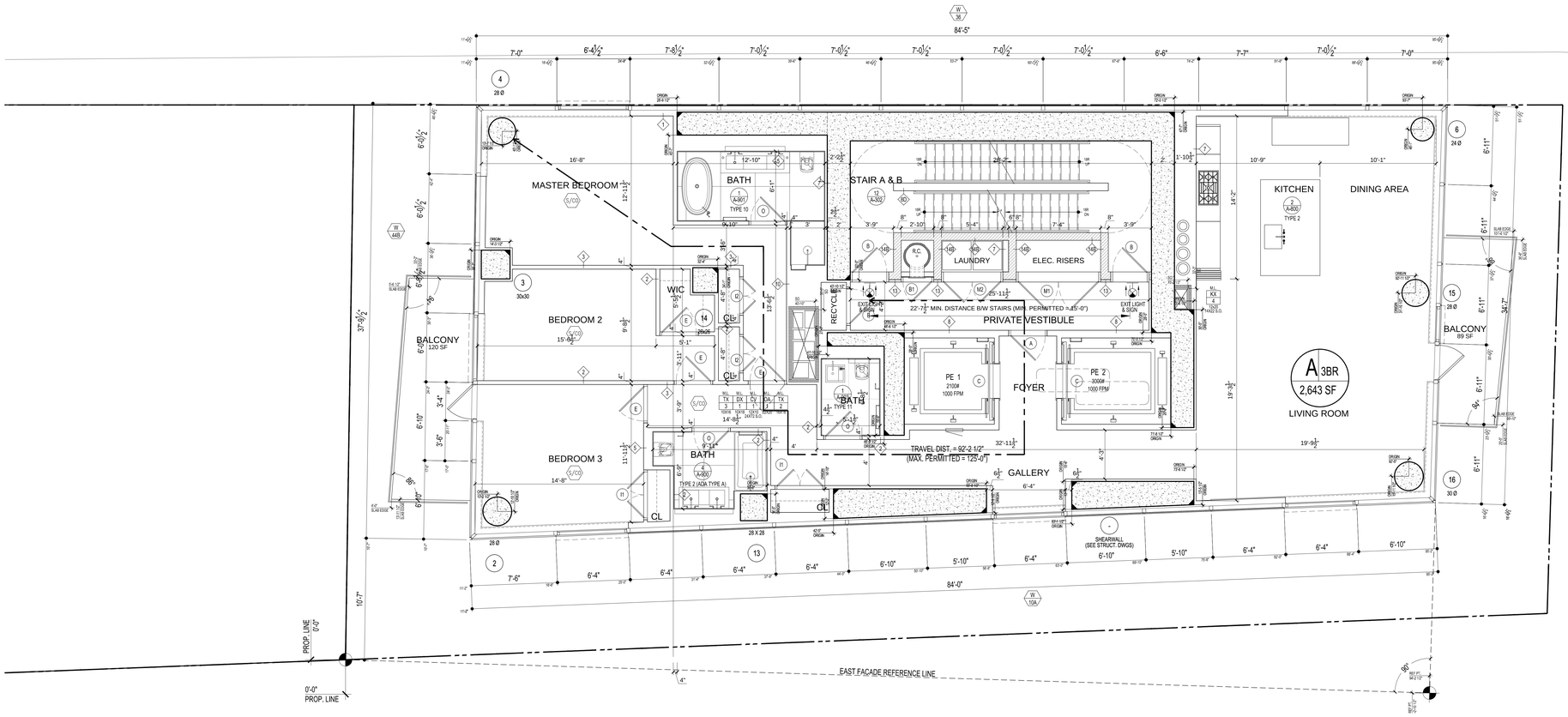
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 30			
MARKETING FLOOR: 32			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

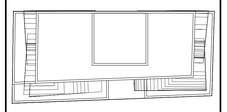
1 30TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

30TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSEPH C. HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-128.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

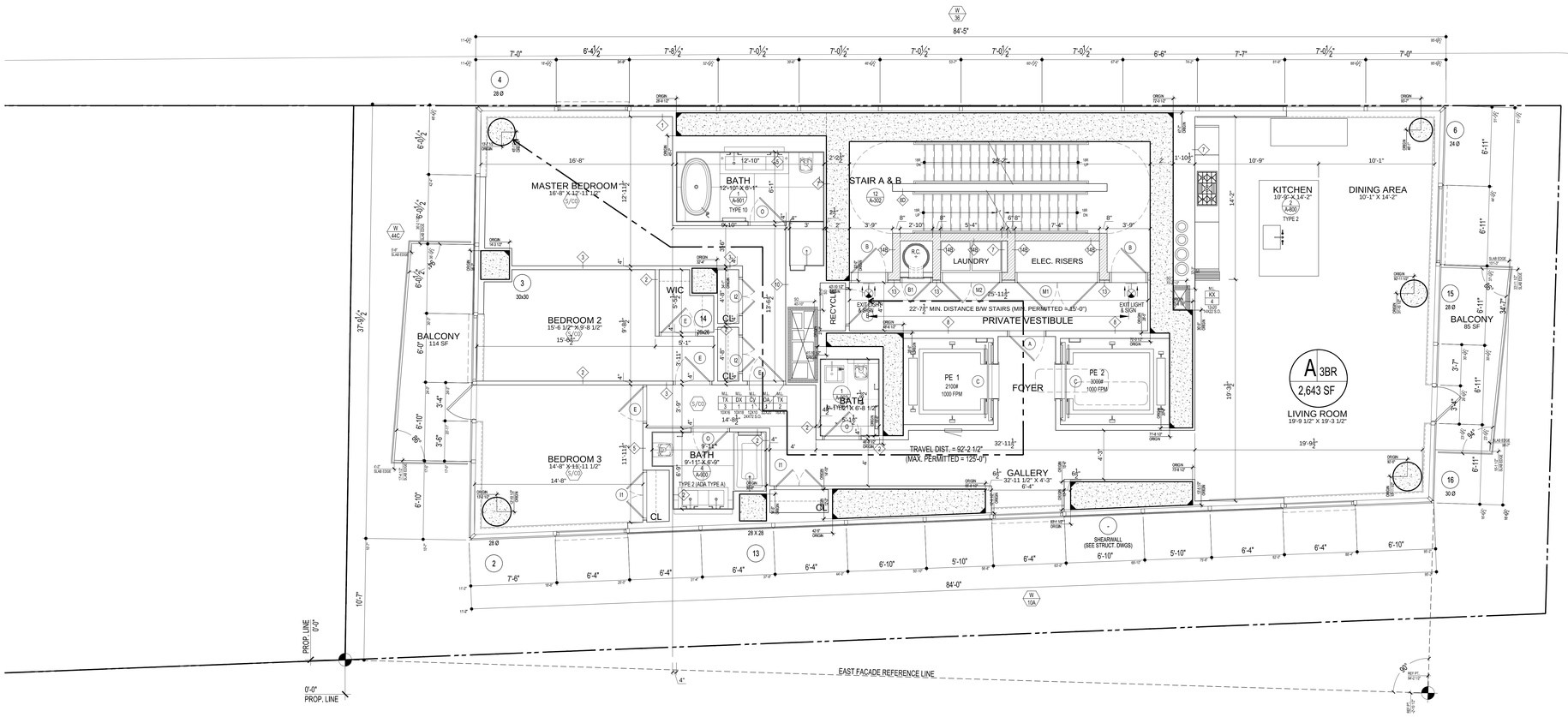
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 31			
MARKETING FLOOR: 33			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

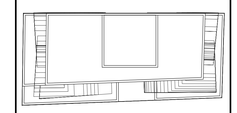
1 31ST FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

31ST FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEPHEN GOLDSTEIN
No. 020894
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED

A-129.00

DWG NO.

CAD FILE: J:\13A25_151 Maiden Lane

46 OF 136

DEPT OF BLDGS 121195460 Job Number E348506326115 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

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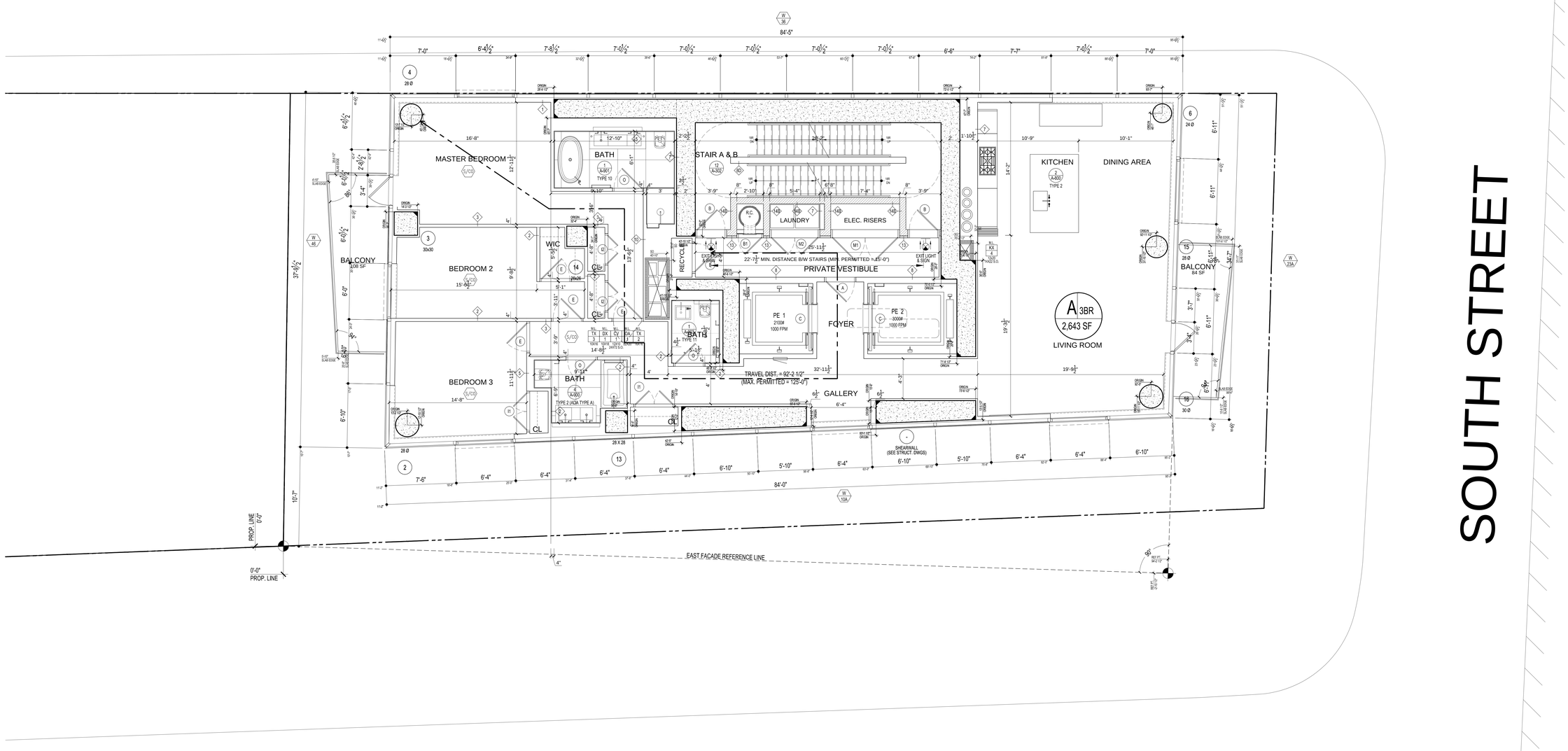
CONSTRUCTION FLOOR: 32			
MARKETING FLOOR: 34			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%



EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

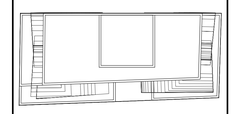
1 32ND FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

32ND FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT CHRISTOPHER J. HILL STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-130.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

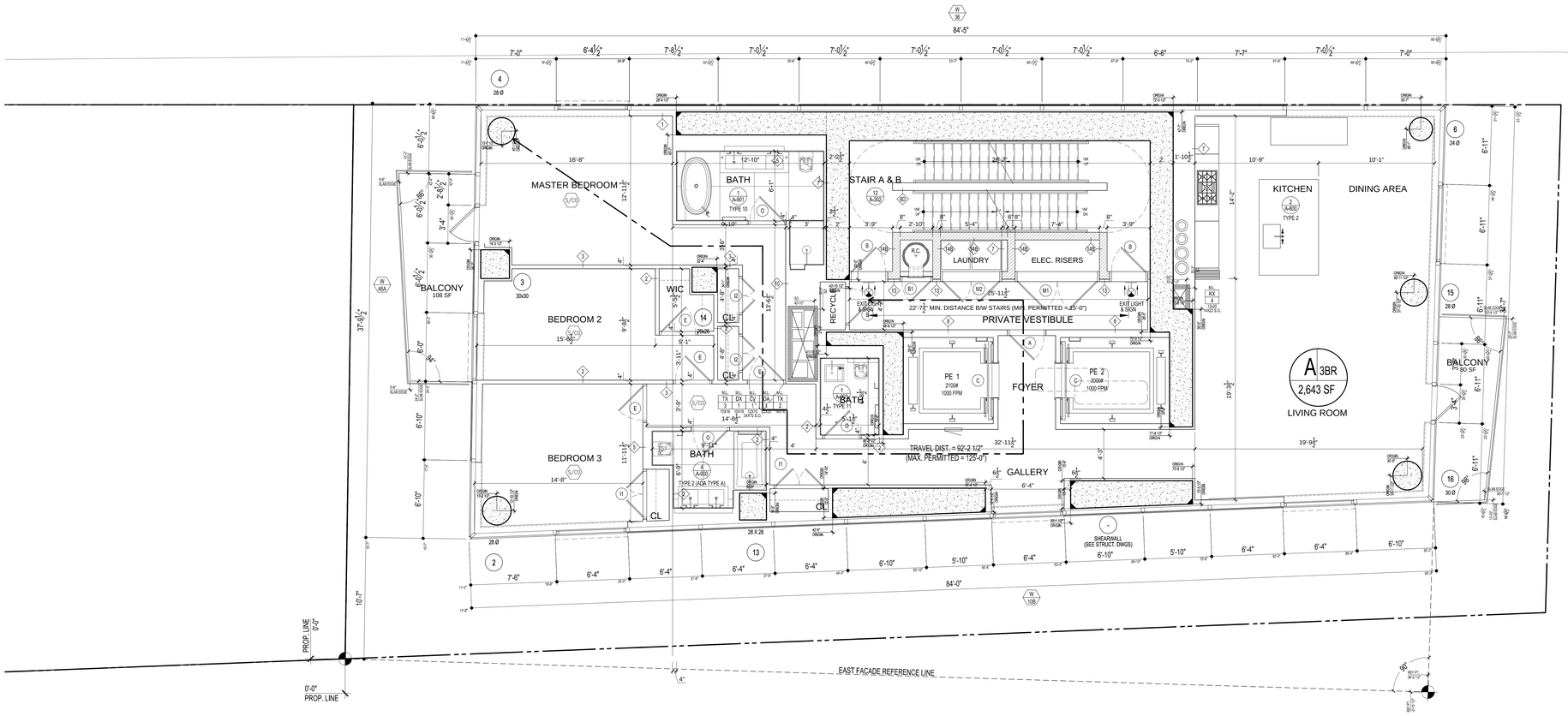
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 33			
MARKETING FLOOR: 35			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 33RD FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES

KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

33RD FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSEPH A. HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-131.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number E369738907 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

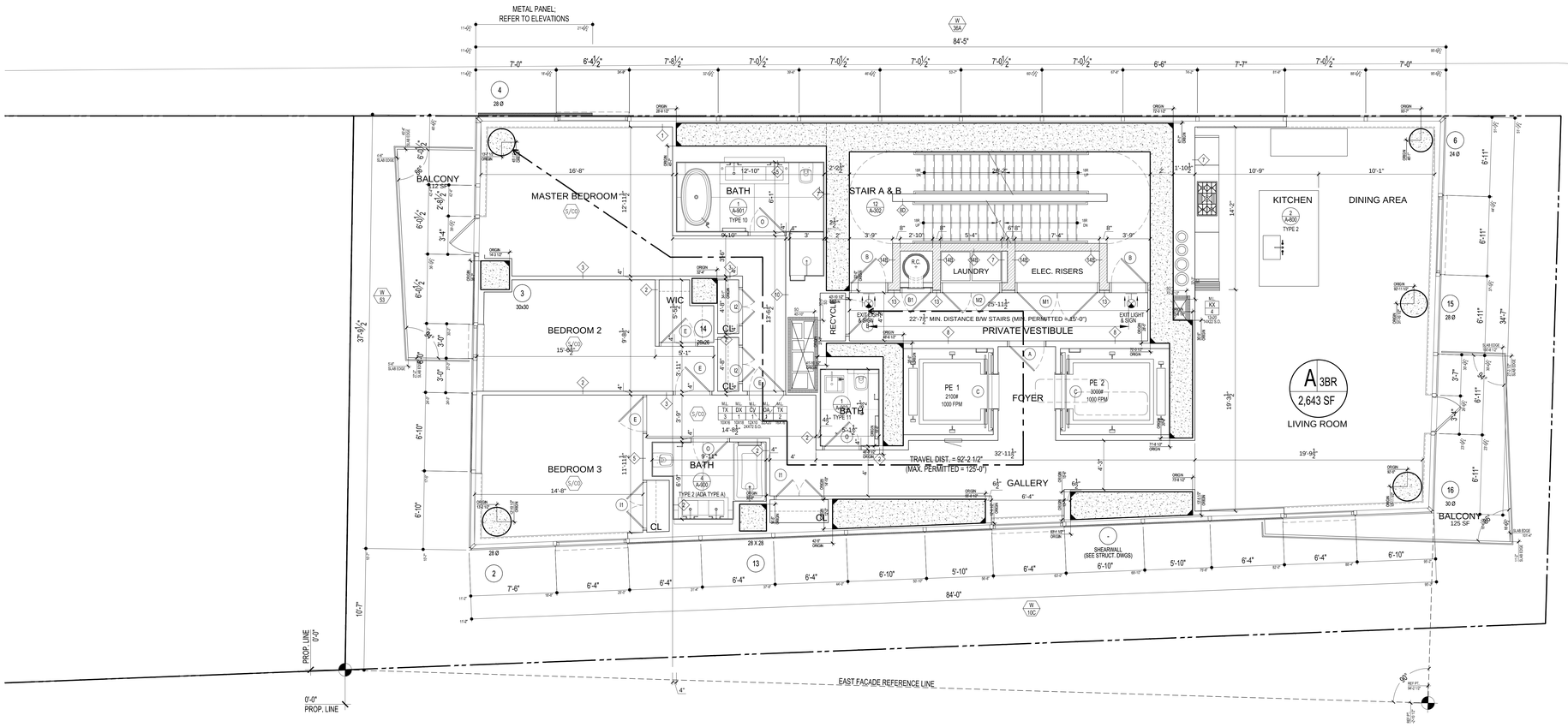
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 34			
MARKETING FLOOR: 36			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

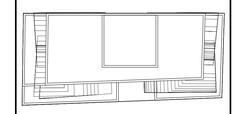
1 34TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
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4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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1251 Avenue of the Americas
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

34TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH J. HILL JR. STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-132.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

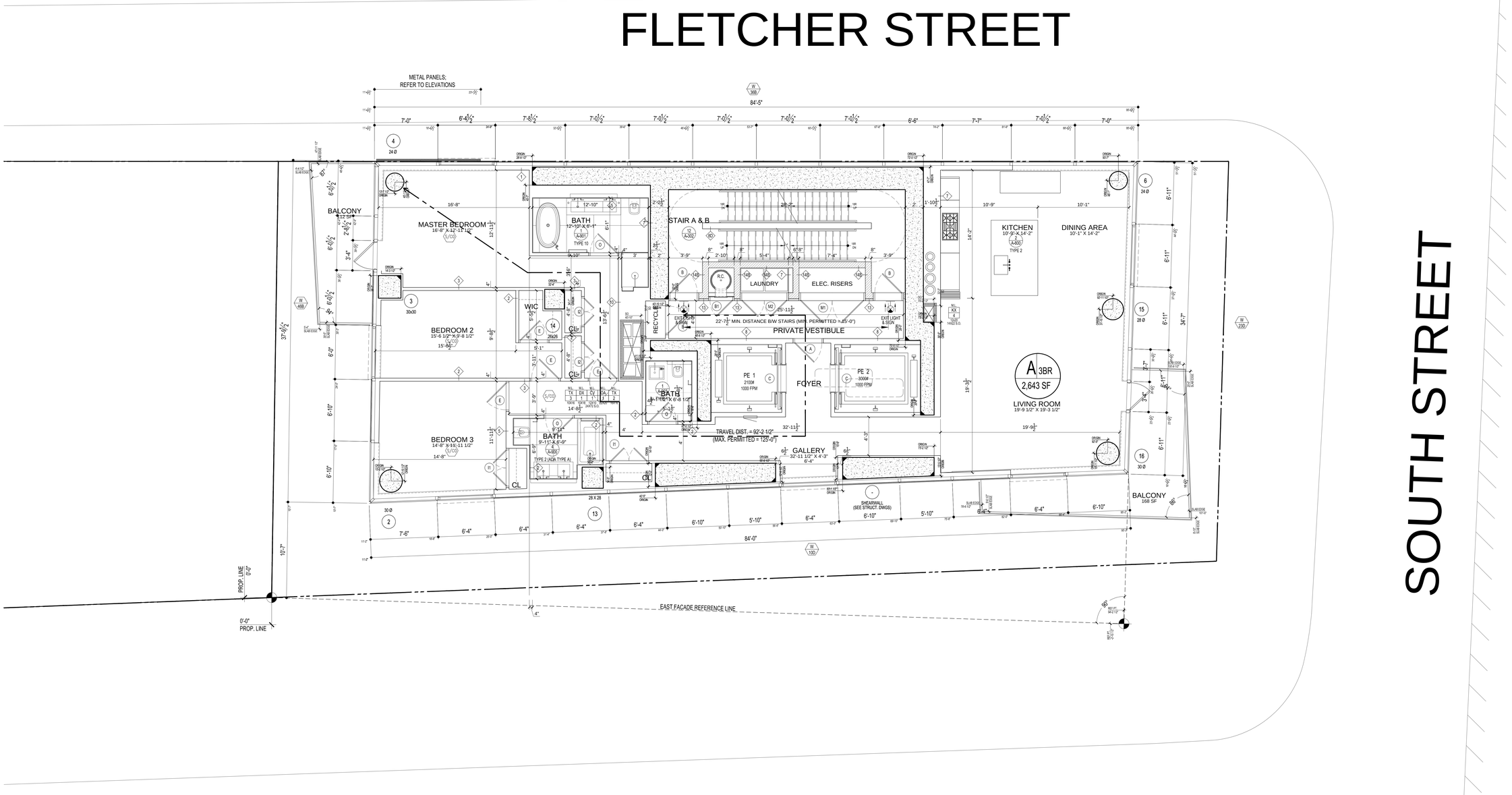
NOTES:
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 35			
MARKETING FLOOR: 37			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%



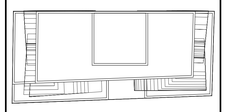
EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 35TH FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE
35TH FLOOR PLAN
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-133.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
50 OF 136

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

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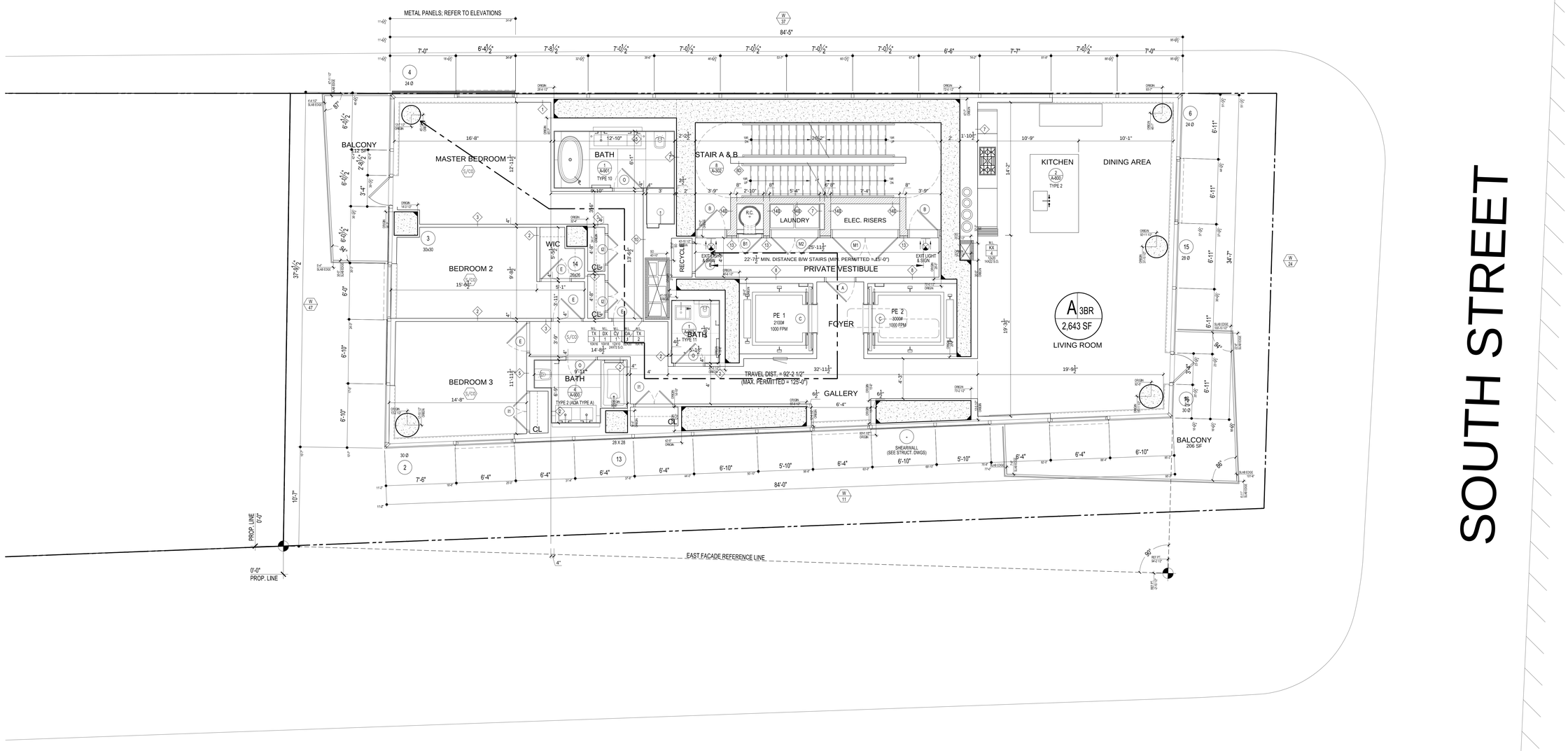
4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 36			
MARKETING FLOOR: 38			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%



EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

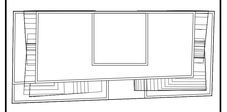
1 36TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

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Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

36TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSEPH J. HUNT
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-134.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

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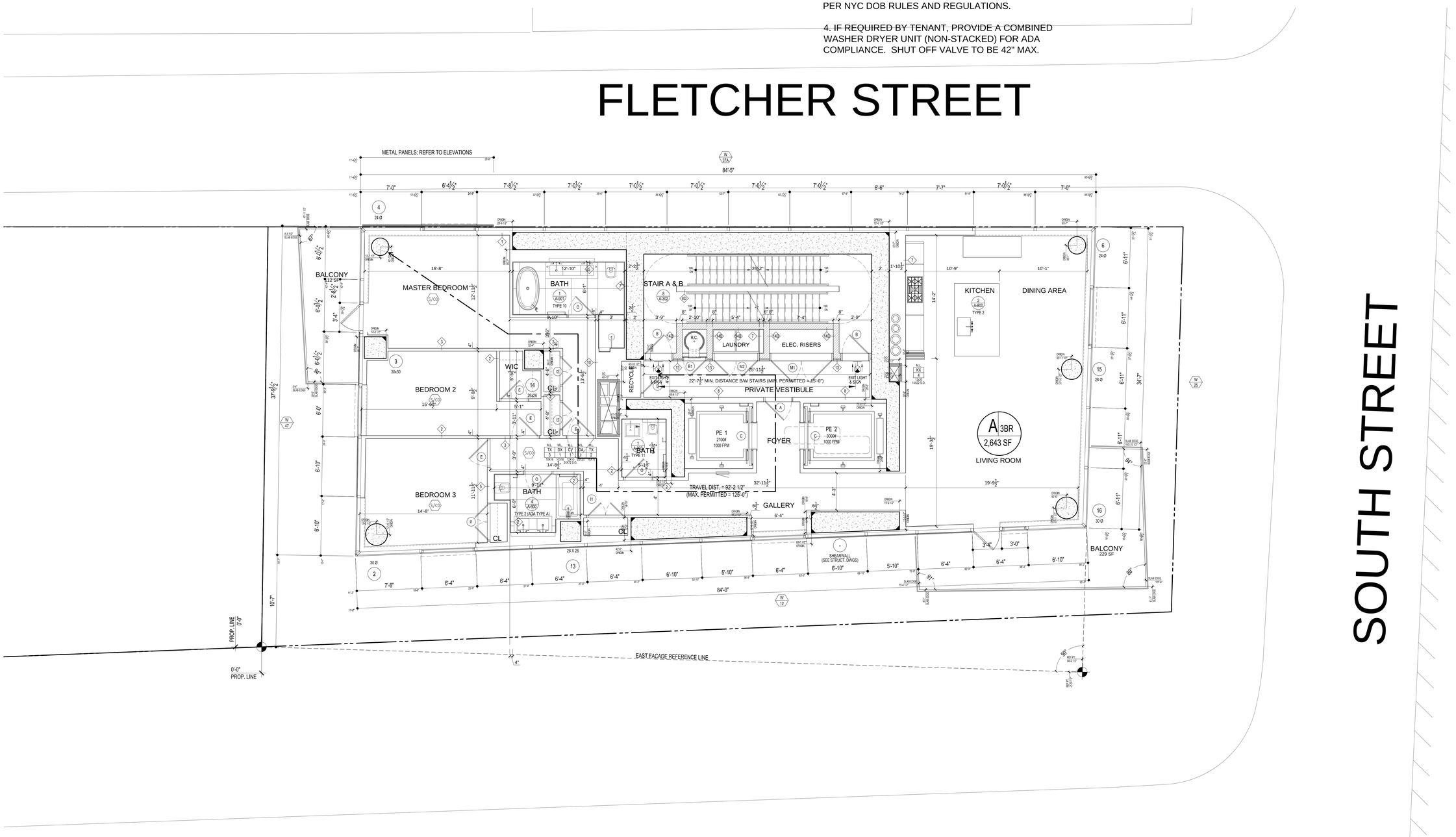
CONSTRUCTION FLOOR: 37			
MARKETING FLOOR: 39			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%



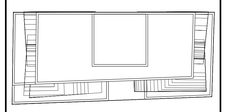
EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 37TH FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE
37TH FLOOR PLAN
NB#

SEAL & SIGNATURE
REGISTERED ARCHITECT
LEO STEPHEN HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-135.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
52 OF 136

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

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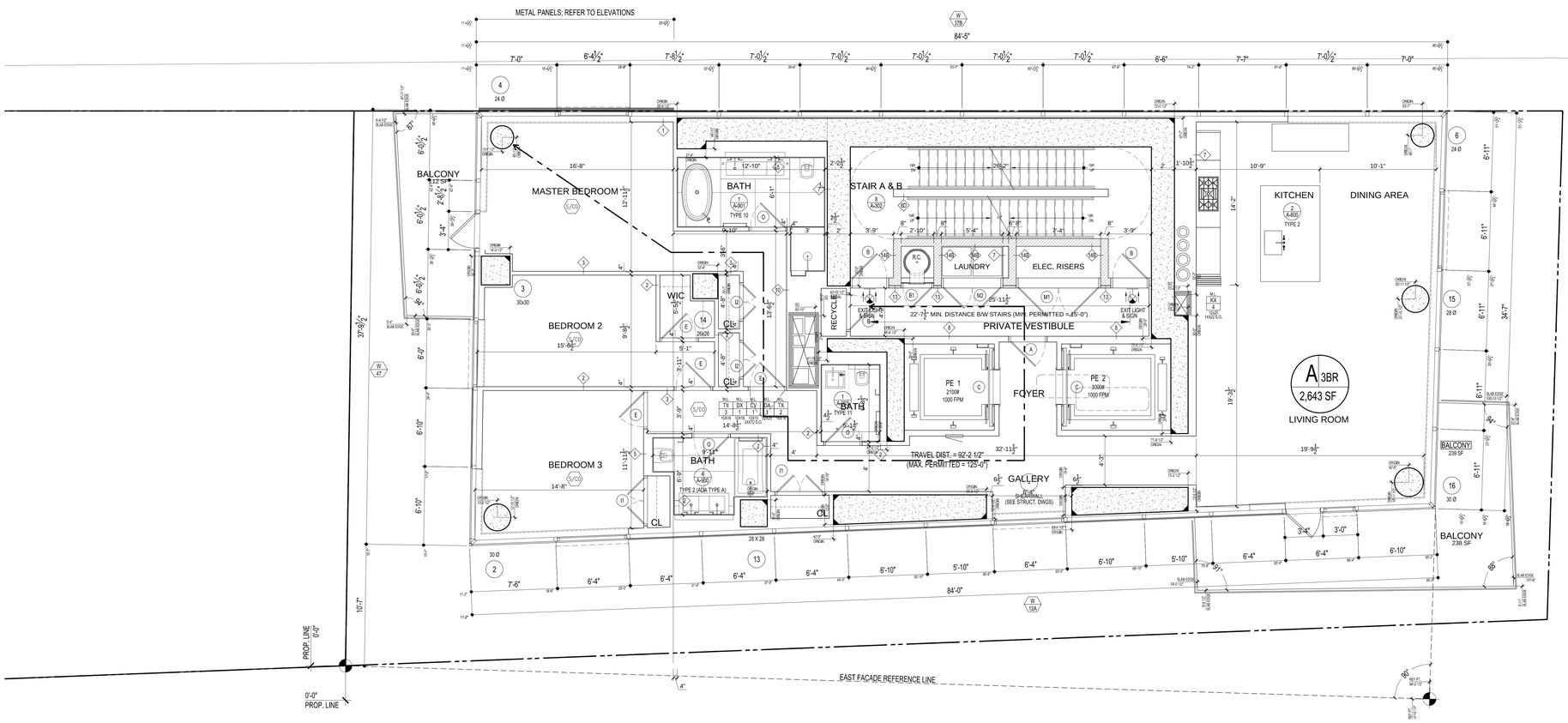
CONSTRUCTION FLOOR: 38			
MARKETING FLOOR: 40			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

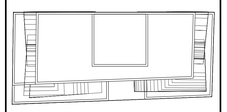
1 38TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT

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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

38TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEPHEN J. GOLDSTEIN
No. 023084
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-136.00

CAD FILE J:\13A25_151 Maiden Lane

53 OF 136

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

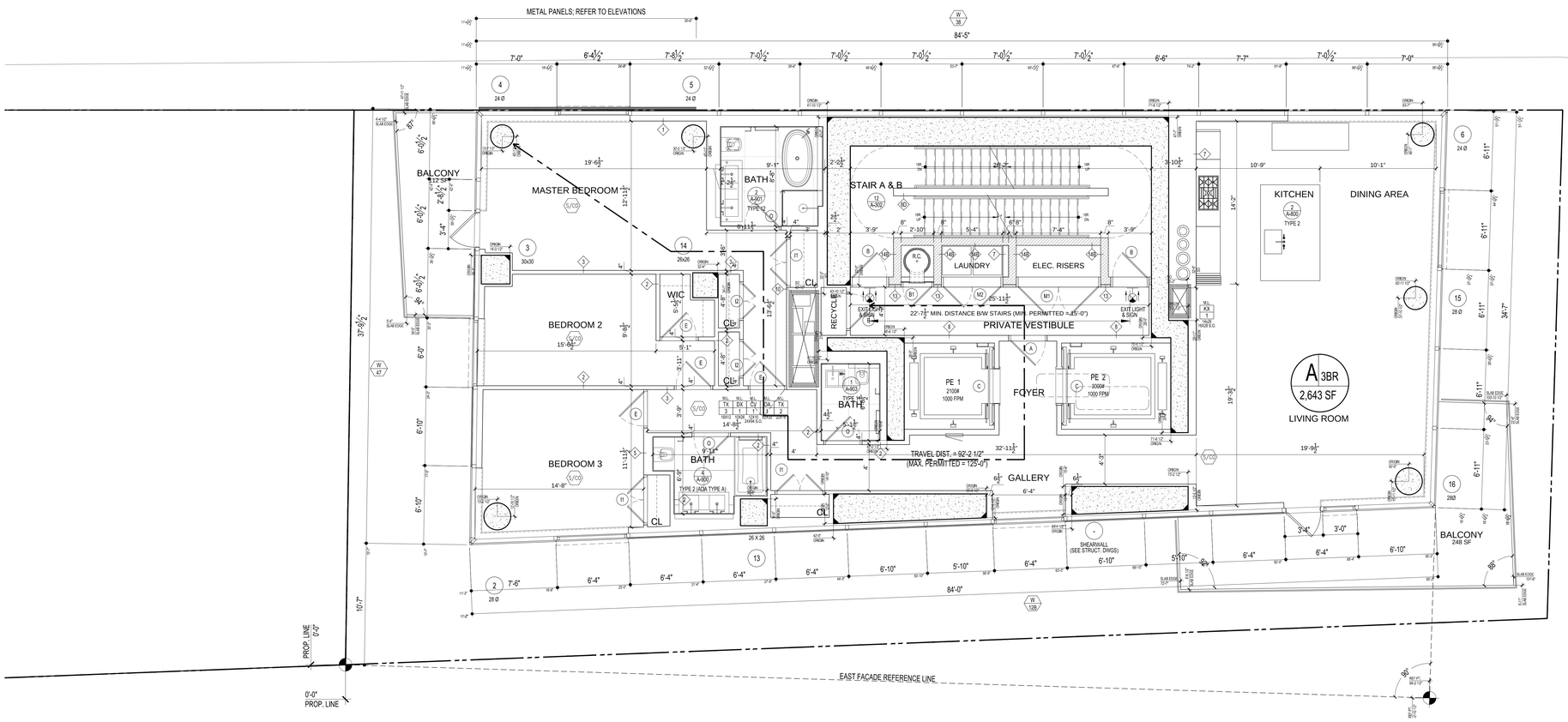
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 39			
MARKETING FLOOR: 41			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

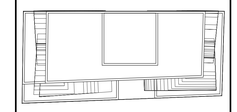
1 39TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE
39TH FLOOR PLAN
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSEPH J. HUNT
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-137.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

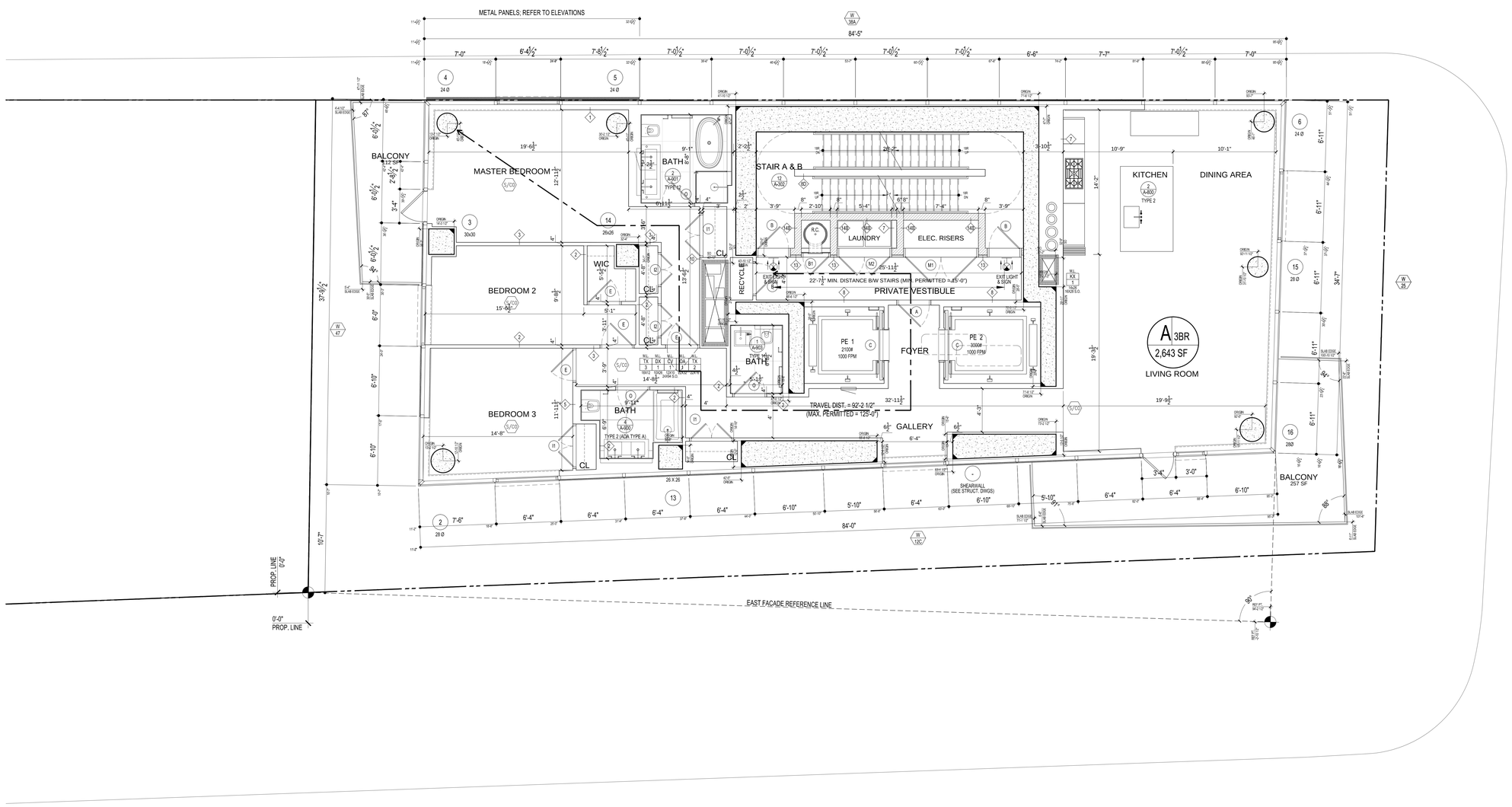
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 40			
MARKETING FLOOR: 42			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%

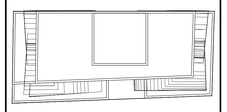


EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

40TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSEPH J. HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-138.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

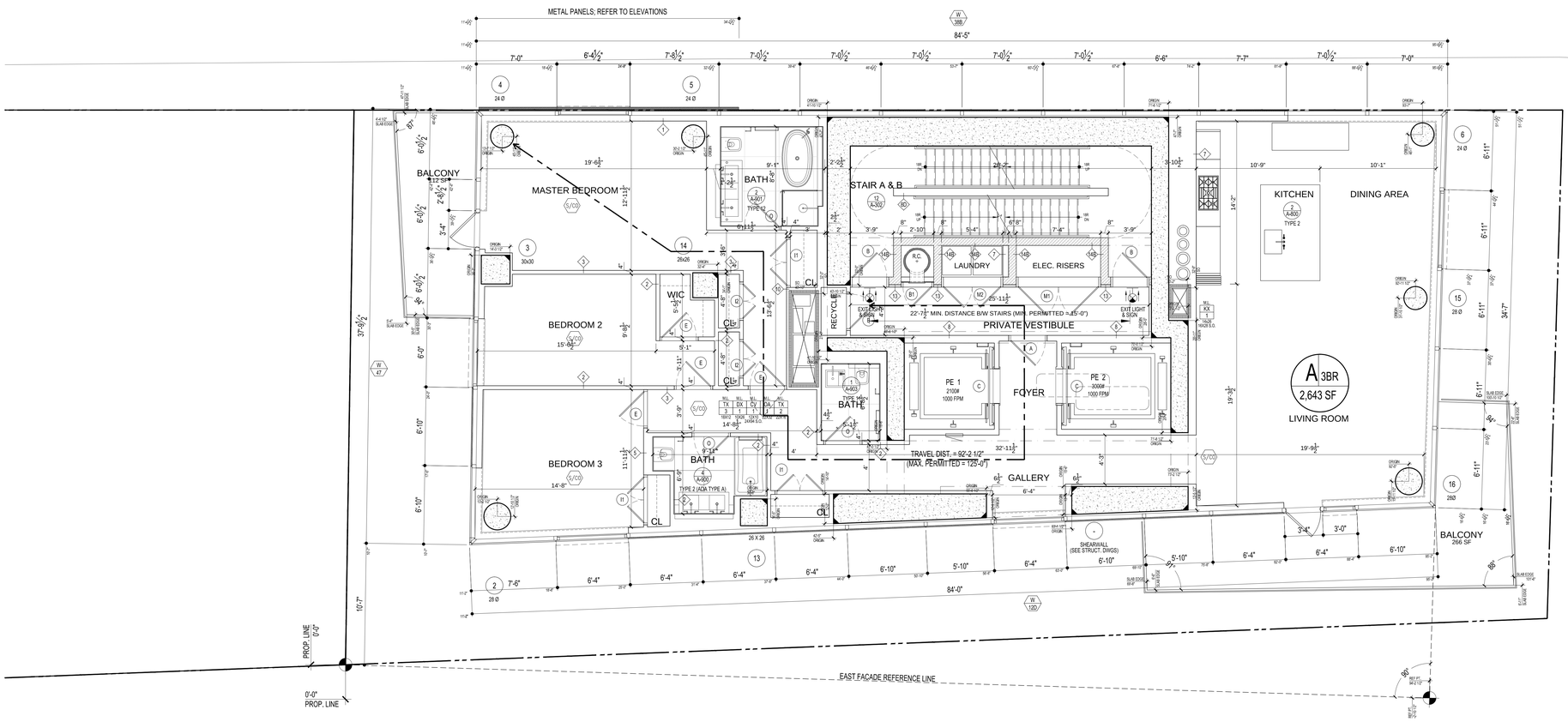
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 41			
MARKETING FLOOR: 43			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

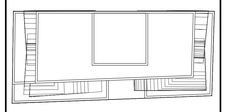
1 41ST FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
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4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

41ST FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH GOLDSTEIN 019 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-139.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number E5100560005 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

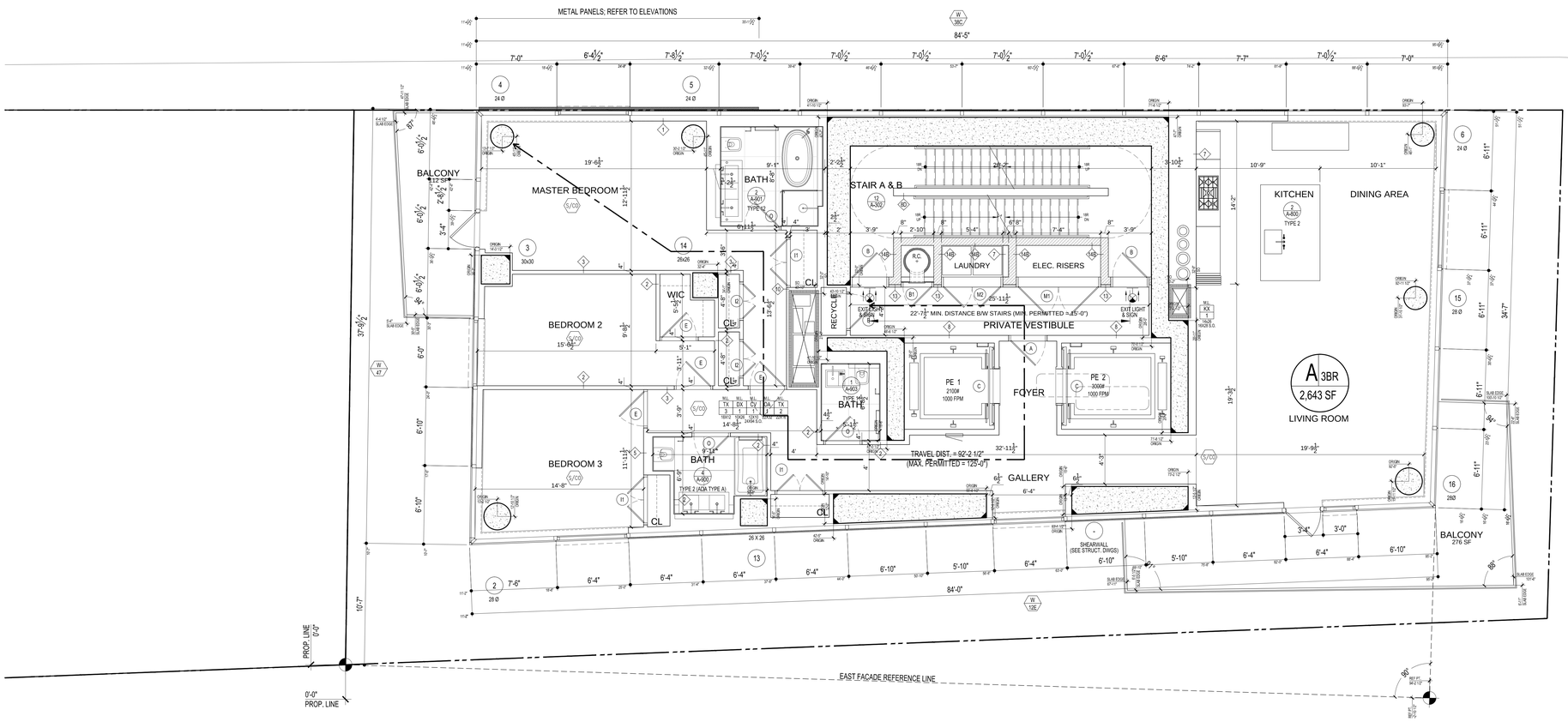
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 42			
MARKETING FLOOR: 44			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

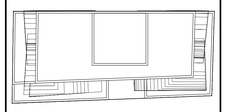
1 42ND FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
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5	11/21/14	90% CDs
4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE
42ND FLOOR PLAN
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSEPH J. LIPPIDO 031 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-140.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION			
TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

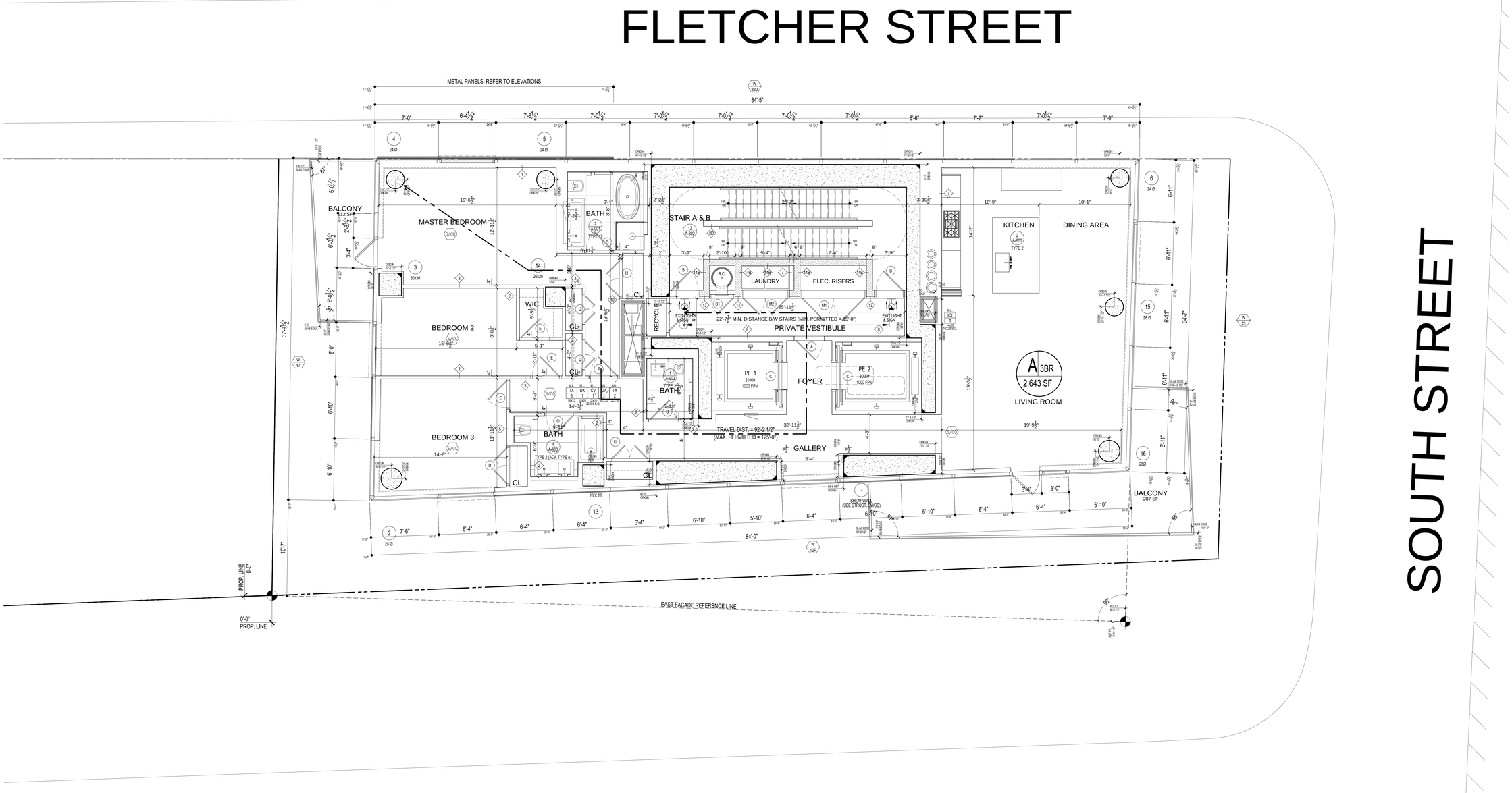
NOTES:
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 43			
MARKETING FLOOR: 45			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%



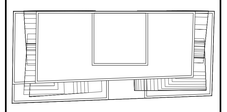
EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 43RD FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE
43RD FLOOR PLAN
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-141.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
58 OF 136

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
3BR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

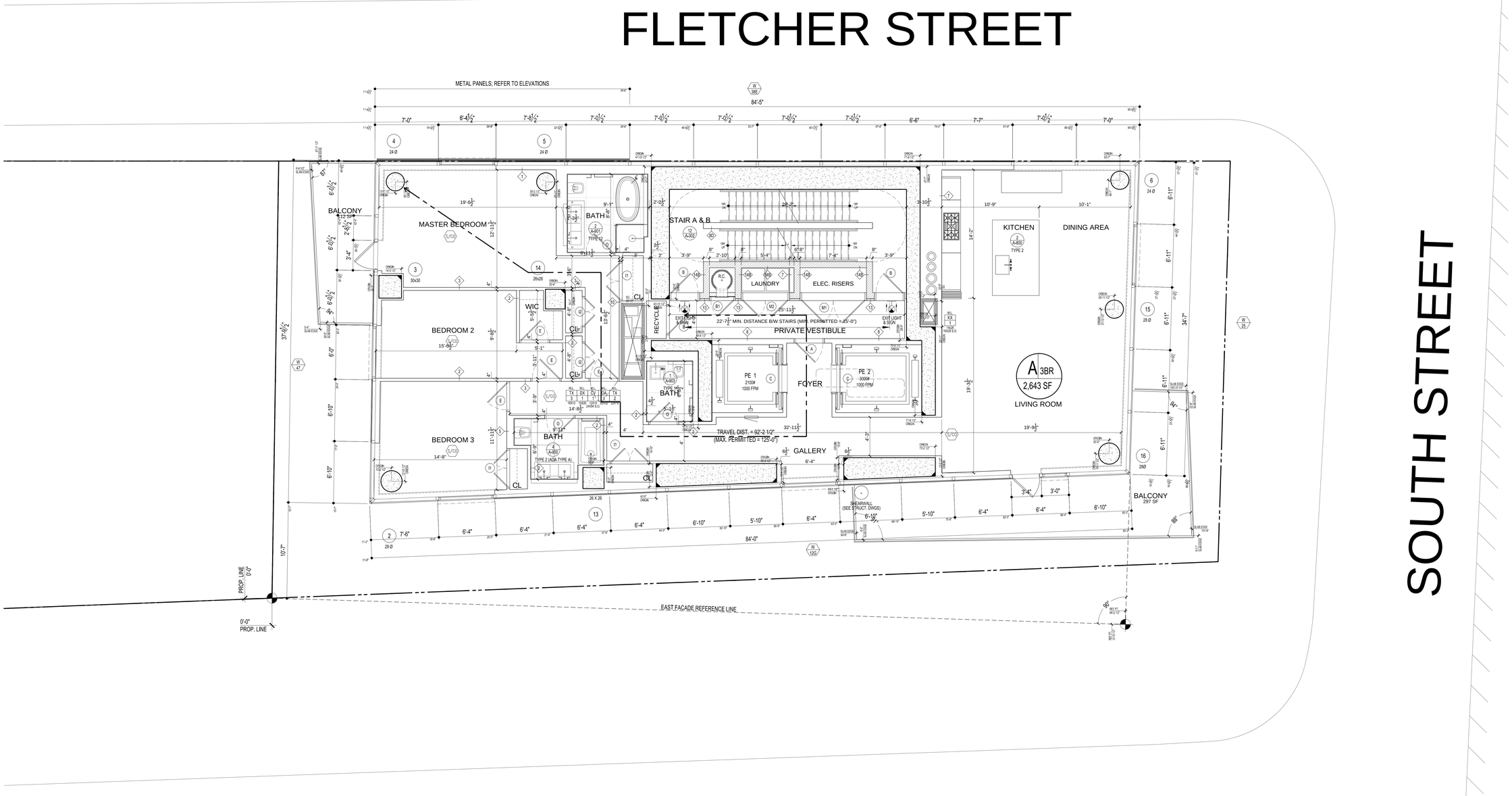
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 44
MARKETING FLOOR: 46

GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2643 SQ. FT.	400 SQ. FT.	87%



EGRESS CALCULATIONS

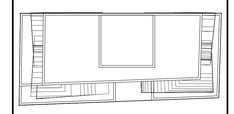
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	2643 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 44TH FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
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1	04/25/14	ISSUED: NYC DOB

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE
44TH FLOOR PLAN
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
STEPHEN HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-142.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
59 OF 136

DEPT OF BLDGS 121854960 Job Number
E562439549 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
2BR	1	1	1
DUPLEX - LOWER FLOOR			
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

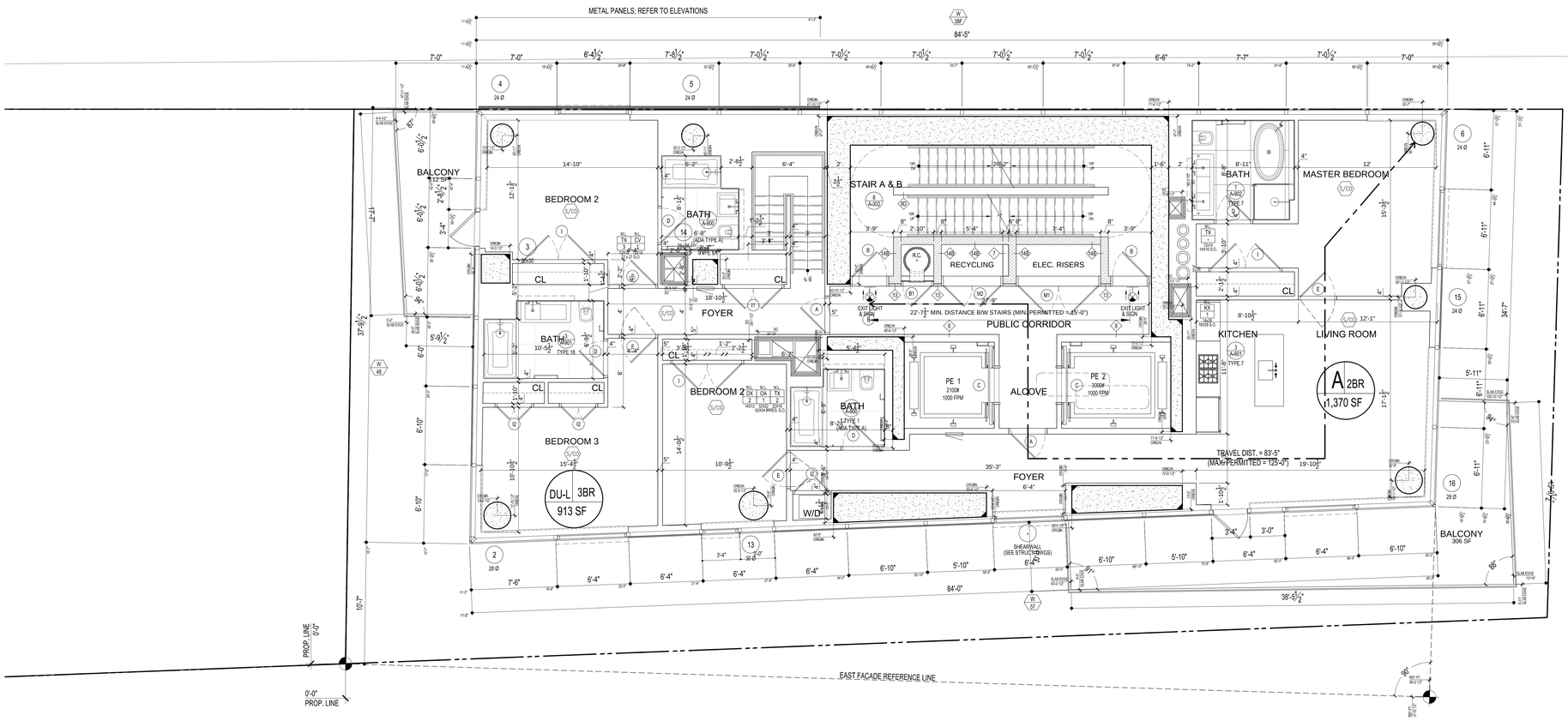
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 45			
MARKETING FLOOR: 47			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3,043 SF	2,283 SF	760 SF	75%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

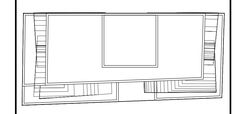
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
A	1,370 SF	200 SF	7
DU-L	913 SF	200 SF	5
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			13
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL13 PEOPLE (COMPLIES)			

1 45TH FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE
45TH FLOOR PLAN
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
STEPHEN J. HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-143.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number E3914108276 Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
DUPLEX - UPPER FLOOR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

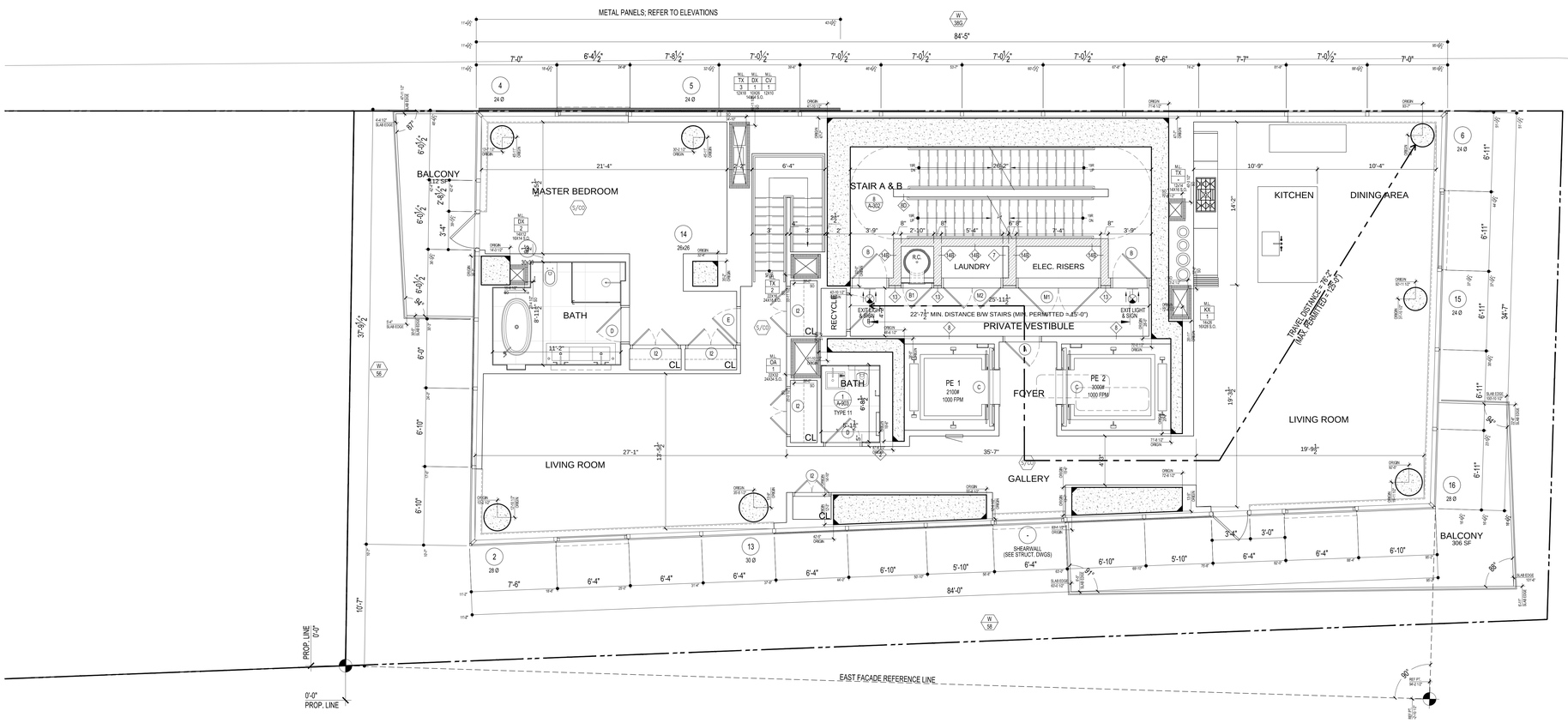
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 46			
MARKETING FLOOR: 48			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2647 SQ. FT.	396 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
DU-U	2647 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

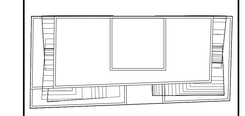
1 46TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

46TH FLOOR PLAN

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT STEPHEN J. GOLDSTEIN STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-144.00

CAD FILE J:\13A25_151 Maiden Lane

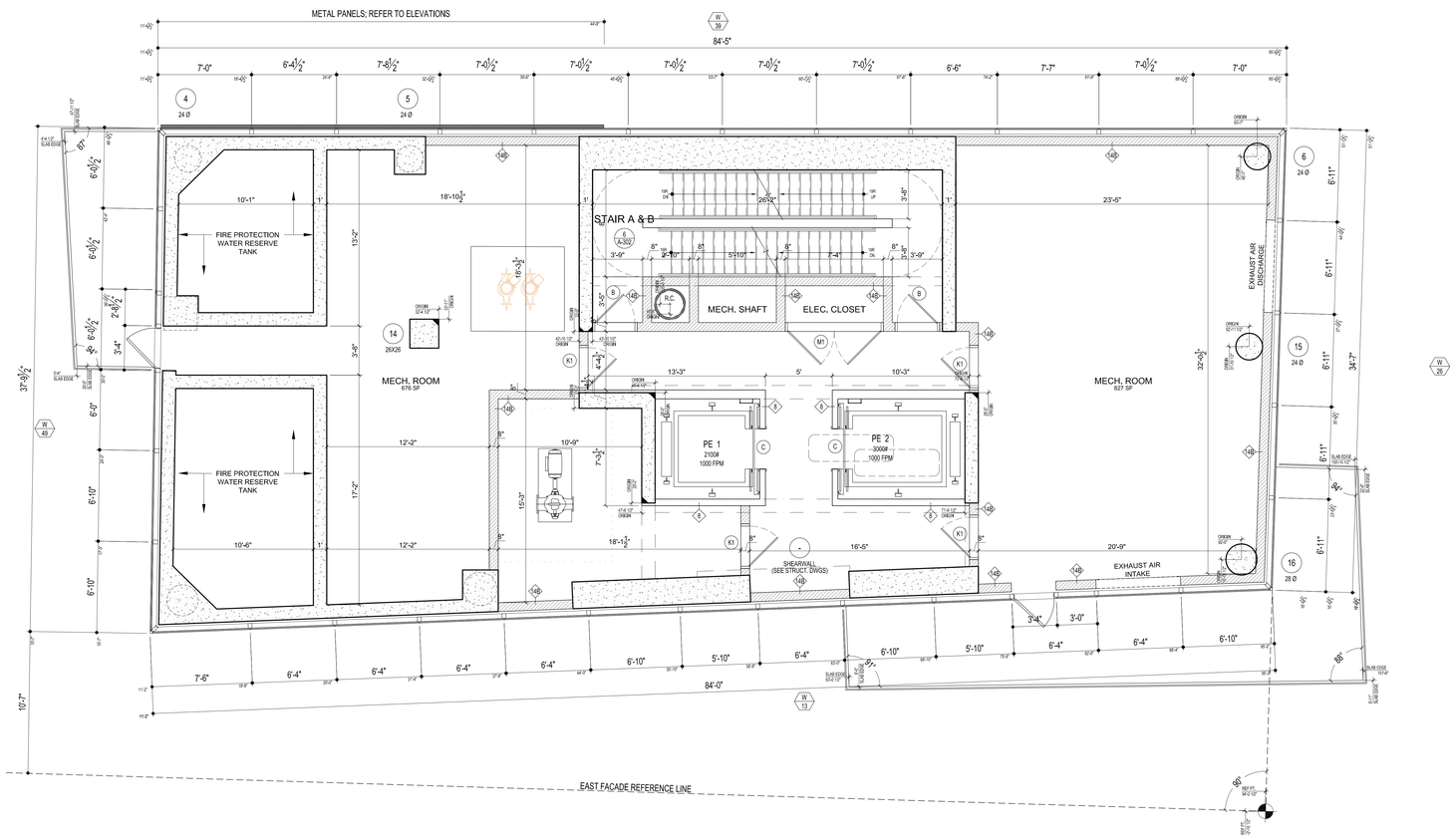
61 OF 136

47TH FLOOR: 3,043 SF

NOTES

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS NOT LOCATED IN FLOOD HAZARD ZONE.



E G R E S S C A L C U L A T I O N			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
MECHANICAL ROOM	1,303 SF	300 SF	4 OCC.
MECHANICAL ROOM	910 SF	300 SF	3 OCC.
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			7 OCC.

(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL 300 PEOPLE. (COMPLIES.)

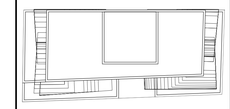
1 47TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
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6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

47TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID WEINSTEIN 023-024-1 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-145.00

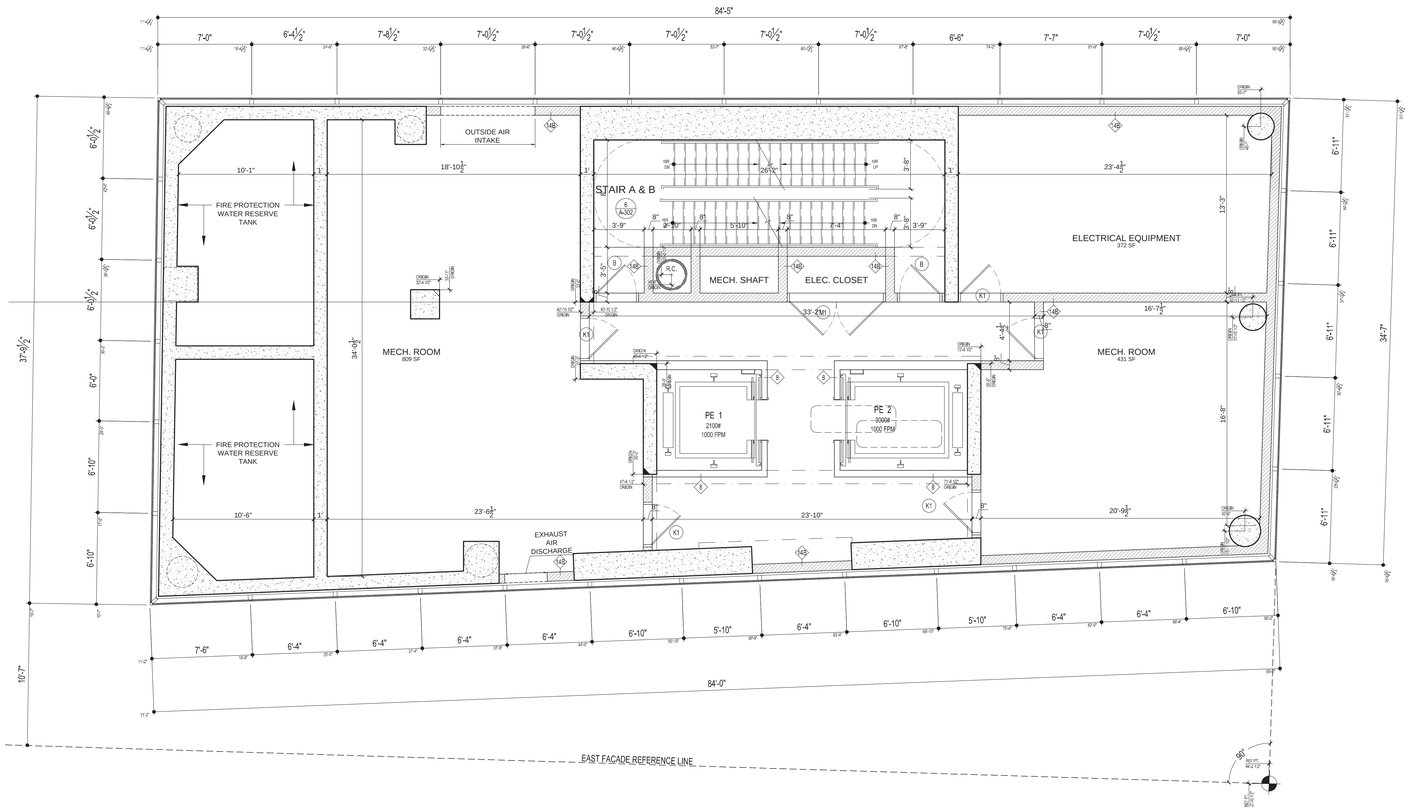
CAD FILE: J:\13A25_151 Maiden Lane

62 OF 136

47TH FLOOR: 3,043 SF

NOTES

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS NOT LOCATED IN FLOOD HAZARD ZONE.



E G R E S S C A L C U L A T I O N			
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
MECHANICAL ROOM	860 SF	300 SF	3 OCC.
MECHANICAL ROOM	910 SF	300 SF	3 OCC.
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			6 OCC.

(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL 300 PEOPLE. (COMPLIES.)

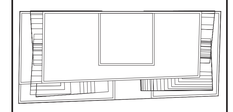
1 47TH FLOOR MEZZANINE PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
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6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

47TH FLOOR MEZZANINE PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ED STEPHEN HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-146.00

CADFILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number E375353083E Scan Code

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
PENTHOUSE - LOWER FLOOR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

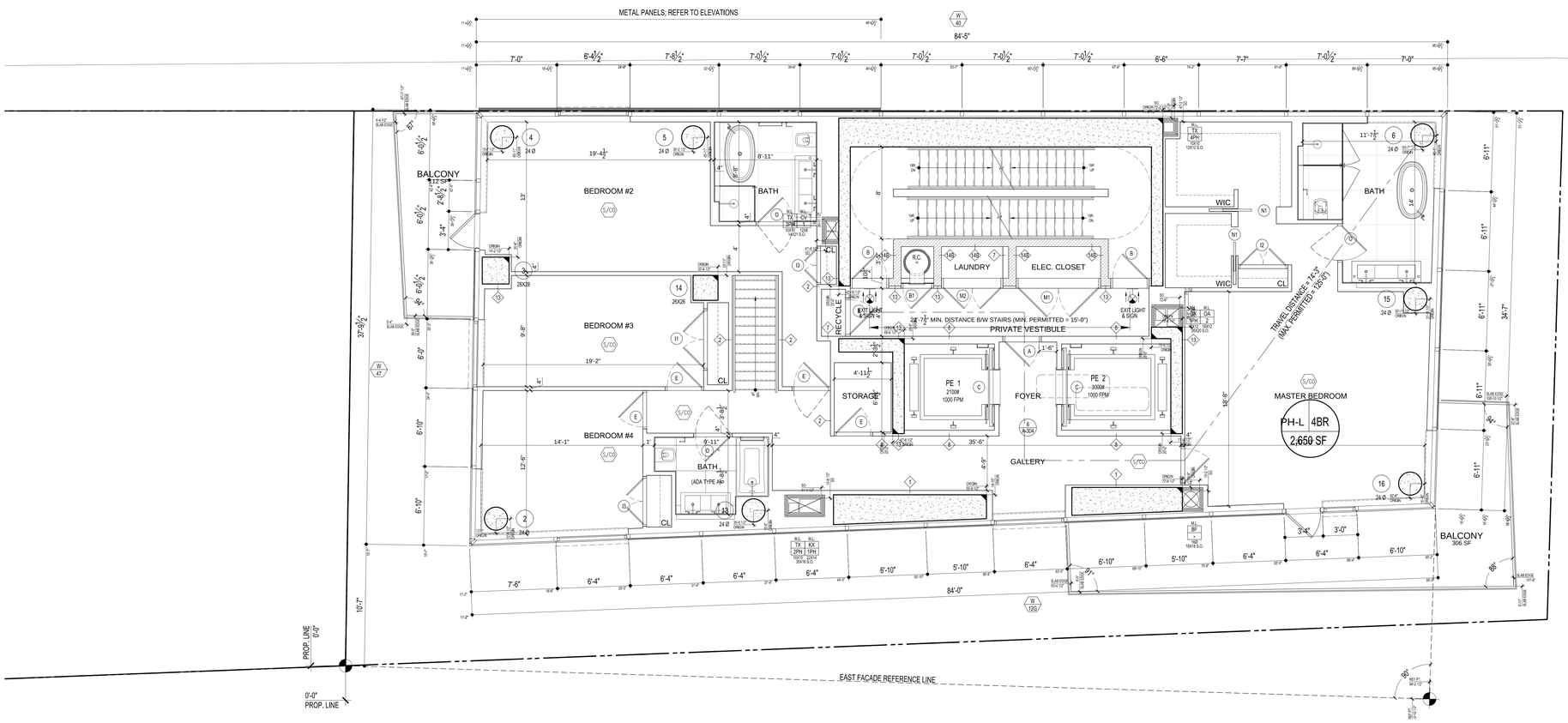
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (S/CO) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 48			
MARKETING FLOOR: 50			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2650 SQ. FT.	393 SQ. FT.	87%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
DU-U	2650 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

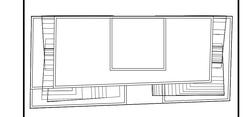
1 48TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE:

48TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT STEPHEN B. JACOBS 019324 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-147.00

CAD FILE J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
PENTHOUSE - UPPER FLOOR	1	1	1
TOTAL	1	1	1

NOTES:

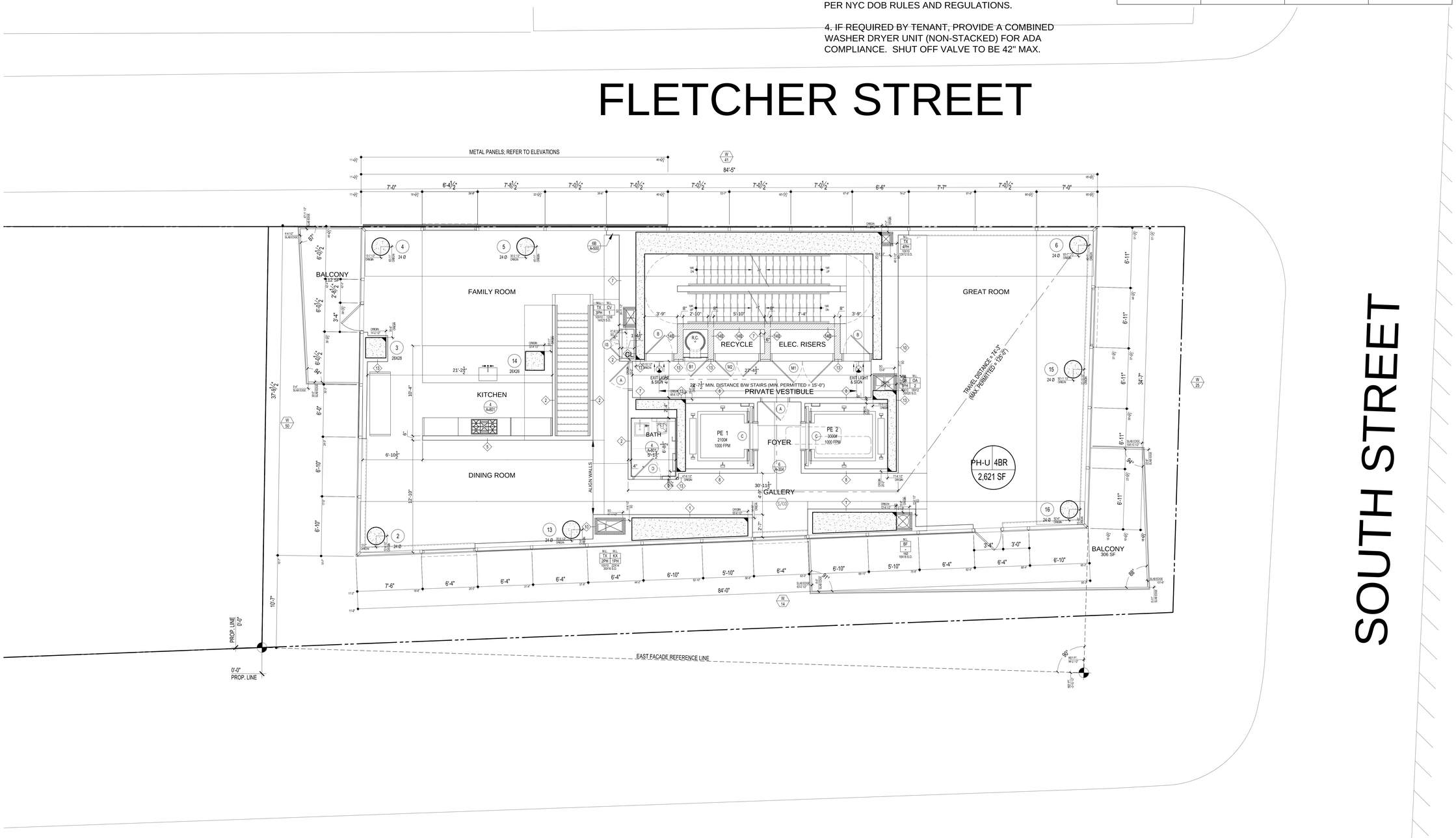
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 49			
MARKETING FLOOR: 51			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2621 SQ. FT.	423 SQ. FT.	86%



EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
PH-U	2621 SQ. FT.	200 SF	12
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			12
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL12 PEOPLE (COMPLIES)			

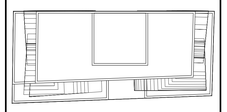
1 49TH FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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FRANK SETA & ASSOCIATES BUILDING ENVELOPE & WATERPROOFING
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

49TH FLOOR PLAN

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT
DAVID STEPHEN HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-148.00
DWG NO.

CAD FILE: J:\13A25_151 Maiden Lane

65 OF 136

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
PENTHOUSE - LOWER FLOOR	1	1	1
TOTAL	1	1	1

NOTES:

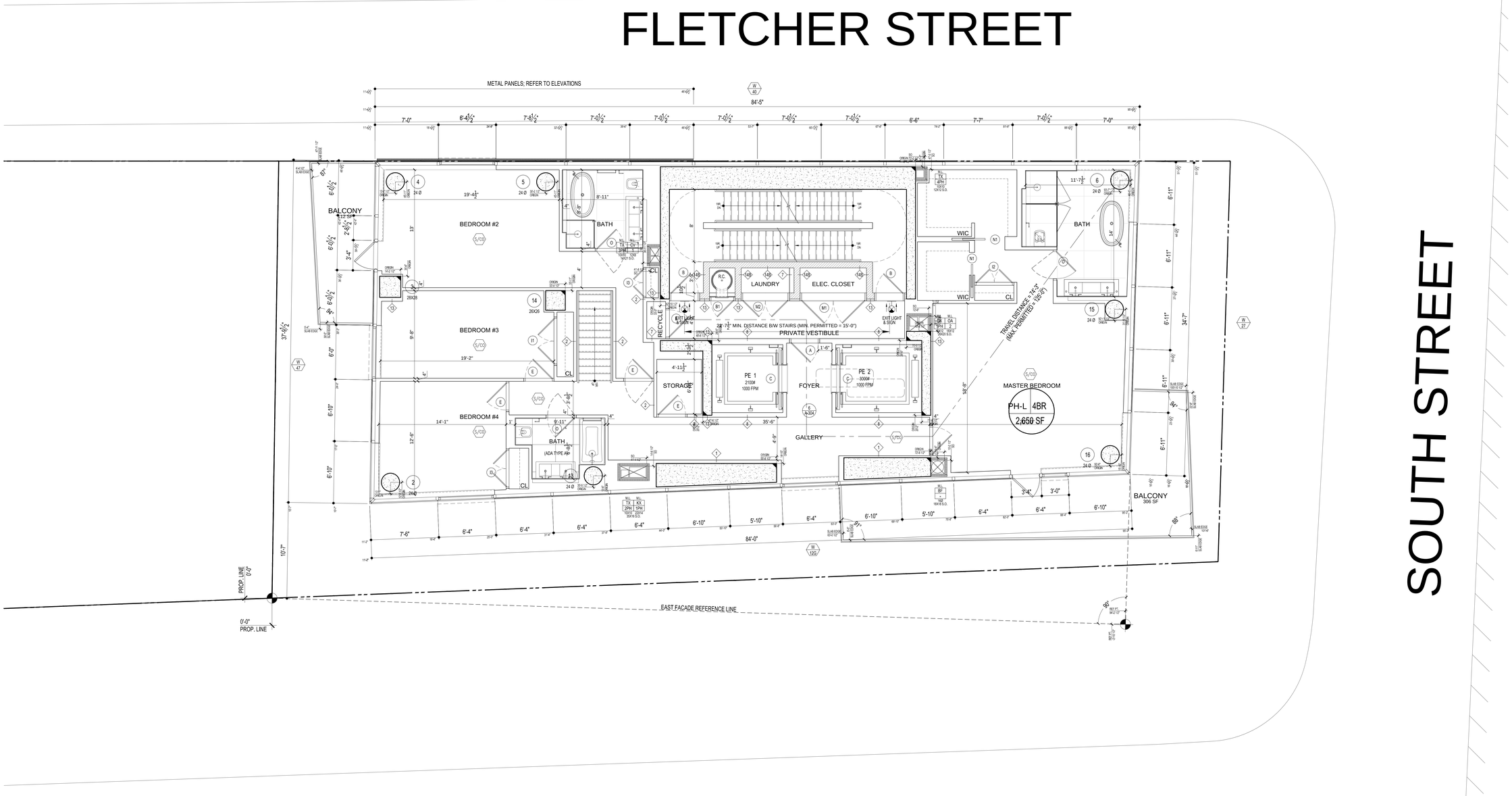
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. S/CO ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR:		50	
MARKETING FLOOR:		52	
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2650 SQ. FT.	393 SQ. FT.	87%



EGRESS CALCULATIONS

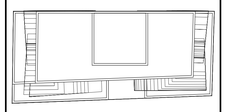
UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
DU-U	2650 SQ. FT.	200 SF	14
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			14
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL14 PEOPLE (COMPLIES)			

1 50TH FLOOR PLAN
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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WSP FLACK + KURTZ MECHANICAL ENGINEERS
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

50TH FLOOR PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
LEO STEPHEN HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-149.00

CAD FILE: J:\13A25_151 Maiden Lane

APARTMENT DISTRIBUTION

TYPE	COUNT PER FLOOR	# OF FLOORS	TOTAL
PENTHOUSE - UPPER FLOOR	1	1	1
TOTAL	1	1	1

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.

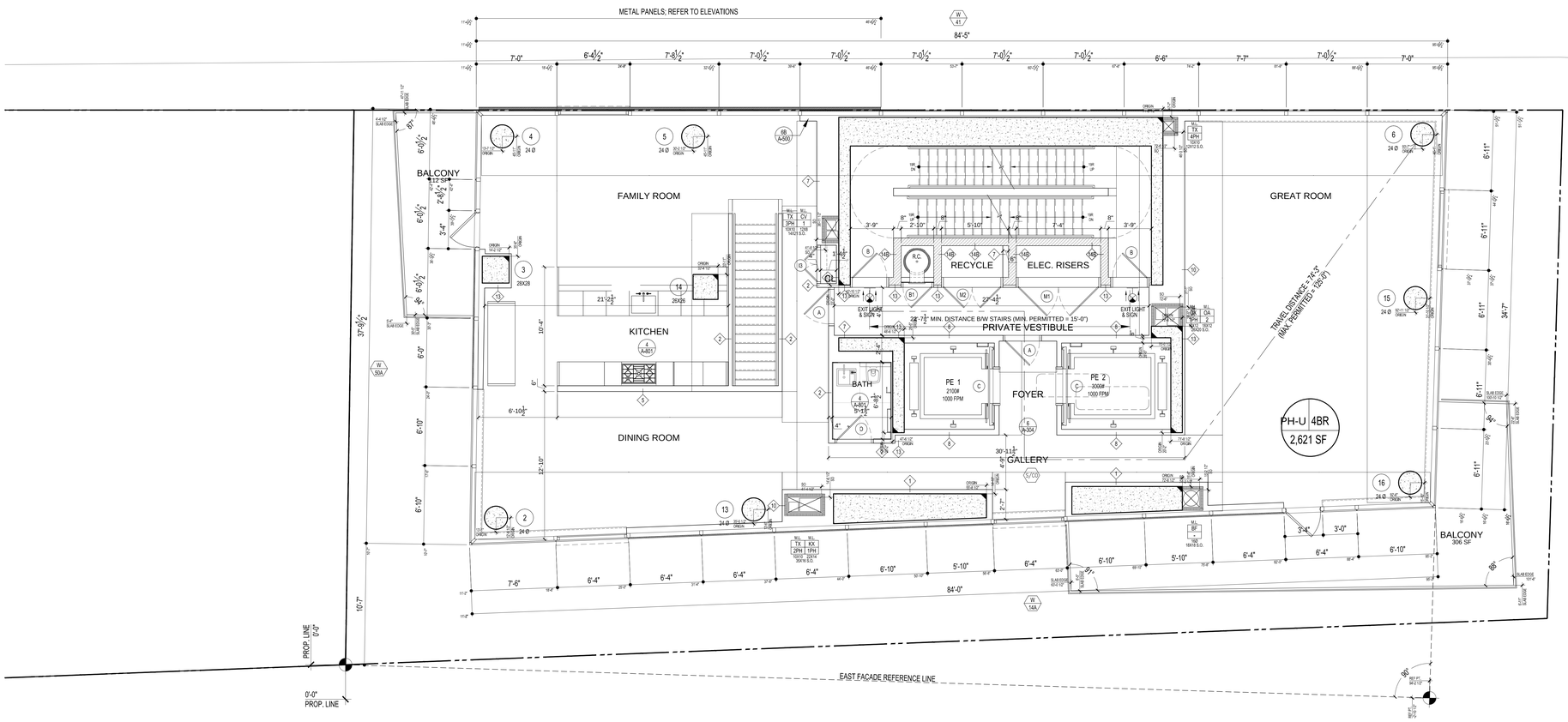
2. BUILDING IS LOCATION IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009.

3. (5/C0) ALL DWELLING UNITS TO RECEIVE CARBON MONOXIDE/SMOKE DETECTORS IN ALL SLEEPING AREAS AND WITHIN 15'-0" OF SLEEPING AREAS AS PER NYC DOB RULES AND REGULATIONS.

4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

CONSTRUCTION FLOOR: 51			
MARKETING FLOOR: 53			
GROSS RESIDENTIAL	NET RESIDENTIAL	CORE	EFFICIENCY
3043 SQ. FT.	2621 SQ. FT.	423 SQ. FT.	86%

FLETCHER STREET



SOUTH STREET

MAIDEN LANE

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC.	TOTAL OCC.
PH-U	2621 SQ. FT.	200 SF	12
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			12
(B.C. 1009.1. EXEMPTION 1.2) CAPACITY OF STAIRS A & B IS 150 PEOPLE PER 44" WIDE STAIR. TOTAL12 PEOPLE (COMPLIES)			

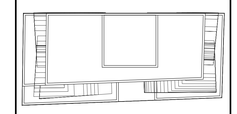
1 51ST FLOOR PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

51ST FLOOR PLAN

NB#

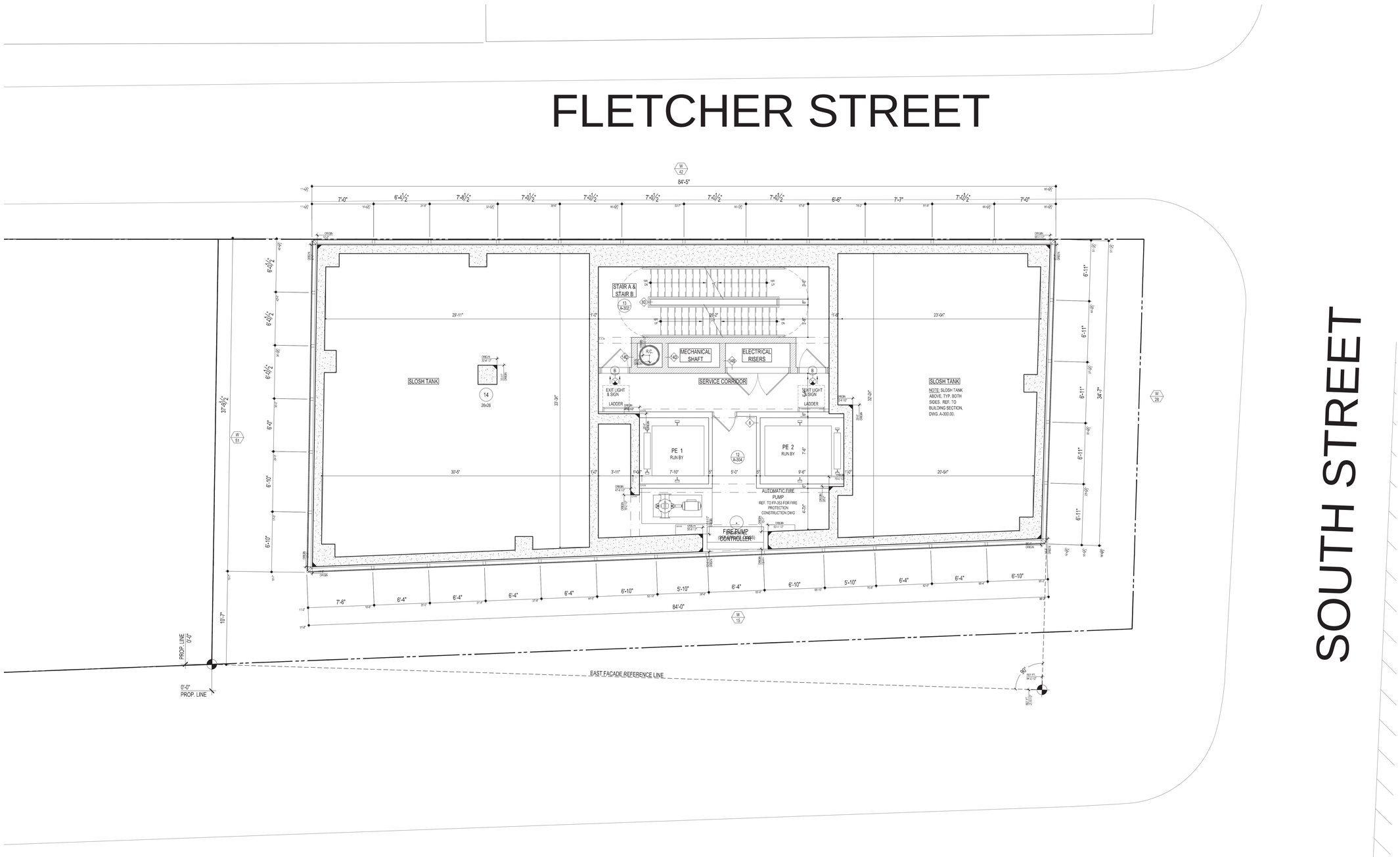
SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH J. HILL STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-150.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854860 Job Number
E5C009910S0 Scan Code



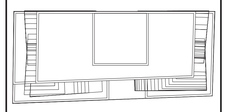
1 52ND FLOOR PLAN (ELEVATOR RUN-BY)

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
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6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BISCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

52ND FLOOR PLAN (ELEVATOR RUN-BY)

NB#

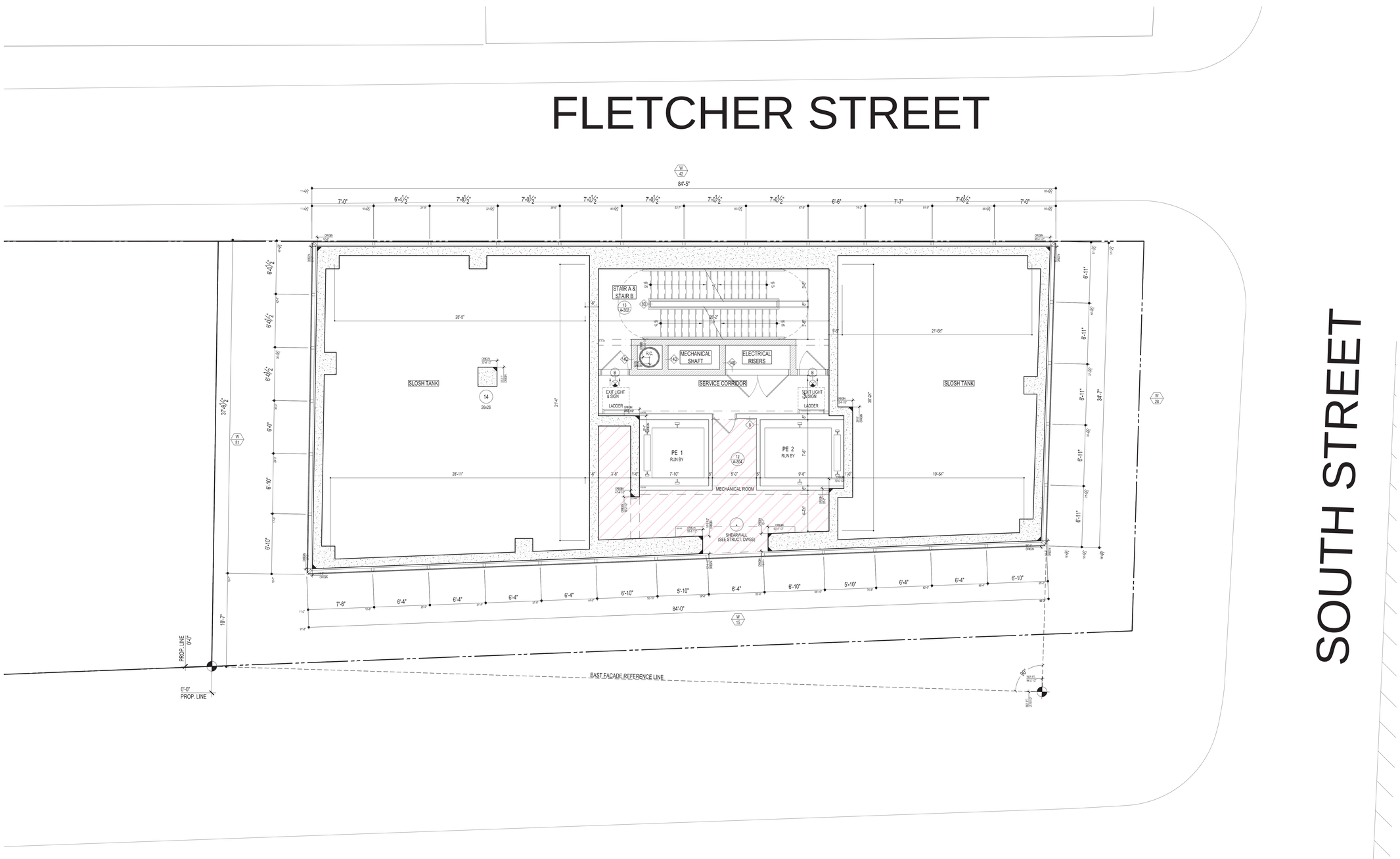
SEAL & SIGNATURE:

REGISTERED ARCHITECT ED STEPHEN HILL

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-151.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number
E370563103 Scan Code



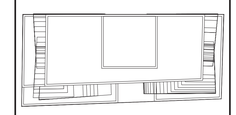
1 53RD FLOOR PLAN (SLOSH TANK LEVEL 2)

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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JENKINS & HUNTINGTON
ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BISCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

53RD FLOOR PLAN (SLOSH TANK LEVEL 2)

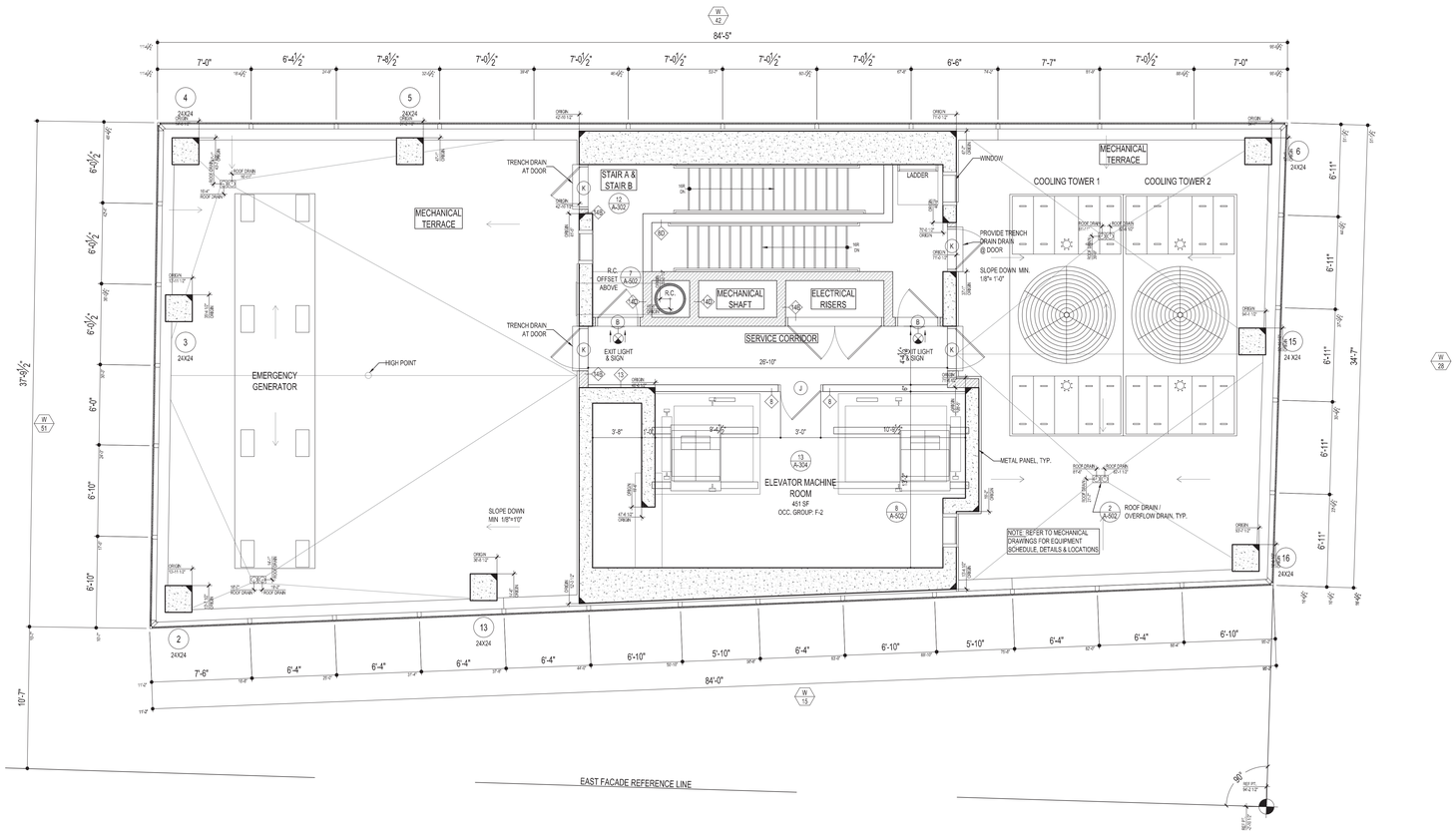
NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAMIAN TITUS
STATE OF NEW YORK
No. 023 084 1 DAMIAN TITUS

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-152.00

CAD FILE: J:\13A25_151 Maiden Lane



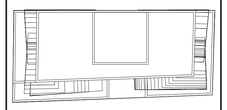
1 ROOF PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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5	11/21/14	90% CDs
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New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

ROOF PLAN

NB#

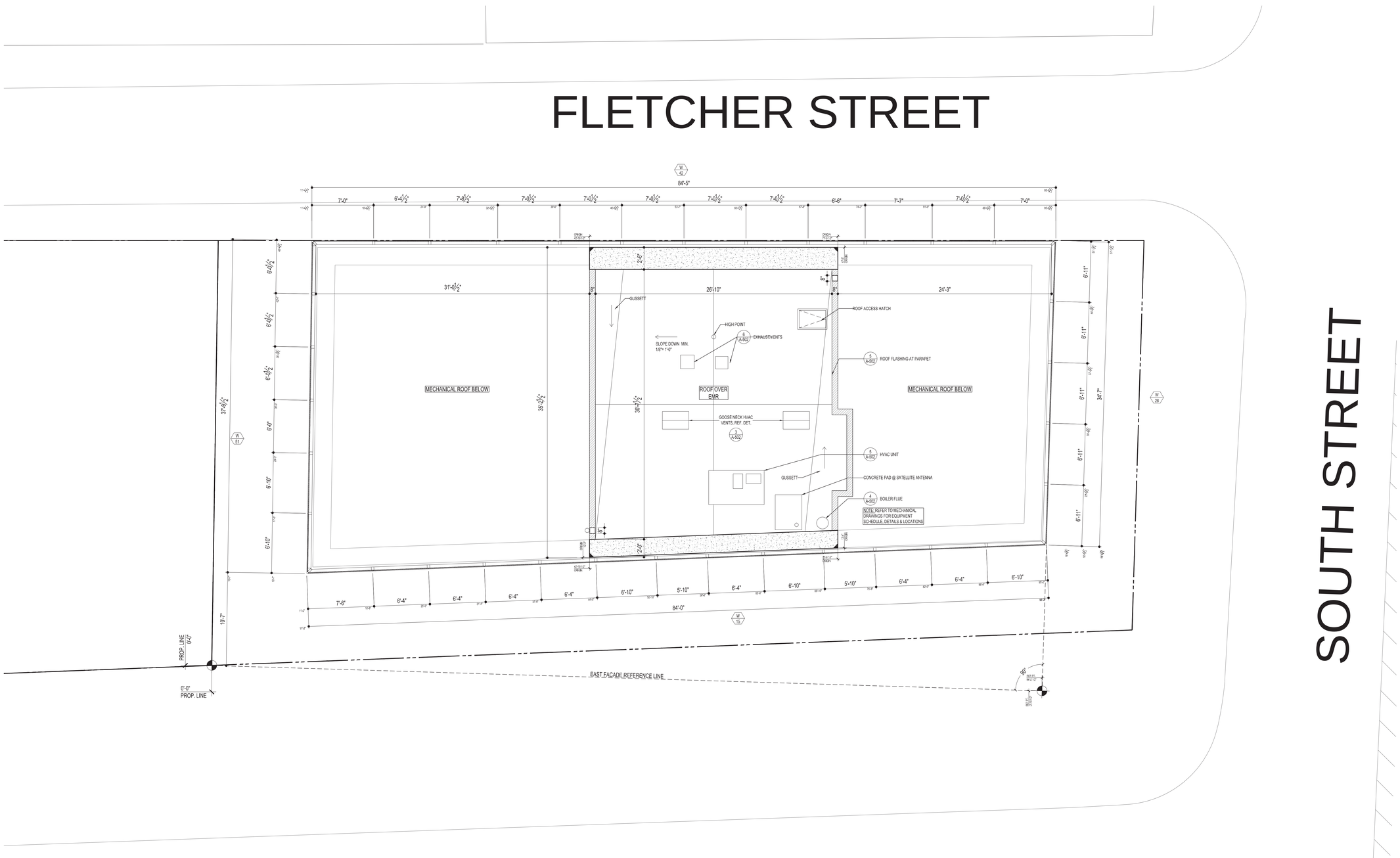
SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAVID STEPHEN HILL
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-153.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
E512618312290 Scan Code



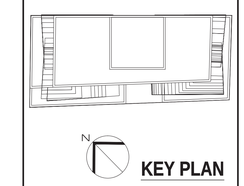
1 ROOF BULKHEAD PLAN

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



No.	Date	Revision
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5	11/21/14	90% CDs
4	10/10/14	75% CDs
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1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

ROOF BULKHEAD PLAN

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOHN P. HILL
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-154.00

CAD FILE: J:\13A25_151 Maiden Lane

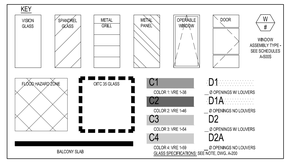
71 OF 136

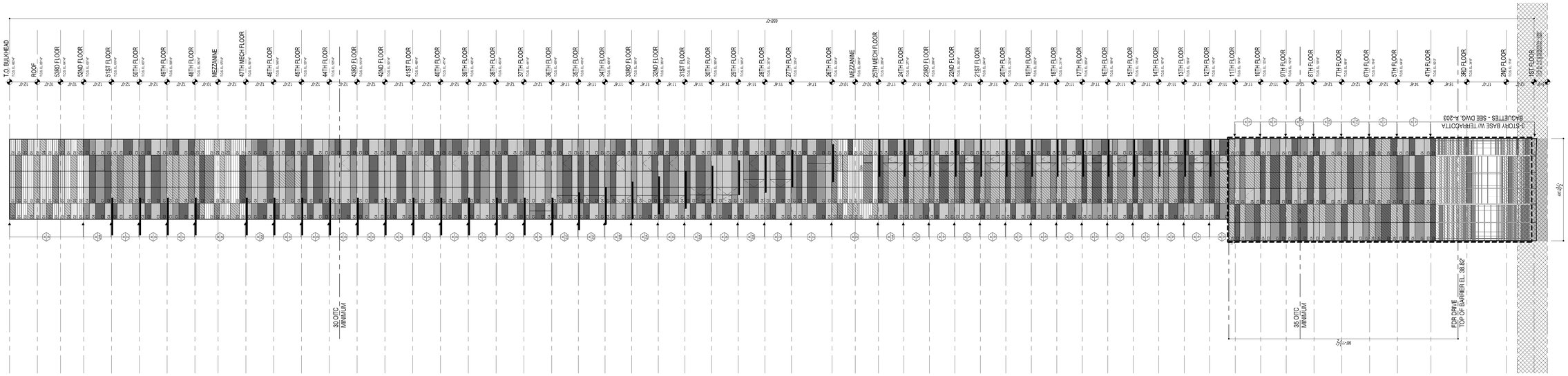
DEPT OF BLDGS 121854940 Job Number
E290395334X Scan Code

GLASS SPECIFICATIONS

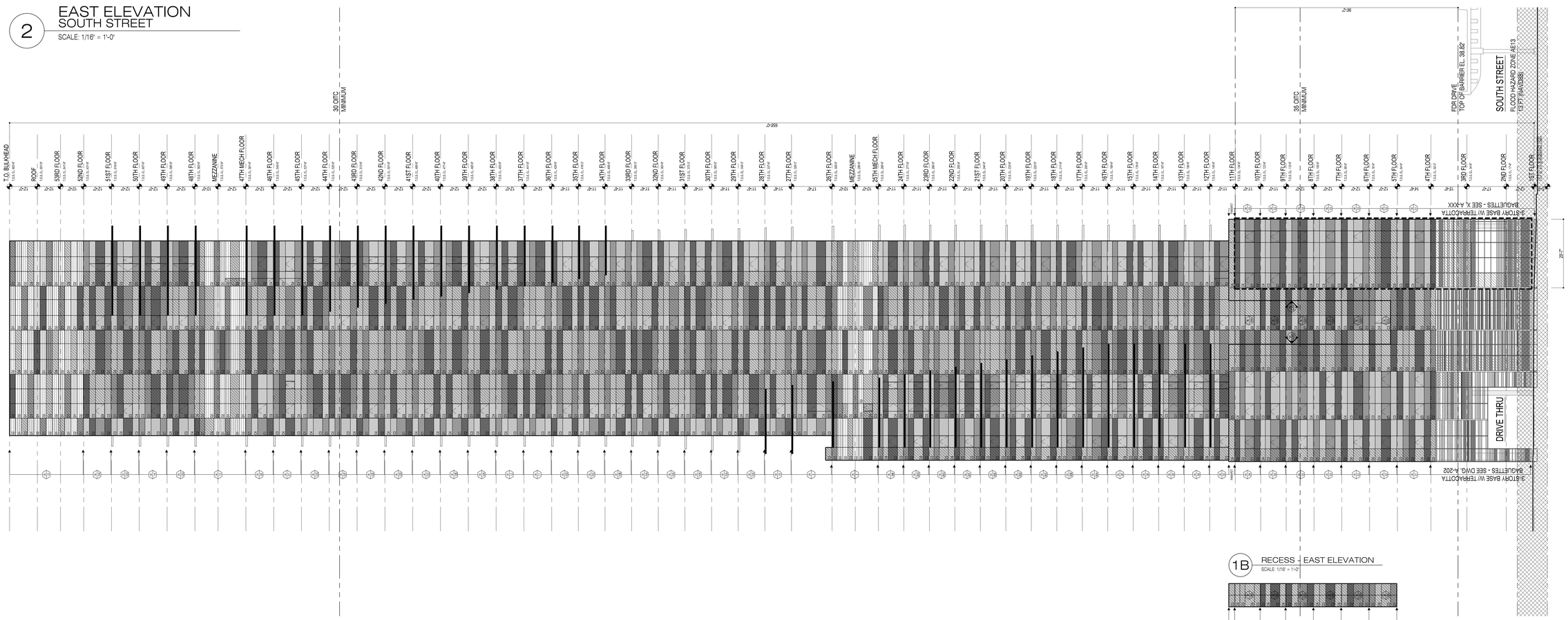
VRE 1-38 (COLOR 1)		VRE 1-46 (COLOR 2)		VRE 1-54 (COLOR 3)		VRE 1-59 (COLOR 4)	
VLT	36%	VLT	43%	VLT	47%	VLT	53%
SOLAR T.	19%	SOLAR T.	23%	SOLAR T.	25%	SOLAR T.	28%
REFLECTANCE (EXT)	44%	REFLECTANCE (EXT)	34%	REFLECTANCE (EXT)	32%	REFLECTANCE (EXT)	30%
REFLECTANCE (INT)	21%	REFLECTANCE (INT)	15%	REFLECTANCE (INT)	16%	REFLECTANCE (INT)	19%
U-VALUE (WINTER)	0.30	U-VALUE (WINTER)	0.30	U-VALUE (WINTER)	0.30	U-VALUE (WINTER)	0.30
U-VALUE (SUMMER)	0.26	U-VALUE (SUMMER)	0.27	U-VALUE (SUMMER)	0.27	U-VALUE (SUMMER)	0.27
SHADING COEFF	0.27	SHADING COEFF	0.33	SHADING COEFF	0.35	SHADING COEFF	0.39
SHGC	0.23	SHGC	0.28	SHGC	0.31	SHGC	0.33
LSG	1.57	LSG	1.54	LSG	1.52	LSG	1.61

NOTE: METAL GRILL TYPE - STORM RESISTANT MODEL PL 5700

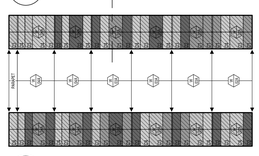




2 EAST ELEVATION
SOUTH STREET
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
MAIDEN LANE
SCALE: 1/16" = 1'-0"



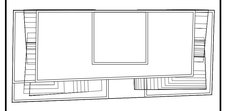
1B RECESS - EAST ELEVATION
SCALE: 1/16" = 1'-0"

1A RECESS - WEST ELEVATION
SCALE: 1/16" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

NOTE:
REFER TO DWG. EN-001 FOR REQUIRED WINDOW ASSEMBLY U AND SHGC VALUES.
FINAL WINDOW ASSEMBLIES SHALL NOT EXCEED SPECIFIED U-VALUES AND SHALL MEET OR EXCEED SHGC VALUES.

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

FORTIS
Property Group, LLC
45 Main Street, Suite 800
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F 718.907.8718

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WSP FLACK + KURTZ MECHANICAL ENGINEERS
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
ELEVATIONS - EAST & SOUTH

NB#

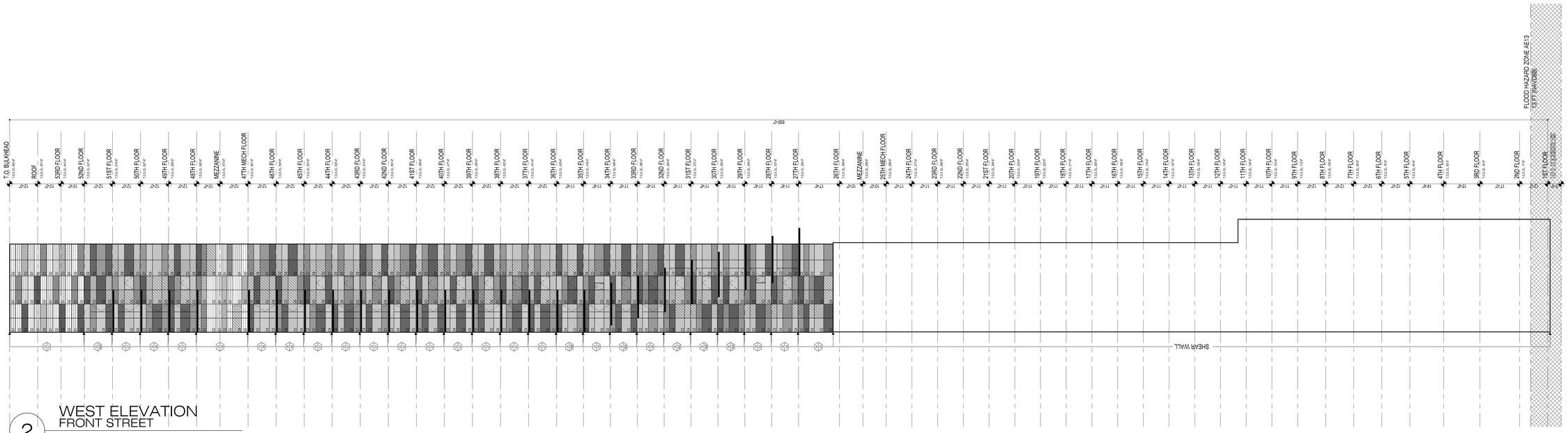
SEAL & SIGNATURE

REGISTERED ARCHITECT
ALAN STEPHEN HILL
012811
STATE OF NEW YORK

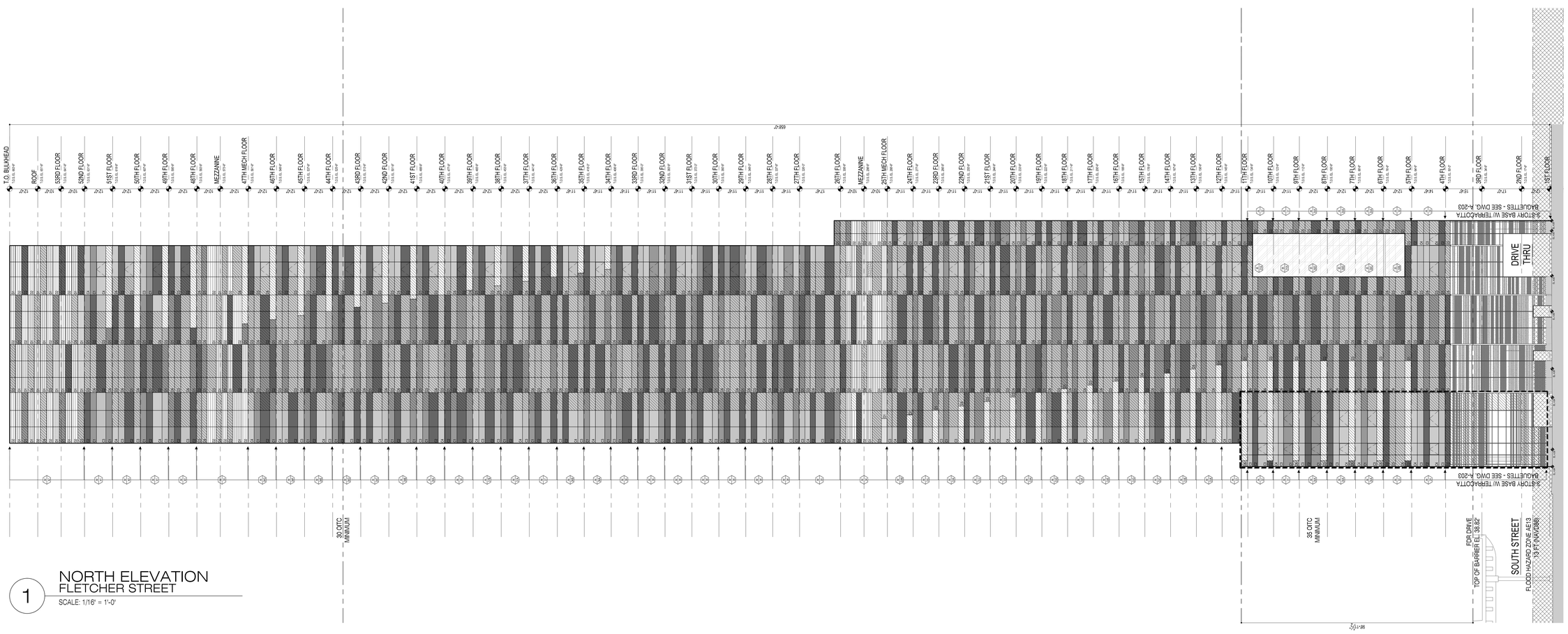
DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-200.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121856460 Job Number
E391357467 Scan Code



2 WEST ELEVATION
FRONT STREET
SCALE: 1/16" = 1'-0"

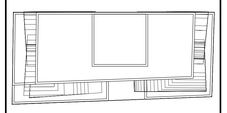


1 NORTH ELEVATION
FLETCHER STREET
SCALE: 1/16" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

NOTE:
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1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
ELEVATIONS - WEST & NORTH

NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
JAMES E. WEST
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-201.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
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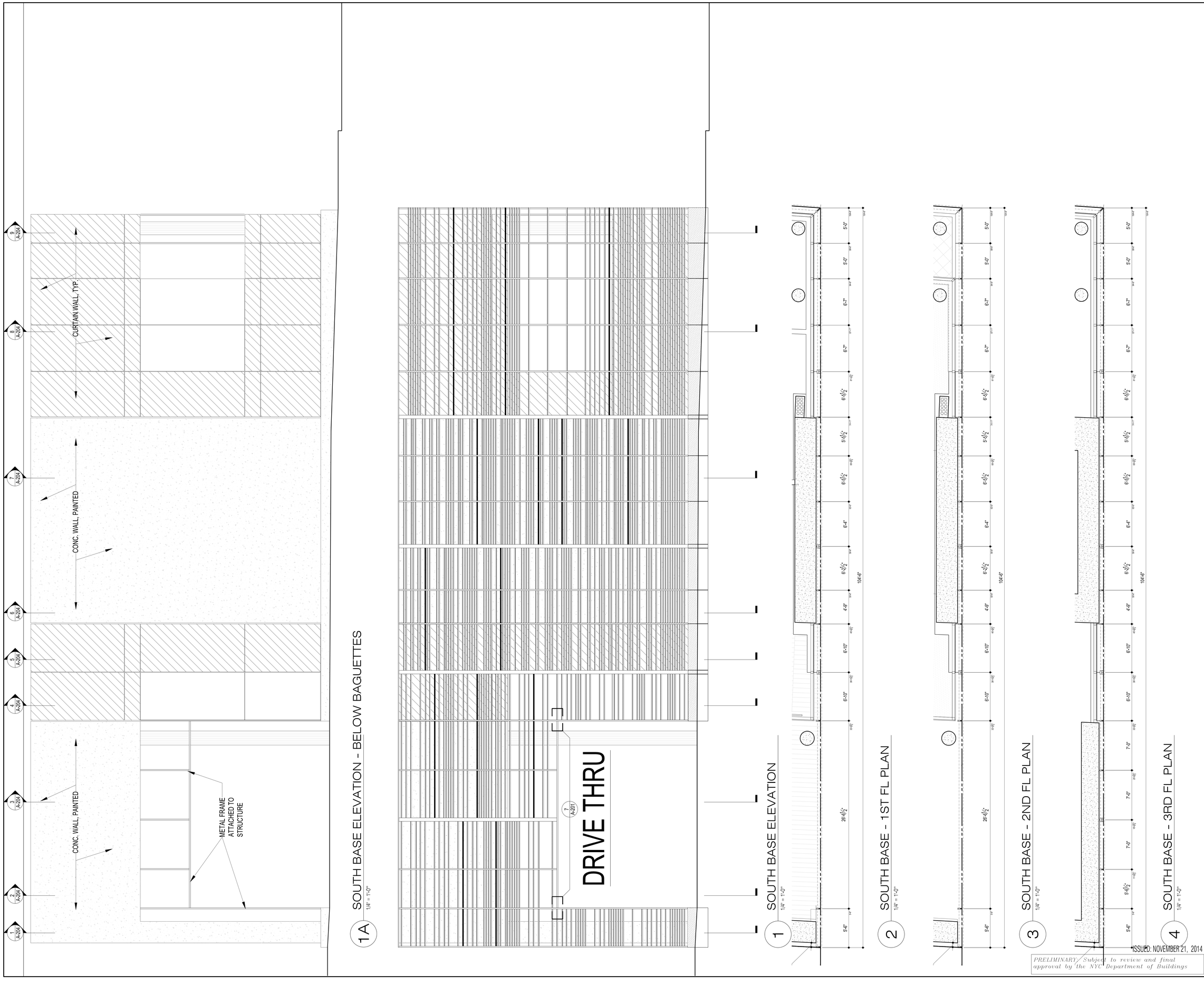

ISSUED: NOVEMBER 21, 2014

PRELIMINARY - Subject to review and final approval by the NYC Department of Buildings

NOTES

KEY PLAN

No.	Date	Revision
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South St & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

SOUTH BASE ELEVATION

NB#

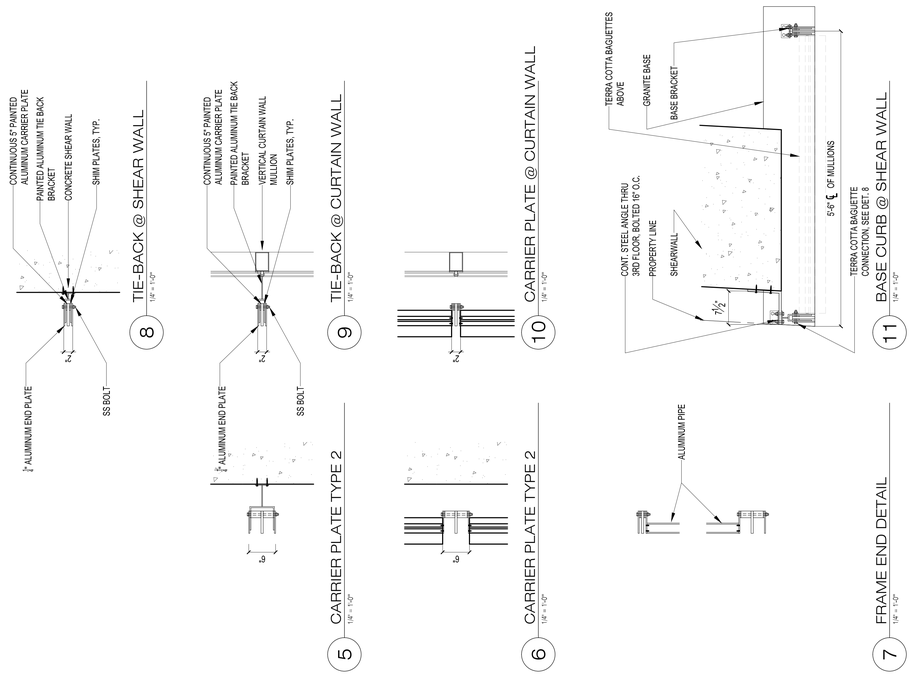
SEAL & SIGNATURE

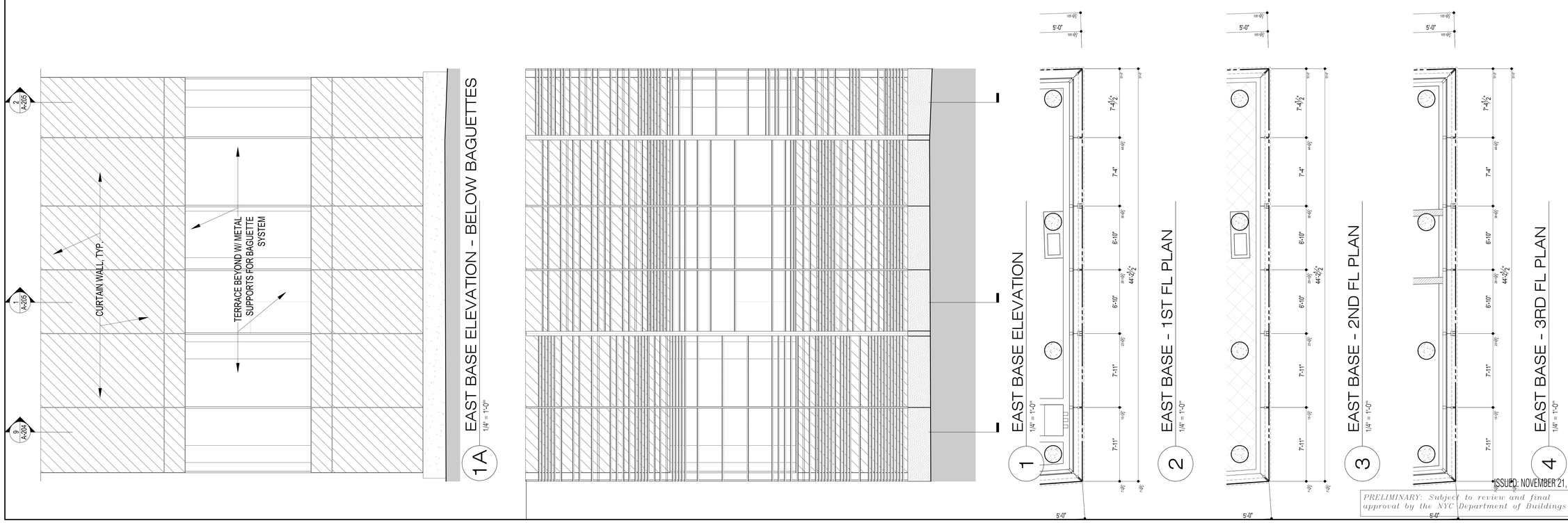
REGISTERED ARCHITECT JAY STEPHEN WEST 031211 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-202A.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 421858980 Job Number
E5297356155 Scan Code

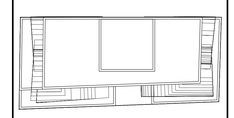




ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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1251 Avenue of the Americas
New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

EAST BASE ELEVATION

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT STEPHEN HILL GOLDSTEIN STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED

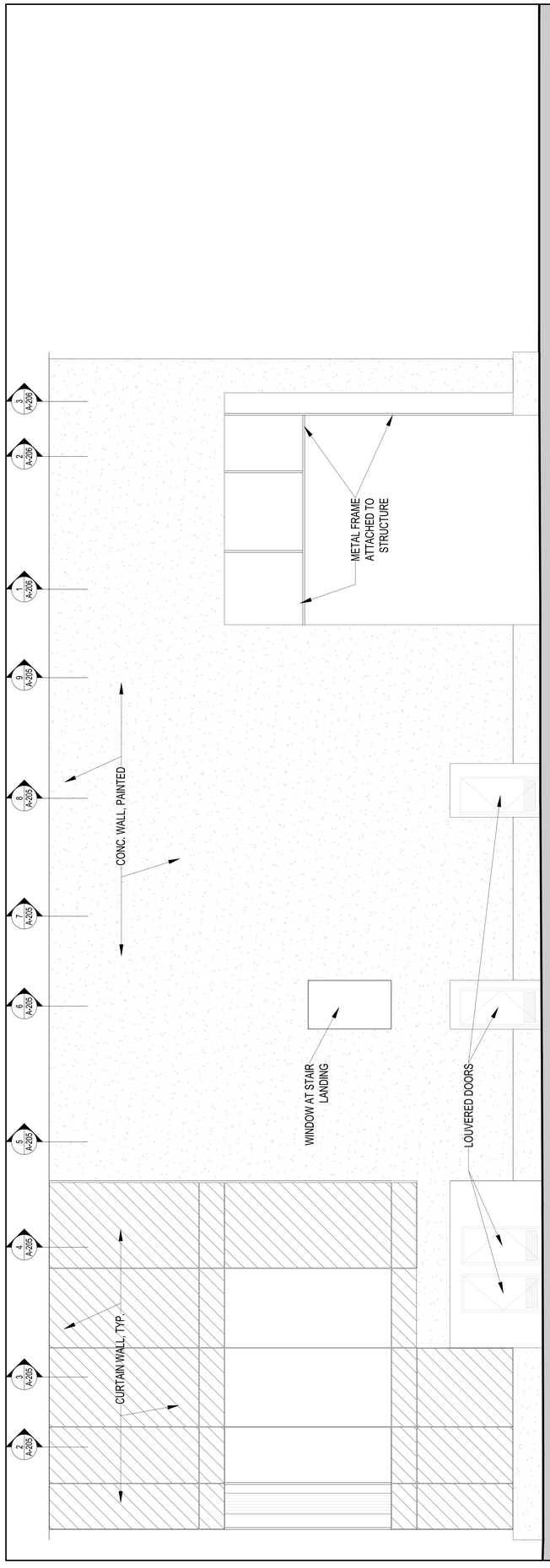
A-202.00

DWG NO.

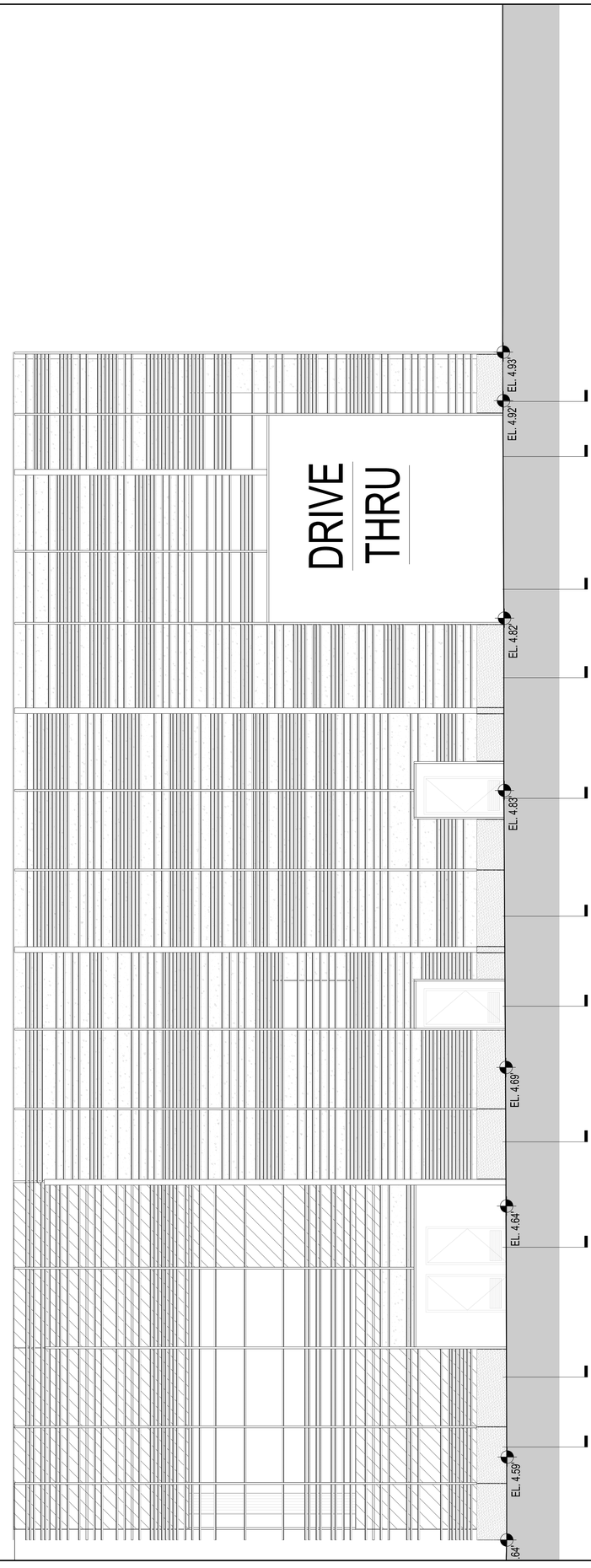
CAD FILE: J:\13A25_151 Maiden Lane

75 OF 136

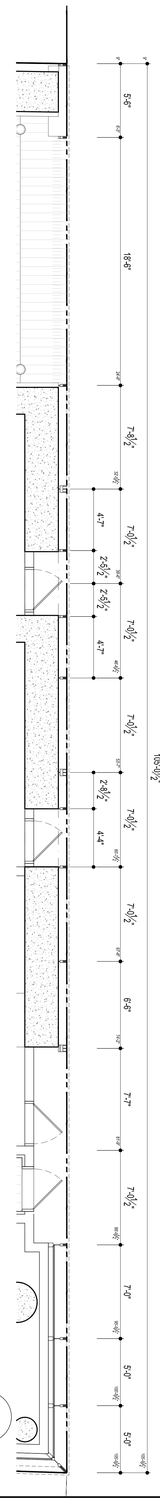
DEPT OF BLDGS 121185490 Job Number
E350458250273 Scan Code



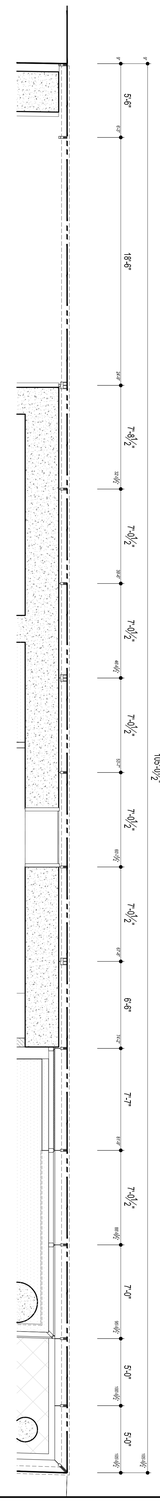
1A NORTH BASE ELEVATION - BELOW BAGUETTES
1/4" = 1'-0"



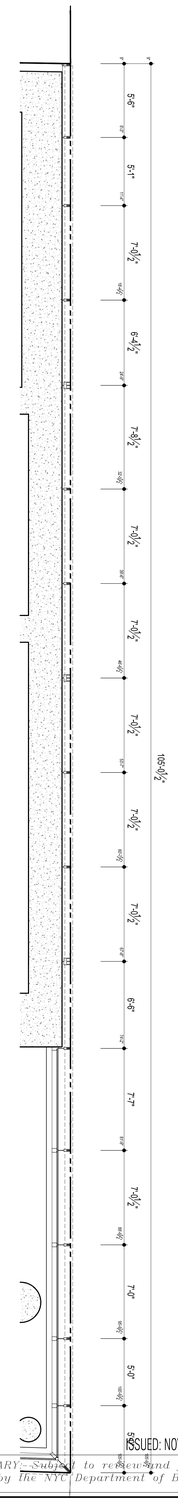
1 NORTH BASE ELEVATION
1/4" = 1'-0"



2 NORTH BASE - 1ST FL PLAN
1/4" = 1'-0"

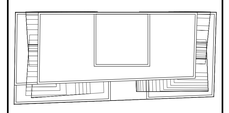


3 NORTH BASE - 2ND FL PLAN
1/4" = 1'-0"



4 NORTH BASE - 3RD FL PLAN
1/4" = 1'-0"

NOTES



N
KEY PLAN

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1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
NORTH BASE ELEVATION
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
JAMES E. WEST
STATE OF NEW YORK

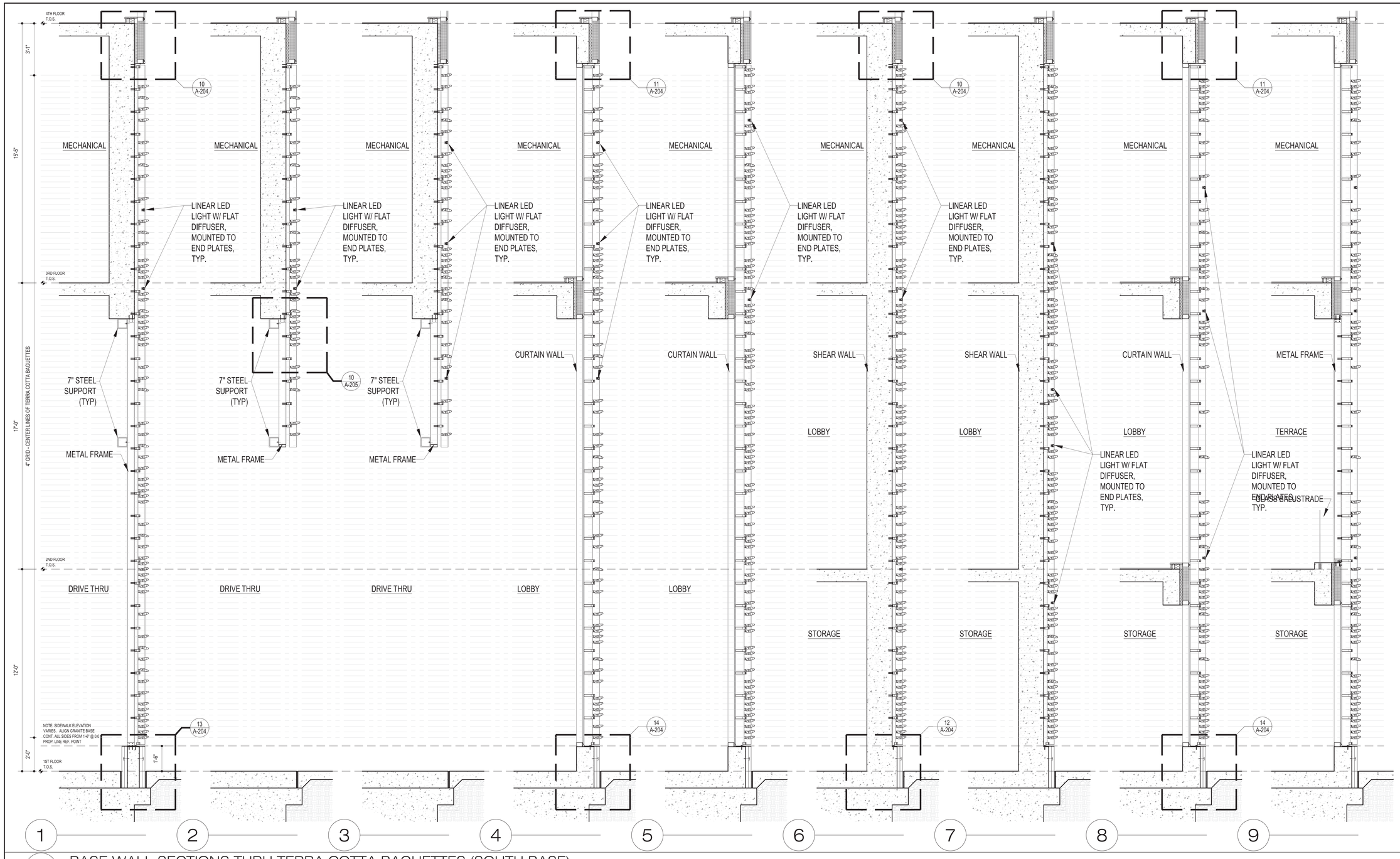
DATE: JANUARY 6, 2014
PROJECT #: 13425
SCALE: AS NOTED
DWG NO. A-203.00

CAD FILE: J:\13425_151 Maiden Lane
76 OF 138

ISSUED: NOVEMBER 21, 2014

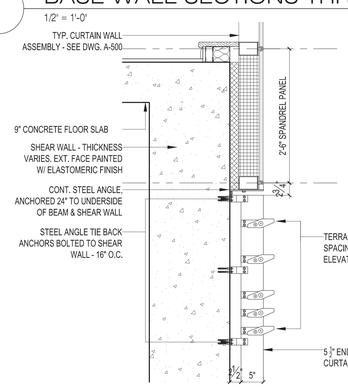
PRELIMINARY - Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 421195490 Job Number
E380505248A3 Scan Code

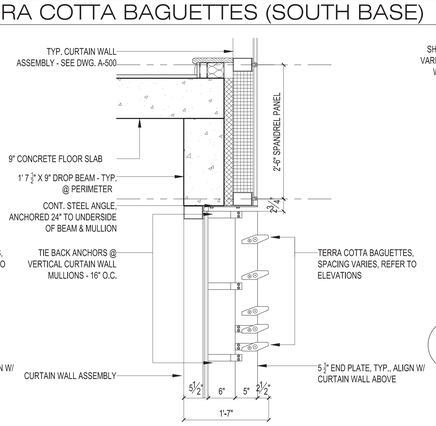


BASE WALL SECTIONS THRU TERRA COTTA BAGUETTES (SOUTH BASE)

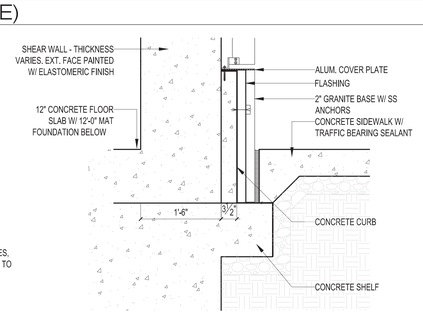
1/2" = 1'-0"



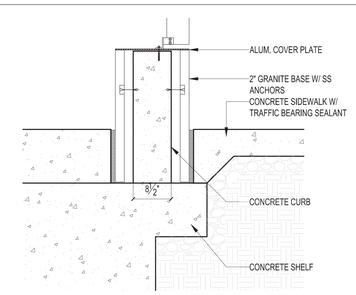
10 DETAIL @ SHEAR WALL
1" = 1'-0"



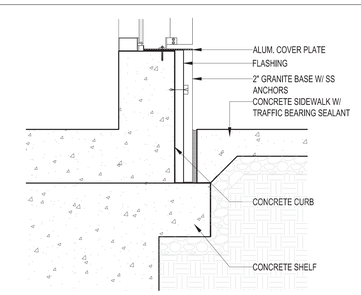
11 DETAIL @ CURTAIN WALL
1" = 1'-0"



12 DETAIL @ SHEAR WALL
1" = 1'-0"



13 DETAIL @ CURVE WALL
1" = 1'-0"

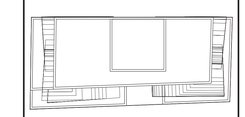


14 DETAIL @ CURTAIN WALL
1" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

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Client

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New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

SOUTH BASE WALL SECTIONS

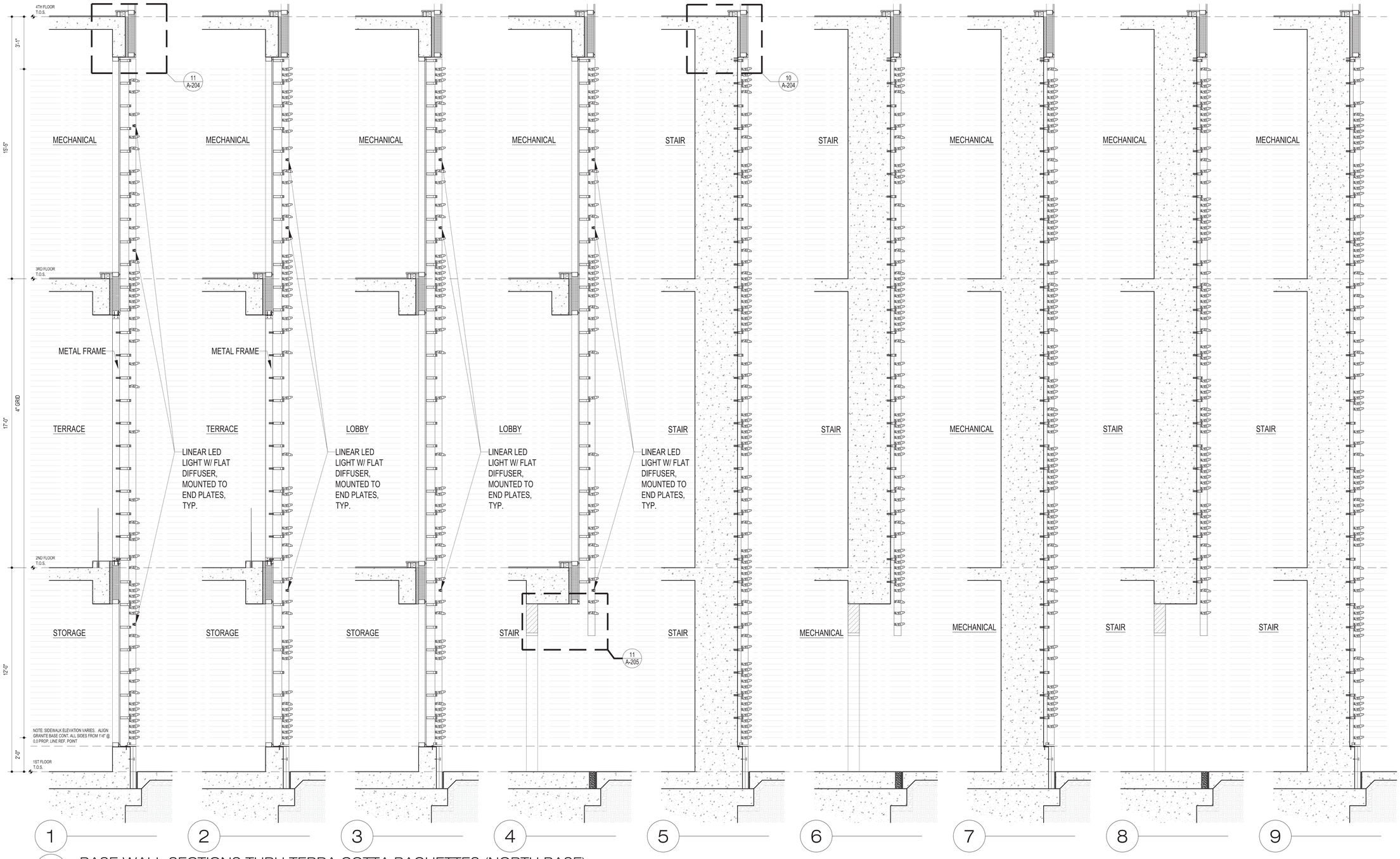
NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT DAVID STEPHEN HILL 036220 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-204.00

CAD FILE: J:\13A25_151 Maiden Lane



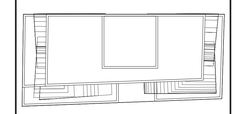
BASE WALL SECTIONS THRU TERRA COTTA BAGUETTES (NORTH BASE)

1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

FORTIS Property Group, LLC
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GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
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WSP CANTOR SEINUK STRUCTURAL ENGINEERS
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

EAST & NORTH WALL SECTIONS

NB#

SEAL & SIGNATURE

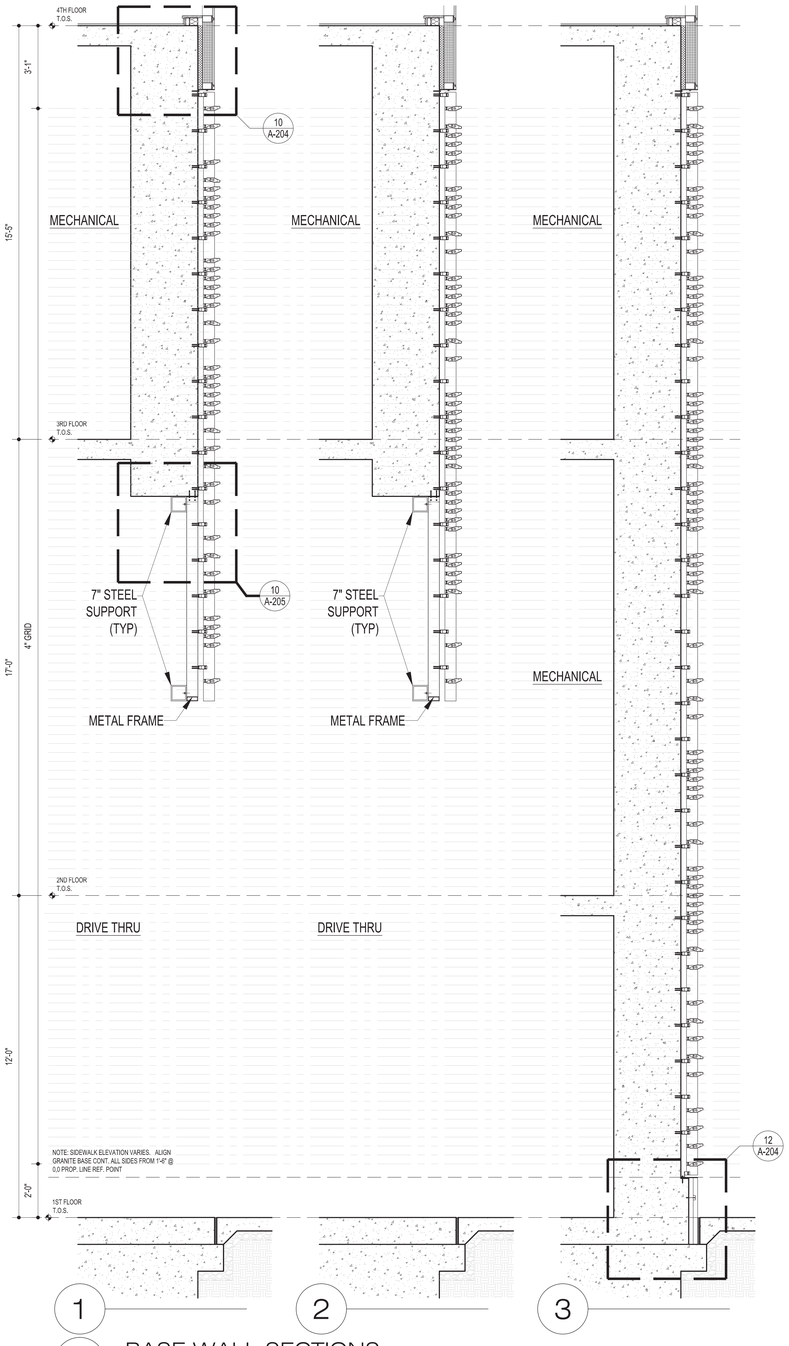
REGISTERED ARCHITECT
DAVID WESTPHAL WILLIAMS
No. 026320
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-205.00

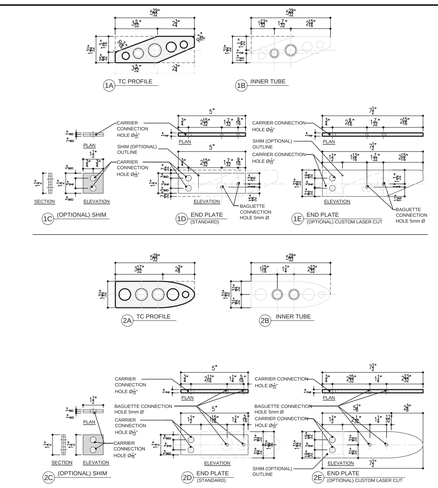
CAD FILE: J:\13A25_151 Maiden Lane

78 OF 136

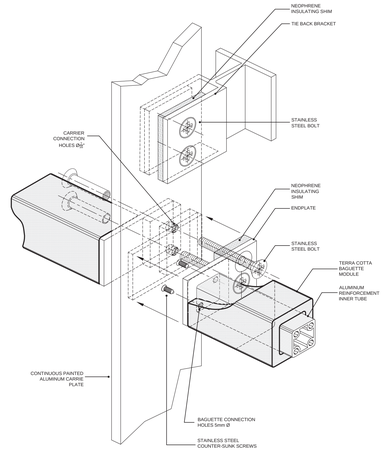
DEPT OF BLDGS 421185480 Job Number
E389609697 F8 Scan Code



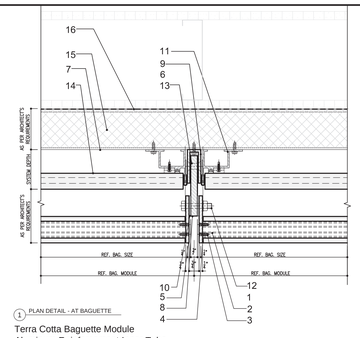
BASE WALL SECTIONS
1/2" = 1'-0"



BAGUETTE MODULE & SYSTEM COMPONENTS
3" = 1'-0"

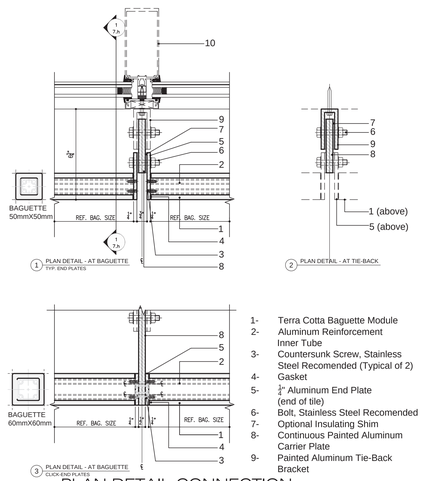


GENERAL ISOMETRIC VIEW BOLTED CONNECTION
3" = 1'-0"



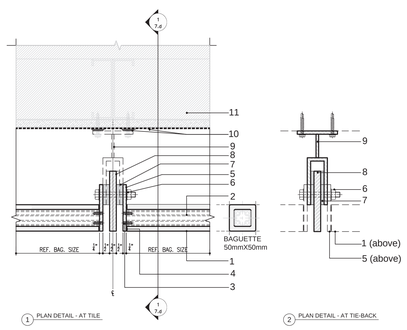
1- Terra Cotta Baguette Module
2- Aluminum Reinforcement Inner Tube
3- Countersunk Screw, Stainless Steel Recommended
4- Gasket
5- ¼" Aluminum End Plate
6- Vertical fastener
7- Continuous Aluminum Z
8- Continuous Carrier Plate
9- Continuous Aluminum Shoe Bracket
10- Optional Insulating Shim
11- Vertical Support Alum. Extrusion M2
12- Bolt, Stainless Steel Recomended
13- Sex Bolt
14- Terra Cotta Panel
15- Mineral Wool Type Insulation (thickness per spec)

PLAN DETAIL BAGUETTE OVER PANEL
3" = 1'-0"



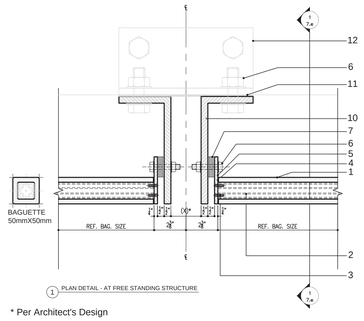
1- Terra Cotta Baguette Module
2- Aluminum Reinforcement Inner Tube
3- Countersunk Screw, Stainless Steel Recomended (Typical of 2)
4- Gasket
5- ¼" Aluminum End Plate (end of tile)
6- Bolt, Stainless Steel Recomended
7- Optional Insulating Shim
8- Continuous Painted Aluminum Carrier Plate
9- Painted Aluminum Tie-Back Bracket

PLAN DETAIL CONNECTION TO CURTAIN WALL
3" = 1'-0"



1- Terra Cotta Baguette Module
2- Aluminum Reinforcement Inner Tube
3- Countersunk Screw, Stainless Steel Recommended
4- Gasket
5- ¼" Aluminum End Plate
6- Bolt, Stainless Steel Recommended
7- Optional Insulating Shim
8- Continuous Painted Aluminum Carrier Plate
9- Painted Aluminum Tie-Back Bracket
10- Waterproofing & Sealant at Exterior Applications

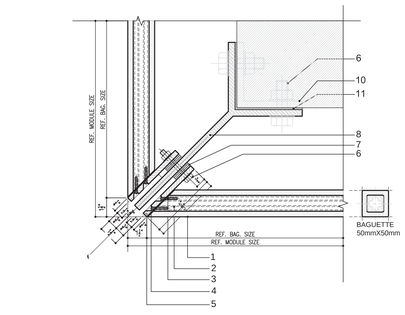
PLAN DETAIL CONNECTION TO BACKUP STUD WALL
3" = 1'-0"



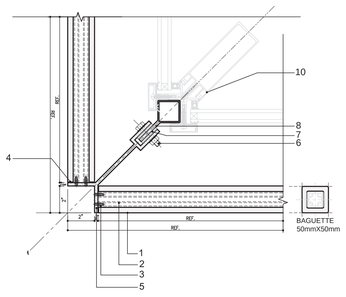
* Per Architect's Design

1- Terra Cotta Baguette Module
2- Aluminum Reinforcement Inner Tube
3- Countersunk Screw, Stainless Steel Recommended
4- Gasket
5- ¼" Aluminum End Plate
6- Bolt, Stainless Steel Recommended
7- Optional Insulating Shim
8- Continuous Painted Aluminum Carrier Plate
9- Painted Aluminum Tie-Back Bracket
10- Structural Carrier
11- Shim for Separation Of Dissimilar Metals
12- Structural Horizontal Bracket (Attached To Building)

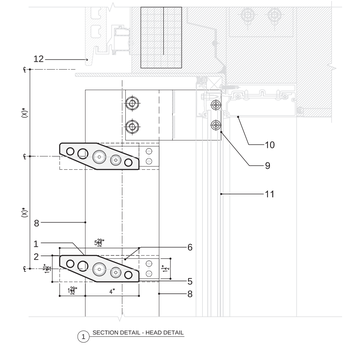
PLAN DETAIL AT FREESTANDING STRUCTURE
3" = 1'-0"



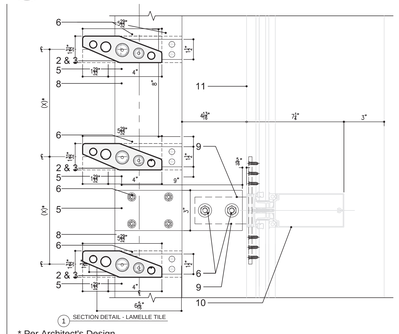
PLAN DETAIL OUTSIDE-CORNER MITER CUT
3" = 1'-0"



PLAN DETAIL OUTSIDE CORNER ATTACHED TO CURTAIN WALL
3" = 1'-0"



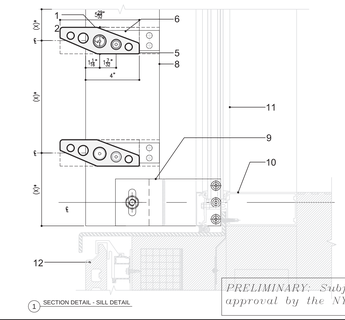
SECTION DETAIL CURTAIN WALL HEAD
3" = 1'-0"



* Per Architect's Design

SECTION DETAIL AT CURTAIN WALL SILL
3" = 1'-0"

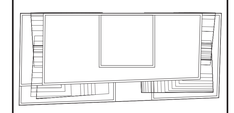
SECTION DETAIL ATTACHED TO LAMELLE TILE
3" = 1'-0"



ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

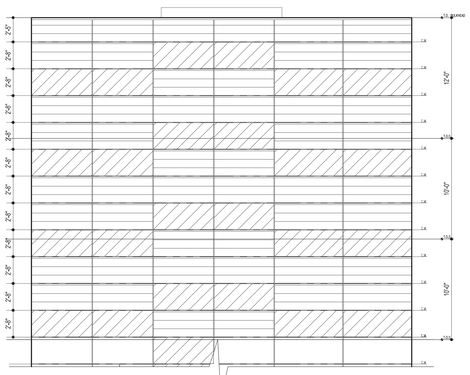
DWG TITLE
NORTH WALL SECTIONS & TYP. BAGUETTE DETAILS
NB#

SEAL & SIGNATURE
REGISTERED ARCHITECT DO KYUNG KIM 023 STATE OF NEW YORK

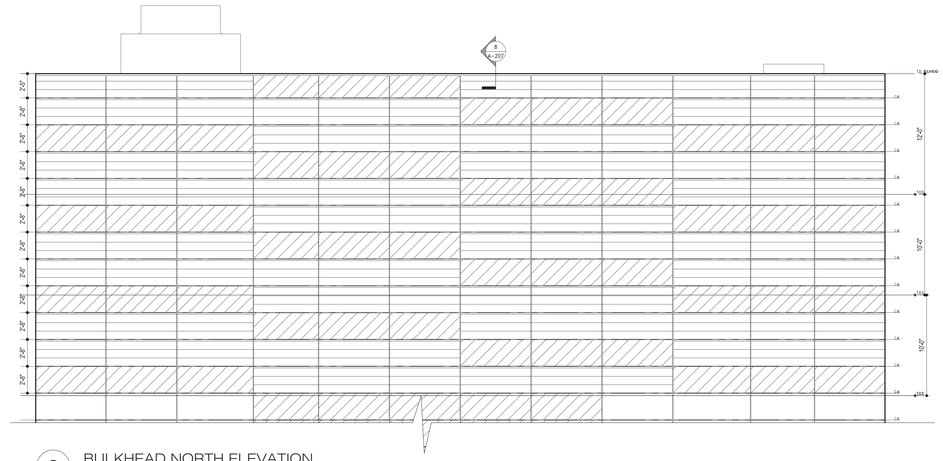
DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-206.00
DWG NO.

CAD FILE J:\13A25_151 Maiden Lane

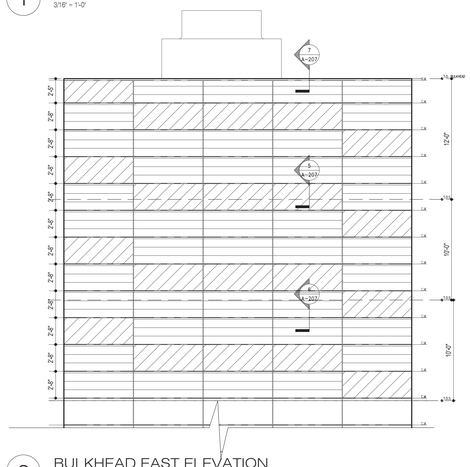
DEPT OF BLDGS 121185460 Job Number
E587562426K Scan Code



1 BULKHEAD WEST ELEVATION
3/16" = 1'-0"

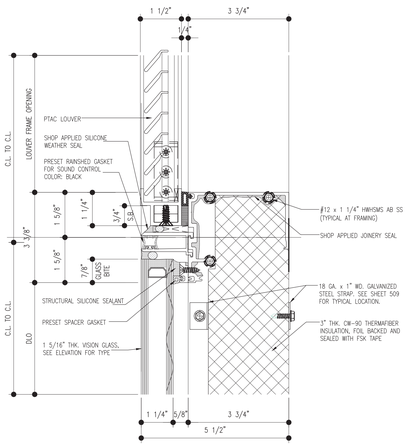


2 BULKHEAD NORTH ELEVATION
3/16" = 1'-0"

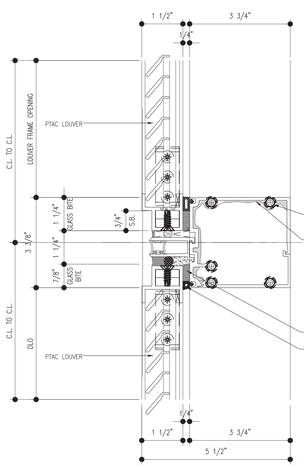


3 BULKHEAD EAST ELEVATION
3/16" = 1'-0"

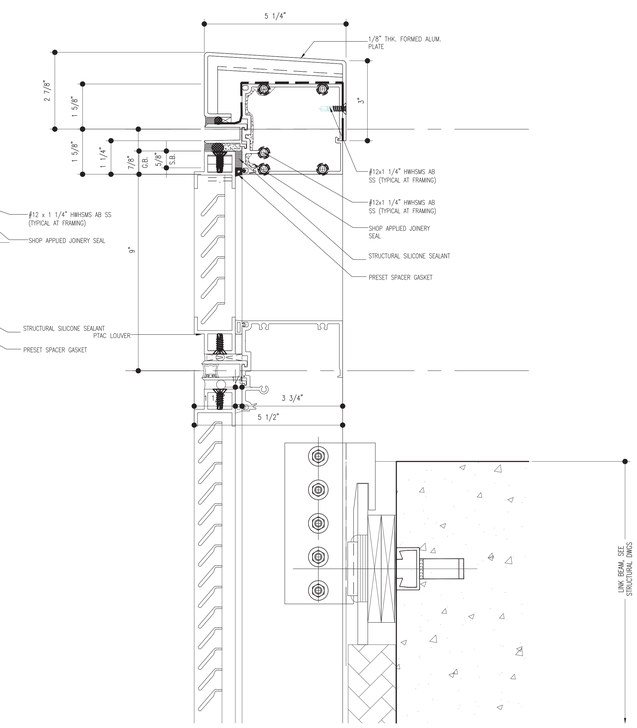
4 BULKHEAD SOUTH ELEVATION
3/16" = 1'-0"



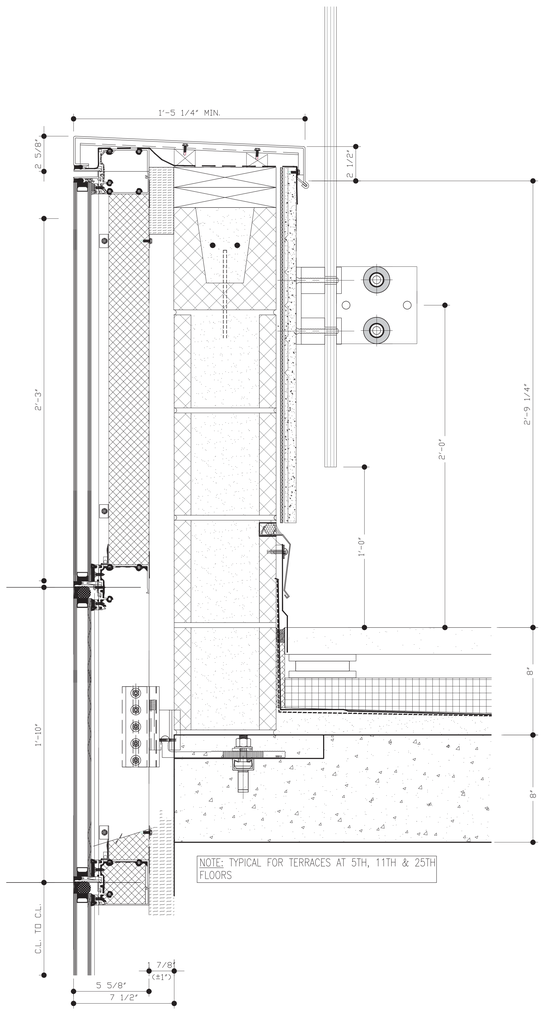
5 LOUVER / SPANDREL HORIZONTAL DETAIL
6" = 1'-0"



6 LOUVER / LOUVER HORIZONTAL DETAIL
6" = 1'-0"



7 LOUVER / COPING @ LINK BEAM HORIZONTAL DETAIL
6" = 1'-0"

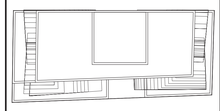


8 TYPICAL PARAPET DETAIL
3" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
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1	04/25/14	ISSUED: NYC DOB

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
BULKHEAD ELEVATIONS & PARAPET DETAILS
NB#

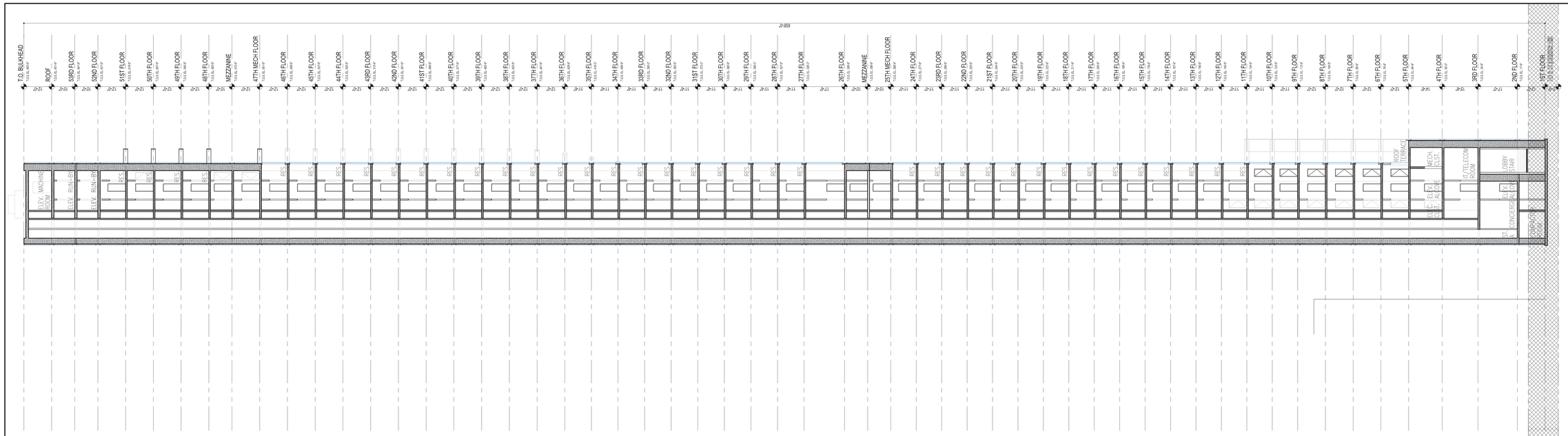
SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSEPH P. LOSPINOSO
No. 022631
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-207.00

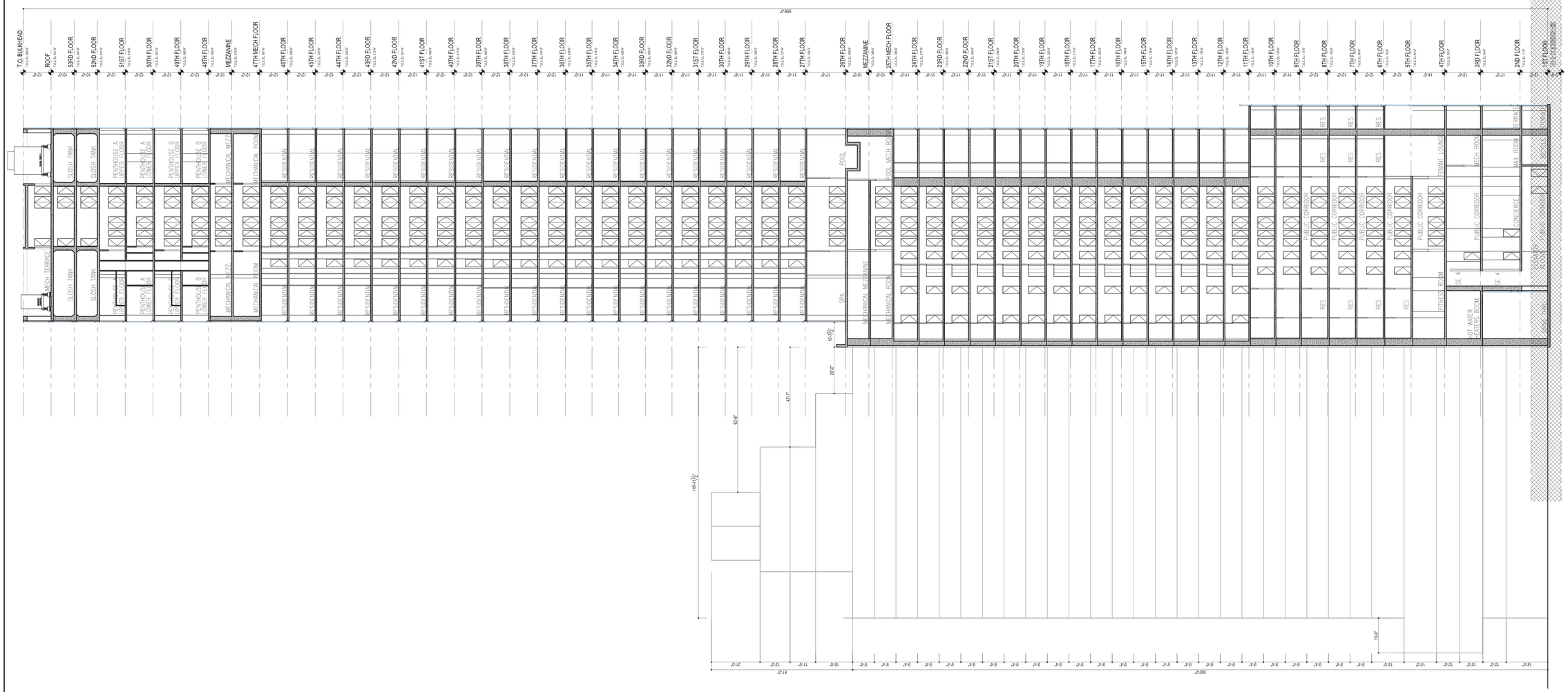
CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854460 Job Number
E302261508 Scan Code



2 SECTION B-B

SCALE: 1/16" = 1'-0"



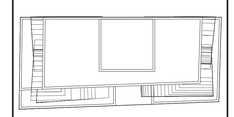
1 SECTION A-A

SCALE: 1/16" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

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Client

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PROJECT

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

BUILDING SECTIONS

NB#

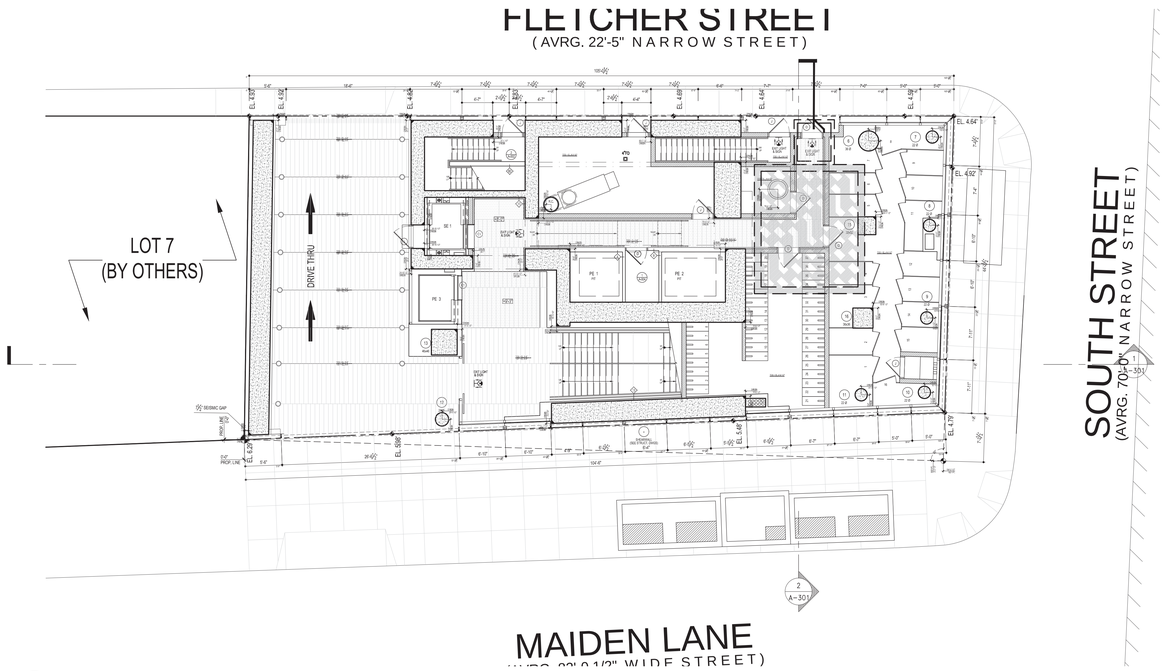
SEAL & SIGNATURE

REGISTERED ARCHITECT
LEO WEST HILL
STATE OF NEW YORK

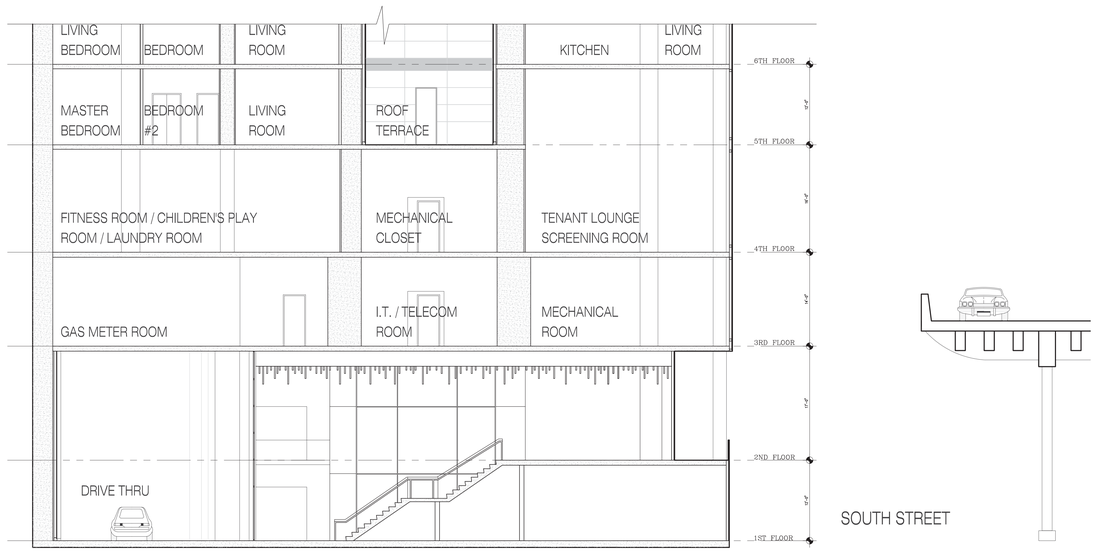
DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.	A-300.00

CAD FILE: J:\13425_151 Maiden Lane

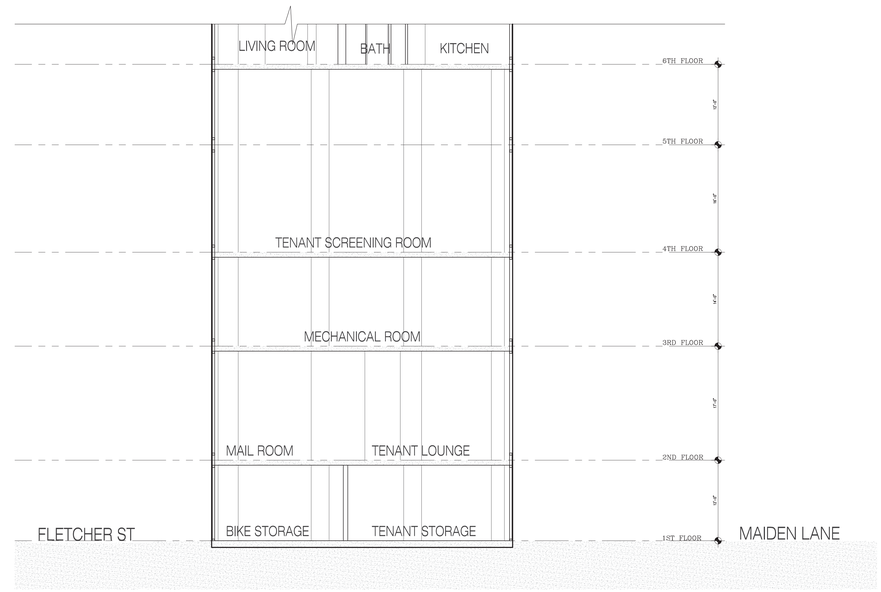
DEPT OF BLDGS 421185860 Job Number
E369970506 Scan Code



3 FIRST FLOOR KEY PLAN
1/8" = 1'-0"



1 BASE SECTION
1/4" = 1'-0"

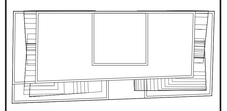


2 BASE SECTION
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

Damian Titus
DOB
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

BASE SECTIONS

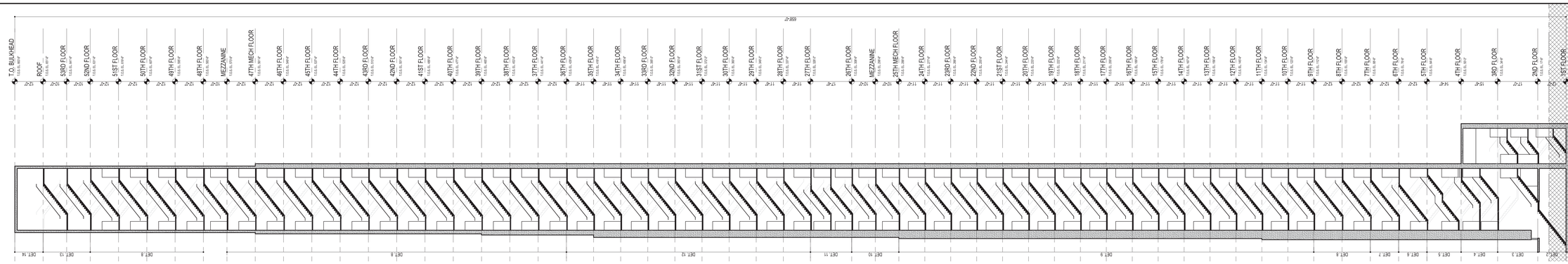
NB#

REGISTERED ARCHITECT DAMIAN ALEXANDER TITUS 036359 STATE OF NEW YORK

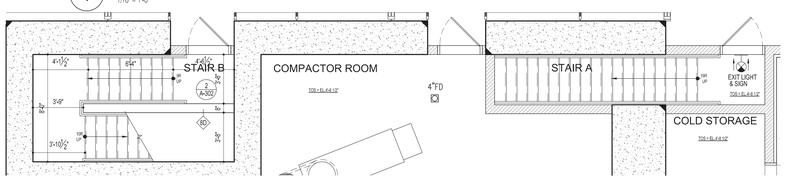
JANUARY 6, 2014
13A25
AS NOTED
A-301.00

J:\13A25_151 Maiden Lane

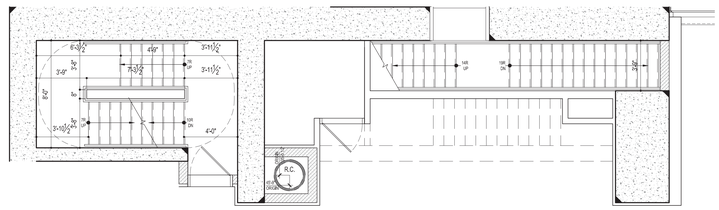
DEPT OF BLDGS 121854460 Job Number
E3286900765 Scan Code



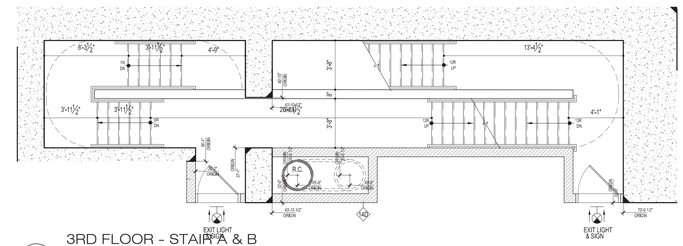
1 STAIR SECTION
1/16" = 1'-0"



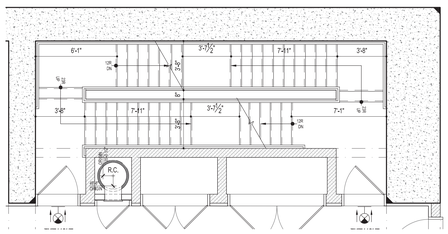
2 1ST FLOOR - STAIR A & B
12'-0" FF (19 RISERS TOTAL)
1/4" = 1'-0"



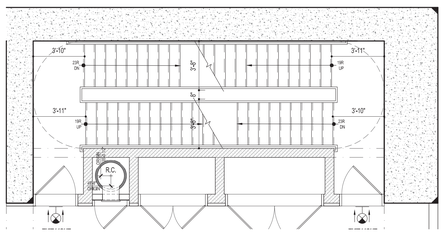
3 2ND FLOOR - STAIR A & B
17'-0" FF (27 RISERS TOTAL)
1/4" = 1'-0"



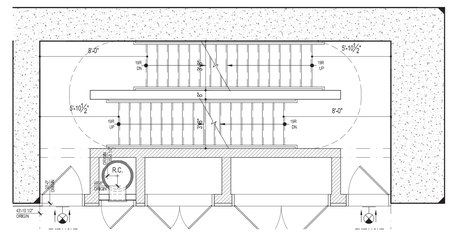
4 3RD FLOOR - STAIR A & B
15'-6" FF (24 RISERS TOTAL)
1/4" = 1'-0"



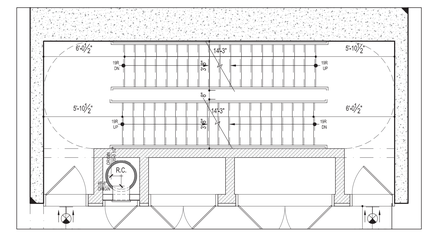
5 4TH FLOOR - STAIR A & B
14'-6" FF (23 RISERS TOTAL)
1/4" = 1'-0"



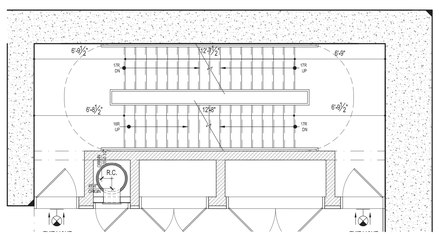
6 5TH FLOOR - STAIR A & B
12'-0" FF (19 RISERS TOTAL)
1/4" = 1'-0"



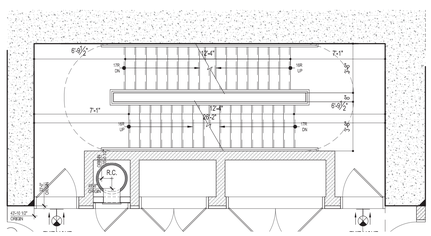
7 6TH FLOOR - STAIR A & B
12'-0" FF (19 RISERS TOTAL)
1/4" = 1'-0"



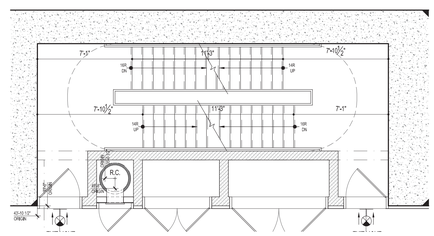
8 7TH, 8TH, 36TH-47TH, 49TH-51ST FLOORS - STAIR A & B
12'-0" FF (19 RISERS TOTAL)
1/4" = 1'-0"



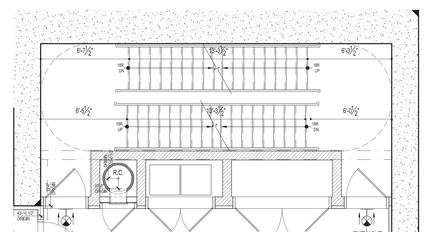
9 10TH-24TH FLOORS - STAIR A & B
11'-0" FF (19 RISERS TOTAL)
1/4" = 1'-0"



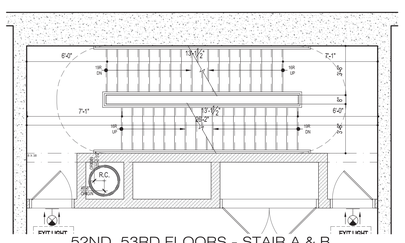
10 25TH FLOOR, MEZZANINE - STAIR A & B
10'-0" FF (19 RISERS TOTAL)
1/4" = 1'-0"



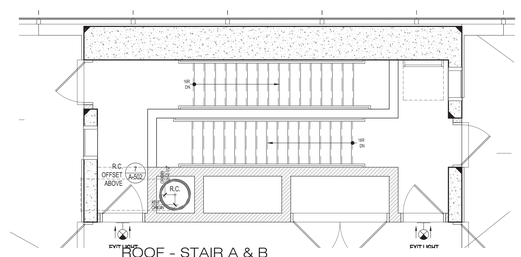
11 26TH FLOOR - STAIR A & B
17'-6" FF (19 RISERS TOTAL)
1/4" = 1'-0"



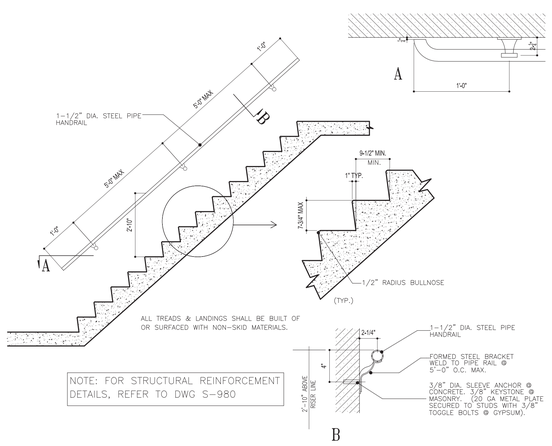
12 27TH-35TH FLOOR - STAIR A & B
11'-6" FF (19 RISERS TOTAL)
1/4" = 1'-0"



13 52ND, 53RD FLOORS - STAIR A & B
10'-0" FF (19 RISERS TOTAL)
1/4" = 1'-0"



14 ROOF - STAIR A & B
10'-0" FF (19 RISERS TOTAL)
1/4" = 1'-0"



NOTE: FOR STRUCTURAL REINFORCEMENT DETAILS, REFER TO DWG S-980

15 TYPICAL STAIR DETAIL
1/4" = 1'-0"

STAIR NOTES:

403.12 STAIRWAY DOOR OPERATION
DOORS OPENING INTO INTERIOR STAIR ENCLOSURES SHALL NOT BE LOCKED FROM EITHER SIDE.

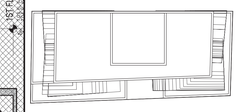
403.13 SMOKEPROOF EXIT ENCLOSURES
EVERY REQUIRED STAIRWAY SERVING OCCUPIED FLOORS MORE THAN 75 FEET (22 860 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL COMPLY WITH SECTIONS 909.20 AND 1019.1.8.

403.15 IMPACT-RESISTANT STAIR ENCLOSURES
EXIT STAIR ENCLOSURES SHALL BE CONSTRUCTED OF IMPACT-RESISTANT WALLS. MINIMUM IMPACT-RESISTANCE STANDARDS SHALL BE ESTABLISHED BY RULES OF THE DEPARTMENT.

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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WSP CANTOR SEINUK STRUCTURAL ENGINEERS
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WSP FLACK + KURTZ MECHANICAL ENGINEERS
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New York, NY 10018
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FRANK SETA & ASSOCIATES BUILDING ENVELOPE & WATERPROOFING
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PROJECT
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DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
STAIR SECTION

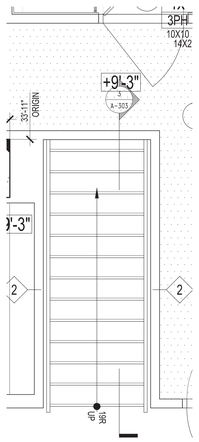
NB#

SEAL & SIGNATURE
REGISTERED ARCHITECT M. STEPHEN HILL NEW YORK

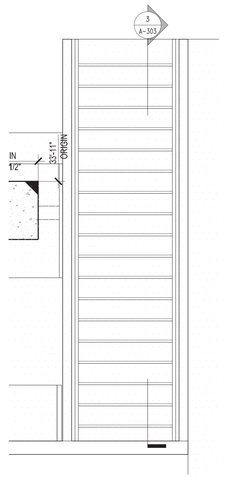
DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-302.00

CAD FILE: J:\13A25_151 Maiden Lane

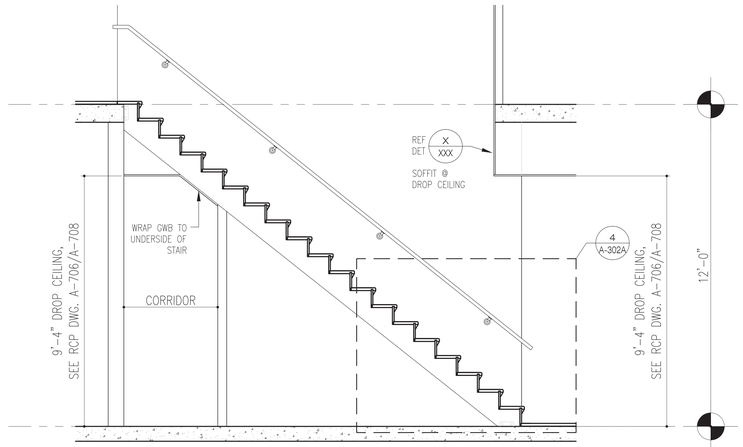
DEPT OF BLDGS 421185860 Job Number
E282057985 Scan Code



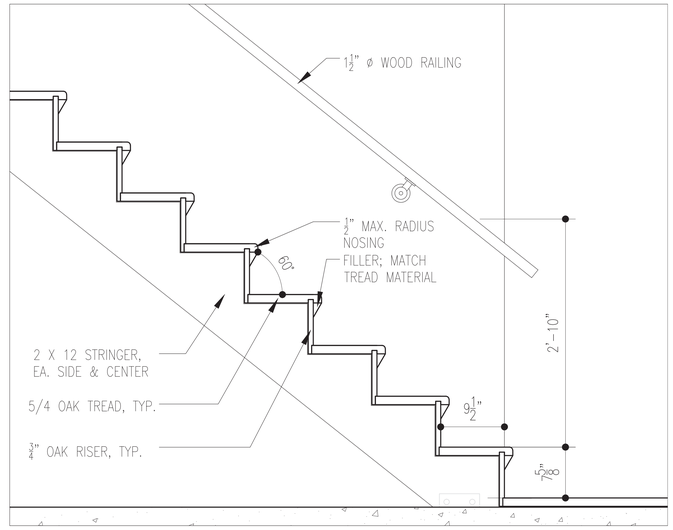
1 PENTHOUSE STAIR 50TH FLOOR
1/2" = 1'-0"



2 PENTHOUSE STAIR 51ST FLOOR
1/2" = 1'-0"



3 PENTHOUSE STAIR SECTION
1/2" = 1'-0"

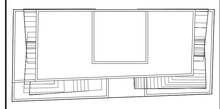


4 PENTHOUSE STAIR DETAIL
1 1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE:

STAIR SECTIONS & PLANS - 2

NB#

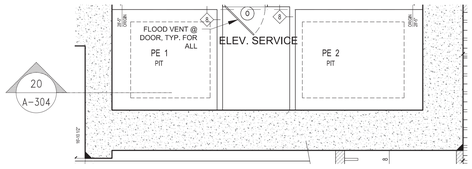
SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHRISTOPHER J. HILL
STATE OF NEW YORK

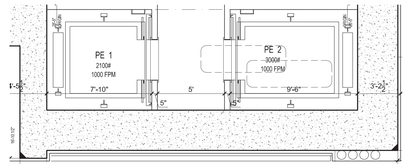
DATE: JANUARY 6, 2014
PROJECT #: 13425
SCALE: AS NOTED
DWG NO. A-303.00

CAD FILE: J:\13425_151 Maiden Lane

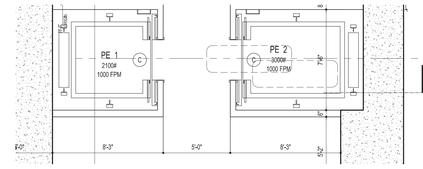
DEPT OF BLDGS 421858480 Job Number
E5C209931X Scan Code



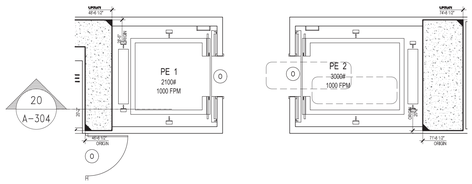
1 PE ELEV. CORE 1ST FLOOR
1/4" = 1'-0"



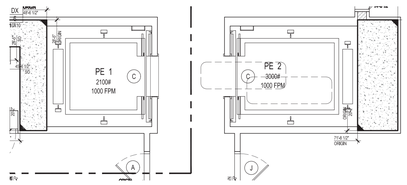
2 PE ELEV. CORE 2ND FLOOR
1/4" = 1'-0"



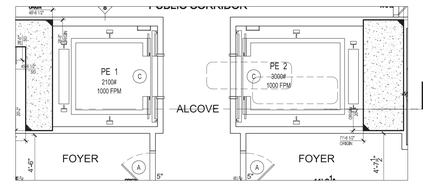
3 PE ELEV. CORE 3RD FLOOR
1/4" = 1'-0"



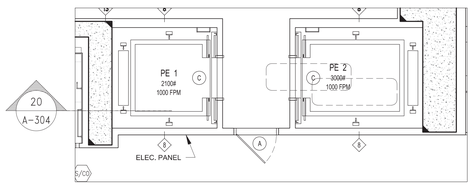
4 PE ELEV. CORE 4TH FLOOR
1/4" = 1'-0"



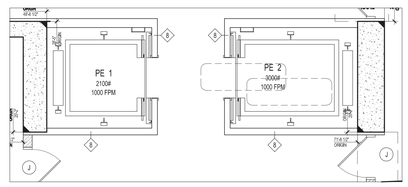
5 PE ELEV. CORE 5TH FLOOR
1/4" = 1'-0"



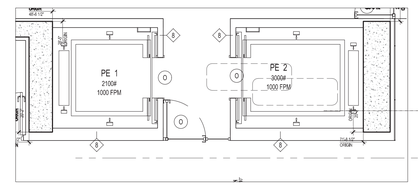
6 PE ELEV. CORE 6TH - 10TH FLOORS
1/4" = 1'-0"



7 PE ELEV. CORE 11TH - 24TH FLOORS
1/4" = 1'-0"



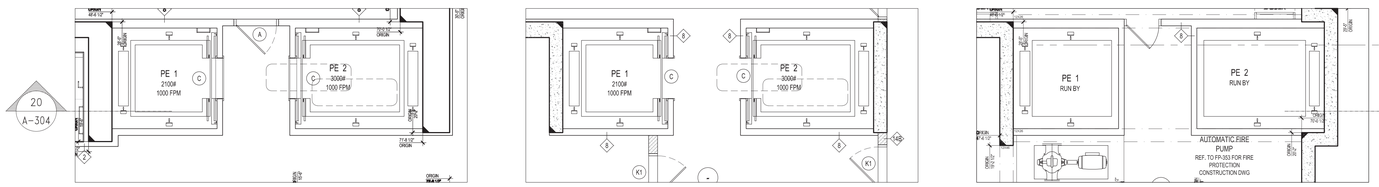
8 PE ELEV. CORE 25TH FLOOR
1/4" = 1'-0"



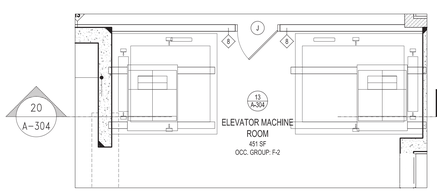
9 PE ELEV. CORE 26TH FLOOR
1/4" = 1'-0"

10 PE ELEV. CORE 27TH - 46TH & 48TH - 51ST FLOORS
1/4" = 1'-0"

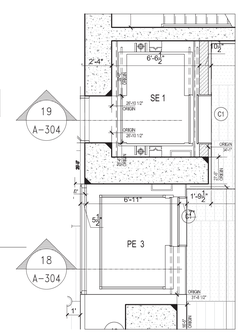
11 PE ELEV. CORE 47TH FLOOR
1/4" = 1'-0"



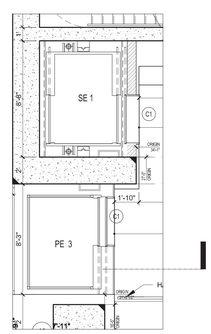
12 PE ELEV. CORE ROOF
1/4" = 1'-0"



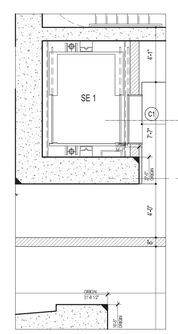
13 PE ELEVATOR MECHANICAL ROOM
1/4" = 1'-0"



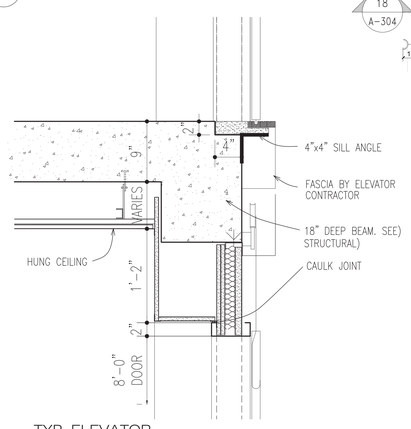
14 HYDRAULIC ELEV 1ST FLOOR
1/4" = 1'-0"



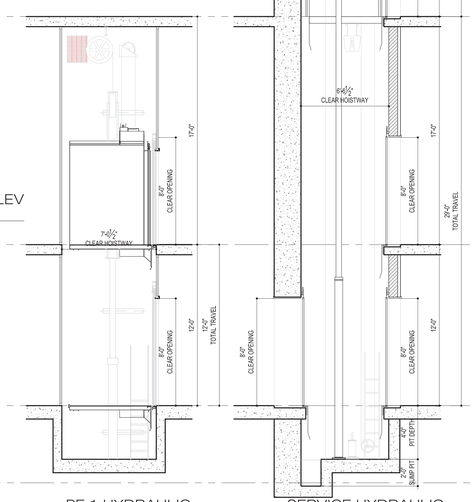
15 HYDRAULIC ELEV 2ND FLOOR
1/4" = 1'-0"



16 HYDRAULIC ELEV 3RD FLOOR
1/4" = 1'-0"

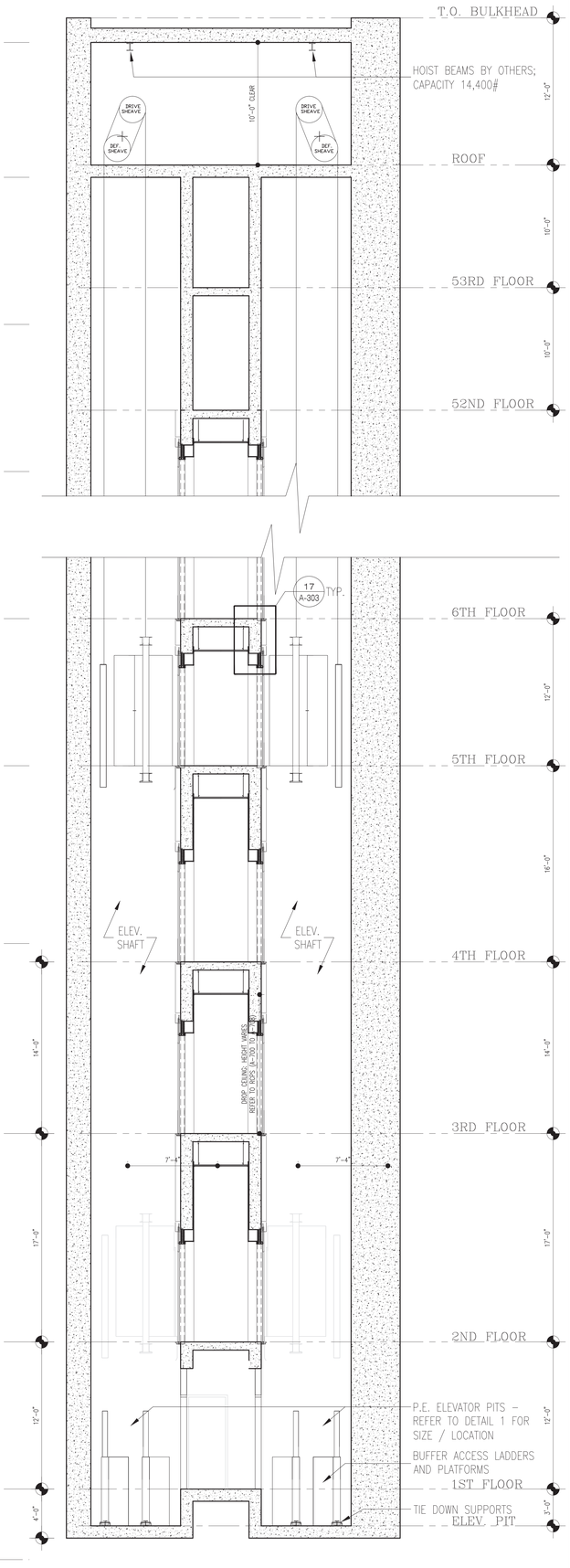


17 TYP. ELEVATOR HEAD & SILL DETAIL
1 1/2" = 1'-0"



18 PE 1 HYDRAULIC ELEV. SECTION
1/4" = 1'-0"

19 SERVICE HYDRAULIC ELEV. SECTION
1/4" = 1'-0"

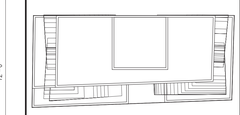


20 P.E. ELEVATOR CORE SECTION
1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
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4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

ELEVATOR DETAILS

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOEL SHAPIRO NO. 023,901 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED

A-304.00

DWG NO.

CAD FILE: J:\13A25_151 Maiden Lane

GLASS SPECIFICATIONS*

VRE 1-38 (COLOR 1)		VRE 1-46 (COLOR 2)		VRE 1-54 (COLOR 3)		VRE 1-59 (COLOR 4)	
VLT	36%	VLT	43%	VLT	47%	VLT	53%
SOLAR T.	19%	SOLAR T.	23%	SOLAR T.	25%	SOLAR T.	28%
REFLECTANCE (EXT)	44%	REFLECTANCE (EXT)	34%	REFLECTANCE (EXT)	32%	REFLECTANCE (EXT)	30%
REFLECTANCE (INT)	21%	REFLECTANCE (INT)	15%	REFLECTANCE (INT)	16%	REFLECTANCE (INT)	19%
U-VALUE (WINTER)	0.30	U-VALUE (WINTER)	0.30	U-VALUE (WINTER)	0.30	U-VALUE (WINTER)	0.30
U-VALUE (SUMMER)	0.26	U-VALUE (SUMMER)	0.27	U-VALUE (SUMMER)	0.27	U-VALUE (SUMMER)	0.27
SHADING COEFF	0.27	SHADING COEFF	0.33	SHADING COEFF	0.35	SHADING COEFF	0.39
SHGC	0.23	SHGC	0.28	SHGC	0.31	SHGC	0.33
LSG	1.57	LSG	1.54	LSG	1.52	LSG	1.61

NOTES:
- * SEE ELEVATIONS FOR GLASS COLOR LOCATIONS
- ALL GLASS TO BE 30 OITC UNLESS OTHERWISE NOTED.
- VALUES PROPOSED MEET OR IMPROVE UPON PERFORMANCE REQUIREMENTS OF CURTAIN WALL AS PROVIDED IN COMCHECK AND ENVELOPE ANALYSIS.

DWG. #	WINDOW TYPE
A-400	W-01
A-401	W-02 to W-04
A-402	W-02A to W-04A
A-403	W-05 to W-06
A-404	W-08 to W-09
A-405	W-10 to W-11
A-406	W-12 to W-13
A-407	W-14 to W-15
A-408	W-16 to W-18
A-409	W-19 to W-22

DWG. #	WINDOW TYPE
A-410	W-54, W-23 to W-25
A-411	W-26 to W-28
A-412	W-29, W-30, W-30A
A-413	W-31 to W-32
A-414	W-30B to W-30D, W31A
A-415	W-33
A-416	W-34 to W-35
A-417	W-36 to W-37
A-418	W-38
A-419	W-39 to W-40

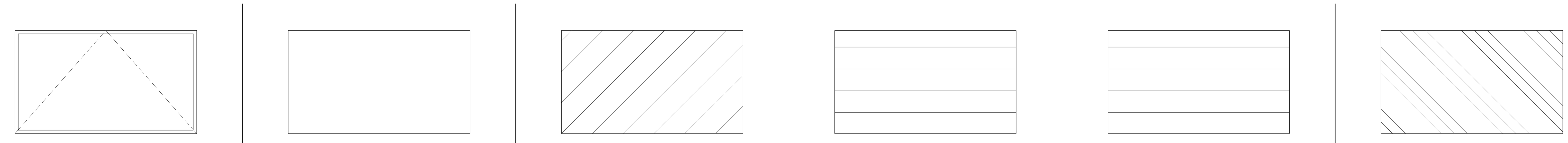
DWG. #	WINDOW TYPE
A-420	W-41 to W-42
A-421	W-43 to W-47, W-53
A-422	W-49 to W-51

WINDOW TYPES LOCATIONS

	South Elevation Window Types		East Elevation Window Types	North Elevation Window Types		West Elevation Window Types
Fl. #		Recess			Recess	
4	1		16	29		-
5	2	2A	17	30	30B	-
6	3	3A	17A	30A	30C	-
7	3	3A	17A	30A	30D	-
8	3	3A	17A	30A	30D	-
9	4	4A	18	31	31A	-
10	4	4A	18	32	31A	-
11	5		19	33		-
12	6		19	33A		-
13	6		19	33B		-
14	6		19	33C		-
15	6		19	33D		-
16	6A		19	33E		-
17	6B		19	33F		-
18	6C		19	33G		-
19	6D		19	33H		-
20	6E		19	33I		-
21	6F		19	33J		-
22	6G		19	33K		-
23	6H		19	33L		-
24	6I		19A	33M		-
25	8		20	34		-
25M	8		20	34		-
26	9		21	35		43
27	10		22	36		44
28	10A		22A	36		52
29	10A		54	36		44A
30	10A		54A	36		44B
31	10A		23	36		44C
32	10A		23A	36		46
33	10B		23B	36		46A
34	10C		23C	36A		53
35	10D		23D	36B		46B
36	11		24	37		47
37	12		25	37A		47
38	12A		25	37B		47
39	12B		25	38		47
40	12C		25	38A		47
41	12D		25	38B		47
42	12E		25	38C		47
43	12F		25	38D		47
44	12G		25	38E		47
45	57		55	38F		48
46	58		25A	38G		56
47	13		26	39		49
47M	13		26	39		49
48	12G		27	40		47
49	14		25	41		50
50	12G		27	40		47
51	14A		25B	41		50A
52	15		28	42		51

NOTE: WINDOW TYPES W-07 & 45 ARE OMITTED

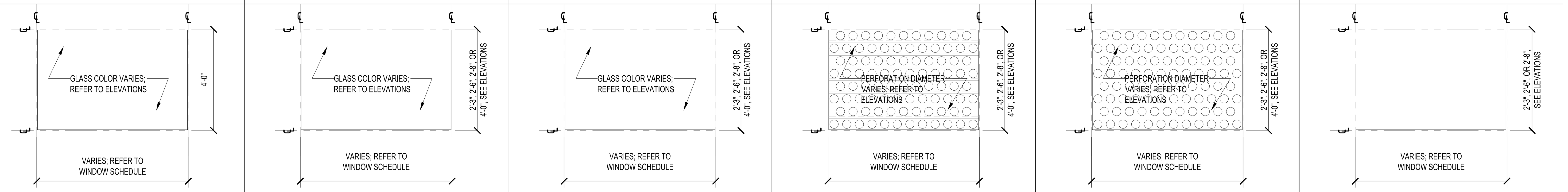
SYMBOL



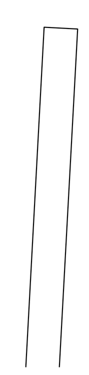
AWNING WINDOW	VISION GLASS	SPANDREL GLASS	METAL GRILL W/ LOUVERS	METAL GRILL W/O LOUVERS	METAL PANEL
• ALL CURTAIN WALL TO BE ZERO SIGHTLINE ASSEMBLY • PROVIDE 2 PUSH HANDLES AT INTERIOR 24" O.C. • MAX. 5LB LOAD PER HANDLE • REFER TO TYP. WALL SECTIONS, A-500 FOR ASSEMBLY DETAILS	• ALL CURTAIN WALL TO BE ZERO SIGHTLINE ASSEMBLY • REFER TO TYP. WALL SECTIONS, A-500 FOR ASSEMBLY DETAILS • REFER TO ELEVATIONS FOR LOCATIONS	• ALL SPANDREL GLASS TO BE BACK PAINTED TO MAXIMUM OPACITY • ALL CURTAIN WALL TO BE ZERO SIGHTLINE ASSEMBLY • REFER TO TYP. WALL SECTIONS, A-500 FOR ASSEMBLY DETAILS • REFER TO ELEVATIONS FOR LOCATIONS	• REFER TO TYP. WALL SECTIONS, A-500 FOR ASSEMBLY DETAILS • REFER TO ELEVATIONS FOR LOCATIONS • TYPE - STORM RESISTANT MODEL PL 5700	• REFER TO TYP. WALL SECTIONS, A-500 FOR ASSEMBLY DETAILS • REFER TO ELEVATIONS FOR LOCATIONS • TYPE - STORM RESISTANT MODEL PL 5700	• REFER TO TYP. WALL SECTIONS, A-500 FOR ASSEMBLY DETAILS • REFER TO ELEVATIONS FOR LOCATIONS

NOTES

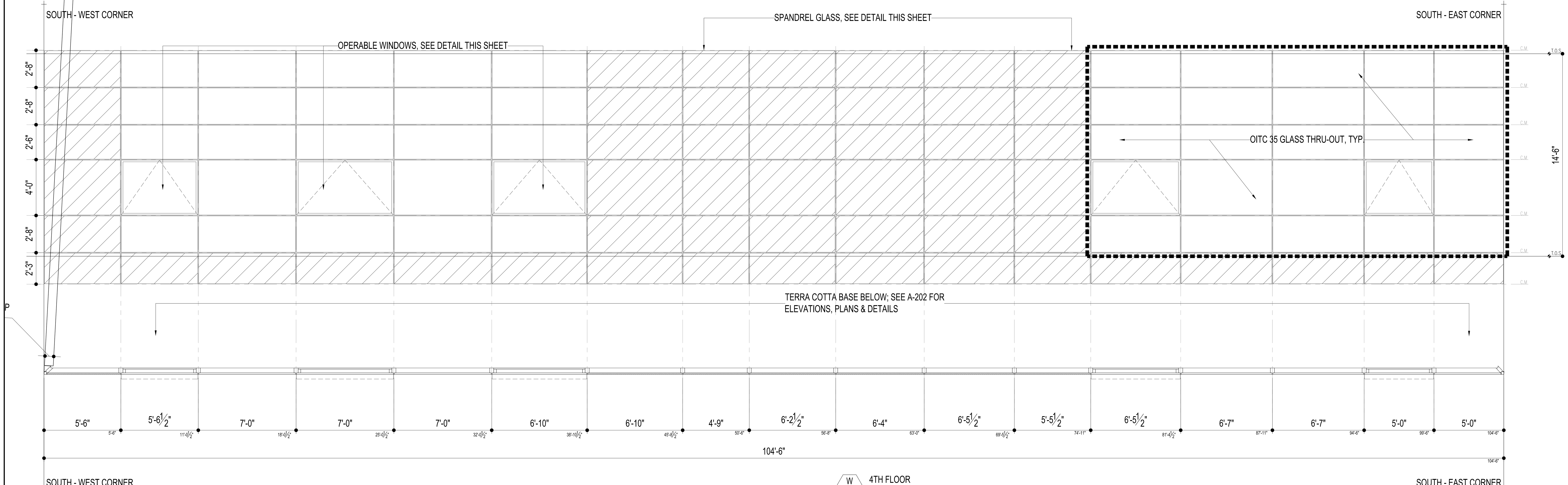
ELEVATION



SECTION



1 WINDOW TYPES
SCALE: 1/16" = 1'-0"



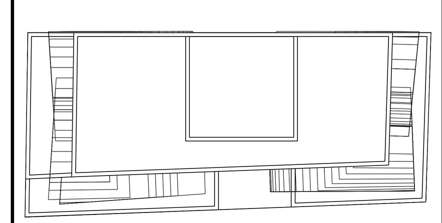
W 01 4TH FLOOR
SCALE: 3/8" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 121185680 Job Number
ES422426578 Scan Code

NOTES



KEY PLAN

NOTE:
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

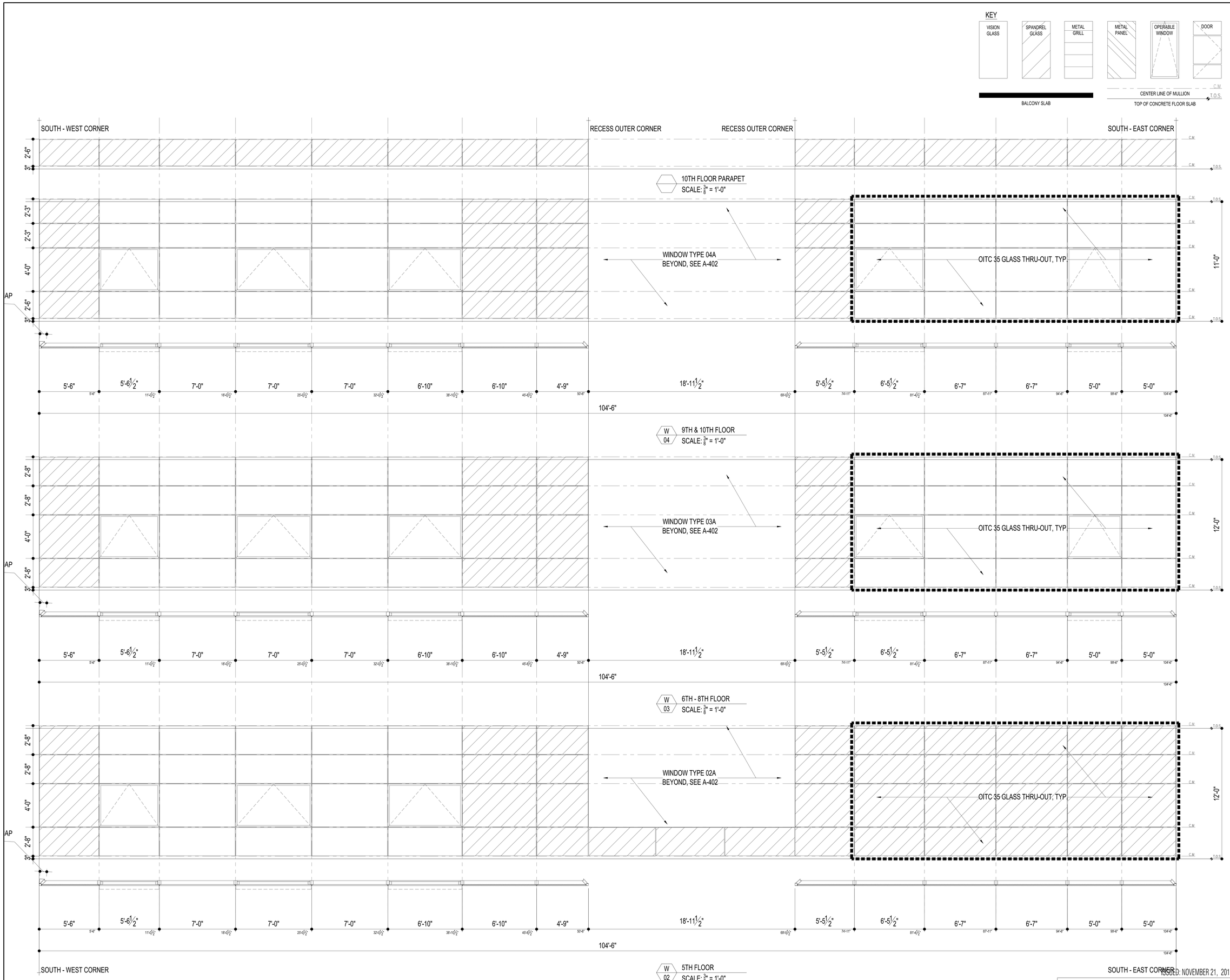
DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
WINDOW SCHEDULE (TYPE 1)
NOTES & DETAILS
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL No 028264 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-400.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
86 OF 136

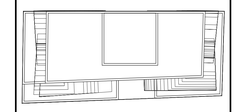
DEPT OF BLDGS 121854960 Job Number
E300097591X1 Scan Code



ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

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PROJECT:

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New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE:

WINDOW SCHEDULE (TYPES 2 3 & 4)

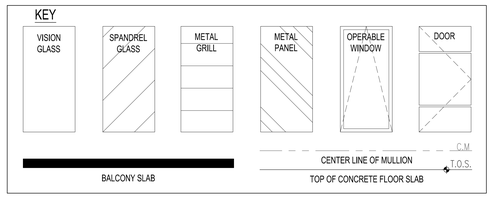
NB#

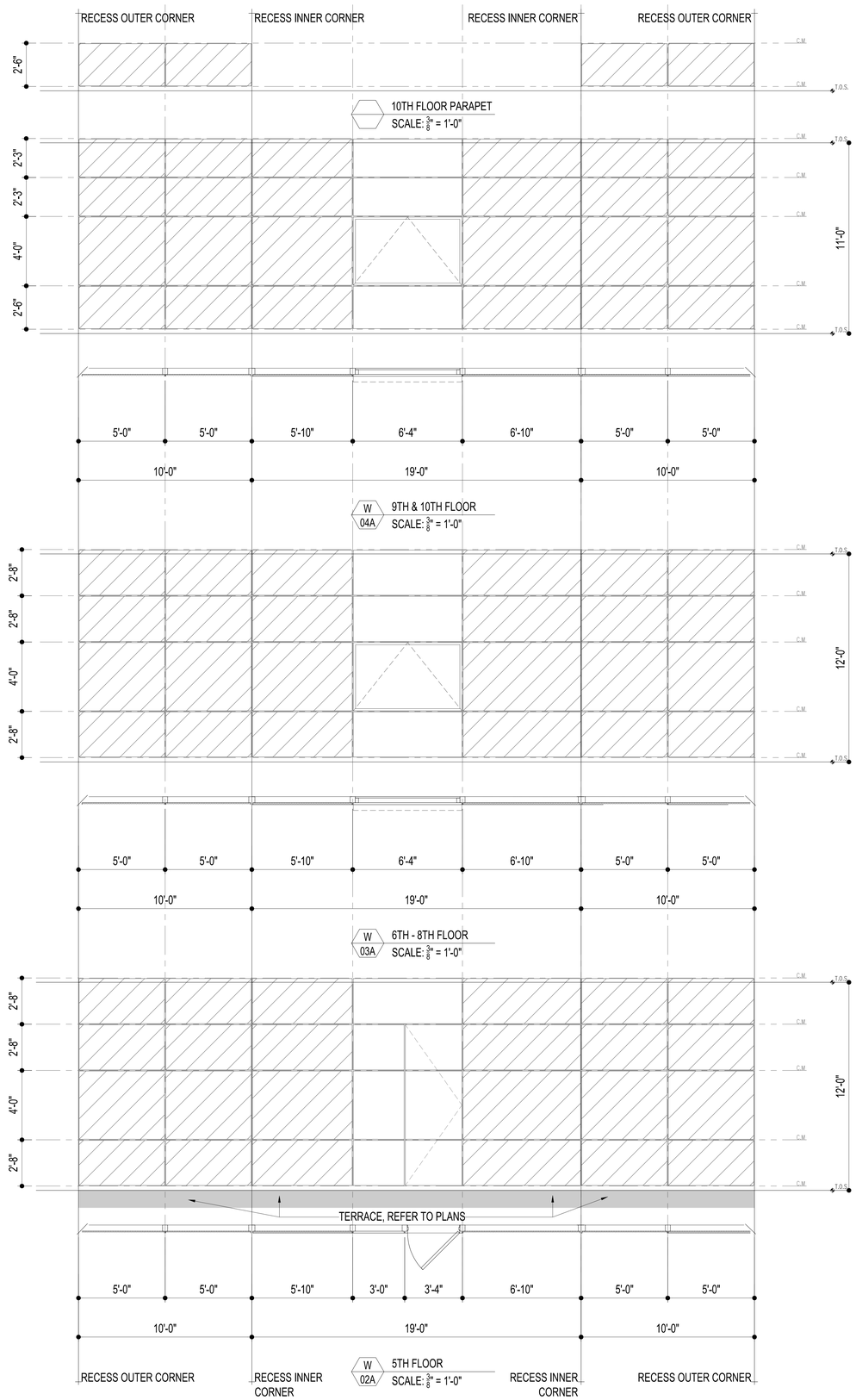
SEAL & SIGNATURE:

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-401.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185680 Job Number
E5534823194 Scan Code

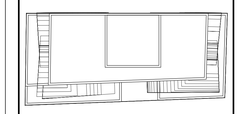




ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 2A 3A & 4A)

NB#

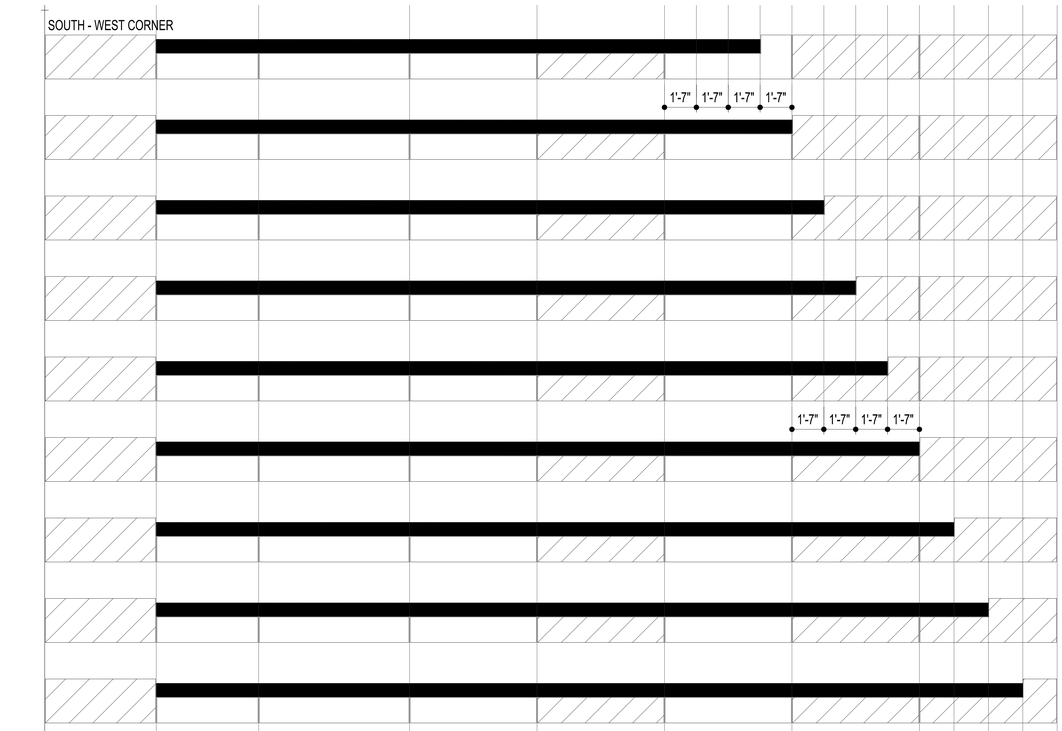
SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEVEN J. WEST
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-402.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
B00620090217 Scan Code



W 06I SCALE: 3/8" = 1'-0"
24TH FLOOR

W 06H SCALE: 3/8" = 1'-0"
23RD FLOOR

W 06G SCALE: 3/8" = 1'-0"
22ND FLOOR

W 06F SCALE: 3/8" = 1'-0"
21ST FLOOR

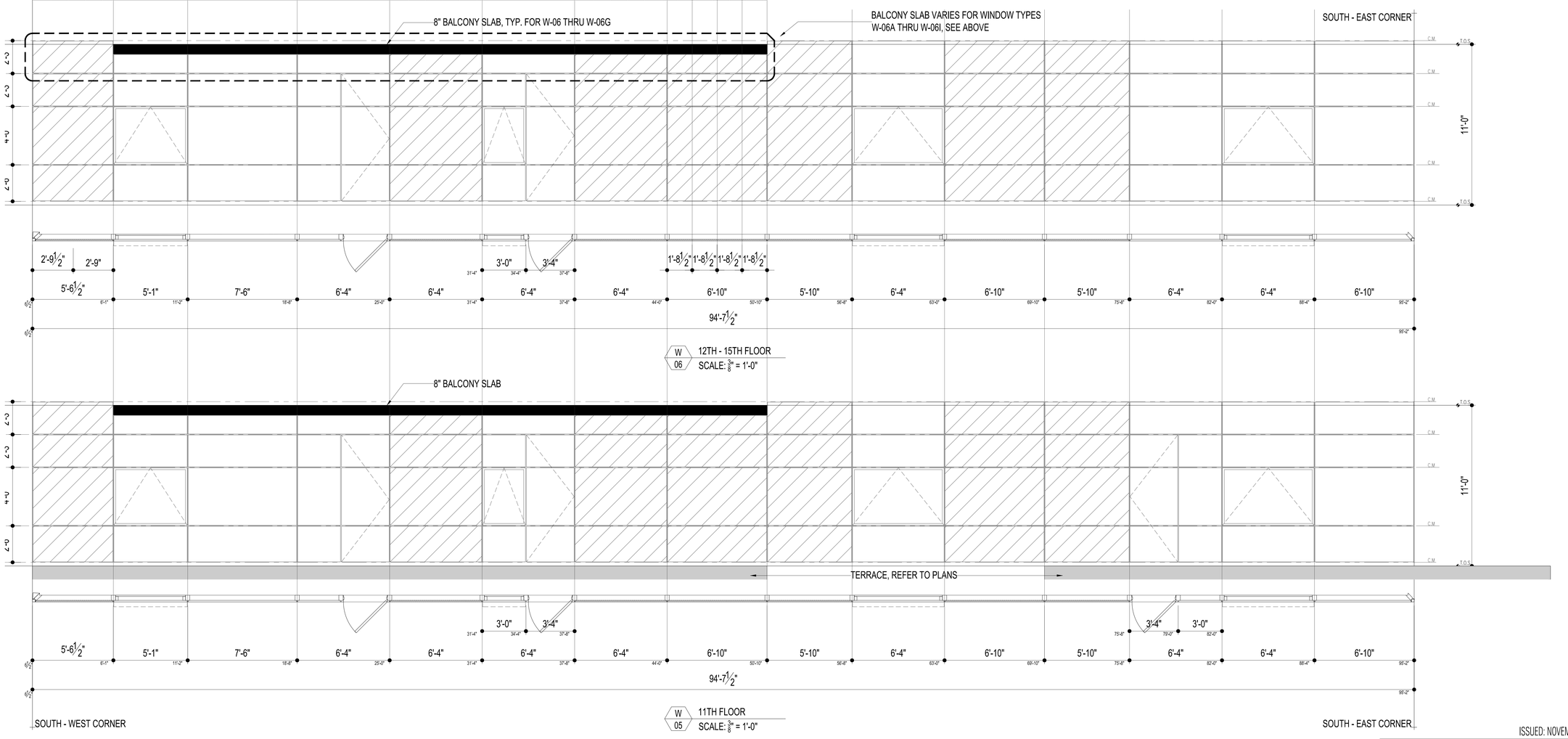
W 06E SCALE: 3/8" = 1'-0"
20TH FLOOR

W 06D SCALE: 3/8" = 1'-0"
19TH FLOOR

W 06C SCALE: 3/8" = 1'-0"
18TH FLOOR

W 06B SCALE: 3/8" = 1'-0"
17TH FLOOR

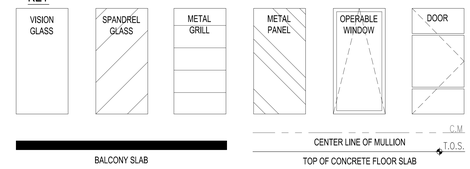
W 06A SCALE: 3/8" = 1'-0"
16TH FLOOR



ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

KEY



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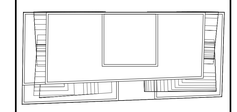

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4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

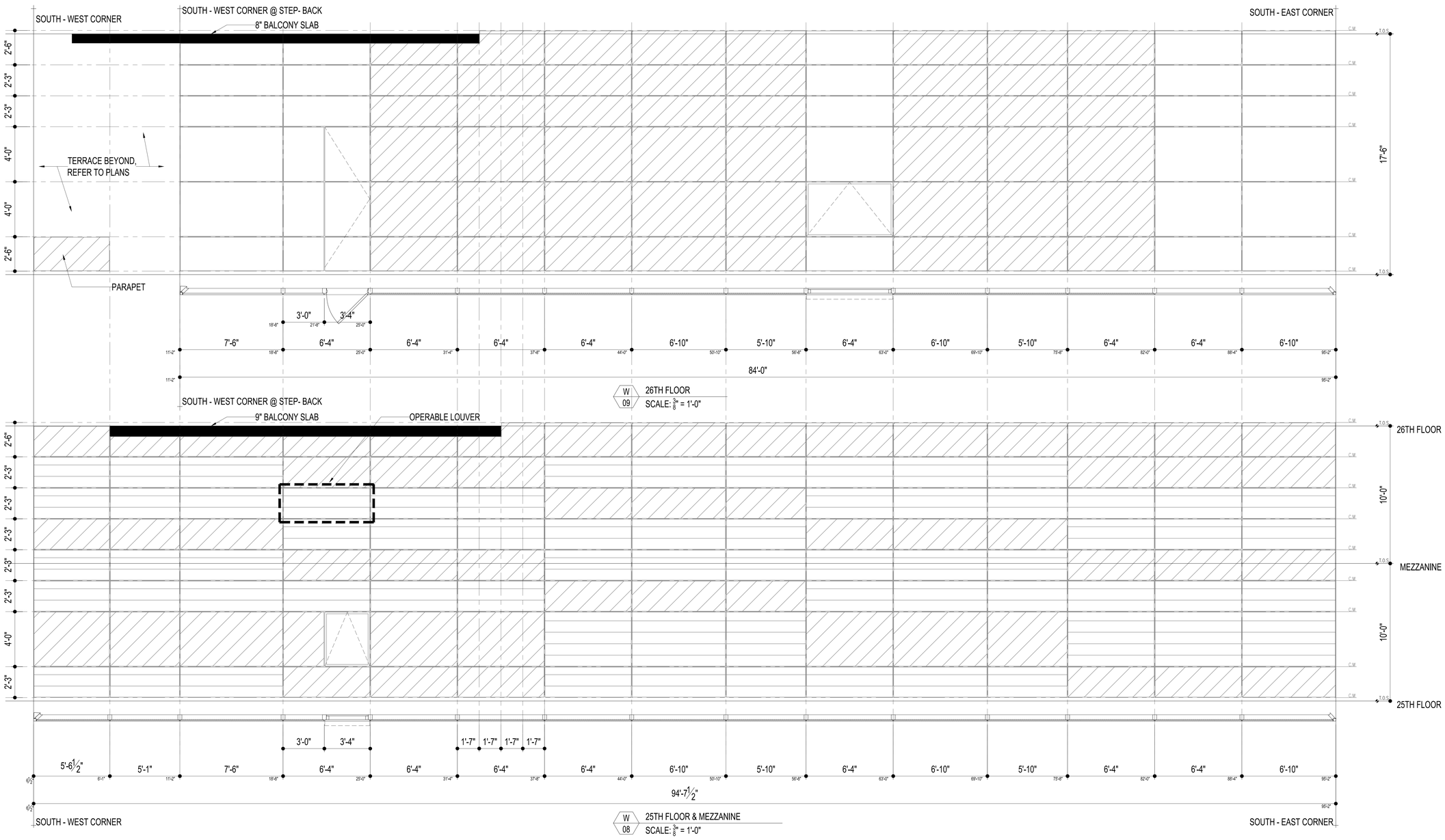
DWG TITLE
WINDOW SCHEDULE (TYPES 5 6 & 6A-6I)
NB#

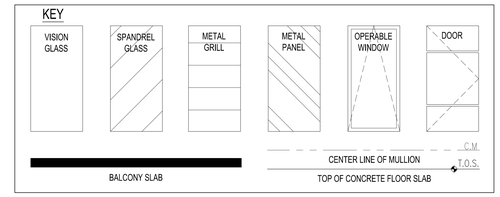
SEAL & SIGNATURE:

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-403.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
E520553-2290 Scan Code





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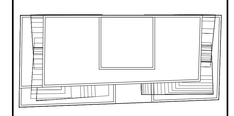

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1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
WINDOW SCHEDULE (TYPES 8 & 9)
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
ED STEPHEN HILL
STATE OF NEW YORK
No. 020853

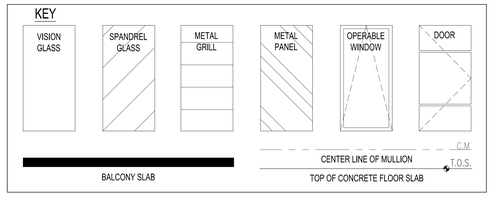
DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-404.00

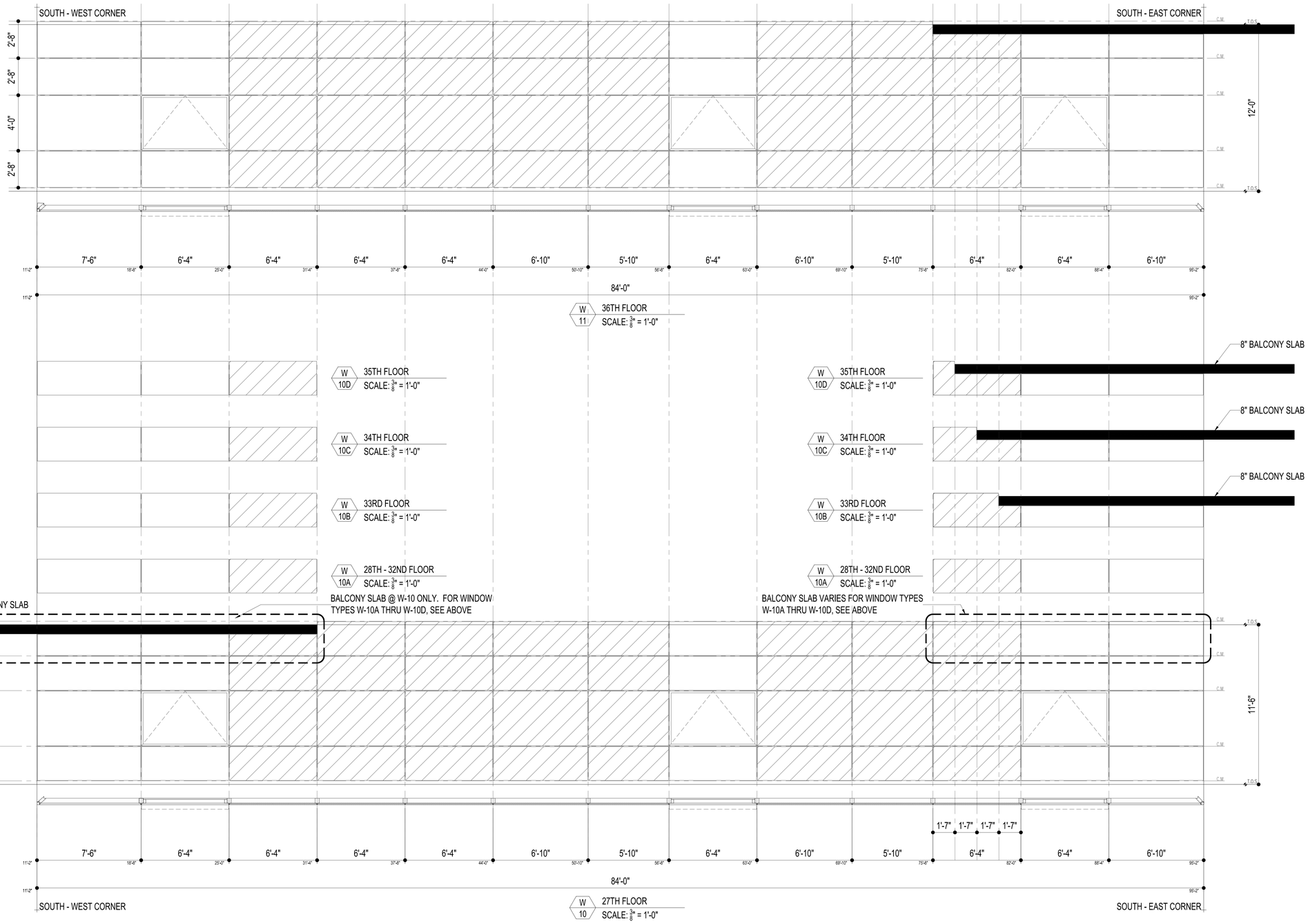
CAD FILE: J:\13A25_151 Maiden Lane

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 421858480 Job Number
E500871434X6 Scan Code





ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

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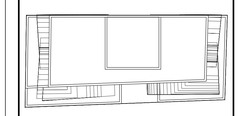

N

KEY PLAN

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1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 10 10A-10D & 11)

NB#

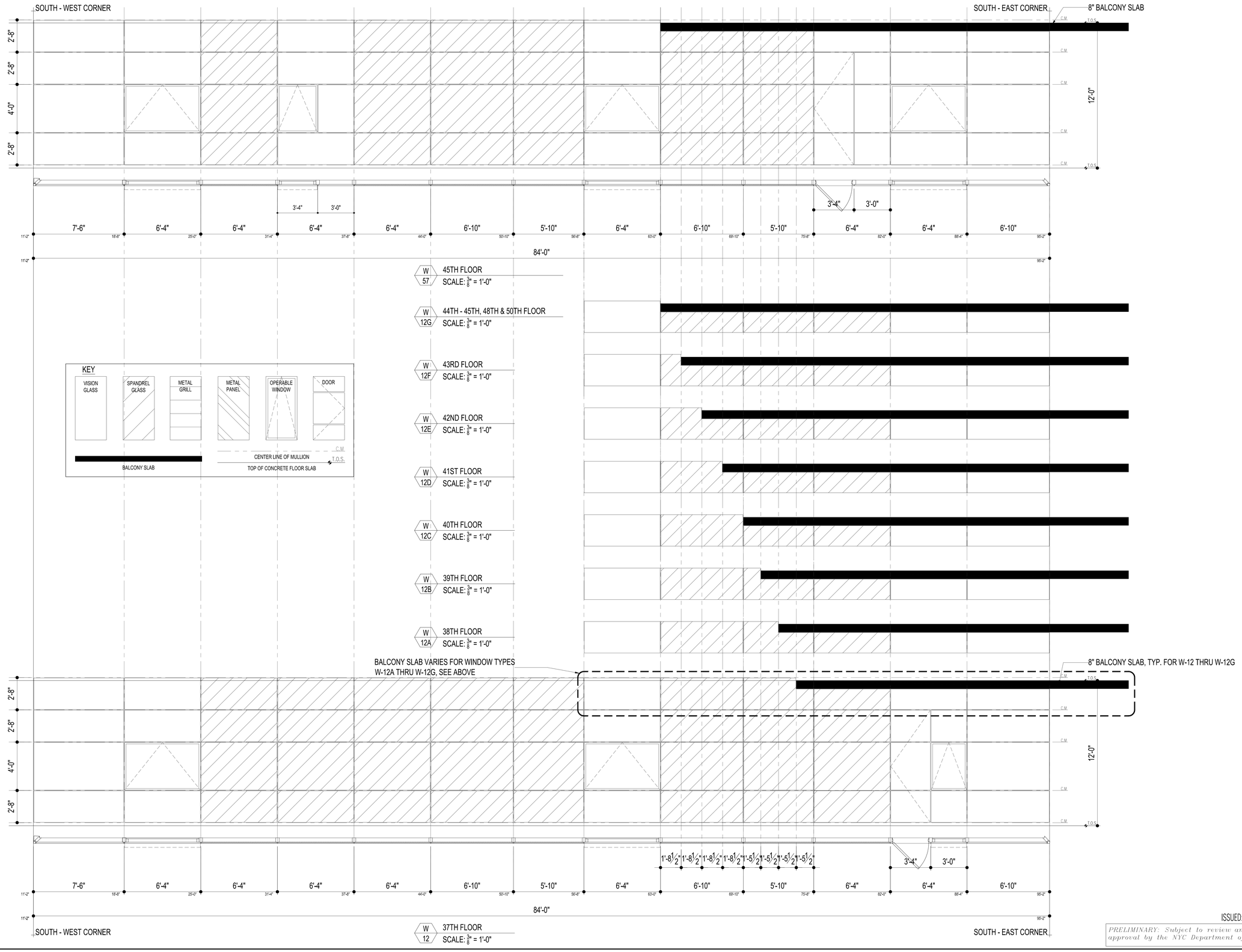
SEAL & SIGNATURE

REGISTERED ARCHITECT
REID W. STEPNER
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.	A-405.00

CAD FILE: J:\13425_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number
E320053393 Scan Code



ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

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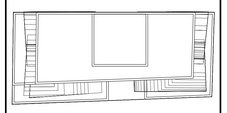

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE:

WINDOW SCHEDULE TYPE (12 12A-12G & 57)

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-406.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
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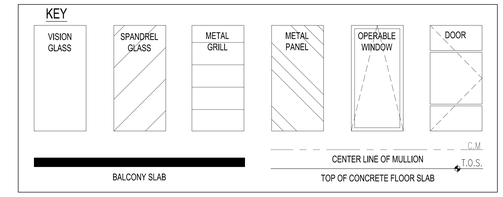
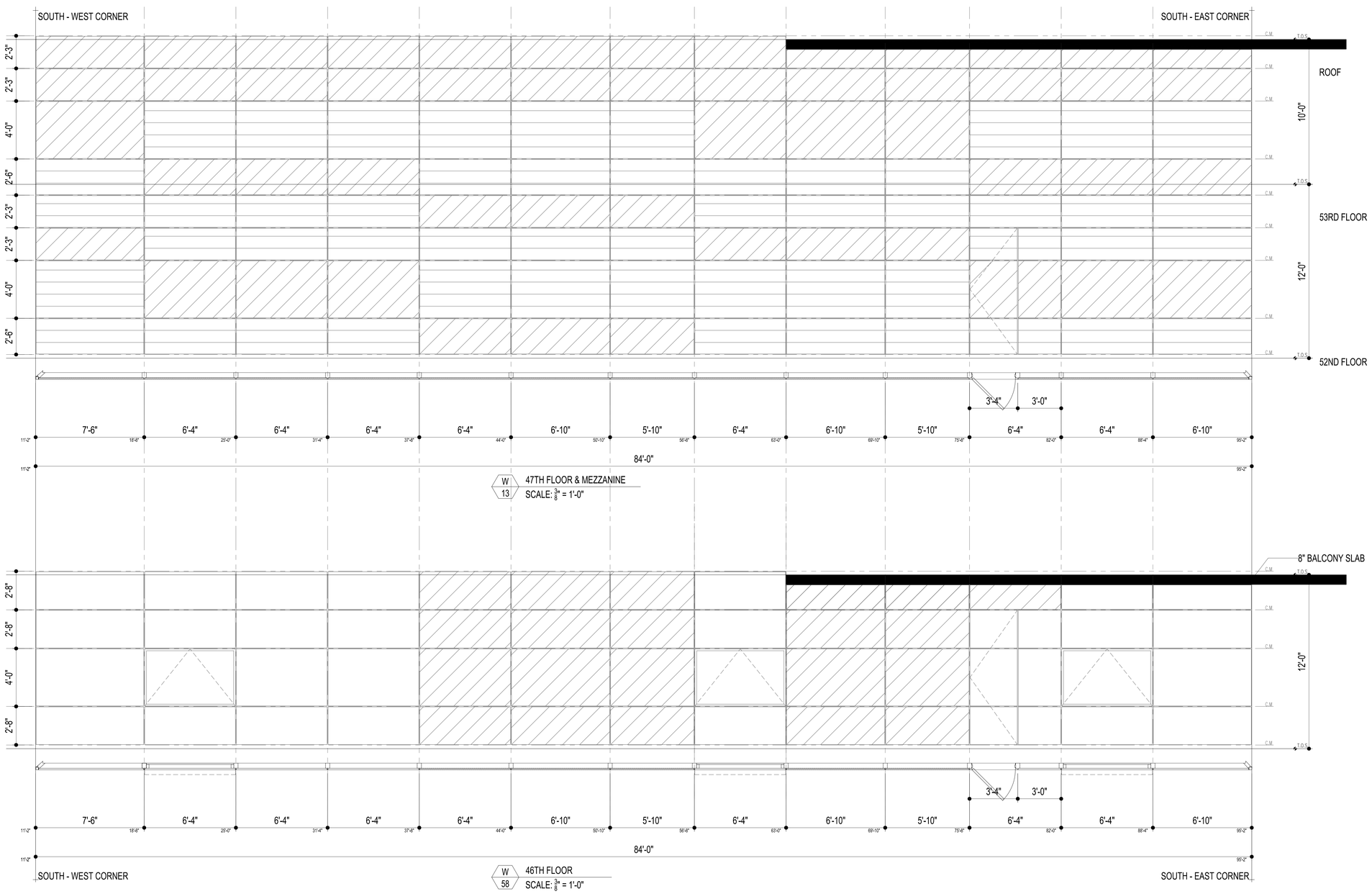
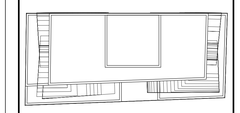




ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

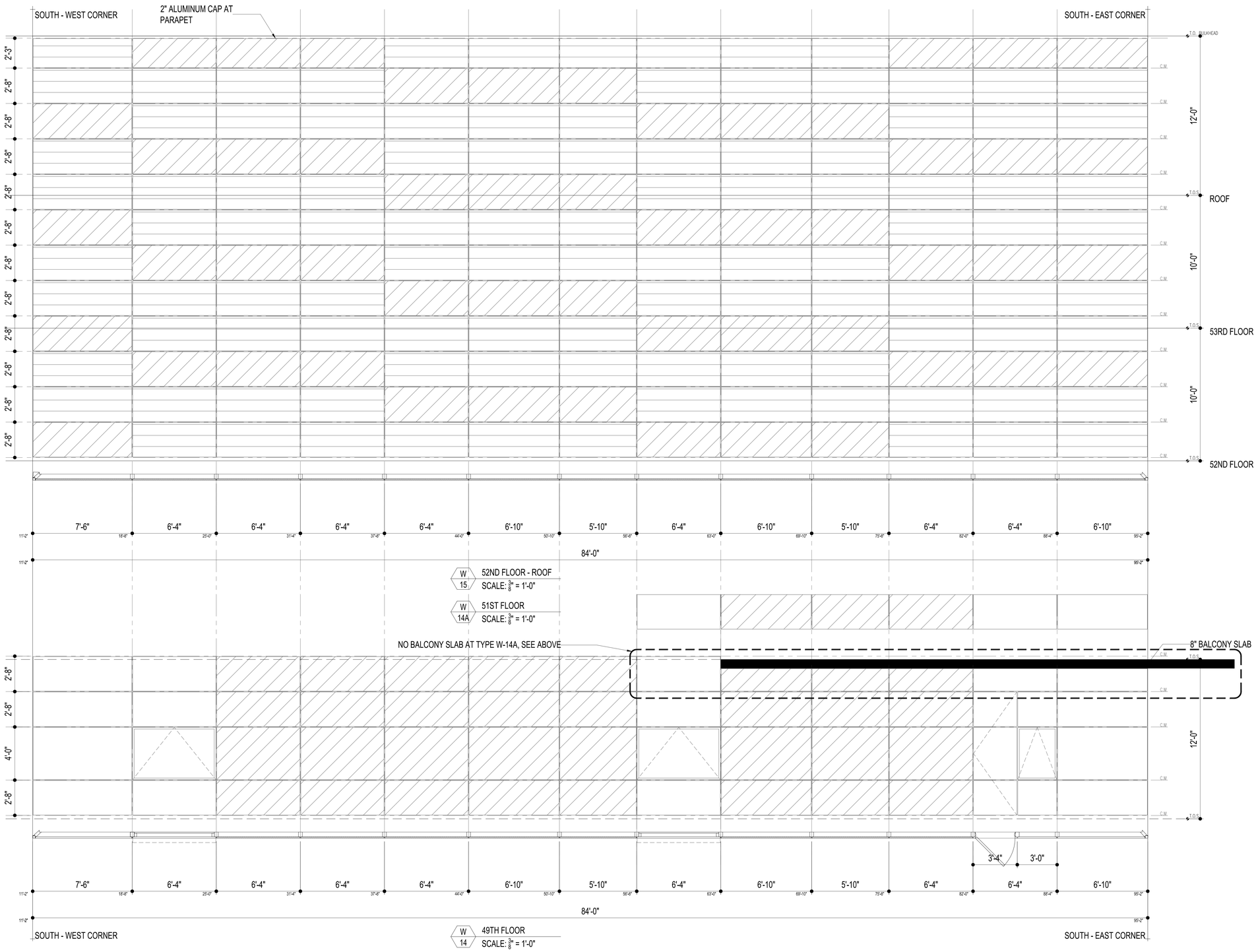
DOB BSCAN:

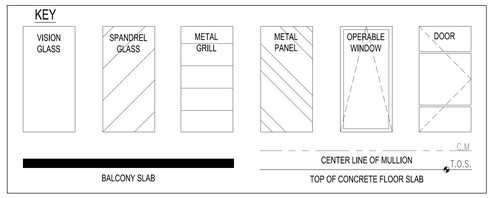
DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
WINDOW SCHEDULE (TYPES 58 & 13)
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
JOB NUMBER
DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-407.00
CAD FILE J:\13A25_151 Maiden Lane





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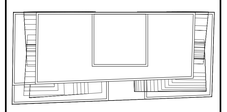

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PROJECT
one seaport
161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
WINDOW SCHEDULE (TYPES 14 14A & 15)
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-408.00

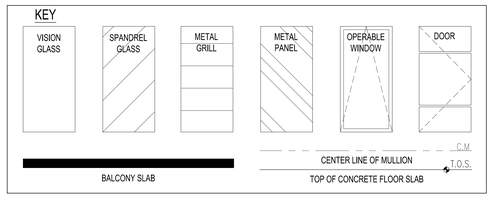
CAD FILE: J:\13A25_151 Maiden Lane

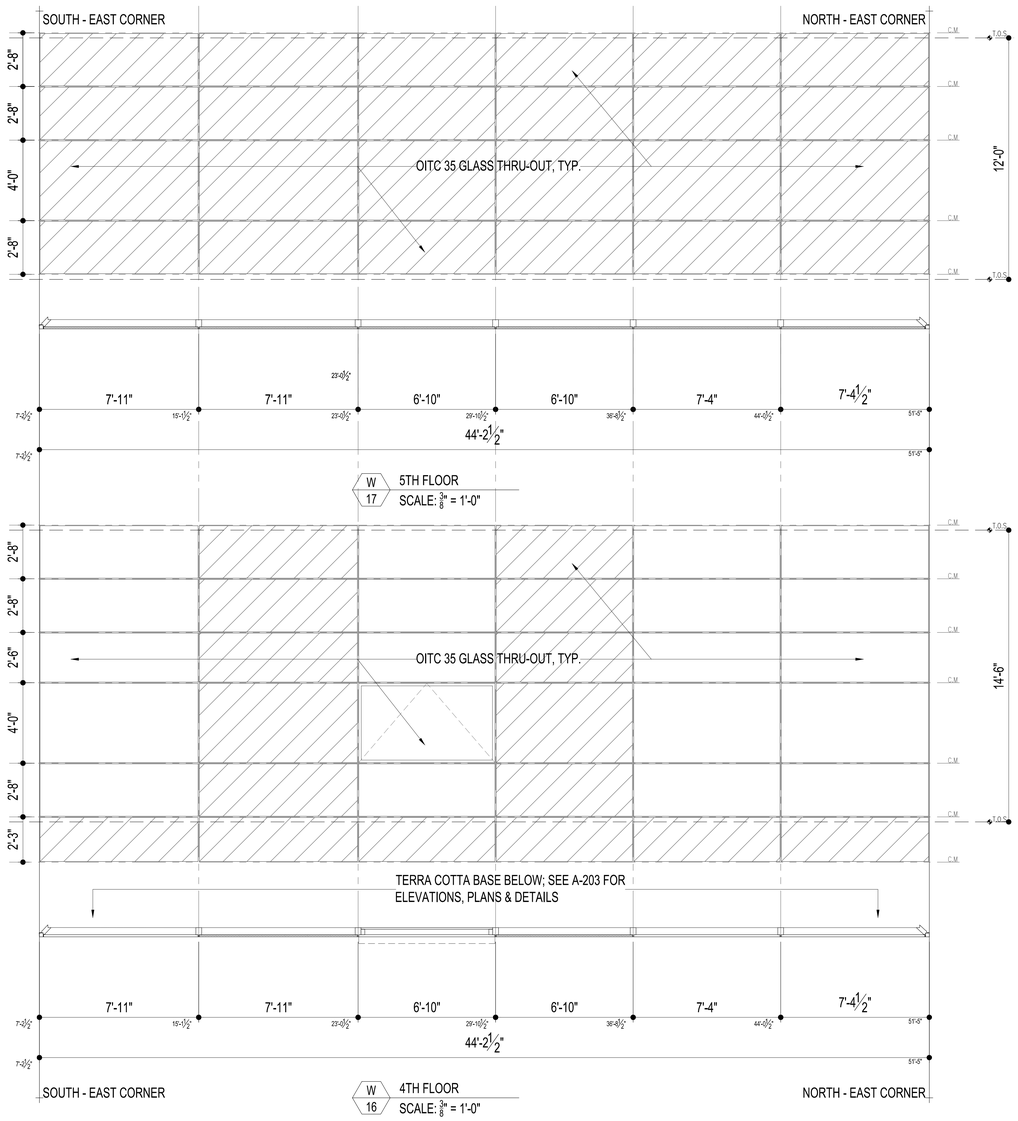
94 OF 136

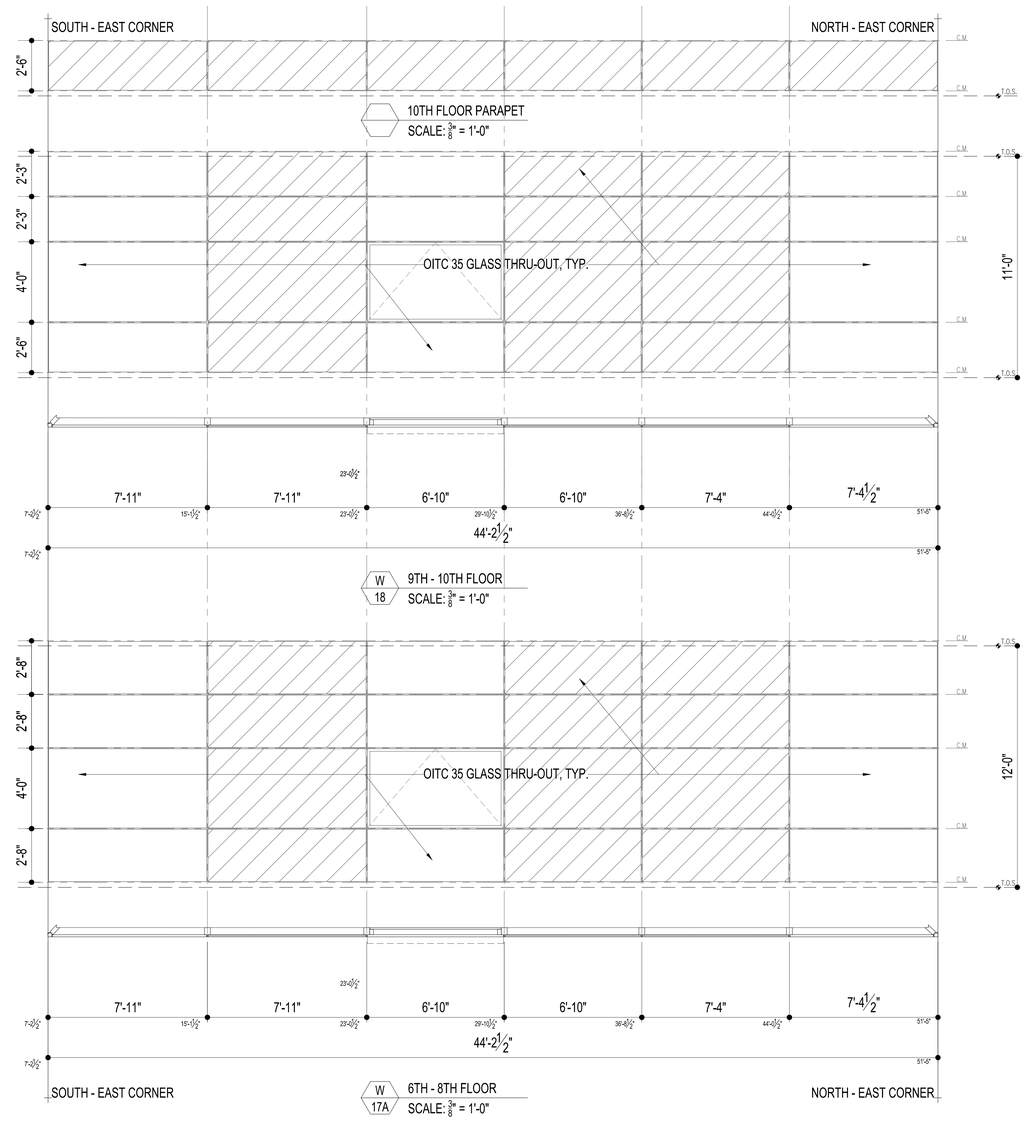
ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 121185490 Job Number
E395599442 Scan Code







ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

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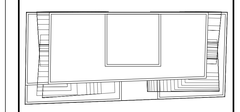

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1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 16 17 17A & 18)

NB#

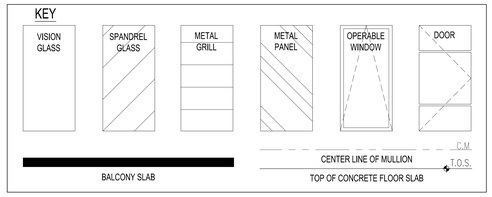
SEAL & SIGNATURE

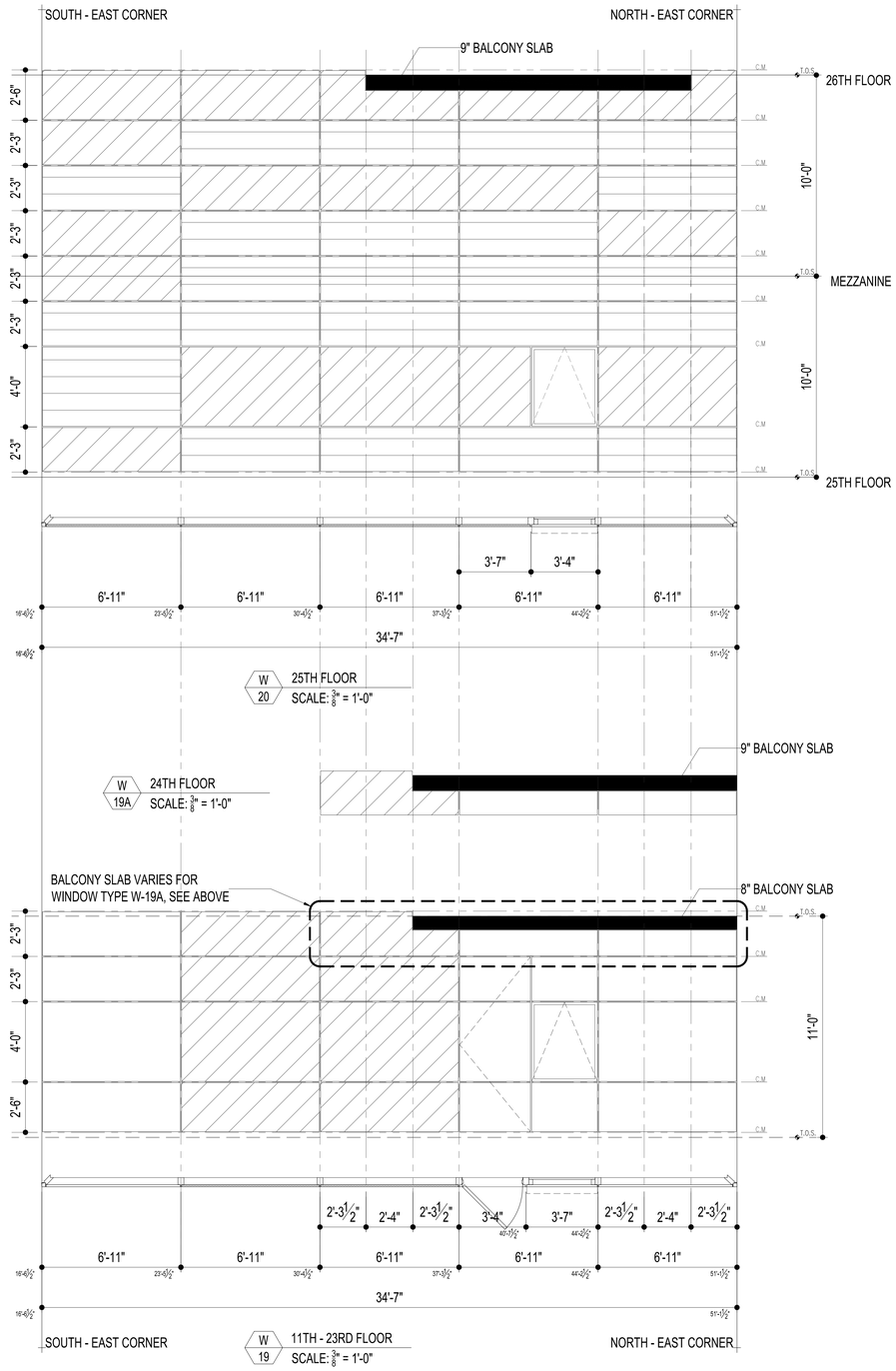
REGISTERED ARCHITECT
DAVID SEUPPER HILL
No. 026029
STATE OF NEW YORK

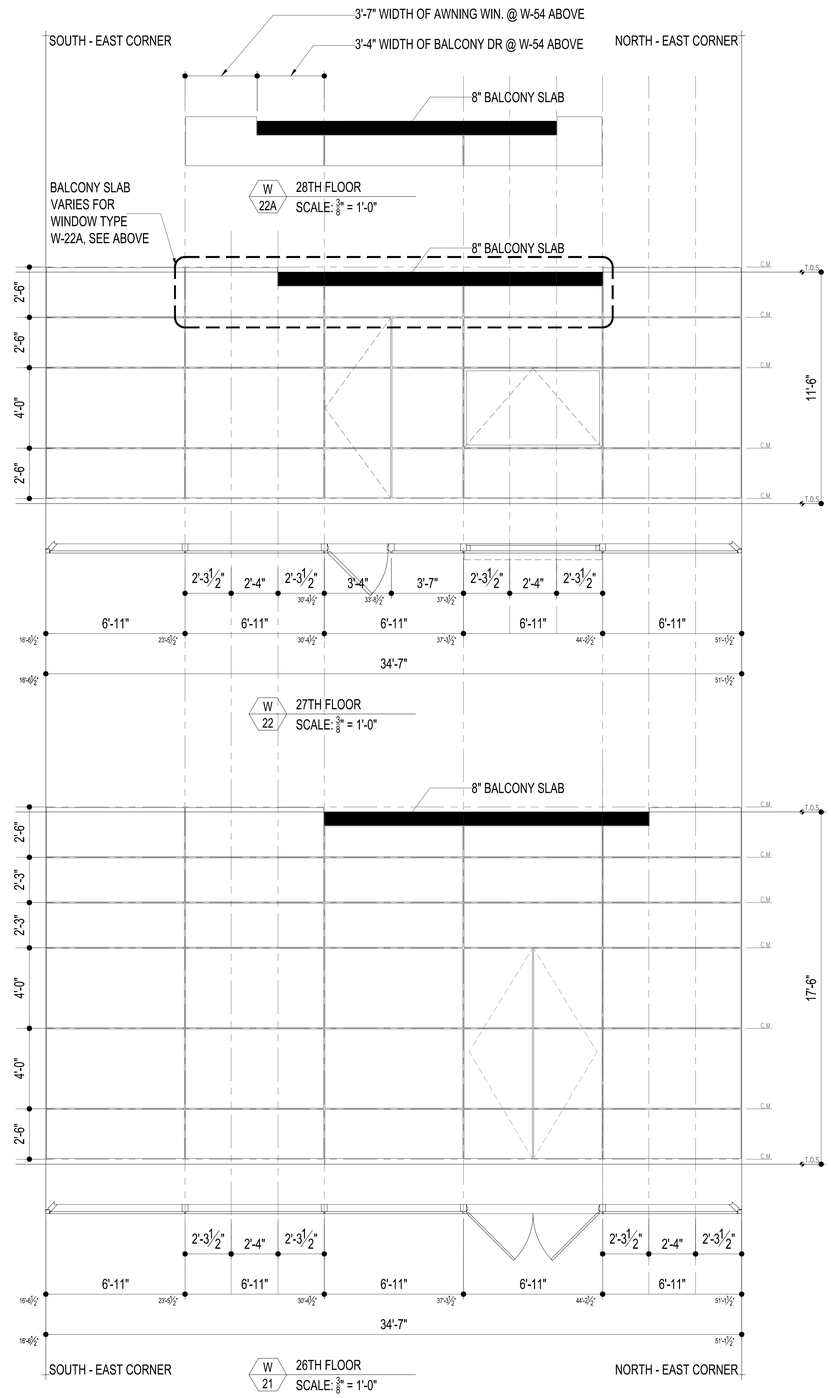
DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-409.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 421858480 Job Number
E302705549 Scan Code







ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

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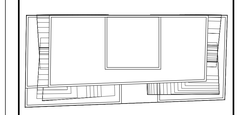

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE:

WINDOW SCHEDULE (TYPES 19 19A 20 21 22 & 22A)

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-410.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121854960 Job Number
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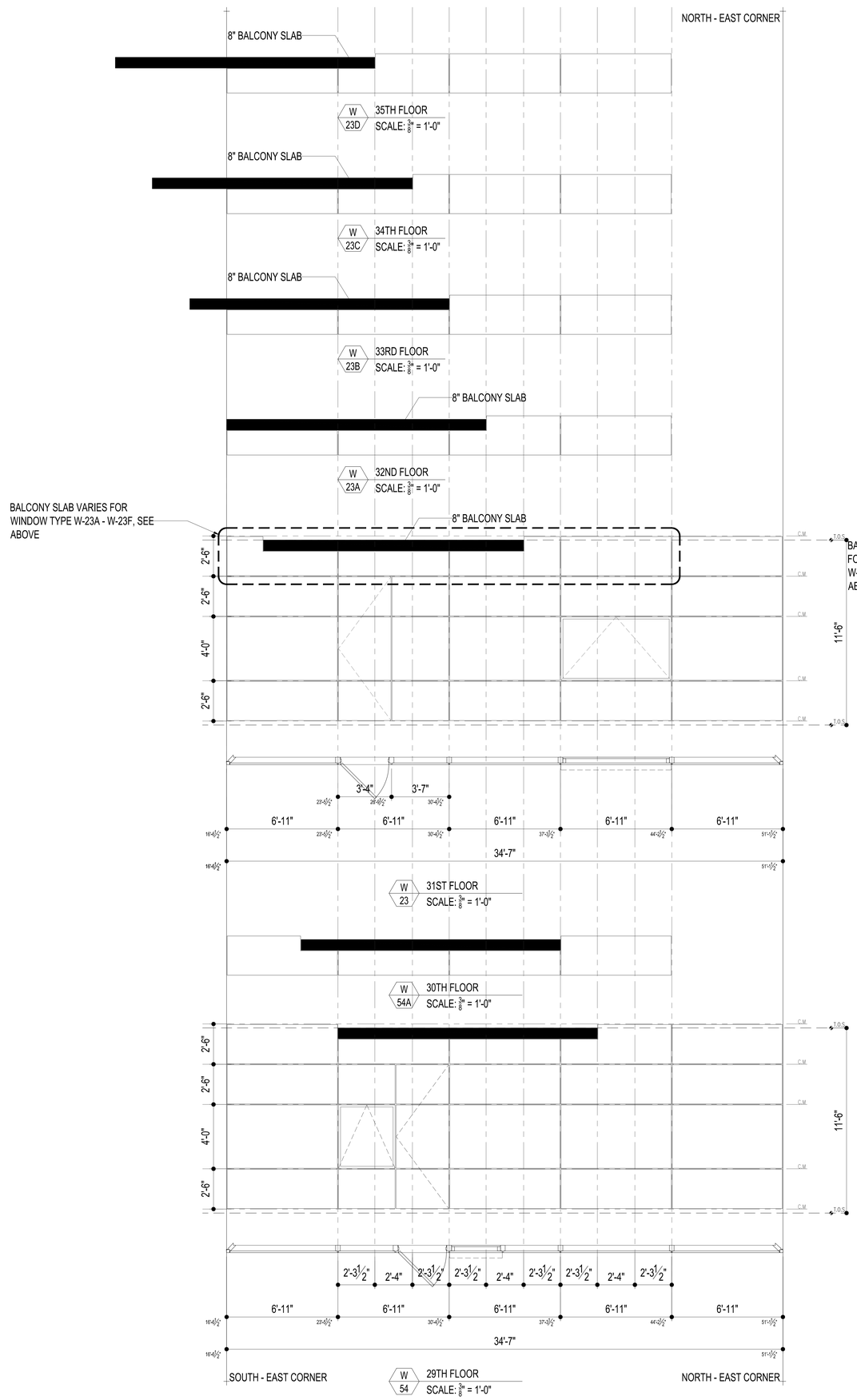

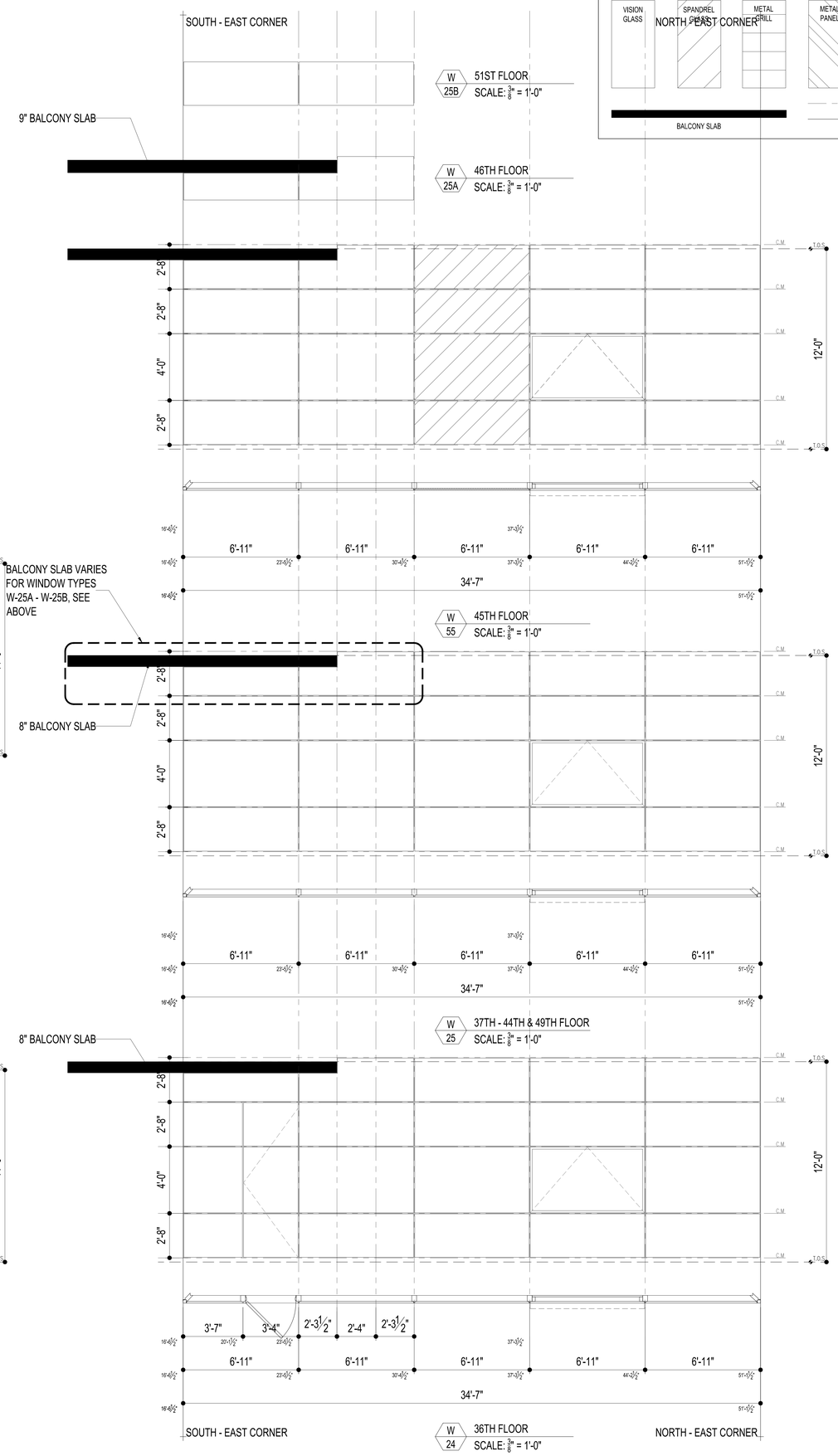

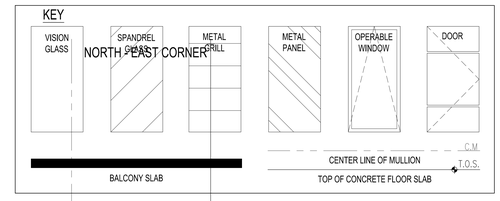

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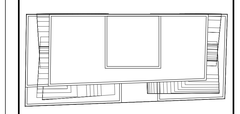

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1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 54 54A 23-25 55

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT JAY STEPHEN WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-411.00

CAD FILE: J:\13A25_151 Maiden Lane

97 OF 136

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 121185490 Job Number
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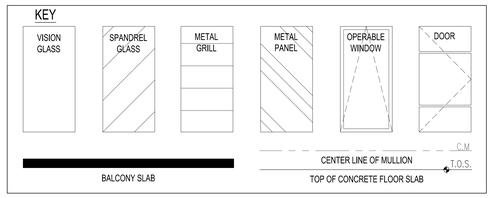
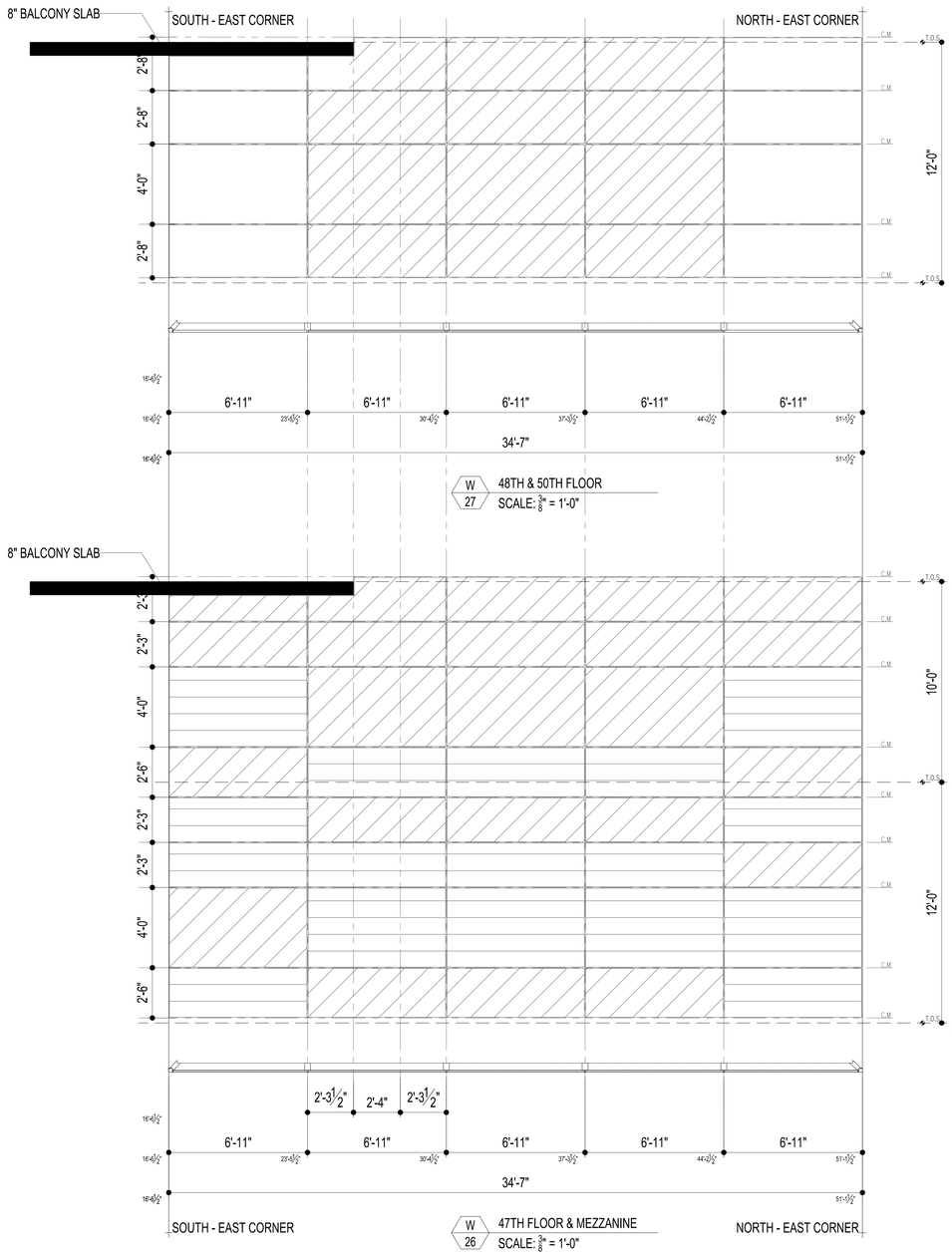
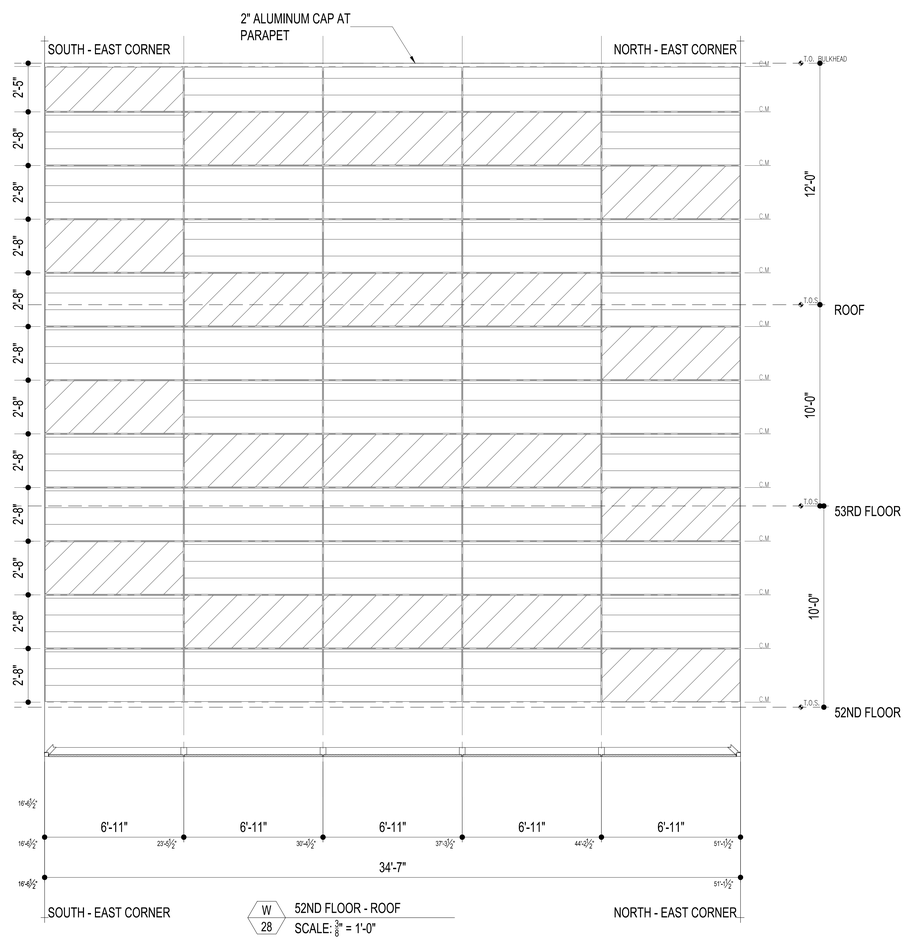




W 27 48TH & 50TH FLOOR
SCALE: 3/8" = 1'-0"

W 26 47TH FLOOR & MEZZANINE
SCALE: 3/8" = 1'-0"



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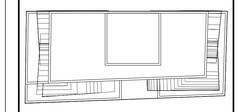
SCALE: 3/8" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
WINDOW SCHEDULE (TYPES 26 27 & 28)
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT
JOB NUMBER
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-412.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 421858680 Job Number
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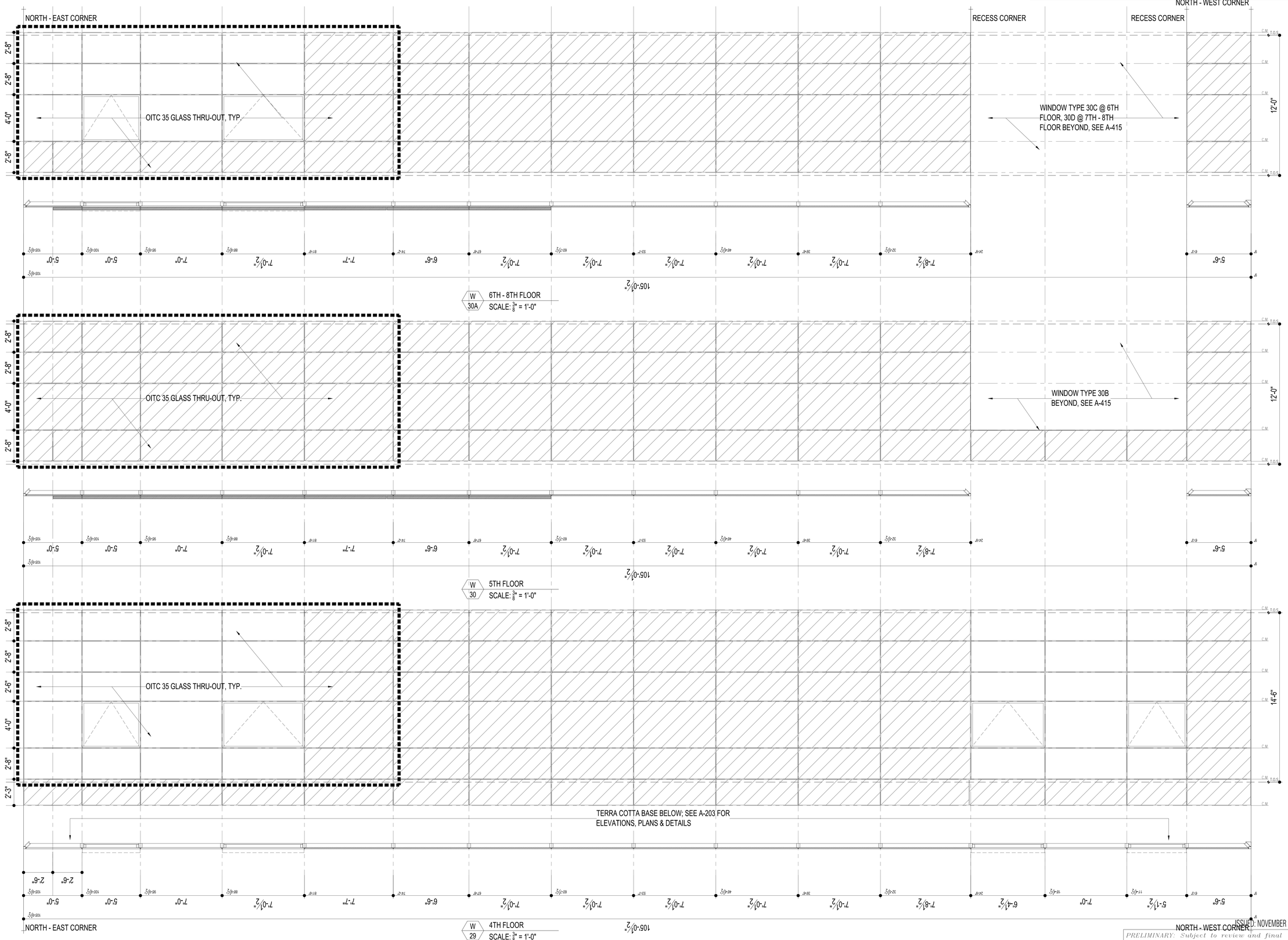

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

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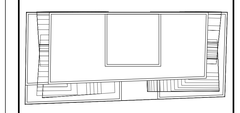

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PROJECT

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 29 30 & 30A)

NB#

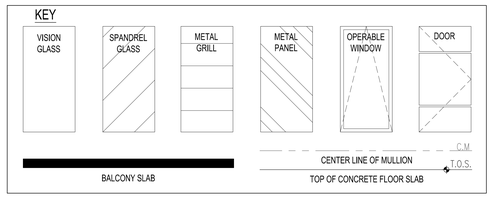
SEAL & SIGNATURE:

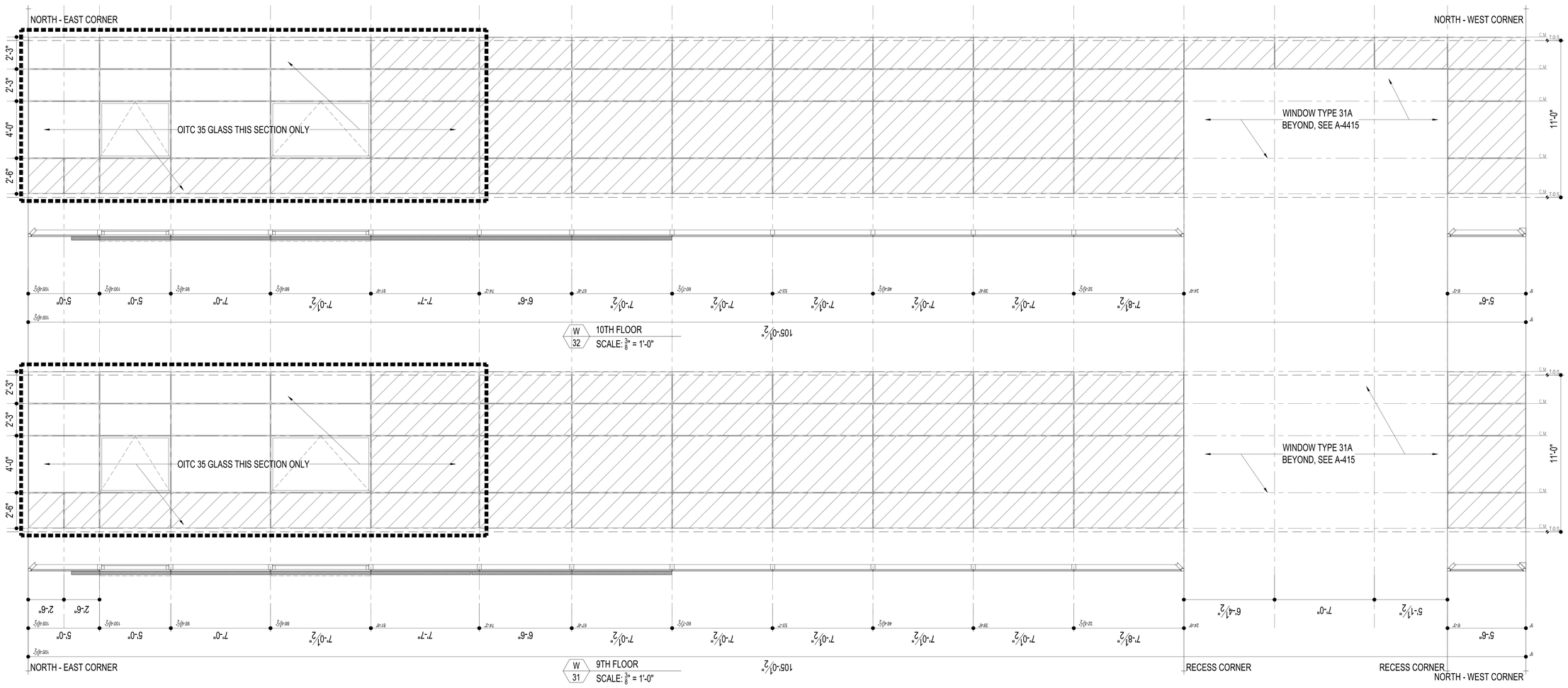
REGISTERED ARCHITECT JOSEPH P. LIPPER STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-413.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
E/S/1/1452/700 Scan Code





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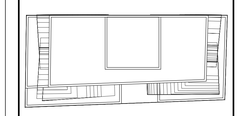

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KEY PLAN

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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE:

WINDOW SCHEDULE (TYPES 31 & 32)

NB#

SEAL & SIGNATURE:

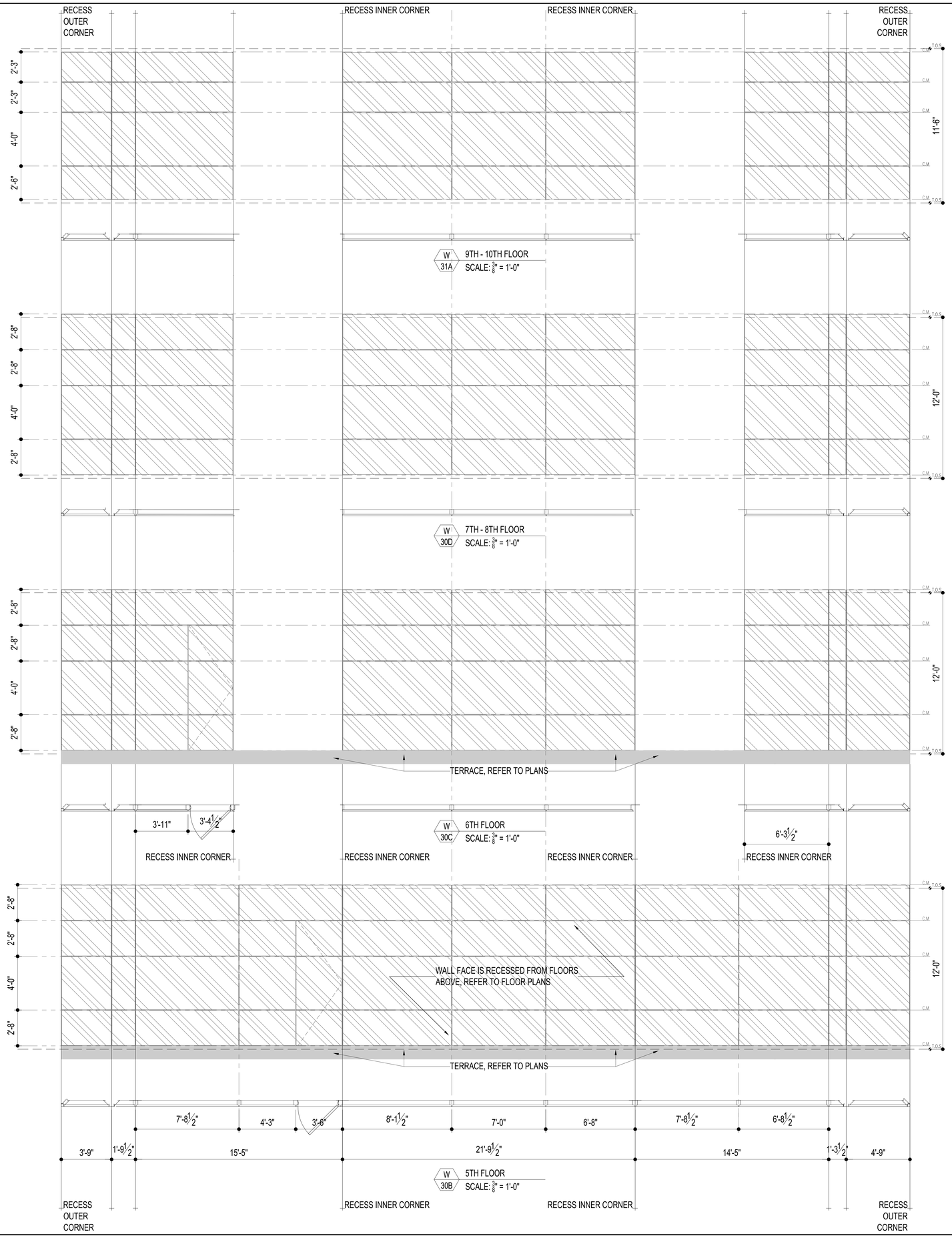
REGISTERED ARCHITECT
ALLAN G. HILL
STATE OF NEW YORK
No. 022021

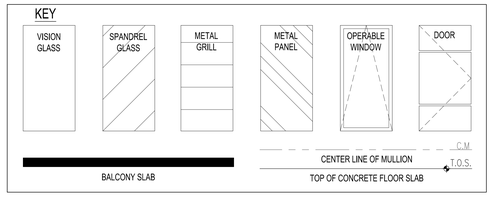
DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.	A-414.00

CAD FILE: J:\13425_151 Maiden Lane

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings





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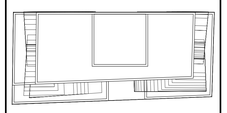

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KEY PLAN

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1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 30B-30D & 31A)

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOHN STEPHEN WEST
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED

A-415.00

DWG NO.

CAD FILE J:\13A25_151 Maiden Lane

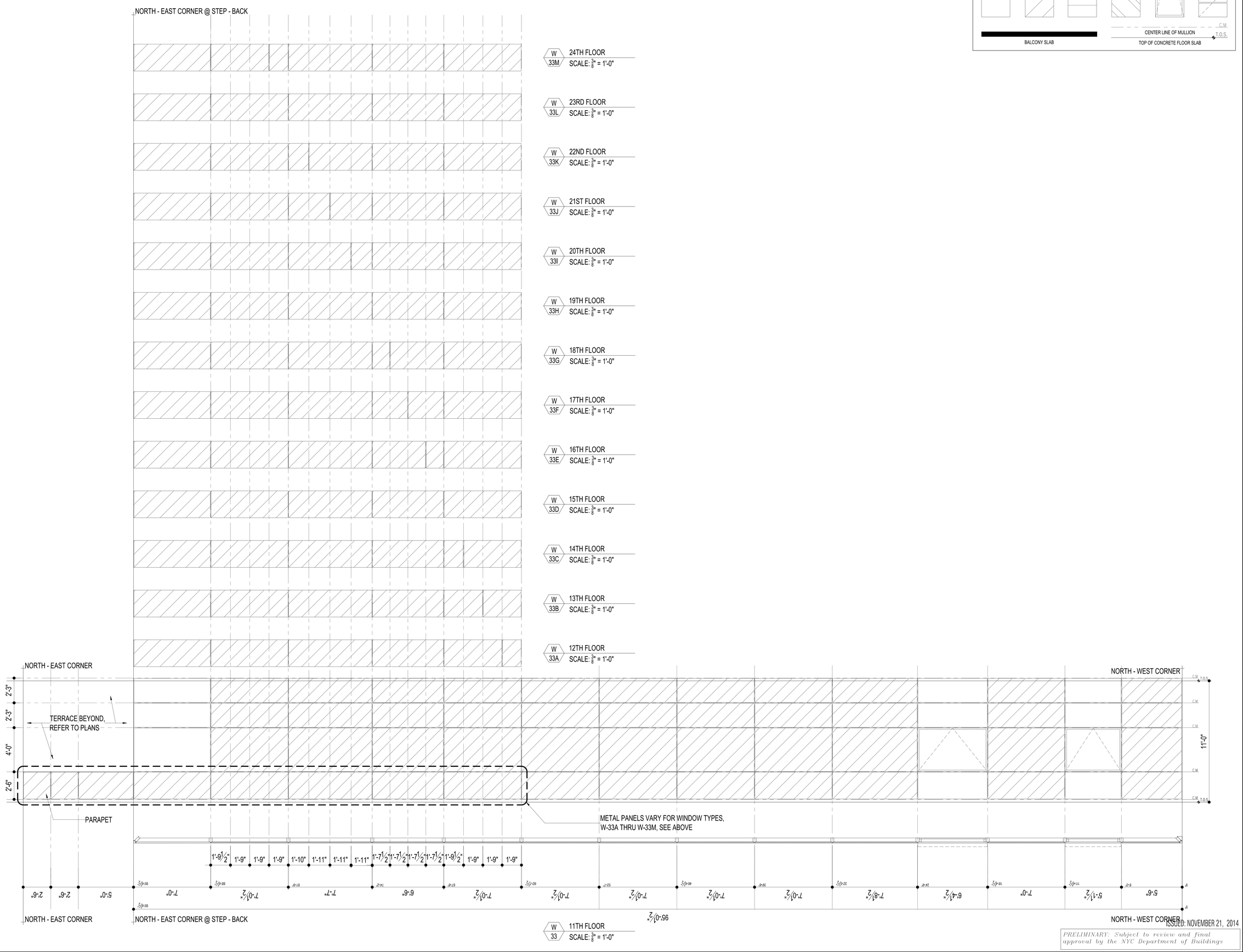
101 OF 136

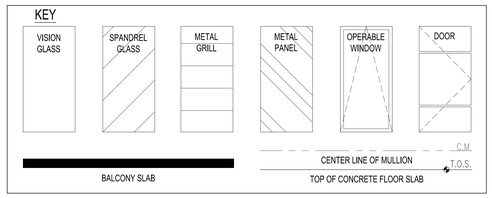
ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 421858480 Job Number

E1213332395 Scan Code





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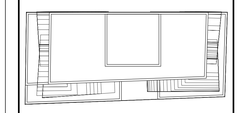

N

KEY PLAN

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Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 33 33A-33M)

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT STEPHEN HILL STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED

A-416.00

DWG NO.

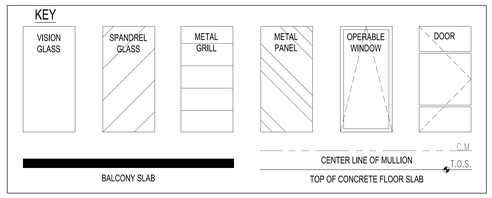
CAD FILE: J:\13A25_151 Maiden Lane

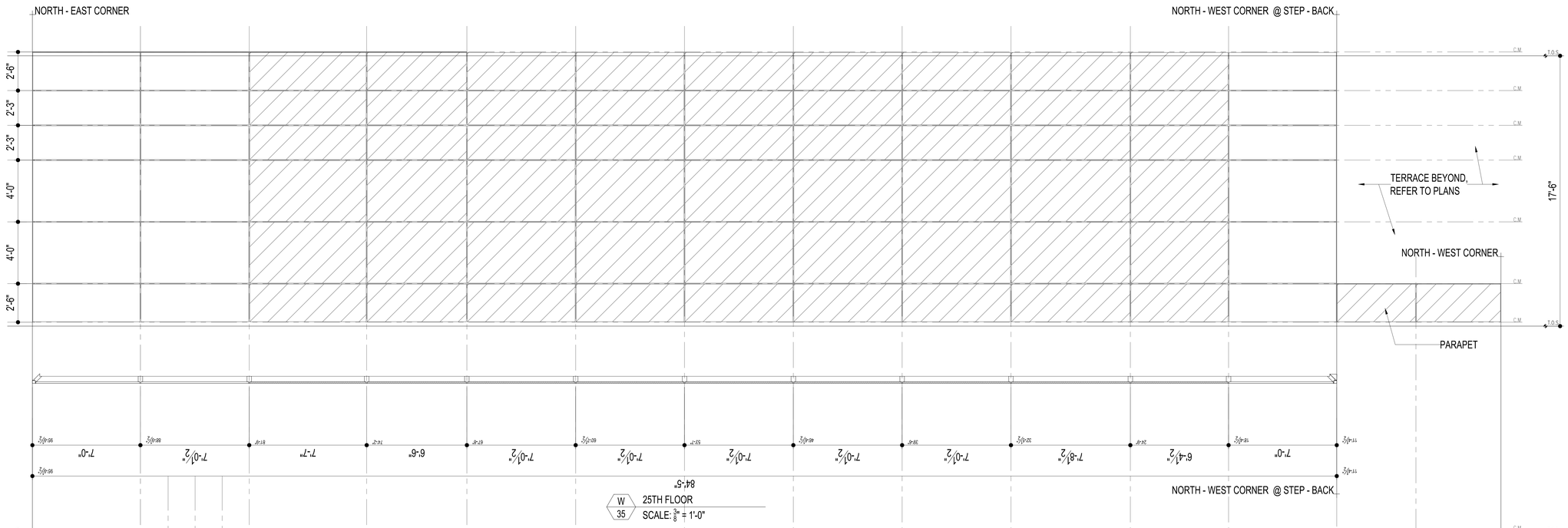
102 OF 136

ISSUED: NOVEMBER 21, 2014

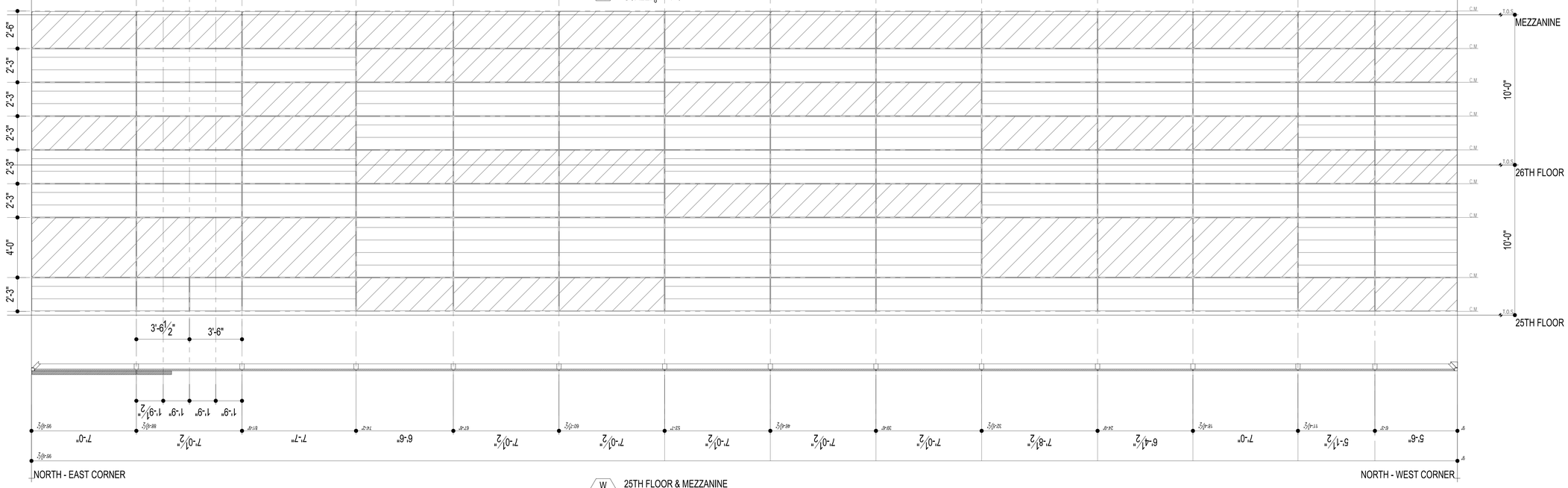
PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 421858480 Job Number
E52-K0072132 Scan Code





W 35 25TH FLOOR
SCALE: 3/8" = 1'-0"

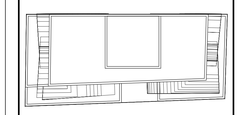


W 34 25TH FLOOR & MEZZANINE
SCALE: 3/8" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
WINDOW SCHEDULE (TYPES 34 & 35)
NB#

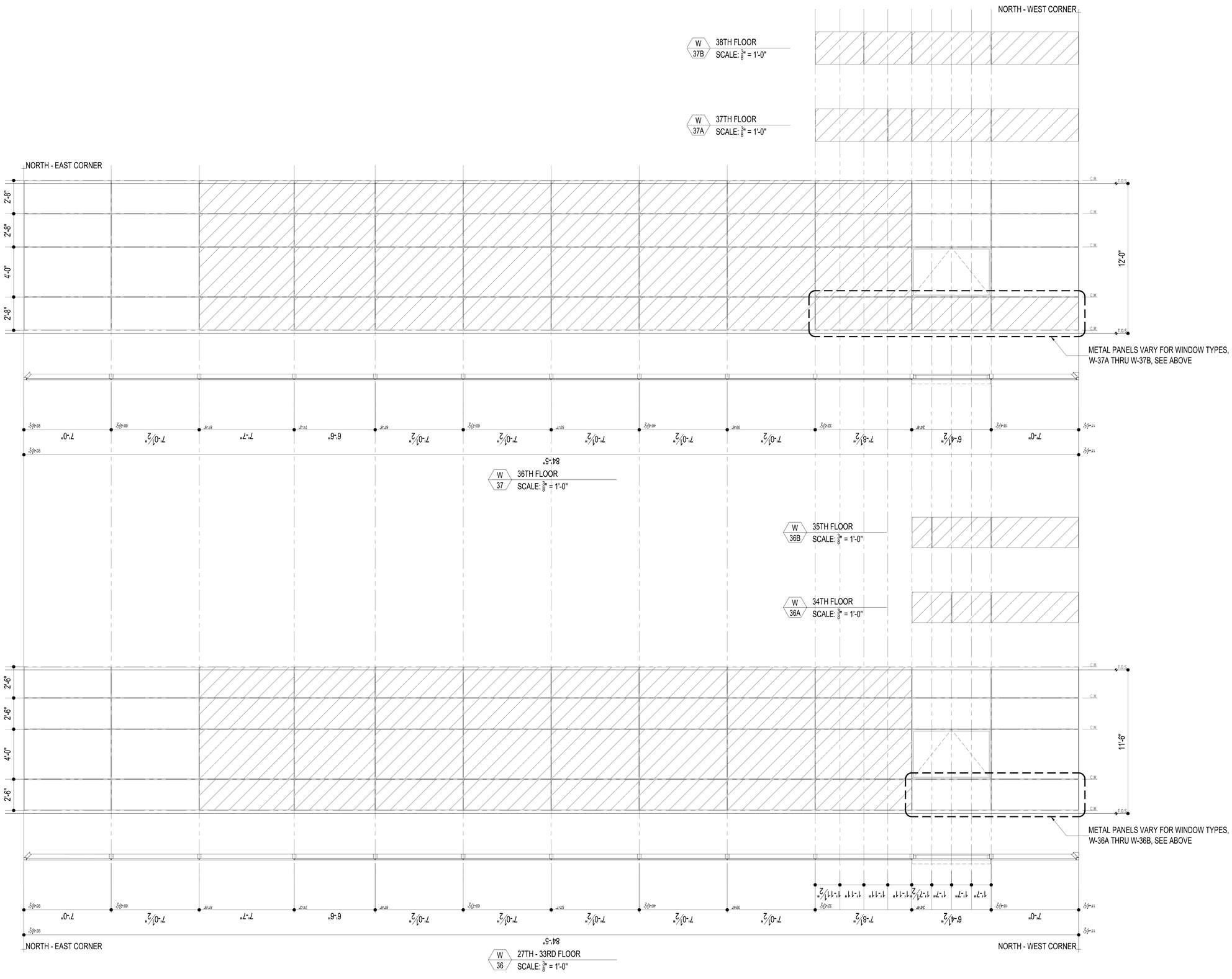
SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAVID SEIGENFELD
STATE OF NEW YORK
No. 022853

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-417.00

CAD FILE: J:\13A25_151 Maiden Lane

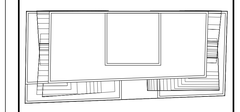
DEPT OF BLDGS 121185460 Job Number
E397506199 Scan Code



ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 36 36A-36B 37 & 37A-37B)

NB#

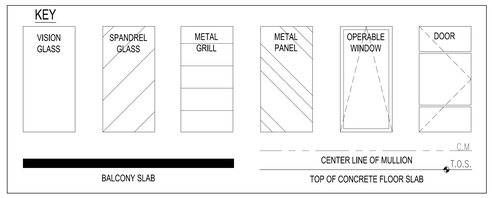
SEAL & SIGNATURE:

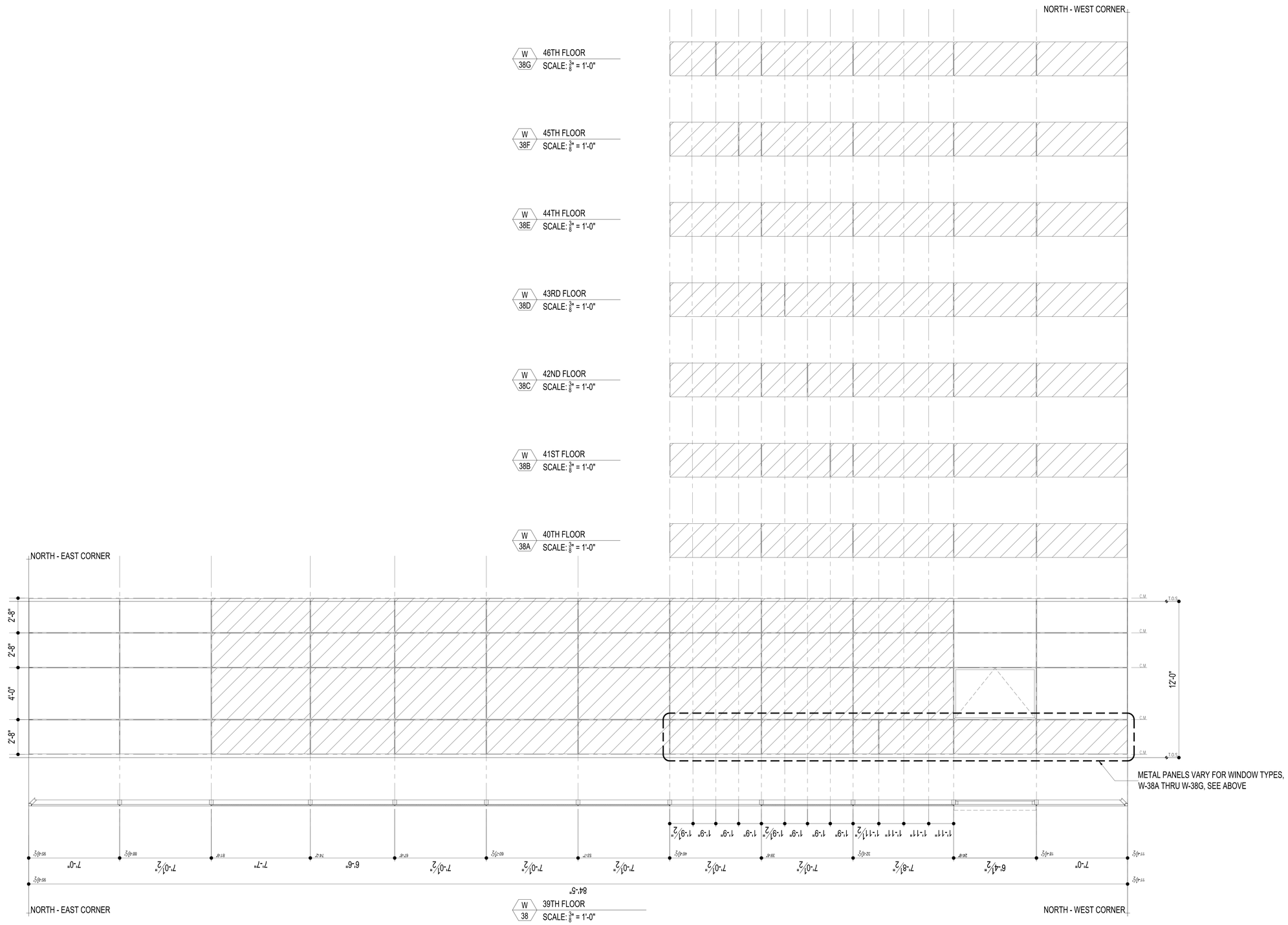
REGISTERED ARCHITECT STEPHEN HILL STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-418.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121858460 Job Number
E3185337126 Scan Code





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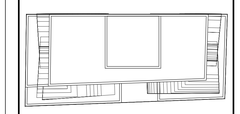

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PROJECT

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 38 & 38A-38G)

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH HILL STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-419.00

CAD FILE: J:\13A25_151 Maiden Lane

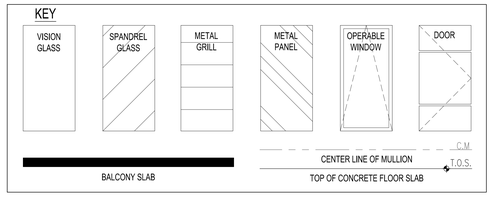
105 OF 138

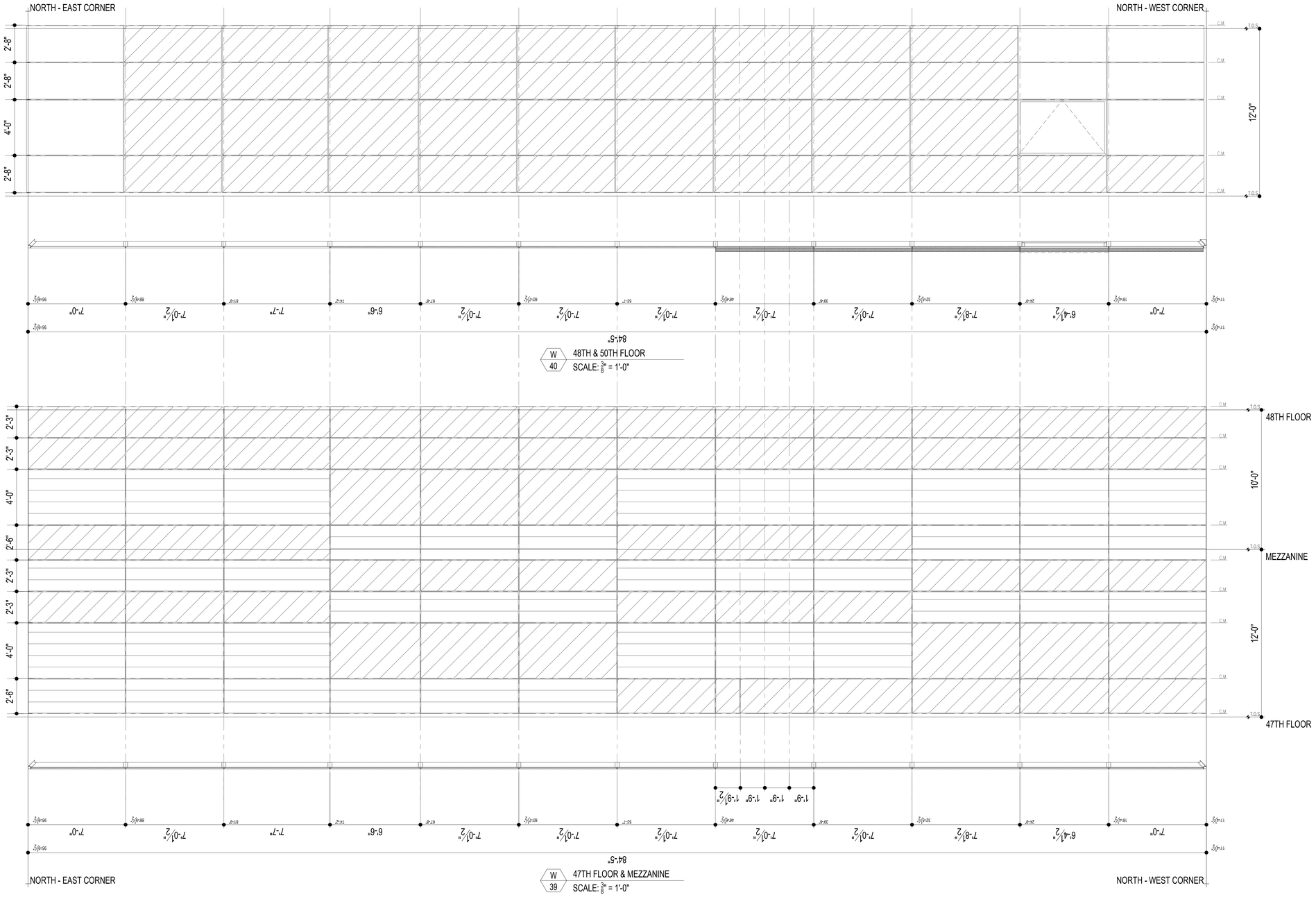
ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 121185490 Job Number

E500397446601 Scan Code

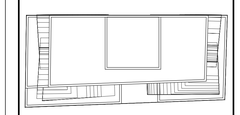




ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

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No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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45 Main Street, Suite 800
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE:

WINDOW SCHEDULE (TYPES 39 & 40)

NB#

SEAL & SIGNATURE

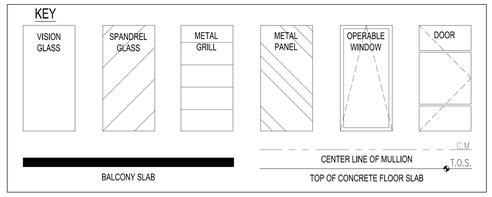
REGISTERED ARCHITECT
CITY OF NEW YORK

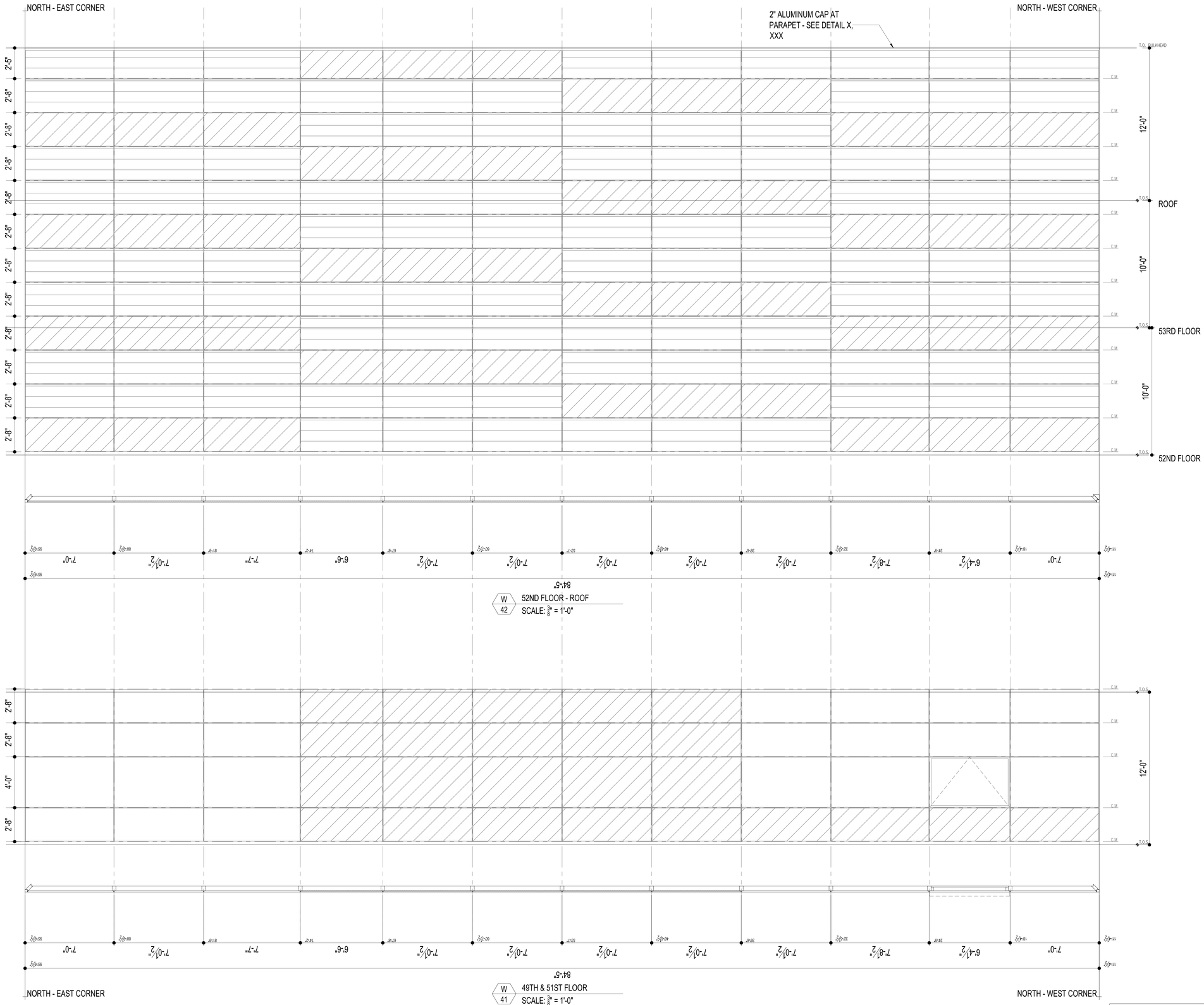
DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-420.00

CAD FILE: Z:\13A25_151 Maiden Lane

DEPT OF BLDGS 421854960 Job Number

E500050309 Scan Code





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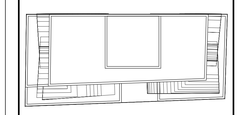

N

KEY PLAN

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No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
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5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

FORTIS
Property Group, LLC
45 Main Street, Suite 800
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 41 & 42)

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
RICHARD STEPHEN HILL
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-421.00

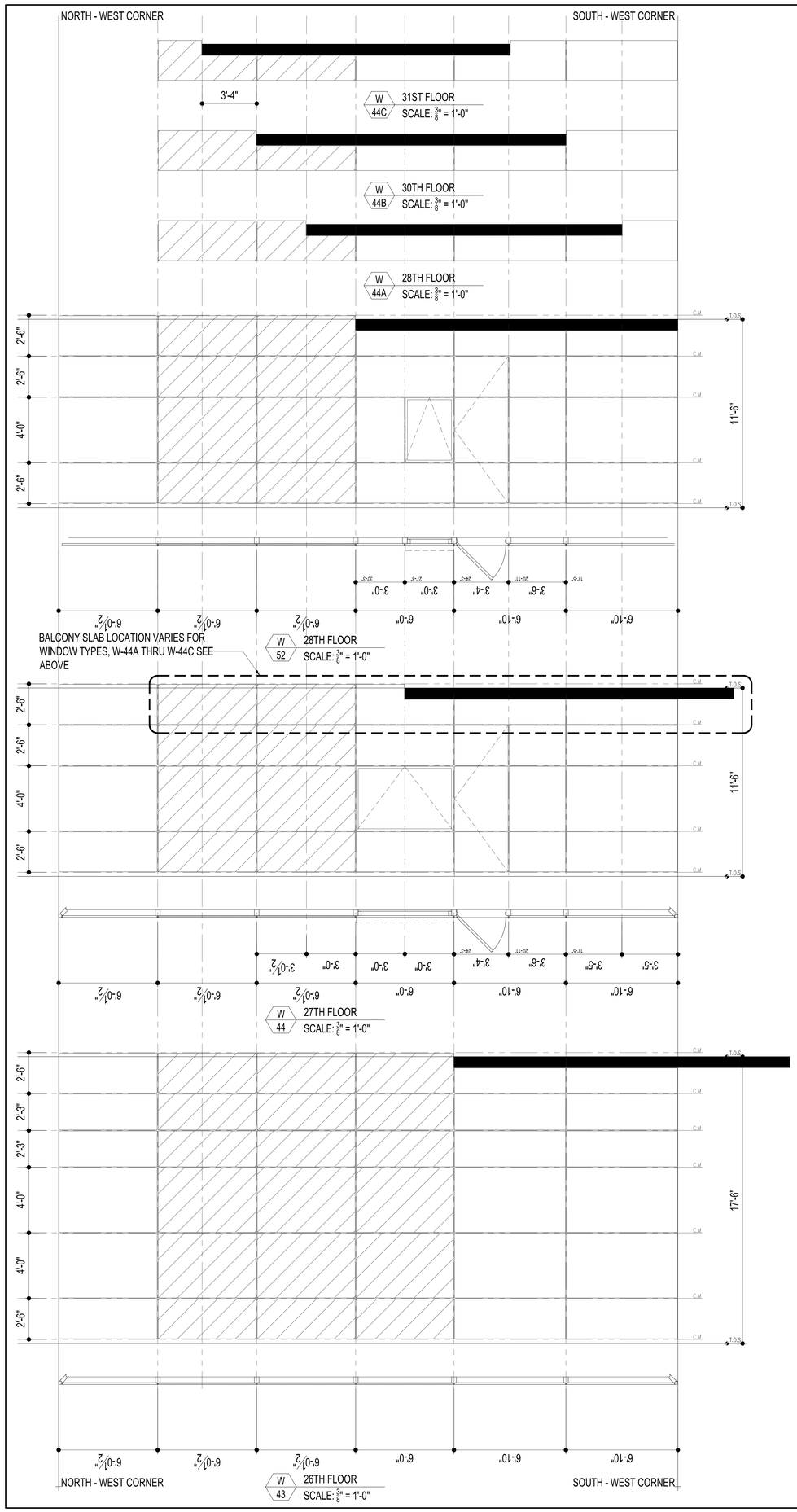
CAD FILE: J:\13A25_151 Maiden Lane

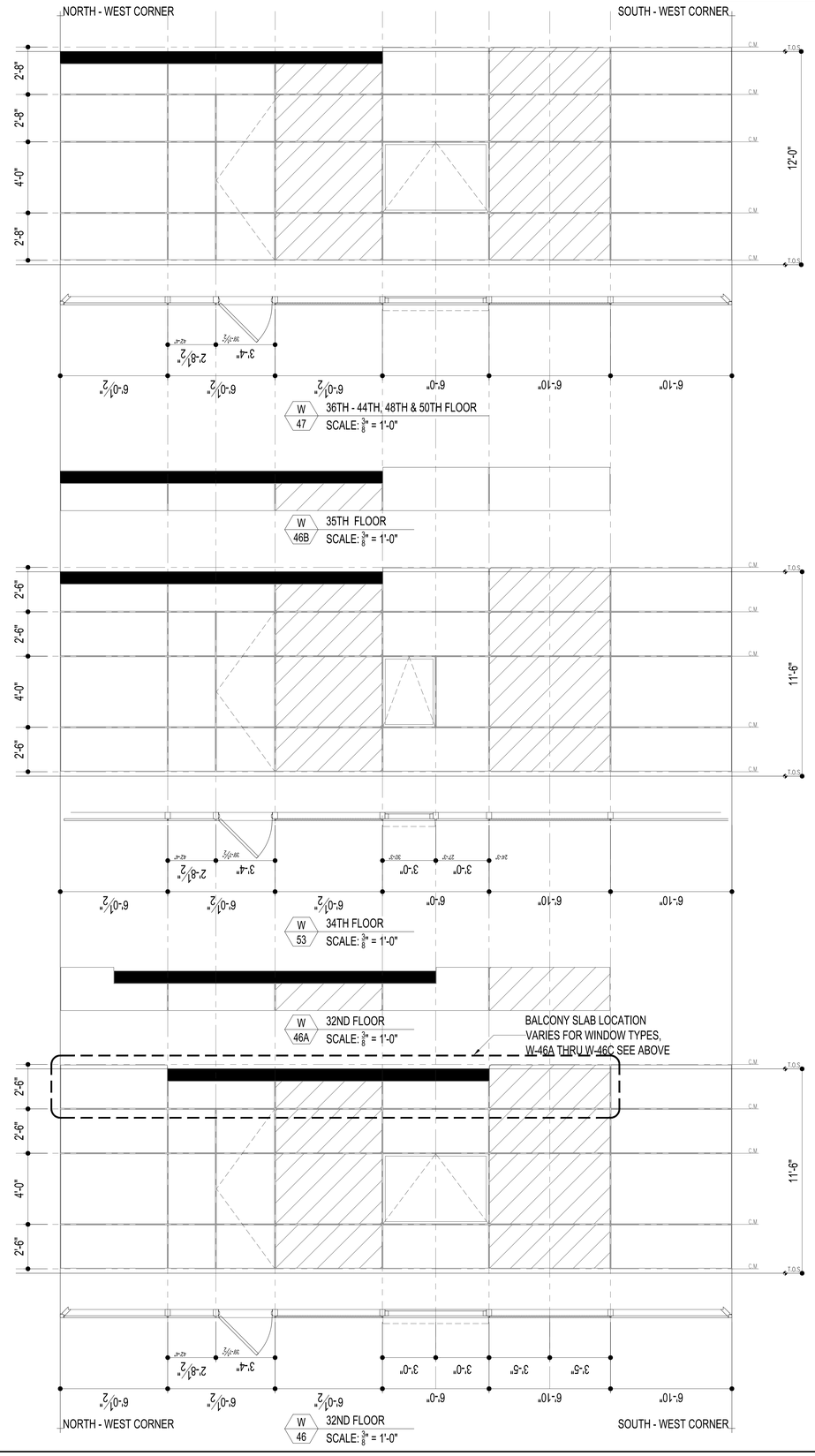
107 OF 136

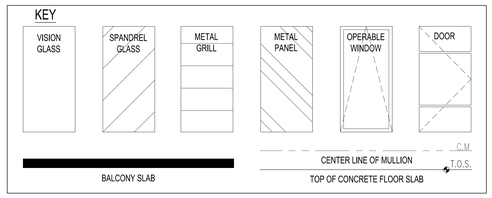
ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 421854980 Job Number
E5205993B01 Scan Code







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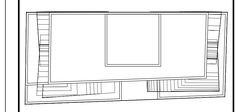

N

KEY PLAN

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Client

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PROJECT

one seaport

161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 43-44 52 44A-44C 46 46A-46B 53 47)
NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT JO STEPHEN HILL STATE OF NEW YORK

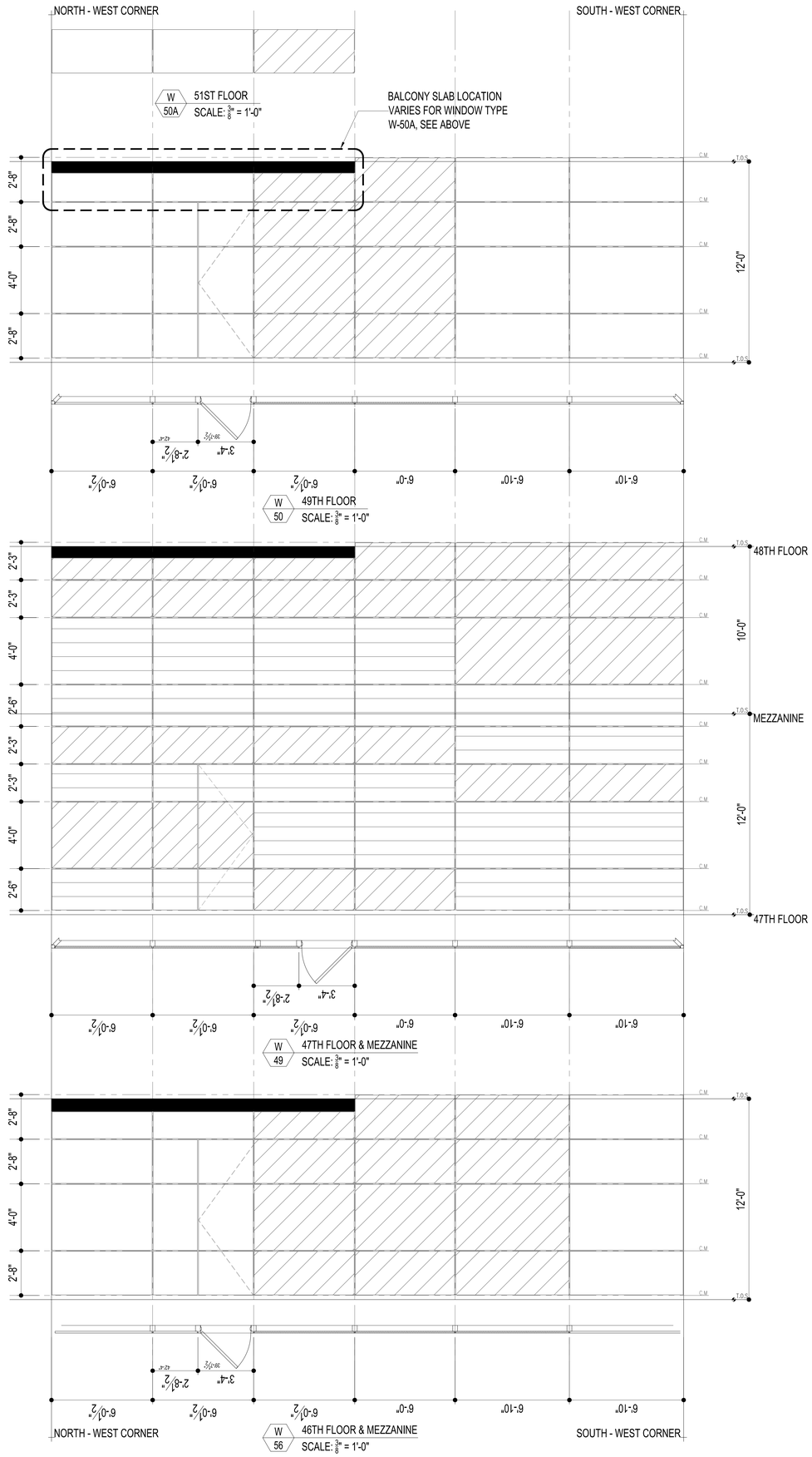
DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-422.00

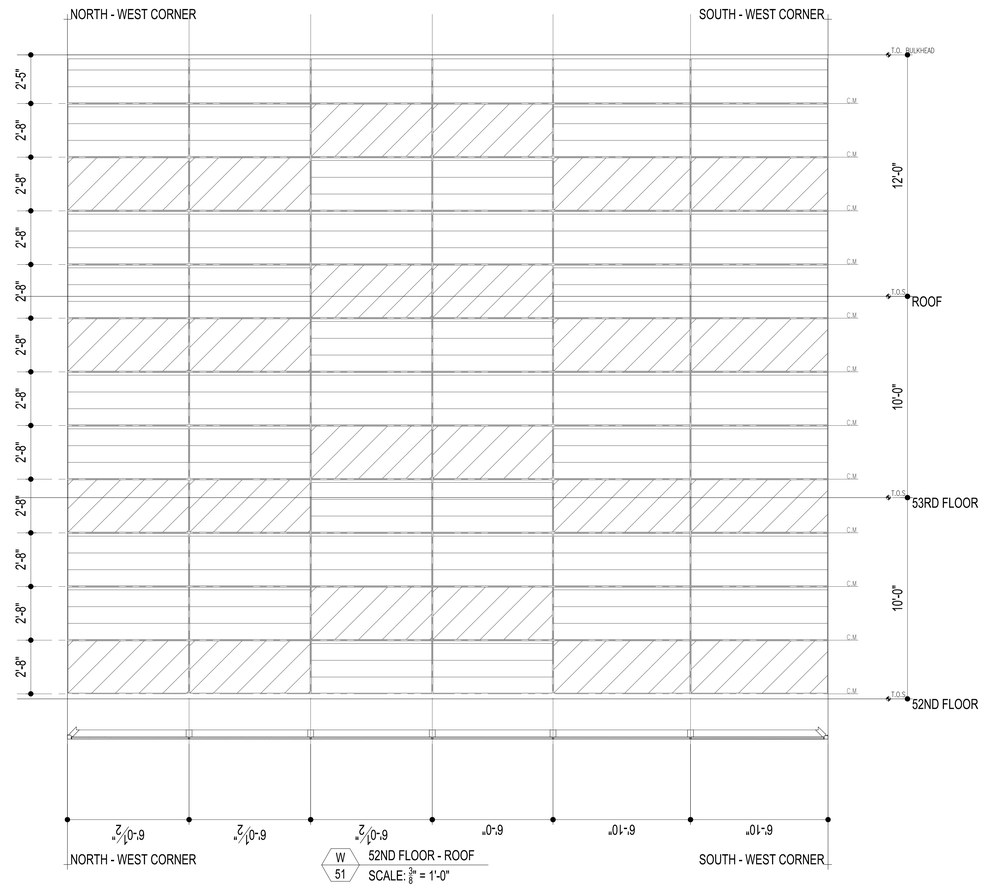
CAD FILE J:\13A25_151 Maiden Lane

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 421858480 Job Number
ES/200710045 Scan Code





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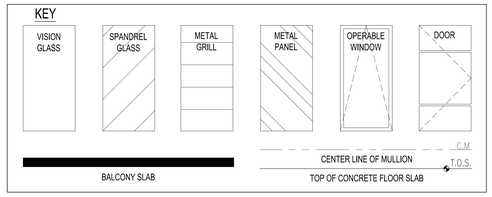

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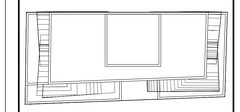

N

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1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES

Damian Titus
Building
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

WINDOW SCHEDULE (TYPES 56 49 50 50A & 51)

NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT JAY SEYMOUR HILL 031211 STATE OF NEW YORK

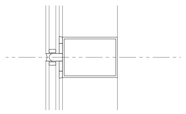
DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-423.00

CAD FILE: J:\13A25_151 Maiden Lane

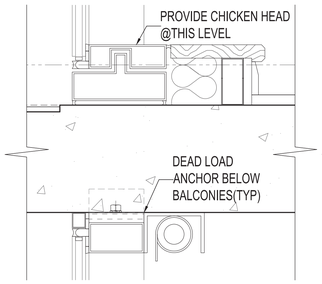
ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

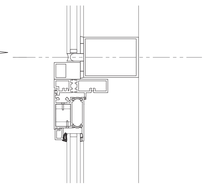
DEPT OF BLDGS 421185480 Job Number
E5616655/2965 Scan Code



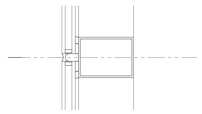
9 CURTAIN WALL - TYPICAL MULLION
3" = 1'-0"



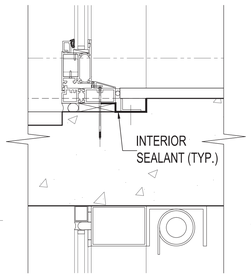
10 CURTAIN WALL - BALCONY SLAB
3" = 1'-0"



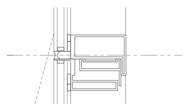
11 CURTAIN WALL - DOOR HEAD
3" = 1'-0"



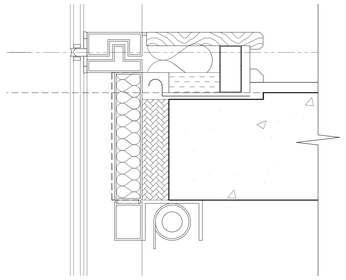
12 CURTAIN WALL - MULLION @ DOOR
3" = 1'-0"



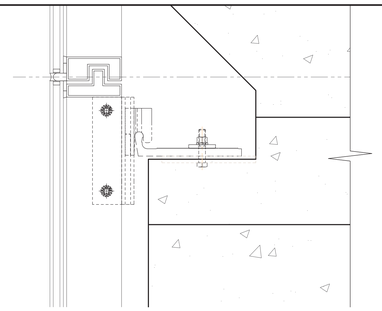
13 CURTAIN WALL - DOOR SILL
3" = 1'-0"



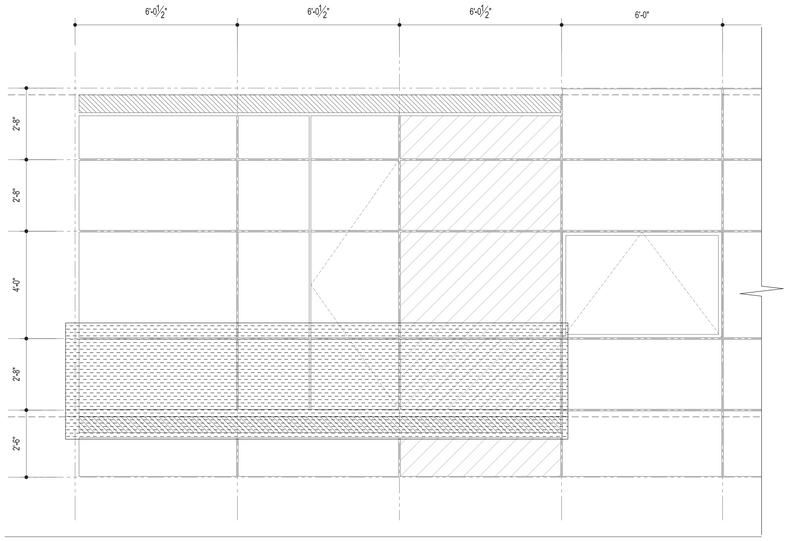
14 CURTAIN WALL - MULLION @ OPER. WIN.
3" = 1'-0"



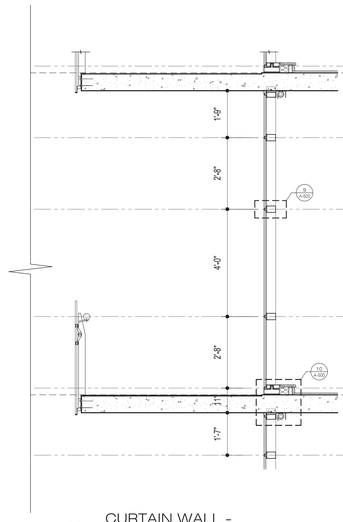
15 CURTAIN WALL - DETAIL @ SLAB
3" = 1'-0"



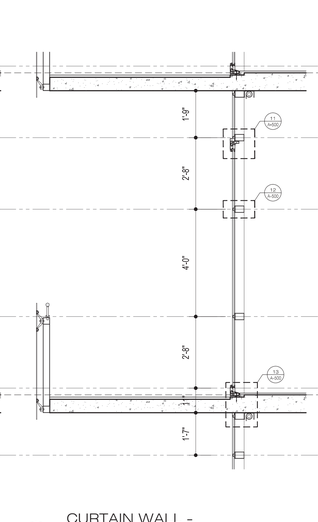
16 CURTAIN WALL - DETAIL @ SHEAR WALL
3" = 1'-0"



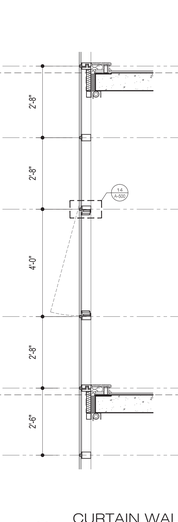
1 CURTAIN WALL - PARTIAL ELEVATION
1/2" = 1'-0"



3 CURTAIN WALL - DOOR @ BALCONY
1/2" = 1'-0"

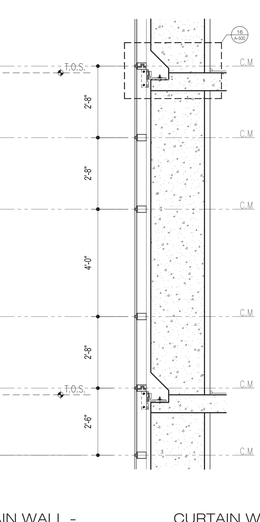


4 CURTAIN WALL - SPANDREL @ BALCONY
1/2" = 1'-0"

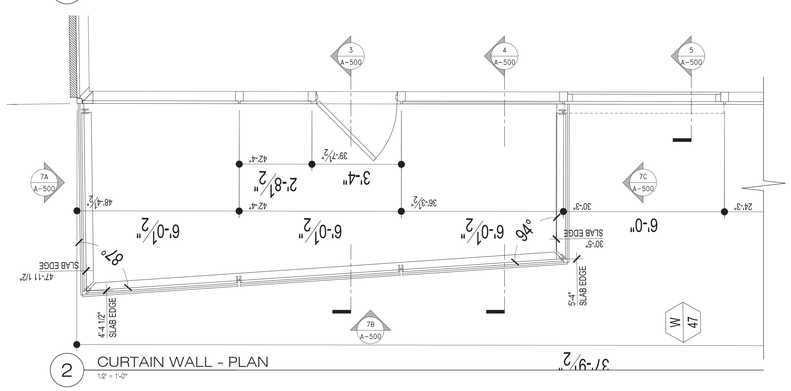


5 CURTAIN WALL - OPERABLE WINDOW
1/2" = 1'-0"

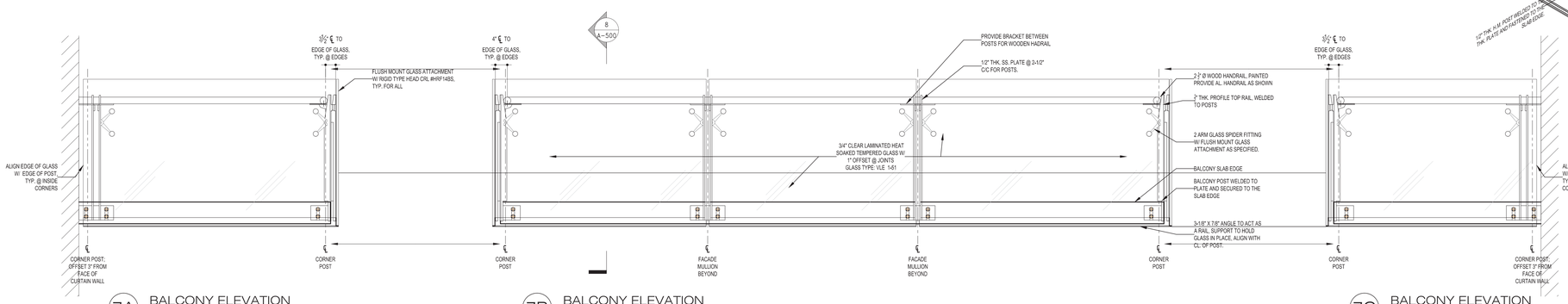
6 CURTAIN WALL - TYP. SECTION
1/2" = 1'-0"



6A CURTAIN WALL - @ SHEAR WALL
1/2" = 1'-0"



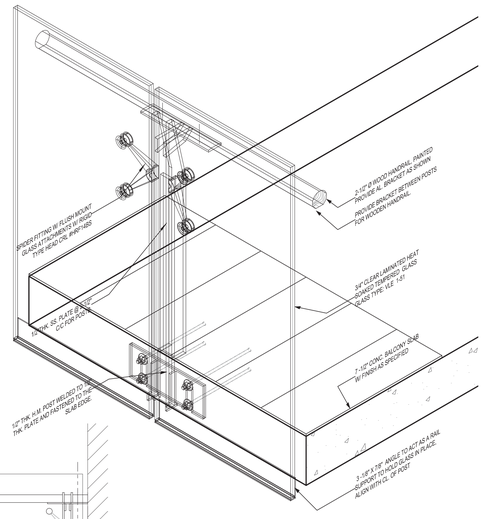
2 CURTAIN WALL - PLAN
1/2" = 1'-0"



7A BALCONY ELEVATION
3/4" = 1'-0"

7B BALCONY ELEVATION
3/4" = 1'-0"

7C BALCONY ELEVATION
3/4" = 1'-0"

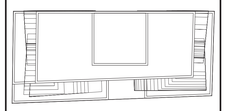


8 BALCONY DETAIL
1 1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
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6	03/13/15	ISSUED: NYC DOB
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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1251 Avenue of the Americas
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T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

CURTAIN WALL - TYPICAL SECTIONS

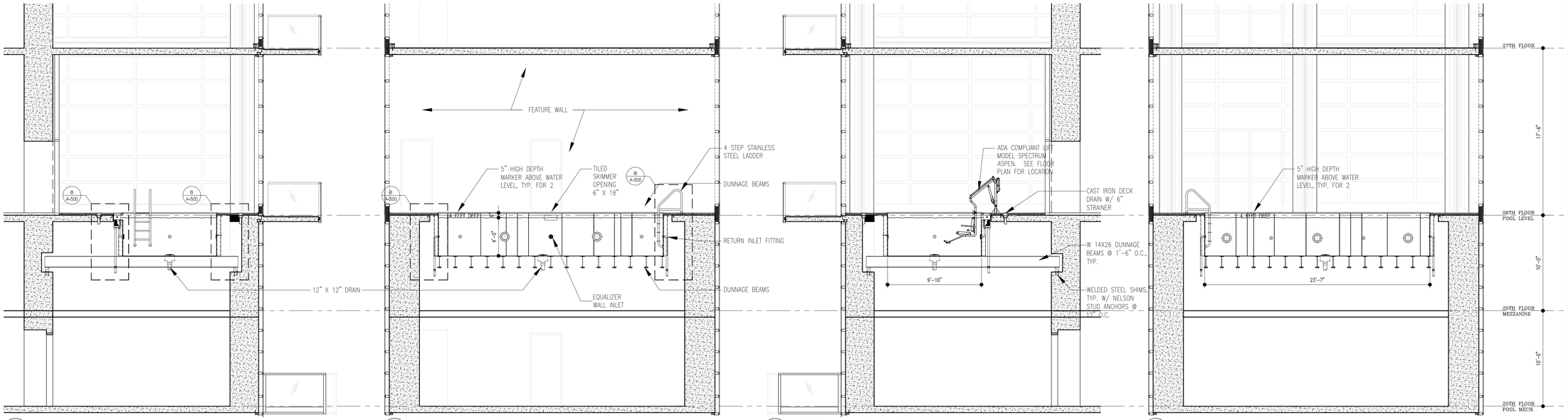
NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEPHEN J. GOLDSTEIN
No. 020824
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-500.00

CAD FILE: J:\13A25_151 Maiden Lane

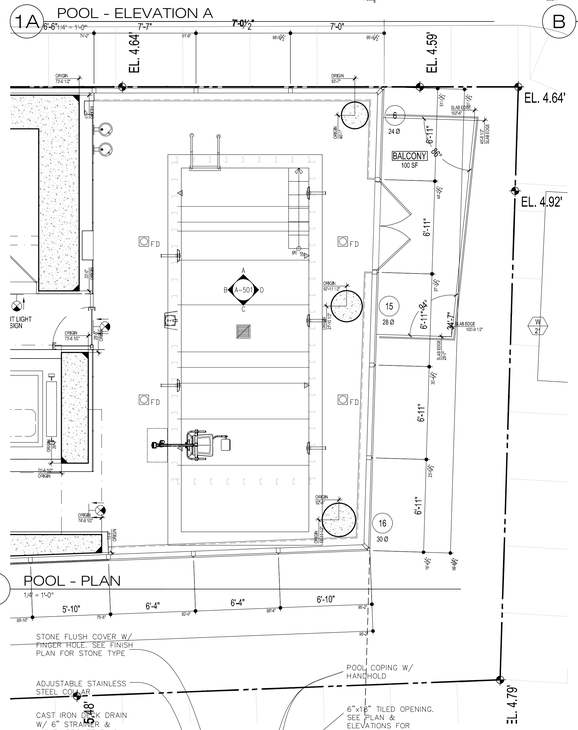


1A POOL - ELEVATION A 1/4" = 1'-0"

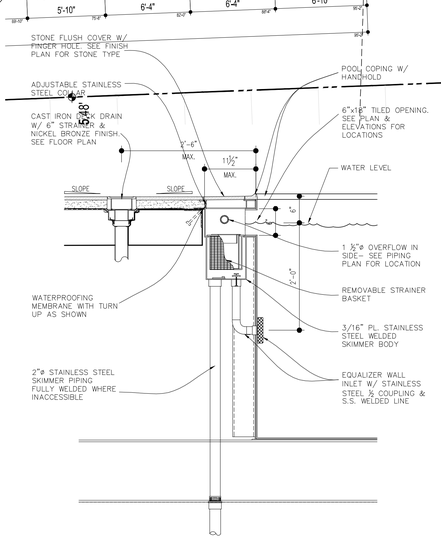
B POOL - ELEVATION B 1/4" = 1'-0"

C POOL - ELEVATION C 1/4" = 1'-0"

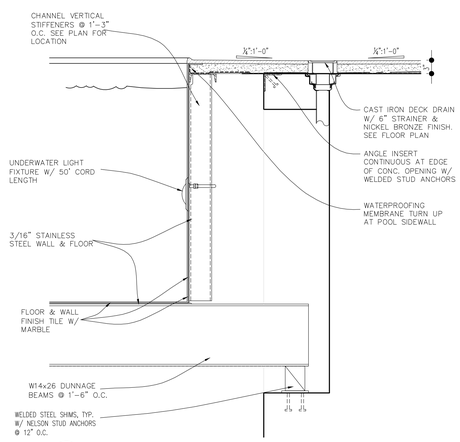
D POOL - ELEVATION D 1/4" = 1'-0"



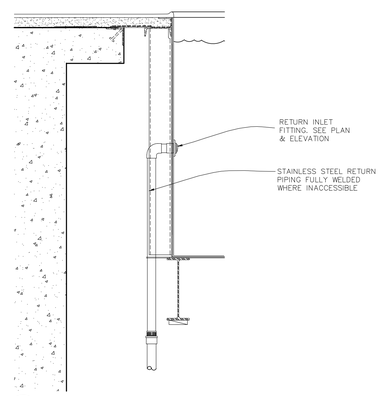
1 POOL - PLAN 1/4" = 1'-0"



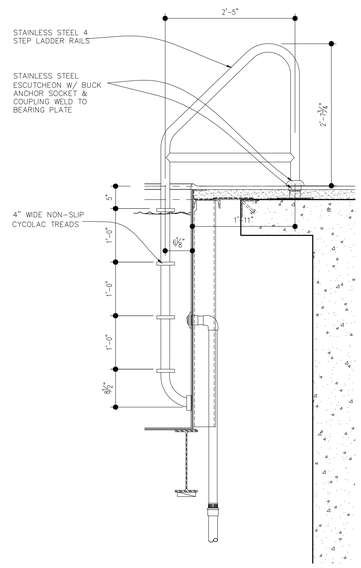
2 POOL - SKIMMER 1" = 1'-0"



3 POOL - TYP. DETAIL 1" = 1'-0"



4 POOL - RETURN INLET FITTING 1" = 1'-0"

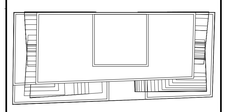


4 POOL - SS LADDER 1" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

NOTE:

POOLS SHALL BE PROVIDED WITH ENERGY-CONSERVING MEASURES IN ACCORDANCE WITH 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE SECTIONS 504.7.1 THROUGH 504.7.3

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

POOL DETAILS

NB#

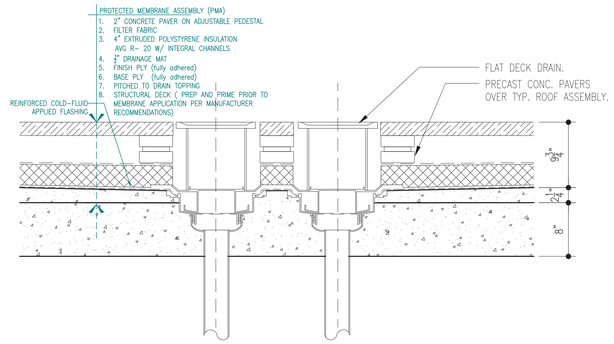
SEAL & SIGNATURE:

REGISTERED ARCHITECT STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-501.00

CAD FILE: J:\13A25_151 Maiden Lane

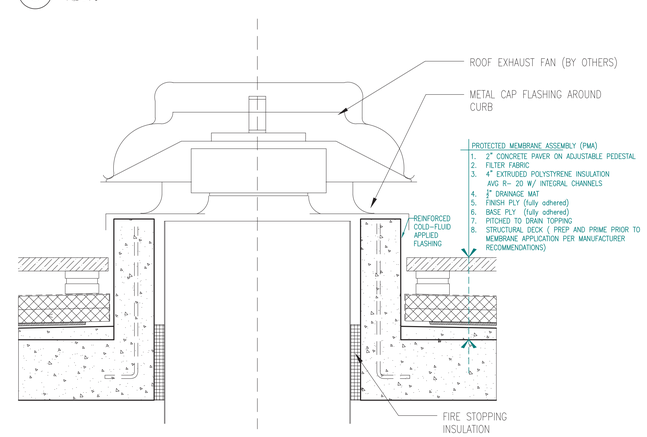
DEPT OF BLDGS 121185860 Job Number
E327226743 Scan Code



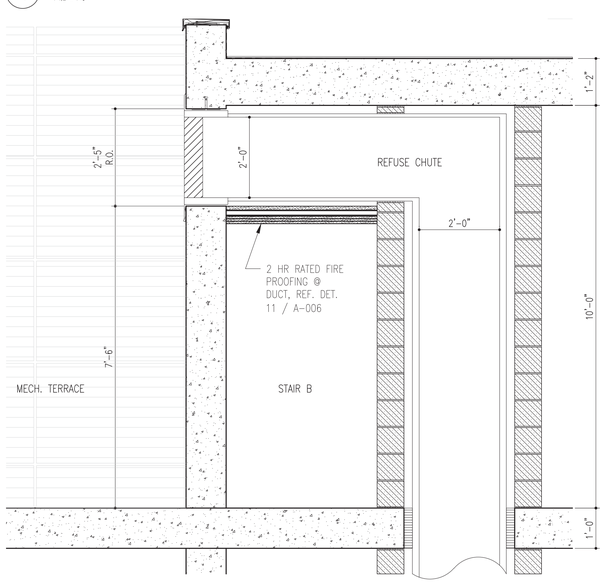
1 FLASHING AT PARAPET WALL
1 1/2" = 1'-0"

2 ROOF DRAIN & OVERFLOW DRAIN - TYP.
1 1/2" = 1'-0"

3 FLASHING @ HVAC OPENING W/ GOOSENECK
1 1/2" = 1'-0"



4 BOILER FLUE SECTION
1 1/2" = 1'-0"



5 MECHANICAL EQUIPMENT @ ROOF
1 1/2" = 1'-0"

6 PLUMBING ROOF PENETRATION
1 1/2" = 1'-0"

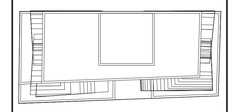
7 REFUSE CHUTE SECTION
3/4" = 1'-0"

8 LOUVER @ ELEVATOR MACHINE ROOM
3/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

KEY PLAN

No.	Date	Revision
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1	04/25/14	ISSUED: NYC DOB

Client

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1251 Avenue of the Americas
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

ROOF DETAILS

NB#

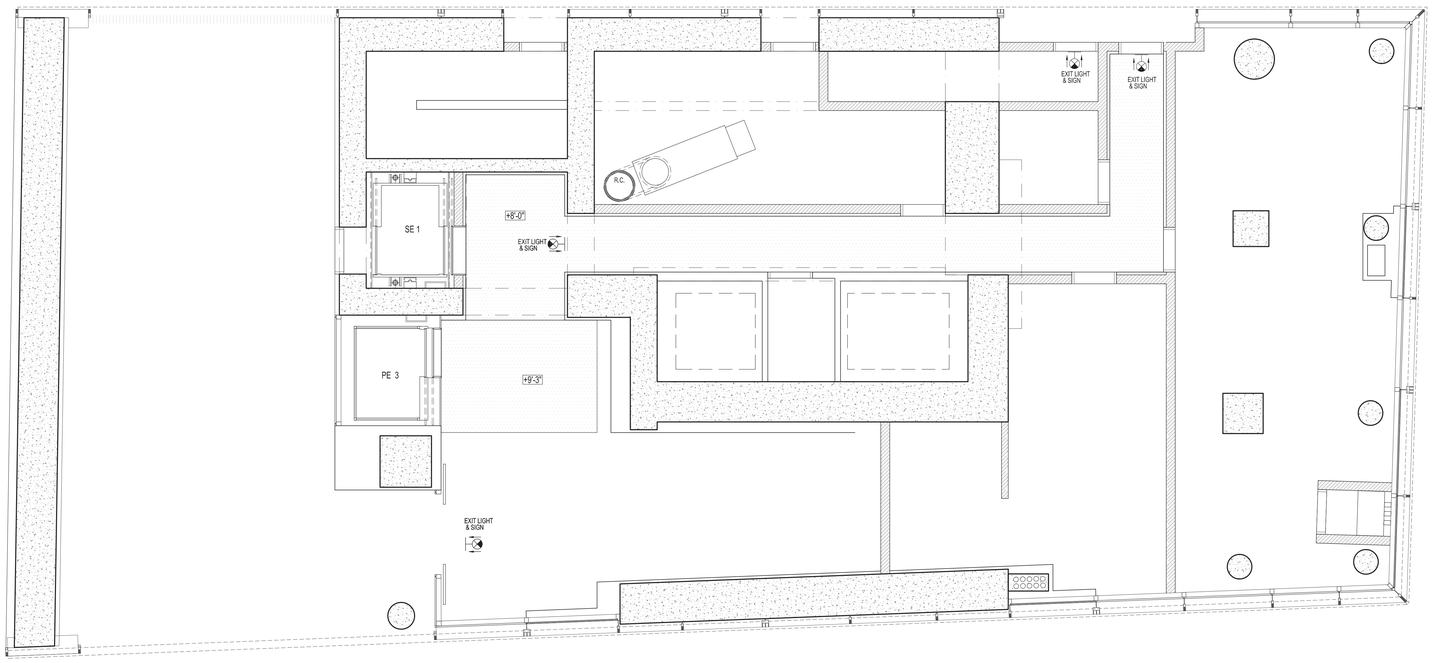
SEAL & SIGNATURE:

REGISTERED ARCHITECT ED STEPHEN HILL STATE OF NEW YORK 023 028 1 NO. 023 028 1 CAT. NO. 028

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-502.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
E524505903DM Scan Code



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
— — — —	LINE OF BEAM ABOVE	- - - - - - - -	DROP ARCH

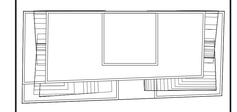
NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

1ST FLOOR RCP

NB#

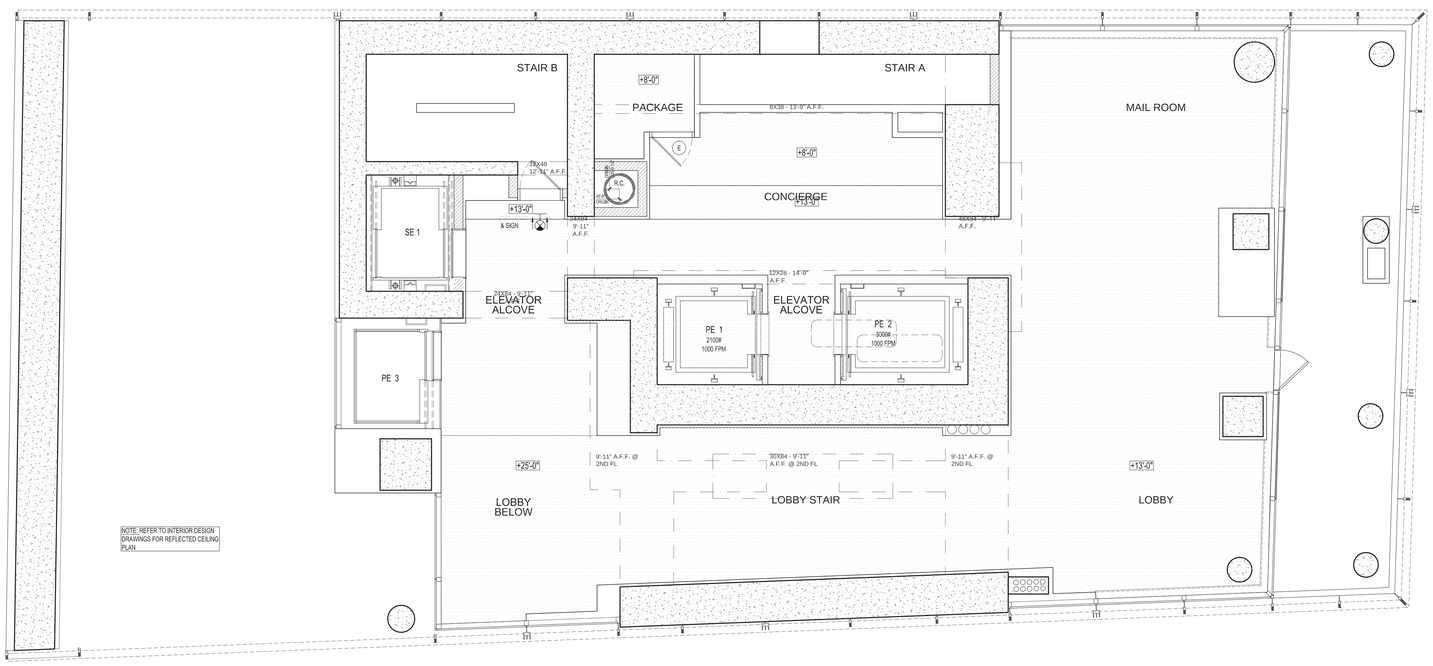
SEAL & SIGNATURE:

REGISTERED ARCHITECT
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-700.00

CAD FILE J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
E5256972025 Scan Code



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

NOTES:

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2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

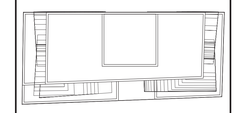
1 2ND FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

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PROJECT

one seaport
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

2ND FLOOR RCP

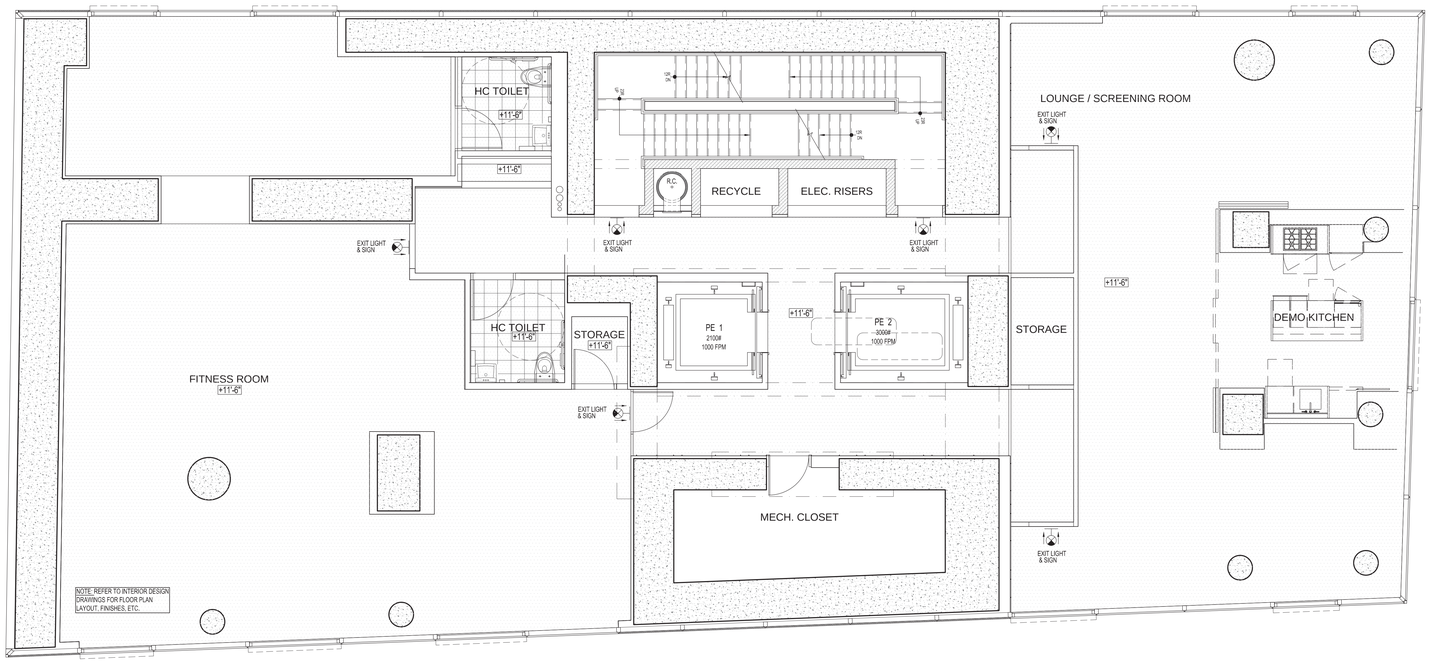
NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEPHEN D. HILL
No. 022,000
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-701.00

CAD FILE J:\13A25_151 Maiden Lane



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

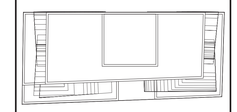
1 4TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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DOB BSCAN:

DOB STAMPS & SIGNATURES

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

4TH FLOOR RCP

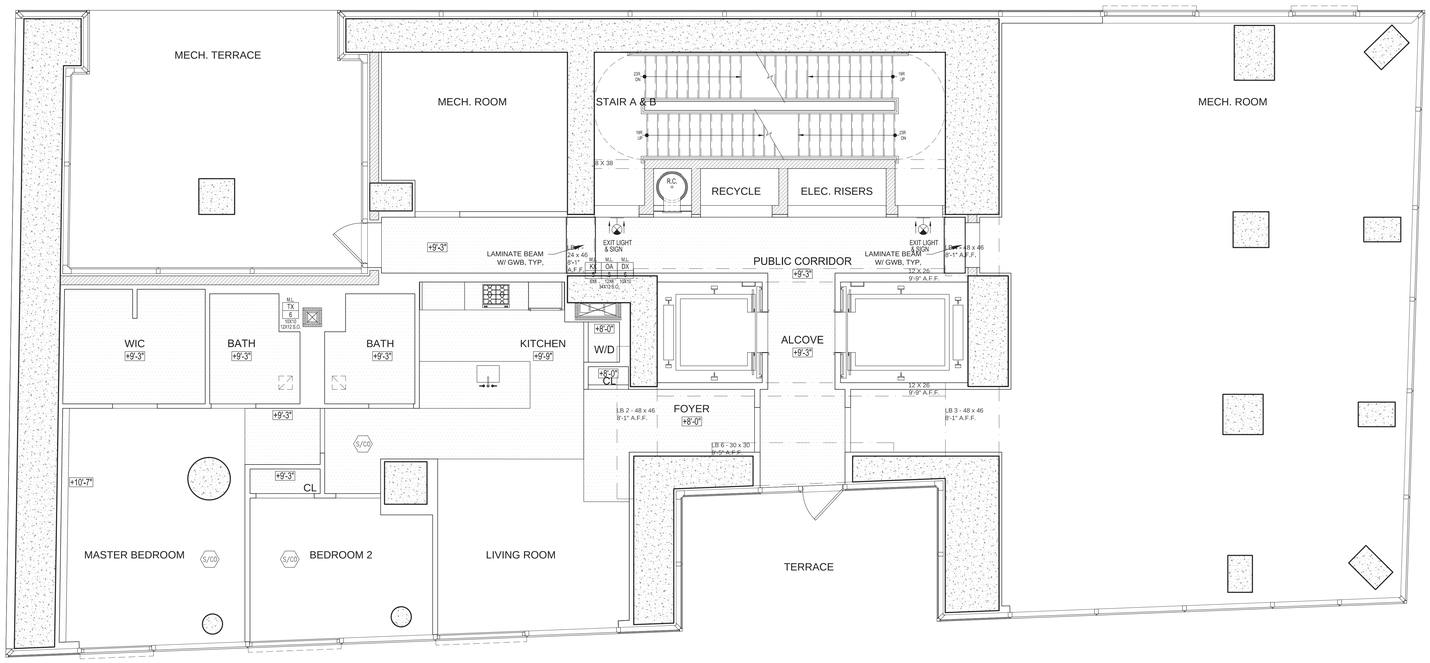
NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT
DAVID SEUPPER HILLEY
No. 026020
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-702.00

CAD FILE: J:\13A25_151 Maiden Lane



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

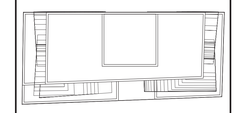
1 5TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
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New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015.
NYC Development Hub

DWG TITLE

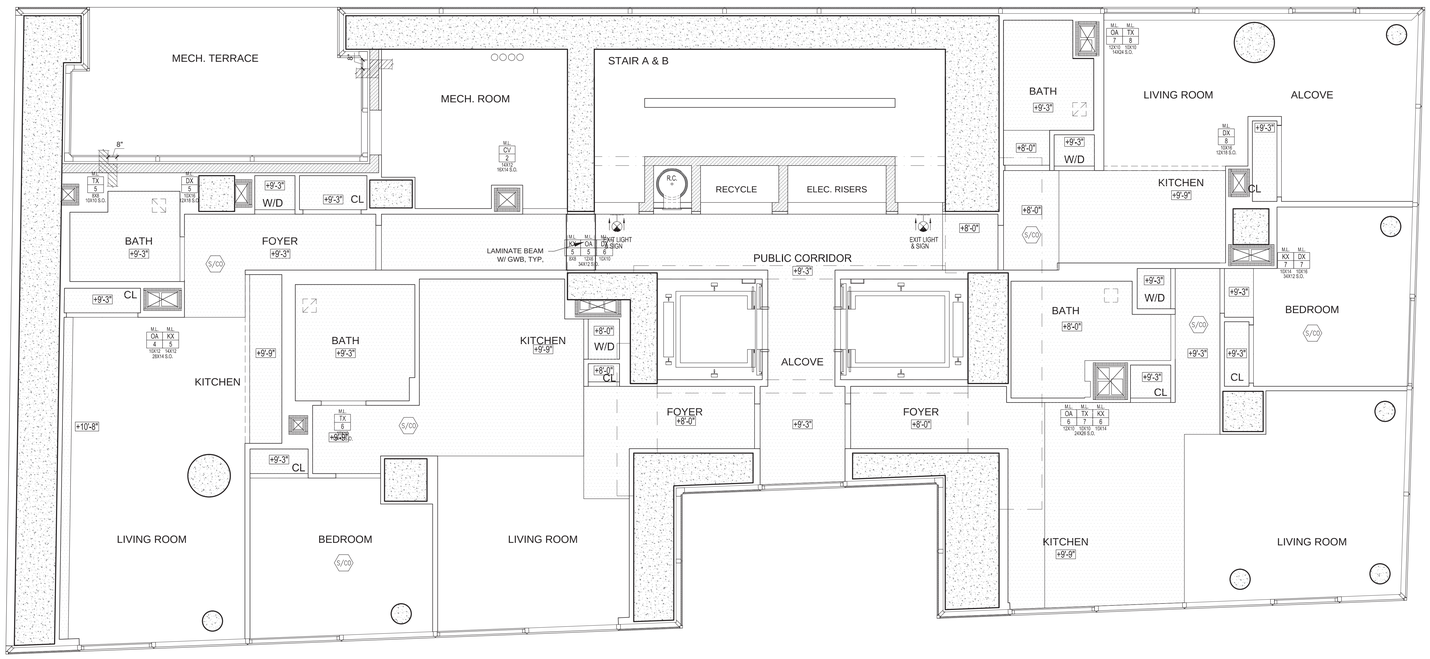
NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAMIAN J. TITUS 023023 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	

CAD FILE: J:\13A25_151 Maiden Lane



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

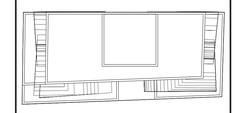
1 6TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
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6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
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1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

NB#

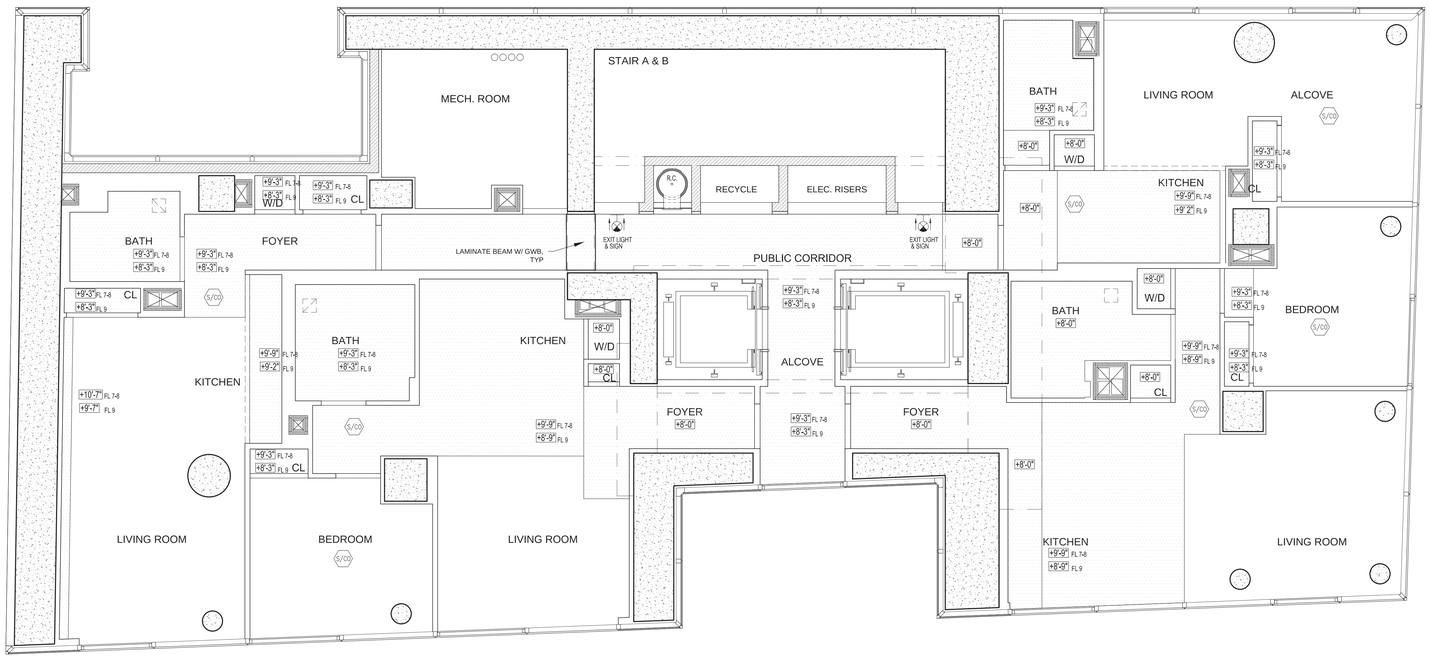
SEAL & SIGNATURE:

REGISTERED ARCHITECT
LEO STEPHEN HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO.

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185480 Job Number
ES2009024669 Scan Code



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
— — — —	LINE OF BEAM ABOVE	- - - - - - - -	DROP ARCH

NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
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3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

1

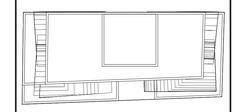
7TH - 9TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
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1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

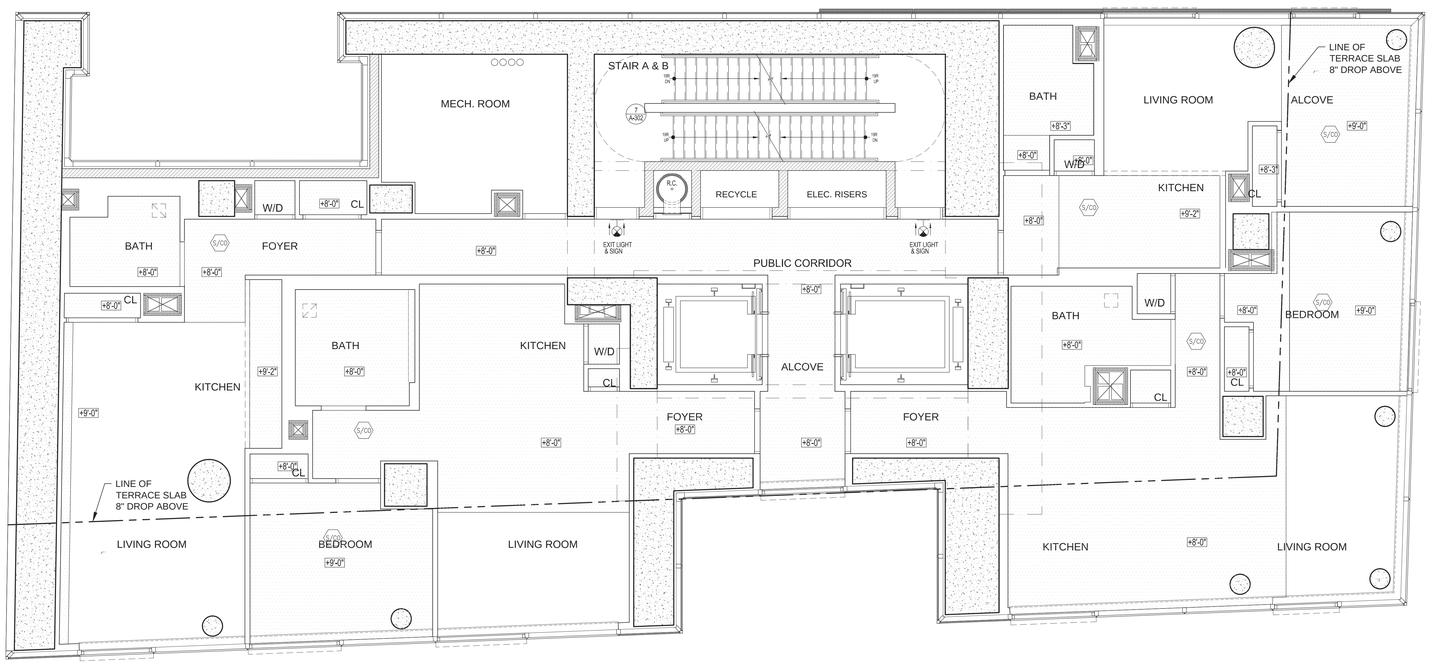
NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHRISTOPHER J. WITTE
No. 026879
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	

CAD FILE J:\13A25_151 Maiden Lane



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

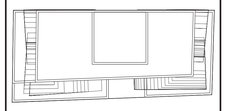
1 10TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
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4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

10TH FLOOR RCP

NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT
LEO STEPHEN HILL
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-706.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
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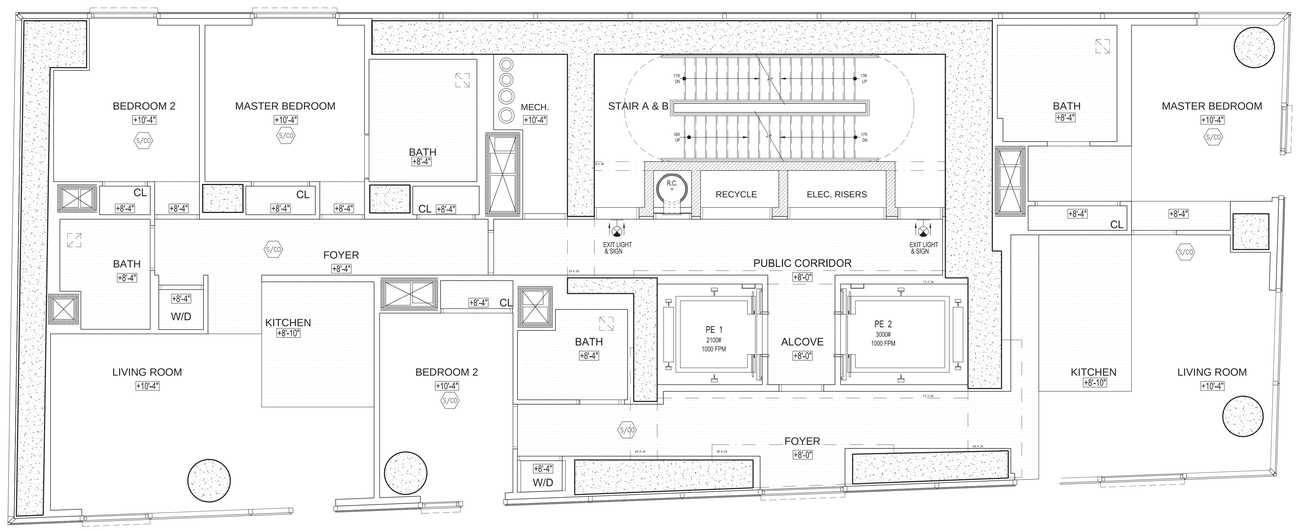


LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

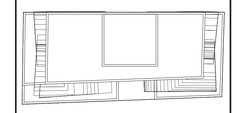
1 11TH - 24TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

11TH - 24TH FLOOR RCP

NB#

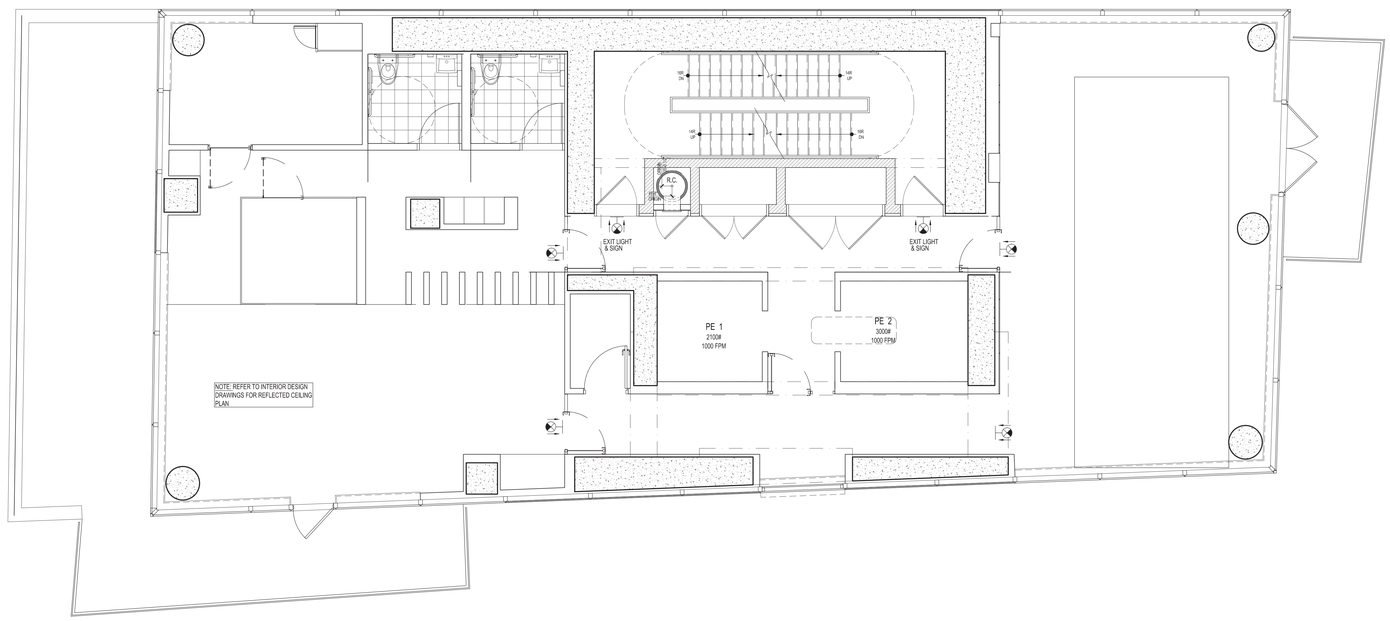
SEAL & SIGNATURE

REGISTERED ARCHITECT
REID SEYMOUR HILLEY
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.	A-707.00

CAD FILE: J:\13425_151 Maiden Lane

DEPT OF BLDGS 421858980 Job Number
E355327923 Scan Code



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
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3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

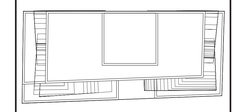
1 26TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

26TH FLOOR RCP

NB#

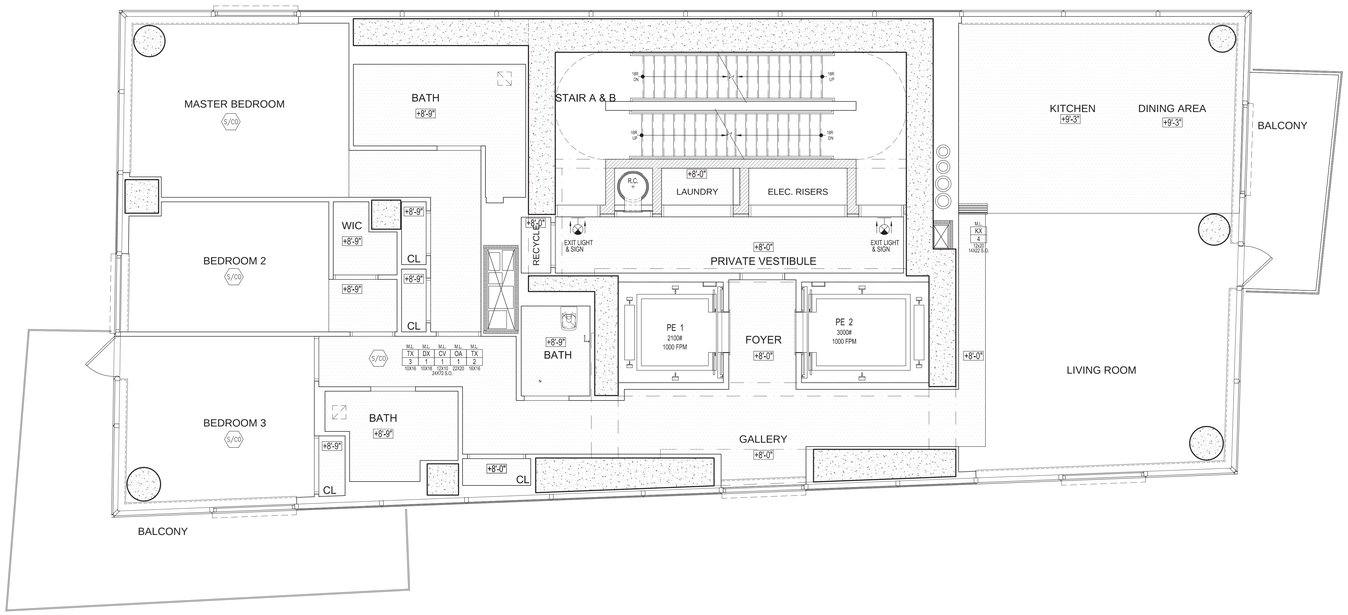
SEAL & SIGNATURE

REGISTERED ARCHITECT
REID SEYMOUR HILLEY
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.	A-708.00

CAD FILE: J:\13425_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
ES2406371723 Scan Code



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

NOTES:

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2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

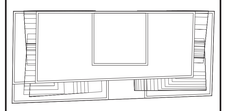
1 27TH - 38TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

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1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

27TH - 38TH FLOOR RCP

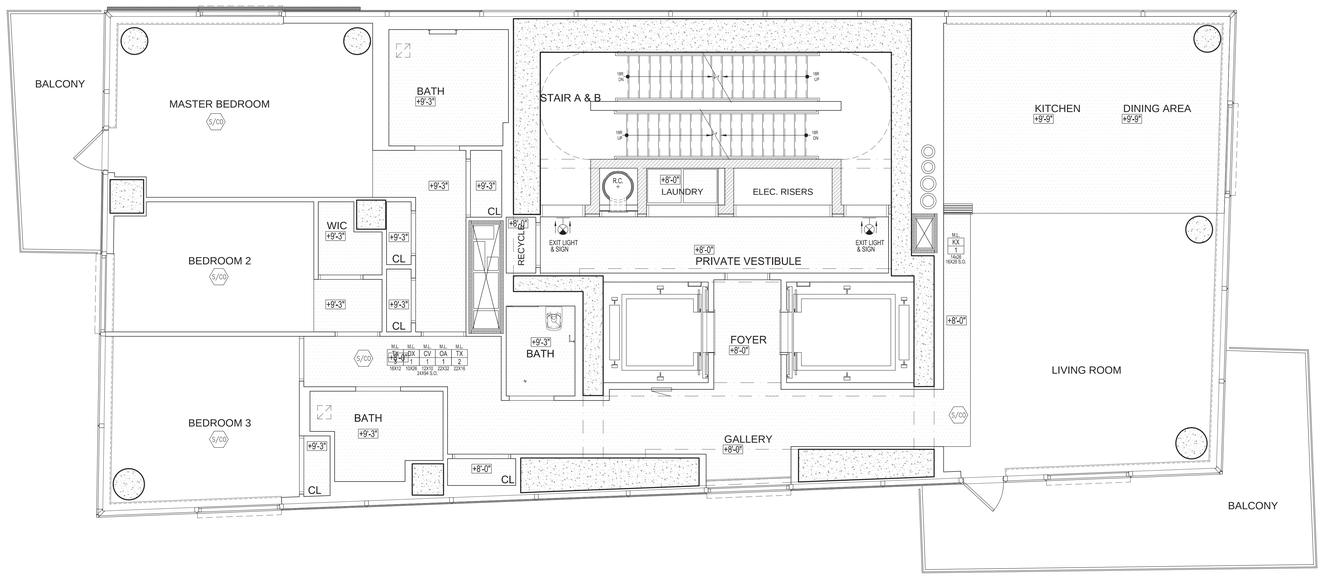
NB#

SEAL & SIGNATURE

REGISTERED ARCHITECT STEPHEN B. JACOBS 036319 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-709.00

CAD FILE: J:\13A25_151 Maiden Lane



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

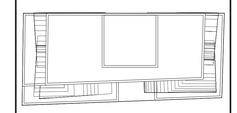
1 39TH - 44TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client

FORTIS Property Group, LLC
45 Main Street, Suite 800
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WSP CANTOR SEINUK STRUCTURAL ENGINEERS
228 East 45th Street
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WSP FLACK + KURTZ MECHANICAL ENGINEERS
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

39TH - 44TH FLOOR RCP

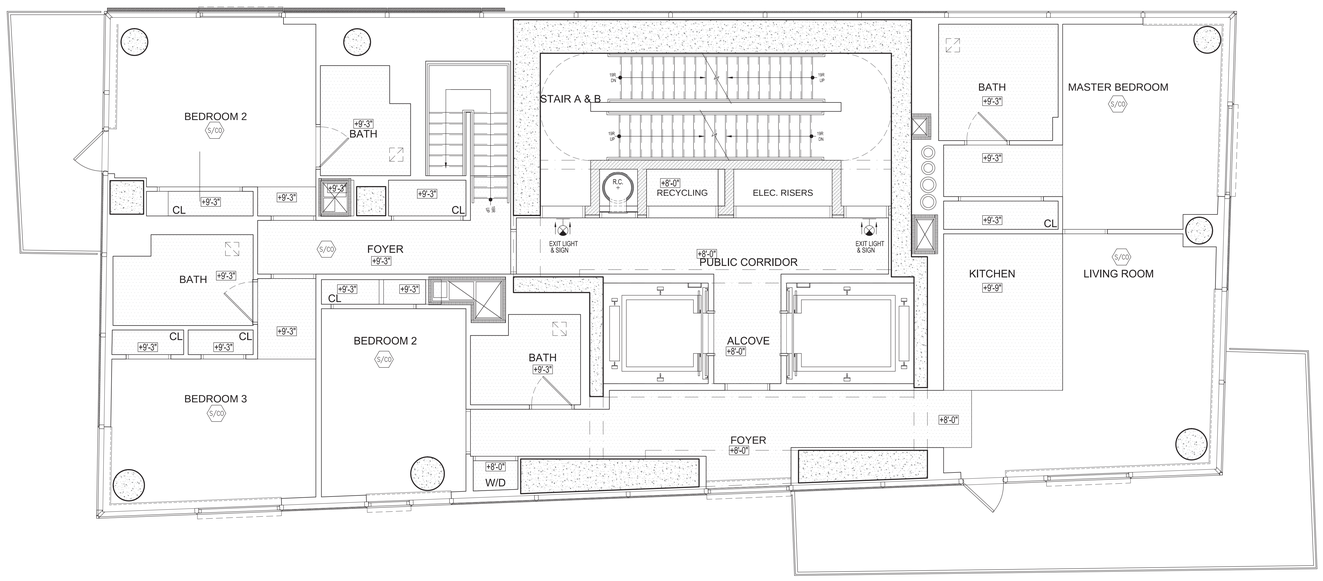
NB#

SEAL & SIGNATURE:

REGISTERED ARCHITECT STEPHEN HILL GOLDSTEIN STATE OF NEW YORK 019579

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-710.00

CAD FILE J:\13A25_151 Maiden Lane



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

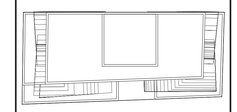
NOTES:

1. REFER TO ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS
2. REFER TO DETAIL 1, DWG A-005 FOR TYPICAL HUNG GYP.CEILING ASSEMBLY.
3. SEE INTERIOR DRAWINGS FOR KITCHEN / BATHROOM DETAILS

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

45TH FLOOR RCP

NB#

SEAL & SIGNATURE

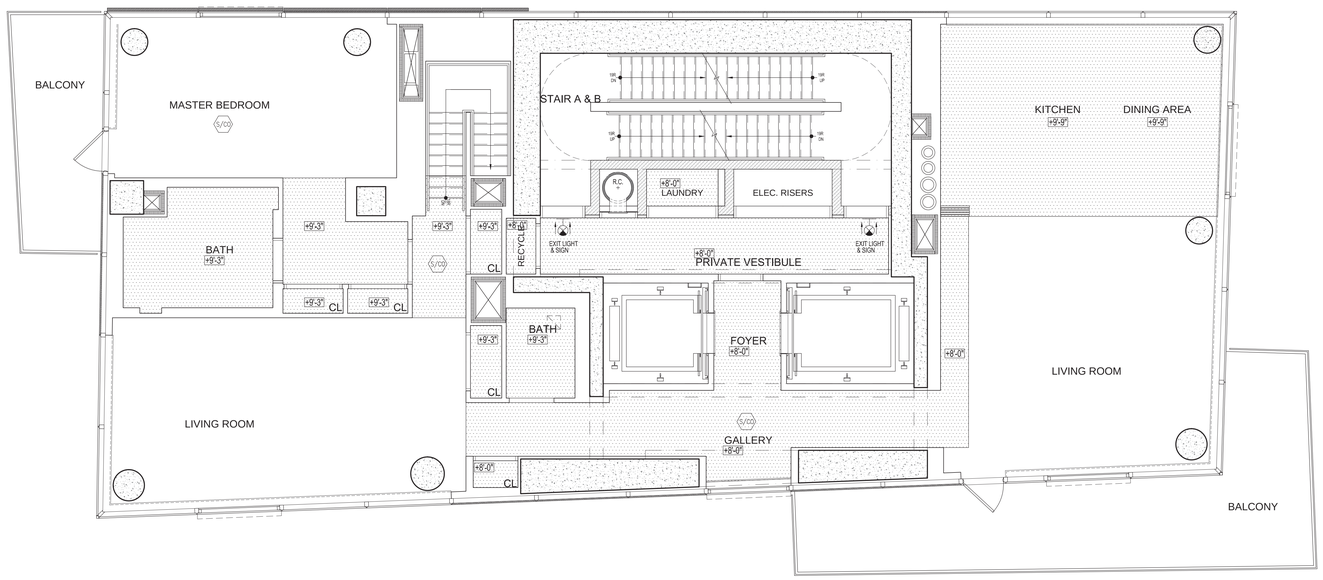
REGISTERED ARCHITECT
DAVID STEPHEN WILLIS
No. 026293
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-711.00

CAD FILE: J:\13A25_151 Maiden Lane

124 OF 136

DEPT OF BLDGS 121185460 Job Number
E362224056 Scan Code



LEGEND

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+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

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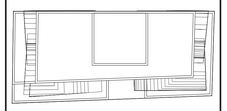
ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

46TH FLOOR RCP

NB#

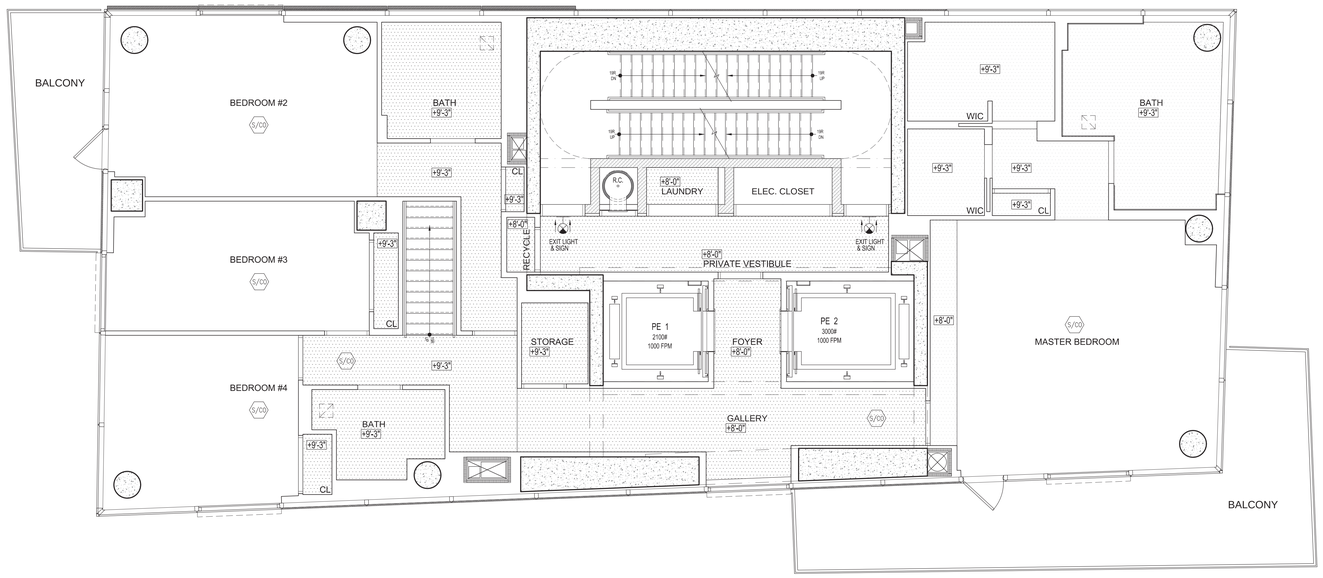
SEAL & SIGNATURE

REGISTERED ARCHITECT
STEPHEN J. WEST
No. 022890
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-712.00

CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
E326120905 Scan Code



LEGEND

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	LINE OF BEAM ABOVE		DROP ARCH

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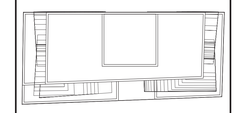
1 48TH & 50TH FLOOR RCP

1/4" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT

one seaport
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

48TH & 50TH FLOOR RCP

NB#

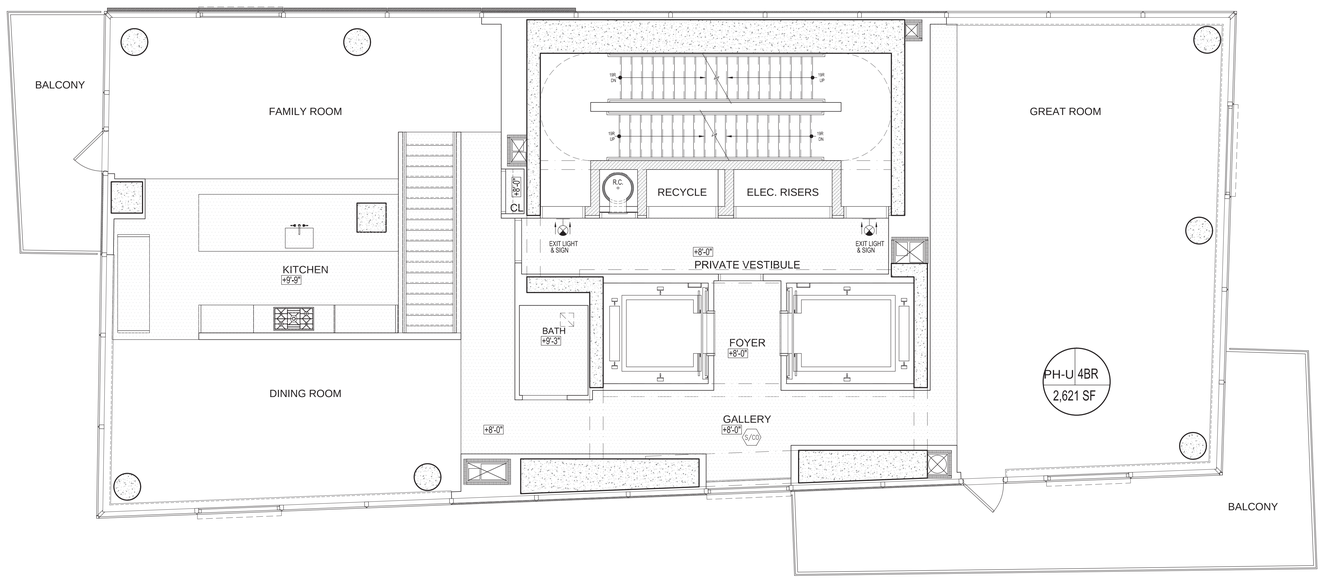
SEAL & SIGNATURE

REGISTERED ARCHITECT
REID SEYMOUR WILLIAMS
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.	A-713.00

CAD FILE: J:\13425_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
E500495408 Scan Code



LEGEND

	GYP. DROP CEILING		B.O. CONC. SLAB, PAINTED
+X'-XX"	CEILING HEIGHT A.F.F.		HVAC SUPPLY REGISTER
	LINE OF BEAM ABOVE		DROP ARCH

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ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

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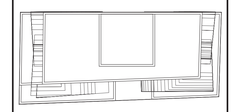

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PROJECT

one seaport
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

48TH & 50TH FLOOR RCP

NB#

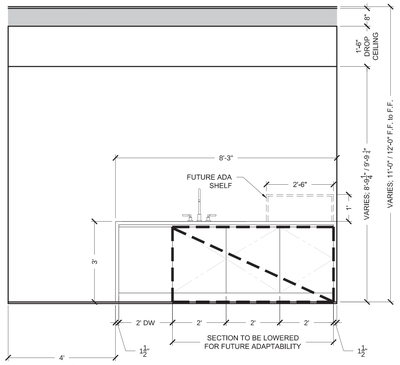
SEAL & SIGNATURE

REGISTERED ARCHITECT
RICHARD STEPHEN HILL
No. 026320
STATE OF NEW YORK

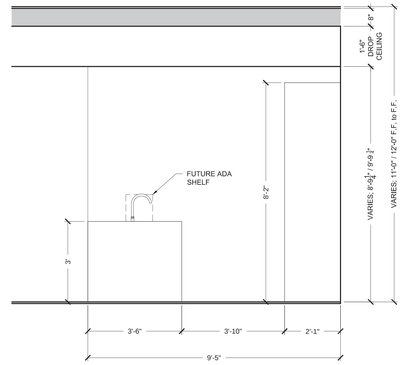
DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-714.00

CAD FILE: J:\13A25_151 Maiden Lane

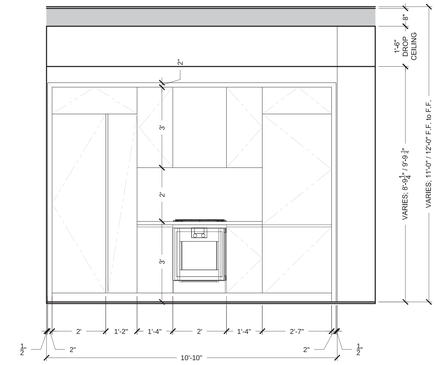
DEPT OF BLDGS 121185860 Job Number
E524562286 Scan Code



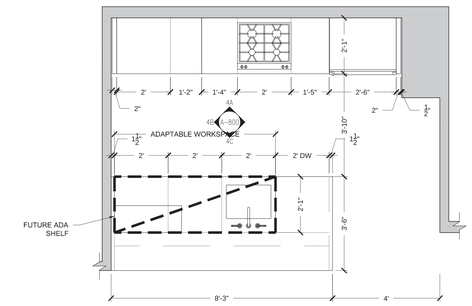
4C KITCHEN TYPE 3 - ELEVATION
1/2" = 1'-0"



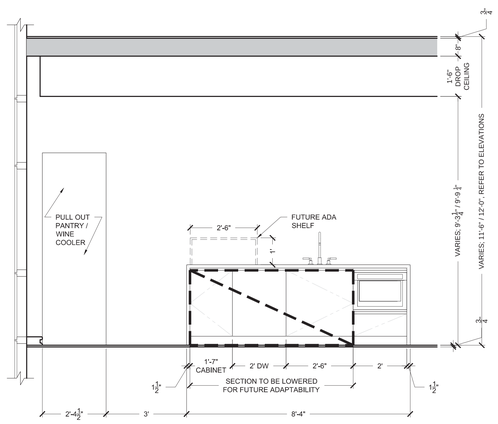
4B KITCHEN TYPE 3 - ELEVATION
1/2" = 1'-0"



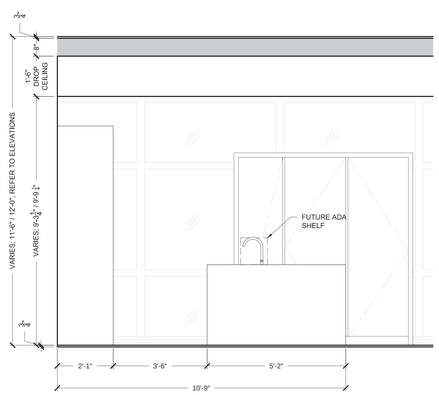
4A KITCHEN TYPE 3 - ELEVATION
1/2" = 1'-0"



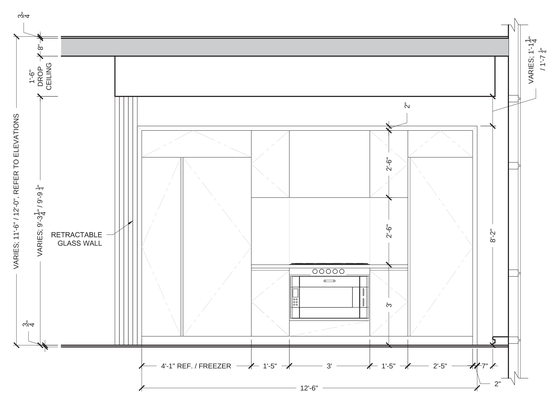
4 KITCHEN TYPE 3- PLAN
1/2" = 1'-0"
UNIT A (FL. 5), UNIT D (FL. 6-10)



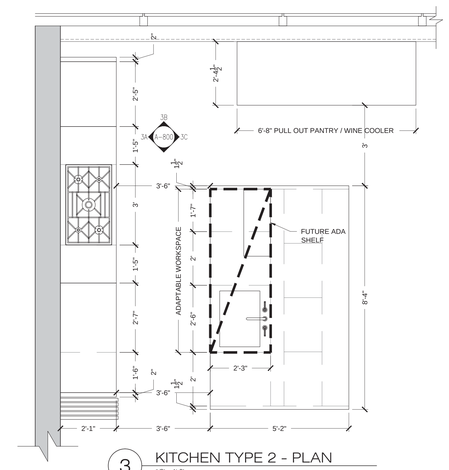
3C KITCHEN TYPE 2 - ELEVATION
1/2" = 1'-0"



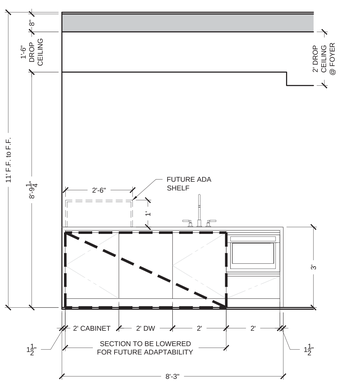
3B KITCHEN TYPE 2 - ELEVATION
1/2" = 1'-0"



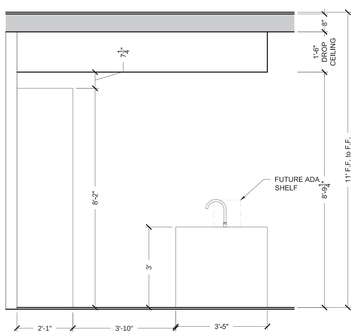
3A KITCHEN TYPE 2 - ELEVATION
1/2" = 1'-0"



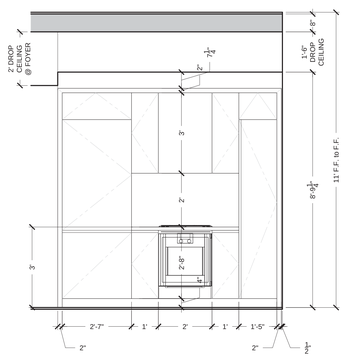
3 KITCHEN TYPE 2 - PLAN
1/2" = 1'-0"
UNIT A, FL. 27-44, 46



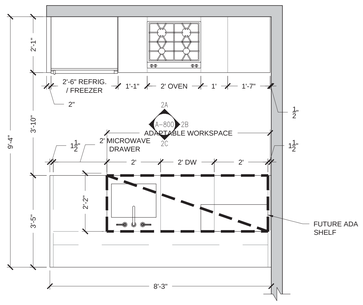
2C KITCHEN TYPE 1 - ELEVATION
1/2" = 1'-0"



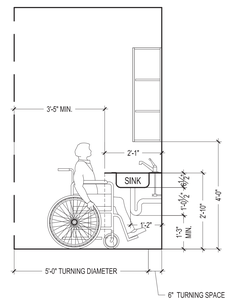
2B KITCHEN TYPE 1 - ELEVATION
1/2" = 1'-0"



2A KITCHEN TYPE 1 - ELEVATION
1/2" = 1'-0"



2 KITCHEN TYPE 1 - PLAN
1/2" = 1'-0"
UNIT B, FL. 11-24



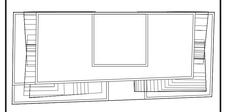
1 HC ADAPTABLE WORKSPACE
1/2" = 1'-0"

NOTE: REFER TO INTERIOR DRAWINGS FOR MORE DETAILS.

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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FRANK SETA & ASSOCIATES BUILDING ENVELOPE & WATERPROOFING
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
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New York, NY 10020
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
KITCHENS (TYPES 1 - 3)

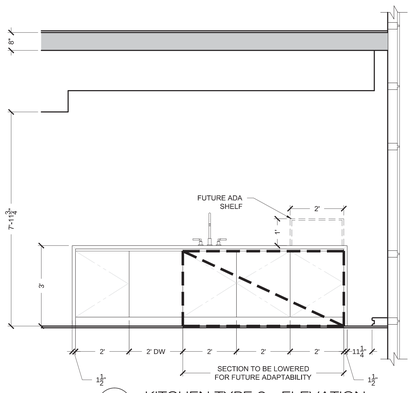
NB#

SEAL & SIGNATURE
REGISTERED ARCHITECT JOB STEPHEN HILL 036220 STATE OF NEW YORK

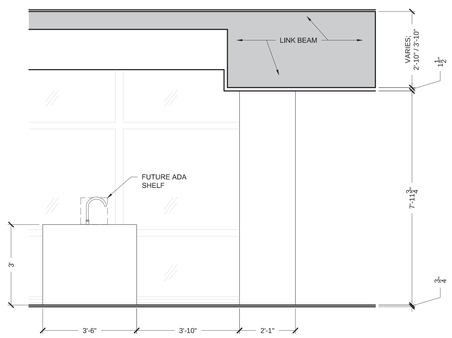
DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
DWG NO. A-800.00

CAD FILE: J:\13A25_151 Maiden Lane
128 OF 136

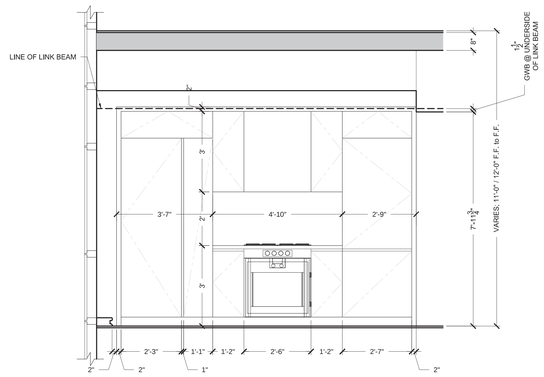
DEPT OF BLDGS 421185860 Job Number
E326047359 Scan Code



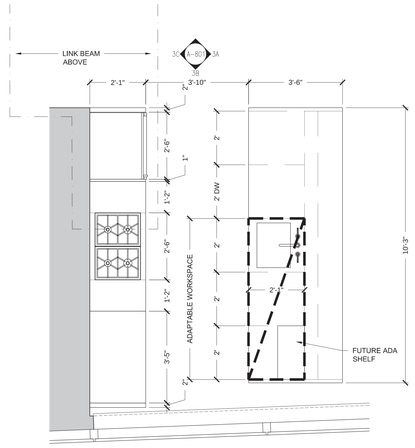
3C KITCHEN TYPE 6 - ELEVATION
1/2" = 1'-0"



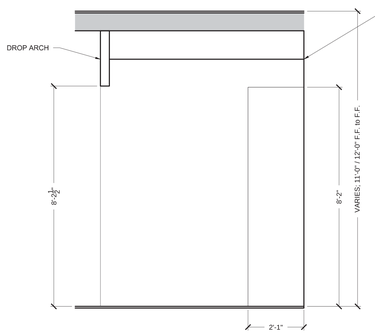
3B KITCHEN TYPE 6 - ELEVATION
1/2" = 1'-0"



3A KITCHEN TYPE 6 - ELEVATION
1/2" = 1'-0"



3 KITCHEN TYPE 6- PLAN
1/2" = 1'-0"
UNIT A, FL. 6-10



2B KITCHEN TYPE 5 - ELEVATION
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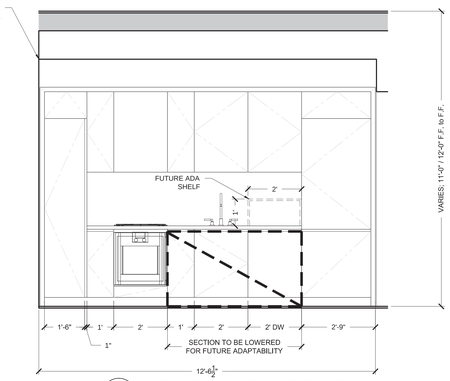
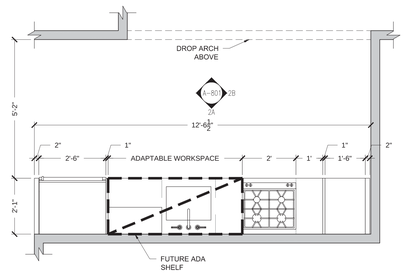
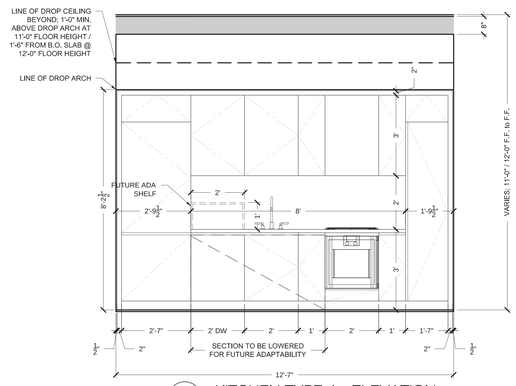


2A KITCHEN TYPE 5 - ELEVATION
1/2" = 1'-0"



2 KITCHEN TYPE 5 - PLAN
1/2" = 1'-0"
UNIT B, FL. 6-10



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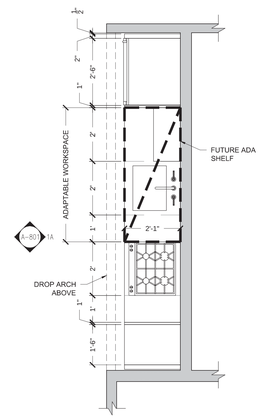
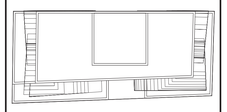


1 KITCHEN TYPE 4- PLAN
1/2" = 1'-0"
UNIT C, FL. 6-10

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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GHWA
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11 Broadway, Suite 1700
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PROJECT
one seaport
161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
KITCHENS (TYPES 4 - 6)

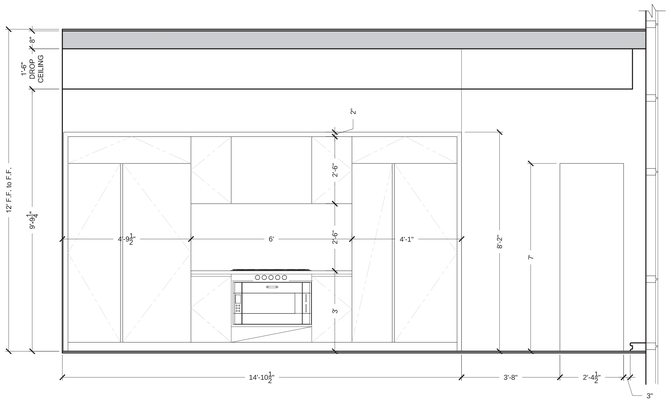
NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID WEST HILL STATE OF NEW YORK 022023

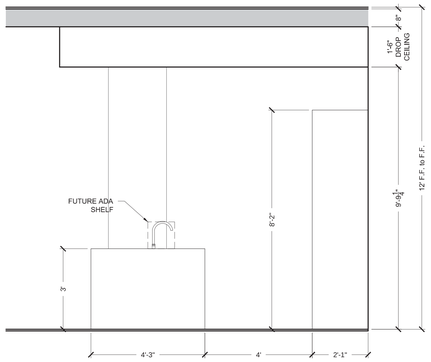
DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.	A-801.00

CAD FILE: J:\13425_151 Maiden Lane

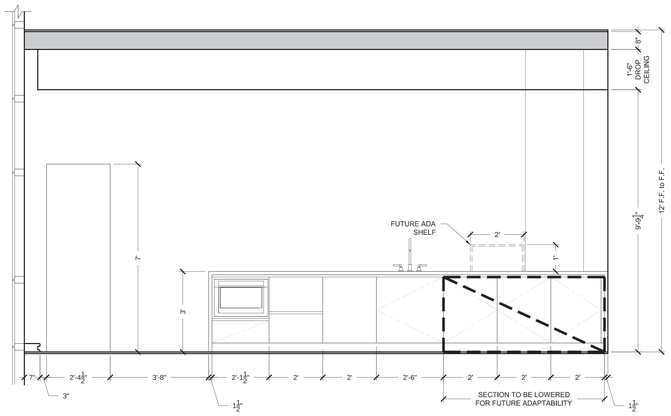
DEPT OF BLDGS 121185460 Job Number
E280053495S Scan Code



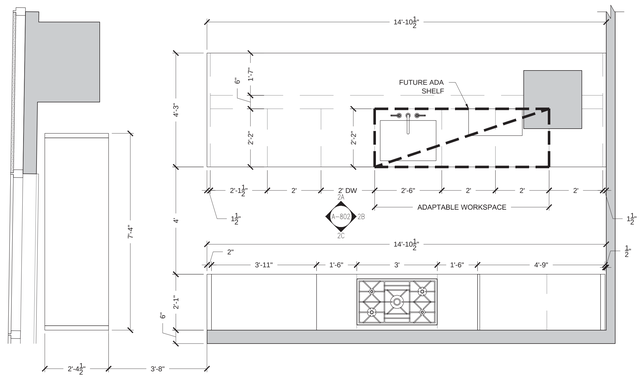
2C KITCHEN TYPE 8- ELEVATION
1/2" = 1'-0"



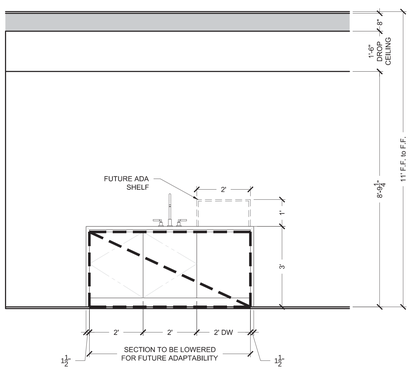
2B KITCHEN TYPE 8- ELEVATION
1/2" = 1'-0"



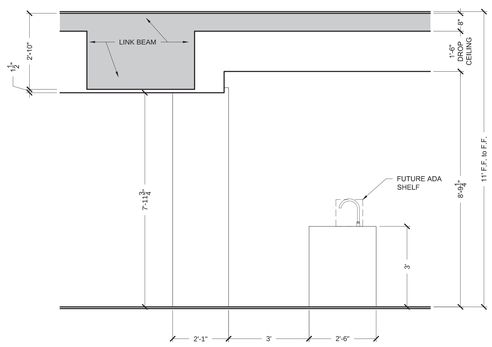
2A KITCHEN TYPE 8- ELEVATION
1/2" = 1'-0"



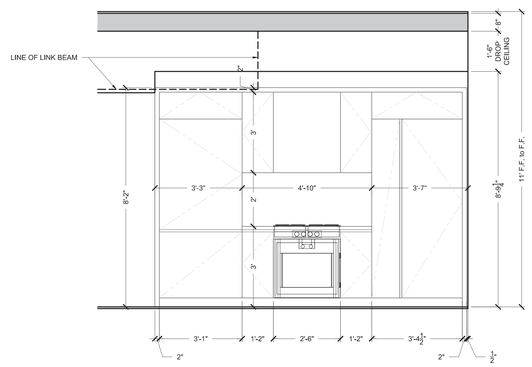
2 KITCHEN TYPE 8- PLAN
1/2" = 1'-0"
DUPLEX UPPER FLOORS, FL. 49, 51



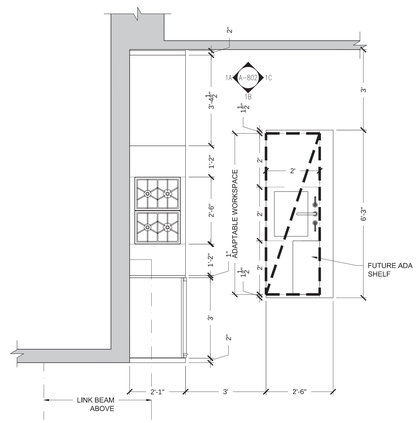
1C KITCHEN TYPE 7 - ELEVATION
1/2" = 1'-0"



1B KITCHEN TYPE 7 - ELEVATION
1/2" = 1'-0"



1A KITCHEN TYPE 7 - ELEVATION
1/2" = 1'-0"

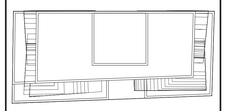


1 KITCHEN TYPE 7- PLAN
1/2" = 1'-0"
UNIT A, FL. 11-24

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

KITCHENS (TYPES 7 - 8)

NB#

SEAL & SIGNATURE:

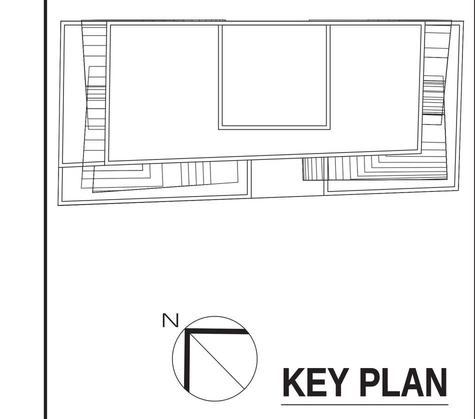
REGISTERED ARCHITECT
STEPHEN J. HILL
No. 023,000
STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-802.00

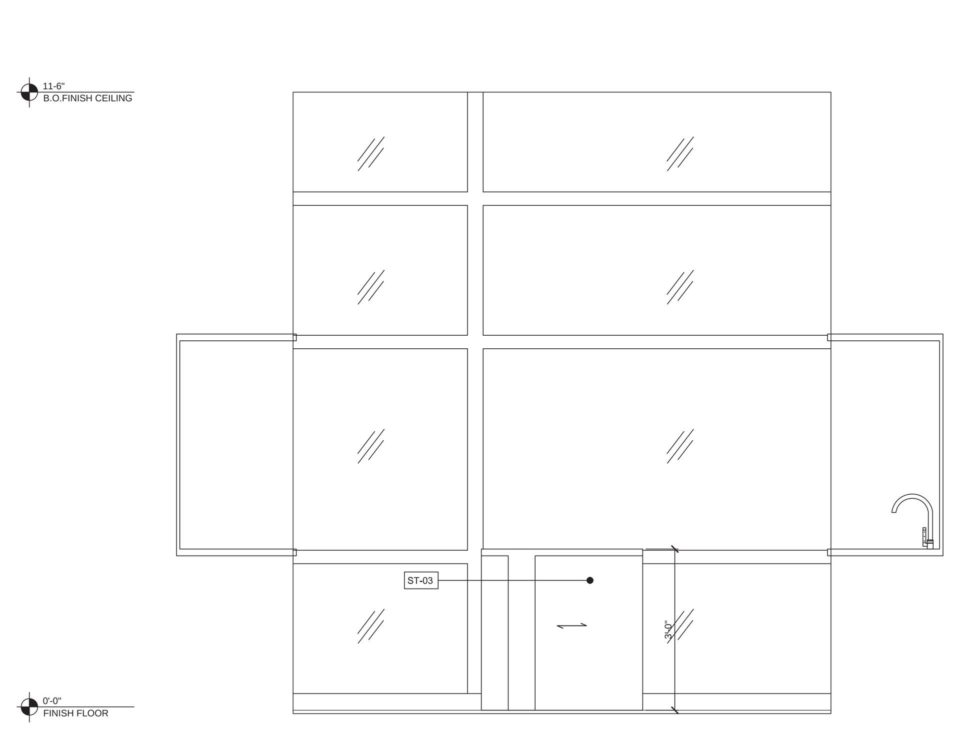
CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185680 Job Number
ES453201932 Scan Code

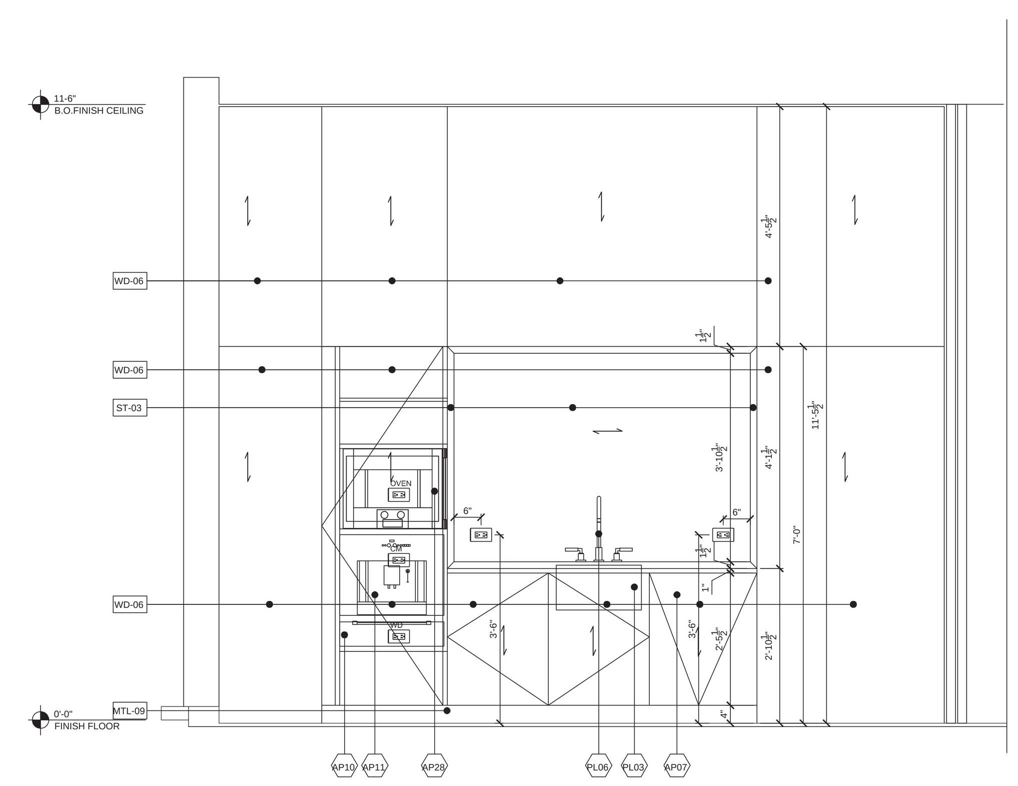
NOTES



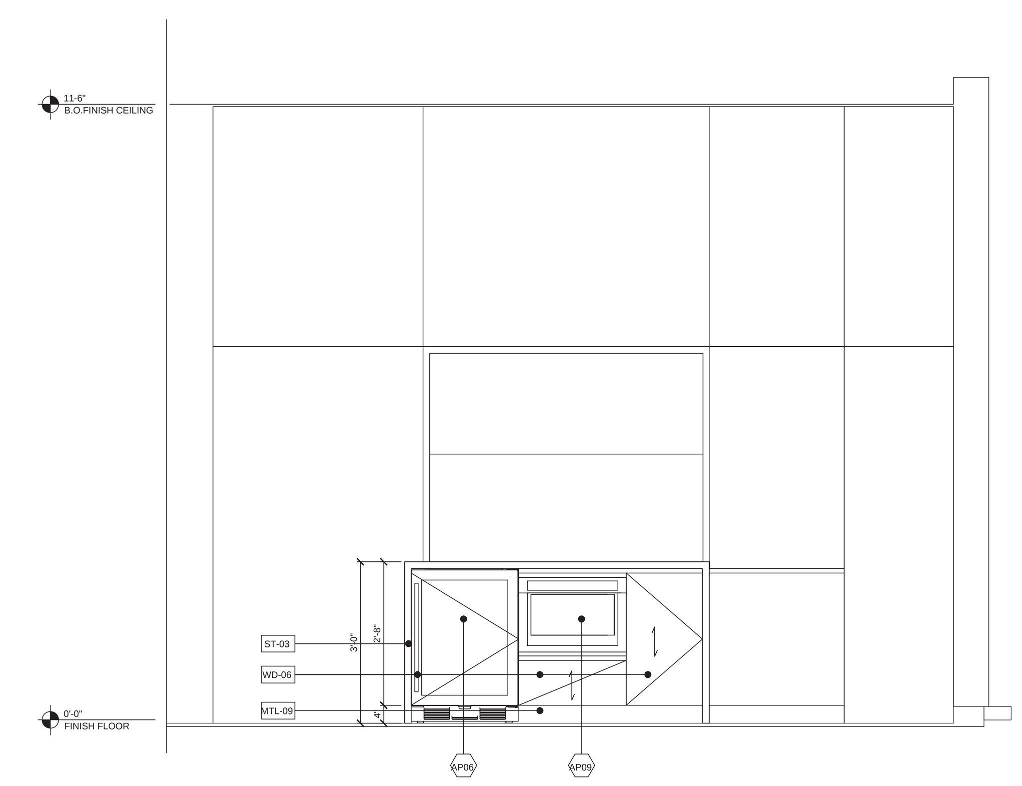
KEY PLAN



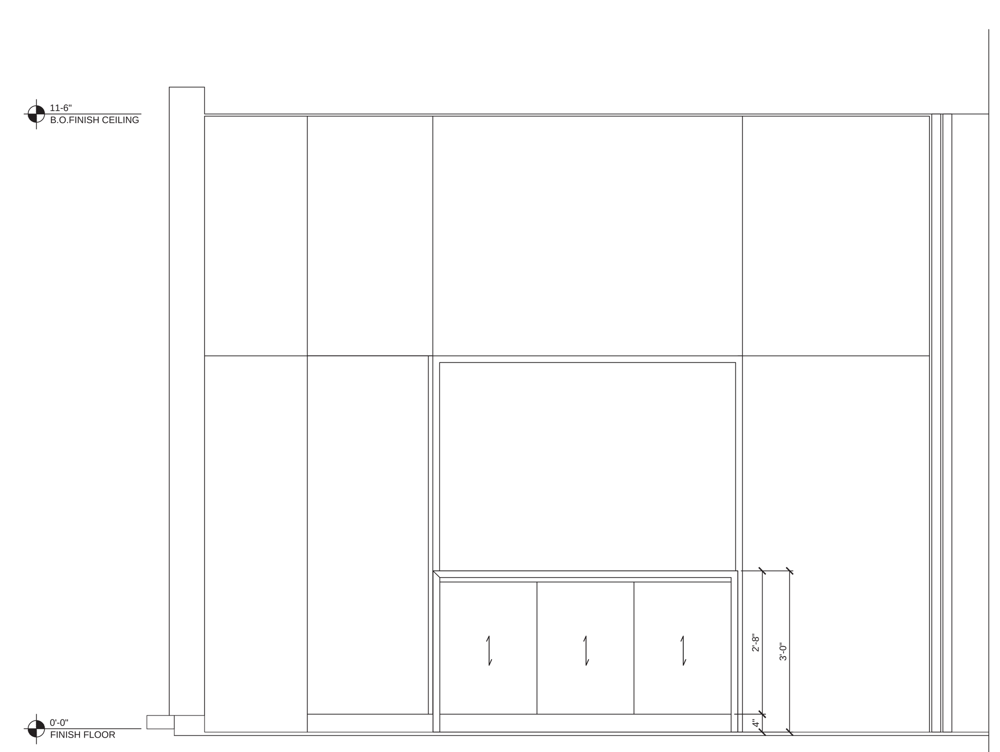
1E KITCHEN TYPE 9 - ELEVATION
1/2" = 1'-0"



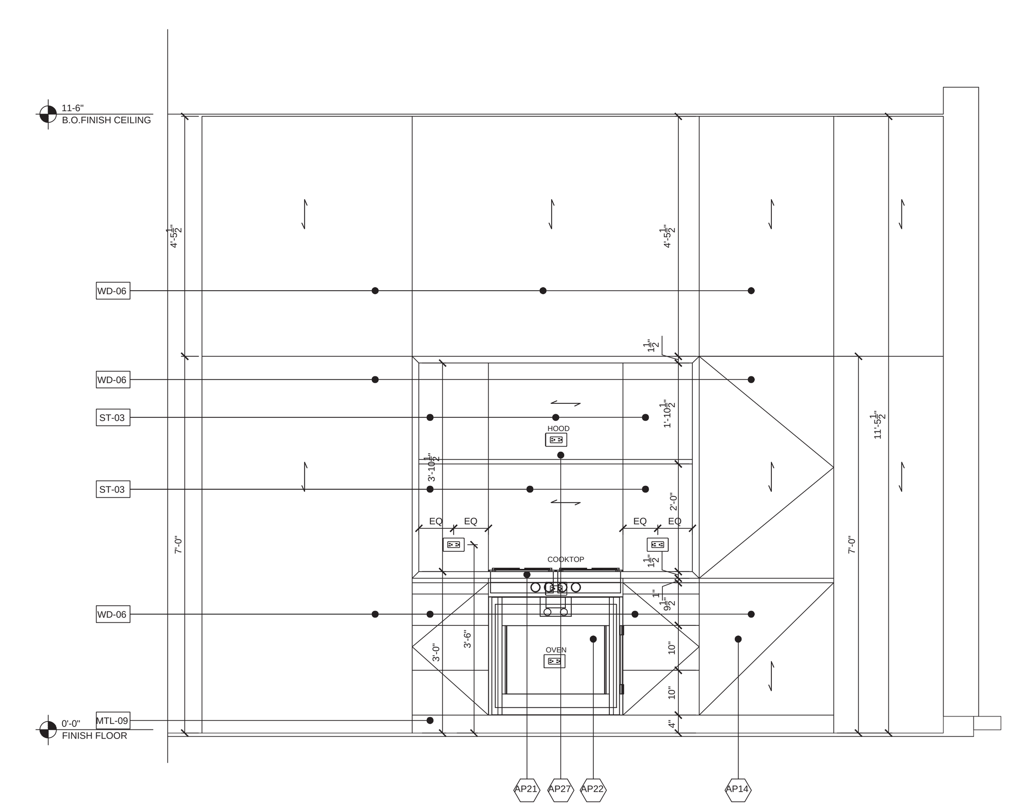
1D KITCHEN TYPE 9 - ELEVATION
1/2" = 1'-0"



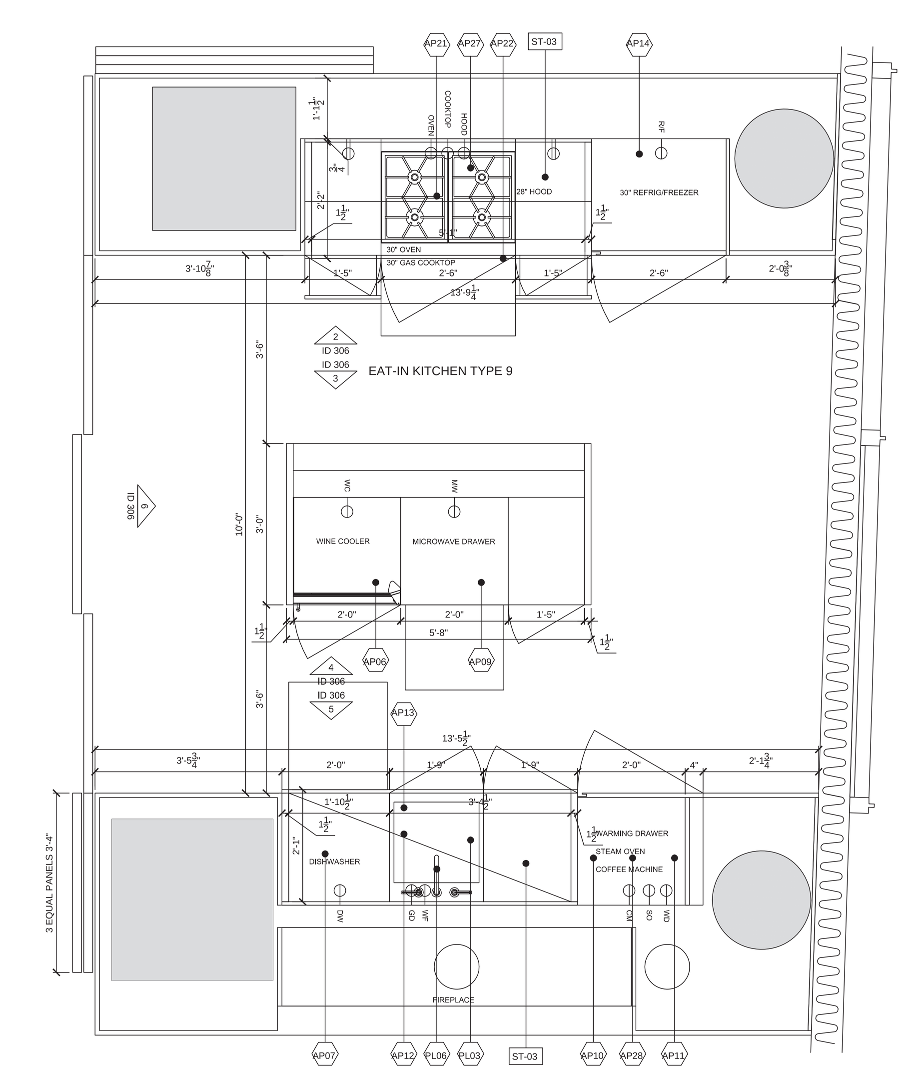
1C KITCHEN TYPE 9 - ELEVATION
1/2" = 1'-0"



1B KITCHEN TYPE 9 - ELEVATION
1/2" = 1'-0"



1A KITCHEN TYPE 9 - ELEVATION
1/2" = 1'-0"



1 KITCHEN TYPE 9 - PLAN
1/2" = 1'-0"

No.	Date	Revision
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1	04/25/14	ISSUED: NYC DOB

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PROJECT
one seaport
161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
KITCHENS (TYPE 9)
NB#

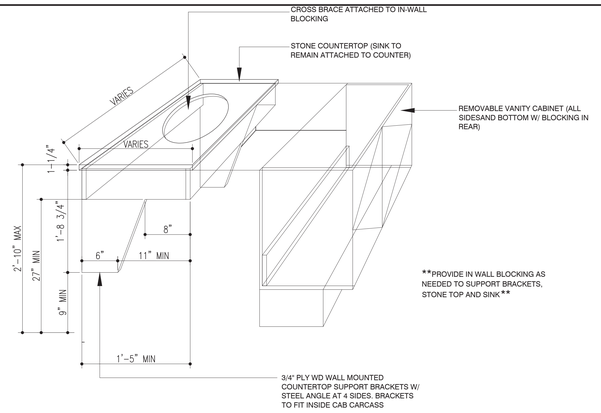
SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL No 028264 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED
A-803.00
DWG NO.
CAD FILE: J:\13A25_151 Maiden Lane
131 OF 136

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

DEPT OF BLDGS 121854960 Job Number
E350067125 Scan Code



7 REMOVABLE VANITY AXON
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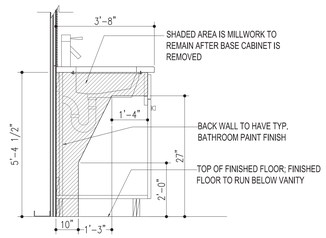
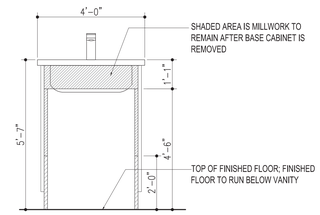
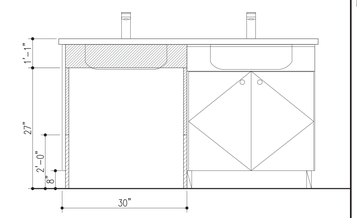


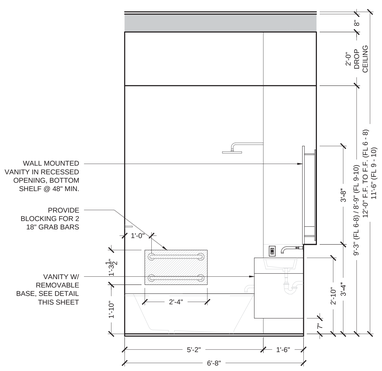
6 REMOVABLE VANITY SECTION
1" = 1'-0"



5 REMOVABLE VANITY ELEVATION
1" = 1'-0"



4 REMOVABLE DOUBLE VANITY ELEVATION
1" = 1'-0"



3D BATH TYPE 3 - ELEVATION D
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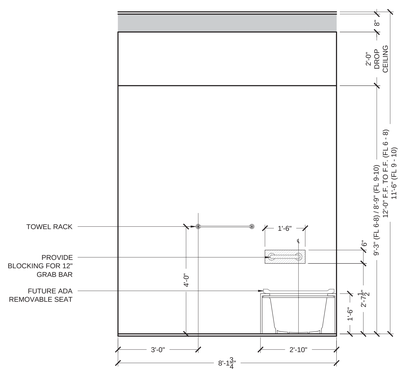
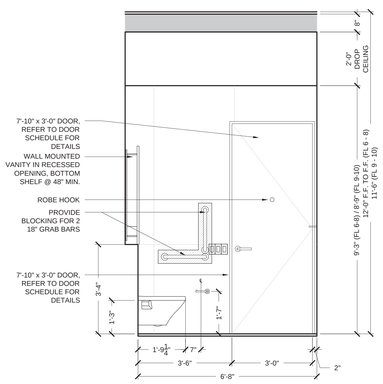


3C BATH TYPE 3 - ELEVATION C
1/2" = 1'-0"



3B BATH TYPE 3 - ELEVATION B
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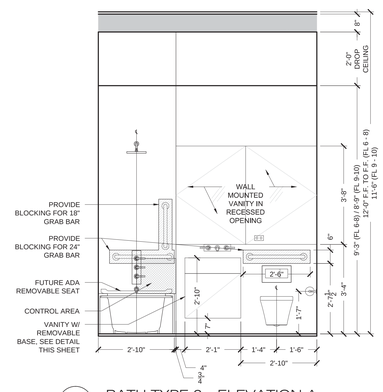
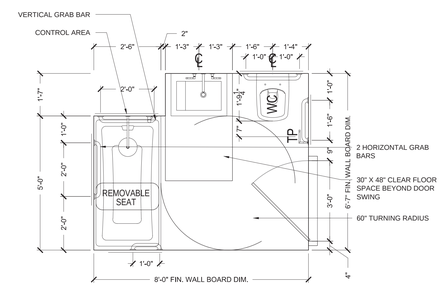


3A BATH TYPE 3 - ELEVATION A
1/2" = 1'-0"



3 (ADA TYPE A) BATH TYPE 3 - PLAN
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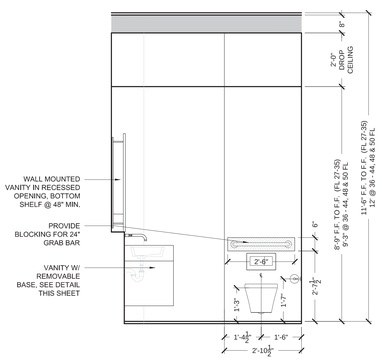
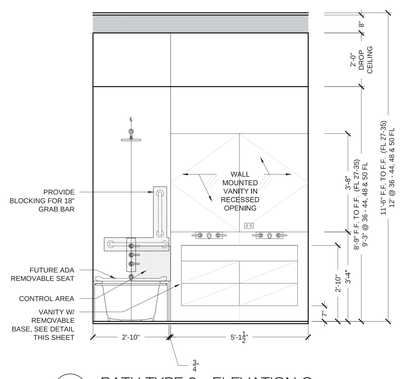
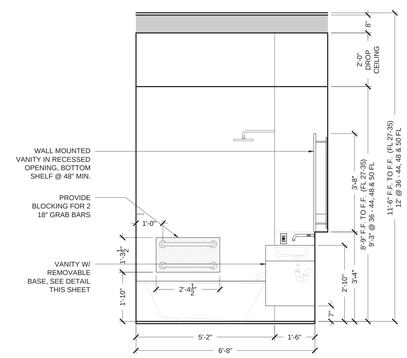


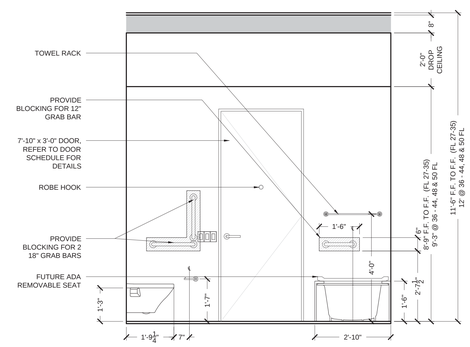
2D BATH TYPE 2- ELEVATION D
1/2" = 1'-0"



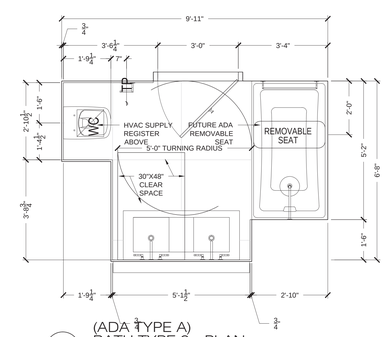
2C BATH TYPE 2 - ELEVATION C
1/2" = 1'-0"



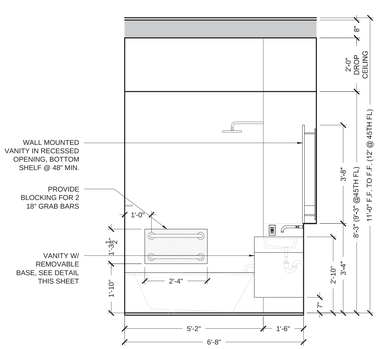
2B BATH TYPE 2 - ELEVATION B
1/2" = 1'-0"



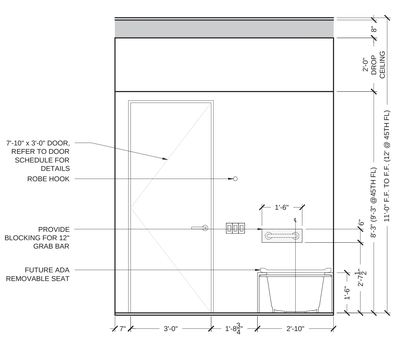
2A BATH TYPE 2 - ELEVATION A
1/2" = 1'-0"



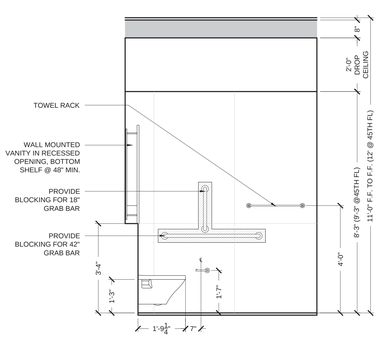
2 (ADA TYPE A) BATH TYPE 2 - PLAN
1/2" = 1'-0"



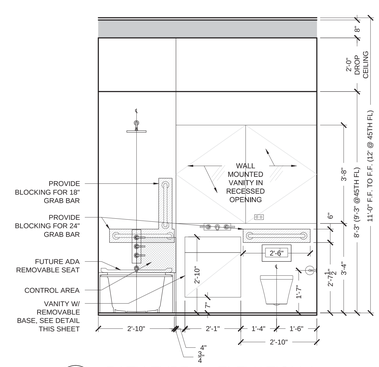
1D BATH TYPE 1 - ELEVATION D
1/2" = 1'-0"



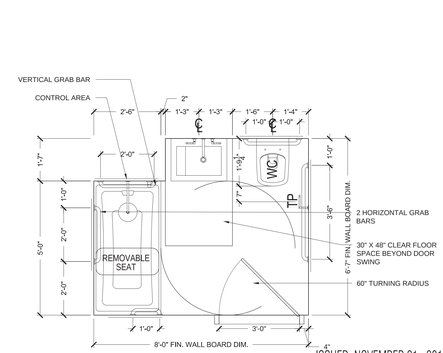
1C BATH TYPE 1 - ELEVATION C
1/2" = 1'-0"



1B BATH TYPE 1 - ELEVATION B
1/2" = 1'-0"



1A BATH TYPE 1 - ELEVATION A
1/2" = 1'-0"

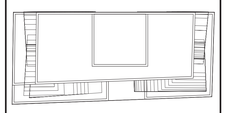


1 (ADA TYPE A) BATH TYPE 1 - PLAN
1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

This drawing is issued for review and final approval by the NYC Department of Buildings

NOTES



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KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
5	11/21/14	90% CDs
4	10/10/14	75% CDs
3	09/15/14	ISSUED: NYC DOB
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

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GHWA
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New York, NY 10017
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WSP FLACK + KURTZ MECHANICAL ENGINEERS
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FRANK SETA & ASSOCIATES BUILDING ENVELOPE & WATERPROOFING
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New York, NY 10001
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

BATHROOMS (TYPES 1-3)

NB#

SEAL & SIGNATURE

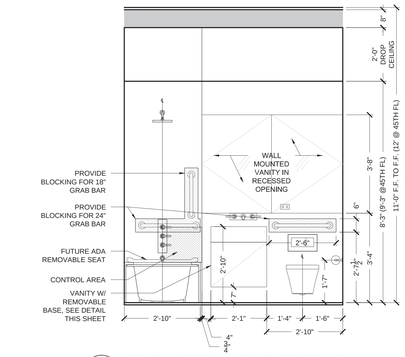
REGISTERED ARCHITECT DAMIAN J. TITUS STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-900.00

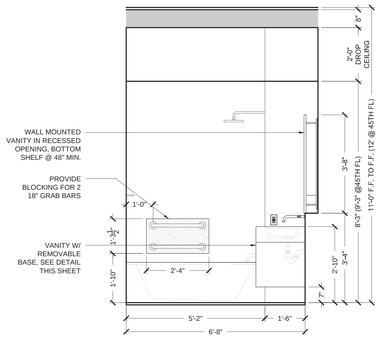
CAD FILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121195460 Job Number

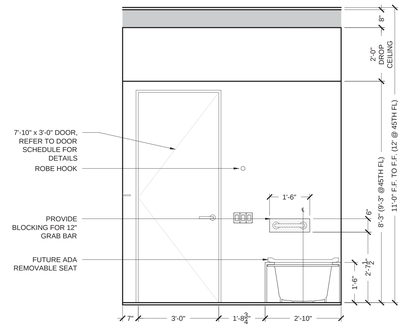
E509501599 Scan Code



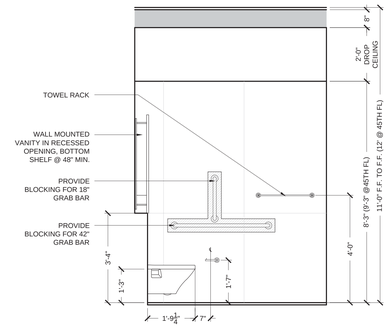
4D BATH TYPE 8 - ELEVATION D
1/2" = 1'-0"



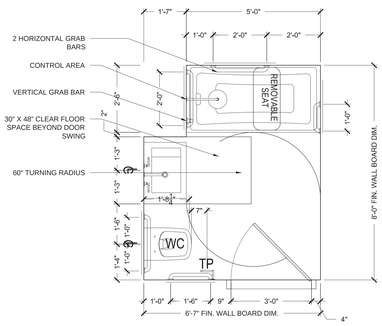
4C BATH TYPE 8 - ELEVATION C
1/2" = 1'-0"



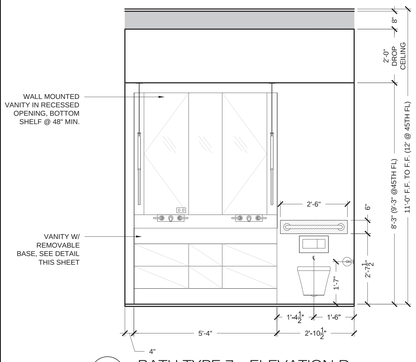
4B BATH TYPE 8 - ELEVATION B
1/2" = 1'-0"



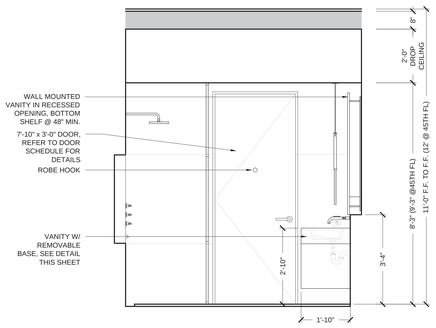
4A BATH TYPE 8 - ELEVATION A
1/2" = 1'-0"



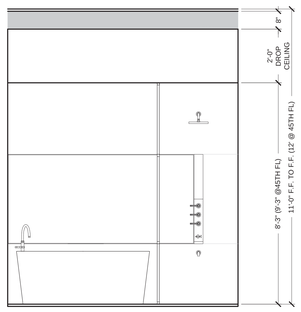
(ADA TYPE A)
4 BATH TYPE 8 - PLAN
1/2" = 1'-0"



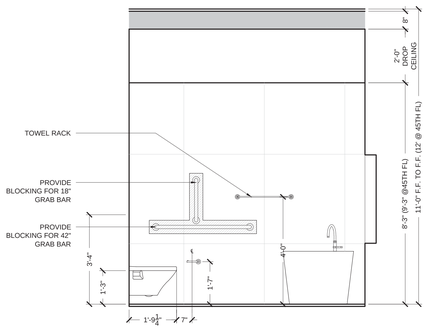
3D BATH TYPE 7 - ELEVATION D
1/2" = 1'-0"



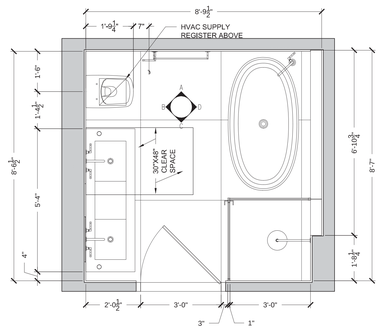
3C BATH TYPE 7 - ELEVATION C
1/2" = 1'-0"



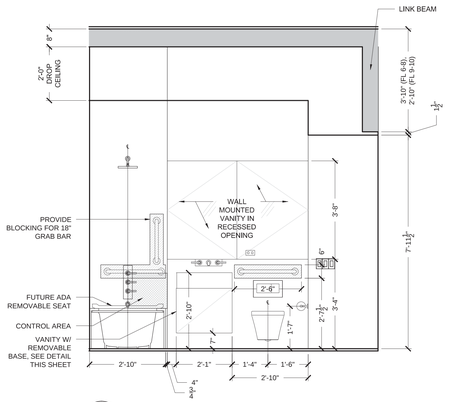
3B BATH TYPE 7 - ELEVATION B
1/2" = 1'-0"



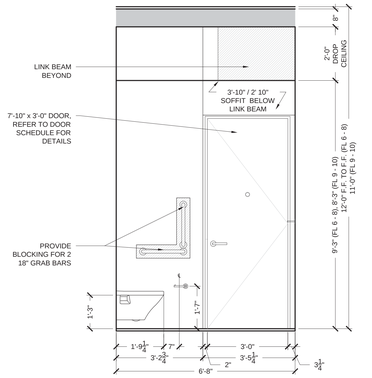
3A BATH TYPE 7 - ELEVATION A
1/2" = 1'-0"



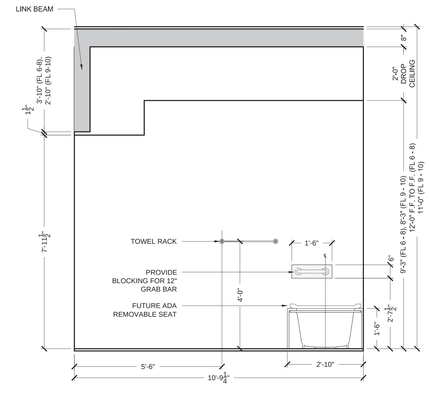
3 BATH TYPE 7 - PLAN
1/2" = 1'-0"



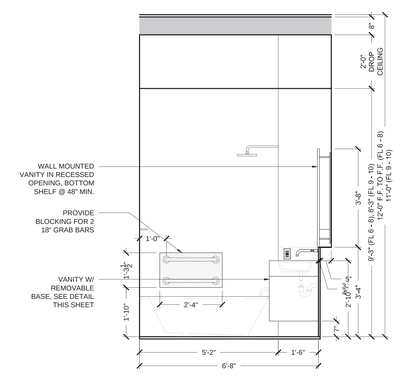
2D BATH TYPE 6- ELEVATION D
1/2" = 1'-0"



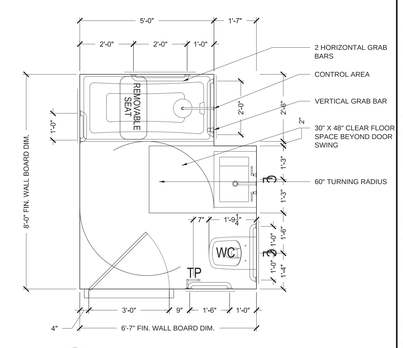
2C BATH TYPE 6 - ELEVATION C
1/2" = 1'-0"



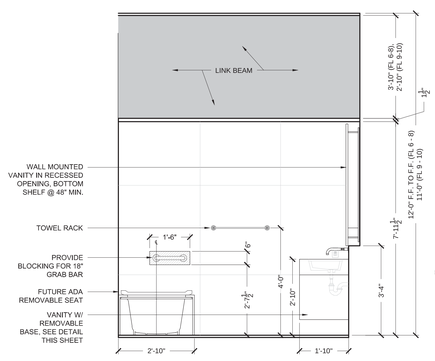
2B BATH TYPE 6 - ELEVATION B
1/2" = 1'-0"



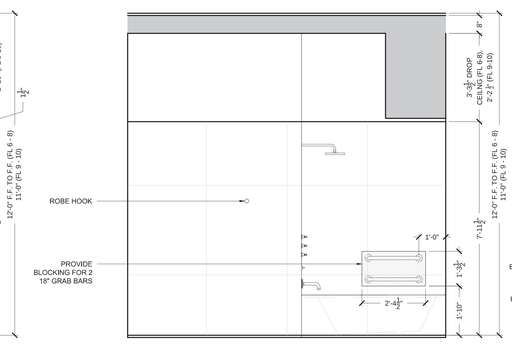
2A BATH TYPE 6 - ELEVATION A
1/2" = 1'-0"



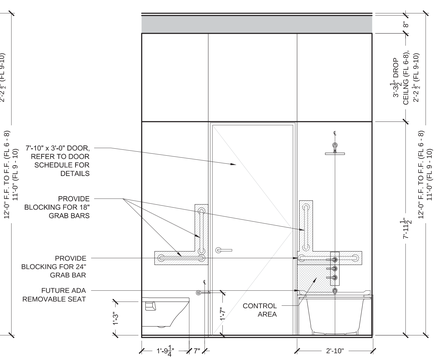
2 BATH TYPE 6 - PLAN
1/2" = 1'-0"



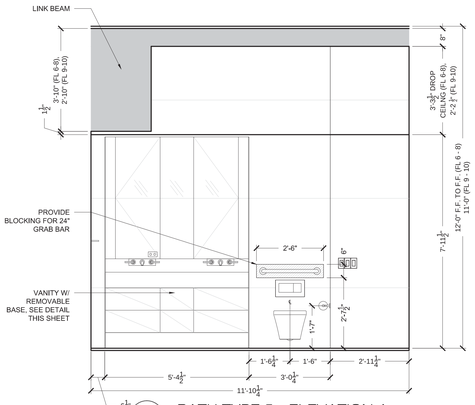
1D BATH TYPE 5 - ELEVATION D
1/2" = 1'-0"



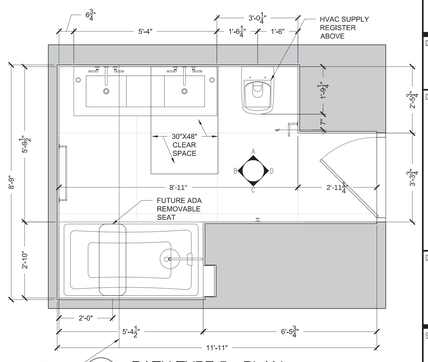
1C BATH TYPE 5 - ELEVATION C
1/2" = 1'-0"



1B BATH TYPE 5 - ELEVATION B
1/2" = 1'-0"



1A BATH TYPE 5 - ELEVATION A
1/2" = 1'-0"

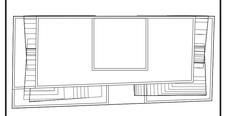


1 BATH TYPE 5 - PLAN
1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



KEY PLAN

No.	Date	Revision
7	05/12/15	ISSUED: NYC DOB
6	03/13/15	ISSUED: NYC DOB
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4	10/10/14	75% CDs
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PROJECT

one seaport
161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

BATHROOMS (TYPES 5-8)

NB#

SEAL & SIGNATURE

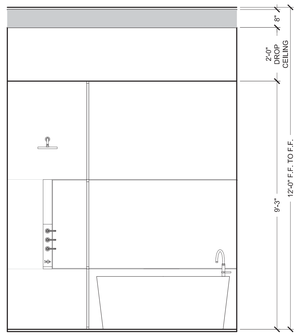
REGISTERED ARCHITECT DAMIAN J. TITUS 022023 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.	A-901.00

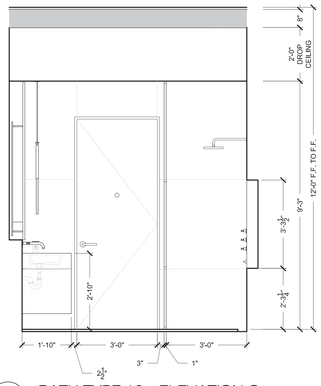
CAD FILE: J:\13425_151 Maiden Lane

133 OF 136

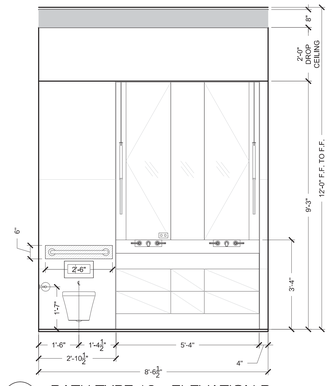
DEPT OF BLDGS 121195490 Job Number
E240067287I1 Scan Code



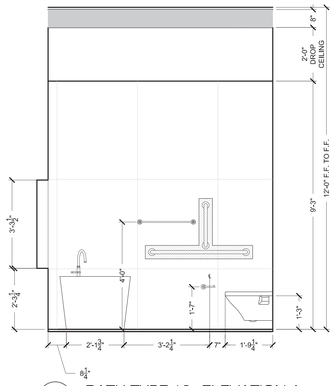
4D BATH TYPE 12 - ELEVATION D
1/2" = 1'-0"



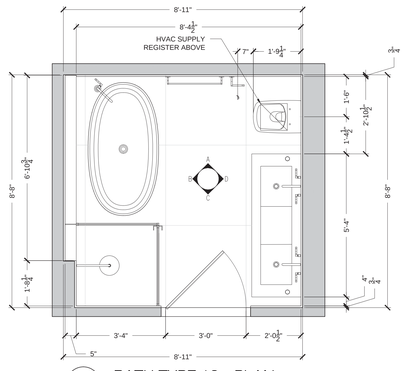
4C BATH TYPE 12 - ELEVATION C
1/2" = 1'-0"



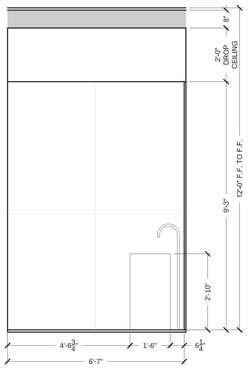
4B BATH TYPE 12 - ELEVATION B
1/2" = 1'-0"



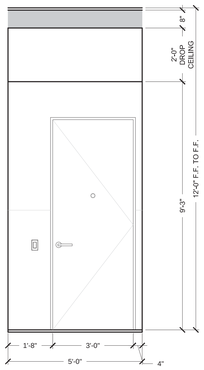
4A BATH TYPE 12- ELEVATION A
1/2" = 1'-0"



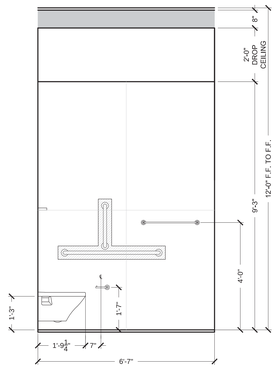
4 BATH TYPE 12 - PLAN
1/2" = 1'-0"



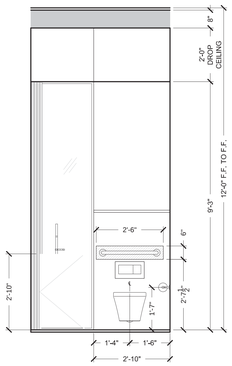
3D BATH TYPE 11 - ELEVATION D
1/2" = 1'-0"



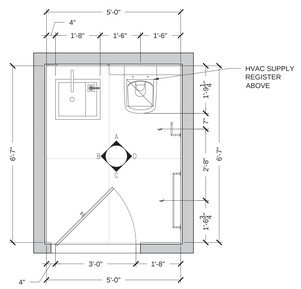
3C BATH TYPE 11 - ELEVATION C
1/2" = 1'-0"



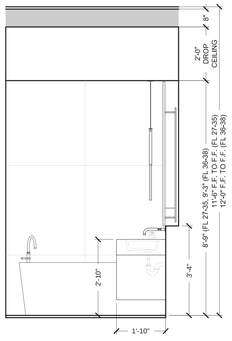
3B BATH TYPE 11 - ELEVATION B
1/2" = 1'-0"



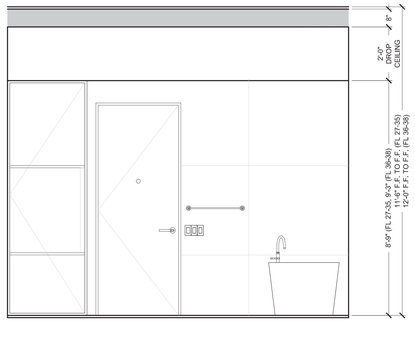
3A BATH TYPE 11- ELEVATION A
1/2" = 1'-0"



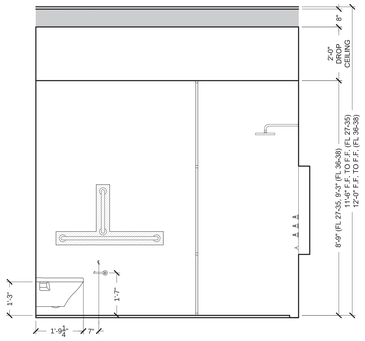
3 BATH TYPE 11 - PLAN
1/2" = 1'-0"



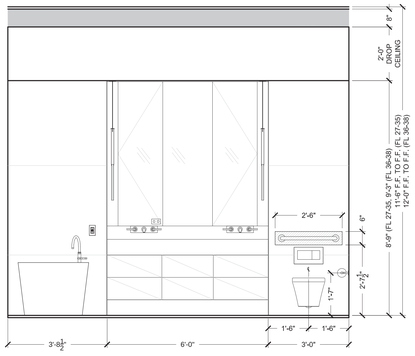
2D BATH TYPE 10- ELEVATION D
1/2" = 1'-0"



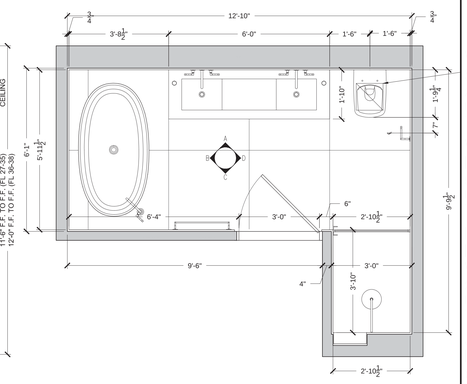
2C BATH TYPE 10 - ELEVATION C
1/2" = 1'-0"



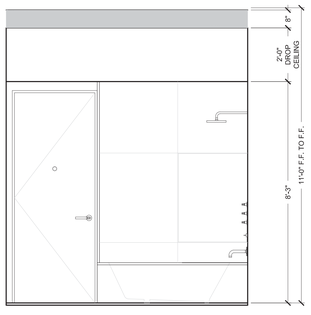
2B BATH TYPE 10- ELEVATION B
1/2" = 1'-0"



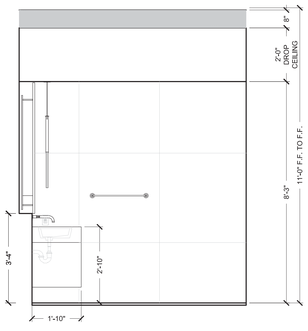
2A BATH TYPE 10- ELEVATION A
1/2" = 1'-0"



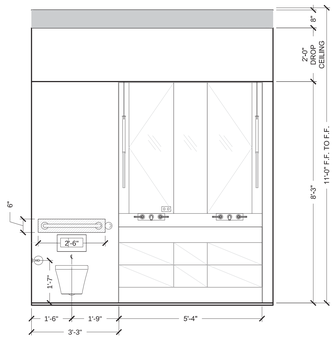
2 BATH TYPE 10- PLAN
1/2" = 1'-0"



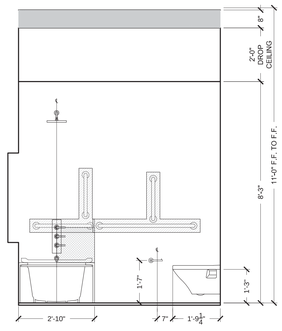
1D BATH TYPE 9 - ELEVATION D
1/2" = 1'-0"



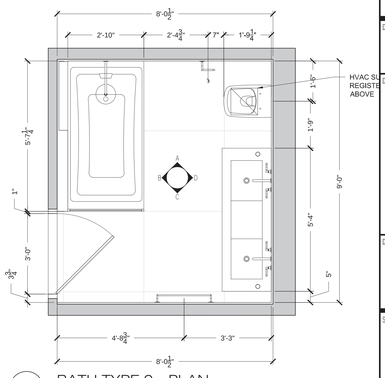
1C BATH TYPE 9 - ELEVATION C
1/2" = 1'-0"



1B BATH TYPE 9 - ELEVATION B
1/2" = 1'-0"



1A BATH TYPE 9 - ELEVATION A
1/2" = 1'-0"

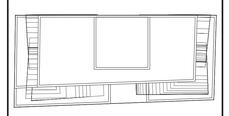


1 BATH TYPE 9 - PLAN
1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

BATHROOMS (TYPES 9-12)

NB#

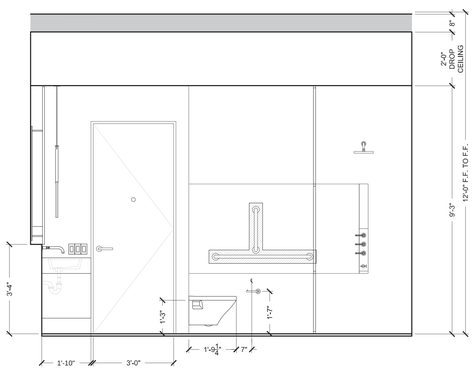
SEAL & SIGNATURE

REGISTERED ARCHITECT AND ENGINEER
STATE OF NEW YORK

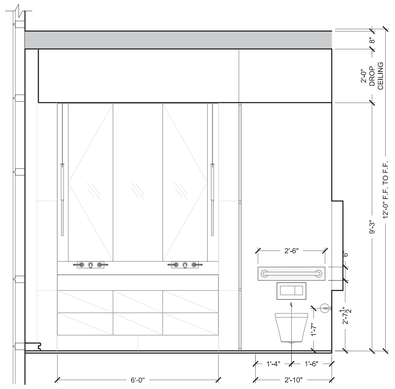
DATE:	JANUARY 6, 2014
PROJECT #:	13425
SCALE:	AS NOTED
DWG NO.	A-902.00

CAD FILE: J:\13425_151 Maiden Lane

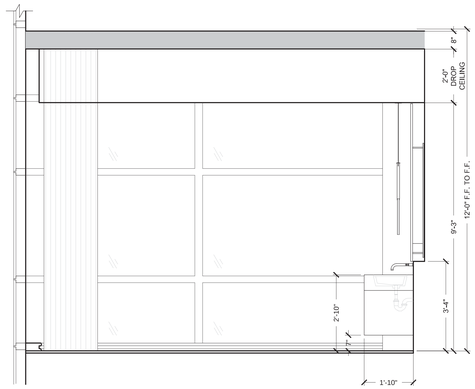
DEPT OF BLDGS 421185460 Job Number
E352478006000 Scan Code



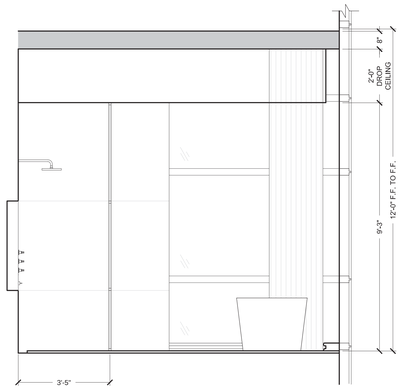
3D BATH TYPE 14 - ELEVATION D
1/2" = 1'-0"



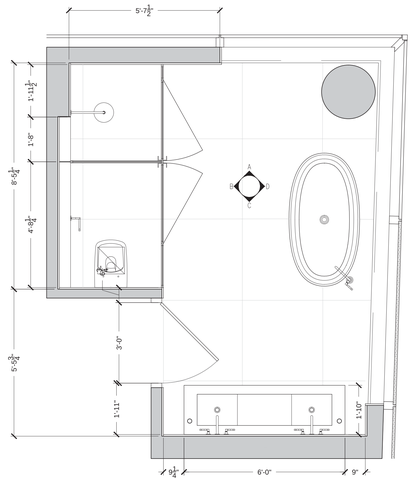
3C BATH TYPE 14- ELEVATION C
1/2" = 1'-0"



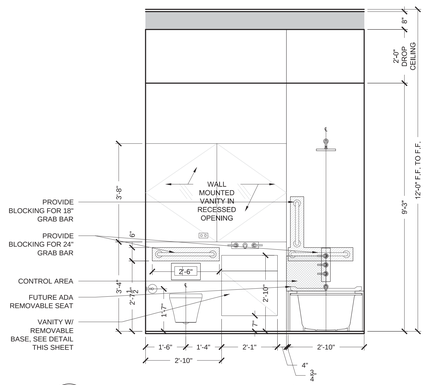
3B BATH TYPE 14 - ELEVATION B
1/2" = 1'-0"



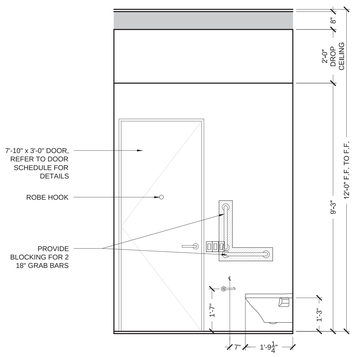
3A BATH TYPE 14 - ELEVATION A
1/2" = 1'-0"



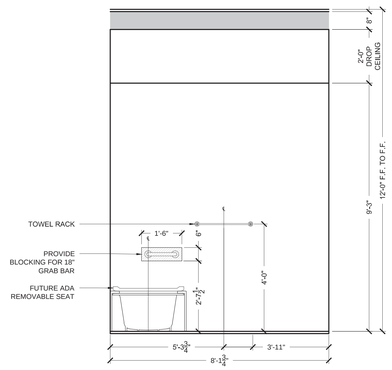
3 BATH TYPE 14 - PLAN
1/2" = 1'-0"



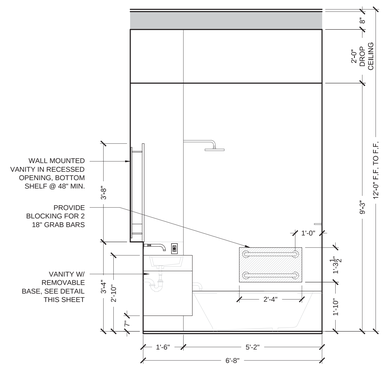
2D BATH TYPE 13A- ELEVATION D
1/2" = 1'-0"



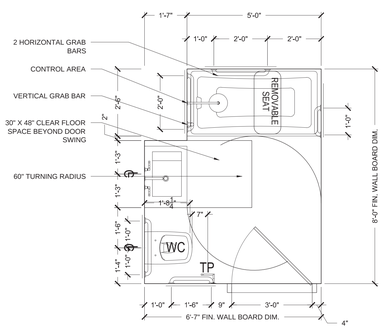
2C BATH TYPE 13A - ELEVATION C
1/2" = 1'-0"



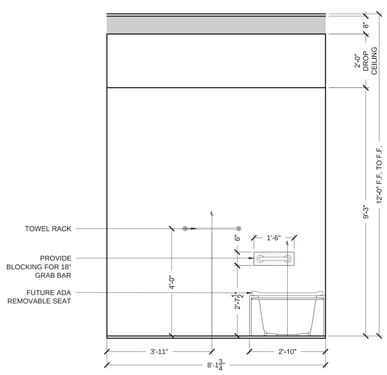
2B BATH TYPE 13A - ELEVATION B
1/2" = 1'-0"



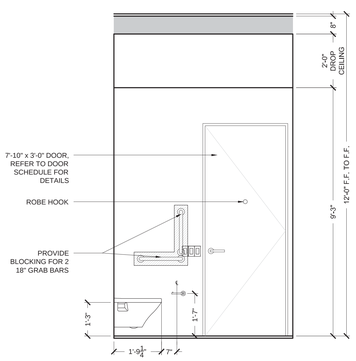
2A BATH TYPE 13A - ELEVATION A
1/2" = 1'-0"



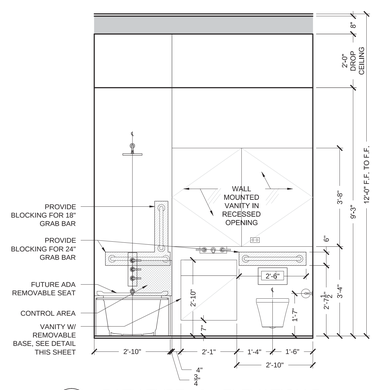
(TYPE B)
2 BATH TYPE 13A - PLAN
1/2" = 1'-0"



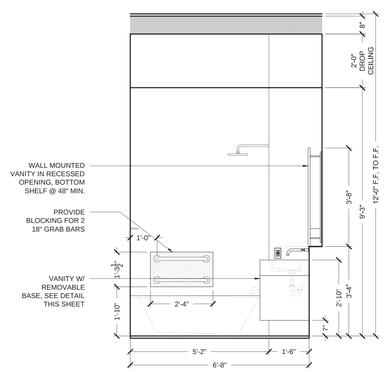
1D BATH TYPE 13 - ELEVATION D
1/2" = 1'-0"



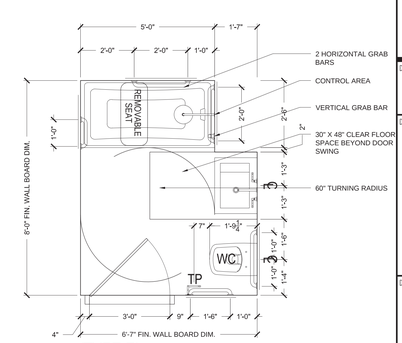
1C BATH TYPE 13 - ELEVATION C
1/2" = 1'-0"



1B BATH TYPE 13 - ELEVATION B
1/2" = 1'-0"



1A BATH TYPE 13 - ELEVATION A
1/2" = 1'-0"

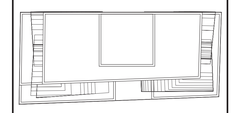


(TYPE B)
1 BATH TYPE 13 - PLAN
1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

BATHROOMS (TYPES 13-14)

NB#

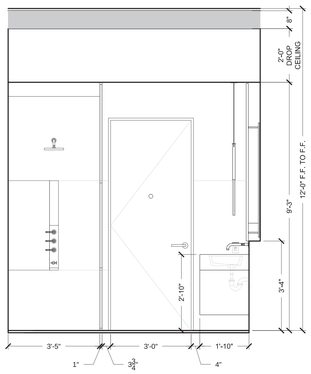
SEAL & SIGNATURE:

REGISTERED ARCHITECT STEPHEN HOFER STATE OF NEW YORK

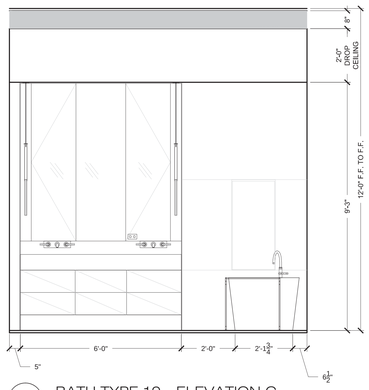
DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	A-903.00

CAD FILE: J:\13A25_151 Maiden Lane

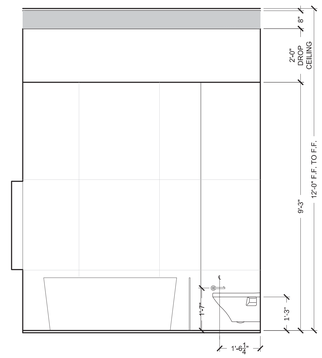
DEPT OF BLDGS 121185460 Job Number
E514105959 Scan Code



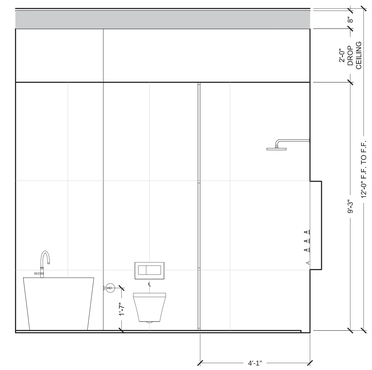
2D BATH TYPE 19- ELEVATION D
1/2" = 1'-0"



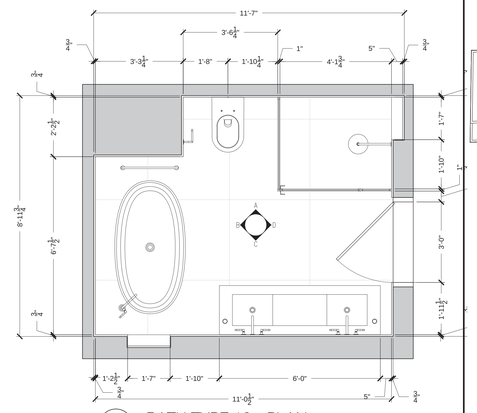
2C BATH TYPE 19 - ELEVATION C
1/2" = 1'-0"



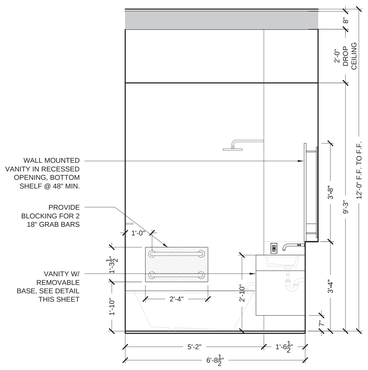
2B BATH TYPE 19 - ELEVATION B
1/2" = 1'-0"



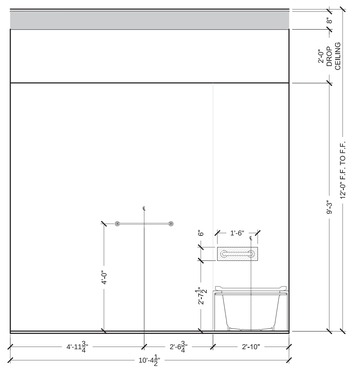
2A BATH TYPE 19 - ELEVATION A
1/2" = 1'-0"



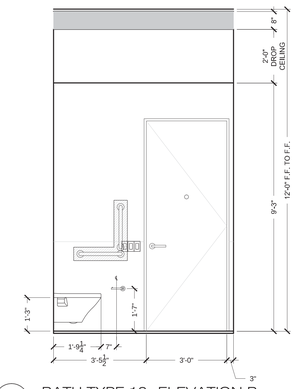
2 BATH TYPE 19 - PLAN
1/2" = 1'-0"



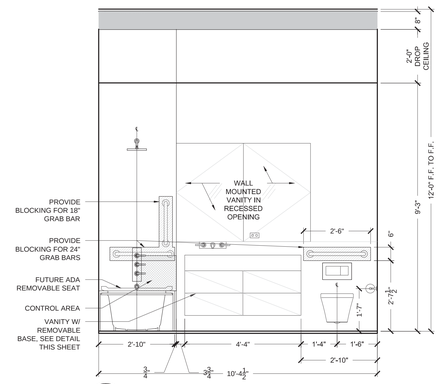
1D BATH TYPE 18 - ELEVATION D
1/2" = 1'-0"



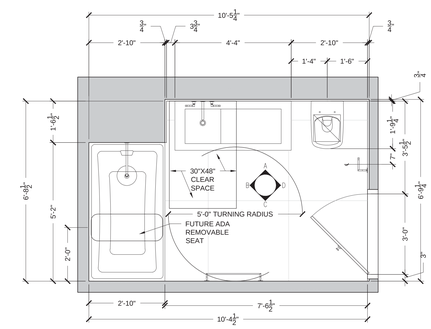
1C BATH TYPE 18 - ELEVATION C
1/2" = 1'-0"



1B BATH TYPE 18- ELEVATION B
1/2" = 1'-0"



1A BATH TYPE 18 - ELEVATION A
1/2" = 1'-0"

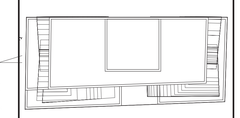


1 BATH TYPE 18 - PLAN
1/2" = 1'-0"

ISSUED: NOVEMBER 21, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

NOTES



N

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NB#

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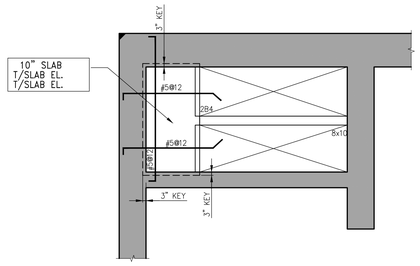
REGISTERED ARCHITECT
REID SEUPPER HILLEY
012211
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13425
SCALE: AS NOTED

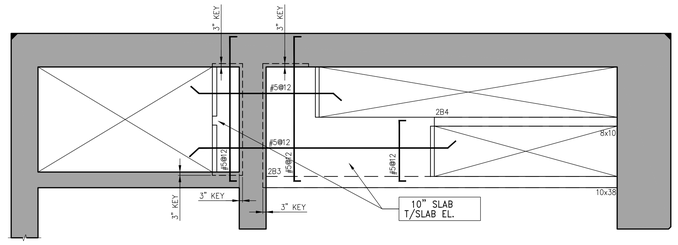
A-904.00
DWG NO.

CAD FILE: J:\13425_151 Maiden Lane

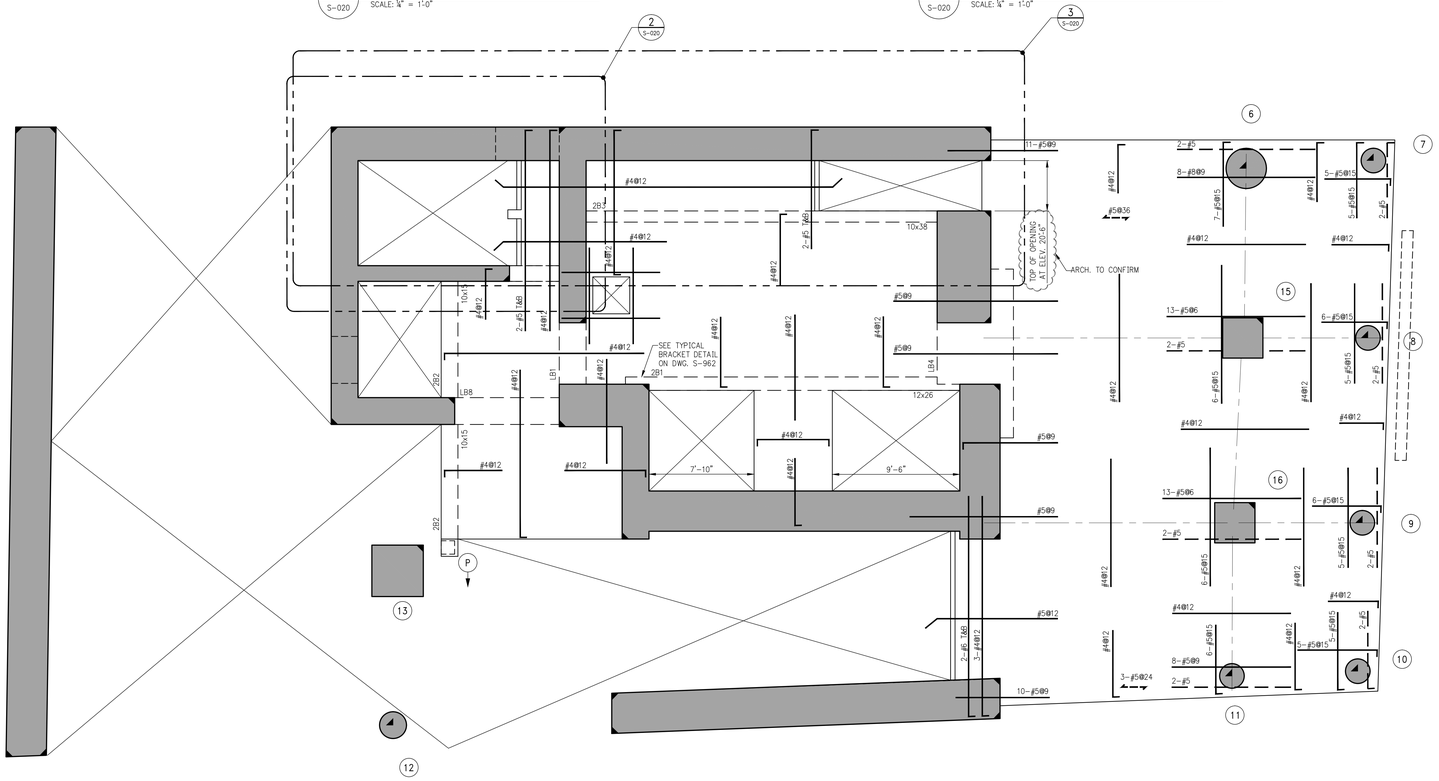
DEPT OF BLDGS 421856860 Job Number
E543053783LE Scan Code



2 S-020 INTERMEDIATE LANDING PART PLAN
SCALE: ¼" = 1'-0"



3 S-020 INTERMEDIATE LANDING FRAMING PLAN
SCALE: ¼" = 1'-0"



1 S-020 2ND FLOOR FRAMING PLAN
SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S. ELEVATION SHALL BE AT EL.17'-9" U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. ADDITIONAL BOTTOM BARS SHOWN ON PLAN OVER WALL OR COLUMN SUPPORT SHALL BE 1/3 OF THE LONGER SPAN IN EACH DIRECTION.
7. ALL ADDITIONAL BOTTOM BARS SHOWN ON PLAN OVER COLUMN SUPPORT SHALL BE PLACED WITHIN THE VERTICAL CORNER BARS OF COLUMN BELOW.
8. ALL ADDITIONAL BOTTOM BARS SHOWN ON PLAN OVER COLUMN SUPPORT AT THE CORNER AND PERIMETER OF SLAB SHALL BE HOOKED WITHIN THE VERTICAL CORNER BARS OF COLUMN BELOW.
9. PENETRATION THROUGH BEAM IS NOT ALLOWED UNLESS SHOWN ON STRUCTURAL DRAWINGS OR APPROVED BY ENGINEER
10. ADDITIONAL ELEVATOR DIVIDER BEAM AND THE SUPPORTING CONCRETE BEAM SHALL BE PROVIDED AT MID HEIGHT WHEN FLOOR TO FLOOR HEIGHT EXCEEDS 14'-0"
11. FOR GENERAL NOTES, ABBREVIATIONS AND LEGEND SEE DRAWING FO-001.
12. FOR LINK BEAM SCHEDULE AND SHEARWALL DETAILS SEE S-940 SERIES DRAWINGS.
13. FOR COLUMN SIZES, REINFORCEMENT AND DETAILS SEE S-950 SERIES DRAWINGS.
14. FOR TYPICAL SUPERSTRUCTURE DETAILS SEE S-960 SERIES DRAWINGS.
15. FOR SUPERSTRUCTURE SECTIONS SEE S-970 SERIES DRAWINGS.
16. FOR STAIR DETAILS AND SECTIONS SEE S-980 SERIES DRAWINGS.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
2B1	12	26	4-#8	2-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
2B2	10	15	2-#5	2-#5	–	1	#4	@6	
2B3	10	38	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
2B4	8	10	2-#8	2-#5	–	1	#4	@3.5	BOTTOM BAR (2 LAYERS)

TYPE 1 TYPE 2

STIRRUP TYPES
N.T.S.

No.	Date	Revision
5	11-XX-2014	XXX
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

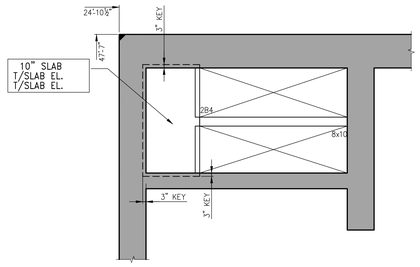
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
2ND FLOOR FRAMING PLAN
NB#

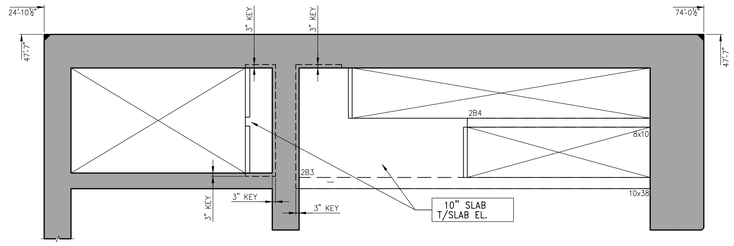
SEAL & SIGNATURE:

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-020.00

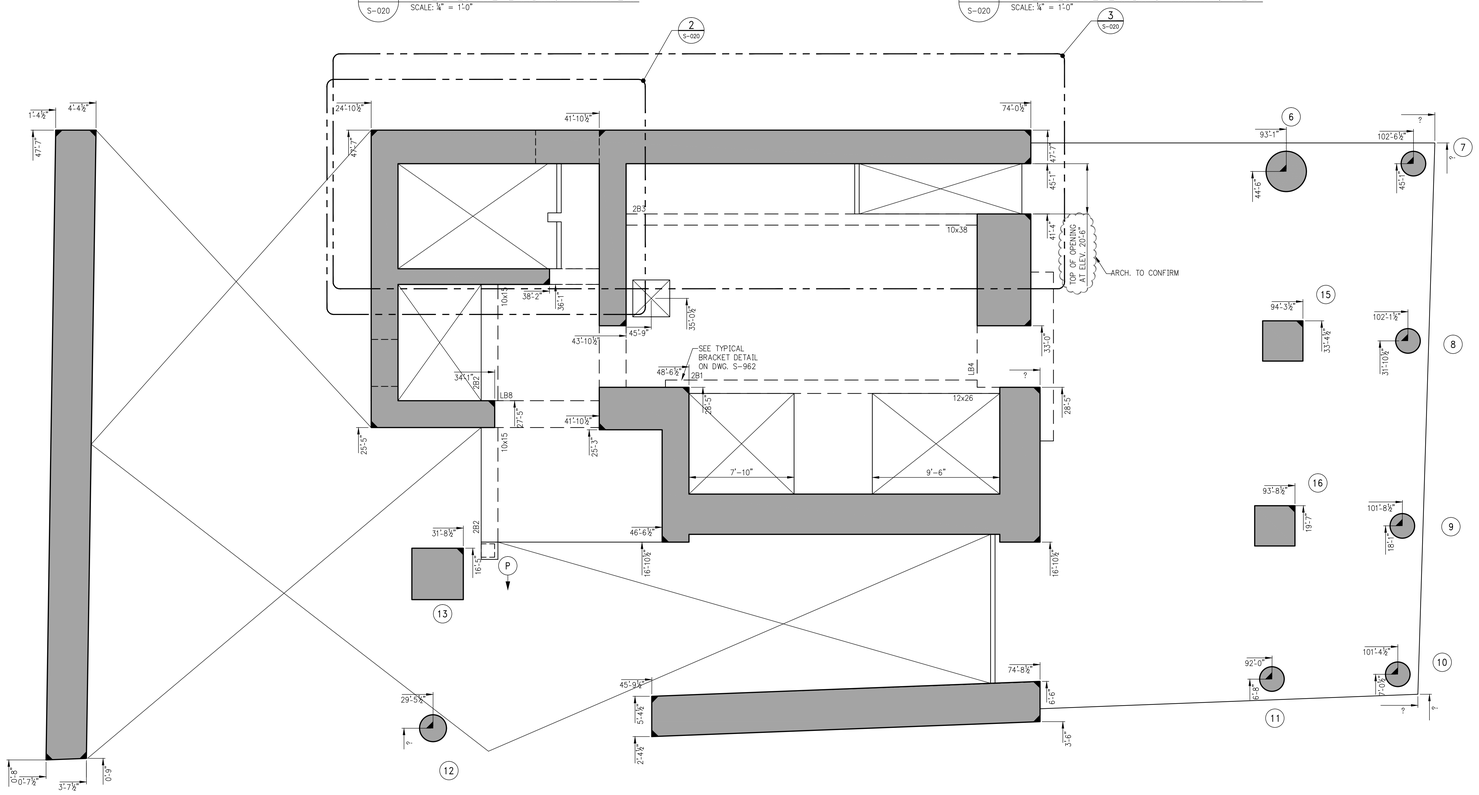
CAD FILE: Y:\1310880_151 Maiden Lane



2 S-020 INTERMEDIATE LANDING PART PLAN
SCALE: ¼" = 1'-0"



3 S-020 INTERMEDIATE LANDING FRAMING PLAN
SCALE: ¼" = 1'-0"



1 S-029 2ND FLOOR GENERAL ARRANGEMENT PLAN
SCALE: ¼" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 17'-9" U.O.N. ON PLAN
2. SLAB TO BE 9" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF NOTES SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

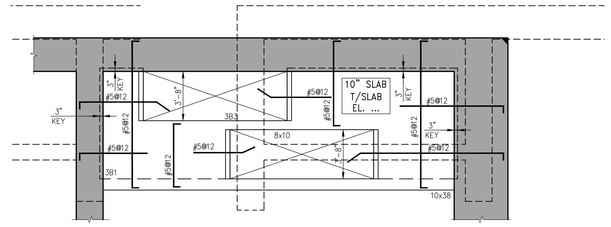
2ND FLOOR
GENERAL ARRANGEMENT
PLAN
NB#

SEAL & SIGNATURE:

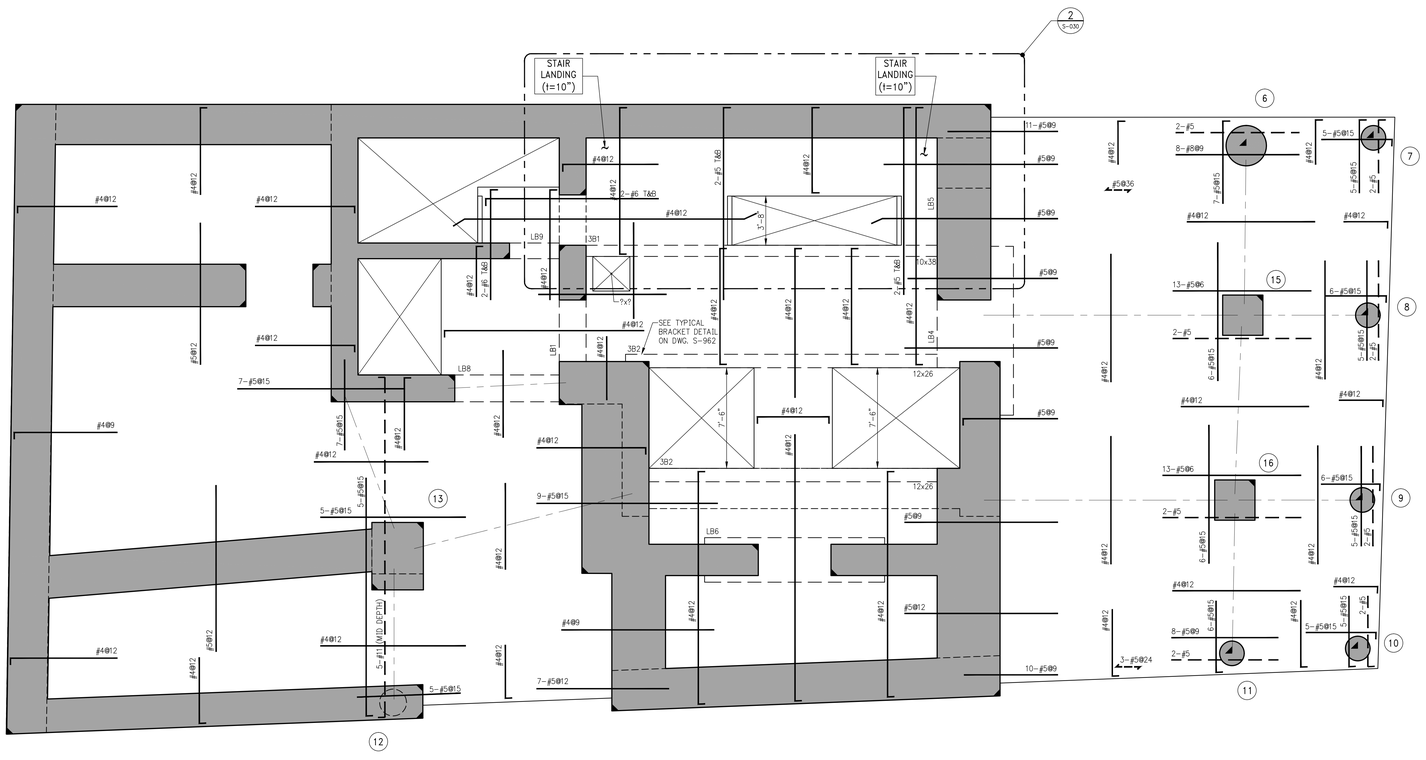
LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-029.00

CAD FILE: Y:\\1310880_151 Maiden Lane



2 S-030 INTERMEDIATE LANDING PART PLAN
SCALE: ¼" = 1'-0"



1 S-030 3RD FLOOR FRAMING PLAN
SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 34'-9" U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB U.O.N.
5. ORDER OF BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
3B1	10	38	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
3B2	12	26	4-#8	2-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
3B3	8	10	2-#8	2-#5	-	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES
N.T.S.

No.	Date	Revision
5	11-XX-2014	XXX
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

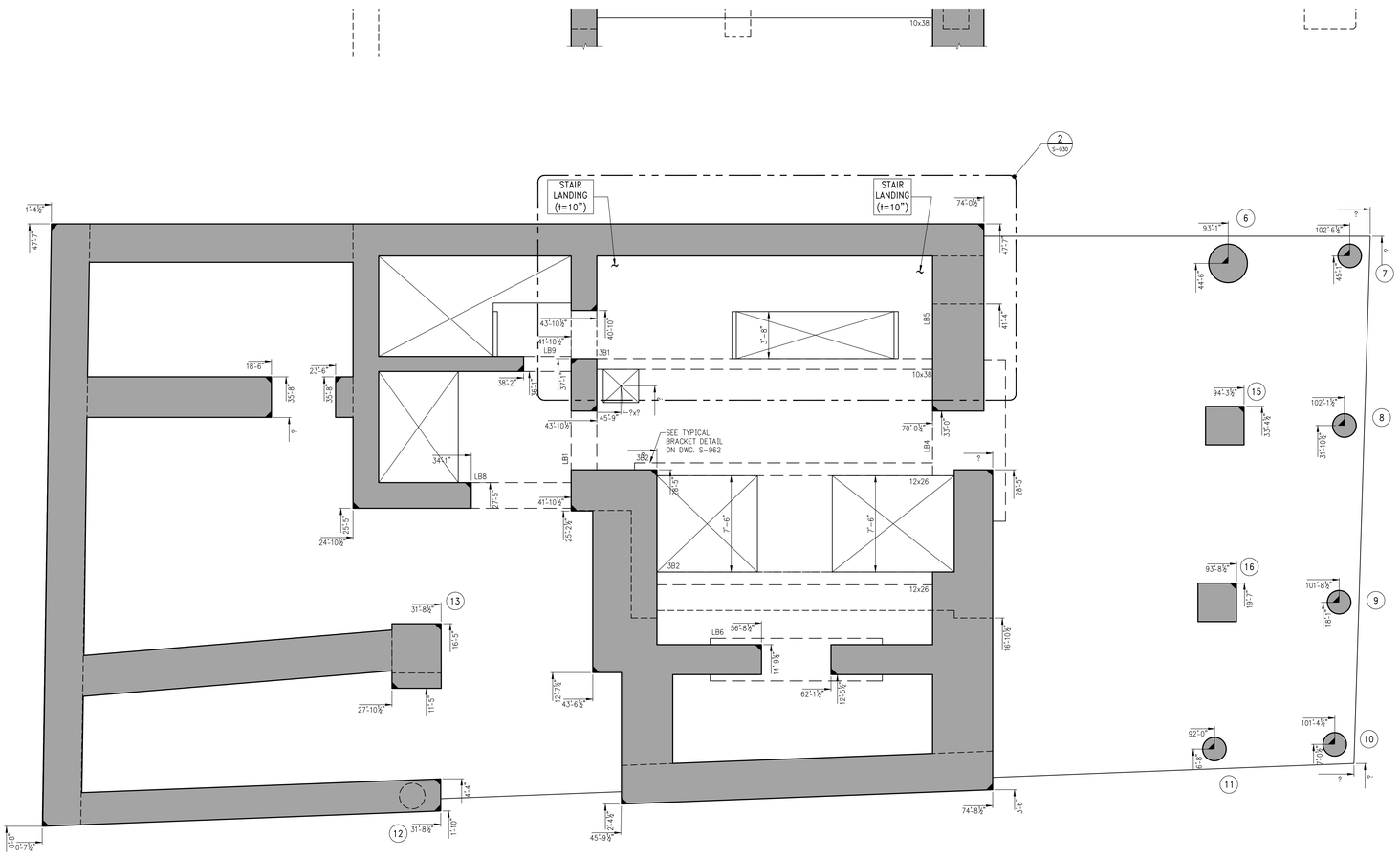
DWG TITLE
3RD FLOOR FRAMING PLAN
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER
LEVINSON H. SHEPHERD
NO. 60728
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-030.00
CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 121185880 Job Number

E303147870US Scan Code



1 S-039 3RD FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 34'-9" U.O.N. ON PLAN
2. SLAB TO BE 9" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
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New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

3RD FLOOR
GENERAL ARRANGEMENT
PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-039.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185880 Job Number
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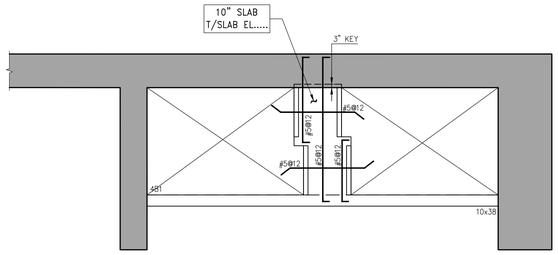
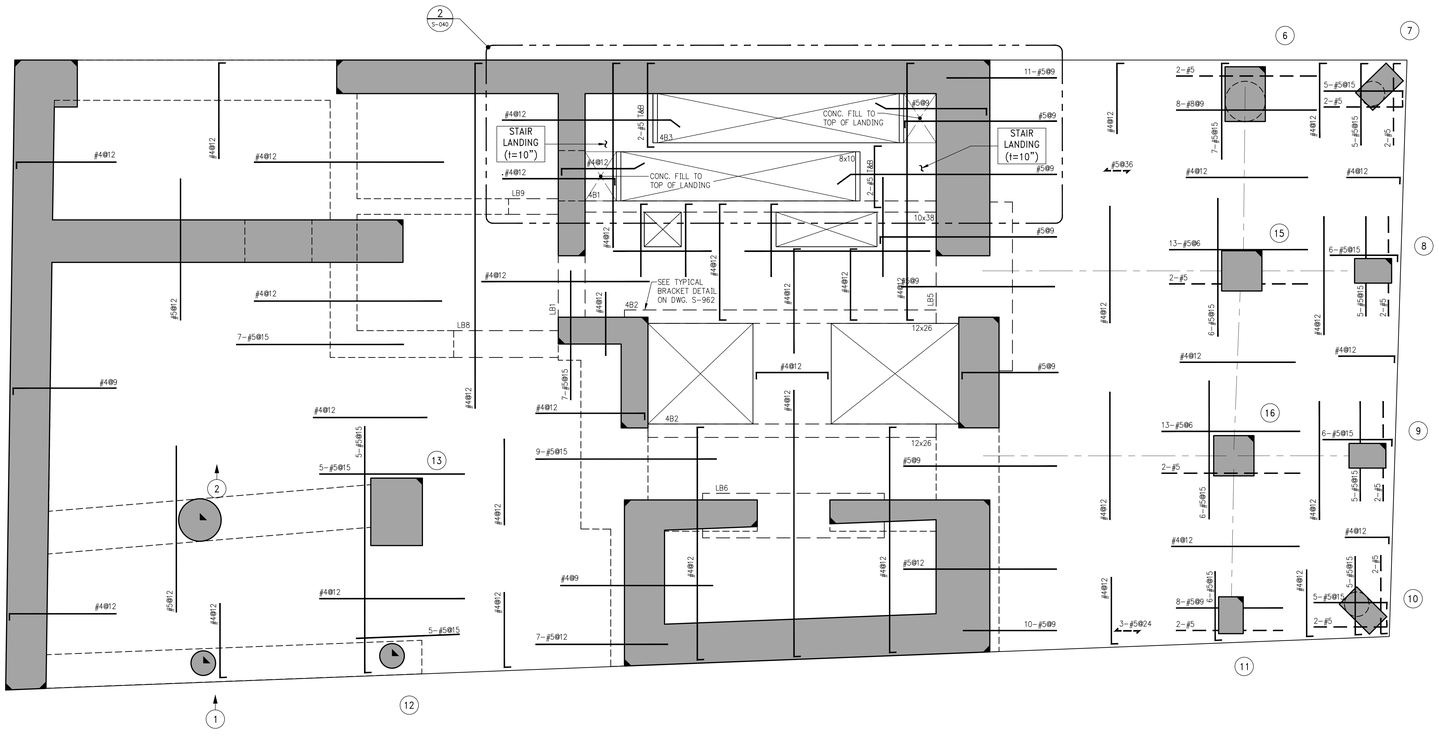


2 / S-040 INTERMEDIATE LANDING PART PLAN
SCALE: ¼" = 1'-0"



1 / S-040 4TH FLOOR FRAMING PLAN
SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S. ELEVATION SHALL BE AT EL. 50'-3" U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
4B1	10	38	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
4B2	12	26	4-#8	2-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
4B3	8	10	2-#8	2-#5	–	1	#4	@3.5	

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

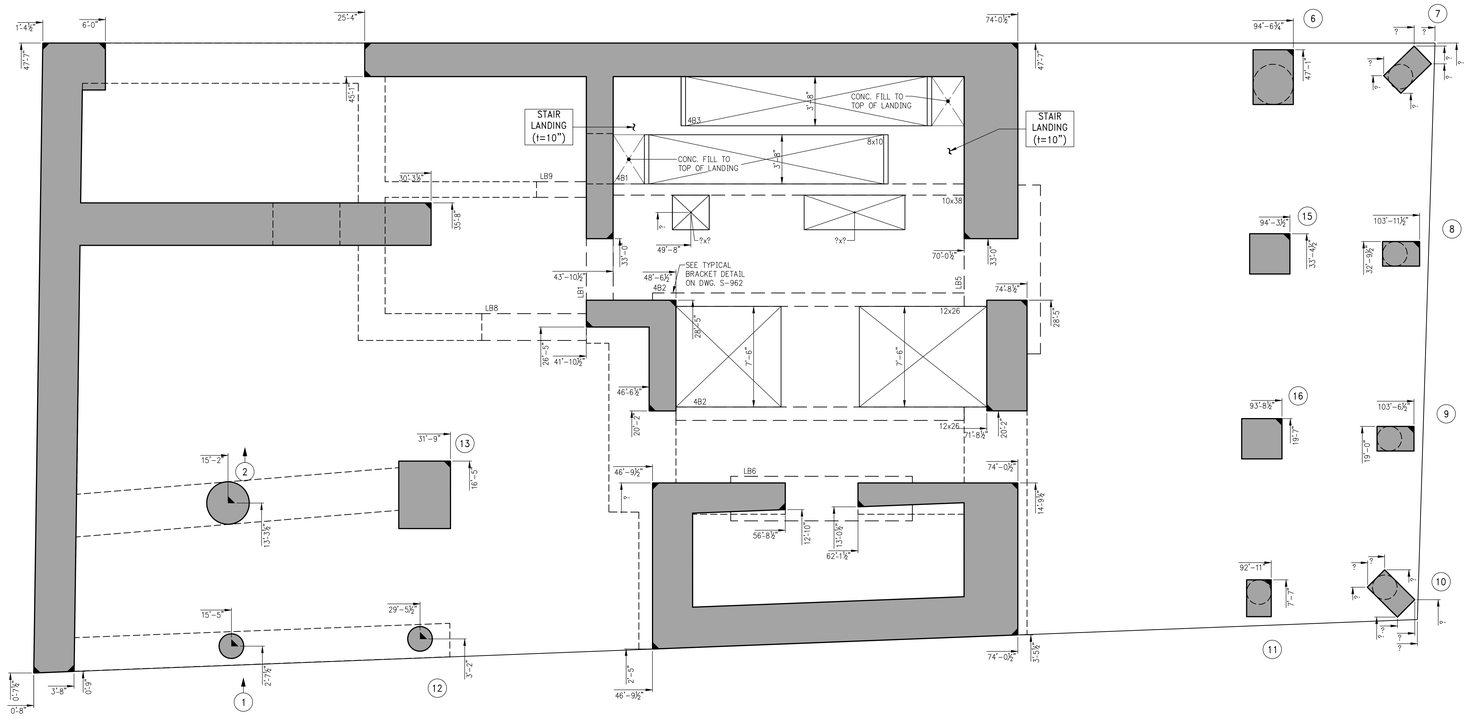
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
4TH FLOOR FRAMING PLAN
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JOHN H. HILL III STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-040.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-049 4TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 50'-3" U.O.N. ON PLAN
2. SLAB TO BE 9" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

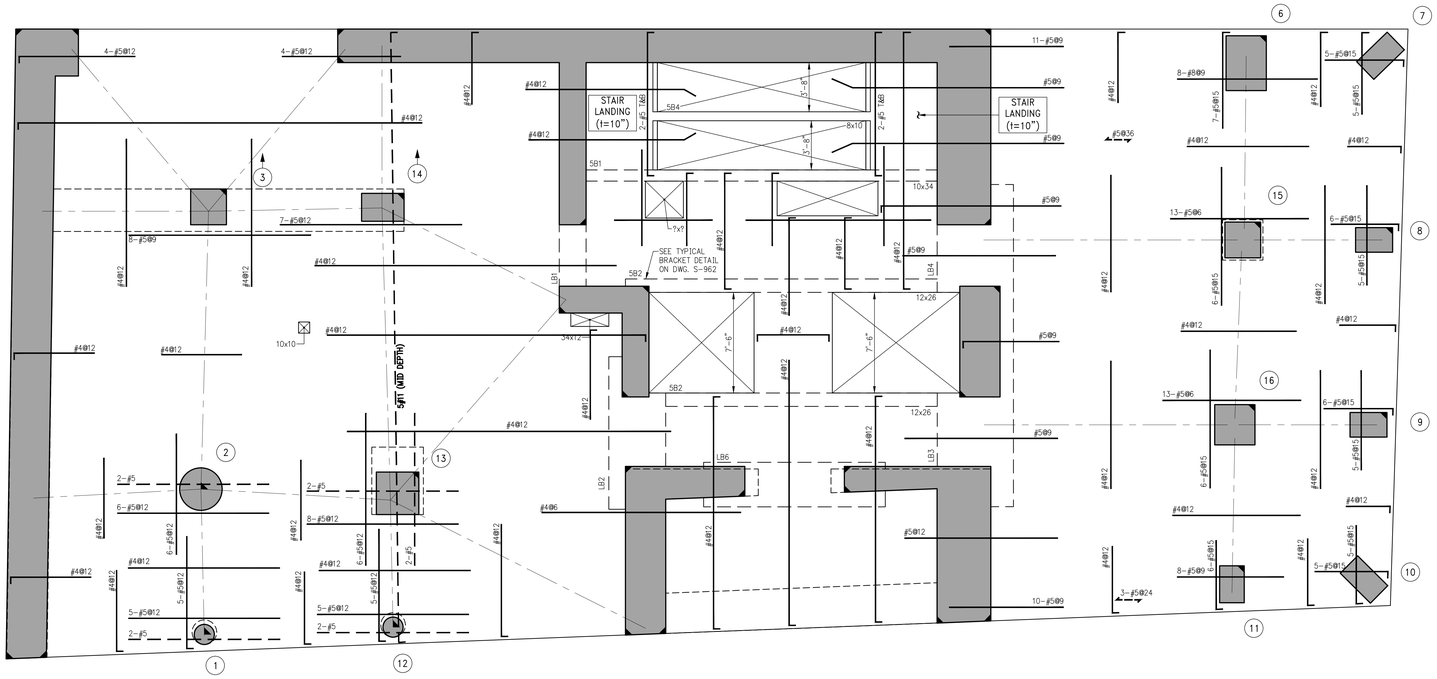
4TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-049.00

CAD FILE: Y:\\1310880_151 Maiden Lane



1 S-050 **5TH FLOOR FRAMING PLAN**

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 64'-9", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.

BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
5B1	10	34	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
5B2	12	26	4-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

5TH FLOOR FRAMING PLAN
NB#

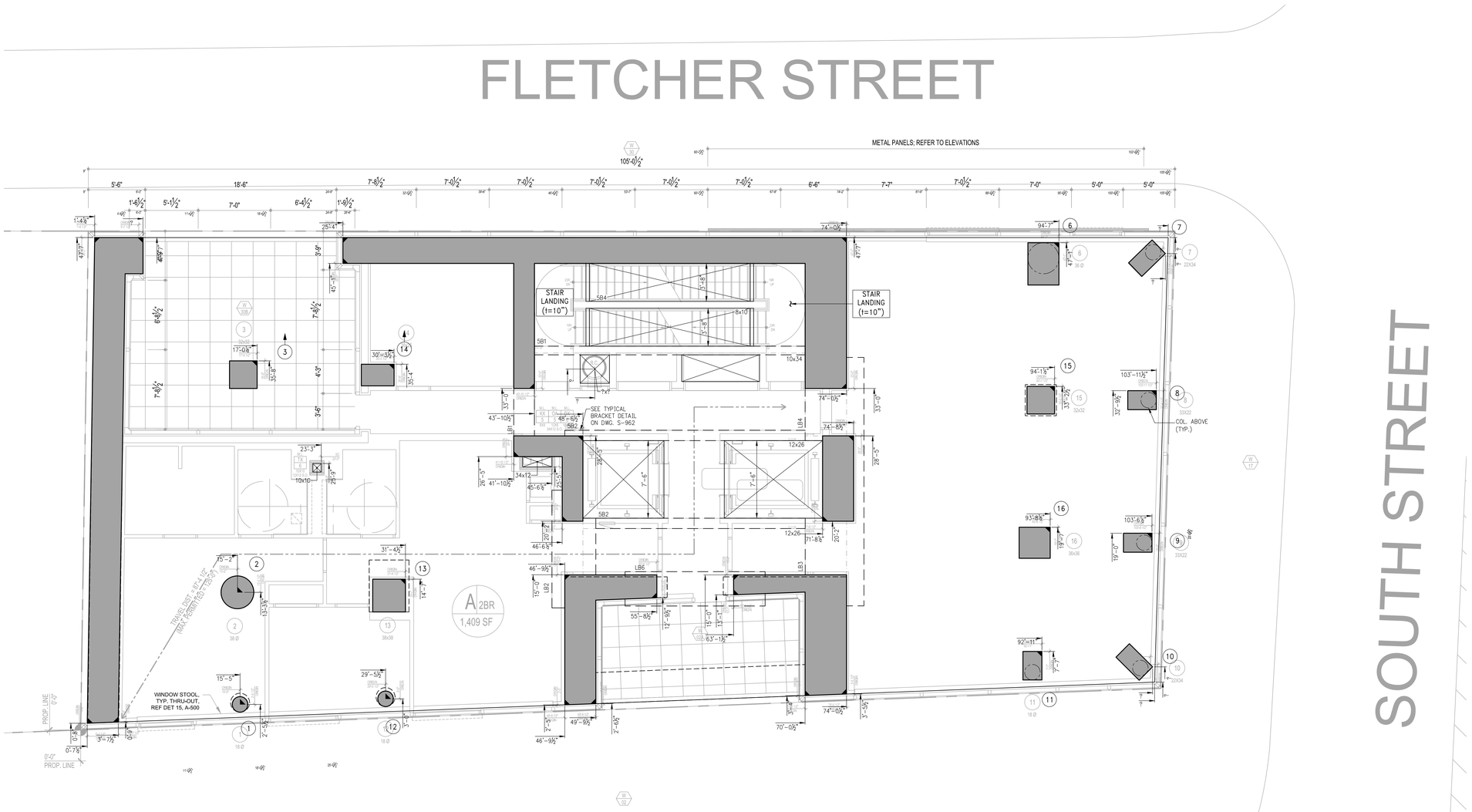
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
DEVINEY N. SHAMBAUGH
NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-050.00

CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 421185880 Job Number
E52728183001 Scan Code



1 / S-059 5TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 64'-9" U.O.N. ON PLAN
2. SLAB TO BE 8" THICK U.O.N. THUS[.....] ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

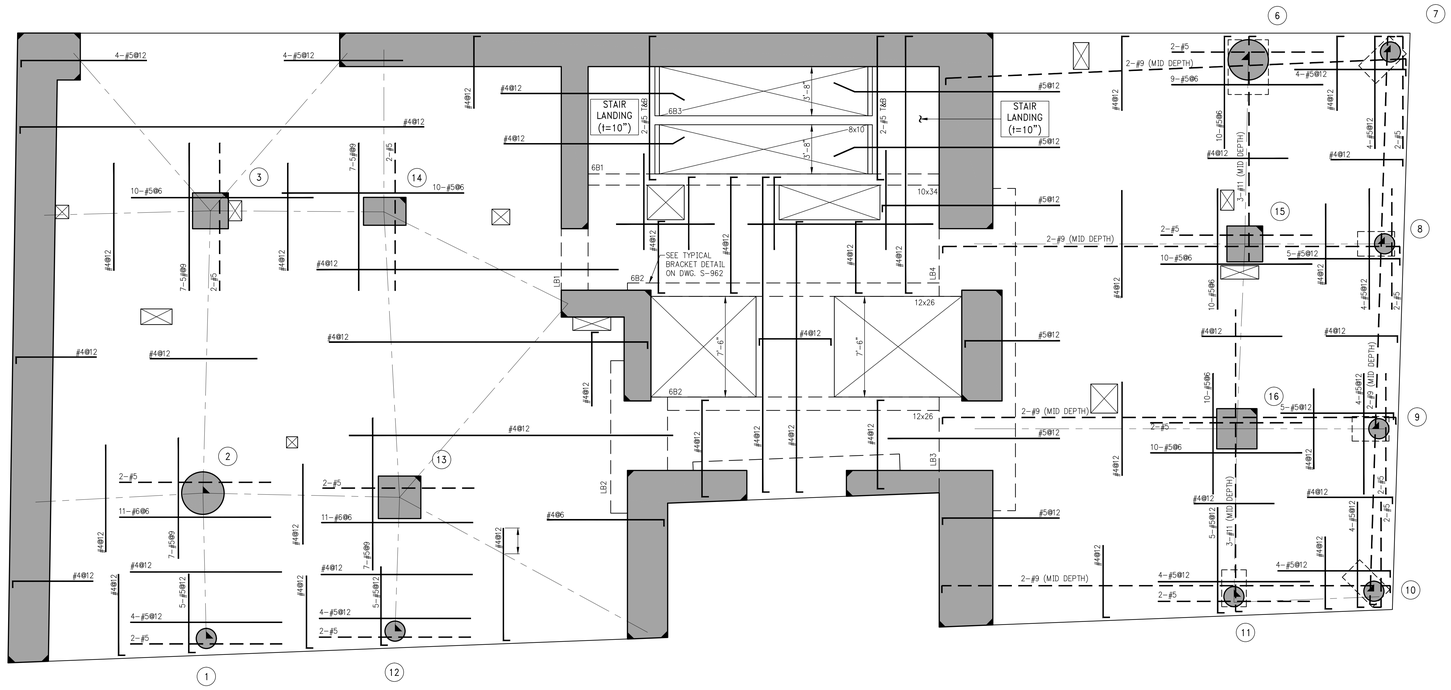
5TH FLOOR
GENERAL ARRANGEMENT
PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JOHN H. HILL III STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-059.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-060 6TH FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 76'-9", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
6B1	10	34	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
6B2	12	26	4-#8	3-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
6B3	8	10	2-#8	2-#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

6TH FLOOR FRAMING PLAN
NB#

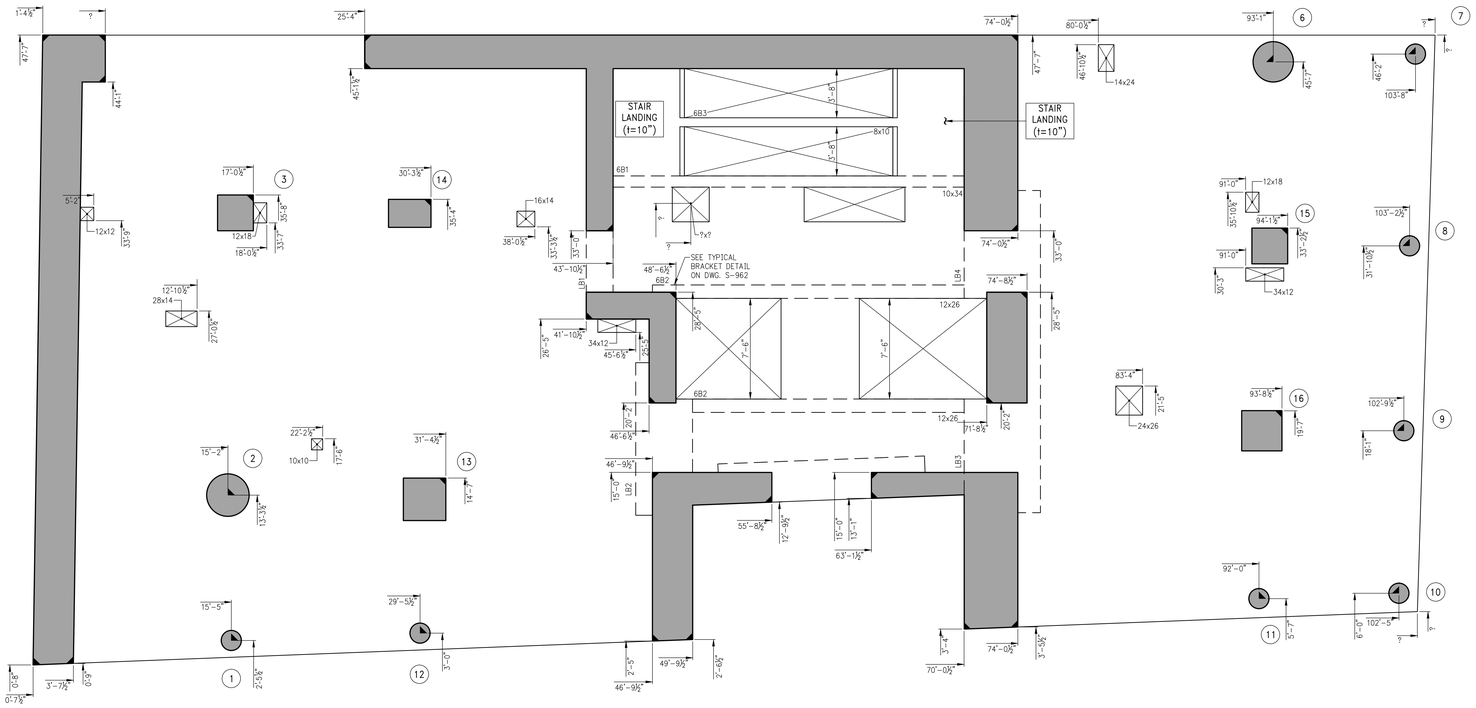
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. GOLDSTEIN NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-060.00

CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
E5438500457 Scan Code



1 / S-069 6TH FLOOR GENERAL ARRANGEMENT PLAN
SCALE: 1/4" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 76'-9" U.O.N. ON PLAN
2. SLAB TO BE 8" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

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New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

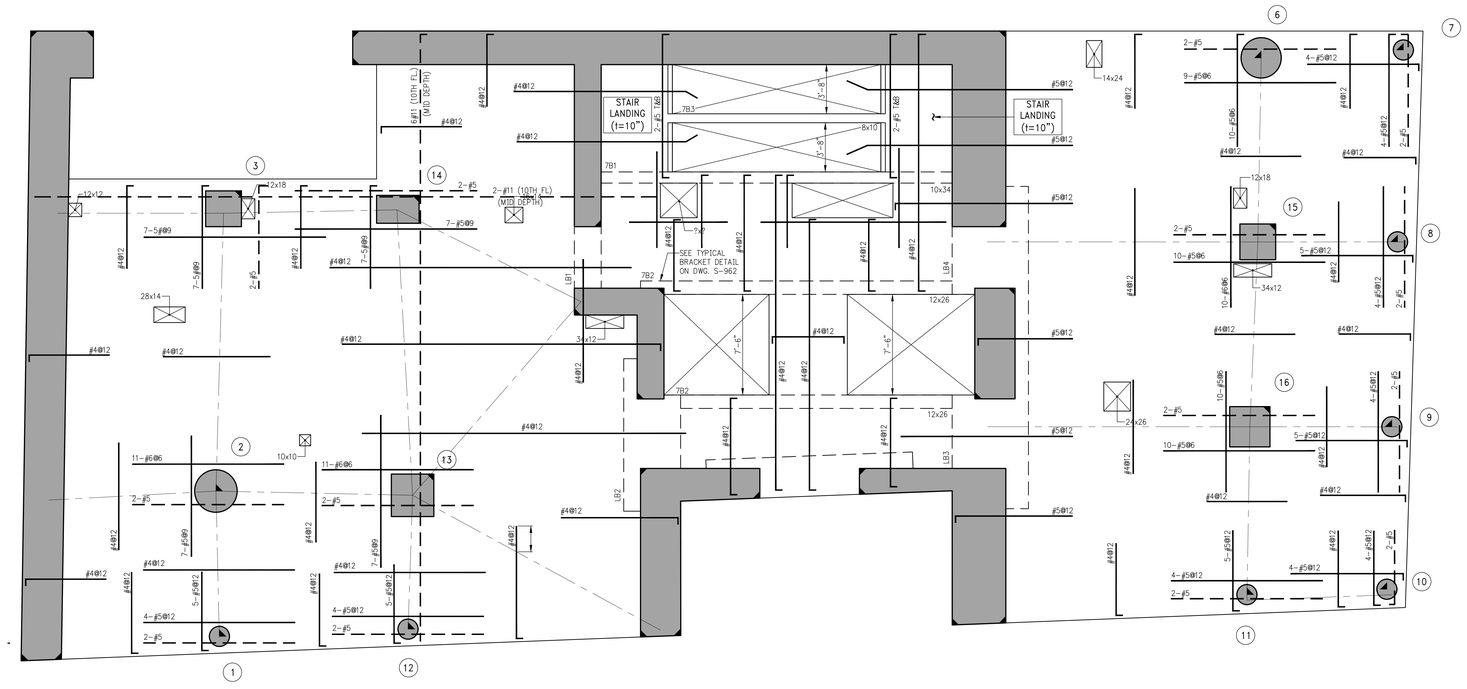
6TH FLOOR
GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-069.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-070 7TH – 10TH FLOOR FRAMING PLAN

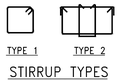
SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
7	88'-9"
8	100'-9"
9	112'-9"
10	123'-9"

BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
7B1	10	34	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
7B2	12	26	4-#8	3-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
7B3	8	10	2-#8	2-#5	–	1	#4	@3.5	



TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

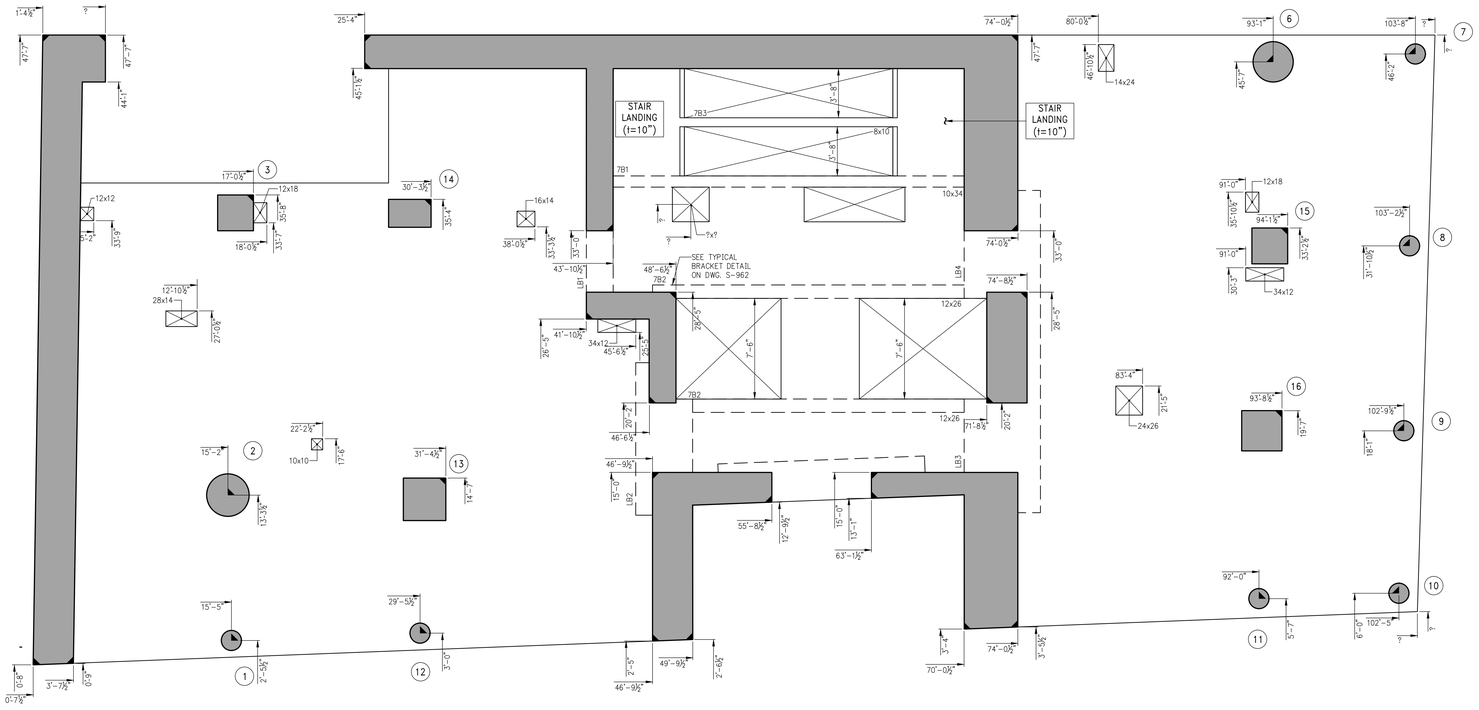
7TH -10TH FLOOR FRAMING PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. GOLDSTEIN
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-070.00

CAD FILE: Y:\\1310880_151 Maiden Lane



1 S-079 7TH – 10TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
7	88'-9"
8	100'-9"
9	112'-9"
10	123'-9"

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
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New York, NY
(Between South Street & Front Street)

DOB BISCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

7TH -10TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

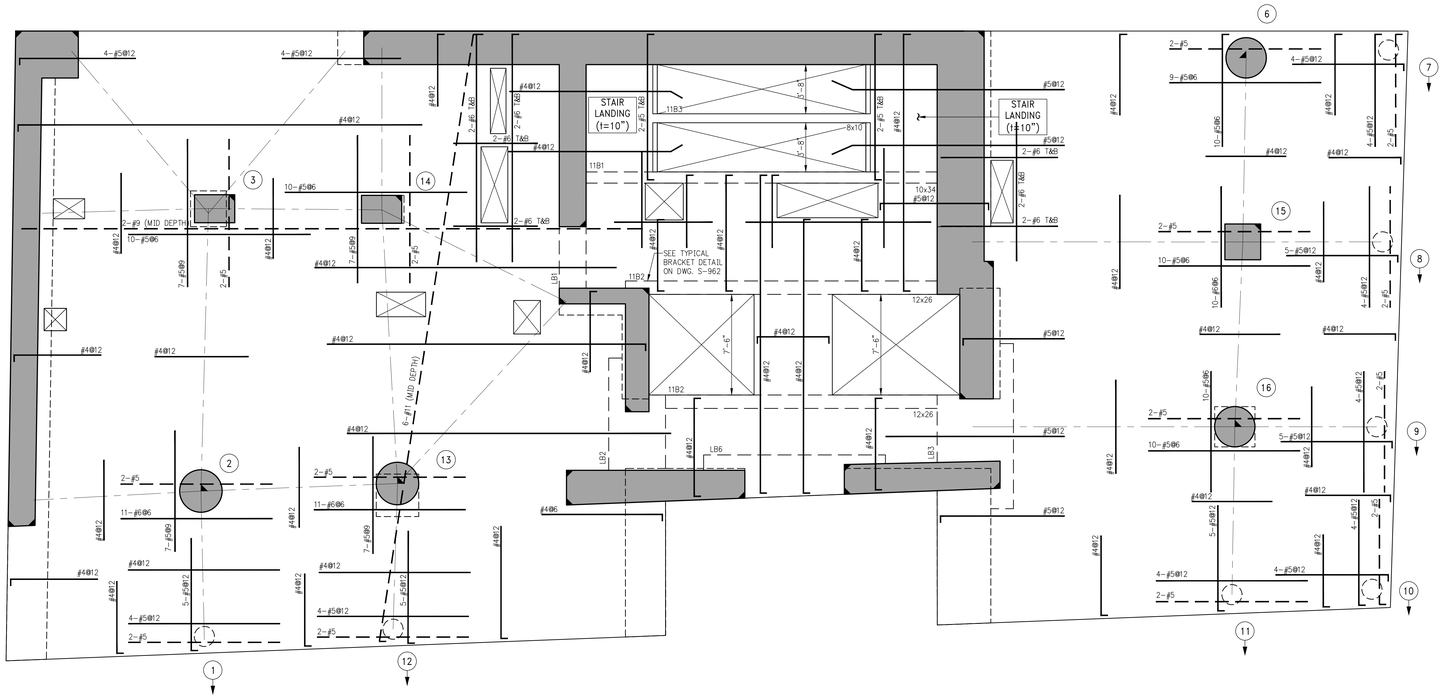
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST NO. 075-25-1 NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-079.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
E3469753640 Scan Code



1 / S-110 — 11TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S. ELEVATION SHALL BE AT EL. 134'-9", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
11B1	10	34	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
11B2	12	26	4-#8	3-#6	–	1	#4	@10	
11B3	8	10	2-#8	2-#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

11TH FLOOR FRAMING PLAN

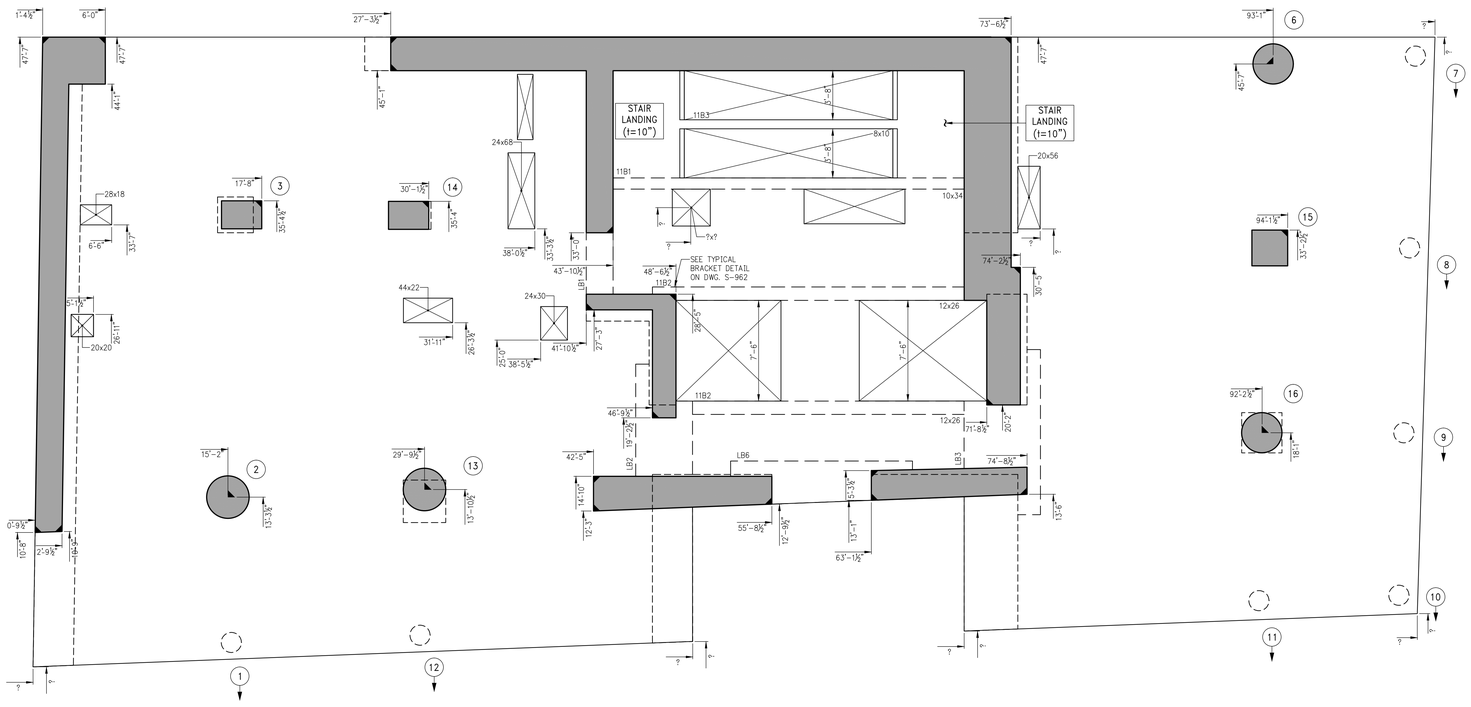
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JOHN W. SCHUTT STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-110.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 / S-119 — 11TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 134'-9" U.O.N. ON PLAN
2. SLAB TO BE 8" THICK U.O.N. THUS [ ] ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

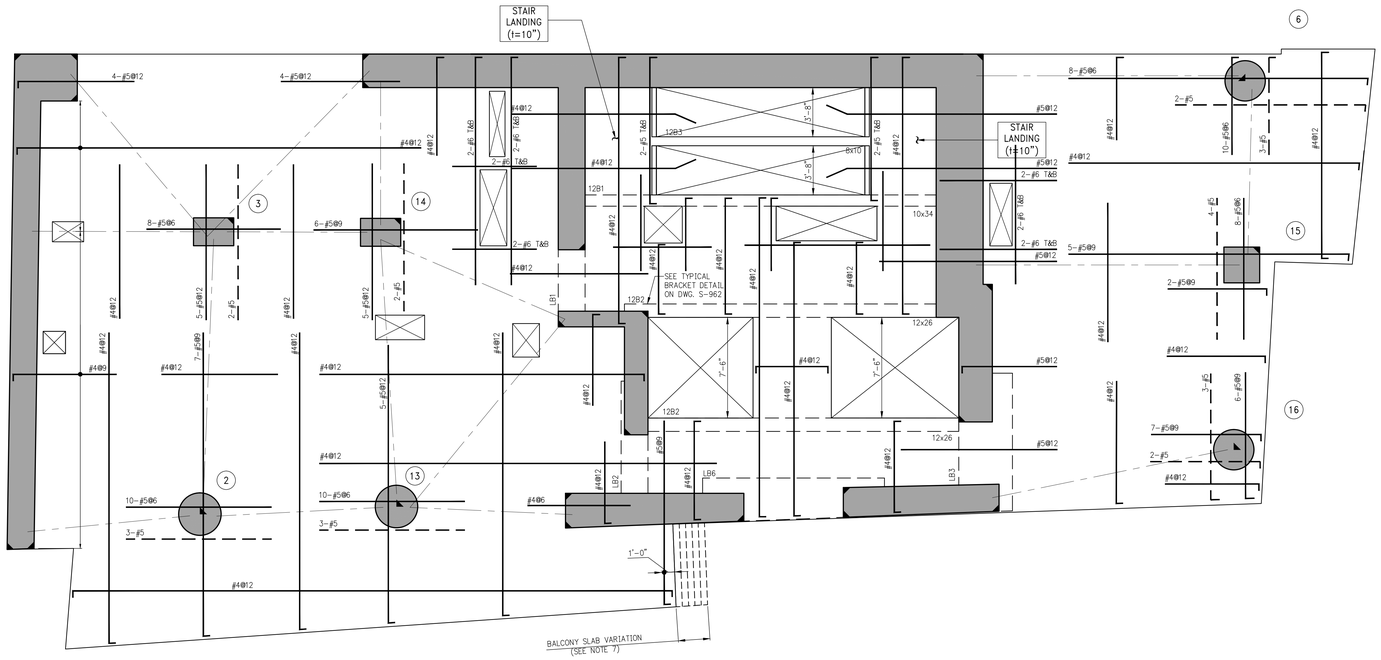
11TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER — STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-119.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 / S-120 — 12TH–17TH FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. BALCONY SLAB EDGE VARIES – SEE ARCH. DWDGS FOR REFERENCE.
8. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

TOP OF SLAB ELEVATION

FLOOR	ELEVATION
12	145'-9"
13	156'-9"
14	167'-9"
15	178'-9"
16	189'-9"
17	200'-9"

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
12B1	10	34	4–#8	2–#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
12B2	12	26	4–#8	3–#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
12B3	8	10	2–#8	2–#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

12TH-17TH FLOOR FRAMING PLAN

NB#

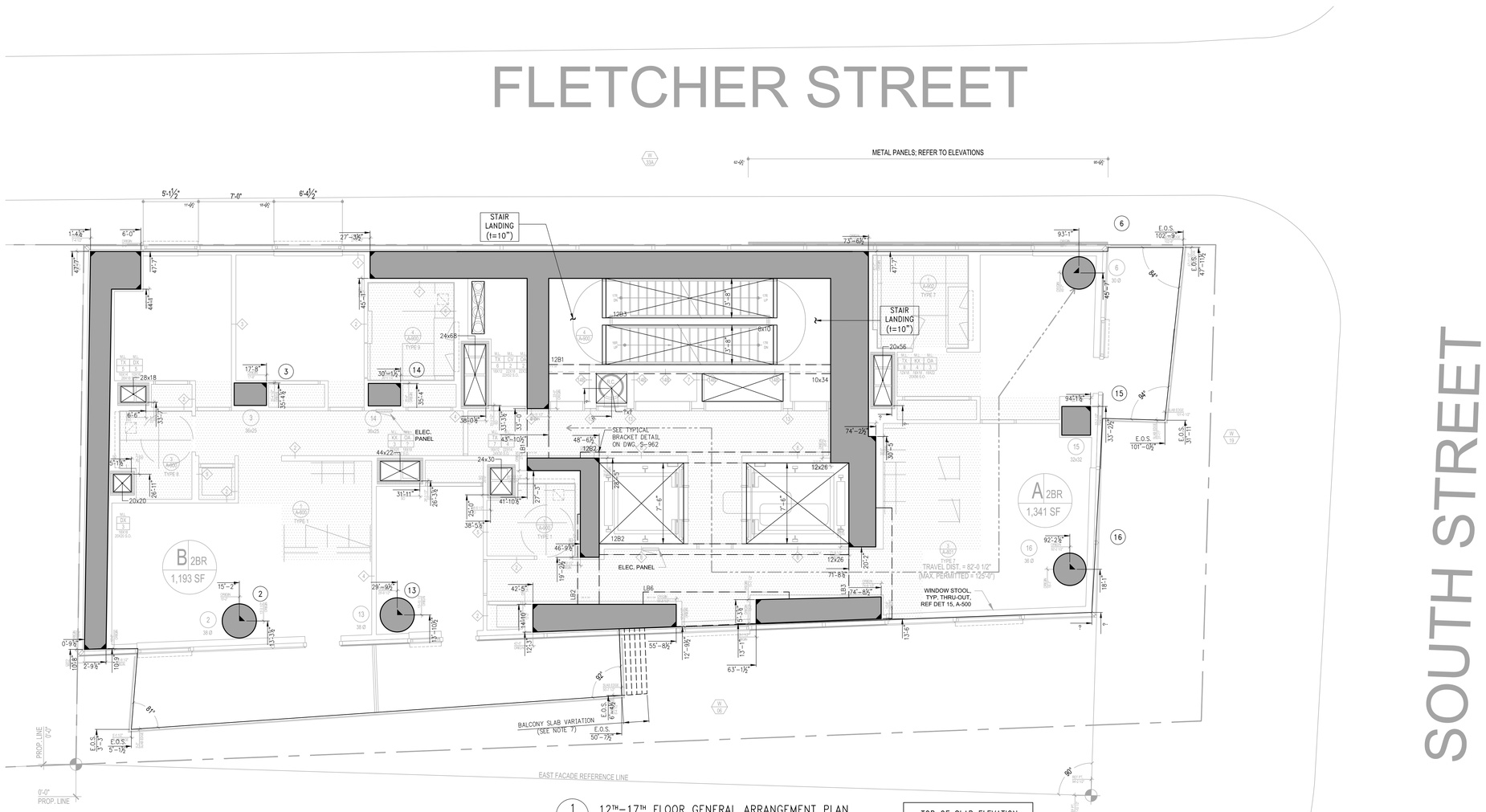
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. SCHWARTZ NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-120.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121858460 Job Number
E242524267 Scan Code



1 / S-129 12TH–17TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
12	145'-9"
13	156'-9"
14	167'-9"
15	178'-9"
16	189'-9"
17	200'-9"

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

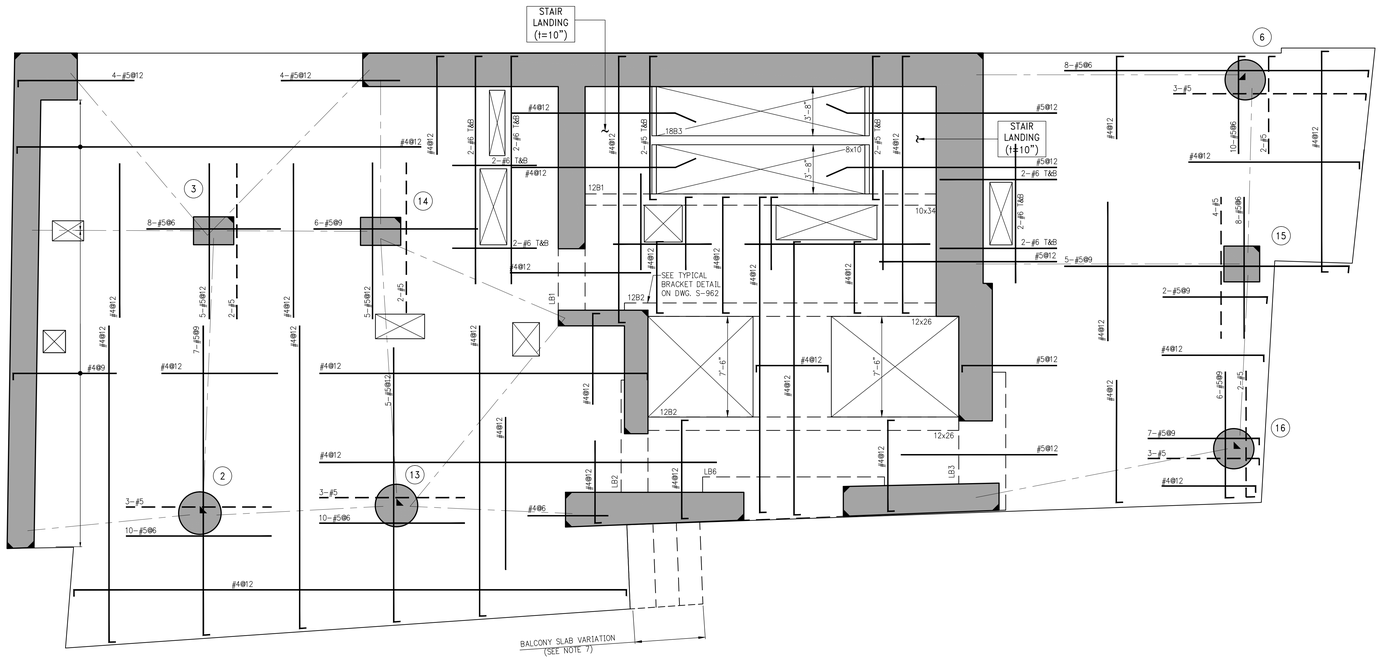
DWG TITLE
12TH-17TH FLOOR
GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-129.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
E300813492S Scan Code



1 / S-180

18TH–21ST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. BALCONY SLAB EDGE VARIES – SEE ARCH. DWDGS FOR REFERENCE.
8. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

TOP OF SLAB ELEVATION

FLOOR	ELEVATION
18	211'-9"
19	222'-9"
20	233'-9"
21	244'-9"

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
18B1	10	34	4–#8	2–#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
18B2	12	26	4–#8	3–#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
18B3	8	10	2–#8	2–#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

18TH-21ST FLOOR FRAMING PLAN

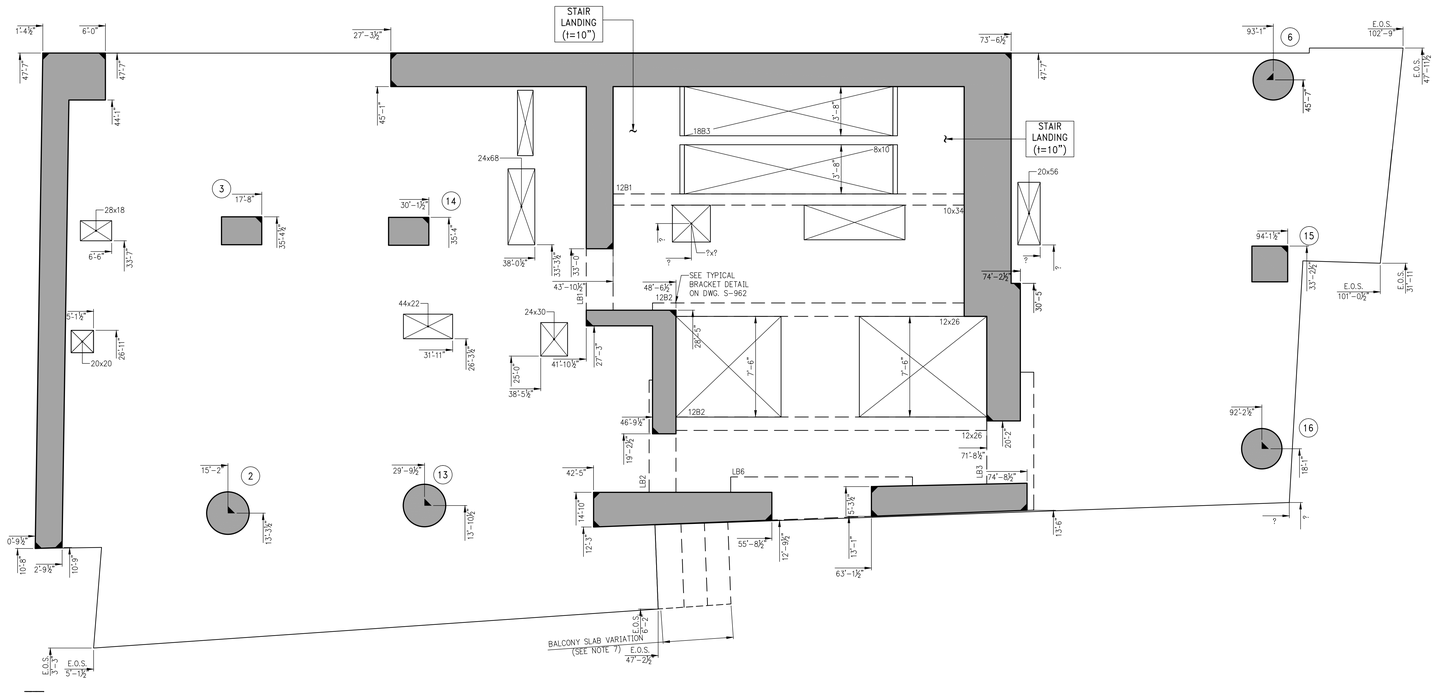
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. BRUNDAGE NO. 075130 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-180.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-189 18TH–21ST FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
18	211'-9"
19	222'-9"
20	233'-9"
21	244'-9"

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

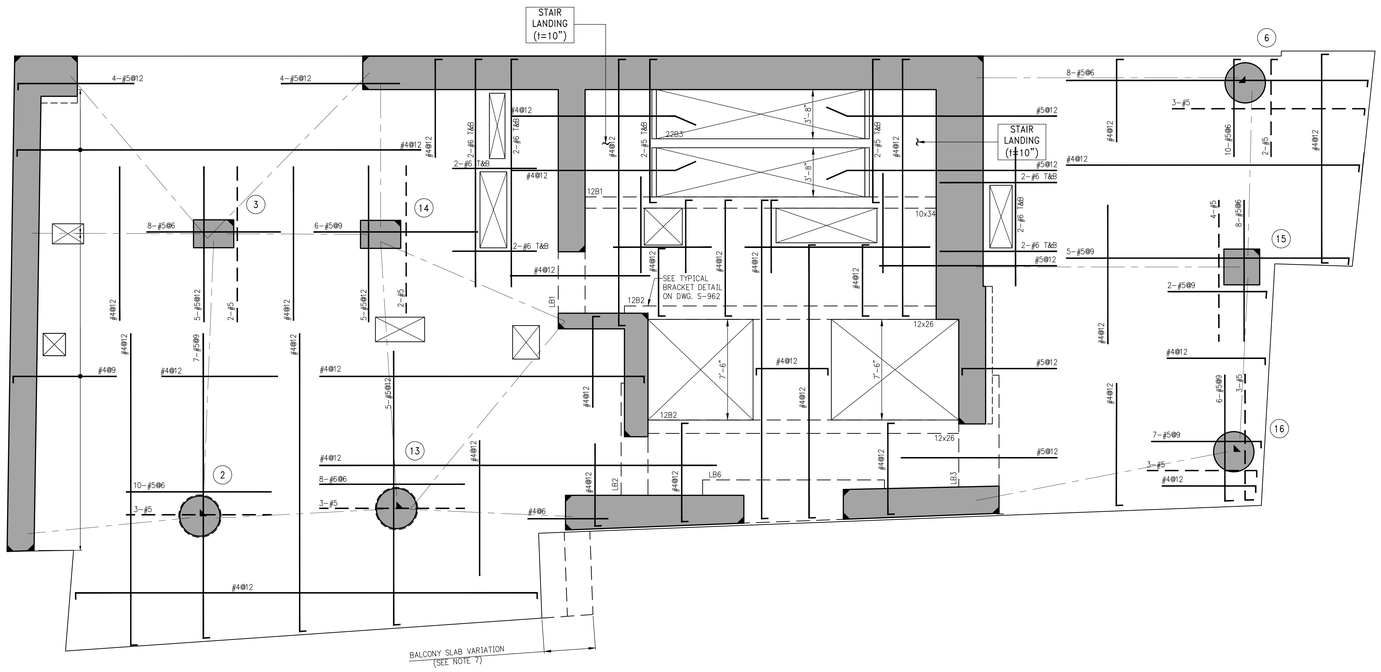
DWG TITLE
18TH-21ST FLOOR GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHERMAN
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-189.00

CAD FILE: Y:\\1310880_151 Maiden Lane



1 / S-220 — 22ND–24TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. BALCONY SLAB EDGE VARIES – SEE ARCH. DWGS FOR REFERENCE.
8. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

TOP OF SLAB ELEVATION

FLOOR	ELEVATION
22	255'-9"
23	266'-9"
24	277'-9"

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
22B1	10	34	4–#8	2–#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
22B2	12	26	4–#8	3–#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
22B3	8	10	2–#8	2–#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

22ND-24TH FLOOR FRAMING PLAN

NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. BRUNDAGE NEW YORK

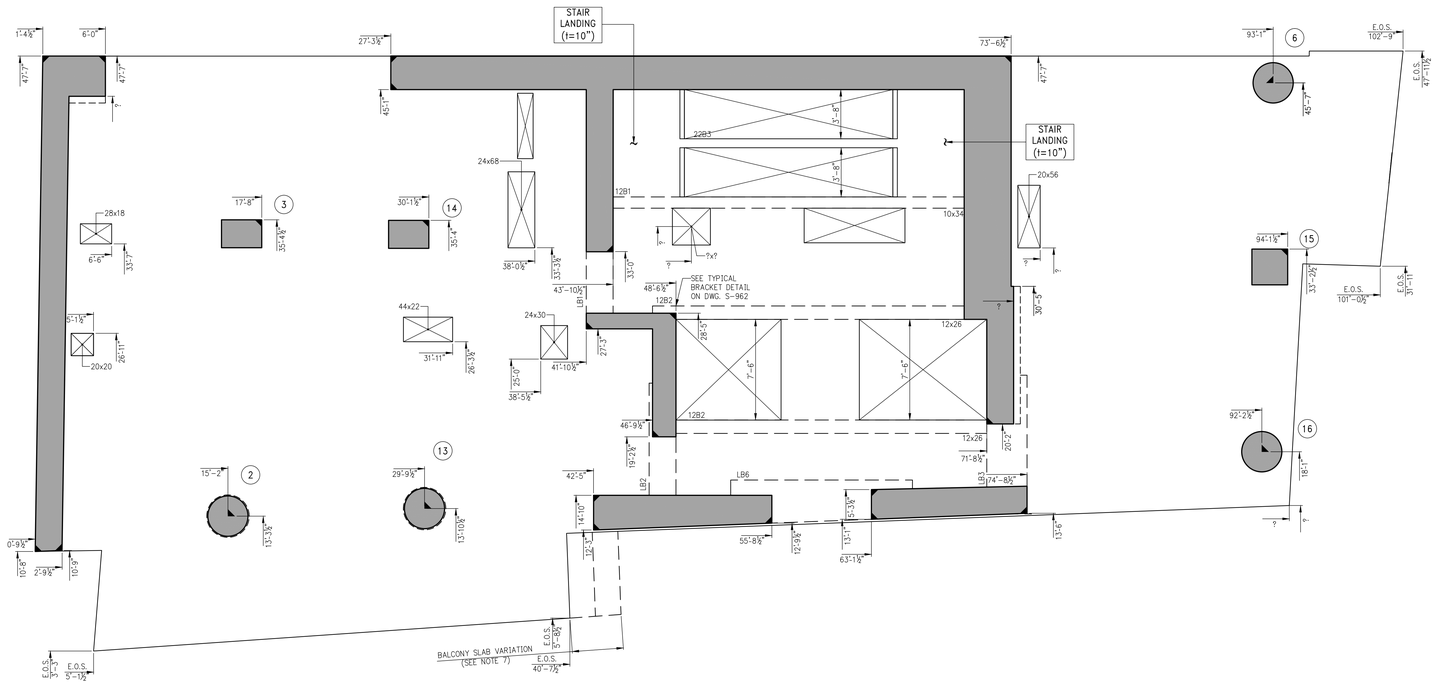
DATE: JANUARY 6, 2014

PROJECT #: 1310880

SCALE: 1/4" = 1'-0"

DWG NO. S-220.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-229 22ND–24TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
22	255'-9"
23	266'-9"
24	277'-9"

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

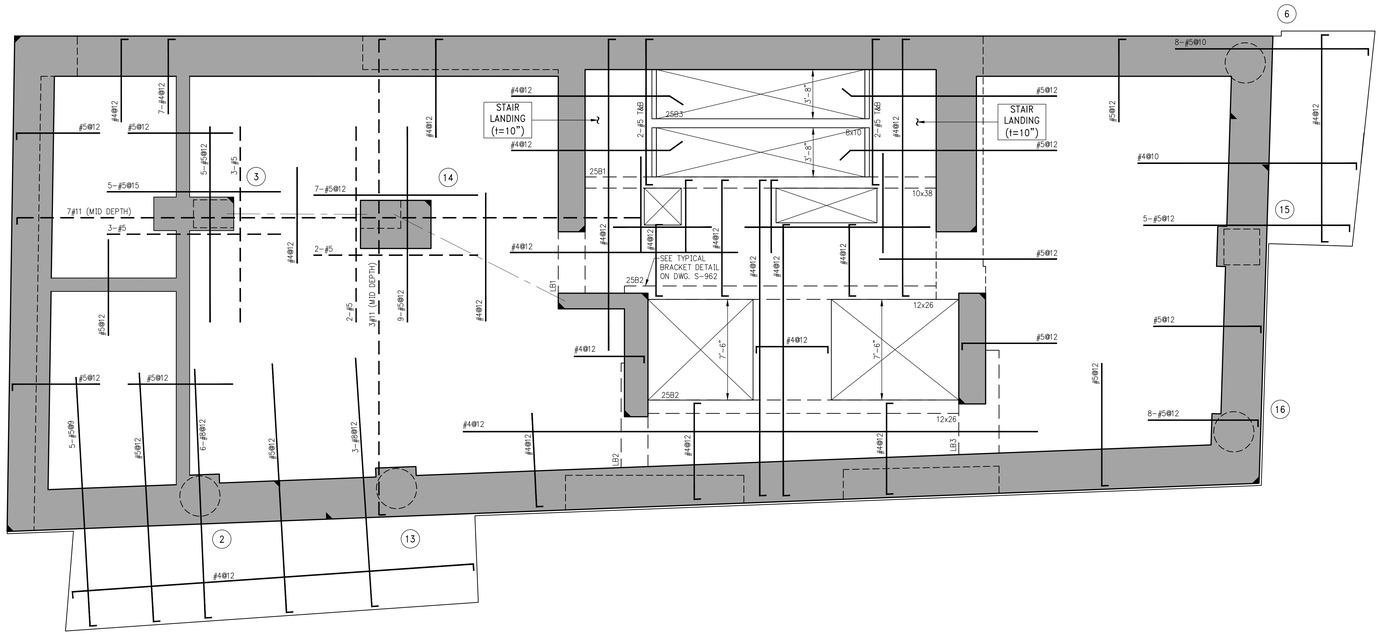
DWG TITLE
22ND-24TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. GOLDSTEIN
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-229.00

CAD FILE: Y:\\1310880_151 Maiden Lane



1 S-250

25TH FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S. ELEVATION SHALL BE AT EL. 288'-9", U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. ALL WATER TANKS TO BE WATERPROOFED SEE ARCHITECTURAL DRAWINGS.
7. FOR BALANCE OF NOTES SEE S-020.
8. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
25B1	10	38	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
25B2	12	26	5-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
25B3	8	10	2-#8	2-#5	-	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

25TH FLOOR FRAMING PLAN

NB#

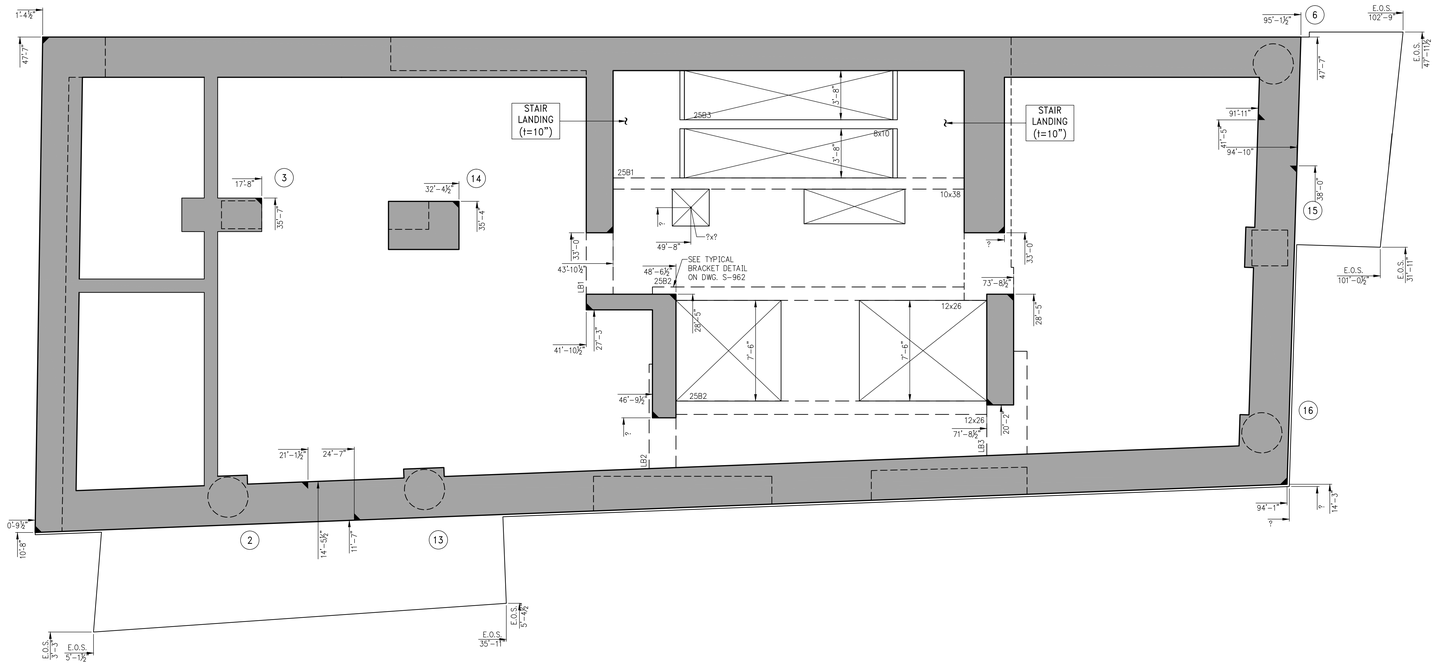
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. SHAPIRO STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-250.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
E3121851944 Scan Code



1 / S-254 25TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 288'-9" U.O.N. ON PLAN
2. SLAB TO BE 9" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE: 25TH FLOOR COLUMN GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST NO. 065251 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-254.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
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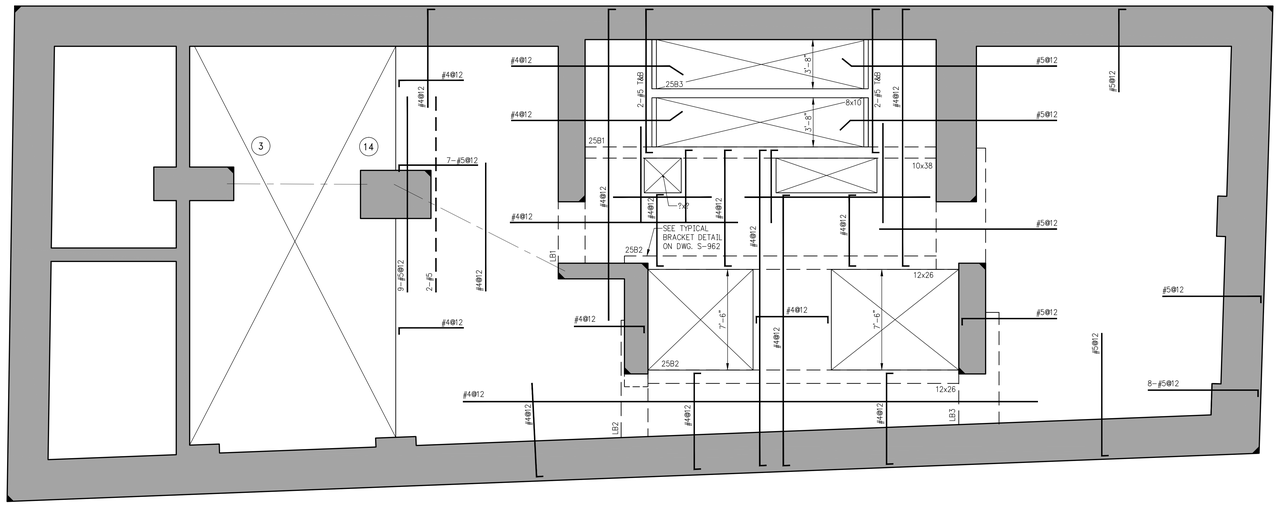

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1 / S-250

25TH FLOOR MEZZANINE FRAMING PLAN

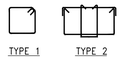
SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S. ELEVATION SHALL BE AT EL. 298'-9", U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   2ND & 3RD LAYERS
   1ST & 4TH LAYERS
6. ALL WATER TANKS TO BE WATERPROOFED. SEE ARCH'L DRAWINGS.
7. FOR BALANCE OF NOTES SEE S-020.
8. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
25B1	10	38	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
25B2	12	26	5-#8	3-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
25B3	8	10	2-#8	2-#5	–	1	#4	@3.5	



TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

25TH FLOOR MEZZANINE FRAMING PLAN
NB#

SEAL & SIGNATURE:

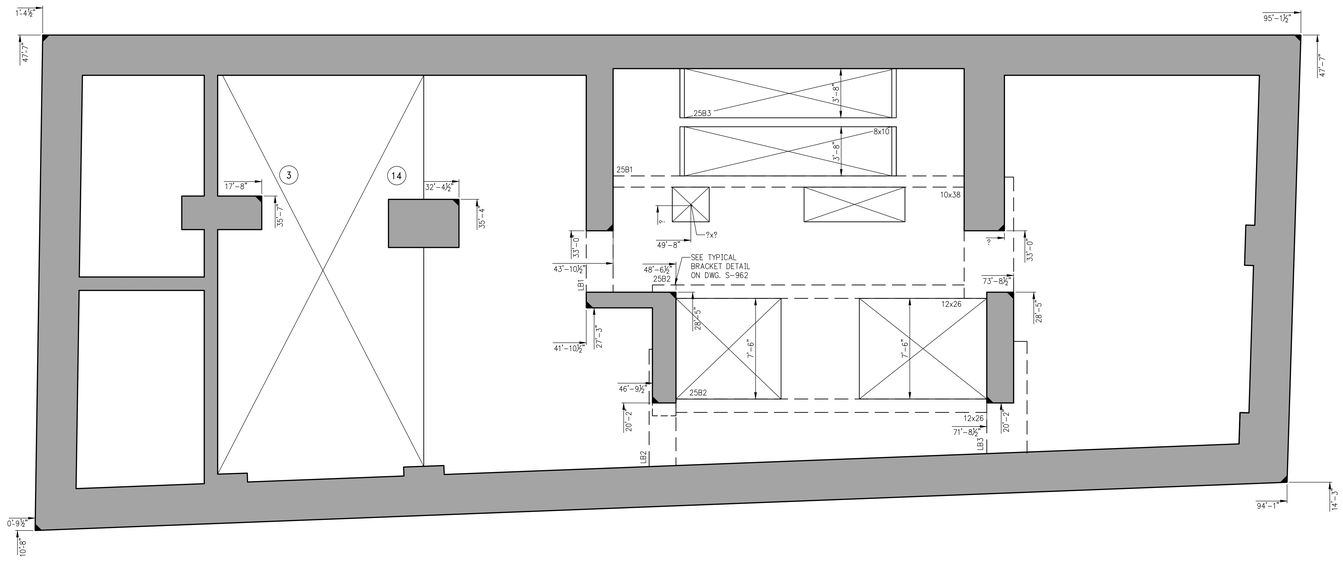
LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST 075201 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-255.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185880 Job Number

E50.00012251 Scan Code



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1 / S-250

25TH FLOOR MEZZANINE GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 298'-9" U.O.N. ON PLAN
2. SLAB TO BE 9" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

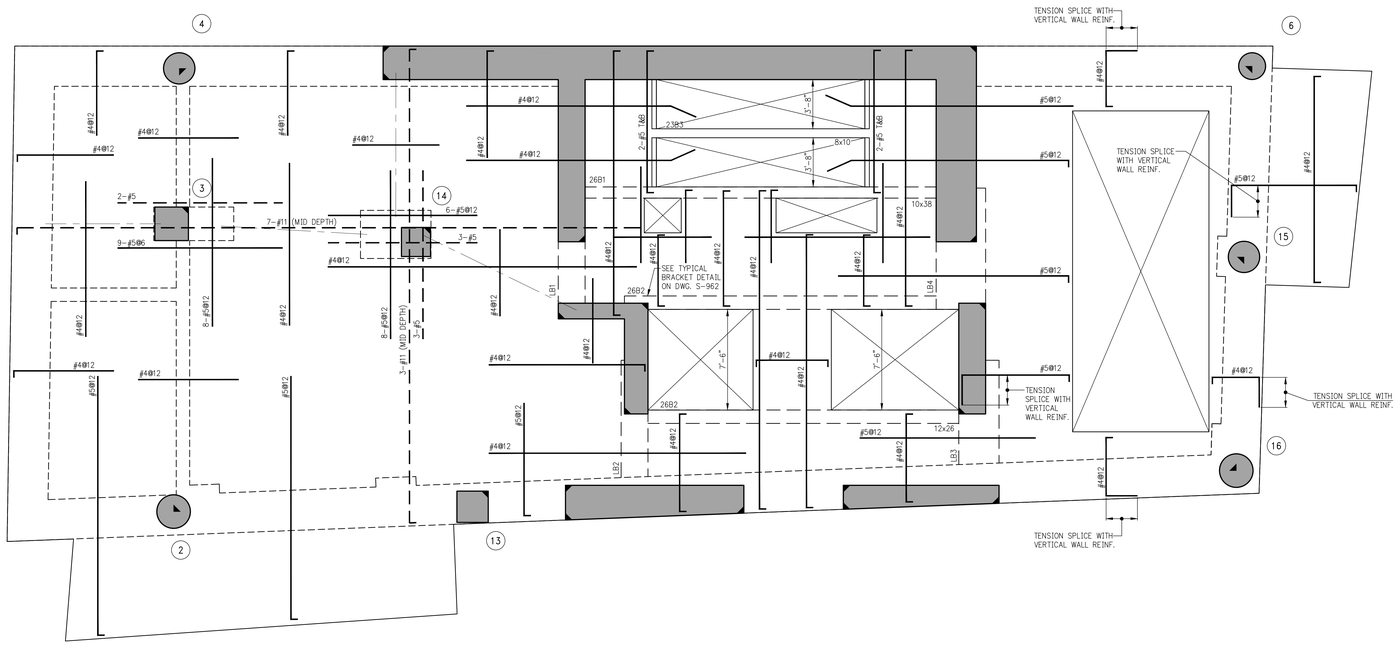
DWG TITLE:
25TH FLOOR MEZZANINE GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

STEPHEN J. HILL PROFESSIONAL ENGINEER STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-259.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-260

26TH FLOOR FRAMING PLAN

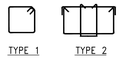
SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S. ELEVATION SHALL BE AT EL. 308'-9" U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
26B1	10	38	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
26B2	12	26	5-#8	3-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
26B3	8	10	2-#8	2-#5	–	1	#4	@3.5	



TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

26TH FLOOR FRAMING PLAN

NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SCHOENER
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-260.00
CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
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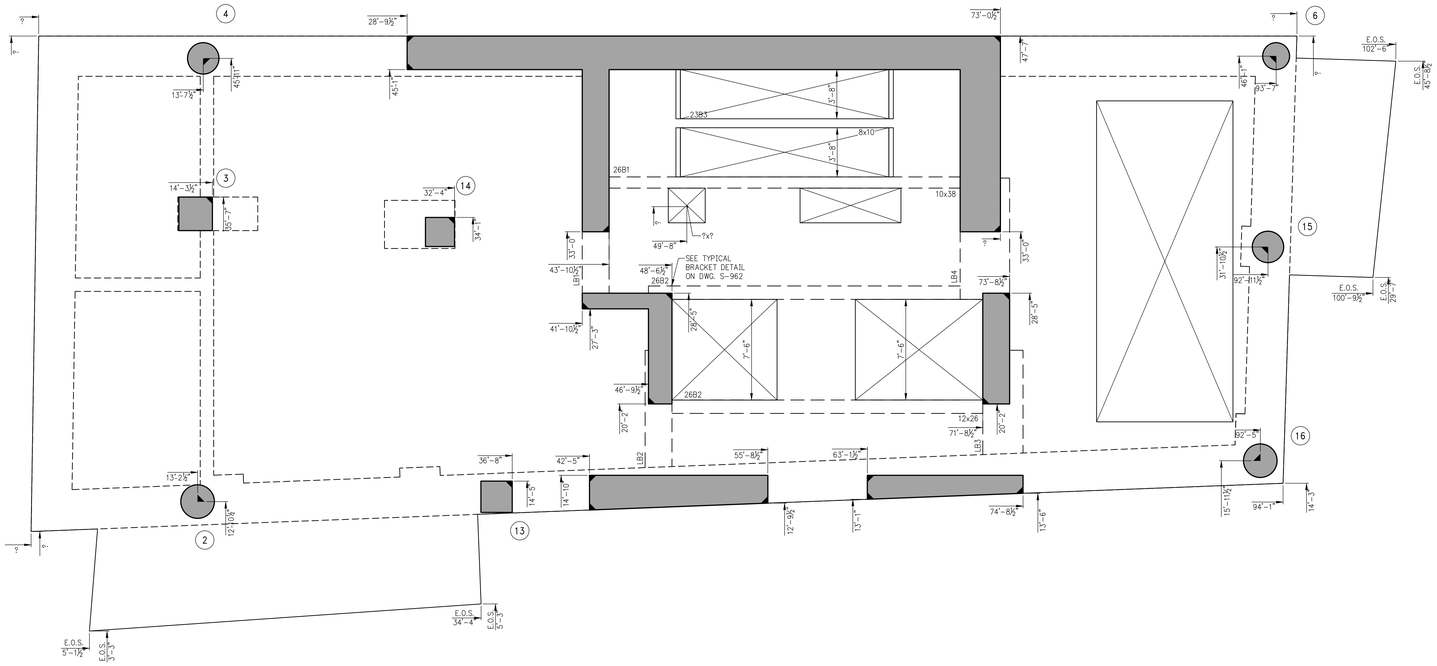

1 / S-269 26TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 308'-9" U.O.N. ON PLAN
2. SLAB TO BE 9" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE:
26TH FLOOR COLUMN GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

STEVEN H. HILL ARCHITECT LICENSED PROFESSIONAL ENGINEER STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-269.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
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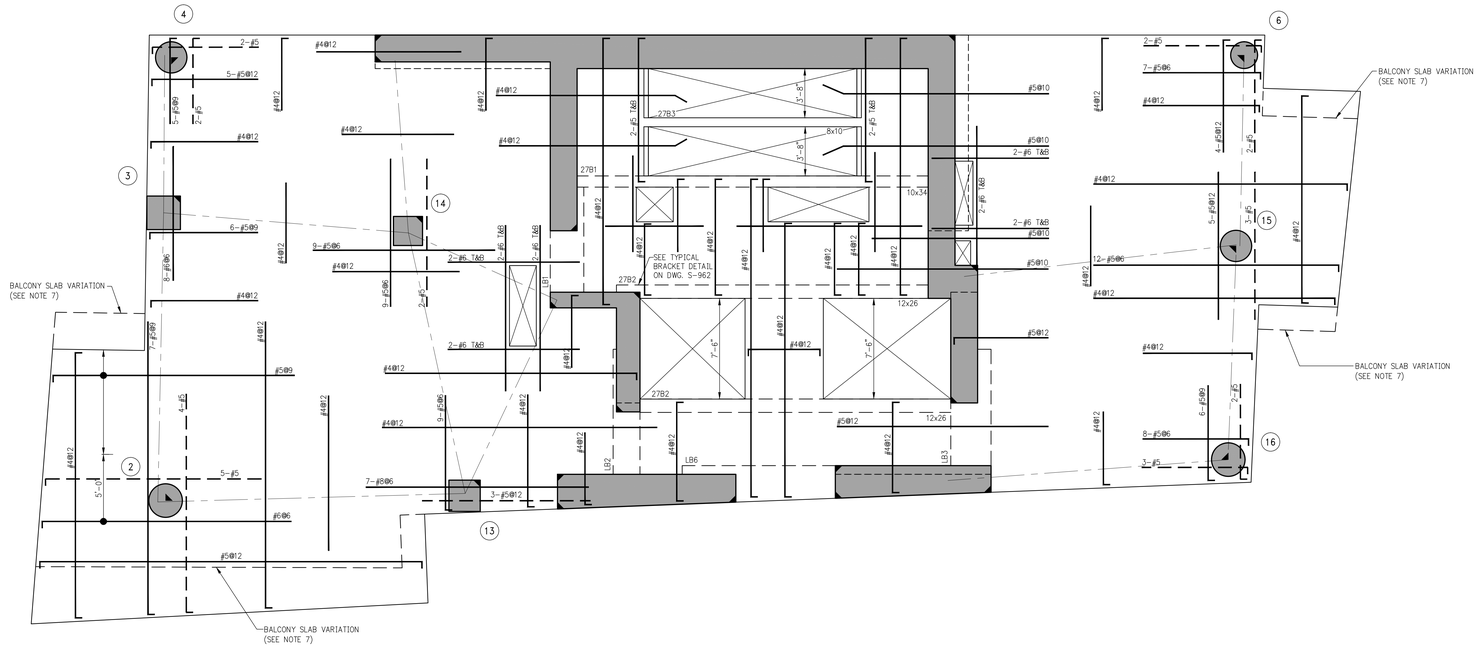

1 / S-270 27TH–28TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 7200 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   2ND & 3RD LAYERS
   1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. BALCONY SLAB EDGE VARIES – SEE ARCH DWGS FOR REFERENCE.

TOP OF SLAB ELEVATION

FLOOR	ELEVATION
27	326'-3"
28	337'-9"

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
27B1	10	34	4–#8	2–#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
27B2	12	26	4–#8	3–#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
27B3	8	10	2–#8	2–#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
5	11–21–2014	95% CD
4	11–12–2014	85% CD
3	10–10–2014	75% CD
2	07–25–2014	50% CD
1	04–30–2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
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151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

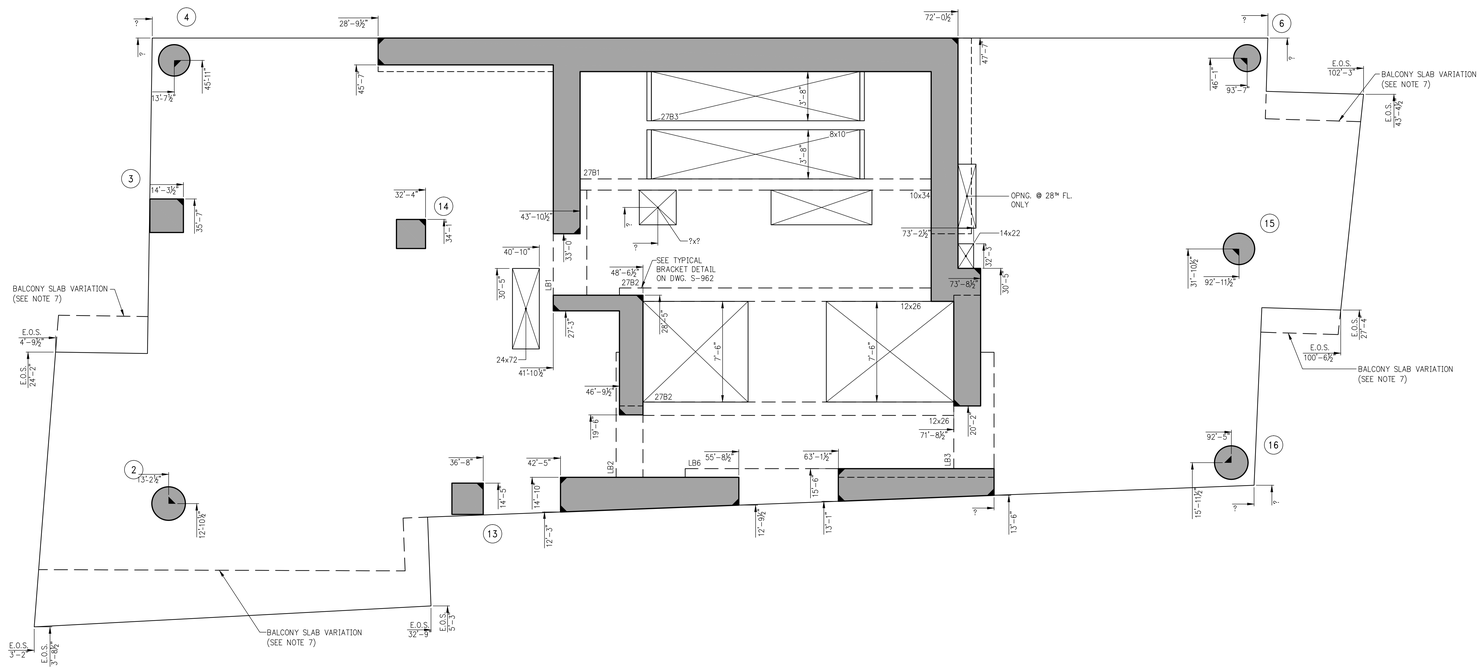
DWG TITLE
27TH-28TH FLOOR FRAMING PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-270.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-279 27TH–28TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
27	326'-3"
28	337'-9"

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT
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151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

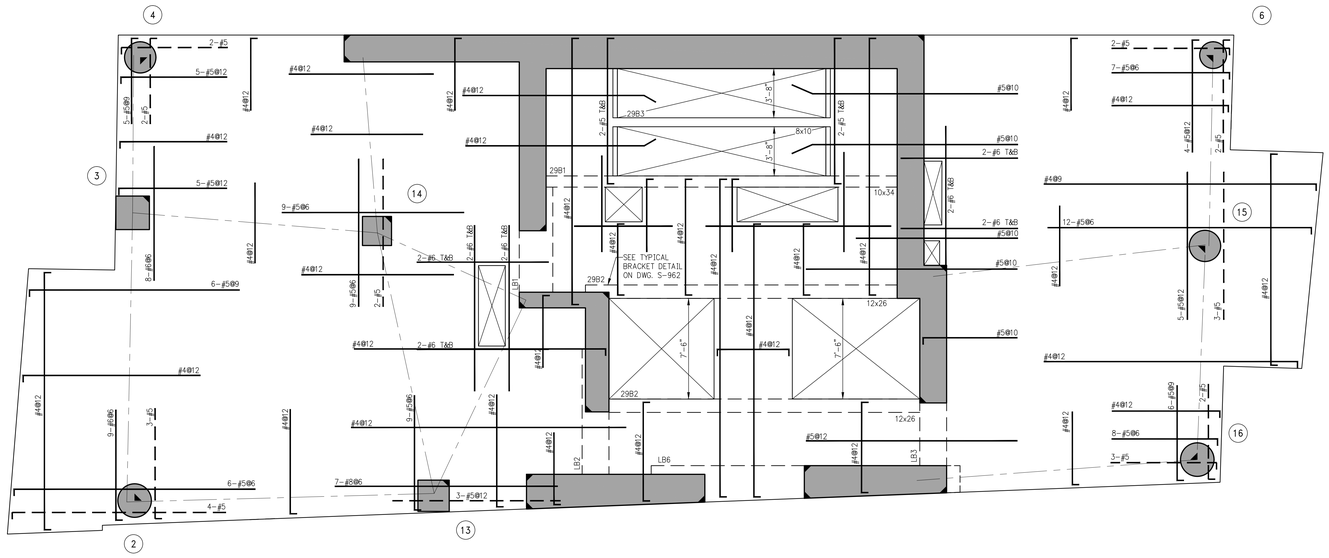
DWG TITLE
27TH-28TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-279.00

CAD FILE: Y:\\1310880_151 Maiden Lane



1 S-290 29TH FLOOR FRAMING PLAN
SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 349'-3", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
29B1	10	34	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
29B2	12	26	4-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
29B3	8	10	2-#8	2-#5	-	1	#4	@3.5	

STIRRUP TYPES
N.T.S.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

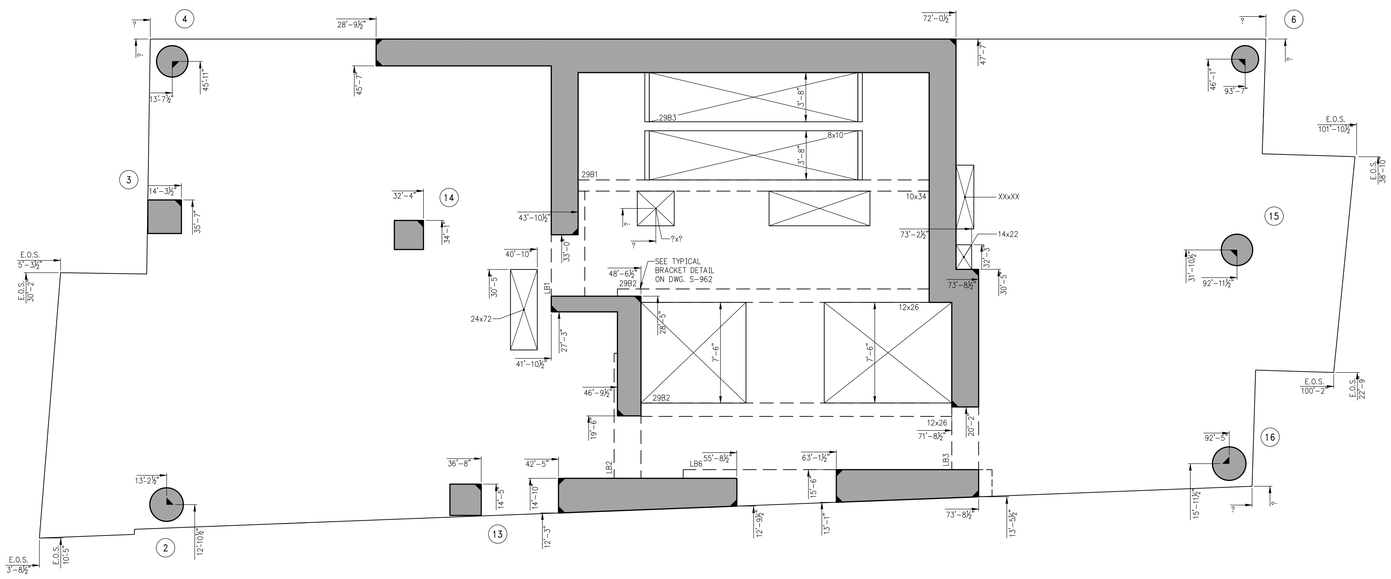
DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE
29TH FLOOR FRAMING PLAN
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK
NO. 27-0
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-290.00
CAD FILE: Y:\\1310880_151 Maiden Lane



1 S-299 29TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 349'-3" U.O.N. ON PLAN
2. SLAB TO BE 8" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING OVERALL FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

29TH FLOOR
GENERAL ARRANGEMENT PLAN
NB#

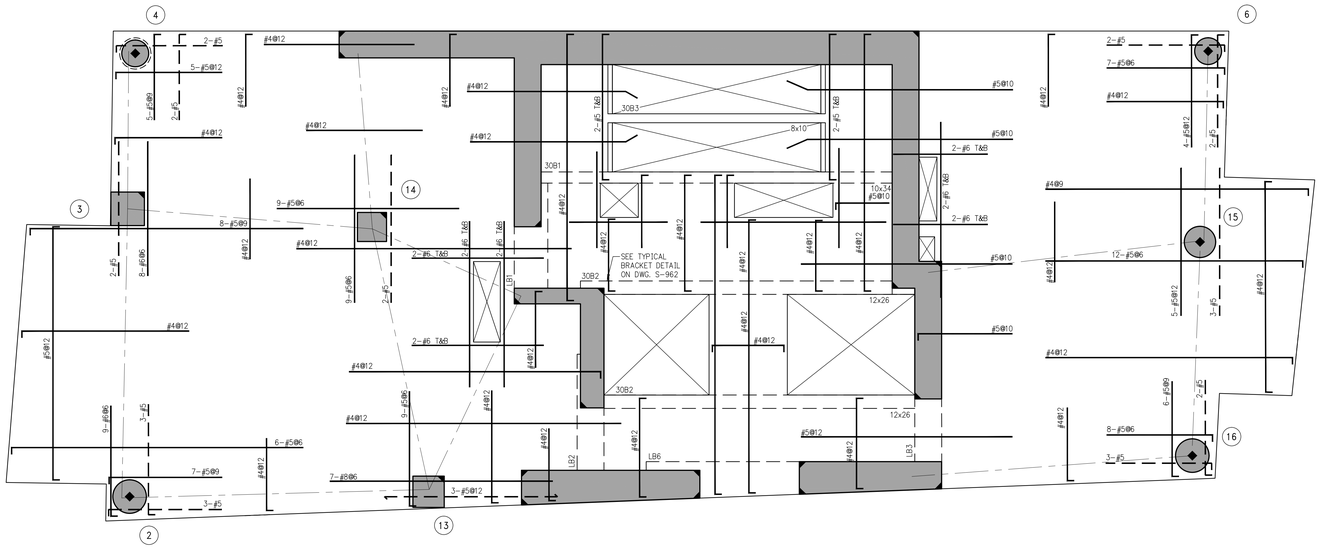
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. GOLDSTEIN
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-299.00

CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 321856860 Job Number
E321952480 Scan Code



1 S-300

30TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 360'-9", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
30B1	10	34	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
30B2	12	26	4-#8	3-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
30B3	8	10	2-#8	2-#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
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New York, NY 10020
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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

30TH FLOOR FRAMING PLAN

NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-300.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
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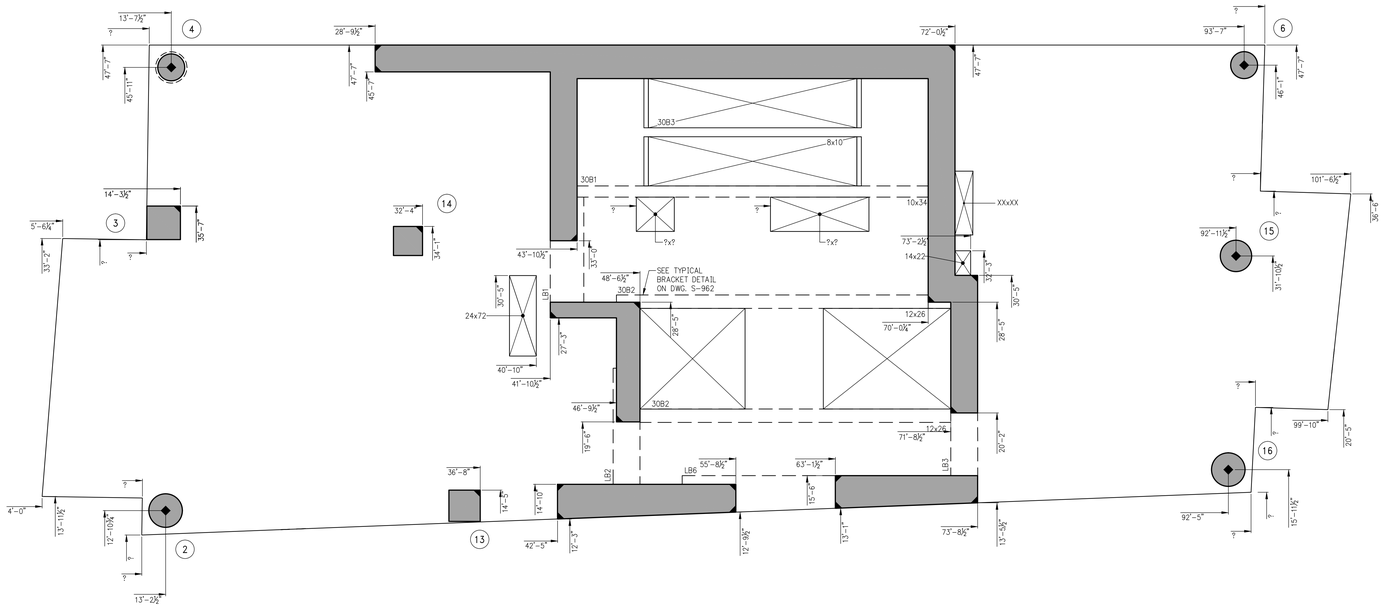

1 S-309

30TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 360'-9", U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS [illegible] ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

30TH FLOOR
GENERAL ARRANGEMENT
PLAN

NO#

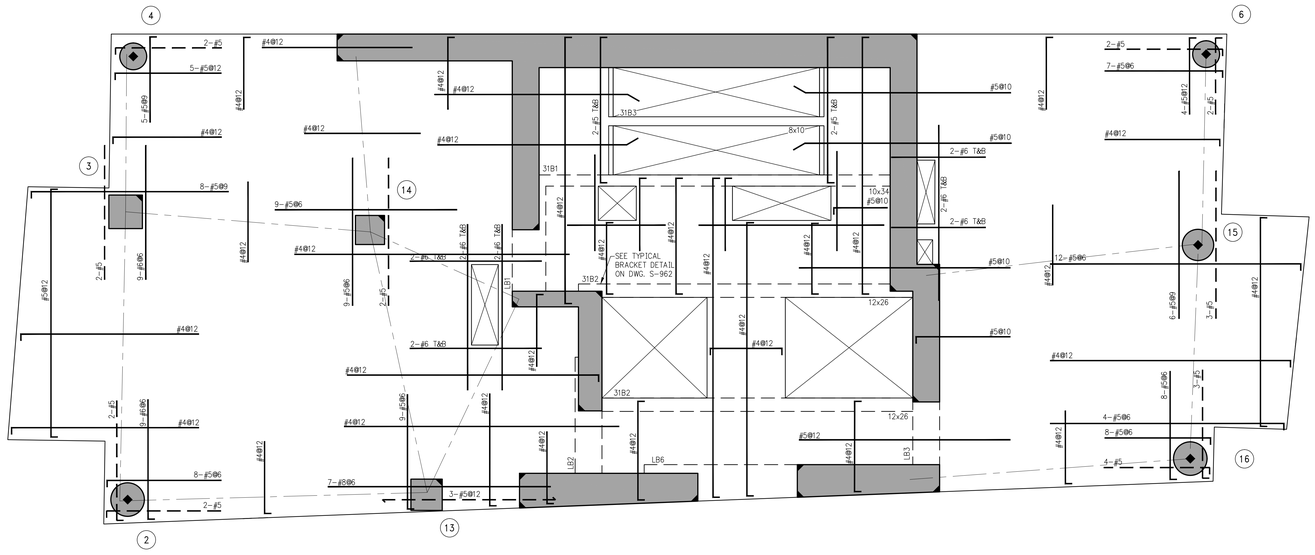
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. ROSENBERG 075201 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-309.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 321185880 Job Number
E304693304 Scan Code



1 / S-310 — 31ST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 372'-3", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
31B1	10	34	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
31B2	12	26	4-#8	3-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
31B3	8	10	2-#8	2-#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

31ST FLOOR FRAMING PLAN

NB#

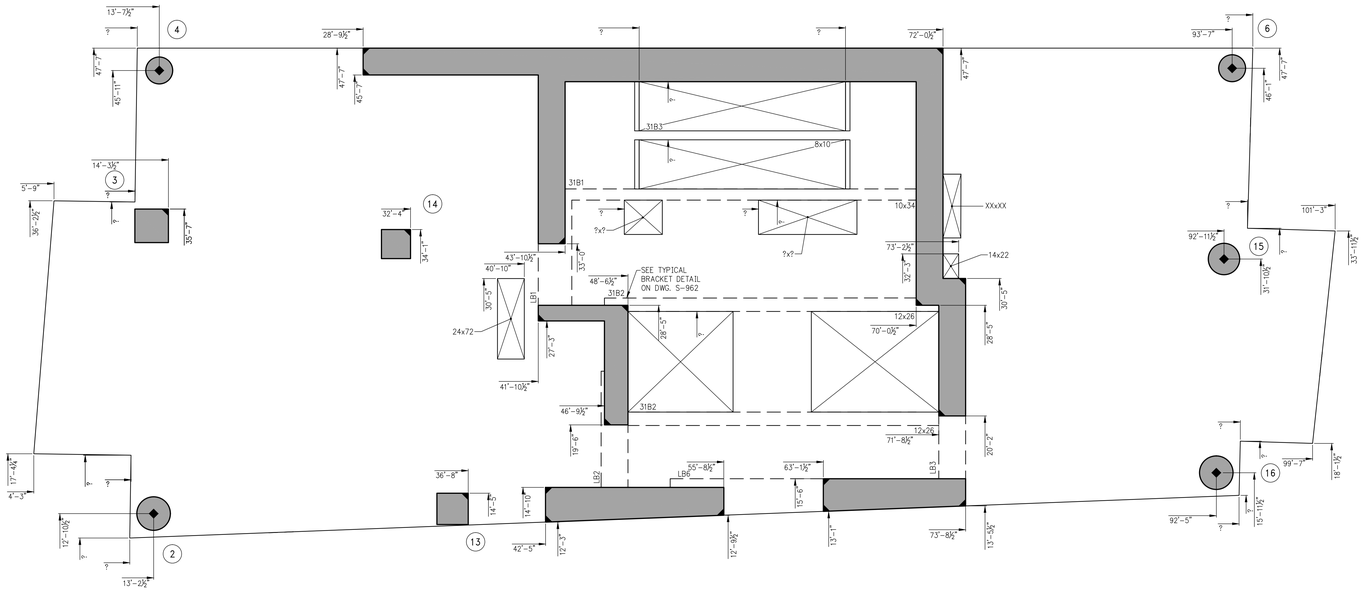
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-310.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185680 Job Number
ES4199941439 Scan Code



1 S-390 31ST FLOOR GENERAL ARRANGEMENT PLAN
SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 372'-3", U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ▭ ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

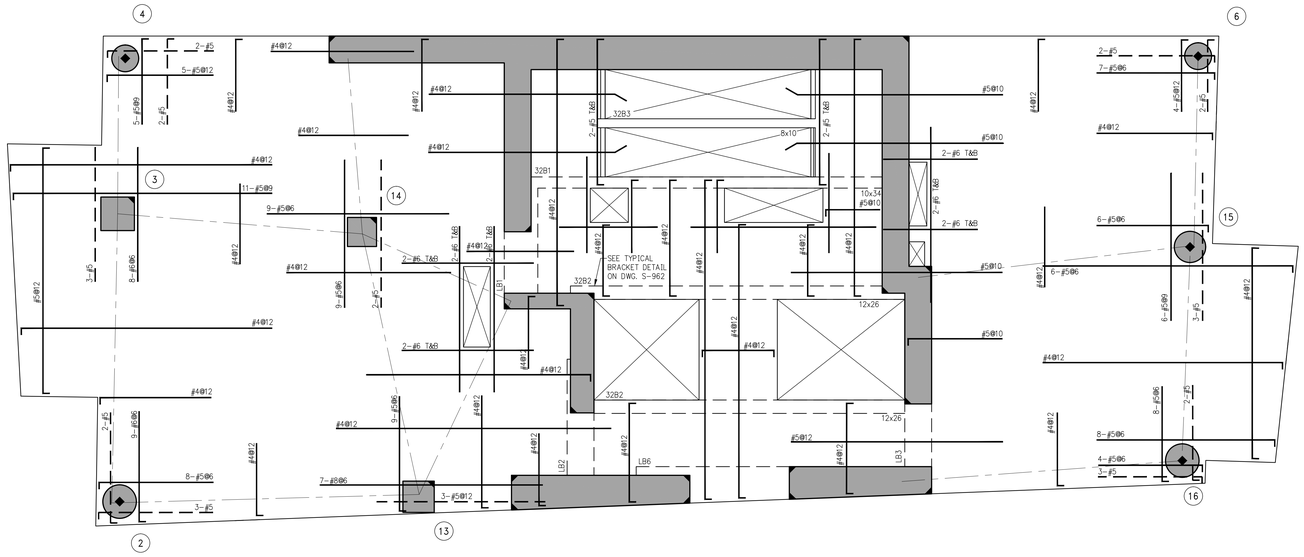
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE
31ST FLOOR
GENERAL ARRANGEMENT
PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SCHWARTZ
NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-319.00
CAD FILE:	Y:\\1310880_151 Maiden Lane



1 S-320 32ND FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 383'-9", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
32B1	10	34	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
32B2	12	26	4-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
32B3	8	10	2-#8	2-#5	-	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

32ND FLOOR FRAMING PLAN

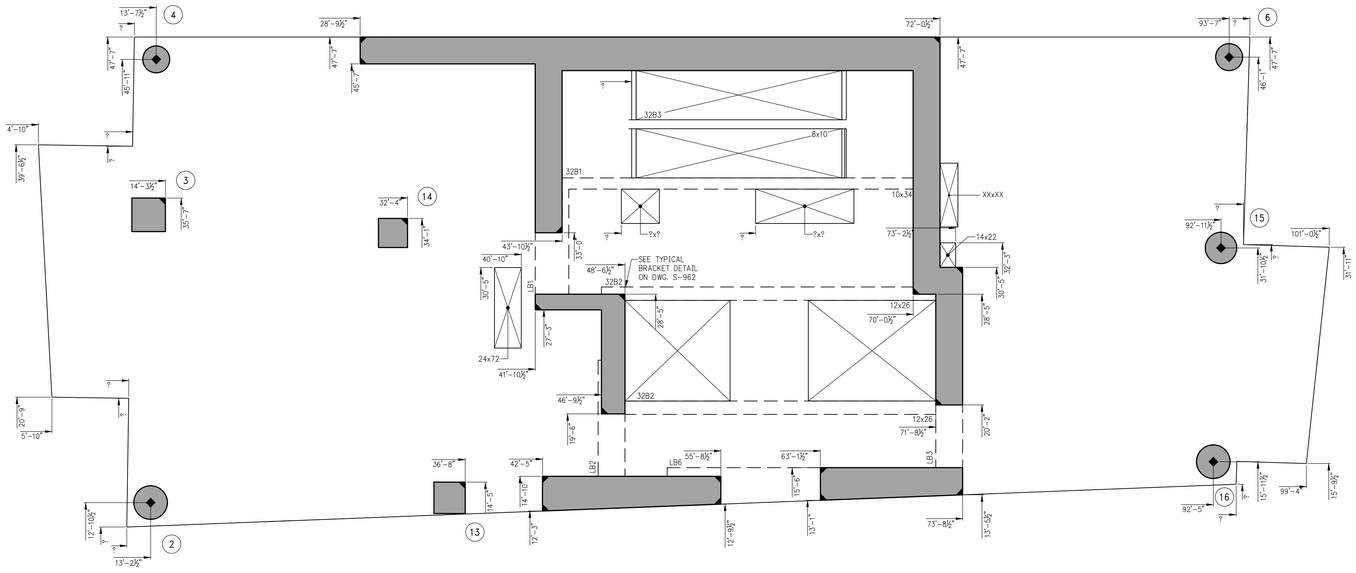
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-320.00

CAD FILE: Y:\\1310880_151 Maiden Lane



1 S-329 32ND FLOOR GENERAL ARRANGEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 383'-9", U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

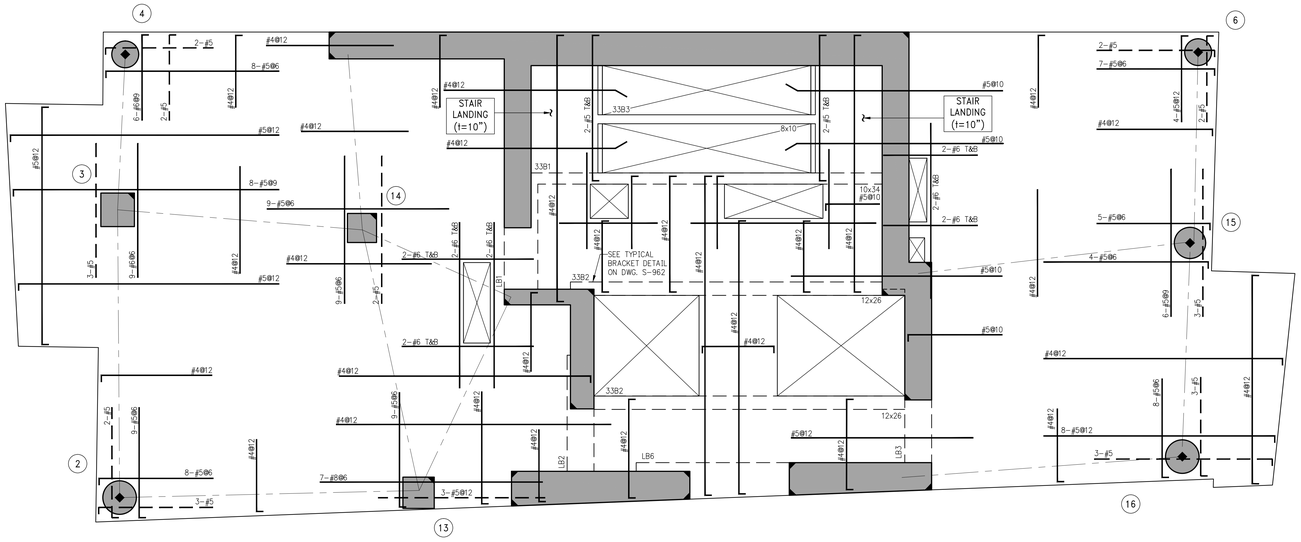
32ND FLOOR
GENERAL ARRANGEMENT
PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-329.00

CAD FILE: Y:\\1310880_151 Maiden Lane



1 S-330 33RD FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT 395'-3", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
33B1	10	34	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
33B2	12	26	4-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
33B3	8	10	2-#8	2-#5	-	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

33RD FLOOR FRAMING PLAN

NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-330.00

CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 121185880 Job Number
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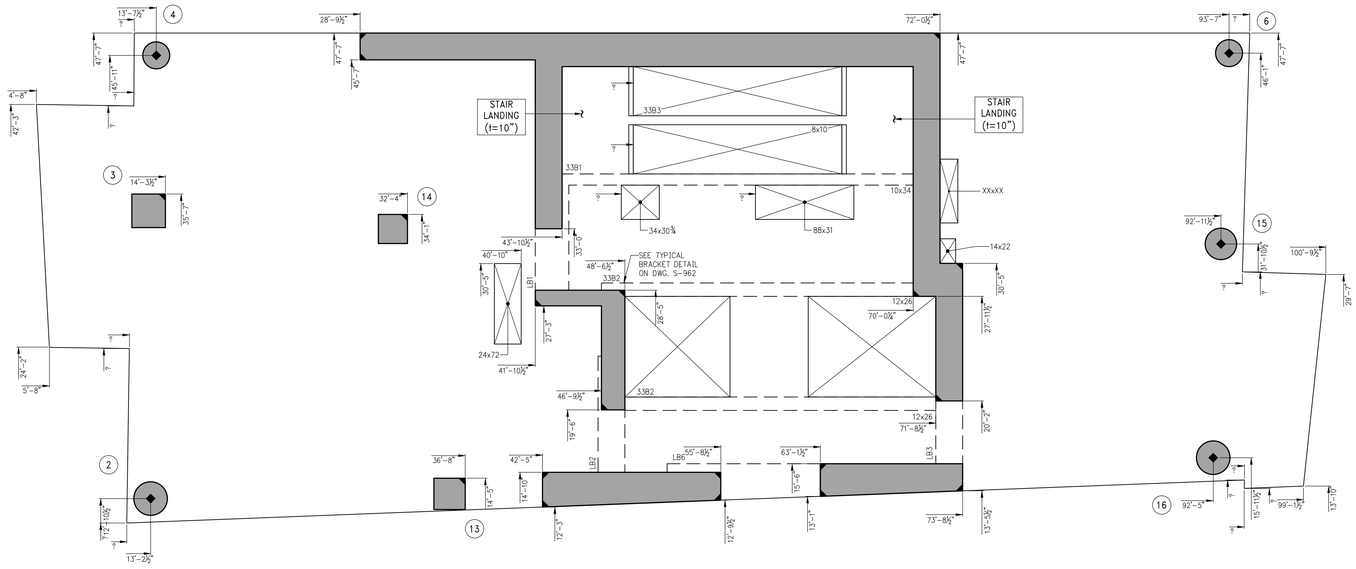

1 / S-339 **33RD FLOOR GENERAL ARRANGEMENT PLAN**

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT 395'-3", U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ▭ ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

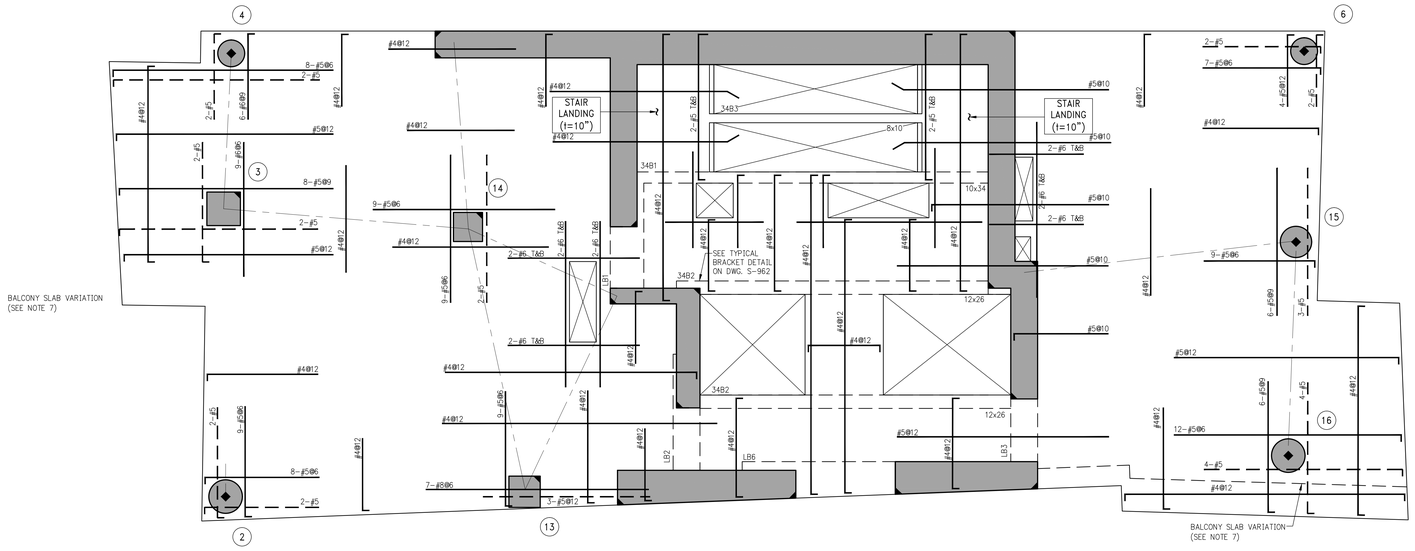
33RD FLOOR
GENERAL ARRANGEMENT
PLAN
NB#

SEAL & SIGNATURE:

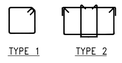
LICENSED PROFESSIONAL ENGINEER JEFFREY H. JENKINS NO. 065361 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-339.00

CAD FILE: Y:\1310880_151 Maiden Lane



BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
34B1	10	34	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
34B2	12	26	4-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
34B3	8	10	2-#8	2-#5	-	1	#4	@3.5	



STIRRUP TYPES
N.T.S.

1 S-340

34TH-35TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   2ND & 3RD LAYERS
   1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. BALCONY SLAB EDGE VARIES - SEE ARCH DWGS FOR REFERENCE.
8. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
34	406'-9"
35	418'-3"

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

34TH-35TH FLOOR FRAMING PLAN

NB#

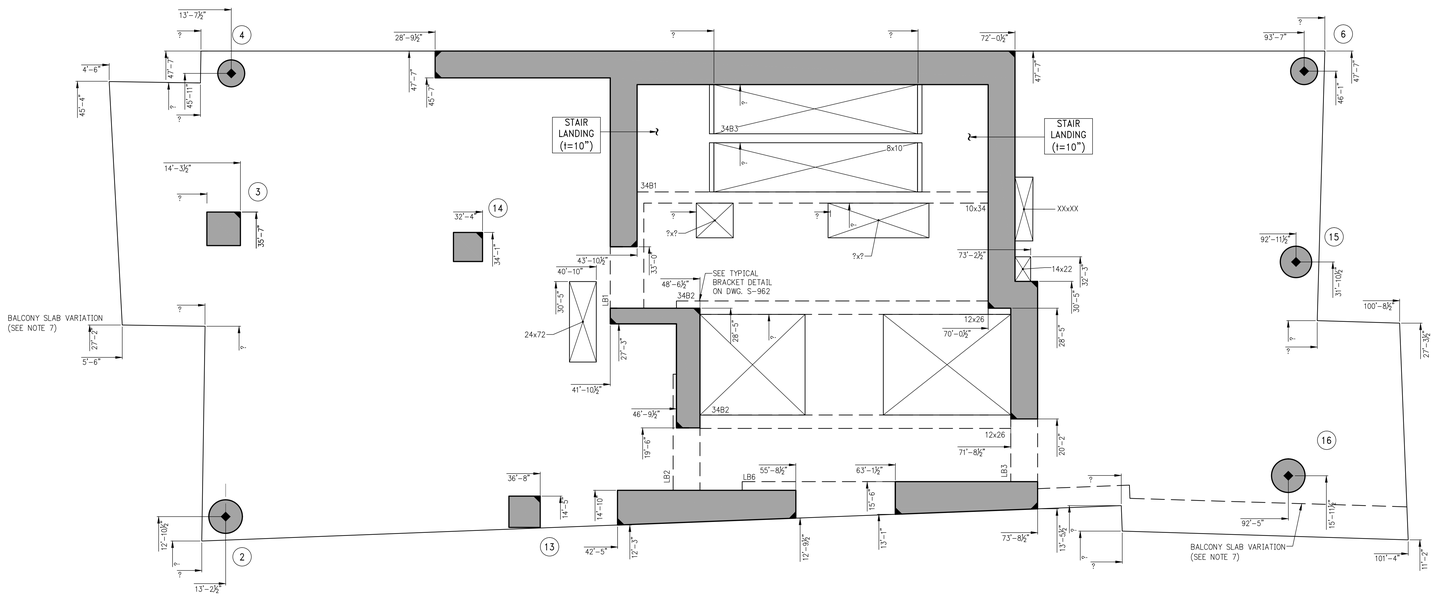
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK
NO. 077291

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-340.00

CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
E326997997X6 Scan Code



1 / S-349 **34TH–35TH FLOOR GENERAL ARRANGEMENT PLAN**

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ▭ ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

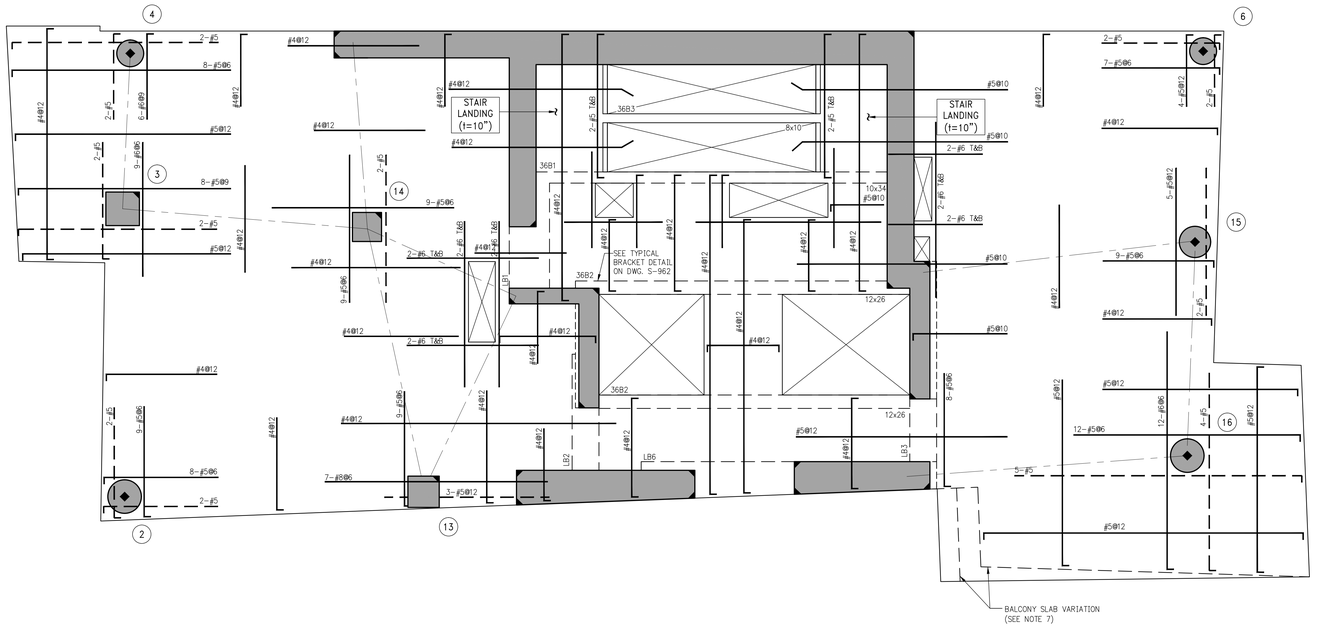
DWG TITLE:
34TH-35TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-349.00

CAD FILE: Y:\1310880_151 Maiden Lane



BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
36B1	10	34	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
36B2	12	26	4-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
36B3	8	10	2-#8	2-#5	-	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

1 S-360

36TH-38TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. BALCONY SLAB EDGE VARIES - SEE ARCH DWGS FOR REFERENCE.
8. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
36	429'-9"
37	441'-9"
38	453'-9"

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

36TH-38TH FLOOR FRAMING PLAN

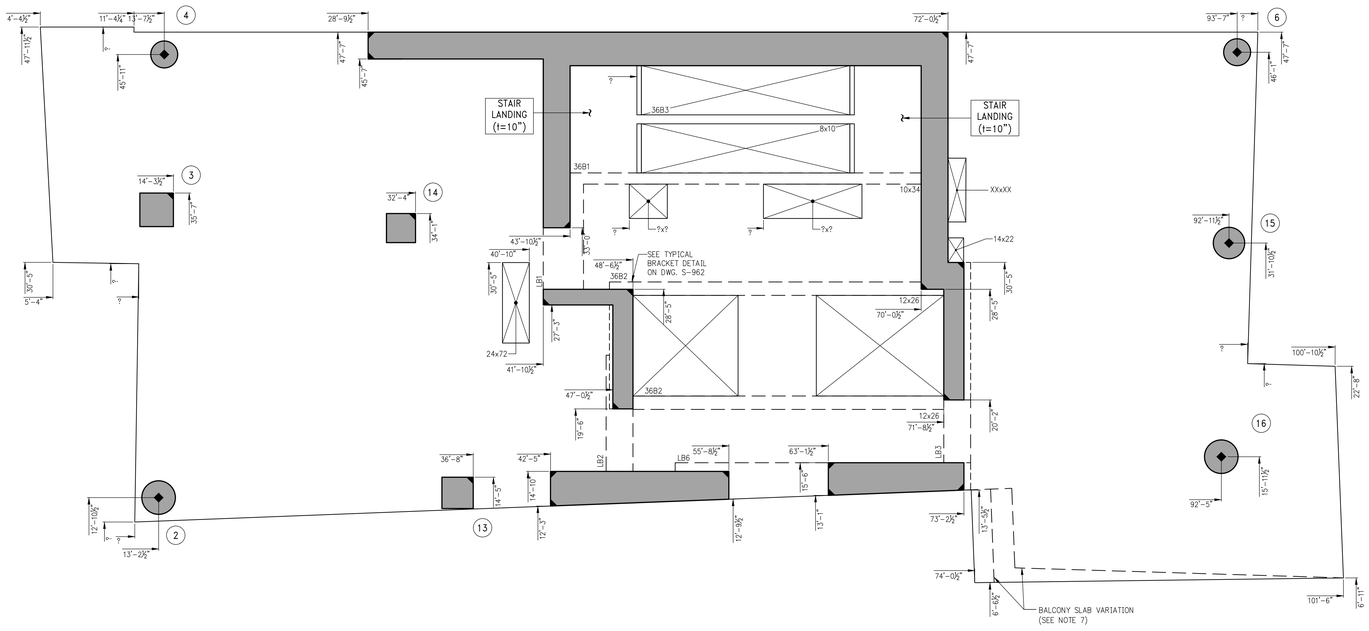
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-360.00

CAD FILE: Y:\\1310880_151 Maiden Lane



1 S-369 36TH–38TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S. ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
36	429'-9"
37	441'-9"
38	453'-9"

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

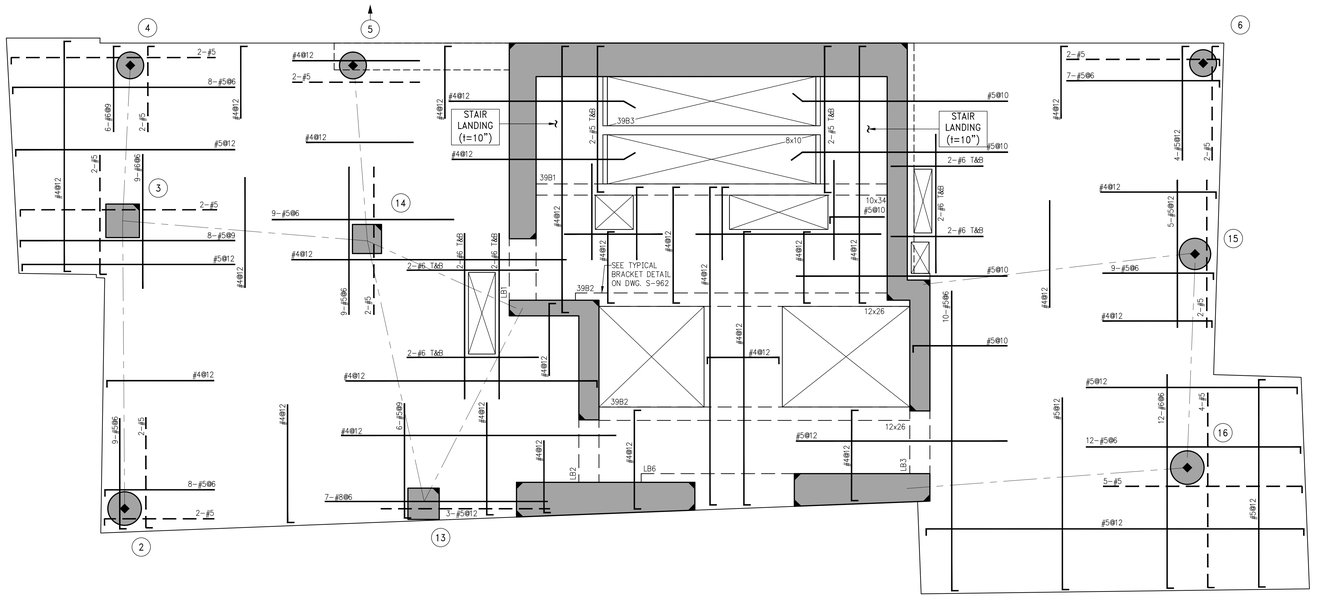
36TH-38TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-369.00

CAD FILE: Y:\\1310880_151 Maiden Lane



BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
39B1	10	34	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
39B2	12	26	4-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
39B3	8	10	2-#8	2-#5	-	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

1 S-390

39TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS AT EL. 465'-9", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

39TH FLOOR FRAMING PLAN

NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK
NO. 27-0
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-390.00

CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
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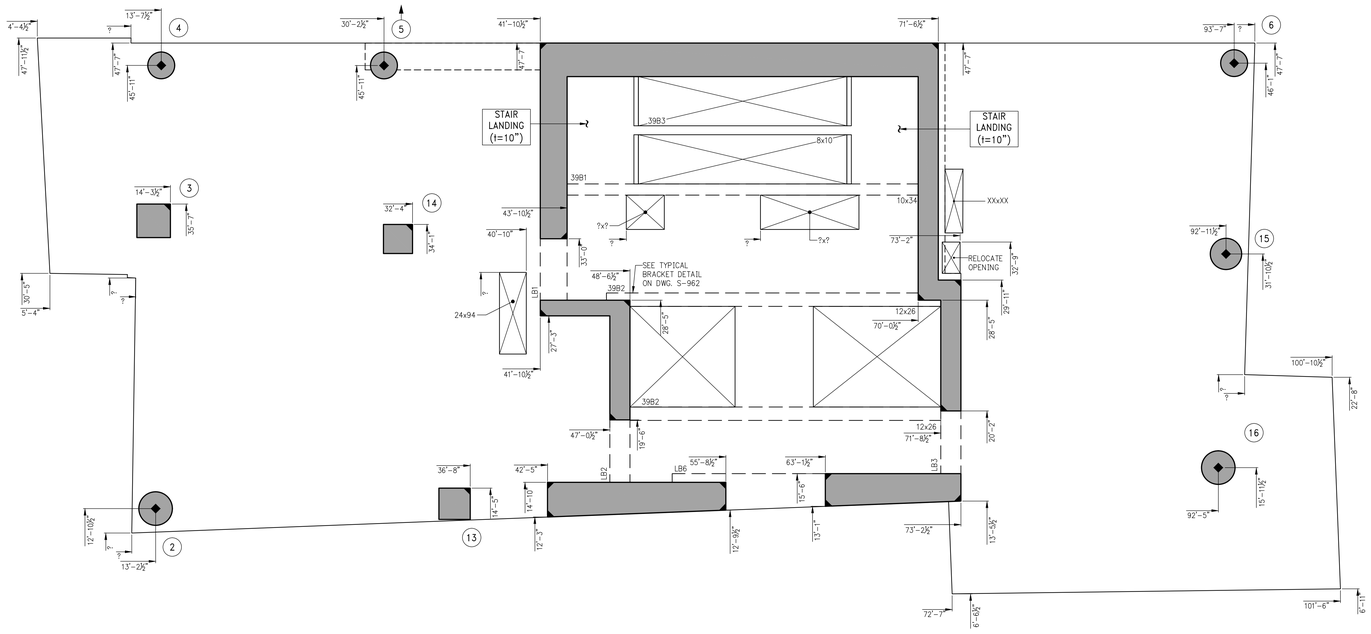

1 / S-399 39TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT 465'-9" U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015.
NYC Development Hub

DWG TITLE

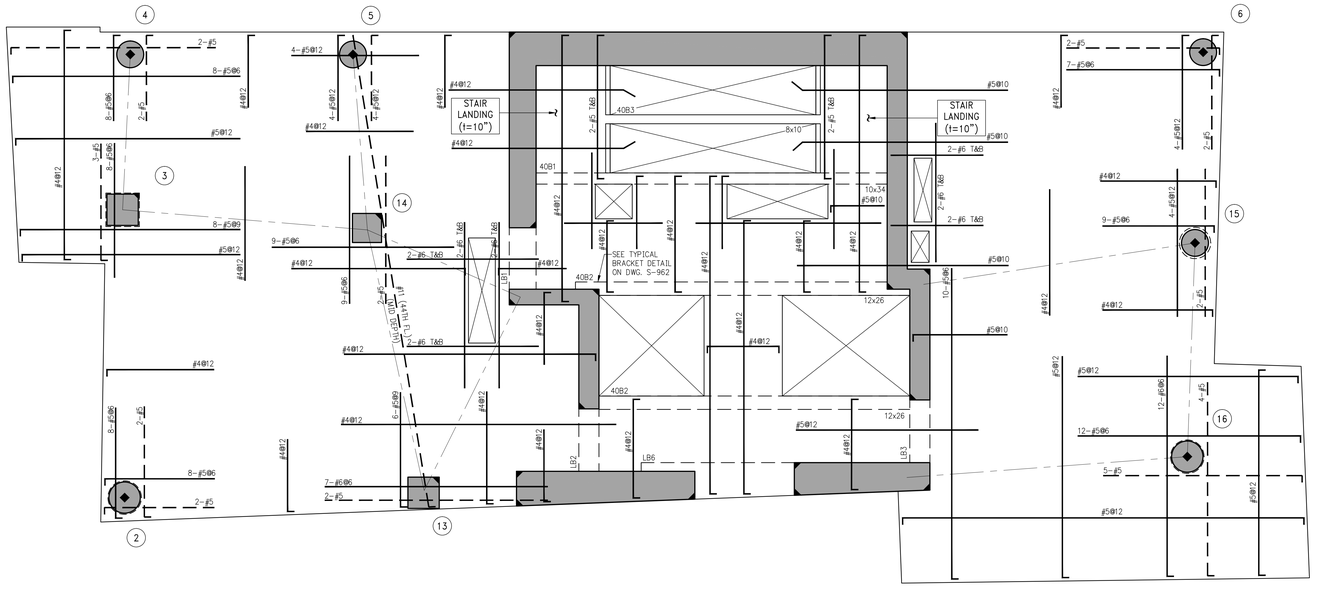
39TH FLOOR
GENERAL ARRANGEMENT
PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST NO. 075 NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-399.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 / S-400 — 40TH–46TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. BALCONY SLAB EDGE VARIES – SEE ARCH DWGS FOR REFERENCE.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
40B1	10	34	4–#8	2–#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
40B2	12	26	4–#8	3–#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
40B3	8	10	2–#8	2–#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES
N.T.S.

TOP OF SLAB ELEVATION

FLOOR	ELEVATION
40	477'-9"
41	489'-9"
42	501'-9"
43	513'-9"
44	525'-9"
45	537'-9"
46	549'-9"

No.	Date	Revision
4	11-21-2014	95% CD
3	11-12-2014	85% CD
2	10-10-2014	75% CD
1	07-25-2014	50% CD

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

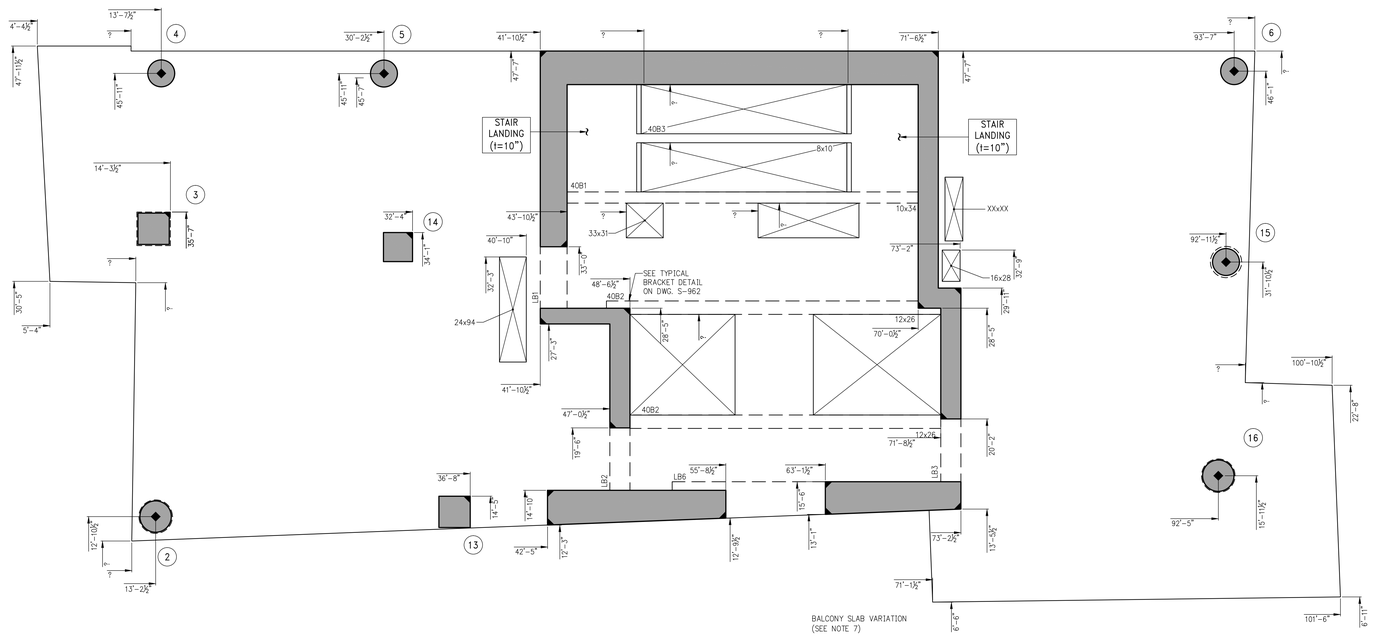
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
40TH-46TH FLOOR FRAMING PLAN
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-400.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-409 40TH–46TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

40TH-46TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

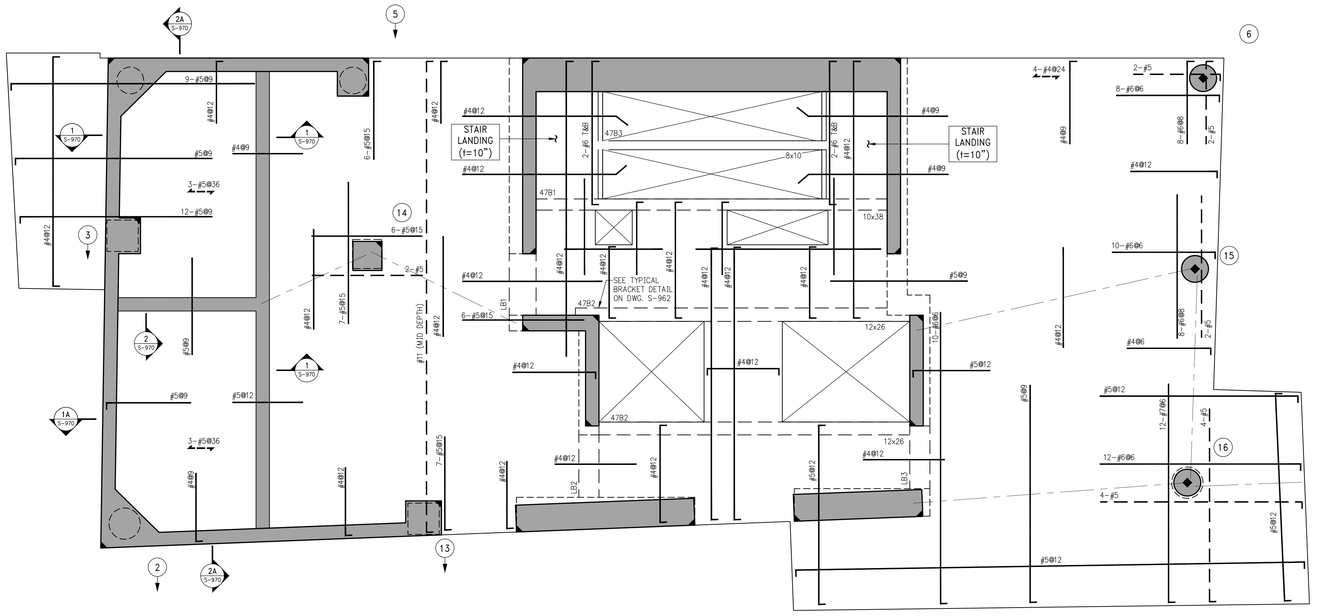
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. BROWN
NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-409.00

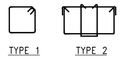
CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
E30420035845 Scan Code



BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
47B1	10	38	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
47B2	12	26	5-#8	3-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
47B3	8	10	2-#8	2-#5	–	1	#4	@3.5	



TYPE 1 TYPE 2

STIRRUP TYPES
N.T.S.

1 / S-470 **47TH FLOOR FRAMING PLAN**
SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 561'-9" U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   2ND & 3RD LAYERS
   1ST & 4TH LAYERS
6. ALL WATER TANKS TO BE WATERPROOFED SEE ARCHITECTURAL DRAWINGS.
7. FOR BALANCE OF NOTES SEE S-020.
8. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

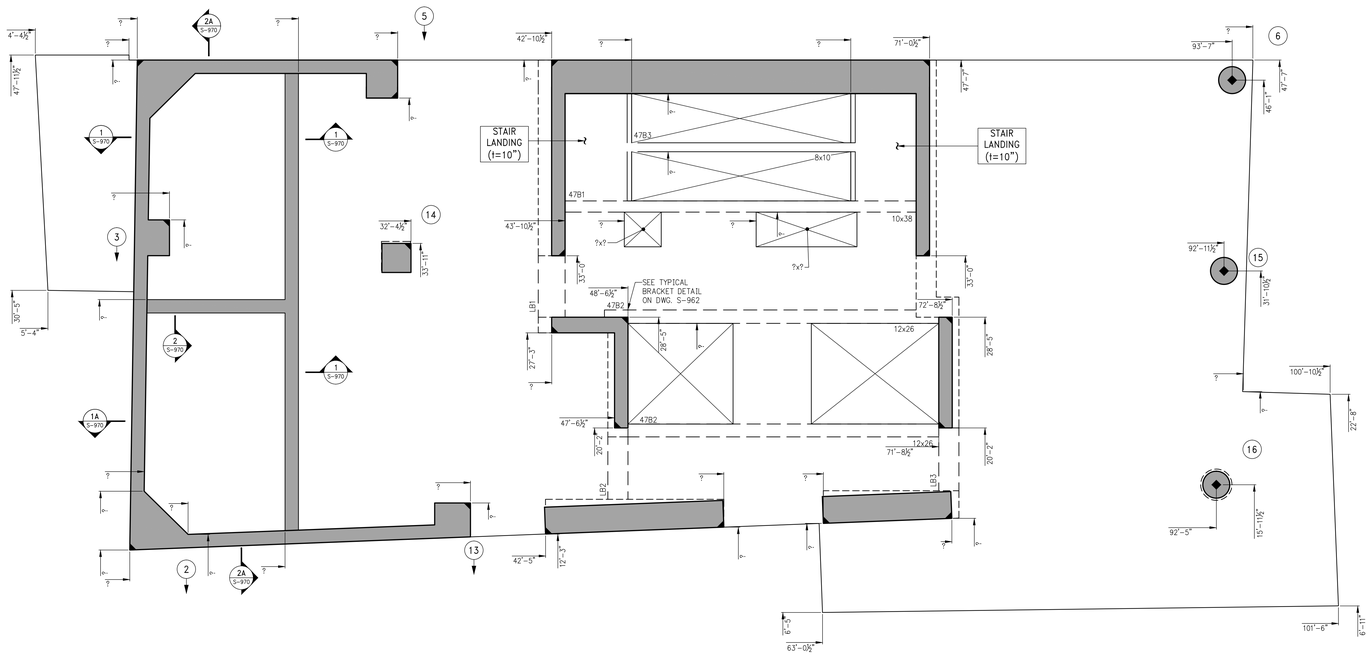
DWG TITLE
47TH FLOOR FRAMING PLAN
NB#

SEAL & SIGNATURE:
STEVEN G. HILL ARCHITECT NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-470.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number
E300669660 Scan Code



1 / S-474 **47TH FLOOR GENERAL ARRANGEMENT PLAN**

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 561'-9", U.O.N.
2. SLAB TO BE 9" THICK U.O.N. THUS [ ] ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015.
NYC Development Hub

DWG TITLE

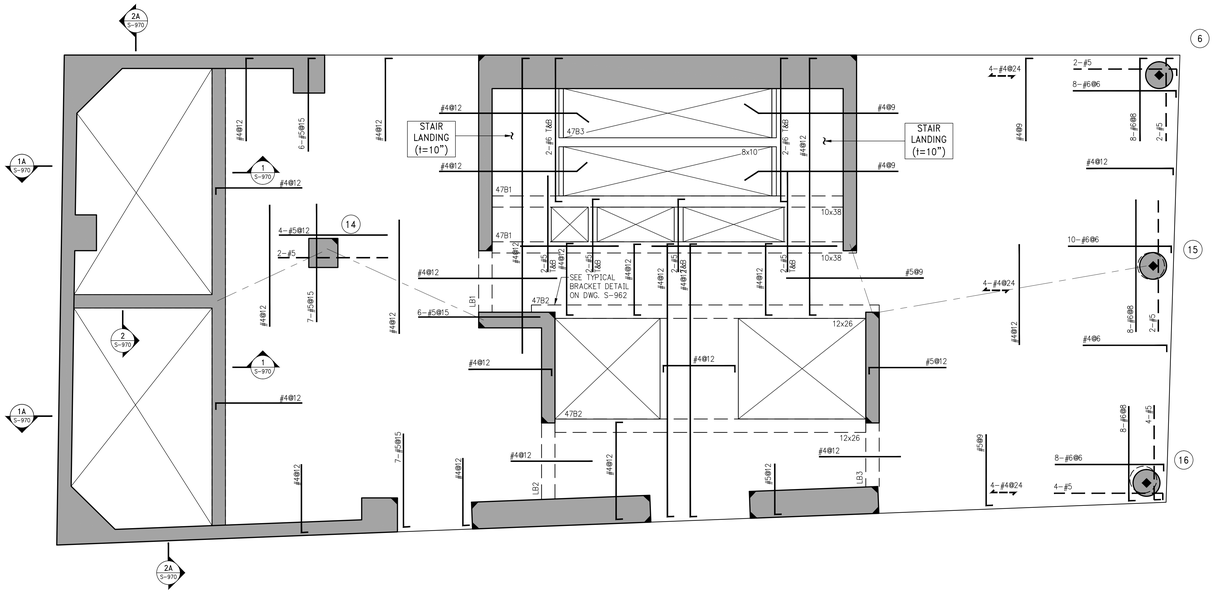
47TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST 087-20-1 NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-474.00

CAD FILE: Y:\1310880_151 Maiden Lane



BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
47B1	10	38	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
47B2	12	26	5-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
47B3	8	10	2-#8	2-#5	-	1	#4	@3.5	

STIRRUP TYPES
N.T.S.

1 S-475 47TH FLOOR MEZZANINE FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 573'-9" U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. ALL WATER TANKS TO BE WATERPROOFED SEE ARCHITECTURAL DRAWINGS.
7. FOR BALANCE OF NOTES SEE S-020.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE
47TH FLOOR MEZZANINE FRAMING PLAN
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHAPIRO
NEW YORK
NO. 070787
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-475.00
CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 121185880 Job Number
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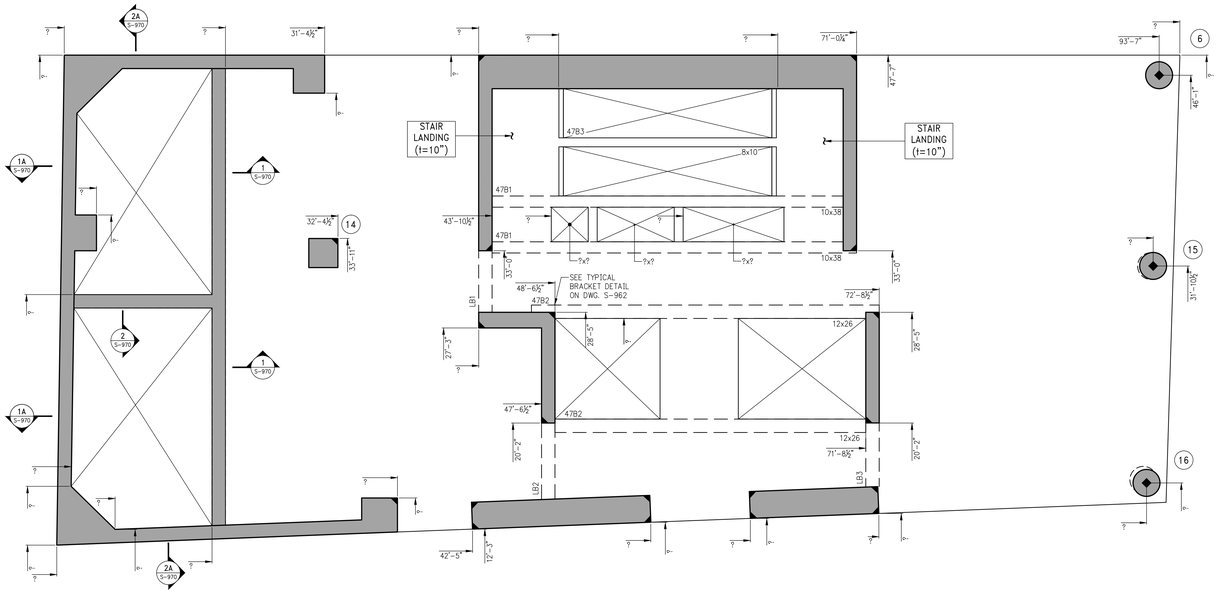

1 / S-479 **47TH FLOOR MEZZANINE GENERAL ARRANGEMENT PLAN**

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 360'-9", U.O.N.
2. SLAB TO BE 10" THICK U.O.N. THUS ▭ ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE: 47TH FLOOR MEZZANINE GENERAL ARRANGEMENT PLAN
NB#

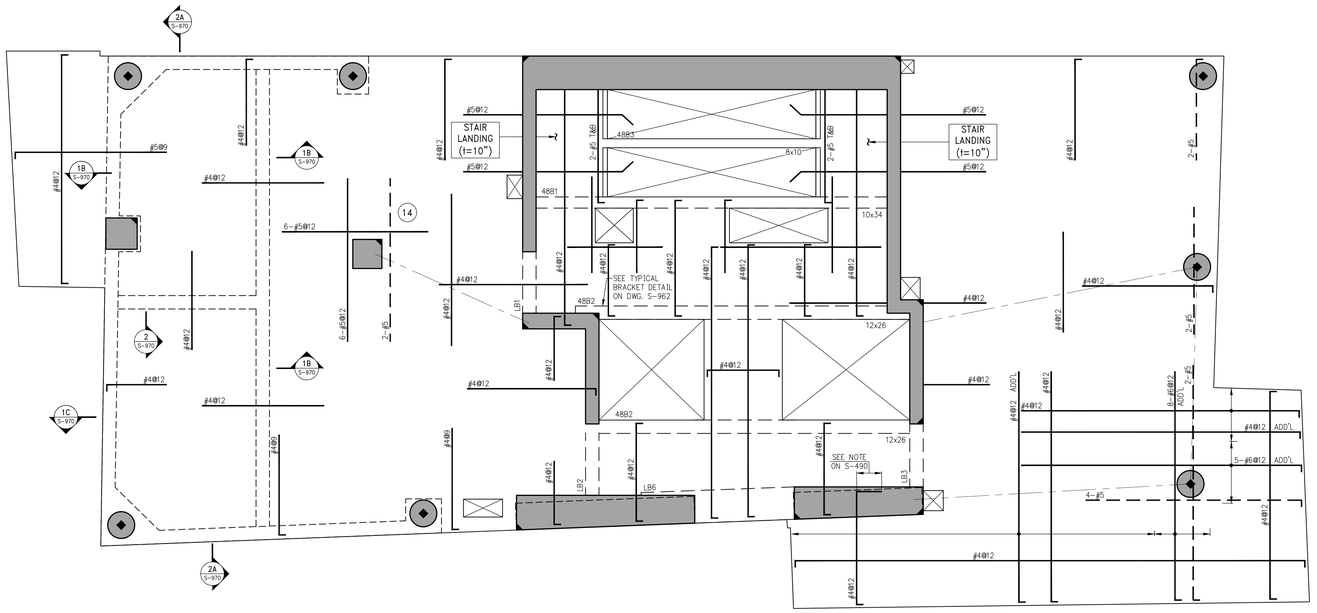
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. GOLDSTEIN NO. 065 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-479.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
E348687326 Scan Code

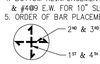


1 S-480 48TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. TOP OF SLAB ELEVATION TO BE 583'-9" U.O.N. ON PLAN
2. SLAB TO BE 8" THICK U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. E.W. FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF BAR PLACEMENT TO BE AS FOLLOWS:



6. FOR BALANCE OF NOTES SEE S-020 DRAWING.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
48B1	10	34	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
48B2	12	26	4-#8	3-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
48B3	8	10	4-#8	2-#6	–	1	#4	@10	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

48TH FLOOR FRAMING PLAN

NB#

SEAL & SIGNATURE:

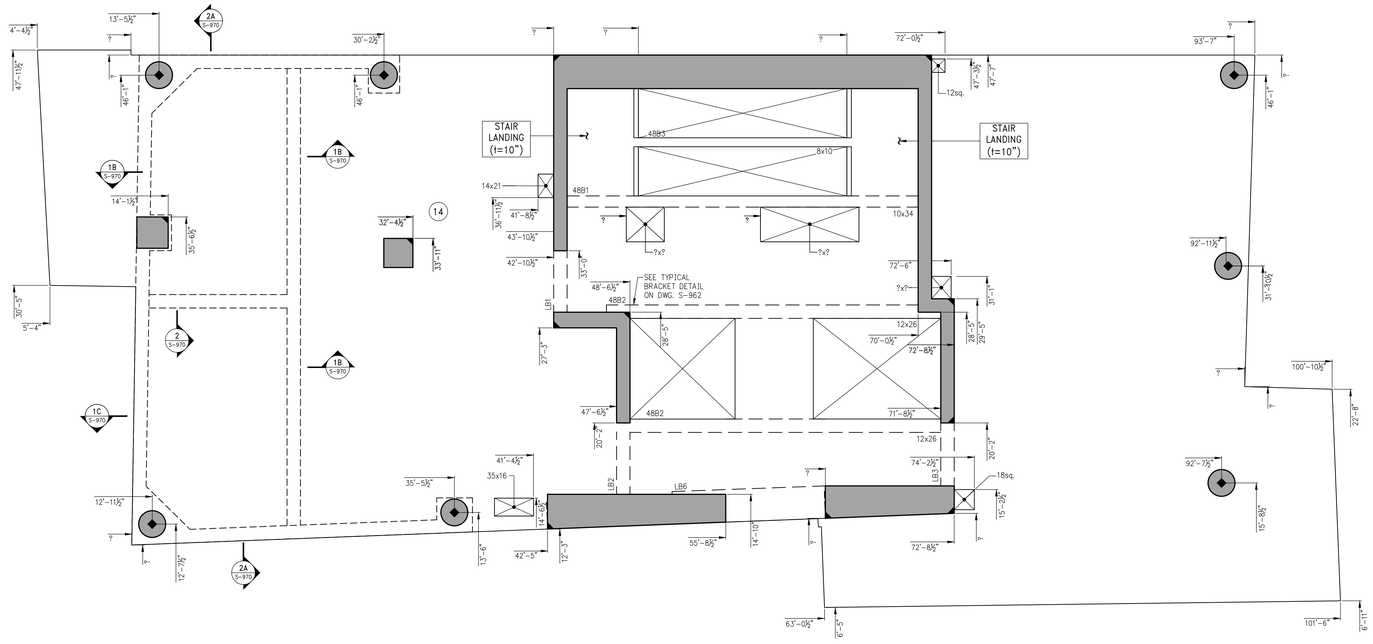
LICENSED PROFESSIONAL ENGINEER JERRY H. HILL NO. 049027 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-480.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number

E300957348059 Scan Code



1 / S-489 48TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT 583'-9" U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

48TH FLOOR GENERAL ARRANGEMENT PLAN
NB#

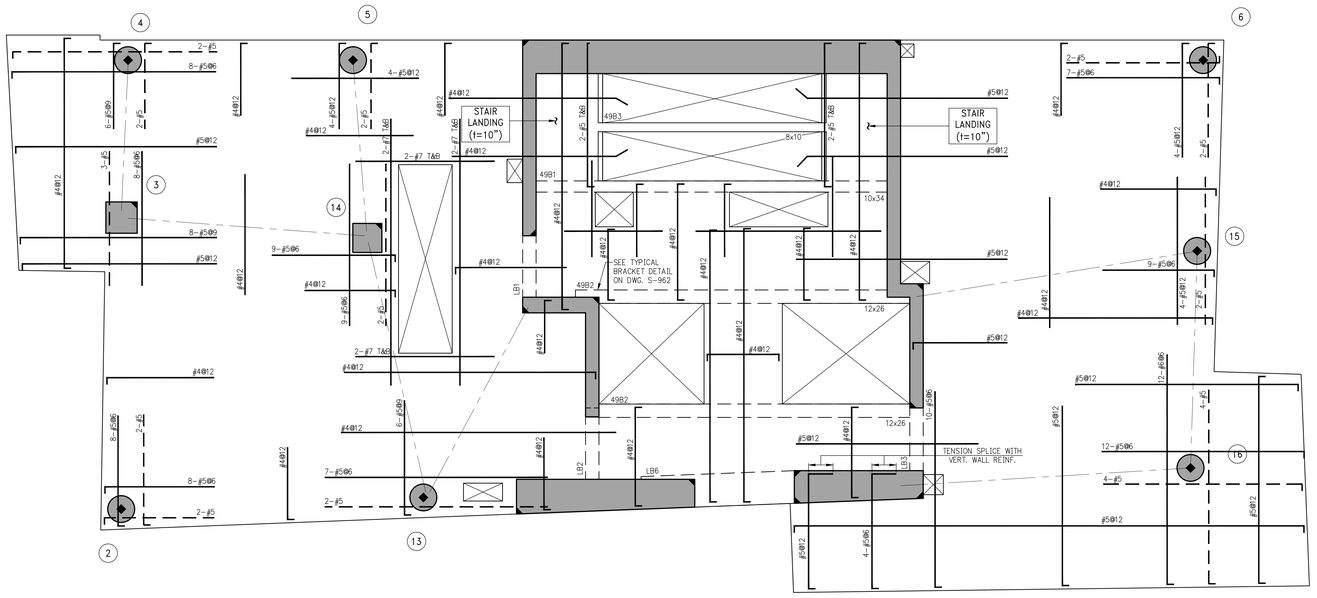
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-489.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
E501796395 Scan Code



BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
49B1	10	34	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
49B2	12	26	4-#8	3-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
49B3	8	10	2-#8	2-#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

1 / S-490

49TH, 51ST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

TOP OF SLAB ELEVATION	
FLOOR	ELEVATION
49	595'-9"
51	619'-9"

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

49TH, 51ST FLOOR FRAMING PLAN

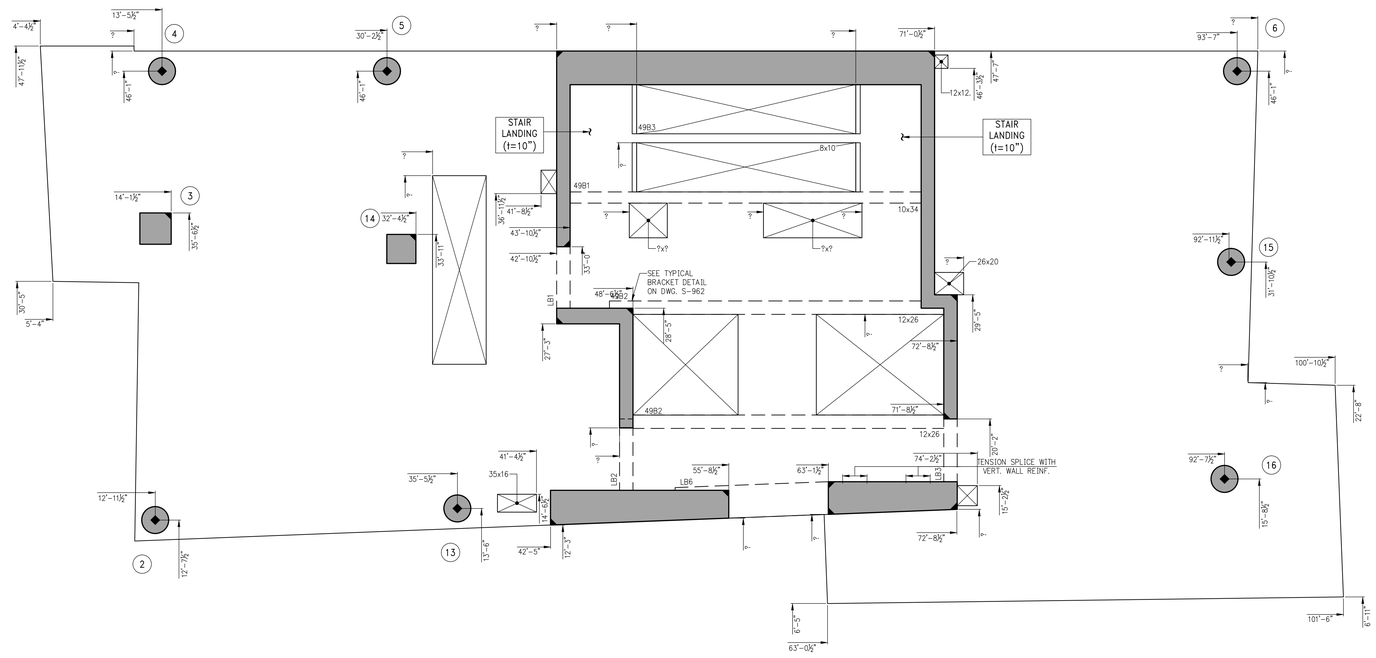
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-490.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-499 49TH, 51ST FLOOR GENERAL ARRANGEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AS SHOWN ON TABLE, U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

49TH, 51ST FLOOR GENERAL ARRANGEMENT PLAN
NB#

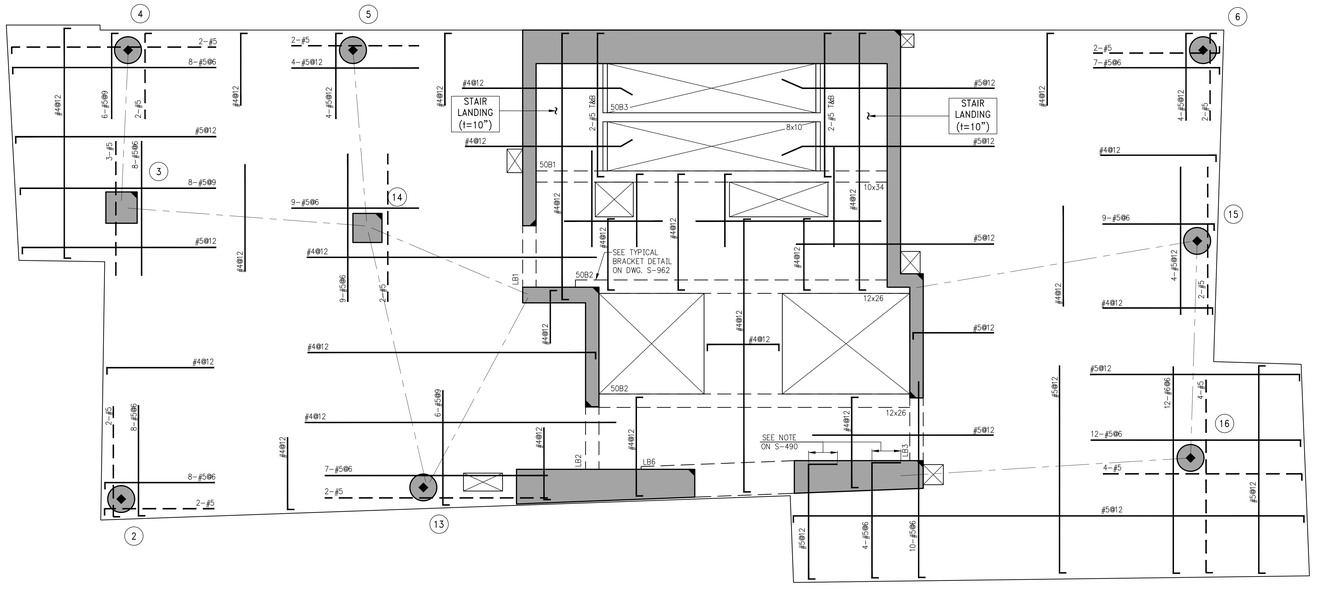
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-499.00

CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 321858860 Job Number
E507294767679 Scan Code



1 / S-500 50TH FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 607'-9", U.O.N.
2. SLAB THICKNESS SHALL BE 8" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 8" SLAB & #4@9 E.W. FOR 10" SLAB U.O.N.
5. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   2ND & 3RD LAYERS
   1ST & 4TH LAYERS
6. FOR BALANCE OF NOTES SEE S-020.
7. FOR BALCONY TOP REINFORCEMENT USE EPOXY COATED BARS (CONCRETE COVER OF 1.5") PLACE BALCONY TOP REINFORCEMENT (PERPENDICULAR TO THE SLAB EDGE) IN THE OUTER MOST LAYER.

BEAM SCHEDULE

BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
50B1	10	34	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
50B2	12	26	4-#8	3-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
50B3	8	10	2-#8	2-#5	-	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES

N.T.S.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
50TH FLOOR FRAMING PLAN
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-500.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
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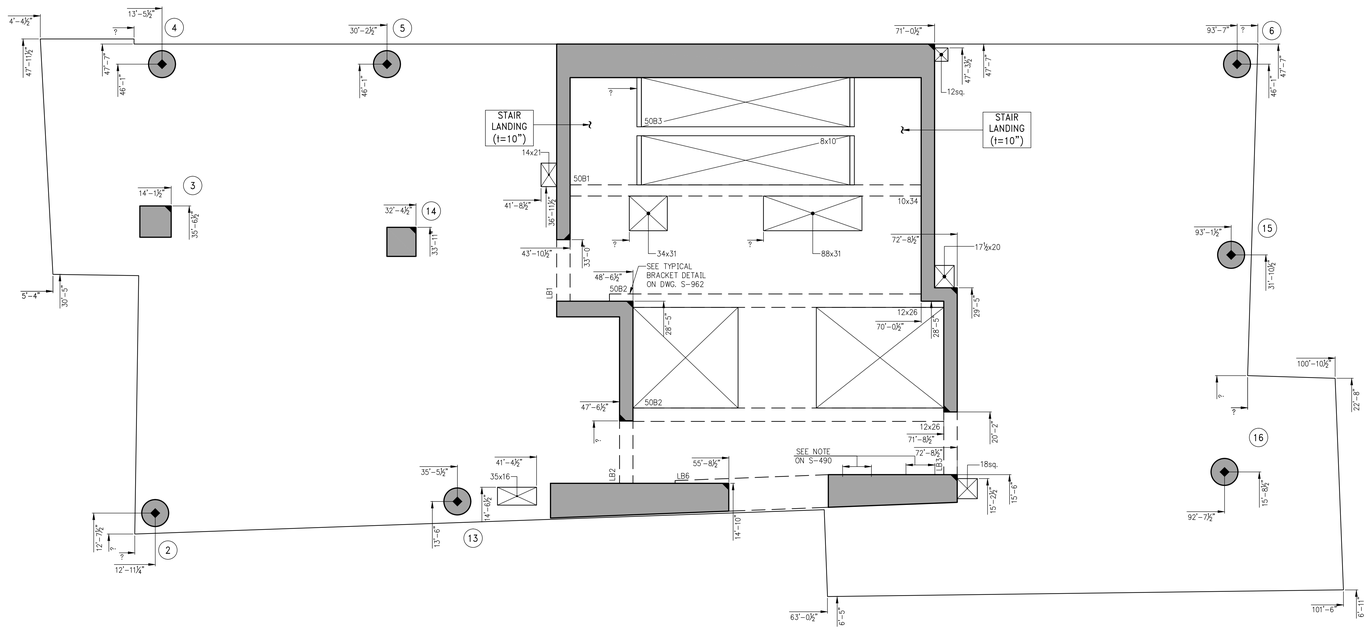

1 / S-509 50TH FLOOR GENERAL ARRANGEMENT PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 607'-9", U.O.N.
2. SLAB TO BE 8" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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1251 Avenue of the Americas
New York, NY 10020
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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

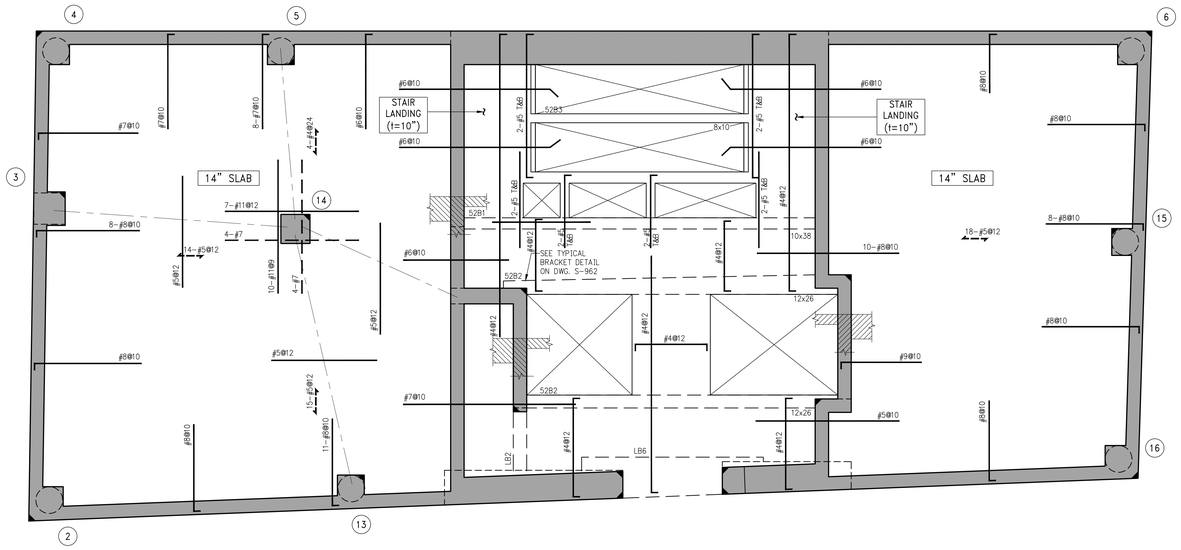
50TH FLOOR
GENERAL ARRANGEMENT
PLAN
NB#

SEAL & SIGNATURE:

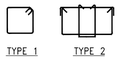
LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-509.00

CAD FILE: Y:\1310880_151 Maiden Lane



BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
52B1	10	38	4-#8	2-#6	-	1	#4	@15	BOTTOM BAR (2 LAYERS)
52B2	12	26	4-#8	2-#6	-	1	#4	@10	BOTTOM BAR (2 LAYERS)
52B3	8	10	2-#8	2-#5	-	1	#4	@3.5	



STIRRUP TYPES
N.T.S.

1 S-520 SLOSH TANK FLOOR FRAMING PLAN (LOWER)
SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S. ELEVATION SHALL BE AT EL. 63'-9" U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB U.O.N.
5. BOTTOM REINFORCEMENT TO BE #5@12 CONT. EACH WAY FOR 14" SLAB U.O.N.
6. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2ND & 3RD LAYERS
   - 1ST & 4TH LAYERS
7. FOR WATERPROOFING SEE ARCHITECTURAL DRAWINGS.
8. FOR BALANCE OF NOTES SEE S-020 DRAWING.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
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151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

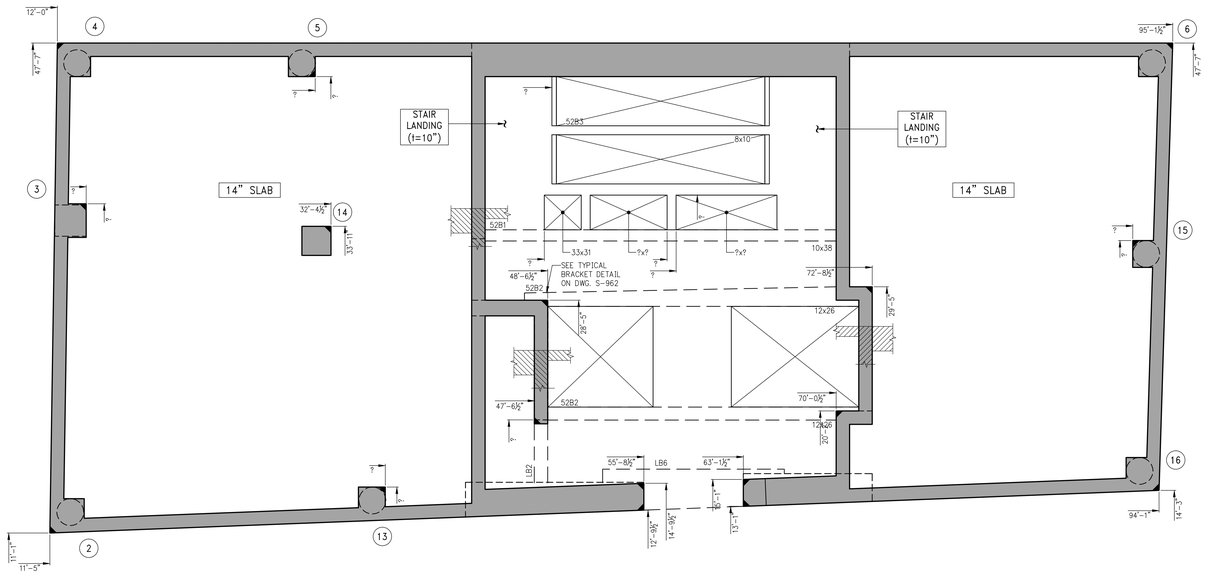
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE
SLOSH TANK FLOOR FRAMING PLAN (LOWER)
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-520.00
CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 121185680 Job Number
E360353213PI Scan Code



1 / S-529 SLOSH TANK FLOOR GENERAL ARRANGEMENT PLAN (LOWER)

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 63'-9", U.O.N.
2. SLAB TO BE 9" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

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151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

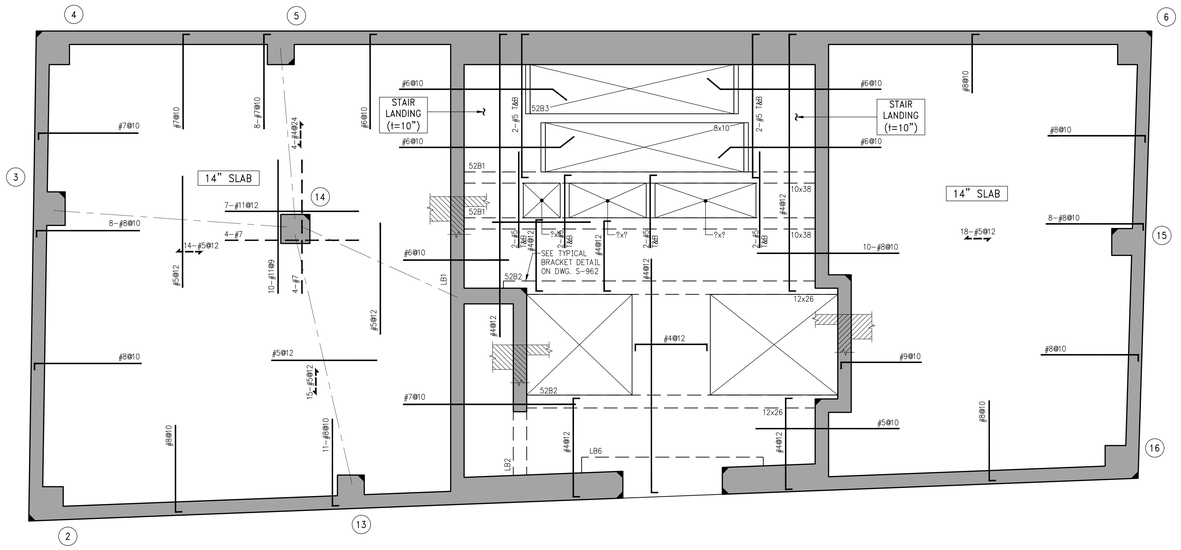
SLOSH TANK FLOOR GENERAL ARRANGEMENT PLAN (LOWER)
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-524.00

CAD FILE: Y:\1310880_151 Maiden Lane



BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
52B1	10	38	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
52B2	12	26	4-#8	2-#6	–	1	#4	@10	BOTTOM BAR (2 LAYERS)
52B3	8	10	2-#8	2-#5	–	1	#4	@3.5	

TYPE 1 TYPE 2

STIRRUP TYPES
N.T.S.

1 / S-525 SLOSH TANK FLOOR FRAMING PLAN (UPPER)
SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S. ELEVATION SHALL BE AT EL. 641'-9" U.O.N.
2. SLAB THICKNESS SHALL BE 9" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. EACH WAY FOR 9" SLAB U.O.N.
5. BOTTOM REINFORCEMENT TO BE #6@12 CONT. EACH WAY FOR 14" SLAB U.O.N.
6. ORDER OF SLAB BAR PLACEMENT TO BE AS FOLLOWS:
   - 2nd & 3rd LAYERS
   - 1st & 4th LAYERS
7. FOR WATERPROOFING SEE ARCHITECTURAL DRAWINGS.
8. FOR BALANCE OF NOTES SEE S-020 DRAWING.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

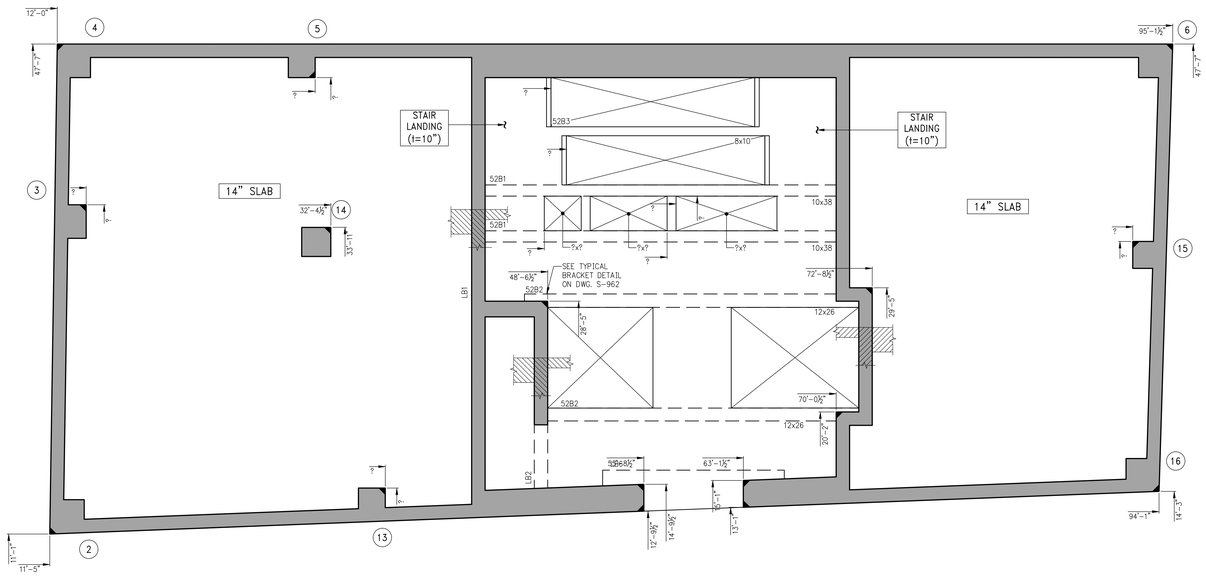
DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
SLOSH TANK FLOOR FRAMING PLAN (UPPER)
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JOHN H. WEST STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-525.00
CAD FILE: Y:\1310880_151 Maiden Lane
-



1 S-529 SLOSH TANK FLOOR GENERAL ARRANGEMENT PLAN (UPPER)

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 641'-9" U.O.N.
2. SLAB TO BE 9" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

SLOSH TANK FLOOR GENERAL ARRANGEMENT PLAN (UPPER)
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEEHAN
NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-529.00

CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 321858460 Job Number
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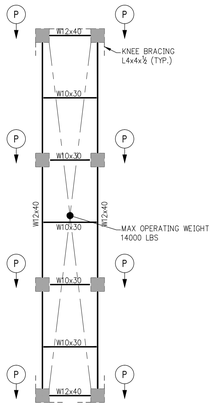
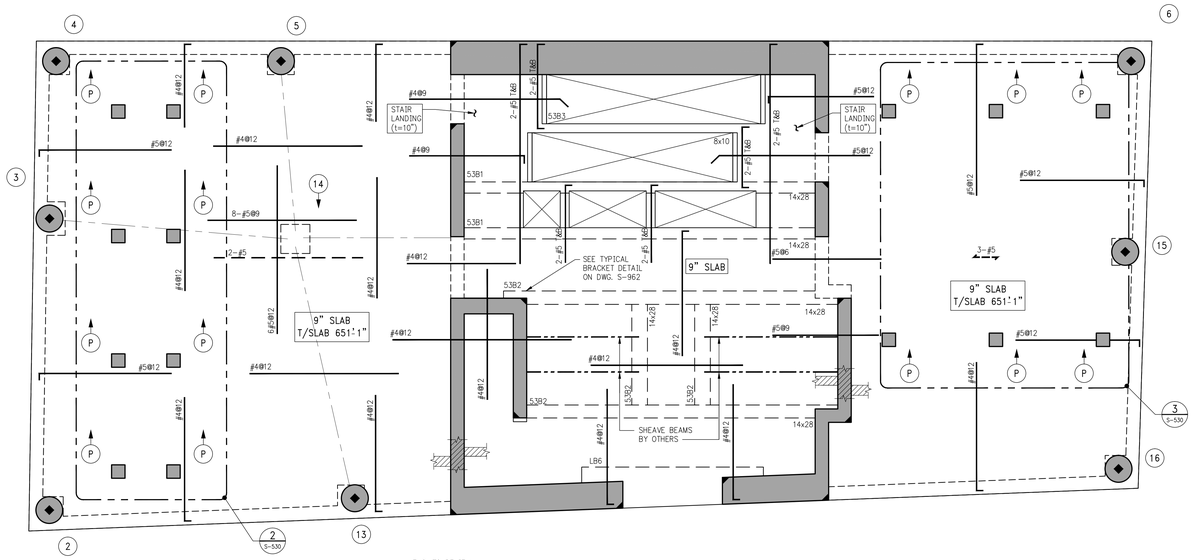


2 S-530 EMERGENCY GENERATOR DUNNAGE
SCALE: ¼" = 1'-0"

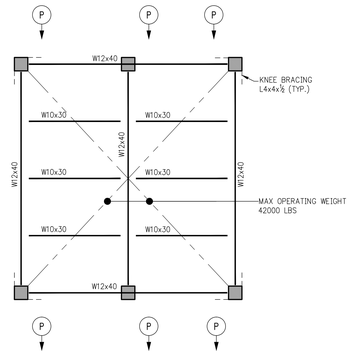
NOTES:
1. FOR ADDITIONAL INFO. SEE MECH. DWGS.
2. FOR PLAN DIMENSIONS OF UNIT SEE PLAN PLAN & VERIFY W/UNIT SUPPLIER
3. ALL STEEL BEAMS AND PLATES TO BE ASTM A-572 (GR.50) GALV.
4. ALL ELECTRODES TO BE E-70xx.
5. ALL BOLTED CONNECTION TO BE SLIP CRITICAL TYPE. BOLTS TO BE 7/8" GALV.
6. TOP OF STEEL SHALL BE AT LEAST 4'-0" ABOVE HIGH POINT OF ROOF. SEE ARCH. ,
7. EXACT LOCATION OF BEAMS TO BE COORDINATED WITH UNIT SUPPLIER.



ENG. TO REVIEW

1 S-530 ROOF FRAMING PLAN
SCALE: ¼" = 1'-0"

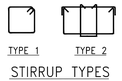
NOTES:
1. TOP OF SLAB ELEVATION TO BE 651'-9" U.O.N. ON PLAN
2. SLAB TO BE 9" THICK U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@12 CONT. E.W. FOR 9" SLAB & #4@9 E.W FOR 10" SLAB U.O.N.
5. ORDER OF BAR PLACEMENT TO BE AS FOLLOWS:
   2nd & 3rd LAYERS
   1st & 4th LAYERS
6. (P) INDICATES 12x12 CONCRETE POST. REINFORCED W/4-#5 VERT. 6-#4@12 TIES. REBAR TO BE EPOXY COATED. FOR BALANCE OF INFORMATION SEE 4/S-530.
7. FOR BALANCE OF NOTES SEE S-020 DRAWING.



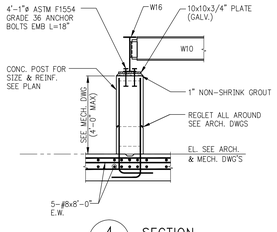
3 S-530 COOLING TOWER DUNNAGE
SCALE: ¼" = 1'-0"

NOTES:
1. FOR ADDITIONAL INFO. SEE MECH. DWGS.
2. FOR PLAN DIMENSIONS OF UNIT SEE PLAN PLAN & VERIFY W/UNIT SUPPLIER
3. ALL STEEL BEAMS AND PLATES TO BE ASTM A-572 (GR.50) GALV.
4. ALL ELECTRODES TO BE E-70xx.
5. ALL BOLTED CONNECTION TO BE SLIP CRITICAL TYPE. BOLTS TO BE 7/8" GALV.
6. TOP OF STEEL SHALL BE AT LEAST 4'-0" ABOVE HIGH POINT OF ROOF. SEE ARCH. & MECH. DWGS.
7. EXACT LOCATION OF BEAMS TO BE COORDINATED WITH UNIT SUPPLIER.

BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	
53B1	10	38	4-#8	2-#6	–	1	#4	@15	BOTTOM BAR (2 LAYERS)
53B2	14	28	4-#8	2-#6	–	1	#4	@12	BOTTOM BAR (2 LAYERS)
53B3	8	10	2-#8	2-#5	–	1	#4	@3.5	



STIRRUP TYPES
N.T.S.



4 S-530 SECTION
SCALE: ¾"=1'-0"

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
ROOF FRAMING PLAN

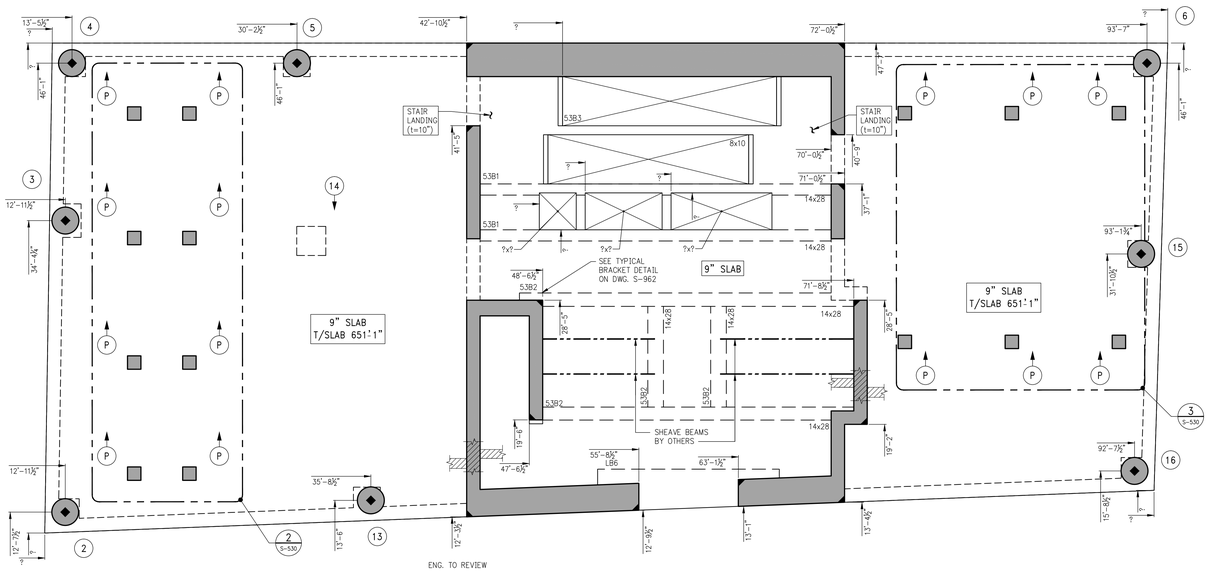
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST 087127 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-530.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 421856860 Job Number
E3791149996 Scan Code



1 / S-539 ROOF GENERAL ARRANGEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE AT EL. 651'-9", U.O.N.
2. SLAB TO BE 9" THICK U.O.N. THUS ON PLAN.
3. FOR BALANCE OF INFORMATION SEE CORRESPONDING FRAMING PLAN.

No.	Date	Revision
1	11-21-2014	95% CD

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

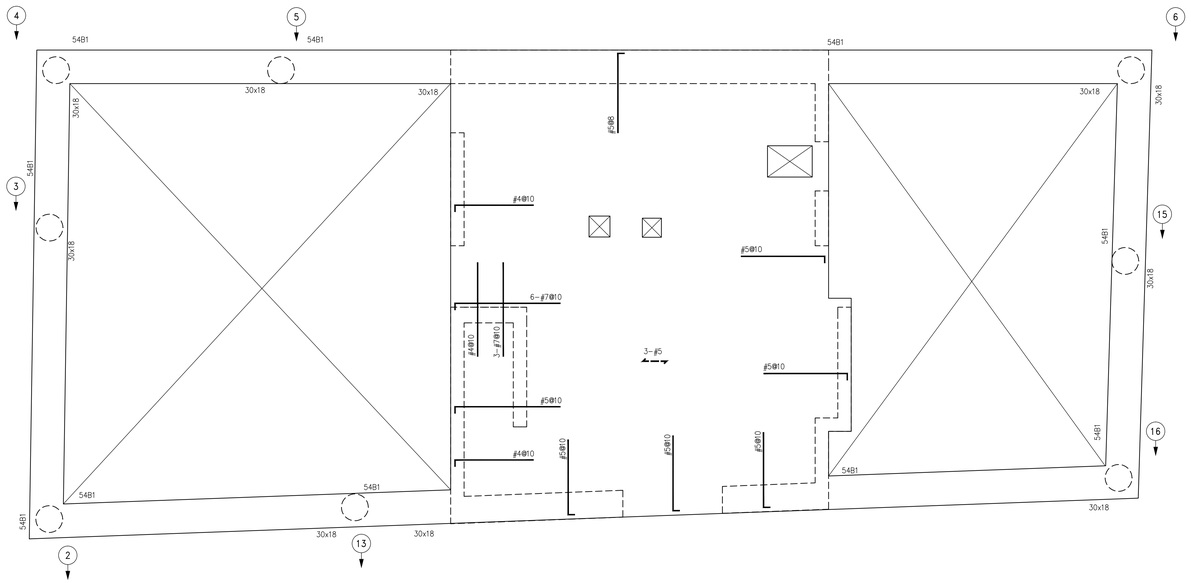
ROOF GENERAL ARRANGEMENT PLAN
NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-539.00

CAD FILE: Y:\1310880_151 Maiden Lane



1 S-540 ROOF BULKHEAD FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE 663'-9"
2. SLAB THICKNESS SHALL BE 10" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@10 CONT. E.W. FOR 10" SLAB
5. ORDER OF BAR PLACEMENT TO BE AS FOLLOWS:

6. FOR BALANCE OF NOTES SEE S-020 DRAWING.

BEAM SCHEDULE									
BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			
	WIDTH	DEPTH	BOTTOM CONTINUOUS	TOP CONTINUOUS	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
54BM1	30	18	4-#7	2-#7	-	1	#4	@8	ADD 2-#7 H.E.F.

TYPE 1

STIRRUP TYPES

N.T.S.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

ROOF BULKHEAD PLAN

NB#

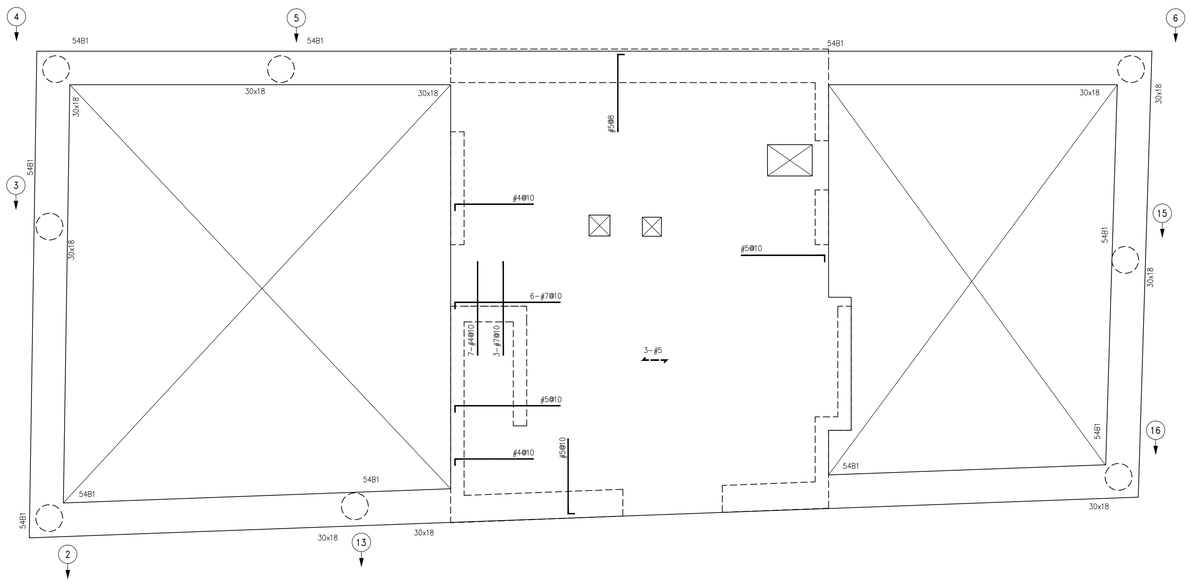
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
JEFFREY H. GOLDSTEIN
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-540.00

CAD FILE: Y:\\1310880_151 Maiden Lane

DEPT OF BLDGS 121185880 Job Number
E362477958 Scan Code



1 / S-540 ROOF BULKHEAD FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. T.O.S ELEVATION SHALL BE 663'-9"
2. SLAB THICKNESS SHALL BE 10" U.O.N.
3. SLAB AND BEAMS CONCRETE STRENGTH SHALL BE 6000 PSI.
4. BOTTOM REINFORCEMENT TO BE #4@10 CONT. E.W. FOR 10" SLAB
5. ORDER OF BAR PLACEMENT TO BE AS FOLLOWS:

6. FOR BALANCE OF NOTES SEE S-020 DRAWING.

No.	Date	Revision
1	11-21-2014	95% CD

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

ROOF BULKHEAD PLAN

NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. SIMONSEN STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-549.00
	-

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 321858980 Job Number
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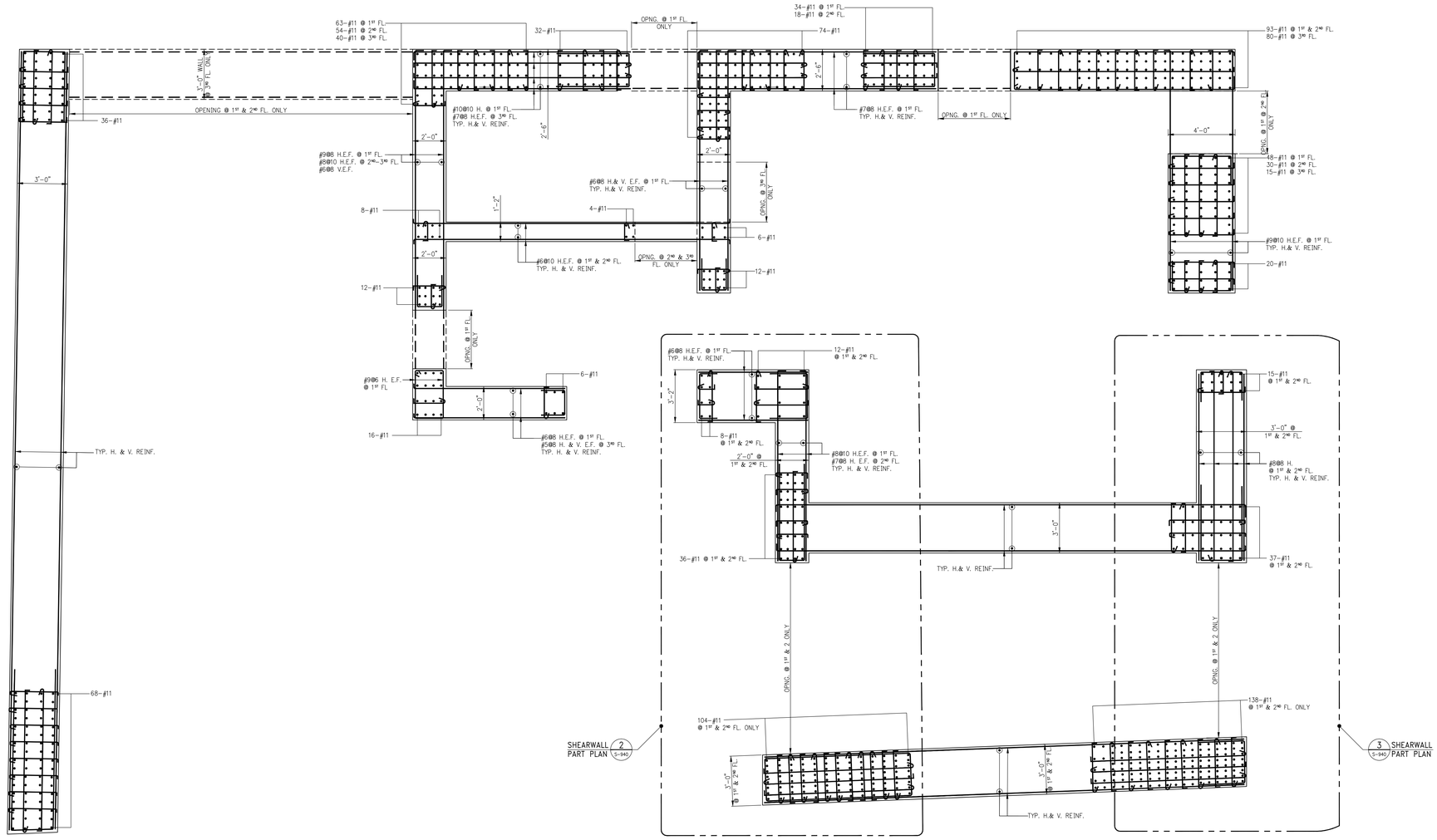
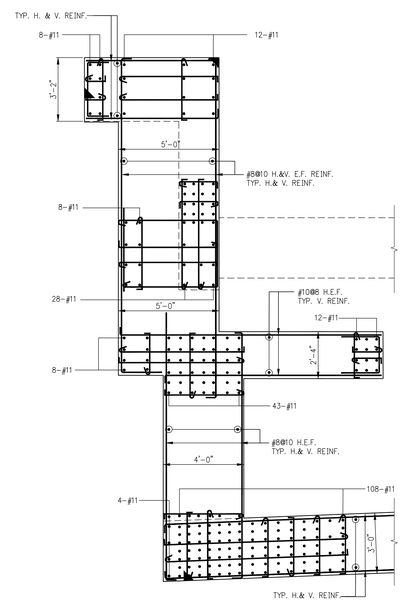
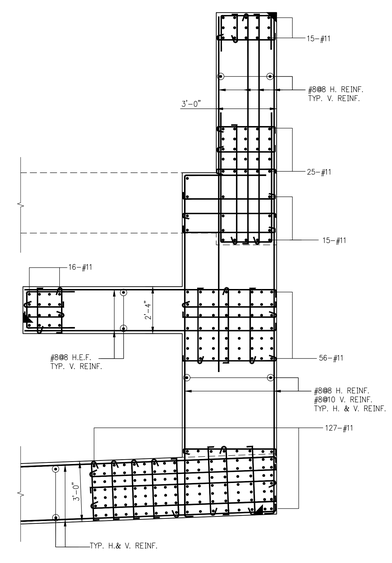


1 S-940 SHEARWALL REINFORCEMENT PLAN @ 1ST – 3RD FLOOR
SCALE: 3/8" = 1'-0"



2 S-940 SHEARWALL PART PLAN @ 3RD FLOOR
SCALE: 3/8" = 1'-0"



3 S-940 SHEARWALL PART PLAN @ 3RD FLOOR
SCALE: 3/8" = 1'-0"

NOTES:
1. FOR SHEARWALL & LINK BEAM NOTES AND TYPICAL DETAILS SEE S-949
2. FOR LINK BEAM SIZES AND REINFORCEMENT SEE S-944.
3. FOR SHEARWALL ELEVATIONS SEE S-945, S-946 & S-947.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

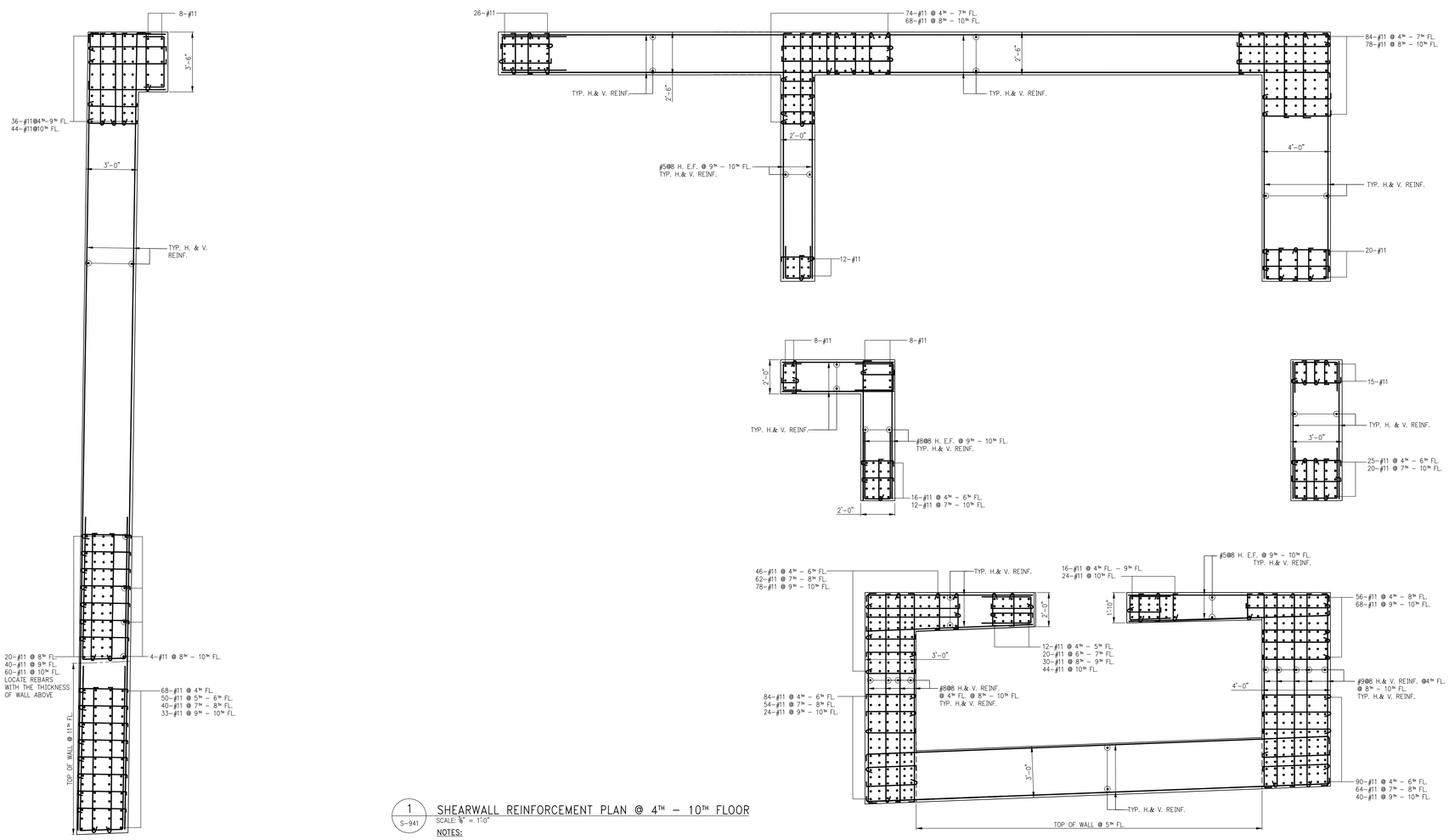
DWG TITLE
SHEARWALL REINFORCEMENT PLAN @ 1ST-3RD FLOOR
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	3/8" = 1'-0"
DWG NO.	S-940.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 421185860 Job Number
E390028954 Scan Code



1 / S-941 SHEARWALL REINFORCEMENT PLAN @ 4TH - 10TH FLOOR
SCALE: 3/8" = 1'-0"

NOTES:
1. FOR NOTES SEE DWG S-940.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

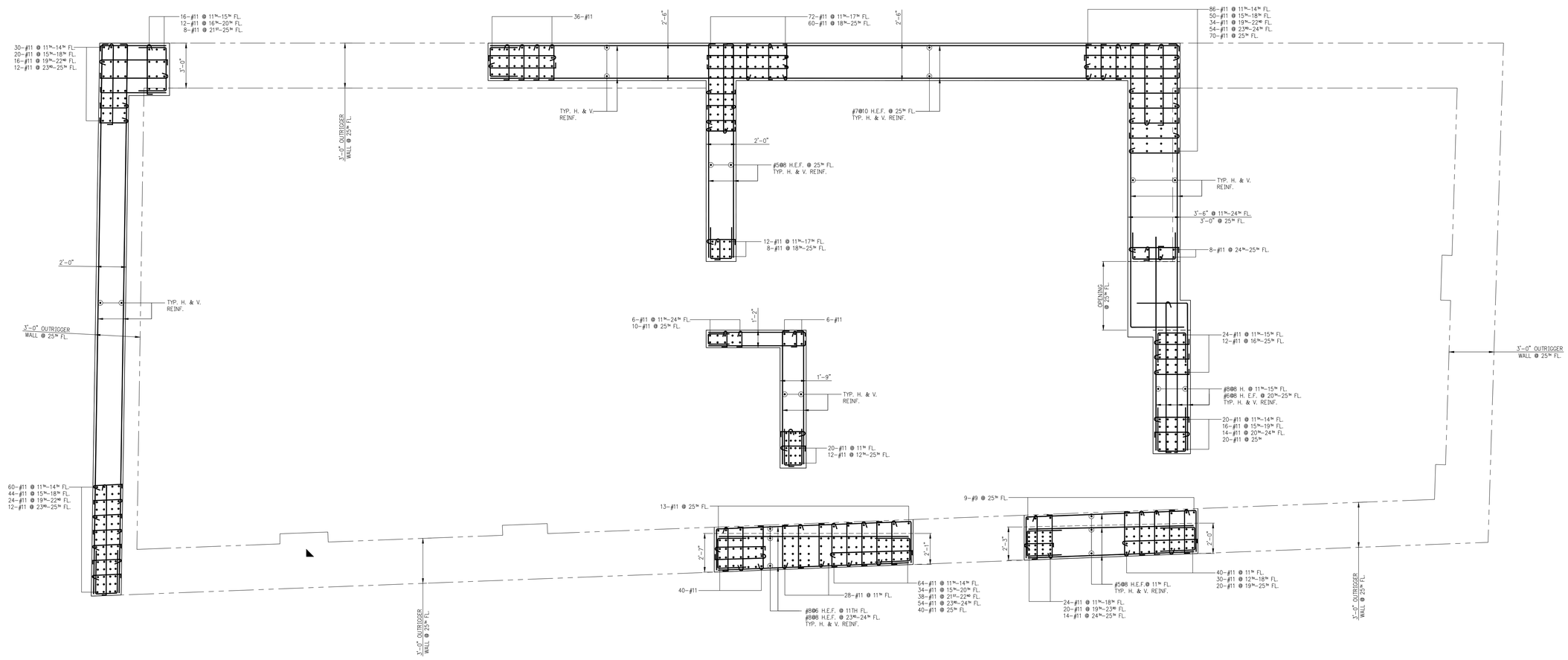
DWG TITLE
SHEARWALL REINFORCEMENT PLAN @ 4TH - 10TH FLOOR
NB#

SEAL & SIGNATURE:
STEVEN J. HUNTINGTON LICENSED PROFESSIONAL ENGINEER NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	3/8" = 1'-0"
DWG NO.	S-941.00
	-

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185860 Job Number
ES120462995 Scan Code



1 / S-942 SHEARWALL REINFORCEMENT PLAN @ 11TH – 25TH FLOOR

SCALE: 3/8" = 1'-0"

NOTES:

1. FOR NOTES SEE DWG S-940.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

SHEARWALL REINFORCEMENT PLAN @ 11TH - 25TH FLOOR

NB#

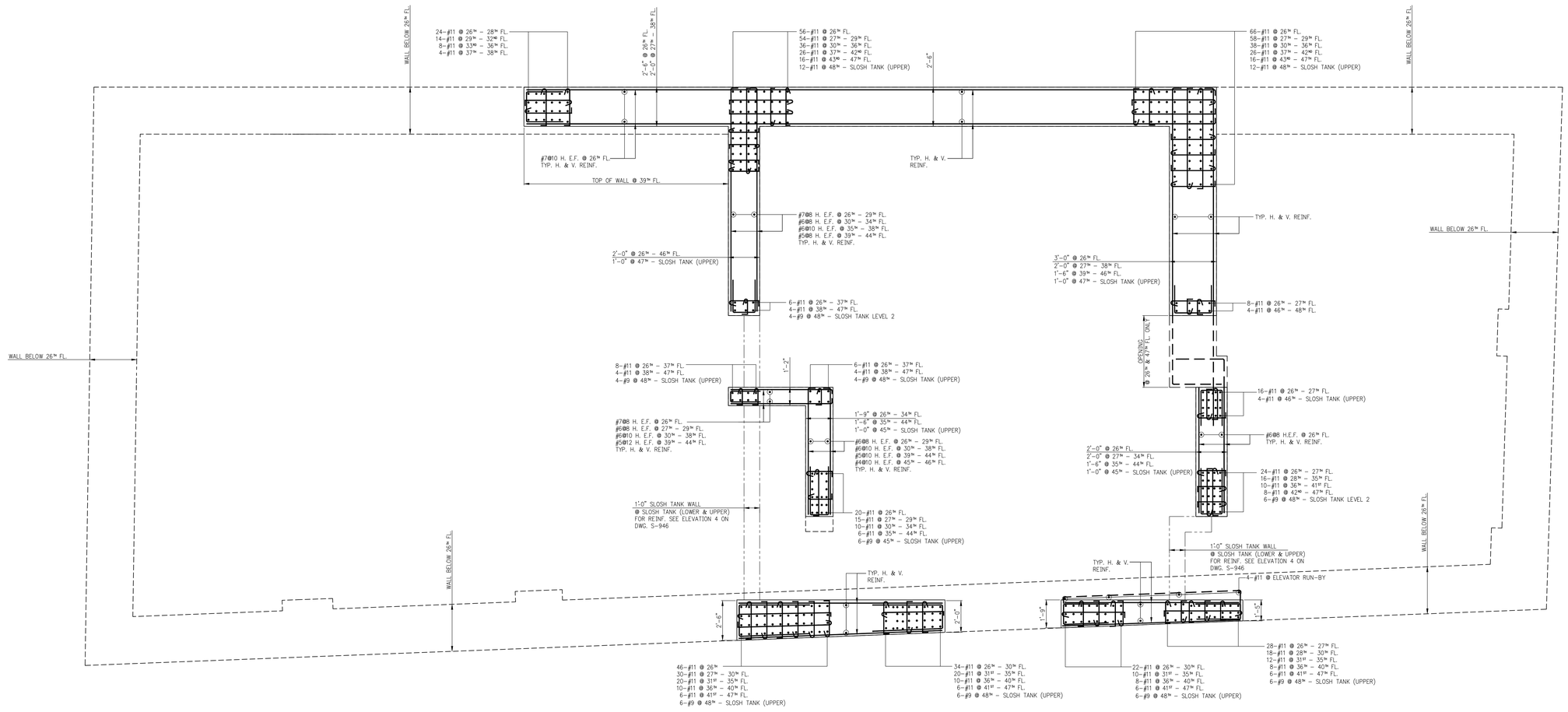
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JOHN W. FOX STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	3/8" = 1'-0"
DWG NO.	S-942.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 421856860 Job Number
E300062509 Scan Code



1 / S-943 SHEARWALL REINFORCEMENT PLAN @ 26TH - SLOSH TANK (UPPER)

SCALE: 3/8" = 1'-0"

NOTES:

1. FOR NOTES SEE DWG S-940.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

SHEARWALL REINFORCEMENT PLAN @ 26TH FL. - SLOSH TANK LEVEL 2

NB#

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	3/8" = 1'-0"
DWG NO.	S-943.00

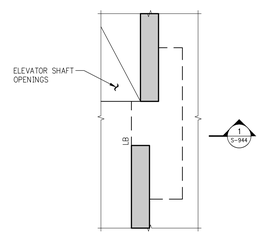
CAD FILE: Y:\1310880_151 Maiden Lane

-

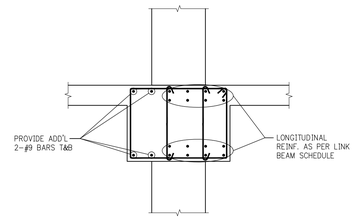
DEPT OF BLDGS 121185980 Job Number
E562135389 Scan Code

LINK BEAM SCHEDULE

MARK	FLOOR	BEAM SIZE (WIDTH x DEPTH) in X in	TOP & BOTTOM REINFORCEMENT	STIRRUPS TYPE	STIRRUPS SIZE AND SPACING (in)	LONGITUDINAL SKIN REINFORCEMENT	REMARKS
LB1	BULKHEAD	12x120	4-#11	1	#4@12"	#4@12	2 LAYERS
	49TH - ELEVATOR RUN-BY	12x46	4-#11	1	#4@8"	#4@12	2 LAYERS
	48TH	12x120	4-#11	1	#4@6"	#4@12	2 LAYERS
	46TH - 47TH	12x46	5-#11	1	#4@4"	#4@12	3 LAYERS
	43RD - 45TH	18x46	9-#11	1B	#5@5"	#4@12	3 LAYERS
	42ND	18x46	10-#11	1B	#5@4"	#4@12	4 LAYERS
	39TH - 41ST	24x46	11-#11	1B	#5@4"	#4@12	3 LAYERS
	37TH - 38TH	24x46	11-#11	1B	#5@4"	#4@12	3 LAYERS
	36TH	36x40	17-#11	1B	#5@5"	#4@12	3 LAYERS
	28TH - 35TH	30x40	14-#11	1	#5@4"	#4@12	3 LAYERS
	27TH	30x66	14-#11	1	#5@4"	#4@12	3 LAYERS
	26TH	24x120	11-#11	1B	#5@5"	#4@12	3 LAYERS
	25TH	24x34	6-#11	1	#5@8"		2 LAYERS
	16TH - 24TH	24x34	5-#11	1	#4@6"		2 LAYERS
	13TH - 15TH	24x34	5-#11	1	#5@10"		2 LAYERS
	12TH	24x34	6-#11	1	#5@8"		2 LAYERS
	11TH	24x34	8-#11	1	#5@6"		2 LAYERS
	10TH	24x34	7-#11	1B	#5@8"		2 LAYERS
	8TH - 9TH	24x46	11-#11	1B	#5@5"	#4@12	3 LAYERS
	6TH - 7TH	24x46	7-#11	1	#5@6"	#4@12	2 LAYERS
	5TH	24x72	8-#11	1	#5@8"	#4@12	2 LAYERS
	4TH	24x48	7-#11	1	#5@10"	#4@12	2 LAYERS
	3RD	24x84	8-#11	1	#5@8"	#4@12	2 LAYERS
	2ND	24x46	7-#11	1	#4@12"	#4@12	2 LAYERS
LB2	BULKHEAD	12x120	2-#9	1	#4@12"	#4@12	
	49TH - ELEVATOR RUN-BY	12x46	4-#9	1	#4@8"	#4@12	2 LAYERS
	48TH	12x120	4-#11	1	#4@12"	#4@12	2 LAYERS
	46TH - 47TH	12x46	4-#11	1	#4@4"	#4@12	2 LAYERS
	37TH - 45TH	18x46	5-#11	1B	#5@5"	#4@12	2 LAYERS
	36TH	24x40	8-#11	1	#6@5"	#4@12	2 LAYERS
	28TH - 35TH	24x40	7-#11	1B	#6@5"	#4@12	2 LAYERS
	27TH	24x66	8-#11	1B	#5@4"	#4@12	2 LAYERS
	26TH	36x120	10-#11	1	#4@4"	#4@12	2 LAYERS
	13TH - 25TH	24x34	4-#11	1	#4@8"		
	12TH	24x34	4-#11	1	#4@6"		
	11TH	51x34 *	16-#11	1	#5@4"		3 LAYERS
	10TH	51x34 *	9-#11	1	#4@5"		2 LAYERS
	6TH - 9TH	51x46 *	8-#11	1	#5@5"	#4@12	2 LAYERS
	5TH	51x72 *	10-#11	1	#4@4"	#4@12	2 LAYERS
LB3	BULKHEAD	12x120	2-#9	1	#4@12"	#4@12	
	49TH - ELEVATOR RUN-BY	12x46	2-#9	1	#4@12"	#4@12	
	48TH	12x120	4-#11	1	#4@12"	#4@12	2 LAYERS
	46TH - 47TH	12x46	4-#11	1	#4@6"	#4@12	2 LAYERS
	43RD - 45TH	18x46	3-#11	1	#4@8"	#4@12	
	41ST - 42ND	18x46	3-#11	1	#4@6"	#4@12	
	40TH	18x46	3-#11	1B	#5@12"	#4@12	
	37TH - 39TH	18x46	4-#11	1	#4@5"	#4@12	2 LAYERS
	36TH	18x40	5-#11	1	#5@4"	#4@12	2 LAYERS
	30TH - 35TH	24x40	4-#11	1	#4@4"	#4@12	
	28TH - 29TH	24x40	4-#11	1	#4@5"	#4@12	
	27TH	36x66	7-#11	1	#4@4"	#4@12	2 LAYERS
	26TH	36x120	14-#11	1	#6@5"	#4@12	3 LAYERS
	20TH - 25TH	36x34	10-#11	1B	#6@4"		2 LAYERS
	13TH - 19TH	42x34	14-#11	1B	#5@4"		2 LAYERS
	12TH	48x34	19-#11	1	#5@4"		3 LAYERS
	11TH	86x34 *	34-#11	5	#6@4"		3 LAYERS
	10TH	86x34 *	24-#11	5	#6@4"		2 LAYERS
	9TH	80x46 *	22-#11	1	#6@4"	#4@12	3 LAYERS
	8TH	68x46 *	14-#11	1	#5@4"	#4@12	2 LAYERS
	7TH	68x46 *	10-#11	1B	#5@4"	#4@12	2 LAYERS
	6TH	68x46 *	9-#11	1	#5@4"	#4@12	2 LAYERS
	5TH	68x72 *	10-#11	1B	#4@5"	#4@12	2 LAYERS
LB4	26TH	56x120 *	6-#11	1	#4@4"	#4@12	
	10TH	68x34 *	6-#11	1B	#4@8"		
	6TH - 9TH	68x46 *	10-#11	1B	#5@6"	#4@12	2 LAYERS
	5TH	68x72 *	10-#11	1B	#4@5"	#4@12	2 LAYERS
	4TH	68x48 *	9-#11	1B	#5@4"	#4@12	2 LAYERS
	3RD	68x84 *	15-#11	1	#5@5"	#4@12	2 LAYERS
	2TH	68x46 *	14-#11	1	#5@5"	#4@12	2 LAYERS
LB5	3RD	48x84	4-#11	1B	#5@6"	#4@12	
LB6	BULKHEAD	30x120	2-#9	1	#4@5"	#4@12	
	49TH - ELEVATOR RUN-BY	30x30	5-#9	1	#4@12"		
	43RD - 46TH	30x30	3-#11	1	#4@10"		
	39TH - 42ND	30x30	3-#11	1	#4@8"		
	36TH - 38TH	30x30	3-#11	1	#4@6"		
	28TH - 35TH	30x30	4-#11	1	#4@4"		
	27TH	30x66	7-#11	1	#4@5"	#4@12	2 LAYERS
	14TH - 24TH	30x30	9-#11	1	#5@4"		2 LAYERS
	6TH - 13TH	30x30	9-#11	1	#5@5"		2 LAYERS
	5TH	30x96	5-#11	1	#4@5"	#4@12	
	4TH	30x72	3-#11	1	#4@5"	#4@12	
	3RD	30x72	8-#11	1	#4@5"	#4@12	2 LAYERS
LB7	2ND	42x46	14-#11	1B	#6@6"	#4@12	2 LAYERS
LB8	4TH	24x72	10-#11	1	#5@5"	#4@12	3 LAYERS
	3RD	24x84	11-#11	1	#5@5"	#4@12	3 LAYERS
	2ND	24x46	8-#11	1	#4@4"	#4@12	2 LAYERS
LB9	4TH	14x72	7-#11	1	#5@5"	#4@12	4 LAYERS
	3RD	14x84	6-#11	1	#5@5"	#4@12	3 LAYERS
LB10	23RD - 24TH	30x34	10-#11	1B	#4@4"		2 LAYERS
	20TH - 22ND	30x34	7-#11	1	#4@4"		2 LAYERS
	16TH - 19TH	30x34	6-#11	1	#4@5"		2 LAYERS
	10TH - 15TH	30x34	6-#11	1	#4@8"		2 LAYERS
	6TH - 9TH	30x46	6-#11	1	#4@8"	#4@12	2 LAYERS
	5TH	30x72	10-#11	1	#4@8"	#4@12	2 LAYERS
LB11	23RD - 24TH	30x34	10-#11	1B	#4@4"		2 LAYERS
	20TH - 22ND	30x34	7-#11	1	#4@4"		2 LAYERS
	16TH - 19TH	30x34	6-#11	1	#4@5"		2 LAYERS
	10TH - 15TH	30x34	6-#11	1	#4@8"		2 LAYERS
	6TH - 9TH	30x46	6-#11	1	#4@8"	#4@12	2 LAYERS
	5TH	30x72	10-#11	1	#4@8"	#4@12	2 LAYERS

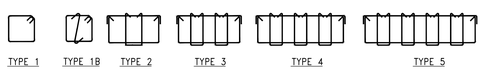


PART PLAN



1 / S-944 SECTION
SCALE: 3/8"=1'-0"

NOTES:
1. FOR LINK BEAM TYPICAL DETAIL SEE DWG S-949.
2. FOR LINK BEAMS MARKED WITH * PROVIDE ADDITIONAL REINFORCEMENT. - SEE DETAIL 1 (S-944).



STIRRUP TYPES
N.T.S.

No.	Date	Revision
5	11-21-2014	95% CD
4	11-12-2014	85% CD
3	10-10-2014	75% CD
2	07-25-2014	50% CD
1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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1251 Avenue of the Americas
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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

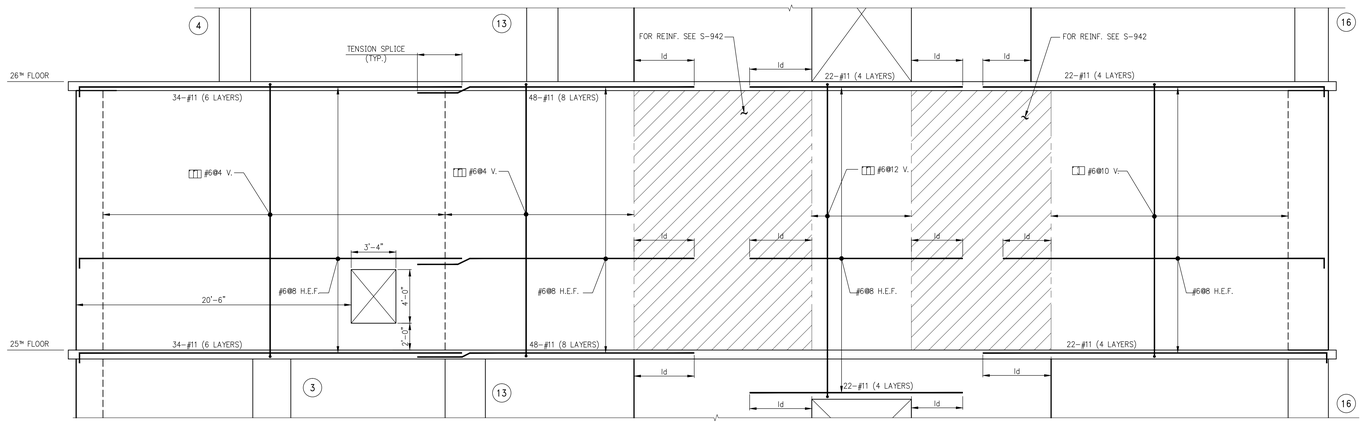
DWG TITLE
LINK BEAM SCHEDULE

NB#

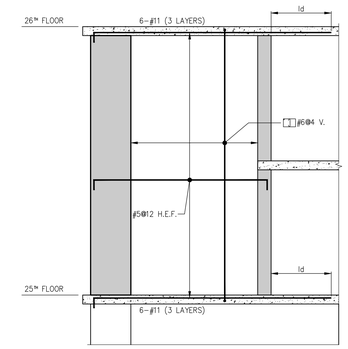
SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER DONALD N. HILL STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE:
S-944.00
DWG NO.
CAD FILE: Y:\1310880_151 Maiden Lane
-

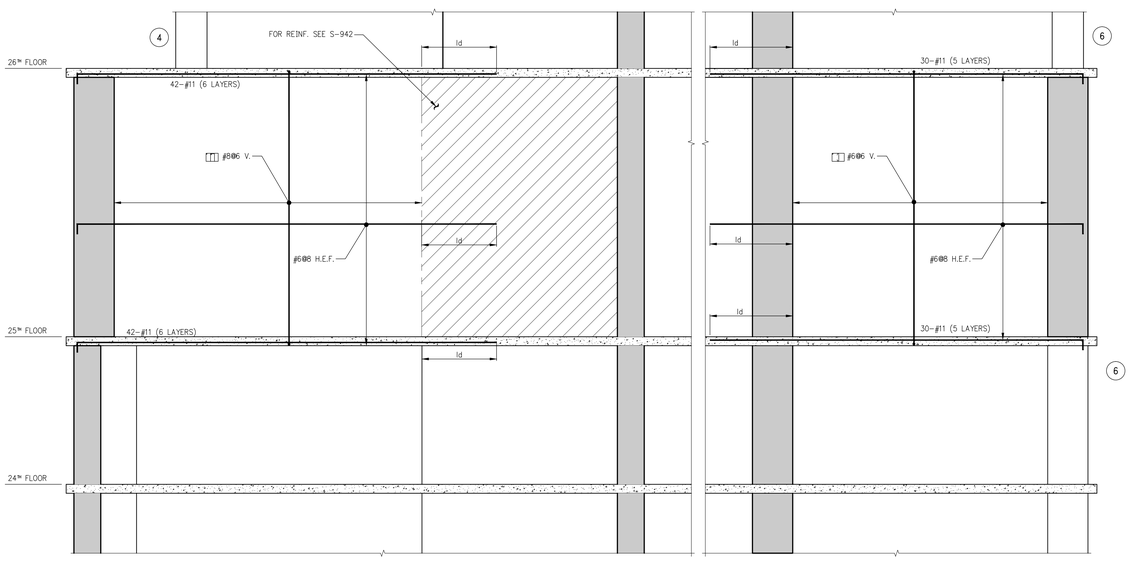
DEPT OF BLDGS 321185860 Job Number
E3630605604 Scan Code



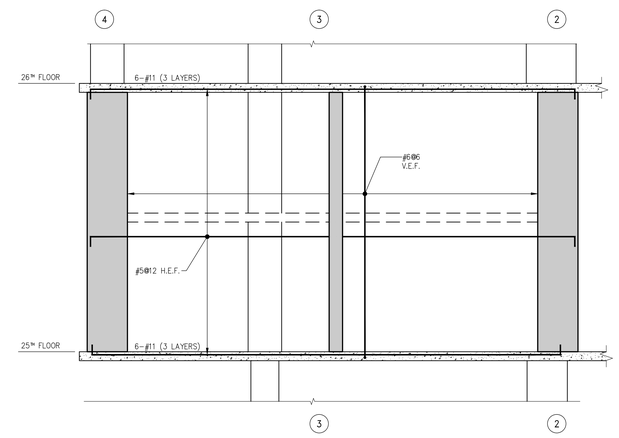
1 S-945 ELEVATION 1
SCALE: 1/4"=1'-0"



2 S-945 ELEVATION 2
SCALE: 1/4"=1'-0"

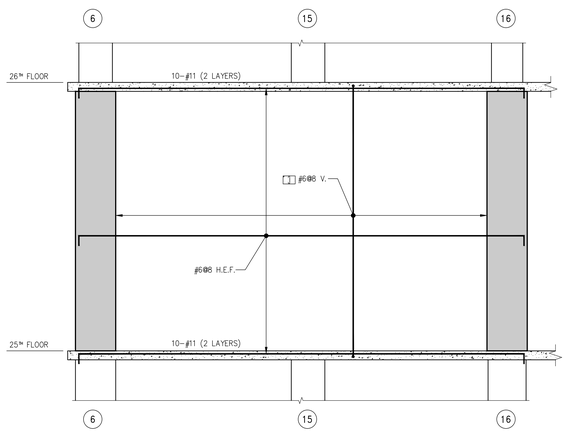


3 S-945 ELEVATION 3
SCALE: 1/4"=1'-0"

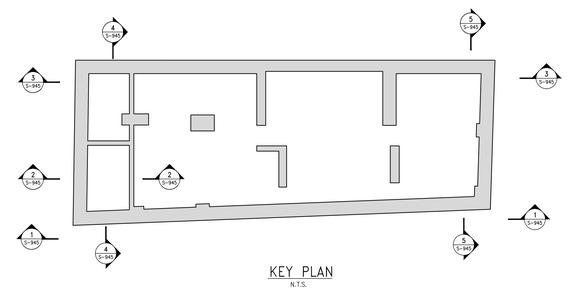


4 S-945 ELEVATION 4
SCALE: 1/4"=1'-0"

NOTES:
1. FOR SHEARWALL NOTES SEE DWG S-940.



5 S-945 ELEVATION 5
SCALE: 1/4"=1'-0"



KEY PLAN
N.T.S.

No.	Date	Revision
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1	04-30-2014	ISSUED FOR NYC DOB (100%DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

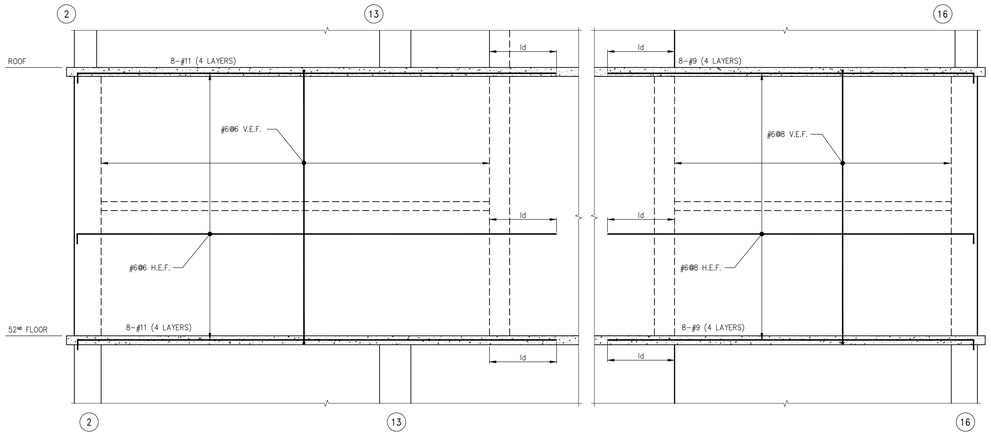
DWG TITLE
SHEARWALL ELEVATIONS 1

NB#

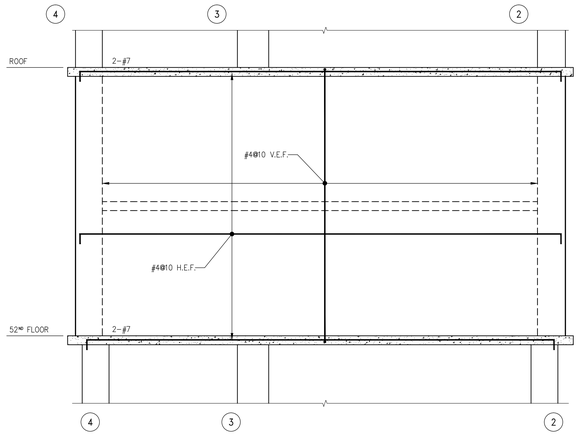
SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	1/4" = 1'-0"
DWG NO.	S-945.00

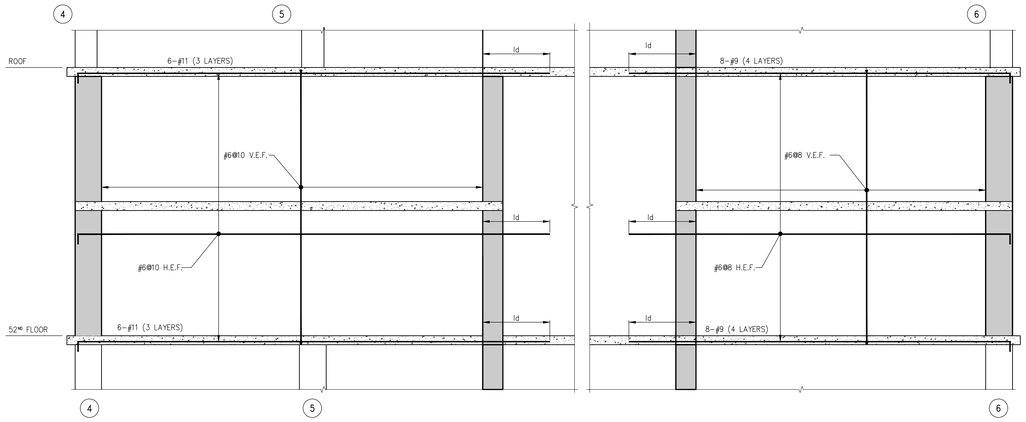
CAD FILE: Y:\1310880_151 Maiden Lane



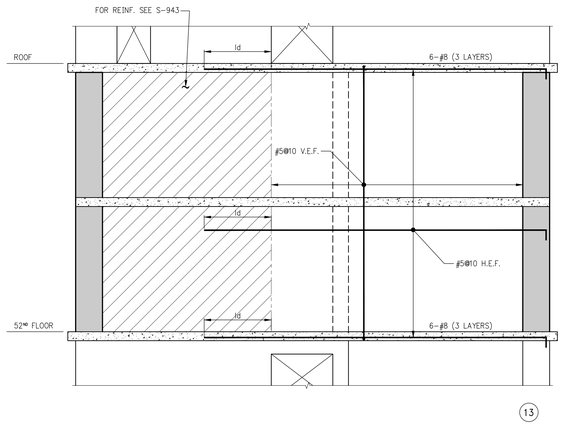
1 S-946 ELEVATION 1
SCALE: ¼=1'-0"



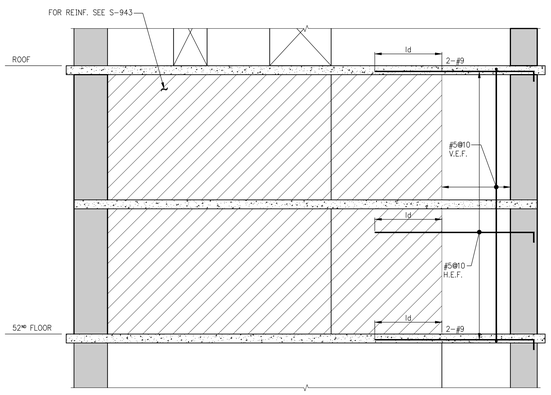
3 S-946 ELEVATION 3
SCALE: ¼=1'-0"



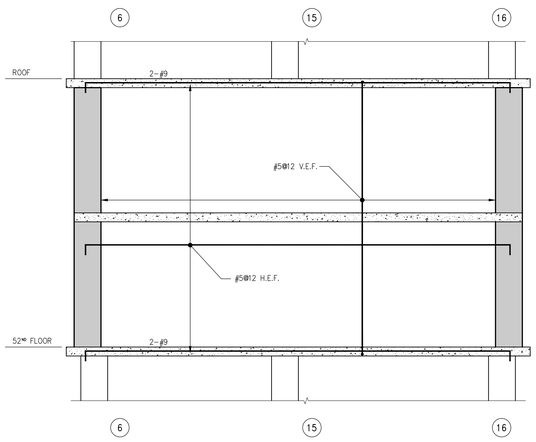
2 S-946 ELEVATION 2
SCALE: ¼=1'-0"
NOTES:
1. FOR SHEARWALL NOTES SEE DWG S-940.



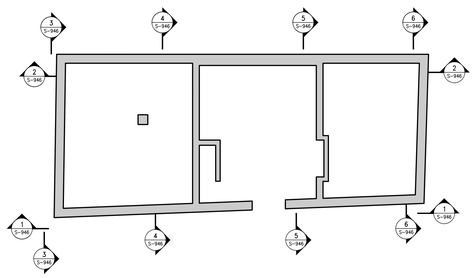
4 S-946 ELEVATION 4
SCALE: ¼=1'-0"



5 S-946 ELEVATION 5
SCALE: ¼=1'-0"



6 S-946 ELEVATION 6
SCALE: ¼=1'-0"



KEY PLAN
N.T.S.

No.	Date	Revision
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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

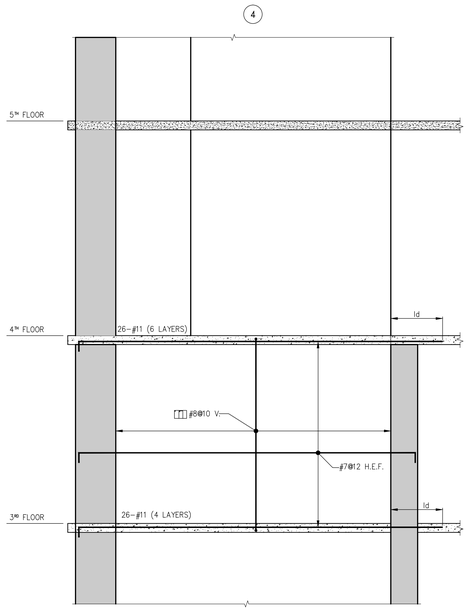
DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
SHEARWALL ELEVATIONS 2
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHEPHERD
NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
S-946.00
DWG NO.
CAD FILE: Y:\\1310880_151 Maiden Lane



8 S-947 ELEVATION 8
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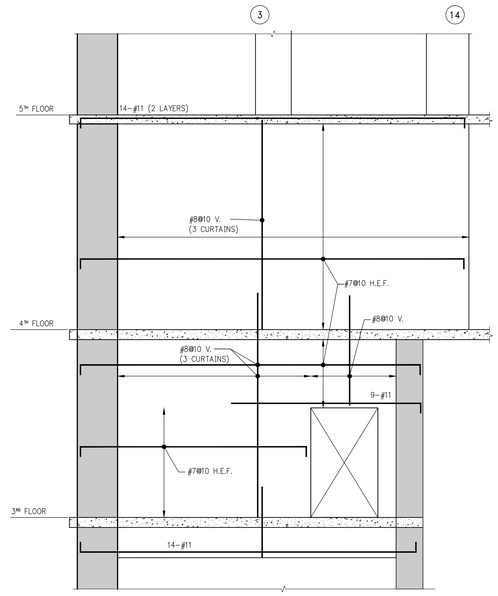

9 S-947 ELEVATION 9
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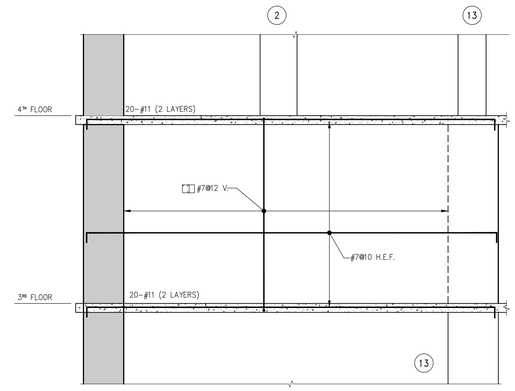

10 S-947 ELEVATION 10
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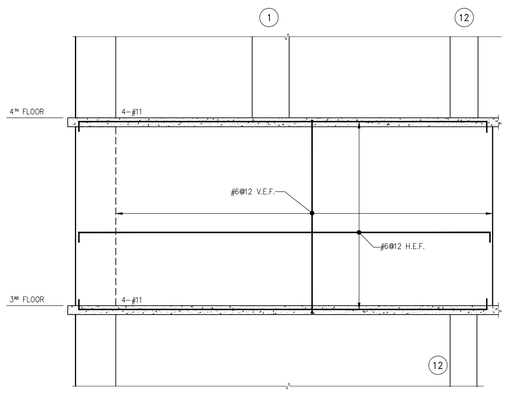
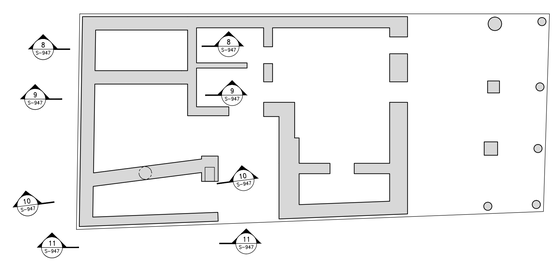


11 S-947 ELEVATION 11
SCALE: 1/4"=1'-0"

NOTES:
1. FOR SHEARWALL NOTES SEE DWG S-940.



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DOB BSCAN:

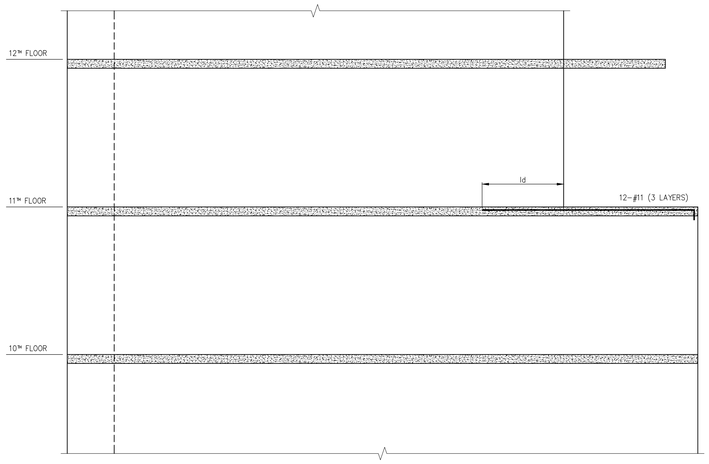
DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE
SHEARWALL ELEVATIONS 3
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SHOWER
NEW YORK
DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-947.00
CAD FILE: Y:\1310880_151 Maiden Lane
-

DEPT OF BLDGS 421185860 Job Number
E3649703459 Scan Code



1 S-948 ELEVATION 1
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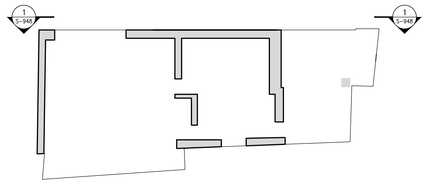
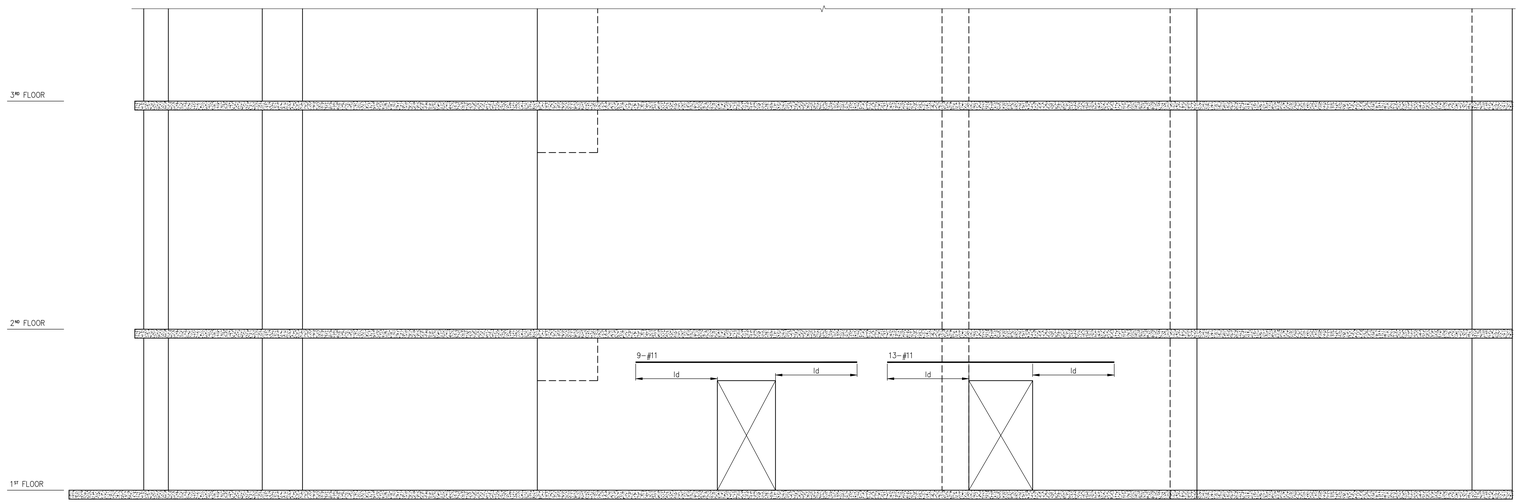
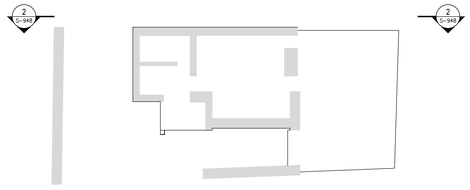


KEY PLAN
SCALE: N.T.S.



NOTES:
1. FOR SHEARWALL NOTES SEE DWG S-940.

2 S-948 ELEVATION 2
SCALE: 1/4"=1'-0"



KEY PLAN
SCALE: N.T.S.

No.	Date	Revision
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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
SHEARWALL ELEVATIONS 4

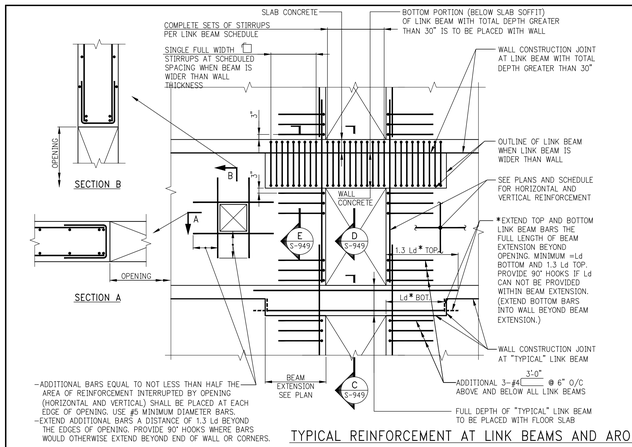
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY R. WEST NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: 1/4" = 1'-0"
DWG NO. S-948.00
-

CAD FILE: Y:\1310880_151 Maiden Lane

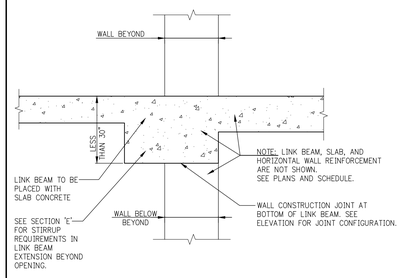
DEPT OF BLDGS 321185680 Job Number
E392363397 Scan Code



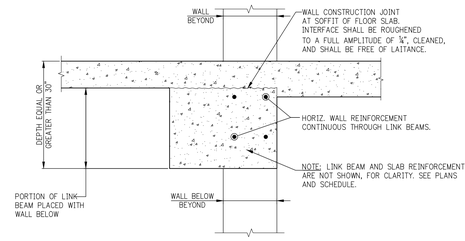
TYPICAL REINFORCEMENT AT LINK BEAMS AND AROUND SHEARWALL OPENINGS

SHEARWALL NOTES:

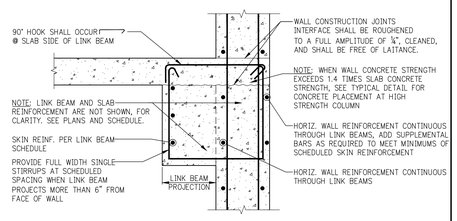
1. ALL SHEARWALL REINFORCEMENT (HORIZONTAL AND VERTICAL) IS TO BE TENSION LAP SPLICED. SEE LAP SPLICE IN S-960 SERIES DRAWINGS.
2. ALL NON-TYPICAL VERTICAL BARS UNSUPPORTED BY A LATERAL TIE SHALL BE SPACED NO MORE THAN 6" CLEAR ON BOTH SIDES FROM SUCH LATERALLY SUPPORTED BARS.
3. ALTERNATE 90° AND 135° ENDS ON CONSECUTIVE SINGLE LEG CROSSTIES THROUGHOUT HEIGHT OF WALL.
4. FOR MINIMUM TYPICAL REINFORCEMENT SEE SCHEDULE ON THIS DRAWING.
5. WHERE HEAVIER REINFORCEMENT IS SHOWN ON S-940 SERIES ELEVATIONS OR DETAILS, THE HEAVIER REINFORCEMENT SHALL BE USED IN LIEU OF REINFORCEMENT SHOWN ON SHEARWALL PLANS, UNLESS NOTED AS "ADDITIONAL". (AN ASTERISK (*) MAY BE SHOWN TO DENOTE SUCH SUBSTITUTIONS).
6. NO OPENING OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS MAY BE PLACED WITHOUT APPROVAL OF THE ENGINEER OF RECORD.
7. CONTRACTOR SHALL SUBMIT CONSOLIDATED SHOP DRAWINGS FOR ALL OPENINGS PROPOSED (SUCH AS STRUCTURAL, ARCHITECTURAL, MEP) TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
8. NO VERTICAL CONSTRUCTION JOINTS ARE PERMITTED IN SHEARWALLS WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD. KEYS AND DOWELS MUST BE AS DEFINED BY THE E.O.R.
9. SEE PLANS AND ELEVATIONS FOR SHEARWALL LOCATIONS, DIMENSIONS, REINFORCEMENT, OPENINGS, LINK BEAM LOCATIONS, ETC.
10. FOR LINK BEAM SIZES AND REINFORCEMENT SEE LINK BEAM SCHEDULE IN S-940 SERIES DRAWINGS.
11. SEE COLUMN SCHEDULES ON S-950 SERIES DRAWINGS FOR CONCRETE STRENGTH REQUIRED AT EACH LEVEL.
12. FOR MINIMUM REQUIRED MODULUS OF ELASTICITY OF CONCRETE, SEE SCHEDULE ON THIS DRAWING.



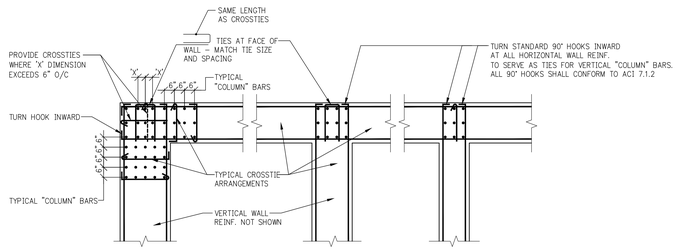
C S-949 SECTION THROUGH LINK BEAM PLACED WITH SLAB



D S-949 SECTION THROUGH LINK BEAM WITH DEPTH >30" PLACED PARTIALLY WITH WALL

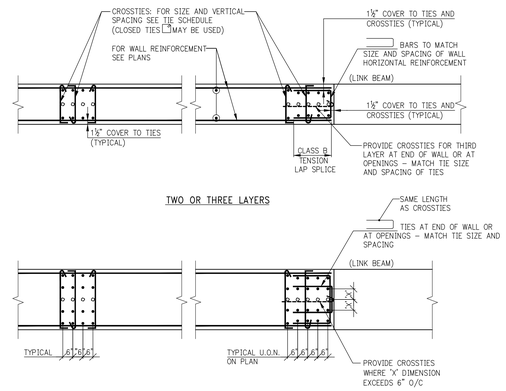


E S-949 SECTION THROUGH WALL AT LINK BEAM EXTENSION BEYOND OPENING



SEE S-940 SERIES PLANS FOR ACTUAL SIZE, NUMBER, AND ARRANGEMENT OF VERTICAL REINFORCEMENT AT EACH LEVEL

CORNER 'T' INTERSECTIONS



TIE ARRANGEMENTS AT "COLUMN" VERTICAL REINFORCEMENT

***TYPICAL MINIMUM SHEARWALL REINFORCEMENT**

WALL THICKNESS (INCHES)	HORIZONTAL AND VERTICAL EACH FACE
UP TO 12	#4@12
12+ TO 16	#4@10
16+ TO 20	#5@12
20+ TO 24	#5@10
24+ TO 28	#6@12
28+ TO 34	#6@10
34+ TO 40	#7@12
40+ TO 48	#7@10
48+ TO 52	#8@12
52+ TO 60	#8@10

*THE REINFORCEMENT SHOWN IN THIS TABLE IS THE MINIMUM AMOUNT THAT MUST BE PROVIDED. HEAVIER REINFORCEMENT AND "ADDITIONAL" REINFORCEMENT MAY BE CALLED FOR ON PLANS, ELEVATIONS, OR IN SECTIONS AND DETAILS.

SHEARWALL TIE SCHEDULE

NON-TYPICAL VERTICAL BAR SIZE	#4 TIES VERTICAL SPACING(S), BUT NOT TO EXCEED WALL THICKNESS (INCHES)
#6	12
#7	14
#8	16
#9	18
#10	20
#11	22
BUNDLE OF 2 (UP TO #11)	18
#14, #16, #20	24

NOTES:
1. LOCATE LOWEST SET OF TIES S/2 ABOVE TOP OF SLAB.
2. LOCATE TOP SET OF TIES WITHIN S/2 OF BOTTOM REINFORCEMENT IN SLAB OR LINK BEAM.

SHEARWALL CONCRETE MINIMUM REQUIREMENTS

COMPRESSIVE STRENGTH f'c (ksi)	MODULUS OF ELASTICITY E (ksi)
6	4400
8	5100
10	5700
12	6900

NOTE:
COLUMN CONCRETE STRENGTH REQUIRED AT EACH LEVEL IS DEFINED ON THE COLUMN SCHEDULE(S) IN THE S-950 SERIES DRAWINGS.

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3	07-25-2014	50% CD
2	04-30-2014	ISSUED FOR NYC DOB (100%DD)
1	03-27-2014	SCHEMATIC DESIGN

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TYPICAL SHEAR WALL DETAILS
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY H. GOLDSTEIN NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: AS NOTED
DWG NO. S-949.00

CAD FILE: Y:\1310880_151 Maiden Lane

COLUMN SCHEDULE

FLOOR \ COL. NO.	2	3	4	5	6	13	14	15	16
TOP OF PARAPET	24x24	24x24	24x24		24x24	24x24		24x24	24x24
53 – Roof	89 24#	133 14–#8 28 x 28	70 10–#8 24#	67 10–#8 24#	74 10–#8 24#	93 10–#8 24#	121 22–#6 28 x 28	97 12–#8 24#	143 12–#8 24# 34–#8
52 – Slosh (f'c= 6000 psi; 22'–0")	652 6–#8	798 8–#8	468 6–#8	521 6–#8	643 6–#8	745 6–#8	627 8–#8	611 6–#8	1054 6–#8
51 (12'–0")	693 10–#8	869 12–#8	505 8–#8	553	678 8–#8	796 12–#8	692 12–#8	655 8–#8	1123 10–#8
50	733	937	541	586	713	850	753	699	1191
49	773 24#	1001	577	620	748	908	811	743	1257
48 (12'–0")	832 28#	1077 12–#8	624 8–#8	659	796 8–#8 24#	959 12–#8	875	796 8–#8 24#	1335 10–#8
47 – Mech (22'–0")	1846 10–#8	1705 8–#8	1181 6–#8	980	1056 6–#8 30#	1184 6–#8	1167	1052 6–#8 28#	1703 8–#8
46 (12'–0")	1890 12–#8	1764	1216	1012	1093	1237 30# 6–#8	1223	1097	1773 8–#8
45	1935 14–#8	1822 8–#8	1252	1044	1129	1293 28 x 28 8–#8	1278	1141	1843 12–#8
44 (f'c= 6000 psi)	1979 16–#8	1881 10–#8	1288	1076	1166	1350	1334	1185	1913 14–#8
43 (f'c= 8000 psi)	2025 8–#8	1940 8–#8	1324	1109	1203	1409	1389	1230	1983 8–#8
42	2071	2000	1361	1143	1240	1470	1444	1274	2053
41	2117 28#	2059 28 x 28	1399	1177	1278	1533	1500	1318 24#	2124 28#
40	2165 30#	2120 30 x 30	1437	1212 24# 6–#8	1316	1612	1555	1365 28#	2196 30#
39	2214	2181	1474		1354	1696	1611	1411	2270
38	2262	2243	1512		1392	1780	1667	1458	2345 8–#8
37	2311	2304	1550		1431	1863	1723	1504	2420 10–#8
36 (12'–0")	2359	2365 8–#8	1588		1468	1944	1778	1550	2494
35 (11'–6")	2407 8–#8	2426 10–#8	1626		1506	2025	1834	1596	2567
34	2456 10–#8	2487	1665		1543	2104	1889	1641	2641
33	2504	2548	1704 6–#8		1580	2183	1944	1687	2714 10–#8
32	2552	2609	1743 8–#8		1617	2261	2000	1733	2787 14–#8
31	2606	2672	1776 24# 10–#8		1653	2335	2056	1788 6–#8	2836 16–#8
30	2659	2735	1811 28# 8–#8		1689 6–#8	2408 8–#8	2111	1844 8–#8	2885 18–#8
29	2712 10–#8	2798	1845		1724 10–#8	2478 10–#8	2167	1899 8–#8	2934 20–#8
28 (f'c= 8000 psi; 11'–6")	2775 14–#8	2853 10–#8	1879 8–#8		1760	2546 10–#8	2223	1961 14–#8	2976 22–#8
FLOOR \ COL. NO.	2	3	4	5	6	13	14	15	16

COLUMN SCHEDULE

FLOOR \ COL. NO.	2	3	4	5	6	13	14	15	16
26 – Amenity (f'c= 10000 psi; 17'–6")	2849 8–#8	2921 30 x 30	1924 8–#8 28#		1802	2614 8–#8	2284 28 x 28	2031 8–#8	3027 10–#8
25 – Mech (20'–0")	2931 30#	2922 8–#8 30 x 30	1752 28–#8		1863 24#	2691 10–#8 28 x 28	2404 8–#8 43 x 43	2111 34–#8 28#	3086 30# 10–#8
24 (11'–0")	3948 30#	3213 12–#8 25 x 36	1213 10–#8		3887 30#	4214 18–#8 30#	2626 18–#8 25 x 36	2931 8–#8 25 x 36	4826 30# 14–#8
23	3995	3274			3935	4269 16–#8	2674	2981	4868 18–#8
22	4059	3334			3987 18–#8	4327 16–#8	2722	3030	4912 20–#8
21	4123	3395			4041 16–#8	4386 16–#8	2770	3080	4955 22–#8
20	4188	3455			4095	4445 14–#8	2818	3129	4999 24–#8
19 (f'c= 10000 psi; f'c= 12000 psi)	4252 30#	3516			4149 16–#8	4504 30# 16–#8	2866	3179	5043 26–#8
18	4317 30#	3576			4203 14–#8	4565 30#	2914	3228	5087 28–#8
17	4383 12–#8	3637			4258	4627	2962 8–#8	3278	5131 32–#8
16	4448 14–#8	3697 10–#8			4313 14–#8	4688	3010 16–#8	3328	5175 32–#8
15	4512	3758 12–#8			4368 12–#8	4750	3059	3377	5220 36–#8
14	4576	3818			4423 12–#8	4812	3107	3427	5264 38–#8
13	4639	3879			4478 14–#8	4873 14–#8	3155	3477	5308 40–#8
12	4701	3939			4534	4935	3203	3527	5352 42–#8
11 – Setback	4762	3999 25 x 36			4589	4997 30#	3251 25 x 36	3577 30#	5396 44–#8
10	4789	4056 32 x 32			4628	5039 36 x 36	3302 25 x 36	3618 32 x 32	5458 36 x 36 16–#8
9 (11'–0")	4816	4112			4661	5056	3352	3658	5437
8 (12'–0")	4846	4170			4701	5080	3404	3703 10–#8	5470
7	4879	4227			4743	5108 14–#8	3456	3748 12–#8	5505
6	4914	4285			4785 36# 14–#8	5139	3508	3793 32 x 32 12–#8	5542
5 (12'–0")	4951	4348			4839 36 x 49 36–#8	5172 36 x 36 52–#8	3560	3843 36 x 36 16–#8	5581 16–#8
4 – Amenity (14'–8")	4995 38# 14–#8 32 x 32	4415 12–#8			4877 36 x 49 36–#8 40 x 60.25	5259 36 x 36 32–#8 25 x 36	3615 10–#8	3862	5591 20–#8
3 – Mech (15'–8")					4936 36# 27–#8 40 x 60.25	5074 32–#8		3931	5651
2 – Lobby (17'–0")					5008 20–#8	8095 48 x 48 46–#8		4015	5729
1 – Entry (f'c= 10000 psi; 17'–0")					5072 36# 28–#8	8125 48 x 48 22–#8		4091 36 x 36 16–#8	5801 36 x 36 20–#8
End (service)	3814	3619	1409	900	3613	6019	2773	3227	4412
FLOOR \ COL. NO.	Story Data / 2	3	4	5	6	13	14	15	16

COLUMN SCHEDULE

FLOOR \ COL. NO.	1	7	8	9	10	11	12	LOG
11								
10 (f'c= 12000 psi; 12'–0")	48 18# 6–#8	40 6–#6 18#	34 6–#6 18#	34 6–#6 18#	26 6–#6 18#	60 6–#6 18#	52 6–#6	
9	95	78	65	66	53	107	118	
8	141	113	95	97	80	152	182	
7	183	148	124	127	108	195	243 6–#6	
6	224	181 18#	153 6–#6 18#	156 6–#6 18#	135 6–#6 18#	238 6–#6 18#	301 12–#6	
5 (12'–0")	261 18#	221 22 x 36	188 18–#6 22 x 33	192 18–#6 22 x 33	170 18–#6 22 x 36	285 18–#6 22 x 33	357 18#	
4 (14'–6")	300 22# 6–#8	263 22 x 36 18–#6 22 x 33	226 18–#6 22 x 33	229 18–#6 22 x 33	207 18–#6 22 x 36	315 18–#6 22 x 33	409 22#	
3 (15'–9")		300 22# 12–#6 22#	262 12–#6 22#	265 12–#6 22#	240 12–#6 22#	365 12–#6 22#	528 12–#6	
2 (17'–0")		340	303	304	276	422	764 24# 14–#6	
1 (f'c= 12000 psi; 12'–0")		373 22# 12–#6 22#	339 12–#6 22#	338 12–#6 22#	307 12–#6 22#	474 12–#6 22#	779 24# 14–#6	
End (service)	213	265	267	261	223	355	557	
FLOOR \ COL. NO.	1	7	8	9	10	11	12	LOG

NOTES:

1. FIRST COLUMN DIMENSION SHOWN IN SCHEDULE IS IN THE EAST–WEST DIRECTION.
2. LOADS ON PILE CAPS ARE SERVICE LOADS IN KIPS.
3. LOADS ARE GIVEN IN KIPS, AND ARE ULTIMATE LOADS U.O.N.
4. FOR CONCRETE STRENGTH REQUIRED SEE COLUMN SCHEDULES.
5. COLUMN SIZES AND REINFORCEMENT ARE SHOWN ONLY WHERE SIZES START AND STOP. BLANK SPACES IN BETWEEN INDICATE SAME SIZE AS INDICATED ABOVE AND BELOW.
6. HEAVY LINE AT TOP INDICATES TOP OF COLUMN.
7. FOR GENERAL NOTES SEE DWG. SN–001
8. FOR SHEARWALL DETAILS SEE S–940 SERIES DRAWINGS.
9. FOR COLUMN AND REINFORCING DETAILS SEE S–950 SERIES DRAWINGS.
10. BUTTRESS INDICATED AS "B" IN COLUMN SCHEDULE
11. • INDICATES TENSION SPLICE REBARS.
12. INDICATE SHEARWALLS.
13. INDICATES COLUMN BEING PICKED UP BY BEAM OR SLAB.
14. INDICATES CHANGES IN HELD FACE OF COLUMN.
15. INDICATES ADDITIONAL LOAD FROM PICK–UP BEAM OR SLAB.

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DWG TITLE

COLUMN SCHEDULE

NB#

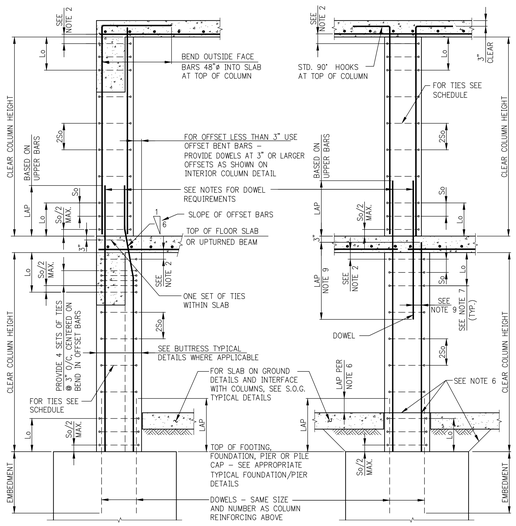
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER JEFFREY H. WEST 075130 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	N.T.S.
DWG NO.	S-950.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185880 Job Number
E355051006 Scan Code



EXTERIOR COLUMN OR BUTTRESS

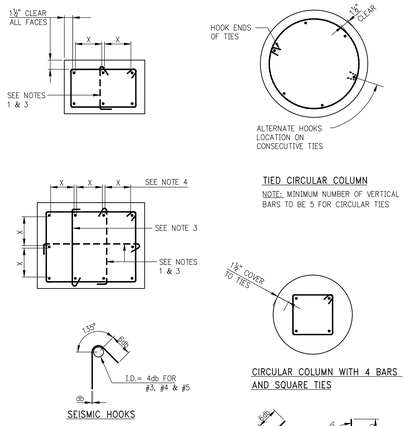
INTERIOR COLUMN

COLUMN DETAILS

COLUMN TIE SCHEDULE			
VERTICAL BAR SIZE	SIZE & SPACING (So) OF TIES, IN INCHES. MAXIMUM SPACING NOT TO EXCEED ½ OF LEAST COLUMN DIMENSION OR 12". SEE NOTE 8		
	#3	#4	#5
#5	5	–	–
#6	6	–	–
#7	7	–	–
#8	8	8	–
#9	9	9	–
#10	9	10	–
#11	*	11	11
#14	*	12	12
#18	*	12	12

NOTES:

1. * #3 TIES NOT PERMITTED FOR #11, #14, #18 OR BUNDLED VERTICAL BARS.
2. LOCATE TOP SET OF TIES So/2 MAXIMUM BELOW THE LOWEST HORIZONTAL REINFORCEMENT IN SLAB OR DROP PANEL. WHERE BEAMS FRAME FROM FOUR DIRECTIONS INTO COLUMN, TIES MAY TERMINATE NOT MORE THAN 3" BELOW LOWEST REINFORCEMENT IN SHALLOWEST OF SUCH BEAMS.
3. WHERE AREA OF VERTICAL REINFORCEMENT IN LOWER COLUMN IS GREATER THEN THAT OF UPPER COLUMN, EXTEND AREA OF REINFORCEMENT AT LEAST EQUAL TO THAT OF UPPER COLUMN.
4. WHERE AREA OF REINFORCEMENT IN LOWER COLUMN IS LESS THAN THAT OF UPPER COLUMN, PROVIDE ADDITIONAL DOWELS TO MAKE UP THE DIFFERENCE.
5. ALL LAP SPLICES AND EMBEDMENTS TO BE COMPRESSION UNLESS OTHERWISE NOTED IN COLUMN SCHEDULE.
6. WHERE SLAB IS POURED OVER FOUNDATION PRIOR TO COLUMN, VERTICAL REINFORCEMENT AND DOWEL LAP TO START AT TOP OF SLAB.
7. LENGTH "Lo" SHALL NOT BE LESS THAN 1/6 OF CLEAR HEIGHT OF COLUMN, MAXIMUM COLUMN DIMENSION, OR 18"
8. IF COLUMN REQUIRES SHEAR REINFORCEMENT, MAXIMUM SPACING OF TIES SHALL BE BE LIMITED TO d/2, REQUIRED SIZE, NUMBER AND SPACING OF TIES MAY BE MORE STRINGENT THAN SHOWN IN TYPICAL DETAILS.
9. IF OFFSET OF DOWEL IS MORE THAN 6", LAP SHALL BE TWICE THE COMPRESSION DEVELOPMENT LENGTH OF THE SMALLER BAR



TIED CIRCULAR COLUMN

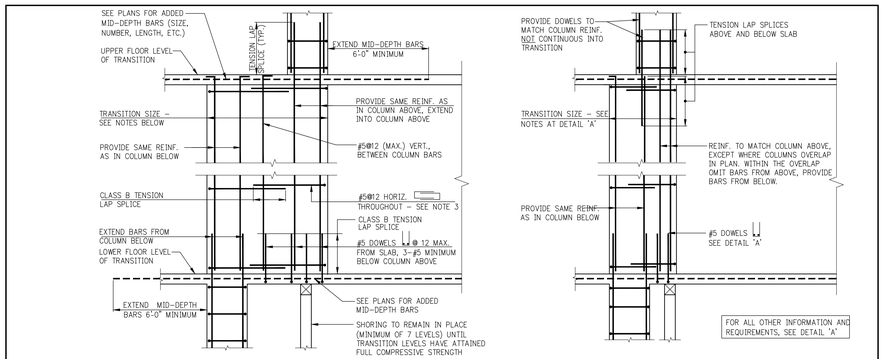
NOTE: MINIMUM NUMBER OF VERTICAL BARS TO BE 5 FOR CIRCULAR TIES

CIRCULAR COLUMN WITH 4 BARS AND SQUARE TIES

COLUMN REINFORCEMENT AND TIES ARRANGEMENT

NOTES:

1. SINGLE LEG CROSSTIES SHOWN DASHED MAY BE OMITTED WHEN THE VERTICAL BAR IS NO FARTHER THAN 6" CLEAR ON EACH SIDE FROM ADJACENT TIED BARS.
2. WHEN THERE IS A SERIES OF VERTICAL BARS (SUCH AS IN WALL-LIKE COLUMNS) AND BARS ARE SPACED NOMINALLY AT 6" O/C, EVERY OTHER VERTICAL BAR WILL REQUIRE A CROSSTIE.
3. ALTERNATE 90° AND 135° ENDS ON CONSECUTIVE SINGLE LEG CROSSTIES THROUGHOUT HEIGHT OF MEMBER.
4. DETAILER SHALL SPACE BARS EQUIDISTANT ON ALL FACES UNLESS OTHERWISE SHOWN IN DETAILS.



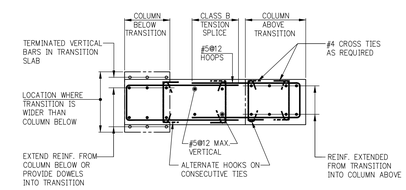
DETAIL A – ELEVATION OF "WALKING" COLUMN TRANSITION

NOTES:

1. FOR DIMENSIONS AND LOCATION OF TRANSITION SEE COLUMN LOCATION PLANS AND/OR COLUMN SCHEDULE.
2. VERTICAL REINFORCEMENT IN TRANSITION TO BE AS SHOWN IN DETAILS 'A' AND 'B' UNLESS THE COLUMN SCHEDULE CALLS FOR SPECIFIC VERTICAL REINFORCEMENT WITHIN THE TRANSITION.
3. IN ADDITION TO #5@12 HORIZONTAL HOOPS, PROVIDE HOOPS AND CROSSTIES TO SATISFY TIEING REQUIREMENTS OF TYPICAL COLUMN DETAILS FOR ALL VERTICAL REINFORCEMENT.

DETAIL B

USE THIS DETAIL WHERE COLUMNS ABOVE AND BELOW TRANSITION OVERLAP IN PLAN



DETAIL C – HORIZONTAL SECTION THROUGH "WALKING" COLUMN TRANSITION

No.	Date	Revision
6	11-21-2014	95% CD
5	11-12-2014	85% CD
4	10-10-2014	75% CD
3	07-25-2014	50% CD
2	04-30-2014	ISSUED FOR NYC DOB (100%DD)
1	03-27-2014	SCHEMATIC DESIGN

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
TYPICAL COLUMN DETAILS

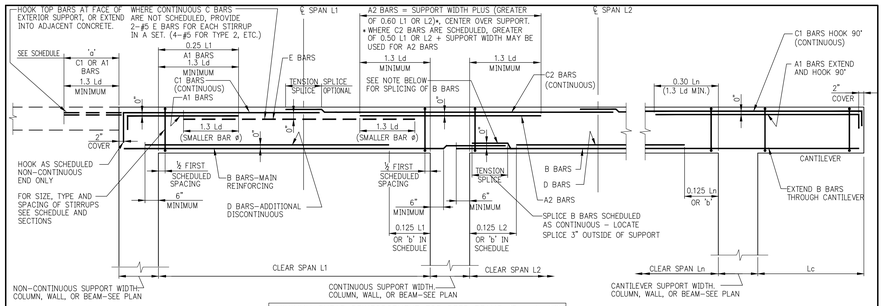
NB#

SEAL & SIGNATURE:

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: AS NOTED
DWG NO. S-955.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185880 Job Number
E326713378TS Scan Code

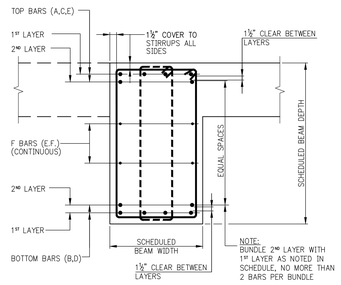


NOTE:
USE TYPICAL CUTOFF LENGTHS SHOWN UNLESS 'a' OR 'b' DIMENSIONS OR OTHER DIMENSIONS ARE GIVEN IN THE BEAM SCHEDULE

MINIMUM SHEAR REINFORCEMENT FOR DEEP BEAMS (D > Ln/4)		
b=BEAM WIDTH	MINIMUM STIRRUPS(Av) (SPACING = S)*	MINIMUM F BARS (Avh) (SPACING = S2)*
UP TO 12"	1-#4 ⊓ @ 12" MAX.	#4 E.F. @ 12" MAX.
12"+ TO 24"	2-#4 ⊓ @ 12" MAX.	#4 E.F. @ 12" MAX.
24"+ TO 36"	3-#4 OR 2-#5 @ 12" MAX.	#5 E.F. @ 12" MAX.
36"+ TO 42"	2-#5 @ 12" MAX.	#6 E.F. @ 12" MAX.
42"+ TO 48"	4-#4 OR 3-#5 @ 12" MAX.	#6 E.F. @ 12" MAX.
OVER 48"	← DESIGNER TO PROVIDE →	

* PER ACI 11.8.4 AND 11.8.5, SPACINGS S AND S2 "SHALL NOT EXCEED D/5, NOR 12 INCHES."

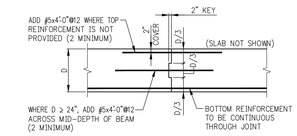
TYPICAL BEAM ELEVATION



TYPICAL BEAM SECTION

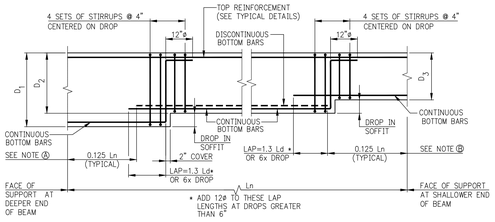
NOTES:

1. WHERE BARS ARE PLACED IN TWO LAYERS THE MINIMUM CLEAR DISTANCE BETWEEN LAYERS SHALL BE 1½".
2. BEAM REINFORCEMENT SHALL BE LOCATED LATERALLY AS REQUIRED TO CLEAR COLUMN VERTICAL REINFORCEMENT.
3. WHERE BEAMS MEET AND CROSS EACH OTHER AT A SUPPORT, THE SHALLOWER BEAM SHALL HAVE ITS TOP REINFORCEMENT PLACED IN THE OUTERMOST (TOP) LAYER.
4. IN THE EVENT ONE CROSSING BEAM IS A CANTILEVER, THE CANTILEVER BEAM SHALL HAVE ITS TOP REINFORCEMENT PLACED IN THE OUTERMOST (TOP) LAYER.
5. WHERE F BARS (FACE OR "SKIN" BARS) ARE INDICATED IN THE BEAM SCHEDULE, THEY SHALL BE UNIFORMLY SPACED ON BOTH BEAM FACES AND SHALL BE CONTINUOUS, WITH STAGGERED TENSION SPLICES.
6. SEE SCHEDULE OF SHEAR REINFORCEMENT FOR DEEP BEAMS (D> Ln/4) FOR MINIMUM STIRRUP AND FACE BAR REQUIREMENTS.
7. THE FIRST STIRRUP AT EACH END SHALL BE PLACED AT ⅛ THE FIRST SCHEDULED SPACE FROM THE FACE OF SUPPORTING MEMBER. SUBSEQUENT STIRRUPS SHALL BE SPACED AS INDICATED IN THE BEAM SCHEDULE.
8. WHERE MORE THAN ONE STIRRUP IS INDICATED IN A SET, PLACE EACH SET AT THE SCHEDULED SPACING.
9. SCHEDULED STIRRUP SPACING IS THE SAME AT EACH END UNLESS OTHERWISE NOTED.



ELEVATION - BEAM CONSTRUCTION JOINT

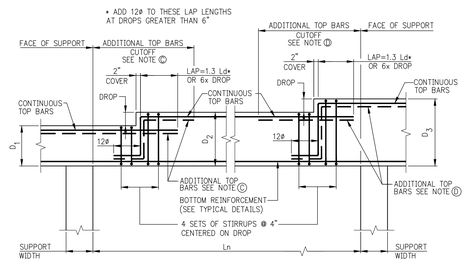
NOTE:
CONTRACTOR MUST SUBMIT LOCATIONS OF ALL CONSTRUCTION JOINTS TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.



ELEVATION - DROP IN BEAM SOFFIT
(SLAB NOT SHOWN)

NOTE Ⓐ:
IF DISCONTINUOUS BOTTOM BARS ARE CUT OFF WITHIN SPLICE LENGTH OF CONTINUOUS BOTTOM BARS, THEN DISCONTINUOUS BOTTOM BARS NEED NOT BE CONTINUED AT BOTTOM OF DEEPER PORTION OF BEAM (D_1)

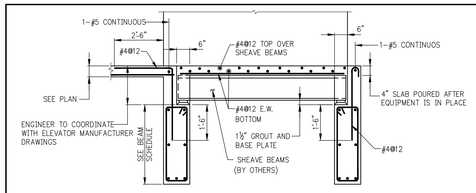
NOTE Ⓑ:
IF DROP OCCURS WITHIN TYPICAL CUTOFF OF DISCONTINUOUS BOTTOM BARS, THEN DISCONTINUOUS BOTTOM BARS NEED NOT BE CONTINUED IN SHALLOWER PORTION OF BEAM (D_3)



ELEVATION - DROP AT TOP OF BEAM
(SLAB NOT SHOWN)

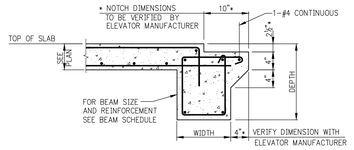
NOTE Ⓒ:
IF LAP LENGTH OF LOWER ADDITIONAL TOP BARS (D_1) EXTENDS BEYOND THE CUTOFF LENGTH, THEN ADDITIONAL TOP BARS NEED NOT BE PLACED AT TOP OF DEEPER PORTION OF BEAM (D_2)

NOTE Ⓓ:
IF DROP OCCURS BEYOND THE CUTOFF LENGTH OF UPPER LEVEL ADDITIONAL TOP BARS (D_3), THEN ADDITIONAL TOP BARS NEED NOT BE PLACED IN SHALLOWER PORTION OF BEAM (D_2)

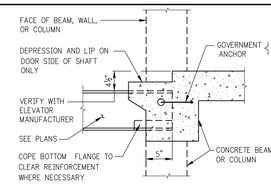


ELEVATOR SHEAVE BEAM

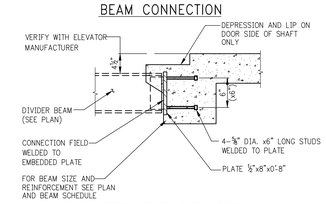
NOTE:
SHEAVE BEAMS TO BE SET BY ELEVATOR CONTRACTOR.



BEAM AT ELEVATOR SILL



ELEVATOR DIVIDER BEAM CONNECTION



ALTERNATIVE ELEVATOR DIVIDER BEAM CONNECTION

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5	11-12-2014	85% CD
4	10-10-2014	75% CD
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Damian Titus
Buildings
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Under Directive 2 of 1975
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NYC Development Hub

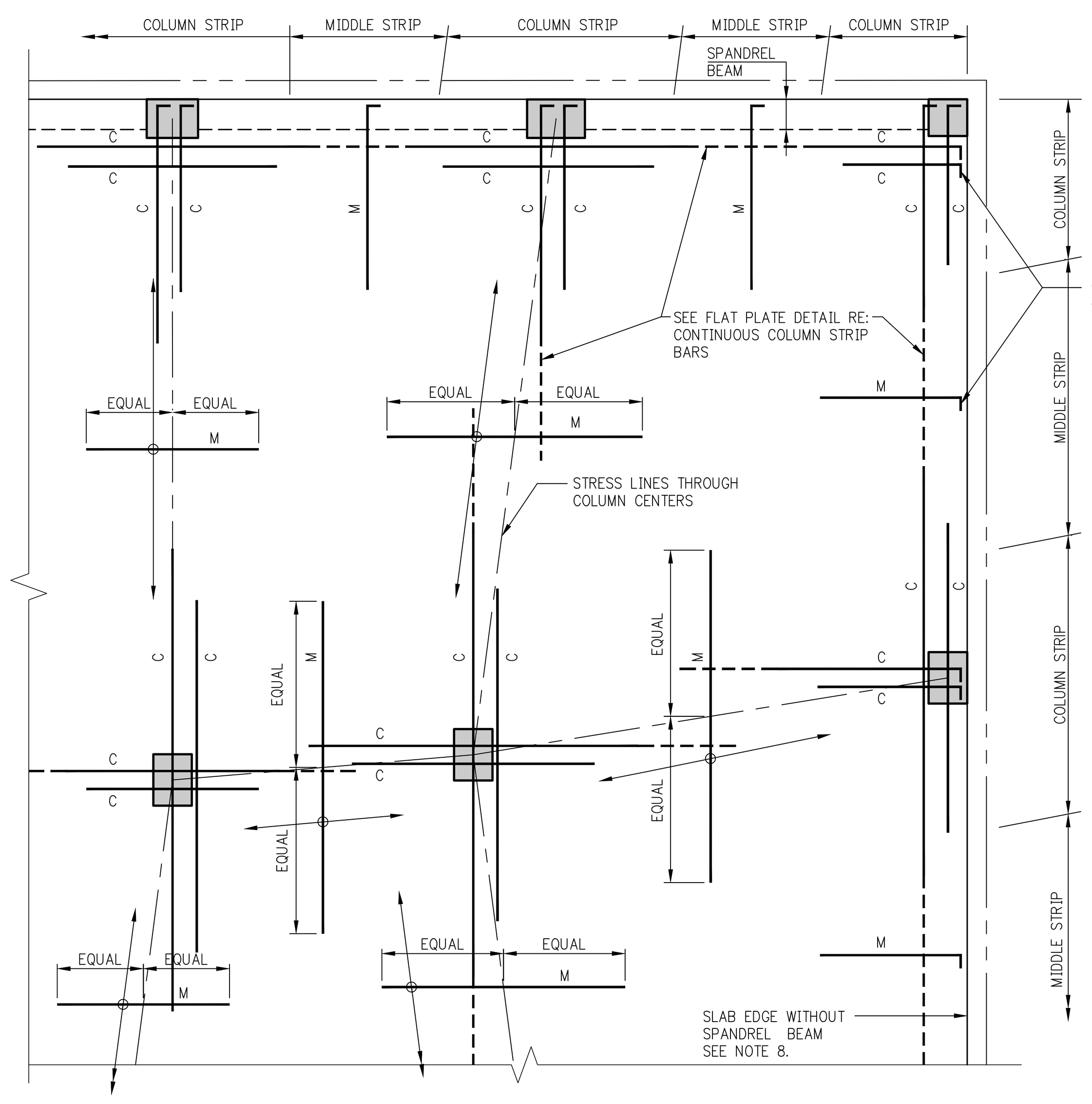
DWG TITLE
TYPICAL SUPERSTRUCTURE DETAILS 1
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY H. GOLDSTEIN NO. 044143 STATE OF NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	AS NOTED
DWG NO.	S-960.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 121185680 Job Number
ES388311935 Scan Code



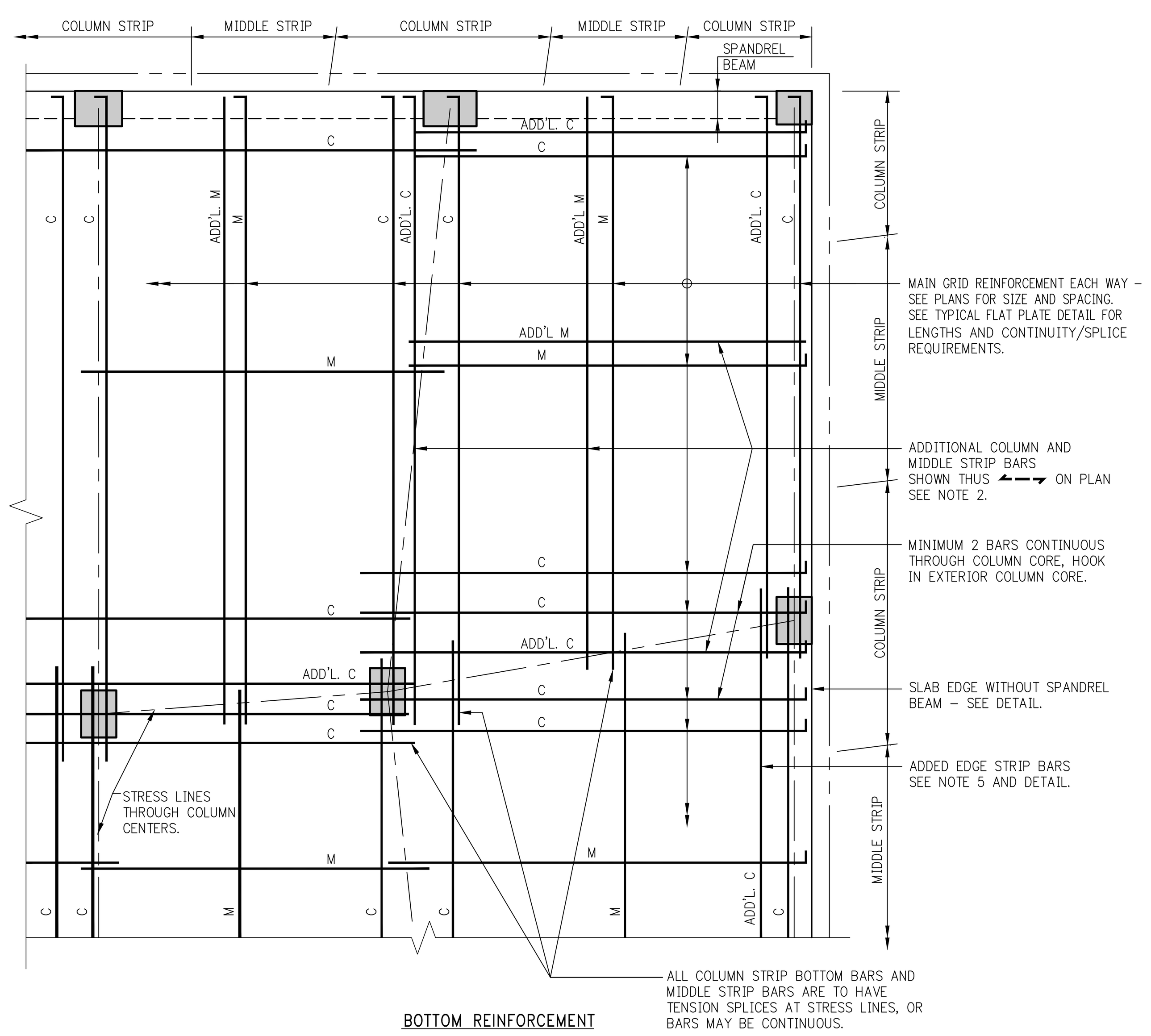
TOP REINFORCEMENT

NOTES FOR TOP REINFORCEMENT

1. 'C' DENOTES COLUMN STRIP BARS (LONG AND SHORT BARS ARE ALTERNATED). 'M' DENOTES MIDDLE STRIP BARS.
2. FOR SIZE, SPACING, NUMBER, ETC. OF REINFORCING BARS, SEE FRAMING PLANS.
3. WHERE COLUMN STRIP BAR LENGTHS ARE SHOWN ON FRAMING PLANS THEY ARE FOR LONGER BARS, WHICH ARE TO BE ALTERNATED WITH SHORTER BARS. SEE TYPICAL FLAT PLATE DETAIL.
4. COLUMN STRIP BARS ARE TO BE CENTERED OVER COLUMNS UNLESS OTHERWISE INDICATED ON PLANS.
5. MIDDLE STRIP BARS ARE TO BE CENTERED OVER STRESS LINES UNLESS OTHERWISE INDICATED ON PLANS.
6. MIDDLE STRIP BARS ARE TO BE SPACED AS SHOWN ON PLANS. FIRST BAR IS TO BE LOCATED A DISTANCE FROM LAST COLUMN STRIP BAR NOT TO EXCEED MIDDLE STRIP BAR SPACING.
7. COLUMN STRIP BARS PARALLEL TO SPANDREL BEAMS ARE TO HAVE FIRST BAR LOCATED AT ONE-HALF SCHEDULED SPACING FROM INSIDE FACE OF BEAM, SIX INCHES MAXIMUM.
8. AT SLAB EDGES WITHOUT SPANDREL BEAMS, SEE TYPICAL DETAIL FOR ADDITIONAL CONTINUOUS EDGE BARS AND FOR COLUMN STRIP BAR PLACEMENT PARALLEL TO SLAB EDGE.
9. PROVIDE 90 DEGREE HOOK AT EVERY DISCONTINUOUS TOP BAR, COLUMN AND MIDDLE STRIPS, AT EDGE OF SLAB, WITH OR WITHOUT SPANDREL BEAMS (2" CLEAR COVER TO HOOK)
10. CANTILEVER TOP BARS SHOULD BE ANCHORED A DISTANCE OF AT LEAST 1.5 x CANTILEVERS.

BAR LENGTH EXTENSIONS REQUIRED AT EPOXY COATED REINFORCEMENT (WHERE SPECIFIED ON PLANS)
1. TO REINFORCING BAR LENGTHS SHOWN ON PLAN OR AS DETERMINED FROM TYPICAL DETAILS, ADD AN ADDITIONAL LENGTH AT EACH END (EXCEPT AT HOOKED BARS) EQUAL TO 50% OF BAR DEVELOPMENT LENGTH (SEE TABLE #2)
2. DEVELOPMENT LENGTHS AND LAP SPLICE LENGTHS SHOWN ARE TO BE INCREASED, IN CONFORMANCE WITH TABLES 1 & 2 IN TYPICAL DETAILS FOR REINFORCEMENT DEVELOPMENT AND SPLICE LENGTHS, OVER VALUES FOR UNCOATED BARS.

FLAT SLAB REINFORCEMENT DETAILS

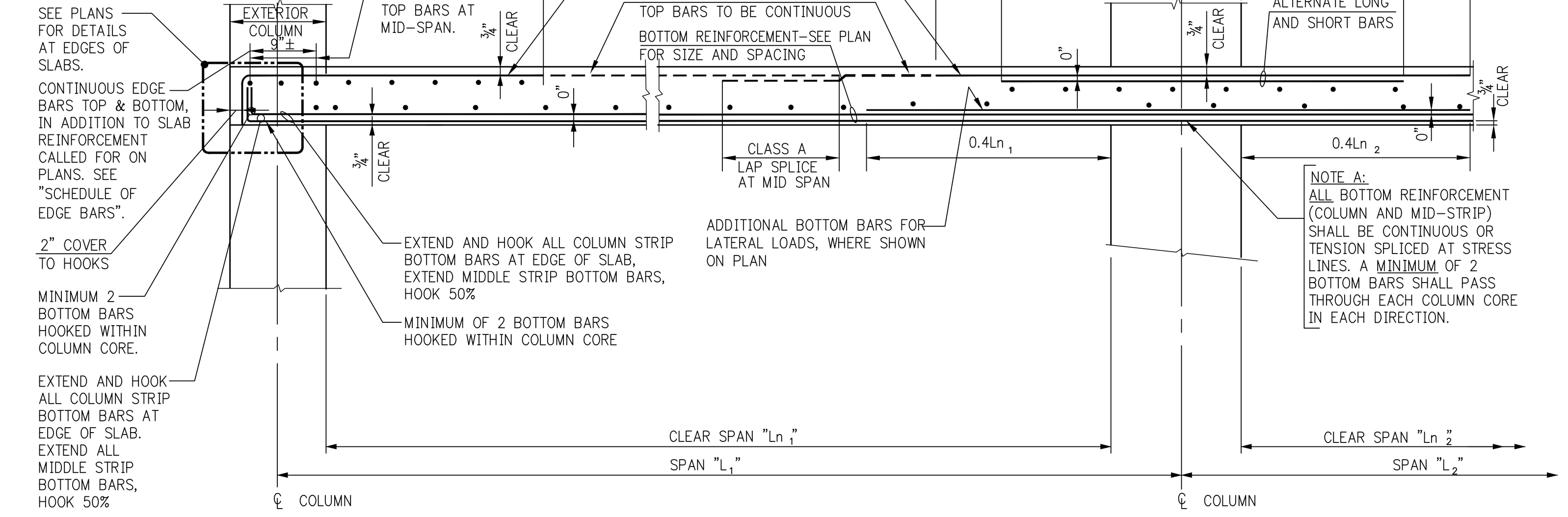


BOTTOM REINFORCEMENT

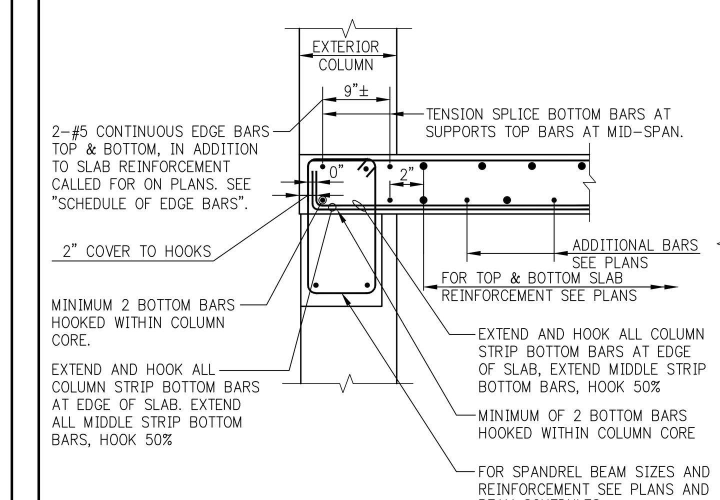
NOTES FOR BOTTOM REINFORCEMENT:

1. 'C' DENOTES A COLUMN STRIP BAR, PART OF MAIN GRID. 'ADD'L. C' DENOTES COLUMN STRIP BARS ADDITIONAL TO MAIN GRID BARS. 'M' DENOTES A MIDDLE STRIP BAR, PART OF MAIN GRID. 'ADD'L M' DENOTES MIDDLE STRIP BARS ADDITIONAL TO MAIN GRID BARS.
2. PLACE ADDITIONAL BARS BETWEEN MAIN GRID BARS. IN COLUMN STRIPS GROUP ABOUT STRESS LINE. IN MIDDLE STRIPS DISTRIBUTE THROUGHOUT STRIP.
3. ALL COLUMN STRIP BOTTOM BARS ARE TO BE CONTINUOUS AND HOOKED 90° AT EDGES OF SLAB OR AT SLAB OPENINGS, OR AT OTHER DISCONTINUITIES.
4. ALL MIDDLE STRIP BOTTOM BARS ARE TO BE CONTINUOUS AND ARE TO EXTEND TO EDGE OF SLAB WHERE 50% OF BARS ARE TO BE HOOKED.
5. IN EDGE STRIP WITHOUT SPANDREL BEAMS START ADDITIONAL BARS TWO INCHES FROM CONTINUOUS EDGE BARS – SEE FLAT PLATE DETAIL AT EDGE OF SLAB.

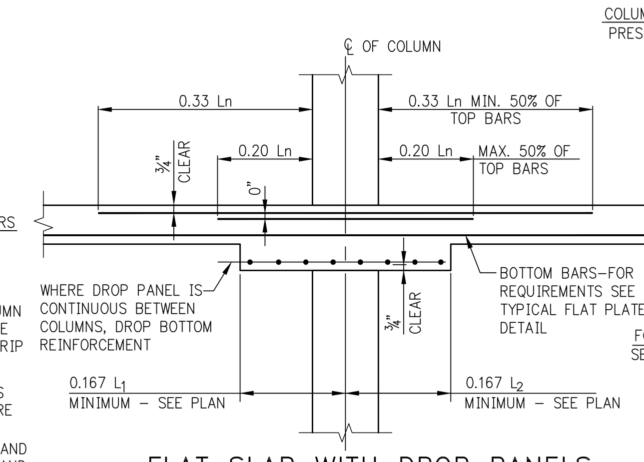
SCHEDULE OF EDGE BARS	
SLAB THICKNESS	*ADDITIONAL EDGE BARS (CONTINUOUS)
UP TO 7"	2–#5 TOP, 2–#5 BOTTOM
7" TO 8"	2–#6 TOP, 2–#6 BOTTOM
8" TO 10"	2–#7 TOP, 2–#7 BOTTOM
10" TO 12"	2–#8 TOP, 2–#8 BOTTOM
OVER 12"	SEE PLANS + DETAILS
* UNLESS HEAVIER BARS ARE SHOWN ON PLANS	



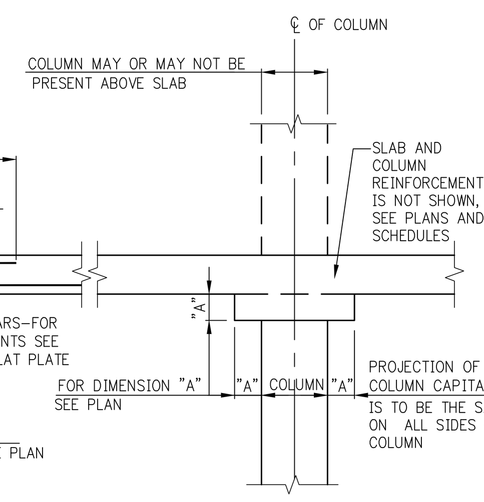
FLAT PLATE DETAIL
(FOR DROP PANEL SEE DETAIL)
AT INTERIOR SUPPORTS USE LARGER OF Ln_1 OR Ln_2 FOR Ln



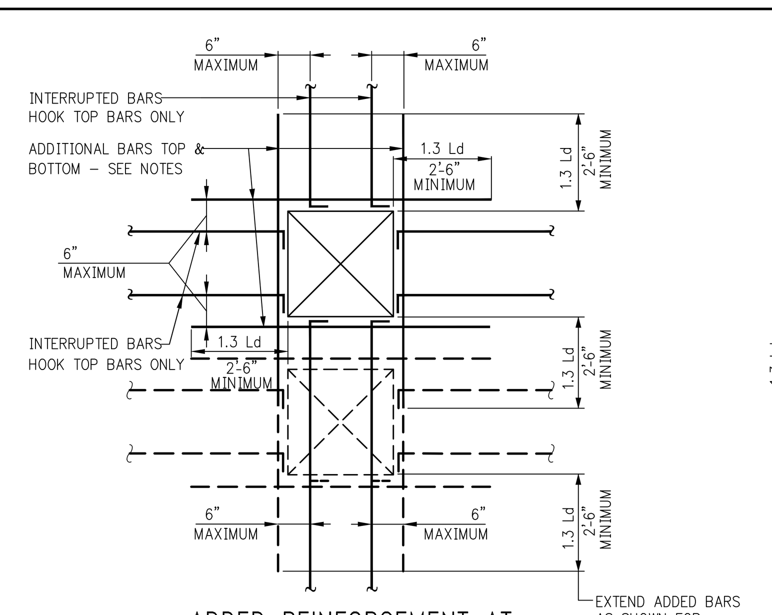
EDGE OF SLAB WITH SPANDREL BEAM



FLAT SLAB WITH DROP PANELS AT COLUMN STRIP
(MID-STRIP BARS SAME AS TYPICAL FLAT PLATE DETAIL)



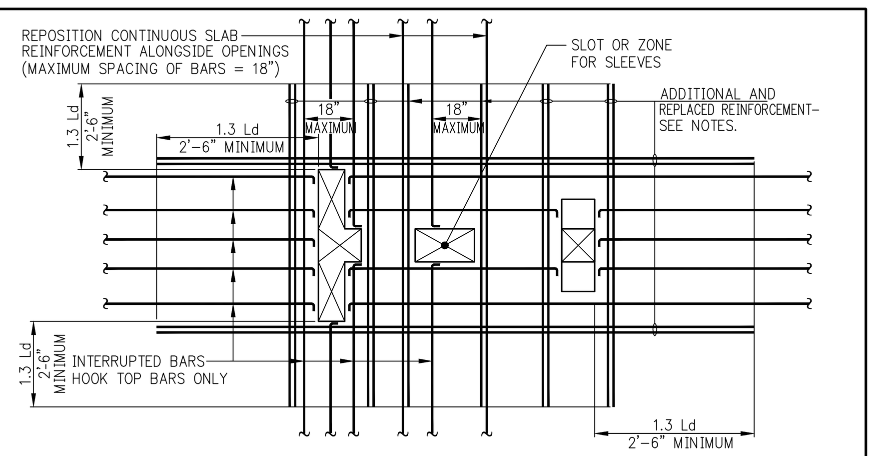
COLUMN WITH CAPITAL



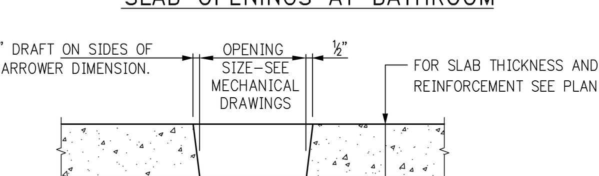
ADDED REINFORCEMENT AT OPENINGS IN FLOOR SLAB

NOTES:

1. ADDITIONAL BARS EQUAL IN AREA TO AREA OF REINFORCEMENT INTERRUPTED BY OPENING(S) SHALL BE PLACED ALONGSIDE OPENING(S), ONE HALF ON EACH SIDE (#5 MINIMUM DIAMETER), TOP AND BOTTOM.
2. ADD 1–#5 TOP AND BOTTOM EACH SIDE OF OPENING, ADDITIONAL TO REPLACEMENT BARS.
3. WHERE OPENINGS ARE NEAR OR AGAINST EXTERIOR BEAMS OR COLUMNS AND ADDED REINFORCEMENT CAN NOT BE EXTENDED AS SHOWN, HOOK EXTERIOR END.
4. AT OPENINGS SMALLER THAN THE SLAB THICKNESS (10" MAXIMUM), NO ADDITIONAL REINFORCEMENT IS REQUIRED, PLACE NORMAL REINFORCEMENT ALONGSIDE OPENING.
5. Ld = TENSION DEVELOPMENT LENGTH, SEE TABLES.



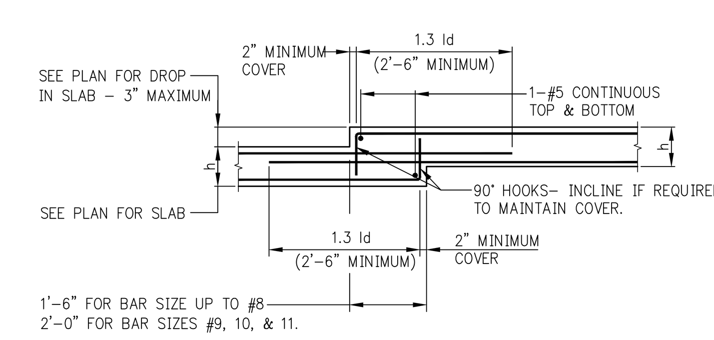
SLAB OPENINGS AT BATHROOM



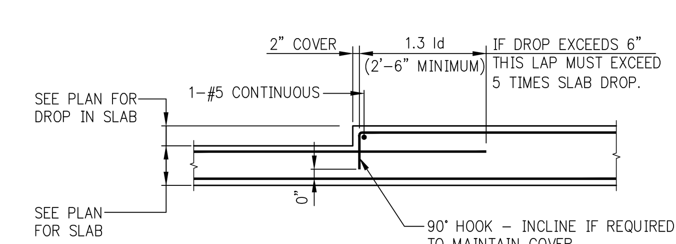
PLUMBING OPENING (SLOT) IN SLAB

NOTES:

1. FOR LOCATIONS AND DIMENSIONS OF PLUMBING OPENINGS SEE MECHANICAL AND/OR ARCHITECTURAL DRAWINGS.
2. FILL ALL OPENINGS WITH CONCRETE AFTER PIPING HAS BEEN INSTALLED.
3. FOR SLAB REINFORCEMENT DETAILS ALONGSIDE OPENINGS SEE DETAIL OF "ADDED REINFORCEMENT AT OPENINGS IN FLOOR SLAB".
4. MINIMUM REQUIREMENTS ARE SHOWN IN THESE DETAILS. SEE PLAN FOR ADDITIONAL REQUIREMENTS.

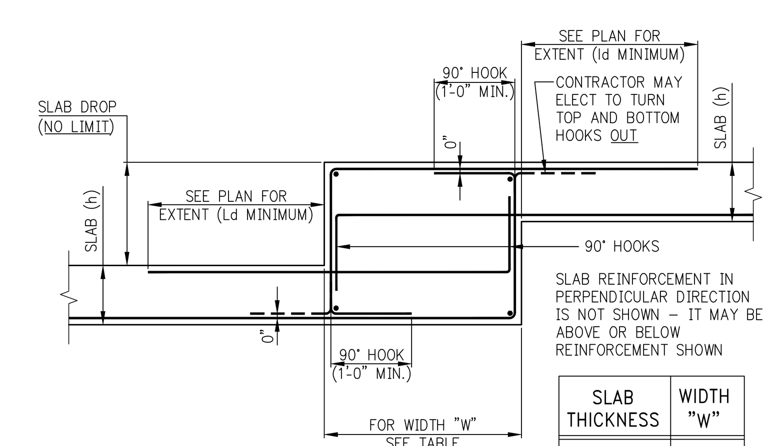


DROP IN TOP AND BOTTOM OF SLAB
(MAXIMUM DROP = 3")



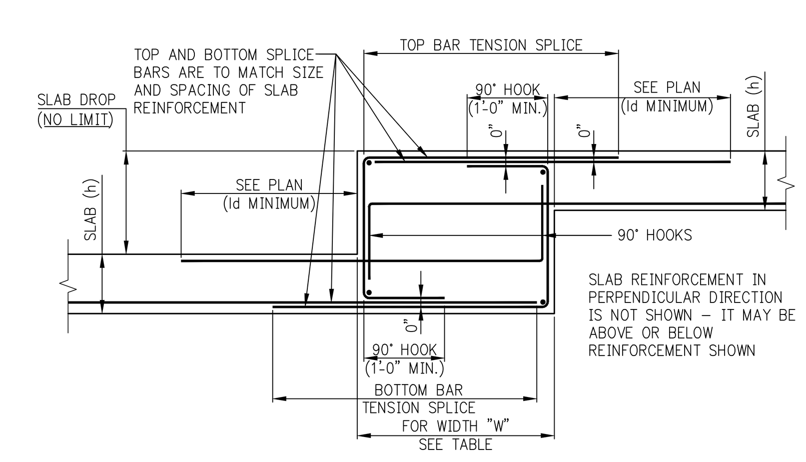
DROP IN TOP OF SLAB

NOTE:
BARS IN OTHER DIRECTION ARE NOT SHOWN – SEE PLANS.

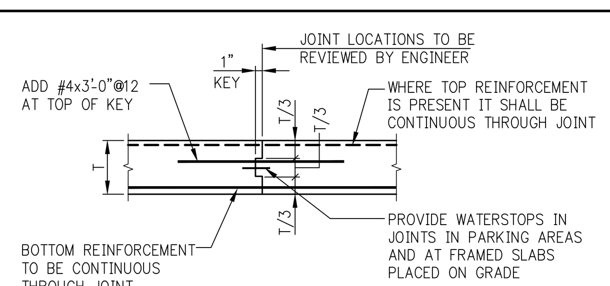


SLAB THICKNESS	WIDTH "W"
UP TO 8"	2'-0"
8"+ TO 10"	2'-6"
OVER 10"	3'-0"

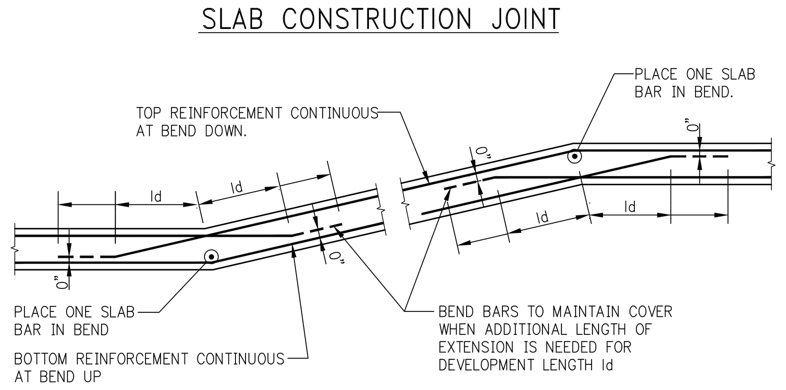
DROP IN TOP AND BOTTOM OF SLAB
(DROP GREATER THAN 3")



ALTERNATIVE DROP IN TOP AND BOTTOM OF SLAB USING SPLICE BARS
(DROP GREATER THAN 3")



SLAB CONSTRUCTION JOINT

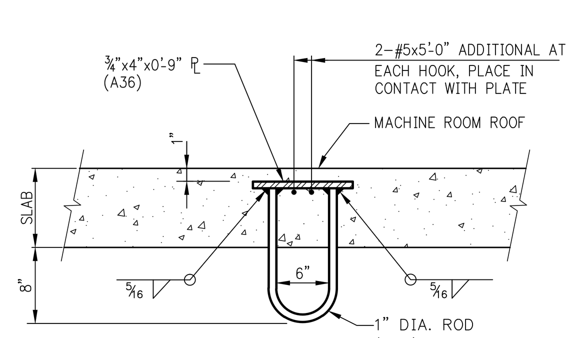


SLAB SLOPES UP

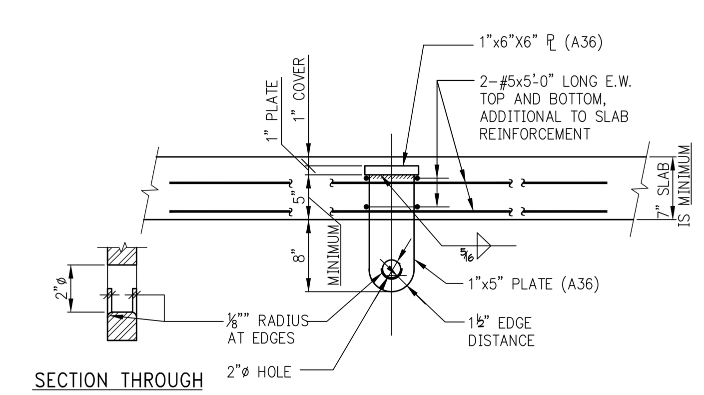
SLAB SLOPES DOWN

BEND IN SLAB

NOTE:
BARS IN OTHER DIRECTION ARE NOT SHOWN– SEE PLANS.



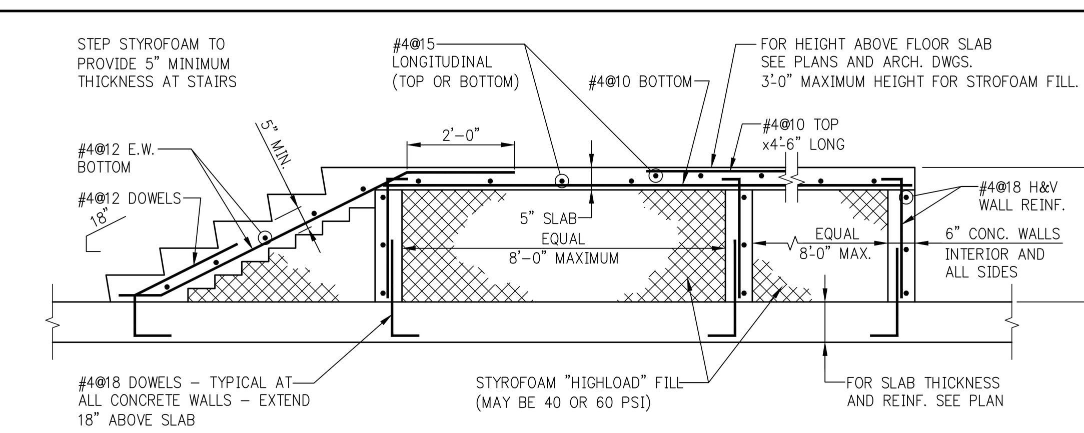
LIFTING HOOK AT ELEVATOR
MAXIMUM SERVICE LOAD LIFTING CAPACITY = 2,000 POUNDS.
FOR HEAVIER LOADS A SOLID PLATE WITH HOLE MUST BE PROVIDED.



SECTION THROUGH PLATE AT HOLE

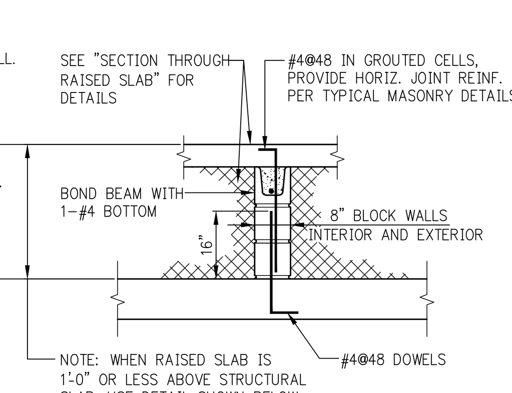
HEAVY LIFTING "PADEYE" PLATE AT ELEVATOR
MAXIMUM SERVICE LOAD LIFTING CAPACITY = 10,000 POUNDS.

NOTES:
1. SLAB REINFORCEMENT IS NOT SHOWN.
2. PLACE ADDITIONAL #5 BOTTOM BARS IN THE SAME PLANE(S) AS SLAB BOTTOM REINFORCEMENT.

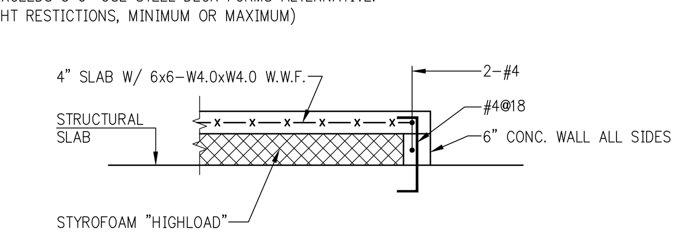


SECTION THROUGH RAISED SLAB FORMED WITH STYROFOAM

NOTES:
1. FOR STAIR TREADS, RISERS, AND WIDTH SEE ARCH. DWGS.
2. WHEN REQUIRED HEIGHT OF RAISED SLAB EXCEEDS 3'-0" USE STEEL DECK FORMS ALTERNATIVE. (STEEL DECK FORMED SLABS HAVE NO HEIGHT RESTICTIONS, MINIMUM OR MAXIMUM)



RAISED SLAB – ALTERNATIVE SUPPORTING WALL



RAISED SLAB – 1'-0" OR LESS IN HEIGHT ABOVE STRUCTURAL SLAB

No.	Date	Revision
7	11-21-2014	95% CD
6	11-12-2014	85% CD
5	10-10-2014	75% CD
4	07-25-2014	50% CD
3	05-02-2014	ISSUED FOR NYC DOB (100%DD) REVISED
2	04-30-2014	ISSUED FOR NYC DOB (100%DD)
1	03-27-2014	SCHEMATIC DESIGN

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
TYPICAL SUPERSTRUCTURE DETAILS 2
NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER
JEFFREY H. SMILOW
060728-1
STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: AS NOTED
S-961.00
DWG NO.
CAD FILE: Y:\\1310880_151 Maiden Lane
-

DEPT OF BLDGS 121185680 Job Number
E266239495 Scan Code

TABLE #1:
TENSION LAP SPLICE LENGTHS (CLASS B MINIMUM)

TABLE 1.A: ¾" COVER TO OUTER LAYER BARS
OUTER LAYER LAP LENGTHS (IN INCHES)

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000*
#3	16	16	16	16	16	16	16	16
#4	21	20	20	20	20	20	20	20
#5	31	27	24	24	24	24	24	24
#6	43	37	33	30	29	29	29	29
#7	69	60	53	49	45	42	40	38
#8	85	74	66	60	56	52	49	47
#9	103	89	80	73	67	63	59	56
#10	121	105	94	86	79	74	70	66
#11	140	122	109	99	92	86	81	77

TABLE 1.C: 1½" COVER TO OUTER LAYER BARS
OUTER LAYER LAP LENGTHS (IN INCHES)

NOTE: USE TABLE 1.A IF BAR SPACING IS LESS THAN 4" O/C UP TO #8, 5" O/C FOR #9, #10, #11

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000*
#3	16	16	16	16	16	16	16	16
#4	20	20	20	20	20	20	20	20
#5	24	24	24	24	24	24	24	24
#6	29	29	29	29	29	29	29	29
#7	42	37	34	34	34	34	34	34
#8	53	46	41	39	39	39	39	39
#9	66	57	51	46	44	44	44	44
#10	79	68	61	56	51	49	49	49
#11	92	80	72	65	60	57	54	54

TABLE 1.B: ¾" COVER TO OUTER LAYER BARS
INNER LAYER LAP LENGTHS (IN INCHES)

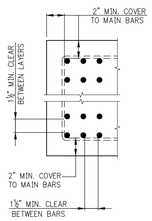
NOTE: USE TABLE 1.A IF BAR SPACING IS LESS THAN 4" O/C UP TO #8, 5" O/C FOR #9, #10, #11

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000*
#3	16	16	16	16	16	16	16	16
#4	20	20	20	20	20	20	20	20
#5	24	24	24	24	24	24	24	24
#6	30	29	29	29	29	29	29	29
#7	48	42	38	34	34	34	34	34
#8	61	53	47	43	40	39	39	39
#9	75	65	58	53	49	46	44	44
#10	89	77	69	63	58	55	51	49
#11	104	90	81	74	68	64	60	57

TABLE 1.D: 1½" COVER TO OUTER LAYER BARS
INNER LAYER LAP LENGTHS (IN INCHES)

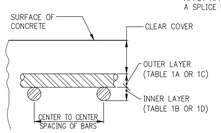
NOTE: USE TABLE 1.A IF BAR SPACING IS LESS THAN 5" O/C UP TO #8, 6" O/C FOR #9, #10, #11

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000*
#3	16	16	16	16	16	16	16	16
#4	20	20	20	20	20	20	20	20
#5	24	24	24	24	24	24	24	24
#6	29	29	29	29	29	29	29	29
#7	37	34	34	34	34	34	34	34
#8	43	39	39	39	39	39	39	39
#9	53	46	44	44	44	44	44	44
#10	64	55	49	49	49	49	49	49
#11	75	65	58	54	54	54	54	54



MULTIPLE LAYERS

PROVIDE MINIMUM COVER AND CLEARANCES SHOWN, USE TABLE 1.A FOR LAP SPLICE LENGTHS.



NOTES FOR TENSION LAP SPLICES

1. REINFORCEMENT IS UNCOATED, WITH Fy=60,000 PSI.
2. CONCRETE IS NORMAL WEIGHT (144–150#/C.F.).
3. "TOP" REINFORCEMENT:
   a. WHERE HORIZONTAL REINFORCEMENT IS PLACED SUCH THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BELOW THE SPLICE, TABULATED LENGTHS MUST BE MULTIPLIED BY 1.3.
   b. SUCH LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO, BEAMS, SLABS, FOOTINGS, MATS, AND WALLS.
   c. WALL HORIZONTAL REINFORCEMENT INCLUDE BARS EACH FACE , ADDED BARS, CORNER BARS, "U" BARS, ETC.
   d. "FRESH" CONCRETE INCLUDES ALL CONCRETE CAST BELOW "TOP" REINFORCEMENT WITHIN PERIOD OF TWO HOURS.
4. TABULATED LENGTHS MUST BE MULTIPLIED BY THE FOLLOWING MODIFICATION FACTORS:
   a. LIGHTWEIGHT CONCRETE 1.3
   b. EPOXY–COATED BARS:
      1.) BARS WITH COVER < 3db, OR WITH CLEAR SPACING < 6db ...1.5*
      2.) ALL OTHER CONDITIONS 1.2
   * FOR EPOXY–COATED "TOP" BARS THE MAXIMUM FOR COMBINED FACTORS = 1.7
5. WHERE TENSION DEVELOPMENT LENGTH (Ld) IS REQUIRED ON PLANS OR IN DETAILS, SEE TENSION DEVELOPMENT LENGTH TABLES.
6. CLASS A LAP SPLICE LENGTHS (AS DEFINED AS BY ACI) ARE EQUAL TO TENSION DEVELOPMENT LENGTHS. SEE TABLES FOR TENSION DEVELOPMENT LENGTHS (Ld). APPLY APPROPRIATE MODIFICATION FACTORS TO CLASS A SPLICE LENGTHS.

TABLE #4
COMPRESSION LAP SPLICES
(LENGTHS IN INCHES)

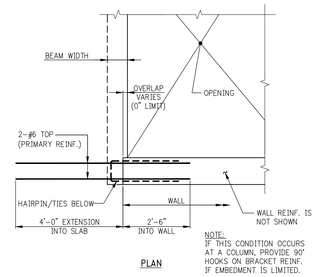
BAR SIZE	GRADE OF REINFORCEMENT		
	60 KSI (30 DIA.)	75 KSI (44 DIA.)	80 KSI (48 DIA.)
#3	12	17	18
#4	15	22	24
#5	19	28	30
#6	23	33	36
#7	27	39	42
#8	30	44	48
#9	34	50	54
#10	38	56	61
#11	43	62	68
#14 AND #18	1. LAP SPLICES ARE NOT PERMITTED. USE MECHANICAL CONNECTIONS OR WELDED SPLICES FOR #14 AND #18, PER ACI 318 (12.14.3). 2. LAP SPLICES OF #14 AND #18 BARS TO #11 AND SMALLER BARS ARE PERMITTED PER ACI 318 (12.16.2).		

3. FOR BARS OF DIFFERENT SIZE, USE LARGER OF: SPLICE LENGTH OF SMALLER BAR (TABLE #4) OR DEVELOPMENT LENGTH OF LARGER BAR (FROM TABLE #5) PER ACI 318 (12.16.2).

NOTE:
TABLE #4 APPLIES FOR NORMALWEIGHT CONCRETE WITH f'c = 3,000 PSI OR GREATER.

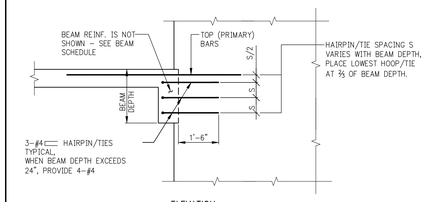
TABLE #5
DEVELOPMENT LENGTHS FOR BARS IN COMPRESSION
(LENGTHS IN INCHES)

BAR SIZE	fy = 60,000 PSI			fy = 75,000 PSI			fy = 80,000 PSI		
	CONC. f'c (IN PSI)			CONC. f'c (IN PSI)			CONC. f'c (IN PSI)		
	3,000	4,000	5,000 OR MORE	3,000	4,000	5,000 OR MORE	3,000	4,000	5,000 OR MORE
#3	12	12	12	12	12	12	12	12	12
#4	12	12	12	14	12	12	15	13	12
#5	14	12	12	17	15	14	18	16	15
#6	17	15	14	21	18	17	22	19	18
#7	19	17	16	24	21	20	26	22	21
#8	22	19	18	28	24	23	29	25	24
#9	25	22	21	31	27	25	33	28	27
#10	28	24	23	34	30	28	36	31	30
#11	31	27	26	38	33	31	40	34	33
#14	37	32	31	48	42	39	51	44	42
#18	50	43	41	62	54	51	65	56	54



PLAN

NOTE:
IF THIS CONDITION OCCURS AT A COLUMN, PROVIDE 90° HOOKS ON BRACKET REINF. IF EMBEDMENT IS LIMITED.



ELEVATION

BEAM SUPPORT BRACKET AT END OF WALL

No.	Date	Revision
6	11–21–2014	95% CD
5	11–12–2014	85% CD
4	10–10–2014	75% CD
3	07–25–2014	50% CD
2	04–30–2014	ISSUED FOR NYC DOB (100%DD)
1	03–27–2014	SCHEMATIC DESIGN

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PROJECT
one seaport
151-161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

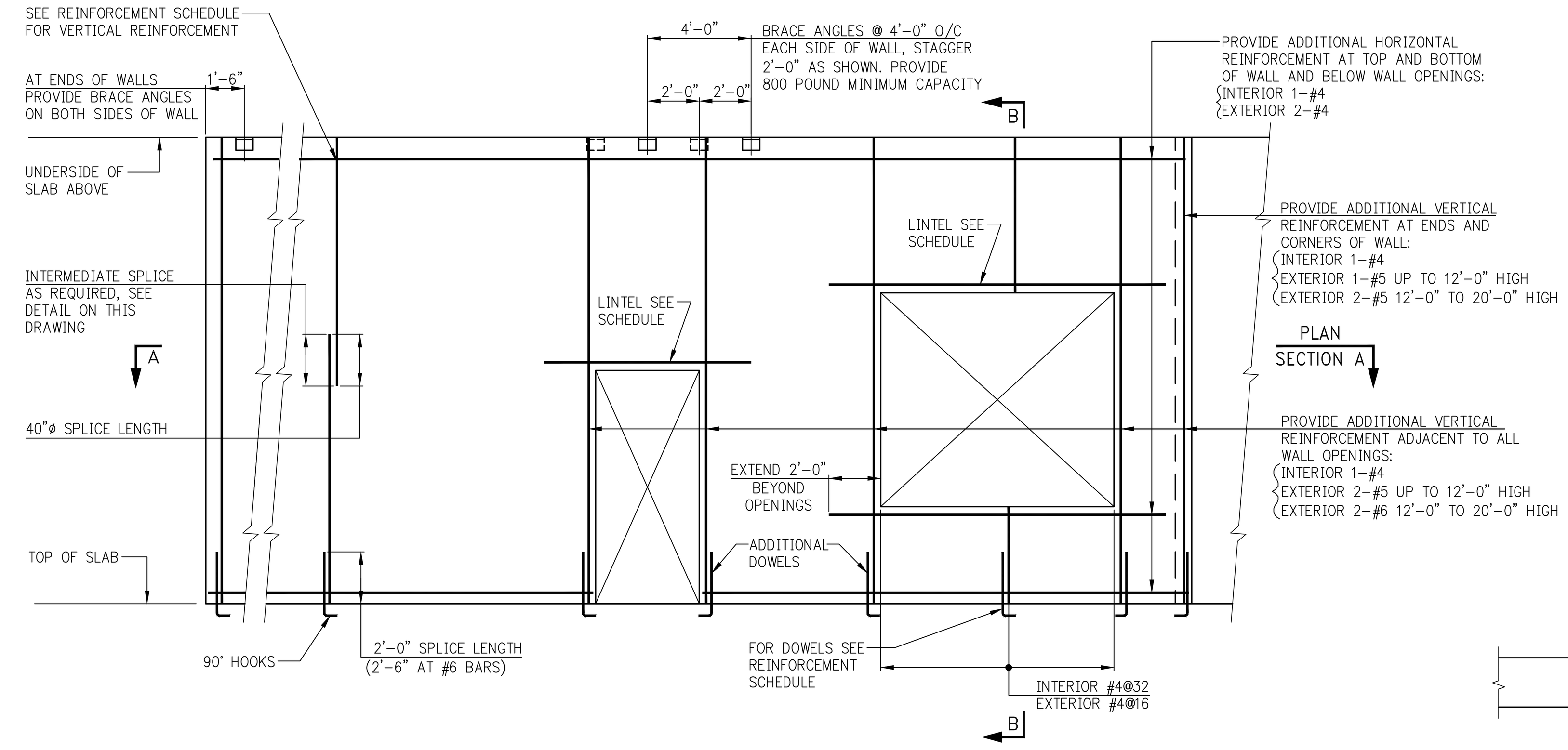
DWG TITLE
TYPICAL SUPERSTRUCTURE DETAILS 3

NB#

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY H. GOLDSTEIN NEW YORK

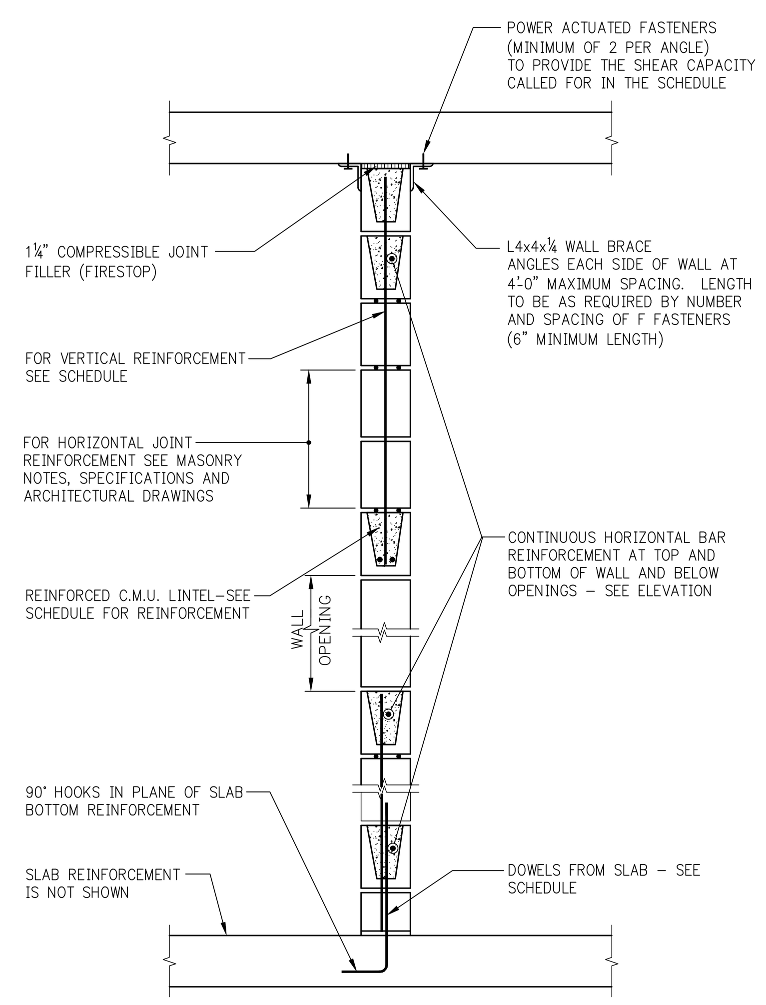
DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: AS NOTED
DWG NO. S-962.00

CAD FILE: Y:\1310880_151 Maiden Lane

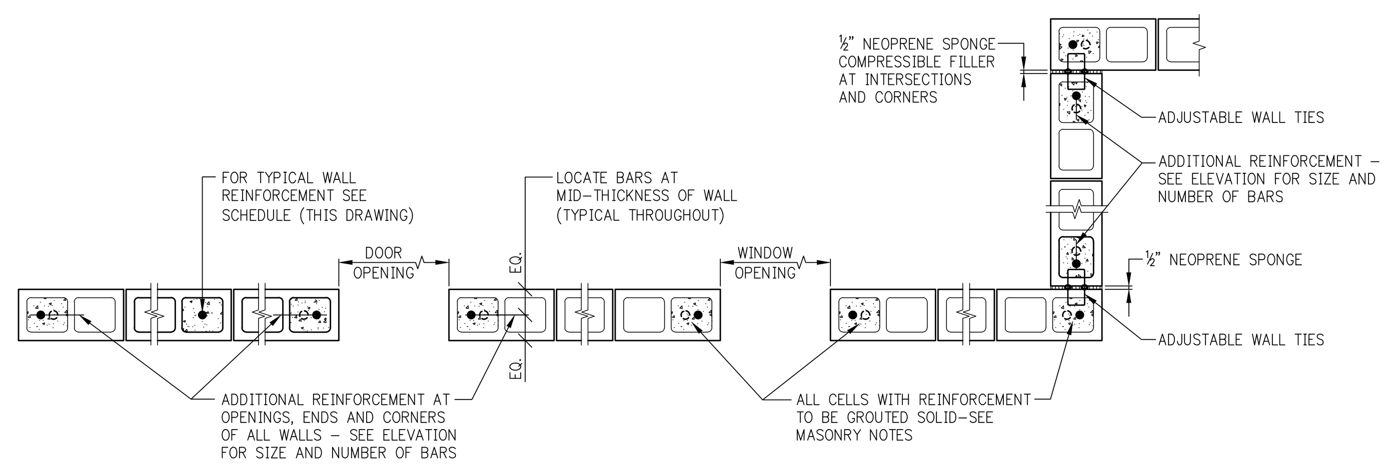


WALL REINFORCEMENT ELEVATION

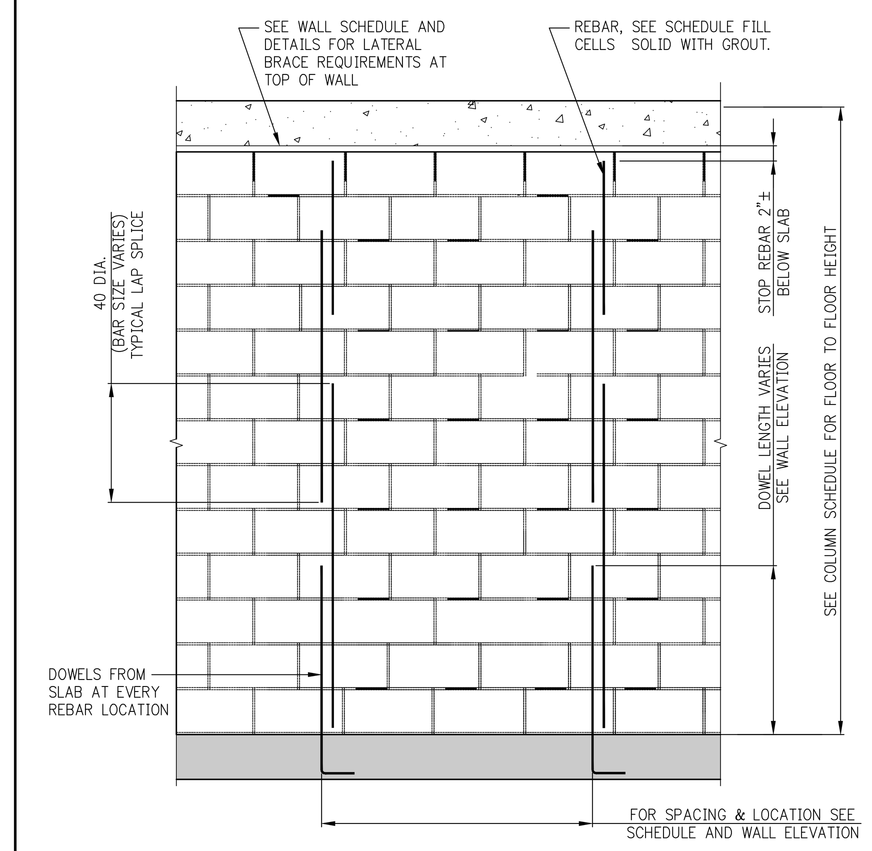
NOTES:
1. ABOVE DETAIL APPLIES TO ALL MASONRY (C.M.U.) WALLS.
2. FOR MULTIWYTHE EXTERIOR WALLS ABOVE DETAIL APPLIES TO C.M.U. BACKUP WALL ONLY. SEE SECTION BELOW FOR ADDITIONAL INFORMATION



SECTION B



PLAN SECTION A
(FOR DOWELS SEE ELEVATION)



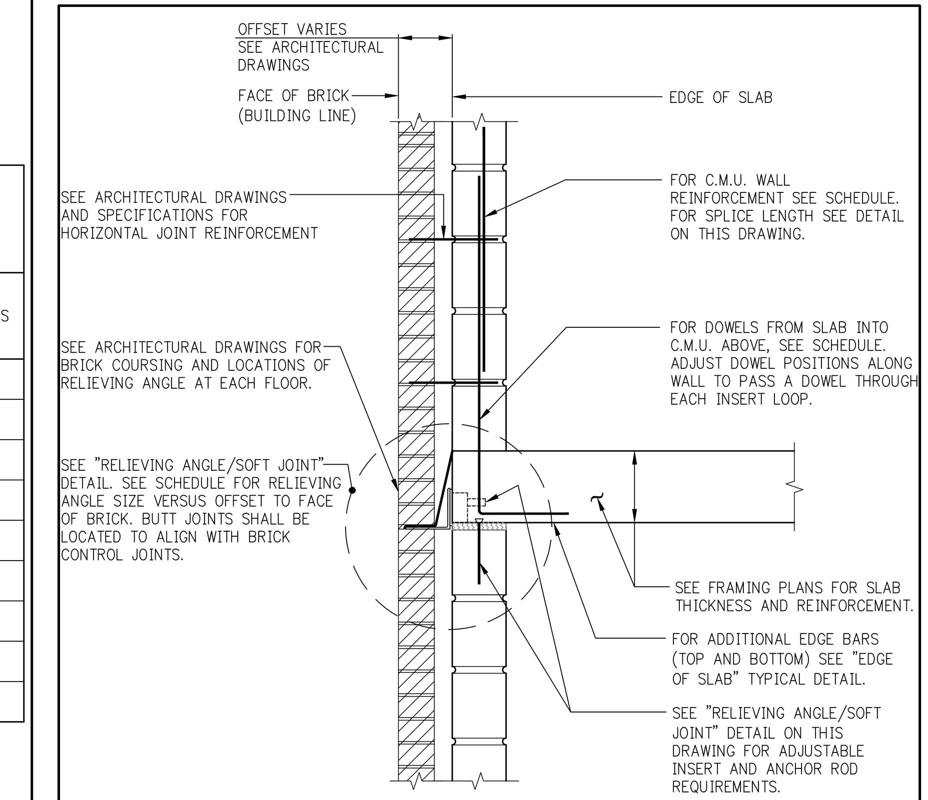
SPLICE LENGTH OF REBAR IN CMU WALL

C.M.U. WALL REINFORCEMENT SCHEDULE (AND LATERAL BRACING LOAD AT TOP)

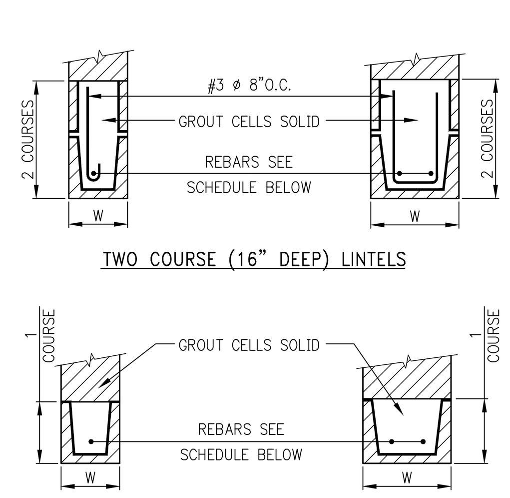
LOCATION AND HEIGHT OF WALL	MINIMUM BLOCK THICKNESS	VERTICAL REINFORCEMENT	DOWELS FROM SLAB	LATERAL BRACING FORCE (TOP) #/FOOT	REMARKS
INTERIOR UP TO 10'-0"	4"	#4@8'-0"	#4@8'-0"		
INTERIOR 10'-1" TO 16'-0"	6"	#4@48	#4@48		
INTERIOR 16'-1" TO 20'-0"	8"	#4@48	#4@48		
EXTERIOR UP TO 8'-0"	4"	#4@32	#4@16		
EXTERIOR 8'-1" TO 10'-0"	6"	#4@32	#4@16		
EXTERIOR 10'-1" TO 12'-0"	8"	#4@32	#4@16		
EXTERIOR 12'-1" TO 16'-0"	8"	#4@16	#5@16		
EXTERIOR 16'-1" TO 20'-0"	12"	#4@16	#5@16		
EXTERIOR CANTILEVER (PARAPET, ETC.) UP TO 8'-0"	8"	#4@16	#5@16		

C.M.U. MASONRY NOTES

1. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR COMPLETE REQUIREMENTS FOR C.M.U. MASONRY CONSTRUCTION AND APPEARANCE. DETAILS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO SUPPLEMENT ARCHITECTURAL REQUIREMENTS AND TO DEFINE ELEMENTS WHICH PROVIDE STRUCTURAL STRENGTH AND STABILITY.
2. DETAILS, SECTIONS, SCHEDULES, ETC. AND THESE NOTES, REPRESENT THE MINIMUM REQUIREMENTS FOR STRUCTURAL ADEQUACY. WHERE ARCHITECTURAL REQUIREMENTS DIFFER FROM STRUCTURAL, THE MORE STRINGENT SHALL BE FOLLOWED.
3. CODE: MASONRY WALL CONSTRUCTION SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE AND TO ACI 530/ASCE-5 AS REFERENCED BY THE NYC CODE.
4. MASONRY UNITS SHALL BE LIGHTWEIGHT HOLLOW LOAD BEARING CONCRETE MASONRY (CMU). COMPRESSIVE STRENGTH OF MASONRY F'M SHALL BE A MINIMUM OF 1,500 PSI.
5. MORTAR SHALL BE TYPE M OR S.
6. HORIZONTAL JOINT REINFORCEMENT SHALL BE TRUSS TYPE GALVANIZED COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A 951.
7. PROVIDE HORIZONTAL JOINT REINFORCEMENT IN EVERY OTHER JOINT (16" O.C. VERTICALLY) UNLESS PLANS OR DETAILS CALL FOR CLOSER SPACING OR ADDITIONAL REINFORCEMENT.
8. BAR REINFORCEMENT: ASTM A 615 GRADE 60, PER SCHEDULE. FOR ADDITIONAL REINFORCEMENT SEE WALL REINFORCEMENT ELEVATION.
9. ALL CELLS WITH REINFORCEMENT SHALL BE GROUTED SOLID FOR THE FULL EXTENT OF BAR, VERTICAL AND HORIZONTAL.
10. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI. GROUT SHALL BE "FINE" AS DEFINED BY ASTM C 476.
11. STEEL ANGLES: ASTM A 36. STEEL IN AN EXTERIOR WALL OR EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
12. CONTRACTOR SHALL COORDINATE ALL MASONRY WORK WITH WORK OF OTHER TRADES: ARCHITECTURAL, STRUCTURAL, MEP.



SLAB EDGE AT BRICK CAVITY WALL



TWO COURSE (16" DEEP) LINTELS

SINGLE COURSE (8" DEEP) LINTELS

NOTES:
1. PROVIDE BLOCK LINTELS FOR ALL OPENINGS IN INTERIOR BLOCK PARTITIONS, AND EXTERIOR WALLS FOR WHICH STEEL LINTELS ARE NOT SHOWN. REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS. PROVIDE 8" MINIMUM BEARING AT EACH END.
2. W AS PER TABLE (FIRST DIMENSION).
3. GROUT SHALL BE FINE ONLY.

TYPE OF LOADING *	LINTEL SECTION NOMINAL SIZE (IN.)	REQUIRED REINFORCEMENT — CLEAR SPAN 3'-4"	4'-0"	4'-8"	5'-4"	6'-0"	6'-8"	7'-4"	8'-0"	10'-0"
WALL LOADS	6x8	1-#4	1-#4	1-#4	2-#4	2-#5	-	-	-	-
	6x16	-	-	-	-	2-#4	2-#4	2-#4	2-#4	2-#5
FLOOR & ROOF LOADS	6x16	1-#4	1-#4	1-#4	1-#5	2-#4	2-#4	2-#5	2-#5	2-#6
WALL LOADS	8x8	1-#4	2-#4	2-#4	2-#4	2-#4	2-#5	2-#6	-	-
	8x16	-	-	-	-	-	-	2-#5	2-#5	2-#6
FLOOR & ROOF LOADS	8x8	2-#4	-	-	-	-	-	-	-	-
	8x16	2-#4	2-#4	2-#4	2-#4	2-#4	2-#4	2-#5	2-#5	2-#6

(*) INCLUDES WEIGHT OF LINTEL

NOTES:
1. WALL LOADS ASSUMED 300lbs. PER LINEAR FOOT.
2. FLOOR & ROOF LOADS INCLUDING WALL LOADS ASSUMED 1000lbs. PER LINEAR FOOT.
3. 8" LINTELS ASSUMED TO WEIGH 50#/FT.
4. 16" LINTELS ASSUMED TO WEIGH 100#/FT.
5. IF ACTUAL LOADS EXCEED THOSE ASSUMED, CONTRACTOR IS TO OBTAIN DIRECTION FROM THE ENGINEER.
6. FOR LINTELS OVER 10'-0" LONG, CONTRACTOR IS TO OBTAIN DIRECTION FROM THE ENGINEER.

REINFORCED BLOCK LINTEL

LOOSE LINTEL SCHEDULE
(ANGLES OR W-SHAPE PLUS PLATE)

MASONRY OPENING	ANGLE SIZE PER EACH 4" WIDTH OF MASONRY (OR W + PL)	ANGLE SIZE FOR 6" WIDTH OF MASONRY
UP TO 5'-0"	L3½ x 3½ x 5/16	L6 x 4 x 3/8
5'-1" TO 8'-0"	L6 x 3½ x 5/16	L6 x 4 x ½
8'-1" TO 10'-8"	L6 x 3½ x 3/8	-
10'-9" TO 14'-0"	W8x15 + BOTTOM PL 3/8 x 7 (WELD PLATE TO BOTTOM FLANGE)	-

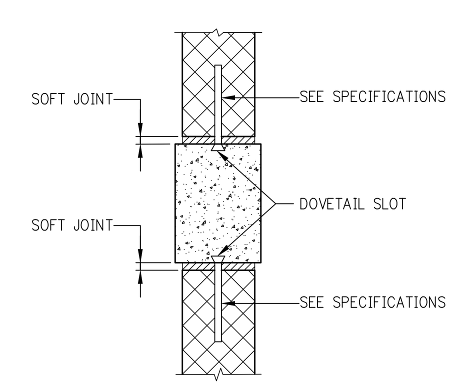
NOTES:
1. ANGLE LENGTH = MASONRY OPENING PLUS 1'-0" (6" BEARING AT EACH END).
2. ANGLE LONG LEG IS VERTICAL.
3. W8 + PL TO BE USED AT 8" WIDE WALL ONLY.
4. PROVIDE FIREPROOFING ON LINTELS FOR MASONRY OPENINGS GREATER THAN 4'-0", AS REQUIRED BY CODE.
5. JOINTS SHALL NOT BE LOCATED OVER THE MASONRY OPENING.

SCHEDULE OF BRICK RELIEVING ANGLES FOR VARYING OFFSETS
(OUTSIDE FACE OF BRICK TO FACE OF SUPPORT)

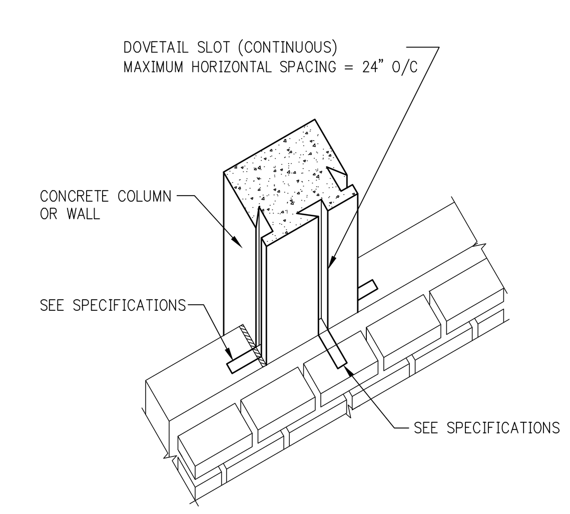
OFFSET

OFFSET DIMENSION	RELIEVING ANGLE SIZE	H & B LW-340 INSERT SPACING VS. BRICK HEIGHT — BRICK HEIGHT (FL-FL TYPICAL)	INSERT SPACING	REMARKS
5 IN	L6 x 4 x 5/16 LLV	UP TO 12F	32" O/C	
		12F TO 16F	24" O/C	
6 IN	L5 x 5 x 5/16	UP TO 12F	32" O/C	
		12F TO 16F	24" O/C	
7 IN	L6 x 6 x 3/8	UP TO 12F	32" O/C	
		12F TO 16F	24" O/C	
8 IN	L8* x 6 x 7/16 LLH	UP TO 12F	32" O/C	*TRIM 1" FROM 8" LEG
		12F TO 16F	24" O/C	

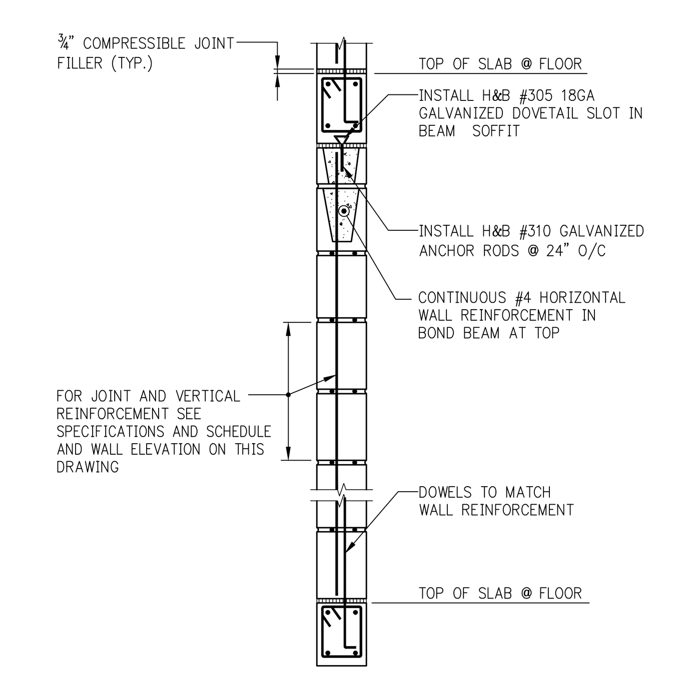
NOTES:
1. ALL BOLTS ¾" DIAMETER.
2. ALL ANGLES TO BE A36, ANGLES, BOLTS AND SHIMS TO BE GALVANIZED.



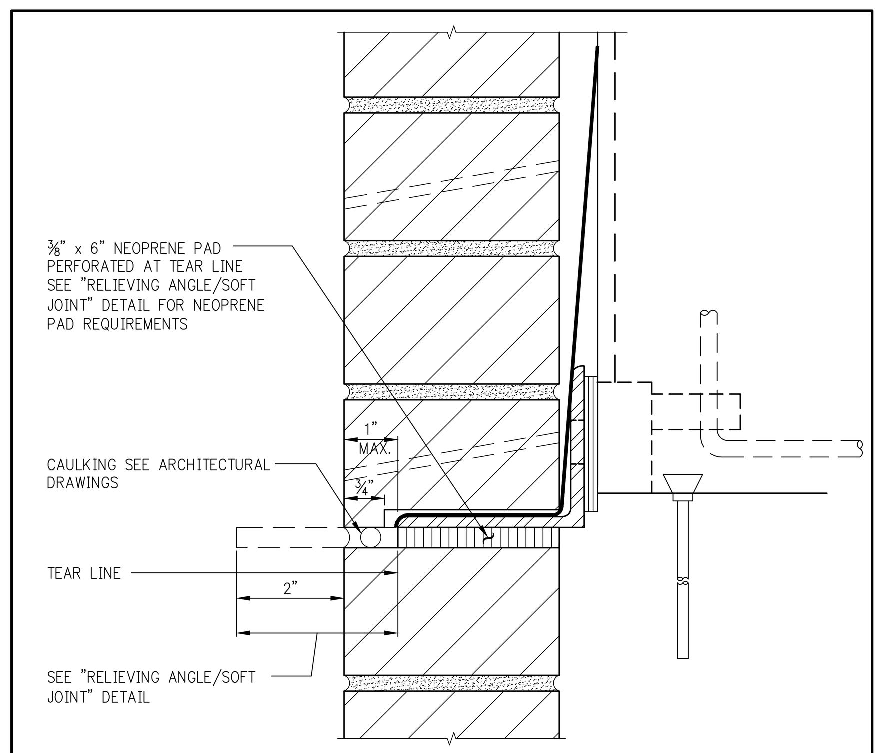
PART PLAN AT INTERIOR COLUMN
SHOWING PARTITION ANCHORAGE



ISOMETRIC SHOWING DOVETAIL SLOT ANCHORS
IN CONCRETE COLUMN OR WALL

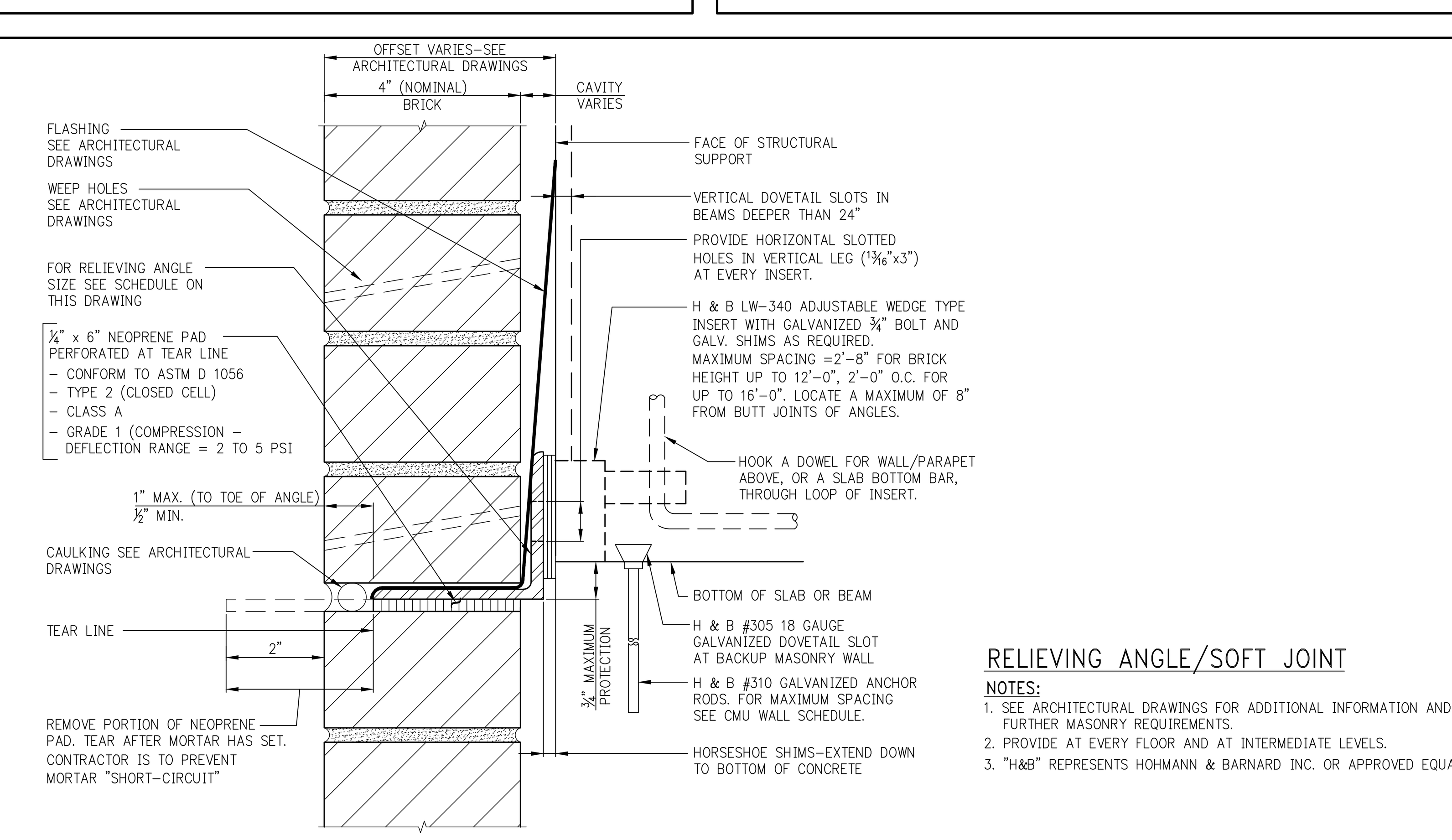


WALL ANCHORAGE AT BEAMS
BETWEEN SCISSOR STAIRS



SOFT JOINT WITH LIP BRICK

NOTE:
FOR ALL DETAILS OTHER THAN LIP BRICK AND NEOPRENE PAD, SEE "RELIEVING ANGLE/SOFT JOINT" DETAIL ON THIS DRAWING.



RELIEVING ANGLE/SOFT JOINT

NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND FURTHER MASONRY REQUIREMENTS.
2. PROVIDE AT EVERY FLOOR AND AT INTERMEDIATE LEVELS.
3. "H&B" REPRESENTS HOHMANN & BARNARD INC. OR APPROVED EQUAL.

DEPT OF BLDGS 121185680 Job Number
ES840828836 Scan Code

No.	Date	Revision
6	11-21-2014	95% CD
5	11-12-2014	85% CD
4	10-10-2014	75% CD
3	07-25-2014	50% CD
2	04-30-2014	ISSUED FOR NYC DOB (100%DD)
1	03-27-2014	SCHEMATIC DESIGN

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

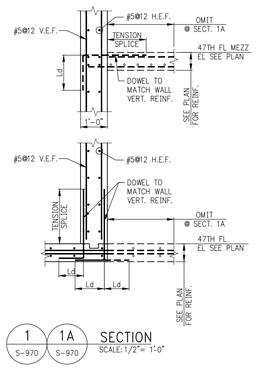
DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
TYPICAL C.M.U. DETAILS
CONCRETE SUPERSTRUCTURE
NB#

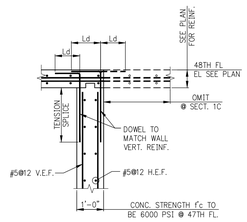
SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER JEFFREY H. SMILOW 060728-1 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 1310880
SCALE: AS NOTED
S-965.00
DWG NO.
CAD FILE: Y:\\1310880_151 Maiden Lane
-

DEPT OF BLDGS 421858480 Job Number
ES2907124090 Scan Code

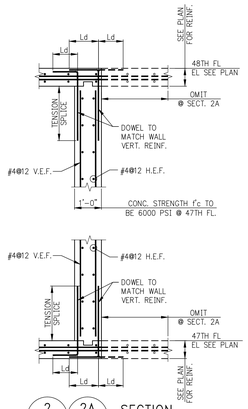


1 S-970 / 1A S-970 SECTION
SCALE: 1/2" = 1'-0"



1B S-970 / 1C S-970 SECTION
SCALE: 1/2" = 1'-0"

NOTE:
FOR BALANCE OF INFORMATION SEE SECTION 1 ON S-970



2 S-970 / 2A S-970 SECTION
SCALE: 1/2" = 1'-0"

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6	11-21-2014	95% CD
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PROJECT

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

TYPICAL DETAILS

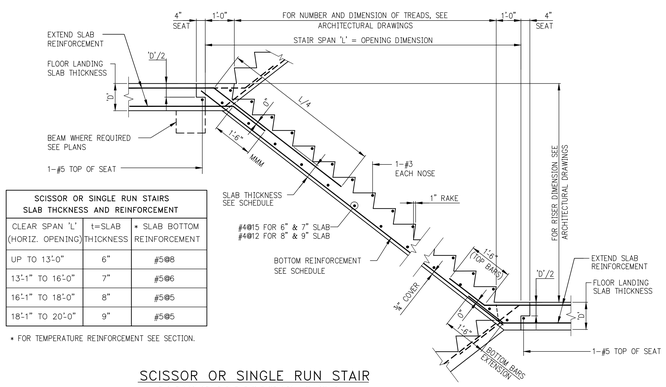
NB#

SEAL & SIGNATURE:

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	AS NOTED
DWG NO.	S-970.00

CAD FILE: Y:\1310880_151 Maiden Lane

DEPT OF BLDGS 421185860 Job Number
E5497756975 Scan Code

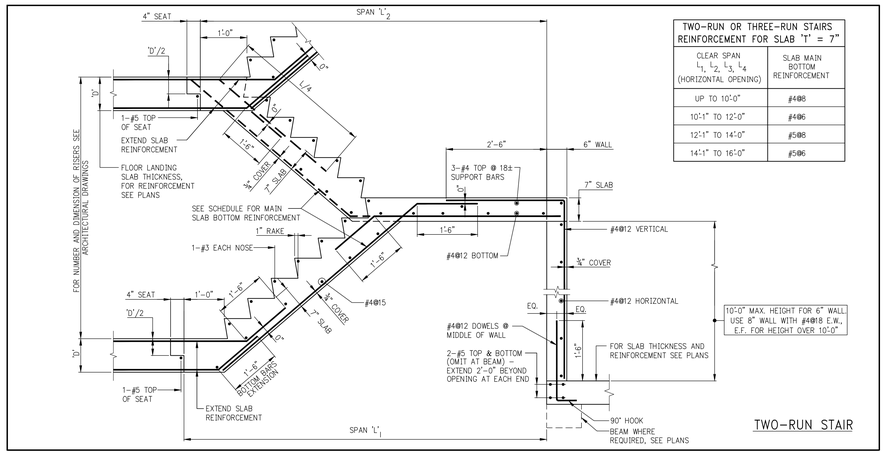


SCISSOR OR SINGLE RUN STAIRS SLAB THCKNESS AND REINFORCEMENT		
CLEAR SPAN 'L' (HORIZ. OPENING)	t=SLAB THICKNESS	• SLAB BOTTOM REINFORCEMENT
UP TO 13'-0"	6"	#5@8
13'-1" TO 16'-0"	7"	#5@6
16'-1" TO 18'-0"	8"	#5@5
18'-1" TO 20'-0"	9"	#5@5

• FOR TEMPERATURE REINFORCEMENT SEE SECTION.

SCISSOR OR SINGLE RUN STAIR

FOR FLOOR REINFORCEMENT EXTENDED INTO STAIR SLAB, SEE FRAMING PLANS.



TWO-RUN OR THREE-RUN STAIRS REINFORCEMENT FOR SLAB 't' = 7"	
CLEAR SPAN L_1, L_2, L_3, L_4 (HORIZONTAL OPENING)	SLAB MAIN BOTTOM REINFORCEMENT
UP TO 10'-0"	#4@8
10'-1" TO 12'-0"	#4@6
12'-1" TO 14'-0"	#5@8
14'-1" TO 16'-0"	#5@6

TWO-RUN STAIR

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Date: 09/17/2015.
NYC Development Hub

DWG TITLE

TYPICAL STAIR DETAILS

NB#

SEAL & SIGNATURE:

STEPHEN PROFESSIONAL ENGINEER JEFFREY H. GOLDSTEIN 044 NEW YORK

DATE:	JANUARY 6, 2014
PROJECT #:	1310880
SCALE:	AS NOTED
DWG NO.	S-980.00

CAD FILE: Y:\1310880_151 Maiden Lane

151 MAIDEN LANE NEW YORK, NY

M E C H A N I C A L   D R A W I N G   L I S T

#	DWG. NO.	DESCRIPTION	SCALE	ISSUE DATE: 06/27/2014 ISSUED FOR DOB	10/10/2014 ISSUED FOR 75% CD'S		
1	M-100	HVAC DRAWING LIST & SCOPE OF WORK	NO SCALE	●	●		
2	M-101	HVAC SYMBOLS AND ABBREVIATION LIST	NO SCALE	●	●		
3	M-301	HVAC 1ST FLOOR CONSTRUCTION PLAN/ 1ST FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
4	M-302	HVAC 2ND FLOOR CONSTRUCTION PLAN/ 2ND FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
5	M-303	HVAC 3RD FLOOR CONSTRUCTION PLAN/ 3RD FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
6	M-304	HVAC 4TH FLOOR CONSTRUCTION PLAN/ 5TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
7	M-305	HVAC 5TH FLOOR CONSTRUCTION PLAN/ 6TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
8	M-306	HVAC 6TH TO 9TH FLOOR CONSTRUCTION PLAN/ 7TH TO 10TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
9	M-310	HVAC 10TH FLOOR CONSTRUCTION PLAN/ 11TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
10	M-311	HVAC 11TH THROUGH 24TH FLOOR CONSTRUCTION PLAN/ 12TH TO 26TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
11	M-325	HVAC 25TH FLOOR LOWER LEVEL CONSTRUCTION PLAN/ 27TH FLOOR LOWER MARKETING PLAN	1/4"=1'-0"	●	●		
12	M-325A	HVAC 25TH FLOOR UPPER LEVEL CONSTRUCTION PLAN/ 27TH FLOOR UPPER MARKETING PLAN	1/4"=1'-0"	●	●		
13	M-326	HVAC 26TH FLOOR CONSTRUCTION PLAN/ 28TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
14	M-327	HVAC 27TH TO 38TH FLOOR CONSTRUCTION PLAN/ 29TH TO 40TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
15	M-339	HVAC 39TH TO 44TH FLOOR CONSTRUCTION PLAN/ 41ST TO 46TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
16	M-345	HVAC 45TH FLOOR CONSTRUCTION PLAN/ 47TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
17	M-346	HVAC 46TH FLOOR CONSTRUCTION PLAN/ 48TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
18	M-347	HVAC 47TH FLOOR LOWER LEVEL CONSTRUCTION PLAN/ 49TH FLOOR LOWER MARKETING PLAN	1/4"=1'-0"	●	●		
19	M-347A	HVAC 47TH FLOOR UPPER LEVEL CONSTRUCTION PLAN/ 49TH FLOOR UPPER MARKETING PLAN	1/4"=1'-0"	●	●		
20	M-348	HVAC 48TH & 50TH FLOOR CONSTRUCTION PLAN/ 50TH & 52ND FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
21	M-349	HVAC 49TH & 51ST FLOOR CONSTRUCTION PLAN/ 51ST & 53RD FLOOR MARKETING PLAN	1/4"=1'-0"	●	●		
22	M-352	HVAC 52ND FLOOR ELEVATOR RUN-BY CONSTRUCTION PLAN	1/4"=1'-0"	●	●		
23	M-353	HVAC 53ND FLOOR SLOSH TANK CONSTRUCTION PLAN	1/4"=1'-0"	●	●		
24	M-354	HVAC ROOF CONSTRUCTION PLAN	1/4"=1'-0"	●	●		
25	M-355	HVAC BULKHEAD CONSTRUCTION PLAN	1/4"=1'-0"	●	●		
26	M-500	HVAC AIR RISER DIAGRAM SHEET 1	NO SCALE	●	●		
27	M-501	HVAC AIR RISER DIAGRAM SHEET 2	NO SCALE	●	●		
28	M-502	HVAC WATER RISER DIAGRAM	NO SCALE	●	●		
29	M-503	HVAC VRF CONTROL SCHEMATIC SHEET #1	NO SCALE	●	●		
30	M-504	HVAC VRF CONTROL SCHEMATIC SHEET #2	NO SCALE	●	●		
31	M-505	HVAC VRF CONTROL SCHEMATIC SHEET #3	NO SCALE	●	●		
32	M-506	HVAC VRF CONTROL SCHEMATIC SHEET #4	NO SCALE	●	●		
33	M-600	HVAC DETAILS SHEET 1	AS NOTED	●	●		
34	M-601	HVAC DETAILS SHEET 2	AS NOTED	●	●		
35	M-602	HVAC DETAILS SHEET 3	AS NOTED	●	●		
36	M-603	HVAC DETAILS SHEET 4	AS NOTED	●	●		
37	M-700	HVAC SCHEDULES SHEET 1	NO SCALE	●	●		
38	M-701	HVAC SCHEDULES SHEET 2	NO SCALE	●	●		
39	M-800	MECHANICAL CONTROLS SHEET #1	NO SCALE	●	●		
40	M-801	MECHANICAL CONTROLS SHEET #2	NO SCALE	●	●		
41	M-802	MECHANICAL CONTROLS SHEET #3	NO SCALE	●	●		
42	M-803	MECHANICAL CONTROLS SHEET #4	NO SCALE	●	●		
43	M-804	MECHANICAL CONTROLS SHEET #5	NO SCALE	●	●		

Scope of Work Not Shown

- HVAC specialty requirement for pool equipment room. Pool equipment requirement to be provided by the pool system designer.
- Fire and fire smoke dampers on the amenity levels 1, 2, 4, and 26 have not been shown.
- 52nd Floor mechanical ventilation and exhaust for the proposed pump room has not been shown.
- The routing of fireplace flues on the 2nd and 4th floors has not been shown.
- A 36x12 (or 3 sqft equivalent) duct within an architectural rated enclosure shall be provided on every second floor beginning on the second (2nd) floor and continuing up the building. A deduct alternate will be provided to include these ducts on every fourth floor.

Scope of Work Requiring Additional Information/Coordination

- Duct work routing with project light fixtures. Project RCP plans do not reflect light fixtures. Light fixture specifications/schedule has not been identified.
- Air outlets and inlets still under coordination with the architect. Drawings reflect CFM and quantity of outlets required.
- Apartment fan coil units service access doors still require coordination with architecture ceiling plans.
- Duct work and outlet layouts including return air pathways on the 4th, and 26th amenity levels require coordination/development. As the reflected ceiling plans for these levels have not yet been provided.
- Condensate risers, sizes, and offsets still require coordination with architect.

NYCECC NOTES
1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

THE PROGRESS INSPECTOR SHALL PERFORM THE FOLLOWING INSPECTIONS. ANY INSPECTIONS THAT REQUIRE TESTING OF EQUIPMENT OR CONTROLS SHALL BE PERFORMED BY THIS CONTRACTOR TO ASSIST THE PROGRESS INSPECTOR. PLEASE NOTE THAT THE PROGRESS INSPECTOR IS INDEPENDENT OF THE DESIGN ENGINEER.

TABLE I – PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE – RESIDENTIAL BUILDINGS

	INSPECTION/TEST	FREQUENCY (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6) OR OTHER CRITERIA	ECC OR OTHER CITATION
IB	MECHANICAL AND PLUMBING INSPECTIONS			DEC. 2011
IB1	FIREPLACES: PROVISION OF COMBUSTION AIR AND TIGHT-FITTING FIREPLACE DOORS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; ANSI Z21.60 (SEE ALSO MC 904), ANSI Z21.50	303.1.5; BC 2111; MC CHAPTERS 7, 9; FGC CHAPTER 6
IB2	OUTDOOR AIR INTAKE AND EXHAUST DAMPERS: NOT LESS THAN 20% OF INSTALLED AUTOMATIC OR GRAVITY DAMPERS, AND A MINIMUM OF ONE OF EACH TYPE, SHALL BE VISUALLY INSPECTED AND PHYSICALLY TESTED FOR PROPER OPERATION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	403.5, 403.7, 503
IB3	EQUIPMENT: HEATING AND COOLING EQUIPMENT SHALL BE VERIFIED BY VISUAL INSPECTION FOR PROPER SIZING. POOL HEATERS AND COVERS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL PLUMBING AND CONSTRUCTION INSPECTION	ACCA MANUAL J; APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ENERGY ANALYSIS	403.6, 403.7, 403.9, 503
IB4	CONTROLS: SYSTEM CONTROLS SHALL BE INSPECTED TO VERIFY THAT EACH DWELLING IS PROVIDED WITH AT LEAST ONE INDIVIDUAL PROGRAMMABLE THERMOSTAT WITH CAPABILITIES AS DESCRIBED IN ECC 403.1.1 AND THAT SUCH CONTROLS ARE SET AND OPERATE AS SPECIFIED IN ECC 403.1.1. CONTROLS FOR SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT PUMPS SHALL BE INSPECTED TO VERIFY THAT SUCH CONTROLS PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD. CONTROLS FOR SNOW- AND ICE-MELTING SYSTEMS AND POOLS SHALL BE INSPECTED FOR PROPER OPERATION. NOT LESS THAN 20% OR ONE OF EACH CONTROL TYPE, WHICHEVER IS MORE, SHALL BE INSPECTED.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	403.1, 403.4, 403.7, 403.8, 403.9, 503, 504
IB5	DUCT AND PIPING INSULATION AND DUCT SEALING: INSTALLED DUCT AND PIPING INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY CORRECT INSULATION PLACEMENT AND VALUES. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE VISUALLY INSPECTED FOR PROPER SEALING.	PRIOR TO CLOSING CEILINGS AND WALLS AND PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; RCNYS M1601.3.1	403.2.1, 403.2.2, 403.3, 403.4, 403.7, 503, 504; MC SECTION 603; 1RCNY §5000-01
IB6	DUCT LEAKAGE TESTING: WHERE THE AIR HANDLER AND/OR SOME DUCTWORK IS IN UNCONDITIONED SPACE, DUCT-LEAKAGE TESTING SHALL BE PERFORMED EITHER AFTER ROUGH-IN OR POST-CONSTRUCTION TO ENSURE COMPLIANCE WITH ECC 403.2.2. NOT LESS THAN 20% OF SUCH DUCTWORK SHALL BE TESTED.	PRIOR TO CLOSING CEILINGS AND WALLS AND PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; ANSI/ASHRAE 152, ASTM E1554 TEST METHOD A	403.2.2, 403.7, 503
IC	ELECTRICAL POWER AND LIGHTING SYSTEMS			DEC. 2011
IC1	ELECTRICAL METERING: THE PRESENCE AND OPERATION OF INDIVIDUAL METERS OR OTHER MEANS OF MONITORING INDIVIDUAL DWELLING UNITS SHALL BE VERIFIED BY VISUAL INSPECTION FOR ALL DWELLING UNITS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	404.2
IC2	LIGHTING IN DWELLING UNITS: LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE VISUALLY INSPECTED TO VERIFY COMPLIANCE WITH HIGH-EFFICACY REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	404.1
ID	OTHER			DEC. 2011
ID1	MAINTENANCE INFORMATION: MAINTENANCE MANUALS FOR EQUIPMENT AND SYSTEMS REQUIRING PREVENTIVE MAINTENANCE SHALL BE REVIEWED FOR APPLICABILITY TO INSTALLED EQUIPMENT AND SYSTEMS BEFORE SUCH MANUALS ARE PROVIDED TO THE OWNER. LABELS REQUIRED FOR SUCH EQUIPMENT OR SYSTEMS SHALL BE INSPECTED FOR ACCURACY AND COMPLETENESS.	PRIOR TO SIGN-OFF OR ISSUANCE OF CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS	303.3
ID2	PERMANENT CERTIFICATE: THE INSTALLED PERMANENT CERTIFICATE SHALL BE VISUALLY INSPECTED FOR LOCATION, COMPLETENESS AND ACCURACY.	PRIOR TO FINAL PLUMBING, ELECTRICAL AND/OR CONSTRUCTION INSPECTION AS APPLICABLE	APPROVED CONSTRUCTION DOCUMENTS	401.3; 1RCNY 5000-01(G)(5)

151-161 Maiden Lane – Scope of Work

Description

This design is for the HVAC systems for One Seaport located at 151-161 Maiden Lane, New York, NY. One Seaport is a 51 story residential high rise building. The building includes a second floor lobby, a 4th and 26th floor residential amenity areas and Mechanical levels located on the 3rd, 25th, 47th and roof levels. The 25th and 47th floor mechanical rooms are duplex levels. This scope of work will include all of the air, water and controls systems as outlined below.

Scope of Work

Building Cooling System

The cooling system will consist of:

- Two (2) 405 ton induced draft cooling towers with variable frequency drives located on the roof. Each cooling tower is sized for 65% of the total load.
- Two (2) 1,250 GPM primary condenser water pumps with variable frequency drives located in the 47th floor mechanical room (1 as standby).
- Two (2) 6,095 MBH primary condenser water loop heat exchangers located on the 47th floor mechanical room (1 as stand-by).
- Two (2) 1,250 GPM secondary condenser water pumps with variable frequency drives located in the 47th floor mechanical room (1 as standby).
- Two (2) 350 GPM secondary condenser water pumps with variable frequency drives located in the 25th floor mechanical room (1 as standby).
- Two (2) 2,225 MBH secondary condenser water loop heat exchangers located on the 25th floor mechanical room (1 as stand-by).

The primary condenser water loop will distribute condenser water from the cooling towers to the primary condenser water heat exchanger, which will exchange heat with the secondary condenser water loop. There will be two (2) secondary condenser water loops. The high zone secondary condenser water loop will provide condenser water between the 51st and the 26th floors and the low zone secondary condenser water loop will provide condenser water to the 24th through 3rd floors. The high and low condenser water loops will exchange heat via the 2,225 MBH heat exchanger located on the 25th floor.

All outdoor piping will be provided with 2" fiberglass insulation and heat tracing. The insulation will be protected with an aluminum jacket.

All piping within the mechanical rooms will be provided with an aluminum jacket.

Building Heating System

The heating system will consist of:

- Four (4) 2,000 MBH gas fired condensing boilers located in the 47th floor mechanical room (1 as standby).
- Two (2) 530 GPM hot water pumps with variable frequency drives located in the 47th floor mechanical room (1 as standby).

The hot water pumps will distribute water between the condensing hot water boilers provide heat injection to the secondary condenser water loop, hot water coils at the MER levels and the plumbing domestic hot water heat exchangers. The plumbing domestic hot water heat exchangers are located on the 47th, 25th, and 3rd floor mechanical equipment rooms.

This system will also include automatic flow limiting valves to provide minimum flow through the boilers. A hot water expansion loop will be provided at the 25th floor mechanical room.

Residential Make Up Air Systems

The residential make up air system will consist of:

- One (1) 10,350 CFM, 100% outside air, constant volume, water cooled heat pump. This unit will be located in the 25th floor mechanical room and will serve the 24th through 5th floor apartment ventilation. This unit will be equipped with an energy recovery wheel.
- One (1) 6,140 CFM, 100% outside air, constant volume, water cooled heat pump. This unit will be located in the 47th floor mechanical room and will serve the 51st through 27th floor apartment ventilation. This unit will be equipped with an energy recovery wheel.

Low pressure vertical air risers will be provided to each apartment. Within the apartment, low pressure supply branch ductwork and air outlets will be provided to distribute the conditioned air. Fire dampers with access doors will be provided with every riser penetration.

Corridor Ventilation Systems

The corridor ventilation system will consist of:

- One (1)1,580 cfm, 100% outside air, constant air volume, air cooled heat pump. This unit will be located on the 5th floor mechanical terrace and will serve the 1st through 14th floor corridors.
- One (1)1,845 cfm, 100% outside air, constant air volume, water cooled heat pump. This unit will be located in the 25th floor mechanical room and will serve the 36th through 15th floor corridors.
- One (1)1,380 cfm, 100% outside air, constant air volume, water cooled heat pump serving the 53rd through 37th floor corridors. This unit will be located in the 47th floor mechanical room and will serve the 53rd through 37th floor corridors.

Low pressure vertical air risers will be provided to each corridor. Within the corridor, low pressure supply branch ductwork and air outlets will be provided to distribute the conditioned air. Fire dampers with access doors will be provided with every riser penetration.

Residential Lobby Air Conditioning

The residential lobby will be served by:

- One (1) 650 cfm, constant volume ceiling mounted, water cooled heat pump located in the 1st floor trash room.

Outside air will be controlled by a lobby space static pressure sensor.

Residential Air Conditioning

The residential air conditioning system will be served by a split system Variable Refrigerant Flow (VRF) System. The VRF condensers will be water cooled via the high or low zone secondary condenser water loops. Evaporators will be provided with thermostats in each apartment to meet the cooling/heating load (see plans for locations and quantities).

The water cooled VRF condensers will be arranged as follows:

- Four (4) twenty nominal ton water cooled VRF condensers located on the 5th floor mechanical terrace that will serve the 5th through 15th floor apartments.
- Five (5) twenty nominal ton water cooled VRF condensers located in the 25th floor mechanical room that will serve the 16th through 32nd floor apartments.
- Seven (7) twenty nominal ton water cooled VRF condensers located in the 47th floor mechanical room that will serve the 33rdst through 51st floor apartments.
- Evaporator Fan coil unit sections within each apartment.

Refrigerant piping will be provided between the VRF condensers and apartment evaporators.

Amenity Space Air Conditioning

The amenity air conditioning system consists of the following:

- One (1) 6,455 cfm, variable volume floor mounted, water cooled heat pump located in the 3rd floor mechanical room. This unit serves the tenant lounge and 4th floor amenity spaces.
- One (1) 5,375 cfm, 100% outside air, variable volume floor mounted, water cooled heat pump located in the 3rd floor mechanical room. This unit serves the 4th floor fitness room.
- One (1) 2,500 cfm, variable volume floor mounted, water cooled heat pump located in the 25th floor mechanical room. This unit serves the 26th floor Spa.
- One (1) 2,500 cfm, variable volume floor mounted, water cooled heat pump located in the 25th floor mechanical room. This unit serves the 26th floor Pool.
  The residential amenity spaces will be served by floor mounted constant volume, water cooled heat pumps. Outside air will be ducted to each fan coil unit to satisfy the space ventilation needs.

Residential Exhaust Systems

The residential kitchen exhaust will be served by the following:

- One (1) 1,200 CFM exhaust fan located on the roof that serves the duplex apartment kitchen hoods on the 51st and 49th floors.
- One (1) 1,000 CFM exhaust fan located in the 47th floor mechanical room that serves the 46th through 27th floor apartments.
- Ones (1) 2,500 CFM exhaust fan located in the 25th floor mechanical room that serves the 24th through 5th floor apartments.

The residential dryer exhaust will be served by the following:

- One (1) 260 CFM exhaust fan located on the roof that serves the duplex apartment clothing dryers located on the 50th and 48th floors.
- One (1) 780 CFM exhaust fan located in the 47th floor mechanical room that serves the 46th through 27th floor apartments.
- Ones (1) 1,915 CFM exhaust fan located in the 25th floor mechanical room that serves the 24th through 5th floor apartments.

The residential toilet exhaust will be served by the following:

- One (1) 400 CFM exhaust fan located on the roof that serves the duplex apartment bathrooms located on the 51st through 48th floors.
- One (1) 3,150 CFM exhaust fan located in the 47th floor mechanical room that is mounted to an energy recovery AC unit. This toilet exhaust air stream will be used to pre-treat outside air during the winter via an energy recovery wheel as described in section 1.2.3. The fan serves the 46th through 27th floor apartment bathrooms.
- Ones (1) 4,050 CFM exhaust fan located in the 25th floor mechanical room that is mounted to an energy recovery AC unit. This toilet exhaust air stream will be used to pre-treat outside air during the winter via an energy recovery wheel as described in section 1.2.3. The fan serves the 24th through 5th floor apartment bathrooms.

Low pressure vertical air risers will be provided to each apartment. Within the apartment, low pressure exhaust branch ductwork and air inlets will be provided to effectively exhaust air throughout the spaces. Sub-ducts will be provided at each riser penetration in lieu of fire dampers.

Mechanical Exhaust Systems

The mechanical room exhaust will be served by the following:

- One (1) 1,770 CFM supply fan located in the 47th floor upper mechanical room.
- One (1) 2,165 CFM exhaust fan located in the 47th floor lower mechanical room.
- One (1) 5,515 CFM supply fan located in the 47th floor lower mechanical room.
- One (1) 2,960 CFM supply fan located in the 25th floor upper mechanical room.
- One (1) 2,960 CFM exhaust fan located in the 25th floor upper mechanical room.
- One (1) 2,710 CFM supply fan located in the 3rd floor mechanical room.
- One (1) 935 CFM exhaust fan located in the 3rd floor mechanical room.
- One (1) 1,590 CFM exhaust fan located in the 3rd floor mechanical room.
- One (1) 2,710 CFM supply fan located in the 3rd floor mechanical room.

Miscellaneous Systems

- Three (3) 450 MBH heat exchangers will be provided in each mechanical room to preheat service hot water to 85 degrees before it enters the domestic hot water boilers. These heat exchangers are required by the energy code.
- One (1) floor mounted, constant volume, water cooled heat pump will be provided to condition the IT Closet located on the 4th floor.
- One (1) ceiling mounted, constant volume, water cooled heat pump will be provided to condition the Trash Compactor Room located on the 1st floor. Outside air will be ducted to the unit to satisfy the space ventilation needs.

BMS (Building Management System)

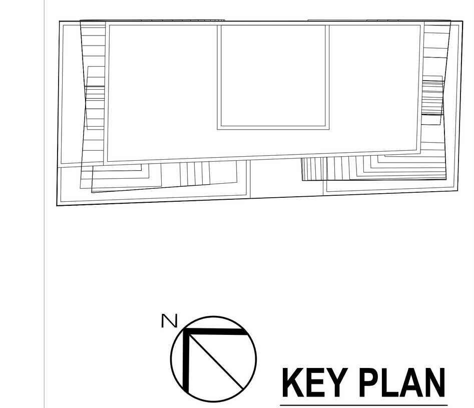
A Building Management and Control System (BMCS) shall be provided. The Building Management and Control System (BMCS) to perform both the monitoring and control of HVAC and electrical equipment for building management, energy conservation, and environmental control. The BMCS control philosophy shall be direct digital control and be implemented by a distributed direct digital control system. BMCS equipment or platform shall be capable of providing industry standard open protocol communication (Bacnet, Lontalk, Modbus) capability to other building systems. Communication networks shall be designed by the BMCS contractor and fully comply with the manufacturers network topology guidelines. The Direct Digital Processing Units (DDCP) to perform remote data acquisitions and process control. DDCPs shall be locally mounted completely self-contained, field programmable, real-time microprocessor based controllers capable of stand-alone operation.

Chemical Treatment

A chemical treatment system will be provided for all HVAC piping systems. An automatic system will be provided for all open systems and manual system will be provided for all closed systems..

DEPT OF BLDGS 121185680 Job Number
ES459743365 Scan Code

NOTES



KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

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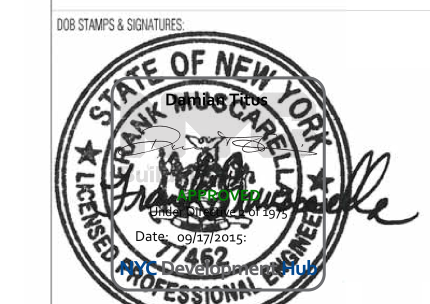
PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:



DWG TITLE
HVAC DRAWING LIST & SCOPE OF WORK

SEAL & SIGNATURE:

DATE: October 10, 2014
PROJECT #: N13.10690.00
SCALE: NO SCALE
M-100.00
DWG NO.
CAD FILE: 1 OF 43

HEATING, VENTILATING & AIR CONDITIONING SYMBOL LIST

DUCTWORK LEGEND

	CEILING DIFFUSER (4-WAY)
	CEILING DIFFUSER (3-WAY)
	CEILING DIFFUSER (2-WAY)
	CEILING DIFFUSER (1-WAY)
	LINEAR DIFFUSER ACTIVE SECTION (SUPPLY) INACTIVE SECTION (RETURN)
	RETURN REGISTER OR GRILLE
CD-A / 100	DIFFUSER TAG CFM
	SUPPLY ARROW
	RETURN ARROW
	SUPPLY TOP REGISTER
	RETURN OR EXHAUST TOP REGISTER OR GRILLE
	ELBOW WITH TURNING VANES
	DUCT SPLIT
	BRANCH TAKEOFF
	RADIUS ELBOW
	SUPPLY DUCT UP (DISCHARGE SIDE OF FAN)
	SUPPLY DUCT DOWN (DISCHARGE SIDE OF FAN)
	RETURN OR EXHAUST DUCT UP (SUCTION SIDE OF FAN)
	RETURN OR EXHAUST DUCT DOWN (SUCTION SIDE OF FAN)
R	SLOPING RISE IN DUCTWORK
D	SLOPING DROP IN DUCTWORK
AD	ACCESS DOOR IN DUCT
18 x 12 18 x 12	DUCT SIZE (CLEAR INSIDE DIMENSION) FIRST FIGURE INDICATES PLAN SIZE
18"ø 18"ø	ROUND DUCT DIAMETER SIZE (CLEAR INSIDE DIMENSION)
	ACOUSTIC LINING IN DUCT (DUCT SIZE NOTED INDICATES INSIDE DIMENSIONS)
	FLEXIBLE CONNECTION
VD VD	VOLUME DAMPER
FSD-FL FSD-FL	MOTORIZED FIRE SMOKE DAMPER WITH FUSIBLE LINK & ACCESS DOOR
FD FD	FIRE DAMPER WITH ACCESS DOOR

DUCTWORK LEGEND (CONTINUED)

SD SD	SMOKE DAMPER WITH ACCESS DOOR
	INLINE FAN
ALD ALD	AUTOMATIC LOUVER DAMPER (MOTORIZED)
MLD MLD	MANUAL LOUVER DAMPER
HP-B-C (DOD)	HEAT PUMP B = FLOOR NUMBER C = UNIT NUMBER D = CFM
T.G.	TRANSFER GRILLES ON BOTH SIDES OF PARTITION OR WALL
MO (12 x12)	OPENING IN WALL ABOVE HUNG CEILING (SIZE)
	DUCT BREAK (SQUARE)
	DUCT BREAK (ROUND)/PIPE BREAK
(ø)	DOOR LOUVER (SIZE)
U	UNDERCUT DOOR
ø	SQUARE FEET
Ø	DIAMETER
S	SMOKE DETECTOR
SD	SMOKE DAMPER

PIPING LEGEND

CWS CWS	CONDENSER WATER SUPPLY
CWR CWR	CONDENSER WATER RETURN
D D	DRAIN LINE
	ARROW INDICATES DIRECTION OF FLOW
	PITCH PIPE DOWN IN DIRECTION OF ARROW
	AUTOMATIC FLOW CONTROL VALVE
	CONCENTRIC REDUCER (INCREASER)
	ECCENTRIC REDUCER (INCREASER)
	UNION
	CAPPED PIPE

MISCELLANEOUS

X - DETAIL NO. X - DRAWING NO.	STANDARD DETAIL NO. DESIGNATION
NO	DETAIL NO. DESIGNATION
SECT. NO. DWG.	SECTION NUMBER DRAWING NUMBER
NOTES	REFER TO NOTES ON DRAWING
	CENTER LINE
	NEW WORK
	EXISTING WORK
	POINT OF NEW CONNECTION TO EXISTING WORK

PIPING LEGEND (CONTINUED)

	"Y" TYPE STRAINER
	ELBOW TURNED UP
	ELBOW TURNED DOWN
	BOTTOM PIPE CONNECTION
	TOP PIPE CONNECTION
	SLOPED CHANGE IN PIPE ELEVATION
	ISOLATION VALVE
	CHECK VALVE
	AUTOMATIC THREE WAY CONTROL VALVE
	AUTOMATIC TWO-WAY CONTROL VALVE
	RELIEF VALVE
	ANGLE RELIEF VALVE
	PRESSURE REDUCING VALVE (PRV)
	BALANCING VALVE - Y-PATTERN GLOBE VALVE WITH DIFFERENTIAL PORTS
	LOCKSHIELD GLOBE VALVE
	AUTOMATIC ISOLATION VALVE
	BUTTERFLY VALVE (MANUAL)
	BUTTERFLY VALVE (MOTORIZED)
	BALL VALVE
	NEEDLE VALVE
	REFRIGERANT EXPANSION VALVE
	ANGLED GATE VALVE
	ANGLED GLOBE VALVE
	PRESSURE REDUCER - SELF CONTAINED
	PRESSURE REDUCER - EXTERNAL
	PRESSURE REDUCER - DIFFERENTIAL
	QUICK OPENING
	STRAINER WITH BLOW-OFF
	WATER TRAP
	VALVE IN VERTICAL
	MANUAL AIR VENT
	AUTOMATIC AIR VENT
	THERMOMETER
	PIPE WELL
	PRESSURE GAUGE AND COCK
	FLOW BALANCING STATION
	PIPE ANCHOR
	PIPE GUIDE
	FLEXIBLE CONNECTION
TC	EXPANSION COMPENSATOR
TC	FLEXIBLE BALL JOINT EXPANSION COMPENSATOR

CONTROLS LEGEND - CONTROL DIAGRAMS

	DAMPER END SWITCH
	OPPOSED BLADE DAMPER NC = NORMALLY CLOSED NO = NORMALLY OPEN
	PARALLEL BLADE DAMPER NC = NORMALLY CLOSED NO = NORMALLY OPEN
	DAMPER ACTUATOR
FSD	SMOKE DAMPER ACTUATOR
	DIFFERENTIAL PRESSURE SWITCH
	HARD WIRED INTERLOCK TO MOTOR
	STATIC PRESSURE HIGH LIMIT SWITCH
SP	STATIC PRESSURE SENSOR
ΔP	DIFFERENTIAL PRESSURE SENSOR
T	TEMPERATURE SENSOR
T	THERMOSTAT - LINE VOLTAGE
T	HIGH LIMIT THERMOSTAT
H	HUMIDITY SENSOR
	SMOKE DETECTOR
	WATER/LEAK DETECTOR
W	ELECTRIC (WATT) METER
H	HEATING COIL
C	COOLING COIL
AO BO TC	TERMINAL EQUIPMENT CONTROLLER POINT TYPES VARY WITH APPLICATION
SCR	SCR CONTROLLER
BTU	BTU METER MOD MODBUS RS232 TO DDCP AI 4 - 20 MA INPUT TO DDCP
	TRANSIT TIME FLOW METER
	3-WAY CONTROL VALVE
	2-WAY CONTROL VALVE NC = NORMALLY CLOSED NO = NORMALLY OPEN
	BUTTERFLY VALVE
AI	ANALOG INPUT POINT
AO	ANALOG OUTPUT POINT
BI	BINARY INPUT POINT
BO	BINARY OUTPUT POINT
DDCP	DIRECT DIGITAL CONTROL PANEL

CONTROLS LEGEND- PLANS

T	LOCAL THERMOSTAT
WS	WALL SWITCH
S	SMOKE DETECTOR

ABBREVIATIONS

SM	SHEET METAL
SP	STATIC PRESSURE
ST	SOUND TRAP
SX	SMOKE EXHAUST
TF	TRANSFER FAN
TAC	TENANT AC UNIT
T.G.	TOP GRILLE
T.R.	TOP REGISTER
TR.D.	TRANSFER DUCT
TR.G.	TRANSFER GRILLE
VAR.	VARIABLE
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
WMS	WIRE MESH SCREEN
(300)	CUBIC FEET OF AIR PER MINUTE OR GALLONS PER MINUTE

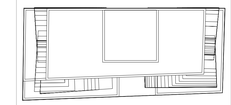
ABBREVIATIONS

ABV.	ABOVE
AC	AIR CONDITIONING
ACS	AIR CONDITIONING SUPPLY
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AL	ACOUSTICAL LINING
ALD	AUTOMATIC LOUVER DAMPER (MOTORIZED)
ATC	AUTOMATIC TEMPERATURE CONTROL
ATS	AUTOMATIC TRANSFER SWITCH
AV	AIR VALVE
B.D.D.	BACK DRAFT DAMPER
B.G.	BOTTOM GRILLE
BMS	BUILDING MANAGEMENT SYSTEM
BO	BLANK OFF
B.R.	BOTTOM REGISTER
B.H.P.	BRAKE HORSE POWER
BTU	BRITISH THERMAL UNIT
CC	COOLING COIL
C.D.	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
C.G.	CEILING GRILLE
C.O.	CLEAN OUT
COD	COD OPERATED DAMPER
CR	CONDENSATE RETURN
DN	DOWN
DS	DISCONNECT SWITCH
DX	DIRECT EXPANSION
E.A.T.	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
EL	EMERGENCY LIGHTING PANEL
EP	EMERGENCY POWER PANEL
ES	EQUAL SPLIT
E.W.T.	ENTERING WATER TEMPERATURE
FC	FLEXIBLE CONNECTION
FCO	FUSE CUT-OUT PANEL
FD	1 1/2 HR FUSIBLE LINK FIRE DAMPER W/DUCT ACCESS DOOR
FD-3	1 1/2 HR FIRE DAMPER WITH HEAT SENSOR
FDH	3 HR FIRE DAMPER WITH HEAT SENSOR
FL.	FLOOR
F.L.A.	FULL LOAD AMPS
FLR	FUSIBLE LINK REGISTER
FPB	FAN POWERED BOX
FPI	FINS PER INCH
FSD-FL	COMBINATION FIRE/SMOKE DAMPER WITH FUSIBLE LINK
FSD	1 1/2 HR COMB. FIRE/SMOKE DAMPER SINGLE HEAT SENSOR
FSD-3	3 HR COMB. FIRE/SMOKE DAMPER SINGLE HEAT SENSOR
FSD-HS	1 1/2 HR COMB. FIRE/SMOKE DAMPER DUAL HEAT SENSOR
FSD-HS3	3 HR COMB. FIRE/SMOKE DAMPER DUAL HEAT SENSOR
FSD-RA	COMBINATION FIRE/SMOKE DAMPER (REVERSE ACTING)
GPM	GALLONS PER MINUTE
GX	GENERAL EXHAUST
HC	HEATING COIL
HP	HORSE POWER
I.D.	INSIDE DIMENSION
KW	KILOWATT
KWH	KILOWATT HOURS
L.A.T.	LEAVING AIR TEMPERATURE
LD	LINEAR DIFFUSER (CEILING, WALL, SILL, OR FLOOR)
LP	LIGHTING PANEL
L.R.A.	LOCK ROTOR AMPS
LWS	LOUVER WITH WIRE SCREEN
L.W.T.	LEAVING WATER TEMPERATURE
M.A.T.	MIXED AIR TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN.	MINIMUM
MLD	MANUAL LOUVER DAMPER
MO (WO)	MASONRY OPENING (WALL OPENING)
N.C.	NORMALLY CLOSED
NFA	NET FREE AREA
N.I.C.	NOT IN THIS CONTRACT
NK	NECK
N.O.	NORMALLY OPEN
N.T.S.	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
O.D.	OUTSIDE DIMENSION
P	PUMP
PD	PUMPED DISCHARGE
PP	POWER PANEL
P.R.V.	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH (GAUGE)
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
RA	RETURN AIR
RF	RETURN FAN
RHC	REHEAT COIL
RPM	REVOLUTIONS PER MINUTE
S	SMOKE DETECTOR
SA	SUPPLY AIR
SBD	SELF BALANCING DAMPER
SD	SMOKE DAMPER
SF	SUPPLY FAN
T/F	TRANSFORMER

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

No.	Date	Revision
	05/12/15	ISSUED FOR NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK · FRANK CARELL · LICENSED PROFESSIONAL ENGINEER · 071862 · DATE: 05/12/2015

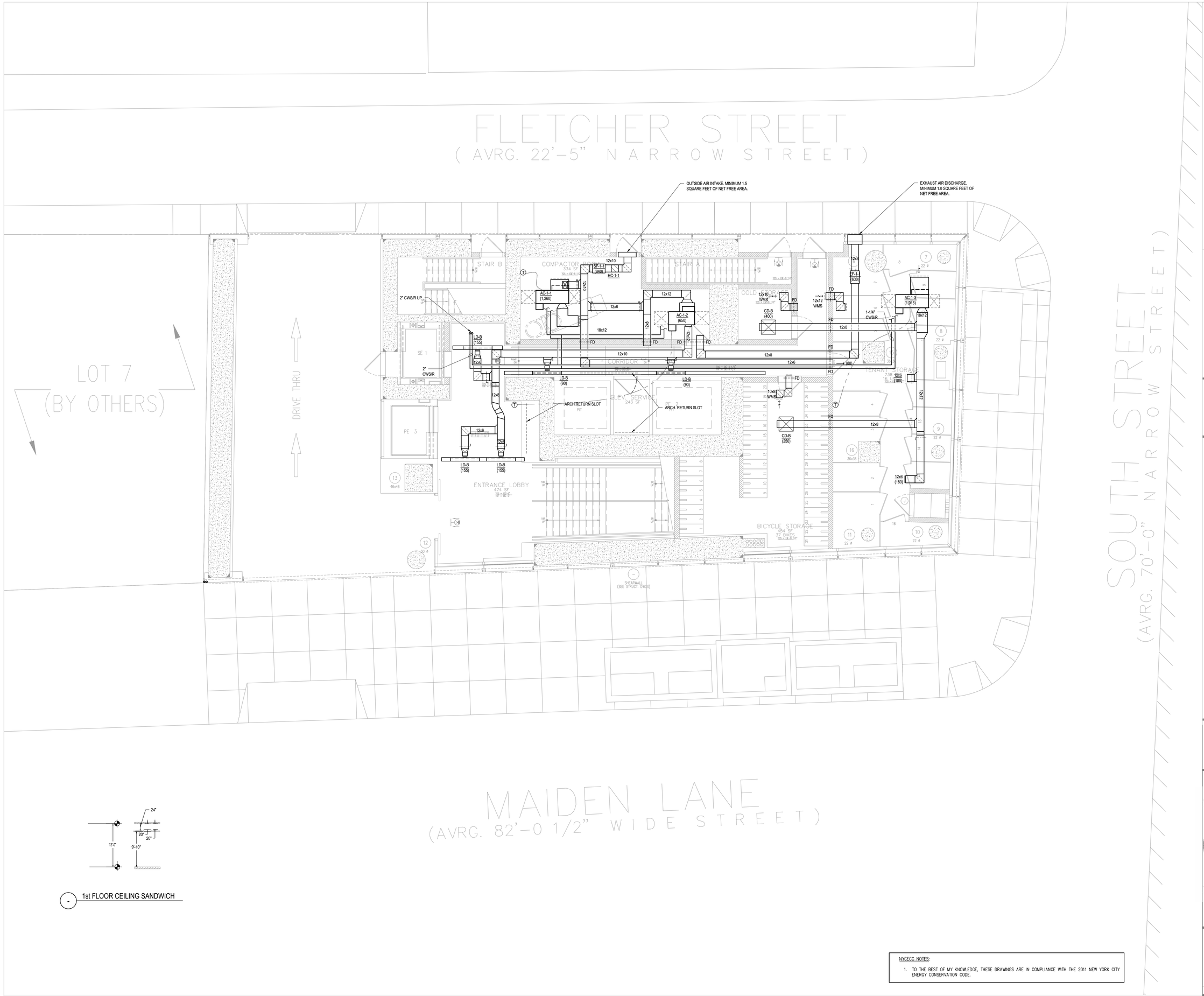
DWG TITLE

HVAC SYMBOLS & ABBREVIATIONS

SEAL & SIGNATURE:

DATE:	May 12, 2015
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.:	M-101.00
CAD FILE:	2 OF 43

DEPT OF BLDGS 421185860 Job Number
E3S1M190353 Scan Code

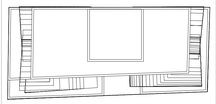


1st FLOOR CEILING SANDWICH

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
45 Main Street, Suite 800
Brooklyn, NY 11201
T 718.907.7718
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JENKINS & HUNTINGTON
ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK · FRANK OHNUMA · LICENSED PROFESSIONAL ENGINEER · 077462

DWG TITLE

HVAC 1ST FLOOR CONSTRUCTION PLAN/1ST FLOOR MARKETING PLAN

SEAL & SIGNATURE:

DATE: October 10, 2014

PROJECT #: N13.10690.00

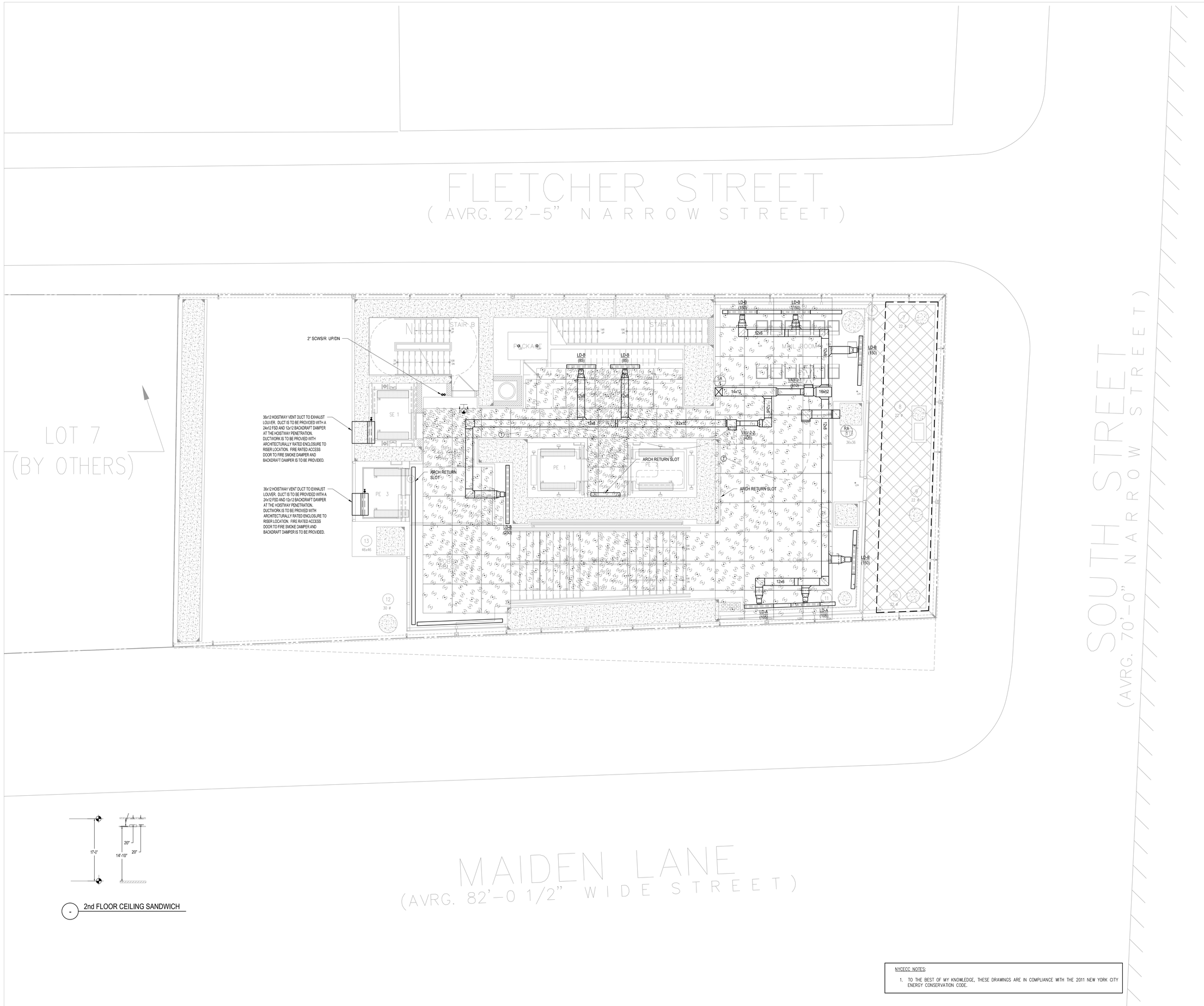
SCALE: 1/4" = 1'-0"

DWG NO. M-301.00

CAD FILE:

3 OF 43

DEPT OF BLDGS 121854960 Job Number
E350 7299356 Scan Code

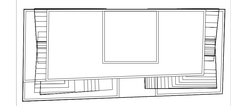


2nd FLOOR CEILING SANDWICH

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

HVAC 2ND FLOOR CONSTRUCTION PLAN/2ND FLOOR MARKETING PLAN

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-302.00
CAD FILE:	4 OF 43

DEPT OF BLDGS 421185860 Job Number
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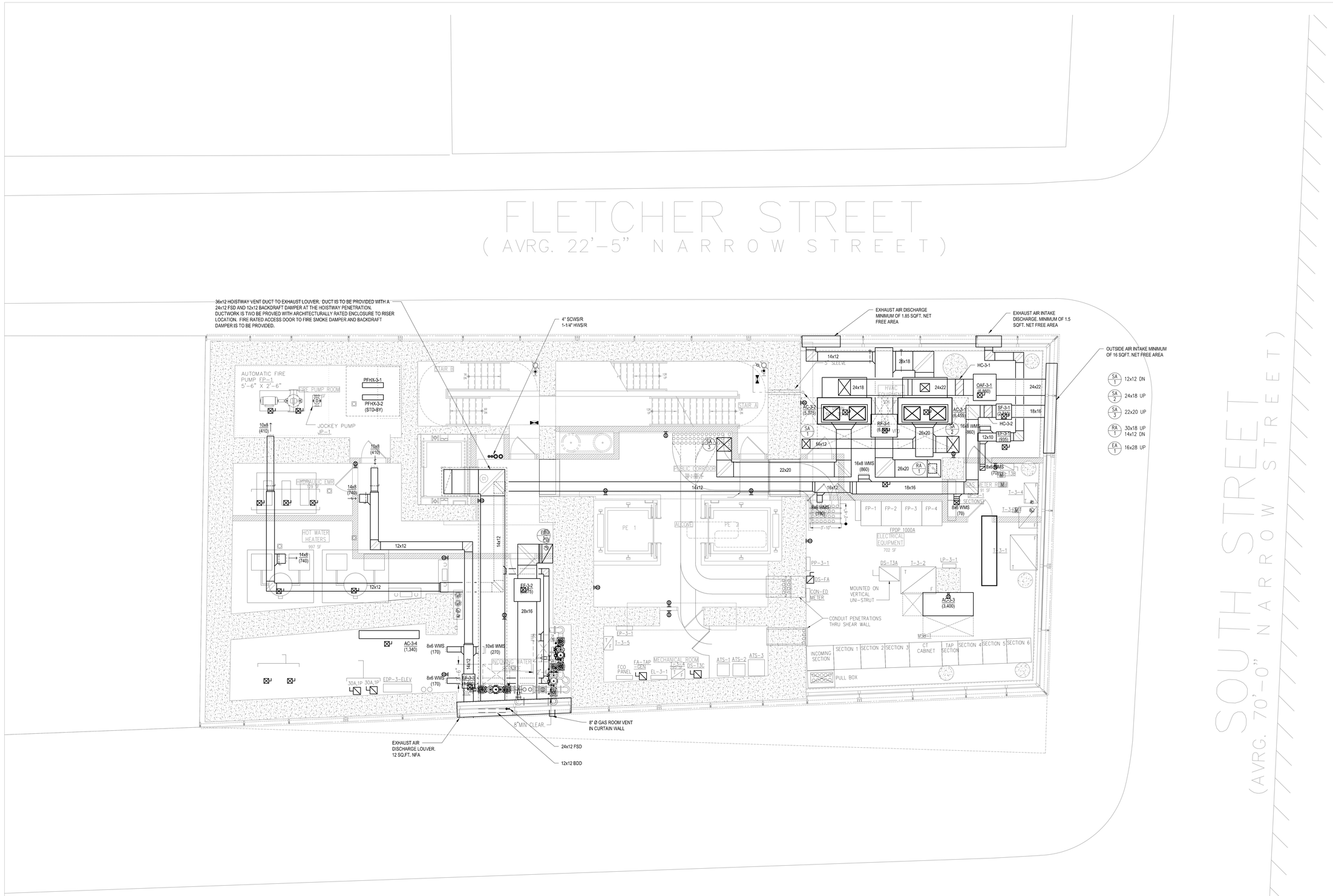
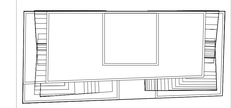


3rd FLOOR CEILING SANDWICH

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



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KEY PLAN

No.	Date	Revision
	05/12/15	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

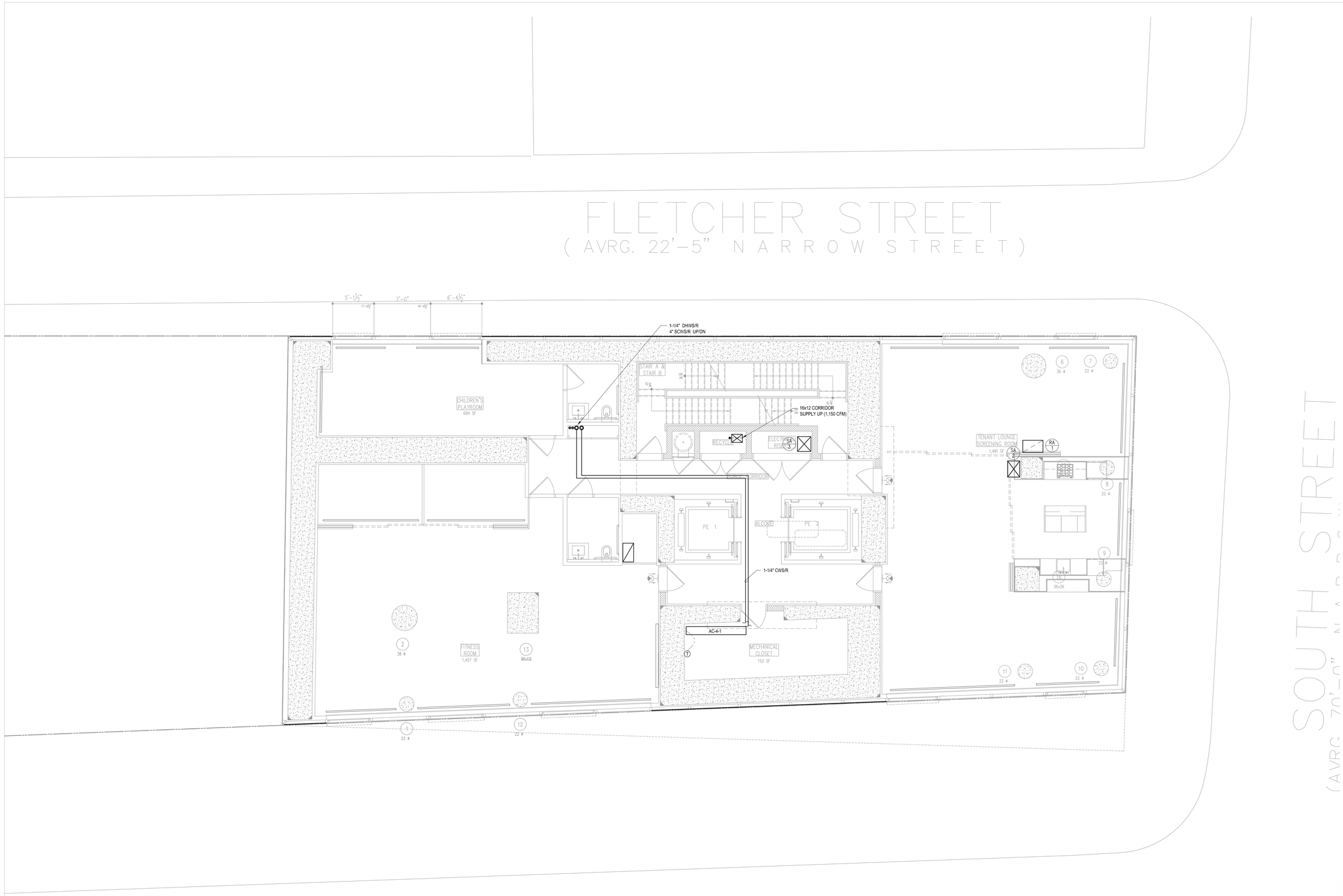
STATE OF NEW YORK · FRANK CARELL · 071662 · LICENSED PROFESSIONAL ENGINEER

DWG TITLE

HVAC 3RD FLOOR HVAC CONSTRUCTION PLAN/3RD FLOOR MARKETING PLAN

SEAL & SIGNATURE:

DATE:	May 12, 2015
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-303.00
CAD FILE:	5 OF 43

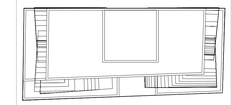


4th FLOOR CEILING SANDWICH

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

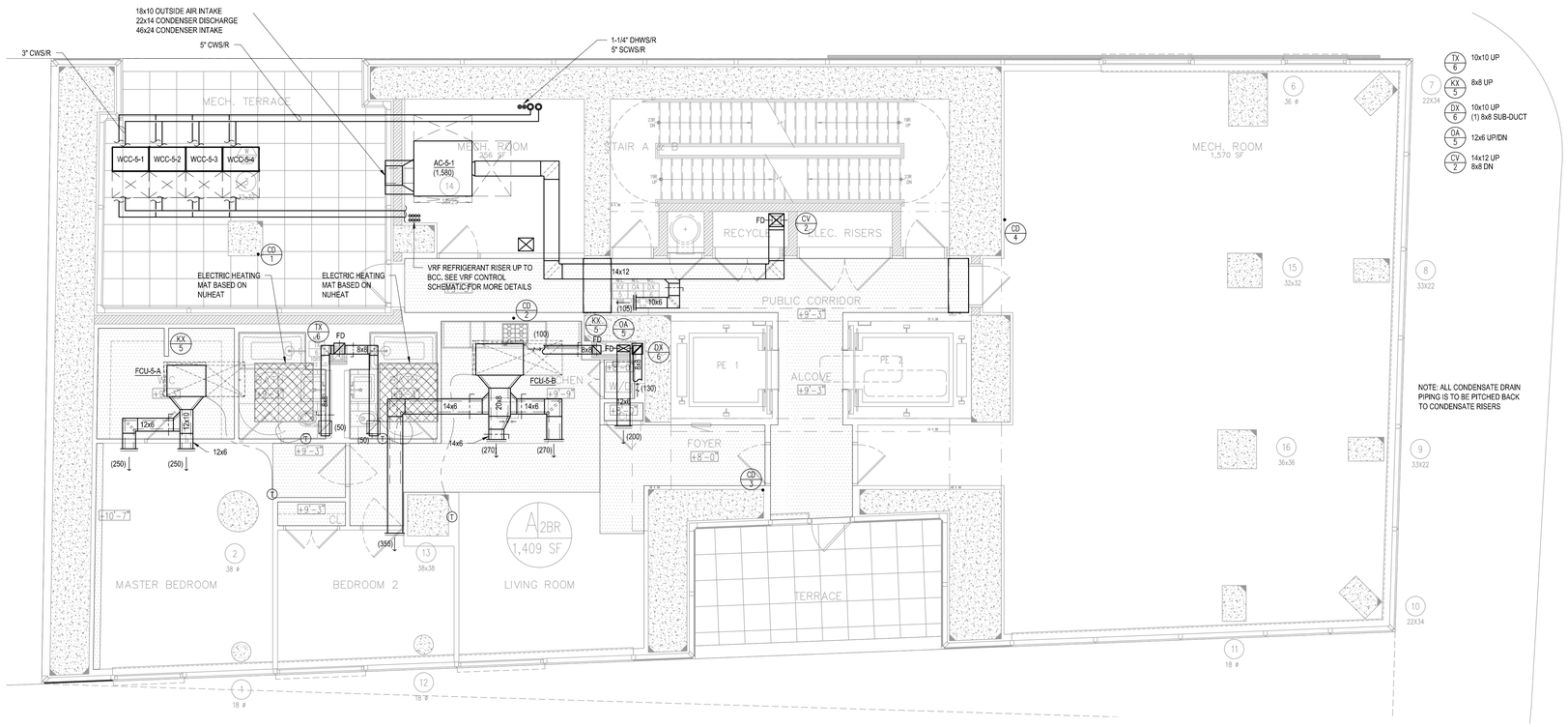
DWG TITLE

HVAC 4TH FLOOR CONSTRUCTION PLAN/5TH FLOOR MARKETING PLAN

SEAL & SIGNATURE:

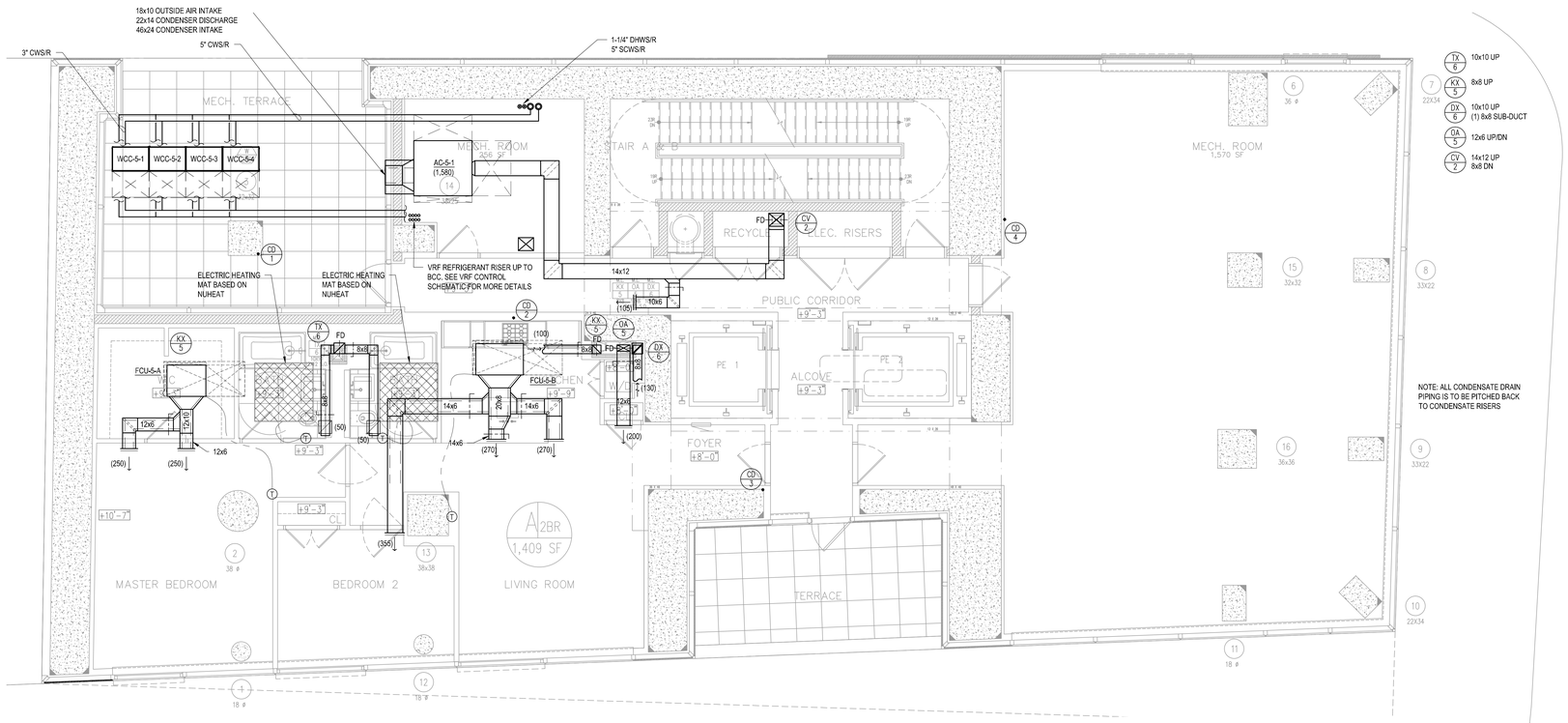
DATE: October 10, 2014
PROJECT #: N13.10690.00
SCALE: 1/4" = 1'-0"
DWG NO. M-304.00
CAD FILE:
6 OF 43

DEPT OF BLDGS 421185480 Job Number
E302700527-05 Scan Code



3 5TH FLOOR CEILING SANDWICH

1 5TH FLOOR RCP
1/4"=1'-0"



2 5TH FLOOR FLOOR PLAN
1/4"=1'-0"

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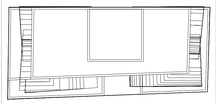

N

KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

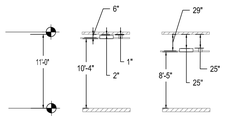
DOB STAMPS & SIGNATURES:

DWG TITLE

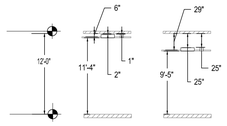
HVAC 5TH FLOOR CONSTRUCTION PLAN/6TH FLOOR MARKETING PLAN

SEAL & SIGNATURE:

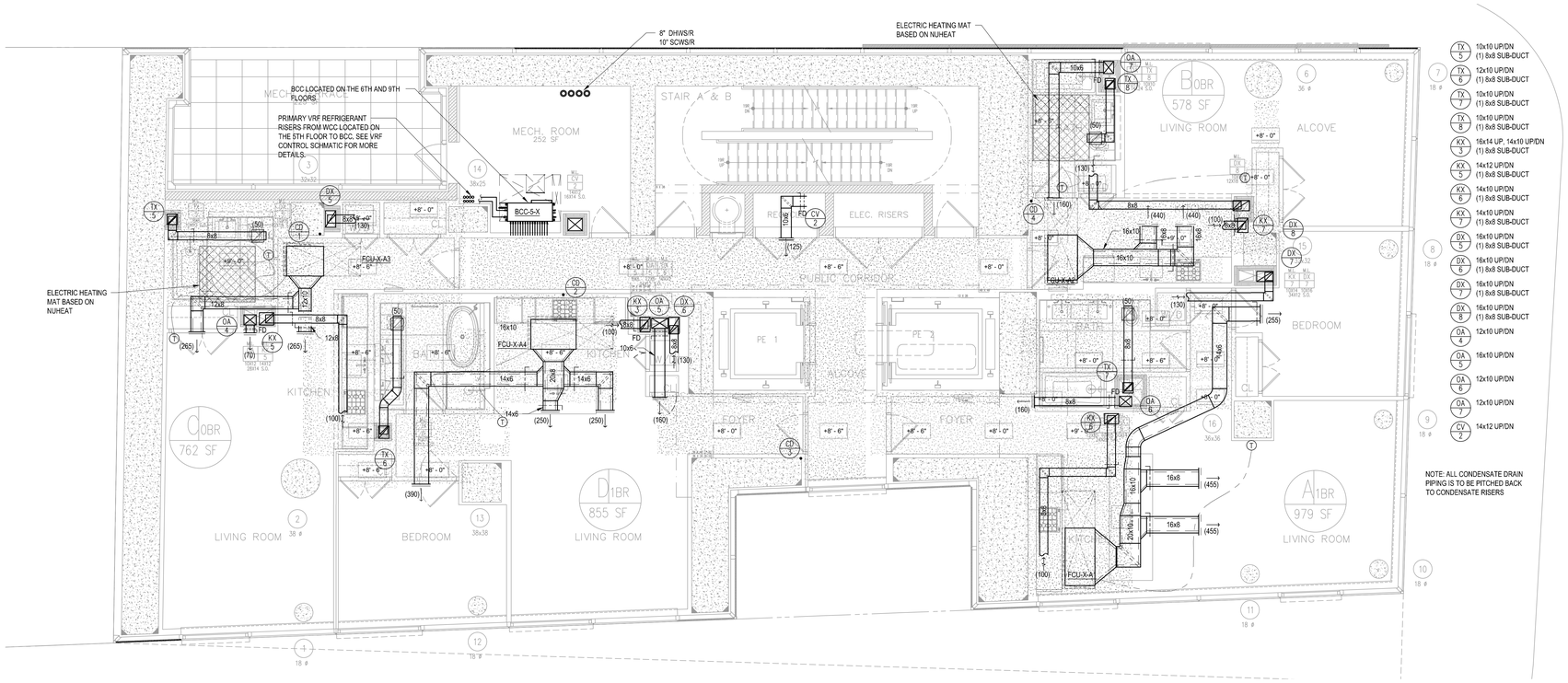
DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-305.00
CAD FILE:	7 OF 43



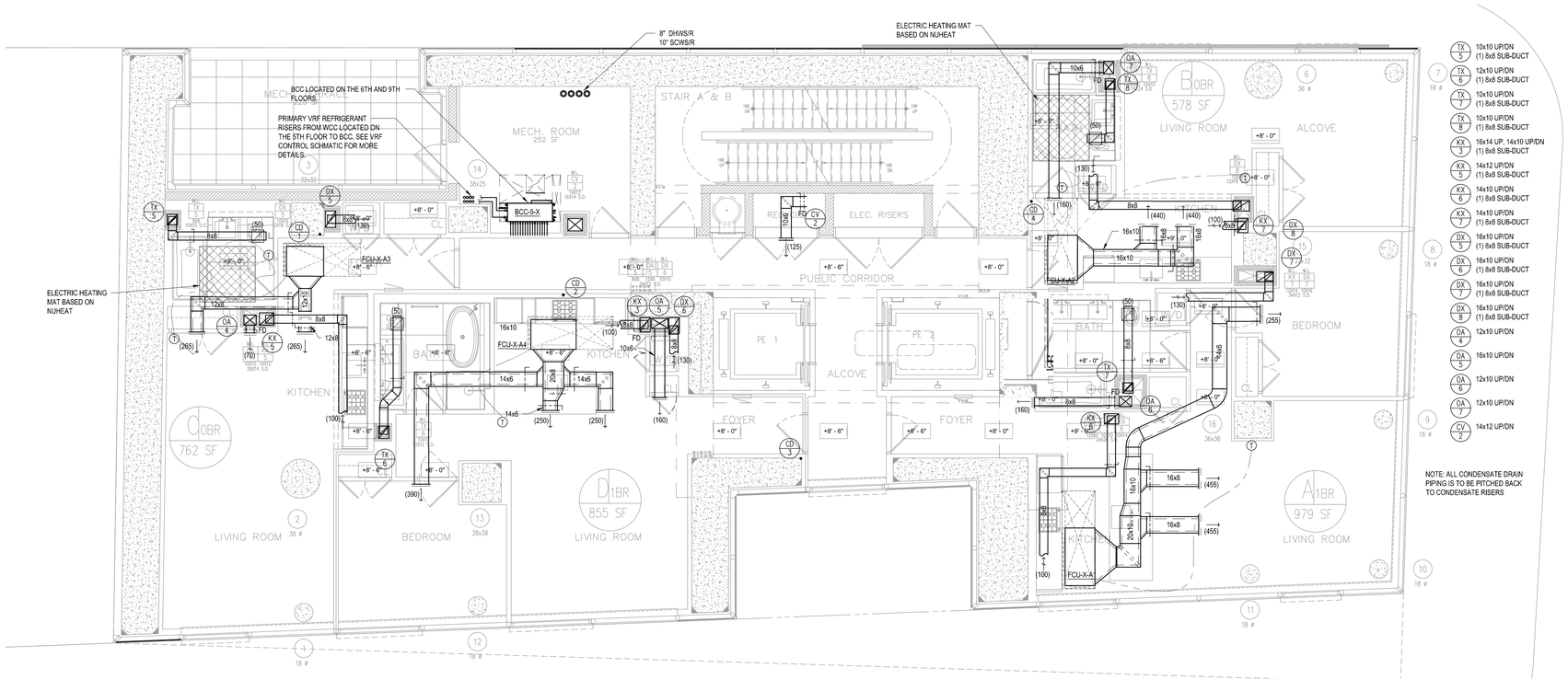
3 9TH FLOOR CEILING SANDWICH



4 6TH-8TH FLOOR CEILING SANDWICH



1 6TH-9TH FLOOR RCP
1/4"=1'-0"

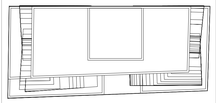


2 6TH-9TH FLOOR FLOOR PLAN
1/4"=1'-0"

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
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1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

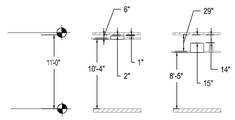
DWG TITLE

HVAC 7TH TO 9TH FLOOR CONSTRUCTION PLAN/ 6TH TO 10TH FLOOR MARKETING PLAN

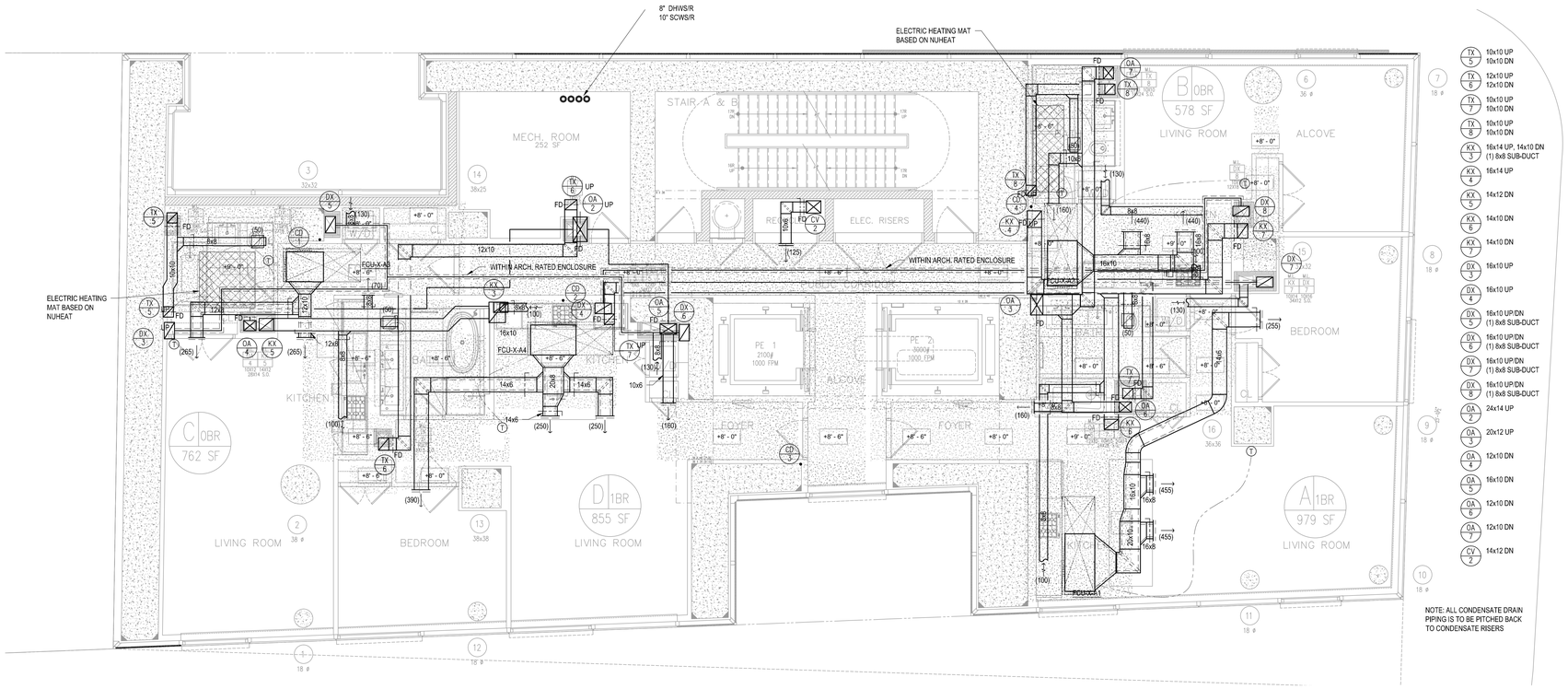
SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-306.00
CAD FILE:	8 OF 43

DEPT OF BLDGS 421185460 Job Number
E383.08852571 Scan Code

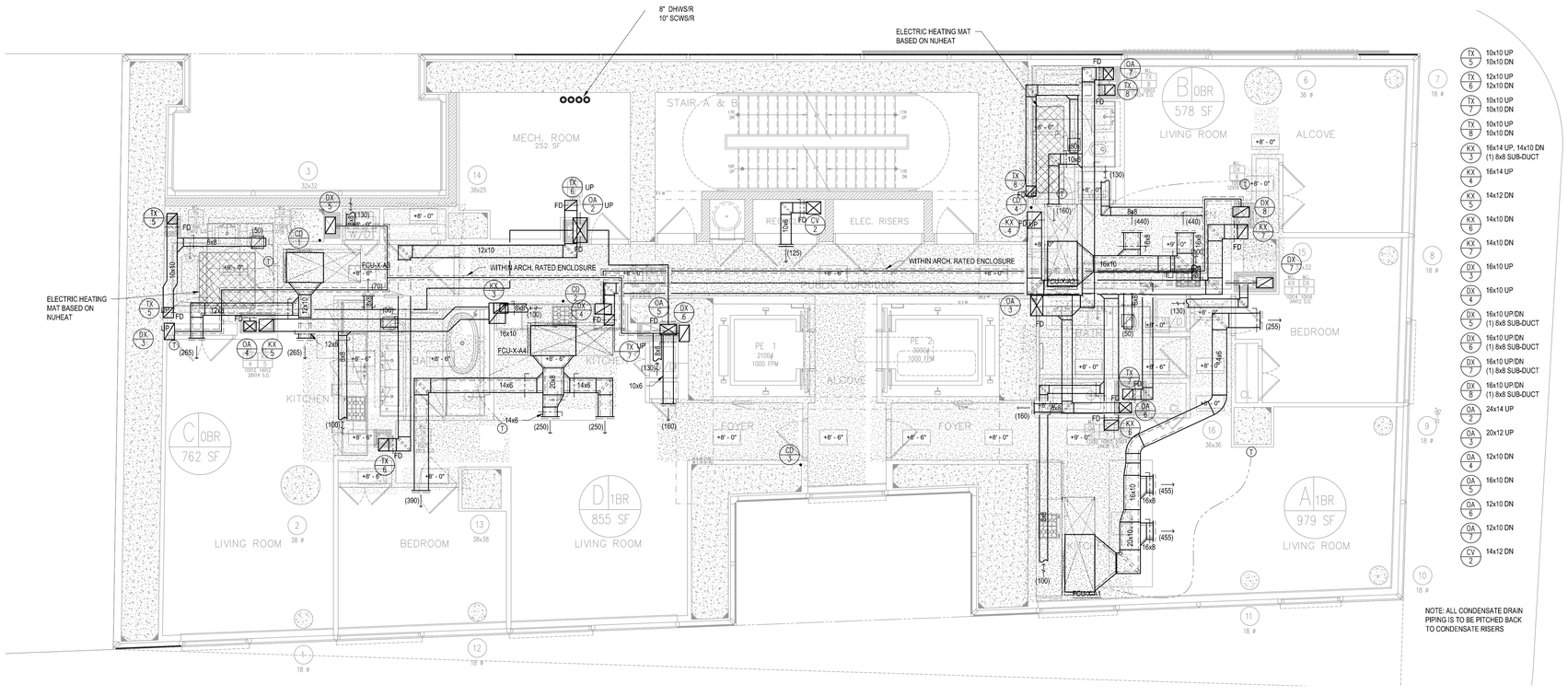


3 10TH FLOOR CEILING SANDWICH



NOTE: ALL CONDENSATE DRAIN PIPING IS TO BE PITCHED BACK TO CONDENSATE RISERS

1 10TH FLOOR RCP
1/4"=1'-0"



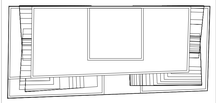
NOTE: ALL CONDENSATE DRAIN PIPING IS TO BE PITCHED BACK TO CONDENSATE RISERS

2 10TH FLOOR FLOOR PLAN
1/4"=1'-0"

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

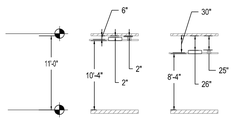
DWG TITLE

HVAC 10TH FLOOR CONSTRUCTION PLAN/11TH FLOOR MARKETING PLAN

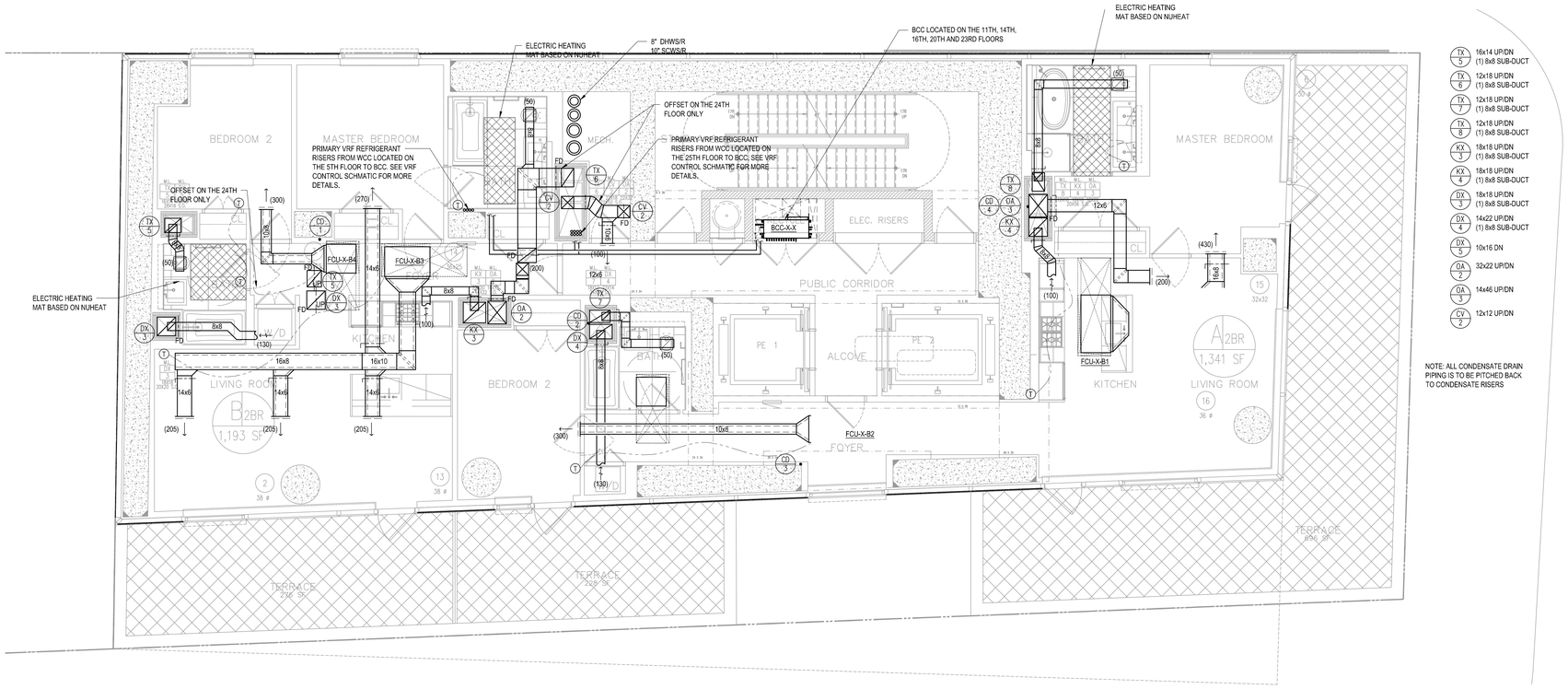
SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-310.00
CAD FILE:	9 OF 43

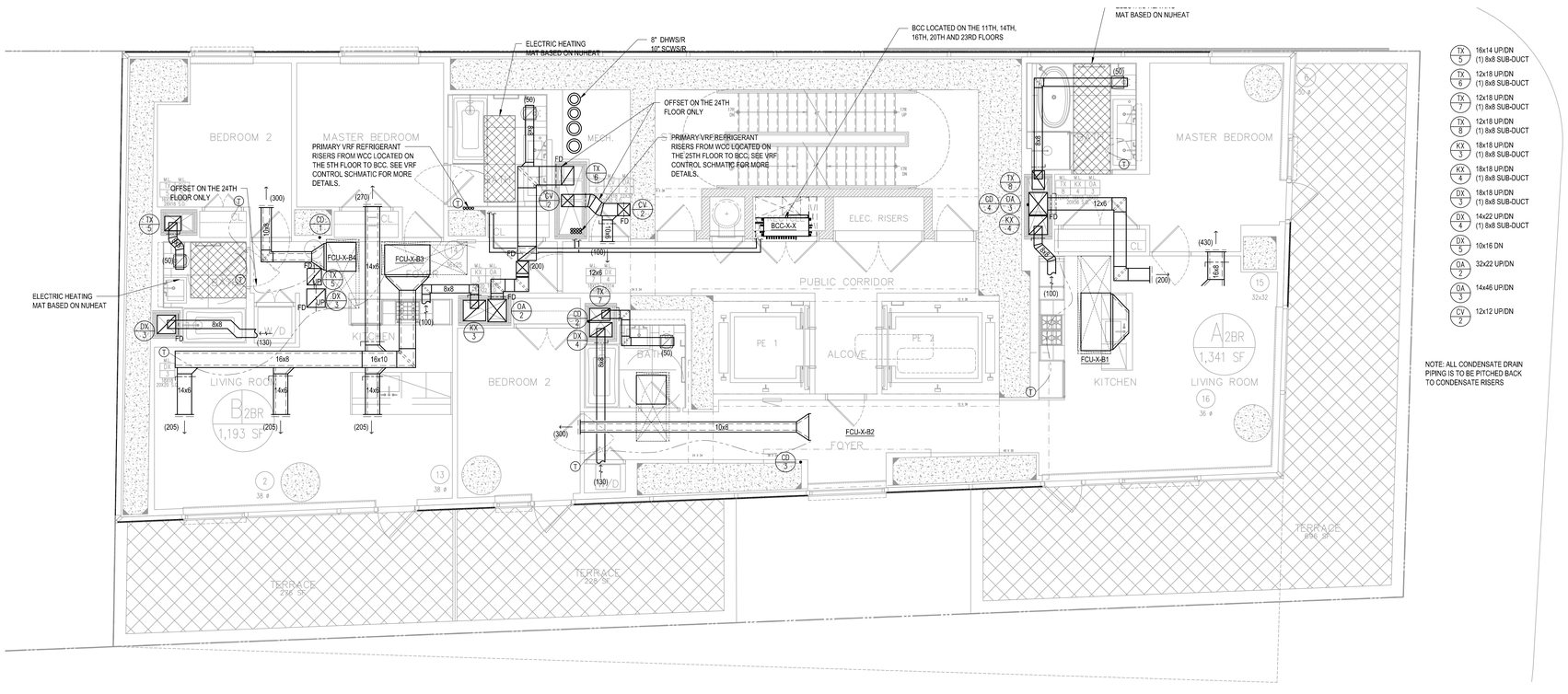
DEPT OF BLDGS 421185480 Job Number
E387.00070095 Scan Code



3 11TH-24TH FLOOR CEILING SANDWICH



1 11TH-24TH FLOOR RCP
1/4"=1'-0"

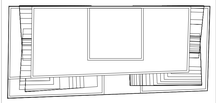


2 11TH-24TH FLOOR FLOOR PLAN
1/4"=1'-0"

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

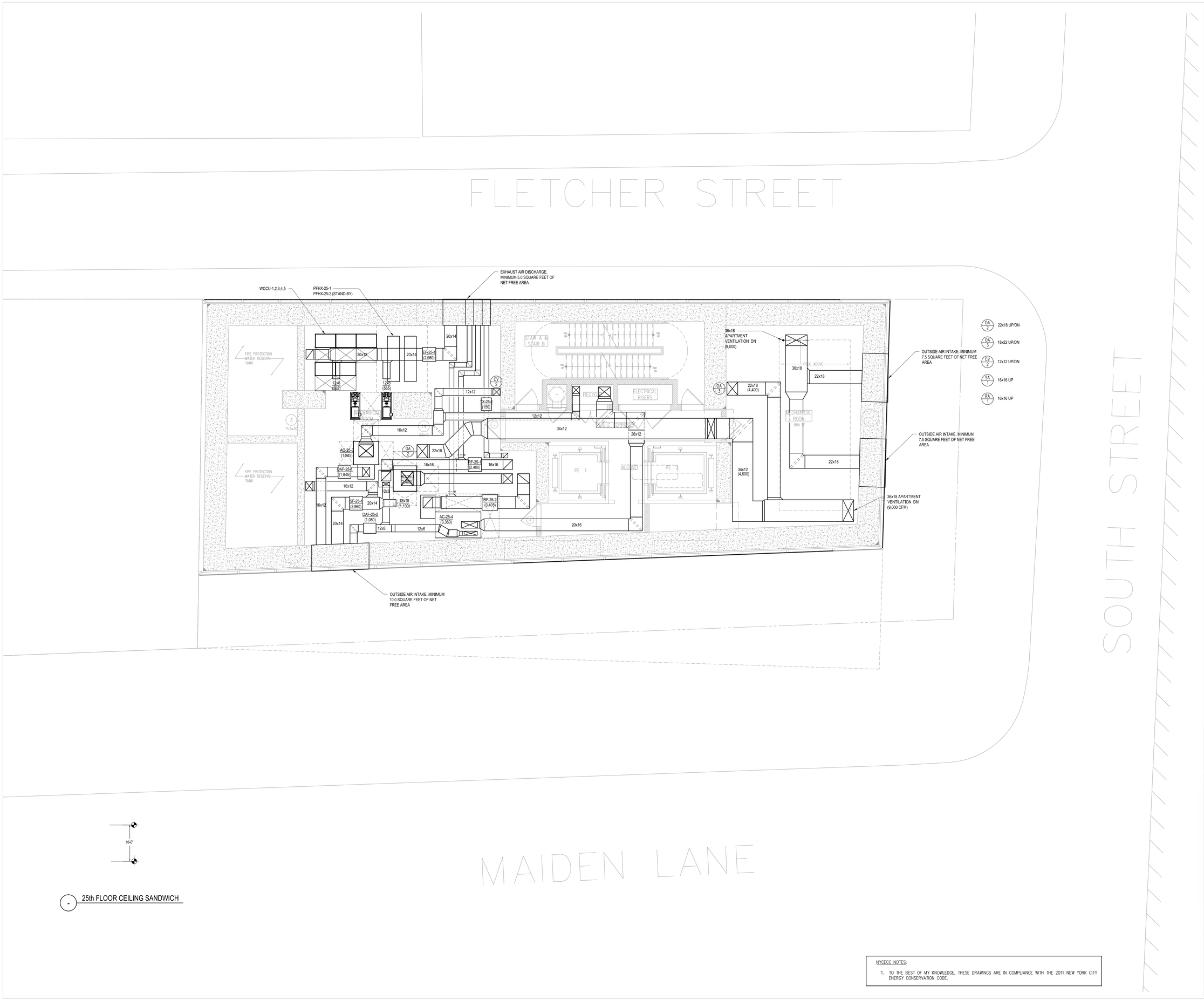
DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC 11TH TO 24TH CONSTRUCTION PLAN/ 12TH TO 26TH FLOOR MARKETING PLAN

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-311.00
CAD FILE:	10 OF 44

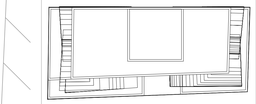


25th FLOOR CEILING SANDWICH

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
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JENKINS & HUNTINGTON
ELEVATOR CONSULTANTS
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

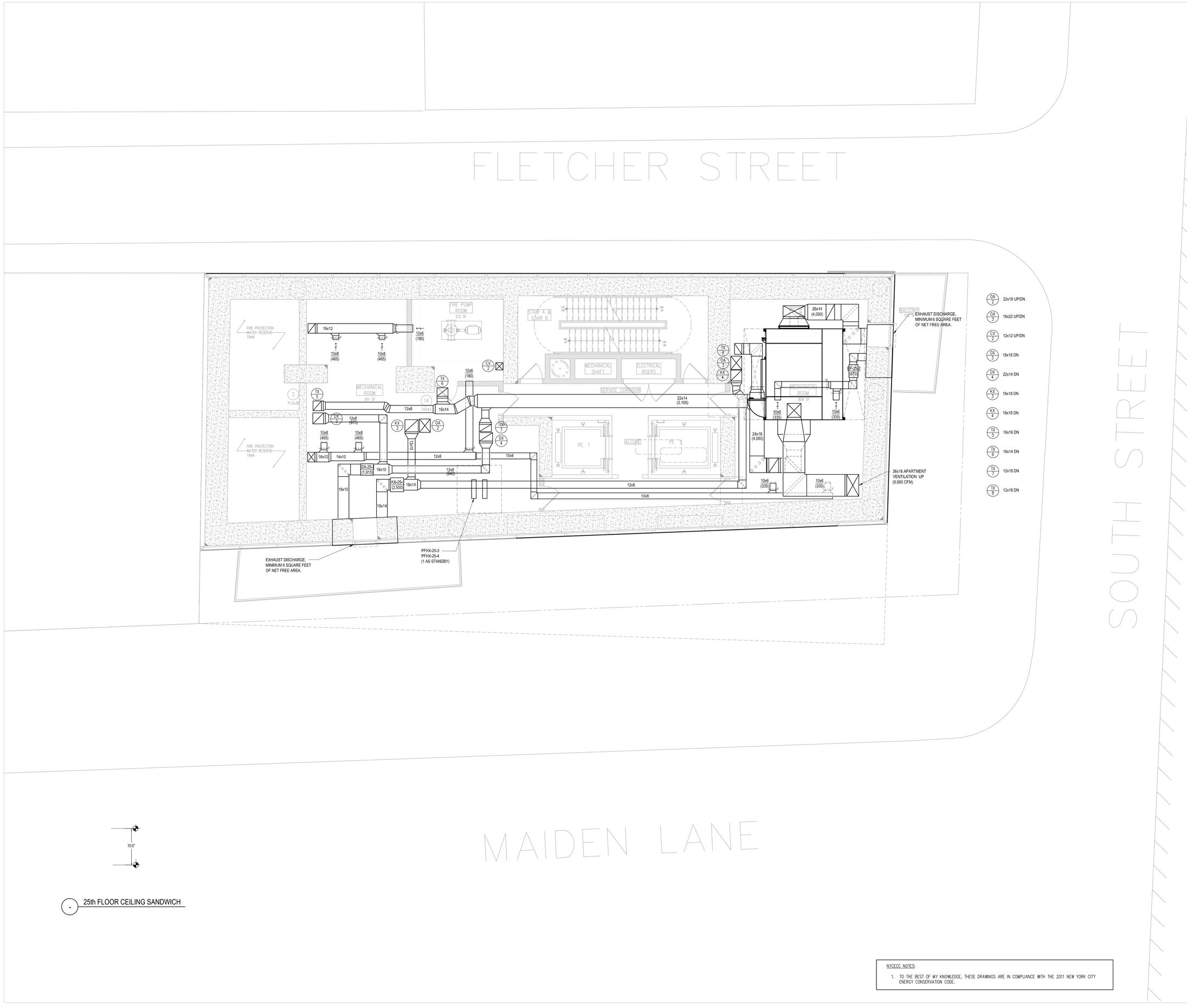
DWG TITLE

HVAC 25TH FLOOR UPPER LEVEL CONSTRUCTION PLAN/27TH UPPER LEVEL MARKETING PLAN

SEAL & SIGNATURE:

DATE: October 10, 2014
PROJECT #: N13.10690.00
SCALE: 1/4" = 1'-0"
DWG NO. M-325A.00
CAD FILE:
12 OF 43

DEPT OF BLDGS 421856860 Job Number
E561568623 Scan Code

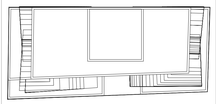


25th FLOOR CEILING SANDWICH

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



KEY PLAN

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	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

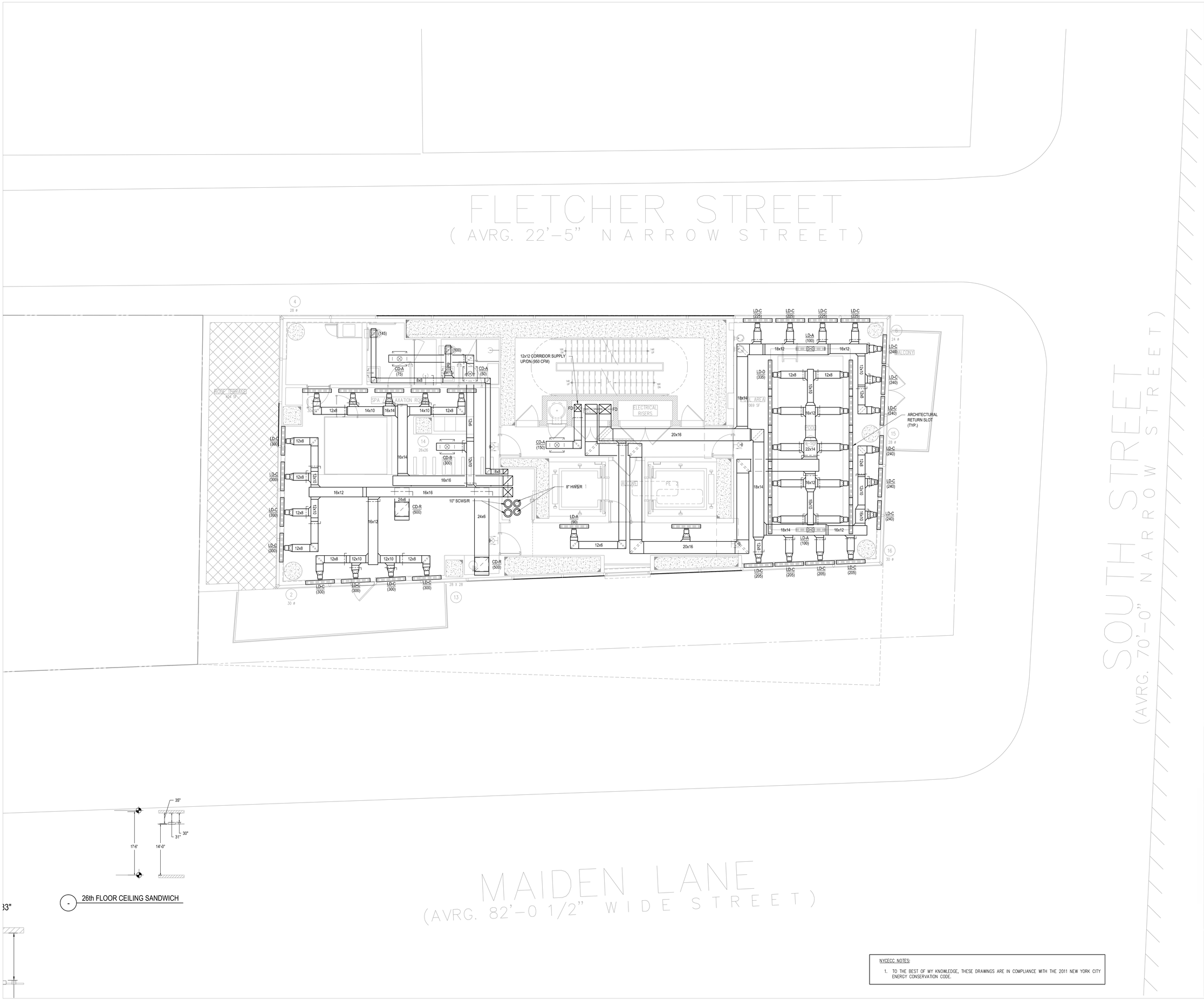
STATE OF NEW YORK · FRANK CARELLI · LICENSED PROFESSIONAL ENGINEER · 77462

DWG TITLE:

HVAC 25TH FLOOR LOWER LEVEL CONSTRUCTION PLAN/27TH FLOOR LOWER LEVEL MARKETING PLAN

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-325.00
CAD FILE:	11 OF 43



NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

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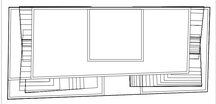

KEY PLAN

No.	Date	Revision
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	06/27/14	ISSUED FOR NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC 26TH FLOOR CONSTRUCTION PLAN/ 28TH FLOOR MARKETING PLAN

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-326.00
CAD FILE:	13 OF 43

DEPT OF BLDGS 421185480 Job Number
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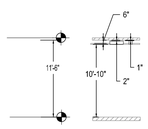
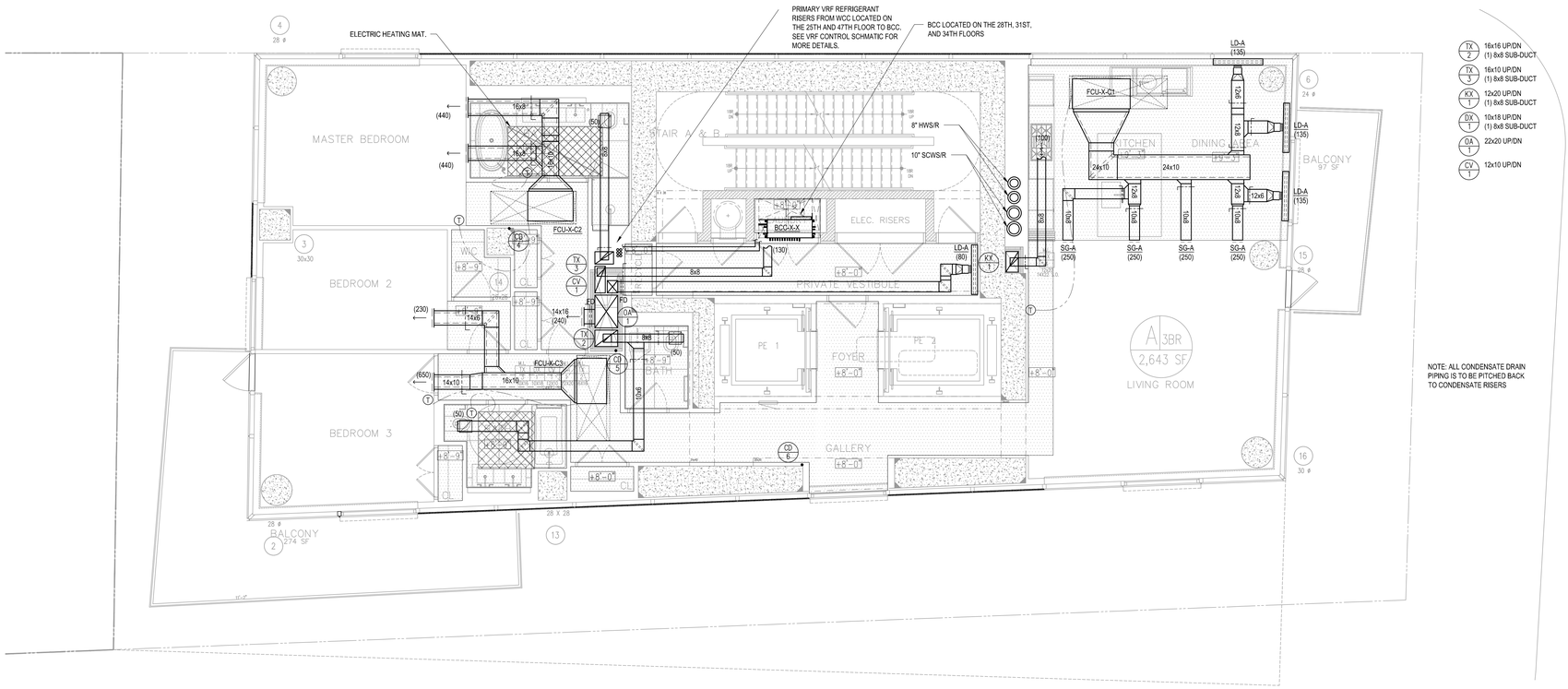
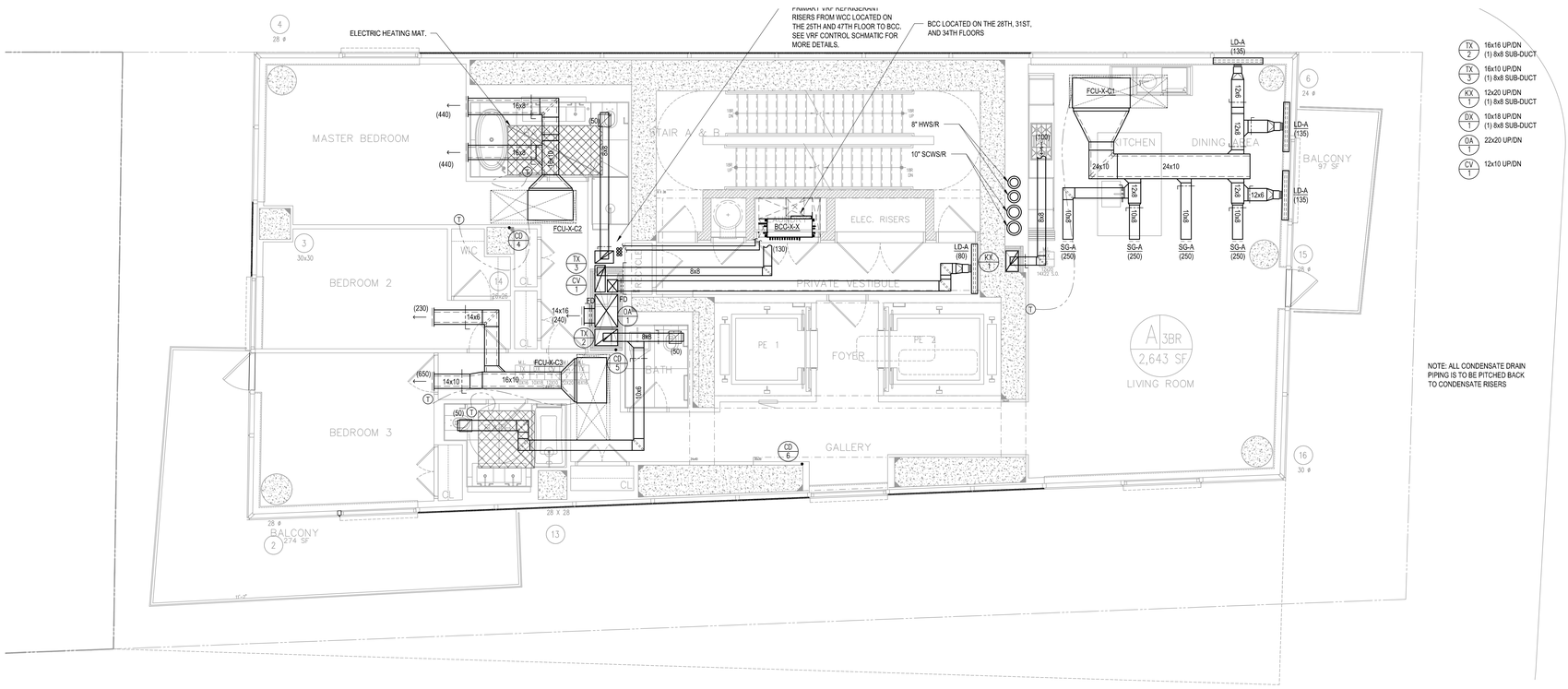


3 27TH-38TH FLOOR CEILING SANDWICH



1 27TH-38TH FLOOR RCP
1/4"=1'-0"

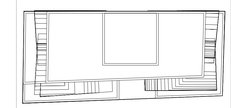


2 27TH-38TH FLOOR FLOOR PLAN
1/4"=1'-0"

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
HVAC 27TH TO 38TH FLOOR CONSTRUCTION PLAN/29TH TO 40TH MARKETING PLAN

SEAL & SIGNATURE:

DATE: October 10, 2014
PROJECT #: N13.10690.00
SCALE: 1/4" = 1'-0"
DWG NO. M-327.00
CAD FILE:
14 OF 43

DEPT OF BLDGS 421858480 Job Number
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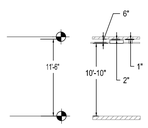
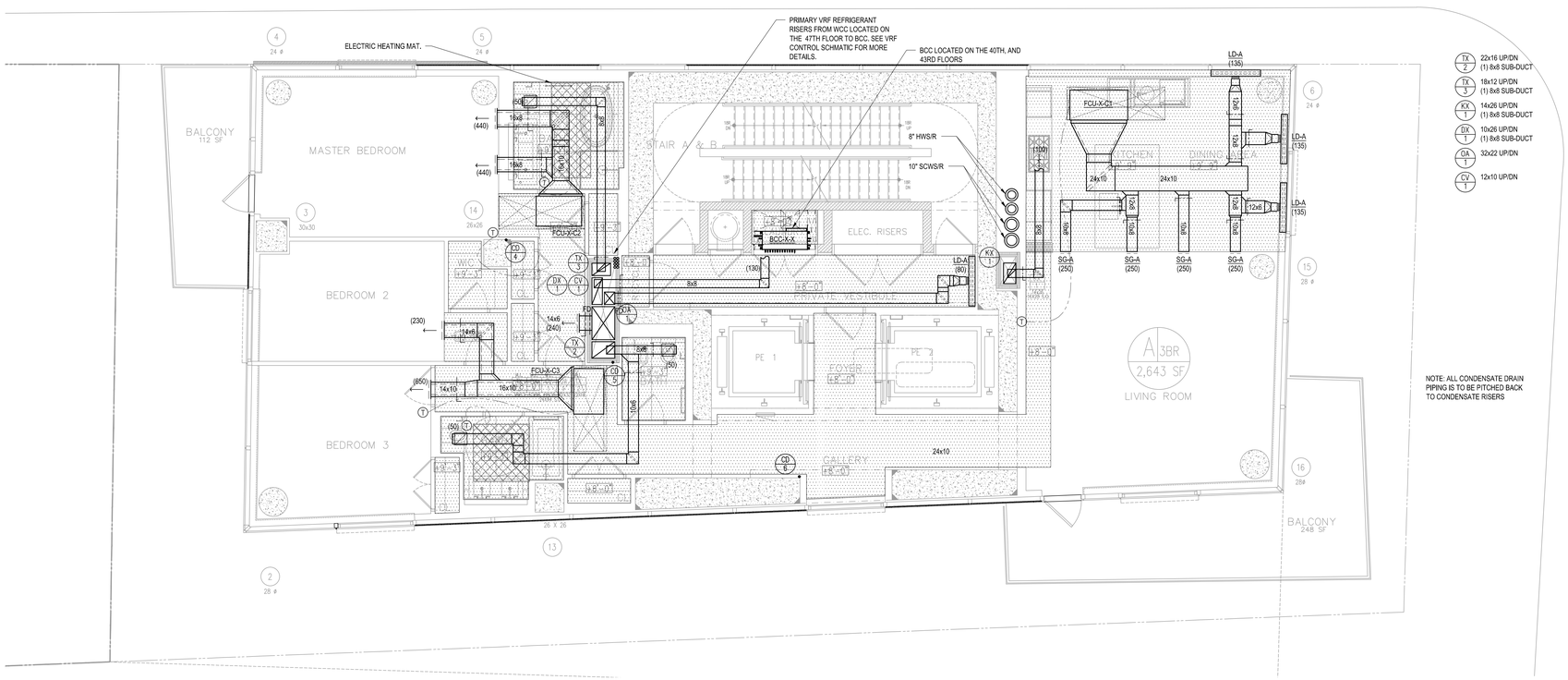
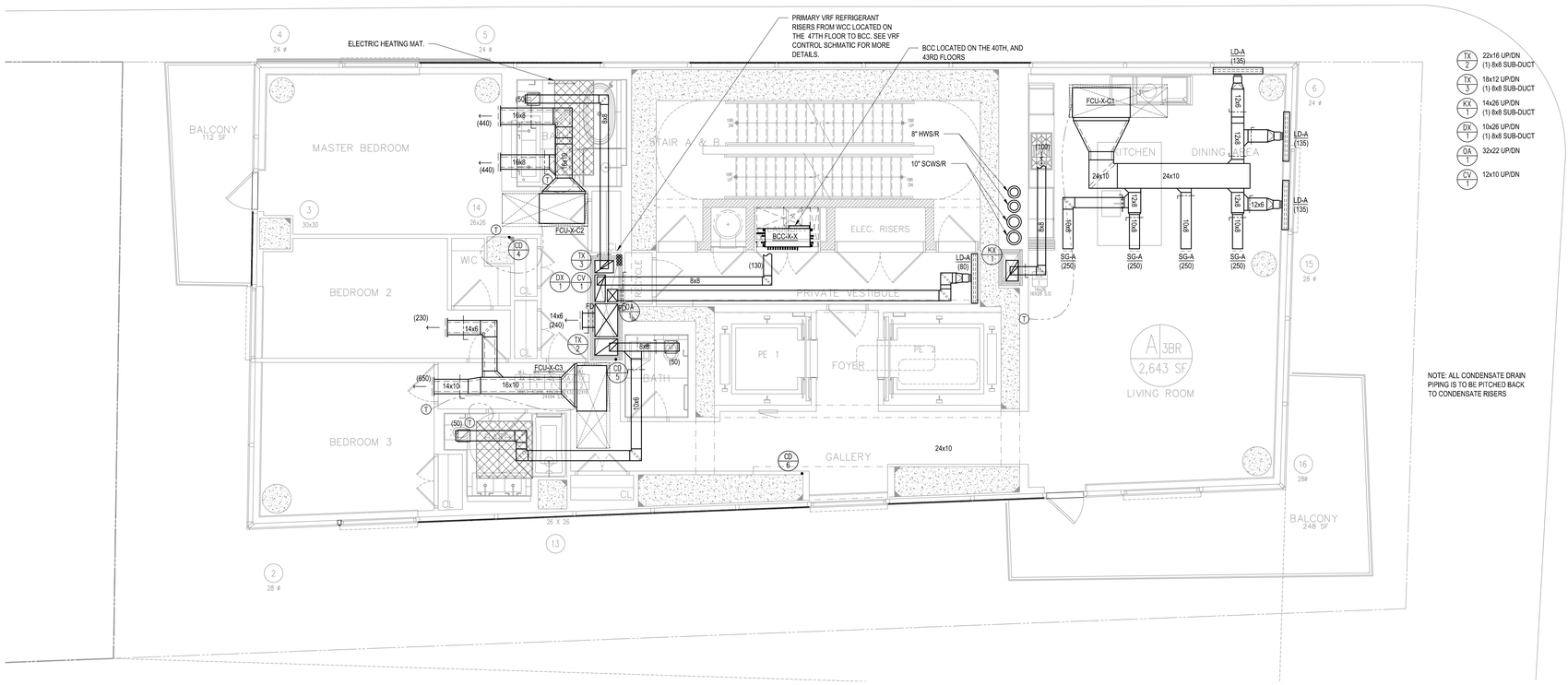


3 39TH-46TH FLOOR CEILING SANDWICH



1 27TH-38TH FLOOR RCP
1/4"=1'-0"

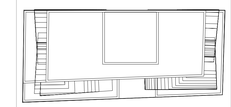


2 27TH-38TH FLOOR FLOOR PLAN
1/4"=1'-0"

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



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KEY PLAN

No.	Date	Revision
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Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

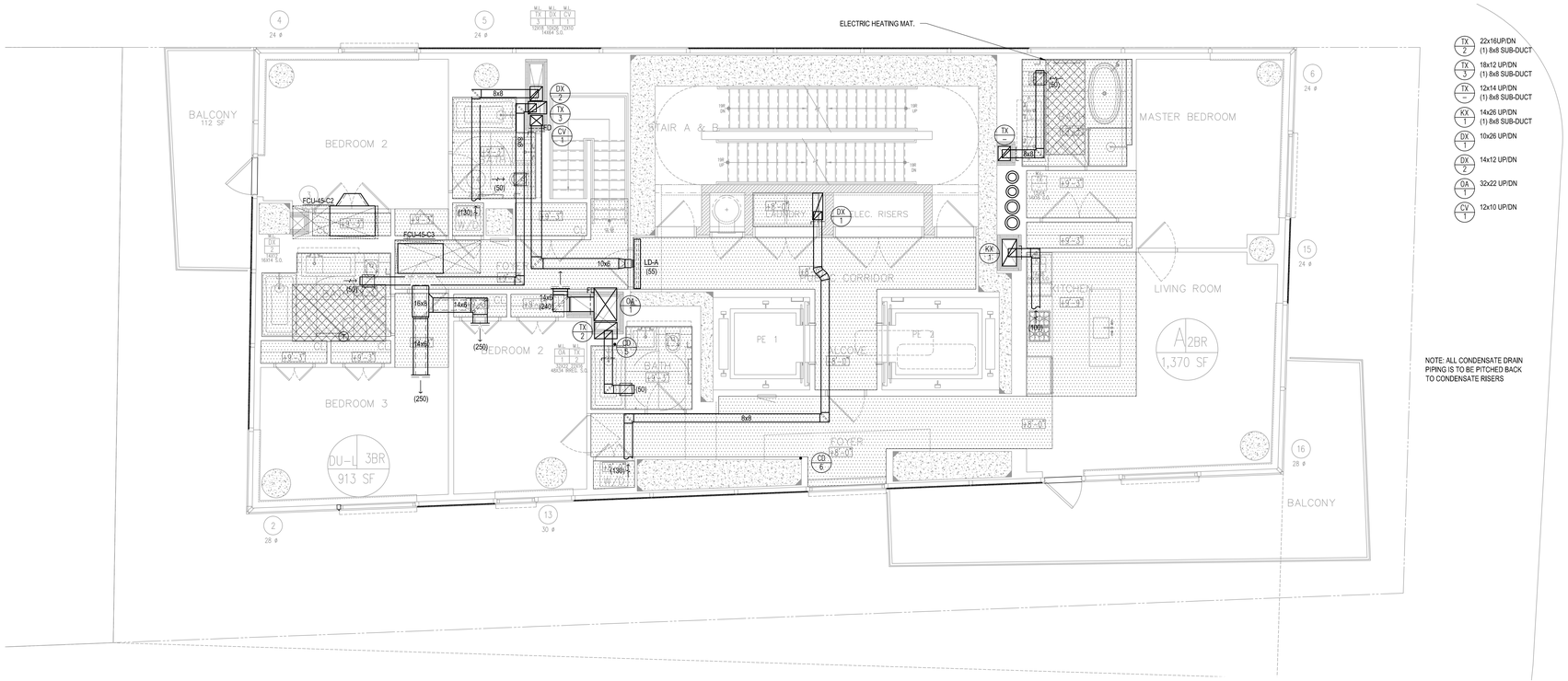
DWG TITLE

HVAC 39TH TO 44TH FLOOR CONSTRUCTION PLAN/41TH TO 46TH FLOOR MARKETING PLAN

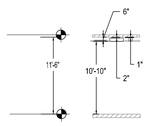
SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-339.00
CAD FILE:	15 OF 43

DEPT OF BLDGS 421185480 Job Number
E395128826 Scan Code

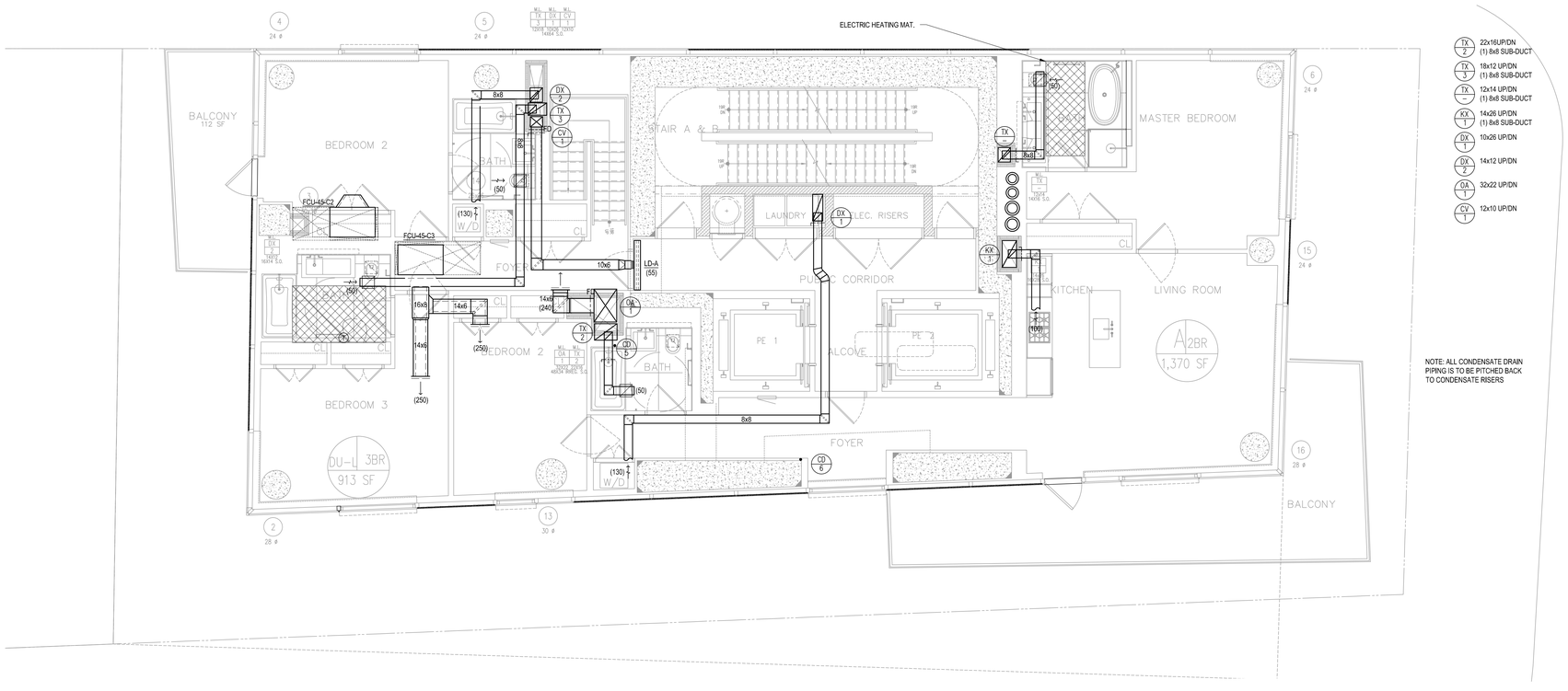


NOTE: ALL CONDENSATE DRAIN PIPING IS TO BE PITCHED BACK TO CONDENSATE RISERS



3 45TH FLOOR CEILING SANDWICH

1 45TH FLOOR RCP
1/4"=1'-0"



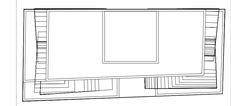
NOTE: ALL CONDENSATE DRAIN PIPING IS TO BE PITCHED BACK TO CONDENSATE RISERS

2 45TH FLOOR FLOOR PLAN
1/4"=1'-0"

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

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	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC 45TH FLOOR CONSTRUCTION PLAN/47TH FLOOR MARKETING PLAN

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-345.00
CAD FILE:	16 OF 43

DEPT OF BLDGS 121854960 Job Number
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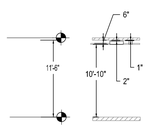
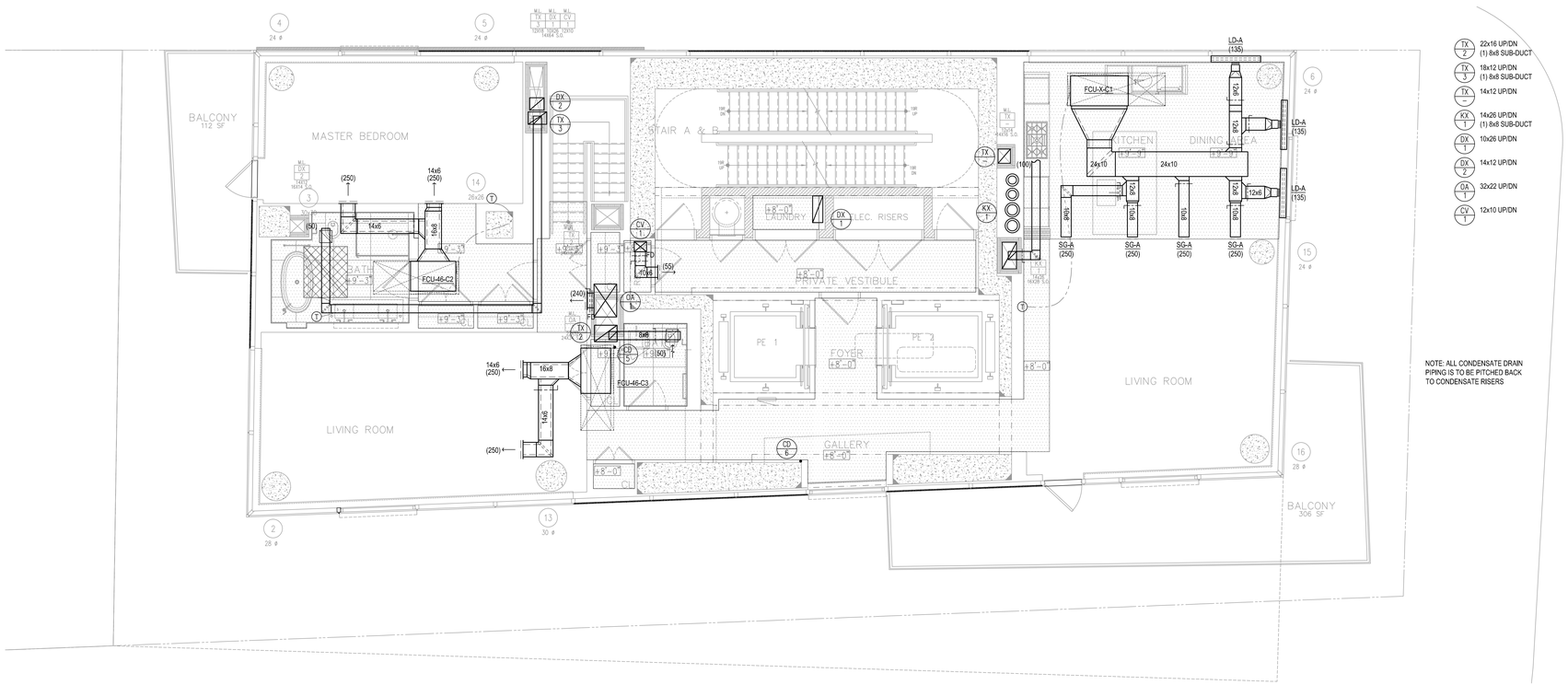
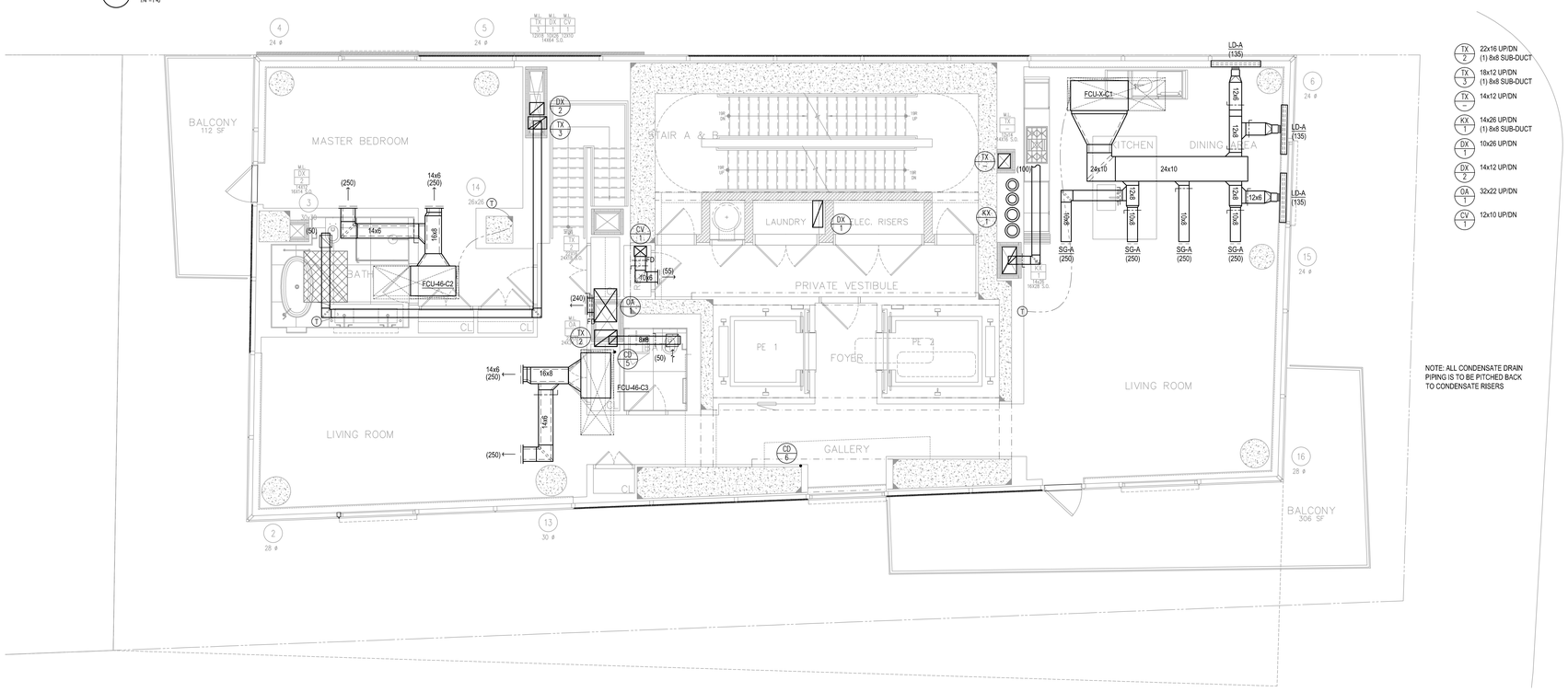


3 46TH FLOOR CEILING SANDWICH



NOTE: ALL CONDENSATE DRAIN PIPING IS TO BE PITCHED BACK TO CONDENSATE RISERS

1 46TH FLOOR RCP
1/4"=1'-0"



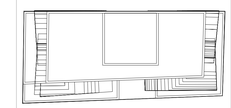
NOTE: ALL CONDENSATE DRAIN PIPING IS TO BE PITCHED BACK TO CONDENSATE RISERS

2 46TH FLOOR FLOOR PLAN
1/4"=1'-0"

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



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KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC 46TH FLOOR CONSTRUCTION PLAN/48TH FLOOR MARKETING PLAN

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-346.00
CAD FILE:	17 OF 43

DEPT OF BLDGS 121854960 Job Number
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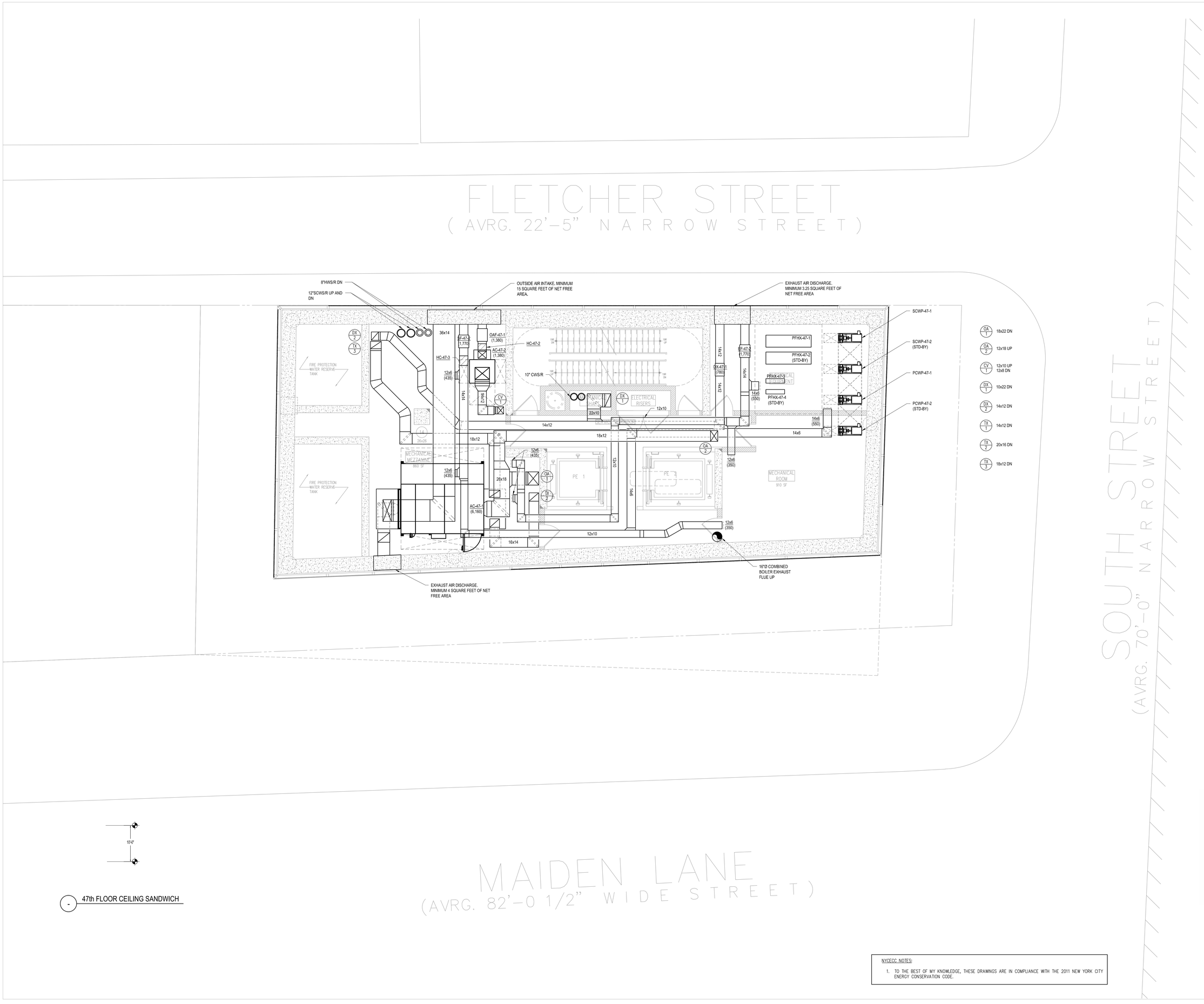


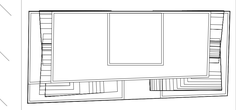
10'-4"

47th FLOOR CEILING SANDWICH

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



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Client

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK · FRANK CARROLL · 72462 · LICENSED PROFESSIONAL ENGINEER · DATE: 09/17/2015

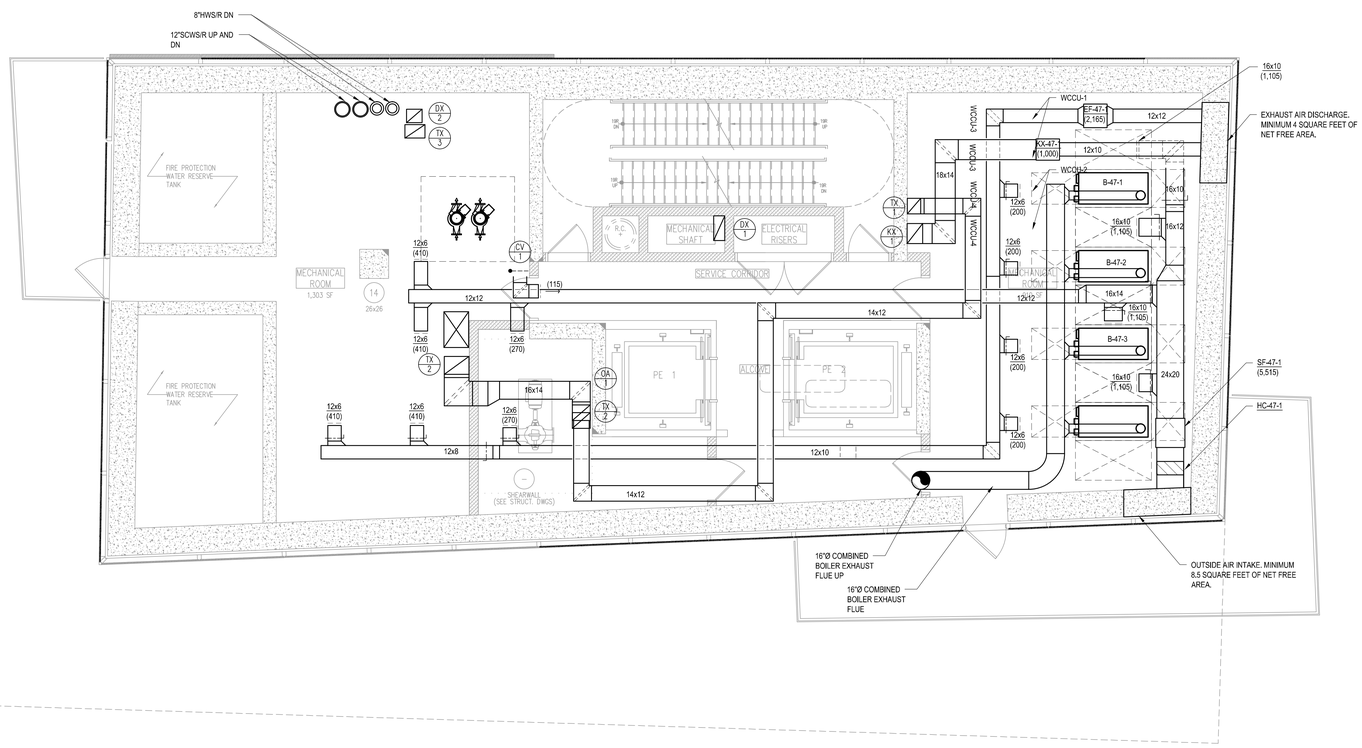
DWG TITLE:

HVAC 47TH FLOOR UPPER LEVEL CONSTRUCTION PLAN/ 49TH UPPER LEVEL MARKETING PLAN

SEAL & SIGNATURE:

DATE:	October 10 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-347A.00
CAD FILE:	19 OF 43

DEPT OF BLDGS 121185460 Job Number
E300599746X Scan Code



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CV 1	12x10 UP/DN
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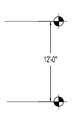
TX 1	14x12 UP/DN
TX 2	16x14 UP 22x16 DN
TX 3	18x12 UP/DN

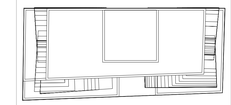


- 47th FLOOR CEILING SANDWICH

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS Property Group, LLC
45 Main Street, Suite 800
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK · FRANK CARELL · LICENSED PROFESSIONAL ENGINEER · 071462

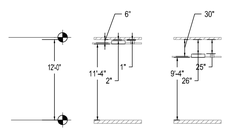
DWG TITLE

HVAC 47TH FLOOR LOWER LEVEL CONSTRUCTION PLAN/ 49TH FLOOR LOWER LEVEL MARKETING PLAN

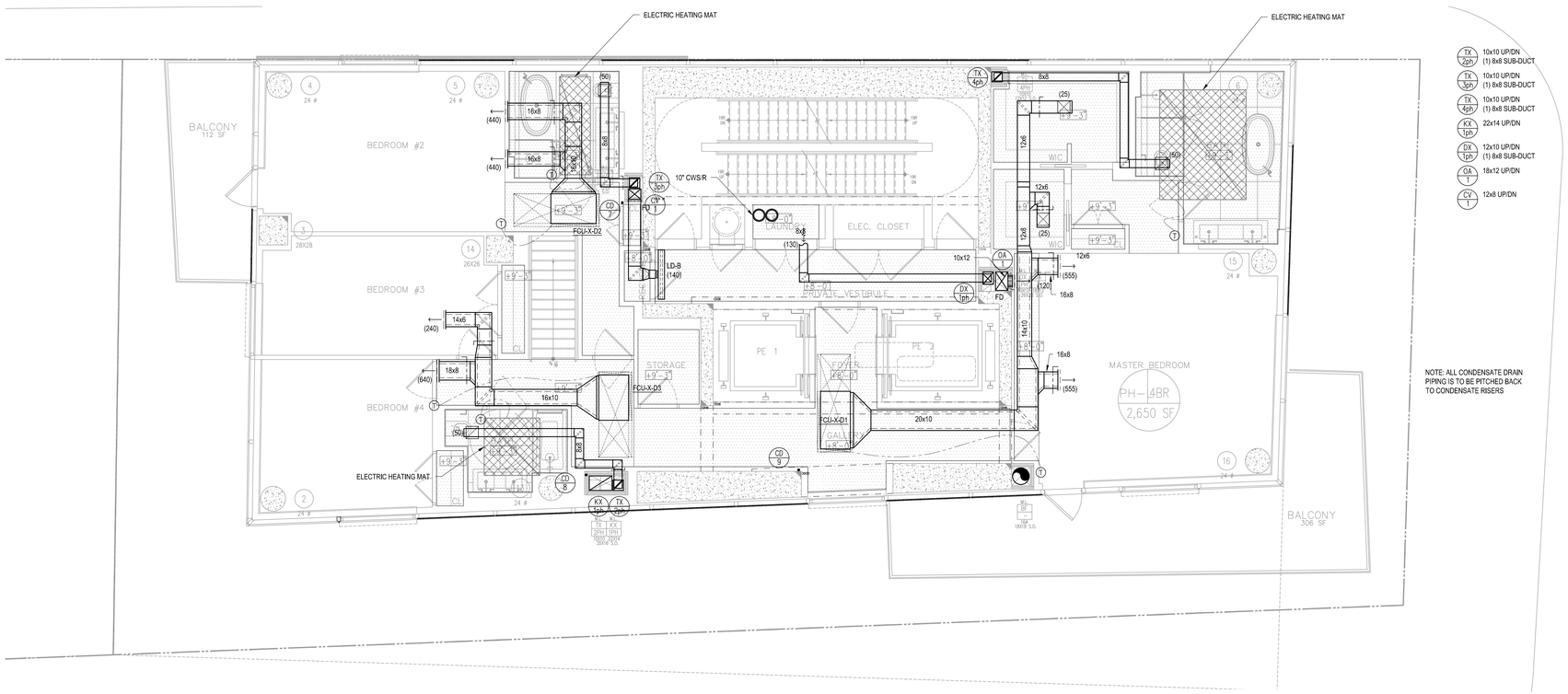
SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-347.00
CAD FILE:	18 OF 43

DEPT OF BLDGS 321854960 Job Number
E320669760590 Scan Code



3 48TH&50TH FLOOR CEILING SANDWICH



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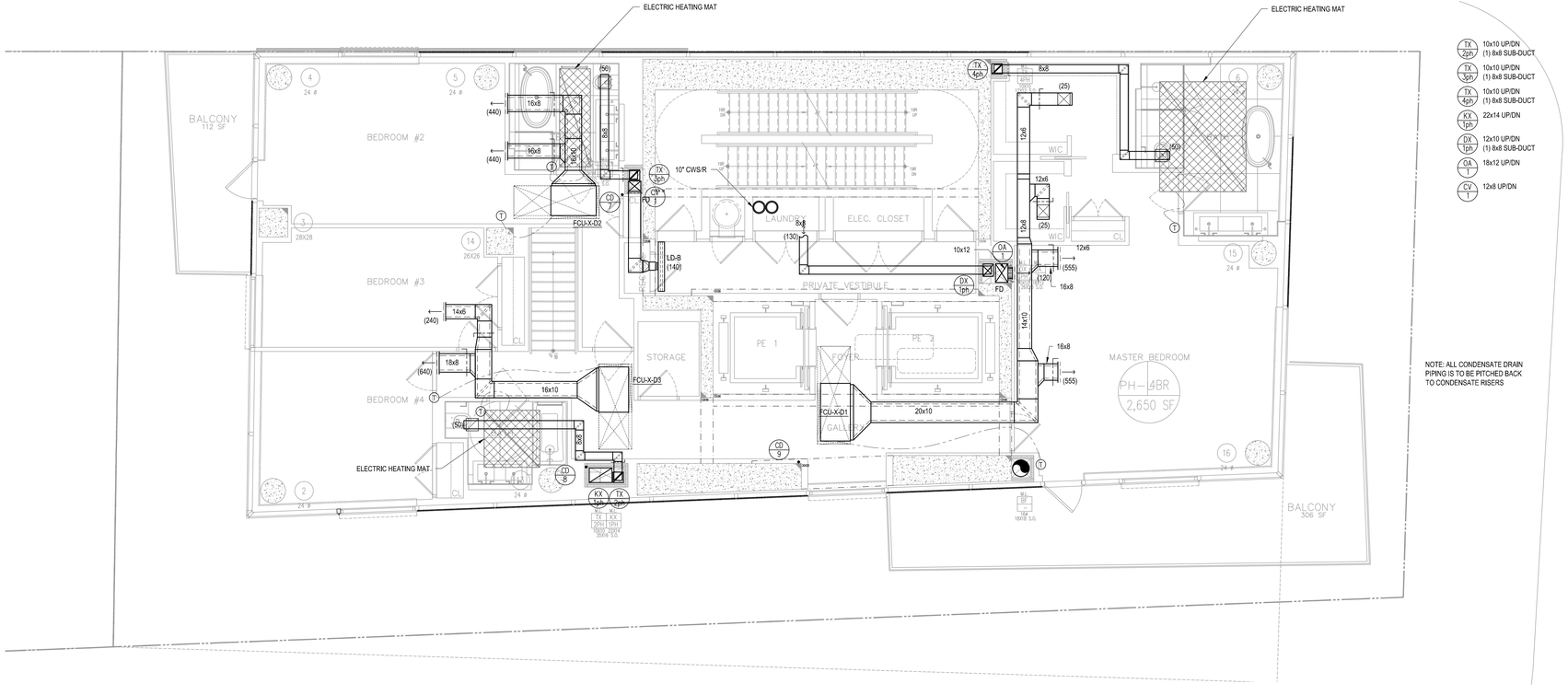
1 48TH&50TH FLOOR RCP
1/4"=1'-0"



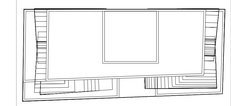
NOTE: ALL CONDENSATE DRAIN PIPING IS TO BE PITCHED BACK TO CONDENSATE RISERS

2 48TH&50TH FLOOR FLOOR PLAN
1/4"=1'-0"

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK · FRANK CARROLL · LICENSED PROFESSIONAL ENGINEER · 57462 · DATE: 09/27/2015

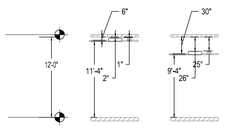
DWG TITLE

HVAC 48TH TO 50TH FLOOR CONSTRUCTION PLAN/ 50TH TO 52ND FLOOR MARKETING PLAN

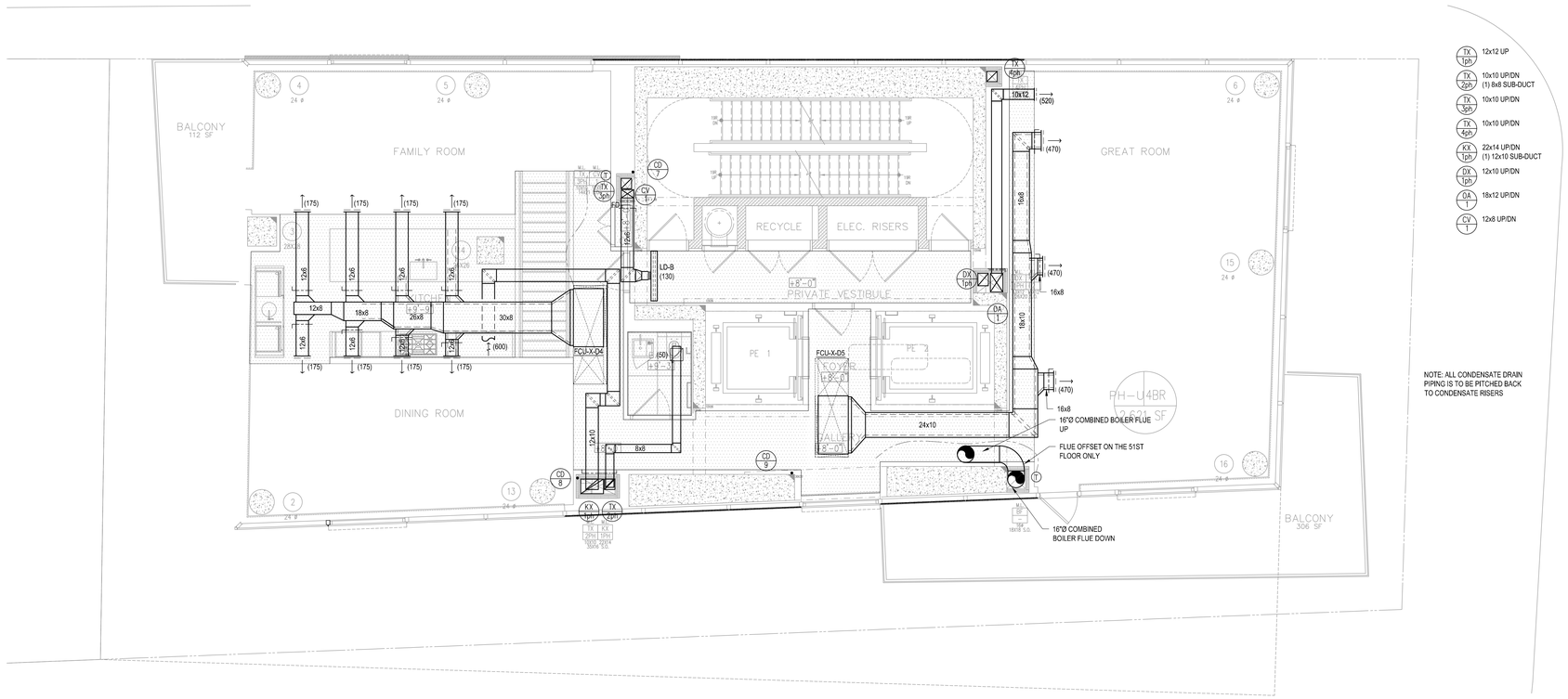
SEAL & SIGNATURE:

DATE: October 10, 2014
PROJECT #: N13.10690.00
SCALE: 1/4" = 1'-0"
DWG NO. M-348.00
CAD FILE:

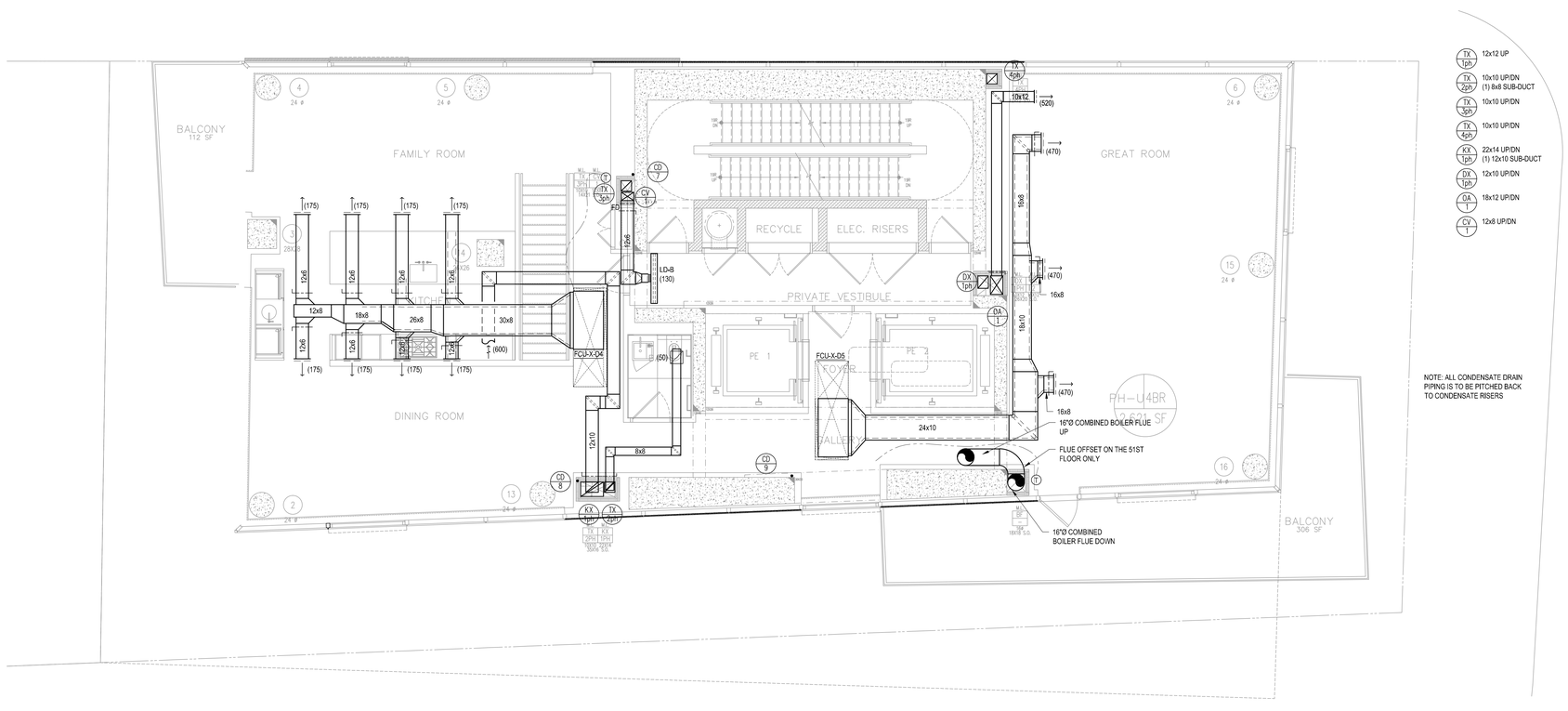
DEPT OF BLDGS 121185860 Job Number E503159972 Scan Code



3 49TH&51ST FLOOR CEILING SANDWICH



1 49TH&51ST FLOOR RCP
1/4"=1'-0"

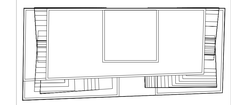


2 49TH&51ST FLOOR FLOOR PLAN
1/4"=1'-0"

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

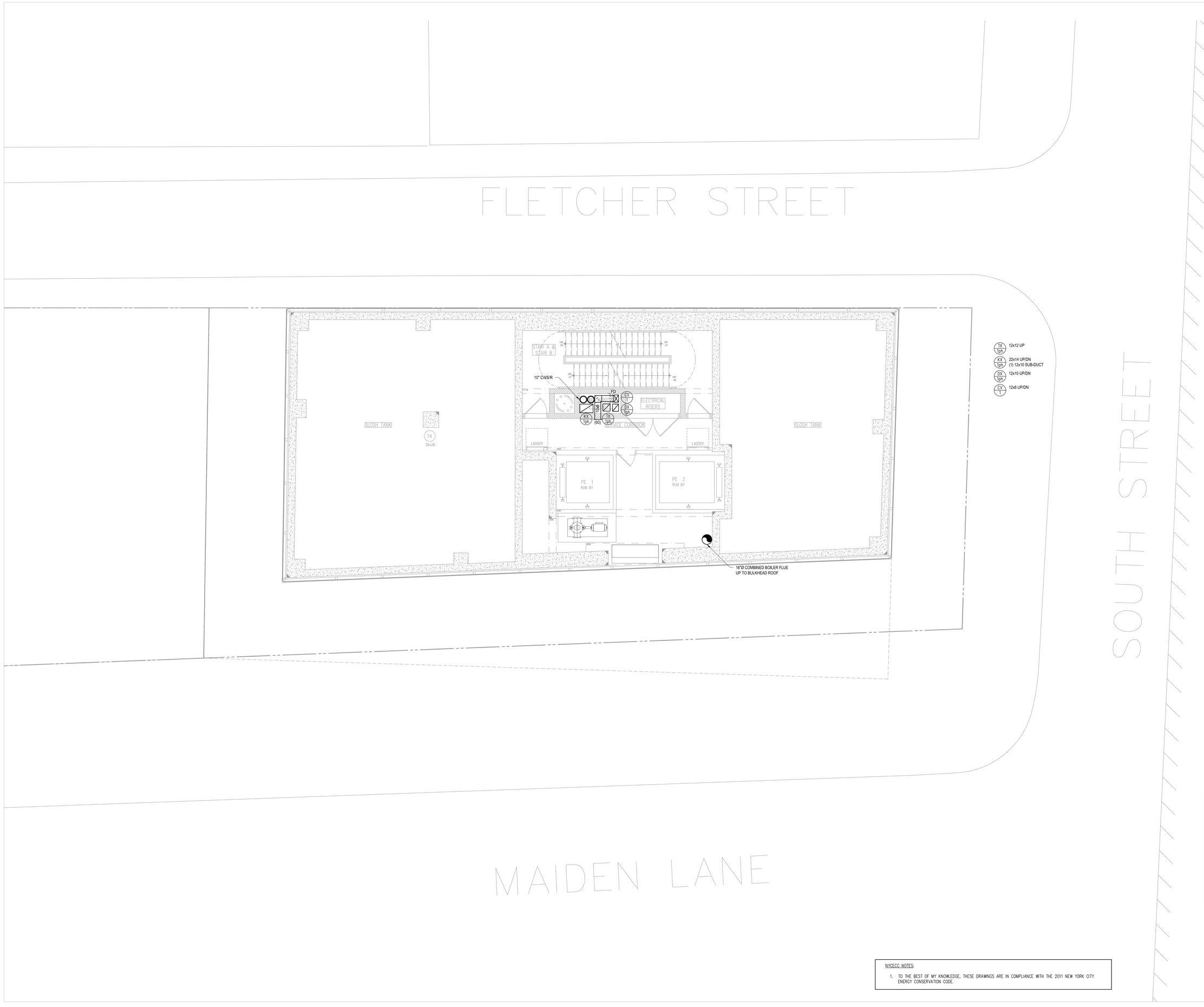
DOB STAMPS & SIGNATURES:

DWG TITLE:

HVAC 49TH & 51ST FLOOR CONSTRUCTION PLAN/51ST & 53RD FLOOR MARKETING PLAN

SEAL & SIGNATURE:

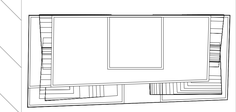
DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-349.00
CAD FILE:	21 OF 43



NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
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New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

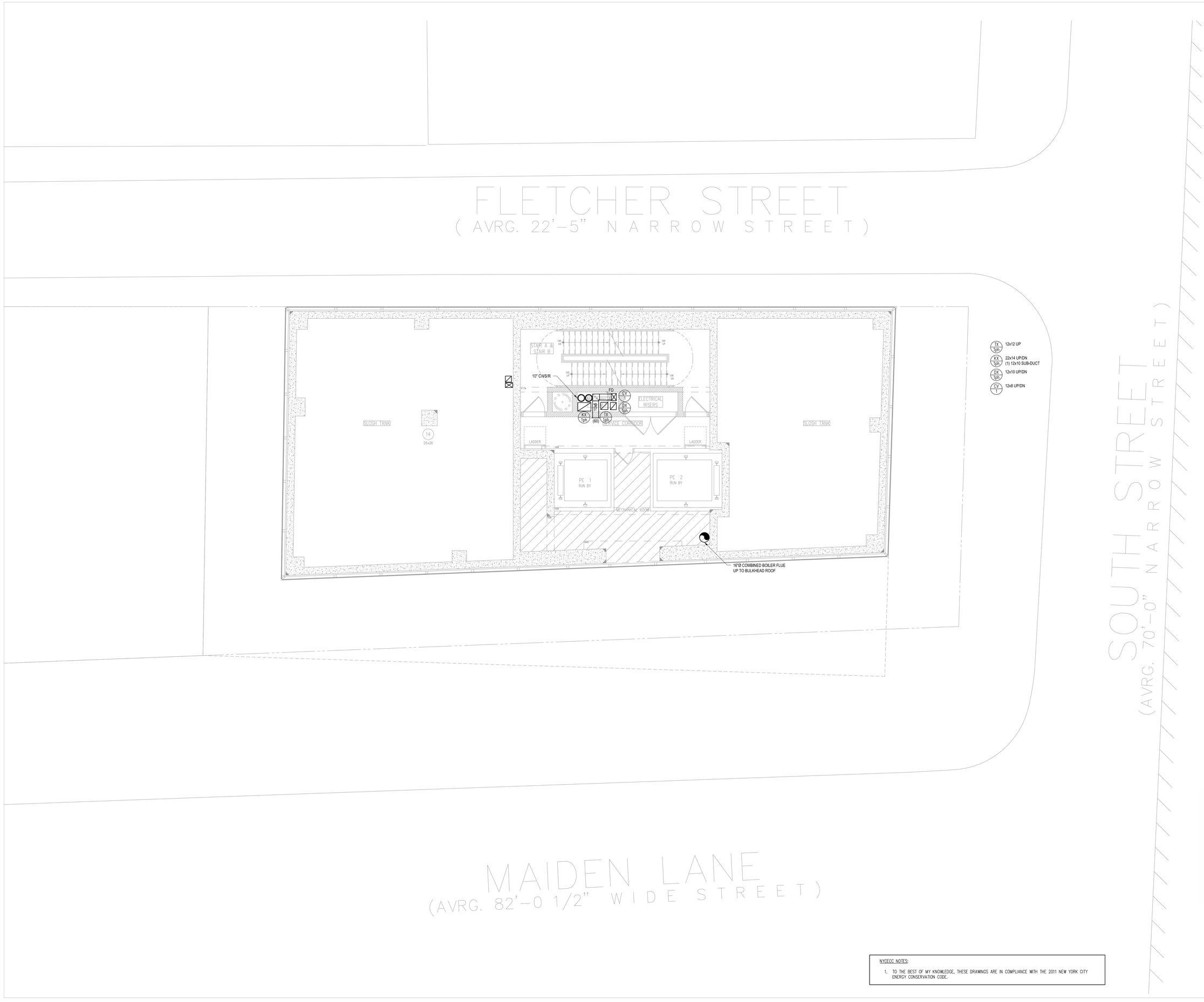
DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC 52RD FLOOR ELEVATOR
RUN-BY CONSTRUCTION PLAN

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-352.00
CAD FILE:	22 OF 43



NYCECC NOTES:

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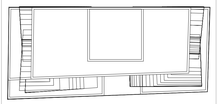

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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
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ELEVATOR CONSULTANTS
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New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC 53RD FLOOR SLOSH TANK CONSTRUCTION PLAN

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-353.00
CAD FILE:	23 OF 43

DEPT OF BLDGS 121185860 Job Number
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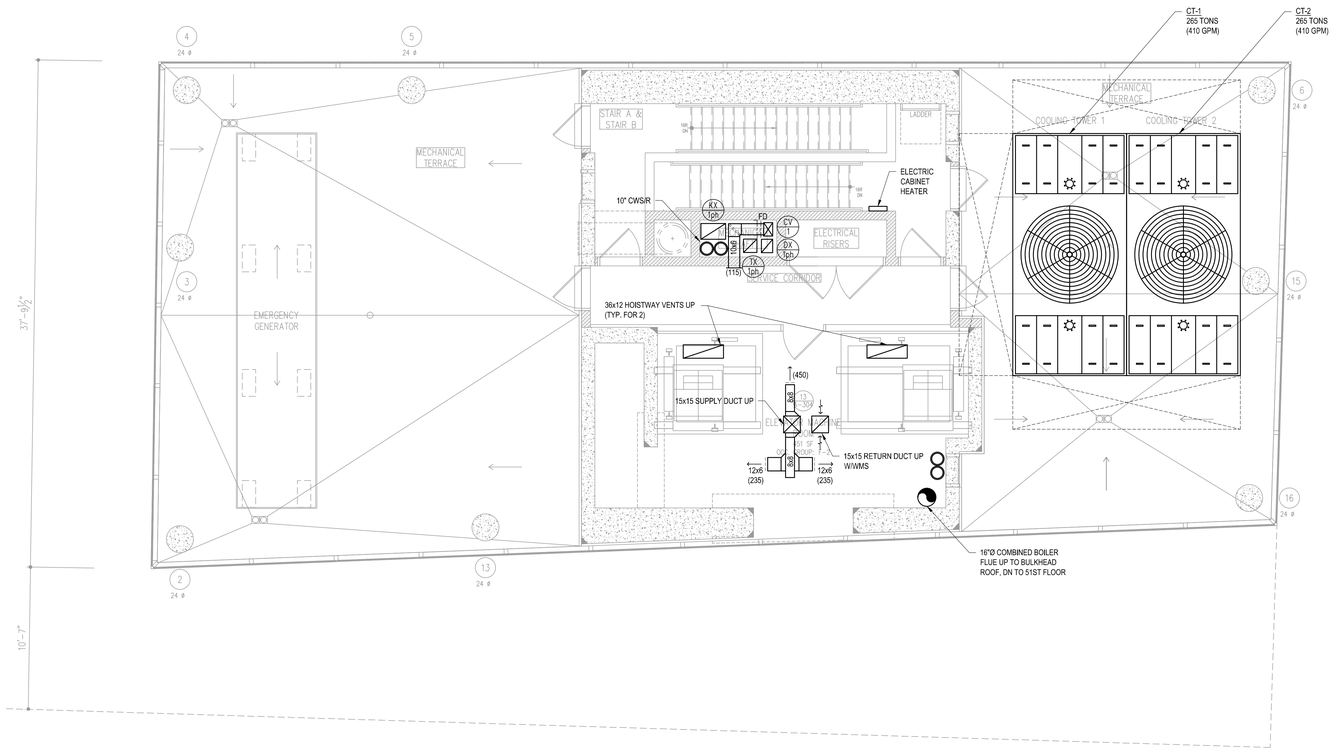

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KX 1ph — 22x14 UP/DN
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DX 1ph — 12x10 UP/DN

CV 1 — 12x8 UP/DN

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

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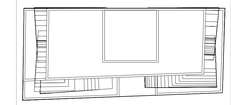

N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
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1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

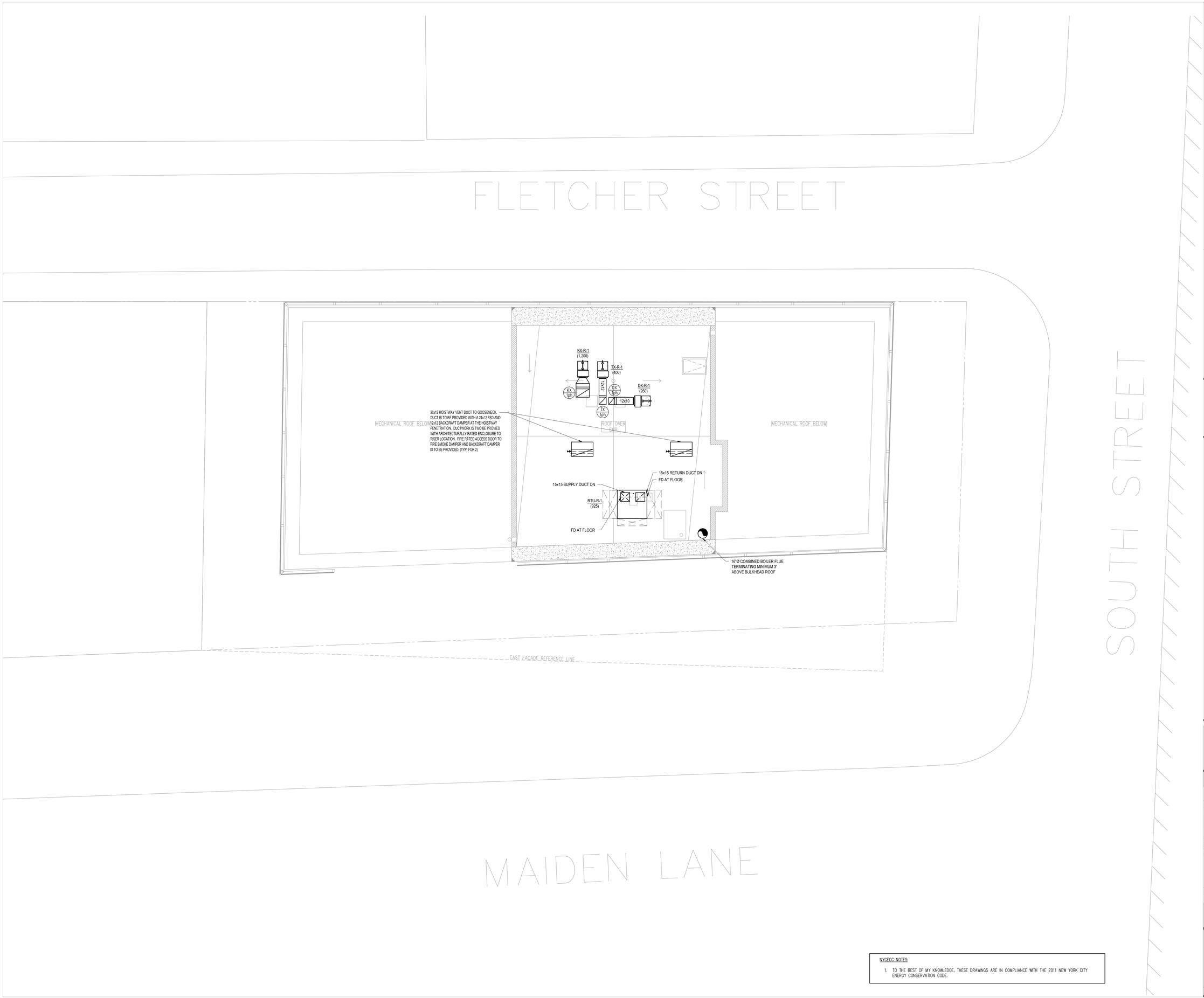
DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC ROOF CONSTRUCTION PLAN

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	M-354.00
CAD FILE:	24 OF 43



NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

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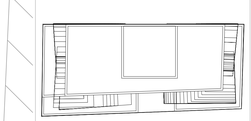

N

KEY PLAN

No.	Date	Revision
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	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
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JENKINS & HUNTINGTON
ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC BULKHEAD
CONSTRUCTION PLAN

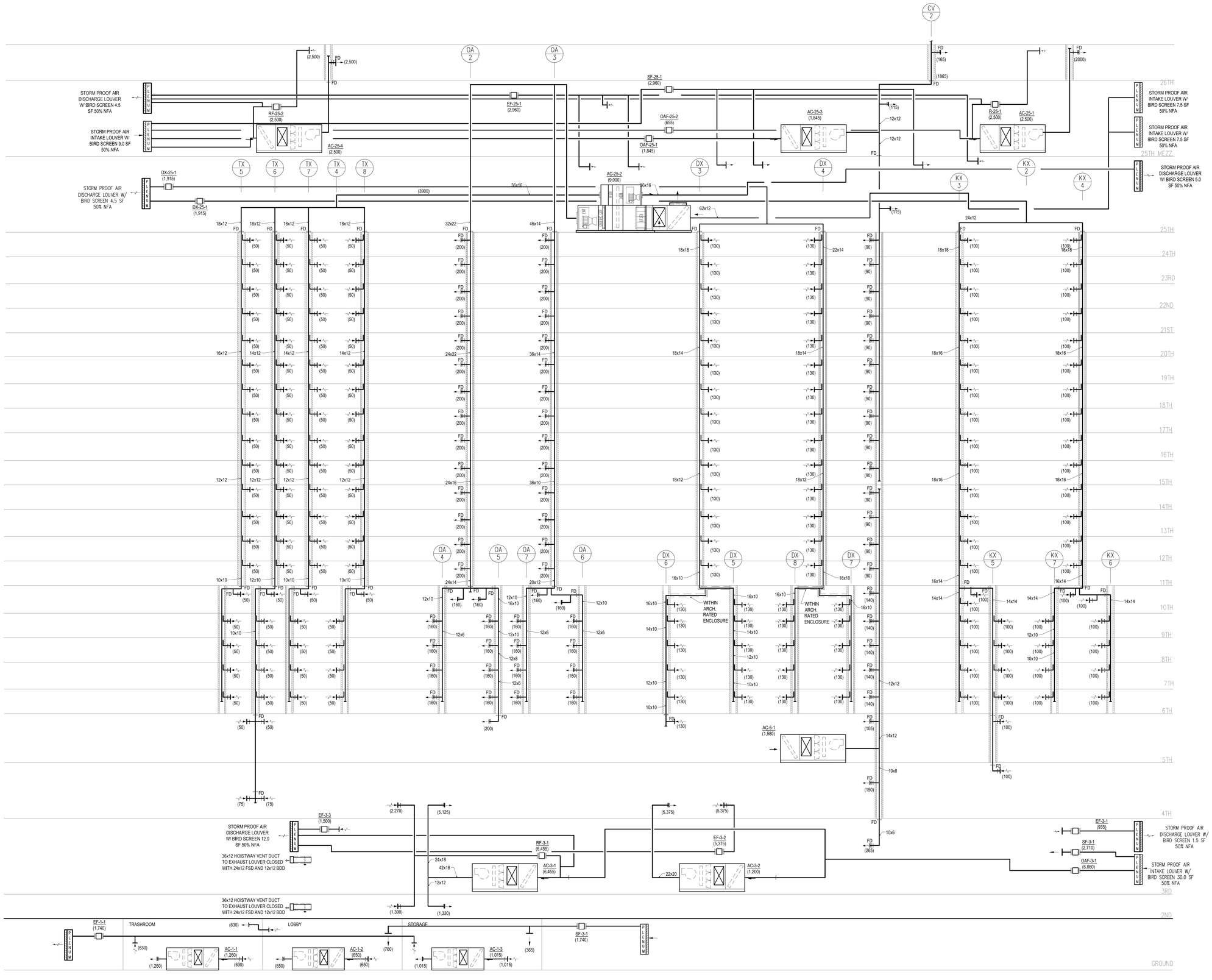
SEAL & SIGNATURE:

DATE: October 10, 2014
PROJECT #: N13.10690.00
SCALE: 1/4" = 1'-0"
DWG NO. M-355.00
CAD FILE:
25 OF 43

DEPT OF BLDGS 421854960 Job Number
E325150528915 Scan Code

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.



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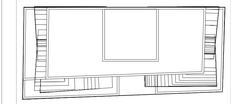

N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK · FRANK MUSCARELLA · DATE: 06/27/2015 · 17462 · LICENSED PROFESSIONAL ENGINEER

DWG TITLE

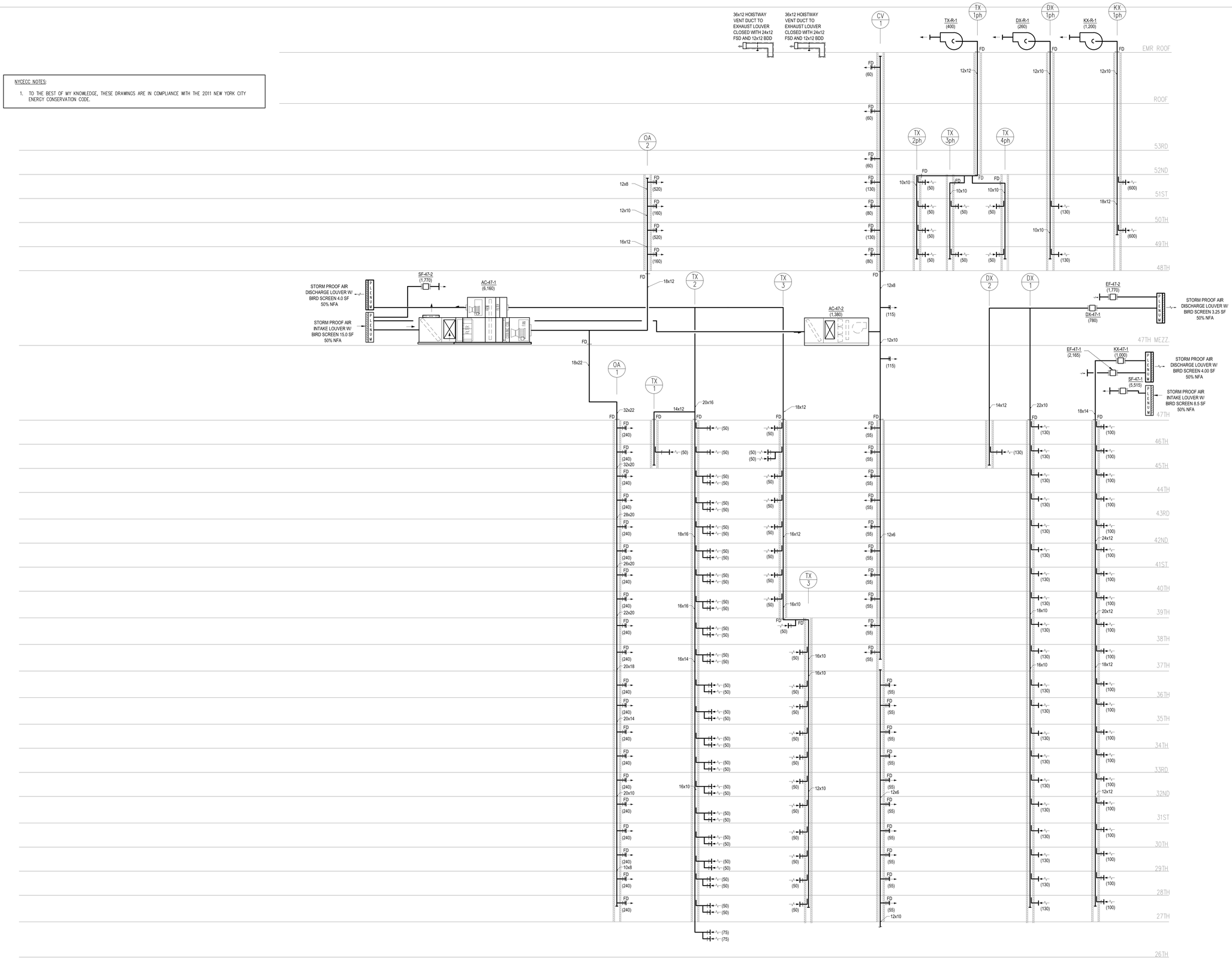
HVAC AIR RISER DIAGRAM SHEET #1

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-500.00
CAD FILE:	26 OF 43

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.



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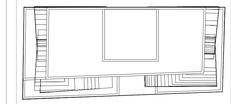

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
45 Main Street, Suite 800
Brooklyn, NY 11201
T 718.907.7718
F 718.907.8718

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
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T. 212.213.8007 F. 212.686.1754

WSP CANTOR SEINUK STRUCTURAL ENGINEERS
228 East 45th Street
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WSP MECHANICAL ENGINEERS
512 Seventh Avenue
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FRANK SETA & ASSOCIATES BUILDING ENVELOPE & WATERPROOFING
224 West 30th Street, Suite 206
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC AIR RISER DIAGRAM SHEET #2

SEAL & SIGNATURE:

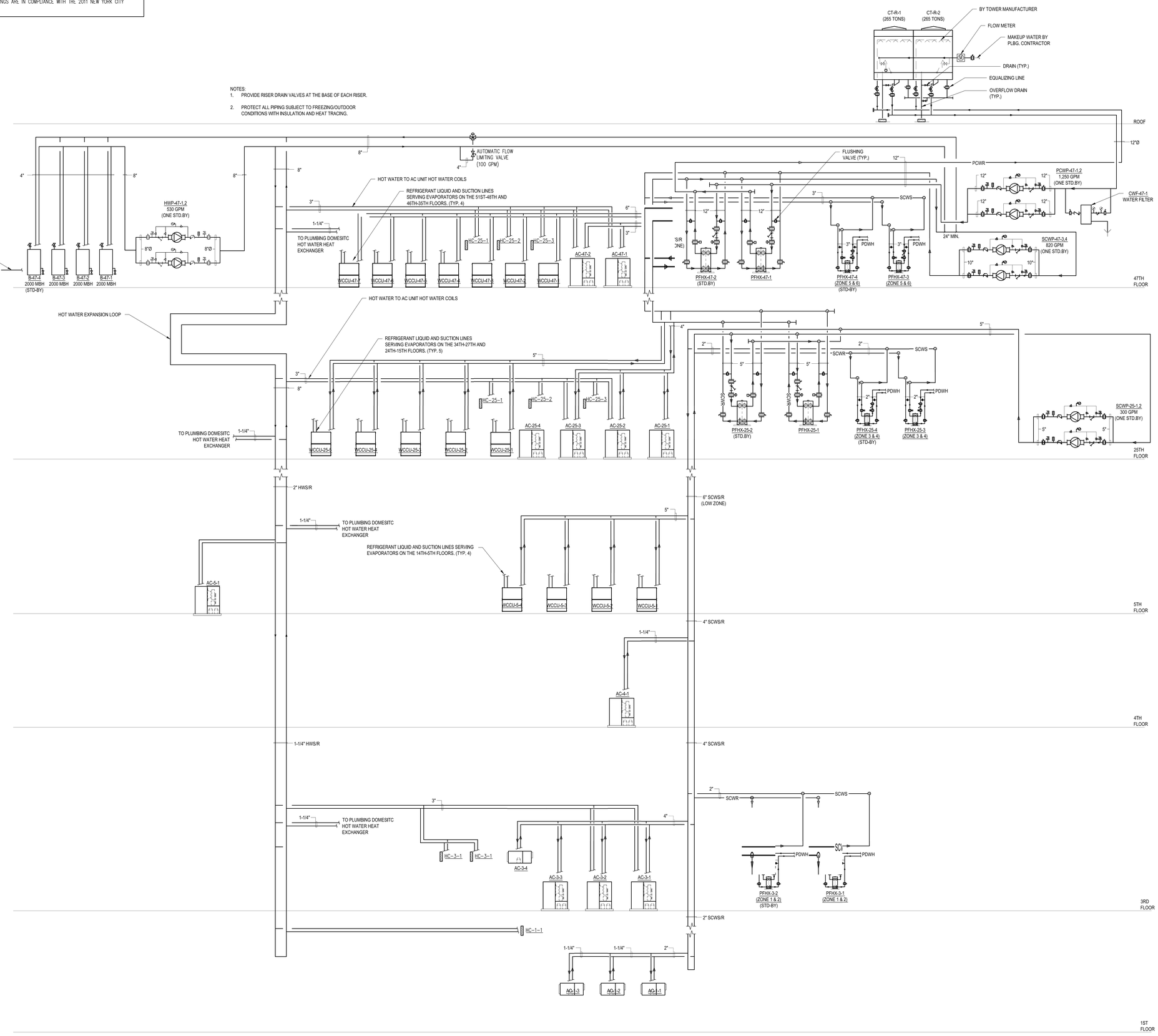
DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-501.00
CAD FILE:	27 OF 43

DEPT OF BLDGS 121185460 Job Number
E3CP4202373 Scan Code

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES:
1. PROVIDE RISER DRAIN VALVES AT THE BASE OF EACH RISER.
2. PROTECT ALL PIPING SUBJECT TO FREEZING/OUTDOOR CONDITIONS WITH INSULATION AND HEAT TRACING.



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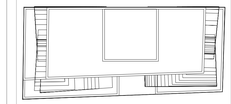

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KEY PLAN

No.	Date	Revision
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	06/27/14	ISSUED FOR NYC DOB

Client

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK · FRANK M. SETA · LICENSED PROFESSIONAL ENGINEER · 17462

DWG TITLE

HVAC WATER RISER DIAGRAM

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-502.00
CAD FILE:	28 OF 43

151 MAIDEN LANE

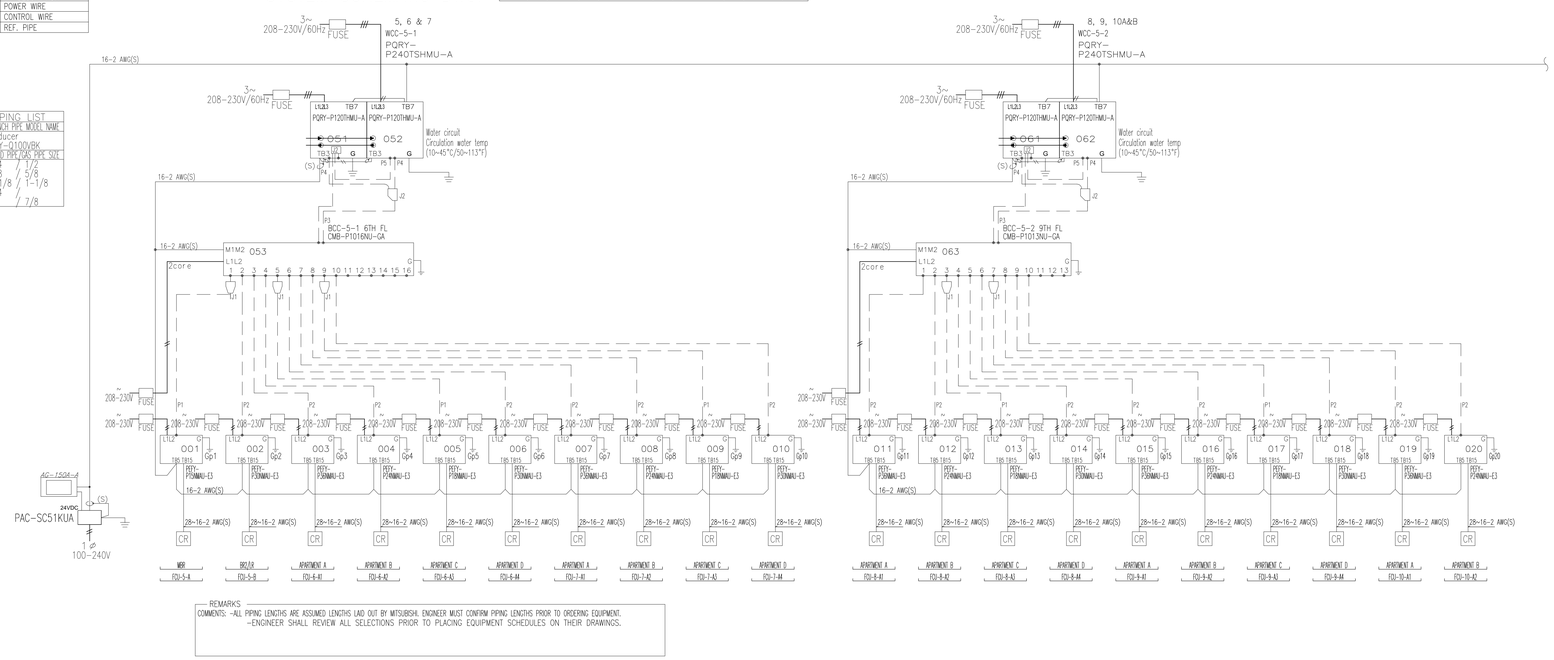
DIAGRAM SYMBOL LEGEND	
DISPLAY	DESCRIPTION
—//—	POWER WIRE
————	CONTROL WIRE
————	REF. PIPE

CONT.No	PAGE

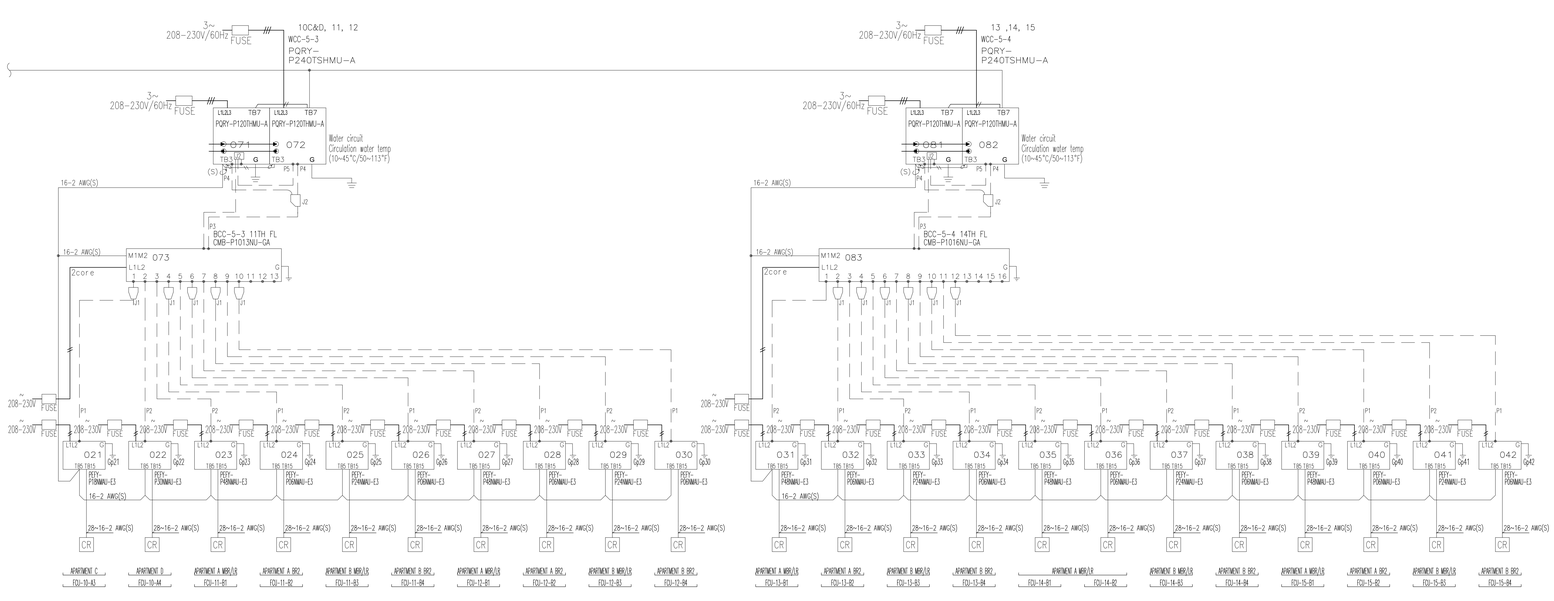
CITY MULTI
SYSTEM SCHEMATIC DWG.

ADDITIONAL REFRIGERANT CHARGE IS NEEDED DEPENDING ON THE SIZE AND LENGTH OF EXTENDED PIPING. PLEASE REFER THE AMOUNT OF PRE-CHARGE AND THE FORMULA OF CALCULATION WHICH IS MENTIONED ON THE DATA BOOK.
1.25mm²(16 AWG) : 1.25mm²(16 AWG) or more. 0.75mm²(20 AWG) : between 0.5mm²(24 AWG) and 0.75mm²(20 AWG).

PIPING LIST		
SYMBOL	BRANCH PIPE MODEL NAME	
J1	Reducer	
J2	CMY-Q100VBK	
SYMBOL	LIQUID PIPE/GAS PIPE SIZE	
P1	1/4	/ 1/2
P2	3/8	/ 5/8
P3	1-1/8	/ 1-1/8
P4	3/4	/
P5		/ 7/8



REMARKS
COMMENTS: -ALL PIPING LENGTHS ARE ASSUMED LENGTHS LAID OUT BY MITSUBISHI. ENGINEER MUST CONFIRM PIPING LENGTHS PRIOR TO ORDERING EQUIPMENT.
-ENGINEER SHALL REVIEW ALL SELECTIONS PRIOR TO PLACING EQUIPMENT SCHEDULES ON THEIR DRAWINGS.



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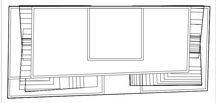

N
KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

Client
FORTIS
Property Group, LLC
45 Main Street, Suite 800
Brooklyn, NY 11201
T 718.907.7718
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
HVAC VRF CONTROL SCHEMATIC SHEET #1

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-503.00
CAD FILE:	29 OF 43

DEPT OF BLDGS 421854960 Job Number

E345527235 Scan Code

151 MAIDEN LANE

DIAGRAM SYMBOL LEGEND	
DISPLAY	DESCRIPTION
—#—	POWER WIRE
———	CONTROL WIRE
———	REF. PIPE

CONT.No | PAGE

CITY MULTI
SYSTEM SCHEMATIC DWG.

ADDITIONAL REFRIGERANT CHARGE IS NEEDED DEPENDING ON THE SIZE AND LENGTH OF EXTENDED PIPING. PLEASE REFER THE AMOUNT OF PRE-CHARGE AND THE FORMULA OF CALCULATION WHICH IS MENTIONED ON THE DATA BOOK.
1.25mm(16 AWG) : 1.25mm(16 AWG) or more. 0.75mm(20 AWG) : between 0.5mm(24 AWG) and 0.75mm(20 AWG).

PIPING LIST		
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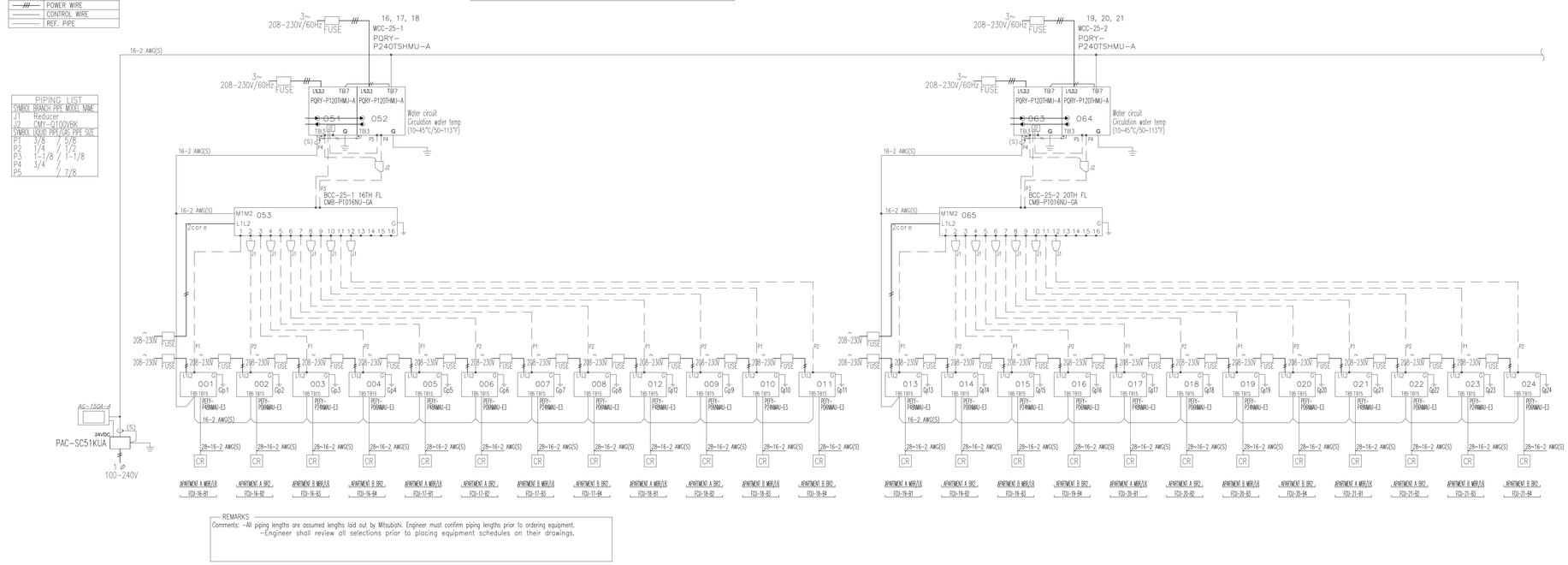
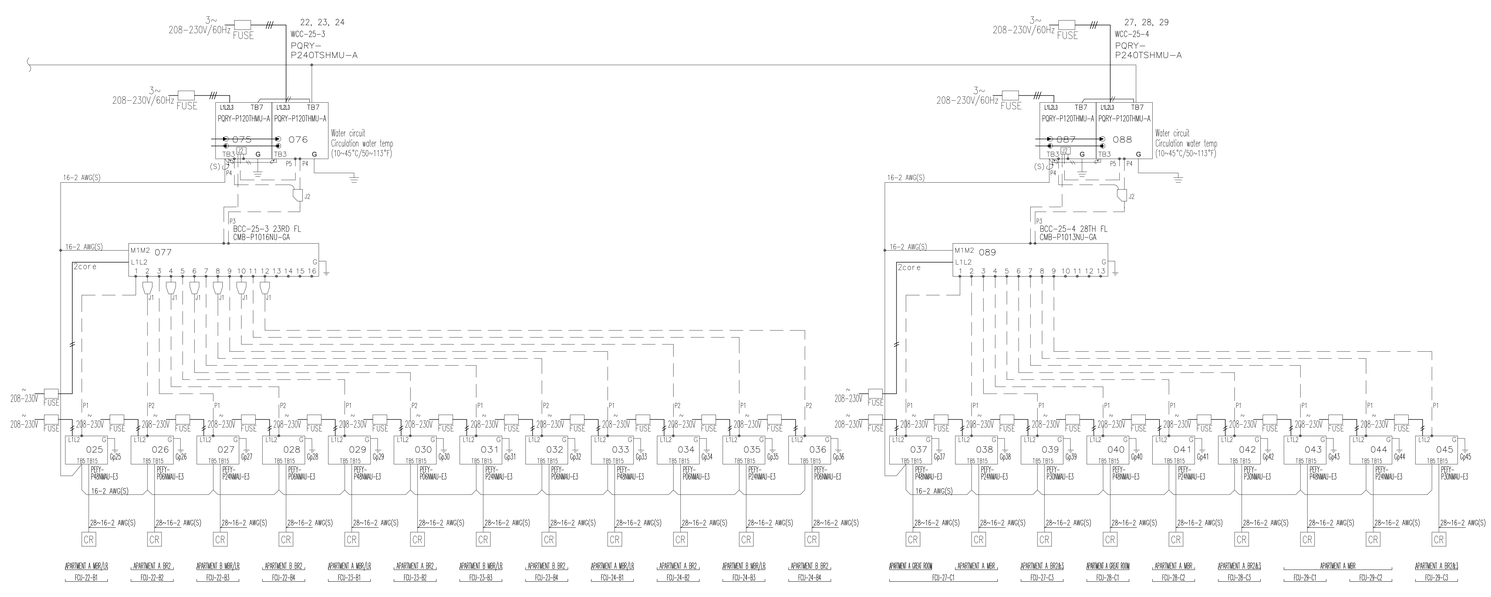
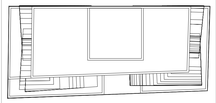
J2	CMY-Q100VRK	
SYMBOL	LIQUID PIPE	GAS PIPE SIZE
P1	3/8	5/8
P2	1/4	1/2
P3	1-1/8	1-1/8
P4	3/4	7/8
P5		7/8





REMARKS
Comments: -All piping lengths are assumed lengths laid out by Mitsubishi. Engineer must confirm piping lengths prior to ordering equipment.
-Engineer shall review all selections prior to placing equipment schedules on their drawings.

NOTES



N

KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
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1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK · FRANK CARREL · 071162 · LICENSED PROFESSIONAL ENGINEER

DWG TITLE

HVAC VRF CONTROL SCHEMATIC SHEET #2

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-504.00
CAD FILE:	30 OF 43

151 MAIDEN LANE

DIAGRAM SYMBOL LEGEND	
DISPLAY	DESCRIPTION
—#—	POWER WIRE
———	CONTROL WIRE
———	REF. PIPE

CONT.№ | PAGE

CITY MULTI
SYSTEM SCHEMATIC DWG.

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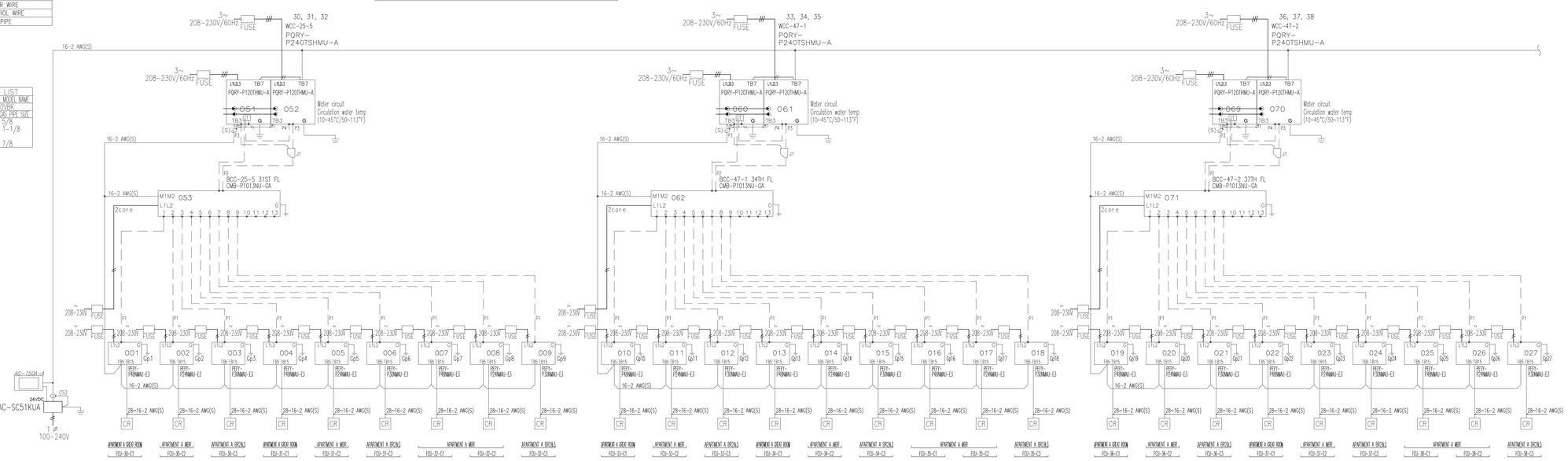

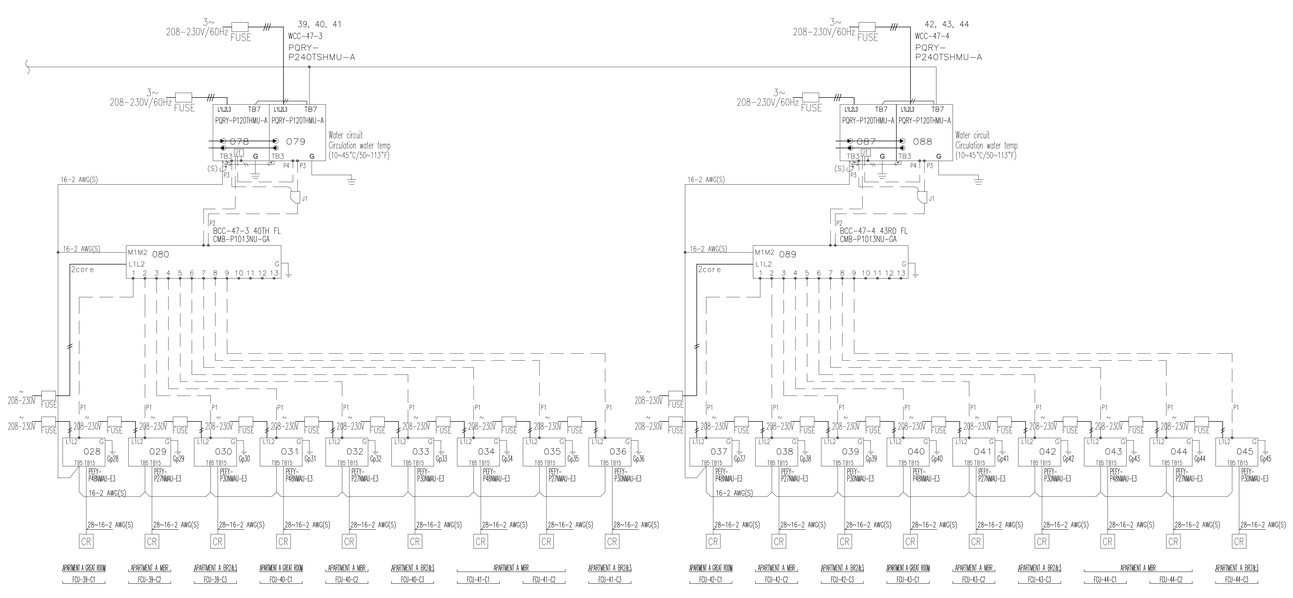

REMARKS
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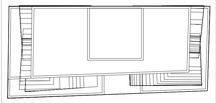
NOTES



N

KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS Property Group, LLC
45 Main Street, Suite 800
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T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
HVAC VRF CONTROL SCHEMATIC SHEET #3

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-505.00
CAD FILE:	31 OF 43

151 MAIDEN LANE

DIAGRAM SYMBOL LEGEND	
DISPLAY	DESCRIPTION
—#—	POWER WIRE
———	CONTROL WIRE
———	REF. PIPE

CONT.No | PAGE

CITY MULTI
SYSTEM SCHEMATIC DWG.

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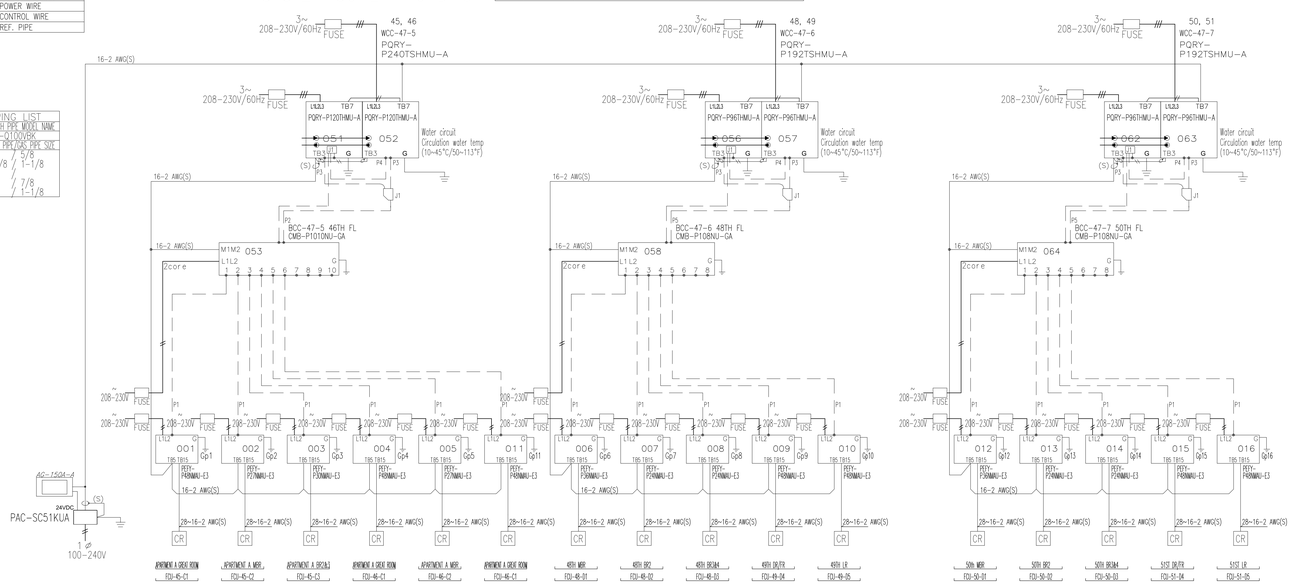
P2	1-1/8	1-1/8
P3	3/4	
P4		7/8
P5	7/8	1-1/8



REMARKS
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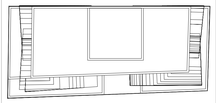
NOTES



N
KEY PLAN

No.	Date	Revision
	06/27/14	ISSUED FOR NYC DOB

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New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB SSCAN:

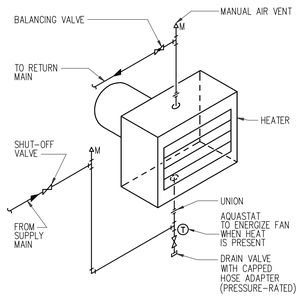
DOB STAMPS & SIGNATURES:

DWG TITLE
HVAC VRF CONTROL SCHEMATIC SHEET #4

SEAL & SIGNATURE:

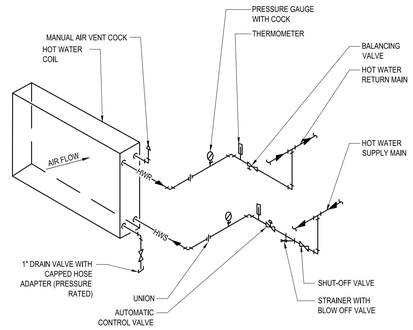
DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-506.00
CAD FILE:	32 OF 43

DEPT OF BLDGS 321185680 Job Number
E350861184 Scan Code



M205 HOT WATER UNIT HEATER PIPING

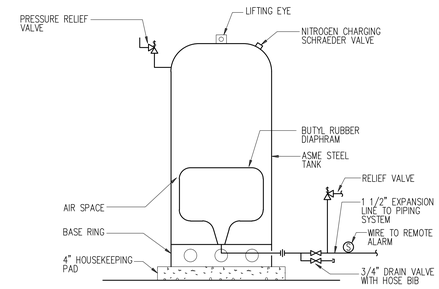
NOT TO SCALE



NOTE: ALL COMPONENTS, INCLUDING DRAIN VALVE HOSE ADAPTER CAP TO BE RATED FOR FULL SYSTEM OPERATING PRESSURE.

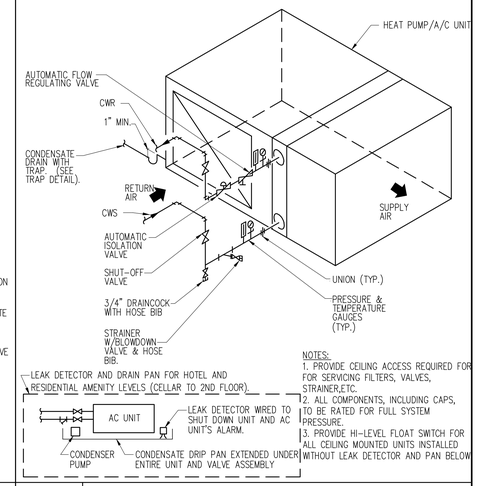
M206 HOT WATER HEATING COIL PIPING

NOT TO SCALE



M290 DIAPHRAM EXPANSION TANK

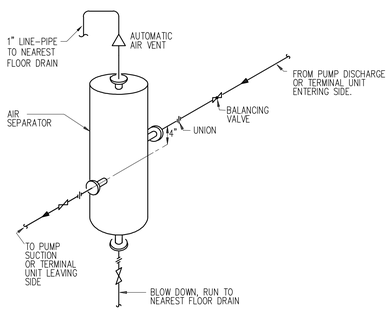
NOT TO SCALE



NOTES:
1. PROVIDE CEILING ACCESS REQUIRED FOR FOR SERVICING FILTERS, VALVES, STRAINER,ETC.
2. ALL COMPONENTS, INCLUDING CAPS, TO BE RATED FOR FULL SYSTEM PRESSURE.
3. PROVIDE HI-LEVEL FLOAT SWITCH FOR ALL CEILING MOUNTED UNITS INSTALLED WITHOUT LEAK DETECTOR AND PAN BELOW

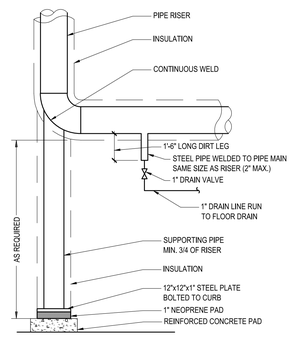
M292 HEAT PUMP AND A/C UNIT PIPING SCHEMATIC

NOT TO SCALE



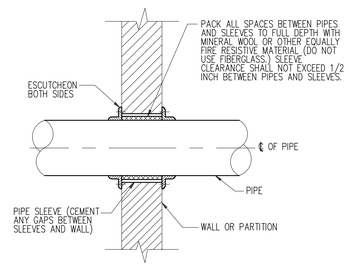
M293 BYPASS AIR SEPARATOR

NOT TO SCALE



M294 PIPE RISER BASE ELBOW SUPPORT

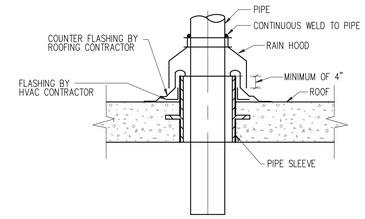
NOT TO SCALE



M302 PIPING PIERCING FIRE RATED PARTITIONS & WALLS

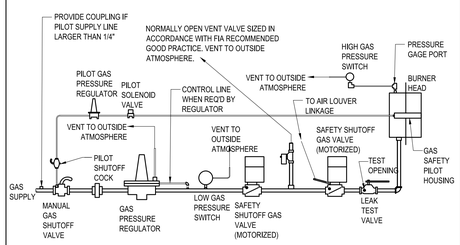
NOT TO SCALE

291



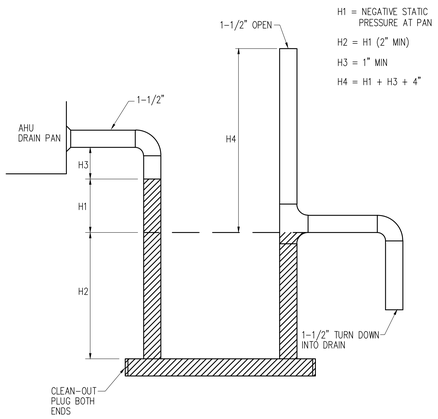
M303 PIPE PIERCING ROOF

NOT TO SCALE



M305 GAS TRAIN PIPING

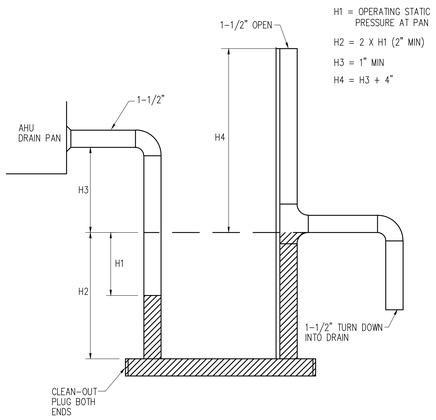
NOT TO SCALE



NOTE: ENSURE ALL COOLING COILS ARE SUFFICIENTLY ELEVATED TO PROVIDE FULL TRAP DEPTH ABOVE FINISHED FLOOR SLAB.

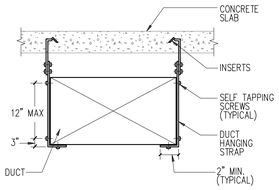
M306 DRAW-THROUGH UNIT DRAIN TRAP

NOT TO SCALE



M307 BLOW-THROUGH UNIT DRAIN TRAP

NOT TO SCALE



NOTES FOR DUCT HANGING DETAILS

1. DUCT SHALL BE SUSPENDED WITH GALVANIZED BAND IRON STRAPS SECURELY FASTENED TO THE BOTTOM AND SIDE OF THE DUCT. STRAPS TO BE SIZED IN ACCORDANCE WITH SMACNA TABLE 4-1 OR ACCORDING TO LOCAL CODES, WHICHEVER IS MORE STRINGENT.

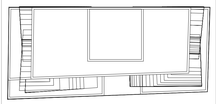
CROSS SECTIONAL AREA (SQ.FT.)	MAX. HANGER SPACING (FT.)
UP TO 4	8
OVER 4 NOT TO EXCEED 10	6
OVER 10	4

2. DUCTS WIDER THAN 60 INCHES TO BE SUPPORTED BY TRAPEZE ANGLES IN ACCORDANCE WITH SMACNA TABLE 4-3.

M403 DUCT HANGING DETAIL WITH CONCRETE INSERTS

NOT TO SCALE

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC DETAIL
SHEET #1

SEAL & SIGNATURE:

DATE: October 11, 2014

PROJECT #: N13.10690.00

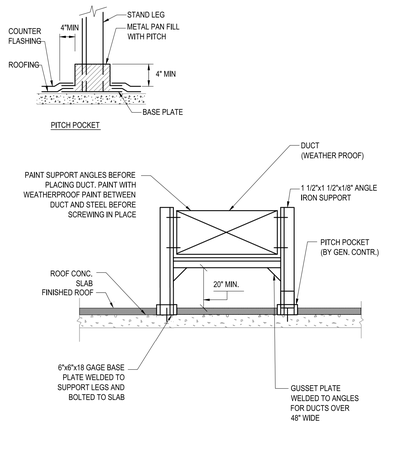
SCALE: NO SCALE

DWG NO.: M-600.00

CAD FILE:

33 OF 43

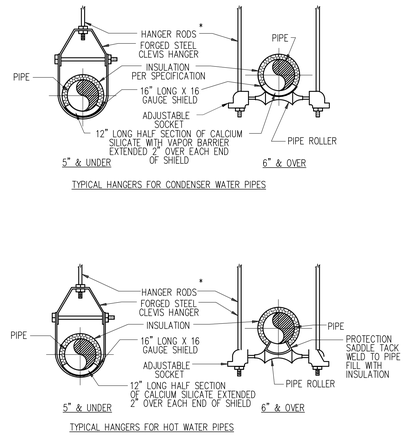
DEPT OF BLDGS 321858980 Job Number
E309663313N Scan Code



ALL DUCTWORK AND SUPPORTING STEEL SHALL BE GIVEN A COAT OF WEATHERPROOF PAINT. ALL JOINTS CAULKED BEFORE PAINTING.

M404 ROOF DUCTWORK SUPPORT

NOT TO SCALE



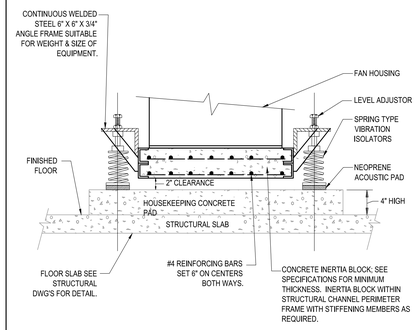
TYPICAL HANGERS FOR CONDENSER WATER PIPES

TYPICAL HANGERS FOR HOT WATER PIPES

* NOTE
SEE STRUCTURE ATTACHMENT DETAILS FOR METHODS OF SECURING HANGERS

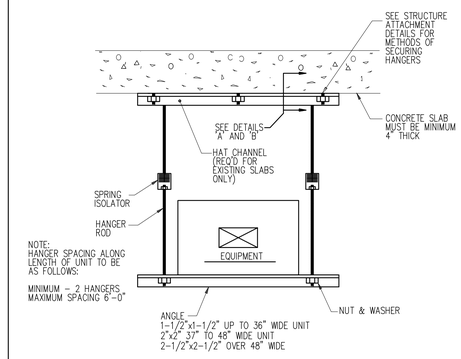
M425 HOT AND CONDENSER WATER PIPE HANGER (SINGLE PIPES)

NOT TO SCALE



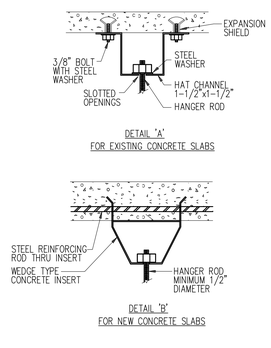
M450 FAN INERTIA PAD MOUNTING

NOT TO SCALE



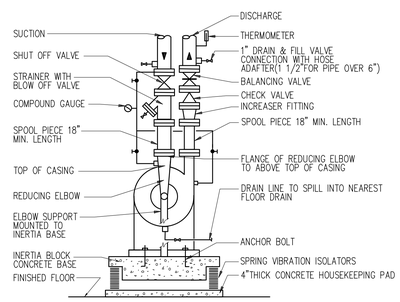
M451 EQUIPMENT SUSPENDED FROM CONCRETE SLAB

NOT TO SCALE



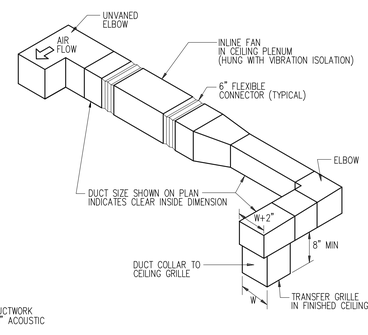
M453 STRUCTURE ATTACHMENTS

NOT TO SCALE



M502 END SUCTION PUMP

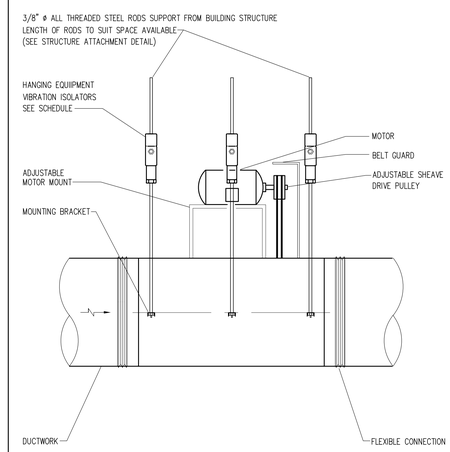
NOT TO SCALE



NOTE:
ALL DUCTWORK WITH 1" ACOUSTIC LINING

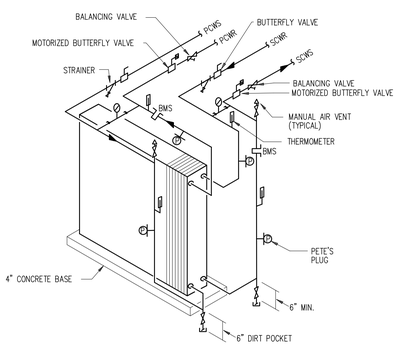
M520 TRANSFER FAN

NOT TO SCALE



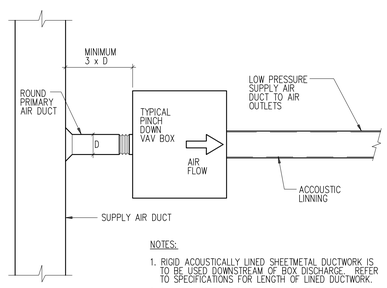
M523 CENTRIFUGAL IN-LINE FAN

NOT TO SCALE



M525 WATER-TO-WATER PLATE TYPE HEAT EXCHANGER PIPING

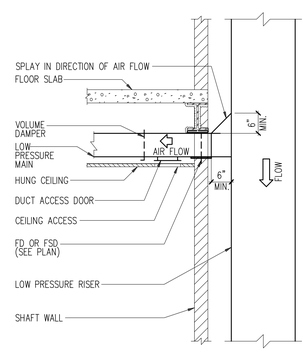
NOT TO SCALE



NOTES:
1. RIGID ACOUSTICALLY LINED SHEETMETAL DUCTWORK IS TO BE USED DOWNSTREAM OF BOX DISCHARGE. REFER TO SPECIFICATIONS FOR LENGTH OF LINED DUCTWORK.
2. D = DIAMETER OF DUCT. (MINIMUM TO BE BOX INLET DIMENSION).

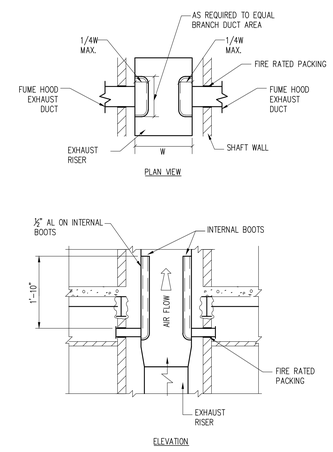
M593 PINCH DOWN VAV TERMINAL

NOT TO SCALE



M700 LOW PRESSURE SUPPLY RISER DUCT CONNECTION (DUCTED RETURN SIMILAR)

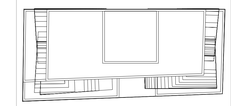
NOT TO SCALE



M702 INTERNAL BOOT

NOT TO SCALE

NOTES



N

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PROJECT

one seaport
161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK · FRANK SETA · LICENSED PROFESSIONAL ENGINEER · 77462

DWG TITLE

HVAC DETAIL
SHEET #2

SEAL & SIGNATURE:

DATE: October, 10 2014
PROJECT #: N13.10690.00
SCALE: NO SCALE
DWG NO. M-601.00
CAD FILE:

DEPT OF BLDGS 121185680 Job Number
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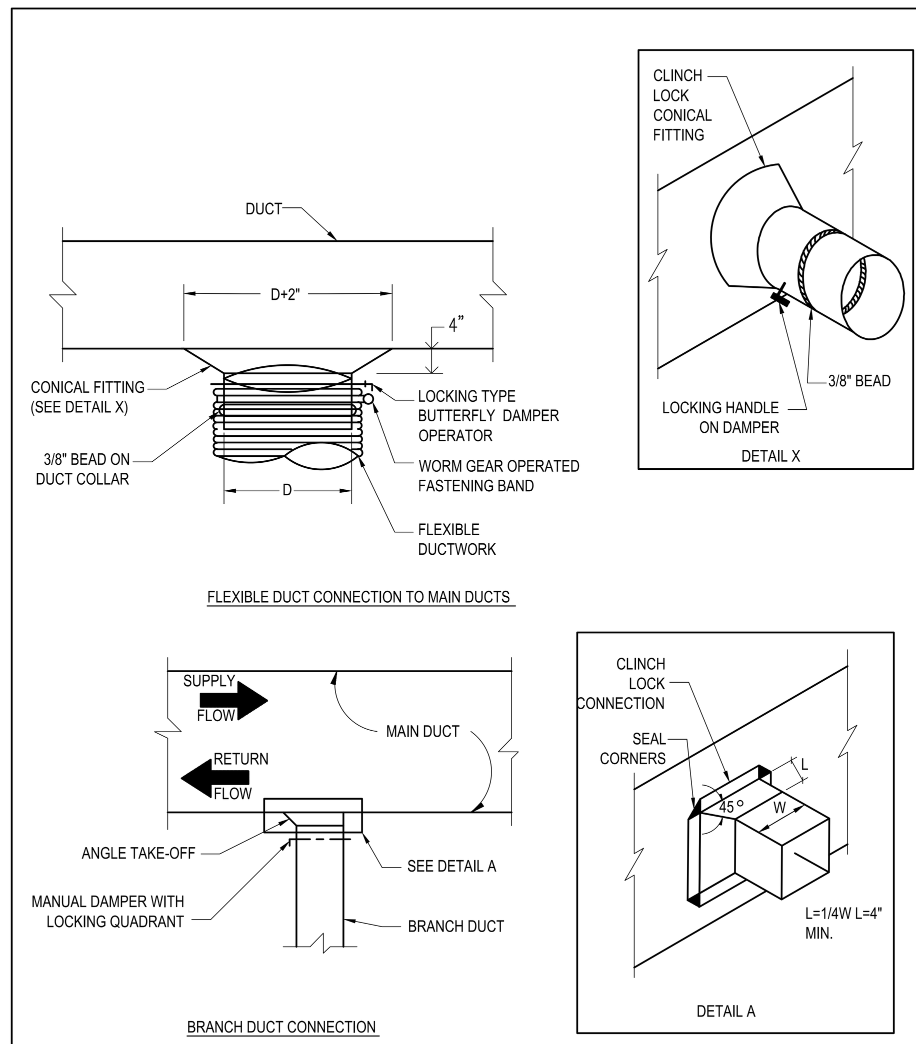
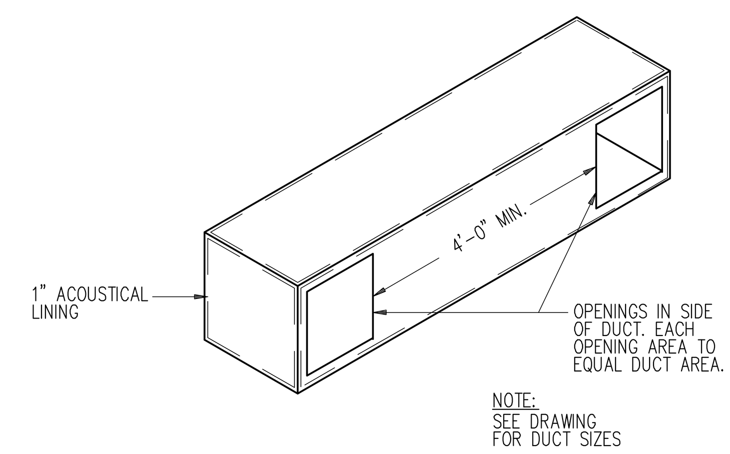
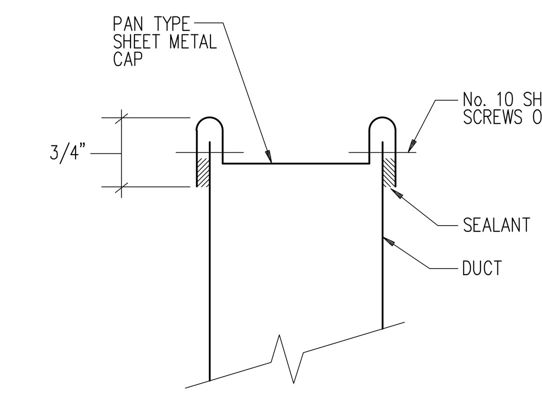


M705 — LOW PRESSURE BRANCH DUCT CONNECTIONS
NOT TO SCALE



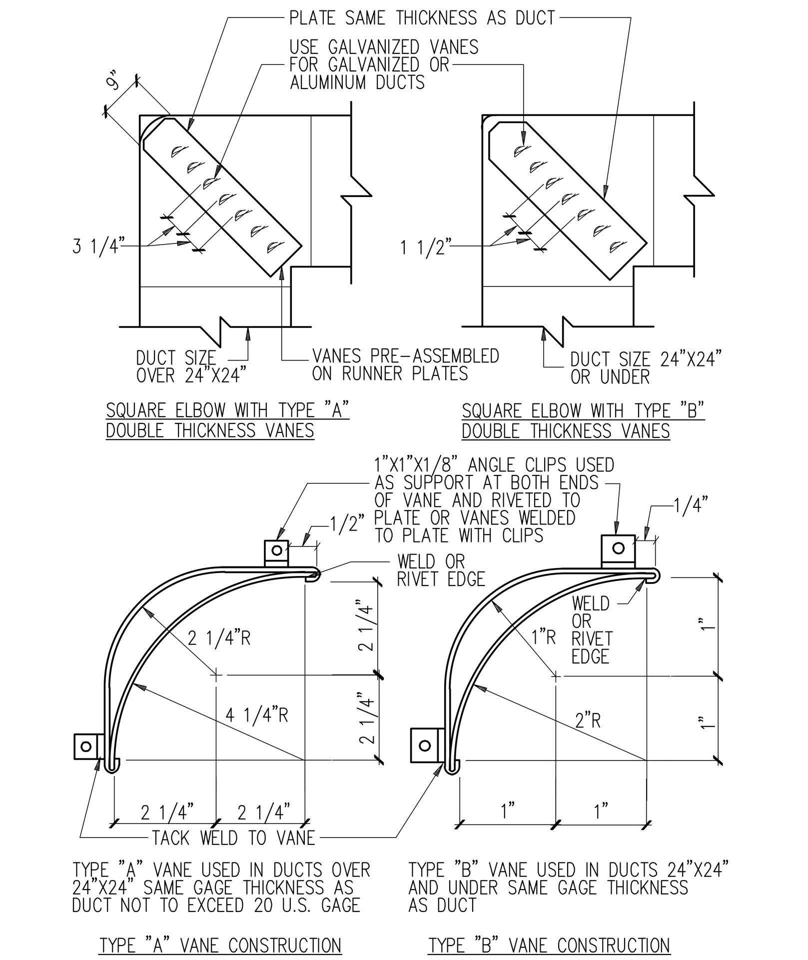
M708 — TRANSFER AIR DUCT (WITHIN HUNG CEILING)
NOT TO SCALE



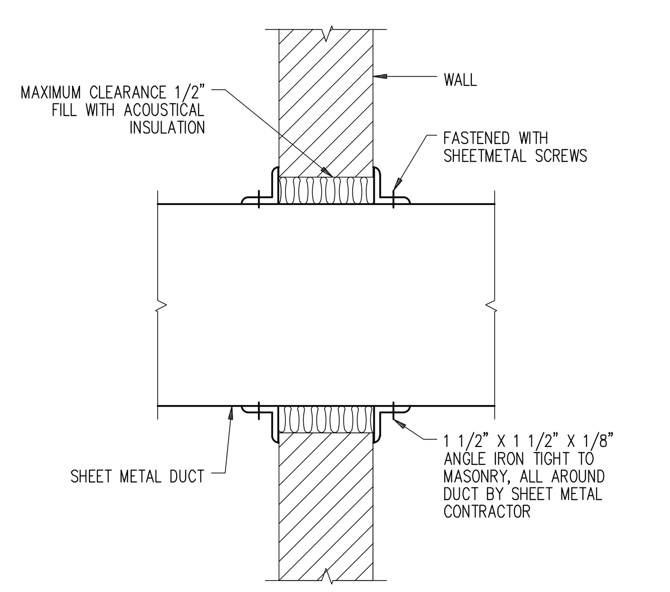
NOTES:

1. EXTEND AND PATCH INSULATION TO COVER CAP ON EXISTING INSULATED DUCTS.
2. PROVIDE DUCT LINING ON CAP EXISTING LINED DUCTS.

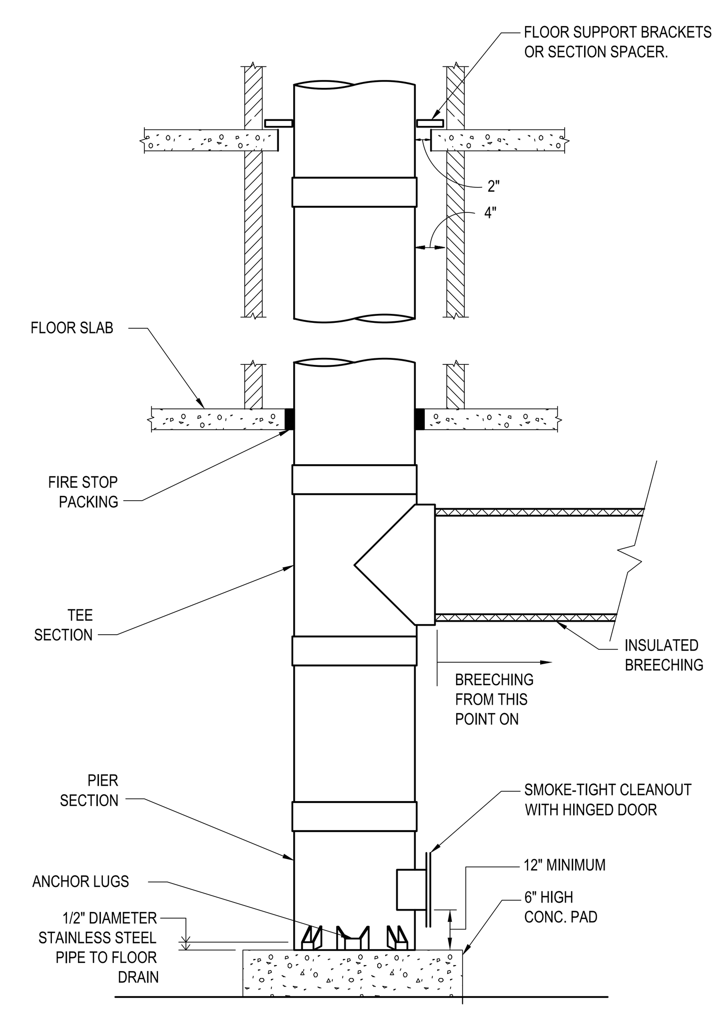
M709 — DUCT CAP
NOT TO SCALE



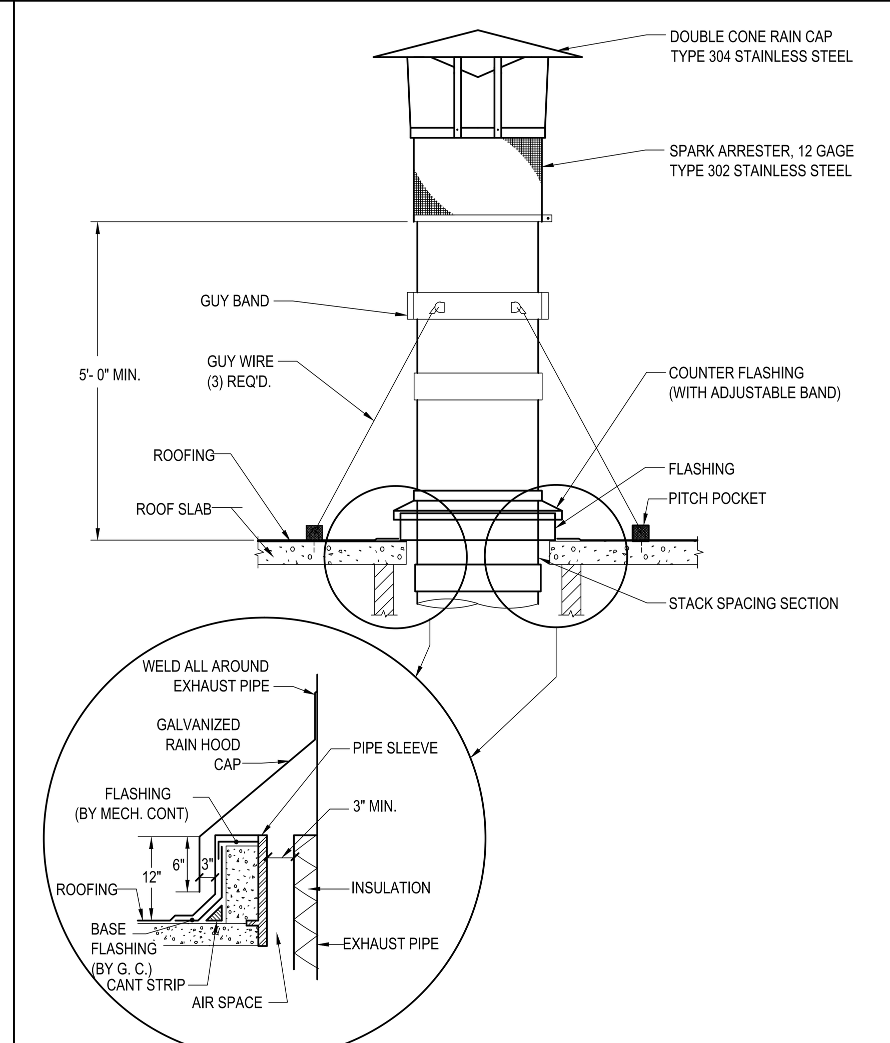
M711 — SQUARE DUCT ELBOWS
NOT TO SCALE



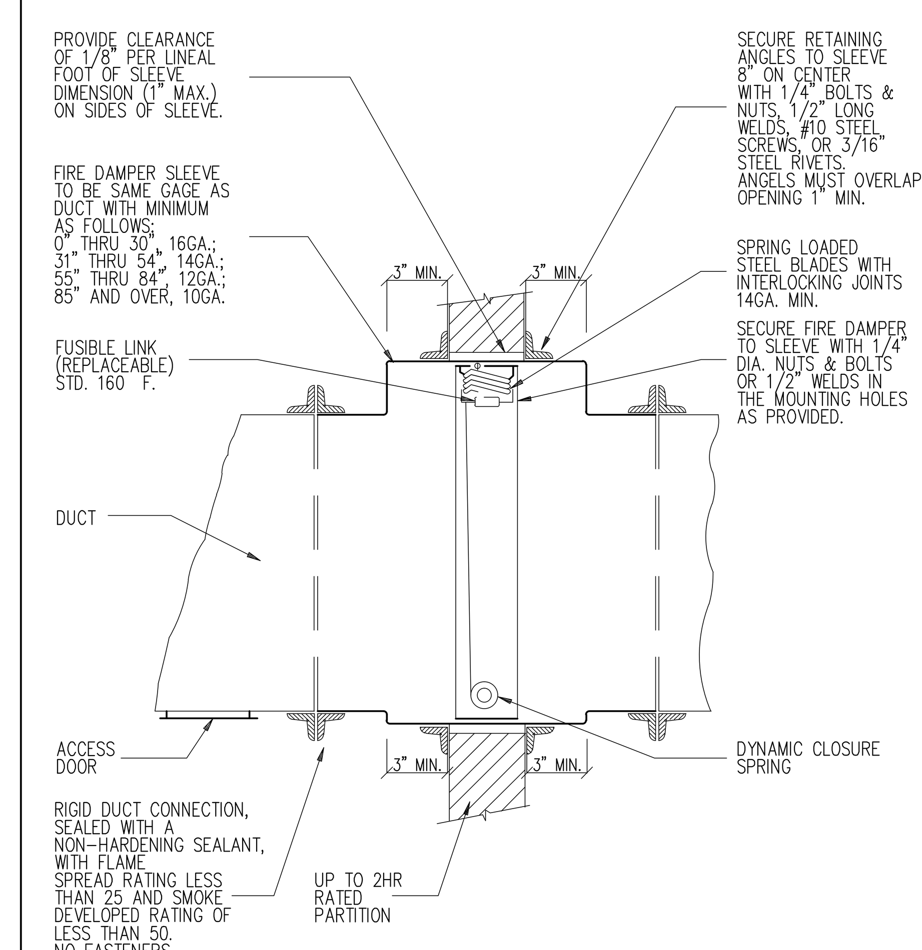
M712 — DUCT PIERCING NON-RATED WALLS
NOT TO SCALE



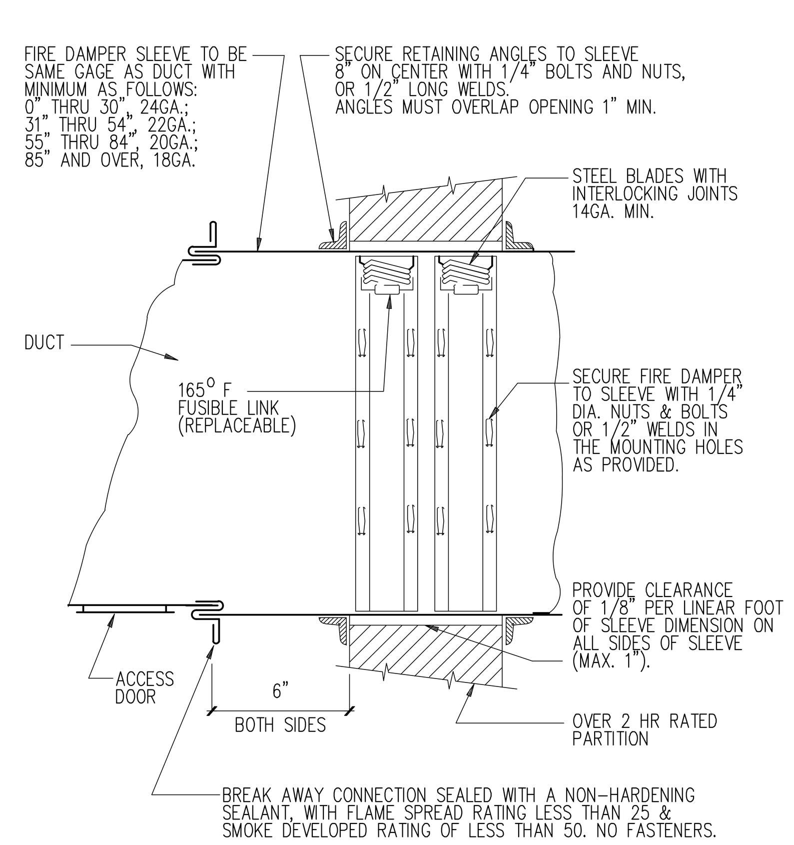
M740 — PREFABRICATED BOILER STACK - BASE AND RISER
NOT TO SCALE



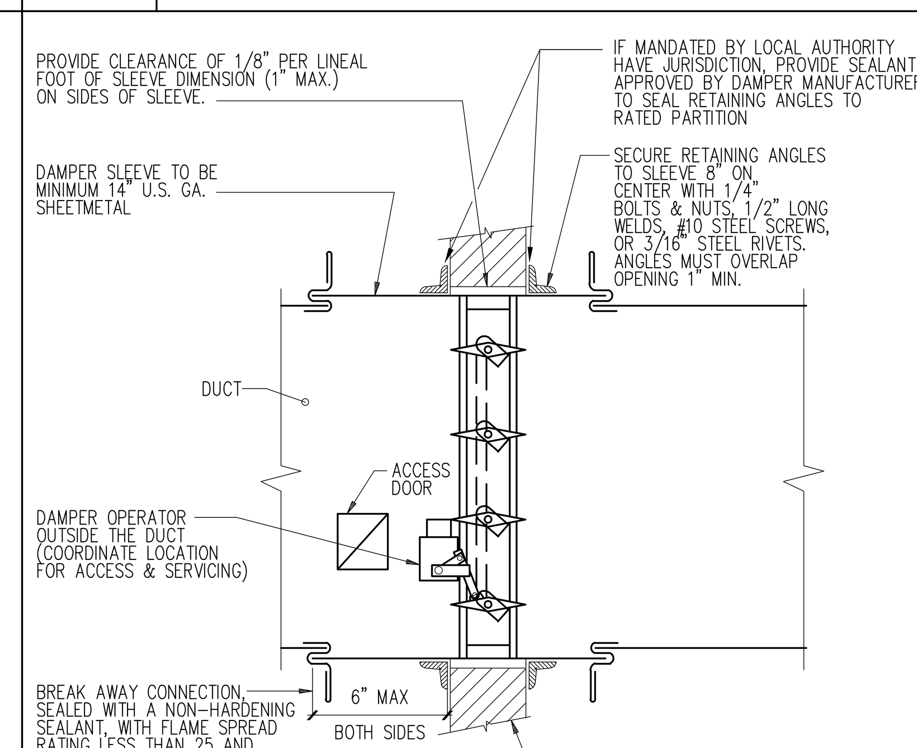
M741 — BOILER STACK THROUGH ROOF
NOT TO SCALE



M760A — DYNAMIC TYPE FIRE DAMPER 1 1/2 HOUR RATING LOW PRESSURE SYSTEMS (LESS THAN +/- 2" W.G. S.P.) (FD)
NOT TO SCALE



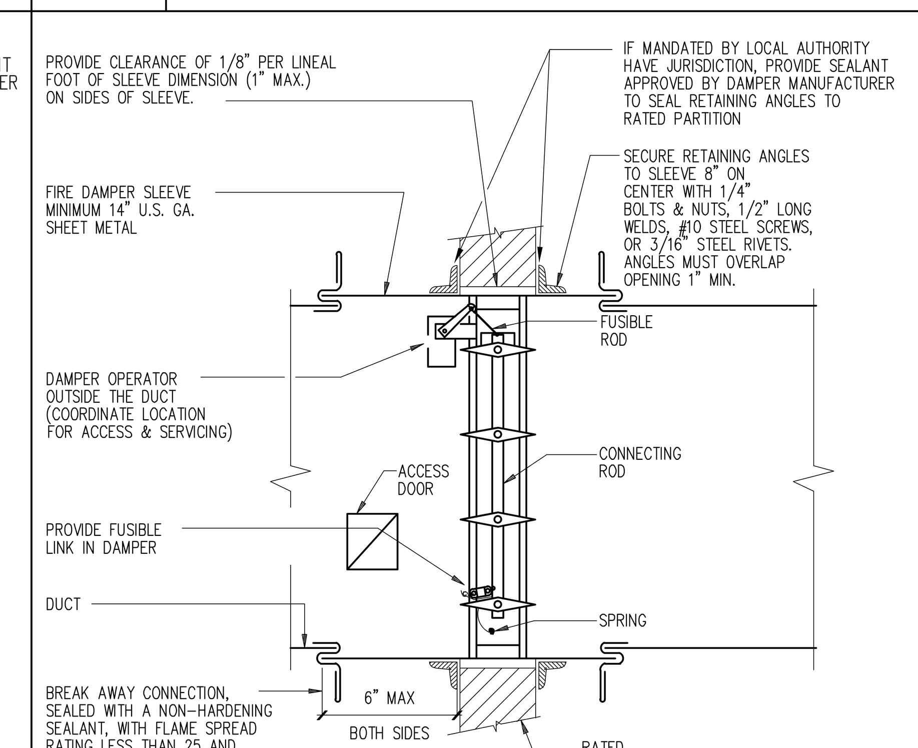
M762 — SHUTTER TYPE FIRE DAMPER 3 HOUR RATING LOW PRESSURE SYSTEMS (LESS THAN +/- 2" W.G. S.P.) (FD-3)
NOT TO SCALE



GENERAL NOTES:

1. DAMPER TO BE U.L. LABELED N.F.P.A. 90A NY ONLY APPROVED
2. N.F.P.A. APPROVED INSTALLATION DETAILS TO BE PART OF SUBMISSION OF COMBINATION FIRE & SMOKE DAMPER FOR APPROVAL, WHICH SHALL MEET N.F.P.A. STANDARD 90A NY ONLY APPROVED.
3. DETAILS SHOWN ARE FOR SMOKE DAMPERS IN HORIZONTAL DUCTWORK. FOR DAMPERS IN VERTICAL DUCTWORK, DETAIL IS SIMIMLAR.
4. INSTALL DAMPER IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
5. FOR APPLICATIONS IN FIRE RATED PARTITIONS WITH HEAT ACTIVATED DAMPERS ARE REQUIRED. REFER TO FIRE AND SMOKE DAMPER DETAILS.

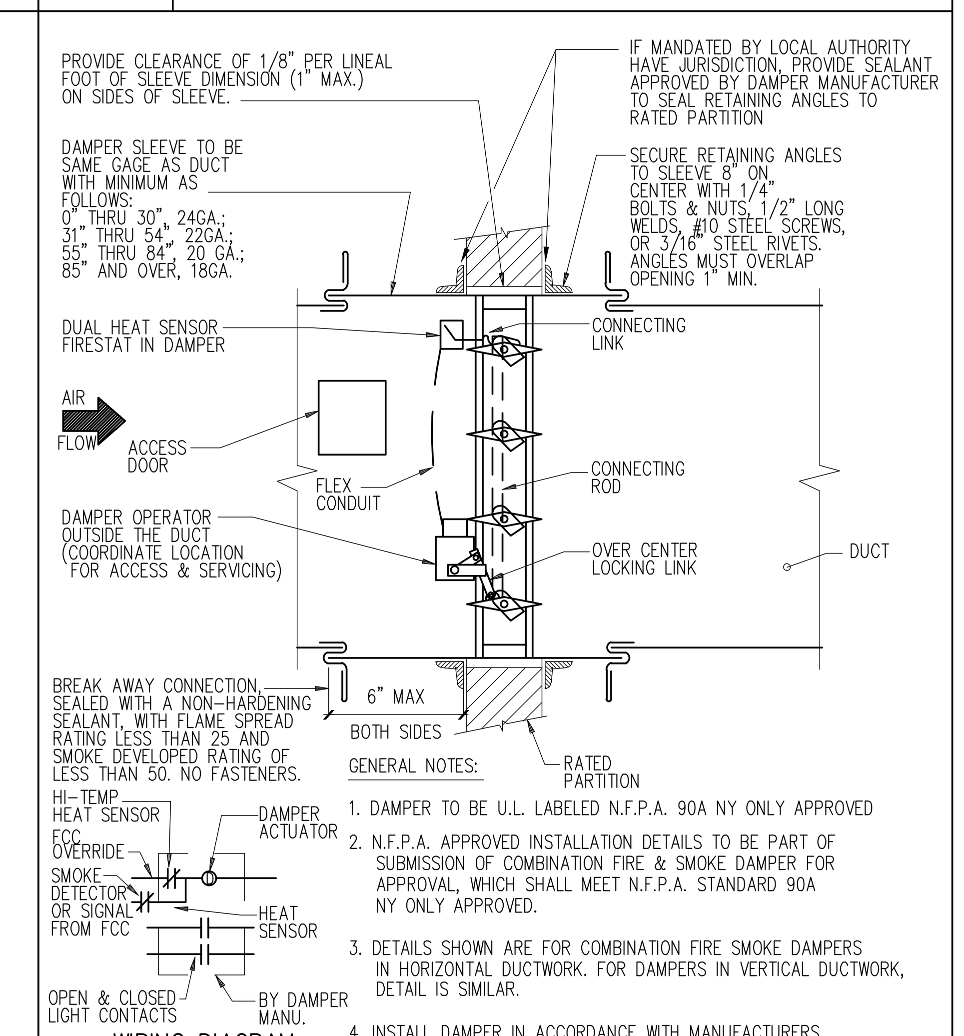
M765 — AUTOMATIC SMOKE DAMPER INSTALLATION-ELECTRIC CONTROL
NOT TO SCALE



GENERAL NOTES:

1. DAMPER TO BE U.L. LABELED N.F.P.A. 90A APPROVED
2. N.F.P.A. APPROVED INSTALLATION DETAILS TO BE PART OF SUBMISSION OF COMBINATION FIRE & SMOKE DAMPER FOR APPROVAL, WHICH SHALL MEET N.F.P.A. STANDARD 90A
3. DETAILS SHOWN ARE FOR COMBINATION FIRE SMOKE DAMPERS IN HORIZONTAL DUCTWORK. FOR DAMPERS IN VERTICAL DUCTWORK, DETAIL IS SIMILAR.
4. INSTALL DAMPER IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.

M766 — COMBINATION FIRE AND SMOKE DAMPER WITH FUSIBLE LINK (FSD & FSD-3)
NOT TO SCALE

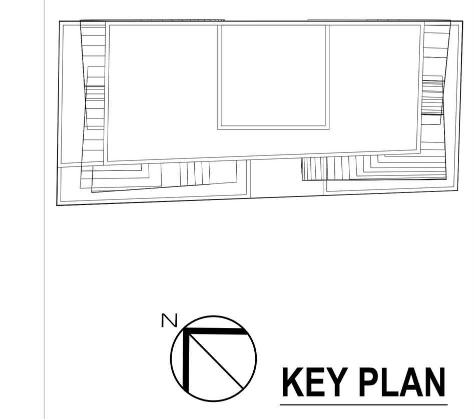


GENERAL NOTES:

1. DAMPER TO BE U.L. LABELED N.F.P.A. 90A NY ONLY APPROVED
2. N.F.P.A. APPROVED INSTALLATION DETAILS TO BE PART OF SUBMISSION OF COMBINATION FIRE & SMOKE DAMPER FOR APPROVAL, WHICH SHALL MEET N.F.P.A. STANDARD 90A NY ONLY APPROVED.
3. DETAILS SHOWN ARE FOR COMBINATION FIRE SMOKE DAMPERS IN HORIZONTAL DUCTWORK. FOR DAMPERS IN VERTICAL DUCTWORK, DETAIL IS SIMILAR.
4. INSTALL DAMPER IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.

M768 — DUAL SENSOR OPENABLE COMBINATION FIRE AND SMOKE DAMPER (FSD-HS & FSD-HS3)
NOT TO SCALE

NOTES



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PROJECT
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161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

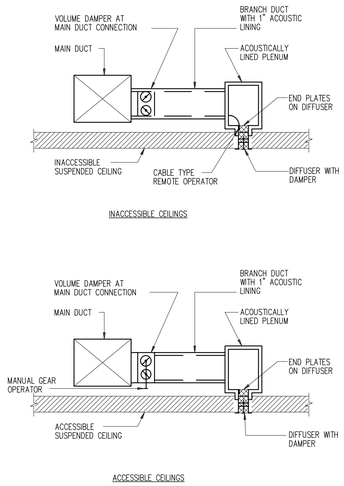
DOB STAMPS & SIGNATURES:

STATE OF NEW YORK — FRANK MUSCARELLA — 77462 — LICENSED PROFESSIONAL ENGINEER
Damian Titus — APPROVED — Date: 09/17/2015 — NYC Development Hub

DWG TITLE
HVAC DETAIL SHEET #3

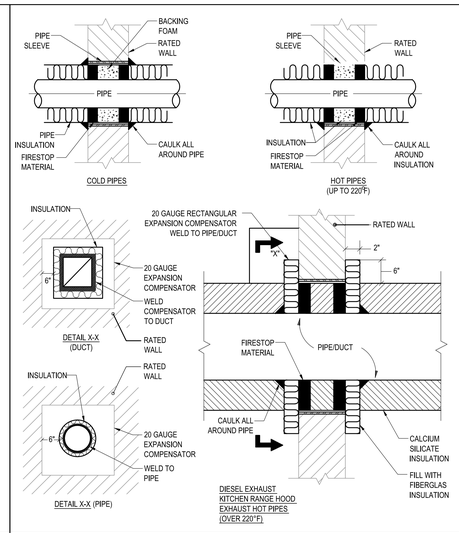
SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-602.00
CAD FILE:	35 OF 43



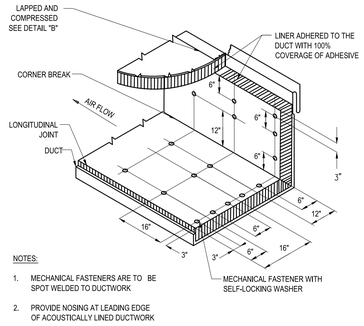
M769 LINEAR AIR OUTLET CONNECTION

NOT TO SCALE



M800 PENETRATIONS THRU RATED WALLS

NOT TO SCALE



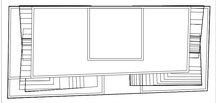
NOTES:

1. MECHANICAL FASTENERS ARE TO BE SPOT WELDED TO DUCTWORK
2. PROVIDE NOSING AT LEADING EDGE OF ACOUSTICALLY LINED DUCTWORK

M801 ACOUSTICAL DUCT LINING DETAIL

NOT TO SCALE

NOTES



KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

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PROJECT

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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

HVAC DETAIL
SHEET #4

SEAL & SIGNATURE:

DATE: October 10, 2014
PROJECT #: N13.10690.00
SCALE: NO SCALE
DWG NO. M-603.00
CAD FILE:
36 OF 43

WATER COOLED AIR HEAT PUMPS SCHEDULE

HEAT PUMP DESIGNATION	SERVICE	LOCATION	TOTAL AIR QUANTITY (CFM)	OUTSIDE AIR QUANTITY (CFM)	FILTER: SPECIFICATION TYPE	FILTER: MINIMUM EFFICIENCY %	FILTER: AIR FRICTION (IN. OF WTR.) CLEAN	FILTER: AIR FRICTION REPLACE	SYSTEM CAPACITY: TOTAL CLG. CAPACITY (MBH)	SYSTEM CAPACITY: SENSIBLE CLG. CAPACITY (MBH)	EVAPORATOR COIL 1 (R-410) ENTERING AIR TEMP. DRY BLUB (DEG. F)	EVAP. COIL 1 ENTERING WET BLUB (DEG. F)	EVAP. COIL 1 LEAVING AIR TEMP. DRY BLUB (DEG. F)	EVAP. COIL 1 LEAVING WET BLUB (DEG. F)	EVAPORATOR COIL 2 (R-410) ENTERING AIR TEMP. DRY BLUB (DEG. F)	EVAP. COIL 2 ENTERING WET BLUB (DEG. F)	EVAP. COIL 2 LEAVING AIR TEMP. DRY BLUB (DEG. F)	EVAP. COIL 2 LEAVING WET BLUB (DEG. F)	EXTERNAL STATIC (IN. OF WATER)	HEATING: TOTAL HEATING CAPACITY (MBH)	HEATING: ENTERING AIR TEMP (DEG. F)	HEATING: LEAVING AIR TEMP (DEG. F)	HEATING: COP	REFRIGERATION (R-410A) CONDENSER: WATER FLOW RATE (GPM)	CONDENSER: ENT. WATER TEMPERATURE (DEGREES F)	CONDENSER: LVG. WATER TEMPERATURE (DEGREES)	CONDENSER: WATER P.D. (FT. OF WATER)	CONDENSER: WORKING PRESSURE (PSIG)	ELECTRICAL DATA: FLA AMP	ELECTRICAL CHARACTERISTIC: MCA AMP	MAX FUSE AMP	VOLTS\PHASE	MODEL NUMBER	MNFR.	ARI/ISO ASHRAE EER RATING	FAN SPEED (RPM)	VIBRATION ISOLATION: SPECIFICATION TYPE	VIBRATION ISOLATION: STATIC DEFLECTION (INCHES)	REMARKS
AC-1-1	COMPACTOR ROOM	SEE PLAN	1,260	630	–	MERV 8	–	–	33	26.3	68.5	57.5	49.8	48.6	–	–	–	–	0.44	49	70	99.7	4.20	5.25	89.0	104.0	4.4	–	5.7	6.7	15	460/3	LV036	FLORIDA HEAT PUMP	12.6	–	C	1.0	–
AC-1-2	RESIDENTIAL LOBBY	SEE PLAN	650	130	–	MERV 8	–	–	27.7	19.0	81.8	68.0	54.9	54.2	–	–	–	–	0.80	32.3	70	114.8	4.3	4.6	89.0	104.0	6.0	–	4.5	5.4	15	460/3	LV030	FLORIDA HEAT PUMP	13.1	–	C	1.0	–
AC-1-3	RESIDENTIAL STORAGE	SEE PLAN	1,015	80	–	MERV 8	–	–	33.4	27.9	79.4	64.6	54.2	53.5	–	–	–	–	0.69	41.3	70	106.6	4.6	5.6	89.0	104.0	5.0	–	5.7	6.7	15	460/3	LV036	FLORIDA HEAT PUMP	14.7	–	C	1.0	–
AC-3-1	RESIDENTIAL AMENITIES	SEE PLAN	6,455	1,485	–	MERV 8	–	–	284	165.8	79.8	64.9	56.2	54.8	–	–	–	–	1.30	354	70	104.5	4.2	32.7	89.0	104.0	6.5	–	34.2	37.9	50	460/3	EC210	FLORIDA HEAT PUMP	14.6	903	B	2.0	–
AC-3-2	FITNESS ROOM	SEE PLAN	5,375	5,375	–	MERV 8	–	–	406.5	243.1	95.0	75.0	63.4	62.7	63.4	62.7	50.7	50.7	1.00	265.6	50	58.8	4.83	72	89.0	104.0	15.4	–	–	66.6	90	460/3	EC360-4VTC	FLORIDA HEAT PUMP	12.9	1,025	–	–	–
AC-3-4	HYDRAULIC EMR	SEE PLAN	1,340	–	–	MERV 8	–	–	44.1	31.6	80.0	67.0	58.4	56.5	–	–	–	–	0.90	53.9	70	105.8	4.3	7.55	89.0	104.0	2.7	–	8.2	9.6	15	460/3	LV048	FLORIDA HEAT PUMP	14.9	–	C	1.0	–
AC-25-1	RESIDENTIAL AMENITIES	SEE PLAN	2,000	875	–	MERV 8	–	–	71.1	51.9	80.0	67.0	56.1	55.5	–	–	–	–	1.00	85.1	70	108.5	4.2	11.5	87.0	102.0	7.7	–	9.6	10.6	15	460/3	EC072	FLORIDA HEAT PUMP	13.0	929	C	1.0	–
AC-25-3	CORRIDOR VENTILATION	SEE PLAN	1,845	1,845	–	MERV 8	–	–	135.9	82.0	95.0	75.0	64.2	63.1	64.2	63.1	51.4	51.4	1.00	87.4	50	91.4	5.00	28	87.0	102.0	12.5	–	–	20.6	25	460/3	EC120-4VTC	FLORIDA HEAT PUMP	14.76	1,214	B	1.0	–
AC-47-2	CORRIDOR VENTILATION	SEE PLAN	1,380	1,380	–	MERV 8	–	–	99.5	60.6	95.0	75.0	63.6	63.6	63.6	63.6	52.3	52.3	1.0	65.5	50	92.0	4.20	21	87.0	102.0	14.6	–	–	14.6	15	460/3	EC096-4VTC	FLORIDA HEAT PUMP	14.21	1,050	B	1.0	–

HEATING COILS - HOT WATER (AS STD)

COIL DESIGNATION	AIR SIDE: AIR QUANTITY (CFM)	AIR SIDE: ENT. AIR TEMPERATURE (DEGREES F)	AIR SIDE: LVG. AIR TEMPERATURE (DEGREES F)	AIR SIDE: MAXIMUM AIR FRICTION (IN. OF WATER)	WATER SIDE: FLOW RATE (GPM)	WATER SIDE: ENT. WATER TEMPERATURE (DEGREES F)	WATER SIDE: LVG. WATER TEMPERATURE (DEGREES F)	WATER SIDE: MAXIMUM PRESS. DROP (FT. OF WATER)	HEATING CAPACITY (MBH)	NUMBER OF SECTIONS	SECTION HEIGHT (INCHES)	SECTION WIDTH (INCHES)	FACE AREA (SQ. FT.)	FACE VELOCITY (FPM)	MODEL NUMBER	REMARKS
HC-1-1	840	0	50	–	4.5	180	160	–	45.4	–	–	–	–	–	–	SERVES SF-1-1
HC-3-1	6,860	0	50	–	37.0	180	160	–	370.4	–	–	–	–	–	–	SERVES AC-3-1, AC-3-2
HC-3-2	2,710	0	50	–	14.6	180	160	–	146.3	–	–	–	–	–	–	SERVES SF-3-1
HC-25-1	1,845	0	50	–	9.9	180	160	–	99.6	–	–	–	–	–	–	SERVES AC-25-3
HC-25-2	2,960	0	50	–	14.6	180	160	–	159.8	–	–	–	–	–	–	SERVES SF-25-1
HC-25-3	1,080	0	50	–	5.8	180	160	–	58.3	–	–	–	–	–	–	SERVES AC-25-1, AC-25-4
HC-47-1	5,515	0	50	–	29.8	180	160	–	297.8	–	–	–	–	–	–	SERVES SF-47-1
HC-47-2	1,380	0	50	–	7.5	180	160	–	74.5	–	–	–	–	–	–	SERVES AC-47-2
HC-47-3	1,770	0	50	–	9.6	180	160	–	95.6	–	–	–	–	–	–	SERVES SF-47-2

AIR COOLED AIR CONDITIONING UNITS (TASK AS STD)

DESIGNATION	SERVICE	LOCATION	TOTAL AIR QUANTITY (CFM)	OUTSIDE AIR QUANTITY (CFM)	FILTER: SPECIFICATION TYPE	FILTER: MIN. EFFICIENCY %	FILTER: AIR FRICTION (IN. OF WTR) CLEAN	FILTER: AIR FRICTION REPLACE	TOTAL CLG. CAPACITY (MBH)	SENSIBLE CLG. CAPACITY (MBH)	PRE-EVAPORATOR COIL ENTERING AIR TEMP. DRY BULB (DEG. F)	PRE-EVAP. ENTERING WET BULB (DEG. F)	PRE-EVAP. LEAVING AIR TEMP. DRY BULB (DEG. F)	PRE-EVAP. LEAVING WET BULB (DEG. F)	EVAPORATOR COIL ENTERING AIR TEMP. DRY BULB (DEG. F)	EVAP. ENTERING WET BULB (DEG. F)	EVAP. LEAVING AIR TEMP. DRY BULB (DEG. F)	EVAP. LEAVING WET BULB (DEG. F)	CONDENSER: AIR QUANTITY (CFM)	CONDENSER: AMBIENT AIR TEMPERATURE (DEGREES F)	CONDENSER: MIN. OPERATING TEMPERATURE (DEGREES F)	CONDENSER FAN: NO. OF FANS	CONDENSER FAN: HP/FAN	COMPRESSOR: NUMBER OF COMPRESSORS	COMPRESSOR: TOTAL HEAT OF REJECTION (BTU/H)	COMPRESSOR: NOMINAL HORSEPOWER	HOT WATER COIL AIR SIDE: ENT. AIR TEMPERATURE (DEGREES F)	AIR SIDE: LVG. AIR TEMPERATURE (DEGREES F)	WATER SIDE: FLOW RATE (GPM)	WATER SIDE: ENT. WATER TEMPERATURE (DEGREES F)	WATER SIDE: LVG. WATER TEMPERATURE (DEGREES F)	WATER SIDE: MAXIMUM PRESS. DROP (FT. OF WATER)	HEATING CAPACITY (MBH)	HOT GAS REHEAT COIL ENTERING AIR TEMP. DRY BULB (DEG. F)	HOT GAS ENTERING WET BULB (DEG. F)	HOT GAS LEAVING AIR TEMP. DRY BULB (DEG. F)	HOT GAS LEAVING WET BULB (DEG. F)	HEATING CAPACITY (MBH)	SUPPLY FAN: STATIC PRESSURE EXTERNAL OF CASING (IN. OF WATER)	MAX. FAN SPEED (RPM)	MAXIMUM OUTLET VELOCITY (FPM)	WHEEL DIAMETER (INCHES)	TYPE	CLASS	MOTOR: MOTOR BHP	MOTOR: MINIMUM MOTOR HP	MOTOR: MOTOR RPM	ELECTRICAL DATA: FLA AMP	ELECTRICAL CHARACTERISTIC: MCA AMP	MAX FUSE AMP	VOLTS\PHASE	ARI/ISO ASHRAE EER RATING	MODEL NUMBER	REMARKS
AC-5-1	CORRIDOR VENTILATION	SEE PLANS	1,580	1,580	–	MERV 8	–	–	91.1	47.5	95	75	81.8	71.4	81.8	71.4	54.2	53.1	7,780	95	–	1	5	2	–	–	0	75	12	180	160	4.8	129	54.2	53.1	67.6	58.4	23.1	1.0	–	–	–	DWDI	–	–	1.5	–	49.1	52.8	60	208/3	11.3	TGU083CAV-HTP	SEE NOTES

NOTES:

1. PROVIDE DISCONNECT SWITCH.
2. PROVIDE HEAT PIPE PRECOOL/REHEAT CIRCUIT.
3. PROVIDE COONEY COIL HOT WATER COIL.

VARIABLE REFRIGERANT CONDENSING UNITS (MITSUBISHI AS STANDARD)

DESIGNATION	SERVICE	LOCATION	NOM SYSTEM CONNECTED CAPACITY (% OF NOM)	TOTAL COOLING CAPACITY (MBH)	CORRECTED COOLING CAPACITY (MBH)	INDIVIDUAL COMPONENT COOLING CAPACITY (MBH)	CONDENSER: WATER FLOW RATE (GPM)	CONDENSER: ENT. WATER TEMPERATURE (DEGREES F)	CONDENSER: LVG. WATER TEMPERATURE (DEGREES)	CONDENSER: WATER P.D. (FT. OF WATER)	CONDENSER: WORKING PRESSURE (PSIG)	(HEATING MODE) TOTAL HEATING CAPACITY (MBH)	(HEATING MODE) CORRECTED HEATING CAPACITY (MBH)	(HEATING MODE) ENT. WATER TEMPERATURE (DEGREES F)	(HEATING MODE) COP	COMPRESSOR: NUMBER OF COMPRESSORS	COMPRESSOR: COMPRESSOR TYPE	ELECTRICAL DATA: MCA PER MODULE	RFS PER MODULE	MFS PER MODULE	TOTAL INPUT ELECTRIC COOLING MODE (kWATTS)	TOTAL INPUT ELECTRIC COOLING MODE (AMPS)	TOTAL INPUT ELECTRIC HEATING MODE (kWATTS)	TOTAL INPUT ELECTRIC HEATING MODE (AMPS)	VOLTS/PHASE	ARI/ISO ASHRAE EER RATING	MODEL NUMBER	SOUND (dB)	VIBRATION ISOLATION: SPECIFICATION TYPE	VIBRATION ISOLATION: STATIC DEFLECTION (INCHES)	WEIGHT (LBS)	REMARKS
WCC-5-1	5TH-7TH RESIDENTIAL APARTMENTS	5TH FLOOR	108.8	240.0	207.9	120.0	25.35	89.0	104.0	6	290	270.0	267.6	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	89.0	104.0	6	290					1	SCROLL	30	40	50											402	
WCC-5-2	8TH-10TH RESIDENTIAL APARTMENTS	5TH FLOOR	115.0	240.0	211.2	120.0	25.35	89.0	104.0	6	290	270.0	269.3	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	89.0	104.0	6	290					1	SCROLL	30	40	50											402	
WCC-5-3	10TH-12TH RESIDENTIAL APARTMENTS	5TH FLOOR	90.0	240.0	213.0	120.0	25.35	89.0	104.0	6	290	270.0	265.8	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	89.0	104.0	6	290					1	SCROLL	30	40	50											402	
WCC-5-4	13TH-15TH RESIDENTIAL APARTMENTS	5TH FLOOR	105.0	240.0	207.2	120.0	25.35	89.0	104.0	6	290	270.0	267.1	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	89.0	104.0	6	290					1	SCROLL	30	40	50											402	
WCC-25-1	16TH-18TH RESIDENTIAL APARTMENTS	25TH FLOOR	105.0	240.0	208.6	120.0	25.35	87.0	102.0	6	290	270.0	266.7	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-25-2	19TH-21ST RESIDENTIAL APARTMENTS	25TH FLOOR	105.0	240.0	208.6	120.0	25.35	87.0	102.0	6	290	270.0	266.7	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-25-3	22ND-24TH RESIDENTIAL APARTMENTS	25TH FLOOR	105.0	240.0	208.6	120.0	25.35	87.0	102.0	6	290	270.0	266.7	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-25-4	27TH-29TH RESIDENTIAL APARTMENTS	25TH FLOOR	127.5	240.0	223.3	120.0	25.35	87.0	102.0	6	290	270.0	273.6	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-25-5	30TH-32ND RESIDENTIAL APARTMENTS	25TH FLOOR	127.5	240.0	223.3	120.0	25.35	87.0	102.0	6	290	270.0	273.6	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-47-1	33RD-35TH RESIDENTIAL APARTMENTS	47TH FLOOR	127.5	240.0	223.3	120.0	25.35	87.0	102.0	6	290	270.0	273.6	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-47-2	36TH-38TH RESIDENTIAL APARTMENTS	47TH FLOOR	127.5	240.0	223.3	120.0	25.35	87.0	102.0	6	290	270.0	273.6	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-47-3	39TH-41ST RESIDENTIAL APARTMENTS	47TH FLOOR	131.3	240.0	225.3	120.0	25.35	87.0	102.0	6	290	270.0	274.7	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-47-4	42ND-44TH RESIDENTIAL APARTMENTS	47TH FLOOR	131.3	240.0	225.3	120.0	25.35	87.0	102.0	6	290	270.0	274.7	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-47-5	45TH-46TH RESIDENTIAL APARTMENTS	47TH FLOOR	95.0	240.0	212.8	120.0	25.35	87.0	102.0	6	290	270.0	266.4	70.0	3.95	1	SCROLL	30	40	50	15.93	48.7	15.7	48.4	208/3	10.3	PQRY-P240TSHMU-A	51.0	G	–	402	–
						120.0	25.35	87.0	102.0	6	290					1	SCROLL	30	40	50											402	
WCC-47-6	48TH-49TH RESIDENTIAL APARTMENTS	47TH FLOOR	93.5	192.6	172.3	96.3	25.35	87.0	102.0	6	290	270.0	212.7	70.0	4.08	1	SCROLL	23	30	40	11.89	37.0	12.74	39.3	208/3	10.7	PQRY-P192TSHMU-A	52.0	G	–	402	–
						96.3	25.35	87.0	102.0	6	290					1	SCROLL	23	30	40											402	
WCC-47-7	50TH-51ST RESIDENTIAL APARTMENTS	47TH FLOOR	93.5	192.6	172.3	96.3	25.35	87.0	102.0	6	290	216.0	212.7	70.0	4.08	1	SCROLL	23	30	40	11.89	37.0	12.74	39.3	208/3	10.7	PQRY-P192TSHMU-A	52.0	G	–	402	–
						96.3	25.35	87.0	102.0	6	290					1	SCROLL	23	30	40											402	

FAN COIL UNITS (MITSUBISHI AS STD)

DESIGNATION	FLOORS SERVED	MAX AIR QUANTITY (CFM)	COOLING DATA: TOTAL CLG. CAPACITY (MBH)	COOLING DATA: SENSIBLE CLG. CAPACITY (MBH)	COOLING DATA: POWER CONSUMPTION (KW/H)	HEATING DATA: TOTAL HTG. CAPACITY (MBH)	HEATING DATA: POWER CONSUMPTION (KW/H)	FAN DATA: FAN TYPE	FAN DATA: EXTERNAL STATIC PRESSURE (W.G.)	FAN DATA: VOLTS/PHASE	MCA	MFA	WEIGHT	MODEL NUMBER	VIBRATION ISOLATION: SPECIFICATION TYPE	VIBRATION ISOLATION: STATIC DEFLECTION (INCHES)	REMARKS
FCU-5-A	5	495	12.7	11.3	0.09	16.7	0.07	SIROCCO FAN	0.6	208/1	1.45	15	58	PEFY-P15NMAU-E3	E	–	MEDIUM STATIC
FCU-5-B	5	885	25.4	21.4	0.17	33.4	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P30NMAU-E3	E	–	MEDIUM STATIC
FCU-X-A1	6-10	1,165	30.5	27.9	0.24	39.3	0.22	SIROCCO FAN	0.6	208/1	3.50	15	86	PEFY-P36NMAU-E3	E	–	MEDIUM STATIC
FCU-X-A2	6-10	885	20.3	19.2	0.17	26.5	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P24NMAU-E3	E	–	MEDIUM STATIC
FCU-X-A3	6-10	600	15.2	13.7	0.11	19.7	0.09	SIROCCO FAN	0.6	208/1	1.56	15	58	PEFY-P18NMAU-E3	E	–	MEDIUM STATIC
FCU-X-A4	6-10	885	25.4	21.4	0.17	33.4	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P30NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B1	11-12	1,415	42.6	36.2	0.34	53.2	0.32	SIROCCO FAN	0.6	208/1	3.51	15	86	PEFY-P48NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B2	11-12	300	5.3	5.2	0.06	6.6	0.04	SIROCCO FAN	0.6	208/1	1.05	15	49	PEFY-P06NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B3	11-12	885	21.3	19.6	0.17	26.6	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P24NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B4	11-12	300	5.3	5.2	0.06	6.6	0.04	SIROCCO FAN	0.6	208/1	1.05	15	49	PEFY-P06NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B1	13-15	1,415	40.9	35.5	0.34	53.2	0.32	SIROCCO FAN	0.6	208/1	3.51	15	86	PEFY-P48NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B2	13-15	300	5.1	5.0	0.06	6.6	0.04	SIROCCO FAN	0.6	208/1	1.05	15	49	PEFY-P06NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B3	13-15	885	20.4	20.4	0.17	26.6	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P24NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B4	13-15	300	5.1	5.1	0.06	6.6	0.04	SIROCCO FAN	0.6	208/1	1.05	15	49	PEFY-P06NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B1	16-24	1,415	41.2	36.1	0.34	53.1	0.32	SIROCCO FAN	0.6	208/1	3.51	15	86	PEFY-P48NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B2	16-24	300	5.1	5.1	0.06	6.6	0.04	SIROCCO FAN	0.6	208/1	1.05	15	49	PEFY-P06NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B3	16-24	885	20.6	19.6	0.17	26.6	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P24NMAU-E3	E	–	MEDIUM STATIC
FCU-X-B4	16-24	300	5.1	5.1	0.06	6.6	0.04	SIROCCO FAN	0.6	208/1	1.05	15	49	PEFY-P06NMAU-E3	E	–	MEDIUM STATIC
FCU-X-C1	27-38	1,415	41.6	36.2	0.34	53.3	0.32	SIROCCO FAN	0.6	208/1	3.51	15	86	PEFY-P48NMAU-E3	E	–	MEDIUM STATIC
FCU-X-C2	27-38	885	20.8	19.6	0.17	26.6	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P24NMAU-E3	E	–	MEDIUM STATIC
FCU-X-C3	27-38	885	26.0	21.9	0.17	33.5	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P30NMAU-E3	E	–	MEDIUM STATIC
FCU-X-C1	39-44	1,415	41.6	36.2	0.34	53.3	0.32	SIROCCO FAN	0.6	208/1	3.51	15	86	PEFY-P48NMAU-E3	E	–	MEDIUM STATIC
FCU-X-C2	39-44	885	23.4	20.8	0.17	29.6	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P27NMAU-E3	E	–	MEDIUM STATIC
FCU-X-C3	39-44	885	26.0	21.9	0.17	33.5	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P30NMAU-E3	E	–	MEDIUM STATIC
FCU-X-C1	45-46	1,415	42.6	36.7	0.34	53.3	0.32	SIROCCO FAN	0.6	208/1	3.51	15	86	PEFY-P48NMAU-E3	E	–	MEDIUM STATIC
FCU-X-C2	45-46	885	23.9	21.0	0.17	29.6	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P27NMAU-E3	E	–	MEDIUM STATIC
FCU-X-C3	45-46	885	26.6	22.2	0.17	33.5	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P30NMAU-E3	E	–	MEDIUM STATIC
FCU-X-D1	48&50	1,165	32.2	29.0	0.24	39.4	0.22	SIROCCO FAN	0.6	208/1	3.50	15	86	PEFY-P36NMAU-E3	E	–	MEDIUM STATIC
FCU-X-D2	48&50	885	21.5	19.9	0.17	26.6	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P24NMAU-E3	E	–	MEDIUM STATIC
FCU-X-D3	48&50	885	21.5	19.9	0.17	26.6	0.15	SIROCCO FAN	0.6	208/1	2.73	15	67	PEFY-P24NMAU-E3	E	–	MEDIUM STATIC
FCU-X-D4	49&51	1,415	42.9	36.8	0.34	53.2	0.32	SIROCCO FAN	0.6	208/1	3.51	15	86	PEFY-P48NMAU-E3	E	–	MEDIUM STATIC
FCU-X-D5	49&51	1,415	42.9	36.8	0.34	53.2	0.32	SIROCCO FAN	0.6	208/1	3.51	15	86	PEFY-P48NMAU-E3	E	–	MEDIUM STATIC

NOTES:

1. SEE SCHEMATIC PIPING/CONTROL DIAGRAM FOR INDICATION OF REQUIRED INDOOR UNIT REMOTE CONTROLLERS, AND INTEGRATION DEVICES.

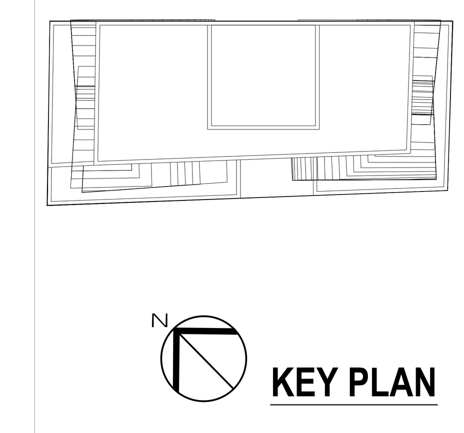
WATER COOLED AIR CONDITIONING UNITS

DESIGNATION	SERVICE	LOCATION	TOTAL AIR QUANTITY (CFM)	OUTSIDE AIR QUANTITY (CFM)	FILTER: SPECIFICATION TYPE	FILTER: MINIMUM EFFICIENCY %	FILTER: AIR FRICTION (IN. OF WTR.) CLEAN	FILTER: AIR FRICTION REPLACE	SYSTEM CAPACITY: TOTAL CLG. CAPACITY (MBH)	SYSTEM CAPACITY: SENSIBLE CLG. CAPACITY (MBH)	EVAPORATOR COIL ENTERING AIR TEMP. DRY BLUB (DEG. F)	EVAP. ENTERING WET BLUB (DEG. F)	EVAP. LEAVING AIR TEMP. DRY BLUB (DEG. F)	EVAP. LEAVING WET BLUB (DEG. F)	EVAP. AIR FRICTION (IN. OF WTR)	CONDENSER: WATER FLOW RATE (GPM)	CONDENSER: ENT. WATER TEMPERATURE (DEGREES F)	CONDENSER: LVG. WATER TEMPERATURE (DEGREES)	CONDENSER: WATER P.D. (FT. OF WATER)	CONDENSER: WORKING PRESSURE (PSIG)	COMPRESSOR: TYPE	COMPRESSOR: QUANTITY	COMPRESSOR: NOMINAL TONNAGE	EER	HEATING: TOTAL HEATING CAPACITY (MBH)	HEATING: ENTERING AIR TEMP (DEG. F)	HEATING: LEAVING AIR TEMP (DEG. F)	HEATING: COP	FANS: STATIC PRESSURE EXT. OF CASING (INCHES. OF WTR)	FANS: NUMBER OF FANS	FAN MOTOR: MOTOR BHP	FAN MOTOR: MOTOR HP	ELECTRICAL DATA: FLA AMP	ELECTRICAL CHARACTERISTIC: MCA AMP	MAX FUSE AMP	VOLTS\PHASE	TOTAL OPERATING WEIGHT (LBS)	MODEL NUMBER	MANUFACTURER	REMARKS
AC-3-3	ELECTRICAL ROOM	SEE PLANS	3,400	–	–	MERV 8	–	–	84.6	66.1	80.0	67.0	–	–	–	13.0	89	104	2.8	–	–	2	6	11.5	68.0	75	100	4.80	0.5	1	–	2	24.2	29.4	35	460/3	1,580	CAW-63	COMPU-AIRE	–
AC-4-1	IT CLOSET	SEE PLANS	1,500	–	–	MERV 8	–	–	32.2	29.7	72.0	60.0	53.7	52.2	–	8.6	89	104	19.3	–	SCROLL	1	3	12.1	–	–	–	–	–	3	–	1	9.5	11.9	20	460/3	610	CAW-334	COMPU-AIRE	–
AC-25-4	POOL	SEE PLANS	2,500	300	–	MERV 8	–	–	60.9	31.6	–	–	–	–	–	8.6	87	102	2.1	–	SCROLL	1	5	12.1	–	–	–	–	1.00	1	2.5	3.0	26.1	32	50	208/3	–	–	SERESCO	–

NYCECC MECHANICAL NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.
2. ALL BUILDING HEATING AND COOLING LOADS HAVE BEEN PERFORMED IN ACCORDANCE WITH ASHRAE/ACCA 183 LOAD CALCULATION STANDARD.
3. EQUIPMENT CONTROLS REQUIREMENTS HAS BEEN INCORPORATED IN THE CONTROLS SHEETS OF THE BASE MECHANICAL FILING. ALL CONTROLS ARE IN COMPLIANCE WITH SECTION 503.2.4 OF THE NYCECC.
4. MOTORIZED SHUTOFF DAMPERS ARE PROVIDED ON ALL OUTDOOR AIR SUPPLY AND EXHAUST DUCTS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEM SPACES SERVED ARE NOT IN USE PER SECTION 503.2.4.4 OF THE NYCECC. SEE THE BASE MECHANICAL FILING PLANS FOR LOCATIONS.
5. ALL SUPPLY AND RETURN DUCTS ARE PROVIDED WITH A MINIMUM OF R-5 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES AND WITH A MINIMUM OF R-8 INSULATION WHEN LOCATED OUTSIDE THE BUILDING PER SECTION 503.2.7 OF THE NYCECC. ALL REQUIREMENTS SHALL MEET SECTION 503.2.7 OF THE NYCECC.
6. ALL PIPING IS PROVIDED WITH INSULATION PER SECTION 503.2.8 OF THE NYCECC.
7. ALL SERVICE WATER HEATING EQUIPMENT IS PROVIDED WITH TEMPERATURE CONTROLS THAT ALLOW A SETPOINT OF 100°F FOR EQUIPMENT SERVING DWELLING UNTIS AND 90°F FOR EQUIPMENT SERVING OTHER OCCUPANCIES PER SECTION 504.3 OF THE NYCECC.
8. SERVICE WATER PIPING INSULATION IS IN COMPLIANCE WITH SECTION 504.5 OF THE NYCECC. ALL SERVICE HOT WATER TANKS, PIPING AND RELATED EQUIPMENT IS PROVIDED WITH A MINIMUM OF 1 INCH OF INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/HxFT2xF.
9. THE POOL IS PROVIDED WITH ENERGY CONSERVING MEASURES IN ACCORDANCE WITH SECTIONS 504.7.1 THROUGH 504.7.3 OF THE NYCECC.
10. UPON COMPLETION OF WORK, CONTRACTOR SHALL PROVIDE OWNERSHIP AND BUILDING MANAGEMENT WITH COPIES OF ALL MANUALS, CUT-SHEETS, SPECIFICATION PAGES, SHOP DRAWINGS E.T.C., THAT WILL BE REQUIRED BY BUILDING MANAGEMENT TO ENSURE THE SAFE AND EFFICIENT OPERATION OF ALL MECHANICAL EQUIPMENT. EQUIPMENT MUST BE MAINTAINED IN GOOD WORKING CONDITION TO ENSURE CONTINUED COMPLIANCE WITH NYCECC.

NOTES



KEY PLAN

No.	Date	Revision
	05/12/15	ISSUED FOR NYC DOB

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New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
HVAC SCHEDULE SHEET #1

SEAL & SIGNATURE:

DATE: May 12, 2015
PROJECT #: N13.10690.00
SCALE: NO SCALE
M-700.00
DWG NO.
CAD FILE: 37 OF 43

DEPT OF BLDGS 121185680 Job Number
ES382220587 Scan Code

ENERGY RECOVERY AIR CONDITIONING UNITS – (DX COOLING) – (UNITED METAL PRODUCTS AS STANDARD)

DESIGNATION	SERVICE	LOCATION	TOTAL AIR QUANTITY (CFM)	OUTSIDE AIR QUANTITY (CFM)	FILTER: SPECIFICATION TYPE	FILTER: MINIMUM % EFFICIENCY (PRE/FINAL)	FILTER: AIR FRICTION (IN. OF WTR.) INTIAL	FILTER: AIR FRICTION (IN. OF WTR.) REPLACE	FILTER: TOTAL FACE AREA (SQ. FT.)	DX COOLING COIL AIR SIDE: ENT. TEMP. DRY BULB (DEGREES F)	ENT. TEMP. WET BULB (DEGREES F)	LVG. TEMP. DRY BULB (DEGREES F)	LVG. TEMP. WET BULB (DEGREES F)	MAXIMUM AIR FRICTION (IN. OF WATER)	TOTAL COOLING CAPACITY (MBH)	SENSIBLE COOLING CAPACITY (MBH)	FACE AREA (SQ. FT.)	FACE VELOCITY (FPM)	SERIES SURFACE (FPI) AND ROWS	HEAT RECOVERY WHEEL: WARMER SECTION (SUMMER) AIR QUANTITY (CFM)	WARMER (SUMMER) ENT. AIR TEMPERATURE (DEGREES F)	WARMER (SUMMER) LVG. AIR TEMPERATURE (DEGREES F)	COLDER SECTION (SUMMER) AIR QUANTITY (CFM)	COLDER (SUMMER) ENT. AIR TEMPERATURE	COLDER (SUMMER) LVG. AIR TEMPERATURE	WARMER SECTION (WINTER) AIR QUANTITY (CFM)	WARMER (WINTER) ENT. AIR TEMPERATURE	WARMER (WINTER) LVG. AIR TEMPERATURE	COLDER SECTION (WINTER) AIR QUANTITY (CFM)	COLDER (WINTER) ENT. AIR TEMPERATURE	COLDER (WINTER) LVG. AIR TEMPERATURE	FAN: TOTAL STATIC PRESSURE (IN. OF WATER) SUPPLY/EXHAUST	STATIC PRESSURE EXT. OF CASING (IN. OF WATER) SUPPLY/EXHAUST	MAX. FAN SPEED (RPM) SUPPLY/EXHAUST	QUANTITY SUPPLY/EXHAUST	TYPE	MOTOR BHP SUPPLY/EXHAUST	MINIMUM MOTOR HP SUPPLY/EXHAUST	MOTOR QUANTITY SUPPLY/EXHAUST	MOTOR RPM SUPPLY/EXHAUST	VOLTS/PHASE	CONDENSER: WATER FLOW RATE (GPM)	ENT. WATER TEMPERATURE (DEGREES F)	LVG. WATER TEMPERATURE (DEGREES)	WATER P.D. (FT. OF WATER)	WORKING PRESSURE (PSIG)	VIBRATION ISOLATION: SPECIFICATION TYPE	STATIC DEFLECTION (INCHES)	MODEL NUMBER	EER	REFRIGERANT TYPE	VARIABLE FREQUENCY DRIVE	EMERGENCY POWER	UNIT ELECTRICAL: FLA	MCA	MFS	REMARKS
AC-25-2	RESIDENTIAL VENTILATION	25TH FLOOR MER	9,000	9,000	–	MERV 8/MERV 13	–	–	–	87.6	71	51.1	50.5	0.47	547.2	345.1	–	432	11/4	9,000	95.0/75.0	87.0/70.6	4,050	75.0/62.6	92.7/73.4	4,050	70.0/52.9	5.6/5.6	9,000	0.0/0.0	26.3/16.2	–/–	1.50/1.50	–/–	1/1	–	–/–	10.0/5.0	1/1	–/–	460/3	94	87.0	102.0	7.7	–	B	2	–	13.0	410A	YES	NO	100	105	175	–
AC-47-1	RESIDENTIAL VENTILATION	47TH FLOOR MER	6,160	6,160	–	MERV 8/MERV 13	–	–	–	86.3	70.3	53.2	51.8	0.26	340.5	215.1	–	362.4	8/4	6,160	95.0/75.0	86.3/70.4	3,150	75.0/62.6	92.0/72.7	3,150	70.0/52.9	9.0/9.0	6,160	0.0/0.0	31.2/27.9	–/–	1.50/1.50	–/–	1/1	–	–/–	7.5/5.0	1/1	–/–	460/3	59	87.0	102.0	10.2	–	B	2	–	14.8	410A	YES	NO	76.8	83.5	100	–

ROOF TOP AIR CONDITIONING UNITS – (DX COOLING) – (YORK AS STANDARD)

DESIGNATION	SERVICE	LOCATION	TOTAL AIR QUANTITY (CFM)	OUTSIDE AIR QUANTITY (CFM)	FILTER: SPECIFICATION TYPE	FILTER: MINIMUM % EFFICIENCY (PRE/FINAL)	FILTER: AIR FRICTION (IN. OF WTR.) INTIAL	FILTER: AIR FRICTION REPLACE	FILTER: TOTAL FACE AREA (SQ. FT.)	DX COOLING COIL RATED AT 95 DEG F DB/75 DEG F WB (AMBIENT) AIR SIDE: ENT. TEMP. DRY BULB (DEGREES F)	ENT. TEMP. WET BULB (DEGREES F)	LVG. TEMP. DRY BULB (DEGREES F)	LVG. TEMP. WET BULB (DEGREES F)	MAXIMUM AIR FRICTION (IN. OF WATER)	TOTAL COOLING CAPACITY (MBH)	SENSIBLE COOLING CAPACITY (MBH)	FACE AREA (SQ. FT.)	FACE VELOCITY (FPM)	SERIES SURFACE (FPI) AND ROWS	FAN: TOTAL STATIC PRESSURE (IN. OF WATER) SUPPLY/EXHAUST	STATIC PRESSURE EXT. OF CASING (IN. OF WATER) SUPPLY/EXHAUST	MAX. FAN SPEED (RPM) SUPPLY/EXHAUST	QUANTITY SUPPLY/EXHAUST	TYPE	MOTOR BHP SUPPLY/EXHAUST	MINIMUM MOTOR HP SUPPLY/EXHAUST	MOTOR QUANTITY SUPPLY/EXHAUST	MOTOR RPM	VOLTS/PHASE	VIBRATION ISOLATION: SPECIFICATION TYPE	STATIC DEFLECTION (INCHES)	MODEL NUMBER	EER	REFRIGERANT TYPE	VARIABLE FREQUENCY DRIVE	EMERGENCY POWER	UNIT ELECTRICAL: MCA	MOP	REMARKS
RTU-R-1	EMR	BULKHEAD EMR	925	–	–	MERV 8	–	–	–	80.0	67.0	57.0	55.1	–	32.8	23.0	–	–	–	–/–	0.6/–	–/–	1/–	–	–/–	0.50/–	1/–	–	208/1	B	2	D6EQ030A06Y	12.0	410A	NO	NO	21.9	30	–

COOLING TOWERS (BALTIMORE AIR COIL AS STD)

DESIGNATION	LOCATION	TYPE	TOTAL FLOW RATE (GPM)	ENT. WATER TEMPERATURE (DEGREES F)	LVG. WATER TEMPERATURE (DEGREES F)	AMBIENT AIR TEMP (DEGREES F. W.B.)	GPM PER CELL	NUMBER OF CELLS	FAN MOTOR DATA: NUMBER OF FAN MOTORS	HP PER FAN MOTOR	RPM	VOLTS/PHASE	MODEL NUMBER	OPERATING WEIGHT W/O STEEL SUPPORT	BASIN HEATER NO. / KW	VARIABLE FREQUENCY DRIVE	VIBRATION ISOLATION: SPECIFICATION TYPE	STATIC DEFLECTION (INCHES)	REMARKS	DRAWING NO.
CT-1	MAIN ROOF	INDUCED DRAFT	530	100	85	78	530	–	1	10	–	208/3	XES3E-8518-05K	15,050	2 / 9	YES	B	4	–	–
CT-2	MAIN ROOF	INDUCED DRAFT	530	100	85	78	530	–	1	10	–	208/3	XES3E-8518-05K	15,050	2 / 9	YES	B	4	–	–

NOTES:

1. PROVIDE WHISPER QUIET FAN WITH COWL EXTENSION.
2. PROVIDE LADDER TO COOLING TOWER HOT BASIN WITH SAFETY GATE AND SAFETY CAGE. PROVIDE EIGHT FOOT LADDER EXTENSION TO ROOF WITH THE FINAL LADDER LENGTH TO BE COORDINATED IN THE FIELD.
3. PROVIDE GALVANIZED STEEL PERIMETER HANDRAILS.
4. PROVIDE LADDER TO COOLING TOWER COLD BASIN WITH ACCESS DOOR PLATFORM AND SAFETY GATE. PROVIDE EIGHT FOOT LADDER EXTENSION TO ROOF WITH THE FINAL LADDER LENGTH TO BE COORDINATED IN THE FIELD.
5. PROVIDE GALVANIZED STEEL INTERNAL WALKWAY.

SUPPLY RETURN AND EXHAUST AIR FANS (GREENHECK AS STANDARD)

DESIGNATION	SERVICE	LOCATION	CFM	EXTERNAL STATIC PRESSURE (INCHES OF WATER)	MAX FAN SPEED (RPM)	OUTLET VELOCITY (FPM)	FAN TYPE	WHEEL DIAMETER (INCHES)	CLASS	DISCHARGE DIRECTION	MOTOR: MOTOR BHP	MOTOR HP/[W]	MOTOR RPM	VOLTS/PHASE	MODEL	VIBRATION ISOLATION: SPECIFICATION TYPE	STATIC DEFLECTION (INCHES)	VARIABLE FREQUENCY DRIVE	EMERGENCY POWER	REMARKS	DRAWING NO.
SF-1-1	MECHANICAL VENTILATION	1ST FLOOR	840	1.25	2,692	857	INLINE	–	–	–	0.59	3/4	1725	460/3	BSQ-90	C	1	Y	N	–	–
EF-1-1	MECHANICAL EXHAUST	1ST FLOOR	630	1.00	2,692	643	INLINE	–	–	–	0.35	0.5	1725	460/3	BSQ-90	C	1	Y	N	–	–
SF-3-1	MECHANICAL ROOM VENTILATION	3RD FLOOR	2,710	2.00	2,154	1,000	INLINE	–	–	–	1.84	2.0	1725	460/3	BSQ-140	C	1	Y	N	2	–
EF-3-1	MECHANICAL ROOM EXHAUST	3RD FLOOR	935	1.50	2,692	954	INLINE	–	–	–	0.78	1.0	1725	460/3	BSQ-90	C	1	Y	N	–	–
EF-3-2	FITNESS ROOM EXHAUST	3RD FLOOR	5,375	2.00	1,606	641	INLINE	–	–	–	3.37	5.0	1725	460/3	BSQ-240HP	C	1	Y	N	–	–
EF-3-3	MECHANICAL ROOM EXHAUST	3RD FLOOR	1,590	2.00	2,491	924	INLINE	–	–	–	1.13	1.5	1725	460/3	BSQ-120	C	1	Y	N	–	–
OAF-3-1	CORRIDOR/AMENITY VENTILATION	3RD FLOOR	6,860	1.00	1,266	910	INLINE	–	–	–	2.25	3.0	1725	460/3	BSQ-240	C	1	Y	N	–	–
RF-3-1	AMENITY RETURN	3RD FLOOR	6,455	2.00	1,226	769	INLINE	–	–	–	3.75	5.0	1725	460/3	BSQ-240	C	1	Y	N	–	–
SF-25-1	MECHANICAL ROOM VENTILATION	25TH FLOOR	2,960	2.00	2,154	1,092	INLINE	–	–	–	2.08	2.0	1725	460/3	BSQ-140	C	1	Y	N	–	–
KX-25-1	RESIDENTIAL KITCHEN HOODS	25TH FLOOR	2,500	2.00	2,154	923	INLINE	–	–	–	1.67	2.0	1725	460/3	BSQ-140	C	1	Y	N	–	–
RF-25-1	AMENITY RETURN	25TH FLOOR	2,500	2.00	2,154	923	INLINE	–	–	–	1.67	2.0	1725	460/3	BSQ-140	C	1	Y	N	–	–
RF-25-2	POOL RETURN	25TH FLOOR	2,500	2.00	2,154	923	INLINE	–	–	–	1.67	2.0	1725	460/3	BSQ-140	C	1	Y	N	–	–
EF-25-1	MECHANICAL ROOM EXHAUST	25TH FLOOR	2,960	2.00	2,154	1,092	INLINE	–	–	–	2.08	2.0	1725	460/3	BSQ-140	C	1	Y	N	–	–
DX-25-1	RESIDENTIAL CLOTHES DRYERS	25TH FLOOR	1,915	2.00	2,491	1,113	INLINE	–	–	–	1.45	1.5	1725	460/3	BSQ-120	C	1	Y	N	–	–
OAF-25-1	CORRIDOR VENTILATION	25TH FLOOR	1,845	2.00	2,491	1,073	INLINE	–	–	–	1.37	1.5	1725	460/3	BSQ-120	C	1	Y	N	–	–
OAF-25-2	AMENITY VENTILATION	25TH FLOOR	665	1.00	2,646	679	INLINE	–	–	–	0.5	1.0	1725	460/3	BSQ-80	C	1	Y	N	–	–
SF-47-1	LL MECHANICAL ROOM VENTILATION	47TH FLOOR	5,515	1.50	1,376	1,031	INLINE	–	–	–	3.06	3.0	1725	460/3	BSQ-200	C	1	Y	N	–	–
SF-47-2	UL MECHANICAL ROOM VENTILATION	47TH FLOOR	1,770	2.00	2,491	1,029	INLINE	–	–	–	1.30	1.5	1725	460/3	BSQ-120	C	1	Y	N	–	–
EF-47-1	LL MECHANICAL ROOM EXHAUST	47TH FLOOR	2,165	1.50	2,491	1,259	INLINE	–	–	–	1.47	1.50	1725	460/3	BSQ-120	C	1	Y	N	–	–
EF-47-2	UL MECHANICAL ROOM EXHAUST	47TH FLOOR	1,770	1.50	2,491	1,029	INLINE	–	–	–	1.05	1.50	1725	460/3	BSQ-120	C	1	Y	N	–	–
OAF-47-1	CORRIDOR VENTILATION	47TH FLOOR	1,380	1.00	2,557	1,053	INLINE	–	–	–	0.66	0.75	1725	460/3	BSQ-100	C	1	Y	N	–	–
DX-47-1	RESIDENTIAL CLOTHES DRYERS	47TH FLOOR	780	2.00	2,692	796	INLINE	–	–	–	0.82	1.00	1725	460/3	BSQ-90	C	1	Y	N	–	–
KX-47-1	RESIDENTIAL KITCHEN HOODS	47TH FLOOR	1,000	2.00	2,771	457	INLINE	–	–	–	0.79	1.00	1725	460/3	BSQ-130HP	C	1	Y	N	–	–
TX-R-1	PENTHOUSE TOILET EXHAUST	ROOF	400	1.00	2,901	513	UTILITY BLOWER	–	–	–	0.22	0.50	1725	460/3	SWB-107	B	2	Y	N	–	–
KX-R-1	PENTHOUSE KITCHEN HOODS	ROOF	1,200	1.00	2,666	1,538	UTILITY BLOWER	–	–	–	0.45	0.50	1725	460/3	SWB-110	B	2	Y	N	–	–
DX-R-1	PENTHOUSE CLOTHES DRYERS	ROOF	260	1.00	3,001	334	UTILITY BLOWER	–	–	–	0.18	0.25	1725	460/3	SWB-106	B	2	Y	N	–	–

NOTES:
1. PROVIDE DISCONNECT SWITCH.
2. FAN MOTOR TO BE EXPLOSION PROOF.

HOT WATER BOILER (AERCO AS STD)

DESIGNATION	SERVICE	LOCATION	BOILER H.P.	GROSS OUTPUT (MBH)	NET OUTPUT (MBH) MINIMUM	TOTAL HEATING SURFACE (FIRESIDE) (SQ. FT.)	FURNACE VOLUME (CU. FT.)	PASS ARANGEMENT	MAX OPERATING PRESSURE (PSIG)	RELIEF VALVE SET POINT (PSIG)	MINIMUN EFFICIENCY AT RATED LOAD (%)	HOT WATER DATA: FLOW RATE (GPM)	ENT. TEMP (DEGREES F)	LVG. TEMP. (DEGREES F)	PRESS DROP (FT. OF WATER)	GAS BURNER DATA: GAS TYPE	GAS HEAT CONTERN (BTU/CF)	FIRING AT RATED LOAD (CFH)	GAS INLET PRESSURE (IN. W.C.)	DRAFT BLOWER DATA: AIR QUALITY (CFM)	FLUE OUTLET SIZE (IN.)	MOTOR HP	VOLTS/PHASE	FULL LOAD AMPS	MODEL NUMBER	OPERATING WEIGHT (LBS)	VIBRATION ISOLATION: SPECIFICATION TYPE	STATIC DEFLECTION (INCHES)	EFFICIENCY PERCENTAGE	UL NUMBER	REMARKS	DRAWING NO.
B-47-1	HOT WATER	LOWER LEVEL	60	2000	–	–	–	–	–	–	–	130	130	160	–	–	–	–	–	–	–	–	120/1	15	BMK2.0LN GWB	–	B	1.0	87	MH 15883	–	–
B-47-2	HOT WATER	LOWER LEVEL	60	2000	–	–	–	–	–	–	–	130	130	160	–	–	–	–	–	–	–	–	120/1	15	BMK2.0LN GWB	–	B	1.0	87	MH 15883	–	–
B-47-3	HOT WATER	LOWER LEVEL	60	2000	–	–	–	–	–	–	–	130	130	160	–	–	–	–	–	–	–	–	120/1	15	BMK2.0LN GWB	–	B	1.0	87	MH 15883	–	–
B-47-4	HOT WATER	LOWER LEVEL	60	2000	–	–	–	–	–	–	–	130	130	160	–	–	–	–	–	–	–	–	120/1	15	BMK2.0LN GWB	–	B	1.0	87	MH 15883	–	–

NOTES:

1. ALL SERVICE WATER HEATING EQUIPMENT IS PROVIDED WITH TEMPERATURE CONTROLS THAT ALLOW A SETPOINT OF 100°F FOR EQUIPMENT SERVING DWELLING UNTIS AND 90°F FOR EQUIPMENT SERVING OTHER OCCUPANCIES PER SECTION 504.3 OF THE NYCECC.
2. HEAT TRAPS ARE PROVIDED ON THE SUPPLY AND DISCHARGE PIPING ASSOCIATED WITH EQUIPMENT FOR NONCIRCULATING SYSTEMS PER SECTION 504.4 OF THE NYCECC.

PLATE AND FRAME HEAT EXCHANGER

DESIGNATION	SERVICE	LOCATION	COLD WATER SIDE: FLOW RATE (GPM)	INLET TEMP. (DEGREES F)	OUTLET TEMP. (DEGREES F)	LOAD (MBH)	MAX. P.D. (FT. OF WATER)	MAX. WORKING PRESSURE (PSIG)	SURFACE AREA (SQ. FT.)	FOULING FACTOR	WARM WATER SIDE: FLOW RATE (GPM)	INLET TEMP. (DEGREES F)	OUTLET TEMP. (DEGREES F)	LOAD (MBH)	MAX. P.D. (FT. OF WATER)	MAX. WORKING PRESSURE (PSIG)	SURFACE AREA (SQ. FT.)	FOULING FACTOR	PLATE TYPE/SIZE (MM)	DIMENSIONS OVERALL FRAME SIZE (INCHES): HEIGHT	LENGTH	WIDTH	OPERATING WEIGHT (LBS.)	VIBRATION ISOLATION: SPECIFICATION TYPE	STATIC DEFLECTION (INCHES)	MODEL NUMBER	MANUFACTURER	REMARKS
PFHX-3-1	DOMESTIC HOT WATER ENERGY RECOVERY	3RD FLOOR	20	40	85	455	20.5	150	–	–	20	104	58	455	19.78	150	–	–	304/0.4	31	16	7	170	B	1.0	AQ1L-FG	ALFA LAVAL	–
PFHX-3-2	DOMESTIC HOT WATER ENERGY RECOVERY	3RD FLOOR	20	40	85	455	20.5	150	–	–	20	104	58	455	19.78	150	–	–	304/0.4	31	16	7	170	B	1.0	AQ1L-FG	ALFA LAVAL	STAND-BY
PFHX-25-1	SECONDARY CONDENSER WATER	25TH FLOOR	300	87	101.9	2228	23.0	150	–	–	300	104	89	2228	23.1	150	–	–	304/0.4	75.7	56.9	18.9	2,270	B	1.0	AQ4L-FG	ALFA LAVAL	–
PFHX-25-2	SECONDARY CONDENSER WATER	25TH FLOOR	300	87	101.9	2228	23.0	150	–	–	300	104	89	2228	23.1	150	–	–	304/0.4	75.7	56.9	18.9	2,270	B	1.0	AQ4L-FG	ALFA LAVAL	STAND-BY
PFHX-25-3	DOMESTIC HOT WATER ENERGY RECOVERY	25TH FLOOR	20	40	85	455	20.0	150	–	–	20	102	56.4	455	19.25	150	–	–	304/0.4	31	16	7	170	B	1.0	AQ1L-FG	ALFA LAVAL	–
PFHX-25-4	DOMESTIC HOT WATER ENERGY RECOVERY	25TH FLOOR	20	40	85	455	20.0	150	–	–	20	102	56.4	455	19.25	150	–	–	304/0.4	31	16	7	170	B	1.0	AQ1L-FG	ALFA LAVAL	STAND-BY
PFHX-47-1	PRIMARY CONDENSER WATER	47TH FLOOR	820	85	100	6094	23.0	150	–	–	820	102	87	6094	22.8	150	–	–	304/0.4	78	104.1	18.9	4,283	B	1.0	AQ4L-FG	ALFA LAVAL	–
PFHX-47-2	PRIMARY CONDENSER WATER	47TH FLOOR	820	85	100	6094	23.0	150	–	–	820	102	87	6094	22.8	150	–	–	304/0.4	78	104.1	18.9	4,283	B	1.0	AQ4L-FG	ALFA LAVAL	–
PFHX-47-3	DOMESTIC HOT WATER ENERGY RECOVERY	47TH FLOOR	20	40	85	455	20.0	150	–	–	20	102	56.4	455	19.25	150	–	–	304/0.4	31	16	7	170	B	1.0	AQ1L-FG	ALFA LAVAL	–
PFHX-47-4	DOMESTIC HOT WATER ENERGY RECOVERY	47TH FLOOR	20	40	85	455	20.0	150	–	–	20	102	56.4	455	19.25	150	–	–	304/0.4	31	16	7	170	B	1.0	AQ1L-FG	ALFA LAVAL	STAND-BY

PUMPS (ARMSTRONG AS STD)

DESIGNATION	SERVICE	LOCATION	FLOW RATE (GPM)	TOTAL PUMP HEAD (FT. OF WATER)	CASING PRESSURE (PSIG)	MINIMUM PUMP EFFICIENCY (%)	MOTOR DATA: BRAKE HP	MINIMUM MOTOR HP	RPM	VOLTS/PHASE	MODEL NUMBER	OPERATING WEIGHT	PUMP TYPE	VARIABLE FREQUENCY DRIVE	VIBRATION ISOLATION: SPECIFICATION TYPE	STATIC DEFLECTION (INCHES)	REMARKS	DRAWING NO.
PCWP-47-1	PRIMARY CONDENSER WATER	47TH FLOOR	1,250	100	150	–	–	50	1750	460/3	SERIES 4300 5x5x13H	–	END SUCTION	Y	A, B-2	2	–	–
PCWP-47-2	PRIMARY CONDENSER WATER	47TH FLOOR	1,250	100	150	–	–	50	1750	460/3	SERIES 4300 5x5x13H	–	END SUCTION	Y	A, B-2	2	STAND-BY	–
SCWP-47-1	SECONDARY CONDENSER WATER -HIGH ZONE	47TH FLOOR	1,250	100	150	–	–	50	1750	460/3	SERIES 4300 5x5x13H	–	END SUCTION	Y	A, B-2	2	–	–
SCWP-47-2	SECONDARY CONDENSER WATER -HIGH ZONE	47TH FLOOR	1,250	100	150	–	–	50	1750	460/3	SERIES 4300 5x5x13H	–	END SUCTION	Y	A, B-2	2	STAND-BY	–
SCWP-25-1	SECONDARY CONDENSER WATER -LOW ZONE	25TH FLOOR	350	100	150	–	–	20	1750	460/3	SERIES 4300 3x3x13	–	END SUCTION	Y	A, B-2	2	–	–
SCWP-25-1	SECONDARY CONDENSER WATER -LOW ZONE	25TH FLOOR	350	100	150	–	–	20	1750	460/3	SERIES 4300 3x3x13	–	END SUCTION	Y	A, B-2	2	STAND-BY	–
HWP-47-1	HOT WATER	47TH FLOOR	530	100	150	–	–	15	1750	208/3	–	–	END SUCTION	Y	A, B-2	2	–	–
HWP-47-2	HOT WATER	47TH FLOOR	530	100	150	–	–	15	1750	208/3	–	–	END SUCTION	Y	A, B-2	2	STAND-BY	–

NOTES:
1. PROVIDE DISCONNECT SWITCH.

VRF BC CONTROLLER (MITSUBISHI AS STD)

CONTROLLER DESIGNATION	LOCATION	MODEL NUMBER	NO. OF PORTS	REMARKS
BCC-5-1	6TH FLOOR	CMB-P1016NU-GA	16	–
BCC-5-2	9TH FLOOR	CMB-P1013NU-GA	13	–
BCC-5-3	11TH FLOOR	CMB-P1013NU-GA	13	–
BCC-5-4	14TH FLOOR	CMB-P1016NU-GA	16	–
BCC-25-1	16TH FLOOR	CMB-P1016NU-GA	16	–
BCC-25-2	20TH FLOOR	CMB-P1016NU-GA	16	–
BCC-25-3	23RD FLOOR	CMB-P1016NU-GA	16	–
BCC-25-4	28TH FLOOR	CMB-P1013NU-GA	13	–
BCC-25-5	31ST FLOOR	CMB-P1013NU-GA	13	–
BCC-47-1	34TH FLOOR	CMB-P1013NU-GA	13	–
BCC-47-2	37TH FLOOR	CMB-P1013NU-GA	13	–
BCC-47-3	40TH FLOOR	CMB-P1013NU-GA	13	–
BCC-47-4	43RD FLOOR	CMB-P1013NU-GA	13	–
BCC-47-5	46TH FLOOR	CMB-P1010NU-GA	10	–
BCC-47-6	48TH FLOOR	CMB-P108NU-GA	8	–
BCC-47-7	50TH FLOOR	CMB-P108NU-GA	8	–

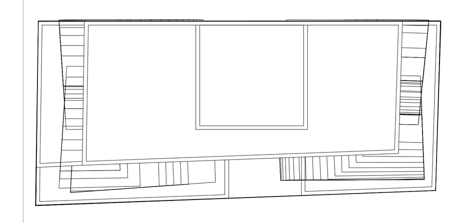
NOTES:

1. PROVIDE DIAMONDBACK BV-FF SERIES UNIBODY DESIGN BALL VALVES. ONE VALVE SHALL BE PROVIDED PER BC CONTROLLER PORT.

NYCECC MECHANICAL NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.
2. ALL BUILDING HEATING AND COOLING LOADS HAVE BEEN PERFORMED IN ACCORDANCE WITH ASHRAE/ACCA 183 LOAD CALCULATION STANDARD.
3. EQUIPMENT CONTROLS REQUIREMENTS HAS BEEN INCORPORATED IN THE CONTROLS SHEETS OF THE BASE MECHANICAL FILING. ALL CONTROLS ARE IN COMPLIANCE WITH SECTION 503.2.4 OF THE NYCECC.
4. MOTORIZED SHUTOFF DAMPERS ARE PROVIDED ON ALL OUTDOOR AIR SUPPLY AND EXHAUST DUCTS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEM SPACES SERVED ARE NOT IN USE PER SECTION 503.2.4.4 OF THE NYCECC. SEE THE BASE MECHANICAL FILING PLANS FOR LOCATIONS.
5. ALL SUPPLY AND RETURN DUCTS ARE PROVIDED WITH A MINIMUM OF R-5 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES AND WITH A MINIMUM OF R-8 INSULATION WHEN LOCATED OUTSIDE THE BUILDING PER SECTION 503.2.7 OF THE NYCECC. ALL REQUIREMENTS SHALL MEET SECTION 503.2.7 OF THE NYCECC.
6. ALL PIPING IS PROVIDED WITH INSULATION PER SECTION 503.2.8 OF THE NYCECC.
7. ALL SERVICE WATER HEATING EQUIPMENT IS PROVIDED WITH TEMPERATURE CONTROLS THAT ALLOW A SETPOINT OF 100°F FOR EQUIPMENT SERVING DWELLING UNTIS AND 90°F FOR EQUIPMENT SERVING OTHER OCCUPANCIES PER SECTION 504.3 OF THE NYCECC.
8. SERVICE WATER PIPING INSULATION IS IN COMPLIANCE WITH SECTION 504.5 OF THE NYCECC. ALL SERVICE HOT WATER TANKS, PIPING AND RELATED EQUIPMENT IS PROVIDED WITH A MINIMUM OF 1 INCH OF INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/HxFT2xF.
9. THE POOL IS PROVIDED WITH ENERGY CONSERVING MEASURES IN ACCORDANCE WITH SECTIONS 504.7.1 THROUGH 504.7.3 OF THE NYCECC.
10. UPON COMPLETION OF WORK, CONTRACTOR SHALL PROVIDE OWNERSHIP AND BUILDING MANAGEMENT WITH COPIES OF ALL MANUALS, CUT-SHEETS, SPECIFICATION PAGES, SHOP DRAWINGS E.T.C., THAT WILL BE REQUIRED BY BUILDING MANAGEMENT TO ENSURE THE SAFE AND EFFICIENT OPERATION OF ALL MECHANICAL EQUIPMENT. EQUIPMENT MUST BE MAINTAINED IN GOOD WORKING CONDITION TO ENSURE CONTINUED COMPLIANCE WITH NYCECC.

NOTES



KEY PLAN

No.	Date	Revision
	05/12/15	ISSUED FOR NYC DOB

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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
STATE OF NEW YORK · FRANK MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER
Damian Titus · APPROVED · Date: 09/17/2015 · NYC Development Hub

DWG TITLE
HVAC SCHEDULE SHEET #2

SEAL & SIGNATURE:
DATE: May 12, 2015
PROJECT #: N13.10690.00
SCALE: NO SCALE
M-701.00
DWG NO.
CAD FILE:
38 OF 43

DEPT OF BLDGS 121185860 Job Number
E303143478P Scan Code

BUILDING MANAGEMENT AND CONTROL SYSTEM RISER DIAGRAM

NOTE-1 THIS DIAGRAM IS INTENDED TO SHOW THE RELATIVE ROUTING OF THE PRIMARY NETWORK TO THE DDCPs. THE ACTUAL NETWORK RISER (INCLUDING ALL SECONDARY BACNET MSTP DEVICES) TO BE COORDINATED AND DESIGNED BY THE BMCS CONTRACTOR.

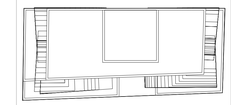
LEGEND

SYMBOL	DESCRIPTION
	PRIMARY AIR MOVER. REFER TO EQUIPMENT SCHEDULES FOR FAN TYPE (INLINE, CENTRIFUGAL, ETC.)
	PRIMARY AIR MOVER WITH AIR FLOW MEASUREMENT REQUIREMENT. REFER TO EQUIPMENT SCHEDULES FOR FAN TYPE (INLINE, CENTRIFUGAL, ETC.) FLOW SENSOR MAY BE INLET-BELL TYPE (SHOWN) OR DUCT MOUNTED TYPE.
	UNIT MOUNTED OR DUCT MOUNTED COIL. MODIFIERS ARE PHC – PREHEAT COIL, CC = COOLING COIL, HC = HEATING COIL, RHC = REHEAT COIL
CONTROL STATION MAGNETIC XX	SINGLE SPEED STARTER. MODIFIERS (IF PRESENT) ARE 2S = 2 SPEED 3S – 3 SPEED
CONTROL STATION VFD	VARIABLE FREQUENCY DRIVE
XXXX	OPPOSED BLADE DAMPER WITH ACTUATOR. MODIFIERS ARE NO = NORMALLY OPEN, NC = NORMALLY CLOSED, NOHC = NORMALLY OPEN HELD CLOSED, NCHO = NORMALLY CLOSED HELD OPEN
XXXX	PARALLEL BLADE DAMPER WITH ACTUATOR. MODIFIERS ARE NO = NORMALLY OPEN, NC = NORMALLY CLOSED, NOHC = NORMALLY OPEN HELD CLOSED, NCHO = NORMALLY CLOSED HELD OPEN
	HUMIDIFIER – REFER TO SPECIFICATIONS AND SCHEDULES FOR TYPE AND ACCESSORIES
	DUCT MOUNTED AIR FLOW SENSOR
FM	ULTRASONIC FLOW METER WITH TRANSDUCERS
BTU	ULTRASONIC BTU METER WITH TRANSDUCERS AND MATCHED TEMPERATURE SENSORS
	DAMPER BLADE ACTUATED END SWITCH (NOT ACTUATOR LIMIT SWITCH)
	TEMPERATURE SENSOR – DUCT MOUNTED HAS BULB OR AVERAGING ELEMENT, PIPE MOUNTED SENSORS PROVIDED WITH SS WELLS, SPACE MOUNTED REFER TO SPECIFICATIONS
H	HUMIDITY SENSOR – IF SPACE MOUNTED OR DUCT MOUNTED REFER TO SPECIFICATIONS
H HL	HUMIDITY HIGH LIMIT. MOUNT HUMIDISTAT 10 FEET DOWNSTREAM OF HUMIDIFIER TO TRIP HUMIDIFIER IF ITS SETTING IS EXCEEDED. SETTING IS 95% UNLESS OTHERWISE NOTED
SP	STATIC PRESSURE SENSOR – TYPICALLY MOUNTED 2/3 DOWN ASSOCIATED DUCT
CO2	CARBON DIOXIDE SENSOR
CO	CARBON MONOXIDE SENSOR
R	REFRIGERANT LEAK DETECTOR
	FREEZE PROTECTION LOW LIMIT (FREEZESTAT) MANUALLY RESET TYPE
	DIFFERENTIAL PRESSURE SWITCH
	HIGH STATIC PRESSURE LIMIT SWITCH
	HARD WIRED INTERLOCK WITH ASSOCIATED FAN
XX	2-WAY CONTROL VALVE – REFER TO SPECIFICATIONS FOR TYPE. MODIFIERS ARE NC = NORMALLY CLOSED, NO = NORMALLY OPEN
XX	3-WAY CONTROL VALVE – REFER TO SPECIFICATIONS FOR TYPE. PLACEMENT IN DIAGRAMS ASSUMES BOTTOM PORT TO BE NORMALLY OPEN
	BUTTERFLY VALVE – REFER TO SPECIFICATIONS FOR TYPE MODIFIER SARE NO= NORMALLY OPEN, NC = NORMALLY CLOSED
AI	ANALOG INPUT (TO BMCS)
AO	ANALOG OUTPUT (FROM BMCS)
BI	BINARY INPUT (TO BMCS)
BO	BINARY OUTPUT (FROM BMCS)
XXX	HIGH LEVEL COMMUNICATIONS PROTOCOL MODIFIERS ARE BAC = BACNET, MOD = MODBUS, 485 = RS485, 232 = RS232

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

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DOB BSCAN:

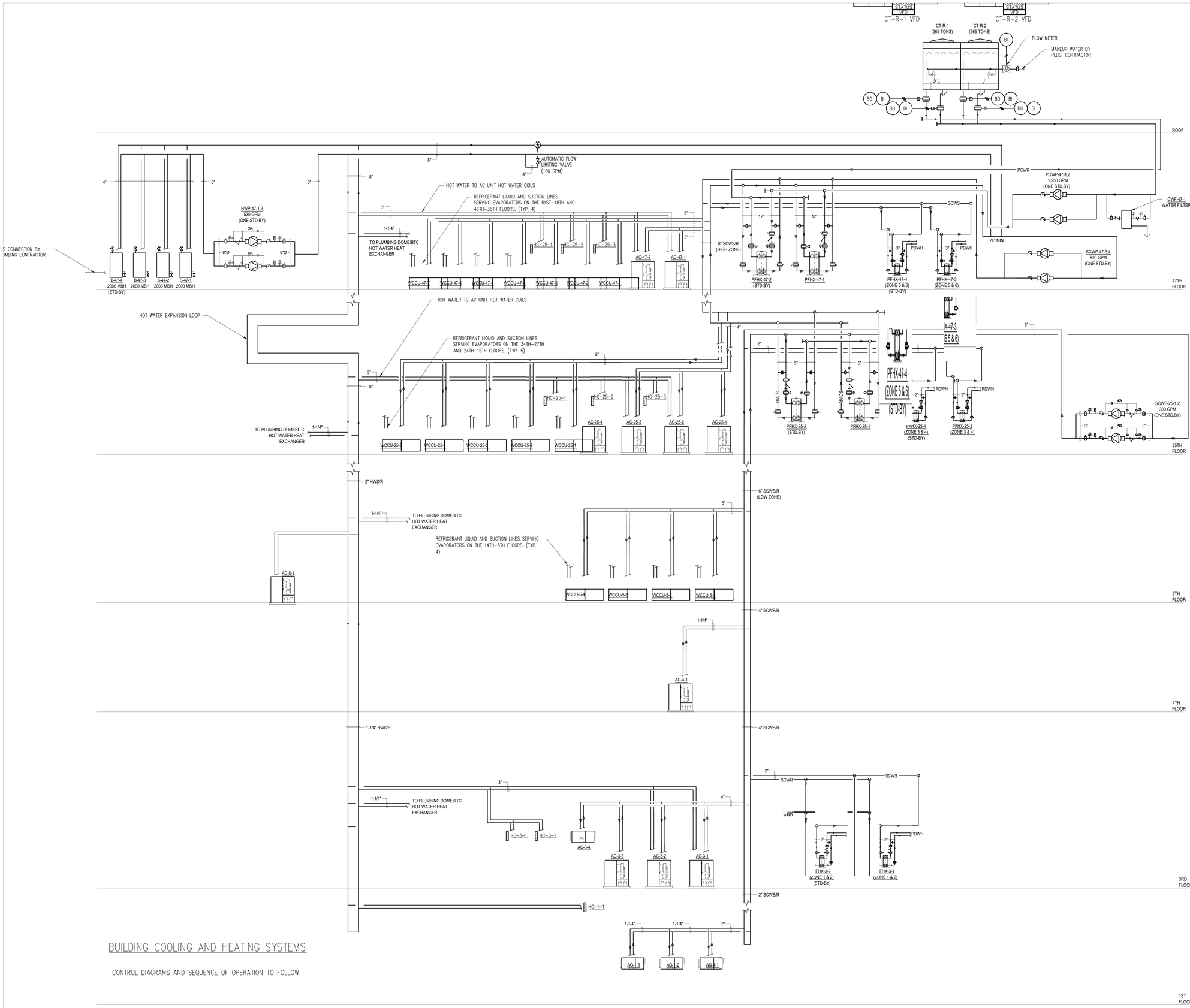
DOB STAMPS & SIGNATURES:

DWG TITLE

MECHANICAL CONTROLS SHEET #1

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-800.00
CAD FILE:	39 OF 43



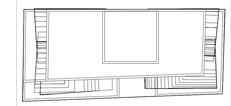
BUILDING COOLING AND HEATING SYSTEMS

CONTROL DIAGRAMS AND SEQUENCE OF OPERATION TO FOLLOW

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

MECHANICAL CONTROLS SHEET #2

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-801.00
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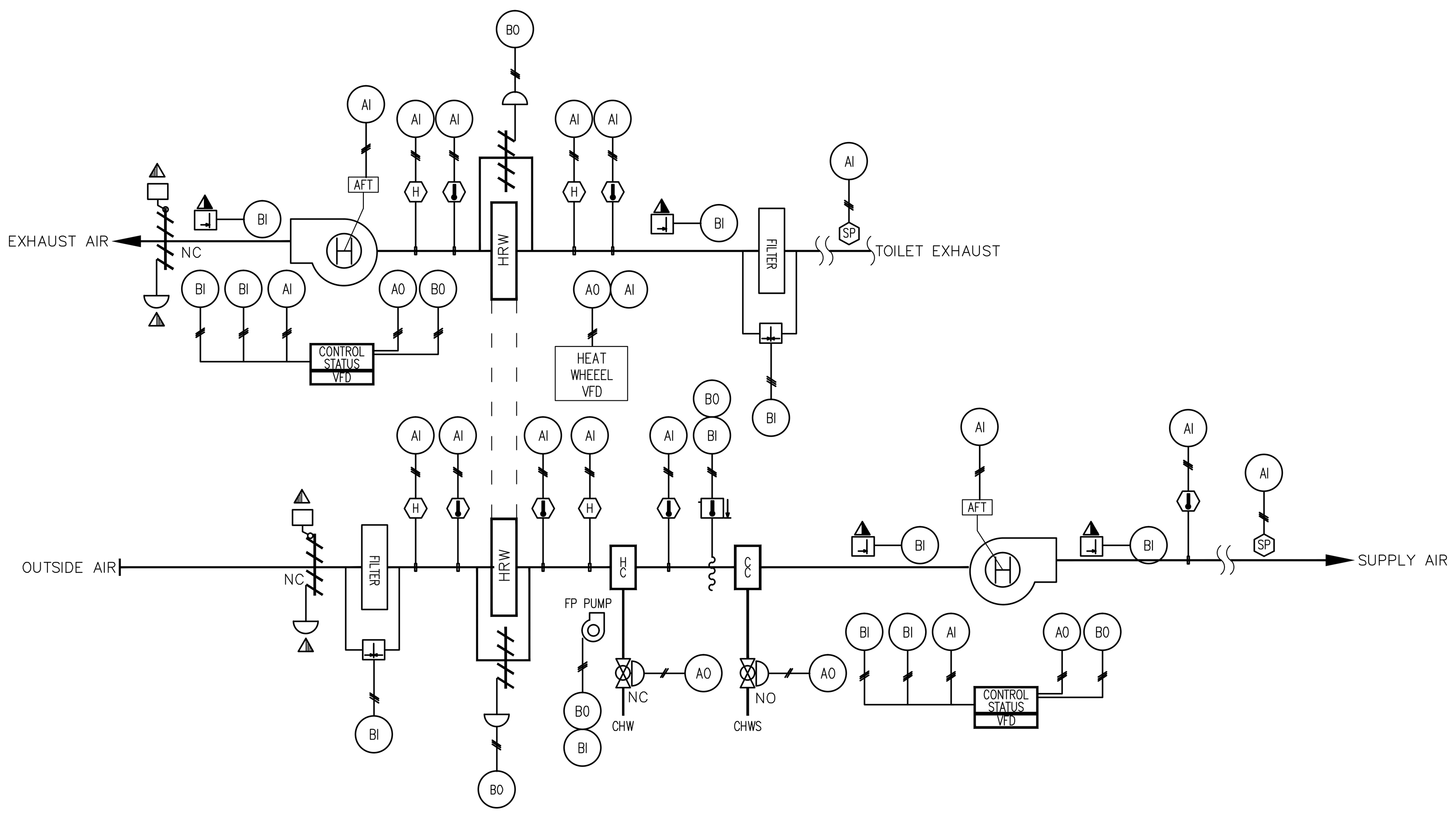


RESIDENTIAL MAKE UP AIR SYSTEMS

1. GENERAL

a. THE SYSTEMS RECOVER HEAT OR COOLING FROM THE TOILET EXHAUST, AND PARTIALLY CONDITION THE CONDO SUPPLY AIR. THIS SEQUENCE IS TYPICAL OF THE FOLLOWING SYSTEMS:

(1) AC-47-1
(2) AC-25-2

b. EACH UNIT HAS A SUPPLY SECTION TAKING IN 100% OUTSIDE AIR AND AN EXHAUST SECTION THAT EXHAUSTS THE TOILET RISERS. THE SUPPLY SECTION CONSISTS OF A 2-POSITION O/A DAMPER, FILTER, HEATING COIL WITH FREEZE PROTECTION PUMP, HEAT WHEEL, COOLING COIL, AND A VARIABLE VOLUME SUPPLY FAN. THE EXHAUST SECTION CONSISTS OF AN INTAKE FILTER, THE HEAT WHEEL, A VARIABLE VOLUME EXHAUST FAN, AND A 2-POSITION EXHAUST DAMPER.

2. SYSTEM OFF

a. WHEN THE SYSTEM IS OFF, THE OUTSIDE AIR DAMPER IS CLOSED, THE HEAT WHEEL IS STOPPED, THE HEATING COIL IS UNDER CONTROL OF ITS DISCHARGE TEMPERATURE SENSOR MAINTAINING A 50 DEGREE PLENUM TEMPERATURE WHENEVER THE OUTSIDE AIR IS BELOW 40 DEGREES, THE COOLING COIL CONTROL VALVE IS CLOSED AND THE SUPPLY FAN IS OFF, THE EXHAUST FAN IS OFF AND THE SPILL AIR DAMPER IS CLOSED.

3. SYSTEM START

a. THE SYSTEMS NORMALLY OPERATE 24/7. UPON STARTUP, THE OUTSIDE AIR DAMPER AND EXHAUST AIR DAMPERS OPEN AND PROVE. WHEN THE DAMPERS PROVE OPEN, THE SUPPLY AND EXHAUST FANS SHALL START AND SLOWLY RAMP UP TO SETPOINT.

4. SYSTEM RUN

a. A STATIC PRESSURE SENSOR IN THE SUPPLY RISER SHALL, THROUGH THE BMCS VARY THE SPEED OF THE SUPPLY FAN AS REQUIRED TO MAINTAIN 2 INCHES W.C. STATIC PRESSURE. A STATIC PRESSURE SENSOR IN THE EXHAUST RISER SHALL, THROUGH THE BMCS VARY THE SPEED OF THE EXHAUST FAN AS REQUIRED TO MAINTAIN 2 INCHES W.C. STATIC PRESSURE.
b. A TEMPERATURE SENSOR LOCATED IN THE HEATING COIL DISCHARGE SHALL THROUGH THE BMCS MODULATE THE NORMALLY OPEN HEATING COIL CONTROL VALVE AS REQUIRED TO MAINTAIN ITS LOW LIMIT SETPOINT.
c. A TEMPERATURE SENSOR LOCATED IN THE FAN DISCHARGE SHALL THROUGH THE BMCS MODULATE THE HEATING COIL CONTROL VALVE IN SEQUENCE WITH THE COOLING COIL CONTROL VALVE, WITHOUT OVERLAP AS REQUIRED TO MAINTAIN ITS SETPOINT.
d. THE BMCS SHALL MONITOR THE EXHAUST AIR TEMPERATURE BEFORE AND AFTER THE HEAT WHEEL. WHEN THE EXHAUST AIR TEMPERATURE BEFORE THE HEAT WHEEL IS WITHIN +OR- 5 DEGREES OF THE OUTSIDE AIR TEMPERATURE, THE HEAT WHEEL SHALL BE OFF, AND THE WHEEL BYPASS DAMPERS SHALL BE OPEN. IF THE EXHAUST AIR TEMPERATURE BEFORE THE HEAT WHEEL IS GREATER THAN 5 DEGREES ABOVE THE OUTSIDE AIR TEMPERATURE, THE HEAT WHEEL SHALL BE ON AND ACT AS THE FIRST STAGE OF HEAT. IF THE EXHAUST AIR TEMPERATURE BEFORE THE HEAT WHEEL IS MORE THAN 5 DEGREES BELOW THE OUTSIDE AIR TEMPERATURE, THE HEAT WHEEL SHALL BE ON AND ACT AS THE FIRST STAGE OF COOLING.

5. SYSTEM STOP

a. WHEN THE SYSTEM IS CALLED TO STOP, THE SYSTEM SHALL REVERT TO THE OFF STATE AS DESCRIBED ABOVE.

6. SAFETIES

a. A FREEZESTAT WITH ITS ELEMENT SERPENTINED ACROSS THE INLET FACE OF THE COOLING COIL WILL STOP THE SUPPLY AND RETURN FANS, OPEN THE HEATING COIL CONTROL VALVE 100%%%, START THE FREEZE PROTECTION PUMP, AND ACTIVATE A CRITICAL ALARM AT THE BMCS. THE FREEZESTAT SHALL BE THE AUTOMATICALLY TYPE THAT AFTER HAVING TRIPPED, WILL ENERGIZE A MECHANICALLY HELD RELAY THAT WILL REQUIRE THE BMCS OPERATOR TO RESET AFTER THE CAUSE OF THE TRIP HAS BEEN DETERMINED AND REMEDIATION HAS BEEN COMPLETED.
b. A SMOKE DETECTOR LOCATED IN THE SUPPLY FAN DISCHARGE AND A SECOND SMOKE DETECTOR LOCATED IN THE RETURN AIR SHALL STOP THE SUPPLY FAN AND RETURN FAN THROUGH THE FIRE ALARM SYSTEM IF THE PRODUCTS OF COMBUSTION ARE SENSED.
c. HIGH STATIC PRESSURE SENSORS LOCATED ON THE INLET OF THE EXHAUST FAN AND DISCHARGE OF THE SUPPLY FAN SHALL STOP THE SUPPLY FAN AND EXHAUST FAN, AND SOUND AN ALARM AT THE BMCS IF THE EXHAUST FAN SUCTION PRESSURE OR SUPPLY FAN DISCHARGE PRESSURE EXCEEDS THE SETTING OF THE RESPECTIVE SENSOR. PRESSURE SENSORS SHALL BE HARD-WIRED WITH INPUTS TO THE VFDS WITH AUXILIARY INPUTS TO THE BMCS.
d. A DIFFERENTIAL PRESSURE SWITCH WITH INDICATOR GAUGE INSTALLED ACROSS EACH FILTER SHALL INDICATE WHENEVER THE FILTER IS OBSTRUCTED AND INITIATE A NON-CRITICAL ALARM AT THE BMCS.

7. INPUT/OUTPUT SUMMARY

a. ANALOG INPUTS:

OUTSIDE AIR TEMPERATURE
HEAT WHEEL UPSTREAM TEMPERATURE
HEAT WHEEL UPSTREAM HUMIDITY
HEAT WHEEL DOWNSTREAM TEMPERATURE
HEAT WHEEL DOWNSTREAM HUMIDITY
OUTSIDE AIR HUMIDITY
HEATING COIL DISCHARGE AIR TEMPERATURE
HEAT WHEEL STATUS (RPM)
SUPPLY FAN CFM
SUPPLY FAN STATUS (SPEED)
SUPPLY FAN DISCHARGE TEMPERATURE
SUPPLY AIR STATIC PRESSURE
EXHAUST FAN STATIC PRESSURE
EXHAUST AIR TEMPERATURE UPSTREAM OF THE HEAT WHEEL
EXHAUST AIR HUMIDITY UPSTREAM OF THE HEAT WHEEL
EXHAUST AIR TEMPERATURE DOWNSTREAM OF THE HEAT WHEEL
EXHAUST AIR HUMIDITY DOWNSTREAM OF THE HEAT WHEEL
EXHAUST FAN STATUS (SPEED)
EXHAUST AIR CFM

b. ANALOG OUTPUTS:

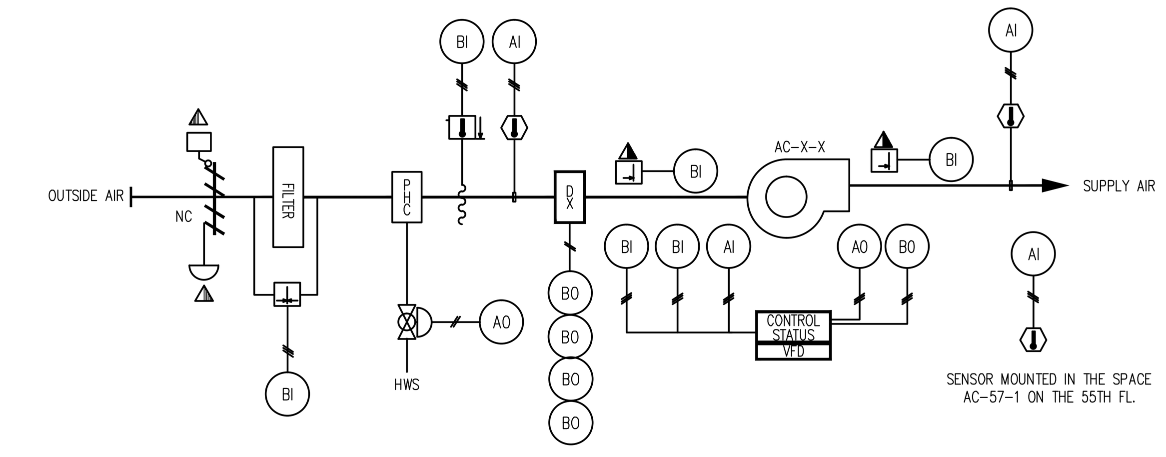
HEATING COIL CONTROL VALVE
COOLING COIL CONTROL VALVE.
HEAT WHEEL SPEED CONTROL
SUPPLY FAN VFD SPEED CONTROL
EXHAUST FAN VFD SPEED CONTROL

c. BINARY INPUTS:

SUPPLY AIR FILTER DIRTY ALARM
FREEZE PROTECTION PUMP STATUS
FREEZESTAT ALARM (EACH IF MORE THAN ONE REQUIRED)
HIGH STATIC PRESSURE SWITCH - SUPPLY FAN
SUPPLY FAN VFD COMMON FAULT ALARM
SUPPLY FAN VFD IN BYPASS
EXHAUST AIR FILTER DIRTY ALARM
HIGH SUCTION PRESSURE SWITCH EXHAUST FAN
EXHAUST FAN VFD COMMON FAULT ALARM
EXHAUST FAN VFD IN BYPASS
FREEZESTAT RESET

d. BINARY OUTPUTS:

FREEZE PROTECTION PUMP START/STOP
SUPPLY FAN START/STOP
RETURN FAN START/STOP



CONSTANT VOLUME SYSTEMS
TYPICAL FOR AC-3-2, AC-3-4, AND AC-3-5

C. CONSTANT VOLUME AIR HANDLING UNITS

1. GENERAL

a. THIS SEQUENCE OF OPERATION IS TYPICAL FOR THE FOLLOWING AIR CONDITIONING UNITS;

(1) AC-3-3

(2) AC-25-3

(3) AC-47-2

b. THESE SYSTEMS ARE 100% OUTSIDE AIR UNITS, AND CONSIST OF A TWO POSITION OUTSIDE AIR DAMPER, FILTERS, HOT WATER HEATING COIL, CHILLED WATER COOLING COIL, AND A CONSTANT VOLUME SUPPLY FAN. THE SYSTEMS NORMALLY OPERATE 24/7.

c. AIR CONDITIONING UNITS AHU-24-1, AHU-24-3, AND AHU-57-1 ALSO HAVE FREEZE PROTECTION PUMPS.

2. SYSTEM OFF

a. WHEN THE SYSTEM IS OFF, THE OUTSIDE AIR DAMPER WILL BE CLOSED, THE HEATING COIL CONTROL VALVE WILL BE UNDER CONTROL OF ITS DISCHARGE TEMPERATURE CONTROL LOOP TO MAINTAIN A 50 DEGREE PLENUM TEMPERATURE WHENEVER THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES, THE COOLING COIL CONTROL VALVE WILL BE CLOSED AND THE SUPPLY fan shall be off.

b. ALL SAFETIES SHALL BE FULLY OPERATIONAL WHEN THE SYSTEM IS OFF.

3. SYSTEM START

a. THE SUPPLY FAN SHALL BE STARTED MANUALLY AT THE STARTER AND/OR AUTOMATICALLY AND OPTIMALLY FROM THE BMCS. WHEN THE SUPPLY FAN IS CALLED TO START, THE OUTSIDE AIR DAMPER SHALL OPEN AND PROVE OPEN VIA DAMPER BLADE ACTUATED SWITCH. WHEN THE OUTSIDE AIR DAMPER PROVES OPEN, THE SUPPLY FAN SHALL START AND THE SYSTEM SHALL come under control.

4. SYSTEM RUN

a. A TEMPERATURE SENSOR LOCATED IN THE HEATING COIL DISCHARGE SHALL THROUGH THE BMCS MODULATE THE NORMALLY OPEN HEATING COIL CONTROL VALVE AS REQUIRED TO maintain its low limit setpoint.

b. A TEMPERATURE SENSOR LOCATED IN THE SUPPLY FAN DISCHARGE SHALL THROUGH BMCS MODULATE THE COOLING COIL CONTROL VALVE AND HEATING COIL CONTROL VALVE, IN SEQUENCE WITHOUT OVERLAP AS REQUIRED TO MAINTAIN ITS SETPOINT. DURING THE HEATING SEASON, SUPPLY AIR TEMPERATURE SETPOINT SHALL BE 68 DEGREES. DURING THE COOLING SEASON, SUPPLY AIR TEMPERATURE SETPOINT SHALL BE 55 DEGREES. FOR AC-3-4, AHU-24-1, AND AHU-57-1 SUPPLY AIR TEMPERATURE SETPOINT SHALL BE RESET BY A SPACE MOUNTED SENSOR LOCATED ON THE FLOOR THAT IS 2 FLOORS AWAY FROM THE UNIT.

5. SYSTEM STOP

a. WHEN THE SYSTEM IS CALLED TO STOP, THE SYSTEM SHALL REVERT TO THE OFF STATE AS DESCRIBED ABOVE.

6. SAFETIES

a. A FREEZESTAT WITH ITS ELEMENT SERPENTINED ACROSS THE INLET FACE OF THE COOLING COIL WILL STOP THE SUPPLY AND RETURN FANS, OPEN THE HEATING COIL CONTROL VALVE 100%, START THE FREEZE PROTECTION PUMP AND ACTIVATE A CRITICAL ALARM AT THE BMCS. THE FREEZESTAT SHALL BE THE AUTOMATICALLY TYPE THAT AFTER HAVING TRIPPED, WILL ENERGIZE A MECHANICALLY HELD RELAY THAT WILL REQUIRE THE BMCS OPERATOR TO RESET AFTER THE CAUSE OF THE TRIP HAS BEEN DETERMINED AND REMEDIATION HAS BEEN COMPLETED.

b. A SMOKE DETECTOR LOCATED IN THE SUPPLY FAN DISCHARGE AND A SECOND SMOKE DETECTOR LOCATED IN THE RETURN AIR SHALL STOP THE SUPPLY AND RETURN FANS THROUGH THE FIRE ALARM SYSTEM IF THE PRODUCTS OF COMBUSTION ARE SENSED.

c. A DIFFERENTIAL PRESSURE SWITCH WITH INDICATOR GAUGE INSTALLED ACROSS THE FILTER SHALL INDICATE WHENEVER THE FILTER IS OBSTRUCTED AND INITIATE A NON-CRITICAL ALARM AT THE BMCS.

d. HIGH STATIC PRESSURE SENSORS LOCATED ON THE INLET AND DISCHARGE OF THE SUPPLY FAN WILL SHUT DOWN THE SYSTEM IF THE SUCTION STATIC PRESSURE OR THE DISCHARGE STATIC PRESSURE EXCEEDS THEIR SETPOINTS. WHEN THE STATIC PRESSURE SWITCHES ACTIVATE, AN ALARM WILL BE SOUNDED AT THE BMCS.

7. INPUT/OUTPUT SUMMARY

a. ANALOG INPUTS:

OUTSIDE AIR TEMPERATURE (GLOBAL POINT)
OUTSIDE AIR HUMIDITY (GLOBAL POINT)
HEATING COIL DISCHARGE AIR TEMPERATURE
SUPPLY FAN STATUS
SUPPLY FAN DISCHARGE TEMPERATURE
SPACE TEMPERATURE (AC-3-3, AC-25-3 AND AC-47-2)

b. ANALOG OUTPUTS
HEATING COIL CONTROL VALVE
COOLING COIL CONTROL VALVE

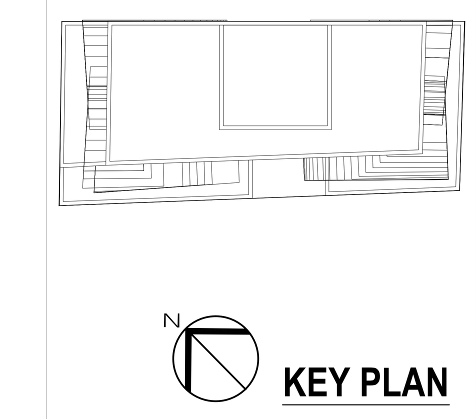
c. BINARY INPUTS
FILTER DIRTY ALARM
FREEZESTAT ALARM (CUMULATIVE IF MORE THAN ONE REQUIRED)
HIGH SUCTION PRESSURE SWITCH - SUPPLY FAN
HIGH STATIC PRESSURE SWITCH - SUPPLY FAN

d. BINARY OUTPUTS
SUPPLY FAN START/STOP
FREEZE PROTECTION PUMP START/STOP

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



KEY PLAN

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	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

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one seaport
161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
MECHANICAL CONTROLS SHEET #3

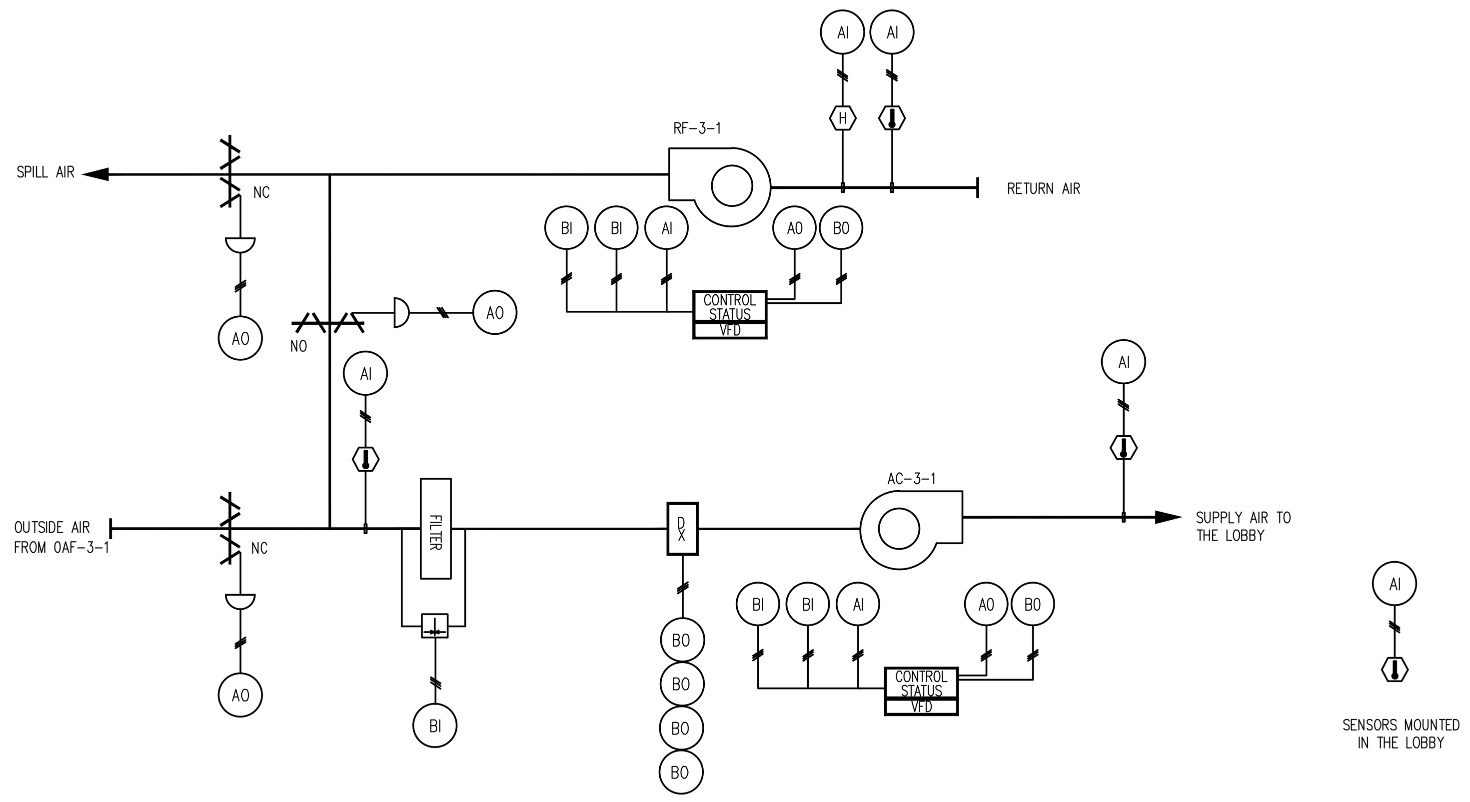
SEAL & SIGNATURE:

DATE: October 10, 2014
PROJECT #: N13.10690.00
SCALE: NO SCALE

M-802.00
DWG NO.

CAD FILE:
41 OF 43

DEPT OF BLDGS 121185680 Job Number
ES205199683 Scan Code



RESIDENTIAL AMENITIES

1. GENERAL

a. THIS SYSTEM CONSISTS OF AC-3-2 AND INTERLOCKED FAN RF-3-2 AND PROVIDES HEATING AND AIR CONDITIONING TO THE LOBBY THE UNIT CONSISTS OF A MIXING BOX, MODULATING OUTSIDE AIR, RETURN AIR AND SPILL AIR DAMPERS, FILTERS, STEAM HEATING COIL, CHILLED WATER COOLING COIL, CONSTANT VOLUME SUPPLY FAN AND VARIABLE VOLUME RETURN FAN.

2. SYSTEM OFF

a. WHEN THE SYSTEM IS OFF, THE OUTSIDE AIR DAMPER WILL BE CLOSED, THE RETURN AIR DAMPER WILL BE OPEN AND THE SPILL AIR DAMPER WILL BE CLOSED. THE HEATING COIL CONTROL VALVE WILL BE UNDER CONTROL OF ITS DISCHARGE TEMPERATURE CONTROL LOOP TO MAINTAIN A 50 DEGREE PLENUM TEMPERATURE WHENEVER THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES. THE COOLING COIL CONTROL VALVE WILL BE CLOSED. THE SUPPLY FAN AND INTERLOCKED RETURN FAN SHALL BE OFF.
b. ALL SAFETIES SHALL BE FULLY OPERATIONAL WHEN THE SYSTEM IS OFF.

3. SYSTEM START

a. THE SUPPLY FAN SHALL BE STARTED MANUALLY AT THE STARTER AND/OR AUTOMATICALLY AND OPTIMALLY FROM THE BMCS. THIS SYSTEM OPERATES 24/7. WHEN THE SUPPLY FAN IS STARTED ITS INTERLOCKED RETURN FAN SHALL ALSO START AND THE SYSTEM SHALL COME UNDER CONTROL AND THE OUTSIDE AIR DAMPER SHALL OPEN TO THE MINIMUM POSITION. THE RETURN FAN SHALL RAMP UP TO MINIMUM SPEED AND HOLD FOR ONE MINUTE.

4. SYSTEM RUN

a. A TEMPERATURE SENSOR LOCATED IN THE MIXED AIR SHALL THROUGH THE BMCS MODULATE THE VARIABLE OUTSIDE AIR, RETURN AIR AND SPILL AIR DAMPERS AS REQUIRED TO MAINTAIN ITS SETPOINT, INITIALLY 55 DEGREES (ADJUSTABLE). THE MIXED AIR CONTROL LOOP SHALL BE SUBJECT ENTHALPY OVERCALL.
b. A TEMPERATURE SENSOR LOCATED IN THE HEATING COIL DISCHARGE SHALL THROUGH THE BMCS MODULATE THE NORMALLY OPEN HEATING COIL CONTROL VALVE AS REQUIRED TO MAINTAIN ITS LOW LIMIT SETPOINT.
c. A TEMPERATURE SENSOR LOCATED IN THE LOBBY SHALL THROUGH BMCS MODULATE THE COOLING COIL CONTROL VALVE AND HEATING COIL CONTROL VALVE, IN SEQUENCE WITHOUT OVERLAP AS REQUIRED TO MAINTAIN ITS SETPOINT. WHEN THE OUTDOOR AIR ENTHALPY IS LOWER THAN THE RETURN AIR ENTHALPY, THE BMCS SHALL RESET THE MIXED AIR TEMPERATURE CONTROL LOOP TO UTILIZE OUTSIDE AIR AS THE FIRST STAGE OF COOLING.
d. A PRESSURE SENSOR MEASURING THE DIFFERENTIAL PRESSURE BETWEEN THE OUTSIDE AND THE LOBBY WILL MODULATE THE SPEED OF THE RETURN FAN AS REQUIRED TO MAINTAIN THE LOBBY PRESSURE 0.05 IN. WC. ABOVE THE OUTSIDE PRESSURE REFERENCE.

5. SYSTEM STOP

a. WHEN THE SYSTEM IS CALLED TO STOP, THE SYSTEM SHALL REVERT TO THE "OFF" STATE AS DESCRIBED ABOVE.

6. SMOKE CONTROL

a. SMOKE CONTROL SHALL BE INITIATED BY THE FIRE ALARM SYSTEM (FAS).
b. COORDINATE ALL REQUIREMENTS WITH THE FAS VENDOR. WHEN THE SYSTEM IS PLACED IN SMOKE MODE, THE NORMALLY CLOSED HELD PEN RETURN AIR MODULATING SMOKE DAMPER WILL CLOSE AND THE NORMALLY OPEN HELD CLOSED SPILL AIR DAMPER WILL OPEN. THE FAS SHALL THEN START THE RETURN FAN FOR SMOKE RELIEF AND THE SUPPLY FAN FOR MAKE UP AIR AFTER ALL FSD'S HAVE PROVEN OPEN.

7. SAFETIES

a. A FREEZESTAT WITH ITS ELEMENT SERPENTINED ACROSS THE INLET FACE OF THE COOLING COIL WILL STOP THE SUPPLY AND RETURN FANS, OPEN THE HEATING COIL CONTROL VALVE 100%, AND ACTIVATE A CRITICAL ALARM AT THE BMCS. THE FREEZESTAT SHALL BE THE MANUALLY RESET TYPE.
b. A SMOKE DETECTOR LOCATED IN THE SUPPLY FAN DISCHARGE AND A SECOND SMOKE DETECTOR LOCATED IN THE RETURN AIR SHALL STOP THE SUPPLY AND RETURN FANS THROUGH THE FIRE ALARM SYSTEM IF THE PRODUCTS OF COMBUSTION ARE SENSED.
c. A DIFFERENTIAL PRESSURE SWITCH WITH INDICATOR GAUGE INSTALLED ACROSS THE FILTER SHALL INDICATE WHENEVER THE FILTER IS OBSTRUCTED AND INITIATE A NON-CRITICAL ALARM AT THE BMCS.
d. HIGH STATIC PRESSURE SENSORS LOCATED ON THE INLET AND DISCHARGE OF THE SUPPLY AND RETURN FANS WILL SHUT DOWN THE SYSTEM IF THE SUCTION STATIC PRESSURE OR THE DISCHARGE STATIC PRESSURE EXCEEDS THEIR SETPOINTS. WHEN THE STATIC PRESSURE SWITCHES ACTIVATE, AN ALARM WILL BE SOUNDED AT THE BMCS.

8. INPUT/OUTPUT SUMMARY

a. ANALOG INPUTS

OUTSIDE AIR TEMPERATURE (GLOBAL POINT)
OUTSIDE AIR HUMIDITY (GLOBAL POINT)
MIXED AIR TEMPERATURE
HEATING COIL DISCHARGE AIR TEMPERATURE
SUPPLY FAN STATUS
SUPPLY FAN DISCHARGE TEMPERATURE
LOBBY TEMPERATURE
LOBBY VS. OUTSIDE STATIC PRESSURE
RETURN AIR HUMIDITY
RETURN AIR TEMPERATURE
RETURN FAN STATUS

b. ANALOG OUTPUTS

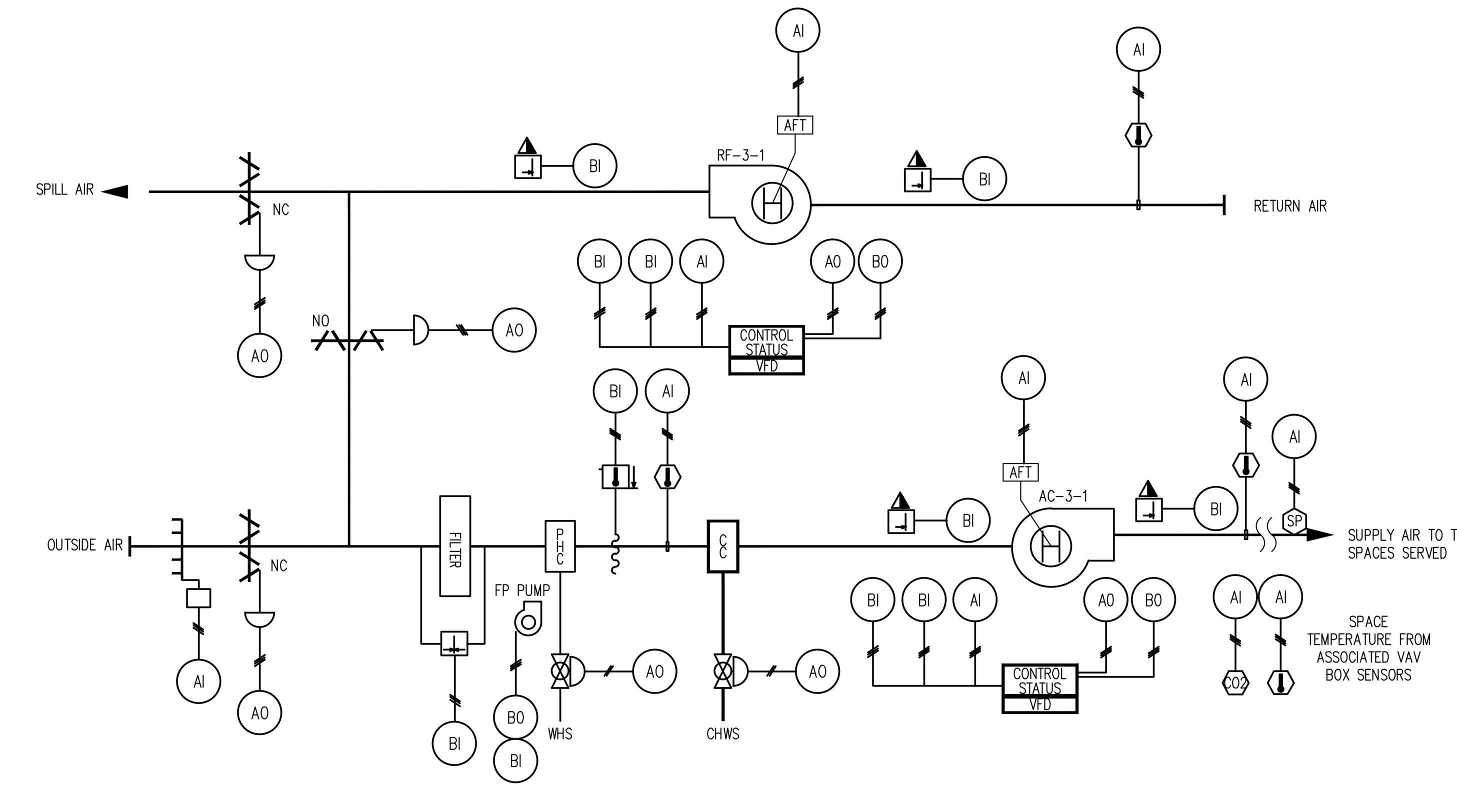
VARIABLE OUTSIDE AIR DAMPER
VARIABLE RETURN AIR DAMPER
VARIABLE SPILL AIR DAMPER
HEATING COIL CONTROL VALVE
COOLING COIL CONTROL VALVE
RETURN FAN SPEED CONTROL

c. BINARY INPUTS

FILTER DIRTY ALARM
FREEZESTAT ALARM (EACH IF MORE THAN ONE REQUIRED)
HIGH SUCTION PRESSURE SWITCH – SUPPLY FAN
HIGH STATIC PRESSURE SWITCH – SUPPLY FAN
HIGH SUCTION PRESSURE SWITCH – RETURN FAN
HIGH STATIC PRESSURE SWITCH – RETURN FAN
RETURN FAN VFD COMMON FAULT
RETURN FAN VFD IN BYPASS

d. BINARY OUTPUTS

SUPPLY FAN START/STOP
RETURN FAN START/STOP



AMENITY SPACE AIR CONDITIONING

VARIABLE VOLUME AIR HANDLING UNITS

1. GENERAL

a. THIS SEQUENCE OF OPERATION IS TYPICAL FOR THE FOLLOWING SYSTEMS:

(1) AC-3-1/RF-3-1

(2) AC-25-1/RF-25-1

b. THE SYSTEM CONSISTS OF A MODULATING OUTSIDE AIR, MODULATING RETURN AIR DAMPER, A MODULATING SPILL AIR DAMPER, A MIXING BOX, FILTERS, HOT WATER HEATING COIL, CHILLED WATER COOLING COIL, VARIABLE VOLUME SUPPLY FAN WITH INLET VANE AIR MEASURING STATION AND VARIABLE VOLUME RETURN FAN WITH INLET VANE AIR FLOW MEASURING STATION.

c. SPACE TEMPERATURE SENSORS SHALL BE CEILING MOUNTED INFRA-RED SENSING TYPE WHERE THE CEILINGS ARE VAULTED. ALL INTERIOR VAV BOXES SHALL UTILIZE THE INTERIOR SENSOR AS ITS TEMPERATURE REFERENCE AND THE EXTERIOR VAV BOXES SHALL UTILIZE THE EXTERIOR SENSOR AS ITS TEMPERATURE REFERENCE.

d. EACH SYSTEM SHALL EMPLOY SPACE MOUNTED CO2 SENSORS TO INCREASE VENTILATION RATES WHEN THE SPACES ARE CROWDED.

2. SYSTEM OFF

a. WHEN THE SYSTEM IS OFF, THE OUTSIDE AIR DAMPER WILL BE CLOSED, THE RETURN AIR DAMPER WILL BE OPEN AND THE SPILL AIR DAMPER WILL BE CLOSED. THE HEATING COIL CONTROL VALVE WILL BE UNDER CONTROL OF ITS DISCHARGE TEMPERATURE CONTROL LOOP TO MAINTAIN A PLENUM TEMPERATURE OF 50 DEGREES WHENEVER THE OUTSIDE AIR IS LESS THAN 40 DEGREES. THE COOLING COIL CONTROL VALVE WILL BE CLOSED. THE SUPPLY FAN AND INTERLOCKED RETURN FAN SHALL BE OFF.

b. ALL SAFETIES SHALL BE FULLY OPERATIONAL WHEN THE SYSTEM IS OFF.

3. SYSTEM START

a. THE SUPPLY FAN SHALL BE STARTED MANUALLY AT THE STARTER AND/OR AUTOMATICALLY AND OPTIMALLY FROM THE BMCS BASED UPON THE TIME OF DAY OR OPERATOR COMMAND

b. WHEN THE SUPPLY FAN IS CALLED TO START, THE OUTSIDE AIR DAMPER SHALL OPEN TO THE MINIMUM POSITION AND THE SUPPLY AND INTERLOCKED RETURN FAN WILL START. THE SUPPLY FAN AND RETURN FAN SHALL START AND SLOWLY RAMP UP TO MINIMUM SPEED AND HOLD FOR TWO MINUTES WHILE IT POLLS THE CONNECTED VAV BOXES. (SEE FAN SPEED control below.)

c. AFTER THE TWO MINUTE HOLD, IF NONE OF THE CO2 SENSORS ARE DETECTING HIGH CO2 LEVELS (GREATER THAN 800PPM), THE OUTSIDE AIR DAMPER WILL CLOSE AND THE UNIT WILL OPERATE IN 100% RECIRCULATION MODE. IF ANY CO2 SENSOR SENSES A CO2 LEVEL GREATER THAN 100PPM ABOVE THE OUTSIDE AIR AMBIENT, THE UNIT WILL BE PLACED IN DEMAND CONTROLLED VENTILATION MODE. WHEN THE SYSTEM IS PLACED IN THE DEMAND VENTILATION MODE, THE OUTSIDE AIR DAMPER SHALL MODULATE OPEN TO MAINTAIN A DIFFERENTIAL BETWEEN OUTSIDE AIR CO2 AND INSIDE CO2 IS 570PPM. WHEN ALL SENSORS ARE MEASURING CO2 LEVELS OF 800 PPM OR LESS, DEMAND CONTROLLED VENTILATION MODE WILL end.

4. SYSTEM RUN

a. DURING THE TWO MINUTE INITIAL STARTUP DELAY, (AND CONTINUOUSLY THEREAFTER) THE BMCS SHALL POLL EVERY VAV BOX POSITION SETPOINT ONCE POSITIONS HAVE BEEN DETERMINED, THE BMCS SHALL SLOWLY DECREASE THE FAN SPEED IN SMALL INCREMENTS UNTIL IT REACHES A SPEED THAT IS JUST HIGH ENOUGH TO SATISFY CALLING FOR 90% OF RATED FLOW. ONCE THIS POINT OF OPERATION IS DETERMINED, THE BMCS WILL INCREASE (DECREASE) FAN SPEED SLIGHTLY TO STABILIZE CONTROL. PROVIDE A STATIC PRESSURE SENSOR 2/3 DOWNSTREAM FOR SYSTEM REFERENCE.

b. A TEMPERATURE SENSOR LOCATED IN THE HEATING COIL DISCHARGE SHALL THROUGH THE BMCS MODULATE THE NORMALLY OPEN HEATING COIL CONTROL VALVE AS REQUIRED TO MAINTAIN ITS SETPOINT.

c. A TEMPERATURE SENSOR LOCATED IN THE FAN DISCHARGE SHALL THROUGH THE BMCS MODULATE THE HEATING COIL CONTROL VALVE IN SEQUENCE WITH THE COOLING COIL CONTROL VALVE, WITHOUT OVERLAP AS REQUIRED TO MAINTAIN ITS SETPOINT.

d. FLOW STATIONS LOCATED IN THE SUPPLY FAN INLET AND THE RETURN FAN INLET SHALL MEASURE THE AMOUNT OF AIR FLOW OF THEIR RESPECTIVE FANS AND THROUGH THE BMCS MODULATE THE RETURN FAN VARIABLE SPEED DRIVE TO MAINTAIN THE SYSTEM DIFFERENTIAL AT SETPOINT (INITIALLY 10%).

e. AN AIR FLOW STATION IN THE OUTSIDE AIR INTAKE WILL MEASURE THE AMOUNT OF OUTSIDE AIR BEING TAKEN IN BY THE UNIT. THIS SENSOR SHALL, THROUGH THE BMCS, OVERRIDE THE POSITION OF THE RETURN AIR DAMPER POSITION AS REQUIRED TO INSURE THE DESIGN MINIMUM OUTSIDE AIR IS BEING DRAWN INTO THE SYSTEM, WHEN THE SYSTEM IS IN ECONOMIZER OPERATION.

5. UNOCCUPIED MODE

a. WHEN THE SPACE IS UNOCCUPIED, THE TEMPERATURE OF THE SPACE SHALL BE ALLOWED TO DRIFT BETWEEN THE COOLING SETUP TEMPERATURE AND THE HEATING SET BACK TEMPERATURE. WHEN THE TEMPERATURE OF THE SPACE EXCEEDS THESE SETPOINTS, THE SYSTEM SHALL START, RUN IN 100% RECIRCULATION MODE, ON FULL HEAT OR FULL COOLING, TO BRING THE TEMPERATURE TO 72 DEGREES. WHEN THE SPACE REACHES THE 72 DEGREE SETPOINT, THE SYSTEM WILL STOP.

6. SYSTEM STOP

a. WHEN THE SYSTEM IS CALLED TO STOP, THE SYSTEM SHALL REVERT TO THE OFF STATE AS DESCRIBED ABOVE.

7. SAFETIES

a. A FREEZESTAT WITH ITS ELEMENT SERPENTINED ACROSS THE INLET FACE OF THE COOLING COIL WILL STOP THE SUPPLY AND RETURN FANS, OPEN THE HEATING COIL CONTROL VALVE 100%, START THE FREEZE PROTECTION PUMP, AND ACTIVATE A CRITICAL ALARM AT THE BMCS. THE FREEZESTAT SHALL BE THE AUTOMATICALLY TYPE THAT AFTER HAVING TRIPPED, WILL ENERGIZE A MECHANICALLY HELD RELAY THAT WILL REQUIRE THE BMCS OPERATOR TO RESET AFTER THE CAUSE OF THE TRIP HAS BEEN DETERMINED AND REMEDIATION HAS BEEN COMPLETED.

b. A SMOKE DETECTOR LOCATED IN THE SUPPLY FAN DISCHARGE AND A SECOND SMOKE DETECTOR LOCATED IN THE RETURN AIR SHALL STOP THE SUPPLY FAN AND RETURN FAN THROUGH THE FIRE ALARM SYSTEM IF THE PRODUCTS OF COMBUSTION ARE SENSED.

c. HIGH STATIC PRESSURE SENSORS LOCATED ON THE INLET AND DISCHARGE OF THE SUPPLY FAN AND RETURN FAN SHALL STOP THE SUPPLY FAN AND SOUND AN ALARM AT THE BMCS IF THE FAN SUCTION PRESSURE OR DISCHARGE PRESSURE EXCEEDS THE SETTING OF THE RESPECTIVE SENSOR. PRESSURE SENSORS SHALL BE HARD-WIRED TO VFDS, WITH AUXILIARY INPUTS TO THE BMCS.

d. A DIFFERENTIAL PRESSURE SWITCH WITH INDICATOR GAUGE INSTALLED ACROSS THE FILTER SHALL INDICATE WHENEVER THE FILTER IS OBSTRUCTED AND INITIATE A NON-CRITICAL ALARM AT THE BMCS.

8. INPUT/OUTPUT SUMMARY

a. ANALOG INPUTS:

OUTSIDE AIR TEMPERATURE (GLOBAL POINT)
OUTSIDE AIR HUMIDITY (GLOBAL POINT)
OUTSIDE AIR CFM
HEATING COIL DISCHARGE AIR TEMPERATURE
SUPPLY FAN STATUS (SPEED)
SUPPLY FAN DISCHARGE TEMPERATURE
SUPPLY AIR CFM
SUPPLY FAN STATIC PRESSURE
SPACE TEMPERATURE (FROM ASSOCIATED VAV BOXES)
SPACE CO2 SENSORS (REFER TO CONTRACT DRAWINGS FOR LOCATIONS)
RETURN AIR TEMPERATURE
RETURN FAN STATUS (SPEED)
RETURN AIR CFM

b. ANALOG OUTPUTS:

VARIABLE OUTSIDE AIR DAMPER
VARIABLE RETURN AIR DAMPER
VARIABLE SPILL AIR DAMPER
HEATING COIL CONTROL VALVE
COOLING COIL CONTROL VALVE
SUPPLY FAN VFD SPEED CONTROL
RETURN FAN VFD SPEED CONTROL

c. BINARY INPUTS:

FILTER DIRTY ALARM
FREEZESTAT ALARM (CUMULATIVELY IF MORE THAN ONE REQUIRED)
FREEZE PROTECTION PUMP STATUS
HIGH SUCTION PRESSURE SWITCH – SUPPLY FAN
HIGH STATIC PRESSURE SWITCH – SUPPLY FAN
SUPPLY FAN VFD COMMON FAULT ALARM
SUPPLY FAN VFD IN BYPASS
HIGH SUCTION PRESSURE SWITCH – RETURN FAN
HIGH STATIC PRESSURE SWITCH – RETURN FAN
RETURN FAN VFD COMMON FAULT ALARM
RETURN FAN VFD IN BYPASS

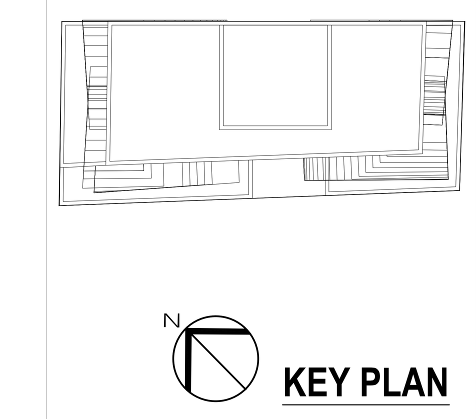
d. BINARY OUTPUTS:

SUPPLY FAN START/STOP
FREEZE PROTECTION PUMP (START/STOP)
RETURN FAN START/STOP

NYCECC NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.

NOTES



KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

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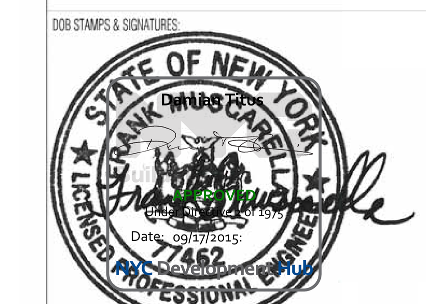
PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

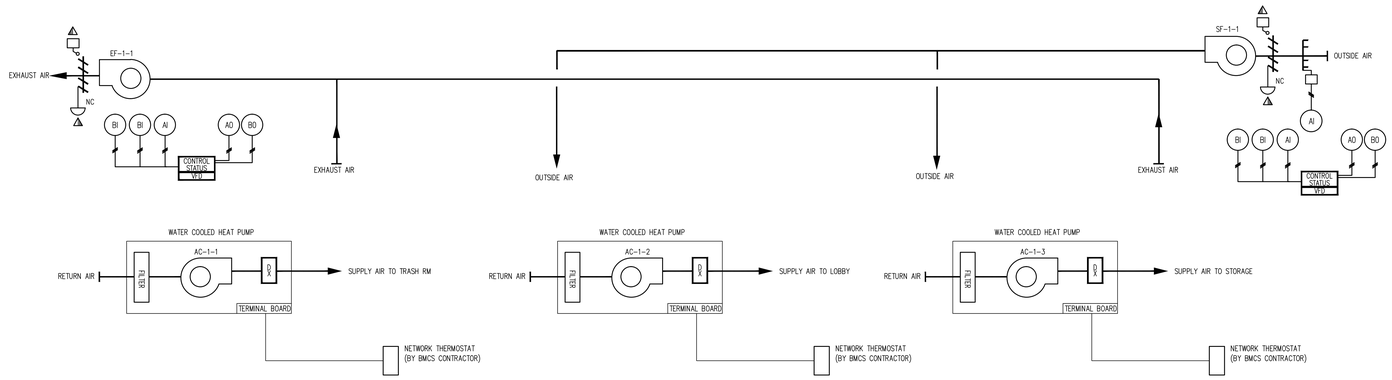
DOB STAMPS & SIGNATURES:



DWG TITLE
MECHANICAL CONTROLS SHEET #4

SEAL & SIGNATURE:

DATE: October 10, 2014
PROJECT #: N13.10690.00
SCALE: NO SCALE
M-803.00
DWG NO.
CAD FILE:



1ST FLOOR WATER COOLED HEAT PUMPS

1. GENERAL
   a. THIS SEQUENCE OF OPERATION IS TYPICAL FOR AC-1-1, AC-1-2, AND AC-1-3.
2. SYSTEM OPERATION
   a. HEATING MODE- UPON A DROP IN ROOM TEMPERATURE BELOW SETPOINT THE THERMOSTAT SHALL ENABLE THE HEAT PUMP AND CONTROL THE FAN AND COMPRESSOR STAGES TO PROVIDE HEAT TO MAINTAIN ROOM TEMPERATURE AT SETPOINT.
   b. COOLING MODE – UPON A RISE IN ROOM TEMPERATURE ABOVE THE SETPOINT, THE CONTROLLER SHALL ENABLE THE HEAT PUMP AND CONTROL THE FAN AND COMPRESSOR STAGES TO PROVIDE SPACE COOLING TO MAINTAIN ROOM TEMPERATURE AT SETPOINT.
3. INPUT/OUTPUT SUMMARY
   a. ANALOG INPUTS (AI)

      ROOM TEMPERATURE
      FAN STATUS

   b. ANALOG OUTPUTS (AO)

      SETPOINT ADJUST

   c. BINARY INPUTS (BI)

      HEATING STAGES (EACH)
      COOLING STAGES (EACH)
      DIRTY FILTER

   d. BINARY OUTPUTS (BO)

      START/STOP

SUPPLY AND EXHAUST FANS SF-1-1 AND EF-1-1

1. SYSTEM OPERATION
   a. THE SUPPLY AND EXHAUST FANS ARE STARTED AND STOPPED THROUGH THE BMCS BASED UPON THE TIME OF DAY OR OPERATOR COMMAND. THESE FANS TYPICALLY RUN 24/7 TO PROVIDE VENTILATION TO THE SPACES SERVED. THE BMCS SHALL OPEN THE SUPPLY FAN INTAKE DAMPER AND THE EXHAUST FAN DISCHARGE DAMPER. WHEN THE DAMPERS ARE OPEN100%, THE FANS SHALL START.
2. INPUT/OUTPUT SUMMARY
   a. ANALOG INPUTS

      OUTSIDE AIR CFM
      SUPPLY FAN STATUS
      EXHAUST FAN STATUS

   b. ANALOG OUTPUTS

      SUPPLY FAN SPEED CONTROL (FOR BALANCING)
      EXHAUST FAN SPEED CONTROL (FOR BALANCING)

   c. BINARY INPUTS

      SUPPLY FAN VFD COMMON ALARM
      SUPPLY FAN VFD IN BYPASS
      EXHAUST FAN VFD COMMON ALARM
      EXHAUST FAN VFD IN BYPASS

   d. BINARY OUTPUTS
      SUPPLY FAN START/STOP

NYCECC NOTES:

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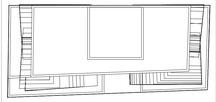
NOTES



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DOB BSCAN:

DOB STAMPS & SIGNATURES:

STATE OF NEW YORK
FRANK CARELL
LICENSED PROFESSIONAL ENGINEER
DATE: 09/17/2015
DOB

DWG TITLE

MECHANICAL CONTROLS SHEET #5

SEAL & SIGNATURE:

DATE:	October 10, 2014
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	M-804.00
CAD FILE:	43 OF 43

151 MAIDEN LANE NEW YORK, NY

PLUMBING DRAWING LIST

	DRAWING NUMBER	DRAWING TITLE	SCALE	06/27/2014 ISSUED FOR NYC DOB	10/10/2014 ISSUED FOR 75% CD'S
1	P-000.00	PLUMBING DRAWING LIST, SYMBOLS AND ABBREVIATIONS	NTS	●	●
2	P-001.00	PLUMBING SCOPE OF WORK AND DOB NOTES	NTS	●	●
3	P-301U.00	PLUMBING UNDERGROUND PIPING PLAN	1/4"=1'-0"		●
4	P-301.00	PLUMBING 1ST FLOOR CONSTRUCTION PLAN / 1ST FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
5	P-302.00	PLUMBING 2ND FLOOR CONSTRUCTION PLAN / 2ND FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
6	P-303.00	PLUMBING 3RD FLOOR CONSTRUCTION PLAN / 3RD FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
7	P-304.00	PLUMBING 4TH FLOOR CONSTRUCTION PLAN / 5TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
8	P-305.00	PLUMBING 5TH FLOOR CONSTRUCTION PLAN / 6TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
9	P-306.00	PLUMBING 6TH FLOOR CONSTRUCTION PLAN / 7TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
10	P-307.00	PLUMBING 7TH-9TH FLOOR CONSTRUCTION PLAN / 8TH-10TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
11	P-310.00	PLUMBING 10TH FLOOR CONSTRUCTION PLAN / 11TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
12	P-311.00	PLUMBING 11TH FLOOR CONSTRUCTION PLAN / 12TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
13	P-312.00	PLUMBING 12TH-23RD FLOOR CONSTRUCTION PLAN / 14TH-25TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
14	P-324.00	PLUMBING 24TH FLOOR CONSTRUCTION PLAN / 26TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
15	P-325.00	PLUMBING 25TH FLOOR CONSTRUCTION PLAN / 27TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
16	P-325M.00	PLUMBING 25TH MEZZANINE FLOOR CONSTRUCTION PLAN (NEW)	1/4"=1'-0"		●
17	P-326.00	PLUMBING 26TH FLOOR CONSTRUCTION PLAN / 28TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
18	P-327.00	PLUMBING 27TH-29TH FLOOR CONSTRUCTION PLAN / 29TH-31ST FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
19	P-330.00	PLUMBING 30TH FLOOR CONSTRUCTION PLAN / 32ND FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
20	P-331.00	PLUMBING 31ST-38TH FLOOR CONSTRUCTION PLAN / 33RD-40TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
21	P-339.00	PLUMBING 39TH-43RD FLOOR CONSTRUCTION PLAN / 41ST-45TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
22	P-344.00	PLUMBING 44TH FLOOR CONSTRUCTION PLAN / 46TH FLOOR MARKETING PLAN	1/4"=1'-0"		●
23	P-345.00	PLUMBING 45TH FLOOR CONSTRUCTION PLA / 47TH FLOOR MARKETING PLAN	1/4"=1'-0"		●
24	P-346.00	PLUMBING 46TH FLOOR CONSTRUCTION PLAN / 48TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
25	P-347.00	PLUMBING 47TH FLOOR CONSTRUCTION PLAN / 49TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
26	P-347M.00	PLUMBING 47TH MEZZANINE FLOOR CONSTRUCTION PLAN (NEW)	1/4"=1'-0"		●
27	P-348.00	PLUMBING 48TH FLOOR CONSTRUCTION PLAN / 50TH FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
28	P-349.00	PLUMBING 49TH FLOOR CONSTRUCTION PLAN / 51ST FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
29	P-350.00	PLUMBING 50TH FLOOR CONSTRUCTION PLAN / 52ND FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
30	P-351.00	PLUMBING 51ST FLOOR CONSTRUCTION PLAN / 53RD FLOOR MARKETING PLAN	1/4"=1'-0"	●	●
31	P-352.00	PLUMBING 52ND FLOOR CONSTRUCTION PLAN (ELEVATOR RUN-BY)	1/4"=1'-0"	●	●
32	P-353.00	PLUMBING 53RD FLOOR CONSTRUCTION PLAN (SLOHS TANK LEVEL 2)-NEW	1/4"=1'-0"		●
33	P-354.00	PLUMBING ROOF CONSTRUCTION PLAN	1/4"=1'-0"	●	●
34	P-355.00	PLUMBING BULKHEAD CONSTRUCTION PLAN	1/4"=1'-0"	●	●
35	P-500.00	PLUMBING WATER RISER DIAGRAM SHEET 1 OF 3	NTS	●	●
36	P-501.00	PLUMBING WATER RISER DIAGRAM SHEET 2 OF 3	NTS	●	●
37	P-502.00	PLUMBING WATER RISER DIAGRAM SHEET 3 OF 3	NTS	●	●
38	P-510.00	PLUMBING SANITARY RISER DIAGRAM SHEET 1 OF 3	NTS	●	●
39	P-511.00	PLUMBING SANITARY RISER DIAGRAM SHEET 2 OF 3	NTS	●	●
40	P-512.00	PLUMBING SANITARY RISER DIAGRAM SHEET 3 OF 3	NTS	●	●
41	P-520.00	PLUMBING STORM RISER DIAGRAM SHEET 1 OF 3	NTS	●	●
42	P-521.00	PLUMBING STORM RISER DIAGRAM SHEET 2 OF 3	NTS	●	●
43	P-522.00	PLUMBING STORM RISER DIAGRAM SHEET 3 OF 3	NTS	●	●
44	P-530.00	PLUMBING GAS RISER DIAGRAM SHEET 1 OF 2	NTS	●	●
45	P-531.00	PLUMBING GAS RISER DIAGRAM SHEET 2 OF 2	NTS	●	●
46	P-600.00	PLUMBING SCHEDULES	NTS	●	●
47	P-700.00	PLUMBING DETAILS	NTS		●

PLUMBING

ABBREVIATIONS

A.D.	AREA DRAIN
A.F.F.	ABOVE FINISHED FLOOR
BLDG.	BUILDING
B.O.P.	BOTTOM OF PIPE
C.O.	CLEANOUT
C.O.P.D.	CLEANOUT DECK PLATE
C.V.	CHECK VALVE
C.W.	COLD WATER
CLG.	CEILING
CONN.	CONNECT
CONT.	CONTINUATION
DIA.	DIAMETER
DN.	DOWN (PENETRATES FLOOR SLAB)
DR.	DRAIN
DWG.	DRAWING
EJ. DIS.	EJECTOR DISCHARGE
EL.	ELEVATION
E.W.C.	ELECTRIC WATER COOLER
F.A.I.	FRESH AIR INLET
F.D.	FLOOR DRAIN
F.U.	FIXTURE UNIT
FL.	FLOOR
FL. H.	FLOOR HYDRANT
FT.	FEET
G.C.	GENERAL CONTRACTOR
G.D.	GARAGE DRAIN
G.H.	GARAGE HYDRANT
G.P.M.	GALLONS PER MINUTE
GAL.	GALLONS
G.I.	GREASE INTERCEPTOR
H.B.	HOSE BIBB
H.CLG.	HUNG CEILING
H.W.	HOT WATER
H.W.C.	HOT WATER CIRCULATION
I.D.	INSIDE DIAMETER
I.W.	INDIRECT WASTE
IN.	INCH
J.S.	JANITOR'S SINK
LAV.	LAVATORY
M.R.	MOP RECEPTOR
MAX.	MAXIMUM
MH.	MANHOLE
MIN.	MINIMUM
N.C.	NORMALLY CLOSED
N.I.C.	NOT IN THIS CONTRACT
N.O.	NORMALLY OPEN
N.T.S.	NOT TO SCALE
O.D.	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
P.D.	PUMP DISCHARGE
P.O.E.	POINT OF ENTRY
P.R.V.	PRESSURE REDUCING VALVE
P.S.I.A.	POUNDS PER SQUARE INCH (ABSOLUTE)
P.S.I.	POUNDS PER SQUARE INCH (GAUGE)
O.R.D.	OVERFLOW ROOF DRAIN
R.D.	ROOF DRAIN
R.T.	RUNNING TRAP
S.	SOIL
S.A.	SHOCK ABSORBER
S.P.D.	SUMP PUMP DISCHARGE
SAN.	SANITARY
SQ. FT.	SQUARE FOOT
HT & I	HEAT TRACE & INSULATE

ABBREVIATIONS (CONTINUED)

TP.	TRAP PRIMER
TPL.	TRAP PRIMER LINE
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UP	UP (PENETRATES FLOOR SLAB)
UR.	URINAL
V.	VENT
V.B.	VACUUM BREAKER
V.T.R.	VENT THROUGH ROOF
W.	WASTE
W.C.	WATER CLOSET
W.H	WALL HYDRANT

LEGENDS

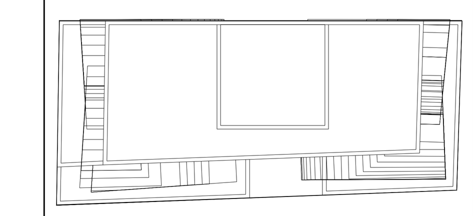
	SOIL OR WASTE PIPING
	VENT PIPING (SANITARY)
ST	STORM PIPING
	PIPING BURIED (SERVICE NOTED)
PD	PUMP DISCHARGE PIPING
IW	INDIRECT WASTE PIPING
EJ	EJECTOR DISCHARGE PIPING
SD	SUMP DISCHARGE PIPING
℄	CENTER LINE
	DOMESTIC COLD WATER PIPING
	DOMESTIC HOT WATER PIPING
	DOMESTIC HOT WATER CIRCULATION PIPING
(Z#)	DOMESTIC COLD WATER ZONE PIPING
(Z#)	DOMESTIC HOT WATER ZONE PIPING
(Z#)	DOMESTIC HOT WATER CIRCULATION ZONE PIPING
DE	DEIONIZED WATER PIPING
DI	DISTILLED WATER PIPING
NPW	NON-POTABLE WATER
G	GAS PIPING
IRR	IRRIGATION PIPING
V	VACUUM PIPING
	SLOPED CHANGE IN PIPE ELEVATION
	ARROW INDICATES DIRECTION OF FLOW
	PITCH PIPE DOWN IN DIRECTION OF ARROW
	INSULATED AND HEAT TRACED PIPING
	POINT OF NEW CONNECTION TO EXISTING WORK
	SHOCK ABSORBER
	FLEXIBLE CONNECTION
(H) X (L)	EXPANSION LOOP SIZE
	HOSE BIBB
	WALL HYDRANT
	FRESH AIR INLET
	CLEAN-OUT / PLUG OUTLET
	CLEAN-OUT DECK PLATE
	"P" TRAP

LEGENDS (CONTINUED)

	RUNNING TRAP
	DUPLEX STRAINER
	BASKET STRAINER
	Y STRAINER WITH BLOW OFF VALVE
	VACUUM BREAKER
	BOTTOM PIPE CONNECTION
	TOP PIPE CONNECTION
	ELBOW TURNED DOWN
	ELBOW TURNED UP / CONN. TO VERTICAL LINE
	VALVE IN VERTICAL
	VALVE (SEE SCHEDULE & SPECIFICATION FOR TYPE)
	CHECK VALVE
	SOLENOID VALVE
	PRESSURE REDUCING VALVE (P.R.V.)
	OS&Y (OUTSIDE SCREW & YOKE) VALVE
	CHECK VALVE WITH A.B.D.
	FLOAT VALVE
BPA	BACKFLOW PREVENTER ASSEMBLY
	PLUG VALVE
	RELIEF VALVE
	MIXING VALVE
	ANGLE RELIEF VALVE
	UNION
	REDUCER
	ECCENTRIC REDUCER (E.R.)
	WATER PROOF SLEEVE
	SLEEVE
	PRESSURE GAUGE AND COCK
	THERMOMETER
	DRAIN
	PUMP
M	METER
S	RISER DESIGNATION (SOIL, VENT OR WASTE STACK)
ST	RISER DESIGNATION (STORM LEADER)
W	RISER DESIGNATION (WATER)
G	RISER DESIGNATION (GAS)
	DETAIL DESIGNATION — DETAIL # / DRAWING #
	CURB VALVE

DEPT OF BLDGS121185680 Job Number
ES905024632 Scan Code

NOTES



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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
PLUMBING DRAWING LIST, SYMBOLS AND ABBREVIATIONS

SEAL & SIGNATURE:
STATE OF NEW YORK
FRANK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

DATE: APRIL 25, 2014
PROJECT #: N13.10690.00
SCALE: NTS
P-000.00
DWG NO.
CAD FILE: 1 OF 47

DEPT OF BLDGS 421854980 Job Number
E300444024 Scan Code

SCOPE OF WORK

PLUMBING

1. PROVIDE COMPLETE SANITARY DRAINAGE AND VENT SYSTEMS FOR CONNECTION TO PLUMBING FIXTURES
2. PROVIDE ELEVATOR SUMP PUMPS IN ALL FOUR ELEVATOR PITS.
3. PROVIDE STORM AND SANITARY SERVICES
4. PROVIDE ALL PLUMBING FIXTURES AND TRIM, REFER TO ARCHITECTURAL DRAWINGS FOR ALL PLUMBING FIXTURES AND ALL FIXTURES THAT REQUIRE WATER CONNECTIONS.
5. PROVIDE WATERS METER AND BACKFLOW PREVENTION DEVICES
6. PROVIDE COMPLETE DOMESTIC WATER DISTRIBUTION SYSTEM
7. PROVIDE TRIPLEX HOUSE TANK AND FIRE RESERVE STORAGE TANK FILL PUMPS
8. PROVIDE A CONSTANT PRESSURE BOOSTER PUMPS TO SUPPLY DOMESTIC WATER SYSTEM FROM HOUSE TANK
9. PROVIDE PIPING INSULATION FOR ENTIRE DOMESTIC WATER SYSTEM
10. PROVIDE PIPING INSULATION FOR HORIZONTAL RUNS OF STORM DRAINAGE SYSTEM
11. PROVIDE NATURAL GAS DISTRIBUTION SYSTEM, COORDINATE REQUIREMENTS WITH CON-EDISON.
12. PROVIDE BURIED UNDERGROUND STORM DETENTION TANK.

17. GENERAL NOTES:

A. PROVIDE VACUUM BREAKER AND SHUTOFF VALVE AT EACH CONNECTION TO REFRIGERATOR AND SIMILAR APPLIANCES THAT REQUIRE WATER CONNECTION. VALVES TO BE LOCATED BEHIND WALL AND ACCESS DOOR PROVIDED.

B. VERTICAL OFFSETS IN BUILDING DRAINS: WHERE AN OFFSET BETWEEN HORIZONTAL PORTIONS OF THE BUILDING HOUSE DRAIN RISES VERTICALLY MORE THAN 10ft. A RELIEF VENT SHALL BE PROVIDED AT THE TOP OF THE VERTICAL OFFSET THE SIZE OF SUCH RELIEF VENT SHALL BE AT LEAST HALF THE DIAMETER OF THE BUILDING HOUSE DRAIN AT THE OFFSET AND AT A SUFFICIENT HEIGHT SO THAT THE RELIEF VENTS CANNOT SERVE AS SOIL OR WASTE PIPES IN THE EVENT OF A STOPPAGE IN THE VERTICAL OFFSET.

C. SOIL AND WASTE STACKS MORE THAN TEN STORIES HIGH: SOIL AND WASTE STACK MORE THAN TEN STORIES HIGH SHALL BE PROVIDED WITH YOKE RELIEF VENT AT EACH TENTH STORY, COUNTING FROM THE TOP STORY. THE LOWER END OF THE YOKE VENT SHALL CONNECT TO THE SOIL OR WASTE STACK THROUGH A WYE LOCATED BELOW THE HORIZONTAL BRANCH DRAIN SERVING FIXTURES IN THAT STORY, AND THE UPPER END SHALL CONNECT TO THE VENT STACK THROUGH A TEE OR INVERTED WYE AT LEAST 3ft. ABOVE THE FLOOR LEVEL.

D. LOCATE ALL RISER CONTROL VALVES IN COMMON CORRIDOR.

E. PROVIDE HW, CW, DRAIN, VENT & GUY GRAY WASHING MACHINE BOX AT ALL WASHING MACHINES.

F. PROVIDE SUDS PRESSURE ZONE VENTING AS REQUIRED BY NEW YORK CITY CODE.

G. PROVIDE HOSE BIBBS IN COMPACTOR ROOMS.

H. ALL HW, CW, & HWR RISERS SHALL HAVE RISER CONTROL VALVES.

OPEN ITEMS

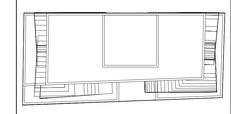
1. FULL COORDINATION REQUIRED.
2. DETERMINATION OF THE STORM WATER DETENTION TANK LOCATION, AND APPROVED SD-1 & 2 PACKAGE.
2. GAS ROOM VENTING.

NYC DOB NOTES 2008 CODE

THE PLUMBING SYSTEMS (SANITARY, WASTE, VENT AND WATER DISTRIBUTION) ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF CHAPTER 4 THE 2008 NEW YORK CITY BUILDING CODE AND CHAPTER 1 THROUGH 13 OF THE 2008 NEW YORK CITY PLUMBING CODE.

1. THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISIONS OF CHAPTER 7.
2. THE MATERIALS USED IN THE PLUMBING SYSTEM WILL BE PROVIDED IN FULL ACCORDANCE WITH SECTION PC303.
3. EQUIPMENT HOOK-UP AND THE JOINING OF PIPING WILL BE IN FULL COMPLIANCE WITH SECTION PC423.
4. THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH CHAPTER 4.
5. TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED IN FULL COMPLIANCE WITH SECTION PC708.
6. VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND WITH THE FULL COMPLIANCE WITH SECTION PC308.
7. THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH CHAPTER 6.
8. THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH SECTIONS PC710.
9. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH CHAPTER 9.
10. THE STORM DRAINAGE SYSTEM AND PIPING WILL BE INSTALLED IN FULL COMPLIANCE WITH CHAPTER 10.
11. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OFF SECTION PC306.
12. RAT PROOFING SHALL BE IN ACCORDANCE WITH SECTION PC304.
13. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR WORKMAN AS PER SECTION PC311.

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
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New York, NY 10020
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

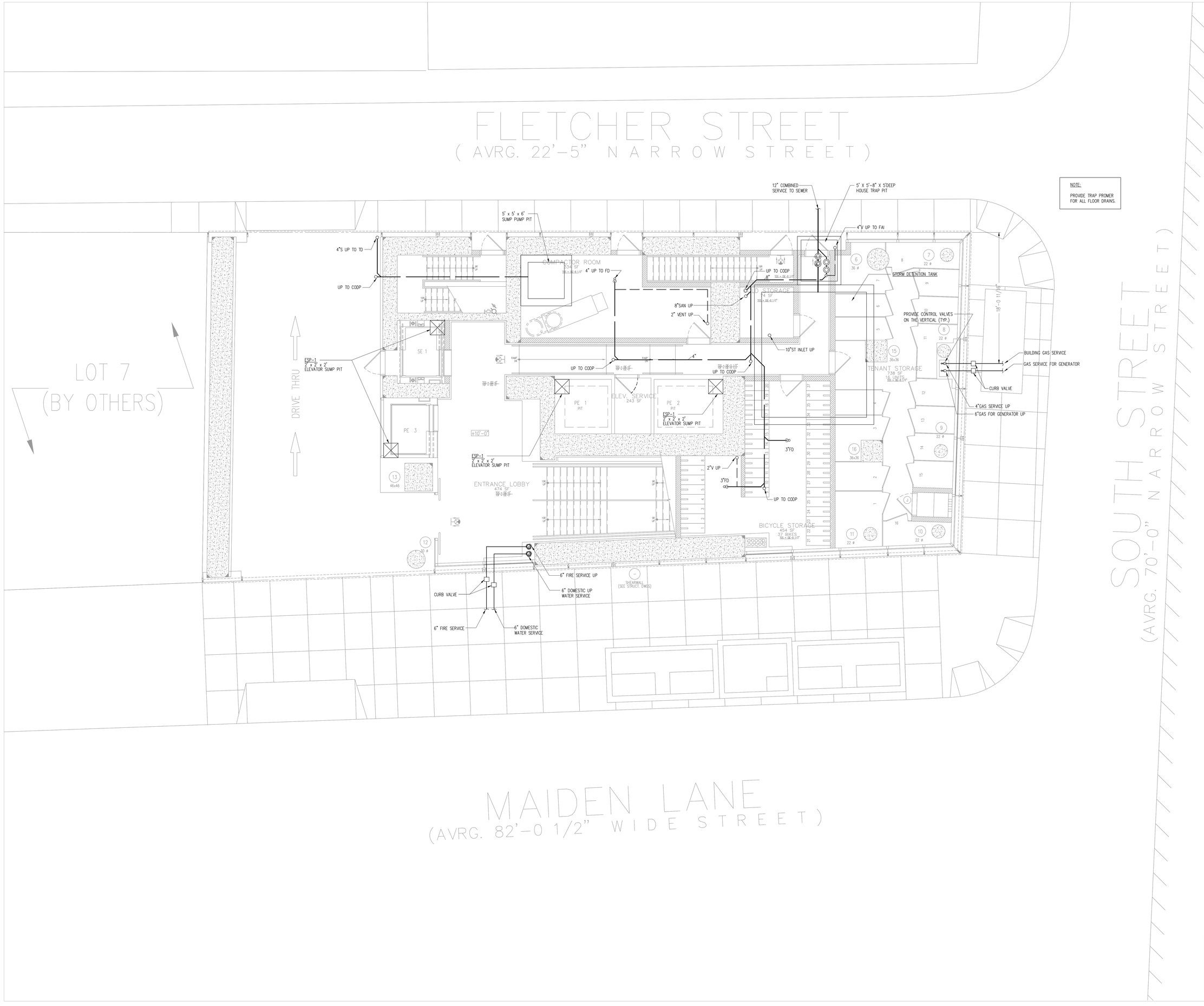
DWG TITLE
PLUMBING
SCOPE OF WORK AND
DOB NOTES

SEAL:
STATE OF NEW YORK
MARK MUSCARELLA
77463
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-001.00

CAD FILE:

DEPT OF BLDGS 421185860 Job Number
E300178890309 Scan Code



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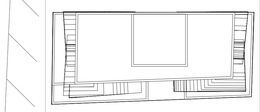

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
DAC
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

PLUMBING
UNDERGDOUND
PIPING PLAN

SEAL:

STATE OF NEW YORK
MARK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4"=1'-0"
DWG NO.	P-299.00
CAD FILE:	3 OF 47

DEPT OF BLDGS 121854960 Job Number
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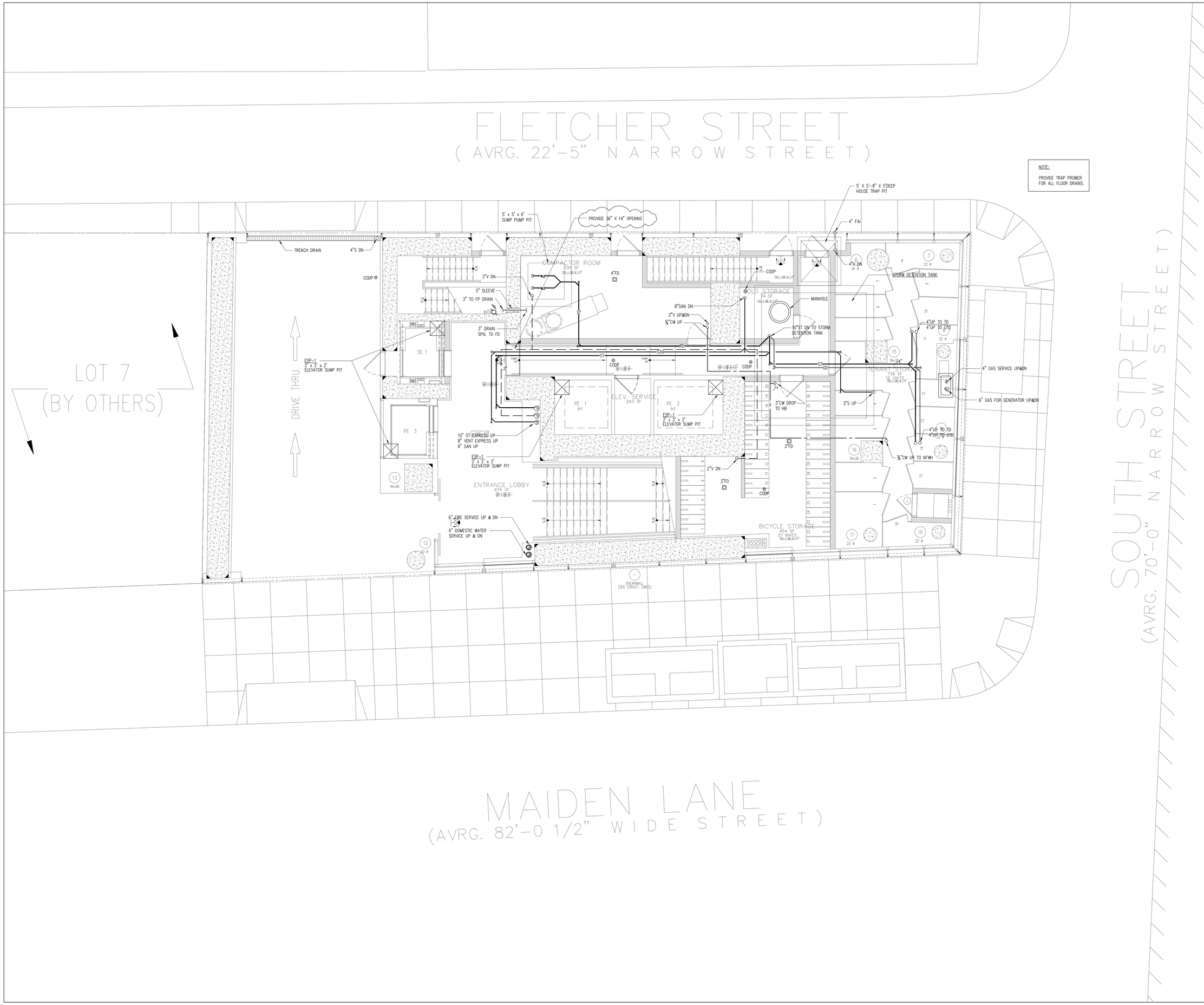

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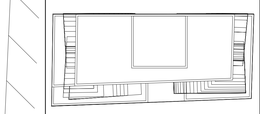

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

PLUMBING
1ST FLOOR CONSTR.PLAN/
1ST FL. MARKETING PLAN

SEAL: STATE OF NEW YORK · FRANK MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4"=1'-0"
DWG NO.	P-301.00
CAD FILE:	4 OF 47

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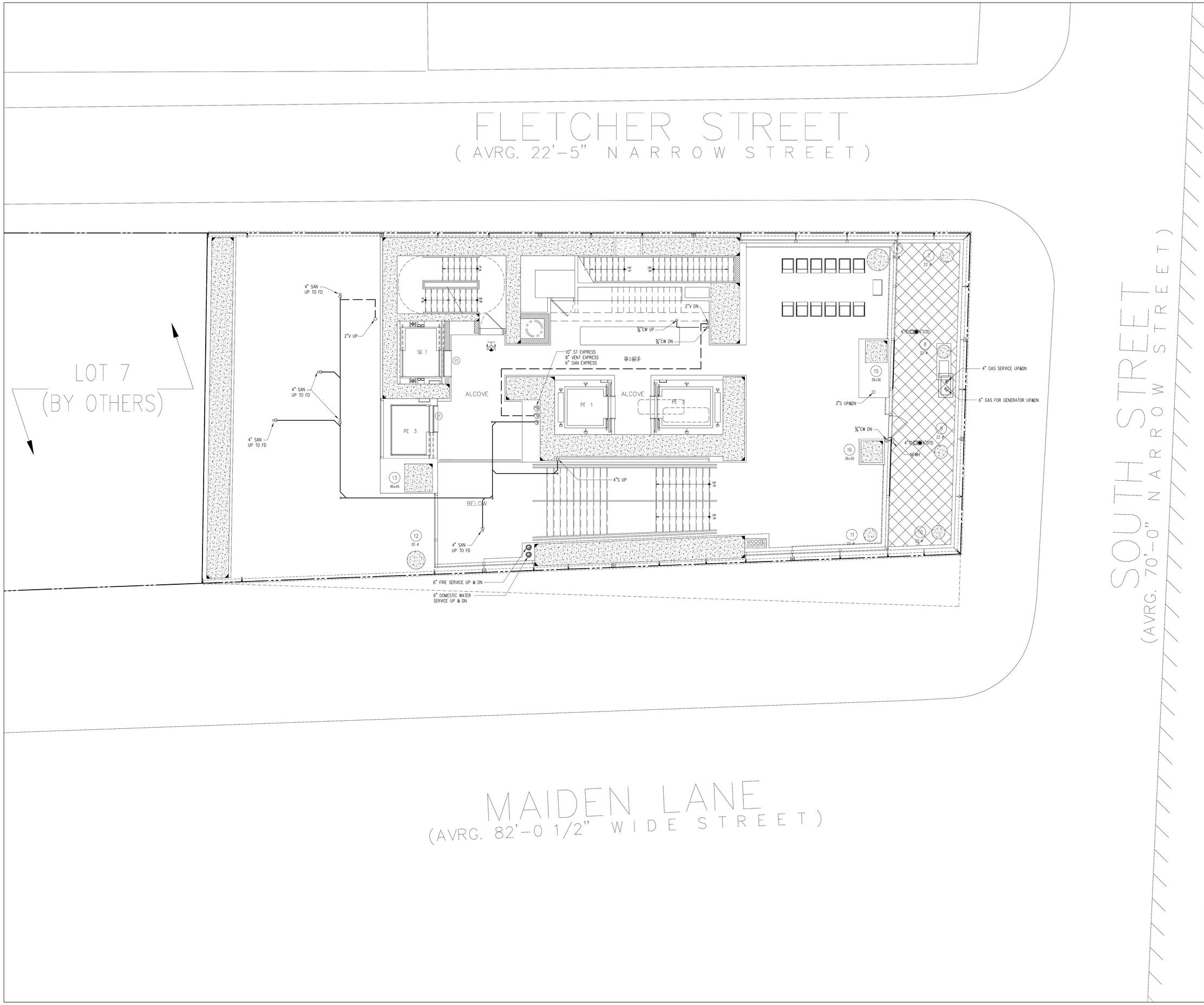

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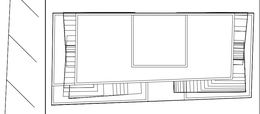

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

PLUMBING
2ND FLOOR CONSTR.PLAN/
2ND FL. MARKETING PLAN

SEAL: STATE OF NEW YORK · JOHN MUSCARELLA · 77463 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-302.00
CAD FILE	5 OF 47

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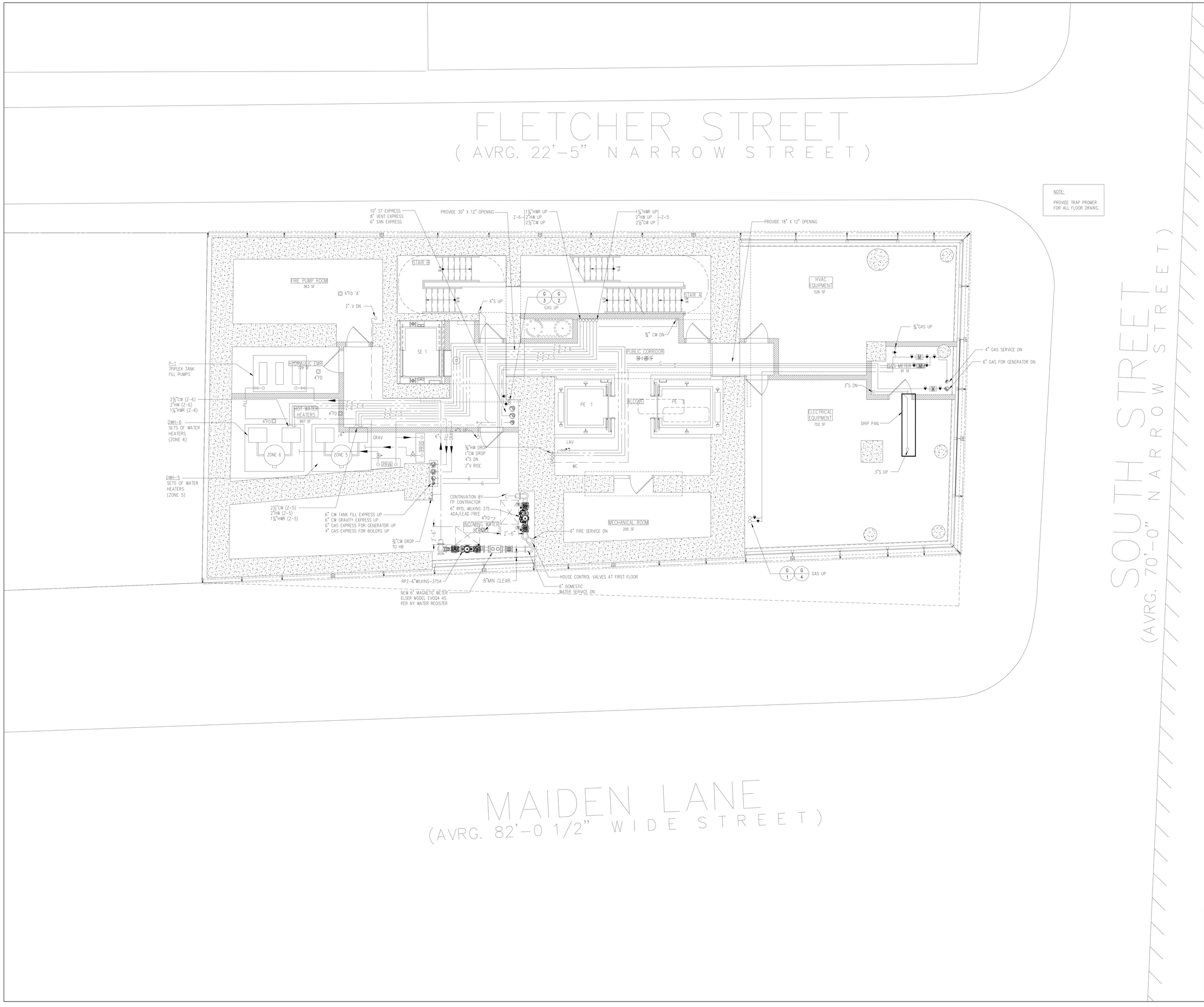

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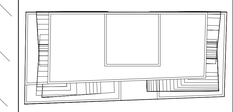

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KEY PLAN

No.	Date	Revision
	05/12/15	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

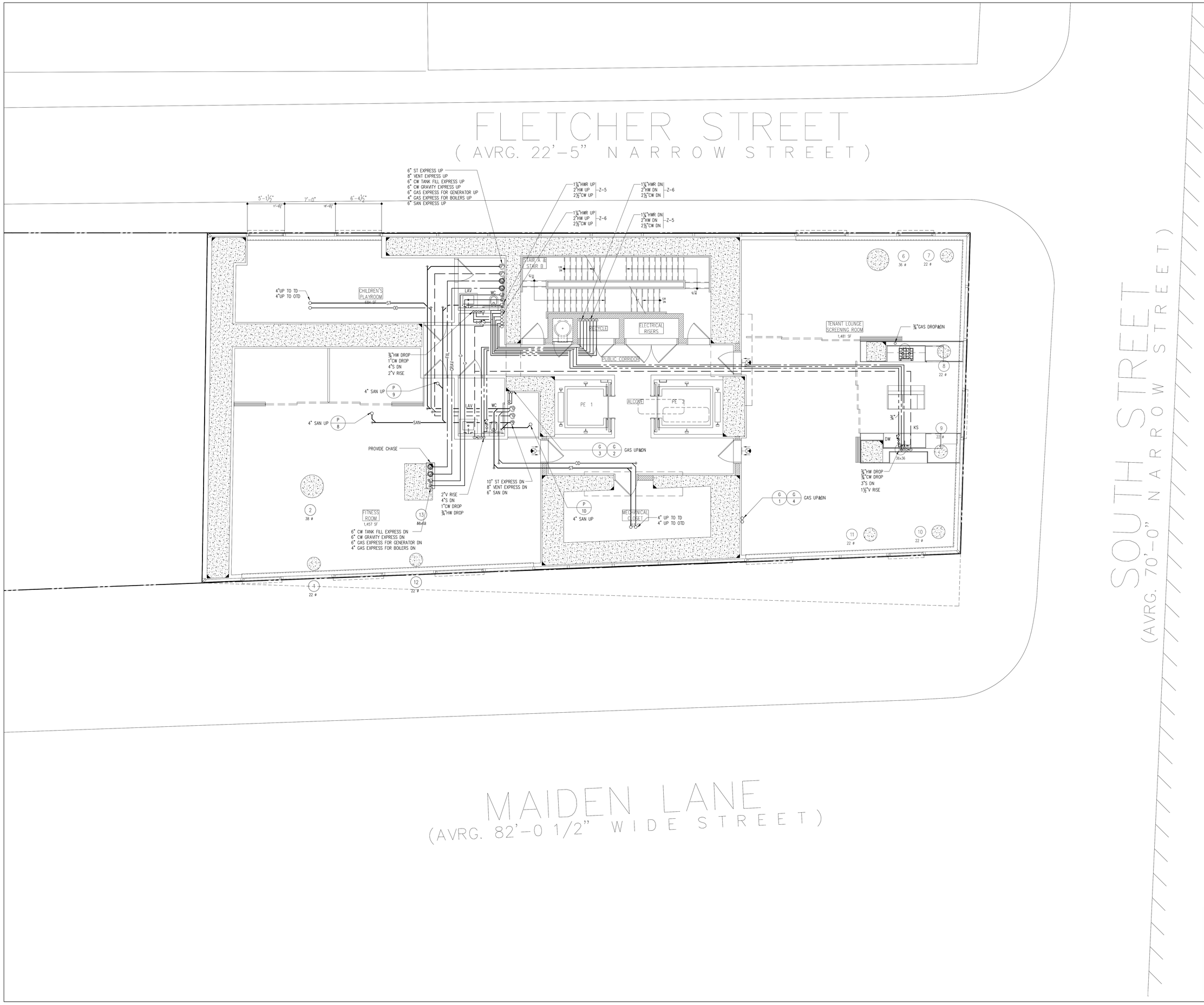
DWG TITLE

PLUMBING
3RD FLOOR CONSTR.PLAN/
3RD FL. MARKETING PLAN

SEAL:

STATE OF NEW YORK
JEREMY MUSCARELLA
077462
LICENSED PROFESSIONAL ENGINEER

DATE:	MAY 12, 2015
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-303.00
CAD FILE:	6 OF 47



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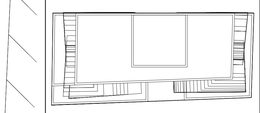

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No.	Date	Revision
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	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

PLUMBING
4TH FLOOR CONSTR.PLAN/
5TH FL. MARKETING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
FRANK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-304.00
CAD FILE:	7 OF 47

DEPT OF BLDGS 121185480 Job Number
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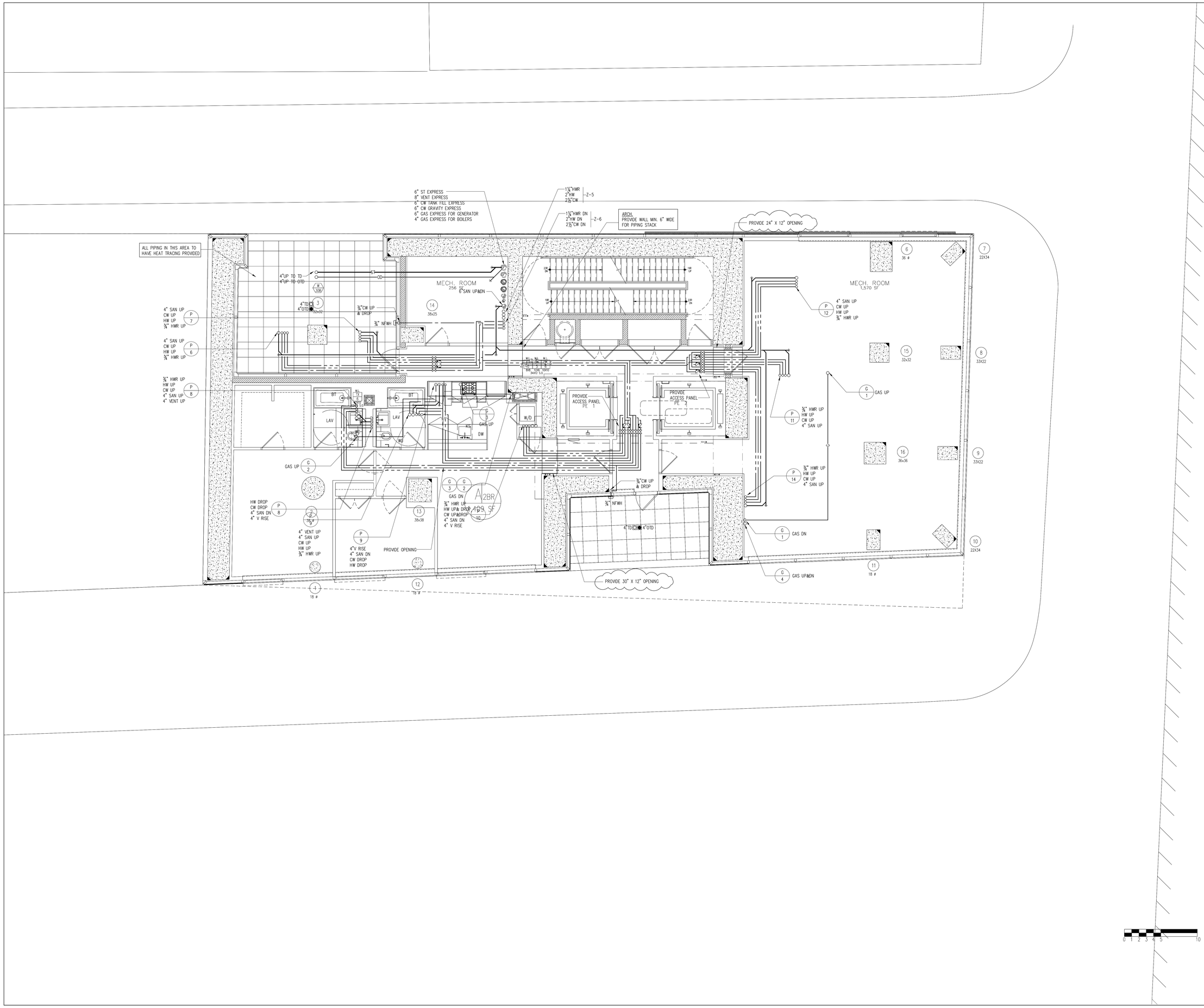

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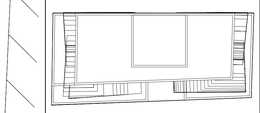

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

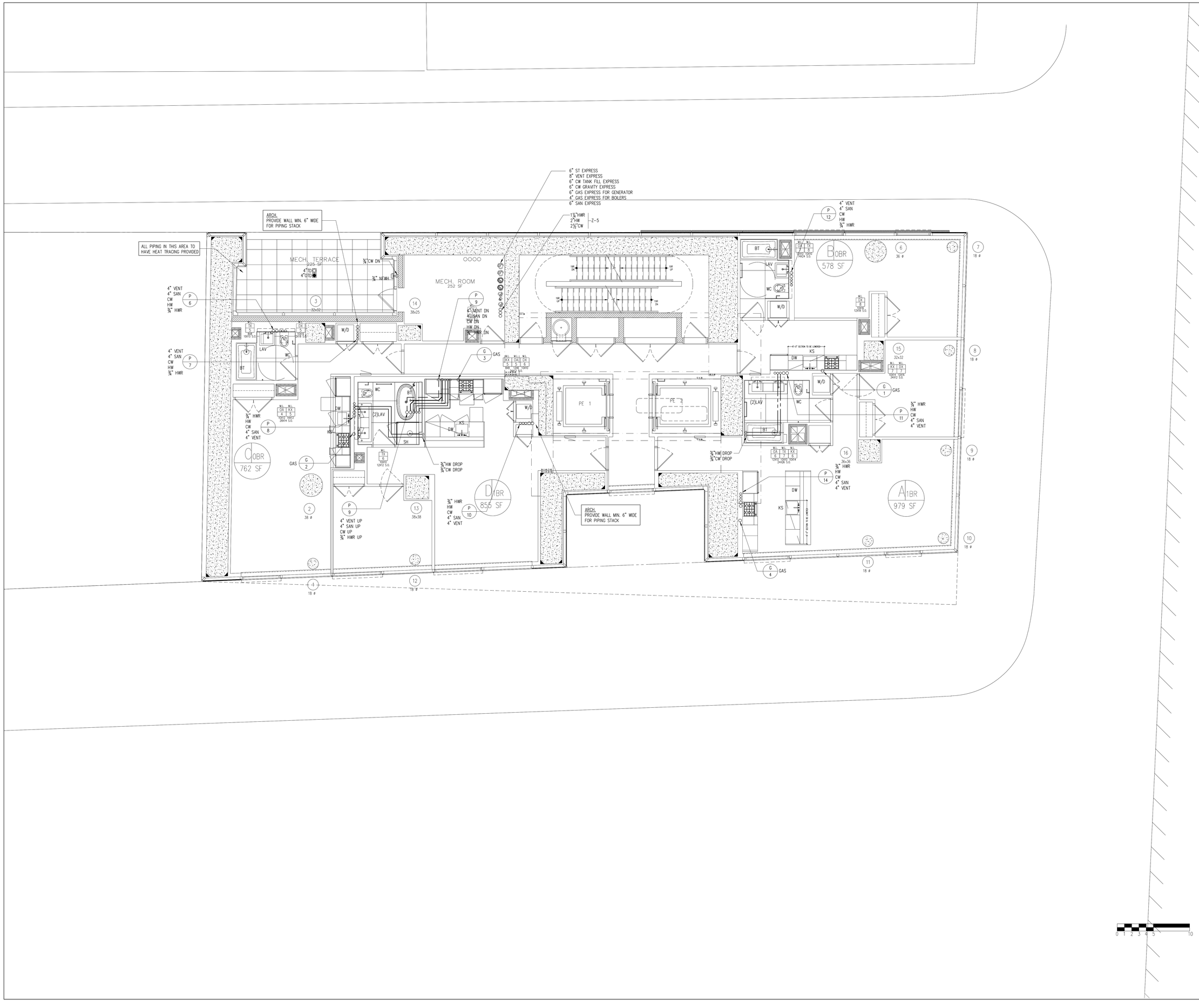
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

PLUMBING
5TH FLOOR CONSTR.PLAN/
6HT FL. MARKETING PLAN

SEAL: STATE OF NEW YORK · JOSEPH MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-305.00
CAD FILE:	8 OF 47



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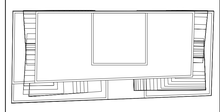

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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

PLUMBING
6TH FLOOR CONSTR.PLAN/
7TH FL. MARKETING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-306.00
CAD FILE:	9 OF 47

DEPT OF BLDGS 121185860 Job Number
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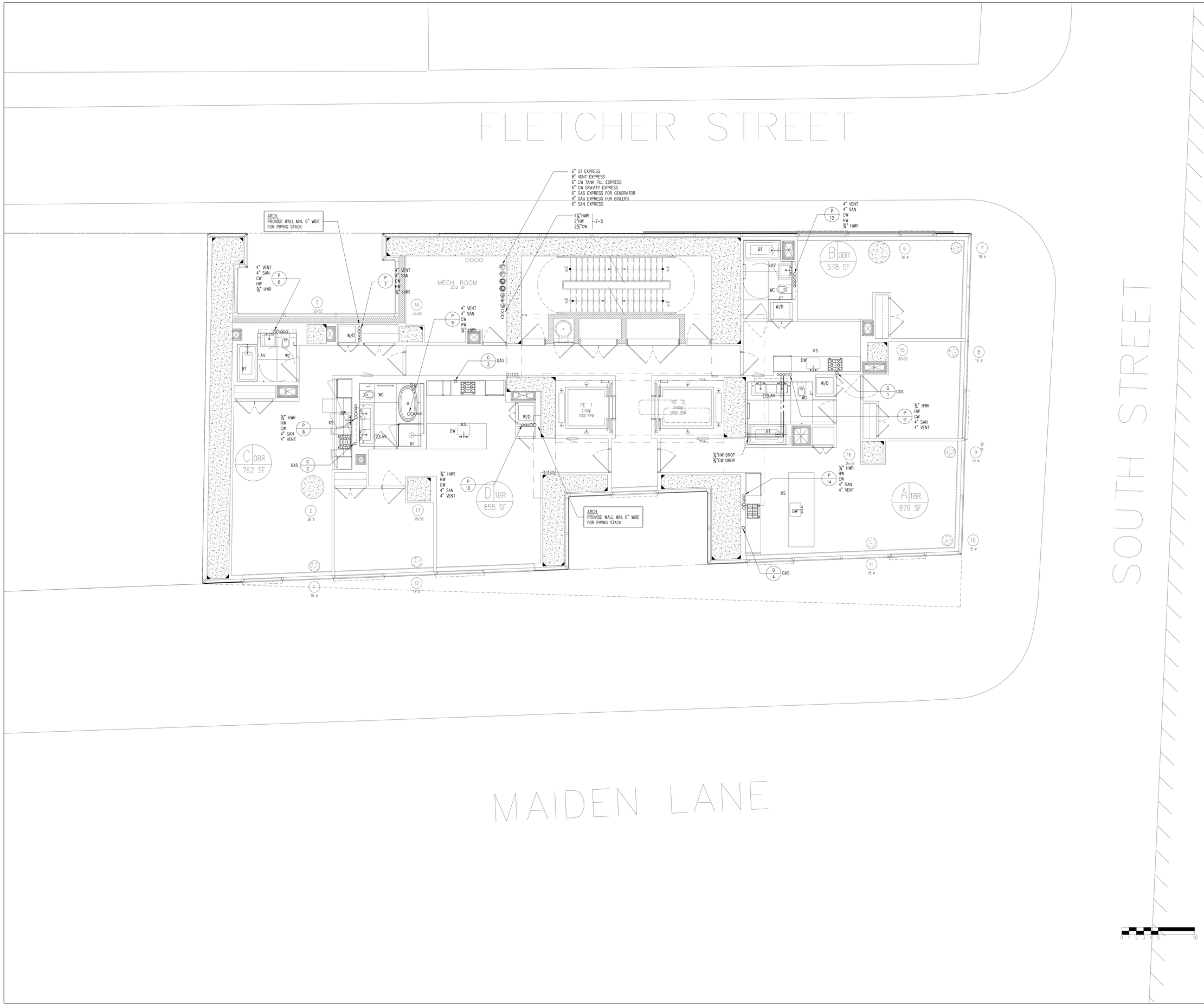

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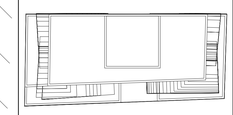

N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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Property Group, LLC
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

PLUMBING
7TH-9TH FLOOR CONSTR. PLAN / 8TH-10TH FLOOR MARKETING PLAN

SEAL:

STATE OF NEW YORK
MARK MUSCARELLA
077462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-307.00

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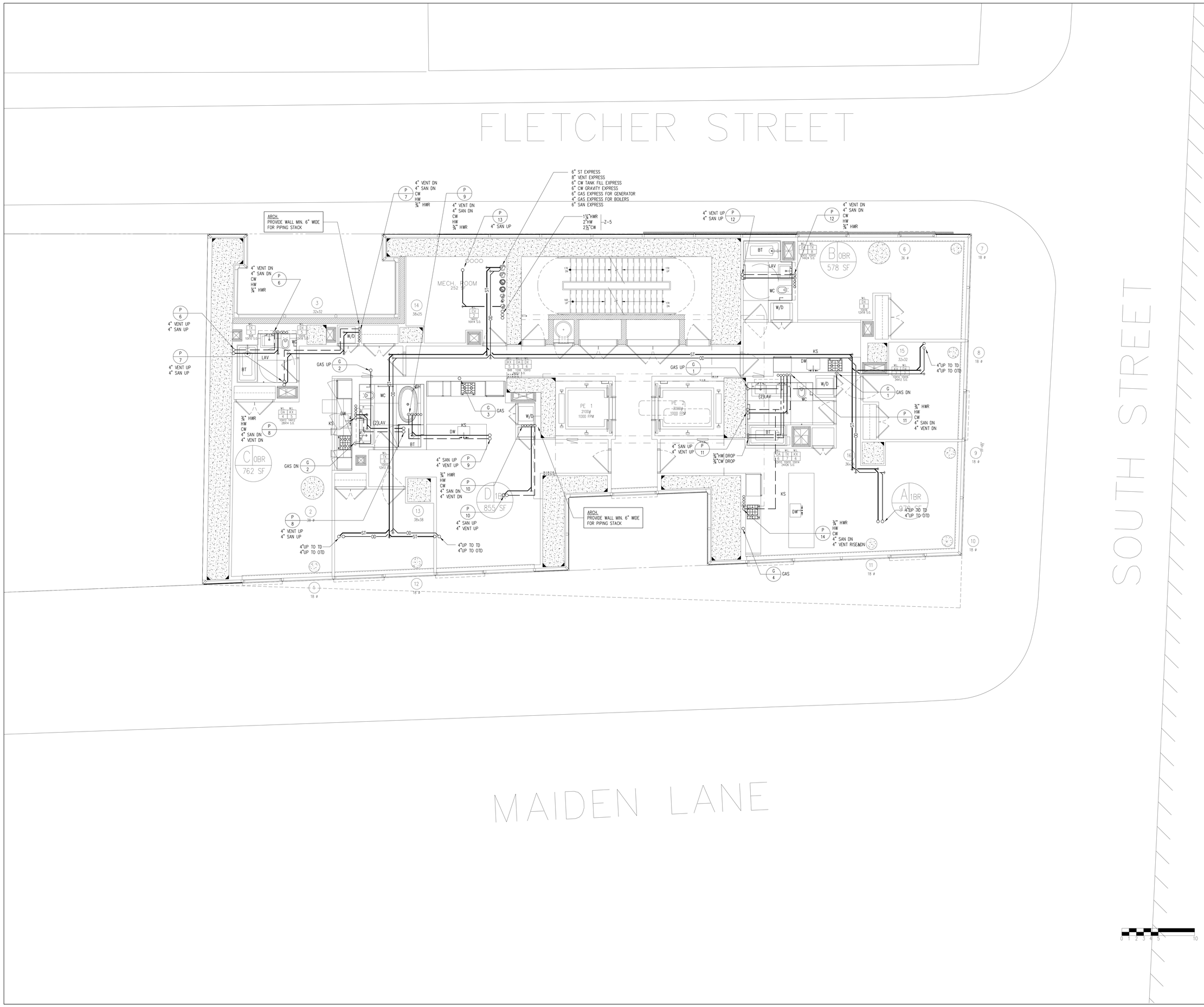

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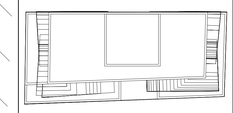

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KEY PLAN

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

PLUMBING
10TH FLOOR CONSTR.PLAN/
11TH FL. MARKETING PLAN

SEAL

STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-310.00
CAD FILE:	11 OF 47

DEPT OF BLDGS 421185860 Job Number
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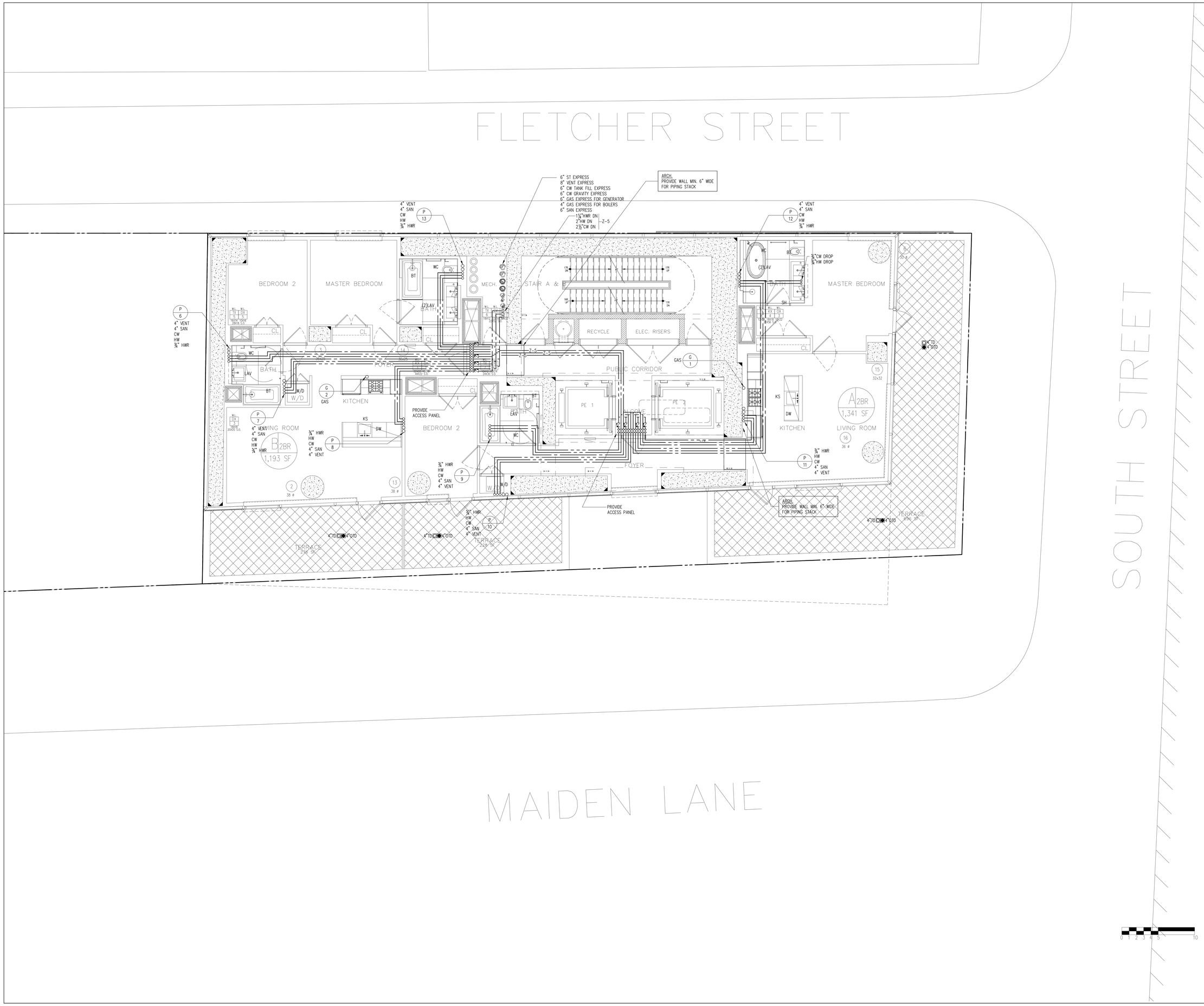

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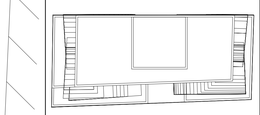

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No.	Date	Revision
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Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015.
NYC Development Hub

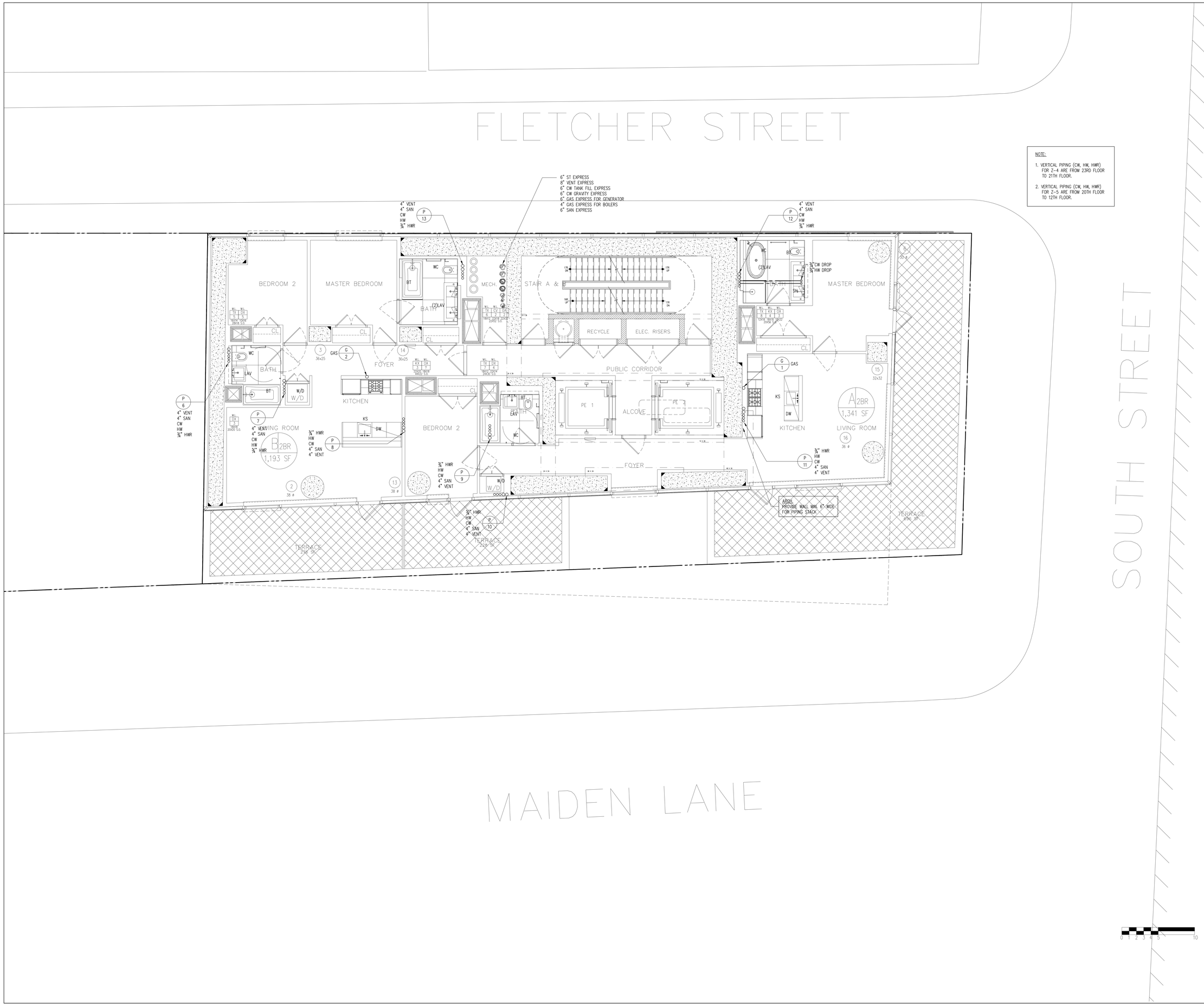
DWG TITLE

PLUMBING
11TH FLOOR CONSTR.PLAN/
12TH FL.MARKETING PLAN

SEAL:

STATE OF NEW YORK
JOSEPH MUSCARELLA
077463
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-311.00
CAD FILE:	12 OF 47



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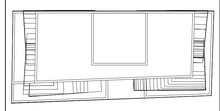

KEY PLAN

No.	Date	Revision
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	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

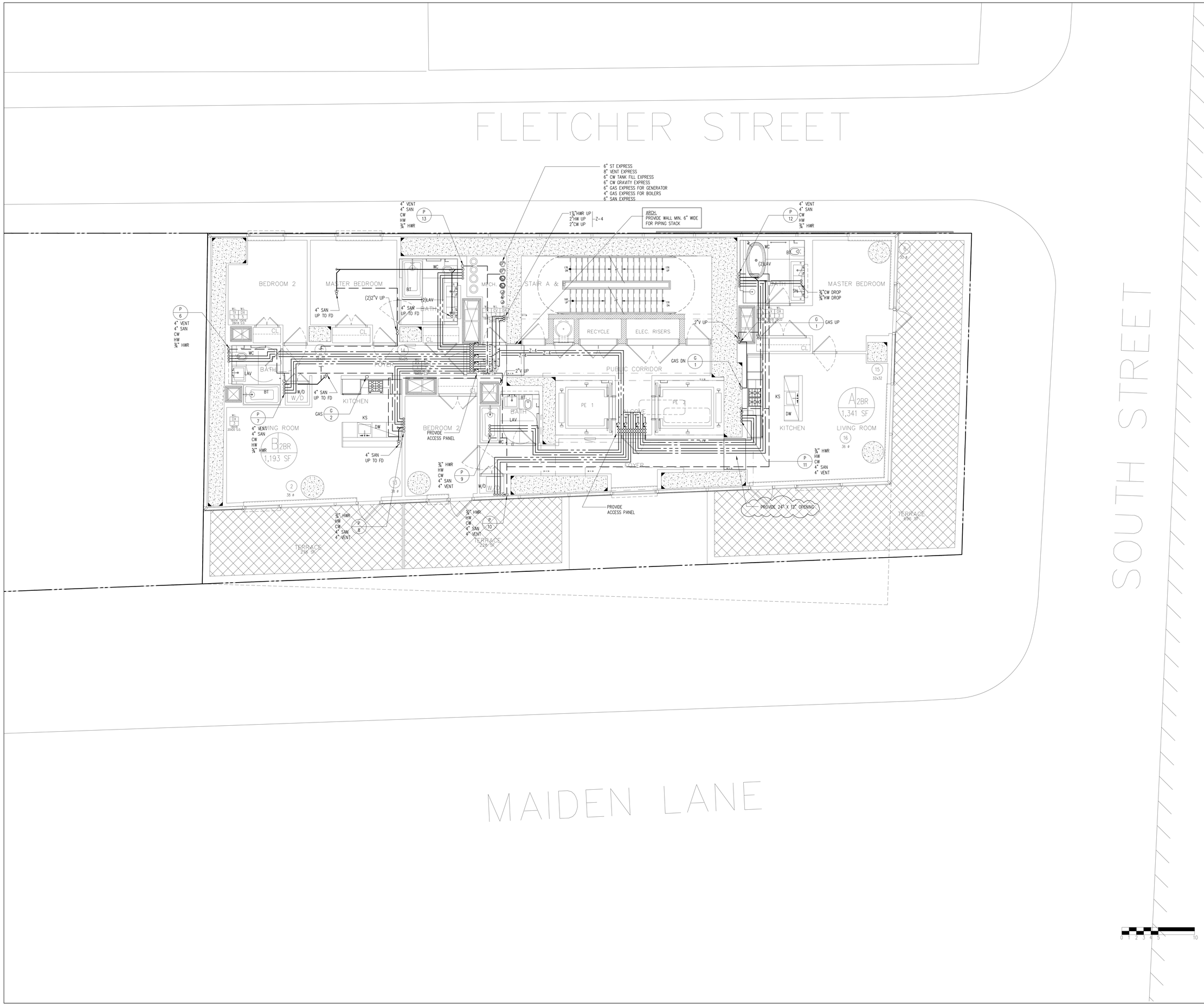
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

PLUMBING
12TH-23RD FLOOR CONSTR. PLAN / 14TH-25TH FLOOR MARKETING PLAN

SEAL & SIGNATURE

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-312.00
CAD FILE:	13 OF 47



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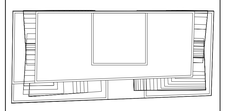

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

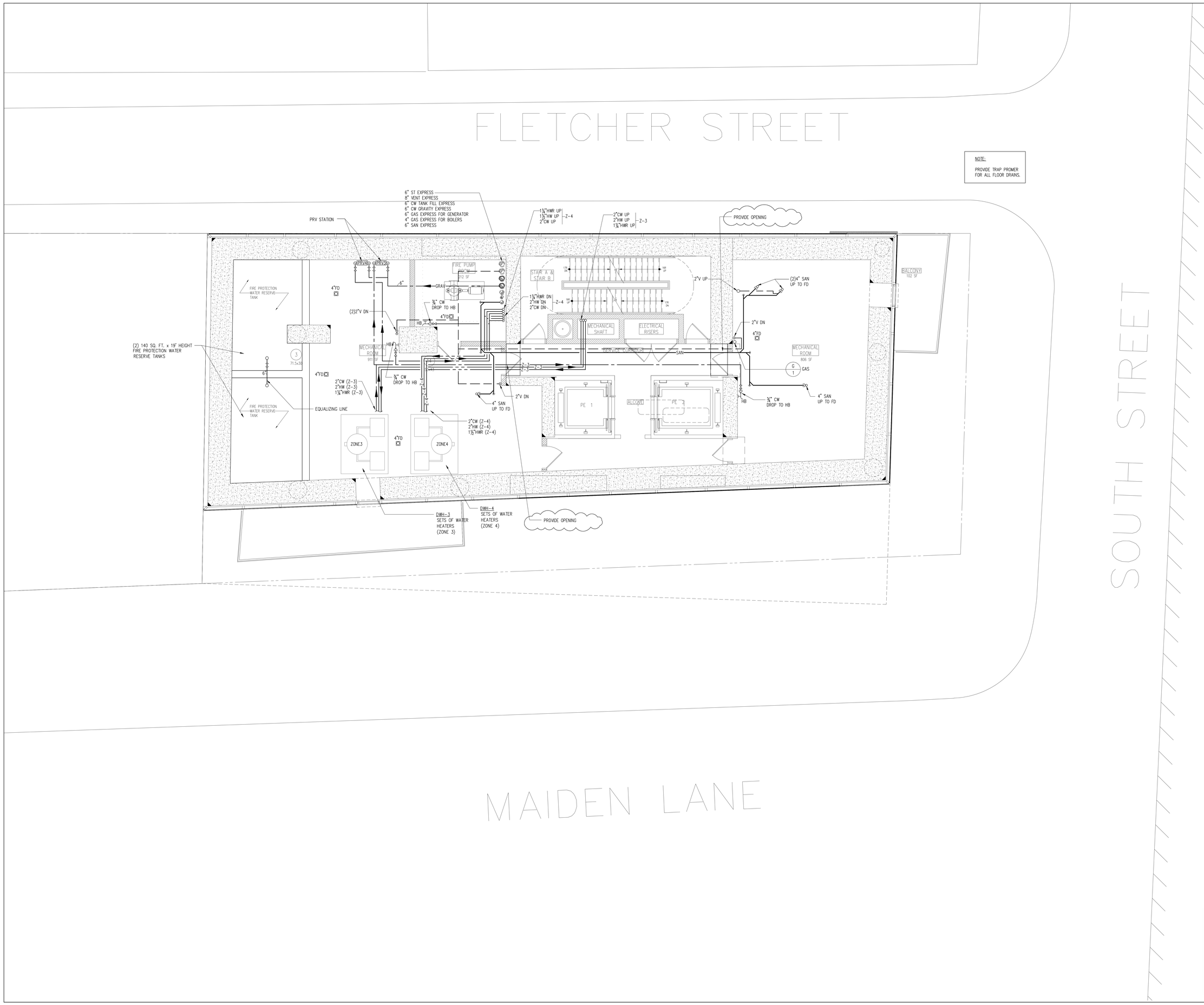
PLUMBING
24TH FLOOR CONSTR.PLAN/
26TH FL. MARKETING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-324.00
CAD FILE:	14 OF 47

DEPT OF BLDGS 121185860 Job Number
E364705349 Scan Code



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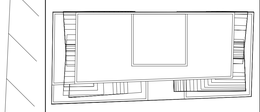

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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Building
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

PLUMBING
25TH FLOOR CONSTR.PLAN/
27TH FL. MARKETING PLAN

SEAL:

STATE OF NEW YORK
FRANK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-325.00
CAD FILE:	14 OF 43

DEPT OF BLDGS 121185860 Job Number
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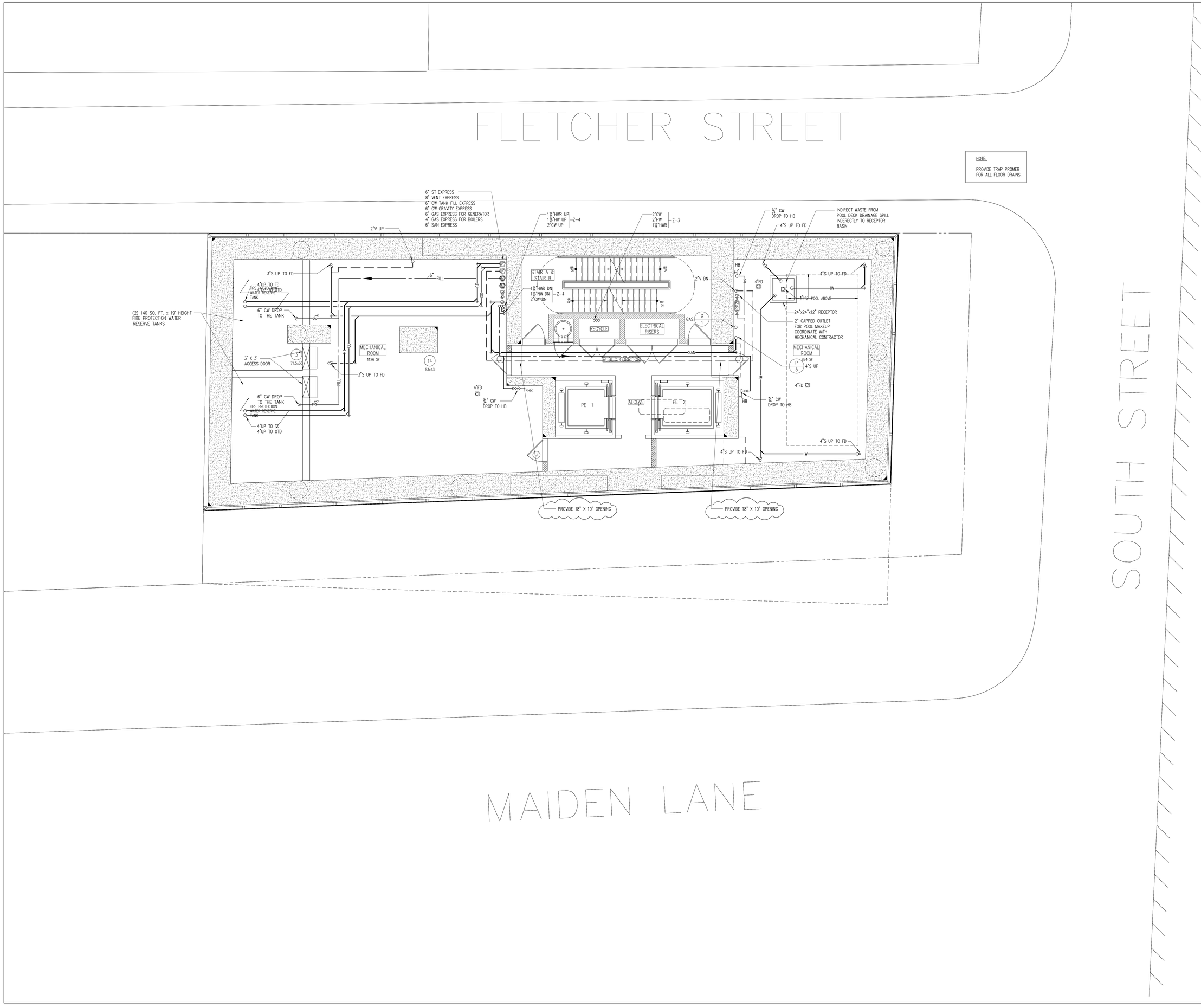

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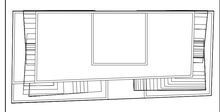

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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S

Client

FORTIS
Property Group, LLC
45 Main Street, Suite 800
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1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

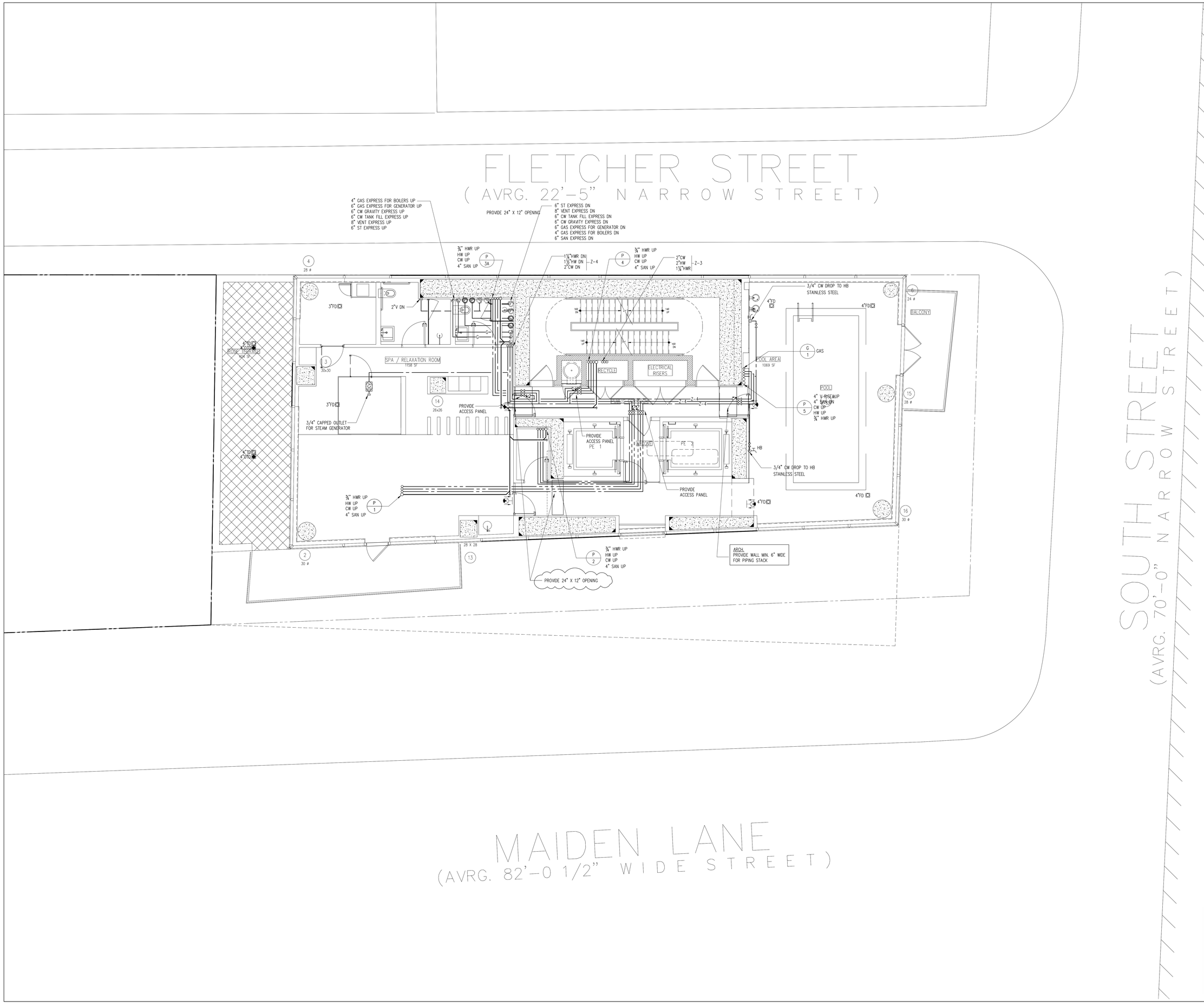
DWG TITLE

PLUMBING
25TH MEZZANINE FLOOR
CONSTRUCTION PLAN

SEAL:

STATE OF NEW YORK
STEVEN M. MUSCARELLA
077463
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-325M.00
CAD FILE:	16 OF 47



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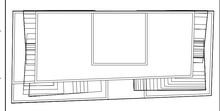

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

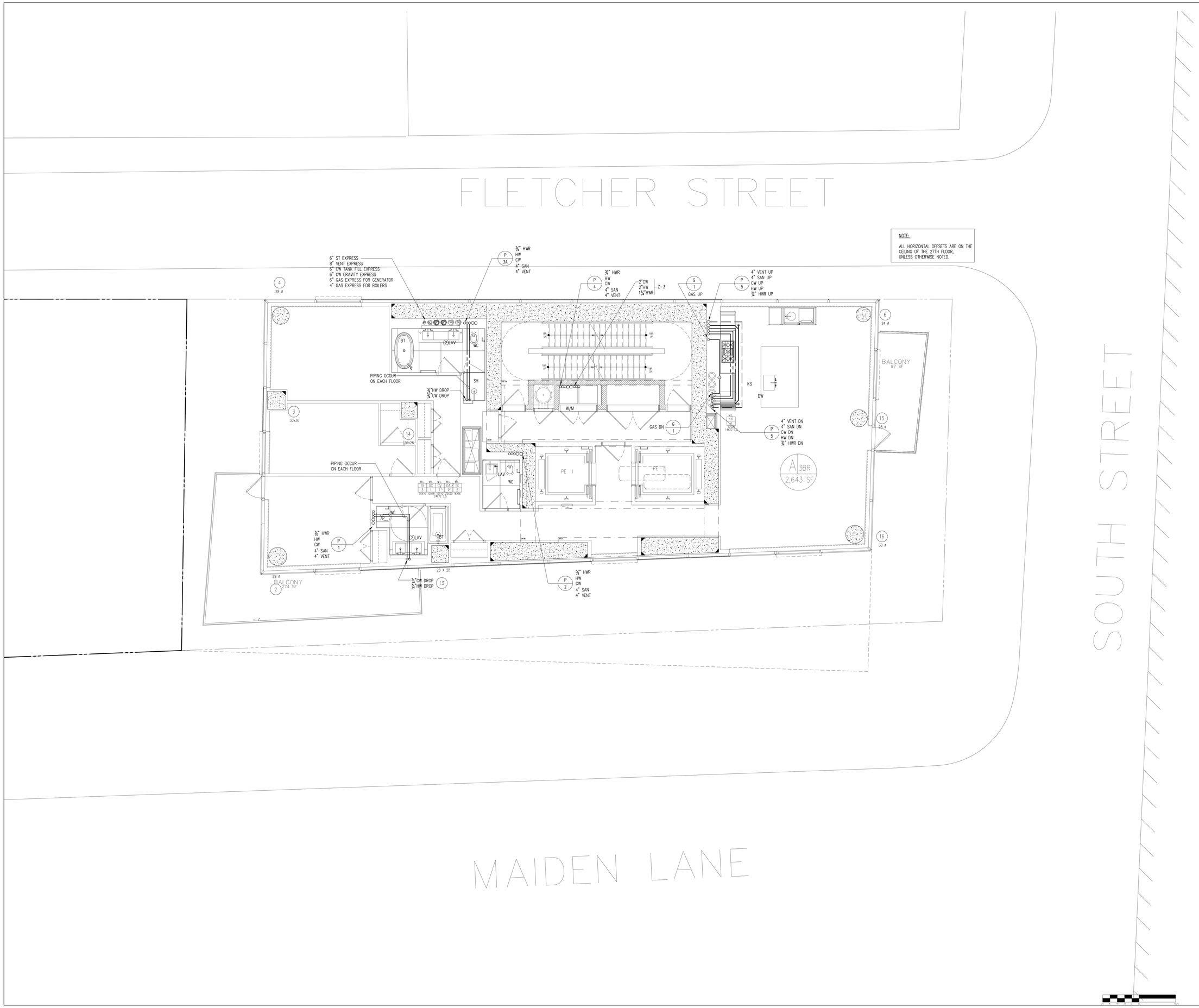
PLUMBING
26TH FLOOR CONSTR.PLAN/
28TH FL. MARKETING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-326.00
CAD FILE:	17 OF 47

DEPT OF BLDGS 421858980 Job Number
E300562298 Scan Code



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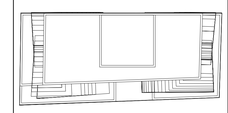

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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
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PROJECT

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New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

PLUMBING
27TH-29TH FLOOR CONSTR. PLAN / 29TH-31ST FLOOR MARKETING PLAN

SEAL:

STATE OF NEW YORK
JOSEPH MUSCARNERA
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-327.00
CAD FILE:	18 OF 47

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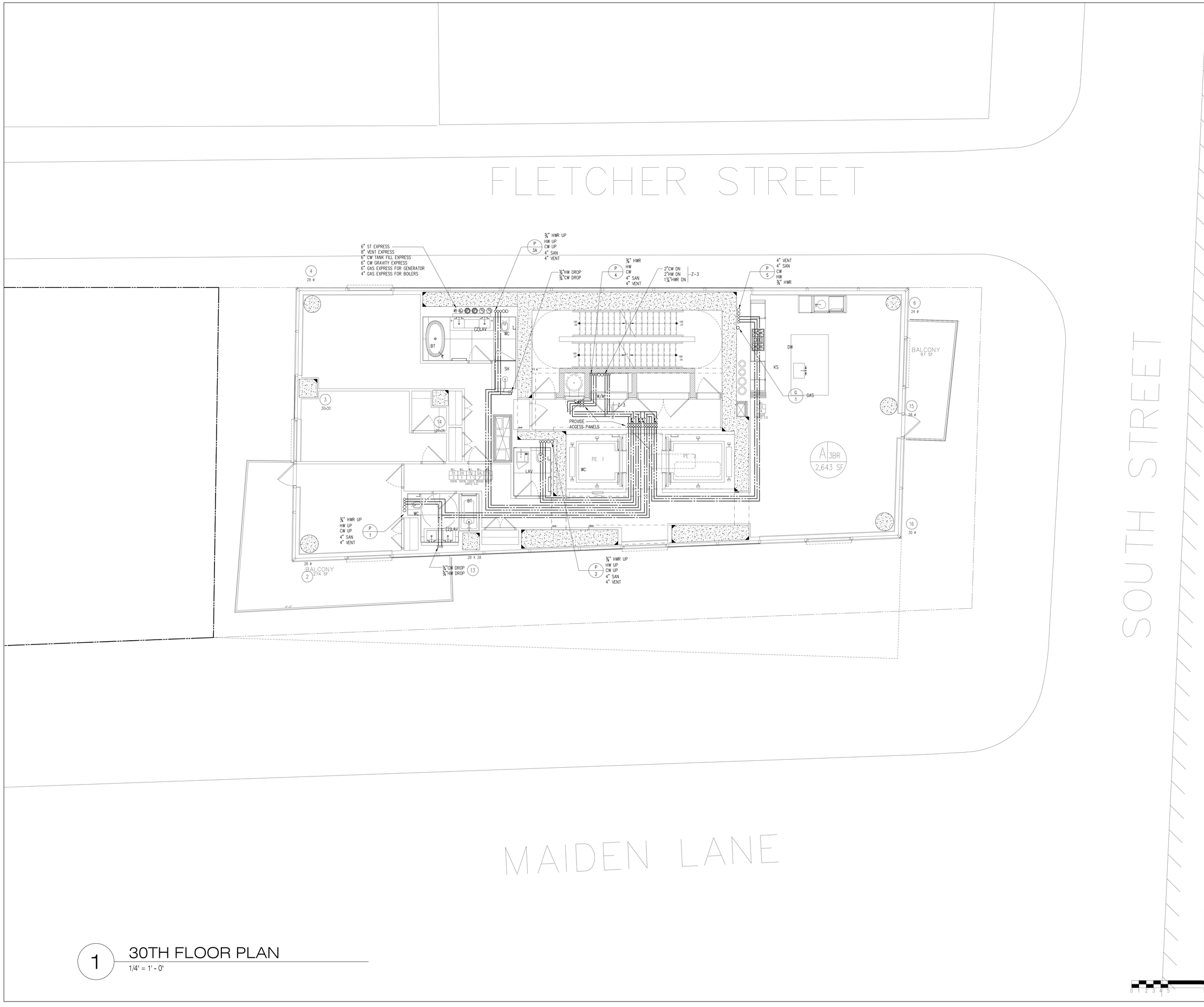
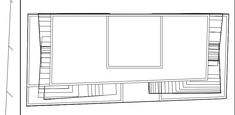


1 30TH FLOOR PLAN

1/4" = 1' - 0"

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
45 Main Street, Suite 800
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

PLUMBING
30TH FLOOR CONSTR.PLAN/
32ND FL.MARKETING PLAN

SEAL

STATE OF NEW YORK
FRANK MUSCARELLA
077462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-330.00
CAD FILE	19 OF 47

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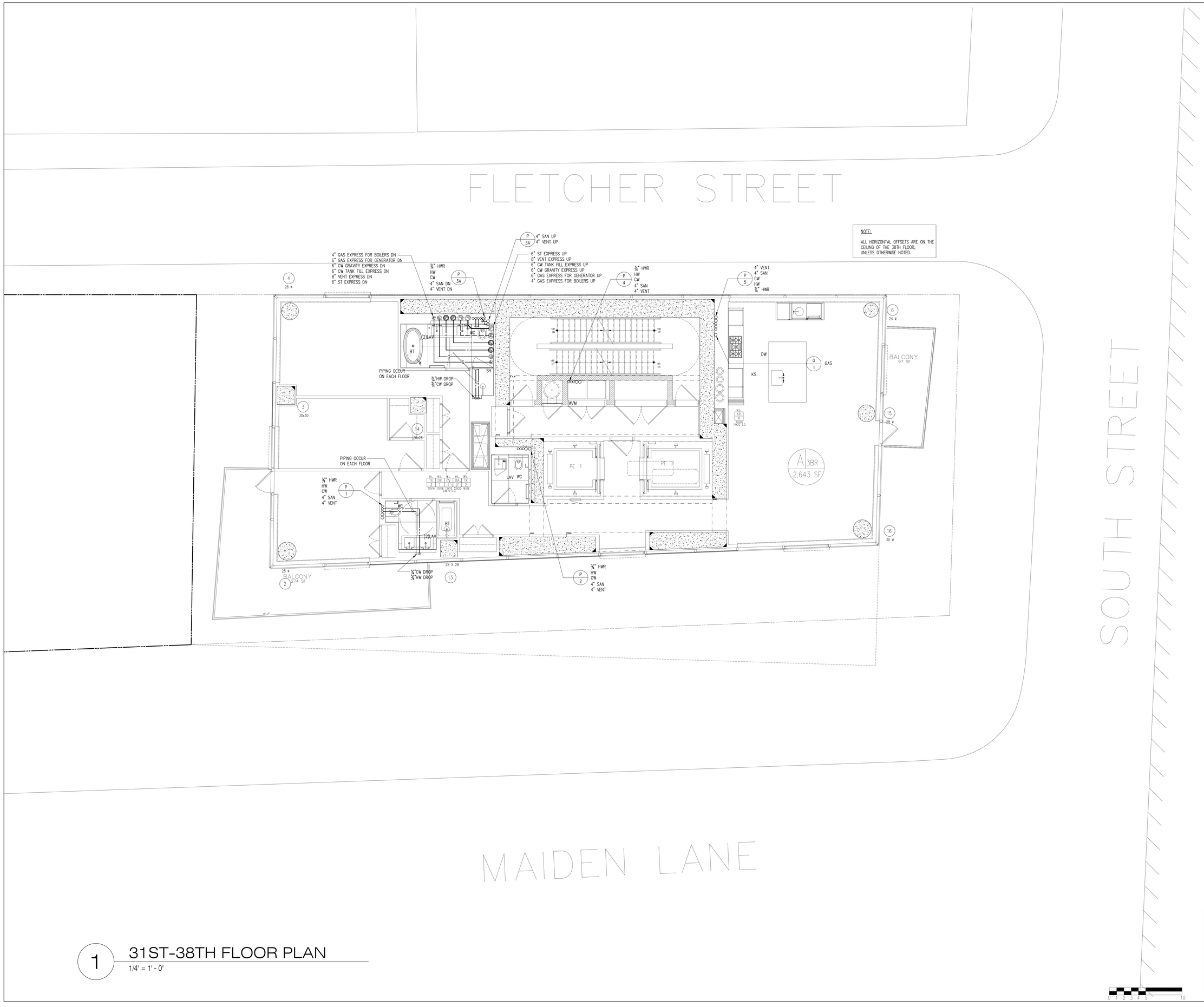
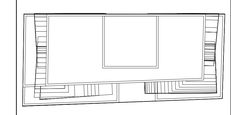


1 31ST-38TH FLOOR PLAN
1/4" = 1' - 0"

NOTES



KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

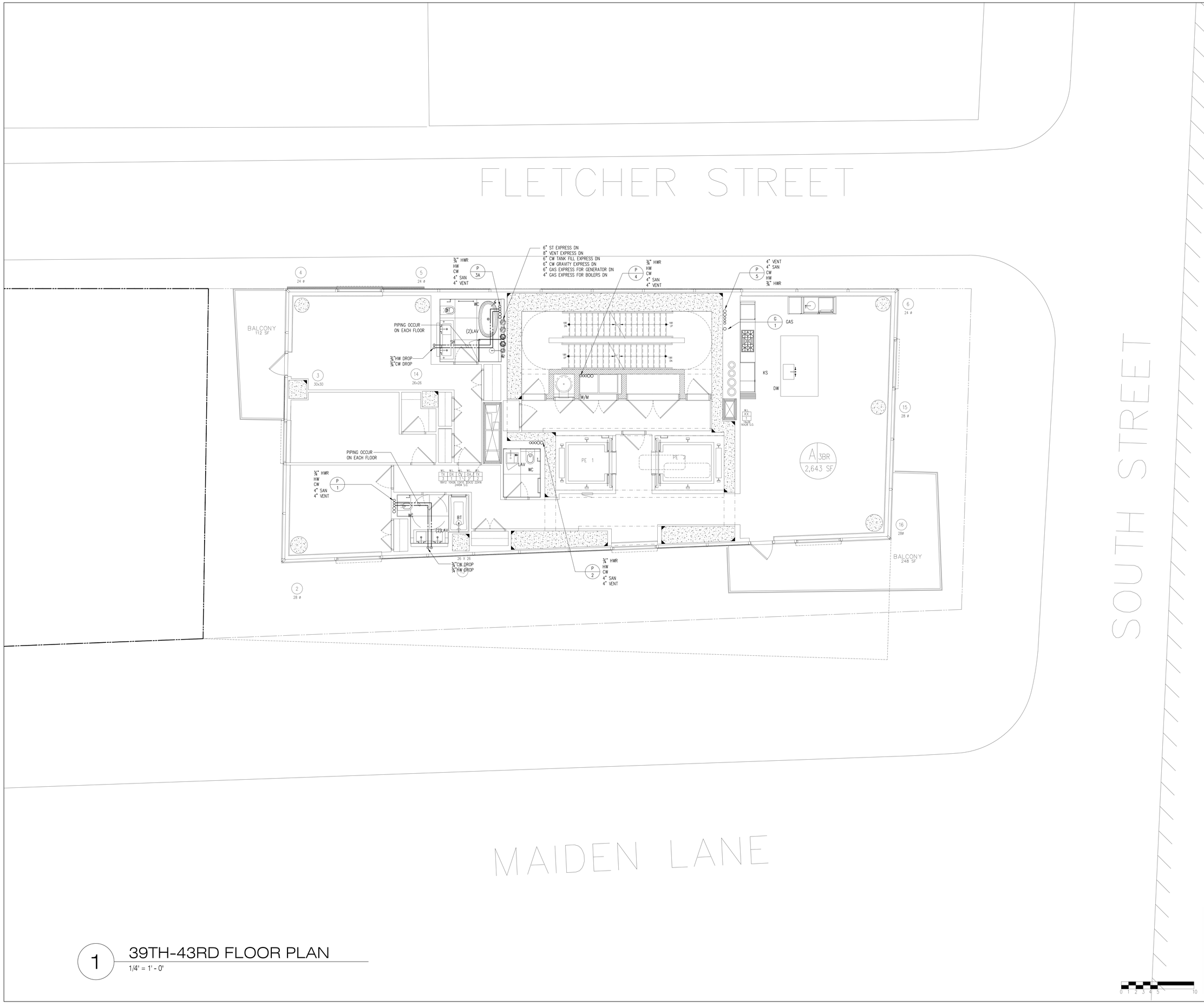
DWG TITLE

PLUMBING
31ST-38TH FLOOR CONSTR. PLAN / 33RD-40TH FLOOR MARKETING PLAN

SEAL & SIGNATURE

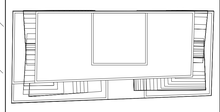
STATE OF NEW YORK
LEHRAN MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-331.00
CAD FILE:	20 OF 47



1 39TH-43RD FLOOR PLAN
1/4" = 1' - 0"

NOTES



KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
PLUMBING
39TH-43RD FLOOR CONSTR. PLAN / 41ST-45TH FLOOR MARKETING PLAN

SEAL & SIGNATURE
STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-339.00
CAD FILE:	21 OF 47

DEPT OF BLDGS 121185860 Job Number
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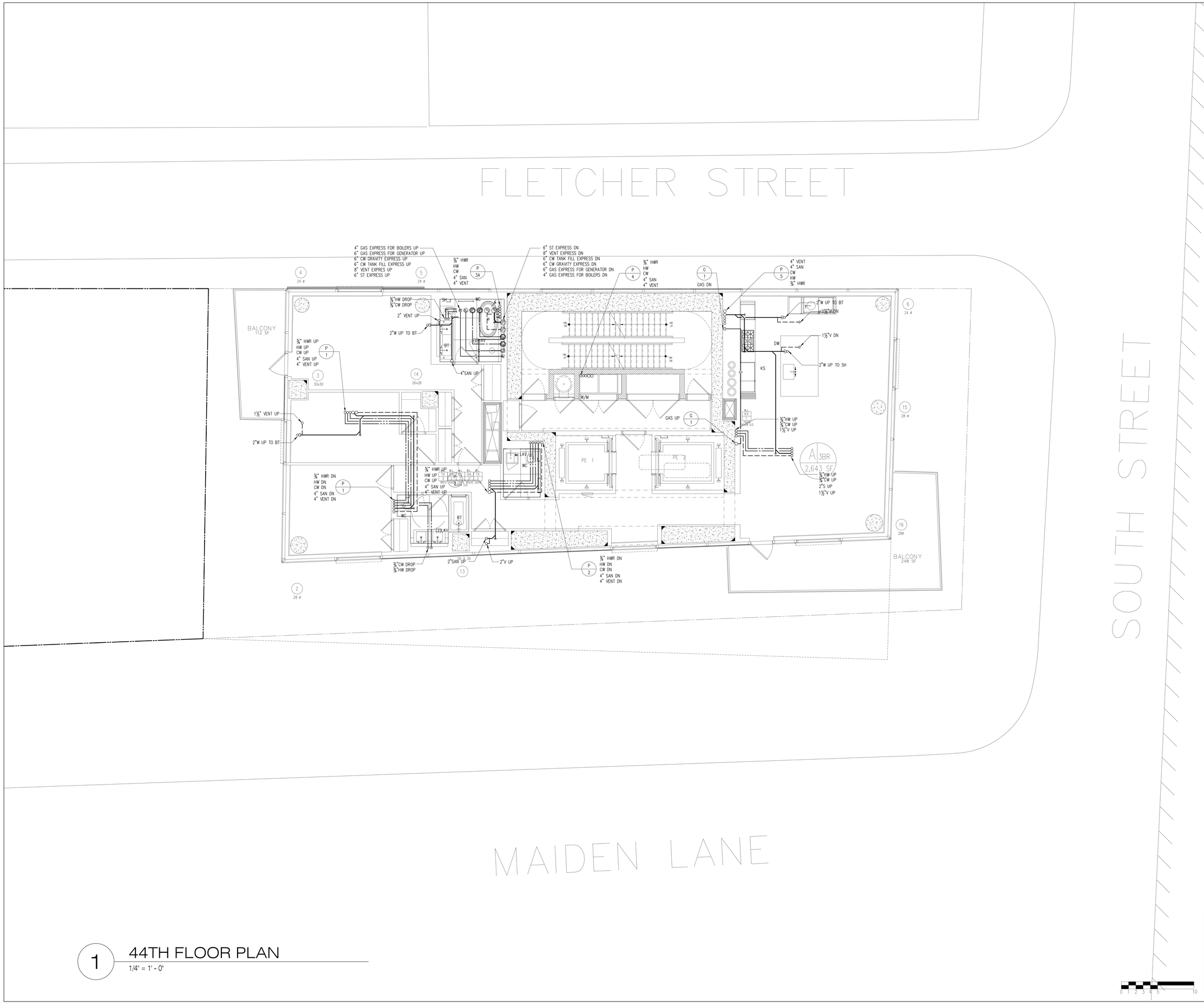

1 44TH FLOOR PLAN

1/4" = 1' - 0"

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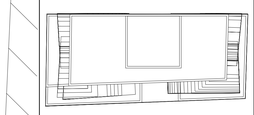

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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE:

PLUMBING
44TH FLOOR CONSTR.PLAN/
46TH FL. MARKETING PLAN

SEAL:

STATE OF NEW YORK
JOSHUA MUSCANTE
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-344.00
CAD FILE:	22 OF 47

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DEPT OF BLDGS 121185490 Job Number
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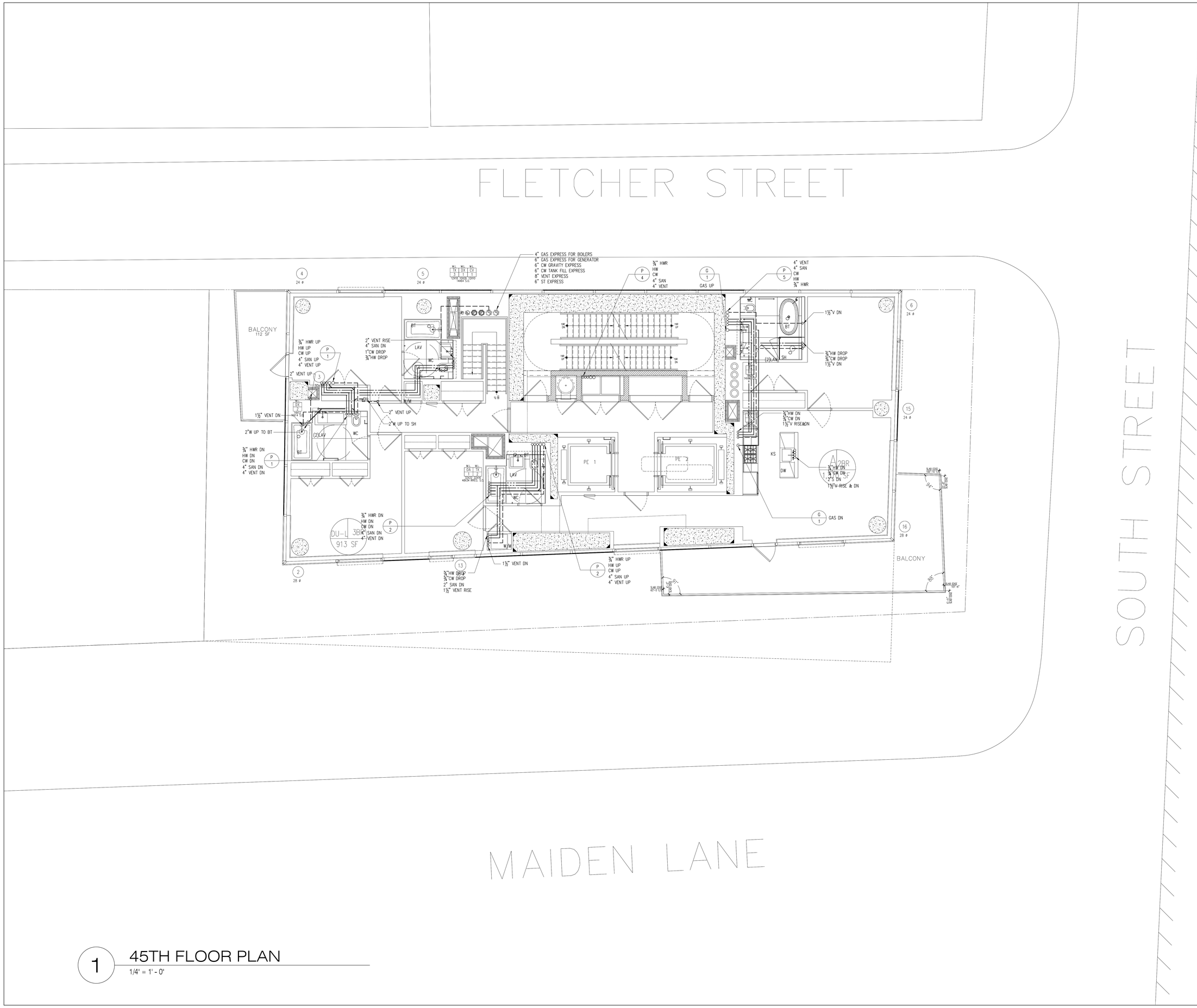
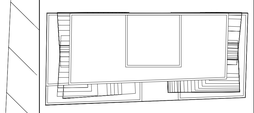


1 45TH FLOOR PLAN

1/4" = 1' - 0"

NOTES



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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

PLUMBING
45TH FLOOR CONSTR.PLAN/
47TH FL. MARKETING PLAN

SEAL:

STATE OF NEW YORK
MICHAEL MUSCARELLA
27462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-345.00

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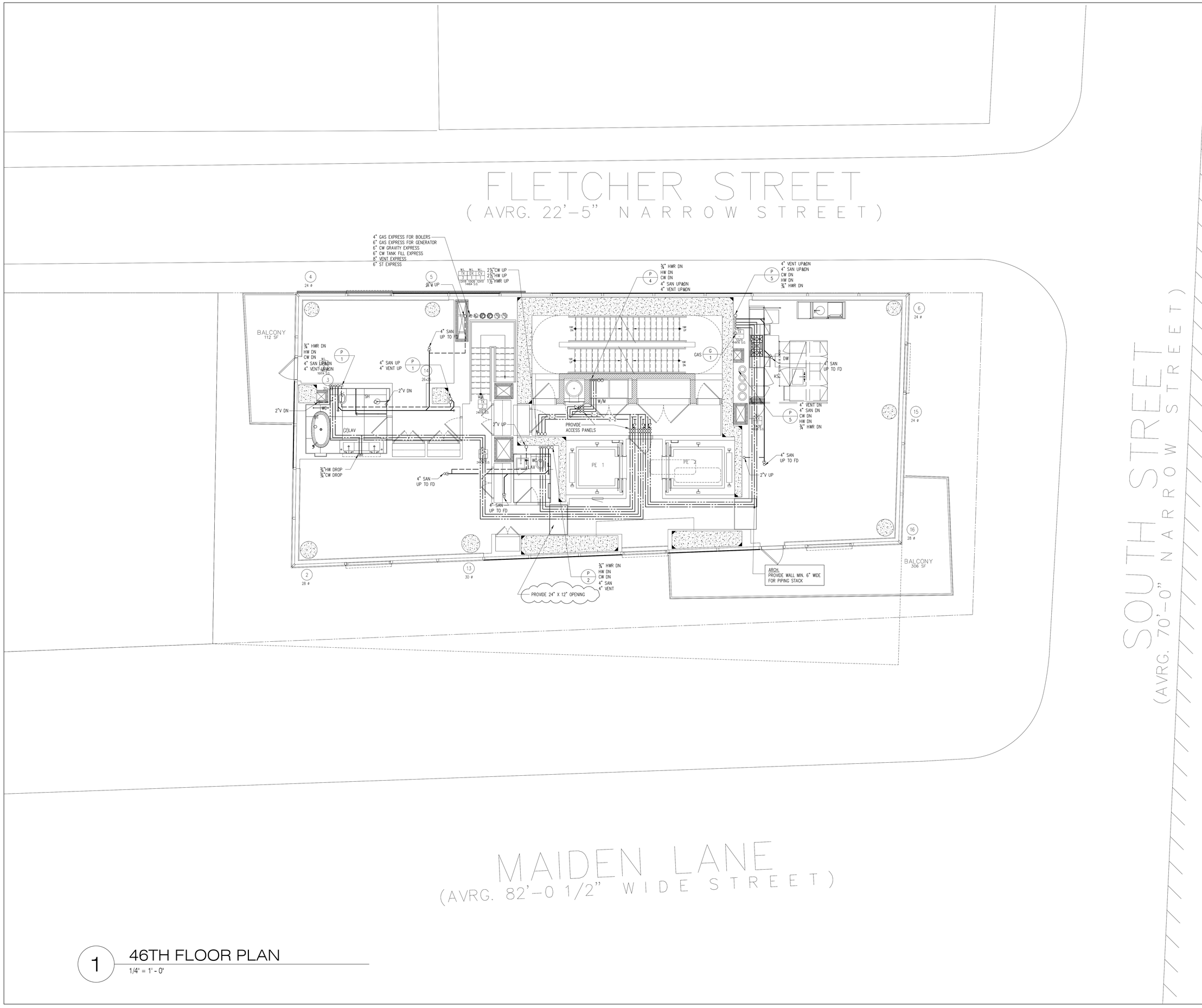

1 46TH FLOOR PLAN
1/4" = 1' - 0"

NOTES

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

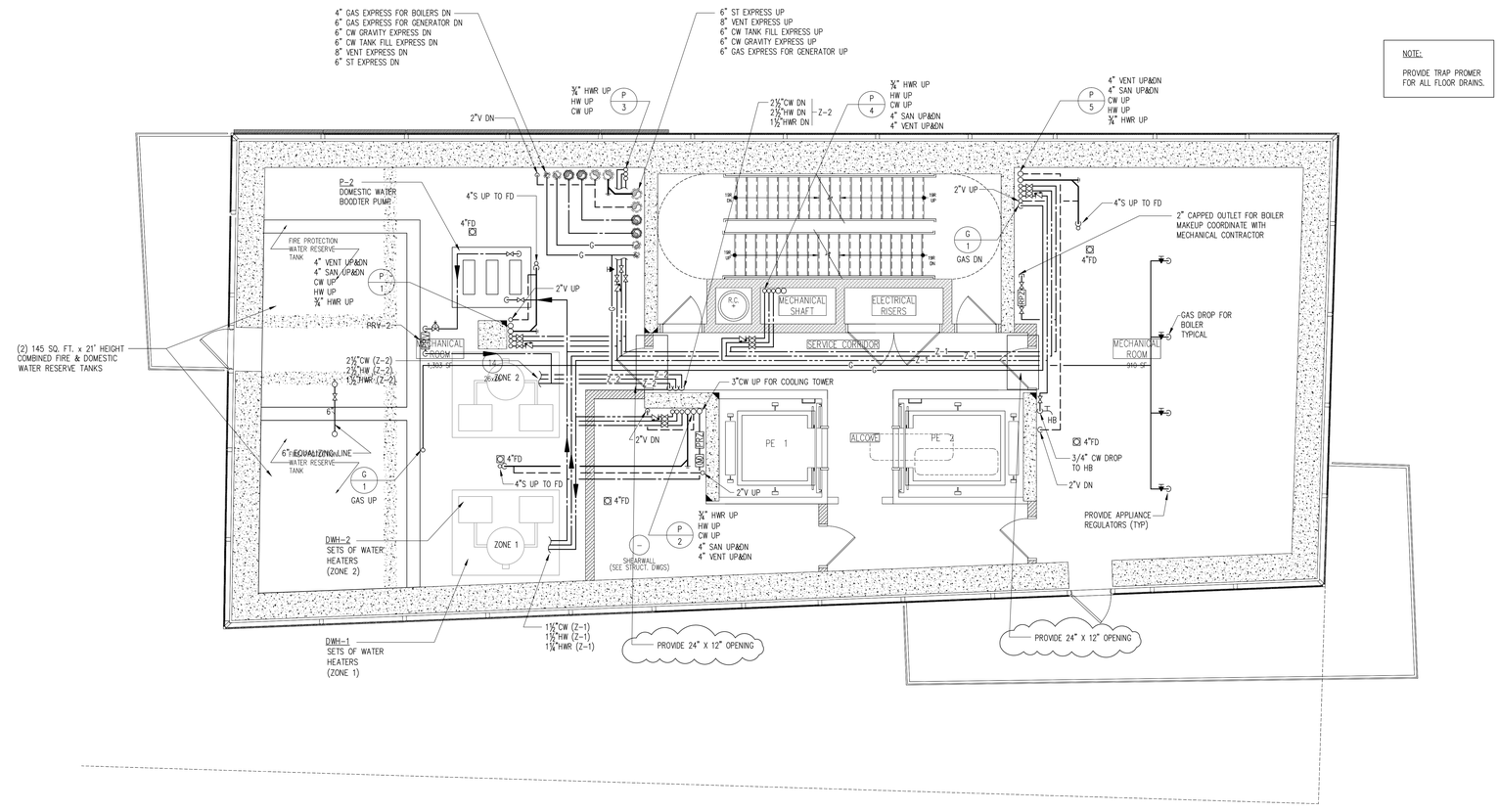
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
PLUMBING
46TH FLOOR CONSTR.PLAN/
48TH FL. MARKETING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-346.00
CAD FILE:	24 OF 47

DEPT OF BLDGS 121185860 Job Number
E3639695254 Scan Code



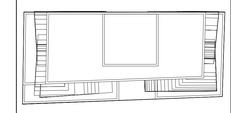
NOTE:

PROVIDE TRAP PRIMER
FOR ALL FLOOR DRAINS.

1 47TH FLOOR PLAN

1/4" = 1' - 0"

NOTES



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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

PLUMBING
47TH FLOOR CONSTR.PLAN/
49TH FL. MARKETING PLAN

SEAL

STATE OF NEW YORK
MARK MUSCARELLA
077462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-347.00
CAD FILE:	25 OF 47

DEPT OF BLDGS 121185460 Job Number
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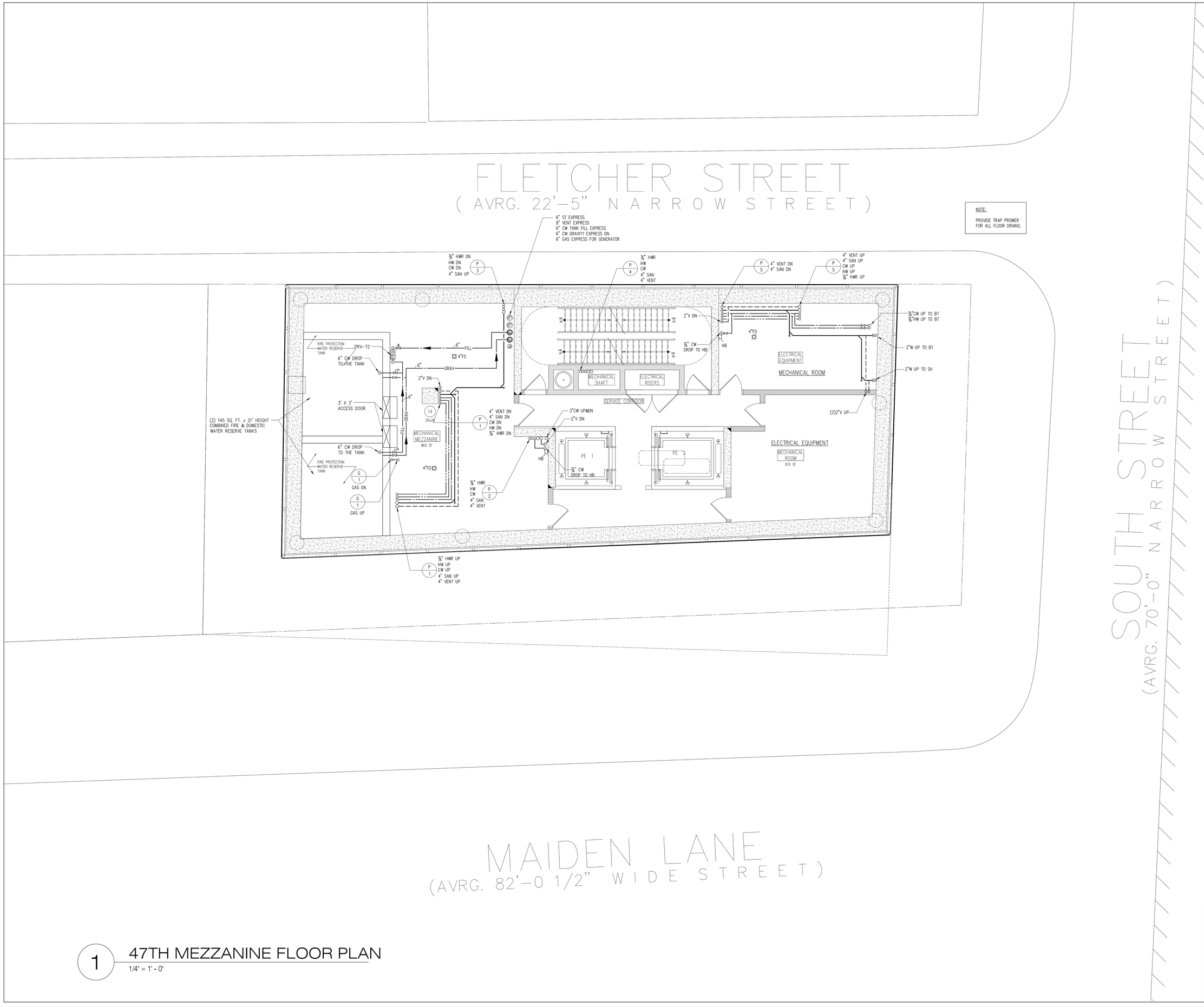
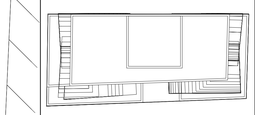


1 47TH MEZZANINE FLOOR PLAN
1/4" = 1' - 0"

NOTES



N KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S

Client
FORTIS
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

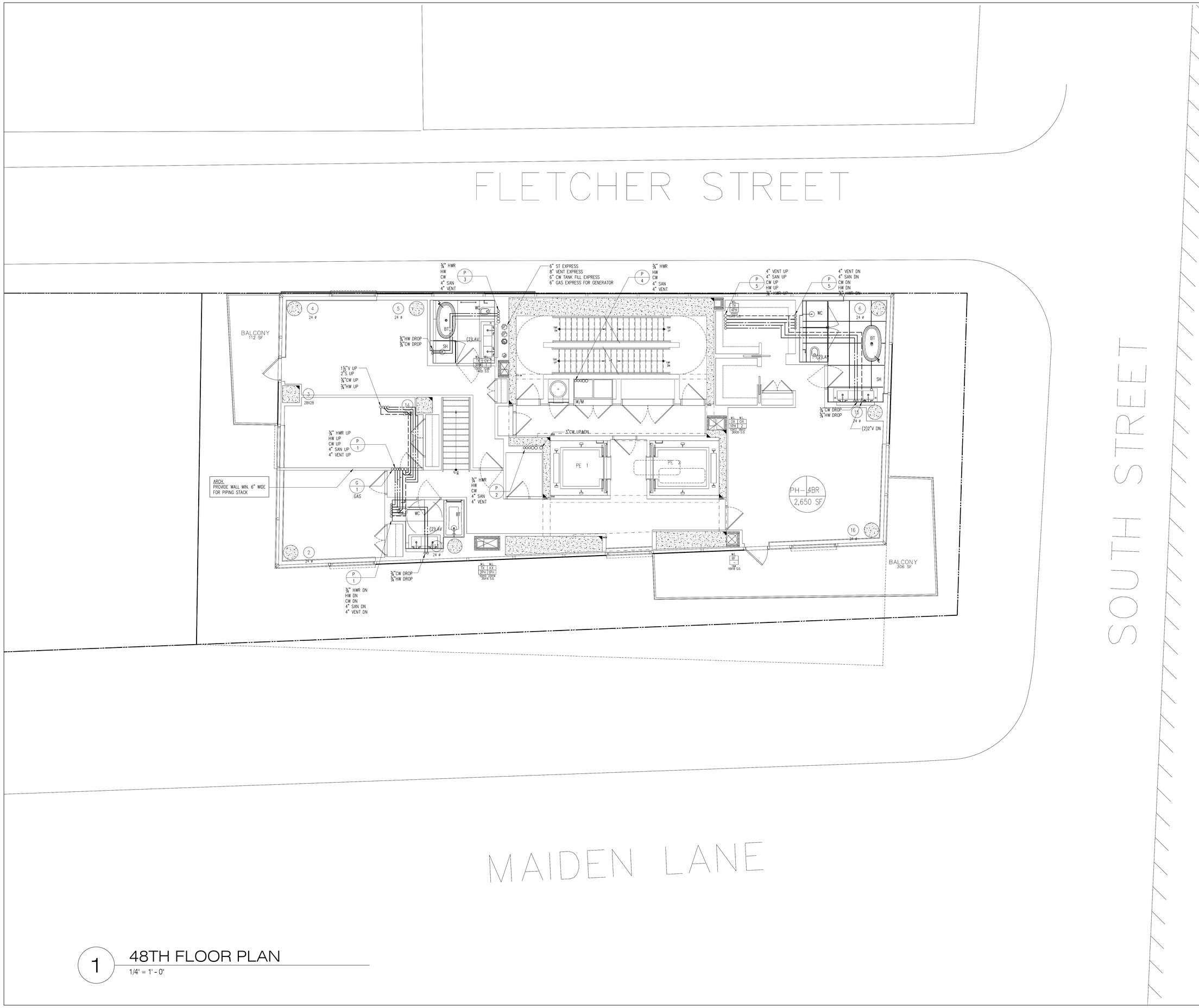
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
PLUMBING
47TH MEZZANINE FLOOR
CONSTRUCTION PLAN

SEAL:
STATE OF NEW YORK
MARK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

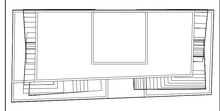
DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-347M.00

CAD FILE:



1 48TH FLOOR PLAN
1/4" = 1' - 0"

NOTES



KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

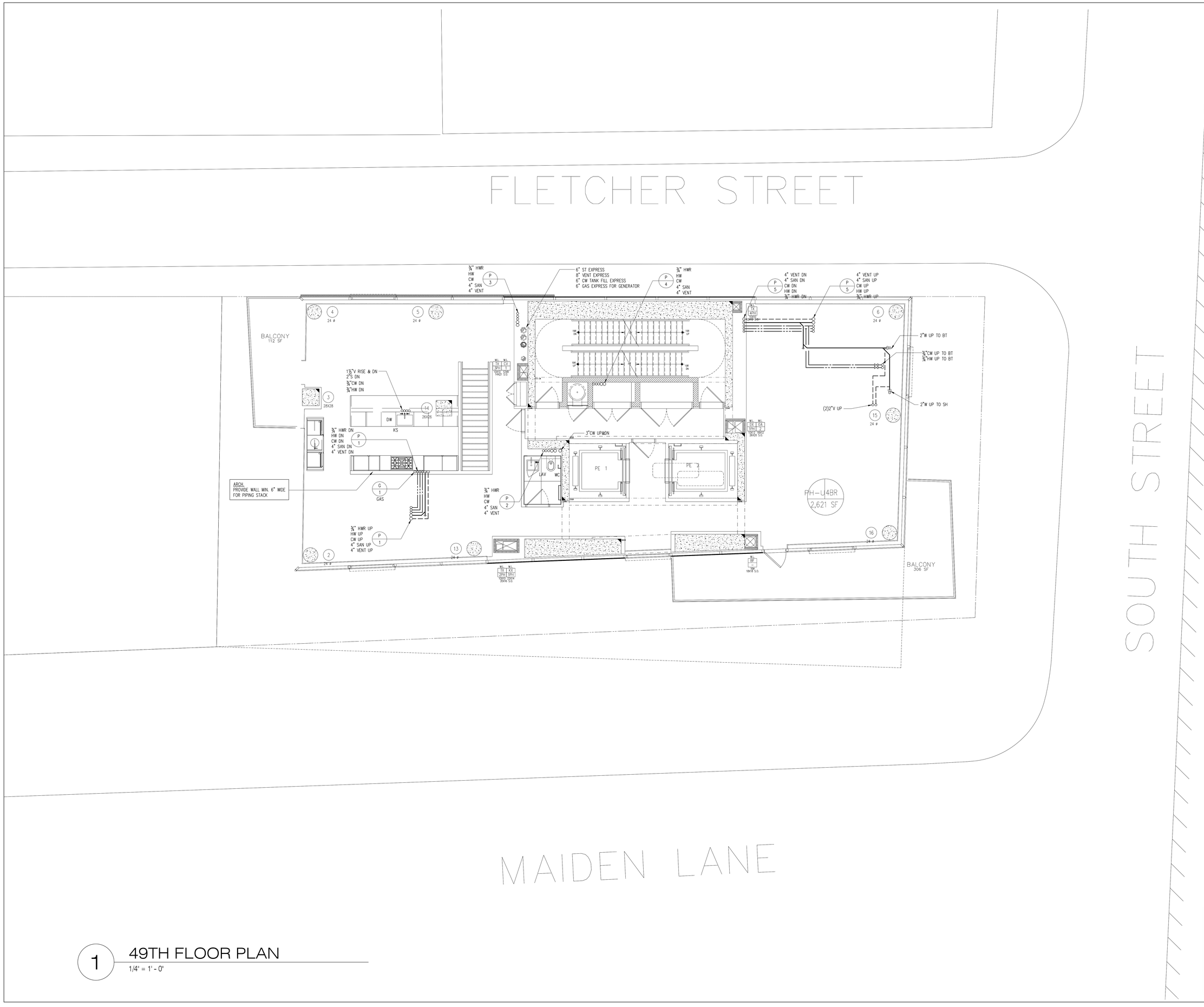
DWG TITLE

PLUMBING
48TH FLOOR CONSTR.PLAN/
50TH FL. MARKETING PLAN

SEAL & SIGNATURE

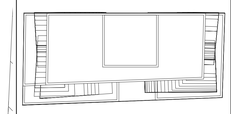
STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-348.00
CAD FILE:	27 OF 47



1 49TH FLOOR PLAN
1/4" = 1' - 0"

NOTES



KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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WATERPROOFING
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JENKINS & HUNTINGTON
ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

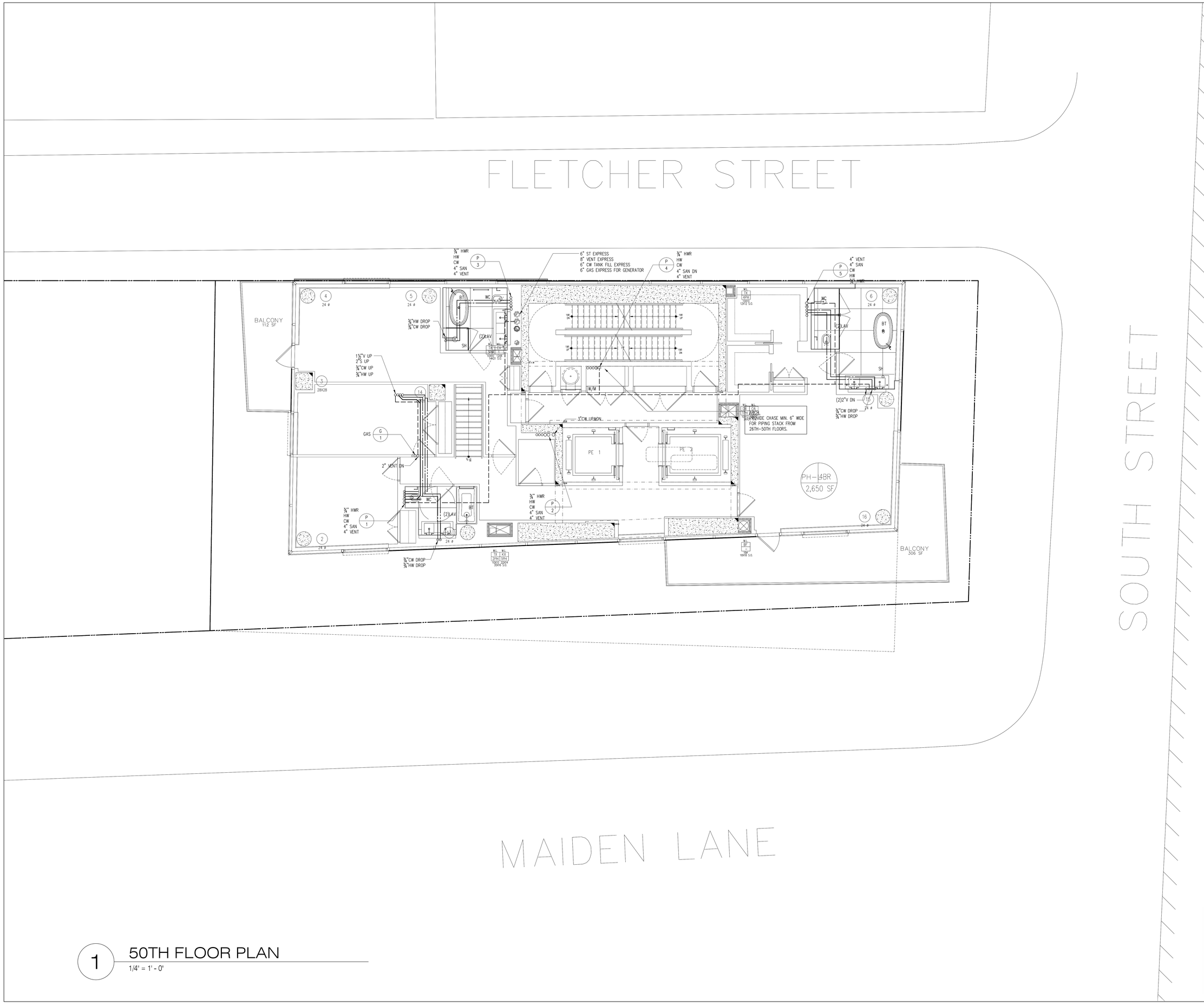
DWG TITLE

PLUMBING
49TH FLOOR CONSTR.PLAN/
51ST FL. MARKETING PLAN

SEAL & SIGNATURE

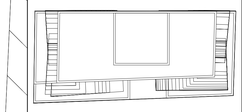
STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-349.00
CAD FILE:	28 OF 47



1 50TH FLOOR PLAN
1/4" = 1' - 0"

NOTES



KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
Property Group, LLC
45 Main Street, Suite 800
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

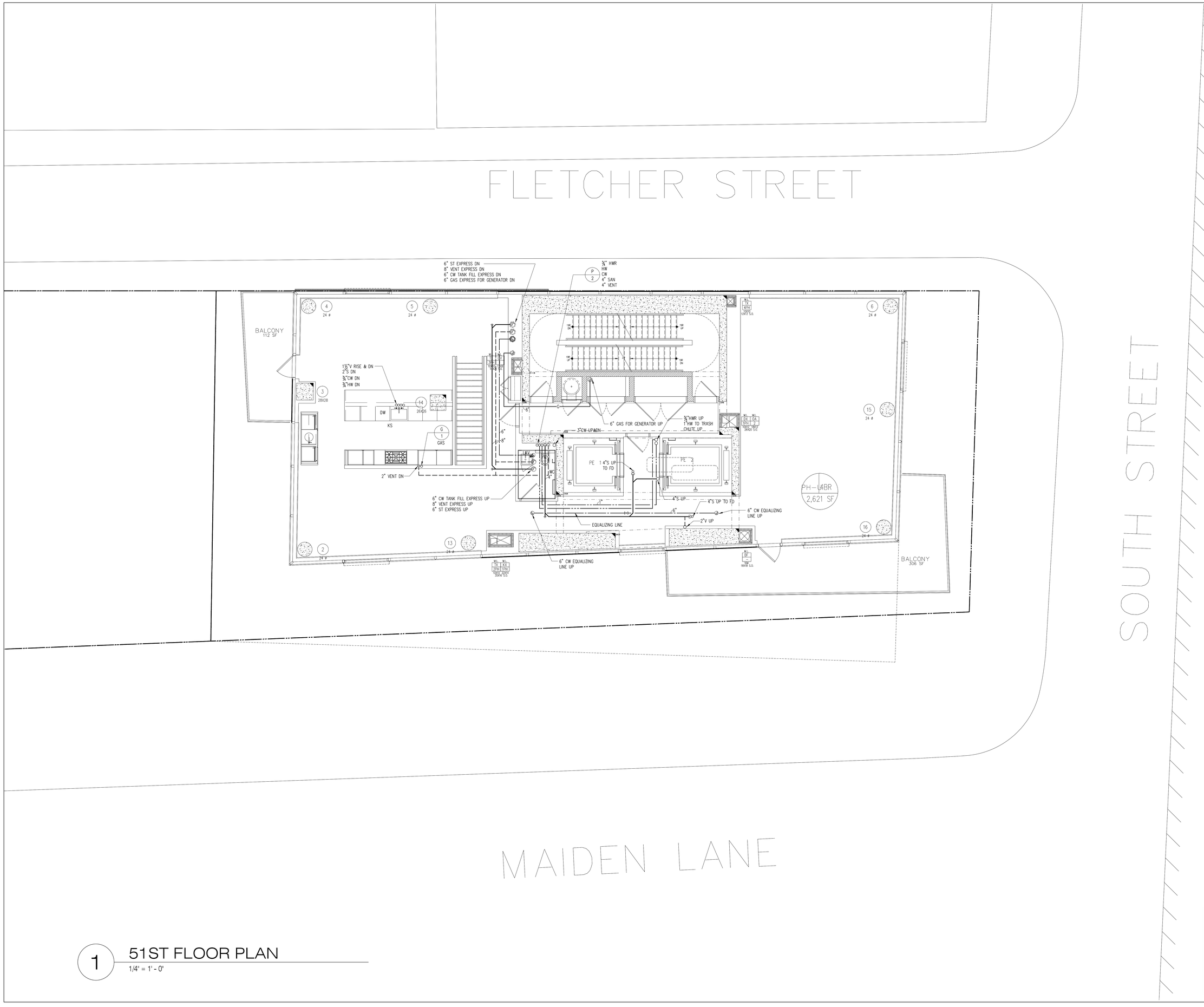
PLUMBING
50TH FLOOR CONSTR.PLAN/
52ND FL. MARKETING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-350.00
CAD FILE:	29 OF 47

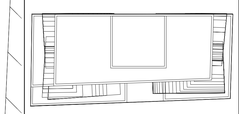
DEPT OF BLDGS 121856860 Job Number
E5220803370 Scan Code



1 51ST FLOOR PLAN

1/4" = 1' - 0"

NOTES



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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS Property Group, LLC
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

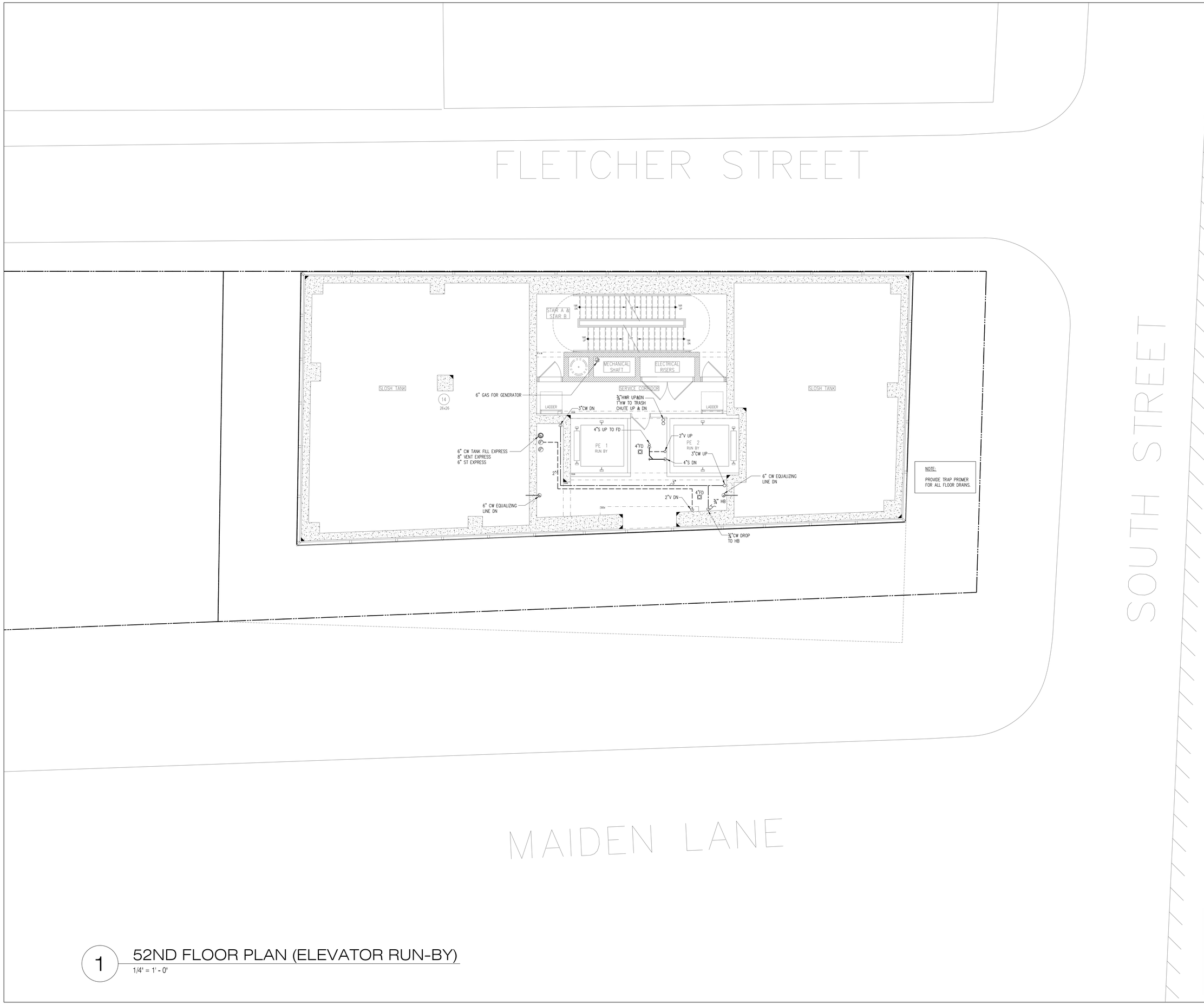
DWG TITLE

PLUMBING
51ST FLOOR CONSTR.PLAN/
53RD FL. MARKETING PLAN

SEAL: STATE OF NEW YORK · MICHAEL MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-351.00
CAD FILE:	30 OF 47

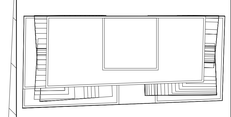
DEPT OF BLDGS 121185860 Job Number
E3462012165 Scan Code



1 52ND FLOOR PLAN (ELEVATOR RUN-BY)

1/4" = 1' - 0"

NOTES



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KEY PLAN

No.	Date	Revision
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	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Building
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

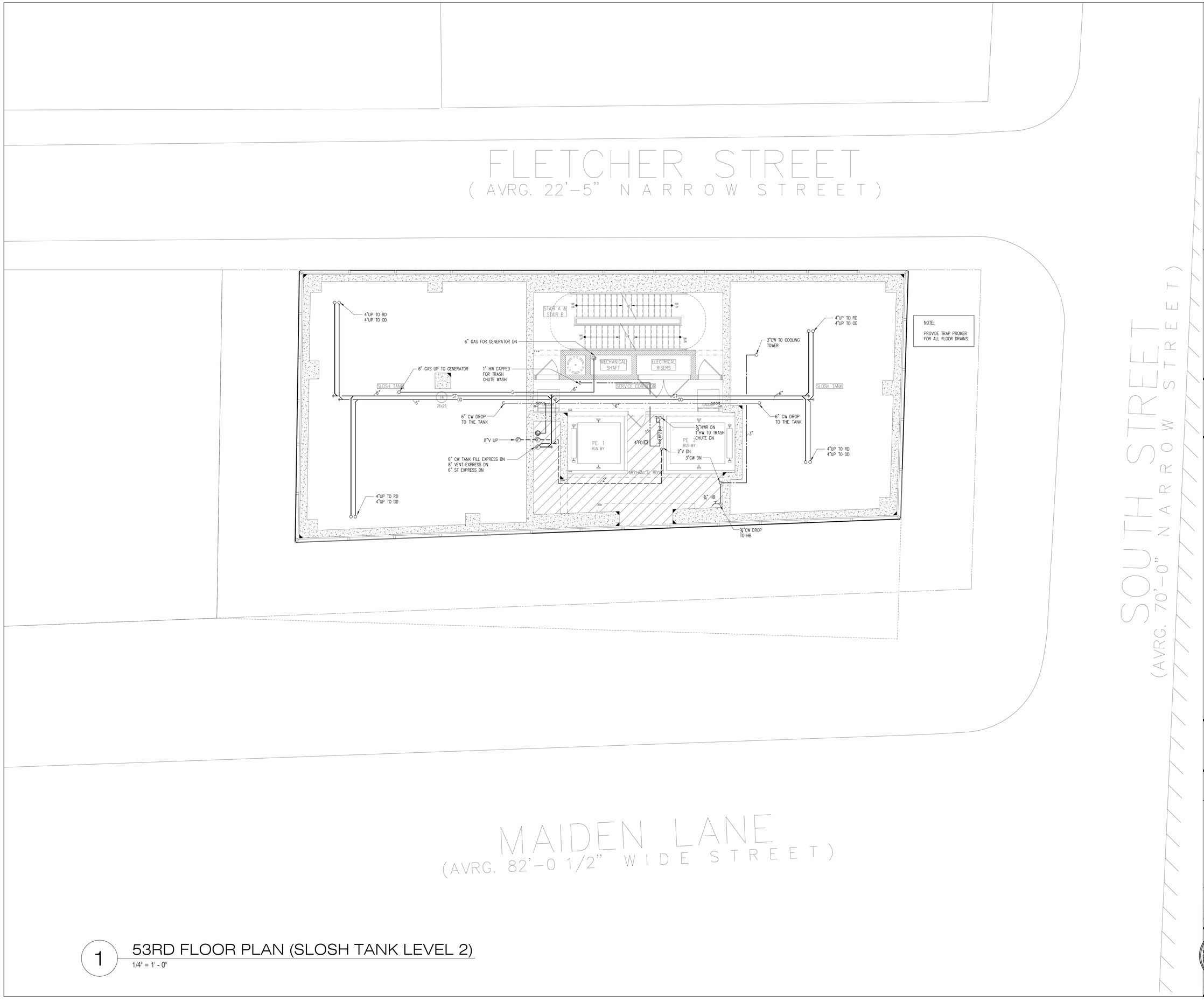
DWG TITLE

PLUMBING
52ND FLOOR CONSTR.PLAN
(ELEVATOR RUN-BY)

SEAL:

STATE OF NEW YORK · JERSEUK MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-352.00
CAD FILE:	31 OF 47



1 53RD FLOOR PLAN (SLOSH TANK LEVEL 2)
1/4" = 1' - 0"

NOTES

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S

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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

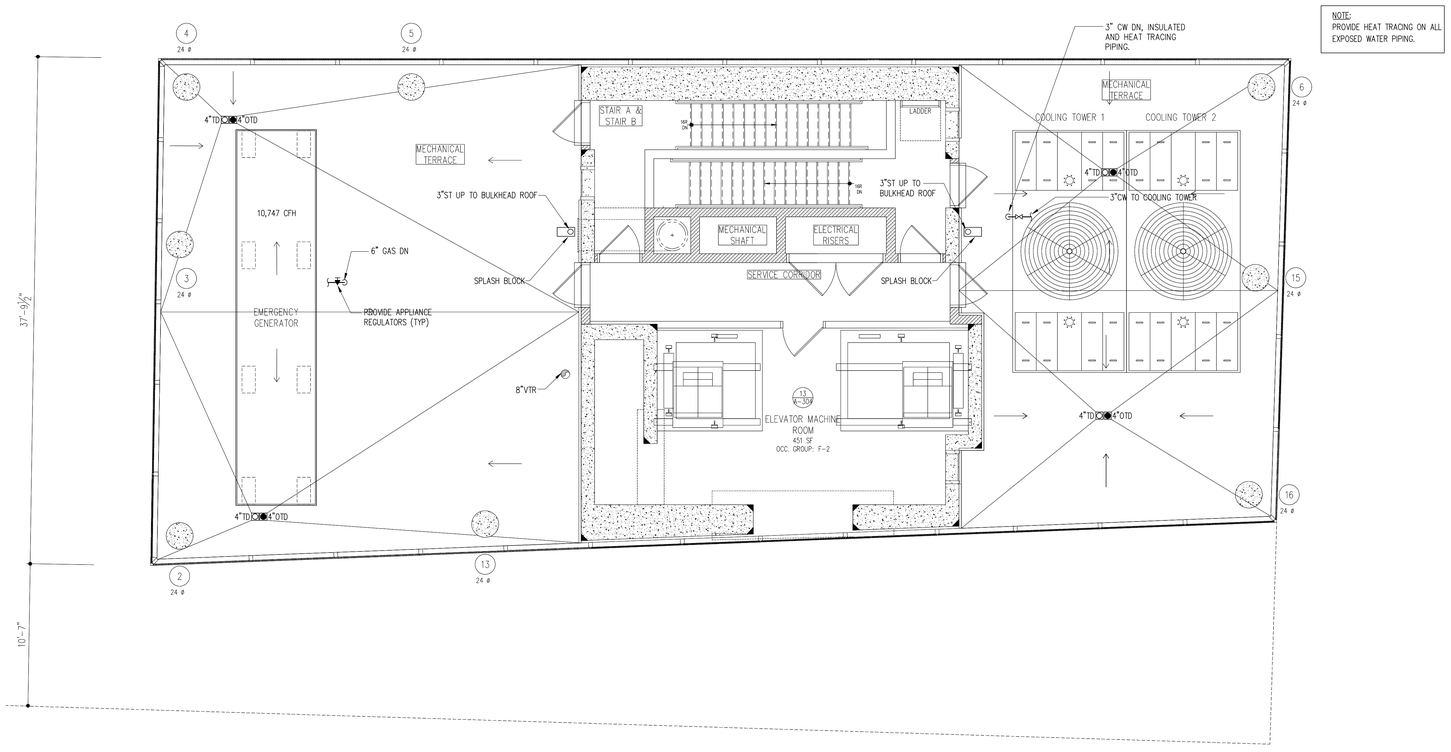
DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE
PLUMBING
53RD FLOOR CONSTR.PLAN
(SLOHS TANK LEVEL 2)

SEAL & SIGNATURE
STATE OF NEW YORK
FRANK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-353.00
CAD FILE:	32 OF 47

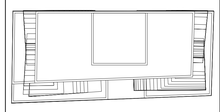
DEPT OF BLDGS 121185480 Job Number
E300605238 Scan Code



NOTE:
PROVIDE HEAT TRACING ON ALL EXPOSED WATER PIPING.

1 ROOF PLAN
1/4" = 1' - 0"

NOTES



N

KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildingpro
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

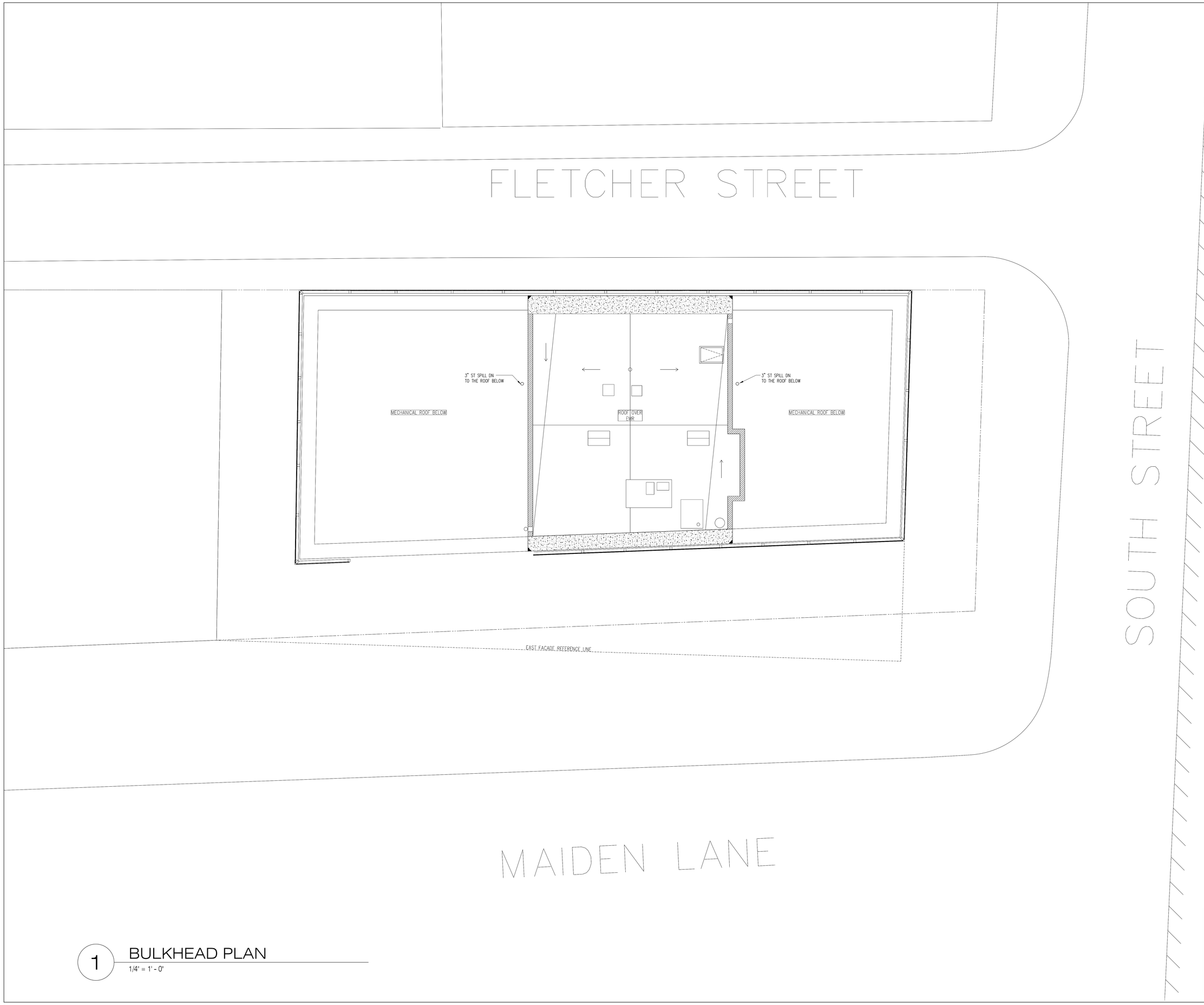
DWG TITLE

PLUMBING
ROOF CONSTRUCTION
PLAN

SEAL: STATE OF NEW YORK · SEINUK MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-354.00
CAD FILE:	33 OF 47

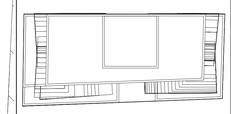
DEPT OF BLDGS 121185680 Job Number
E289905956 Scan Code



1 BULKHEAD PLAN

1/4" = 1' - 0"

NOTES



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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

FORTIS
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JENKINS & HUNTINGTON
ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

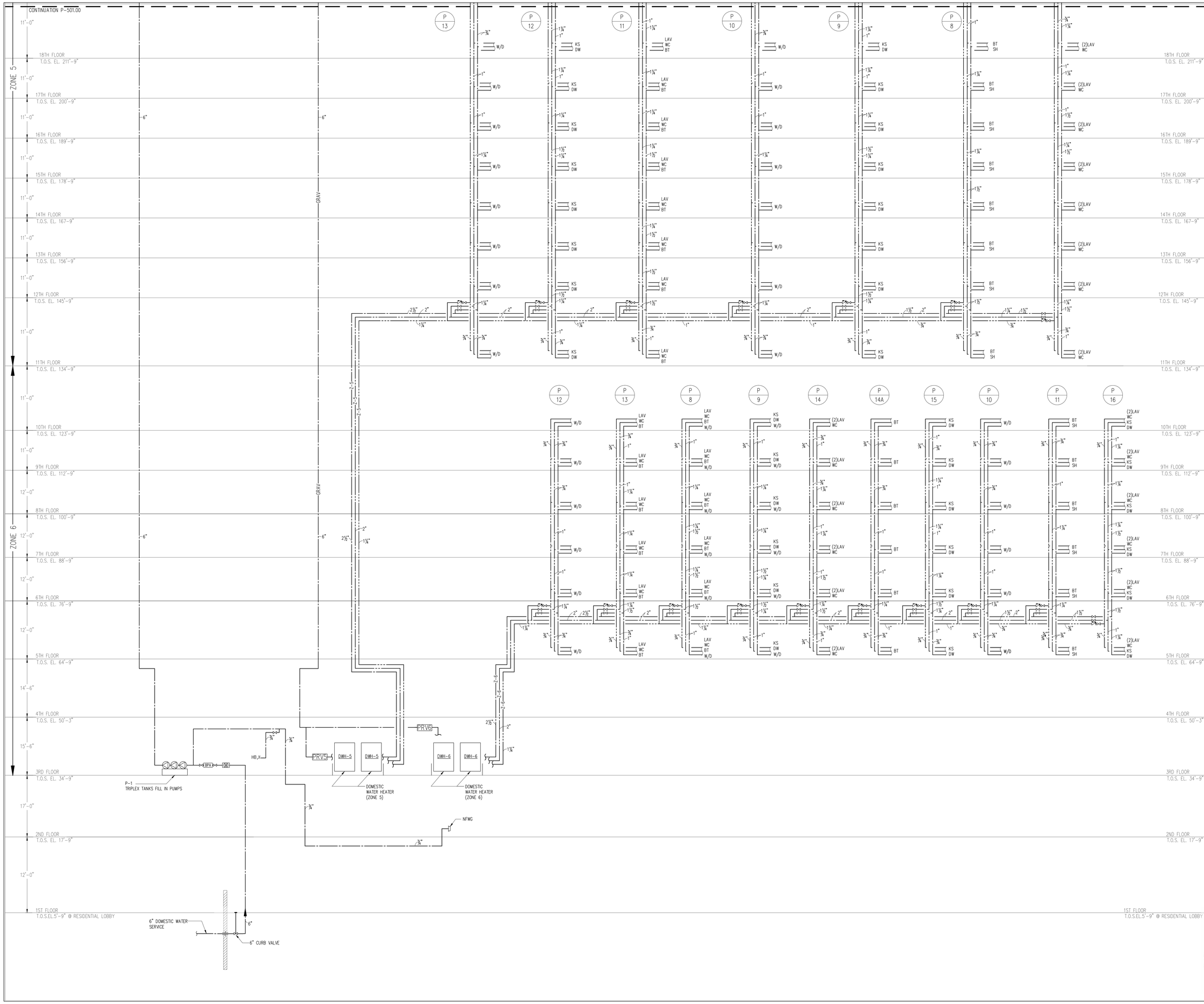
PLUMBING
BULKHEAD CONSTRUCTION
PLAN

SEAL:

STATE OF NEW YORK
DAMIAN MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	1/4" = 1'-0"
DWG NO.	P-355.00

CAD FILE:



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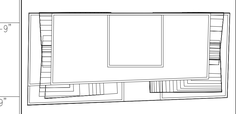

KEY PLAN

No.	Date	Revision
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	06/27/14	ISSUED FOR NYC DOB

Client

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1251 Avenue of the Americas
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

PLUMBING
WATER RISER DIAGRAM
SHEET 1 OF 3

SEAL & SIGNATURE

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-500.00
CAD FILE: P-500.dwg	35 OF 47

DEPT OF BLDGS 421854980 Job Number
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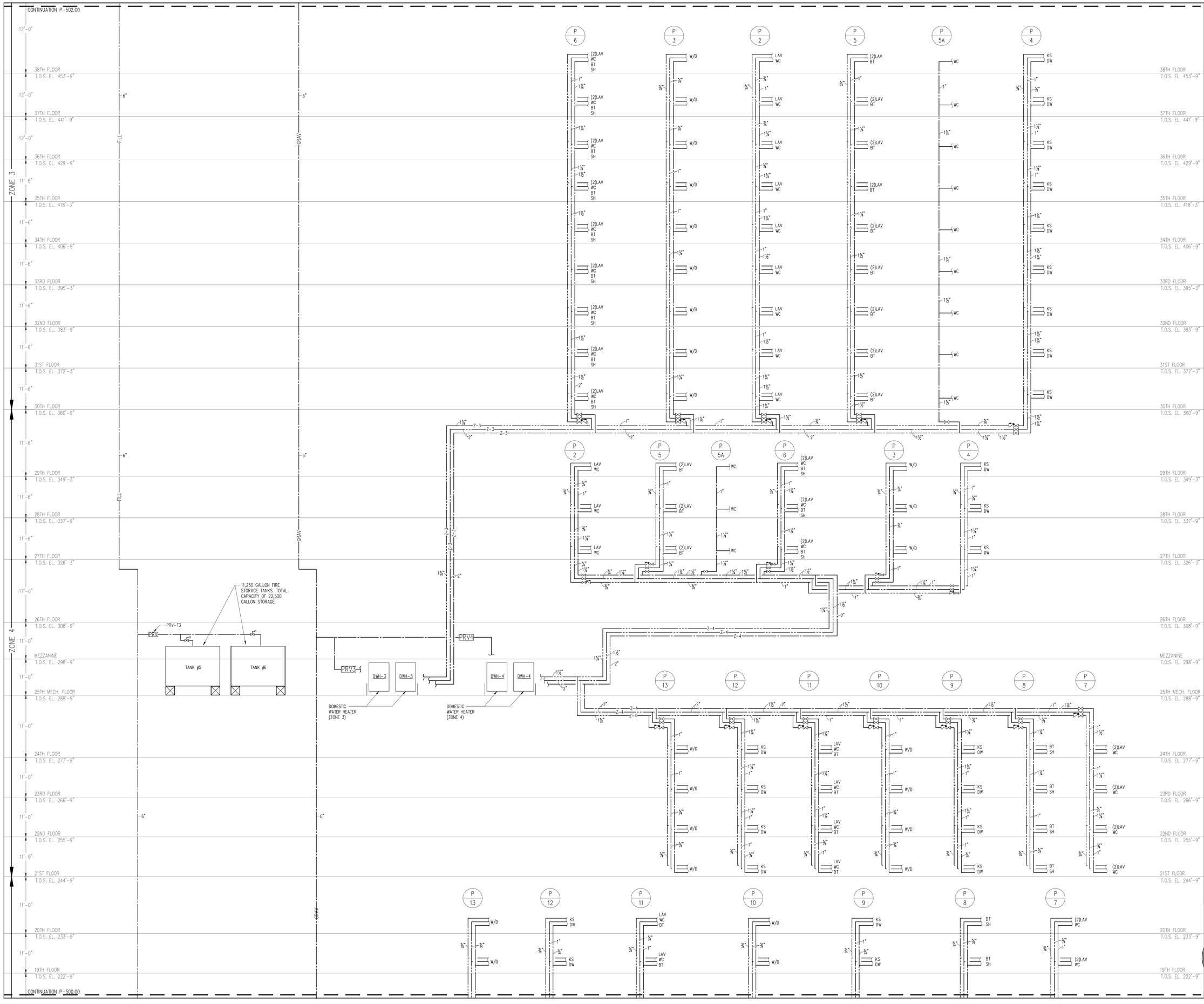

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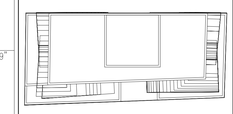

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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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PROJECT

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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

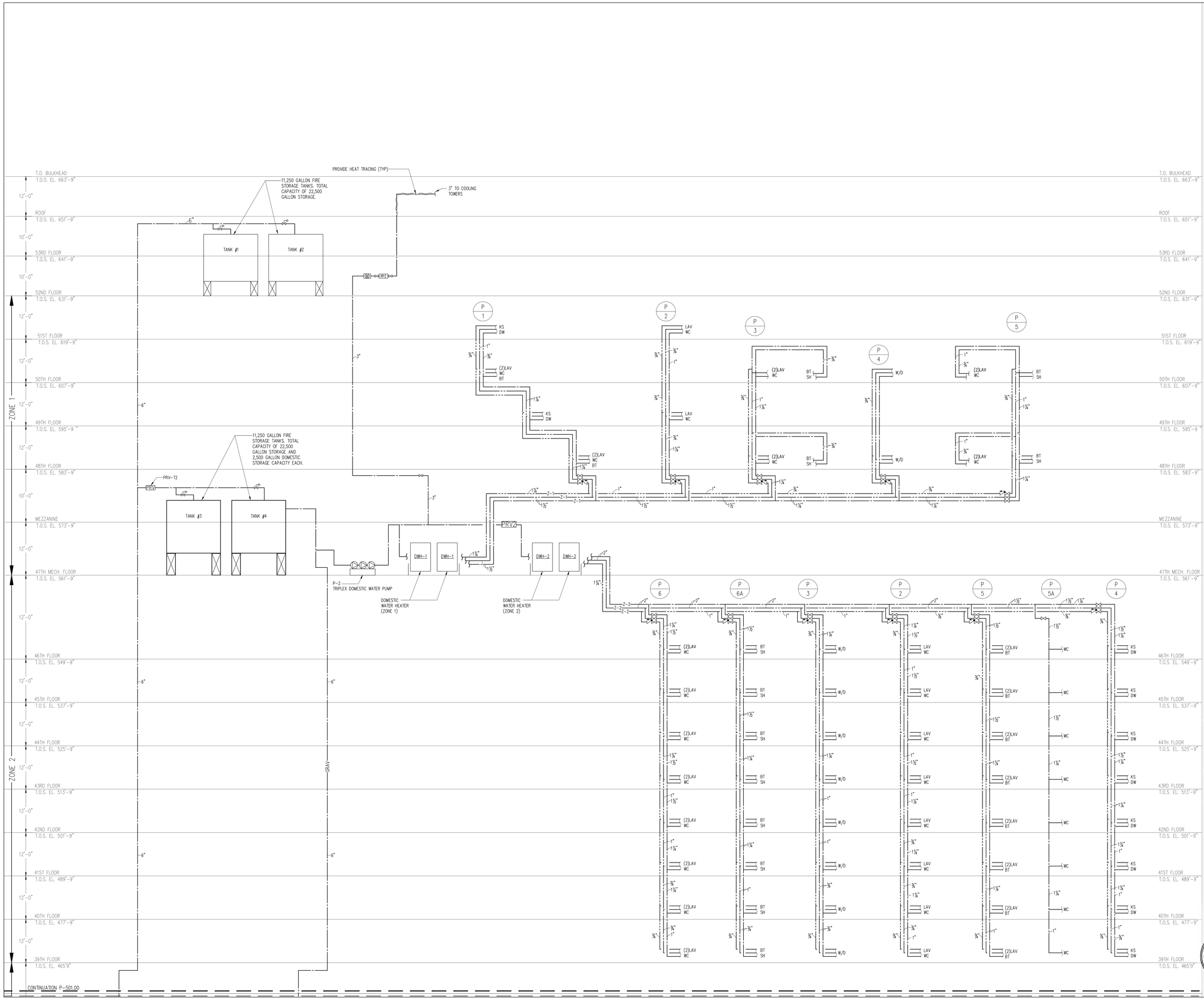
PLUMBING
WATER RISER DIAGRAM
SHEET 2 OF 3

SEAL

STATE OF NEW YORK · JOSEPH MUSCARELLA · 77463 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-501.00

CAD FILE P-501.dwg



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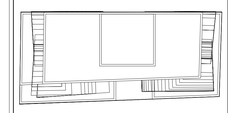

KEY PLAN

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	06/27/14	ISSUED FOR NYC DOB

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015:
NYC Development Hub

DWG TITLE

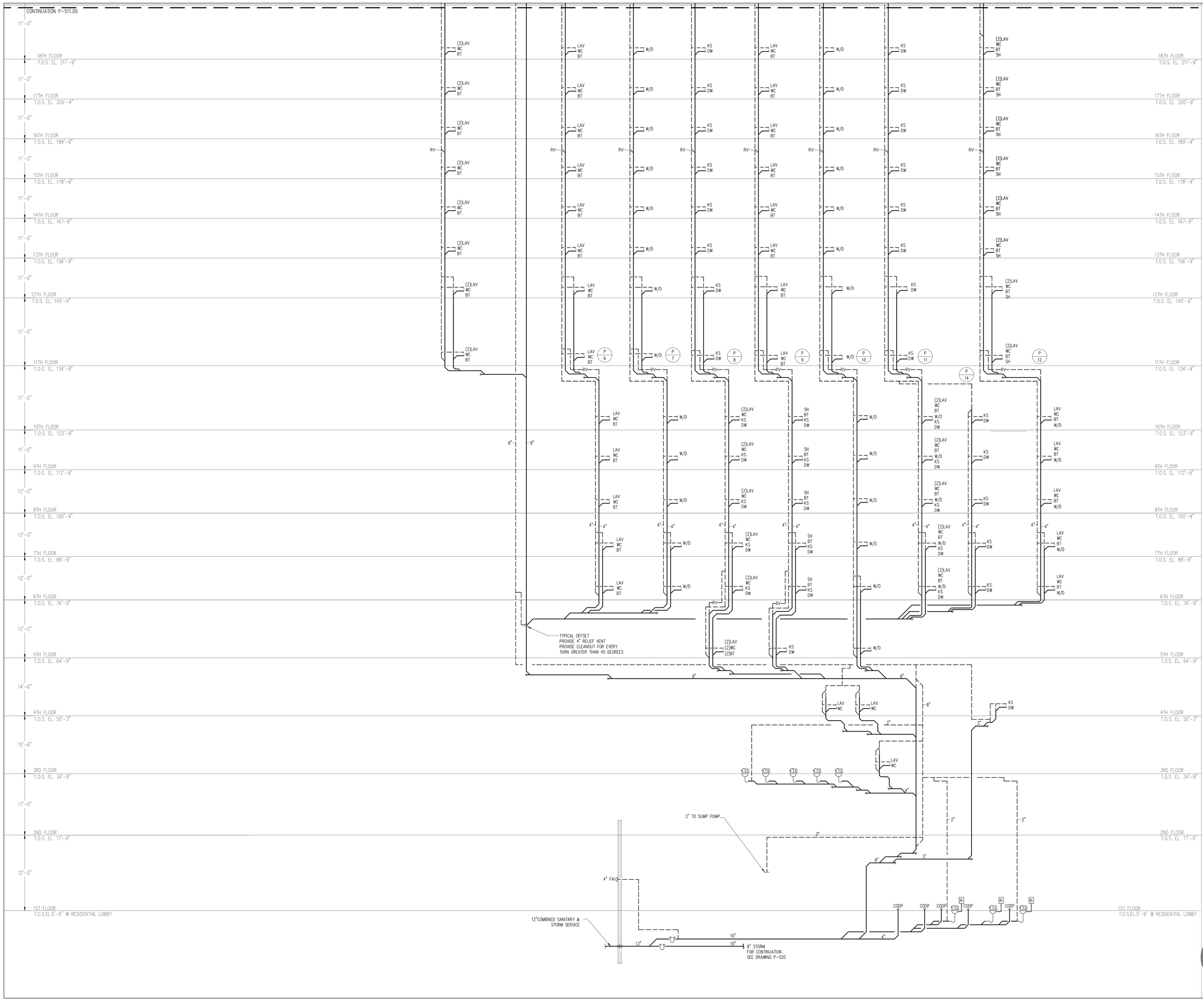
PLUMBING
WATER RISER DIAGRAM
SHEET 3 OF 3

SEAL & SIGNATURE

STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-502.00
CAD FILE: P-502.dwg	37 OF 47

DEPT OF BLDGS 121195460 Job Number
E5847503356 Scan Code



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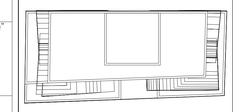

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KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client

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JENKINS & HUNTINGTON
ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

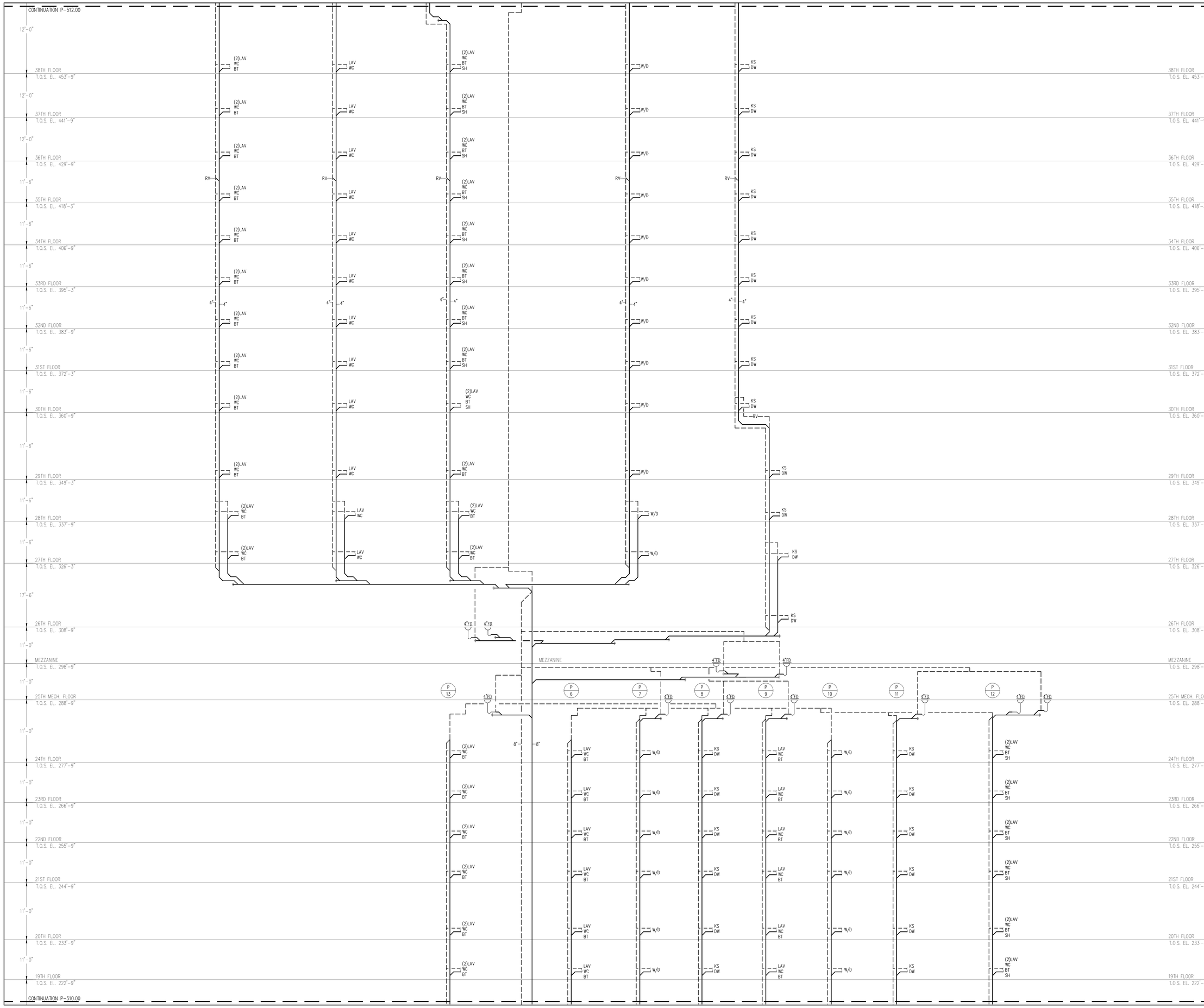
PLUMBING
SANITARY RISER DIAGRAM
SHEET 1 OF 3

SEAL:

STATE OF NEW YORK
MARK MUSCARELLA
77463
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-510.00

CAD FILE: P-510.dwg



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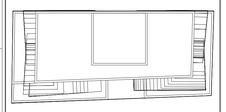

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DOB STAMPS & SIGNATURES:

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Under Directive 2 of 1975
Date: 09/17/2015
NYC Development Hub

DWG TITLE

PLUMBING
SANITARY RISER DIAGRAM
SHEET 2 OF 3

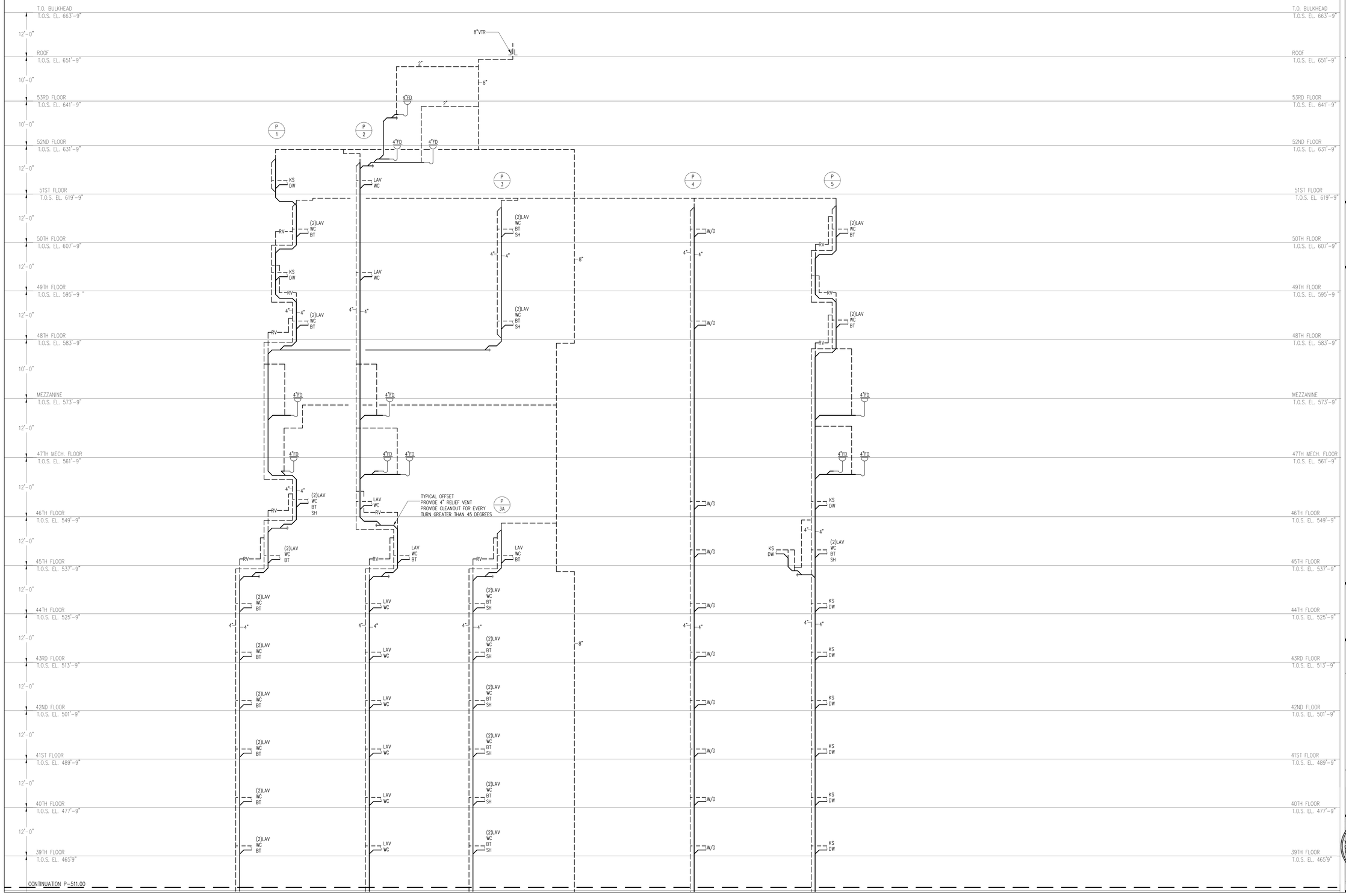
SEAL & SIGNATURE

STATE OF NEW YORK
FRANK MUSCARELLI
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-511.00
CAD FILE: P-511.dwg	39 OF 47

DEPT OF BLDGS 421858980 Job Number

E351573362 Scan Code



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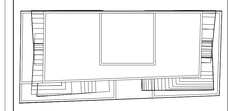

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DOB STAMPS & SIGNATURES:

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Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

PLUMBING
SANITARY RISER DIAGRAM
SHEET 3 OF 3

SEAL: STATE OF NEW YORK · MICHAEL SEINUK · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-512.00

CAD FILE: P-512.dwg

40 OF 47

DEPT OF BLDGS 421185480 Job Number
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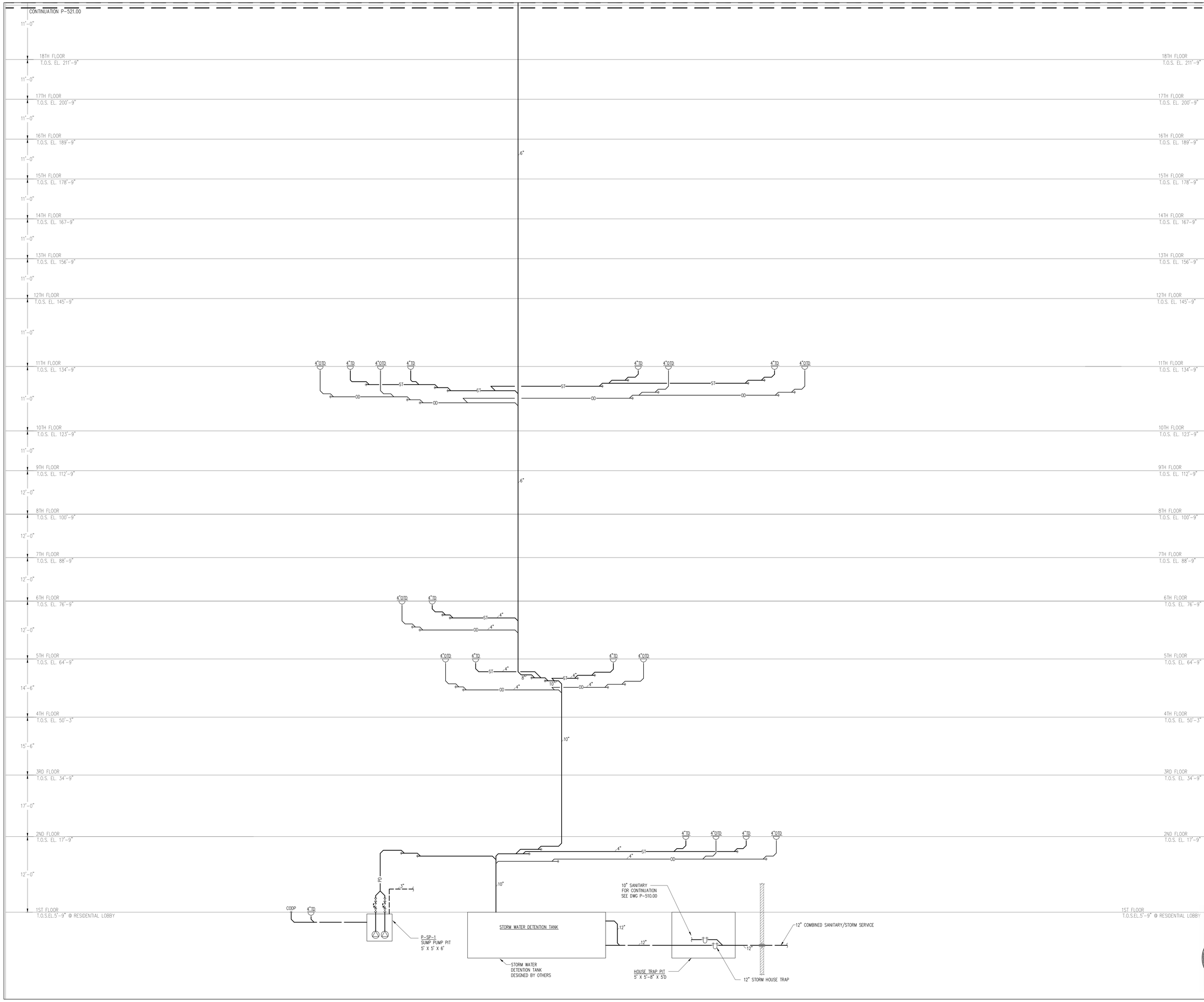

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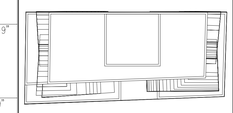

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Date: 09/17/2015:
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DWG TITLE

PLUMBING
STORM RISER DIAGRAM
SHEET 1 OF 3

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STATE OF NEW YORK · DARIUSH MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-520.00

CAD FILE: P-520.dwg

41 OF 47

DEPT OF BLDGS 421854960 Job Number
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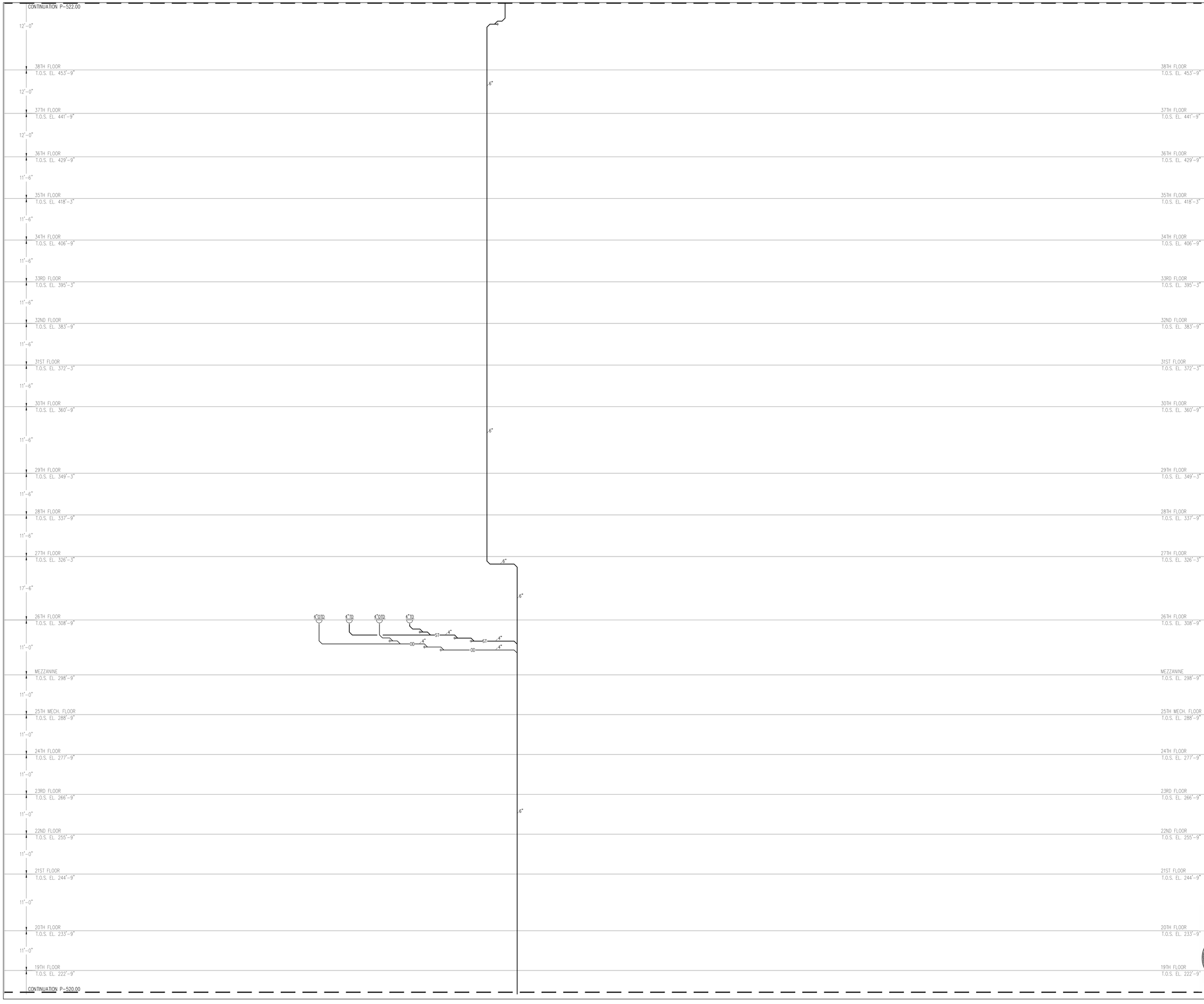

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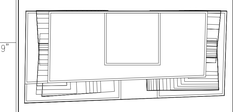

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PROJECT

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DOB BSCAN:

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Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE

PLUMBING
STORM RISER DIAGRAM
SHEET 2 OF 3

SEAL:

STATE OF NEW YORK
FRANK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-521.00

CAD FILE: P-521.dwg

42 OF 47

DEPT OF BLDGS 421854980 Job Number
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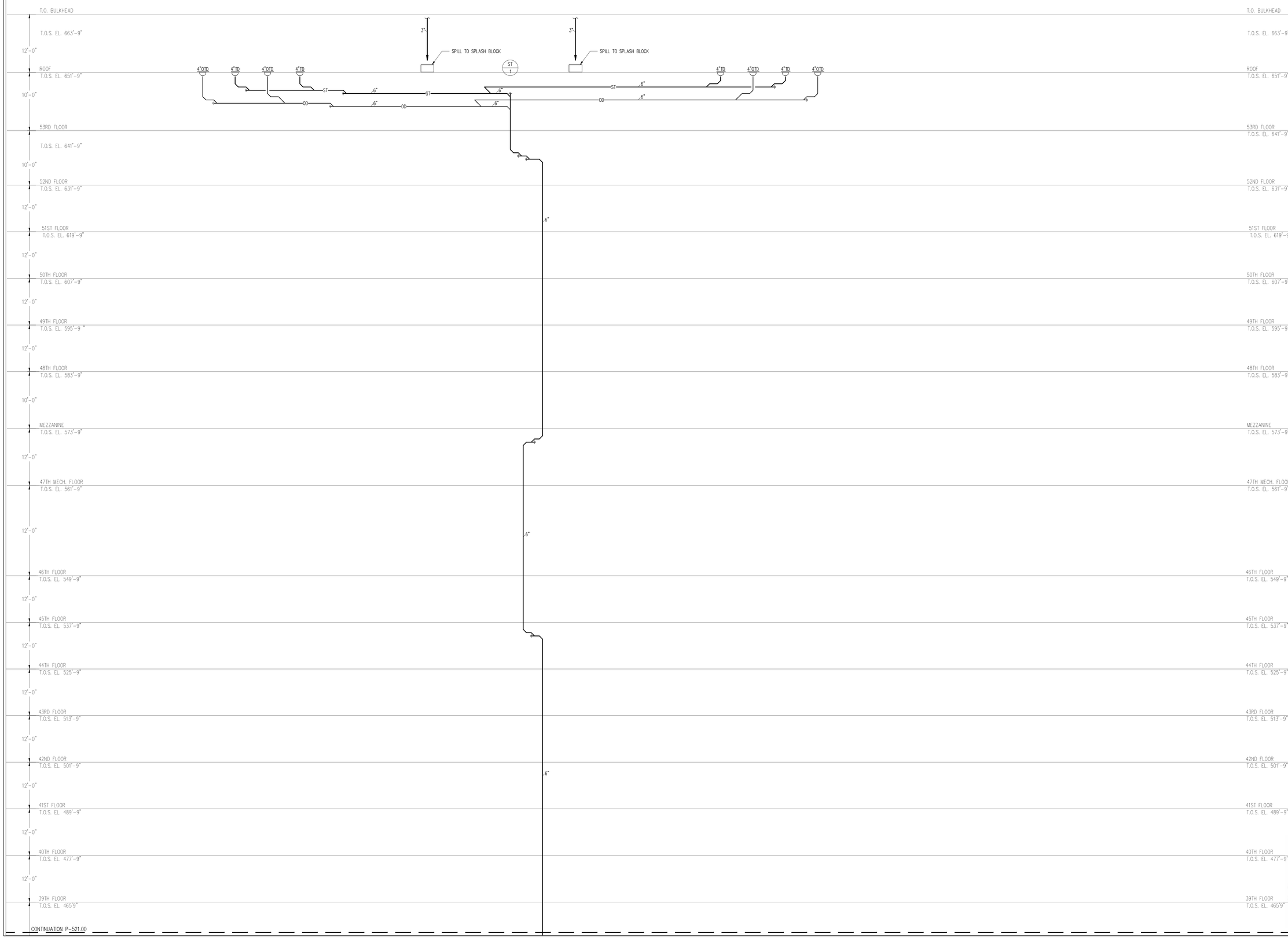

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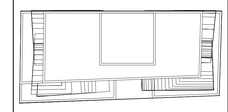

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PROJECT

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DOB STAMPS & SIGNATURES:

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APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE

PLUMBING
STORM RISER DIAGRAM
SHEET 3 OF 3

SEAL & SIGNATURE

STATE OF NEW YORK
MARK MUSCARELLA
077462
LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-522.00

CAD FILE: P-522.dwg

43 OF 47

DEPT OF BLDGS 421858980 Job Number
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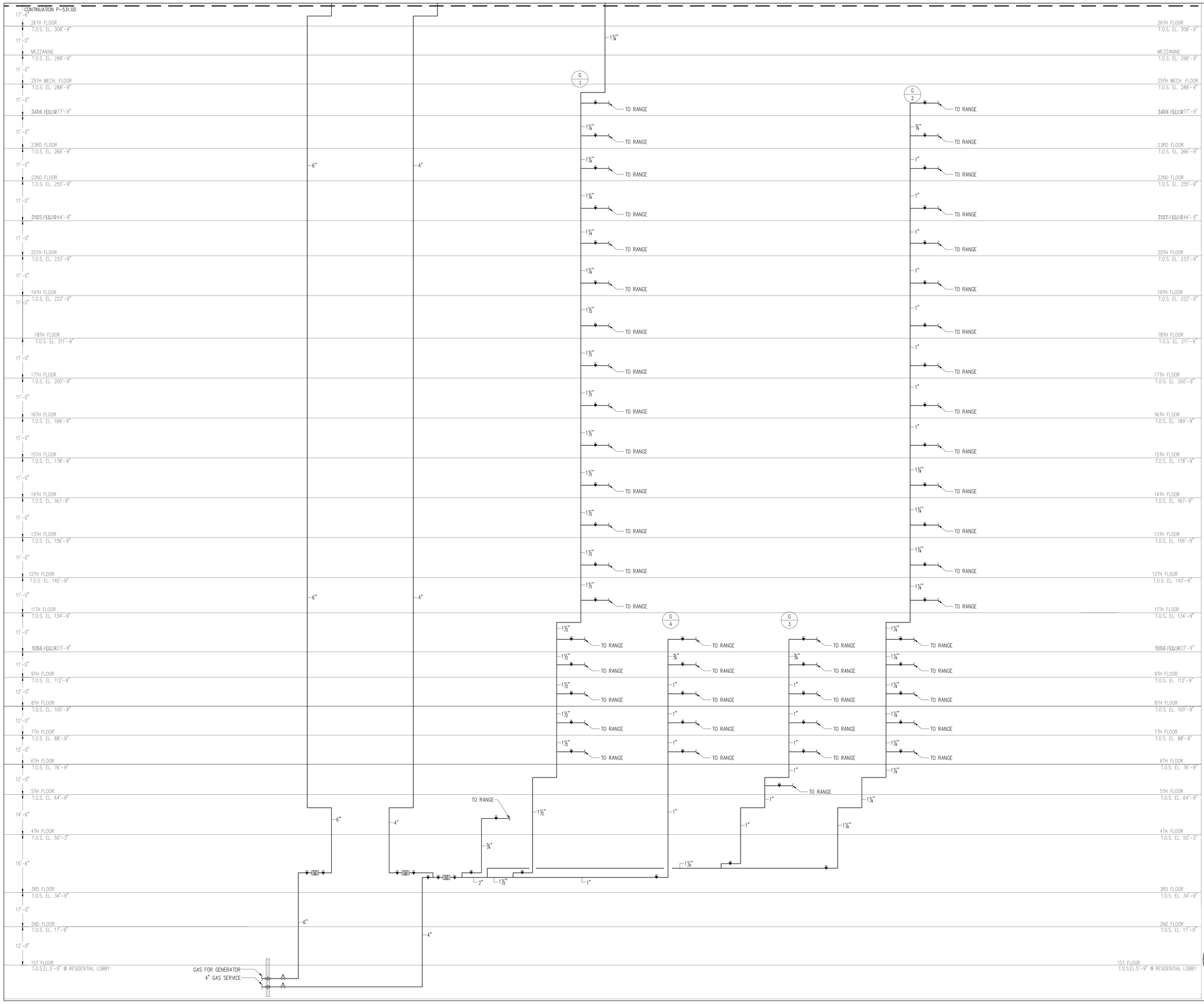

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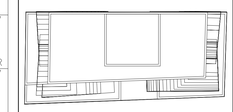

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NYC Development Hub

DWG TITLE

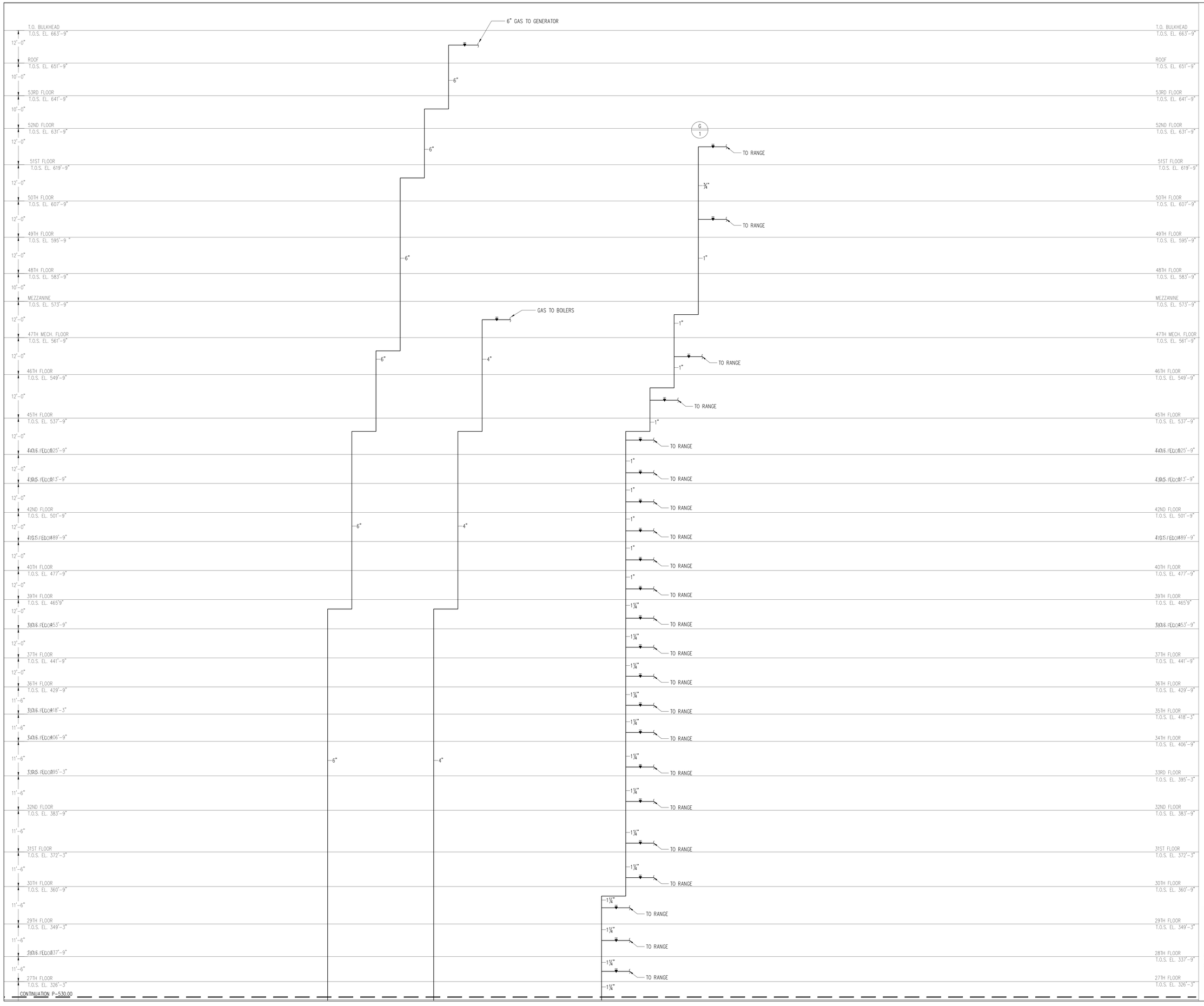
PLUMBING
GAS RISER DIAGRAM
SHEET 1 OF 2

SEAL: STATE OF NEW YORK · JOHN MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-530.00

CAD FILE: P-530.dwg

44 OF 47



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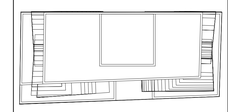

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SHEET 2 OF 2

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LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-531.00
CAD FILE: P-531.dwg	45 OF 47

DEPT OF BLDGS121185680 Job Number
ES171496342 Scan Code

DOMESTIC WATER SYSTEM SHUT-OFF VALVES

VALVE SPECIFICATION	GATE	BALL	GLOBE	SCREWED	FLANGED
WATER SERVICE					
2½" AND SMALLER	◎			◎	
3" AND LARGER	◎				◎
PUMP SUCTION					
2½" AND SMALLER		◎		◎	
3" AND LARGER	◎				◎
PUMP DISCHARGE					
2½" AND SMALLER			◎	◎	
3" AND LARGER			◎		◎
PUMP DISCHARGE BRANCH ISOLATION EQUIP. ISOLATION					
2½" AND SMALLER		◎		◎	
3" AND LARGER	◎				◎

NATURAL GAS SYSTEM SHUT-OFF VALVES

GAS SYSTEM (VALVE SPECIFICATION)	LUBRICATED PLUG	GAS COCK	WELDED	SCREWED	FLANGED	SHORT PATTERN	REGULAR PATTERN
GAS SERVICE							
2" AND SMALLER	◎			◎		◎	
2½" AND LARGER	◎				◎		◎
RISER CONTROL							
2" AND SMALLER	◎			◎		◎	
2½" AND LARGER	◎				◎		◎
BRANCH ISOLATION							
2" AND SMALLER	◎			◎		◎	
3" AND LARGER	◎				◎		◎
SINGLE GAS BURNING EQUIPMENT.							
1" AND SMALLER		◎		◎		◎	
LARGER THAN 1" SAME AS BRANCH ISOLATION	◎						

NON-PRESSURE VESSEL AND PIT SCHEDULE

DESIGNATION	NO. REQUIRED	MATERIALS	COMPT. EACH TANK	USABLE DOMESTIC (GALLONS)	USABLE F.S.P. (GALLONS)	USABLE TOTAL (GALLONS)	SIZE	ALARMS (FROM BOTTOM OF TANK OR PIT): LOW WATER	HIGH WATER	1ST PUMP ON	2ND PUMP ON	1ST PUMP OFF	2ND PUMP OFF	ALTERNATE LEAD PUMP	REMARKS	DRAWING NO.
ESP	4	CONCRETE					2' X 2' X 2' DEEP								ELEVATOR SUMPS PUMP	

NOTE:

PLUMBING FIXTURES TO BE SELECTED BY ARCHITECT. REFER TO ARCHITECTURAL DRAWINGS

DRAIN SCHEDULE

SERIES NO.: ● ZURN, WADE, ╳ SMITH, STORMTECH

DESIGNATION	REQUIRED	SERIES NO.	BODY: CAST IRON	GALVANIZED	ALL BRONZE	SECONDARY CLAMP	CLAMPING DEVICE	DECK CLAMP	BACK WATER VALVE	SUMP RECIEVER	POLYETHYLENE	STRAINER: CAST IRON	GALVANIZED STEEL	ALL BRONZE	NICKEL BRONZE	POLYETHELENE	CHROME PLATED	SEDIMENT BUCKET	SECONDARY STRAINER	POLISHED FINISH	SATIN FINISH	TRACTOR GRATE	BRONZE MESH SCREEN	FUNNEL TOP	FLAT TOP	DOME	PVC STANDPIPE	EXTENSION	LESS GRATE	FLANGE (WATER PROOFING)	ROUND STRAINER	SQUARE STRAINER	VANDAL PROOF	STAINLESS STEEL MESH	REMARKS: LOCATION
FD'A'		2230	X									X						X							X										MECHANICAL ROOM DRAIN
FD'B'		2010-NB	X												X										X							X			TOILET & GENERAL DRAIN
FD'C'		3161C	X												X																	X			KITCHEN
FD'D'		3003 NB	X												X																				KITCHEN
FD'E'		3510	X												X																				KITCHEN
GD		2142	X										X																						GARAGE
FCRD		Z-105-10-77	●				●					●														●									ROOF AND TERRACES
OD		1070-CID	X				X					X														X	X								ROOF AND TERRACES

PUMP SCHEDULE

PUMP DESIGNATION	QUANTITY	SERVICE	LOCATION	FLOW RATE (G.P.M.) PER PUMP	MINIMUM TOTAL DYNAMIC HEAD (FT.)	PRESSURE (PSIG)	MANUFACTURER MODEL NUMBER	STAGES	VERTICAL SPLIT	HORIZONTAL SPLIT	END SUCTION	IN LINE	DIFFUSER	SUBMERSIBLE	MOTOR: MINIMUM H.P.	R.P.M.	VOLTS	PHASE	CYCLES (Hz)	MANUAL CONTROL	AUTOMATIC CONTROL	PILOT LIGHT	PRESSURE GAUGE RANGE PSI	ALARMS REQUIRED	STANDBY POWER REQUIRED	REMARKS	DRAWING NO.
P-1	3	FILL PUMP	3RD FLOOR	200	785	209.9	PEERLESS- MSMA 050	5		●					75	3550	480	3	60	●	●	●	●	●	●	TRIPLEX SET-TOTAL SYSTEM CAPACITY 400 GPM	
P-2	3	DOMESTIC WATER PUMP CONSTANT PRESSURE	47TH FLOOR	200	170	73.5	PEERLESS-C815A			●					15	3550	480	3	60	●	●	●	●	●	●	TRIPLEX SET-TOTAL SYSTEM CAPACITY 400 GPM	
P-3	1	HOT WATER CIRCULATION ZONE 1	47TH FLOOR	5	30	13	BELL & GOSSETT BOOSTER PD38					●			1	1725	480	3	60	●	●	●	●	●	●	ALL BRONZE	
P-4	1	HOT WATER CIRCULATION ZONE 2	47TH FLOOR	6	30	13	BELL & GOSSETT BOOSTER PD38					●			1	1725	480	3	60	●	●	●	●	●	●	ALL BRONZE	
P-5	1	HOT WATER CIRCULATION ZONE 3	25TH FLOOR	5	30	13	BELL & GOSSETT BOOSTER PD38					●			1	1725	480	3	60	●	●	●	●	●	●	ALL BRONZE	
P-6	1	HOT WATER CIRCULATION ZONE 4	25TH FLOOR	12	30	13	BELL & GOSSETT BOOSTER PD38					●			1	1725	480	3	60	●	●	●	●	●	●	ALL BRONZE	
P-7	1	HOT WATER CIRCULATION ZONE 5	3RD FLOOR	7	30	13	BELL & GOSSETT BOOSTER PD38					●			1	1725	480	3	60	●	●	●	●	●	●	ALL BRONZE	
P-8	1	HOT WATER CIRCULATION ZONE 6	3RD FLOOR	10	30	13	BELL & GOSSETT BOOSTER PD38					●			1	1725	480	3	60	●	●	●	●	●	●	ALL BRONZE	
ESP	4	ELEVATOR SUMP	ELEVATOR PIT	50	15	7	STANCOR SE-50 WITH OIL MINDER							●	½		480	3	60	●	●					SIMPLEX	
P-SP-1	2	SUMP PUMP	1ST FLOOR	100	21	200	FLYGT MODEL CP3085IMP438	1						●	3	1690	480	3	60	●	●	●			●	DUPLEX SET	P-301U

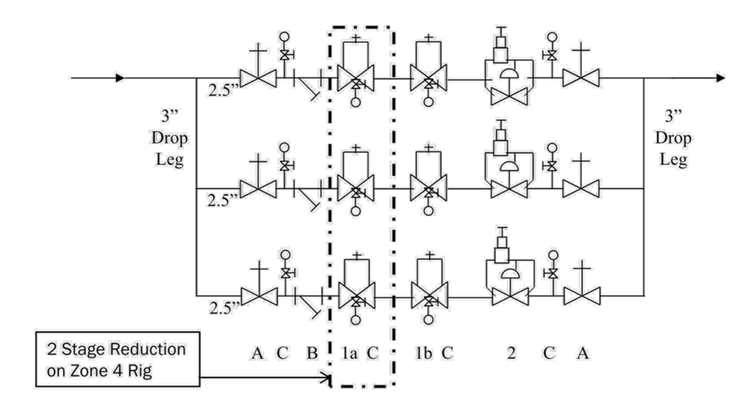
PRESSURE VESSEL AND HEATER SCHEDULE

DESIGNATION	QUANTITY	MANUFACTURER AND MODEL NUMBER	VOLUME/HEATER (GALS.)	RECOVERY/HEATER (GPH)	TEMPERATURE RISE (DEG. F)	STORAGE TEMPERATURE (DEG. F)	NUMBER OF HEAT EXCHAGERS	BOILER WATER FLOW TO HEAT EXCHANGER (GPM)	BOILER WATER TEMP IN	BOILER WATER TEMP OUT	W.W.P. (PSIG.)	REMARKS
DWH-1	1	PVI-660-2L150ATRBP	150	660	100°	140°	2	10	150°	100°	300	HEAT EXCHANGER RATED FOR 400 PSI, TWO DOUBLE WALL HEAT EXCHANGERS AND ONE 150 GALLON TANK PER SKID AQUAPLEX TANK.
DWH-2	1	PVI-660-2L150ATRBP	150	660	100°	140°	2	10	150°	100°	300	HEAT EXCHANGER RATED FOR 400 PSI, TWO DOUBLE WALL HEAT EXCHANGERS AND ONE 150 GALLON TANK PER SKID AQUAPLEX TANK.
DWH-3	1	PVI-660-2L150ATRBP	150	660	100°	140°	2	10	150°	100°	300	HEAT EXCHANGER RATED FOR 400 PSI, TWO DOUBLE WALL HEAT EXCHANGERS AND ONE 150 GALLON TANK PER SKID AQUAPLEX TANK.
DWH-4	1	PVI-660-2L150ATRBP	150	660	100°	140°	2	10	150°	100°	300	HEAT EXCHANGER RATED FOR 400 PSI, TWO DOUBLE WALL HEAT EXCHANGERS AND ONE 150 GALLON TANK PER SKID AQUAPLEX TANK.
DWH-5	1	PVI-660-2L150ATRBP	150	660	100°	140°	2	10	150°	100°	300	HEAT EXCHANGER RATED FOR 400 PSI, TWO DOUBLE WALL HEAT EXCHANGERS AND ONE 150 GALLON TANK PER SKID AQUAPLEX TANK.
DWH-6	1	PVI-660-2L150ATRBP	150	660	100°	140°	2	10	150°	100°	300	HEAT EXCHANGER RATED FOR 400 PSI, TWO DOUBLE WALL HEAT EXCHANGERS AND ONE 150 GALLON TANK PER SKID AQUAPLEX TANK.

HARPER CONTROL SOLUTIONS, INC.
We are the Solution!

Project: Maiden Lane Project, New York, NY
Engineer: WSP Group; New York, NY
Equipment: Master Pressure Reducing Valve Stations – **Cold Water Service**

Legend:
1 = Pressure Reducing Valve (PRV), JRG 1318KXHCSI 300 Lb MNPT, Bronze Body, SS Trim, 28-85 psi range
2 = Excess Pressure Safety Valve (XPSV), Cla-Val 50G-33KXHCSI 300 Lb FNPT Low Lead Bronze Body & Trim, 20-200 psi
A = Isolation Valve, SS Body, Full Ported
B = Y Strainer, 600 Lb FNPT SS Body, Perf SS Strainer
C = Pressure Gauge, 4" SS Case Glycerin Fill, 0-200 psi (or as required)



PRV Zone	Floor Location	Feeds Floors	Valve Size	Inlet PSI	Outlet PSI PRV 1a	Outlet PSI PRV 1b	XPSV Setpoint	Capacity (GPM)
Zone 2			2.5"	75	N/A	35	50	160
Zone 4			2.5"	121	80	52	67	160

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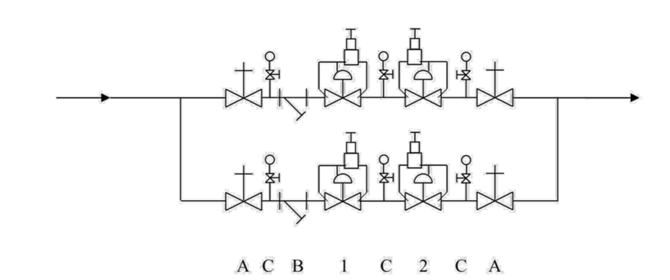
We are the Solution!
HarperCSI.com | Toll Free: 855.364.4100 | 203.964.1900

Project: Maiden Lane Project, New York, NY
Engineer: WSP Group; New York, NY
Equipment: Master Pressure Reducing Valve Stations – **Cold Water Service**

Legend:
1 = Pressure Reducing Valve (PRV), Cla-Val 590G-01ASKXHCSI 150 Lb Flg'd, SS Body, SS Trim, 30-300 psi range
2 = Excess Pressure Safety Valve (XPSV), Cla-Val 550G-33KXHCSI 150 Lb Flg'd SS or Bronze Body & Trim, 20-200 psi
A = Isolation Valve, SS Body, Full Ported
B = Y Strainer, 150 Flg'd SS Body, Perf SS Strainer
C = Pressure Gauge, 4" SS Case Glycerin Fill, 0-300 psi (or as required)



PRV Zone	Floor Location	Feeds Floors	Valve Size	Inlet PSI	Outlet PSI	XPSV Setpoint	Capacity (GPM)
Zone 3			3.0"	121	100	115	180
Zone 5			3.0"	230	126	141	180

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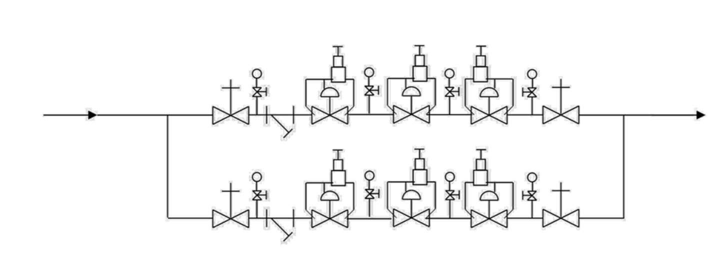
Project: Maiden Lane Project, New York, NY
Engineer: WSP Group; New York, NY
Equipment: Master Pressure Reducing Valve Stations – **Cold Water Service**

Legend:
1 = Pressure Reducing Valve (PRV), Cla-Val 590G-01ASKXHCSI 150 Lb Flg'd, SS Body, SS Trim, 30-300 psi range
2 = Excess Pressure Safety Valve (XPSV), Cla-Val 550G-33KXHCSI 150 Lb Flg'd SS or Bronze Body & Trim, 20-200 psi
A = Isolation Valve, SS Body, Full Ported
B = Y Strainer, 150 Flg'd SS Body, Perf SS Strainer
C = Pressure Gauge, 4" SS Case Glycerin Fill, 0-300 psi (or as required)



PRV Zone	Floor Location	Feeds Floors	Valve Size	Inlet PSI	Outlet PSI PRV 1a	Outlet PSI PRV 1b	XPSV Setpoint	Capacity (GPM)
Zone 6			3.0"	230	120	74	89	180

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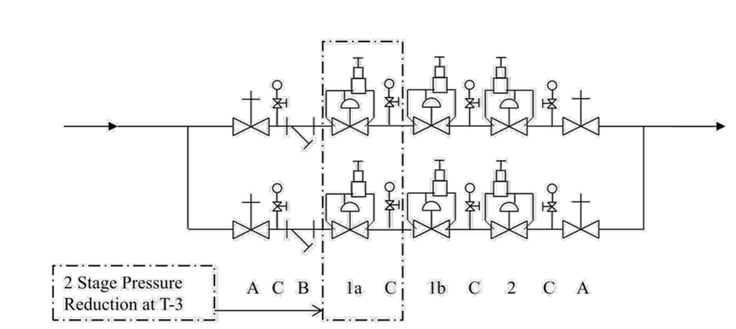
Project: Maiden Lane Project, New York, NY
Engineer: WSP Group; New York, NY
Equipment: Tank Fill PRV Rigs (upstream of Float Valves) – **Cold Water Service**

Legend:
1 = Pressure Reducing Valve (PRV), Cla-Val 590G-01ASKXHCSI 150 Lb Flg'd, SS Body, SS Trim, 20-105 psi range
2 = Excess Pressure Safety Valve (XPSV), Cla-Val 550G-33KXHCSI 150 Lb Flg'd SS or Bronze Body & Trim, 0-75 psi
A = Isolation Valve, SS Body, Full Ported
B = Y Strainer, 150 Flg'd SS Body, Perf SS Strainer
C = Pressure Gauge, 4" SS Case Glycerin Fill, 0-200 psi (or as required)



Tank ID	Floor Location		Valve Size	Inlet PSI	Outlet PSI PRV 1a	Outlet PSI PRV 1b	XPSV Setpoint	Capacity (GPM)
T-2			4.0"	61	N/R	30	45	320
T-3			4.0"	179	80	30	45	320

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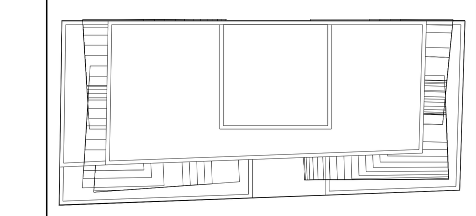
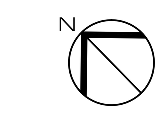
NOTES





KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S
	06/27/14	ISSUED FOR NYC DOB

Client
FORTIS
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1251 Avenue of the Americas
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

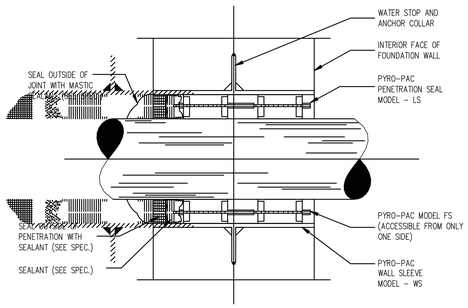
DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
PLUMBING SCHEDULES

SEAL & SIGNATURE:
STATE OF NEW YORK
FRANK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

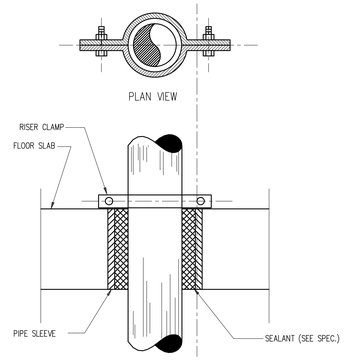
DATE: APRIL 25, 2014
PROJECT #: N13.10690.00
SCALE: NTS
P-600.00
DWG NO.
CAD FILE:
46 OF 47

DEPT OF BLDGS 421854960 Job Number
E3527870088 Scan Code

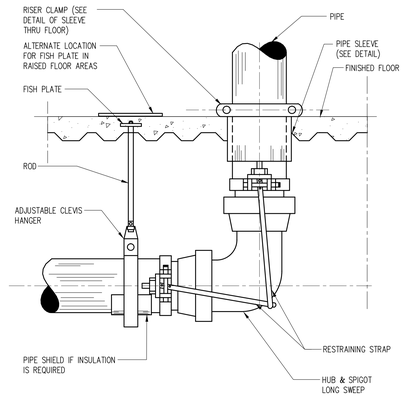


NOTES:
1. PIPE SLEEVE FOR EXTENSION ABOVE OR BELOW GRADE.
2. FOR GAS SERVICE EXTEND SLEEVE 1" PAST INSIDE FACE OF WALL & 4" PAST OUTSIDE FACE OF WALL.

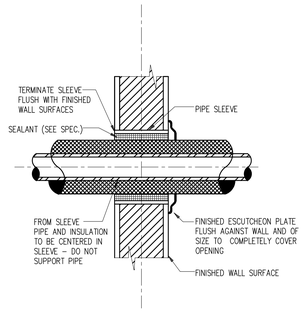
1 PIPE SLEEVE THRU EXTERIOR FOUNDATION WALL
N.T.S.



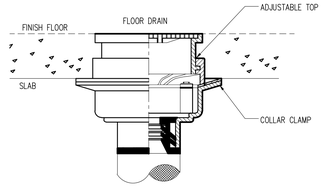
2 PIPE SLEEVE THRU FLOOR SLAB
N.T.S.



3 BASE ELBOW PIPE SUPPORT
N.T.S.

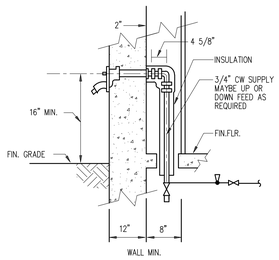


4 PIPE SLEEVE THRU INTERIOR WALL
N.T.S.

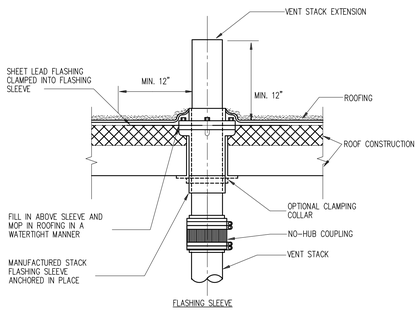


NOTE:
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

5 FLOOR DRAIN DETAIL
N.T.S.

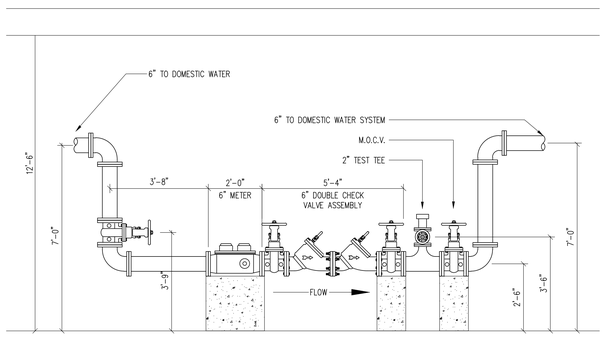


6 WALL HYDRANT
N.T.S.

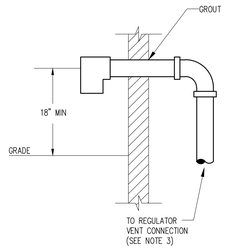


NOTE: VENT STACK OUTLET TO BE 10 FT.(MIN) FROM ANY WALL OR STRUCTURE OR 3 FT.ABOVE STRUCTURE

7 VENT THRU ROOF
N.T.S.



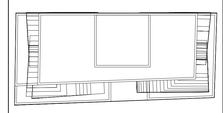
8 DOMESTIC WATER BACKFLOW PREVENTER AND METER ASSEMBLY
N.T.S.



VENT REQUIREMENTS
1. VENT PIPE MUST: BE PROPERLY SUPPORTED TERMINATE OUTDOORS WITH A VENT CAP
2. VENT CAP WILL: NOT BE LOCATED UNDER A WINDOW, OVERHANG OR PROJECTION BE A MINIMUM OF 18" FROM ANY OPENING WHICH COULD ALLOW VENTED GAS TO ENTER THE BUILDING BE A WEATHER AND INSECT RESISTANT FITTING NOT BE COVERED IN ANY WAY THAT WOULD PREVENT FREE FLOW TO OUTSIDE AIR BE A MINIMUM OF 18" ABOVE FINAL GRADE
3. EACH REGULATOR RUN WILL BE VENTED SEPARATELY
4. CUSTOMER TO INSTALL 2" VENT PIPING FROM OUTDOOR VENT CAP ALONG INSIDE WALL TO A POINT WITHIN 2" OF EACH REGULATOR RUN. COMPANY TO MAKE FINAL CONNECTION TO VENT LINE.

9 GAS SERVICE REGULATOR VENT
N.T.S.

NOTES



N
KEY PLAN

No.	Date	Revision
	10/10/14	ISSUED FOR 75% CD'S

Client
FORTIS Property Group, LLC
45 Main Street, Suite 800
Brooklyn, NY 11201
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BISCAN:

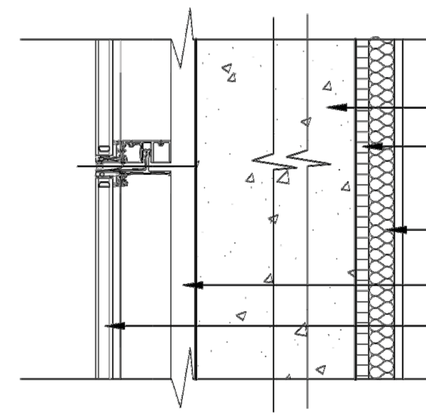
DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015.
NYC Development Hub

DWG TITLE
PLUMBING DETAILS

SEAL: STATE OF NEW YORK · JEFFREY MUSCARNERA · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE:	APRIL 25, 2014
PROJECT #:	N13.10690.00
SCALE:	NTS
DWG NO.	P-700.00
CAD FILE:	47 OF 47

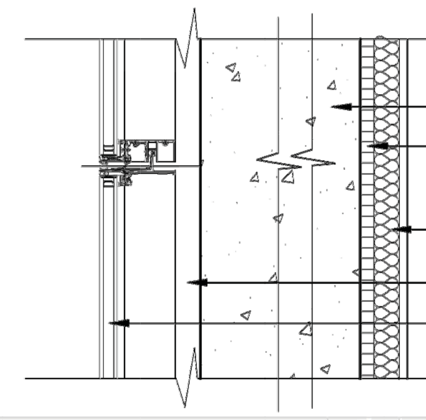


NOTE: WALL TYPE 1A DOES NOT INCLUDE INTERIOR SPRAY INSULATION OR CAVITY BATT INSULATION.

1	NORTH, EAST, AND SOUTH WALLS (EXCEPT AT NORTH STAIRCASE)	R	U	w (lb/sf)	C (Btu/lb·°F)	HC		FOR WALL TYPES 1 & 6	Height in inches	U-Factor	UA
	CURTAIN WALL/ SPANDREL GLASS SYSTEM	2.22	0.45				SPEC (See EN-002)	Base Wall U Factor (Type 1)	136	0.057	7.739488
	30" THICK CONCRETE - 144 lb/cu ft. specified *k*=15 (150pcf); (R-value = thickness/ *k*) = *30/15=2*	2.00					Hndbk; TABLE 4	Slab Assembly U Factor (Type 6	8	0.367	2.938776
	1.5" CONTINUOUS ICYNENE SPRAY INSULATION	9.75					MFR. DATA	Total	144		10.67826
	2 1/2" BATT CAVITY INSULATION, R=10; DE-RATED	3.60					TABLE A3.1D				
								Weighted U Factor (total UA / total height)			0.074
		17.57				0.00					
	ASSEMBLY U VALUE	0.057									

1 TYPICAL SPANDREL WALL ASSEMBLY

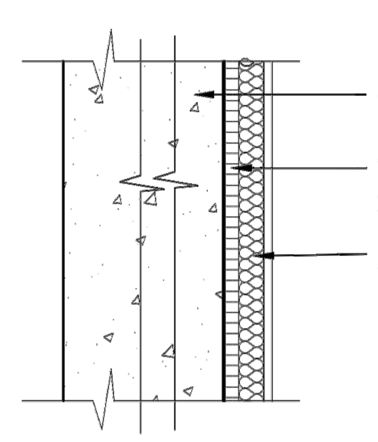
1 1/2" = 1'-0"



2	WEST WALL	R	U	w (lb/sf)	C (Btu/lb·°F)	HC		FOR WALL TYPES 2 & 6	Height in inches	U-Factor	UA
	CURTAIN WALL/ SPANDREL GLASS SYSTEM	2.22	0.45				SPEC (See EN-002)	Base Wall U Factor (Type 1)	136	0.058	7.919767
	24" THICK CONCRETE - 144 lb/cu ft. specified *k*=15 (150pcf); (R-value = thickness/ *k*) = *24/15=1.60*	1.60					Hndbk; TABLE 4	Slab Assembly U Factor (Type 6	8	0.367	2.938776
	1.5" CONTINUOUS ICYNENE SPRAY INSULATION	9.75					A3.1C	Total	144		10.85854
	2 1/2" BATT CAVITY INSULATION, R=10; DE-RATED	3.60					TABLE A3.1D				
							A9.4.1	Weighted U Factor (total UA / total height)			0.075
		17.17				0.00					
	ASSEMBLY U VALUE	0.058									

2 TYPICAL WEST WALL SPANDREL ASSEMBLY

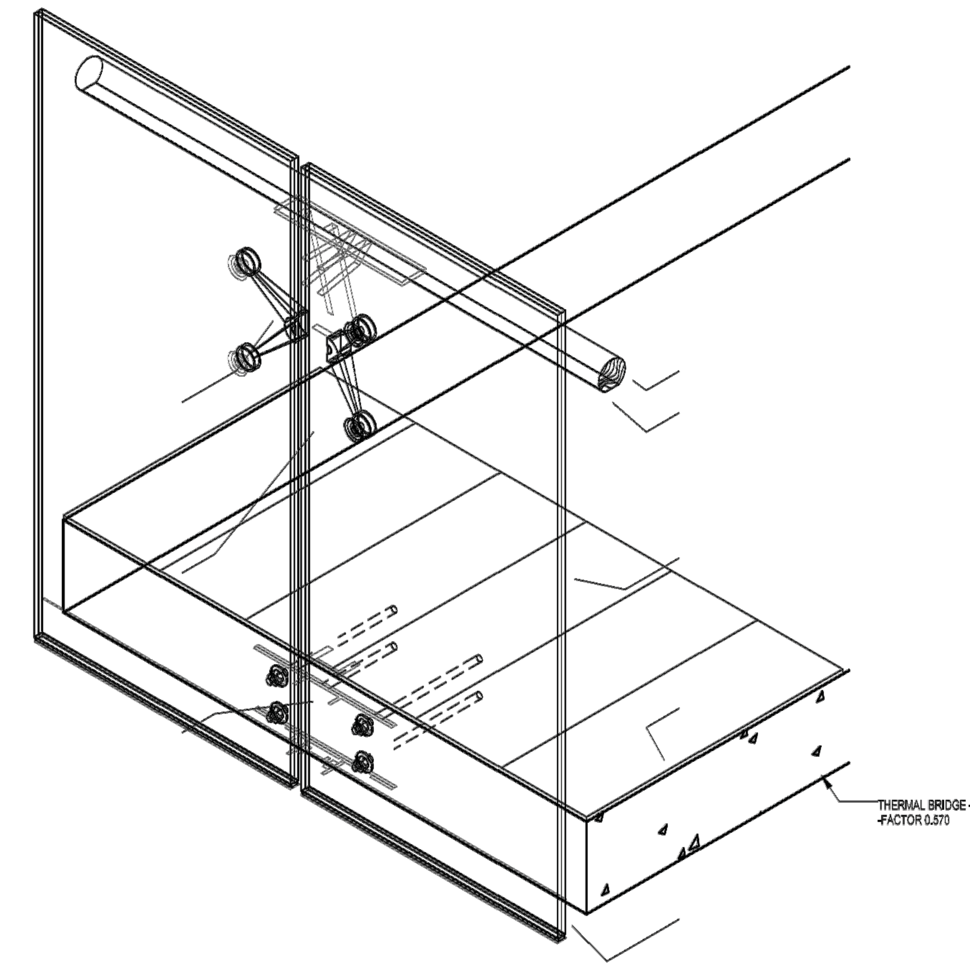
1 1/2" = 1'-0"



3	WEST ABUTTING ADJACENT BUILDING	R	U	w (lb/sf)	C (Btu/lb·°F)	HC		FOR WALL TYPES 3 & 6	Height in inches	U-Factor	UA
	30" THICK CONCRETE - 144 lb/cu ft. specified *k*=15 (150pcf); (R-value = thickness/ *k*) = *30/15=2*	2.00					Hndbk; TABLE 4	Base Wall U Factor (Type 1)	136	0.065	8.859935
	1.5" CONTINUOUS ICYNENE SPRAY INSULATION	9.75					MFR. DATA	Slab Assembly U Factor (Type 6	8	0.367	2.938776
	2 1/2" BATT CAVITY INSULATION, R=10; DE-RATED	3.60					TABLE A3.1D	Total	144		11.79871
		15.35				0.00					
	ASSEMBLY U VALUE	0.065						Weighted U Factor (total UA / total height)			0.082

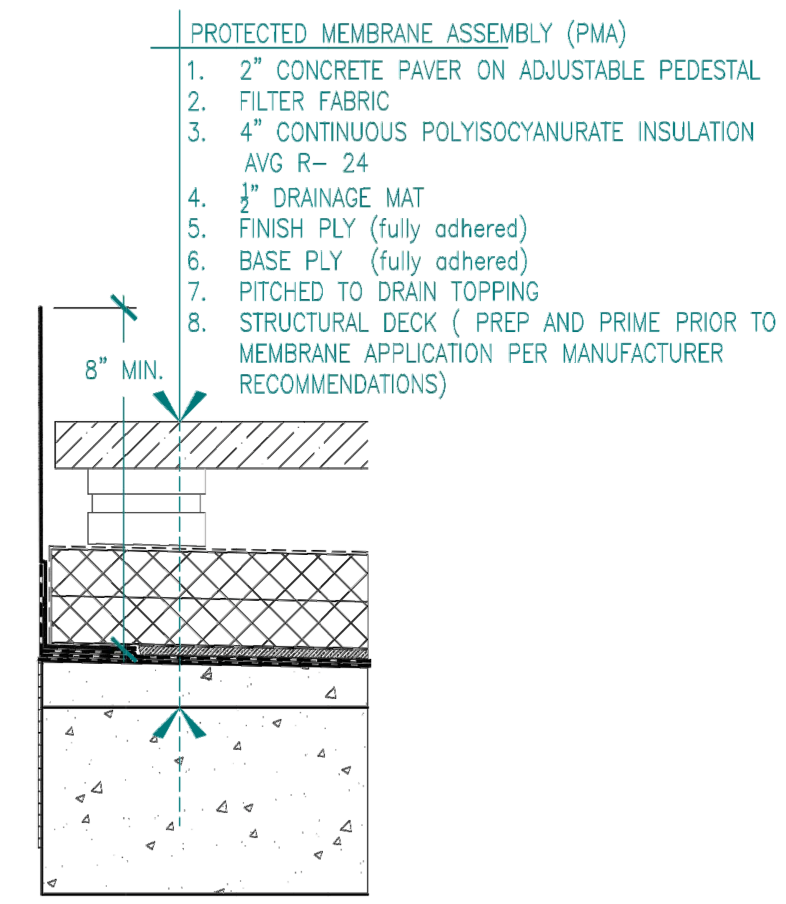
3 TYPICAL SHEAR WALL ASSEMBLY

1 1/2" = 1'-0"



4 TYPICAL BALCONY DETAIL

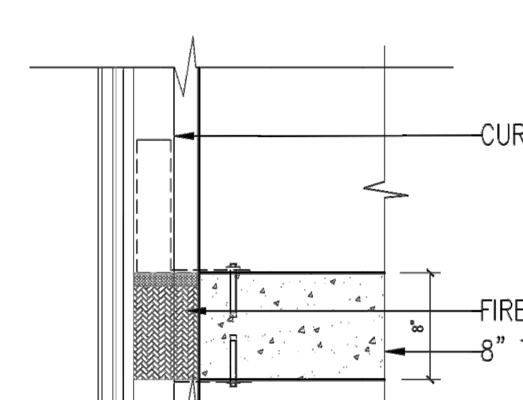
N.T.S.



5 TYPICAL ROOF DTL.

N.T.S.

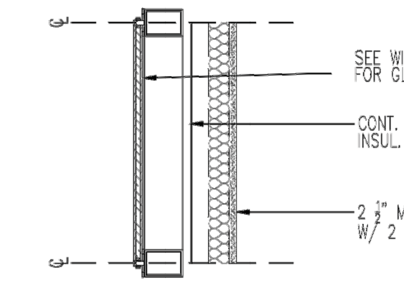
5	ROOF DETAIL	R	U	w (lb/sf)	C (Btu/lb·°F)	HC	
	4" CONTINUOUS POLYISO INSULATION	24.00					A3.1C
	9" THICK CONCRETE SLAB- 144 lb/cu ft.	0.56					TABLE A3.1B
		24.56				0.00	
	ASSEMBLY U VALUE	0.041					



6	SLAB EDGE DETAIL - NON-SHEAR WALLS	R	U	w (lb/sf)	C (Btu/lb·°F)	HC	
	CURTAIN WALL/ SPANDREL GLASS SYSTEM	2.22	0.45				SPEC (See EN-002)
	8" THICK CONCRETE SLAB - 144 lb/cu ft.	0.50					TABLE A3.1B
		2.72				0.00	
	ASSEMBLY U VALUE	0.367					

6 TYPICAL SLAB EDGE AT NON-SHEAR WALLS

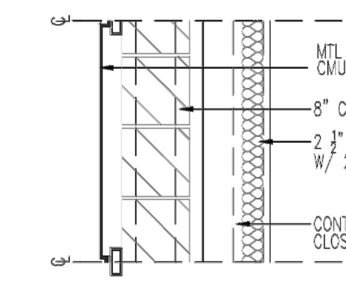
N.T.S.



7	SPANDREL PANEL WITH SHEETROCK	R	U	w (lb/sf)	C (Btu/lb·°F)	HC		FOR WALL TYPES 7 & 6	Height in inches	U-Factor	UA
	CURTAIN WALL/ SPANDREL GLASS SYSTEM	2.66	0.376				SPEC (See EN-002)	Base Wall U Factor (Type 7)	136	0.096	13.00244
	1" CONT. SEMI RIGID INSULATION	4.20						Slab Assembly U Factor (Type 6	8	0.316	2.531987
	2.5" BATT INSULATION, DE-RATED	3.60					TABLE A3.1B	Total	144		15.53443
		10.46				0.00					
	ASSEMBLY U VALUE	0.096						Weighted U Factor (total UA / total height)			0.108

7 TYPICAL SPANDREL WITH SHEETROCK

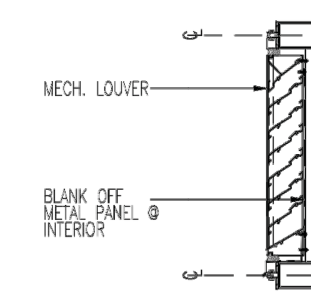
N.T.S.



8	METAL PANEL ON 8" CMU BACKER WALL W/ CONT 1.5" SPRAY INSUL. AND 2.5" BATT INSULATION	R	U	w (lb/sf)	C (Btu/lb·°F)	HC		FOR WALL TYPES 3 & 6	Height in inches	U-Factor	UA
	8" CMU WALL, PARTIALLY GROUTED	2.08	0.48					Base Wall U Factor (Type 1)	136	0.068	9.262202
	1.5" SPRAY INSULATION	9.00					CUT SHEET	Slab Assembly U Factor (Type 6	8	0.316	2.531987
	2.5" BATT INSULATION, DE-RATED	3.60					TABLE A3.1B	Total	144		11.79419
		14.68				0.00					
	ASSEMBLY U VALUE	0.068						Weighted U Factor (total UA / total height)			0.082

8 TYPICAL METAL PANEL ASSY.

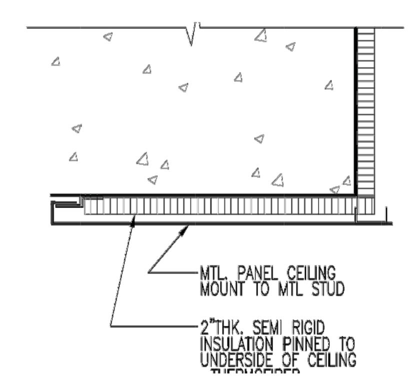
N.T.S.



9	LOUVER ON 8" CMU BACKER WALL W/ CONT 1.5" SPRAY INSUL. AND 2.5" BATT INSULATION	R	U	w (lb/sf)	C (Btu/lb·°F)	HC		FOR WALL TYPES 3 & 6	Height in inches	U-Factor	UA
	8" CMU WALL, PARTIALLY GROUTED	2.08	0.48					Base Wall U Factor (Type 1)	136	0.068	9.262202
	1.5" SPRAY INSULATION	9.00					CUT SHEET	Slab Assembly U Factor (Type 6	8	0.316	2.531987
	2.5" BATT INSULATION, DE-RATED	3.60					TABLE A3.1B	Total	144		11.79419
		14.68				0.00					
	ASSEMBLY U VALUE	0.068						Weighted U Factor (total UA / total height)			0.082

9 TYPICAL BLANKED-OFF LOUVER ASSEMBLY

N.T.S.



10 CONDITIONED OVER UNCONDITIONED SPACE

N.T.S.

COMcheck Software Version 3.9.4
Envelope Compliance Certificate

2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: **New Construction**
Project Title : One Seaport

Construction Site: 151-161 Maiden Lane, New York, NY
Owner/Agent: Fortis Property Group, LLC, 45 Main Street, Suite 800, Brooklyn, NY 11201
Designer/Contractor: GWHA Architects, LLP, 11 Broadway, Suite 1700, New York, NY 10004

Section 2: General Information

Building Location (for weather data): **New York, New York**
Climate Zone: **4a**
Building Space Conditioning Type(s): **Residential**
Vertical Glazing / Wall Area Pct.: **35%**

Activity Type(s)	Floor Area
Multifamily	177205

Section 3: Requirements Checklist

Envelope PASSES: Design 5% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
South Shear Walls with Spandrel: Other Mass Wall, Heat capacity 11.2 (b)	39594	---	---	0.074	0.090
South windows: Metal Frame Curtain Wall/Storefront, Perf. Type: Other testing/cert. Product ID: Aluprof, SHGC 0.28 (c)	23529	---	---	0.376	0.500
South Spandrel w/ Sheetrock: Other Steel Framed Wall (b)	12339	---	---	0.108	0.064
South Louver with Solid Backing: Other Mass Wall, Heat capacity 1.0 (b)	3276	---	---	0.082	0.064
South Shear Wall: Other Mass Wall, Heat capacity 1.0 (b)	1612	---	---	0.090	0.064
South Balconies Thermal Bridging: Solid Concrete:8" Thickness,Medium Density , Furring: None	1136	---	0.0	0.570	0.090
East Shear Walls with Spandrel: Other Mass Wall, Heat capacity 11.2 (b)	15937	---	---	0.074	0.090
East windows: Metal Frame Curtain Wall/Storefront, Perf. Type: Other testing/cert. Product ID: Aluprof, SHGC 0.28 (c)	14983	---	---	0.376	0.500
East Spandrel w/ Sheetrock: Other Steel Framed Wall (b)	6028	---	---	0.108	0.064
East Louver with Solid Backing: Other Mass Wall, Heat capacity 1.0 (b)	1195	---	---	0.082	0.064
East mass wall with Metal Panel: Other Mass Wall, Heat capacity 1.0 (b)	360	---	---	0.068	0.064
East Balconies Thermal Bridging: Solid Concrete:8" Thickness,Medium Density , Furring: None	502	---	0.0	0.570	0.090
North Shear Walls with Spandrel: Other Mass Wall, Heat capacity 11.2 (b)	38532	---	---	0.074	0.090
North windows: Metal Frame Curtain Wall/Storefront, Perf. Type: Other testing/cert. Product ID: Aluprof, SHGC 0.28 (c)	12377	---	---	0.376	0.500
North Spandrel w/ Sheetrock: Other Steel Framed Wall (b)	12638	---	---	0.108	0.064
North mass wall with Metal Panel: Other Mass Wall, Heat capacity 1.0 (b)	1294	---	---	0.068	0.064
North Louver with Solid Backing: Other Mass Wall, Heat capacity 1.0 (b)	3244	---	---	0.082	0.064
North Shear Wall: Other Mass Wall, Heat capacity 1.0 (b)	2631	---	---	0.090	0.064
West Shear Walls with Spandrel: Other Mass Wall, Heat capacity 11.2 (b)	7858	---	---	0.075	0.090
West windows: Metal Frame Curtain Wall/Storefront, Perf. Type: Other testing/cert. Product ID: Aluprof, SHGC 0.28 (c)	7184	---	---	0.376	0.500
West at Adjoining Building: Other Mass Wall, Heat capacity 11.2 (b)	10907	---	---	0.082	0.090
West Balconies Thermal Bridging: Solid Concrete:8" Thickness,Medium Density , Furring: None	414	---	0.0	0.570	0.090
West Spandrel w/ Sheetrock: Other Steel Framed Wall (b)	3785	---	---	0.108	0.064
West Louver with Solid Backing: Other Mass Wall, Heat capacity 1.0 (b)	947	---	---	0.082	0.064
West mass wall with Metal Panel: Other Mass Wall, Heat capacity 1.0 (b)	1000	---	---	0.068	0.064
11th floor terrace: Insulation Entirely Above Deck	1200	---	24.0	0.040	0.048
26th Floor terrace: Insulation Entirely Above Deck	619	---	24.0	0.040	0.048
Main Roof: Insulation Entirely Above Deck	2075	---	24.0	0.040	0.048
Bulkhead Roof: Insulation Entirely Above Deck	968	---	24.0	0.040	0.048
Porte Cochere Floor Over Unconditioned Space: Concrete Floor (over unconditioned space)	1019	---	8.6	0.085	0.074

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) 'Other' components require supporting documentation for proposed U-factors.
(c) Fenestrations product performance must be certified in accordance with NFRC and requires supporting documentation.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- [x] 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- [x] 2. Windows, doors, and skylights certified as meeting leakage requirements.
- [x] 3. Component R-values & U-factors labeled as certified.
- [x] 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- [x] 5. 'Other' components have supporting documentation for proposed U-Factors.
- [x] 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- [x] 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- [x] 8. Cargo doors and loading dock doors are weather sealed.
- [x] 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
- [ ] 10. Building entrance doors have a vestibule equipped with self-closing devices.
  Exceptions:
  - [ ] Building entrances with revolving doors.
  - [ ] Doors not intended to be used as a building entrance.
  - [x] Doors that open directly from a space less than 3000 sq. ft. in area.
  - [ ] Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
  - [ ] Doors opening directly from a sleeping/dwelling unit.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2010 New York Energy Conservation Construction Code requirements in COM*check* Version 3.9.4 and to comply with the mandatory requirements in the Requirements Checklist.

When a Registered Design Professional has stamped and signed this page, they are attesting that to the best of his/her knowledge, belief, and professional judgment, such plans or specifications are in compliance with this Code.

STEPHEN HILL - PARTNER — Name - Title; Signature; 9/11/15 — Date

Project Title: One Seaport — Report date: 08/27/15
Data filename: M:\Projects\(#607) 151 Maiden Lane, New York, NY\Energy\151 Maiden Lane Envelope CCK - 20150826.cck — Page 1 of 2 / Page 2 of 2

NOTES:

1. AIR LEAKAGE OF WINDOW/DOOR ASSEMBLIES SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, OR NFRC 400 BY THE MANUFACTURER AND SHALL NOT EXCEED 0.3 CFM PER SQUARE FOOT (1.5 L/S/M2) AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/S/M2)

2. CURTAIN WALL STOREFRONT GLAZING AND COMMERCIAL-GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS SHALL BE TESTED FOR AIR LEAKAGE AT 1.57 POUNDS PER SQUARE FOOT (PSF) (75 Pa) IN ACCORDANCE WITH ASTM E283. FOR CURTAIN WALLS AND STOREFRONT GLAZING, THE MAX. AIR LEAKAGE RATE SHALL BE 0.3 CUBIC FOOT PER MINUTE PER SQUARE FOOT (CFM/FT2) (5.5 M3/H/M2) OF FENESTRATION AREA FOR COMMERCIAL GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS, THE MAXIMUM AIR LEAKAGE RATE SHALL BE 1.00 CFM/FT2 (18.3 M2/H/M2) OF DOOR AREA WHEN TESTED IN ACCORDANCE WITH ASTM E283.

3. A DOOR THAT SEPARATES CONDITIONED SPACE FROM THE EXTERIOR SHALL BE PROTECTED WITH AN ENCLOSED VESTIBULE EQUIPPED WITH SELF-CLOSING DEVICES. VESTIBULES SHALL BE DESIGNED SO THAT IN PASSING THROUGH THE VESTIBULE IT IS NOT NECESSARY FOR THE INTERIOR AND EXTERIOR DOORS TO OPEN AT THE SAME TIME.

4. STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS 1 MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT (6 L/S/M2) AT 1.0 INCH WATER GAUGE (1250 Pa) WHEN TESTED IN ACCORDANCE WITH AMCA 500D.

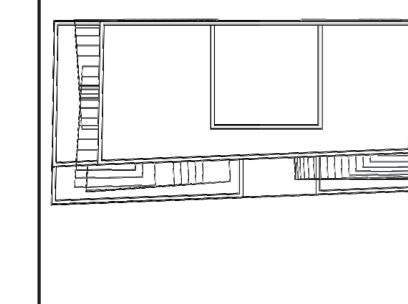
5. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E283 WHEN TESTED AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL WITH NO MORE THAN 2.0 CFM (0.944 L/S) OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.

THE ARCHITECT ATTESTS THAT TO THE BEST OF HIS/HER KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THE PROJECT DESCRIBED HEREIN IS IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF THE CITY OF NEW YORK.

ISSUED: JULY 25, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

NOTES



KEY PLAN

No.	Date	Revision
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client
FORTIS Property Group, LLC
45 Main Street, Suite 800
Brooklyn, NY 11201
T 718.907.7718
F 718.907.8718

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
T 212.231.8007 F 212.686.1754

WSP CANTOR SEINUK STRUCTURAL ENGINEERS
228 East 45th Street
New York, NY 10017
T 212.687.9888 F 646.587.5555

WSP FLACK + KURTZ MECHANICAL ENGINEERS
512 Seventh Avenue
New York, NY 10018
T 212.532.9600 F 212.689.7489

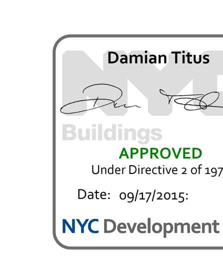
FRANK SETA & ASSOCIATES BUILDING ENVELOPE & WATERPROOFING
224 West 30th Street, Suite 206
New York, NY 10001
T 212.465.1600 F 212.465.1635

JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

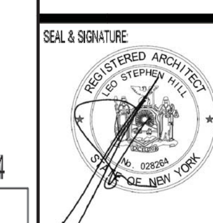
DOB BSCAN:

DOB STAMPS & SIGNATURES:

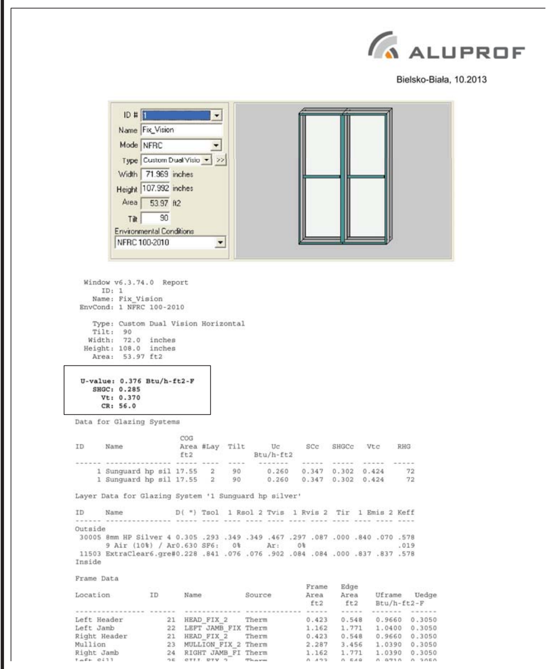


DWG TITLE
ENERGY NOTES 1
NB#

SEAL & SIGNATURE



DATE:	JANUARY 6, 2014
PROJECT #:	13A25
SCALE:	AS NOTED
DWG NO.	EN-001.00
CAD FILE: J:\13A25_151 Maiden Lane	09 OF 123



ALUPROF
Bielsko-Biała, 10.2013

ID # 1
Name Fix_Vision
Mode NFRC
Type Custom Dual Visio
Width 71.969 inches
Height 107.992 inches
Area 53.97 ft2
Tilt 90
Environmental Conditions
NFRC 100-2010

```
Window v6.3.74.0  Report
     ID: 1
   Name: Fix_Vision
EnvCond: 1 NFRC 100-2010

   Type: Custom Dual Vision Horizontal
   Tilt: 90
  Width: 72.0  inches
 Height: 108.0  inches
   Area: 53.97 ft2

U-value: 0.376 Btu/h-ft2-F
   SHGC: 0.285
     Vt: 0.370
     CR: 56.0

Data for Glazing Systems

ID     Name             COG                          
                        Area #Lay  Tilt     Uc      SCc   SHGCc   Vtc    RHG
                        ft2               Btu/h-ft2
------ ---------------- ----- ---- ----  -------   -----  -----  -----  -----
     1 Sunguard hp sil 17.55   2    90     0.260   0.347  0.302  0.424    72
     1 Sunguard hp sil 17.55   2    90     0.260   0.347  0.302  0.424    72

Layer Data for Glazing System '1 Sunguard hp silver'

ID     Name              D(") Tsol  1 Rsol 2 Tvis  1 Rvis 2  Tir  1 Emis 2 Keff
------ ---------------- ----- ----- ---- ---- ---- ---- ---- ---- ---- ---- ----
Outside
 30005 8mm HP Silver 4 0.305 .293 .349 .349 .467 .297 .087 .000 .840 .070 .578
       9 Air (10%) / Ar0.630 SF6:   0%     Ar:    0%                        .019
 11503 ExtraClear6.gre#0.228 .841 .076 .076 .902 .084 .084 .000 .837 .837 .578
Inside

Frame Data
                                                    Frame   Edge
Location         ID     Name          Source        Area    Area    Uframe   Uedge
                                                    ft2     ft2    Btu/h-ft2-F
---------------- ------ ------------ ------------- ------  ------  -------  ------
Left Header         21  HEAD_FIX_2    Therm         0.423   0.548   0.9660  0.3050
Left Jamb           22  LEFT JAMB_FIX Therm         1.162   1.771   1.0400  0.3050
Right Header        21  HEAD_FIX_2    Therm         0.423   0.548   0.9660  0.3050
Mullion             23  MULLION_FIX_2 Therm         2.287   3.456   1.0390  0.3050
Right Jamb          24  RIGHT JAMB_FI Therm         1.162   1.771   1.0390  0.3050
```

NFRC 100 CURTAIN WALL SIMULATION

NOTE: NFRC 100 CURTAIN WALL SIMULATION SPECIFICATIONS USED IN ANALYSIS ARE GENERIC AND NOT FINAL. FINAL CURTAIN WALL ASSEMBLY SHALL MEET OR IMPROVE UPON PERFORMANCE STANDARDS IN THIS SPECIFICATION. FINAL CURTAIN WALL ASSEMBLY SHALL BE NFRC 100 CERTIFIED AND ALL NFRC CERTIFICATION DOCUMENTS SHALL BE PROVIDED ON SITE FOR ENERGY CODE INSPECTIONS.

	WEST	SOUTH	EAST	NORTH	Totals
VISION	7184	23529	14983	12377	58073
SPANDREL W/ SHEARWALL	674	16065	954	26155	43848
SPANDREL W/ SHEETROCK	3785	12339	6028	12638	34790
METAL PANEL	1000	0	360	1294	2654
LOUVER, OPERABLE	0	40	16	29	85
LOUVER, SOLID BACK	947	3276	1195	3244	8662
SHEAR WALL	10907	1612	0	2631	15150
BALCONY	414	1136	502	0	2052
TOTAL	24911	57997	24038	58368	165314
WWR	28.8%	40.6%	62.3%	21.2%	35.1%

MD-C-200™ USA

PRODUCT INFORMATION

THERMAL INSULATION AND AIR BARRIER
ICC-ES ESR-3199

Specification Sections: 07 21 19 Foamed-in-Place Insulation, 07 27 00 Spray Polyurethane Foam Air Barriers

PRODUCT DESCRIPTION

Icynene MD-C-200 is a closed cell spray applied polyurethane foam insulation and air barrier material suitable for buildings in accordance with the IRC and the IBC including Type I, II, III, IV and V construction. It delivers high R-value and Class II water vapor permeance required in certain climate zones. The product is for use as a thermal insulation and air barrier in:

- exterior walls as continuous insulation
- foundation walls
- wall cavities
- floor assemblies
- ceiling assemblies
- attics (vented and unvented)
- crawl spaces (vented and unvented)
- floor slabs

PROPERTIES OF CURED FOAM

Characteristic	Test Method	Value
Core Density	ASTM D 1622	2.2 lb/ft³
Color		Cream
Aged Thermal Resistance: at 1"	ASTM C 518	R-6.5
at 2" (Calculated)		R-13
at 3" (Calculated)		R-19
at 3½"		R-22
Air Permeance	ASTM E 283	< 0.02 L/s.m² at 1"
Water Vapor Permeance	ASTM E 96	0.9 perm at 1.5"
Dimensional Stability at 7 days (% Volume)	ASTM D 2126	6% at 158°F and 97% RH
Compressive Strength	ASTM D 1621	28 lb/in²
Tensile Strength	ASTM D 1623	46 lb/in²
Closed Cell Content (% Volume)	ASTM D 6226	97%
Fungus Testing	ASTM C 1338	No Growth

Surface Burning at 4 inches:	ASTM E 84	Class 1
Flame Spread Index		< 25
Smoke Development		< 450
Commercial Fire Resistance	NFPA 285	Assembly Passed*
Commercial Fire Resistance	ASTM E 119	1,2 & 3 Hour Ratings*
DC 315 Thermal Barrier	NFPA 286	> 15 minutes
Wall & Ceiling Application Maximum Thickness	NFPA 286	No Limit for Code - Prescribed Thermal Barrier
Attic & Crawl Space Walls & Roof Uncoated Thickness	ACC377 Appendix X	Walls - 11¼" Roof - 11¼"

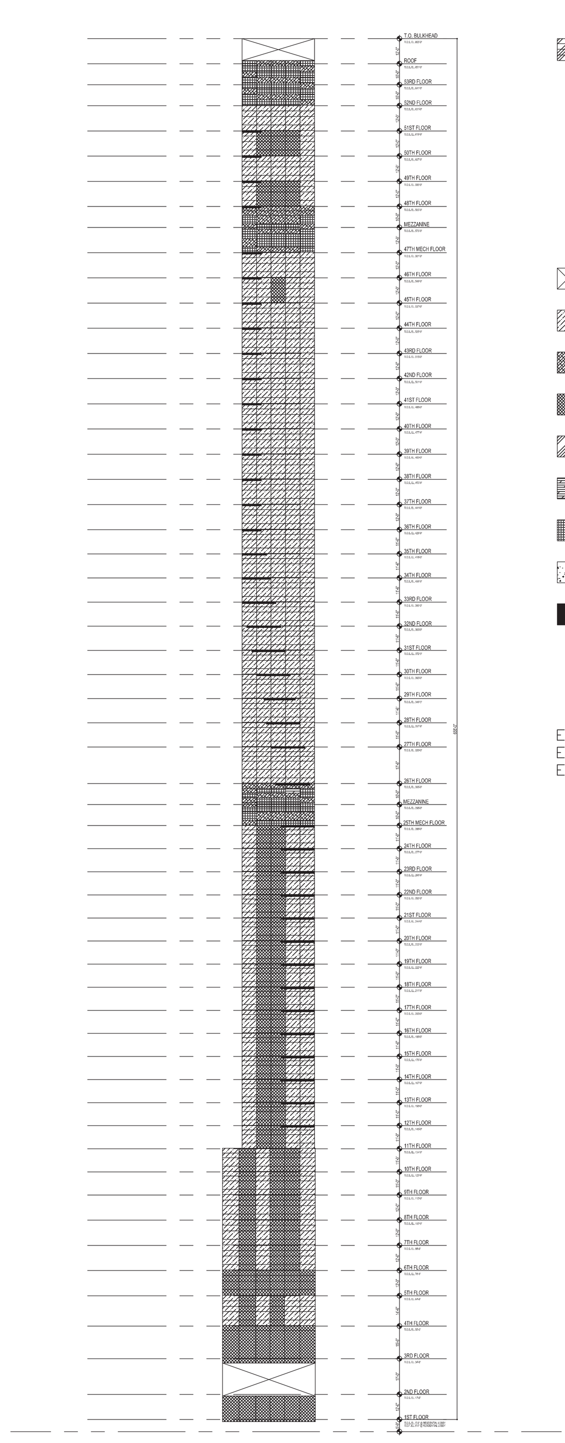
*consult Icynene Engineering Department for details.

- Icynene MD-C-200™ is a combustible product and is therefore, consumed by flame, but will not sustain flame upon removal of the flame source. It leaves a charred foam residue. It will not melt or drip.
- Icynene MD-C-200™ must be covered with ½" of gypsum board, DC-315 intumescent paint coating at 22 wet mils or approved thermal barrier.
- Icynene MD-C-200™ is subject to all applicable National / State and County building codes regarding fire prevention. Requirements for Thermal Barrier and Ignition Barrier coverings must be met as per the applicable building code as required by the authority having jurisdiction.

AIR BARRIER/ MECHANICAL VENTILATION

- Icynene MD-C-200™ has been evaluated and listed by the Air Barrier Association of America (ABAA) as an air barrier material.
- Icynene MD-C-200™ fills any shaped cavity, and adheres to most construction materials, creating assemblies with very low air permeance.
- Additional interior or exterior air infiltration protection is subject to applicable codes.
- All buildings insulated and air sealed with ICYNENE MD-C-200™ must be designed to include adequate mechanical ventilation/ outdoor air supply for optimum IAQ (Indoor Air Quality).
- For mechanical ventilation see ASHRAE Standard 62 – Ventilation for Acceptable Indoor Air Quality or any other acceptable good engineering practice.

ICYNENE
The Evolution of Insulation™



ELEVATION AT BULKHEAD BEYOND

NOT INCLUDED

VISION GLAZING
14983 SF

TYPE 2 - SPANDREL W/ SHEARWALL
954 SF

TYPE 7 - SPANDREL W/ SHEETROCK
6028 SF

TYPE 8 - METAL PANEL
360 SF

LOUVER, OPERABLE
16 SF

TYPE 9 - LOUVER, SOLID BACK
1195 SF

TYPE 3 - SHEAR WALL
0 SF

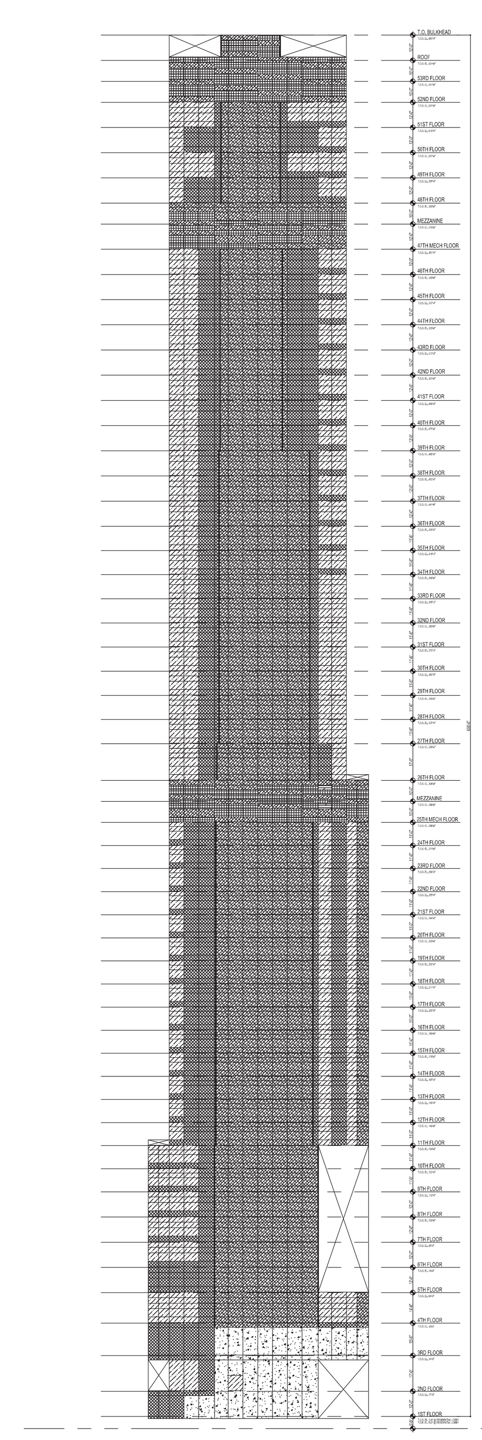
TYPE 4 - BALCONY
502 SF

TOTAL SF
24038 SF

EAST ELEVATION CONDITIONED WALL AREA: 24,038
EAST ELEVATION GLAZED AREA: 14,983
EAST ELEVATION WWR: 62.3%

ELEVATION AT TERRACE BEYOND

EAST ELEVATIONS



LINE OF SHEAR WALL

NOT INCLUDED (UNCONDITIONED SPACE)

VISION GLAZING
12377 SF

TYPE 2 - SPANDREL W/ SHEARWALL
26155 SF

TYPE 7 - SPANDREL W/ SHEETROCK
12638 SF

TYPE 8 - METAL PANEL
1294 SF

LOUVER, OPERABLE
29 SF

TYPE 9 - LOUVER, SOLID BACK
3244 SF

TYPE 3 - SHEAR WALL
2631 SF

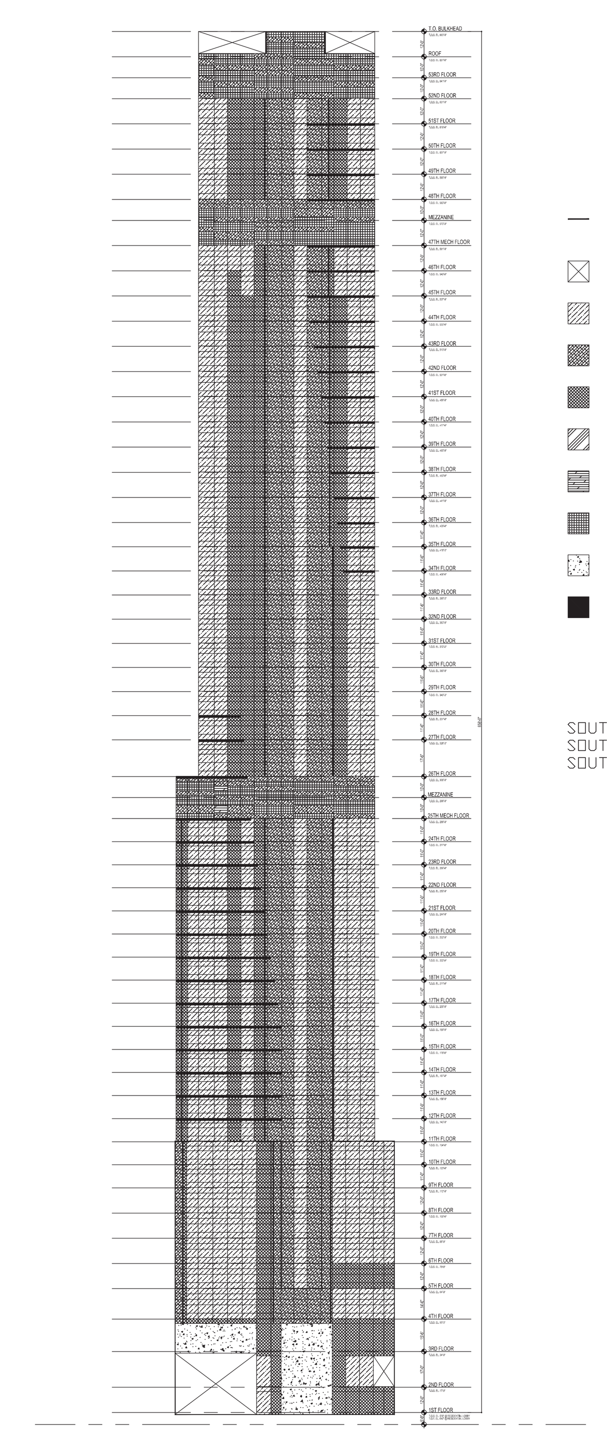
TYPE 4 - BALCONY
0 SF

TOTAL SF
58368 SF

NORTH ELEVATION CONDITIONED WALL AREA: 58,368
NORTH ELEVATION GLAZED AREA: 12,377
NORTH ELEVATION WWR: 21.2%

CONDITIONED SPACE BEYOND

NORTH ELEVATIONS



LINE OF SHEAR WALL

NOT INCLUDED (UNCONDITIONED SPACE)

VISION
23529 SF

TYPE 2 - SPANDREL W/ SHEARWALL
16065 SF

TYPE 7 - SPANDREL W/ SHEETROCK
12339 SF

TYPE 8 - METAL PANEL
0 SF

LOUVER, OPERABLE
40 SF

TYPE 9 - LOUVER, SOLID BACK
3276 SF

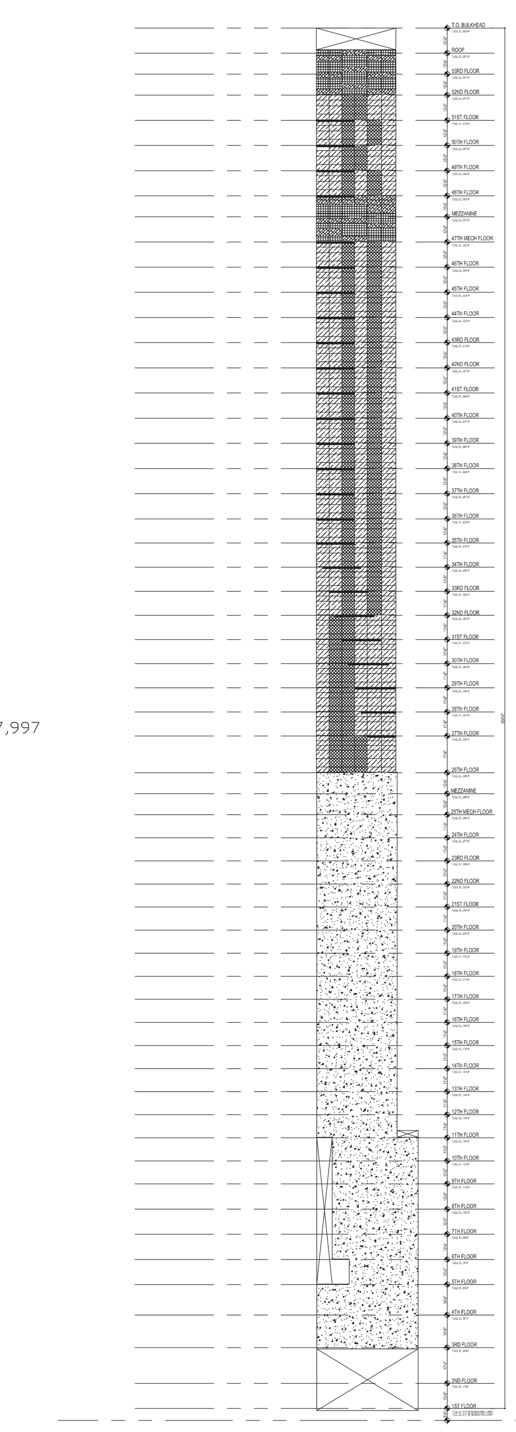
TYPE 3 - SHEAR WALL
1612 SF

TYPE 4 - BALCONY
1136 SF

TOTAL SF
57997 SF

SOUTH ELEVATION CONDITIONED WALL AREA: 57,997
SOUTH ELEVATION GLAZED AREA: 23,529
SOUTH ELEVATION WWR: 40.6%

SOUTH ELEVATIONS



ELEVATION AT BULKHEAD BEYOND

NOT INCLUDED (UNCONDITIONED SPACE)

VISION
7184 SF

TYPE 2 - SPANDREL W/ SHEARWALL
674 SF

TYPE 7 - SPANDREL W/ SHEETROCK
3785 SF

TYPE 8 - METAL PANEL
1000 SF

LOUVER, OPERABLE
0 SF

TYPE 9 - LOUVER, SOLID BACK
947 SF

TYPE 3 - SHEAR WALL
10907 SF

TYPE 4 - BALCONY
414 SF

TOTAL SF
24911 SF

ELEVATION AT CONDITIONED SPACE BEYOND

WEST ELEVATION CONDITIONED WALL AREA: 24,911
WEST ELEVATION GLAZED AREA: 7,184
WEST ELEVATION WWR: 28.8%

WEST ELEVATIONS

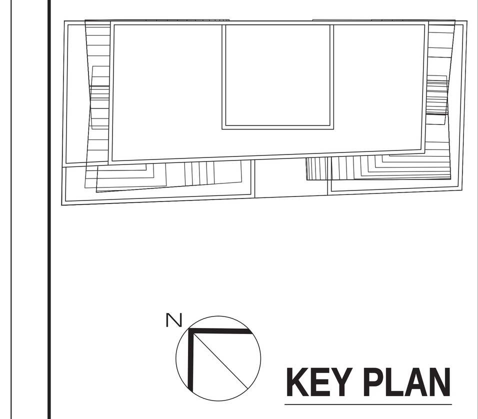
THE ARCHITECT ATTESTS THAT TO THE BEST OF HIS/HER KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THE PROJECT DESCRIBED HEREIN IS IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF THE CITY OF NEW YORK.

ISSUED: JULY 25, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

DEPT OF BLDGS 121185680 Job Number
ES447328821 Scan Code

NOTES



KEY PLAN

No.	Date	Revision
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB

Client
FORTIS
Property Group, LLC
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Brooklyn, NY 11201
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F 718.907.8718

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
T 212.231.8007 F 212.686.1754

WSP CANTOR SEINUK STRUCTURAL ENGINEERS
228 East 45th Street
New York, NY 10017
T 212.687.9888 F 646.587.5555

WSP FLACK + KURTZ MECHANICAL ENGINEERS
512 Seventh Avenue
New York, NY 10018
T 212.532.9600 F 212.689.7489

FRANK SETA & ASSOCIATES BUILDING ENVELOPE & WATERPROOFING
224 West 30th Street, Suite 206
New York, NY 10001
T 212.465.1600 F 212.465.1635

JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
ENERGY NOTES 2

NB#

SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL No. 028264 STATE OF NEW YORK

DATE: JANUARY 6, 2014
PROJECT #: 13A25
SCALE: AS NOTED

EN-002.00

DWG NO.

CAD FILE: J:\13A25_151 Maiden Lane

09 OF 123

ENERGY CODE COMPLIANCE DRAWING LIST				ISSUE DATE			
#	DWG. NO.	DESCRIPTION	SCALE	07/2/2015 ISSUED FOR NYC DOB			
1	EN-100	ENERGY CODE COMPLIANCE SHEET #1 HVAC	NO SCALE	●			
2	EN-101	ENERGY CODE COMPLIANCE SHEET #2 LIGHTING	NO SCALE	●			
3	EN-102	ENERGY CODE COMPLIANCE SHEET #3 LIGHTING	NO SCALE	●			
4	EN-103	ENERGY CODE COMPLIANCE SHEET #4 LIGHTING	NO SCALE	●			
5	EN-104	ENERGY CODE COMPLIANCE SHEET #5 LIGHTING	NO SCALE	●			
6	EN-105	ENERGY CODE COMPLIANCE SHEET #6 LIGHTING	NO SCALE	●			
7	EN-106	ENERGY CODE COMPLIANCE SHEET #7 LIGHTING	NO SCALE	●			

COM*check* Software Version 3.9.3

Mechanical Compliance Certificate

2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: **New Construction**
Project Title : One Seaport

Construction Site:
151-161 Maiden Lane
New York, NY

Owner/Agent:
Fortis Property Group, LLC
45 Main Street
Suite 800
Brooklyn, NY 11201

Designer/Contractor:
Frank Muscarella
WSP
512 Seventh Avenue
New York, NY 10018
212-951-3954
frank.muscarella@wspgroup.com

Section 2: General Information

Building Location (for weather data): **New York, New York**
Climate Zone: **4a**

Section 3: Mechanical Systems List

Quantity System Type & Description

1 AC-47-1 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 515 kBtu/h,
No minimum efficiency requirement applies
Cooling Mode: Capacity = 423 kBtu/h, , Air Economizer
No minimum efficiency requirement applies
Fan System: AC-47-1 | Energy Recovery High -- Compliance (Brake HP method) : Fails

Fans:
FAN 17 Supply, Constant Volume, 6160 CFM, 10.0 motor nameplate hp, 7.3 brake hp
FAN 18 Exhaust, Constant Volume, 3150 CFM, 5.0 motor nameplate hp, 4.1 brake hp

1 AC-25-2 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 379 kBtu/h,
No minimum efficiency requirement applies
Cooling Mode: Capacity = 423 kBtu/h, , Air Economizer
No minimum efficiency requirement applies
Fan System: AC-25-2 | Energy Recovery Mid -- Compliance (Brake HP method) : Fails: Pressure drop credit is unspecified

Fans:
FAN 19 Return, Constant Volume, 4300 CFM, 5.0 motor nameplate hp, 4.3 brake hp
FAN 20 Supply, Constant Volume, 10345 CFM, 15.0 motor nameplate hp, 12.6 brake hp
Pressure Drop Credits:
Particulate filtration credit: MERV 9 through 12, 1.2521 credit
Heat recovery device, 2.9049 credit
Fully ducted return and/or exhaust air systems, 1.2521 credit
Return and/or exhaust airflow control devices, 1.2521 credit
Unspecified, 0.0000 credit

1 AC-47-2 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 67 kBtu/h,
Proposed Efficiency = 4.80 COP, Required Efficiency = 4.20 COP
Cooling Mode: Capacity = 99 kBtu/h, , Air Economizer
Proposed Efficiency = 14.00 EER, Required Efficiency = 12.00 EER
Fan System: AC-47-2 | Corridor Ventilation High -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 13 Supply, Constant Volume, 1280 CFM, 1.5 motor nameplate hp

1 AC-25-1 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 85 kBtu/h,
Proposed Efficiency = 4.50 COP, Required Efficiency = 4.20 COP
Cooling Mode: Capacity = 71 kBtu/h, , Water Economizer
Proposed Efficiency = 13.00 EER, Required Efficiency = 12.00 EER
Fan System: AC-25-1 | Mid Amenity -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 15 Supply, Multi-Zone VAV, 2000 CFM, 1.0 motor nameplate hp

1 AC-25-3 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 88 kBtu/h,
No minimum efficiency requirement applies
Cooling Mode: Capacity = 136 kBtu/h, , Air Economizer
No minimum efficiency requirement applies
Fan System: AC-25-3 | Corridor Ventilation Mid -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 12 Supply, Constant Volume, 1800 CFM, 3.0 motor nameplate hp

1 AC-3-1 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 354 kBtu/h,
No minimum efficiency requirement applies
Cooling Mode: Capacity = 284 kBtu/h, , Water Economizer
No minimum efficiency requirement applies
Fan System: AC-3-1 | Lower Amenity -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 14 Supply, Multi-Zone VAV, 8000 CFM, 5.0 motor nameplate hp
FAN 16 Return, Single-Zone VAV, 6455 CFM, 5.0 motor nameplate hp

1 AC-3-2 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 266 kBtu/h,
No minimum efficiency requirement applies
Cooling Mode: Capacity = 407 kBtu/h, , Air Economizer
No minimum efficiency requirement applies
Fan System: AC-3-2 | Fitness Room -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 21 Supply, Multi-Zone VAV, 5375 CFM, 5.0 motor nameplate hp

1 AC-5-1 (Single Zone) :
Heating: 1 each - Hydronic or Steam Coil, Hot Water, Capacity = 129 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Single Package DX Unit, Capacity = 91 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 11.30 EER, Required Efficiency = 11.00 EER
Fan System: AC-5-1 | Corridor Ventilation -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 32 Supply, Constant Volume, 1580 CFM, 2.0 motor nameplate hp

1 AC-1-1 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 49 kBtu/h,
Proposed Efficiency = 4.20 COP, Required Efficiency = 4.20 COP
Cooling Mode: Capacity = 33 kBtu/h,
Proposed Efficiency = 12.60 EER, Required Efficiency = 12.00 EER
Fan System: AC-1-1 | Trash Room -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 22 Supply, Constant Volume, 1200 CFM, 0.5 motor nameplate hp

16 VRF Heat Pump Condensers (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 270 kBtu/h,
No minimum efficiency requirement applies
Cooling Mode: Capacity = 240 kBtu/h, , Water Economizer
No minimum efficiency requirement applies
Fan System: FCU ALL | Apartments -- Compliance (Motor nameplate HP method) : Passes

Fans:
FCU08 Supply, Constant Volume, 212 CFM, 0.1 motor nameplate hp
FCU15 Supply, Constant Volume, 353 CFM, 0.1 motor nameplate hp
FCU18 Supply, Constant Volume, 424 CFM, 0.1 motor nameplate hp

FCU24 Supply, Constant Volume, 618 CFM, 0.2 motor nameplate hp
FCU30 Supply, Constant Volume, 618 CFM, 0.2 motor nameplate hp
FCU40 Supply, Constant Volume, 989 CFM, 0.5 motor nameplate hp

1 AC-1-2 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 32 kBtu/h,
Proposed Efficiency = 4.30 COP, Required Efficiency = 4.20 COP
Cooling Mode: Capacity = 28 kBtu/h,
Proposed Efficiency = 13.10 EER, Required Efficiency = 12.00 EER
Fan System: AC-1-2 | Lobby -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 30 Supply, Single-Zone VAV, 650 CFM, 0.3 motor nameplate hp

1 AC-1-3 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 41 kBtu/h,
Proposed Efficiency = 4.60 COP, Required Efficiency = 4.20 COP
Cooling Mode: Capacity = 33 kBtu/h,
Proposed Efficiency = 14.70 EER, Required Efficiency = 12.00 EER
Fan System: AC-1-3 | Tenant Storage -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 31 Supply, Constant Volume, 1015 CFM, 0.5 motor nameplate hp

1 AC-3-3 (Single Zone) :
Cooling: 1 each - Single Package DX Unit, Capacity = 85 kBtu/h, Water-Cooled Condenser, Water Economizer
Proposed Efficiency = 11.50 EER, Required Efficiency = 11.50 EER
Fan System: AC-3-3 | Electric Closet -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 11 Supply, Constant Volume, 3400 CFM, 2.0 motor nameplate hp

1 AC-3-4 (Single Zone) : Water Source Heat Pump
Heating Mode: Capacity = 54 kBtu/h,
Proposed Efficiency = 4.30 COP, Required Efficiency = 4.20 COP
Cooling Mode: Capacity = 44 kBtu/h,
Proposed Efficiency = 14.90 EER, Required Efficiency = 12.00 EER
Fan System: AC-3-4 | Hydraulic EMR -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 34 Supply, Constant Volume, 1340 CFM, 0.8 motor nameplate hp

1 AC-4-1 (Single Zone) :
Cooling: 1 each - Single Package DX Unit, Capacity = 32 kBtu/h, Water-Cooled Condenser
Proposed Efficiency = 12.10 EER, Required Efficiency = 12.10 EER
Fan System: AC-4-1 | IT Closet -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 35 Supply, Constant Volume, 1500 CFM, 1.0 motor nameplate hp

1 AC-25-4 (Single Zone) :
Cooling: 1 each - Single Package DX Unit, Capacity = 61 kBtu/h, Water-Cooled Condenser, Water Economizer
Proposed Efficiency = 12.10 EER, Required Efficiency = 12.10 EER
Fan System: AC-25-4 | Amenity -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 36 Supply, Constant Volume, 2500 CFM, 1.5 motor nameplate hp

4 Boilers B-47-1/2/3/4:
Heating: Hot Water Boiler, Capacity 2000 kBtu/h, Gas, with Waterloop Heat Pump
Proposed Efficiency: 85.00 % Et, Required Efficiency: 75.00 % Et

Section 4: Requirements Checklist

Requirements Specific To: AC-47-1 :

☐ 1. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 2. Integrated economizer is required for this location and system.
✓ 3. Cooling system provides a means to relieve excess outdoor air during economizer operation.
✓ 4. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 5. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers

✓ 6. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 7. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 8. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-25-2 :

☐ 1. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 2. Integrated economizer is required for this location and system.
✓ 3. Cooling system provides a means to relieve excess outdoor air during economizer operation.
✓ 4. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 5. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 6. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 7. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 8. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-47-2 :

✓ 1. Equipment minimum efficiency: Heat Pump: 4.20 COP 12.00 EER
☐ 2. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 3. Integrated economizer is required for this location and system.
✓ 4. Cooling system provides a means to relieve excess outdoor air during economizer operation.
✓ 5. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 6. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 7. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 8. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 9. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-25-1 :

✓ 1. Equipment minimum efficiency: Heat Pump: 4.20 COP 12.00 EER
☐ 2. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 3. Water economizer is included and calculations required
✓ 4. Cooling system provides a means to relieve excess outdoor air during economizer operation.
✓ 5. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 6. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 7. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 8. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 9. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-25-3 :

☐ 1. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 2. Integrated economizer is required for this location and system.
✓ 3. Cooling system provides a means to relieve excess outdoor air during economizer operation.
✓ 4. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 5. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 6. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 7. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 8. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-3-1 :

☐ 1. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 2. Water economizer is included and calculations required
✓ 3. Cooling system provides a means to relieve excess outdoor air during economizer operation.
✓ 4. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 5. Closed-circuit cooling tower has:

a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 6. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 7. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 8. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-3-2 :

☐ 1. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 2. Integrated economizer is required for this location and system.
✓ 3. Cooling system provides a means to relieve excess outdoor air during economizer operation.
✓ 4. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 5. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 6. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 7. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 8. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-5-1 :

✓ 1. Equipment minimum efficiency: Single Package Unit: 11.00 EER
✓ 2. Balancing and pressure test connections on all hydronic terminal devices
✓ 3. Integrated economizer is required for this location and system.
✓ 4. Cooling system provides a means to relieve excess outdoor air during economizer operation.
☐ 5. Hot gas bypass prohibited unless system has multiple steps of unloading or continuous capacity modulation
✓ 6. Hot gas bypass limited to 50% of total cooling capacity
✓ 7. Hot water pumping systems with multiple boilers automatically reduce hot water flow rates proportionately when boilers are not operating

Requirements Specific To: AC-1-1 :

✓ 1. Equipment minimum efficiency: Heat Pump: 4.20 COP 12.00 EER
☐ 2. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 3. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 4. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 5. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 6. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 7. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: VRF Heat Pump Condensers :

☐ 1. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 2. Water economizer is included and calculations required
☐ 3. Cooling system provides a means to relieve excess outdoor air during economizer operation.
✓ 4. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 5. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 6. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 7. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 8. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-1-2 :

✓ 1. Equipment minimum efficiency: Heat Pump: 4.20 COP 12.00 EER
☐ 2. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 3. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 4. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 5. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 6. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 7. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-1-3 :

✓ 1. Equipment minimum efficiency: Heat Pump: 4.20 COP 12.00 EER
☐ 2. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 3. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 4. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 5. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 6. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 7. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-3-3 :

✓ 1. Equipment minimum efficiency: Single Package Unit: 11.50 EER
✓ 2. Water economizer is included and calculations required
✓ 3. Cooling system provides a means to relieve excess outdoor air during economizer operation.

Requirements Specific To: AC-3-4 :

✓ 1. Equipment minimum efficiency: Heat Pump: 4.20 COP 12.00 EER
☐ 2. Heat pump thermostat required when supplemental electric resistance heat is installed
✓ 3. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
☐ 4. Closed-circuit cooling tower has:
a) automatic bypass valve for condenser water loop or
b) lower leakage positive closure dampers
✓ 5. Open-circuit cooling tower has automatic bypass valve for condenser water loop
✓ 6. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 7. Open- or closed-circuit cooling tower used with heat exchanger has a means for shutting down the circulation pump on the cooling tower loop

Requirements Specific To: AC-4-1 :

✓ 1. Equipment minimum efficiency: Single Package Unit: 12.10 EER

Requirements Specific To: AC-25-4 :

✓ 1. Equipment minimum efficiency: Single Package Unit: 12.10 EER
✓ 2. Water economizer is included and calculations required
✓ 3. Cooling system provides a means to relieve excess outdoor air during economizer operation.

Requirements Specific To: Boilers B-47-1/2/3/4 :

✓ 1. Equipment minimum efficiency: Boiler Thermal Efficiency 75% Et 80% Ec
✓ 2. Loop temperature controlled with 20 degrees F deadband where neither cooling tower/fluid cooler nor boiler can operate
✓ 3. Two-position valve on each heat pump having total heat pump system power >10hp
✓ 4. Newly purchased heating equipment meets the efficiency requirements
- used equipment must meet 80% Et @ maximum capacity
✓ 5. Systems with multiple boilers have automatic controls capable of sequencing boiler operation
✓ 6. Hydronic heating systems comprised of a single boiler and >500 kBtu/h input design capacity include either a multistaged or modulating burner

Generic Requirements: Must be met by all systems to which the requirement is applicable:

✓ 1. Plant equipment and system capacity no greater than needed to meet loads
Exception(s):
✓ Standby equipment automatically off when primary system is operating
✓ Multiple units controlled to sequence operation as a function of load
✓ 2. Minimum one temperature control device per system
✓ 3. Minimum one humidity control device per installed humidification/dehumidification system
✓ 4. Load calculations per ASHRAE/ACCA Standard 183.
✓ 5. Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup
Exception(s):
✓ Continuously operating zones
✓ 6. Outside-air source for ventilation; system capable of reducing OSA to required minimum
✓ 7. R-5 supply and return air duct insulation in unconditioned spaces
R-8 supply and return air duct insulation outside the building
R-8 insulation between ducts and the building exterior when ducts are part of a building assembly
Exception(s):
☐ Ducts located within equipment

☐ Ducts with interior and exterior temperature difference not exceeding 15°F.
✓ 8. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
✓ 9. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts; UL 181A or 181B tapes and mastics
✓ 10. Hot water pipe insulation: 1.5 in. for pipes <=1.5 in. and 2 in. for pipes >1.5 in.
Chilled water/refrigerant/brine pipe insulation: 1.5 in. for pipes <=1.5 in. and 1.5 in. for pipes >1.5 in.
Steam pipe insulation: 1.5 in. for pipes <=1.5 in. and 3 in. for pipes >1.5 in.
Exception(s):
☐ Piping within HVAC equipment.
✓ Fluid temperatures between 55 and 105°F.
☐ Fluid not heated or cooled with renewable energy.
☐ Piping within room fan-coil (with AHRI440 rating) and unit ventilators (with AHRI840 rating).
☐ Runouts <4 ft in length.
✓ 11. Operation and maintenance manual provided to building owner
✓ 12. Thermostatic controls have 5°F deadband
Exception(s):
☐ Thermostats requiring manual changeover between heating and cooling
☐ Special occupancy or special applications where wide temperature ranges are not acceptable and are approved by the authority having jurisdiction.
✓ 13. Hot water distribution systems >= 300 kBtu/h must have one of the following:
a) controls that reset supply water temperature by 25% of supply/return delta T
b) mechanical or electrical adjustable-speed pump drive(s)
c) two-way valves at all heating coils
d) multiple-stage pumps
e) other system controls that reduce pump flow by at least 50% based on load
- calculations required
Exception(s):
☐ Where the supply temperature reset controls cannot be implemented without causing improper operation of heating, cooling, humidification, or dehumidification systems.
☐ Hydronic systems that use variable flow to reduce pumping energy.
✓ 14. Balancing devices provided in accordance with IMC 603.17
✓ 15. Demand control ventilation (DCV) present for high design occupancy areas (>40 person/1000 ft2 in spaces >500 ft2) and served by systems with any one of 1) an air-side economizer, 2) automatic modulating control of the outdoor air damper, or 3) a design outdoor airflow greater than 3000 cfm.
Exception(s):
☐ Systems with heat recovery.
☐ Multiple-zone systems without DDC of individual zones communicating with a central control panel.
☐ Systems with a design outdoor airflow less than 1200 cfm.
☐ Spaces where the supply airflow rate minus any makeup or outgoing transfer air requirement is less than 1200 cfm.
✓ 16. Motorized, automatic shutoff dampers required on exhaust and outdoor air supply openings
Exception(s):
☐ Gravity dampers acceptable in buildings <3 stories
☐ 17. Automatic controls for freeze protection systems present
✓ 18. Three-pipe systems not used
✓ 19. Exhaust air heat recovery included for systems 5,000 cfm or greater with more than 70% outside air fraction or specifically exempted
Exception(s):
☐ Hazardous exhaust systems, commercial kitchen and clothes dryer exhaust systems that the International Mechanical Code prohibits the use of energy recovery systems.
☐ Systems serving spaces that are heated and not cooled to less than 60°F.
☐ Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.
☐ Heating systems in climates with less than 3600 HDD.
☐ Cooling systems in climates with a 1 percent cooling design wet-bulb temperature less than 64°F.
☐ Systems requiring dehumidification that employ energy recovery in series with the cooling coil.
☐ Laboratory fume hood exhaust systems that have either a variable air volume system capable of reducing exhaust and makeup air volume to 50 percent or less of design values or, a separate make up air supply meeting the following makeup air requirements: a) at least 75 percent of exhaust flow rate, b) heated to no more than 2°F below room setpoint temperature, c) cooled to no lower than 3°F above room setpoint temperature, c) no humidification added, e) no simultaneous heating and cooling.

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2010 New York Energy Conservation Construction Code requirements in COM*check* Version 3.9.3 and to comply with the mandatory requirements in the Requirements Checklist.

Frank Muscarella, SVP — Frank Muscarella — 7/2/15
Name - Title — Signature — Date

Section 6: Post Construction Compliance Statement

☐ HVAC record drawings of the actual installation, system capacities, calibration information, and performance data for each equipment provided to the owner.
☐ HVAC O&M documents for all mechanical equipment and system provided to the owner by the mechanical contractor.
☐ Written HVAC balancing and operations report provided to the owner.

The above post construction requirements have been completed.

Principal Mechanical Designer-Name Signature Date

NYCECC MECHANICAL NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.
2. THE EN FILING SET SHOWS COMPLIANCE WITH THE CODE MINIMUM. CONTRACTOR TO REFER TO WSP SPECIFICATION AND BASE MECHANICAL SET FOR ALL BID SENSITIVE ITEMS, WHICH SHALL MEET OR EXCEED CODE COMPLIANCE.
3. ALL BUILDING HEATING AND COOLING LOADS HAVE BEEN PERFORMED IN ACCORDANCE WITH ASHRAE/ACCA 183 LOAD CALCULATION STANDARD.
4. EQUIPMENT CONTROLS REQUIREMENTS HAS BEEN INCORPORATED IN THE CONTROLS SHEETS OF THE BASE MECHANICAL FILING. ALL CONTROLS ARE IN COMPLIANCE WITH SECTION 503.2.4 OF THE NYCECC.
5. MOTORIZED SHUTOFF DAMPERS ARE PROVIDED ON ALL OUTDOOR AIR SUPPLY AND EXHAUST DUCTS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEM SPACES SERVED ARE NOT IN USE PER SECTION 503.2.4.4 OF THE NYCECC. SEE THE BASE MECHANICAL FILING PLANS FOR LOCATIONS.
6. ALL SUPPLY AND RETURN DUCTS ARE PROVIDED WITH A MINIMUM OF R-5 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES AND WITH A MINIMUM OF R-8 INSULATION WHEN LOCATED OUTSIDE THE BUILDING PER SECTION 503.2.7 OF THE NYCECC. ALL REQUIREMENTS SHALL MEET SECTION 503.2.7 OF THE NYCECC.
7. ALL PIPING IS PROVIDED WITH INSULATION PER SECTION 503.2.8 OF THE NYCECC.
8. ALL SERVICE WATER HEATING EQUIPMENT IS PROVIDED WITH TEMPERATURE CONTROLS THAT ALLOW A SETPOINT OF 110°F FOR EQUIPMENT SERVING DWELLING UNTIS AND 90°F FOR EQUIPMENT SERVING OTHER OCCUPANCIES PER SECTION 504.3 OF THE NYCECC.
9. SERVICE WATER PIPING INSULATION IS IN COMPLIANCE WITH SECTION 504.5 OF THE NYCECC. ALL SERVICE HOT WATER TANKS, PIPING AND RELATED EQUIPMENT IS PROVIDED WITH A MINIMUM OF 1 INCH OF INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/HxFT2xF.
10. THE POOL IS PROVIDED WITH ENERGY CONSERVING MEASURES IN ACCORDANCE WITH SECTIONS 504.7.1 THROUGH 504.7.3 OF THE NYCECC.
11. UPON COMPLETION OF WORK, CONTRACTOR SHALL PROVIDE OWNERSHIP AND BUILDING MANAGEMENT WITH COPIES OF ALL MANUALS, CUT-SHEETS, SPECIFICATION PAGES, SHOP DRAWINGS E.T.C., THAT WILL BE REQUIRED BY BUILDING MANAGEMENT TO ENSURE THE SAFE AND EFFICIENT OPERATION OF ALL MECHANICAL EQUIPMENT. EQUIPMENT MUST BE MAINTAINED IN GOOD WORKING CONDITION TO ENSURE CONTINUED COMPLIANCE WITH NYCECC.

TABLE 503.2.8
MINIMUM PIPE INSULATION [a, b]
(thickness in inches)

FLUID	NOMINAL PIPE DIAMETER	
	≤ 1.5"	> 1.5"
STEAM	1½	3
HOT WATER	1½	2
CHILLED WATER, BRINE OR REFRIGERANT	1½	1½

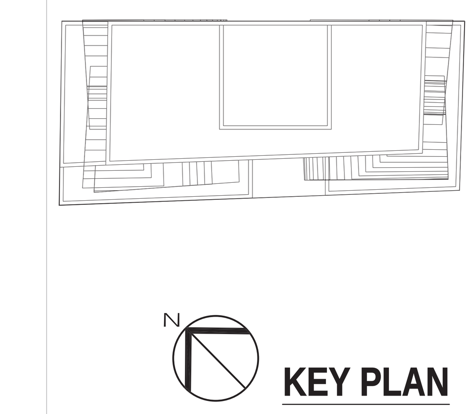
a. Based on insulation having a conductivity (k) not exceeding 0.27 Btu per inch/h-ft²°F.
b. For insulation with a thermal conductivity (k) not exceeding 0.27 Btu per inch/h-ft²°F at a mean temperature of 75°F, the minimum required pipe thickness is adjusted using the following equation:

$$T = r\,[(1+t/r)^{K/k} - 1]$$

where:
T = Adjusted insulation thickness (in).
r = Actual pipe radius (in).
t = Insulation thickness from applicable cell in table (in).
K = New thermal conductivity at 75°F (Btu . in/hr-ft . °F).
k = 0.27 Btu.in/hr-²ft . °F.

DEPT OF BLDGS 121185680 Job Number
ES449728283 Scan Code

NOTES



KEY PLAN

No.	Date	Revision
	07/02/15	ISSUED FOR NYC DOB

Client
FORTIS
Property Group, LLC
45 Main Street, Suite 800
Brooklyn, NY 11201
T 718.907.7718
F 718.907.8718

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
T. 212.213.8007 F. 212.686.1754

WSP CANTOR SEINUK STRUCTURAL ENGINEERS
228 East 45th Street
New York, NY 10017
T 212.687.9888 F 646.587.5555

WSP MECHANICAL ENGINEERS
512 Seventh Avenue
New York, NY 10018
T 212.532.9600 F 212.689.7489

FRANK SETA & ASSOCIATES BUILDING ENVELOPE & WATERPROOFING
224 West 30th Street, Suite 206
New York, NY 10001
T 212.465.1600 F 212.465.1635

JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
ENERGY CODE COMPLIANCE SHEET#1 HVAC

SEAL & SIGNATURE:
STATE OF NEW YORK · FRANK MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER

DATE: July 2, 2015
PROJECT #: N13.10690.00
SCALE: NO SCALE
EN-100.00
DWG NO.
CAD FILE: 1 OF 7

DEPT OF BLDGS 121185680 Job Number
ES021535331 Scan Code

COMcheck Software Version 3.9.2
Interior Lighting Compliance Certificate

2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: **New Construction**
Project Title : One Seaport

Construction Site:
161 Maiden Lane
New York, NY 10038

Owner/Agent:
Fortis Property Group, LLC
45 Main Street
Suite 800
Brooklyn, NY 11231

Designer/Contractor:
Frank Muscarella
WSP
512 Seventh Avenue
New York, NY 10016
212-951-3954
frank.muscarella@wspgroup.com

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B x C)
Multifamily	167877	0.7	117514
		Total Allowed Watts =	117514

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Multifamily (167877 sq.ft.)				
Linear Fluorescent 1: FKA: 48" T8 32W: Electronic:	2	287	70	20090
Wall Mount Industrial Fluorscent: FKC: 48" T8 32W: Electronic:	2	113	63	7119
Wet Location Fluorescent: FKG: 48" T8 32W: Electronic:	2	7	63	441
Explosion Proof Fluorescent: FKX: 48" T8 32W: Electronic:	2	5	63	315
LED 1: L01: LED PAR 10W:	1	745	9	6705
LED 2: L02: LED PAR 10W:	1	212	9	1908
Compact Fluorescent 1: L06: Triple 4-pin 32W: Electronic:	1	68	32	2176
Linear Fluorescent 5: L10: 57" T5 35W: Electronic:	1	112	35	3920
LED 3: L12: LED Linear 8W:	1	78	4	312
Linear Fluorescent 6: L17: Other: Electronic:	1	323	15	4845
LED 4: L31: Other: Exemption:Food Preparation Equipment	4	35	200	Exempt
Halogen 1: L32: Halogen 55W:	1	151	50	7550
Halogen 2: L33: Halogen 55W:	3	50	150	7500
			Total Proposed Watts =	62881

Section 4: Requirements Checklist

Interior Lighting PASSES: Design 46% better than code.

Lighting Wattage:

☑ 1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
117514	62881	YES

Controls, Switching, and Wiring:

☐ 2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
☑ 3. Daylight zones have individual lighting controls independent from that of the general area lighting.

Exceptions:

☐ Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
☑ Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.

☑ 4. Independent controls for each space (switch/occupancy sensor).

Exceptions:

☑ Areas designated as security or emergency areas that must be continuously illuminated.
☑ Lighting in stairways or corridors that are elements of the means of egress.

☐ 5. Master switch at entry to hotel/motel guest room.
☑ 6. Individual dwelling units separately metered.
☐ 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
☑ 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

Exceptions:

☐ Only one luminaire in space.
☑ An occupant-sensing device controls the area.
☑ The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
☐ Areas that use less than 0.6 Watts/sq.ft.

☑ 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

☑ Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.

☑ 10. Photocell/astronomical time switch on exterior lights.

Exceptions:

☐ Lighting intended for 24 hour use.

☐ 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

☐ Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2010 New York Energy Conservation Construction Code requirements in COM*check* Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

Frank Muscarella, SVP — Name - Title
Frank Muscarella — Signature
7/28/15 — Date

PROGRESS INSPECTIONS

TABLE II – PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE

	INSPECTION/TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 10) OR OTHER CRITERIA	ECC OR OTHER CITATION
IIC	ELECTRICAL POWER AND LIGHTING SYSTEMS			
IIC1	ELECTRICAL METERING: THE PRESENCE AND OPERATION OF INDIVIDUAL METERS OR OTHER MEANS OF MONITORING INDIVIDUAL TENANTS SHALL BE VERIFIED BY VISUAL INSPECTION FOR ALL TENANT OCCUPANCY	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.7
IIC3	INTERIOR LIGHTING POWER: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.1; ASHRAE 90.1 – 9.1, 9.2, 9.5, 9.6; 1RCNY §101–07 (C)(3)(V)(C)4
IIC5	LIGHTING CONTROLS: EACH TYPE OF REQUIRED LIGHTING CONTROLS, INCLUDING: • OCCUPANT SENSORS • MANUAL INTERIOR LIGHTING CONTROLS • LIGHT–REDUCTION CONTROLS • AUTOMATIC LIGHTING SHUT–OFF • DAYLIGHT ZONE CONTROLS SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	505.2, 505.2.2.2; ASHRAE 90.1 – 9.4.1, 9.4.1.2 (AS MODIFIED BY SECTION ECC A102)
IIC6	EXIT SIGNS: INSTALLED EXIT SIGNS SHALL BE VISUALLY INSPECTED TO VERIFY THAT THE LABEL INDICATES THAT THEY DO NOT EXCEED MAXIMUM PERMITTED WATTAGE.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.4; ASHRAE 90.1 – 9.4.3
IIC8	ELECTRIC MOTORS (INCLUDING BUT NOT LIMITED TO FAN MOTORS): WHERE REQUIRED BY THE CONSTRUCTION DOCUMENTS FOR ENERGY CODE COMPLIANCE, MOTOR LISTING OR LABELS SHALL BE VISUALLY INSPECTED TO VERIFY THAT THEY COMPLY WITH THE RESPECTIVE ENERGY REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	503.2.10; ASHRAE 90.1 – 10.4
IID	OTHER			
IID1	MAINTENANCE INFORMATION: MAINTENANCE MANUALS FOR MECHANICAL, SERVICE HOT WATER AND ELECTRICAL EQUIPMENT AND SYSTEMS REQUIRING PREVENTIVE MAINTENANCE SHALL BE REVIEWED FOR APPLICABILITY TO INSTALLED EQUIPMENT AND SYSTEMS BEFORE SUCH MANUALS ARE PROVIDED TO THE OWNER. LABELS REQUIRED FOR SUCH EQUIPMENT OR SYSTEMS SHALL BE INSPECTED FOR ACCURACY AND COMPLETENESS.	PRIOR TO SIGN–OFF OR ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ELECTRICAL DRAWINGS WHERE APPLICABLE; ASHRAE GUIDELINE 4: PREPARATION OF OPERATING AND MAINTENANCE DOCUMENTATION FOR BUILDING SYSTEMS	303.3, 503.2.9.3; ASHRAE 90.1 – 4.2.2.3, 6.7.2.2, 8.7.2

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	LAMPS QTY	LAMPS DESCRIPTION	FIXTURE VOLTS	FIXTURE WATTS
FKA	CHAIN MOUNTED OR SURFACE MOUNTED 1' X 4' INDUSTRIAL FLUORESCENT WITH 10% UPLIGHT WITH WIREGUARD	LIGHTOLIER LIGHTING #KW–4–A–2–32–277SO OR APPROVED EQUAL	2	32W T8 FLUORESCENT 3500K	277	70
FKC	2–LAMP FLUORESCENT WALL BRACKET WITH ULTRASONIC OCCUPANCY SENSOR TO OPERATE ONE LAMP; 2 ELEC. BALLASTS	LAMAR #VO–2–32–E8–7–PA–1 OR APPROVED EQUAL	2	32W T8 FLUORESCENT 3500K	277	63
FKG	WALL MOUNTED LED WALL PACK EXTERIOR FIXTURE	LITHONIA TWP	1	95W LED	277	95
FKX	WALL MOUNTED 1' X 4' SURFACE MOUNT FLUORESCENT EXPLOSION–PROOF FIXTURE	HUBBELL HL–HFX DMW–2–32–120–GEB10IS–DL	2	32W T8 FLUORESCENT	277	64
FKP	ENCLOSED GASKETED LIGHT FIXTURE SUITABLE FOR USE IN WET LOCATIONS. EQUIPPED WITH WIRE GUARD.	APPLETON JBW10G OR APPROVAL EQUAL	1	60WA21 INCANDESCENT	277	60
	EMERGENCY LIGHTING FIXTURES. TYPE AND WATTAGE DICTATED BY LETTER DESIGNATIONS.	–	–	–	–	–
EXIT EXIT	NYC APPROVED EDGE–LITE LED EXIT SIGN WITH 8" LETTERS ON WHITE BACKGROUND;INTEGRAL BATTERY UNIT; RECESSED CEILING OR WALL MOUNTED;	ATLITE #SXM–S–X–8–RW–SA OR APPROVED EQUAL	1	5W LED	277	5

ALL EXTERIOR LIGHTING CONTROLLED BY PHOTOCELL/TIMECLOCK.

EXIT SIGNS SHALL NOT BE MORE THAN 5W PER LAMP

DWELLING UNIT LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	FIXTURE DESCRPITION	MANUFACTUERER AND CATALOG NUMBER	LAMP PER FIXTURE	LAMP DESCRIPTION AND CATALOG NUMBER	FIXTURE WATTS	FIXTURE VOLTAGE	LAMP EFFICACY	FIXTURE NOTES
L01	RECESSED SQUARE APERTURE LED DOWNLIGHT WITH INTEGRAL DIMMING ELECTRONIC TRANSFORMER	USAI LIGHTING: M186–10–10 (TRIM) LSMST–2–15–NC–120V (HOUSING)	1	9W, 3000K, MR16 LED, 95CRI SORAA SM16–09–36D–930–03	9.0 w	120V	52lm/w	LUMINAIRE LAMP EFFICACY MEETS DEFINITION OF A HIGH–EFFICACY LAMP AS DEFINED BY THE ECCCNYS IN ORDER TO COUNT TOWARD COMPLIANCE WITH SECTION 505.5.3 LIGHTING WITHIN DWELLING UNITS.
L02	RECESSED WET LOCATION LED DOWNLIGHT FOR WITH INTEGRAL DIMMING ELECTRONIC TRANSFORMER	USAI LIGHTING: M286W–10 (TRIM) LSMST–2–15–NC–120V (HOUSING)	1	SORAA MR16 3000K LED HI CRI	9.0 w	120V	52lm/w	LUMINAIRE LAMP EFFICACY MEETS DEFINITION OF A HIGH–EFFICACY LAMP AS DEFINED BY THE ECCCNYS IN ORDER TO COUNT TOWARD COMPLIANCE WITH SECTION 505.5.3 LIGHTING WITHIN DWELLING UNITS.
L06	RECESSED SQUARE APERTURE CFL DOWNLIGHT WITH INTEGRAL ELECTRONIC FLUORESCENT BALLAST	USAI LIGHTING: 4400–10–S–BL125–A–120	1	COMPACT FLUORESCENT 32W TRIPLE GX24q–3 CFL	32.0 w	120V	71lm/w	LUMINAIRE LAMP EFFICACY MEETS DEFINITION OF A HIGH–EFFICACY LAMP AS DEFINED BY THE ECCCNYS IN ORDER TO COUNT TOWARD COMPLIANCE WITH SECTION 505.5.3 LIGHTING WITHIN DWELLING UNITS.
L10	SURFACE MOUNT 5' T5 LINEAR FLUORESCENT WITH INTEGRAL ELECTRONIC FLUORESCENT BALLAST	HERA LIGHTING: SLIMLITE XL T5 – ES59–SFB35WW–SPLEX59/R	1	35W 5' T5 FLUORESCENT F35T5/830	35.0 w	120V	98lm/w	LUMINAIRE LAMP EFFICACY MEETS DEFINITION OF A HIGH–EFFICACY LAMP AS DEFINED BY THE ECCCNYS IN ORDER TO COUNT TOWARD COMPLIANCE WITH SECTION 505.5.3 LIGHTING WITHIN DWELLING UNITS.
L12	SURFACE MOUNT LOW–VOLTAGE LINEAR LED LIGHT FIXTURE	HERA LIGHTING: STICK3–LED STICK3/12/WW	1/FT	INTEGRAL 3000K LED	4.0 w/ft	24V	105lm/w	LUMINAIRE LAMP EFFICACY MEETS DEFINITION OF A HIGH–EFFICACY LAMP AS DEFINED BY THE ECCCNYS IN ORDER TO COUNT TOWARD COMPLIANCE WITH SECTION 505.5.3 LIGHTING WITHIN DWELLING UNITS.
L12T/D	REMOTELED DRIVER	HERA LIGHTING: STICK PS24 – PA–150W–HW	N/A	N/A	0.0 w	120V.24V	N/A	–
L17	SURFACE MOUNT FLUORESCENT CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR AND ELECTRONIC BALLAST.	JUNO LIGHTING GROUP: UPF22–OCN–WH	1	14W T5 HIGH–EFFICIENCY (HE) TRI–PHOSPHOR FLUORESCENT	15.3 w	120V	88lm/w	LUMINAIRE LAMP EFFICACY MEETS DEFINITION OF A HIGH–EFFICACY LAMP AS DEFINED BY THE ECCCNYS IN ORDER TO COUNT TOWARD COMPLIANCE WITH SECTION 505.5.3 LIGHTING WITHIN DWELLING UNITS.
L31	DECORATIVE LED PENDANT	AS PER INTERIOR DESIGN SPECIFICATIONS	4	50w T4 BIPIN HALOGEN	200.0 w	120V	14lm/w	–
L32	DECORATIVE MASTER BATH VANITY PENDANT LIGHT	AS PER INTERIOR DESIGN SPECIFICATIONS	1	50w T4 BIPIN HALOGEN	50.0 w	120V	14lm/w	–
L33	DECORATIVE FOYER PENDANT LIGHT	AS PER INTERIOR DESIGN SPECIFICATIONS	3	50w T4 BIPIN HALOGEN	150.0 w	120V	14lm/w	–

LIGHTING WITHIN DWELLING UNITS SECTION 505.5.3

	ITEM DESCRPITION	PROPOSED DESIGN VALUE	CODE–PROPOSED VALUE CITATIONS
Electrical, Power & Lighting Systems ASHRAE 90.1 (2007)	INSTALL NEW LIGHTING FIXTURES THROUGHOUT, RESIDENTIAL DWELLING UNITS PER PLANS AND SPECIFICATIONS.	90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES CAN BE CATEGORIZED AS ONE OF THE FOLLOWING:	50% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST MEET HIGH EFFICACY REQUIREMENTS
		60LUMENS PER WATT FOR LAMPS OVER 40 WATTS	
		40 LUMENS PER WATT FOR LAMP WATTAGE <=15	
		50 LUMENS FOR LAMP WATTAGE >15 AND <=40	

NYCECC LIGHTING NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.
2. LIGHTING CONTROLS ARE PROVIDED TO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD BY AT LEAST 50% IN ACCORDANCE WITH SECTION 505.2.1.1.2 OF THE NYCECC. REFER TO SHEETS EN–102 AND EN–103
3. ALL DAYLIGHT ZONES HAVE BEEN PROVIDED WITH INDIVIDUAL CONTROLS THAT CONTROL THE LIGHTS INDEPENDENT OF GENERAL AREA LIGHTING PER SECTION 505.2.2.3 OF THE NYCECC. REFER TO SHEETS EN–102 AND EN–103
4. LIGHTING FIXTURE SCHEDULE HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 505.5 AND TABLES 505.5.2(1) AND 505.5.2(2) OF THE NYCECC.
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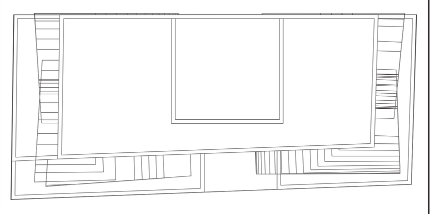
NOTES



N

KEY PLAN

No.	Date	Revision
	07/02/15	ISSUED FOR NYC DOB

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T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

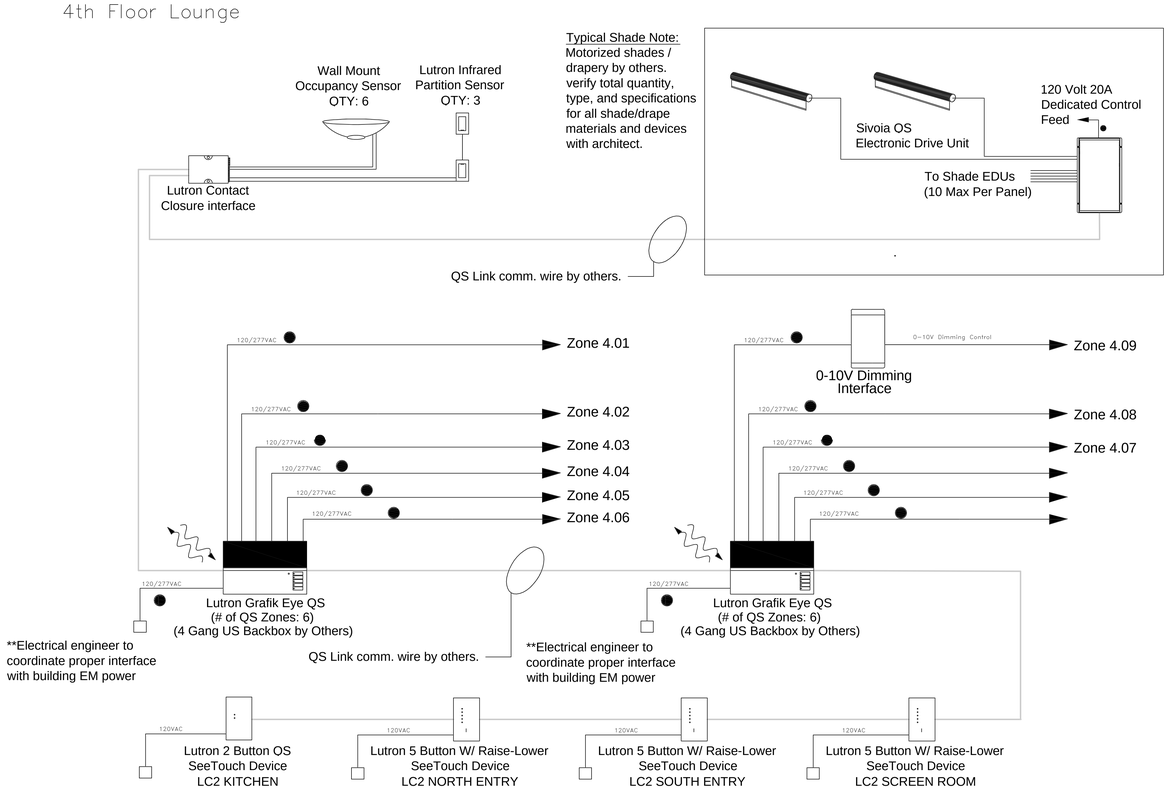
DWG TITLE
ENERGY CODE COMPLIANCE SHEET#2 LIGHTING

SEAL & SIGNATURE:
STATE OF NEW YORK
FRANK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

DATE: July 2, 2015
PROJECT #: N13.10690.00
SCALE: NO SCALE
EN–101.00
DWG NO.
CAD FILE:
2 OF 7

DEPT OF BLDGS 121185460 Job Number
E5712599104 Scan Code

4th Floor Lounge



151 MAIDEN LANE LIGHTING CONTROL INTENT

1. LOBBY, AMENITY, AND PUBLIC SPACES.

A new lighting control system(s) shall be furnished to provide for the control of all lighting fixtures herein as well as to integrate with emergency lighting controls as indicated by the Electrical Engineer. The entire system, in each area, shall be supplied by one manufacturer and all component parts shall be tested by the manufacturer. Control system shall have the ability to be programmed with preset scenes that can be both automatically and manually initiated. Control system shall have the ability to integrate features such as an astronomical time clock, daylight sensors, occupancy sensors, computer interface for programming, programmable control stations in each room, wireless control devises, and partition sensors. Control system shall allow for easy re-programming and adjustment of lighting levels by facility operations. All items of equipment and individual components where applicable standards have been established shall be in accordance with local and national codes and UL listed. Electrical Engineer shall coordinate with control system integration consultant and control system manufacturer to coordinate proper integration of emergency power circuits through dimming system as required. Electrical Contractor shall land all circuits in dimmer panels as required per Electrical Engineer's dimmer panel schedule. Electrical Contractor shall provide paperwork to control system supplier confirming circuit locations within the dimming panel.

Commissioning and Service:

The equipment supplier shall include the services of a factory trained engineer, who shall be available to report to the job site and shall remain on the job site until the system is fully operational. The factory trained engineer shall instruct designated personnel of the owner as to the system operation. Contractor shall provide labor to work with Designer/Architect to program or set presets in the dimming system as required. Manufacturer shall arrange for factory authorized warranty and non-warranty service through a local company.

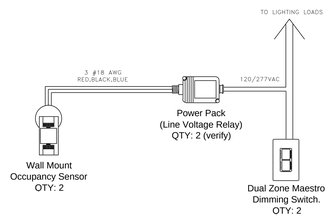
2. RESIDENTIAL UNIT LIGHTING CONTROL:

Each residential units shall have their own lighting control system by others, utilizing the Control-4 Brand. These control systems shall exhibit control over all of the lighting in each unit, apart from any fixture labeled to be controlled by Jamb switch. . All control stations shall be programmable button entry stations as noted on the drawings. Lighting control system shall allow for control of motorized window shades as well. Lighting control system shall allow for future integration and control of HVAC to the extent indicated by the building owner.

3. EXTERIOR LIGHTING CONTROL:

All exterior lighting zones (**00.XX)** shall be controlled by a programmable astronomical time clock furnished by electrical contractor. Some exterior lighting may require additional control components based on their native control protocol. Please refer to lighting fixture specifications for more information.

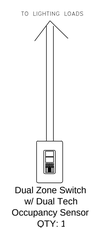
Kids Playroom



Note:
Number of total devices shown is diagrammatic. Refer to electrical drawings for all lighting control specs and layouts.

3 Total lighting zones.

26th Floor Bathrooms (A+B)



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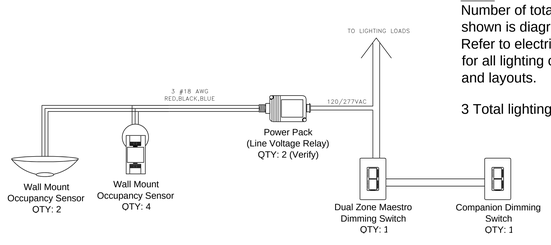
2 Total lighting zones.

Gym



Note:
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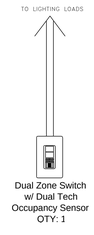
3 Total lighting zones.

26th Floor Storage Closet



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1 Total lighting zone

NYCECC LIGHTING NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.
2. LIGHTING CONTROLS ARE PROVIDED TO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD BY AT LEAST 50% IN ACCORDANCE WITH SECTION 505.2.1.1.2 OF THE NYCECC. REFER TO SHEETS EN-102 AND EN-103
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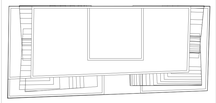

N

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PROJECT

one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURE:

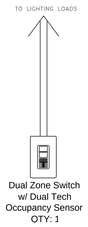
DWG TITLE

ENERGY CODE
COMPLIANCE SHEET#3
LIGHTING

SEAL & SIGNATURE:

DATE:	July 2, 2015
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	EN-102.00
CAD FILE:	3 OF 7

26th Floor Storage Closet



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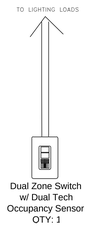
1 Total lighting zone

26th Floor Bathrooms (A+B)



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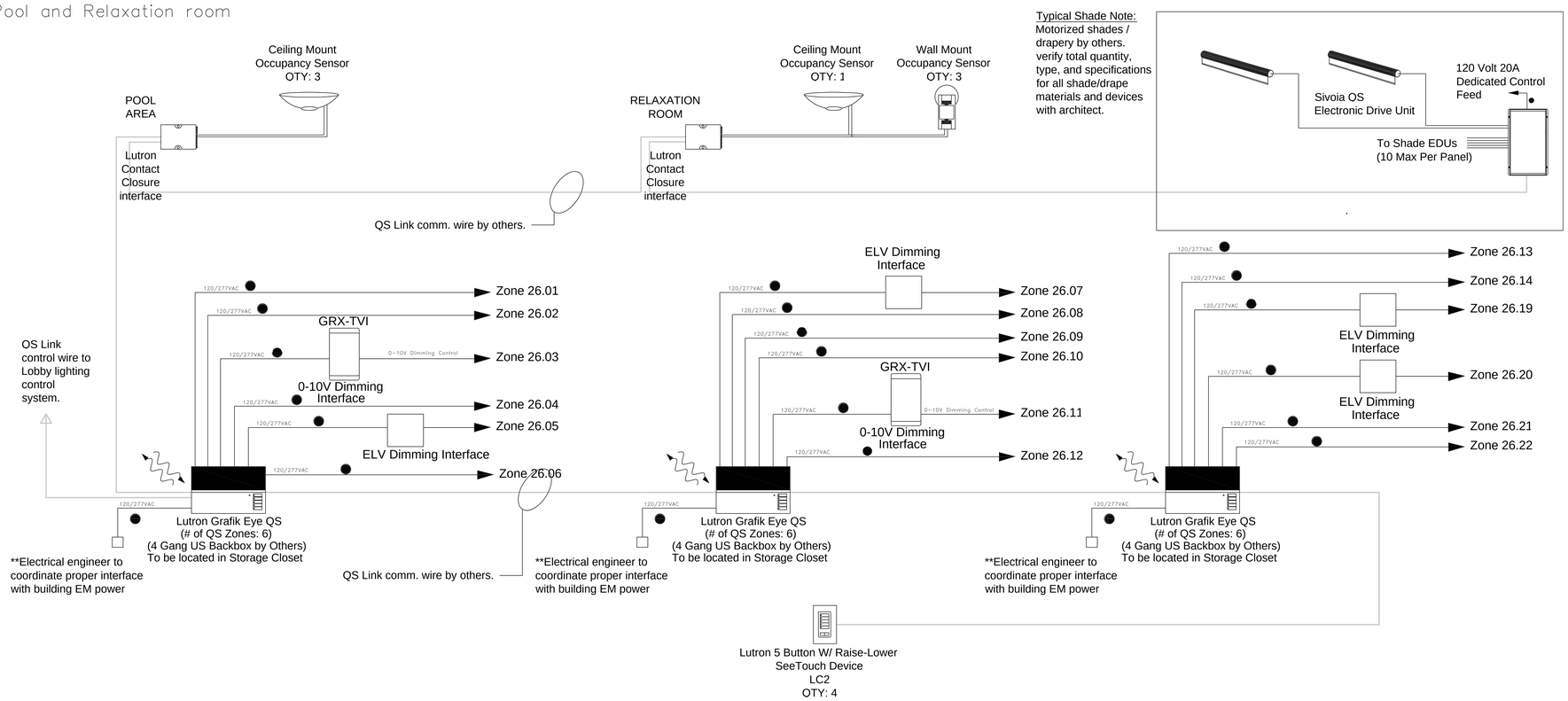
2 Total lighting zones.

Pool and Relaxation room



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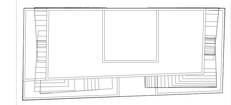

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PROJECT
one seaport
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURE:

STATE OF NEW YORK
FRANK MICHAEL CARELLI
071462
LICENSED PROFESSIONAL ENGINEER

DWG TITLE
ENERGY CODE COMPLIANCE SHEET#4 LIGHTING

SEAL & SIGNATURE:

DATE:	July 2, 2015
PROJECT #:	N13.10690.00
SCALE:	NO SCALE
DWG NO.	EN-103.00
CAD FILE:	4 OF 7

DEPT OF BLDGS 121185680 Job Number

ES184088455 Scan Code

151 Maiden Lane — ***Typical Residential Floor - Lighting Zone Schedule***

New York, New York — Revised: 11-24-2014

FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
5TH FLOOR														
CORRIDOR	PANEL	GENERAL LIGHTING	1	L33	DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	150 w	150 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
		GENERAL LIGHTING	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
STORAGE	LOCAL	GENERAL LIGHTING	2	L06	4" APERTURE RECESSED CLOSET DOWNLIGHT	32W Triple GX24q-3 CFL	CFL	120V	32 w	64 w	1	SWTCH	N	LOCAL WALL SWITCH WITH INTEGRAL OCC SENSOR
SUPER'S APT	CZ01	FOYER LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ02	KITCHEN LIGHTING	4	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	36 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ03	KITCHEN PENDANT	1	L31	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	200 w	200 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ04	KITCHEN TASK	6 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	24 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	OCC	W/D CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ05	LIVING ROOM	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ06	BATHROOM 1 LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ07	BATHROOM 1 MIRROR	12 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	48 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ08	BATHROOM 1 LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ09	BATHROOM 1 MIRROR	12 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	48 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ10	BEDROOM #2	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	BEDROOM #2 CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ11	MASTER BEDROOM	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ12	MASTER BEDROOM	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	LOCAL	W.I.C.	4	L06	4" APERTURE RECESSED CLOSET DOWNLIGHT	32W Triple GX24q-3 CFL	CFL	120V	32 w	128 w	1	SWTCH	N	LOCAL WALL SWITCH WITH INTEGRAL OCC SENSOR
6TH - 10TH FLOORS														
CORRIDOR	PANEL	GENERAL LIGHTING	1	L33	DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	150 w	150 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
		GENERAL LIGHTING	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				

1

FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
	PANEL	GENERAL LIGHTING	46 ft.	L15	RECESSED FLANGELESS LINEAR FL LIGHT FIXTURE	PHILIPS F28T5/830/ALTO	FL	120V	7 w/ft	320 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
	PANEL	ILLUMINATED SIGNAGE	2	L19	SURFACE MOUNT LINEAR LED FIXTURE	INTEGRAL 3000K LED	LED	24V	80 w	160 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
			2	L19T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
UNIT A	CZ01	FOYER LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ02	KITCHEN LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ03	KITCHEN TASK	6 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	24 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ04	KITCHEN PENDANT	1	L31	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	200 w	200 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ05	LIVING ROOM	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ06	HALL LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	W/D CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ07	BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ08	BATHROOM LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ09	BEDROOM	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
UNIT B	CZ01	FOYER LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ02	KITCHEN TASK	9 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	36 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	OCC	W/D CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ03	BATHROOM LIGHTING	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ04	BATHROOM 1 MIRROR	10 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	40 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ05	LIVING ROOM	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ06	ALCOVE	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR

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FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
UNIT C	CZ01	FOYER LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	OCC	W/D CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ02	KITCHEN TASK	9 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	36 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ03	BATHROOM LIGHTING	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ04	BATHROOM 1 MIRROR	11 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	44 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ06	LIVING ROOM	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
UNIT D	CZ01	FOYER LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ02	KITCHEN LIGHTING	4	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	36 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ03	KITCHEN PENDANT	1	L31	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	200 w	200 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ04	KITCHEN TASK	6 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	24 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	OCC	W/D CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ05	LIVING ROOM	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ06	BATHROOM LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			2	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w				
	CZ07	BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ08	BEDROOM #2	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	BEDROOM #2 CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
11TH - 24TH FLOORS														
CORRIDOR	PANEL	GENERAL LIGHTING	1	L33	DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	150 w	150 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
	PANEL	GENERAL LIGHTING	33 ft.	L15	RECESSED FLANGELESS LINEAR FL LIGHT FIXTURE	PHILIPS F28T5/830/ALTO	FL	120V	7 w/ft	231 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
	PANEL	ILLUMINATED SIGNAGE	2	L19	SURFACE MOUNT LINEAR LED FIXTURE	INTEGRAL 3000K LED	LED	24V	80 w	160 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
			2	L19T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
UNIT A	CZ01	FOYER LIGHTING	7	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	63 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM

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FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
	CZ02	FOYER OUTLETS	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	W/D CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ03	KITCHEN LIGHTING	4	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	36 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ04	KITCHEN TASK	8 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	32 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ05	KITCHEN PENDANT	1	L31	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	200 w	200 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ06	LIVING ROOM	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ07	MASTER BEDROOM	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ08	MASTER BEDROOM	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	MASTER BEDROOM CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ09	MASTER BATHROOM LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			2	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w				
	CZ10	BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ11	SECONDARY BATHROOM LIGHTING	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ12	BATHROOM MIRROR	10 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	40 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ13	BEDROOM #2	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	BEDROOM #2 CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
UNIT B	CZ01	FOYER LIGHTING	5	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	45 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	W/D CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ02	KITCHEN LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ03	KITCHEN TASK	4 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	16 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ04	KITCHEN PENDANT	1	L31	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	200 w	200 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ05	BATHROOM MIRROR	10 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	40 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				

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FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
	CZ06	BATHROOM LIGHTING	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ07	LIVING ROOM	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ08	BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ09	MASTER BATHROOM LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ10	MASTER BEDROOM	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ11	BEDROOM #2	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
27TH - 38TH FLOORS														
CORRIDOR	PANEL	GENERAL LIGHTING	33 ft.	L15	RECESSED FLANGELESS LINEAR FL LIGHT FIXTURE	PHILIPS F28T5/830/ALTO	FL	120V	7 w/ft	231 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
	PANEL	ILLUMINATED ART FEATURE	1	L36	LED LIGHT PAD 48" X 120"	INTEGRAL 3000K LED	LED	12V	105 w	105 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
			1	L19T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
UNIT A	CZ01	GENERAL LIGHTING	1	L33	DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	150 w	150 w	1	SWTCH	N	CONNECTED TO BUILDING CIRCUIT PANEL
	CZ02	FOYER LIGHTING	11	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	99 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ03	FOYER OUTLETS	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ04	POWDER ROOM	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ05	PWDR ROOM MIRROR	9 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	34 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ06	SECONDARY BATHROOM LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ07	SECONDARY BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ08	BEDROOM #3	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ09	BEDROOM #2	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	LOCAL	W.I.C. LIGHT	1	L06	4" APERTURE RECESSED CLOSET DOWNLIGHT	32W Triple GX24q-3 CFL	CFL	120V	32 w	32 w	1	SWTCH	N	LOCAL WALL SWITCH WITH INTEGRAL OCC SENSOR

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FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
	CZ10	MASTER BEDROOM	4	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	36 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	2	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	44 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ11	MASTER BEDROOM	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ12	MASTER BATHROOM LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			2	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w				
	CZ13	MASTER BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ14	GREAT ROOM	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ15	KITCHEN LIGHTING	7	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	63 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ16	KITCHEN PENDANT	1	L31	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	200 w	200 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ17	GREAT ROOM	1	LJB	RECESSED JUNCTION BOX	N/A	INC	120V	w	w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ18	GREAT ROOM	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ19	KITCHEN TASK	6 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	24 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	JAMB	KITCHEN LIGHTING	3	L08	SMALL PROFILE MILLWORK LED DOWNLIGHT	INTEGRAL 3000K LED	LED	120V	6 w	18 w	1	SWTCH	N	CONNECTED TO MILLWORK JAMB SWITCH
39TH - 44TH FLOORS														
CORRIDOR	PANEL	GENERAL LIGHTING	26 ft.	L15	RECESSED FLANGELESS LINEAR FL LIGHT FIXTURE	PHILIPS F28T5/830/ALTO	FL	120V	7 w/ft	182 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
	PANEL	ILLUMINATED ART FEATURE	1	L36	LED LIGHT PAD 48" X 120"	INTEGRAL 3000K LED	LED	12V	105 w	105 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
			1	L19T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
UNIT A	CZ01	GENERAL LIGHTING	1	L33	DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	150 w	150 w	1	SWTCH	N	CONNECTED TO BUILDING CIRCUIT PANEL
	CZ02	FOYER LIGHTING	11	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	99 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ03	FOYER OUTLETS	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ04	POWDER ROOM	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ05	PWDR ROOM MIRROR	9 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	34 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ06	SECONDARY BATHROOM LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ07	SECONDARY BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM

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FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
	CZ08	BEDROOM #3	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ09	BEDROOM #2	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	LOCAL	W.I.C. LIGHT	1	L06	4" APERTURE RECESSED CLOSET DOWNLIGHT	32W Triple GX24q-3 CFL	CFL	120V	32 w	32 w	1	SWTCH	N	LOCAL WALL SWITCH WITH INTEGRAL OCC SENSOR
	CZ10	MASTER BEDROOM	4	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	36 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	2	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	44 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ11	MASTER BEDROOM	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ12	MASTER BATHROOM LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			2	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w				
	CZ13	MASTER BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ14	GREAT ROOM	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ15	KITCHEN LIGHTING	7	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	63 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ16	KITCHEN PENDANT	1	L31	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	200 w	200 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ17	GREAT ROOM	1	LJB	RECESSED JUNCTION BOX	N/A	INC	120V	w	w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ18	GREAT ROOM	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ19	KITCHEN TASK	6 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	24 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	JAMB	KITCHEN LIGHTING	3	L08	SMALL PROFILE MILLWORK LED DOWNLIGHT	INTEGRAL 3000K LED	LED	120V	6 w	18 w	1	SWTCH	N	CONNECTED TO MILLWORK JAMB SWITCH
45TH & 46TH FLOORS (ZONES ON THESE FLOOR COMBINED WITH THEIR RESPECTIVE DUPLEX LOWER FLOOR)														
CORRIDOR	PANEL	GENERAL LIGHTING	28 ft.	L15	RECESSED FLANGELESS LINEAR FL LIGHT FIXTURE	PHILIPS F28T5/830/ALTO	FL	120V	7 w/ft	196 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
	PANEL	ILLUMINATED ART FEATURE	1	L36	LED LIGHT PAD 48" X 120"	INTEGRAL 3000K LED	LED	12V	105 w	105 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
			1	L36T/D	REMOTE LED DRIVER	N/A	N/A	120V>12V	w	w				
UNIT A	CZ01	GENERAL LIGHTING	1	L33	DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	150 w	150 w	1	SWTCH	N	CONNECTED TO BUILDING CIRCUIT PANEL
	CZ02	FOYER LIGHTING	8	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	72 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ03	FOYER OUTLETS	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ04	BATH ROOM	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM

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FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
	CZ05	BATH ROOM MIRROR	10 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	40 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ06	BEDROOM #2	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ07	BEDROOM #3	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ08	BEDROOM #3	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ09	BATH ROOM MIRROR	14 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w	56 w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ10	BATH ROOM	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ11	HALLWAY	4	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	36 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	2	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	44 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	OCC	CLOSET LIGHT	2	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	44 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ12	BEDROOM #2	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ13	BATH ROOM	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ14	BATH ROOM MIRROR	10 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w	40 w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
CORRIDOR	PANEL	GENERAL LIGHTING	26 ft.	L15	RECESSED FLANGELESS LINEAR FL LIGHT FIXTURE	PHILIPS F28T5/830/ALTO	FL	120V	7 w/ft	182 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
	PANEL	ILLUMINATED ART FEATURE	1	L36	LED LIGHT PAD 48" X 120"	INTEGRAL 3000K LED	LED	12V	105 w	105 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
			1	L36T/D	REMOTE LED DRIVER	N/A	N/A	120V>12V	w	w				
	CZ15	GENERAL LIGHTING	1	L33	DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	150 w	150 w	1	SWTCH	N	CONNECTED TO BUILDING CIRCUIT PANEL
	CZ16	FOYER LIGHTING	8	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	72 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ17	FOYER OUTLETS	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM

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FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ18	POWDER ROOM	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ19	POWDER ROOM MIRROR	9 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w	34 w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ20	FAMILY ROOM	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ21	FAMILY ROOM	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ22	MASTER BEDROOM	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ23	MASTER BEDROOM	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ24	MASTER BATHROOM LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			2	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w				
	CZ25	MASTER BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ26	STAIR LIGHTING	6	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	54 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ27	GREAT ROOM	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ28	KITCHEN LIGHTING	9	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	81 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ29	KITCHEN PENDANT	1	L31	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	200 w	200 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ30	KITCHEN TASK	6 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	24 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	JAMB	KITCHEN LIGHTING	3	L08	SMALL PROFILE MILLWORK LED DOWNLIGHT	INTEGRAL 3000K LED	LED	120V	6 w	18 w	1	SWTCH	N	CONNECTED TO MILLWORK JAMB SWITCH
	CZ31	GREAT ROOM	1	LJB	RECESSED JUNCTION BOX	N/A	INC	120V	w	w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ32	GREAT ROOM	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
48TH & 50TH FLOORS														
CORRIDOR	PANEL	GENERAL LIGHTING	26 ft.	L15	RECESSED FLANGELESS LINEAR FL LIGHT FIXTURE	PHILIPS F28T5/830/ALTO	FL	120V	7 w/ft	182 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
	PANEL	ILLUMINATED ART FEATURE	1	L36	LED LIGHT PAD 48" X 120"	INTEGRAL 3000K LED	LED	12V	105 w	105 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
			1	L19T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
PENTHOUSE UNIT LOWER FLOOR	CZ01	GENERAL LIGHTING	1	L33	DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	150 w	150 w	1	SWTCH	N	CONNECTED TO BUILDING CIRCUIT PANEL

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FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
	CZ02	FOYER LIGHTING	11	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	99 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ03	FOYER OUTLETS	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	LOCAL	STORAGE CLOSET	2	L06	4" APERTURE RECESSED CLOSET DOWNLIGHT	32W Triple GX24q-3 CFL	CFL	120V	32 w	64 w	1	SWTCH	N	LOCAL WALL SWITCH WITH INTEGRAL OCC SENSOR
	CZ04	SECONDARY BATHROOM LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w				
	CZ05	SECONDARY BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ06	BEDROOM #4	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ07	BEDROOM #3	1	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ08	BEDROOM #2	4	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	36 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ09	BEDROOM #2	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ11	BATHROOM LIGHTING	2	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			2	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w				
	CZ12	BATHROOM VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ13	MASTER BEDROOM	4	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ14	MASTER BEDROOM	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	1	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	22 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	LOCAL	W.I.C. 1	1	L06	4" APERTURE RECESSED CLOSET DOWNLIGHT	32W Triple GX24q-3 CFL	CFL	120V	32 w	32 w	1	SWTCH	N	LOCAL WALL SWITCH WITH INTEGRAL OCC SENSOR
	LOCAL	W.I.C. 2	2	L06	4" APERTURE RECESSED CLOSET DOWNLIGHT	32W Triple GX24q-3 CFL	CFL	120V	32 w	64 w	1	SWTCH	N	LOCAL WALL SWITCH WITH INTEGRAL OCC SENSOR
	CZ15	BATHROOM LIGHTING	5	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	45 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			2	L02	3" APERTURE WET LOCATION RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	18 w				
	CZ16	BATH VANITY	2	L32	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	50 w	100 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
49TH & 51ST FLOORS (ZONES ON THESE FLOOR COMBINED WITH THEIR RESPECTIVE PENTHOUSE LOWER FLOOR)														
CORRIDOR	PANEL	GENERAL LIGHTING	27 ft.	L15	RECESSED FLANGELESS LINEAR FL LIGHT FIXTURE	PHILIPS F28T5/830/ALTO	FL	120V	7 w/ft	189 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL
	PANEL	ILLUMINATED ART FEATURE	1	L36	LED LIGHT PAD 48" X 120"	INTEGRAL 3000K LED	LED	12V	105 w	105 w	1	SWTCH	Y	CONNECTED TO BUILDING CIRCUIT PANEL

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FIXTURE LOCATION	ZONE NUMBER	ZONE DESCRIPTION	FIX. QTY.	FIXTURE TYPE	FIXTURE DESCRIPTION	LAMP TYPE	LOAD TYPE	CIRCUIT VOLTAGE	FIXTURE WATTS	TOTAL WATTS	CIR. REQ.	DIM / SWTCH	FOR EMR.	INTENT / INSTALLATION NOTES
			1	L36T/D	REMOTE LED DRIVER	N/A	N/A	120V>12V	w	w				
PENTHOUSE UNIT UPPER FLOOR	CZ17	GENERAL LIGHTING	1	L33	DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	150 w	150 w	1	SWTCH	N	CONNECTED TO BUILDING CIRCUIT PANEL
	CZ18	FOYER OUTLETS	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ19	FOYER LIGHTING	12	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	108 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	OCC	CLOSET LIGHT	2	L17	SURFACE MOUNT LED CLOST LIGHT WITH INTEGRAL OCCUPANCY SENSOR	INTEGRAL 3000K LED	LED	120V	22 w	44 w	1	SWTCH	N	FIXTURE WITH INTEGRAL OCCUPANCY SENSOR
	CZ20	POWDER ROOM	1	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	9 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ21	PWDR ROOM MIRROR	9 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	34 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ22	DINING RM OUTLETS	3	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ23	DINING RM CLG J-BOX	1	LJB	RECESSED JUNCTION BOX	N/A	INC	120V	w	w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ24	KITCHEN LIGHTING	6	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	54 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ25	KITCHEN PENDANT	1	L31	CUSTOM DECORATIVE PENDANT PER INTERIOR DESIGNER	TBD	TBD	120V	200 w	200 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ26	KITCHEN TASK	11 ft.	L12	SURFACE MOUNT LINEAR LED LIGHT FIXTURE	INTEGRAL 3000K LED	LED	24V	4 w/ft	44 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
			1	L12T/D	REMOTE LED DRIVER	N/A	N/A	120V>24V	w	w				
	CZ27	FAMILY ROOM OUTLETS	2	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ28	STAIR LIGHTING	3	L01	3" APERTURE FLANGELESS RECESSED DOWNLIGHT	SORAA MR16 3000K LED HI CRI	LED	120V	9 w	27 w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ29	LIVING ROOM OUTLETS	7	LWR	HALF SWITCHED WALL OUTLET	N/A	INC	120V	w	w	1	SWTCH	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM
	CZ23	LIVING RM CLG J-BOX	2	LJB	RECESSED JUNCTION BOX	N/A	INC	120V	w	w	1	DIM	N	CONNECTED TO UNIT LIGHTING CONTROL SYSTEM

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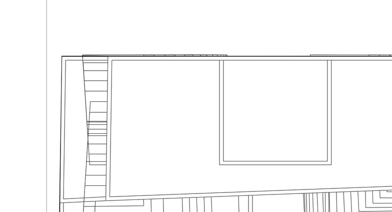
NYCECC LIGHTING NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.
2. LIGHTING CONTROLS ARE PROVIDED TO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD BY AT LEAST 50% IN ACCORDANCE WITH SECTION 505.2.1.1.2 OF THE NYCECC. REFER TO SHEETS EN-102 AND EN-103
3. ALL DAYLIGHT ZONES HAVE BEEN PROVIDED WITH INDIVIDUAL CONTROLS THAT CONTROL THE LIGHTS INDEPENDENT OF GENERAL AREA LIGHTING PER SECTION 505.2.2.3 OF THE NYCECC. REFER TO SHEETS EN-102 AND EN-103
4. LIGHTING FIXTURE SCHEDULE HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 505.5 AND TABLES 505.5.2(1) AND 505.5.2(2) OF THE NYCECC.
5. PROVISIONS HAVE BEEN MADE TO DETERMINE THE ELECTRICAL ENERGY CONSUMED BY EACH TENANT BY SEPARATELY METERING INDIVIDUAL DWELLING UNITS. REFER TO BASE ELECTRICAL SET.
6. UPON COMPLETION OF WORK, CONTRACTOR SHALL PROVIDE OWNERSHIP AND BUILDING MANAGEMENT WITH COPIES OF ALL MANUALS, CUT-SHEETS, SPECIFICATION PAGES, SHOP DRAWINGS E.T.C., THAT WILL BE REQUIRED BY BUILDING MANAGEMENT TO ENSURE THE SAFE AND EFFICIENT OPERATION OF ALL MECHANICAL EQUIPMENT. EQUIPMENT MUST BE MAINTAINED IN GOOD WORKING CONDITION TO ENSURE CONTINUED COMPLIANCE WITH NYCECC.

NOTES



N

KEY PLAN

No.	Date	Revision
	07/02/15	ISSUED FOR NYC DOB

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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES

DWG TITLE

ENERGY CODE COMPLIANCE SHEET#5 LIGHTING

SEAL & SIGNATURE:

DATE: July 2, 2015

PROJECT #: N13.10690.00

SCALE: NO SCALE

EN-104.00

DWG NO.

CAD FILE:

5 OF 7

151 MAIDEN LANE
Fixture Schedule

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L01	USAI M186-10-10 Trim LSMST-2-15-NC-120V Housing	9W,12V MR16 LED, GX5.3 base, 3000K, CRI 95, 36° beam Soraa Vivid SM16-09-36D-930-03	9w	Retrofit LED	120/12	2		Recessed ceiling

Recessed, regressed square pinhole downlight
Transformer: Integral dimming electronic transformer - Hatch RS12-15M-LED
1) Contractor to order housing/frame-in kit as required.
2) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
3) Verify ceiling thickness and finish with Architect prior to ordering.
4) Verify trim finish matches final specified ceiling color prior to ordering. Contractor shall allow for painting of all trims as required. Trims must not stick!

L02	USAI M286W-10 Trim LSMST-2-15W-NC-120V Housing	9W,12V MR16 LED, GX5.3 base, 3000K, CRI 95, 36° beam Soraa Vivid SM16-09-36D-930-03	9w	Retrofit LED	120/12	4		Recessed ceiling

Recessed, regressed square wet location pinhole downlight
Transformer: Integral dimming electronic transformer - Hatch RS12-15M-LED
1) Contractor to order housing/frame-in kit as required.
2) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
3) Verify ceiling thickness and finish with Architect prior to ordering.
4) Verify trim finish matches final specified ceiling color prior to ordering. Contractor shall allow for painting of all trims as required. Trims must not stick!

L03	Juno Lighting Group-ACULUX TC13SQ HOUSING 4301SQ-WH TRIM	11W, 3000, PAR20 LED, CRI 95, 25° beam, 540lm, Soraa Vivid SP20-25D -930-03	11w	Retrofit LED	120V	57		Recessed ceiling

Recessed, regressed, square pinhole adjustable downlight.
1) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
2) Verify trim finish matches final specified ceiling color prior to ordering. Contractor shall allow for painting of all trims as required. Trims must not stick!

L03B	Juno Lighting Group-ACULUX TC13SQ HOUSING 4301SQ-WH TRIM	11W, 3000, PAR20 LED, CRI 95, 25° beam, 540lm, Soraa Vivid SP20-25D -930-03	11w	Retrofit LED	120V	1		Recessed ceiling

Recessed, regressed, square pinhole adjustable downlight.
1) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
2) Verify trim finish matches final specified ceiling color prior to ordering. Contractor shall allow for painting of all trims as required. Trims must not stick!

L04	Juno Lighting Group-ACULUX TC949LSQ HOUSING 439SQW-SF TRIM	11W, 3000, PAR20 LED, CRI 95, 25° beam, 540lm, Soraa Vivid SP20-25D -930-03	11w	Retrofit LED	120	40		Recessed ceiling

Recessed lensed wall wash fixture
1) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
2) Verify trim finish matches final specified ceiling color prior to ordering. Contractor shall allow for painting of all trims as required. Trims must not stick!

151 MAIDEN LANE
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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L05	USAI 4510-10-S-FL125-A-120	32W Triple GX24q-3 CFL lamp	32w	CFL	120	32	Electrical and Mounting Accessories as Req'd.	Recessed Ceiling

4" Recessed bevel 32W square trimless CFL downlight
Ballast: Integral electronic ballast
1) Contractor to order housing/frame-in kit as required.
2) Verify ceiling thickness and finish with Architect prior to ordering.

L06	USAI 4400-10-S-BL125-A-120	32W Triple GX24q-3 CFL lamp	32w	CFL	120	1	Electrical and Mounting Accessories as Req'd.	Recessed Ceiling

4" Recessed bevel 32W square trim CFL downlight
Ballast: Integral electronic ballast
1) Contractor to order housing/frame-in kit as required.
2) Verify ceiling thickness and finish with Architect prior to ordering.

L08	Cantalupi Lighting D3-DESER-L0630-SA-SS-13-X000	Integral 6W 3000K LED	6w	ND	10 -30VDC	1	Mounting accessories as Req'd	Recessed

Recessed Square 6W LED Task light with Chrome finish
Requires: L08T Driver
1) Lighting fixture supplier shall furnish sample of light fixture to kitchen millwork fabricator to coordinate for proper instillation of fixture and wiring.

L08T/D	GE Lightech LED25CV24ET	N/A				1	Mounting and Electrical Accessories as Req'd	Surface

90-277VAC - 24VDC 25 W Constant Voltage LED Driver
1) GE Part NO: GELD10DMVE12TB
2) Lighting supplier shall verify size and required quantity of drivers with field conditions prior to ordering.

L09	USAI HL-820-AA-12	9W,12V MR16 LED, GX5.3 base, 3000K, CRI 95, 36° beam Soraa Vivid SM16-09-36D-930-03	9w	Retrofit LED	24	19		Recessed ingrade

Recessed ingrade wet location uplight
Transformer: Electronic transformer
1) Furnish all mounting hardware as required for a level, flush installation with the finished floor.

L09T/D	GE Lightech 901060010LW					1	Electrical and Mounting accessories as Req'd	Surface

120/12V AC Class 2 remote low voltage transformer. Maximum load 60W, minimum load 2.5W.
1) Lighting supplier shall verify final size and quantity of drivers with field conditions prior to ordering.
2) Confirm transformer compatibility with lamp manufacturer prior to ordering.

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L10	Philips - Color Kinetics ES59-SFB35WW-SPLEX59/R	5' nominal 35W T5, Warm White fluorescent lamp	35w	FL	120	1		Surface

5' T5 Fluorescent strip with integral non-dimming electronic ballast and plexiglas cover
Ballast: Integral non-dim ballast
Requires: Power cord, hardwire box, direct connector
1) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
2) Verify final lengths and quantities with millwork drawings prior to ordering.

L11	USAI HL-820-AA-12	9W,12V MR16 LED, GX5.3 base, 3000K, CRI 95, 36° beam Soraa Vivid SM16-09-36D-930-03	9w	Retrofit LED	120/12	20		Recessed ingrade

Recessed ingrade wet location uplight
Transformer: Electronic transformer
1) Furnish all mounting hardware as required for a level, flush installation with the finished floor.

L11T/D	GE Lightech 901060010LW					1	Electrical and Mounting accessories as Req'd	Surface

120/12V AC Class 2 remote low voltage transformer. Maximum load 60W, minimum load 2.5W.
1) Lighting supplier shall verify final size and quantity of drivers with field conditions prior to ordering.
2) Confirm transformer compatibility with lamp manufacturer prior to ordering.

L12	Hera Lighting STICK3/12/WW	4W/ft 3000K Integral LED	4w/LF	ND	24VDC	268.25 LF	Mouting and Electrical accessories as noted and required.	Surface/Clips (see Spec Sheet)

Linear 4 W/ft LED 3000K Lighting Fixture with Opal Diffuser for Undercabinet Lighting
1) Requires power Supply: STICKPS24/30HE (See spec sheet for details)
2) Requires Power Cord: STICK3/PC (See spec sheet for details)

L12T/D	Hera Lighting PA-150W-HW	n/a		ND		14	Electrical and mounting accessories as Req'd	Surface

24Vdc constant voltage LED driver
1) Contractor to order power supplies/ballasts/transformers/drivers as required.
2) Contractor to verify location of remote ballasts/ drivers/transformers/power supplies with Architect.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.

L13A	Interlux-FILIX FX OF-44-RXX-H-30-LL-24	Integral 3000K 85+CRI LED	6w/LF	Phase (FWD/REV)	24VDC	14.2 LF		Surface

Linear LED Cove Light
Driver: Remote dimming LED driver
Requires: Requires Power Supply: IL-JB-LED-24003-120V-DFPN (Lutron 5-40 W forward phase 1% Dimming power supply)
1) Verify required fixture lengths with final architectural drawings prior to ordering.

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L14A	Pinnacle Architectural Lighting EV3SA-1T5-XX-SF-UNV-1C-W-PM (Straight)EV3CH-1T5-XX-SF-UNV-1C-W (Corner)	T5 tri-phosphor fluorescent, 3000K, lengths TBD per fixture runs	7w/LF	FL	120/277	79 LF		Recessed Perimeter Ceiling Mount

Recessed continuous segmented linear FL lighting fixture with perimeter and spackle flange mounting options
Ballast: Integral non-dim electronic ballast
1) Contractor to order housing/frame-in kit as required.
2) Verify required fixture lengths with field conditions prior to ordering

L15	Pinnacle Architectural Lighting E2SA-1T5-XX-SF-UNV-1E-W	T5 tri-phosphor fluorescent lamp, 3000K, exact length TBD per overall run lengths.	7w/LF	FL	120	138.3 LF		Perimeter Ceiling Mount

Recessed, staggered continuous linear FL lighting fixture with perimeter and spackle flange mount option.
Ballast: Integral programmed start non-dimming electronic ballast
1) Contractor to order housing/frame-in kit as required.
2) Verify required fixture lengths with site conditions prior to ordering
3) Prior to Ordering, Lighting supplier shall coordinate with factory to specify portions of final fixture runs to be controlled on EM circuit. See end of cutsheet for diagrams illustrating EM intent.

L16A	Newmat T1 Naturel	n/a				3		Ceiling

91.80% transmission stretch backlight membrane
Requires: Furnish with Type L18 panel lighting fixture
1) Furnish with Type L18 backlight panels for childrens playroom. Fixture quantity and drivers shall be verified per field conditions prior to ordering.
2) Fixture shall be furnished with mounting connection hardware accessories as required for proper installation.
3) Furnish sample of small light box with specified Newmat material and type L18 lighting for review and approval.

L16B	Mercury Lighting MB-1-21-T5-C-ELBD-120	3' T5 3000K tri-phosphor fluorescent lamps	21w	FL	120	1	Mounting hardware as required	Surface

3' 21w T5 fluorescent strips mounted behind diffuser (by others). Includes integral electronic dimming ballast
Ballast: Integral dimmable electronic ballast
1) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
2) Final light panel sizes and quantities to be determined by fixture manufacturer based on field conditions.
3) Shop drawings to be provided by manufacturer for review and approval by architect and lighting designer prior to ordering.
4) Manufacturer shall allow for factory installing individual panels onto larger substrate for ease of on-site installation.
5) Furnish samples along with L16 Newmat material for mockup review.

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L17	Juno Lighting Group-JUNO UPF22-OCN-WH	22w, high-efficiency (HE) T5 tri-phosphor fluorescent lamp, 3000K	22w	FL	120	3		Surface

Surface mount linear fluorescent fixture with integral ballast and occupancy sensor. Nominal fixture dimensions 22" L x 4.5" W x 1" H
Driver: Integral electronic ballast, non-dimming
1) Light fixture shall be mounted such that occupancy sensor has clear line of sight to open closet door. Contractor shall furnish sample to be installed in typical closet for review and adjustment as required.
2) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
3) Lighting fixture supplier to coordinate and verify knockout locations for power feed with contractor prior to ordering.

L18	Visible Light S144-SO-30-1212-010	5w/ Sqft Integral 3000K 87+CRI LED	5w	0-10V	24VDC	1	Mounting hardware as required	Surface

5w/ Sqft 3000K Panelized LED Backlight System
Driver: Remote 0-10V constant voltage dimmable LED driver
Requires: Requires remote Driver/Transformer L18T
1) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
2) Final light panel sizes and quantities to be determined by fixture manufacturer based on field conditions.
3) Shop drawings to be provided by manufacturer for review and approval by architect and lighting designer prior to ordering.
4) Manufacturer shall allow for factory installing individual panels onto larger substrate for ease of on-site installation.
5) Furnish samples along with L16 Newmat material for mockup review.

L18T/D	EldoLED Linear 100/M LIN100M1	n/a				1		Remote surface

100W, 12/ 24V constant voltage dimmable LED driver.
1) Contractor to order power supplies/ballasts/transformers/drivers as required.
2) Contractor to verify location of remote ballasts/ drivers/transformers/power supplies with Architect.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
4) Contractor to confirm case size, style and quantities as required.

L19	Hera Lighting STICK3/12/WW	4W/ft 3000K Integral LED	4w	ND	24VDC	8	Mounting and Electrical accessories as noted and required.	Surface/Clips (see Spec Sheet)

Linear 4 W/ft LED 3000K Lighting Fixture with Opal Diffuser
1) Requires power Supply: STICKPS24/30HE (See spec sheet for details)
2) Requires Power Cord: STICK3/PC (See spec sheet for details)

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L19T/D	Hera Lighting PA-150W-HW	n/a		ND		6	Electrical and mounting accessories as Req'd	Surface

24Vdc constant voltage LED driver
1) Contractor to order power supplies/ballasts/transformers/drivers as required.
2) Contractor to verify location of remote ballasts/ drivers/transformers/power supplies with Architect.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.

L22A	Encore Lighting TBD	Color Kinetics 1W LED Node, 3000K	4w	LED	24VDC	11	See Notes	See Notes

Lobby ceiling light feature panel
Requires: See Notes
1) Requires remote LED power supply and control devices located in an accessible, well-ventilated location. Multiple panels shall be run from one power supply.
2) Light rods to be Clear, Solid, Acrylic Rods with Polished ends, fitted with mounting collar for connection to fixture housing. Varied lengths TBD.Acrylic Rods shall not be installed until substantial completion to protect from scratching, dust and damage. Allow for final finishing of rods per mockup and review by interior designer.
3) Individual light fittings to be factory installed into g.w.b panels, in pre-determined arrangements as indicated in this specification, along with any other required substrate for durability as determined by manufacturer
4) G.W.B. panels shall be the same as will be used by contractor for rest of lobby ceiling. Verify specific ceiling material type prior to fabrication.
5) Panels with light fittings shall arrive on-site for contractor install. Panels shall be unfinished and will need to be finished by the contractor along with the rest of the lobby ceiling.
6) In addition to complete shop drawings, provide one working sample panel for review and approval.

L22B	Encore Lighting TBD	Color Kinetics 1W LED Node, 3000K	5w	LED	24VDC	24	See Notes	See Notes

Lobby ceiling light feature panel
Requires: See Notes
1) Requires remote LED power supply and control devices located in an accessible, well-ventilated location. Multiple panels shall be run from one power supply.
2) Light rods to be Clear, Solid, Acrylic Rods with Polished ends, fitted with mounting collar for connection to fixture housing. Varied lengths TBD.Acrylic Rods shall not be installed until substantial completion to protect from scratching, dust and damage. Allow for final finishing of rods per mockup and review by interior designer.
3) Individual light fittings to be factory installed into g.w.b panels, in pre-determined arrangements as indicated in this specification, along with any other required substrate for durability as determined by manufacturer
4) G.W.B. panels shall be the same as will be used by contractor for rest of lobby ceiling. Verify specific ceiling material type prior to fabrication.
5) Panels with light fittings shall arrive on-site for contractor install. Panels shall be unfinished and will need to be finished by the contractor along with the rest of the lobby ceiling.
6) In addition to complete shop drawings, provide one working sample panel for review and approval.

151 MAIDEN LANE
Fixture Schedule

VENTRESCA DESIGN LLC
ARCHITECTURAL LIGHTING CONSULTANTS
262 W 38TH SUITE 1407 NEW YORK, NY 10018
t. 212 600 0033 f. 646 502 5807
INFO@VENTRESCADESIGN.COM

Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L22C	Encore Lighting TBD	Color Kinetics 1W LED Node, 3000K	6w	LED	24VDC	16	See Notes	See Notes

Lobby ceiling light feature panel
Requires: See Notes
1) Requires remote LED power supply and control devices located in an accessible, well-ventilated location. Multiple panels shall be run from one power supply.
2) Light rods to be Clear, Solid, Acrylic Rods with Polished ends, fitted with mounting collar for connection to fixture housing. Varied lengths TBD.Acrylic Rods shall not be installed until substantial completion to protect from scratching, dust and damage. Allow for final finishing of rods per mockup and review by interior designer.
3) Individual light fittings to be factory installed into g.w.b panels, in pre-determined arrangements as indicated in this specification, along with any other required substrate for durability as determined by manufacturer
4) G.W.B. panels shall be the same as will be used by contractor for rest of lobby ceiling. Verify specific ceiling material type prior to fabrication.
5) Panels with light fittings shall arrive on-site for contractor install. Panels shall be unfinished and will need to be finished by the contractor along with the rest of the lobby ceiling.
6) In addition to complete shop drawings, provide one working sample panel for review and approval.

L22D	Encore Lighting TBD	Color Kinetics 1W LED Node, 3000K	11w	LED	24VDC	20	See Notes	See Notes

Lobby ceiling light feature panel
Requires: See Notes
1) Requires remote LED power supply and control devices located in an accessible, well-ventilated location. Multiple panels shall be run from one power supply.
2) Light rods to be Clear, Solid, Acrylic Rods with Polished ends, fitted with mounting collar for connection to fixture housing. Varied lengths TBD.Acrylic Rods shall not be installed until substantial completion to protect from scratching, dust and damage. Allow for final finishing of rods per mockup and review by interior designer.
3) Individual light fittings to be factory installed into g.w.b panels, in pre-determined arrangements as indicated in this specification, along with any other required substrate for durability as determined by manufacturer
4) G.W.B. panels shall be the same as will be used by contractor for rest of lobby ceiling. Verify specific ceiling material type prior to fabrication.
5) Panels with light fittings shall arrive on-site for contractor install. Panels shall be unfinished and will need to be finished by the contractor along with the rest of the lobby ceiling.
6) In addition to complete shop drawings, provide one working sample panel for review and approval.

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L22E	Encore Lighting TBD	Color Kinetics 1W LED Node, 3000K	10w	LED	24VDC	29	See Notes	See Notes

Lobby ceiling light feature panel
Requires: See Notes
1) Requires remote LED power supply and control devices located in an accessible, well-ventilated location. Multiple panels shall be run from one power supply.
2) Light rods to be Clear, Solid, Acrylic Rods with Polished ends, fitted with mounting collar for connection to fixture housing. Varied lengths TBD.Acrylic Rods shall not be installed until substantial completion to protect from scratching, dust and damage. Allow for final finishing of rods per mockup and review by interior designer.
3) Individual light fittings to be factory installed into g.w.b panels, in pre-determined arrangements as indicated in this specification, along with any other required substrate for durability as determined by manufacturer
4) G.W.B. panels shall be the same as will be used by contractor for rest of lobby ceiling. Verify specific ceiling material type prior to fabrication.
5) Panels with light fittings shall arrive on-site for contractor install. Panels shall be unfinished and will need to be finished by the contractor along with the rest of the lobby ceiling.
6) In addition to complete shop drawings, provide one working sample panel for review and approval.

L22F	Encore Lighting TBD	Color Kinetics 1W LED Node, 3000K	3w	LED	24VDC	3	See Notes	See Notes

Lobby ceiling light feature panel
Requires: See Notes
1) Requires remote LED power supply and control devices located in an accessible, well-ventilated location. Multiple panels shall be run from one power supply.
2) Light rods to be Clear, Solid, Acrylic Rods with Polished ends, fitted with mounting collar for connection to fixture housing. Varied lengths TBD.Acrylic Rods shall not be installed until substantial completion to protect from scratching, dust and damage. Allow for final finishing of rods per mockup and review by interior designer.
3) Individual light fittings to be factory installed into g.w.b panels, in pre-determined arrangements as indicated in this specification, along with any other required substrate for durability as determined by manufacturer
4) G.W.B. panels shall be the same as will be used by contractor for rest of lobby ceiling. Verify specific ceiling material type prior to fabrication.
5) Panels with light fittings shall arrive on-site for contractor install. Panels shall be unfinished and will need to be finished by the contractor along with the rest of the lobby ceiling.
6) In addition to complete shop drawings, provide one working sample panel for review and approval.

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Fixture Schedule

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L22G	Encore Lighting TBD	Color Kinetics 1W LED Node, 3000K	4w	LED	24VDC	1	See Notes	See Notes

Lobby ceiling light feature panel
Requires: See Notes
1) Requires remote LED power supply and control devices located in an accessible, well-ventilated location. Multiple panels shall be run from one power supply.
2) Light rods to be Clear, Solid, Acrylic Rods with Polished ends, fitted with mounting collar for connection to fixture housing. Varied lengths TBD.Acrylic Rods shall not be installed until substantial completion to protect from scratching, dust and damage. Allow for final finishing of rods per mockup and review by interior designer.
3) Individual light fittings to be factory installed into g.w.b panels, in pre-determined arrangements as indicated in this specification, along with any other required substrate for durability as determined by manufacturer
4) G.W.B. panels shall be the same as will be used by contractor for rest of lobby ceiling. Verify specific ceiling material type prior to fabrication.
5) Panels with light fittings shall arrive on-site for contractor install. Panels shall be unfinished and will need to be finished by the contractor along with the rest of the lobby ceiling.
6) In addition to complete shop drawings, provide one working sample panel for review and approval.

L22T	Philips - Color Kinetics 109-000016-03	N/A				1		Surface

24VDC 60W maximum power/ data supply. Each box powers and controls 1 50 LED node strand.
1) See end of spec sheet for Power Box Specifics

L24	Philips Lightolier C2L-04-DLFT-30K-17-R-1 (REFL.) C2L-DL-CCD-FT	11w 3000k Integral LED	11w	ELV	120v	35	Reflector (see spec code) New Construction Mounting Pan - C2LMP	Recessed

1.75" aperture Mini Recessed LED downlight for lobby accent lighting

L25	Philips - Color Kinetics eW Cove MX Powercore	Integral LED, 12.5w/ ft, 3000K	13w/LF	LED	120	73 LF	Leader cable with terminator and strain relief, Jumper Cable	Surface

Linear LED luminaire with medium beam distribution (50° x 70°) and integral dimming driver. Available in 1ft. and 4ft. lengths.
Driver: Integral electronic low voltage dimming driver
1) Verify final lengths and quantities with architectural drawings prior to ordering.
2) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.

L31	CUSTOM TBD	TBD	200w	TBD	120	1		Pendant

Custom kitchen island pendant to be designed/ specified by interior designer
1) Contractor to furnish and install j-box and run power cable to pendant location.
2) Verify exact location of junction box with Architect.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
4) Contractor shall provide additional blocking at fixture location as required.

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L32	FF&E TBD	TBD	50w	TBD	120	7		Pendant

Custom master bath vanity pendant to be designed/ specified by interior designer
1) Contractor to furnish and install j-box and run power cable to pendant location.
2) Verify exact location of junction box with Architect.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.

L33	CUSTOM TBD	TBD	150w	TBD	120	4		Pendant

Custom elevator alcove pendant to be designed/ specified by interior designer and provided by owner.
1) Contractor to furnish and install j-box and run power cable to pendant location.
2) Verify exact location of junction box with Architect.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.

L35	CUSTOM TBD	TBD	200w	TBD	120	2		Pendant

Custom lounge pendant to be designed/ specified by interior designer and provided by owner.
1) Contractor to furnish and install j-box and run power cable to pendant location.
2) Verify exact location of junction box with Architect.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
4) Contractor shall provide additional blocking at fixture location as required.

L36	DLC LLP12-105" x 48"-WW-SFI-WL30-S4	Integral 3000K Integral LED	105w	ND	12VDC	1	mounting and electrical accessories as Req'd.	Surface

Panelized LED system. Verify exact dimensions per location with architect before ordering.
Requires: Requires Remote driver L36T
1) Verify final dimensions with architect prior to ordering each location.
2) Final light panel sizes to be determined by fixture manufacturer based on field conditions.
3) Shop drawings to be provided by manufacturer for review and approval by architect and lighting designer prior to ordering.
4) Furnish working fixture sample for review with custom hallway art by others. Required sample size TBD.

L36T/D	DLC PA-150W-HW	n/a		ND		1	Electrical and mounting accessories as Req'd	Surface

150W 120VAC to 12VDC LED Driver
1) Contractor to order power supplies/ballasts/transformers/drivers as required.
2) Contractor to verify location of remote ballasts/ drivers/transformers/power supplies with Architect.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.

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Fixture Schedule

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L37	Bega 7264LED	3.4W Integral 3000K LED, 5W system watts	5w	LED	120/12	11	Electrical and Mounting Accessories as Req'd	In Ground

LED bollard with downward directing light distribution. Finish: Graphite
Transformer: Requires remote magnetic transformer
1) Verify exact mounting location with Architect.

2) Furnish sample for mockup installation for review and approval.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.

L37T/D	Hatch LS12-50	N/A				1	Mounting and Electrical Accessories as Req'd	Surface

12V AC 50W low voltage magnetic transformer
1) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
2) Lighting supplier shall verify size and required quantity of transformers with field conditions prior to ordering.

L39	Acuity Gotham Lighting EVO-CYL-30-18-6AR-ND-120-PM-DBL	28W Integral LED, 1800lm, 3000K, narrow beam	28w	LED	120v	8	CYS stem and canopy	Recessed

Pendant mount wet location 8" LED Cylinder
Driver: Integral electronic driver
1) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
2) Lighting supplier to confirm LED color temperature with lighting designer prior to ordering.
3) LIghting supplier to confirm mounting height and pendant stem length with architect prior to ordering.

L42	iLight T-24-X45-S-CL-SC-00	2.8w/ft/ 4500K Integral LED	2.8w/LF	LED	24VDC	4694.35 LF	Driver TBD	Surface/Recessed/TBD

5w/ft. Linear Exterior rated LED fixture with Round or flat diffuser.
Driver: Remote LED driver
1) XXXX= Fixed Length- Verify with exterior drawings
2) Contractor to order power supplies/ballasts/transformers/drivers as required.
3) Contractor shall provide an elevation to the Owner, Architect and Lighting Designer documenting the location of each light fixture.
4) Furnish working light fixture samples for mockup review. Quantity of samples TBD. Contractor shall allow for conducting a night mockup where working fixtures are mounted at equivalent height to final intended application for review and approval.
5) Contractor to verify location of remote ballasts/ drivers/transformers/power supplies with Architect.

L42T/D	iLight 65-ADV100W24V					11		

1) Contractor to verify location of remote ballasts/ drivers/transformers/power supplies with Architect.
2) Contractor to order power supplies/ballasts/transformers/drivers as required.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.

151 MAIDEN LANE
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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
L43	Lumenpulse LOI HO--24-48-30K-10x60-TS2.5-INTL-NO-ASL	61w Integral 3000K Linear LED fixture.	24w	ND	24VDC	93	Power Box = L43T/D	In Ground

4' Linear high output LED In ground exterior rated grazing light fixture with internal louver and anti slip lens to illuminate exterior facade treatment.
1) Furnish at least (3) working samples for mockup review with portion of assembled 'Terra Cotta' facade system. Contractor shall allow for implementing mockup at night or at an off-site enclosed space for review and approval.

L43T/D	Lumenpulse PACBOX 100-120/277-24V-NO	N/A				11		In Ground

100W 120V/277VAC in 24VDC out In-ground power box for L43 and L41 Fixtures.
1) See end of spec sheet for Power Box Specifics

L44	Philips - Color Kinetics 999-007997-01	1w LED per node, 4200K	1w	LED	120/24Vdc	1	Mounting track	Surface

Flexible LED node strand at 12" o.c. spacing with clear flat lens. 50 nodes per strand. Requires remote power and data supply. Finish: Black
Driver: Remote power and data supply
Requires: Provide 1 translucent dome lens per node as required (pending mockup).
1) Contractor to order power supplies/ballasts/transformers/drivers as required.
2) Contractor to verify location of remote ballasts/ drivers/transformers/power supplies with Architect.
3) Fixture shall be furnished with mounting and electrical connection hardware accessories as required for proper installation.
4) A portion of the overall node strands may be specified as 2700K, pending approved design direction.
5) Additional control devices may be required depending on client approved design direction. Contractor to allow for furnishing and installing of these devices. Lighting supplier to verify design intent prior to ordering.
6) Additional commissioning time may be required for programmer, depending upon client approved design direction. Lighting supplier to verify programming intent prior to ordering.

L44T/D	Philips - Color Kinetics 109-000016-03	N/A				1		Surface

24VDC 60W maximum power/ data supply. Each box powers and controls 1 50 LED node strand.
1) See end of spec sheet for Power Box Specifics

LJB	By Others N/A					1		

Ceiling mount junction box with blank cover plate by GC. Pull and connect wiring to lighting control system for future use.

LWR	By Others N/A					4		

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Fixture Schedule

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting
POOL LTG	TBD TBD	TBD				1		TBD

Pool Lighting shall be LED and provided by Pool Vendor. LED brightness and color temperature shall be approved by architect and ownership prior to installation

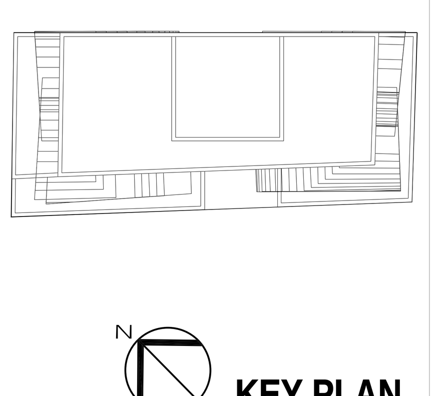
SPARE						2		
WR	By Others N/A					6		

NYCECC LIGHTING NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.
2. LIGHTING CONTROLS ARE PROVIDED TO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD BY AT LEAST 50% IN ACCORDANCE WITH SECTION 505.2.1.1.2 OF THE NYCECC. REFER TO SHEETS EN-102 AND EN-103
3. ALL DAYLIGHT ZONES HAVE BEEN PROVIDED WITH INDIVIDUAL CONTROLS THAT CONTROL THE LIGHTS INDEPENDENT OF GENERAL AREA LIGHTING PER SECTION 505.2.2.3 OF THE NYCECC. REFER TO SHEETS EN-102 AND EN-103
4. LIGHTING FIXTURE SCHEDULE HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 505.5 AND TABLES 505.5.2(1) AND 505.5.2(2) OF THE NYCECC.
5. PROVISIONS HAVE BEEN MADE TO DETERMINE THE ELECTRICAL ENERGY CONSUMED BY EACH TENANT BY SEPARATELY METERING INDIVIDUAL DWELLING UNITS. REFER TO BASE ELECTRICAL SET.
6. UPON COMPLETION OF WORK, CONTRACTOR SHALL PROVIDE OWNERSHIP AND BUILDING MANAGEMENT WITH COPIES OF ALL MANUALS, CUT-SHEETS, SPECIFICATION PAGES, SHOP DRAWINGS E.T.C., THAT WILL BE REQUIRED BY BUILDING MANAGEMENT TO ENSURE THE SAFE AND EFFICIENT OPERATION OF ALL MECHANICAL EQUIPMENT. EQUIPMENT MUST BE MAINTAINED IN GOOD WORKING CONDITION TO ENSURE CONTINUED COMPLIANCE WITH NYCECC.

DEPT OF BLDGS 121185680 Job Number
ES203420042 Scan Code

NOTES



KEY PLAN

No.	Date	Revision
	07/02/15	ISSUED FOR NYC DOB

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ELEVATOR CONSULTANTS
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PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:
STATE OF NEW YORK · FRANK MUSCARELLA · 77462 · LICENSED PROFESSIONAL ENGINEER
Damian Titus
APPROVED
Date: 09/17/2015
NYC Development Hub

DWG TITLE
ENERGY CODE
COMPLIANCE SHEET#6
LIGHTING

SEAL & SIGNATURE:

DATE: July 2, 2015
PROJECT #: N13.10690.00
SCALE: NO SCALE
EN-105.00
DWG NO.
CAD FILE: 6 OF 7

151 MAIDEN LANE
Control Zone Schedule

VENTRESCA DESIGN LLC
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262 W 38TH SUITE 1407 NEW YORK, NY 10018
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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

Location	Fixture Type	Qty/LF	Rely/Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Start Address	Control Notes
Zone: 00.01									
EAST FACADE	L43	16		ND	24VDC	24w	384w		
EAST FACADE	L43T/D	2							
NORTH FACADE	L43	38		ND	24VDC	24w	912w		
NORTH FACADE	L43T/D	4							
SOUTH FACADE	L43	38		ND	24VDC	24w	912w		
SOUTH FACADE	L43T/D	4							
	Total Fixtures: 102					Total Wattage:	2,208w		
Zone: 00.02									
EAST FACADE	L42	264 LF		LED	24VDC	2.8w/LF	739.2w		
EAST FACADE	L42T/D	1							
NORTH FACADE	L42	787.35 LF		LED	24VDC	2.8w/LF	2,204.58w		
NORTH FACADE	L42T/D	2							
SOUTH FACADE	L42	582 LF		LED	24VDC	2.8w/LF	1,629.6w		
SOUTH FACADE	L42T/D	2							
	Total Fixtures: 169					Total Wattage:	4,573.38w		
Zone: 00.03									
	SPARE	1							
	Total Fixtures: 1					Total Wattage:			
Zone: 00.04									

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Location	Fixture Type	Qty/LF	Rely/Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Start Address	Control Notes
	SPARE	1							
	Total Fixtures: 1					Total Wattage:			
Zone: 00.06									
EAST FACADE	L42	364 LF		LED	24VDC	2.8w/LF	1,019.2w		
NORTH FACADE	L42	1020 LF		LED	24VDC	2.8w/LF	2,856w		
SOUTH FACADE	L42	1008 LF		LED	24VDC	2.8w/LF	2,822.4w		
SOUTH FACADE	L42T/D	6							
WEST FACADE	L42	666 LF		LED	24VDC	2.8w/LF	1,864.8w		
	Total Fixtures: 178					Total Wattage:	8,562.4w		
Zone: 00.07									
3F ROOF TERRACE	L37	4		LED	120/12	5w	20w		
	Total Fixtures: 4					Total Wattage:	20w		
Zone: 01.02									
1st Flr EL Lobby	L04	3		Retrofit LED	120	11w	33w		
	Total Fixtures: 3					Total Wattage:	33w		
Zone: 01.03									
1st Flr EL Lobby	L04	1		Retrofit LED	120	11w	11w		
	Total Fixtures: 1					Total Wattage:	11w		
Zone: 01.04									
1st Flr EL Lobby	L04	3		Retrofit LED	120	11w	33w		
	Total Fixtures: 3					Total Wattage:	33w		
Zone: 02.01									

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Location	Fixture Type	Qty/LF	Rely/Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Start Address	Control Notes
Lobby Concierge	L04	7		Retrofit LED	120	11w	77w		
	Total Fixtures: 7					Total Wattage:	77w		
Zone: 02.02									
Lobby Concierge	L24	4		ELV	120v	11w	44w		
	Total Fixtures: 4					Total Wattage:	44w		
Zone: 02.03									
Lobby	L15	20.75 LF		FL	120	7w/LF	145.25w		
	Total Fixtures: 1					Total Wattage:	145.25w		
Zone: 02.04									
Lobby	L24	8		ELV	120v	11w	88w		
	Total Fixtures: 8					Total Wattage:	88w		
Zone: 02.05									
Lobby	L24	8		ELV	120v	11w	88w		
	Total Fixtures: 8					Total Wattage:	88w		
Zone: 02.06									
Lobby	L25	73 LF		LED	120	13w/LF	949w		
	Total Fixtures: 2					Total Wattage:	949w		
Zone: 02.07									
Lobby	L22A	10		LED	24VDC	4w	40w		
Lobby	L22B	23		LED	24VDC	5w	115w		
Lobby	L22C	15		LED	24VDC	6w	90w		
Lobby	L22D	19		LED	24VDC	11w	209w		

Lighting Specifications Release: Nov 21, 2014 Page 3 of 10

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Location	Fixture Type	Qty/LF	Rely/Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Start Address	Control Notes
Lobby	L22E	28		LED	24VDC	10w	280w		
Lobby	L22F	2		LED	24VDC	3w	6w		
	Total Fixtures: 97					Total Wattage:	740w		
Zone: 02.08									
Lobby	L24	14		ELV	120v	11w	154w		
	Total Fixtures: 14					Total Wattage:	154w		
Zone: 02.10									
Entry Canopy	L39	7		LED	120v	28w	196w		
	Total Fixtures: 7					Total Wattage:	196w		
Zone: 04.01									
Tenant Lounge	L04	11		Retrofit LED	120	11w	121w		
	Total Fixtures: 11					Total Wattage:	121w		
Zone: 04.02									
Tenant Lounge	L03	12		Retrofit LED	120V	11w	132w		
	Total Fixtures: 12					Total Wattage:	132w		
Zone: 04.03									
Tenant Lounge	L35	1		TBD	120	200w	200w		
	Total Fixtures: 1					Total Wattage:	200w		
Zone: 04.05									
Screening Rm	L04	8		Retrofit LED	120	11w	88w		
	Total Fixtures: 8					Total Wattage:	88w		
Zone: 04.06									
Screening Rm	L03	10		Retrofit LED	120V	11w	110w		

Lighting Specifications Release: Nov 21, 2014 Page 4 of 10

151 MAIDEN LANE
Control Zone Schedule

VENTRESCA DESIGN LLC
ARCHITECTURAL LIGHTING CONSULTANTS
262 W 38TH SUITE 1407 NEW YORK, NY 10018
t. 212 600 0033 f. 646 502 5807
INFO@VENTRESCADESIGN.COM

Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

Location	Fixture Type	Qty/LF	Rely/Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Start Address	Control Notes
	Total Fixtures: 10					Total Wattage:	110w		
Zone: 04.07									
LOUNGE	WR	3							
	Total Fixtures: 3					Total Wattage:			
Zone: 04.08									
Kitchen	L03	8		Retrofit LED	120V	11w	88w		
	Total Fixtures: 8					Total Wattage:	88w		
Zone: 04.09									
Kitchen	L12	10 LF		ND	24VDC	4w/LF	40w		
Kitchen	L12T/D	2		ND					
	Total Fixtures: 4					Total Wattage:	40w		
Zone: 04.11									
Gym	L05	15		CFL	120	32w	480w		
Tenant Lounge/Screen	L05	2		CFL	120	32w	64w		
	Total Fixtures: 17					Total Wattage:	544w		
Zone: 04.12									
Private Rm 1	L05	2		CFL	120	32w	64w		
	Total Fixtures: 2					Total Wattage:	64w		
Zone: 04.13									
Private Rm 2	L05	2		CFL	120	32w	64w		
	Total Fixtures: 2					Total Wattage:	64w		
Zone: 04.14									
Private Rm 2	L14A	44 LF		FL	120/277	7w/LF	308w		

Lighting Specifications Release: Nov 21, 2014 Page 5 of 10

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	Total Fixtures: 2					Total Wattage:	308w		
Zone: 04.15									
Private Rm 1	L14A	20.25 LF		FL	120/277	7w/LF	141.75w		
	Total Fixtures: 1					Total Wattage:	141.75w		
Zone: 04.16									
Private Rm 2	L14A	14.75 LF		FL	120/277	7w/LF	103.25w		
	Total Fixtures: 1					Total Wattage:	103.25w		
Zone: 04.18									
Childrens Playroom	L04	3		Retrofit LED	120	11w	33w		
Tenant Lounge	L04	3		Retrofit LED	120	11w	33w		
	Total Fixtures: 6					Total Wattage:	66w		
Zone: 04.19									
Childrens Playroom	L12	11 LF		ND	24VDC	4w/LF	44w		
Childrens Playroom	L12T/D	3		ND					
	Total Fixtures: 6					Total Wattage:	44w		
Zone: 04.20									
Toilet A	L05	4		CFL	120	32w	128w		
	Total Fixtures: 4					Total Wattage:	128w		
Zone: 04.21									
Toilet A	L32	1		TBD	120	50w	50w		
	Total Fixtures: 1					Total Wattage:	50w		
Zone: 04.22									
Toilet B	L05	4		CFL	120	32w	128w		

Lighting Specifications Release: Nov 21, 2014 Page 6 of 10

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Location	Fixture Type	Qty/LF	Rely/Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Start Address	Control Notes
	Total Fixtures: 4					Total Wattage:	128w		
Zone: 04.23									
Gym	L32	1		TBD	120	50w	50w		
	Total Fixtures: 1					Total Wattage:	50w		
Zone: 04.24									
Gym	L05	2		CFL	120	32w	64w		
	Total Fixtures: 2					Total Wattage:	64w		
Zone: 26.02									
Pool Area	L11	10		Retrofit LED	120/12	9w	90w		
	Total Fixtures: 10					Total Wattage:	90w		
Zone: 26.03									
Pool Area	L12	68 LF		ND	24VDC	4w/LF	272w		
Pool Area	L12T/D	3		ND					
	Total Fixtures: 6					Total Wattage:	272w		
Zone: 26.04									
LOUNGE	WR	3							
South Terrace	L37	2		LED	120/12	5w	10w		
	Total Fixtures: 5					Total Wattage:	10w		
Zone: 26.05									
POOL	POOL LTG	1							
	Total Fixtures: 1					Total Wattage:			
Zone: 26.06									
Spa Public Corridor	L03	4		Retrofit LED	120V	11w	44w		

Lighting Specifications Release: Nov 21, 2014 Page 7 of 10

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	Total Fixtures: 4					Total Wattage:	44w		
Zone: 26.07									
Spa Public Corridor	L15	7 LF		FL	120	7w/LF	49w		
	Total Fixtures: 1					Total Wattage:	49w		
Zone: 26.08									
CORRIDOR 3 + 4	L03	16		Retrofit LED	120V	11w	176w		
	Total Fixtures: 16					Total Wattage:	176w		
Zone: 26.09									
Pool Fins	L09	18		Retrofit LED	24	9w	162w		
	Total Fixtures: 18					Total Wattage:	162w		
Zone: 26.10									
Relaxation Rm	L11	6		Retrofit LED	120/12	9w	54w		
Wet Sauna	L11	1		Retrofit LED	120/12	9w	9w		
	Total Fixtures: 7					Total Wattage:	63w		
Zone: 26.11									
Pool Area	L12	89.25 LF		ND	24VDC	4w/LF	357w		
Pool Area	L12T/D	3		ND					
Relaxation Rm	L12	90 LF		ND	24VDC	4w/LF	360w		
Relaxation Rm	L12T/D	2		ND					
	Total Fixtures: 10					Total Wattage:	717w		
Zone: 26.12									
11F UNIT	LWR	1							

Lighting Specifications Release: Nov 21, 2014 Page 8 of 10

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

Location	Fixture Type	Qty/LF	Rely/Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Start Address	Control Notes
North Terrace	L37	4		LED	120/12	5w	20w		
	Total Fixtures: 5					Total Wattage:	20w		
Zone: 26.14									
Dry Sauna	L11	2		Retrofit LED	120/12	9w	18w		
Wet Sauna	L13A	14.2 LF		Phase (FWD/REV)	24VDC	6w/LF	85.2w		
	Total Fixtures: 3					Total Wattage:	103.2w		
Zone: 26.15									
Changing Rm 1	L03	3		Retrofit LED	120V	11w	33w		
Changing Rm 1	L32	2		TBD	120	50w	100w		
	Total Fixtures: 5					Total Wattage:	133w		
Zone: 26.16									
Changing Rm 1	L02	1		Retrofit LED	120/12	9w	9w		
	Total Fixtures: 1					Total Wattage:	9w		
Zone: 26.17									
Changing Rm 2	L03	3		Retrofit LED	120V	11w	33w		
Changing Rm 2	L32	2		TBD	120	50w	100w		
	Total Fixtures: 5					Total Wattage:	133w		
Zone: 26.18									
Changing Rm 2	L02	2		Retrofit LED	120/12	9w	18w		
	Total Fixtures: 2					Total Wattage:	18w		
Zone: PANEL									
Kitchen	L15	43.75 LF		FL	120	7w/LF	306.25w		

Lighting Specifications Release: Nov 21, 2014 Page 9 of 10

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Note: Verify all components and quantites. Refer to product specifications for complete fixture data.

Location	Fixture Type	Qty/LF	Rely/Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Start Address	Control Notes
Public Corridor	L15	27.6 LF		FL	120	7w/LF	193.2w		
Public Corridor 1 40	L19	3		ND	24VDC	4w	12w		
Public Corridor 1 40	L19T/D	3		ND					
Public Corridor 2 40	L19	2		ND	24VDC	4w	8w		
Spa Hall	L19T/D	1		ND					
Spa Public Corridor	L15	7 LF		FL	120	7w/LF	49w		
	Total Fixtures: 12					Total Wattage:	568.45w		
	Total Project Fixtures: 827					Total Project Wattage:	23,023.68w		

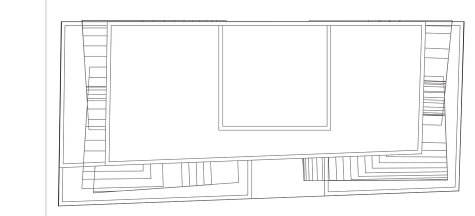
Lighting Specifications Release: Nov 21, 2014 Page 10 of 10

NYCECC LIGHTING NOTES:

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE.
2. LIGHTING CONTROLS ARE PROVIDED TO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD BY AT LEAST 50% IN ACCORDANCE WITH SECTION 505.2.1.1.2 OF THE NYCECC. REFER TO SHEETS EN-102 AND EN-103
3. ALL DAYLIGHT ZONES HAVE BEEN PROVIDED WITH INDIVIDUAL CONTROLS THAT CONTROL THE LIGHTS INDEPENDENT OF GENERAL AREA LIGHTING PER SECTION 505.2.2.3 OF THE NYCECC. REFER TO SHEETS EN-102 AND EN-103
4. LIGHTING FIXTURE SCHEDULE HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 505.5 AND TABLES 505.5.2(1) AND 505.5.2(2) OF THE NYCECC.
5. PROVISIONS HAVE BEEN MADE TO DETERMINE THE ELECTRICAL ENERGY CONSUMED BY EACH TENANT BY SEPARATELY METERING INDIVIDUAL DWELLING UNITS. REFER TO BASE ELECTRICAL SET.
6. UPON COMPLETION OF WORK, CONTRACTOR SHALL PROVIDE OWNERSHIP AND BUILDING MANAGEMENT WITH COPIES OF ALL MANUALS, CUT-SHEETS, SPECIFICATION PAGES, SHOP DRAWINGS E.T.C., THAT WILL BE REQUIRED BY BUILDING MANAGEMENT TO ENSURE THE SAFE AND EFFICIENT OPERATION OF ALL MECHANICAL EQUIPMENT. EQUIPMENT MUST BE MAINTAINED IN GOOD WORKING CONDITION TO ENSURE CONTINUED COMPLIANCE WITH NYCECC.

DEPT OF BLDGS 121185680 Job Number
ES888847111 Scan Code

NOTES



N

KEY PLAN

No.	Date	Revision
	07/02/15	ISSUED FOR NYC DOB

Client
FORTIS
Property Group, LLC
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JENKINS & HUNTINGTON
ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

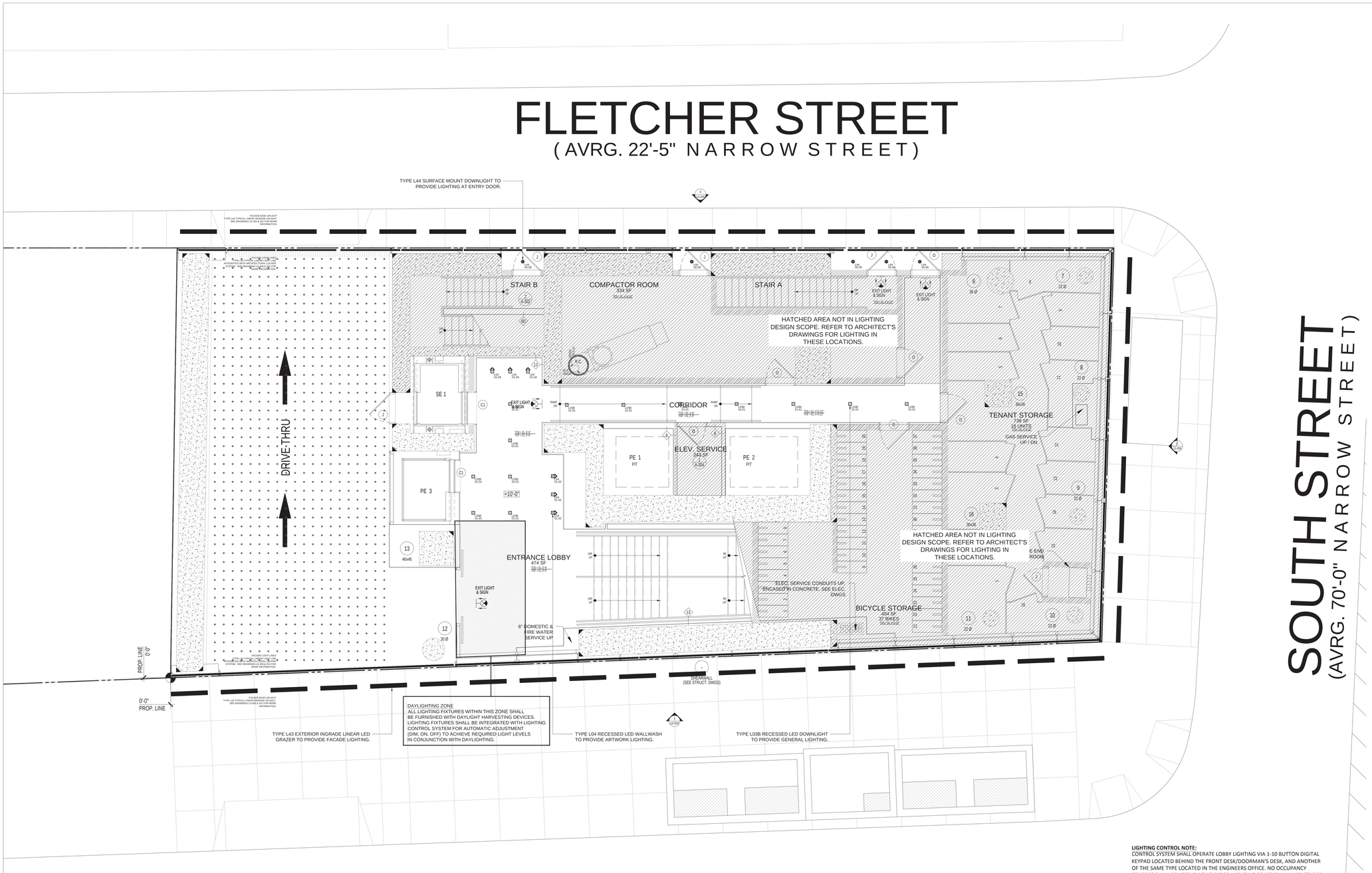
DOB STAMPS & SIGNATURES:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
ENERGY CODE COMPLIANCE SHEET#7 LIGHTING

SEAL & SIGNATURE:
STATE OF NEW YORK
FRANK MUSCARELLA
77462
LICENSED PROFESSIONAL ENGINEER

DATE: July 2, 2015
PROJECT #: N13.10690.00
SCALE: NO SCALE
EN-106.00
DWG NO.
CAD FILE: 7 OF 7

DEPT OF BLDGS 121185860 Job Number
E5205013206 Scan Code



LIGHTING CONTROL NOTE:
CONTROL SYSTEM SHALL OPERATE LOBBY LIGHTING VIA 1-10 BUTTON DIGITAL KEYPAD LOCATED BEHIND THE FRONT DESK/DOORMAN'S DESK, AND ANOTHER OF THE SAME TYPE LOCATED IN THE ENGINEERS OFFICE. NO OCCUPANCY SENSORS SHALL BE USED ON THIS FLOOR. LIGHTING CONTROL MANUFACTURER SHALL PROVIDE A COMMISSIONING AGENT TO PROGRAM THE SYSTEM TO OWNER SPECIFICATIONS. LOBBY CEILING FEATURE SHALL BE CONTROLLED VIA RS232 OR SERIAL COMMAND FROM THE MAIN CONTROL SYSTEM TO THE LOBBY CEILING LIGHTING CONTROL SYSTEM. THESE COMMANDS SHALL INITIATE PROGRAMMED EFFECTS AND/OR STATIC LOOKS SET PER OWNERS WISHES. COMMISSIONING OF THIS SYSTEM SHALL BE PERFORMED BY A FACTORY TRAINED TECHNICIAN FROM COLOR KINETICS. ALL INTEGRATION INFORMATION NECESSARY TO ESTABLISH COMMUNICATION BETWEEN STANDARD LIGHTING CONTROL AND LOBBY CEILING SHALL BE PROVIDED BY AND TO BOTH COMMISSIONING AGENTS.

EXTERIOR LIGHTING CONTROL NOTE:
EXTERIOR LIGHTING SHALL BE CONNECTED TO AN ASTRONOMICAL TIME CLOCK FOR FULLY AUTOMATED CONTROL. CONTROLLABLE PIXEL DRIVE THROUGH LIGHTING SHALL BE CONNECTED TO DMX PROGRAMMABLE LIGHTING CONTROLLER. CONTENT IS TBD. DRIVE THROUGH LIGHTING NOT CONNECTED TO ASTRONOMICAL TIME CLOCK.

LEGEND

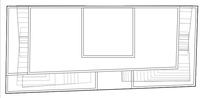
- FIXTURE SYMBOL
- LXX — FIXTURE TYPE
- XX.XX — CONTROL ZONE NO.
- LXXT/D — REMOTE LED DRIVER/ TRANSFORMER SYMBOL
- LIGHTING KEYPAD SYMBOL
- LC2 — KEYPAD TYPE
- LIGHTING CONTROL UNIT SYMBOL
- LC1 — CONTROL UNIT TYPE
- LOCAL SWITCH
- DUAL ZONE SWITCH W/ DUAL TECH OCCUPANCY SENSOR
- DUAL ZONE DIMMING SWITCH
- DUAL FUNCTION CEILING MOUNT OCCUPANCY SENSOR
- WALL MOUNT OCCUPANCY SENSOR
- CZXX — CONTROL ZONE NO.
- PANL — LIGHTING CIRCUIT CONNECTED TO BUILDING CIRCUIT BREAKER PANEL
- EM — LIGHTING CIRCUIT CONNECTED TO BUILDING EMERGENCY GENERATOR
- OCC — LIGHT FIXTURE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR
- JAMB — LIGHTING CIRCUIT CONNECTED TO JAMB SWITCH

1. Refer to information in accompanying lighting drawings and lighting package for general notes, fixture schedule, fixture specification sheets and load schedule for load sizes and types.
2. These plans provide the intent of the lighting design regarding the type, location and control of the lighting fixtures.
   a. For specific location information see architectural plans.
   b. For specific wiring information see electrical plans.
   c. The General Contractor and Electrical Contractor are responsible for reviewing the information on all of these plans and for including allowances in your bids for all work shown.
   If there are errors, omissions or questions concerning these plans pertaining to lighting, please contact Lighting Consultant for clarification:
   Ventresca Design, LLC
   44-02 Eleventh Street Suite 203
   Long Island City, NY 11101
   T. 212 600 0033
   info@ventrescadesign.com

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

NOTES



KEY PLAN

No.	Date	Revision
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
3	09/03/14	ISSUED: FOR COORDINATION
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

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Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015
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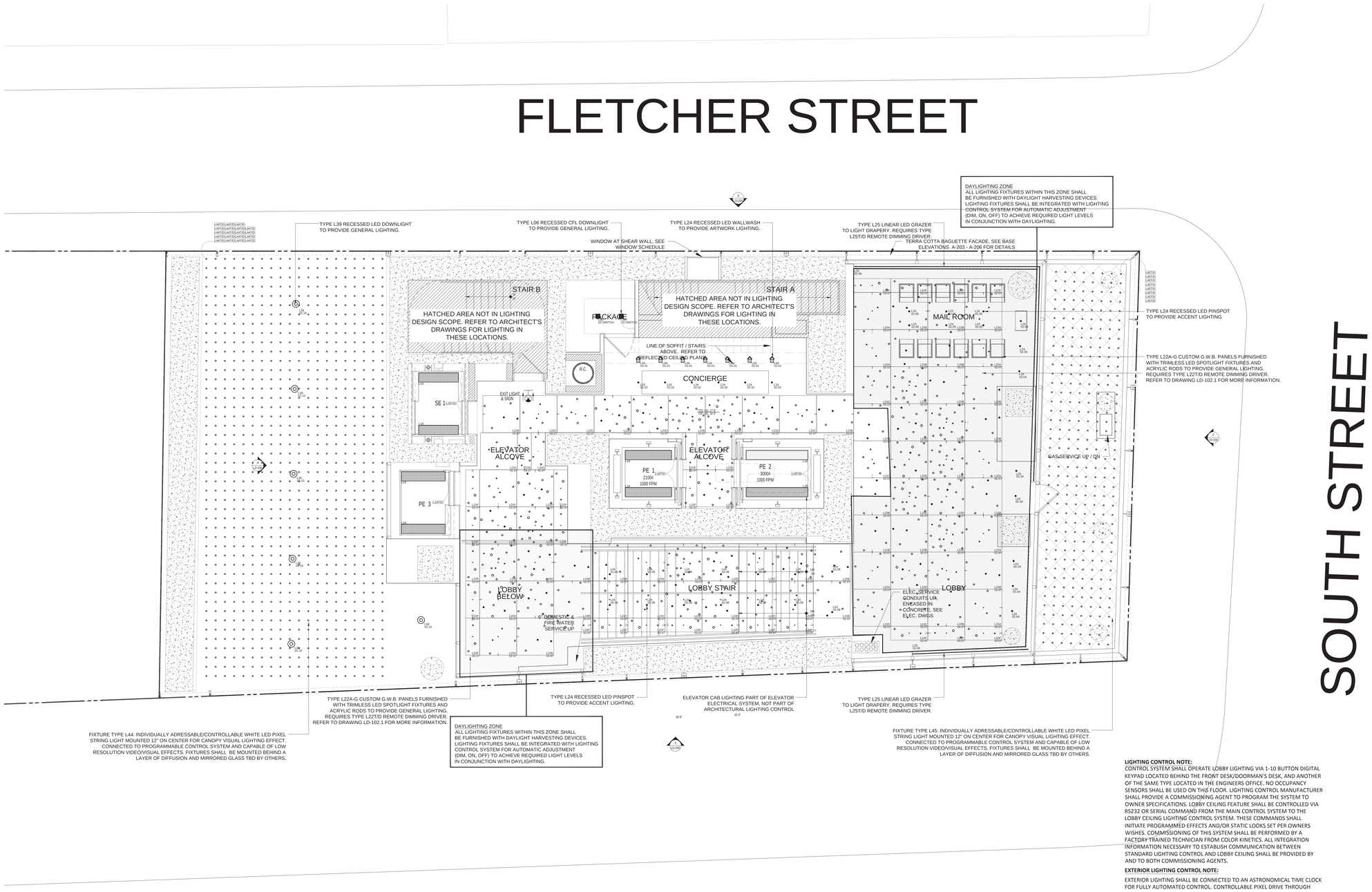
DWG TITLE
1ST FLR LIGHTING PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID STEPHEN HILL
022850
STATE OF NEW YORK

DATE:	SEPTEMBER 3rd, 2014
PROJECT #:	13425
SCALE:	1/4" = 1'-0"
DWG NO.	LD-101

CADFILE J:\13425_151 Maiden Lane

DEPT OF BLDGS 421185860 Job Number
E309943541 Scan Code



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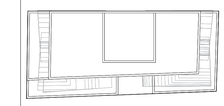

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4	10/10/14	ISSUED: 75% CD
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
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New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/17/2015:
NYC Development Hub

DWG TITLE
2ND FLR LIGHTING PLAN

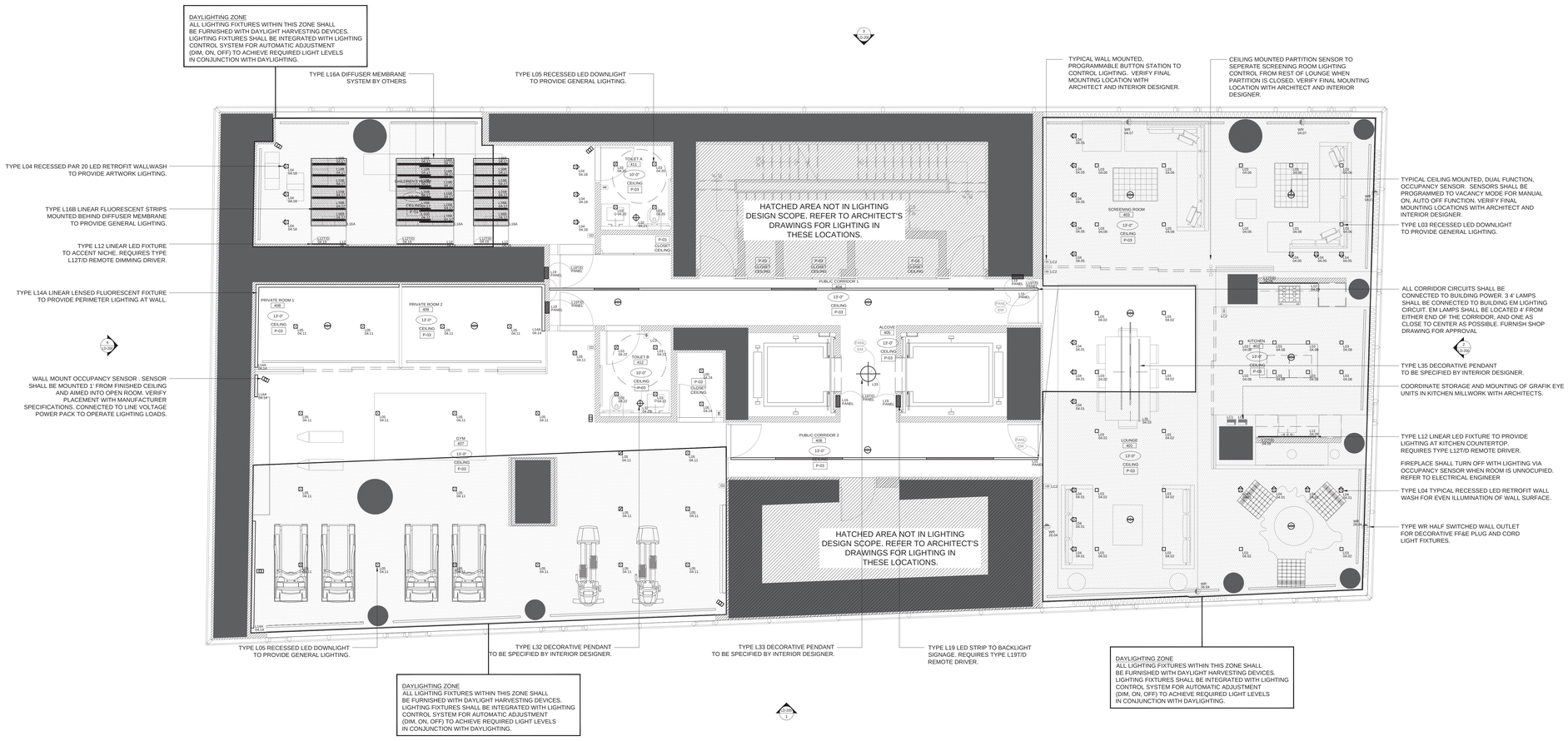
SEAL & SIGNATURE: REGISTERED ARCHITECT RICHARD STEPHEN HILL No. 026258 STATE OF NEW YORK

DATE: SEPTEMBER 3rd, 2014
PROJECT #: 13A25
SCALE: 1/4" = 1'-0"
DWG NO. LD-102

CADFILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 121185460 Job Number

E351050046 Scan Code



LIGHTING CONTROL NOTE

ALL LIGHTING ON THIS FLOOR SHALL BE CONNECTED TO CEILING OR WALL MOUNT DUAL TECHNOLOGY (OPERATING WITH PIR/ULTRASONIC DETECTION METHODS) OCCUPANCY/VACANCY SENSORS. SENSORS PLACEMENT SHALL ELIMINATE BLIND SPOTS, AND FOLLOW MANUFACTURERS RECOMMENDED SPACING. ALL OCCUPANCY SENSORS SHALL OPERATE IN VACANCY MODE (MANUAL ON/ AUTO OFF) EXCEPT FOR THE PUBLIC CORRIDORS WHICH OPERATE IN OCCUPANCY MODE (AUTO ON/ AUTO OFF).

ALL LOUNGE DIMMING AND CONTROL SHALL RUN THOUGH GRAFIK EYE CONTROL/DIMMING UNITS LOCATED OUT OF SIGHT IN KITCHEN MILLWORK.

DIGITAL BUTTON KEYPADS SHALL BE LOCATED IN LOUNGE AREA AND CONNECTED TO THE MAIN GRAFIK EYE UNIT. BUTTONS AND SCENES TO BE PROGRAMMED PER OWNERS SPECIFICATIONS. ALL OTHER LOCATIONS USE LOCAL SWITCHING. REFER TO ELECTRICAL ENGINEERS DRAWINGS FOR LIGHTING CONTROL SPECS AND LAYOUTS.

THE LOUNGE/ MOVIE ROOM SHALL BE CONTROLLED BY 2 GRAFIK EYE UNITS. THESE ROOMS UTILIZE MOVEABLE PARTITIONS AND THEREFORE PARTITION SENSORS ARE CONNECTED TO THE SYSTEM. KEYPADS AND GRAFIK UNITS SHALL BE PROGRAMMED SO THAT WHEN PARTITIONS ARE IN PLACE, KEYPADS IN EACH SEPARATE ROOM CONTROL ONLY ZONES WITHIN IN THAT ROOM. CONVERSELY, WHEN PARTITIONS ARE REMOVED, BUTTON STATIONS SHOULD CONTROL THE ENTIRE LOUNGE AREA. ADDITIONALLY WHEN PARTITIONS ARE IN PLACE, OCCUPANCY SENSORS MUST STILL BE LINKED TO ALL LOUNGE LIGHTING FIXTURES. THIS WAY WHEN INACTIVITY IS SENSED IN AN UNUSED ROOM, LIGHTING IN THE OCCUPIED ROOM STAYS UNINAFECTED.
THE LIGHTING CONTROL MANUFACTURER SHALL PROVIDE COMMISSIONING AGENT TO SET UP AND PROGRAM SYSTEM UPON SUBSTANTIAL COMPLETION. LIGHTING CONTROL SYSTEM SHALL ALSO OPERATE WINDOW SHADES (IF ANY). SHADE MANUFACTURER/INSTALLER SHALL PROVIDE ANY AND ALL NECESSARY INTEGRATION INFORMATION TO LIGHTING CONTROL MANUFACTURER COMMISSIONING AGENT AND VICE VERSA.

LEGEND

- FIXTURE SYMBOL
- LXX — FIXTURE TYPE
- XX.XX — CONTROL ZONE NO.
- LXXT/D — REMOTE LED DRIVER/ TRANSFORMER SYMBOL
- LIGHTING KEYPAD SYMBOL
- LC2 — KEYPAD TYPE
- LIGHTING CONTROL UNIT SYMBOL
- LC1 — CONTROL UNIT TYPE
- LOCAL SWITCH
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- DUAL ZONE DIMMING SWITCH
- DUAL FUNCTION CEILING MOUNT OCCUPANCY SENSOR
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- CZXX — CONTROL ZONE NO.
- PANL — LIGHTING CIRCUIT CONNECTED TO BUILDING CIRCUIT BREAKER PANEL
- EM — LIGHTING CIRCUIT CONNECTED TO BUILDING EMERGENCY GENERATOR
- OCC — LIGHT FIXTURE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR
- JAMB — LIGHTING CIRCUIT CONNECTED TO JAMB SWITCH

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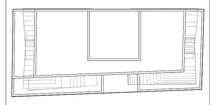
   Ventresca Design, LLC
   44-02 Eleventh Street Suite 203
   Long Island City, NY 11101
   T. 212 600 0033
   info@ventrescadesign.com

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

NOTES



KEY PLAN

No.	Date	Revision
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
3	09/03/14	ISSUED: FOR COORDINATION
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

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PROJECT

one seaport
151-161 Maiden Lane
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(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/27/2015
NYC Development Hub

DWG TITLE

4TH FLR LIGHTING PLAN

SEAL & SIGNATURE OF ARCHITECT: REGISTERED ARCHITECT STEPHEN HILL STATE OF NEW YORK

DATE: SEPTEMBER 3rd, 2014

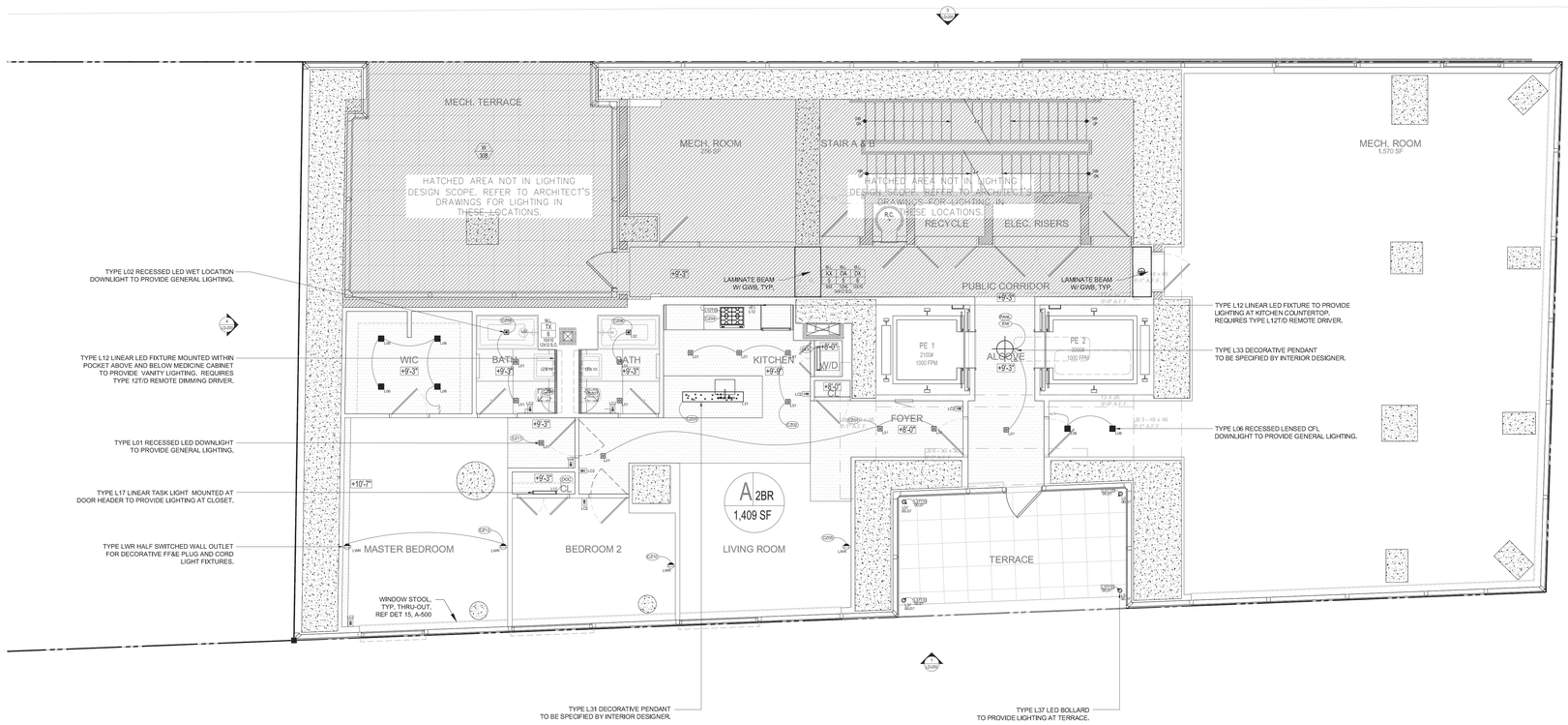
PROJECT #: 13A25

SCALE: 1/4" = 1'-0"

DWG NO. LD-103

CADFILE: J:\13A25_151 Maiden Lane

DEPT OF BLDGS 421854980 Job Number
ES247293315 Scan Code



LEGEND

- GYP. DROP CEILING
- B.O. CONC. SLAB, PAINTED
- X" — CEILING HEIGHT A.F.F.
- HVAC SUPPLY REGISTER
- LINE OF BEAM ABOVE
- DROP ARCH

LEGEND

- FIXTURE SYMBOL
- LXX — FIXTURE TYPE
- XX.XX — CONTROL ZONE NO.
- LXXT/D — REMOTE LED DRIVER/ TRANSFORMER SYMBOL
- LC2 — LIGHTING KEYPAD SYMBOL; KEYPAD TYPE
- LC1 — LIGHTING CONTROL UNIT SYMBOL; CONTROL UNIT TYPE
- LOCAL SWITCH
- DUAL ZONE SWITCH W/ DUAL TECH OCCUPANCY SENSOR
- DUAL ZONE DIMMING SWITCH
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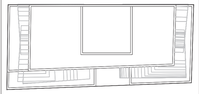
NOTES



KEY PLAN

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6	05/19/15	ISSUED: NYC DOB
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
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2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
5TH FLR LIGHTING PLAN

Damian Titus
Buildings
APPROVED
Date: 09/17/2015
NYC Development Hub

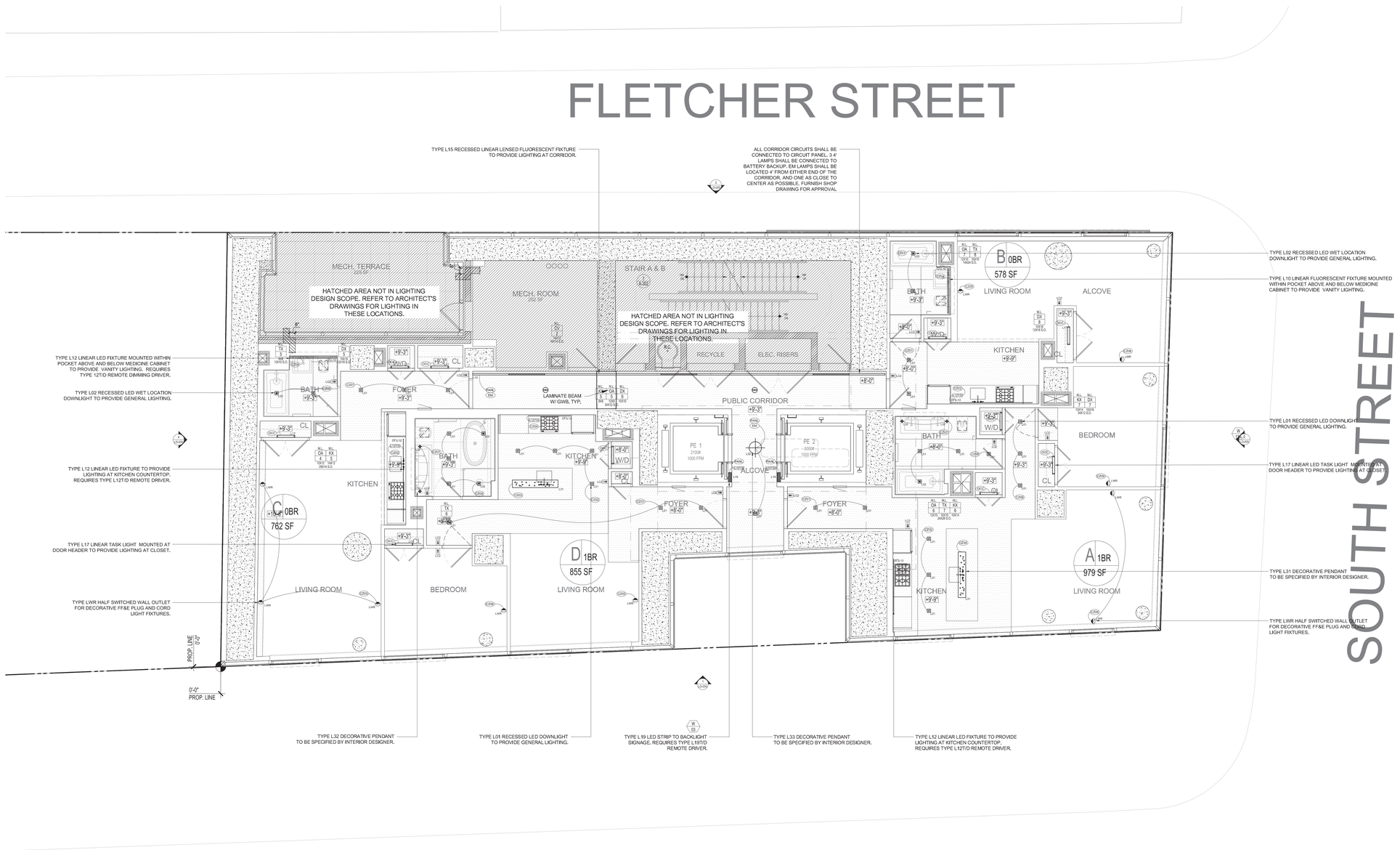
SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN NILES

DATE: 1/2/2015
CONSULT #: 13025
SCALE: 1/4" = 1'-0"
DRAWING: LD-104
CAD FILE:

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

DEPT OF BLDGS 421185860 Job Number
E55355542262 Scan Code



LEGEND

GYP. DROP CEILING	B.O. CONC. SLAB, PAINTED
X" CEILING HEIGHT A.F.F.	HVAC SUPPLY REGISTER
LINE OF BEAM ABOVE	DROP ARCH

LEGEND

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- LXX — FIXTURE TYPE
- XX.XX — CONTROL ZONE NO.
- LXXT/D — REMOTE LED DRIVER/ TRANSFORMER SYMBOL
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- LC2 — KEYPAD TYPE
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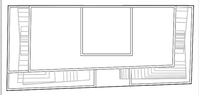
NOTES



N

KEY PLAN

No.	Date	Revision
6	05/19/15	ISSUED: NYC DOB
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
3	09/03/14	ISSUED: FOR COORDINATION
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
6TH - 10TH FLR LIGHTING PLAN

Damian Titus
APPROVED
NYC Development Hub

SEAL & SIGNATURE
REGISTERED ARCHITECT STEPHEN HILL 026294 STATE OF NEW YORK

DATE: Date: 09/17/2015 (March 3rd, 2014)
PROJECT #: 13065
SCALE: 1/4" = 1'-0"
DWG NO.: LD-105

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

DEPT OF BLDGS 121185860 Job Number
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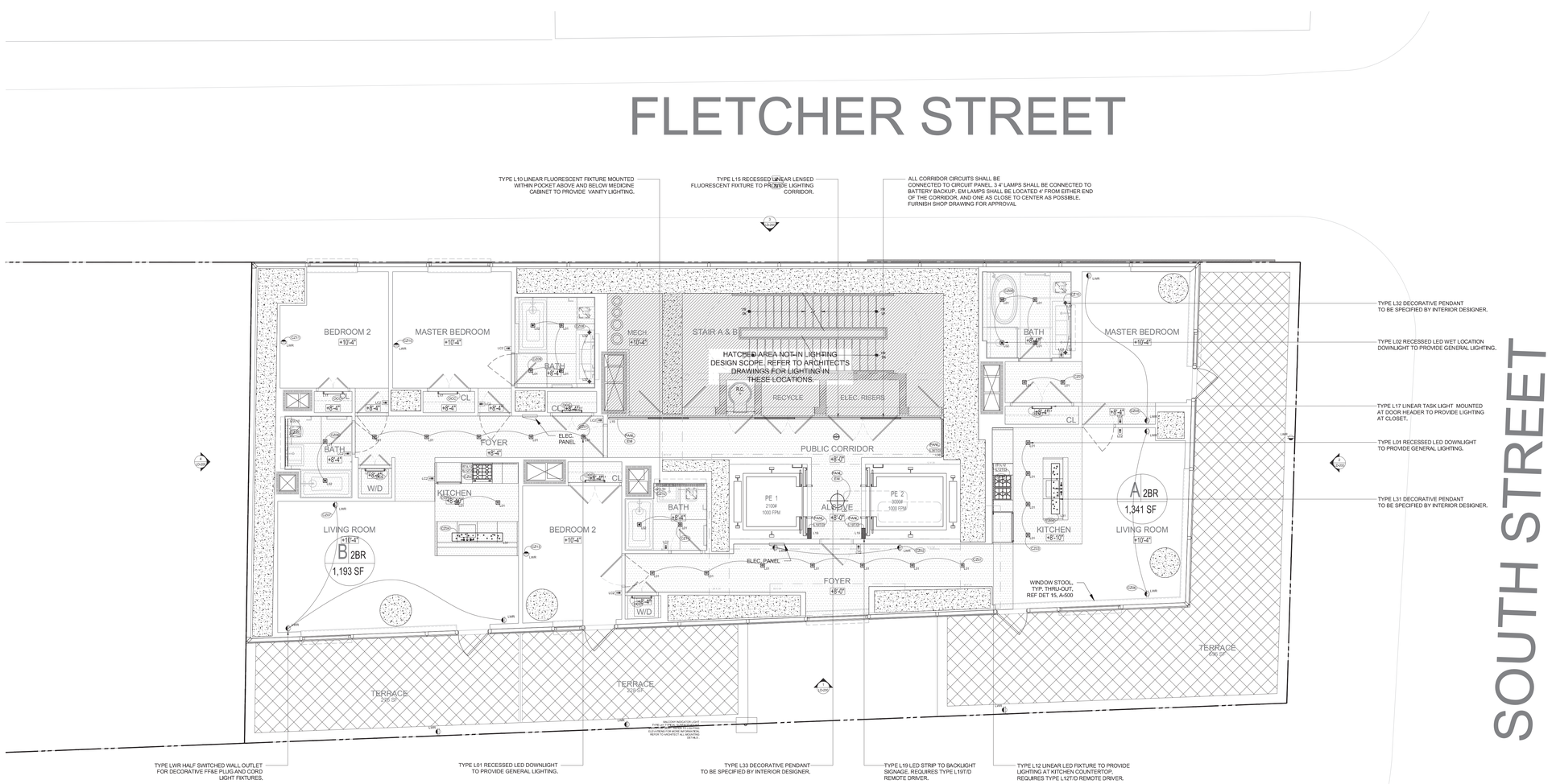

LEGEND

- GYP. DROP CEILING
- B.O. CONC. SLAB, PAINTED
- X" CEILING HEIGHT A.F.F.
- HVAC SUPPLY REGISTER
- LINE OF BEAM ABOVE
- DROP ARCH

LEGEND

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NOTES

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4	10/10/14	ISSUED: 75% CD
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PROJECT
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DOB BISCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
11TH - 24TH FLR LIGHTING PLAN

Damian Titus
APPROVED
Under Direction of Law
Date: 06/27/2015
NYC Development Hub

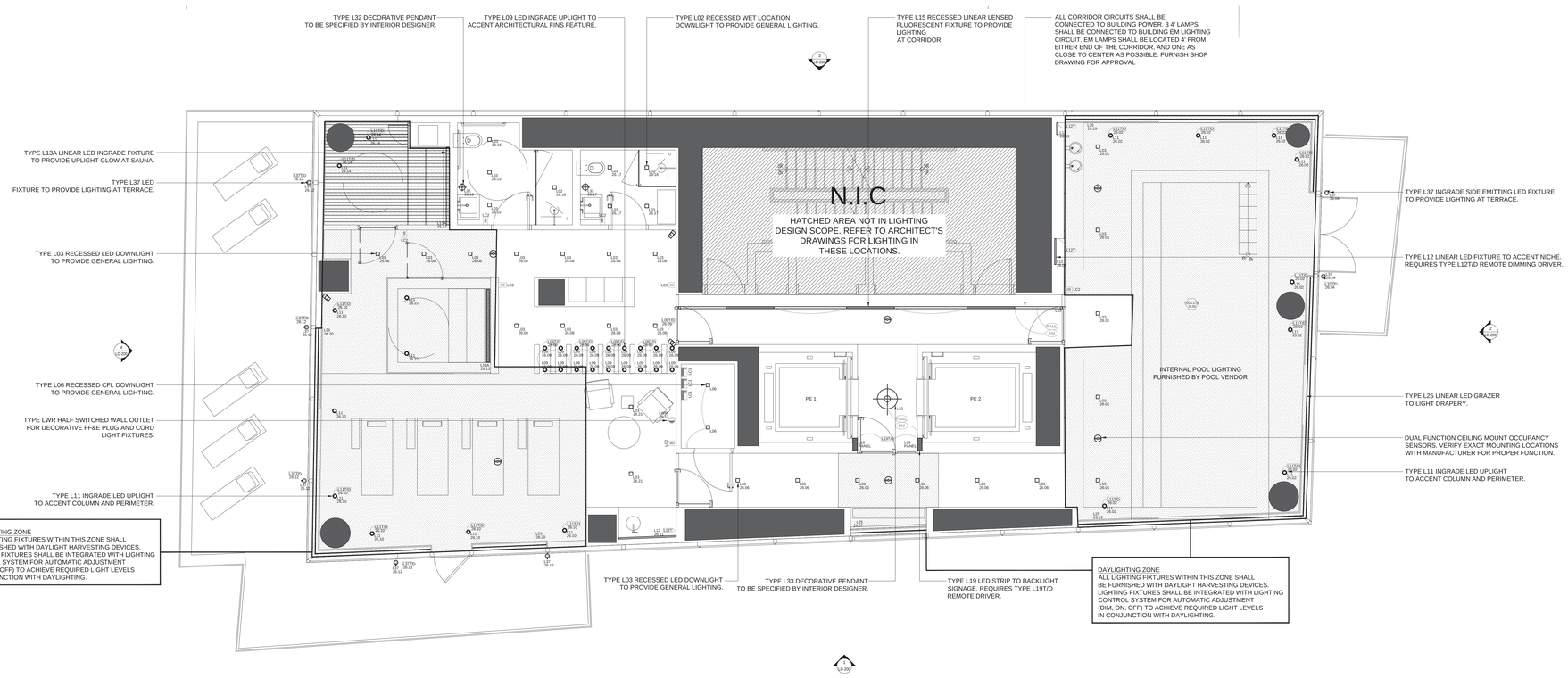
SEAL & SIGNATURE: REGISTERED ARCHITECT STEPHEN HILL No. 026253 STATE OF NEW YORK

DATE: SEPTEMBER 3RD, 2014
REVISION: 06/05
SCALE: 1/4" = 1'-0"
DRAWING NO. LD-106
CAD FILE: 11TH - 24TH FLR LIGHTING PLAN

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

DEPT OF BLDGS 121185860 Job Number
E3103055270 Scan Code



LIGHTING CONTROL NOTE

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ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings

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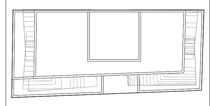

N

KEY PLAN

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4	10/10/14	ISSUED: 75% CD
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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 09/22/2015
NYC Development Hub

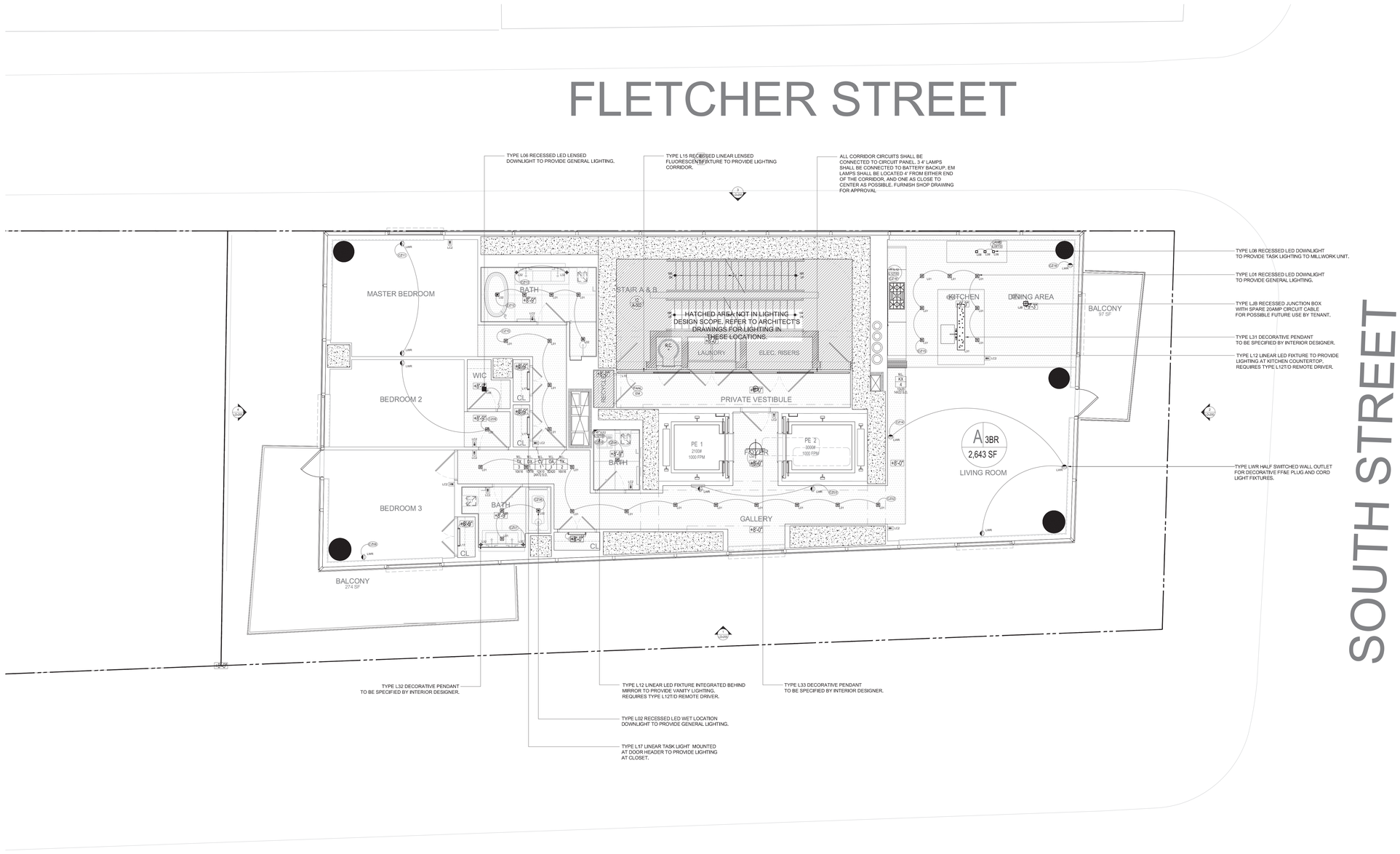
DWG TITLE

26TH FLR AMENITY LIGHTING PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT STEPHEN HILL 026260 STATE OF NEW YORK

DATE:	SEPTEMBER 3rd, 2014
PROJECT #:	13A25
SCALE:	1/4" = 1'-0"
DWG NO:	LD-107

DEPT OF BLDGS 421858980 Job Number
E349506251R1 Scan Code



LEGEND

GYP. DROP CEILING	B.O. CONC. SLAB, PAINTED
X" CEILING HEIGHT A.F.F.	HVAC SUPPLY REGISTER
LINE OF BEAM ABOVE	DROP ARCH

LEGEND

- FIXTURE SYMBOL
- LXX — FIXTURE TYPE
- XX.XX — CONTROL ZONE NO.
- LXXT/D — REMOTE LED DRIVER/ TRANSFORMER SYMBOL
- LIGHTING KEYPAD SYMBOL
- LC2 — KEYPAD TYPE
- LIGHTING CONTROL UNIT SYMBOL
- LC1 — CONTROL UNIT TYPE
- LOCAL SWITCH
- DUAL ZONE SWITCH W/ DUAL TECH OCCUPANCY SENSOR
- DUAL ZONE DIMMING SWITCH
- DUAL FUNCTION CEILING MOUNT OCCUPANCY SENSOR
- WALL MOUNT OCCUPANCY SENSOR
- CZXX — CONTROL ZONE NO.
- PANL — LIGHTING CIRCUIT CONNECTED TO BUILDING CIRCUIT BREAKER PANEL
- EM — LIGHTING CIRCUIT CONNECTED TO BUILDING EMERGENCY GENERATOR
- OCC — LIGHT FIXTURE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR
- JAMB — LIGHTING CIRCUIT CONNECTED TO JAMB SWITCH

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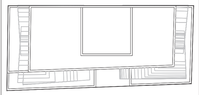
   Ventresca Design, LLC
   262 W 38th Street Suite 1407
   New York, NY 10018
   T. 212 600 0033
   info@ventrescadesign.com

NOTES



N
KEY PLAN

No.	Date	Revision
6	05/19/15	ISSUED: NYC DOB
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
3	09/03/14	ISSUED: FOR COORDINATION
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

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JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
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PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
27TH-38TH FLR LIGHTING PLAN

Damian Titus
APPROVED
Date: 04/27/2015
NYC Development Hub

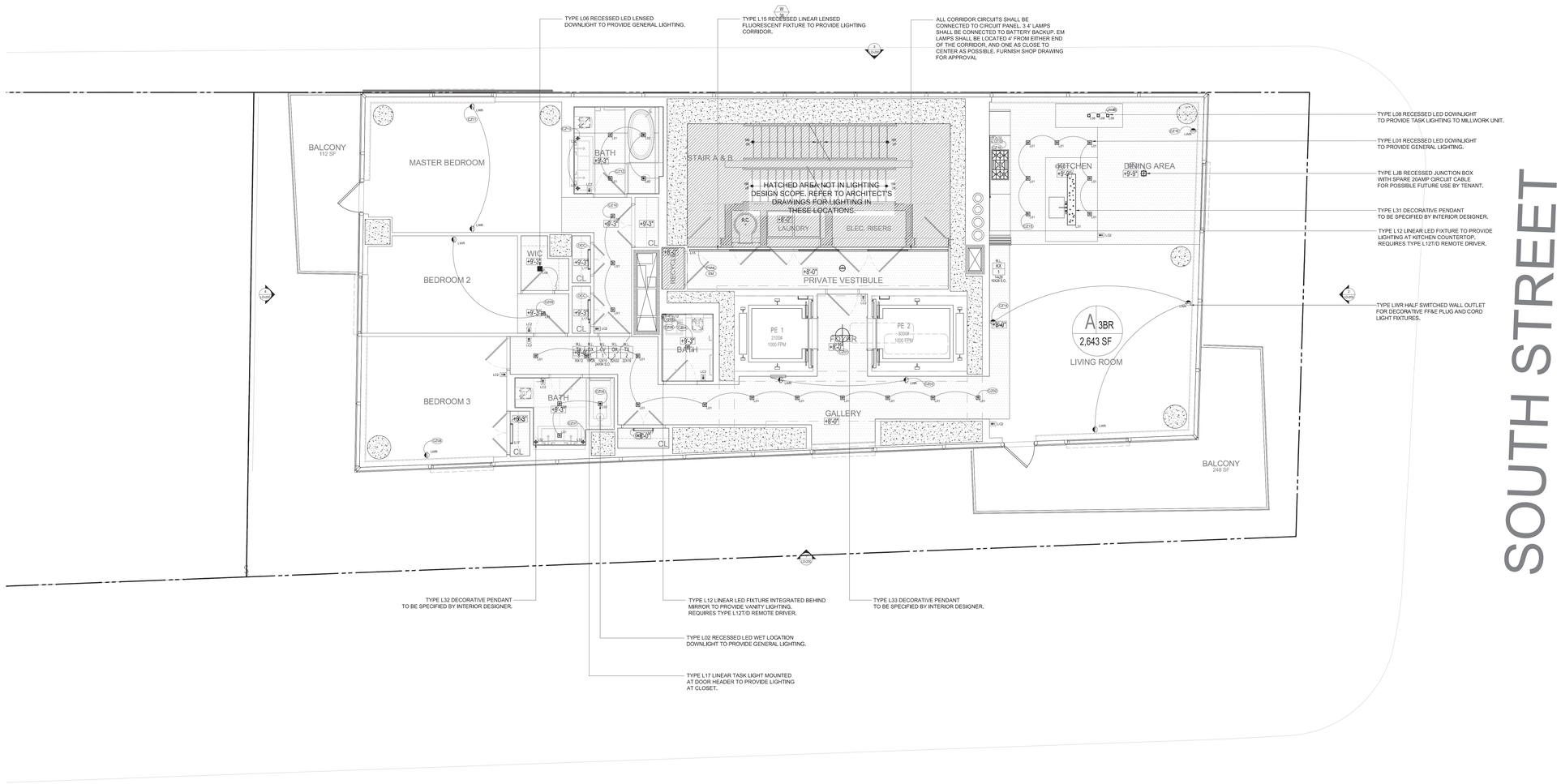
SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL No. 026262 STATE OF NEW YORK

DATE: 27 MARCH 2014
SCALE: 1/4" = 1'-0"
LD-108
CAD FILE:

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

DEPT OF BLDGS 121185880 Job Number
E3U0506306 Scan Code



LEGEND

- GYP. DROP CEILING
- B.O. CONC. SLAB, PAINTED
- X" — CEILING HEIGHT A.F.F.
- HVAC SUPPLY REGISTER
- LINE OF BEAM ABOVE
- DROP ARCH

LEGEND

- FIXTURE SYMBOL
- LXX — FIXTURE TYPE
- XX.XX — CONTROL ZONE NO.
- LXXT/D — REMOTE LED DRIVER/ TRANSFORMER SYMBOL
- LIGHTING KEYPAD SYMBOL
- LC2 — KEYPAD TYPE
- LIGHTING CONTROL UNIT SYMBOL
- LC1 — CONTROL UNIT TYPE
- LOCAL SWITCH
- DUAL ZONE SWITCH W/ DUAL TECH OCCUPANCY SENSOR
- DUAL ZONE DIMMING SWITCH
- DUAL FUNCTION CEILING MOUNT OCCUPANCY SENSOR
- WALL MOUNT OCCUPANCY SENSOR
- CZXX — CONTROL ZONE NO.
- PANL — LIGHTING CIRCUIT CONNECTED TO BUILDING CIRCUIT BREAKER PANEL
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- OCC — LIGHT FIXTURE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR
- JAMB — LIGHTING CIRCUIT CONNECTED TO JAMB SWITCH

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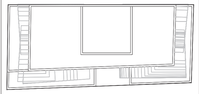
NOTES



N

KEY PLAN

No.	Date	Revision
6	05/19/15	ISSUED: NYC DOB
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
3	09/03/14	ISSUED: FOR COORDINATION
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

39TH-44TH FLR LIGHTING PLAN

Damian Trive
Buildings
APPROVED
Date: 06/12/2015
NYC Development Hub

SEAL & SIGNATURE

REGISTERED ARCHITECT LEO STEPHEN HILL 028604 STATE OF NEW YORK

DATE: Sep 3rd 2014

PROJECT NO.

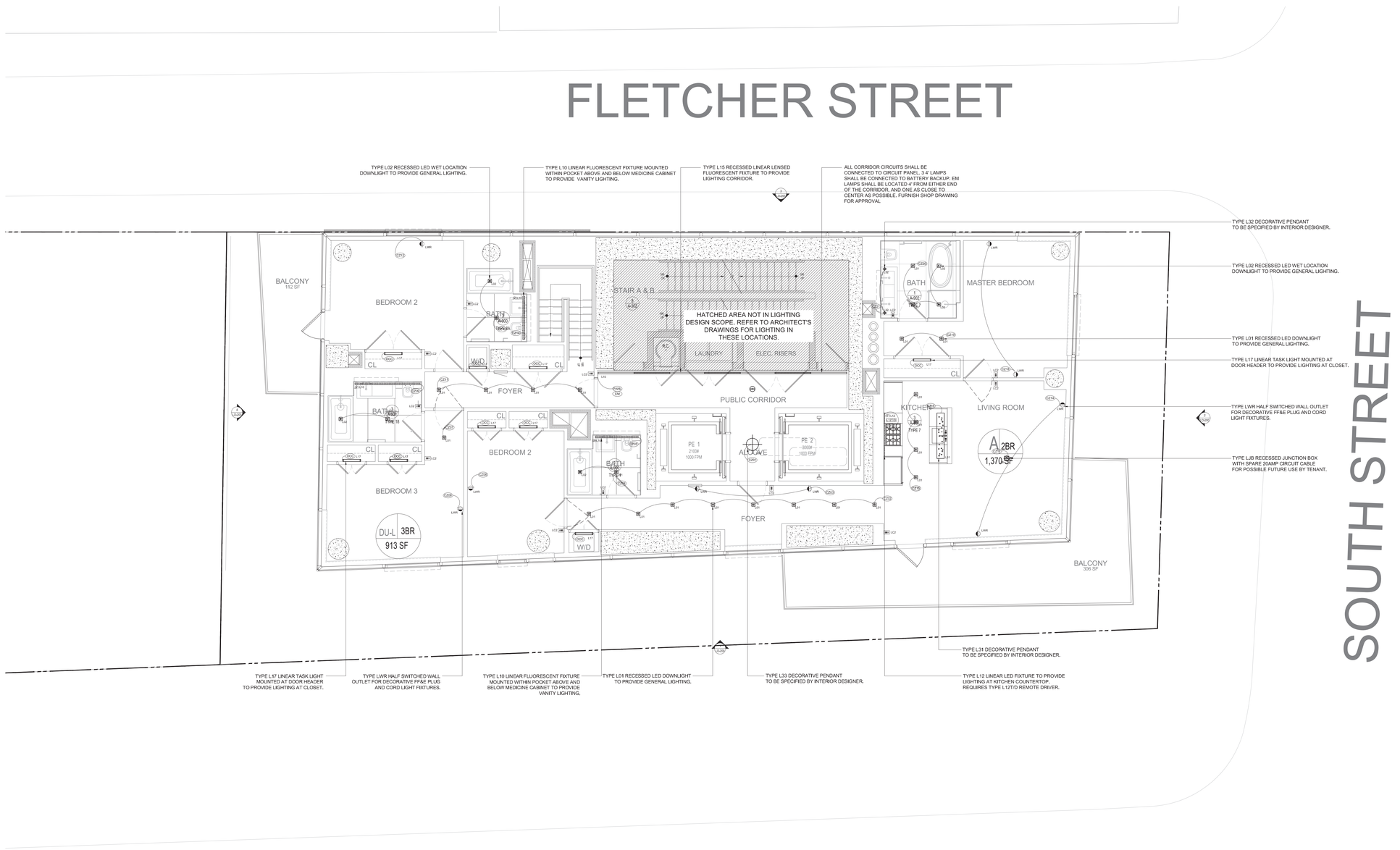
SCALE: 1/4" = 1'-0"

DWG NO. LD-109

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

DEPT OF BLDGS 121858980 Job Number
E350463529X1 Scan Code



LEGEND

GYP. DROP CEILING	B.O. CONC. SLAB, PAINTED
X" CEILING HEIGHT A.F.F.	HVAC SUPPLY REGISTER
LINE OF BEAM ABOVE	DROP ARCH

LEGEND

- FIXTURE SYMBOL
- LXX — FIXTURE TYPE
- XX.XX — CONTROL ZONE NO.
- LXXT/D — REMOTE LED DRIVER/ TRANSFORMER SYMBOL
- LC2 — LIGHTING KEYPAD SYMBOL; KEYPAD TYPE
- LC1 — LIGHTING CONTROL UNIT SYMBOL; CONTROL UNIT TYPE
- LOCAL SWITCH
- DUAL ZONE SWITCH W/ DUAL TECH OCCUPANCY SENSOR
- DUAL ZONE DIMMING SWITCH
- DUAL FUNCTION CEILING MOUNT OCCUPANCY SENSOR
- WALL MOUNT OCCUPANCY SENSOR
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- JAMB — LIGHTING CIRCUIT CONNECTED TO JAMB SWITCH

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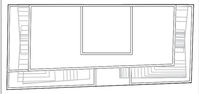
NOTES



KEY PLAN

No.	Date	Revision
6	05/19/15	ISSUED: NYC DOB
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
3	09/03/14	ISSUED: FOR COORDINATION
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

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1251 Avenue of the Americas
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T 212.696.1818 F 212.696.4528

PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
45TH FLR LIGHTING PLAN

Damian Trivi
Buildings
APPROVED
Date: 09/27/2015
NYC Development Hub

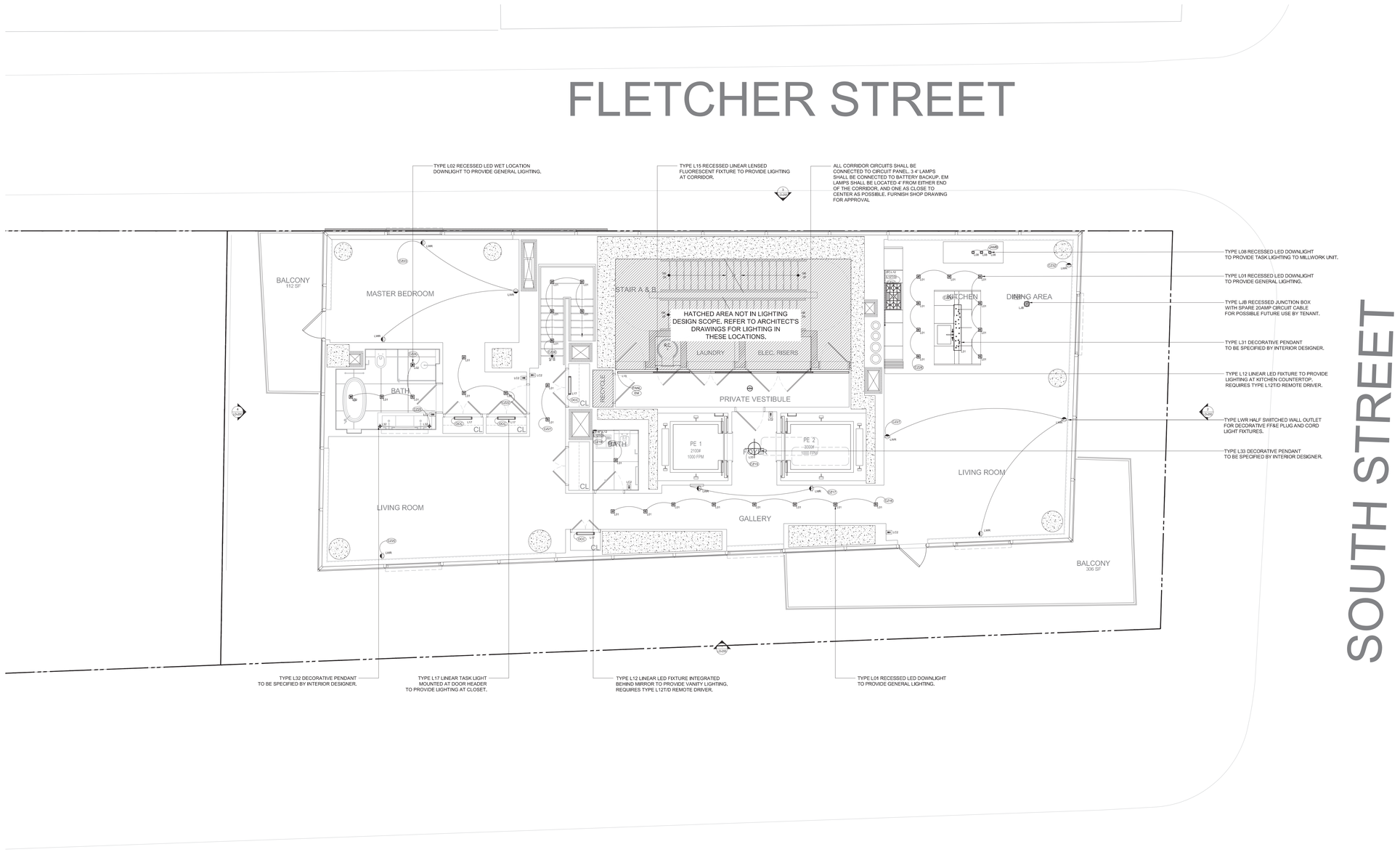
SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN MILLS 026262 STATE OF NEW YORK

DATE: SEPTEMBER 03, 2014
PROJECT NO.
SCALE: 1/4" = 1'-0"
DWG NO. LD-110

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

DEPT OF BLDGS 421858980 Job Number
E3187950172 Scan Code



LEGEND

GYP. DROP CEILING	B.O. CONC. SLAB, PAINTED
X" CEILING HEIGHT A.F.F.	HVAC SUPPLY REGISTER
LINE OF BEAM ABOVE	DROP ARCH

LEGEND

- FIXTURE SYMBOL
- LXX — FIXTURE TYPE
- XX.XX — CONTROL ZONE NO.
- LXXT/D — REMOTE LED DRIVER/ TRANSFORMER SYMBOL
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- LC1 — LIGHTING CONTROL UNIT SYMBOL; CONTROL UNIT TYPE
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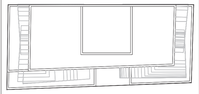
NOTES



N
KEY PLAN

No.	Date	Revision
6	05/19/15	ISSUED: NYC DOB
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
3	09/03/14	ISSUED: FOR COORDINATION
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

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1251 Avenue of the Americas
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T 212.696.1818 F 212.696.4528

PROJECT
one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
46TH FLR LIGHTING PLAN

Damian Titus
Buildings
APPROVED
Date: 09/17/2015
NYC Development Hub

SEAL & SIGNATURE
REGISTERED ARCHITECT ISO STEPHEN HILL LICENSED PROFESSIONAL ENGINEER STATE OF NEW YORK

DATE: March 3rd, 2014
REVISION DATE:
SCALE: 1/4" = 1'-0"
DWG NO. LD-111
CAD FILE:

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

DEPT OF BLDGS 121854960 Job Number
E370280840R Scan Code

LEGEND

- GYP. DROP CEILING
- B.O. CONC. SLAB, PAINTED
- X" CEILING HEIGHT A.F.F.
- HVAC SUPPLY REGISTER
- LINE OF BEAM ABOVE
- DROP ARCH

LEGEND

- FIXTURE SYMBOL
- LXX — FIXTURE TYPE
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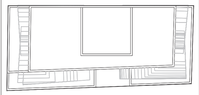
NOTES



N

KEY PLAN

No.	Date	Revision
6	05/19/15	ISSUED: NYC DOB
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
3	09/03/14	ISSUED: FOR COORDINATION
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

Client

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PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

48TH + 50TH FLR
LIGHTING PLAN

Damian Titus
APPROVED
NYC Development Hub

SEAL & SIGNATURE:

REGISTERED ARCHITECT LEO STEPHEN KLEIN

DATE: Date: 09/22/2015
Date: 09/22/2014

SCALE: 1/4" = 1'-0"

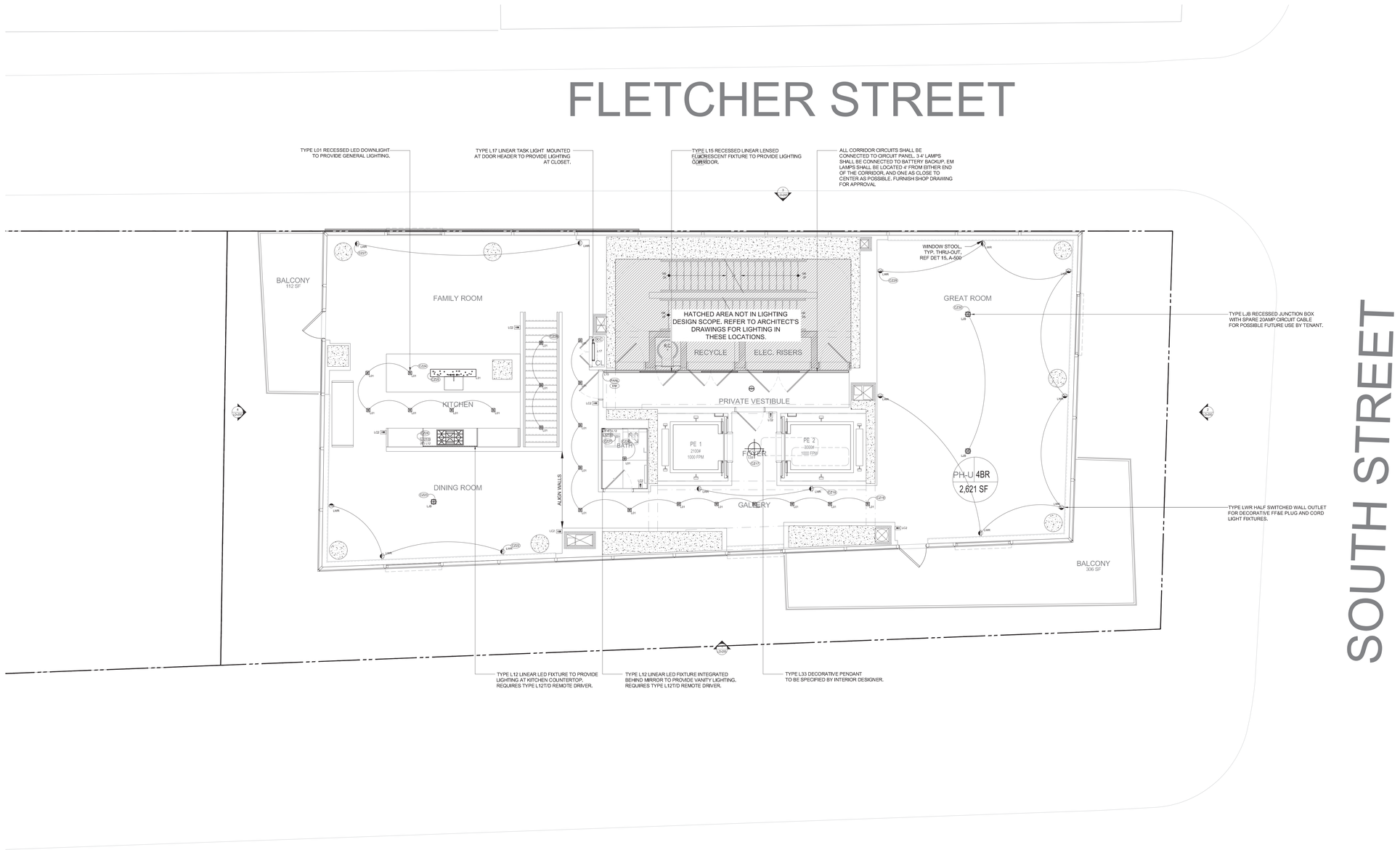
LD-112

CAD FILE:

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

DEPT OF BLDGS 421858980 Job Number
ES400740726 Scan Code



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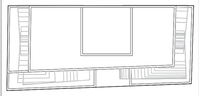

N

KEY PLAN

No.	Date	Revision
6	05/19/15	ISSUED: NYC DOB
5	11/21/14	ISSUED: 90% CD
4	10/10/14	ISSUED: 75% CD
3	09/03/14	ISSUED: FOR COORDINATION
2	06/27/14	ISSUED: NYC DOB
1	04/25/14	ISSUED: NYC DOB (100% DD)

Client

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45 Main Street, Suite 800
Brooklyn, NY 11201
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GHWA
Goldstein, Hill & West Architects, LLP
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WSP CANTOR SEINUK STRUCTURAL ENGINEERS
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WSP FLACK + KURTZ MECHANICAL ENGINEERS
512 Seventh Avenue
New York, NY 10018
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FRANK SETA & ASSOCIATES BUILDING ENVELOPE & WATERPROOFING
224 West 30th Street, Suite 206
New York, NY 10001
T 212.465.1600 F 212.465.1635

JENKINS & HUNTINGTON ELEVATOR CONSULTANTS
1251 Avenue of the Americas
New York, NY 10020
T 212.696.1818 F 212.696.4528

PROJECT

one seaport
151-161 Maiden Lane
New York, NY
(Between South Street & Front Street)

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

49TH + 51ST FLR
LIGHTING PLAN

Damian Titus
APPROVED
NYC Development Hub

SEAL & SIGNATURE: REGISTERED ARCHITECT LEO STEPHEN TITUS No. 028264 STATE OF NEW YORK

DATE: Date: 09/27/2015 Sep 18 2014

SCALE: 1/4" = 1'-0"

DWG NO. LD-113

CAD FILE: LC-DE_NEW.dwg

LEGEND

- FIXTURE SYMBOL
- LXX — FIXTURE TYPE
- XX.XX — CONTROL ZONE NO.
- LXXT/D — REMOTE LED DRIVER/ TRANSFORMER SYMBOL
- LIGHTING KEYPAD SYMBOL
- LC2 — KEYPAD TYPE
- LIGHTING CONTROL UNIT SYMBOL
- LC1 — CONTROL UNIT TYPE
- LOCAL SWITCH
- DUAL ZONE SWITCH W/ DUAL TECH OCCUPANCY SENSOR
- DUAL ZONE DIMMING SWITCH
- DUAL FUNCTION CEILING MOUNT OCCUPANCY SENSOR
- WALL MOUNT OCCUPANCY SENSOR
- CZXX — CONTROL ZONE NO.
- PANL — LIGHTING CIRCUIT CONNECTED TO BUILDING CIRCUIT BREAKER PANEL
- EM — LIGHTING CIRCUIT CONNECTED TO BUILDING EMERGENCY GENERATOR
- OCC — LIGHT FIXTURE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR
- JAMB — LIGHTING CIRCUIT CONNECTED TO JAMB SWITCH

1. Refer to information in accompanying lighting drawings and lighting package for general notes, fixture schedule, fixture specification sheets and load schedule for load sizes and types.

2. These plans provide the intent of the lighting design regarding the type, location and control of the lighting fixtures.

   a. For specific location information see architectural plans.
   b. For specific wiring information see electrical plans.
   c. The General Contractor and Electrical Contractor are responsible for reviewing the information on all of these plans and for including allowances in your bids for all work shown.
   If there are errors, omissions or questions concerning these plans pertaining to lighting, please contact Lighting Consultant for clarification:
   Ventresca Design, LLC
   262 W 38th Street Suite 1407
   New York, NY 10018
   T. 212 600 0033
   info@ventrescadesign.com

ISSUED: SEPTEMBER 3RD, 2014

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.