

FLOOR	USE / FL	GSP / FL	MECH DEDUCTNS / FL	EXTERIOR WALL DEDUCTNS / FL	ZSF / FL	TOTAL KEYS
SUB-CELLAR	INCOMING SERVICES / BOH / EXERCISE RM / STORAGE	4971	4971		0	NA
1ST FL	CELLAR				0 (SEE NOTE BELOW)	NA
2ND FL	HOTEL LOBBY / BREAKFAST	5493	5477	89	5253	NA
3RD FL	HOTEL GUESTROOMS / MEETING / OFFICE	5889	225	97	5977	9
4TH FL	HOTEL GUESTROOMS	5940	239	89	5942	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
15TH 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

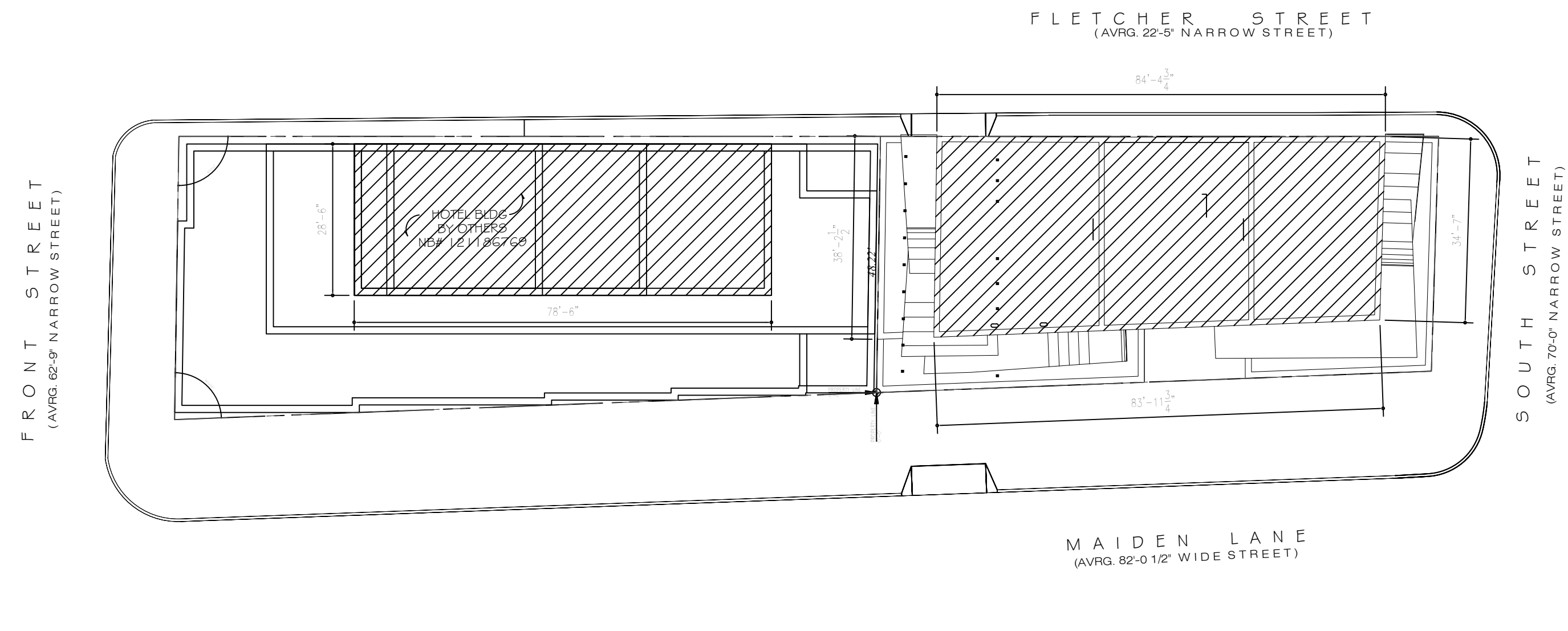
REQUIRED PEDESTRIAN CIRCULATION SPACE	
91-42	PEDESTRIAN CIRCULATION REQUIREMENTS
37-07	AMOUNT REQUIRED FOR BUILDINGS OVER 20,000 SF
37-51	TYPE OF CIRCULATION SPACE PERMITTED / SELECTED
37-072	BUILDING ENTRANCE RECESS AREA
	CORNER CIRCULATION SPACE
	COMPLIES
	CORNER CIRCULATION SPACE
	1. DIMENSIONS
	LENGTH 50.00 FT
	DEPTH 14.50 FT
	2. MINIMUM AREA: 710 SF
	PEDESTRIAN CIRCULATION SPACE: 725 SF COMPLIES

FLOOR AREA CHART	USE	GROSS	MECH DEDUCTION	STAIR DEDUC	QH DEDUCTION	ZFA
1 (Below BFE)	RESIDENTIAL	3807.0	217.0	0.0	0.0	2540.0
2	MECHANICAL ROOM	4807.0	4807.0	0.0	0.0	0.0
3	AMENITY	4225.0	4225.0	0.0	0.0	0.0
4	RESIDENTIAL	4225.0	1480.0	0.0	0.0	2745.0
5	RESIDENTIAL	4225.0	395.0	0.0	0.0	3830.0
6	RESIDENTIAL	4225.0	395.0	0.0	0.0	3830.0
7	RESIDENTIAL	4225.0	395.0	0.0	0.0	3830.0
8	RESIDENTIAL	4225.0	395.0	0.0	0.0	3830.0
9	RESIDENTIAL	4225.0	395.0	0.0	0.0	3830.0
10	RESIDENTIAL	4225.0	395.0	0.0	0.0	3830.0
11	RESIDENTIAL	3445.0	243.0	0.0	0.0	3202.0
12	RESIDENTIAL	3445.0	243.0	0.0	0.0	3202.0
13	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
14	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
15	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
16	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
17	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
18	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
19	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
20	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
21	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
22	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
23	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
24	RESIDENTIAL	3445.0	194.0	0.0	0.0	3251.0
25	MECHANICAL ROOM	3445.0	3445.0	0.0	0.0	0.0
26	MECHANICAL ROOM	3445.0	3445.0	0.0	0.0	0.0
27	AMENITY	3043.0	723.0	0.0	0.0	2320.0
28	RESIDENTIAL	3043.0	134.0	0.0	0.0	2909.0
29	RESIDENTIAL	3043.0	134.0	0.0	0.0	2909.0
30	RESIDENTIAL	3043.0	134.0	0.0	0.0	2909.0
31	RESIDENTIAL	3043.0	134.0	0.0	0.0	2909.0
32	RESIDENTIAL	3043.0	134.0	0.0	0.0	2909.0
33	RESIDENTIAL	3043.0	134.0	0.0	0.0	2909.0
34	RESIDENTIAL	3043.0	134.0	0.0	0.0	2909.0
35	RESIDENTIAL	3043.0	134.0	0.0	0.0	2909.0
36	RESIDENTIAL	3043.0	134.0	0.0	0.0	2909.0
37	RESIDENTIAL	3043.0	178.0	0.0	0.0	2865.0
38	RESIDENTIAL	3043.0	130.0	0.0	0.0	2913.0
39	RESIDENTIAL	3043.0	178.0	0.0	0.0	2865.0
40	RESIDENTIAL	3043.0	130.0	0.0	0.0	2913.0
41	RESIDENTIAL	3043.0	178.0	0.0	0.0	2865.0
42	RESIDENTIAL	3043.0	130.0	0.0	0.0	2913.0
43	RESIDENTIAL	3043.0	178.0	0.0	0.0	2865.0
44	RESIDENTIAL	3043.0	130.0	0.0	0.0	2913.0
45	RESIDENTIAL	3043.0	143.0	0.0	0.0	2900.0
46	RESIDENTIAL	3043.0	143.0	0.0	0.0	2900.0
47	RESIDENTIAL	3043.0	143.0	0.0	0.0	2900.0
48	RESIDENTIAL	3043.0	143.0	0.0	0.0	2900.0
49	MECHANICAL ROOM	3043.0	3043.0	0.0	0.0	0.0
50	MECHANICAL ROOM	3043.0	3043.0	0.0	0.0	0.0
51	RESIDENTIAL	2185.0	124.0	0.0	0.0	2061.0
52	RESIDENTIAL	2185.0	124.0	0.0	0.0	2061.0
53	RESIDENTIAL	2185.0	124.0	0.0	0.0	2061.0
54	RESIDENTIAL	2185.0	124.0	0.0	0.0	2061.0
55	RESIDENTIAL	2185.0	124.0	0.0	0.0	2061.0
56	MECHANICAL ROOM	3043.0	3043.0	0.0	0.0	0.0
57	MECHANICAL ROOM	3043.0	3043.0	0.0	0.0	0.0
58	BULKHEAD	965.0	965.0	0.0	0.0	0.0
TOTAL	MECHANICAL ROOMS	10736.0	10736.0	0.0	0.0	0.0
TOTAL	RESIDENTIAL	10736.0	10736.0	0.0	0.0	13788.0
TOTAL	MECHANICAL ROOMS	10736.0	10736.0	0.0	0.0	0.0
TOTAL	RESIDENTIAL	10736.0	10736.0	0.0	0.0	13788.0
AB BFE	TOTAL	10736.0	10736.0	0.0	0.0	13788.0

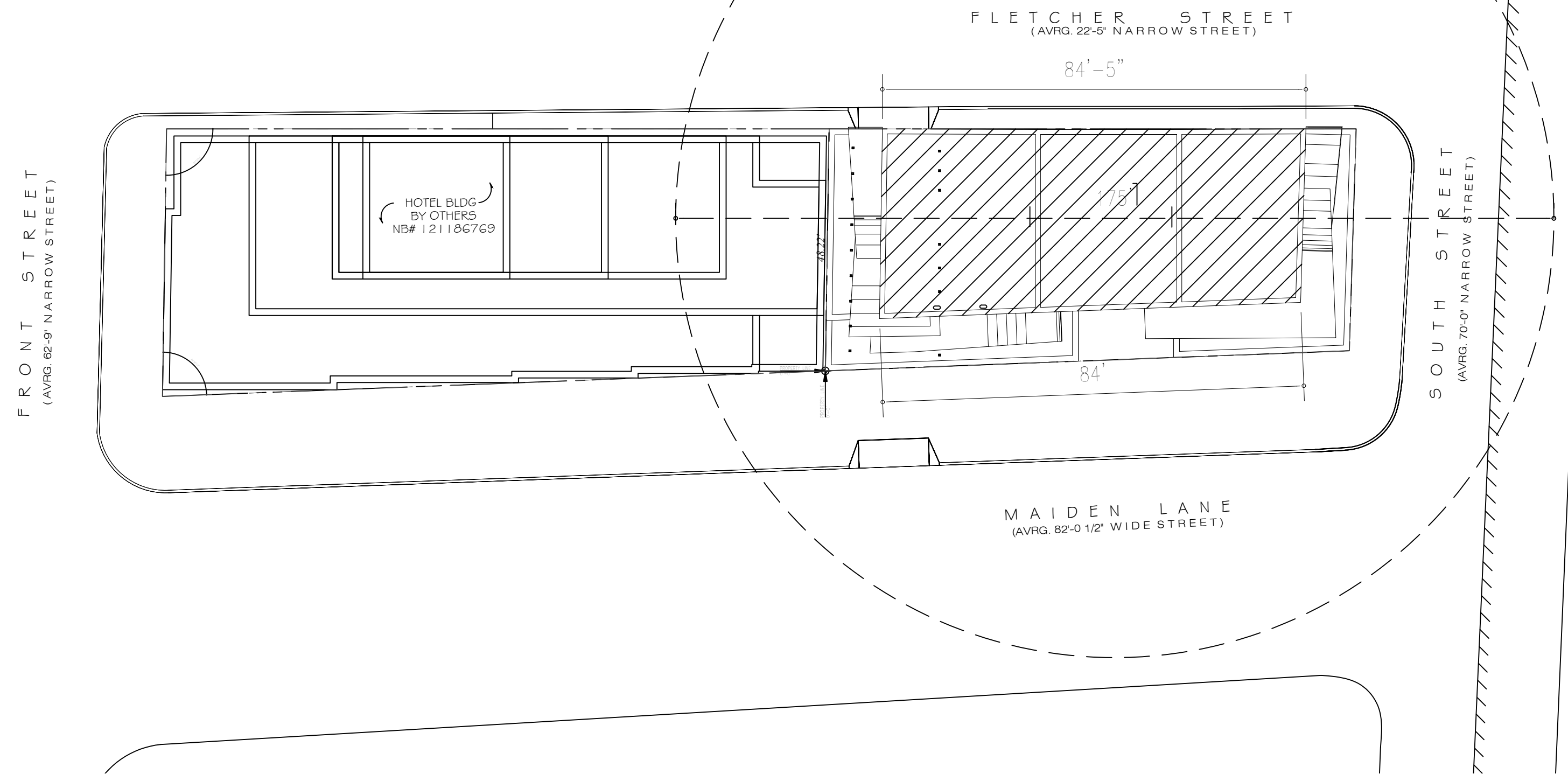
Quality Housing Deductions and Dwelling Unit Schedule									
FLOOR	# OF DWELLING UNITS	DENSITY IN CORRIDOR	DAYLIGHT IN CORRIDOR	REFUSE ROOM	RECREATION ROOM	LAUNDRY ROOM	TOTAL		
1	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5	4	134.0	134.0	12.0	0.0	0.0	280.0	0.0	280.0
6	4	134.0	134.0	12.0	0.0	0.0	280.0	0.0	280.0
7	4	134.0	134.0	12.0	0.0	0.0	280.0	0.0	280.0
8	4	134.0	134.0	12.0	0.0	0.0	280.0	0.0	280.0
9	4	134.0	134.0	12.0	0.0	0.0	280.0	0.0	280.0
10	4	134.0	134.0	12.0	0.0	0.0	280.0	0.0	280.0
11	2	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
12	2	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
13	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
14	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
15	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
16	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
17	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
18	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
19	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
20	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
21	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
22	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
23	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
24	3	94.5	94.5	12.0	0.0	0.0	201.0	0.0	201.0
25	MECHANICAL ROOM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
26	MECHANICAL ROOM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
27	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
28	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
29	2	94.0	94.0	12.0	0.0	0.0	200.0	0.0	200.0
30	2	94.0	94.0	12.0	0.0	0.0	200.0	0.0	200.0
31	2	94.0	94.0	12.0	0.0	0.0	200.0	0.0	200.0
32	2	94.0	94.0	12.0	0.0	0.0	200.0	0.0	200.0
33	2	94.0	94.0	12.0	0.0	0.0	200.0	0.0	200.0
34	2	94.0	94.0	12.0	0.0	0.0	200.0	0.0	200.0
35	2	94.0	94.0	12.0	0.0	0.0	200.0	0.0	200.0
36	2	94.0	94.0	12.0	0.0	0.0	200.0	0.0	200.0
37	1	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
38	1	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
39	1	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
40	1	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
41	1	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
42	1	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
43	1	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
44	1	100.0	100.0	12.0	0.0	0.0	212.0	0.0	212.0
45	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
46	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
47	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
48	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
49	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
50	MECHANICAL ROOM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
51	MECHANICAL ROOM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
52	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
53	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
54	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
55	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	60	3,765.0	3,765.0	388.0	0.0	0.0	12,006.0	0.0	12,006.0

BASE PLANE CALCULATIONS

$$\frac{(4.83 + 4.68) + (4.68 + 5.51)}{2} = 4.925$$
$$\frac{(5.51 + 6.26) + (6.26 + 4.83)}{2} = 5.715$$
$$\frac{(4.925 + 5.715)}{2} = 5.32$$

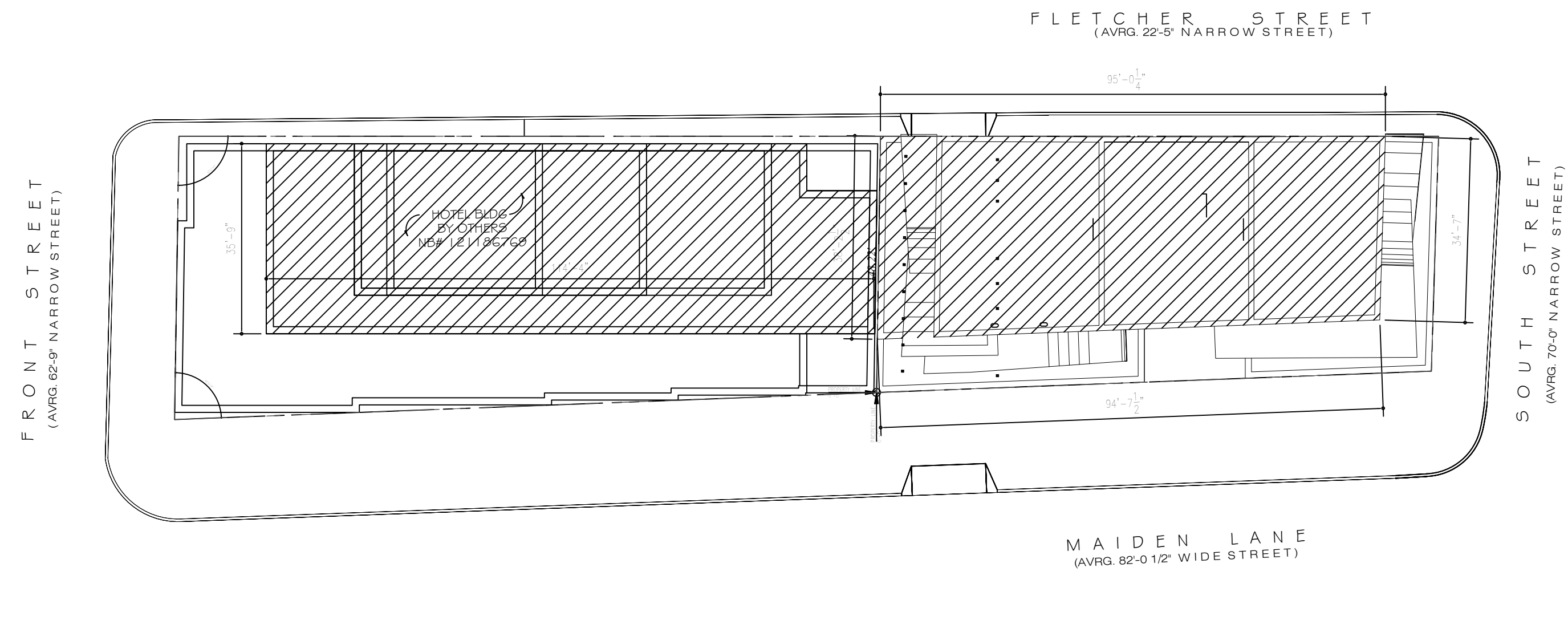


1 LOT COVERAGE ABOVE 300' (PROVIDED (HOTEL) 2,233 SF + (RES) 3,043 SF) = 5,276 SF  
1" = 20'-0"



3 MAX. HORIZONTAL DIM. ABOVE 300' - 175'  
1" = 20'-0"

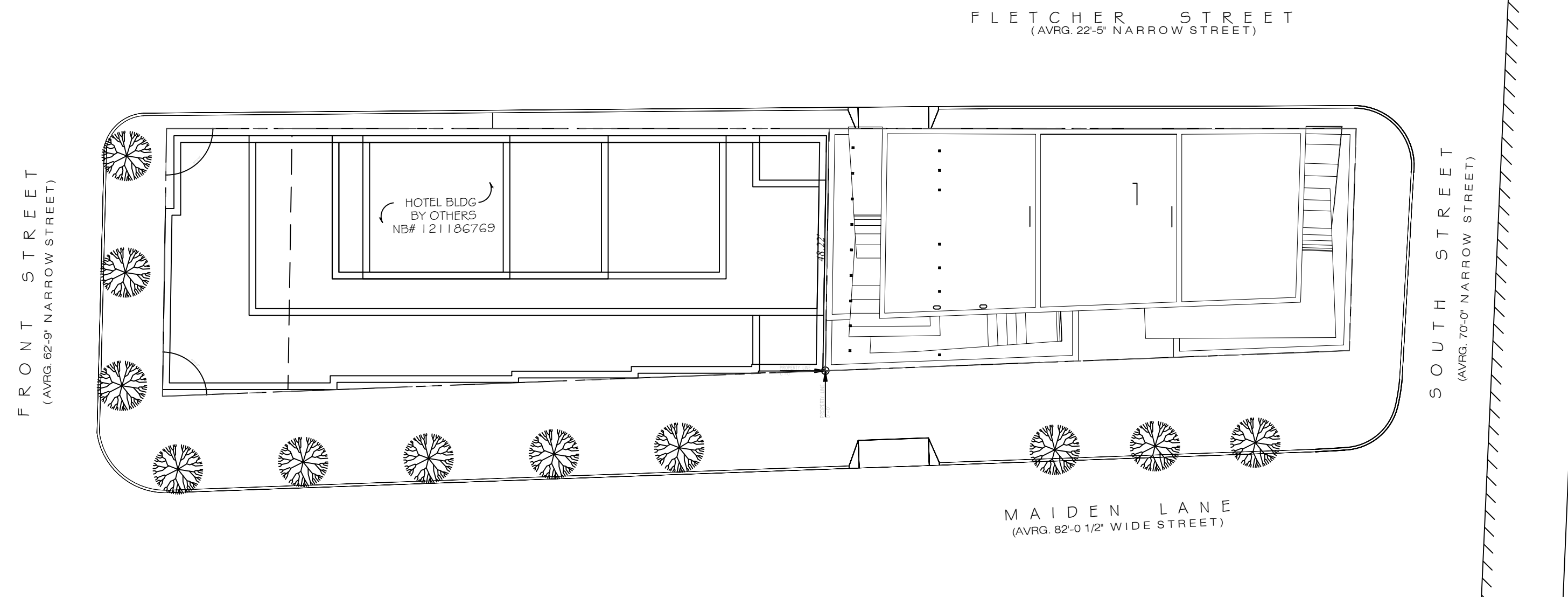
FOR ANY PORTION OF A BUILDING ABOVE A HEIGHT OF 300', THE MAXIMUM HORIZONTAL DIMENSION, MEASURE IN ANY DIRECTION, SHALL NOT EXCEED 175' 84'-5" PROVIDED COMPLIES



2 LOT COVERAGE UP TO 300' (PROVIDED (HOTEL) 4,055 SF + (RES) 3,447 SF) = 7,498 SF  
1" = 20'-0"

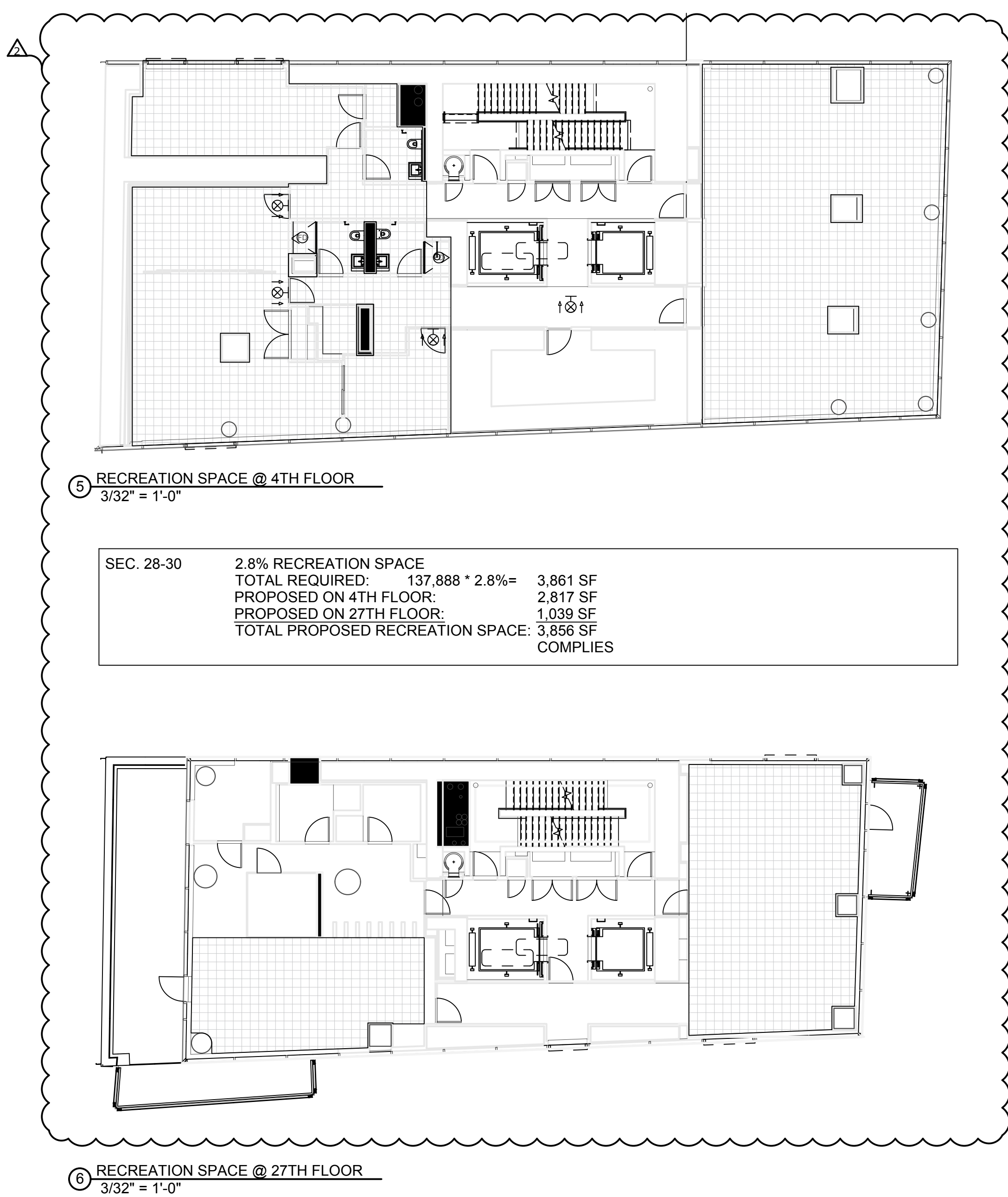
LOT COVERAGE AND MAXIMUM HORIZONTAL DIMENSION OF TALL BUILDINGS ABOVE THE MAXIMUM BASE HEIGHT, UP TO 300', THE MAXIMUM LOT COVERAGE OF ANY ZONING LOT SHALL BE 65%. ABOVE A HEIGHT OF 300', THE MAXIMUM LOT COVERAGE OF ANY ZONING LOT SHALL BE 50%.

A) REQUIRED 11,536 SF X 65% = 7,498 SF PROVIDED (HOTEL) 4,055 + (RES) 3,443 = 7,498 COMPLIES  
B) REQUIRED 11,536 SF X 50% = 5,768 SF PROVIDED (HOTEL) 2,233 + (RES) 3,043 = 5,276 COMPLIES



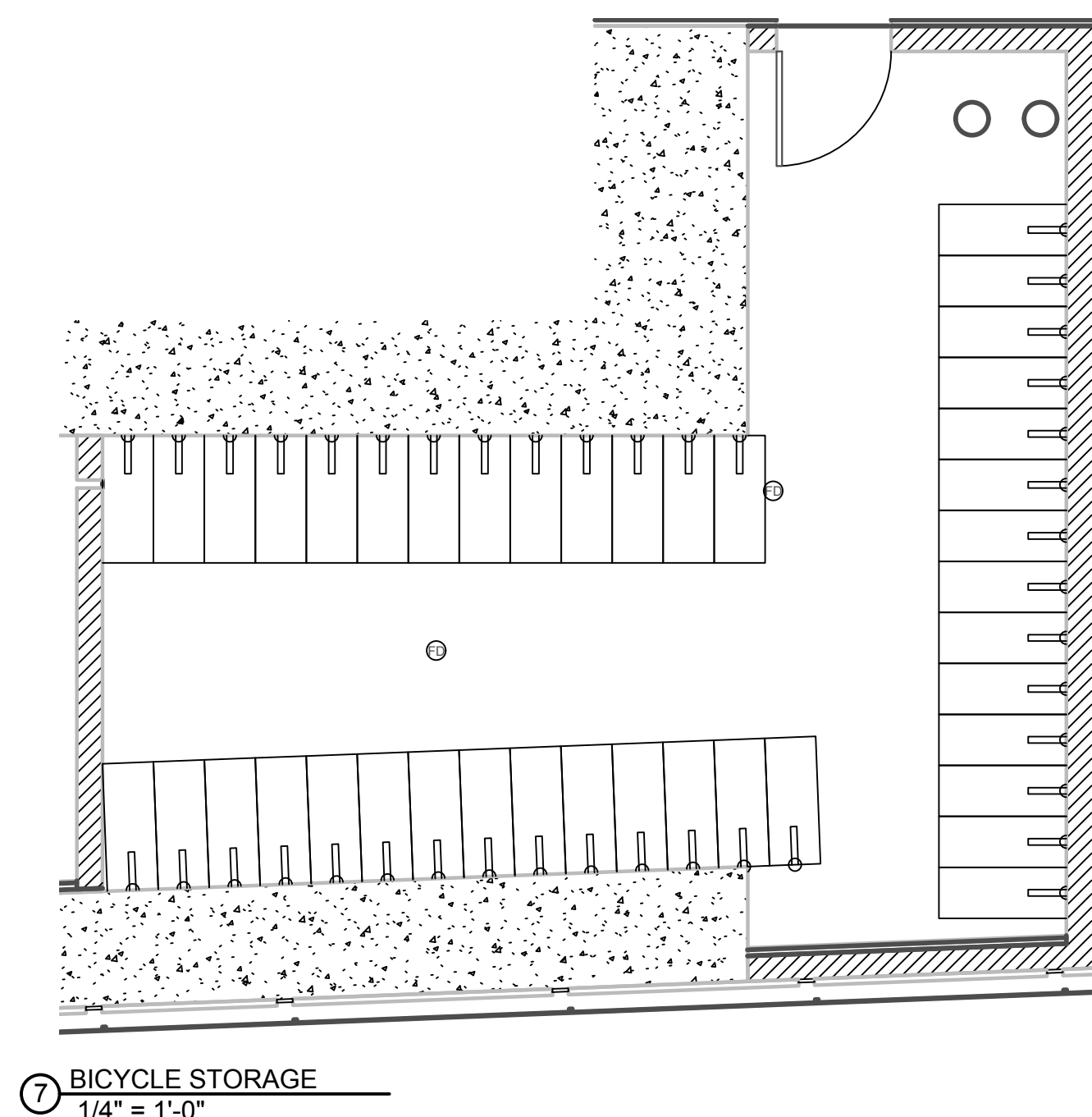
4 STREET TREE PLANTING  
1" = 20'-0"

SEC. 26-1421 TREE PER 25' OF STREET FRONTAGE  
TOTAL REQUIRED 571.25' / 25' = 23 TREES  
PROPOSED 1 TREE COMPLIES  
REST WILL BE PLANTED OFF SITE

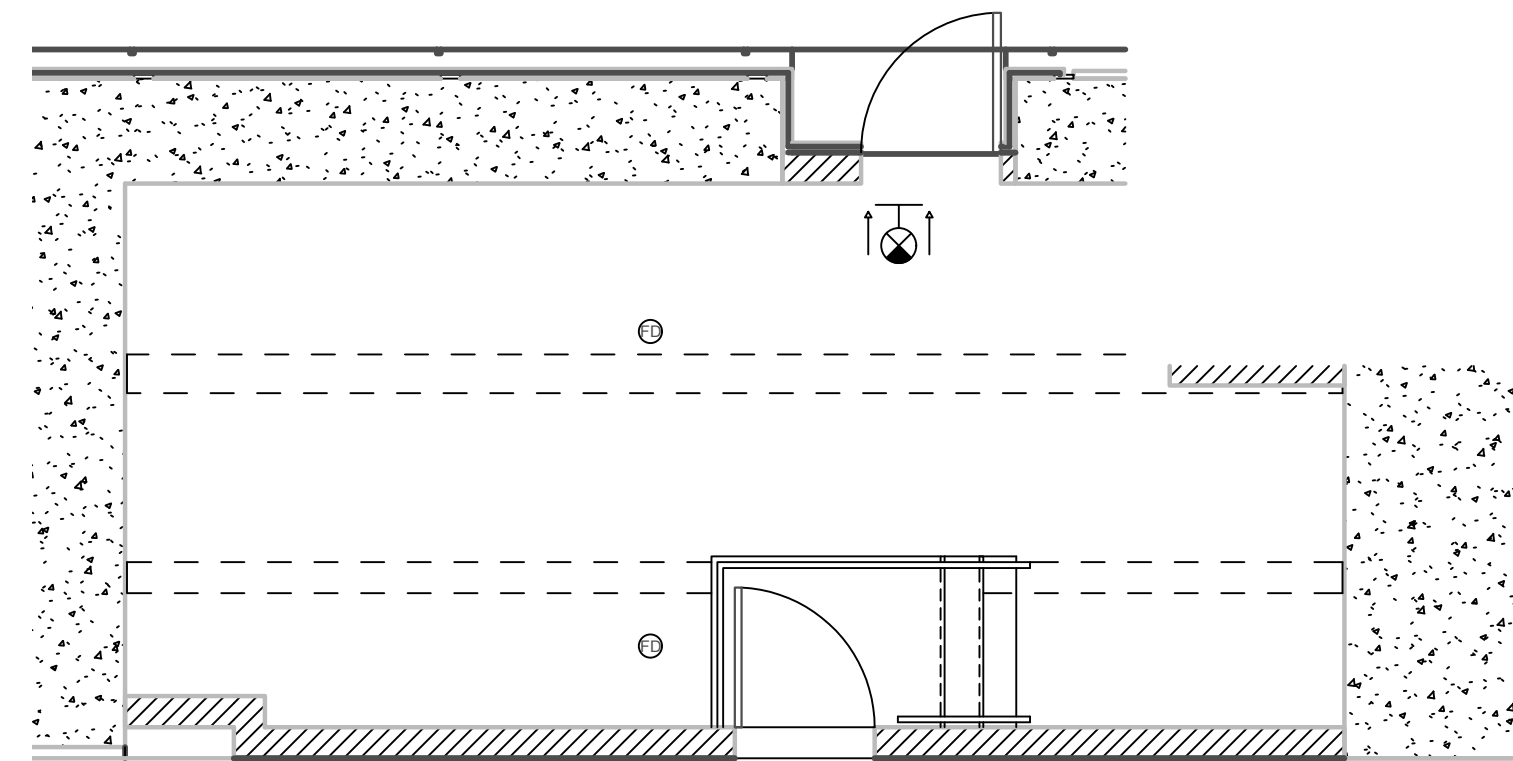


5 RECREATION SPACE @ 4TH FLOOR  
3/32" = 1'-0"

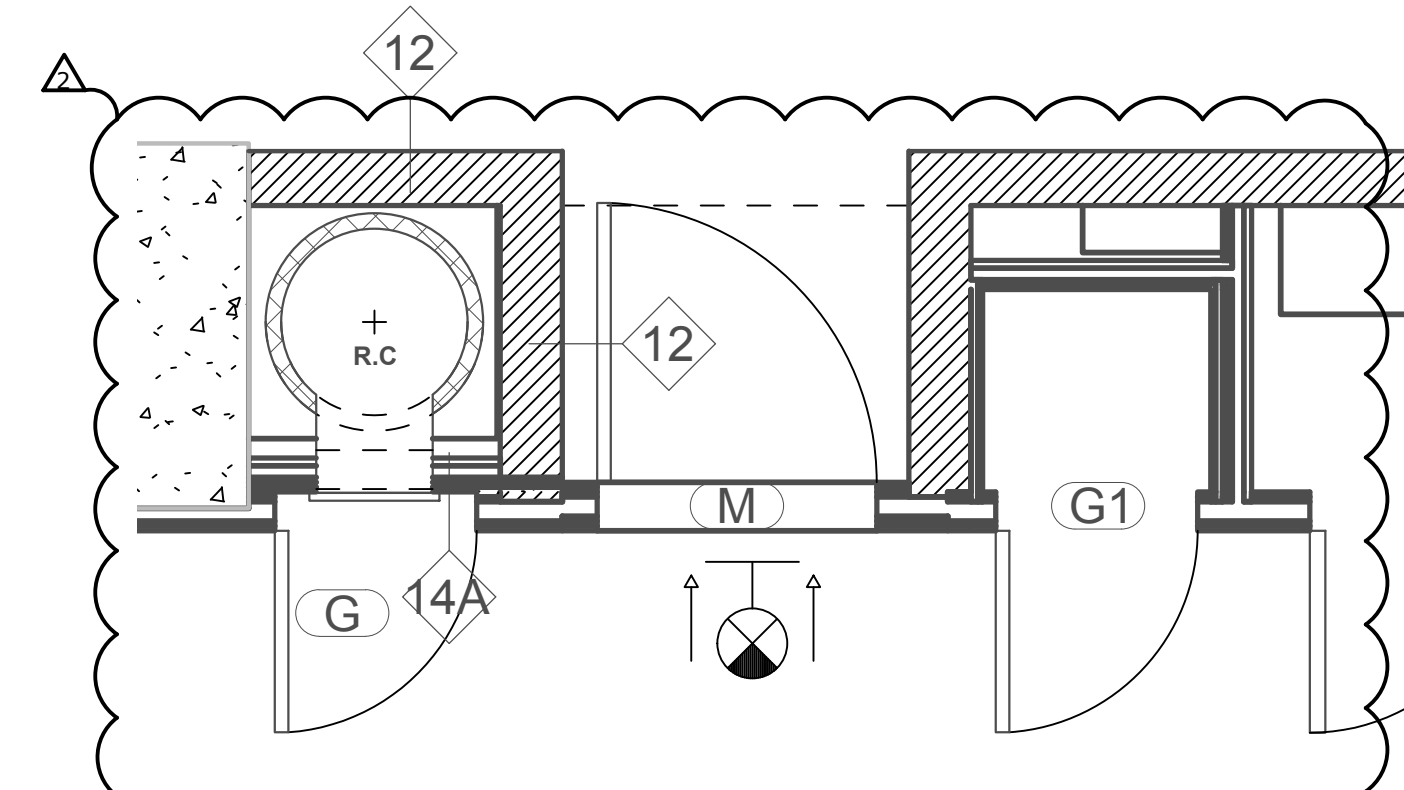
6 RECREATION SPACE @ 27TH FLOOR  
3/32" = 1'-0"



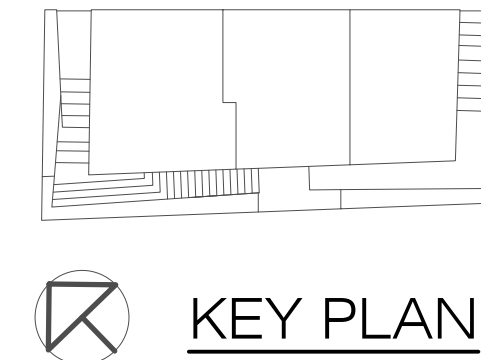
7 BICYCLE STORAGE  
1/4" = 1'-0"



8 COMPACTOR ROOM  
1/4" = 1'-0"



9 REFUSE CHUTE  
1/2" = 1'-0"



KEY PLAN

9/23/2016	PAA_02
10/20/2015	PAA_01
5/20/2014	DOB SUBMISSION
NO.	DATE
NO.	REVISION

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

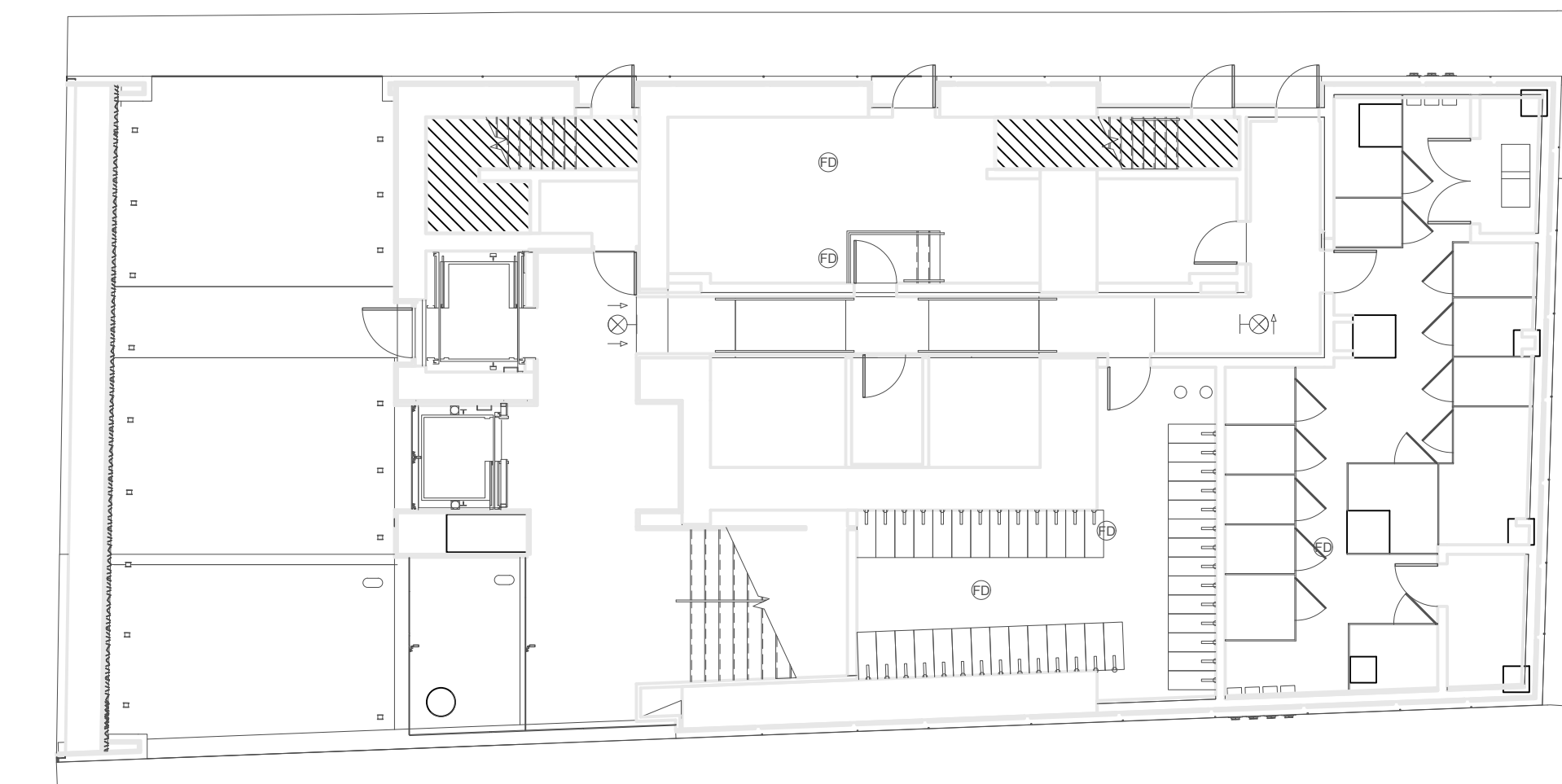
DOB SCAN

DOB STAMPS & SIGNATURES



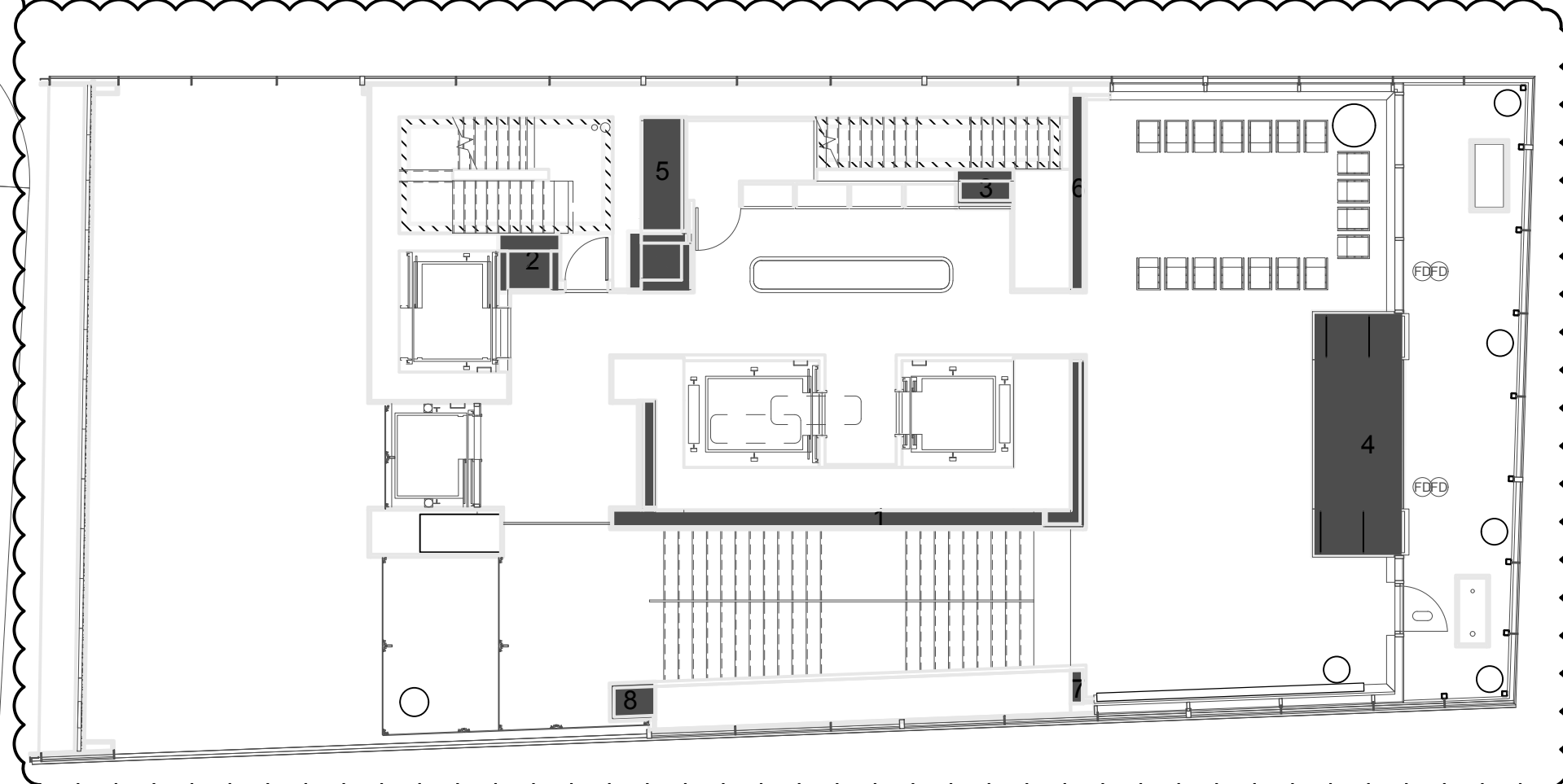
DWG TITLE  
**ZONING CALCULATIONS & SCHEDULES**

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT # : 13A25.03	SCALE: AS NOTED
DWG # :	Z-002.02
CAD FILE: J:\13A25.03	



1 1ST FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
3807 SF (BFE)



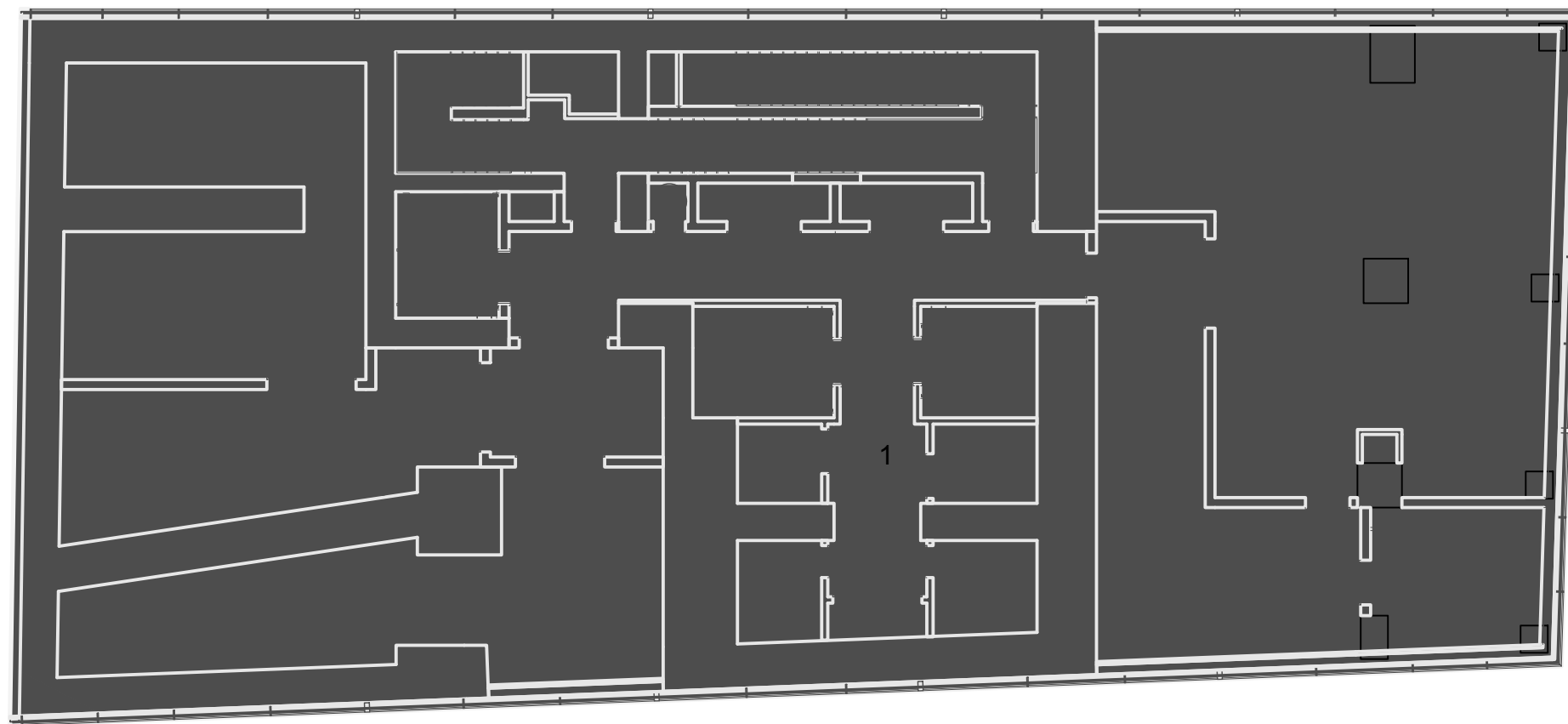
2 2ND FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
2919 SF

2ND FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	62 SF
2	18 SF
3	11 SF
4	111 SF
5	26 SF
6	15 SF
7	2 SF
8	9 SF
RC	20 SF
	274 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	0 SF
DENSITY (50%)	0 SF
REC. SPACE	0 SF
TOTAL QH	12 SF

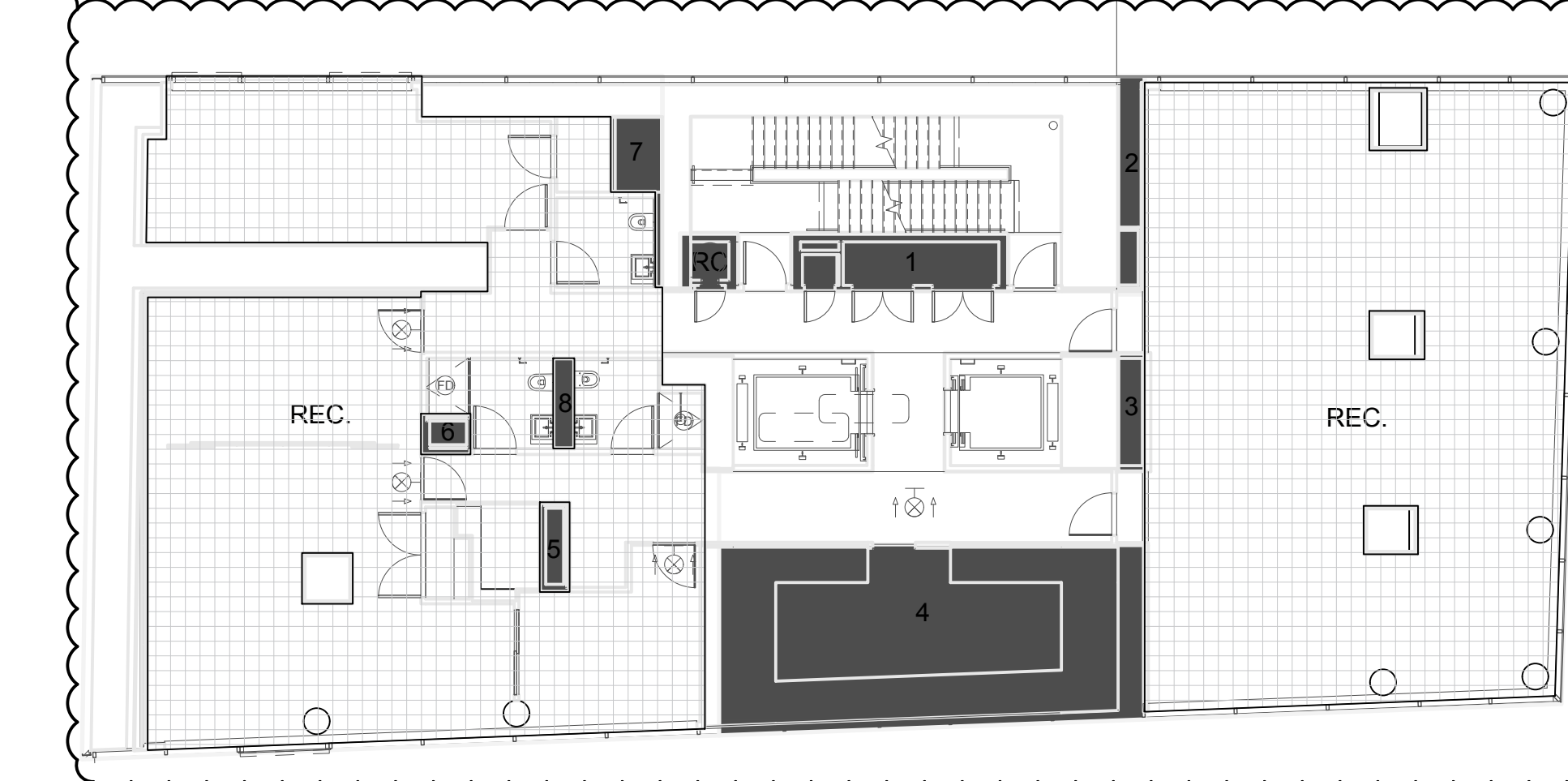
STAIR DEDUCTION	
	54 SF



3 3RD FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
4837 SF

3RD FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	4837 SF

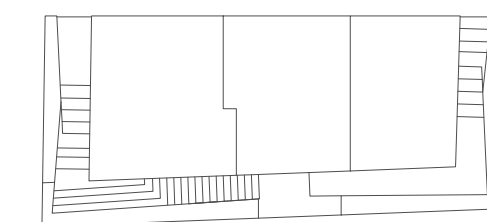


4 4TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
4837 SF

4TH FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	62 SF
2	29 SF
3	16 SF
4	388 SF
5	13 SF
6	10 SF
7	23 SF
8	10 SF
RC	17 SF
	568 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	0 SF
DENSITY (50%)	0 SF
REC. SPACE	261 SF
TOTAL QH	283 SF



KEY PLAN

NOTES

9/23/2016	PAA.02
10/20/2015	PAA.01
5/20/2014	DOB SUBMISSION
	REVISION

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

DOB SCAN

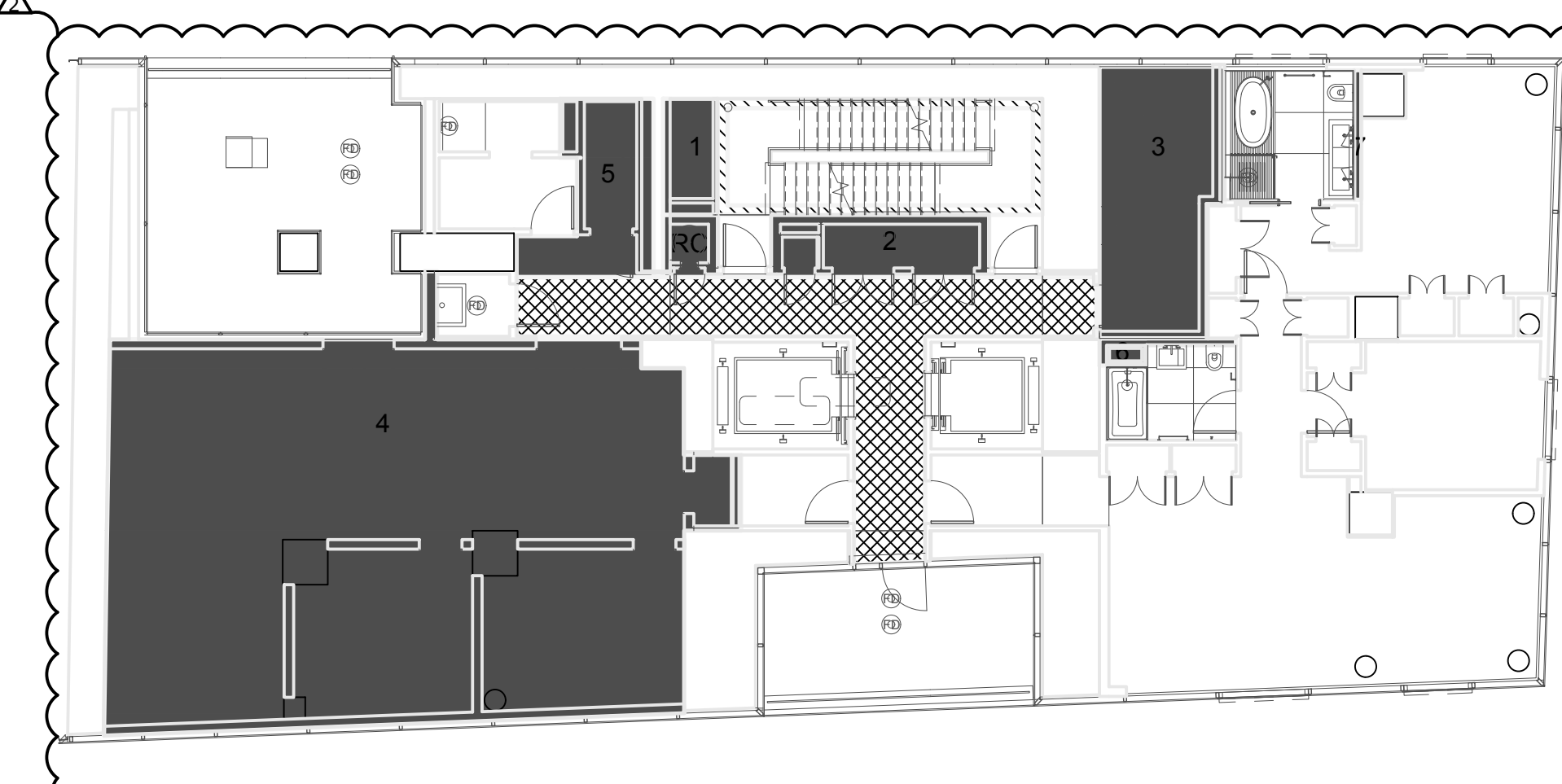
DOB STAMPS & SIGNATURES



DWG TITLE  
**ZONING CALCULATIONS & SCHEDULES**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #:
	Z-003.02

CAD FILE: J:\13A25.03



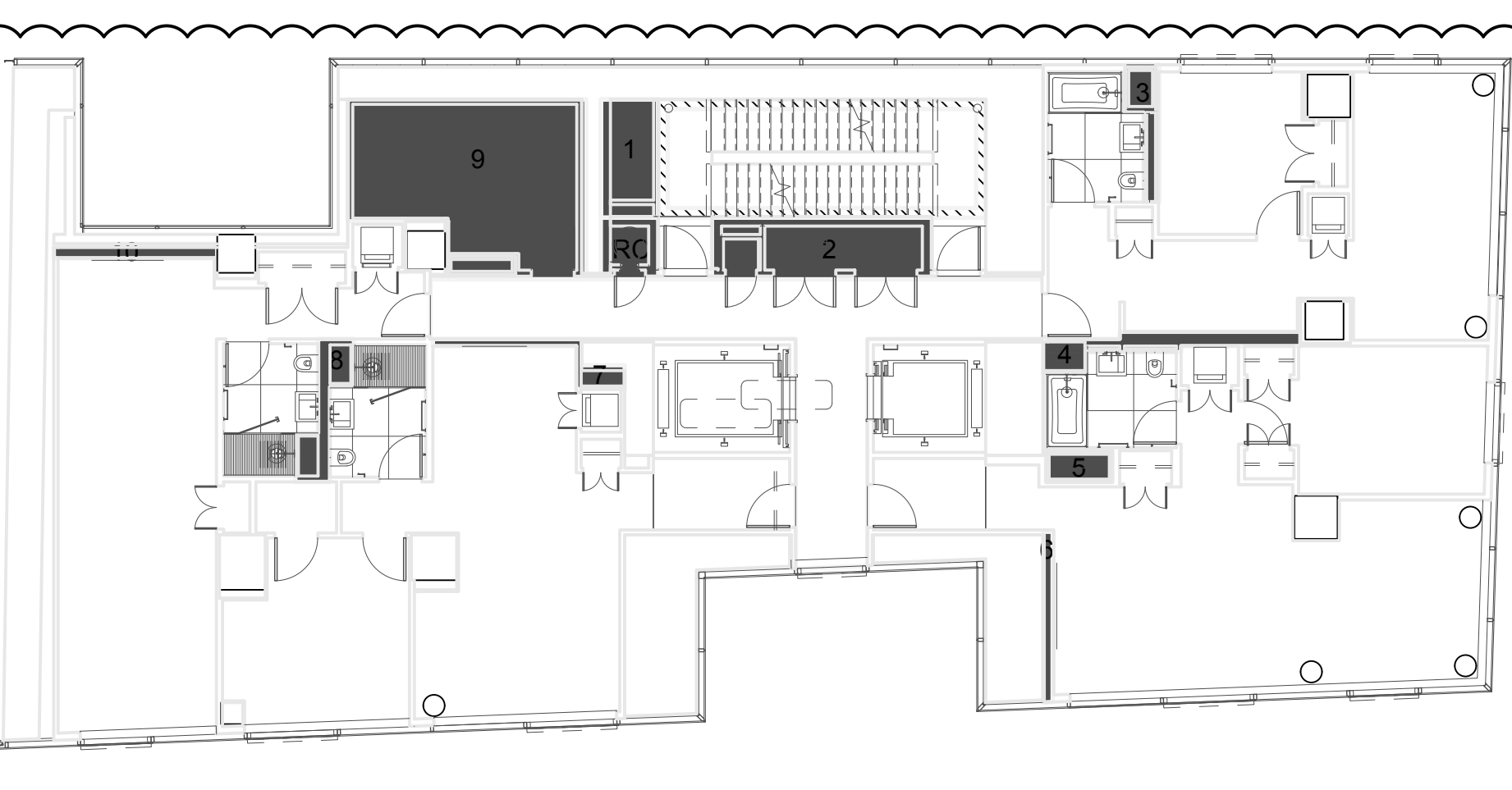
5 5TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
4235 SF

5TH FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	31 SF
2	67 SF
3	157 SF
4	1118 SF
5	85 SF
6	9 SF
7	5 SF
RC	17 SF
	1480 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	129 SF
DENSITY (50%)	129 SF
REC. SPACE	63 SF
TOTAL QH	270 SF

STAIR DEDUCTION	
	40 SF



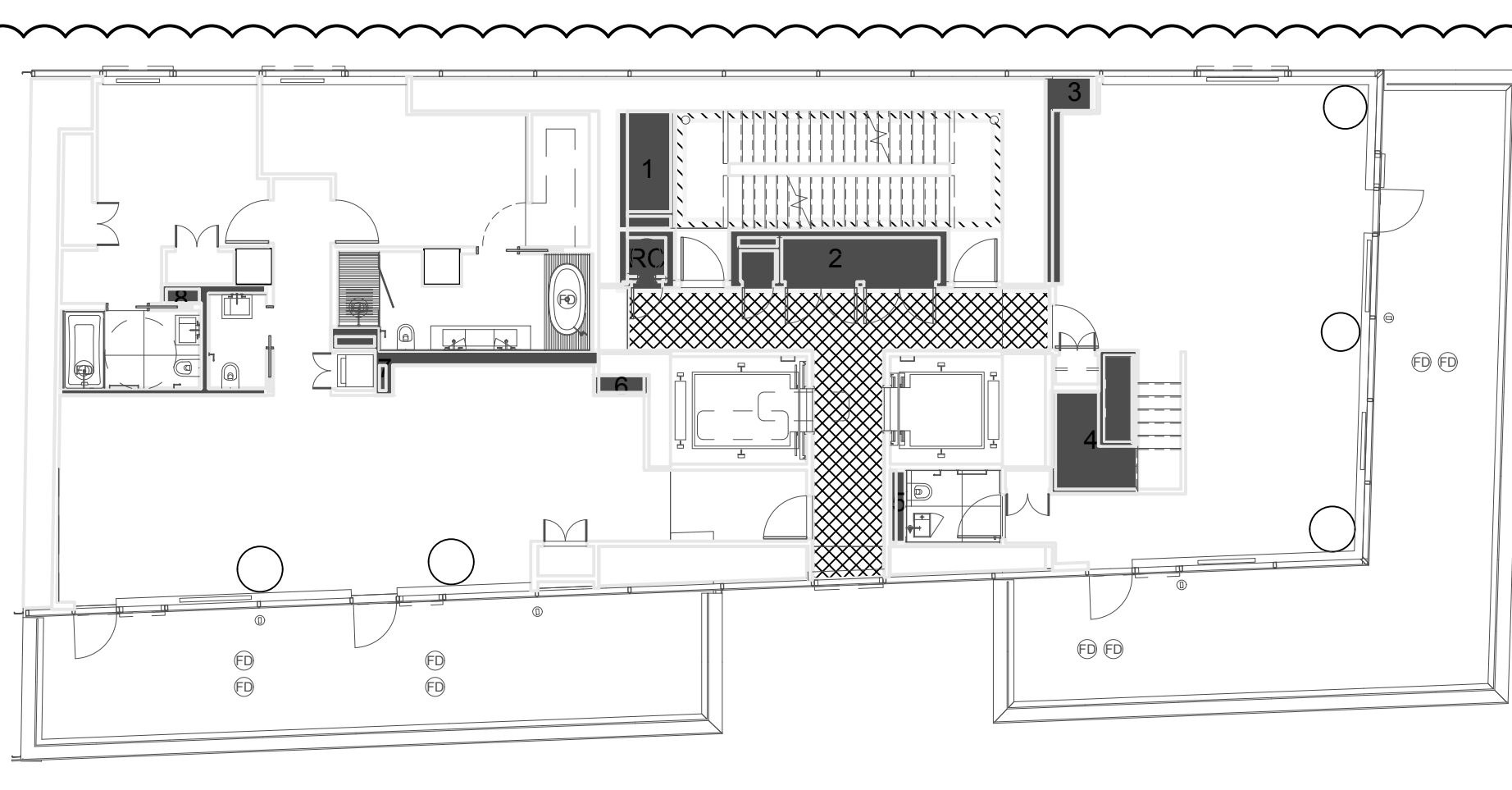
6 6TH - 10TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
4429 SF

6TH - 10TH FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	33 SF
2	68 SF
3	15 SF
4	24 SF
5	10 SF
6	8 SF
7	11 SF
8	19 SF
9	180 SF
10	11 SF
RC	17 SF
	395 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	134 SF
DENSITY (50%)	134 SF
REC. SPACE	63 SF
TOTAL QH	280 SF

STAIR DEDUCTION	
	40 SF



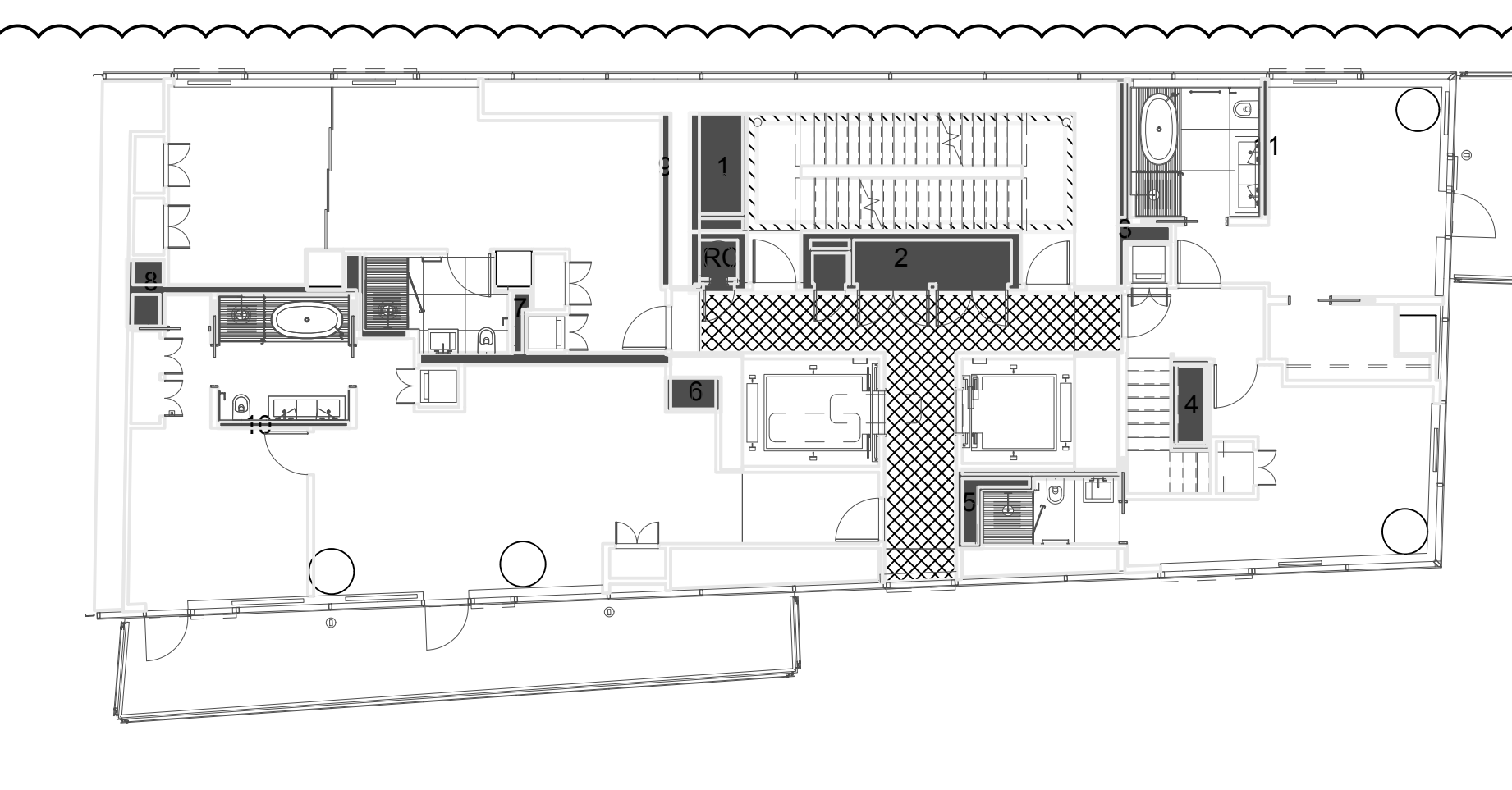
7 11TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
3446 SF

11TH FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
RC	17 SF
1	66 SF
2	33 SF
3	15 SF
4	18 SF
5	25 SF
6	5 SF
7	11 SF
8	19 SF
9	52 SF
10	22 SF
RC	17 SF
	243 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	101 SF
DENSITY (50%)	101 SF
REC. SPACE	0 SF
TOTAL QH	214 SF

STAIR DEDUCTION	
	40 SF



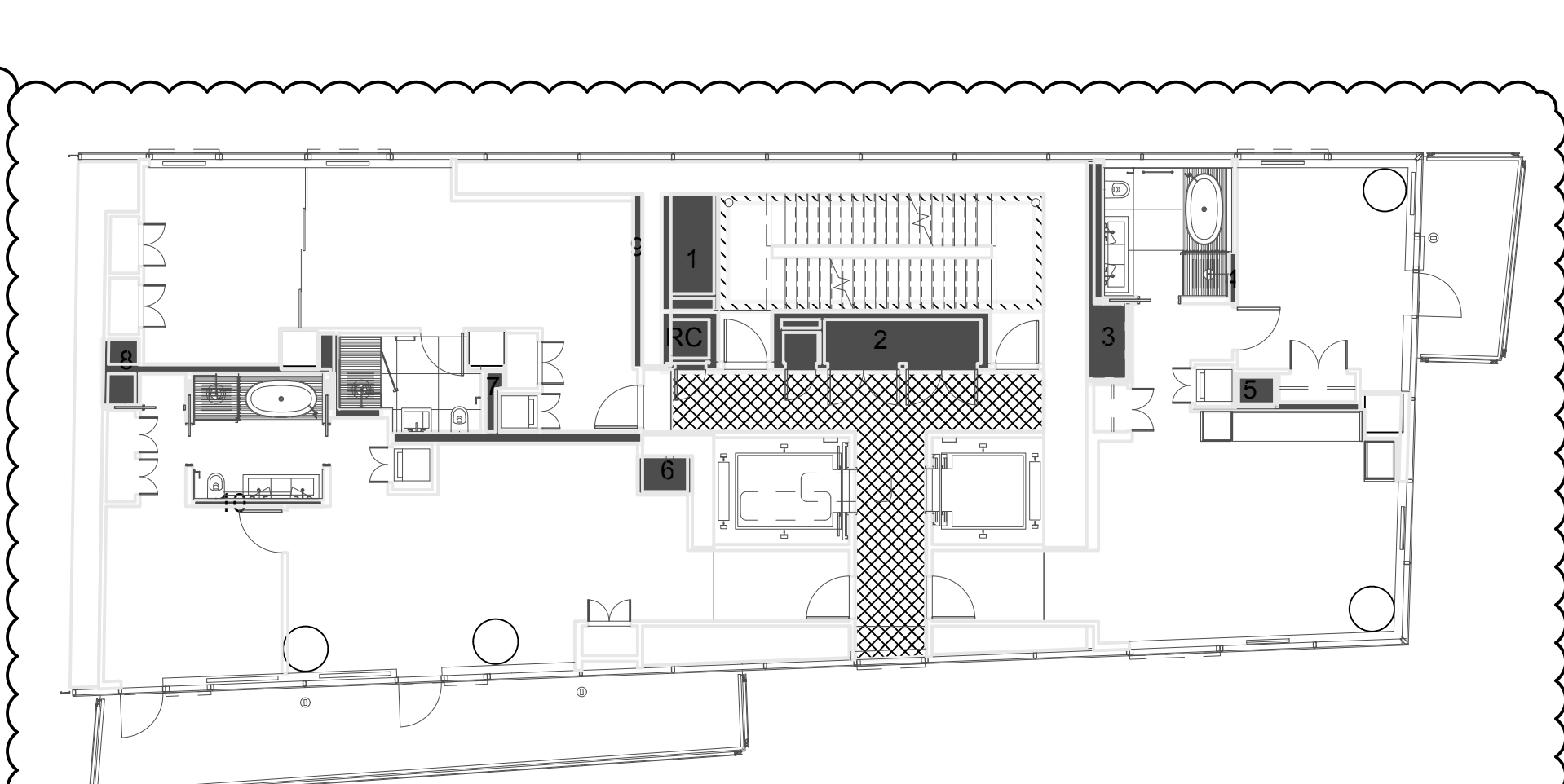
8 12TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
3446 SF

12TH FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	33 SF
2	66 SF
3	15 SF
4	18 SF
5	20 SF
6	9 SF
7	19 SF
8	27 SF
9	8 SF
10	5 SF
11	5 SF
RC	17 SF
	241 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	101 SF
DENSITY (50%)	101 SF
REC. SPACE	0 SF
TOTAL QH	214 SF

STAIR DEDUCTION	
	40 SF



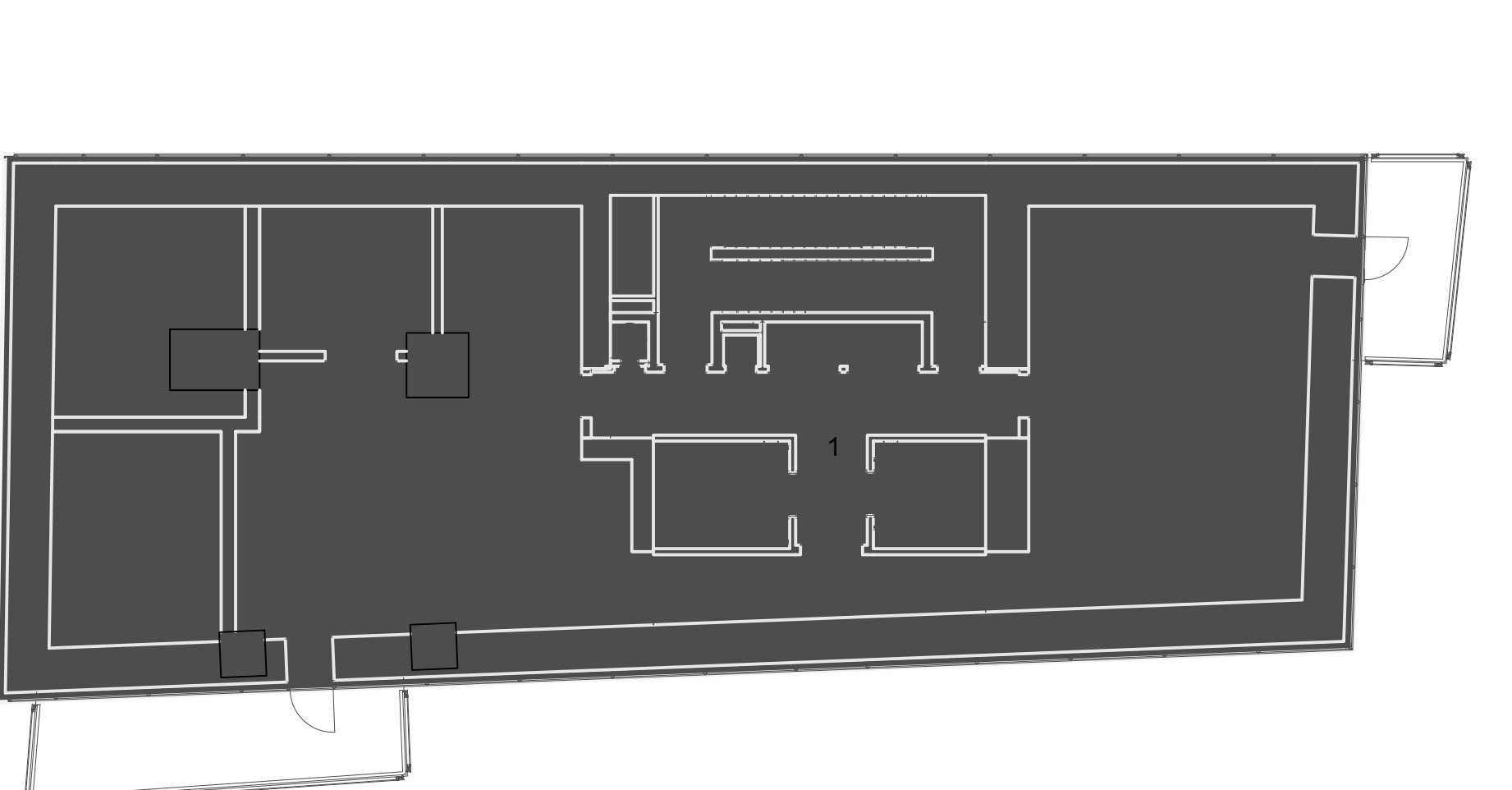
9 13TH - 24TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
3446 SF

13TH - 24TH FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	33 SF
2	66 SF
3	30 SF
4	2 SF
5	13 SF
6	10 SF
7	19 SF
8	27 SF
9	8 SF
10	5 SF
RC	17 SF
	230 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	94.5 SF
DENSITY (50%)	94.5 SF
REC. SPACE	0 SF
TOTAL QH	204 SF

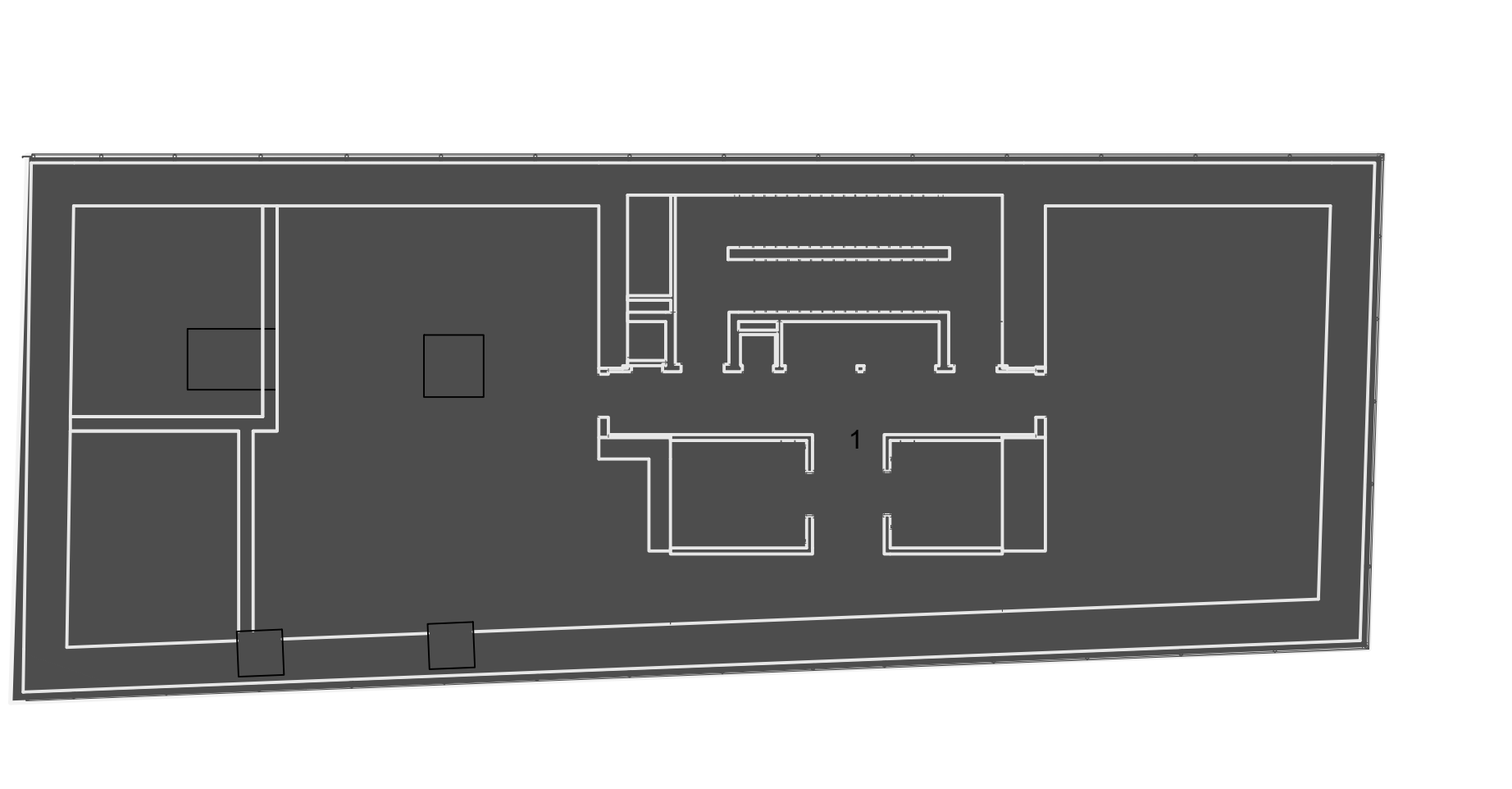
STAIR DEDUCTION	
	40 SF



10 25TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
3446 SF

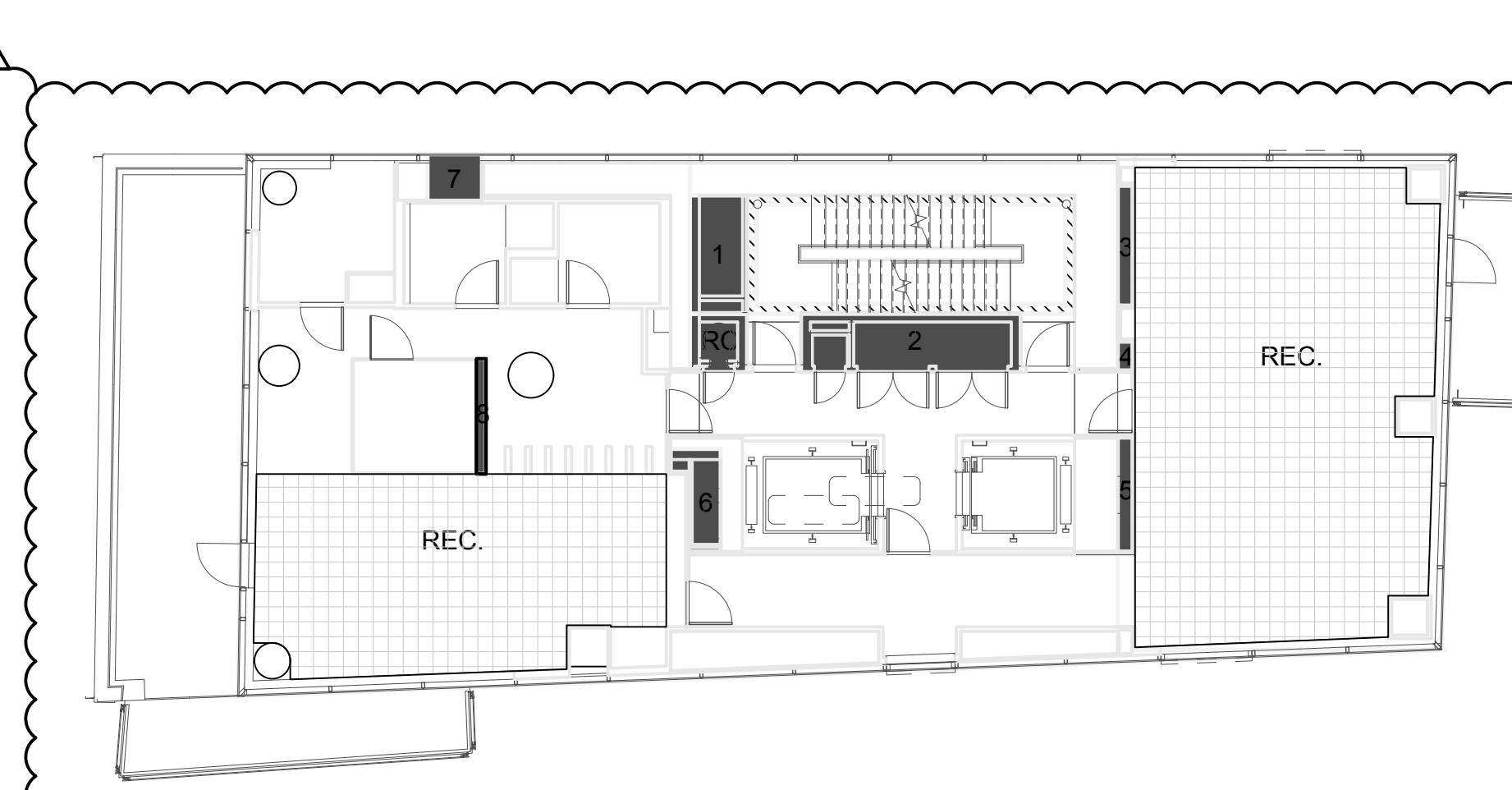
25TH FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	3446 SF



11 26TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA  
3446 SF

26TH FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	3446 SF



12 27TH FLOOR  
3/32" = 1'-0"

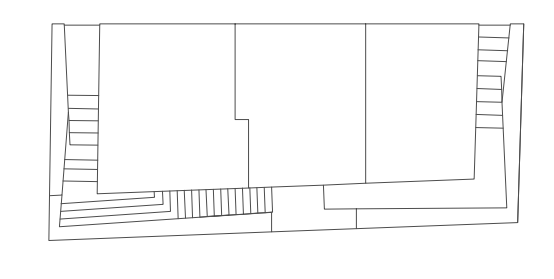
GROSS FL AREA  
3043 SF

27TH FLOOR - MECHANICAL DEDUCTIONS	
Location	Area
1	33 SF
2	62 SF
3	10 SF
4	3 SF
5	10 SF
6	19 SF
7	13 SF
8	5 SF
RC	16 SF
	172 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	0 SF
DENSITY (50%)	0 SF
REC. SPACE	1039 SF
TOTAL QH	1051 SF

STAIR DEDUCTION	
	40 SF





KEY PLAN

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

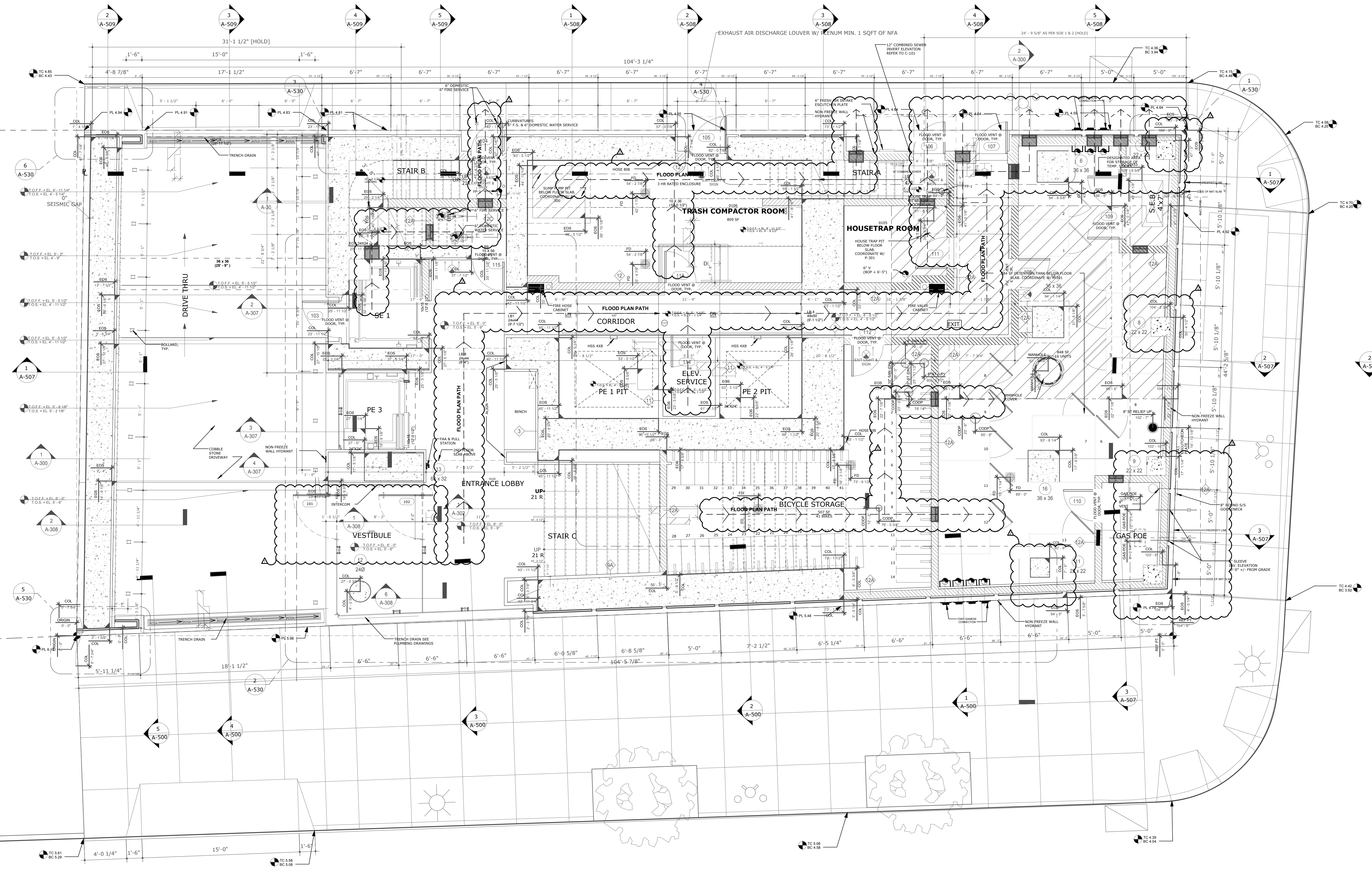
# SOUTH STREET

(AVRG. 70'-0" NARROW STREET)

# MAIDEN LANE

(AVRG. 82'-0 1/2" WIDE STREET)

LOT 7  
(BY OTHERS)



NO.	DATE	REVISION
1	09/23/2016	PAA.02
2	10/20/2015	PAA.01
3	05/20/2014	DOB SUBMISSION

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

DOB SCAN

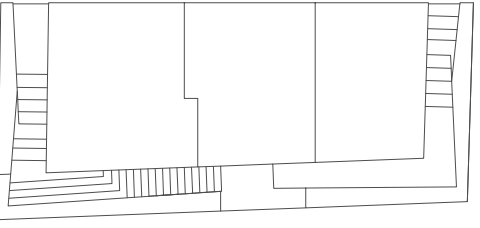
DOB STAMPS & SIGNATURES



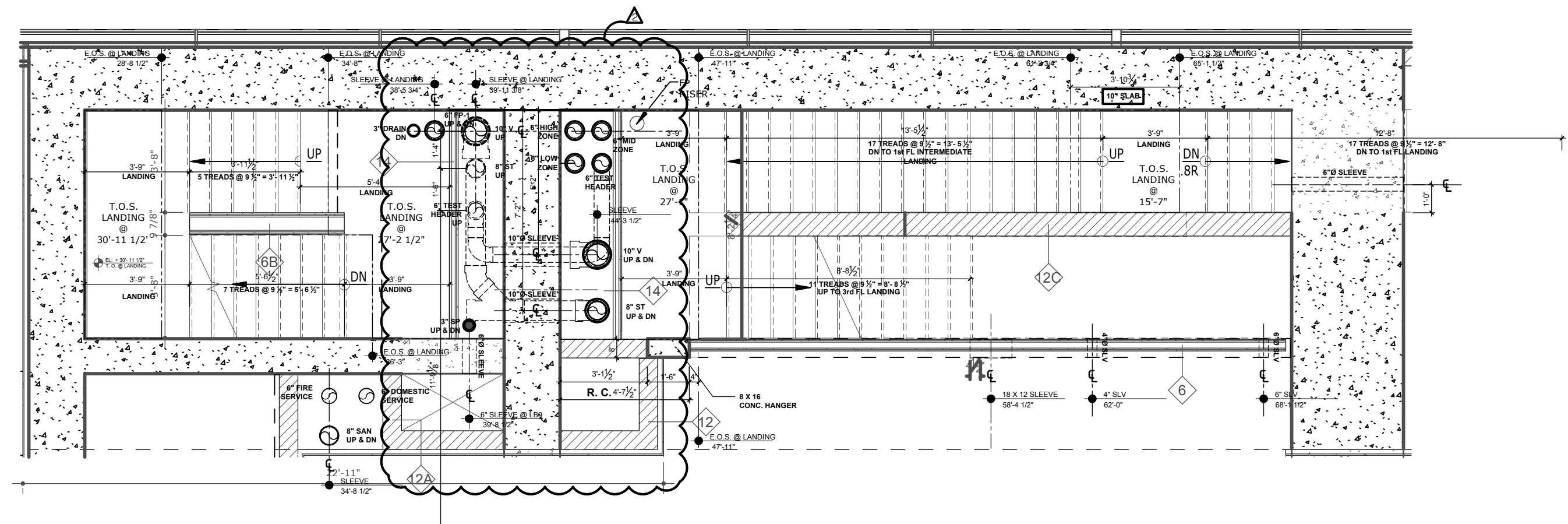
DWG TITLE  
**1ST FLOOR**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13A25.03 SCALE: AS NOTED DWG #: <b>A-101.02</b>
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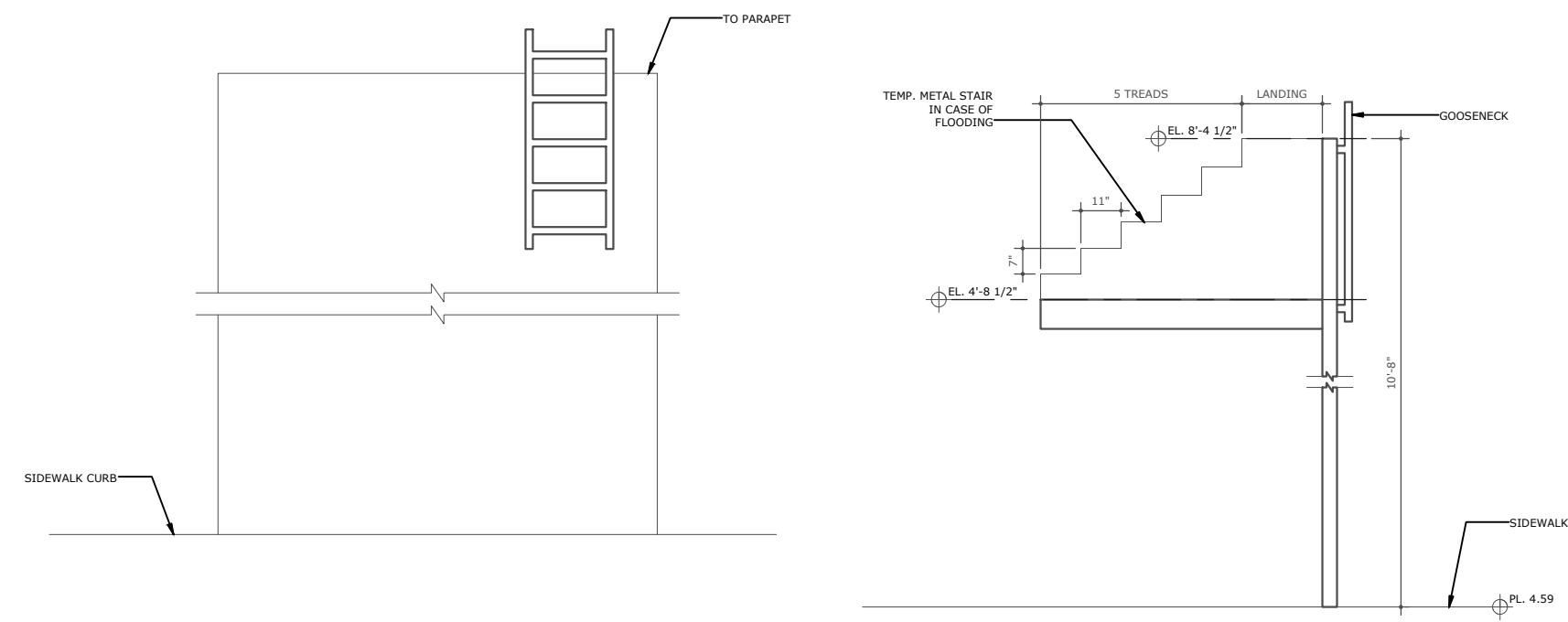
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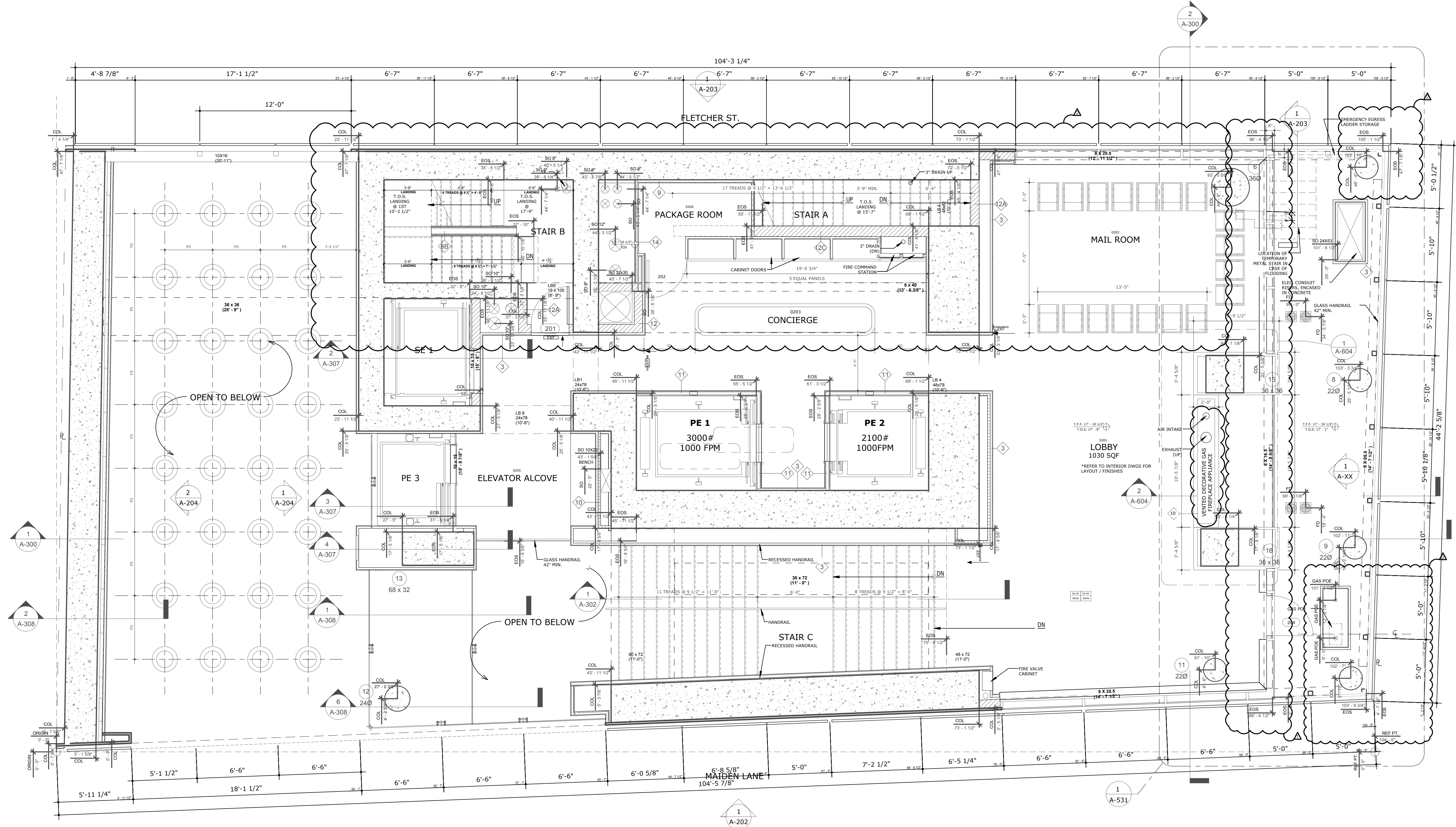
KEY PLAN



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



3 DETAIL FOR FLOOD ESCAPE STAIR & LADDER  
1/4" = 1'-0"



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

NO.	DATE	REVISION
1	09/23/2015	PAA_02
2	10/20/2015	PAA_01
3	05/20/2014	DOB SUBMISSION

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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
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DOB SCAN

DOB STAMPS & SIGNATURES



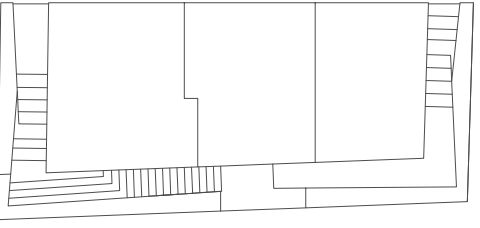
DWG TITLE

2ND FLOOR

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #: 13A25.03	SCALE: AS NOTED
DWG #:	A-102.02

CAD FILE: 3-13A25.03

NOTES



KEY PLAN

NO.	DATE	REVISION
1	09/23/2016	PAA .02
2	10/20/2015	PAA .01
3	05/20/2014	DOB SUBMISSION

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

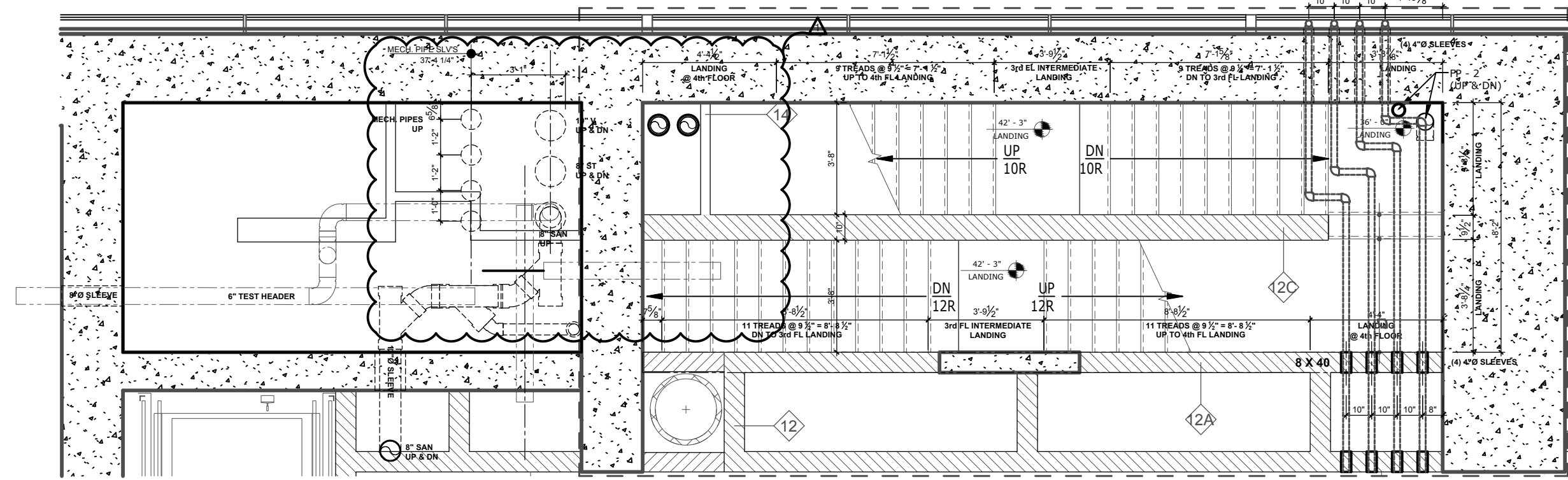
3RD FLOOR

SEAL & SIGNATURE

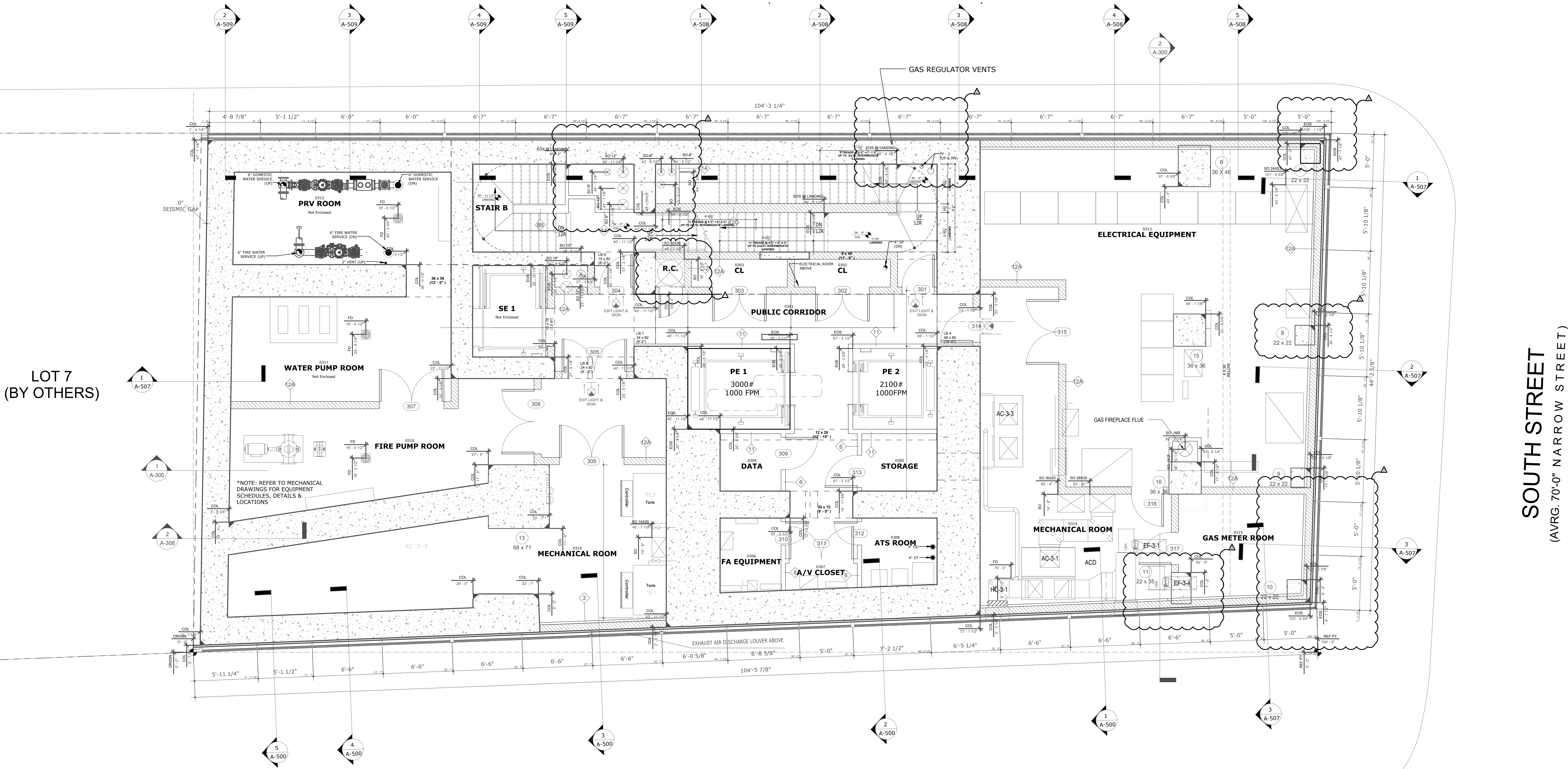


DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-103.02

CAD FILE: 3-13A25.03



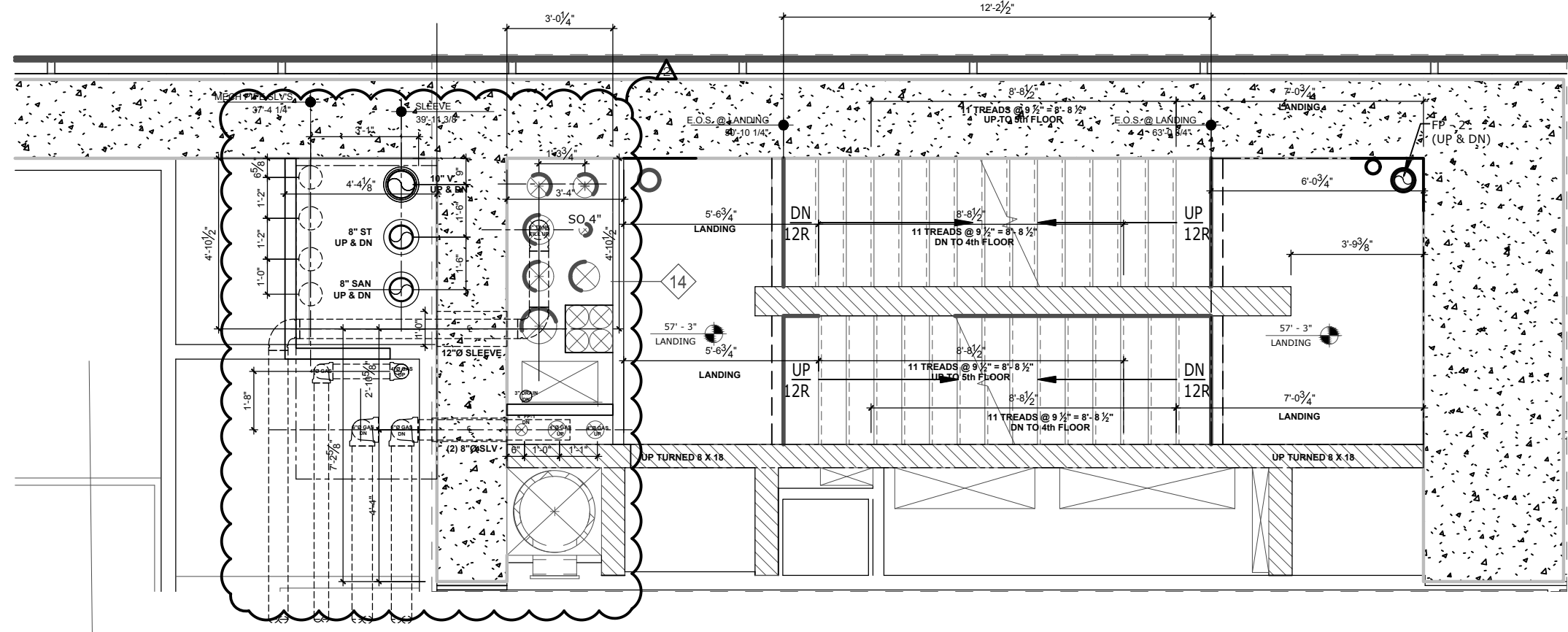
PLAN DETAIL FOR INTERMEDIATE LANDING \_ 3rd FLOOR



EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
GYM	1290	50	26
MPOE	129	300	1
TRAINING ROOM	467	50	10
SPINNING ROOM	199	50	4
YOGA ROOM	151	50	4
CHILDREN'S ROOM	301	50	7

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 52  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

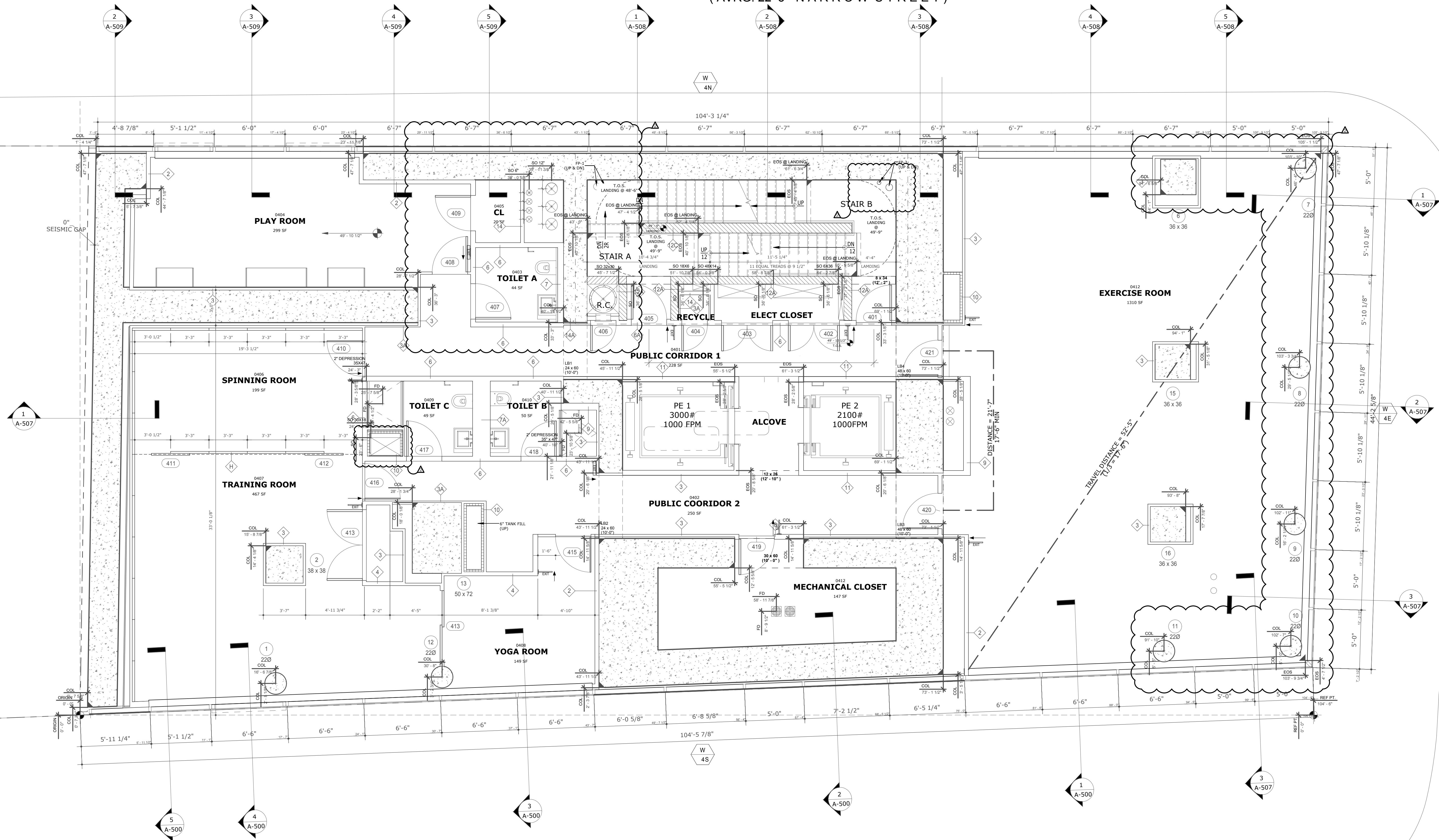
- NOTES:**  
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.  
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009



PLAN FOR INTERMEDIATE  
LANDING 4th FL to 5th FL

## FLETCHER STREET (AVRG. 22'-5" NARROW STREET)

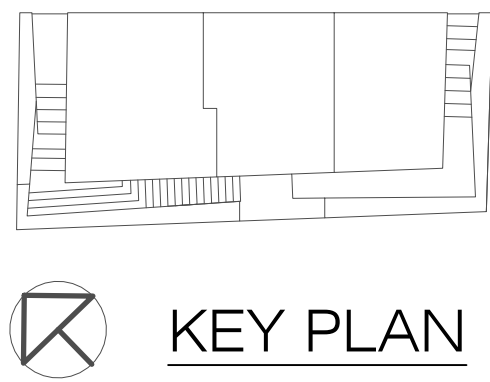
LOT 7  
(BY OTHERS)



SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

## MAIDEN LANE (AVRG. 82'-0 1/2" WIDE STREET)

NOTES



△	09/23/2016	PAA .02
△	10/20/2015	PAA .01
	05/20/2014	DOB SUBMISSION
NO.	DATE	REVISION

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PROJECT  
**one seaport**  
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(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

4TH FLOOR

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-104.02
CAD FILE: 3-13A25.03	

CONSTRUCTION FLOOR: 5  
MARKETING FLOOR: 7

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1396	200	7
MECH	73	300	1
MECH	703	300	3
DAS	476	300	2
MDF	127	300	1

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
4217	1396	833	33%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	-
2 BR	1
3 BR	-
4 BR	-
TOTAL	1

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

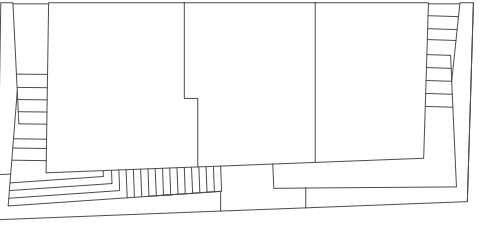
LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE

(AVRG. 82'-0 1/2" WIDE STREET)

NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION  
NO. DATE REVISION

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PROJECT

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DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

5TH FLOOR

SEAL & SIGNATURE  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #:

A-105.02

CAD FILE: 3-13A25.03

5TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided
7A	MASTER BEDROOM	261 SF	275 SF	27	19 SF
	BEDROOM	152 SF	59 SF	16	23 SF
	LIVING ROOM	192 SF	274 SF	20	19 SF

CONSTRUCTION FLOOR: 6  
MARKETING FLOOR: 8

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	869	200	5
B	962	200	5
C	698	200	4
D	801	200	4
MECH	151	300	1

(B.C. TABLE 1009.1.2) TOTAL OCCUPANT LOAD = 19  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
4436	3330	835	75%

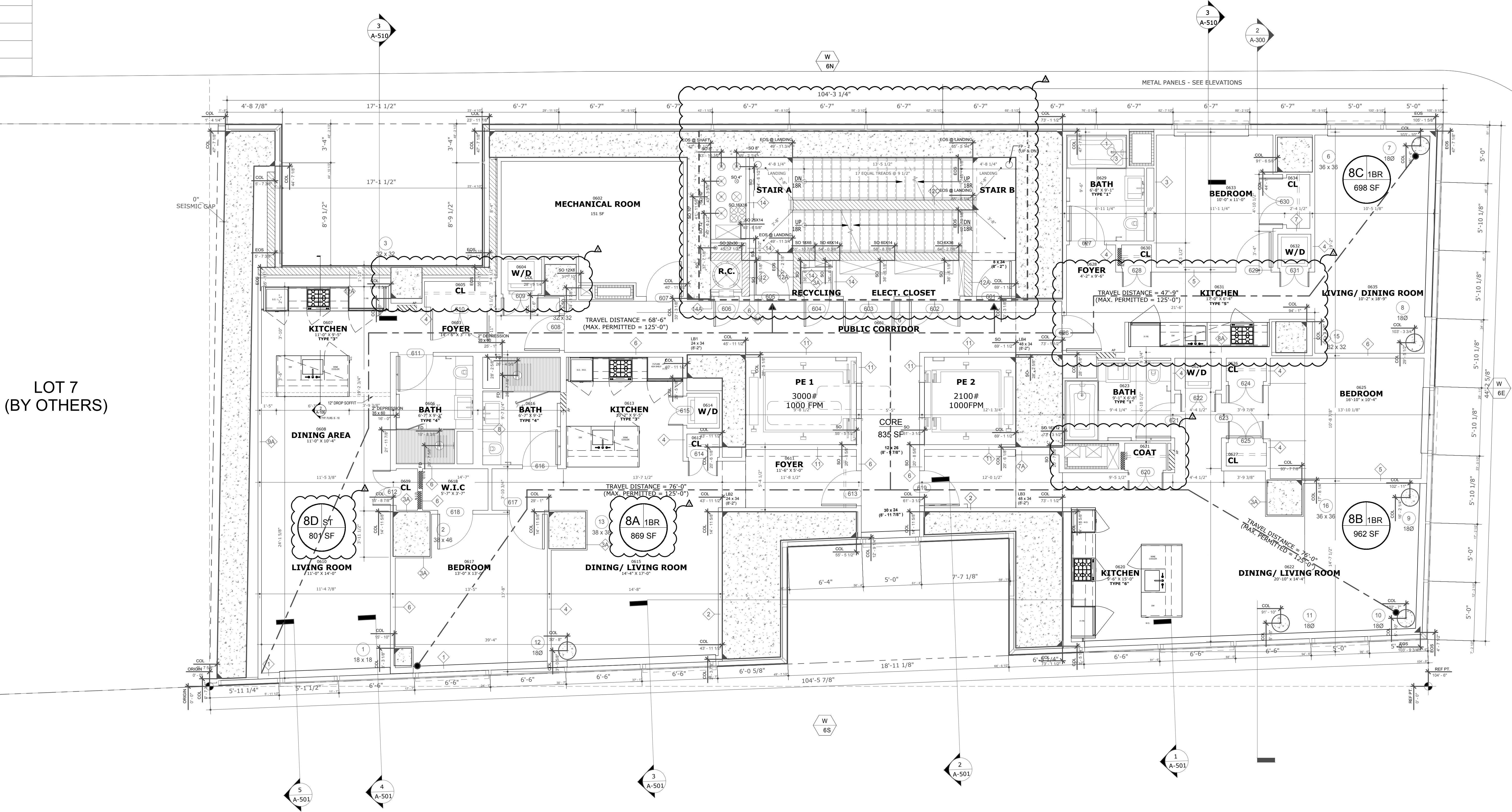
NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

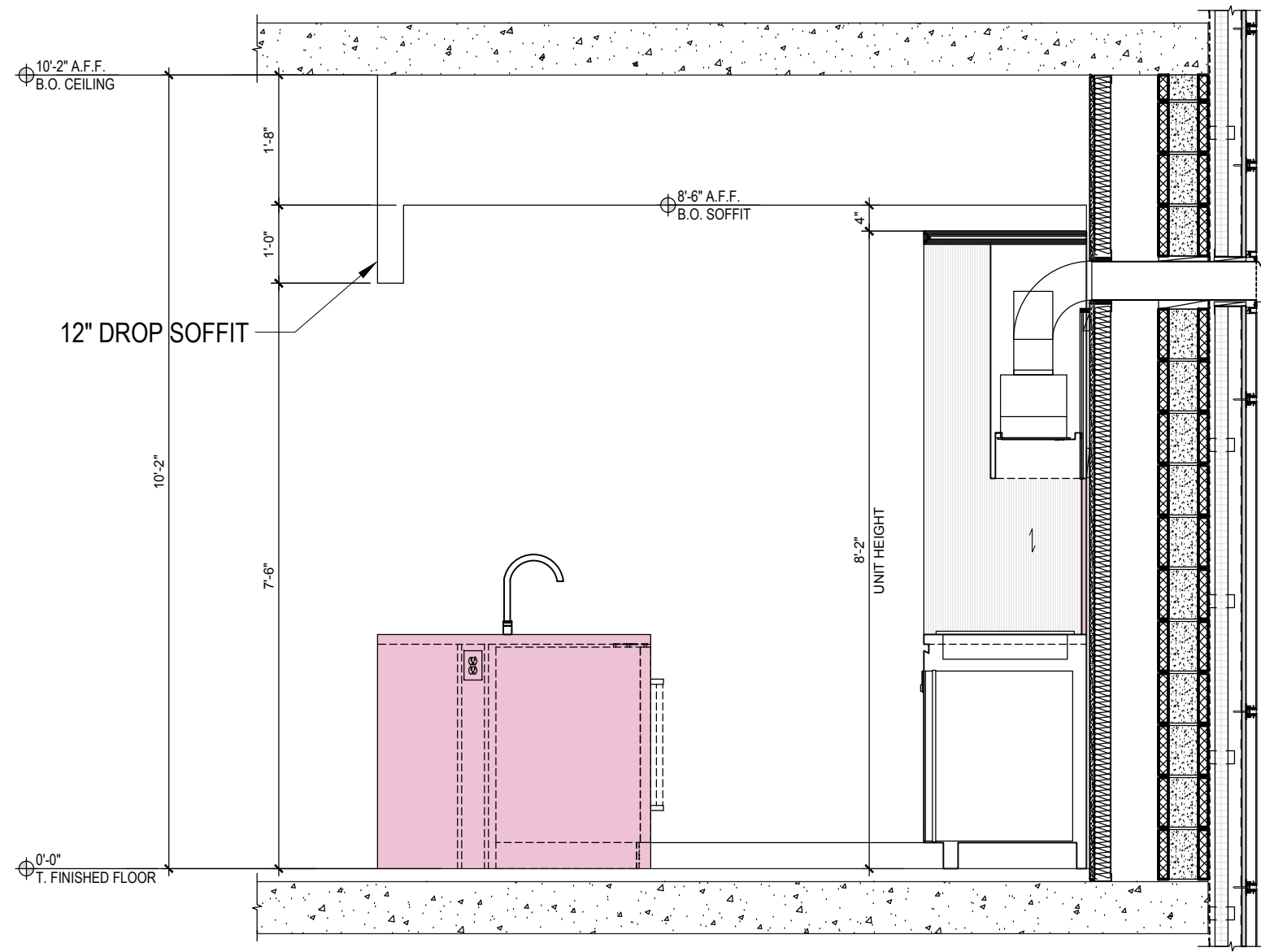
TYPE	COUNT
1 BR	4
2 BR	-
3 BR	-
4 BR	-
TOTAL	4

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)



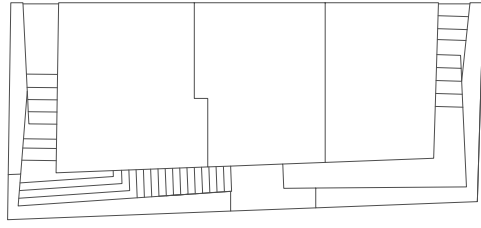
LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)



2 TYP. KITCHEN SECTION - FLRS. 6-10 SCALE: 1/2"=1'-0"

NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION  
NO. DATE REVISION

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

6TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-106.02

CAD FILE: 3-13A25.03

6TH - 10TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area (Min. 5% Req.)
A	LIVING ROOM	252 SF	132 SF	26	25 SF
A	BEDROOM	161 SF	118 SF	17	25 SF
B	BEDROOM	159 SF	58 SF	16	23 SF
B	LIVING ROOM	291 SF	148 SF	30	19 SF
C	BEDROOM	118 SF	65 SF	12	26 SF
C	LIVING ROOM	205 SF	263 SF	21	19 SF
D	LIVING ROOM	166 SF	98 SF	17	20 SF

CONSTRUCTION FLOOR: 7  
MARKETING FLOOR: 9

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	869	200	5
B	962	200	5
C	698	200	4
D	801	200	4
MECH	151	300	1

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 19  
(B.C. TABLE 1008.1.1 EXEMPTION 1.2) RATIO OF STAIRS ARE 16.35% REQUIRED PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
4436	3330	835	75%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	4
2 BR	-
3 BR	-
4 BR	-
TOTAL	4

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE

(AVRG. 82'-0 1/2" WIDE STREET)

6TH - 10TH FLOOR - LIGHT & AIR CALCULATIONS

Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area	Ventilation % (Min. 5% Req.)
A	LIVING ROOM	252 SF	132 SF	26	25 SF	13
A	BEDROOM	161 SF	118 SF	17	25 SF	9
B	BEDROOM	159 SF	58 SF	16	23 SF	8
B	LIVING ROOM	291 SF	148 SF	30	19 SF	15
C	BEDROOM	118 SF	65 SF	12	26 SF	6
C	LIVING ROOM	205 SF	263 SF	21	19 SF	11
D	LIVING ROOM	166 SF	98 SF	17	20 SF	9

NOTES

NO.	DATE	REVISION
1	09/23/2016	PAA .02
2	10/20/2015	PAA .01
3	05/20/2014	DOB SUBMISSION

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

7TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-107.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 8  
MARKETING FLOOR: 10

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	869	200	4
B	962	200	5
C	698	200	5
D	801	200	4
MECH	151	300	1
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			19
(B.C. TABLE 1008.1 EXEMPTION 1.2) RAPIDITY OF STAIRS AS REQUIRED PER 44" WIDE STAIR (COMPLIES)			

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
4436	3330	835	75%

- NOTES:**
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
  2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
  3. 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.

APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	4
2 BR	-
3 BR	-
4 BR	-
TOTAL	4

LOT 7  
(BY OTHERS)

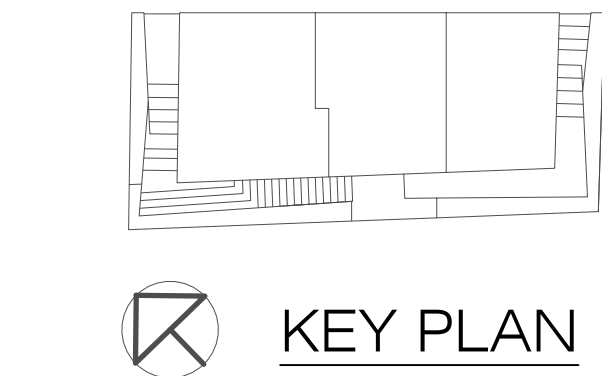
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

6TH - 10TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area
A	LIVING ROOM	252 SF	132 SF	26	25 SF
A	BEDROOM	161 SF	118 SF	17	25 SF
B	BEDROOM	159 SF	58 SF	16	23 SF
B	LIVING ROOM	291 SF	148 SF	30	19 SF
C	BEDROOM	118 SF	65 SF	12	26 SF
C	LIVING ROOM	205 SF	263 SF	21	19 SF
D	LIVING ROOM	166 SF	98 SF	17	20 SF

NOTES



09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION  
NO. DATE REVISION

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

8TH FLOOR

SEAL & SIGNATURE  
DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-108.02

CAD FILE: 3-13A25.03





CONSTRUCTION FLOOR: 11  
MARKETING FLOOR: 14

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	8
B	959	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1.2) EXEMPTION 1.2) CAPACITY OF STAIRS AND IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2668	780	77%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	2
2 BR	1
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)



SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

11TH FLOOR - LIGHT & AIR CALCULATIONS

Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided	Ventilation % (Min. 5% Req.)
A	BEDROOM #2	130 SF	111 SF	14	20 SF	7
A	M. BEDROOM	166 SF	104 SF	17	23 SF	9
A	LIVING ROOM	286 SF	329 SF	29	23 SF	15
B	LIVING ROOM	197 SF	320 SF	20	25 SF	10
B	DINING ROOM	225 SF	284 SF	23	39 SF	12

NOTES

	09/23/2016	PAA .02
	10/20/2015	PAA .01
	05/20/2014	DOB SUBMISSION
NO.	DATE	REVISION

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

11TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014  
PROJECT #: 13425.03  
SCALE: AS NOTED  
DWG #: A-111.00

CAD FILE: 3\13425.03



CONSTRUCTION FLOOR: 13  
MARKETING FLOOR: 16

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

W 13E

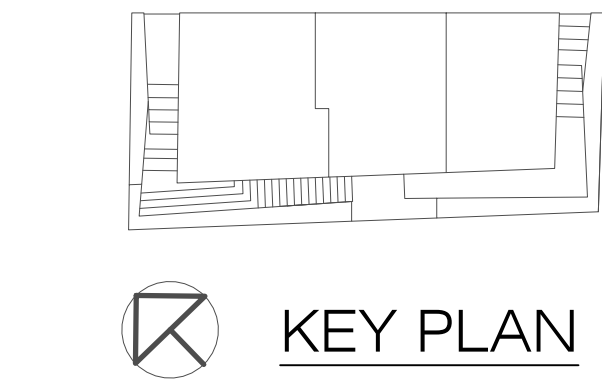
W 13S

W 13N

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS

Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided	Ventilation % (Min. 5% Req.)
A	LIVING ROOM	150 SF	190 SF	16	25 SF	8
A	BEDROOM	183 SF	118 SF	19	25 SF	10
B	M. BEDROOM	206 SF	296 SF	21	48 SF	11
B	LIVING ROOM	290 SF	323 SF	29	25 SF	15
C	LIVING ROOM	130 SF	104 SF	13	23 SF	7
C	BEDROOM	156 SF	114 SF	16	20 SF	8

NOTES



NO.	DATE	REVISION
1	09/23/2016	PAA .02
2	10/20/2015	PAA .01
3	05/20/2014	DOB SUBMISSION

CLIENT

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

13TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #:

A-113.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 14  
MARKETING FLOOR: 17

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

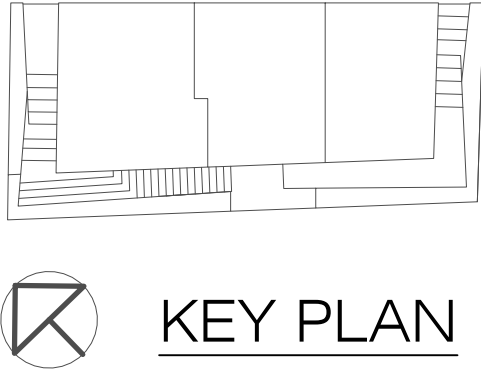
W 14E

W 14S

W 14N

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided
A	LIVING ROOM	150 SF	190 SF	16	25 SF
A	BEDROOM	183 SF	118 SF	19	25 SF
B	M. BEDROOM	206 SF	296 SF	21	48 SF
B	LIVING ROOM	290 SF	323 SF	29	25 SF
C	LIVING ROOM	130 SF	104 SF	13	23 SF
C	BEDROOM	156 SF	114 SF	16	20 SF

NOTES



09/23/2016	PAA_02
10/20/2015	PAA_01
05/20/2014	DOB SUBMISSION
NO.	DATE
REVISION	

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PROJECT

**one seaport**  
161 Maiden Lane  
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DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

14TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #:  
A-114.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 15  
MARKETING FLOOR: 18

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE

(AVRG. 82'-0 1/2" WIDE STREET)

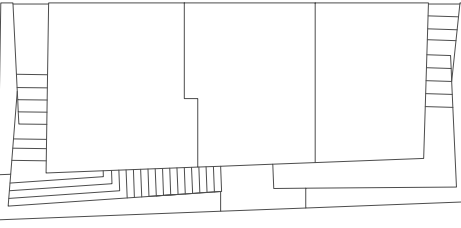
W 15E

W 15S

W 15N

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided
A	LIVING ROOM	150 SF	190 SF	16	25 SF
A	BEDROOM	183 SF	116 SF	19	25 SF
B	M. BEDROOM	206 SF	296 SF	21	48 SF
B	LIVING ROOM	290 SF	323 SF	29	25 SF
C	LIVING ROOM	130 SF	104 SF	13	23 SF
C	BEDROOM	156 SF	114 SF	16	20 SF

NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION

NO. DATE REVISION

CLIENT

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**S. RUSSELL GROVES**  
210 11th Avenue, Suite 502  
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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

15TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-115.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 16  
MARKETING FLOOR: 19

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

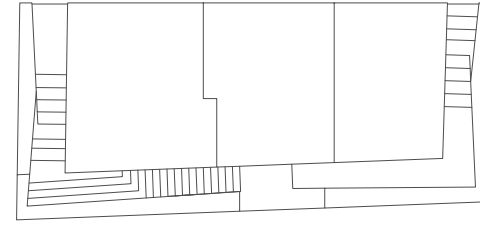
W 16E

W 16S

W 16N

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided
A	LIVING ROOM	150 SF	190 SF	16	25 SF
A	BEDROOM	183 SF	116 SF	19	25 SF
B	M. BEDROOM	206 SF	296 SF	21	48 SF
B	LIVING ROOM	290 SF	323 SF	29	25 SF
C	LIVING ROOM	130 SF	104 SF	13	23 SF
C	BEDROOM	156 SF	114 SF	16	20 SF

NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION

NO. DATE REVISION

CLIENT

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

16TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-116.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 17  
MARKETING FLOOR: 20

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE

(AVRG. 82'-0 1/2" WIDE STREET)

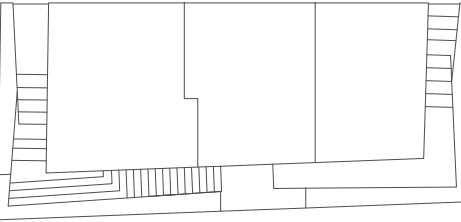
W 17E

W 17S

W 17N

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided
A	LIVING ROOM	150 SF	199 SF	16	25 SF
A	BEDROOM	183 SF	116 SF	19	25 SF
B	M. BEDROOM	206 SF	296 SF	21	48 SF
B	LIVING ROOM	290 SF	323 SF	29	25 SF
C	LIVING ROOM	130 SF	104 SF	13	23 SF
C	BEDROOM	156 SF	114 SF	16	20 SF

NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION

NO. DATE REVISION

CLIENT

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

17TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-117.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 18  
MARKETING FLOOR: 21

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

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

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

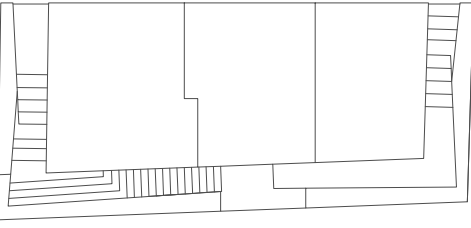
W 18E

W 18S

W 18N

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided
A	LIVING ROOM	150 SF	190 SF	16	25 SF
A	BEDROOM	183 SF	116 SF	19	25 SF
B	M. BEDROOM	206 SF	296 SF	21	48 SF
B	LIVING ROOM	290 SF	323 SF	29	25 SF
C	LIVING ROOM	130 SF	104 SF	13	23 SF
C	BEDROOM	156 SF	114 SF	16	20 SF

NOTES



KEY PLAN

09/23/2016 PAA .02  
10/20/2015 PAA .01  
05/20/2014 DOB SUBMISSION

NO. DATE REVISION

CLIENT

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

18TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-118.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 19  
MARKETING FLOOR: 22

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

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

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

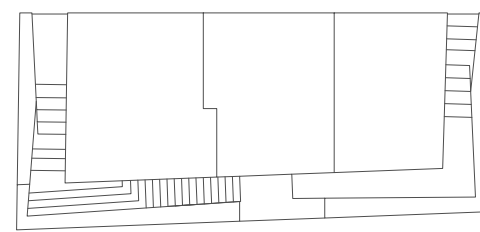
W 19E

W 19S

W 19N

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Provided)	Ventilation Area Provided
A	LIVING ROOM	150 SF	190 SF	16	25 SF
A	BEDROOM	183 SF	116 SF	19	25 SF
B	M. BEDROOM	206 SF	296 SF	21	48 SF
B	LIVING ROOM	290 SF	323 SF	29	25 SF
C	LIVING ROOM	130 SF	104 SF	13	23 SF
C	BEDROOM	156 SF	114 SF	16	20 SF

NOTES



KEY PLAN

09/23/2016 PAA .02  
10/20/2015 PAA .01  
05/20/2014 DOB SUBMISSION

NO. DATE REVISION

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

19TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-119.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 20  
MARKETING FLOOR: 23

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

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

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

W 20E

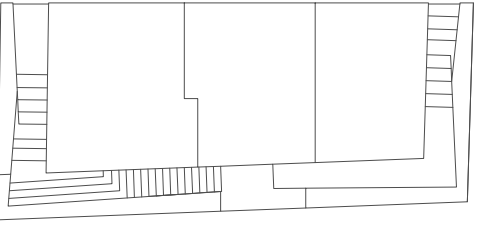
W 20S

W 20N

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS

Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided	Ventilation % (Min. 5% Req.)
A	LIVING ROOM	150 SF	190 SF	16	25 SF	8
A	BEDROOM	183 SF	116 SF	19	25 SF	10
B	M. BEDROOM	206 SF	296 SF	21	48 SF	11
B	LIVING ROOM	290 SF	323 SF	29	25 SF	15
C	LIVING ROOM	130 SF	104 SF	13	23 SF	7
C	BEDROOM	156 SF	114 SF	16	20 SF	8

NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION

NO. DATE REVISION

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

20TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-120.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 21  
MARKETING FLOOR: 24

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

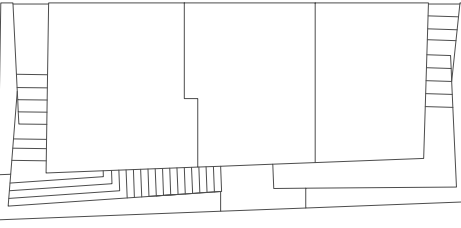
SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS

Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided	Ventilation % (Min. 5% Req.)
A	LIVING ROOM	150 SF	190 SF	16	25 SF	8
A	BEDROOM	183 SF	116 SF	19	25 SF	10
B	M. BEDROOM	206 SF	296 SF	21	48 SF	11
B	LIVING ROOM	290 SF	323 SF	29	25 SF	15
C	LIVING ROOM	130 SF	104 SF	13	23 SF	7
C	BEDROOM	156 SF	114 SF	16	20 SF	8

NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION

NO. DATE REVISION

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**S. RUSSELL GROVES**  
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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

21ST FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-121.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 22  
MARKETING FLOOR: 25

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

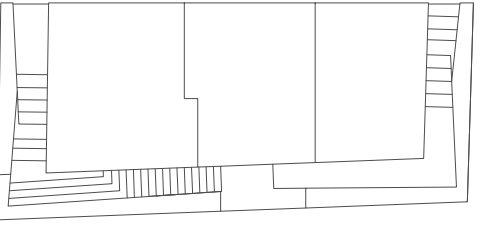
SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS

Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided	Ventilation % (Min. 5% Req.)
A	LIVING ROOM	150 SF	199 SF	16	25 SF	8
A	BEDROOM	183 SF	116 SF	19	25 SF	10
B	M. BEDROOM	206 SF	296 SF	21	48 SF	11
B	LIVING ROOM	290 SF	323 SF	29	25 SF	15
C	LIVING ROOM	130 SF	104 SF	13	23 SF	7
C	BEDROOM	156 SF	114 SF	16	20 SF	8

NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION

NO. DATE REVISION

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

22ND FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-122.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 23  
MARKETING FLOOR: 26

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS ASB IS 150 PEOPLE  
PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION. REFER TO DWG A-008 & A-009
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
3. 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.

APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

W  
23E

W  
23S

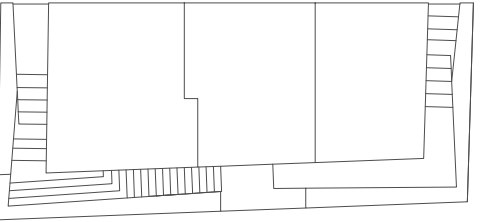
W  
23N

METAL PANELS - SEE ELEVATIONS

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS

Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided	Ventilation % (Min. 5% Req.)
A	LIVING ROOM	150 SF	199 SF	16	25 SF	8
A	BEDROOM	183 SF	116 SF	19	25 SF	10
B	M. BEDROOM	206 SF	296 SF	21	48 SF	11
B	LIVING ROOM	290 SF	323 SF	29	25 SF	15
C	LIVING ROOM	130 SF	104 SF	13	23 SF	7
C	BEDROOM	156 SF	114 SF	16	20 SF	8

NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION

NO. DATE REVISION

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

23RD FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-123.02

CAD FILE: 3-13A25.03

CONSTRUCTION FLOOR: 24  
MARKETING FLOOR: 27

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	973	200	5
B	971	200	5
C	736	200	4

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS AND IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY

GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	767	78%

NOTES:

1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
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APARTMENT DISTRIBUTION

TYPE	COUNT
1 BR	3
2 BR	-
3 BR	-
4 BR	-
TOTAL	3

FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

MAIDEN LANE  
(AVRG. 82'-0 1/2" WIDE STREET)

W 24E

W 24S

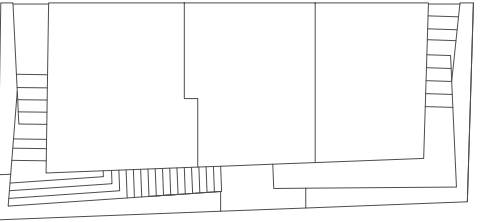
W 24N

METAL PANELS - SEE ELEVATIONS

13TH -24TH FLOOR - LIGHT & AIR CALCULATIONS

Apt. No.	Name	Area	Light Area Provided	Light % (Min. 10% Req.)	Ventilation Area Provided	Ventilation % (Min. 5% Req.)
A	LIVING ROOM	150 SF	199 SF	16	25 SF	8
A	BEDROOM	183 SF	116 SF	19	25 SF	10
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B	LIVING ROOM	290 SF	323 SF	29	25 SF	15
C	LIVING ROOM	130 SF	104 SF	13	23 SF	7
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NOTES



KEY PLAN

09/23/2016 PAA\_02  
10/20/2015 PAA\_01  
05/20/2014 DOB SUBMISSION  
NO. DATE REVISION

CLIENT

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

24TH FLOOR

SEAL & SIGNATURE



DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-124.02

CAD FILE: 3-13A25.03

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC TOTAL OCC.	
SPA/RELAXATION	854	15	57
POOL	733	50	15

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 72  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE

- NOTES:** WIDE STAIR (COMPLIES)
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.
  2. BUILDING IS LOCATED IN A FLOOD HAZARD ZONE. REFER TO DWG A-008 & A-009
  3. 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.

## FLETCHER STREET

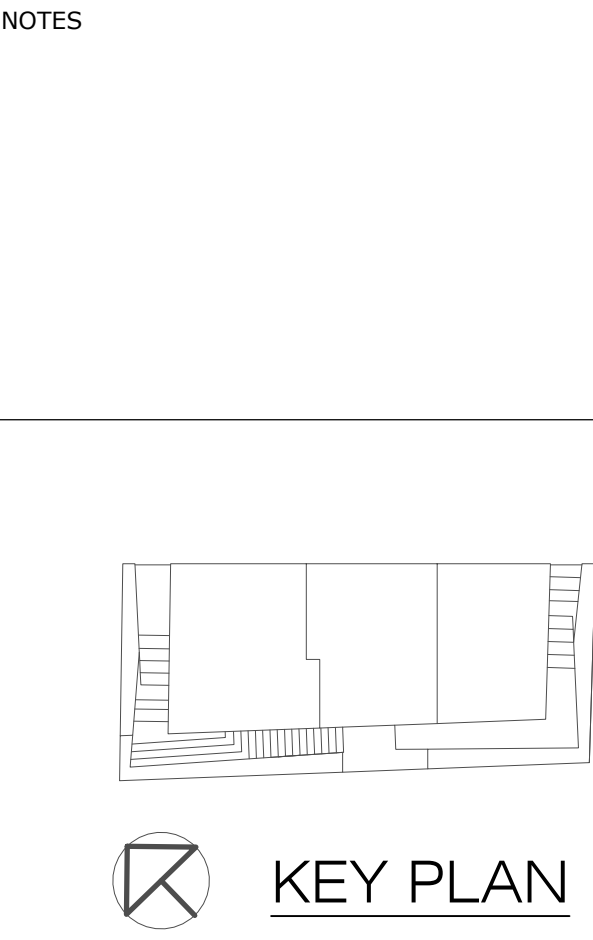
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

SOUTH STREET  
(AVRG. 70'-0" NARROW STREET)

## MAIDEN LANE

(AVRG. 82'-0 1/2" WIDE STREET)



NO.	DATE	REVISION
1	09/23/2016	PAA_02
2	10/20/2015	PAA_01
3	05/20/2014	DOB SUBMISSION

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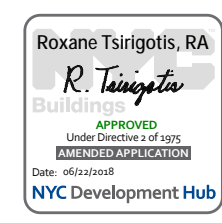
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

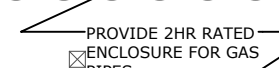
DOB STAMPS & SIGNATURES





DWG TITLE  
27TH FLOOR

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #: 13A25.03	SCALE: AS NOTED
DWG #:	A-127.02

CAD FILE: 3\13A25.03



	09/23/2016	PAA .02
	10/20/2015	PAA .01
	05/20/2014	DOB SUBMISSION
NO.	DATE	REVISION

CLIENT

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PROJECT

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

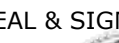
DOB SCAN

DOB STAMPS &amp; SIGNATURES





DWG TITLE

5TH FLOOR RCP

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-705.02

CAD FILE: J:\13A25.03

	09/23/2016	PAA .02
	10/20/2015	PAA .01
	05/20/2014	DOB SUBMISSION
NO.	DATE	REVISION

CLIENT

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PROJECT

one seaport

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


DOB SCAN

DOB STAMPS &amp; SIGNATURES

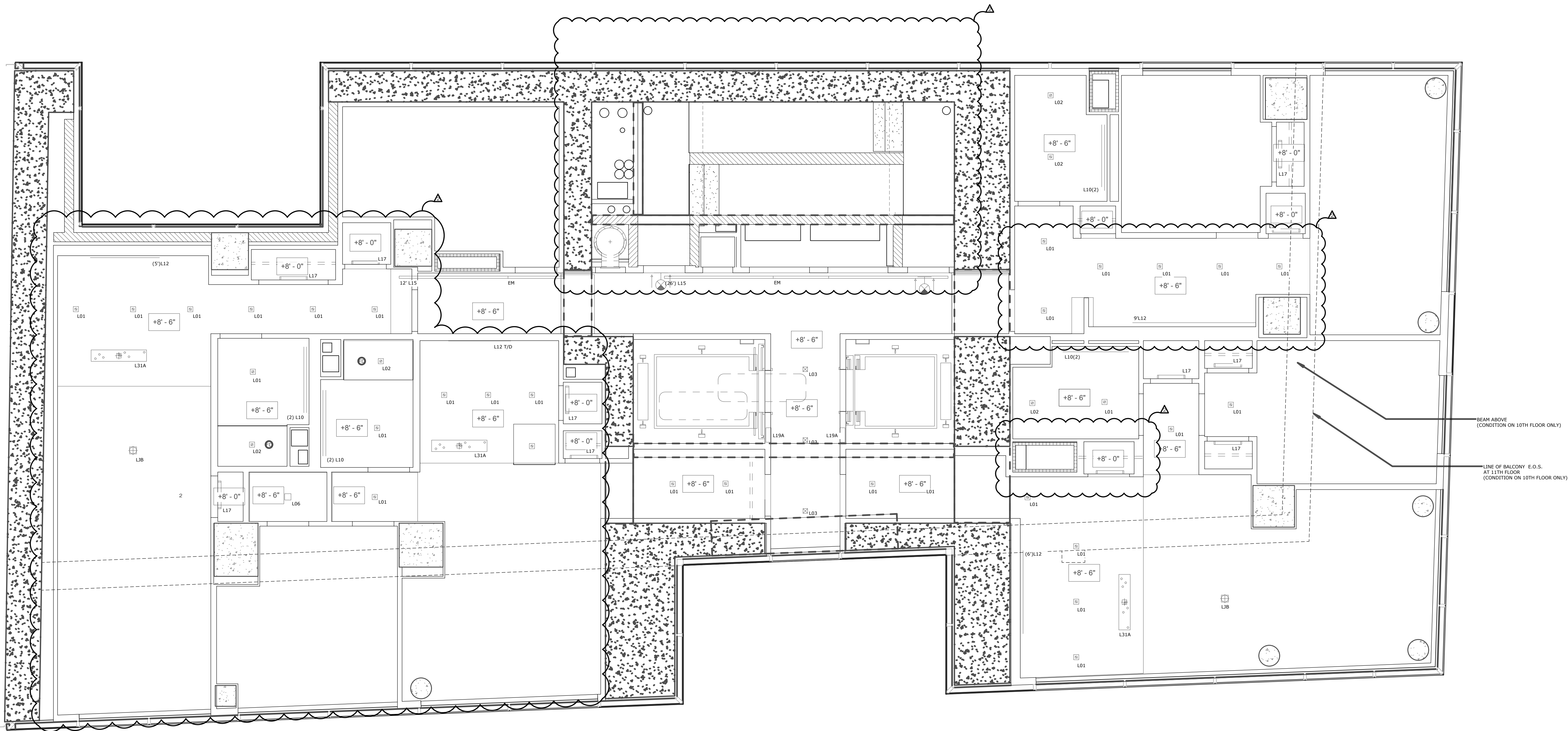


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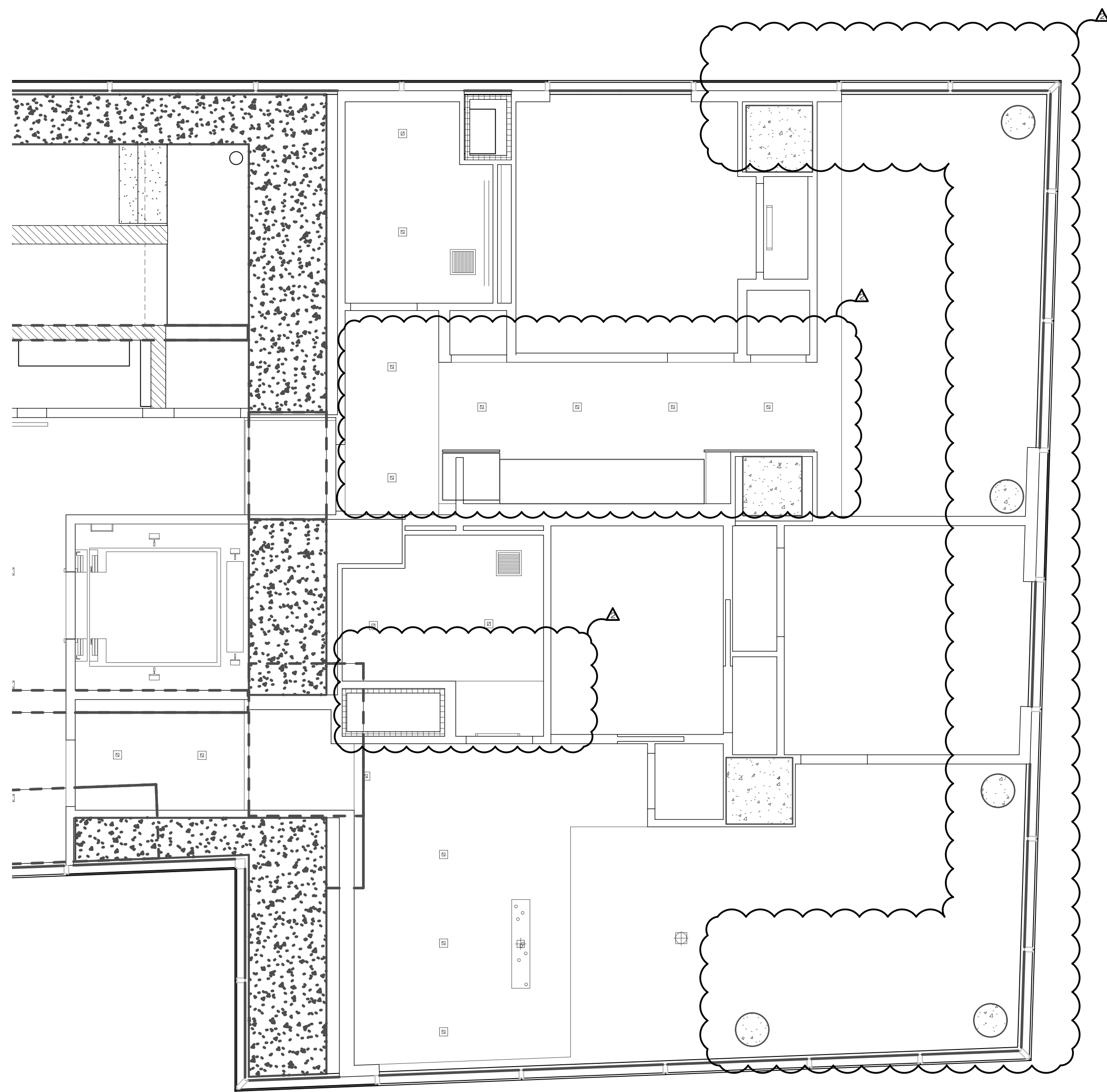
6TH-10TH FLOOR RCP

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-706.02

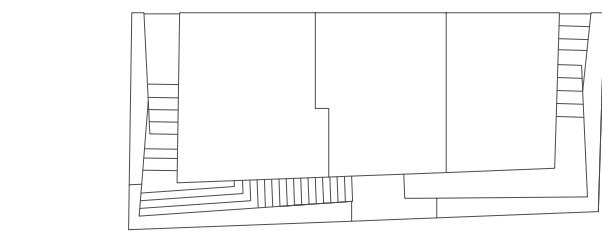
CAD FILE: J:\13A25.03



1 6TH-10TH RCP  
1/4" = 1'-0"



2 8TH FLOOR RCP  
1/4" = 1'-0"



KEY PLAN

NO.	DATE	REVISION
1	09/23/2016	PAA .02
2	10/20/2015	PAA .01
3	05/20/2014	DOB SUBMISSION

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

DOB SCAN

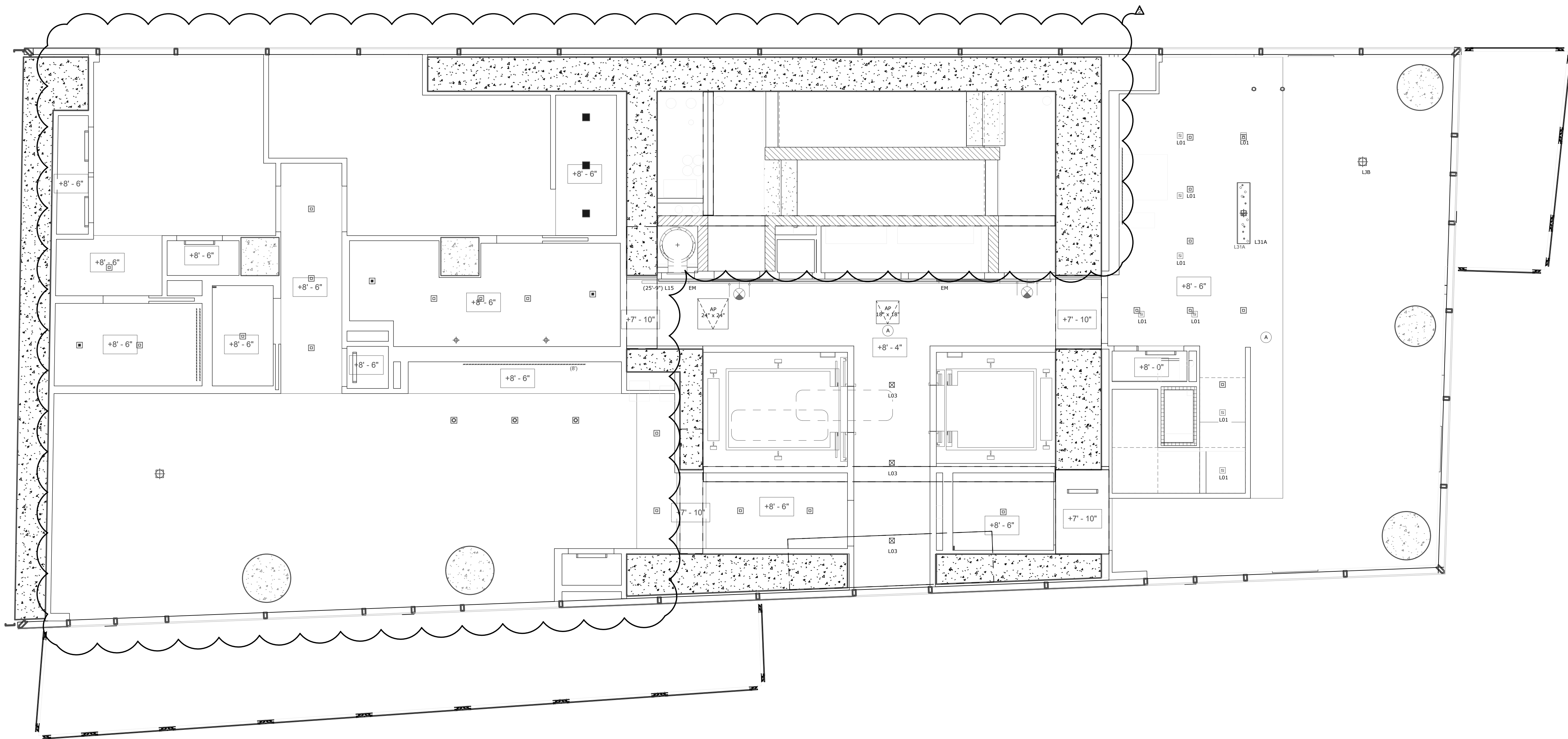
DOB STAMPS & SIGNATURES

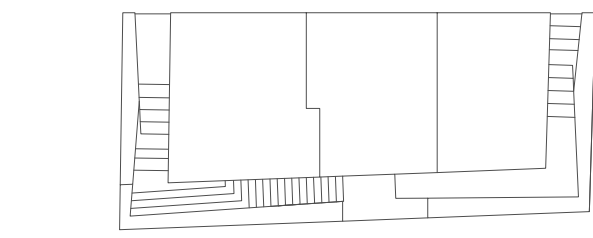


DWG TITLE  
**11TH FLOOR RCP**

SEAL & SIGNATURE  
  
DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #:  
**A-707.02**

CAD FILE: 3-13A25.03





KEY PLAN

NO.	DATE	REVISION

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

DOB SCAN

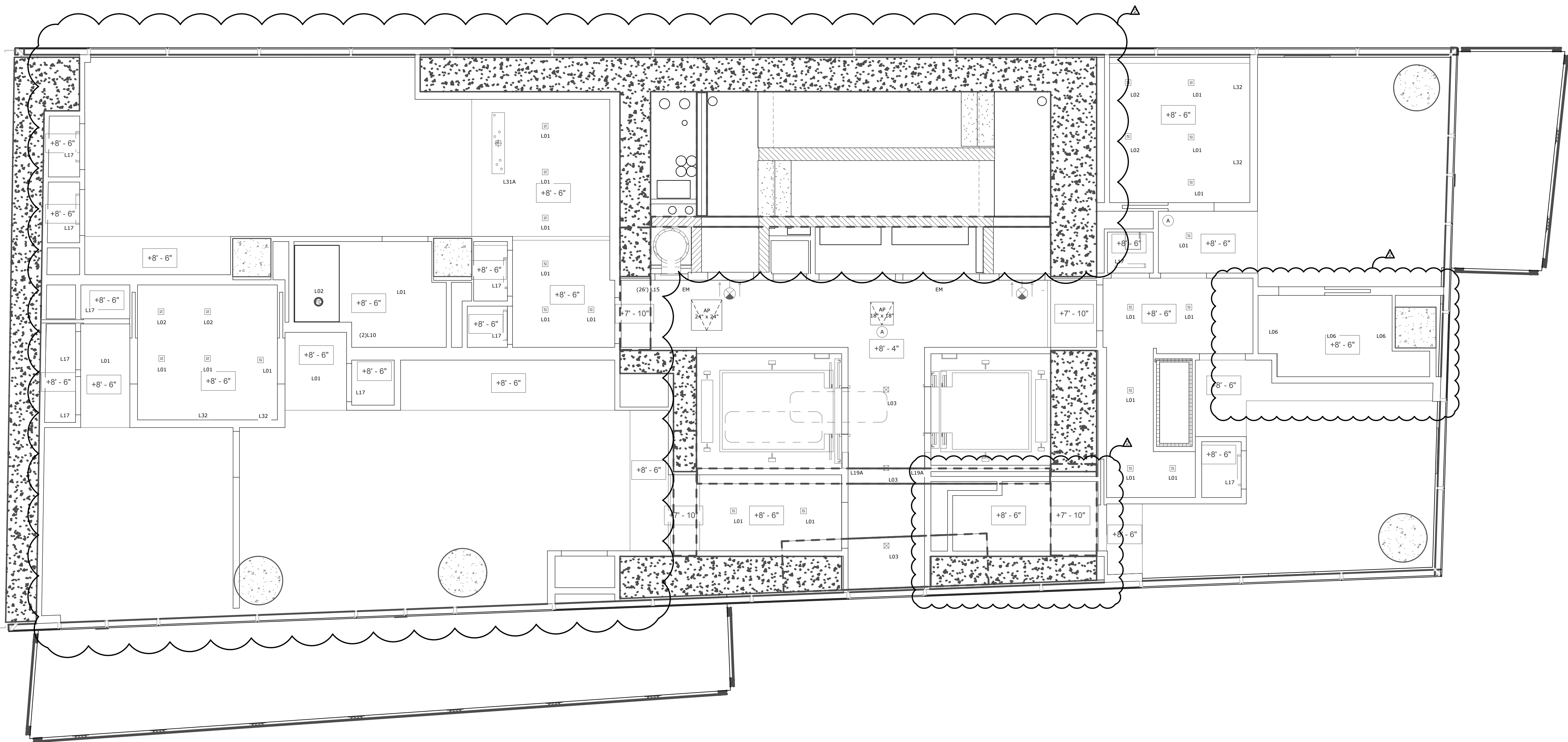
DOB STAMPS & SIGNATURES

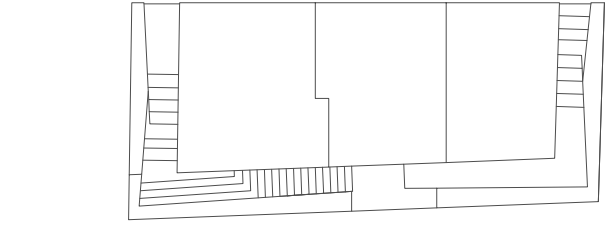


DWG TITLE  
**12TH FLOOR RCP**



SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-708.02

CAD FILE: 3-13A25.03





KEY PLAN

 	09/23/2016	PAA .02
	10/20/2015	PAA .01
	05/20/2014	DOB SUBMISSION
NO.	DATE	REVISION

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
**13-24TH FLOOR RCP**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-709.02

CAD FILE: 3-13A25.03

