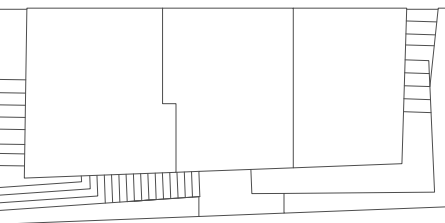






NOTES

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



KEY PLAN

7	11/12/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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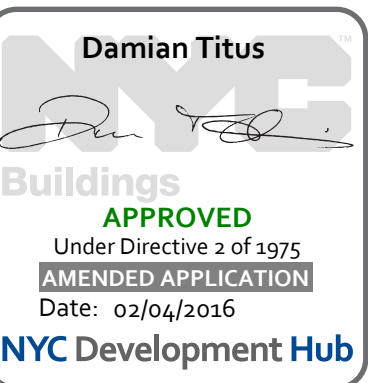
**JENKINS & HUNTINGTON**  
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**S. RUSSELL GROVES**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

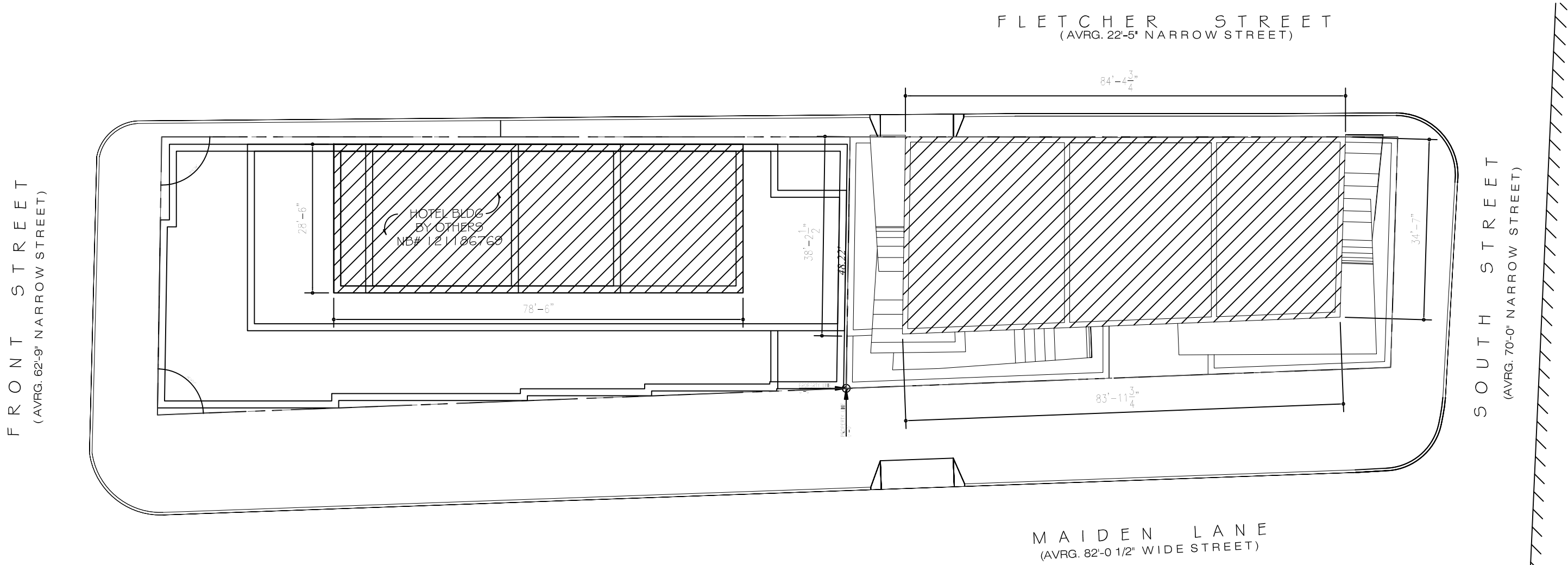
DOB SCAN

DOB STAMPS & SIGNATURES

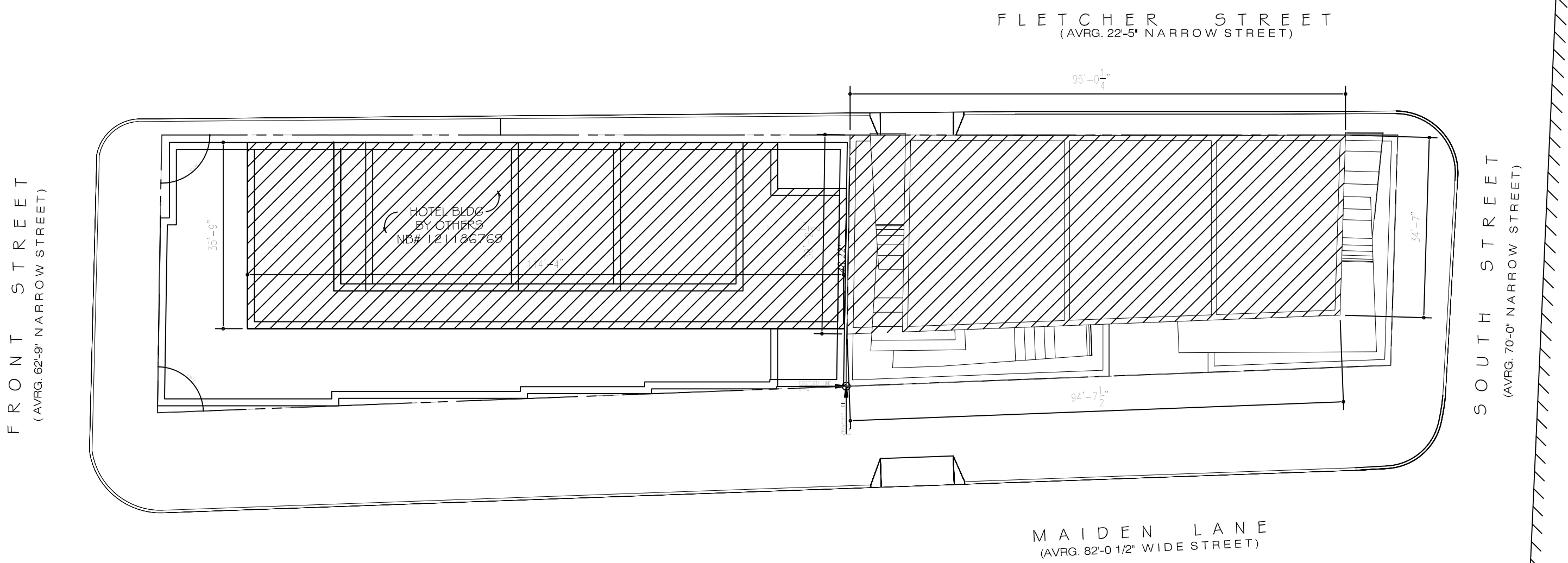


DWG TITLE  
**ZONING CALCULATIONS & SCHEDULES**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #:
	<b>Z-002.01</b>
DWG FILE: J:\13A25.03	



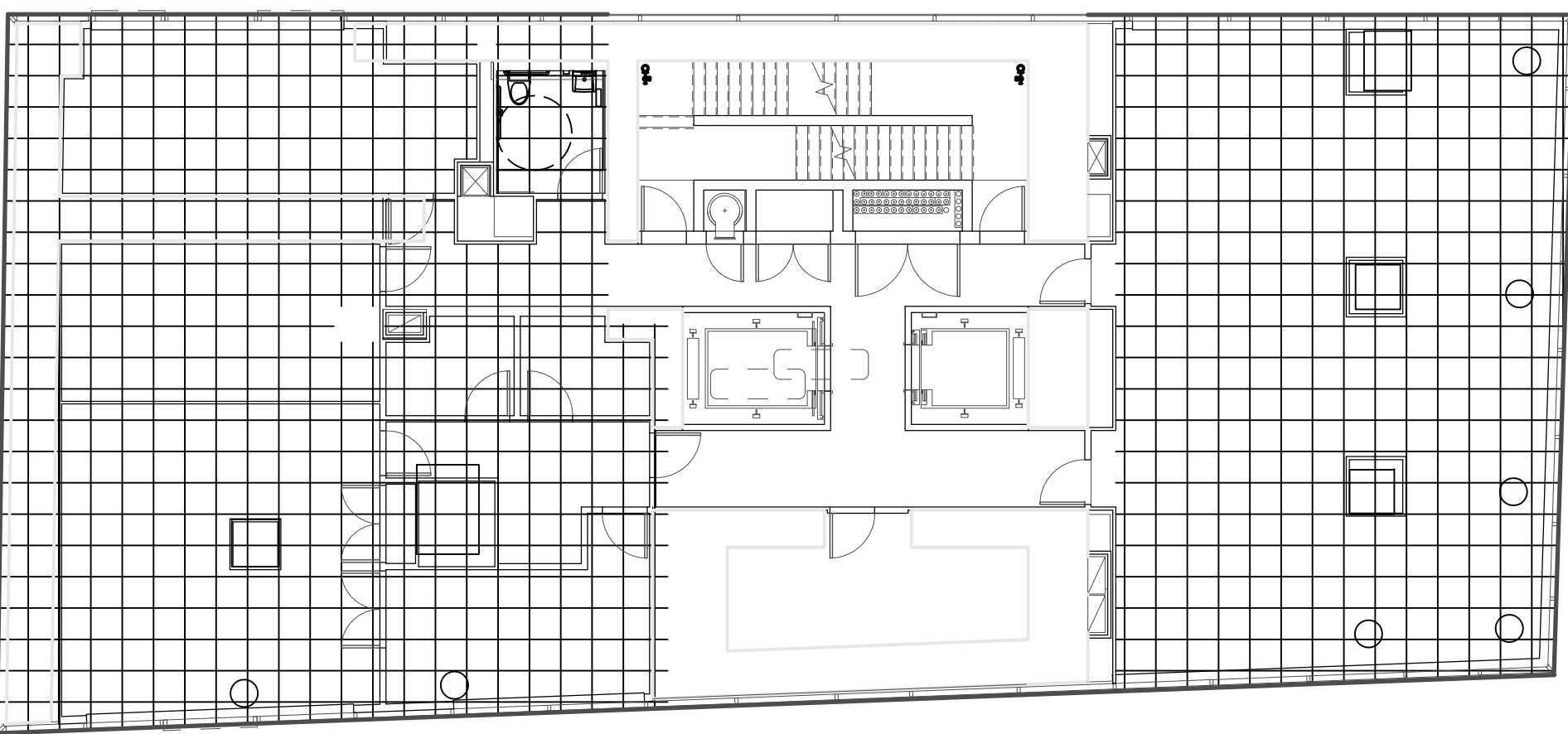
① LOT COVERAGE ABOVE 300' (PROVIDED (HOTEL) 2,233 SF + (RES) 3,043 SF) = 5,276 SF  
1" = 20'-0"



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

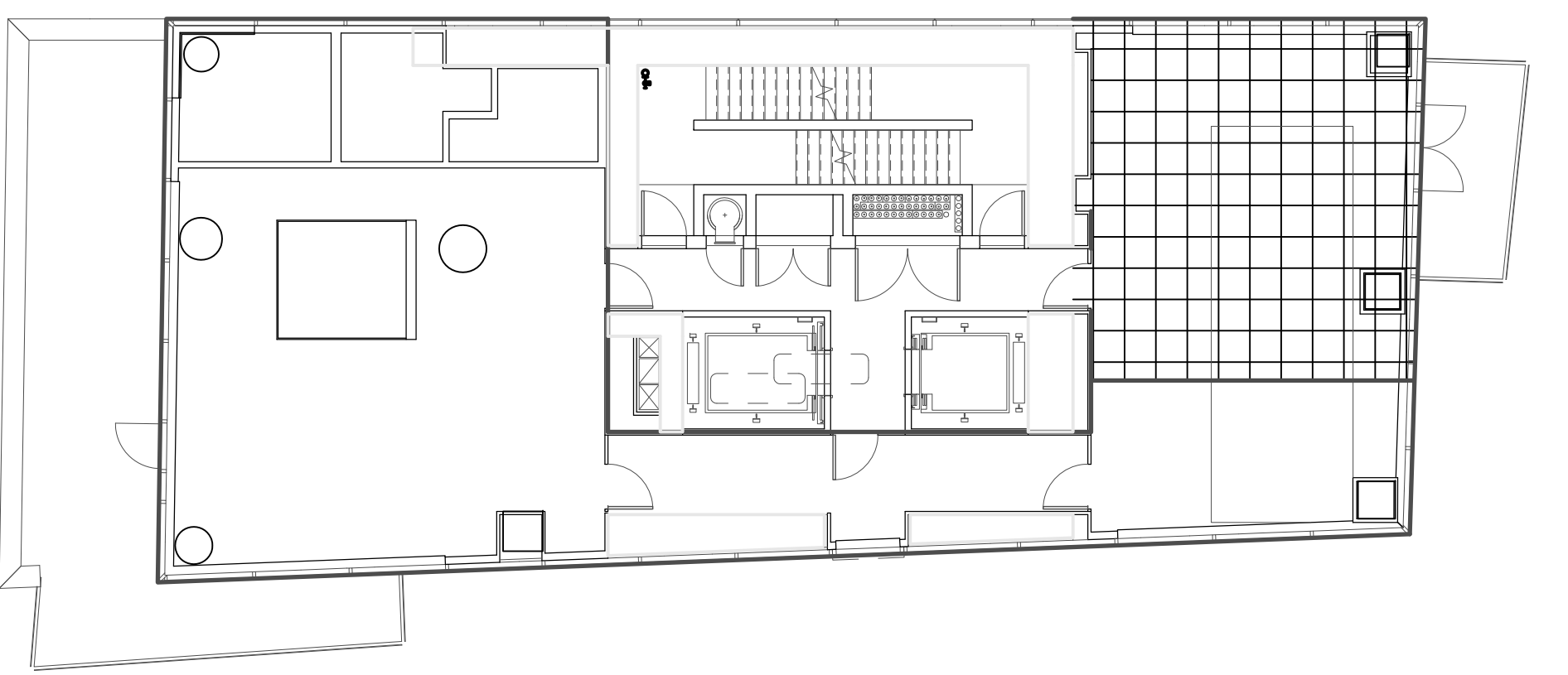
LOT COVERAGE AND MAXIMUM HORIZONTAL DIMENSION OF TALL BUILDINGS  
ABOVE THE MAXIMUM BASE HEIGHT, UP TO 300', THE MAXIMUM LOT COVERAGE OF ANY ZONING LOT SHALL BE 65%. ABOVE A HEIGHT OF 300', THE MAXIMUM LOT COVERAGE OF ANY ZONING LOT SHALL BE 50%.

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

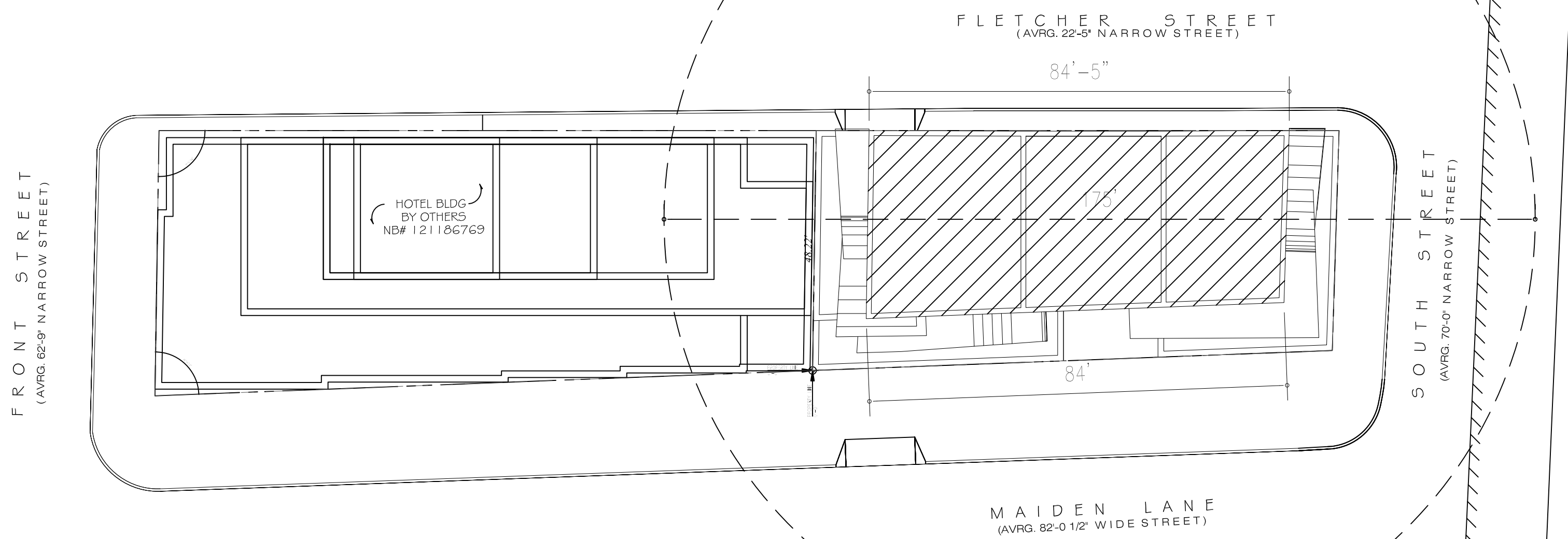


③ RECREATION SPACE @ 4TH FLOOR  
3/32" = 1'-0"

SEC. 28-30  
2.8% RECREATION SPACE  
TOTAL REQUIRED: 138,283 \* 2.8% = 3,872 SF  
PROPOSED ON 4TH FLOOR: 3,329 SF  
PROPOSED ON 27TH FLOOR: 2,158 SF  
TOTAL PROPOSED RECREATION SPACE: 5,487 SF  
COMPLIES

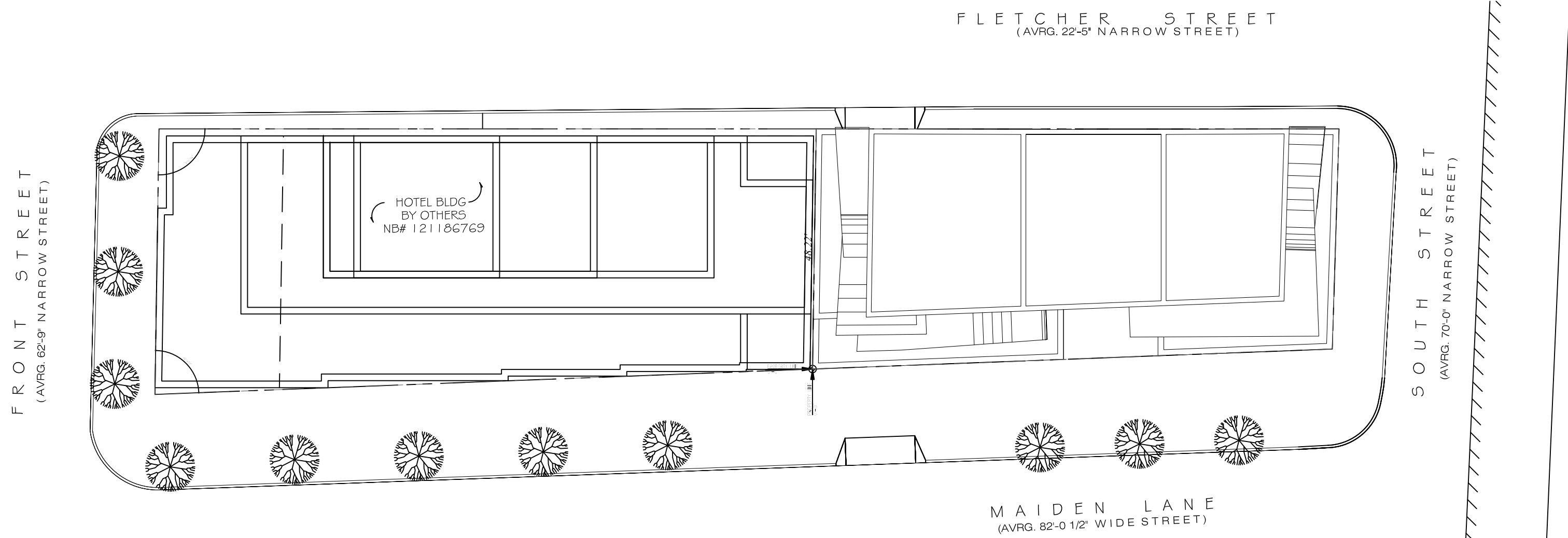


⑥ RECREATION SPACE @ 27TH FLOOR  
3/32" = 1'-0"



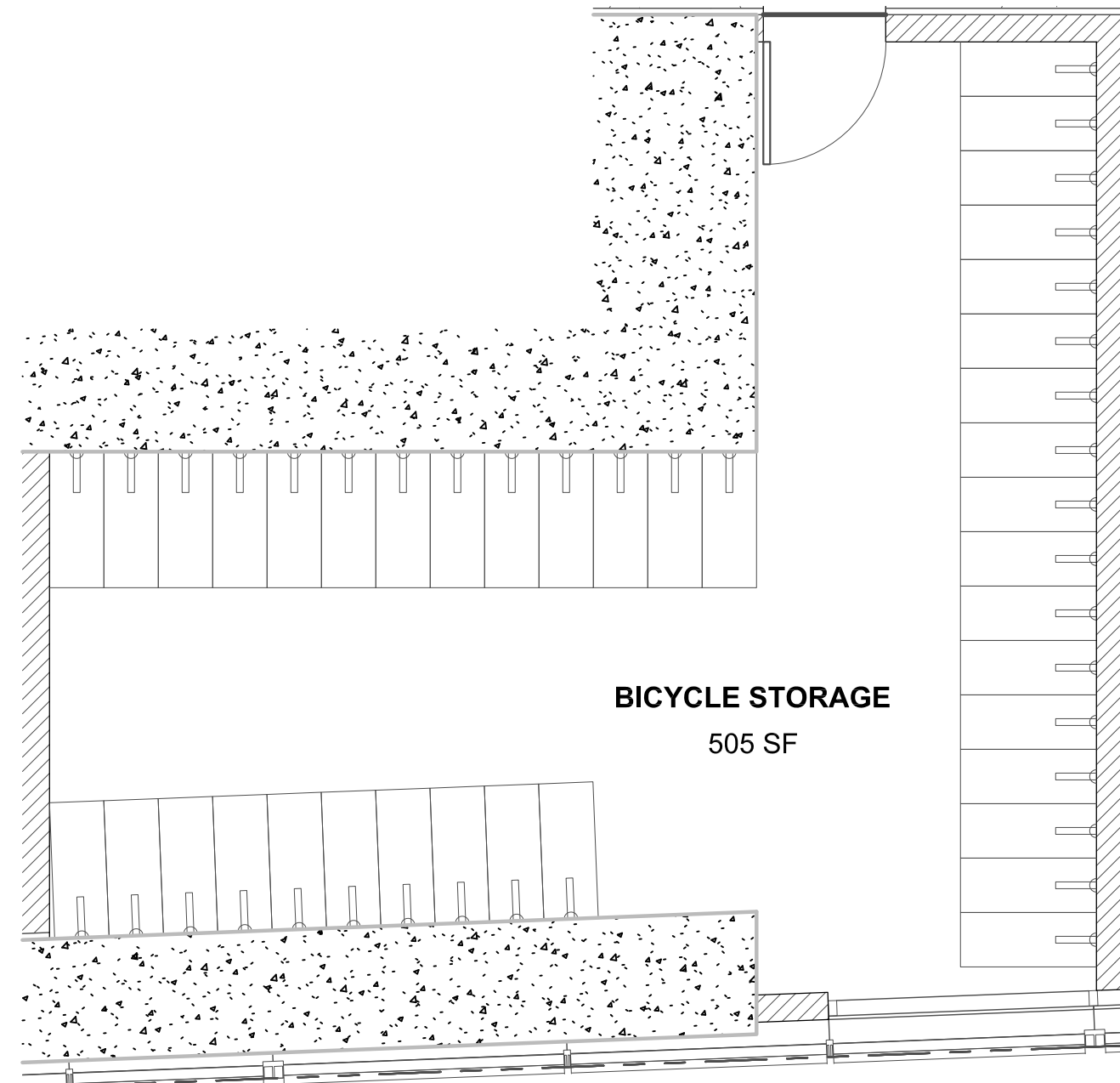
③ MAX. HORIZONTAL DIM. ABOVE 300' - 175'  
1" = 20'-0"

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

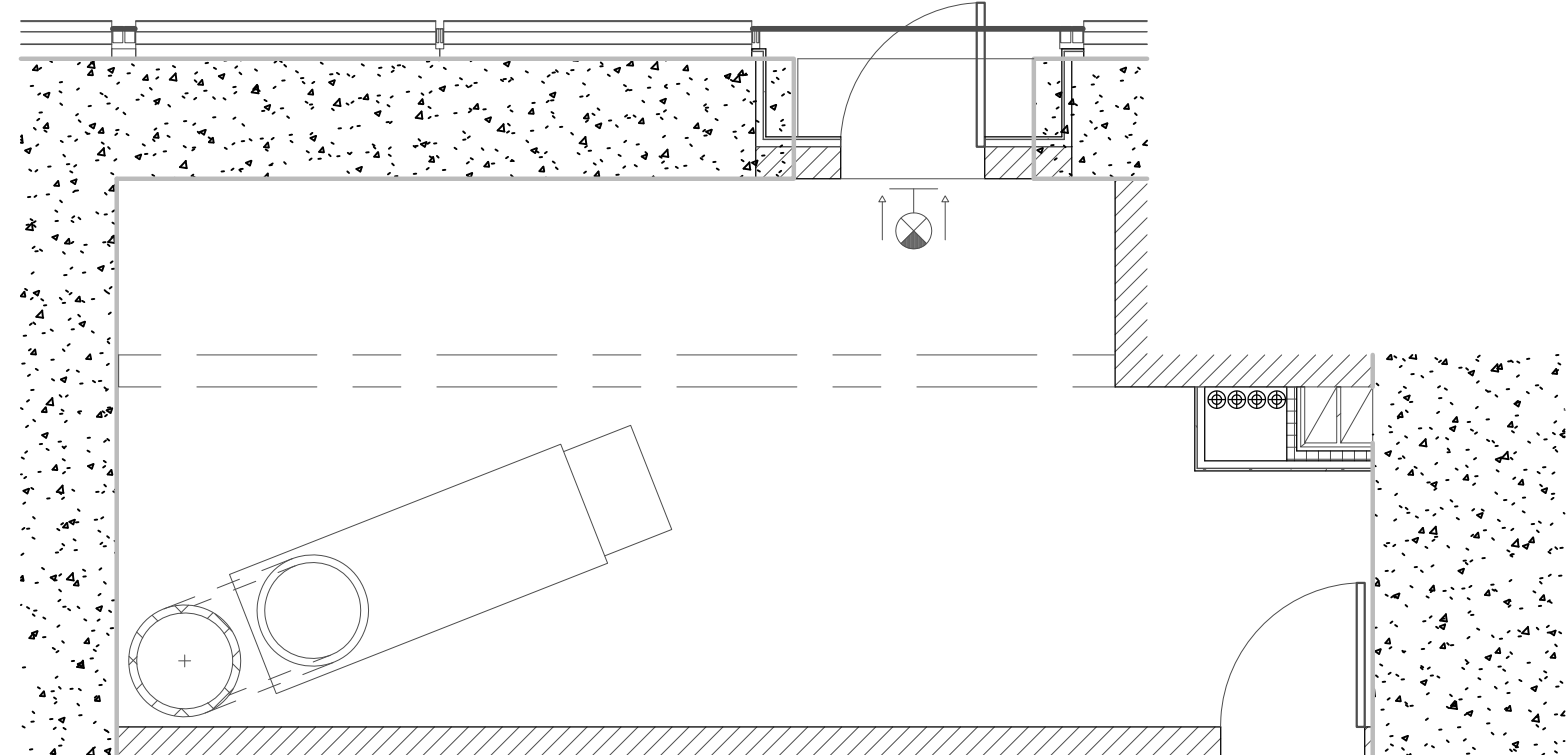


④ STREET TREE PLANTING  
1" = 20'-0"

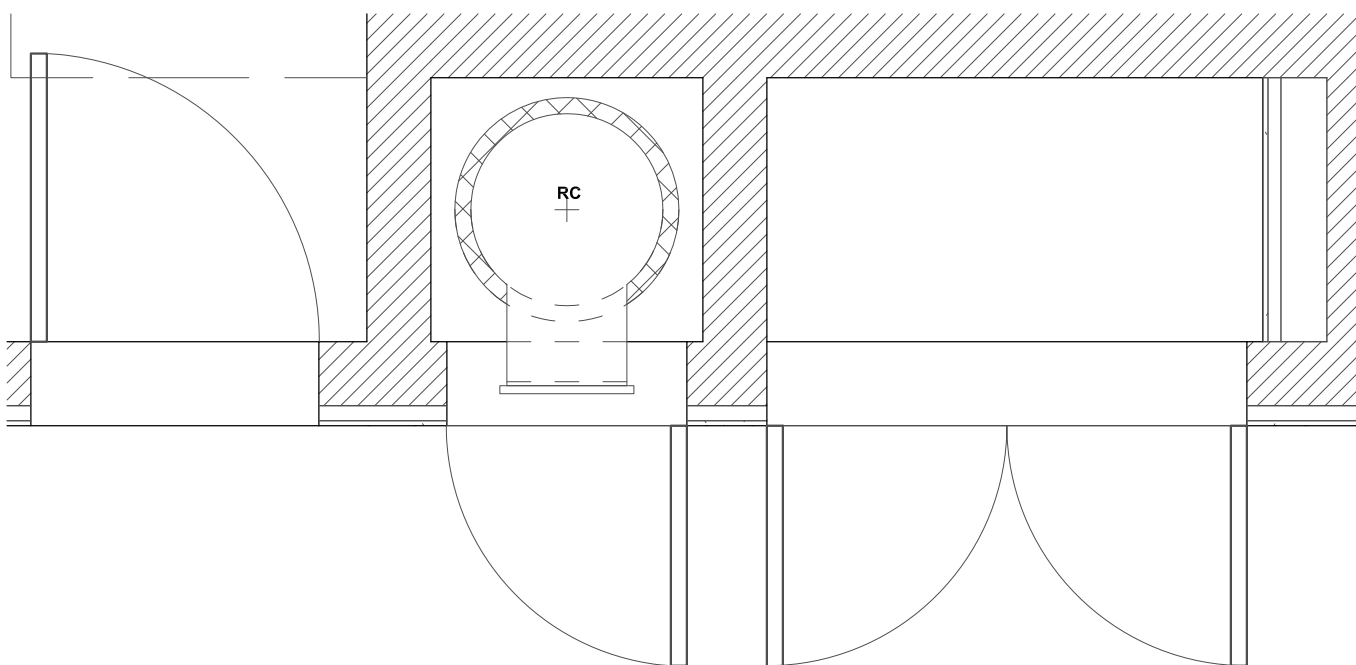
SEC. 26-1421 TREE PER 25' OF STREET FRONTAGE  
TOTAL REQUIRED 571.25' / 25' = 23 TREES  
PROPOSED: 1 TREE  
REST WILL BE PLANTED OFF SITE COMPLIES



⑦ BICYCLE STORAGE  
1/4" = 1'-0"



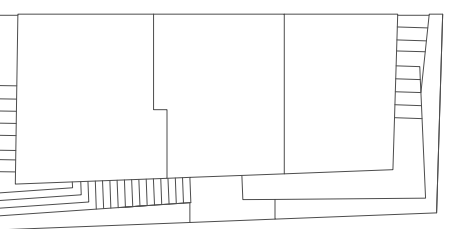
⑧ COMPACTOR ROOM  
1/4" = 1'-0"



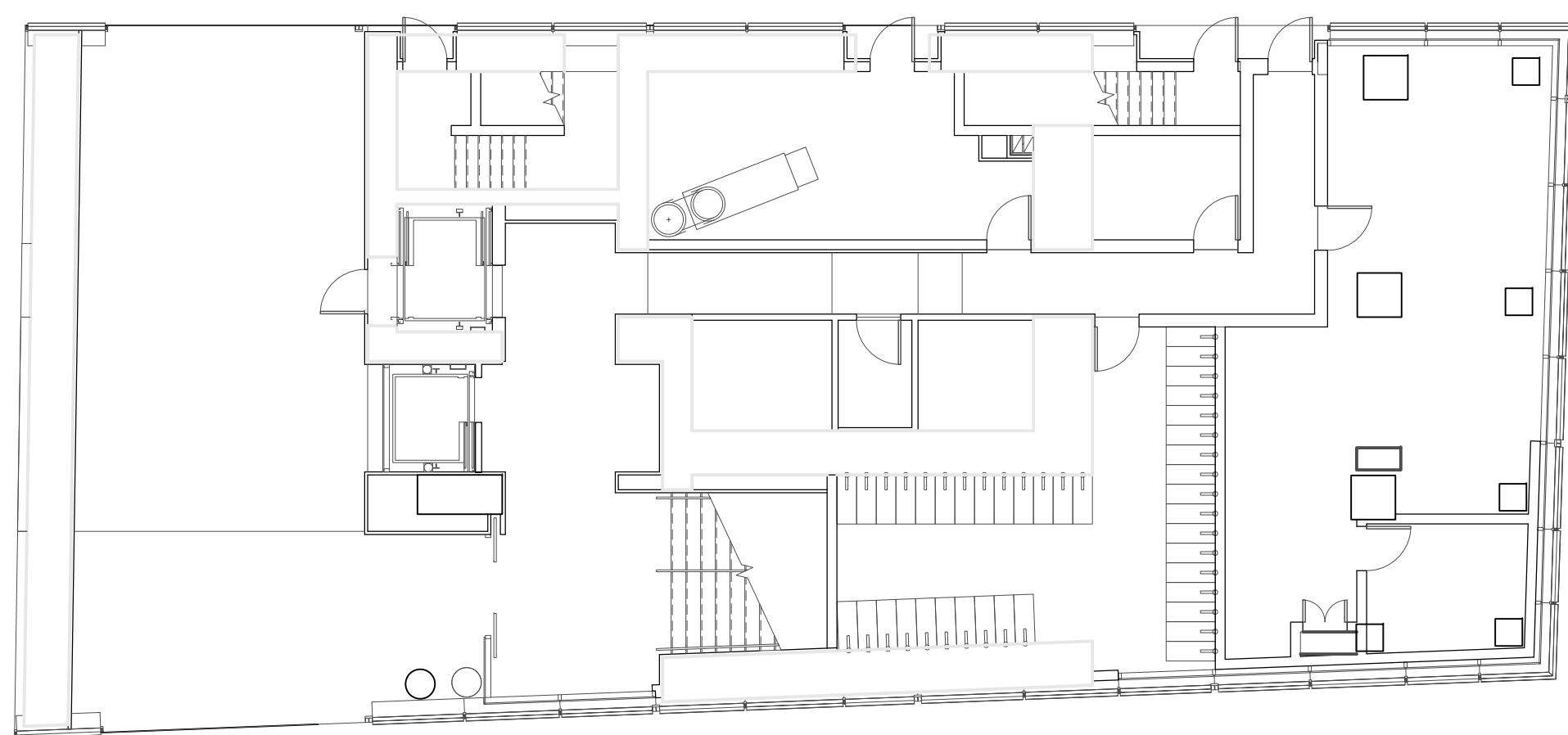
⑨ REFUSE CHUTE  
1/2" = 1'-0"



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



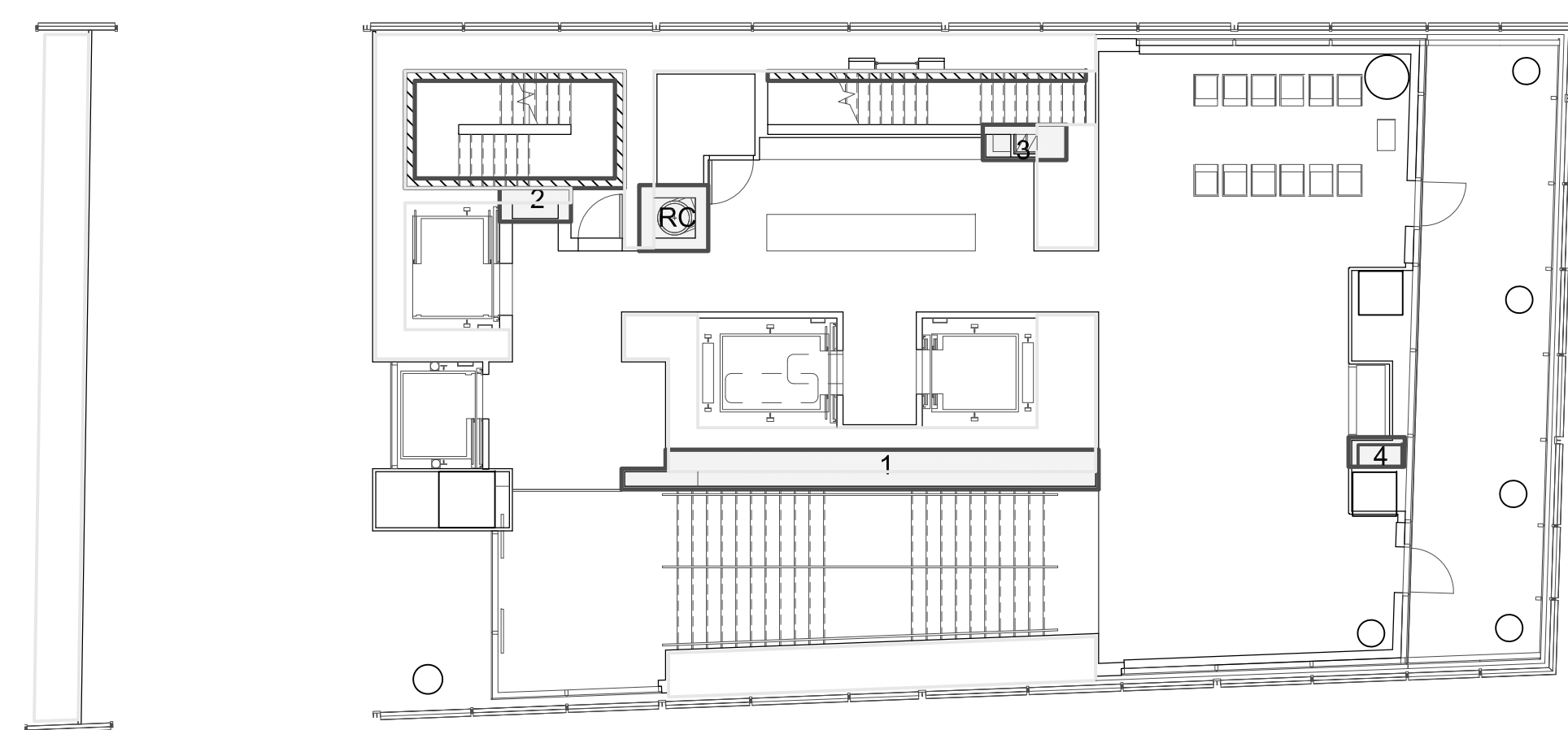
KEY PLAN



1 1ST FLOOR

3/32" = 1'-0"

GROSS FL AREA  
3807 SF (BFE)



2 2ND FLOOR

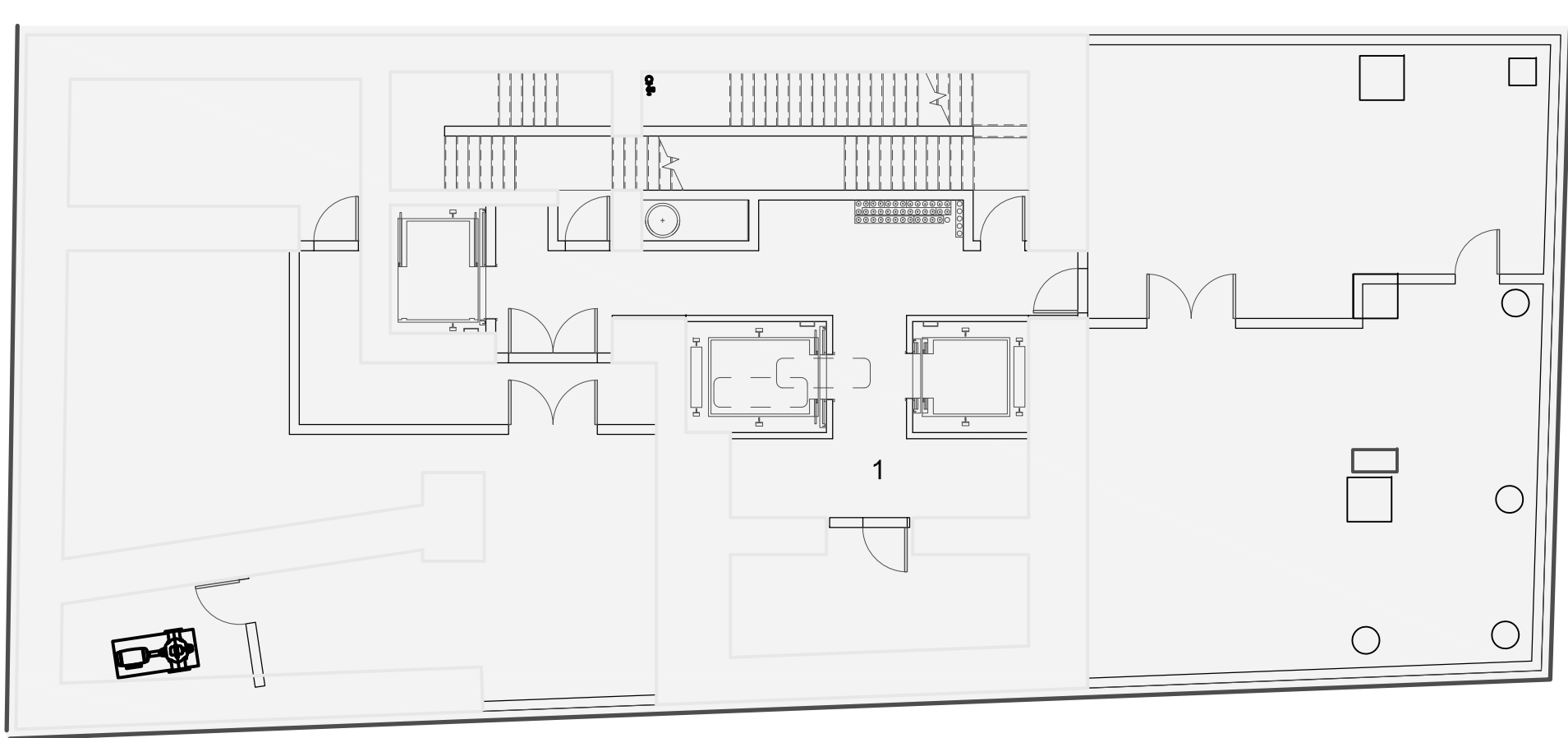
3/32" = 1'-0"

GROSS FL AREA  
2921 SF

2ND FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	84 SF
2	11 SF
3	14 SF
4	8 SF
	117 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	
	24 SF



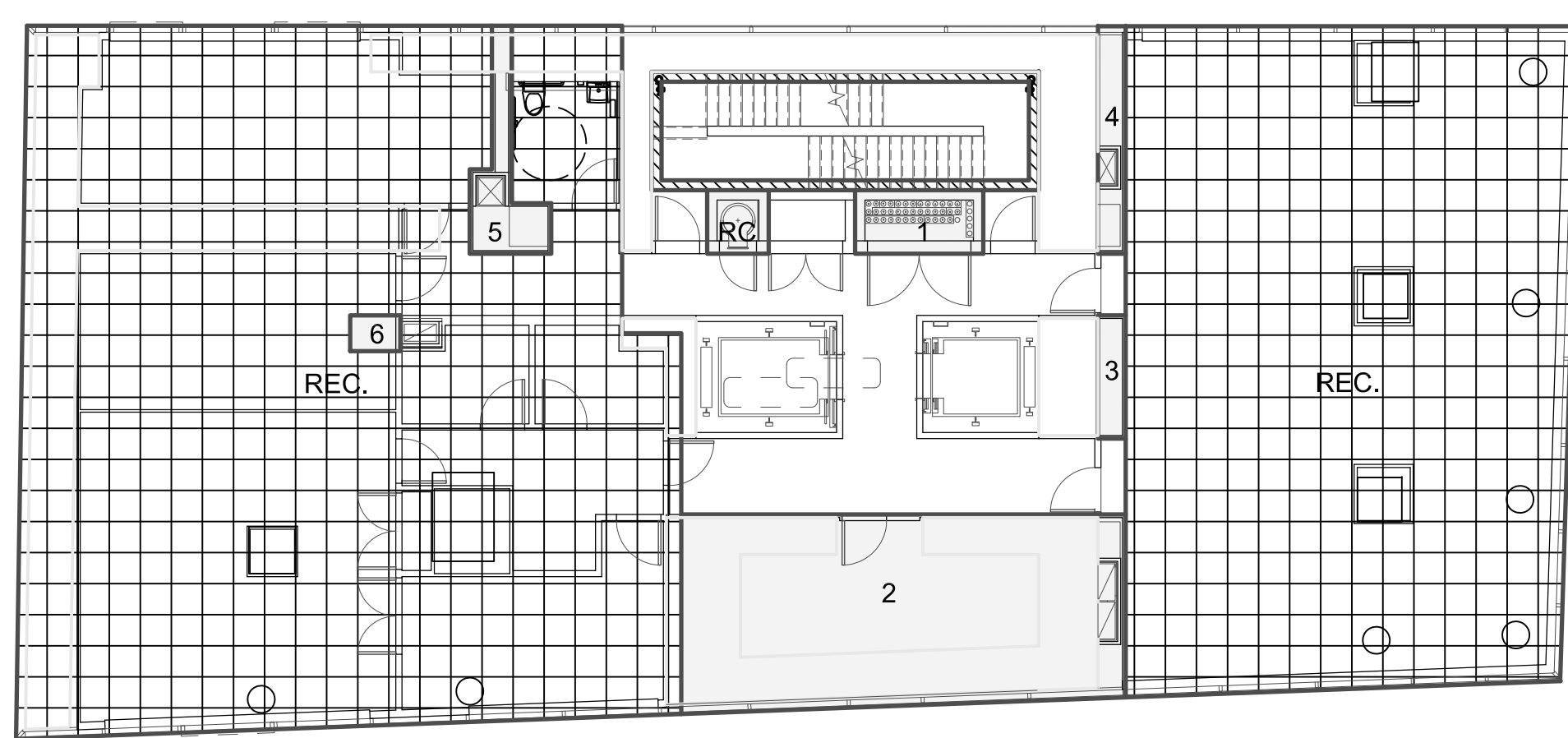
3 3RD FLOOR

3/32" = 1'-0"

GROSS FL AREA  
4837 SF

3RD FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	4837 SF



4 4TH FLOOR

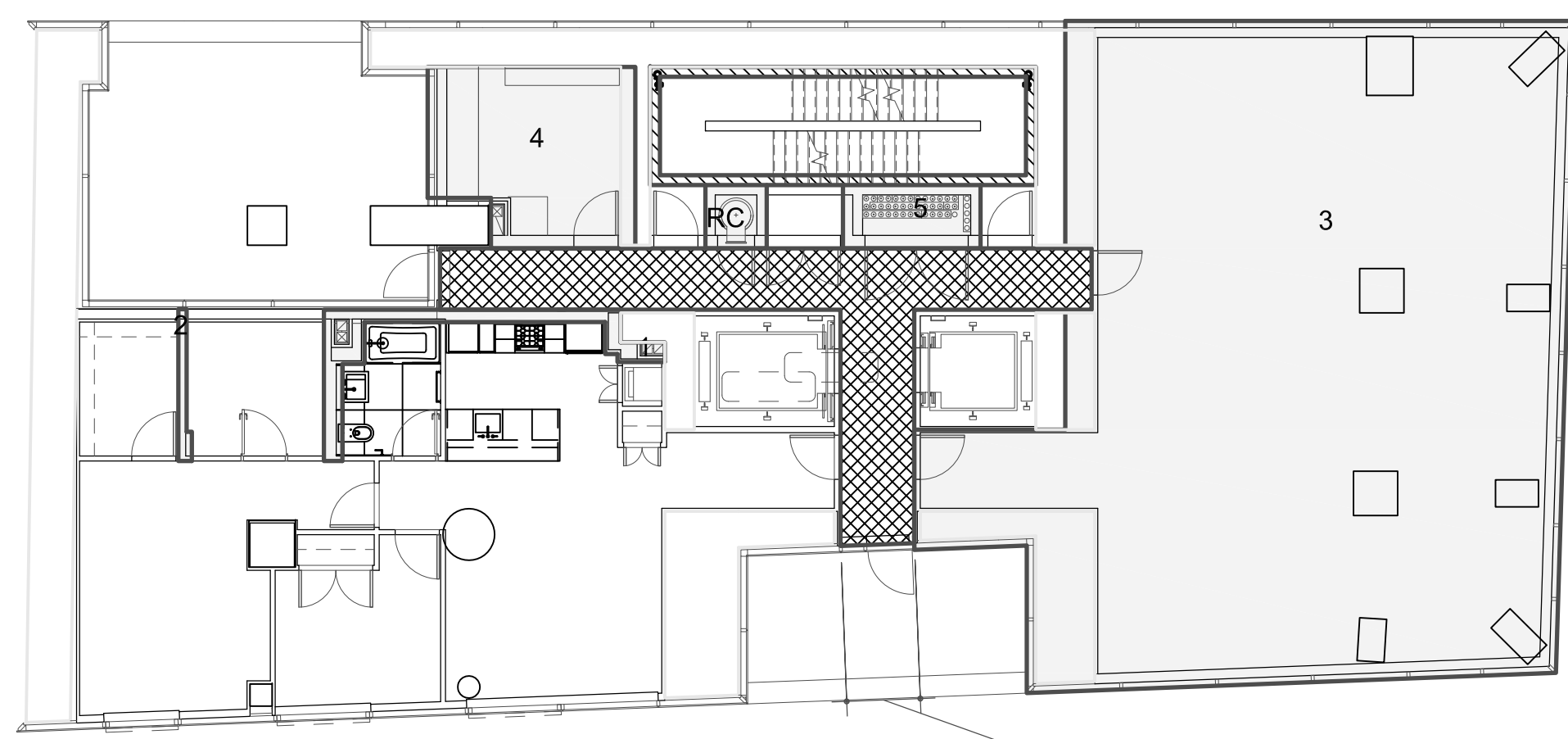
3/32" = 1'-0"

GROSS FL AREA  
4837 SF

4TH FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	37 SF
2	388 SF
3	16 SF
4	29 SF
5	38 SF
6	8 SF
	516 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	0 SF
DENSITY (50%)	0 SF
REC. SPACE	3329 SF
TOTAL QH	3341 SF
STAIR DEDUCTION	
	44 SF



5 5TH FLOOR

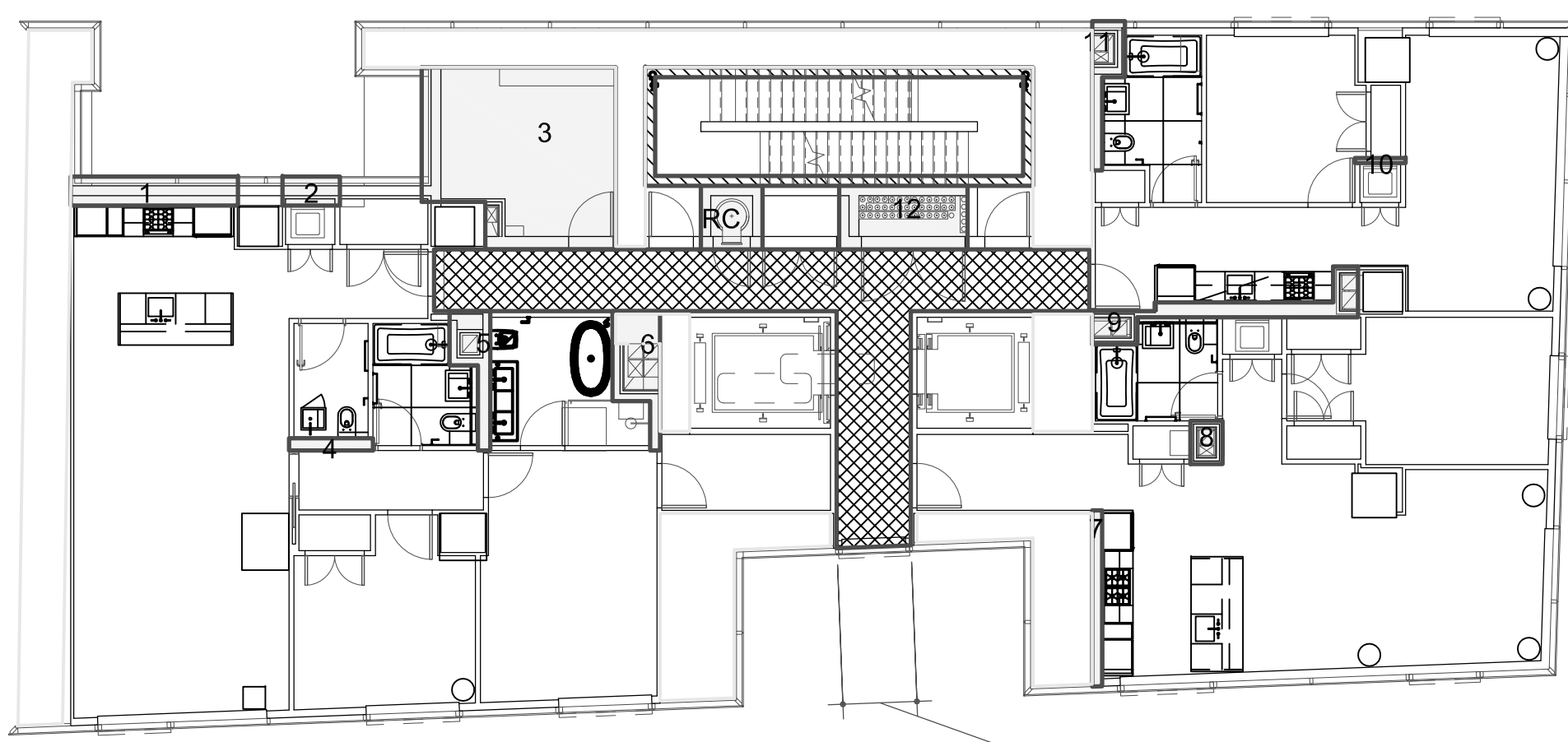
3/32" = 1'-0"

GROSS FL AREA  
4235 SF

5TH FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	39 SF
2	6 SF
3	1622 SF
4	158 SF
5	40 SF
RC	18 SF
	1884 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	132 SF
DENSITY (50%)	132 SF
REC. SPACE	0 SF
TOTAL QH	276 SF
STAIR DEDUCTION	
	44 SF



6 6TH - 10TH FLOOR

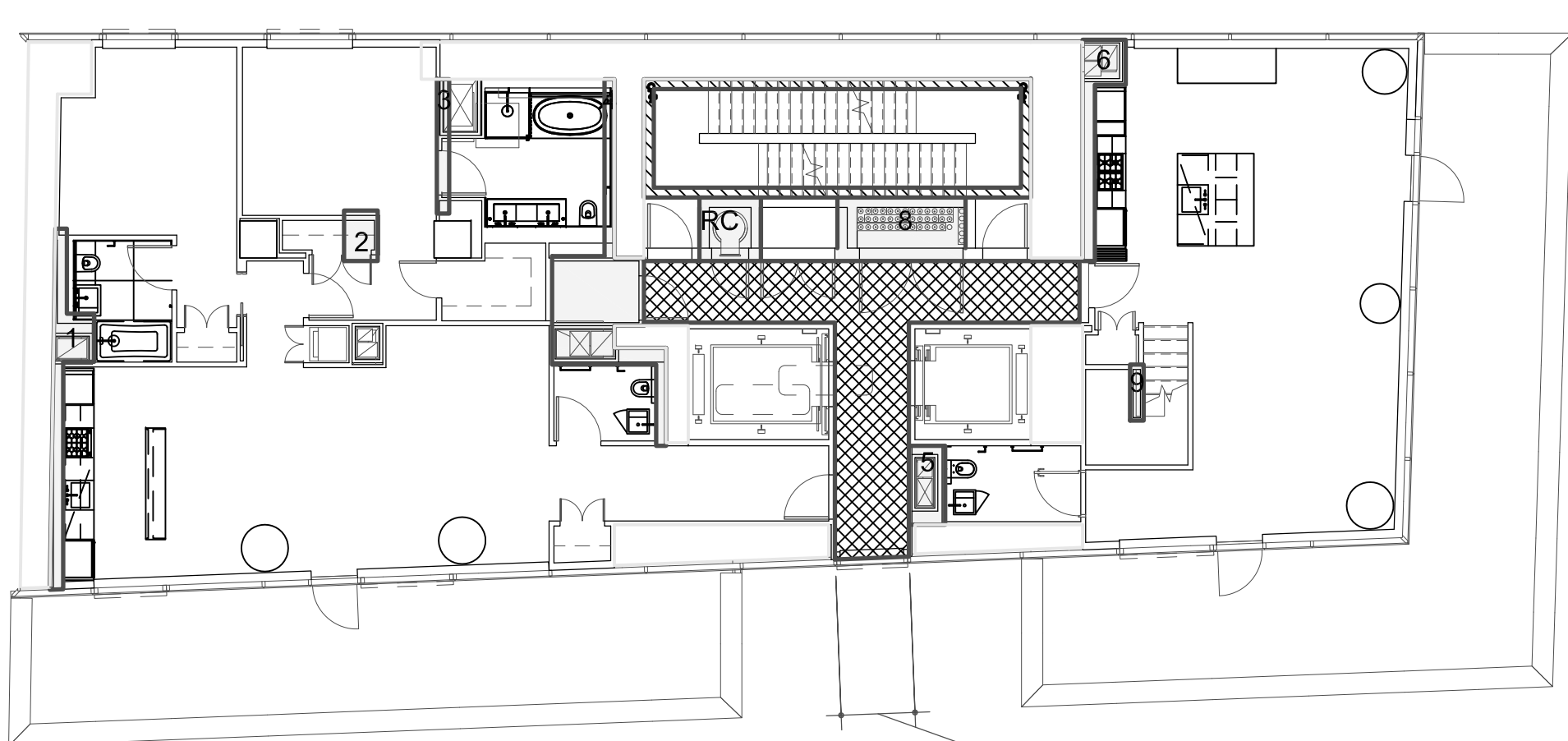
3/32" = 1'-0"

GROSS FL AREA  
4429 SF

6TH - 10TH FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	22 SF
2	8 SF
3	147 SF
4	5 SF
5	15 SF
6	22 SF
7	8 SF
8	6 SF
9	25 SF
10	1 SF
11	13 SF
12	37 SF
RC	18 SF
	326 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	132 SF
DENSITY (50%)	132 SF
REC. SPACE	0 SF
TOTAL QH	276 SF
STAIR DEDUCTION	
	44 SF



7 11TH FLOOR

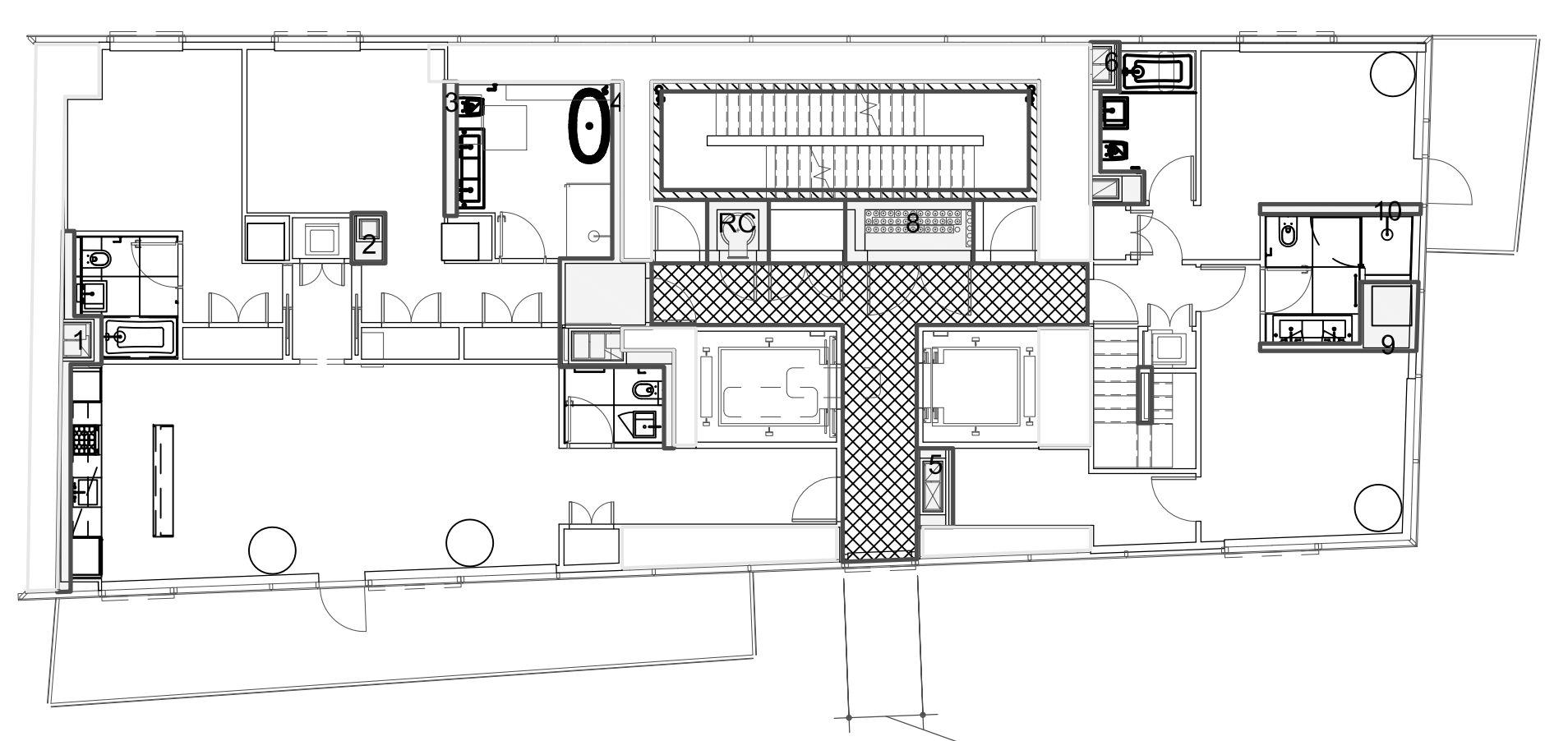
3/32" = 1'-0"

GROSS FL AREA  
3446 SF

11TH FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	26 SF
2	8 SF
3	8 SF
4	56 SF
5	13 SF
6	19 SF
RC	18 SF
	187 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	
	44 SF



8 12TH FLOOR

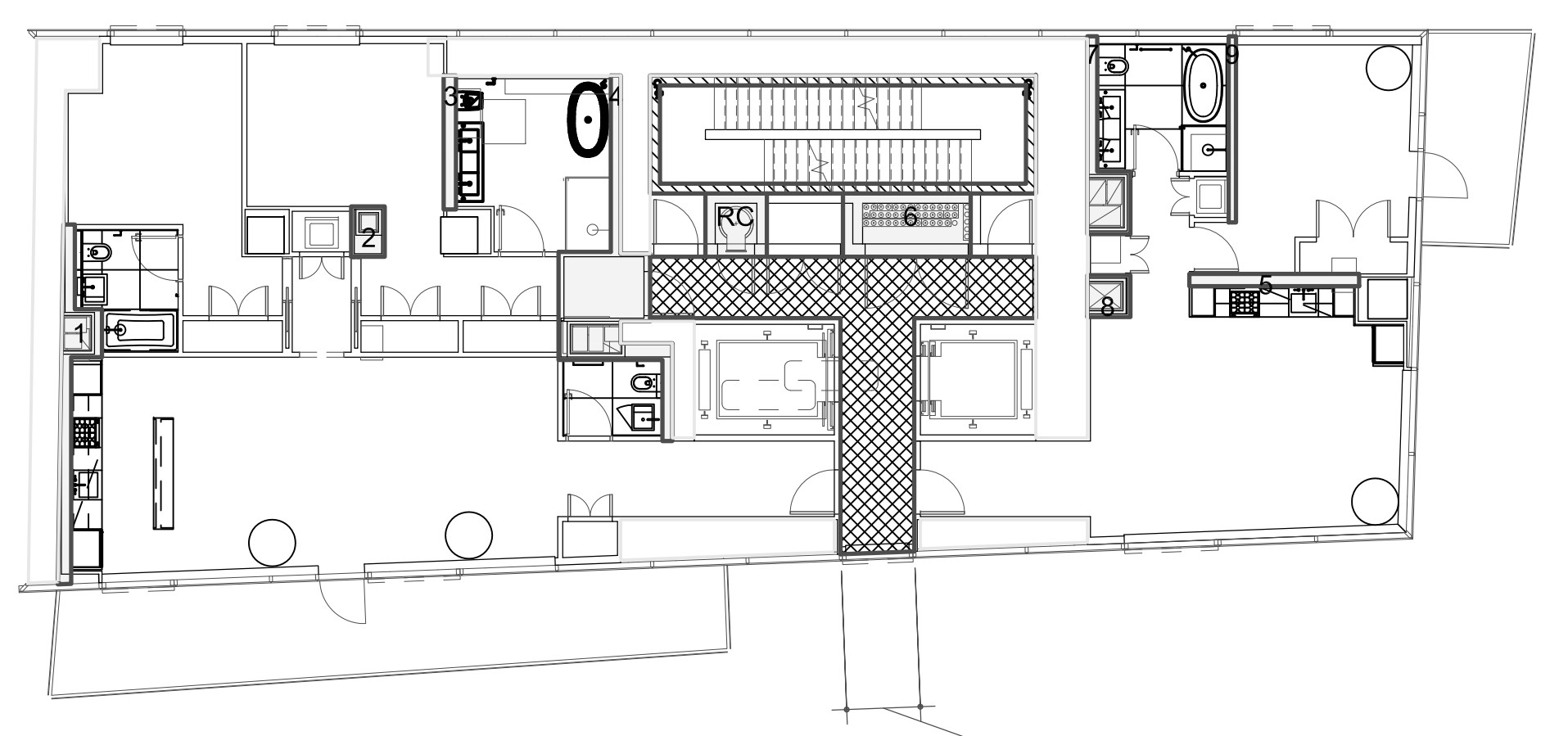
3/32" = 1'-0"

GROSS FL AREA  
3446 SF

12TH FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	26 SF
2	8 SF
3	8 SF
4	56 SF
5	13 SF
6	18 SF
8	37 SF
9	21 SF
10	7 SF
RC	18 SF
	212 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	
	44 SF



9 13TH - 24TH FLOOR

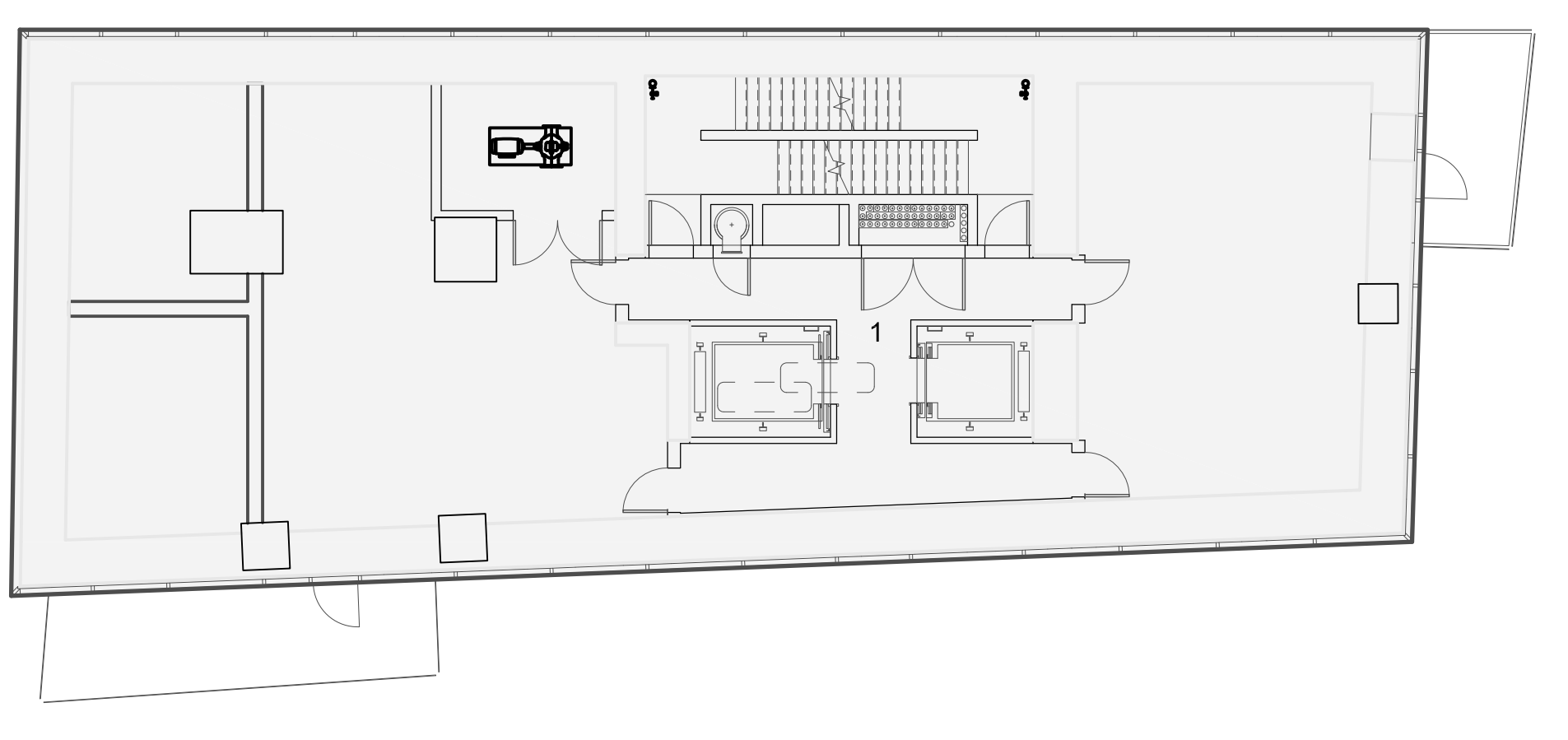
3/32" = 1'-0"

GROSS FL AREA  
3446 SF

13TH - 24TH FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	26 SF
2	8 SF
3	8 SF
4	56 SF
5	10 SF
6	37 SF
7	19 SF
8	8 SF
9	6 SF
RC	18 SF
	194 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	94.5 SF
DENSITY (50%)	94.5 SF
REC. SPACE	0 SF
TOTAL QH	201 SF
STAIR DEDUCTION	
	44 SF



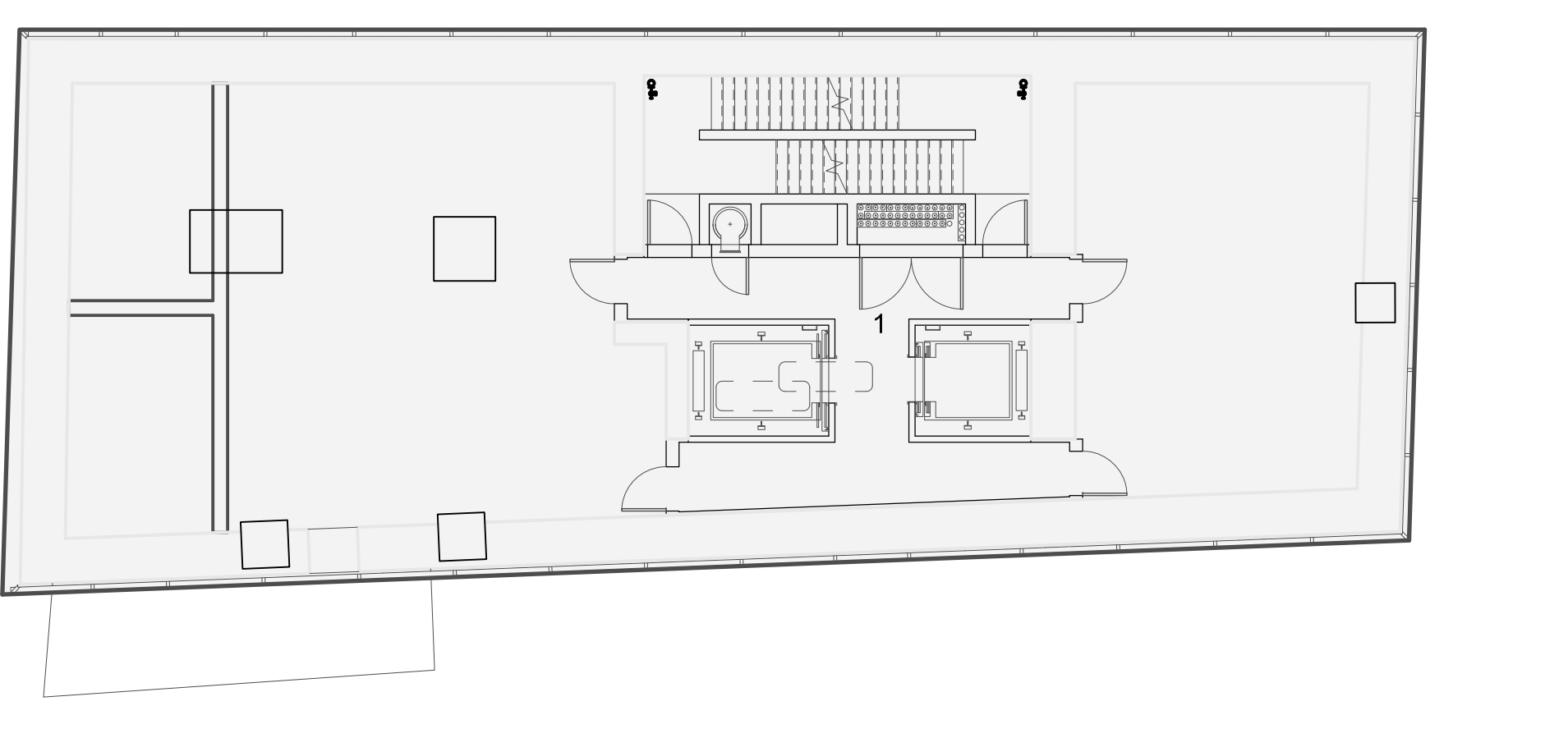
10 25TH FLOOR

3/32" = 1'-0"

GROSS FL AREA  
3446 SF

25TH FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	3446 SF



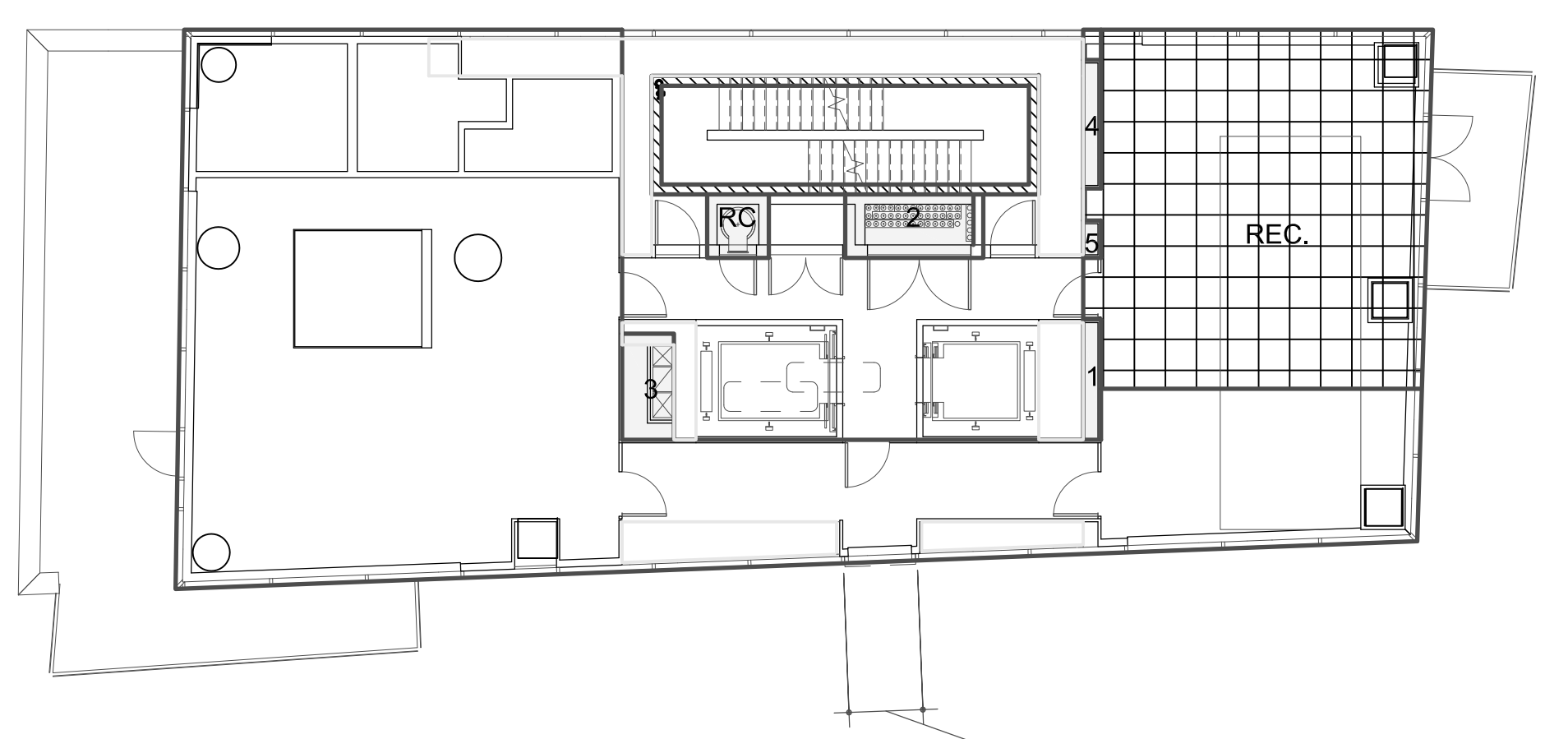
11 26TH FLOOR

3/32" = 1'-0"

GROSS FL AREA  
3446 SF

26TH FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	3458 SF
	3458 SF



12 27TH FLOOR

3/32" = 1'-0"

GROSS FL AREA  
3043 SF

27TH FLOOR - MECHANICAL DEDUCTIONS

Location	Area
1	10 SF
2	37 SF
3	25 SF
4	10 SF
5	3 SF
	88 SF

QUALITY HOUSING	
REFUSE ROOM	12 SF
DAYLIGHT (50%)	0 SF
DENSITY (50%)	0 SF
REC. SPACE	543 SF
TOTAL QH	555 SF
STAIR DEDUCTION	
	44 SF

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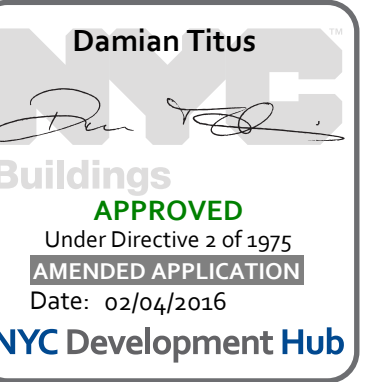
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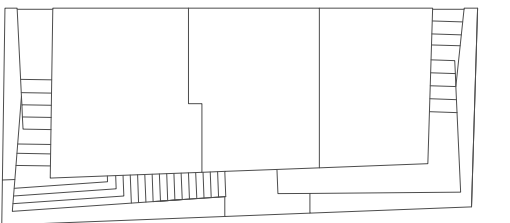
**ZONING CALCULATIONS & SCHEDULES**

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PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: Z-003.01  
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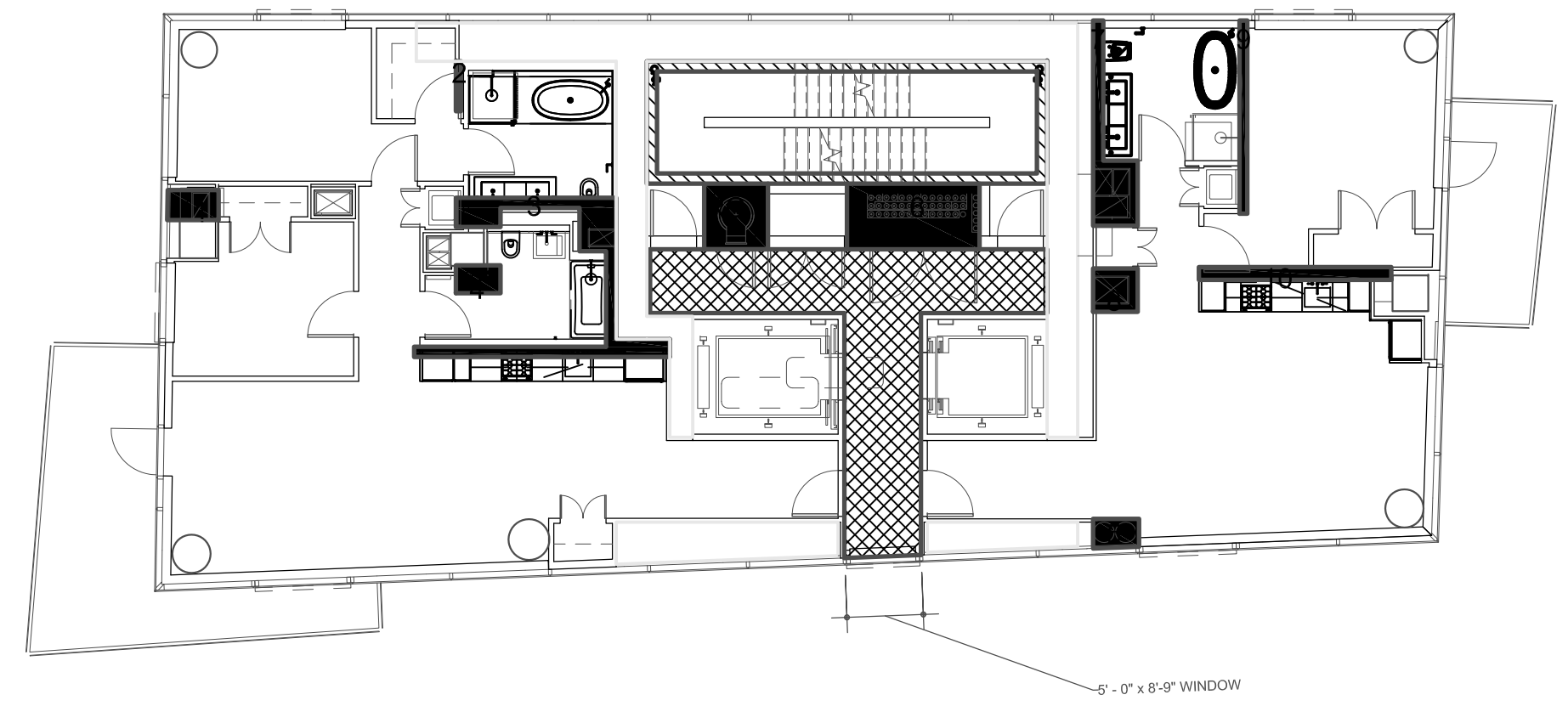


NOTES

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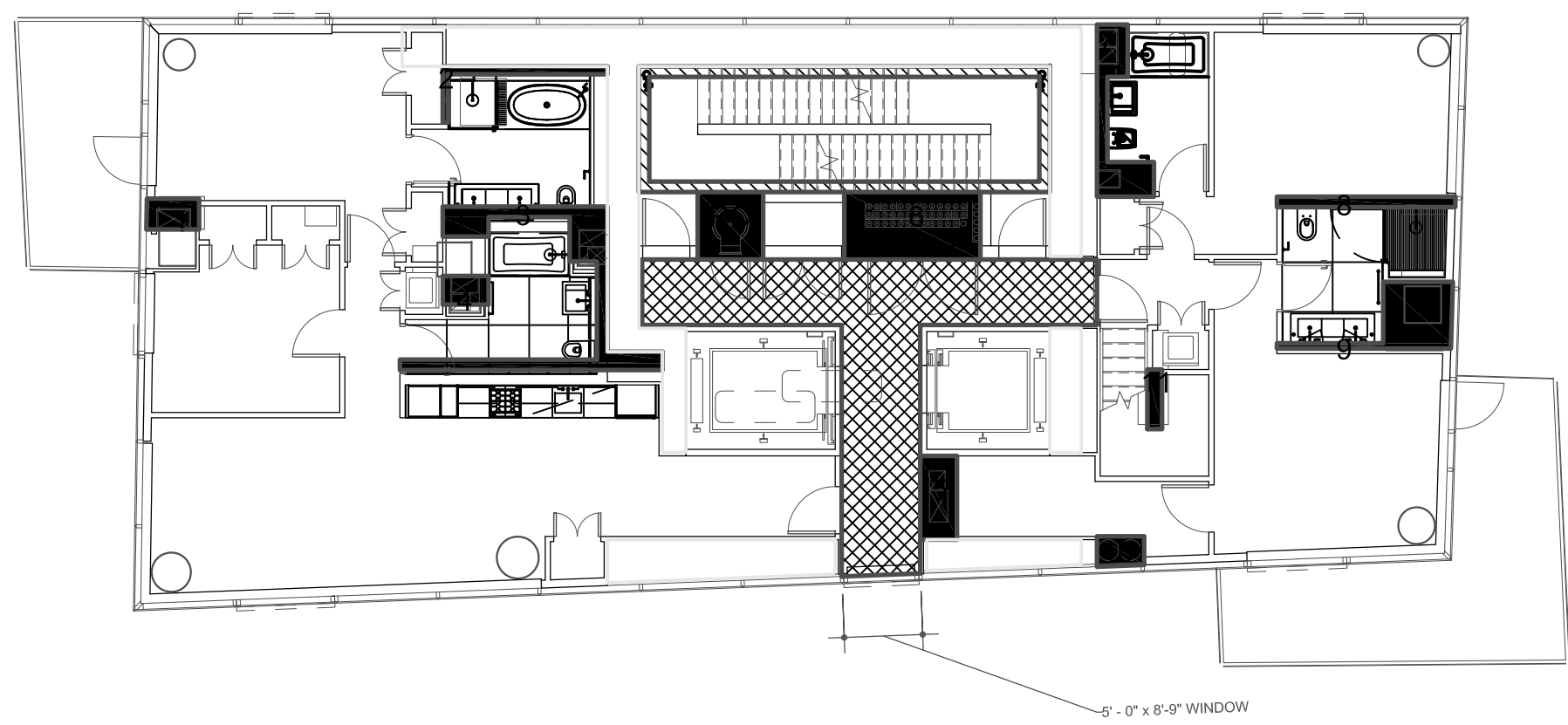


KEY PLAN



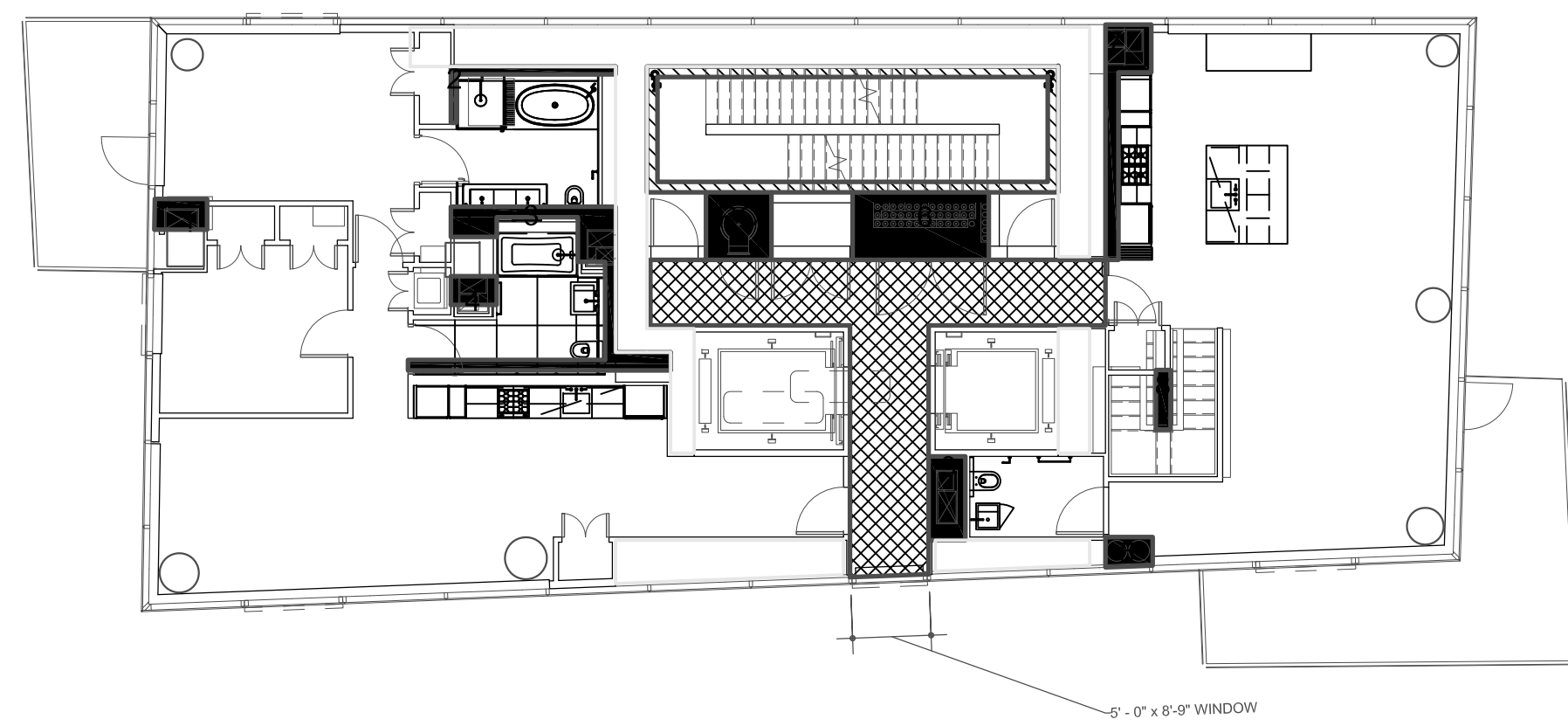
① 28TH - 36TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA 3043 SF		QUALITY HOUSING	
28TH - 36TH FLOOR - MECHANICAL DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	94 SF
1	7 SF	DENSITY (50%)	94 SF
2	1 SF	REC. SPACE	0 SF
3	34 SF	TOTAL QH	200 SF
4	5 SF	STAIR DEDUCTION	
5	6 SF	44 SF	
6	37 SF		
7	19 SF		
8	8 SF		
9	6 SF		
10	10 SF		
134 SF			



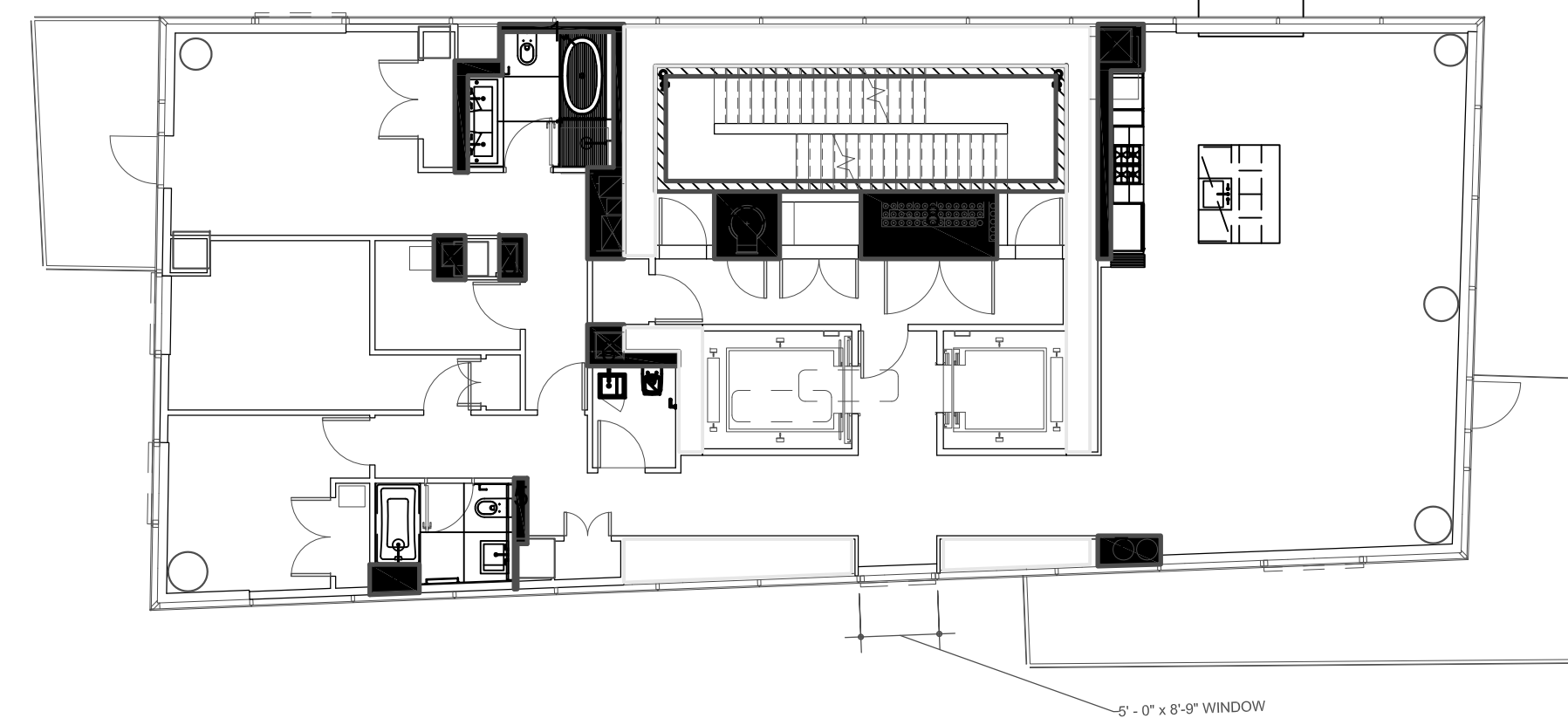
② 37TH, 39TH, 41ST, & 43RD FLOOR  
3/32" = 1'-0"

GROSS FL AREA 3043 SF		QUALITY HOUSING	
37TH, 39TH, 41ST, & 43RD FLOOR - MECH DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	100 SF
1	7 SF	DENSITY (50%)	100 SF
2	6 SF	REC. SPACE	0 SF
3	34 SF	TOTAL QH	212 SF
4	5 SF	STAIR DEDUCTION	
5	12 SF	44 SF	
6	37 SF		
7	18 SF		
8	8 SF		
9	21 SF		
10	6 SF		
11	4 SF		
158 SF			



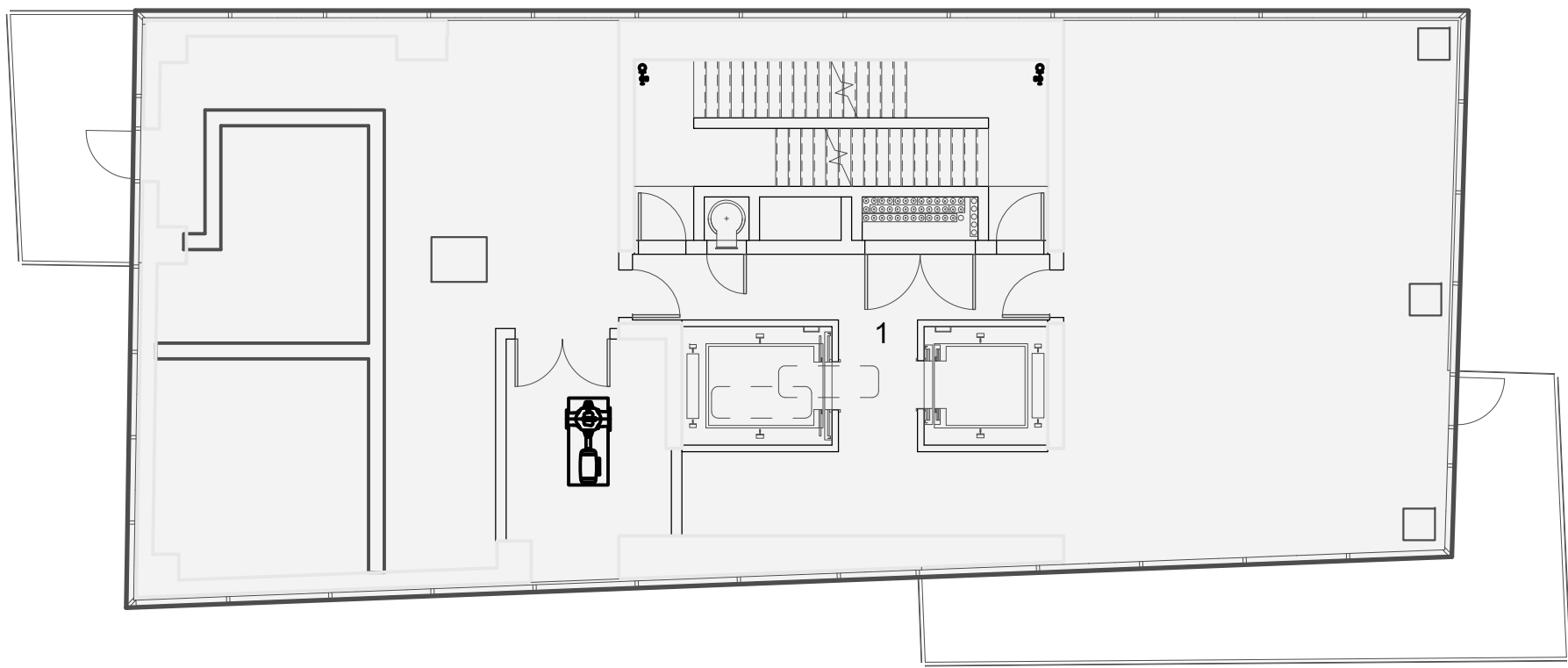
③ 38TH, 40TH, 42ND, & 44TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA 3043 SF		QUALITY HOUSING	
38TH, 40TH, 42ND, & 44TH FLOOR - MECH DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	100 SF
1	7 SF	DENSITY (50%)	100 SF
2	6 SF	REC. SPACE	0 SF
3	34 SF	TOTAL QH	212 SF
4	5 SF	STAIR DEDUCTION	
5	6 SF	44 SF	
6	37 SF		
7	19 SF		
8	4 SF		
9	12 SF		
130 SF			



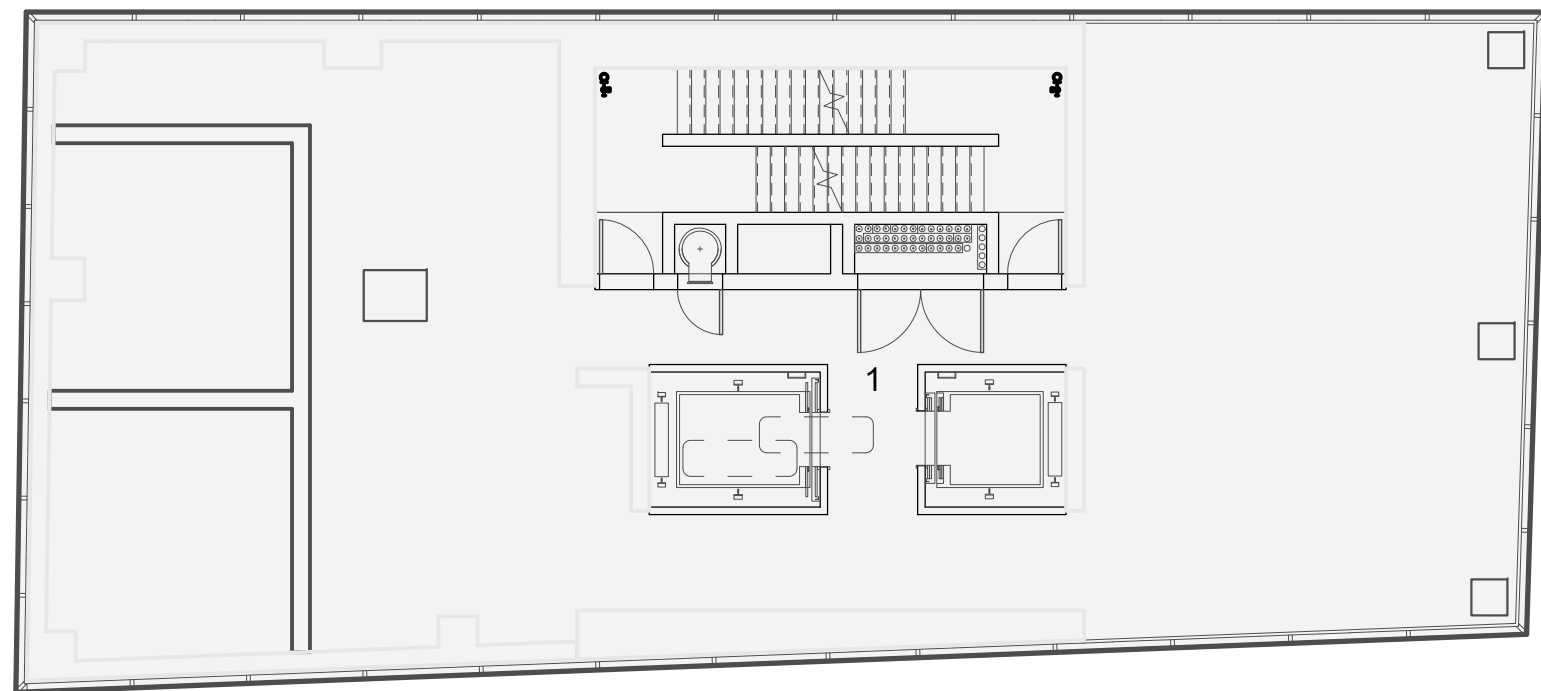
④ 45TH - 49TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA 3043 SF		QUALITY HOUSING	
45TH - 49TH FLOOR - MECH DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	0 SF
1	32 SF	DENSITY (50%)	0 SF
2	6 SF	REC. SPACE	0 SF
3	5 SF	TOTAL QH	12 SF
4	6 SF	STAIR DEDUCTION	
5	4 SF	44 SF	
6	10 SF		
7	8 SF		
8	37 SF		
9	19 SF		
RC	18 SF		
143 SF			



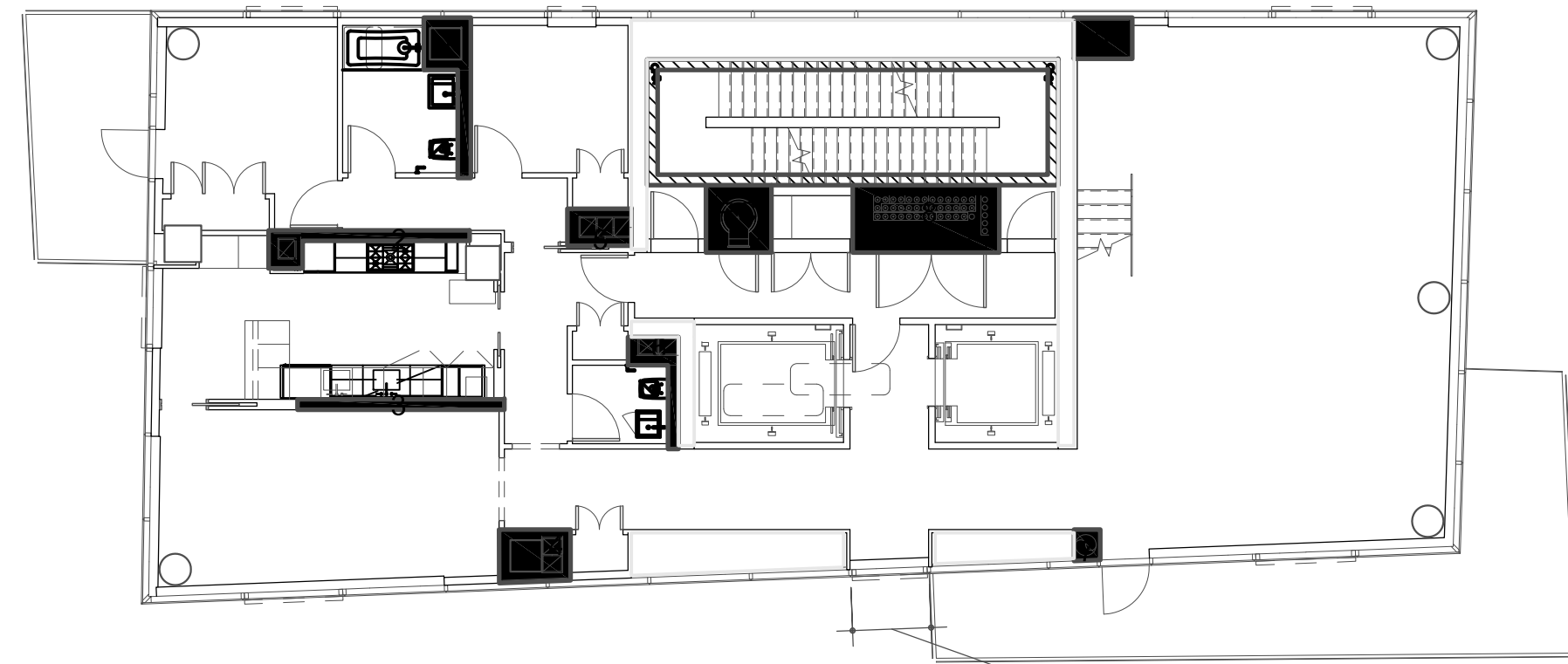
⑤ 50TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA 3043 SF		QUALITY HOUSING	
50TH FLOOR - MECHANICAL DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	0 SF
1	3043 SF	DENSITY (50%)	0 SF
3043 SF		REC. SPACE	0 SF
		TOTAL QH	12 SF
		STAIR DEDUCTION	
		44 SF	



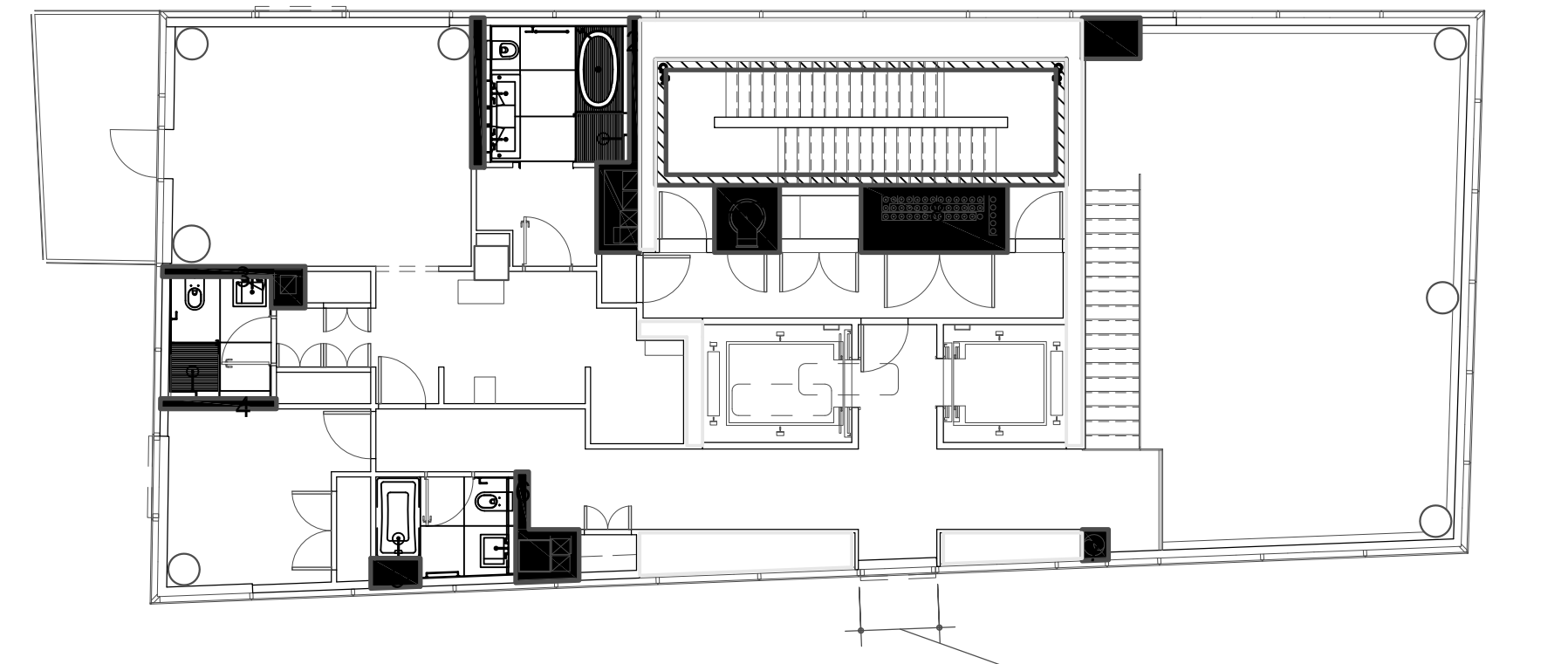
⑥ 51ST FLOOR  
3/32" = 1'-0"

GROSS FL AREA 3043 SF		QUALITY HOUSING	
51ST FLOOR - MECHANICAL DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	0 SF
1	3043 SF	DENSITY (50%)	0 SF
3043 SF		REC. SPACE	0 SF
		TOTAL QH	12 SF
		STAIR DEDUCTION	
		44 SF	



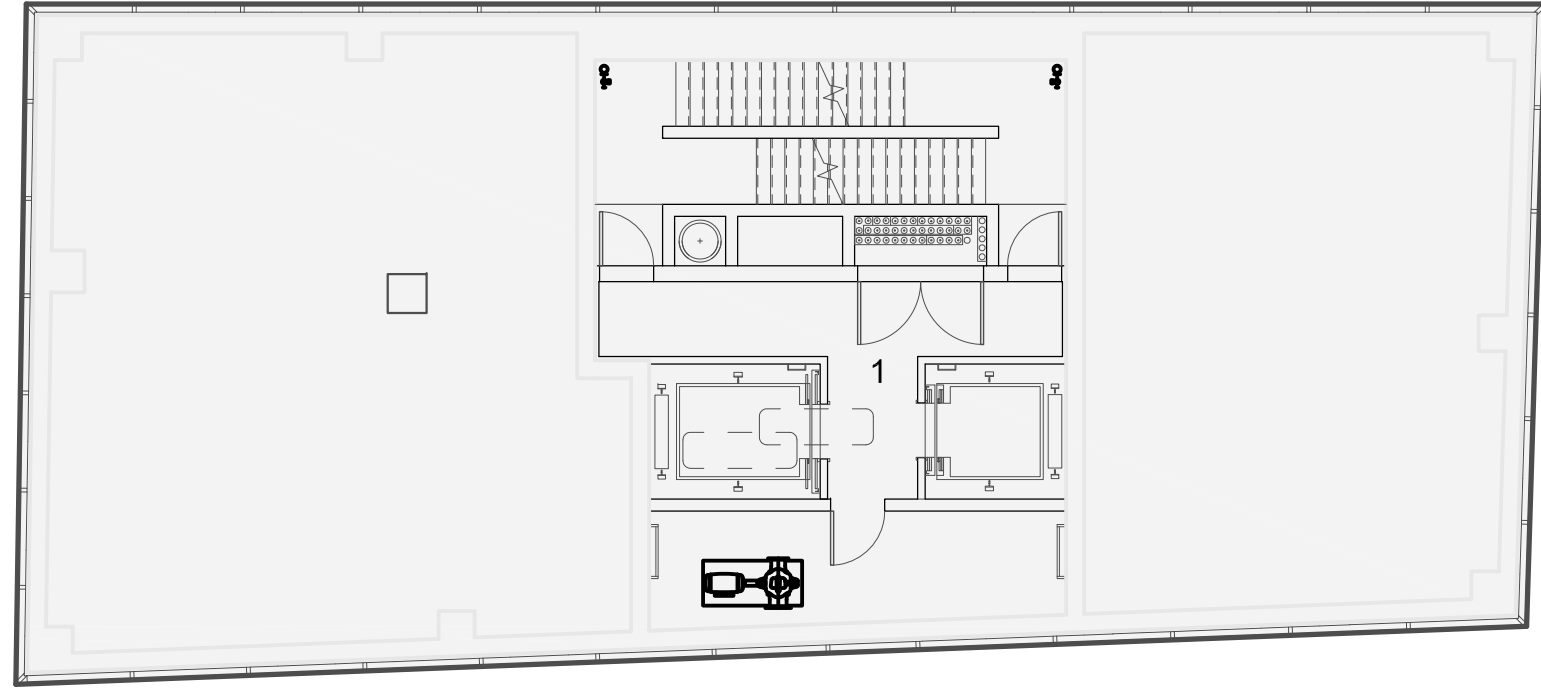
⑦ 52ND & 54TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA 3043 SF		QUALITY HOUSING	
52ND & 54TH FLOOR - MECHANICAL DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	0 SF
1	16 SF	DENSITY (50%)	0 SF
2	12 SF	REC. SPACE	0 SF
3	9 SF	TOTAL QH	12 SF
4	15 SF	STAIR DEDUCTION	
5	10 SF	44 SF	
6	9 SF		
7	3 SF		
8	40 SF		
9	10 SF		
124 SF			



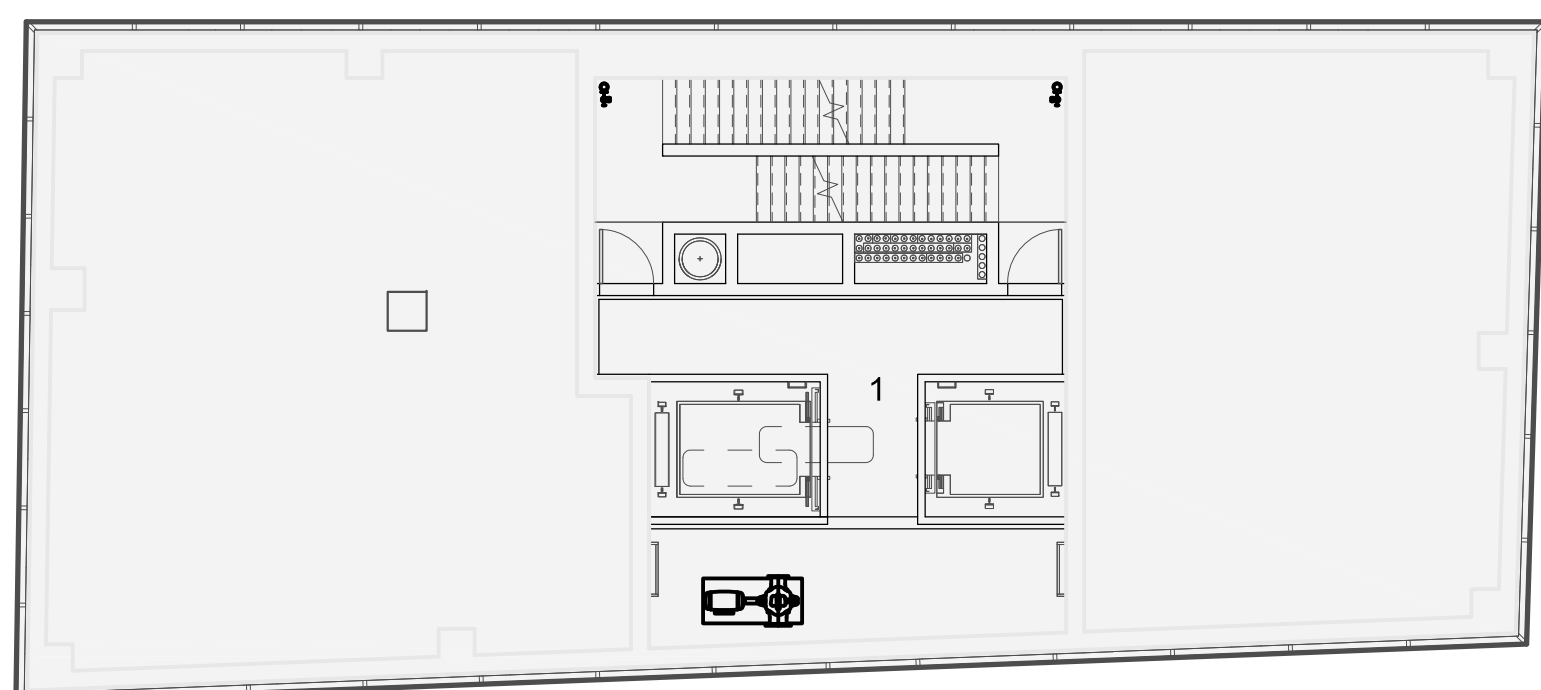
⑧ 53RD & 55TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA 2186 SF		QUALITY HOUSING	
53RD & 55TH FLOOR - MECHANICAL DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	0 SF
1	8 SF	DENSITY (50%)	0 SF
2	22 SF	REC. SPACE	0 SF
3	10 SF	TOTAL QH	12 SF
4	5 SF	STAIR DEDUCTION	
5	6 SF	44 SF	
6	16 SF		
7	3 SF		
8	40 SF		
9	10 SF		
121 SF			



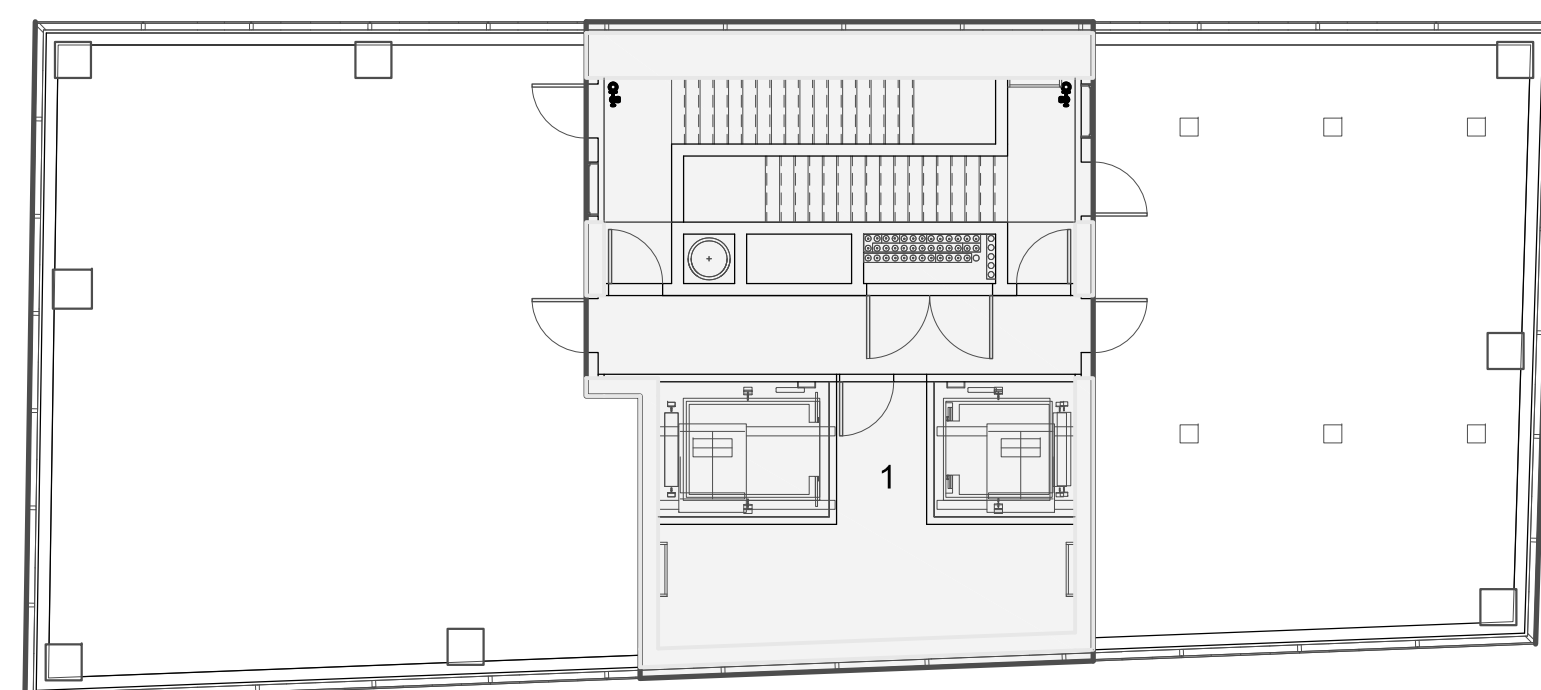
⑨ 56TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA 3043 SF		QUALITY HOUSING	
56TH FLOOR - MECHANICAL DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	0 SF
1	3043 SF	DENSITY (50%)	0 SF
3043 SF		REC. SPACE	0 SF
		TOTAL QH	12 SF
		STAIR DEDUCTION	
		44 SF	



⑩ 57TH FLOOR  
3/32" = 1'-0"

GROSS FL AREA 3043 SF		QUALITY HOUSING	
57TH FLOOR - MECHANICAL DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	0 SF
1	3043 SF	DENSITY (50%)	0 SF
3043 SF		REC. SPACE	0 SF
		TOTAL QH	12 SF
		STAIR DEDUCTION	
		44 SF	



⑪ ROOF  
3/32" = 1'-0"

GROSS FL AREA 968 SF		QUALITY HOUSING	
ROOF - MECHANICAL DEDUCTIONS		REFUSE ROOM	12 SF
Location	Area	DAYLIGHT (50%)	0 SF
1	968 SF	DENSITY (50%)	0 SF
968 SF		REC. SPACE	0 SF
		TOTAL QH	12 SF
		STAIR DEDUCTION	
		44 SF	

11/12/2015	90% CD
9/29/2015	75% CD
9/4/2015	UPDATED WINDOW PACKAGE
7/24/2015	60% CD
5/28/2015	30% CD
4/24/2015	100% DD
2/25/2015	50% DD
NO.	DATE
REVISION	

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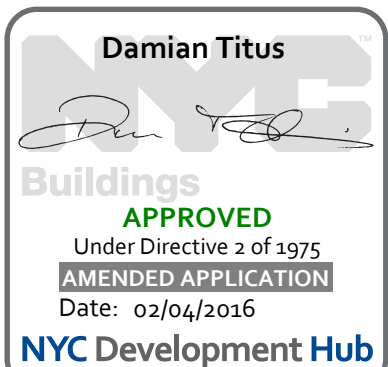
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES

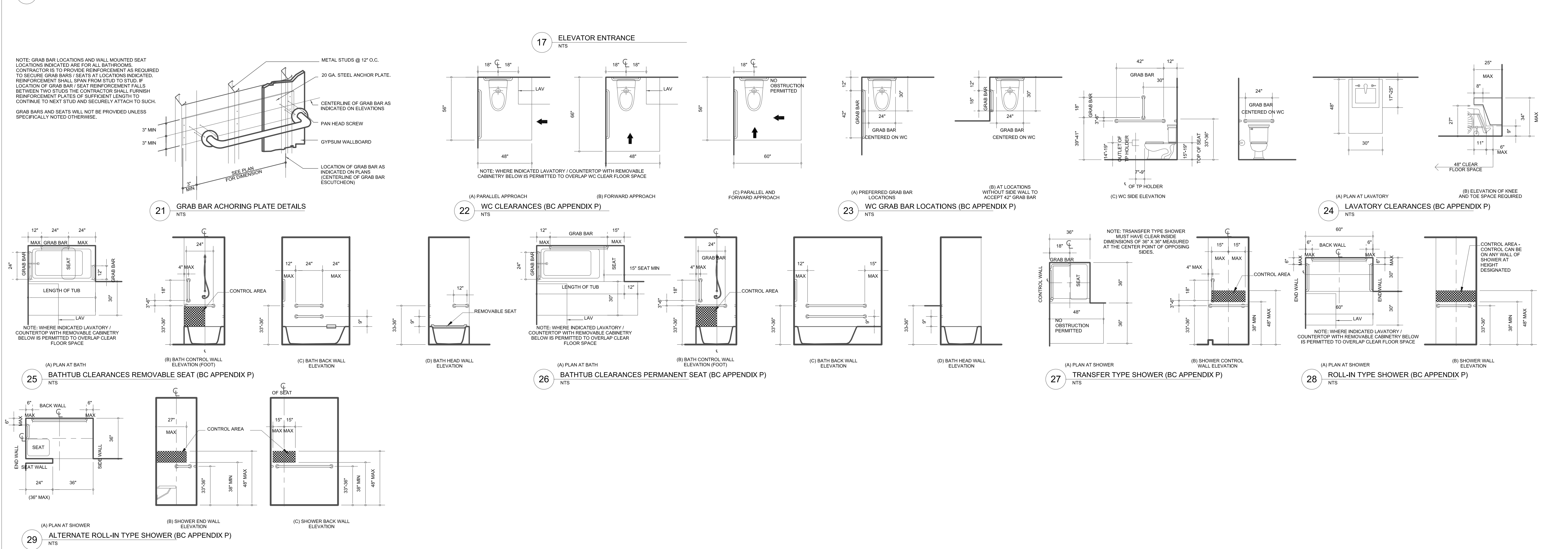
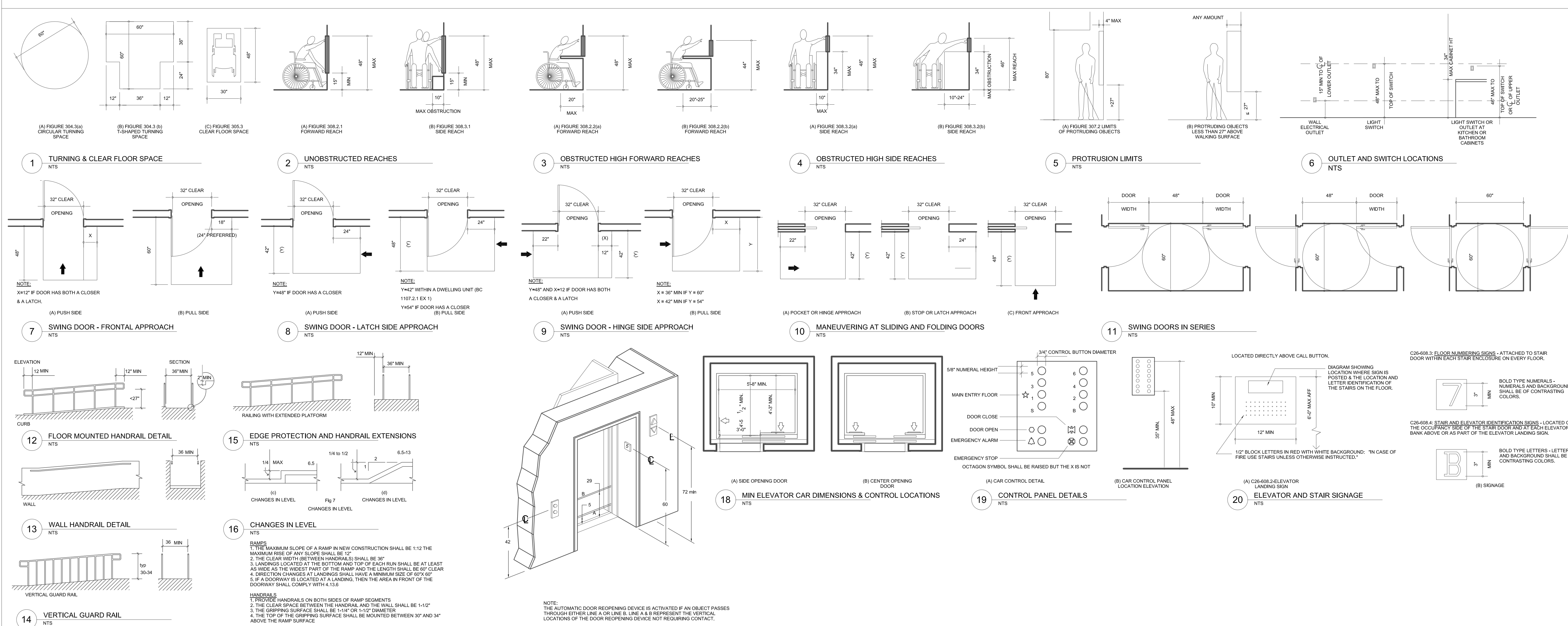


DWG TITLE  
**ZONING CALCULATIONS & SCHEDULES**

SEAL & SIGNATURE REGISTERED ARCHITECT Under Direction of J. J. J.	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	Z-004.01
CAD FILE:	J:\13A25.03



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



#### ADAPTABLE REQUIREMENTS

GENERAL: PROTOTYPES BATHROOM DESIGNS FOR R-2 OCCUPANCIES TYPE B UNIT: TYPE A BATHROOM TO COMPLY WITH BC 1107.2.2 EXCEPTION: 1107.6.1.2, 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, 1107.6.1.2, 1107.6.2.1.1, 1107.7.1.1 ITEM 1 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 10" 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 WITH REACH AS SHOWN, 14" MIN. & 18" 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.

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)

#### BATHROOM PROTOTYPES



5TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
A	MASTER BEDROOM	259 SF	51 SF	20	20 SF 8
A	BEDROOM	125 SF	64 SF	52	25 SF 21
A	LIVING ROOM	275 SF	128 SF	47	25 SF 10

6TH - 10TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
A	MASTER BEDROOM	211 SF	64 SF	31	25 SF 12
A	BEDROOM #2	150 SF	64 SF	43	25 SF 17
B	LIVING ROOM	382 SF	115 SF	30	20 SF 6
B	BEDROOM	162 SF	58 SF	36	23 SF 14
B	LIVING ROOM	189 SF	148 SF	79	19 SF 11
C	BEDROOM	129 SF	65 SF	51	26 SF 20
C	LIVING ROOM	220 SF	263 SF	120	19 SF 9

11TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
	BEDROOM #2	184 SF			
	MASTER BEDROOM	213 SF			
B	LIVING ROOM	277 SF			
B	LIVING ROOM	335 SF	365 SF	109	25 SF 8

12TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
A	BEDROOM #2	187 SF	51 SF	28	20 SF 11
A	MASTER BEDROOM	234 SF	56 SF	25	23 SF 10
A	BEDROOM #2	205 SF	128 SF	63	25 SF 13
B	BEDROOM #2	217 SF	244 SF	113	26 SF 12
B	MASTER BEDROOM	228 SF	244 SF	107	25 SF 12

13TH - 24TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
A	BEDROOM #2	187 SF	51 SF	28	20 SF 11
A	MASTER BEDROOM	234 SF	56 SF	25	23 SF 10
A	LIVING ROOM	205 SF	128 SF	63	25 SF 13
B	BEDROOM	208 SF	244 SF	118	26 SF 13
B	LIVING ROOM	261 SF	308 SF	119	25 SF 10

28TH-36TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
A	MASTER BEDROOM	178 SF	225 SF	127	23 SF 14
A	BEDROOM #2	124 SF	53 SF	44	21 SF 17
A	LIVING ROOM	175 SF	235 SF	135	25 SF 15
B	BEDROOM	216 SF	244 SF	113	26 SF 12
B	LIVING ROOM	260 SF	308 SF	119	25 SF 10

37TH, 39TH, 41ST, & 43RD FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
A	MASTER BEDROOM	214 SF	225 SF	106	23 SF 11
A	BEDROOM #2	134 SF	53 SF	40	21 SF 16
A	LIVING ROOM	162 SF	235 SF	145	25 SF 16
B	MASTER BEDROOM	235 SF	244 SF	104	25 SF 11
B	BEDROOM #2	221 SF	244 SF	111	26 SF 12

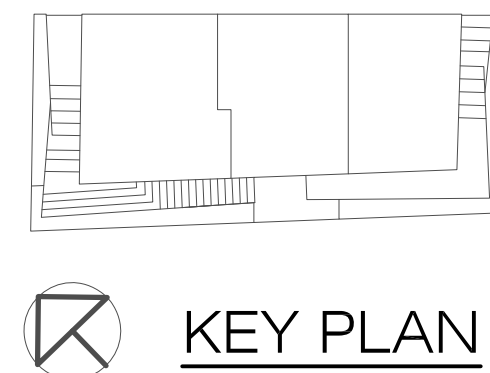
38TH, 40TH, 42ND, & 44TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
A	MASTER BEDROOM	214 SF	225 SF	106	23 SF 11
A	BEDROOM #2	134 SF	53 SF	40	21 SF 16
A	LIVING ROOM	162 SF	235 SF	145	25 SF 16
B	LIVING ROOM	339 SF	365 SF	108	25 SF 8

45TH - 49TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
A	LIVING ROOM	463 SF	365 SF	79	25 SF 6
A	MASTER BEDROOM	323 SF	225 SF	70	23 SF 8
A	BEDROOM #2	171 SF	53 SF	32	21 SF 13
A	BEDROOM #3	149 SF	170 SF	115	21 SF 14

52ND & 54TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
PH-L	BEDROOM #3	153 SF	648 SF	423	23 SF 16
PH-L	BEDROOM #4	104 SF	37 SF	36	12 SF 12
PH-L	DINING ROOM	276 SF	694 SF	252	25 SF 10
PH-L	GREAT ROOM	859 SF	1775 SF	207	51 SF 6

53RD & 55TH FLOOR - LIGHT & AIR CALCULATIONS					
Apt. No.	Name	Area	Light Area	Light % (Min. 10% Req.)	Ventilation Area Ventilation % (Min. 5% Req.)
PH-U	BEDROOM #2	151 SF	188 SF	125	21 SF 14
PH-U	MASTER BEDROOM	334 SF	378 SF	114	23 SF 7

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



7 11/13/2015 90% CD  
6 9/29/2015 75% CD  
5 9/4/2015 UPDATED WINDOW PACKAGE  
4 7/24/2015 60% CD  
3 5/28/2015 30% CD  
2 4/24/2015 100% DD  
1 2/25/2015 50% DD  
NO. DATE REVISION  
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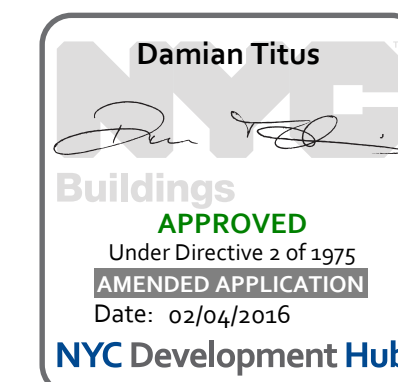
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
**ACCESSIBILITY DIAGRAMS, LIGHT & AIR CALC.**

SEAL & SIGNATURE  
DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-004.01  
CADD FILE: J:\13A25.03

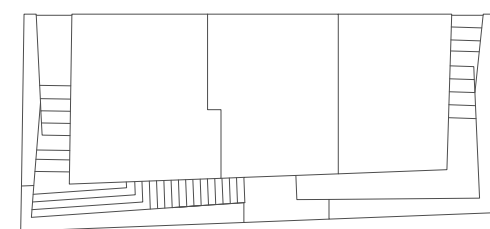


	<div>1</div> <div>FURRING AT EXTERIOR CURTAIN WALL</div>	<div>1B</div> <div>CURTAIN + INTERIOR WALL</div>	<div>1C</div> <div>CURTAIN WALL @ SHEAR WALL</div>	<div>2</div> <div>FURRING AT EXTERIOR CONCRETE / CMU WALL</div>	<div>3</div> <div>FURRING AT INTERIOR CONCRETE / CMU WALL</div>	<div>4</div> <div>1 HR STC-44 - UL U419 INTERIOR PARTITION</div>	<div>NOTES</div> <div>PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings</div> <div>KEY PLAN</div>																					
HEAD																												
PLAN																												
BASE																												
NOTES	<div>1</div> <div>FURRING AT EXTERIOR CURTAIN WALL TO BE AS FOLLOWS: 1 LAYER 5/8" GYP. BD. TYPE "X" ON 2 1/2" METAL STUDS @ 24" O.C. FURRING AT EXTERIOR CURTAIN WALL &amp; DEMISING PARTITION BETWEEN APARTMENTS TO BE AS FOLLOWS: 2 LAYERS 5/8" GYP. BD. TYPE "X" ON 2 1/2" METAL STUDS @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C.</div>	<div>1B</div> <div>FURRING AT EXTERIOR CURTAIN WALL TO BE AS FOLLOWS: 1 LAYER 5/8" GYP. BD. TYPE "X" ON 2 1/2" METAL STUDS @ 24" O.C. FURRING AT EXTERIOR CURTAIN WALL &amp; DEMISING PARTITION BETWEEN APARTMENTS TO BE AS FOLLOWS: 2 LAYERS 5/8" GYP. BD. TYPE "X" ON 2 1/2" METAL STUDS @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C.</div>	<div>1C</div> <div>FURRING AT EXTERIOR CURTAIN WALL TO BE AS FOLLOWS: 1 LAYER 5/8" GYP. BD. TYPE "X" ON 2 1/2" METAL STUDS @ 24" O.C. FURRING AT EXTERIOR CURTAIN WALL &amp; DEMISING PARTITION BETWEEN APARTMENTS TO BE AS FOLLOWS: 2 LAYERS 5/8" GYP. BD. TYPE "X" ON 2 1/2" METAL STUDS @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C.</div>	<div>2</div> <div>FURRING AT EXTERIOR CONCRETE / CMU WALLS TO BE AS FOLLOWS: 1 LAYER 5/8" GYP. BD. TYPE "X" ON 2 1/2" METAL STUDS @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C.</div>	<div>3</div> <div>FURRING AT INTERIOR WALLS TO BE AS FOLLOWS: 1 LAYER OF GYP. BD. TYPE "X" ON 7/8" FURRING CHANNEL @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • WHEN FREE STANDING, PROVIDE CROSS-BRACING GUSSET 12" HIGH @ 36" O.C. MINIMUM. • METAL STUDS TO BE 12" O.C. @ KITCHEN CABINET LOCATIONS</div>	<div>4</div> <div>INTERIOR PARTITION TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. W/ 2" BATT INSULATION NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • OPENINGS ABOVE FINISHED CEILINGS TO BE PROVIDED AS INDICATED ON MECHANICAL DRAWINGS FOR RETURN AIR PLENUM</div>																						
HEAD	<div>5</div> <div>1 HR STC-51 - UL U419 INTERIOR PARTITION @ MASTER BEDROOMS</div>	<div>6</div> <div>2 HR STC-55 - UL U419 PARTITION B/W APARTMENTS &amp; PUBLIC CORRIDORS</div>	<div>7</div> <div>1 HR STC-50 - UL U420 PIPE CHASE WITHIN APARTMENTS</div>	<div>8</div> <div>2 HR STC-55 - UL U420 PIPE CHASE BETWEEN APARTMENTS</div>	<div>9</div> <div>PIPE CHASE AT EXTERIOR CONCRETE / CMU WALL</div>	<div>10</div> <div>2 HR UL U529 SOLID SHAFTWALL W/ METAL DUCT</div>	<div>CLIENT</div> <div>FORTIS Property Group, LLC 45 Main Street, Suite 800 Brooklyn, NY 11201 T 718.907.7718 F 718.907.8718</div> <div>GHWA Goldstein, Hill &amp; West Architects, LLP 11 Broadway, Suite 1700 New York, NY 10004 T 212.213.8007 F 212.686.1754</div> <div>WSP CANTOR SEINUK STRUCTURAL ENGINEERS 228 East 45th Street New York, NY 10017 T 212.687.9888 F 646.587.5555</div> <div>WSP FLACK + KURTZ MECHANICAL ENGINEERS 512 Seventh Avenue New York, NY 10018 T 212.532.9600 F 212.689.7489</div> <div>FRANK SETA &amp; ASSOCIATE BUILDING ENVELOPE &amp; WATERPROOFING 224 West 30th Street, Suite 206 New York, NY 10001 T 212.465.1600 F 212.465.1635</div> <div>JENKINS &amp; HUNTINGTON ELEVATOR CONSULTANTS 1251 Avenue of the Americas New York, NY 10020 T 212.696.1818 F 212.696.4528</div> <div>S. RUSSELL GROVES 210 11th Avenue, Suite 502 New York, NY 10001 T 212.929.5221 F 212.929.4463</div> <div>PROJECT</div> <div>one seaport 161 Maiden Lane New York, NY (Between South Street &amp; Front Street)</div> <div>DOB SCAN</div> <div>DOB STAMPS &amp; SIGNATURES</div> <div><div>Damian Titus Buildings APPROVED Under Directive 3 of 2015 INTERVENTION/INSPECTION Date: 02/04/2016 NYC Development Hub</div></div> <div>DWG TITLE</div> <div>PARTITION SCHEDULE</div> <tr><td>PLAN</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>BASE</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>NOTES</td><td><div>5</div><div>INTERIOR PARTITION TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. W/ 2" BATT INSULATION NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • OPENINGS ABOVE FINISHED CEILINGS TO BE PROVIDED AS INDICATED ON MECHANICAL DRAWINGS FOR RETURN AIR PLENUM</div></td><td><div>6</div><div>PARTITION BETWEEN APARTMENTS / PUBLIC CORRIDOR TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. W/ 2" BATT INSULATION NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C.</div></td><td><div>7</div><div>PIPE CHASE WITHIN APARTMENTS TO BE AS FOLLOWS: 1 LAYER 5/8" WATER RESISTANT GYP. BD. TYPE "X" EACH SIDE ON 1 5/8" METAL STUD @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • BATHTUB WHERE SHOWN ON PLANS W/ METAL SHIMS AS REQUIRED</div></td><td><div>8</div><div>PIPE CHASE BETWEEN APARTMENTS TO BE AS FOLLOWS: 2 LAYERS 5/8" WATER RESISTANT GYP. BD. TYPE "X" EACH SIDE ON 1 5/8" METAL STUD @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • BATHTUB WHERE SHOWN ON PLANS W/ METAL SHIMS AS REQUIRED</div></td><td><div>9</div><div>PIPE CHASE AT EXTERIOR CONCRETE / CMU WALL TO BE AS FOLLOWS: 1 LAYER OF GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • METAL STUDS TO BE 12" O.C. @ KITCHEN CABINET LOCATIONS</div></td><td><div>10</div><div>SOLID SHAFTWALL W/ METAL DUCT TO BE AS FOLLOWS: 1" GYP. BD. LINER PANEL LAMINATED TO 1 LAYER 5/8" GYP. BD. TYPE "X" EACH SIDE. NOTE: • ADDITIONAL 7/8" X 1 3/8" 24 GAUGE STEEL GALVANIZED BRACING @ 5'-0" O.C. WHERE SHAFT DIMENSION IS GREATER THAN 2'-0" • LAMINATE 1 LAYER OF 5/8" W.R. GYP. BD. OVER PARTITION AT TUB ONLY.</div></td></tr>	PLAN							BASE							NOTES	<div>5</div> <div>INTERIOR PARTITION TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. W/ 2" BATT INSULATION NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • OPENINGS ABOVE FINISHED CEILINGS TO BE PROVIDED AS INDICATED ON MECHANICAL DRAWINGS FOR RETURN AIR PLENUM</div>	<div>6</div> <div>PARTITION BETWEEN APARTMENTS / PUBLIC CORRIDOR TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. W/ 2" BATT INSULATION NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C.</div>	<div>7</div> <div>PIPE CHASE WITHIN APARTMENTS TO BE AS FOLLOWS: 1 LAYER 5/8" WATER RESISTANT GYP. BD. TYPE "X" EACH SIDE ON 1 5/8" METAL STUD @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • BATHTUB WHERE SHOWN ON PLANS W/ METAL SHIMS AS REQUIRED</div>	<div>8</div> <div>PIPE CHASE BETWEEN APARTMENTS TO BE AS FOLLOWS: 2 LAYERS 5/8" WATER RESISTANT GYP. BD. TYPE "X" EACH SIDE ON 1 5/8" METAL STUD @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • BATHTUB WHERE SHOWN ON PLANS W/ METAL SHIMS AS REQUIRED</div>	<div>9</div> <div>PIPE CHASE AT EXTERIOR CONCRETE / CMU WALL TO BE AS FOLLOWS: 1 LAYER OF GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • METAL STUDS TO BE 12" O.C. @ KITCHEN CABINET LOCATIONS</div>	<div>10</div> <div>SOLID SHAFTWALL W/ METAL DUCT TO BE AS FOLLOWS: 1" GYP. BD. LINER PANEL LAMINATED TO 1 LAYER 5/8" GYP. BD. TYPE "X" EACH SIDE. NOTE: • ADDITIONAL 7/8" X 1 3/8" 24 GAUGE STEEL GALVANIZED BRACING @ 5'-0" O.C. WHERE SHAFT DIMENSION IS GREATER THAN 2'-0" • LAMINATE 1 LAYER OF 5/8" W.R. GYP. BD. OVER PARTITION AT TUB ONLY.</div>
PLAN																												
BASE																												
NOTES	<div>5</div> <div>INTERIOR PARTITION TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. W/ 2" BATT INSULATION NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • OPENINGS ABOVE FINISHED CEILINGS TO BE PROVIDED AS INDICATED ON MECHANICAL DRAWINGS FOR RETURN AIR PLENUM</div>	<div>6</div> <div>PARTITION BETWEEN APARTMENTS / PUBLIC CORRIDOR TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. W/ 2" BATT INSULATION NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C.</div>	<div>7</div> <div>PIPE CHASE WITHIN APARTMENTS TO BE AS FOLLOWS: 1 LAYER 5/8" WATER RESISTANT GYP. BD. TYPE "X" EACH SIDE ON 1 5/8" METAL STUD @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • BATHTUB WHERE SHOWN ON PLANS W/ METAL SHIMS AS REQUIRED</div>	<div>8</div> <div>PIPE CHASE BETWEEN APARTMENTS TO BE AS FOLLOWS: 2 LAYERS 5/8" WATER RESISTANT GYP. BD. TYPE "X" EACH SIDE ON 1 5/8" METAL STUD @ 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • IF CLEAR HEIGHT EXCEEDS 11'-6", STUDS TO BE 16" O.C. • BATHTUB WHERE SHOWN ON PLANS W/ METAL SHIMS AS REQUIRED</div>	<div>9</div> <div>PIPE CHASE AT EXTERIOR CONCRETE / CMU WALL TO BE AS FOLLOWS: 1 LAYER OF GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS 24" O.C. NOTE: • USE 5/8" WATER MOISTURE RESISTANT GYPSUM BOARD WHEN FACING BATHROOM OR POWDER ROOM. • METAL STUDS TO BE 12" O.C. @ KITCHEN CABINET LOCATIONS</div>	<div>10</div> <div>SOLID SHAFTWALL W/ METAL DUCT TO BE AS FOLLOWS: 1" GYP. BD. LINER PANEL LAMINATED TO 1 LAYER 5/8" GYP. BD. TYPE "X" EACH SIDE. NOTE: • ADDITIONAL 7/8" X 1 3/8" 24 GAUGE STEEL GALVANIZED BRACING @ 5'-0" O.C. WHERE SHAFT DIMENSION IS GREATER THAN 2'-0" • LAMINATE 1 LAYER OF 5/8" W.R. GYP. BD. OVER PARTITION AT TUB ONLY.</div>																						



NOTES

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



KEY PLAN

DOOR TYPES

TYPE													
	<b>A</b> APARTMENT ENTRY DOOR RATED	<b>B</b> CLOSET DOOR NON-RATED	<b>B3</b> RECYCLING ROOM DOOR RATED	<b>B5</b> CLOSET DOOR NON-RATED	<b>C</b> APARTMENT INTERIOR DOOR NON-RATED	<b>D</b> BATHROOM DOOR NON-RATED	<b>D1</b> TOILET A DOOR NON-RATED	<b>D2</b> TOILET B DOOR NON-RATED	<b>D3</b> DRY SAUNA DOOR NON-RATED	<b>D4</b> CHANGING ROOM DOOR NON-RATED	<b>E</b> GLASS DOOR NON-RATED	<b>E1</b> YOGA ROOM DOOR NON-RATED	<b>E2</b> WET SAUNA DOOR NON-RATED
SIZE	A 3'-0" x 8'-0" x 1 3/4" A1 3'-0" x 8'-0" x 1 3/4"	B1 2'-6" x 8'-0" x 1 3/4" B2 3'-0" x 8'-0" x 1 3/4" B4 5'-0" x 8'-0" x 1 3/4"	B3 4'-0" x 8'-0" x 1 3/4"	B5 6'-0" x 8'-0" x 1 3/4"	C 3'-0" x 8'-0" x 1 3/4"	D 3'-0" x 8'-0" x 1 3/4"	D1 3'-0" x 8'-0" x 1 3/4"	D2 3'-0" x 8'-0" x 1 3/4"	D3 3'-0" x 8'-0" x 1 3/4"	D3 3'-0" x 8'-0" x 1 3/4"	E 3'-0" x 8'-0" x 1 3/4"	E1 3'-0" x 8'-0" x 1 3/4"	E2 3'-0" x 8'-0" x 1 3/4"
MATERIAL	METAL	WOOD	WOOD	WOOD	XXX	WOOD	WOOD	WOOD	WOOD	WOOD	METAL & GLASS	GLASS	GLASS
FINISH	MTL-19	TBD	WD-06	WD-06	XXX	WD-15	WD-06	WD-15	WD-10	WD-10	MTL-07/ GL-09	GL-09	GL-12
FRAME	METAL, MTL-07	WOOD, TBD	METAL, MTL-07	METAL, MTL-07	XXX	METAL, MTL-07	METAL, MTL-07	WOOD, WD-16	METAL, MTL-11	METAL, MTL-11	METAL, MTL-07	METAL, MTL-07	METAL, MTL-11
SADDLE	FLUSH METAL SADDLE	NONE	FLUSH METAL SADDLE	FLUSH METAL SADDLE	XXX	FLUSHED WD-16	FLUSH WOOD SADDLE	FLUSHED WD-16	FLUSH METAL SADDLE	FLUSH WOOD SADDLE	FLUSH WOOD SADDLE	METAL TRANSITION STOP	FLUSH WOOD SADDLE
BUCK	4/ ID003.2	XXX	2/ ID003.1	2/ ID003.1	XXX	XXX	10/ ID003.1	XXX	2/ ID003.1	2/ ID003.1	14/ ID003.1	XXX	6/ ID003.1
LOCATION	APARTMENT ENTRY; TYPICAL FLOOR	CLOSET; TYPICAL FLOOR	RECYCLING ROOM; 4TH FLOOR	RECYCLING ROOM; 4TH FLOOR	BEDROOM; TYPICAL FLOOR	BATHROOM; TYPICAL FLOOR	TOILET A; 4TH FLOOR	TOILET B; 4TH FLOOR	DRY SAUNA; 27TH FLOOR	CHANGING ROOM; 27TH FLOOR	GYM, CHILDRENS ROOM; 4TH FLOOR	YOGA ROOM; 4TH FLOOR	WET SAUNA; 27TH FLOOR
HARDWARE SET	J	M	L	L	XXX	K	C	K	H	G	D	D	I
REMARKS	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX

DOOR TYPES

<b>E3</b> POOL DOOR NON-RATED	<b>F</b> EGRESS DOOR RATED	<b>F1</b> EGRESS DOOR RATED	<b>G</b> REFUSE ROOM DOOR RATED	<b>G1</b> REFUSE ROOM DOOR RATED	<b>H</b> TRAINING ROOM SLIDING DOOR NON-RATED	<b>I</b> ELECTRICAL CLOSET DOOR RATED	<b>I1</b> ELECTRICAL CLOSET DOOR RATED	<b>J</b> YOGA ROOM SLIDING DOOR NON-RATED	<b>K</b> GROUND FLOOR DOORS RATED	<b>L</b> EXTERIOR DOOR RATED	<b>M</b> MPOE DOOR RATED	<b>N</b> RECYCLING ROOM DOOR RATED	<b>S</b> PACKAGE ROOM DOOR RATED
E3 3'-0" x 8'-0" x 1 3/4"	F 3'-0" x 8'-0" x 1 3/4"	F1 3'-0" x 8'-0" x 1 3/4"	G 2'-6" x 8'-0" x 1 3/4"	G1 2'-6" x 8'-0" x 1 3/4"	G 5'-0" x 8'-0" x 1 3/4"	I 7'-0" x 8'-0" x 1 3/4"	I1 7'-0" x 8'-0" x 1 3/4"	J 3'-0" x 8'-0" x 1 3/4"	K 3'-0" x 8'-0" x 1 3/4"	N 3'-0" x 8'-0" x 1 3/4"	M 3'-0" x 8'-0" x 1 3/4"	N 4'-0" x 8'-0" x 1 3/4"	N 3'-0" x 8'-0" x 1 3/4"
GLASS	METAL & WOOD PANEL	METAL & WOOD PANEL	WOOD	WOOD	METAL & GLASS	WOOD	METAL & WOOD PANEL	METAL & GLASS	METAL	METAL	WOOD	WOOD	METAL
GL-11	WD-06	WD-10	WD-06	WD-10	MTL-07/ GL-09	WD-06	WD-10	MTL-07/ GL-09	TBD	TBD	WD-07	WD-10	MTL-01
METAL, MTL-11	METAL, MTL-07	METAL, MTL-11	MLT-07	MLT-11	MLT-07	7METAL, MTL-01	METAL, MTL-11	METAL, MTL-07	METAL, TBD	TBD	METAL, MTL-07	METAL, MTL-11	METAL, MTL-01
METAL STRIP TRANSITION	FLUSH WOOD SADDLE	FLUSH METAL SADDLE	FLUSH WOOD SADDLE	METAL TRANSITION STRIP	FLUSH WOOD SADDLE	FLUSH WOOD SADDLE	NONE	FLUSH WOOD SADDLE	FLUSH METAL SADDLE	FLUSHED WD-16	FLUSH METAL SADDLE	NONE	FLUSH METAL SADDLE
14/ ID003.1	4/ ID003.1	2/ ID003.1	4/ ID003.1	10/ ID003.1	14/ ID003.1	2/ ID003.1	4/ ID003.1	14/ ID003.1	1/ ID003.1	XXX	XXX	4/ ID003.1	11/ ID003.1
POOL; 27TH FLOOR	STAIRCASE; TYPICAL FLOOR	STAIRCASE; 27TH FLOOR	REFUSE ROOM; TYPICAL FLOOR	REFUSE ROOM; 27TH FLOOR	SPINNING STUDIO; 4TH FLOOR	ELECTRICAL CLOSET, TYPICAL FLOOR	ELECTRICAL CLOSET, 27TH FLOOR	YOGA ROOM, 4TH FLOOR	ELEVATOR SERVICE, COMPACTOR ROOM, STORAGE ROOM, 1ST FLOOR	OUTSIDE, 1ST FLOOR	MPOE, 4TH FLOOR	RECYCLING ROOM, TYPICAL FLOOR	PACKAGE ROOM, 2ND FLOOR
D	B	B	C	C	E	C	C	E	A	B	C	C	A
XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX

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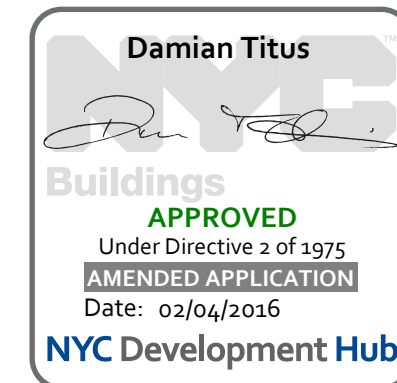
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

DOOR SCHEDULE

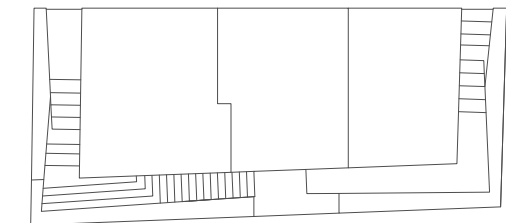
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	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-007.01
CAD FILE: J:\13A25.03	







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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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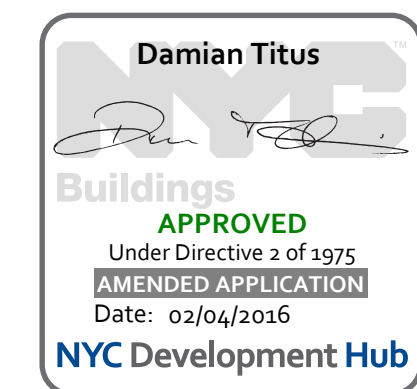
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PROJECT  
**one seaport**  
161 Maiden Lane  
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DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

SITE PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13425.03
	SCALE: AS NOTED
	DWG #: A-100.01
DWG FILE: J:\13425.03	

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

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

**LOT 7**  
(BY OTHERS)

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

**BLOCK 72**  
**PROPOSED LOT 2**  
**AREA = 4,836.51 SF**  
**0.111031 ACRES**

**161 MAIDEN LANE**  
**NEW YORK, NY 10038**

26  
STORY

58 STORY

ROOF OF BULKHEAD

58 STORY

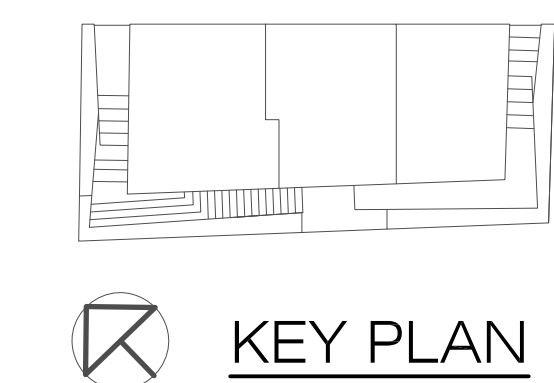
10 STORY

4 STORY

10 STORY



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



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1	2/25/2015	50% DD
NO.	DATE	REVISION

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PROJECT  
**one seaport**  
161 Maiden Lane  
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DOB SCAN

DOB STAMPS & SIGNATURES

DWG TITLE  
**1ST FLOOR PLAN**

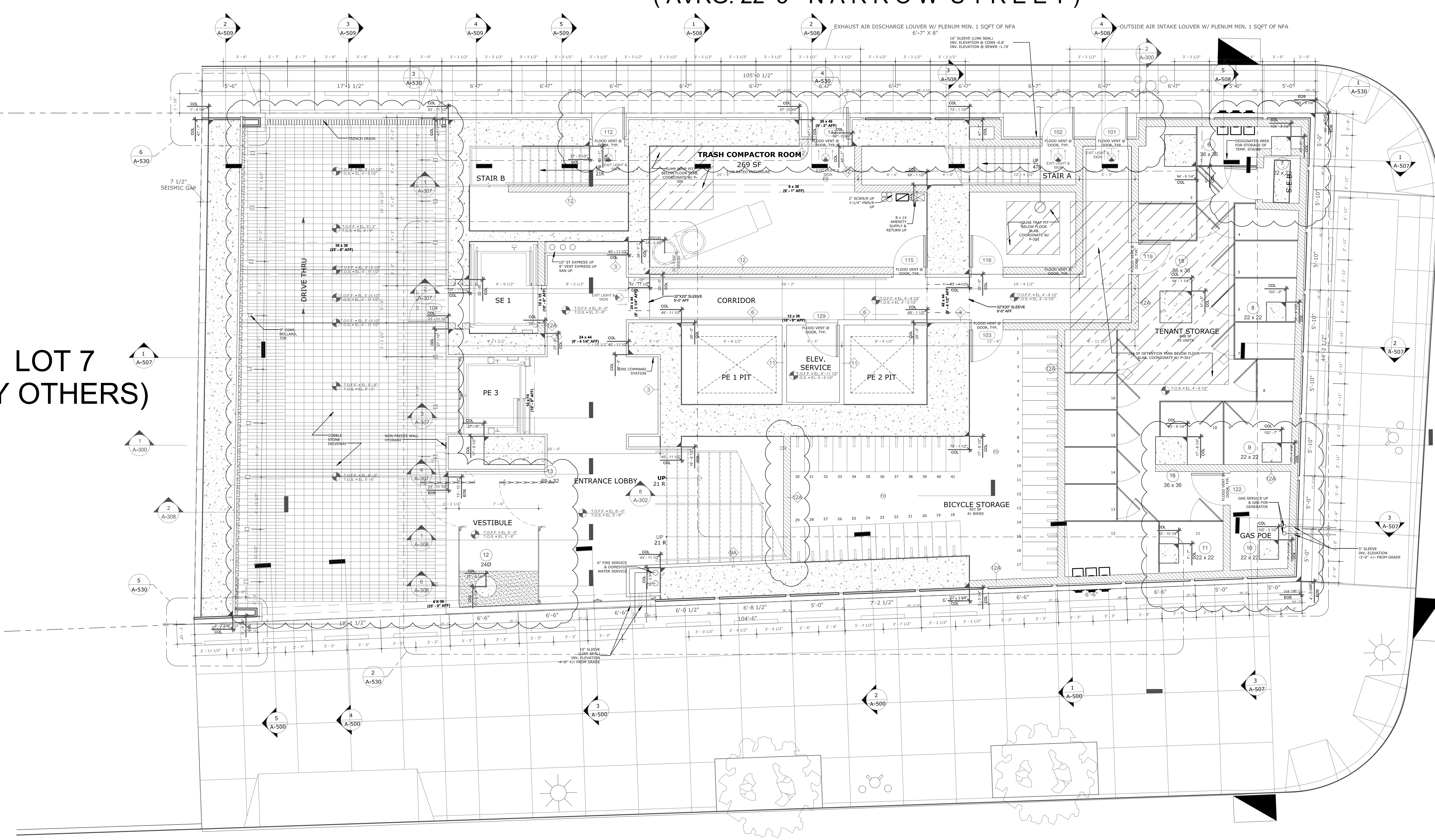
SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-101.01
	CAD FILE: J:\13A25.03

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

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

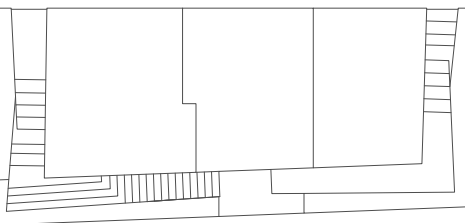
**LOT 7**  
(BY OTHERS)

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





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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
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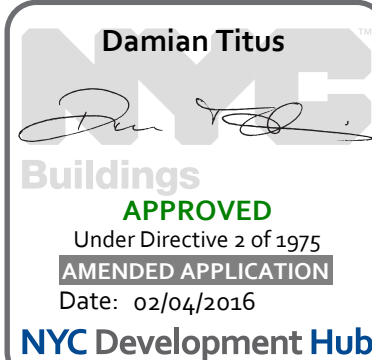
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PROJECT  
**one seaport**  
161 Maiden Lane  
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(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
**2ND FLOOR PLAN**

SEAL & SIGNATURE  
**DAMIAN TITUS**  
DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: **A-102.01**

CAD FILE: J:\13A25.03

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

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

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

SIDEWALK CURB

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

③ FLOOD STAIR ELEVATION  
1/2" = 1'-0"

SIDEWALK

GOOSENECK

TEMP. METAL  
STAIR IN CASE  
OF FLOODING

TO PARAPET

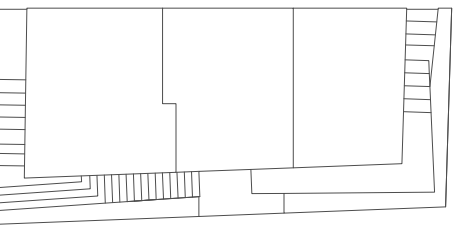
NOTES:  
1. TEMP STAIR TO COMPLY WITH CHAPTER 10 OF 2008 BUILDING CODE.  
2. STAIR TO BE STORED IN 1ST FLOOR STORAGE ROOM  
3. GOOSE NECK WITH SHIP LADDER TO BE STORED IN 1ST FLOOR

LOT 7  
(BY OTHERS)

① 2ND FLOOR  
1/4" = 1'-0"



NOTES  
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KEY PLAN

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3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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**GHWA**  
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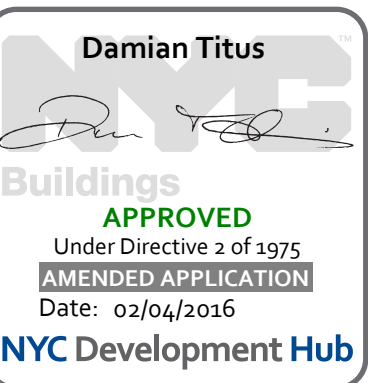
**JENKINS & HUNTINGTON**  
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**S. RUSSELL GROVES**  
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T 212.929.5221 F 212.929.4463

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
**3RD FLOOR PLAN**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13425.03
	SCALE: AS NOTED
	DWG #: A-103.01

CAD FILE: J:\13425.03

# 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)

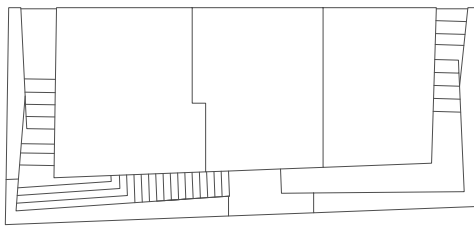


EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
GYM	1290	50	26
MPOE	129	300	1
TRAINING ROOM	467	50	10
SPINNING ROOM	199	50	4
YOGA ROOM	151	50	4
CHILDREN'S ROOM	301	50	7
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD			52
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE 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

NOTES

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT

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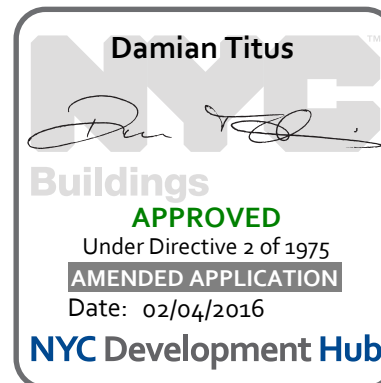
**S. RUSSELL GROVES**  
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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

4TH FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-104.01
CAD FILE:	J:\13A25.03

# FLETCHER STREET

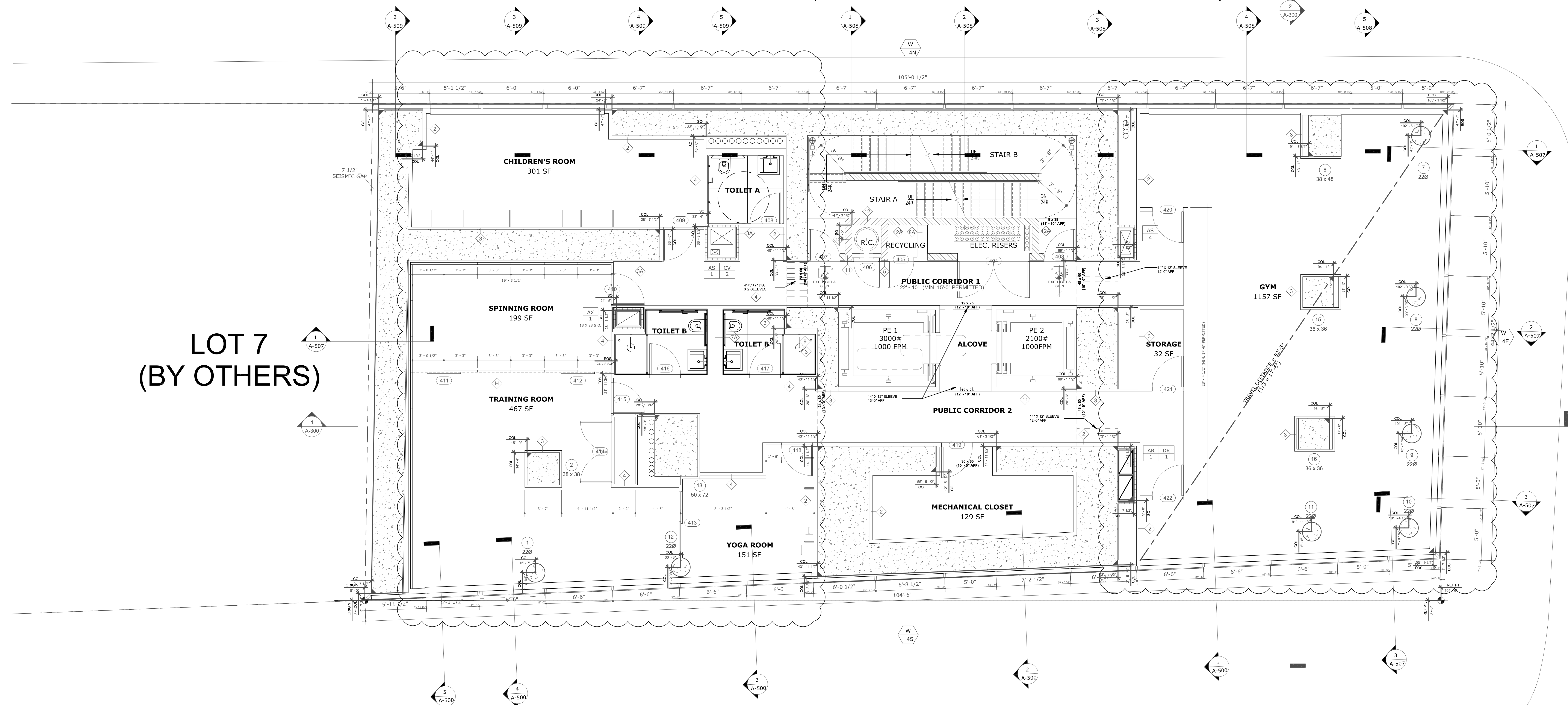
(AVRG. 22'-5" NARROW STREET)

# SOUTH STREET

(AVRG. 70'-0" NARROW STREET)

# MAIDEN LANE

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





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)

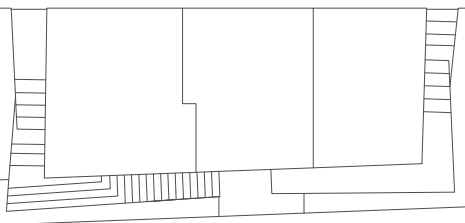
LOT 7  
(BY OTHERS)

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

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

NOTES

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

CLIENT

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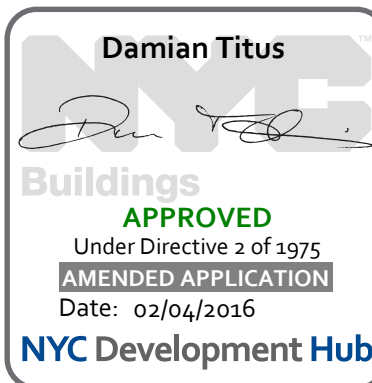
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210 11th Avenue, Suite 502  
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T 212.929.5221 F 212.929.4463

PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

5TH FLOOR PLAN

SEAL & SIGNATURE



DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-105.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 6  
MARKETING FLOOR: 8

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1670	200	9
B	962	200	5
C	698	200	4
MECH	142	300	1

(B.C. TABLE 1004.1.2) 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	2
2 BR	1
3 BR	-
4 BR	-
TOTAL	3

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

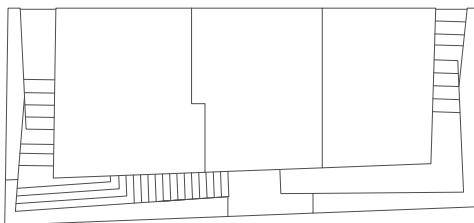
LOT 7  
(BY OTHERS)

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

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

NOTES

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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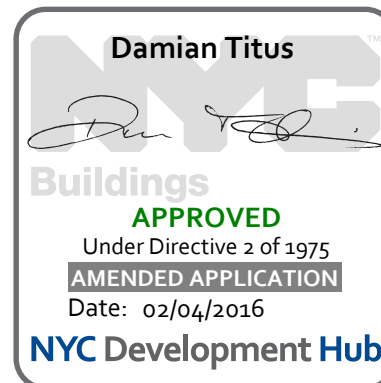
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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

6TH FLOOR PLAN

SEAL & SIGNATURE



DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-106.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 7  
MARKETING FLOOR: 9

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1670	200	9
B	962	200	5
C	698	200	4
MECH	142	300	1

(B.C. TABLE 1004.1.2) 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
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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	2
2 BR	1
3 BR	-
4 BR	-
TOTAL	3

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

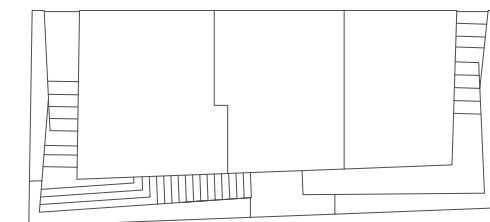
LOT 7  
(BY OTHERS)

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

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

NOTES

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



KEY PLAN

7	11/13/2015	90% CD
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5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT

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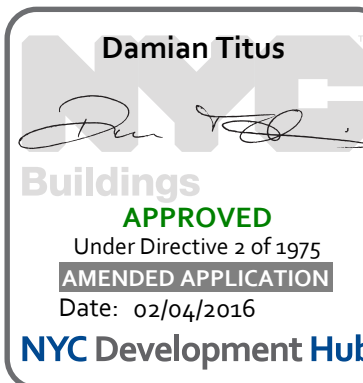
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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

7TH FLOOR PLAN

SEAL & SIGNATURE

DATE: JANUARY 6, 2014
PROJECT #: 13A25.03
SCALE: AS NOTED
DWG #: A-107.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 8  
MARKETING FLOOR: 10

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1670	200	9
B	962	200	5
C	698	200	4
MECH	142	300	1

(B.C. TABLE 1004.1.2) 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:

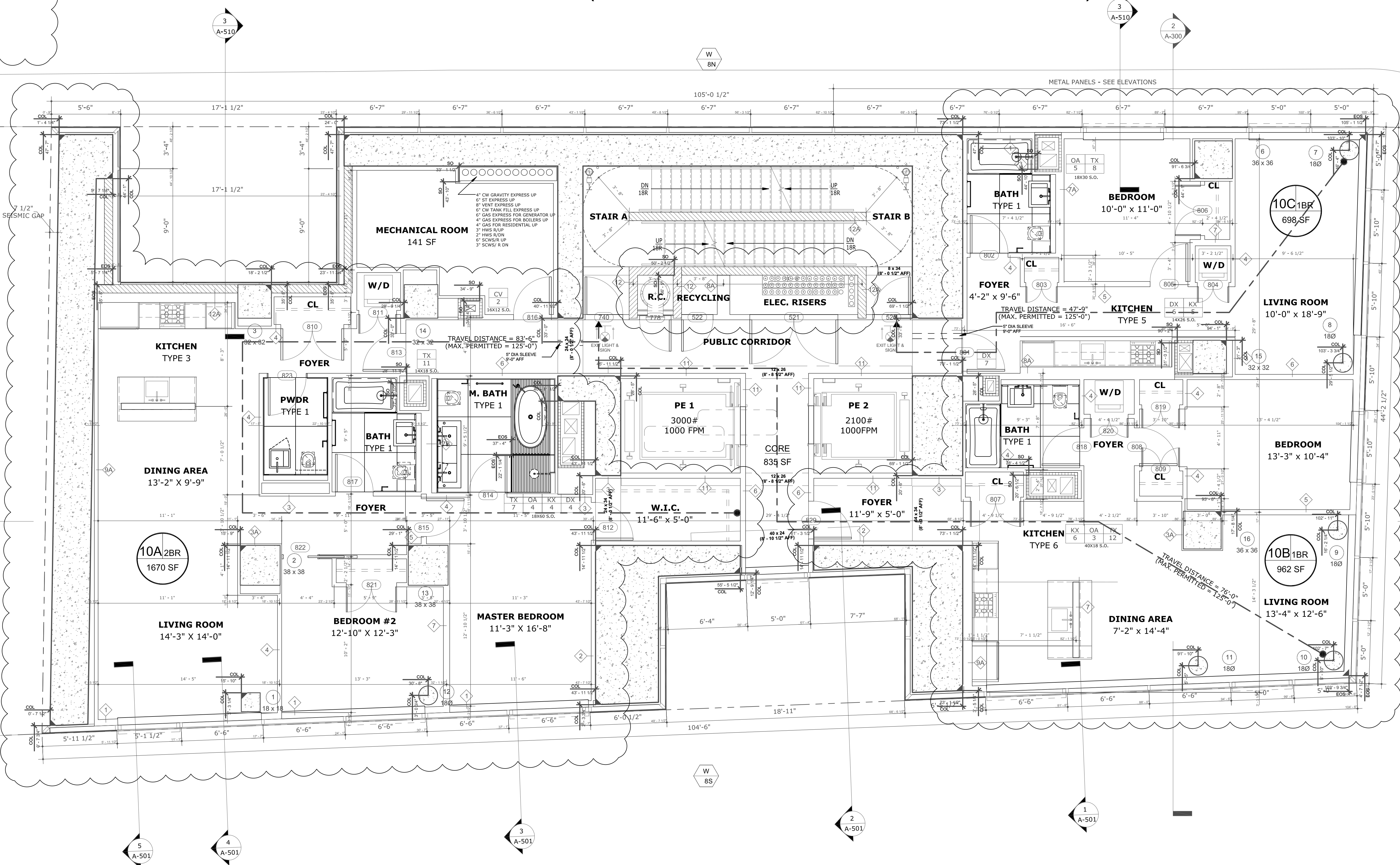
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4. IF REQUIRED BY TENANT, PROVIDE A COMBINED WASHER DRYER UNIT (NON-STACKED) FOR ADA COMPLIANCE. SHUT OFF VALVE TO BE 42" MAX.

APARTMENT DISTRIBUTION

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

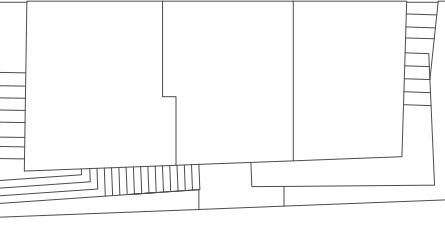
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)



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

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



KEY PLAN

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5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
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NO.	DATE	REVISION

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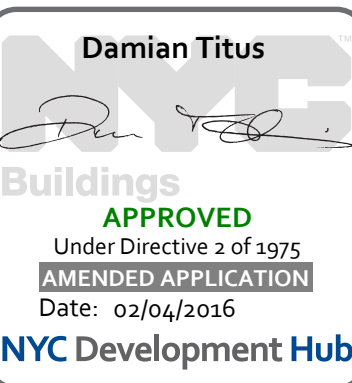
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PROJECT  
**one seaport**  
161 Maiden Lane  
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(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

8TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-108.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 9  
MARKETING FLOOR: 11

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1670	200	9
B	962	200	5
C	698	200	4
MECH	142	300	1

(B.C. TABLE 1004.1.2) 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.
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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	2
2 BR	1
3 BR	-
4 BR	-
TOTAL	3

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

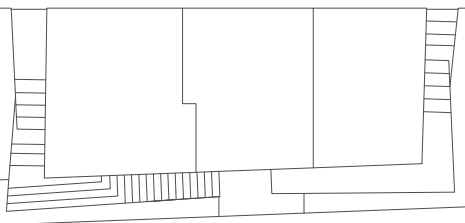
LOT 7  
(BY OTHERS)

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

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

NOTES

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT

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**JENKINS & HUNTINGTON**  
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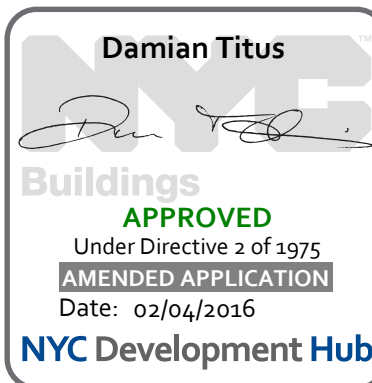
**S. RUSSELL GROVES**  
210 11th Avenue, Suite 502  
New York, NY 10001  
T 212.929.5221 F 212.929.4463

PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

9TH FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-109.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 10  
MARKETING FLOOR: 12

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1670	200	9
B	962	200	5
C	698	200	4
MECH	142	300	1

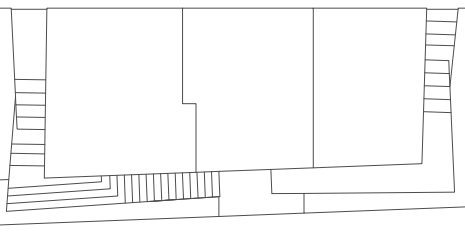
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 19  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

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	2
2 BR	1
3 BR	-
4 BR	-
TOTAL	3

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

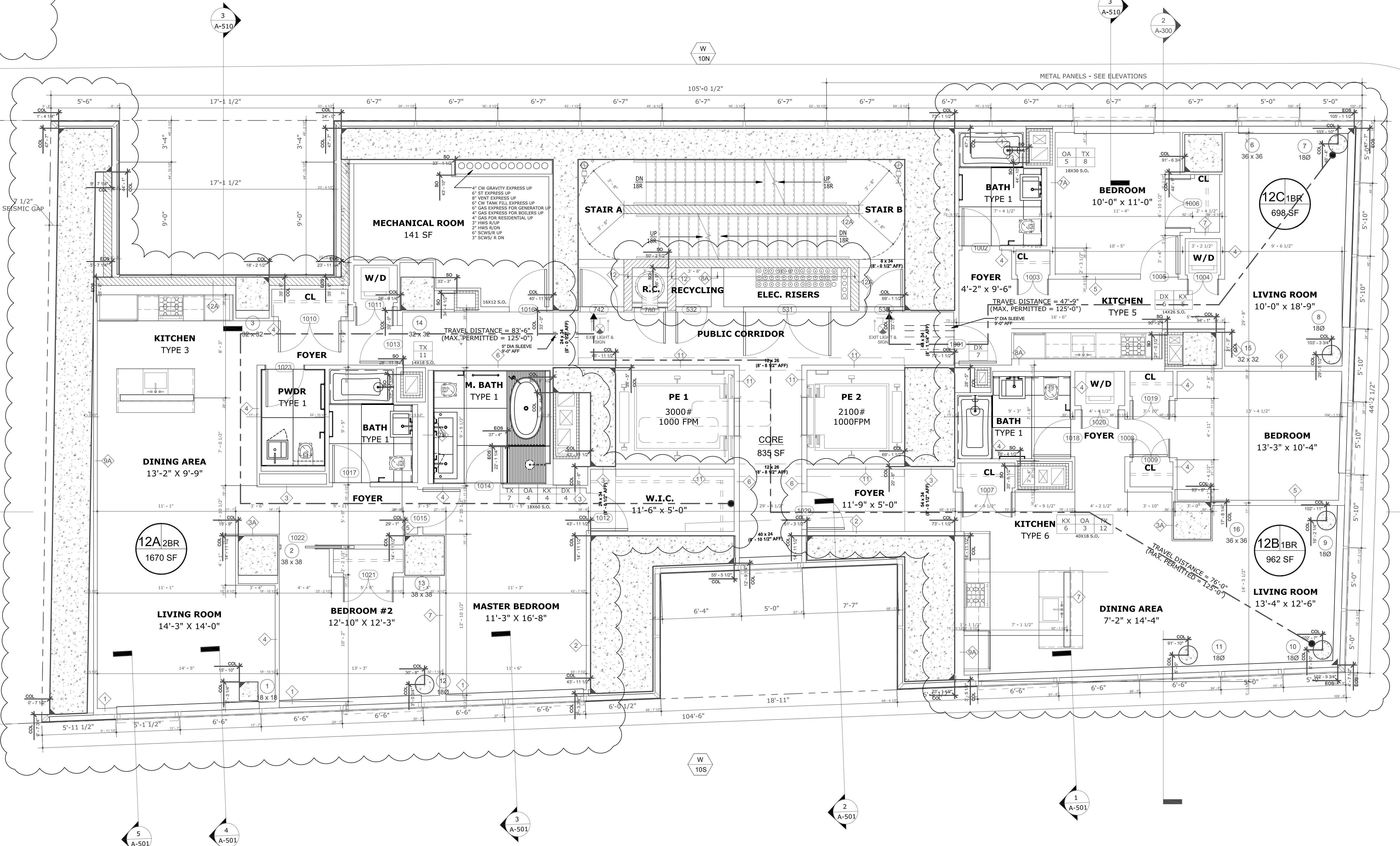


KEY PLAN

# 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)

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
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  
10TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #:
	A-110.01
CADD FILE: J:\13A25.03	



CONSTRUCTION FLOOR: 11  
MARKETING FLOOR: 14

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	959	200	5

(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)

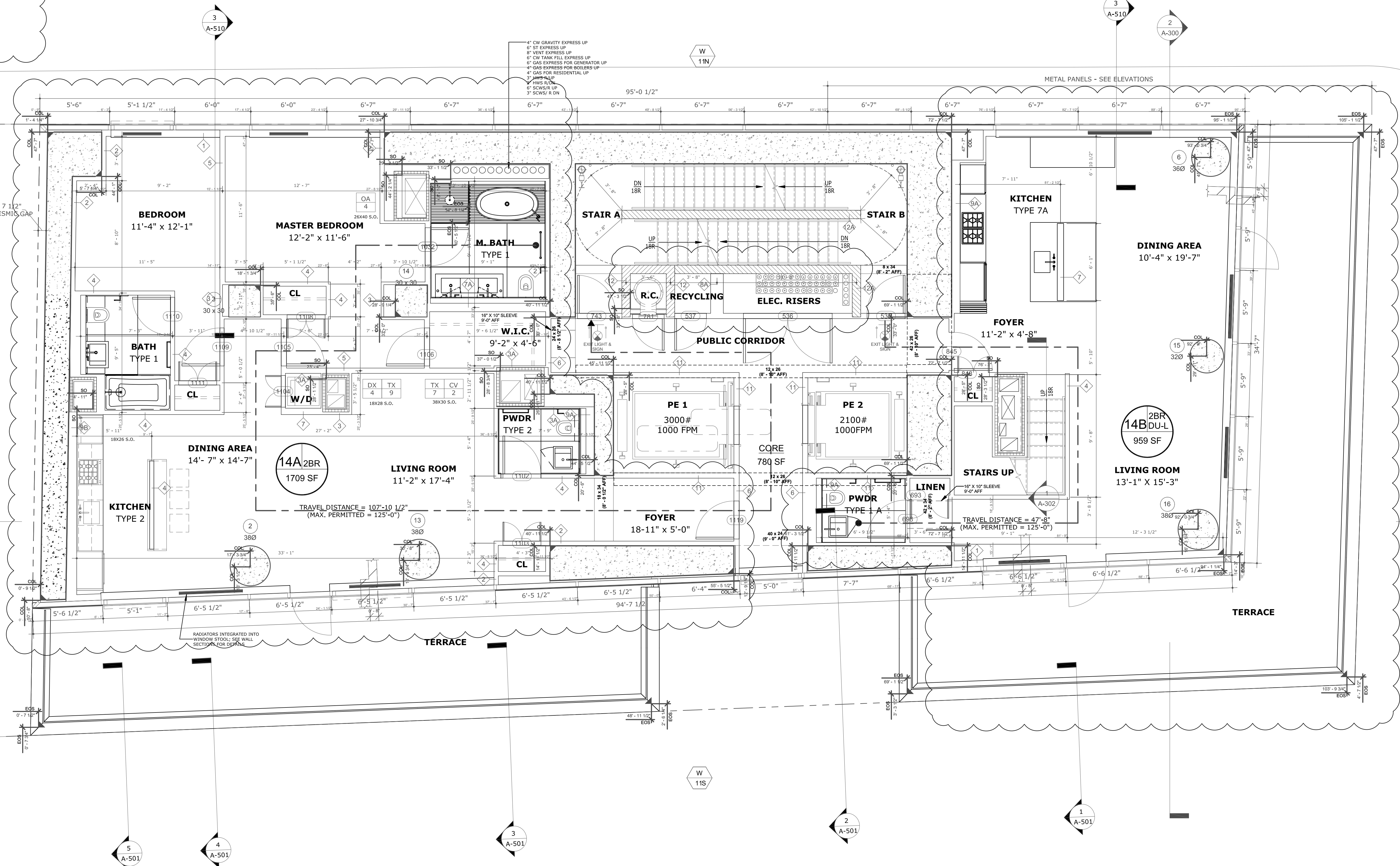
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2678	770	78%

**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	-
2 BR	2
3 BR	-
4 BR	-
TOTAL	2

# FLETCHER STREET

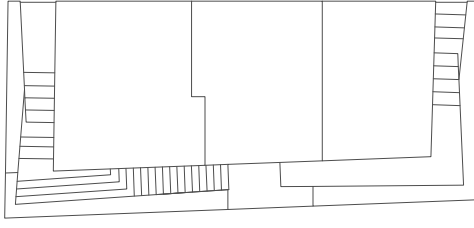
(AVRG. 22'-5" NARROW STREET)



# MAIDEN LANE

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

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
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4	7/24/2015	60% CD
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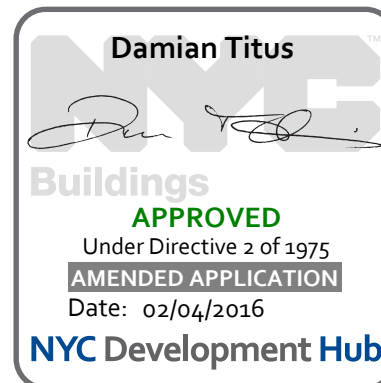
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
11TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #:
	A-111.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 12  
MARKETING FLOOR: 15

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	959	200	5

(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)

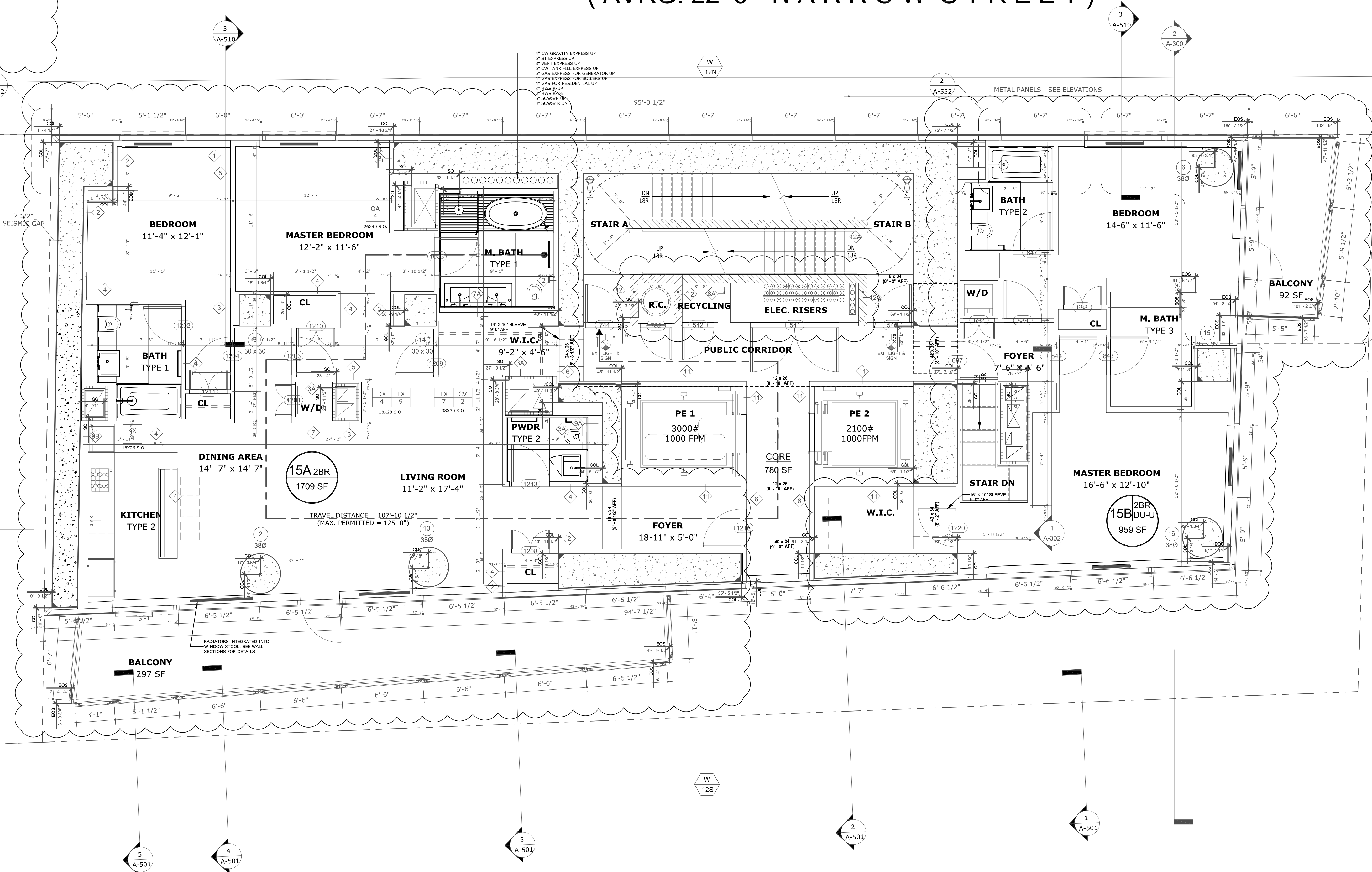
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2678	770	78%

**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	-
2 BR	1
3 BR	-
4 BR	-
TOTAL	1

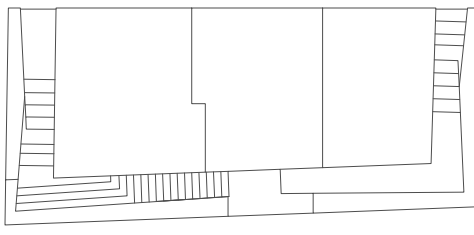
# FLETCHER STREET (AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)



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

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



KEY PLAN

7	11/13/2015	90% CD
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NO.	DATE	REVISION

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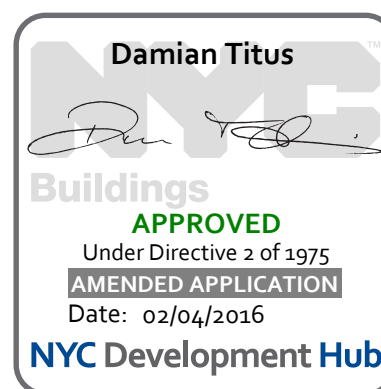
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
12TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-112.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 13  
MARKETING FLOOR: 16

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

(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	772	78%

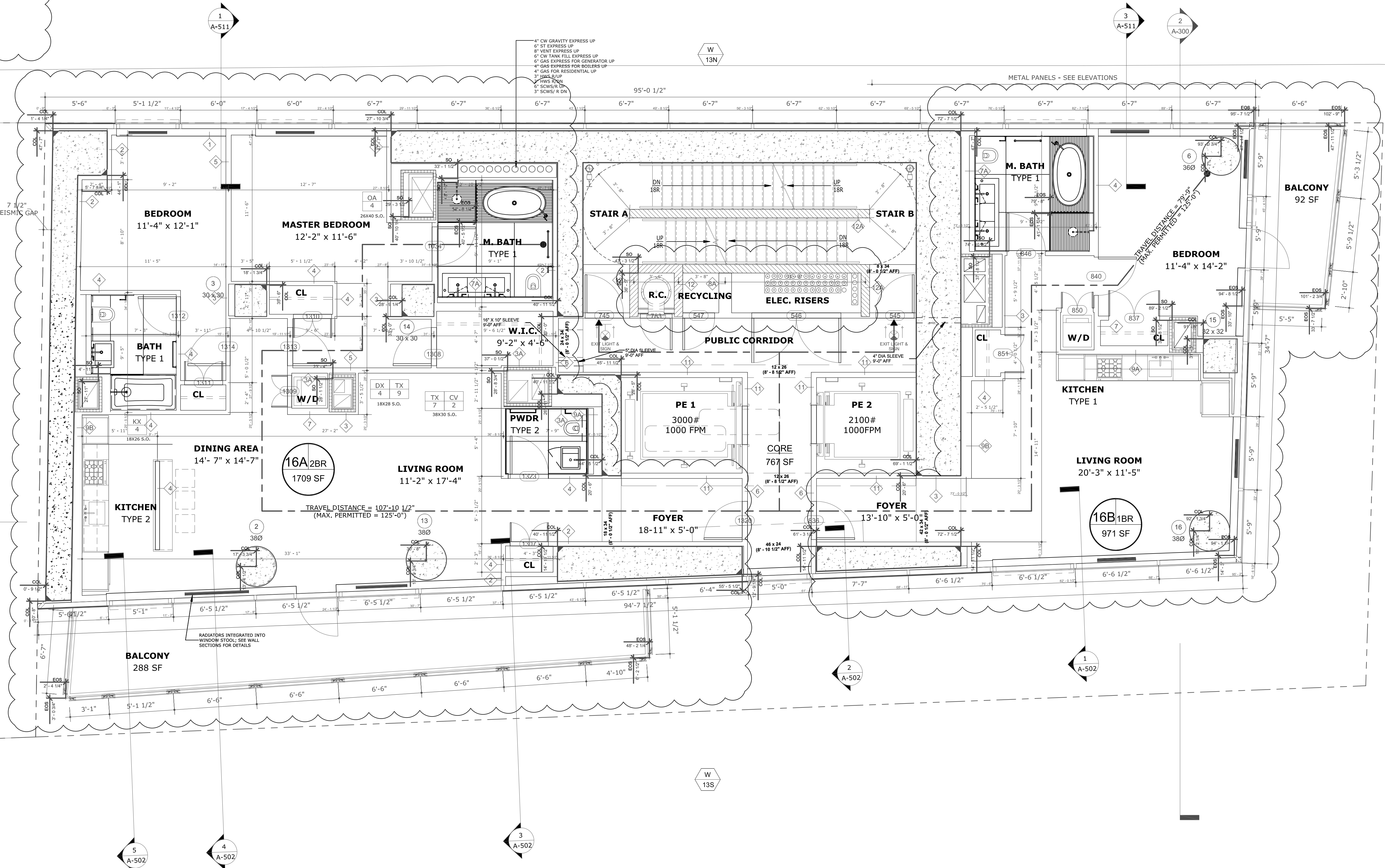
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APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

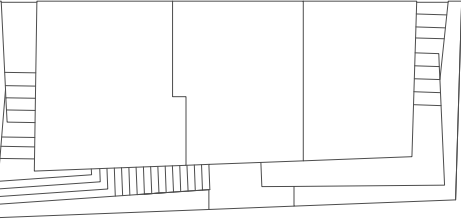
LOT 7  
(BY OTHERS)



# MAIDEN LANE

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

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
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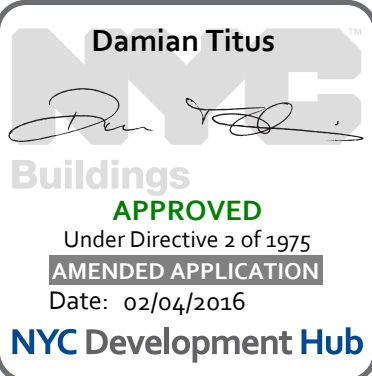
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
13TH FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-113.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 14  
MARKETING FLOOR: 17

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

(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)

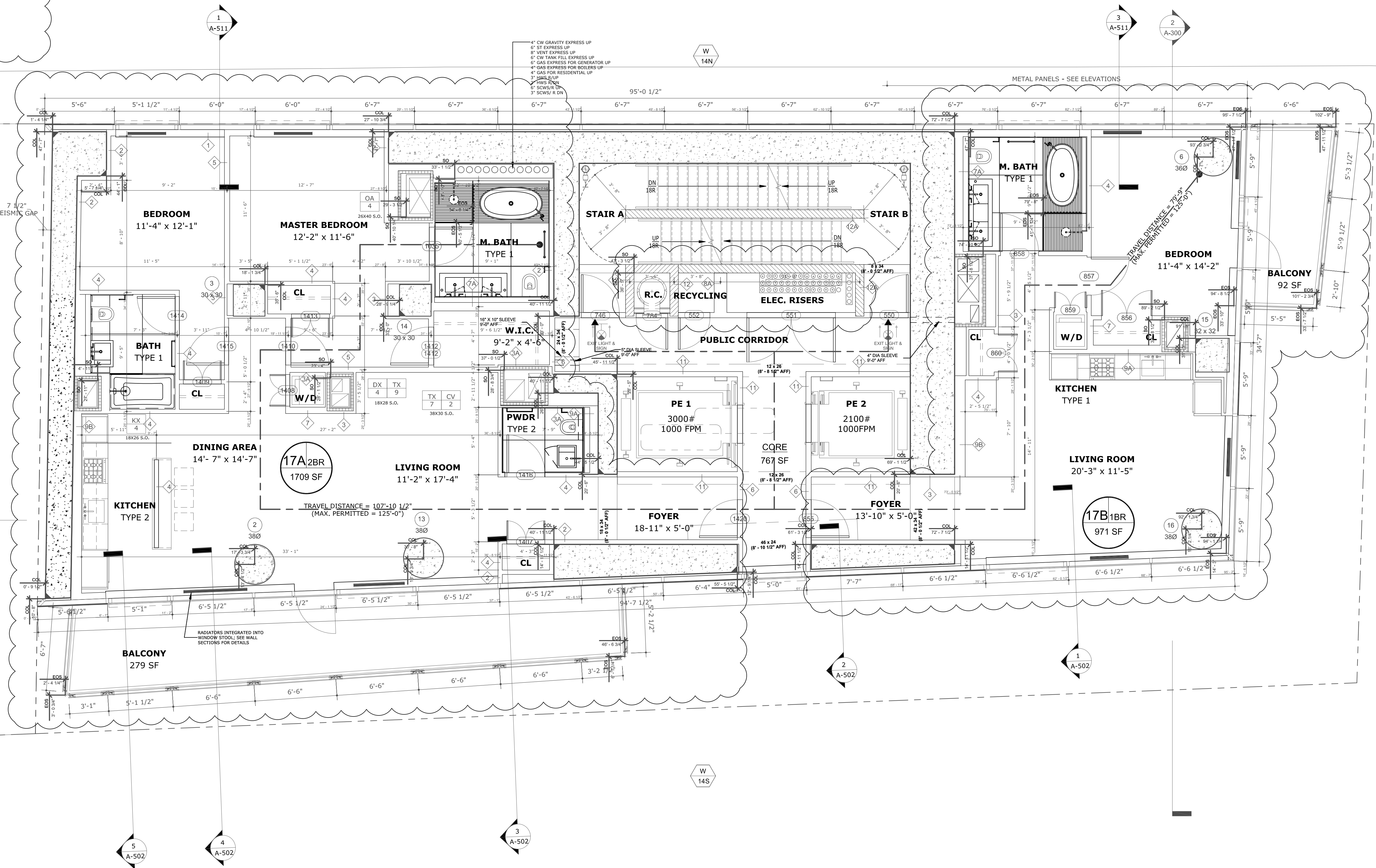
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	772	78%

**NOTES:**  
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APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

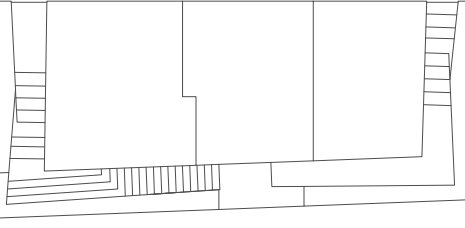
# FLETCHER STREET (AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)



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

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



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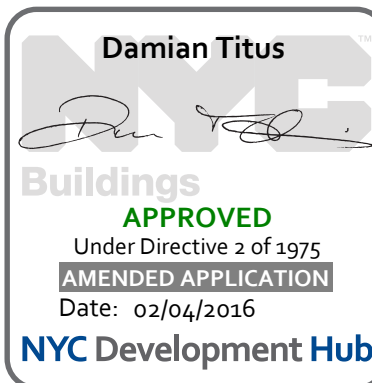
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PROJECT  
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(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
14TH FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-114.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 15  
MARKETING FLOOR: 18

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

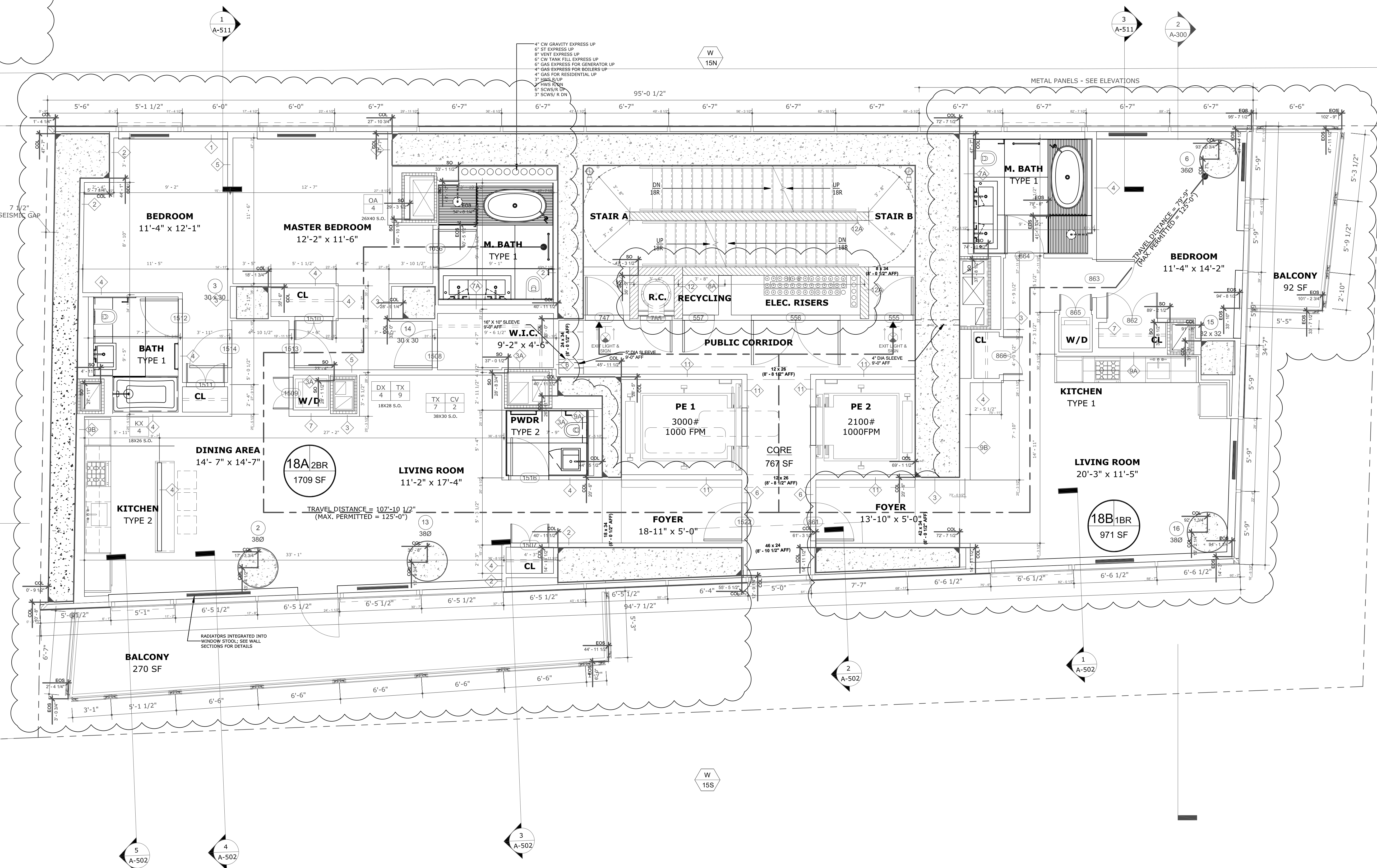
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	772	78%

**NOTES:**  
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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	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

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

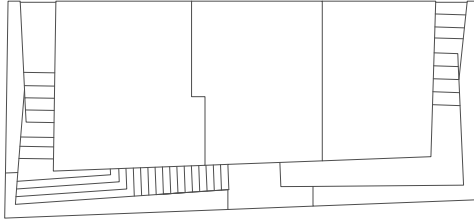


LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

CLIENT  
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**GHWA**  
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WSP FLACK + KURTZ  
MECHANICAL ENGINEERS  
512 Seventh Avenue  
New York, NY 10018  
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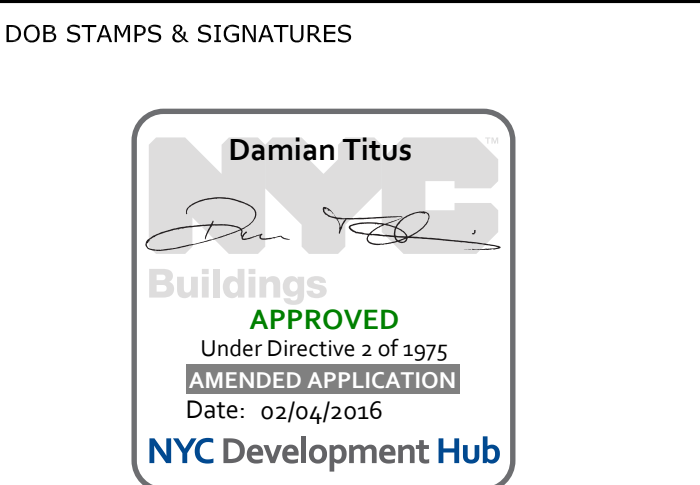
FRANK SETA & ASSOCIATES  
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224 West 30th Street, Suite 206  
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210 11th Avenue, Suite 502  
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T 212.929.5221 F 212.929.4463

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

DOB SCAN



DWG TITLE  
15TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13A25.03 SCALE: AS NOTED DWG #: A-115.01
CADD FILE: J:\13A25.03	



CONSTRUCTION FLOOR: 16  
MARKETING FLOOR: 19

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

(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	772	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	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

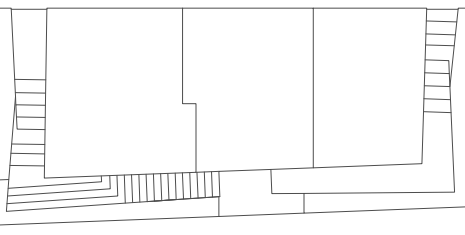
LOT 7  
(BY OTHERS)

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

# MAIDEN LANE

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

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
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2	4/24/2015	100% DD
1	2/25/2015	50% DD

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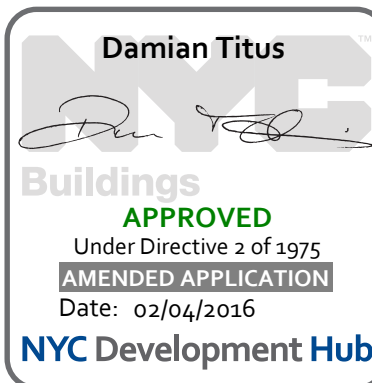
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
16TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13425.03 SCALE: AS NOTED DWG #: A-116.01
CAD FILE: J:\13425.03	



CONSTRUCTION FLOOR: 17  
MARKETING FLOOR: 20

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

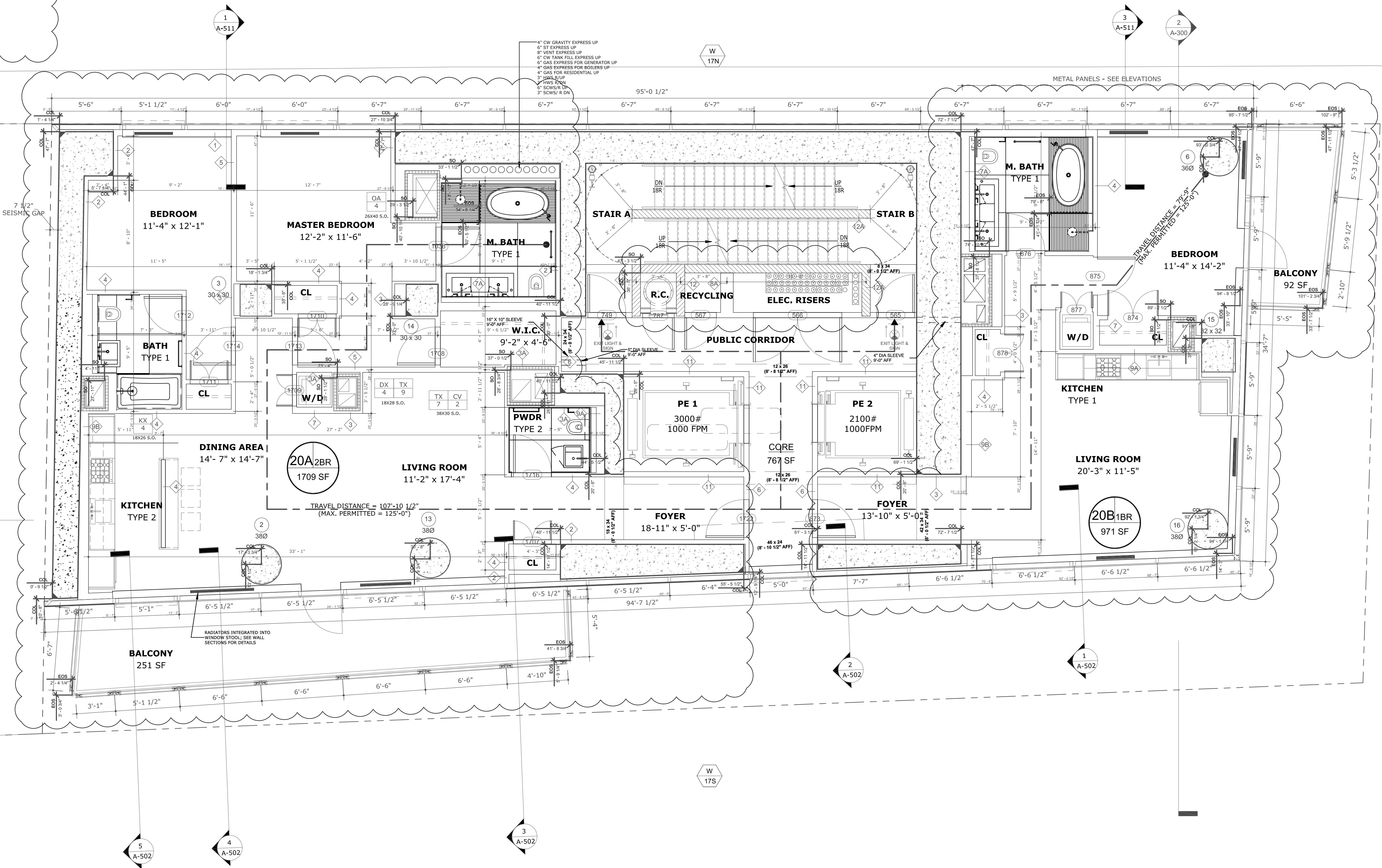
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	772	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	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

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

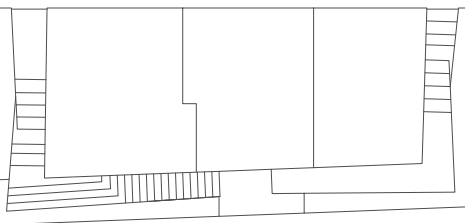


LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
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3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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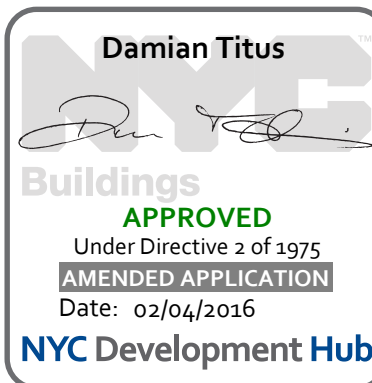
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
17TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-117.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 18  
MARKETING FLOOR: 21

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

(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	772	78%

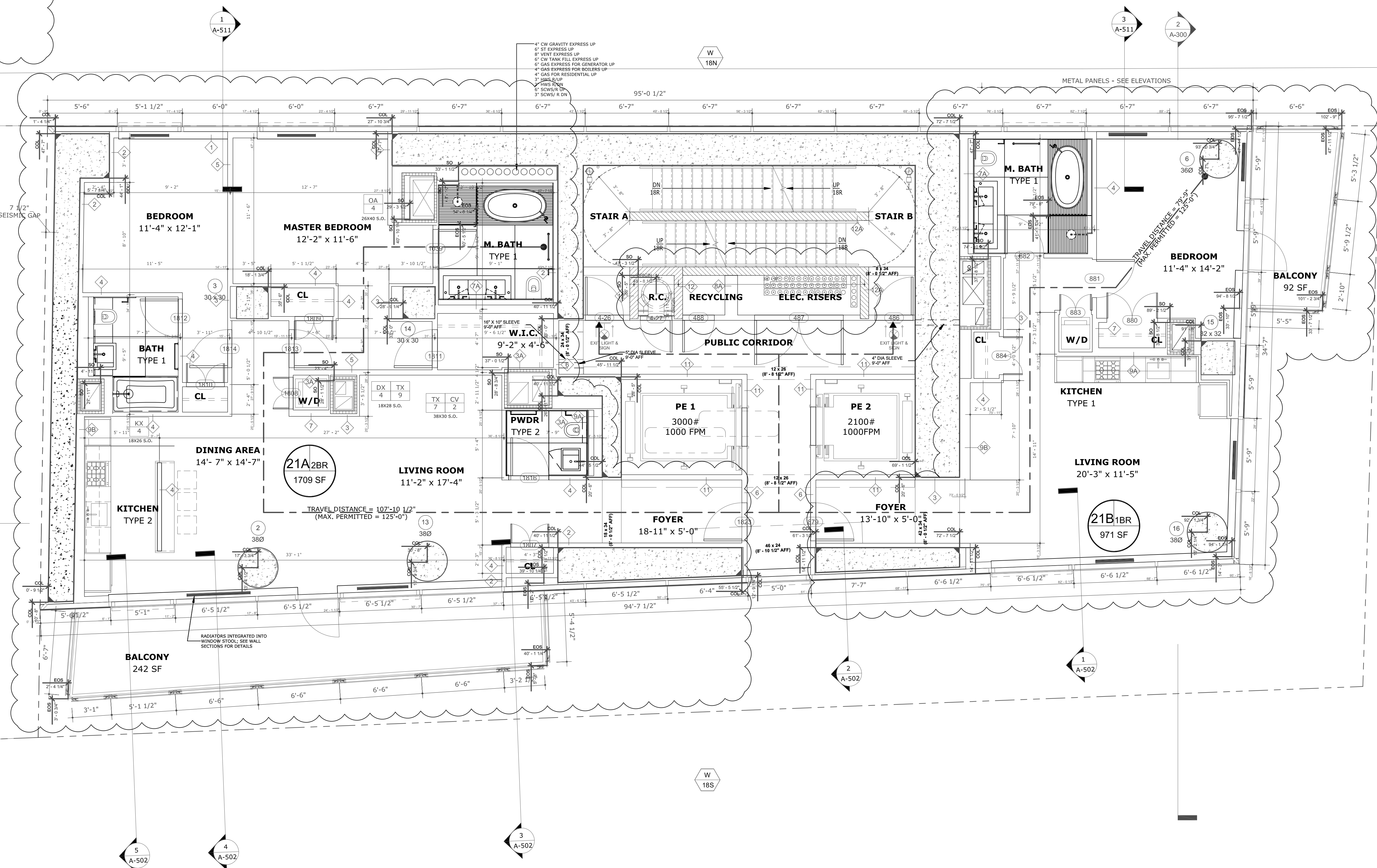
**NOTES:**  
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APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

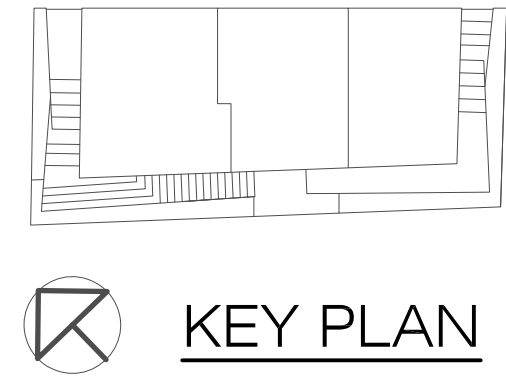
LOT 7  
(BY OTHERS)



# MAIDEN LANE

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

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



NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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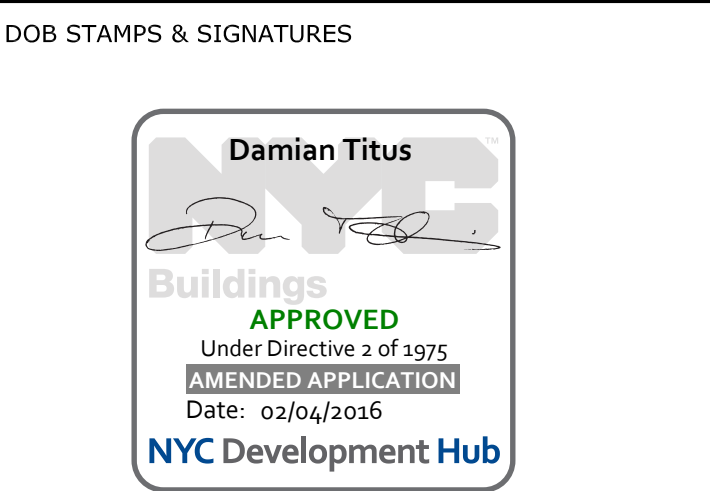
FRANK SETA & ASSOCIATES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN



DWG TITLE  
18TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13425.03 SCALE: AS NOTED DWG #: A-118.01
DWG FILE: J:\13425.03	



CONSTRUCTION FLOOR: 19  
MARKETING FLOOR: 22

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

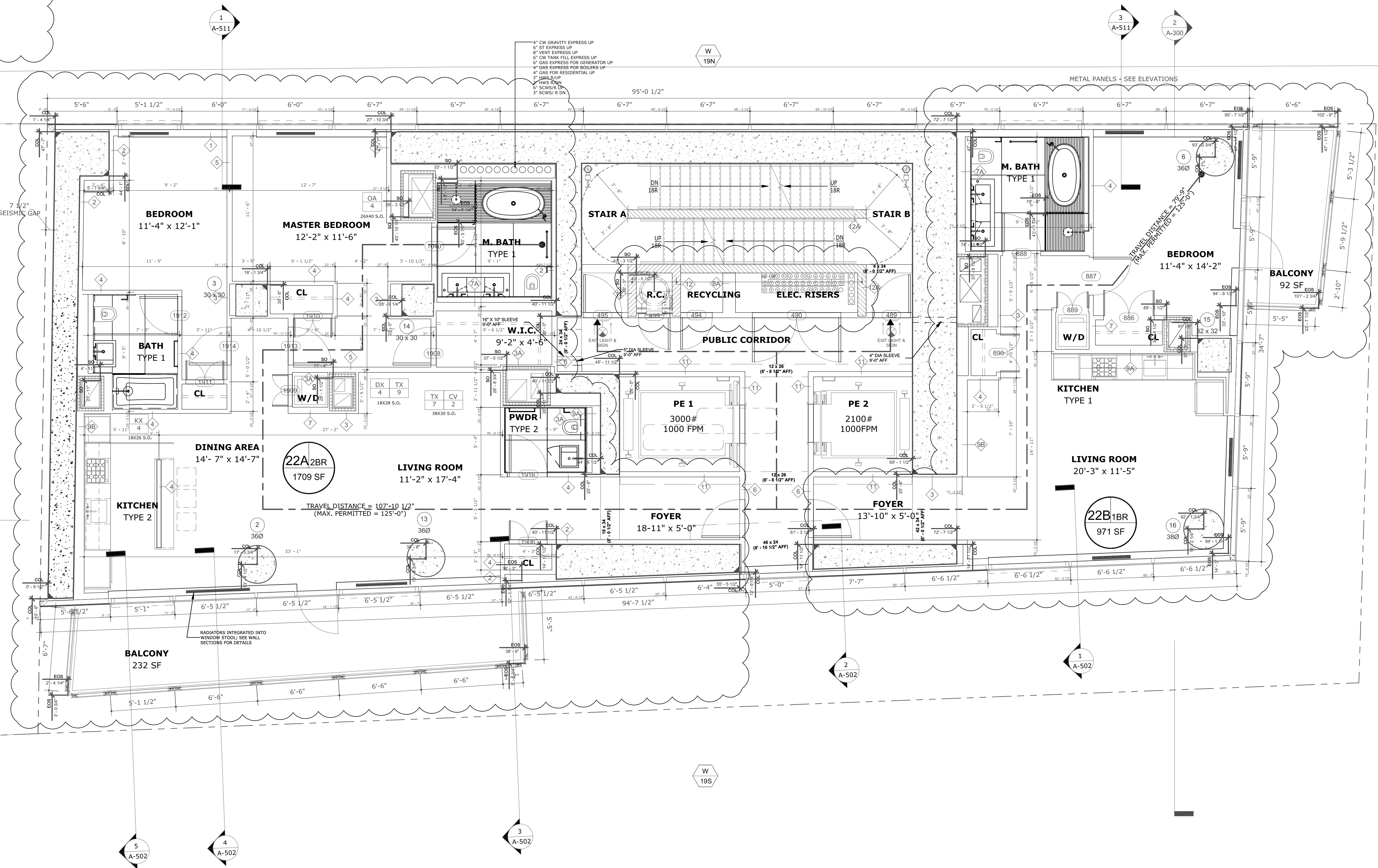
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	772	78%

**NOTES:**  
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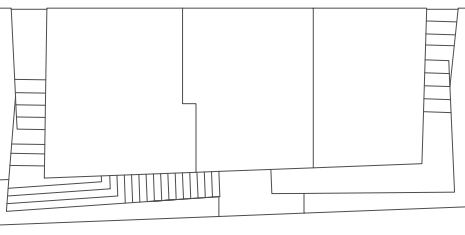
APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

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



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

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



KEY PLAN

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1	2/25/2015	50% DD
NO.	DATE	REVISION

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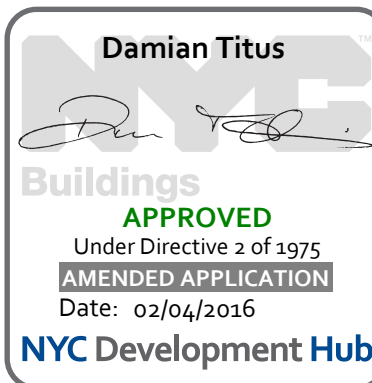
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
19TH FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-119.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 20  
MARKETING FLOOR: 23

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

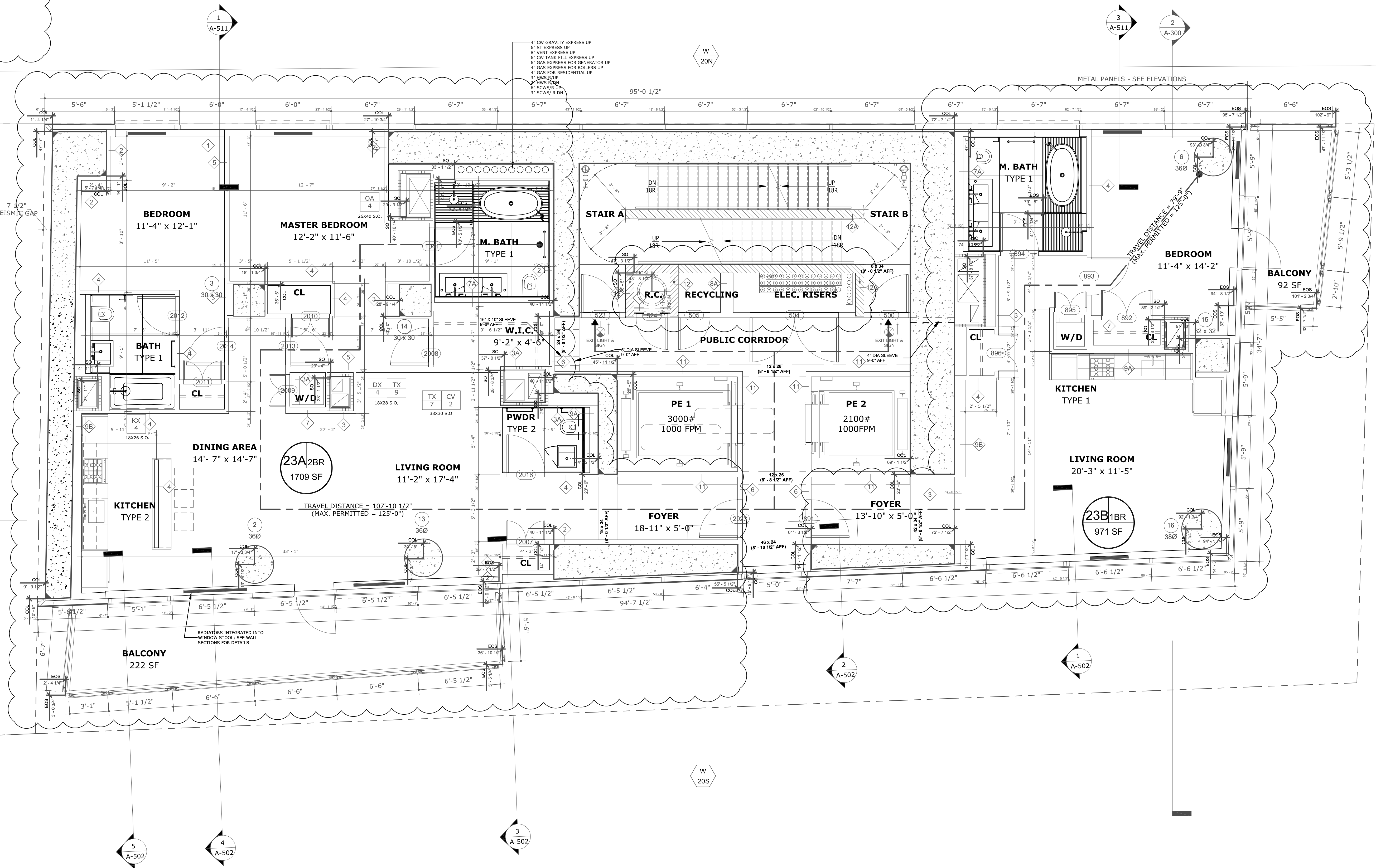
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	772	78%

**NOTES:**  
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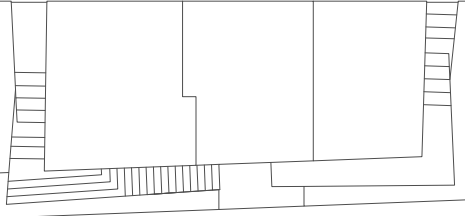
APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

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



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

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



KEY PLAN

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1	2/25/2015	50% DD
NO.	DATE	REVISION

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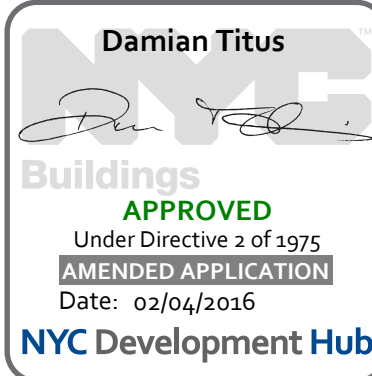
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PROJECT  
**one seaport**  
161 Maiden Lane  
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(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
20TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-120.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 21  
MARKETING FLOOR: 24

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

(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)

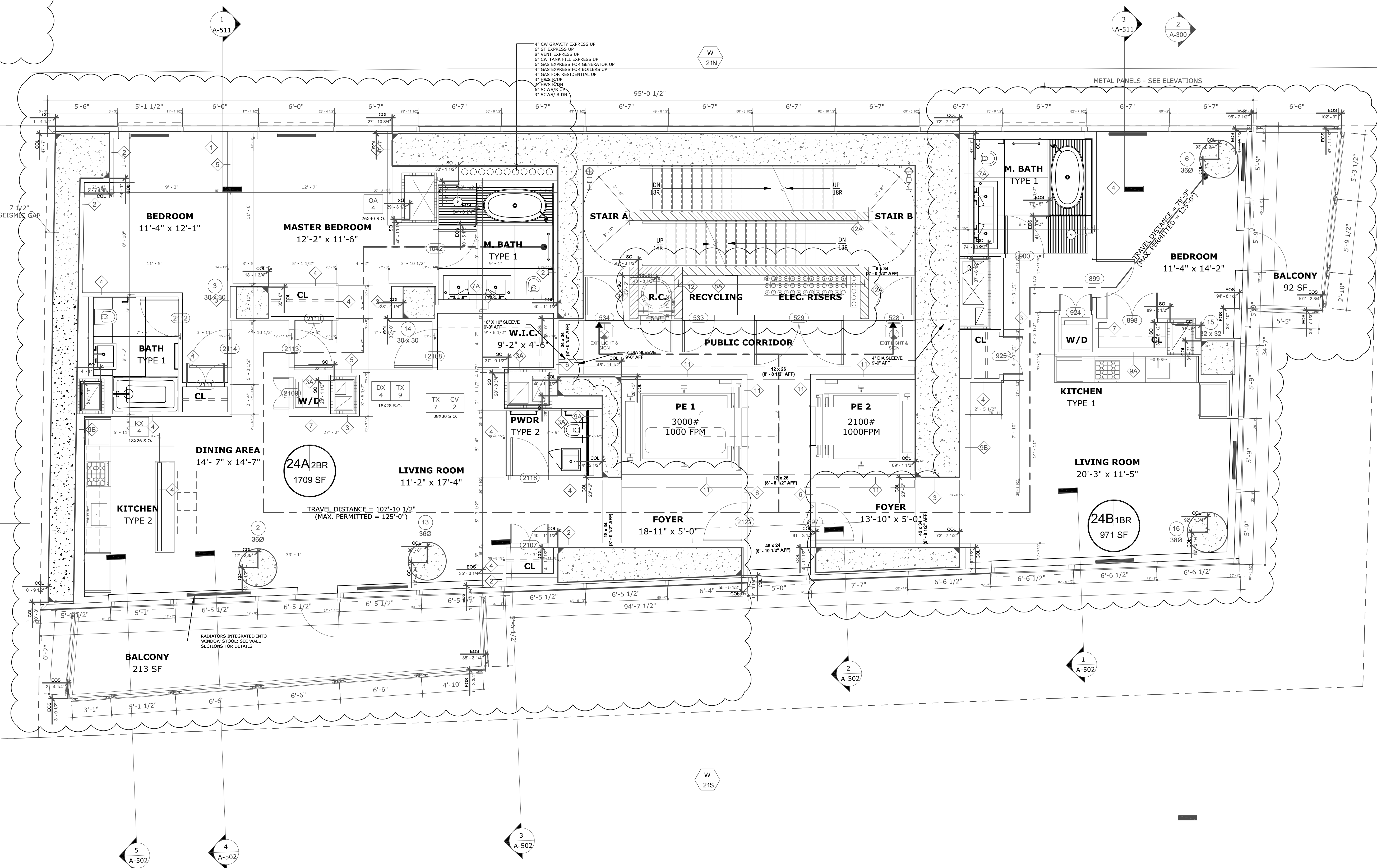
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	772	78%

**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	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

# FLETCHER STREET

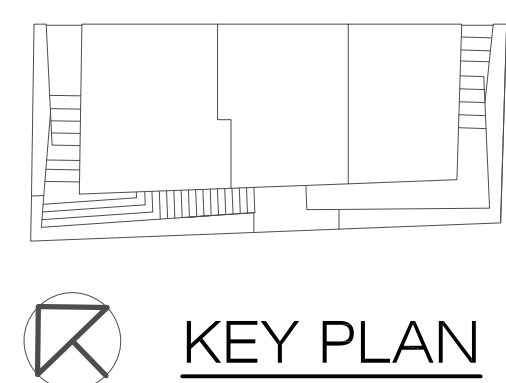
(AVRG. 22'-5" NARROW STREET)



# MAIDEN LANE

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

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



NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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F 718.907.8718

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WSP FLACK + KURTZ  
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512 Seventh Avenue  
New York, NY 10018  
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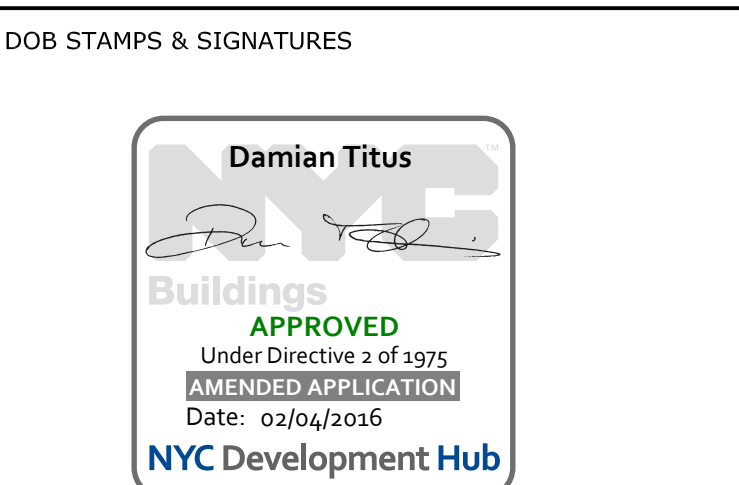
FRANK SETA & ASSOCIATES  
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T 212.929.5221 F 212.929.4463

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

DOB SCAN



DWG TITLE  
21ST FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13425.03 SCALE: AS NOTED DWG #: A-121.01
----------------------	---



CONSTRUCTION FLOOR: 22  
MARKETING FLOOR: 25

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

(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)

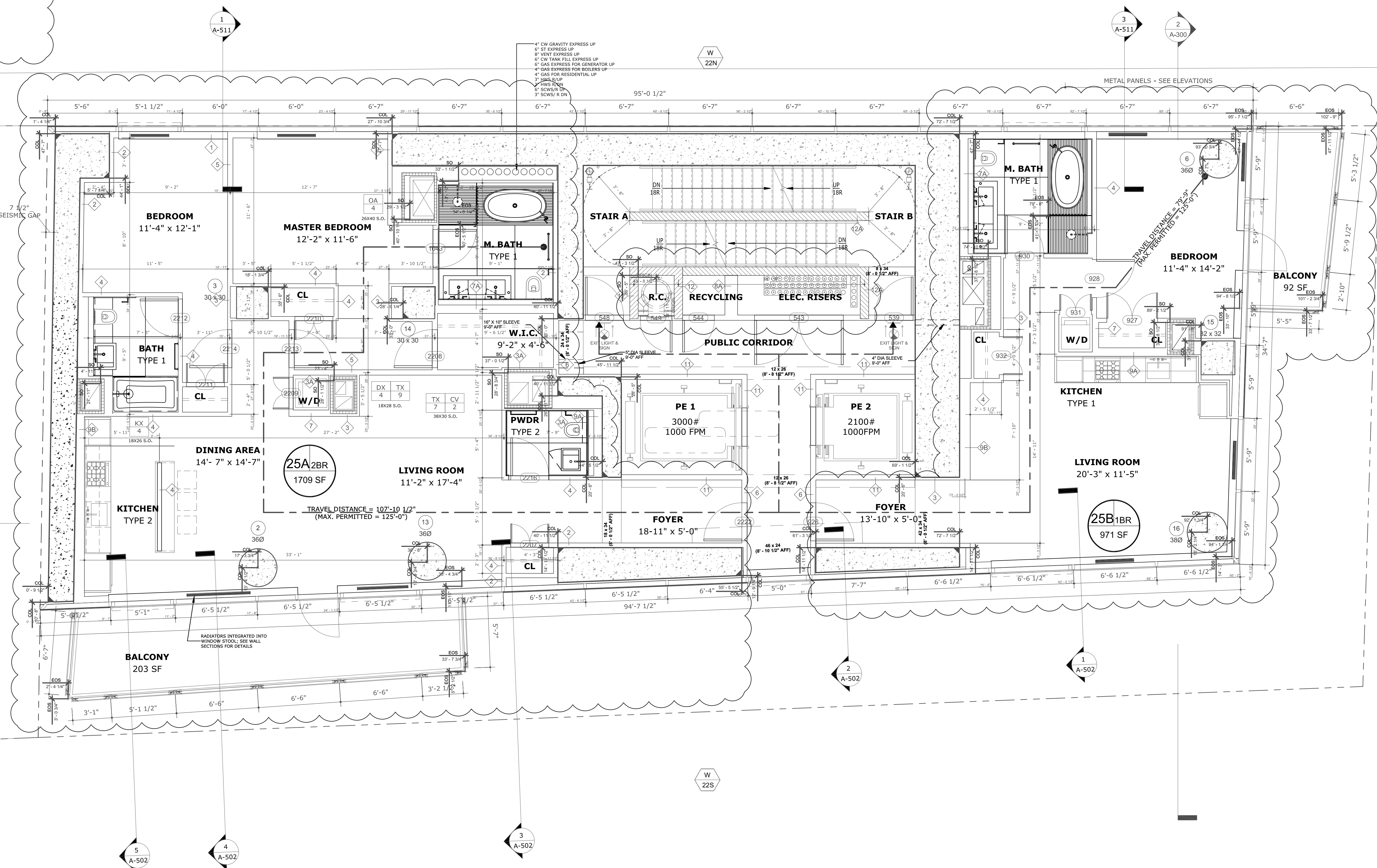
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	772	78%

**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	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

# FLETCHER STREET

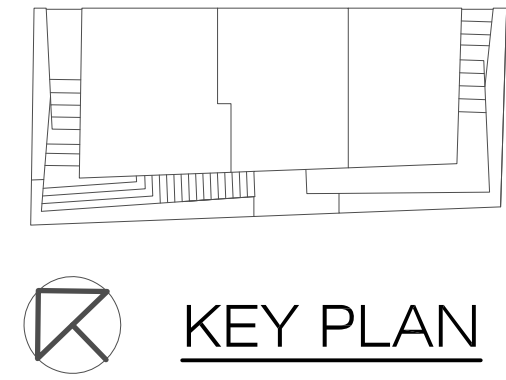
(AVRG. 22'-5" NARROW STREET)



# MAIDEN LANE

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

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



7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT  
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Property Group, LLC  
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F 718.907.8718

**GHWA**  
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New York, NY 10018  
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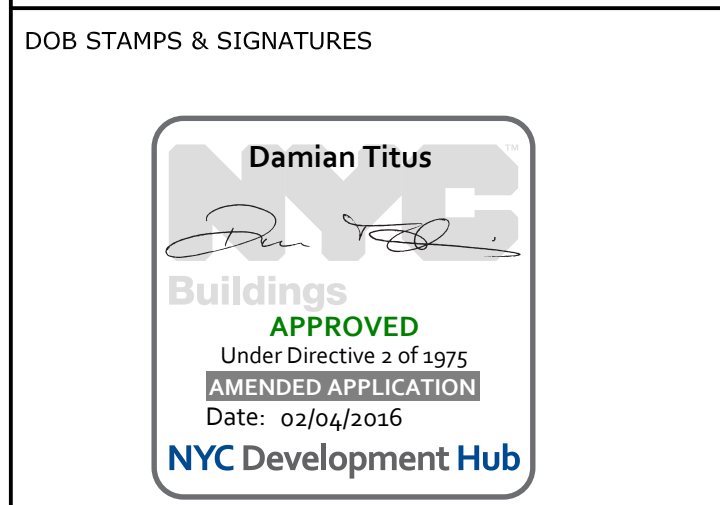
FRANK SETA & ASSOCIATES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN



DWG TITLE  
22ND FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13425.03
SCALE:	AS NOTED
DWG #:	A-122.01
FILE:	J:\13425.03



CONSTRUCTION FLOOR: 23  
MARKETING FLOOR: 26

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

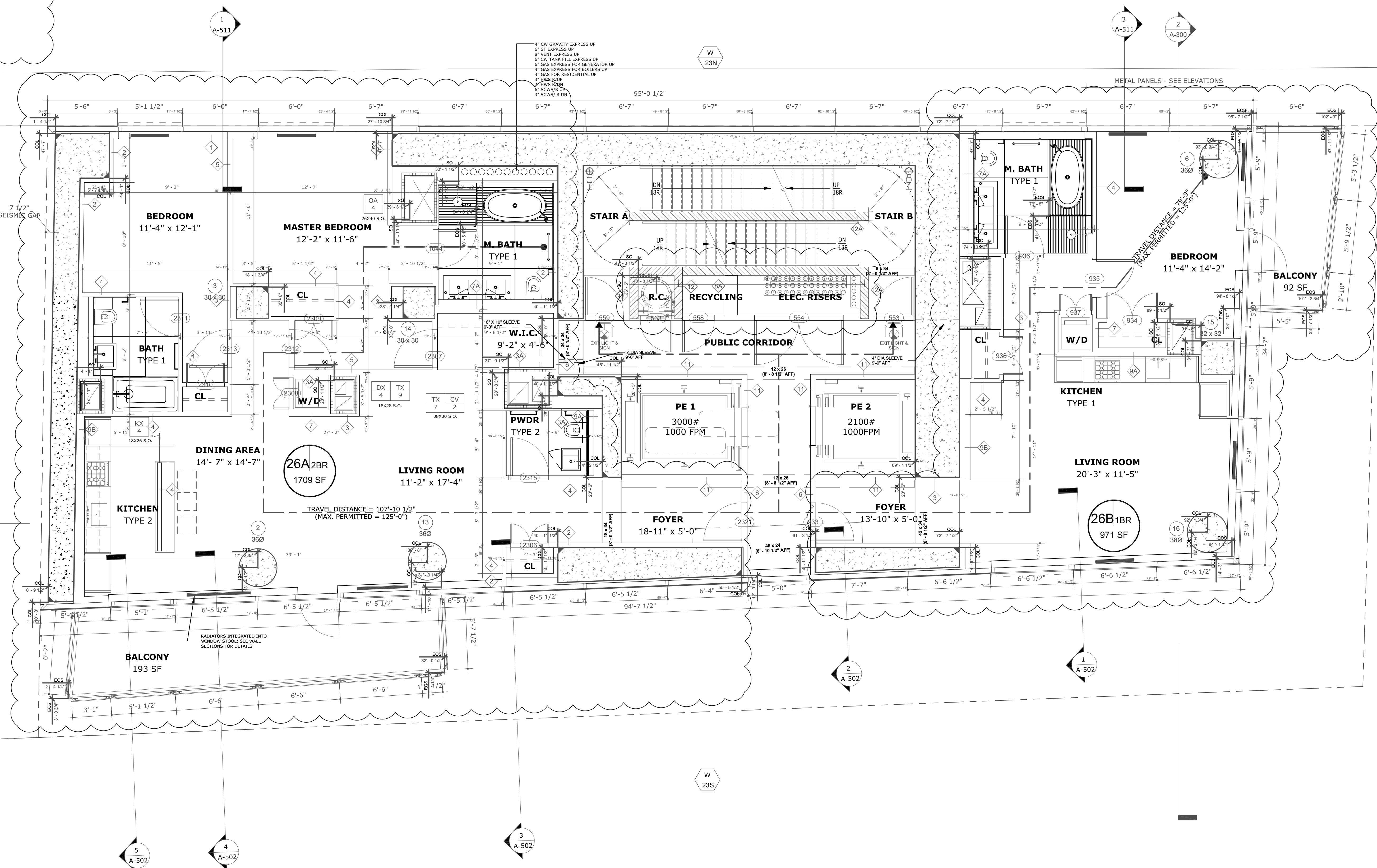
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	772	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.

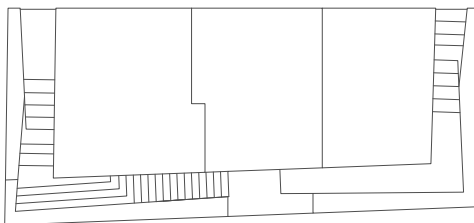
APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

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



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

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT  
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F 718.907.8718

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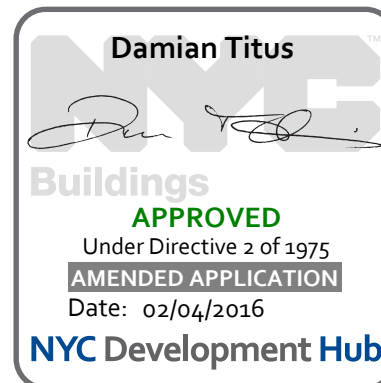
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
23RD FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #:
	A-123.01
CAD FILE: J:\13A25.03	



CONSTRUCTION FLOOR: 24  
MARKETING FLOOR: 27

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1709	200	9
B	971	200	5

(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)

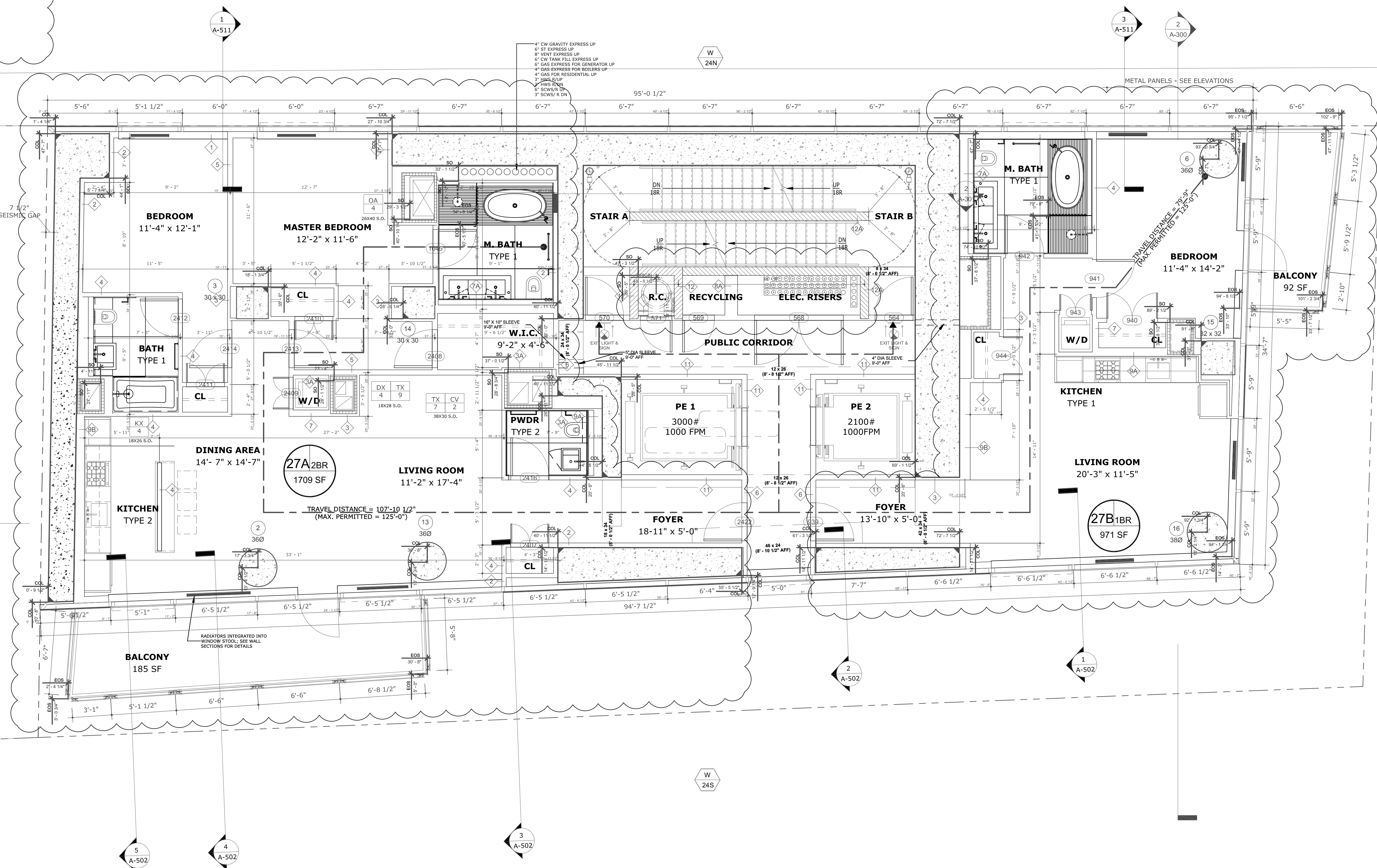
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3447	2680	772	78%

**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	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

# FLETCHER STREET

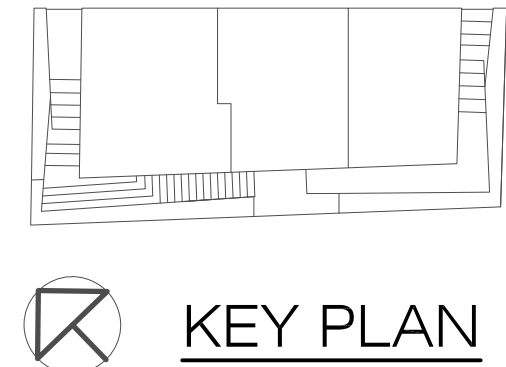
(AVRG. 22'-5" NARROW STREET)



# MAIDEN LANE

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

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



7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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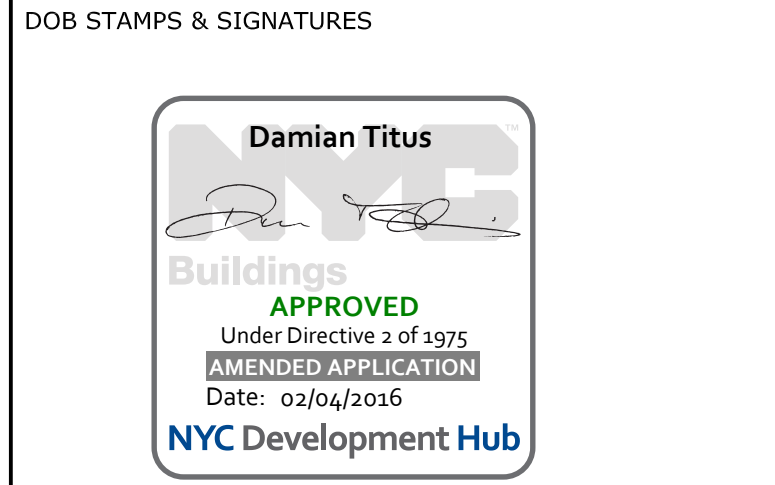
FRANK SETA & ASSOCIATES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

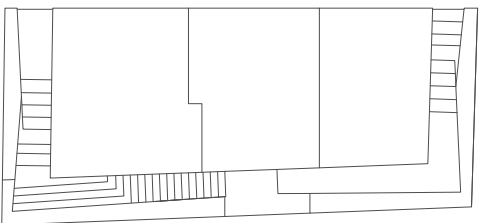


DWG TITLE	
24TH FLOOR PLAN	
SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-124.01
CADD FILE: J:\13A25.03	



NOTES

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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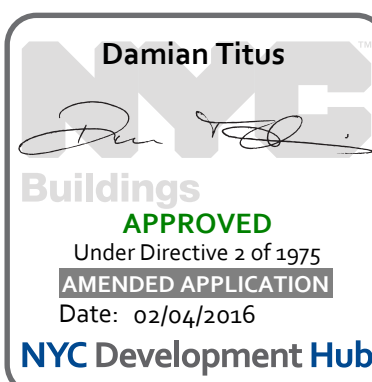
**S. RUSSELL GROVES**  
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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

25TH FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-125.01
CAD FILE:	J:\13A25.03

FLETCHER STREET

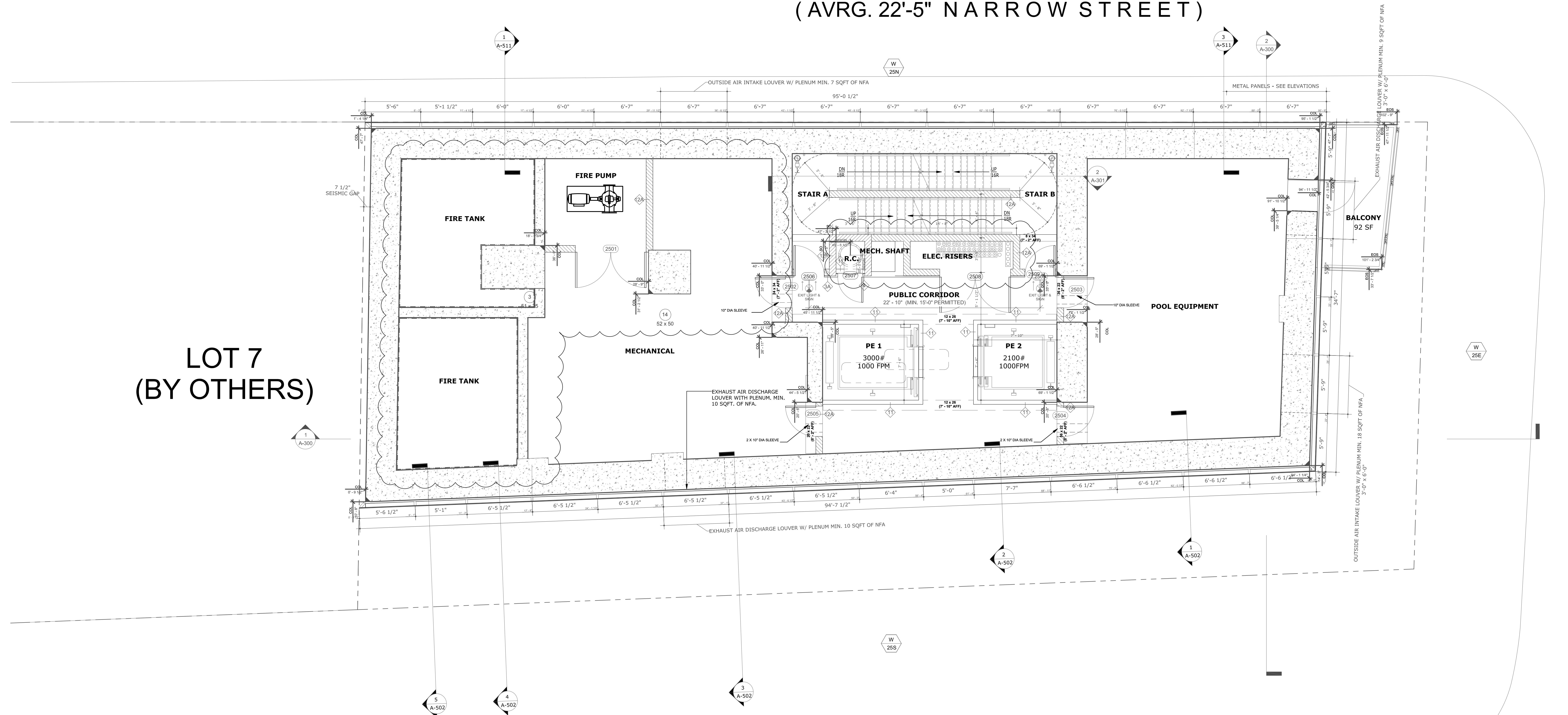
(AVRG. 22'-5" NARROW STREET)

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

MAIDEN LANE

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

LOT 7  
(BY OTHERS)







7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT

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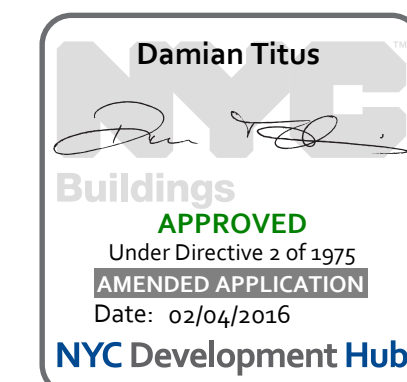
PROJECT

one seaport

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

DOB SCAN


DOB STAMPS & SIGNATURES



DWG TITLE
-----------

26TH FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 20
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	PROJECT #: 13A25.03

SCALE: AS NOTED



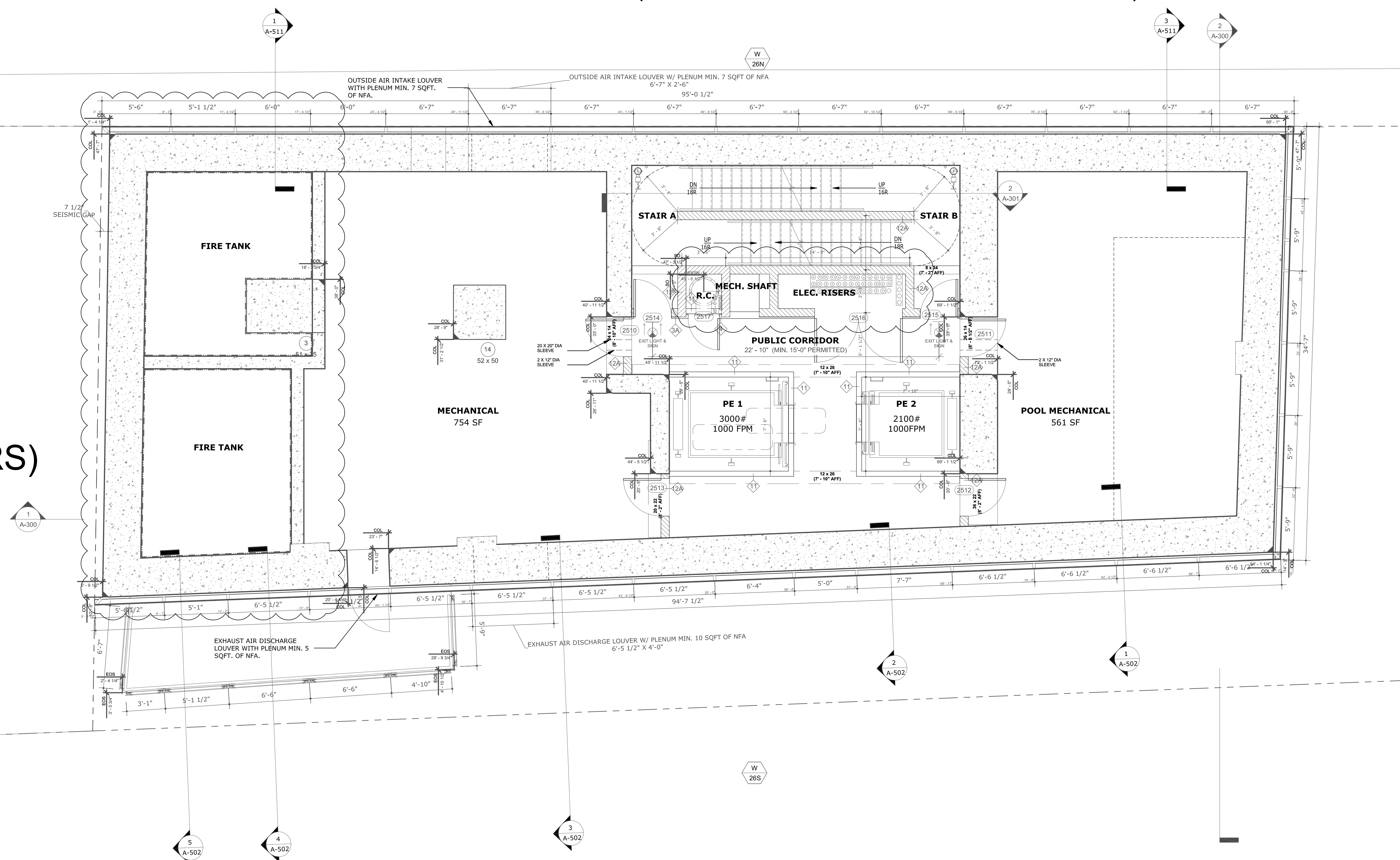
A-126.01



CAD FILE: J:\13A25.03	
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**SOUTH STREET**  
(AVRG. 70'-0" NARROW STREET)

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



LOT 7  
(BY OTHERS)

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



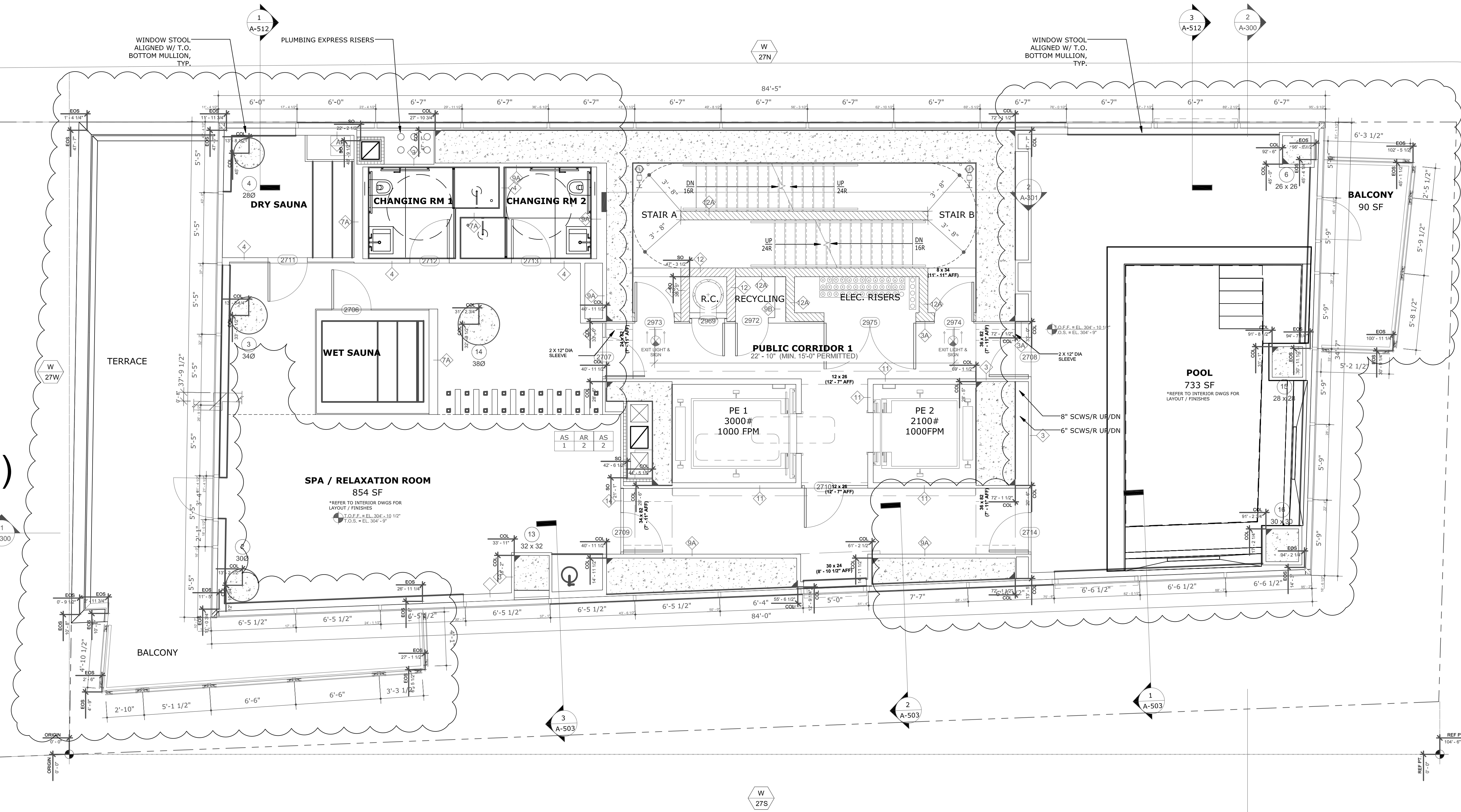
EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
SPA/RELAXATION	854	15	57
POOL	733	50	15

(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 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
  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)

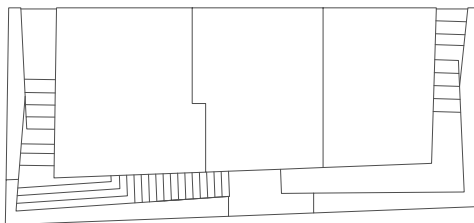
LOT 7  
(BY OTHERS)



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

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

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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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

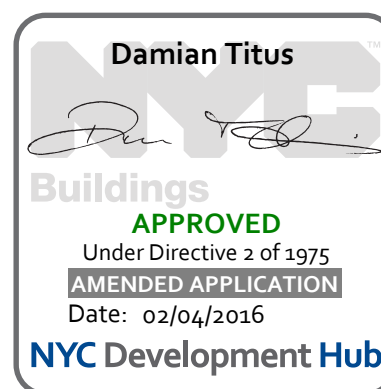
JENKINS & HUNTINGTON  
ELEVATOR CONSULTANTS  
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S. RUSSELL GROVES  
210 11th Avenue, Suite 502  
New York, NY 10001  
T 212.929.5221 F 212.929.4463

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

27TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #:
	A-127.01
CADD FILE: J:\13A25.03	







CONSTRUCTION FLOOR: 29  
MARKETING FLOOR: 33

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	971	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(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
3043	2282	761	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	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

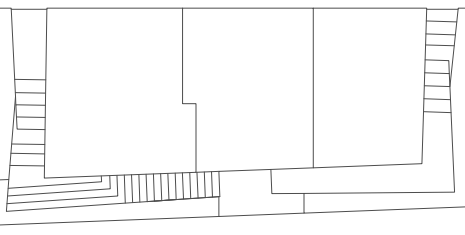
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT  
**FORTIS**  
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F 718.907.8718

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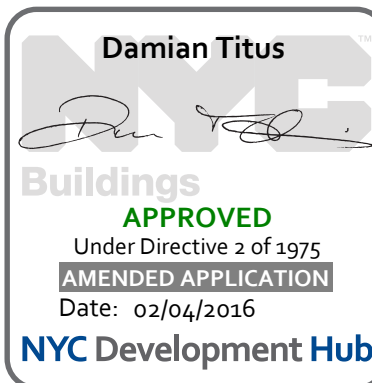
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
29TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13425.03
SCALE:	AS NOTED
DWG #:	A-129.01

CAD FILE: J:\13425.03



CONSTRUCTION FLOOR: 30  
MARKETING FLOOR: 34

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	971	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(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
3043	2282	761	75%

**NOTES:**  
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.  
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APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

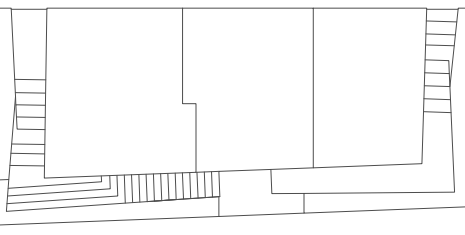
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

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(AVRG. 70'-0" NARROW STREET)

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

NOTES  
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KEY PLAN

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5	9/4/2015	UPDATED WINDOW PACKAGE
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1	2/25/2015	50% DD
NO.	DATE	REVISION

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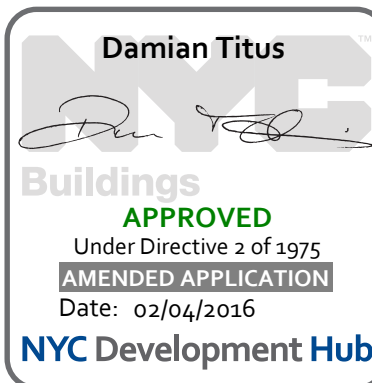
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
30TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #:
	A-130.01
CAD FILE: J:\13A25.03	



CONSTRUCTION FLOOR: 31  
MARKETING FLOOR: 35

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	971	200	5

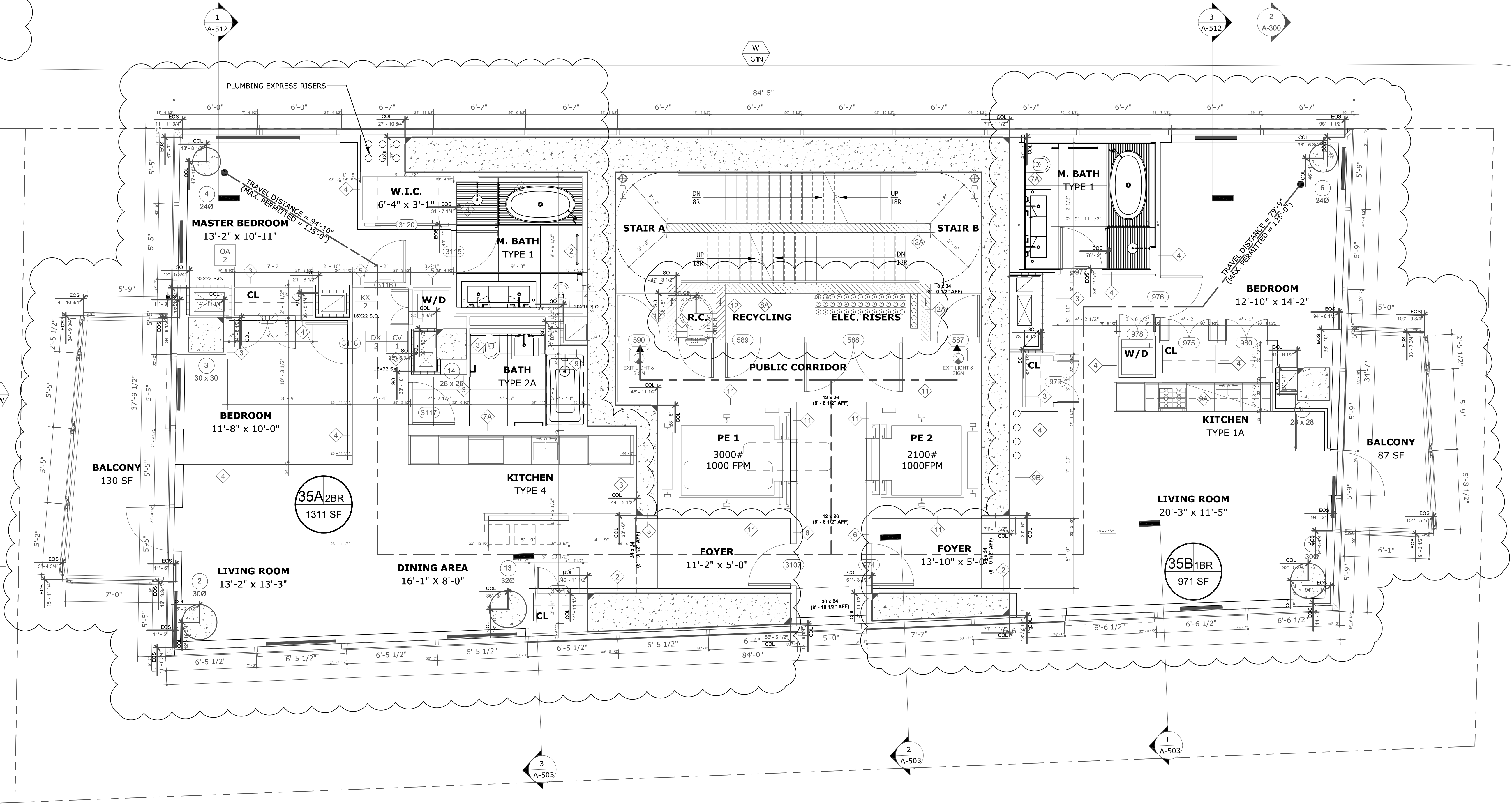
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
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EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
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**NOTES:**  
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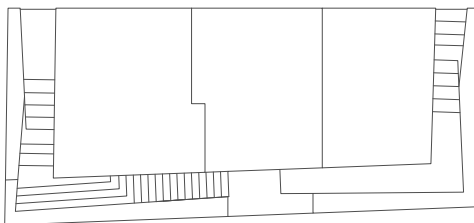
APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

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



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

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



KEY PLAN

7	11/13/2015	90% CD
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1	2/25/2015	50% DD
NO.	DATE	REVISION

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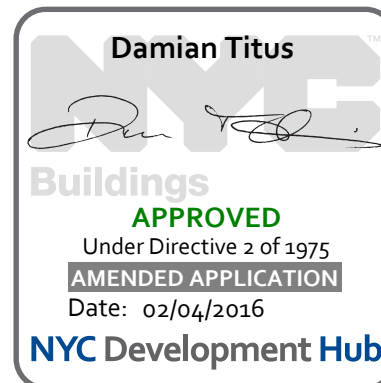
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
31ST FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13425.03
	SCALE: AS NOTED
	DWG #:
	A-131.01
CADD FILE: J:\13425.03	



CONSTRUCTION FLOOR: 32  
MARKETING FLOOR: 36

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	971	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(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
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APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

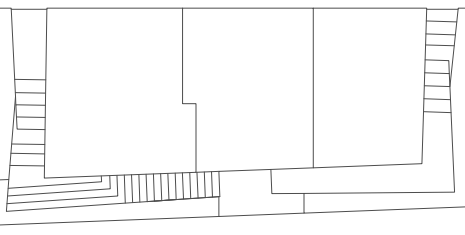
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
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4	7/24/2015	60% CD
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2	4/24/2015	100% DD
1	2/25/2015	50% DD

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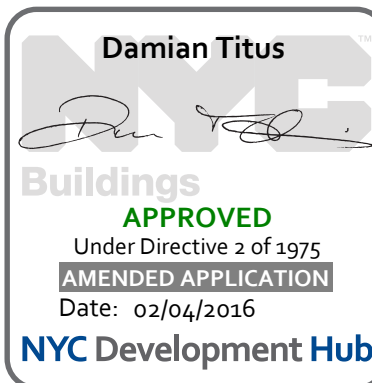
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

32ND FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-132.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 33  
MARKETING FLOOR: 37

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	971	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(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
3043	2282	761	75%

NOTES:

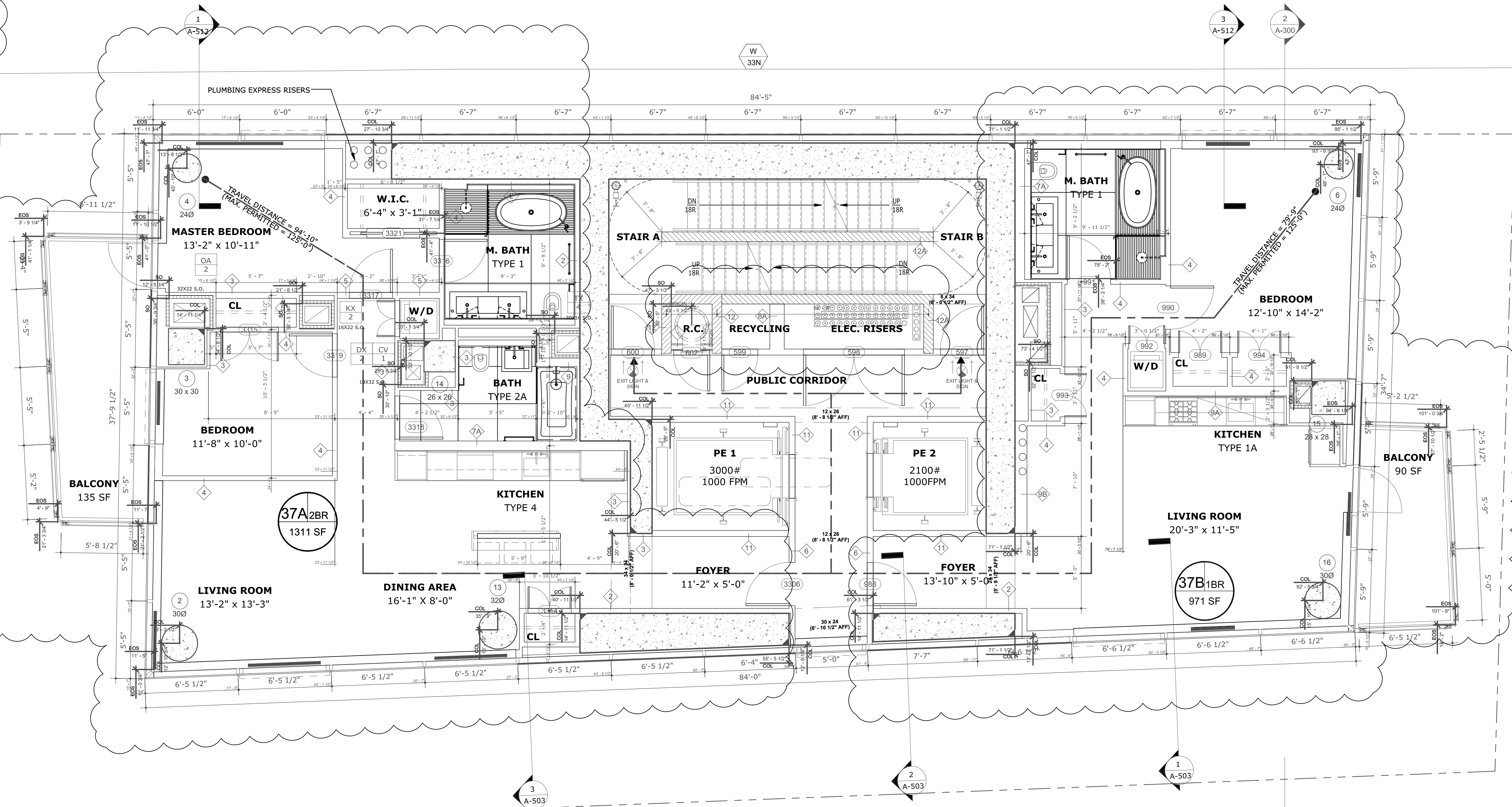
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APARTMENT DISTRIBUTION

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

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

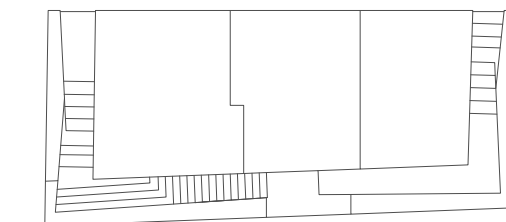
LOT 7  
(BY OTHERS)



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

NOTES

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



KEY PLAN

7	11/13/2015	90% CD
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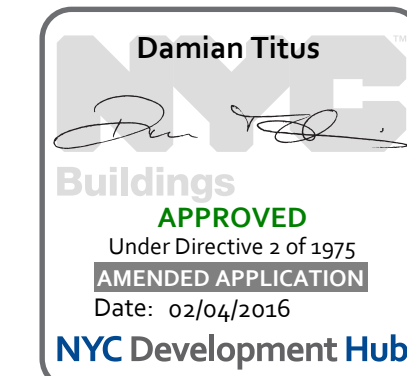
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PROJECT  
**one seaport**  
161 Maiden Lane  
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(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

33RD FLOOR PLAN

SEAL & SIGNATURE DAMIEN TITUS REGISTERED ARCHITECT STATE OF NEW YORK	DATE: JANUARY 6, 2014 PROJECT #: 13A25.03 SCALE: AS NOTED DWG #: A-133.01 CADD FILE: J:\13A25.03
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CONSTRUCTION FLOOR: 34  
MARKETING FLOOR: 38

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	971	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

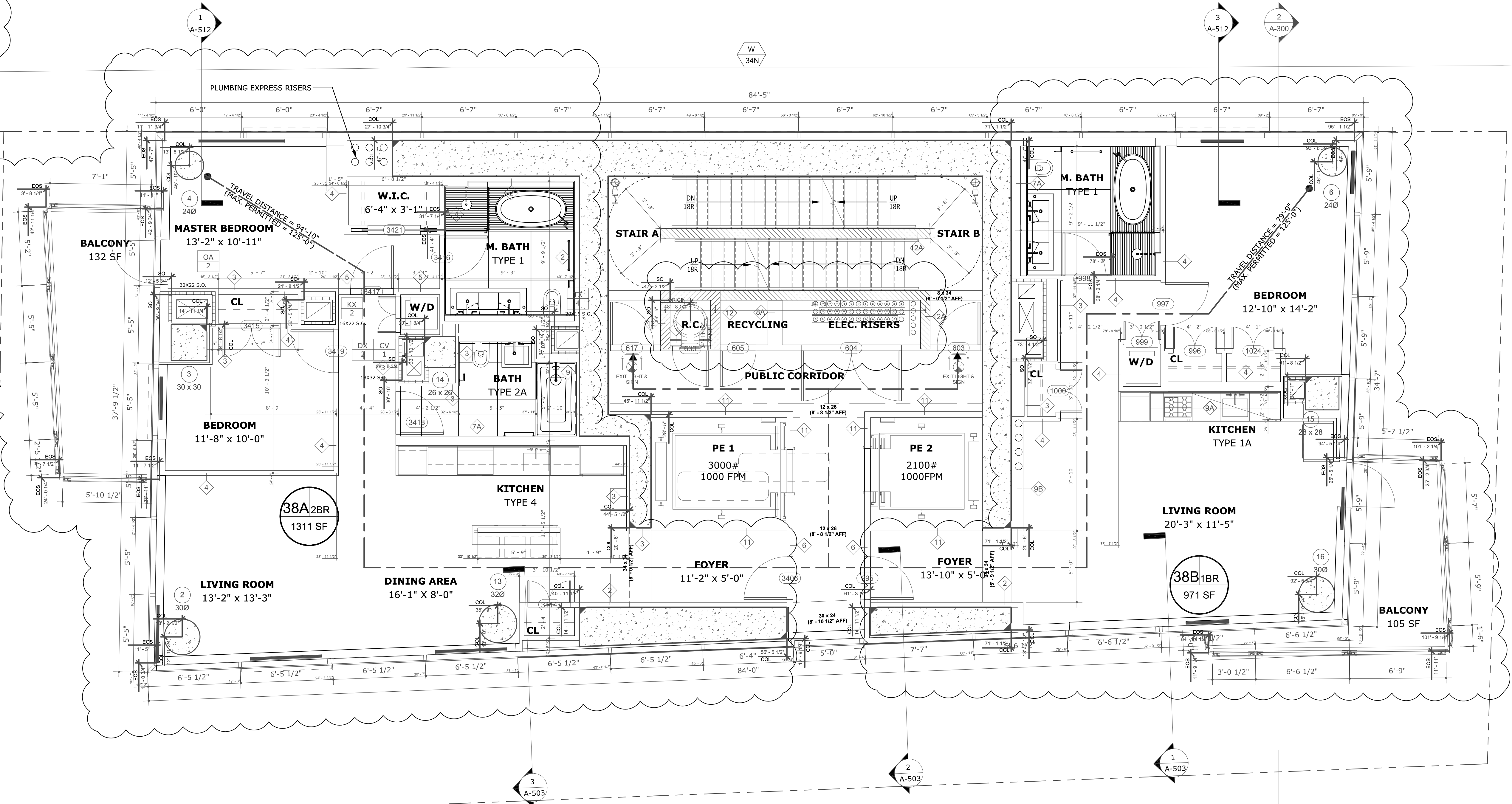
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
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TYPE	COUNT
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2 BR	1
3 BR	-
4 BR	-
TOTAL	2

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)



LOT 7  
(BY OTHERS)

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

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

NOTES  
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KEY PLAN

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BUILDING ENVELOPE &  
WATERPROOFING  
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New York, NY 10001  
T 212.465.1600 F 212.465.1635

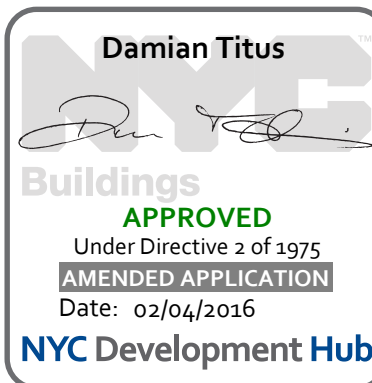
JENKINS & HUNTINGTON  
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S. RUSSELL GROVES  
210 11th Avenue, Suite 502  
New York, NY 10001  
T 212.929.5221 F 212.929.4463

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

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

34TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13A25.03 SCALE: AS NOTED DWG #: A-134.01
CADD FILE: J:\13A25.03	



CONSTRUCTION FLOOR: 35  
MARKETING FLOOR: 39

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	971	200	5

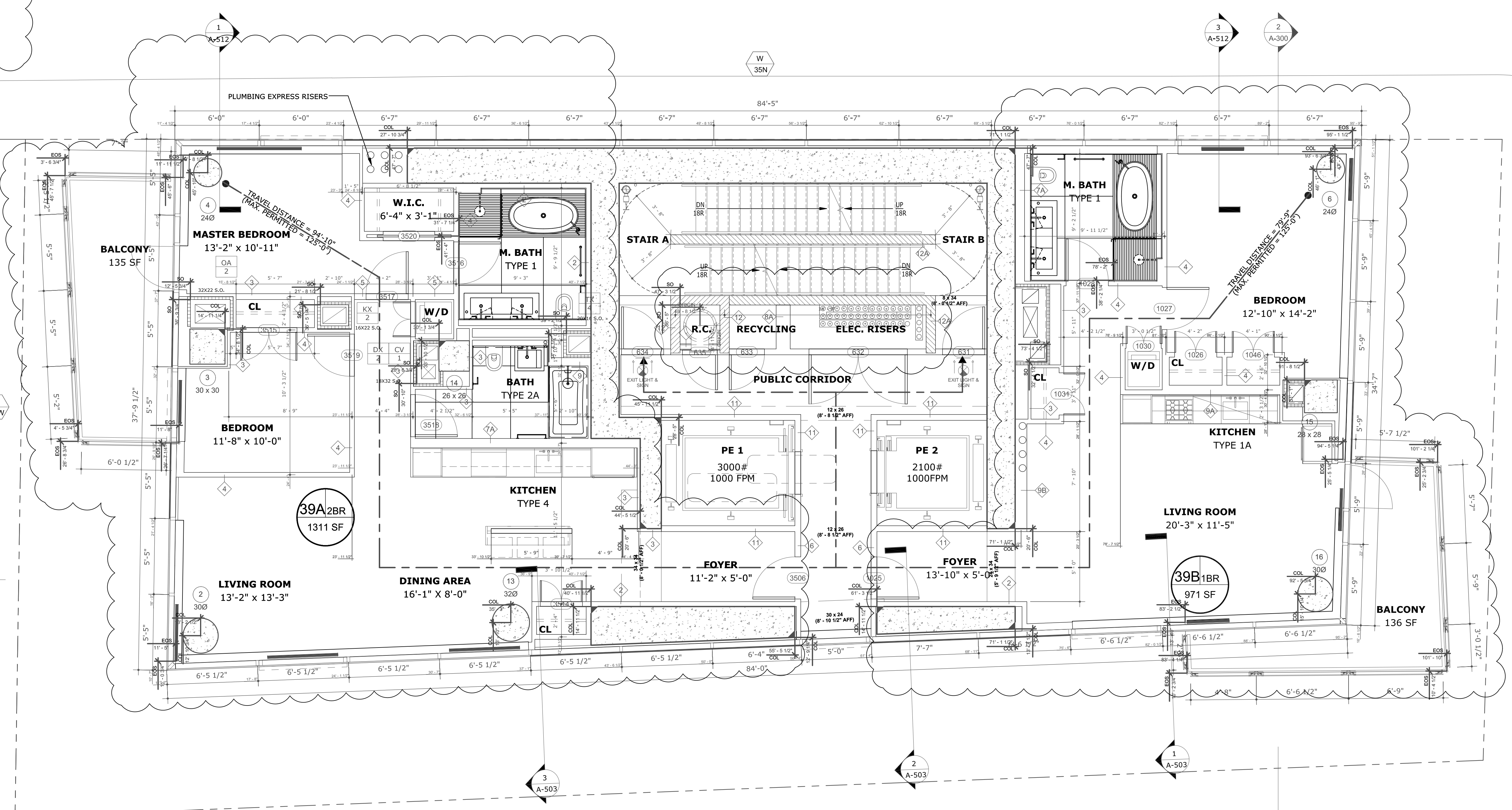
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2282	761	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	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

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

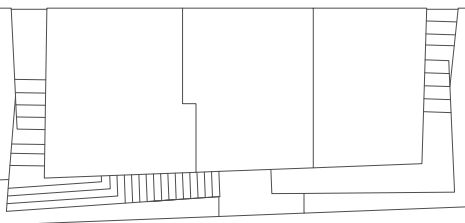


LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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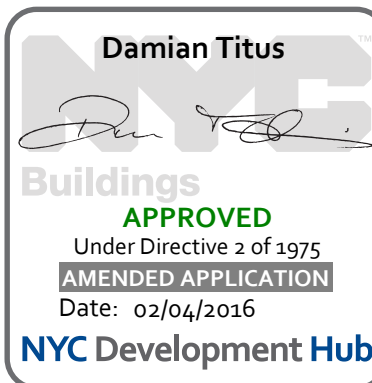
JENKINS & HUNTINGTON  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
35TH FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-135.01
CADD FILE: J:\13A25.03	



CONSTRUCTION FLOOR: 36  
MARKETING FLOOR: 40

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	971	200	5

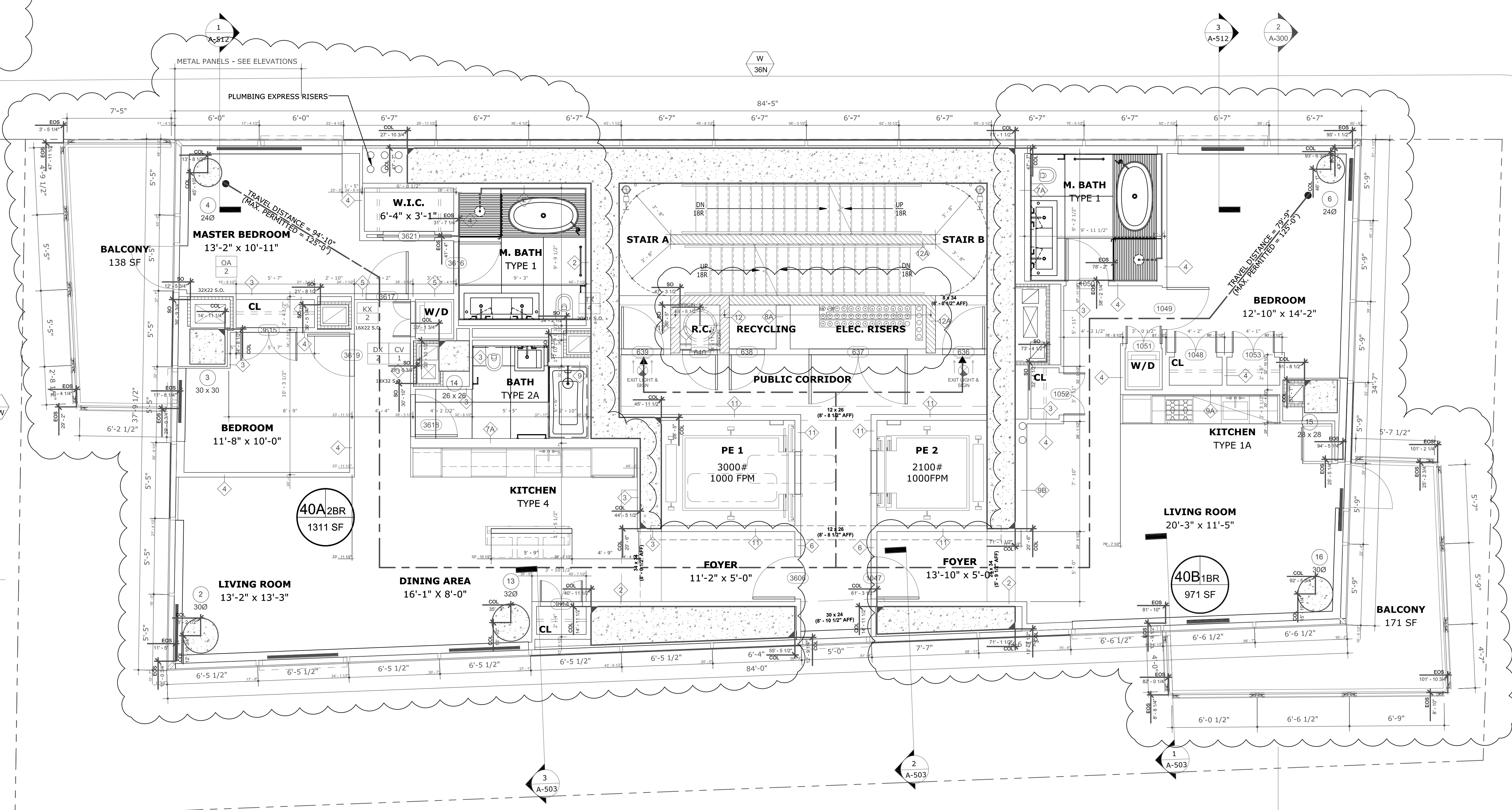
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2282	761	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	1
2 BR	1
3 BR	-
4 BR	-
TOTAL	2

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

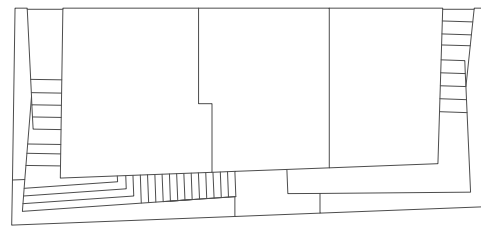


LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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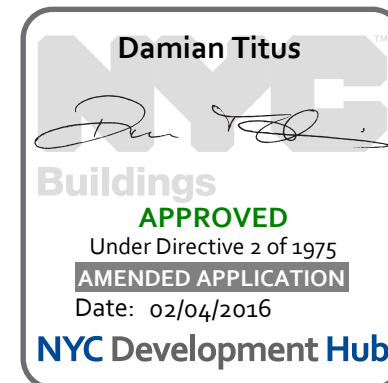
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
36TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-136.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 37  
MARKETING FLOOR: 41

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	969	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(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
3043	2288	762	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	-
2 BR	2
3 BR	-
4 BR	-
TOTAL	2

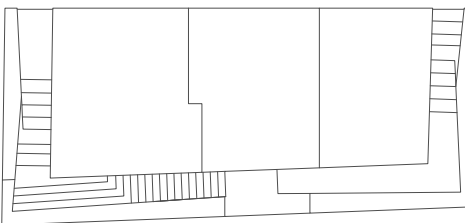
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
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3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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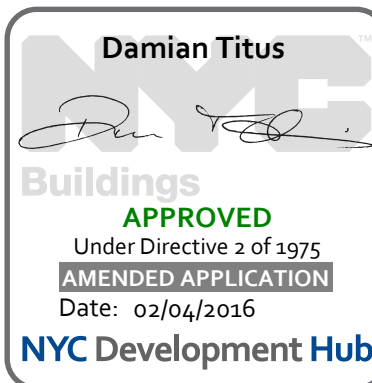
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

37TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-137.01
	CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 38  
MARKETING FLOOR: 42

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	965	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

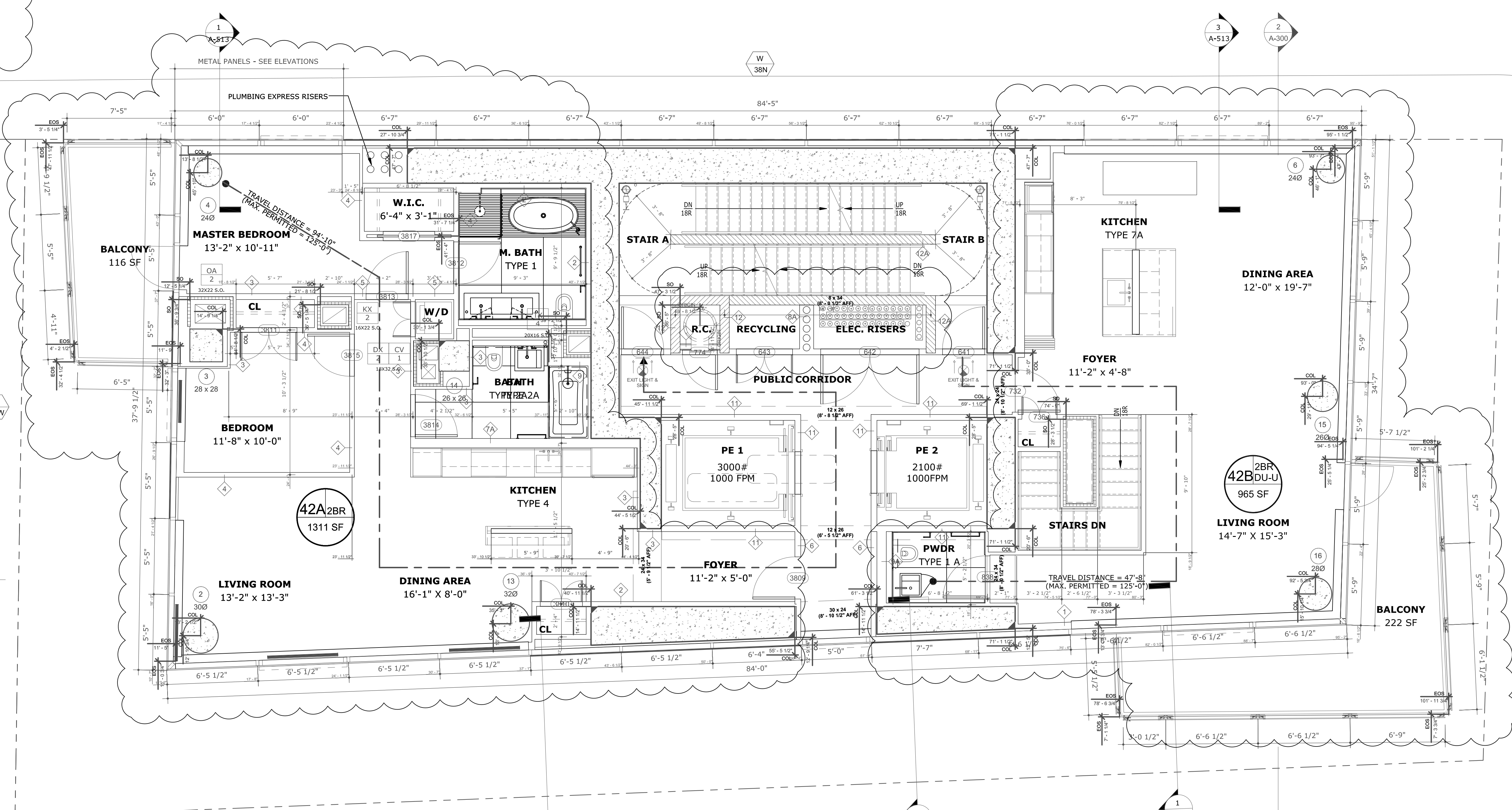
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2276	767	75%

**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	-
2 BR	1
3 BR	-
4 BR	-
TOTAL	1

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)



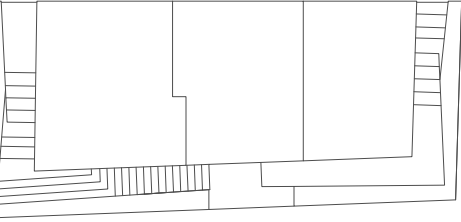
LOT 7  
(BY OTHERS)

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

# MAIDEN LANE

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

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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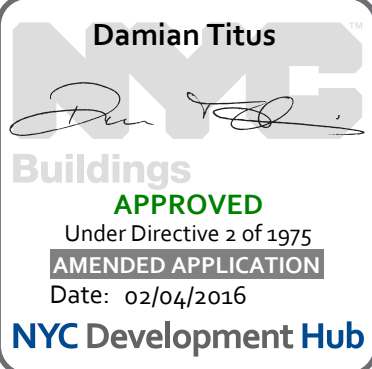
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES  
  
APPROVED  
Under Direction of LDP,  
ARCHITECT/REGISTRATION  
Date: 02/02/2016  
NYC Development Hub

DWG TITLE  
38TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-138.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 39  
MARKETING FLOOR: 43

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	965	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

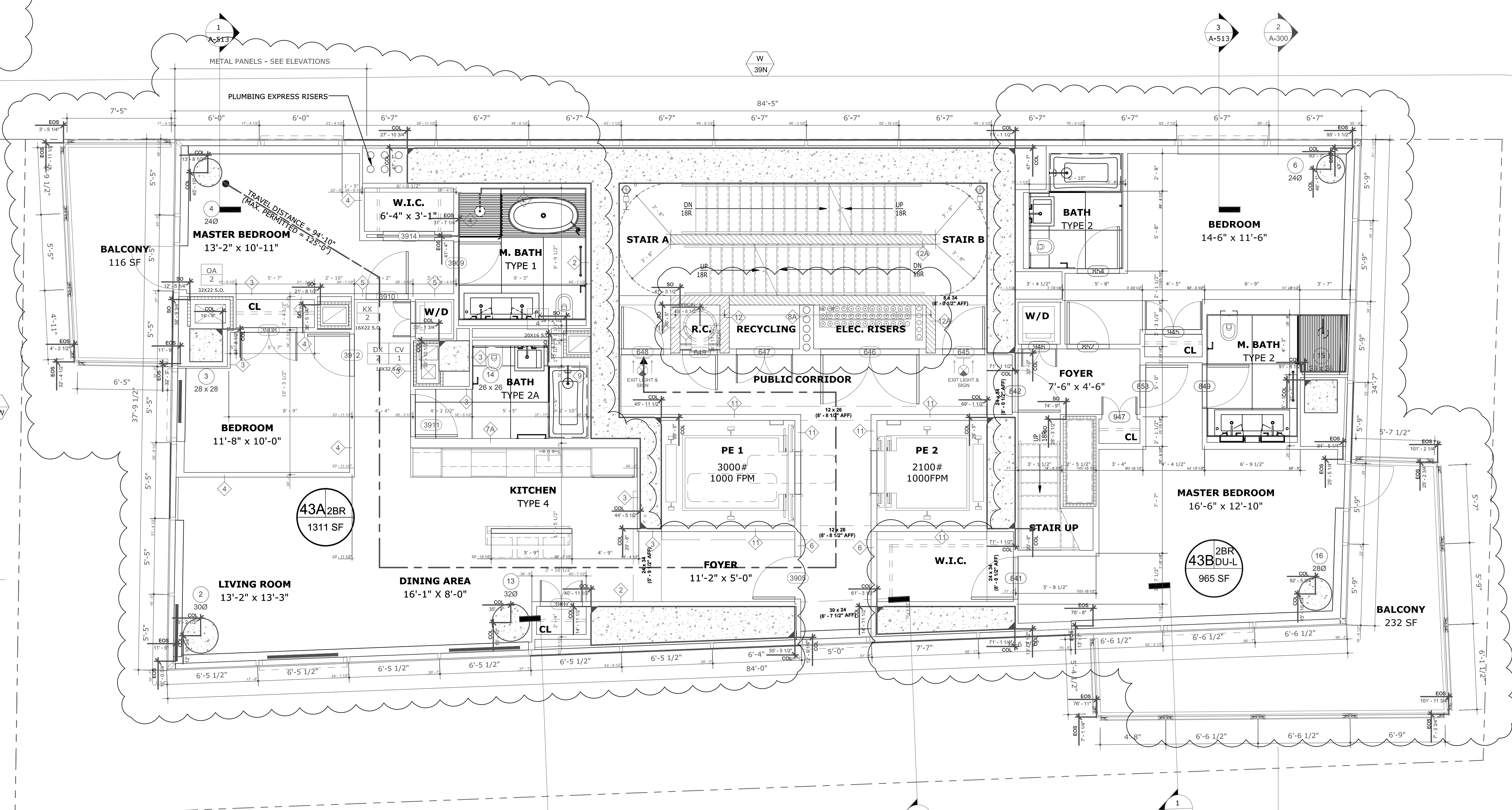
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2276	767	75%

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

# FLETCHER STREET

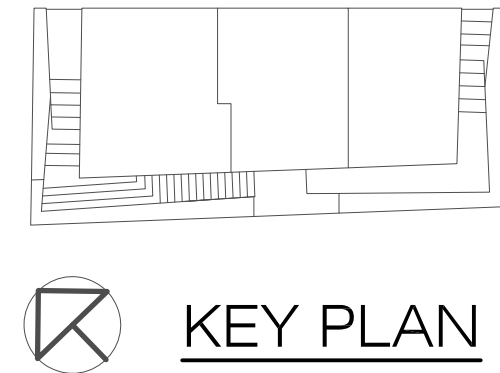
(AVRG. 22'-5" NARROW STREET)



# MAIDEN LANE

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

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



NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
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1	2/25/2015	50% DD

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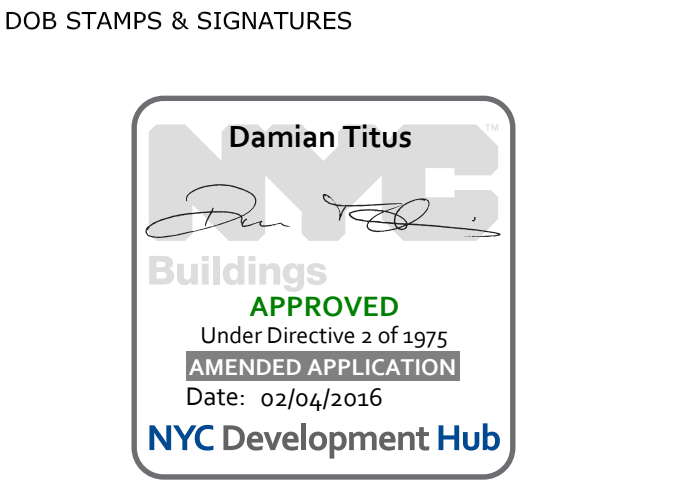
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN



DWG TITLE  
**39TH FLOOR PLAN**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13425.03 SCALE: AS NOTED DWG #: <b>A-139.01</b>
CADD FILE: J:\13425.03	



CONSTRUCTION FLOOR: 40  
MARKETING FLOOR: 44

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	965	200	5

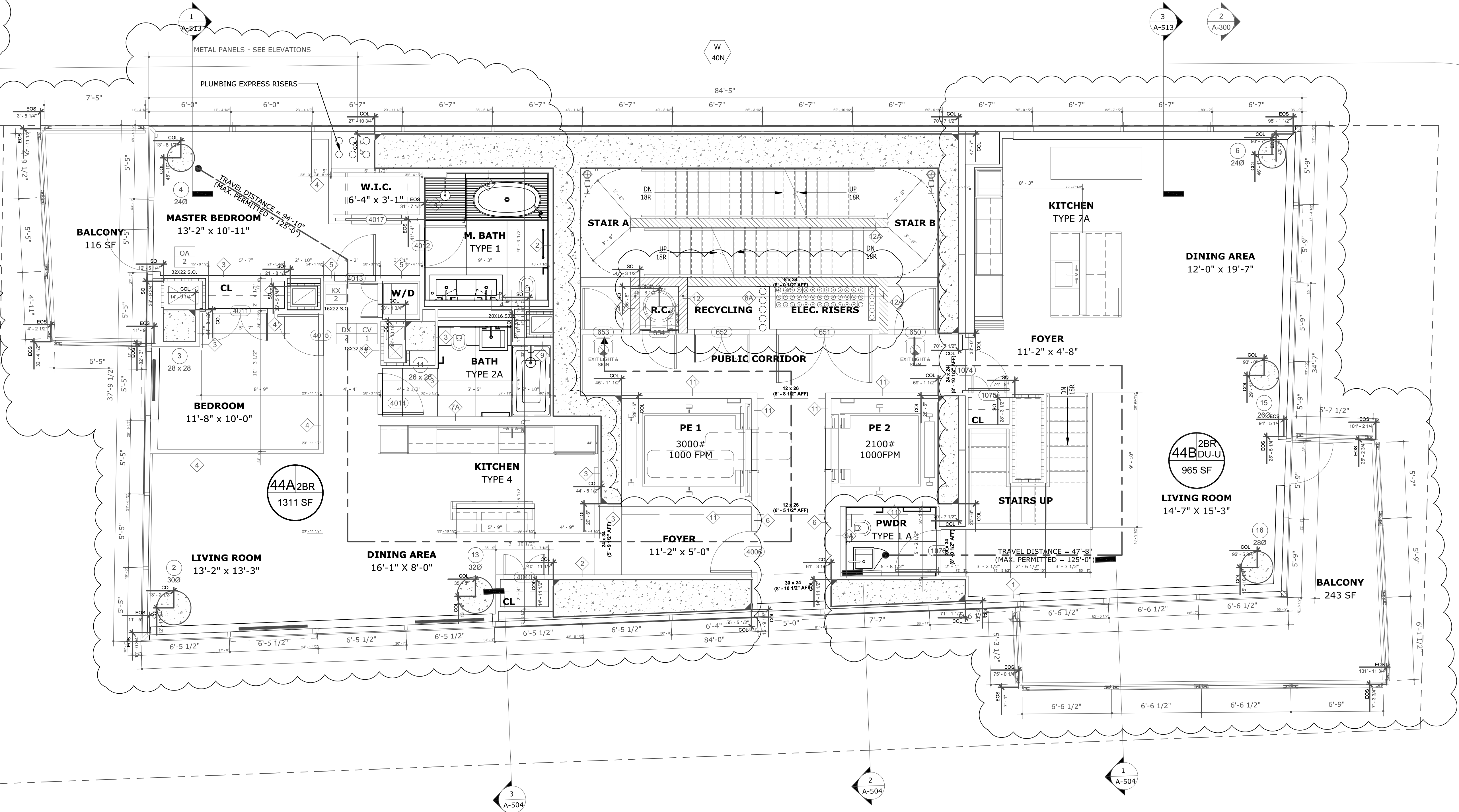
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

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GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2276	767	75%

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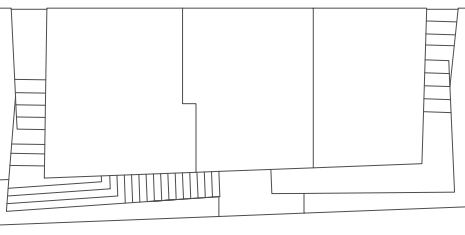
APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	-
2 BR	1
3 BR	-
4 BR	-
TOTAL	1

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



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

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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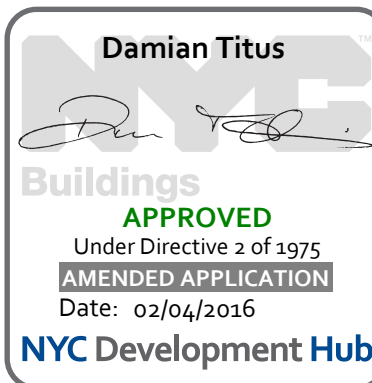
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S. RUSSELL GROVES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
40TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13A25.03 SCALE: AS NOTED DWG #: A-140.01
CADD FILE: J:\13A25.03	



CONSTRUCTION FLOOR: 41  
MARKETING FLOOR: 45

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	965	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(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
3043	2276	767	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	-
2 BR	2
3 BR	-
4 BR	-
TOTAL	2

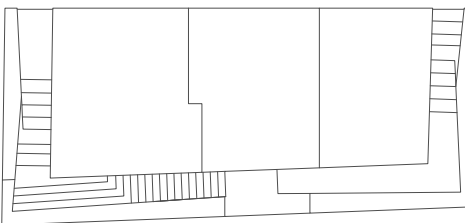
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
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3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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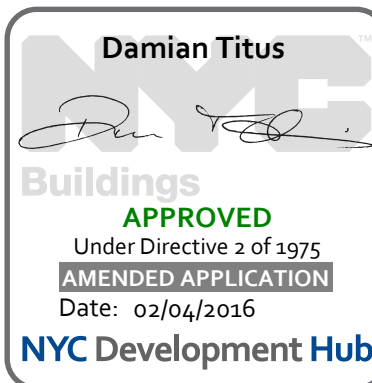
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

41ST FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-141.01
	CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 42  
MARKETING FLOOR: 46

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	965	200	5

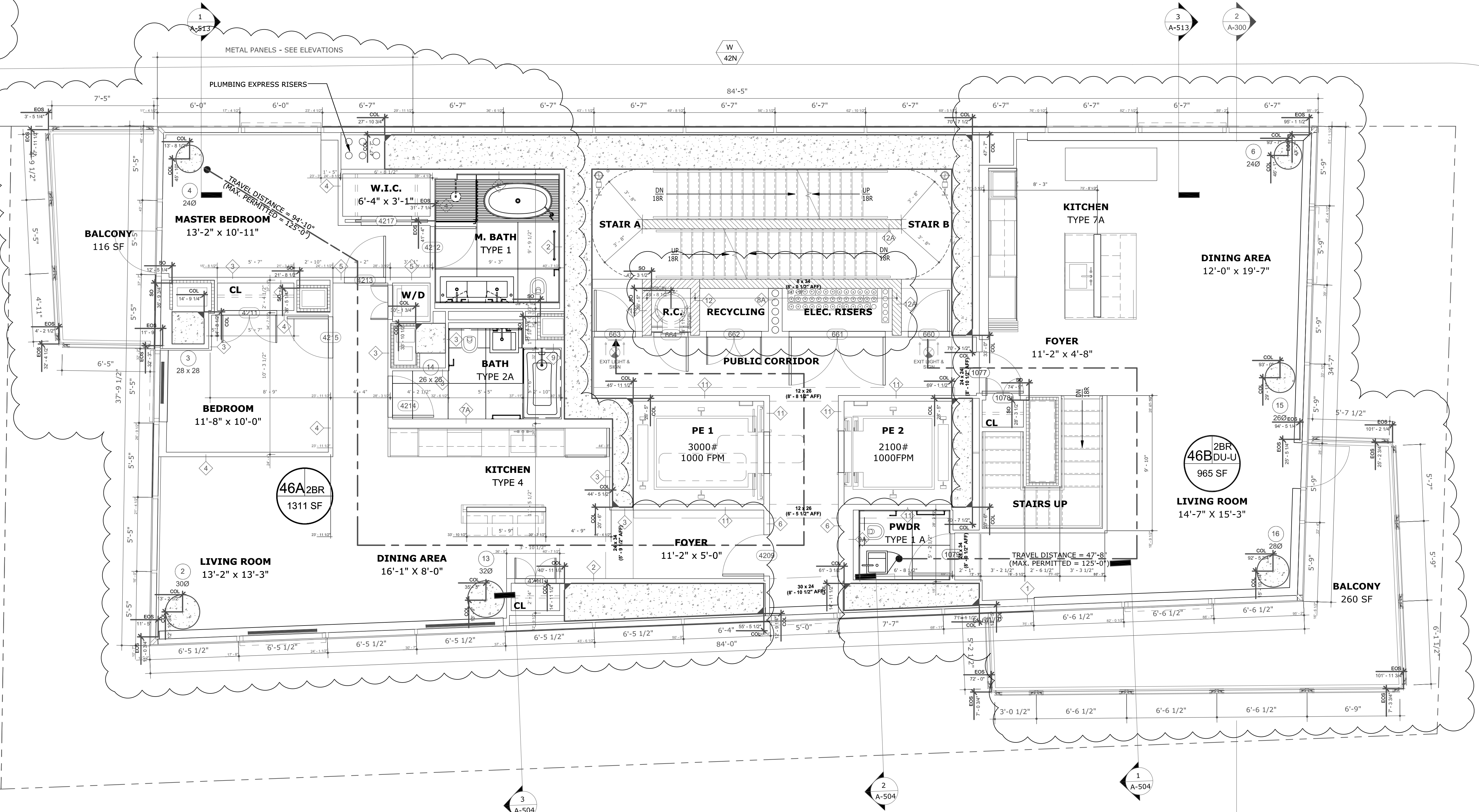
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2276	767	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	-
2 BR	1
3 BR	-
4 BR	-
TOTAL	1

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

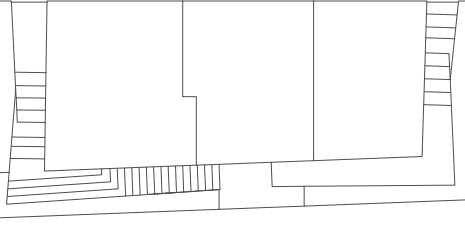


LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
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1	2/25/2015	50% DD

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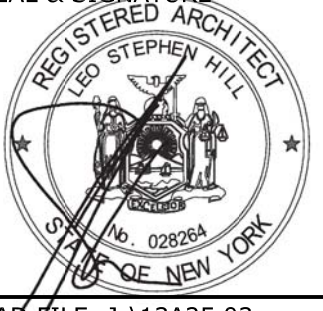
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210 11th Avenue, Suite 502  
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T 212.929.5221 F 212.929.4463

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

DOB SCAN

DOB STAMPS & SIGNATURES  
  


DWG TITLE  
42ND FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13A25.03 SCALE: AS NOTED DWG #: A-142.01
CADD FILE: J:\13A25.03	



CONSTRUCTION FLOOR: 43  
MARKETING FLOOR: 47

EGRESS CALCULATIONS

UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	965	200	5

(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(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
3043	2276	767	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	-
2 BR	2
3 BR	-
4 BR	-
TOTAL	2

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

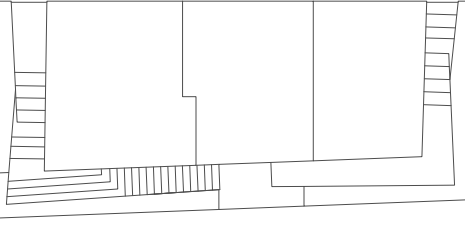
LOT 7  
(BY OTHERS)

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

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

NOTES

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
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3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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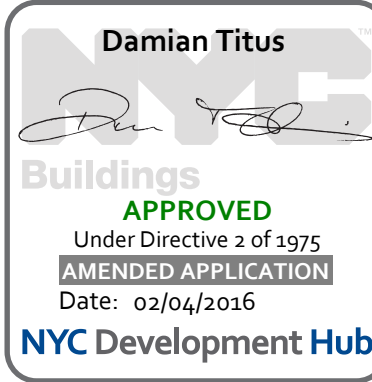
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

43RD FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #:
	A-143.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 44  
MARKETING FLOOR: 48

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1311	200	7
B	965	200	5

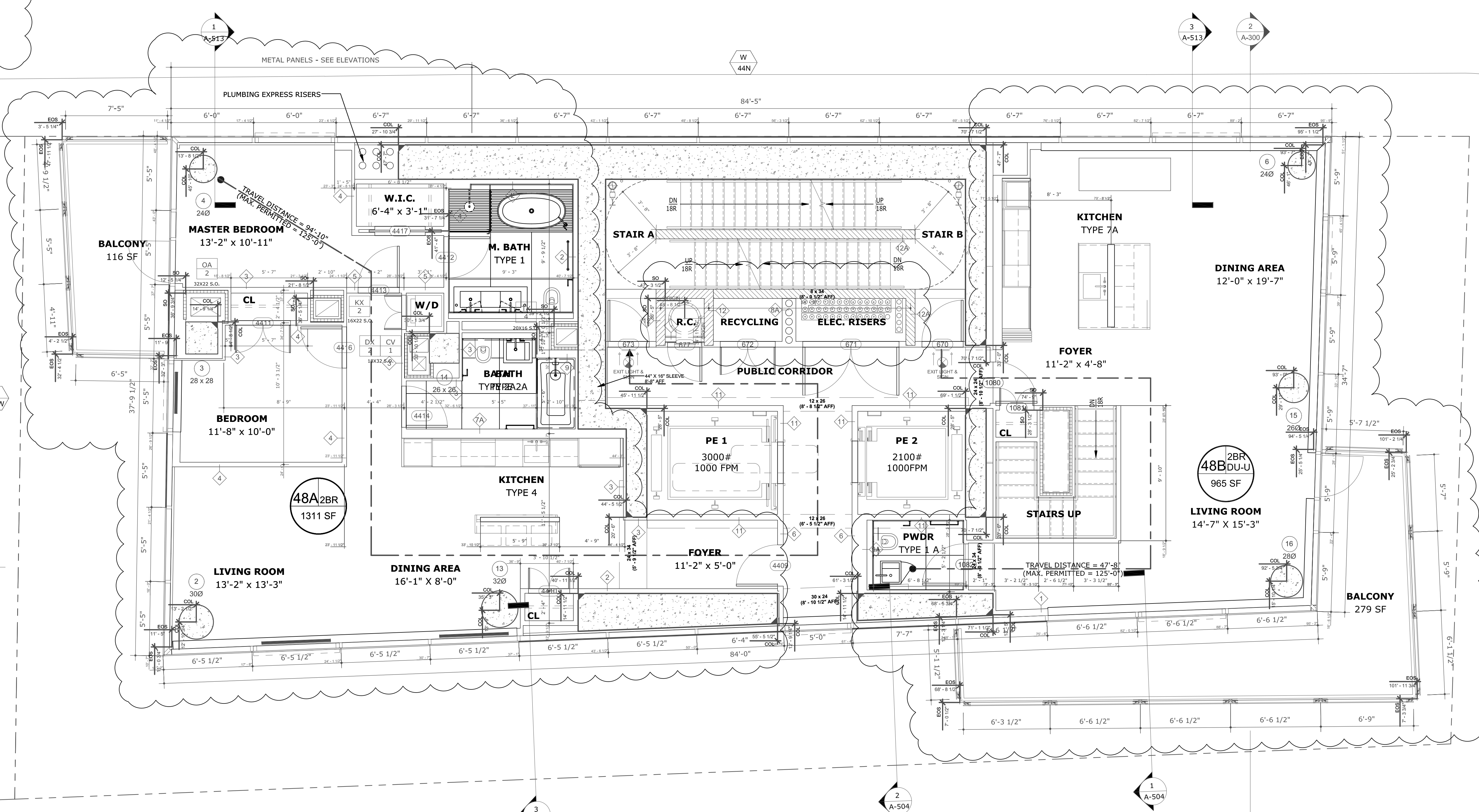
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 12  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2276	767	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	-
2 BR	1
3 BR	-
4 BR	-
TOTAL	1

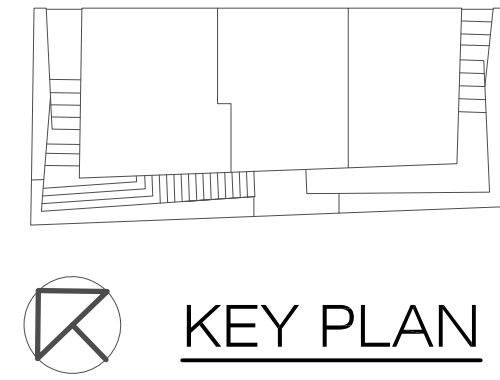
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)



LOT 7  
(BY OTHERS)

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

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



NO.	DATE	REVISION
7	11/13/2015	90% CD
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2	4/24/2015	100% DD
1	2/25/2015	50% DD

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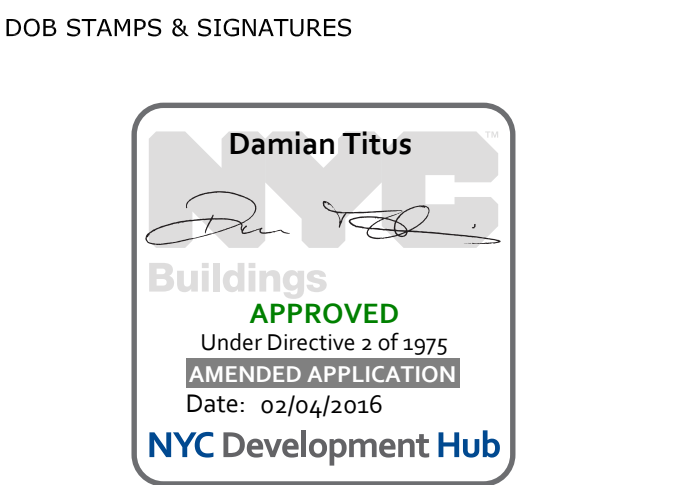
FRANK SETA & ASSOCIATES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN



DWG TITLE  
**44TH FLOOR PLAN**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13425.03 SCALE: AS NOTED DWG #: <b>A-144.01</b>
DWG FILE: J:\13425.03	



CONSTRUCTION FLOOR: 45  
MARKETING FLOOR: 49

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	2643	200	14

(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)

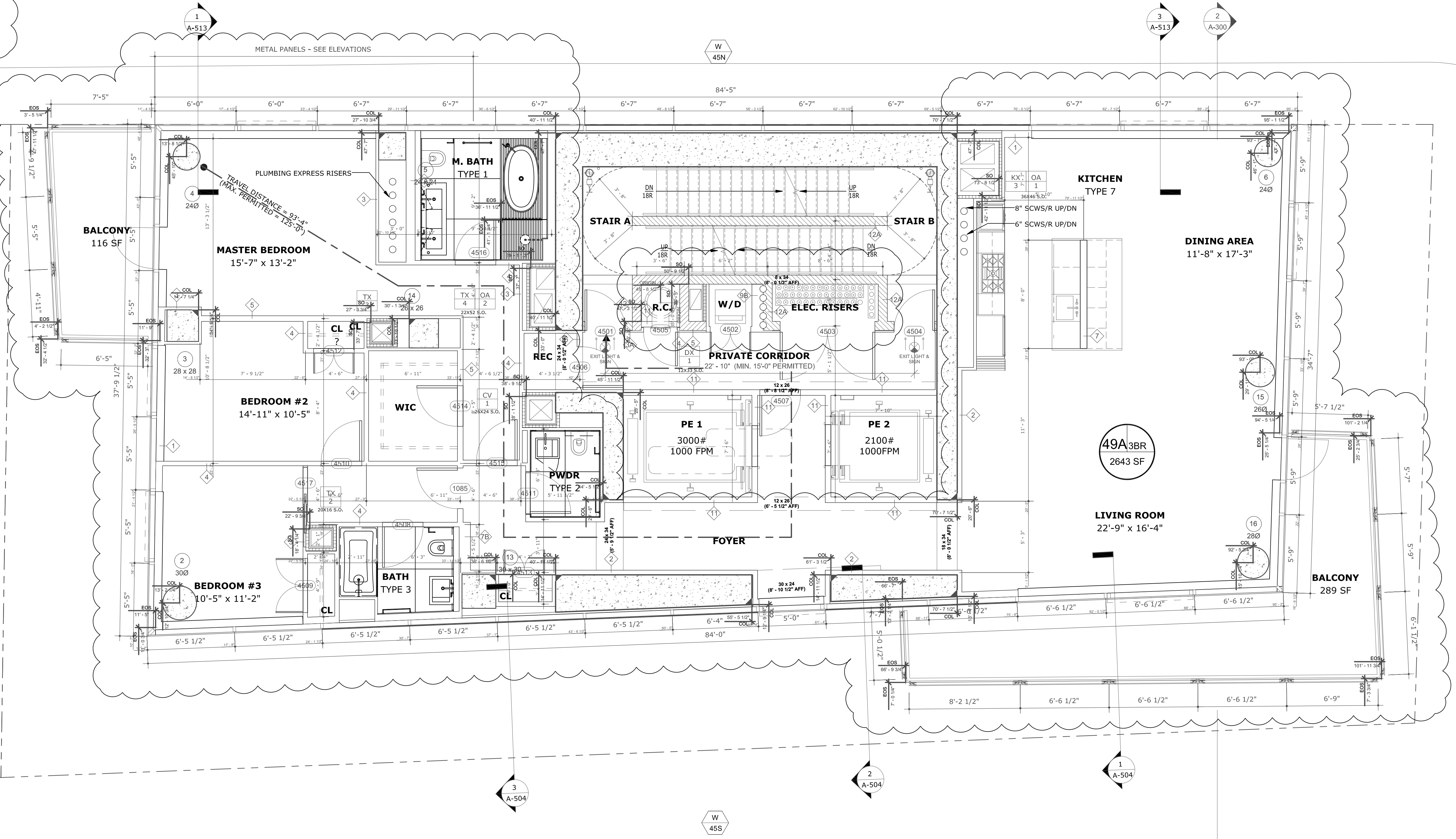
EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2643	400	87%

**NOTES:**  
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.  
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APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	-
2 BR	-
3 BR	1
4 BR	-
TOTAL	1

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

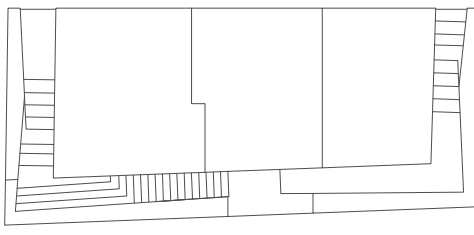


LOT 7  
(BY OTHERS)

# MAIDEN LANE

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

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
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3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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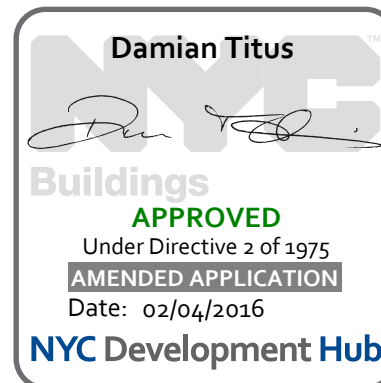
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
45TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-145.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 46  
MARKETING FLOOR: 50

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	2643	200	14

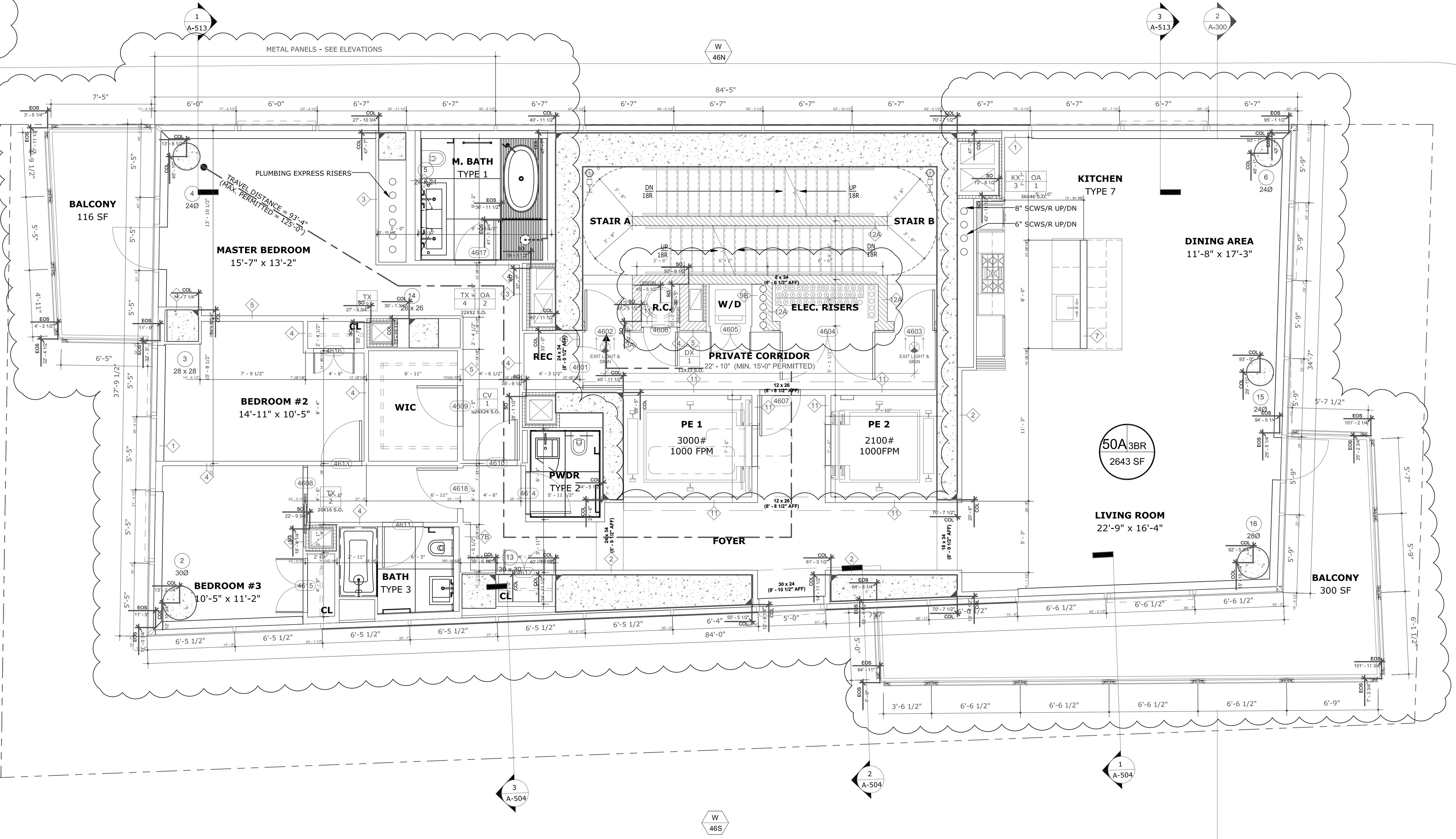
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2643	400	87%

**NOTES:**  
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.  
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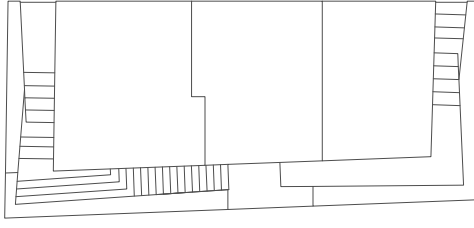
APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	-
2 BR	-
3 BR	1
4 BR	-
TOTAL	1

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



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

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT  
**FORTIS**  
Property Group, LLC  
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F 718.907.8718

**GHWA**  
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WSP FLACK + KURTZ  
MECHANICAL ENGINEERS  
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WATERPROOFING  
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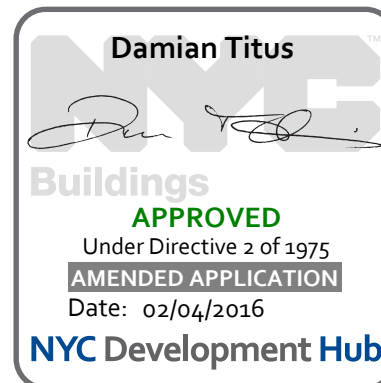
JENKINS & HUNTINGTON  
ELEVATOR CONSULTANTS  
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S. RUSSELL GROVES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
46TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-146.01
CAD FILE:	J:\13A25.03



CONSTRUCTION FLOOR: 47  
MARKETING FLOOR: 51

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	2643	200	14

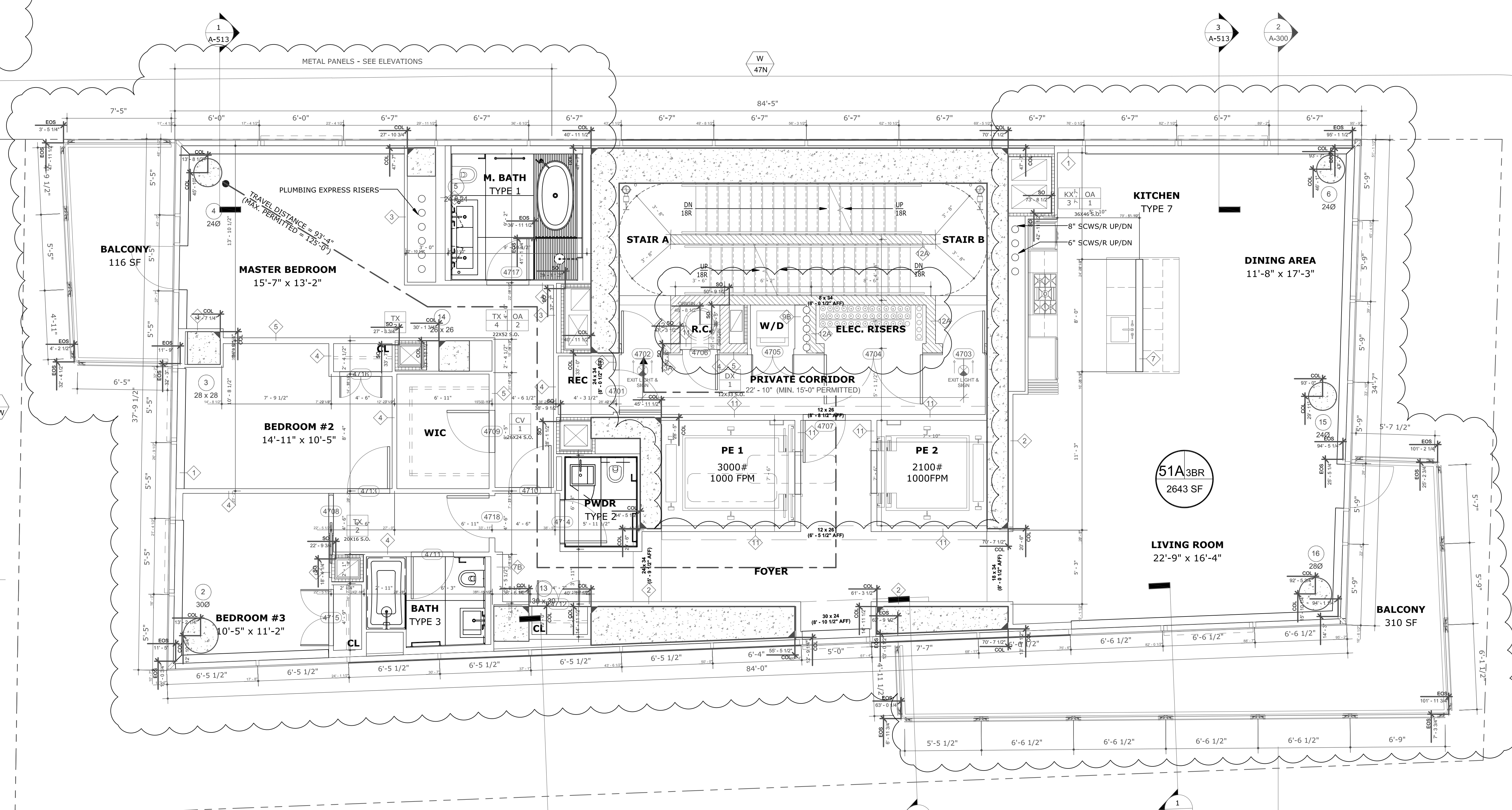
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2643	400	87%

**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	-
2 BR	-
3 BR	1
4 BR	-
TOTAL	1

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

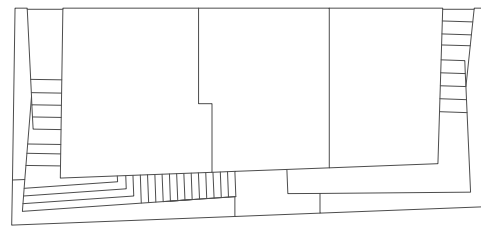


LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

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5	9/4/2015	UPDATED WINDOW PACKAGE
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1	2/25/2015	50% DD
NO.	DATE	REVISION

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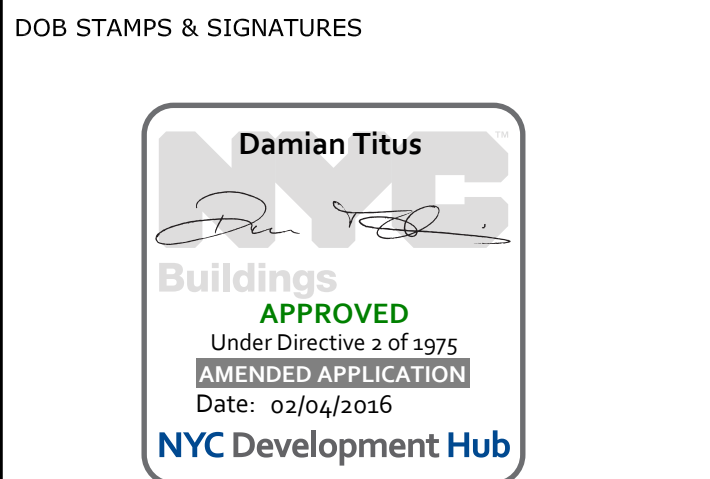
FRANK SETA & ASSOCIATES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN



DWG TITLE  
47TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13425.03
SCALE:	AS NOTED
DWG #:	A-147.01
CAD FILE:	J:\13425.03



CONSTRUCTION FLOOR: 48  
MARKETING FLOOR: 52

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	2643	200	14

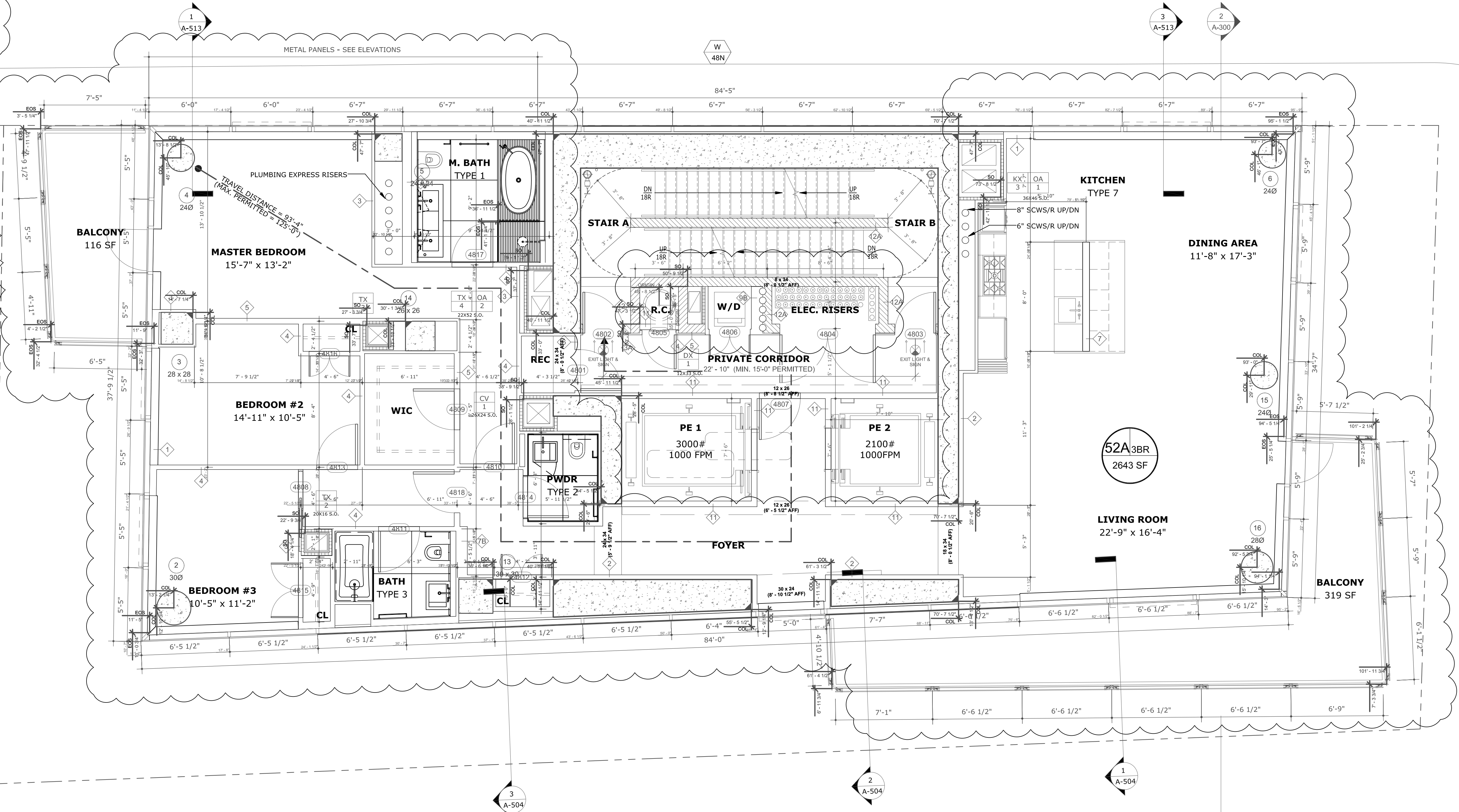
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(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2643	400	87%

**NOTES:**  
1. SPRINKLER, STANDPIPE, SITE SAFETY PLAN, FIRE PROTECTION PLAN, & CURB CUT TO BE FILED UNDER SEPARATE APPLICATION.  
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APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	-
2 BR	-
3 BR	1
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  
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NO.	DATE	REVISION

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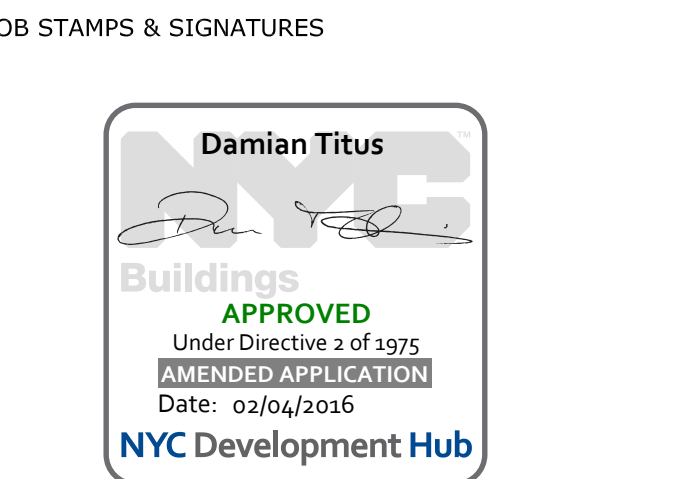
FRANK SETA & ASSOCIATES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN



DWG TITLE  
48TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13425.03
SCALE:	AS NOTED
DWG #:	A-148.01
CAD FILE:	J:\13425.03



CONSTRUCTION FLOOR: 49  
MARKETING FLOOR: 53

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	2643	200	14

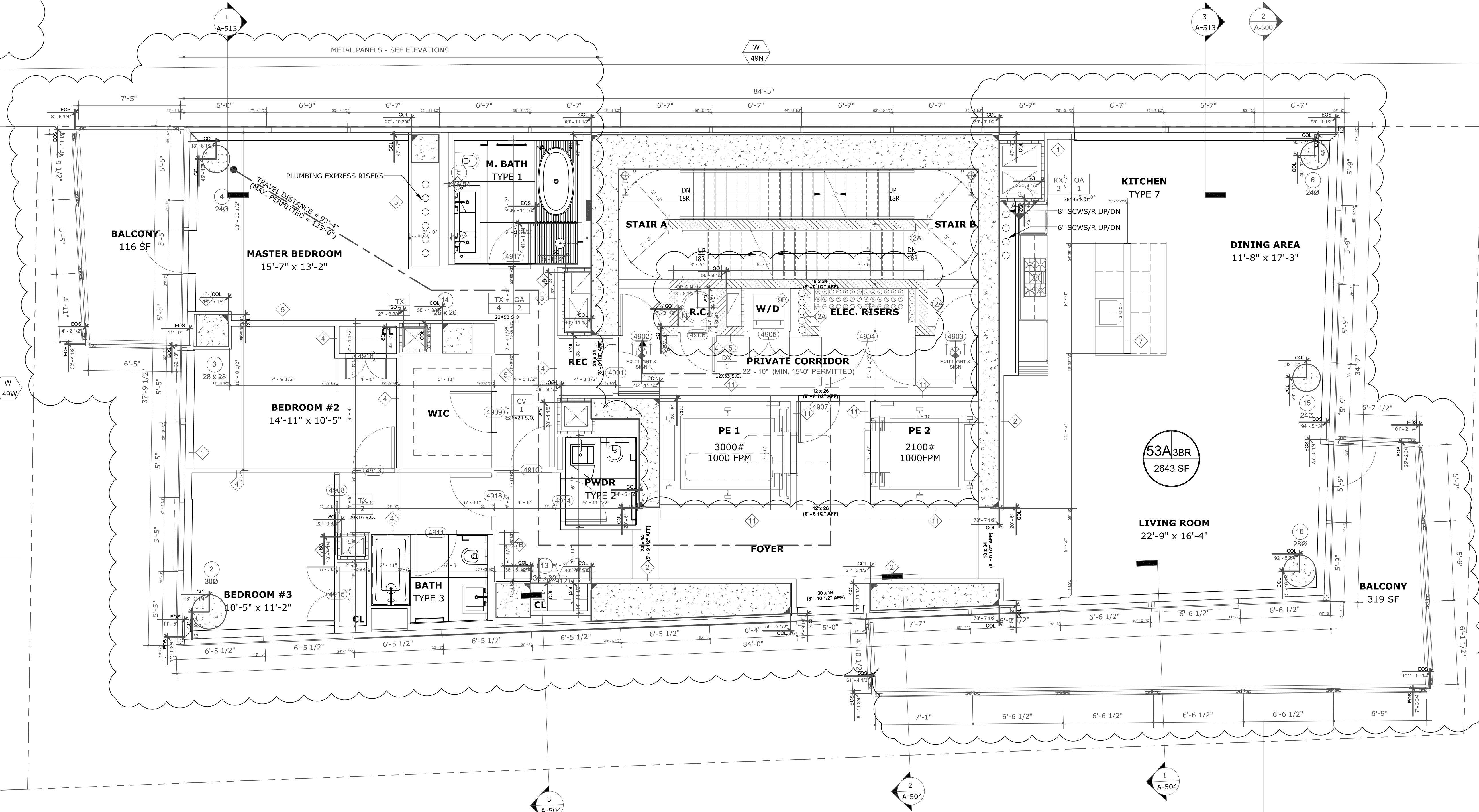
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GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
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1 BR	-
2 BR	-
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4 BR	-
TOTAL	1

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

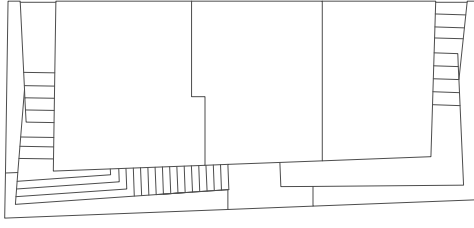


LOT 7  
(BY OTHERS)

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

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

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



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NO.	DATE	REVISION

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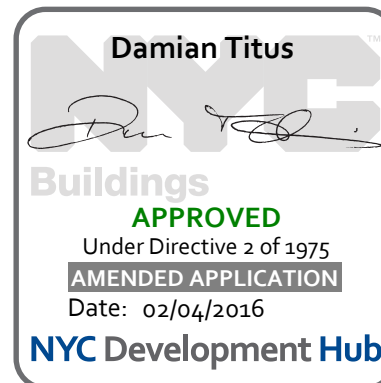
JENKINS & HUNTINGTON  
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S. RUSSELL GROVES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

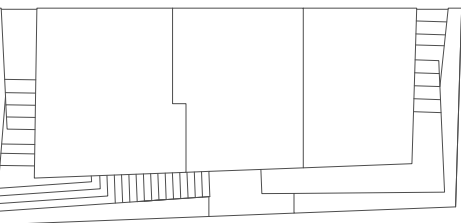
49TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-149.01

CAD FILE: J:\13A25.03



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



KEY PLAN

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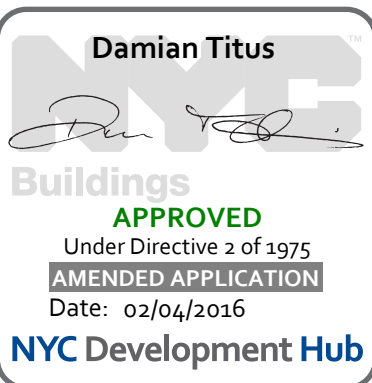
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

50TH FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
	PROJECT #: 13425.03
	SCALE: AS NOTED
DWG #:	A-150.01

CAD FILE: J:\13425.03

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

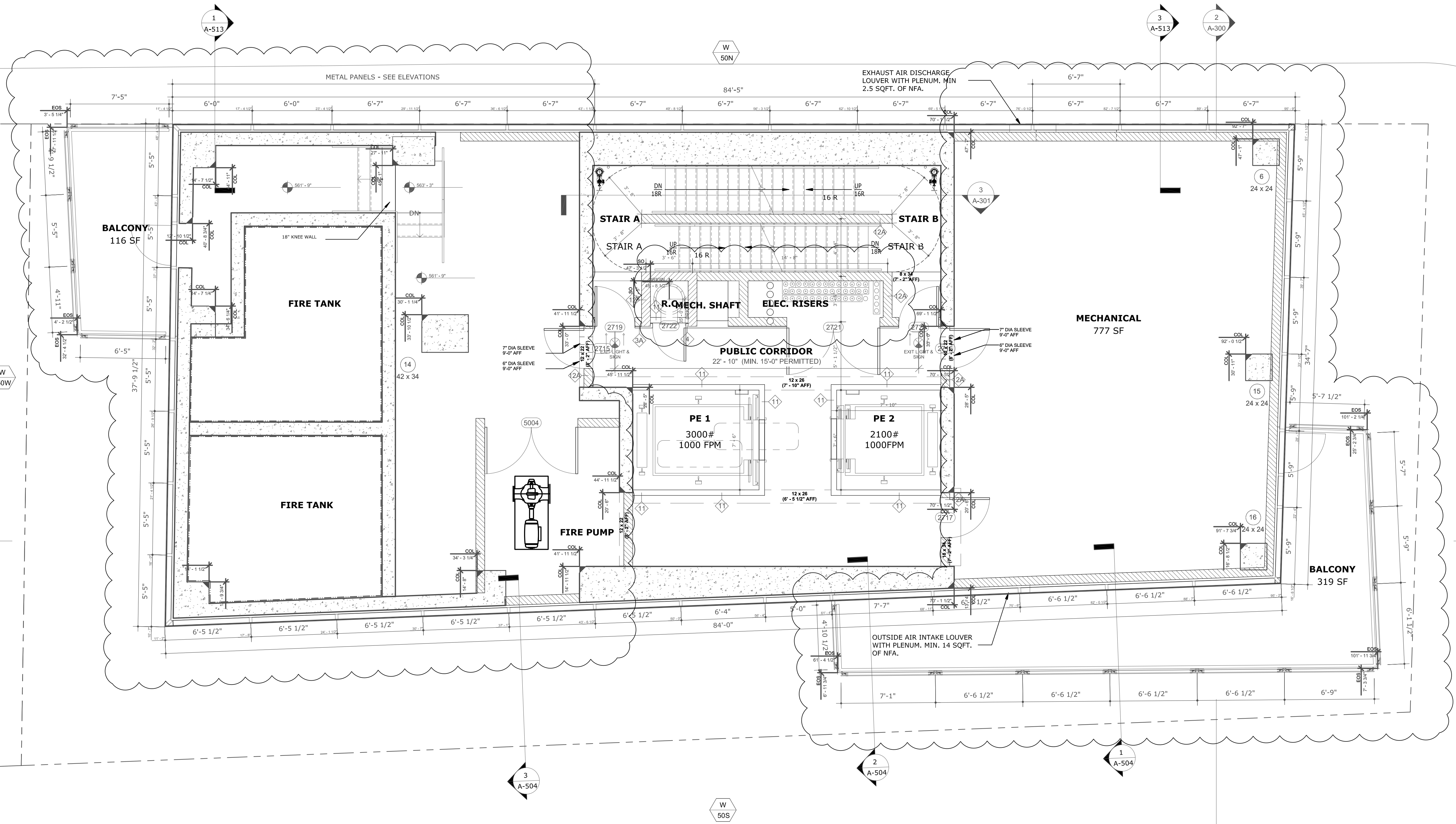
# SOUTH STREET

(AVRG. 70'-0" NARROW STREET)

# MAIDEN LANE

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

LOT 7  
(BY OTHERS)

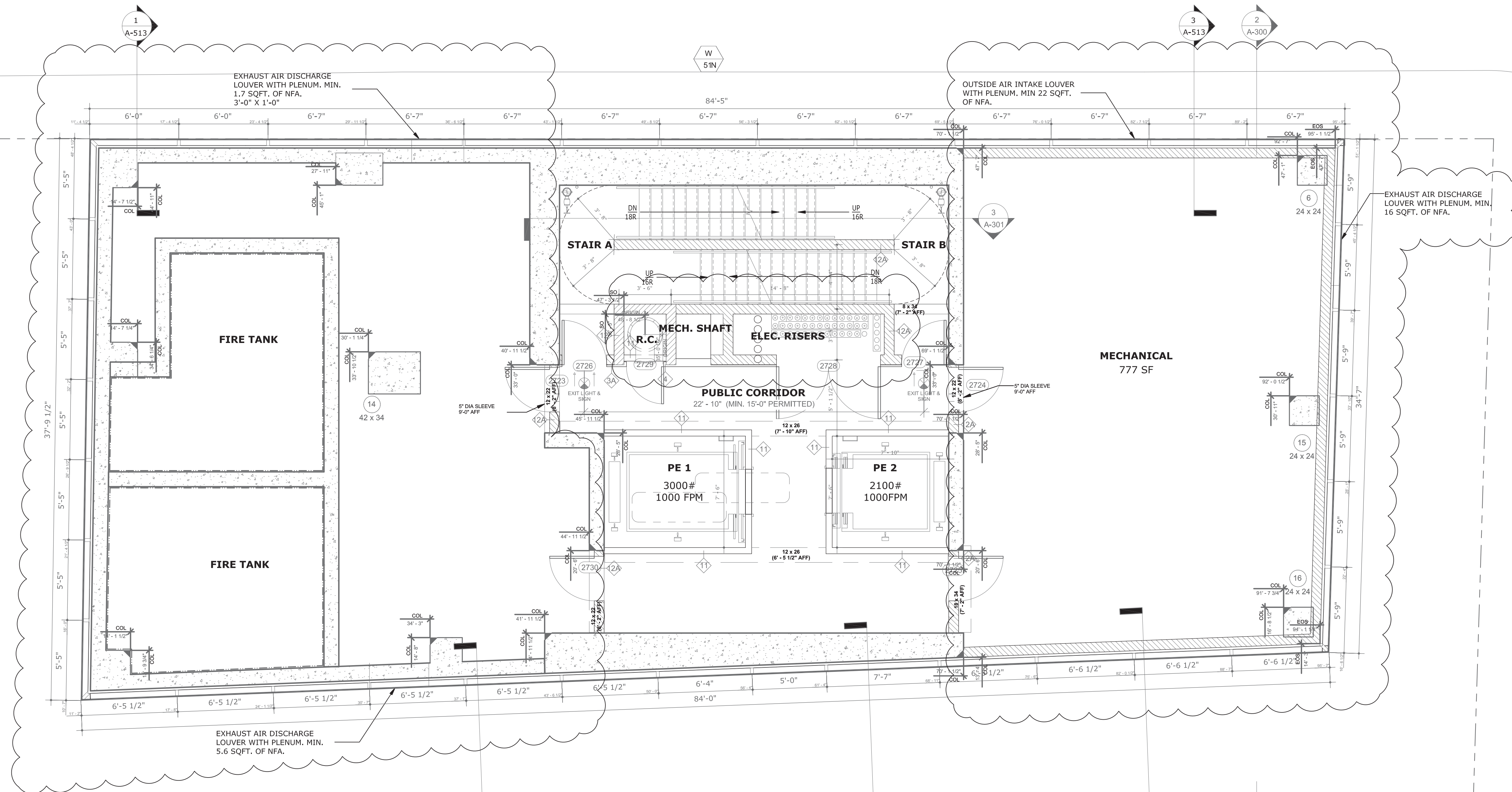




10'

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)



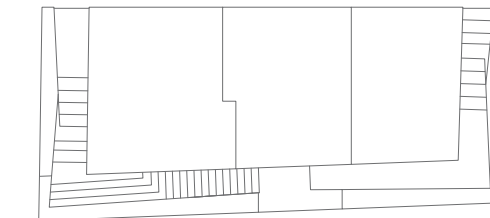
LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

NO.	DATE	REVISION
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5	9/4/2015	UPDATED WINDOW PACKAGE
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3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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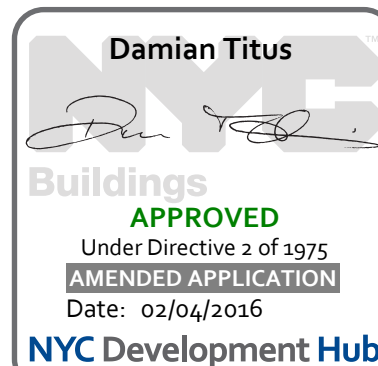
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
**51ST FLOOR PLAN**

SEAL & SIGNATURE  
PROJECT # : 13A25.03  
DATE : JANUARY 6, 2014  
SCALE : AS NOTED  
DWG # :  
**A-151.01**

CAD FILE: 3-13A25.03



CONSTRUCTION FLOOR: 52  
MARKETING FLOOR: 57

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	2640	200	14

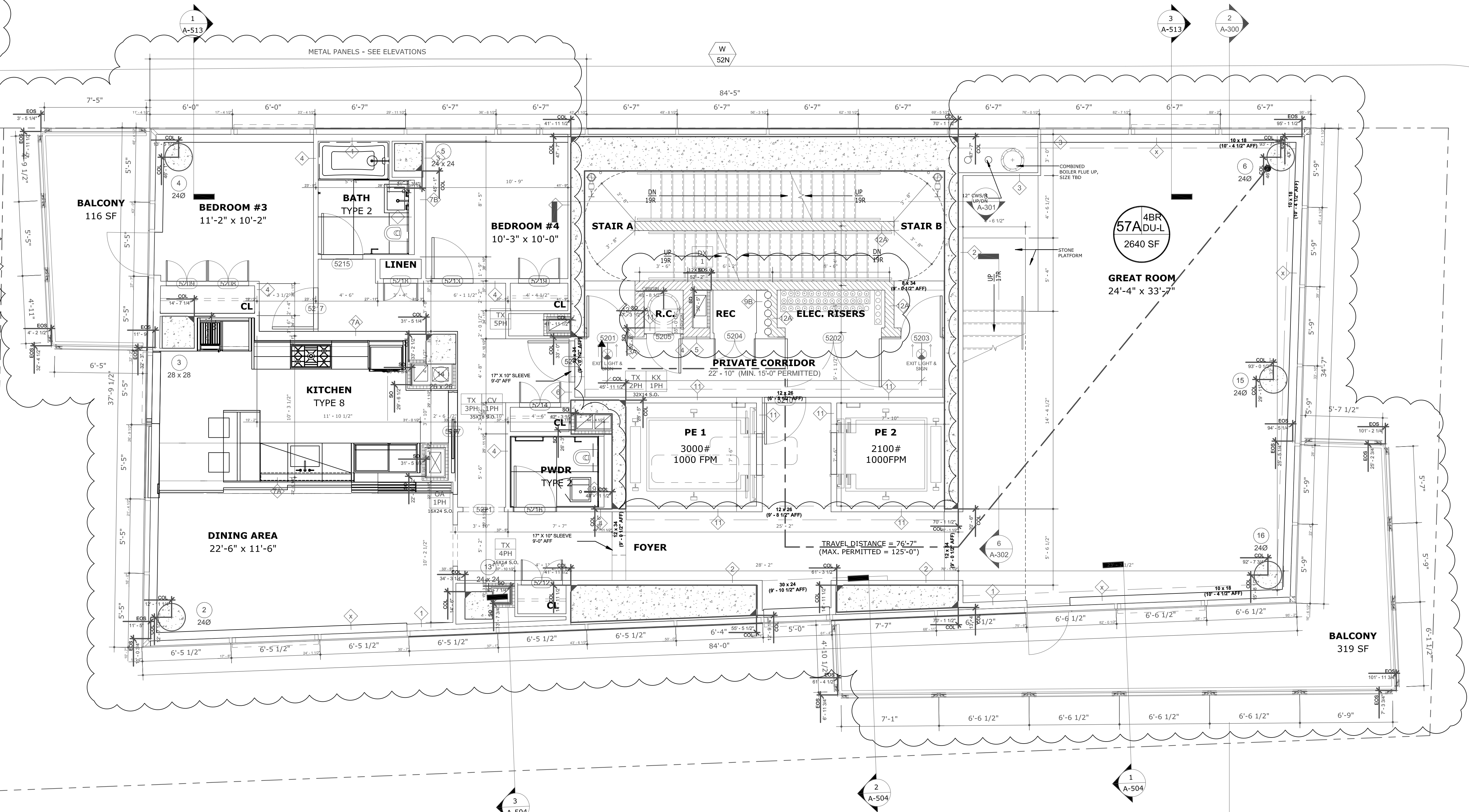
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
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EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2640	403	87%

**NOTES:**  
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APARTMENT DISTRIBUTION	
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1 BR	-
2 BR	-
3 BR	-
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TOTAL	1

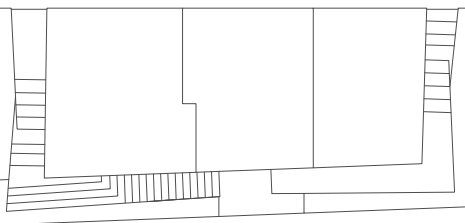
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)



LOT 7  
(BY OTHERS)

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

NOTES  
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WATERPROOFING  
224 West 30th Street, Suite 206  
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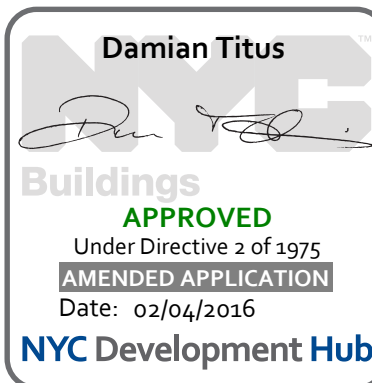
JENKINS & HUNTINGTON  
ELEVATOR CONSULTANTS  
1251 Avenue of the Americas  
New York, NY 10020  
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S. RUSSELL GROVES  
210 11th Avenue, Suite 502  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE  
52ND FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-152.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 53  
MARKETING FLOOR: 58

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1849	200	10

(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
3043	1849	382	83%

**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.

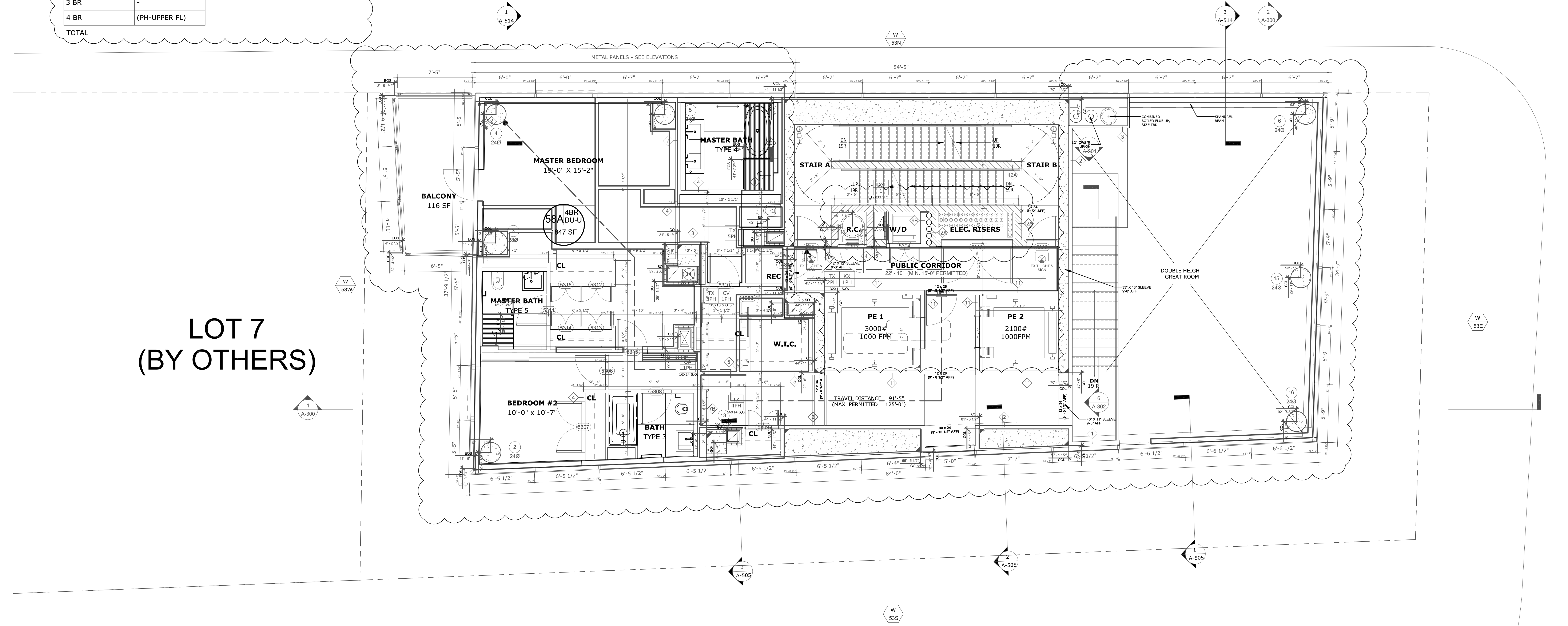
APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	-
2 BR	-
3 BR	-
4 BR	(PH-UPPER FL)
TOTAL	

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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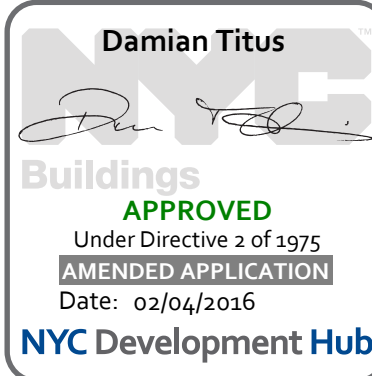
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

53RD FLOOR PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
DWG #:	A-153.01

CAD FILE: J:\13A25.03



CONSTRUCTION FLOOR: 54  
MARKETING FLOOR: 59

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	2640	200	14

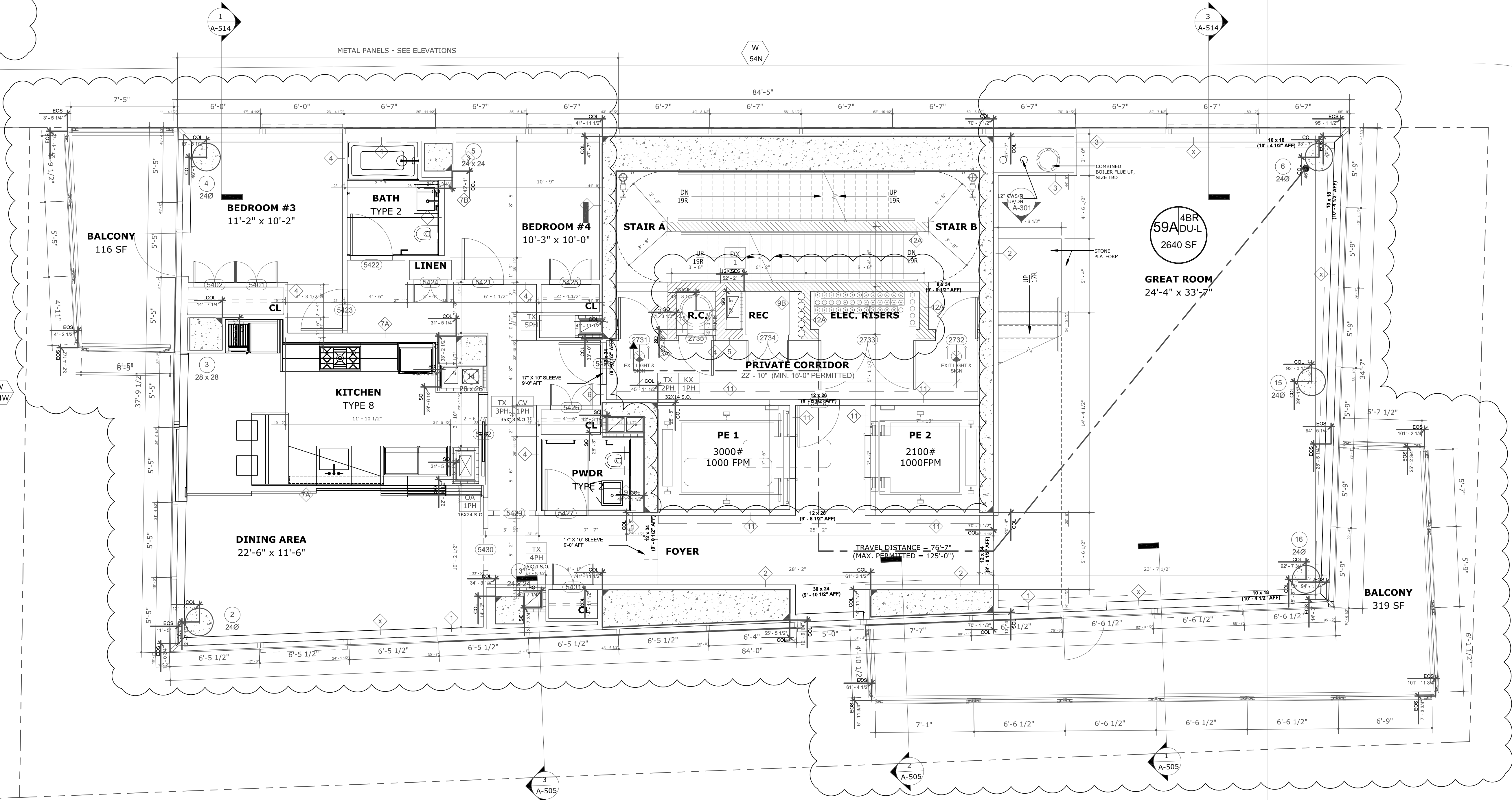
(B.C. TABLE 1004.1.2) TOTAL OCCUPANT LOAD 14  
(B.C. TABLE 1009.1 EXEMPTION 1.2) CAPACITY OF STAIRS A&B IS 150 PEOPLE PER 44" WIDE STAIR (COMPLIES)

EFFICIENCY			
GROSS FL AREA	NET RESIDENTIAL	CORE	EFFICIENCY
3043	2640	403	87%

**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	-
3 BR	-
4 BR	1
TOTAL	1

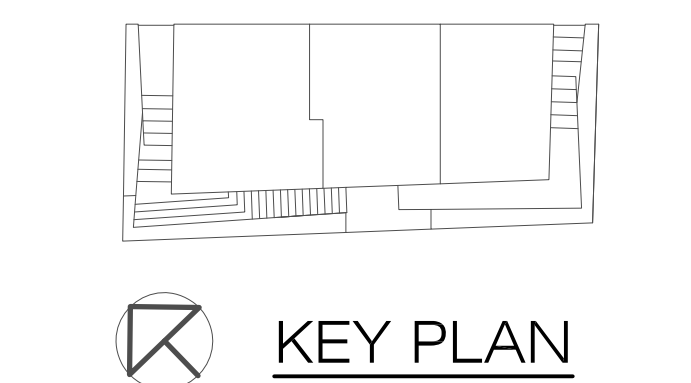
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)



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

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

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



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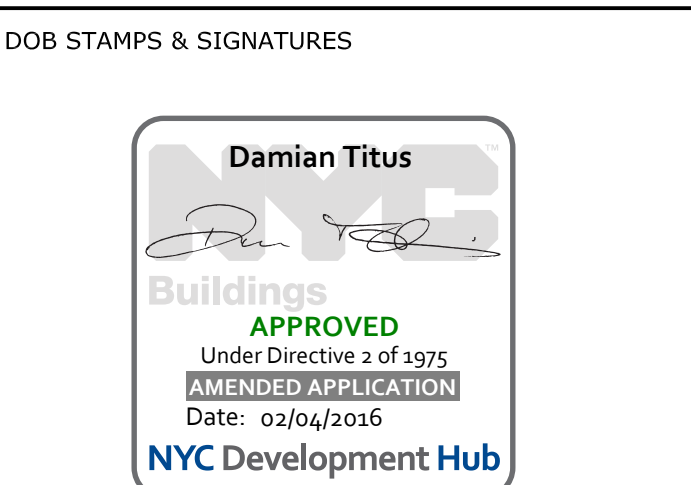
FRANK SETA & ASSOCIATES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN



DWG TITLE  
54TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13A25.03 SCALE: AS NOTED DWG #: A-154.01
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CONSTRUCTION FLOOR: 55  
MARKETING FLOOR: 60

EGRESS CALCULATIONS			
UNIT	NET AREA	NET AREA PER OCC	TOTAL OCC.
A	1849	200	10

(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)

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3043	1849	382	83%

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APARTMENT DISTRIBUTION	
TYPE	COUNT
1 BR	-
2 BR	-
3 BR	-
4 BR	(PH-UPPER FL)

TOTAL

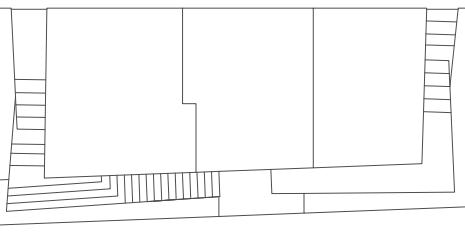
FLETCHER STREET  
(AVRG. 22'-5" NARROW STREET)

LOT 7  
(BY OTHERS)

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

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

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



KEY PLAN

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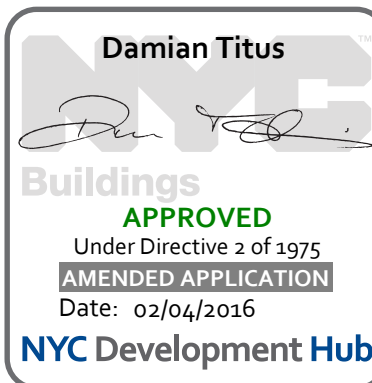
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



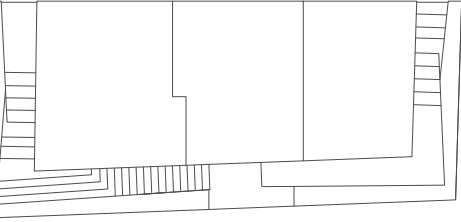
DWG TITLE

55TH FLOOR PLAN

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-155.00
CAD FILE:	J:\13A25.03



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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
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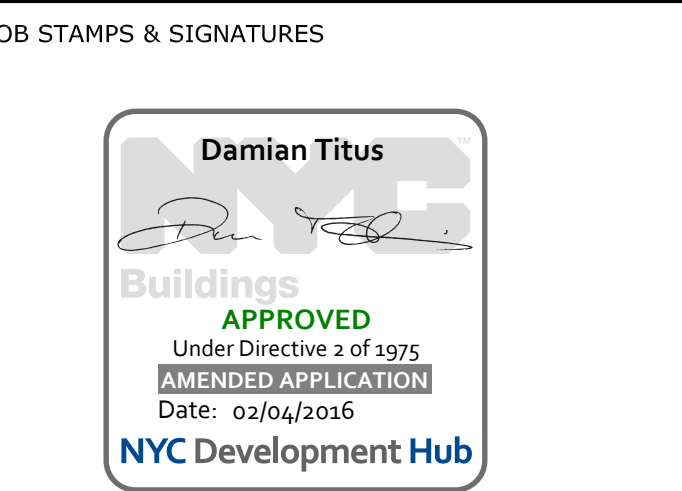
**FRANK SETA & ASSOCIATES**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN



DWG TITLE  
**56TH FLOOR PLAN**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13425.03
	SCALE: AS NOTED
	DWG #: A-156.00
CADD FILE: J:\13425.03	

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

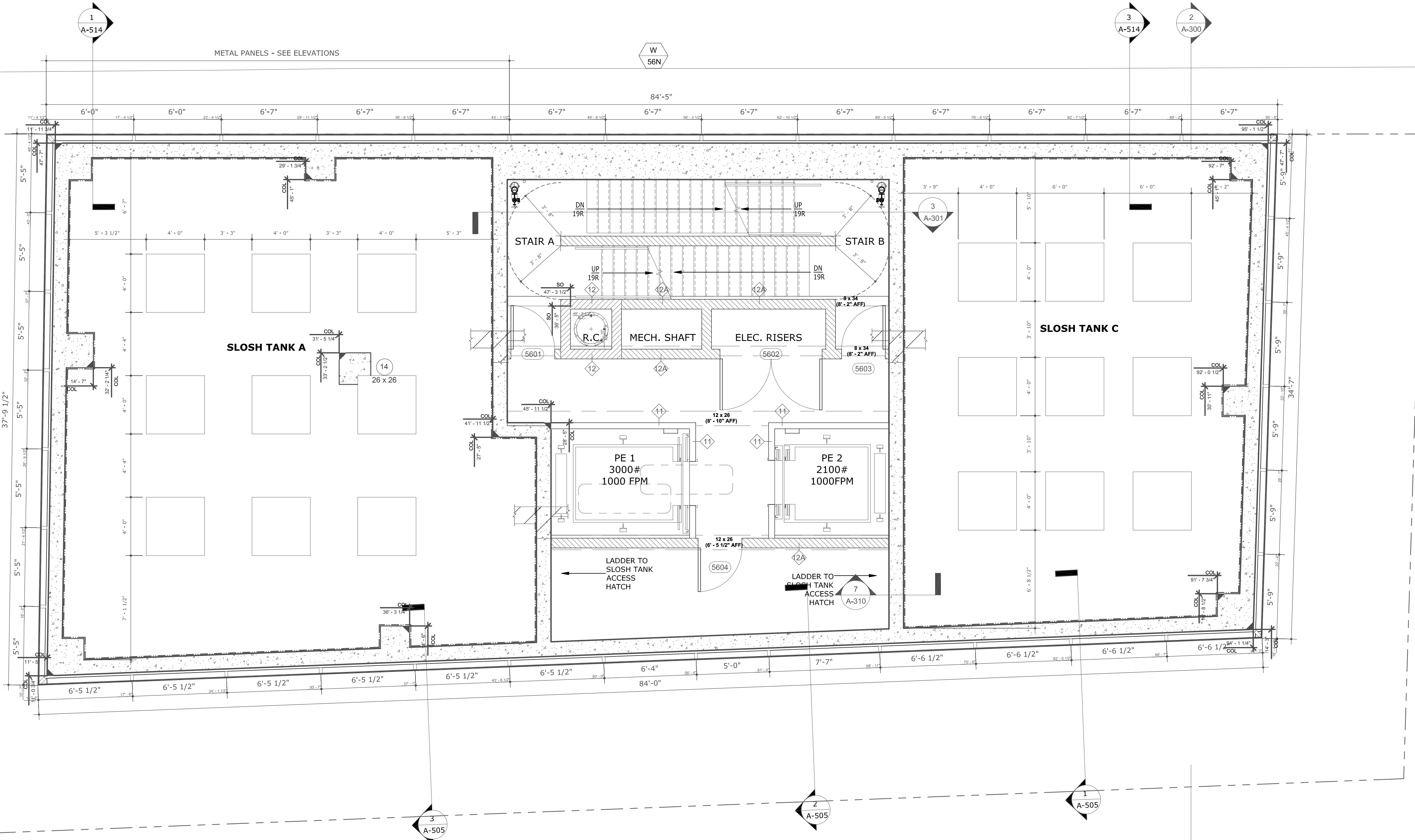
# SOUTH STREET

(AVRG. 70'-0" NARROW STREET)

# MAIDEN LANE

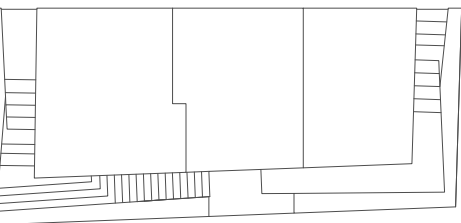
(AVRG. 82'-0 1/2" WIDE STREET)

LOT 7  
(BY OTHERS)





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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
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4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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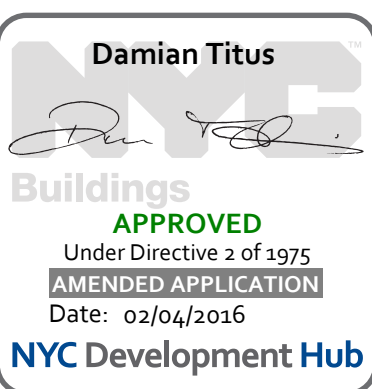
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

57TH FLOOR PLAN

SEAL & SIGNATURE



DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-157.00

CAD FILE: J:\13A25.03

FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

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

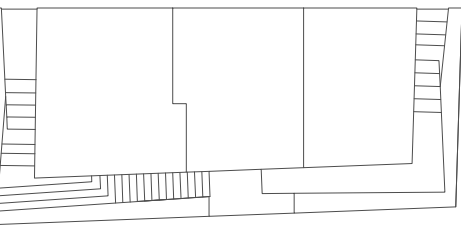
MAIDEN LANE

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

LOT 7  
(BY OTHERS)



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



KEY PLAN

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6	9/29/2015	75% CD
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NO.	DATE	REVISION

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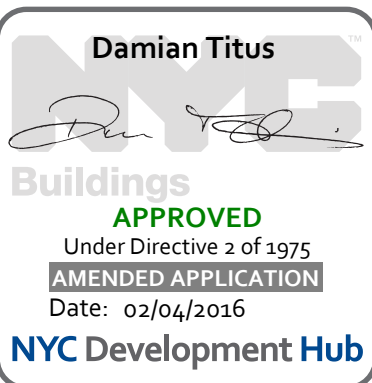
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PROJECT  
**one seaport**  
161 Maiden Lane  
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(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

EMR / ROOF PLAN

SEAL & SIGNATURE

DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

A-158.00

CAD FILE: J:\13A25.03

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

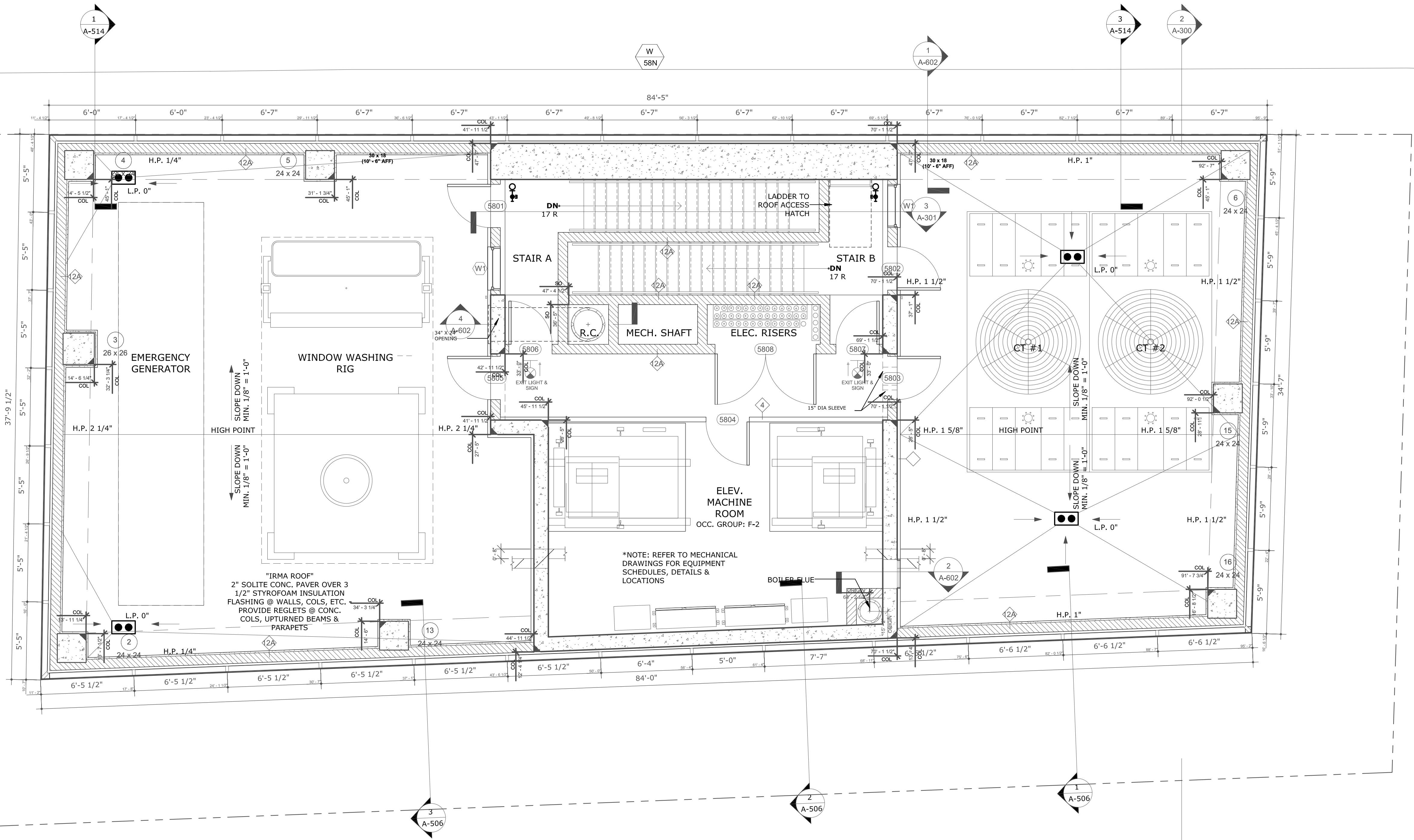
# SOUTH STREET

(AVRG. 70'-0" NARROW STREET)

# MAIDEN LANE

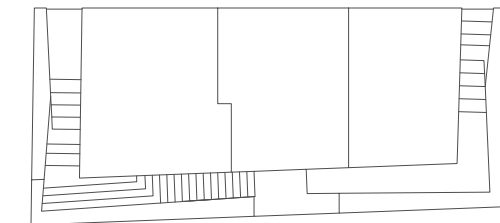
(AVRG. 82'-0 1/2" WIDE STREET)

LOT 7  
(BY OTHERS)





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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
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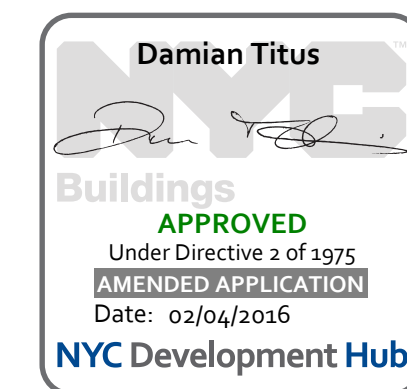
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S. RUSSELL GROVES  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

BULKHEAD ROOF PLAN

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: <b>A-159.00</b>
DWG FILE: J:\13A25.03	

# FLETCHER STREET

(AVRG. 22'-5" NARROW STREET)

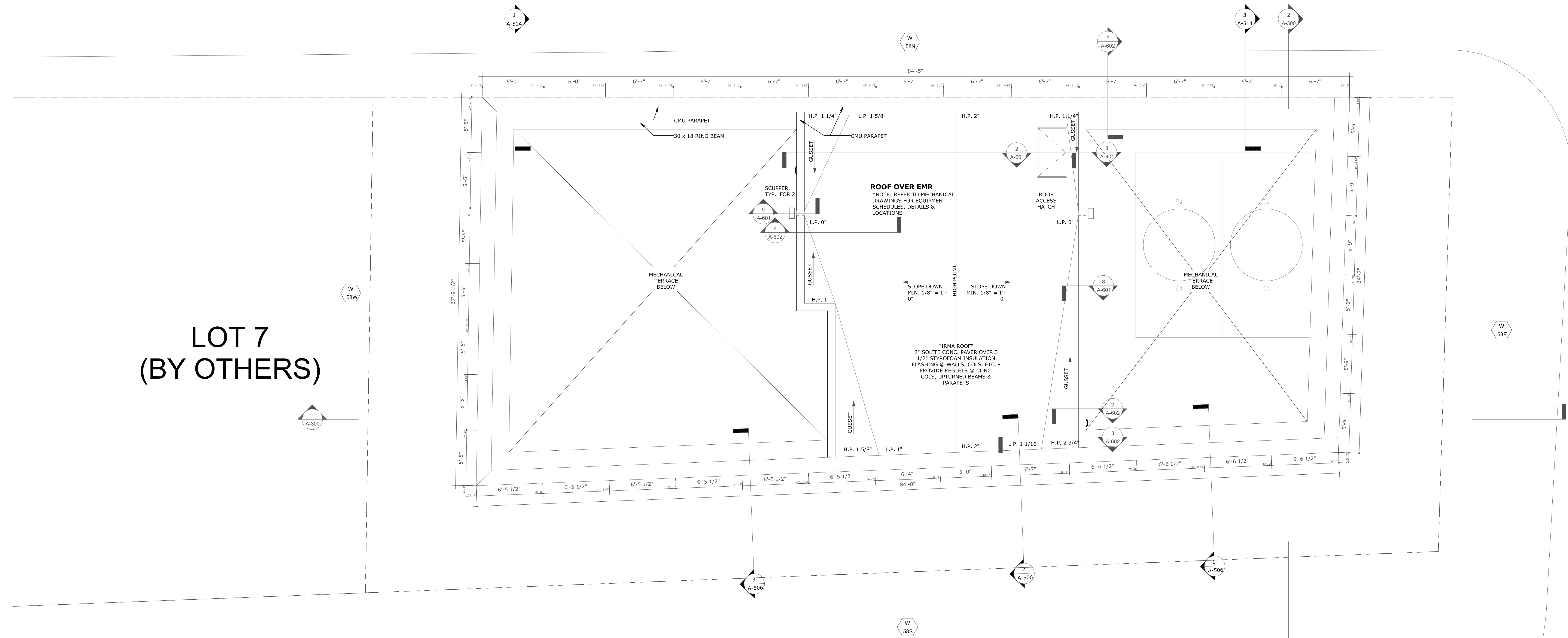
# SOUTH STREET

(AVRG. 70'-0" NARROW STREET)

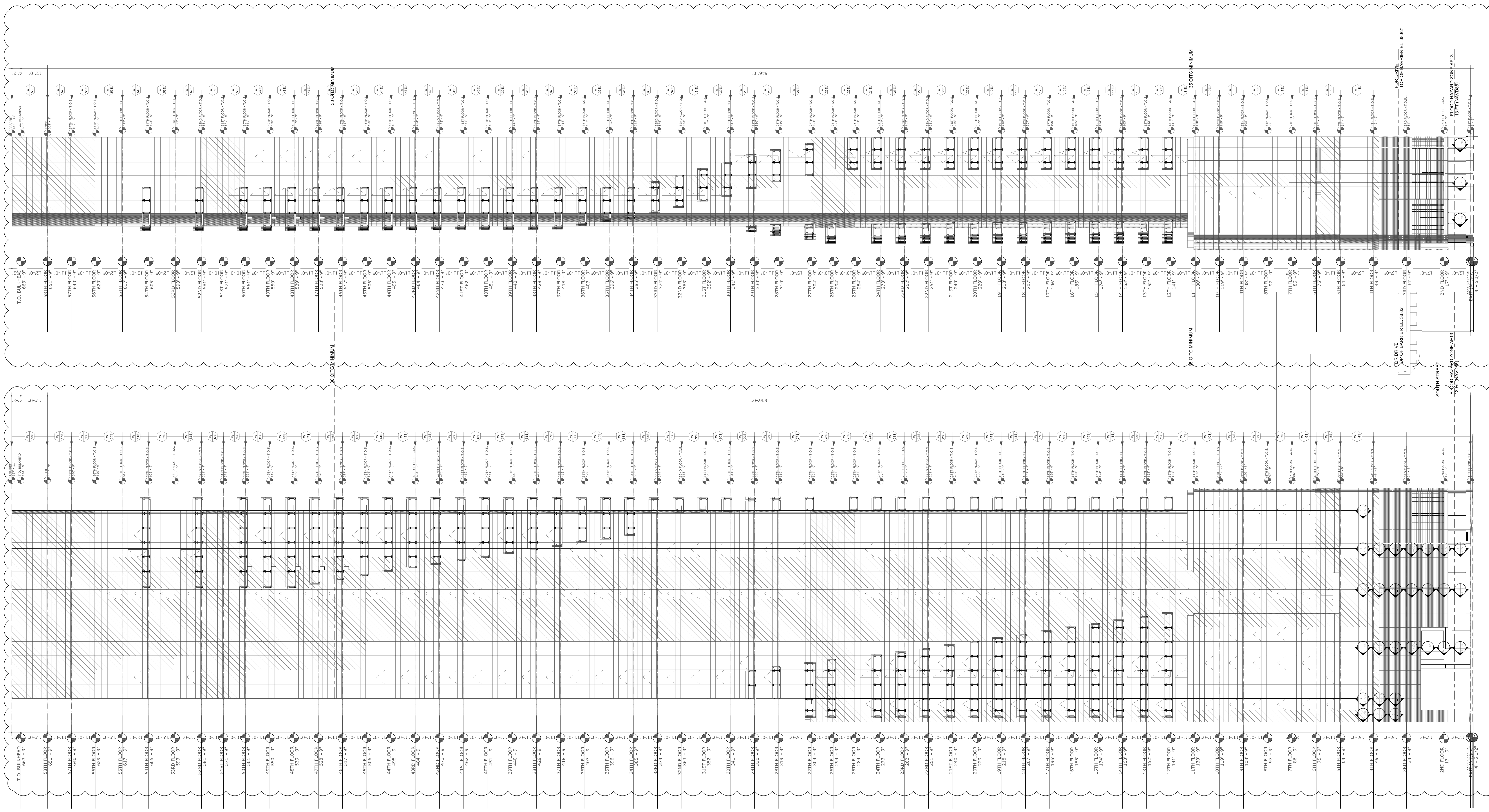
# MAIDEN LANE

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

LOT 7  
(BY OTHERS)

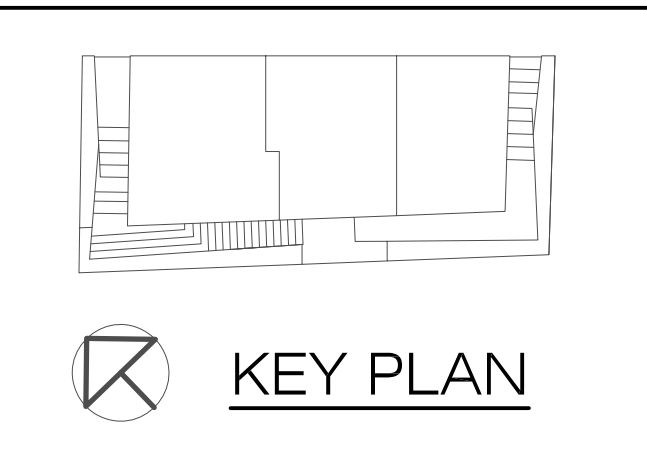






NOTES

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11/13/2015	90% CD	
9/29/2015	75% CD	
9/4/2015	UPDATED WINDOW PACKAGE	
7/24/2015	60% CD	
5/28/2015	30% CD	
4/24/2015	100% DD	
2/25/2015	50% DD	
NO.	DATE	REVISION

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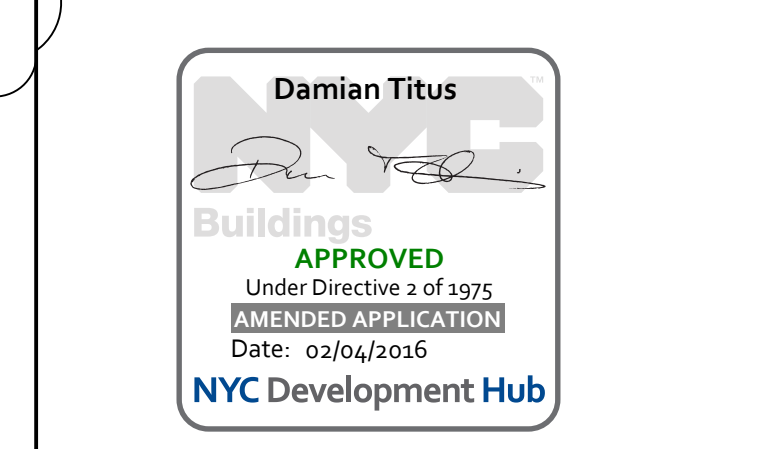
**FRANK SETA & ASSOCIATES**  
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**one seaport**  
161 Maiden Lane  
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DOB SCAN



DWG TITLE

**SOUTH & EAST BUILDING ELEVATIONS**

SEAL & SIGNATURE

DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #: A-200.01

CAD FILE: J:\13A25.03



## NOTES

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## KEY PLAN

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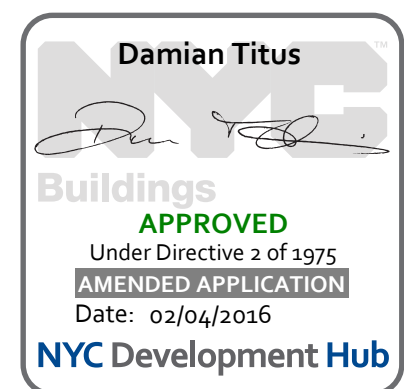
**S. RUSSELL GROVES**  
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PROJECT

one seaport  
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DOB SC

DOE STAMPS &amp; SIGNATURES



DWG TITLE  
NORTH & WEST BUILDING  
ELEVATIONS

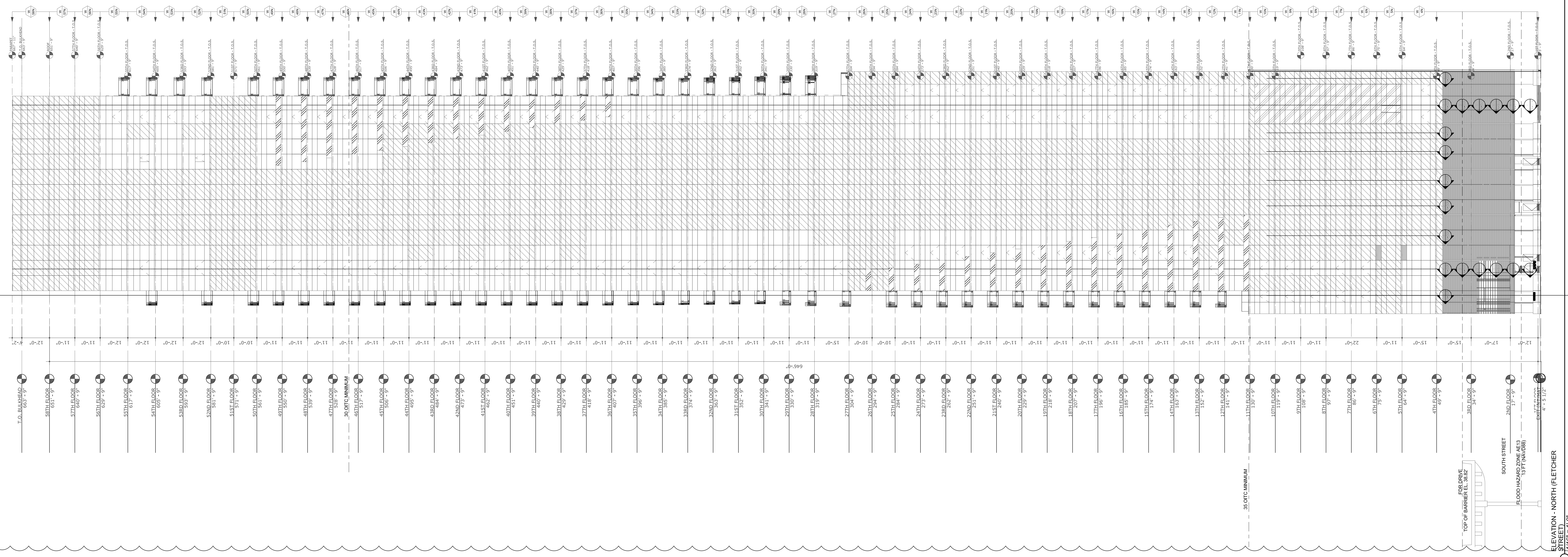
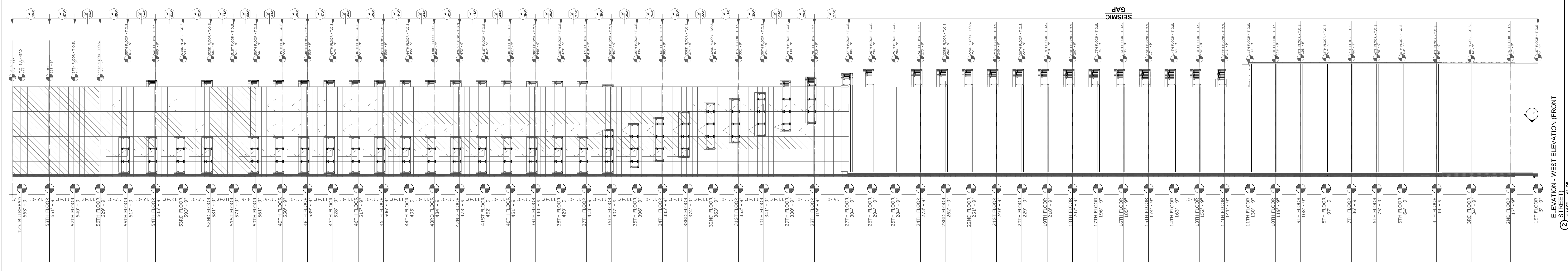
SEAL & SIGNATURE	DATE: JANUARY 6, 1964
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DATE: JANUARY 6, 2011

PROJECT #: 13A25 02

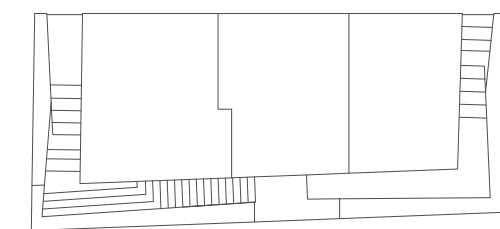
PROJECT # 15A25.03

SCALE: AS NOTED


 DWG #:



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KEY PLAN

7	11/13/2015	90% CD
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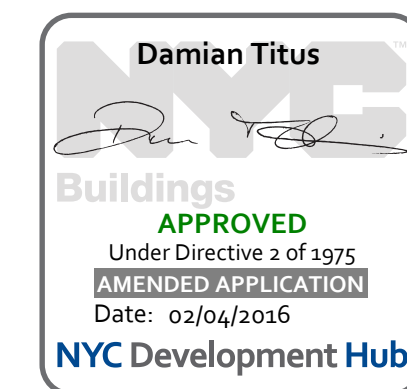
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PROJECT  
**one seaport**  
161 Maiden Lane  
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(Between South Street & Front Street)

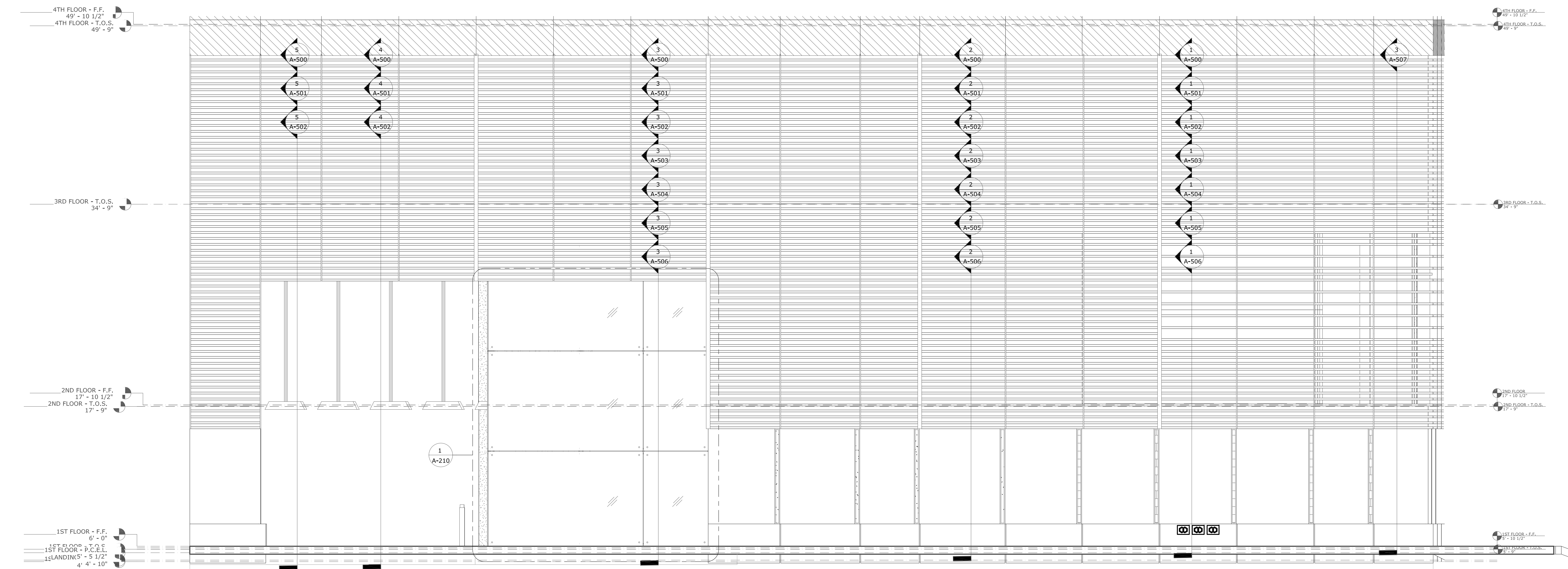
DOB SCAN

DOB STAMPS & SIGNATURES

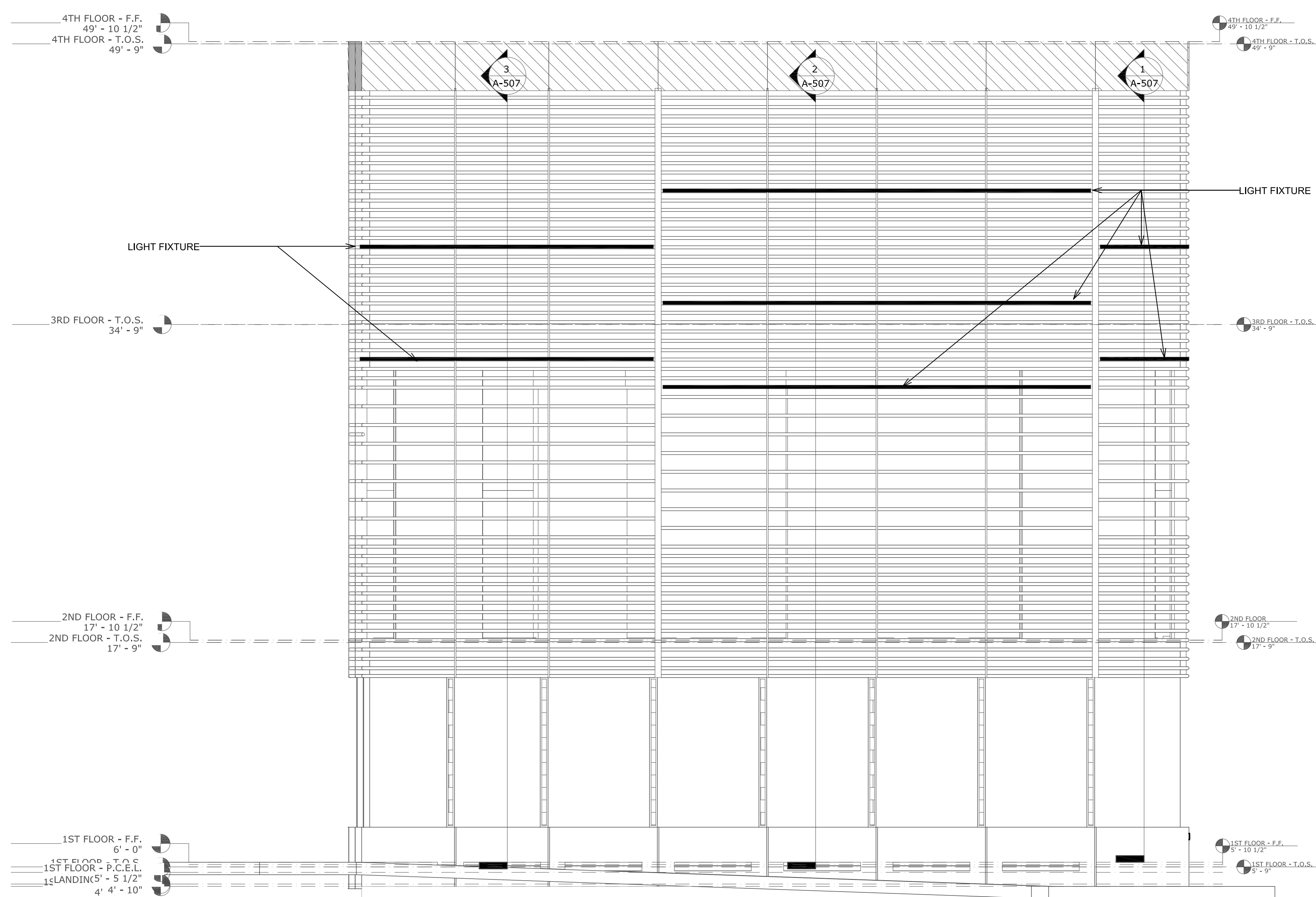


DWG TITLE  
**BASE ELEVATION - SOUTH & EAST**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: <b>A-202.01</b>
CADD FILE: J:\13A25.03	



1 BASE ELEVATION - SOUTH  
1/4" = 1'-0"

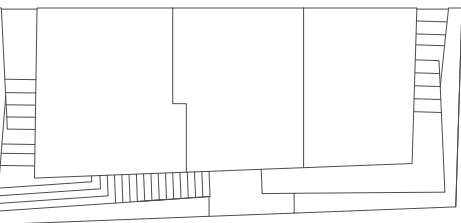


2 BASE ELEVATION - EAST  
1/4" = 1'-0"



NOTES

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KEY PLAN

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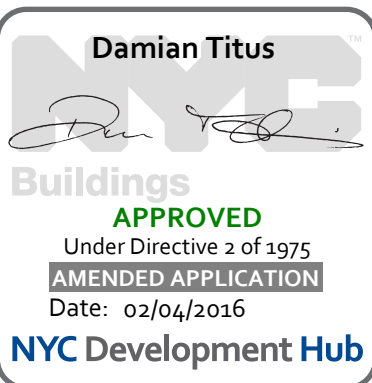
**JENKINS & HUNTINGTON**  
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PROJECT  
**one seaport**  
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DOB SCAN

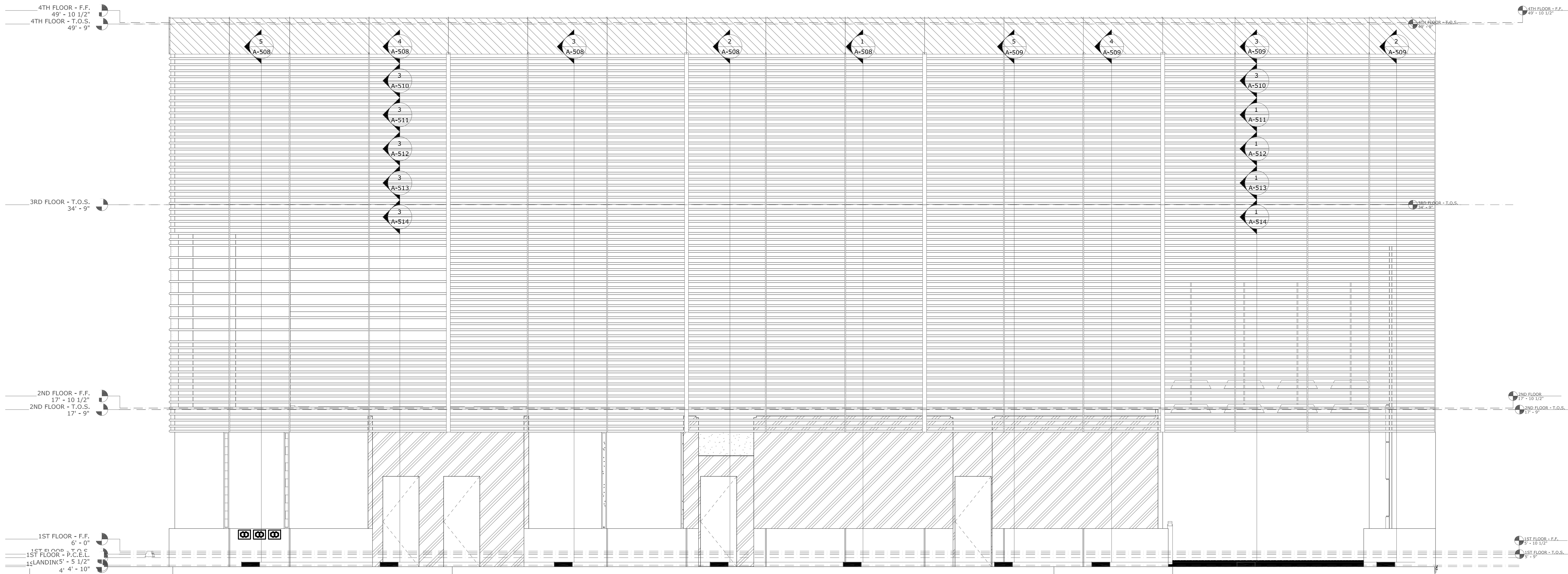
DOB STAMPS & SIGNATURES



DWG TITLE

BASE ELEVATION - NORTH

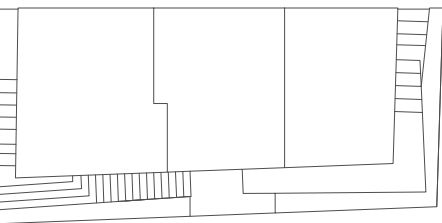
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	PROJECT #: 13A25.03
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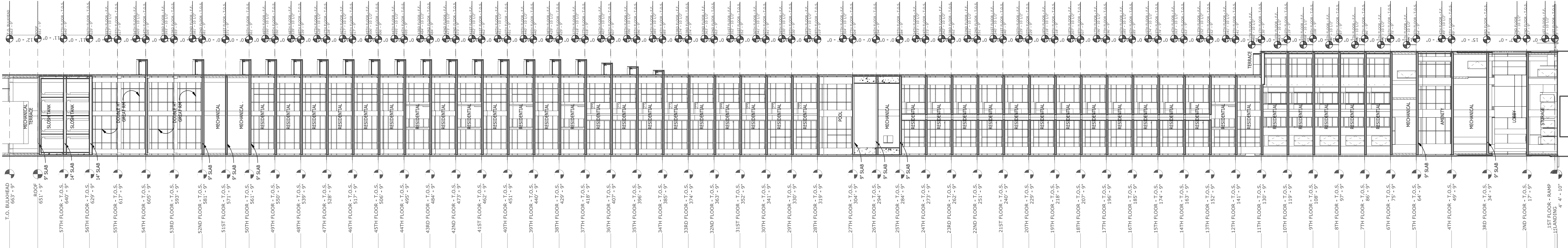
1 BASE ELEVATION - NORTH  
1/4" = 1'-0"



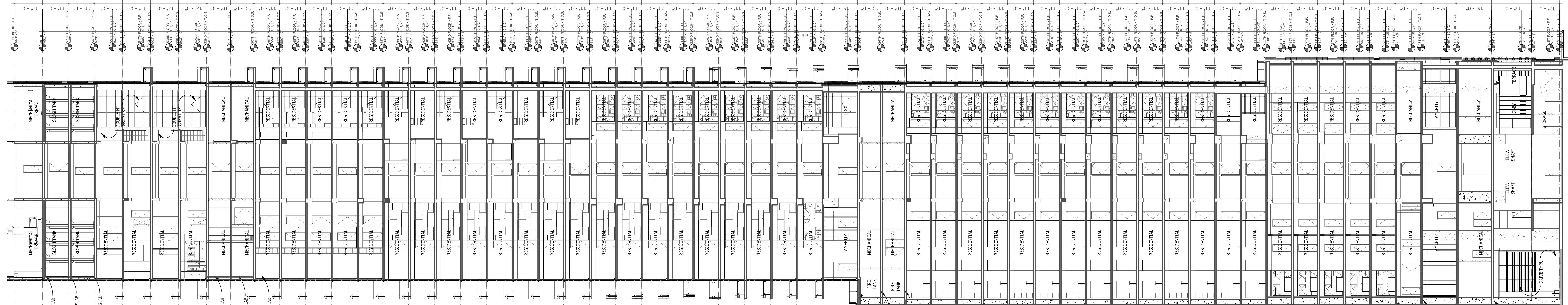
NOTES  
*PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings*



KEY PLAN



LONGITUDINAL SECTION  
1/16" = 1'-0"



LONGITUDINAL SECTION  
1/16" = 1'-0"

11/13/2015 90% CD  
9/29/2015 75% CD  
9/4/2015 UPDATED WINDOW PACKAGE  
7/24/2015 60% CD  
5/28/2015 30% CD  
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**one seaport**  
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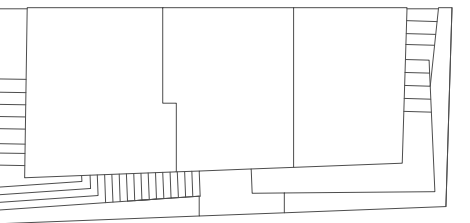
DOB STAMPS & SIGNATURES

DWG TITLE  
**BUILDING SECTIONS**

SEAL & SIGNATURE  
  
DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-300.01  
CAD FILE: J1313A25.03



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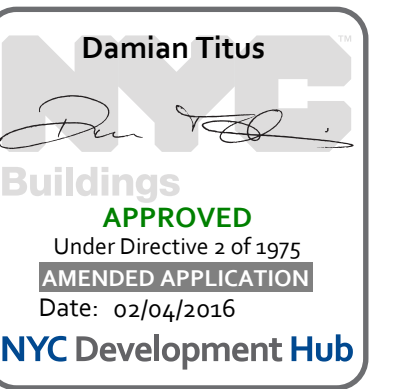
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PROJECT  
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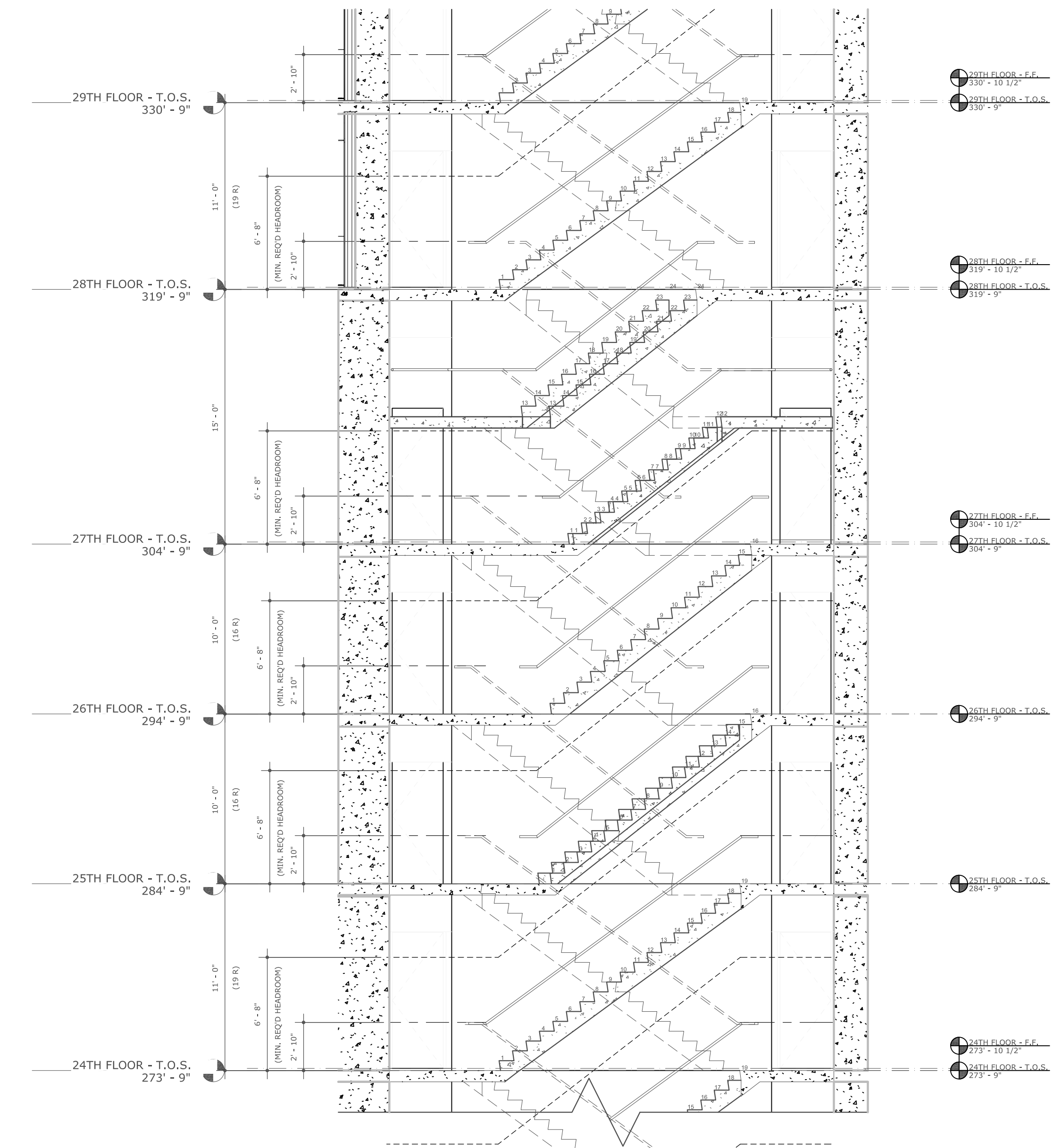
DOB STAMPS & SIGNATURES



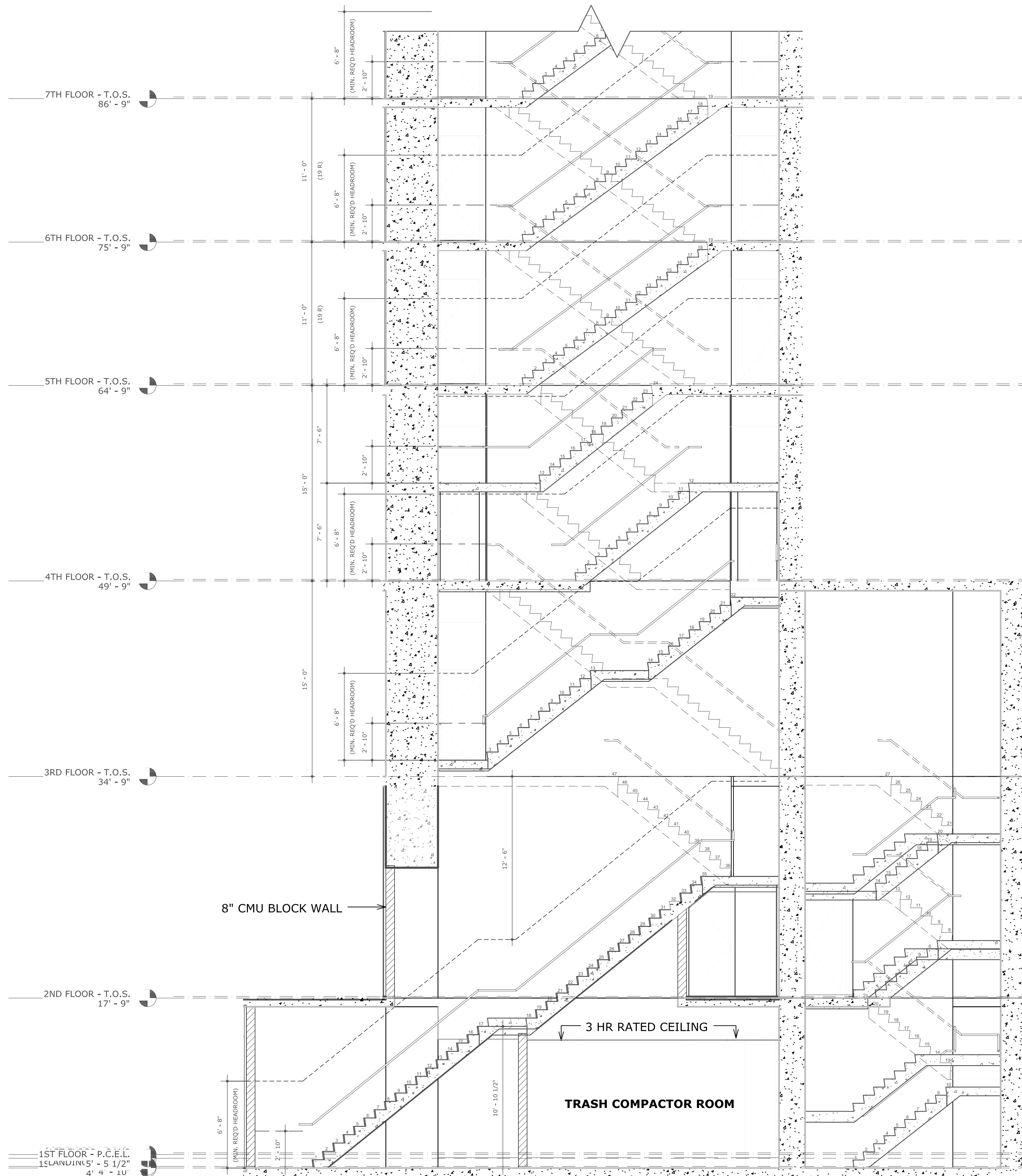
DWG TITLE

STAIR SECTIONS - 1

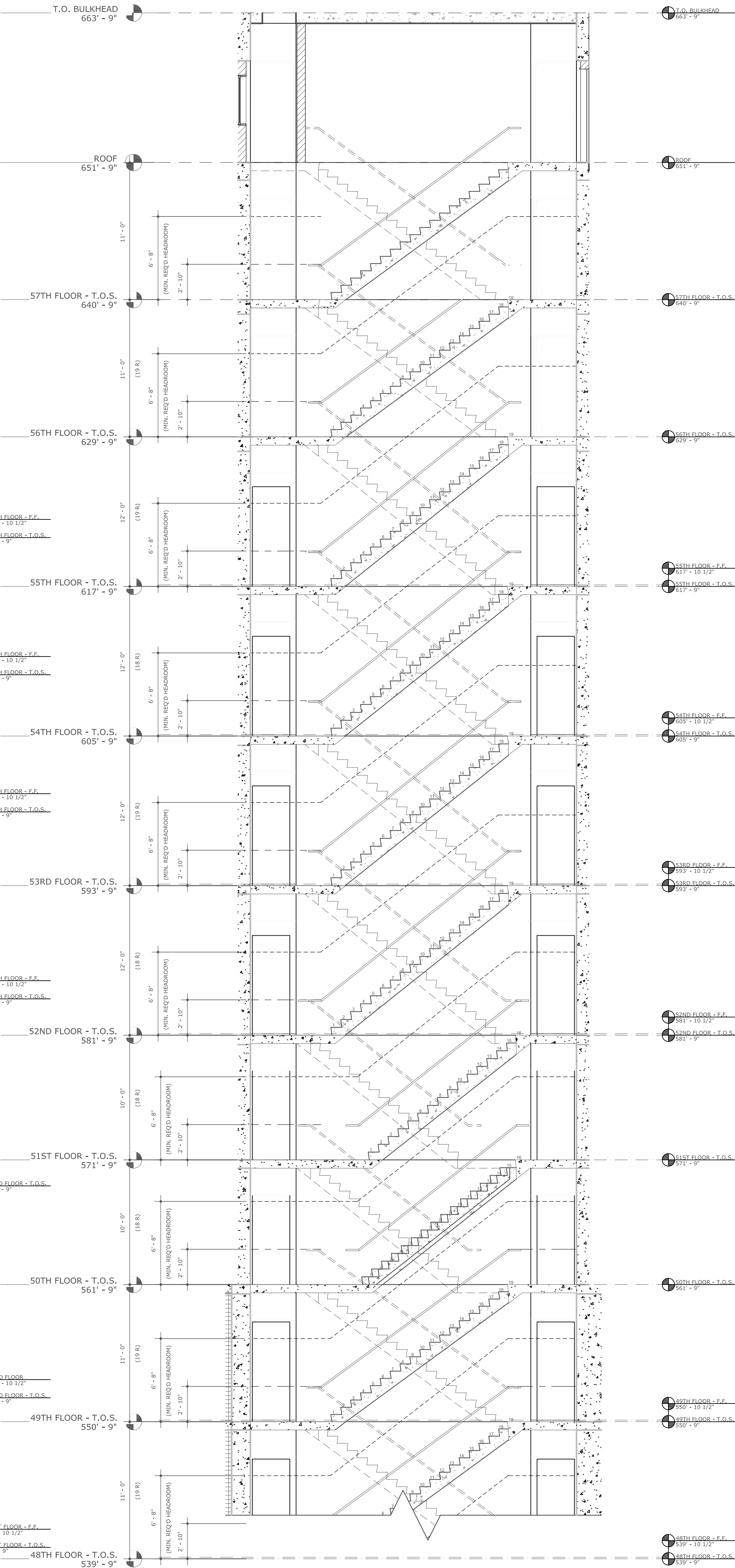
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	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-301.01
CAD FILE: J:\13A25.03	



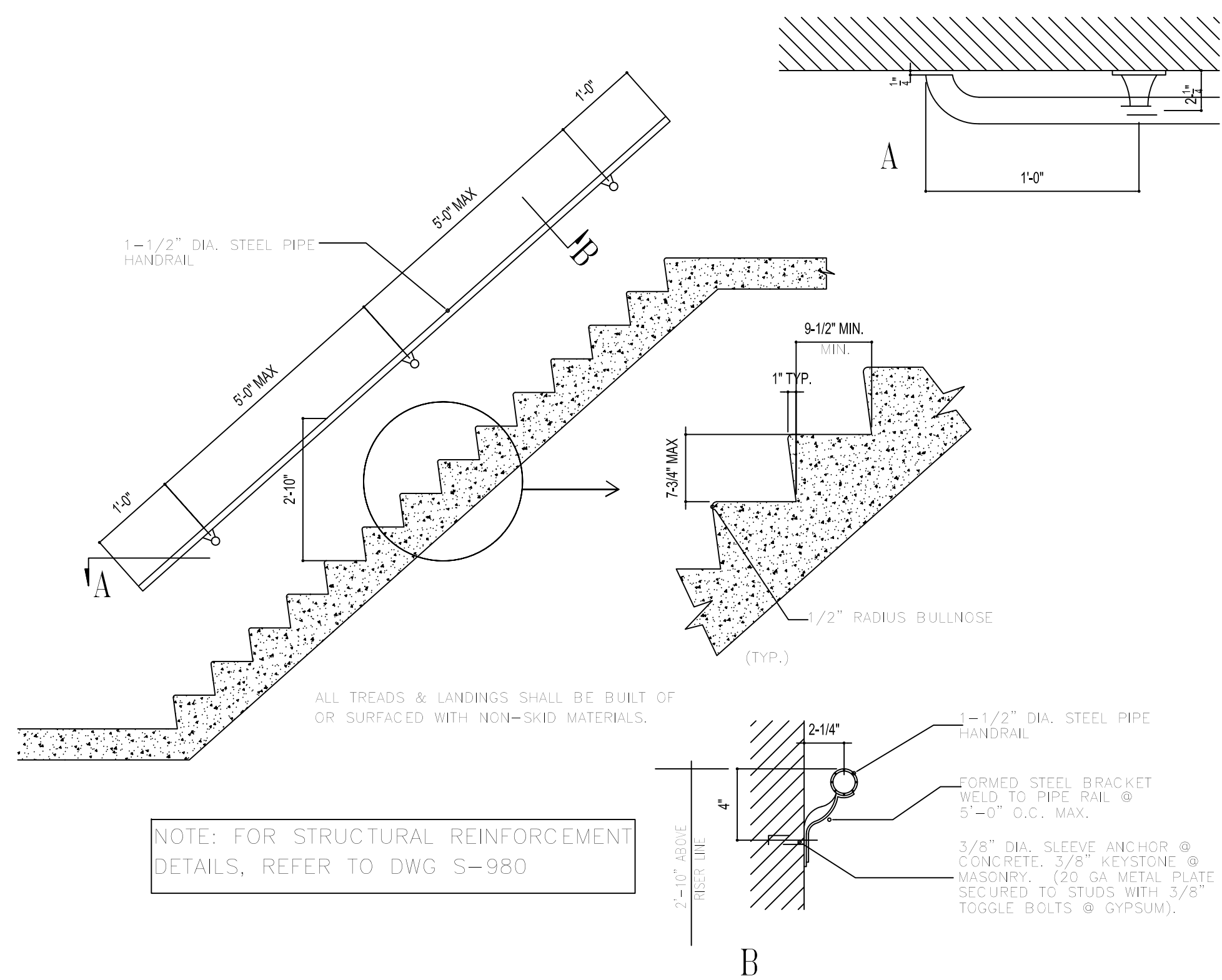
2 STAIR SECTION 1 - FLOORS 24 - 29  
3/16" = 1'-0"



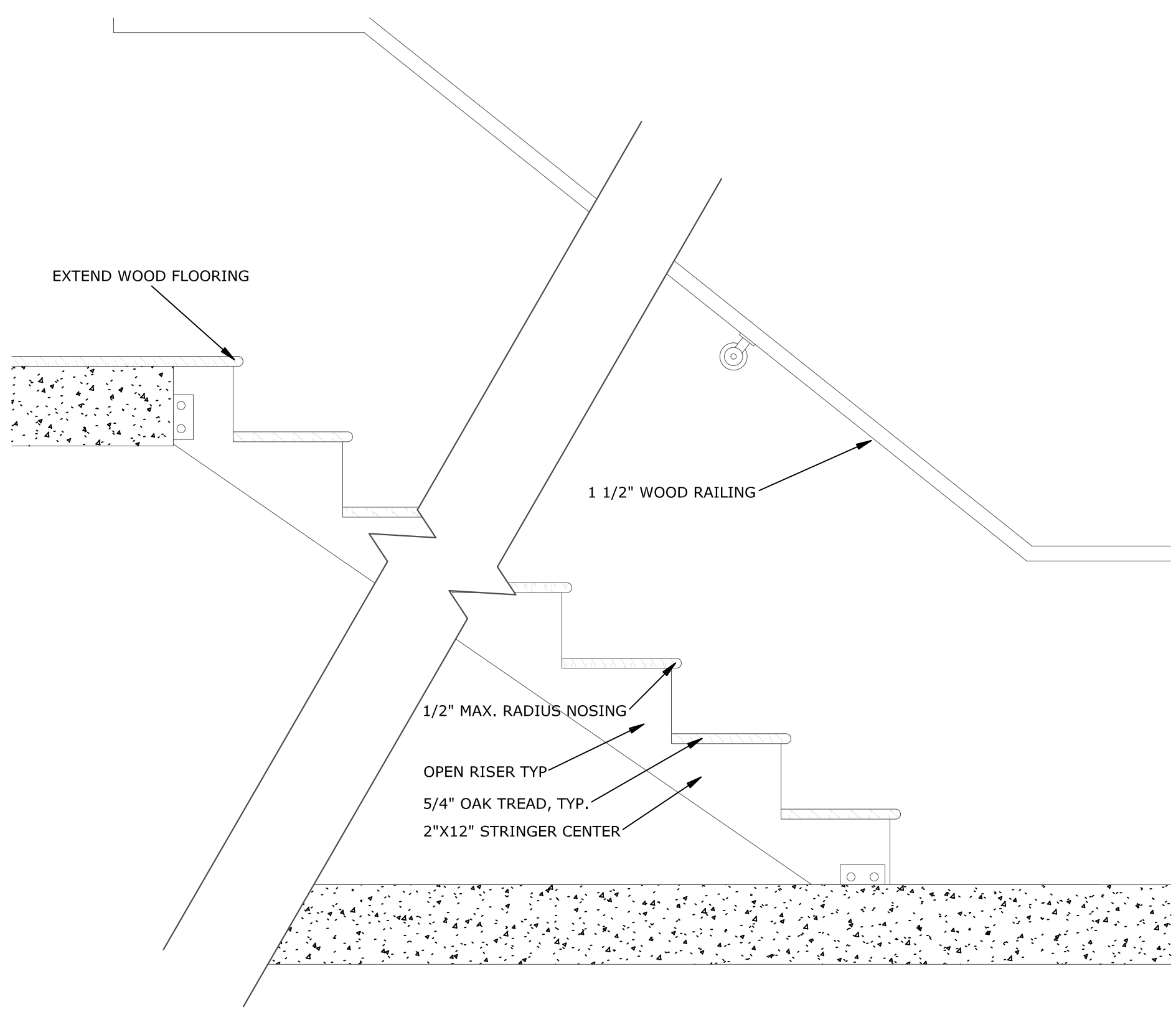
1 STAIR SECTION 1 - FLOORS 1 - 6  
3/16" = 1'-0"



3 STAIR SECTION 1 - FLOORS 49 - 53  
3/16" = 1'-0"



4 TYP. PRECAST STAIR  
N.T.S.



5 TYP. INT STAIR  
1" = 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.

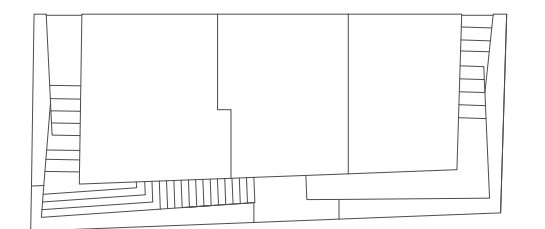






NOTES

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**KEY PLAN**

**CURTAIN WALL NOTES:**

1. ALL U, SHGC, AND VT VALUES PROVIDED HEREIN ARE PRESCRIPTIVE AS PROPOSED ON EN SERIES DRAWINGS. NATIONAL FENESTRATION RATING COUNCIL (NFRC) CERTIFICATION IS THEREFORE REQUIRED FOR COMPLETED CURTAIN WALL ASSEMBLY. GLAZING CONTRACTOR SHALL PROVIDE NFRC 100 CERTIFICATION INDICATING VALUES THAT MEET OR EXCEED REQUIRED PERFORMANCE SPECIFICATION OF CURTAIN WALL SYSTEM PER NOTE 2 BELOW.
2. GLAZING CONTRACTOR SHALL ASSUME THE ROLE OF "RESPONSIBLE PARTY" - THE PARTY THAT IS TAKING RESPONSIBILITY FOR THE ENERGY PERFORMANCE RATING OF THE SITE-BUILT FENESTRATION SYSTEM. THE RESPONSIBLE PARTY THEN MUST CONTACT NFRC FOR CERTIFICATION PROGRAM REQUIREMENTS.
3. AS RESPONSIBLE PARTY GLAZING CONTRACTOR SHALL MAINTAIN COPIES OF ALL NFRC CERTIFICATION DOCUMENTATION ON SITE AND SHALL PROVIDE COPIES OF ALL NFRC DOCUMENTS TO OWNERSHIP AND ARCHITECT. NFRC 100 - 306 CERTIFICATION DOCUMENTATION MUST BE PROVIDED FOR ON-SITE ENERGY CODE INSPECTIONS.

NO.	DATE	REVISION
7	11/13/2015	90% CD
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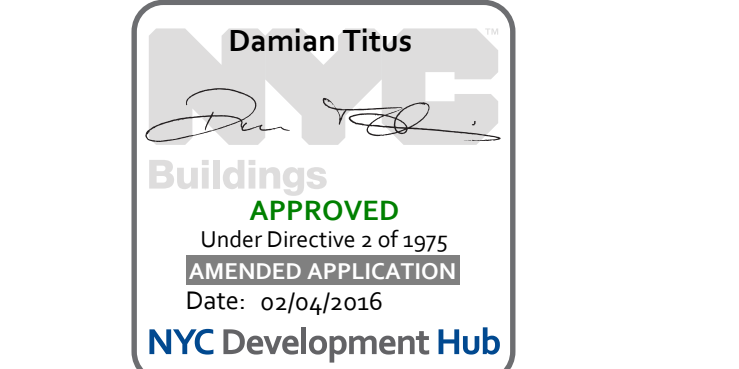
**JENKINS & HUNTINGTON**  
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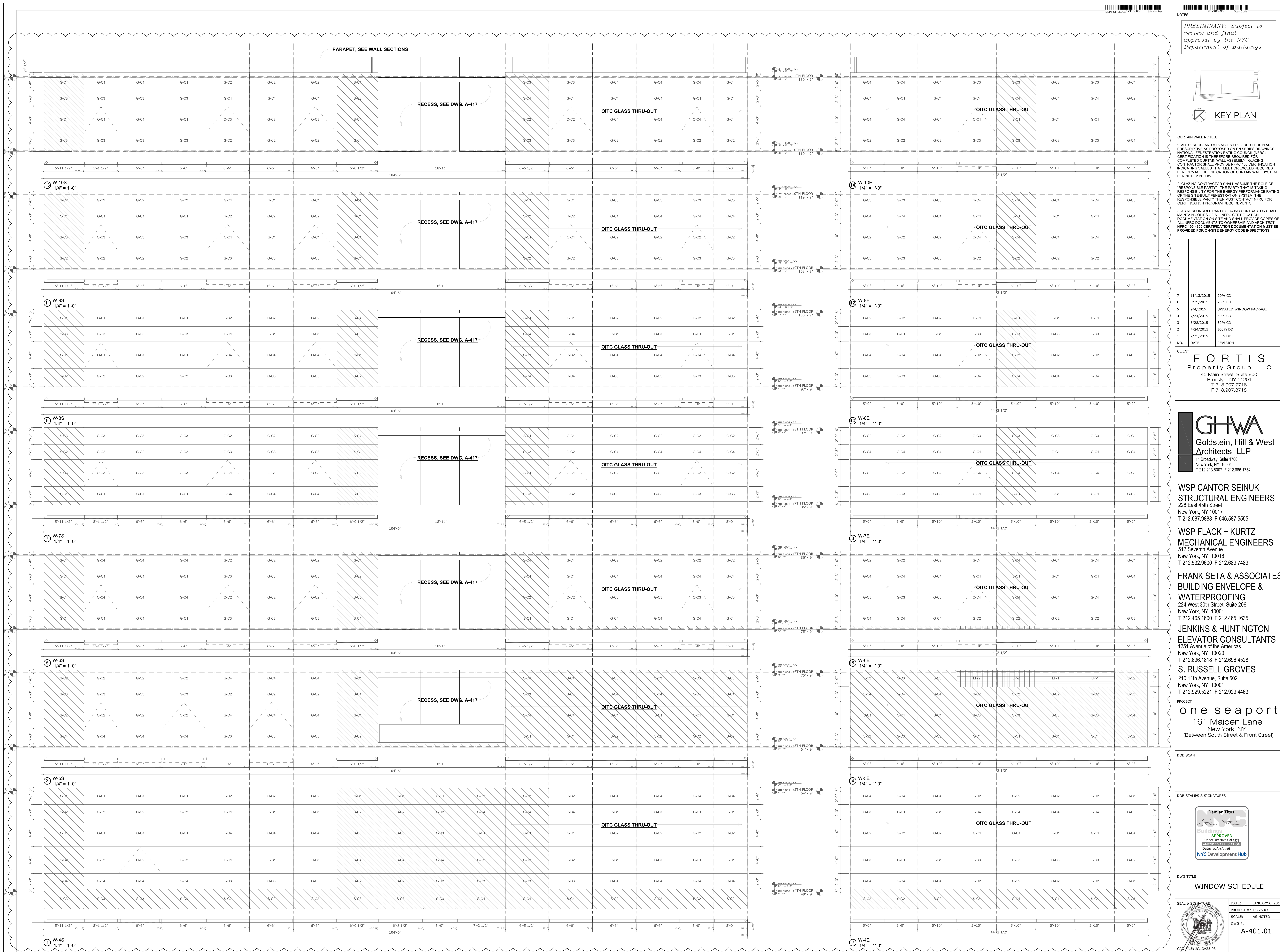
DOB SCAN

DOB STAMPS & SIGNATURES



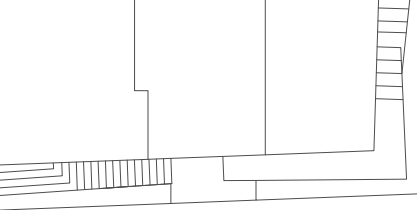
DWG TITLE  
**WINDOW SCHEDULE**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13425.03 SCALE: AS NOTED DWG #: A-401.01 CASE FILE: J-113425.03
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KEY PLAN

- CURTAIN WALL NOTES:
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NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
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1	2/25/2015	50% DD

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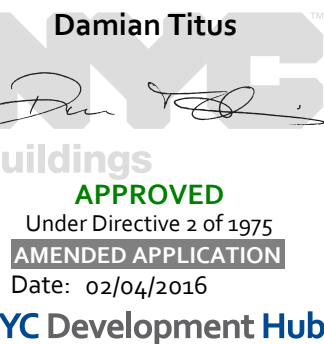
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**S. RUSSELL GROVES**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

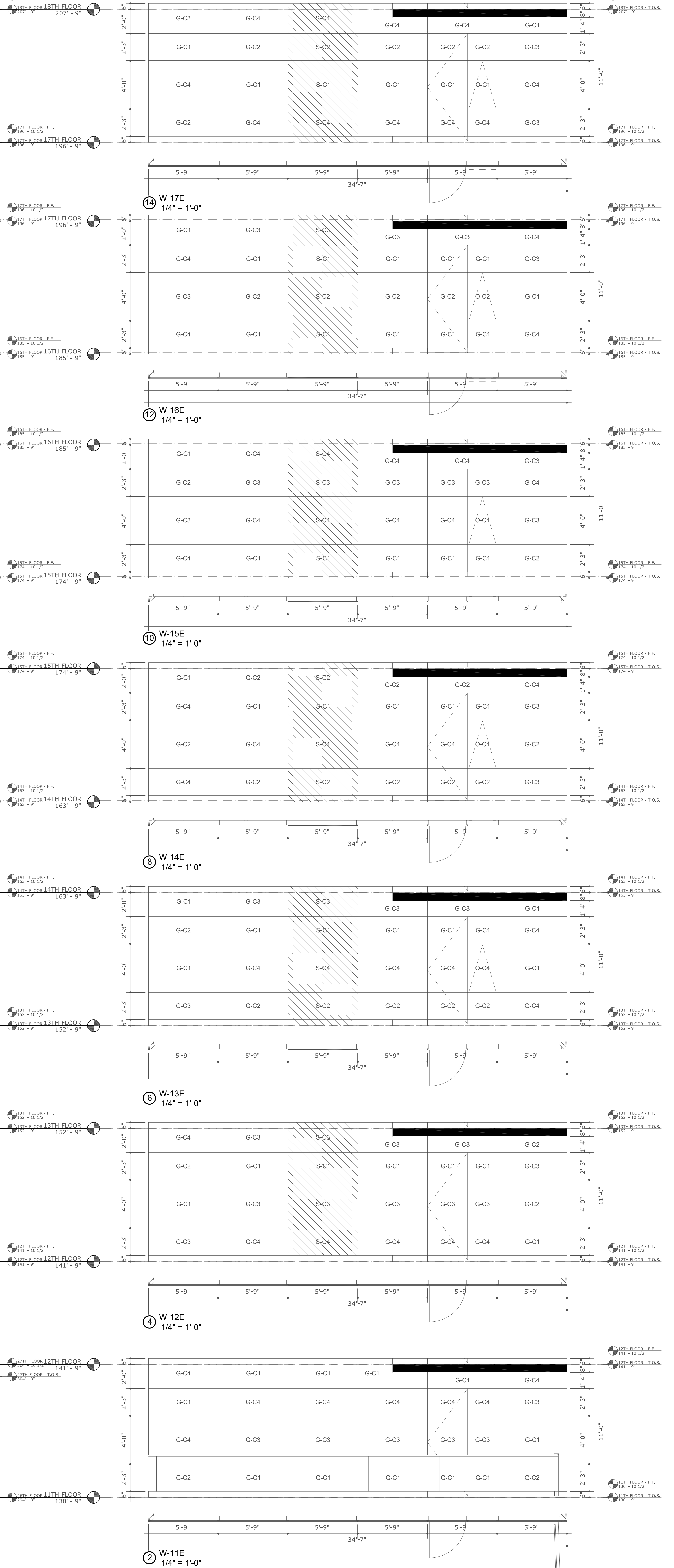
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DOB STAMPS & SIGNATURES

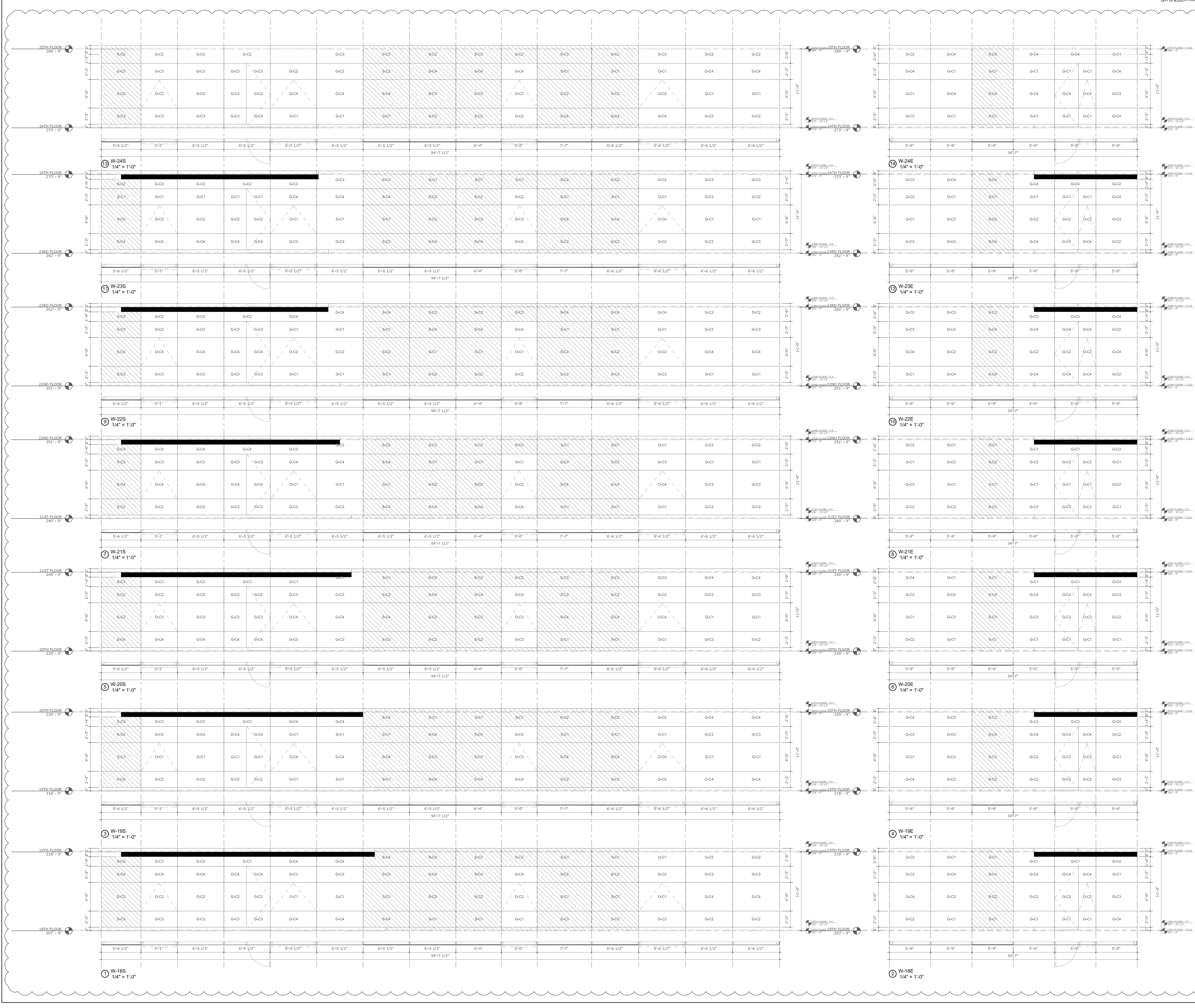


DWG TITLE  
**WINDOW SCHEDULE**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
DWG #:	PROJECT #: 13425.03
	SCALE: AS NOTED
	A-402.01
CAD FILE: J:\13425.03	







NOTES

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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES

**Damian Titus**

**Buildings**

APPROVED  
Under Direction of a  
Professional Architect  
Date: 03/02/2016  
NYC Development Hub

DWG TITLE

**WINDOW SCHEDULE**

SEAL & SIGNATURE

**ARCHITECT**

Under Direction of a  
Professional Architect  
Date: 03/02/2016  
NYC Development Hub

DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

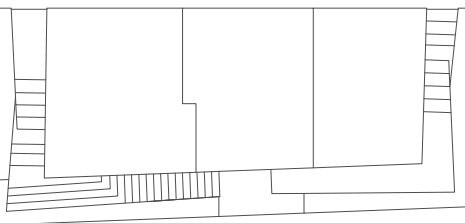
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A-403.01

CAD FILE: J:\13A25.03



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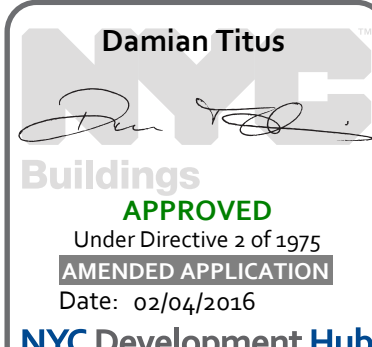
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**PROJECT**  
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**DOB SCAN**

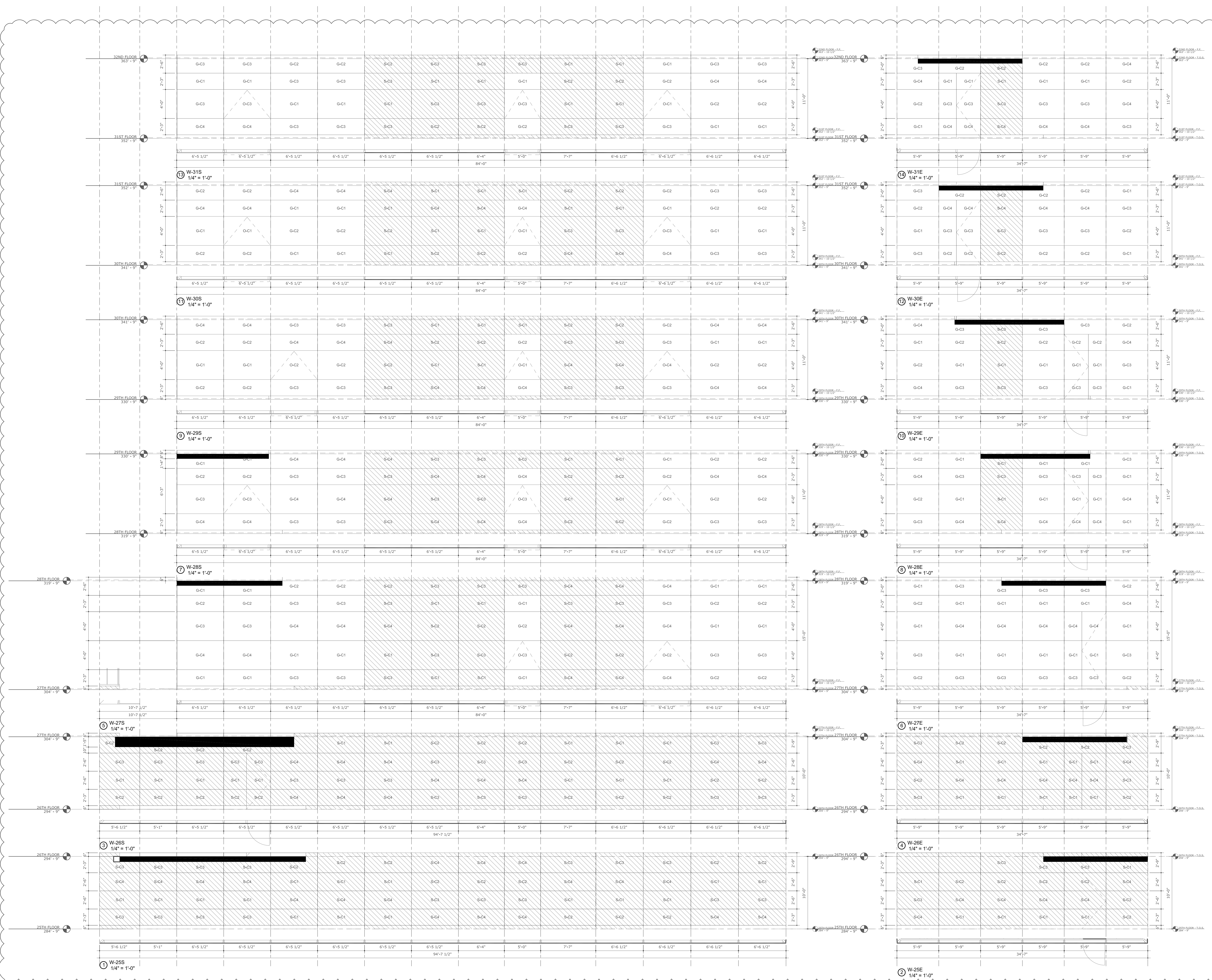
**DOB STAMPS & SIGNATURES**



**DWG TITLE**

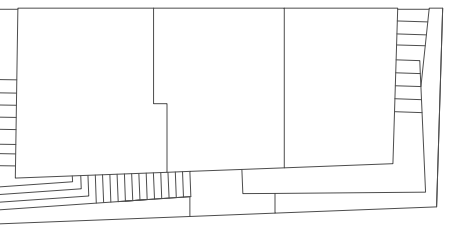
**WINDOW SCHEDULE**

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	DWG #: A-404.01
	CAD FILE: J1113A25.03





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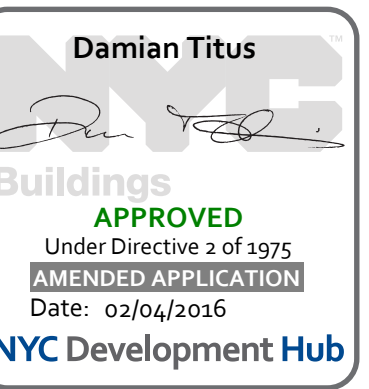
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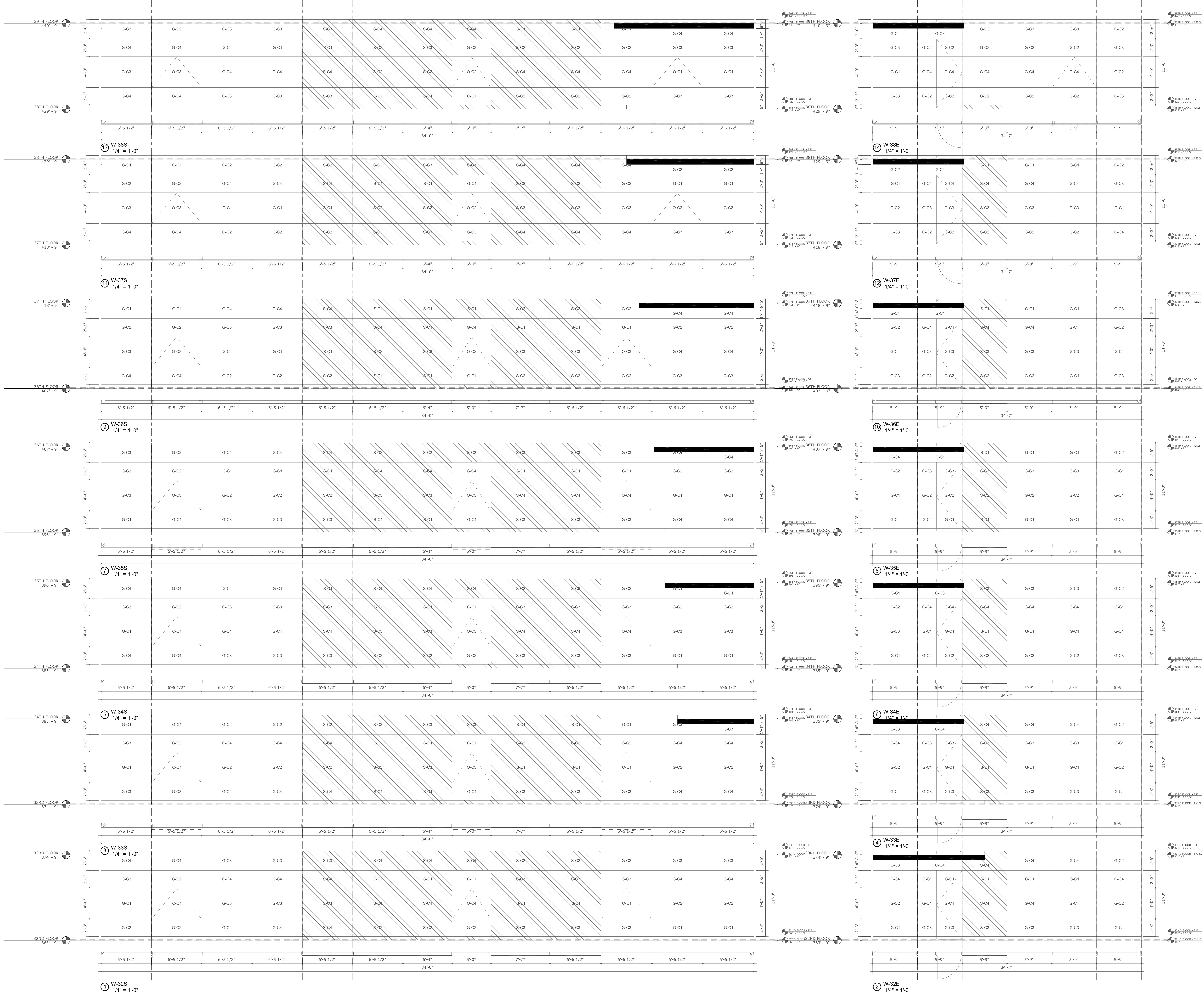
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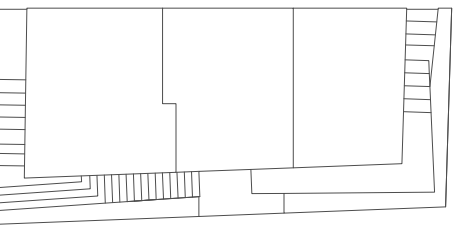
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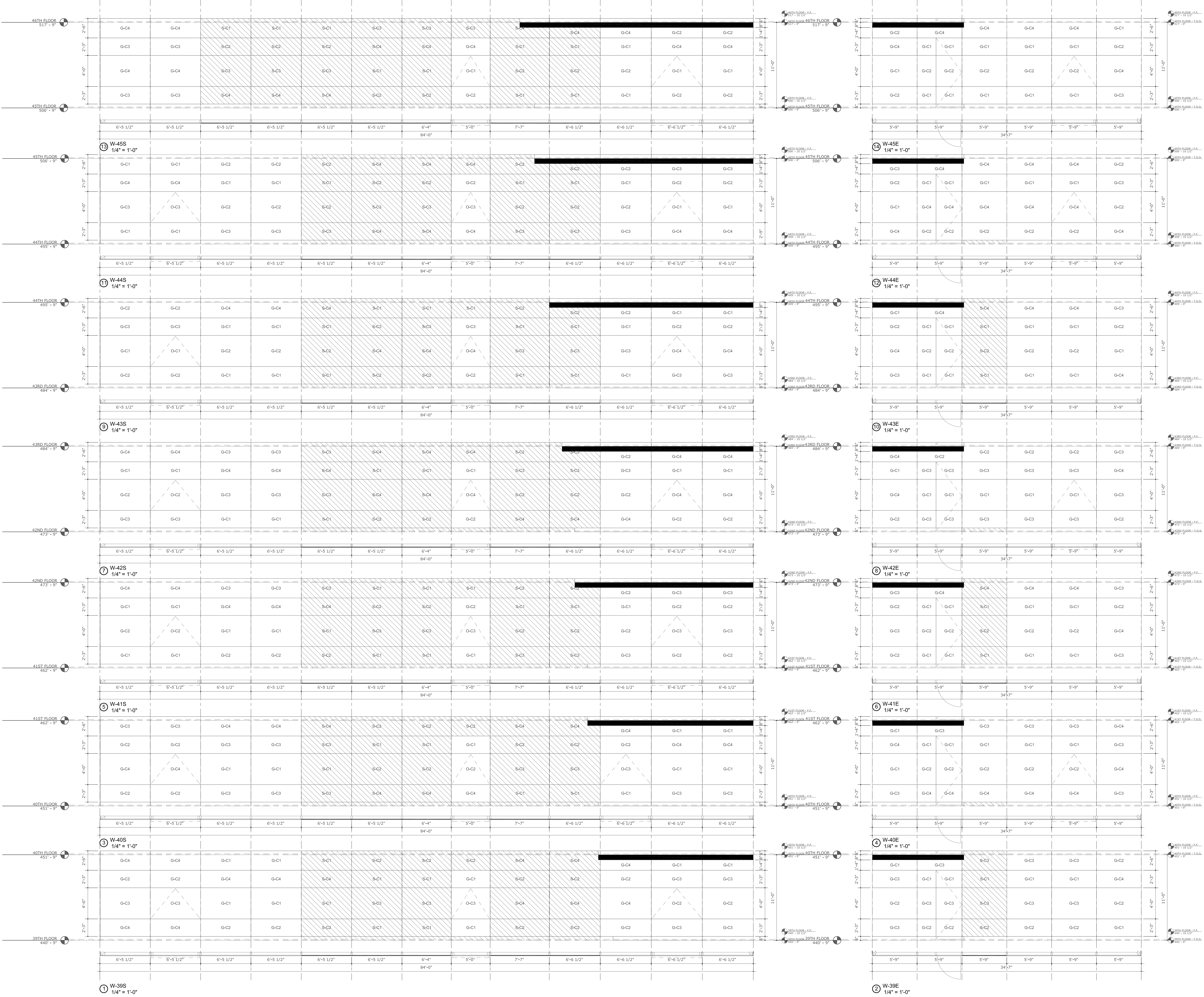
PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
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DOB SCAN

DOB STAMPS & SIGNATURES

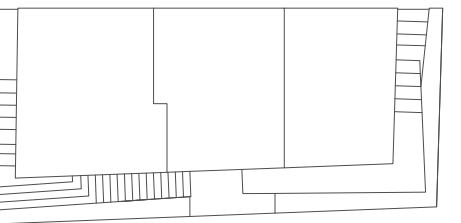
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SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 131325.03 SCALE: AS NOTED DWG #: A-406.01 CAD FILE: J:\131325.03
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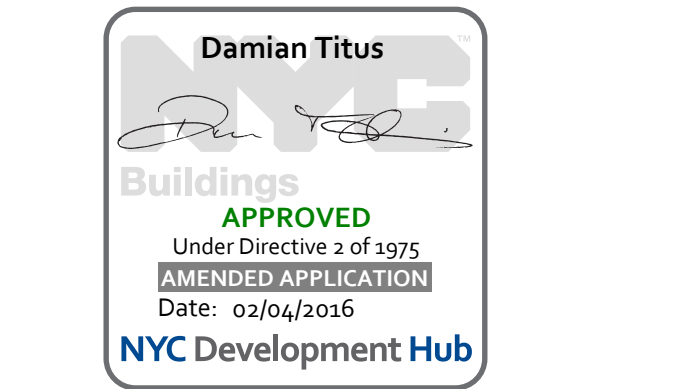
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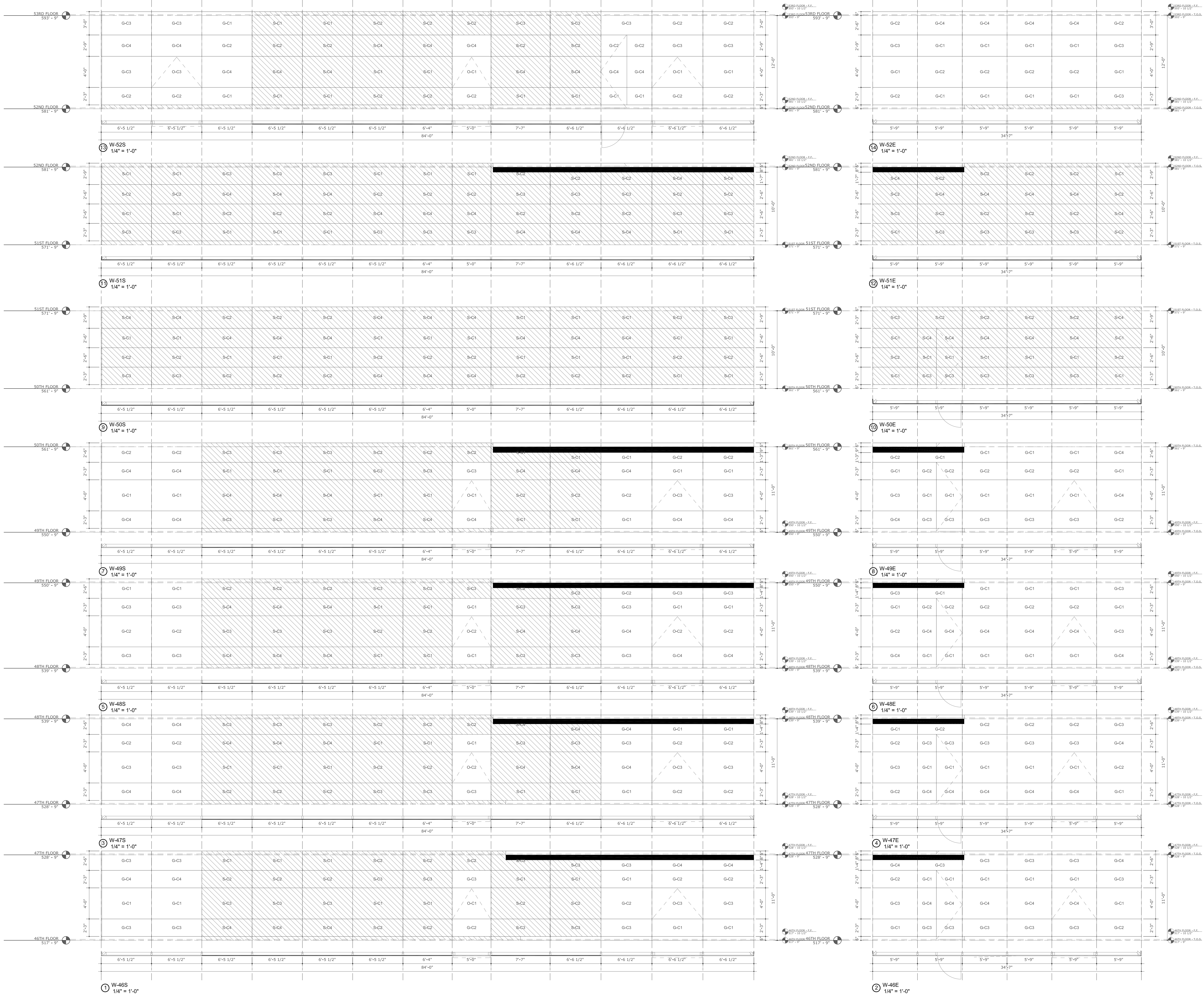
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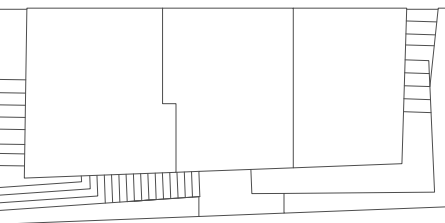
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**WINDOW SCHEDULE**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
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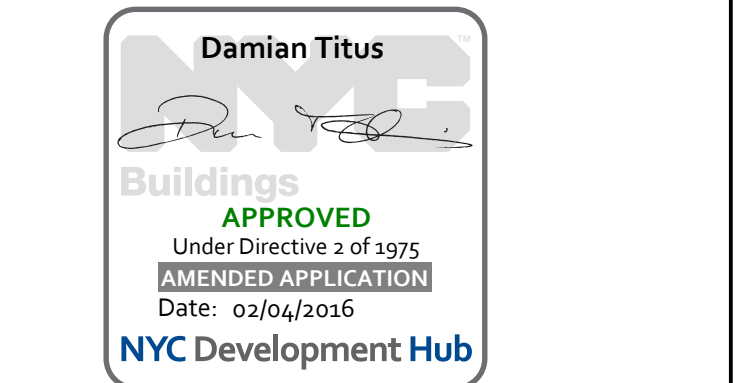
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES



DWG TITLE

WINDOW SCHEDULE

SEAL & SIGNATURE

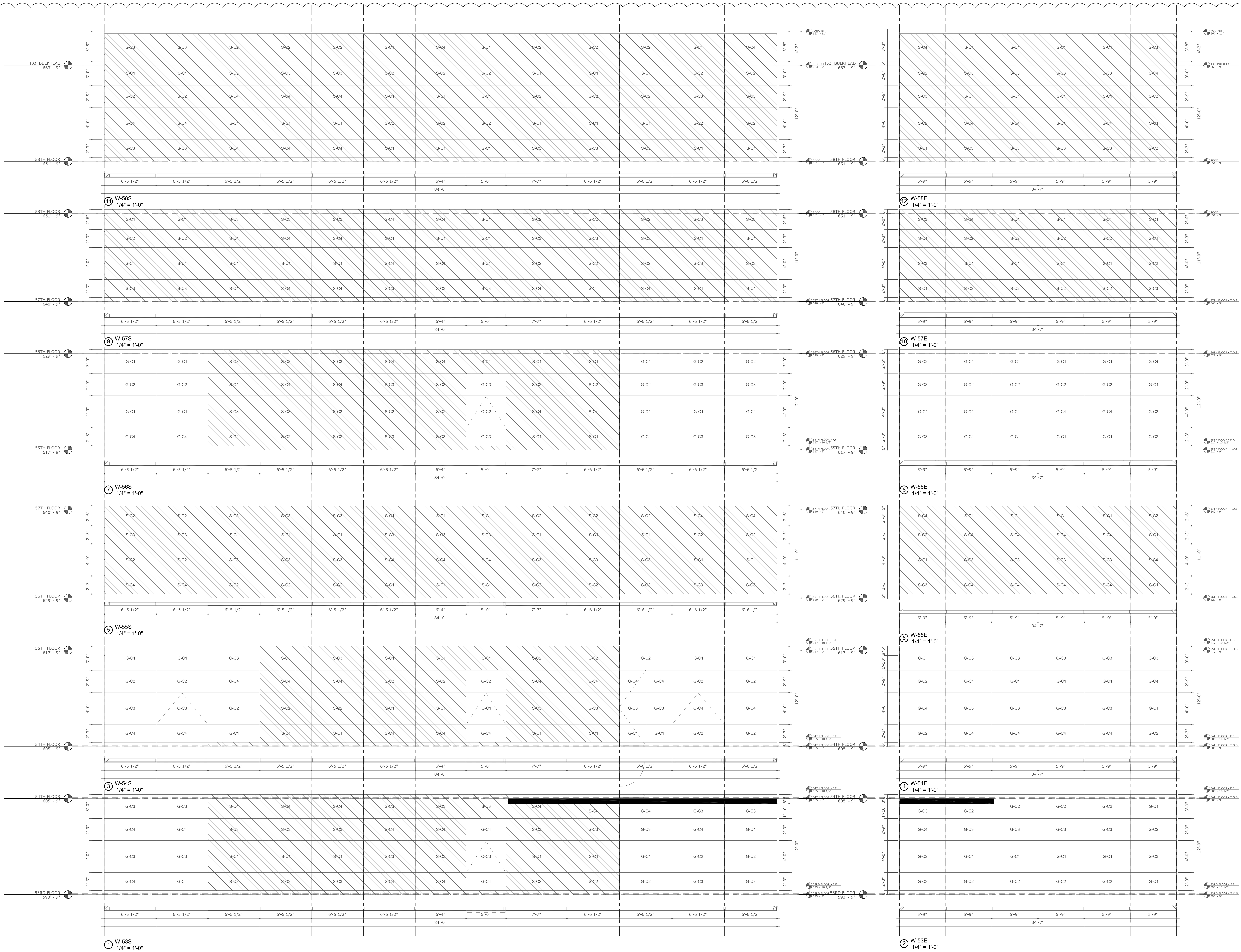
DATE: JANUARY 6, 2014

PROJECT #: 13425.03

SCALE: AS NOTED

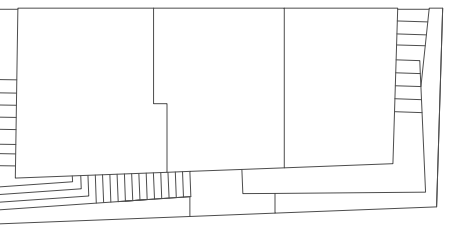
DWG #: A-408.01

CAD FILE: J:\13425.03





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



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NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
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1	2/25/2015	50% DD

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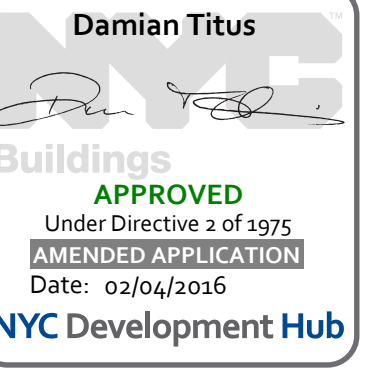
**JENKINS & HUNTINGTON**  
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**S. RUSSELL GROVES**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
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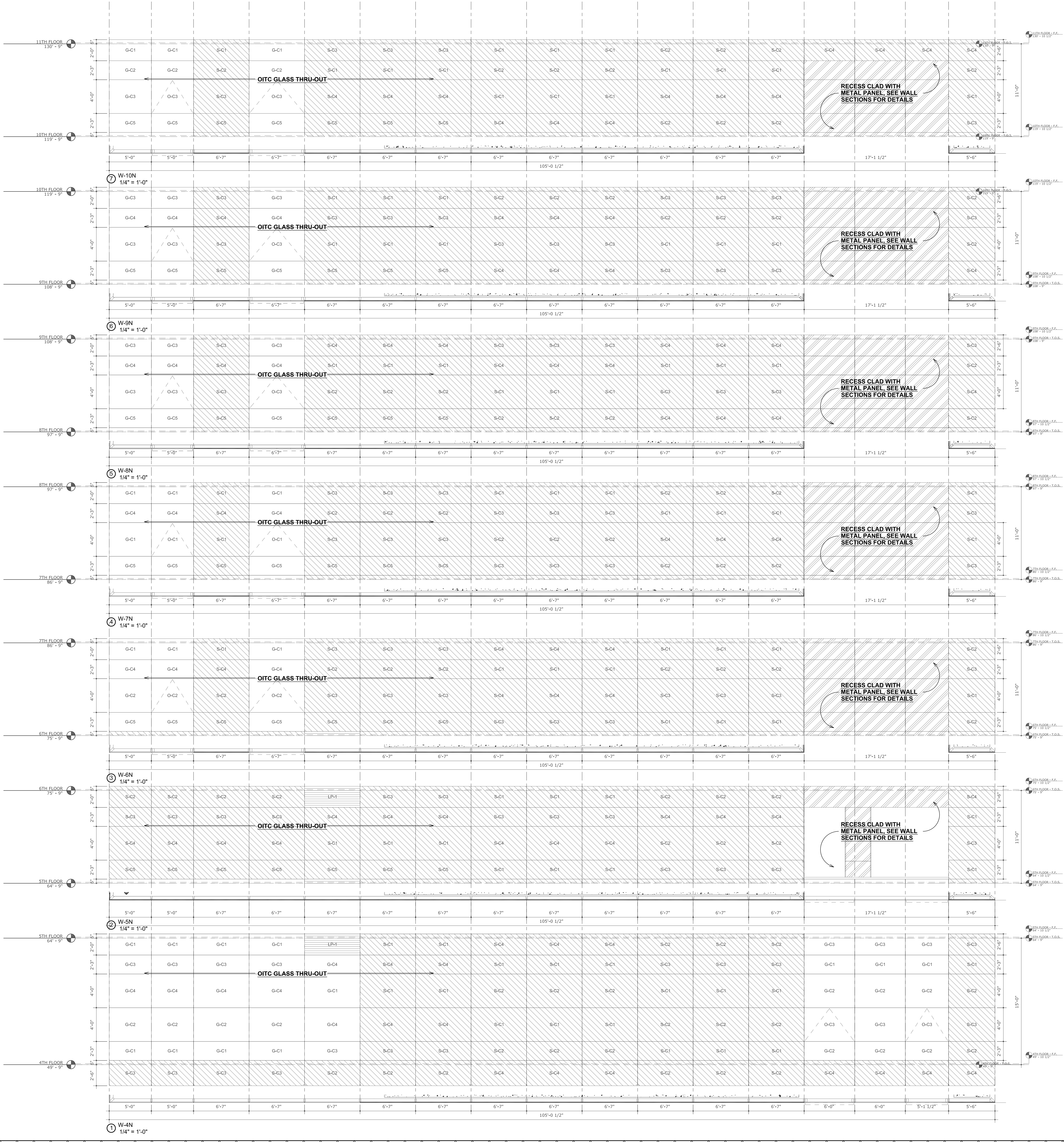
DOB SCAN

DOB STAMPS & SIGNATURES



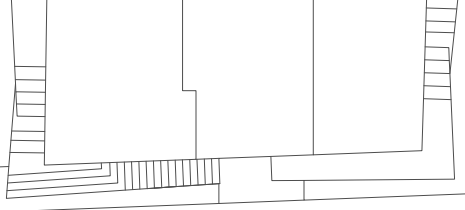
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**WINDOW SCHEDULE**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014 PROJECT #: 13425.03 SCALE: AS NOTED DWG #: A-409.01 CAD FILE: J:\13425.03
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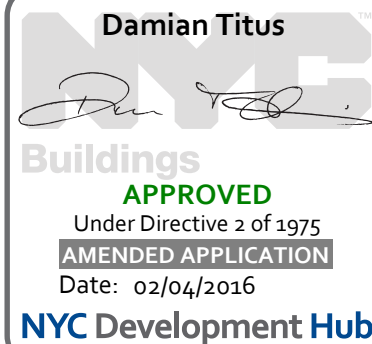
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PROJECT  
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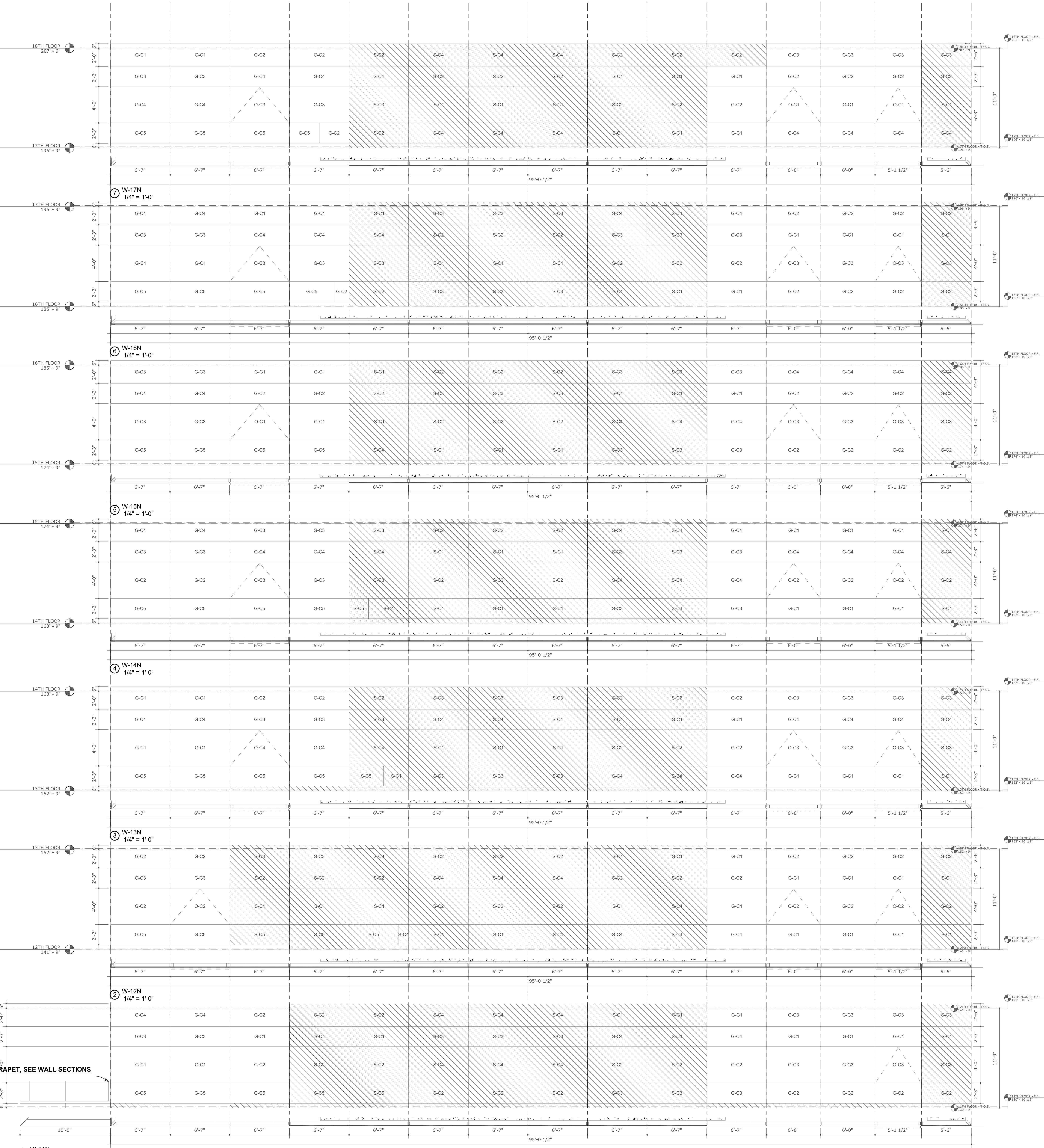
DOB STAMPS & SIGNATURES



DWG TITLE

**WINDOW SCHEDULE**

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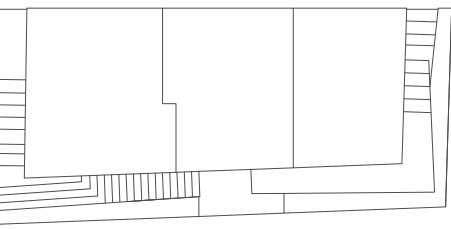
PARAPET, SEE WALL SECTIONS

① W-11N  
1/4" = 1'-0"



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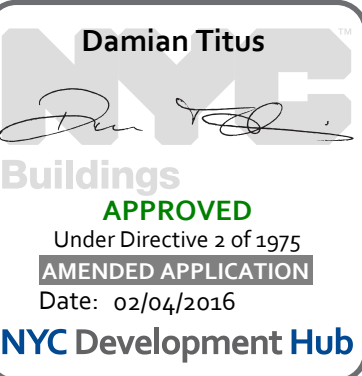
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PROJECT  
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DOB SCAN

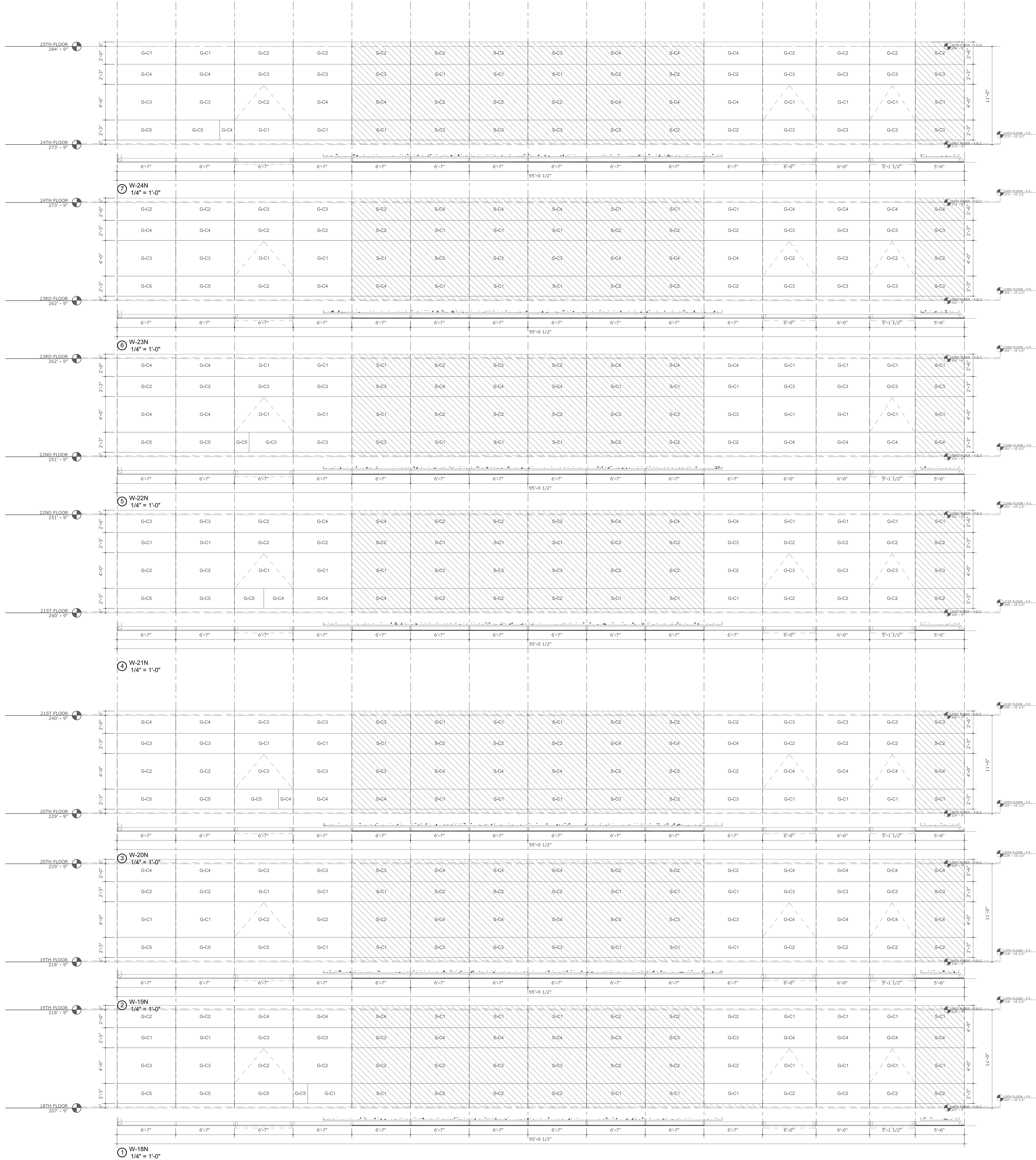
DOB STAMPS & SIGNATURES



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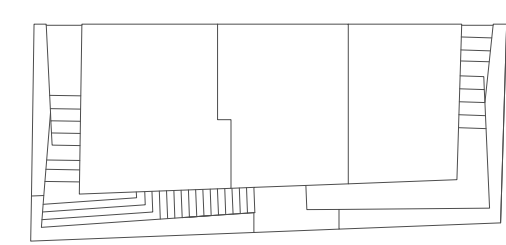
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	PROJECT #: 13425.03
	SCALE: AS NOTED
	DWG #: A-411.01
	CAD FILE: J:\13425.03





NOTES  
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KEY PLAN

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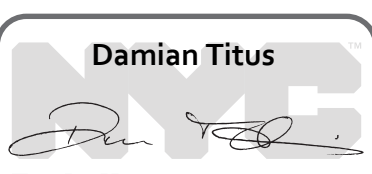

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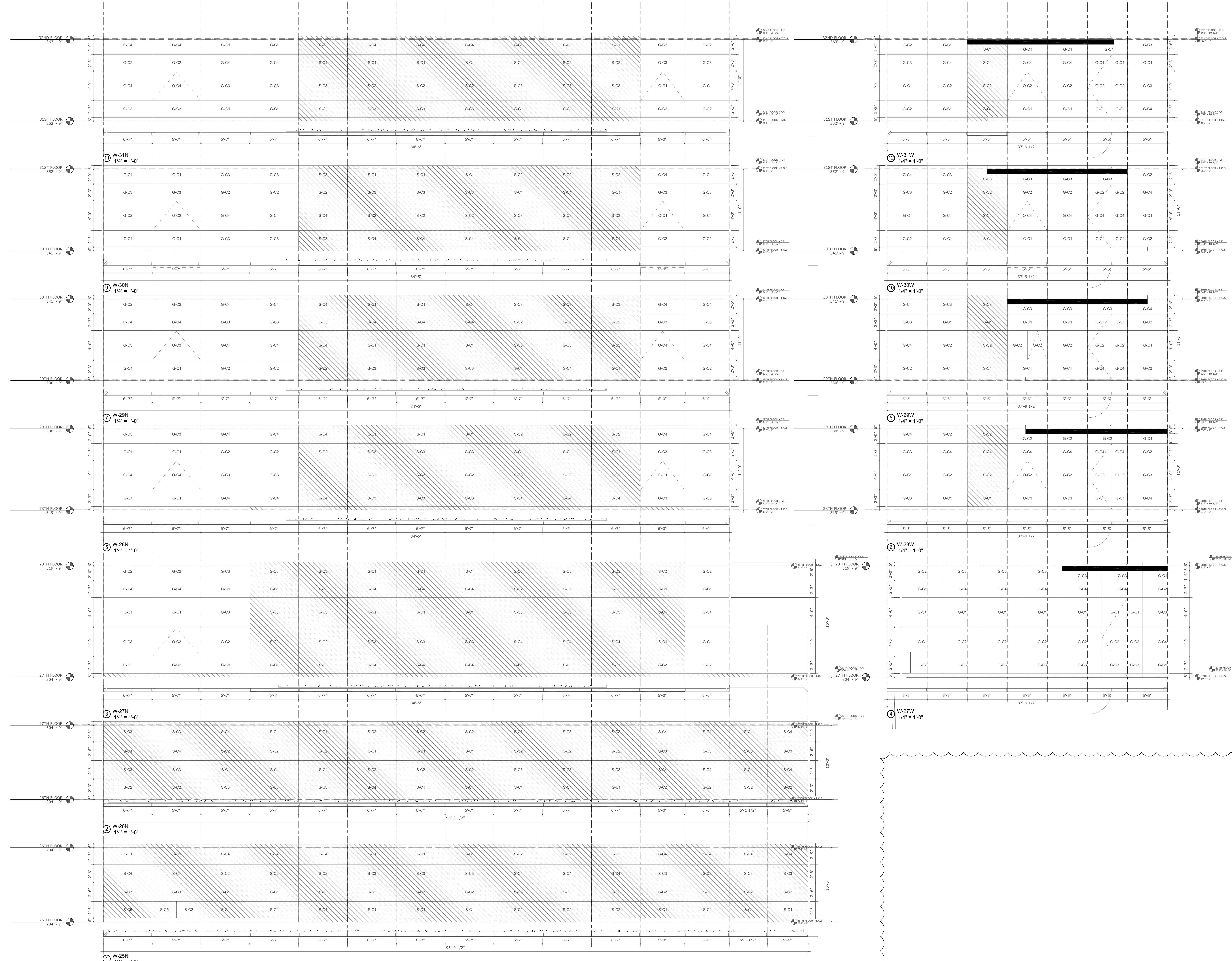
PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
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DOB SCAN

DOB STAMPS & SIGNATURES  
  


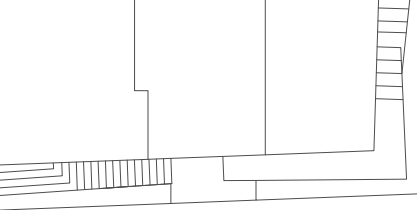
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	DWG #: A-412.01
	CAD FILE: J1313A25.03





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KEY PLAN

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PROJECT  
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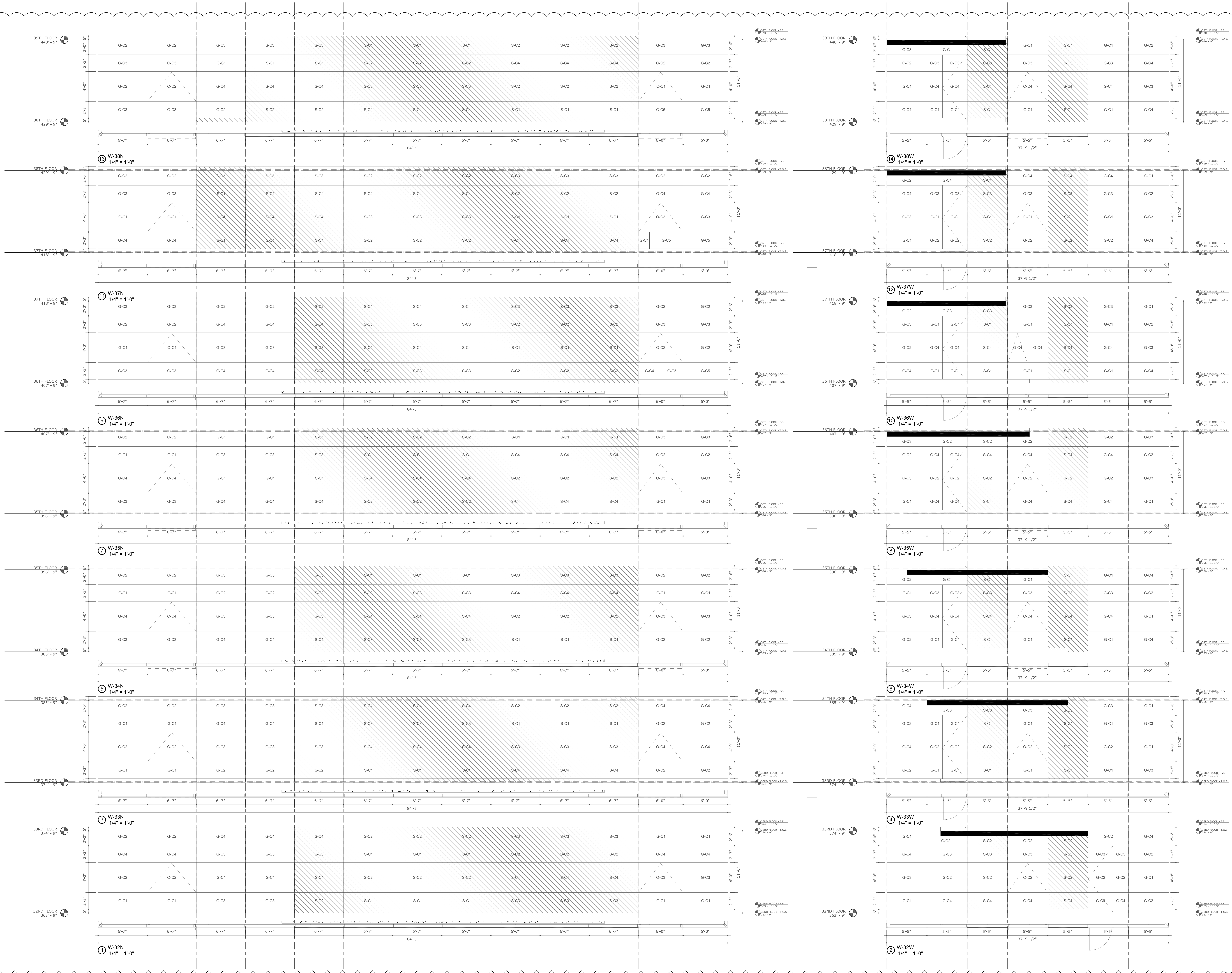
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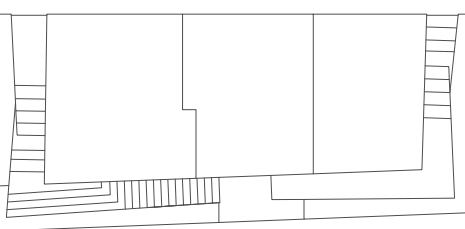
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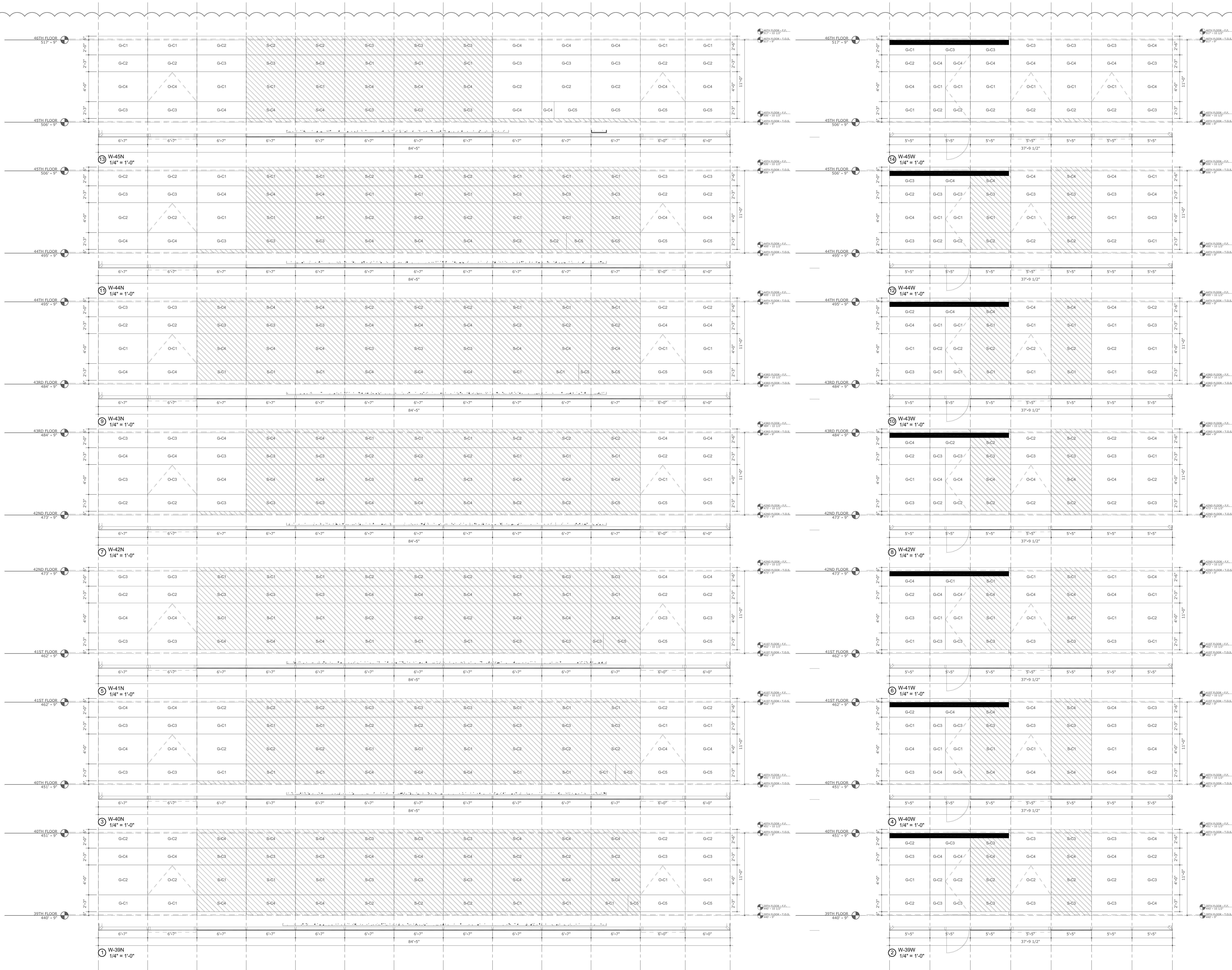
DOB SCAN

DOB STAMPS & SIGNATURES  

 Damian Titus  
 BUILDINGS APPROVED  
 Under Direction of a Licensed Professional Engineer  
 Date: 02/02/2016  
 NYC Development Hub

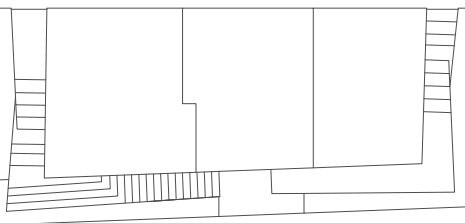
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**WINDOW SCHEDULE**

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BUILDING ENVELOPE &  
WATERPROOFING  
224 West 30th Street, Suite 206  
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T 212.465.1600 F 212.465.1635

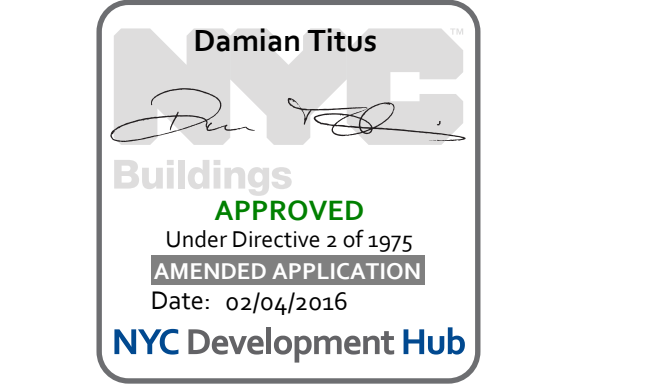
**JENKINS & HUNTINGTON**  
ELEVATOR CONSULTANTS  
1251 Avenue of the Americas  
New York, NY 10020  
T 212.696.1818 F 212.696.4528

**S. RUSSELL GROVES**  
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T 212.929.5221 F 212.929.4463

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

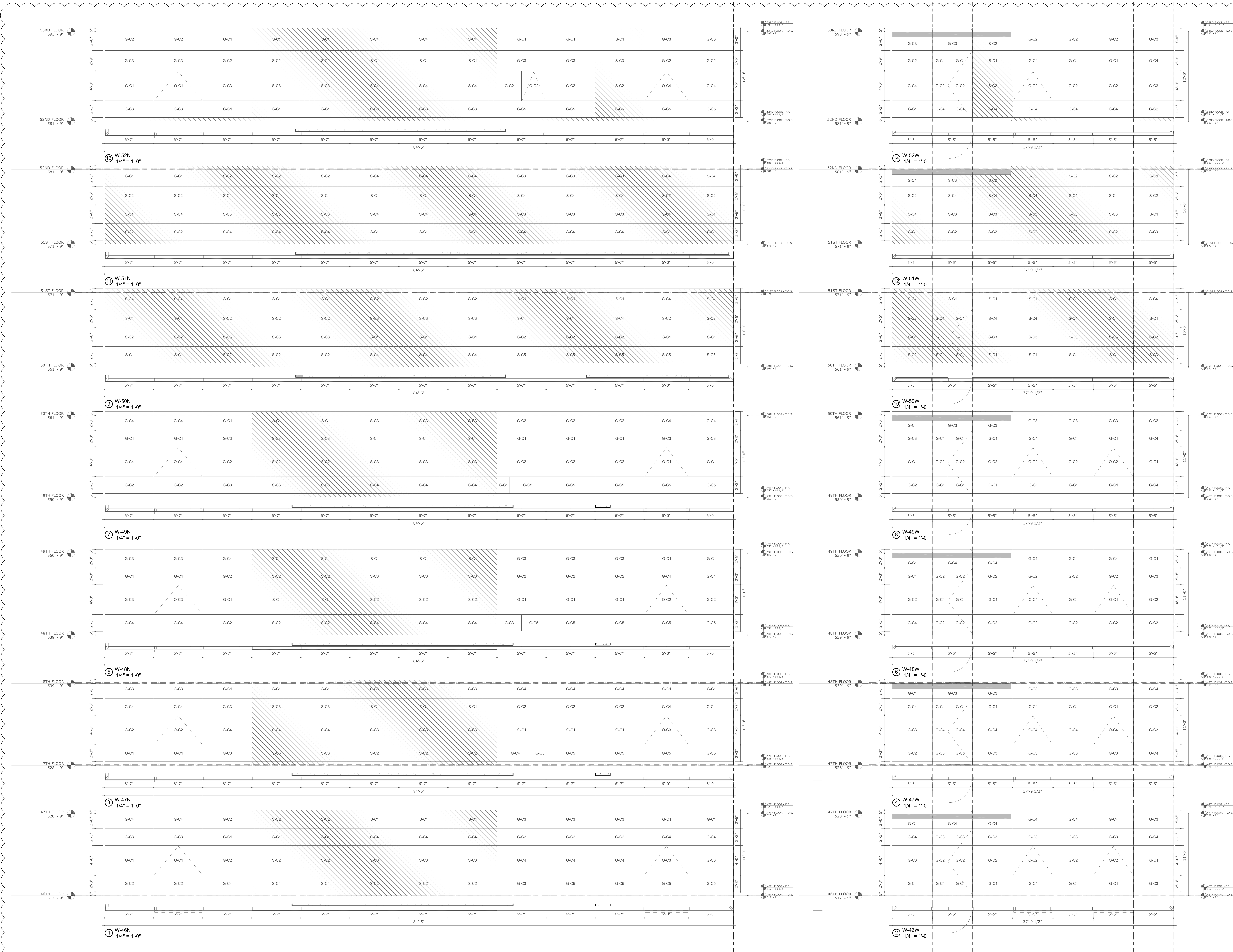
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DOB STAMPS & SIGNATURES



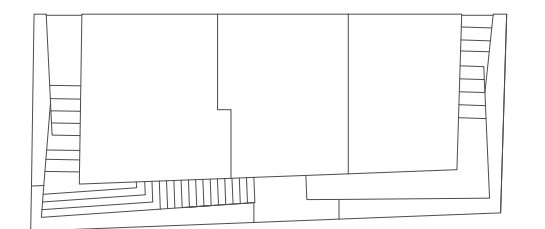
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SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13425.03
	SCALE: AS NOTED
	DWG #: A-415.01
	CAD FILE: J:\13425.03





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



KEY PLAN

CURTAIN WALL NOTES:

1. ALL U, SHGC, AND VT VALUES PROVIDED HEREIN ARE PRESCRIPTIVE AS PROPOSED ON EN SERIES DRAWINGS. NATIONAL FENESTRATION RATING COUNCIL (NFRC) CERTIFICATION IS THEREFORE REQUIRED FOR COMPLETED CURTAIN WALL ASSEMBLY. GLAZING CONTRACTOR SHALL PROVIDE NFRC 100 CERTIFICATION INDICATING VALUES THAT MEET OR EXCEED REQUIRED PERFORMANCE SPECIFICATION OF CURTAIN WALL SYSTEM PER NOTE 2 BELOW.
2. GLAZING CONTRACTOR SHALL ASSUME THE ROLE OF "RESPONSIBLE PARTY" - THE PARTY THAT IS TAKING RESPONSIBILITY FOR THE ENERGY PERFORMANCE RATING OF THE SITE-BUILT FENESTRATION SYSTEM. THE RESPONSIBLE PARTY THEN MUST CONTACT NFRC FOR CERTIFICATION PROGRAM REQUIREMENTS.
3. AS RESPONSIBLE PARTY GLAZING CONTRACTOR SHALL MAINTAIN COPIES OF ALL NFRC CERTIFICATION DOCUMENTATION ON SITE AND SHALL PROVIDE COPIES OF ALL NFRC DOCUMENTS TO OWNERSHIP AND ARCHITECT. NFRC 100 - 300 CERTIFICATION DOCUMENTATION MUST BE PROVIDED FOR ON-SITE ENERGY CODE INSPECTIONS.

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD

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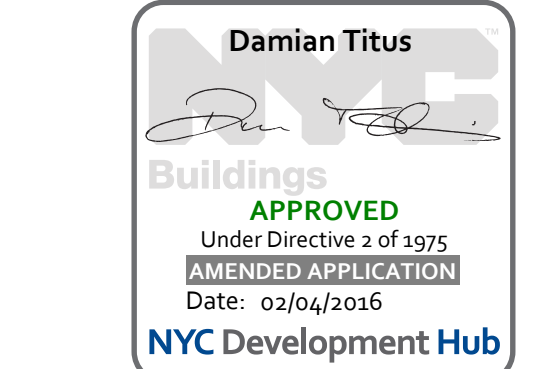
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PROJECT  
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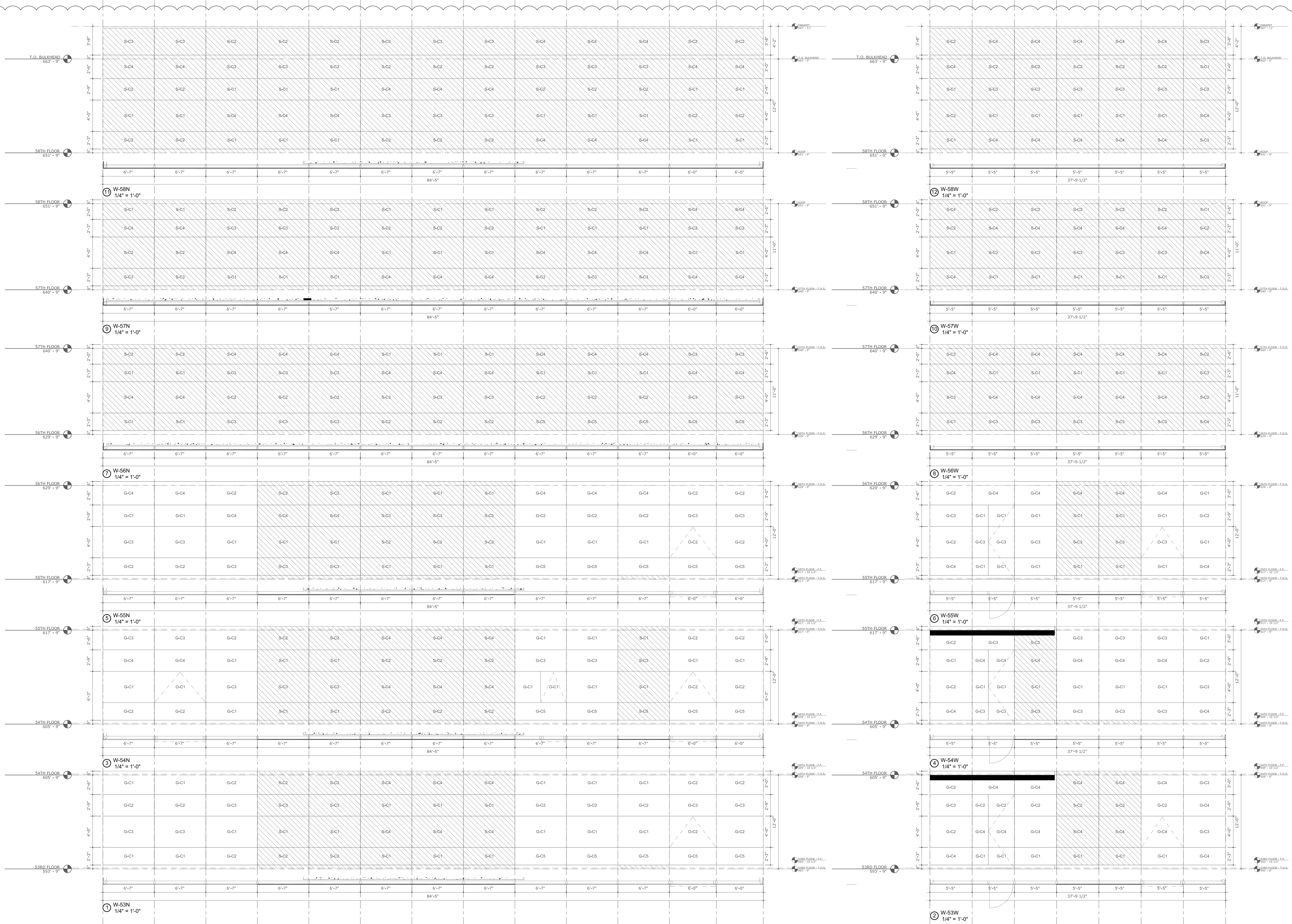
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DOB STAMPS & SIGNATURES



DWG TITLE  
**WINDOW SCHEDULE**

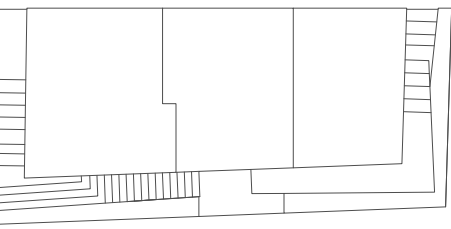
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	PROJECT #: 13425.03
	SCALE: AS NOTED
	DWG #: A-416.01
	CAD FILE: J:\13425.03





NOTES

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2	4/24/2015	100% DD
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CLIENT

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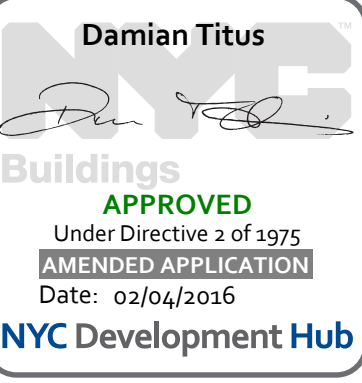
**S. RUSSELL GROVES**  
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PROJECT

**one seaport**  
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DOB SCAN

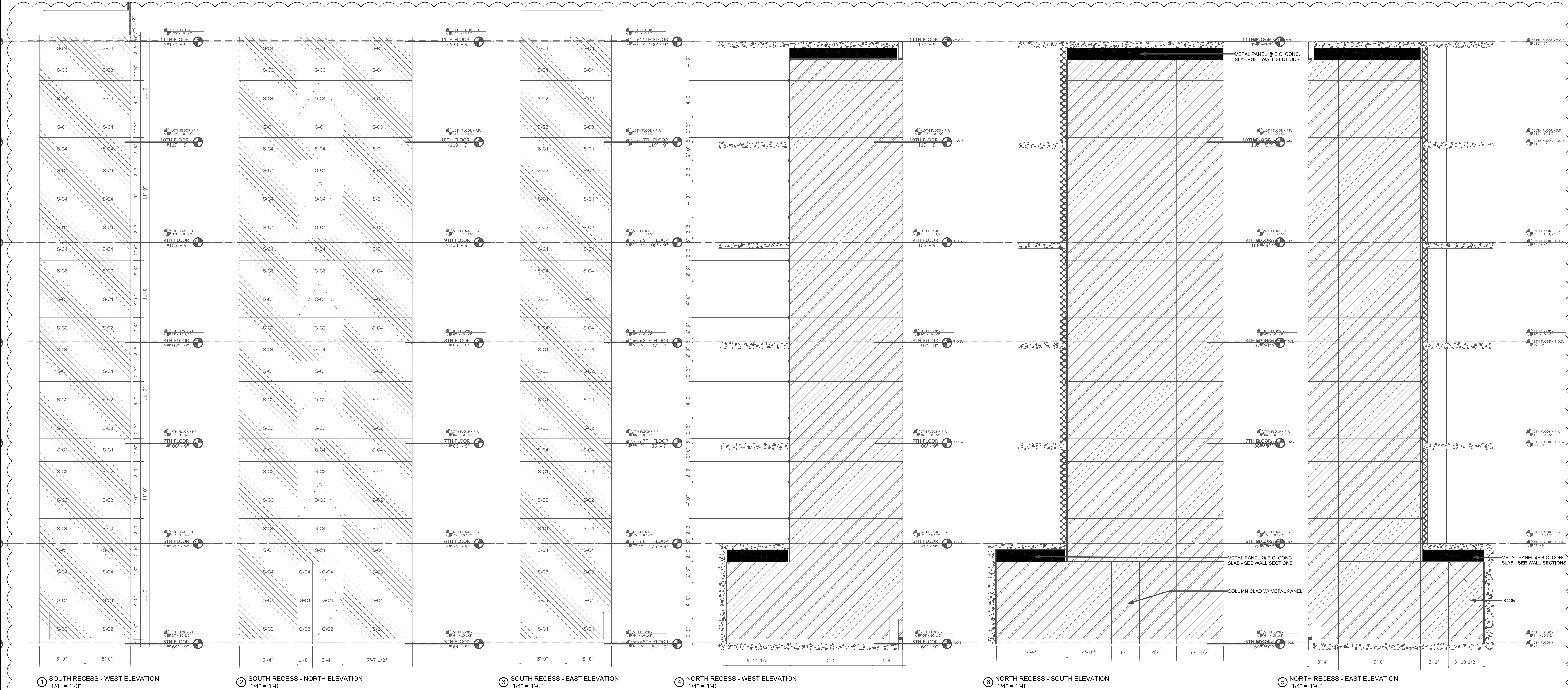
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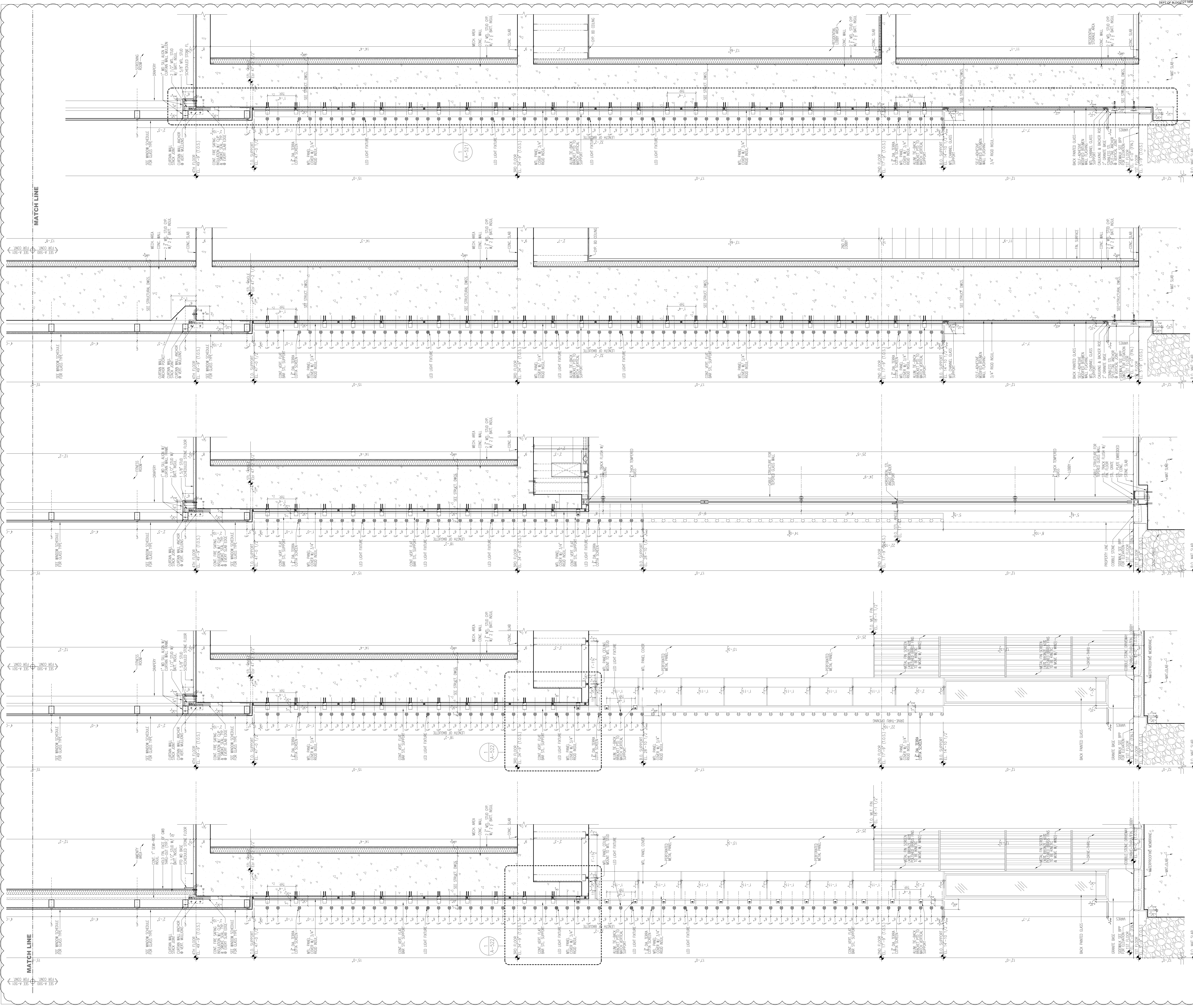
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**WINDOW SCHEDULE**

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-417.01
CAD FILE:	J:\13A25.03







1 WALL DETAIL @ SOUTH ELEVATION  
SCALE: 3/4"=1'-0"

2 WALL DETAIL @ SOUTH ELEVATION  
SCALE: 3/4"=1'-0"

3 WALL DETAIL @ SOUTH ELEVATION  
SCALE: 3/4"=1'-0"

4 WALL DETAIL @ SOUTH ELEVATION  
SCALE: 3/4"=1'-0"

5 WALL DETAIL @ SOUTH ELEVATION  
SCALE: 3/4"=1'-0"

NOTES

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

KEY PLAN

CLIENT

11/13/2015

90% CD

9/29/2015

75% CD

9/4/2015

UPDATED WINDOW PACKAGE

7/24/2015

60% CD

5/28/2015

30% CD

4/24/2015

100% DD

2/25/2015

50% DD

NO.

DATE

REVISION

FORTIS

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PROJECT

one seaport

161 Maiden Lane

New York, NY

(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES

Damian Titus

APPROVED

Under Direction of a Licensed Professional Engineer

DATE: 02/02/2016

NYC Development Hub

DWG TITLE

WALL DETAILS

SEAL & SIGNATURE

APPROVED

Under Direction of a Licensed Professional Engineer

DATE: 02/02/2016

NYC Development Hub

DWG TITLE

WALL DETAILS

DATE: JANUARY 6, 2014

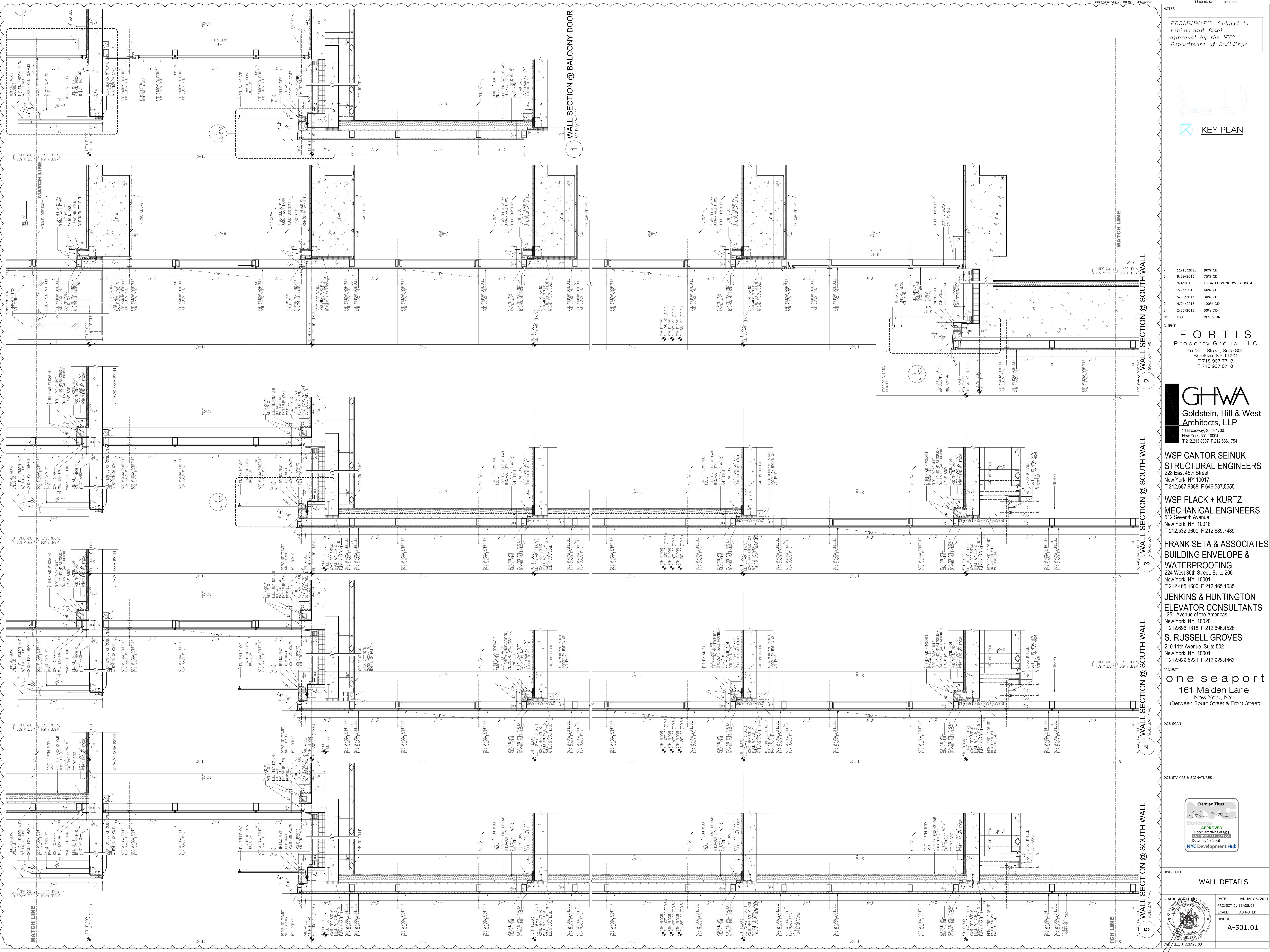
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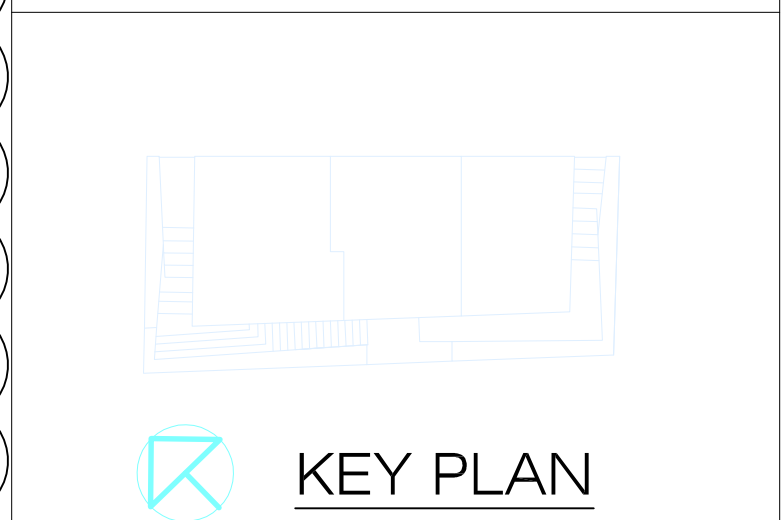
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NOTES

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PROJECT

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

DOB STAMPS & SIGNATURES

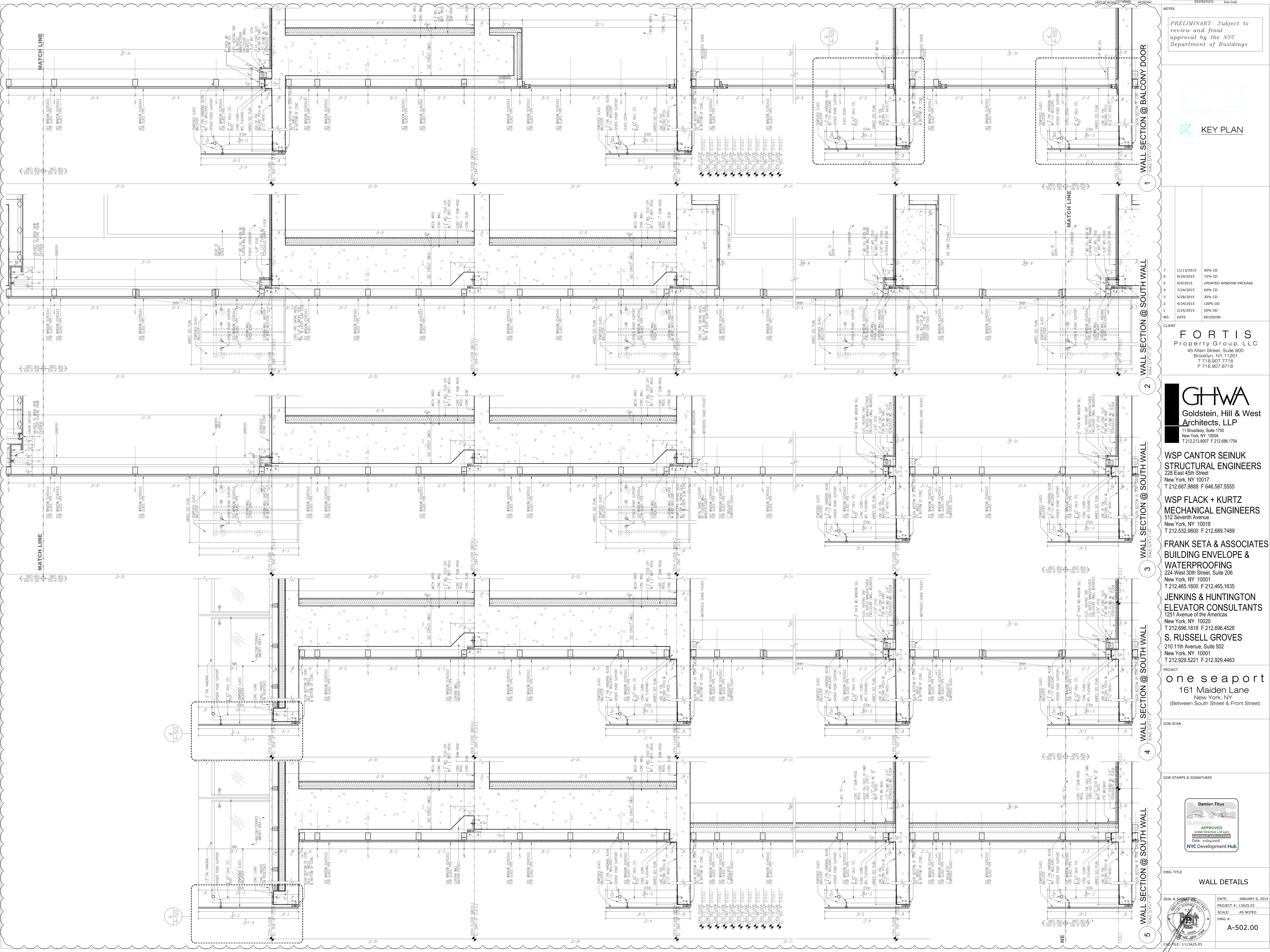
Damian Titus  
Buildings  
APPROVED  
Under Director of DOB  
ADMINISTRATIVE  
Date: 04/04/2016  
NYC Development Hub

DWG TITLE

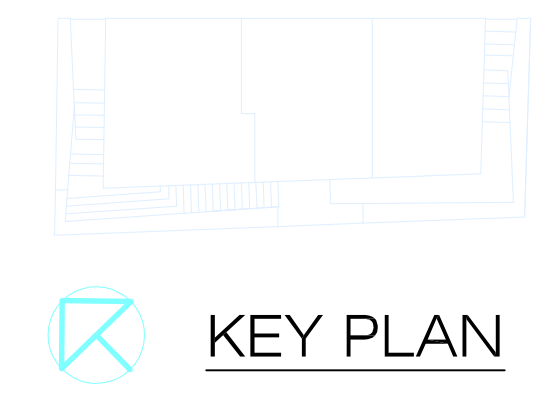
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PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-501.01  
CAD FILE: 1313A25.03





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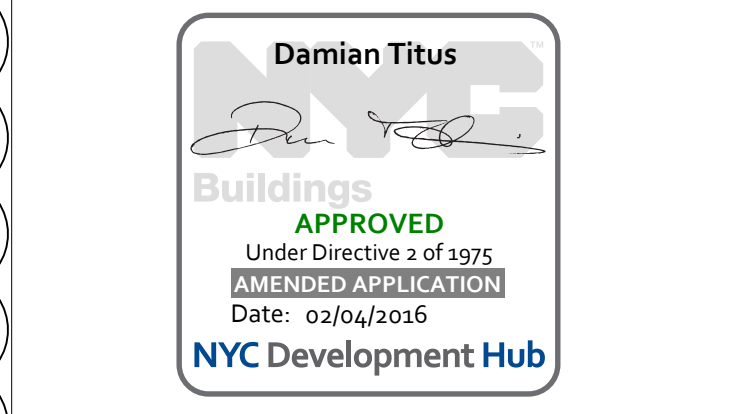
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
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DOB SCAN

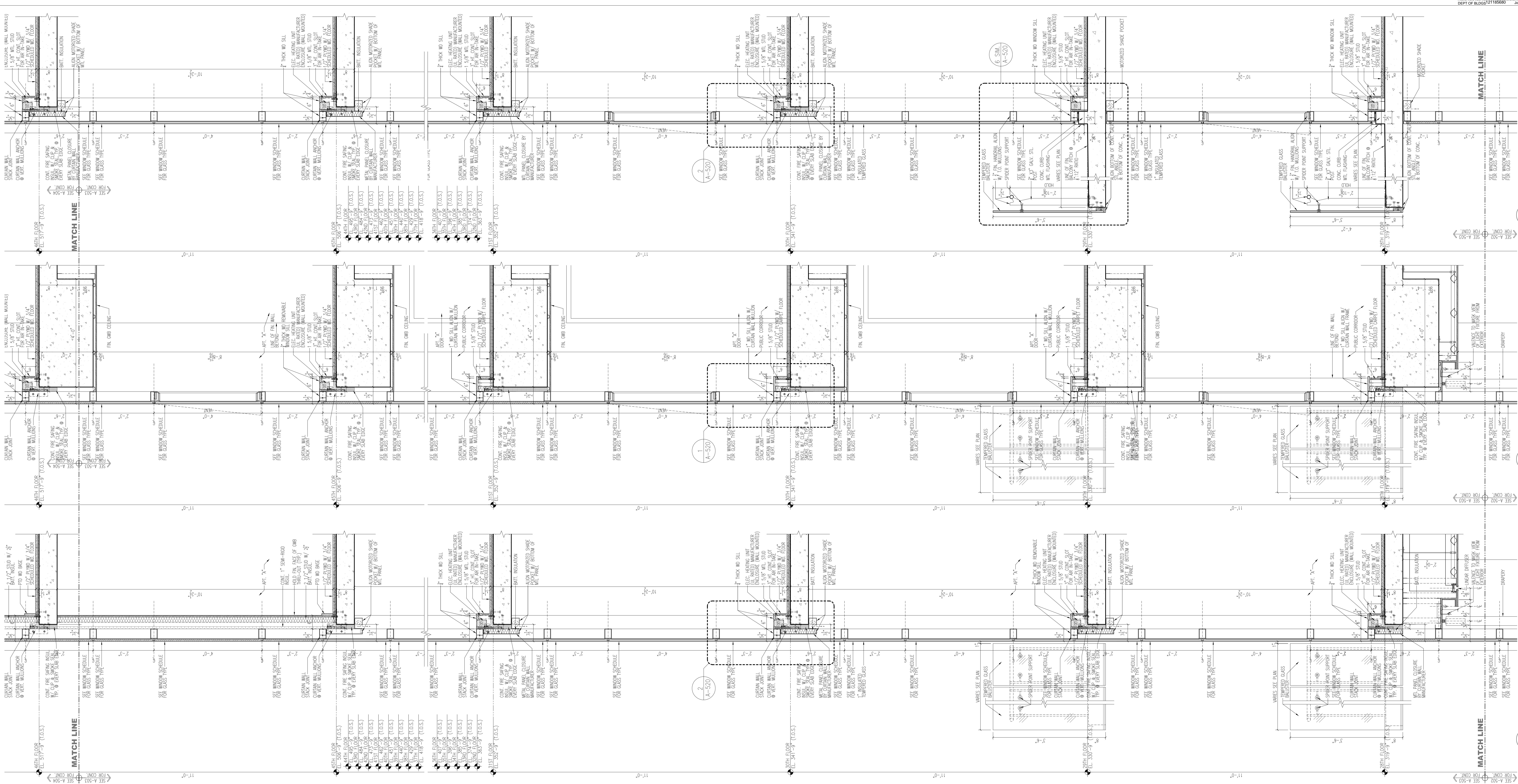
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DWG TITLE

WALL DETAILS  
DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-502.00  
DWG FILE: 1313A25.03





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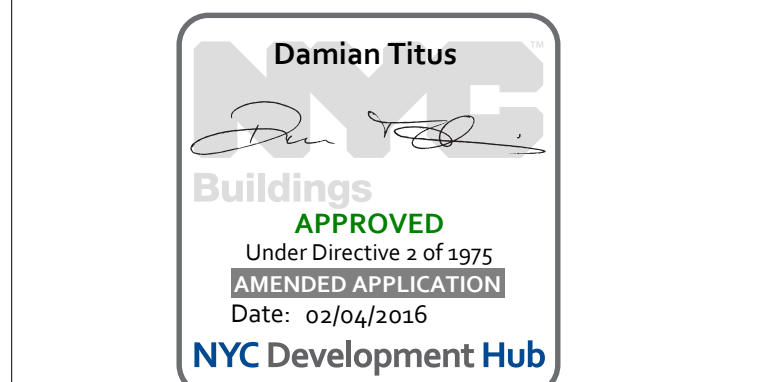
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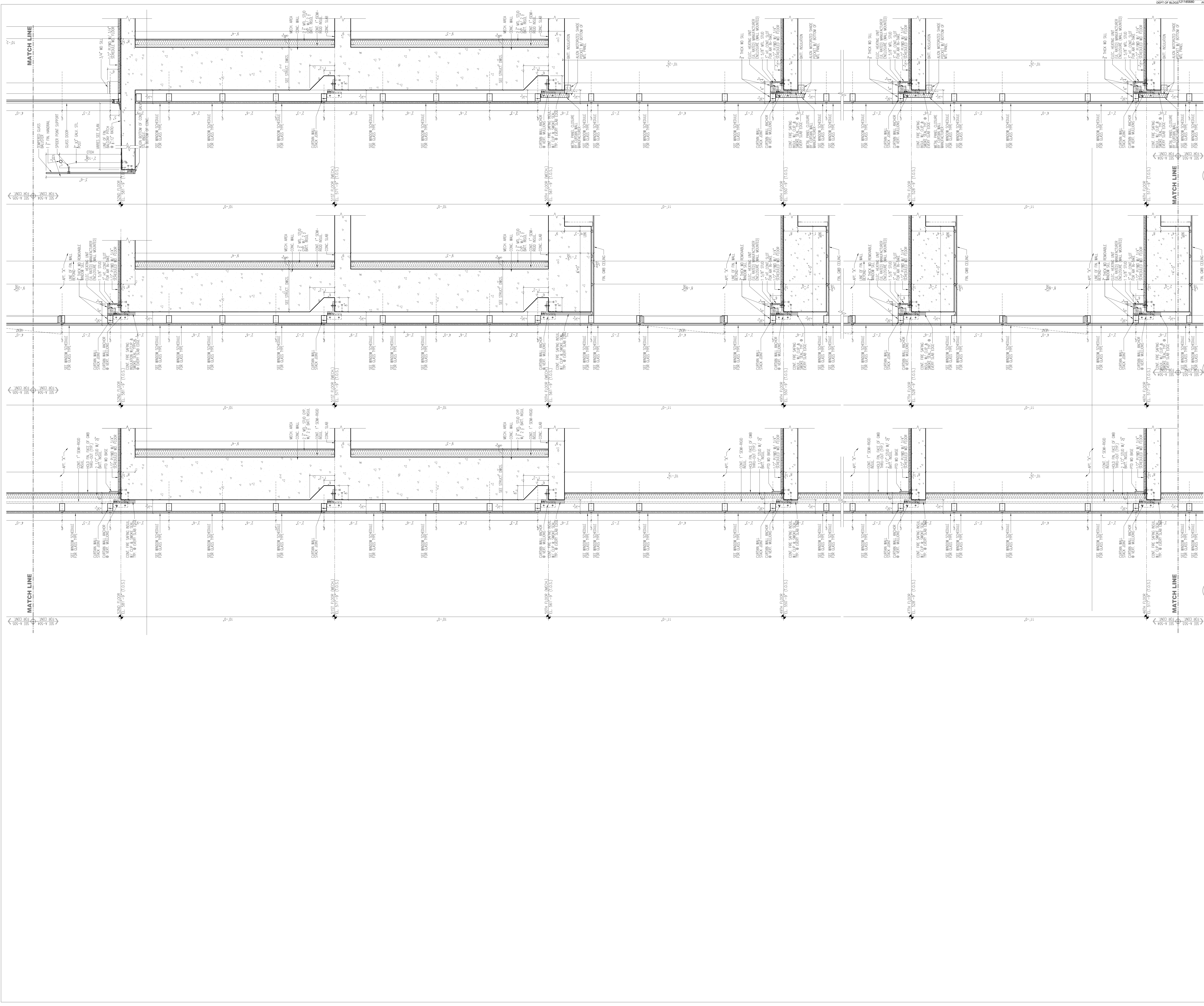
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KEY PLAN

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DOB SCAN

DOB STAMPS & SIGNATURES



Damian Titus



Damian Titus



Damian Titus



Damian Titus



Damian Titus



Damian Titus



Damian Titus



Damian Titus

DWG TITLE

WALL DETAILS

SEAL & SIGNATURE



SEAL OF THE CITY OF NEW YORK

DATE: JANUARY 6, 2014

PROJECT #: 13A25.03

SCALE: AS NOTED

DWG #:

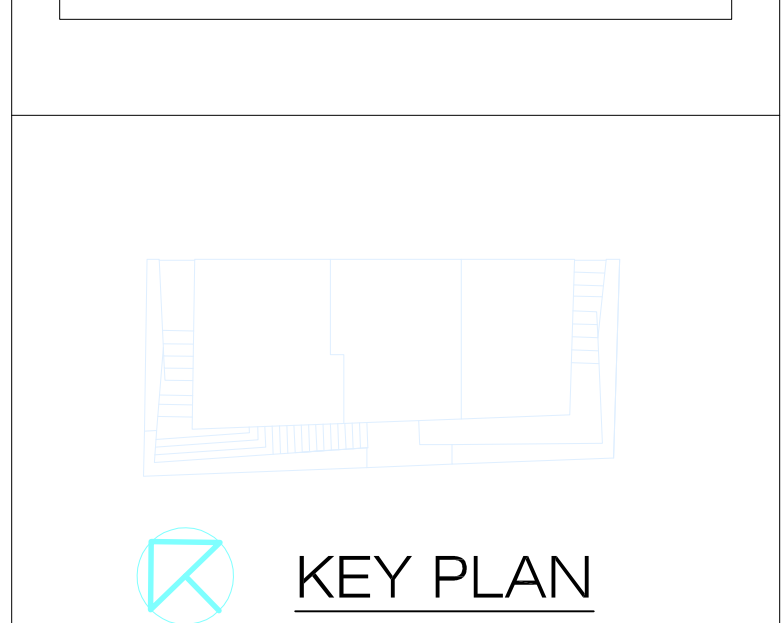
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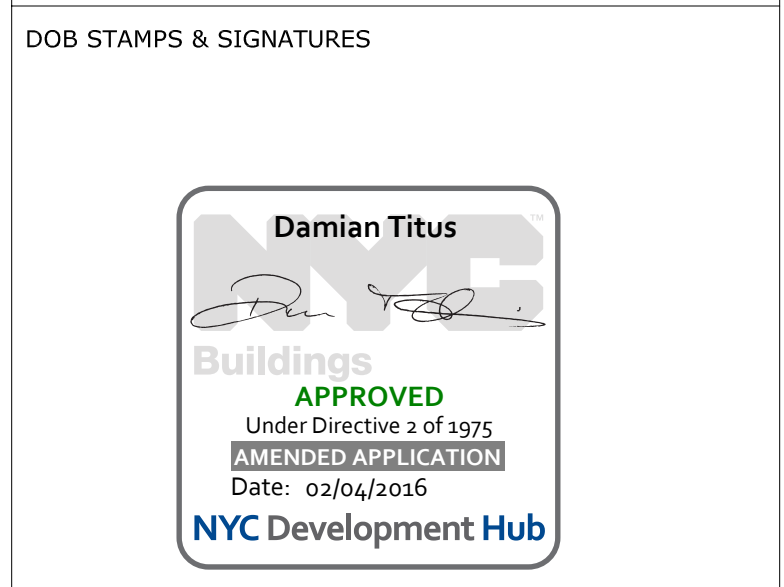
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DOB SCAN

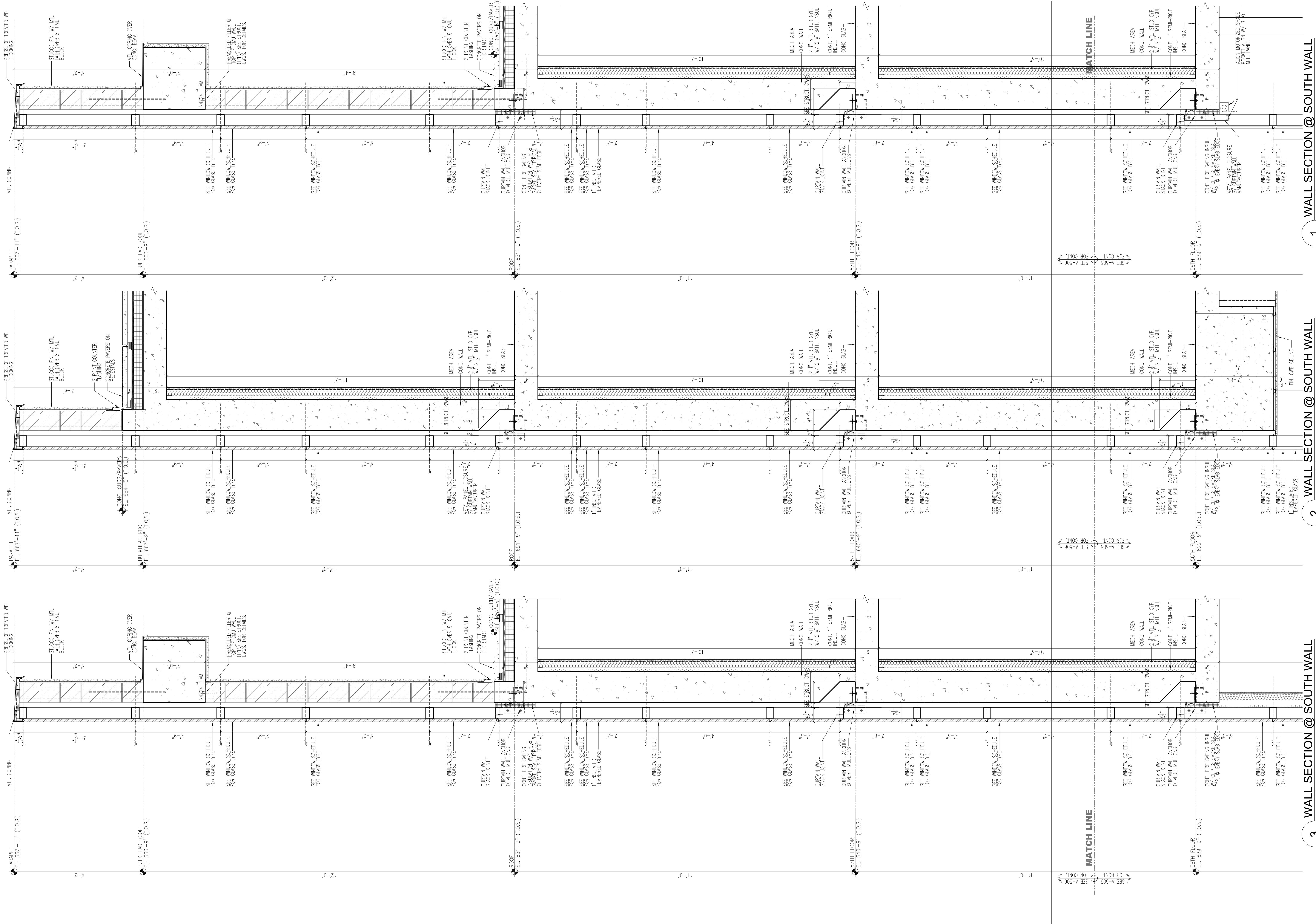
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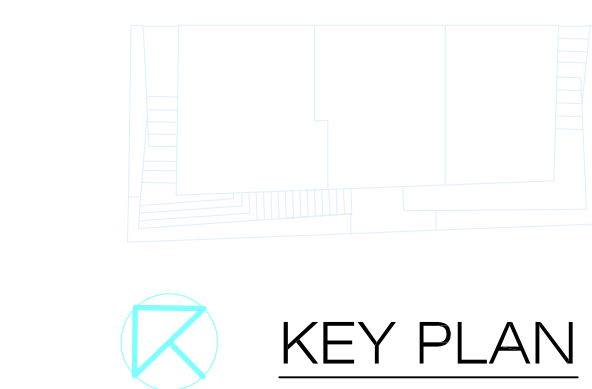
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DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: **A-505.00**  
CWP FILE: 1\13A25.03





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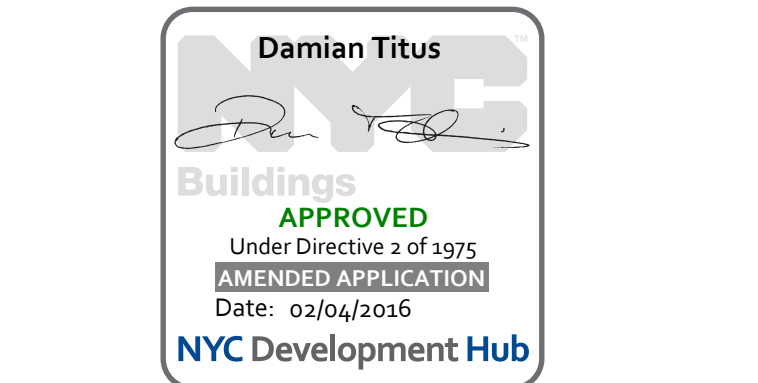
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES

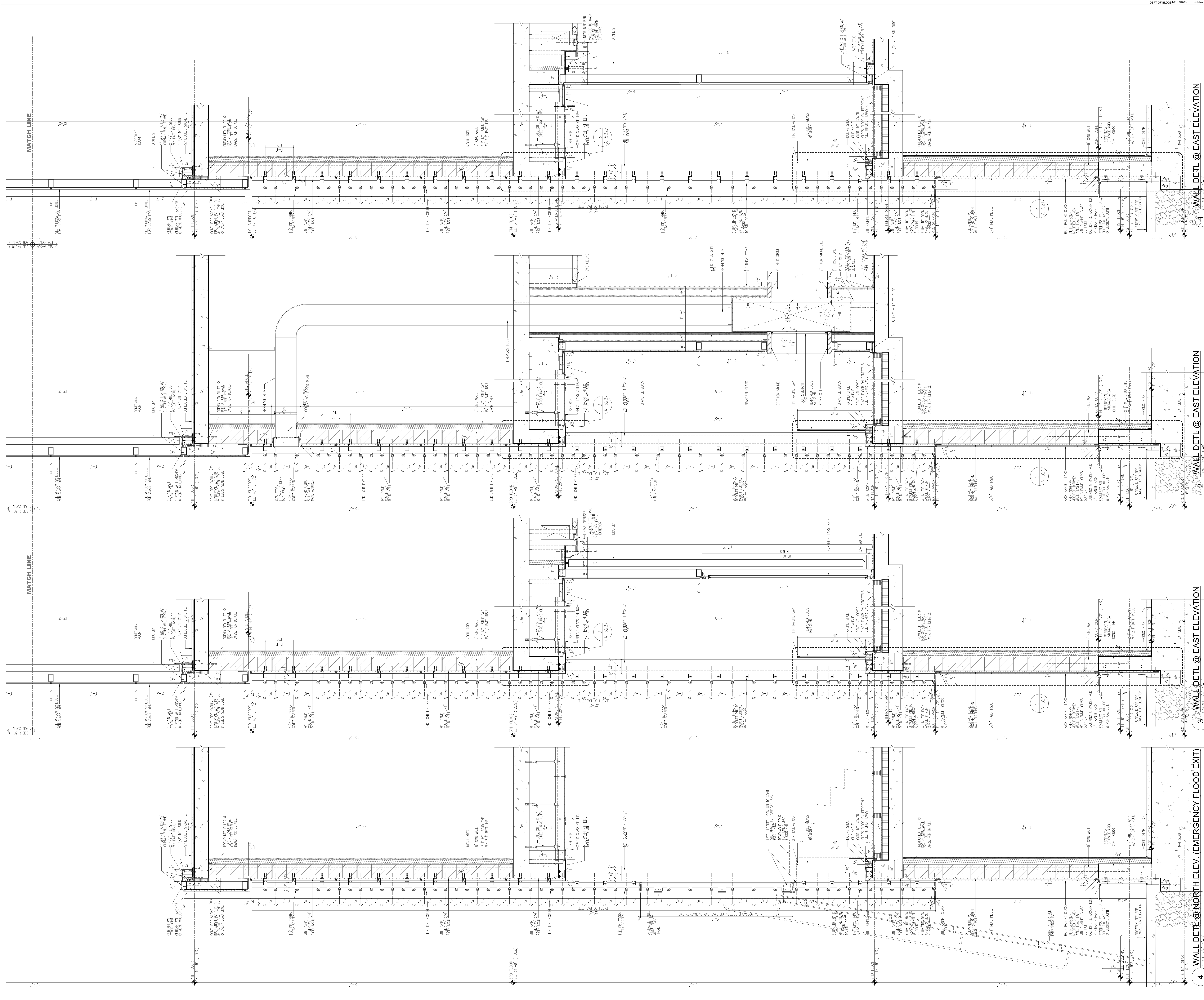


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PROJECT

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DOB SCAN

DOB STAMPS & SIGNATURES

Damian Titus

APPROVED  
Under Direction of a Licensed Professional Engineer  
Date: 02/02/2016  
NYC Development Hub

DWG TITLE

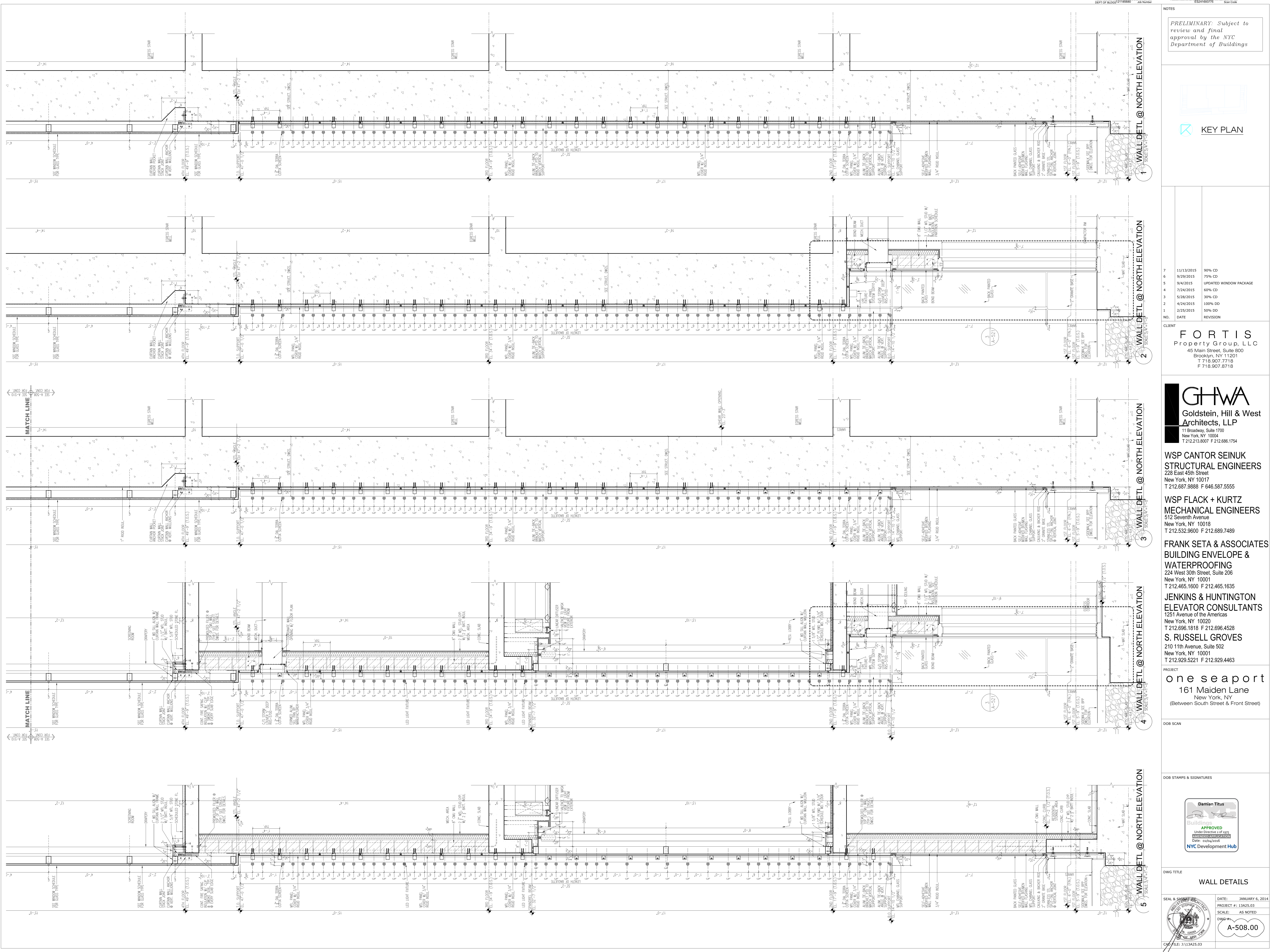
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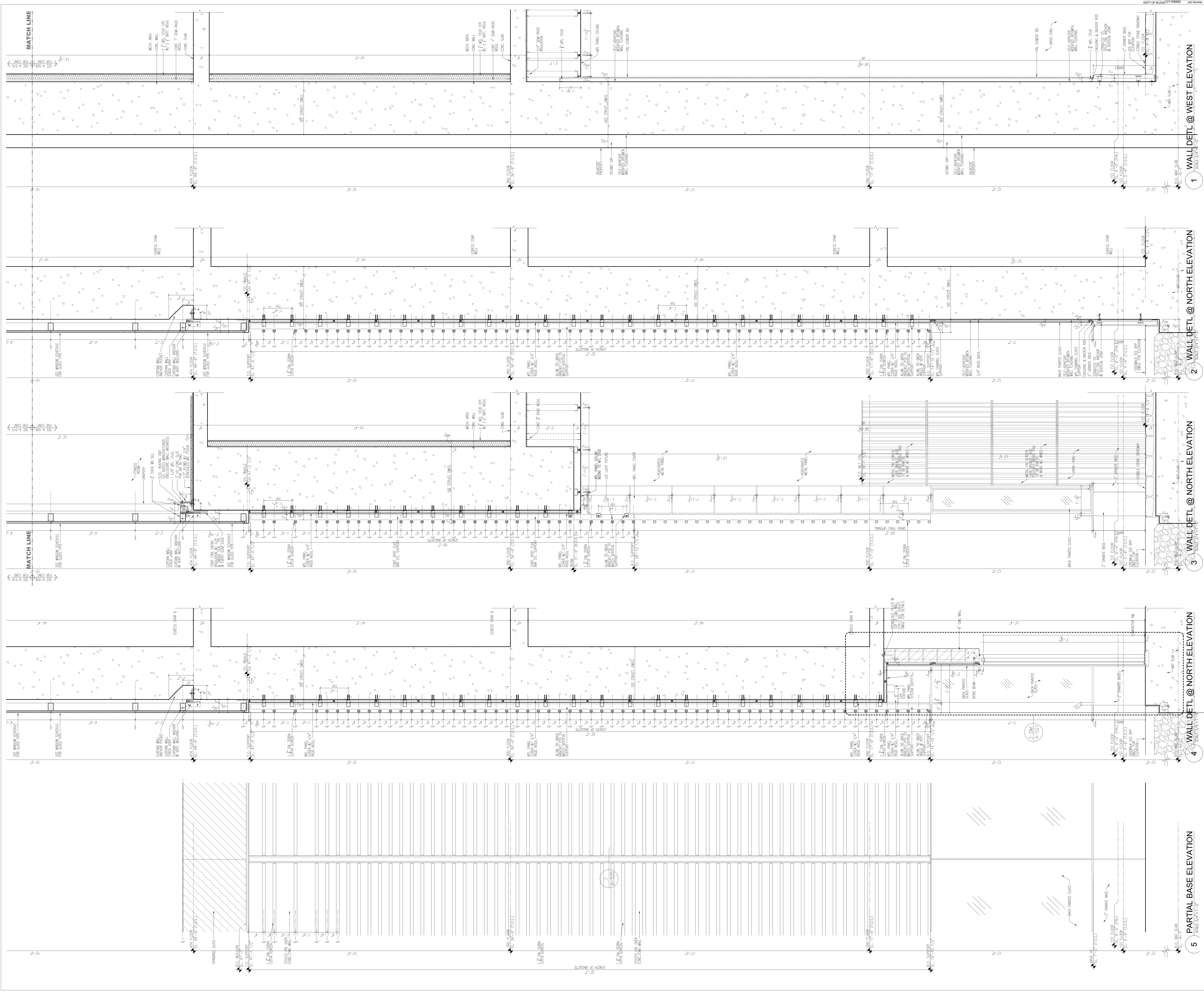
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APPROVED REPRESENTATIVE  
Date: 02/02/2016  
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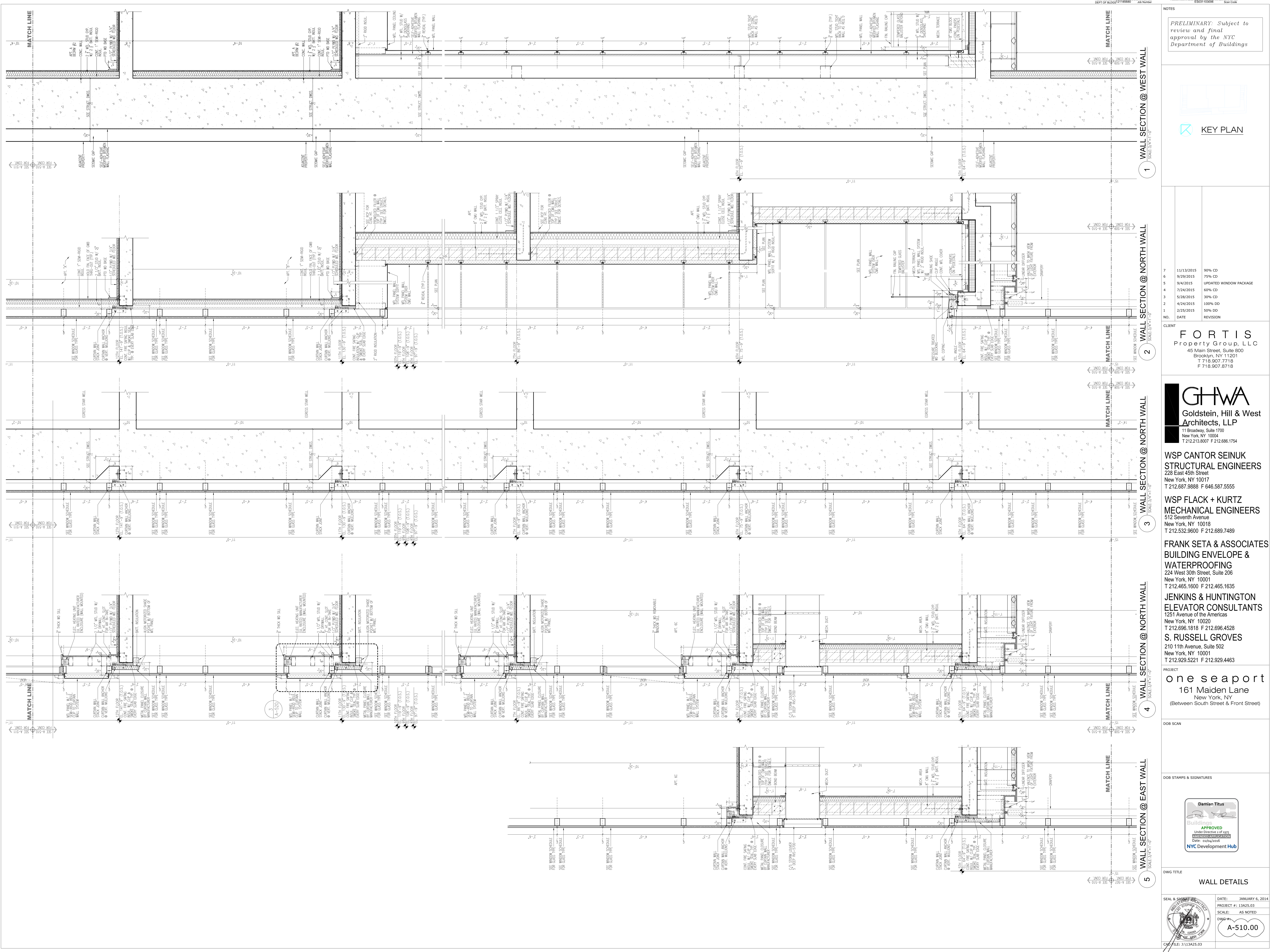
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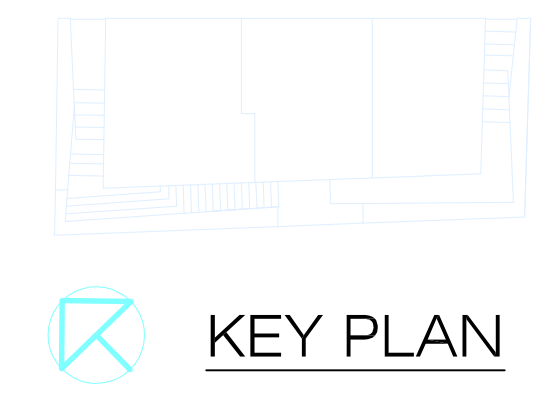
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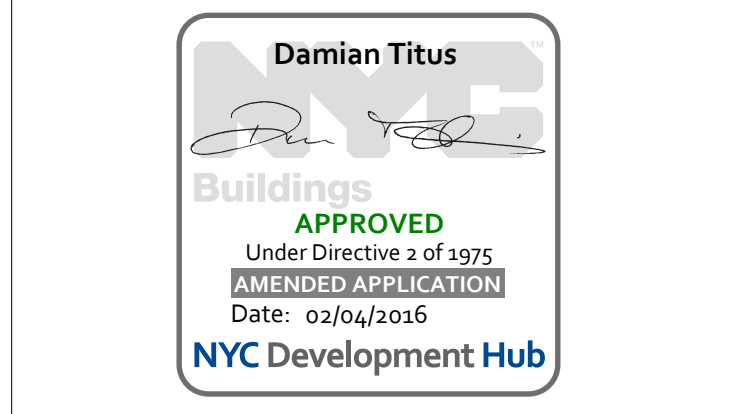
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PROJECT  
**one seaport**  
161 Maiden Lane  
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DOB SCAN

DOB STAMPS & SIGNATURES

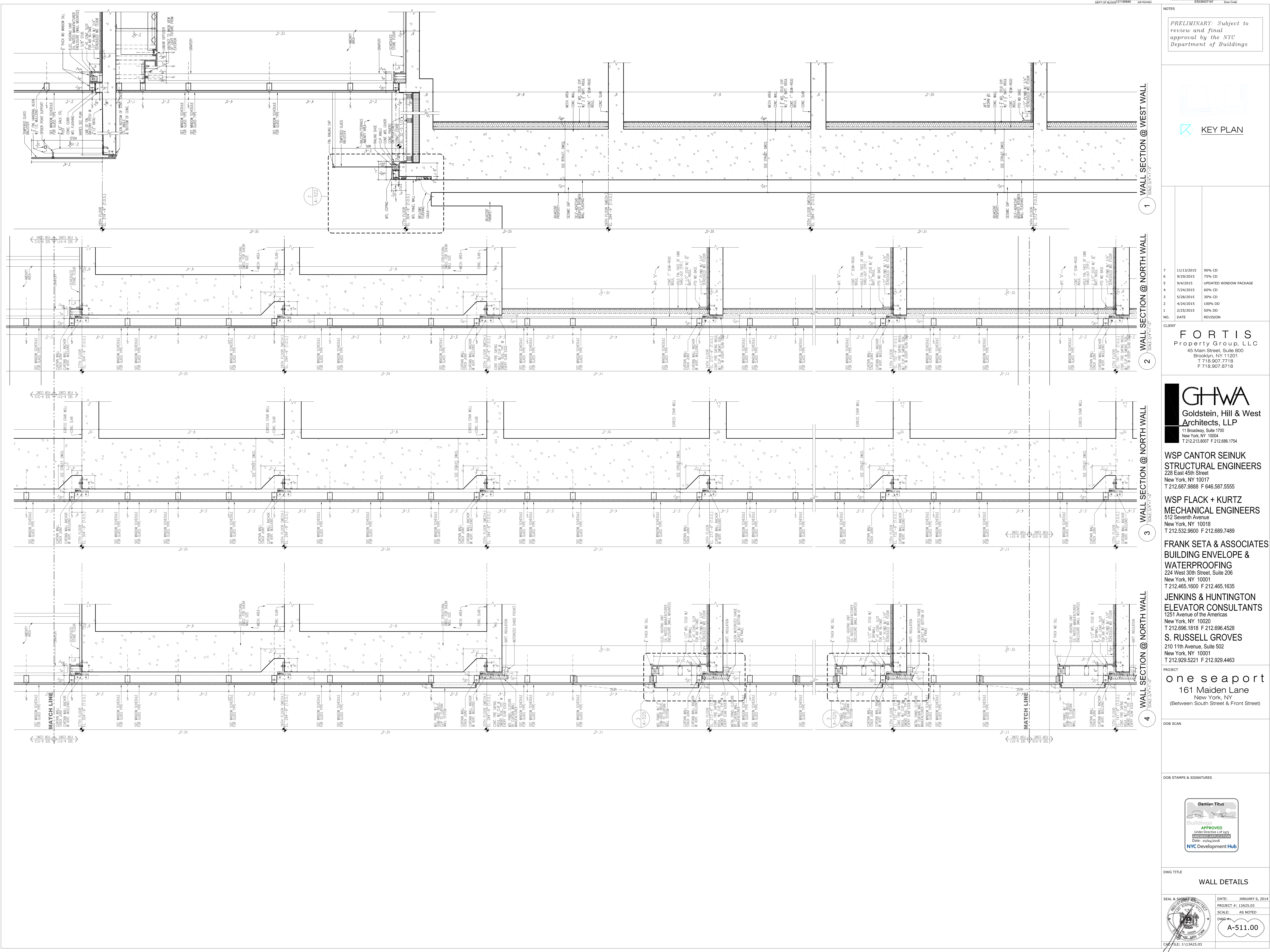


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WALL DETAILS

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PROJECT

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DOB SCAN

DOB STAMPS & SIGNATURES

APPROVED

Under Division 2 of 2015

AMENDMENT NO. 1

DATE: 02/02/2016

NYC Development Hub

Damian Titus

Signature

DWG TITLE

**WALL DETAILS**

SEAL & SIGNATURE

APPROVED

Under Division 2 of 2015

AMENDMENT NO. 1

DATE: 02/02/2016

NYC Development Hub

Damian Titus

Signature

DATE: JANUARY 6, 2014

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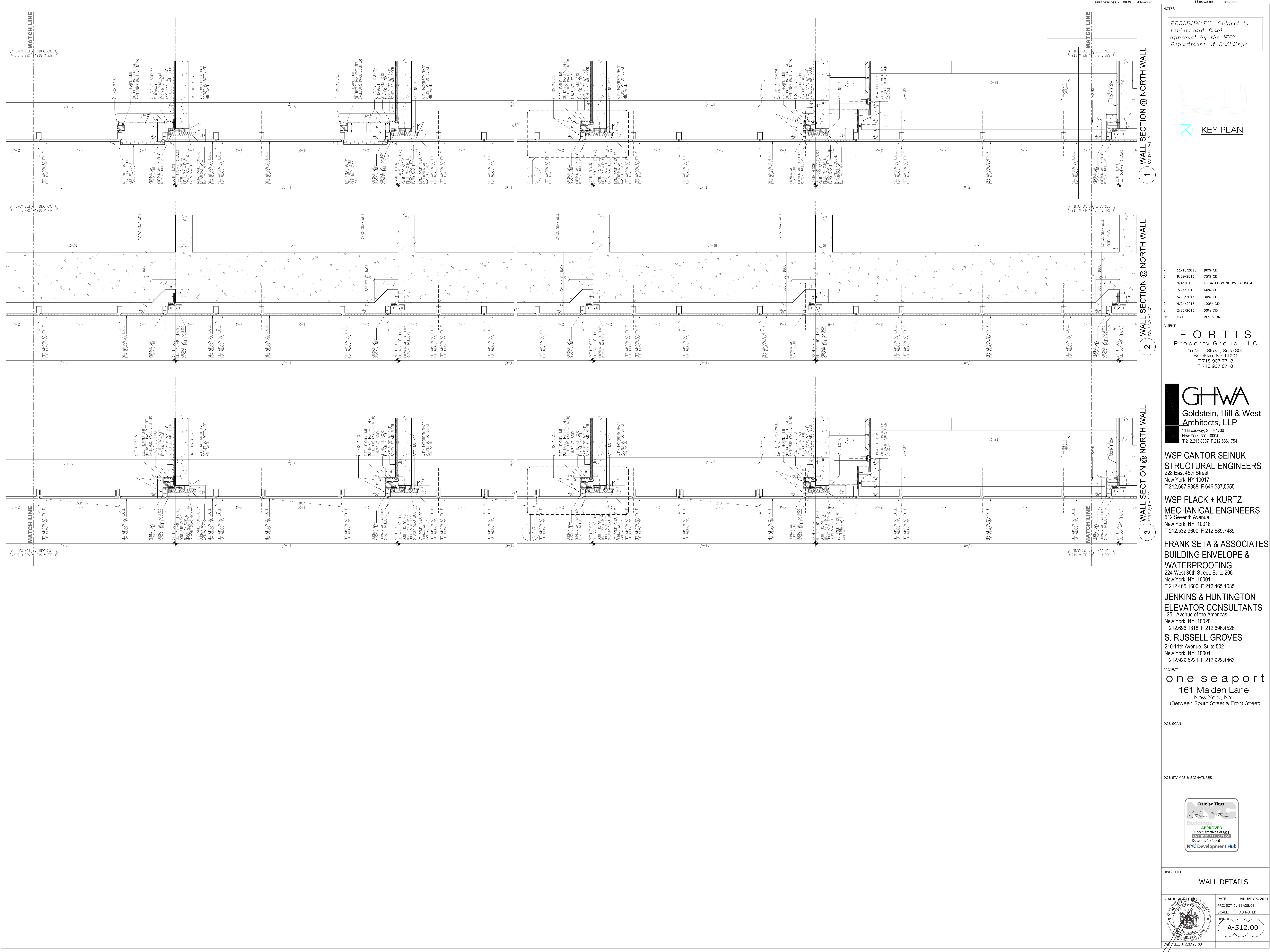
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**A-511.00**

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PROJECT

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DOB SCAN

DOB STAMPS & SIGNATURES

DWG TITLE

**WALL DETAILS**

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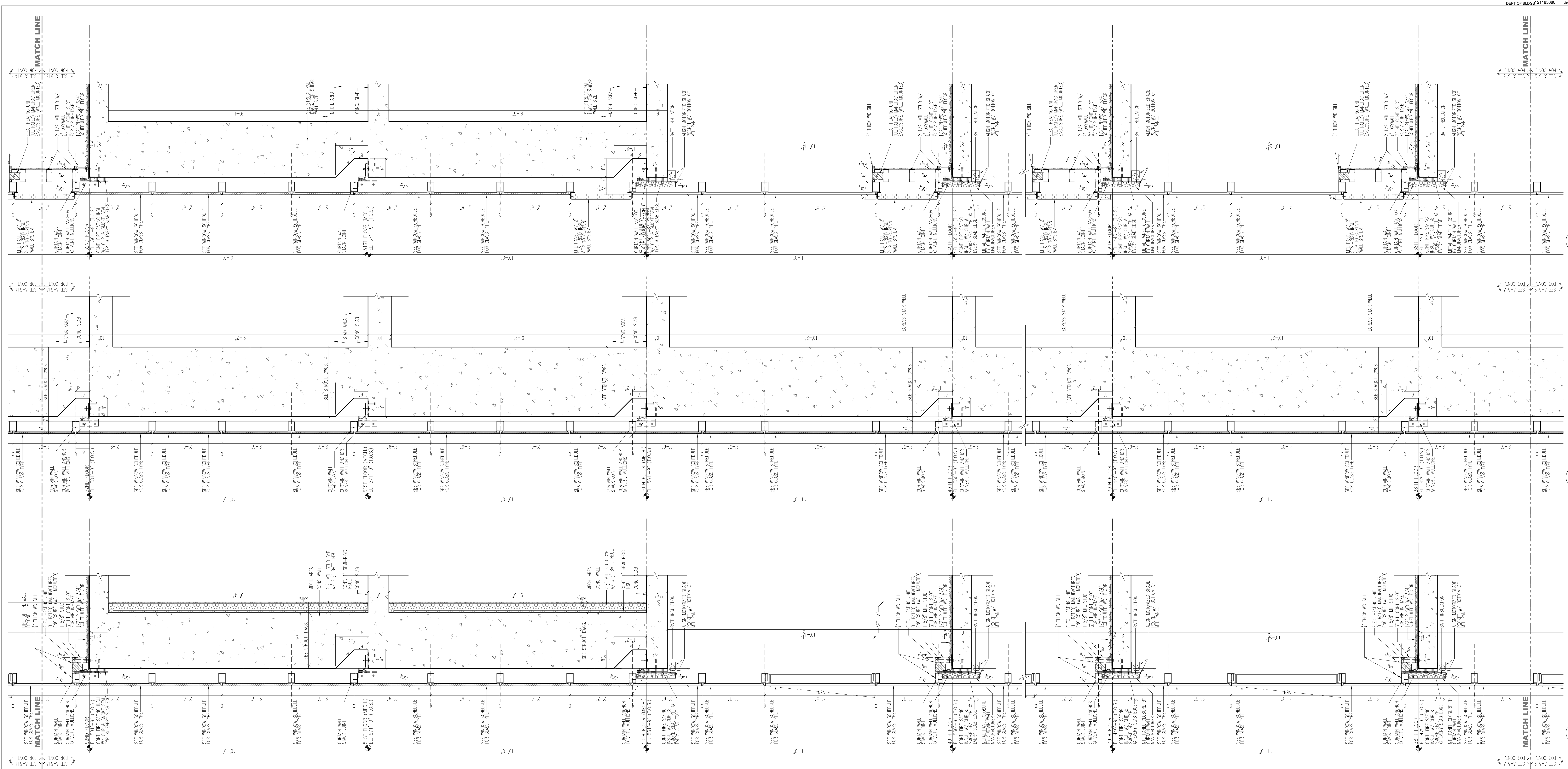
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**A-512.00**

CAD FILE: 1313A25.03





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DOB SCAN

DOB STAMPS & SIGNATURES

Damian Titus

**Buildings**

APPROVED  
Under Director's & Dept.  
PLANNING & CONSTRUCTION  
Date: 02/02/2016  
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DWG TITLE

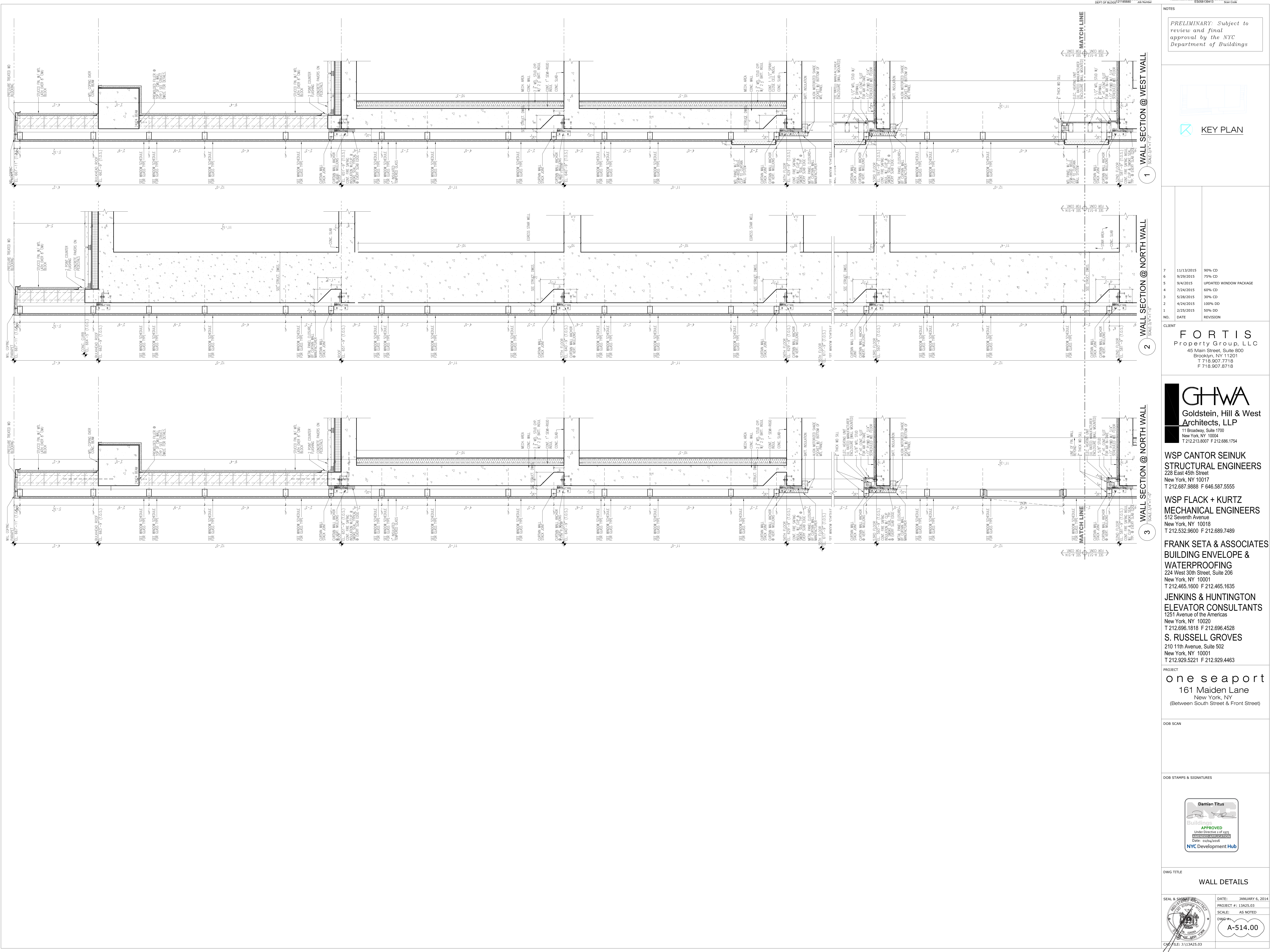
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PROJECT

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**Buildings**  
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PLUMBING & MECHANICAL  
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DWG TITLE

**WALL DETAILS**

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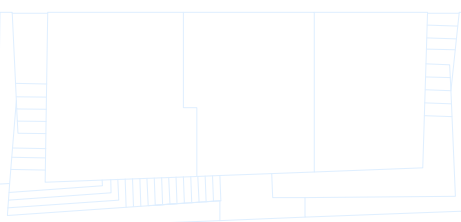
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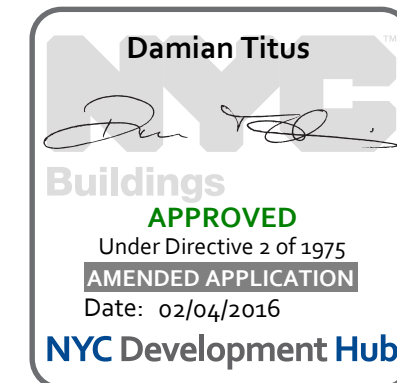
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T 212.696.1818 F 212.696.4528

**S. RUSSELL GROVES**  
210 11th Avenue, Suite 502  
New York, NY 10001  
T 212.929.5221 F 212.929.4463

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

DOB SCAN

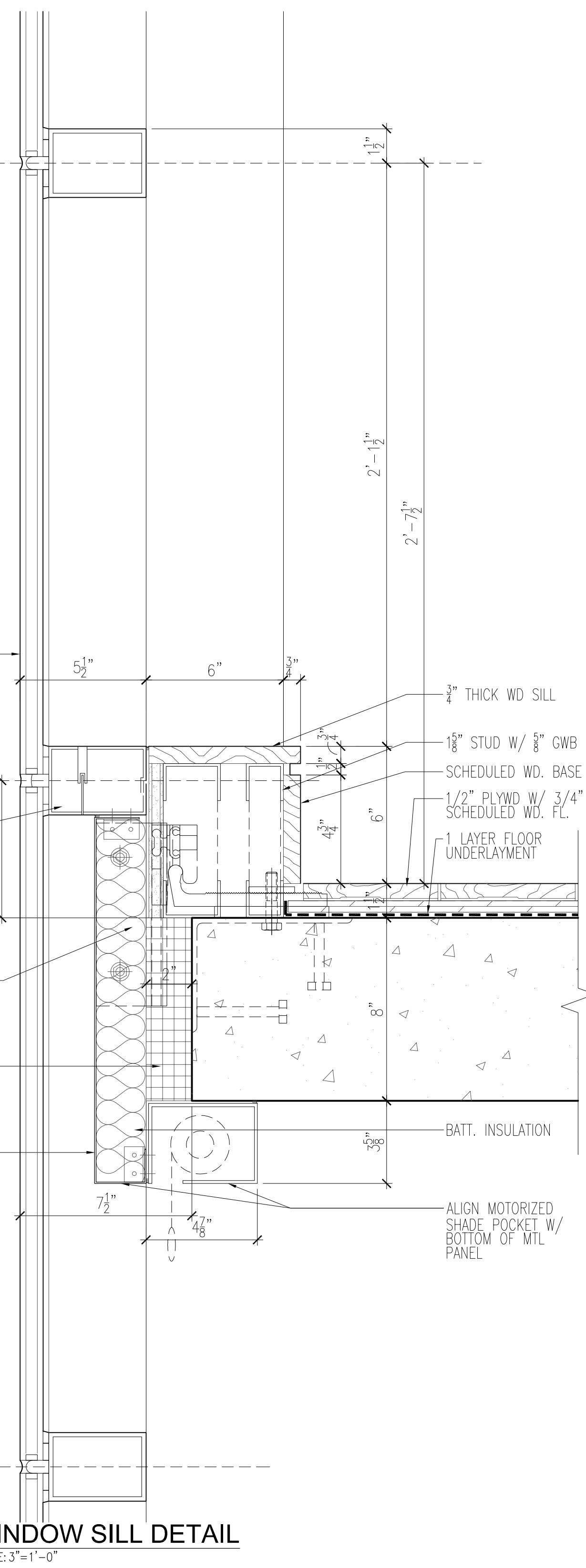
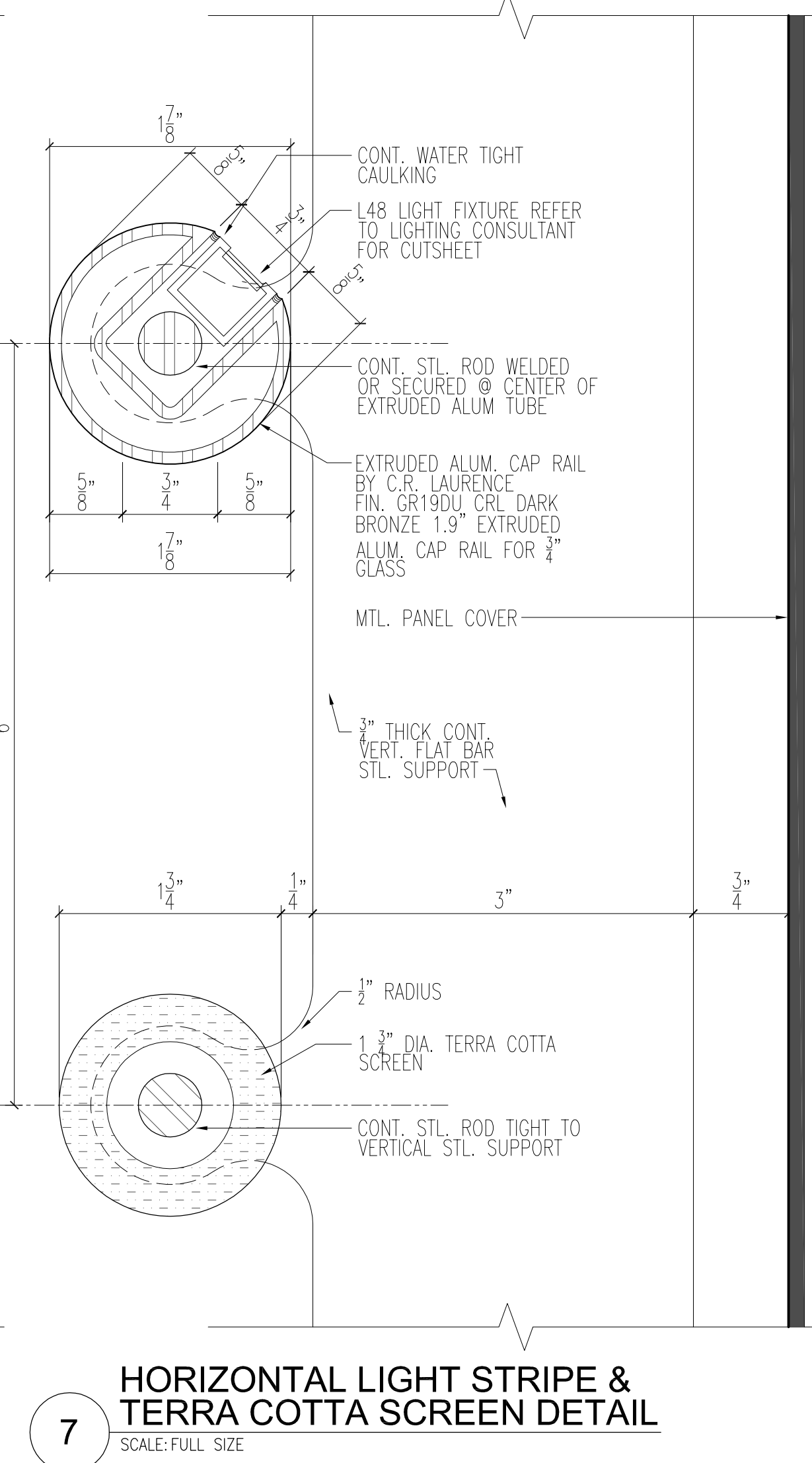
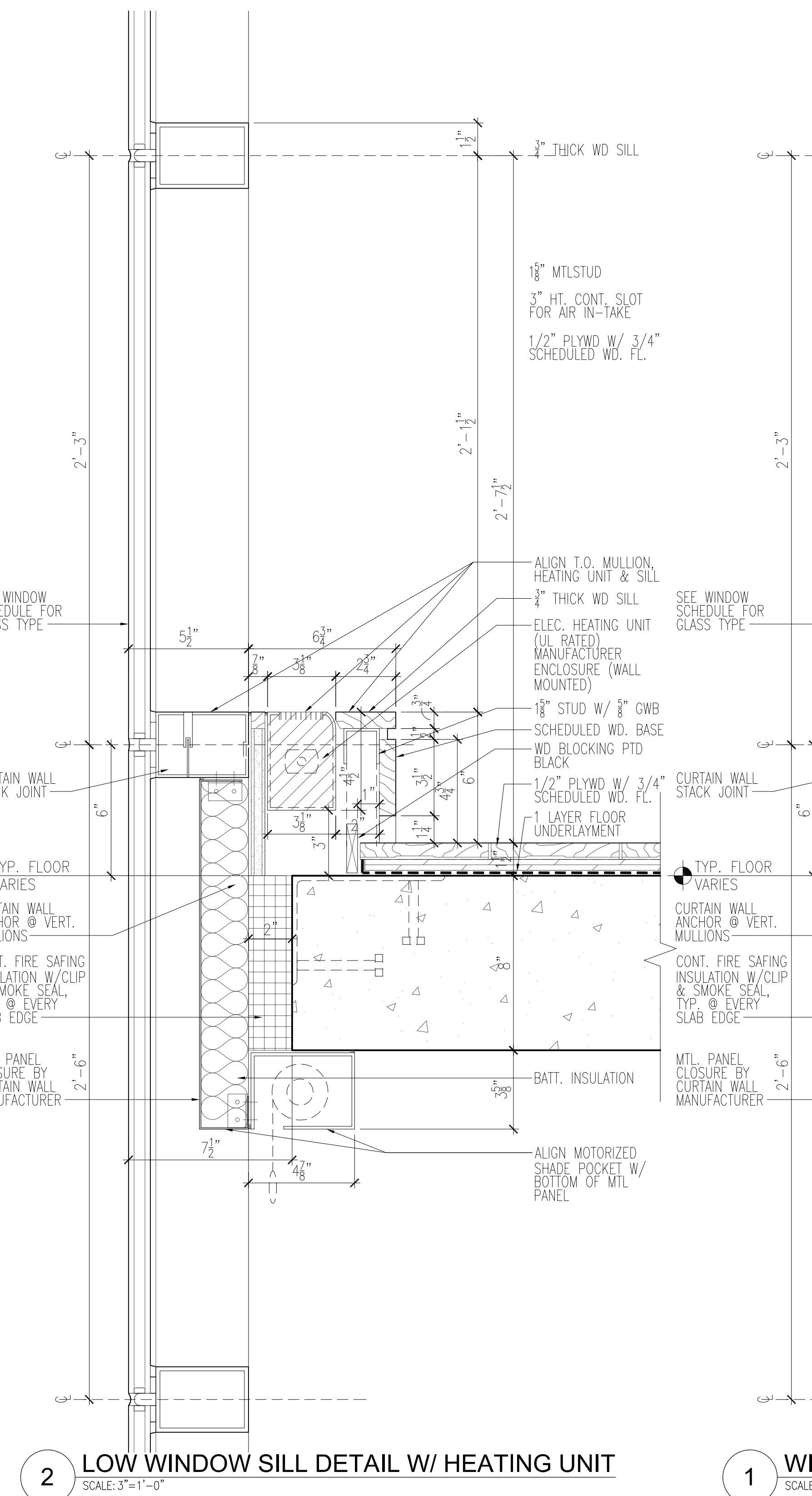
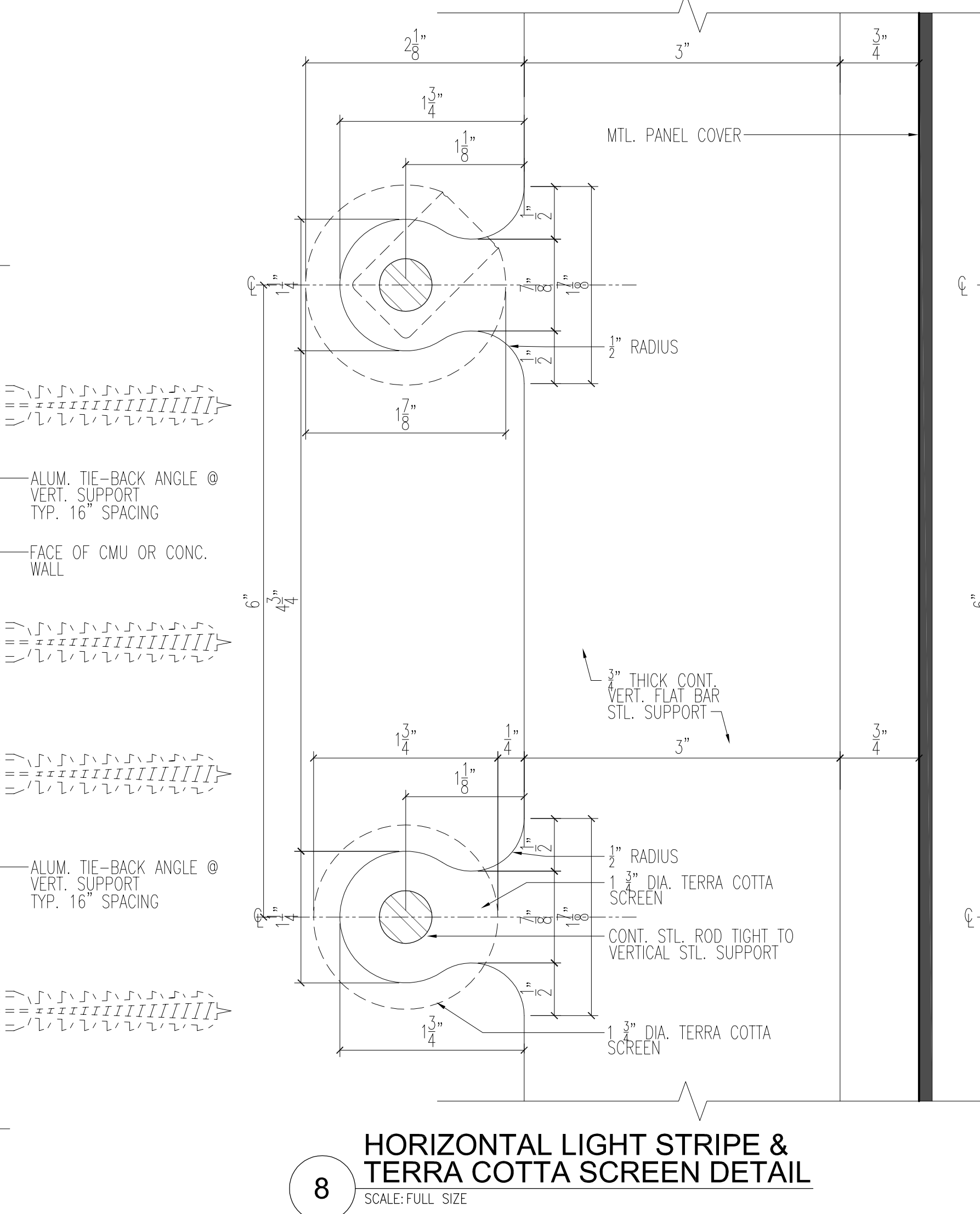
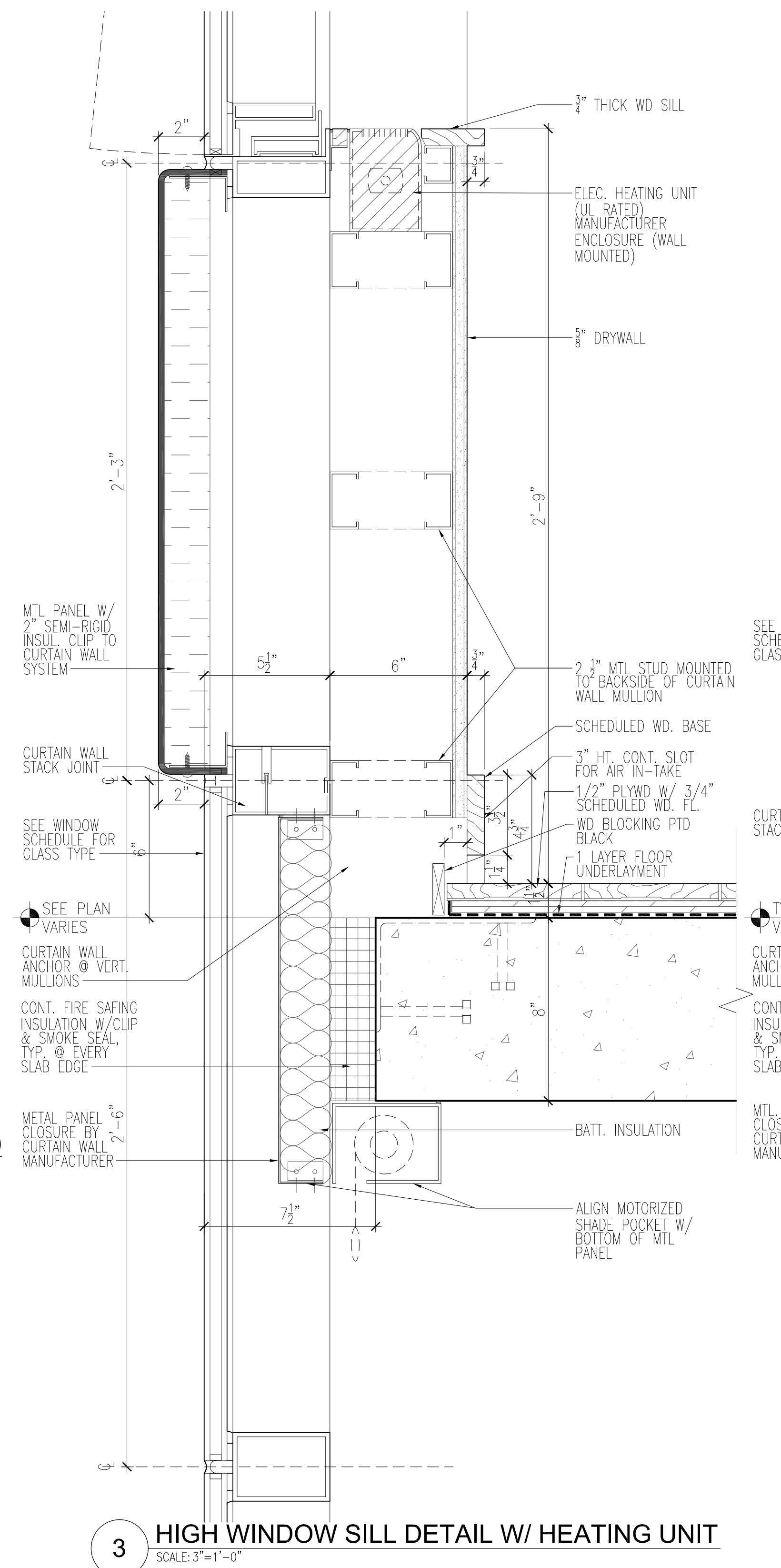
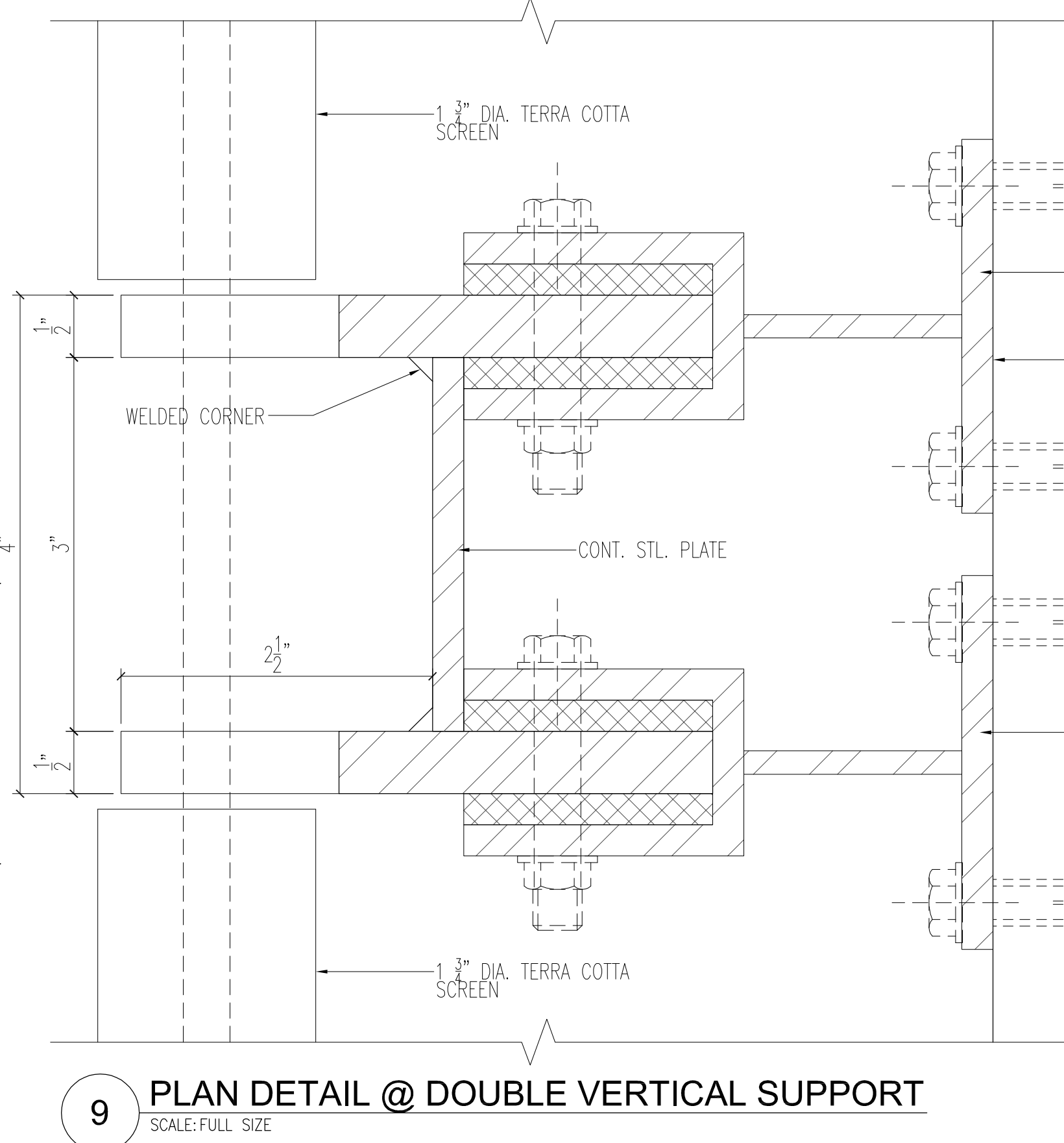
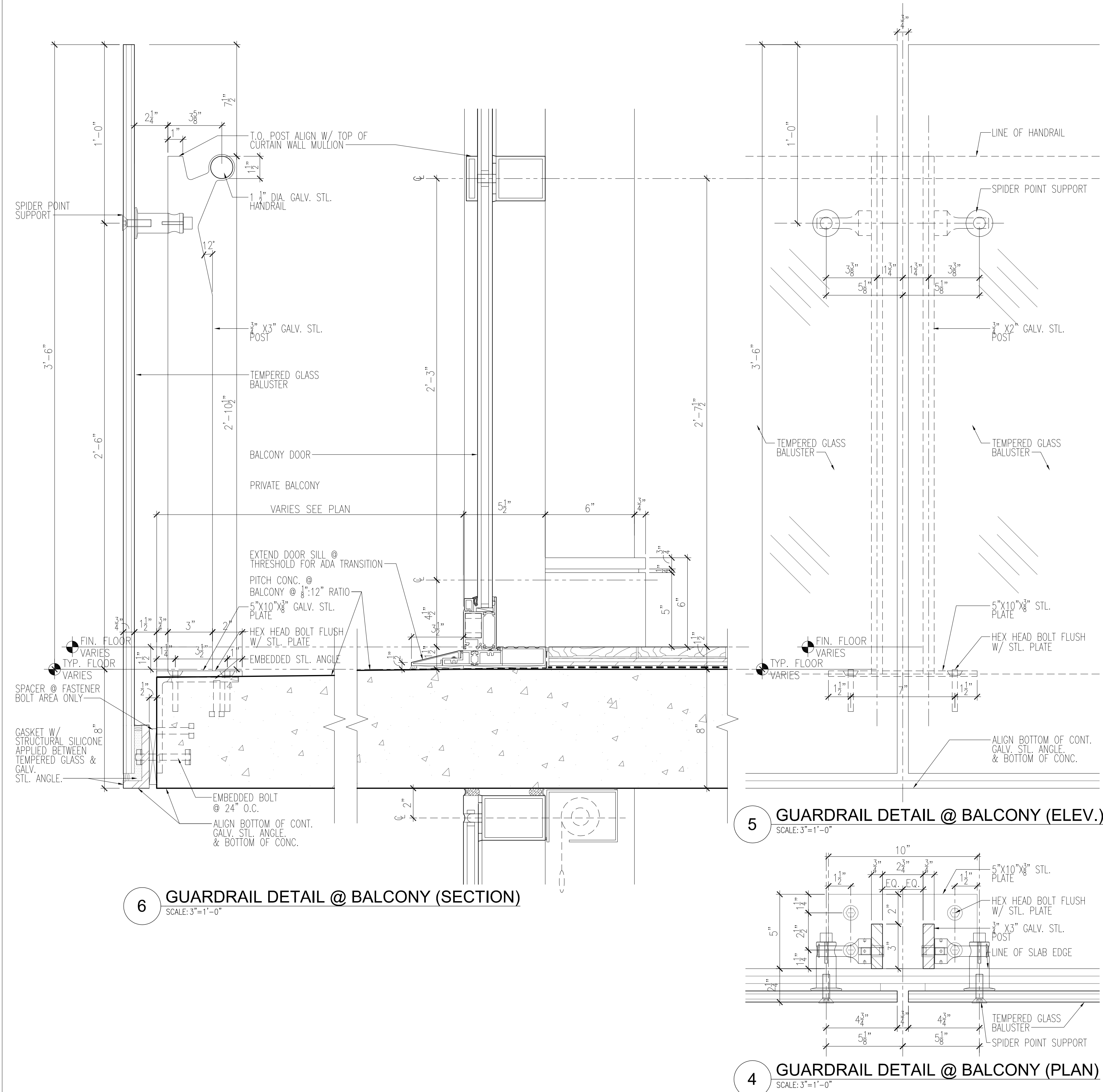
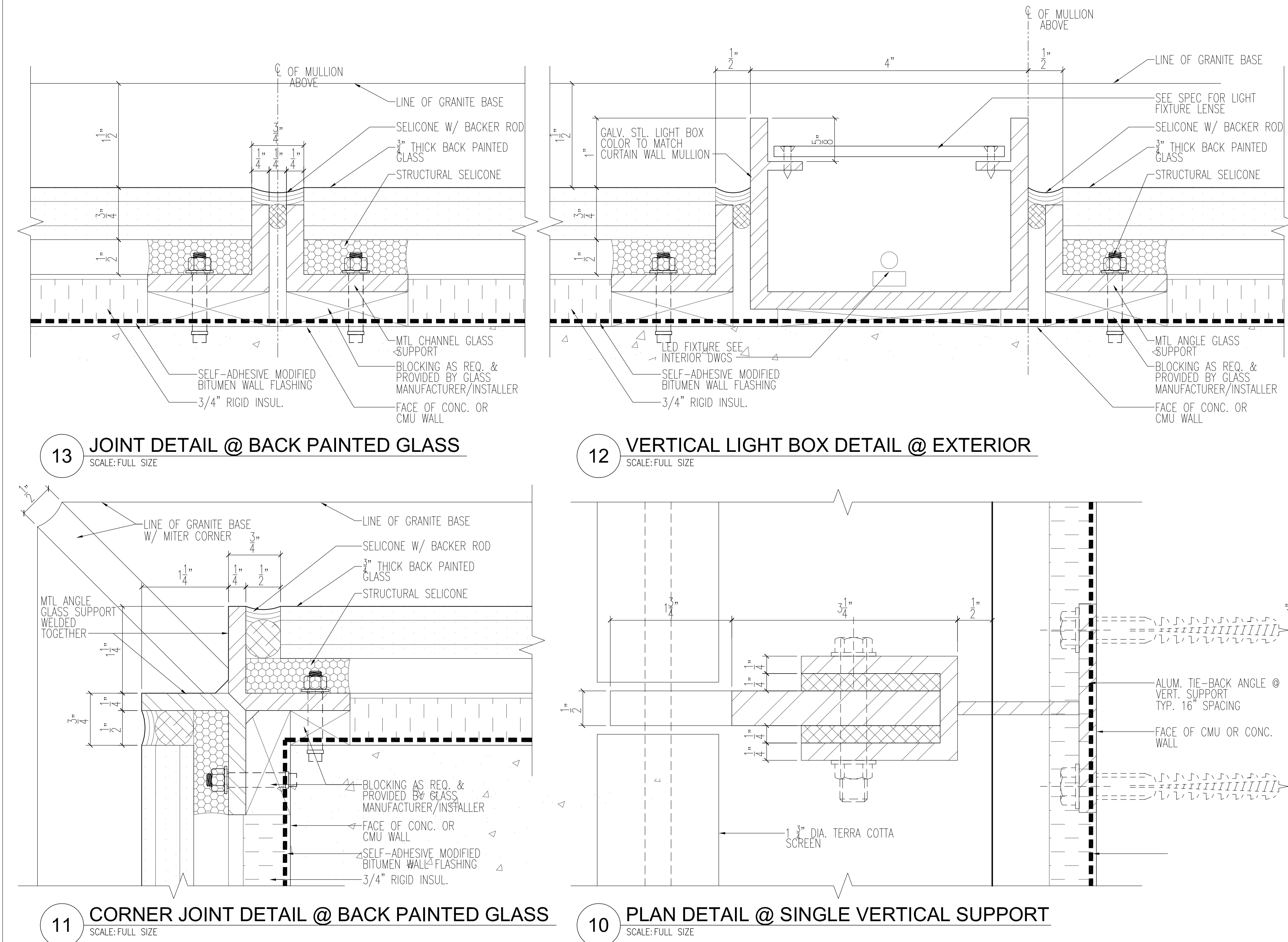
DOB STAMPS & SIGNATURES



DWG TITLE

ENLARGED DETAILS

SEAL & SIGNATURE  
DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #:  
A-520.00  
CAP FILE: 1313A25.03





7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED W
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT

**FORTIS**  
Property Group, LLC  
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**JENKINS & HUNTINGTON**  
**ELEVATOR CONSULTANTS**  
1251 Avenue of the Americas  
New York, NY 10020

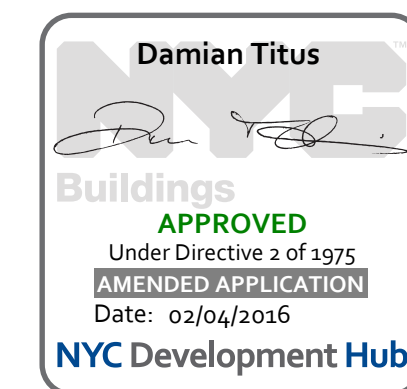
**S. RUSSELL GROVES**  
210 11th Avenue, Suite 502  
New York, NY 10001  
T 212.929.5221 F 212.929.4463

PROJEC

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


DOB SCAN

DOB STAMPS &amp; SIGNATURE:

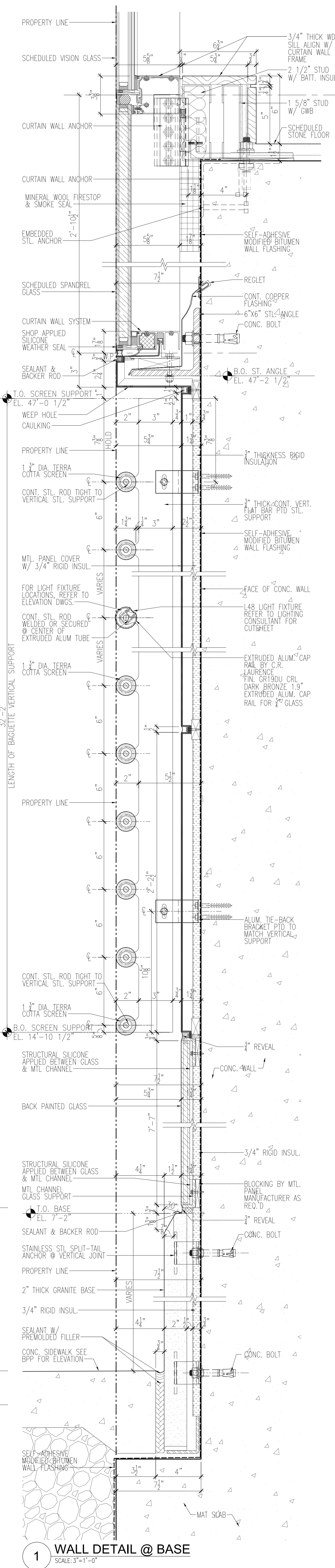
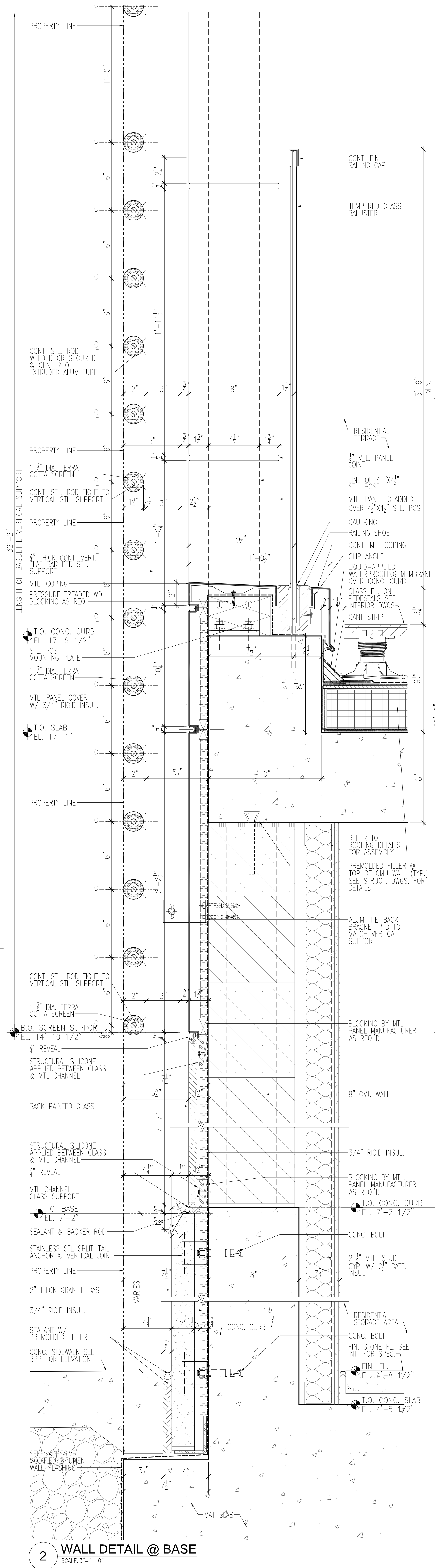
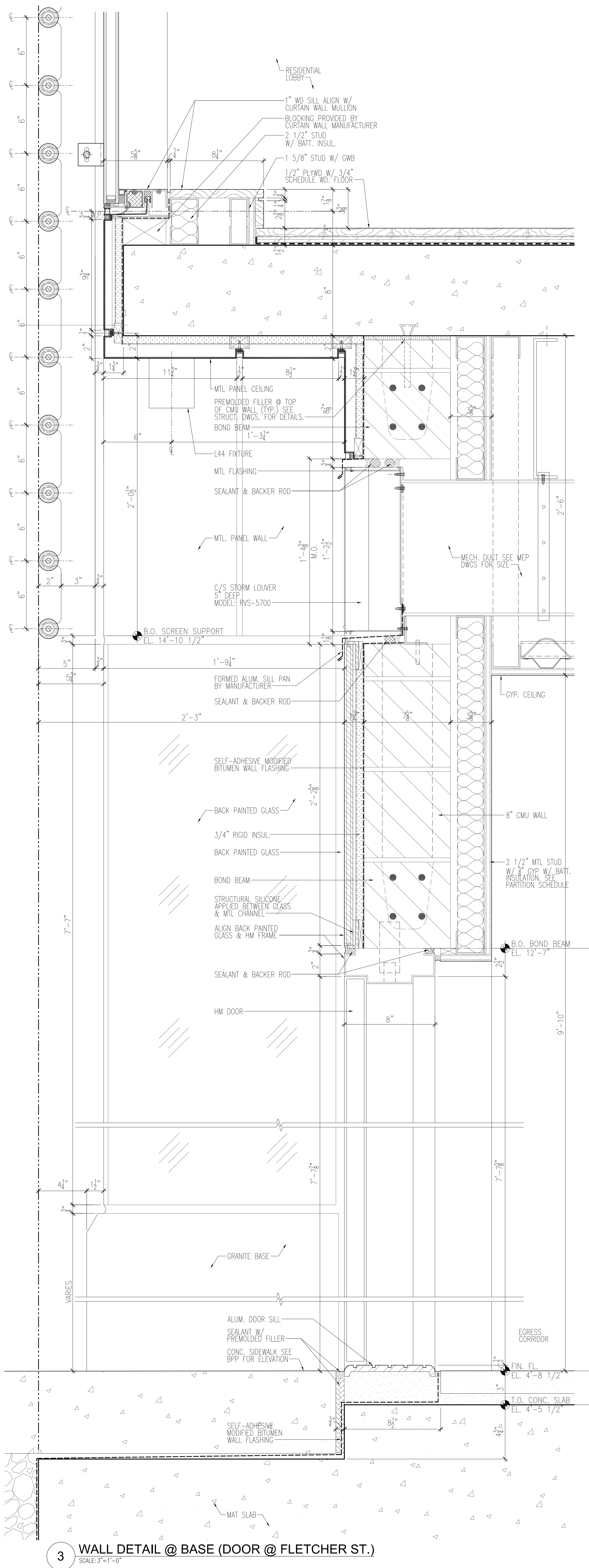


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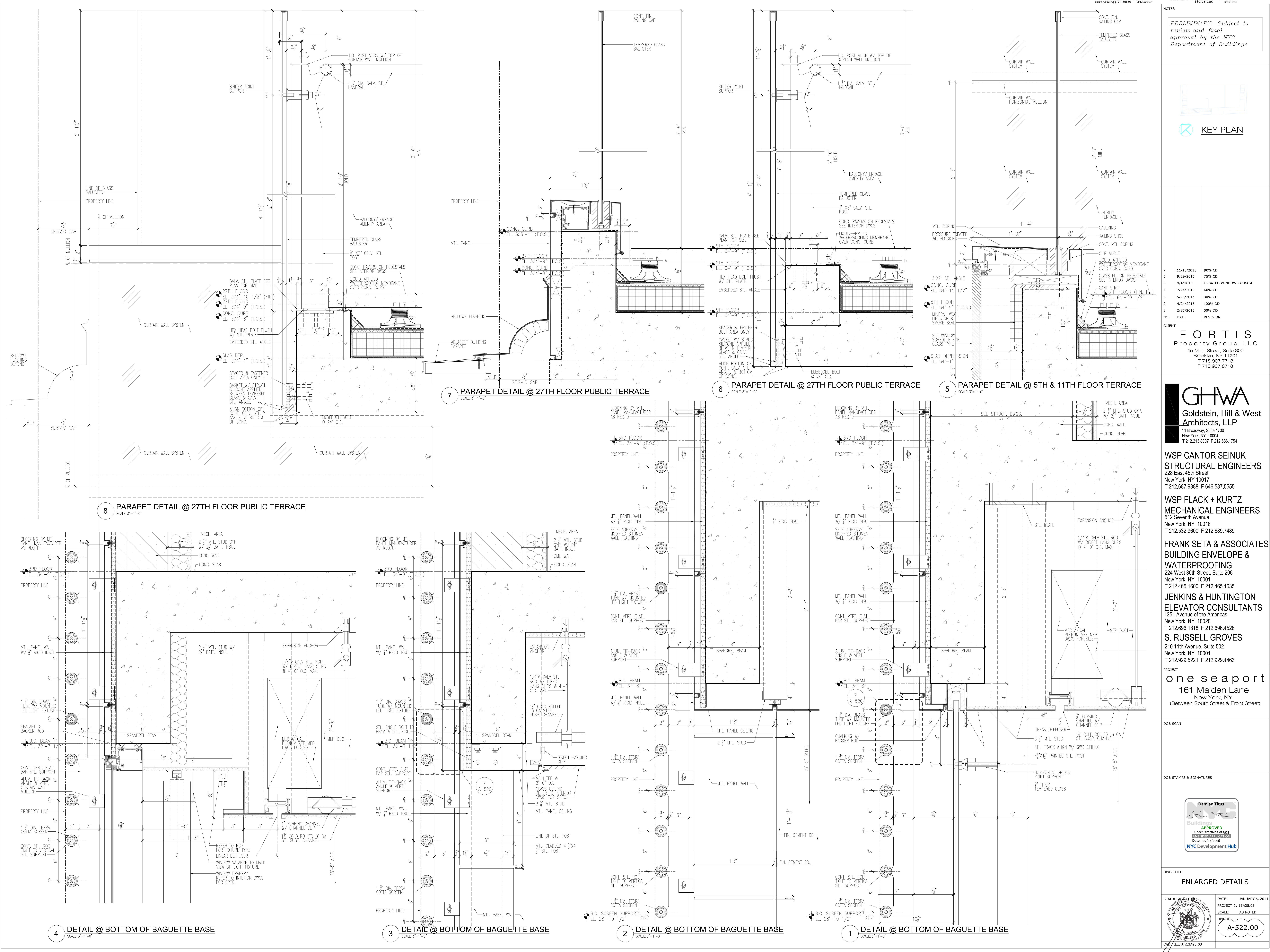
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SEAL & SIGNATURE:  DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03

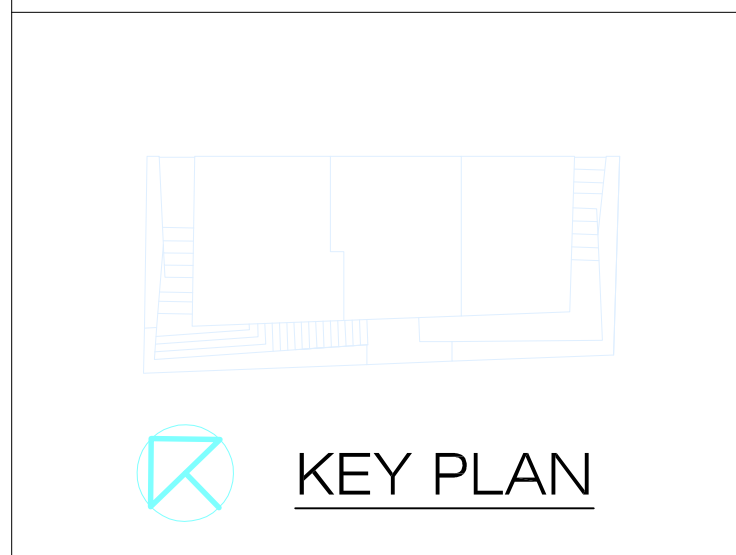
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PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings



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NO.	DATE	REVISION

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224 West 30th Street, Suite 206  
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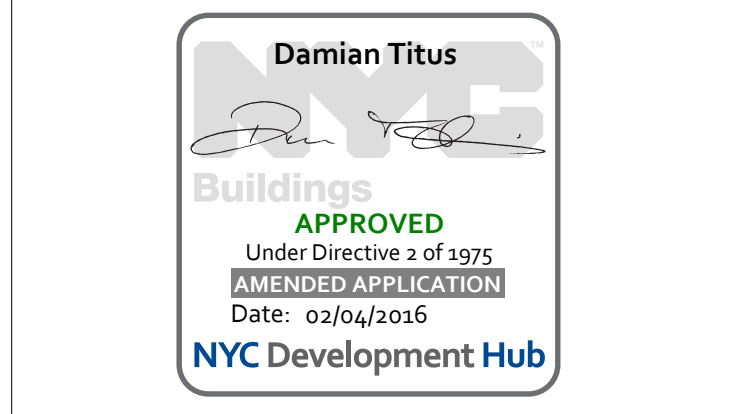
**JENKINS & HUNTINGTON**  
ELEVATOR CONSULTANTS  
1251 Avenue of the Americas  
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T 212.696.1818 F 212.696.4528

**S. RUSSELL GROVES**  
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T 212.929.5221 F 212.929.4463

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

DOB SCAN

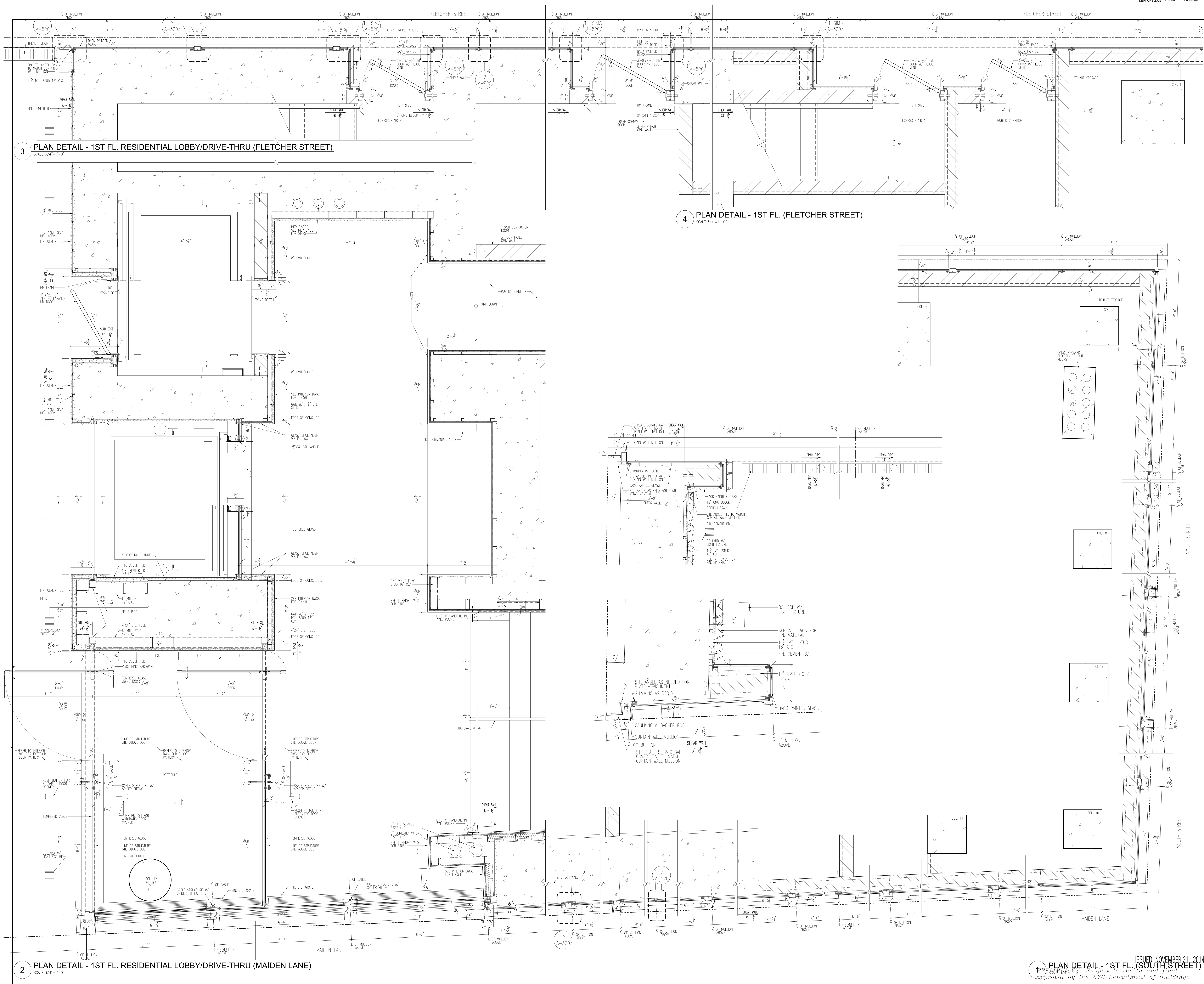
DOB STAMPS & SIGNATURES



DWG TITLE  
**ENLARGED DETAILS**

SEAL & SIGNATURE  
DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-522.00  
CWP FILE: 1313A25.03





NOTES

KEY PLAN

Client

**FORTIS**  
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PROJECT

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

DOB SCALE:

DOB STAMPS & SIGNATURES:

**Damian Titus**  
Buildings  
APPROVED  
Under Directive 2 of LDC  
PLANNING/REGISTRATION  
Date: 02/02/2016  
NYC Development Corp.

DWG TITLE

**ENLARGED PLAN  
DETAILS (1ST FLOOR)**

NB#

ISS & SIGNATURE:

DATE: JANUARY 6, 2014

PROJECT #: 13625

SCALE: AS NOTED

**A-530.00**

DWG NO.

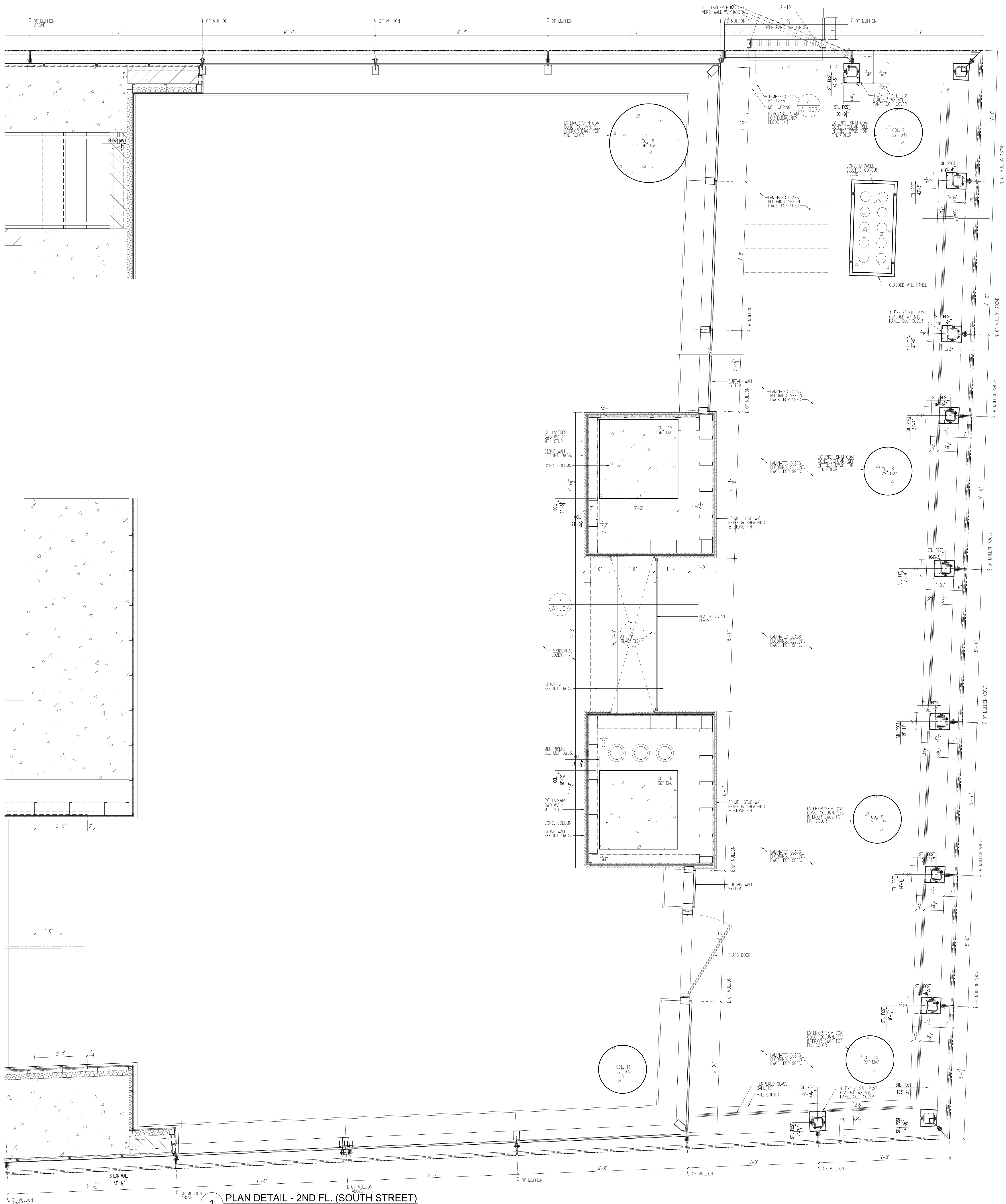
OF 138

ISSUED: NOVEMBER 21, 2014

1/1/13 SCALE: 3/4" = 1'-0"

approval by the NYC Department of Buildings

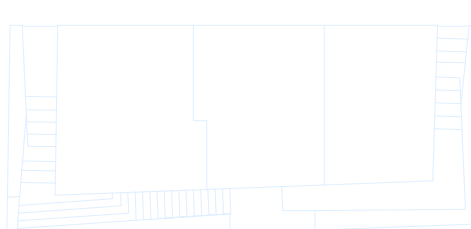




1 PLAN DETAIL - 2ND FL. (SOUTH STREET)  
SCALE: 3/4"=1'-0"

NOTES

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



KEY PLAN

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
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1	2/25/2015	50% DD

CLIENT

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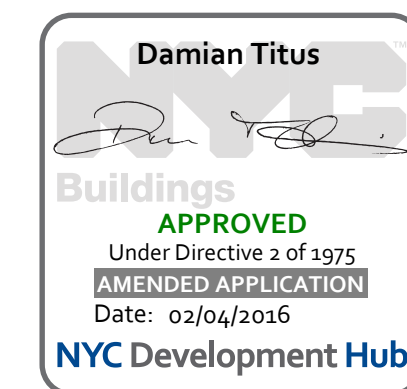
**S. RUSSELL GROVES**  
210 11th Avenue, Suite 502  
New York, NY 10001  
T 212.929.5221 F 212.929.4463

PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



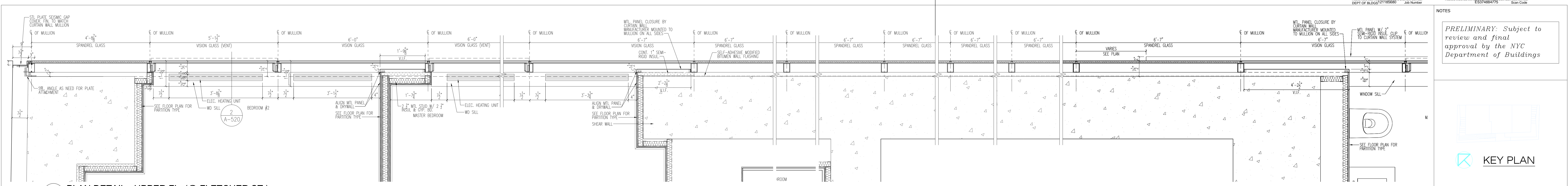
DWG TITLE

ENLARGED PLAN  
DETAILS (2ND FLOOR)

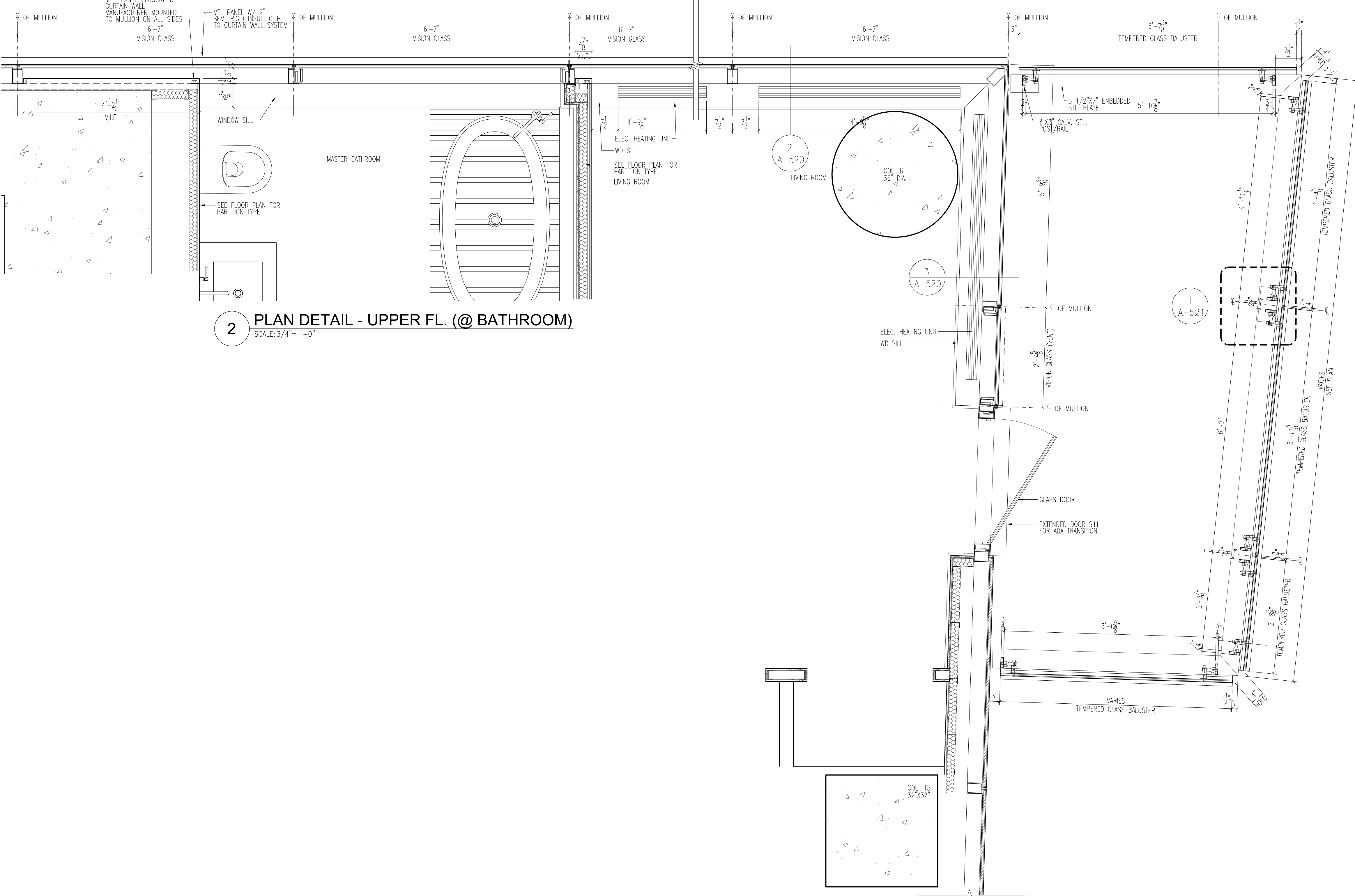
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PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-531.00

CAD FILE: 1313A25.03





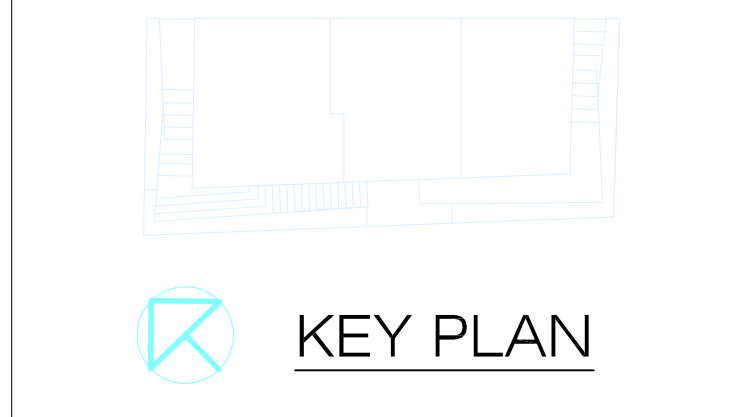
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SCALE: 3/4"=1'-0"



2 PLAN DETAIL - UPPER FL. (@ BATHROOM)  
SCALE: 3/4"=1'-0"

1 PLAN DETAIL - UPPER FL. (@ BALCONY)  
SCALE: 3/4"=1'-0"

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



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6	9/29/2015	75% CD
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2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT  
**FORTIS**  
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45 Main Street, Suite 800  
Brooklyn, NY 11201  
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F 718.907.8718

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BUILDING ENVELOPE &  
WATERPROOFING  
224 West 30th Street, Suite 206  
New York, NY 10001  
T 212.465.1600 F 212.465.1635

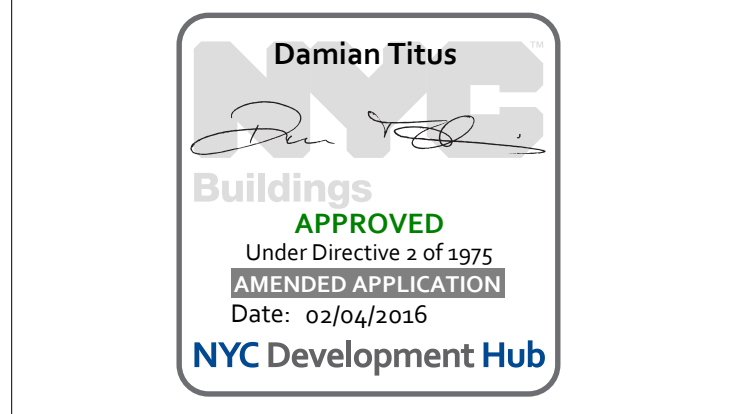
**JENKINS & HUNTINGTON**  
ELEVATOR CONSULTANTS  
1251 Avenue of the Americas  
New York, NY 10020  
T 212.696.1818 F 212.696.4528

**S. RUSSELL GROVES**  
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T 212.929.5221 F 212.929.4463

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

DOB SCAN

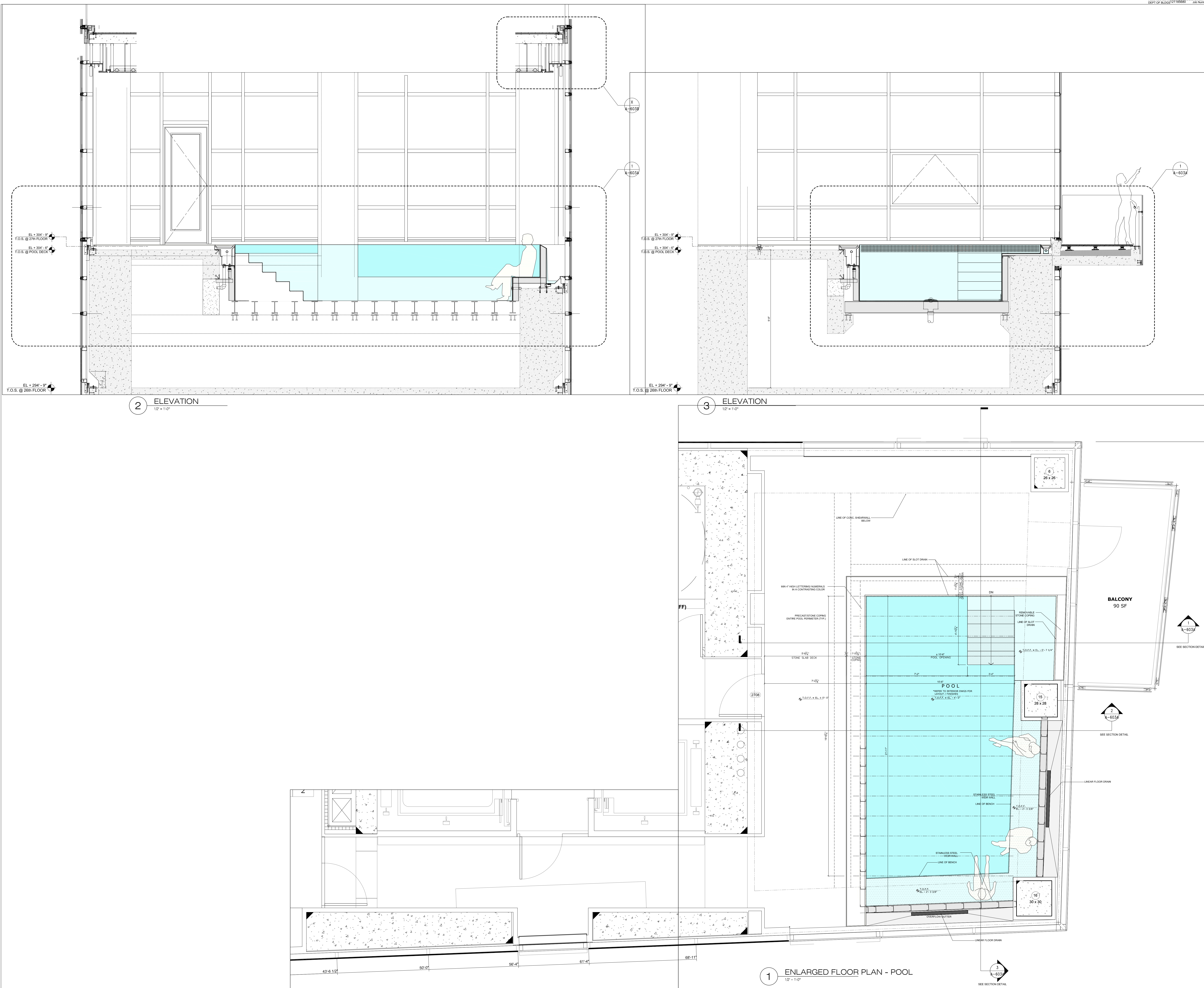
DOB STAMPS & SIGNATURES



DWG TITLE  
**ENLARGED PLAN  
DETAILS (UPPER FLOOR)**

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-532.00
CAD FILE:	1313A25.03





DEPT OF BLDGS 12188880 App Number: E510062620 User Code:

NOTES

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

**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

NO.	DATE	REVISION
7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
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2	4/24/2015	100% DD
1	3/25/2015	50% DD

CLIENT

**FORTIS**  
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PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES

**Damian Titus**  
APPROVED  
Under Direction of 2 of 305  
BUREAU OF PRELIMINARY  
Date: 02/02/2016  
NYC Development Hub

DWG TITLE

**POOL PLAN DETAIL  
SECTION ELEVATIONS**

SEAL & SIGNATURE  
STEPHEN L. AGOSTINI  
ARCHITECT  
NEW YORK

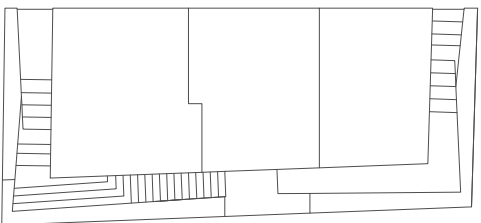
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PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #:

CAD FILE: 1313A25.03

A-603.00



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KEY PLAN

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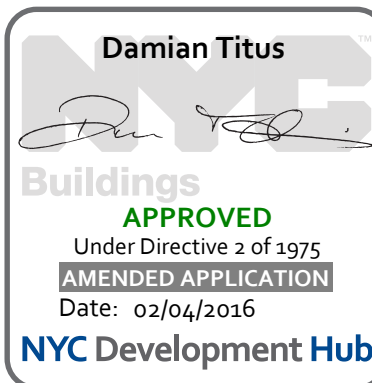
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DOB SCAN

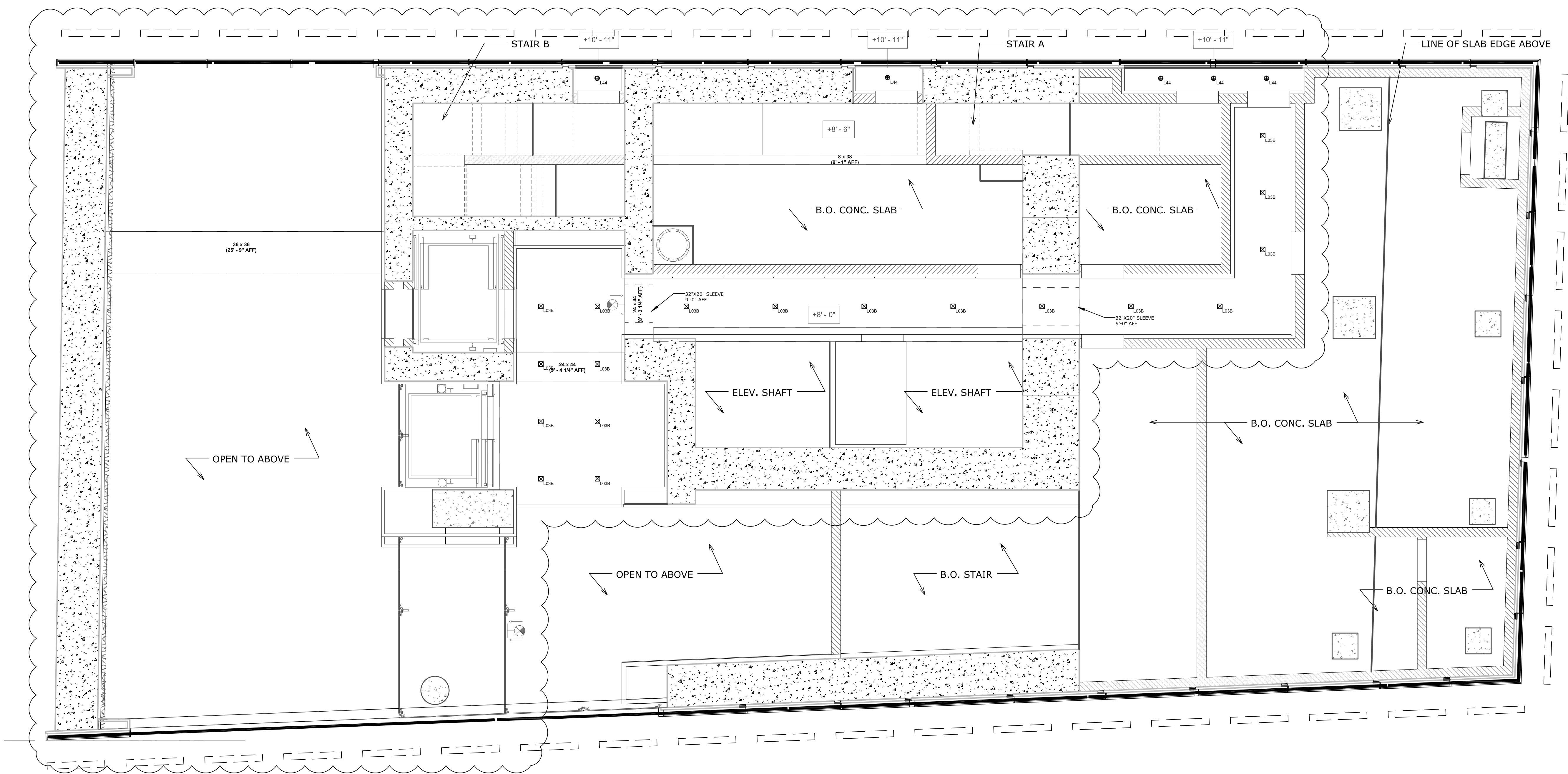
DOB STAMPS & SIGNATURES



DWG TITLE

1ST FLOOR RCP

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-700.01
CAD FILE:	J:\13A25.03





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



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2	4/24/2015	100% DD
1	2/25/2015	50% DO
NO.	DATE	REVISION

CLIENT

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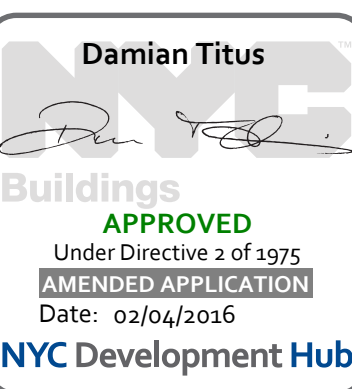
**S. RUSSELL GROVES**  
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PROJECT

one seaport  
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(Between South Street & Front Street)

DOB SCAN

DOB STAMPS &amp; SIGNATURES



DWG TITLE

2ND FLOOR RCP

SEAL & SIGNATURE	DATE: JANUARY 6, 201
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PROJECT #: 13A25.0

SCALE: AS NOTED

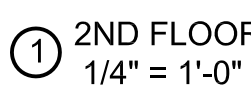


SCALE:	AS NOTED
DWG #:	

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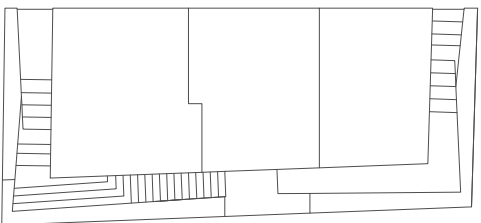
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NOTES

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



KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT  
**FORTIS**  
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T 718.907.7718  
F 718.907.8718

**GHW**  
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BUILDING ENVELOPE &  
WATERPROOFING  
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T 212.465.1600 F 212.465.1635

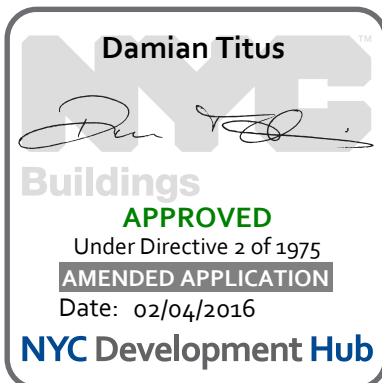
**JENKINS & HUNTINGTON**  
ELEVATOR CONSULTANTS  
1251 Avenue of the Americas  
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**S. RUSSELL GROVES**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

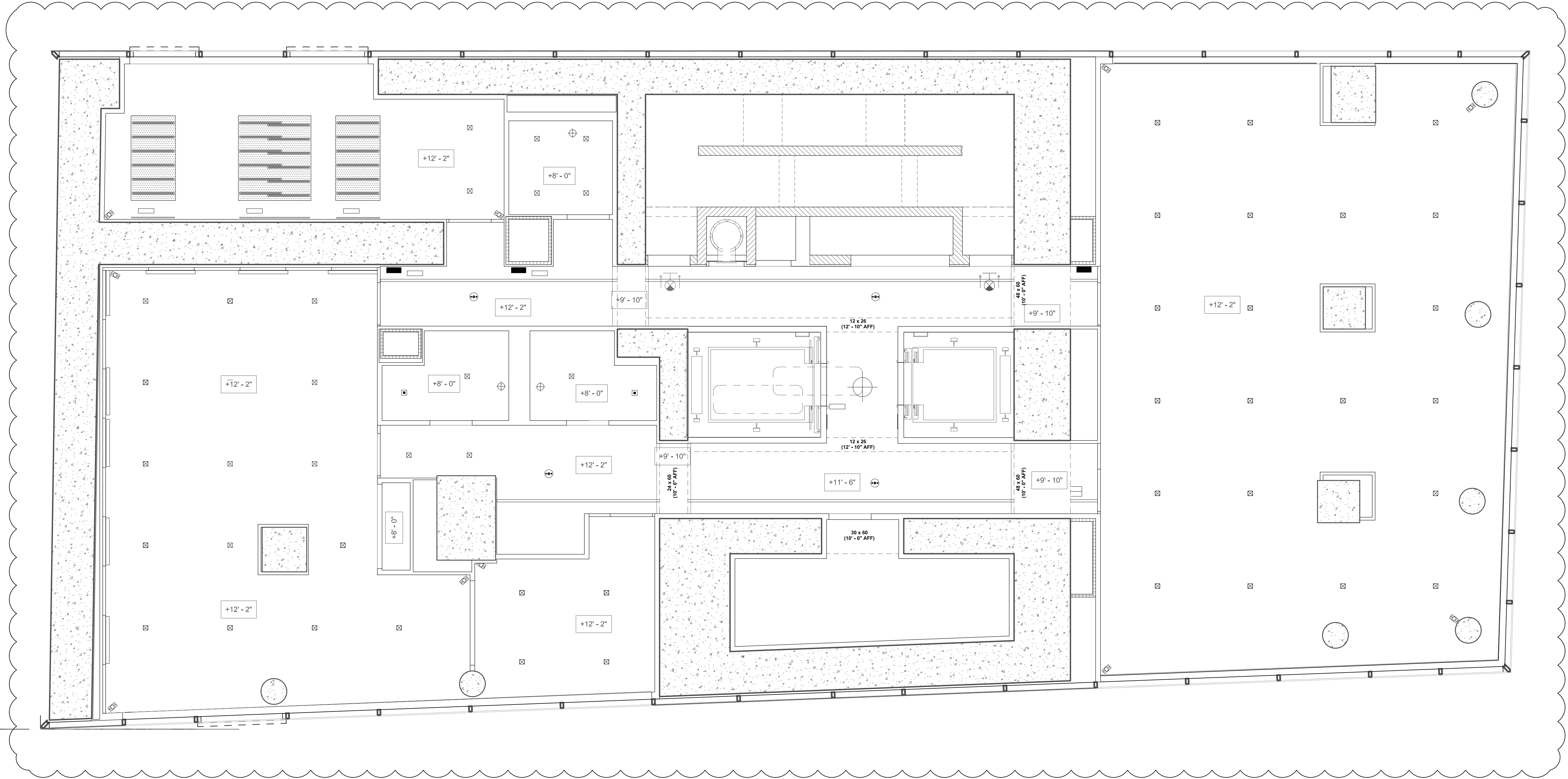
DOB STAMPS & SIGNATURES



DWG TITLE

4TH FLOOR RCP

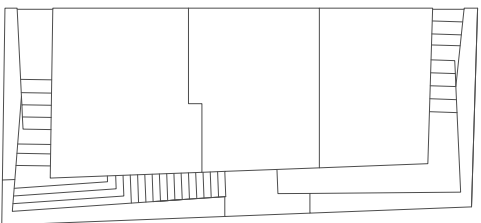
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	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-702.01
DWG FILE: J:\13A25.03	





NOTES

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



KEY PLAN

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5	9/4/2015	UPDATED WINDOW PACKAGE
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1	2/25/2015	50% DD
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**BUILDING ENVELOPE & WATERPROOFING**  
224 West 30th Street, Suite 206  
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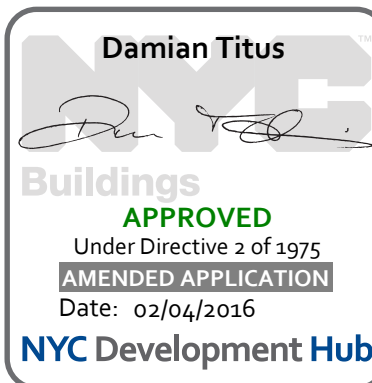
**JENKINS & HUNTINGTON**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

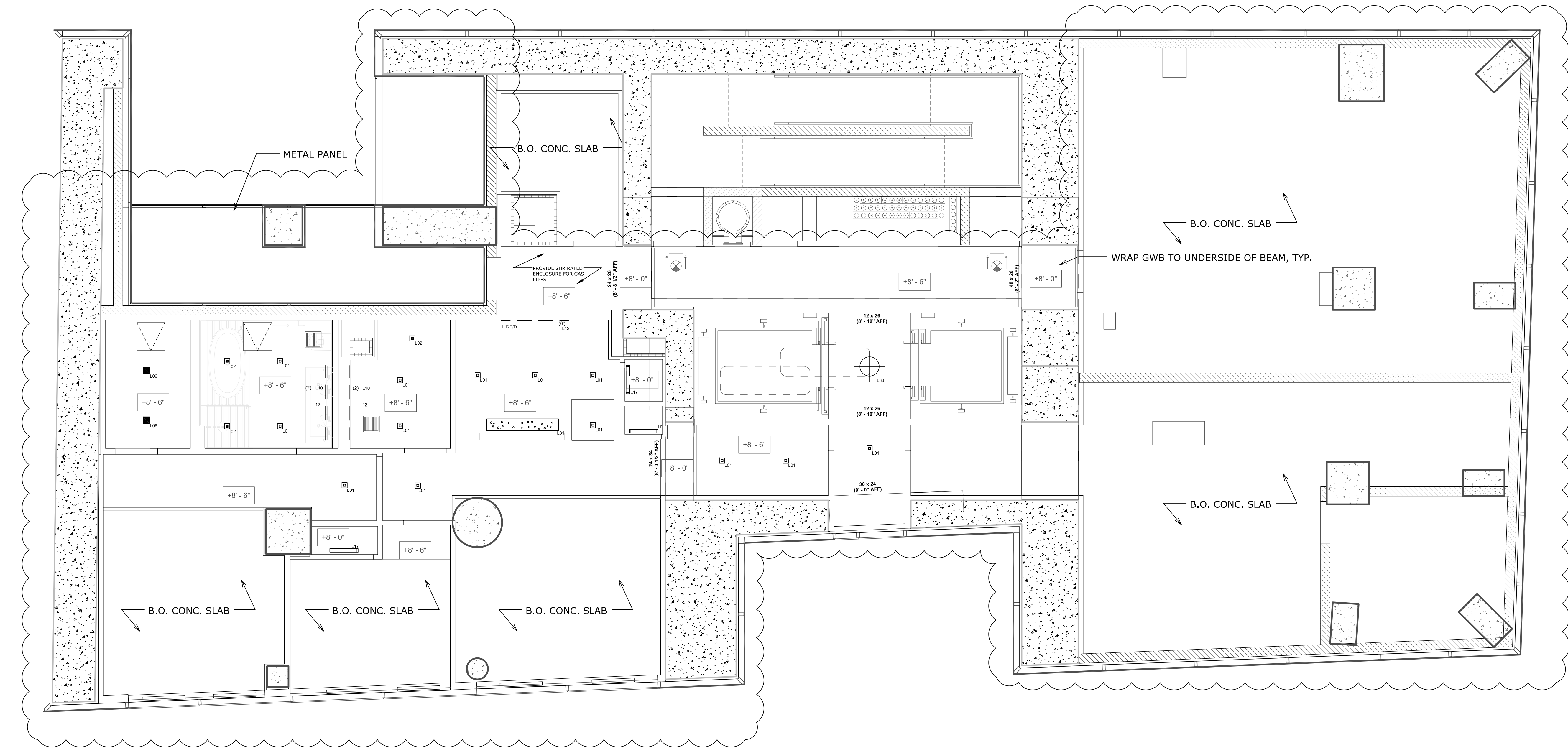
DOB STAMPS & SIGNATURES



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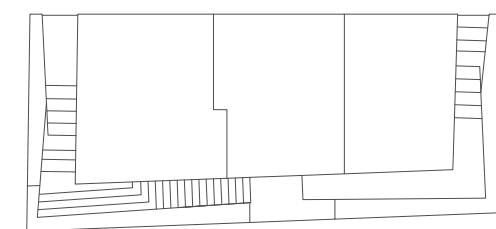
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SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-703.01
CAD FILE:	J:\13A25.03





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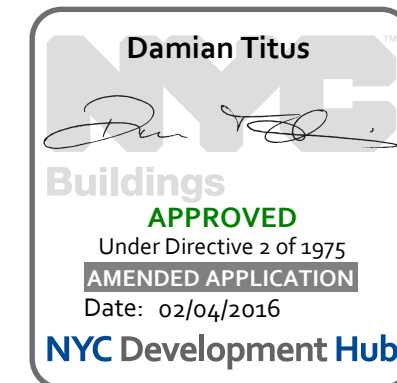
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

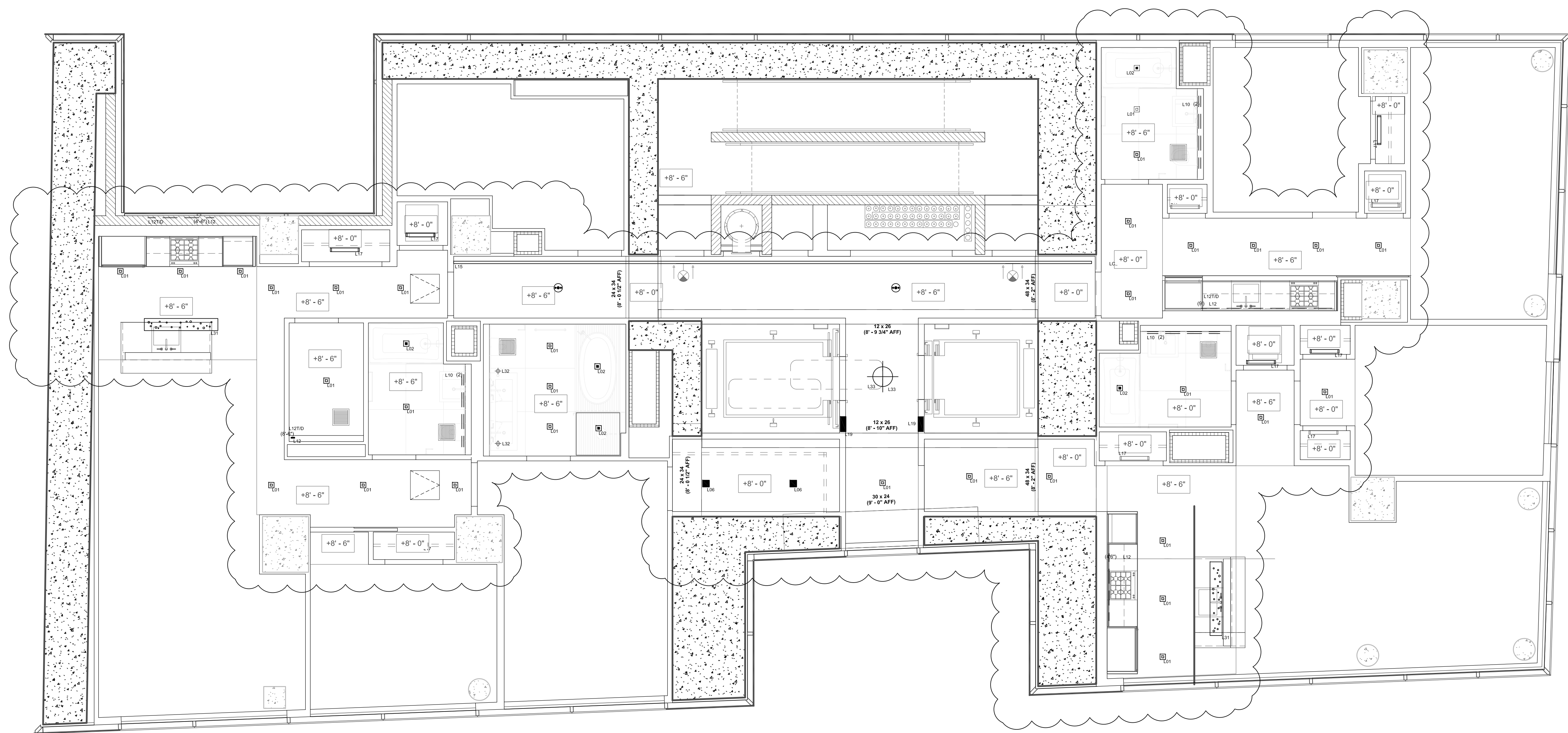
DOB STAMPS & SIGNATURES



DWG TITLE

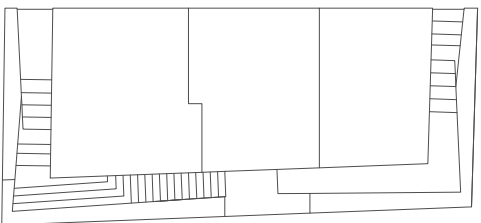
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SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-704.01
CAD FILE:	J:\13A25.03





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KEY PLAN

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6	9/29/2015	75% CD
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NO.	DATE	REVISION

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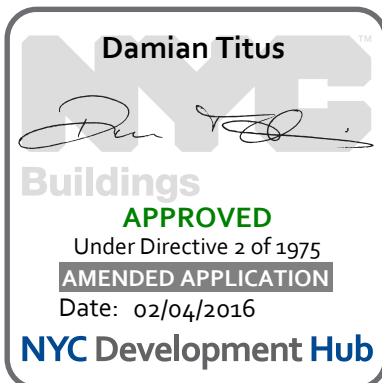
**JENKINS & HUNTINGTON**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

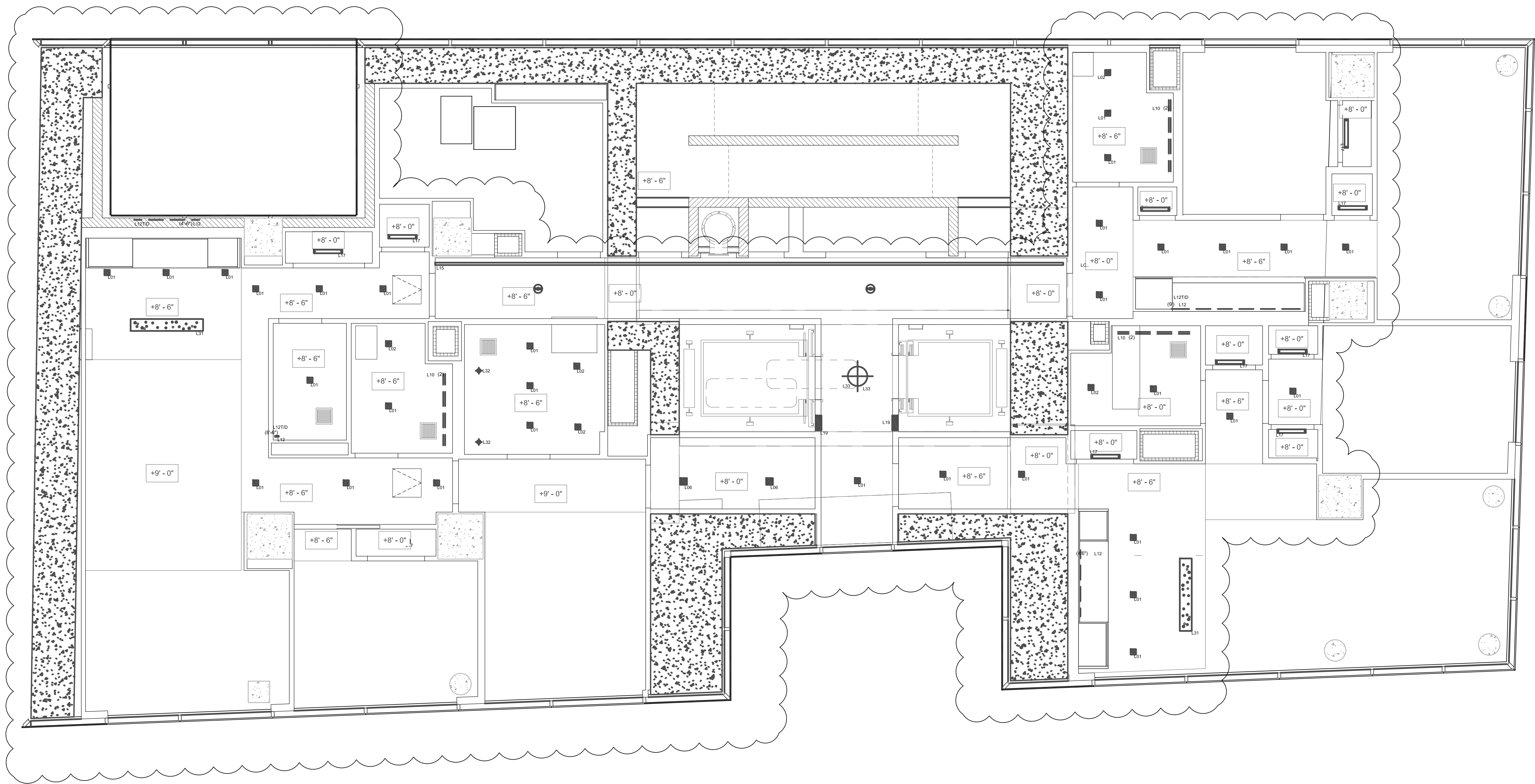
DOB STAMPS & SIGNATURES



DWG TITLE

10TH FLOOR RCP

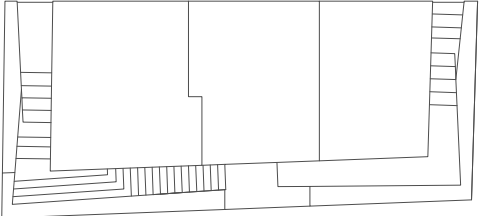
SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-705.01
CAD FILE:	J:\13A25.03





NOTES

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CLIENT  
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224 West 30th Street, Suite 206  
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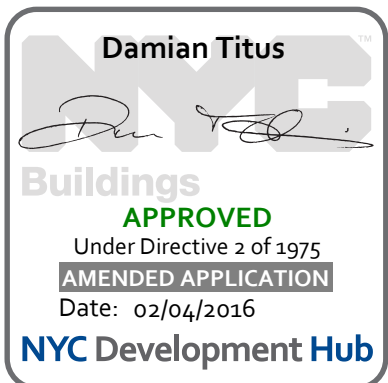
**JENKINS & HUNTINGTON**  
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1251 Avenue of the Americas  
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T 212.929.5221 F 212.929.4463

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

DOB SCAN

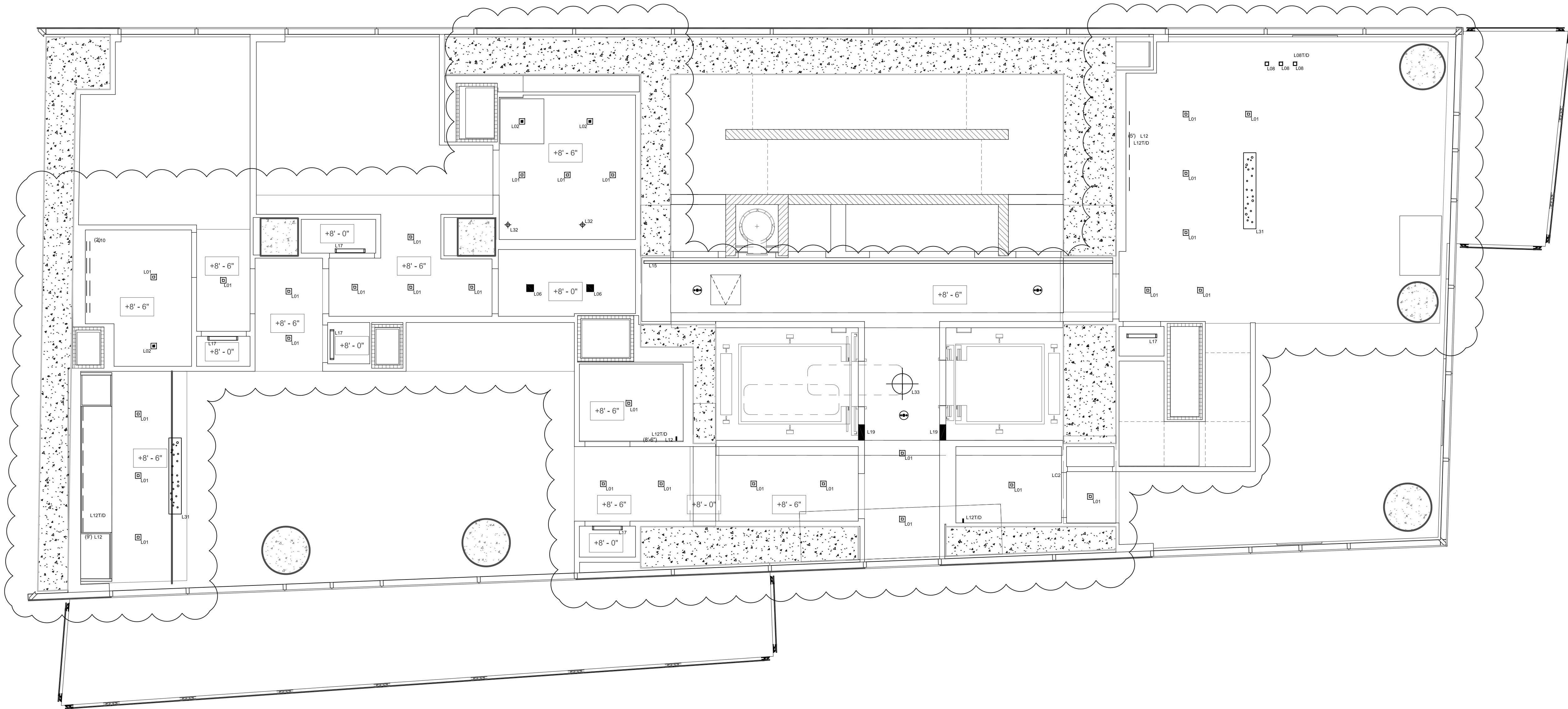
DOB STAMPS & SIGNATURES



DWG TITLE

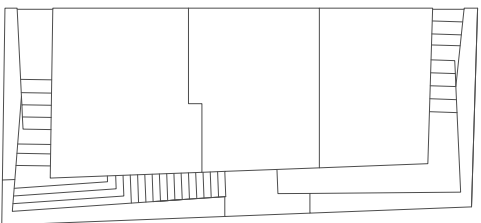
11TH FLOOR RCP

SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-706.01
CAD FILE:	J:\13A25.03





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KEY PLAN

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NO.	DATE	REVISION

CLIENT  
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**BUILDING ENVELOPE & WATERPROOFING**  
224 West 30th Street, Suite 206  
New York, NY 10001  
T 212.465.1600 F 212.465.1635

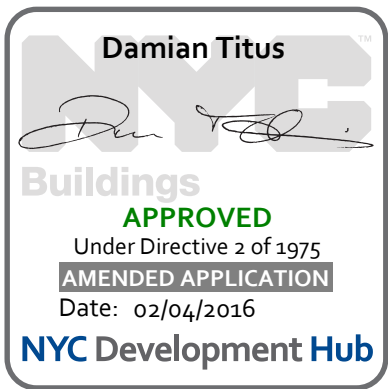
**JENKINS & HUNTINGTON**  
**ELEVATOR CONSULTANTS**  
1251 Avenue of the Americas  
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**S. RUSSELL GROVES**  
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T 212.929.5221 F 212.929.4463

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

DOB SCAN

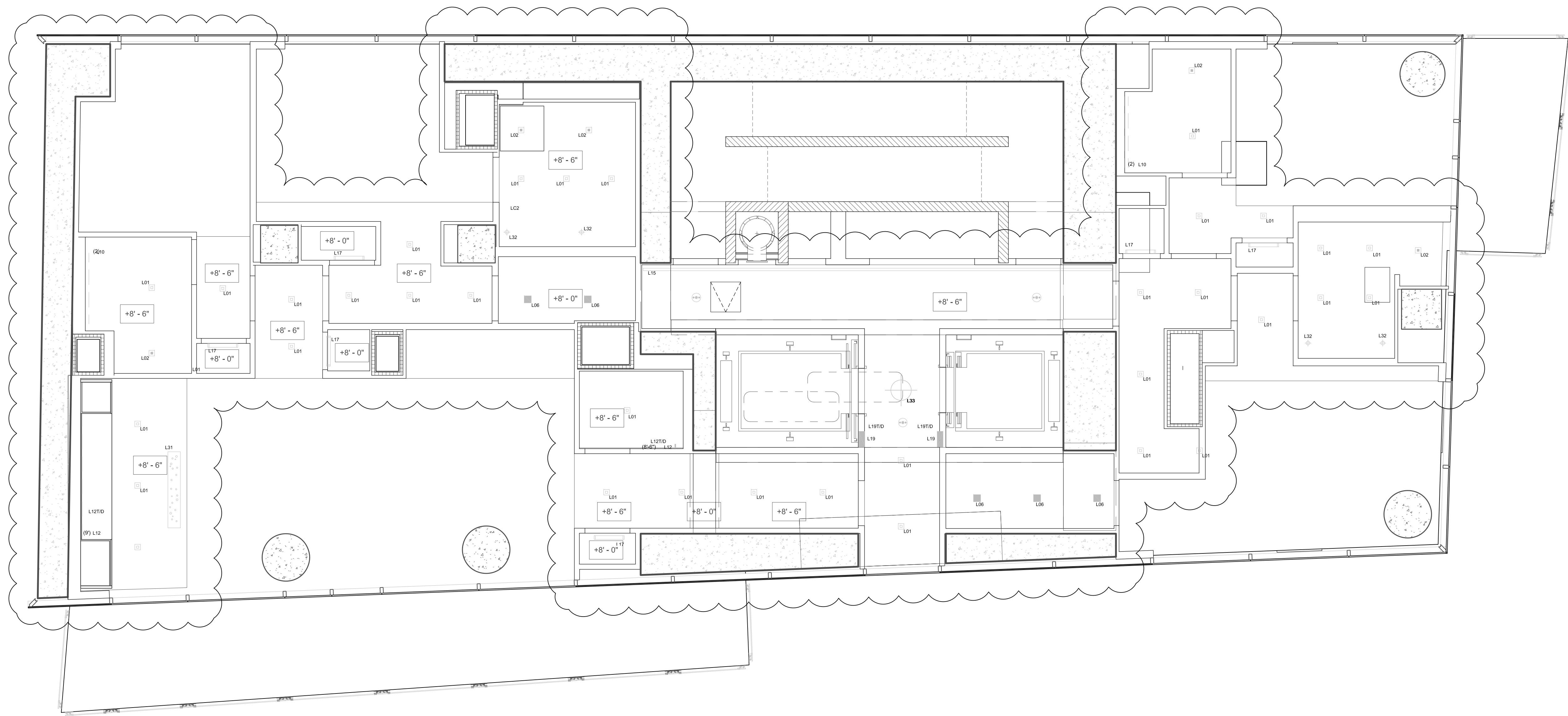
DOB STAMPS & SIGNATURES



DWG TITLE

12TH FLOOR RCP

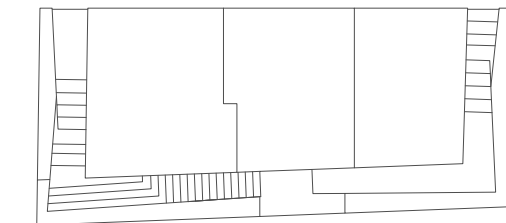
SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-707.01
CAD FILE:	J:\13A25.03





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KEY PLAN

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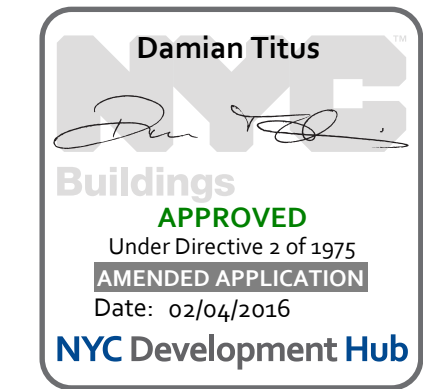
**JENKINS & HUNTINGTON**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

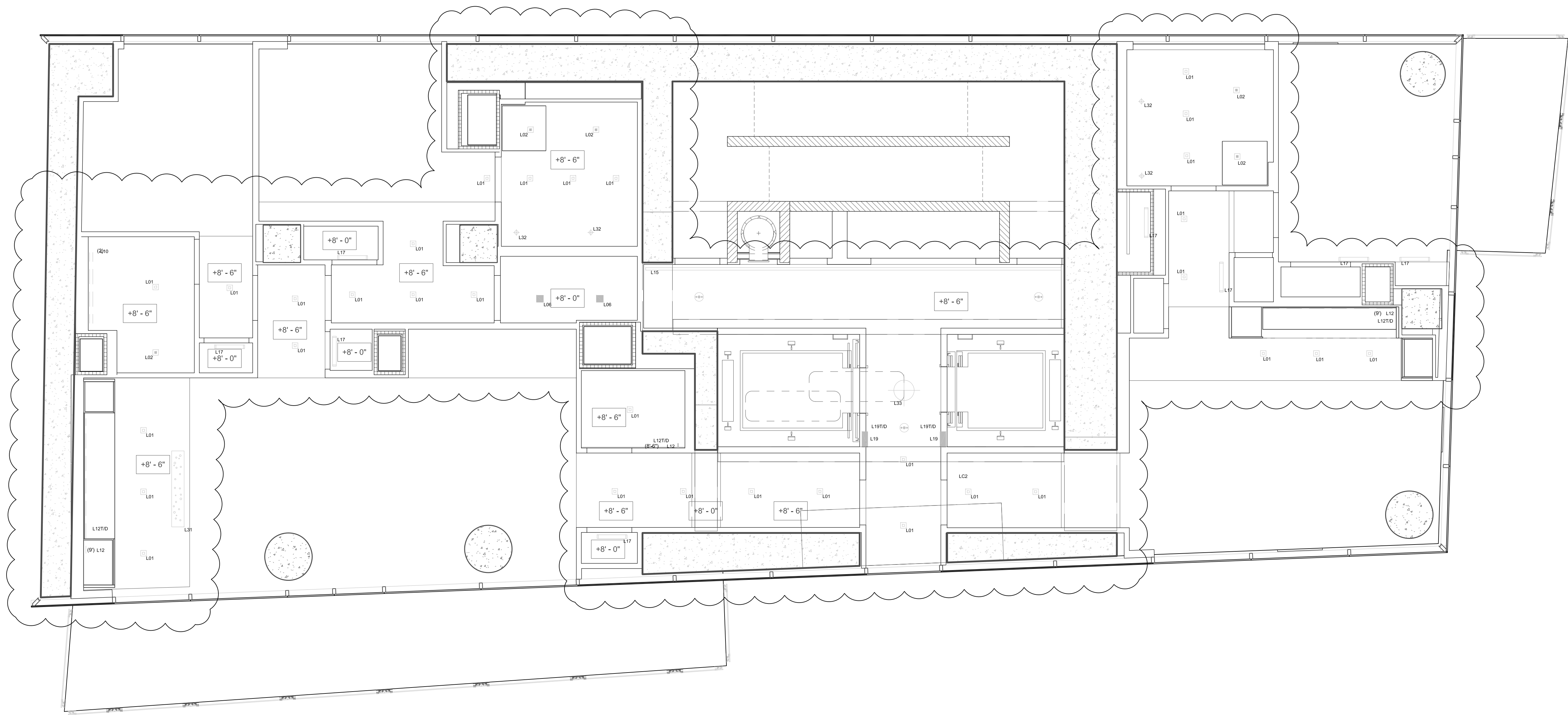
DOB SCAN

DOB STAMPS & SIGNATURES



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

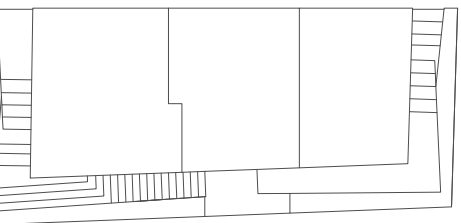
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PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-708.01
CAD FILE:	J:\13A25.03





NOTES

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KEY PLAN

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224 West 30th Street, Suite 206  
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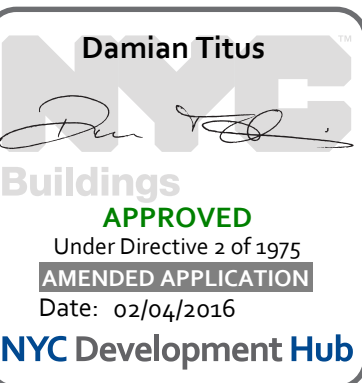
**JENKINS & HUNTINGTON**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

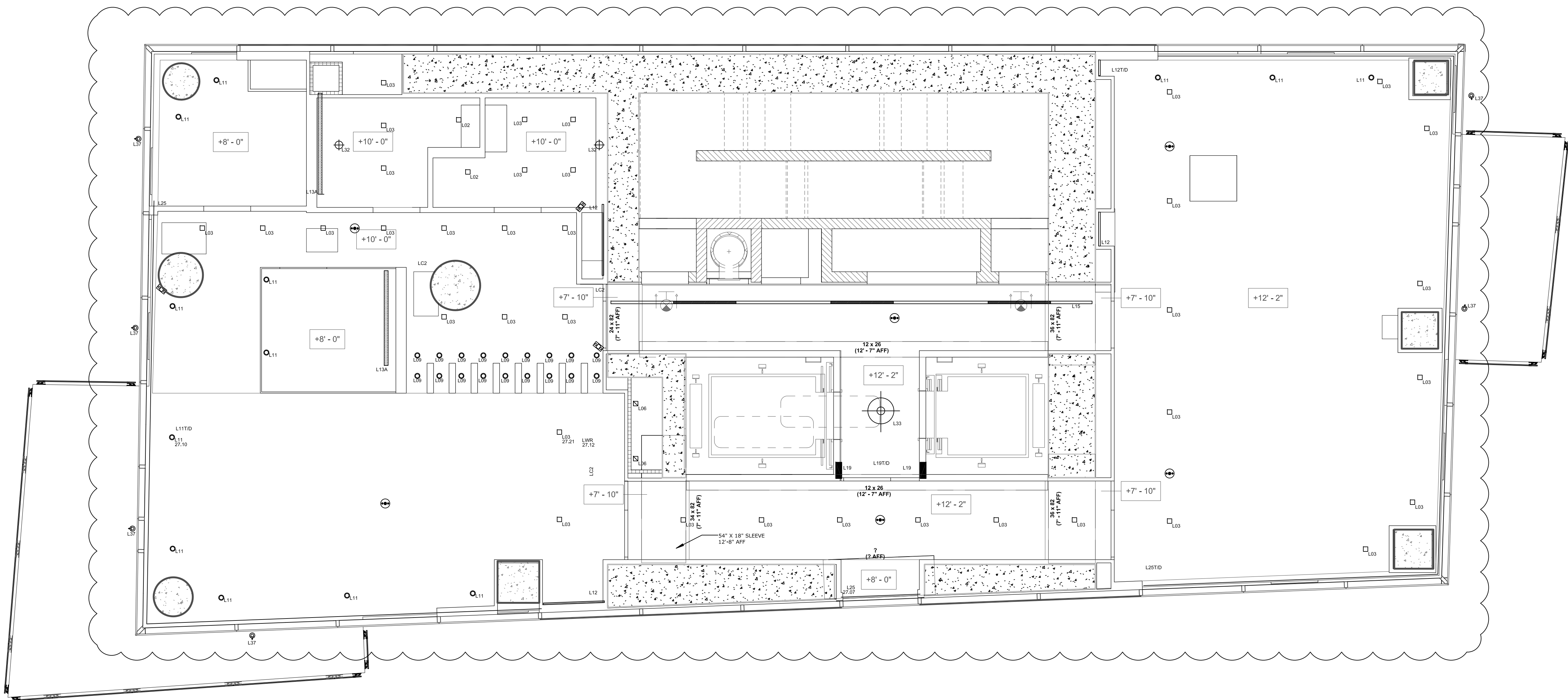
DOB STAMPS & SIGNATURES



DWG TITLE

27TH FLOOR RCP

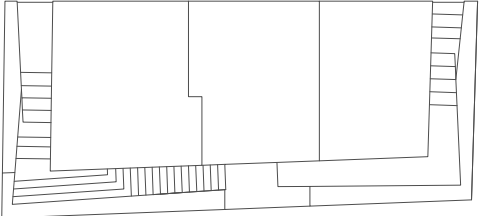
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PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-709.01
CAD FILE:	J:\13A25.03





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224 West 30th Street, Suite 206  
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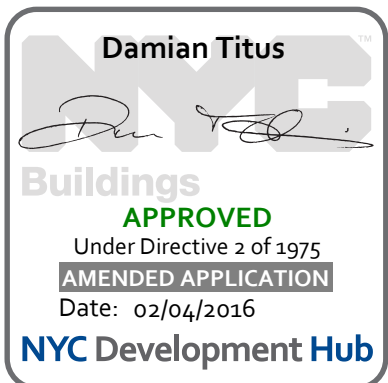
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PROJECT  
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(Between South Street & Front Street)

DOB SCAN

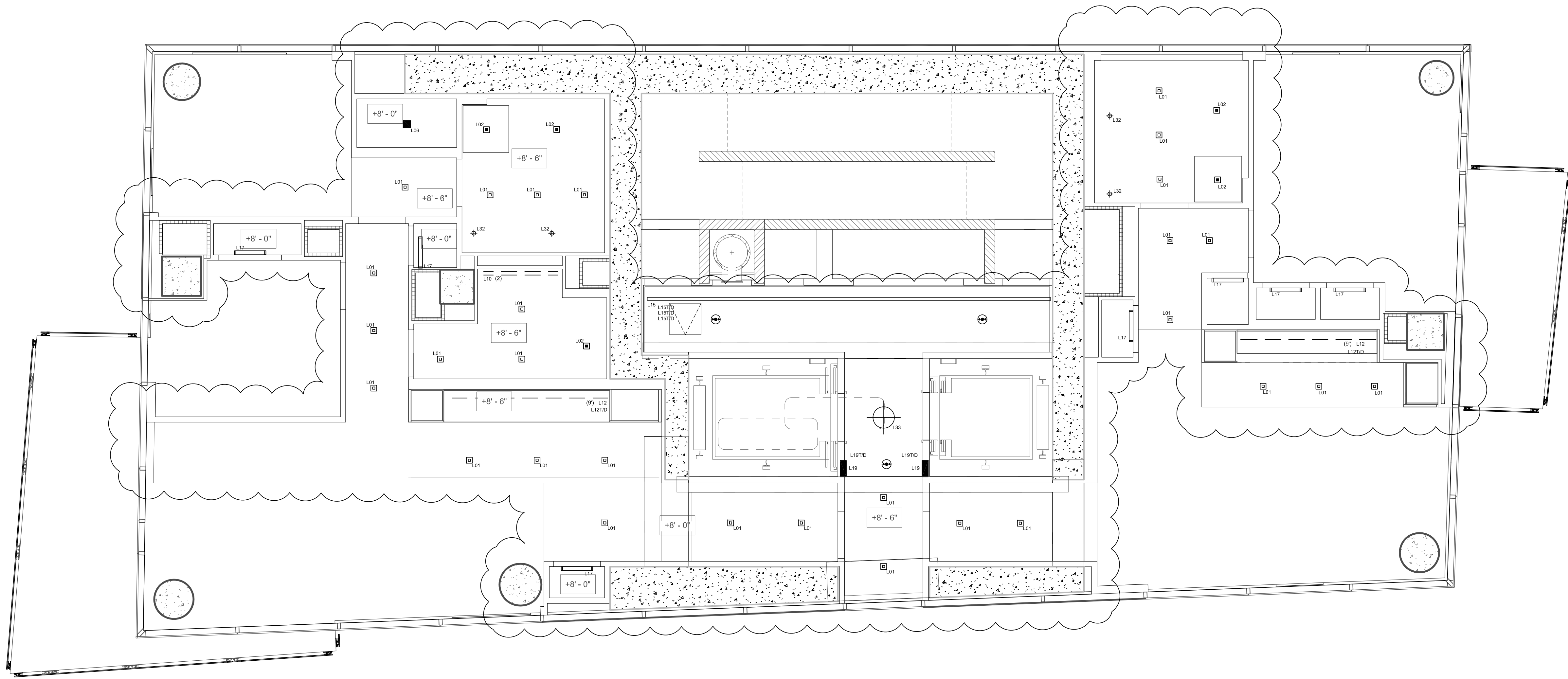
DOB STAMPS & SIGNATURES



DWG TITLE

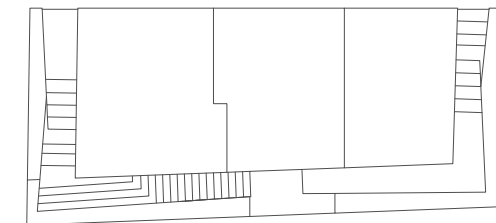
28TH - 36TH FLOOR RCP

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-710.01
DWG FILE: J:\13A25.03	





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KEY PLAN

7	11/13/2015	90% CD
6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
4	7/24/2015	60% CD
3	5/28/2015	30% CD
2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

CLIENT  
**FORTIS**  
Property Group, LLC  
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BUILDING ENVELOPE &  
WATERPROOFING  
224 West 30th Street, Suite 206  
New York, NY 10001  
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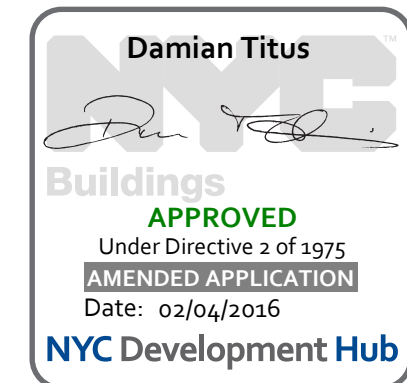
**JENKINS & HUNTINGTON**  
ELEVATOR CONSULTANTS  
1251 Avenue of the Americas  
New York, NY 10020  
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**S. RUSSELL GROVES**  
210 11th Avenue, Suite 502  
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T 212.929.5221 F 212.929.4463

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

DOB SCAN

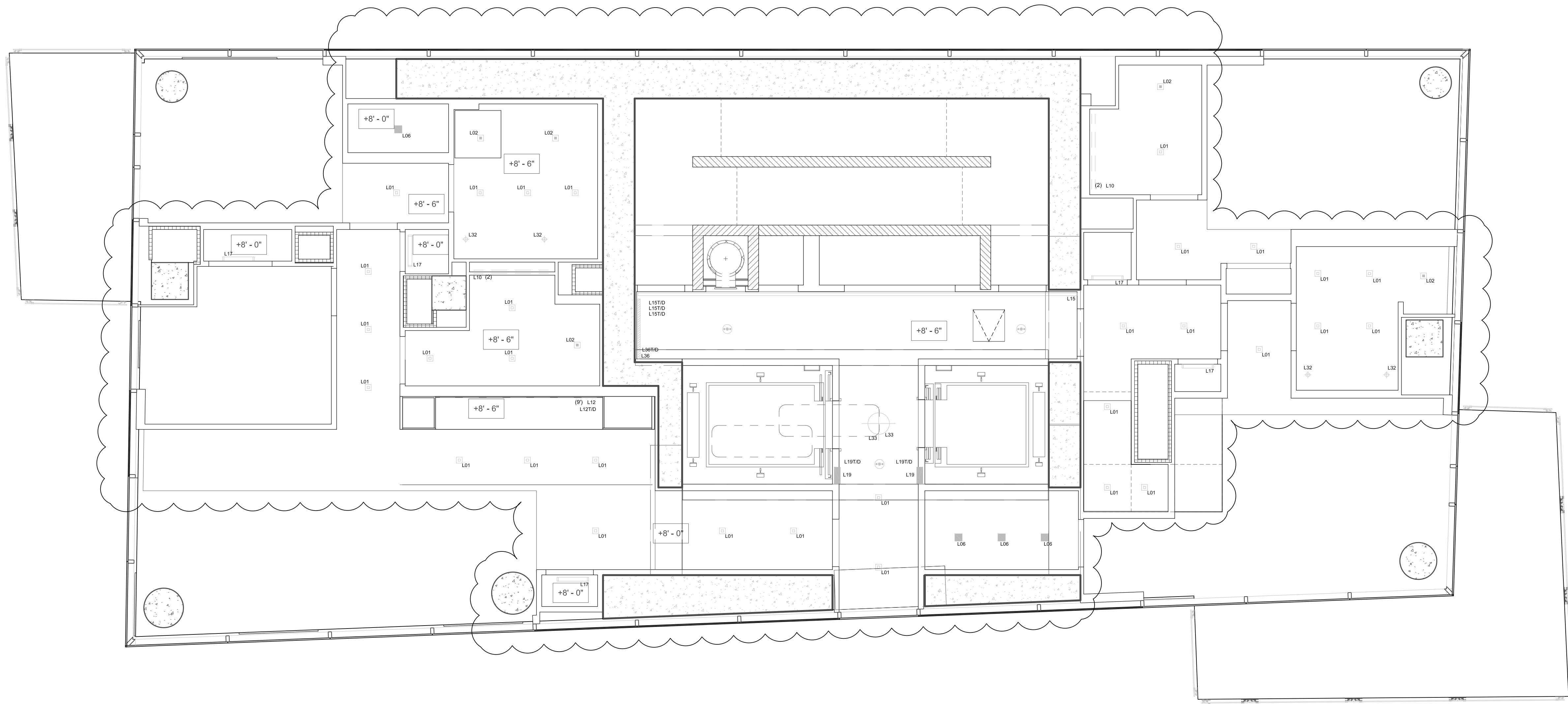
DOB STAMPS & SIGNATURES



DWG TITLE

37TH, 39TH, 41ST, & 43RD  
FLOOR RCP

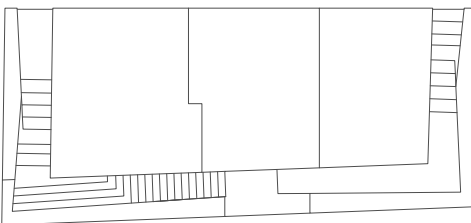
SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-711.01
CAD FILE:	J:\13A25.03





NOTES

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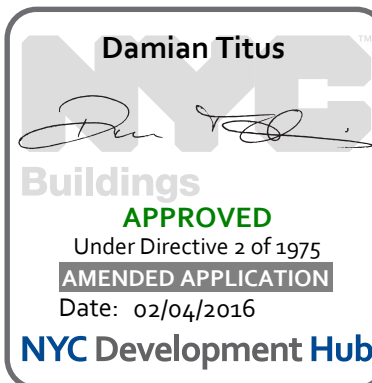
**JENKINS & HUNTINGTON**  
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**S. RUSSELL GROVES**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

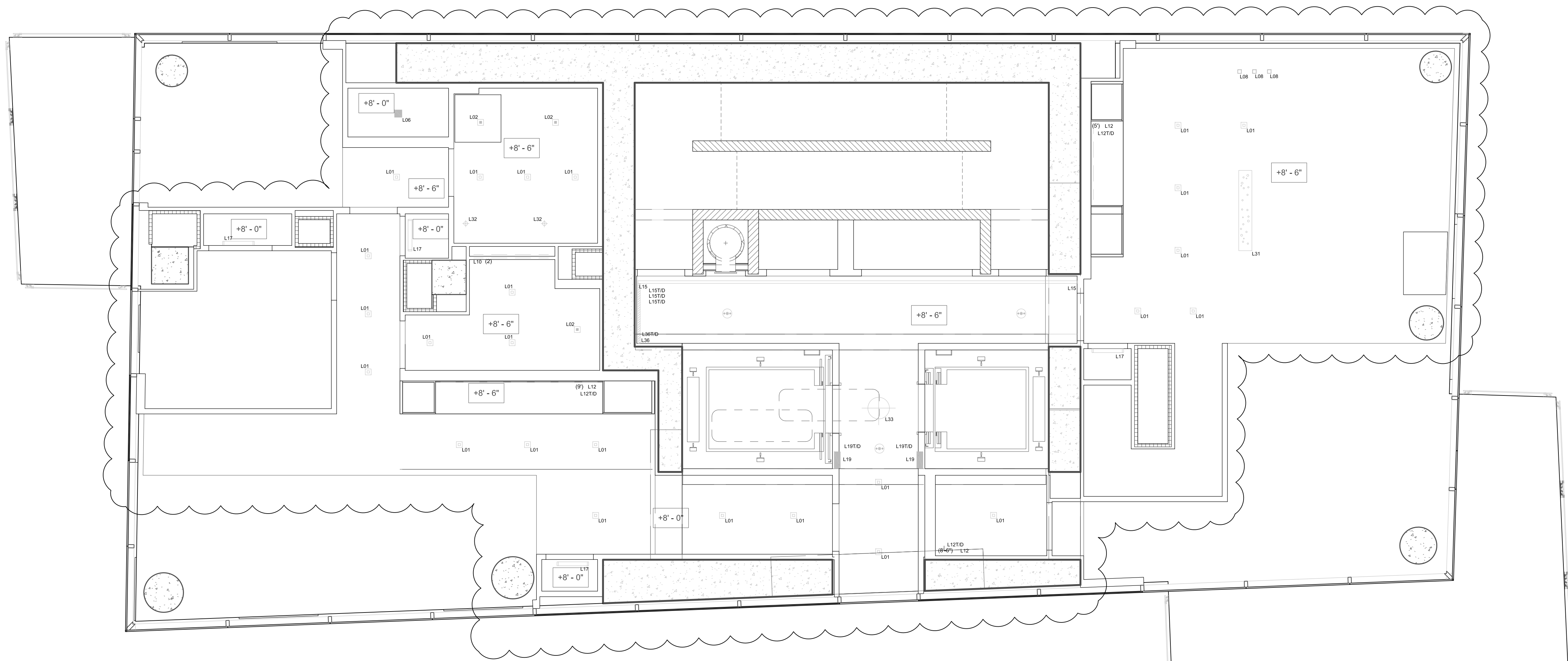
DOB STAMPS & SIGNATURES



DWG TITLE

38TH, 40TH, 42ND, & 44TH  
FLOOR RCP

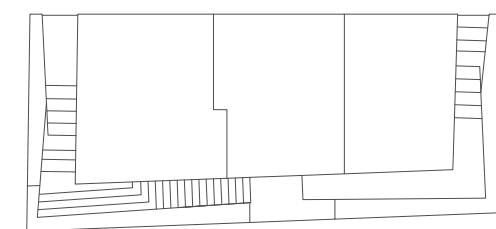
SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-712.01
CAD FILE:	J:\13A25.03





NOTES

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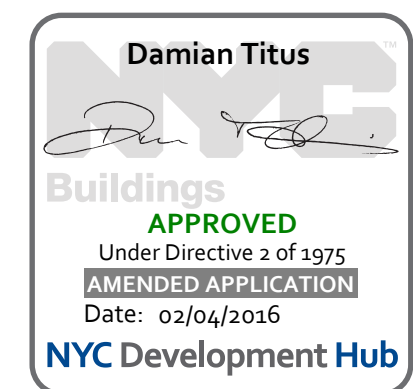
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**S. RUSSELL GROVES**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

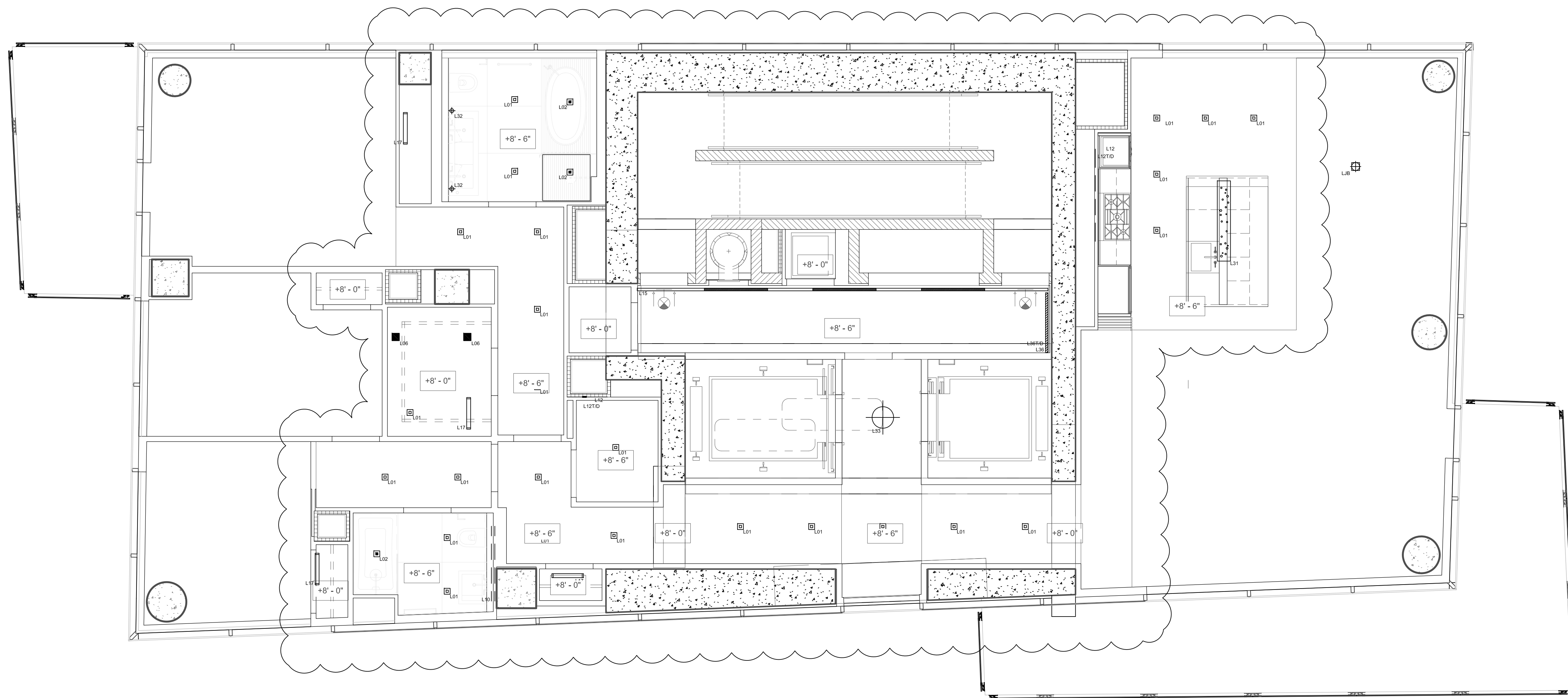
DOB STAMPS & SIGNATURES



DWG TITLE

45TH - 49TH FLOOR RCP

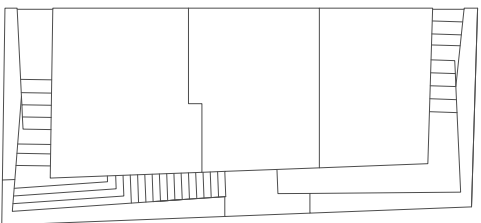
SEAL & SIGNATURE	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-713.01
CAD FILE:	J:\13A25.03





NOTES

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NO.	DATE	REVISION

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**BUILDING ENVELOPE & WATERPROOFING**  
224 West 30th Street, Suite 206  
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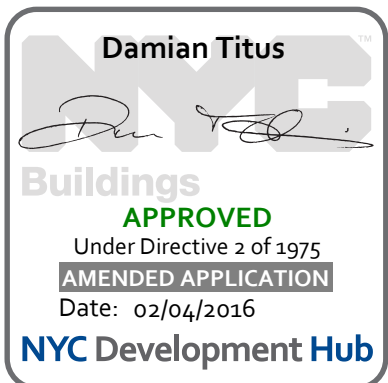
**JENKINS & HUNTINGTON**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

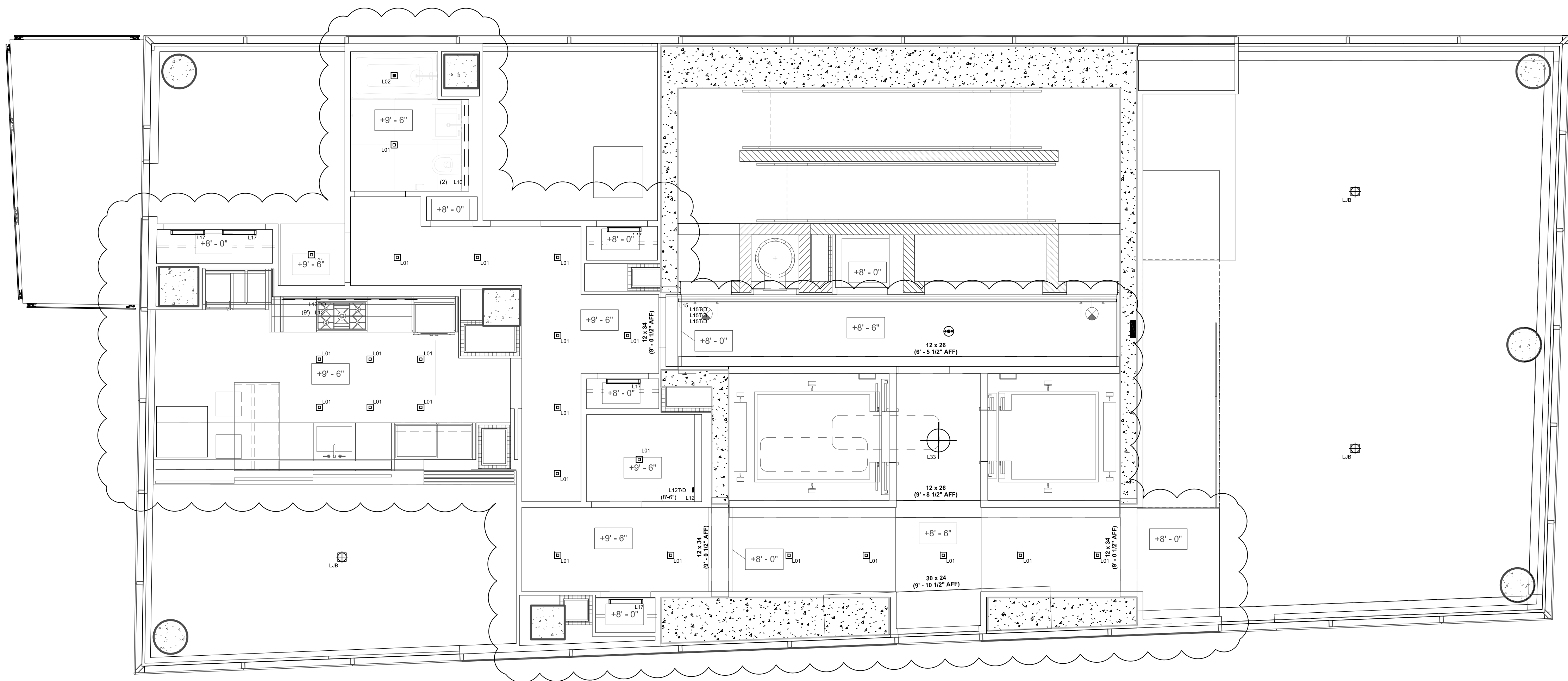
DOB STAMPS & SIGNATURES



DWG TITLE

52ND & 54TH FLOOR RCP

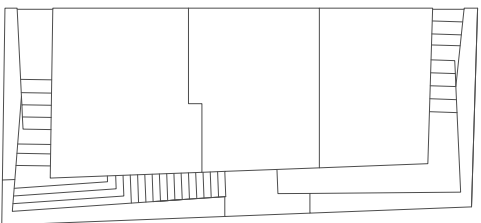
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PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-714.01
CAD FILE:	J:\13A25.03





NOTES

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New York, NY 10001  
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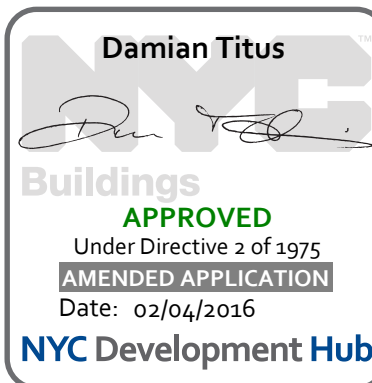
**JENKINS & HUNTINGTON**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

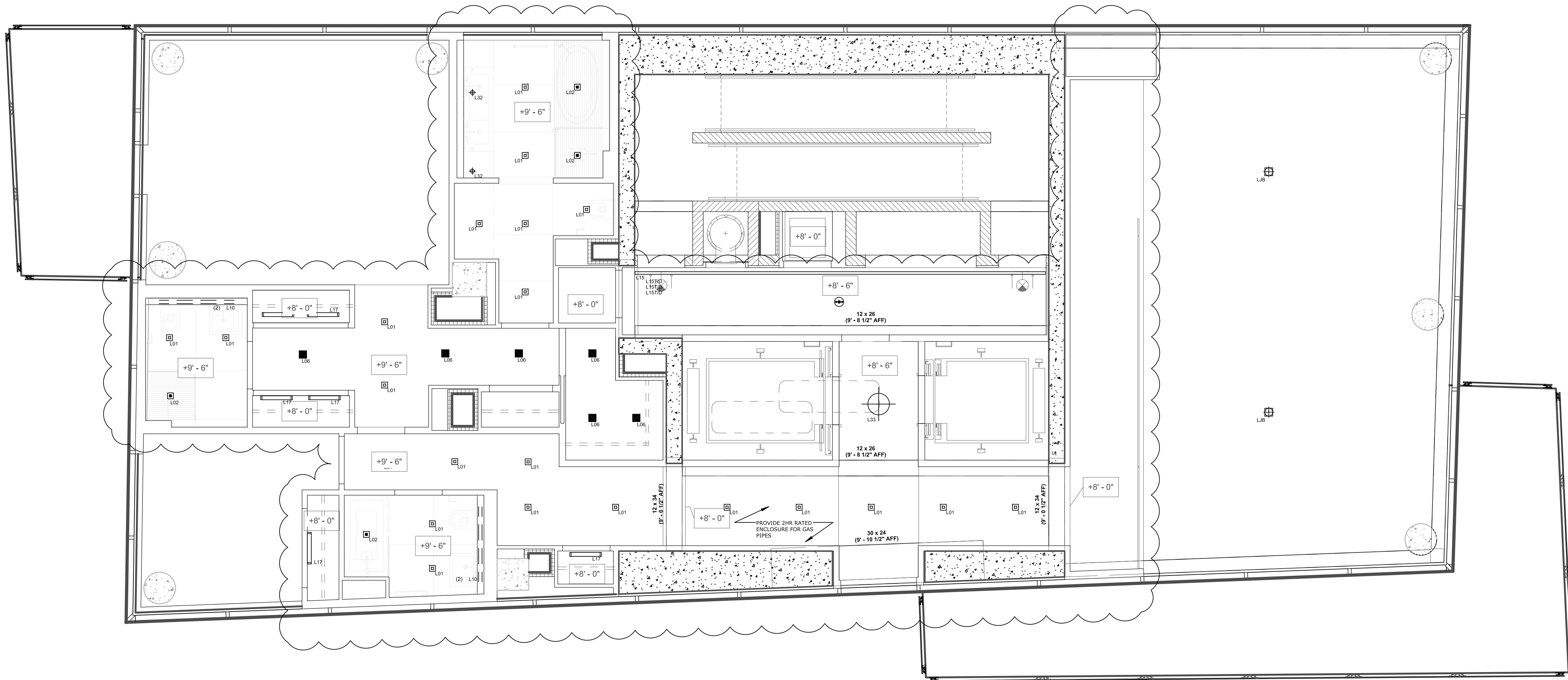
DOB STAMPS & SIGNATURES



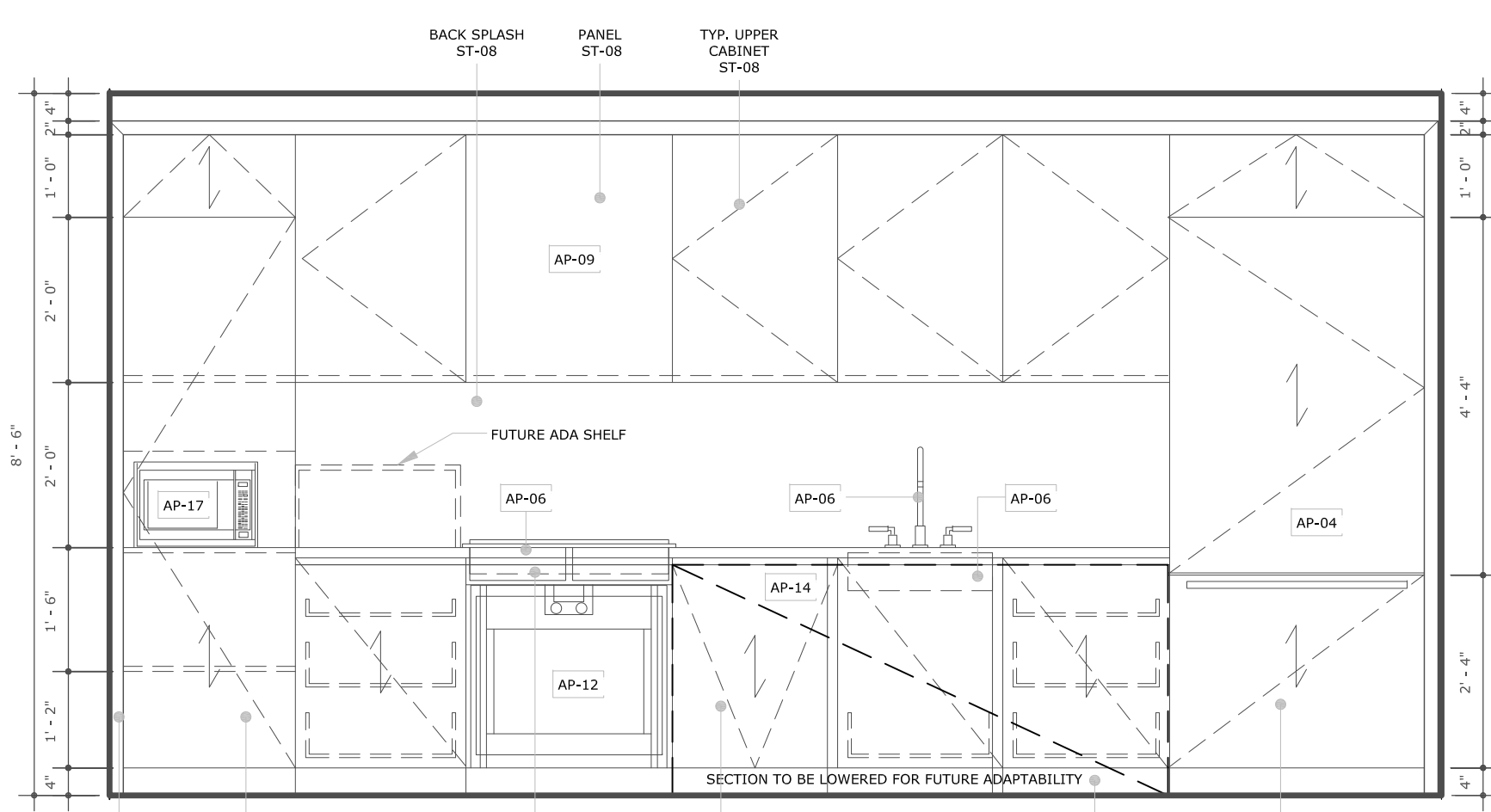
DWG TITLE

53RD & 55TH FLOOR RCP

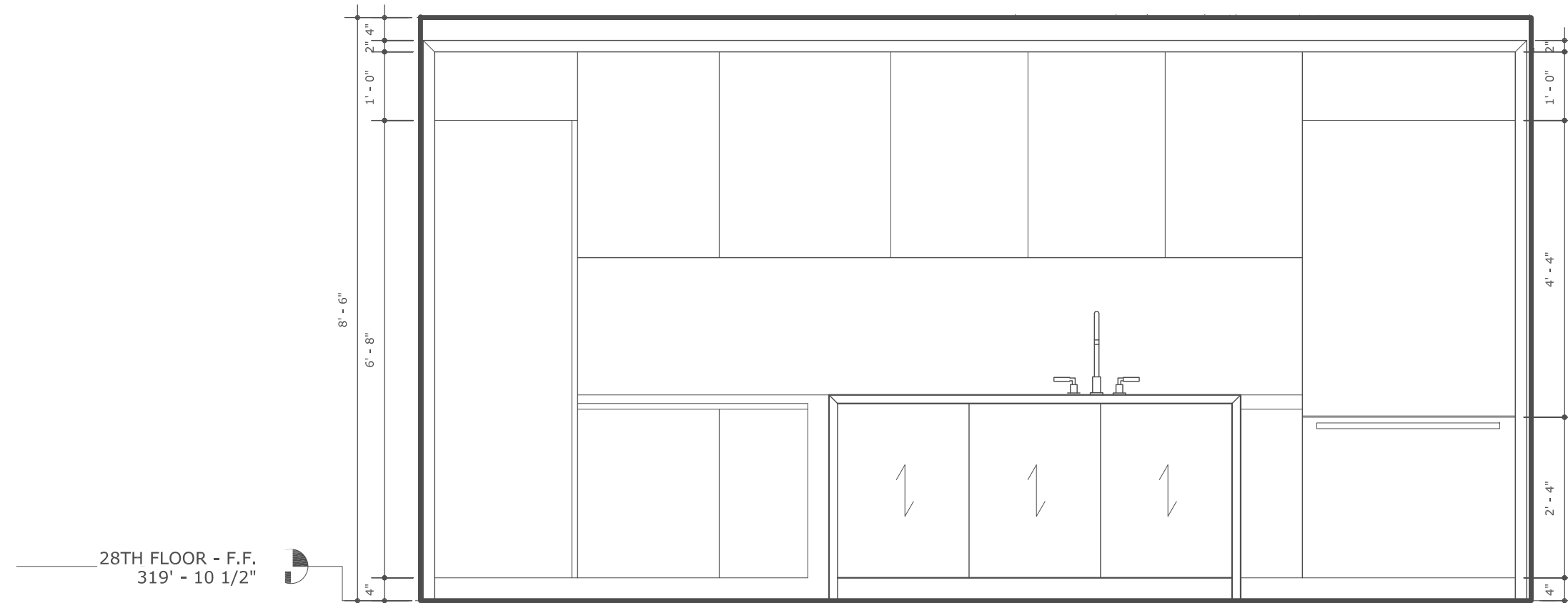
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PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-715.01
CAD FILE:	J:\13A25.03



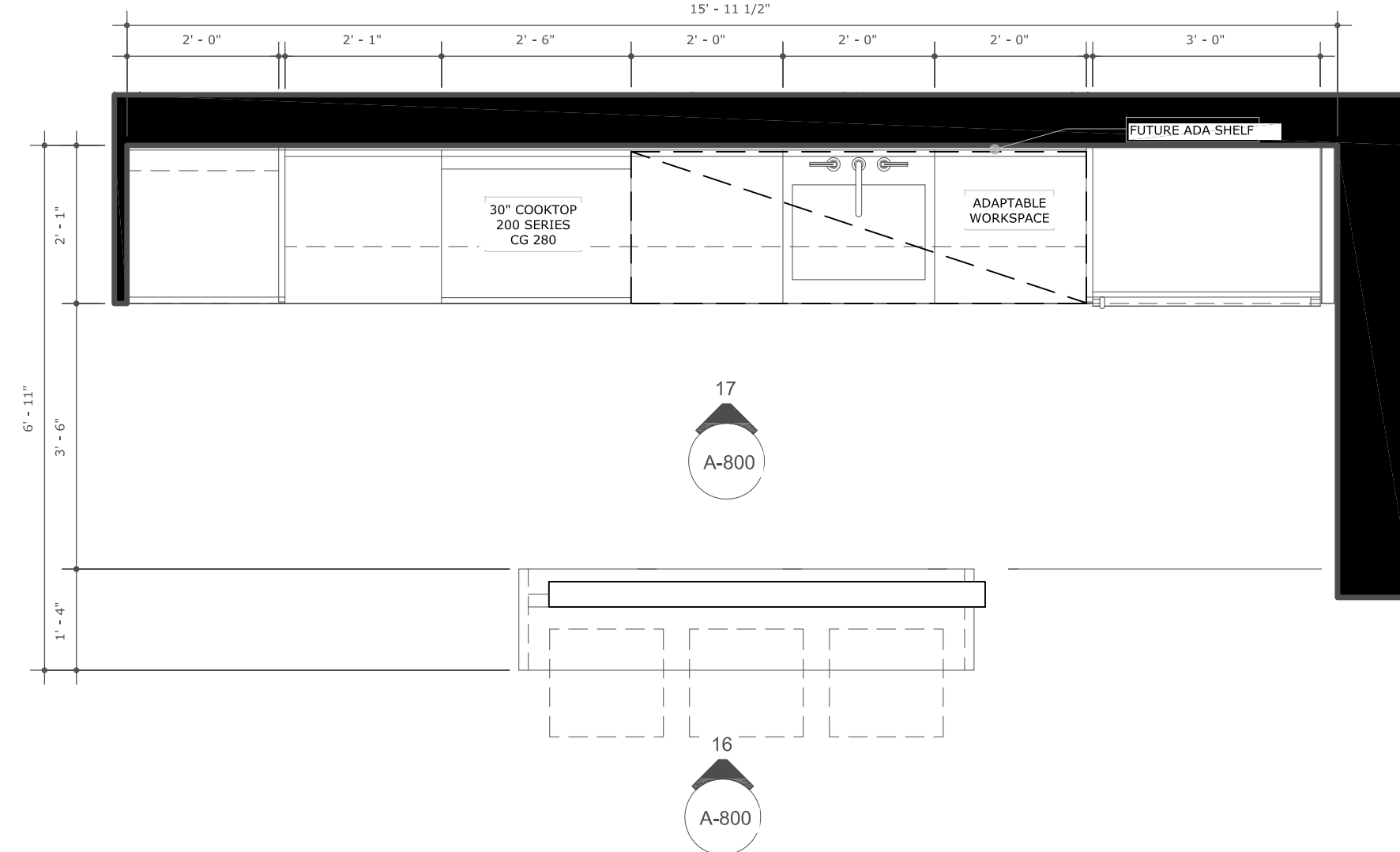




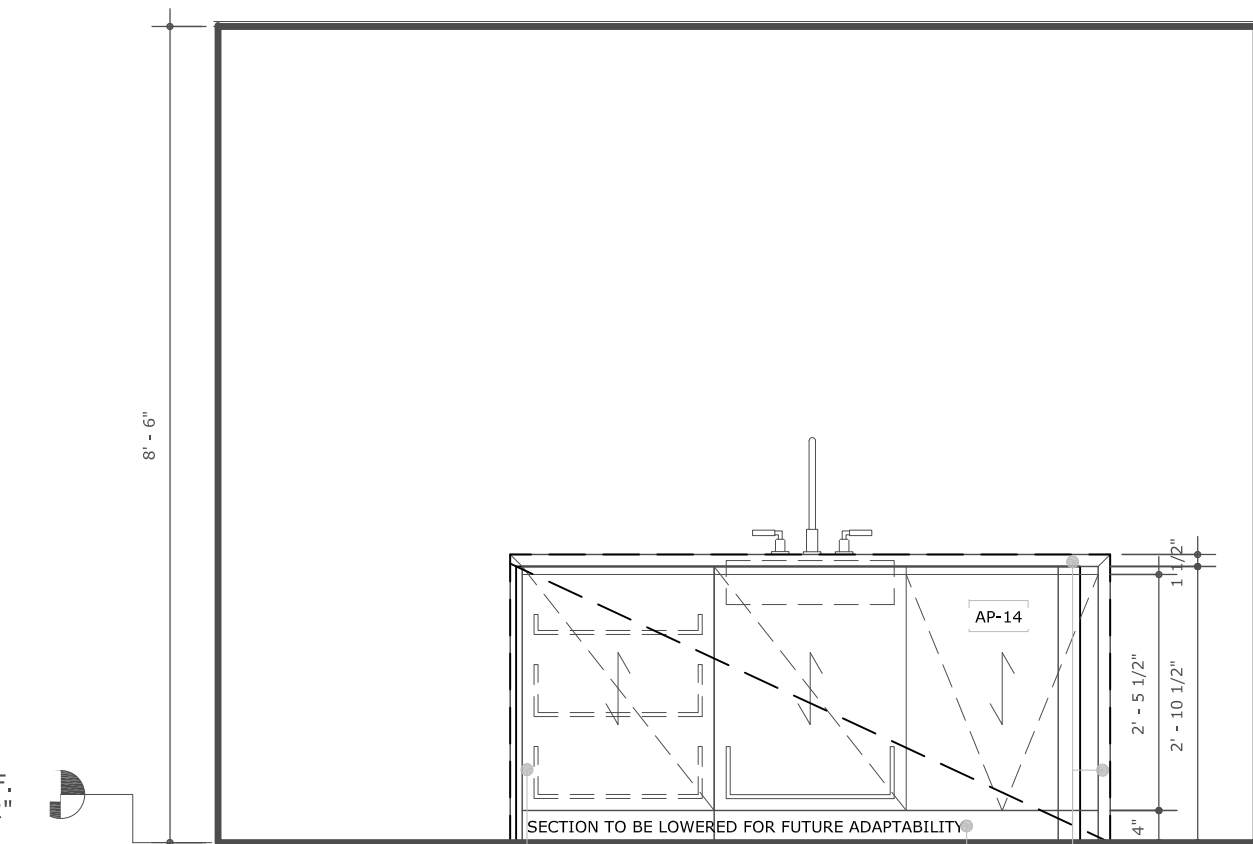
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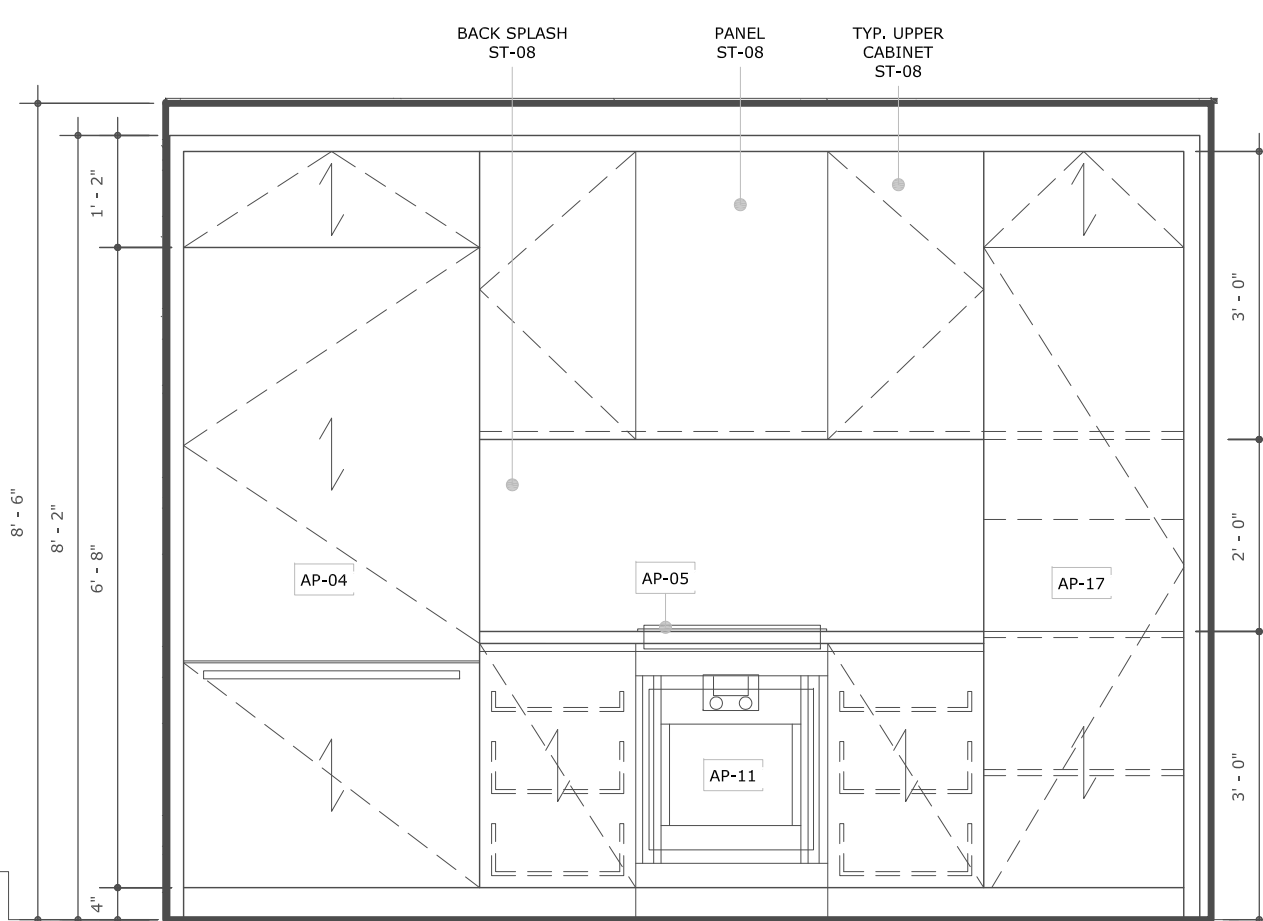
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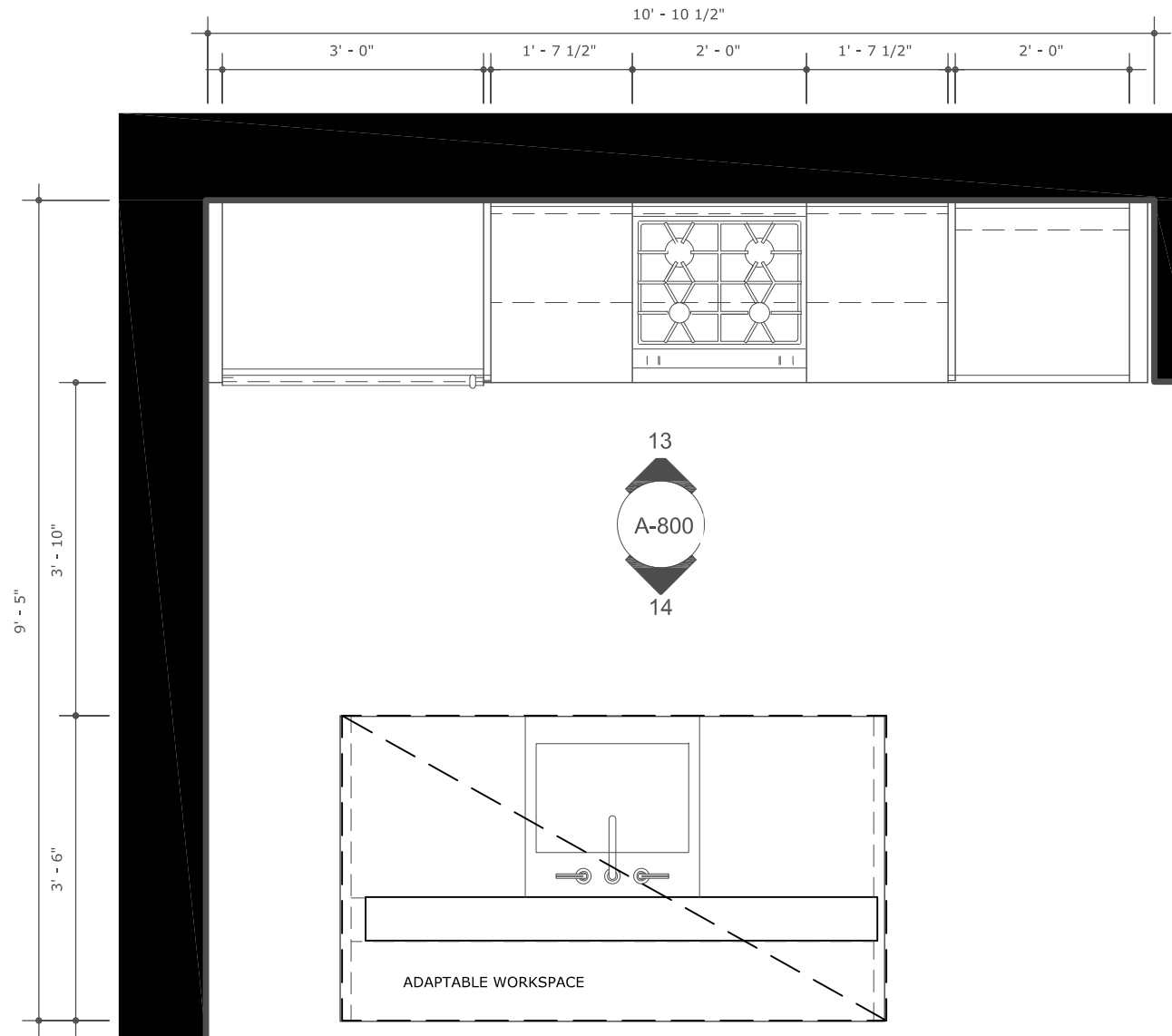
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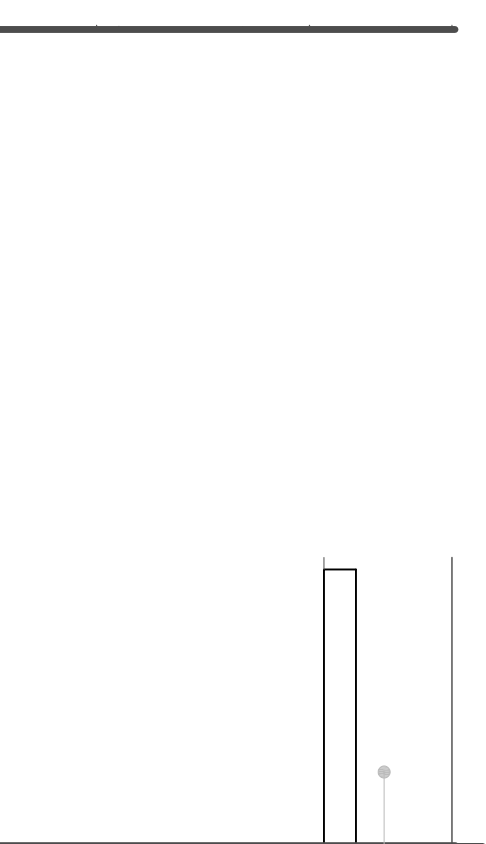
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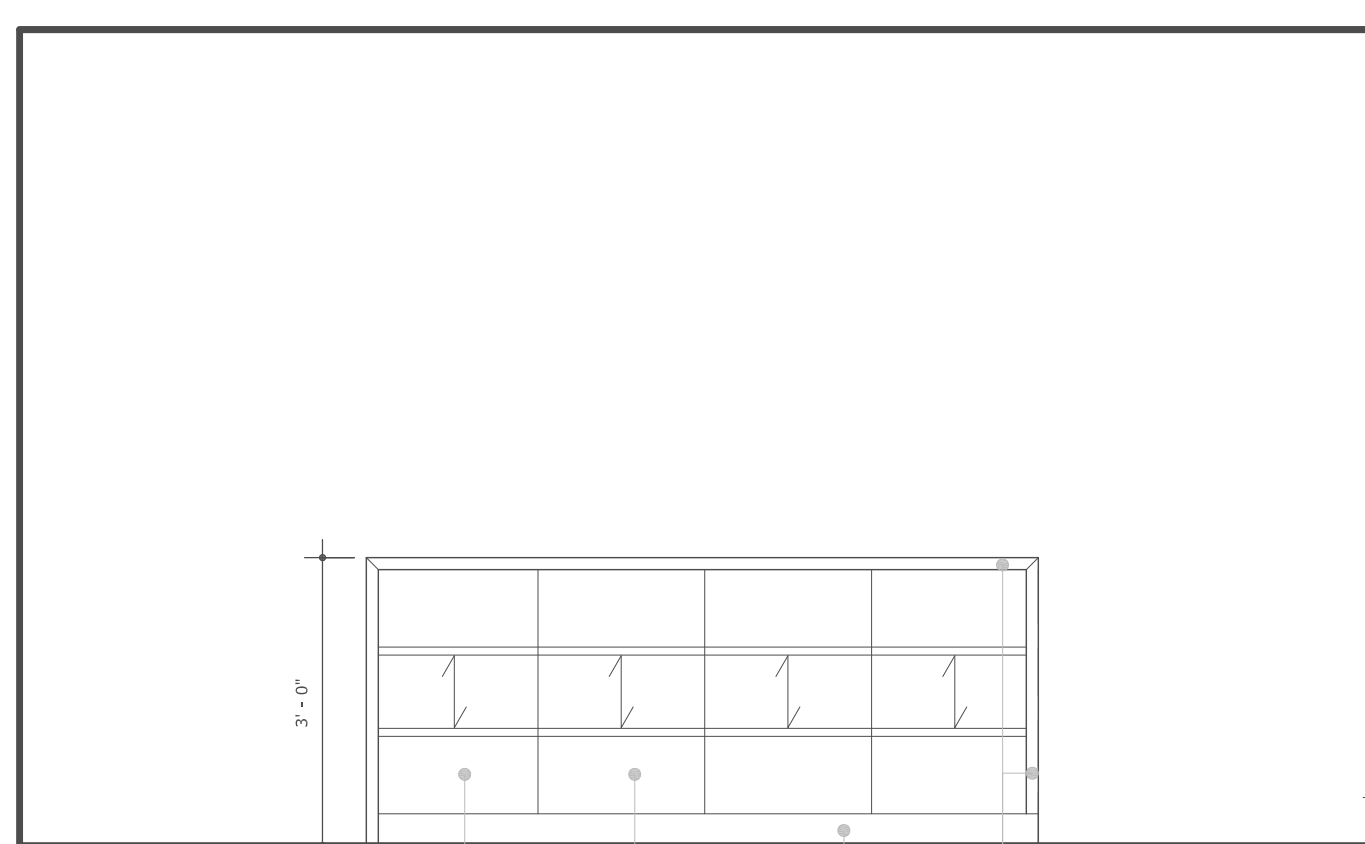
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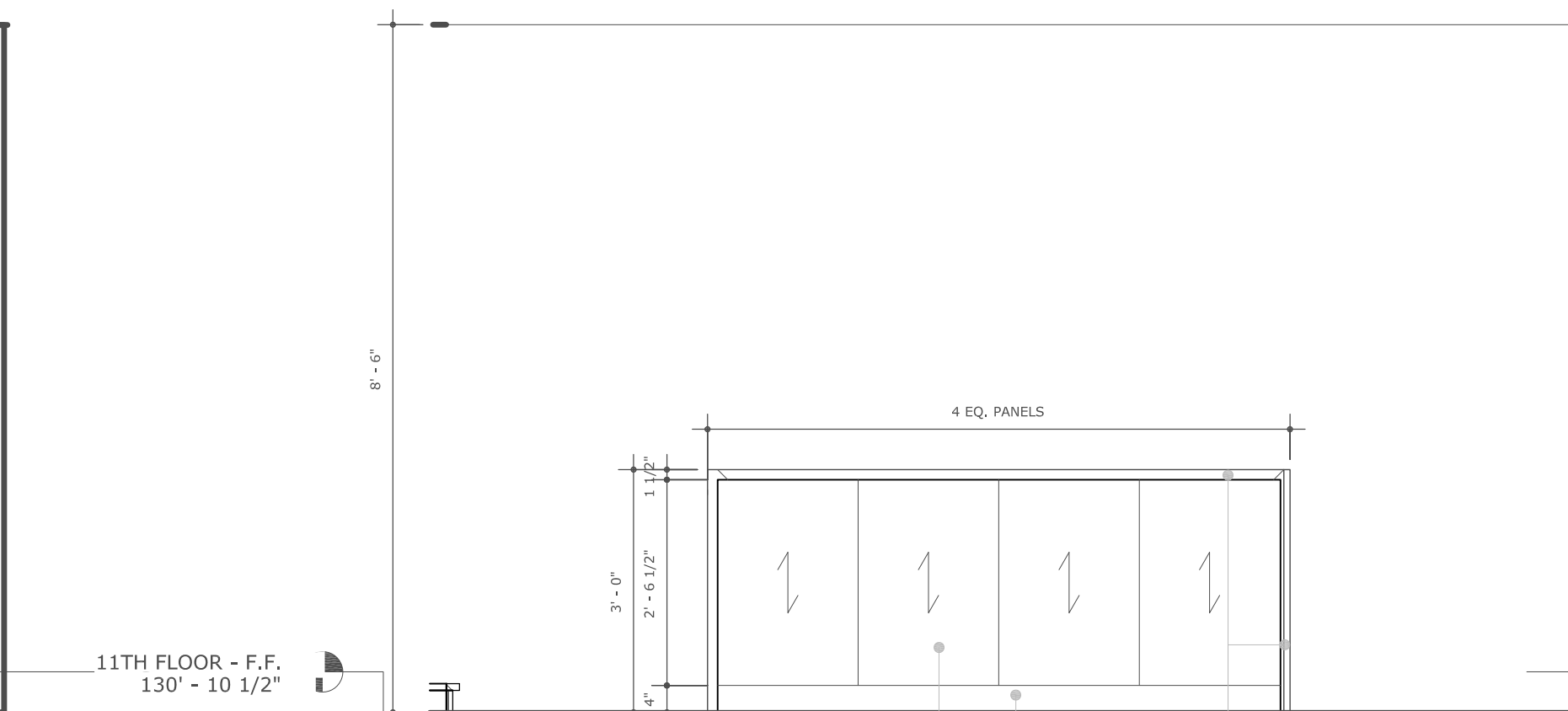
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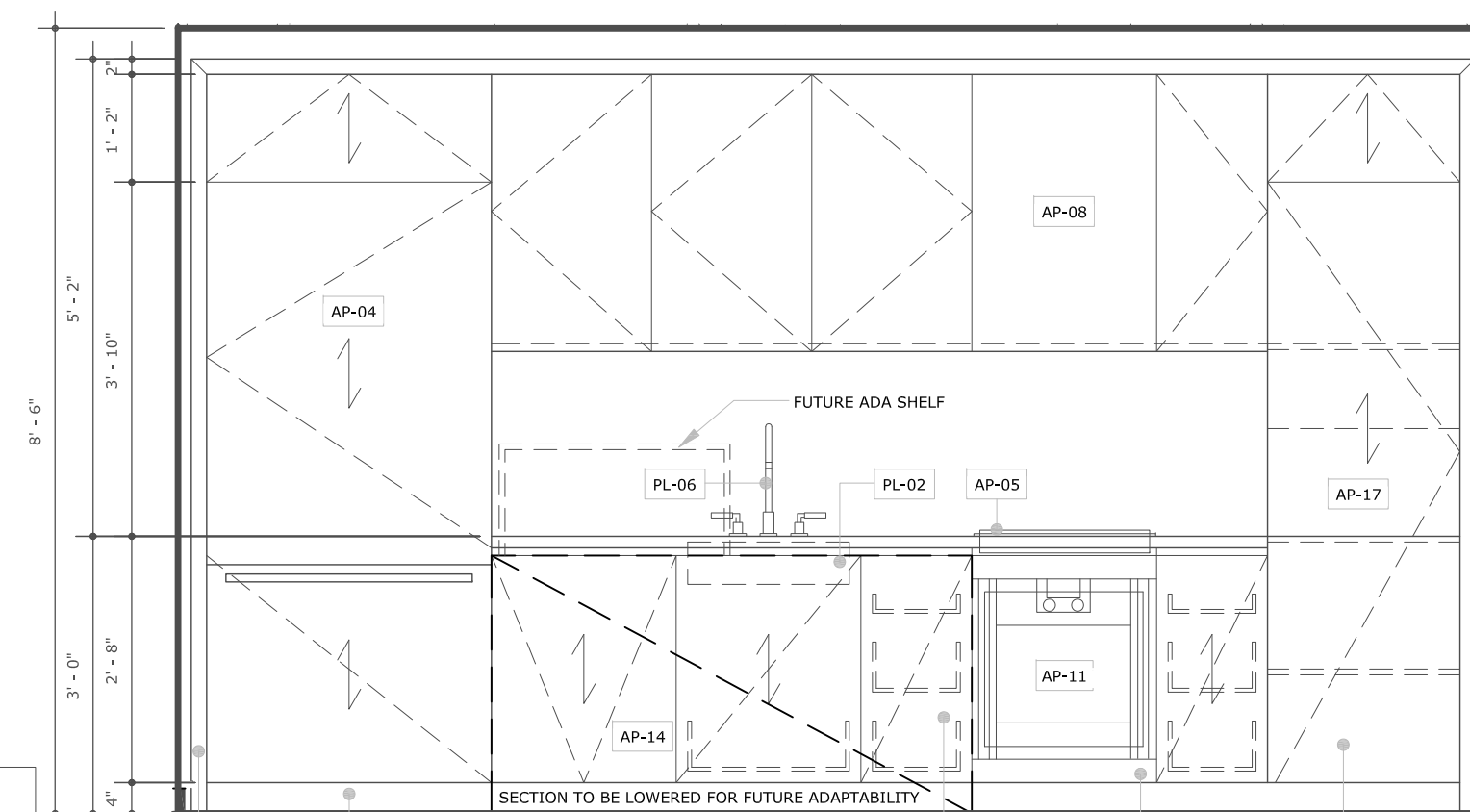
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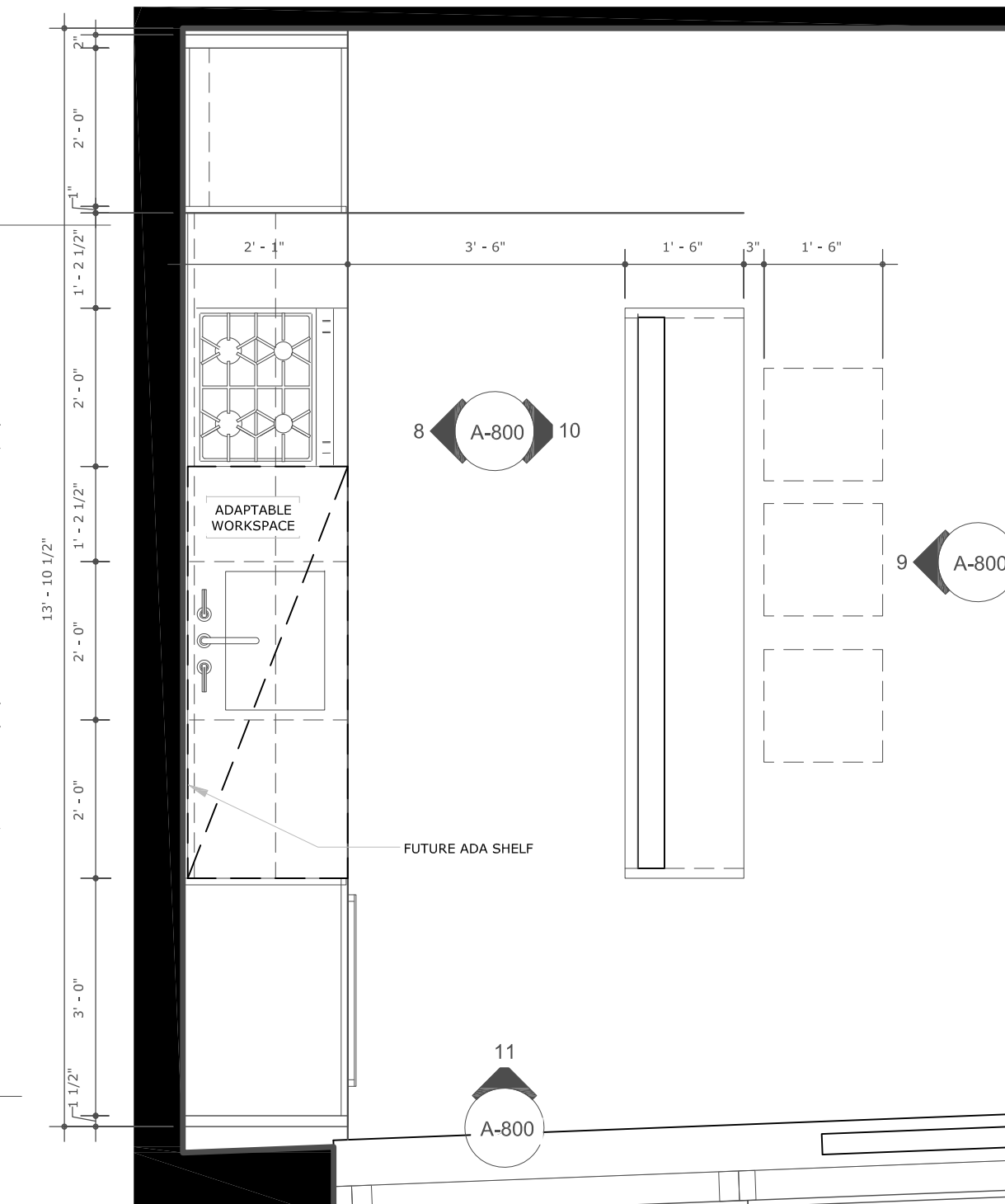
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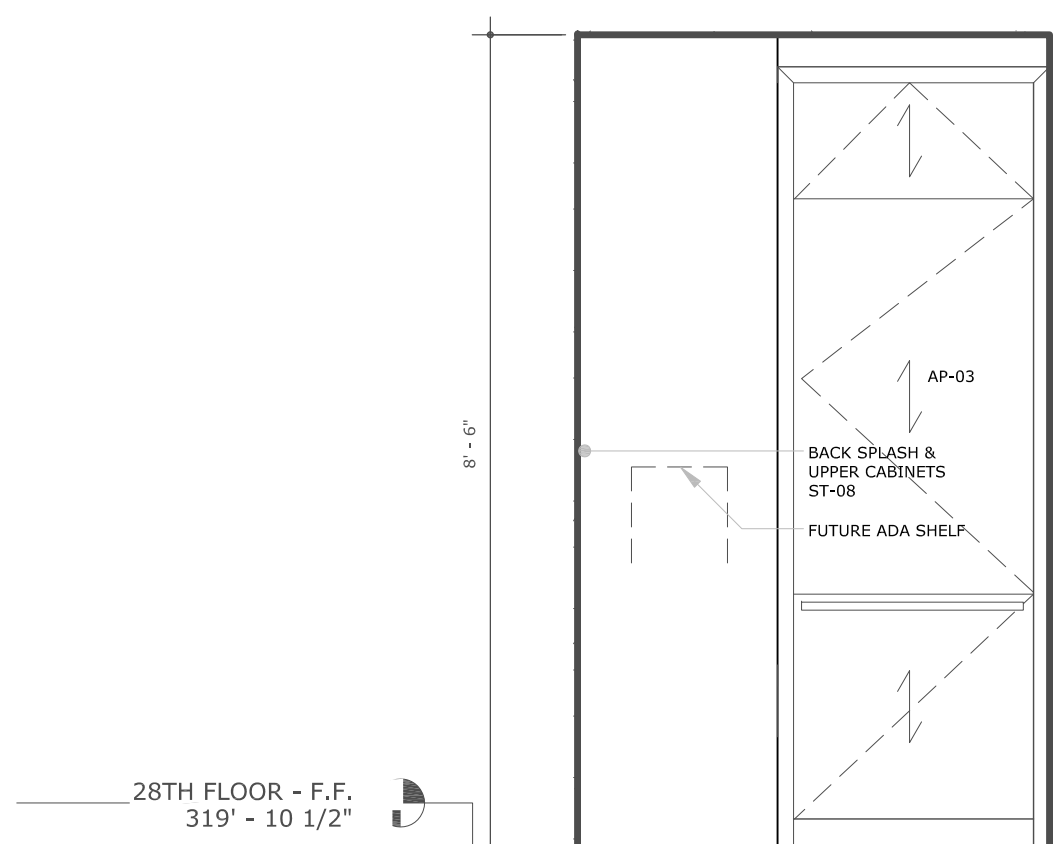
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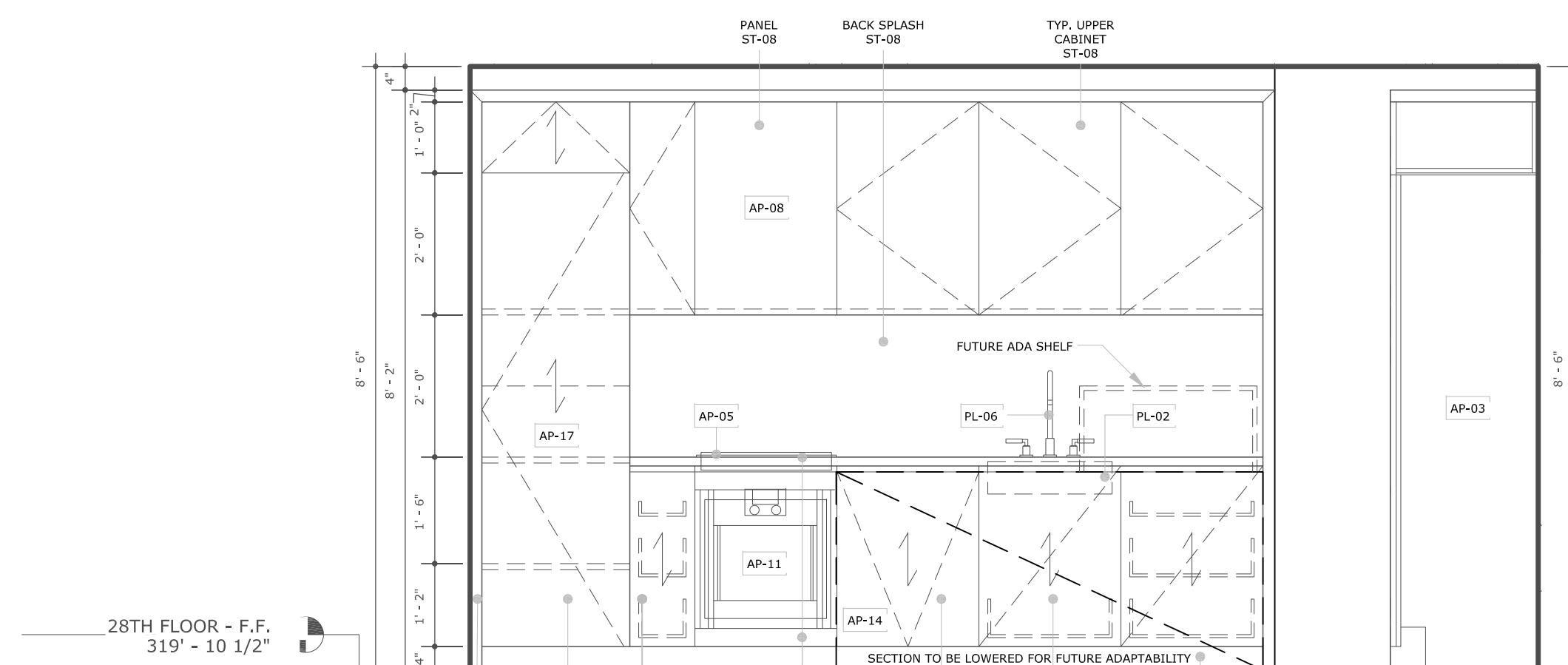
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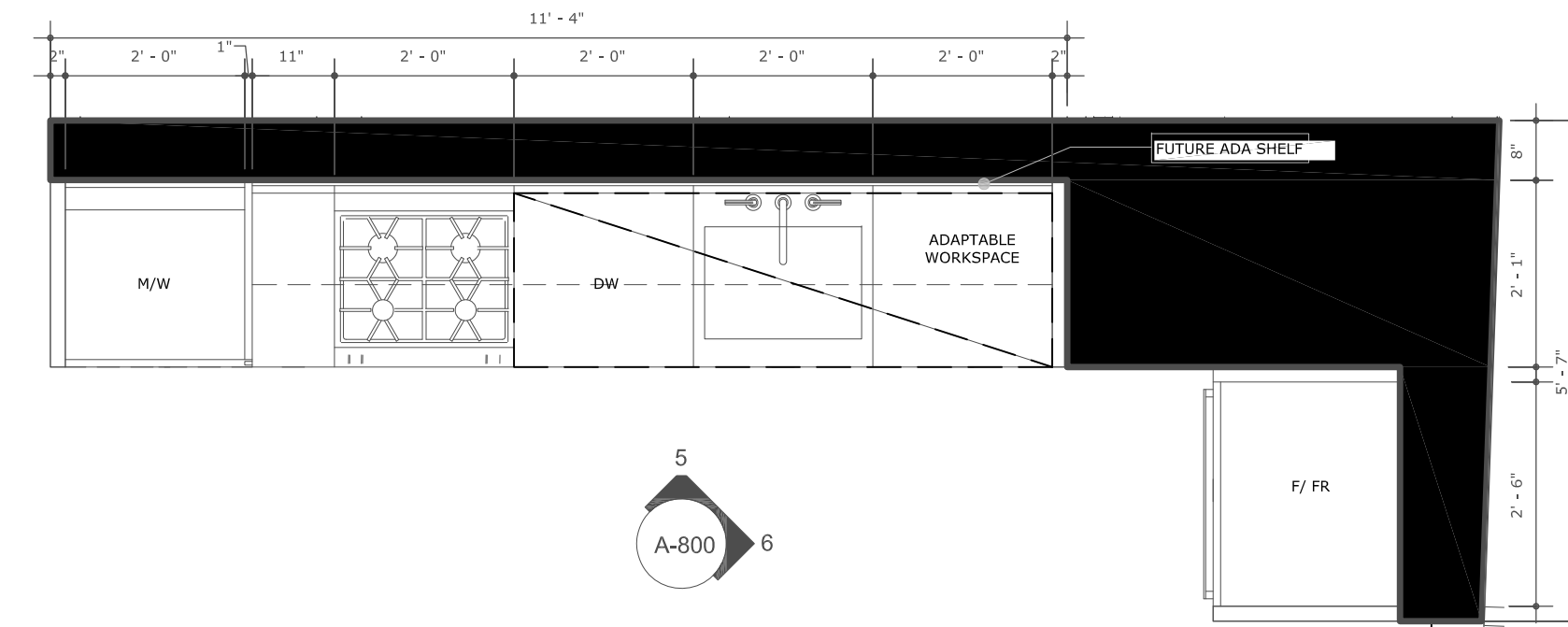
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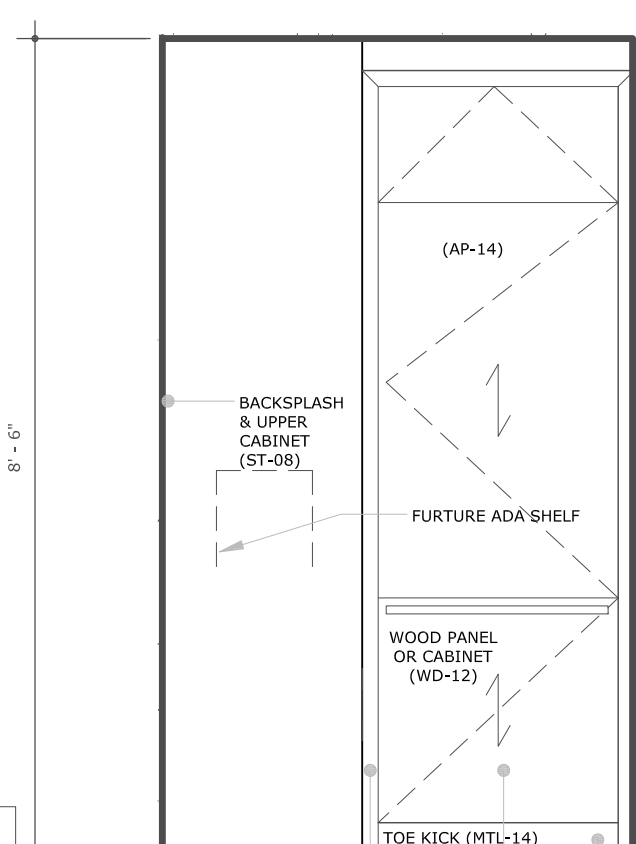
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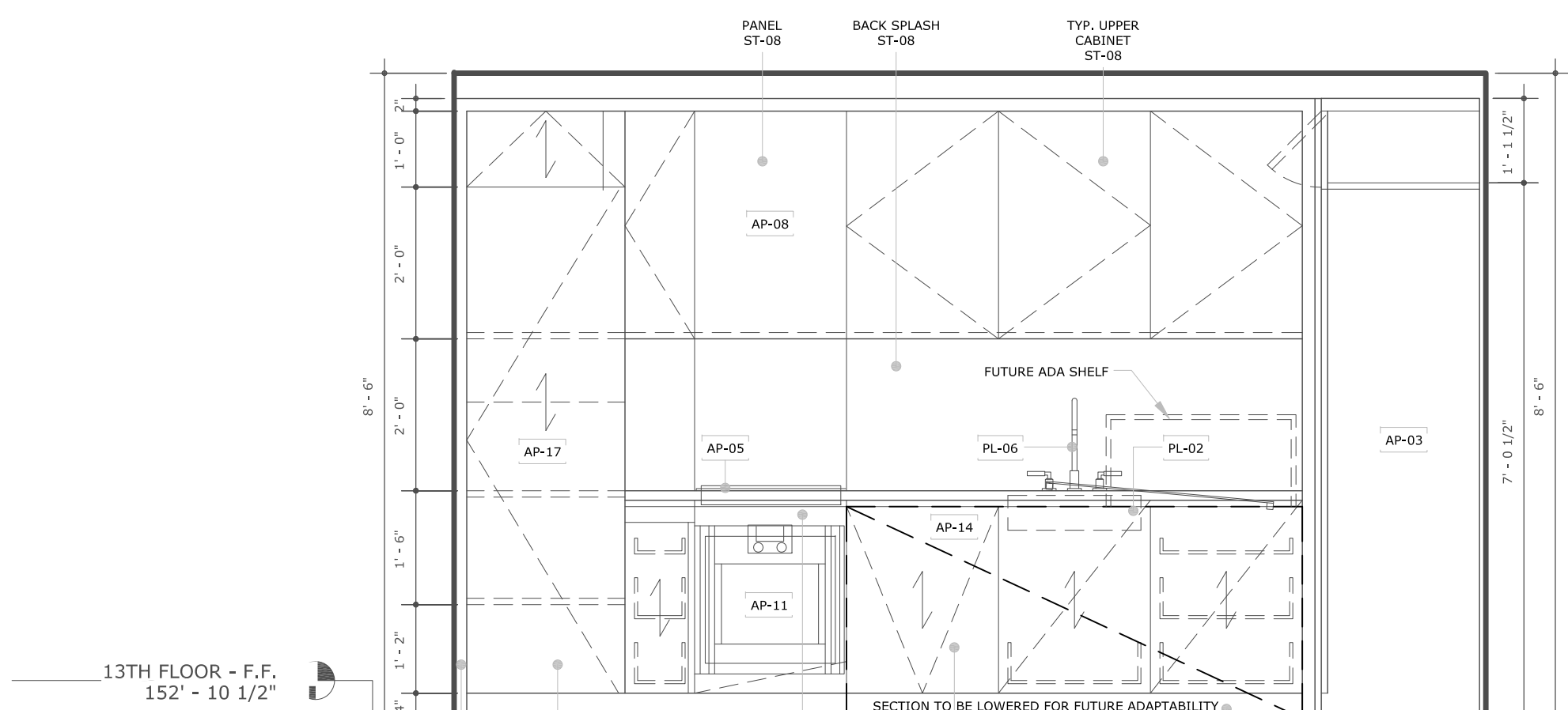
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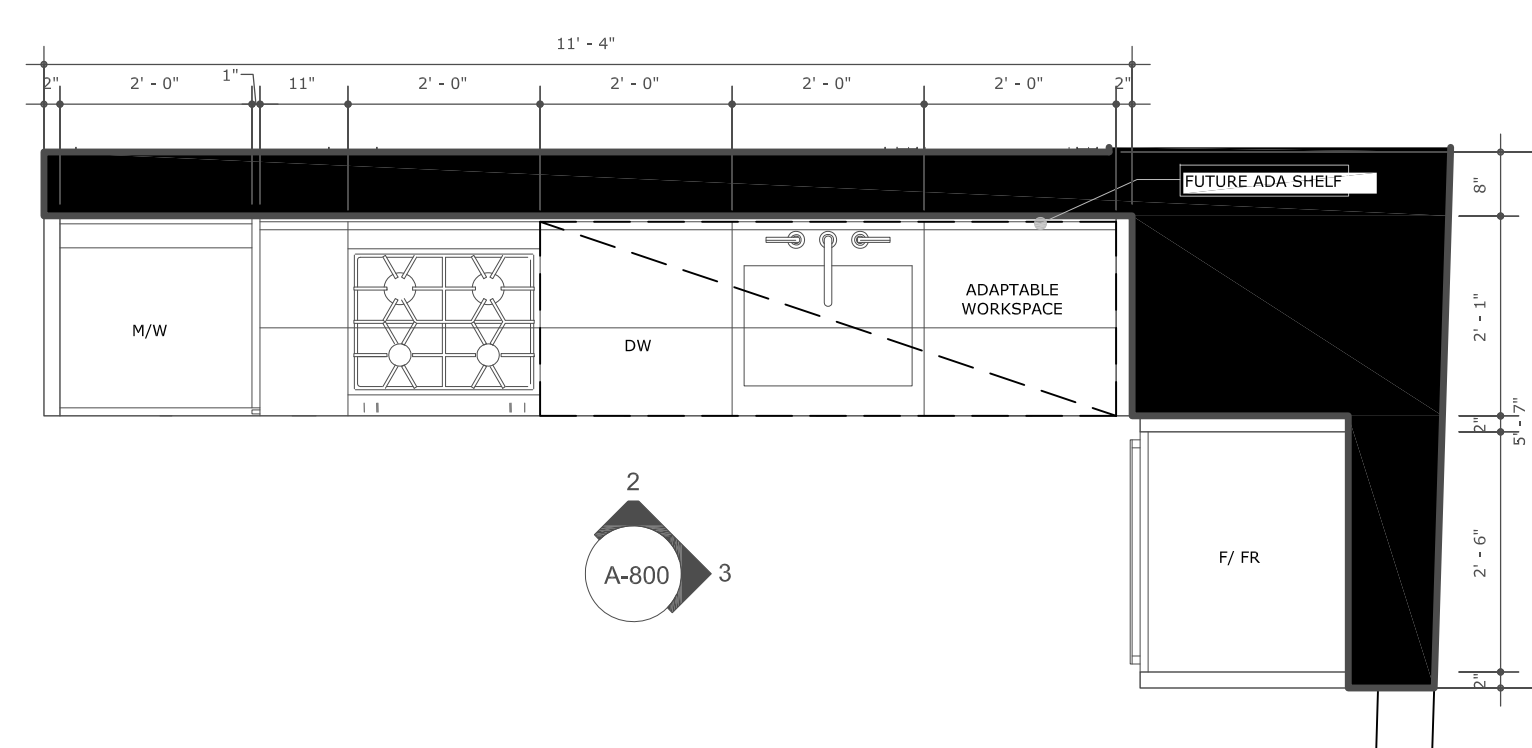
4 PLAN - KITCHEN TYPE 1A  
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3 ELEVATION 2 - KITCHEN TYPE 1  
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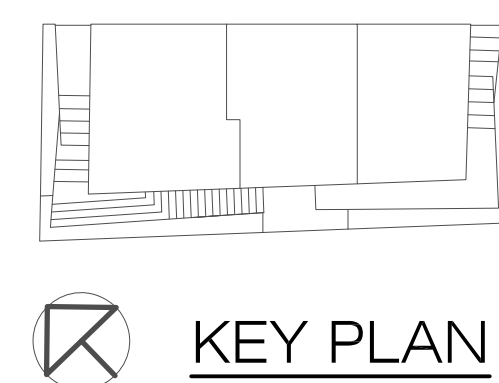


2 ELEVATION 1 - KITCHEN TYPE 1  
1/2" = 1'-0"



1 PLAN - KITCHEN TYPE 1  
1/2" = 1'-0"

NOTES  
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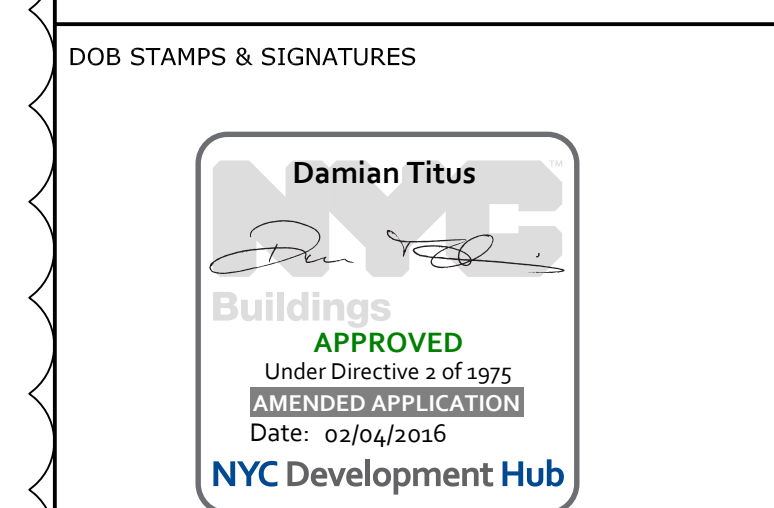
**FRANK SETA & ASSOCIATES**  
BUILDING ENVELOPE &  
WATERPROOFING  
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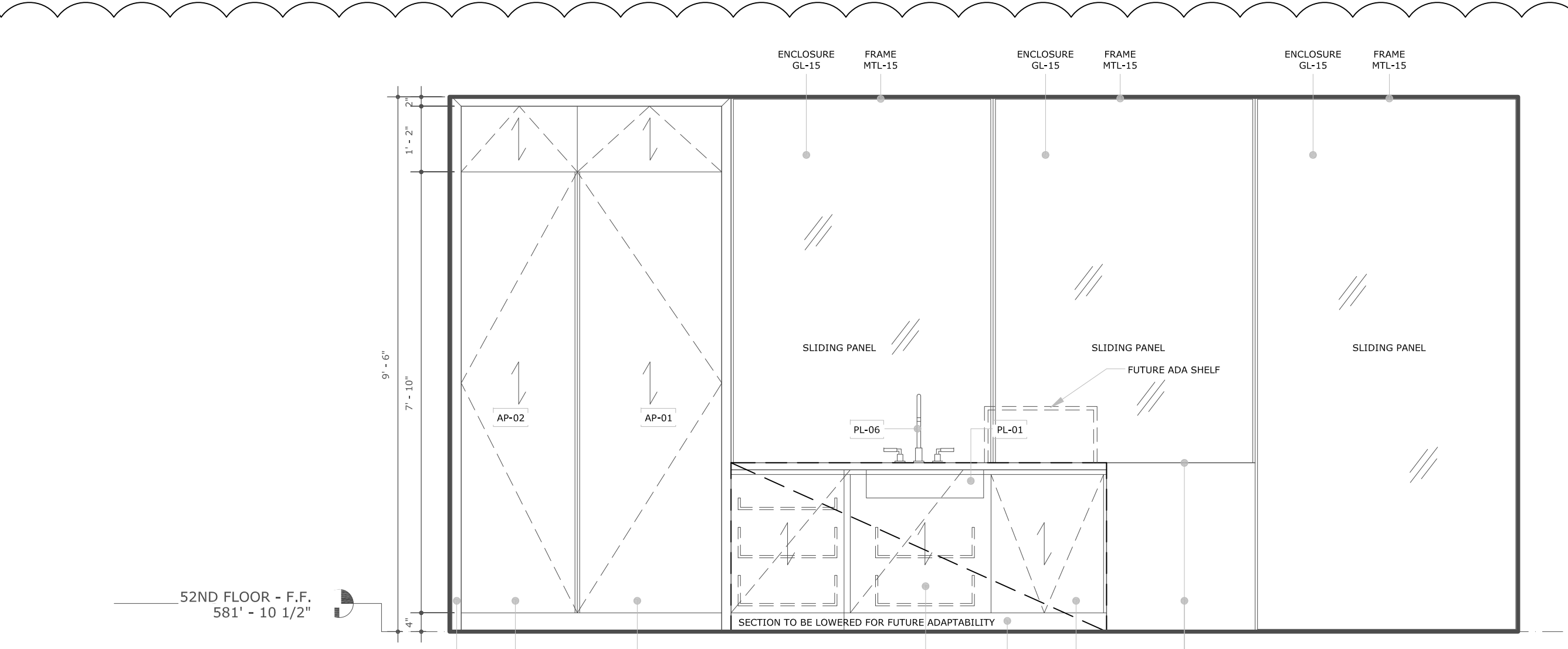
PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

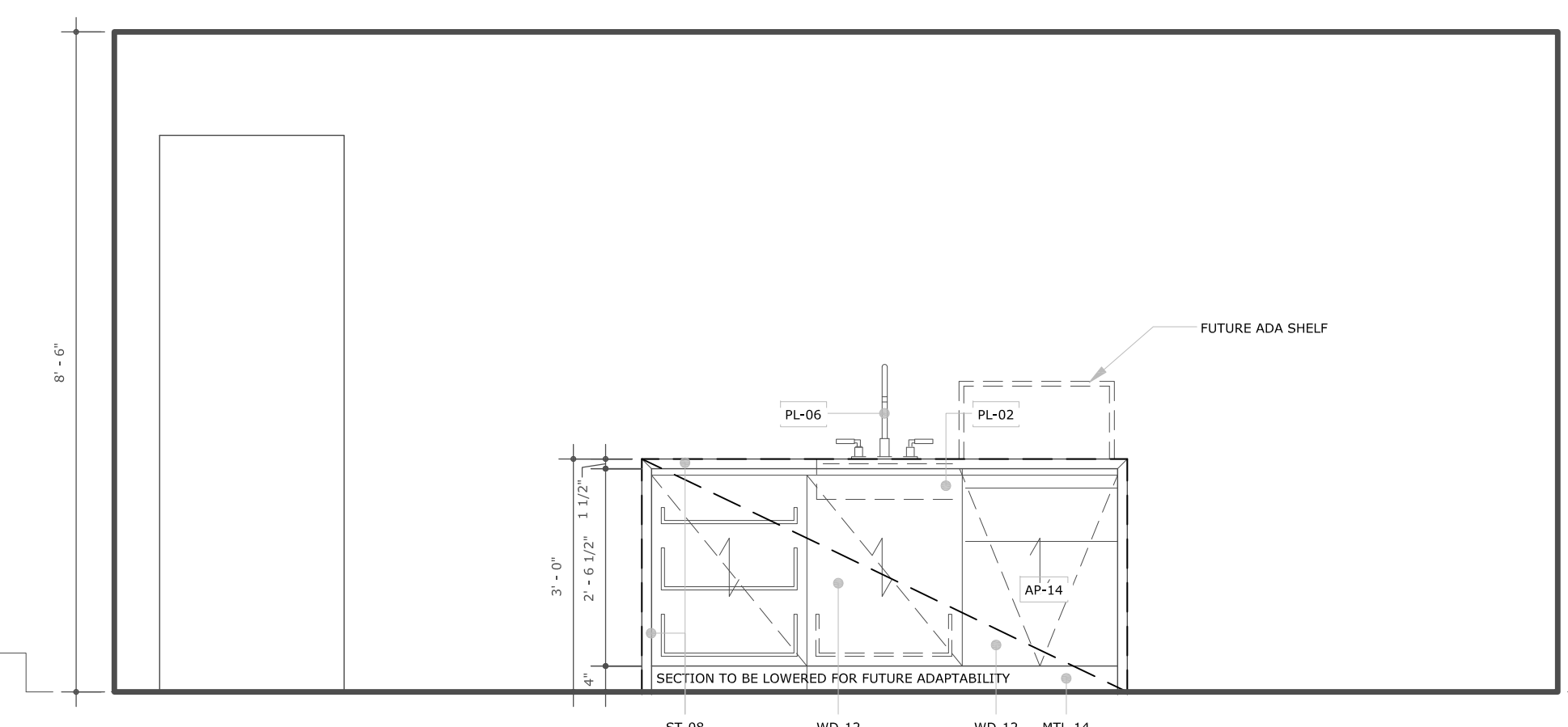


DWG TITLE <b>KITCHEN PLANS &amp; ELEVATIONS</b>	
SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
DWG #:	PROJECT #: 13A25.03
	SCALE: AS NOTED
	A-800.01
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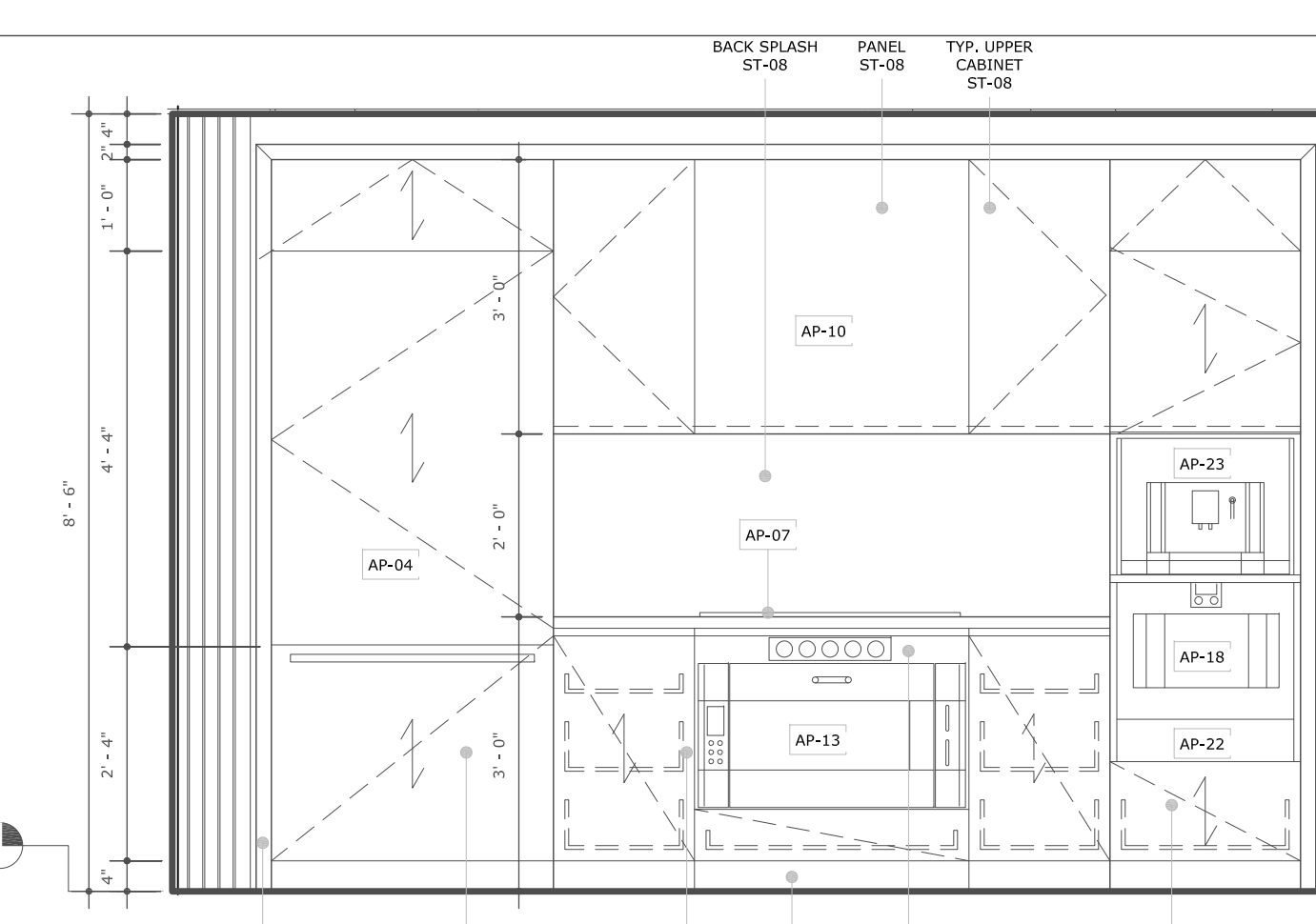




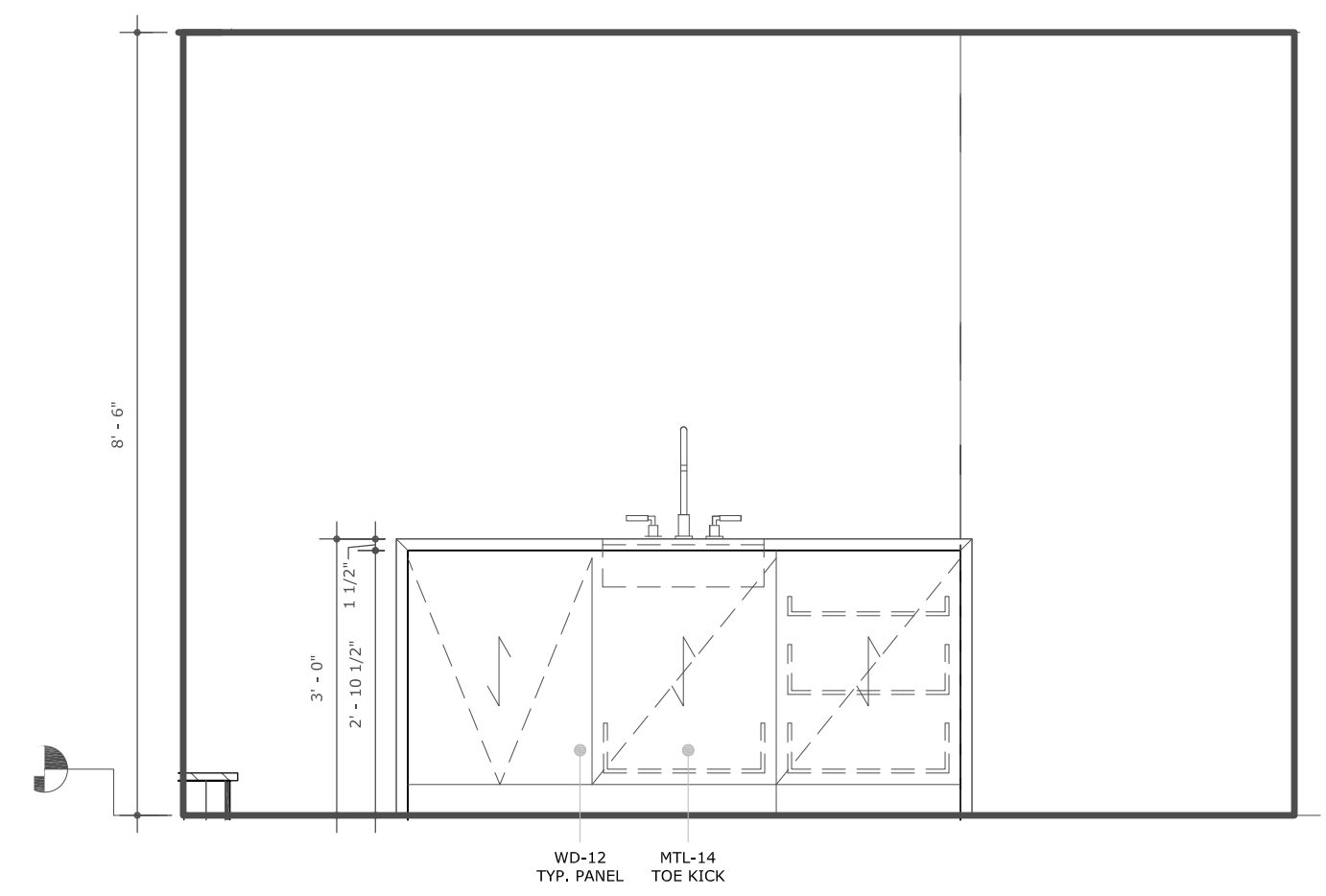
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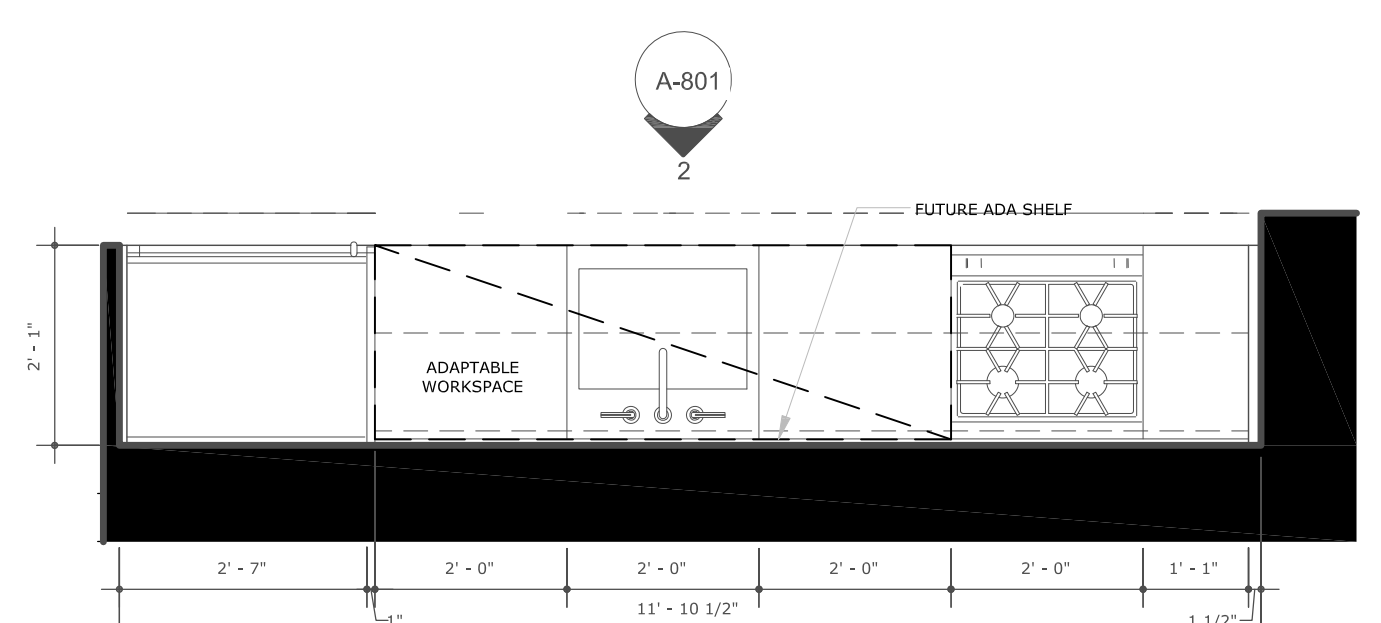
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⑨ ELEVATION 1 - KITCHEN TYPE 7  
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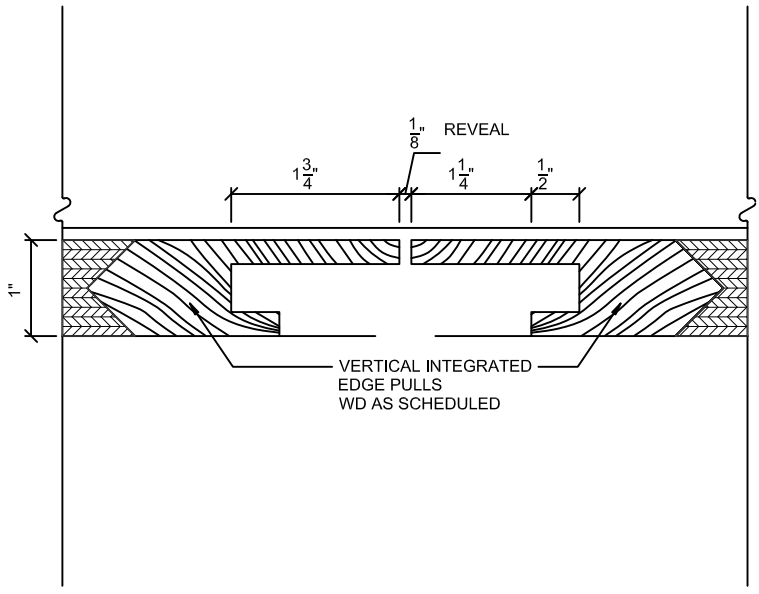
⑤ ELEVATION 2 - KITCHEN TYPE 6  
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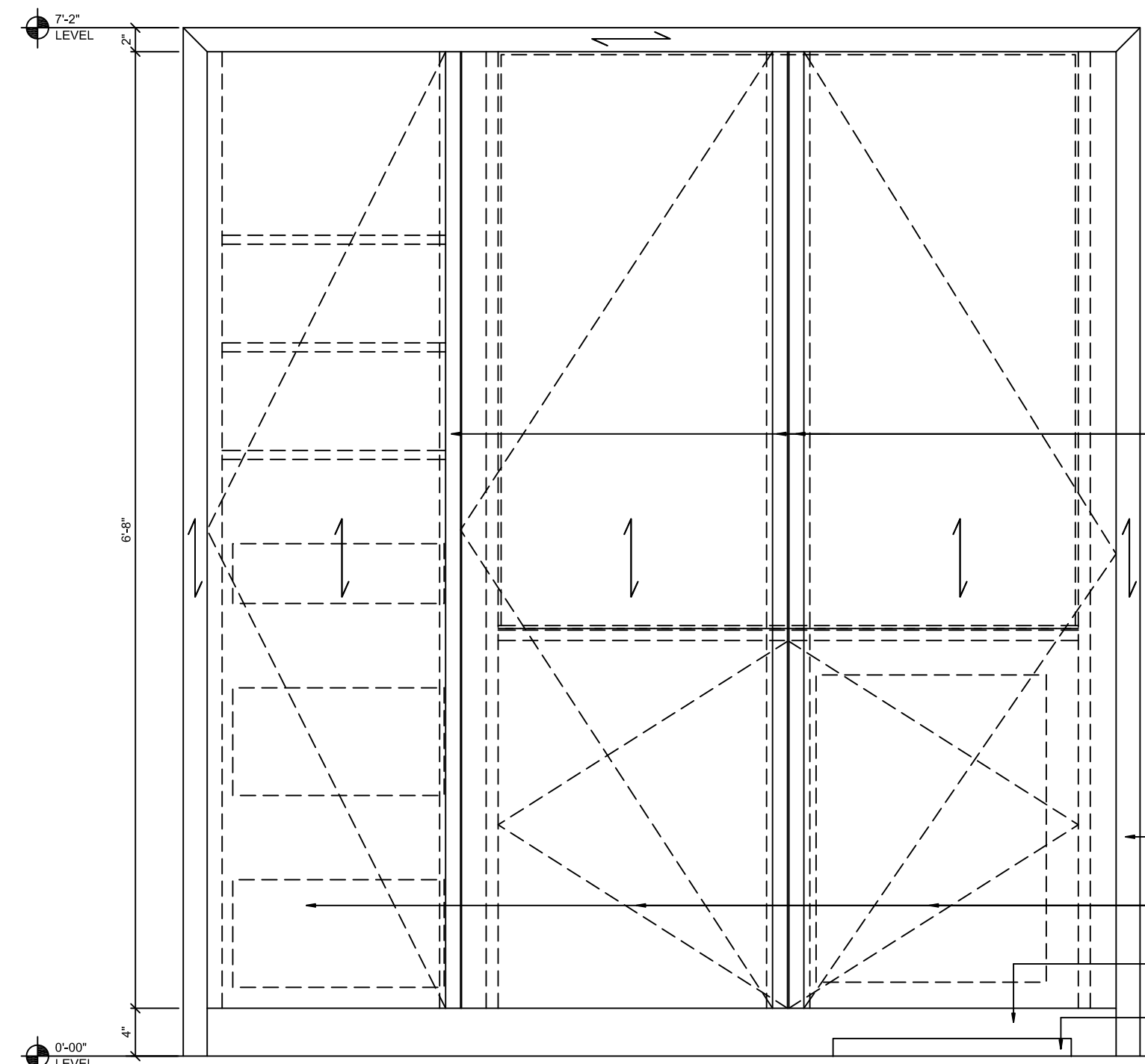
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1/2" = 1'-0"

	
CAD FILE: J:\13A25.03	

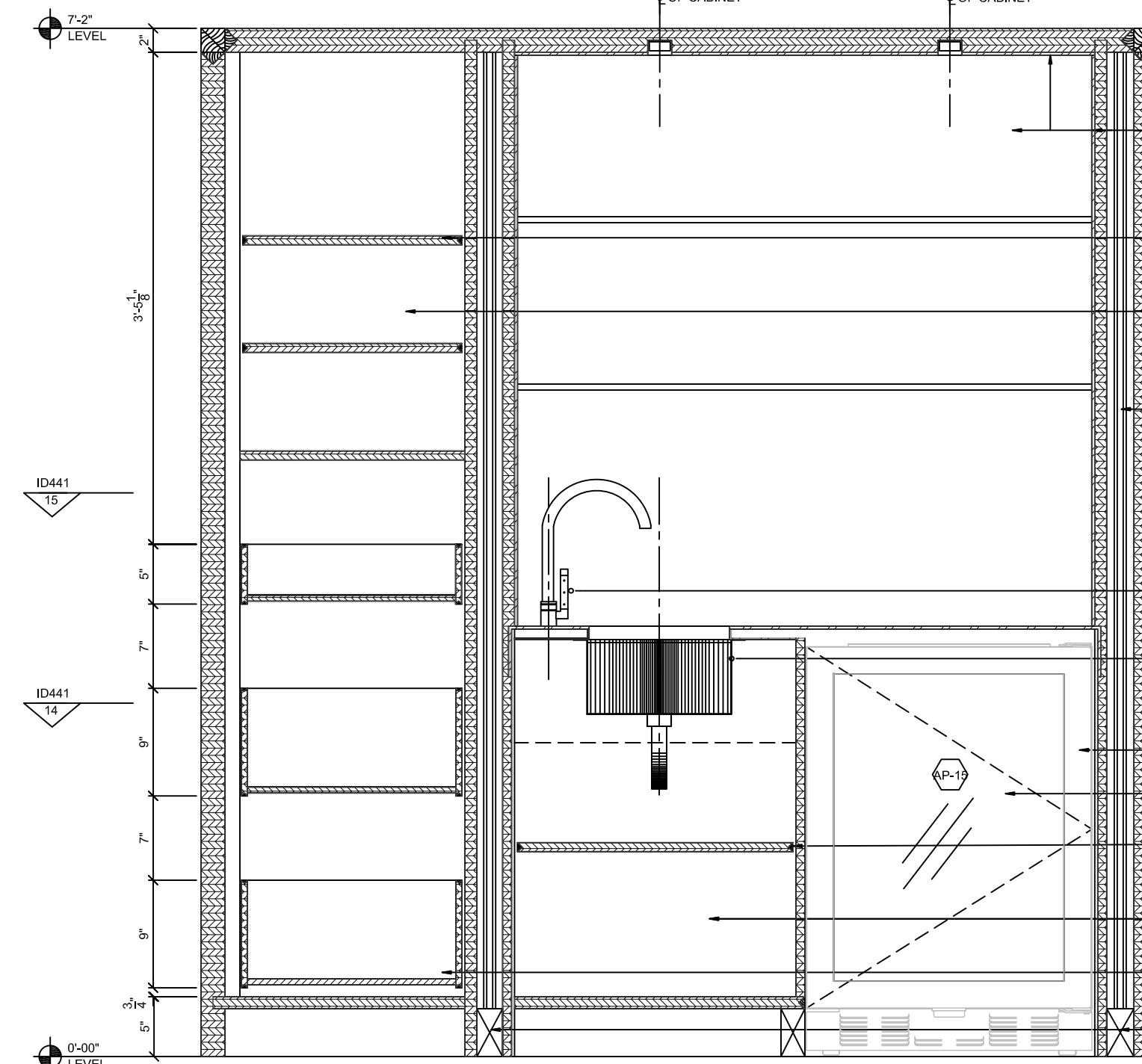




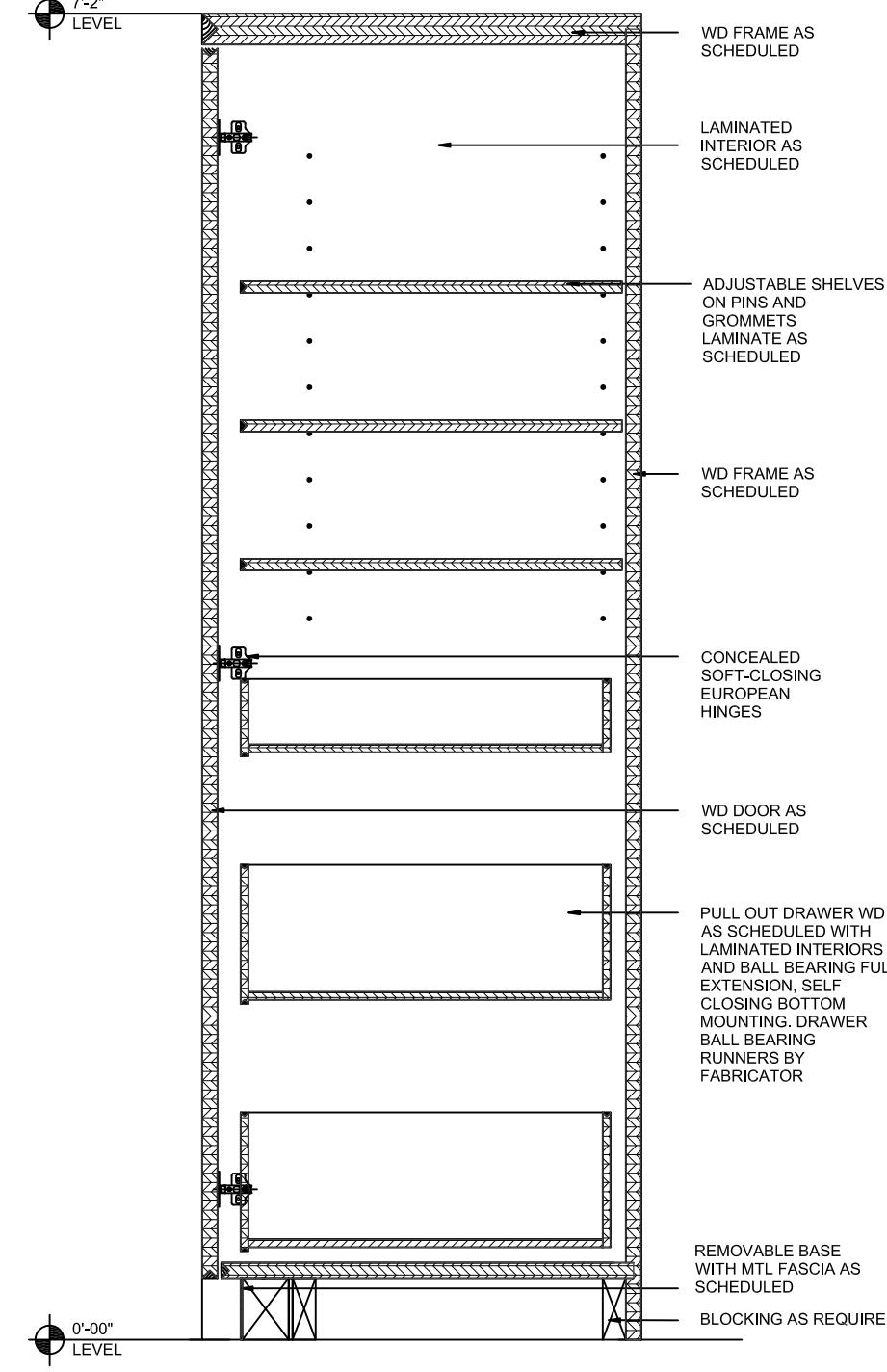
18 ARMOIRE DETAIL HANDLES  
6" = 1'-0"



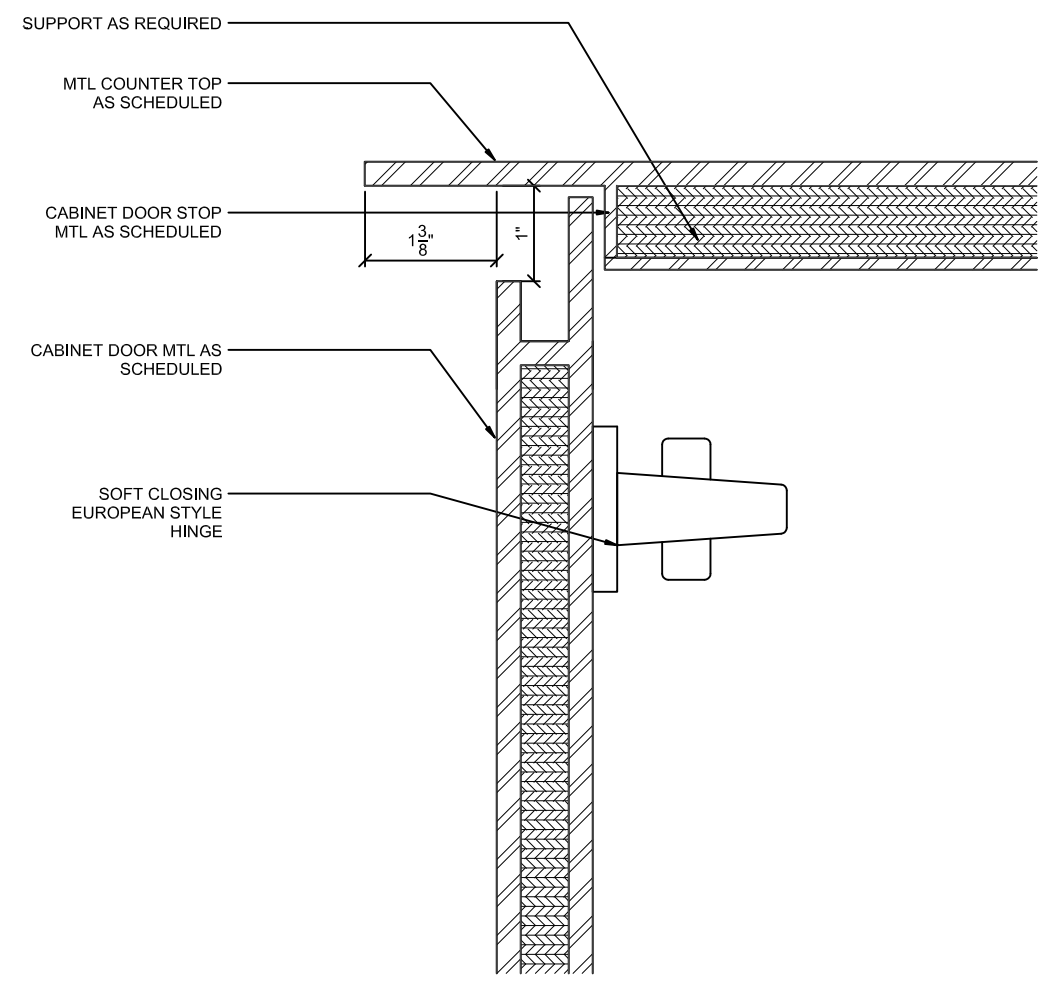
19 ARMOIRE DETAIL ELEV. 2  
1" = 1'-0"



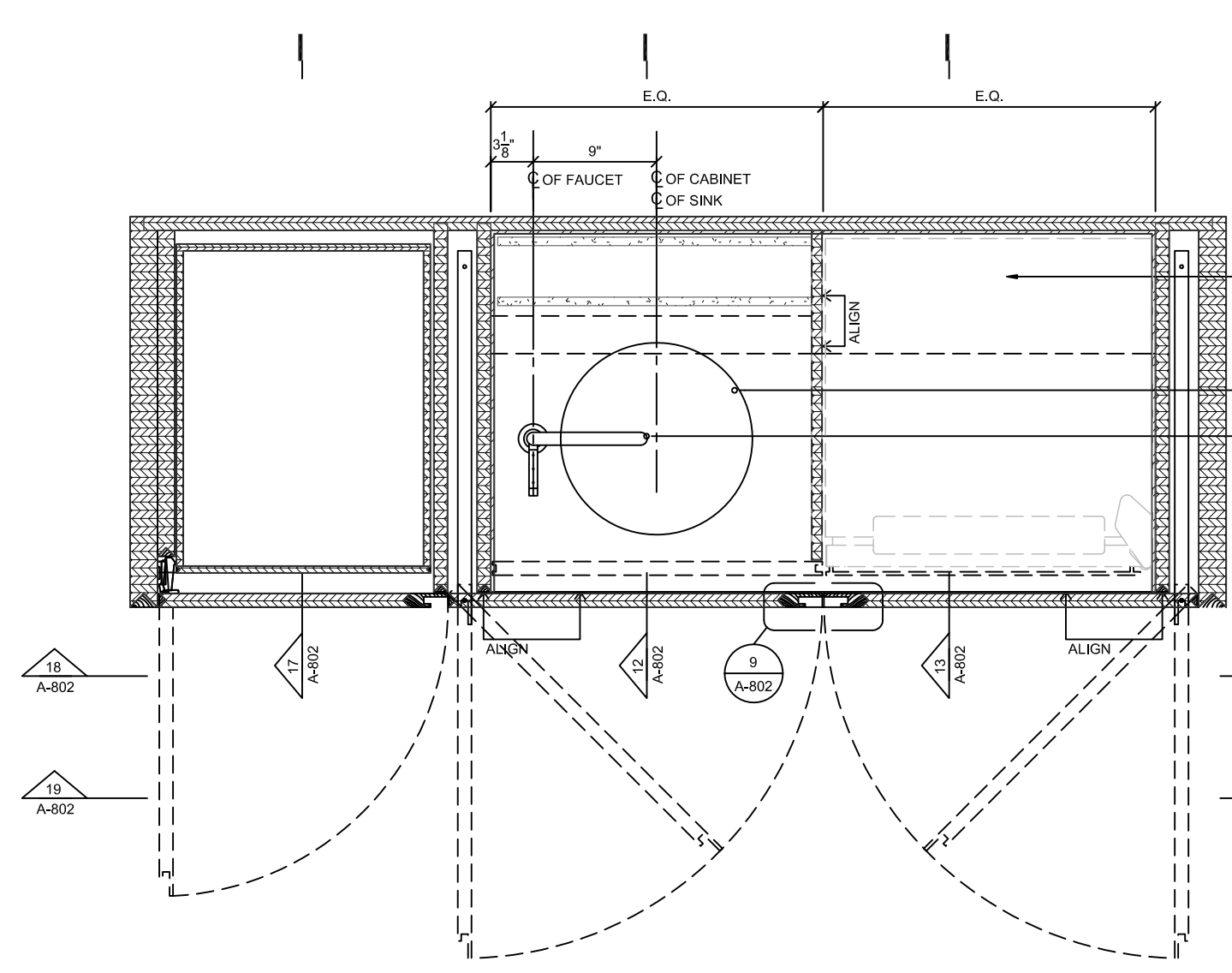
20 ARMOIRE DETAIL ELEV. 1  
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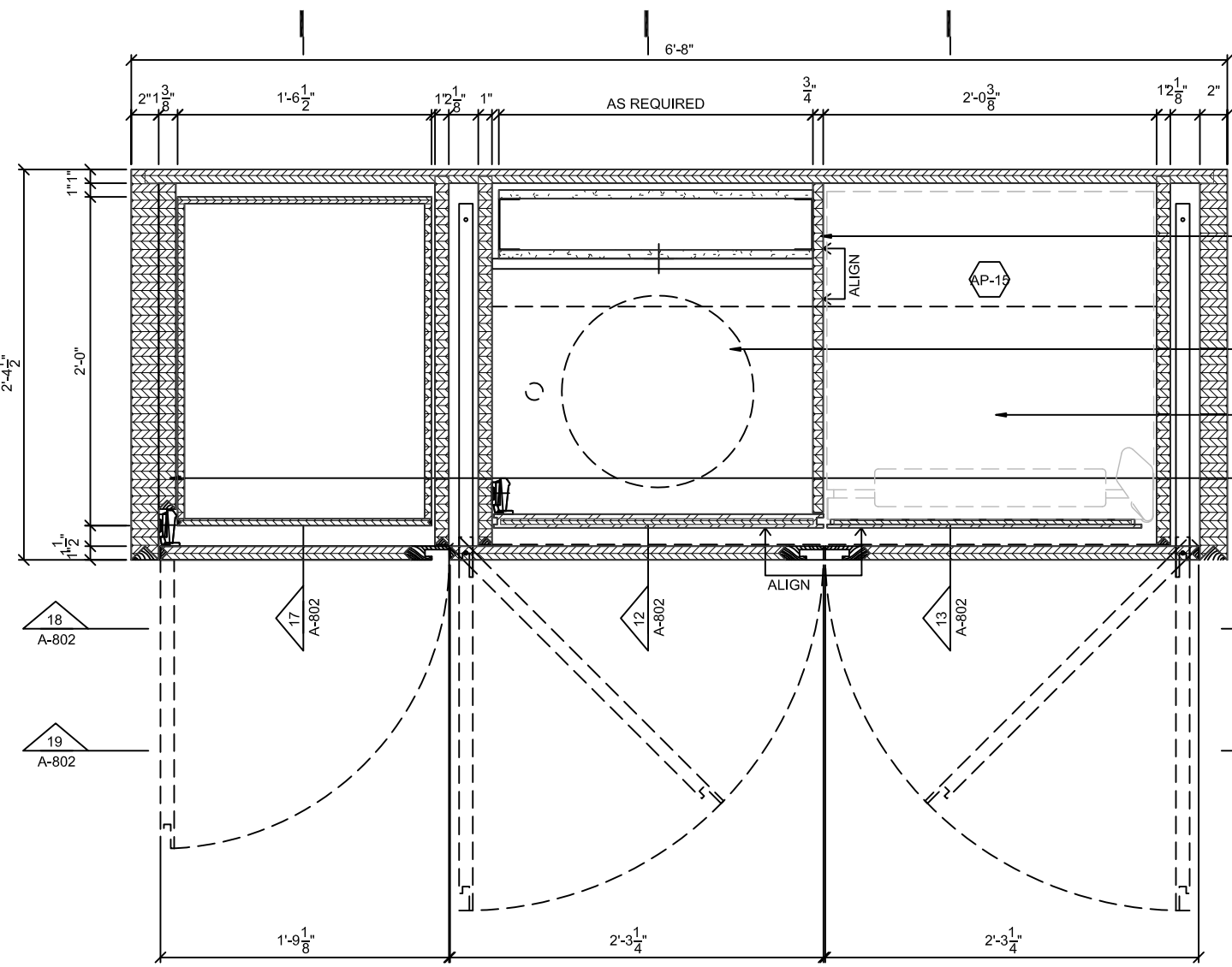
21 ARMOIRE DETAIL SEC. 3  
1" = 1'-0"



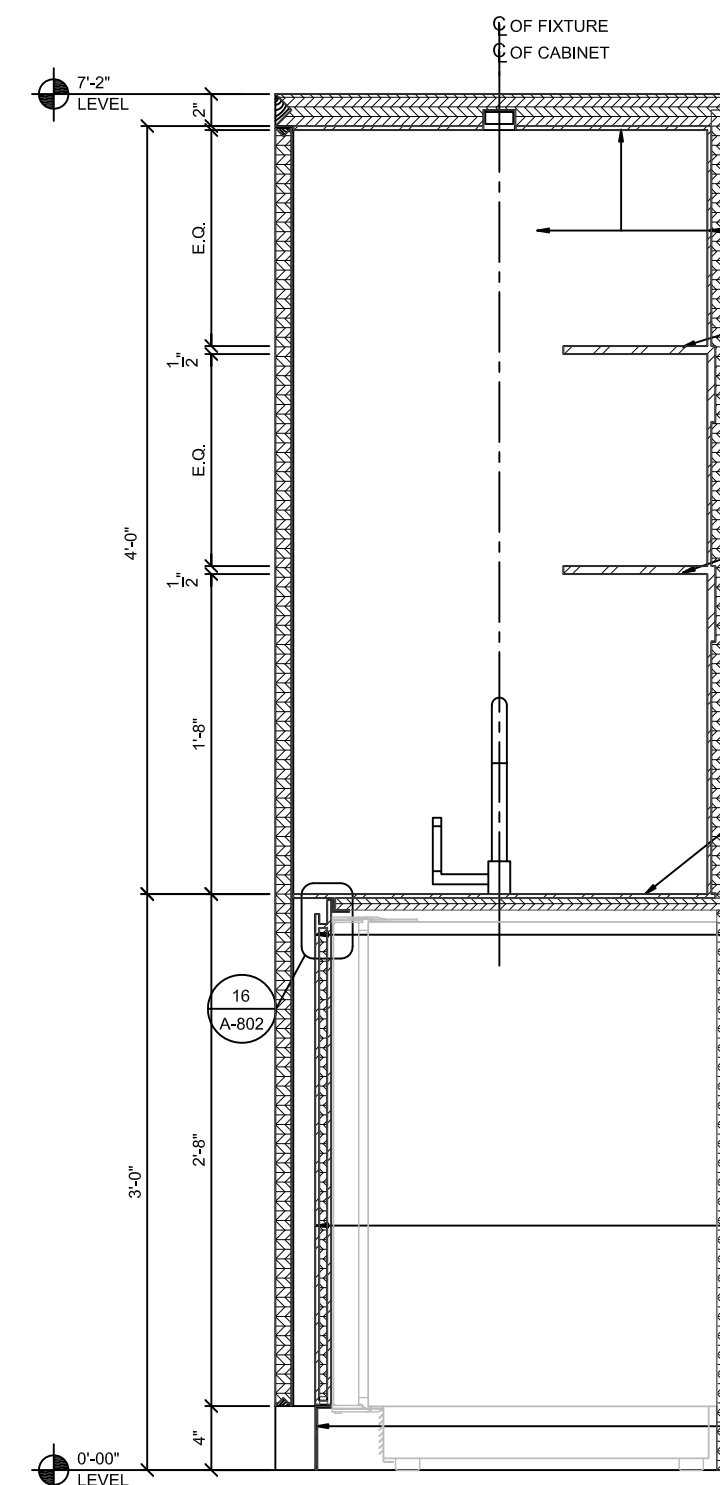
16 ARMOIRE MTL EDGE PULL DETAIL  
6" = 1'-0"



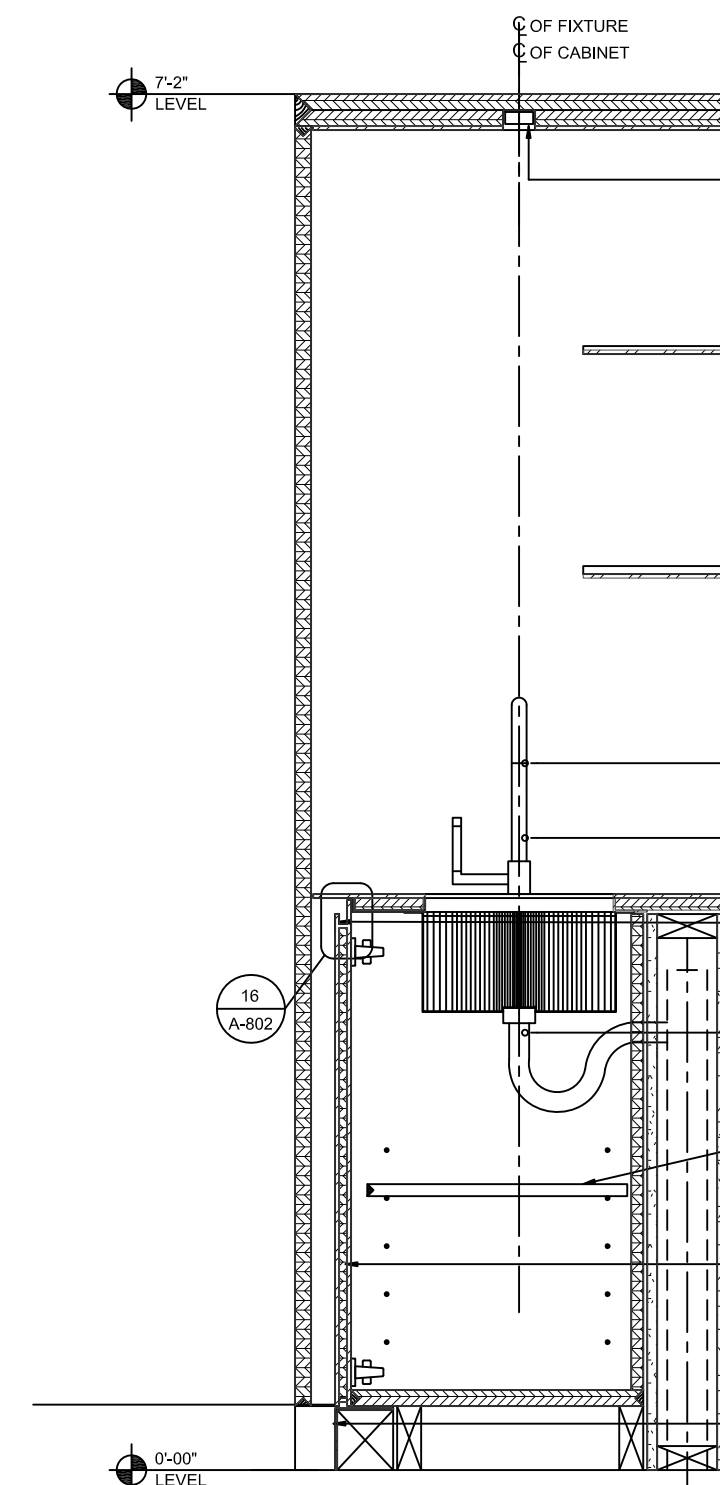
15 ARMOIRE DETAIL PLAN 2  
1" = 1'-0"



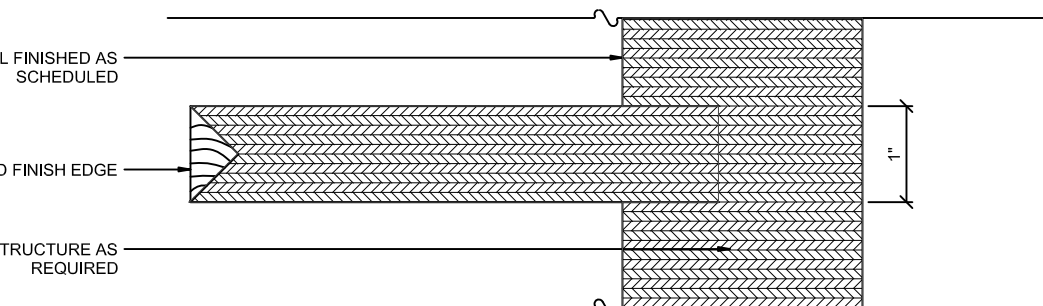
14 ARMOIRE DETAIL PLAN 1  
1" = 1'-0"



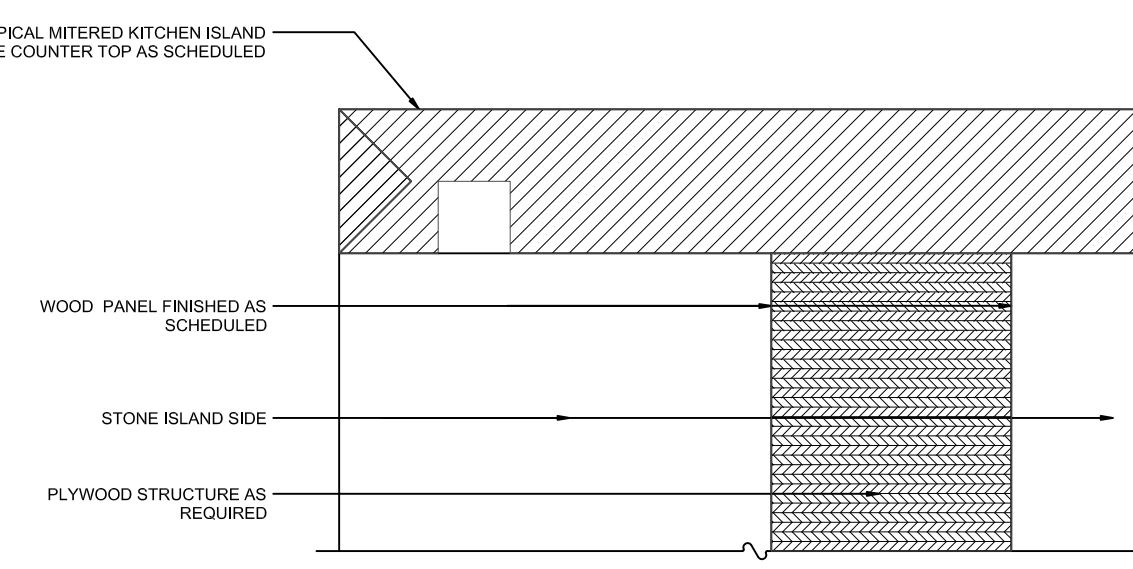
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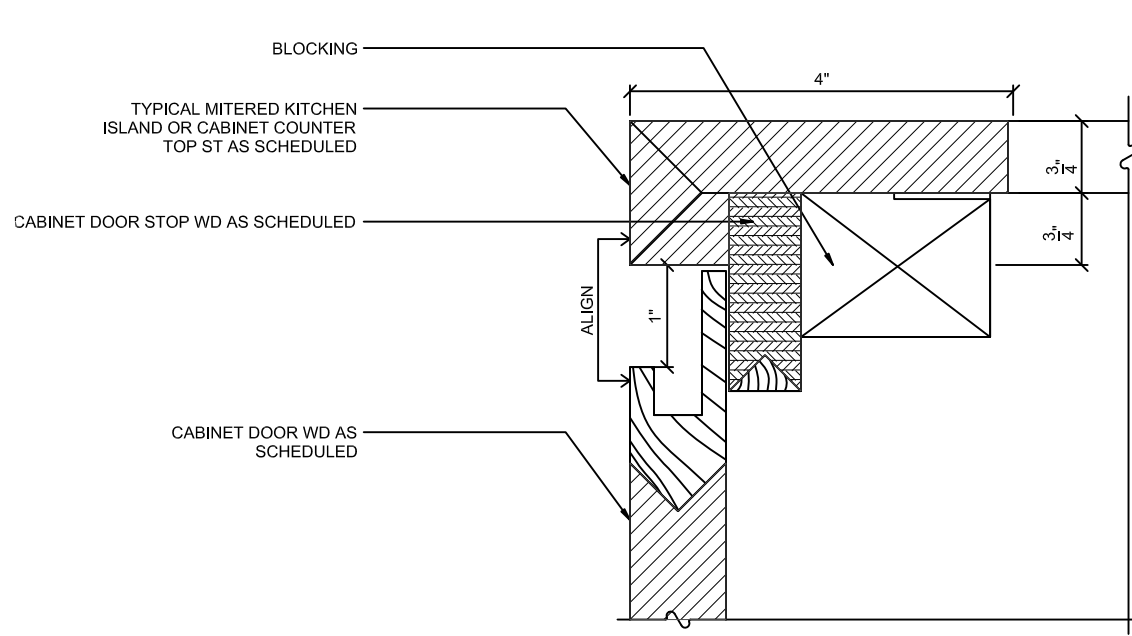
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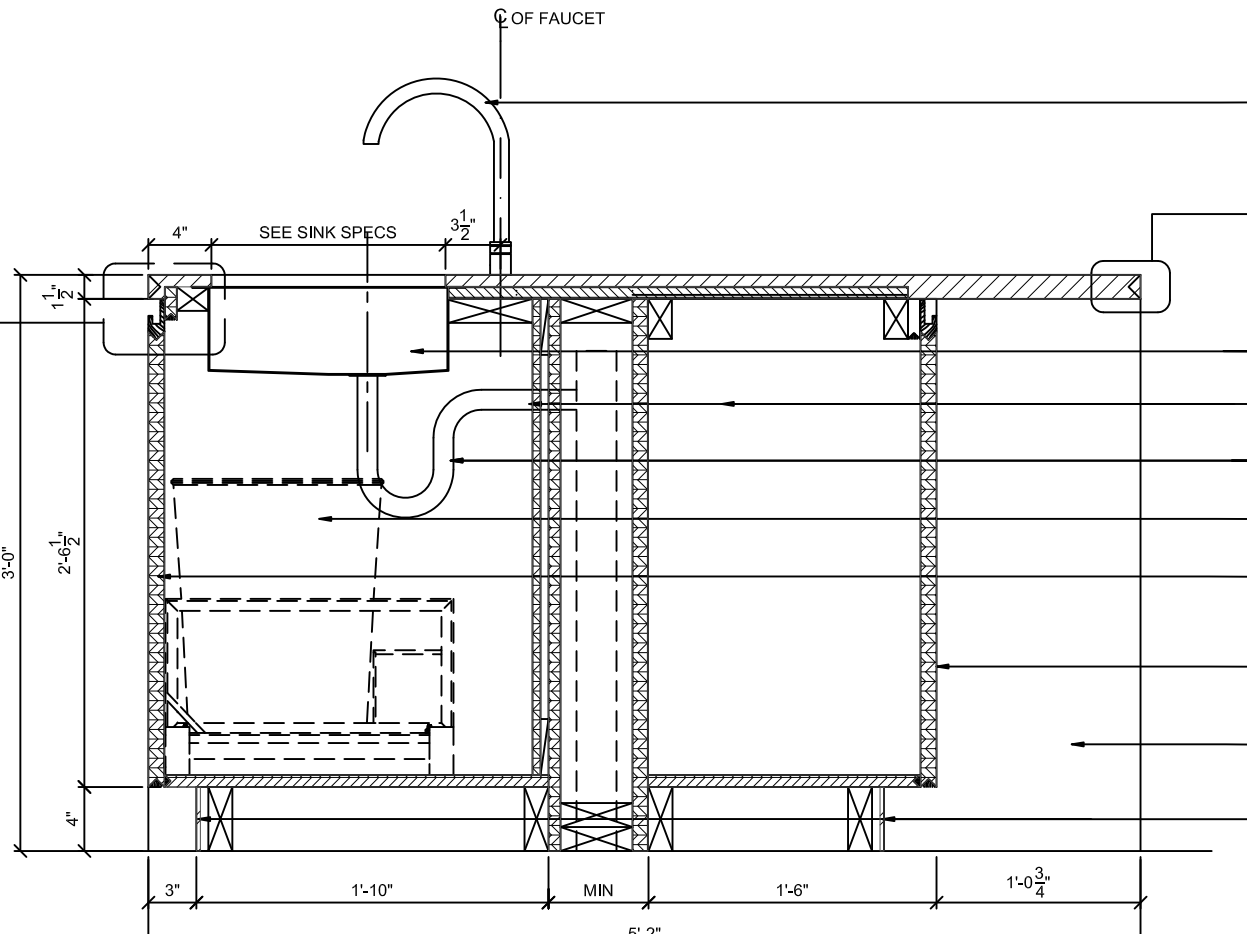
1 TYP. KITCHEN 18" ISLAND DETAIL SEC. 2  
6" = 1'-0"



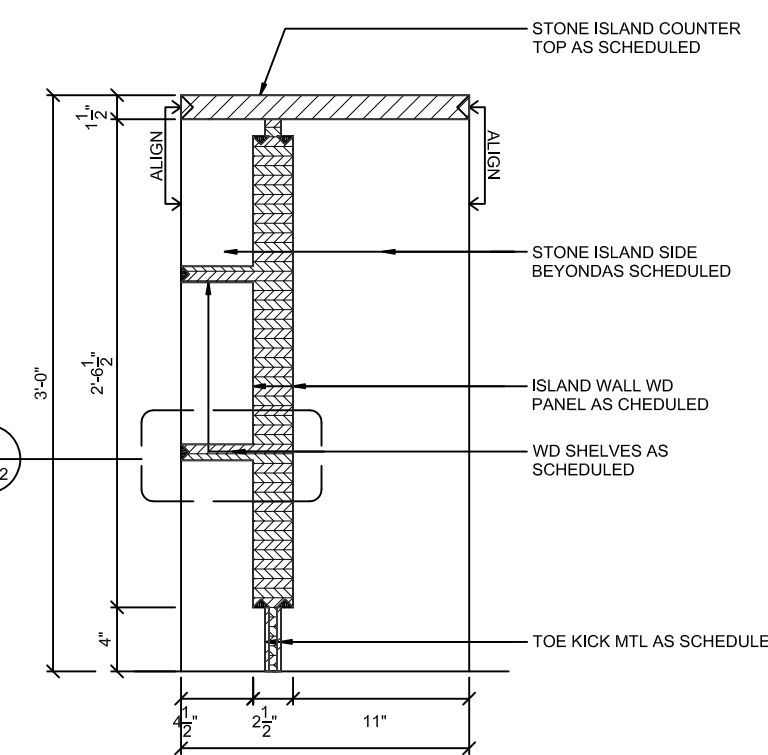
10 TYP. 18" ISLAND REVEAL DETAIL  
6" = 1'-0"



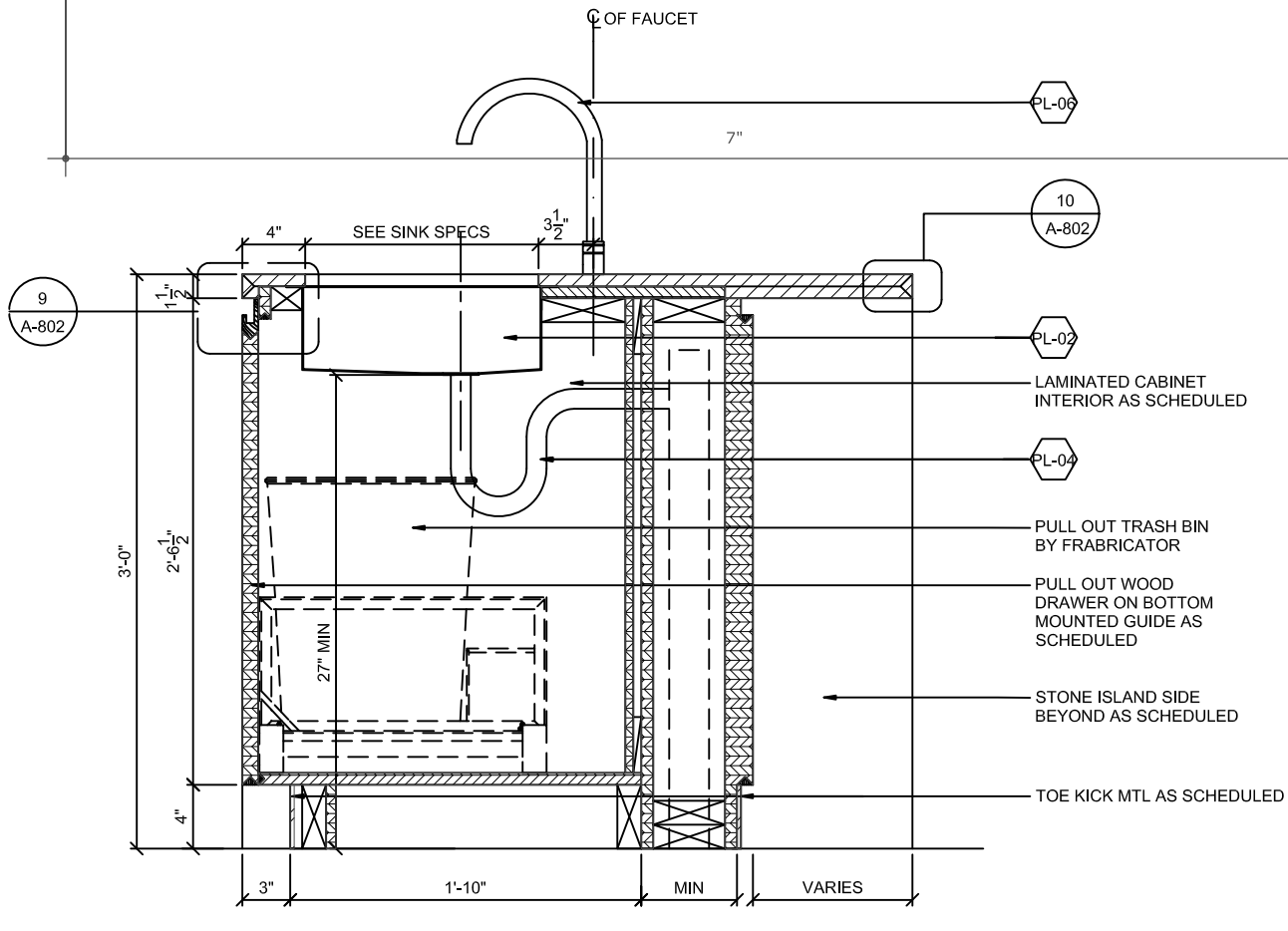
9 TYP. KITCHEN PULL DETAIL  
6" = 1'-0"



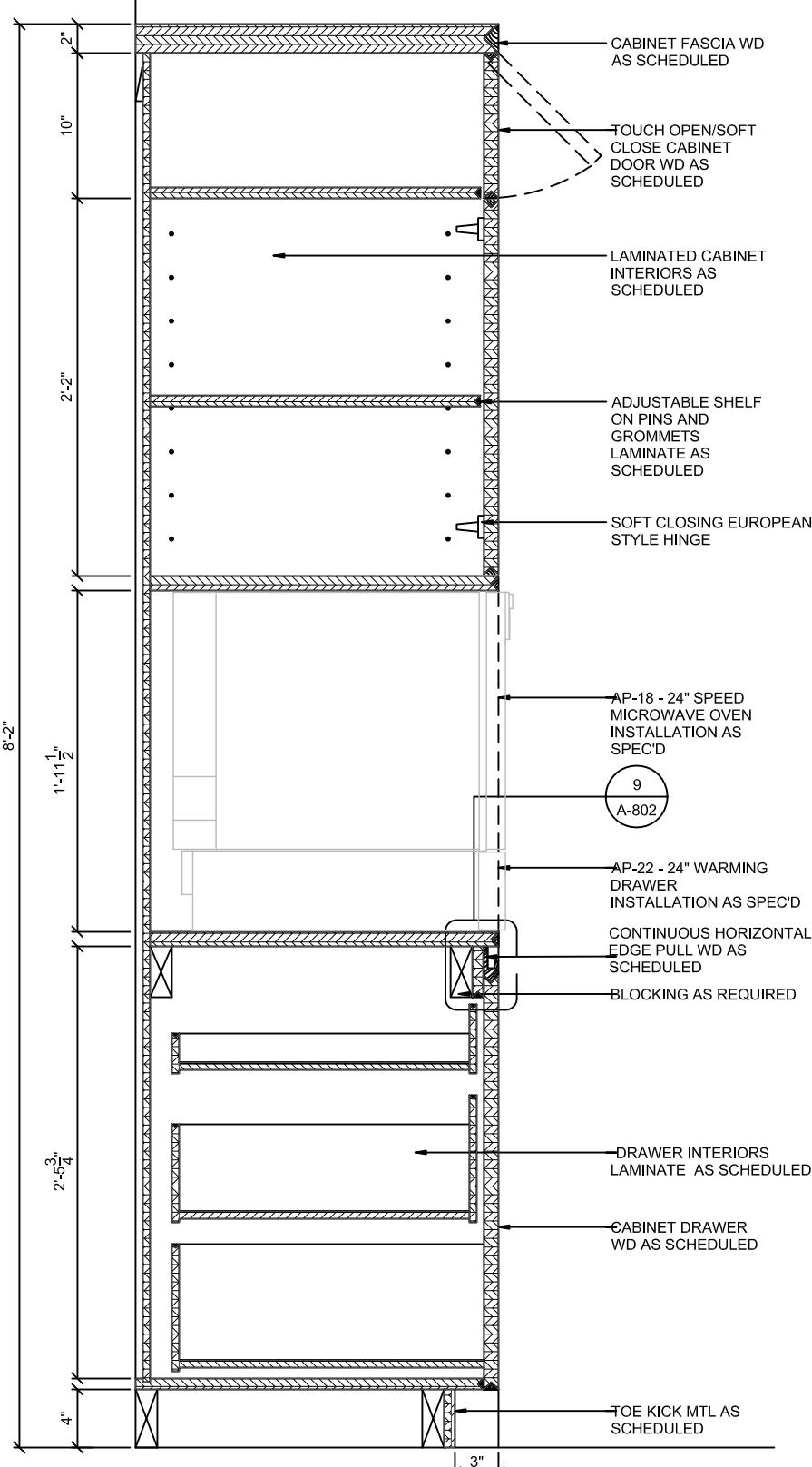
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1" = 1'-0"



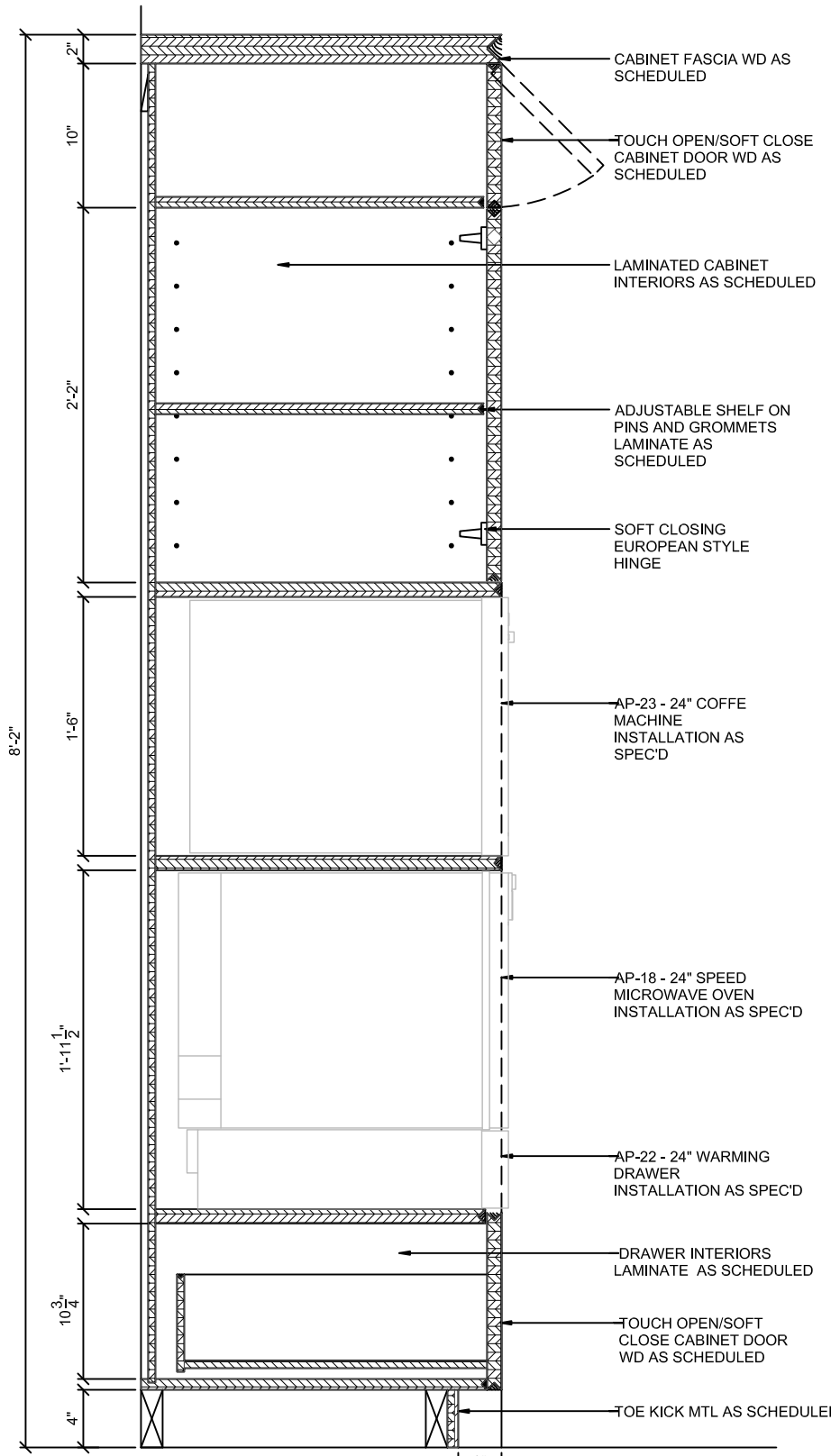
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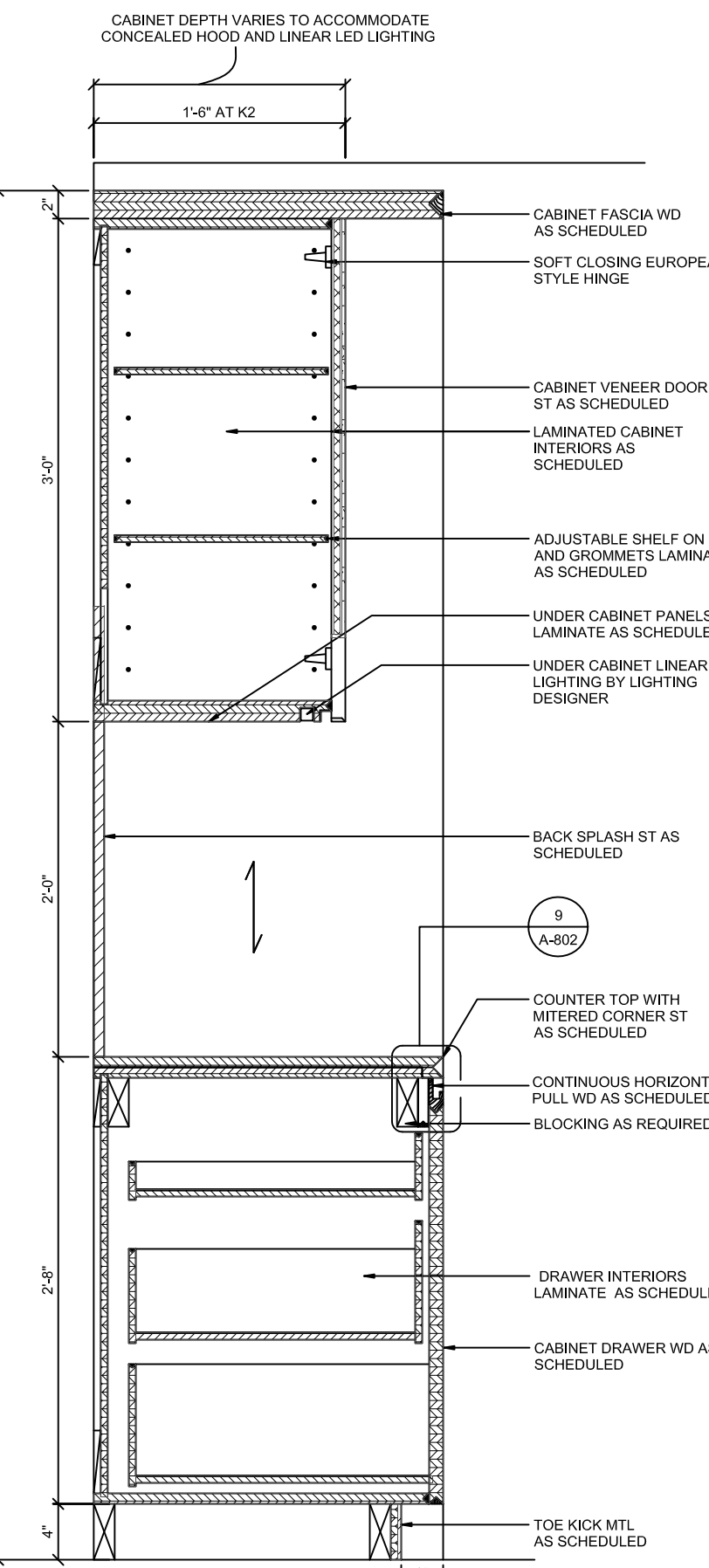
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1" = 1'-0"



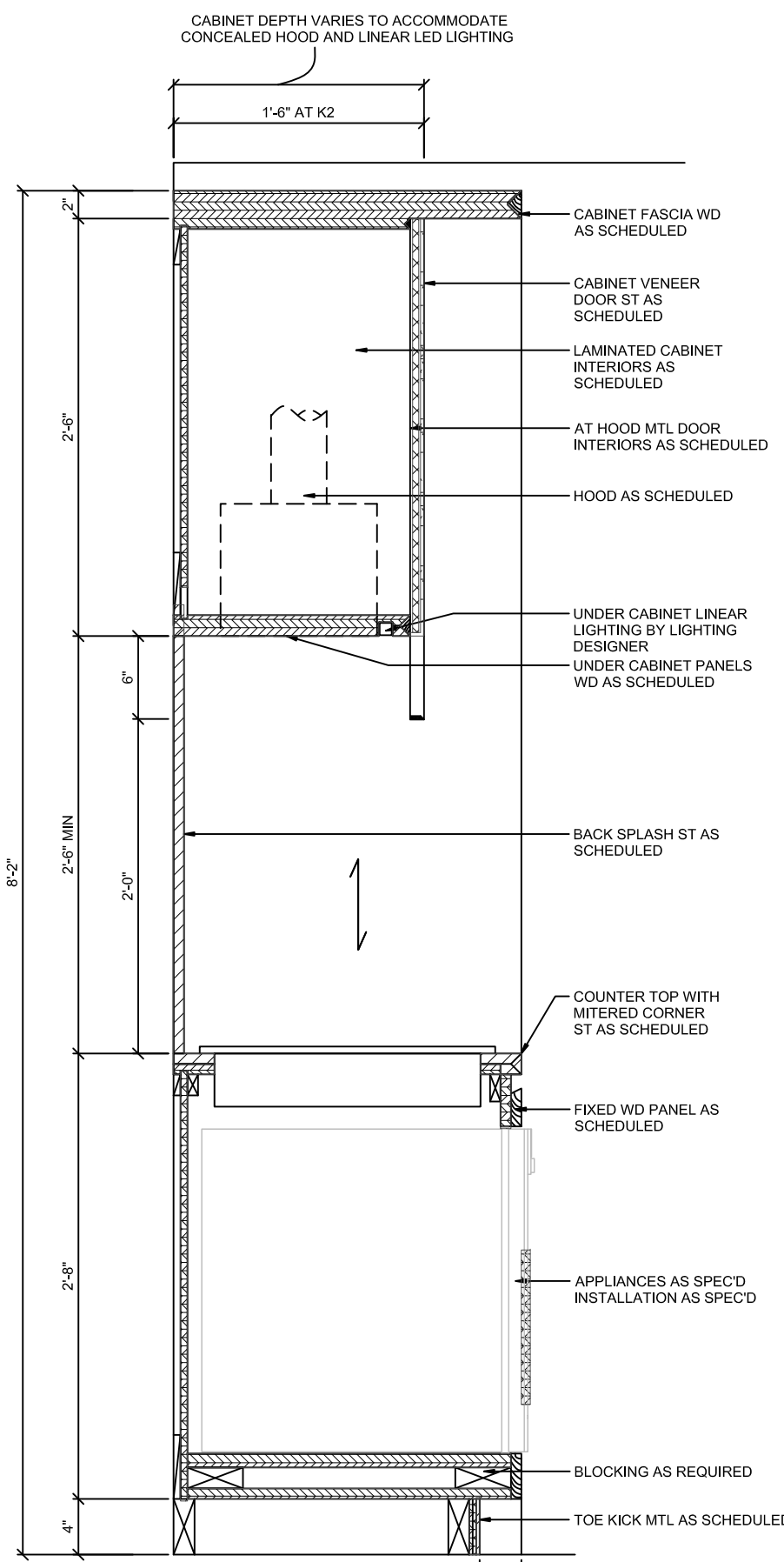
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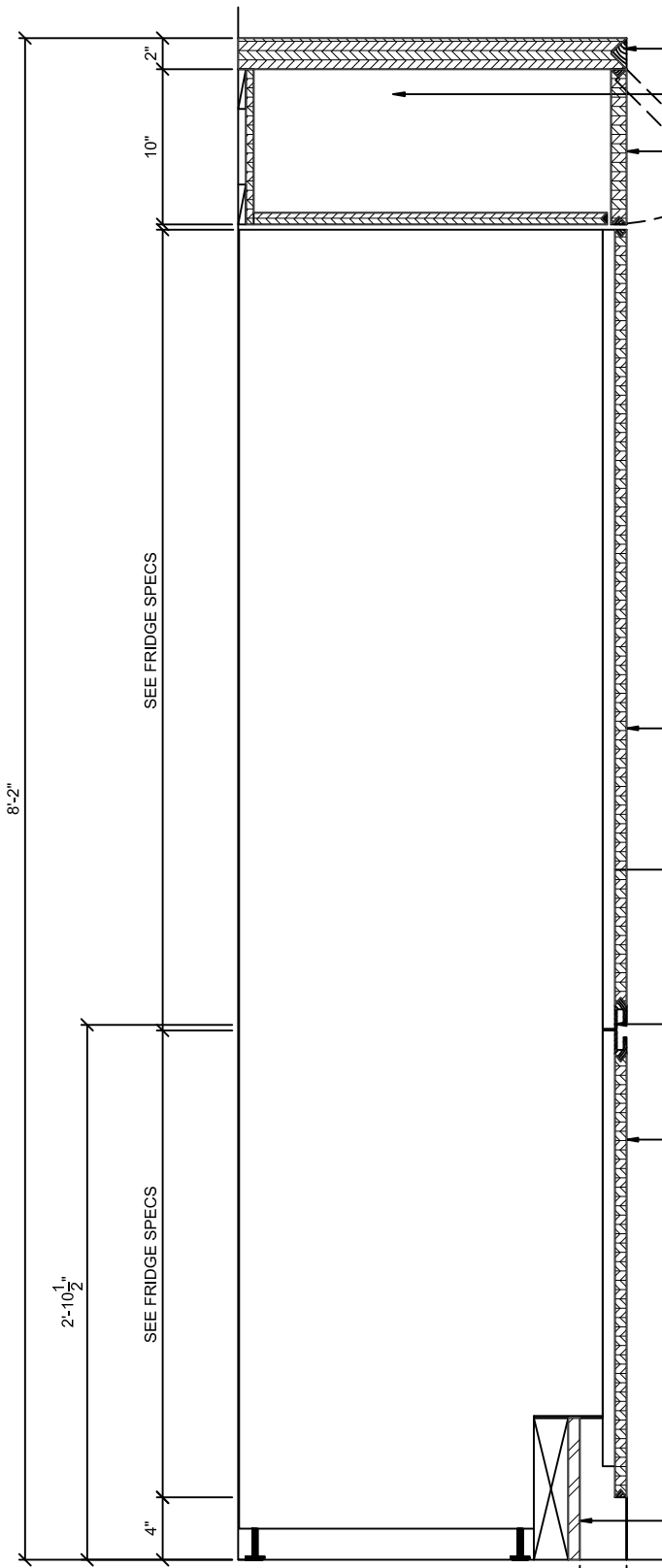
4 TYP. KITCHEN CABINET DETAIL SEC. 4  
1" = 1'-0"



3 TYP. KITCHEN CABINET DETAIL SEC. 3  
1" = 1'-0"

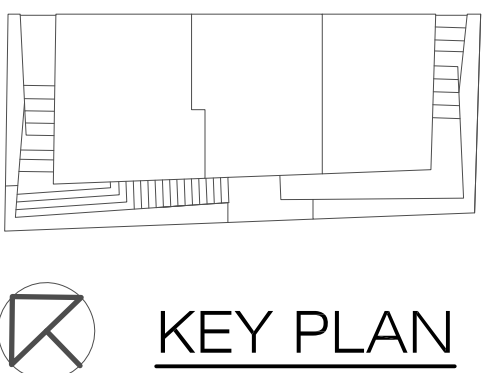


2 TYP. KITCHEN CABINET DETAIL SEC. 2  
1" = 1'-0"



1 TYP. KITCHEN CABINET DETAIL SEC. 1  
1" = 1'-0"

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



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6	9/29/2015	75% CD
5	9/4/2015	UPDATED WINDOW PACKAGE
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2	4/24/2015	100% DD
1	2/25/2015	50% DD
NO.	DATE	REVISION

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224 West 30th Street, Suite 206  
New York, NY 10001  
T 212.465.1600 F 212.465.1635

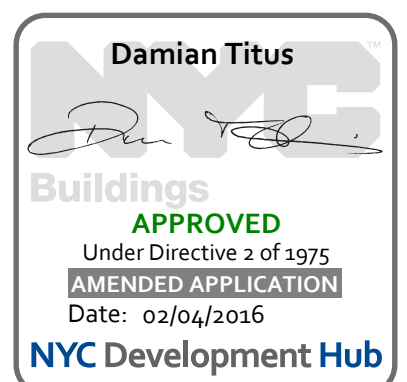
**JENKINS & HUNTINGTON**  
ELEVATOR CONSULTANTS  
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**S. RUSSELL GROVES**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

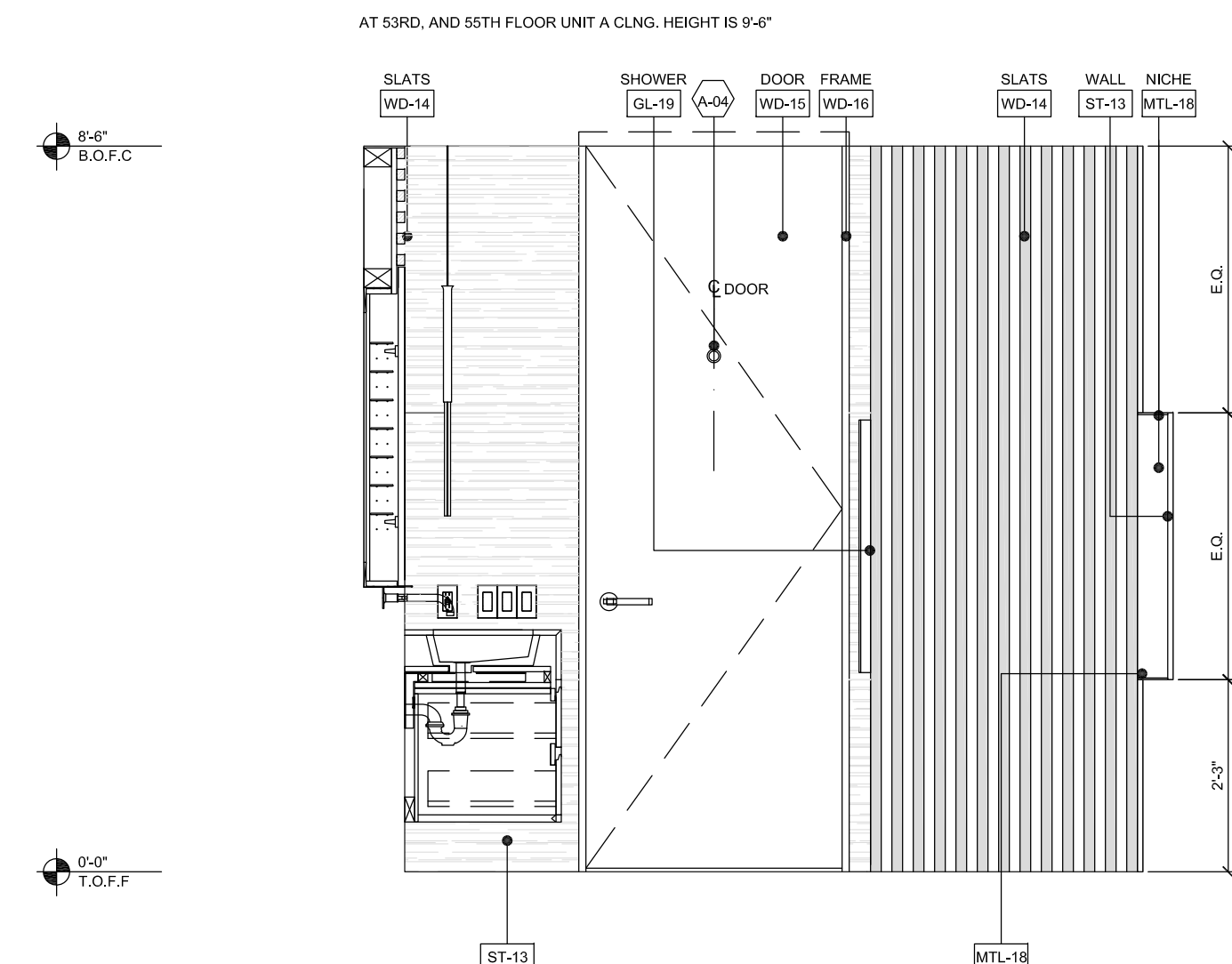
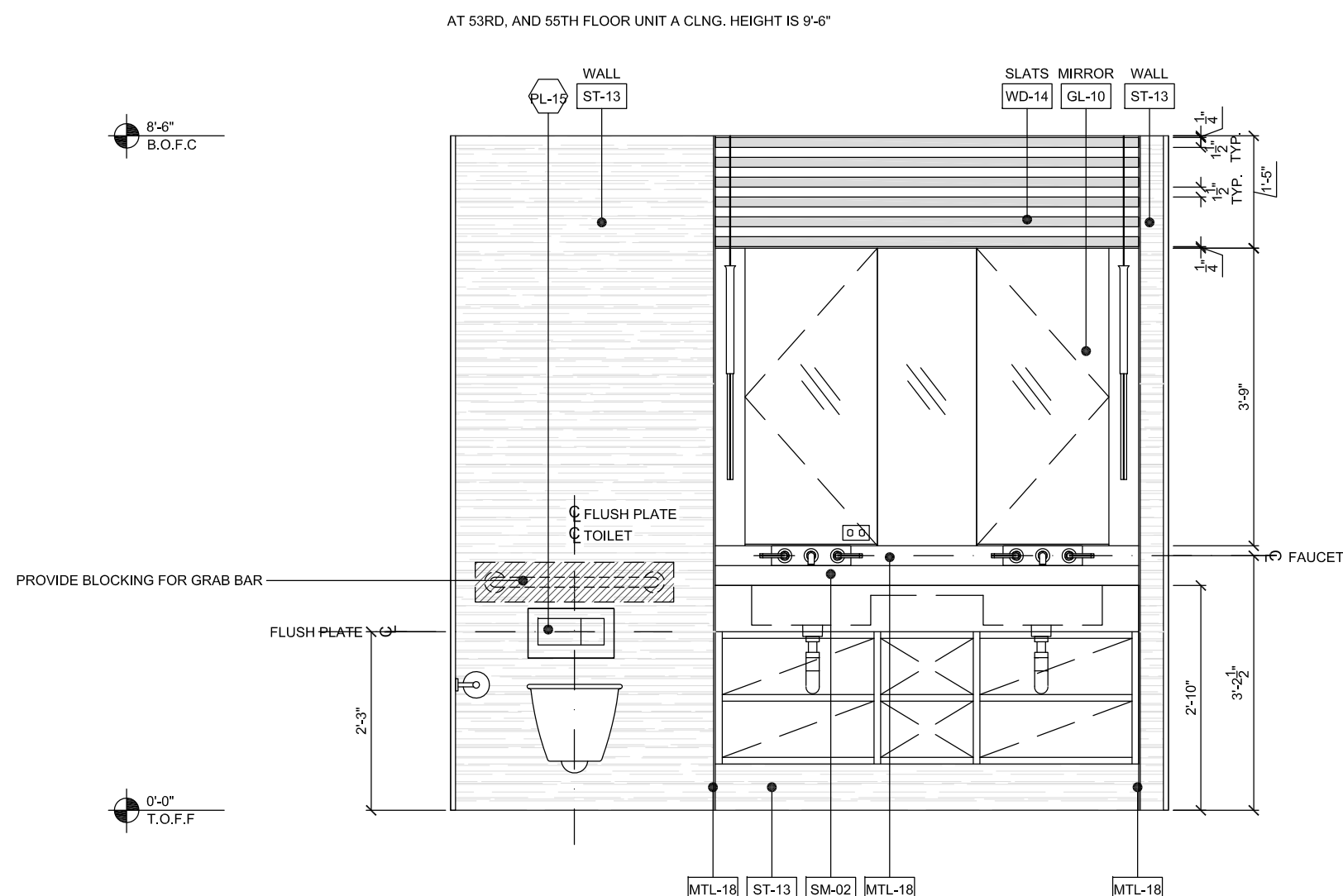
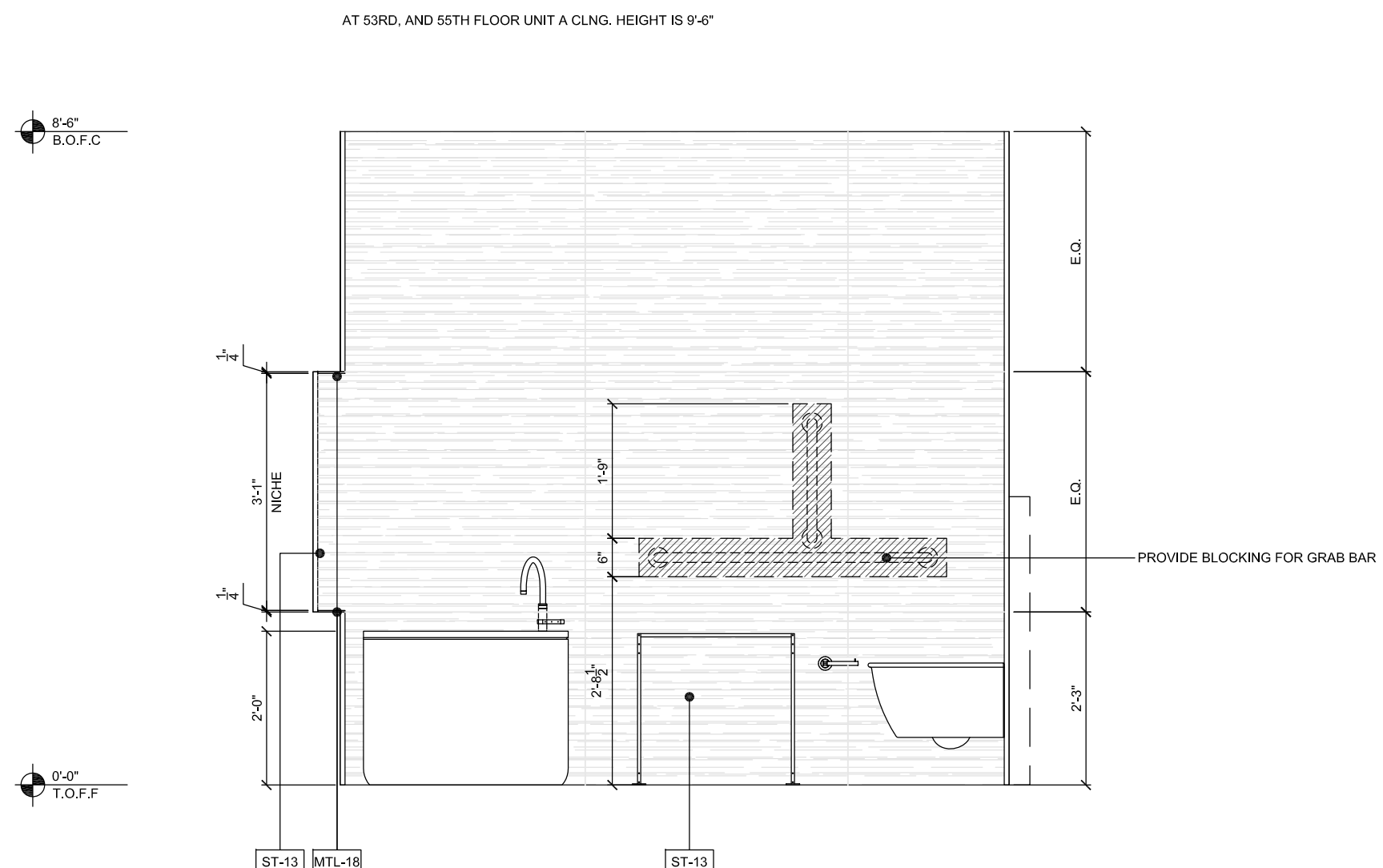
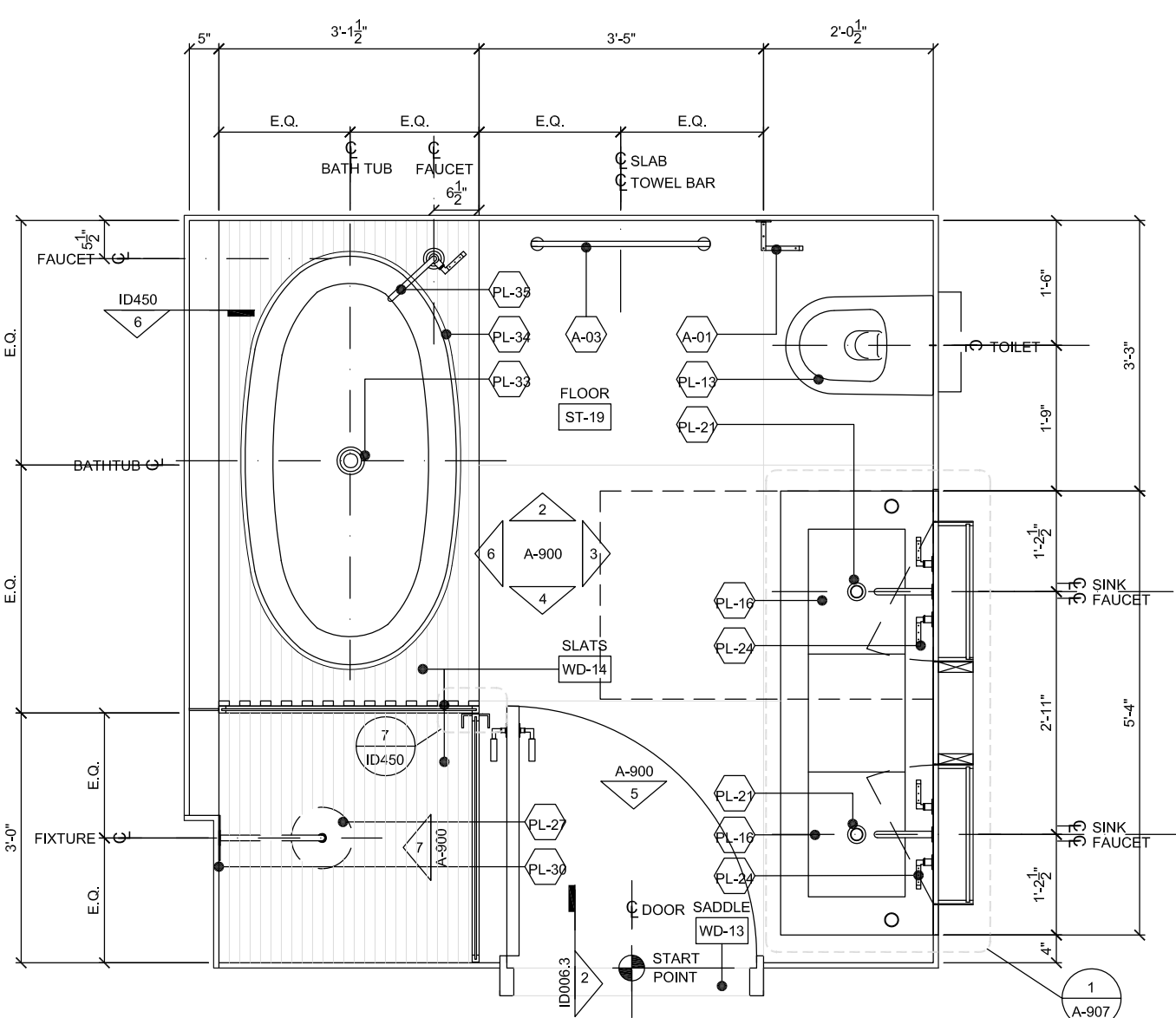
DOB STAMPS & SIGNATURES



DWG TITLE  
**KITCHEN MILLWORK DETAILS**

SEAL & SIGNATURE 	DATE: JANUARY 6, 2014
PROJECT #:	13A25.03
SCALE:	AS NOTED
DWG #:	A-802.01
FILE:	13A25.03



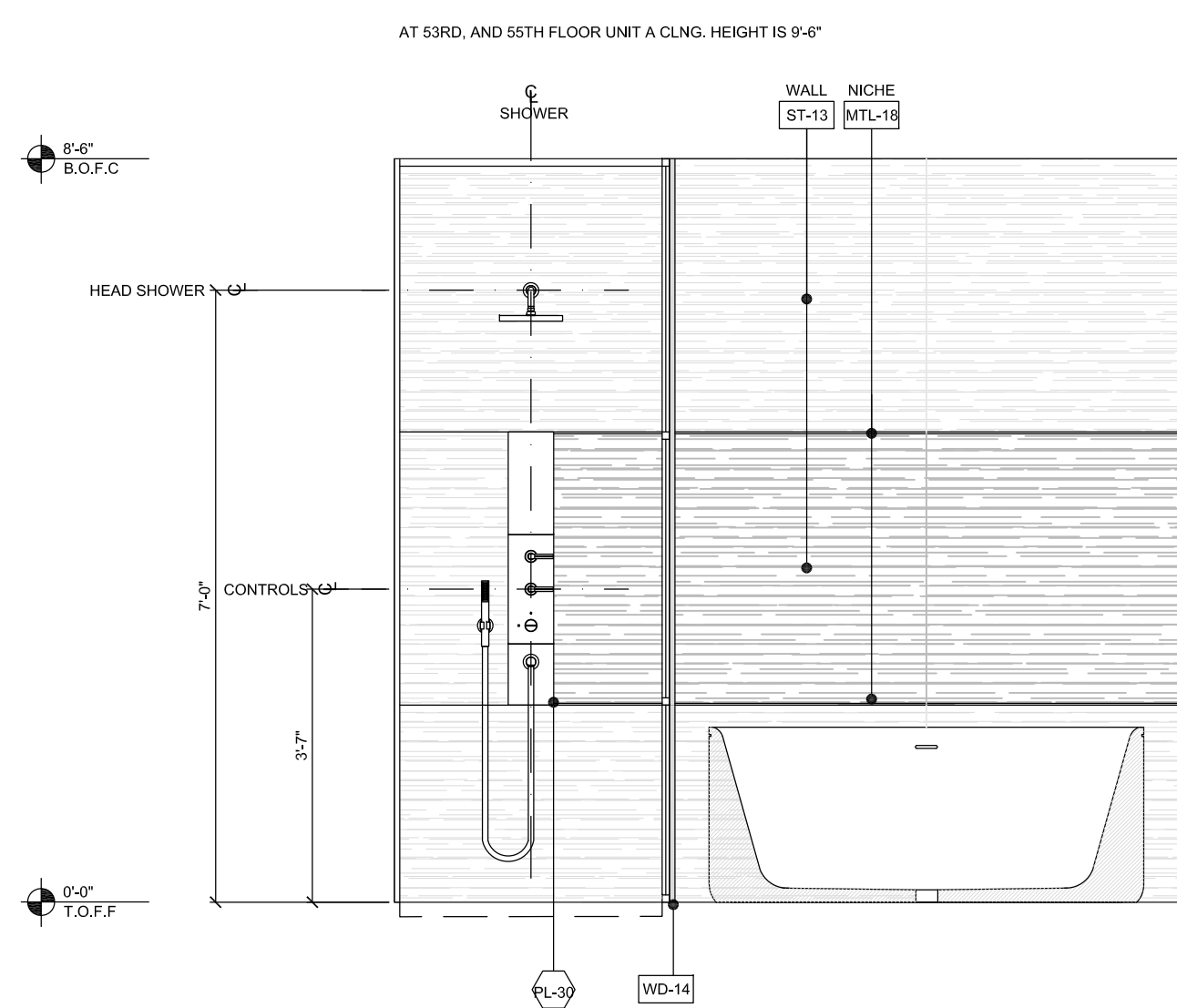
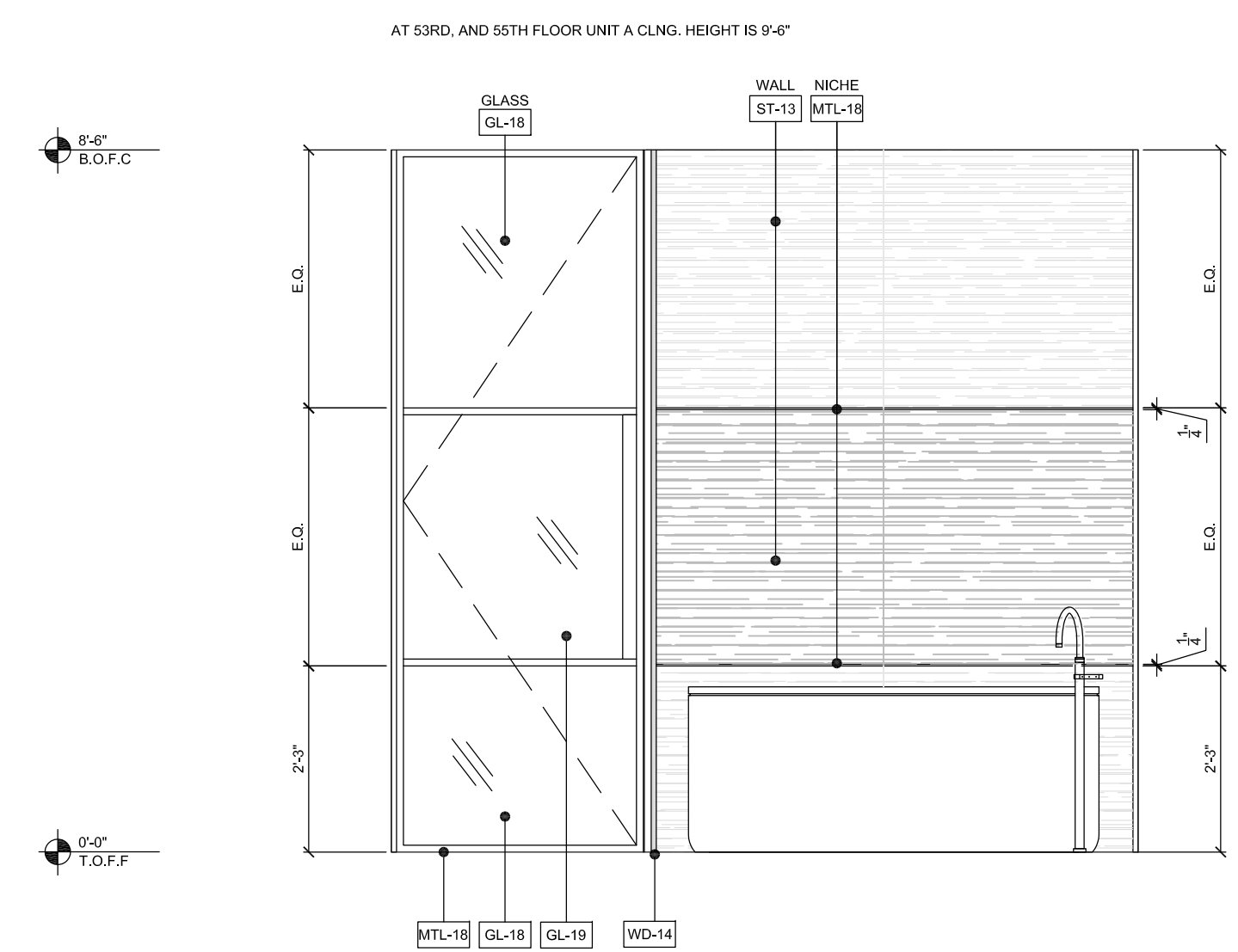
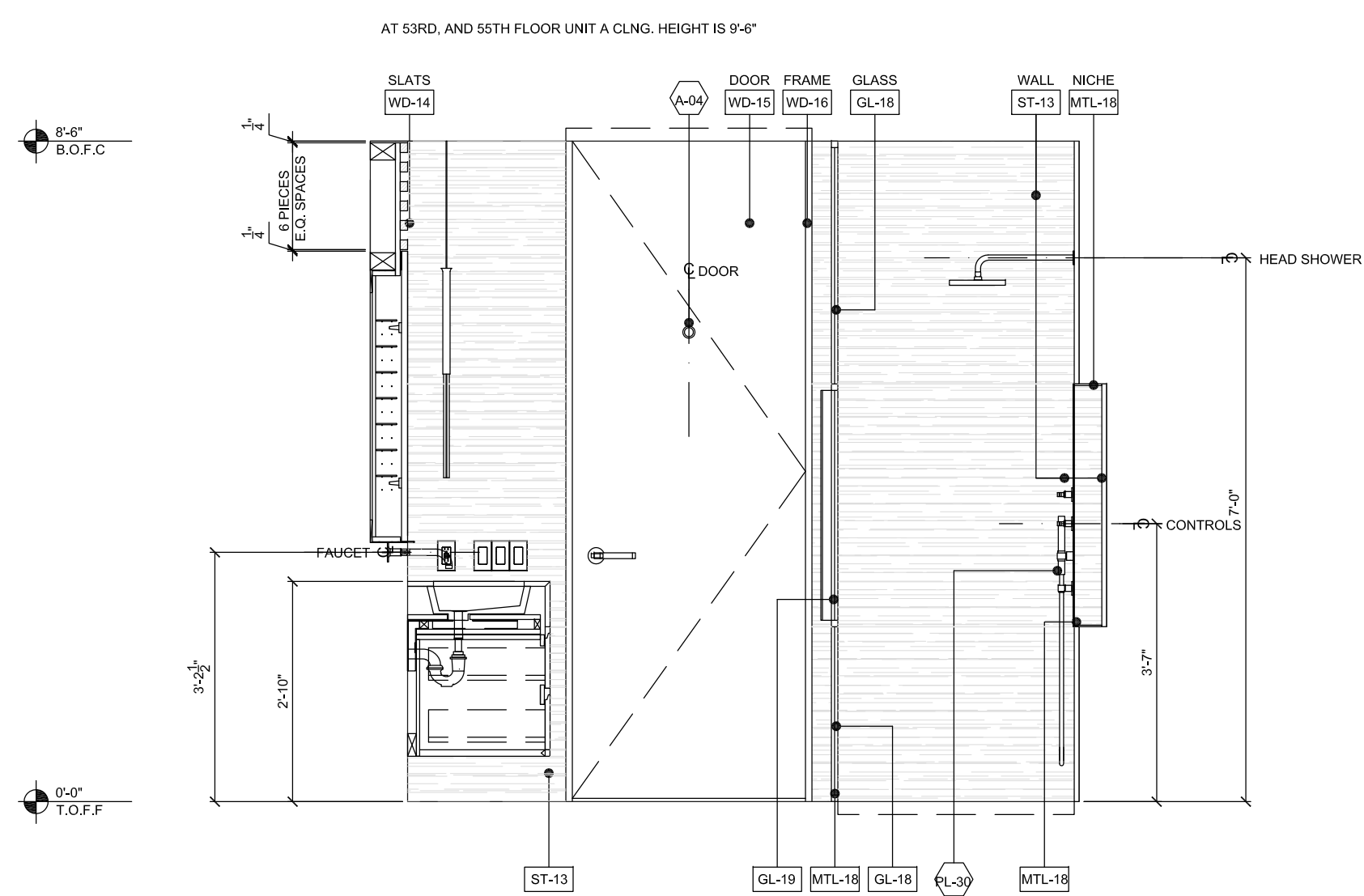


1 TYP. MASTER BATHROOM PLAN / TYPE 01  
A-900 SCALE: 1/2" = 1'-0"

2 TYP. MASTER BATHROOM ELEVATION / TYPE 01  
A-900 SCALE: 1/2" = 1'-0"

3 TYP. MASTER BATHROOM ELEVATION / TYPE 01  
A-900 SCALE: 1/2" = 1'-0"

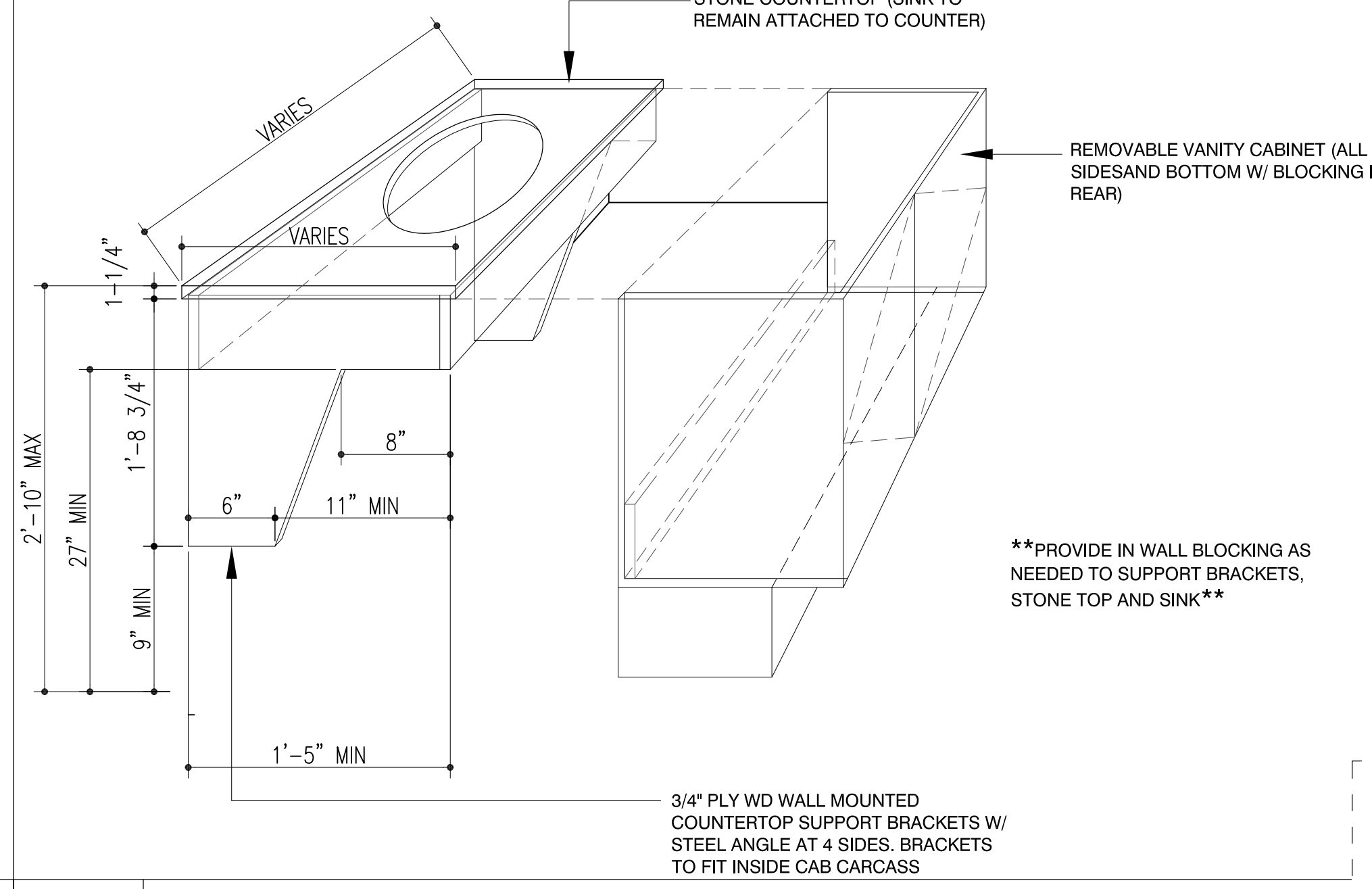
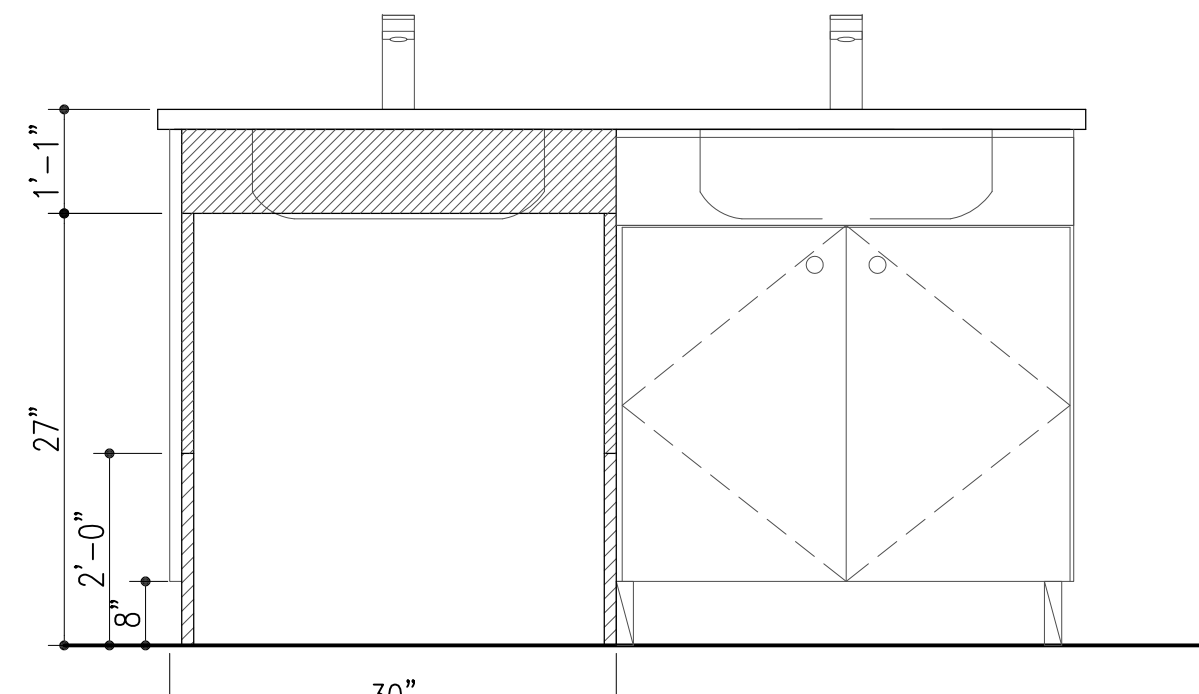
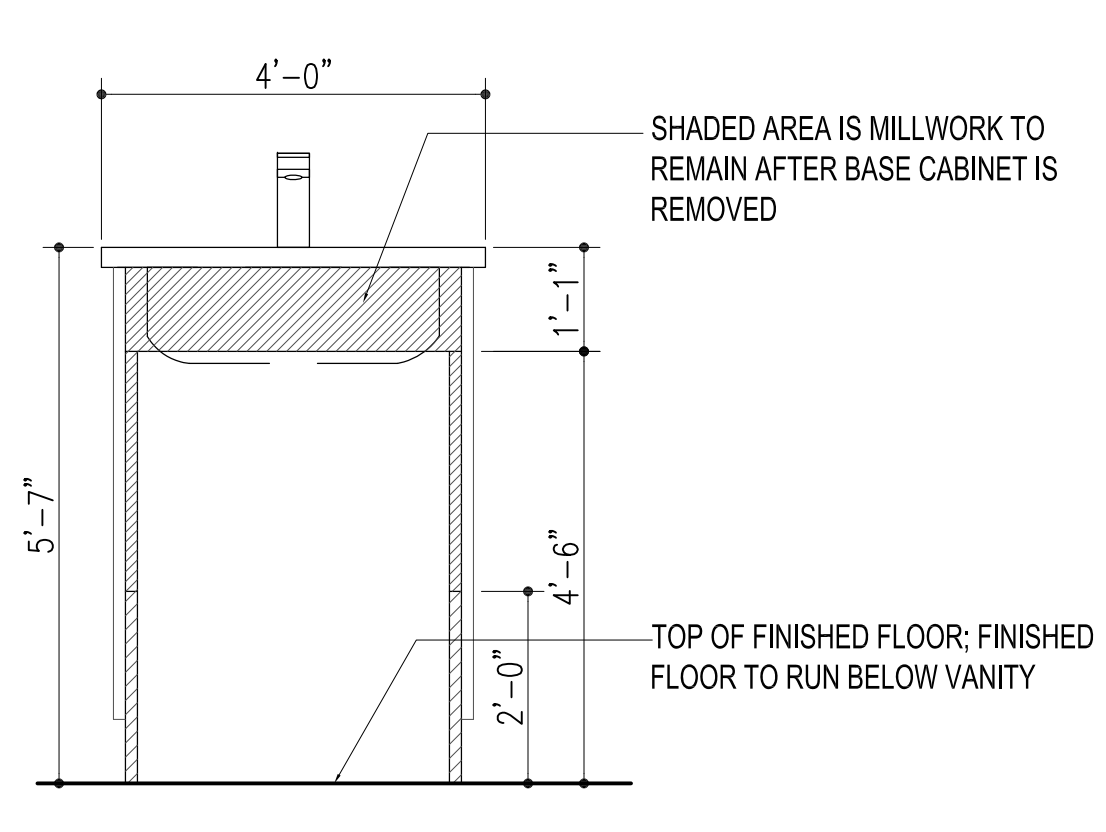
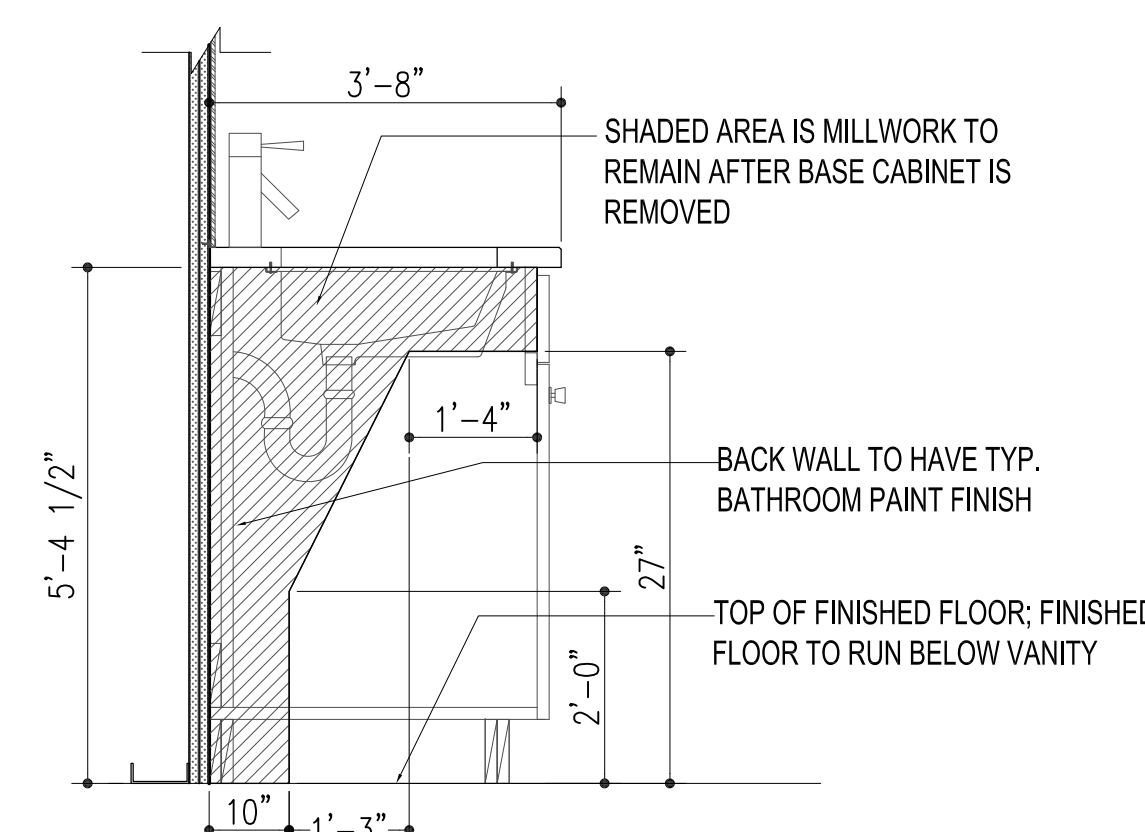
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A-900 SCALE: 1/2" = 1'-0"



5 TYP. MASTER BATHROOM ELEVATION / TYPE 01  
A-900 SCALE: 1/2" = 1'-0"

6 TYP. MASTER BATHROOM ELEVATION / TYPE 01  
A-900 SCALE: 1/2" = 1'-0"

7 TYP. MASTER BATHROOM SECTION / TYPE 01  
A-900 SCALE: 1/2" = 1'-0"



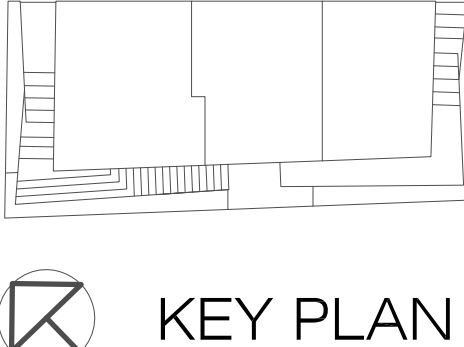
11 REMOVABLE VANITY SECTION  
A-900 SCALE: N.T.S.

10 REMOVABLE VANITY ELEVATION  
A-900 SCALE: N.T.S.

9 REMOVABLE DOUBLE VANITY ELEVATION  
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8 REMOVABLE VANITY AXON  
A-900 SCALE: N.T.S.

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



7 11/13/2015 90% CD  
6 9/29/2015 75% CD  
5 9/4/2015 UPDATED WINDOW PACKAGE  
4 7/24/2015 60% CD  
3 5/28/2015 30% CD  
2 4/24/2015 100% DD  
1 2/25/2015 50% DD  
NO. DATE REVISION

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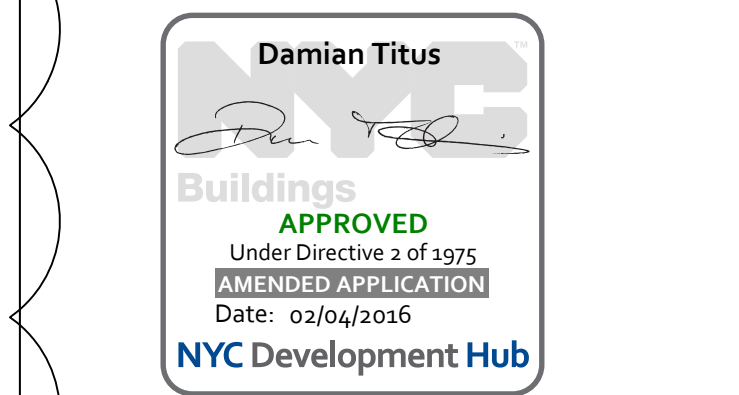
**JENKINS & HUNTINGTON**  
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**S. RUSSELL GROVES**  
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PROJECT  
**one seaport**  
161 Maiden Lane  
New York, NY  
(Between South Street & Front Street)

DOB SCAN

DOB STAMPS & SIGNATURES

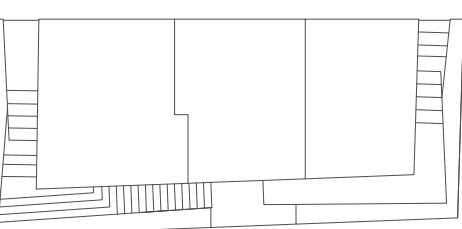


DWG TITLE  
**MASTER BATH  
TYPE 1  
PLAN & ELEVATIONS**

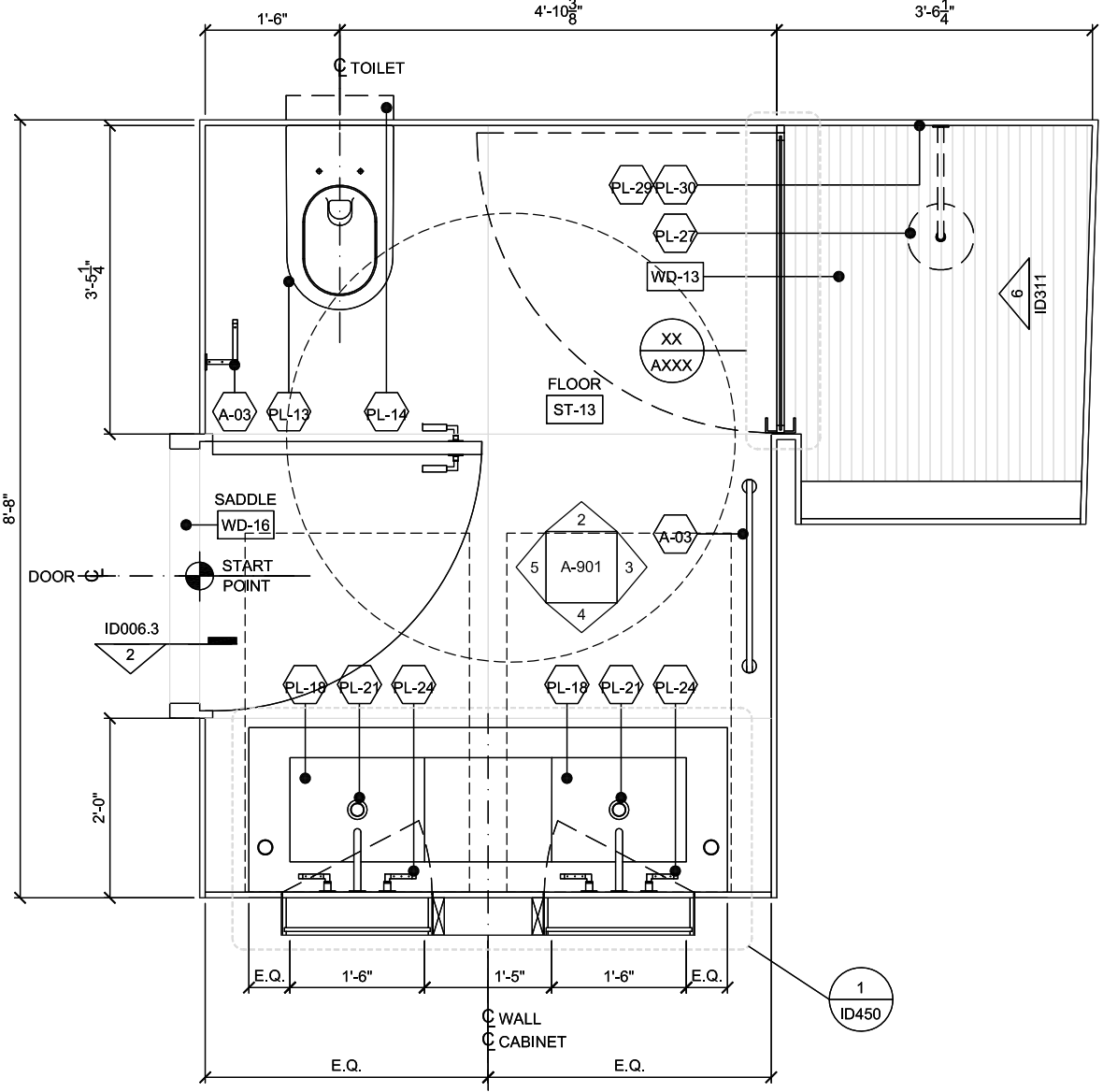
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DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-900.01  
FILE: J:\13A25.03



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

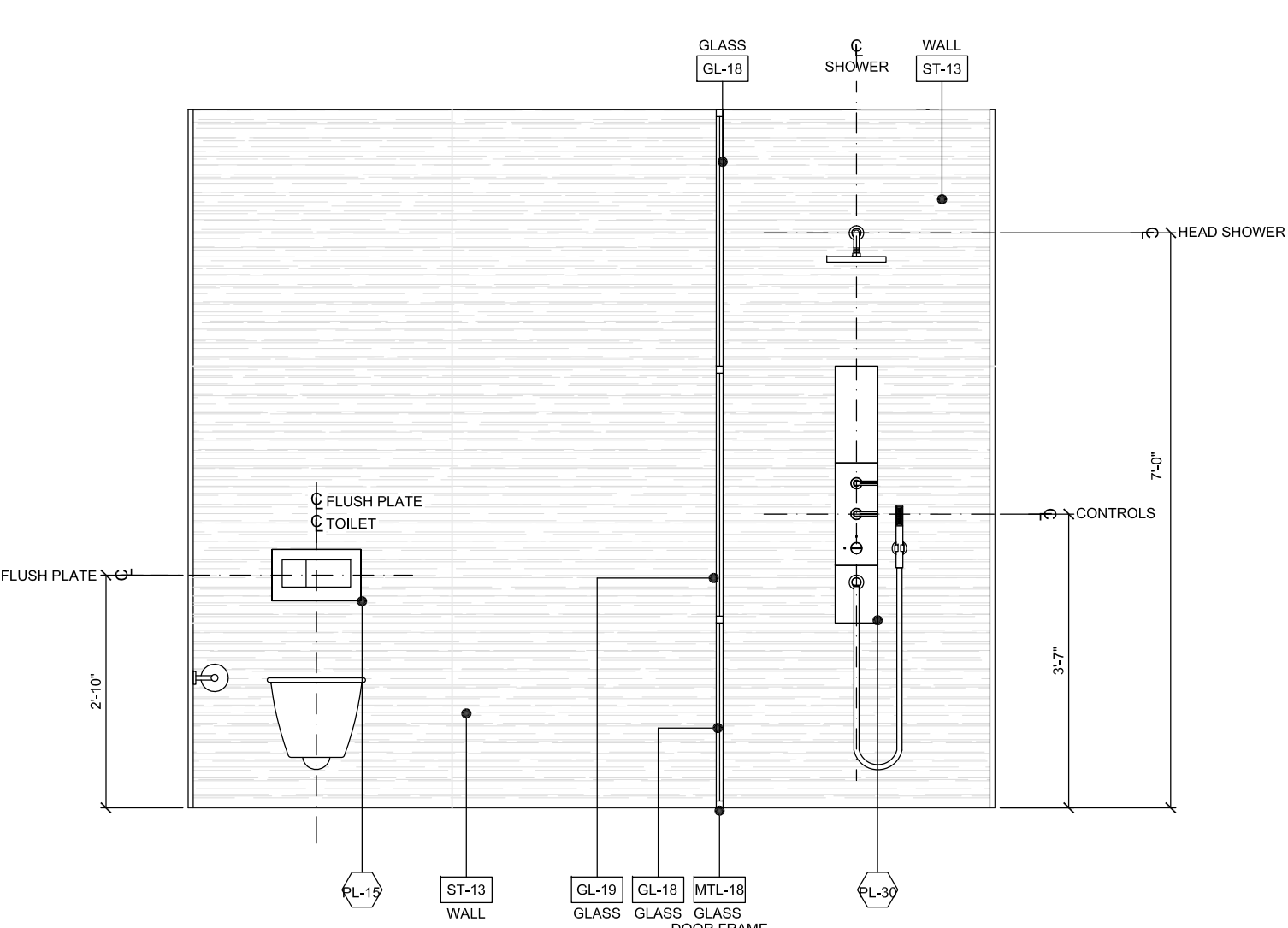


KEY PLAN



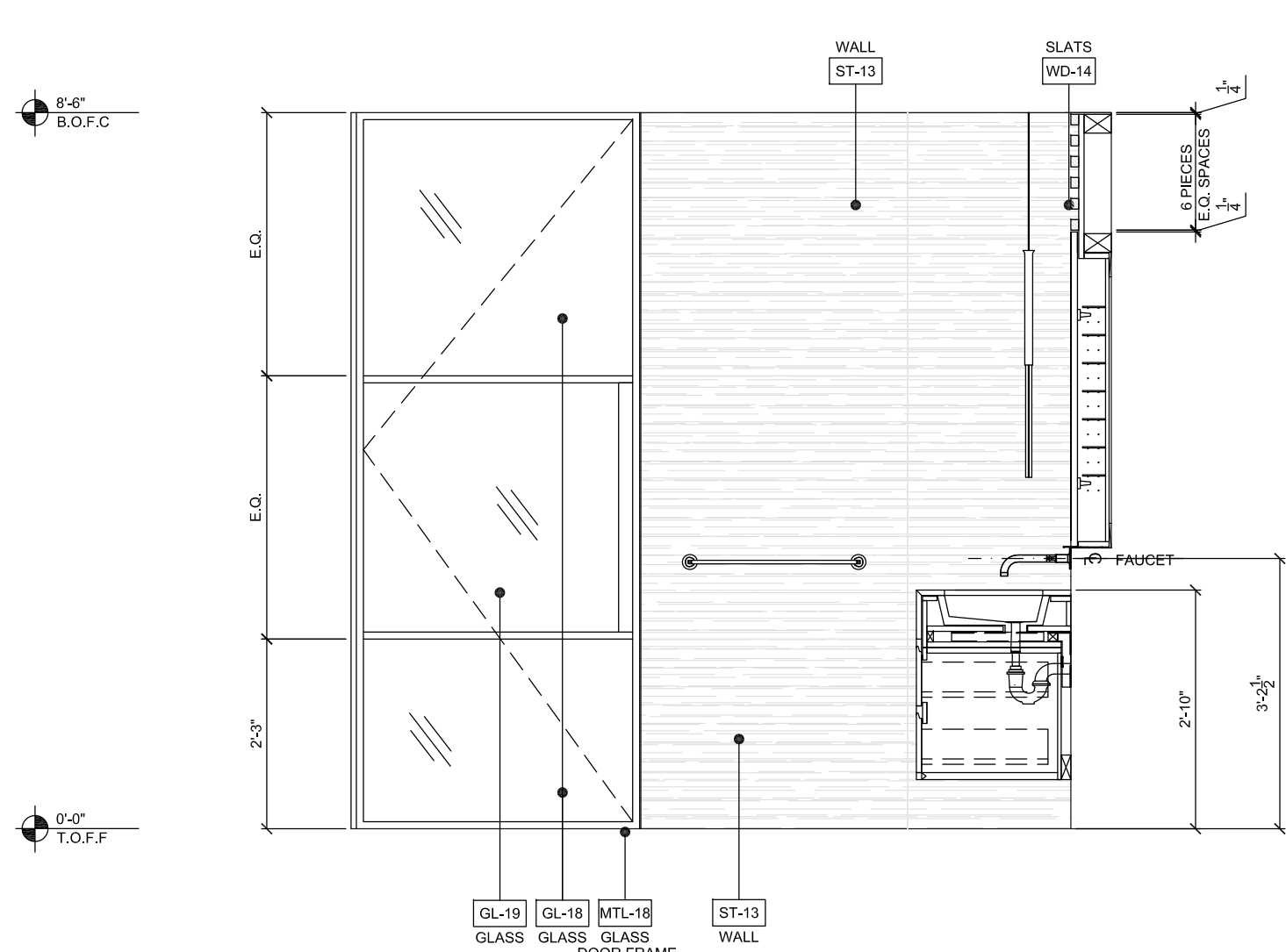
1 TYP. MASTER BATHROOM PLAN / TYPE 02

A-901 SCALE: 1/2" = 1'-0"



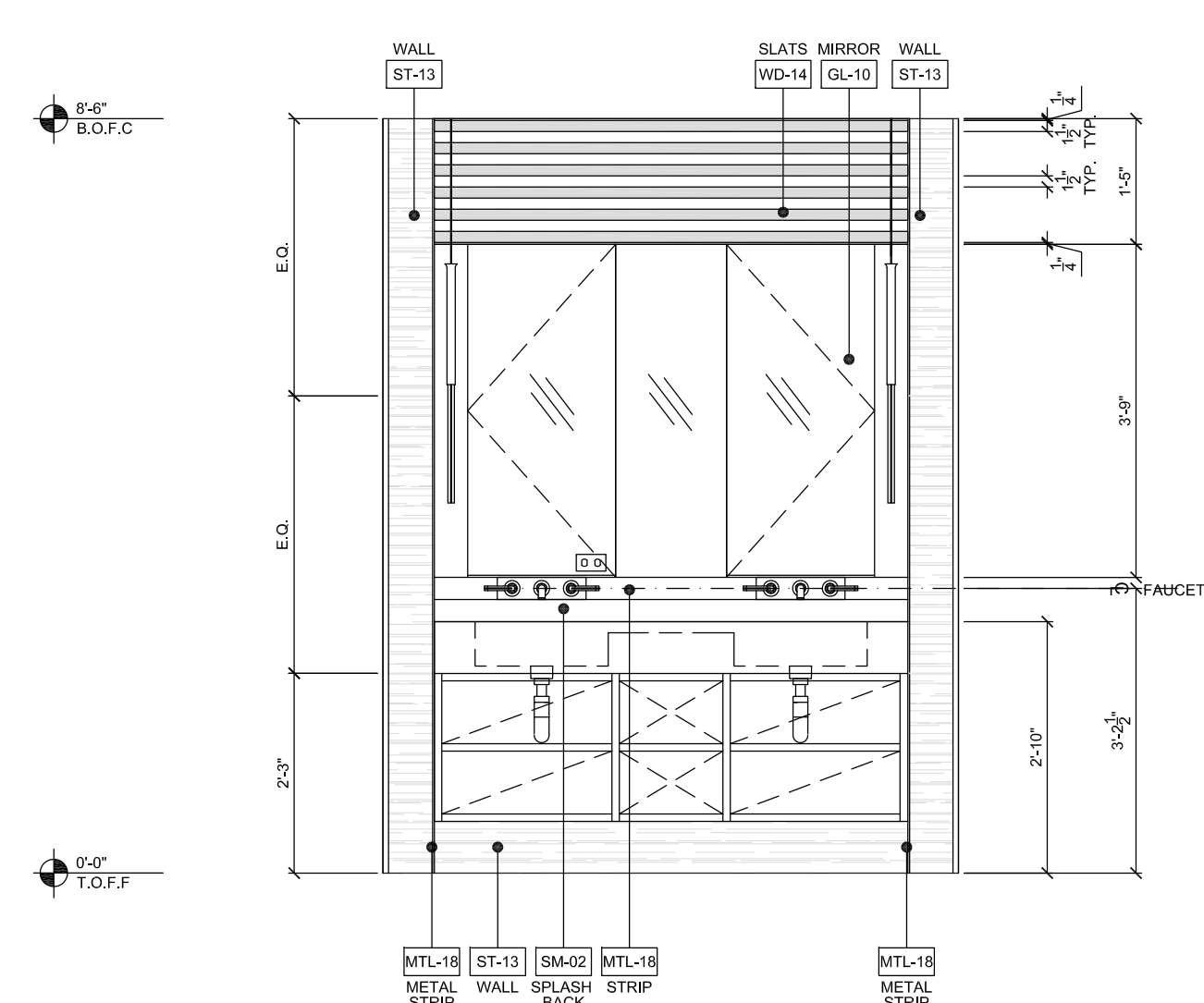
2 TYP. MASTER BATHROOM ELEVATION / TYPE 02

A-901 SCALE: 1/2" = 1'-0"



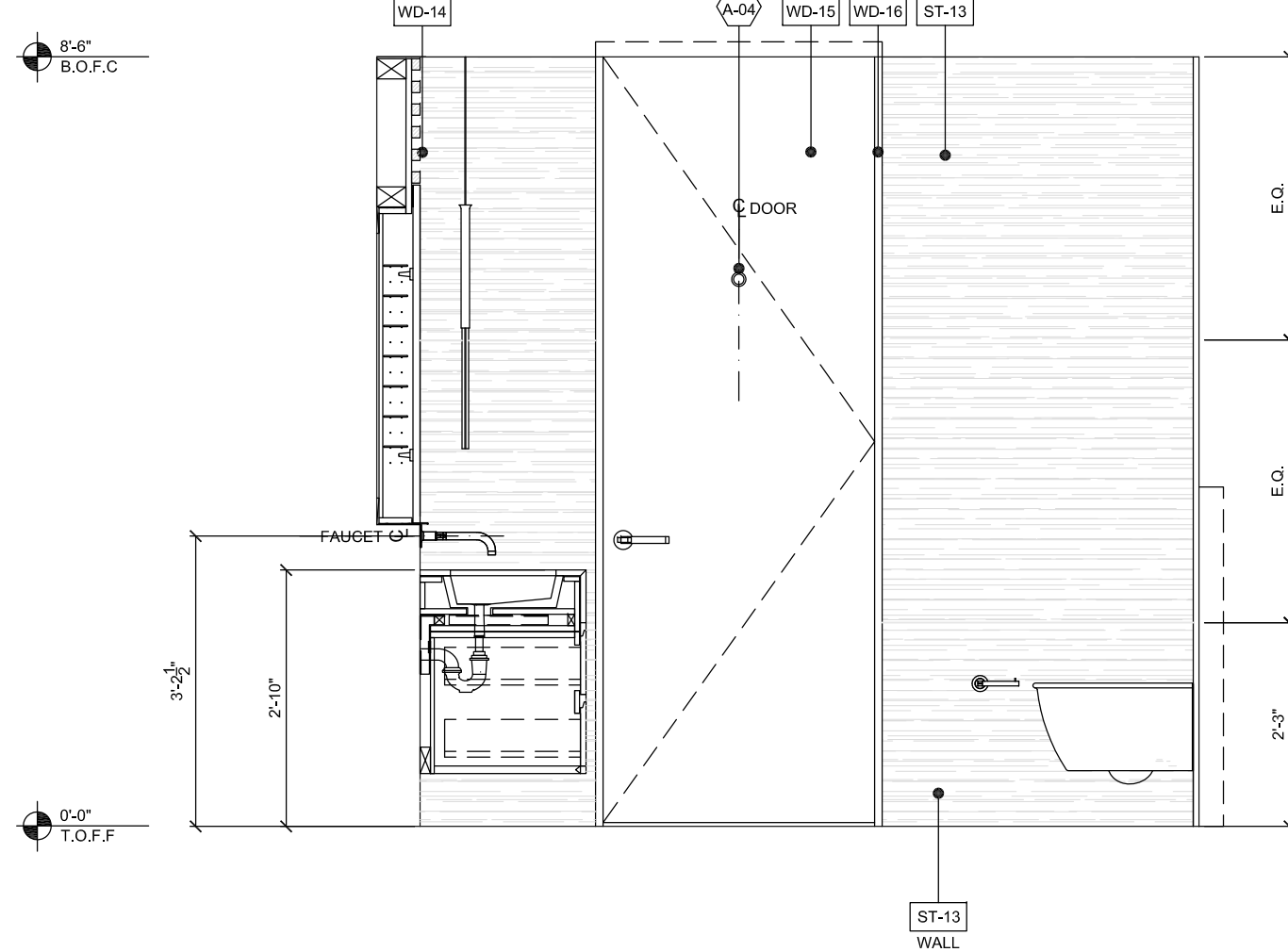
3 TYP. MASTER BATHROOM ELEVATION / TYPE 02

A-901 SCALE: 1/2" = 1'-0"



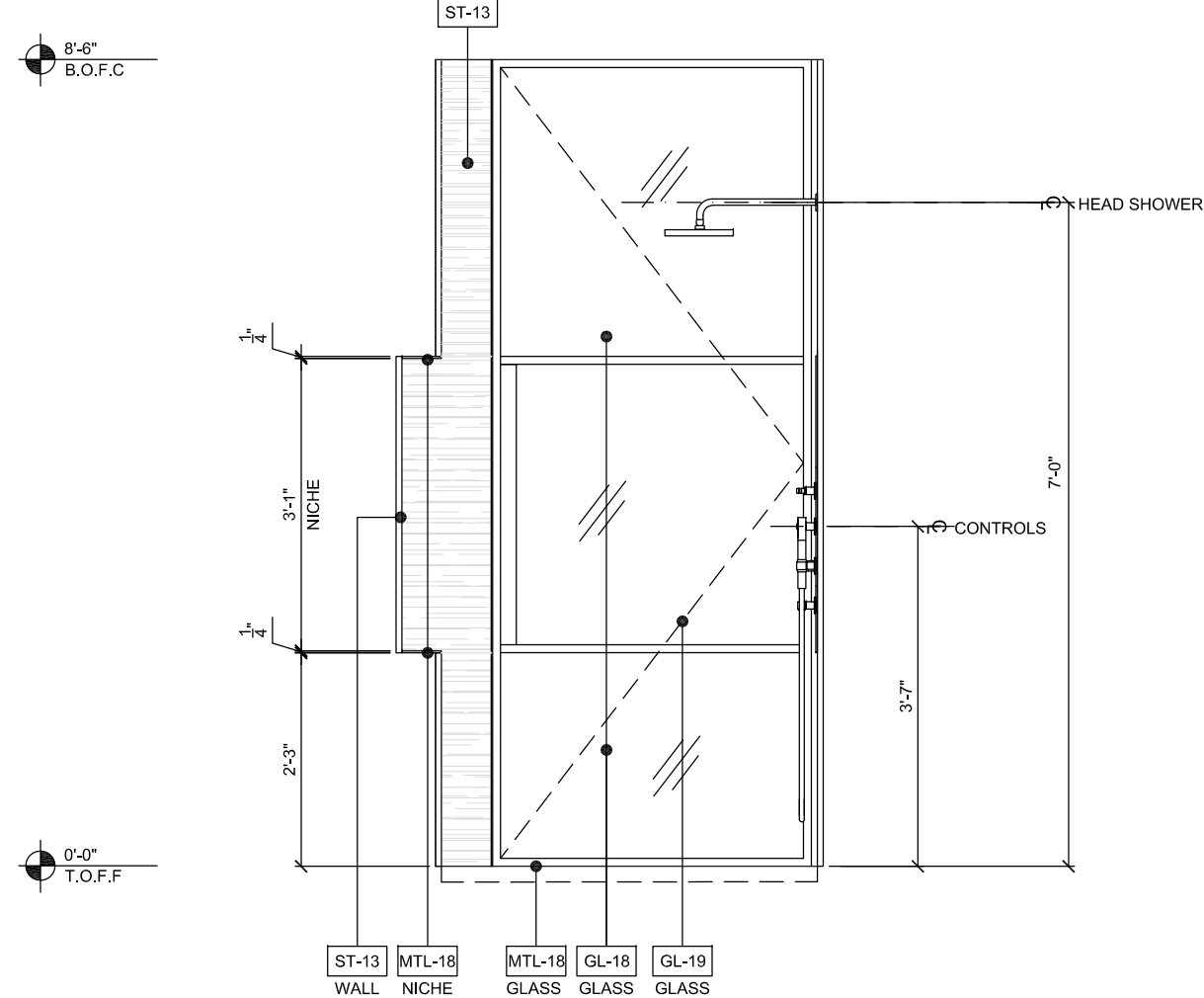
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A-901 SCALE: 1/2" = 1'-0"



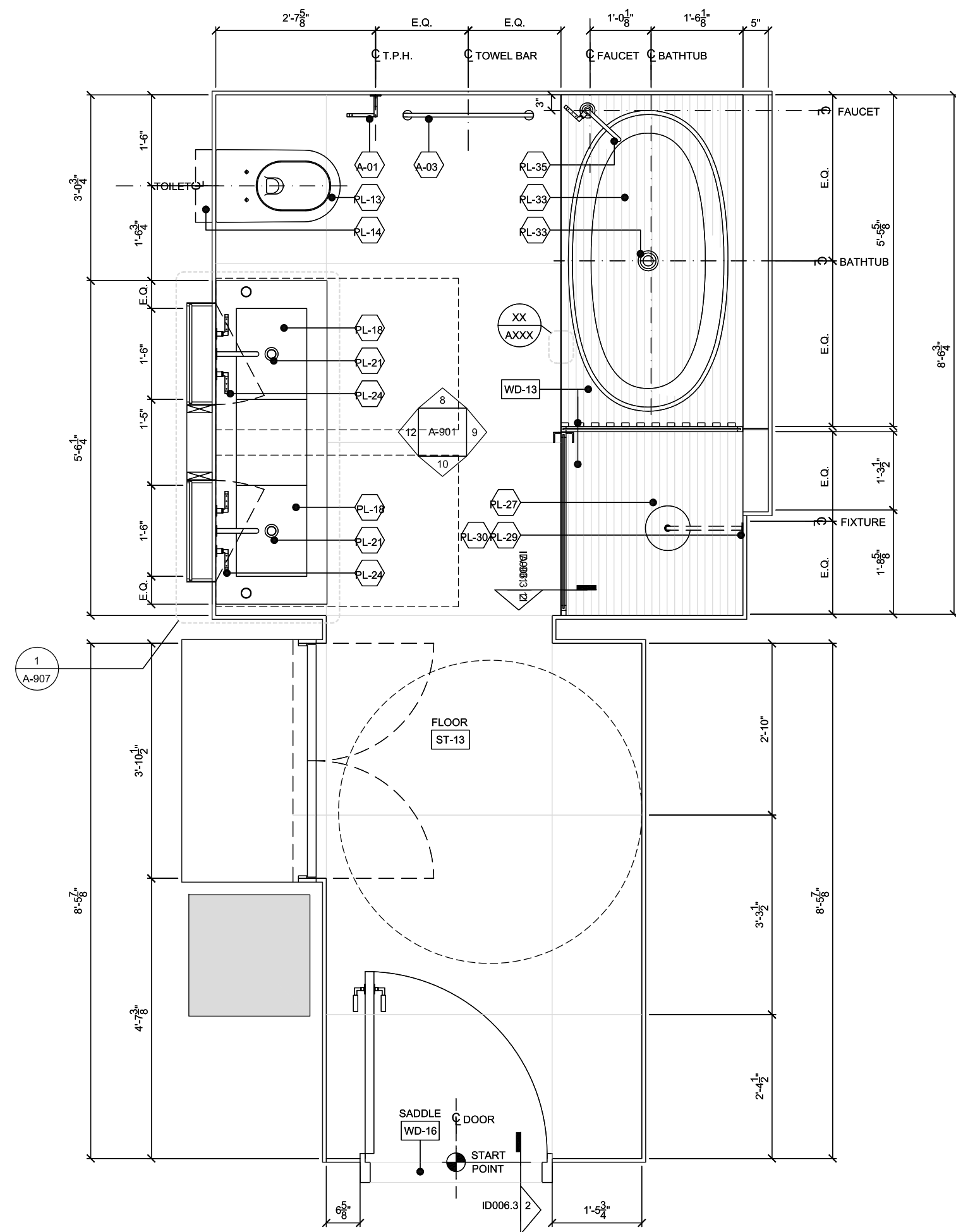
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A-901 SCALE: 1/2" = 1'-0"



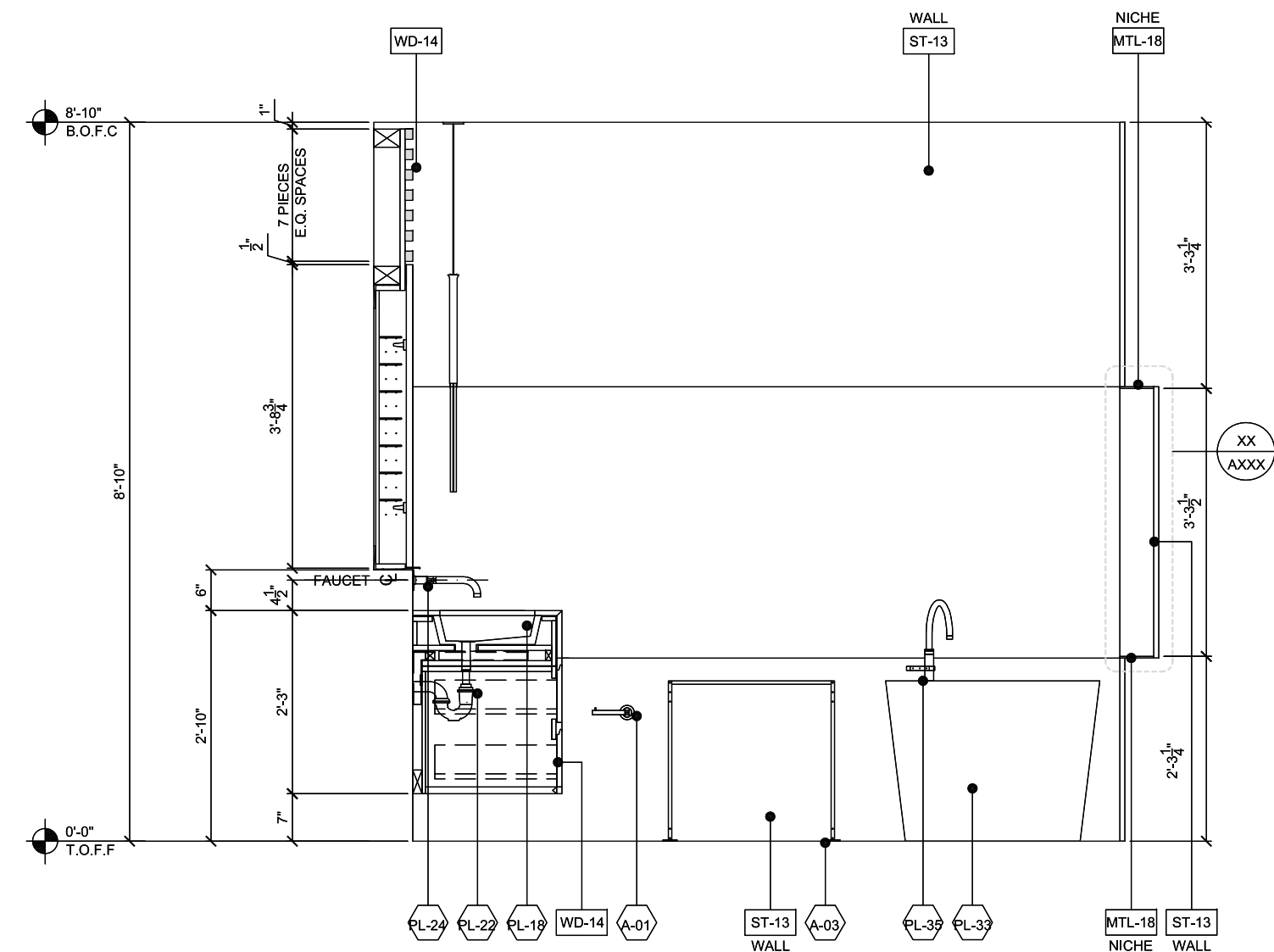
6 TYP. MASTER BATHROOM ELEVATION / TYPE 02

A-901 SCALE: 1/2" = 1'-0"



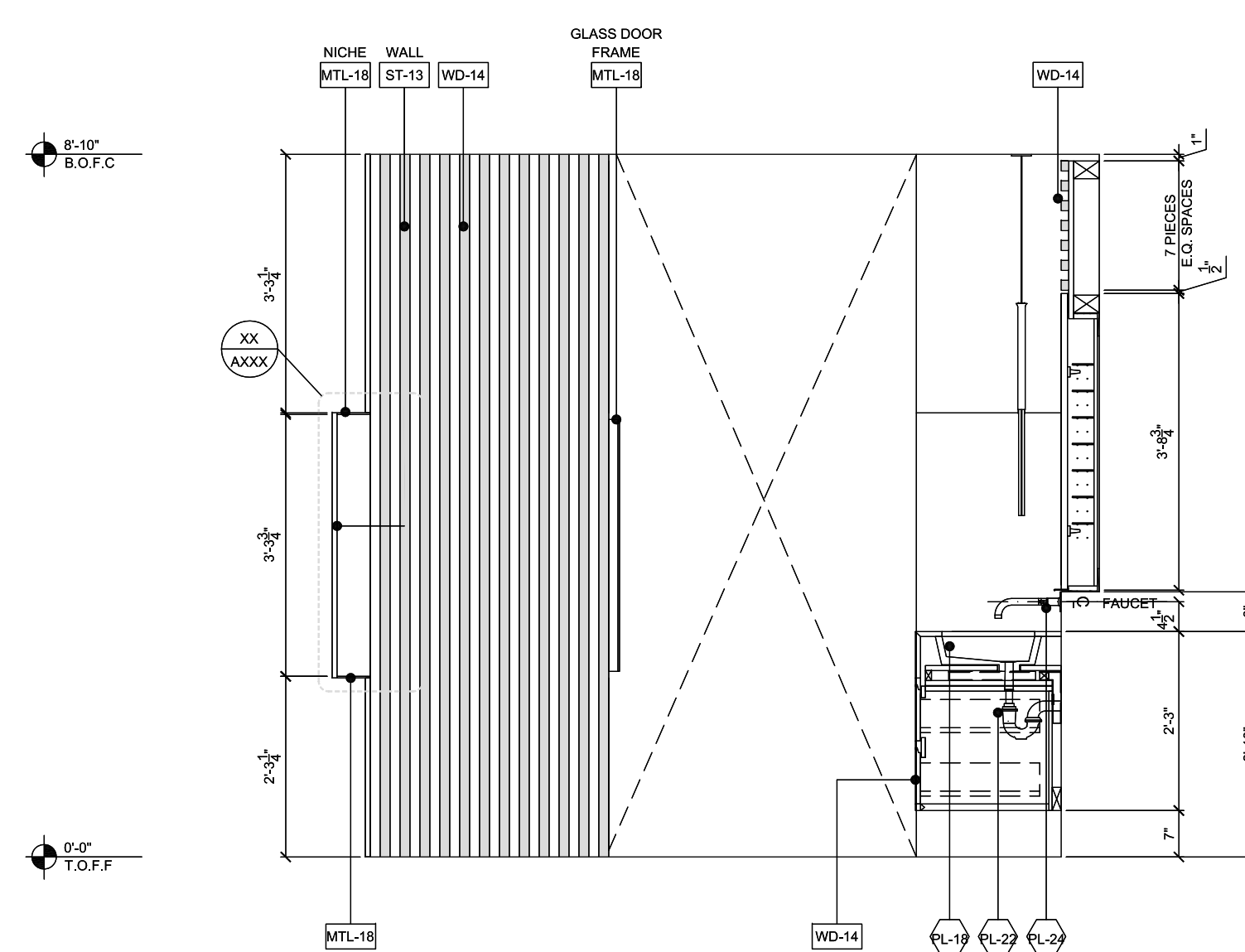
7 TYP. MASTER BATHROOM PLAN / TYPE 04

A-901 SCALE: 1/2" = 1'-0"



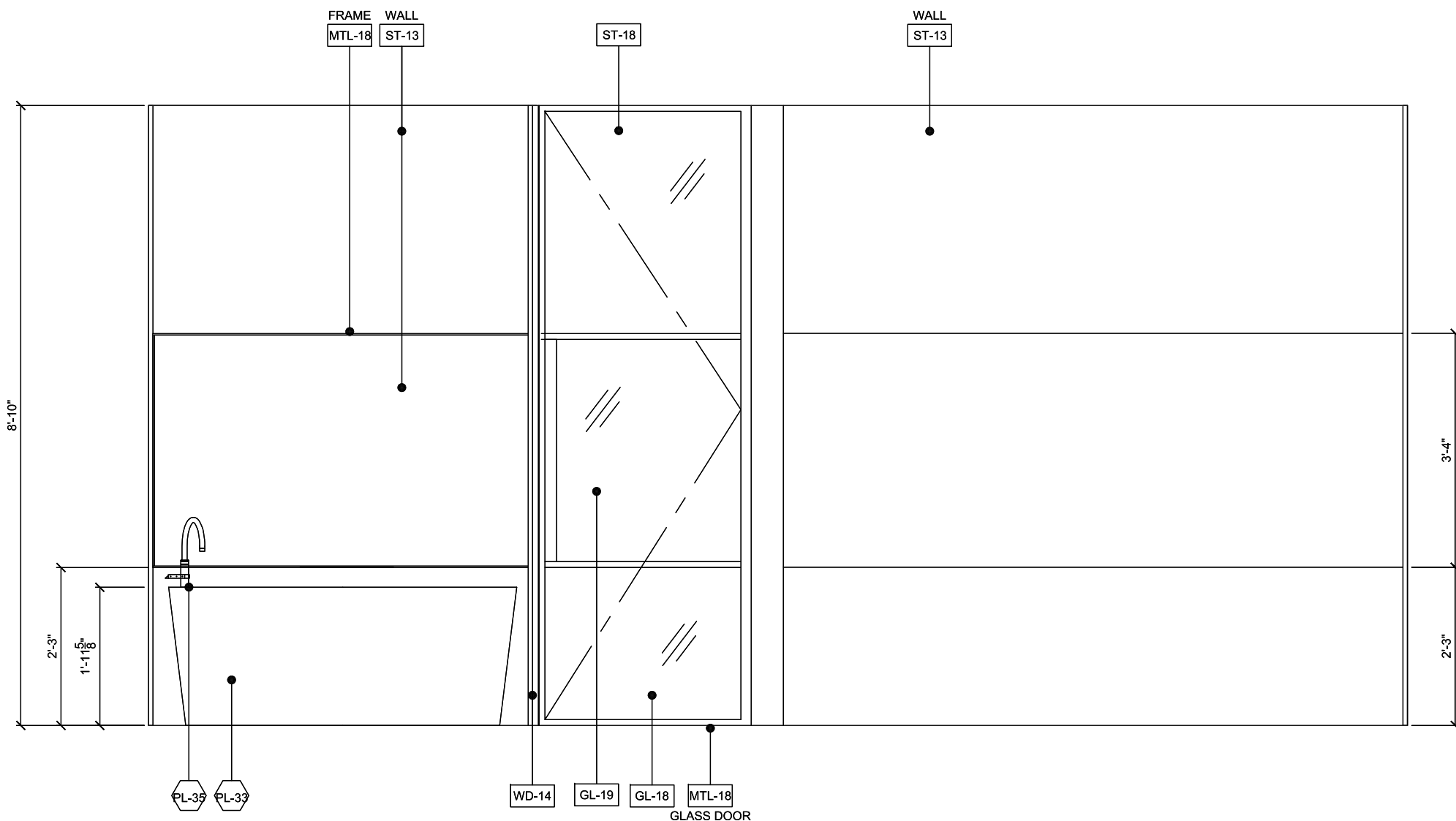
8 TYP. MASTER BATHROOM ELEVATION / TYPE 04

A-901 SCALE: 1/2" = 1'-0"



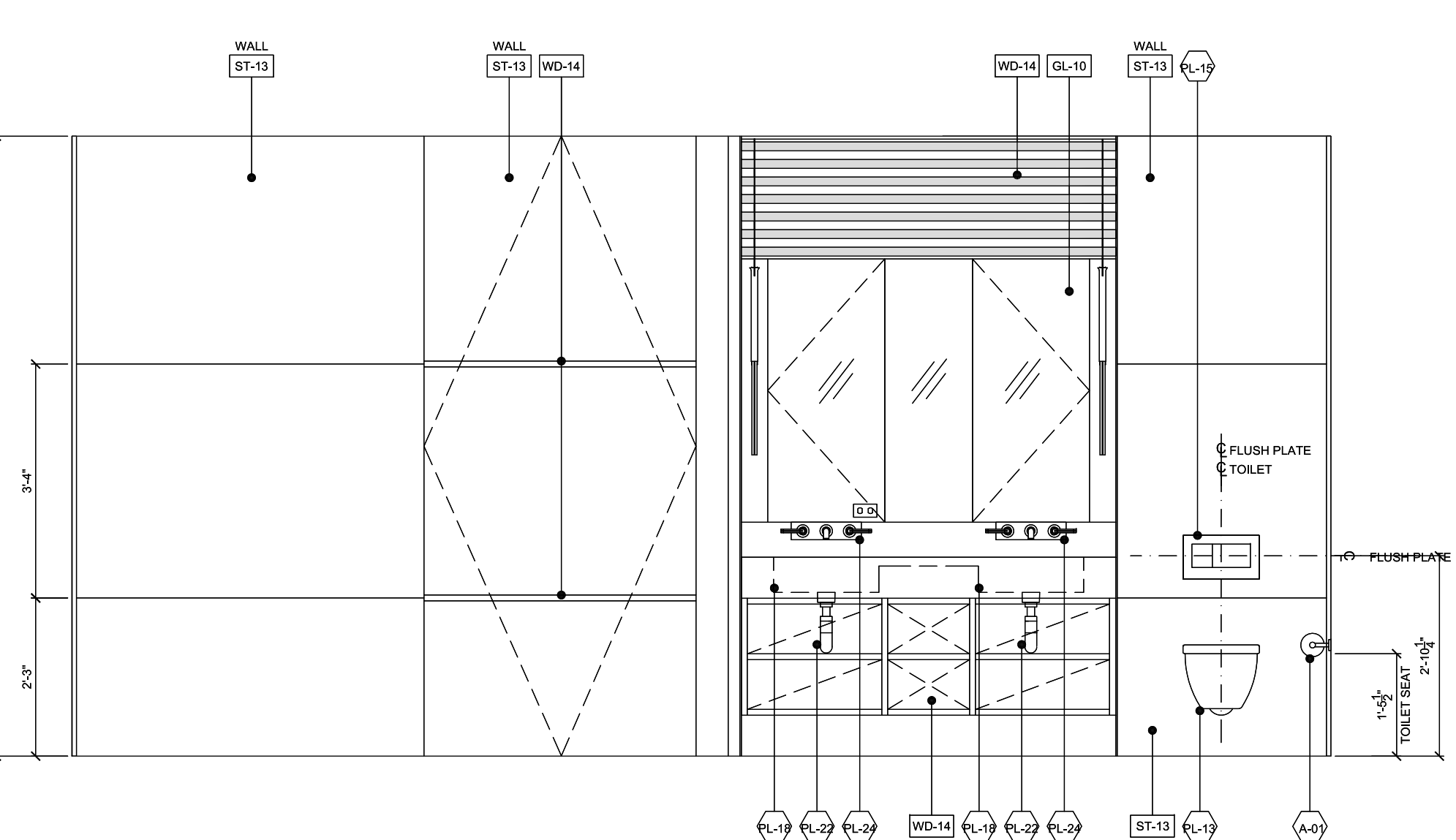
11 TYP. MASTER BATHROOM ELEVATION / TYPE 04

A-901 SCALE: 1/2" = 1'-0"



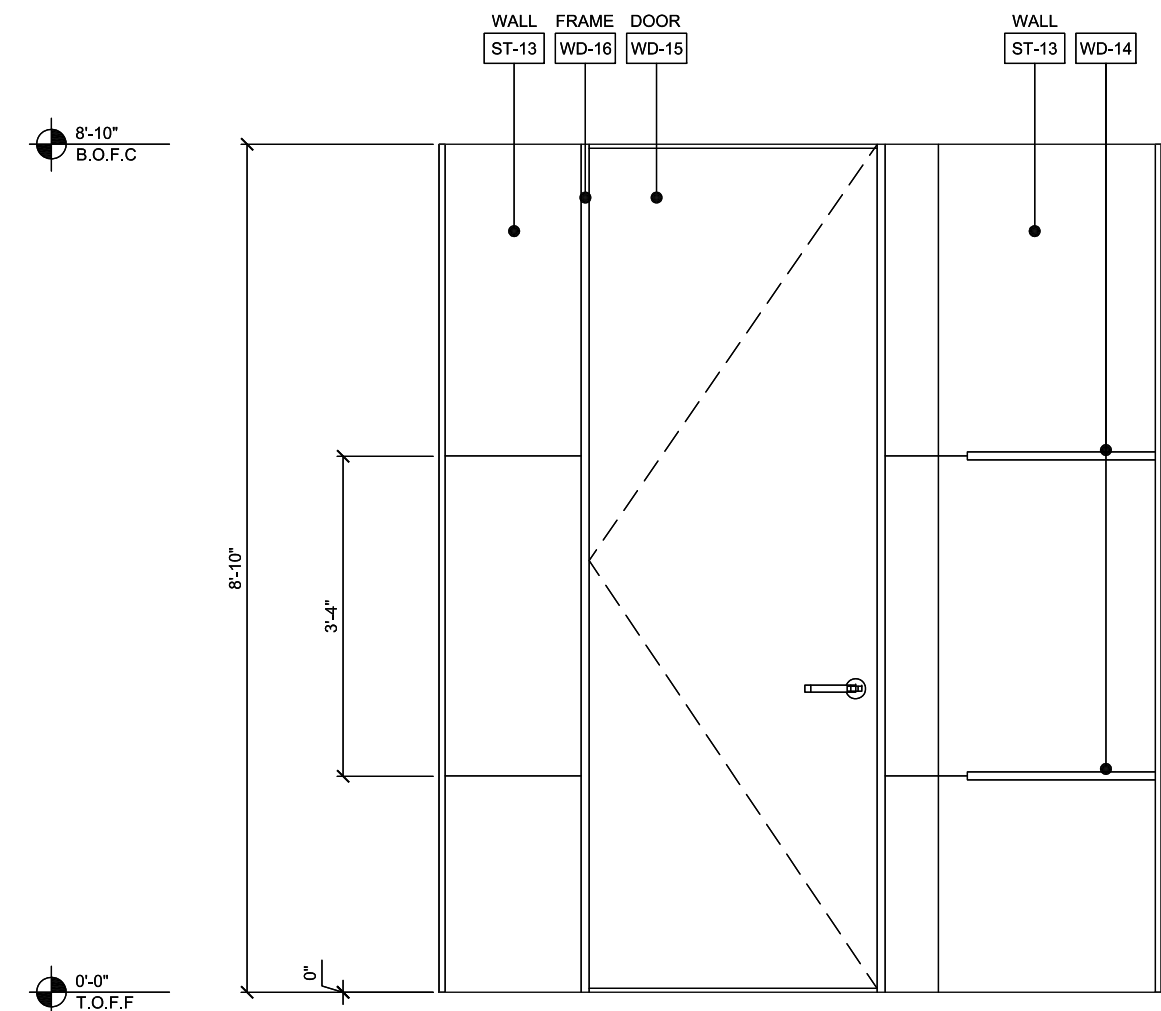
9 TYP. MASTER BATHROOM ELEVATION / TYPE 04

A-901 SCALE: 1/2" = 1'-0"



12 TYP. MASTER BATHROOM ELEVATION / TYPE 04

A-901 SCALE: 1/2" = 1'-0"



10 TYP. MASTER BATHROOM ELEVATION / TYPE 04

A-901 SCALE: 1/2" = 1'-0"

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2	4/24/2015	100% DD
1	2/5/2015	50% DD
NO.	DATE	REVISION

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

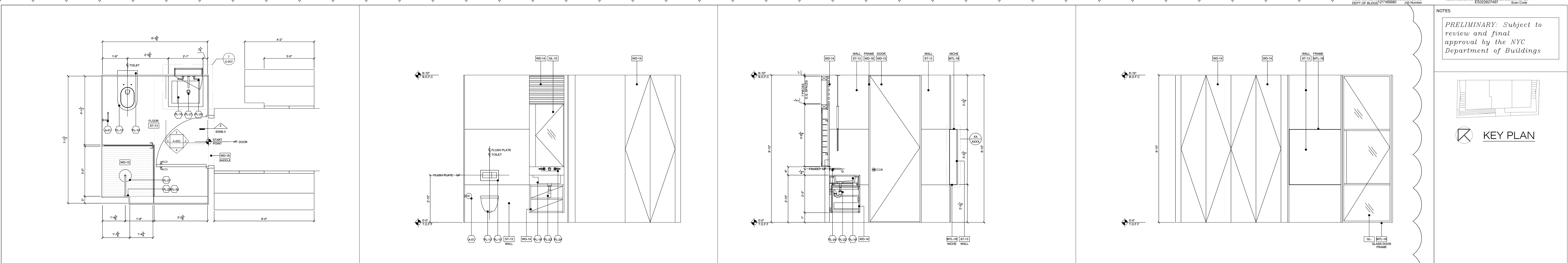
DOB STAMPS & SIGNATURES

DWG TITLE  
**MASTER BATH  
TYPE 2 & 4  
PLAN & ELEVATIONS**

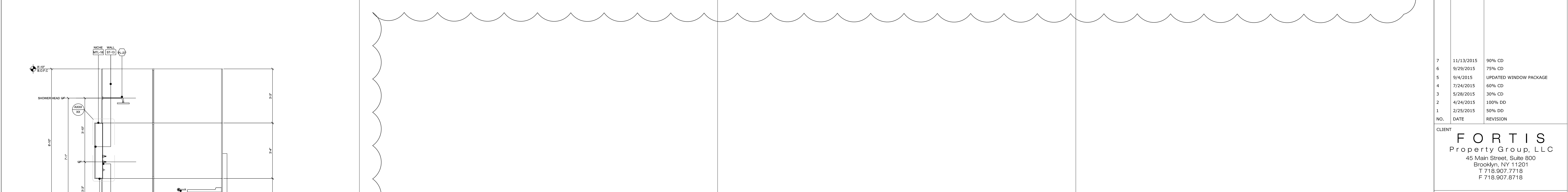
SEAL & SIGNATURE

DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG #: A-901.01  
CAP FILE: 3\13A25.03





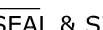
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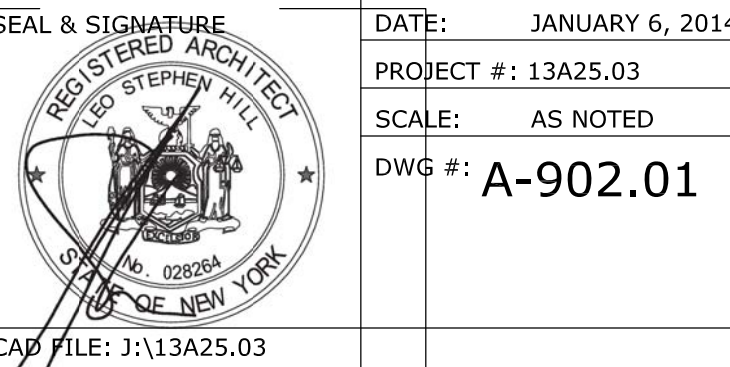
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PROJECT

one seaport

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

	DATE: JANUARY 6, 2014
	PROJECT #: 13A25.03
	SCALE: AS NOTED
	DWG #: A-902.01



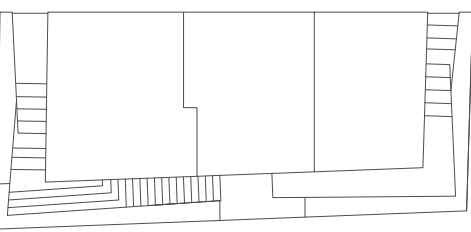






NOTES

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5	9/4/2015	UPDATED WINDOW PACKAGE
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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

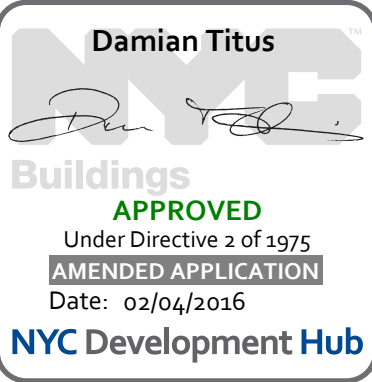
**S. RUSSELL GROVES**  
210 11th Avenue, Suite 502  
New York, NY 10001  
T 212.929.5221 F 212.929.4463

PROJECT

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

DOB SCAN

DOB STAMPS & SIGNATURES



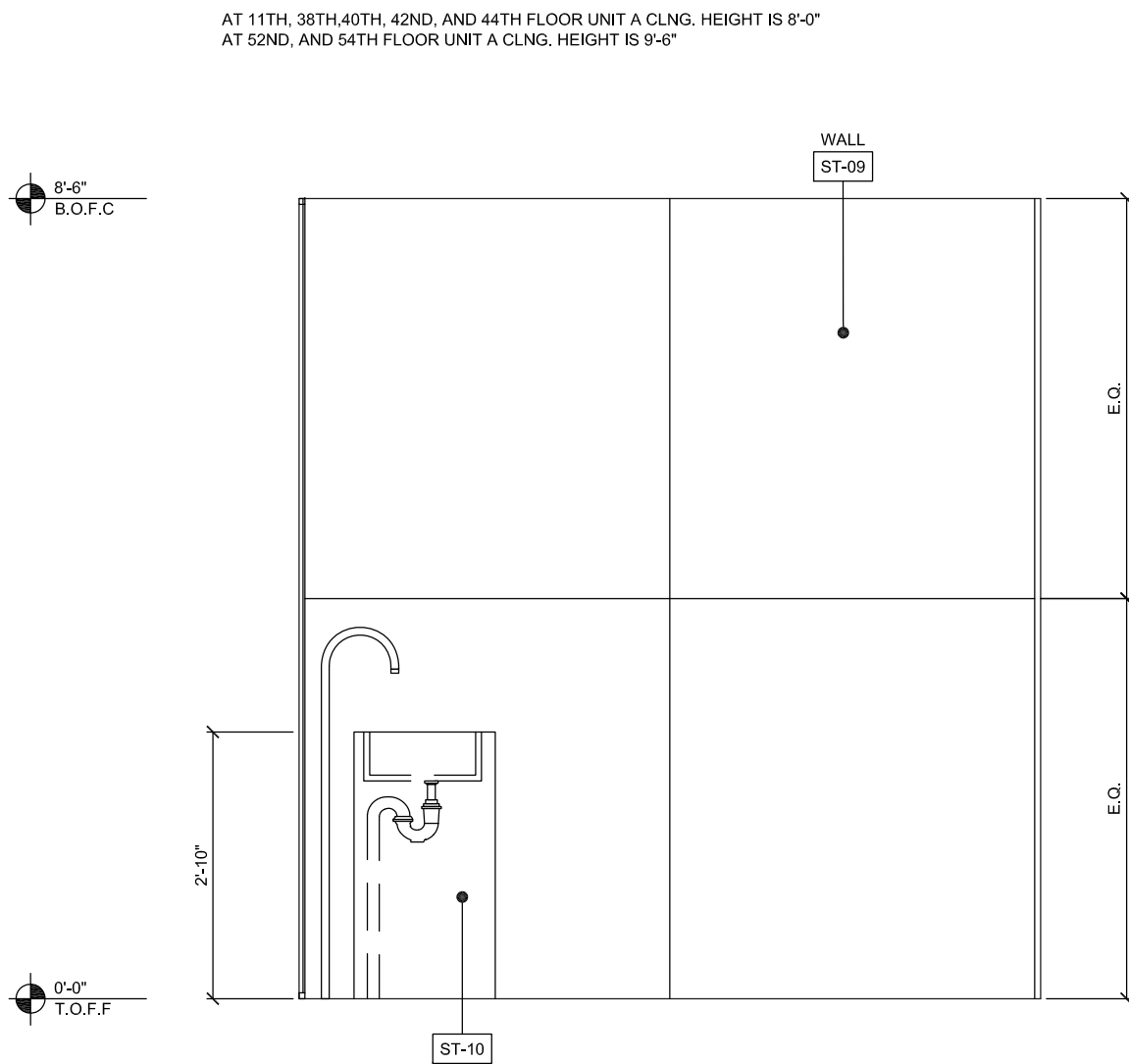
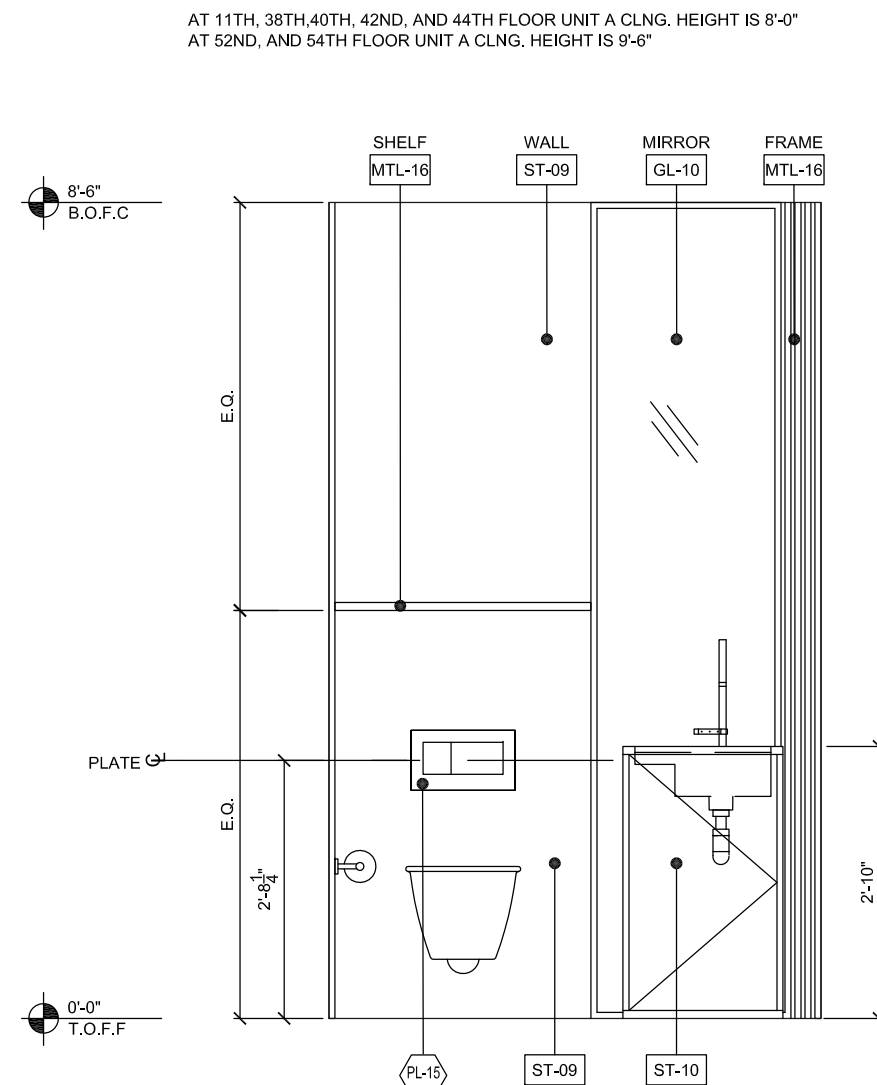
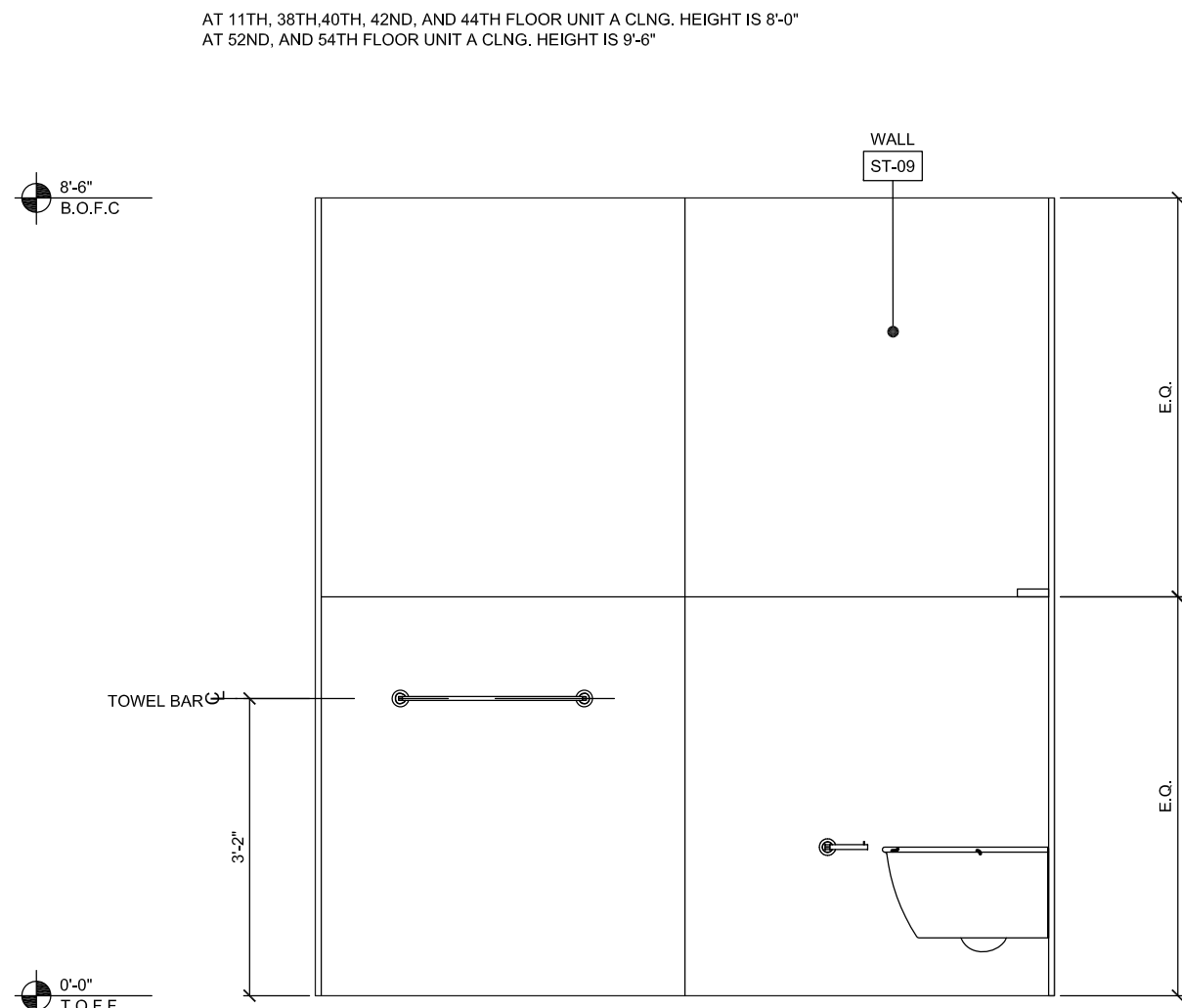
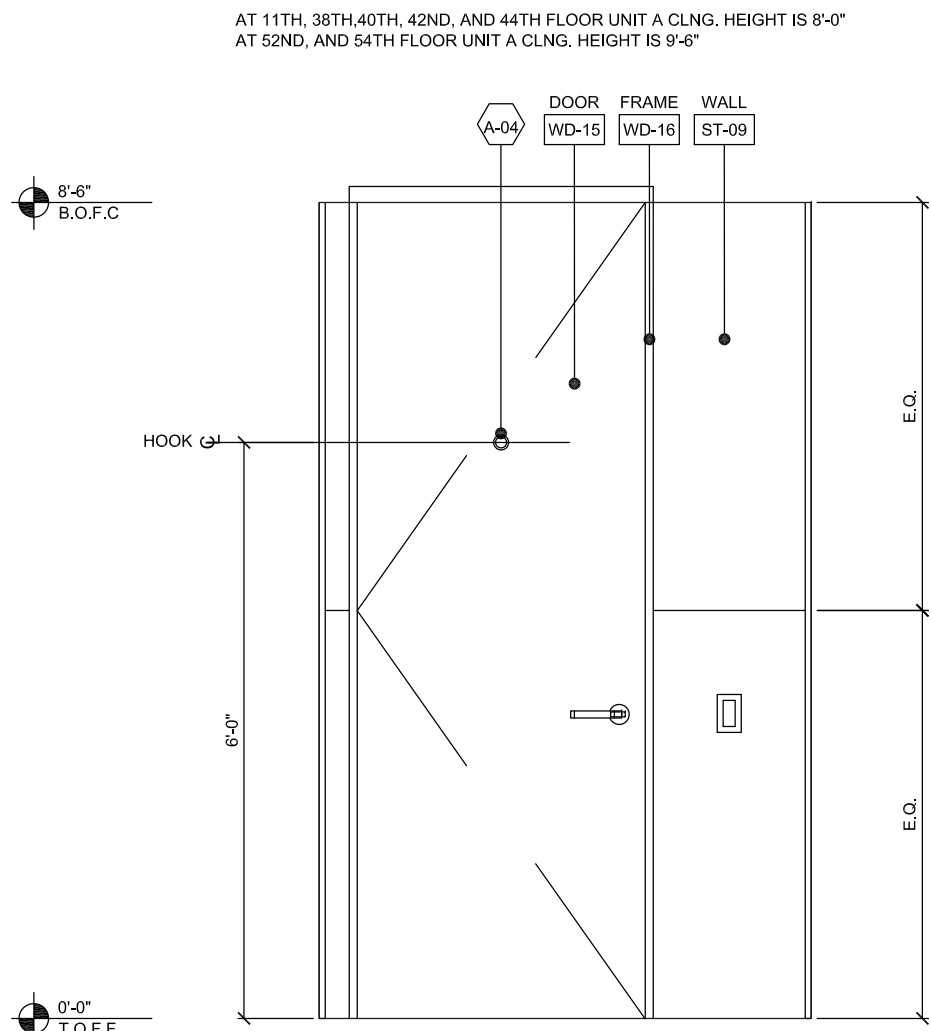
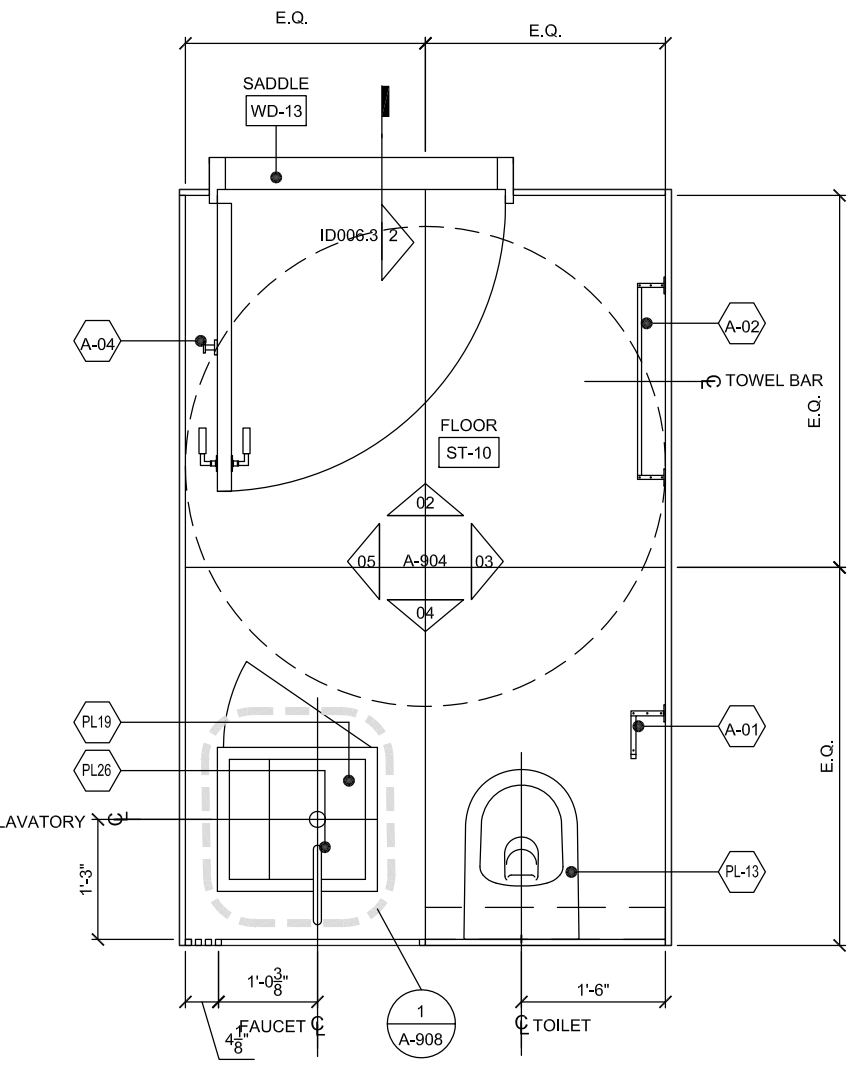
DWG TITLE

**POWDER ROOM  
PLAN & ELEVATIONS**

SEAL & SIGNATURE

DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG **A-904.01**

CAD FILE: J:\13A25.03



1 TYP. POWDER ROOM PLAN / TYPE 01

A-904 SCALE : 1/2" = 1'-0"

2 TYP. POWDER ROOM ELEVATION / TYPE 01

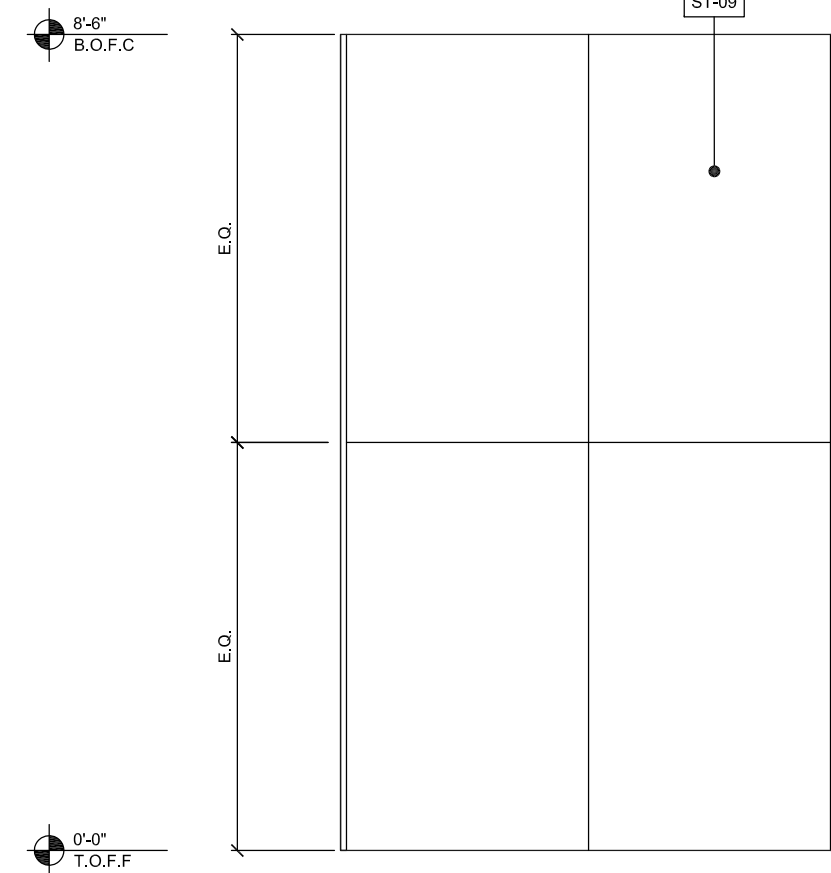
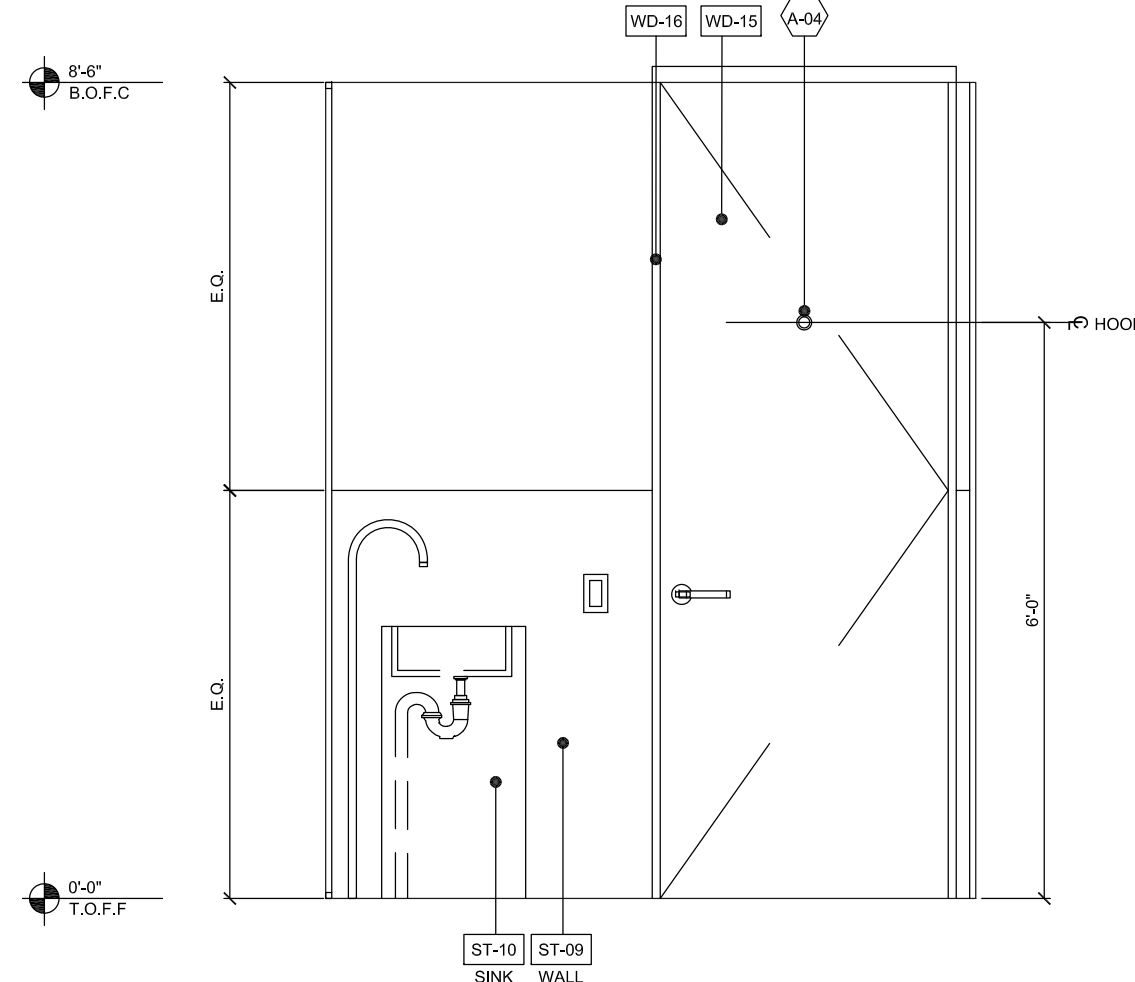
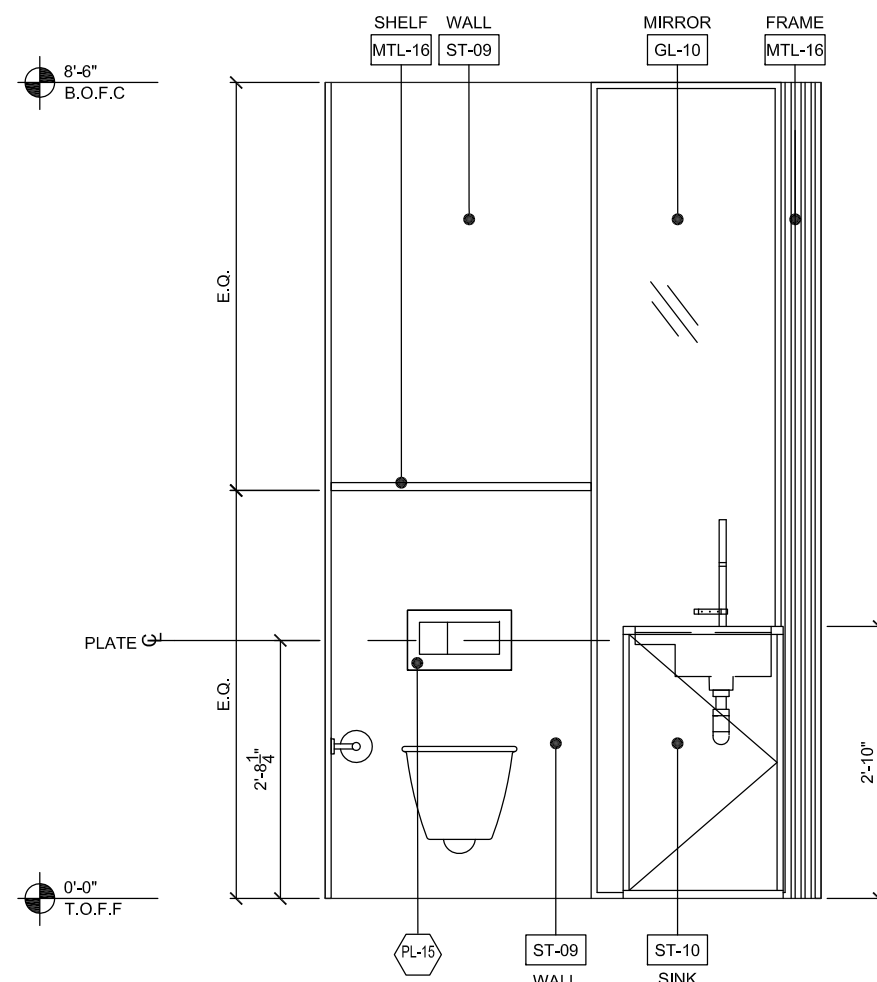
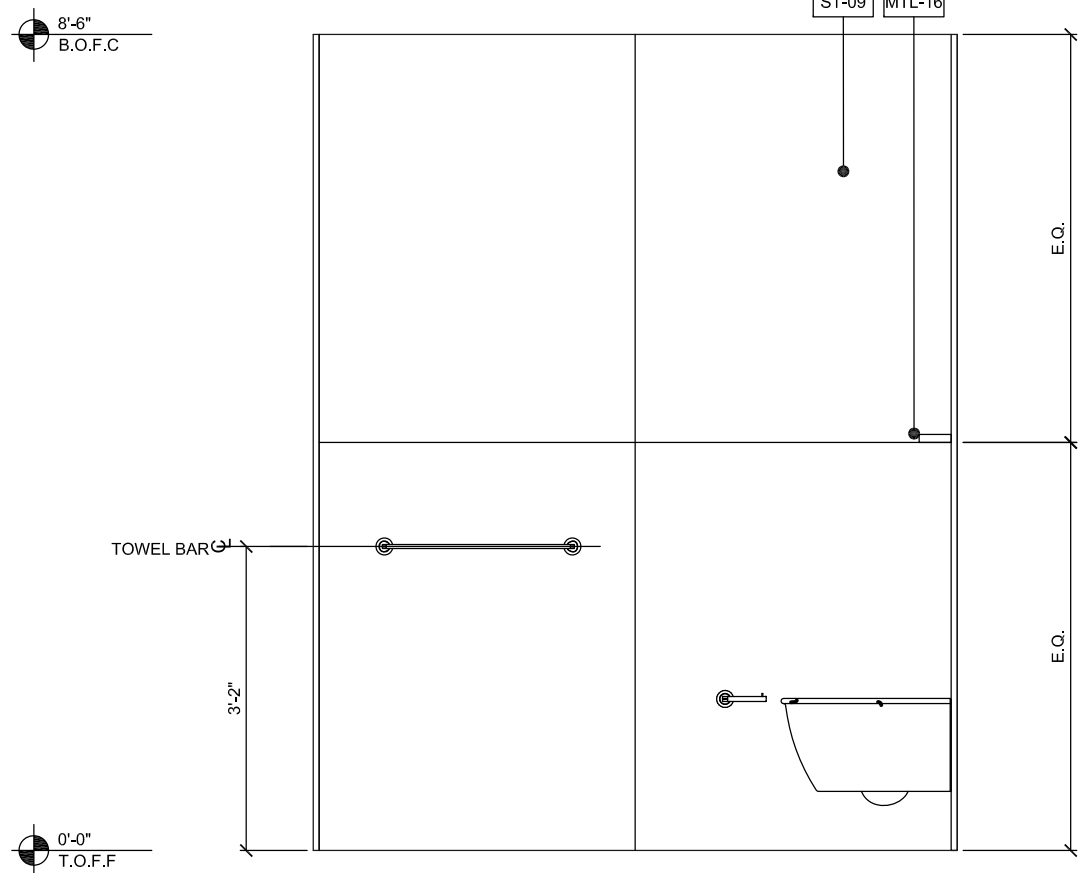
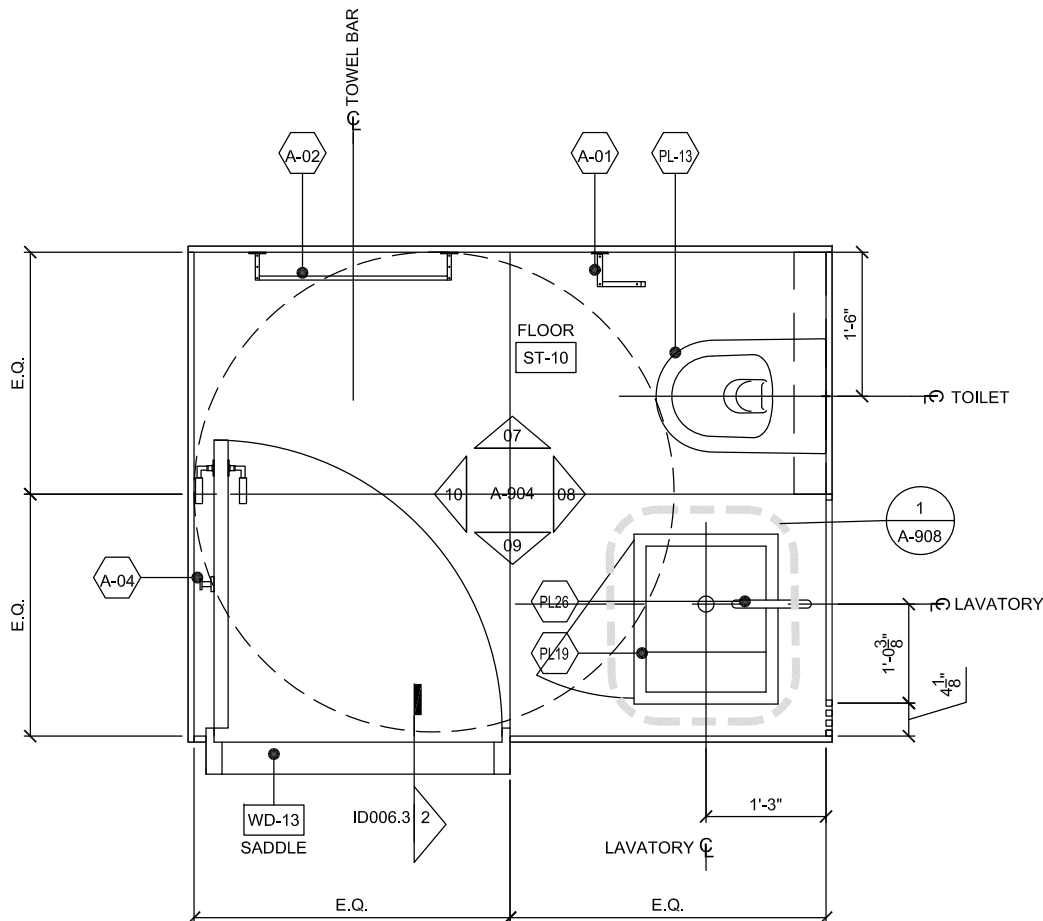
A-904 SCALE : 1/2" = 1'-0"

4 TYP. POWDER ROOM ELEVATION / TYPE 02

A-904 SCALE : 1/2" = 1'-0"

5 TYP. POWDER ROOM ELEVATION / TYPE 02

A-904 SCALE : 1/2" = 1'-0"



6 TYP. POWDER ROOM PLAN / TYPE 02

A-904 SCALE : 1/2" = 1'-0"

8 TYP. POWDER ROOM PLAN / TYPE 01

A-904 SCALE : 1/2" = 1'-0"

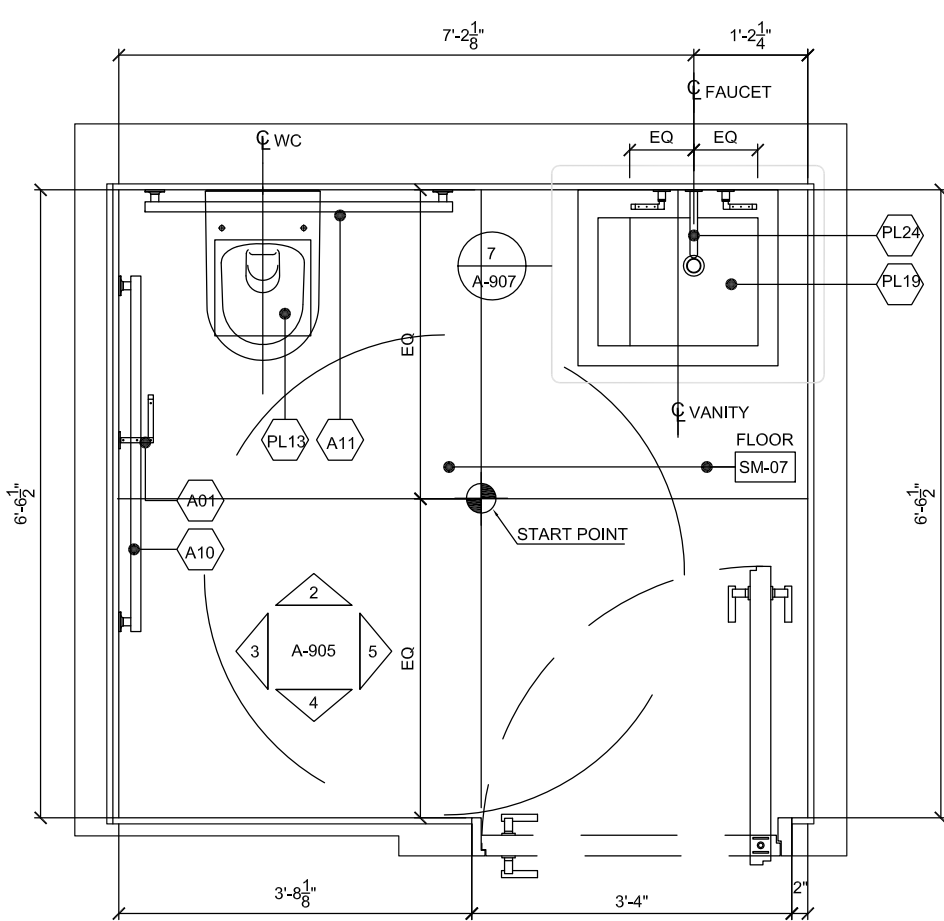
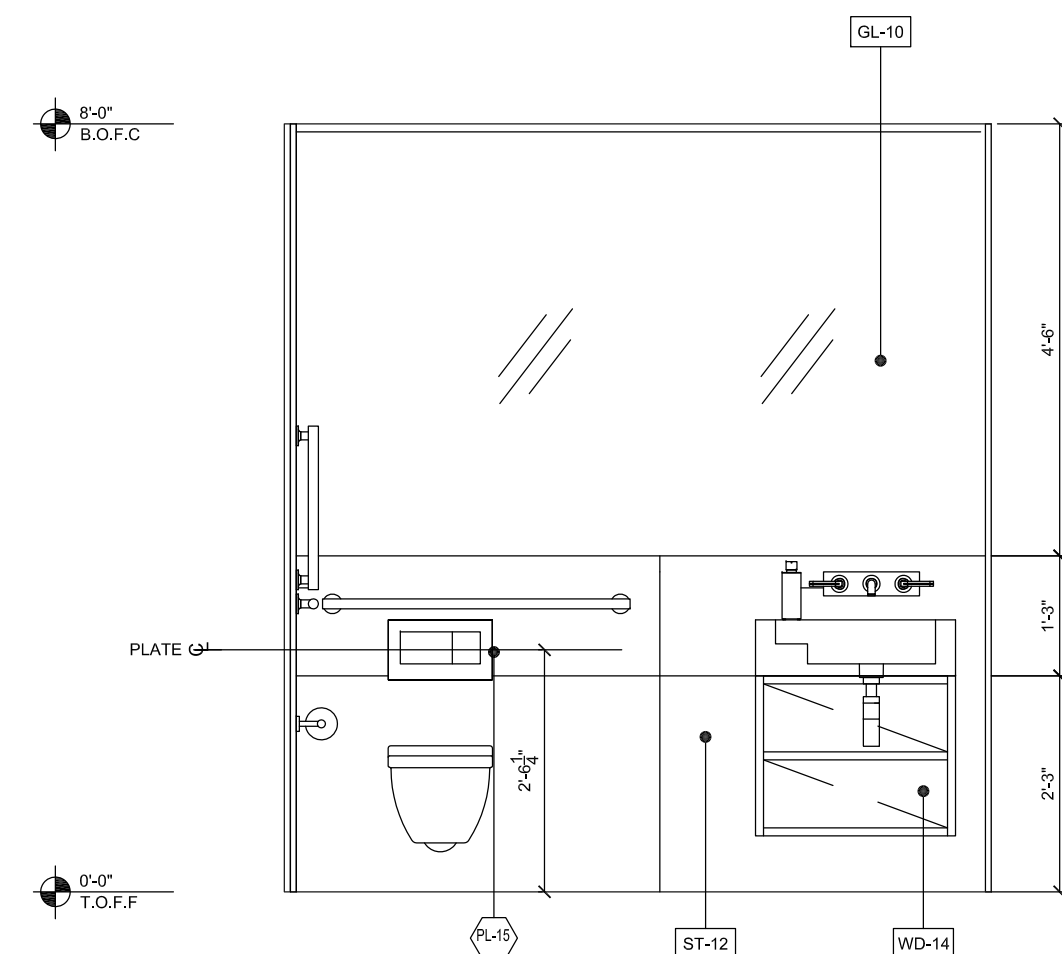
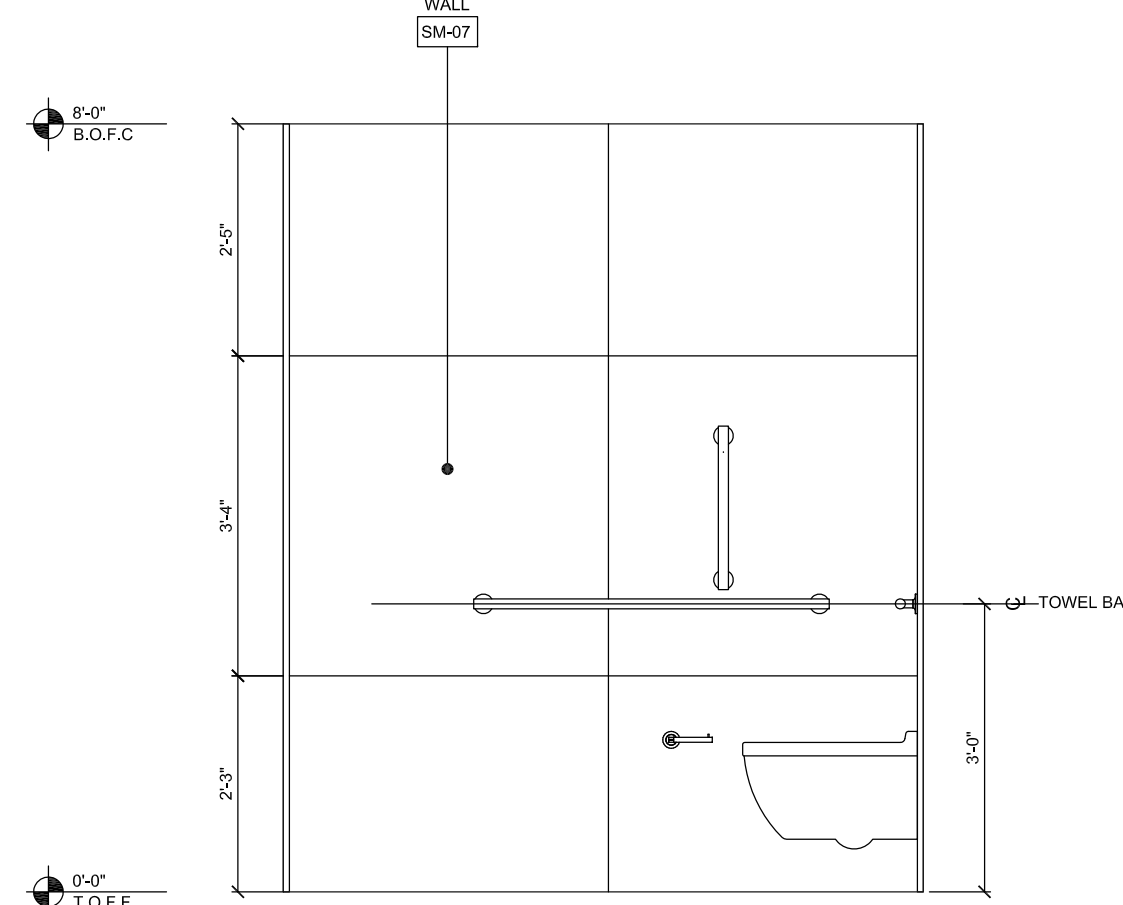
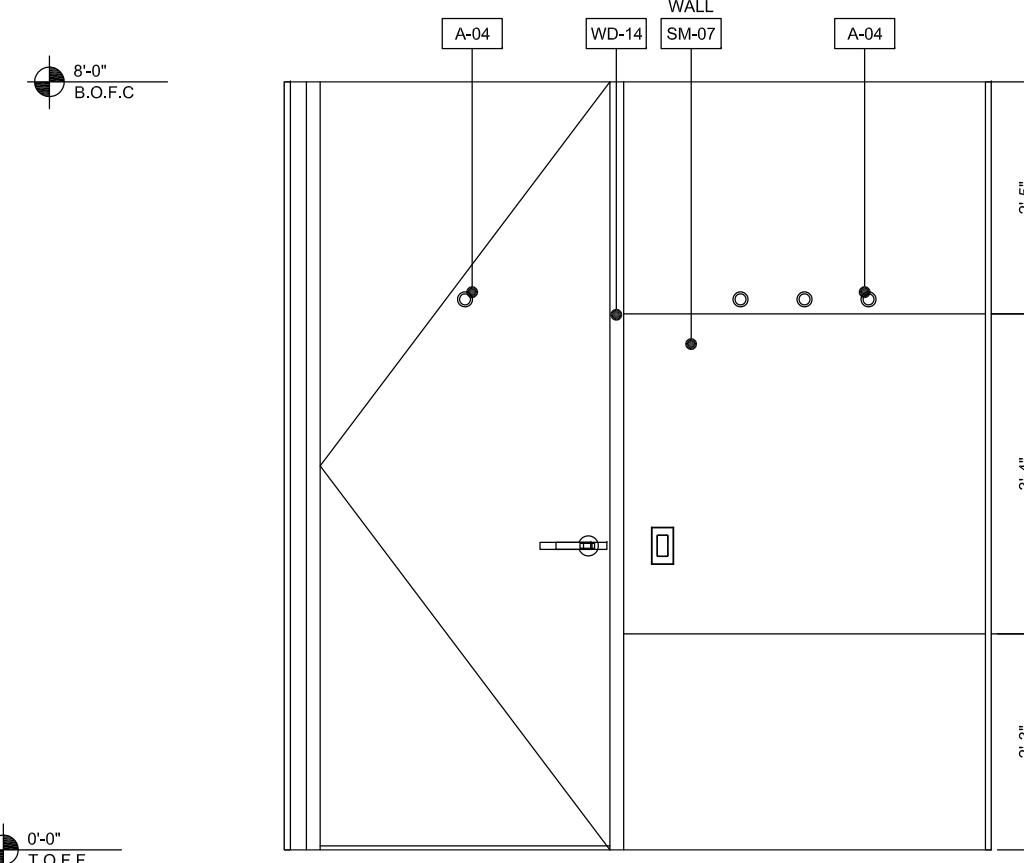
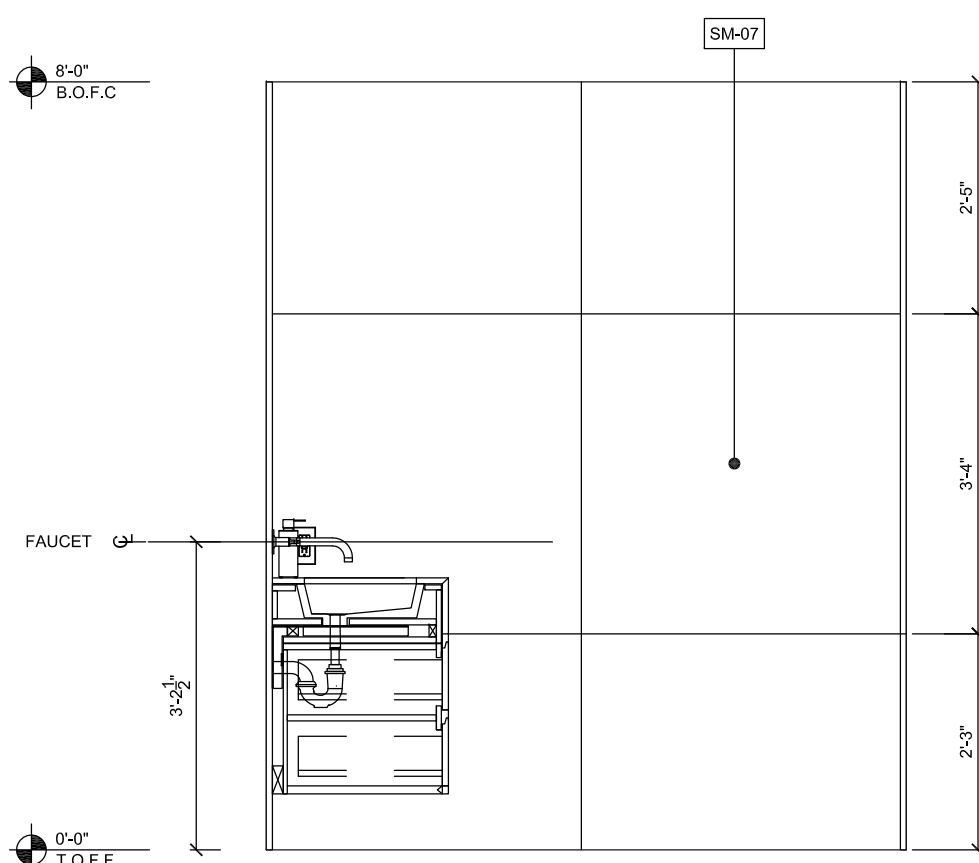
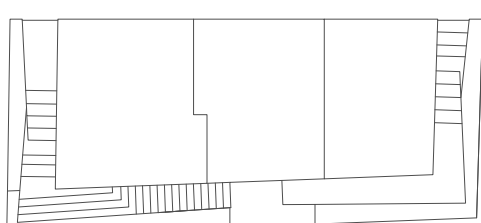



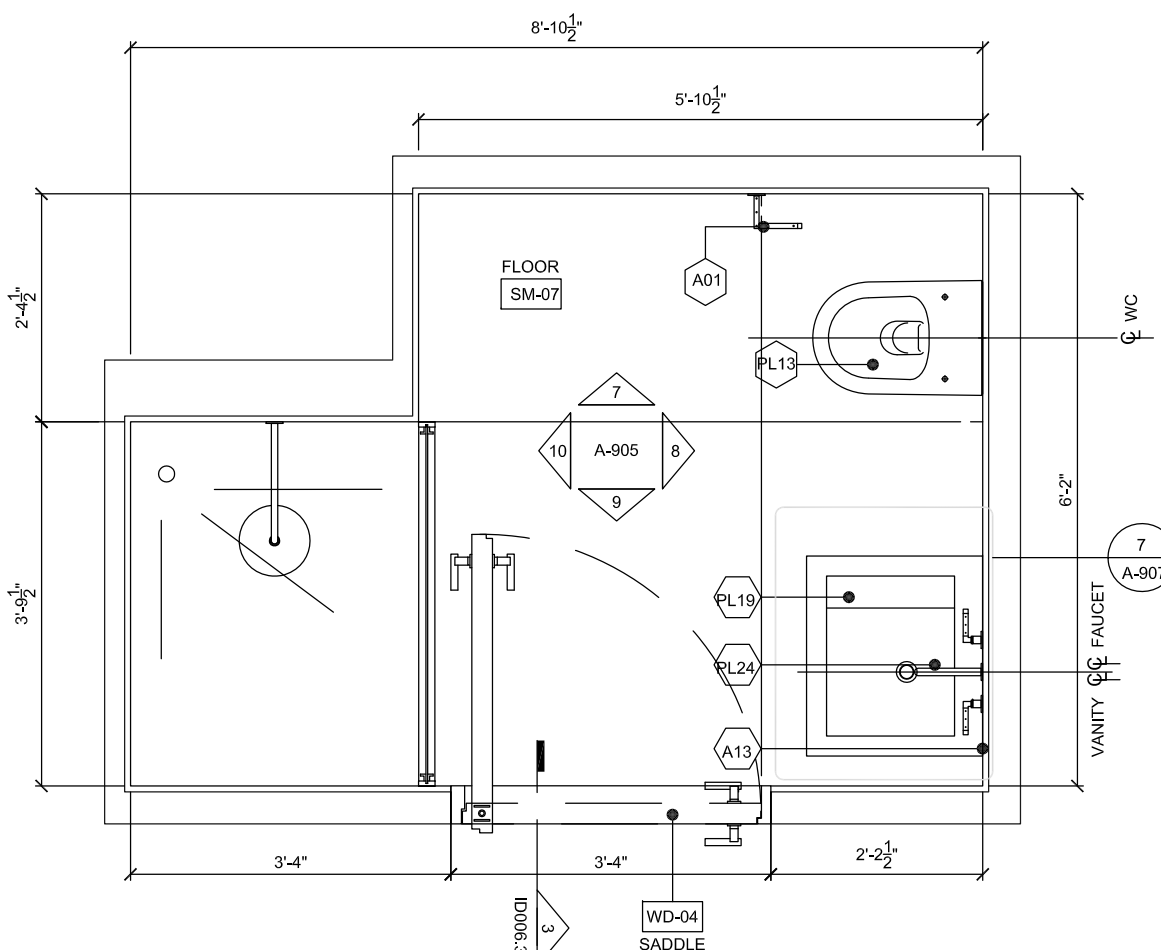
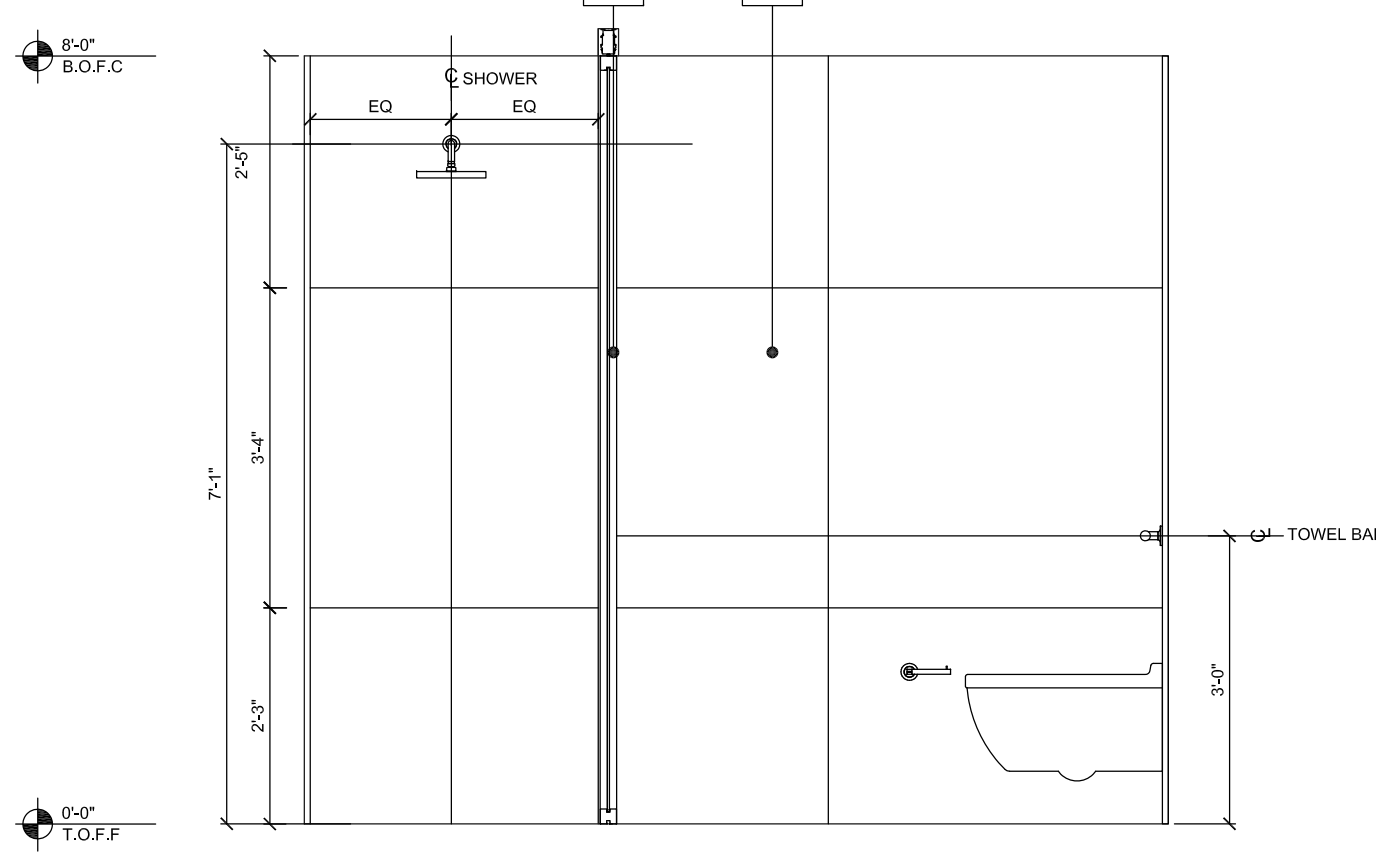
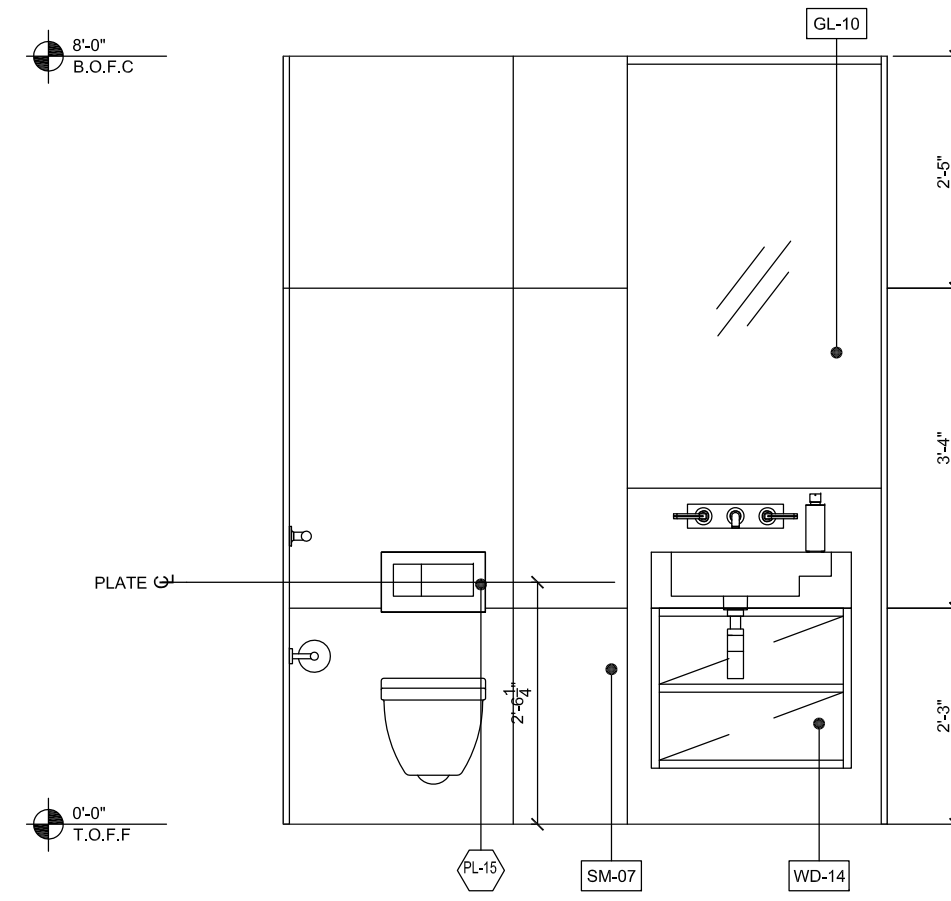
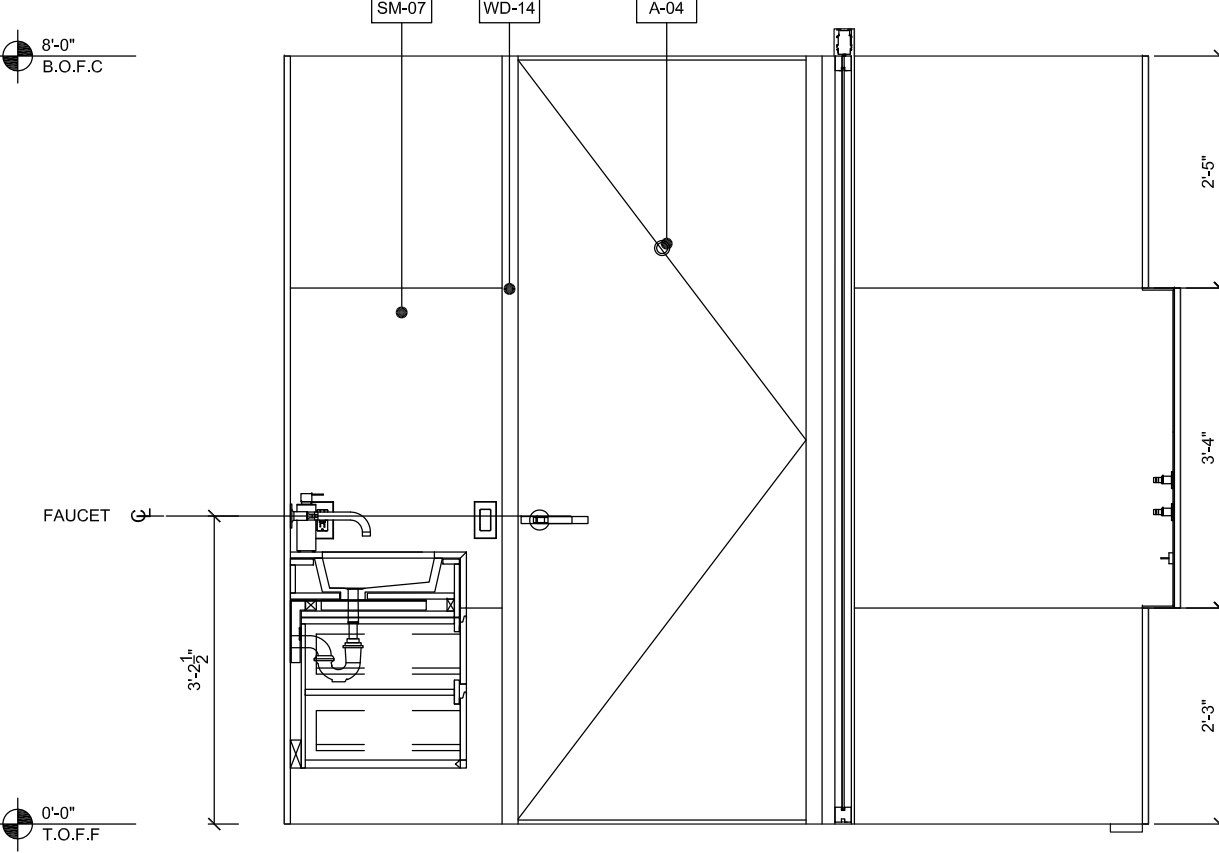
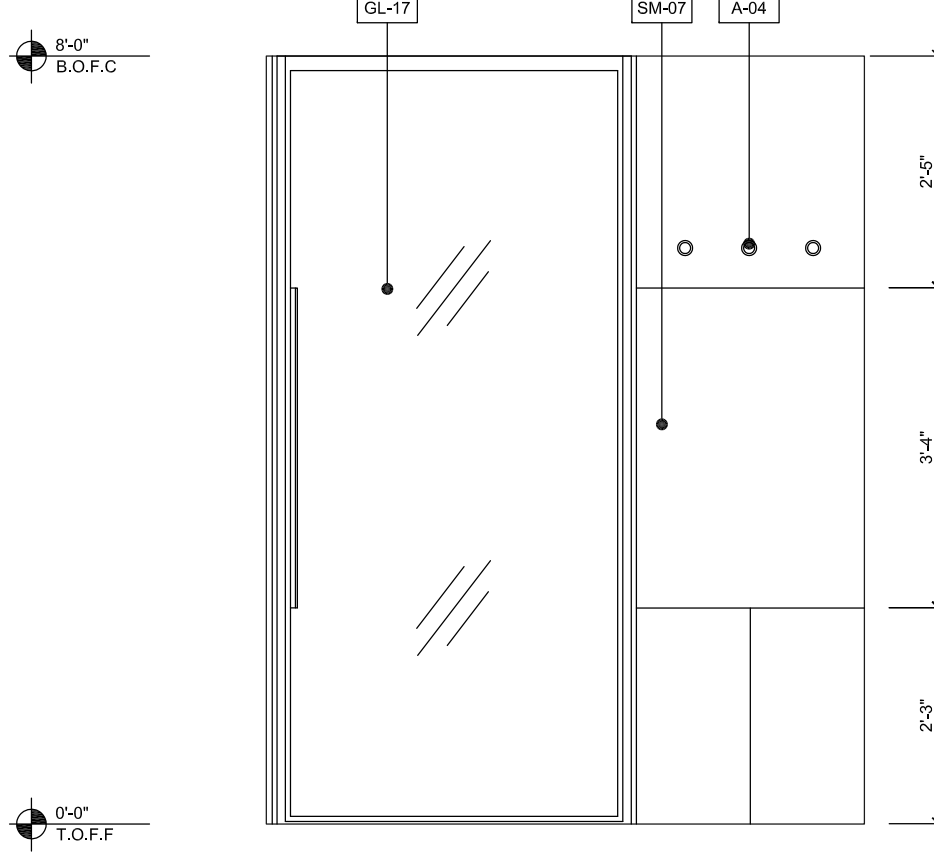
9 TYP. POWDER ROOM PLAN / TYPE 02

A-904 SCALE : 1/2" = 1'-0"

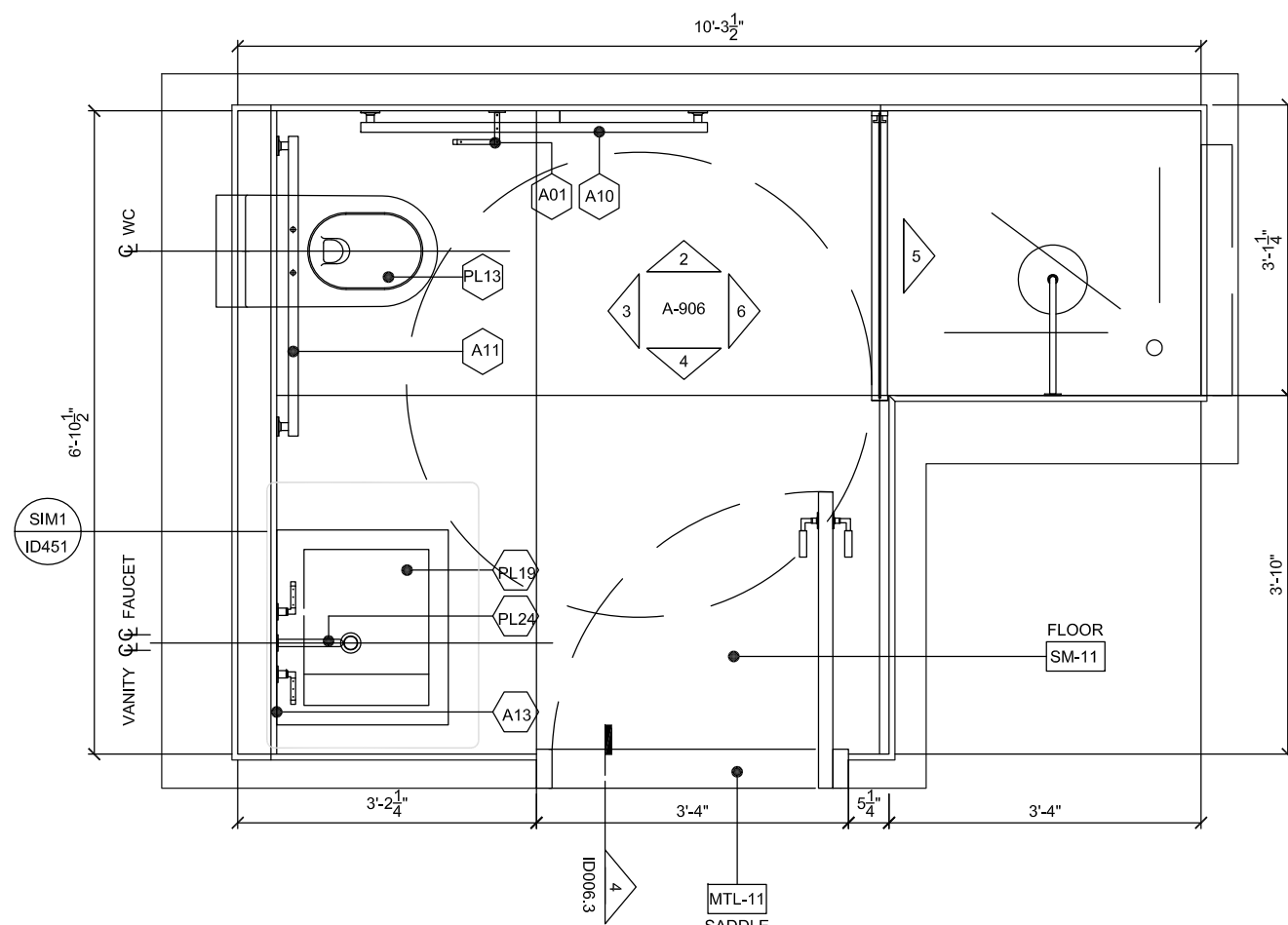
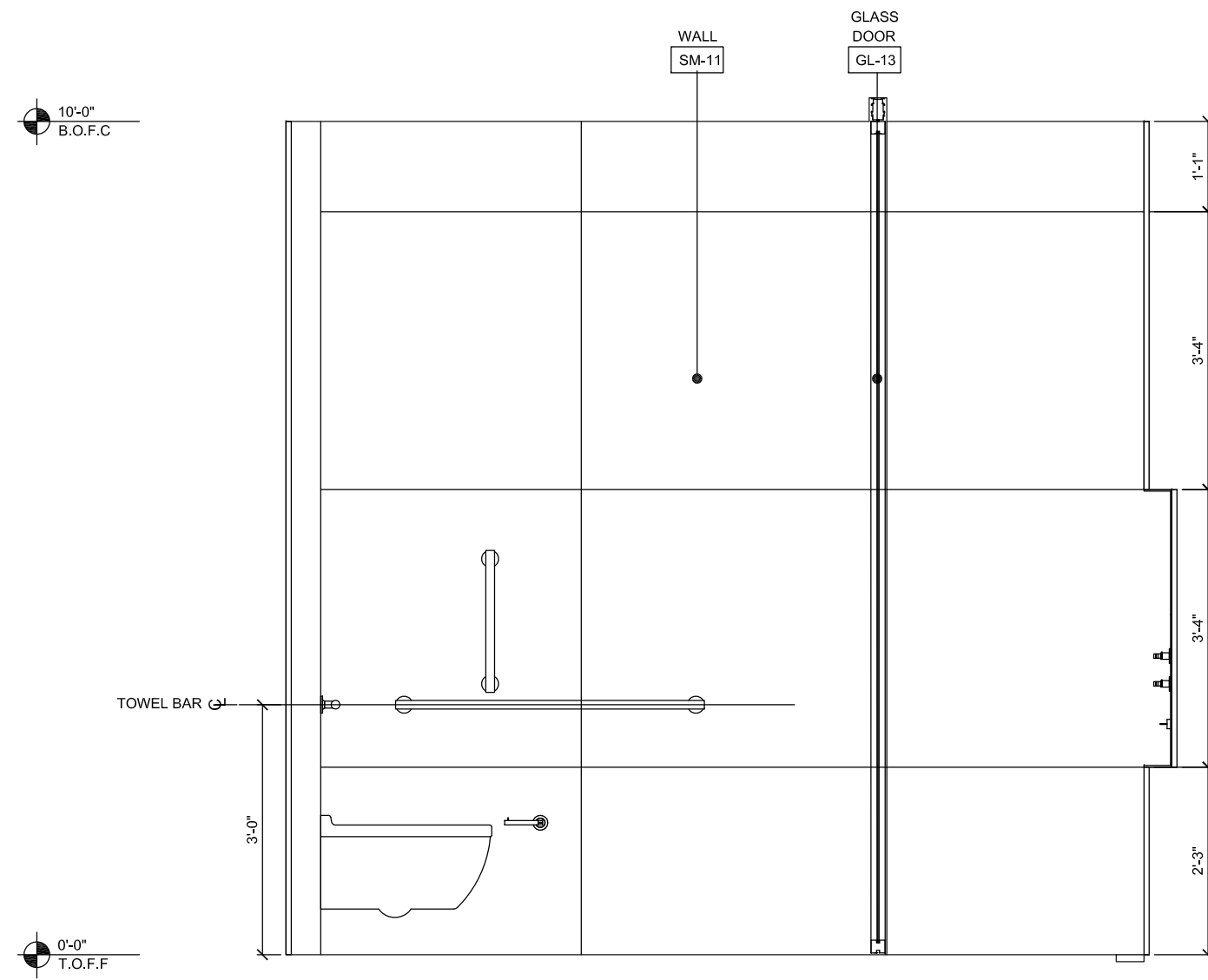
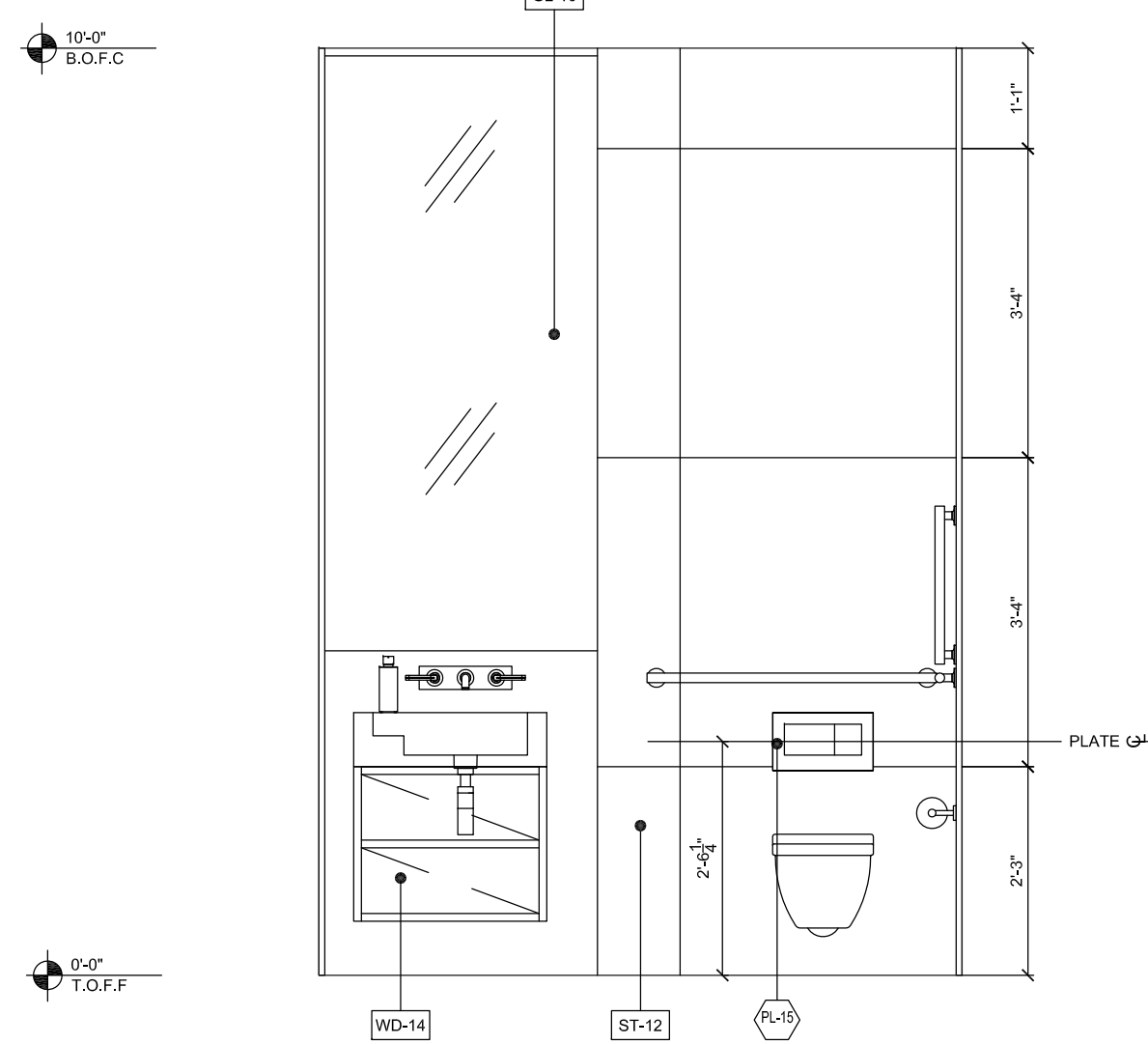
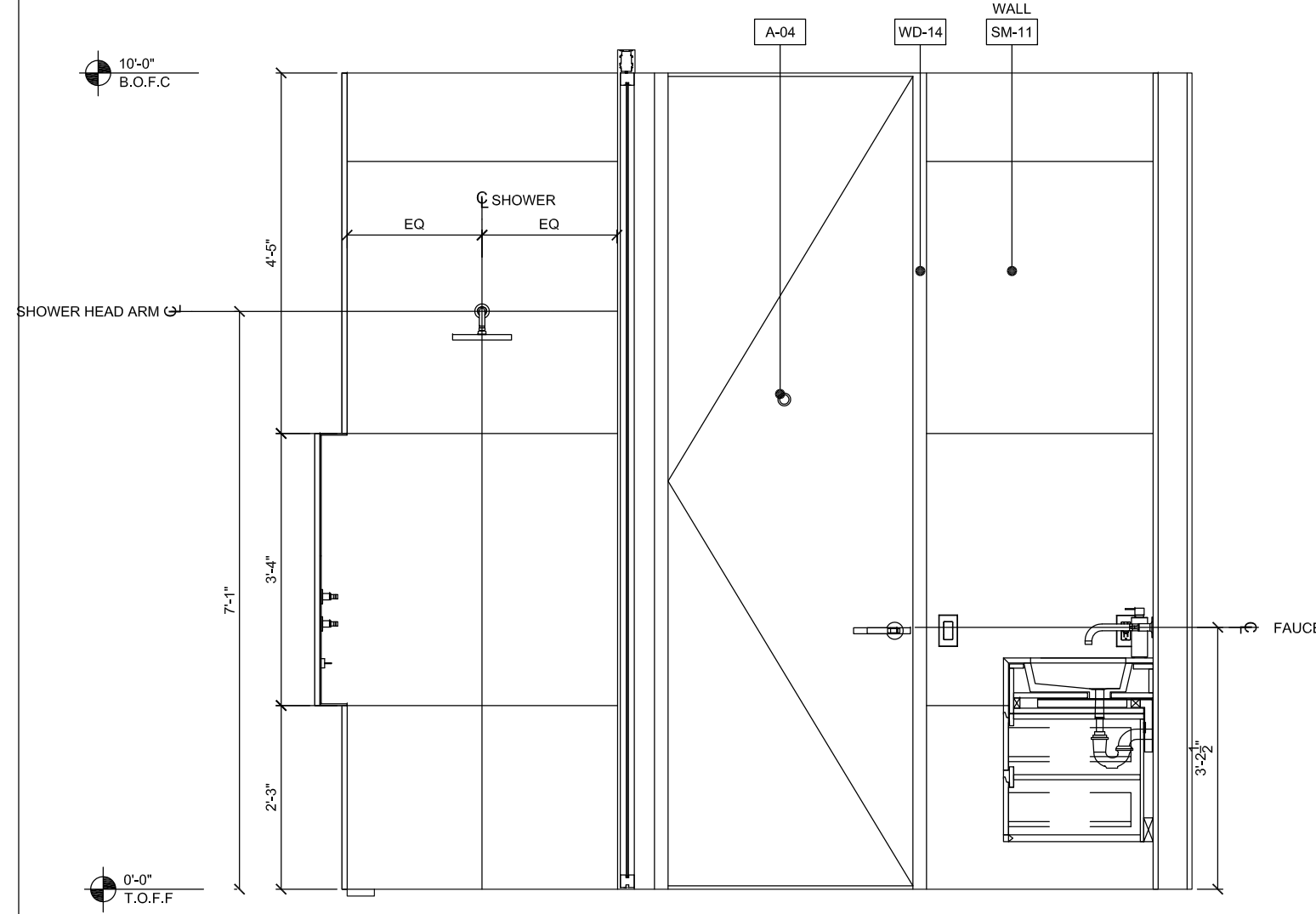
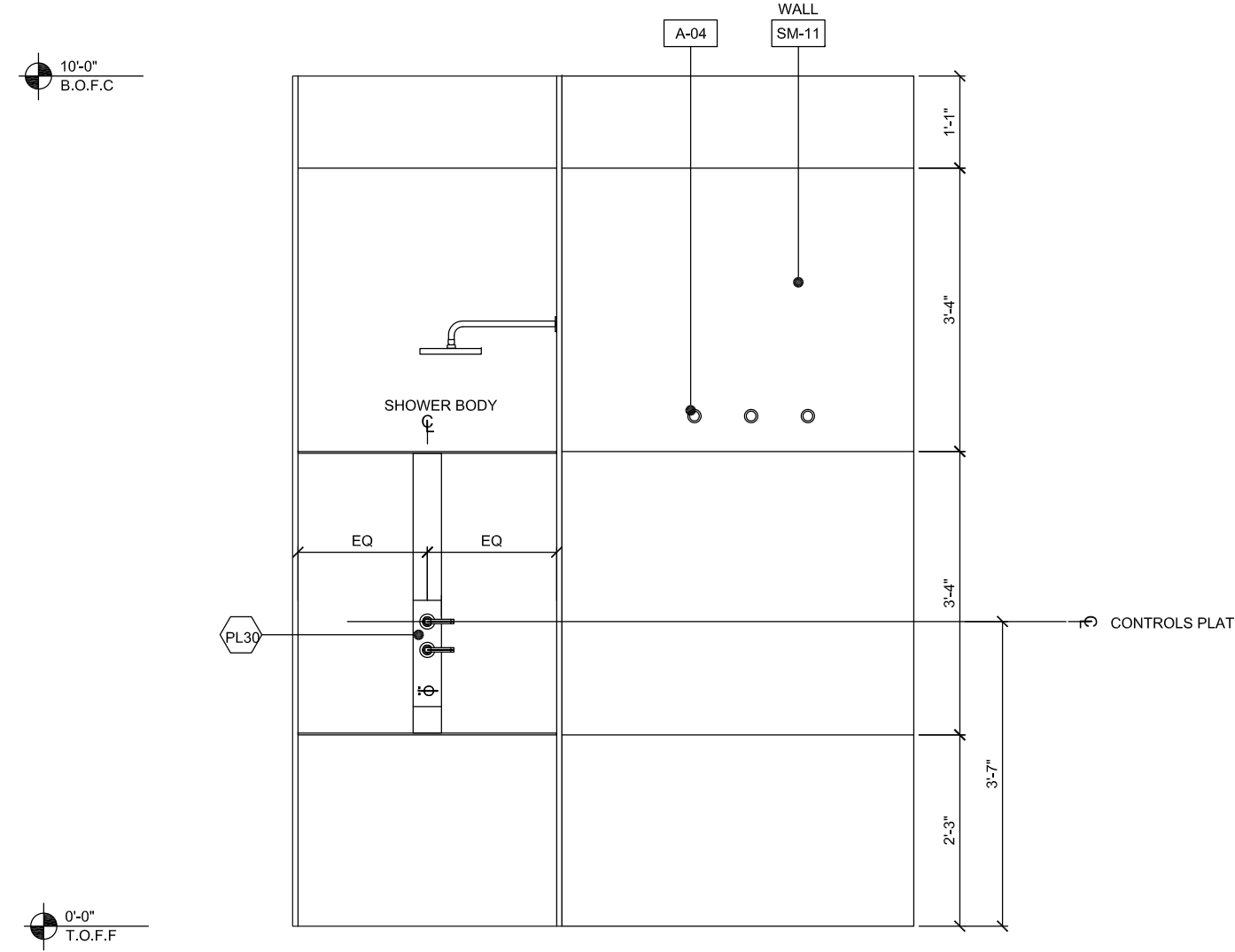
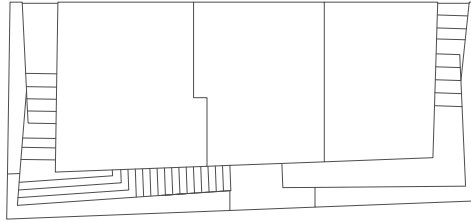

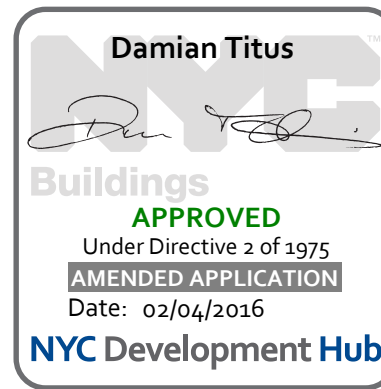

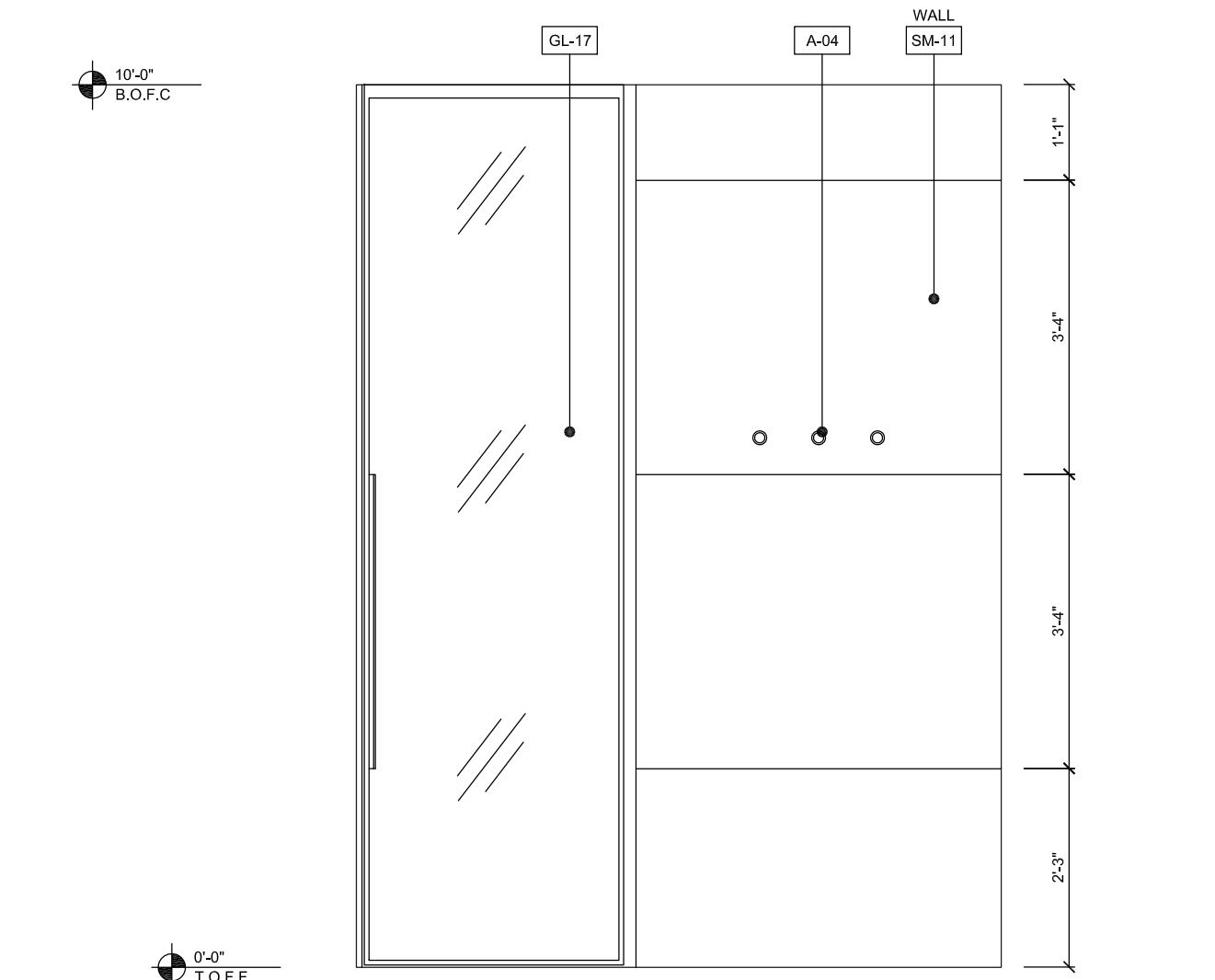




10 TYP. POWDER ROOM ELEVATION / TYPE 02

A-904 SCALE : 1/2" = 1'-0"

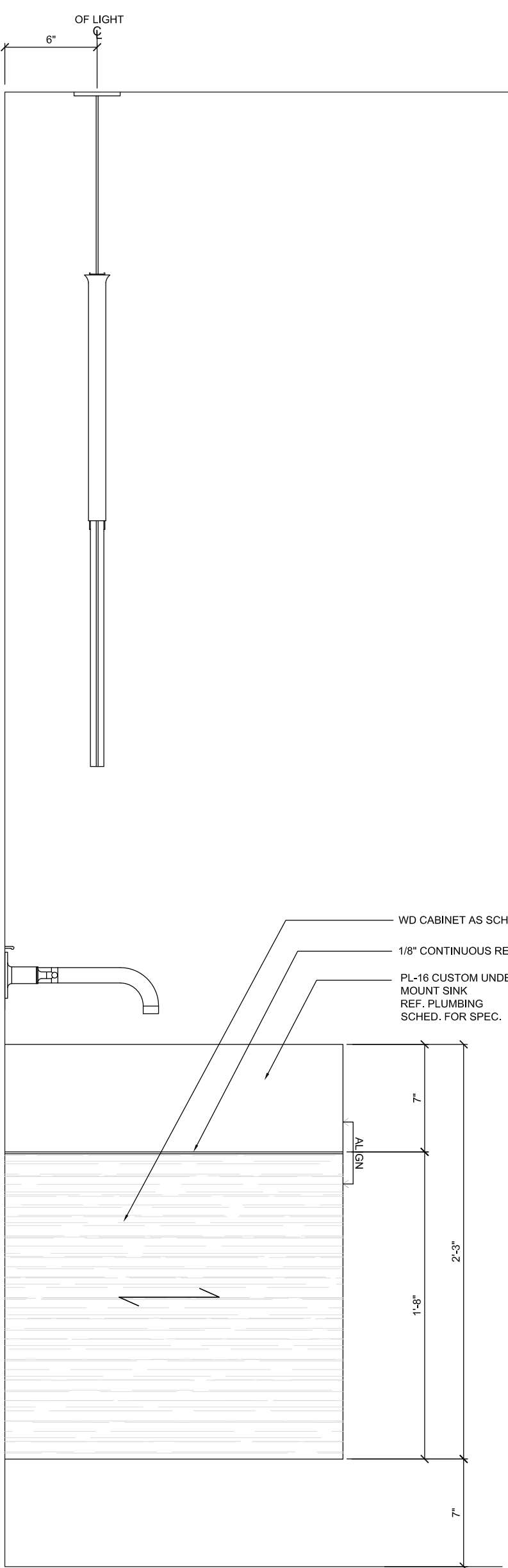
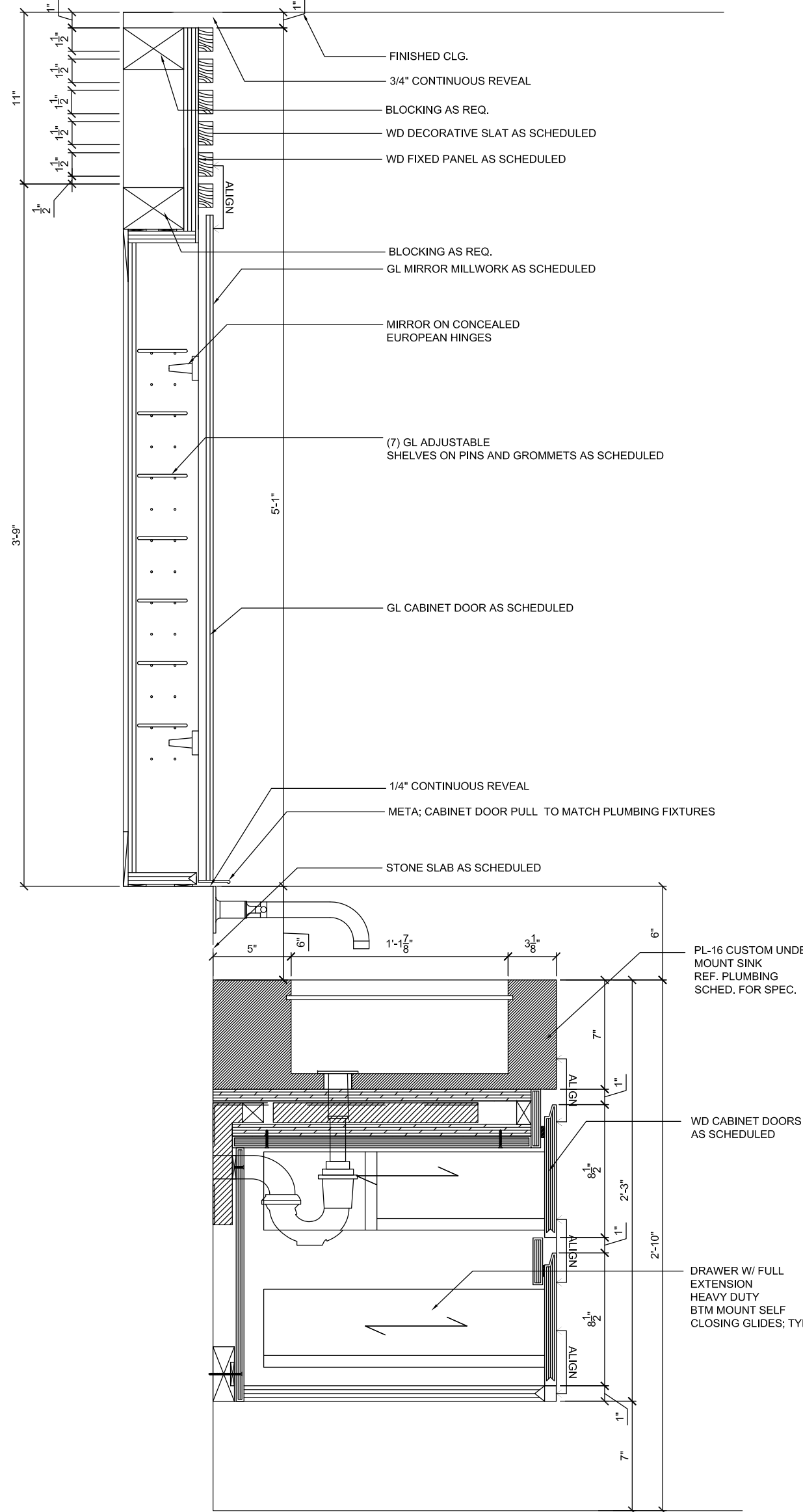
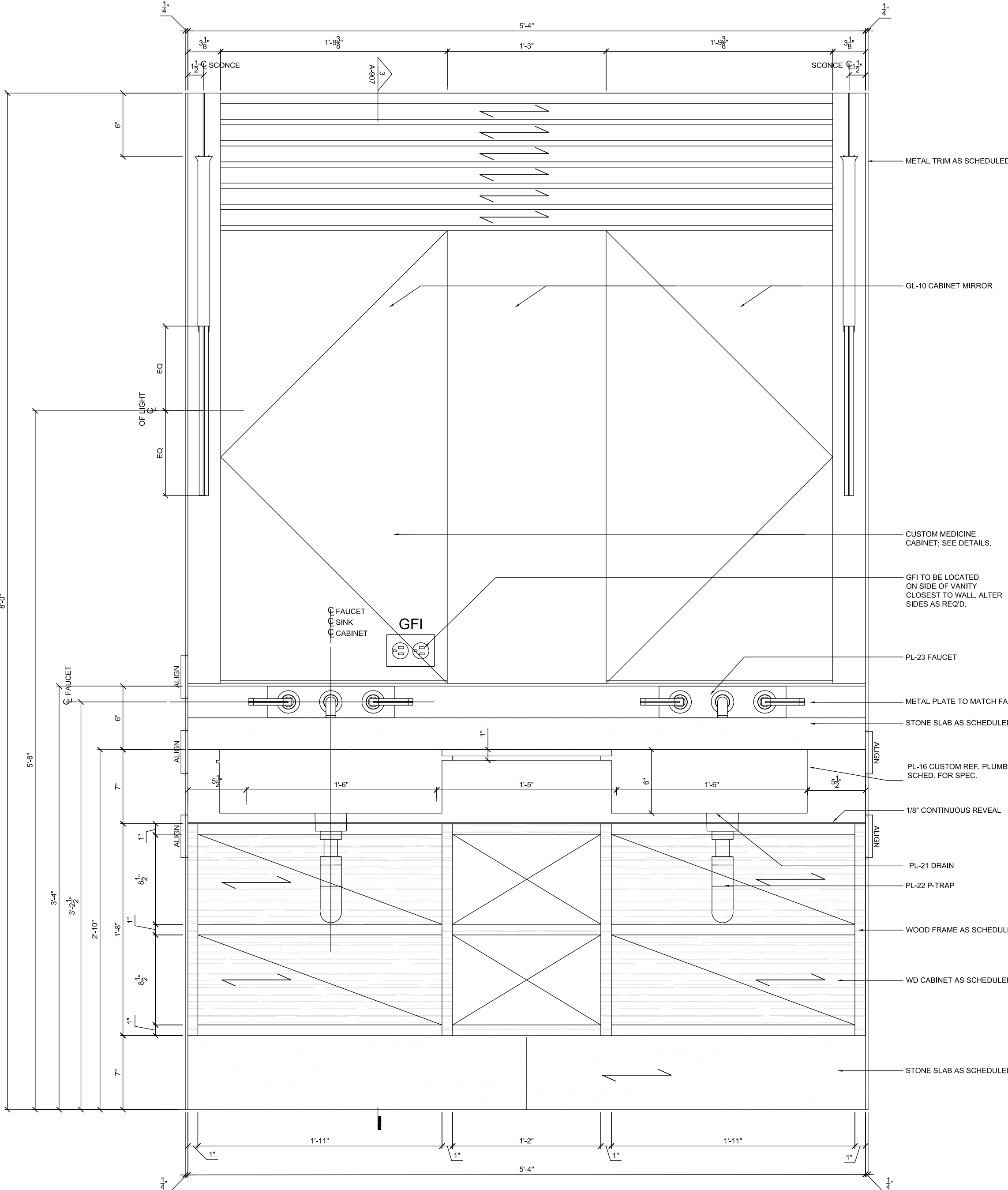
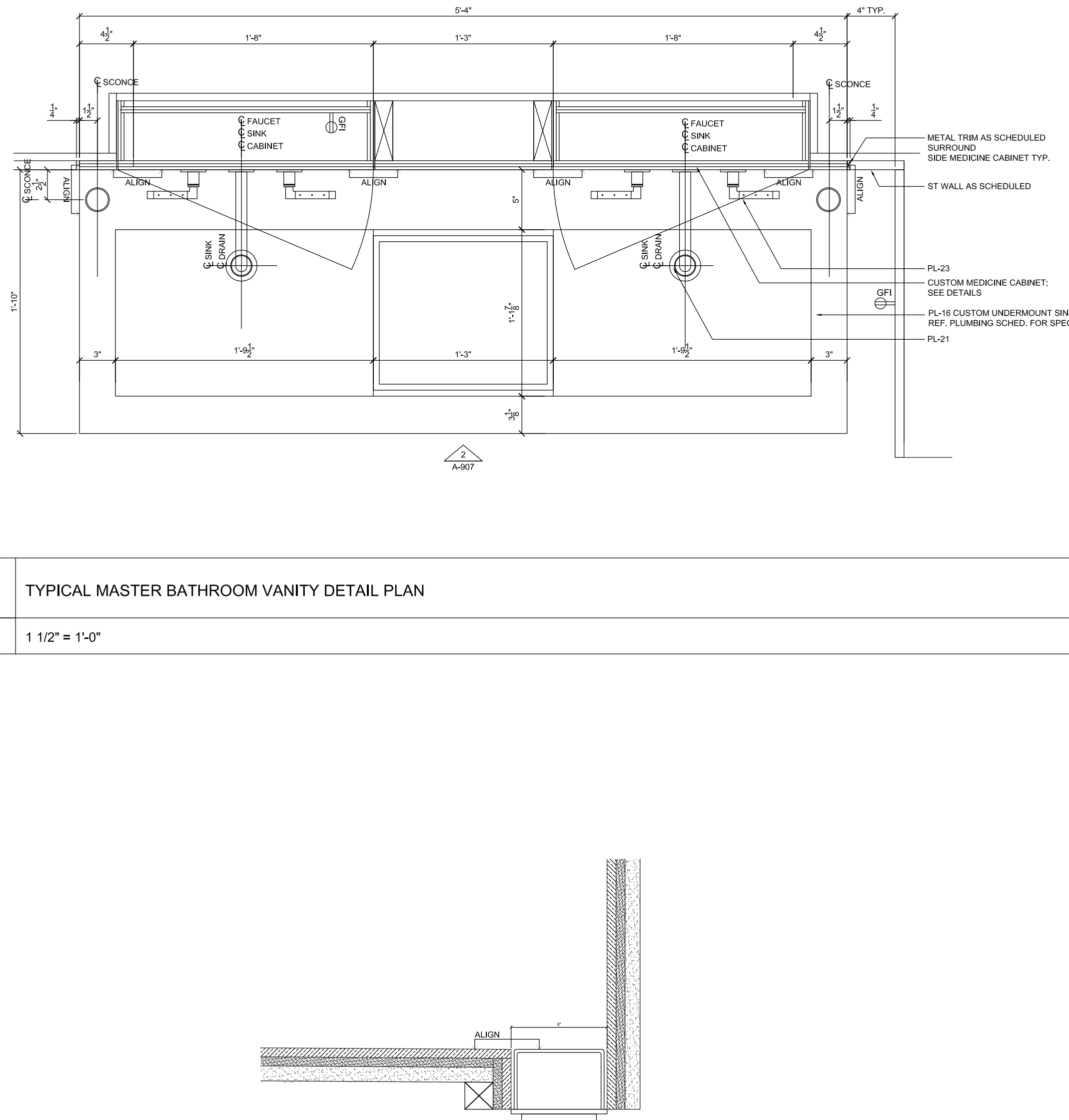
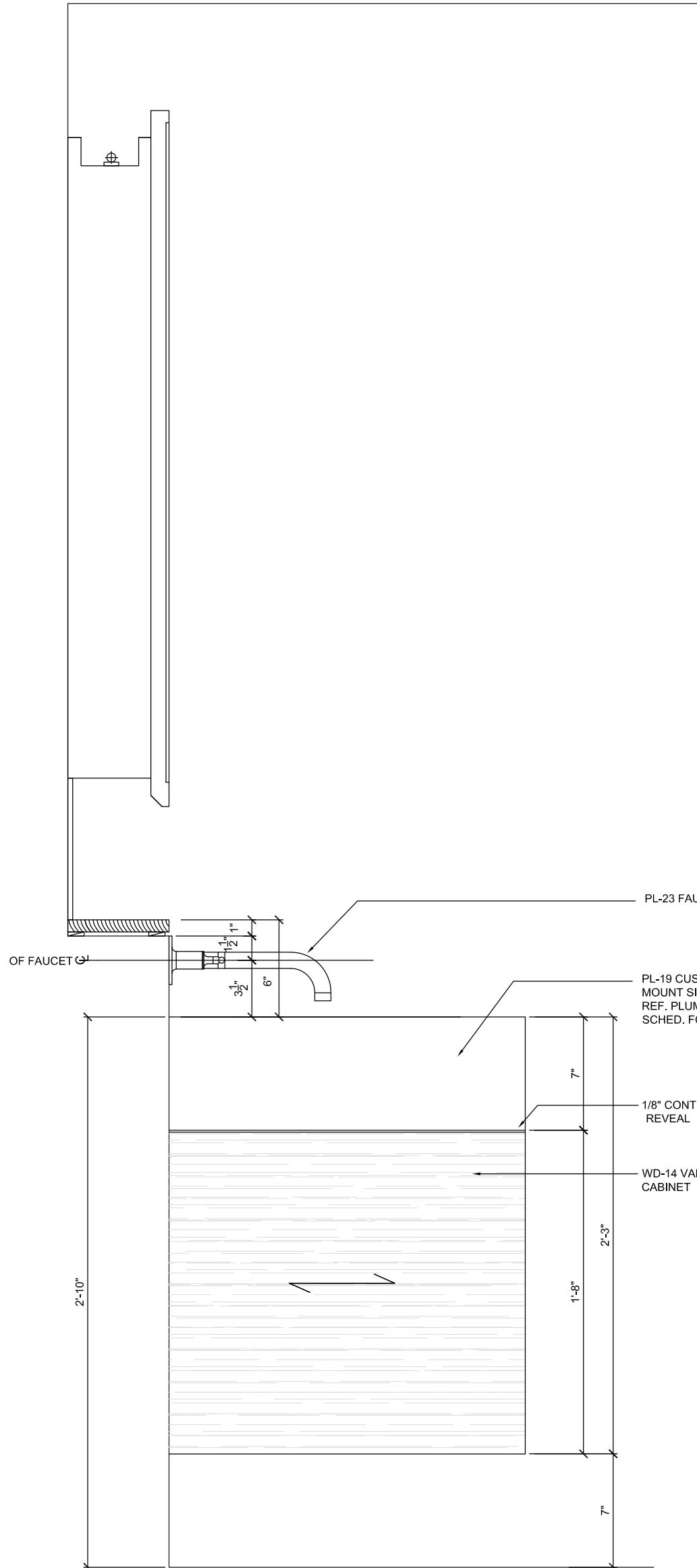
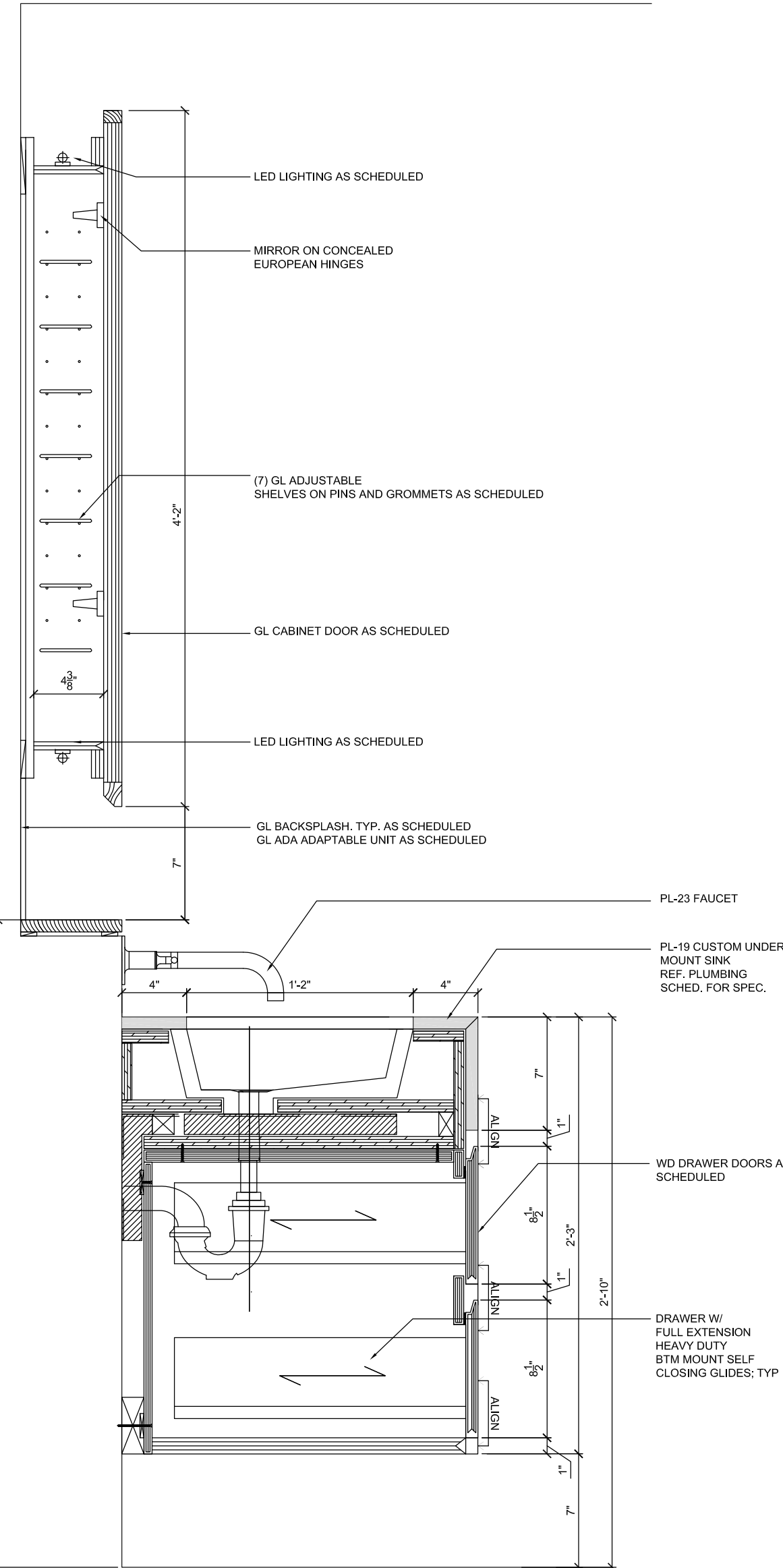
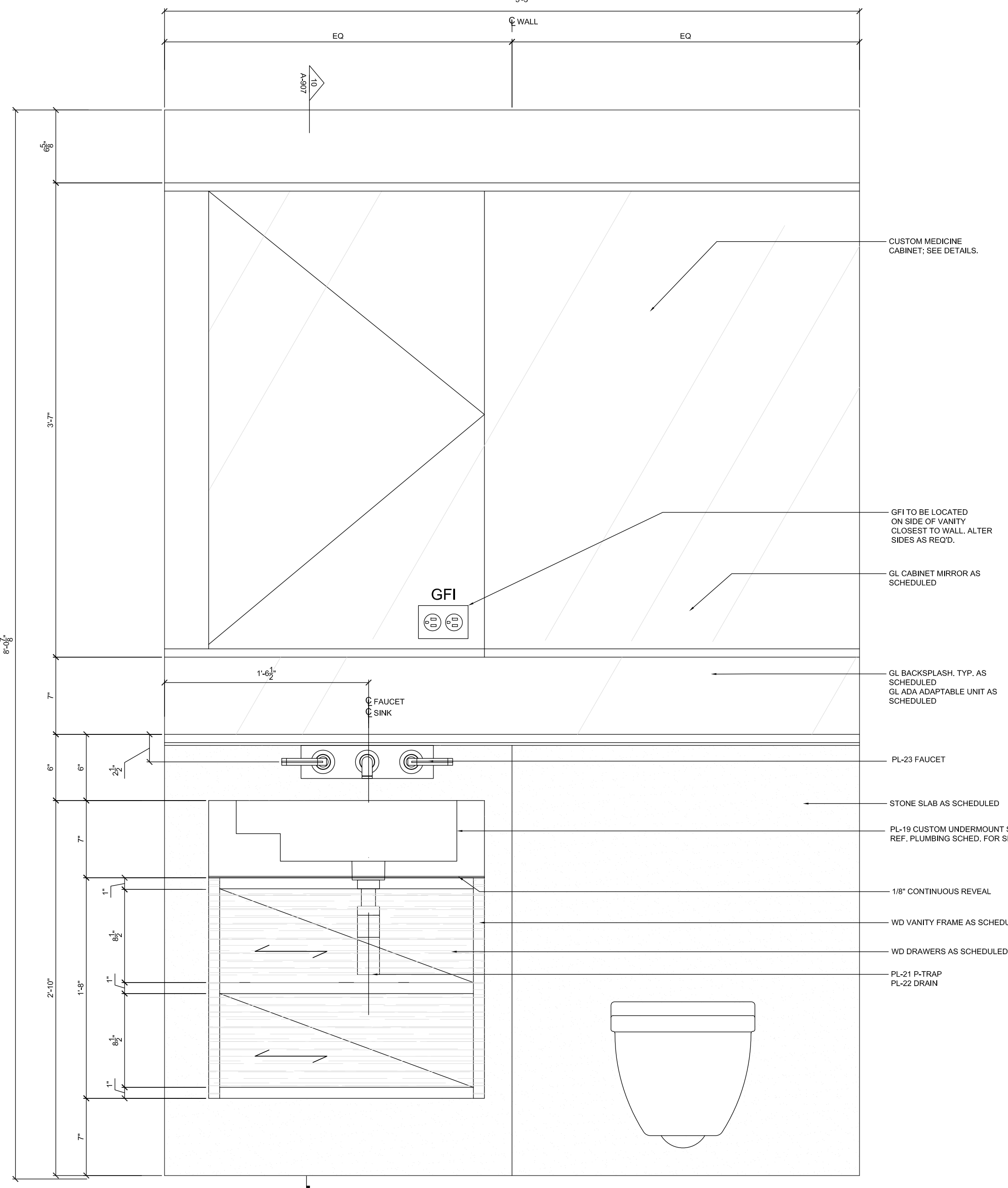
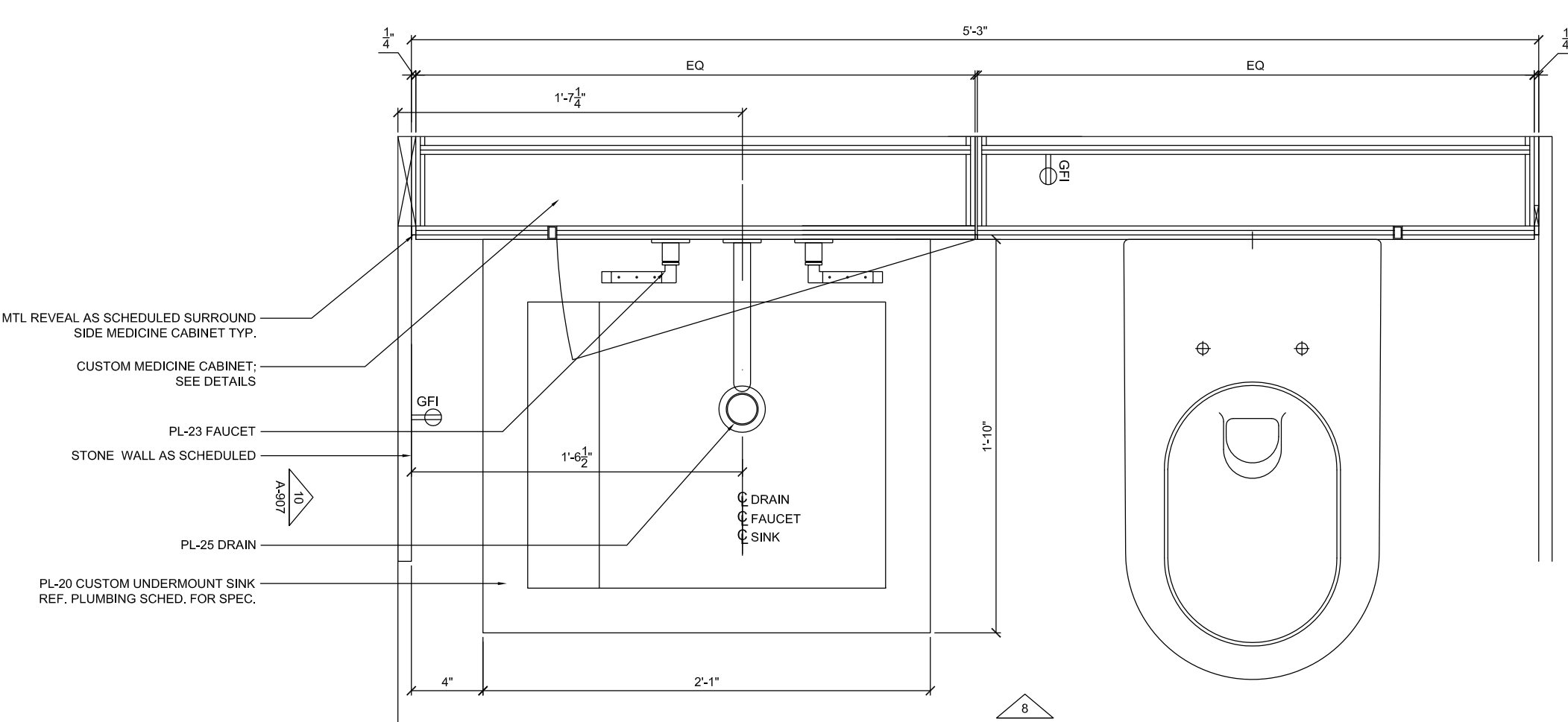


										<div>NOTES</div> <div>PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings</div> <div></div> <div>KEY PLAN</div> <div><table><tr><td>7</td><td>11/13/2015</td><td>90% CD</td></tr><tr><td>6</td><td>9/29/2015</td><td>75% CD</td></tr><tr><td>5</td><td>9/4/2015</td><td>UPDATED WINDOW PACKAGE</td></tr><tr><td>4</td><td>7/24/2015</td><td>60% CD</td></tr><tr><td>3</td><td>5/28/2015</td><td>30% CD</td></tr><tr><td>2</td><td>4/24/2015</td><td>100% DD</td></tr><tr><td>1</td><td>2/25/2015</td><td>50% DD</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISION</td></tr></table><div>CLIENT</div><div>FORTIS Property Group, LLC 45 Main Street, Suite 800 Brooklyn, NY 11201 T 718.907.7718 F 718.907.8718</div><div> Goldstein, Hill &amp; West Architects, LLP 11 Broadway, Suite 1700 New York, NY 10004 T 212.213.8007 F 212.686.1754</div><div>WSP CANTOR SEINUK STRUCTURAL ENGINEERS 228 East 45th Street New York, NY 10017 T 212.687.9888 F 646.587.5555</div><div>WSP FLACK + KURTZ MECHANICAL ENGINEERS 512 Seventh Avenue New York, NY 10018 T 212.532.9600 F 212.689.7489</div><div>FRANK SETA &amp; ASSOCIATES BUILDING ENVELOPE &amp; WATERPROOFING 224 West 30th Street, Suite 206 New York, NY 10001 T 212.465.1600 F 212.465.1635</div><div>JENKINS &amp; HUNTINGTON ELEVATOR CONSULTANTS 1251 Avenue of the Americas New York, NY 10020 T 212.696.1818 F 212.696.4528</div><div>S. RUSSELL GROVES 210 11th Avenue, Suite 502 New York, NY 10001 T 212.929.5221 F 212.929.4463</div><div>PROJECT</div><div>one seaport 161 Maiden Lane New York, NY (Between South Street &amp; Front Street)</div><div>DOB SCAN</div><div>DOB STAMPS &amp; SIGNATURES</div><div> Buildings APPROVED Under Directive 2 of 2015 MINIMUM SPECIFICATION Date: 02/02/2016 NYC Development Hub</div><div>DWG TITLE</div><div>AMENITIES BATH PLAN &amp; ELEVATIONS</div><div><div>SEAL &amp; SIGNATURE</div><div>DATE: JANUARY 6, 2014 PROJECT #: 13A25.03 SCALE: AS NOTED DWG: A-905.00</div></div><div>FILE: 3\13A25.03</div></div>		7	11/13/2015	90% CD	6	9/29/2015	75% CD	5	9/4/2015	UPDATED WINDOW PACKAGE	4	7/24/2015	60% CD	3	5/28/2015	30% CD	2	4/24/2015	100% DD	1	2/25/2015	50% DD	NO.	DATE	REVISION												
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NO.	DATE	REVISION																																													
6	4TH FLOOR - BATHROOM B PLAN	7	4TH FLOOR - BATHROOM B ELEVATION	8	4TH FLOOR - BATHROOM B ELEVATION	9	4TH FLOOR - BATHROOM B ELEVATION	10	4TH FLOOR - BATHROOM B ELEVATION																																						
ID322	1/2" = 1'-0"	ID322	1/2" = 1'-0"	ID322	1/2" = 1'-0"	ID322	1/2" = 1'-0"	ID322	1/2" = 1'-0"																																						
11	4TH FLOOR - BATHROOM C PLAN	12	4TH FLOOR - BATHROOM C ELEVATION	13	4TH FLOOR - BATHROOM C ELEVATION	14	4TH FLOOR - BATHROOM C ELEVATION	15	4TH FLOOR - BATHROOM C ELEVATION																																						
ID322	1/2" = 1'-0"	ID322	1/2" = 1'-0"	ID322	1/2" = 1'-0"	ID322	1/2" = 1'-0"	ID322	1/2" = 1'-0"																																						



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2	4/24/2015	100% DD																																									
1	2/25/2015	50% DD																																									
NO.	DATE	REVISION																																									
1	27TH FLOOR - CHANGING ROOM A PLAN	2	27TH FLOOR - CHANGING ROOM A ELEVATION	3	27TH FLOOR - CHANGING ROOM A ELEVATION	4	27TH FLOOR - CHANGING ROOM A ELEVATION	5	27TH FLOOR - CHANGING ROOM A ELEVATION																																		
ID323	1/2" = 1'-0"	ID323	1/2" = 1'-0"	ID323	1/2" = 1'-0"	ID323	1/2" = 1'-0"	ID323	1/2" = 1'-0"																																		
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4	TYPICAL MASTER BATHROOM VANITY DETAIL ELEVATION	3	TYPICAL MASTER BATHROOM VANITY DETAIL SECTION	2	TYPICAL MASTER BATHROOM VANITY DETAIL ELEVATION	5	TYPICAL SHOWER DRAIN DETAIL
A-907	1-1/2" = 1'-0"	A-907	1-1/2" = 1'-0"	A-907	1-1/2" = 1'-0"	A-907	3" = 1'-0"
							
10	TYPICAL SECONDARY BATHROOM VANITY DETAIL ELEVATION	9	TYPICAL SECONDARY BATHROOM VANITY DETAIL SECTION	8	TYPICAL SECONDARY BATHROOM VANITY DETAIL ELEVATION	7	TYPICAL SECONDARY BATHROOM VANITY DETAIL PLAN
A-907	1-1/2" = 1'-0"	A-907	1-1/2" = 1'-0"	A-907	1-1/2" = 1'-0"	A-907	1-1/2" = 1'-0"

NOTES

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



KEY PLAN

7

11/13/2015

90% CD

6

9/29/2015

75% CD

5

9/4/2015

UPDATED WINDOW PACKAGE

4

7/24/2015

60% CD

3

5/28/2015

30% CD

2

4/24/2015

100% DD

1

2/25/2015

50% DD

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



Damian Titus



APPROVED  
Under Direction of 2 of 3  
APPROVED FOR SPECIFICATION  
Date: 02/02/2016  
NYC Development Hub

DWG TITLE

BATHROOM DETAILS

SEAL & SIGNATURE



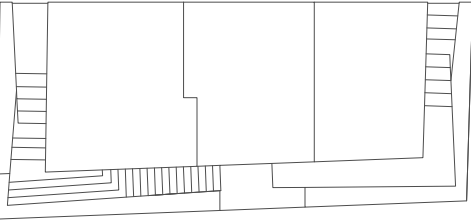
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PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG: A-907.00

FILE: 3\13A25.03



NOTES

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KEY PLAN

7	11/13/2015	90% CD
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5	9/4/2015	UPDATED WINDOW PACKAGE
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NO.	DATE	REVISION

CLIENT

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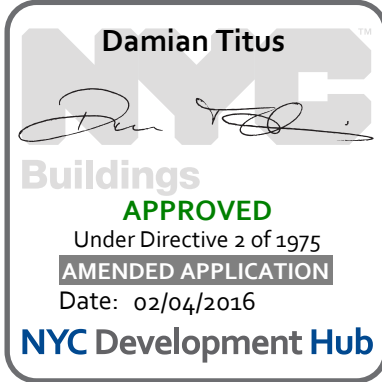
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DOB SCAN

DOB STAMPS & SIGNATURES



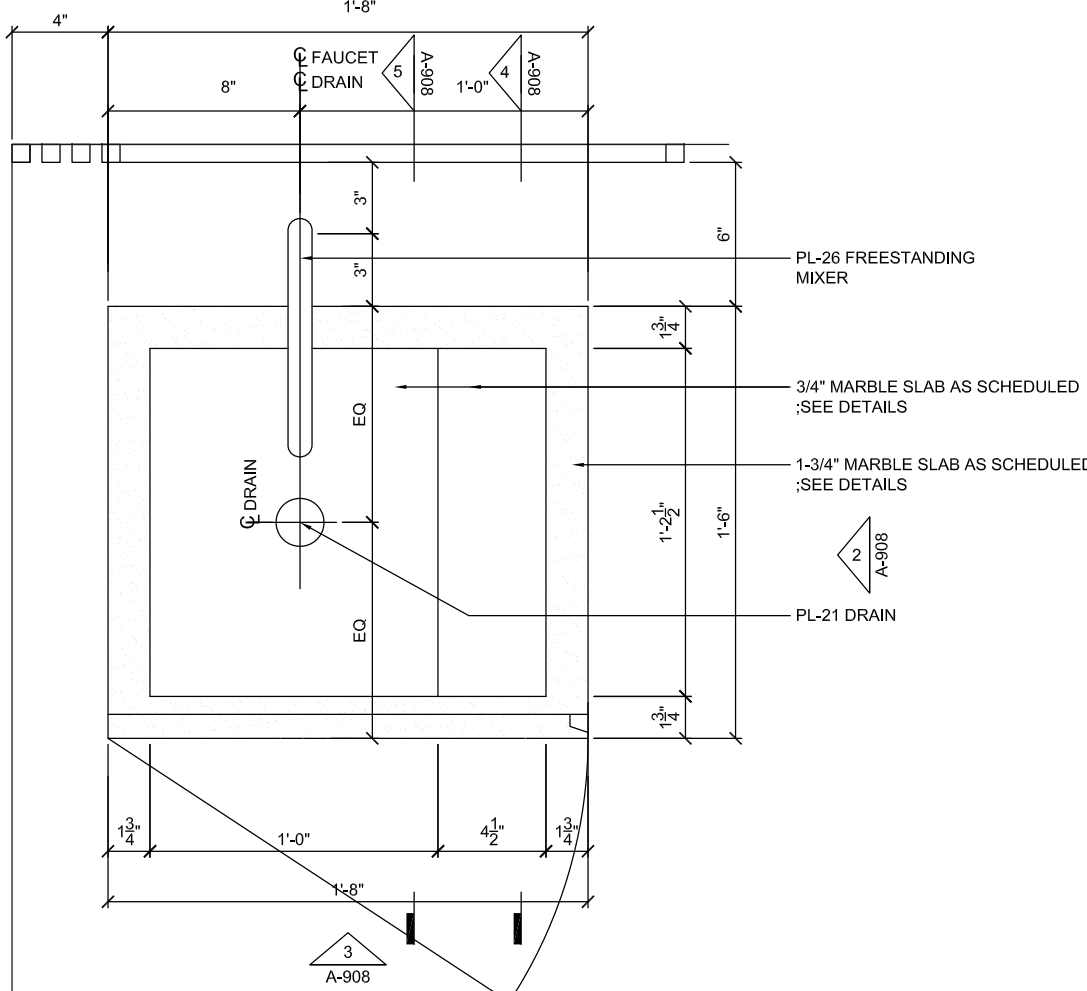
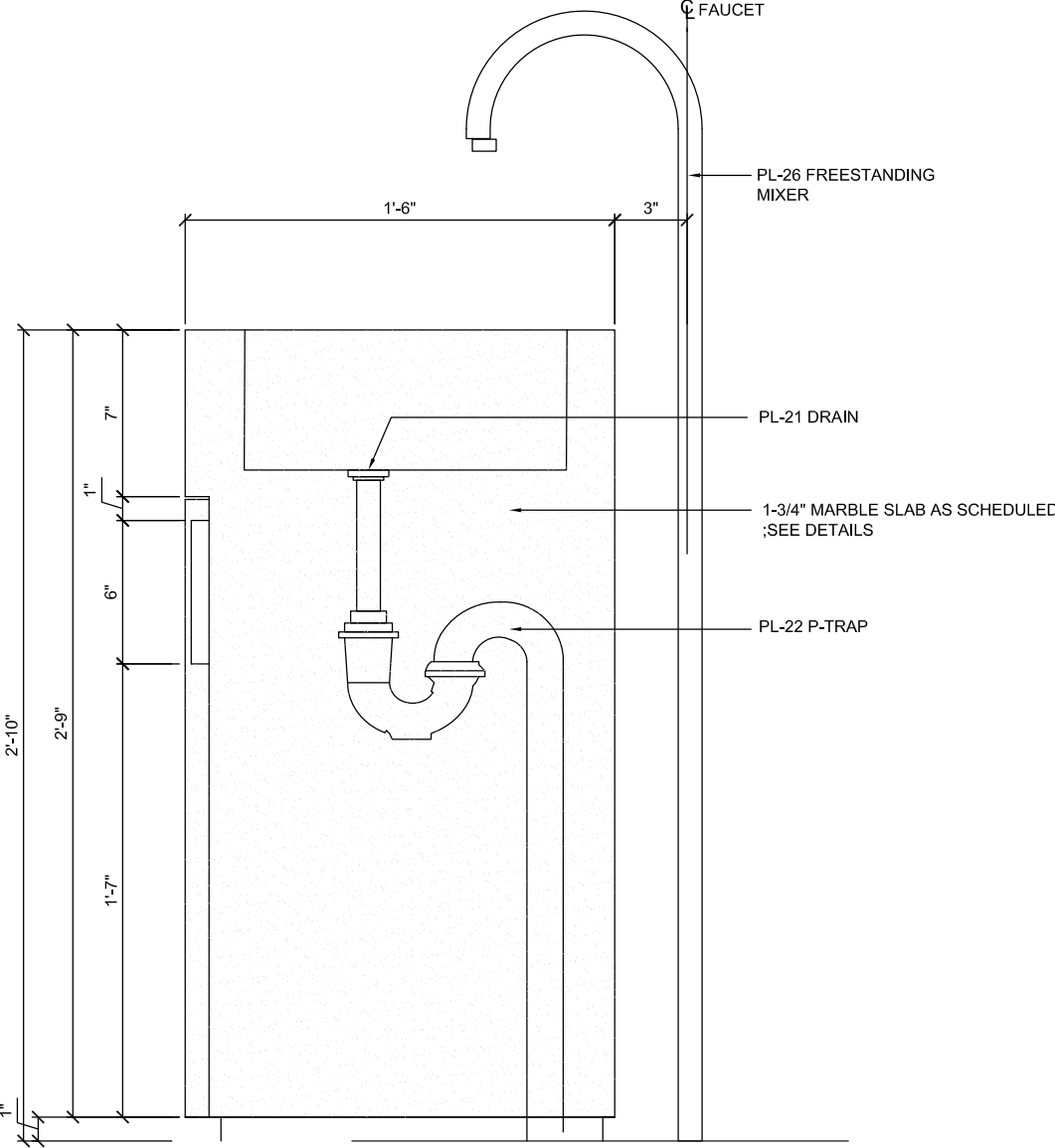
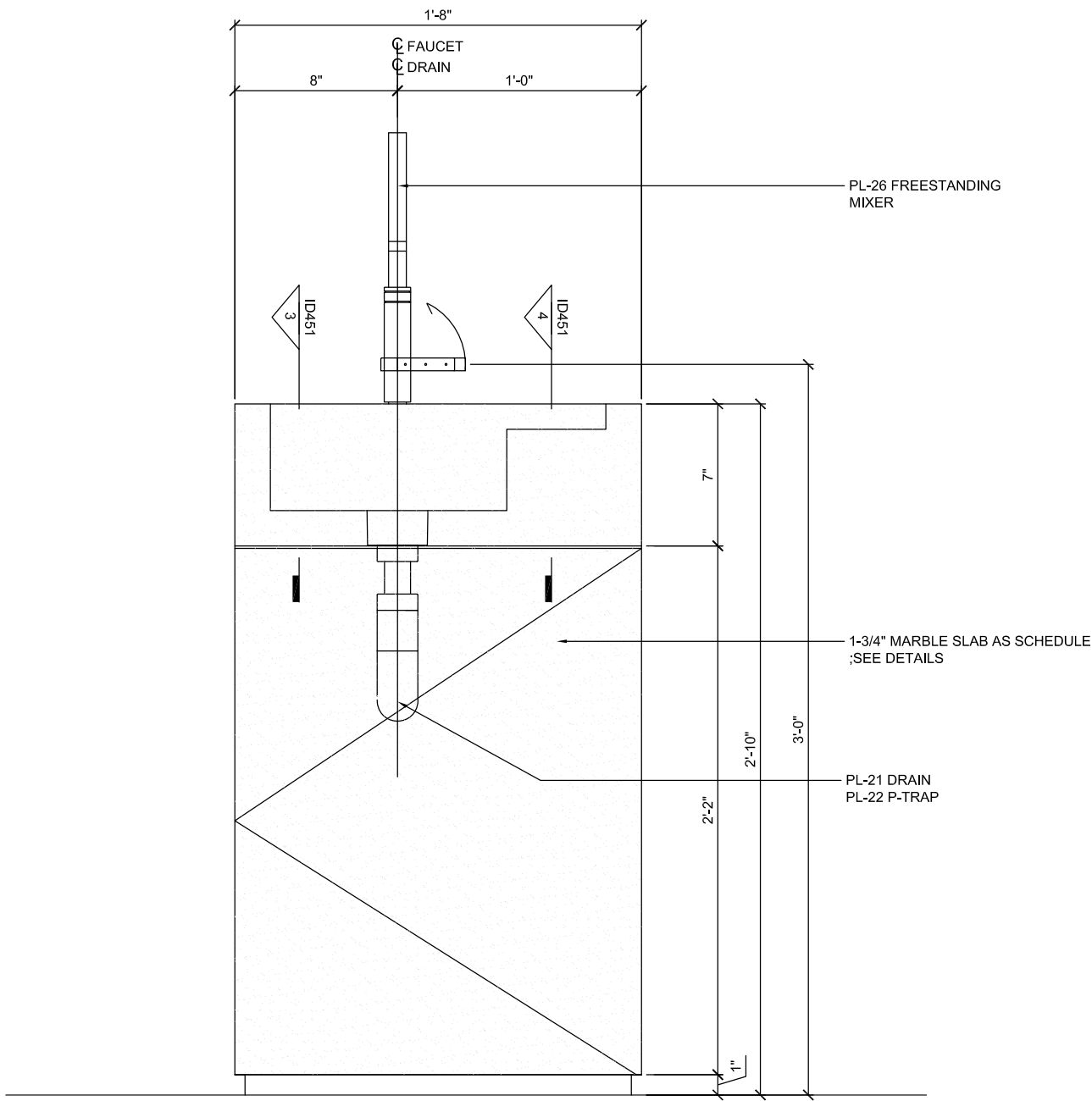
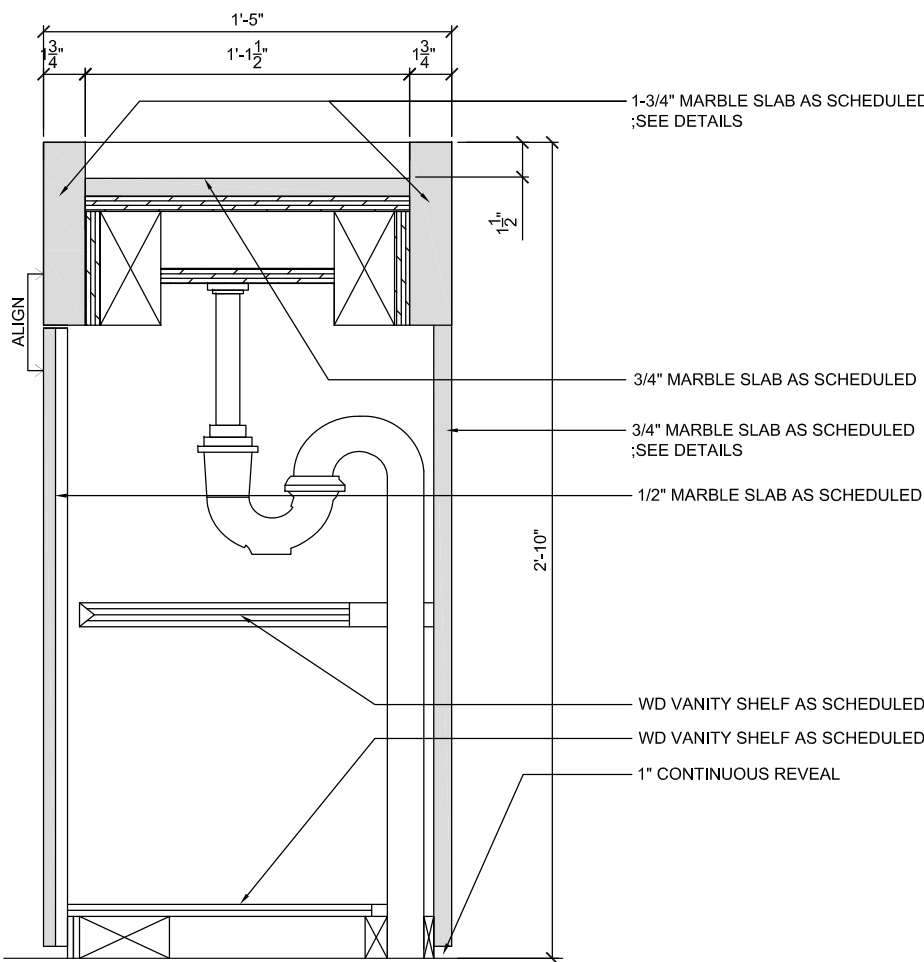
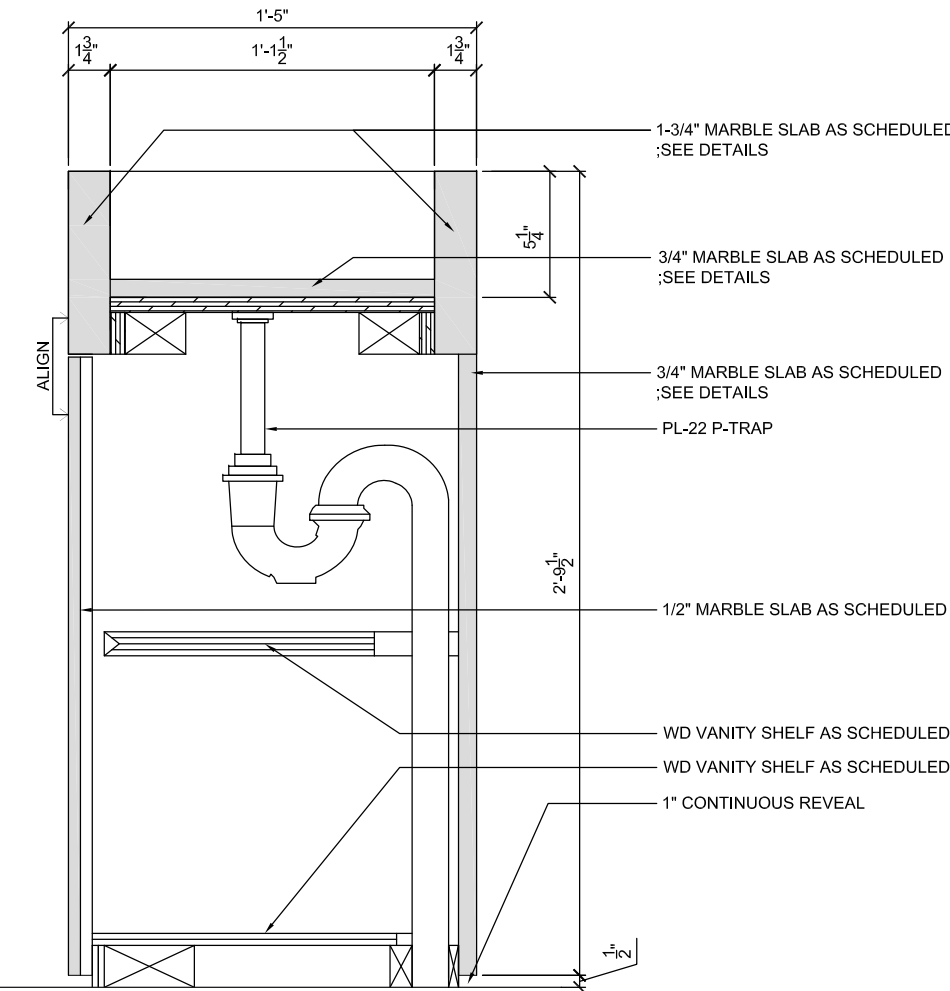
DWG TITLE

**POWDER ROOM  
DETAILS**



DATE: JANUARY 6, 2014  
PROJECT #: 13A25.03  
SCALE: AS NOTED  
DWG **A-908.00**

CAD FILE: J:\13A25.03



5 TYPICAL POWDER ROOM VANITY DETAIL SECTION

A-908 1-1/2" = 1'-0"

4 TYPICAL POWDER ROOM VANITY DETAIL SECTION

A-908 1-1/2" = 1'-0"

3 TYPICAL POWDER ROOM VANITY DETAIL ELEVATION

A-908 1-1/2" = 1'-0"

2 TYPICAL POWDER ROOM VANITY DETAIL ELEVATION

A-908 1-1/2" = 1'-0"

1 TYPICAL POWDER ROOM VANITY DETAIL PLAN

A-908 1-1/2" = 1'-0"