



# 11 HOYT

11 HOYT STREET

BROOKLYN, NY, 11201

Owner:  
**11 HOYT OWNER, LP**  
C/O TISHMAN SPEYER  
45 ROCKEFELLER PLAZA  
NEW YORK, NY 10111  
T.(212)715-0390

Architect:  
**HILL | WEST**  
ARCHITECTS  
11 BROADWAY  
17TH FLOOR  
NEW YORK, NY 10004  
T. 212 213 8007

Design Architect:  
**STUDIO / GANG / ARCHITECTS**  
CHICAGO  
1520 W Division St.  
Chicago, IL 60642  
T:773.384.1212  
F:773.384.0231  
NEW YORK  
50 Broad St, Ste 1901  
New York, NY 10004  
T:212.579.1514

Structural Engineer:  
**McNAMARA · SALVIA**  
STRUCTURAL ENGINEERS  
62 WEST 45TH STREET, 11TH FLOOR  
NEW YORK, NY 10036  
T.(212)246- 9800

MEP/FP Engineer:  
**Cosentini**  
A TETRA TECH COMPANY  
2 PENNSYLVANIA PLAZA  
NEW YORK, NY 10121  
T. (212) 615-3600

GEOTECHNICAL Engineer:  
**LANGAN**  
360 W 31ST STREET  
8TH FLOOR  
NEW YORK, NY 10001  
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Interior Designer:  
Michaelis Boyd Associates  
108 Palace Gardens  
Terrace London W8 4RT  
44 20 7221 1237  
hello@michaelisboyd.com  
michaelisboyd.com

Landscape Architect:  
**HOLLANDERdesign**  
LANDSCAPE ARCHITECTS  
200 PARK AVE. SOUTH  
SUITE 1200  
NEW YORK, NY 10003  
T. (212) 473-0620  
220 N. GREEN STREET  
SUITE 4008  
CHICAGO, IL 60607  
T.(312) 473-XXXX

ISSUED TO NYC DOB  
06/07/2017

	DATE:	1/31/2017
	PROJECT #:	15A17
	SCALE:	AS NOTED
	DWG NO:	T-000.00
T-000 COVER SHEET		



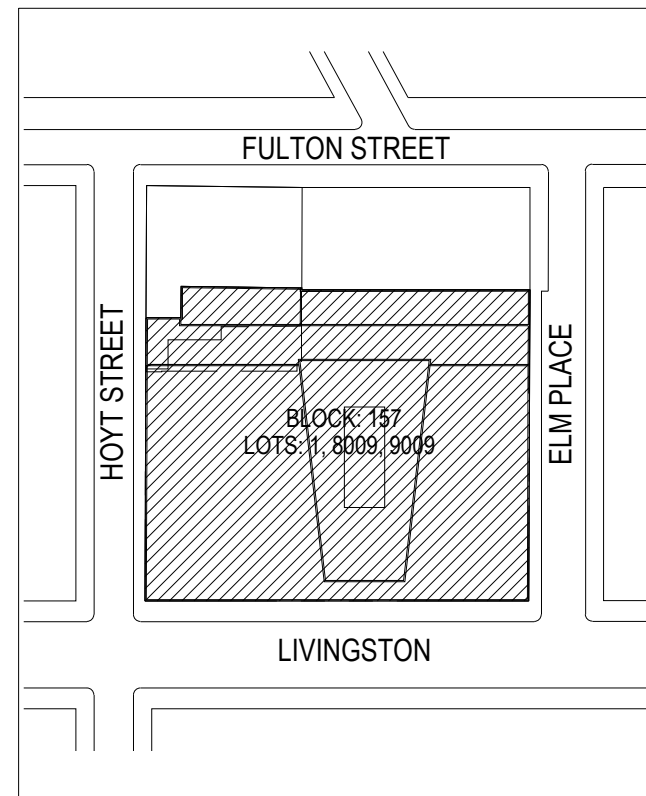
NOTES:

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

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

06-07-2017	ISSUED TO NYC DOB
04-16-2017	ISSUED FOR 65% DO
03-06-2017	25% DO - ISSUED FOR FACADE
03-02-2017	ISSUED FOR REVIEW
02-03-2017	ISSUED FOR 100% SD
01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
12-02-2016	ISSUED FOR 50% SD

Number: Date: Revision:



KEY PLAN

Owner:  
**11 HOYT OWNER, LP**  
C/O TISHMAN SPEYER  
45 ROCKEFELLER PLAZA  
NEW YORK, NY 10011  
T. (212) 715-0380

Architect:  
**HILL WEST**  
ARCHITECTS  
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17TH FLOOR  
NEW YORK, NY 10004  
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Design Architect:  
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T. 773.384.1212 T. 212.579.1514  
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Structural Engineer:  
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GEOTECHNICAL Engineer:  
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360 W 31ST STREET  
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Interior Designer:  
Michaela Boyd Associates  
108 Pulaski Gardens  
Terrore London W8 4RT  
44 20 7221 1227  
hello@michaelaboyni.com  
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Landscape Architect:  
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NEW YORK, NY 10003  
T. (212) 473-0620  
220 N. GREEN STREET SUITE 4008  
CHICAGO, IL 60607  
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PROJECT:  
**11 HOYT STREET**  
BROOKLYN, NEW YORK

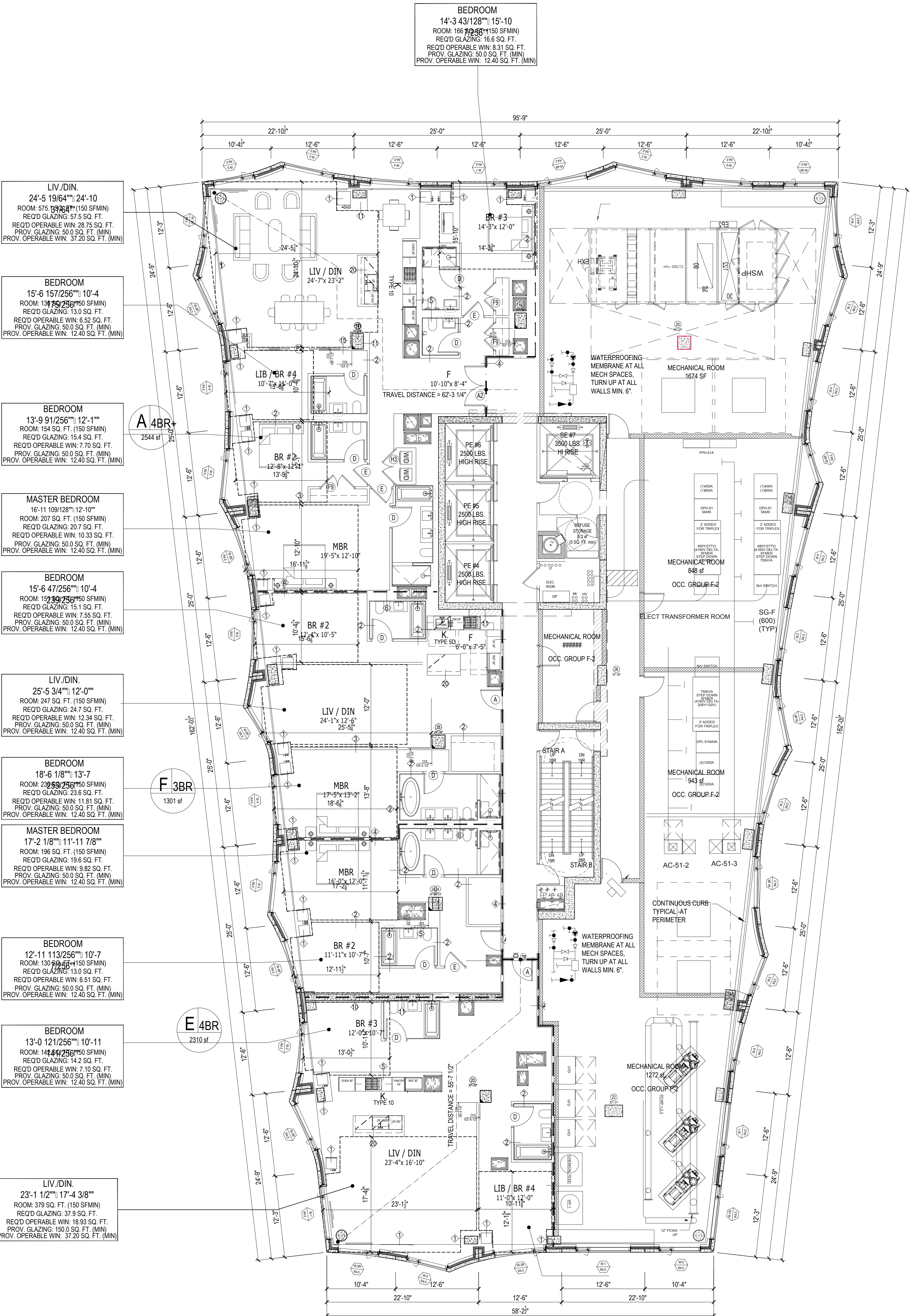
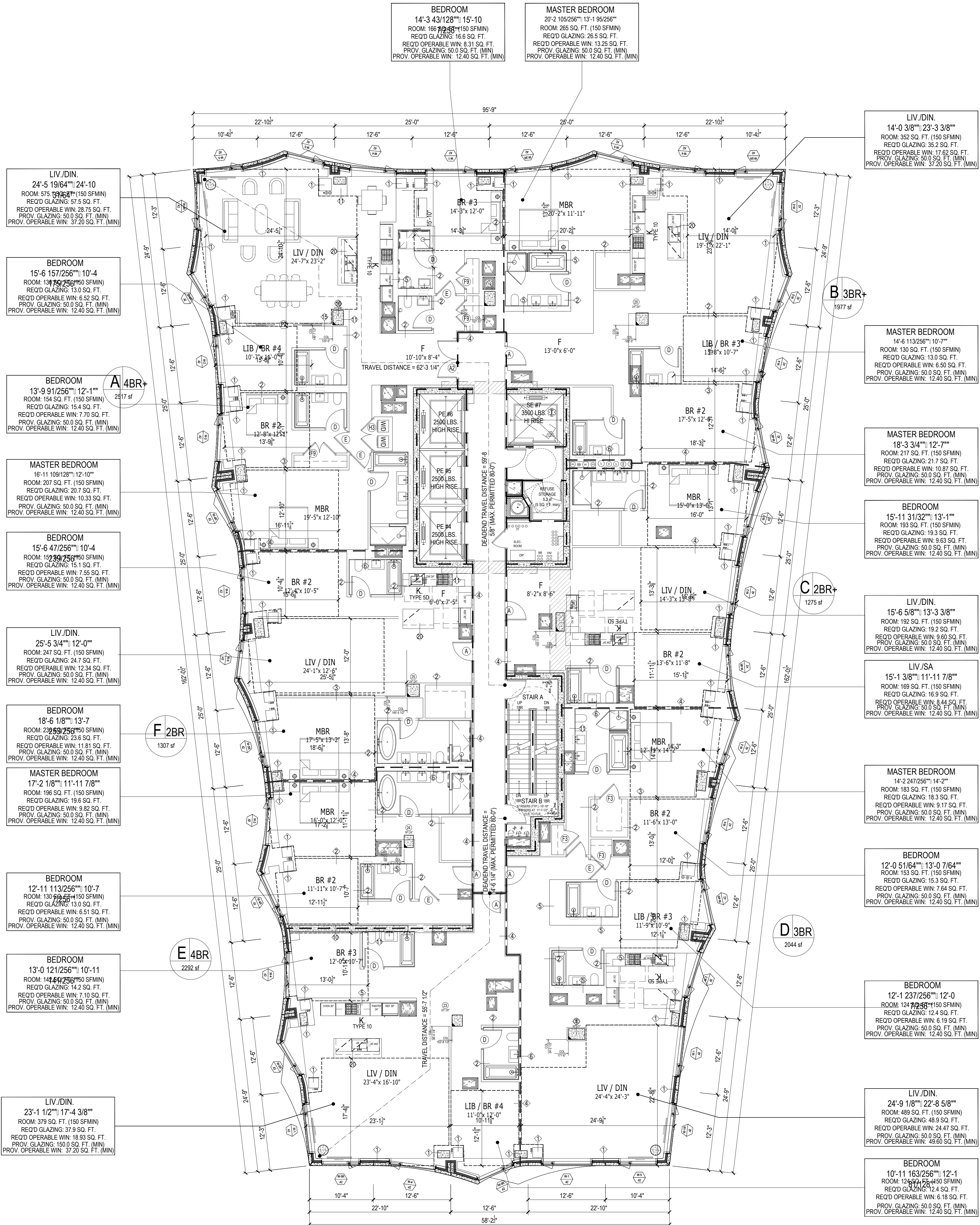
DWG TITLE:

FLOOR 50 TIER 6D/7  
FLOOR 51 TIER 7

SEAL & SIGNATURE: DATE: 1/31/2017  
PROJECT #: 15A17

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

**A-170.00**  
DWG NO.

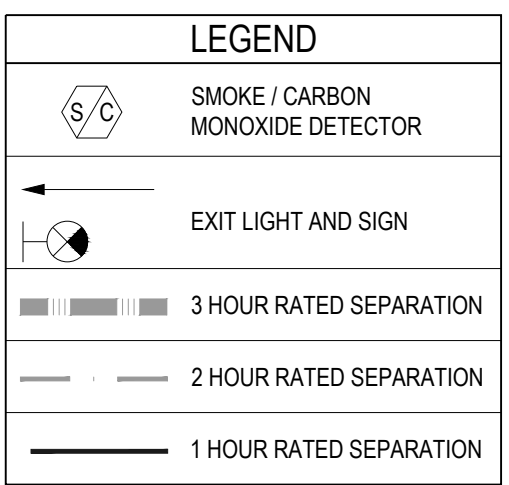


GROSS AREA: 12787 sf (7467 sf RES., 5319.8 sf MECH.)

RESIDENTIAL FLOOR EGRESS CALCULATIONS					
Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	12,788				64
TOTAL FLOOR OCCUPANTS					64
RESIDENTIAL FLOOR STAIR + DOOR COUNTS					
STAIR COUNT	STAIR COUNT		DOOR COUNT		
	Width	Per Unit Width	Max Occupants	Width	Unit
STAIR A	45	0.3	150	36	0.2
STAIR B	45	0.3	150	36	0.2
TOTAL FLOOR OCCUPANTS			300		360

51ST FLOOR EGRESS CALCULATIONS					
Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	12,788				64
MECHANICAL ROOM 1	1,674	1,339			3
MECHANICAL ROOM 2 (TRANSFORMER RM)	848	678			3
MECHANICAL ROOM 3	943	754			4
MECHANICAL ROOM 4	1,272	1,018			4
TOTAL FLOOR OCCUPANTS					82

51ST FLOOR STAIR + DOOR COUNTS					
STAIR COUNT	STAIR COUNT		DOOR COUNT		
	Width	Per Unit Width	Max Occupants	Width	Unit
STAIR A	45	0.3	150	36	0.2
STAIR B	45	0.3	150	36	0.2
TOTAL FLOOR OCCUPANTS			300		360

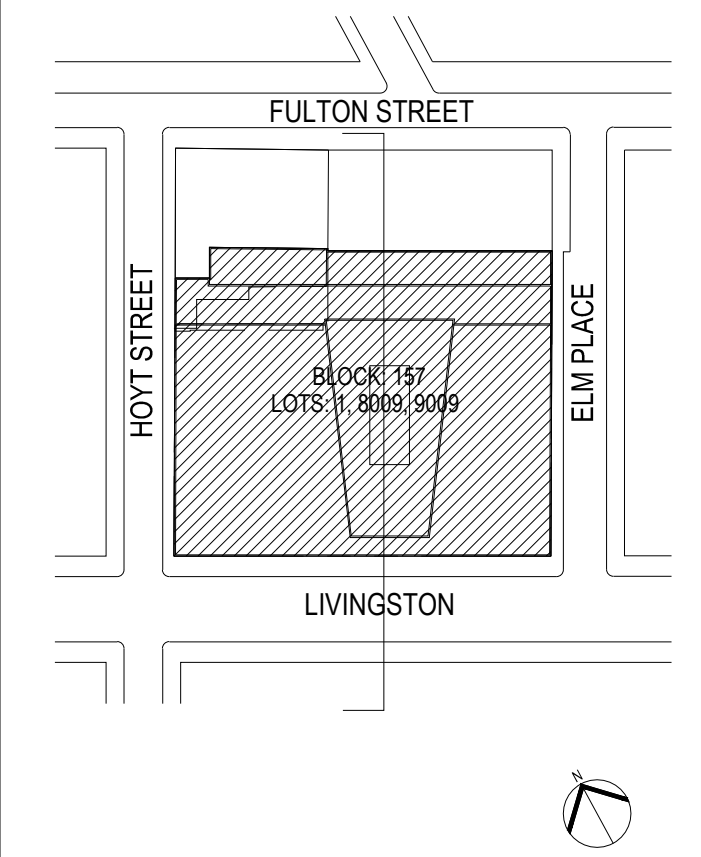




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*All figures are preliminary and approximate. Lot areas are subject to survey confirmation.*

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PROJECT:  
11 HOYT STREET  
BROOKLYN, NEW YORK

DWG TITLE:

A-400.00 - SECTION-1-16

SEAL & SIGNATURE:	DATE: 1/31/2017
	PROJECT #: 15A17
	SCALE: 1/16" = 1'-0"
	<div style="font-size: 2em; font-weight: bold;">A-400.00</div> DWG NO.