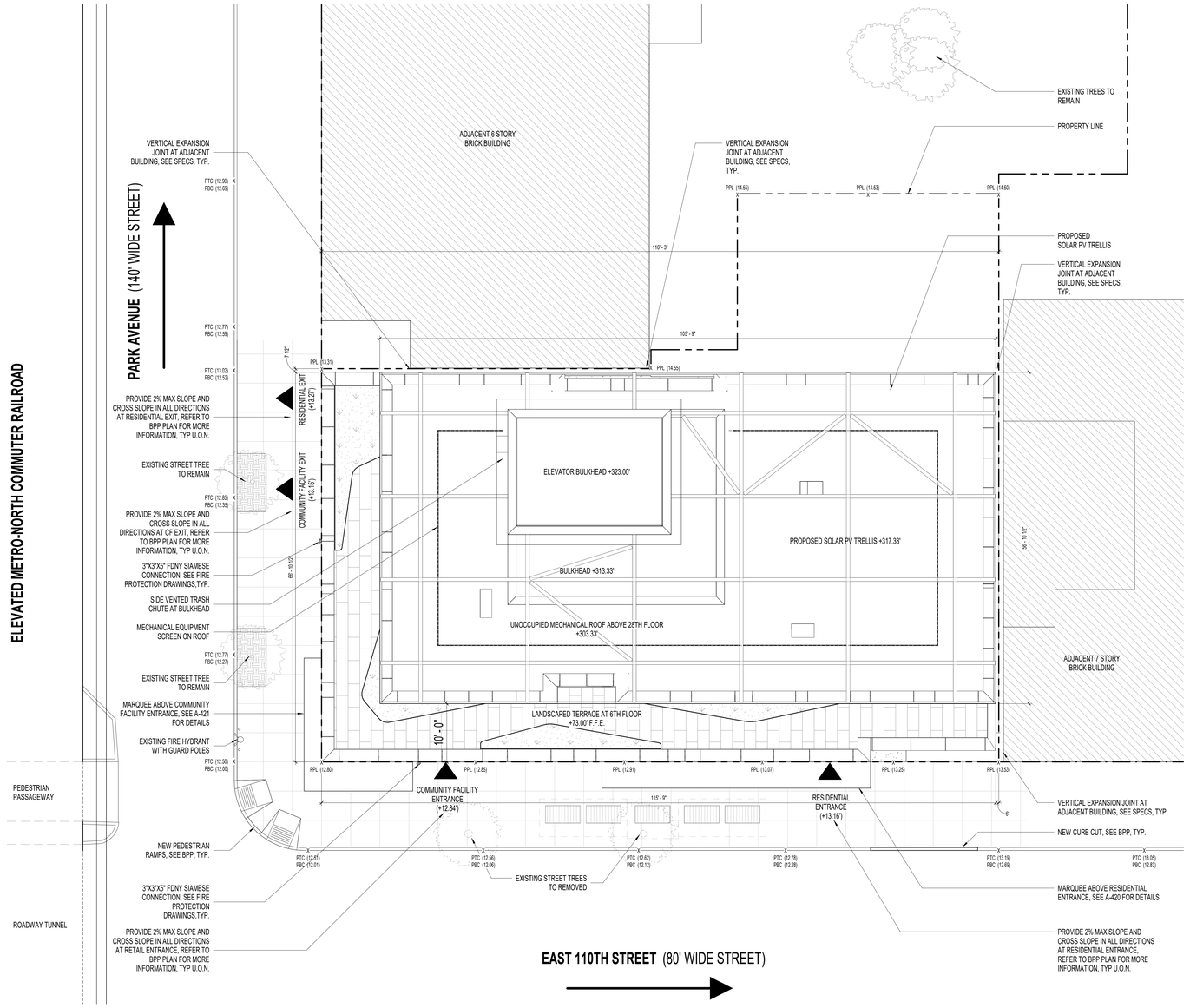


1 SITE PLAN
1/8" = 1'-0"

LEGEND + SYMBOLS

- PROPERTY LINE
- EARTH/COMPACT FILL
- CONCRETE
- CONCRETE SIDEWALK
- TERRACE PAVERS
- PLANTING AREA
- VAULT GRATING
- ADJACENT BUILDINGS
- FIRE HYDRANT WITH GUARD POLES
- ENTRANCE LOCATION
- FDNY SIAMESE CONNECTION
- STREET TREE

GENERAL SITE PLAN NOTES:

1. ALL ELEVATIONS SHOWN REFER TO THE NAVD1988 DATUM.
2. FOR ROOF DRAINS AND ROOF PITCH, SEE ROOF PLAN(S).
3. ROOF EQUIPMENT NOT SHOWN FOR CLARITY, SEE ROOF PLAN(S).
4. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL UTILITIES INFORMATION (RELATED JOB NUMBERS ON A-001)
5. SPOT ELEVATIONS SHOWN ARE TOP OF SLAB (T.O.S.). FOR ROOF FINISH ELEVS, SEE ROOF PLAN(S).
6. SEE BPP FOR COMPLETE SIDEWALK INFORMATION.
7. ENSURE ALL ACCESSIBLE ROUTES HAVE 2% MAX. CROSS SLOPE AND UP TO 8.33% RUNNING SLOPE. ENSURE SLOPES BETWEEN 5% AND 8.33% WILL BE PROVIDED WITH HANDRAILS ON SIDES WITH ELEVATION CHANGES GREATER THAN 6", TYP WHETHER OR NOT INDICATED ON THE DRAWINGS.
8. TOP OF PARAPETS AND GUARDRAILS TO BE 42" HIGH ABOVE ROOF SURFACE, TYP. U.O.N. SEE WALL SECTIONS.

N

DOB SEAL:

CARMEN VILLEGAS APARTMENTS

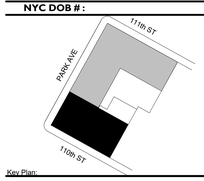
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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Magnusson Architecture & Planning PC
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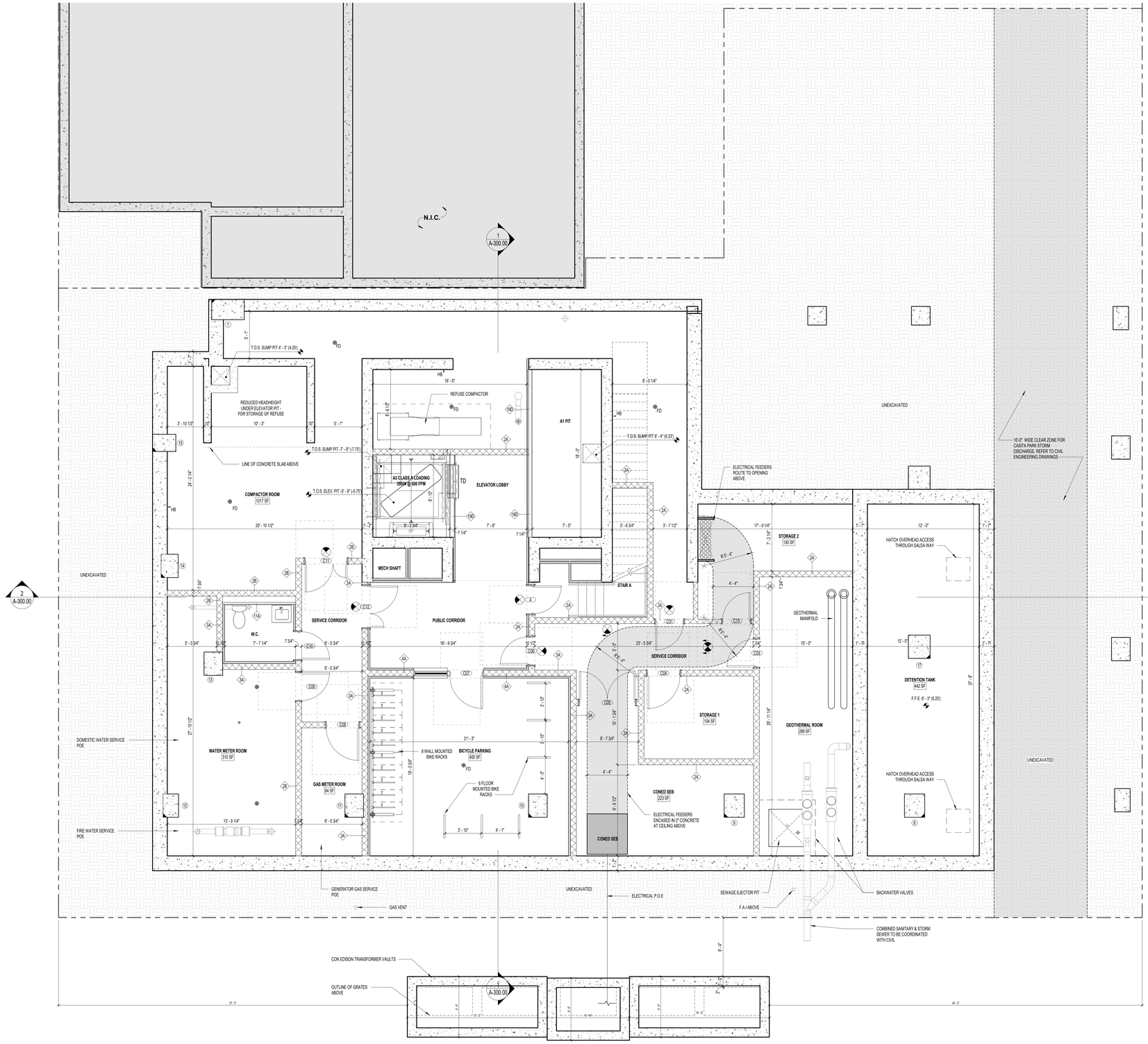
SITE PLAN

SEAL & SIGNATURE:

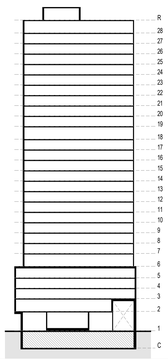
REGISTERED ARCHITECT FERNANDO MAGNUSSON 026414 STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-011.00
SCALE:	As indicated



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

KEY SECTION



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LEGEND

MOBILITY IMPARED

VISION AND HEARING IMPAIRED

ELECTRICAL PANEL (EP)

NID BOX

EMERGENCY PULL CORD

CARMEN VILLEGAS APARTMENTS

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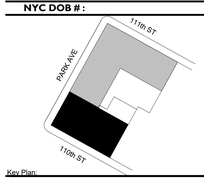
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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N

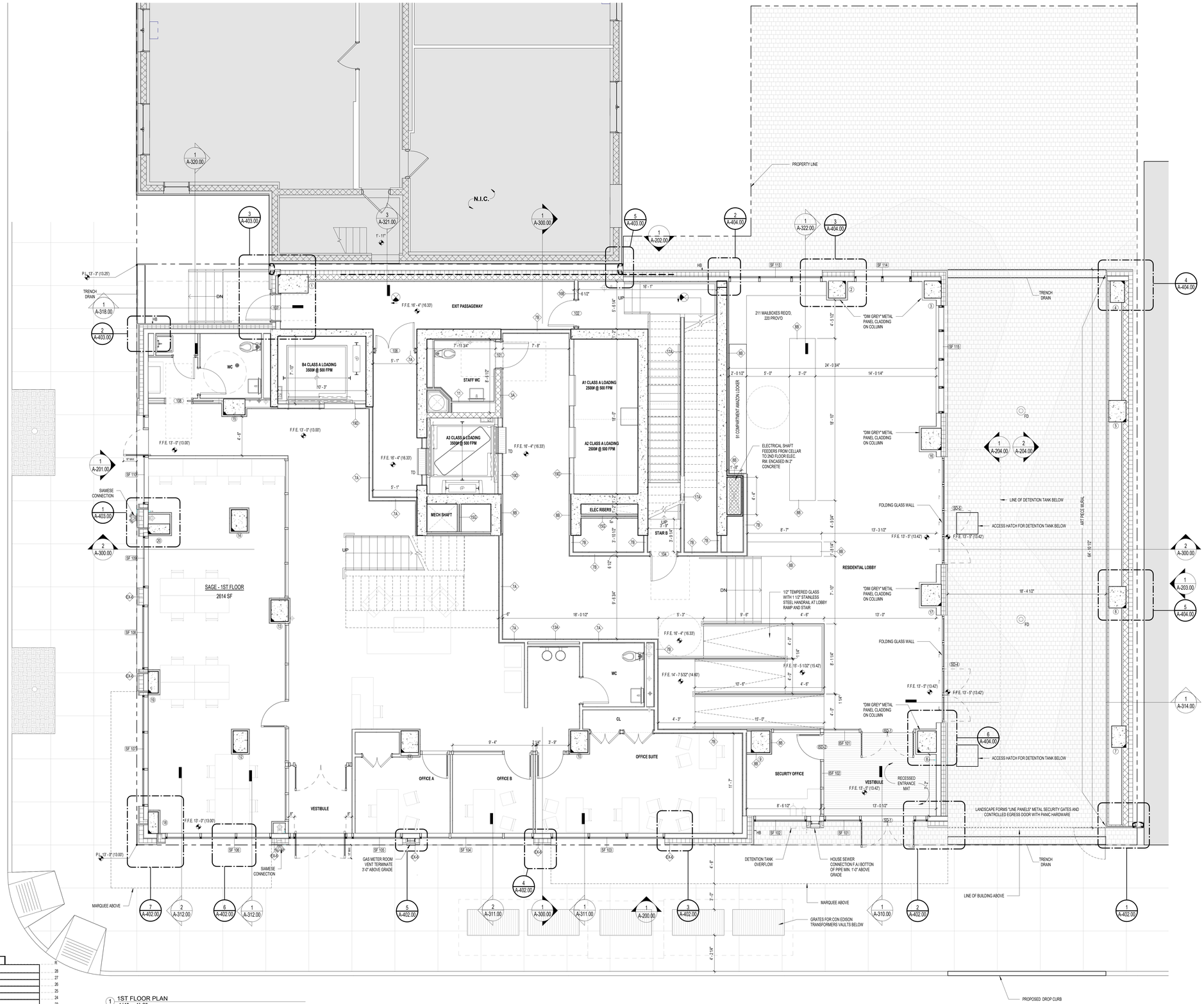
DOB SEAL:

CELLAR FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO TELLO 031814 STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-100.00
SCALE:	As indicated



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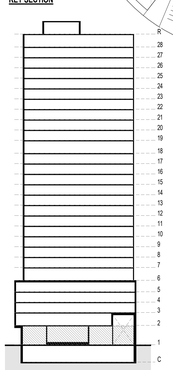

1 1ST FLOOR PLAN
1/4" = 1'-0"

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LEGEND

- MOBILITY IMPARED
- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- NID BOX
- EMERGENCY PULL CORD

CARMEN VILLEGAS APARTMENTS

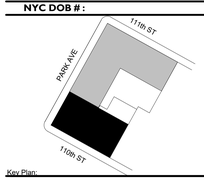
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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N

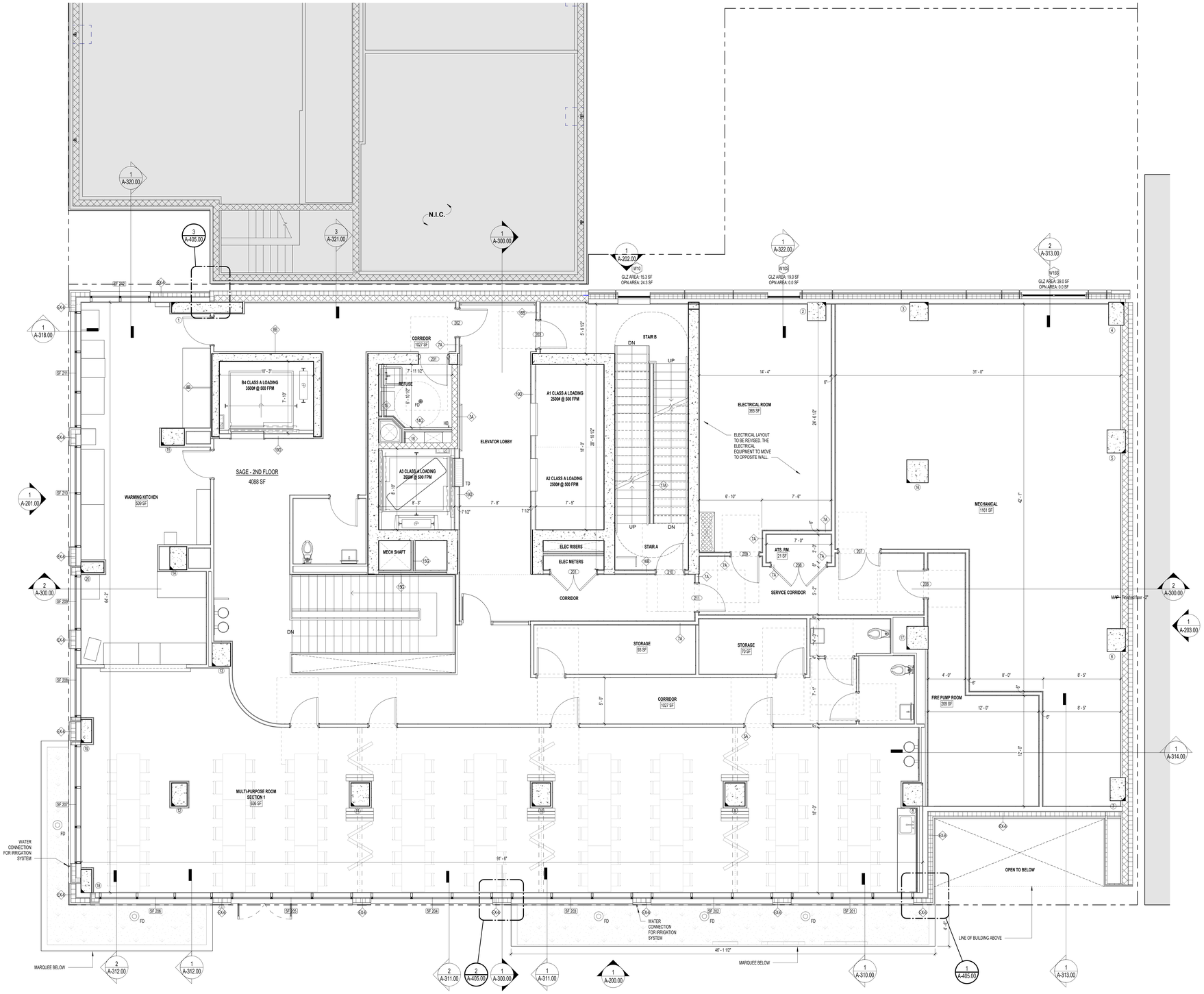
DOB SEAL:

1ST FLOOR PLAN

SEAL & SIGNATURE:

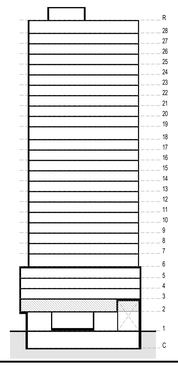
REGISTERED ARCHITECT
STEPHEN J. MAGNUSSON
026616
STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-101.00
SCALE:	As indicated



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

KEY SECTION



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- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- NID BOX
- EMERGENCY PULL CORD

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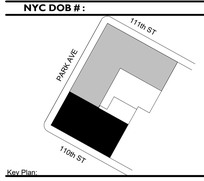
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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N

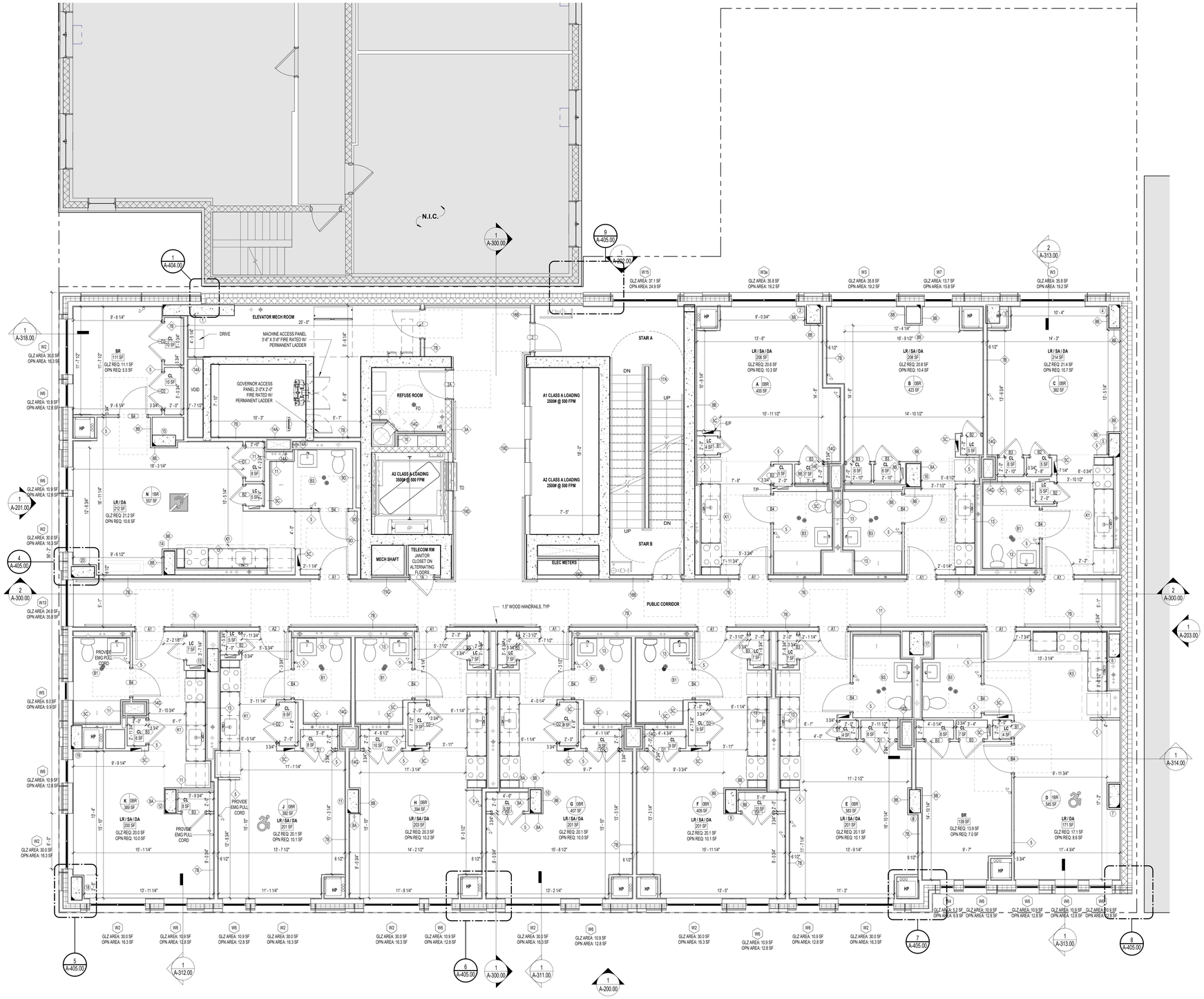
DOB SEAL:

2ND FLOOR PLAN

SEAL & SIGNATURE:

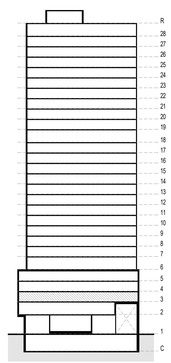
REGISTERED ARCHITECT 036914 STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-102.00
SCALE:	As indicated



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

KEY SECTION



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MOBILITY IMPARED

VISION AND HEARING IMPAIRED

ELECTRICAL PANEL (EP)

NID BOX

EMERGENCY PULL CORD

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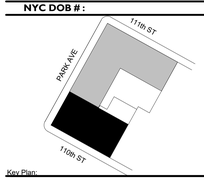
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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N

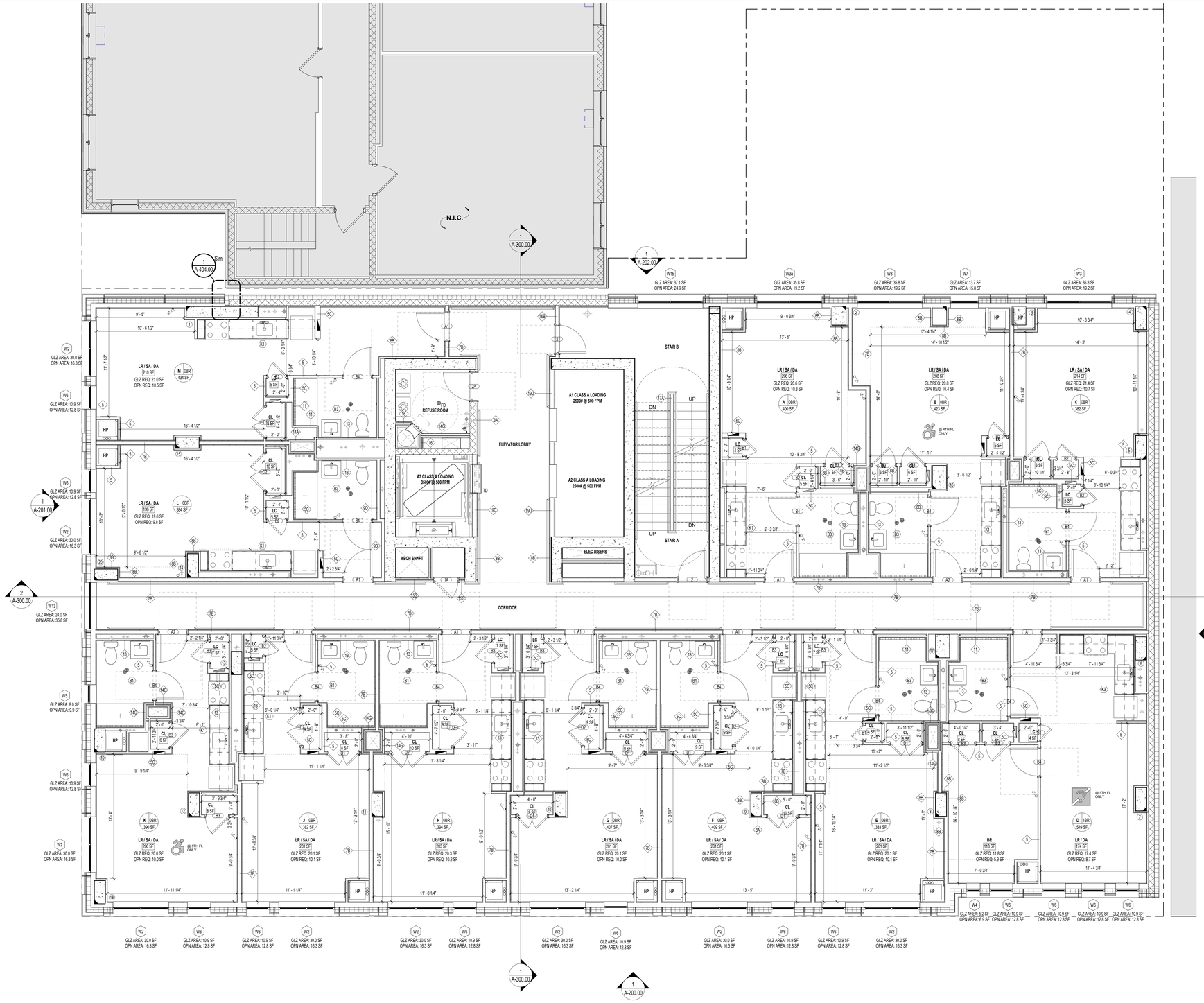
DOB SEAL:

3RD FLOOR PLAN

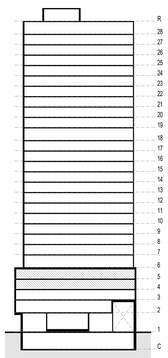
SEAL & SIGNATURE:

REGISTERED ARCHITECT ALEXANDER PAUL MAGNUSSON 035944 STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-103.00
SCALE:	As indicated



KEY SECTION



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

GENERAL FLOOR PLAN NOTES

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LEGEND

MOBILITY IMPARED

VISION AND HEARING IMPAIRED

ELECTRICAL PANEL (EP)

NID BOX

EMERGENCY PULL CORD

CARMEN VILLEGAS APARTMENTS

110 East 111 Street,
New York, NY 10029

Owner:

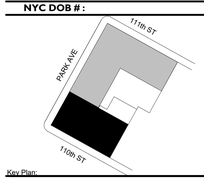
XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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N

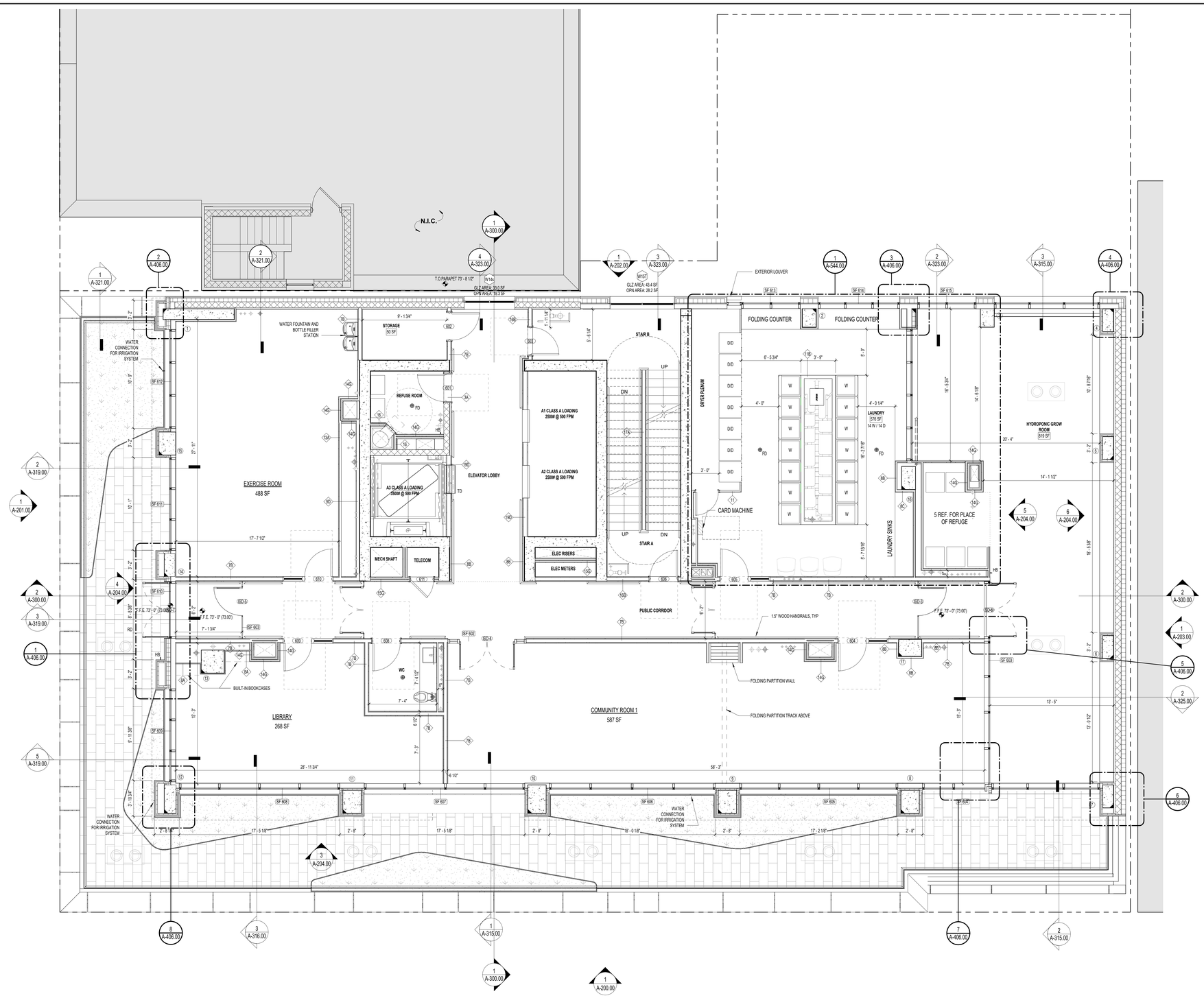
DOB SEAL:

4TH & 5TH FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO PALMA 030816 STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-104.00
SCALE:	As indicated



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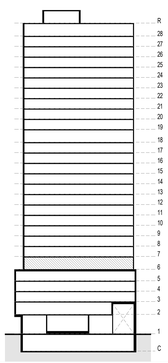

1 6TH FLOOR PLAN
1/4" = 1'-0"

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- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- NID BOX
- EMERGENCY PULL CORD

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New York, NY 10029

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ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

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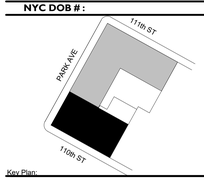
NYC DOB # :



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N

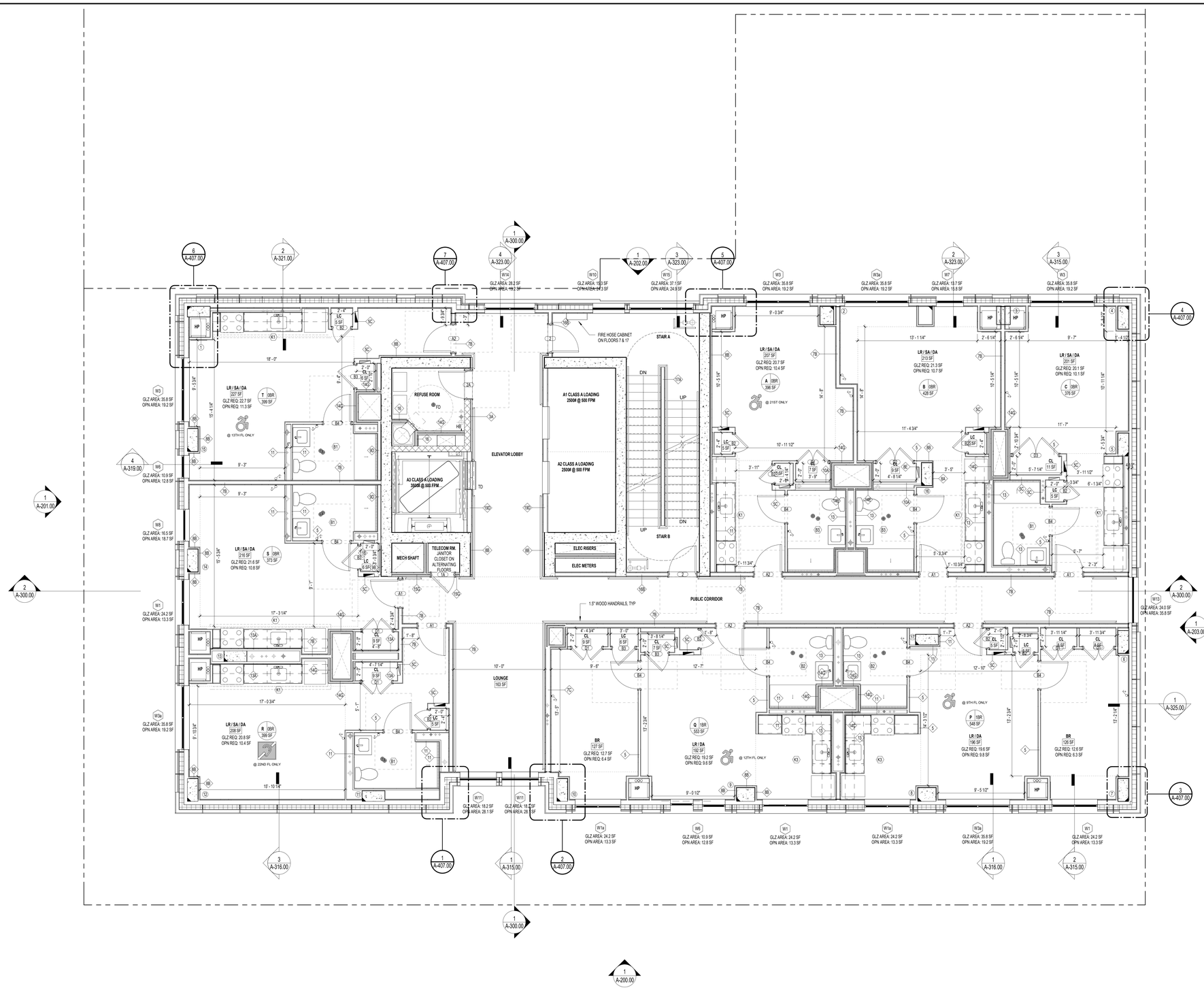
DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CARLOS ZAPATA
026914
STATE OF NEW YORK

6TH FLOOR PLAN

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-105.00
SCALE:	As indicated



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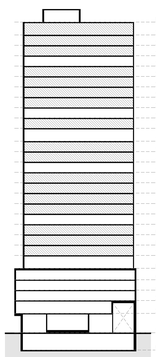

2 FLOORS 7-9, 11-14, 16-17. 19, 21-24, 26-28 PLANS

1/4" = 1'-0"

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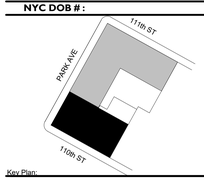
NYC DOB # :



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N

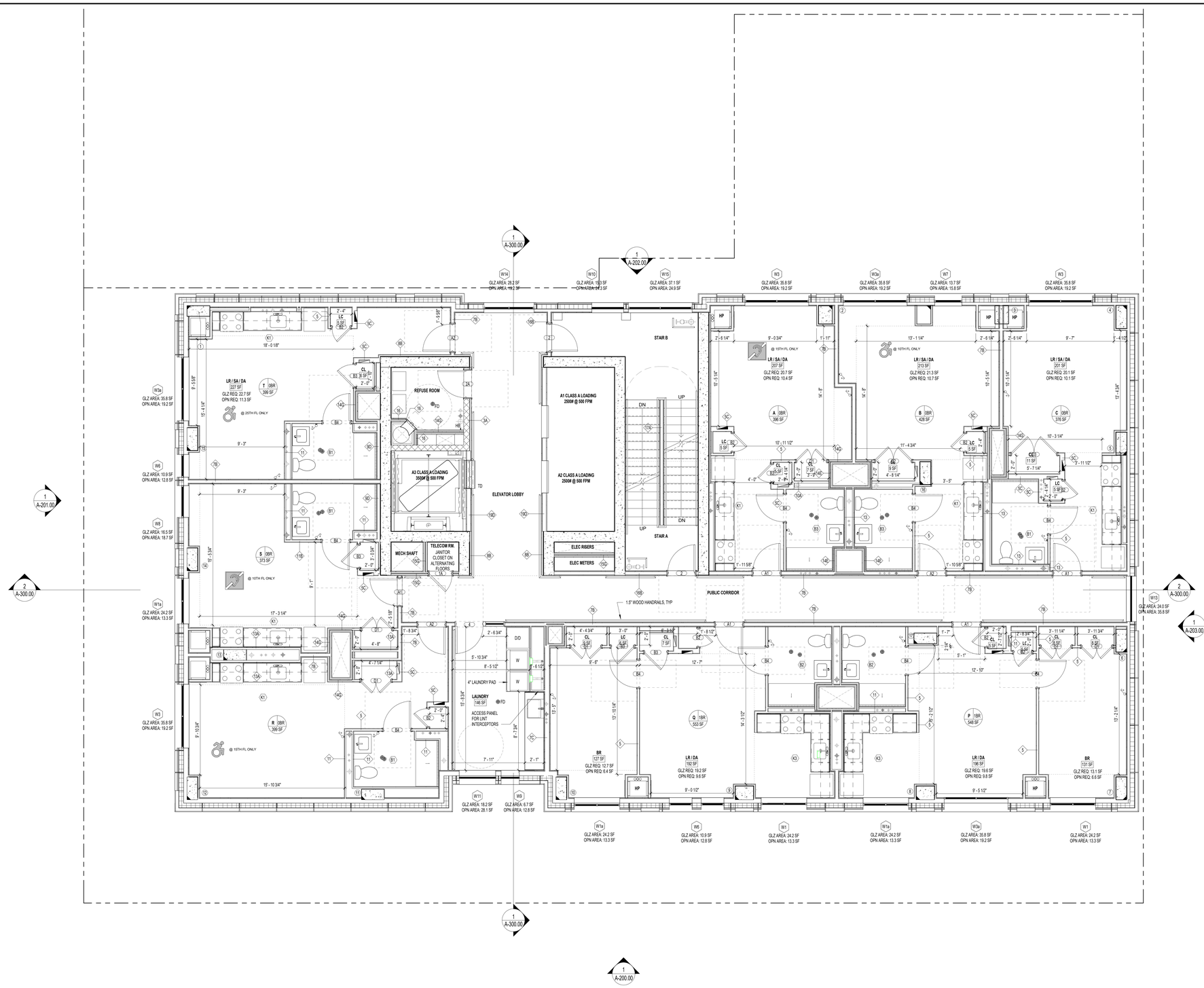
DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT 038914 STATE OF NEW YORK

FLOORS 7-9, 11-14, 16-17, 19, 21-24, 26-28 PLAN

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-106.00
SCALE:	As indicated



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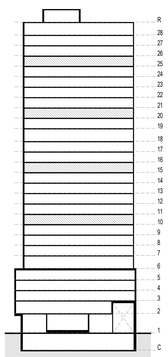

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CARMEN VILLEGAS APARTMENTS

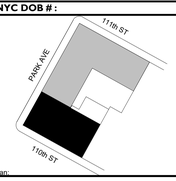
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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FLOORS 10,15, 20, 25 PLAN

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SEAL & SIGNATURE:

REGISTERED ARCHITECT ... OF NEW YORK

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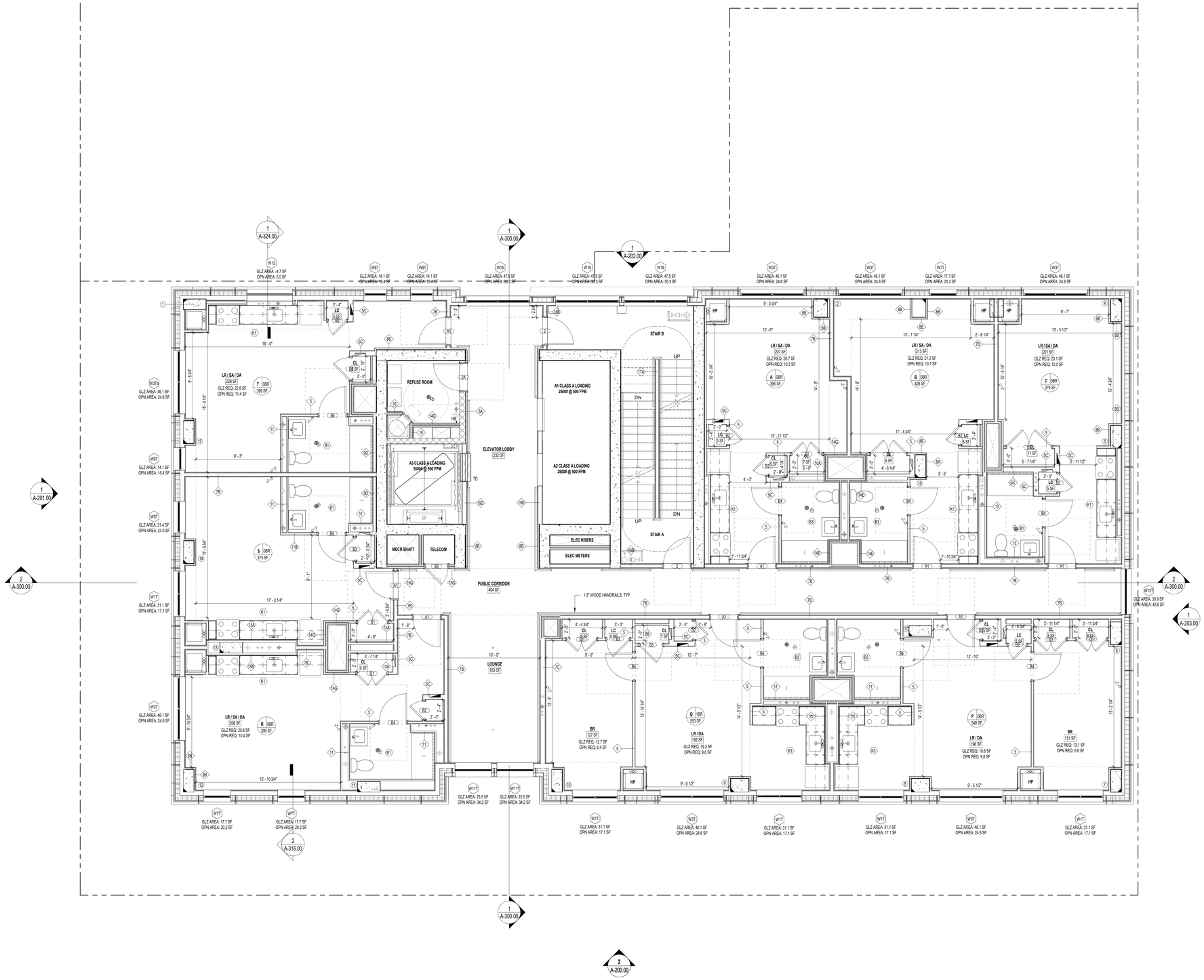
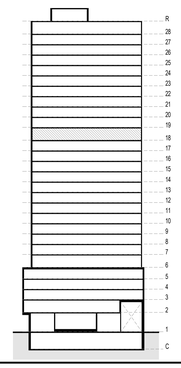


1 FLOOR 18 PLAN
1/4" = 1'-0"

KEY SECTION



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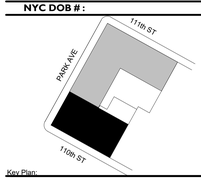
BLOCK: 1638 LOT: 1

NYC DOB # :



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Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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N

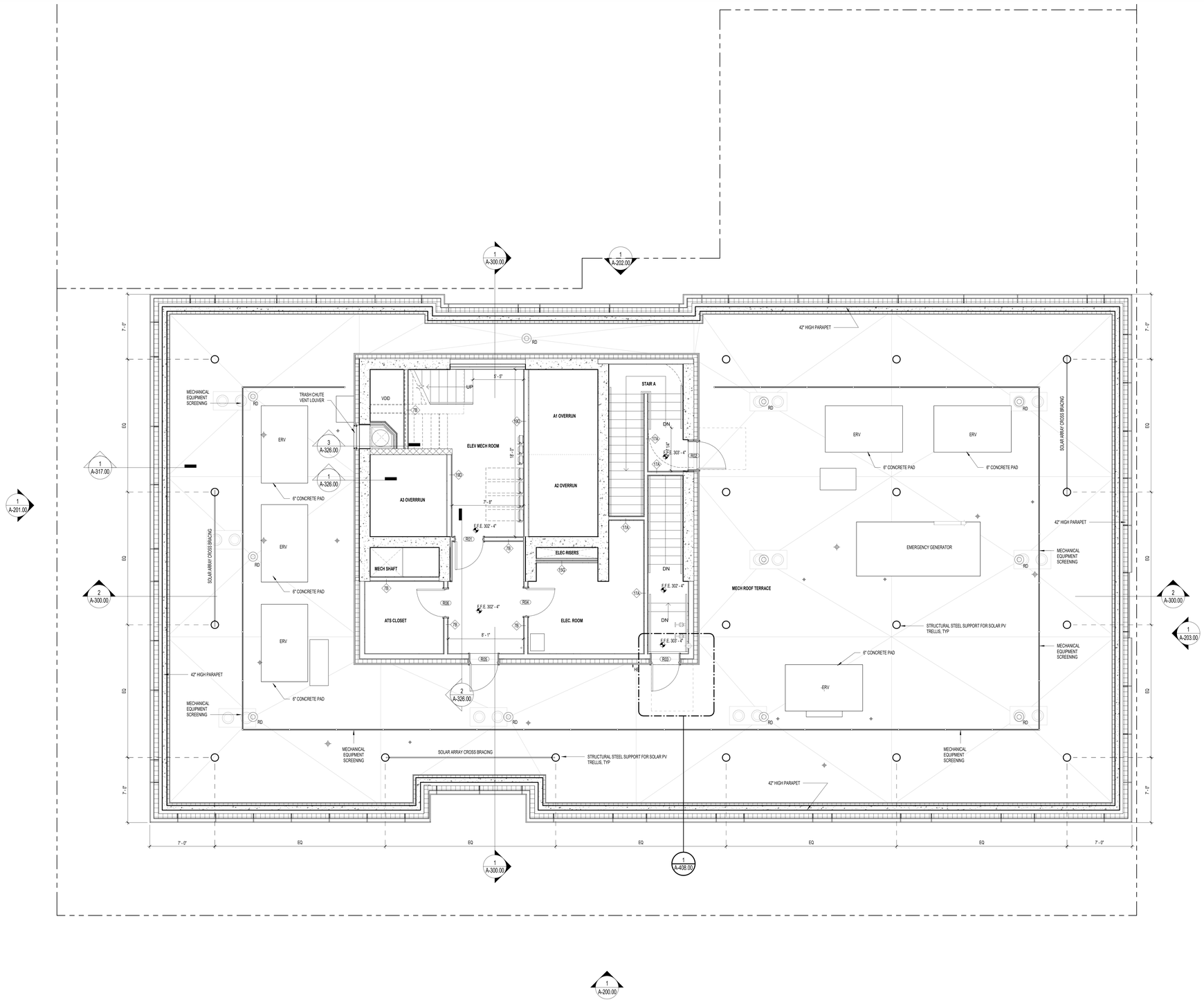
DOB SEAL:

18TH FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO PUCCI 031914 STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-108.00
SCALE:	As indicated



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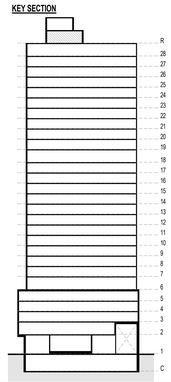

1 ROOF PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

- PROVIDE EMERGENCY PULL CORD AT APARTMENT BATHROOMS, KITCHENS, PUBLIC BATHROOMS, AND REFUSE ROOMS.
1. REFER TO DWG A-600, A-601, A-602 FOR PARTITION TYPES AND DETAILS.
2. REFER TO DRAWINGS A-610, A-611, A-612 FOR DOOR TYPES AND DETAILS.
3. REFER TO REFLECTED CEILING PLANS A-120 THROUGH A-131 FOR ADDITIONAL INFORMATION.
4. SEE DRAWINGS A-110 THROUGH A-130 ENLARGED FLOOR PLANS INCLUDING TYPICAL APARTMENT UNIT PLANS.
5. REFER TO DRAWINGS A-500 THROUGH A-506 FOR STAIR DRAWINGS AND STAIR DETAILS.
6. SEE A-510 ELEVATOR DRAWINGS FOR ADDITIONAL INFORMATION.
7. ALL EXPOSED SURFACES TO RECEIVE A FINISH. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. ALL STRUCTURAL COLUMNS IN RESIDENTIAL AND FRONT OF HOUSE AREAS TO RECEIVE FURRING AND FINISH, WHETHER OR NOT SHOWN ON DRAWINGS.
9. THE FOLLOWING SCOPE IS SUBJECT TO DELEGATED DESIGN:
   A. SOLAR ARRAY GALVANIZED STEEL POSTS AND BEAMS, ANCHORS TO SUPERSTRUCTURE AND ROOF.
   B. CONDENSERS SUPPORT DUNNAGE AND CATWALKS.
   C. PARAPET GUARDRAILS AND WINDSCREENS.
   D. ANY OTHER WORK LISTED UNDER PROJECT SPECIFICATIONS.
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11. REFER TO DRAWING A-020, A-021, A-022 FOR LIFE AND SAFETY PLANS AND CODE COMPLIANCE.
12. FOR GALLEY KITCHENS, CONTINUE WALL.
13. REFER TO KITCHEN DETAIL SHEET FOR WALL TYPES UNDER GALLEY COUNTERTOP.
14. REFER TO MEP RISER DIAGRAMS FOR RISER TAGS AND EXACT SIZE. COORDINATE PENETRATIONS ACCORDINGLY.

LEGEND

- MOBILITY IMPARED
- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- NID BOX
- EMERGENCY PULL CORD

CARMEN VILLEGAS APARTMENTS

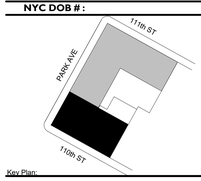
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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NOT FOR CONSTRUCTION

Revisions:

Architect:

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42 West 39th Street, 15th Floor
New York NY 10018
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N

DOB SEAL:

ROOF PLAN

SEAL & SIGNATURE:

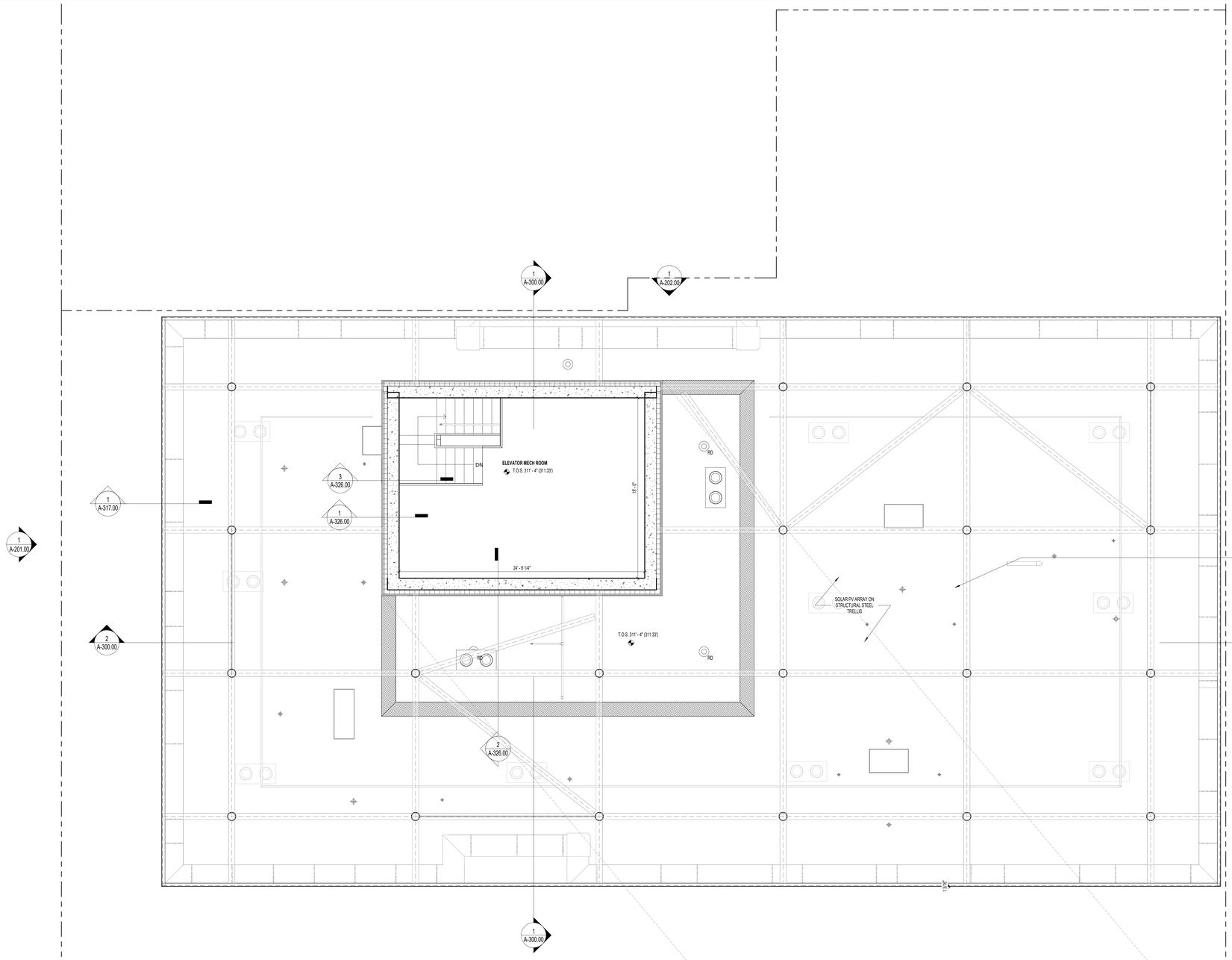
REGISTERED ARCHITECT FERNANDO N. MAGNUSSON 031614 STATE OF NEW YORK

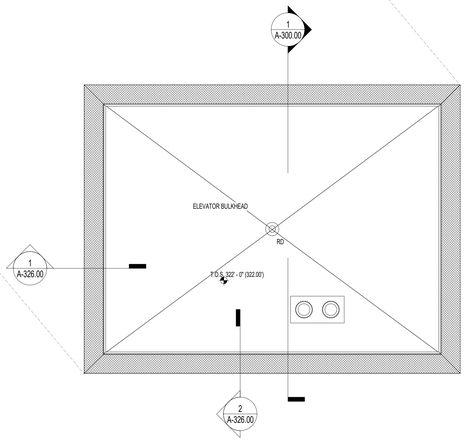
PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker

DWG No:

A-109.00

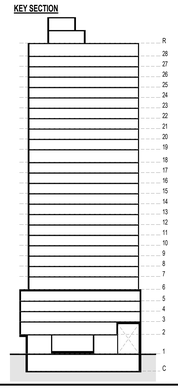
SCALE:
As indicated





2 ELEVATOR BULKHEAD
1/4" = 1'-0"

KEY SECTION



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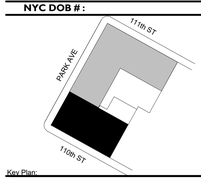
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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NOT FOR CONSTRUCTION

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Filing Representative:

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N

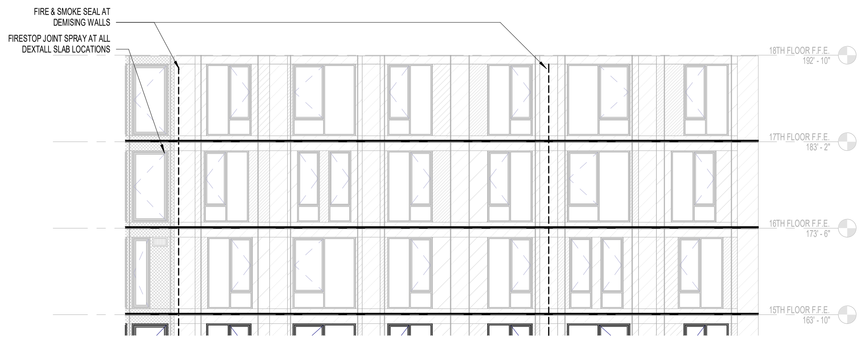
DOB SEAL:

BULKHEAD PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STATE OF NEW YORK
026914

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-110.00
SCALE:	As indicated



2 FIRE STOPPING PARTIAL ELEVATION
1/8" = 1'-0"

NOTES

1. REFER TO "EN" DRAWINGS, WALL SECTIONS AND WALL SECTION DETAILS FOR AIR BARRIER, WATERPROOFING, INSULATION, AND COMPLETE EXTERIOR WALL ASSEMBLIES.
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6. PROVIDE ANTI-GRAFFITI COATING AT AREAS OF THE EXTERIOR FACADE BELOW 10FT FROM STREET LEVEL, TYP.
7. BIRD GLASS AS PER LOCAL LAW 15-2020 BIRD FRIENDLY DESIGN REQUIREMENTS FOR GLASS BELOW 75' OF BUILDING HEIGHT
8. ALL TRANSPARENT SAFETY GLAZING TO BE PROVIDED WITH ' MARKINGS' PER NYC B.C. 2410

EXTERIOR MATERIAL LEGEND

- "EGGSHELL" METAL PANEL
- "SHAMROCK GREEN" METAL PANEL
- "AMERICAN YELLOW" METAL PANEL
- "CARAMEL" METAL PANEL
- "PAYNE'S GREY " METAL PANEL
- "DIM GREY" METAL PANEL
- METAL PANEL ART WALL
- PHOTOVOLTAIC PANEL



1 SOUTH ELEVATION
1/8" = 1'-0"

CARMEN VILLEGAS APARTMENTS

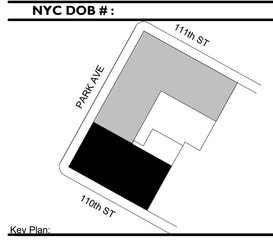
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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NOT FOR CONSTRUCTION

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42 West 39th Street, 15th Floor
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Tel (212) 253 7820 Fax (212) 253 1276

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200 Park Avenue South, Suite 1401
New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

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DOB SEAL:

SOUTH ELEVATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ALEJANDRO SILVA
026814
STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-200.00
SCALE:	As indicated

NOTES

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EXTERIOR MATERIAL LEGEND

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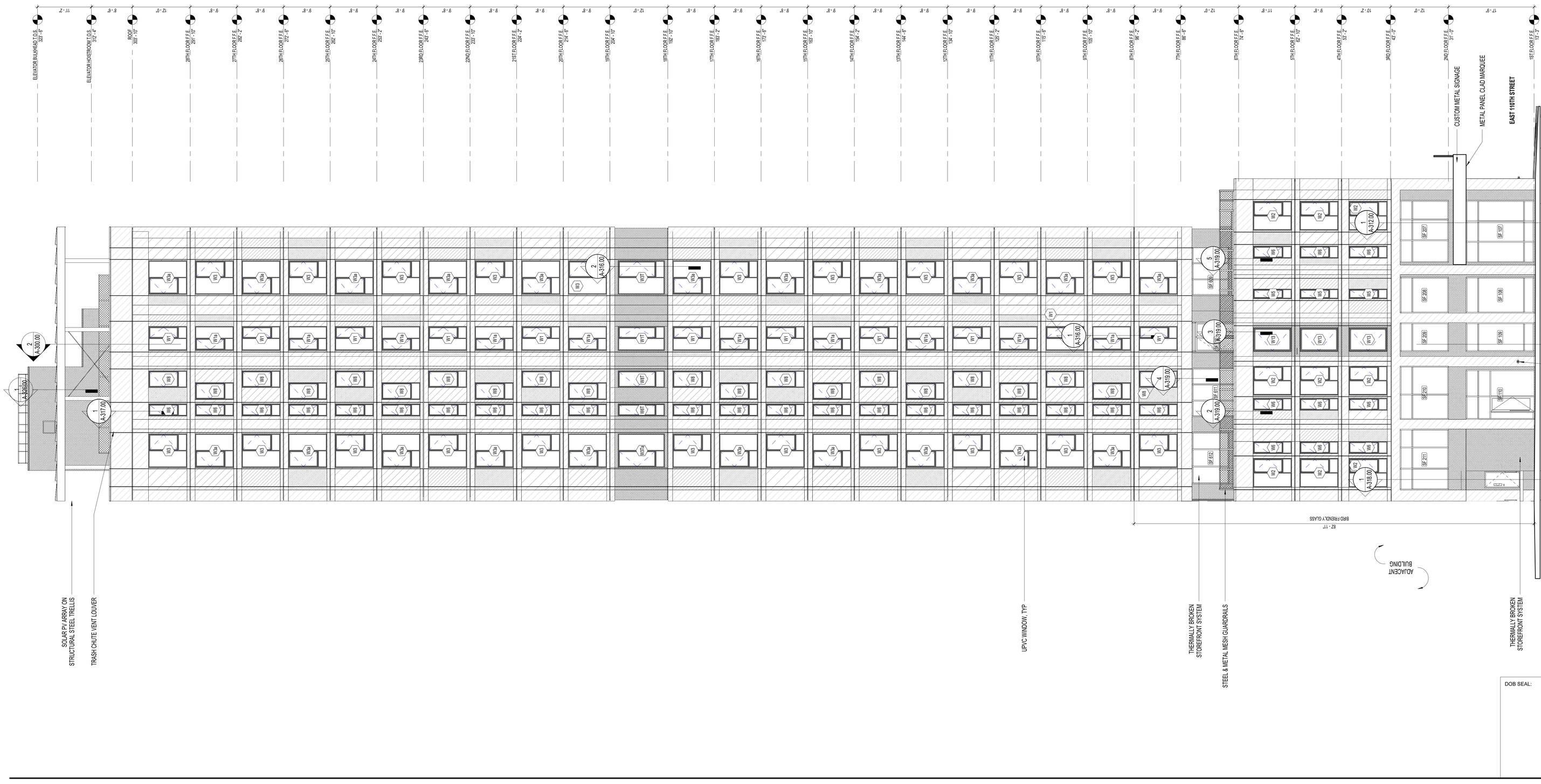


1 WEST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

CARMEN VILLEGAS APARTMENTS

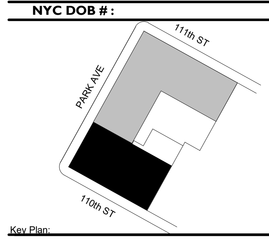
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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Client Representative:

Filing Representative:

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WEST ELEVATION

DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT ALEXANDRA PETRIE 031991 STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-201.00
SCALE:	As indicated

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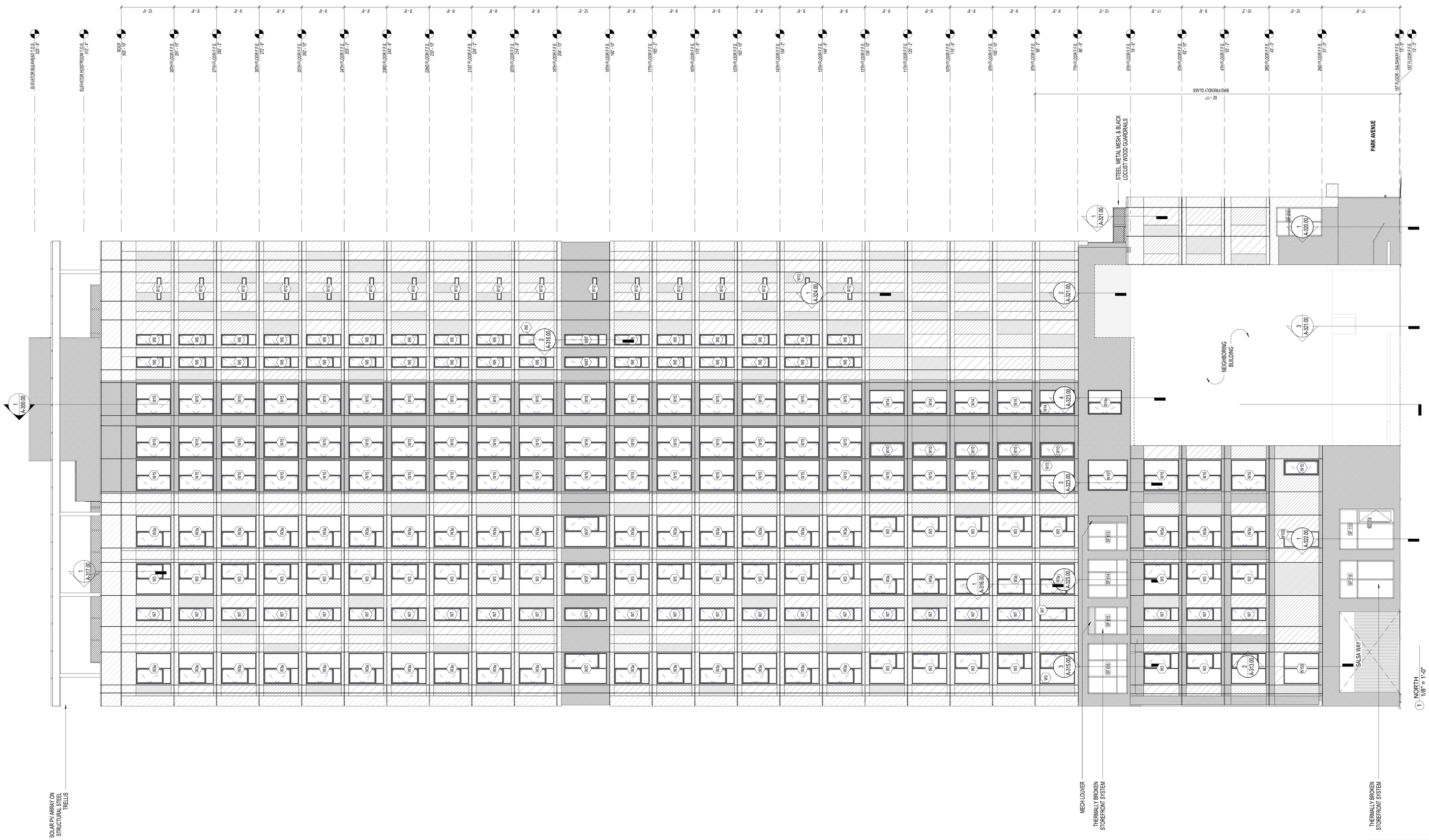

CARMEN VILLEGAS APARTMENTS

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New York, NY 10029

Owner:

XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

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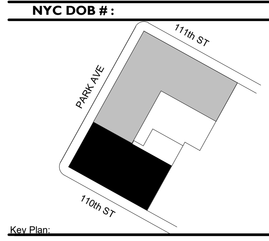

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NORTH ELEVATION

DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT 030814 STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-202.00
SCALE:	As indicated

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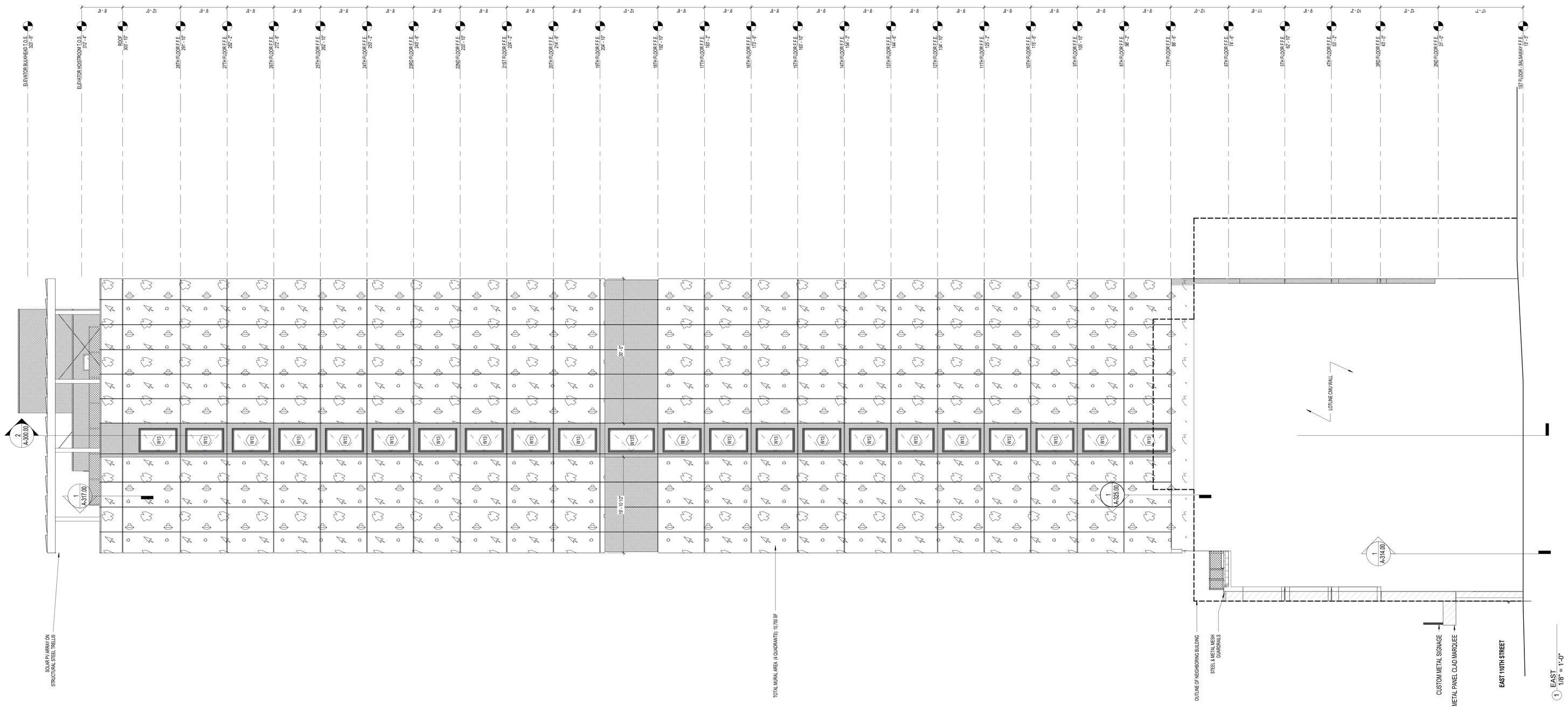

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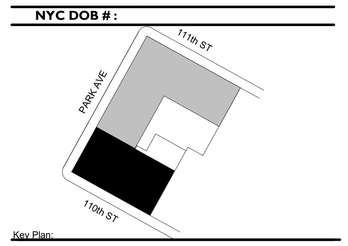

Key Plan:

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7	04/1/2024	HPD Updated Set
8	07/23/2024	Response to DLUA HPD

NOT FOR CONSTRUCTION

Revisions:

Architect:

MAP

Magnusson Architecture & Planning PC
42 West 39th Street, 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:

DESIMONE CONSULTING ENGINEERS
140 Broadway, 25th Floor
New York, NY 10005
Tel (212) 532-2211

MEP Engineer:

SKYLINE ENGINEERING
42 West 39th Street, 10th Floor
New York, NY 10018
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TERRAIN NYC
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New York, NY 10003
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Client Representative:

Filing Representative:

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EAST ELEVATION

DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 036814 STATE OF NEW YORK

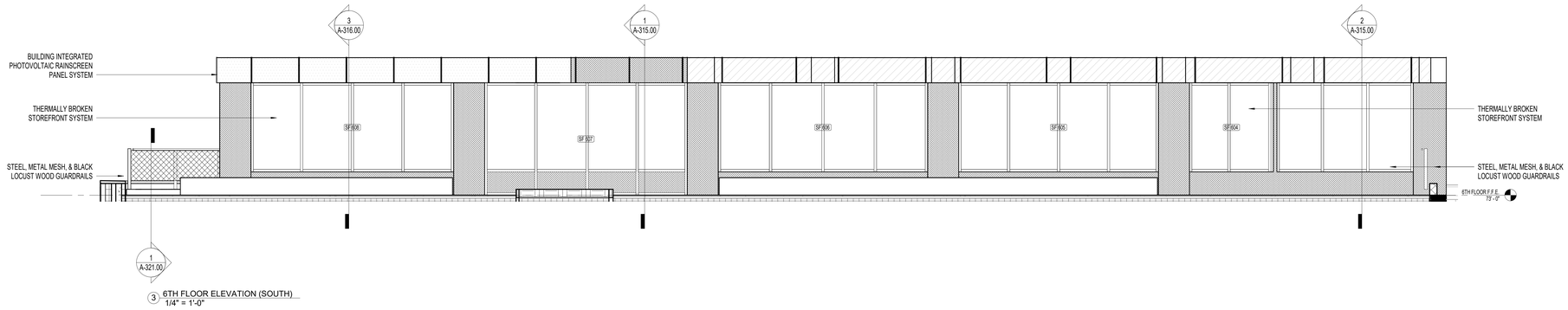
PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-203.00
SCALE:	As indicated

NOTES

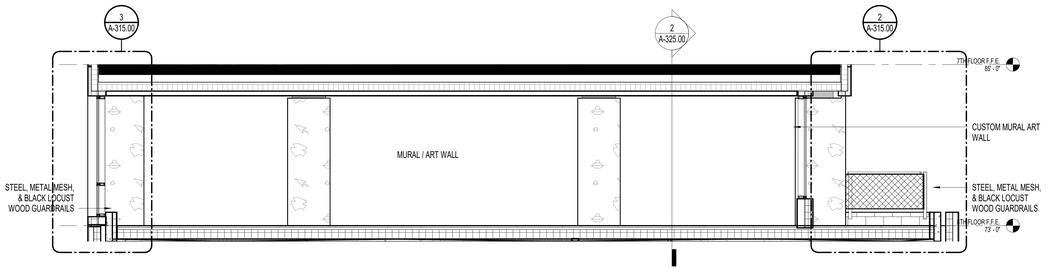
1. REFER TO "EN" DRAWINGS, WALL SECTIONS AND WALL SECTION DETAILS FOR AIR BARRIER, WATERPROOFING, INSULATION, AND COMPLETE EXTERIOR WALL ASSEMBLIES.
2. REFER TO MEP/FP DRAWINGS FOR ALL EXTERIOR WALL FIXTURE LOCATIONS; GC TO COORDINATE PENETRATIONS.
3. PROVIDE SAFETY GLAZING AT ALL LOCATIONS REQUIRED BY NYC BC SECTION 2406 WHETHER OR NOT INDICATED ON THE DRAWINGS.
4. ALL EXTERIOR LIGHTING TO BE UL LISTED FOR WET LOCATIONS, TYP.
5. REFER TO MEP DRAWINGS AND PROVIDE ALL LOUVERS AS REQUIRED FOR THE PROPER FUNCTION OF MEP EQUIPMENT.
6. PROVIDE ANTI-GRAFFITI COATING AT AREAS OF THE EXTERIOR FACADE BELOW 10FT FROM STREET LEVEL, TYP.
7. BIRD GLASS AS PER LOCAL LAW 15-2020 BIRD FRIENDLY DESIGN REQUIREMENTS FOR GLASS BELOW 75' OF BUILDING HEIGHT
8. ALL TRANSPARENT SAFETY GLAZING TO BE PROVIDED WITH ' MARKINGS' PER NYC B.C. 2410

EXTERIOR MATERIAL LEGEND

- "EGGSHELL" METAL PANEL
- "SHAMROCK GREEN" METAL PANEL
- "AMERICAN YELLOW" METAL PANEL
- "CARAMEL" METAL PANEL
- "PAYNE'S GREY " METAL PANEL
- "DIM GREY" METAL PANEL
- METAL PANEL ART WALL
- PHOTOVOLTAIC PANEL

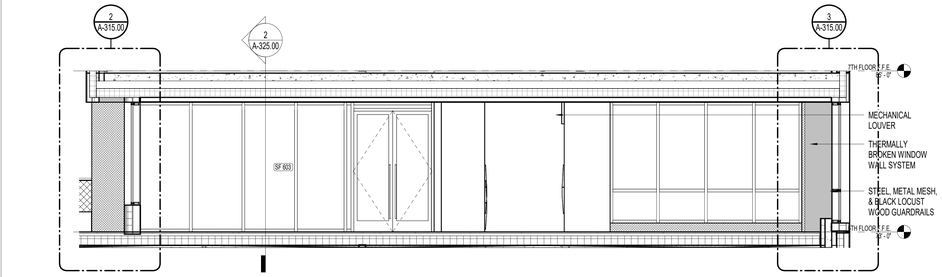


3 6TH FLOOR ELEVATION (SOUTH)
1/4" = 1'-0"

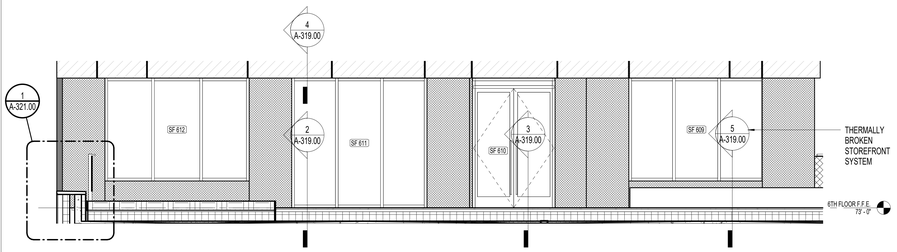


6 6TH FLOOR BREEZEWAY ELEVATION
1/4" = 1'-0"

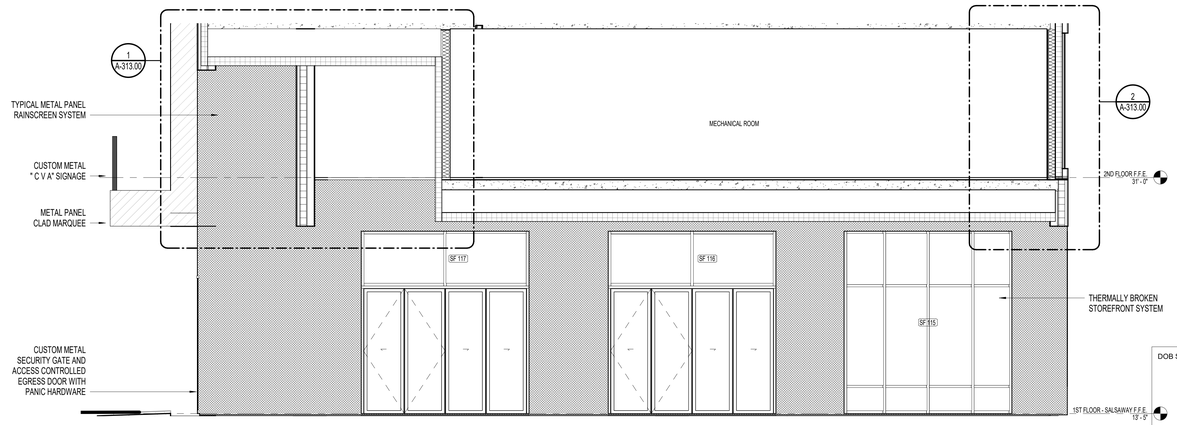
2 GROUND FLOOR ELEVATION
1/4" = 1'-0"



5 6TH FLOOR ELEVATION (EAST)
1/4" = 1'-0"



4 6TH FLOOR ELEVATION (WEST)
1/4" = 1'-0"



1 GROUND FLOOR ELEVATION AT SALSA WAY
1/4" = 1'-0"

CARMEN VILLEGAS APARTMENTS

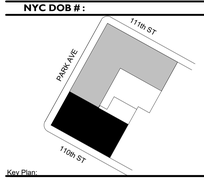
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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Magnusson Architecture & Planning PC
42 West 39th Street, 15th Floor
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Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:
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New York, NY 10005
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Client Representative:

Filing Representative:

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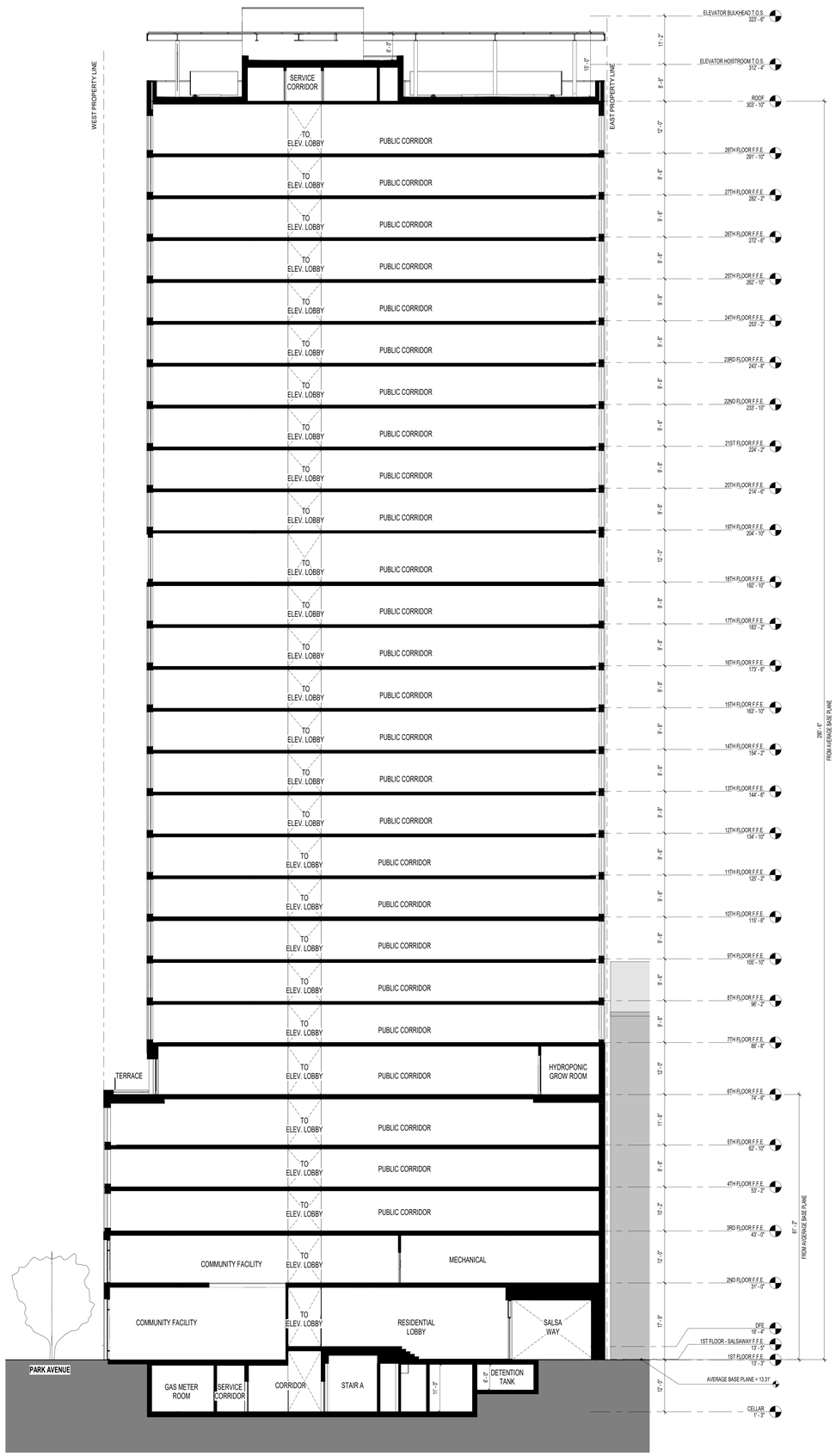
ENLARGED ELEVATIONS

DOB SEAL:

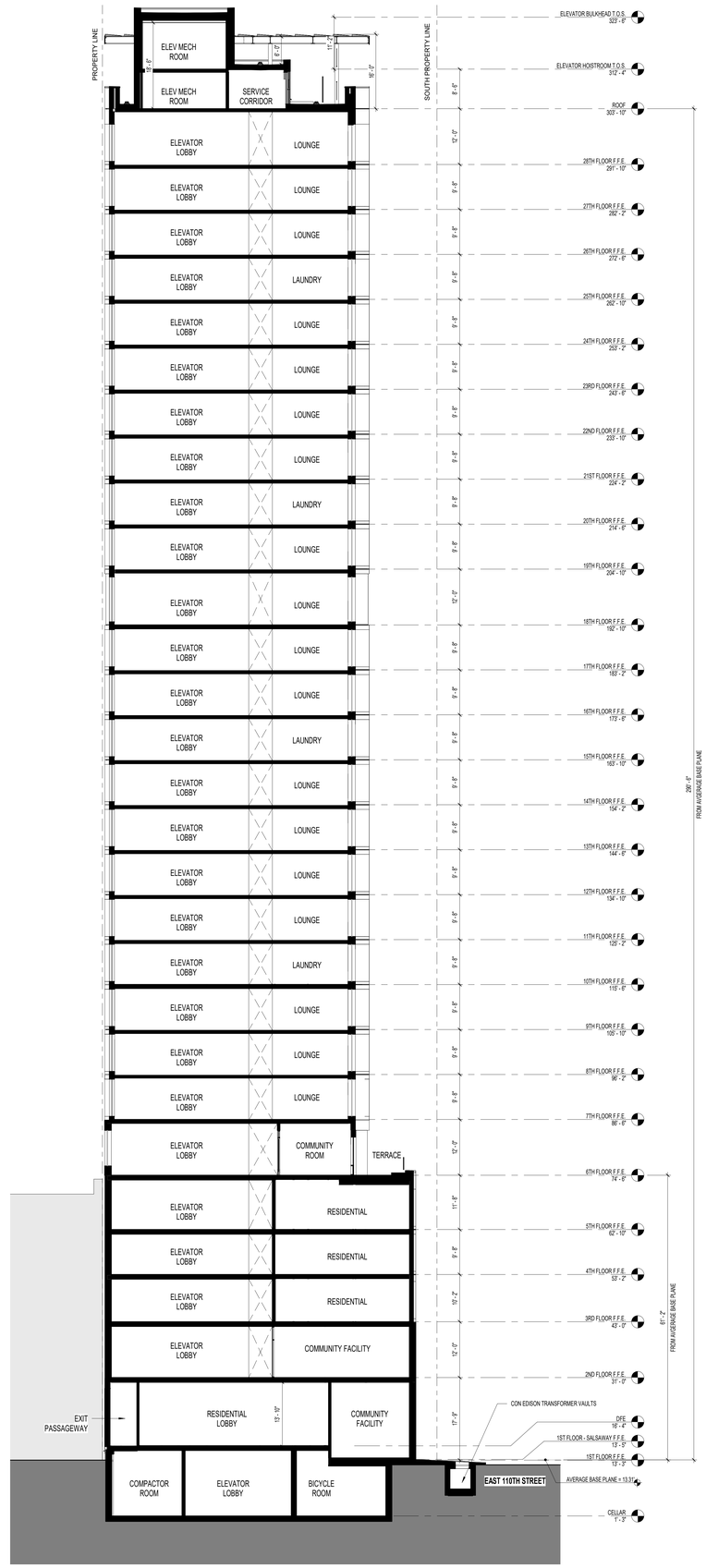
SEAL & SIGNATURE:

REGISTERED ARCHITECT
LORENZO D. SIMONELLI
029918
STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-204.00
SCALE:	As indicated



2 EW BUILDING SECTION
3/32" = 1'-0"



1 NS BUILDING SECTION
3/32" = 1'-0"

CARMEN VILLEGAS APARTMENTS

110 East 111 Street,
New York, NY 10029

Owner:

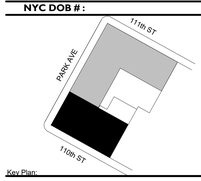
XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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42 West 39th Street, 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:
DESIMONE CONSULTING ENGINEERS
140 Broadway, 25th Floor
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MEP Engineer:
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New York, NY 10018
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TERRAIN NYC
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Client Representative:

Filing Representative:

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BUILDING SECTIONS

DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELEZ STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-300.00
SCALE:	3/32" = 1'-0"



SOUTH VIEW

CARMEN VILLEGAS APARTMENTS

110 East 111 Street,
New York, NY 10029

Owner:

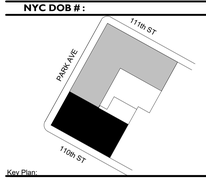
XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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Client Representative:

Filing Representative:

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EXTERIOR RENDERINGS

DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA STATE OF NEW YORK 030814

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-960.00
SCALE:	



SOUTH VIEW

CARMEN VILLEGAS APARTMENTS

110 East 111 Street,
New York, NY 10029

Owner:

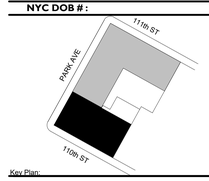
XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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Filing Representative:

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DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-961.00
SCALE:	



NORTH VIEW

CARMEN VILLEGAS APARTMENTS

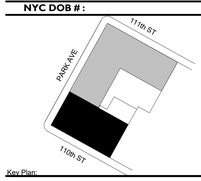
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:

DESIMONE CONSULTING ENGINEERS
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New York, NY 10005
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TERRAIN NYC
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DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO TELLO STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-962.00
SCALE:	



SOUTHWEST VIEW

CARMEN VILLEGAS APARTMENTS

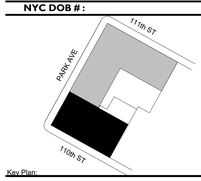
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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STATE OF NEW YORK

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DWG No:	A-963.00
SCALE:	