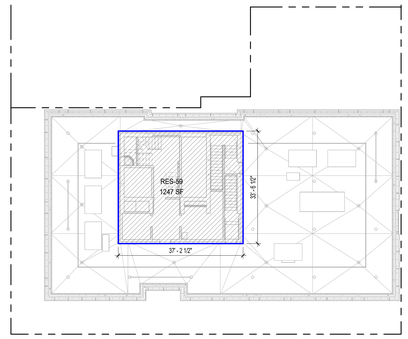
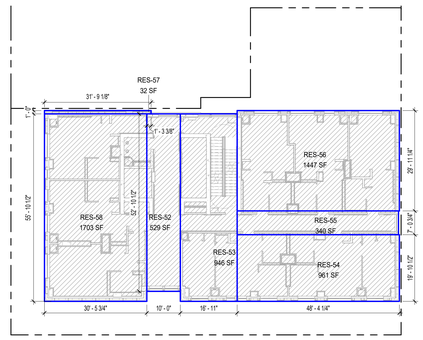
GROSS BUILDING AREAS - ROOF FLOOR		
Name	Comments	Area
RESIDENTIAL		
RES-59	RESIDENTIAL	1247 SF
TOTAL AREA: 1		1247 SF



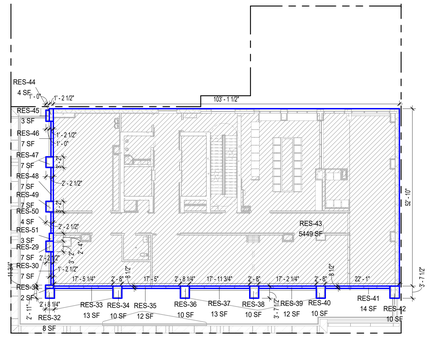
7 ROOF GROSS AREA PLAN
1/16" = 1'-0"

GROSS BUILDING AREAS - 7TH - 28TH FLOOR		
Name	Comments	Area
RESIDENTIAL		
RES-52	RESIDENTIAL	529 SF
RES-53	RESIDENTIAL	946 SF
RES-54	RESIDENTIAL	961 SF
RES-55	RESIDENTIAL	340 SF
RES-56	RESIDENTIAL	1447 SF
RES-57	RESIDENTIAL	32 SF
RES-58	RESIDENTIAL	1703 SF
TOTAL AREA: 7		5958 SF



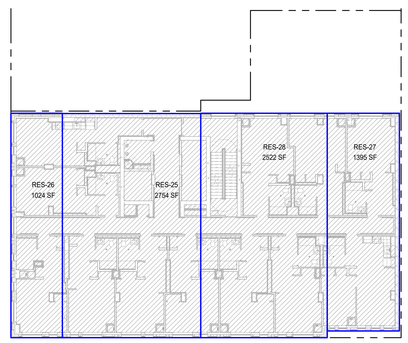
6 7TH - 28TH FLOOR GROSS AREA PLAN
1/16" = 1'-0"

GROSS BUILDING AREAS - 6TH FLOOR		
Name	Comments	Area
RESIDENTIAL		
RES-29	RESIDENTIAL	7 SF
RES-30	RESIDENTIAL	7 SF
RES-31	RESIDENTIAL	2 SF
RES-32	RESIDENTIAL	8 SF
RES-33	RESIDENTIAL	13 SF
RES-34	RESIDENTIAL	10 SF
RES-35	RESIDENTIAL	12 SF
RES-36	RESIDENTIAL	10 SF
RES-37	RESIDENTIAL	13 SF
RES-38	RESIDENTIAL	10 SF
RES-39	RESIDENTIAL	12 SF
RES-40	RESIDENTIAL	10 SF
RES-41	RESIDENTIAL	14 SF
RES-42	RESIDENTIAL	10 SF
RES-43	RESIDENTIAL	5449 SF
RES-44	RESIDENTIAL	4 SF
RES-45	RESIDENTIAL	3 SF
RES-46	RESIDENTIAL	7 SF
RES-47	RESIDENTIAL	7 SF
RES-48	RESIDENTIAL	7 SF
RES-49	RESIDENTIAL	7 SF
RES-50	RESIDENTIAL	4 SF
RES-51	RESIDENTIAL	3 SF
		5629 SF
TOTAL AREA: 23		5629 SF



5 6TH FLOOR GROSS AREA PLAN
1/16" = 1'-0"

GROSS BUILDING AREAS - 4TH - 5TH FLOOR		
Name	Comments	Area
RESIDENTIAL		
RES-25	RESIDENTIAL	2754 SF
RES-26	RESIDENTIAL	1024 SF
RES-27	RESIDENTIAL	1395 SF
RES-28	RESIDENTIAL	2522 SF
		7695 SF
TOTAL AREA: 4		7695 SF

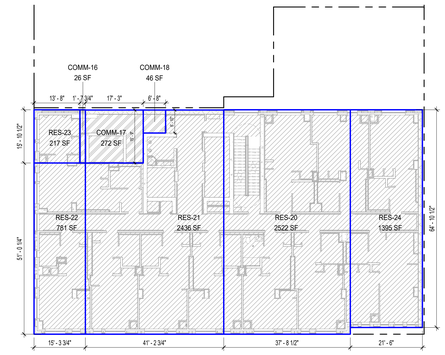


8 4TH - 5TH FLOOR GROSS AREA PLAN
1/16" = 1'-0"

Building Area Legend

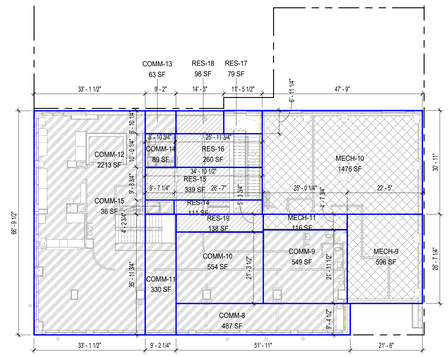
- RESIDENTIAL
- MECHANICAL
- COMMUNITY FACILITY
- PARKING

GROSS BUILDING AREAS - 3RD FLOOR		
Name	Comments	Area
COMMUNITY FACILITY		
COMM-16	COMMUNITY FACILITY	26 SF
COMM-17	COMMUNITY FACILITY	272 SF
COMM-18	COMMUNITY FACILITY	46 SF
		344 SF
RESIDENTIAL		
RES-20	RESIDENTIAL	2522 SF
RES-21	RESIDENTIAL	2436 SF
RES-22	RESIDENTIAL	781 SF
RES-23	RESIDENTIAL	217 SF
RES-24	RESIDENTIAL	1395 SF
		7351 SF
TOTAL AREA: 8		7695 SF



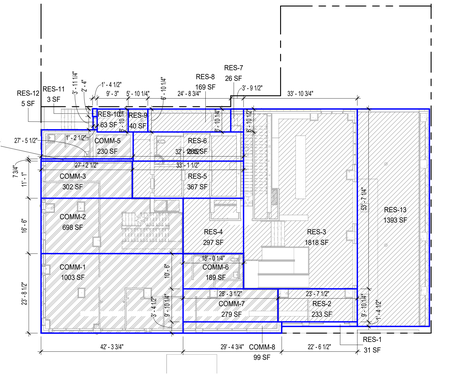
4 3RD FLOOR GROSS AREA PLAN
1/16" = 1'-0"

GROSS BUILDING AREAS - 2ND FLOOR		
Name	Comments	Area
COMMUNITY FACILITY		
COMM-8	COMMUNITY FACILITY	487 SF
COMM-9	COMMUNITY FACILITY	549 SF
COMM-10	COMMUNITY FACILITY	554 SF
COMM-11	COMMUNITY FACILITY	330 SF
COMM-12	COMMUNITY FACILITY	2213 SF
COMM-13	COMMUNITY FACILITY	63 SF
COMM-14	COMMUNITY FACILITY	89 SF
COMM-15	COMMUNITY FACILITY	36 SF
		4321 SF
MECHANICAL		
MECH-9	MECHANICAL	596 SF
MECH-10	MECHANICAL	1476 SF
MECH-11	MECHANICAL	116 SF
		2188 SF
RESIDENTIAL		
RES-14	RESIDENTIAL	111 SF
RES-15	RESIDENTIAL	339 SF
RES-16	RESIDENTIAL	260 SF
RES-17	RESIDENTIAL	79 SF
RES-18	RESIDENTIAL	98 SF
RES-19	RESIDENTIAL	138 SF
		1025 SF
TOTAL AREA: 17		7534 SF



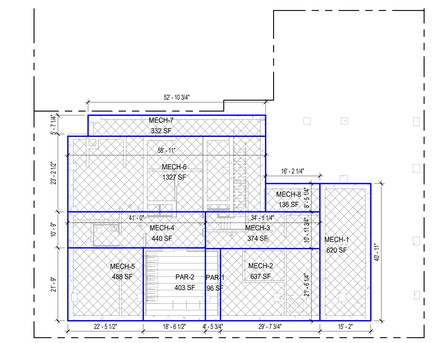
3 2ND FLOOR GROSS AREA PLAN
1/16" = 1'-0"

GROSS BUILDING AREAS - GROUND FLOOR		
Name	Comments	Area
COMMUNITY FACILITY		
COMM-1	COMMUNITY FACILITY	1003 SF
COMM-2	COMMUNITY FACILITY	698 SF
COMM-3	COMMUNITY FACILITY	302 SF
COMM-4	COMMUNITY FACILITY	18 SF
COMM-5	COMMUNITY FACILITY	230 SF
COMM-6	COMMUNITY FACILITY	189 SF
COMM-7	COMMUNITY FACILITY	279 SF
COMM-8	COMMUNITY FACILITY	99 SF
		2817 SF
RESIDENTIAL		
RES-1	RESIDENTIAL	31 SF
RES-2	RESIDENTIAL	233 SF
RES-3	RESIDENTIAL	1818 SF
RES-4	RESIDENTIAL	297 SF
RES-5	RESIDENTIAL	367 SF
RES-6	RESIDENTIAL	285 SF
RES-7	RESIDENTIAL	26 SF
RES-8	RESIDENTIAL	169 SF
RES-9	RESIDENTIAL	40 SF
RES-10	RESIDENTIAL	63 SF
RES-11	RESIDENTIAL	3 SF
RES-12	RESIDENTIAL	5 SF
RES-13	RESIDENTIAL	1393 SF
		4730 SF
TOTAL AREA: 21		7547 SF



2 GROUND FLOOR GROSS AREA PLAN
1/16" = 1'-0"

GROSS BUILDING AREAS - CELLAR FLOOR		
Name	Comments	Area
BICYCLE PARKING		
PAR-1	BICYCLE PARKING	96 SF
PAR-2	BICYCLE PARKING	403 SF
		499 SF
MECHANICAL		
MECH-1	MECHANICAL	620 SF
MECH-2	MECHANICAL	637 SF
MECH-3	MECHANICAL	374 SF
MECH-4	MECHANICAL	440 SF
MECH-5	MECHANICAL	488 SF
MECH-6	MECHANICAL	1327 SF
MECH-7	MECHANICAL	332 SF
MECH-8	MECHANICAL	136 SF
		4356 SF
TOTAL AREA: 10		4855 SF



1 CELLAR GROSS AREA PLAN
1/16" = 1'-0"

CARMEN VILLEGAS APARTMENTS

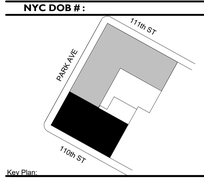
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Schematic Design
2	10/31/2023	50% Design Development
3	12/15/2023	100% Design Development
4	01/31/2024	Owner Comments
5	04/1/2024	HPD Updated Set

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
Tel (212) 213-0662

Landscape Architect:
TERRAIN NYC
200 Park Avenue South, Suite 1401
New York, NY 10003
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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FLOOR AREA ANALYSIS

DOB SEAL:

SEAL & SIGNATURE:

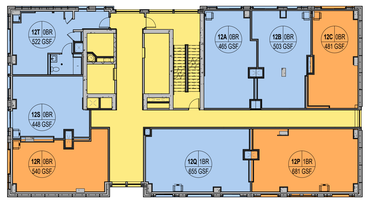
PROJECT No: 21014
DRAWING BY: Author
CHK BY: Checker
DWG No:

Z-010.00

SCALE: 1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 12

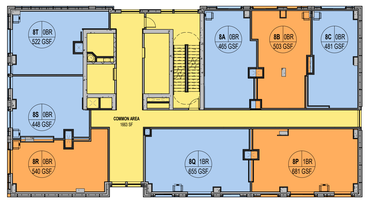
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
12A	0	UG2 (AIRS UNITS)	465 SF
12B	0	UG2 (AIRS UNITS)	503 SF
12Q	1	UG2 (AIRS UNITS)	655 SF
12S	0	UG2 (AIRS UNITS)	448 SF
12T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			2593 SF
UG2 (HOMELESS SET ASIDE UNITS)			
12C	0	UG2 (HOMELESS SET ASIDE UNITS)	481 SF
12P	1	UG2 (HOMELESS SET ASIDE UNITS)	681 SF
12R	0	UG2 (HOMELESS SET ASIDE UNITS)	540 SF
UG2 (HOMELESS SET ASIDE UNITS)			1702 SF



12 12TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 8

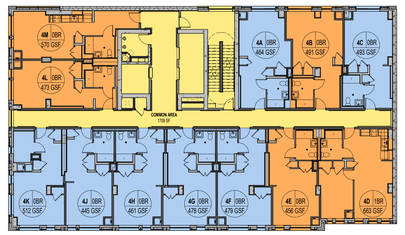
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
8A	0	UG2 (AIRS UNITS)	465 SF
8C	0	UG2 (AIRS UNITS)	481 SF
8Q	1	UG2 (AIRS UNITS)	655 SF
8S	0	UG2 (AIRS UNITS)	448 SF
8T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			2571 SF
UG2 (HOMELESS SET ASIDE UNITS)			
8B	0	UG2 (HOMELESS SET ASIDE UNITS)	503 SF
8P	1	UG2 (HOMELESS SET ASIDE UNITS)	681 SF
8R	0	UG2 (HOMELESS SET ASIDE UNITS)	540 SF
UG2 (HOMELESS SET ASIDE UNITS)			1724 SF



8 8TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 4

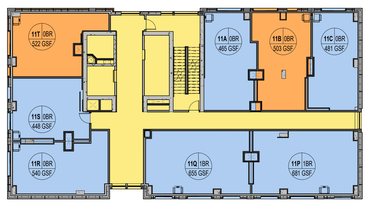
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1709 SF
COMMON SPACES			1709 SF
UG2 (AIRS UNITS)			
4A	0	UG2 (AIRS UNITS)	464 SF
4C	0	UG2 (AIRS UNITS)	493 SF
4F	0	UG2 (AIRS UNITS)	479 SF
4G	0	UG2 (AIRS UNITS)	478 SF
4H	0	UG2 (AIRS UNITS)	461 SF
4J	0	UG2 (AIRS UNITS)	445 SF
4K	0	UG2 (AIRS UNITS)	512 SF
UG2 (AIRS UNITS)			3331 SF
UG2 (HOMELESS SET ASIDE UNITS)			
4B	0	UG2 (HOMELESS SET ASIDE UNITS)	491 SF
4D	1	UG2 (HOMELESS SET ASIDE UNITS)	663 SF
4E	0	UG2 (HOMELESS SET ASIDE UNITS)	456 SF
4L	0	UG2 (HOMELESS SET ASIDE UNITS)	473 SF
4M	0	UG2 (HOMELESS SET ASIDE UNITS)	570 SF
UG2 (HOMELESS SET ASIDE UNITS)			2654 SF



4 4TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 11

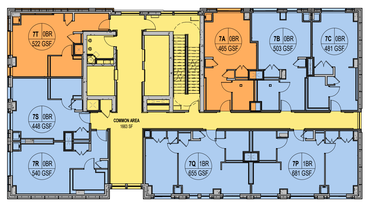
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
11A	0	UG2 (AIRS UNITS)	465 SF
11C	0	UG2 (AIRS UNITS)	481 SF
11P	1	UG2 (AIRS UNITS)	681 SF
11Q	1	UG2 (AIRS UNITS)	655 SF
11R	0	UG2 (AIRS UNITS)	540 SF
11S	0	UG2 (AIRS UNITS)	448 SF
UG2 (AIRS UNITS)			3270 SF
UG2 (HOMELESS SET ASIDE UNITS)			
11B	0	UG2 (HOMELESS SET ASIDE UNITS)	503 SF
11T	0	UG2 (HOMELESS SET ASIDE UNITS)	522 SF
UG2 (HOMELESS SET ASIDE UNITS)			1025 SF



11 11TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 7

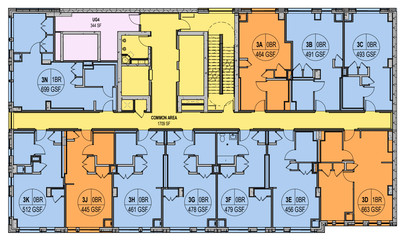
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
7B	0	UG2 (AIRS UNITS)	503 SF
7C	0	UG2 (AIRS UNITS)	481 SF
7P	1	UG2 (AIRS UNITS)	681 SF
7Q	1	UG2 (AIRS UNITS)	655 SF
7R	0	UG2 (AIRS UNITS)	540 SF
7S	0	UG2 (AIRS UNITS)	448 SF
UG2 (AIRS UNITS)			3308 SF
UG2 (HOMELESS SET ASIDE UNITS)			
7A	0	UG2 (HOMELESS SET ASIDE UNITS)	465 SF
7T	0	UG2 (HOMELESS SET ASIDE UNITS)	522 SF
UG2 (HOMELESS SET ASIDE UNITS)			987 SF



7 7TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - ALL

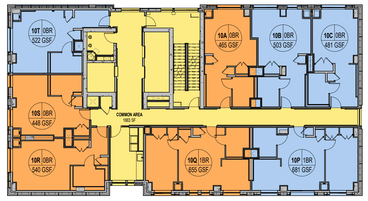
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1709 SF
COMMON SPACES			1709 SF
UG2 (AIRS UNITS)			
3B	0	UG2 (AIRS UNITS)	491 SF
3C	0	UG2 (AIRS UNITS)	493 SF
3E	0	UG2 (AIRS UNITS)	456 SF
3F	0	UG2 (AIRS UNITS)	479 SF
3G	0	UG2 (AIRS UNITS)	478 SF
3H	0	UG2 (AIRS UNITS)	461 SF
3K	0	UG2 (AIRS UNITS)	512 SF
3N	1	UG2 (AIRS UNITS)	699 SF
UG2 (AIRS UNITS)			4069 SF
UG2 (HOMELESS SET ASIDE UNITS)			
3A	0	UG2 (HOMELESS SET ASIDE UNITS)	464 SF
3D	1	UG2 (HOMELESS SET ASIDE UNITS)	663 SF
3J	0	UG2 (HOMELESS SET ASIDE UNITS)	445 SF
UG2 (HOMELESS SET ASIDE UNITS)			1572 SF
UG4			
ELEVATOR OVERRUN		UG4	344 SF
UG4			344 SF



3 3RD FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 10

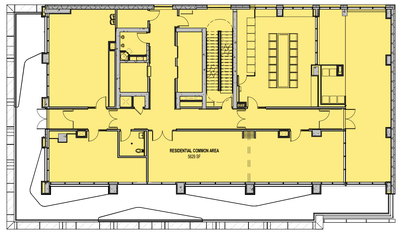
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
10B	0	UG2 (AIRS UNITS)	503 SF
10C	0	UG2 (AIRS UNITS)	481 SF
10P	1	UG2 (AIRS UNITS)	681 SF
10T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			2187 SF
UG2 (HOMELESS SET ASIDE UNITS)			
10A	0	UG2 (HOMELESS SET ASIDE UNITS)	465 SF
10Q	1	UG2 (HOMELESS SET ASIDE UNITS)	655 SF
10R	0	UG2 (HOMELESS SET ASIDE UNITS)	540 SF
10S	0	UG2 (HOMELESS SET ASIDE UNITS)	448 SF
UG2 (HOMELESS SET ASIDE UNITS)			2108 SF



10 10TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 6

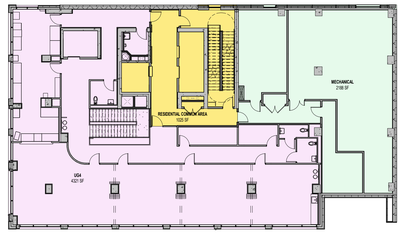
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	5629 SF
COMMON SPACES			5629 SF



6 6TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 2

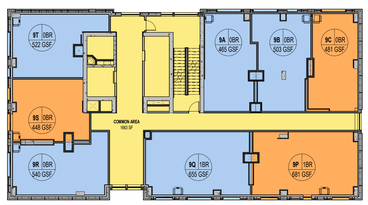
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1025 SF
COMMON SPACES			1025 SF
MECHANICAL			
MECH		MECHANICAL	2188 SF
MECHANICAL			2188 SF
UG4			
COMMUNITY FACILITY		UG4	4321 SF
UG4			4321 SF



2 2ND FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 9

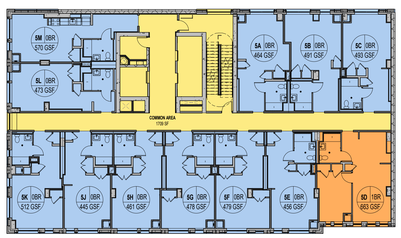
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
9A	0	UG2 (AIRS UNITS)	465 SF
9B	0	UG2 (AIRS UNITS)	503 SF
9Q	1	UG2 (AIRS UNITS)	655 SF
9R	0	UG2 (AIRS UNITS)	540 SF
9T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			2685 SF
UG2 (HOMELESS SET ASIDE UNITS)			
9C	0	UG2 (HOMELESS SET ASIDE UNITS)	481 SF
9P	1	UG2 (HOMELESS SET ASIDE UNITS)	681 SF
9S	0	UG2 (HOMELESS SET ASIDE UNITS)	448 SF
UG2 (HOMELESS SET ASIDE UNITS)			1610 SF



9 9TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 5

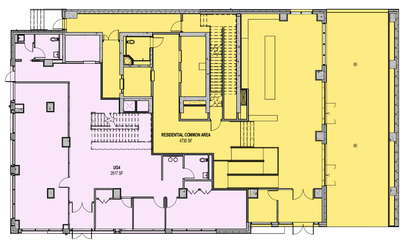
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1709 SF
COMMON SPACES			1709 SF
UG2 (AIRS UNITS)			
5A	0	UG2 (AIRS UNITS)	464 SF
5B	0	UG2 (AIRS UNITS)	491 SF
5C	0	UG2 (AIRS UNITS)	493 SF
5E	0	UG2 (AIRS UNITS)	456 SF
5F	0	UG2 (AIRS UNITS)	479 SF
5G	0	UG2 (AIRS UNITS)	478 SF
5H	0	UG2 (AIRS UNITS)	461 SF
5J	0	UG2 (AIRS UNITS)	445 SF
5K	0	UG2 (AIRS UNITS)	512 SF
5L	0	UG2 (AIRS UNITS)	473 SF
5M	0	UG2 (AIRS UNITS)	570 SF
UG2 (AIRS UNITS)			5322 SF
UG2 (HOMELESS SET ASIDE UNITS)			
5D	1	UG2 (HOMELESS SET ASIDE UNITS)	663 SF
UG2 (HOMELESS SET ASIDE UNITS)			663 SF



5 5TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 1

LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	4730 SF
COMMON SPACES			4730 SF
UG4			
COMMUNITY FACILITY		UG4	2817 SF
UG4			2817 SF



1 1ST FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDE LEGEND:

- COMMON SPACES
- MECHANICAL
- USE GROUP 2 (AIRS UNITS)
- USE GROUP 2 (HOMELESS SET ASIDE UNITS)
- USE GROUP 4 (COMMUNITY FACILITY)

NOTE:
ALL AREAS ARE TO BE GROSS AREAS TAKEN TO THE EXTERIOR FACE AND TO THE CENTER LINES OF DEMISING PARTITIONS

DOB SEAL:

CARMEN VILLEGAS APARTMENTS

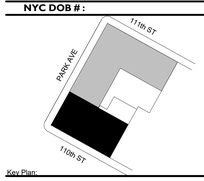
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
1	03/21/2024	Response to HPD
2	04/1/2024	HPD Updated Set

NOT FOR CONSTRUCTION

Revisions:

Architect:

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
Tel (212) 213-0662

Landscape Architect:

TERRAIN NYC
200 Park Avenue South, Suite 1401
New York, NY 10003
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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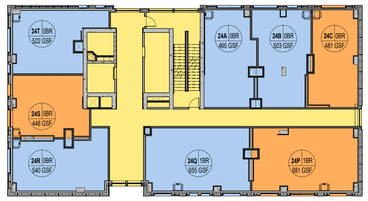
UNIT AREA ANALYSIS

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-015.00
SCALE:	As indicated

HOMELESS SET ASIDES - FLOOR 24

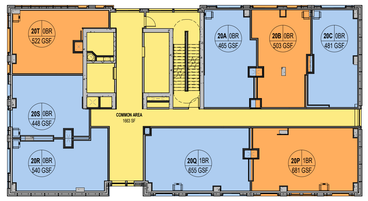
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
24A	0	UG2 (AIRS UNITS)	465 SF
24B	0	UG2 (AIRS UNITS)	503 SF
24Q	1	UG2 (AIRS UNITS)	655 SF
24R	0	UG2 (AIRS UNITS)	540 SF
24T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			2685 SF
UG2 (HOMELESS SET ASIDE UNITS)			
24C	0	UG2 (HOMELESS SET ASIDE UNITS)	481 SF
24P	1	UG2 (HOMELESS SET ASIDE UNITS)	681 SF
24S	0	UG2 (HOMELESS SET ASIDE UNITS)	448 SF
UG2 (HOMELESS SET ASIDE UNITS)			1610 SF



12 24TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 20

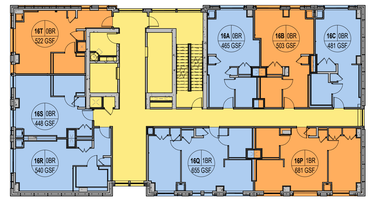
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
20A	0	UG2 (AIRS UNITS)	465 SF
20C	0	UG2 (AIRS UNITS)	481 SF
20Q	1	UG2 (AIRS UNITS)	655 SF
20R	0	UG2 (AIRS UNITS)	540 SF
20S	0	UG2 (AIRS UNITS)	448 SF
UG2 (AIRS UNITS)			2589 SF
UG2 (HOMELESS SET ASIDE UNITS)			
20B	0	UG2 (HOMELESS SET ASIDE UNITS)	503 SF
20P	1	UG2 (HOMELESS SET ASIDE UNITS)	681 SF
20T	0	UG2 (HOMELESS SET ASIDE UNITS)	522 SF
UG2 (HOMELESS SET ASIDE UNITS)			1706 SF



8 20TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 16

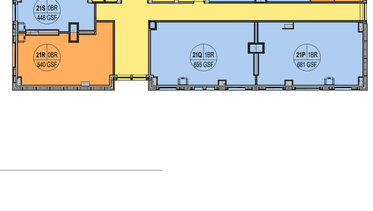
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
16A	0	UG2 (AIRS UNITS)	465 SF
16C	0	UG2 (AIRS UNITS)	481 SF
16Q	1	UG2 (AIRS UNITS)	655 SF
16R	0	UG2 (AIRS UNITS)	540 SF
16S	0	UG2 (AIRS UNITS)	448 SF
UG2 (AIRS UNITS)			2589 SF
UG2 (HOMELESS SET ASIDE UNITS)			
16B	0	UG2 (HOMELESS SET ASIDE UNITS)	503 SF
16P	1	UG2 (HOMELESS SET ASIDE UNITS)	681 SF
16T	0	UG2 (HOMELESS SET ASIDE UNITS)	522 SF
UG2 (HOMELESS SET ASIDE UNITS)			1706 SF



4 16TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 23

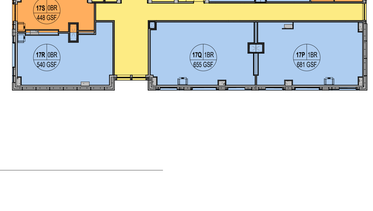
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
23A	0	UG2 (AIRS UNITS)	465 SF
23C	0	UG2 (AIRS UNITS)	481 SF
23P	1	UG2 (AIRS UNITS)	681 SF
23Q	1	UG2 (AIRS UNITS)	655 SF
23R	0	UG2 (AIRS UNITS)	540 SF
23S	0	UG2 (AIRS UNITS)	448 SF
UG2 (AIRS UNITS)			3270 SF
UG2 (HOMELESS SET ASIDE UNITS)			
23B	0	UG2 (HOMELESS SET ASIDE UNITS)	503 SF
23T	0	UG2 (HOMELESS SET ASIDE UNITS)	522 SF
UG2 (HOMELESS SET ASIDE UNITS)			1025 SF



11 23RD FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 19

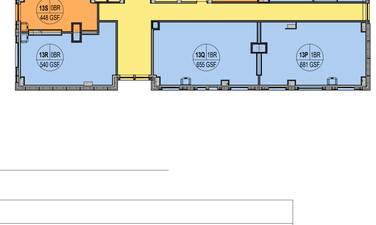
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
19B	0	UG2 (AIRS UNITS)	503 SF
19C	0	UG2 (AIRS UNITS)	481 SF
19P	1	UG2 (AIRS UNITS)	681 SF
19Q	1	UG2 (AIRS UNITS)	655 SF
19R	0	UG2 (AIRS UNITS)	540 SF
19T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			3382 SF
UG2 (HOMELESS SET ASIDE UNITS)			
19A	0	UG2 (HOMELESS SET ASIDE UNITS)	465 SF
19S	0	UG2 (HOMELESS SET ASIDE UNITS)	448 SF
UG2 (HOMELESS SET ASIDE UNITS)			913 SF



7 19TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 15

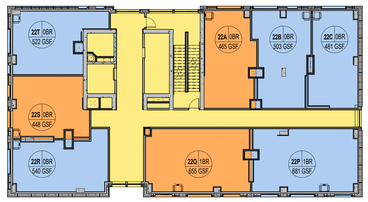
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
15B	0	UG2 (AIRS UNITS)	503 SF
15C	0	UG2 (AIRS UNITS)	481 SF
15P	1	UG2 (AIRS UNITS)	681 SF
15Q	1	UG2 (AIRS UNITS)	655 SF
15R	0	UG2 (AIRS UNITS)	540 SF
15T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			3382 SF
UG2 (HOMELESS SET ASIDE UNITS)			
15A	0	UG2 (HOMELESS SET ASIDE UNITS)	465 SF
15S	0	UG2 (HOMELESS SET ASIDE UNITS)	448 SF
UG2 (HOMELESS SET ASIDE UNITS)			913 SF



3 15TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 22

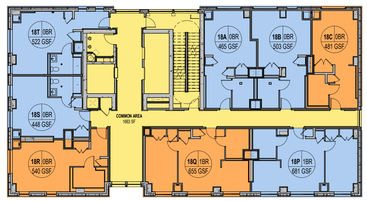
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
22B	0	UG2 (AIRS UNITS)	503 SF
22C	0	UG2 (AIRS UNITS)	481 SF
22P	1	UG2 (AIRS UNITS)	681 SF
22R	0	UG2 (AIRS UNITS)	540 SF
22T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			2727 SF
UG2 (HOMELESS SET ASIDE UNITS)			
22A	0	UG2 (HOMELESS SET ASIDE UNITS)	465 SF
22Q	1	UG2 (HOMELESS SET ASIDE UNITS)	655 SF
22S	0	UG2 (HOMELESS SET ASIDE UNITS)	448 SF
UG2 (HOMELESS SET ASIDE UNITS)			1568 SF



10 22ND FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 18

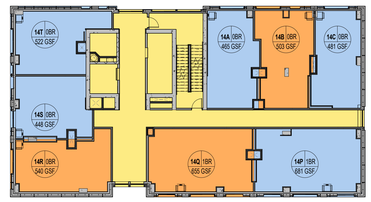
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
18A	0	UG2 (AIRS UNITS)	465 SF
18B	0	UG2 (AIRS UNITS)	503 SF
18P	1	UG2 (AIRS UNITS)	681 SF
18S	0	UG2 (AIRS UNITS)	448 SF
18T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			2619 SF
UG2 (HOMELESS SET ASIDE UNITS)			
18C	0	UG2 (HOMELESS SET ASIDE UNITS)	481 SF
18Q	1	UG2 (HOMELESS SET ASIDE UNITS)	655 SF
18R	0	UG2 (HOMELESS SET ASIDE UNITS)	540 SF
UG2 (HOMELESS SET ASIDE UNITS)			1676 SF



6 18TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 14

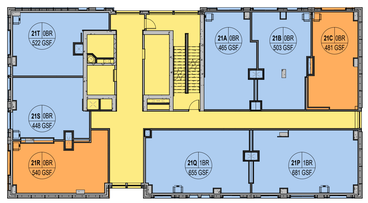
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
14A	0	UG2 (AIRS UNITS)	465 SF
14C	0	UG2 (AIRS UNITS)	481 SF
14P	1	UG2 (AIRS UNITS)	681 SF
14S	0	UG2 (AIRS UNITS)	448 SF
14T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			2597 SF
UG2 (HOMELESS SET ASIDE UNITS)			
14B	0	UG2 (HOMELESS SET ASIDE UNITS)	503 SF
14Q	1	UG2 (HOMELESS SET ASIDE UNITS)	655 SF
14R	0	UG2 (HOMELESS SET ASIDE UNITS)	540 SF
UG2 (HOMELESS SET ASIDE UNITS)			1698 SF



2 14TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 21

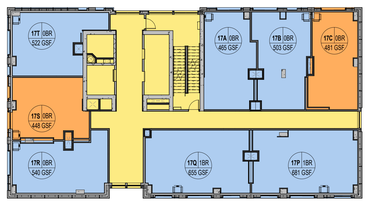
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
21A	0	UG2 (AIRS UNITS)	465 SF
21B	0	UG2 (AIRS UNITS)	503 SF
21P	1	UG2 (AIRS UNITS)	681 SF
21Q	1	UG2 (AIRS UNITS)	655 SF
21S	0	UG2 (AIRS UNITS)	448 SF
21T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			3274 SF
UG2 (HOMELESS SET ASIDE UNITS)			
21C	0	UG2 (HOMELESS SET ASIDE UNITS)	481 SF
21R	0	UG2 (HOMELESS SET ASIDE UNITS)	540 SF
UG2 (HOMELESS SET ASIDE UNITS)			1021 SF



9 21ST FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 17

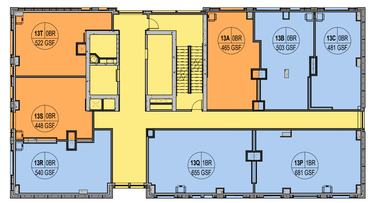
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
17A	0	UG2 (AIRS UNITS)	465 SF
17B	0	UG2 (AIRS UNITS)	503 SF
17P	1	UG2 (AIRS UNITS)	681 SF
17Q	1	UG2 (AIRS UNITS)	655 SF
17R	0	UG2 (AIRS UNITS)	540 SF
17T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			3366 SF
UG2 (HOMELESS SET ASIDE UNITS)			
17C	0	UG2 (HOMELESS SET ASIDE UNITS)	481 SF
17S	0	UG2 (HOMELESS SET ASIDE UNITS)	448 SF
UG2 (HOMELESS SET ASIDE UNITS)			929 SF



5 17TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 13

LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
13B	0	UG2 (AIRS UNITS)	503 SF
13C	0	UG2 (AIRS UNITS)	481 SF
13P	1	UG2 (AIRS UNITS)	681 SF
13Q	1	UG2 (AIRS UNITS)	655 SF
13R	0	UG2 (AIRS UNITS)	540 SF
UG2 (AIRS UNITS)			2860 SF
UG2 (HOMELESS SET ASIDE UNITS)			
13A	0	UG2 (HOMELESS SET ASIDE UNITS)	465 SF
13S	0	UG2 (HOMELESS SET ASIDE UNITS)	448 SF
13T	0	UG2 (HOMELESS SET ASIDE UNITS)	522 SF
UG2 (HOMELESS SET ASIDE UNITS)			1435 SF



1 13TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDE LEGEND:

- COMMON SPACES
- MECHANICAL
- USE GROUP 2 (AIRS UNITS)
- USE GROUP 2 (HOMELESS SET ASIDE UNITS)
- USE GROUP 4 (COMMUNITY FACILITY)

NOTE:
ALL AREAS ARE TO BE GROSS AREAS TAKEN TO THE EXTERIOR FACE AND TO THE CENTER LINES OF DEMISING PARTITIONS

DOB SEAL:

CARMEN VILLEGAS APARTMENTS

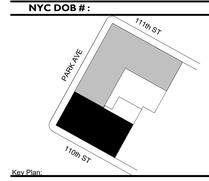
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
1	03/21/2024	Response to HPD
2	04/1/2024	HPD Updated Set

NOT FOR CONSTRUCTION

Revisions:

Architect:
STATE
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
Tel (212) 213-0662

Landscape Architect:
TERRAIN NYC
200 Park Avenue South, Suite 1401
New York, NY 10003
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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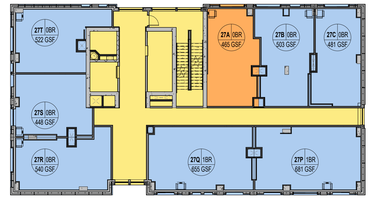
UNIT AREA ANALYSIS

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-016.00
SCALE:	As indicated

HOMELESS SET ASIDES - FLOOR 27

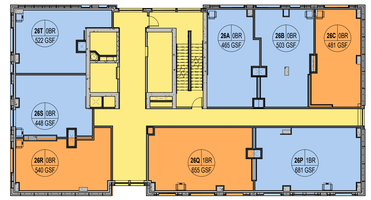
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
27B	0	UG2 (AIRS UNITS)	503 SF
27C	0	UG2 (AIRS UNITS)	481 SF
27P	1	UG2 (AIRS UNITS)	681 SF
27Q	1	UG2 (AIRS UNITS)	655 SF
27R	0	UG2 (AIRS UNITS)	540 SF
27S	0	UG2 (AIRS UNITS)	448 SF
27T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			3830 SF
UG2 (HOMELESS SET ASIDE UNITS)			
27A	0	UG2 (HOMELESS SET ASIDE UNITS)	465 SF
UG2 (HOMELESS SET ASIDE UNITS)			465 SF



3 27TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 26

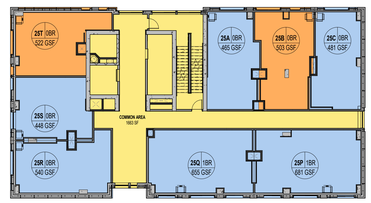
LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
26A	0	UG2 (AIRS UNITS)	465 SF
26B	0	UG2 (AIRS UNITS)	503 SF
26P	1	UG2 (AIRS UNITS)	681 SF
26S	0	UG2 (AIRS UNITS)	448 SF
26T	0	UG2 (AIRS UNITS)	522 SF
UG2 (AIRS UNITS)			2619 SF
UG2 (HOMELESS SET ASIDE UNITS)			
26C	0	UG2 (HOMELESS SET ASIDE UNITS)	481 SF
26Q	1	UG2 (HOMELESS SET ASIDE UNITS)	655 SF
26R	0	UG2 (HOMELESS SET ASIDE UNITS)	540 SF
UG2 (HOMELESS SET ASIDE UNITS)			1676 SF



2 26TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDES - FLOOR 25

LOCATION	UNIT TYPE	USE GROUP	SQUARE FOOTAGE
COMMON SPACES			
COMMON		COMMON SPACES	1663 SF
COMMON SPACES			1663 SF
UG2 (AIRS UNITS)			
25A	0	UG2 (AIRS UNITS)	465 SF
25C	0	UG2 (AIRS UNITS)	481 SF
25P	1	UG2 (AIRS UNITS)	681 SF
25Q	1	UG2 (AIRS UNITS)	655 SF
25R	0	UG2 (AIRS UNITS)	540 SF
25S	0	UG2 (AIRS UNITS)	448 SF
UG2 (AIRS UNITS)			3270 SF
UG2 (HOMELESS SET ASIDE UNITS)			
25B	0	UG2 (HOMELESS SET ASIDE UNITS)	503 SF
25T	0	UG2 (HOMELESS SET ASIDE UNITS)	522 SF
UG2 (HOMELESS SET ASIDE UNITS)			1025 SF



1 25TH FLOOR
1/16" = 1'-0"

HOMELESS SET ASIDE LEGEND:

- COMMON SPACES
- MECHANICAL
- USE GROUP 2 (AIRS UNITS)
- USE GROUP 2 (HOMELESS SET ASIDE UNITS)
- USE GROUP 4 (COMMUNITY FACILITY)

NOTE:
ALL AREAS ARE TO BE GROSS AREAS TAKEN TO THE EXTERIOR FACE AND TO THE CENTER LINES OF DEMISING PARTITIONS

DOB SEAL:

CARMEN VILLEGAS APARTMENTS

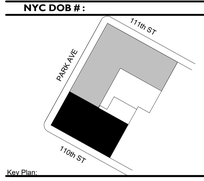
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
1	03/21/2024	Response to HPD
2	04/1/2024	HPD Updated Set

NOT FOR CONSTRUCTION

Revisions:

Architect:
MAGNUSSON ARCHITECTURE AND PLANNING
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

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SKYLINE ENGINEERING
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New York, NY 10018
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Client Representative:

Filing Representative:

Do Not Scale Plans
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UNIT AREA ANALYSIS

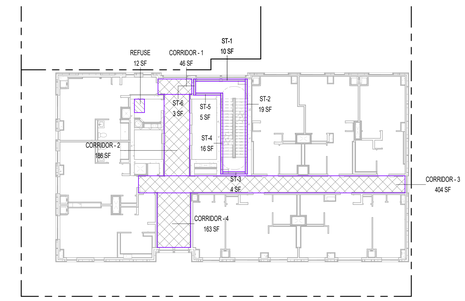
SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-017.00
SCALE:	As indicated

LEGEND - QH DEDUCTIONS

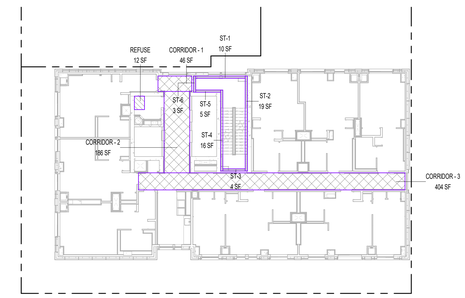
- CORRIDOR
- QUALITY HOUSING - REFUSE
- QUALITY HOUSING - RECREATION
- STAIR ENCLOSURE

Area Schedule (Deduction - Quality Housing) - 18TH FLOOR	
Name	Area
CORRIDOR	
CORRIDOR - 1	46 SF
CORRIDOR - 2	186 SF
CORRIDOR - 3	404 SF
CORRIDOR - 4	163 SF
	799 SF
QUALITY HOUSING - REFUSE	
REFUSE	12 SF
	12 SF
STAIR	
ST-1	10 SF
ST-2	19 SF
ST-3	4 SF
ST-4	16 SF
ST-5	5 SF
ST-6	3 SF
	57 SF



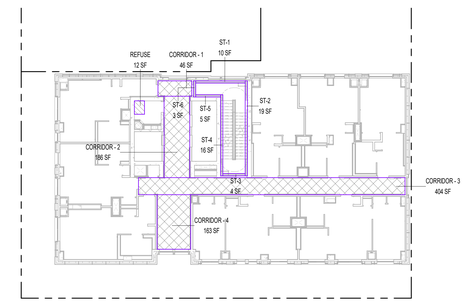
7 18TH FLOOR
1/16" = 1'-0"

Area Schedule (Deduction - Quality Housing) - 10TH,15, 20, 25 FLOOR	
Name	Area
CORRIDOR	
CORRIDOR - 1	46 SF
CORRIDOR - 2	186 SF
CORRIDOR - 3	404 SF
	636 SF
QUALITY HOUSING - REFUSE	
REFUSE	12 SF
	12 SF
STAIR	
ST-1	10 SF
ST-2	19 SF
ST-3	4 SF
ST-4	16 SF
ST-5	5 SF
ST-6	3 SF
	57 SF



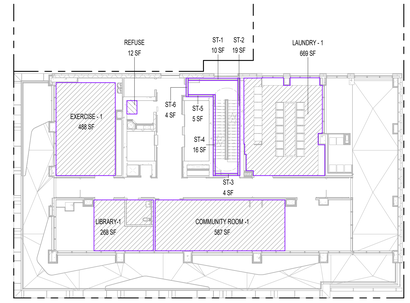
6 10TH,15, 20, 25 FLOOR
1/16" = 1'-0"

Area Schedule (Deduction - Quality Housing) - 7TH-9, 11-14, 16-17, 19, 21-24, 26-28 FLOOR	
Name	Area
CORRIDOR	
CORRIDOR - 1	46 SF
CORRIDOR - 2	186 SF
CORRIDOR - 3	404 SF
CORRIDOR - 4	163 SF
	799 SF
QUALITY HOUSING - REFUSE	
REFUSE	12 SF
	12 SF
STAIR	
ST-1	10 SF
ST-2	19 SF
ST-3	4 SF
ST-4	16 SF
ST-5	5 SF
ST-6	3 SF
	57 SF



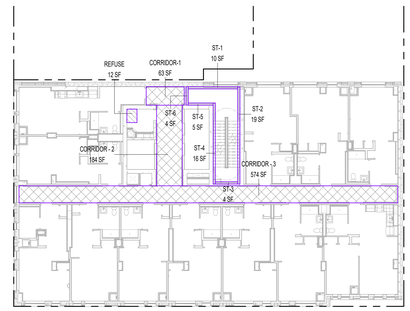
5 7-9, 11-14, 16-17, 19, 21-24, 26-28 FLOOR
1/16" = 1'-0"

Area Schedule (Deduction - Quality Housing) - 6TH FLOOR	
Name	Area
QUALITY HOUSING - REFUSE	
REFUSE	12 SF
	12 SF
QUALITY HOUSING - RECREATION	
COMMUNITY ROOM -1	587 SF
EXERCISE - 1	488 SF
LAUNDRY - 1	669 SF
LIBRARY-1	268 SF
	2012 SF



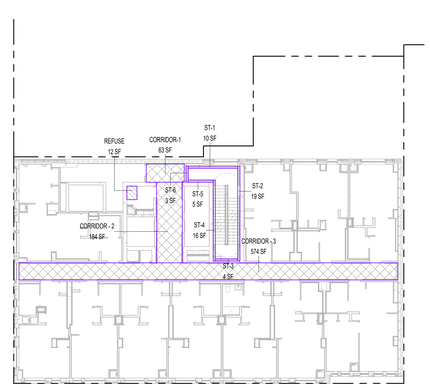
4 6TH FLOOR
1/16" = 1'-0"

Area Schedule (Deduction - Quality Housing) - 4TH & 5TH FLOOR	
Name	Area
CORRIDOR	
CORRIDOR - 2	184 SF
CORRIDOR - 3	574 SF
CORRIDOR-1	63 SF
	820 SF
QUALITY HOUSING - REFUSE	
REFUSE	12 SF
	12 SF
STAIR	
ST-1	10 SF
ST-2	19 SF
ST-3	4 SF
ST-4	16 SF
ST-5	5 SF
ST-6	4 SF
	58 SF

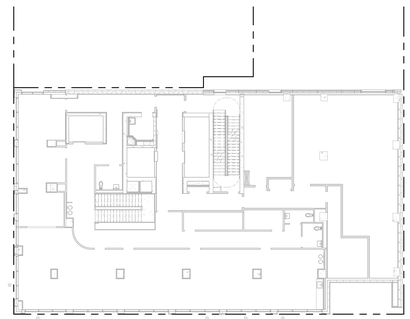


3 4TH & 5TH FLOOR
1/16" = 1'-0"

Area Schedule (Deduction - Quality Housing) - 3RD FLOOR	
Name	Area
CORRIDOR	
CORRIDOR-1	63 SF
CORRIDOR - 2	184 SF
CORRIDOR - 3	574 SF
	820 SF
QUALITY HOUSING - REFUSE	
REFUSE	12 SF
	12 SF
STAIR	
ST-1	10 SF
ST-2	19 SF
ST-3	4 SF
ST-4	16 SF
ST-5	5 SF
ST-6	3 SF
	57 SF



2 3RD FLOOR
1/16" = 1'-0"



1 2ND FLOOR
1/16" = 1'-0"

CARMEN VILLEGAS APARTMENTS

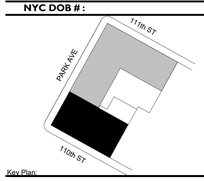
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
1	10/31/2023	50% Design Development
2	12/15/2023	100% Design Development
3	01/31/2024	Owner Comments
4	04/1/2024	HPD Updated Set

NOT FOR CONSTRUCTION

Revisions:

Architect:
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
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Filing Representative:

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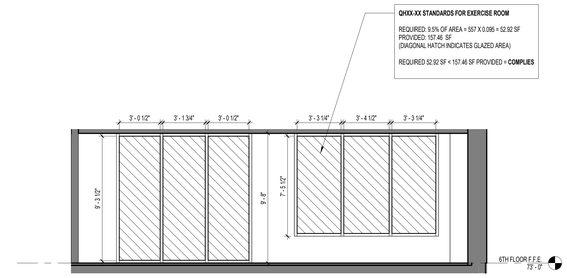
QUALITY HOUSING / STAIR DEDUCTIONS

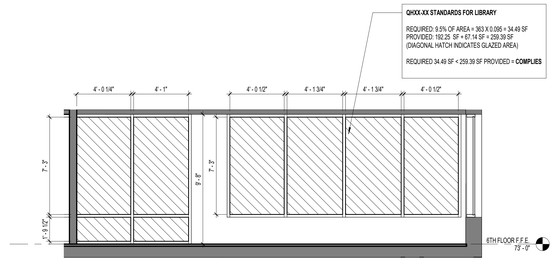
DOB SEAL:

SEAL & SIGNATURE:

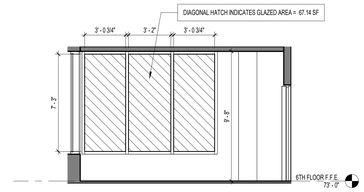
PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-040.00
SCALE:	As indicated



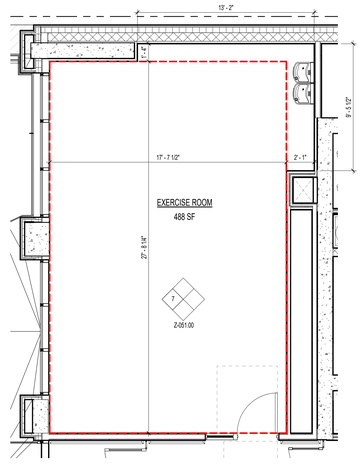
7 QH HOUSING - EXERCISE ROOM 1 ELEVATION
1/4" = 1'-0"



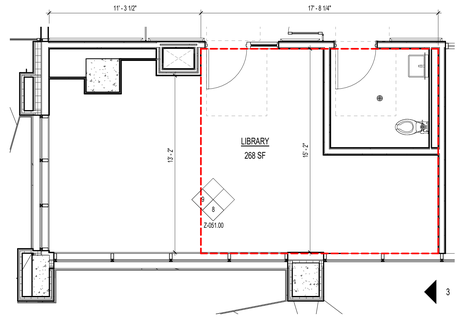
8 QH HOUSING - LIBRARY ELEVATION 1
1/4" = 1'-0"



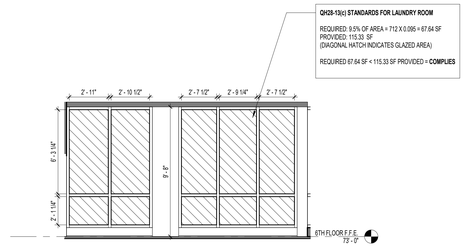
9 QH HOUSING - LIBRARY ELEVATION 2
1/4" = 1'-0"



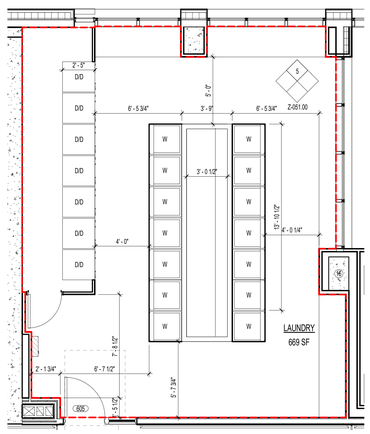
3 QH HOUSING - EXERCISE ROOM PLAN
1/4" = 1'-0"



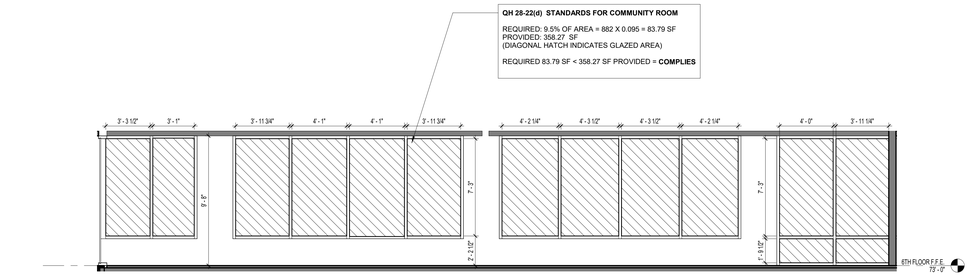
6 QH HOUSING - LIBRARY PLAN
1/4" = 1'-0"



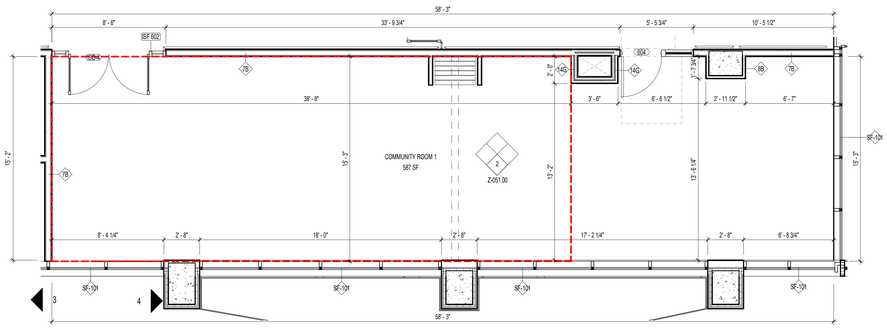
5 QH HOUSING - LAUNDRY ROOM 1 ELEVATION 1
1/4" = 1'-0"



4 QH HOUSING - LAUNDRY ROOM 1 PLAN
1/4" = 1'-0"



2 QH HOUSING - COMMUNITY ROOM ELEVATION 1
1/4" = 1'-0"



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

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New York, NY 10029

Owner:

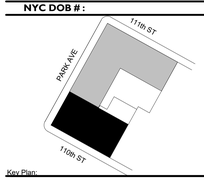
XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
1	10/31/2023	50% Design Development
2	12/15/2023	100% Design Development
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4	04/1/2024	HPD Updated Set

NOT FOR CONSTRUCTION

Revisions:

Architect:

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New York NY 10018
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Filing Representative:

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QH HOUSING ENLARGED PLANS & ELEVATIONS

DOB SEAL:

SEAL & SIGNATURE:

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

Z-051.00

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