

4 **S. 2ND AVE LOOKING NORTH**
1" = 1'-0"



3 **S. 2ND AVE LOOKING SOUTH**
1" = 1'-0"



2 **S. 3RD AVE LOOKING SOUTH**
1" = 1'-0"



1 **COURTYARD VIEW**
1" = 1'-0"

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3/25/2022 12:34:08 PM

No.	Date	Description
1	03/25/2022	SCHEMATIC DESIGN

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7876

Owner:
Trinity Financial
1350 Broadway, Suite 1700
New York, NY 10018

Structural:
McNamara Salvia
62 West 45th Street, 11th Floor

Mechanical, Electrical & Plumbing:
Dagher Engineering
29 Broadway, New York, NY 10006

PROJECT TITLE:

20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

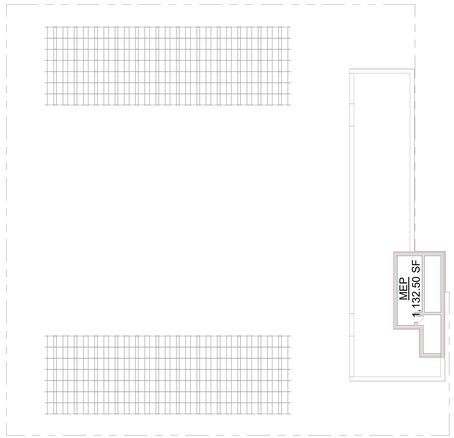
PROJECT No: 68561

DRAWING TITLE:
3D VIEWS

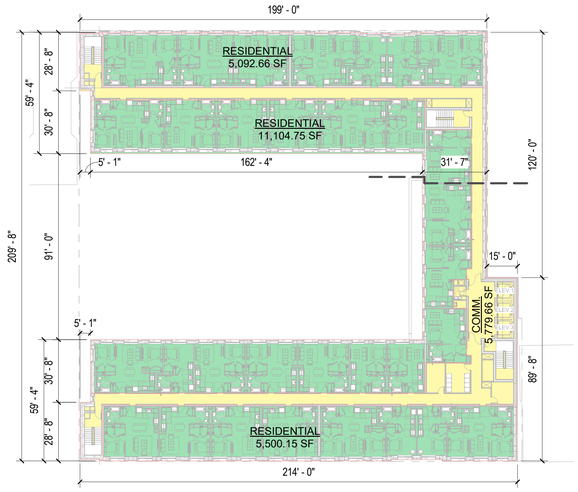
SCALE: 1" = 1'-0"

G-030.00

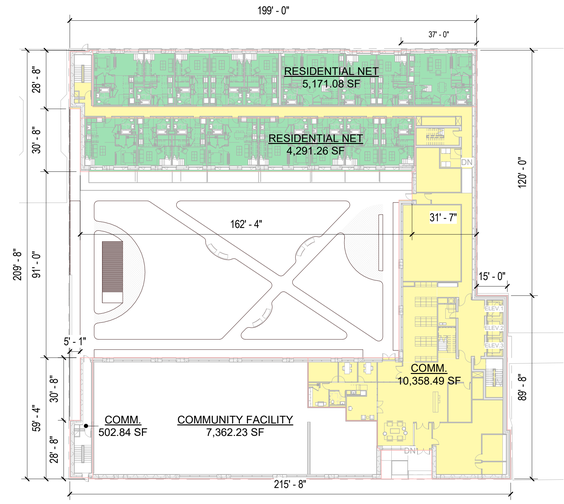
03/25/2022



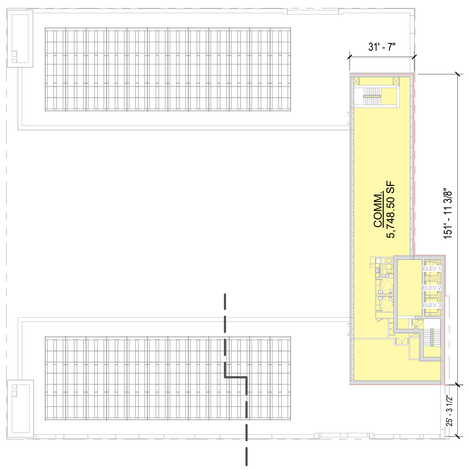
6 MECHANICAL BULKHEAD FLOOR
1" = 30'-0"



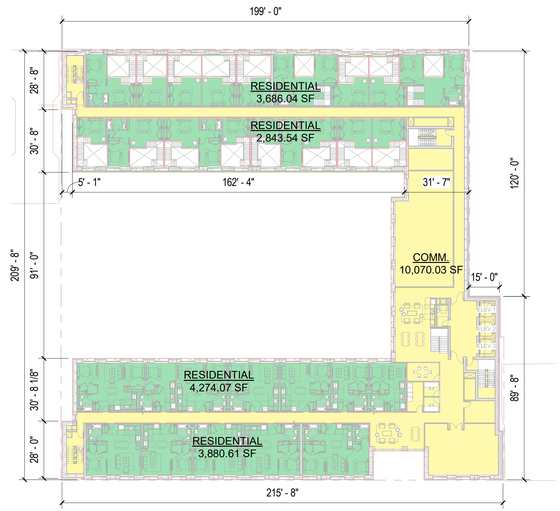
4 3RD-11TH FLOOR (TYPICAL) - GROSS AREAS
1" = 30'-0"



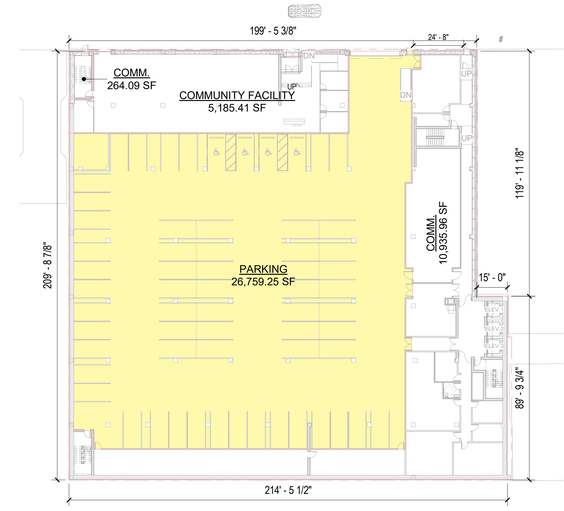
2 1ST FLOOR - GROSS AREAS
1" = 30'-0"



5 12TH FLOORPLAN - GROSS AREAS
1" = 30'-0"



3 2ND FLOOR - GROSS AREAS
1" = 30'-0"



1 P1 FLOOR - GROSS AREAS
1" = 30'-0"

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No.	Date	Description

SEAL

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PERKINS EASTMAN
115 Fifth Avenue
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20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

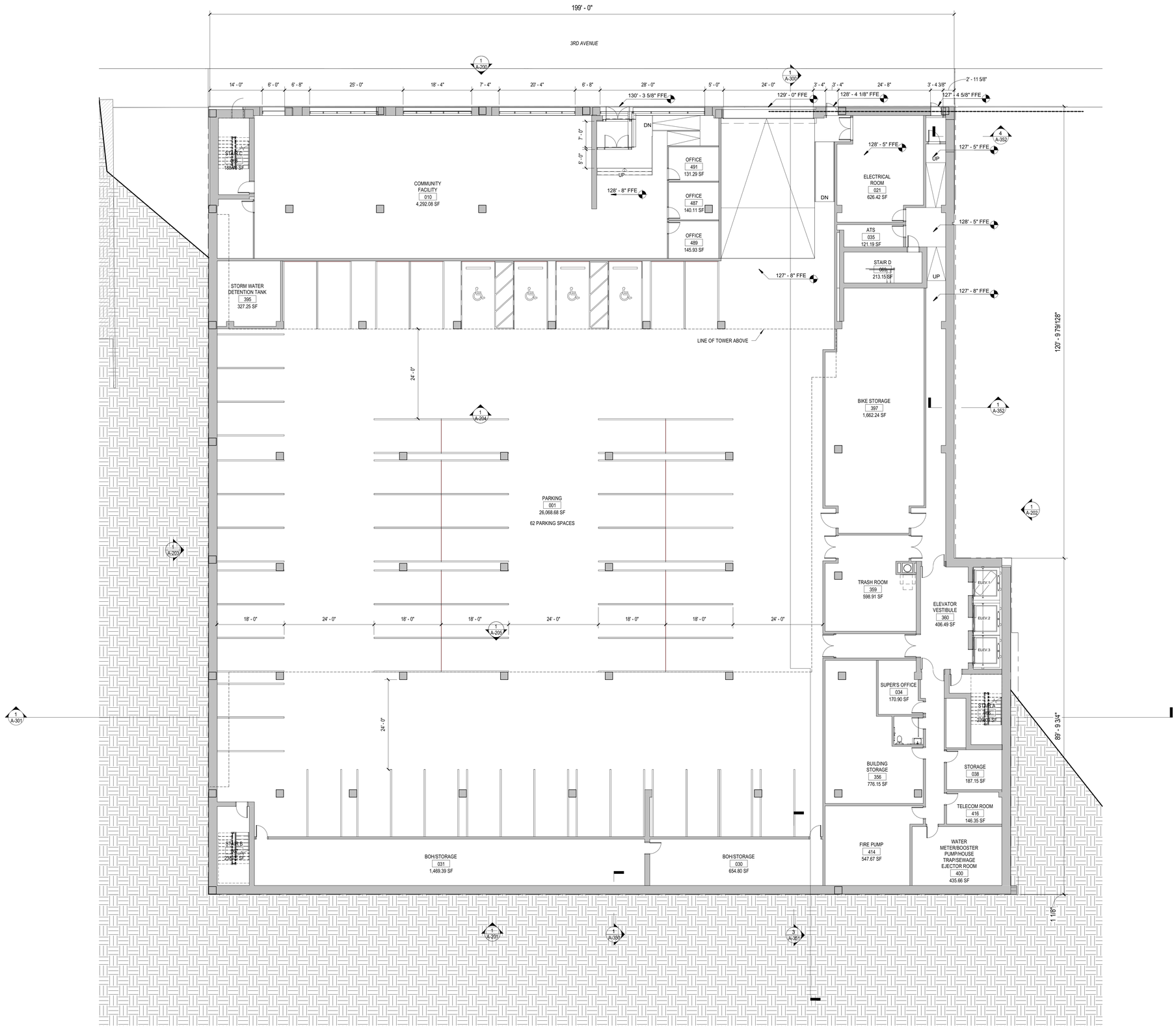
PROJECT No: 68561

DRAWING TITLE:
Unnamed

SCALE: 1" = 30'-0"

SK-002

03/25/2022



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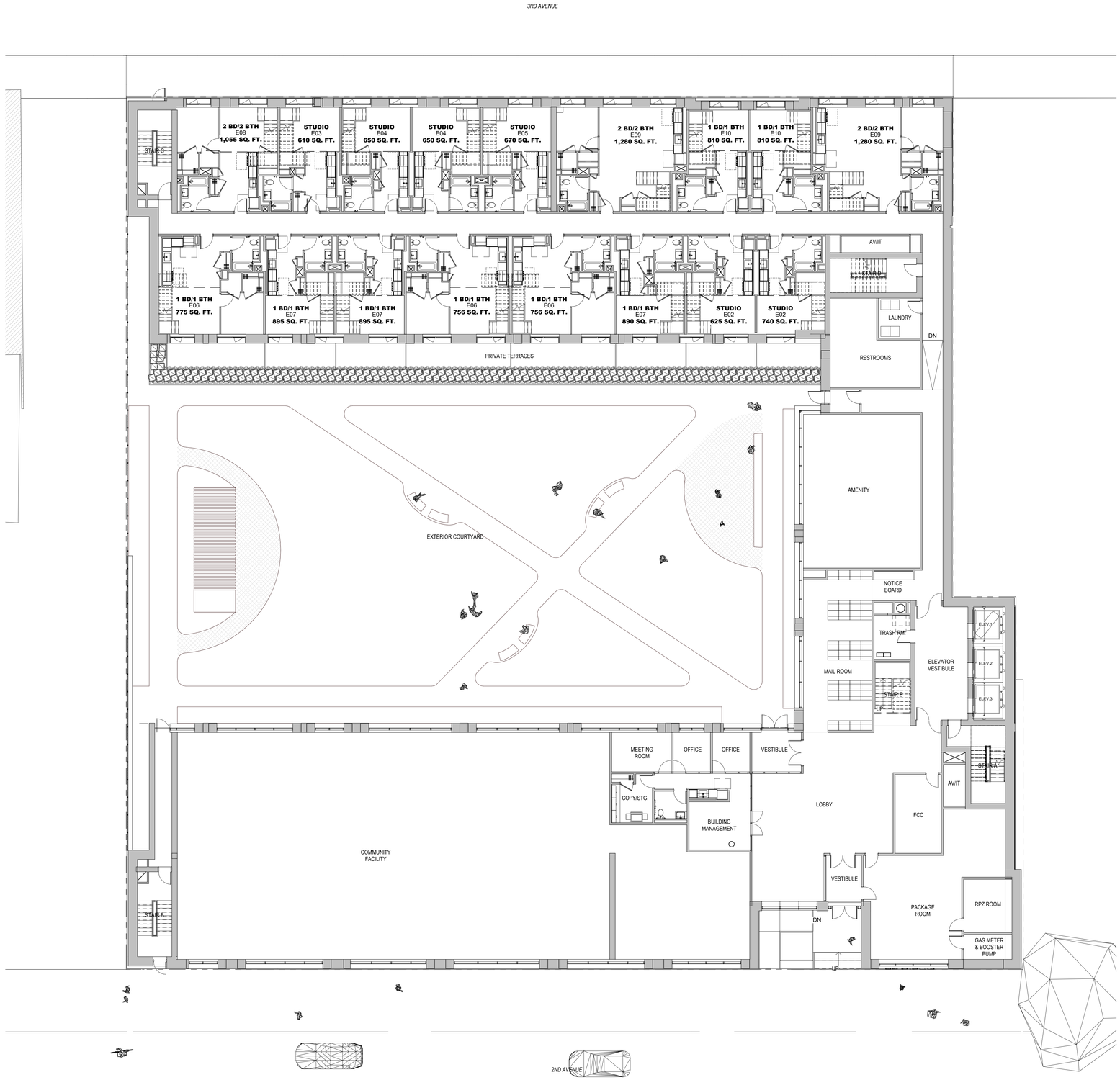
P1 FLOOR PLAN

SCALE: 3/32" = 1'-0"

A-100.00

03/25/2022

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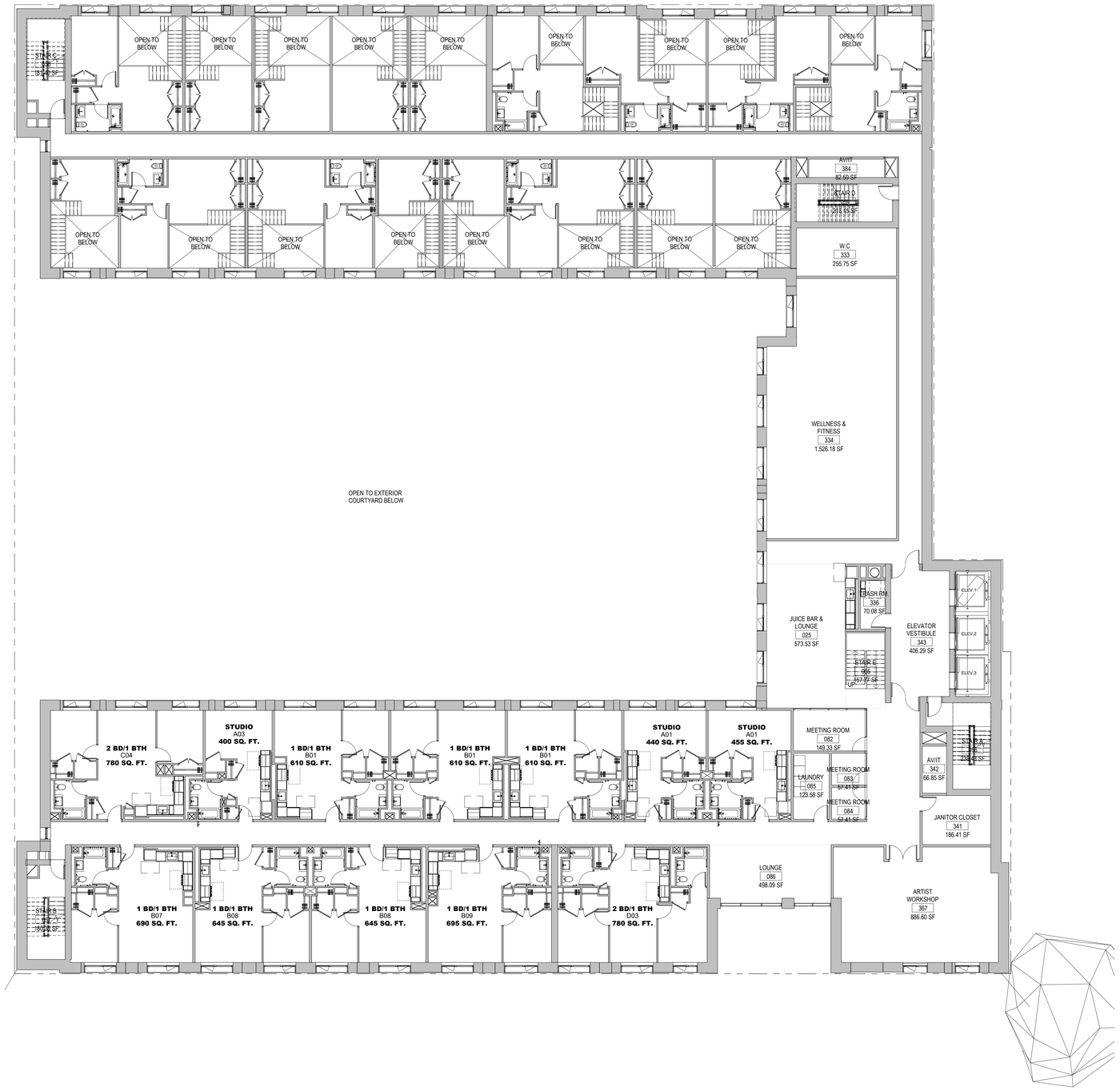
1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"

A-101.00

03/25/2022

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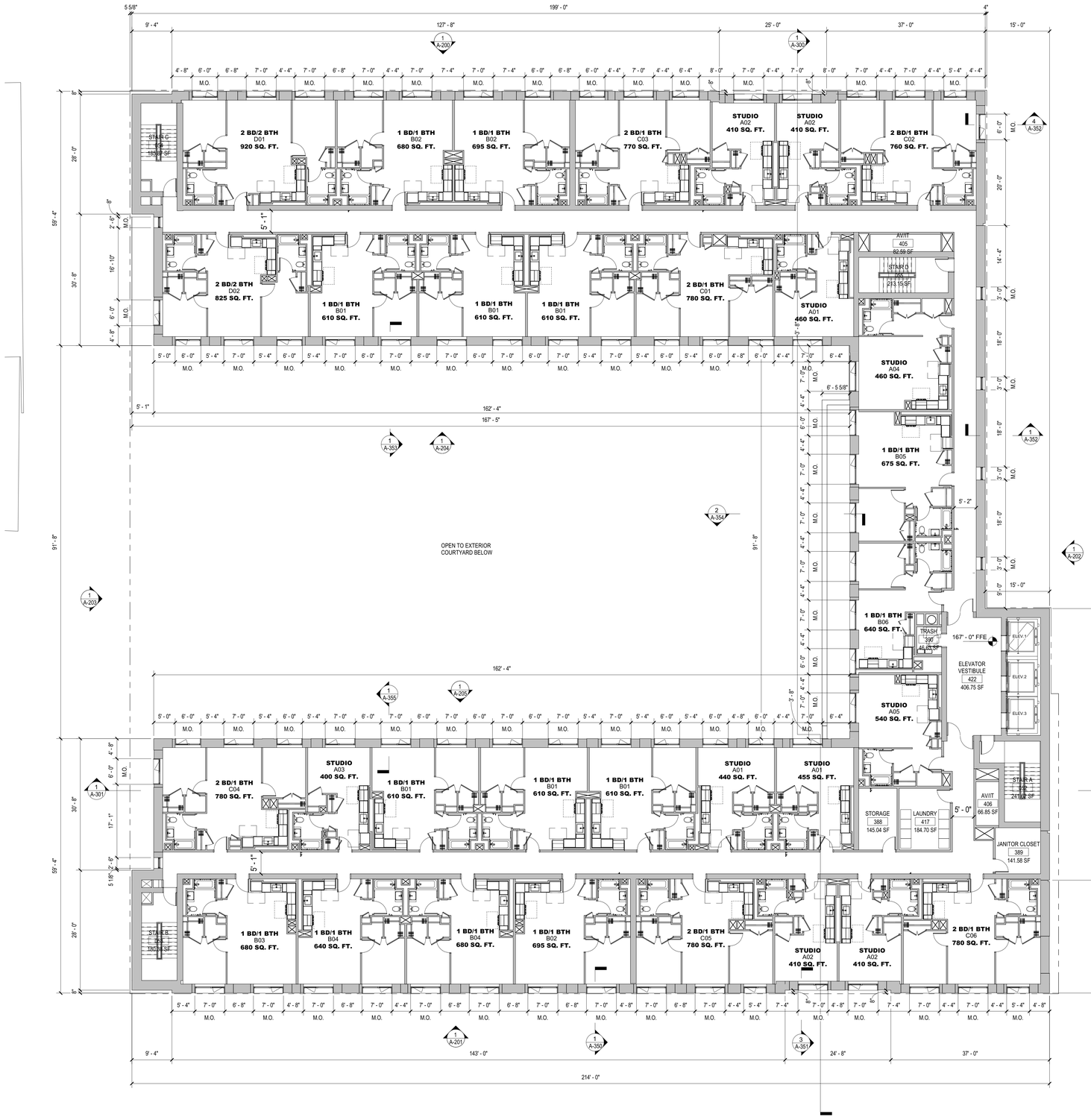
2ND FLOOR PLAN

SCALE: 3/32" = 1'-0"

A-102.00

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DRAWING TITLE:

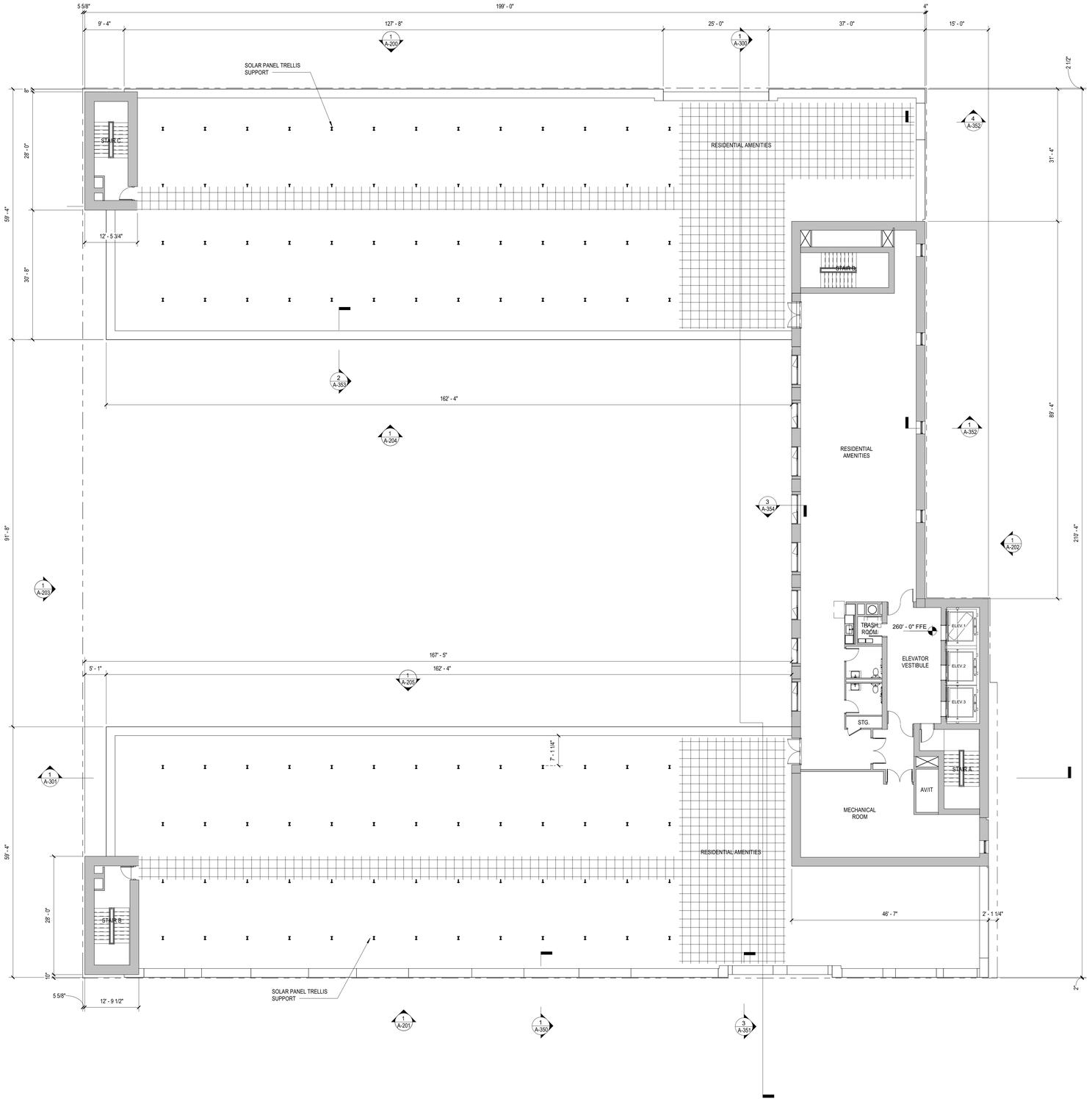
3RD-11TH TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

A-103.00

03/25/2022

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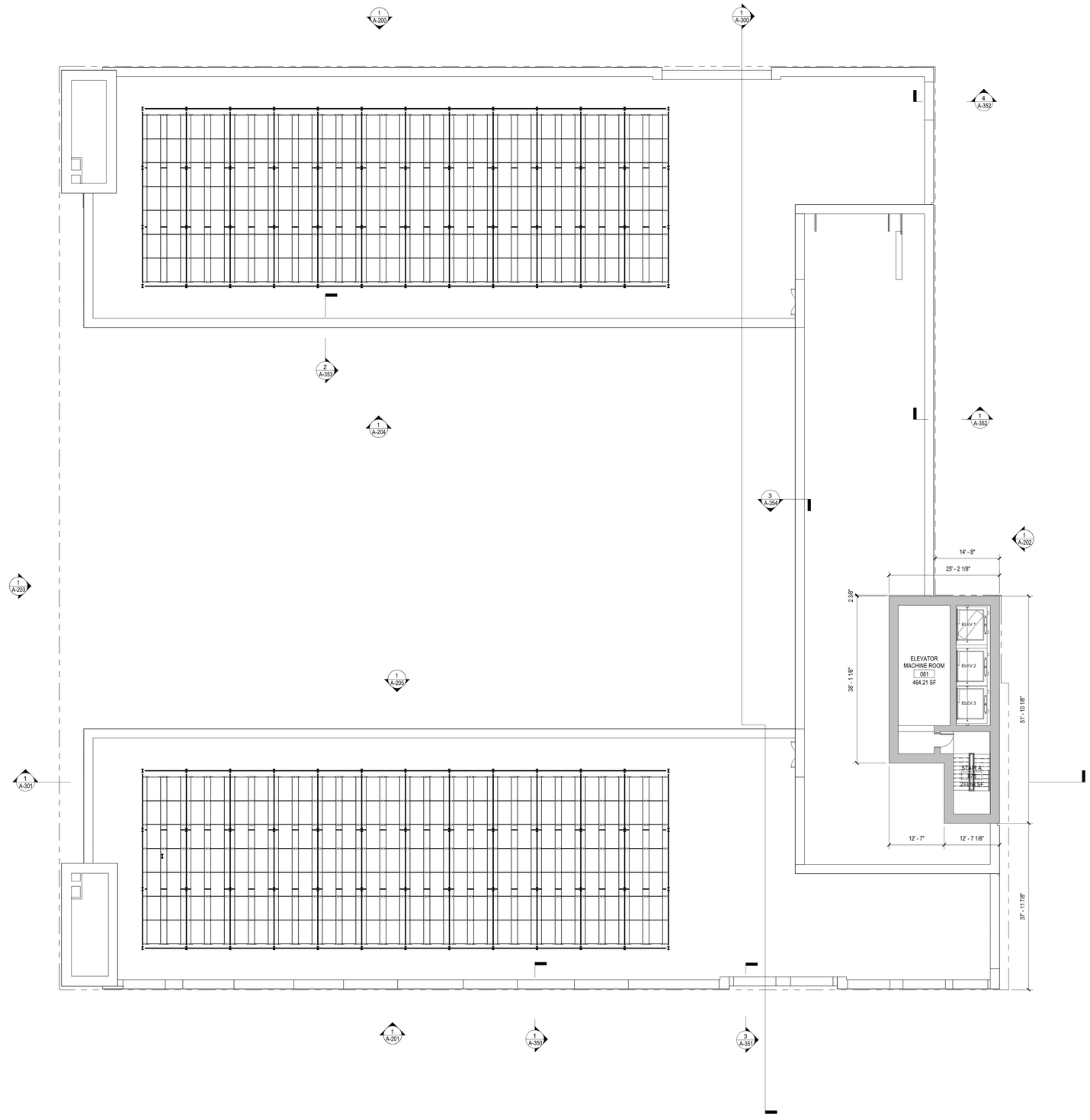
12TH FLOOR PLAN

SCALE: 3/32" = 1'-0"

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03/25/2022

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PROJECT No: 68561

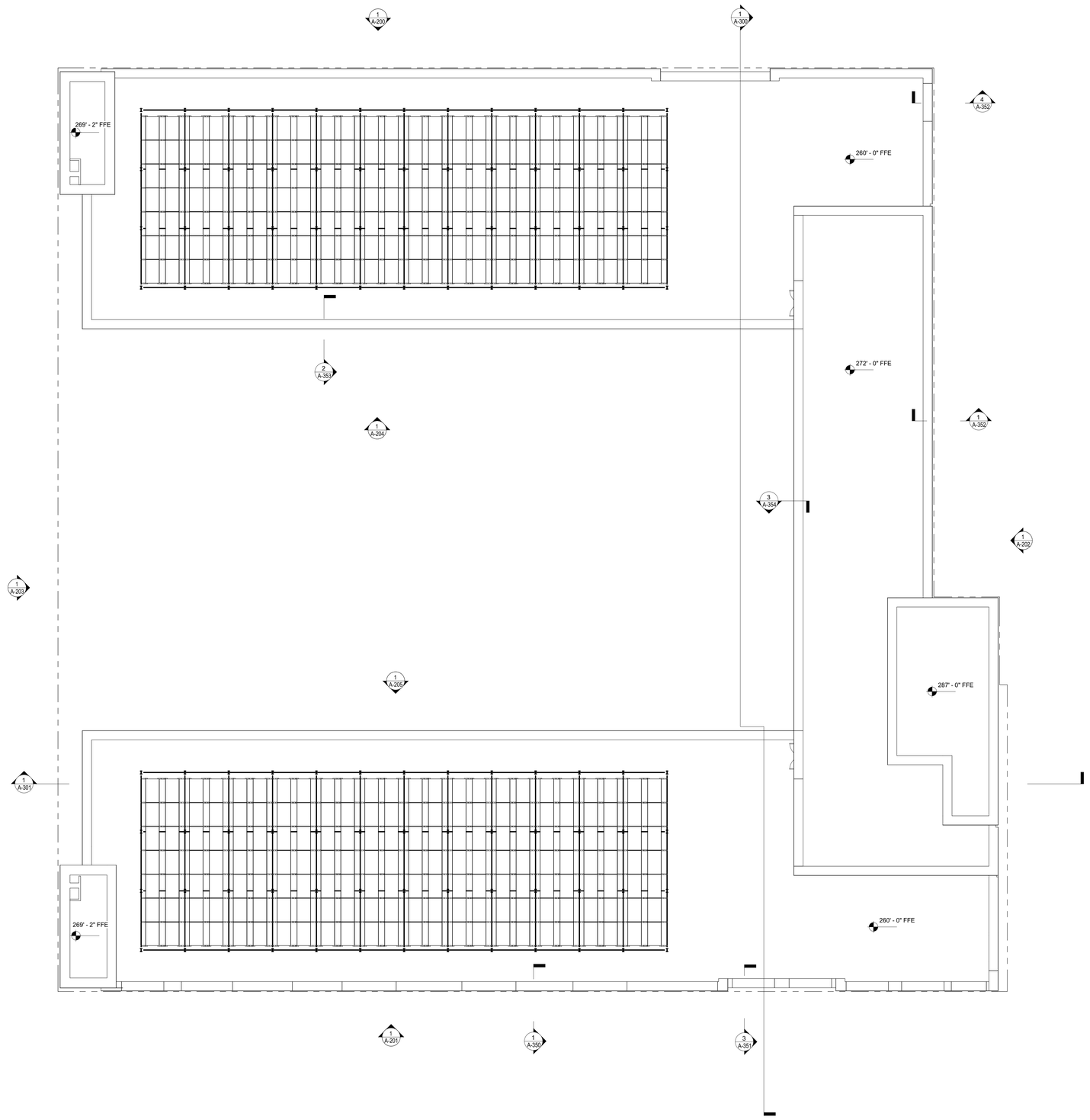
DRAWING TITLE:

MECHANICAL BULKHEAD FLOOR PLAN

SCALE: 3/32" = 1'-0"

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03/25/2022



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PROJECT TITLE:

20 SOUTH 2ND AVENUE

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PROJECT No: 68561

DRAWING TITLE:

ROOF PLAN

SCALE: 3/32" = 1'-0"

A-114.00

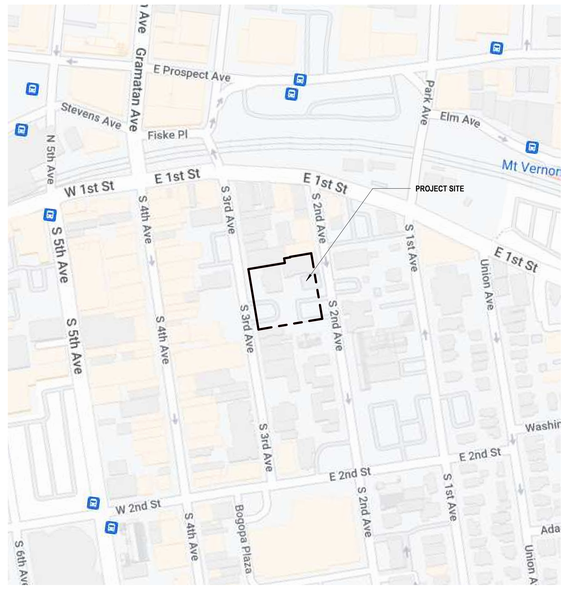
03/25/2022

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FLOOR LEVEL	GSF	COMMON/CIR C./MEP	RESIDENTIAL NSF	RESIDENTIAL HCR	EFFICIENCY
Bulkhead	1,132	1,132	0	0	0.00%
12	5,748	5,748	0	0	0.00%
11	27,477	5,780	21,697	19,856	78.97%
10	27,477	5,780	21,697	19,856	78.97%
9	27,477	5,780	21,697	19,856	78.97%
8	27,477	5,780	21,697	19,856	78.97%
7	27,477	5,780	21,697	19,856	78.97%
6	27,477	5,780	21,697	19,856	78.97%
5	27,477	5,780	21,697	19,856	78.97%
4	27,477	5,780	21,697	19,856	78.97%
3	27,477	5,780	21,697	19,856	78.97%
2	24,754	10,070	14,684	12,164	59.32%
1	27,664	10,861	16,802	8,573	60.74%
P1	37,959	37,959	0	0	0.00%
TOTALS	344,546	117,787	226,759	199,441	
RES. EFF. %					65.81%

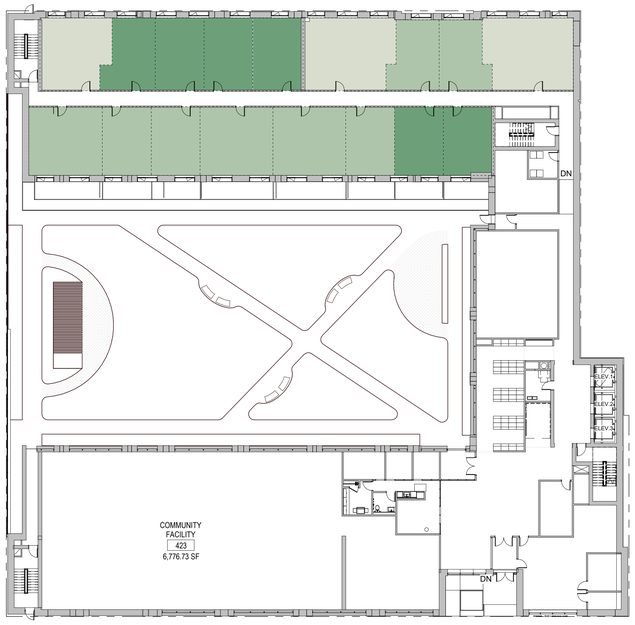
UNIT MATRIX

	0 BR	1 BR	2 BR 2 BR/1BTH	2 BR 2 BR/2BTH	3 BR	Total Units
	10	14	6	2	0	32
	10	14	6	2	0	32
	10	14	6	2	0	32
	10	14	6	2	0	32
	10	14	6	2	0	32
	10	14	6	2	0	32
	10	14	6	2	0	32
	10	14	6	2	0	32
	10	14	6	2	0	32
	3	7	2	0	0	12
	6	8	0	3	0	17
	99	141	56	21	0	317
			17.67%	6.62%		
	31.23%	44.48%	24.29%		0.00%	100.00%
TARGET	*20%*	*50%*	*30%*		*0%*	*100%*



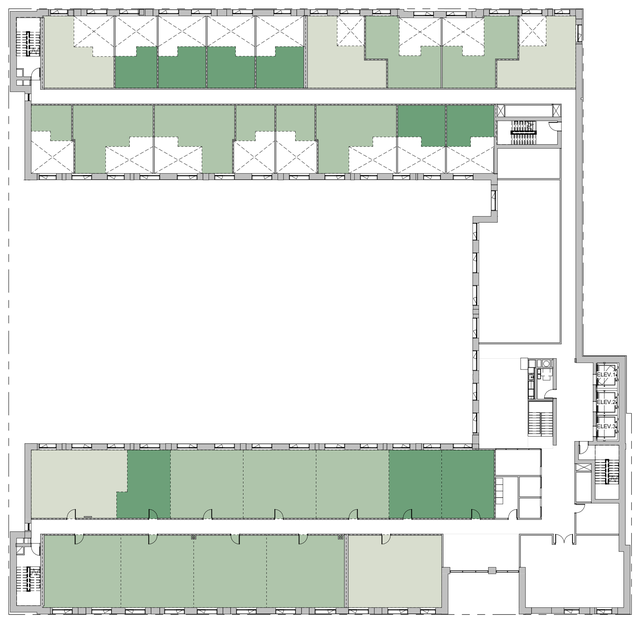
4 **SITE LOCATION MAP**
1" = 200'-0"

3RD AVENUE

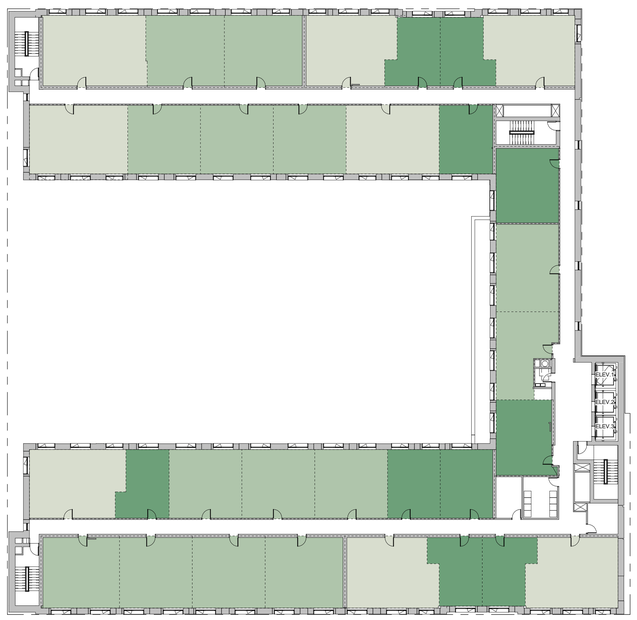


UNIT TYPES
- 1 BEDROOM
- 2 BEDROOM
- STUDIO

1 **1ST FLOOR - UNIT BLOCKING PLAN**
3/64" = 1'-0"



2 **2ND FLOOR - UNIT BLOCKING PLAN**
3/64" = 1'-0"



3 **3RD FLOOR - UNIT BLOCKING PLAN**
3/64" = 1'-0"

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DRAWING TITLE:

PROJECT INFORMATION AND UNIT MATRIX

SCALE: As indicated

G-022.00

03/25/2022

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05-MTL-01	ALUMINUM METAL PANEL: CUSTOM COLOR COATED (SEE ELEVATIONS FOR COLOR) ALUMINUM FACING WITH FIRE RETARDANT "FR" CORE, 4MM THICK. BOD: "ALPOLIC" FR SERIES W/ MINERAL FILLED THERMOPLASTIC CORE IN WET SEALED SYSTEM. WET JOINTS TO BE 07-SEA-02.
08-GL-01	LOW-E COATED INSULATED GLASS UNIT(TBD): ALL LITES: CLEAR MONOLITHIC (BOD: TBD) W/ LOW E COATING ON #2 SURFACE + ½" A.S. W/ ARGON FILL AND STAINLESS STEEL (BLACK) OR WARM EDGE SPACER (BLACK) & "LIGHT GREY" COLOR PRIMARY & SECONDARY SEALS (07-SEA-02) + INBD LITE: CLEAR MONOLITHIC LITE (BOD: GUARDIAN, CLEAR FLOAT). ALL GLASS SUBSTRATES TO BE HEAT STRENGTHEN MINIMUM UNLESS TEMPERED LEVEL UPGRADED REQUIRED FOR SAFETY GLAZING PER CODE, WIND LOADING.
08-GL-03	INSULATED SPANDREL GLASS UNIT(TBD): ALL LITES: CLEAR MONOLITHIC (BOD: TBD) + ½" A.S. W/ ARGON FILL AND STAINLESS STEEL (BLACK) OR WARM EDGE SPACER (BLACK) + INBD LITE: MONOLITHIC LITE WITH 100% FULL COVERAGE (COLOR TBD) CERAMIC FRIT ON #4 SURFACE (BOD: TBD 100% FULL COVERAGE CLEAR FLOAT). WEATHER SEALS TBD. ALL GLASS SUBSTRATES TO BE HEAT STRENGTHEN MINIMUM UNLESS TEMPERED LEVEL UPGRADED REQUIRED FOR SAFETY GLAZING PER CODE, WIND LOADING.
EWS-01-A	BRICK VENEER OVER CMU WALL: EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), ADJUSTABLE BRICK TIES WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08), FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED PER STRUCTURAL DESIGN (04-CMU-01), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-01-B	BRICK VENEER OVER CMU WALL: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-02), ADJUSTABLE BRICK TIES WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08), FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 10" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED PER STRUCTURAL DESIGN DOCUMENTS (04-CMU-02), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-01-E	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL, THICKNESS TBD (07-INS-08) FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-F	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08) FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-I	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-01-J	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-02	STONE VENEER AT STOREFRONT : GRANITE VENEER (04-ST-01), AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THIKNESS TBD PER ENERGY MODEL) (07-INS-03) ON IMPAILING PINS FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, SEMI RIGID MINERAL WOOL BATT INSULATION (THICKNESS TBD) (07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-A	CEMENTITIOUS PANEL OVER CMU WALL: CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-08) ON IMPALING PINS, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-B	CEMENTITIOUS PANEL ON SLAB EDGE : CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-08) ON IMPALING PINS , FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-18	HM DOOR. SEE DOOR SCHEDULE FOR MORE INFORMATION.
RS-01	OCCUPIED TERRACE ROOF SYSTEM : 2" COMCRETE PAVERS (OVERBURDEN) (07-PAV-01), ADJUSTABLE PAVER PEDESTALS (07-PAVA-01), FILTER FABRIC (03-FF-01), 7" THICK 60 PSI EXTRUDED POLYSTYRENE(07-INS-06), 1/2" COMPOSITE DRAINAGE MAT (06-STHG-02), AND 2-PLY MODIFIED BITUMEN WATERPROOFING TORCHED-DOWN SYSTEM (07-WRB-04) ON STRUCTURAL CONCRETE SLAB.

No.	Date	Description
1	03/25/2022	SCHEMATIC DESIGN

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
Trinity Financial
1350 Broadway, Suite 1700
New York, NY 10018

Structural:
McNamara Salvia
62 West 45th Street, 11th Floor

Mechanical, Electrical & Plumbing:
Dagher Engineering
29 Broadway, New York, NY 10006

PROJECT TITLE:

20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

PROJECT No: 68561

DRAWING TITLE:

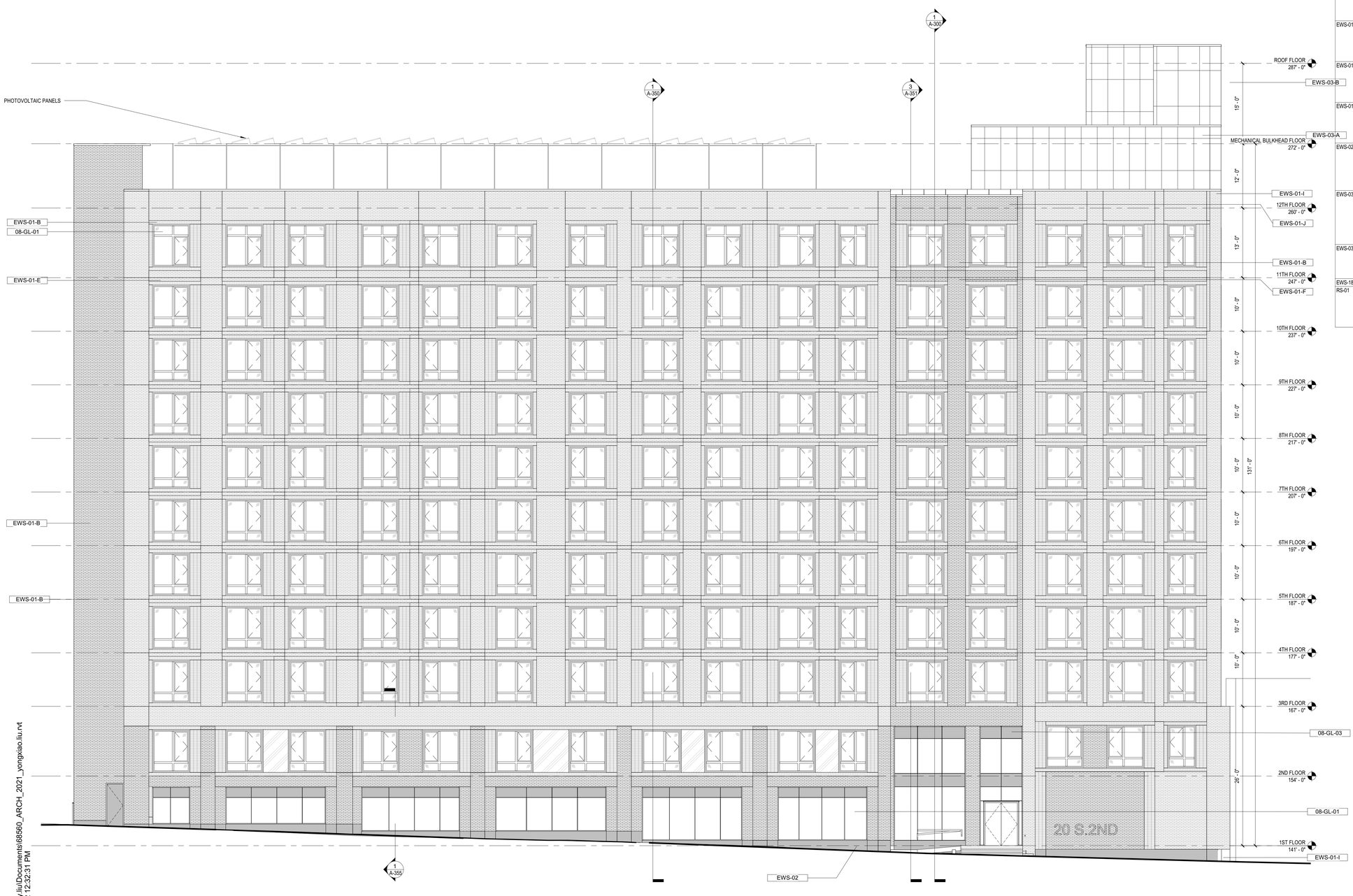
WEST ELEVATION

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

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03/25/2022

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05-MTL-01	ALUMINUM METAL PANEL: CUSTOM COLOR COATED (SEE ELEVATIONS FOR COLOR) ALUMINUM FACING WITH FIRE RETARDANT "FR" CORE. 4MM THICK. BOD: "ALPOLIC" FR SERIES W/ MINERAL FILLED THERMOPLASTIC CORE IN WET SEALED SYSTEM. WET JOINTS TO BE 07-SEA-02.
08-GL-01	LOW-E COATED INSULATED GLASS UNIT(TBD): ALL LITES: CLEAR MONOLITHIC (BOD: TBD) W/ LOW E COATING ON #2 SURFACE + ½" A.S. W/ ARGON FILL AND STAINLESS STEEL (BLACK) OR WARM EDGE SPACER (BLACK) & "LIGHT GREY" COLOR PRIMARY & SECONDARY SEALS (07-SEA-02) + INBD LITE: CLEAR MONOLITHIC LITE (BOD: GUARDIAN, CLEAR FLOAT). ALL GLASS SUBSTRATES TO BE HEAT STRENGTHEN MINIMUM UNLESS TEMPERED LEVEL UPGRADED REQUIRED FOR SAFETY GLAZING PER CODE, WIND LOADING.
08-GL-03	INSULATED SPANDREL GLASS UNIT(TBD): ALL LITES: CLEAR MONOLITHIC (BOD: TBD) + ½" A.S. W/ ARGON FILL AND STAINLESS STEEL (BLACK) OR WARM EDGE SPACER (BLACK) + INBD LITE: MONOLITHIC LITE WITH 100% FULL COVERAGE (COLOR TBD) CERAMIC FRIT ON #4 SURFACE (BOD: TBD 100% FULL COVERAGE CLEAR FLOAT). WEATHER SEALS TBD. ALL GLASS SUBSTRATES TO BE HEAT STRENGTHEN MINIMUM UNLESS TEMPERED LEVEL UPGRADED REQUIRED FOR SAFETY GLAZING PER CODE, WIND LOADING.
EWS-01-A	BRICK VENEER OVER CMU WALL: EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), ADJUSTABLE BRICK TIES WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08), FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED PER STRUCTURAL DESIGN (04-CMU-01), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-01-B	BRICK VENEER OVER CMU WALL: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-02), ADJUSTABLE BRICK TIES WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08), FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 10" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED PER STRUCTURAL DESIGN DOCUMENTS (04-CMU-02), 2 1/2" MTL STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-01-E	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL, THICKNESS TBD (07-INS-08) FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-F	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08). FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-I	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-01-J	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-02	STONE VENEER AT STOREFRONT : GRANITE VENEER (04-ST-01), AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THIKNESS TBD PER ENERGY MODEL) (07-INS-03) ON IMPAILING PINS FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, SEMI RIGID MINERAL WOOL BATT INSULATION (THICKNESS TBD) (07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-A	CEMENTITIOUS PANEL OVER CMU WALL: CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-08) ON IMPALING PINS. FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-B	CEMENTITIOUS PANEL ON SLAB EDGE : CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-08) ON IMPALING PINS . FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-18	HM DOOR. SEE DOOR SCHEDULE FOR MORE INFORMATION.
RS-01	OCCUPIED TERRACE ROOF SYSTEM : 2" CONCRETE PAVERS (OVERBURDEN) (07-PAV-01), ADJUSTABLE PAVER PEDESTALS (07-PAVA-01), FILTER FABRIC (03-FF-01), 7" THICK 60 PSI EXTRUDED POLYSTYRENE(07-INS-06), 1/2" COMPOSITE DRAINAGE MAT (06-STHG-02), AND 2-PLY MODIFIED BITUMEN WATERPROOFING TORCHED-DOWN SYSTEM (07-WRB-04) ON STRUCTURAL CONCRETE SLAB.

No.	Date	Description
1	03/25/2022	SCHEMATIC DESIGN

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
Trinity Financial
1350 Broadway, Suite 1700
New York, NY 10018

Structural:
McNamara Salvia
62 West 45th Street, 11th Floor

Mechanical, Electrical & Plumbing:
Dagher Engineering
29 Broadway, New York, NY 10006

PROJECT TITLE:

20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

PROJECT No: 68561

DRAWING TITLE:

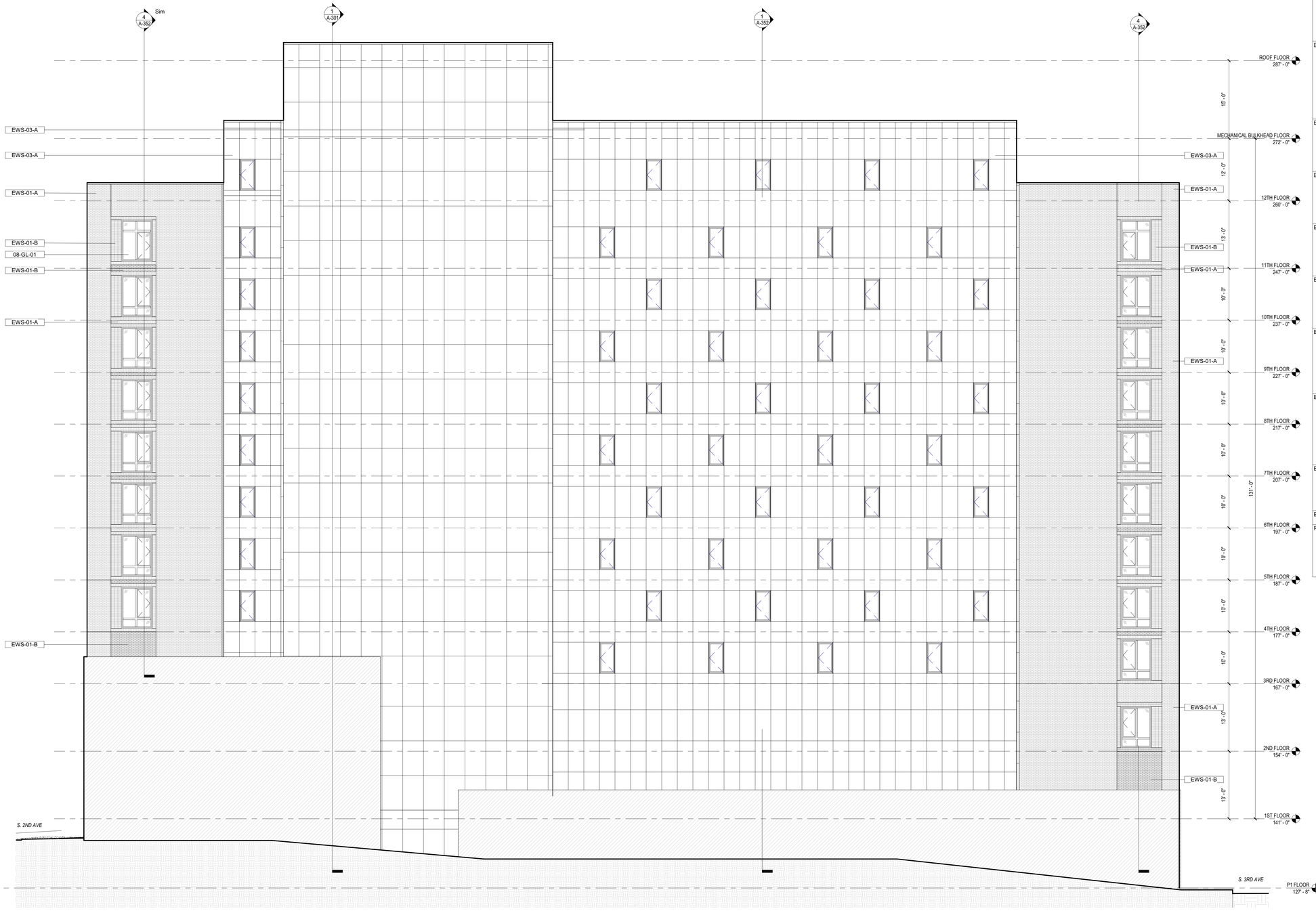
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SCALE: 1/8" = 1'-0"

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03/25/2022

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05-MTL-01	ALUMINUM METAL PANEL: CUSTOM COLOR COATED (SEE ELEVATIONS FOR COLOR) ALUMINUM FACING WITH FIRE RETARDANT "FR" CORE, 4MM THICK. BOD: "ALPOLIC" FR SERIES W/ MINERAL FILLED THERMOPLASTIC CORE IN WET SEALED SYSTEM. WET JOINTS TO BE 07-SEA-02.
08-GL-01	LOW-E COATED INSULATED GLASS UNIT(TBD): ALL LITES: CLEAR MONOLITHIC (BOD: TBD) W/ LOW E COATING ON #2 SURFACE + ½" A.S. W/ ARGON FILL AND STAINLESS STEEL (BLACK) OR WARM EDGE SPACER (BLACK) & "LIGHT GREY" COLOR PRIMARY & SECONDARY SEALS (07-SEA-02) + INBD LITE: CLEAR MONOLITHIC LITE (BOD: GUARDIAN, CLEAR FLOAT). ALL GLASS SUBSTRATES TO BE HEAT STRENGTHEN MINIMUM UNLESS TEMPERED LEVEL UPGRADED REQUIRED FOR SAFETY GLAZING PER CODE, WIND LOADING.
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EWS-01-B	BRICK VENEER OVER CMU WALL: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-02), ADJUSTABLE BRICK TIES WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08), FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 10" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED PER STRUCTURAL DESIGN DOCUMENTS (04-CMU-02), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
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EWS-01-F	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08) FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-I	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-01-J	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-02	STONE VENEER AT STOREFRONT : GRANITE VENEER (04-ST-01), AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THIKNESS TBD PER ENERGY MODEL) (07-INS-03) ON IMPAILING PINS FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, SEMI RIGID MINERAL WOOL BATT INSULATION (THICKNESS TBD) (07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-A	CEMENTITIOUS PANEL OVER CMU WALL: CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-08) ON IMPALING PINS, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-B	CEMENTITIOUS PANEL ON SLAB EDGE : CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-08) ON IMPALING PINS, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-18	HM DOOR. SEE DOOR SCHEDULE FOR MORE INFORMATION.
RS-01	OCCUPIED TERRACE ROOF SYSTEM : 2" CONCRETE PAVERS (OVERBURDEN) (07-PAV-01), ADJUSTABLE PAVER PEDESTALS (07-PAVA-01). FILTER FABRIC (03-FF-01), 7" THICK 60 PSI EXTRUDED POLYSTYRENE(07-INS-06), 1/2" COMPOSITE DRAINAGE MAT (06-STHG-02), AND 2-PLY MODIFIED BITUMEN WATERPROOFING TORCHED-DOWN SYSTEM (07-WRB-04) ON STRUCTURAL CONCRETE SLAB.

No.	Date	Description
1	03/25/2022	SCHEMATIC DESIGN

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
Trinity Financial
1350 Broadway, Suite 1700
New York, NY 10018

Structural:
McNamara Salvia
62 West 45th Street, 11th Floor

Mechanical, Electrical & Plumbing:
Dagher Engineering
29 Broadway, New York, NY 10006

PROJECT TITLE:

20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

PROJECT No: 68561

DRAWING TITLE:

NORTH ELEVATION

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

A-202.00

03/25/2022

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05-MTL-01	ALUMINUM METAL PANEL: CUSTOM COLOR COATED (SEE ELEVATIONS FOR COLOR) ALUMINUM FACING WITH FIRE RETARDANT "FR" CORE, 4MM THICK. BOD: "ALPOLIC" FR SERIES W/ MINERAL FILLED THERMOPLASTIC CORE IN WET SEALED SYSTEM. WET JOINTS TO BE 07-SEA-02.
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EWS-01-B	BRICK VENEER OVER CMU WALL: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-02), ADJUSTABLE BRICK TIES WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08), FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 10" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED PER STRUCTURAL DESIGN DOCUMENTS (04-CMU-02), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-01-E	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL, THICKNESS TBD (07-INS-08) FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-F	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08) FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-I	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-01-J	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-02	STONE VENEER AT STOREFRONT : GRANITE VENEER (04-ST-01), AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THIKNESS TBD PER ENERGY MODEL) (07-INS-03) ON IMPALING PINS FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, SEMI RIGID MINERAL WOOL BATT INSULATION (THICKNESS TBD) (07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-A	CEMENTITIOUS PANEL OVER CMU WALL: CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-08) ON IMPALING PINS, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-B	CEMENTITIOUS PANEL ON SLAB EDGE : CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-08) ON IMPALING PINS, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-18	HM DOOR. SEE DOOR SCHEDULE FOR MORE INFORMATION.
RS-01	OCCUPIED TERRACE ROOF SYSTEM : 2" CONCRETE PAVERS (OVERBURDEN) (07-PAV-01), ADJUSTABLE PAVER PEDESTALS (07-PAVA-01). FILTER FABRIC (03-FF-01), 7" THICK 60 PSI EXTRUDED POLYSTYRENE(07-INS-06), 1/2" COMPOSITE DRAINAGE MAT (06-STHG-02), AND 2-PLY MODIFIED BITUMEN WATERPROOFING TORCHED-DOWN SYSTEM (07-WRB-04) ON STRUCTURAL CONCRETE SLAB.

No.	Date	Description
1	03/25/2022	SCHEMATIC DESIGN

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
Trinity Financial
1350 Broadway, Suite 1700
New York, NY 10018

Structural:
McNamara Salvia
62 West 45th Street, 11th Floor

Mechanical, Electrical & Plumbing:
Dagher Engineering
29 Broadway, New York, NY 10006

PROJECT TITLE:

20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

PROJECT No: 68561

DRAWING TITLE:

SOUTH ELEVATION

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

A-203.00

03/25/2022

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05-MTL-01	ALUMINUM METAL PANEL: CUSTOM COLOR COATED (SEE ELEVATIONS FOR COLOR) ALUMINUM FACING WITH FIRE RETARDANT "FR" CORE, 4MM THICK. BOD: "ALPOLIC" FR SERIES W/ MINERAL FILLED THERMOPLASTIC CORE IN WET SEALED SYSTEM. WET JOINTS TO BE 07-SEA-02.
08-GL-01	LOW-E COATED INSULATED GLASS UNIT(TBD): ALL LITES: CLEAR MONOLITHIC (BOD: TBD) W/ LOW E COATING ON #2 SURFACE + ½" A.S. W/ ARGON FILL AND STAINLESS STEEL (BLACK) OR WARM EDGE SPACER (BLACK) & "LIGHT GREY" COLOR PRIMARY & SECONDARY SEALS (07-SEA-02) + INBD LITE: CLEAR MONOLITHIC LITE (BOD: GUARDIAN, CLEAR FLOAT). ALL GLASS SUBSTRATES TO BE HEAT STRENGTHEN MINIMUM UNLESS TEMPERED LEVEL UPGRADED REQUIRED FOR SAFETY GLAZING PER CODE, WIND LOADING.
08-GL-03	INSULATED SPANDREL GLASS UNIT(TBD): ALL LITES: CLEAR MONOLITHIC (BOD: TBD) + ½" A.S. W/ ARGON FILL AND STAINLESS STEEL (BLACK) OR WARM EDGE SPACER (BLACK) + INBD LITE: MONOLITHIC LITE WITH 100% FULL COVERAGE (COLOR TBD) CERAMIC FRIT ON #4 SURFACE (BOD: TBD 100% FULL COVERAGE CLEAR FLOAT). WEATHER SEALS TBD. ALL GLASS SUBSTRATES TO BE HEAT STRENGTHEN MINIMUM UNLESS TEMPERED LEVEL UPGRADED REQUIRED FOR SAFETY GLAZING PER CODE, WIND LOADING.
EWS-01-A	BRICK VENEER OVER CMU WALL: EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), ADJUSTABLE BRICK TIES WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08), FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED PER STRUCTURAL DESIGN (04-CMU-01), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-01-B	BRICK VENEER OVER CMU WALL: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-02), ADJUSTABLE BRICK TIES WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08), FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 10" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED PER STRUCTURAL DESIGN DOCUMENTS (04-CMU-02), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-01-E	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL, THICKNESS TBD (07-INS-08) FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-F	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08) FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-I	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-01-J	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-02	STONE VENEER AT STOREFRONT : GRANITE VENEER (04-ST-01), AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THIKNESS TBD PER ENERGY MODEL) (07-INS-03) ON IMPAILING PINS FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, SEMI RIGID MINERAL WOOL BATT INSULATION (THICKNESS TBD) (07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-A	CEMENTITIOUS PANEL OVER CMU WALL: CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-06) ON IMPALING PINS, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
EWS-03-B	CEMENTITIOUS PANEL ON SLAB EDGE : CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-06) ON IMPALING PINS , FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-18	HM DOOR. SEE DOOR SCHEDULE FOR MORE INFORMATION.
RS-01	OCCUPIED TERRACE ROOF SYSTEM : 2" CONCRETE PAVERS (OVERBURDEN) (07-PAV-01), ADJUSTABLE PAVER PEDESTALS (07-PAVA-01), FILTER FABRIC (03-FF-01), 7" THICK 60 PSI EXTRUDED POLYSTYRENE(07-INS-06), 1/2" COMPOSITE DRAINAGE MAT (06-STHG-02), AND 2-PLY MODIFIED BITUMEN WATERPROOFING TORCHED-DOWN SYSTEM (07-WRB-04) ON STRUCTURAL CONCRETE SLAB.

No.	Date	Description
1	03/25/2022	SCHEMATIC DESIGN

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
Trinity Financial
1350 Broadway, Suite 1700
New York, NY 10018

Structural:
McNamara Salvia
62 West 45th Street, 11th Floor

Mechanical, Electrical & Plumbing:
Dagher Engineering
29 Broadway, New York, NY 10006

PROJECT TITLE:

20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

PROJECT No: 68561

DRAWING TITLE:

COURTYARD EELVATION - WEST

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

A-204.00

03/25/2022

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05-MTL-01	ALUMINUM METAL PANEL: CUSTOM COLOR COATED (SEE ELEVATIONS FOR COLOR) ALUMINUM FACING WITH FIRE RETARDANT "FR" CORE, 4MM THICK. BOD: "ALPOLIC" FR SERIES W/ MINERAL FILLED THERMOPLASTIC CORE IN WET SEALED SYSTEM. WET JOINTS TO BE 07-SEA-02.
08-GL-01	LOW-E COATED INSULATED GLASS UNIT(TBD): ALL LITES: CLEAR MONOLITHIC (BOD: TBD) W/ LOW E COATING ON #2 SURFACE + ½" A.S. W/ ARGON FILL AND STAINLESS STEEL (BLACK) OR WARM EDGE SPACER (BLACK) & "LIGHT GREY" COLOR PRIMARY & SECONDARY SEALS (07-SEA-02) + INBD LITE: CLEAR MONOLITHIC LITE (BOD: GUARDIAN, CLEAR FLOAT). ALL GLASS SUBSTRATES TO BE HEAT STRENGTHEN MINIMUM UNLESS TEMPERED LEVEL UPGRADED REQUIRED FOR SAFETY GLAZING PER CODE, WIND LOADING.
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EWS-01-B	BRICK VENEER OVER CMU WALL: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-02), ADJUSTABLE BRICK TIES WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, CONTINOUS SEMI RIGID MINERAL WOOL (THICKNESS TBD) (07-INS-08), FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), 10" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED PER STRUCTURAL DESIGN DOCUMENTS (04-CMU-02), 2 1/2" MTL. STUD, 2.5" SEMI RIGID MINERAL WOOL BATT INSULATION(07-INS-02), INTERIOR FINISH AS SPECIFIED (PAINTED GWB UNLESS NOTED OTHERWISE).
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EWS-01-F	BRICK VENEER ON SLAB EDGE : EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), CONTINOUS BRICK SUPPORT WITH THERMAL BREAK (04-MA-03), 2" AIR SPACE, SEMI RIGID MINERAL WOOL, (THICKNESS TBD) (07-INS-08) FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-01-I	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-01) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
EWS-01-J	UNINSULATED BRICK VENEER: EXTRUDED FACE BRICK (04-BR-02) MODULAR SIZE IN 1/3 RUNNING BOND PATTERN, COLOR MORTAR (04-MTR-01), AIR SPACE, FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), ON 8" CMU BLOCK BACKUP FULLY GROUTED AND REINFORCED(04-CMU-01) OR POURED CONCRETE BACKUP. NOTE: THIS IS NOT PART OF THE THERMAL ENVELOPE.
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EWS-03-B	CEMENTITIOUS PANEL ON SLAB EDGE : CEMENTITIOUS PANEL (XX-XXX-XX), OVER THERMALLY BROKEN ALUMINIUM ATTACHMENT SYSTEM, AIR CAVITY, CONTINOUS SEMI RIGID MINERAL WOOL, THICKNESS TBD PER ENERGY MODEL (07-INS-08) ON IMPALING PINS , FLUID APPLIED VAPOR PERMEABLE BARRIER(07-WRB-01), CONCRETE SLAB (03-CON-01)
EWS-18	HM DOOR. SEE DOOR SCHEDULE FOR MORE INFORMATION.
RS-01	OCCUPIED TERRACE ROOF SYSTEM : 2" CONCRETE PAVERS (OVERBURDEN) (07-PAV-01), ADJUSTABLE PAVER PEDESTALS (07-PAVA-01), FILTER FABRIC (03-FF-01), 7" THICK 60 PSI EXTRUDED POLYSTYRENE(07-INS-06), 1/2" COMPOSITE DRAINAGE MAT (06-STHG-02), AND 2-PLY MODIFIED BITUMEN WATERPROOFING TORCHED-DOWN SYSTEM (07-WRB-04) ON STRUCTURAL CONCRETE SLAB.

No.	Date	Description
1	03/25/2022	SCHEMATIC DESIGN

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
Trinity Financial
1350 Broadway, Suite 1700
New York, NY 10018

Structural:
McNamara Salvia
62 West 45th Street, 11th Floor

Mechanical, Electrical & Plumbing:
Dagher Engineering
29 Broadway, New York, NY 10006

PROJECT TITLE:

20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

PROJECT No: 68561

DRAWING TITLE:

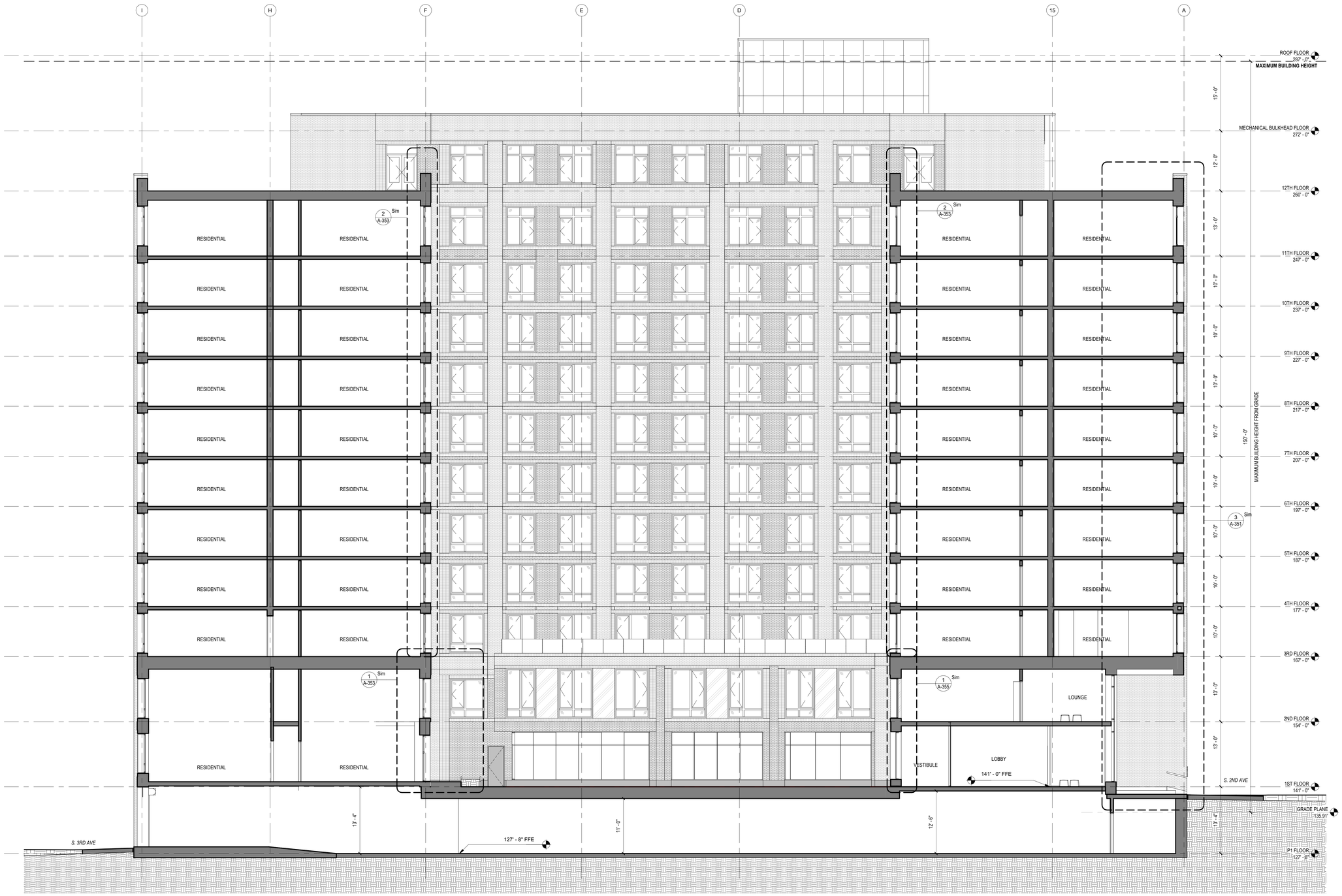
COURTYARD ELEVATION - EAST

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

A-205.00

03/25/2022

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No.	Date	Description
1	03/25/2022	SCHEMATIC DESIGN

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
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29 Broadway, New York, NY 10006

PROJECT TITLE:

20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

PROJECT No: 68561

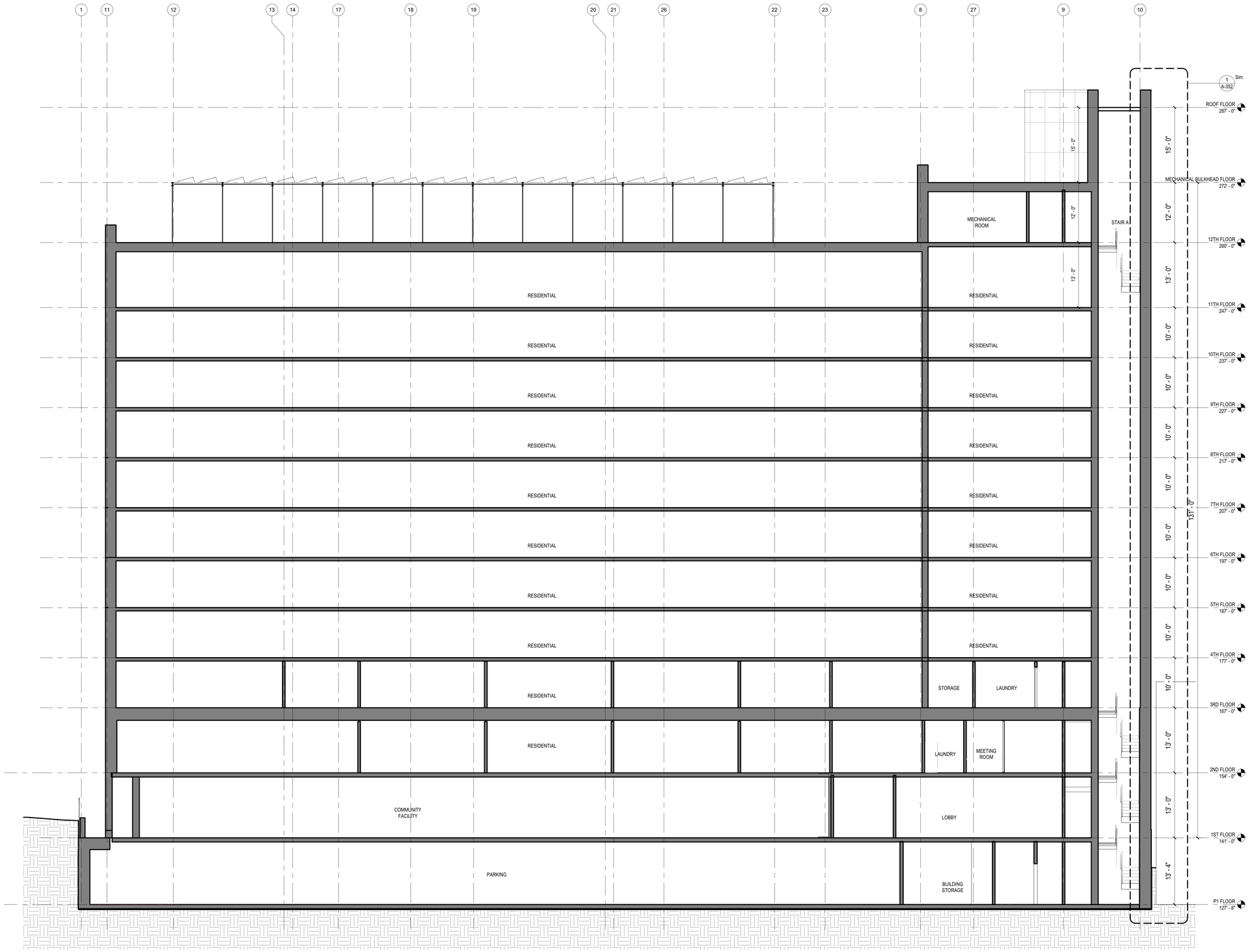
DRAWING TITLE:

BUILDING SECTION

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

A-300.00

03/25/2022



No.	Date	Description
1	03/25/2022	SCHEMATIC DESIGN

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
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PROJECT TITLE:

20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

PROJECT No: 68561

DRAWING TITLE:

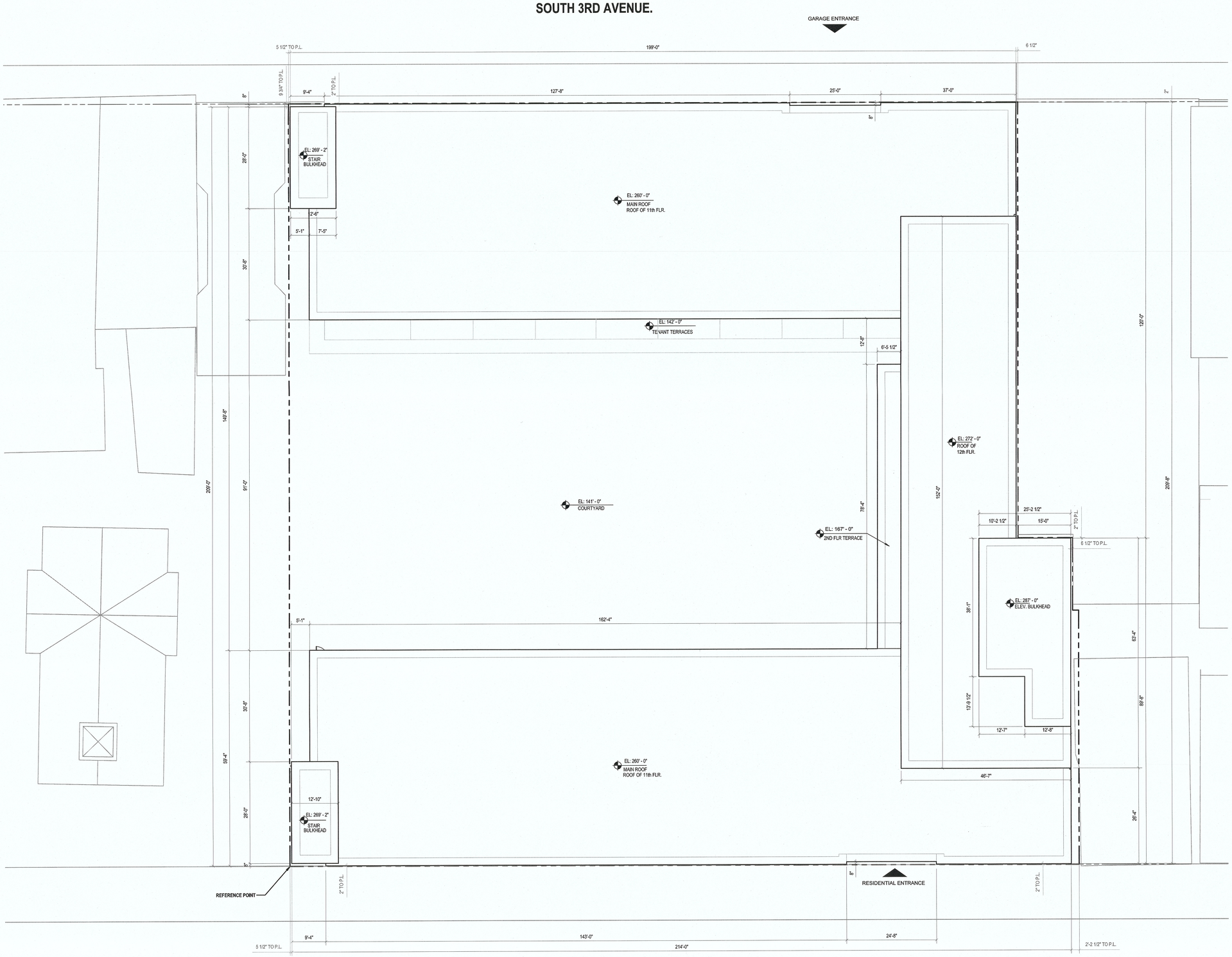
BUILDING SECTION

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

A-301.00

03/25/2022

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SOUTH 2ND AVENUE.

1 **SITE PLAN**
3/32" = 1'-0"

VHB SURVEY

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No.	Date	Description
2	10/13/2022	DGEIS SUBMISSION
1	03/25/2022	SCHEMATIC DESIGN

REGISTERED ARCHITECT BRADFORD PERKINS No. 14072 STATE OF NEW YORK
14 OCT 22
SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
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Owner:
Trinity Financial
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PROJECT TITLE:
20 SOUTH 2ND AVENUE

20 S 2ND AVE, MOUNT VERNON, NEW YORK

PROJECT No: 68561

DRAWING TITLE:
SITE PLAN

SCALE: 3/32" = 1'-0"

AS-100.00

03/25/2022

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Legend

	CATCH BASIN
	CATCH BASIN
DS	DOWNSPOUT
	DRAIN MANHOLE
	SEWER MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	MANHOLE
	WATER GATE
	SIAMESE CONNECTION
	FIRE HYDRANT
	GAS GATE
	STREET SIGN
	LIGHT POLE
	UTILITY POLE
	UTILITY POLE W/LIGHT
	BOLLARD/POST
100.0 ×	SPOT ELEVATION
	EDGE OF PAVEMENT
	EDGE OF GRAVEL/LANDSCAPE
	CURB
	STEEL GUARD RAIL
	METAL FENCE
	CHAIN LINK FENCE
	UNDERGROUND DRAINAGE LINE
	UNDERGROUND SEWER LINE
	OVERHEAD WIRE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
W	UNDERGROUND WATER LINE
T	UNDERGROUND TELEPHONE LINE
CATV	UNDERGROUND CABLE LINE
FO	UNDERGROUND FIBER OPTIC LINE
	PROPERTY LINE
	EASEMENT LINE
	STATE FREEWAY LINE
	STATE HIGHWAY LINE
	CITY/TOWN LAYOUT LINE
CC	CONCRETE CURB
VGC	VERTICAL GRANITE CURB
BC	BITUMINOUS CURB
EP	EDGE OF PAVEMENT
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE
S/W	SIDEWALK
UP	UTILITY POLE
RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE
CB	CATCH BASIN
MH	MANHOLE
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
RIM=	RIM ELEVATION
INV=	INVERT ELEVATION
ELEV.	ELEVATION
F.F.E.	FINISH FLOOR ELEVATION
O/H	OVERHEAD
TYP.	TYPICAL
EB	ELECTRIC BOX
EM	ELECTRIC METER
GM	GAS METER
MB	MAILBOX
WM	WATER METER
	DECIDUOUS TREE
	EVERGREEN TREE
	PARKING METER

Plan References

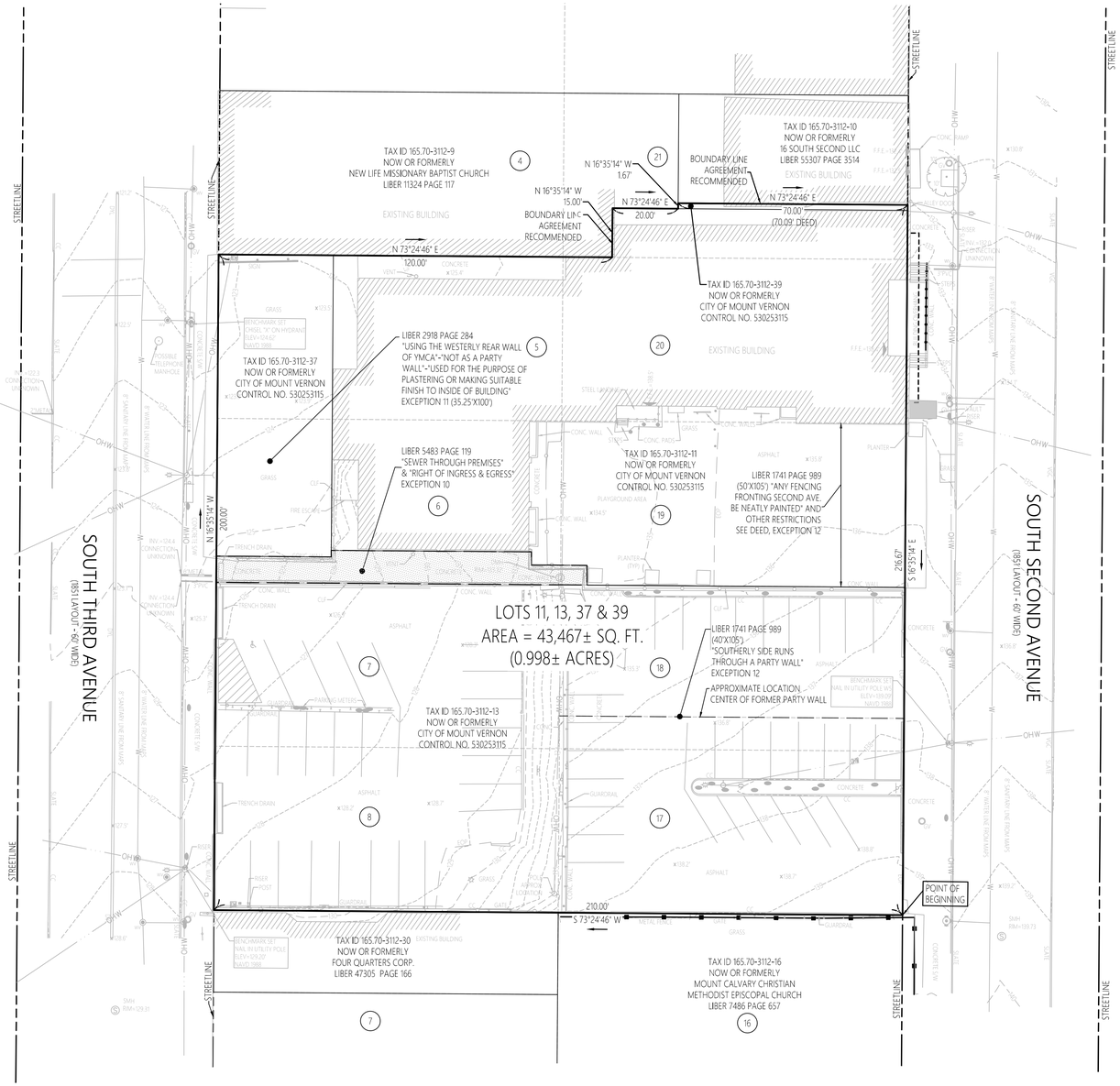
1. PLAN TITLED "MAP OF THE VILLAGE OF MOUNT VERNON IN THE TOWN OF EAST-CHESTER COUNTY OF WEST-CHESTER NY" SCALE 1"=100' DATED JUNE 7, 1851 FILED MAP NO. 144.
2. PLAN TITLED "MAP OF 13 ACRES OF LAND ADJOINING THE VILLAGE OF MOUNT VERNON TOWN OF EAST CHESTER" DATED SEPTEMBER 1, 1851 FILED MAP NO. 278.
3. PLAN TITLED "MAP OF THE VILLAGE OF MOUNT VERNON IN THE TOWN OF EASTCHESTER COUNTY OF WESTCHESTER N.Y." SCALE 1"=200' DATED JUNE 7, 1851.
4. PLAN TITLED "SURVEY PREPARED FOR CITY OF MOUNT VERNON CITY OF MOUNT VERNON WESTCHESTER COUNTY, NEW YORK" SCALE 1"=20' DATED DECEMBER 14, 2015.

Title Reference

REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY TITLE NUMBER BTA75943, EFFECTIVE DATE 7-19-21.

SCHEDULE B

1. "RIGHTS OF TENANTS" IS NOT SURVEY RELATED.
2. "TAXES, LIENS" IS NOT SURVEY RELATED.
3. "SURVEY EXCEPTIONS" ARE DEPICTED ON THE SURVEY.
4. "FINAL METER READING" IS NOT SURVEY RELATED.
5. "HOME EQUITY THEFT PROTECTION ACT" IS NOT SURVEY RELATED.
6. "SEARCHES FOR FEDERAL TAX LIENS" IS NOT SURVEY RELATED.
7. "DEED, CONTROL NO. 530253155 LIBER 5151 PAGE 65 AND LIBER 4597 PAGE 248 IS DEPICTED ON THE SURVEY.
8. "MORTGAGES" IS NOT SURVEY RELATED.
9. "TAX SEARCH" IS NOT SURVEY RELATED.
10. "RIGHT OF WAY" LIBER 5483 PAGE 119 IS DEPICTED ON THE SURVEY.
11. "AGREEMENT" LIBER 2918 PAGE 284 IS DEPICTED ON THE SURVEY.
12. "COVENANTS AND RESTRICTIONS" LIBER 1741 PAGE 989 IS DEPICTED ON THE SURVEY.
13. "COMPOSITION OF THE LIMITED LIABILITY COMPANY" IS NOT SURVEY RELATED.
14. "COPY OF THE RESOLUTION" IS NOT SURVEY RELATED.
15. IS NOT SURVEY RELATED.



General Notes

1. THE PROPERTY MARKERS DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB BETWEEN JANUARY 24, 2022 AND MARCH 21, 2022.
2. THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB BETWEEN JANUARY 24, 2022 AND MARCH 21, 2022.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND OTHER INFORMATION. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE DEPICTED ON THIS PLAN. FURTHERMORE, NON-GRAVITY UTILITIES DEPICTED ON THIS PLAN ARE A GENERAL SCHEMATIC DIAGRAM AND FOR INFORMATIONAL PURPOSES ONLY AND THE LOCATIONS AND PRESENCE OF THOSE UTILITIES APPEARING ON THIS PLAN, SHOULD NOT BE USED FOR DESIGN, ENGINEERING OR FOR ANY OTHER REASON UNTIL FURTHER INVESTIGATION AND VERIFICATION IS PERFORMED BY THE USER.
4. HORIZONTAL DATUM AND NORTH AZIMUTH DEPICTED HEREON REFER TO THE NEW YORK STATE PLANE COORDINATE SYSTEM - NAD 83. ELEVATIONS AND CONTOURS DEPICTED HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BOTH DATUMS WERE COMPUTED AND MEASURED USING AN AVERAGED REAL TIME NETWORK (RTN) GPS SOLUTION.
5. THE PARCELS ARE LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON "FIRM FLOOD INSURANCE RATE MAP FOR WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS) MAP NUMBER 36119C0337F EFFECTIVE DATE SEPTEMBER 28, 2007.

20 0 20 40
SCALE IN FEET

TO CITY OF MOUNT VERNON AND 20 S. 2nd SQUARE CMV, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH ITIS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, EFFECTIVE FEBRUARY 23, 2021 AND INCLUDES ITEMS 2-5, 8-9, 11, 13, AND 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 21, 2022.

DATE OF MAP: JULY 12, 2022.

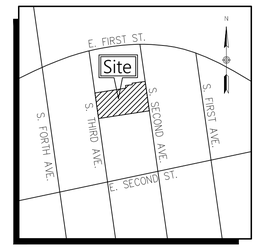
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SIGNATURE AND INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPIES.

I HEREBY CERTIFY THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

CHRISTOPHER C. DANFORTH NYSPLS LICENSE NO. 050848

vhb.com
vhb
Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
914.467.6600

N
NEW YORK STATE PLANE COORDINATE SYSTEM NAD 83



Locus Map
(NOT TO SCALE)

Parcel Addresses
Owner: City of Mount Vernon

TAX ID SEC. 165.70 BLOCK 3112 LOT 11
20 SOUTH SECOND AVENUE, MT. VERNON, NY

TAX ID SEC. 165.70 BLOCK 3112 LOT 37
23 SOUTH SECOND AVENUE, MT. VERNON, NY

TAX ID SEC. 165.70 BLOCK 3112 LOT 13
25 SOUTH THIRD AVENUE, MT. VERNON, NY

TAX ID SEC. 165.70 BLOCK 3112 LOT 39
25 SOUTH THIRD AVENUE, MT. VERNON, NY

Tax ID Sec. 165.70
Block 3112
Lots 11, 13, 37, & 39
Westchester County

South Second Avenue & South Third Avenue
Mount Vernon, New York

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for | Date
Review | July 12, 2022

Drawing Title
ALTA/NSPS Land Title Survey Property Survey & Topographic Survey

Drawing Number
Sv-1

Sheet 1 of 2

Project Number
20789.01

STATE OF NEW YORK · CHRISTOPHER C. DANFORTH · 050848 · LICENSED LAND SURVEYOR

Christopher C. Danforth L.S.
NY Lic Surveyor #050848

Saved Thursday, July 14, 2022 8:41:32 AM CDDANFORTH Plotted Thursday, July 14, 2022 8:53:18 AM Christopher Danforth