PRELIMINARY AND FINAL SITE PLAN SUBMISSION

WASHINGTON AVENUE

PROPOSED MULTIFAMILY RESIDENTIAL

PROPOSED ±11.78 ACRES / ± 513,304 SQ. FT.

BLOCK 1-6, LOT 54.36

VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK



CONCEPT PERSPECTIVE

PROJECT UNIT MIX:

TOTAL PROJECT

1 BEDROOM:	48	40.0%
2 BEDROOM:	65	53.5%
3 BEDROOM:	8	6.5%
TOTAL:	**121**	

PROGRAM TABLE:

RESIDENTIAL GROSS SF:

BASEMENT:	1,740 SF
GROUND FLOOR:	5,265 SF
FLOOR 2:	39,230 SF
FLOOR 3:	39,230 SF
FLOOR 4:	39,230 SF
FLOOR 5:	39,230 SF
TOTAL:	163,925 SF

RESIDENTIAL NET SF:

BASEMENT:	0 SF
GROUND FLOOR:	0 SF
FLOOR 2:	27,395 SF
FLOOR 3:	34,770 SF
FLOOR 4:	34,770 SF
FLOOR 5:	34,770 SF
TOTAL:	131,705 SF

PARKING GARAGE SF:

BASEMENT:	38,225 SF
GROUND FLOOR:	70,065 SF
TOTAL:	108,290 SF

RESIDENTIAL AMENITY

LOBBY/LEASING:	3,730 SF
INTERIOR AMENITY:	6,785 SF
AMENITY DECK:	24,445 SF
ROOF TERRACE:	2,285 SF
TOTAL:	37,245 SF



LOCATION MAP

NTS

PROJECT DATA

BLOCK / LOT:	BLOCK 1-6, LOT 54.36
ZONING DISTRICT:	PLI (Planned Light Industrial)
LOT AREA:	± 513,304 SQ.FT.
BUILDING HEIGHT:	5 STORIES
BUILDING FOOTPRINT:	75,330 SF
RESI FLOOR AREA:	163,925 SF
DWELLING UNITS:	121 DU
GARAGE PARKING:	242 SPACES

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EXTELL

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VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK
BLOCK 1-6, LOT 54.36

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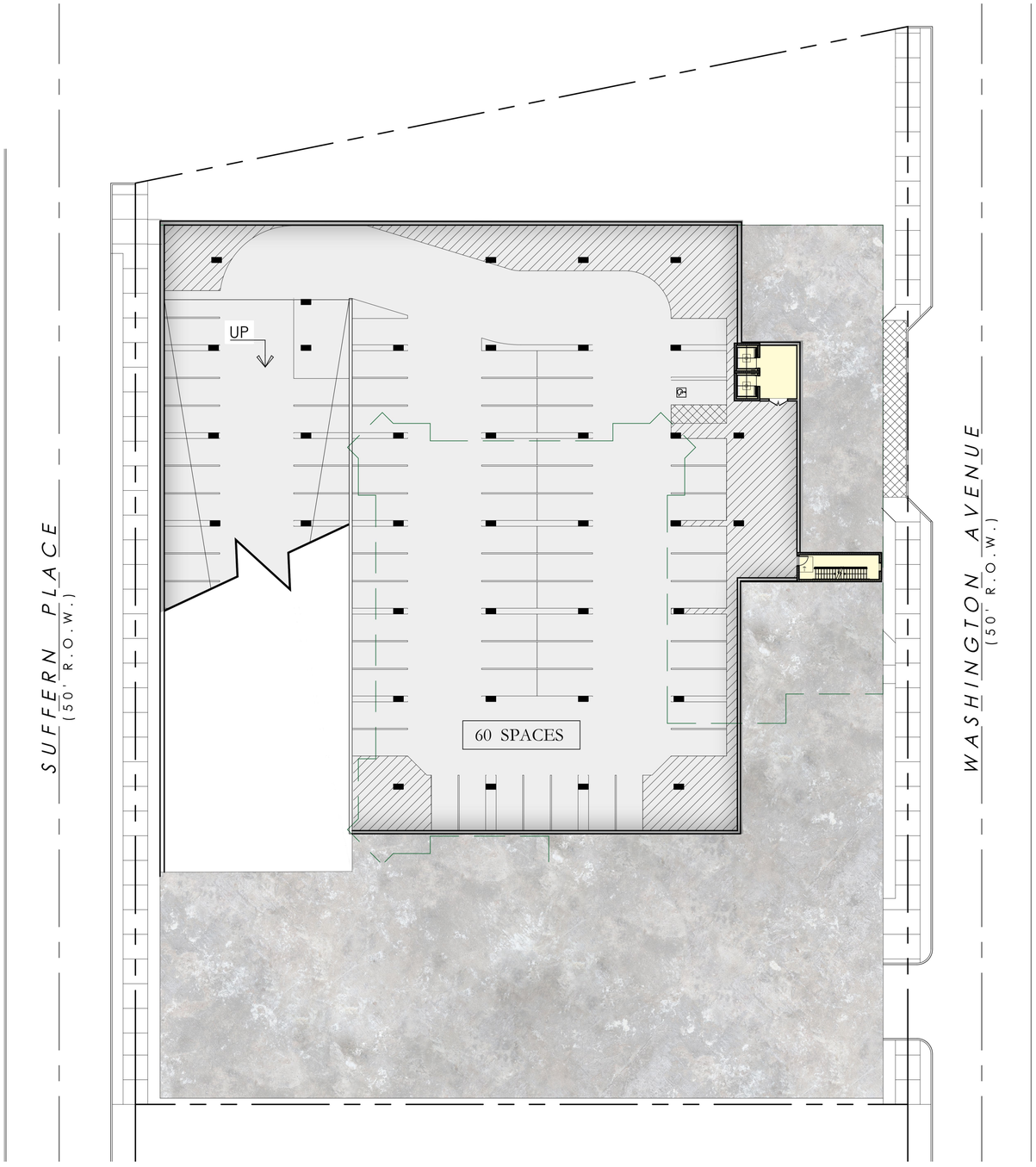
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C-01

COVER SHEET

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BASEMENT GARAGE PLAN
SCALE: 1" = 20'
0 20' 40'

PARKING:

TOTAL PARKING:	242 SP
BASEMENT:	60 SP
GROUND LEVEL:	182 SP

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.

2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

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A-01

BUILDING PLAN

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GROUND FLOOR PLAN

SCALE: 1" = 20'

0 20' 40'

PARKING:

TOTAL PARKING:	242 SP
BASEMENT:	60 SP
GROUND LEVEL:	182 SP

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.

2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

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SECOND FLOOR PLAN

SCALE: 1" = 20'

0 20' 40'

2nd FLOOR UNIT MIX:

1 BEDROOM:	09
2 BEDROOM:	14
3 BEDROOM:	02
FLOOR TOTAL:	**25 UNITS**

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THIRD TO FIFTH FLOOR PLAN

SCALE: 1" = 20'

0 20' 40'

UNIT MIX:

1 BEDROOM:	13
2 BEDROOM:	17
3 BEDROOM:	02
FLOOR TOTAL:	**32 UNITS**

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02 - WASHINGTON AVENUE ELEVATION

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

0 8' 16' 32'

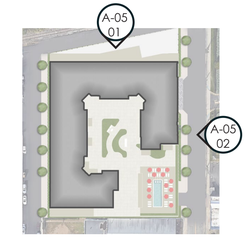


01 - SOUTH ELEVATION

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

0 8' 16' 32'

KEY PLAN:



MATERIALS KEY:

01 MASONRY BRICK VENEER COLOR 1
02 MASONRY BRICK VENEER COLOR 2
03 FIBER CEMENT LAP SIDING COLOR 01
04 FIBER CEMENT LAP SIDING COLOR 02
05 FIBER CEMENT PANEL COLOR 01
06 FIBER CEMENT PANEL COLOR 02
07 WOOD VENEER
08 BLACK METAL COPING
09 ARCHITECTURAL METAL PANEL
10 ARCHITECTURAL VYNIL WINDOWS
11 ARCHITECTURAL ALUMINUM RAILING
12 ARCHITECTURAL STOREFRONT WINDOWS
13 ARCHITECTURAL METAL GRILL
14 ARCHITECTURAL GLASS RAILING
15 ARCHITECTURAL METAL CANOPY

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

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02 - SUFFERN PLACE ELEVATION

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

0 8' 16' 32'

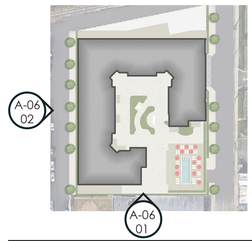


01 - NORTH ELEVATION

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

0 8' 16' 32'

KEY PLAN:



MATERIALS KEY:

01 MASONRY BRICK VENEER COLOR 1
02 MASONRY BRICK VENEER COLOR 2
03 FIBER CEMENT LAP SIDING COLOR 01
04 FIBER CEMENT LAP SIDING COLOR 02
05 FIBER CEMENT PANEL COLOR 01
06 FIBER CEMENT PANEL COLOR 02
07 WOOD VENEER
08 BLACK METAL COPING
09 ARCHITECTURAL METAL PANEL
10 ARCHITECTURAL VYNIL WINDOWS
11 ARCHITECTURAL ALUMINUM RAILING
12 ARCHITECTURAL STOREFRONT WINDOWS
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14 ARCHITECTURAL GLASS RAILING
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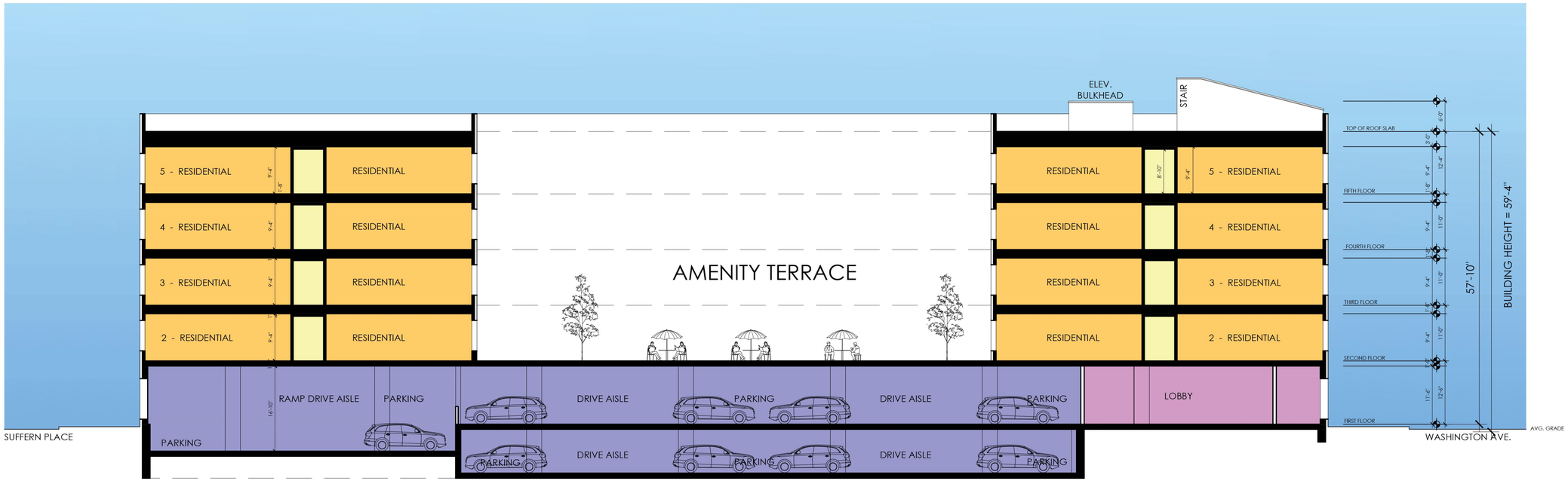
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BUILDING ELEVATIONS

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01 - BUILDING SECTION

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

0 8' 16' 24'



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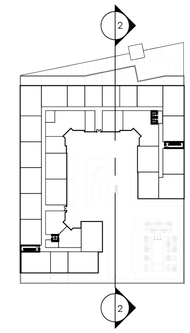
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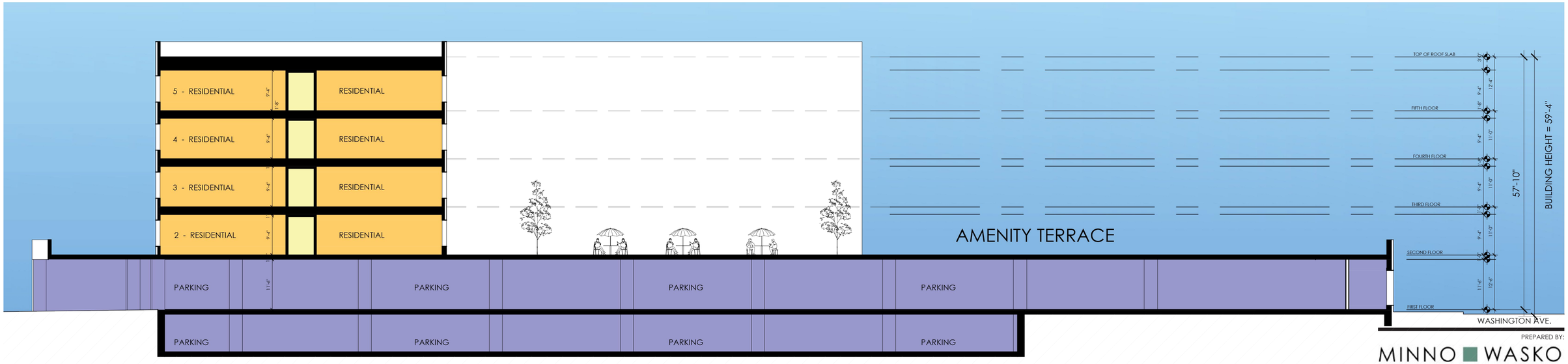
BUILDING SECTIONS

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KEY PLAN



02 - BUILDING SECTION

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

0 8' 16' 24'



02 SIGNAGE

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

0 2' 4' 8'

TOTAL SIGNAGE

1. RESIDENTIAL USE (1) SIGN
2. LARGE FORMAT TENANT USE (10) SIGNS
3. RETAIL USE (1) SIGN
4. FREE-STANDING SIGNS (2) SIGNS

PROPOSED SIGNAGE

1. RESIDENTIAL SIGNAGE
   - (1) CANOPY SIGN
   - PROJECTION FROM WALL - 3'-0" MAX
   - DISTANCE FROM CURB 6" MIN
   - CLEAR HEIGHT: 7'-0" MIN
   - SIGN AREA: 25SF MAX
   - SIGN HEIGHT (LETTERS): 24" MAX
   - THICKNESS: 2" MAX
   - SIGNAGE LENGTH: 25% OF FRONTAGE MAX
   - LIGHTING: INTERNALLY ILLUMINATED
2. RETAIL SIGNAGE
   - (1) CANOPY SIGN PER TENANT PER FRONTAGE
   - PROJECTION FROM WALL - 3'-0" MAX
   - DISTANCE FROM CURB 6" MIN
   - CLEAR HEIGHT: 7'-0" MIN
   - SIGN AREA: 25SF MAX
   - SIGN HEIGHT (LETTERS): 1-2" MAX
   - THICKNESS: 2" MAX
   - SIGNAGE LENGTH: 25% OF FRONTAGE MAX
   - LIGHTING: INTERNALLY ILLUMINATED
3. LARGE FORMAT TENANT SIGNAGE
   - (1) CANOPY SIGN PER TENANT PER FRONTAGE
   - PROJECTION FROM WALL - 3'-0" MAX
   - DISTANCE FROM CURB 6" MIN
   - CLEAR HEIGHT: 7'-0" MIN
   - SIGN AREA: 25SF MAX
   - SIGN HEIGHT (LETTERS): 1'-2" MAX
   - THICKNESS: 2" MAX
   - SIGNAGE LENGTH: 25% OF FRONTAGE MAX
   - LIGHTING: INTERNALLY ILLUMINATED

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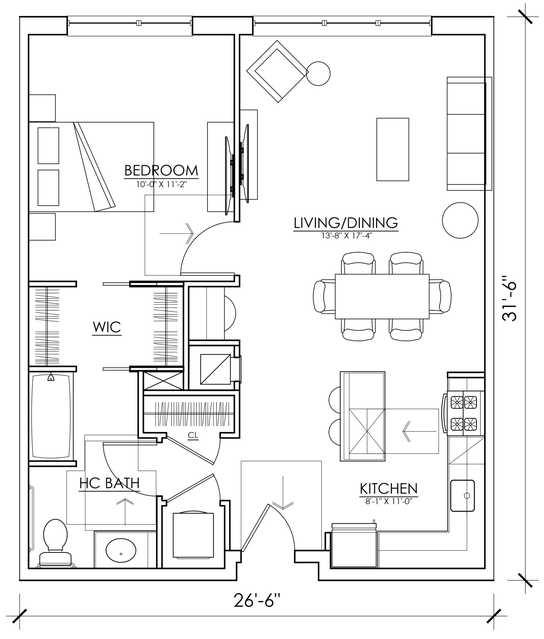
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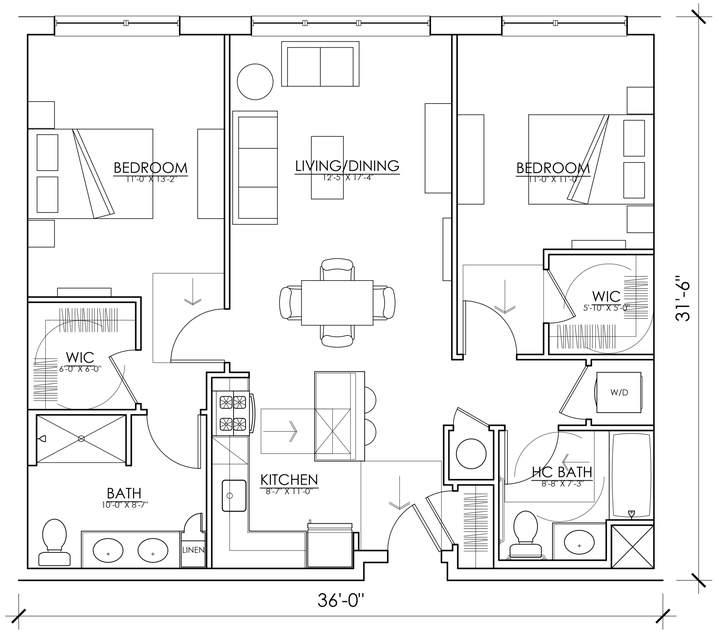
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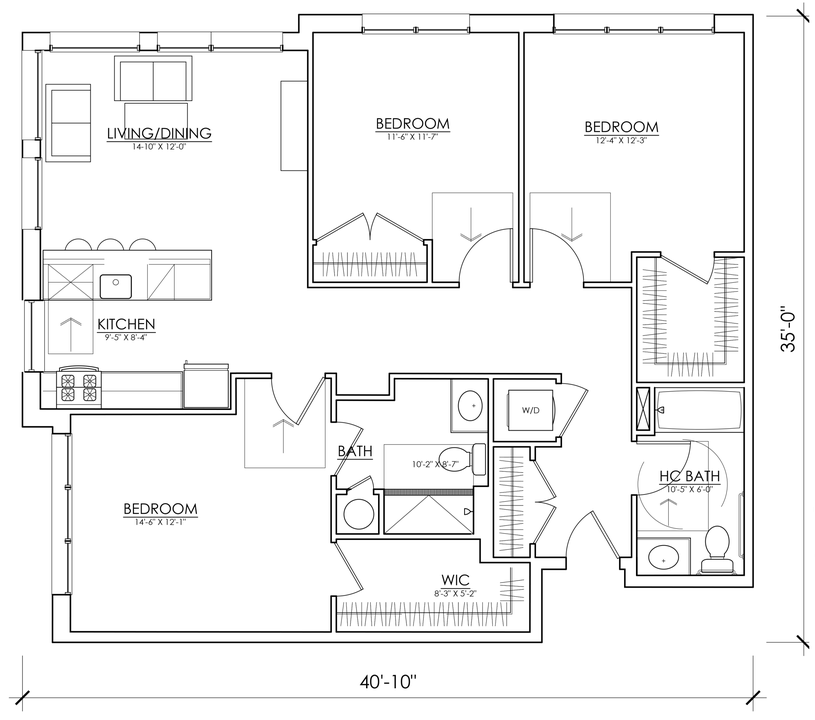
BUILDING SECTIONS

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01 ONE BEDROOM (848 SF)
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

02 TWO BEDROOM (1,126 SF)
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

03 THREE BEDROOM (1,384 SF)
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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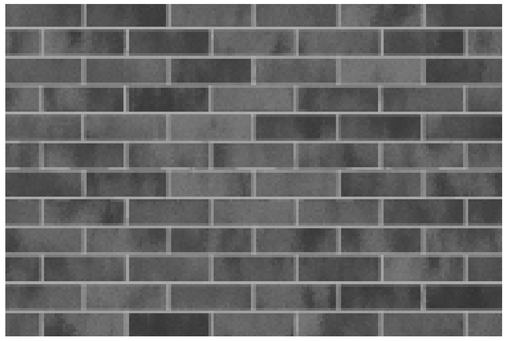
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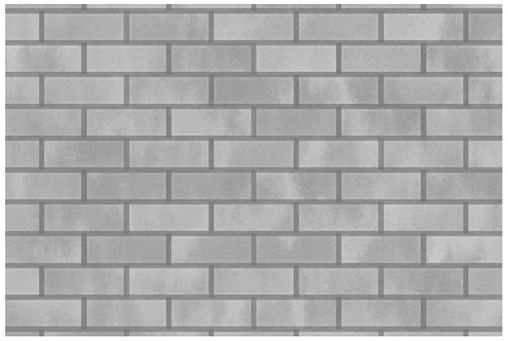
TYPICAL UNIT PLANS

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01 MASONRY BRICK VENEER 01

DARK GRAY



02 MASONRY BRICK VENEER 02

LIGHT GRAY



03 FIBER CEMENT LAP SIDING 01

ARCTIC WHITE



04 FIBER CEMENT LAP SIDING 02

NIGHT GRAY

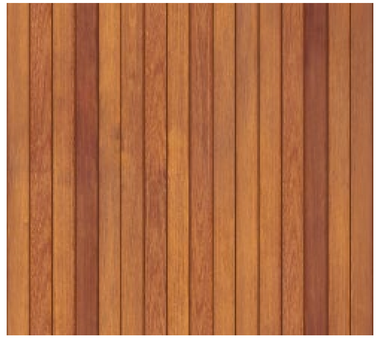
05 FIBER CEMENT PANEL 01

ARCTIC WHITE



06 FIBER CEMENT PANEL 02

NIGHT GRAY



07 ARCHITECTURAL ACCENT PANEL

WARM WOOD TONE



08 METAL COPING

DARK GRAY



09 ARCHITECTURAL METAL PANEL

DARK GRAY



10 ARCHITECTURAL VYNIL WINDOWS

DARK GRAY



11 ARCHITECTURAL ALUMINUM RAILING

DARK GRAY



12 STOREFRONT WINDOWS

DARK GRAY



13 ARCHITECTURAL METAL GRILL

DARK GRAY



14 ARCHITECTURAL GLASS RAILING

LIGHT GRAY



15 ARCHITECTURAL METAL CANOPY

DARK GRAY

MATERIAL NOTES:

1. ALL MATERIAL ARE SUBJECT TO CHANGE AND/OR SUBSTITUTION WITH EQUIVALENT AND COMPARABLE OPTIONS

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BUILDING MATERIALS

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VIEW FROM WASHINGTON AVENUE

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PERSPECTIVE

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