

PRELIMINARY AND FINAL SITE PLAN SUBMISSION
PEARL RIVER PHASE III

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS
 ORANGETOWN, NEW YORK
 TAX MAP SECTION 73.10 BLOCK 1, LOTS 6

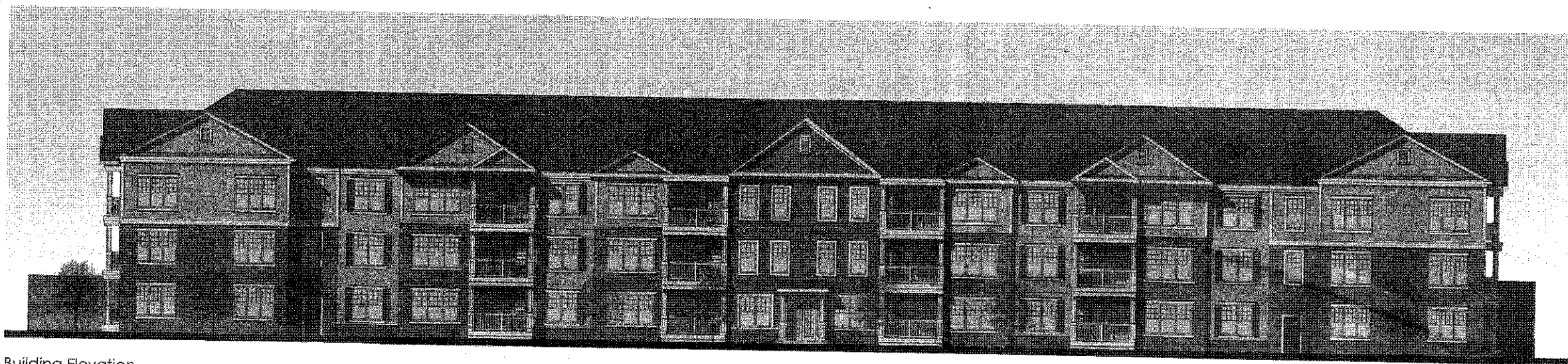
PROJECT DATA

BLOCK / LOT: 1/6
 ZONING DISTRICT: DISTRICT
 LOT AREA: 22.58 ACRES
 DENSITY: 4.78 DU/ACRE
 BUILDING HEIGHT: ~ STORIES, 00'-0"
 BUILDING FOOTPRINT: 19,000 SF

DWELLING UNITS: 110 DU
 Garage PARKING: 76 SPACES

SHEET INDEX

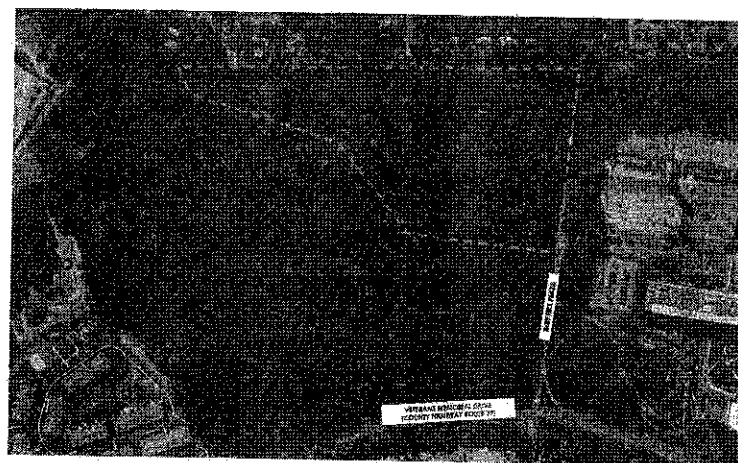
- C-01 COVER SHEET
- A-01 ARCHITECTURAL SITE PLAN
- A-02 BASEMENT FLOOR PLAN TYPE A
- A-03 GROUND FLOOR PLAN TYPE A
- A-04 SECOND FLOOR PLAN TYPE A
- A-05 BUILDING ELEVATIONS TYPE A
- A-06 BASEMENT FLOOR PLAN TYPE B
- A-07 GROUND FLOOR PLAN TYPE B
- A-08 SECOND FLOOR PLAN TYPE B
- A-09 BUILDING ELEVATIONS TYPE B
- A-10 TYPICAL UNIT PLANS
- A-11 CLUBHOUSE FLOOR PLAN
- A-12 CLUBHOUSE FLOOR ELEVATIONS



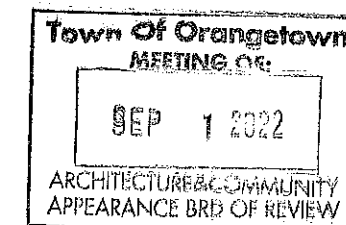
Building Elevation
 NTS

PROJECT UNIT MIX:

TOTAL PROJECT	
1 BEDROOM:	36
1 BEDROOM + DEN:	08
2 BEDROOM:	32
2 BEDROOM + DEN:	34
TOTAL:	110



LOCATION MAP
 NTS



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C-01

COVER SHEET
 DATE: 11/22/2021

PARKING CALCULATIONS:

RESIDENTIAL REQUIRED PARKING (RSIS):

1 BR UNITS (0.0 SP/DU)	=	000
2 BR UNITS (0.0 SP/DU)	=	000
3 BR UNITS (0.0 SP/DU)	=	000
TOTAL REQUIRED	=	000

TOTAL PROPOSED PARKING: 000

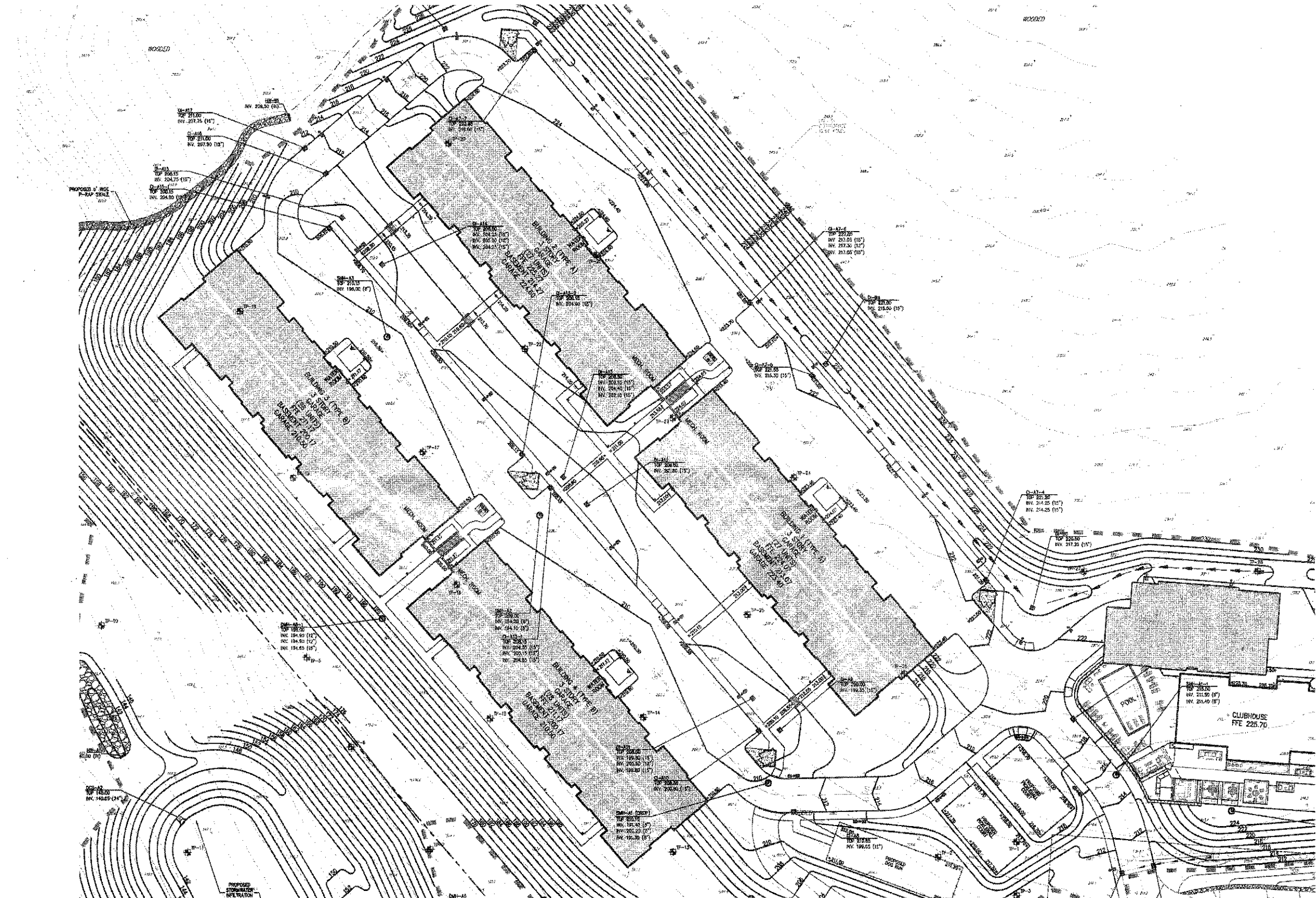
SITE NOTES:

REFUSE:

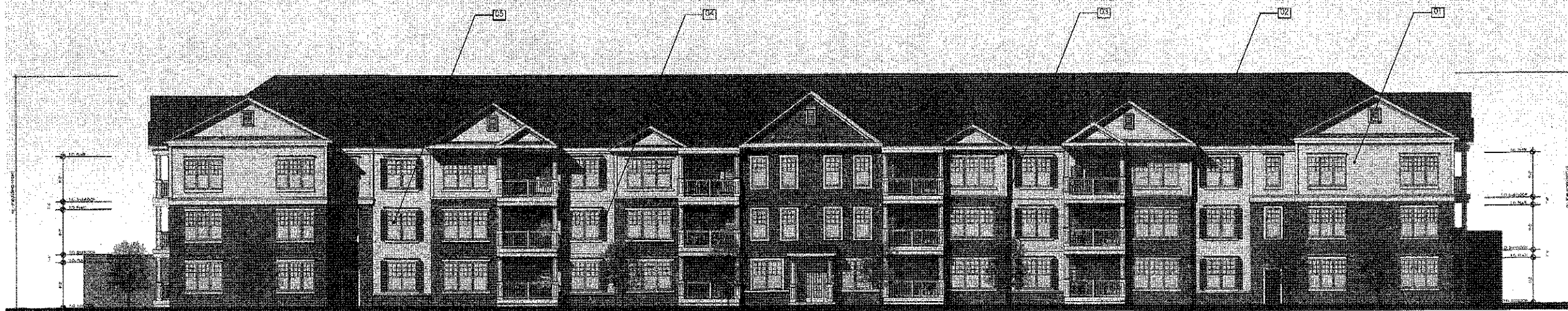


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A-01
 ARCHITECTURAL SITE PLAN
 DATE: 11/22/2021

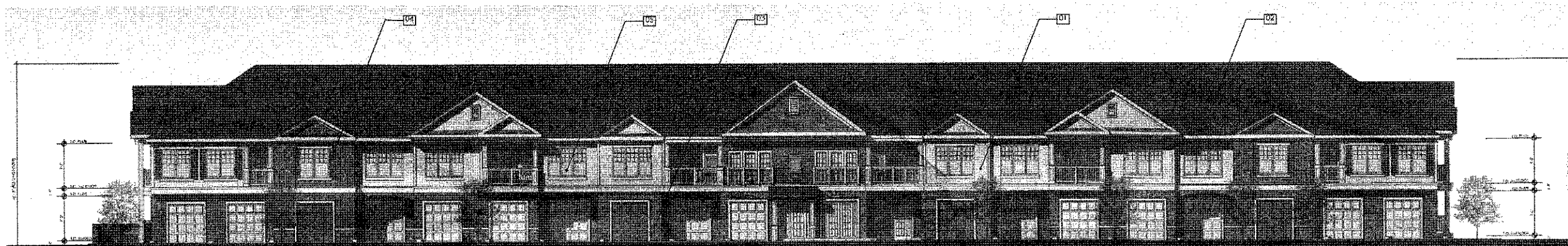


01 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"



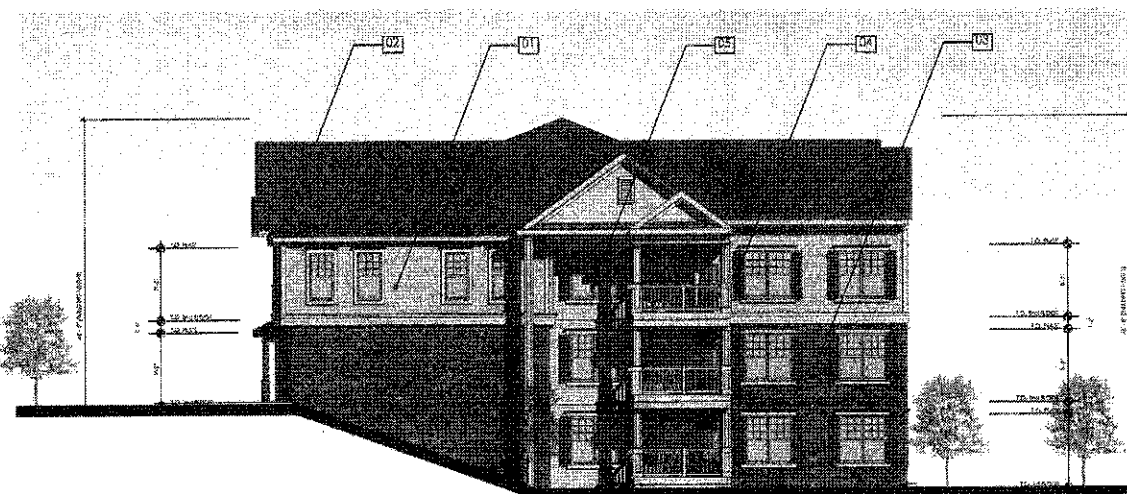
01 South Elevation

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



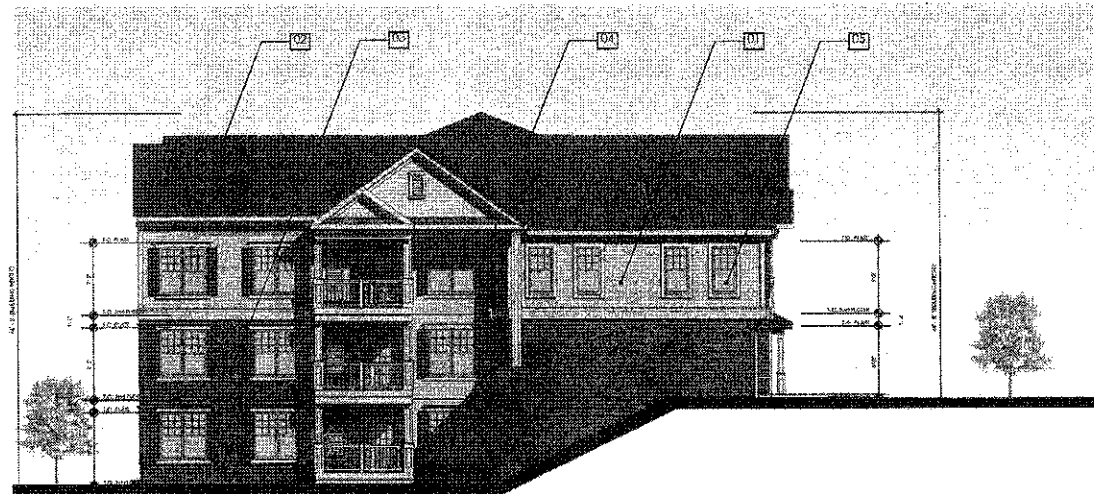
02 North Elevation

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



03 West Elevation

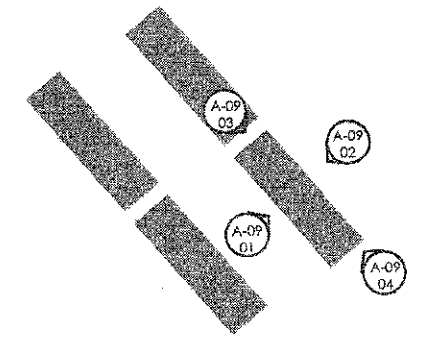
SCALE: 3/32"=1'-0"



04 East Elevation

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

KEY PLAN



MATERIAL KEY:

- 01 - VINYL SIDING
- 02 - ASPHALT SHINGLE
- 03 - STONE
- 04 - SHUTTERS
- 05 - VINYL WINDOW

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.

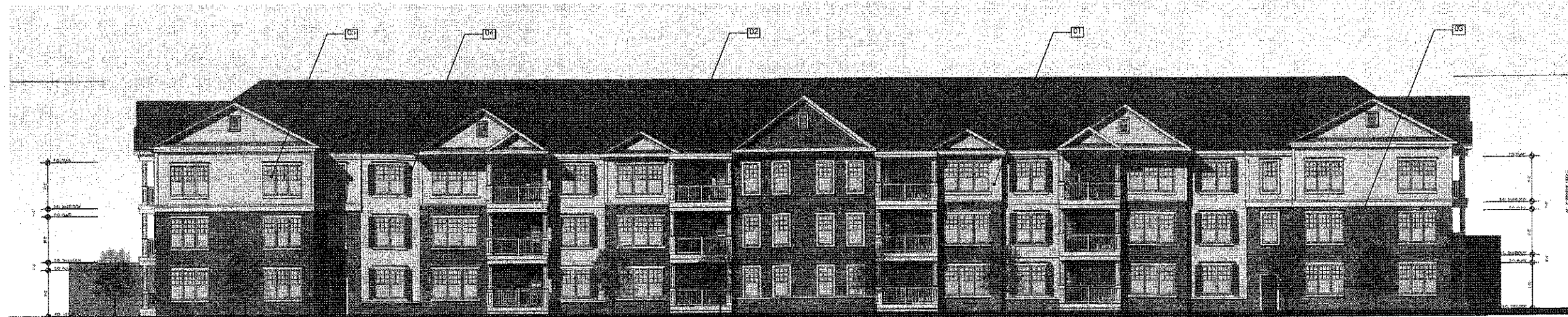
SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.



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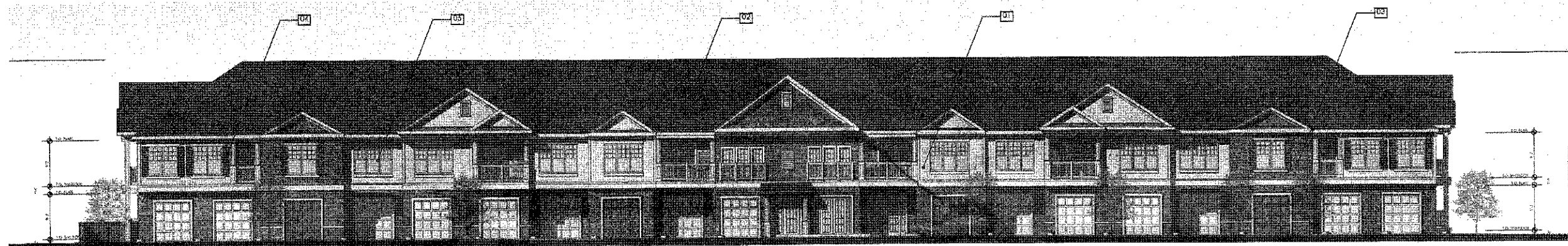
A-05

BUILDING ELEVATIONS TYPE A
DATE: 11/22/2021



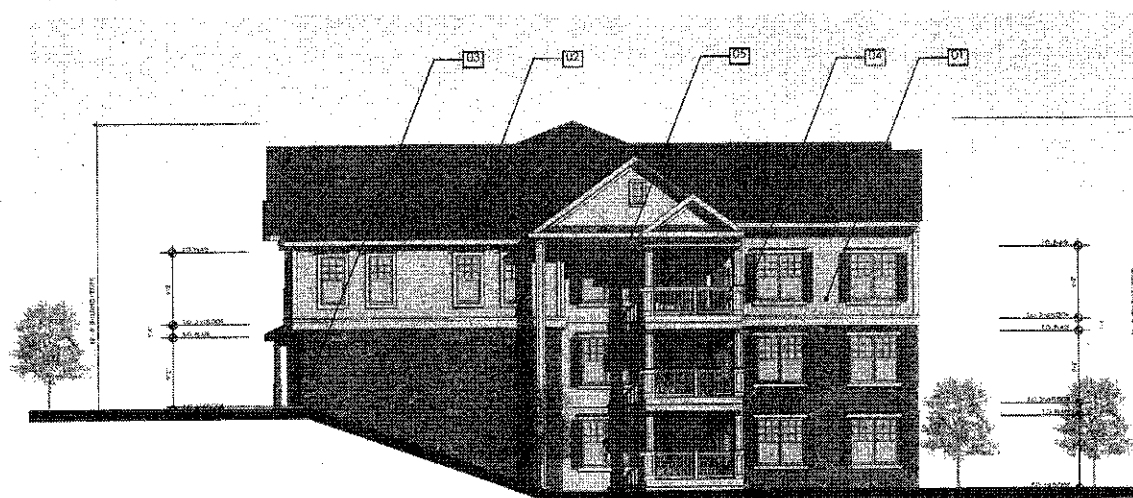
01 South Elevation

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



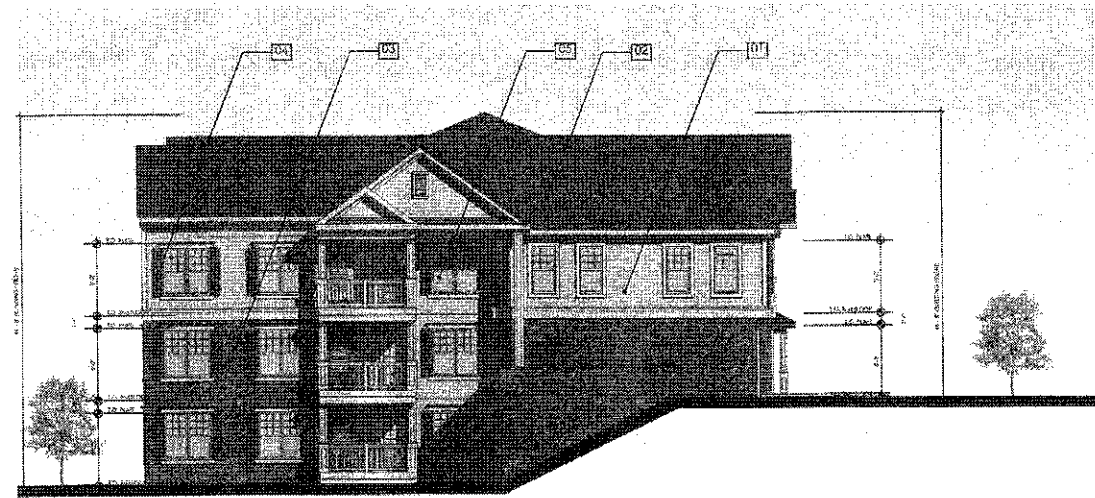
02 North Elevation

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



03 West Elevation

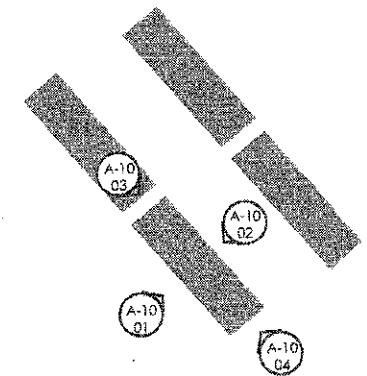
SCALE: 3/32"=1'-0"



04 East Elevation

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

KEY PLAN



MATERIAL KEY:

- 01 - VINYL SIDING
- 02 - ASPHALT SHINGLE
- 03 - STONE
- 04 - SHUTTERS
- 05 - VINYL WINDOW

NOTES:

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A-09

BUILDING ELEVATIONS TYPE B
DATE: 11/22/2021

AVERAGE GRADE PLANE CALCUALTIONS

FFE: FIRST FLOOR ELEVATION
 AVG: AVERAGE GRADE PLANE

BUILDING 1
 FFE: 224.07
 AVG: 218.72

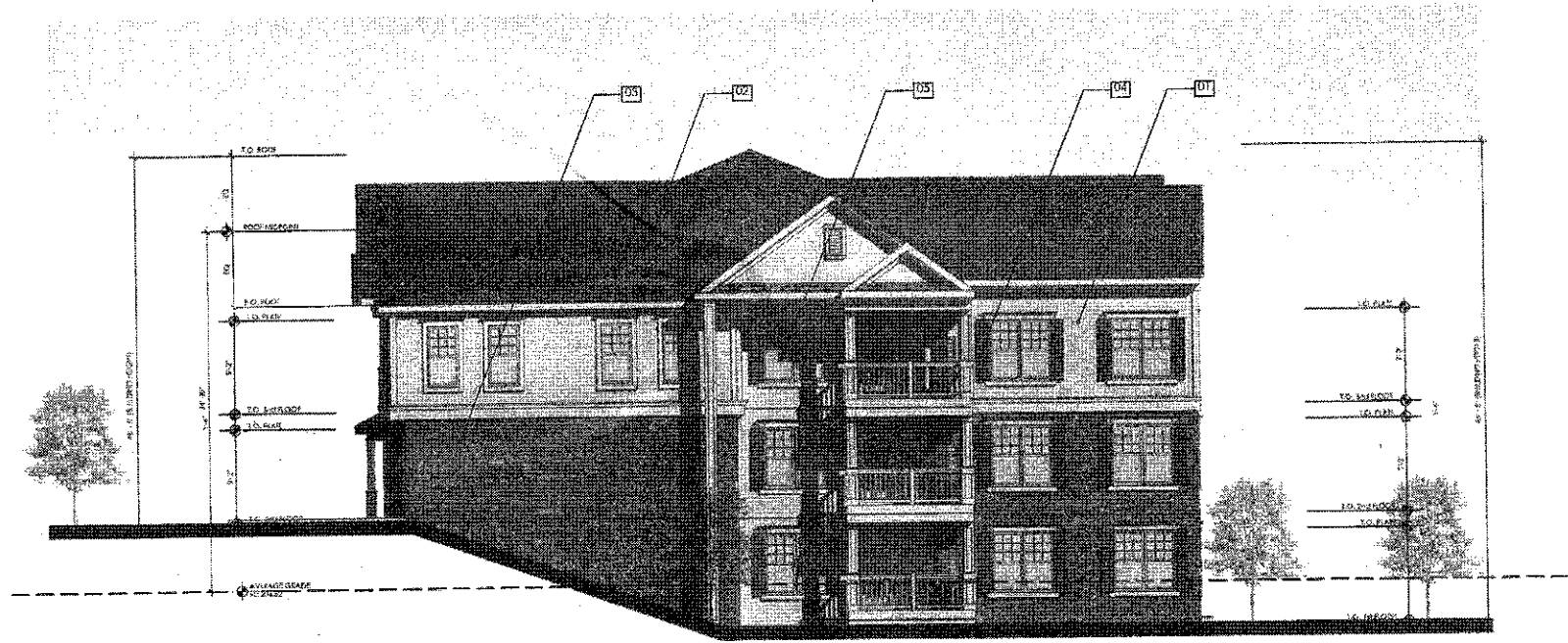
BUILDING 2
 FFE: 225.27
 AVG: 219.44

BUILDING 3 (MOST RESTRICTIVE)
 FFE: 211.17
 AVG: 204.52

BUILDING 4
 FFE: 211.17
 AVG: 204.61

MATERIAL KEY:

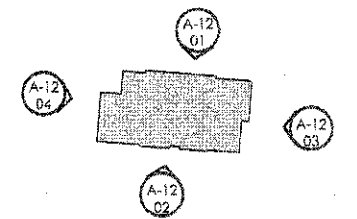
- 01 - VINYL SIDING
- 02 - ASPHALT SHINGLE
- 03 - STONE
- 04 - SHUTTERS
- 05 - VINYL WINDOW



BUILDING 3 (MOST RESTRICTIVE) - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



KEY PLAN



MATERIAL KEY:

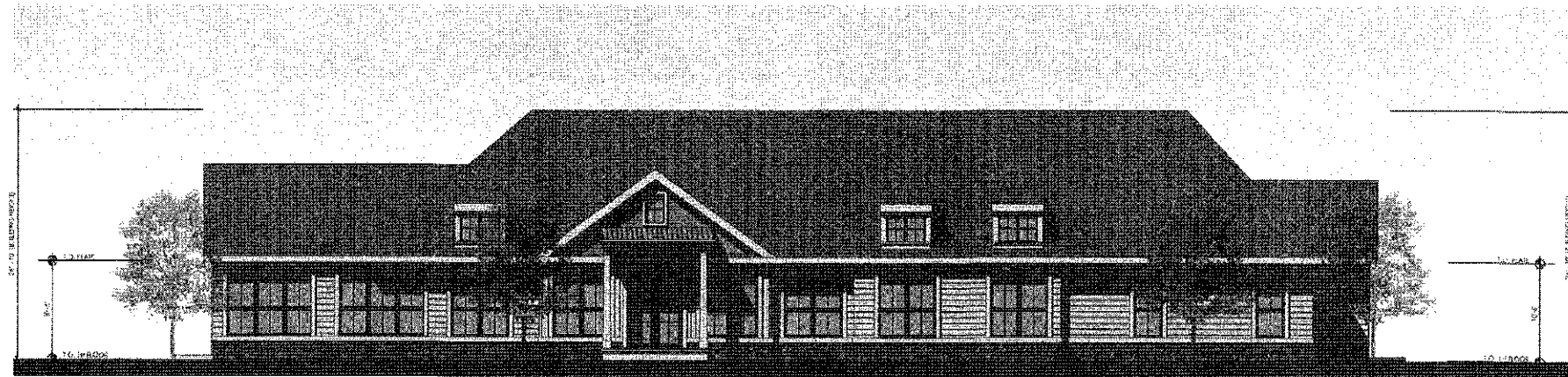
- 01 ~
- 02 ~
- 03 ~
- 04 ~
- 05 ~
- 06 ~
- 07 ~
- 08 ~
- 09 ~
- 10 ~

NOTES:

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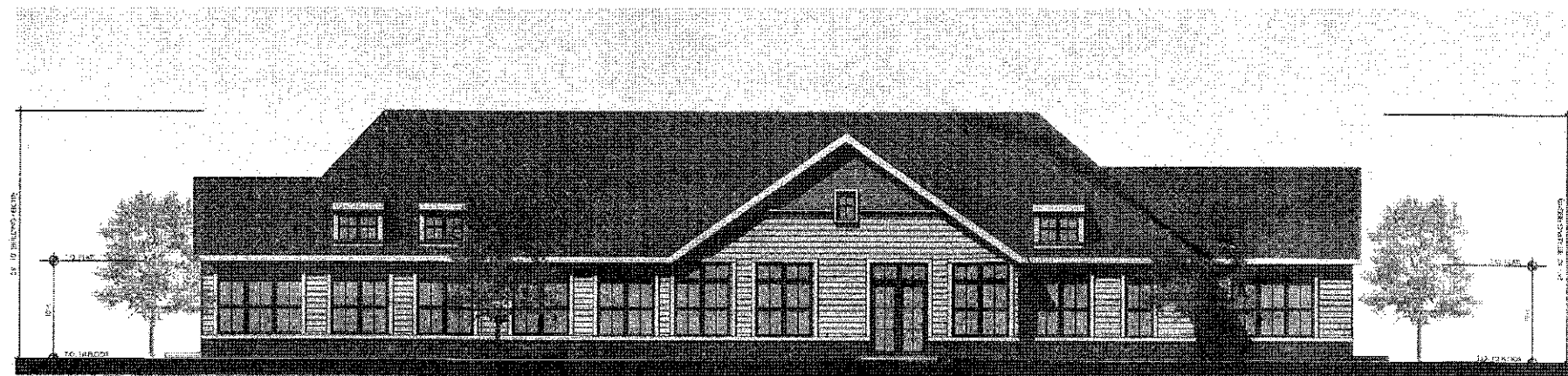
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01 South Elevation

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



02 North Elevation

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



03 East Elevation

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



04 West Elevation

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

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A-12

CLUBHOUSE ELEVATIONS
DATE: 11/22/2021