



MACKENZIE ARCHITECTS P.C.

162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

Plattsburgh Mixed Use  
Development

View from Bridge St. & Durkee St.

The City of Plattsburgh  
Plattsburgh, NY  
1/24/2020

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Plattsburgh Mixed Use  
Development  
View from Durkee St.

The City of Plattsburgh  
Plattsburgh, NY  
1/24/2020

2





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Development  
View from Bridge St.

The City of Plattsburgh  
Plattsburgh, NY  
1/24/2020

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Plattsburgh Mixed Use  
Development  
View from Bridge St. 2

The City of Plattsburgh  
Plattsburgh, NY  
1/24/2020





**McFarland Johnson**  
 60 RAILROAD PLACE  
 SUITE 402  
 SARATOGA SPRINGS, NEW YORK 12866  
 P: 518-580-9380 F: 518-580-9383  
 mjinc.com

PROJECT MILESTONE  
**SITE PLAN SUBMISSION**

NO.	DATE	DESCRIPTION
1	04/16/20	CITY COMMENTS
2	05/05/20	CLARIFICATIONS
3	05/11/20	ZBA COMMENTS
4	05/21/20	ADDED DIMENSIONS

CLIENT: **PRIME PLATTSBURGH, LLC**  
 CITY OF PLATTSBURGH, NEW YORK  
 PROJECT: **DURKEE STREET MIXED USE DEVELOPMENT**

DRAWN	NSO
DESIGNED	NSO
CHECKED	TCB
SCALE	1"=20'
DATE	FEBRUARY 2020
PROJECT	18491.00

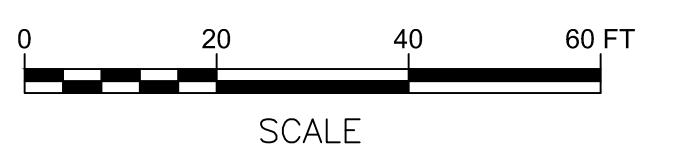
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE  
**SITE PLAN**

DRAWING NUMBER  
**C-01**  
 05 OF 24

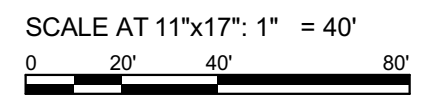
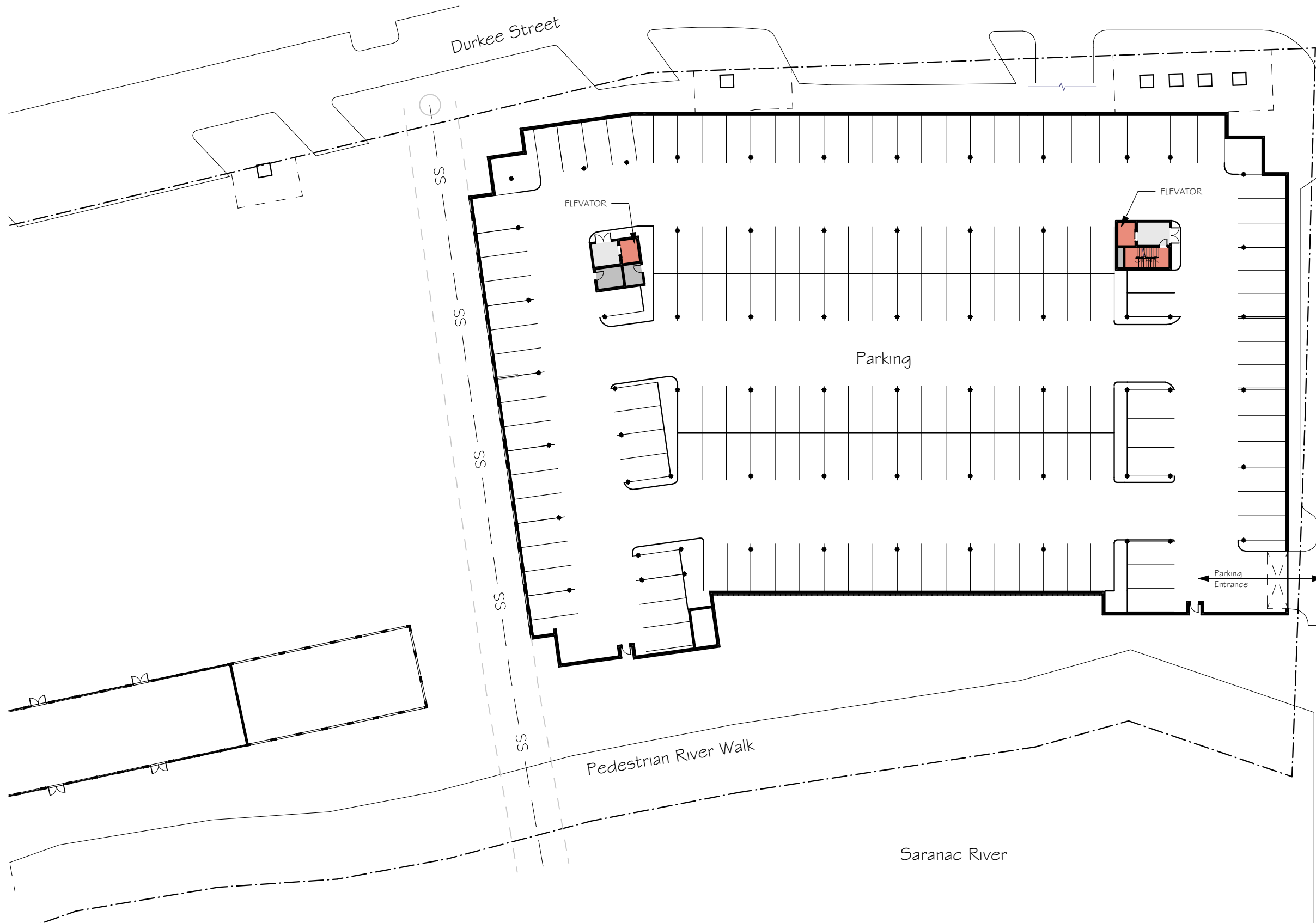


- LEGEND**
- CONCRETE SIDEWALK
  - LANDSCAPING
  - AMENITY SPACE
  - LIGHT DUTY ASPHALT PAVEMENT
  - HEAVY DUTY ASPHALT PAVEMENT
  - BUILDING
  - BUILDING OVERHANG
  - STONE RIP-RAP
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - BUILDING OVERHANG





DRAFT

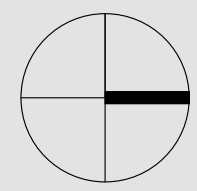


- Legend
- Commercial
  - Resident Amenities
  - Support
  - Roof Terraces
  - Vertical Circulation
  - One Bedroom
  - Two Bedroom
  - Three Bedroom
  - Attic

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Plattsburgh Mixed Use  
Development  
Basement Plan



Project North

The City of Plattsburgh  
Plattsburgh, NY  
1/21/2020

A2.1





**DRAFT**

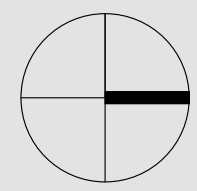
- Legend**
- Commercial
  - Resident Amenities
  - Support
  - Roof Terraces
  - Vertical Circulation
  - One Bedroom
  - Two Bedroom
  - Three Bedroom
  - Attic

SCALE AT 11"x17": 1" = 40'  
 0 20' 40' 80'

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**Plattsburgh Mixed Use  
 Development  
 Level One Plan**



**Project North**

The City of Plattsburgh  
 Plattsburgh, NY  
 1/21/2020

**A2.2**



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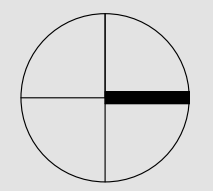
- Legend
- Commercial
  - Resident Amenities
  - Support
  - Roof Terraces
  - Vertical Circulation
  - One Bedroom
  - Two Bedroom
  - Three Bedroom
  - Attic

SCALE AT 11"x17": 1" = 40'  
0 20' 40' 80'

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Plattsburgh Mixed Use  
Development  
Level Two & Three Plan



Project North

The City of Plattsburgh  
Plattsburgh, NY  
1/21/2020

A2.3



DRAFT



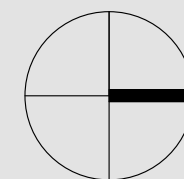
- Legend
- Commercial
  - Resident Amenities
  - Support
  - Roof Terraces
  - Vertical Circulation
  - One Bedroom
  - Two Bedroom
  - Three Bedroom
  - Attic

SCALE AT 11"x17": 1" = 40'  
0 20' 40' 80'

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Plattsburgh Mixed Use  
Development  
Level Four Plan



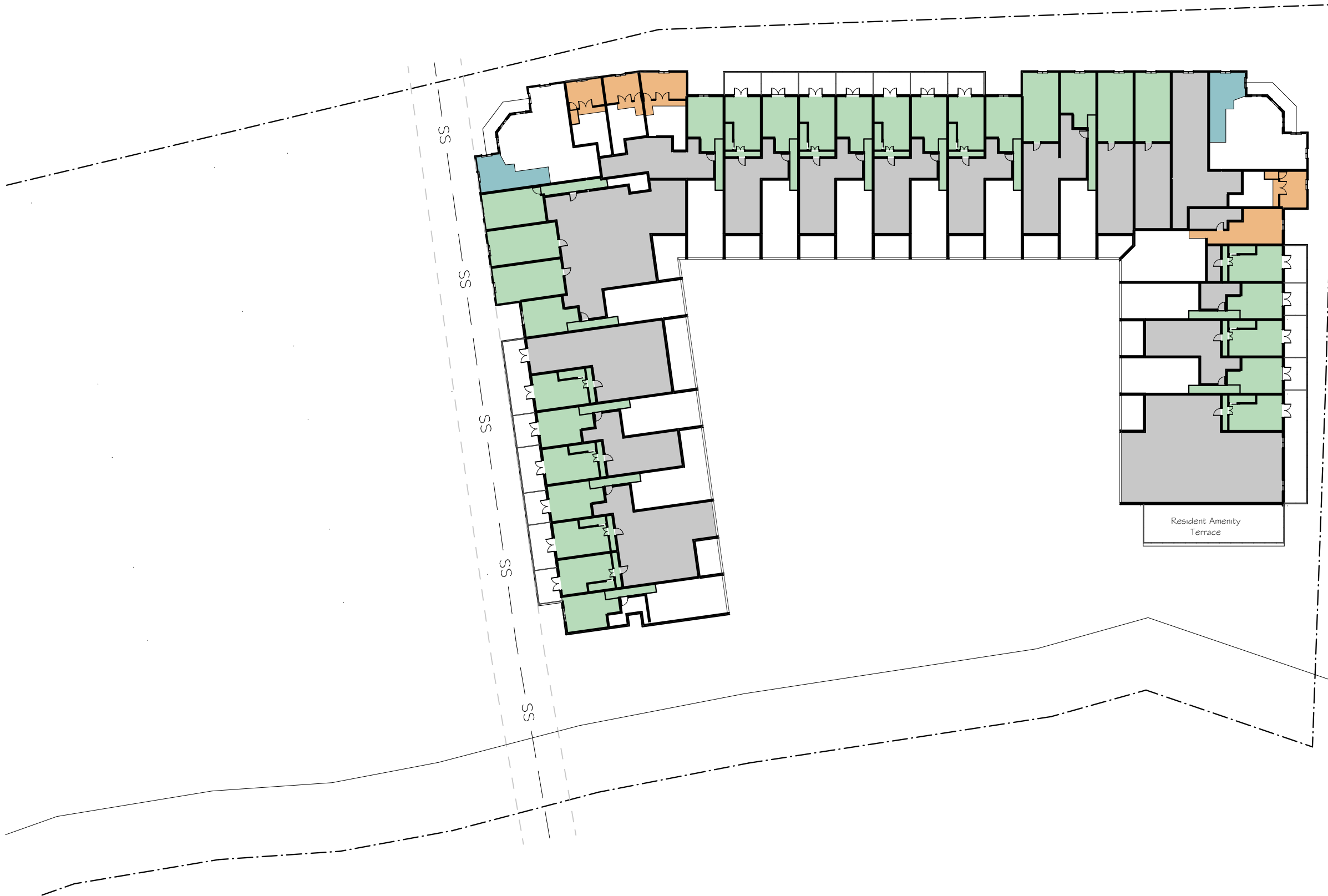
Project North

The City of Plattsburgh  
Plattsburgh, NY  
1/21/2020

A2.5



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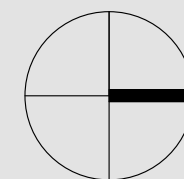
- Legend
- Commercial
  - Resident Amenities
  - Support
  - Roof Terraces
  - Vertical Circulation
  - One Bedroom
  - Two Bedroom
  - Three Bedroom
  - Attic

SCALE AT 11"x17": 1" = 40'  
0 20' 40' 80'

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Plattsburgh Mixed Use  
Development  
Attic/Mezzanine Plan



Project North

The City of Plattsburgh  
Plattsburgh, NY  
1/21/2020

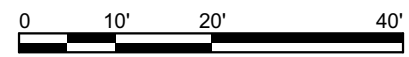
A2.6





1 WEST ELEVATION  
A5.1

SCALE @ 11X17: 1"=20'



Legend of Materials			
Clapboard Siding#1 -Hardi 3"/6" Exposure Combination	Vertical Board & Batten Siding #1- Hardi	Sto-Masonry texture	Metal Panel
Clapboard Siding #2-Vinyl 3"/6" Exposure Combination	Vertical Board & Batten Siding #2- Vinyl	Hardi Panel	Cornice / Trim: Versatex or Sim.
	Exterior Railing: Metal	Stone Veneer	Windows/Commercial Storefront: Insulated Glass/Metal Frame

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Plattsburgh Mixed Use Development  
  
Building Elevations

The City of Plattsburgh  
Plattsburgh, NY  
4/3/2020

**A5.1**

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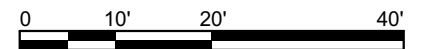




1  
A5.2

## EAST ELEVATION

SCALE @ 11X17: 1"=20'



Legend of Materials			
	Exterior Railing: Metal		Windows/Commercial Storefront: Insulated Glass/Metal Frame

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Plattsburgh Mixed Use Development

Building Elevations

The City of Plattsburgh  
Plattsburgh, NY  
4/3/2020

**A5.2**

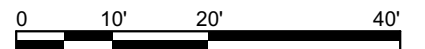




1  
A5.3

# SOUTH ELEVATION

SCALE @ 11X17: 1"=20'



Legend of Materials			
Clapboard Siding #1 -Hardi 3"/6" Exposure Combination	Vertical Board & Batten Siding #1- Hardi	Sto-Masonry texture	Metal Panel
Clapboard Siding #2-Vinyl 3"/6" Exposure Combination	Vertical Board & Batten Siding #2- Vinyl Exterior Railing: Metal	Hardi Panel	Stone Veneer
		Corrosion Resistant or Sim.	Windows/Commercial Storefront: Insulated Glass/Metal Frame

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Plattsburgh Mixed Use Development

Building Elevations

The City of Plattsburgh  
Plattsburgh, NY  
4/3/2020

**A5.3**

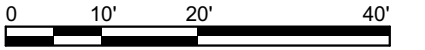




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A5.4

# NORTH ELEVATION

SCALE @ 11X17: 1"=20'



Legend of Materials			
	Exterior Railing: Metal		Windows/Commercial Storefront: Insulated Glass/Metal Frame

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Plattsburgh Mixed Use Development

Building Elevations

The City of Plattsburgh  
Plattsburgh, NY  
4/3/2020

**A5.4**