



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 2020-05-11

The City of Plattsburgh
Plattsburgh, NY
5/11/2020

1



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
▲	04/16/20	CITY COMMENTS
▲	05/05/20	CLARIFICATIONS
▲	05/11/20	ZBA COMMENTS
▲	05/21/20	ADDED DIMENSIONS

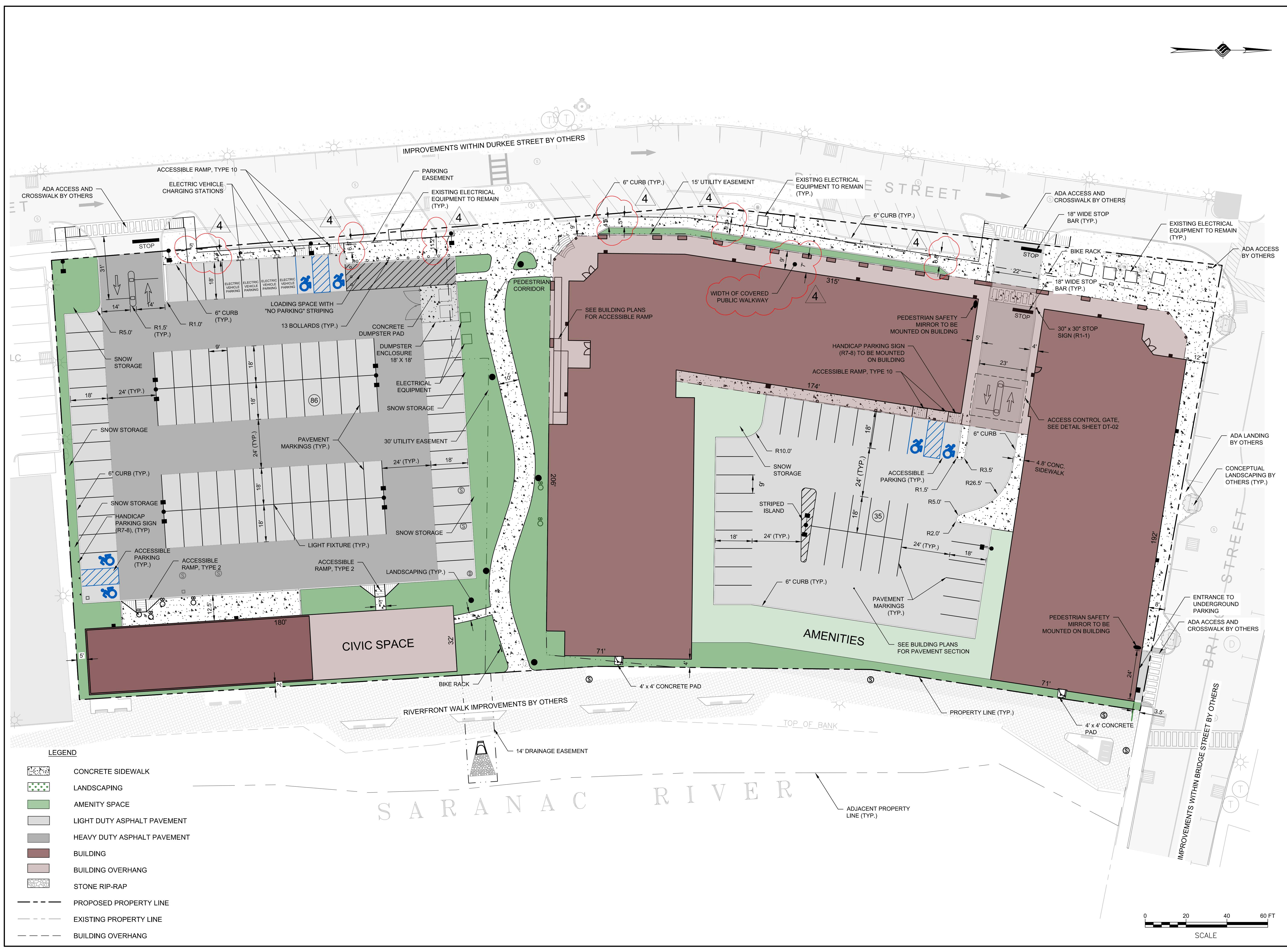
CLIENT: **PRIME PLATTSBURGH, LLC**
 CITY OF PLATTSBURGH, NEW YORK
 PROJECT: **DURKEE STREET MIXED USE DEVELOPMENT**

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

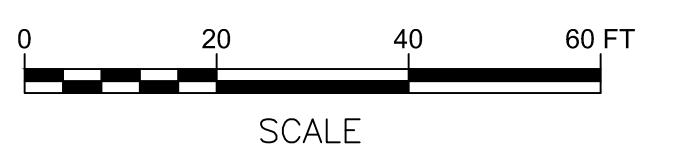
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, 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

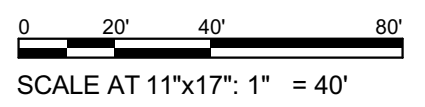


- LEGEND**
- CONCRETE SIDEWALK
 - LANDSCAPING
 - AMENITY SPACE
 - LIGHT DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - BUILDING
 - BUILDING OVERHANG
 - STONE RIP-RAP
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - BUILDING OVERHANG



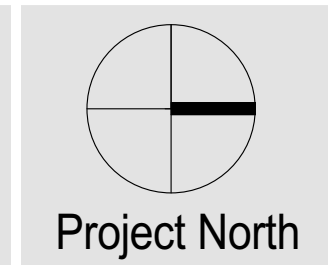


- Commercial
- Resident Amenities
- Support
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom
- Attic



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**Plattsburgh Mixed Use
 Development
 Level One Plan**



The City of Plattsburgh
 Plattsburgh, NY
 5/27/2020

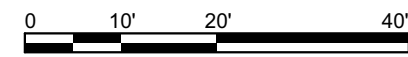
A2.2

Ownership of Instruments of Service: All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Mackenzie Architects as instruments of service shall remain the property of the Mackenzie Architects. Mackenzie Architects shall retain all common law, statutory and other reserved rights, including the copyright thereto.



1 WEST ELEVATION
A5.1

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
5/11/2020

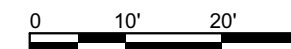
A5.1

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1 SOUTH ELEVATION
A5.2

SCALE @ 11X17: 1"=20'



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

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Building Elevations

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Plattsburgh, NY
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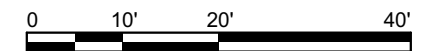
A5.2



1
A5.3

NORTH 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	Hardi Panel	Cornice / Trim: Versatex or Sim.
	Exterior Railing: Metal	Stone Veneer	Windows/Commercial Storefront: Insulated Glass/Metal Frame

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A5.3



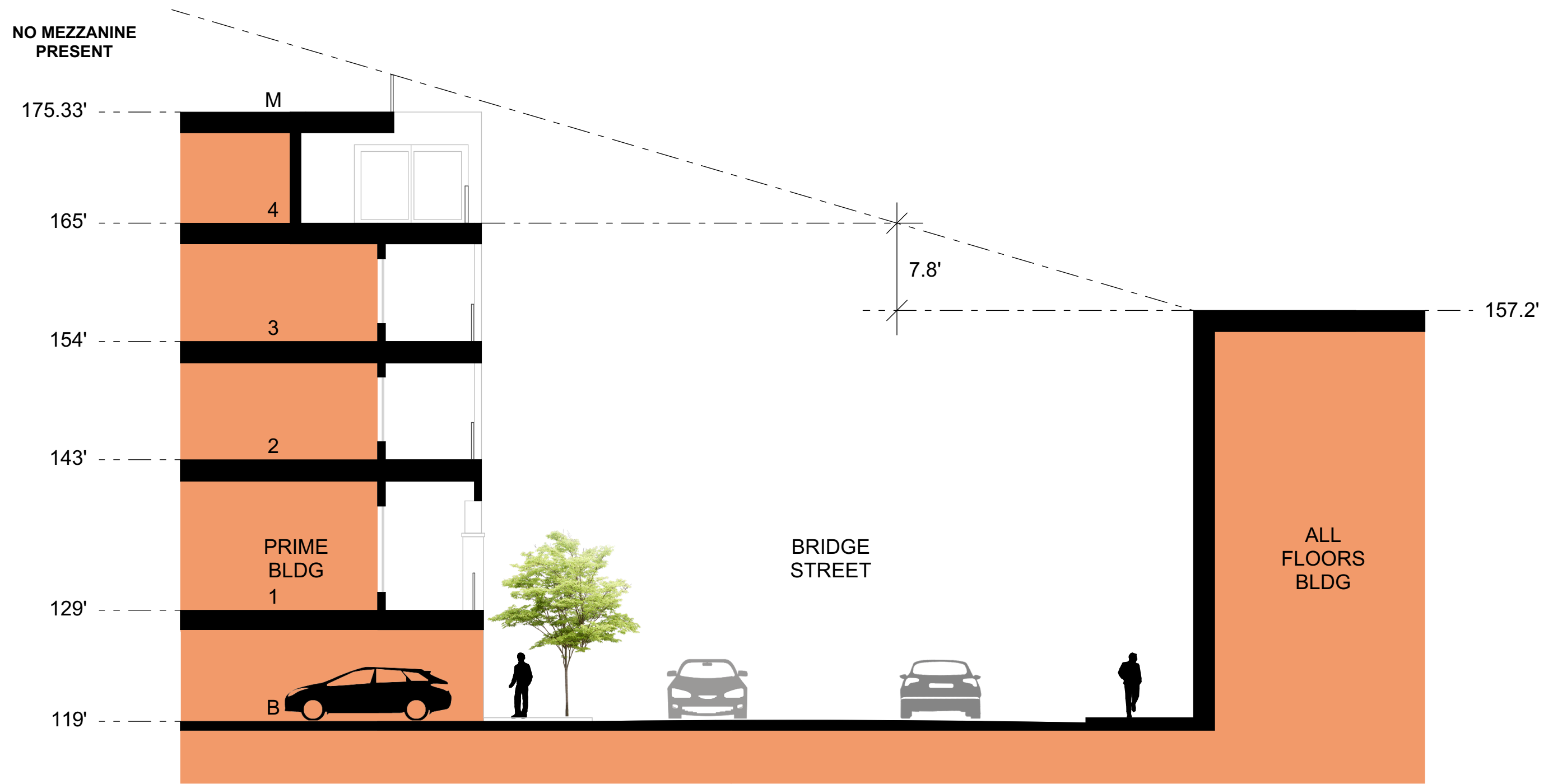
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Plattsburgh Mixed Use Development SITE LOCATION PLAN

The City of Plattsburgh
Plattsburgh, NY
5/27/2020

A6.1



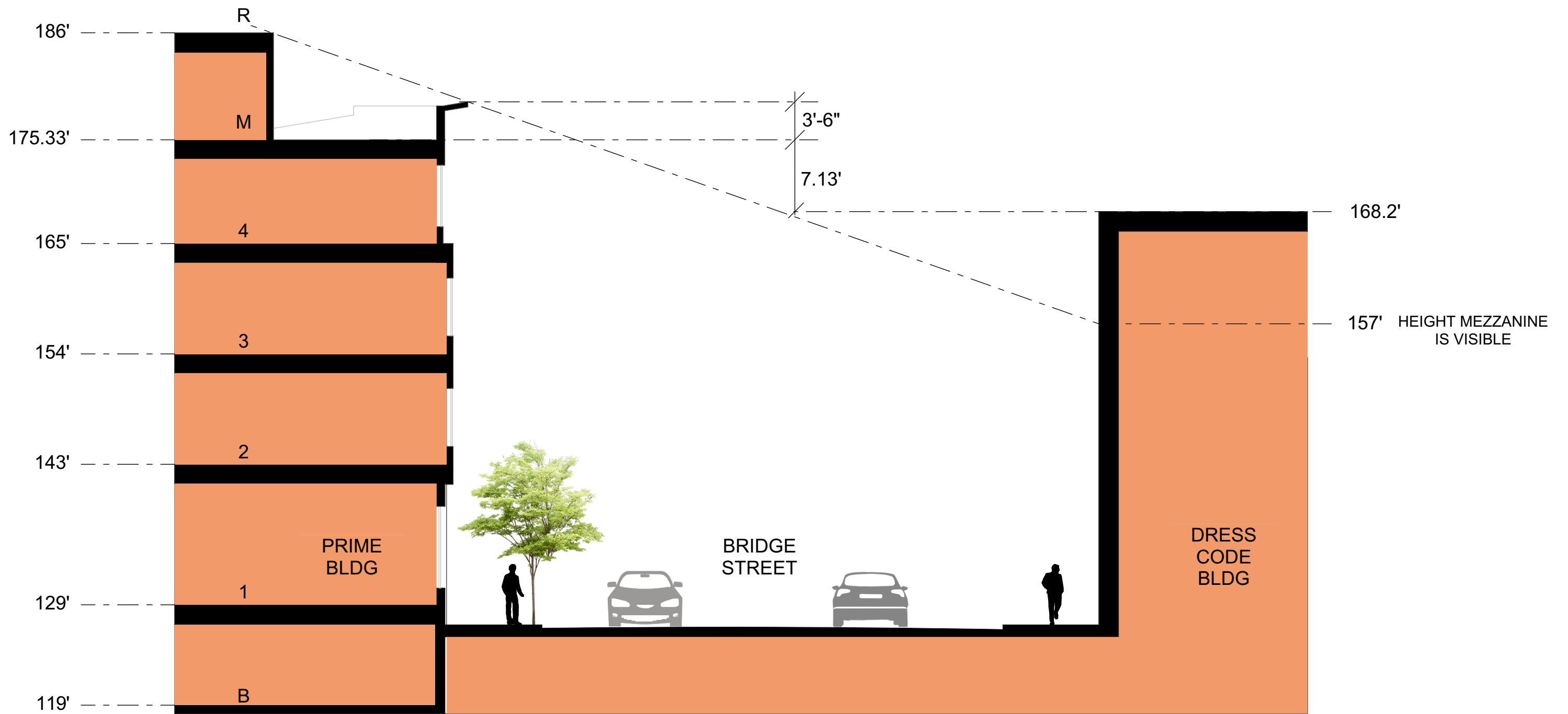
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Plattsburgh Mixed Use Development
SITE SECTION A-A

The City of Plattsburgh
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A6.2



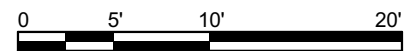
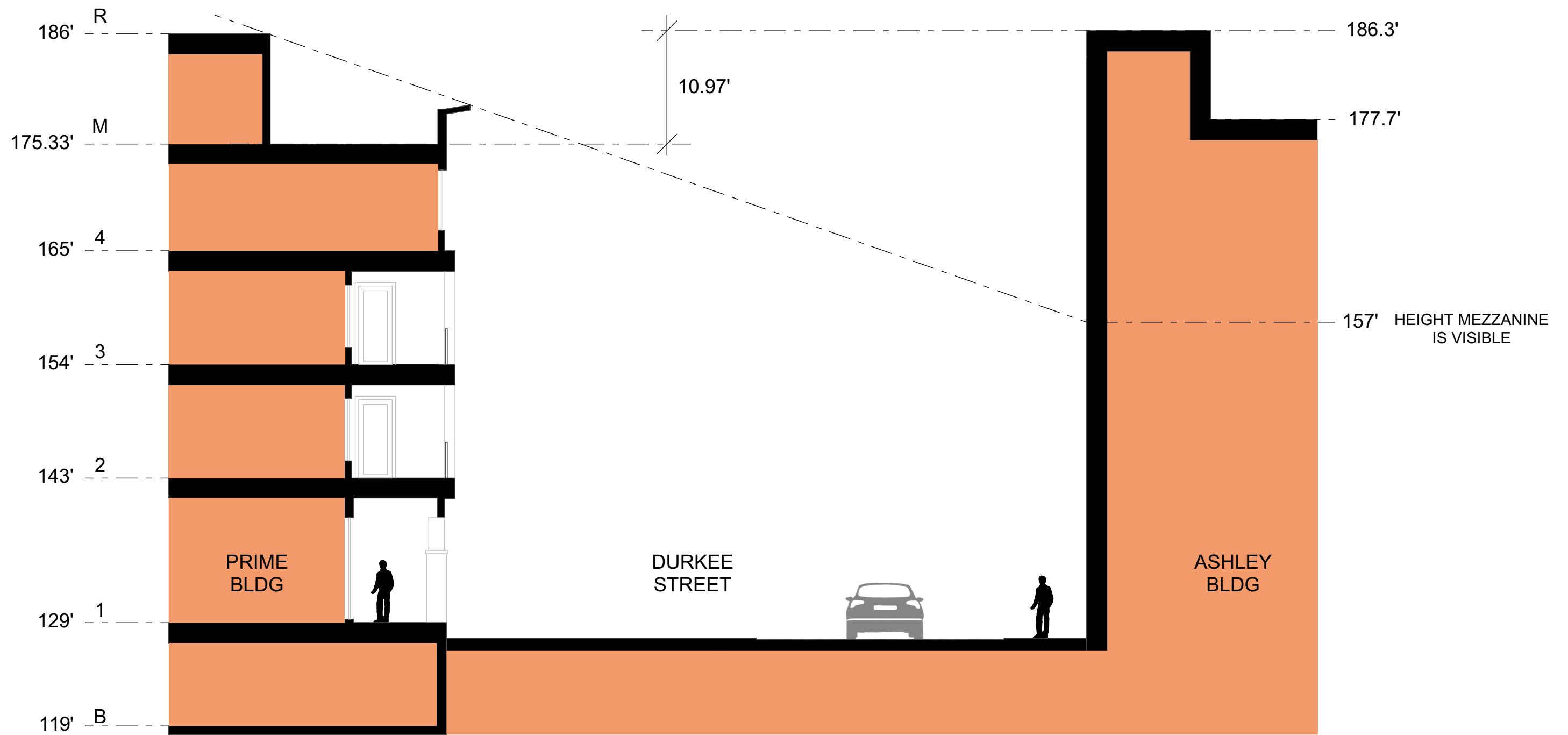
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SITE SECTION B-B

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A6.3



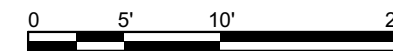
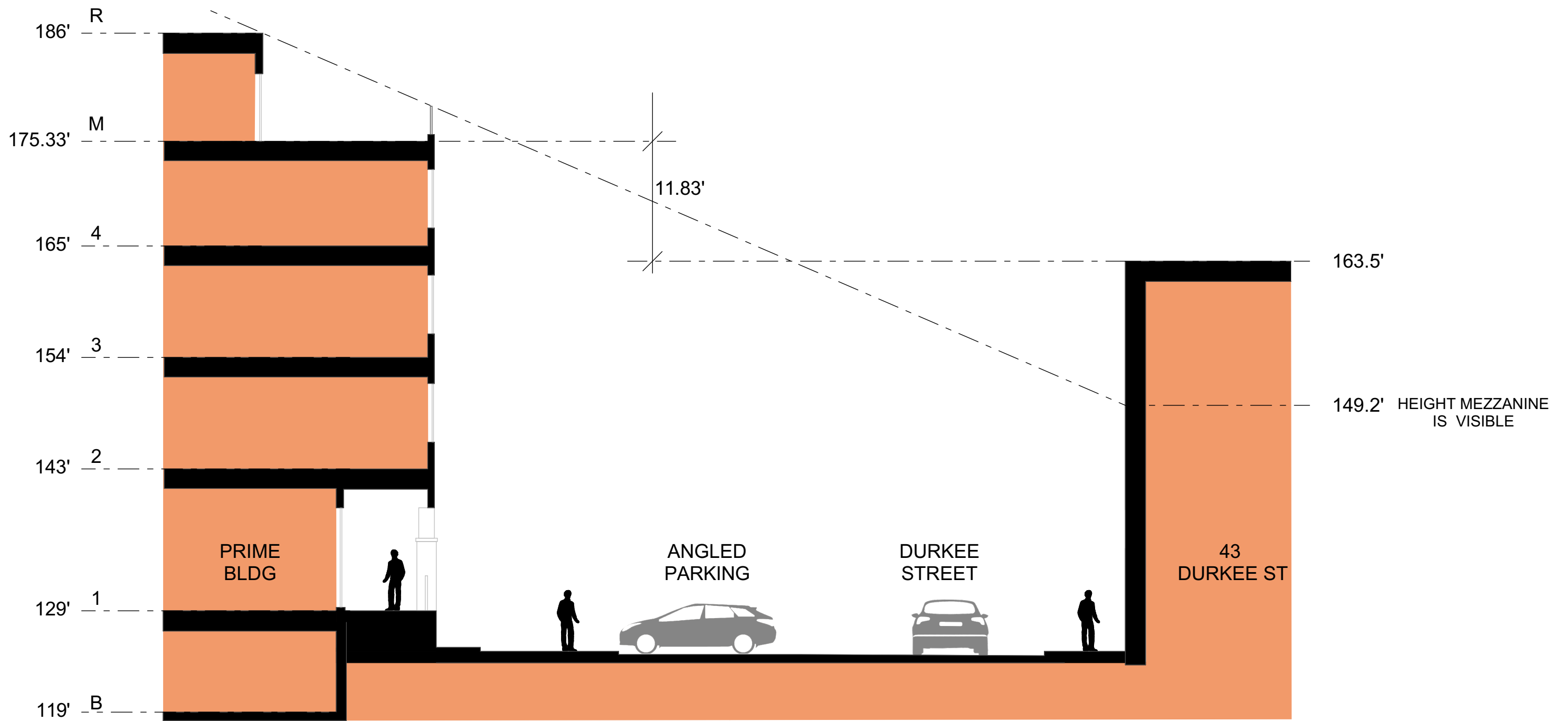
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Plattsburgh Mixed Use Development
SITE SECTION C-C

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A6.4



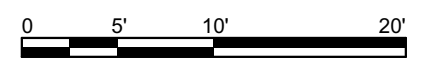
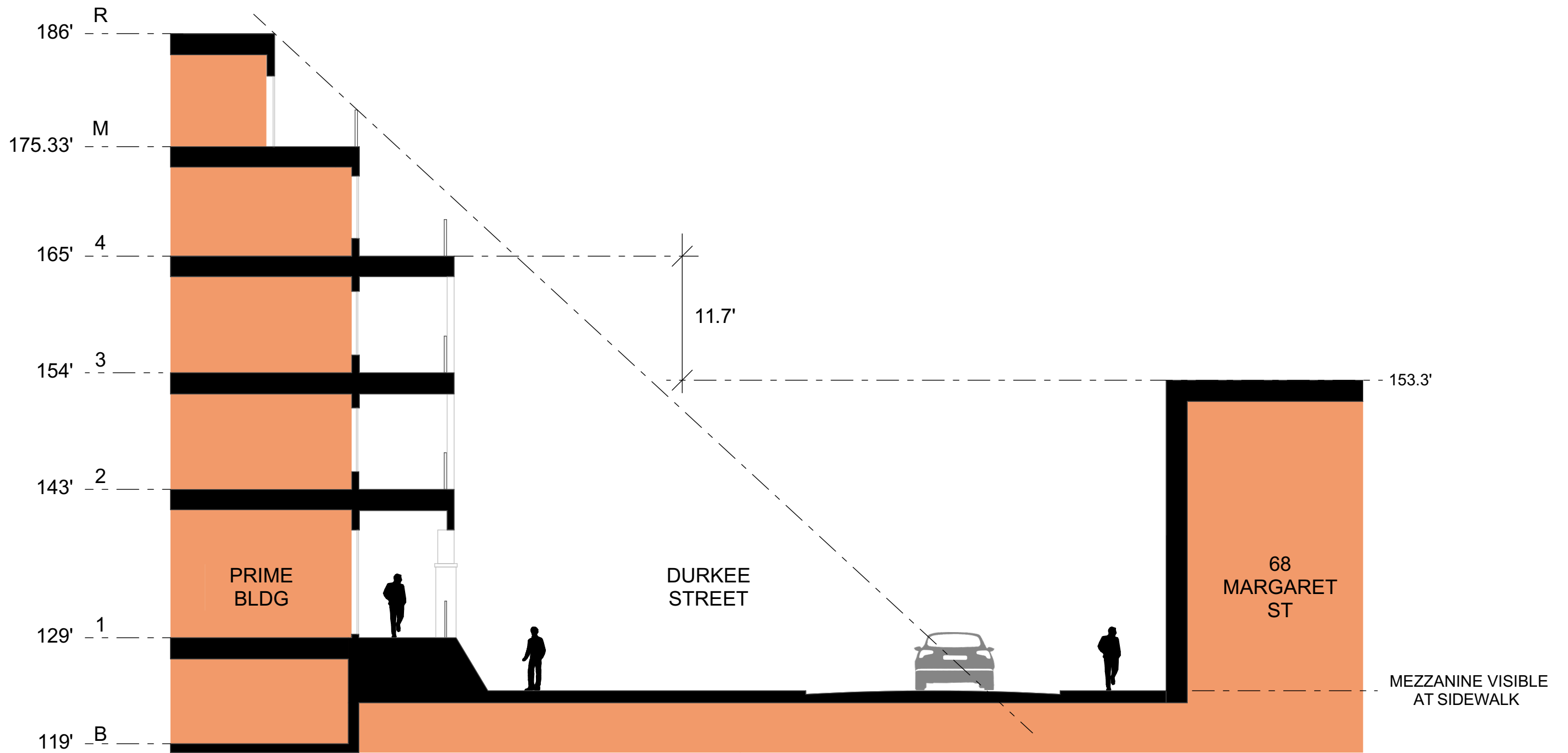
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Plattsburgh Mixed Use Development
SITE SECTION D-D

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A6.5



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**Plattsburgh Mixed Use Development
SITE SECTION E-E**

The City of Plattsburgh
Plattsburgh, NY
5/27/2020

A6.6