

500 BLAKE STREET DEVELOPMENT

OCEAN MANAGEMENT, LLC

500 BLAKE STREET
NEW HAVEN, CT 06515

NEWMAN
ARCHITECTS

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Formerly Herbert S. Newman & Partners P.C.
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NEW HAVEN, CT 06515

CITY PLAN
SUBMISSION

PROJECT NUMBER
20180053

COVER SHEET

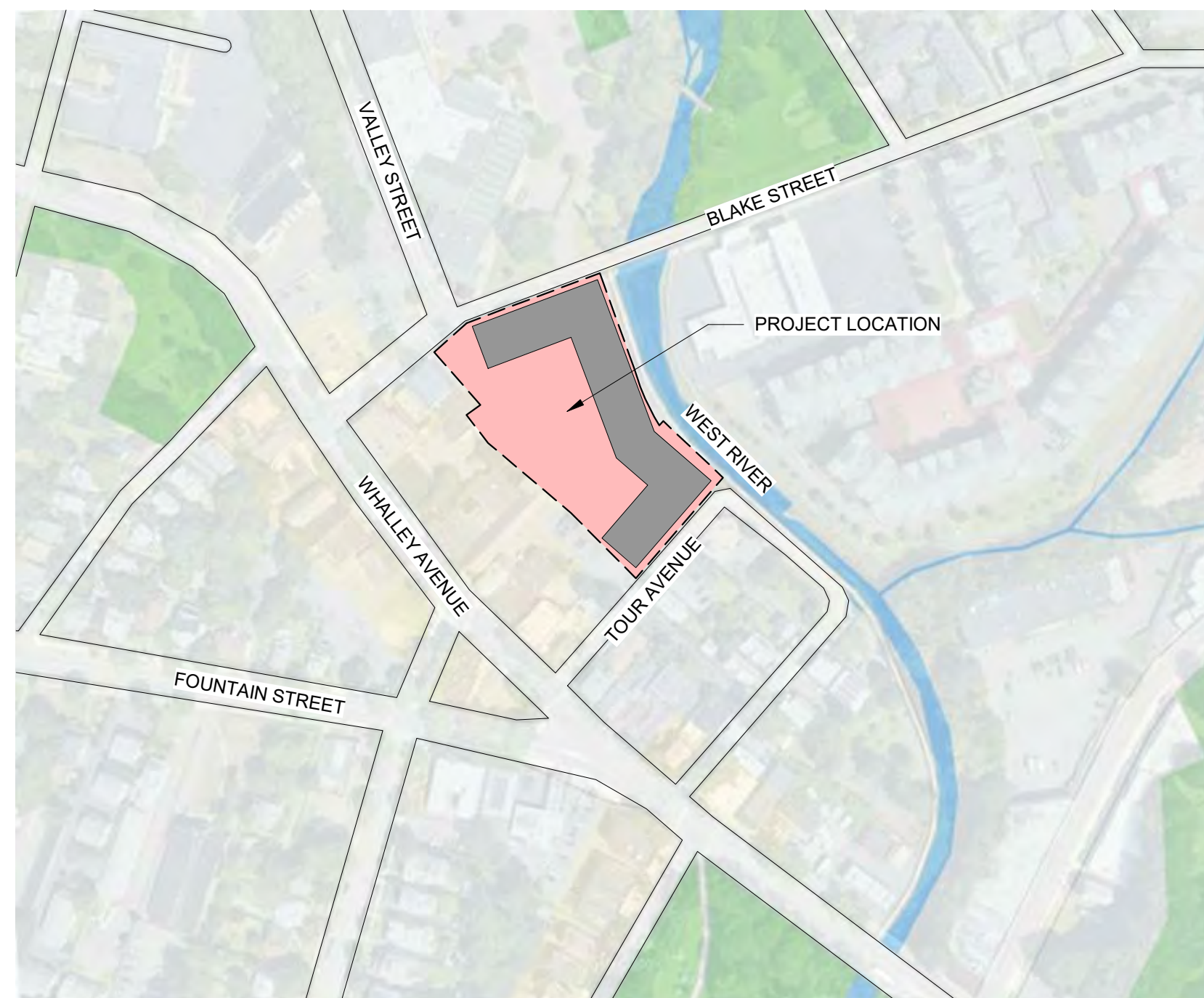
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02/18/2020

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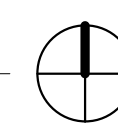
SCALE
1" = 200'-0"

ARCH

G0.00



2 LOCATION MAP
G0.00 1" = 200'-0"



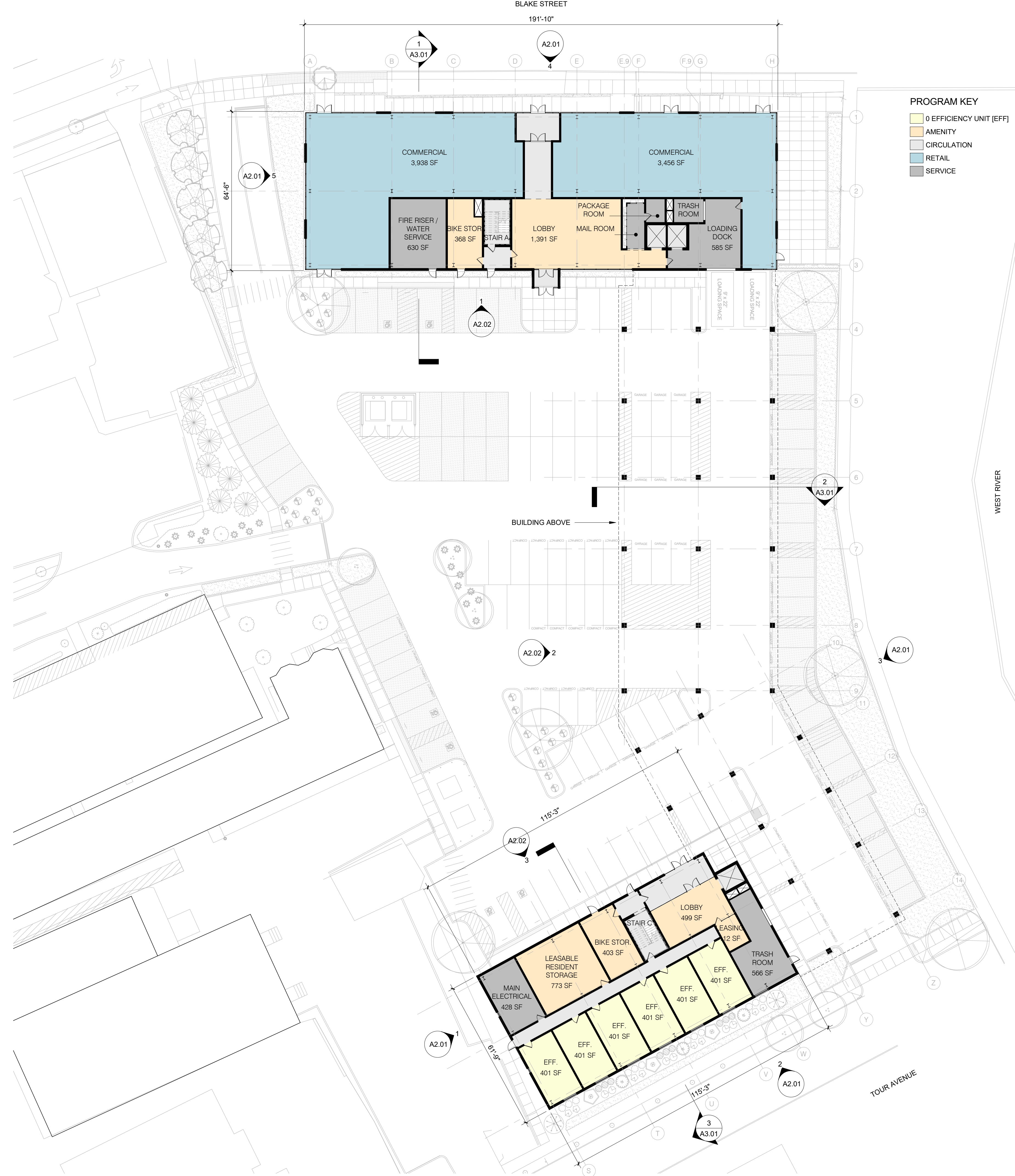
CITY PLAN SUBMISSION



DRAWING LIST - CITY PLAN SUBMISSION

- G0.00 COVER SHEET
- EX-1 IMPROVEMENT LOCATION SURVEY
- C1.01 SITE DEMOLITION AND PREPARATION PLAN
- C1.02 SITE LAYOUT PLAN
- C1.03 GRADING, DRAINAGE, UTILITIES & EROSION CONTROL PLAN
- C1.04 EROSION CONTROL NARRATIVE AND DETAILS
- C1.05 LANDSCAPE PLAN
- C1.06 LIGHTING AND PHOTOMETRIC PLAN
- C1.07 CITY OF NEW HAVEN DETAILS
- C1.08 MISCELLANEOUS DETAILS
- C1.09 MISCELLANEOUS DETAILS
- C1.10 MISCELLANEOUS DETAILS
- A1.01 FIRST FLOOR PLAN
- A1.02 SECOND FLOOR PLAN
- A1.03 THIRD-FOURTH FLOOR PLAN
- A1.05 ROOF PLAN
- A2.01 EXTERIOR ELEVATIONS
- A2.02 EXTERIOR ELEVATIONS
- A3.01 BUILDING SECTIONS
- A4.10 TYPICAL UNIT PLANS

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1
A1.01 FIRST FLOOR PLAN
3/64" = 1'-0"

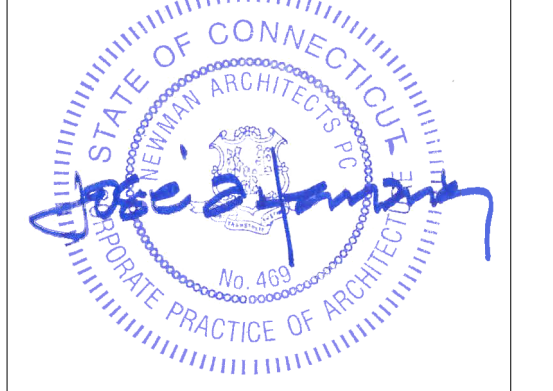
PROGRAM KEY

- 0 EFFICIENCY UNIT (EFF)
- AMENITY
- CIRCULATION
- RETAIL
- SERVICE

GROSS BUILDING AREA BY LEVEL	
Level	AREA
LEVEL 1	19,688 SF
LEVEL 2	37,652 SF
LEVEL 3	37,652 SF
LEVEL 4	37,652 SF
GROSS BUILDING AREA	132,643 SF

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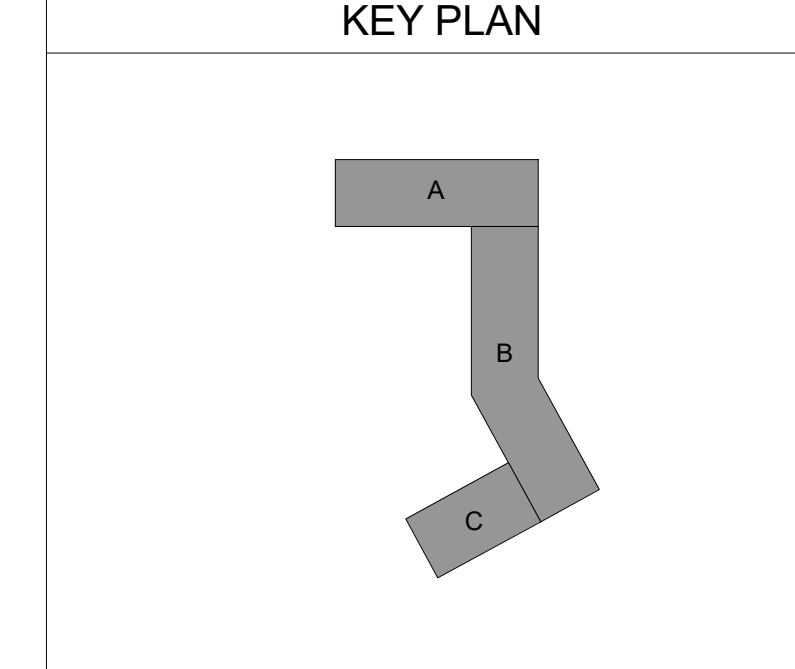
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PROJECT NUMBER 20180053

FIRST FLOOR PLAN

REVISIONS

NO	DATE	DESCRIPTION



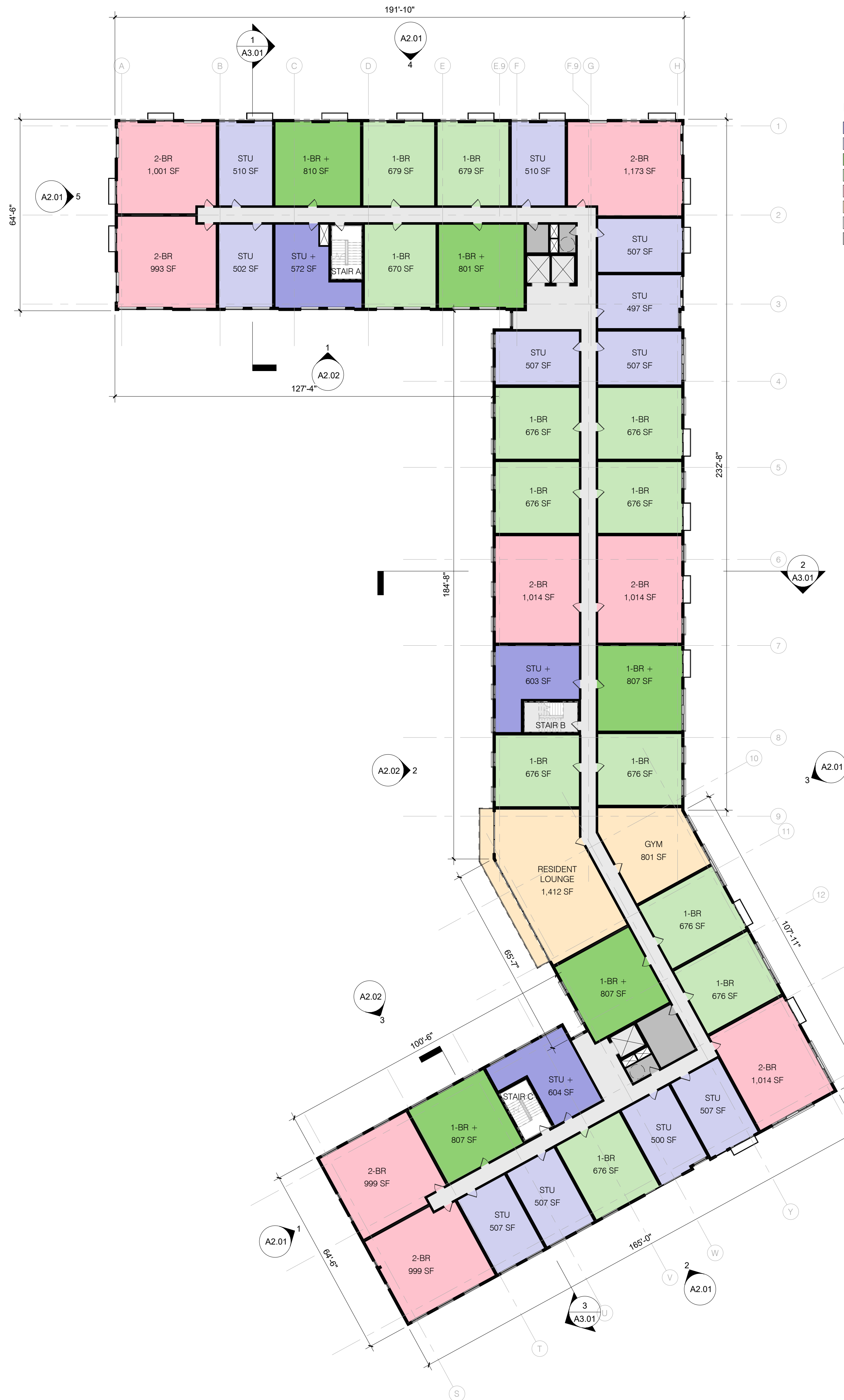
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SCALE
3/64" = 1'-0"

ARCH

A1.01



PROGRAM KEY

- 0 STUDIO PLUS UNIT [STU+]
- 0 STUDIO UNIT [STU]
- 1 BEDROOM PLUS UNIT [1-BR+]
- 1 BEDROOM UNIT [1-BR]
- 2 BEDROOM UNIT [2-BR]
- AMENITY
- CIRCULATION
- SERVICE

UNIT DISTRIBUTION					
FLOOR	EFFIC.	STUDIO	1 BR	2 BR	TOTAL
1ST FLR	6	NONE	NONE	NONE	6
2ND FLR	NONE	14	17	8	39
3RD FLR	NONE	15	19	8	42
4TH FLR	NONE	15	19	8	42
TOTAL	6 UNITS (5%)	44 UNITS (34%)	55 UNITS (42%)	24 UNITS (18%)	129 UNITS

ACCESSIBLE UNITS			
UNIT TYPE	TYPE A (10%)	TYPE B (90%)	TOTAL
EFFIC.	1 UNIT	5 UNITS	6 UNITS
STUDIO	5 UNITS	39 UNITS	44 UNITS
1 BR	6 UNITS	49 UNITS	55 UNITS
2 BR	3 UNITS	21 UNITS	24 UNITS
TOTAL	15 UNITS	114 UNITS	129 UNITS

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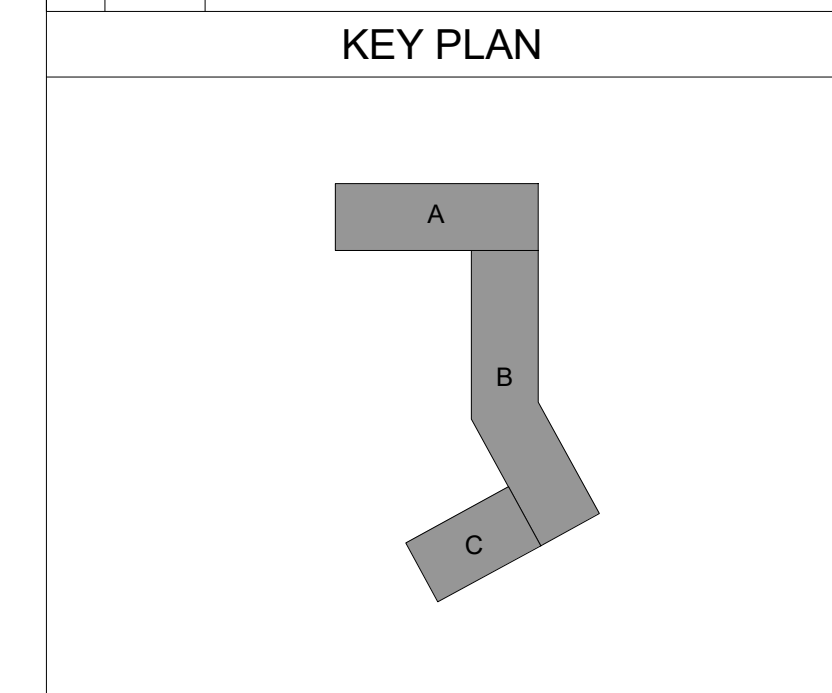
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REVISIONS		
NO	DATE	DESCRIPTION

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PROJECT NUMBER
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SECOND FLOOR PLAN

DATE
02/18/2020

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SCALE
As indicated

ARCH

A1.02

1 SECOND FLOOR PLAN
 A1.02 3/64" = 1'-0"

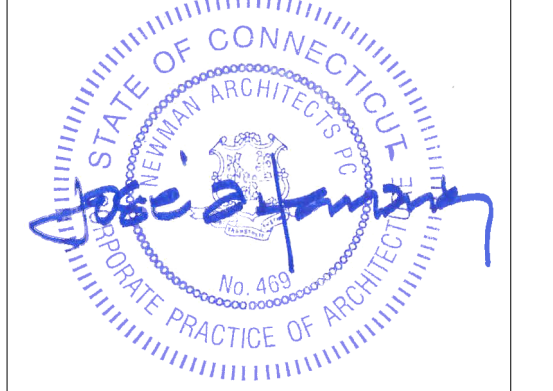


- PROGRAM KEY**
- 0 STUDIO PLUS UNIT [STU+]
 - 0 STUDIO UNIT
 - 0 STUDIO UNIT [STU]
 - 1 BEDROOM PLUS UNIT
 - 1 BEDROOM PLUS UNIT [1-BR+]
 - 1 BEDROOM UNIT [1-BR]
 - 2 BEDROOM UNIT [2-BR]
 - CIRCULATION
 - SERVICE

1
A1.03 THIRD FLOOR PLAN
3/64" = 1'-0"

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PROJECT NUMBER 20180053

THIRD-FOURTH FLOOR PLAN

DATE 02/18/2020

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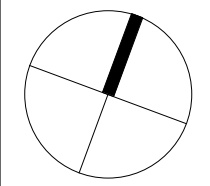
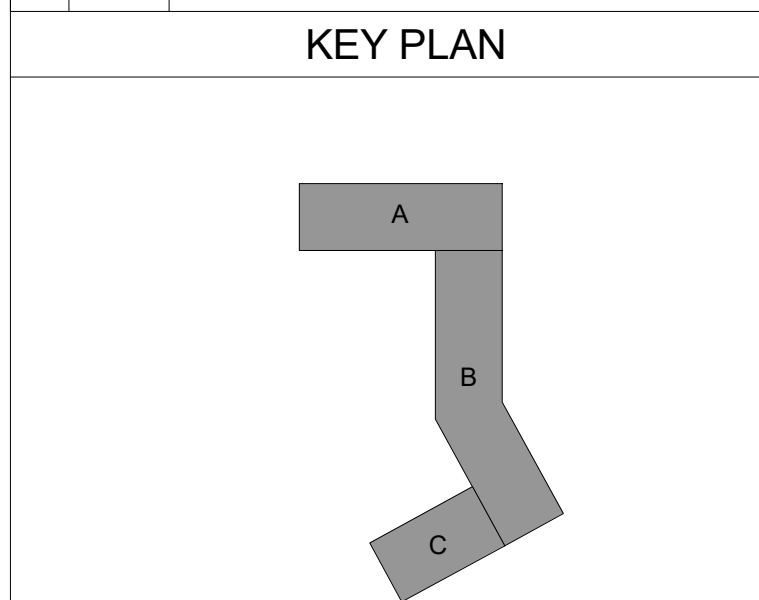
SCALE 3/64" = 1'-0"

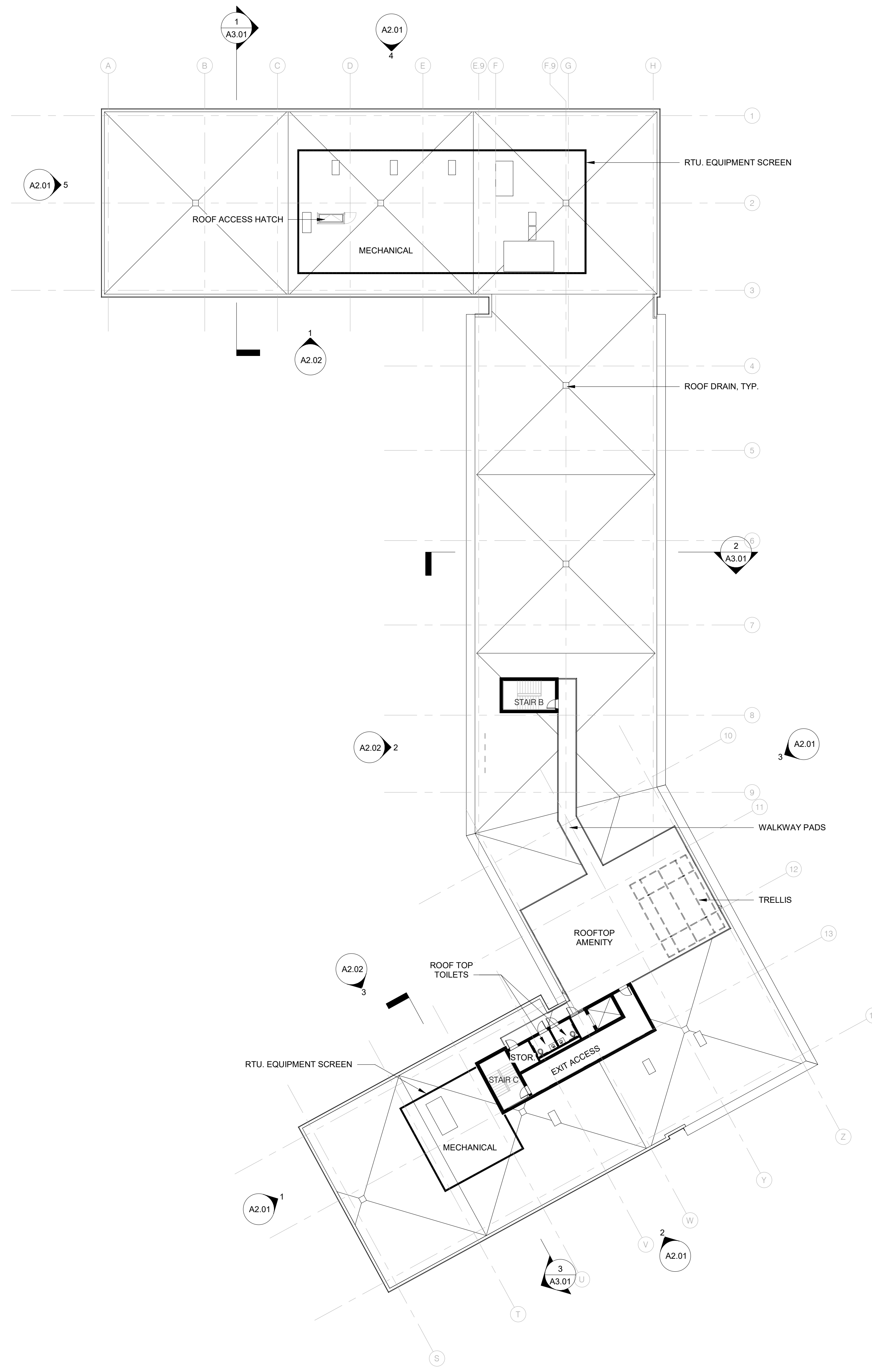
ARCH

A1.03

REVISIONS

NO	DATE	DESCRIPTION





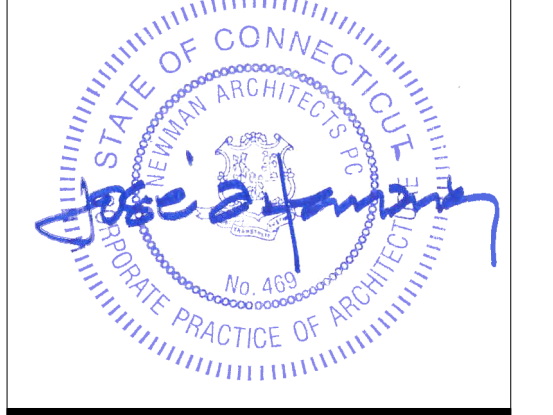
1 ROOF PLAN
A1.05 3/64" = 1'-0"

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REVISIONS

NO	DATE	DESCRIPTION

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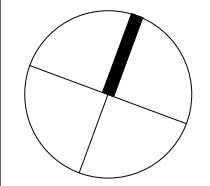
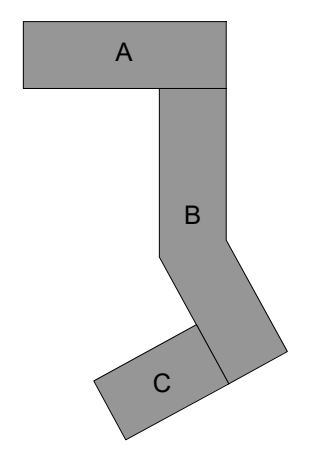
ROOF PLAN

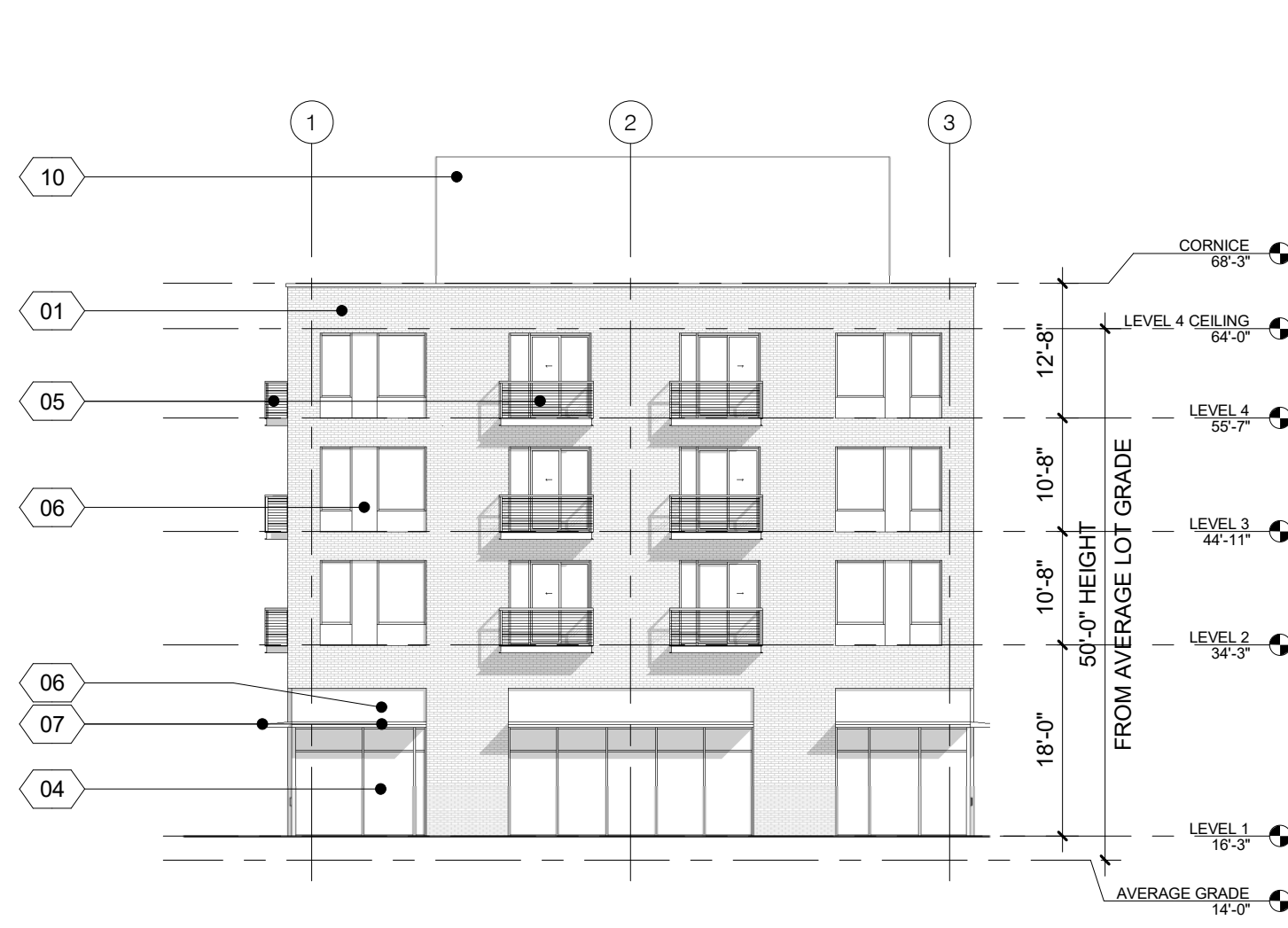
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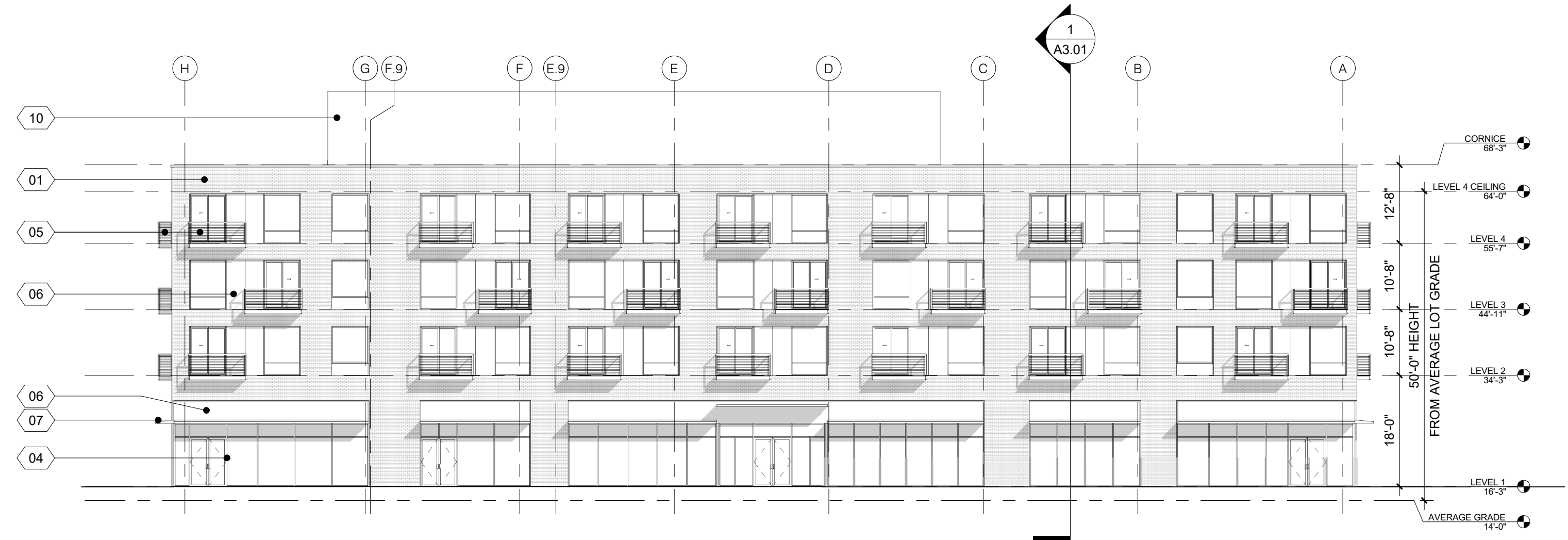
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3/64" = 1'-0"

ARCH
A1.05

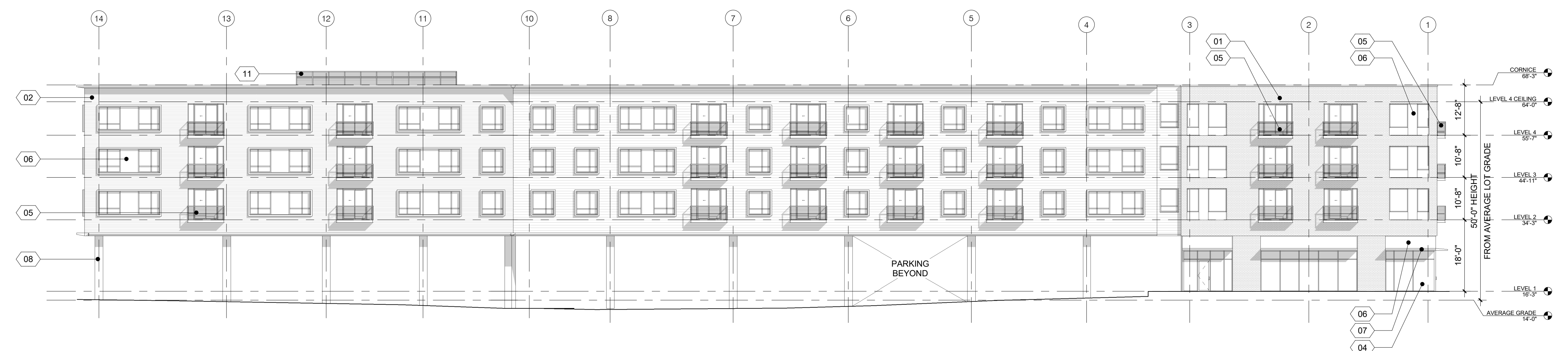




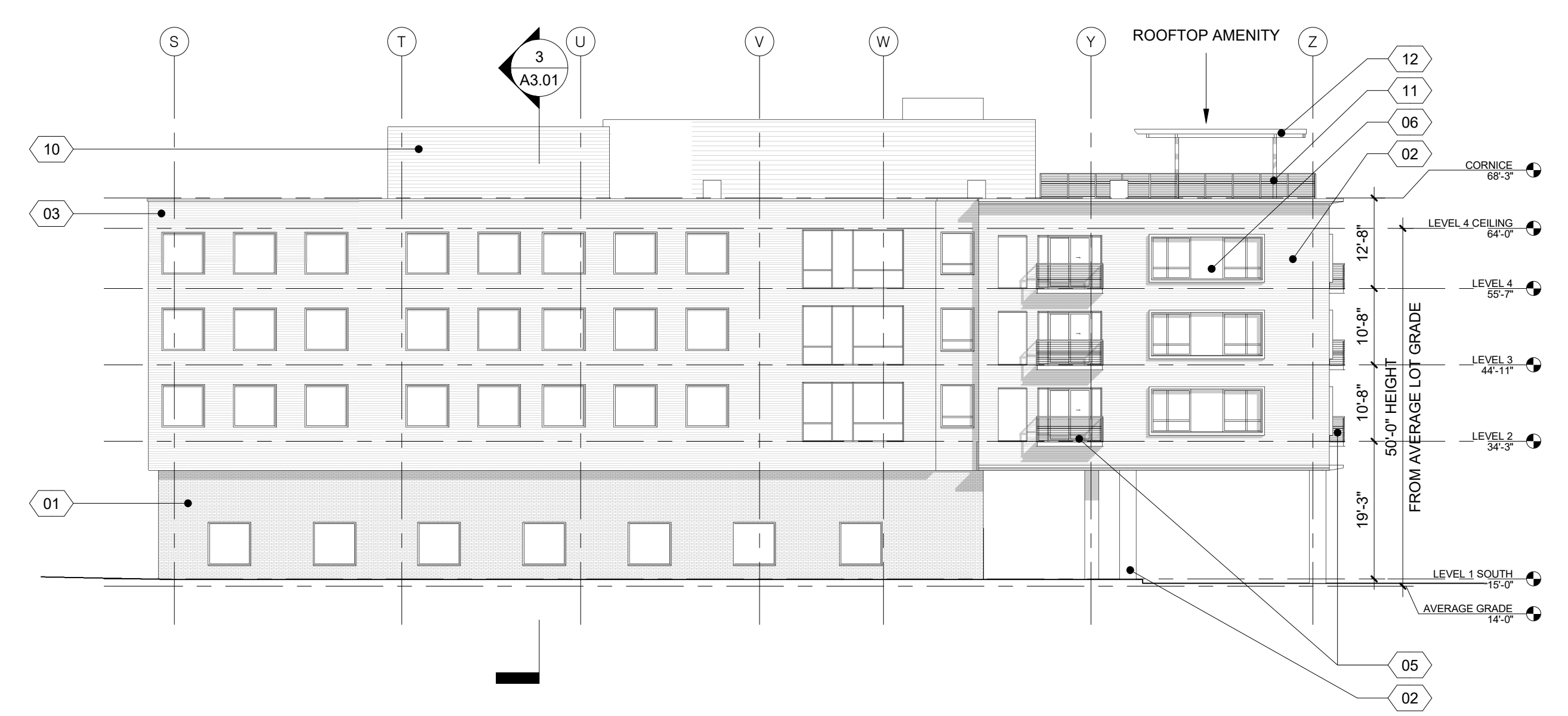
5 1 - AREA A - WEST ELEVATION
A2.01 1/16" = 1'-0"



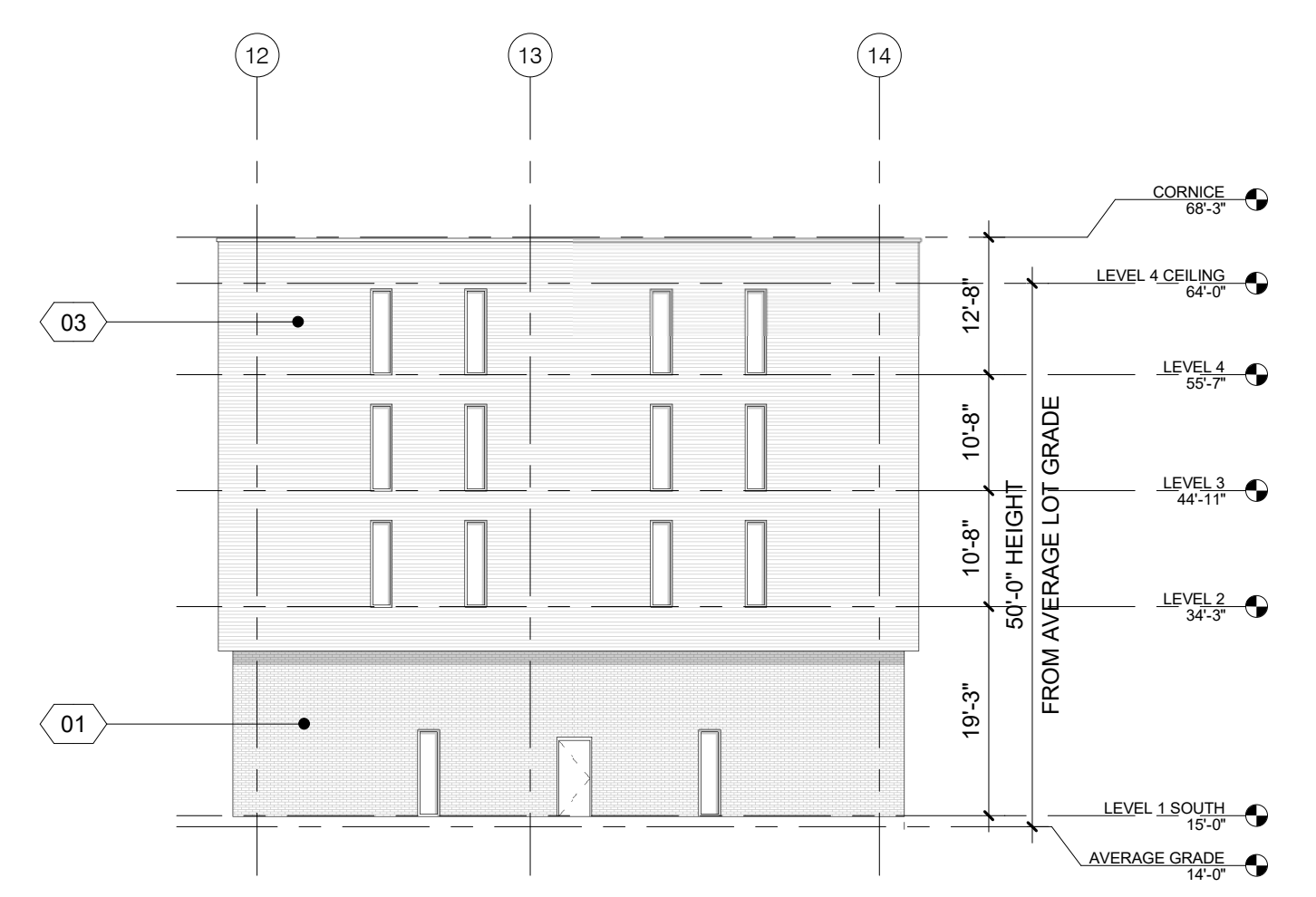
4 2 - AREA A - NORTH ELEVATION (BLAKE STREET)
A2.01 1/16" = 1'-0"



3 3 - AREA B - EAST ELEVATION (WEST RIVER)
A2.01 1/16" = 1'-0"



2 4 - AREA C - SOUTH ELEVATION (TOUR AVENUE)
A2.01 1/16" = 1'-0"



1 5 - AREA C - WEST ELEVATION
A2.01 1/16" = 1'-0"

EXTERIOR MATERIALS	
#	DESCRIPTION
01	THIN BRICK VENEER
02	FIBER CEMENT SIDING
03	PROFILED METAL PANEL
04	ALUMINUM STOREFRONT SYSTEM
05	BALCONY AND RAILING
06	METAL PANEL SYSTEM
07	METAL SUNSHADE
08	COLUMN COVERS
09	INSULATED OVERHEAD DOOR
10	RTU. EQUIPMENT SCREEN
11	DECORATIVE RAILING
12	TRELLIS

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EXTERIOR ELEVATIONS

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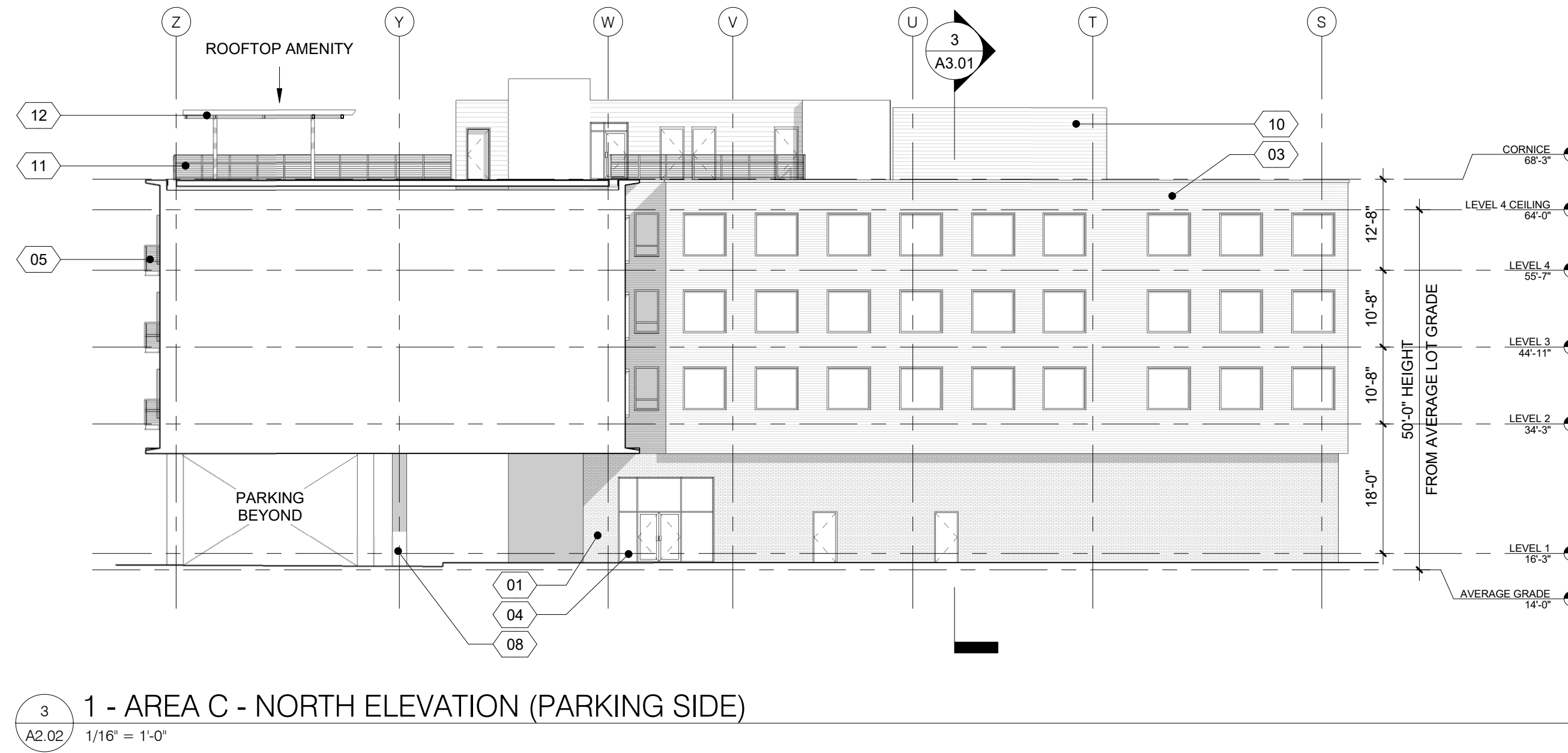
SCALE
1/16" = 1'-0"

ARCH

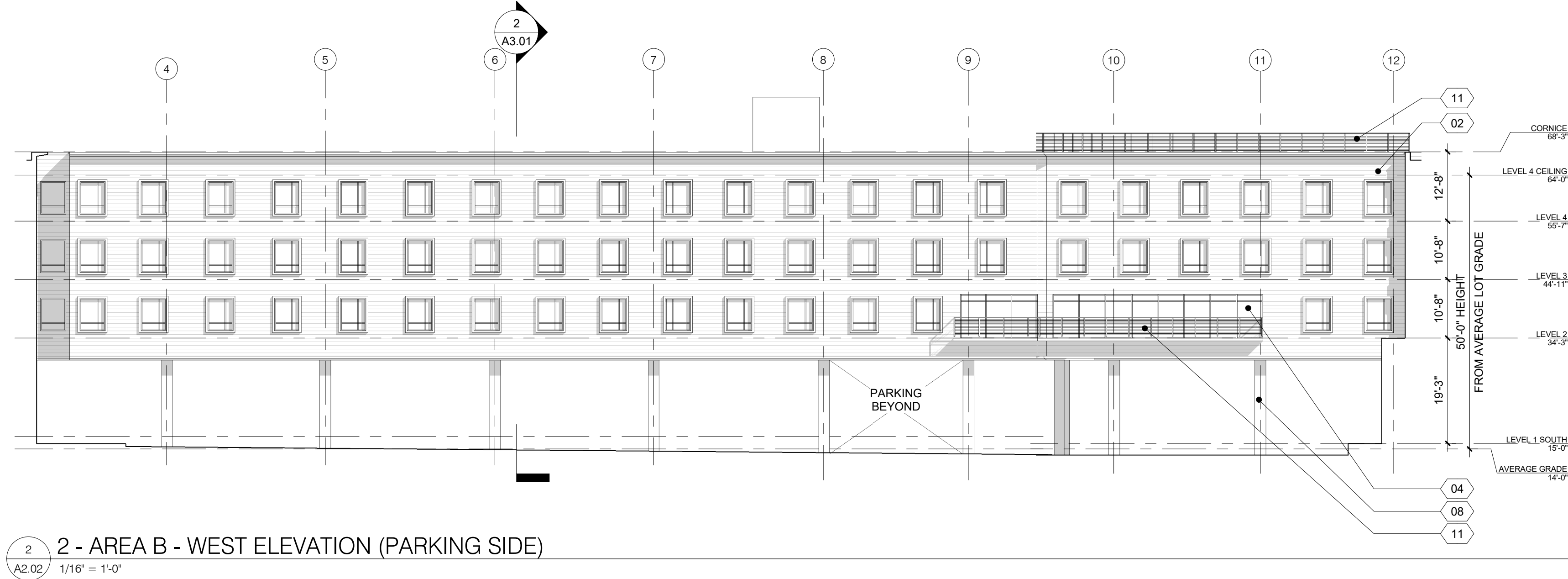
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REVISIONS	
NO	DESCRIPTION

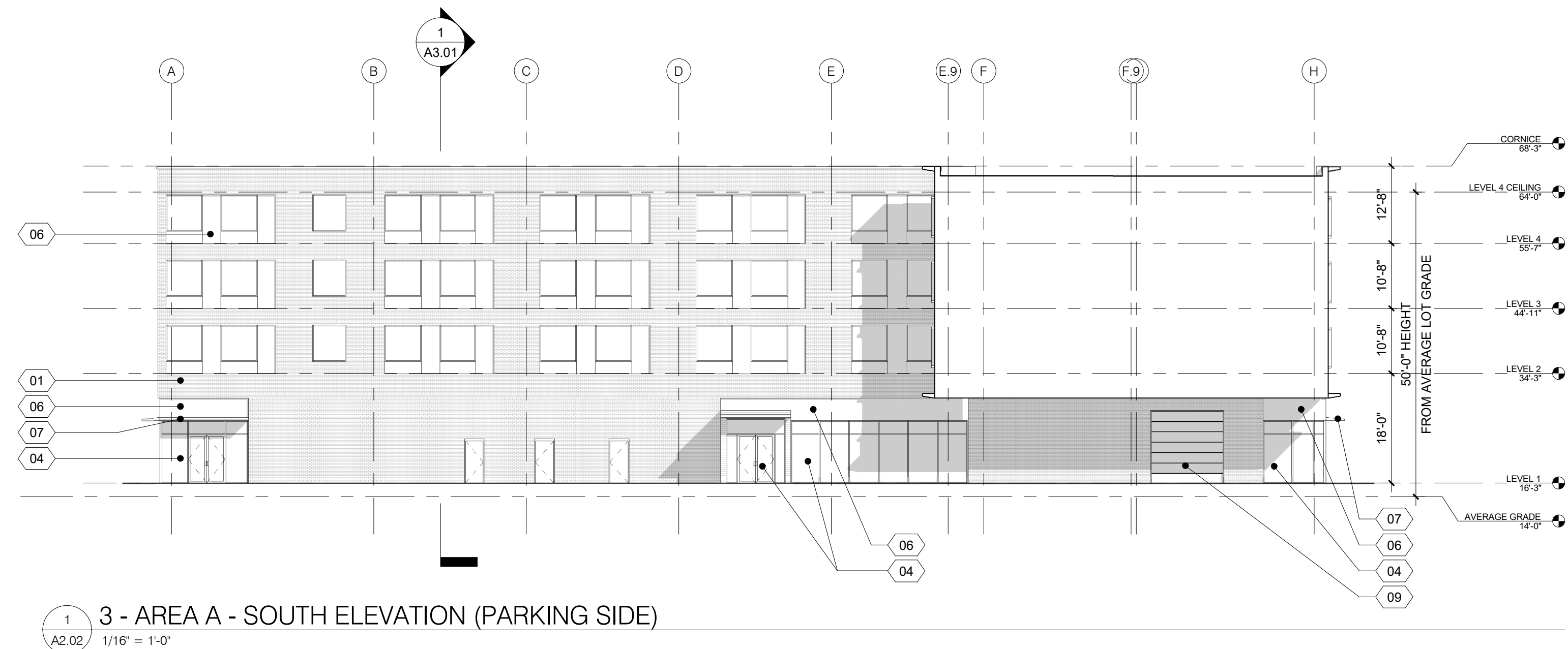
KEY PLAN



3 1 - AREA C - NORTH ELEVATION (PARKING SIDE)
A2.02 1/16" = 1'-0"



2 2 - AREA B - WEST ELEVATION (PARKING SIDE)
A2.02 1/16" = 1'-0"



1 3 - AREA A - SOUTH ELEVATION (PARKING SIDE)
A2.02 1/16" = 1'-0"

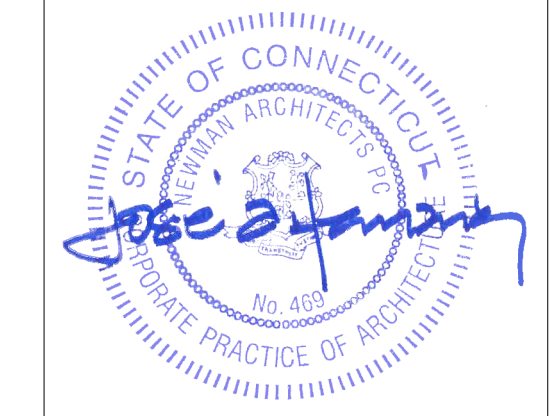
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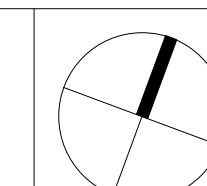
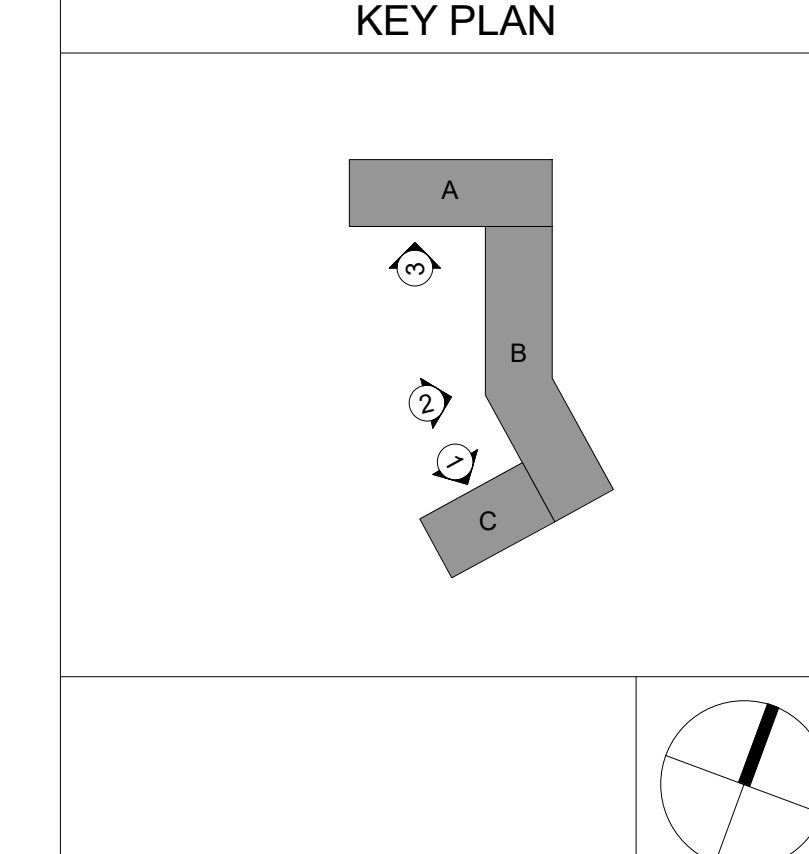
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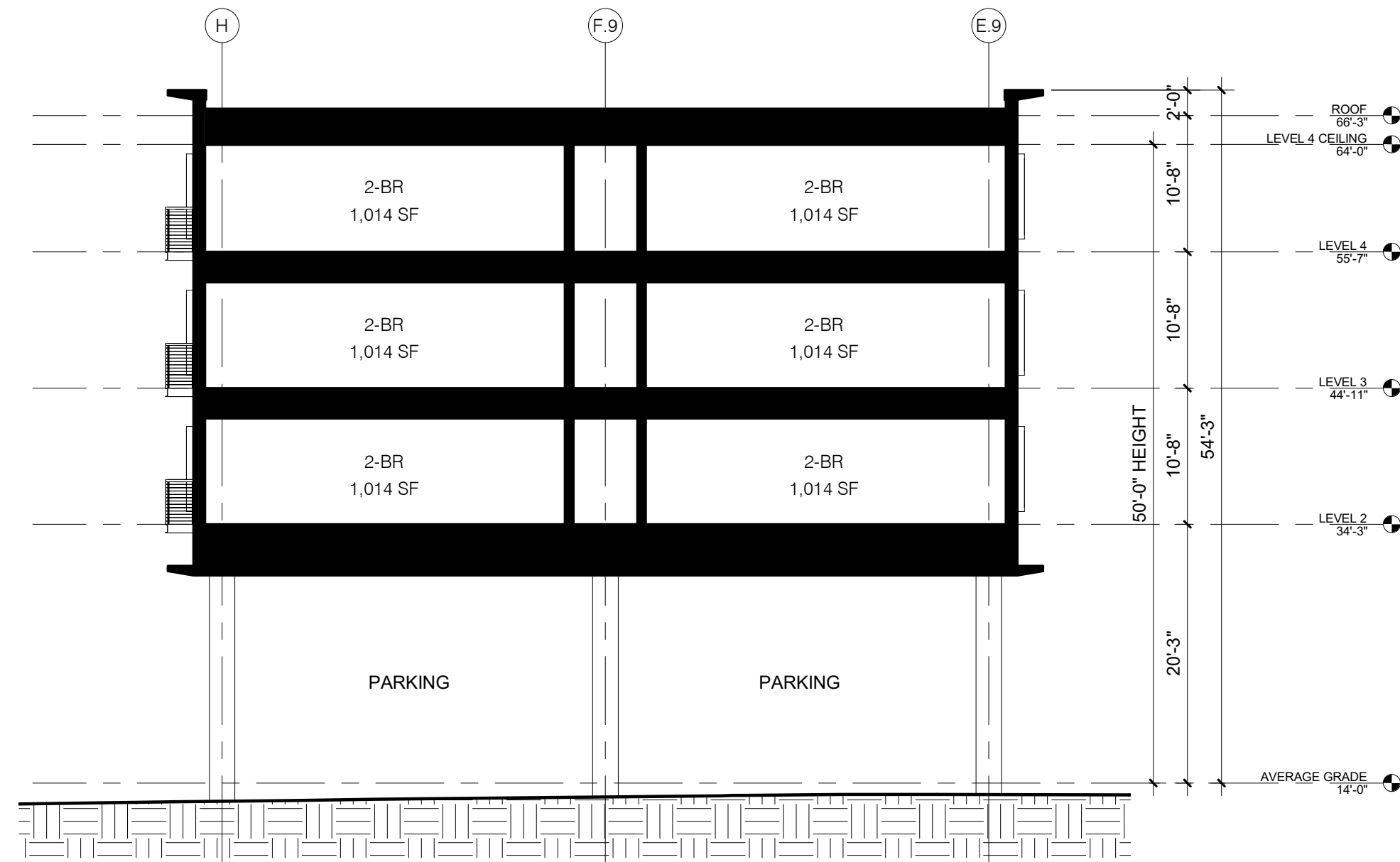
SCALE
1/16" = 1'-0"

ARCH

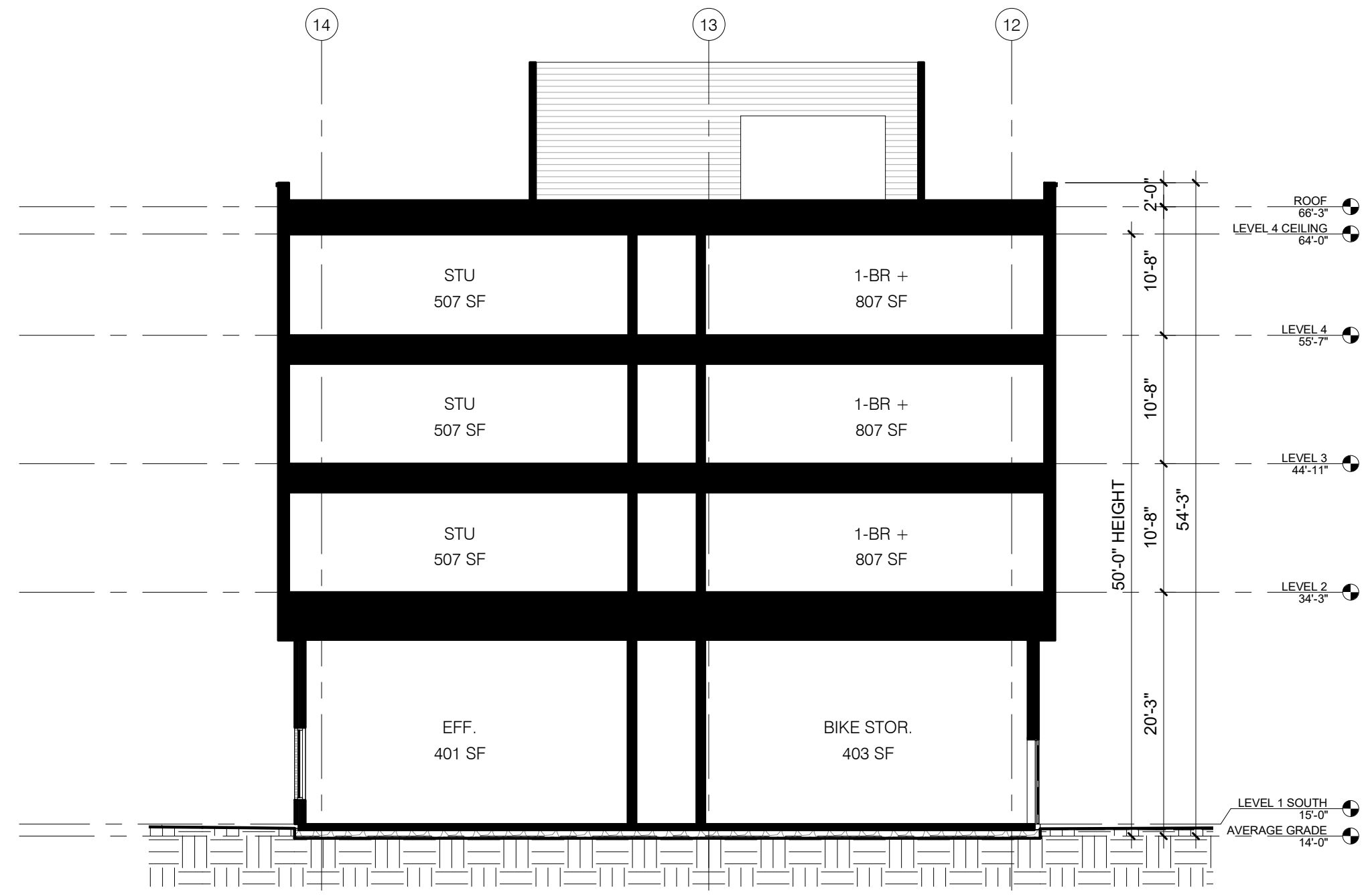
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REVISIONS		
NO	DATE	DESCRIPTION

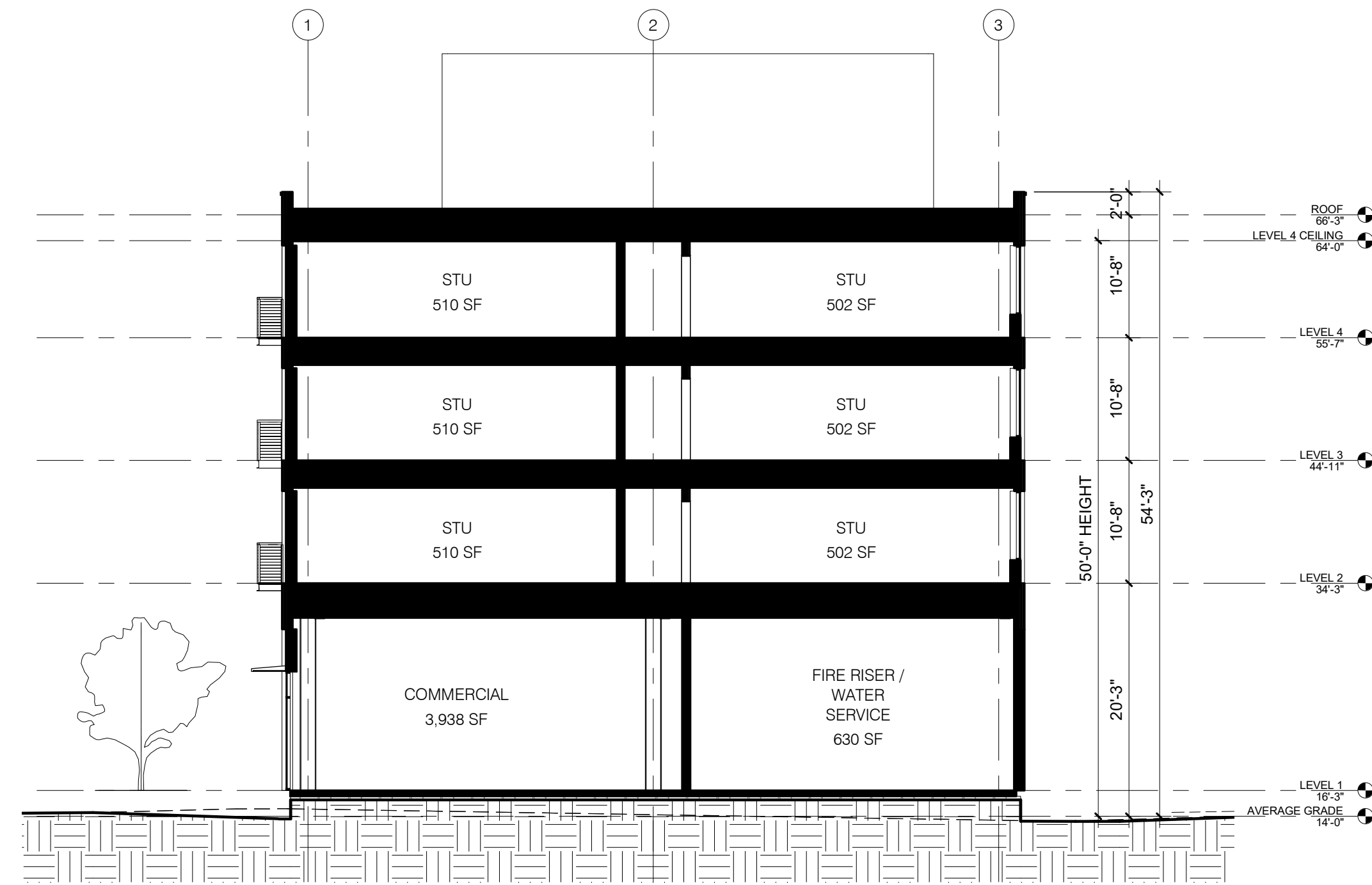




2 BUILDING SECTION - B
A3.01 / 3/32" = 1'-0"



3 BUILDING SECTION - C
A3.01 / 3/32" = 1'-0"



1 BUILDING SECTION - A
A3.01 / 3/32" = 1'-0"



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BUILDING SECTIONS

DATE
02/18/2020

DRAWN BY
Author

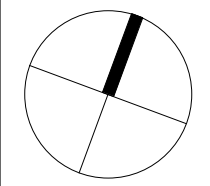
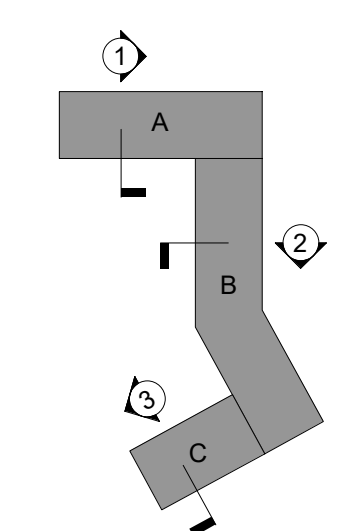
SCALE
3/32" = 1'-0"

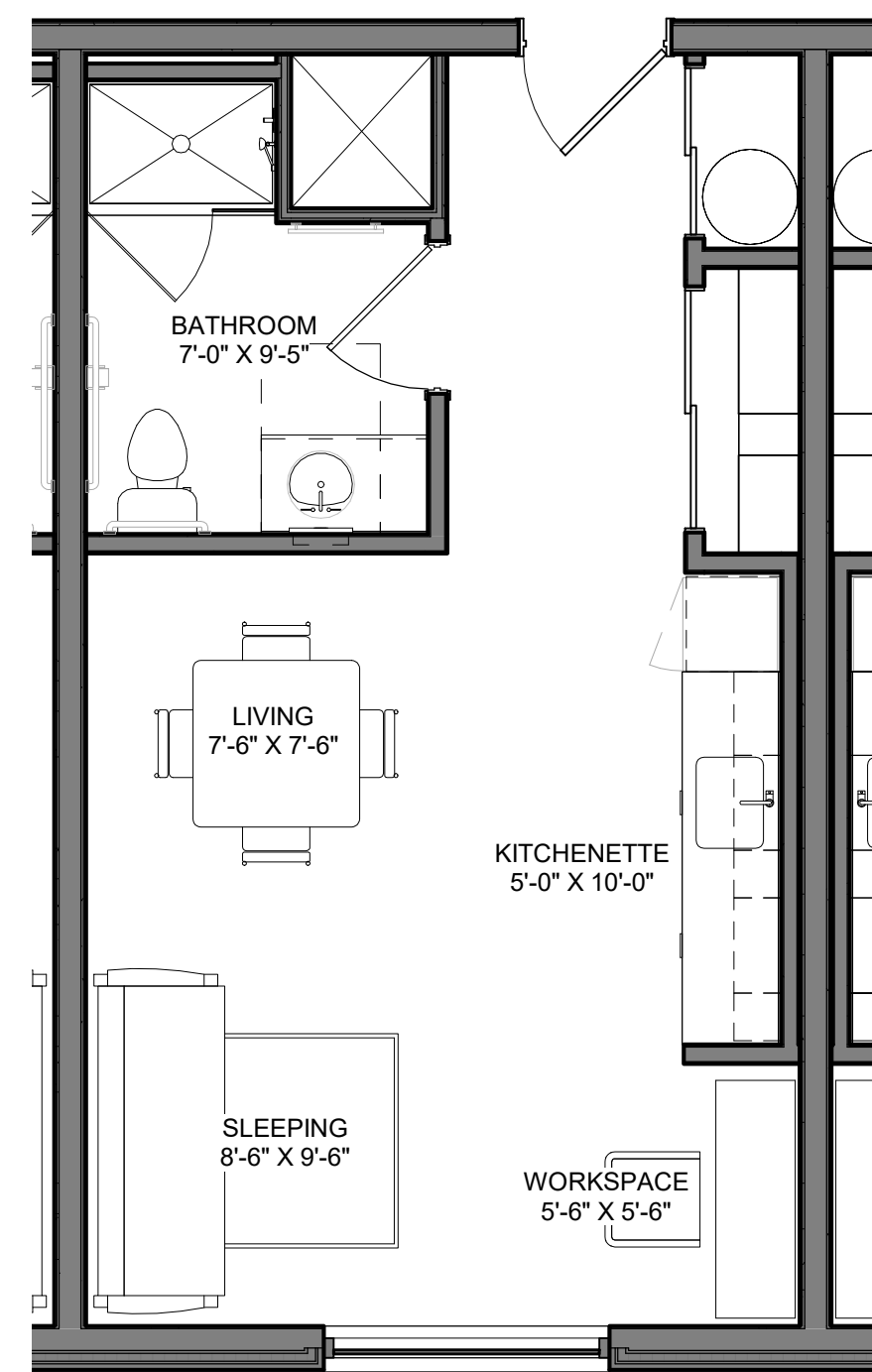
ARCH

A3.01

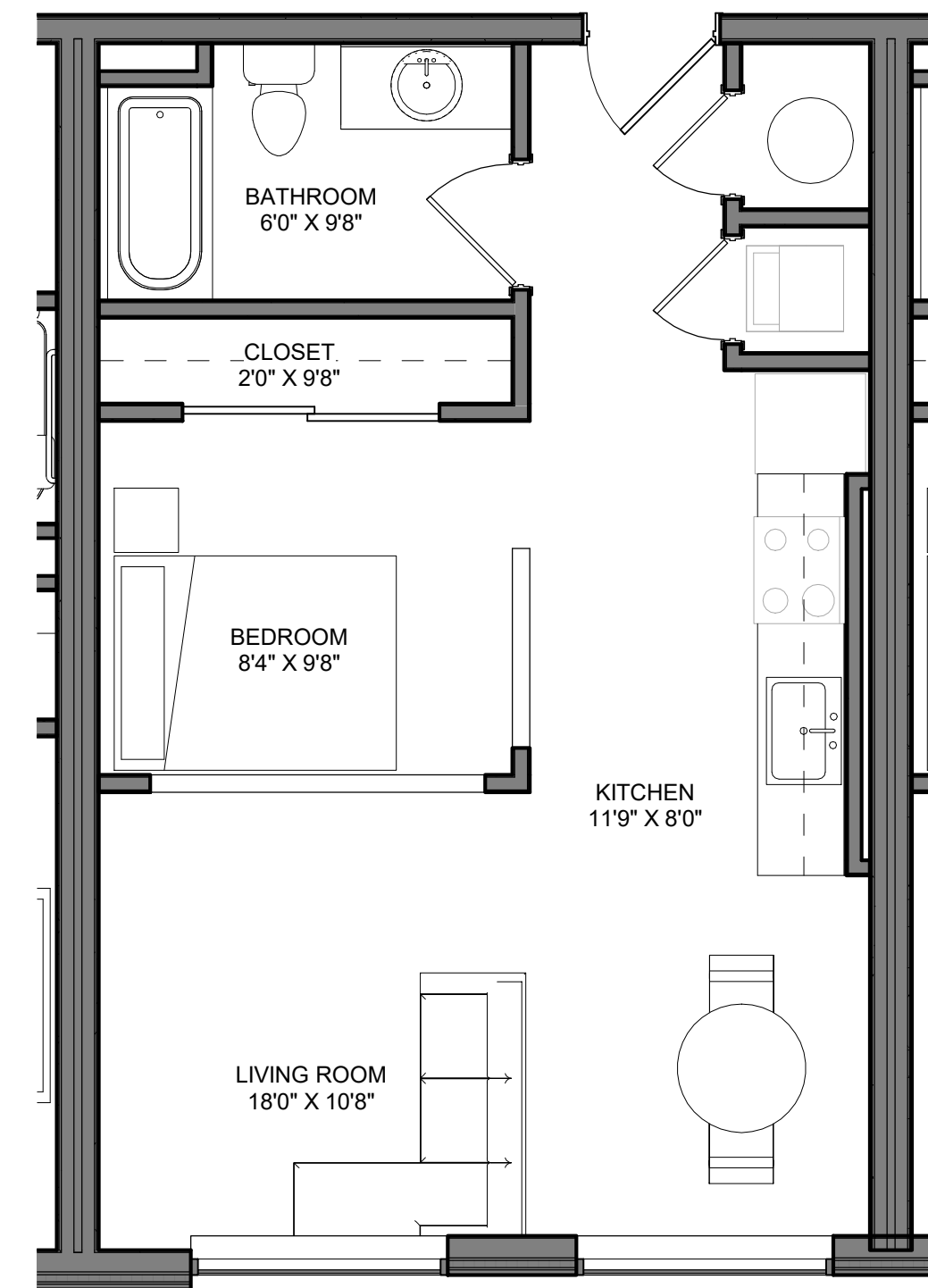
REVISIONS		
NO	DATE	DESCRIPTION

KEY PLAN

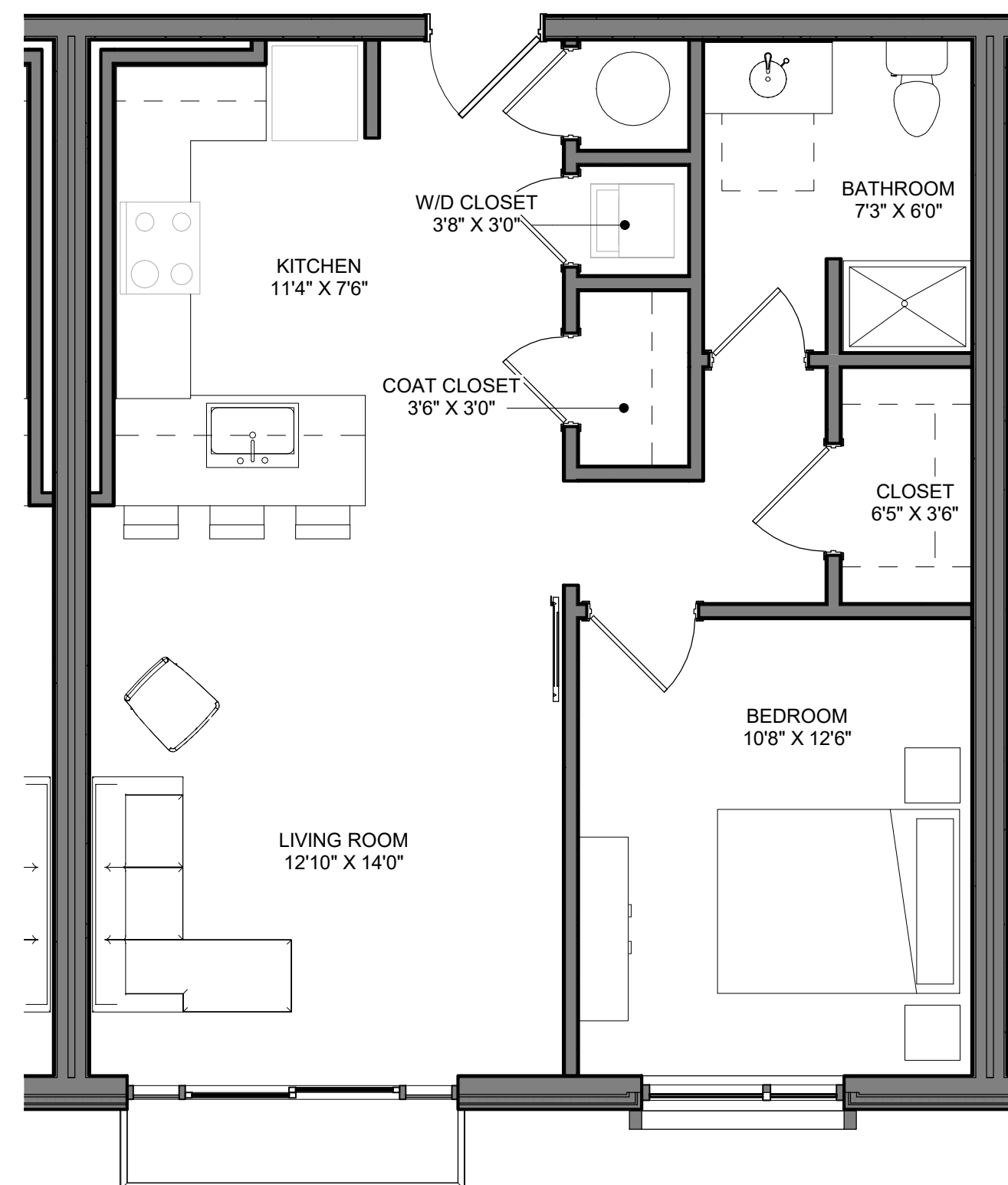




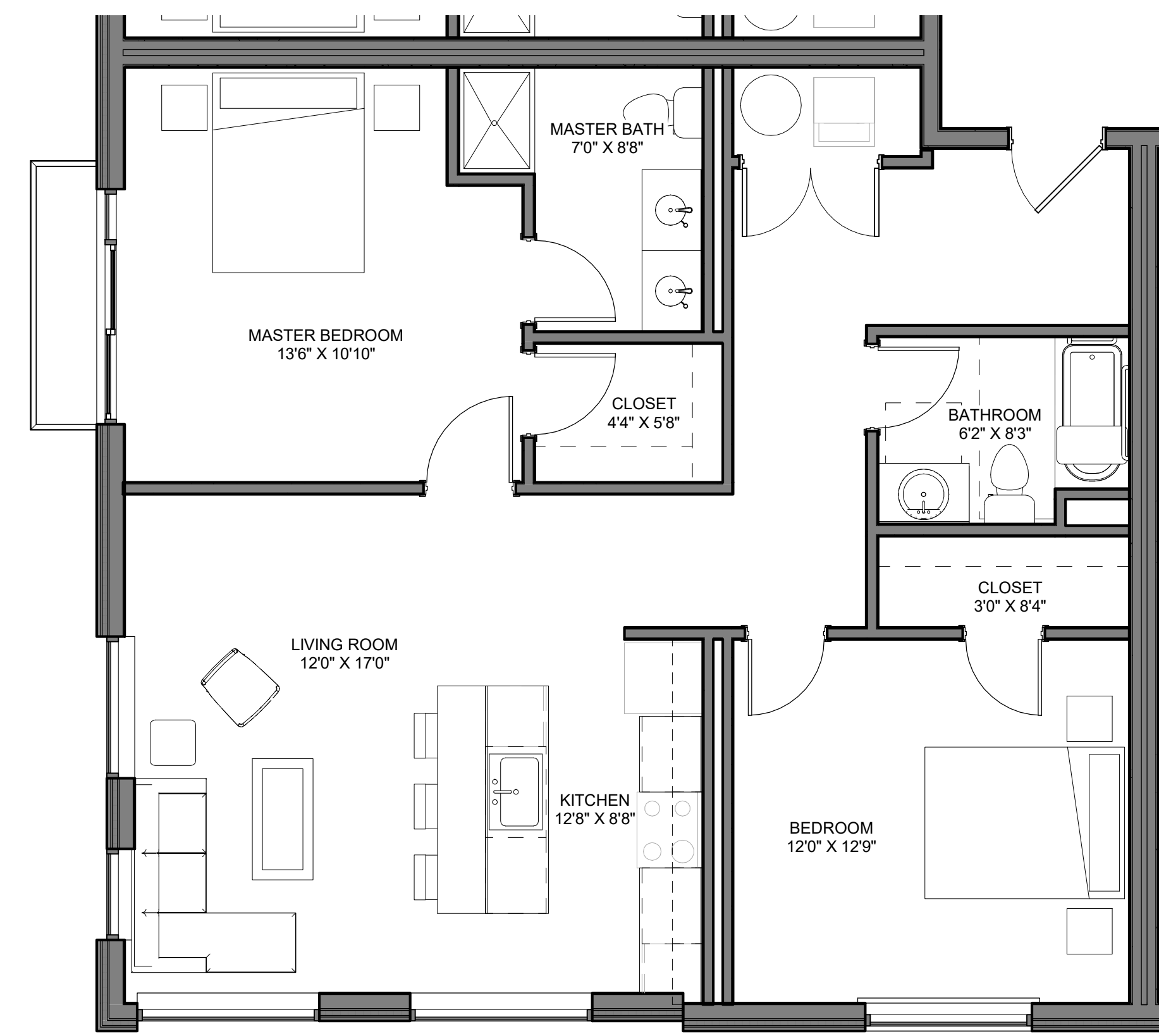
1 TYPICAL EFFICIENCY FLOOR PLAN
A4.10 1/4" = 1'-0"



2 TYPICAL STUDIO FLOOR PLAN
A4.10 1/4" = 1'-0"



3 TYPICAL 1-BEDROOM FLOOR PLAN
A4.10 1/4" = 1'-0"



4 TYPICAL 2-BEDROOM FLOOR PLAN
A4.10 1/4" = 1'-0"

TYPICAL UNIT FEATURES

- EFFICIENCY UNIT FEATURES**
- KITCHENETTE
 - LIVING / DINING SPACE
 - STUDY SPACE
 - CONVERTIBLE SOFA / BED

- STUDIO UNIT FEATURES**
- FULL KITCHEN
 - FLEXIBLE SLEEPING SPACE
 - LIVING / DINING SPACE
 - STACKED WASHER / DRYER

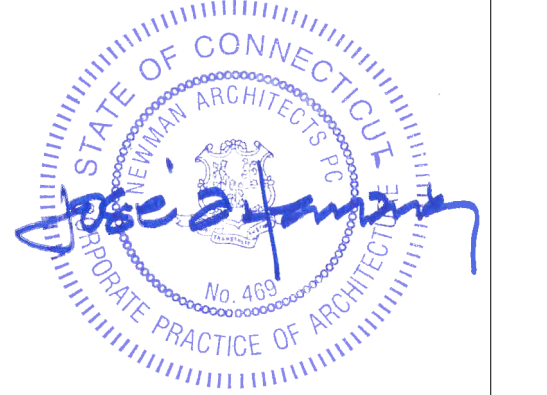
- 1 BEDROOM UNIT FEATURES**
- LARGE KITCHEN
 - KITCHEN COUNTER FOR SEATING
 - STACKED WASHER / DRYER
 - WALK-IN MASTER CLOSET

- 2 BEDROOM UNIT FEATURES**
- LARGE KITCHEN
 - KITCHEN COUNTER FOR SEATING
 - STACKED WASHER / DRYER
 - DOUBLE SINK MASTER BATH
 - WALK-IN MASTER CLOSET

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CITY PLAN SUBMISSION

PROJECT NUMBER
20180053

TYPICAL UNIT PLANS

DATE
02/18/2020

DRAWN BY
Author

SCALE
1/4" = 1'-0"

ARCH

A4.10

REVISIONS		
NO	DATE	DESCRIPTION

KEY PLAN

