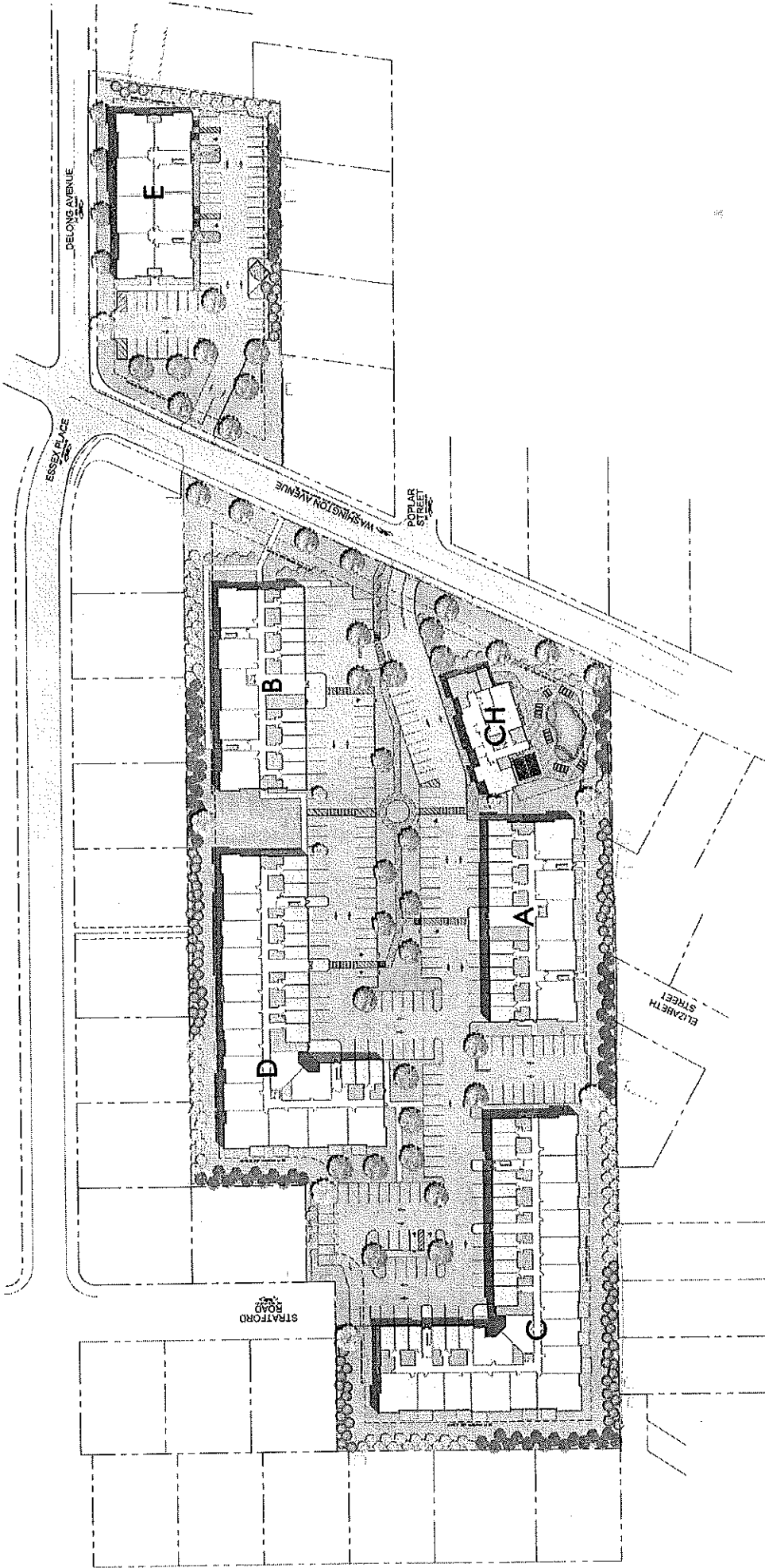




ILLUSTRATIVE SITE PLAN
SCALE 1" = 40'

PROJECT SUMMARY

RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST
RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST
RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST
RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST
RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST	RENAME UNIT ADJUST

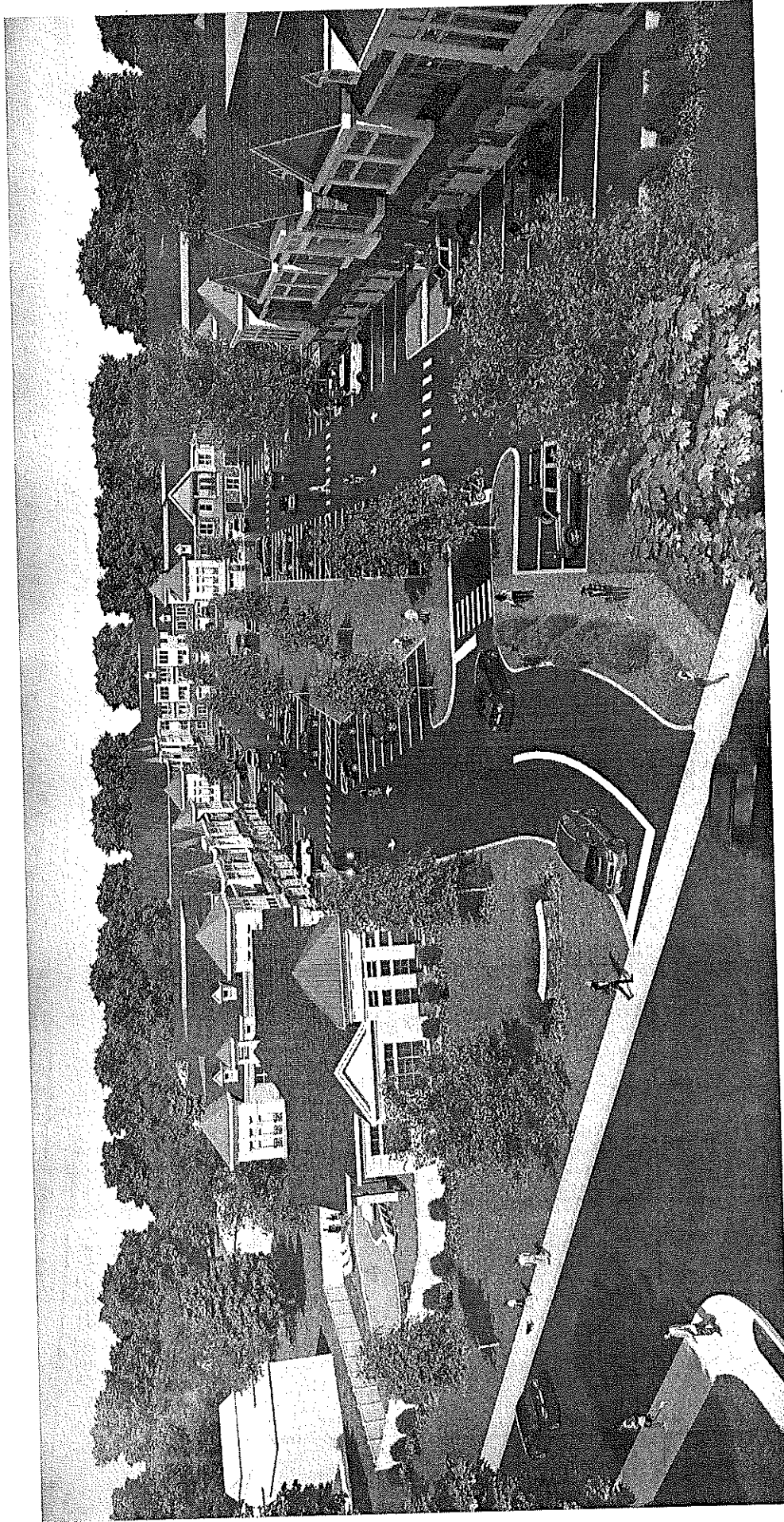
BUILDING UNIT CALCULATIONS	BUILDING UNIT CALCULATIONS	BUILDING UNIT CALCULATIONS	BUILDING UNIT CALCULATIONS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS

BUILDING UNIT CALCULATIONS	BUILDING UNIT CALCULATIONS	BUILDING UNIT CALCULATIONS	BUILDING UNIT CALCULATIONS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS

BUILDING UNIT CALCULATIONS	BUILDING UNIT CALCULATIONS	BUILDING UNIT CALCULATIONS	BUILDING UNIT CALCULATIONS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS

RENAME UNIT CALCULATIONS	RENAME UNIT CALCULATIONS	RENAME UNIT CALCULATIONS	RENAME UNIT CALCULATIONS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS
MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS	MARKET RATE UNITS

SP01
SITE PLAN
DATE 02/09/2017



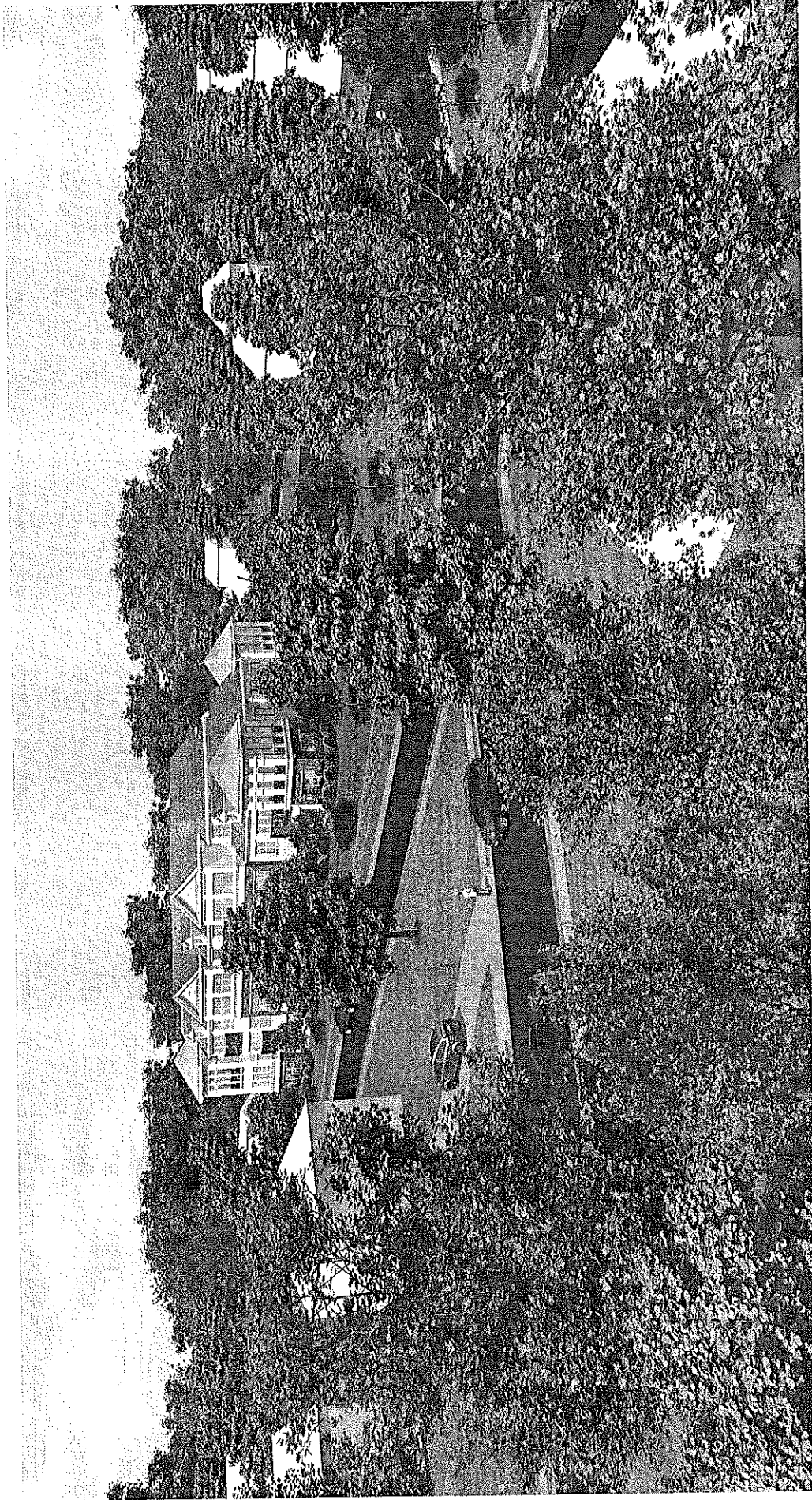
AERIAL PERSPECTIVE FROM WASHINGTON AVENUE & POPLAR STREET

A01
ILLUSTRATIVE PERSPECTIVE
DATE: 02/28/2017

LANDMARK DUMONT I URBAN RENEWAL CORPORATION

WASHINGTON PROMENADE
BOROUGH OF DUMONT, BERGEN COUNTY, NEW JERSEY
15077AS-01
CONTRIBUTOR: MINNKO & WASKO ARCHITECTS AND PLANNERS

MINNKO WASKO
ARCHITECTS AND PLANNERS
60 LAUREL LANE SUITE 100 LAURELVALE, NEW JERSEY 08002
WWW.MINNKOWASKO.COM



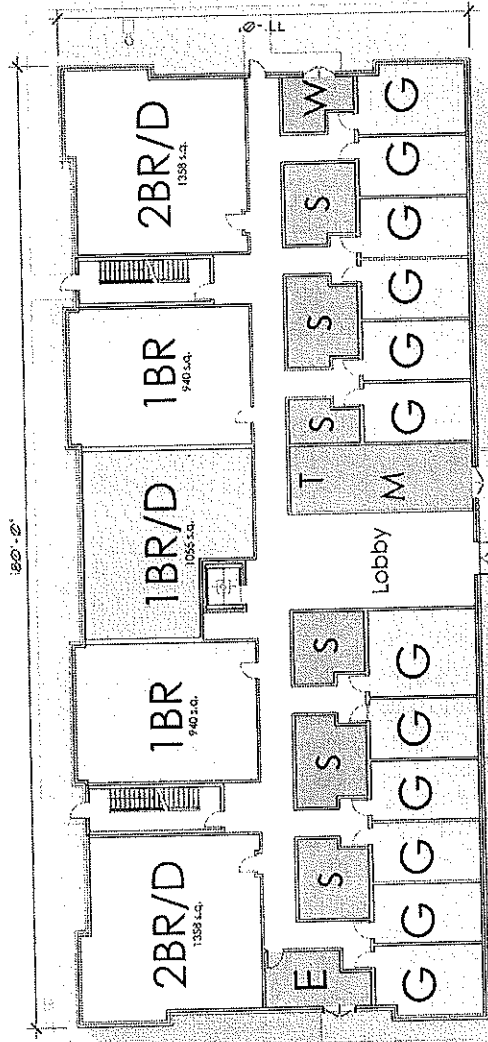
PERSPECTIVE VIEW FROM WASHINGTON AVENUE & DELONG STREET

A01.1
ILLUSTRATIVE PERSPECTIVE
DATE: 02/25/2017

MINNO WASKO
ARCHITECTS AND PLANNERS
2010 MARKET LANE SUITE 105 LAWRENCEVILLE, GA 30046
770.962.8200
MINNOVASKO.COM

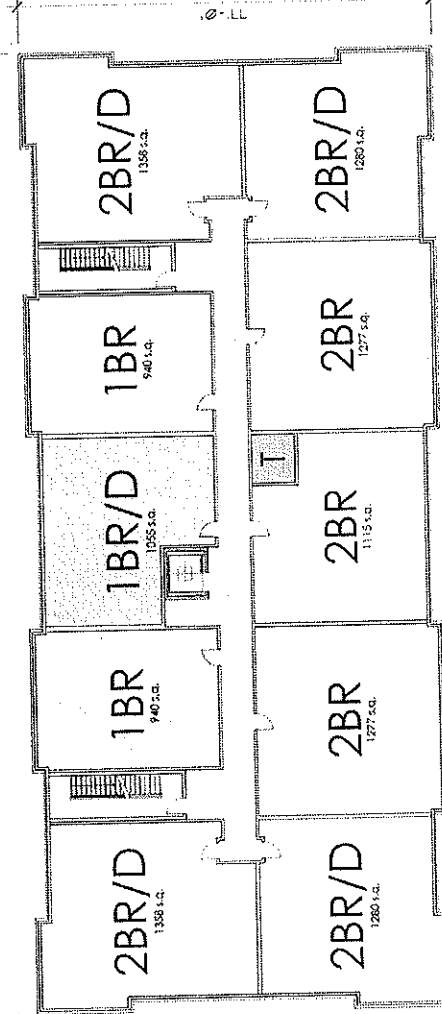
LANDMARK DUMONT I URBAN RENEWAL CORPORATION

WASHINGTON PROMENADE
BOROUGH OF DUMONT, BERGEN COUNTY, NEW JERSEY
15/7/1968
CITIZENSHIP, DESIGN & ARCHITECT PLANS 05



GROUND FLOOR PLAN

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

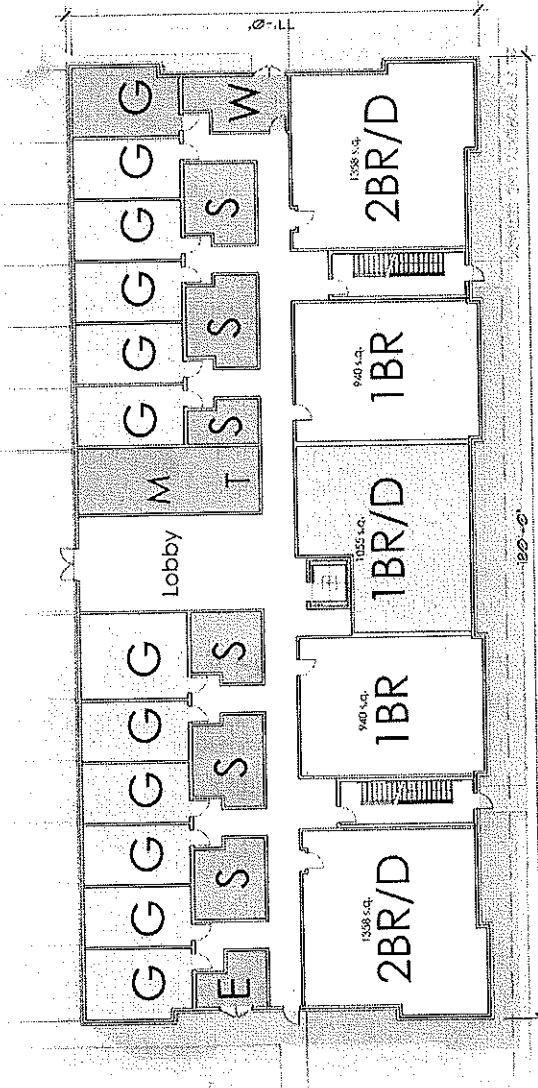


SECOND FLOOR PLAN

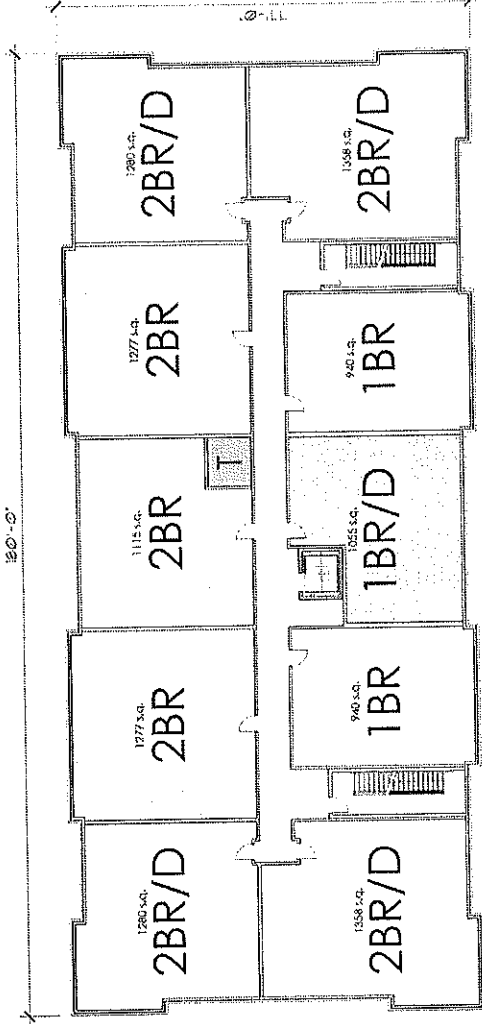
SCALE: 1/16" = 1'-0"

MARKET RATE INITS	RESIDENTIAL FL. TOTAL	STAIRS TOTAL	UNIT MIX
1 BR	1055	1	40%
2 BR	1358	1	40%
2 BR/D	1358	1	40%
TOTAL	3771	3	100%
PARKING	15	15	15
STAIRS	15	15	15
TOTAL	3791	18	18

A02
BUILDING A
DATE: 02/28/2017



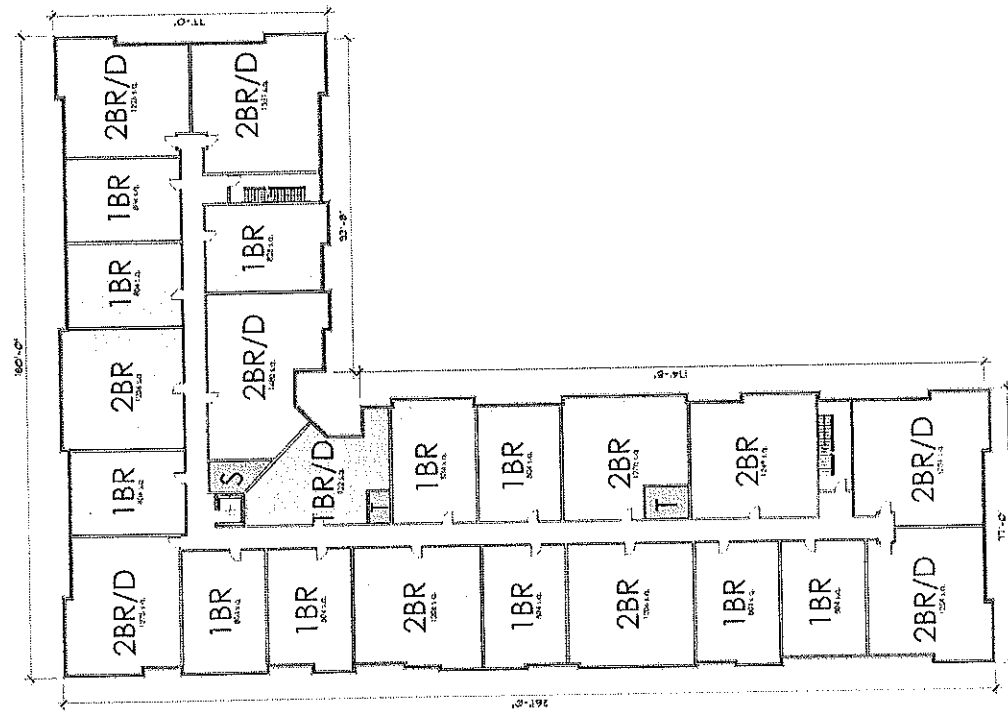
GROUND FLOOR PLAN
SCALE 1/16" = 1'-0"



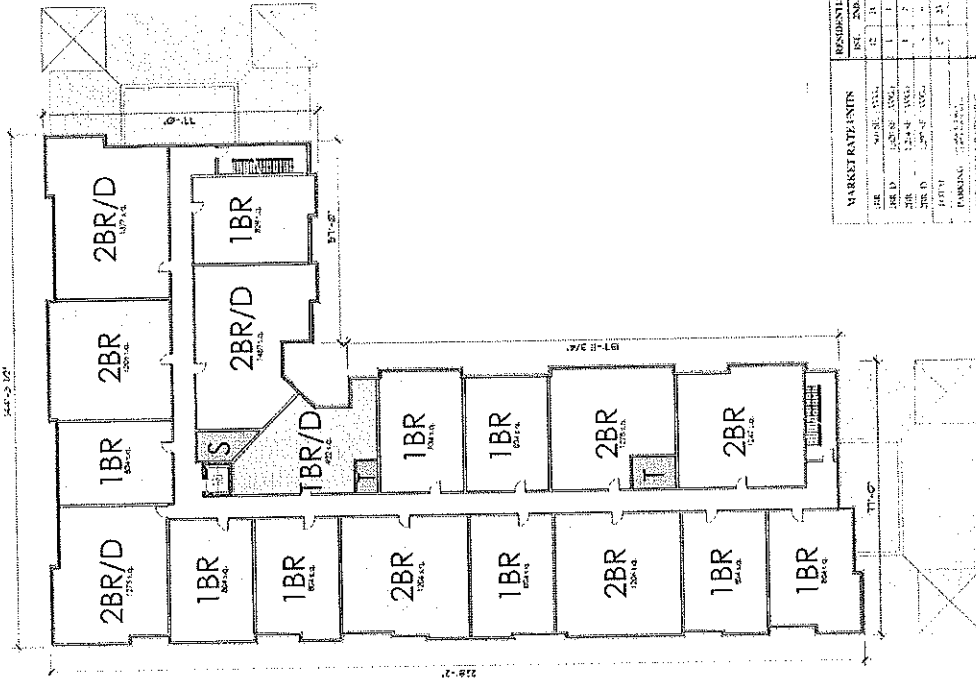
SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"

MARKET RATE UNITS	RESIDENTIAL	UNIT MIX
1BR	2	2
2BR	2	2
2BR/D	2	2
TOTAL	6	6
DEVELOPER'S SHARE	2	2
TOTAL DEVELOPER	4	4

A03
BUILDING B
DATE: 02/28/2017



SECOND FLOOR PLAN
ALL DIMENSIONS IN FEET AND INCHES. DIMENSIONS IN PARENTHESES INDICATE IN CHANGING ROOMS.
 SCALE: 1/8" = 1'-0"

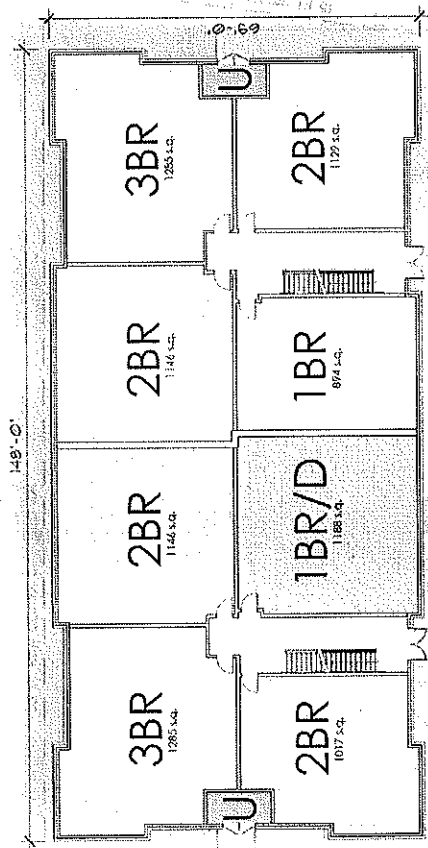
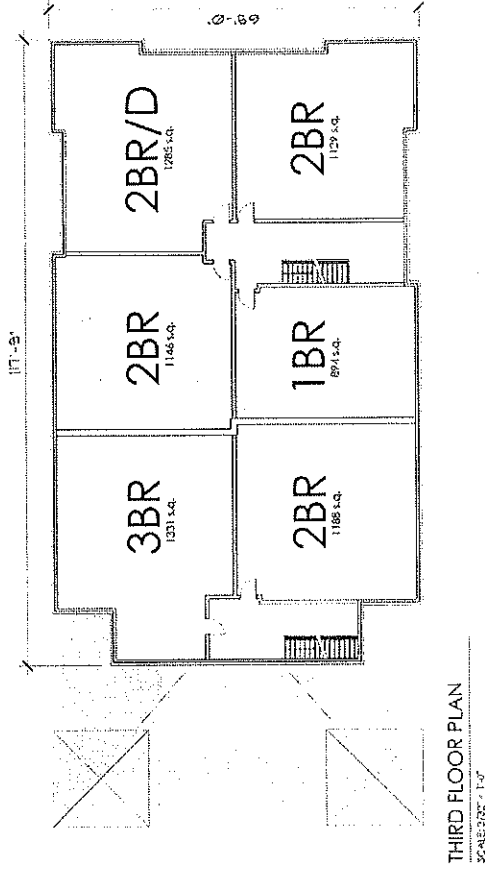
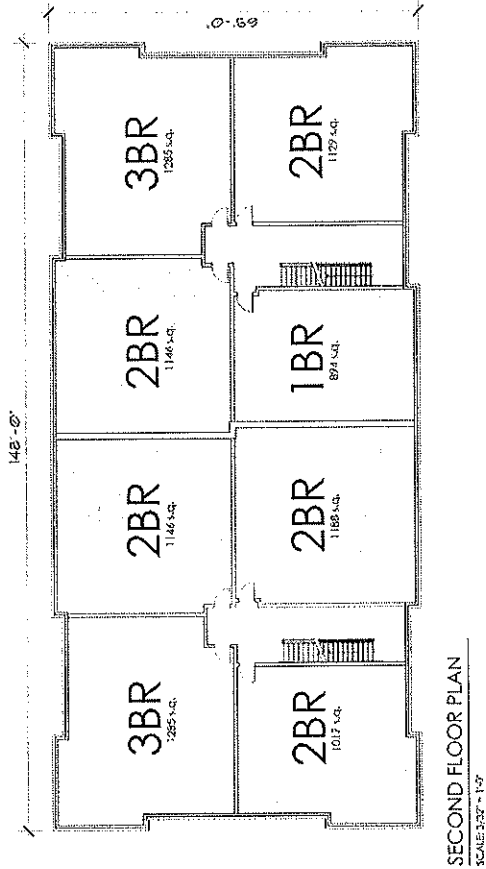


THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

[illegible]

A05
BUILDING C
DATE: 02/26/2017

MINNO  WASKO
 LANDMARK DUMONT | URBAN RENEWAL CORPORATION | WASHINGTON PROMENADE
 BOROUGH OF DUMONT, BERGEN COUNTY, NEW JERSEY
 14-27384-01
 COP RIGHTS WAIVED & COURT VOUCHERS AND PAYMENTS



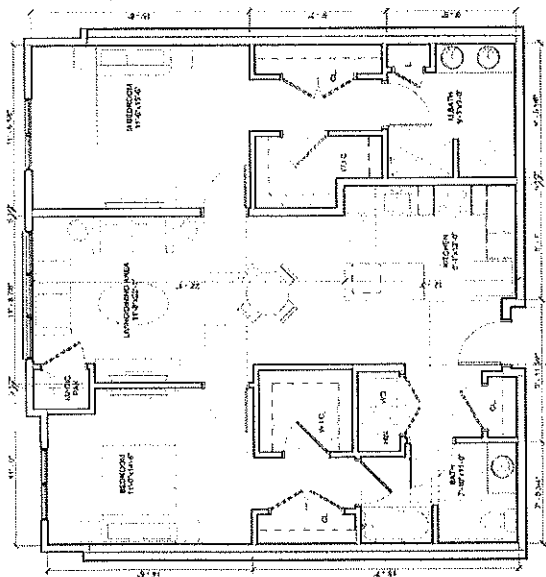
BUILDING E AFFORDABLE UNITS	RESIDENTIAL FL.			UNIT MIX TOTAL	UNIT MIX %
	1ST.	2ND.	3RD.		
1BR	1	1	1	3	18%
1BR/D	1	-	-	1	
2BR	4	5	3	12	59%
2BR/D	-	-	1	1	
3BR	2	2	1	5	23%
TOTAL	8	8	6	22 D.U.	100%
PARKING				44 SP.	

A07
BUILDING E
DATE: 02/28/2017

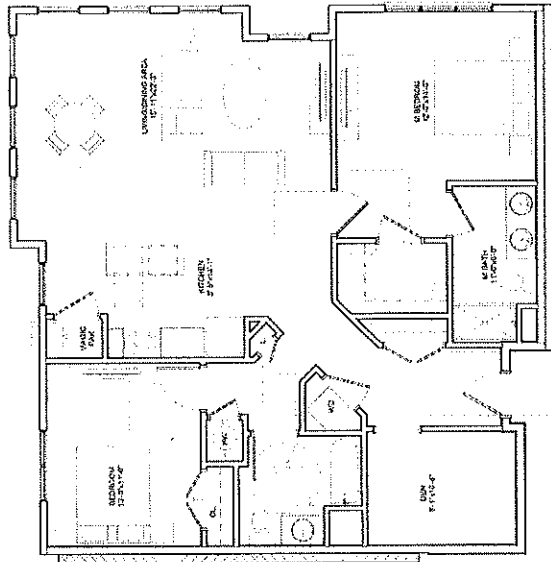
LANDMARK DUMONT | URBAN RENEWAL CORPORATION

WASHINGTON PROMENADE
BOROUGH OF DUMONT, BERGEN COUNTY, NEW JERSEY
15073801
CONTRACT NO. 15-0000-000000-000000-000000

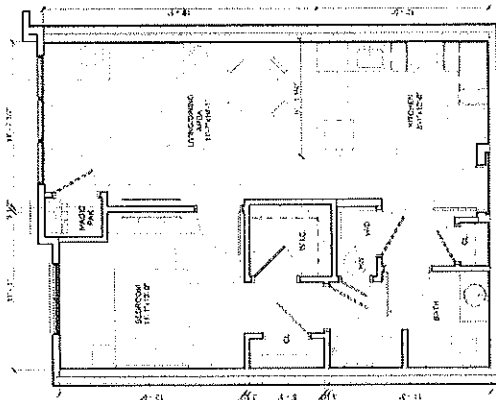
MINNO WASKO
ARCHITECTS AND PLANNERS



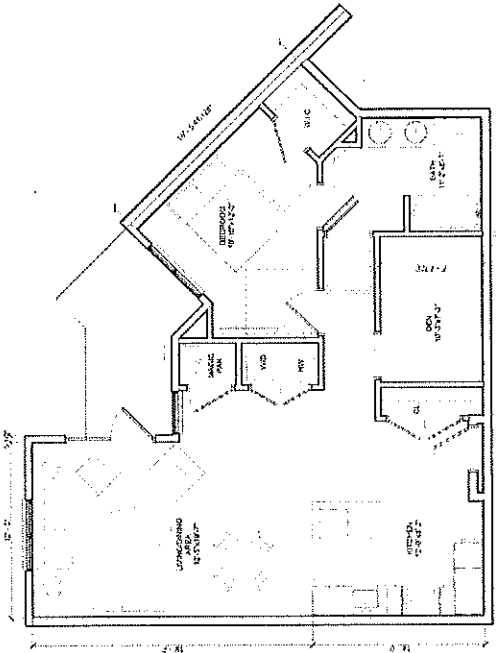
UB-2 TWO BR
UNIT SIZE: 1,175 SF
SCALE: 1/4" = 1'-0"



UB-2 TWO BR DEN
UNIT SIZE: 1,360 SF
SCALE: 1/4" = 1'-0"



UA-1 ONE BR
UNIT SIZE: 790 SF
SCALE: 1/4" = 1'-0"



UA-2 ONE BR DEN
UNIT SIZE: 1,035 SF
SCALE: 1/4" = 1'-0"

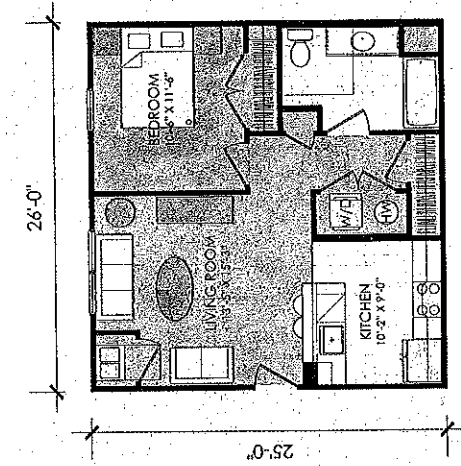
A7.01
TYPICAL UNIT PLANS
DATE: 02/28/2017

MINNO  WASKO
ARCHITECTS AND PLANNERS

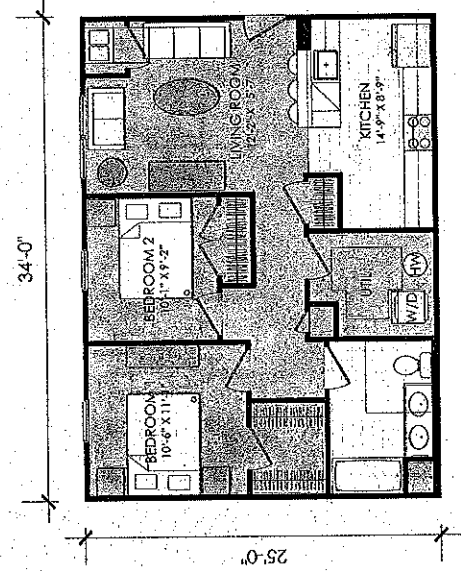
LANDMARK DUMONT | URBAN RENEWAL CORPORATION

WASHINGTON PROMENADE
BOROUGH OF DUMONT, BERGEN COUNTY, NEW JERSEY

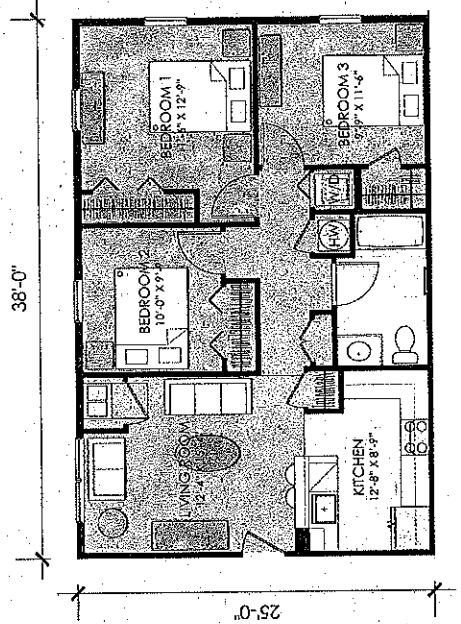
15-023841
FOR ARCHITECTS AND ENGINEERS



01 - 1 BEDROOM UNIT - 650 - 890 SF
SCALE: 1/4" = 1'-0"



02 - 2 BEDROOM UNIT - 850 - 1,140 SF
SCALE: 1/4" = 1'-0"



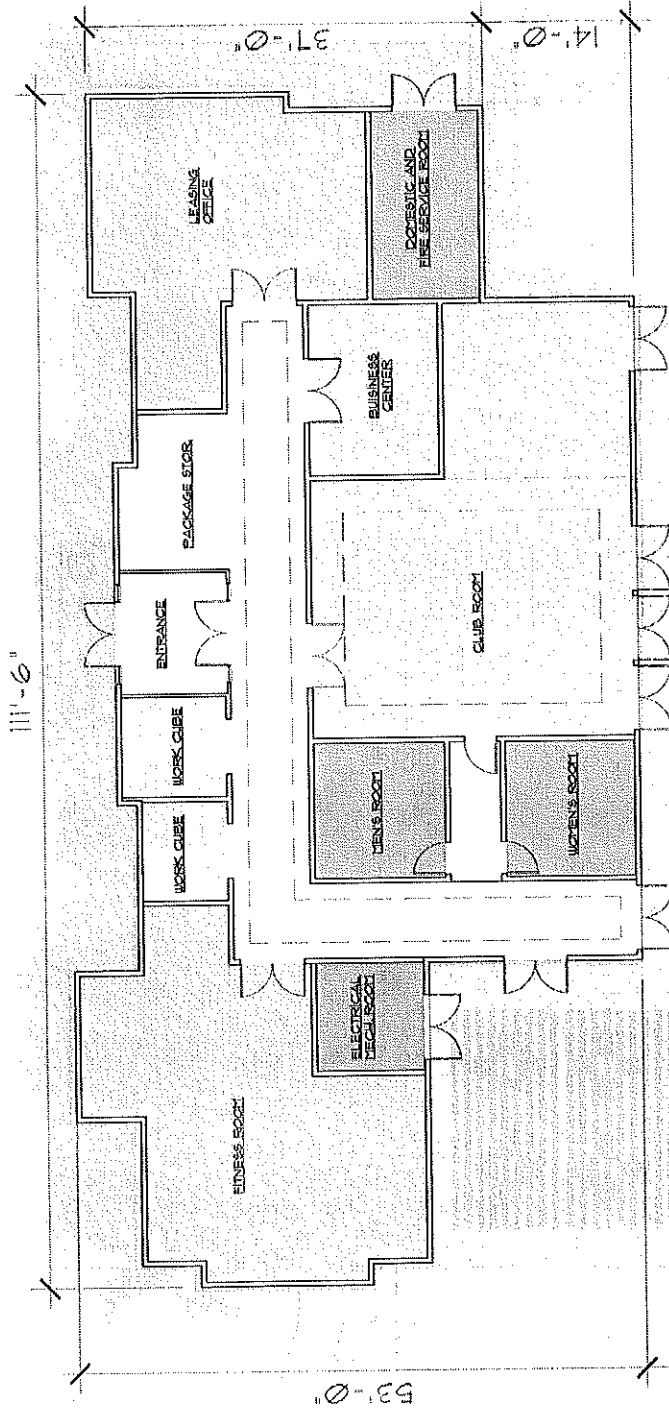
03 - 3 BEDROOM UNIT - 950 - 1,280 SF
SCALE: 1/4" = 1'-0"

A7.02
TYPICAL COAH UNIT PLANS
DATE: 02/29/2017

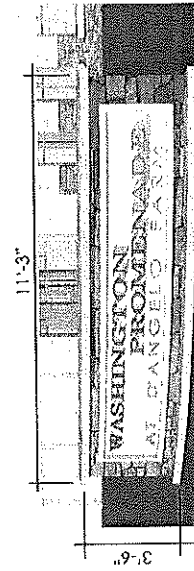
WASHINGTON PROMENADE
BOROUGH OF DUMONT, BERGEN COUNTY, NEW JERSEY
15-0726-01
COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

LANDMARK DUMONT | URBAN RENEWAL CORPORATION

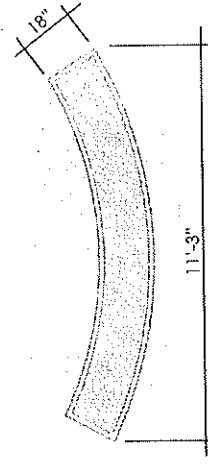
MINNO & WASKO
ARCHITECTS AND PLANNERS
15-0726-01
DATE: 02/29/2017



01 - GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



02 - MONUMENT SIGNAGE DETAIL - TOTAL AREA = 39.37'
SCALE 1/8" = 1'-0"



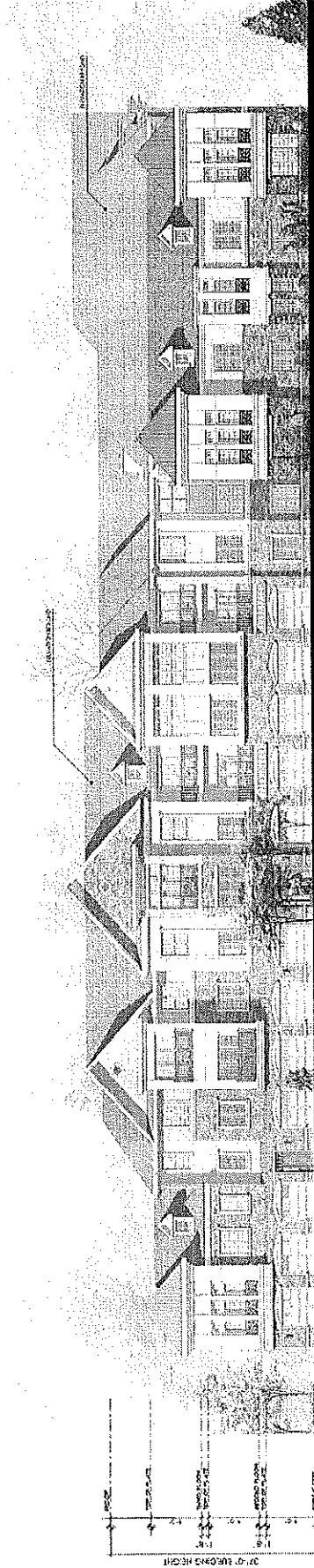
03 - MONUMENT SIGN PLAN VIEW
SCALE 1/8" = 1'-0"

A08
CONCEPT CLUB HOUSE AND DETAILS
DATE 03/16/2017

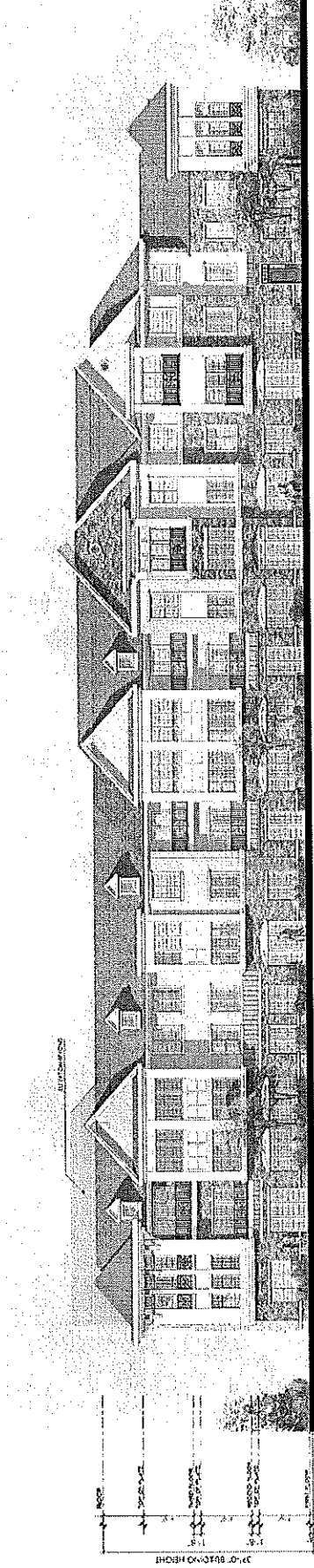
WASHINGTON PROMENADE
BOROUGH OF DUMONT, BERGEN COUNTY, NEW JERSEY
13073344
CONCEPTS, DESIGN & CONSTRUCTION ARCHITECTS AND PLANNERS

LANDMARK DUMONT URBAN RENEWAL CORPORATION

MINNO WASKO
ARCHITECTS AND PLANNERS



NORTH ELEVATION - ENTRY
SCALE: 3/32" = 1'-0"



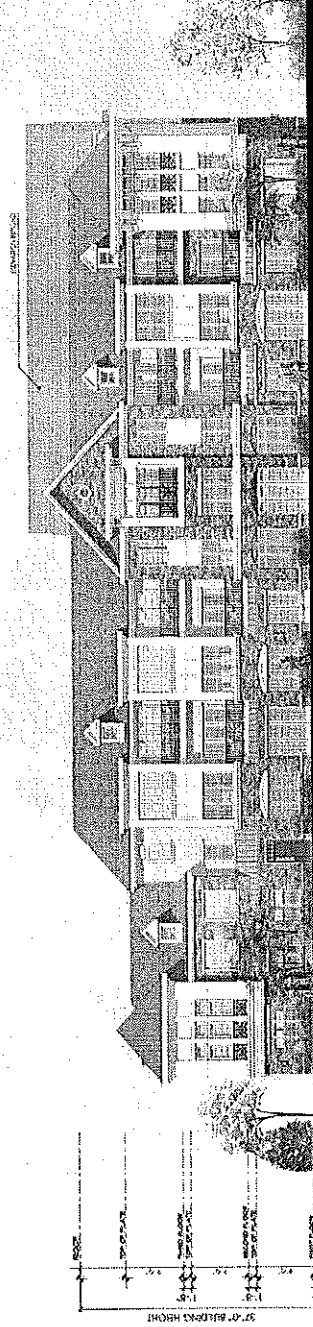
SOUTH ELEVATION - REAR
SCALE: 3/32" = 1'-0"

A10
3 STORY BUILDING C - CONCEPT ELEVATIONS
DATE: 3/28/2017

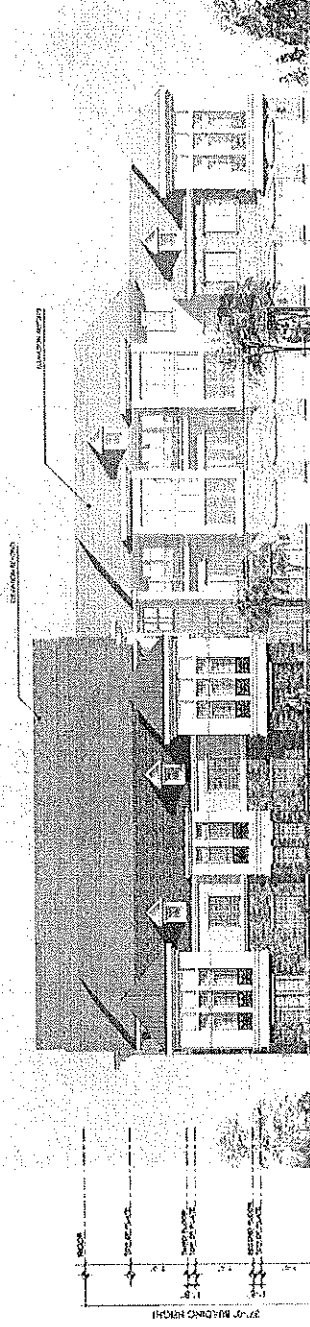
MINNO WASKO
ARCHITECTS AND PLANNERS

LANDMARK DUMMOUNT | URBAN RENEWAL CORPORATION

WASHINGTON PROMENADE
BOROUGH OF DUMMOUNT, BERGEN COUNTY, NEW JERSEY
13.0728.01
CONCEPT, DESIGN & PLANNING ARCHITECT AND PLANNING



WEST ELEVATION - RIGHT SIDE
SCALE: 3/32" = 1'-0"



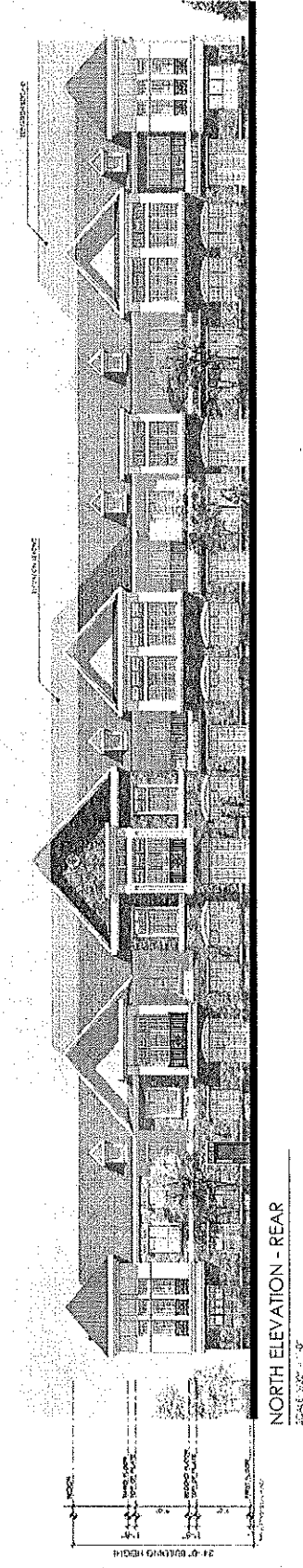
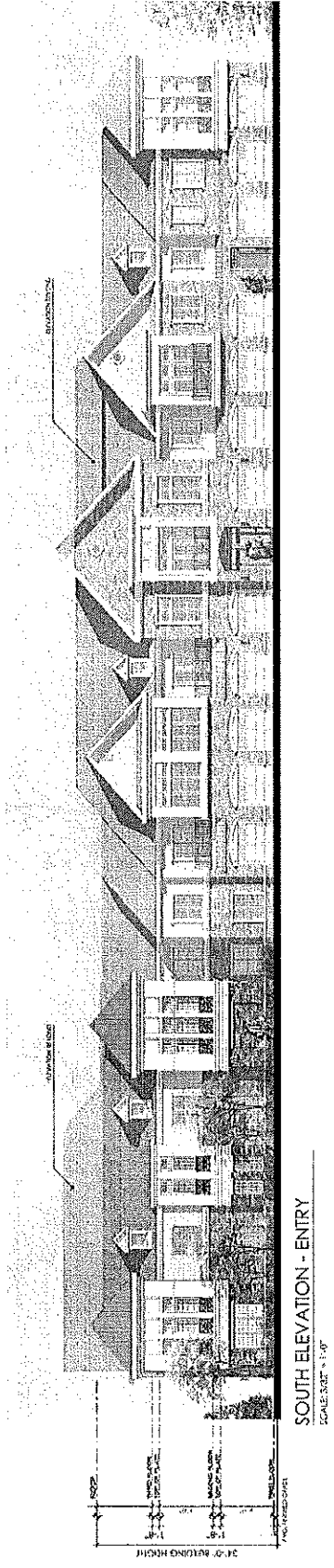
EAST ELEVATION - LEFT SIDE
SCALE: 3/32" = 1'-0"

A11
3 STORY BUILDING C - CONCEPT ELEVATIONS
DATE: 12/21/2016

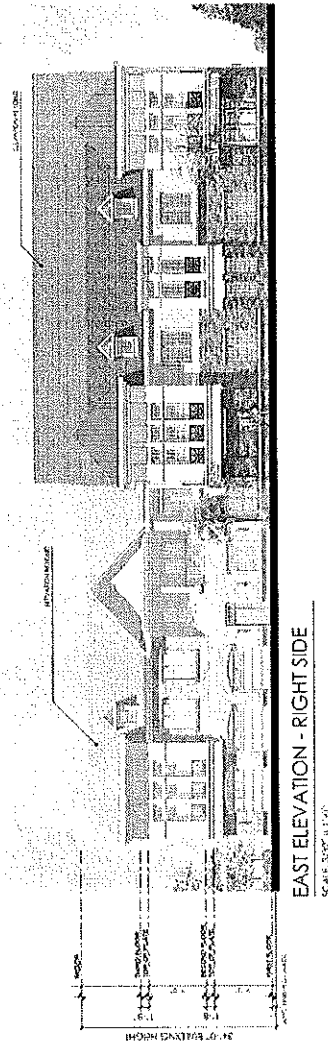
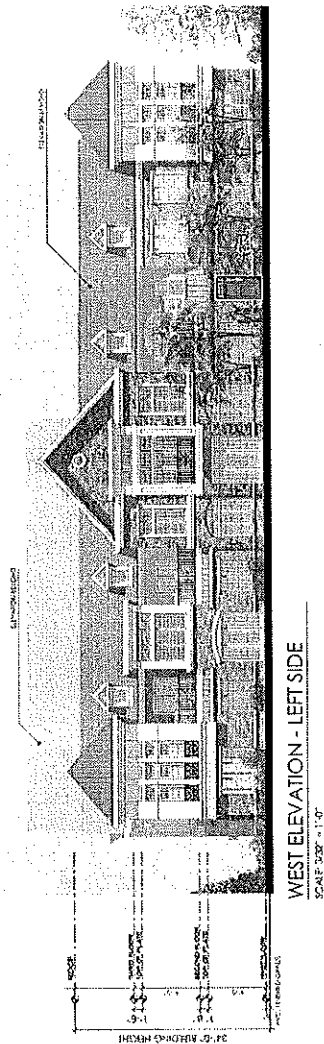
MINNO WASKO
ARCHITECTS AND PLANNERS

LANDMARK DUMMONT | URBAN RENEWAL CORPORATION

WASHINGTON PROMENADE
BOROUGH OF DUMMONT, BERGEN COUNTY, NEW JERSEY
15.07.2016
2/21/2016 SUBMITTAL ARCHITECT AND PLANNERS



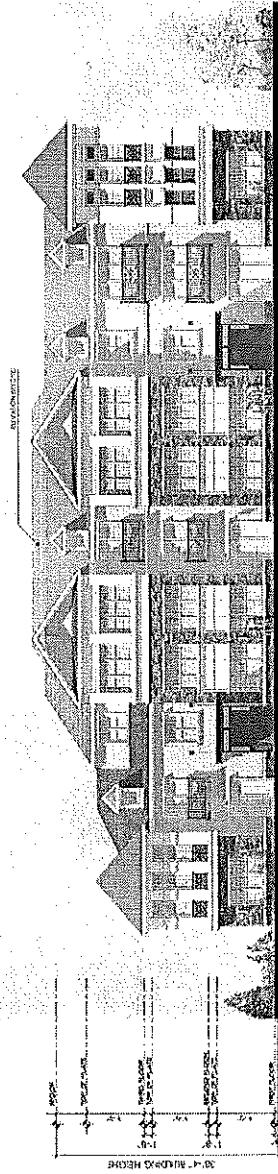
A12
BUILDING TYPE "D" - CONCEPT ELEVATION
DATE: 2/28/2017



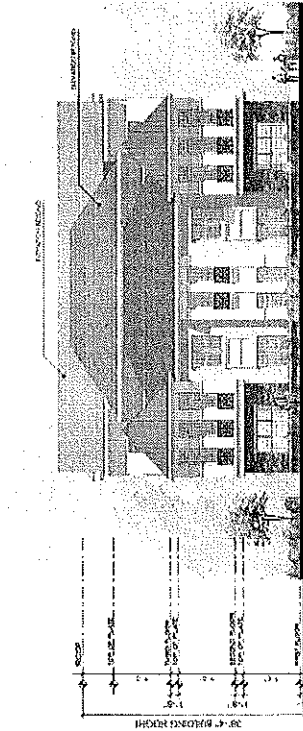
2 STORY BUILDING D - CONCEPT ELEVATIONS
A13
DATE: 2/28/2017

WASHINGTON PROMENADE
BOROUGH OF DUMONT, BERGEN COUNTY, NEW JERSEY
15 07 99-01
CONTRACT NO. 3 AND 3.3 ASO ARONICIS AND PLANK'S

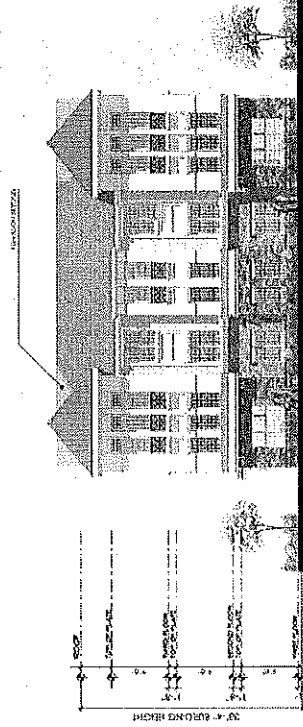
MINNO ■ WASKO



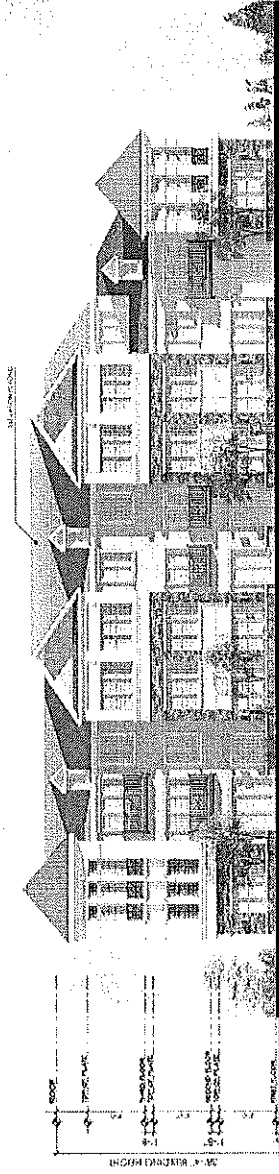
SOUTH ELEVATION - ENTRY
SCALE: 3/32" = 1'-0"



EAST ELEVATION - LEFT SIDE
SCALE: 3/32" = 1'-0"

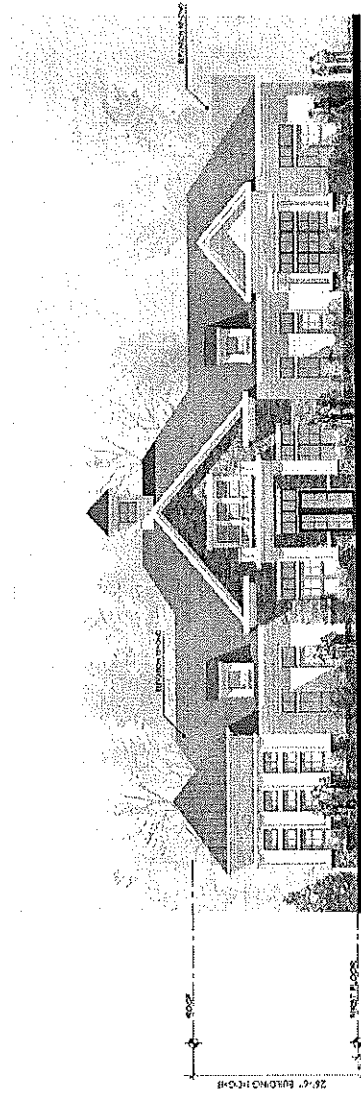


WEST ELEVATION - RIGHT SIDE
SCALE: 3/32" = 1'-0"

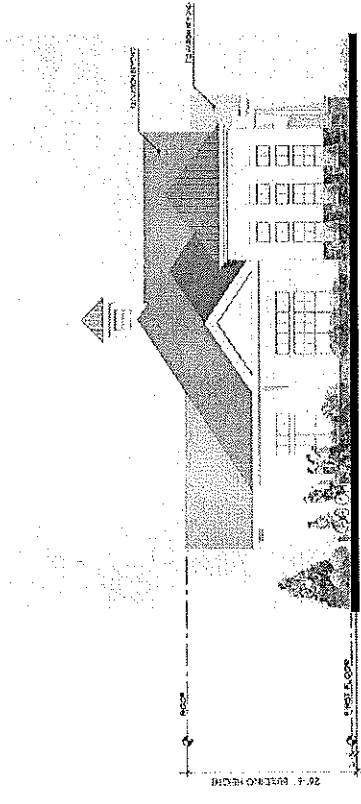


NORTH ELEVATION - REAR
SCALE: 3/32" = 1'-0"

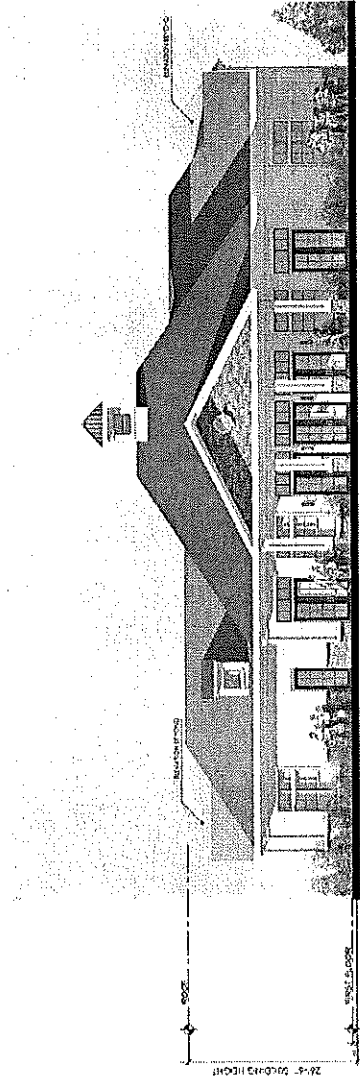
A14
3 STORY BUILDING E - CONCEPT ELEVATIONS
DATE: 2/28/2017



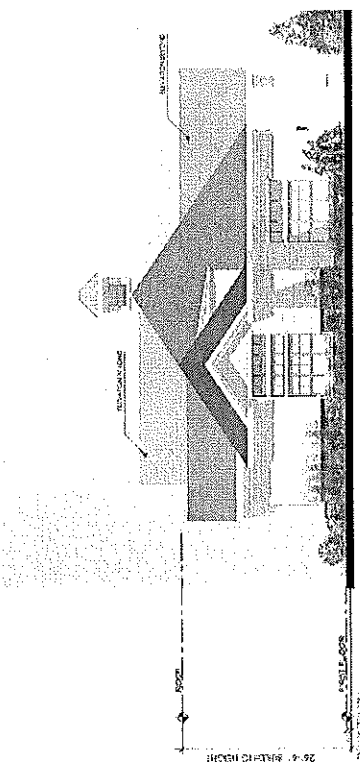
NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

A15
CLUBHOUSE - CONCEPT ELEVATIONS
 DATE: 2/28/2017

DRAWING COVER SHEET CI	SCALE: AS SHOWN TITLE:	STONEFIELD engineering & design	PRELIMINARY & FINAL MAJOR SITE PLAN WASHINGTON PROMENADE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT BLOCK 11, LOT 7 & 8, BLOCK 312, LOT 1 WASHINGTON & AVENUE BROOKLYN, NEW YORK 11201-1004 (C4.10) JEFFREY A. BATELL, P.E. LICENSED PROFESSIONAL ENGINEER STATE OF NEW YORK	Rutherford, NJ • Long Island City, NY • Royal Oak, MI www.stonefieldnyc.com Headquarters: 32 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4448 • Fax 201.340.40.472
------------------------------	---------------------------	------------------------------------	--	---

[illegible][illegible]

CONTRACT MATTERS

THE CONTRACTS AND AGREEMENTS (CAG) ACT, 1997, provides for the enforcement of contracts and agreements in India. The Act is a landmark legislation in the field of contract law, as it provides for the enforcement of contracts and agreements in a more efficient and effective manner. The Act is a landmark legislation in the field of contract law, as it provides for the enforcement of contracts and agreements in a more efficient and effective manner.

OVERALL SITE PLAN

Scale	$r^2 = 0.9$	Intercept: 1.00
-------	-------------	-----------------

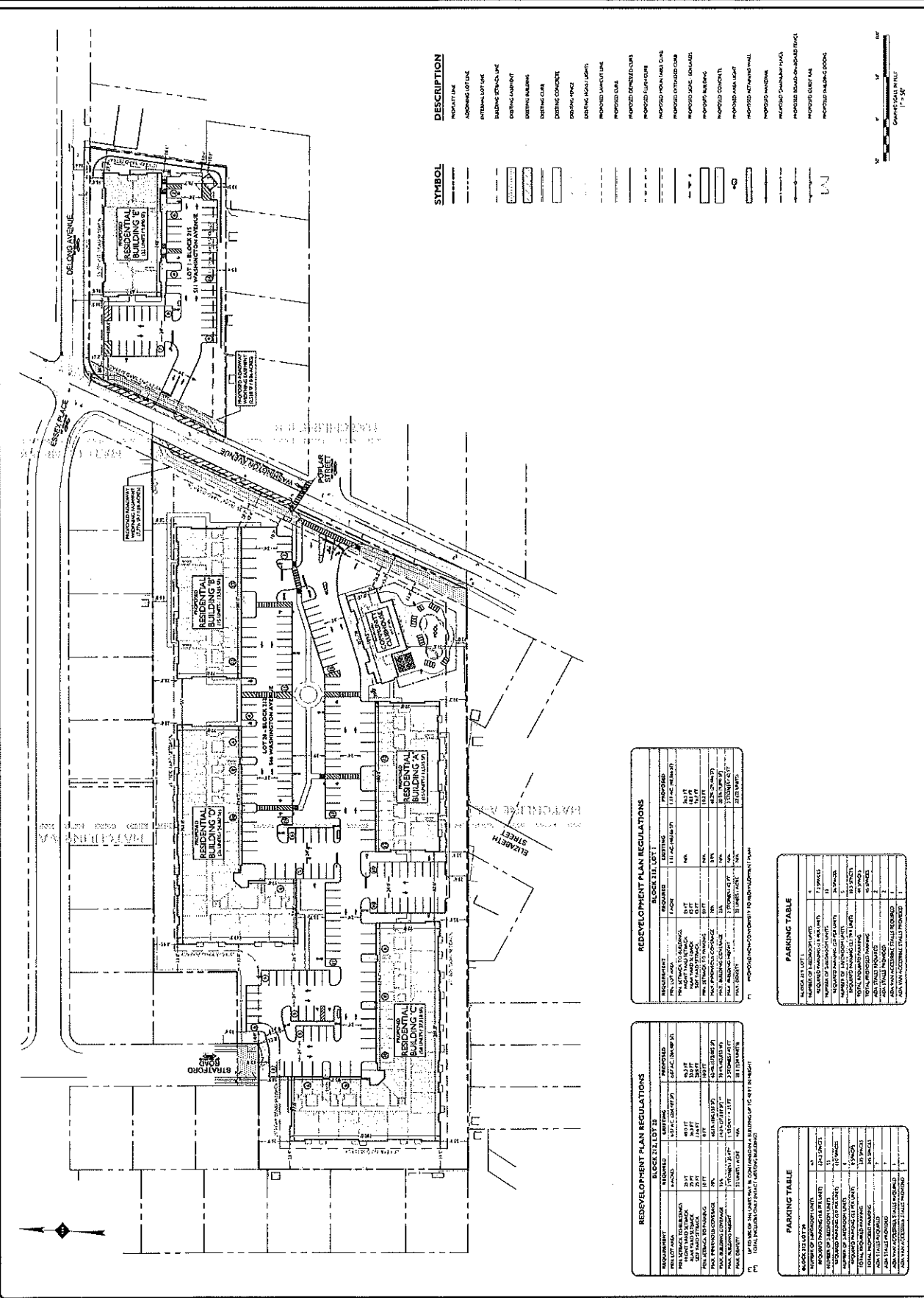

STONEFIELD

JEFFREY A. MARTEL, P.E.
NEW JERSEY LICENSE NO. 47790

WASHINGTON PROMENADE
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
BLOCK 312, LOT 13 & BLOCK 313, LOT 5
SOUTHWEST OF DUMFRIES
BOULEVARD

STONEFIELD engineering & design
Lutherford, NJ • Long Island City, NY • Royal Oak, MI
www.stonelfield.com
Headquarters: 91 Park Avenue, Lutherford, NJ 07070
Phone 201.340.4458 • Fax 201.340.4472

DATE	TIME	LOCATION	ACTIVITY	NOT APPROVED FOR CONSTRUCTION
1	12:00 PM	10000	10000	
2	12:00 PM	10000	10000	
3	12:00 PM	10000	10000	
4	12:00 PM	10000	10000	
5	12:00 PM	10000	10000	
6	12:00 PM	10000	10000	
7	12:00 PM	10000	10000	
8	12:00 PM	10000	10000	
9	12:00 PM	10000	10000	
10	12:00 PM	10000	10000	
11	12:00 PM	10000	10000	
12	12:00 PM	10000	10000	
13	12:00 PM	10000	10000	
14	12:00 PM	10000	10000	
15	12:00 PM	10000	10000	
16	12:00 PM	10000	10000	
17	12:00 PM	10000	10000	
18	12:00 PM	10000	10000	
19	12:00 PM	10000	10000	
20	12:00 PM	10000	10000	
21	12:00 PM	10000	10000	
22	12:00 PM	10000	10000	
23	12:00 PM	10000	10000	
24	12:00 PM	10000	10000	
25	12:00 PM	10000	10000	
26	12:00 PM	10000	10000	
27	12:00 PM	10000	10000	
28	12:00 PM	10000	10000	
29	12:00 PM	10000	10000	
30	12:00 PM	10000	10000	
31	12:00 PM	10000	10000	
32	12:00 PM	10000	10000	
33	12:00 PM	10000	10000	
34	12:00 PM	10000	10000	
35	12:00 PM	10000	10000	
36	12:00 PM	10000	10000	
37	12:00 PM	10000	10000	
38	12:00 PM	10000	10000	
39	12:00 PM	10000	10000	
40	12:00 PM	10000	10000	
41	12:00 PM	10000	10000	
42	12:00 PM	10000	10000	
43	12:00 PM	10000	10000	
44	12:00 PM	10000	10000	
45	12:00 PM	10000	10000	
46	12:00 PM	10000	10000	
47	12:00 PM	10000	10000	
48	12:00 PM	10000	10000	
49	12:00 PM	10000	10000	
50	12:00 PM	10000	10000	
51	12:00 PM	10000	10000	
52	12:00 PM	10000	10000	
53	12:00 PM	10000	10000	
54	12:00 PM	10000	10000	
55	12:00 PM	10000	10000	
56	12:00 PM	10000	10000	
57	12:00 PM	10000	10000	
58	12:00 PM	10000	10000	
59	12:00 PM	10000	10000	
60	12:00 PM	10000	10000	
61	12:00 PM	10000	10000	
62	12:00 PM	10000	10000	
63	12:00 PM	10000	10000	
64	12:00 PM	10000	10000	
65	12:00 PM	10000	10000	
66	12:00 PM	10000	10000	
67	12:00 PM	10000	10000	
68	12:00 PM	10000	10000	
69	12:00 PM	10000	10000	
70	12:00 PM	10000	10000	
71	12:00 PM	10000	10000	
72	12:00 PM	10000	10000	
73	12:00 PM	10000	10000	
74	12:00 PM	10000	10000	
75	12:00 PM	10000	10000	



C4

Drawings

EXISTING CONDITIONS
PLAN SHEET 'A'

SCALE 1" = 20'

PROJECT NO. 114015

STONEFIELD
Engineering & Design, Inc.

ERIN A. MARTEL, P.E.
Professional Engineer No. 008
Civil Engineering

PRELIMINARY & FINAL MAJOR SITE PLAN
WASHINGTON PROMENADE
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
BLOCK 315, LOT 10 & BLOCK 315, LOT 11
344 WASHINGTON AVENUE (CR 11)
BOROUGH OF DUNMONT
SARSEN COUNTY, NEW JERSEY

engineering & design
STONEFIELD
Rutherford, NJ • Long Island City, NY • Royal Oak, MI
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 • Fax 201.340.4472
www.stonefielddesign.com

NOT APPROVED FOR CONSTRUCTION

DATE	BY	DESCRIPTION
11/01/11	EM	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
11/01/11	EM	REV. PER DEVELOPMENT PLAN TABLE
11/01/11	EM	ROUGH SUBMISSION

