

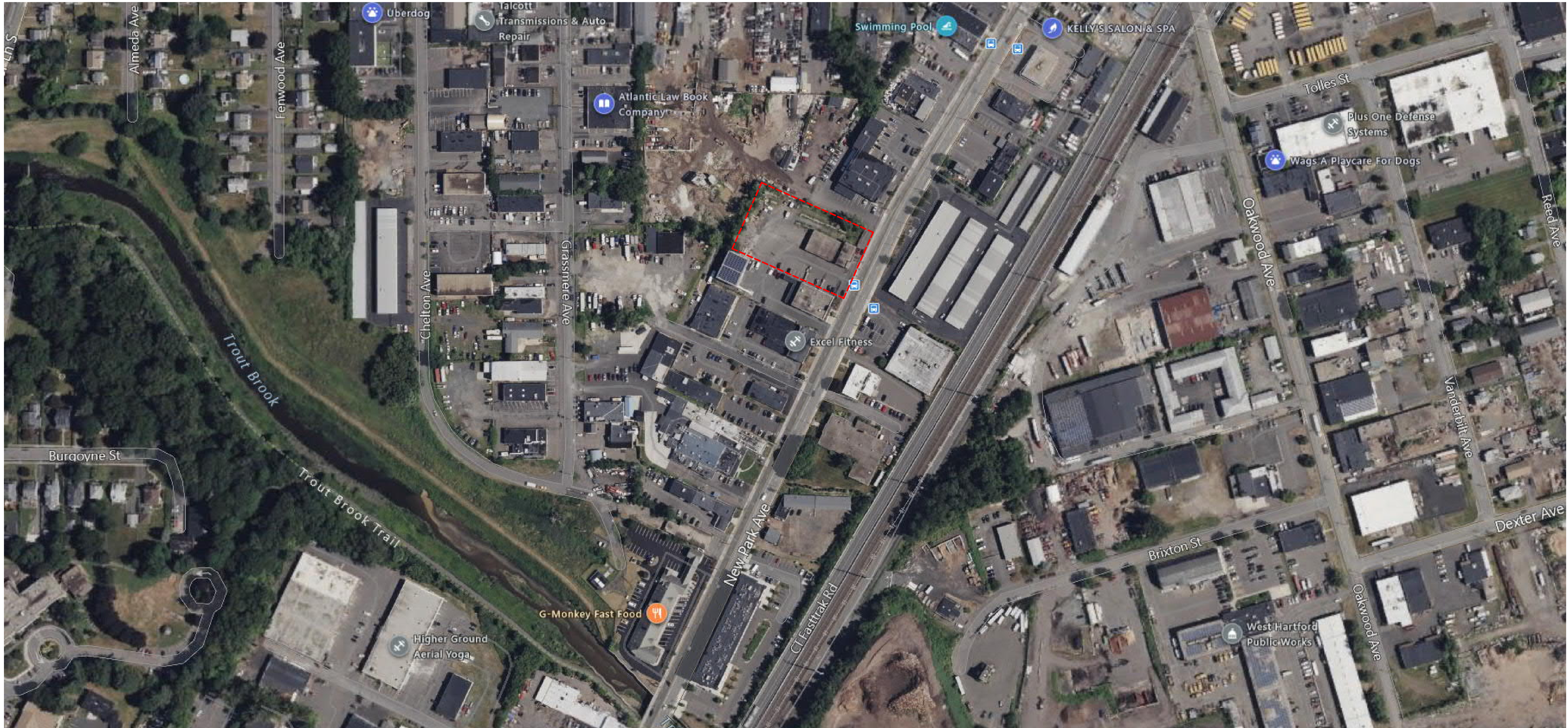
THE JAYDEN

NEW PARK AVE DEVELOPMENT

579 NEW PARK AVE
WEST HARTFORD, CT 06110

OCTOBER 06, 2023





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579 NEW PARK AVE, WEST HARTFORD, CT 06110

SITE LOCATION | 10/06/2023



DRAWING NO.

A2



PHASE ZERO
DESIGN
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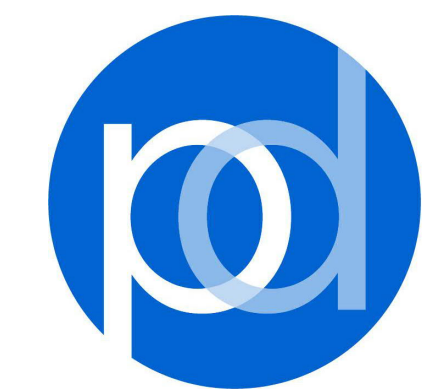
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579 NEW PARK AVE, WEST HARTFORD, CT 06110

BIRD'S-EYE VIEW | 10/06/2023

DRAWING NO.

A3



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LEGEND

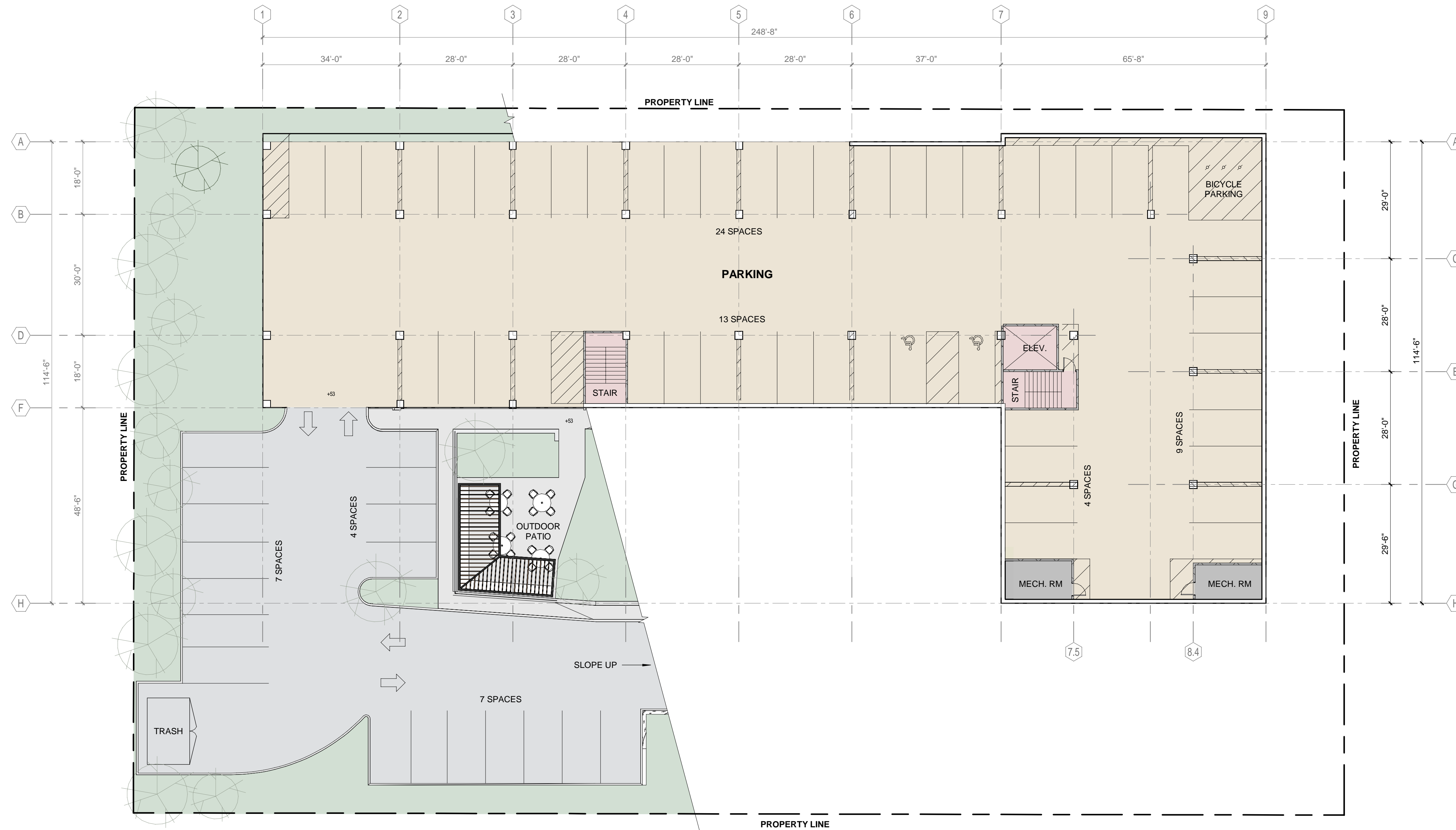
- CIRCULATION
- PARKING
- RETAIL
- AMENITY
- 1 BEDROOM
- 2 BEDROOM
- UTILITY / STORAGE

PARKING

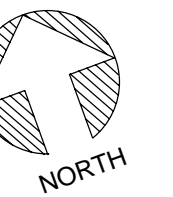
RESIDENTIAL:	
BASEMENT (STRUCTURED PARKING) COUNT:	50
OUTDOOR PARKING COUNT:	20
TOTAL RESIDENTIAL:	70
RETAIL:	
TOTAL RETAIL PARKING COUNT:	10
GRAND TOTAL PARKING COUNT:	80

AREA SUMMARY

ALLOWABLE FAR: 1.75 (WITH BONUS POINT)
ALLOWABLE AREA: 52,500 x 1.75 = 91,875 SF
BASEMENT: NOT COUNTED TOWARD FAR
LEVEL 1: 19,740 SF
LEVEL 2: 19,740 SF
LEVEL 3: 19,740 SF
LEVEL 4: 19,740 SF
LEVEL 5: 12,403 SF
TOTAL: 91,363 SF



BASEMENT LEVEL



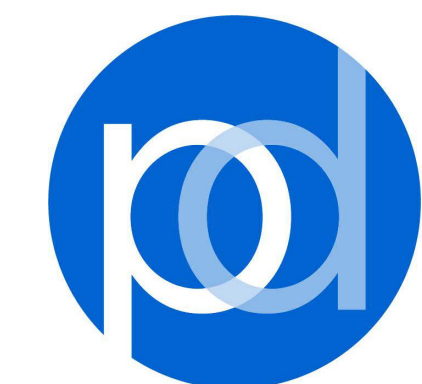
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BASEMENT LEVEL | 10/06/2023

DRAWING NO.

A4



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LEGEND

- CIRCULATION
- PARKING
- RETAIL
- AMENITY
- 1 BEDROOM
- 2 BEDROOM
- UTILITY / STORAGE

GROUND LEVEL DWELLING UNITS

1 BEDROOM	6
2 BEDROOM	4
TOTAL GROUND LEVEL DWELLING UNIT COUNT:	10

GRAND TOTAL DWELLING UNITS

1 BEDROOM	29
2 BEDROOM	41
GRAND TOTAL DWELLING UNIT COUNT:	70

PARKING

RESIDENTIAL:	
BASEMENT (STRUCTURED PARKING) COUNT:	50
OUTDOOR PARKING COUNT:	20
TOTAL RESIDENTIAL:	70
RETAIL:	
TOTAL RETAIL PARKING COUNT:	10
GRAND TOTAL PARKING COUNT:	80

AREA SUMMARY

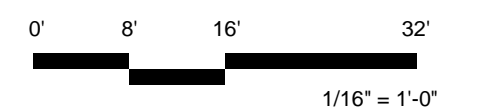
ALLOWABLE FAR: 1.75 (WITH BONUS POINT)
ALLOWABLE AREA: 52,500 x 1.75 = 91,875 SF
BASEMENT: NOT COUNTED TOWARD FAR
LEVEL 1: 19,740 SF
LEVEL 2: 19,740 SF
LEVEL 3: 19,740 SF
LEVEL 4: 19,740 SF
LEVEL 5: 12,403 SF
TOTAL: 91,363 SF

USABLE OPEN SPACE

REQUIRED: 100 SF PER UNIT
100 x 70 UNITS = 7,000 SF
PROVIDED: 8,330 SF



GROUND LEVEL



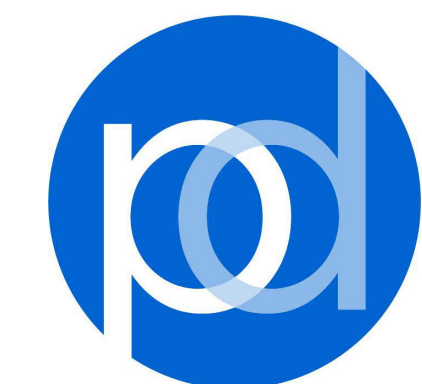
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GROUND LEVEL | 10/06/2023

DRAWING NO.

A5



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LEGEND

- CIRCULATION
- PARKING
- RETAIL
- AMENITY
- 1 BEDROOM
- 2 BEDROOM
- UTILITY / STORAGE

TYPICAL LEVEL (2ND - 4TH) DWELLING UNITS

1 BEDROOM	7
2 BEDROOM	10
TOTAL UPPER LEVEL DWELLING UNIT COUNT:	17

GRAND TOTAL DWELLING UNITS

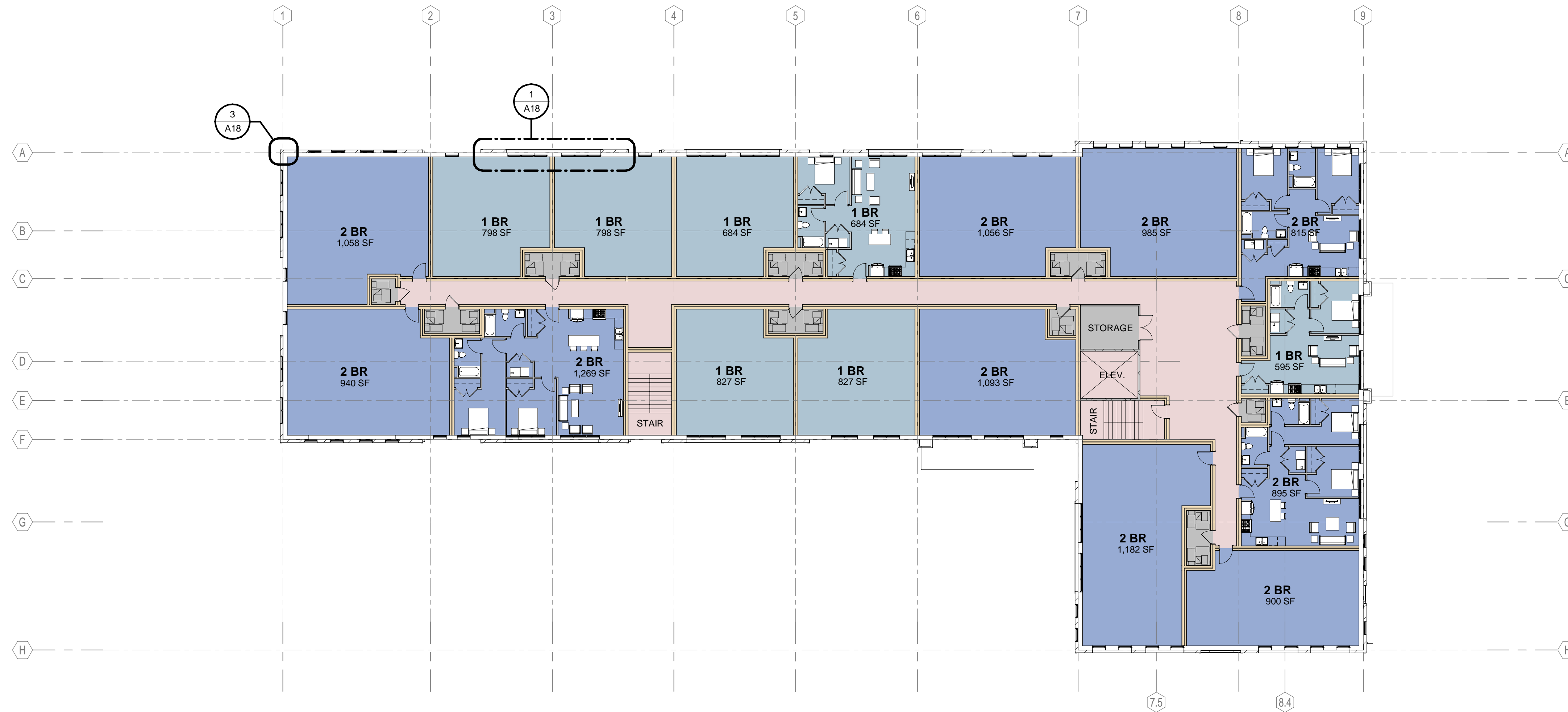
1 BEDROOM	29
2 BEDROOM	41
GRAND TOTAL DWELLING UNIT COUNT:	70

AREA SUMMARY

ALLOWABLE FAR: 1.75 (WITH BONUS POINT)
 ALLOWABLE AREA: 52,500 x 1.75 = 91,875 SF

BASEMENT: NOT COUNTED TOWARD FAR

LEVEL 1:	19,740 SF
LEVEL 2:	19,740 SF
LEVEL 3:	19,740 SF
LEVEL 4:	19,740 SF
LEVEL 5:	12,403 SF
TOTAL:	91,363 SF



TYPICAL UPPER LEVEL (2-4)



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TYPICAL UPPER LEVEL | 10/06/2023

DRAWING NO.

A6



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LEGEND

- CIRCULATION
- PARKING
- RETAIL
- AMENITY
- 1 BEDROOM
- 2 BEDROOM
- UTILITY / STORAGE

5TH LEVEL DWELLING UNITS

1 BEDROOM	3
2 BEDROOM	7
TOTAL 5TH LEVEL DWELLING UNIT COUNT:	10

GRAND TOTAL DWELLING UNITS

1 BEDROOM	29
2 BEDROOM	41
GRAND TOTAL DWELLING UNIT COUNT:	70

AREA SUMMARY

ALLOWABLE FAR: 1.75 (WITH BONUS POINT)
 ALLOWABLE AREA: 52,500 x 1.75 = 91,875 SF

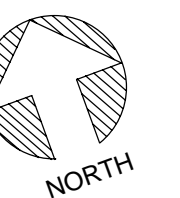
BASEMENT: NOT COUNTED TOWARD FAR

LEVEL 1:	19,740 SF
LEVEL 2:	19,740 SF
LEVEL 3:	19,740 SF
LEVEL 4:	19,740 SF
LEVEL 5:	12,403 SF

TOTAL: 91,363 SF



5TH LEVEL



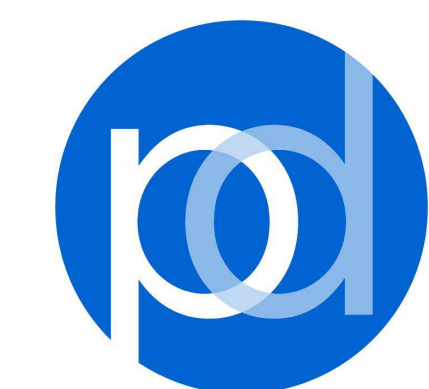
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5TH LEVEL | 10/06/2023

DRAWING NO.

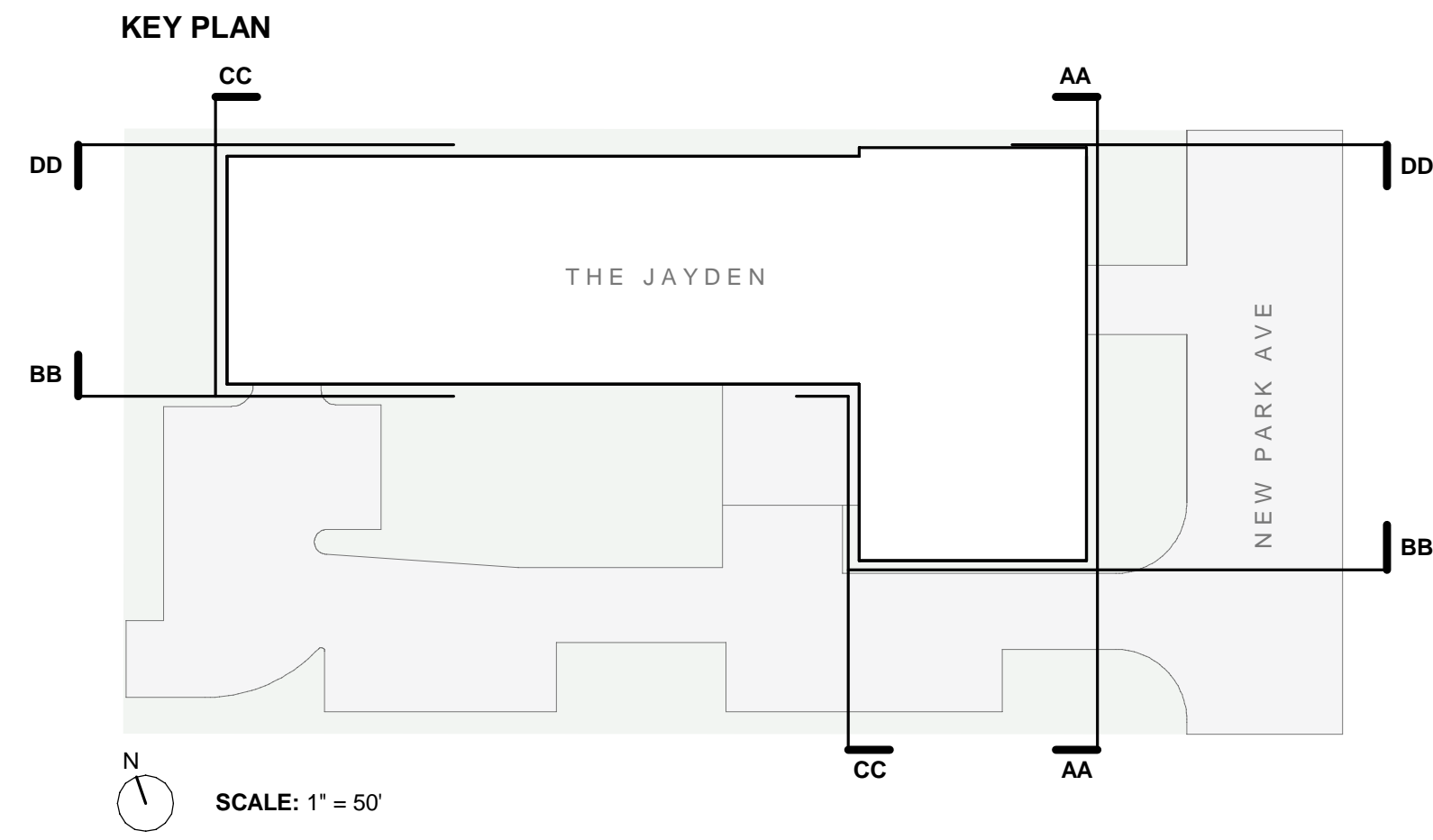
A7



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BUILDING HEIGHT SUMMARY:

ALLOWED: 5 STORIES
 (BASEMENT PARKING IS NOT CONSIDERED A STORY)
 PROVIDED: 64'-11"



SITE SECTION DD

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

SITE SECTION CC

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



SITE SECTION BB

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

SITE SECTION AA

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

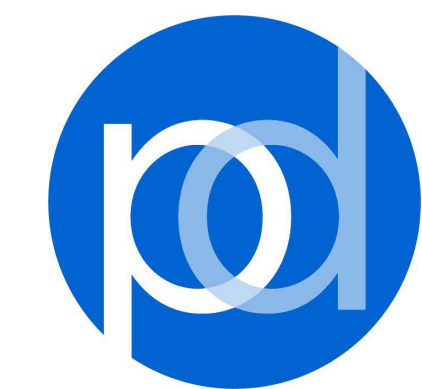
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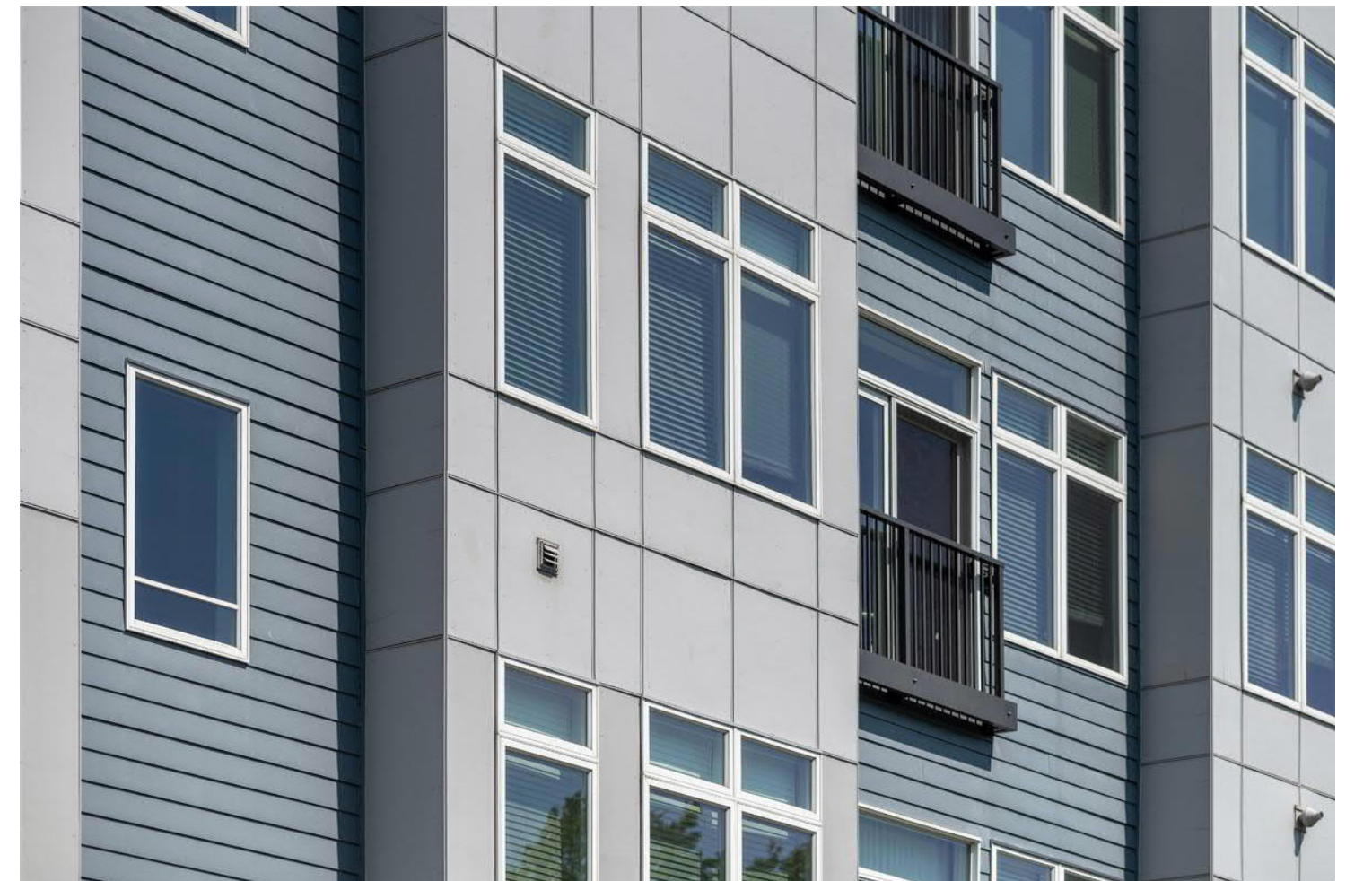
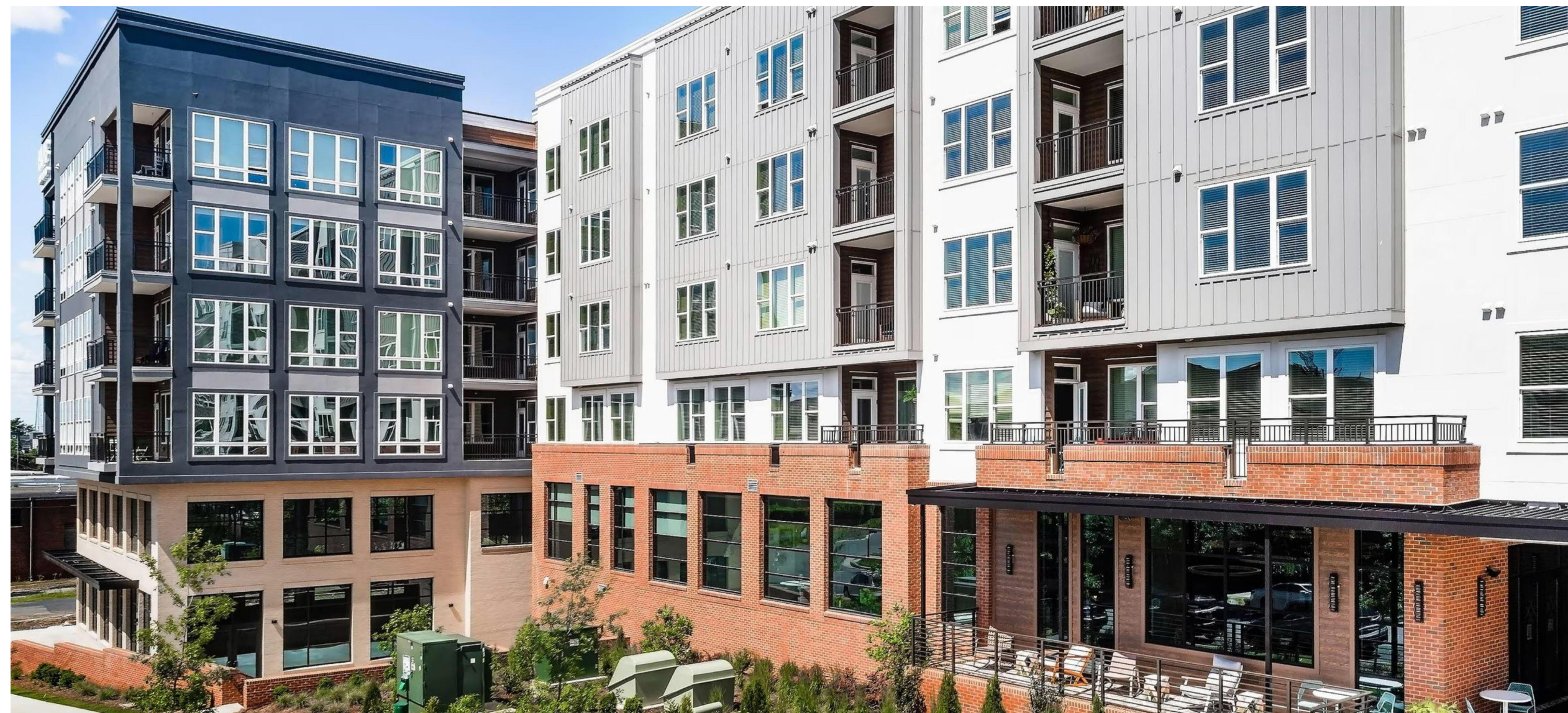
SITE SECTIONS | 10/06/2023

DRAWING NO.

A8



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PRECEDENT IMAGES - EXTERIOR CONCEPT | 10/06/2023



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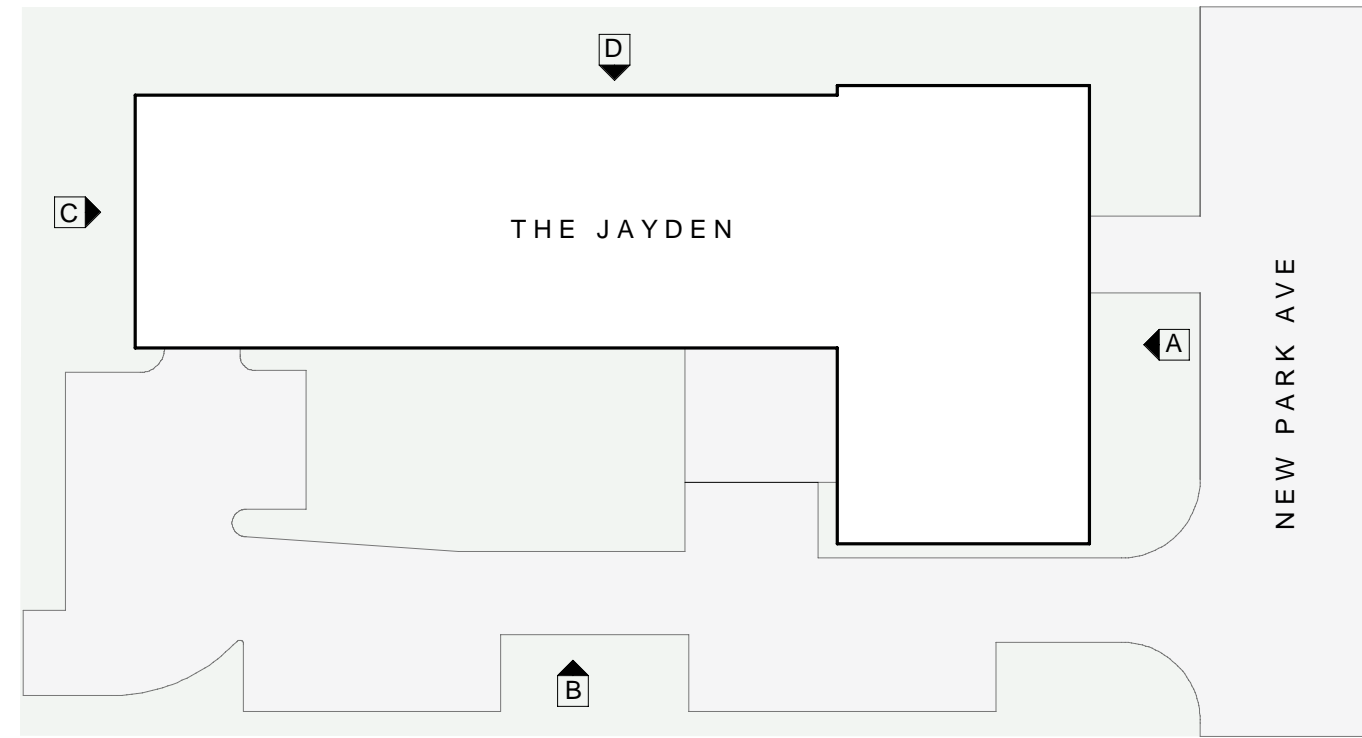
A9



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EXTERIOR MATERIALS LEGEND			
TAG	DESCRIPTION	MANUF. / SERIES	COLOR
MTRL-1	VINYL LAP SIDING	CERTAINTEE: CEDARBOARD WITH INSULATED SIDING, 7" EXPOSURE	FLAGSTONE
MTRL-2	VINYL LAP SIDING	CERTAINTEE: CEDARBOARD WITH INSULATED SIDING, 7" EXPOSURE	STERLING GREY
MTRL-3	VINYL LAP SIDING	CERTAINTEE: MAINSTREET WITH 4" EXPOSURE	CHARCOAL GREY
MTRL-4	TRIM BOARD	AZEK	SW 7064 - PASSIVE
MTRL-5	BRICK VENEER	BELDEN	ANCHOR GREY SMOOTH
MTRL-6	FIBER CEMENT SIDING	TBD	SW 7068 - GRIZZLE GREY

KEY PLAN



SCALE: 1" = 50'



ELEVATION A



ELEVATION B

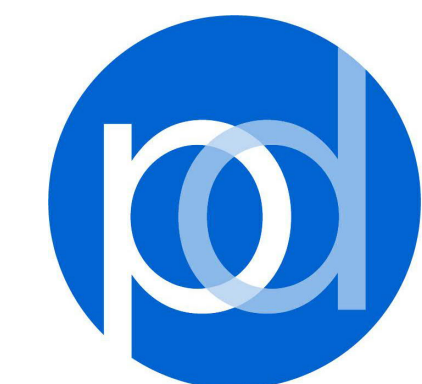
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EXTERIOR ELEVATIONS | 10/06/2023

DRAWING NO.

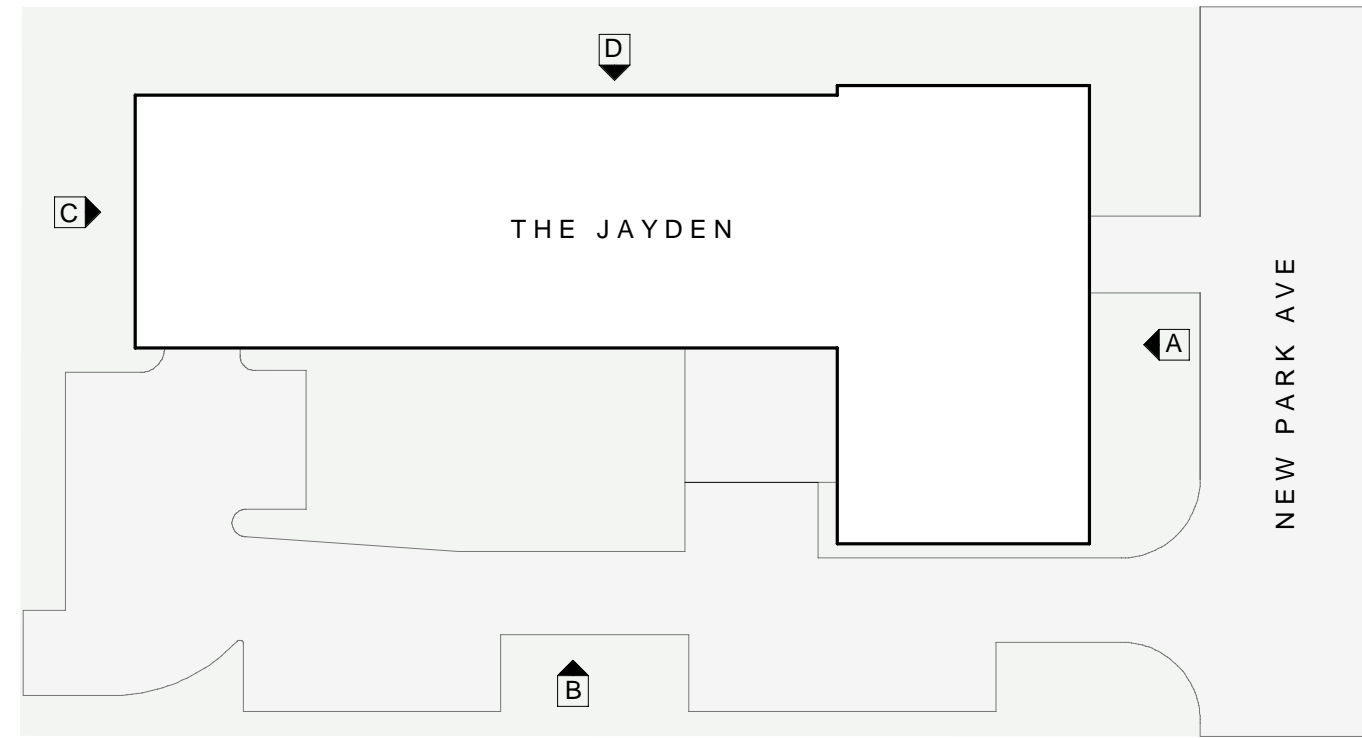
A10



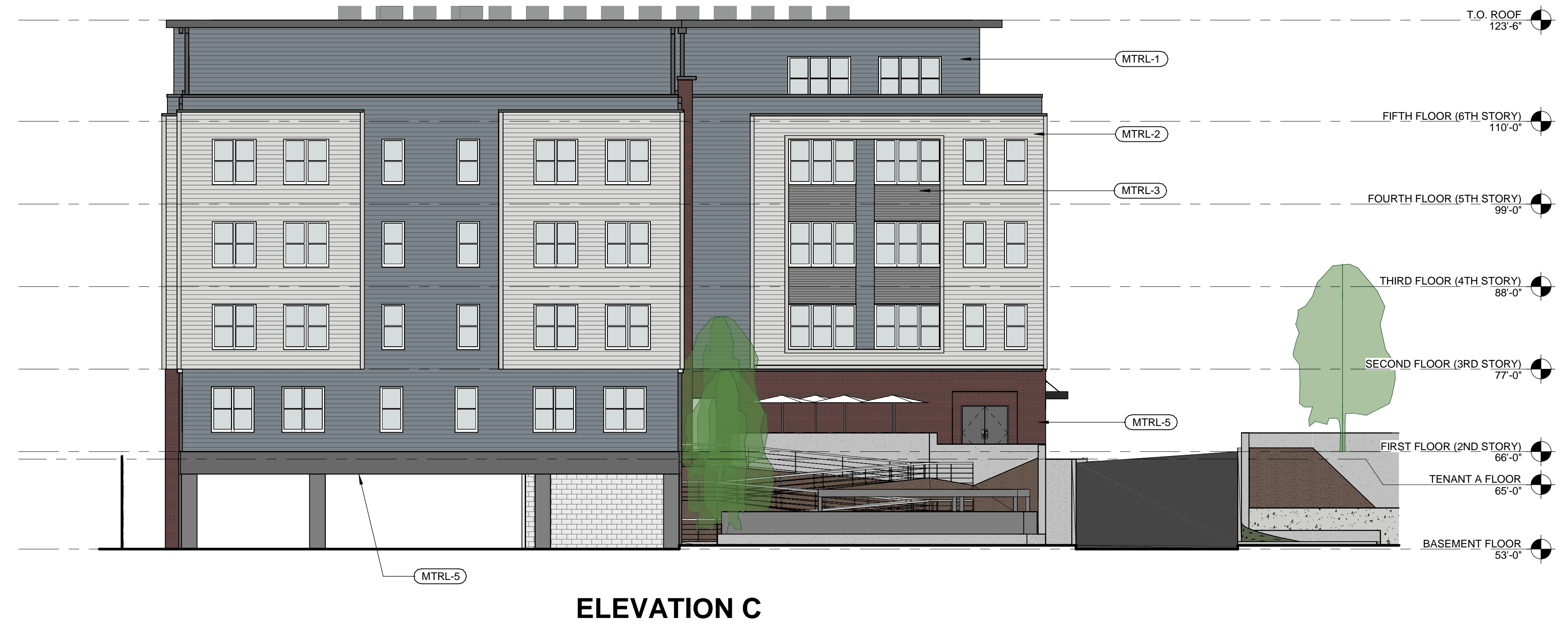
PHASE ZERO
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EXTERIOR MATERIALS LEGEND			
TAG	DESCRIPTION	MANUF. / SERIES	COLOR
MTRL-1	VINYL LAP SIDING	CERTAINTEE: CEDARBOARD WITH INSULATED SIDING, 7" EXPOSURE	FLAGSTONE
MTRL-2	VINYL LAP SIDING	CERTAINTEE: CEDARBOARD WITH INSULATED SIDING, 7" EXPOSURE	STERLING GREY
MTRL-3	VINYL LAP SIDING	CERTAINTEE: MAINSTREET WITH 4" EXPOSURE	CHARCOAL GREY
MTRL-4	TRIM BOARD	AZEK	SW 7064 - PASSIVE
MTRL-5	BRICK VENEER	BELDEN	ANCHOR GREY SMOOTH
MTRL-6	FIBER CEMENT SIDING	TBD	SW 7068 - GRIZZLE GREY

KEY PLAN



SCALE: 1" = 50'



ELEVATION C



ELEVATION D

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EXTERIOR ELEVATIONS | 10/06/2023

DRAWING NO.

A11





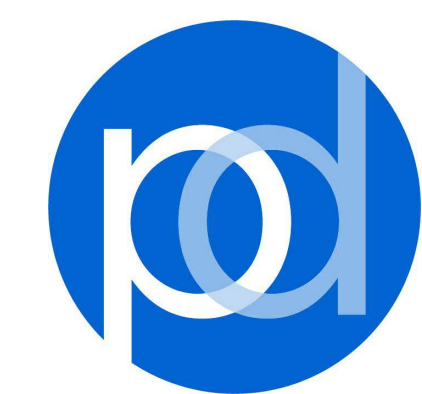
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3D VIEWS | 10/06/2023

DRAWING NO.

A12



PHASE ZERO
DESIGN
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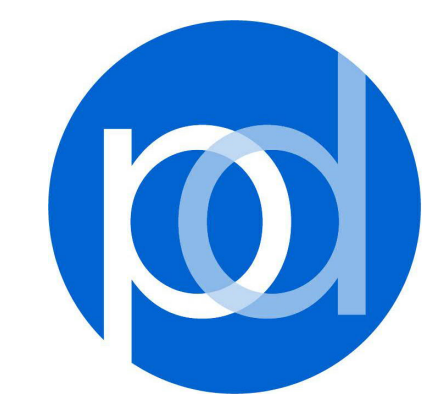
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3D VIEWS | 10/06/2023

DRAWING NO.

A13



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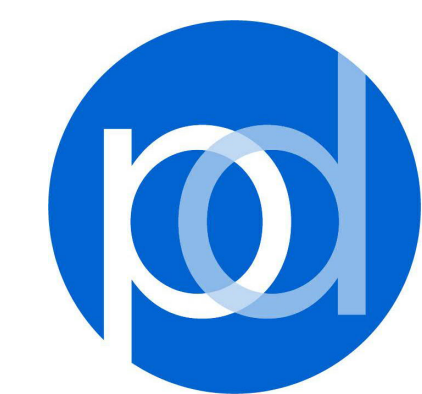
THE JAYDEN

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3D VIEWS | 10/06/2023

DRAWING NO.

A14



PHASE ZERO
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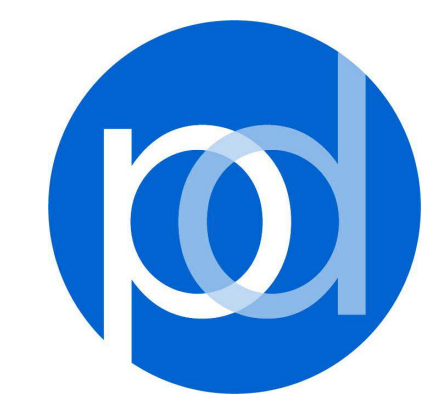
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3D VIEWS | 10/06/2023

DRAWING NO.

A15



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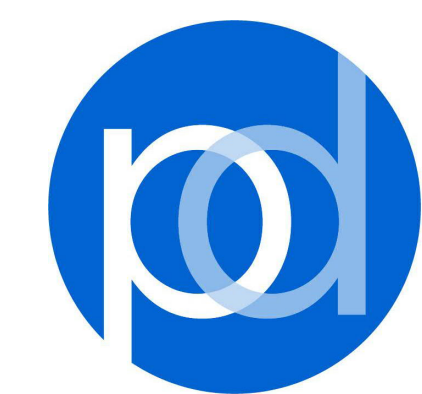
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3D VIEWS | 10/06/2023

DRAWING NO.

A16



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EXTERIOR MATERIALS LEGEND			
TAG	DESCRIPTION	MANUF. / SERIES	COLOR
MTRL-1	VINYL LAP SIDING CERTAINTEED - CEDARBOARD WITH INSULATED SIDING 7" EXPOSURE	CERTAINTEED - CEDARBOARD WITH INSULATED SIDING, 7" EXPOSURE	FLAGSTONE
MTRL-2	VINYL LAP SIDING CERTAINTEED - CEDARBOARD WITH INSULATED SIDING 7" EXPOSURE	CERTAINTEED - CEDARBOARD WITH INSULATED SIDING, 7" EXPOSURE	STERLING GREY
MTRL-3	VINYL LAP SIDING CERTAINTEED - CEDARBOARD WITH INSULATED SIDING 4" EXPOSURE	CERTAINTEED - MAINSTREET WITH 4" EXPOSURE	CHARCOAL GREY
MTRL-4	TRIM BOARD AZEK	AZEK	SW 7064 - PASSIVE
MTRL-5	BRICK VENEER BELDEN	BELDEN	ANCHOR GREY SMOOTH
MTRL-6	FIBER CEMENT SIDING TBD	TBD	SW 7068 - GRIZZLE GREY



MTRL-1
VINYL LAP SIDING
CERTAINTEED - CEDARBOARD WITH INSULATED SIDING
FLAGSTONE
7" EXPOSURE



MTRL-2
VINYL LAP SIDING
CERTAINTEED - CEDARBOARD WITH INSULATED SIDING
STERLING GRAY
7" EXPOSURE



MTRL-4
TRIM BOARD
AZEK
PAINTED SHERWIN WILLIAMS PASSIVE



MTRL-3
VINYL LAP SIDING
CERTAINTEED - CEDARBOARD WITH INSULATED SIDING
CHARCOAL GRAY
4" EXPOSURE



MTRL-5
BRICK VENEER
BELDEN
ANCHOR GREY SMOOTH



MTRL-6
FIBER CEMENT BOARD
TBD
PAINTED SHERWIN WILLIAMS GRIZZLE GRAY

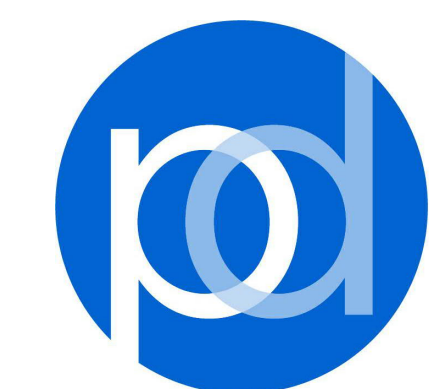
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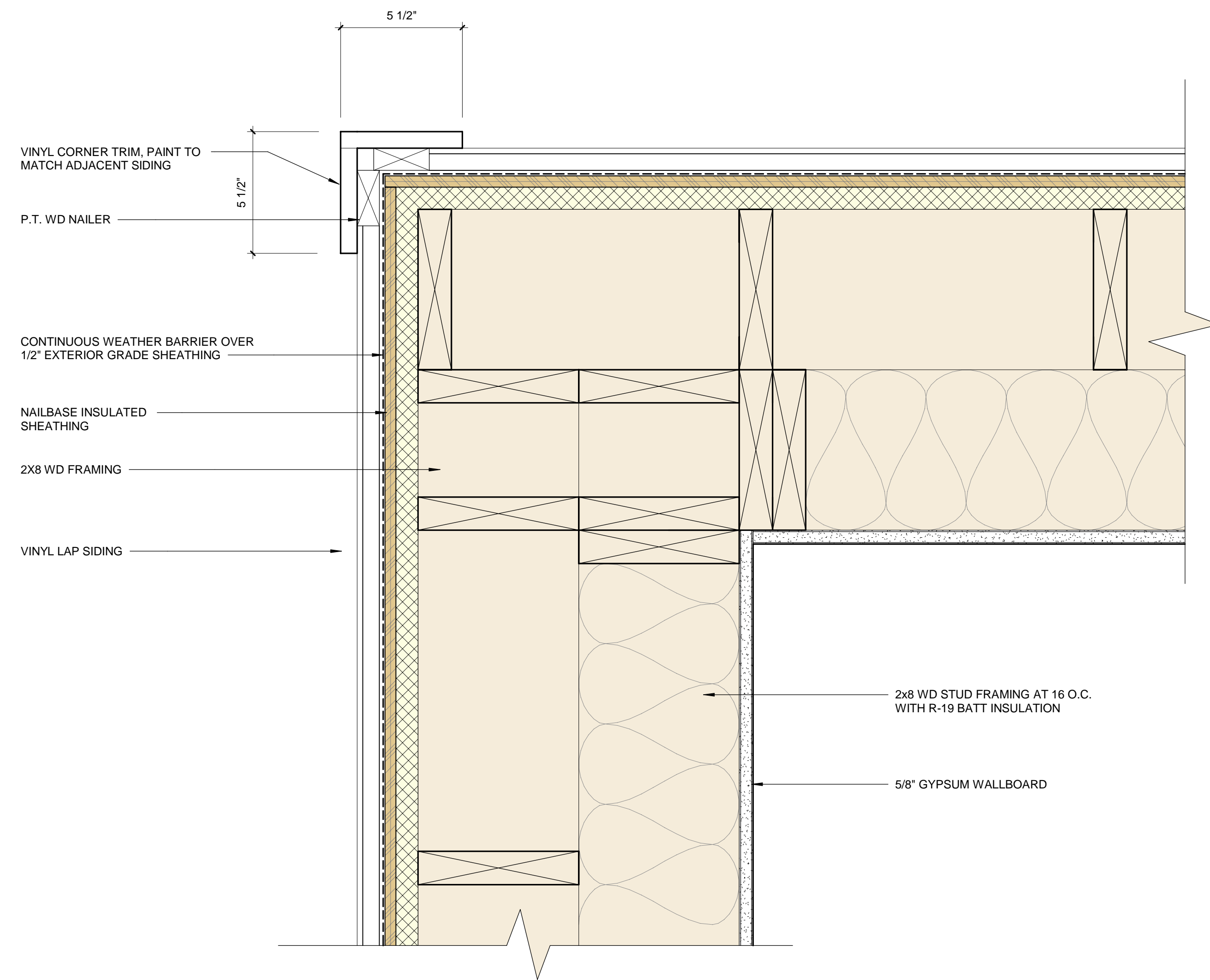
MATERIALS | 10/06/2023

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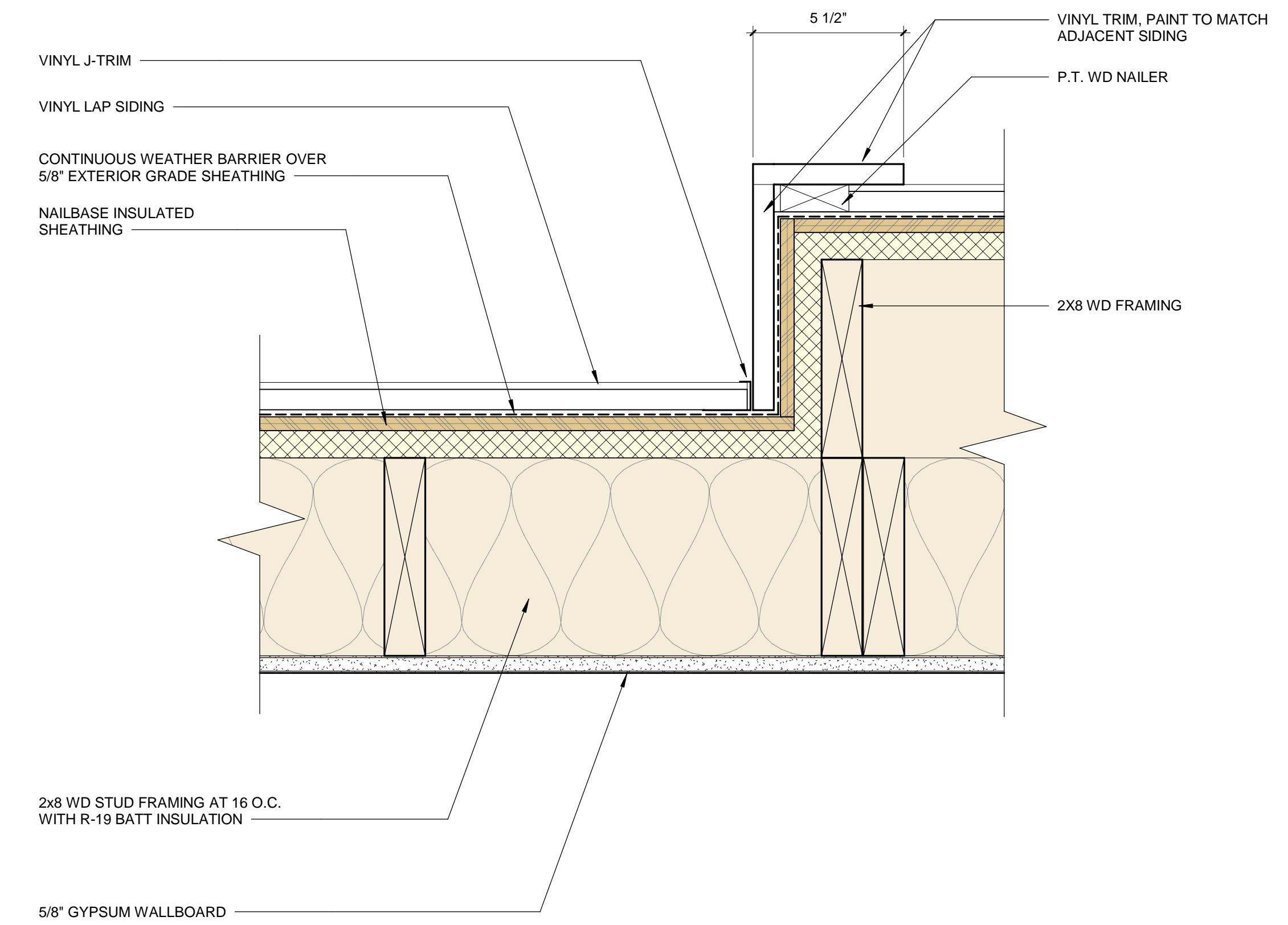
A17



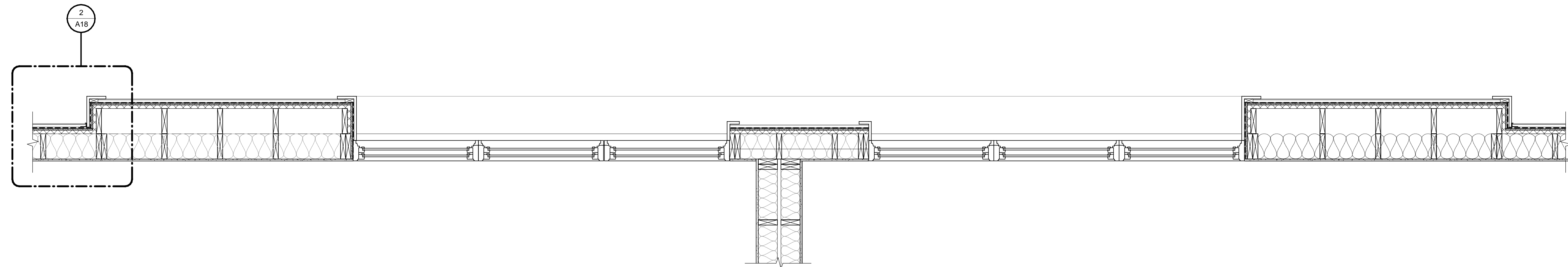
PHASE ZERO
DESIGN
architects | interior designers



ENLARGED PLAN DETAIL 3 - BUILDING CORNER
SCALE: 3" = 1'-0"



ENLARGED PLAN DETAIL 2 - BUMP OUT
SCALE: 3" = 1'-0"



PLAN DETAIL 1 - BUMP OUT
SCALE: 3/4" = 1'-0"

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DETAILS | 10/06/2023

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A18



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