



Langdon Place Elevation

# 47 BROADWAY

## ARCHITECTURAL DESIGN PACKAGE

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### LYNBROOK STATION

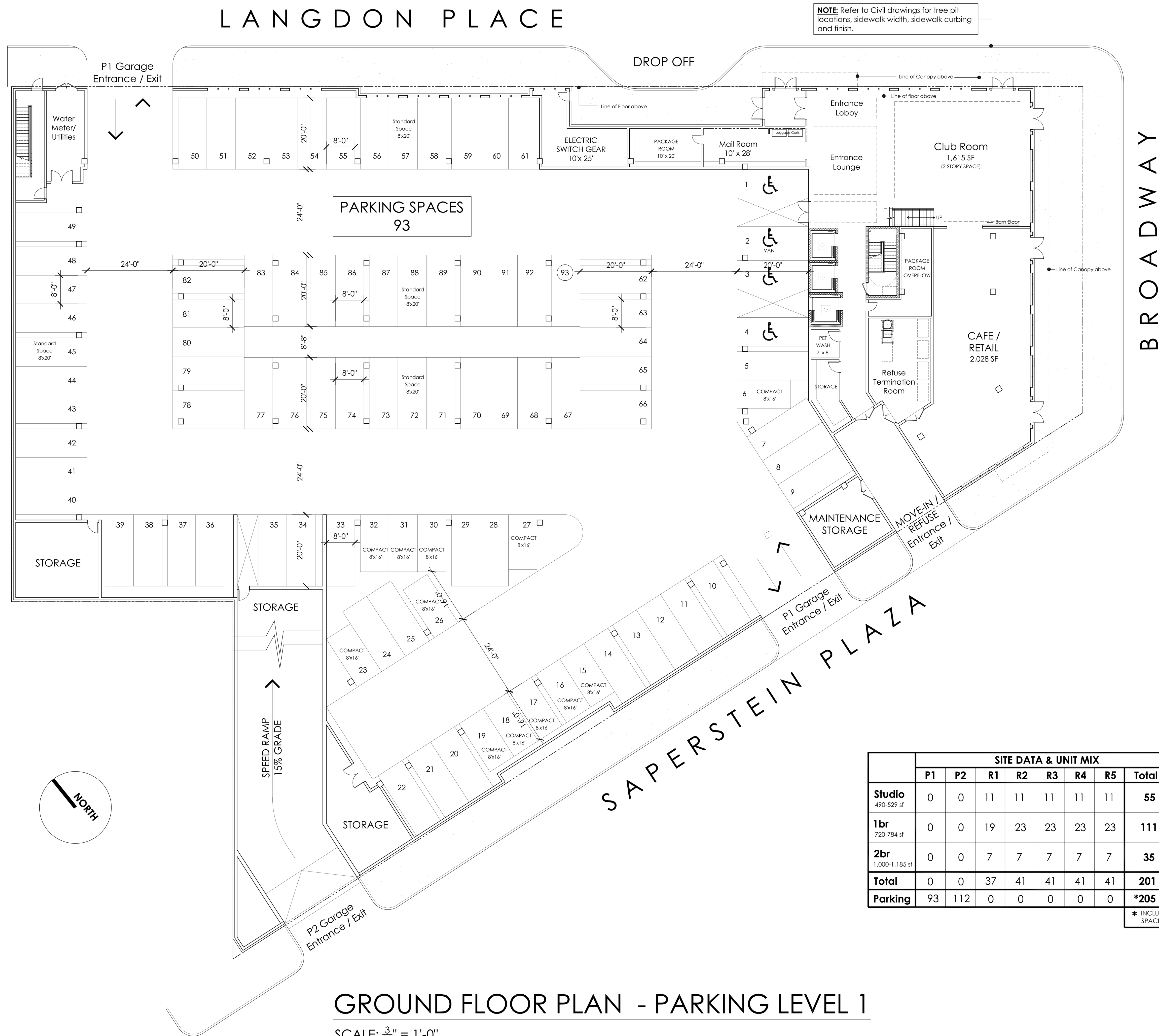
Breslin Realty Development Corp.  
500 Old Country Road  
Suite 200  
Garden City, Ny 11530

**MINNO**  **WASKO**  
ARCHITECTS AND PLANNERS  
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

SUBMISSION: MAY 03, 2021

Village of Lynbrook

# LANGDON PLACE



**NOTE:** Refer to Civil drawings for tree pit locations, sidewalk width, sidewalk curbing and finish.

REVISIONS

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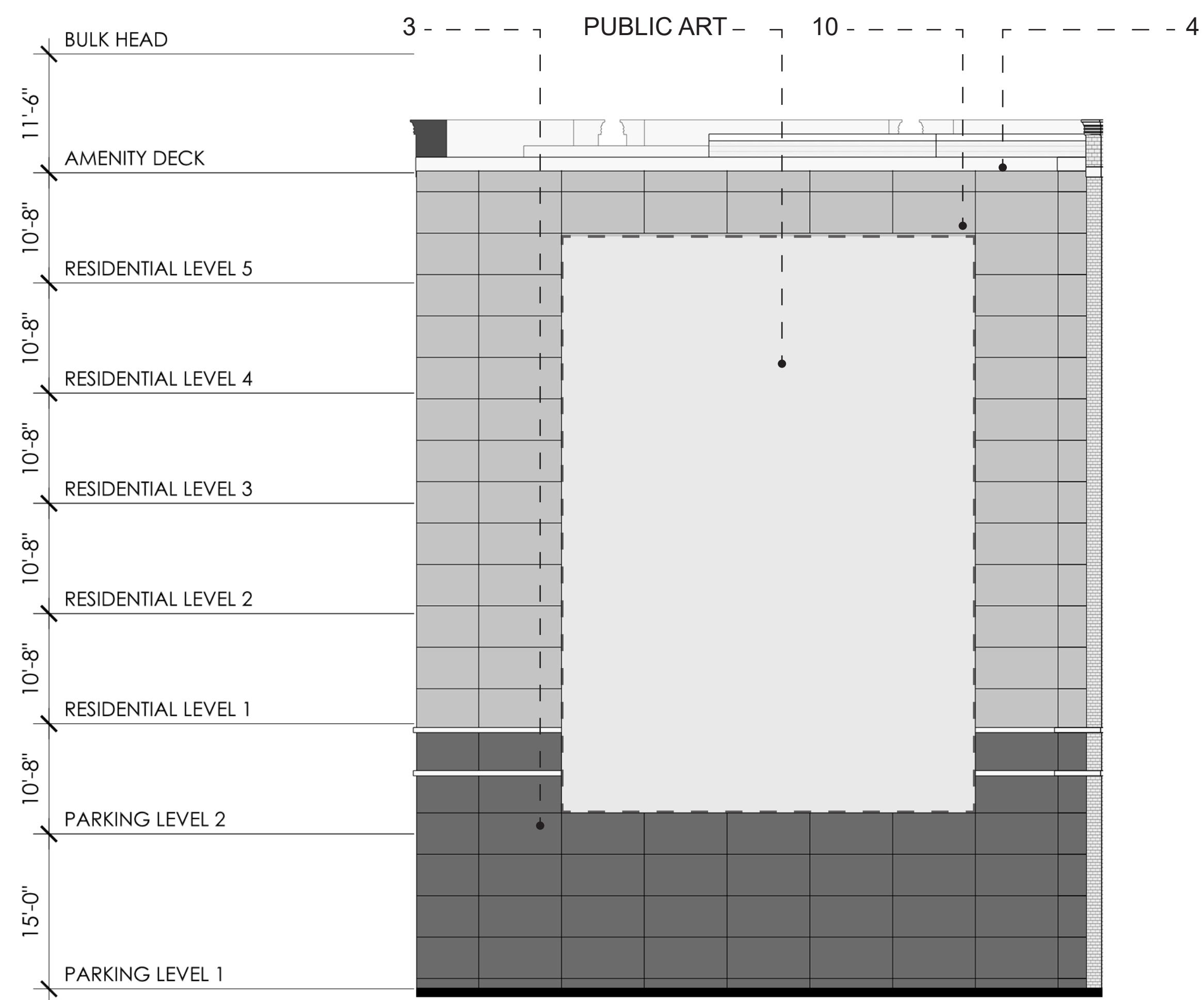
|                              | SITE DATA & UNIT MIX |     |    |    |    |    |    | Total DU       | %            |
|------------------------------|----------------------|-----|----|----|----|----|----|----------------|--------------|
|                              | P1                   | P2  | R1 | R2 | R3 | R4 | R5 |                |              |
| <b>Studio</b><br>490-529 sf  | 0                    | 0   | 11 | 11 | 11 | 11 | 11 | <b>55</b>      | <b>27.3%</b> |
| <b>1br</b><br>720-784 sf     | 0                    | 0   | 19 | 23 | 23 | 23 | 23 | <b>111</b>     | <b>55.2%</b> |
| <b>2br</b><br>1,000-1,185 sf | 0                    | 0   | 7  | 7  | 7  | 7  | 7  | <b>35</b>      | <b>17.5%</b> |
| <b>Total</b>                 | 0                    | 0   | 37 | 41 | 41 | 41 | 41 | <b>201 du</b>  | <b>100%</b>  |
| <b>Parking</b>               | 93                   | 112 | 0  | 0  | 0  | 0  | 0  | <b>*205 sp</b> |              |

\* INCLUDES 19 COMPACT SPACES or 9.2%

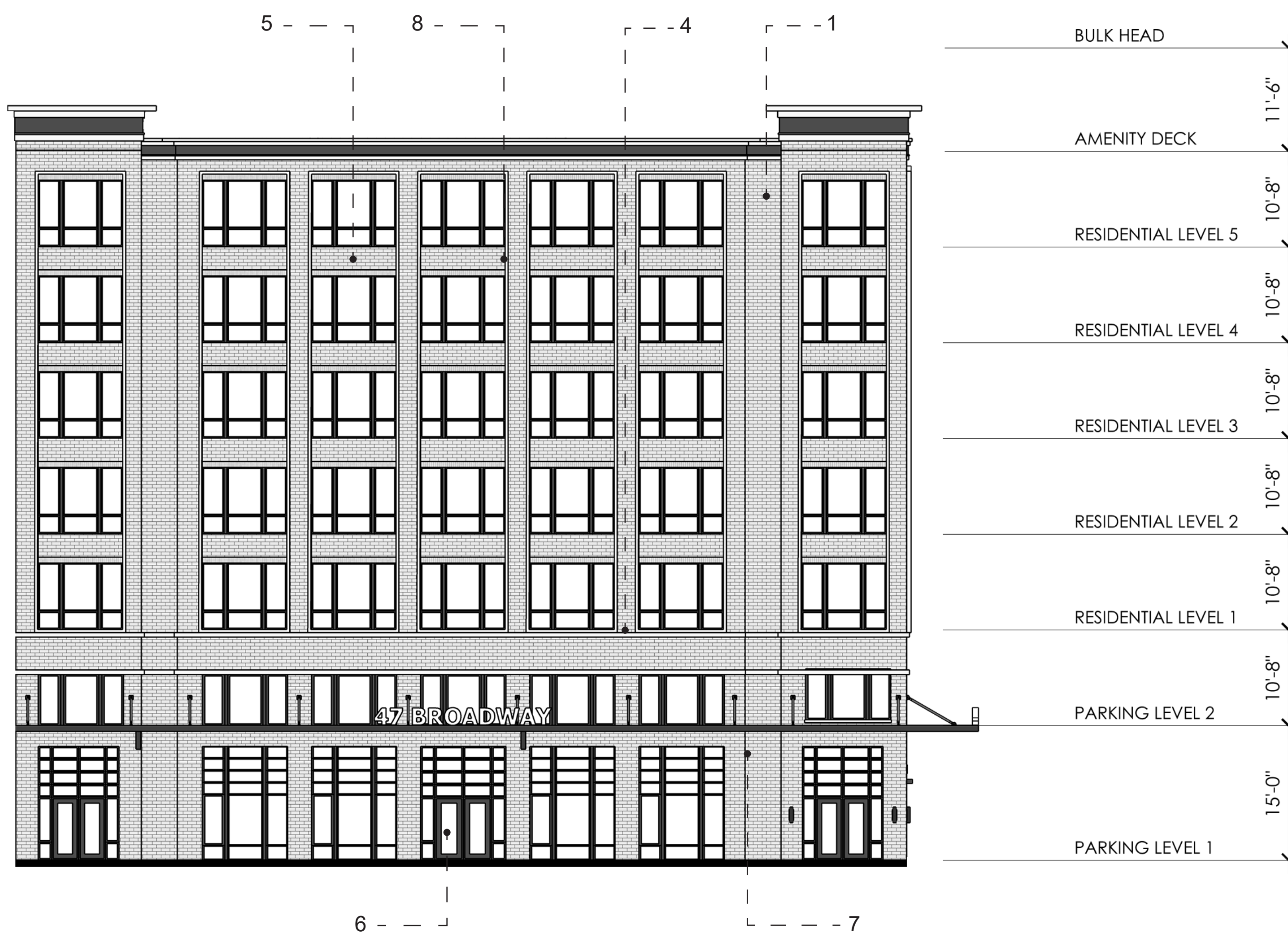
**GROUND FLOOR PLAN - PARKING LEVEL 1**  
SCALE: 3/32" = 1'-0"



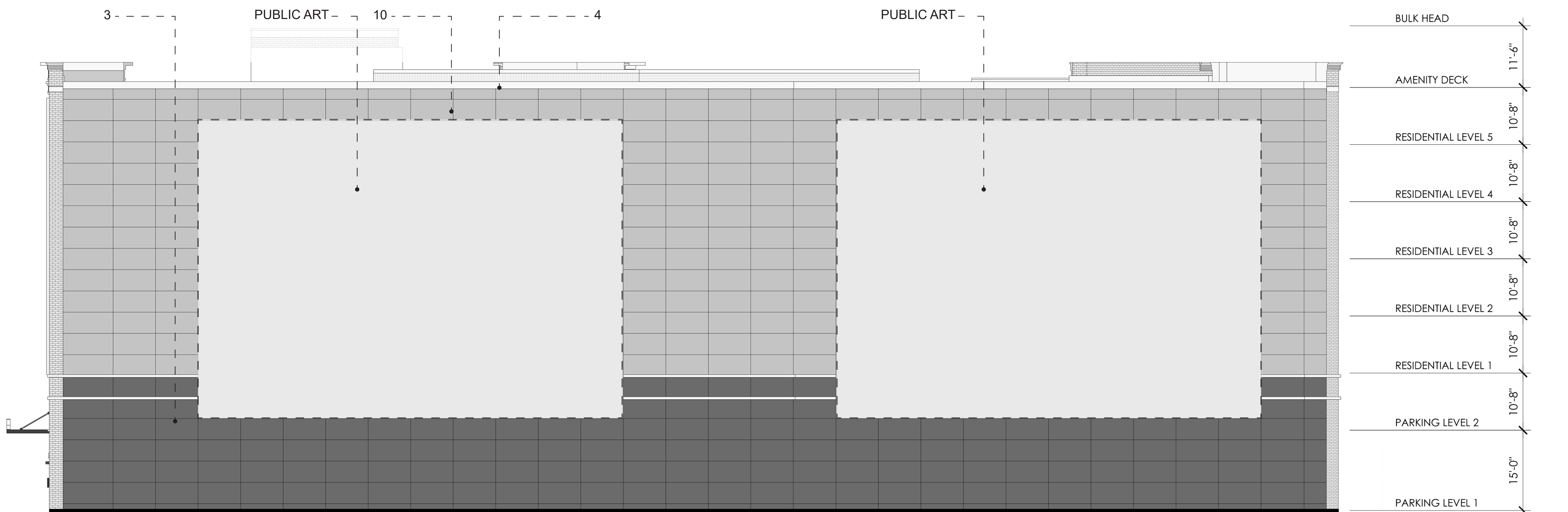




**SOUTH ELEVATION AT PROPERTY LINE** 3  
SCALE: 1/8"=1'-0"



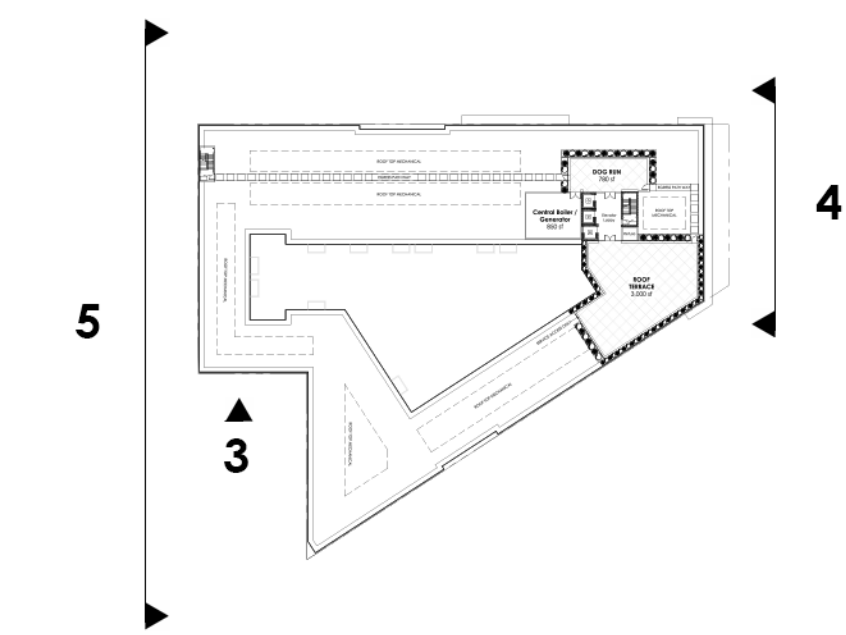
**NORTHEAST ELEVATION ALONG LANGDON PLACE** 4  
SCALE: 1/8"=1'-0"



**NORTHWEST ELEVATION AT PROPERTY LINE** 5  
SCALE: 1/8"=1'-0"

**LYNBROOK MATERIAL KEY**

- 1 Brick #1 - Red Brick
- 2 Brick #2 - Charcoal Grey
- 3 Fiber Cement Panel #1
- 4 Precast Accent Band
- 5 Mechanical Vents - Color to Match Brick
- 6 Powder Coated Aluminum Grill
- 7 Storefront Window System
- 8 Metal Panel
- 9 Fiber Cement Panel #2
- 10 Fiber Cement Panel #3
- 11 Powder Coated Aluminum Railing



**LYNBROOK STATION**  
**47 BROADWAY**  
**VILLAGE OF LYNBROOK**

47 BROADWAY  
LYNBROOK, NEW YORK 11563

**BOB G. JORGENSON**  
PRINCIPAL IN CHARGE  
**CMC, DS, JB**  
PROJECT TEAM  
**CHARLES M. CHAPPELL**  
DESIGNED BY  
SHEET DESCRIPTION

| RELEASED FOR | DATE |
|--------------|------|
|              |      |

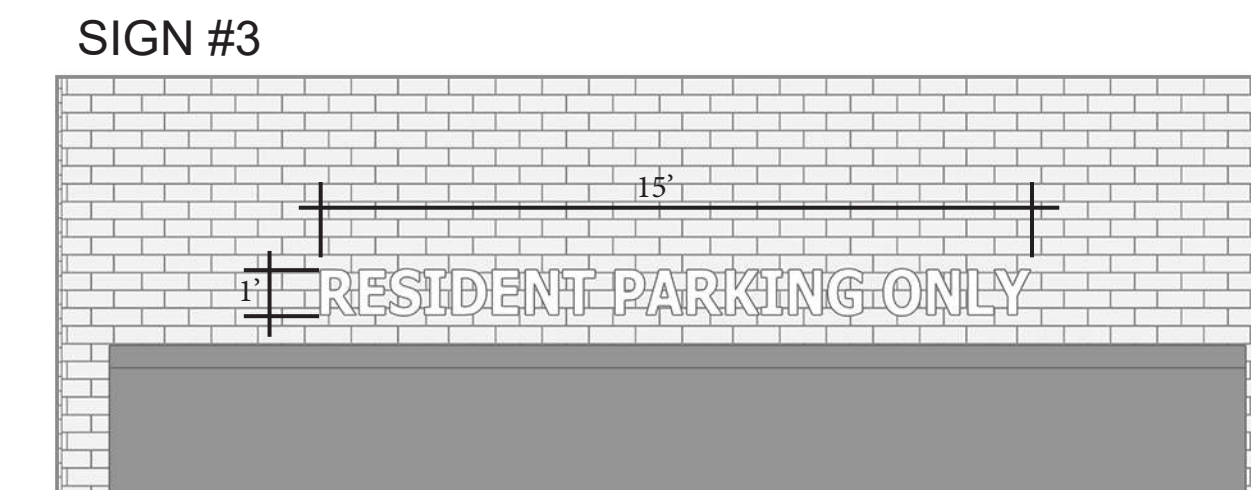
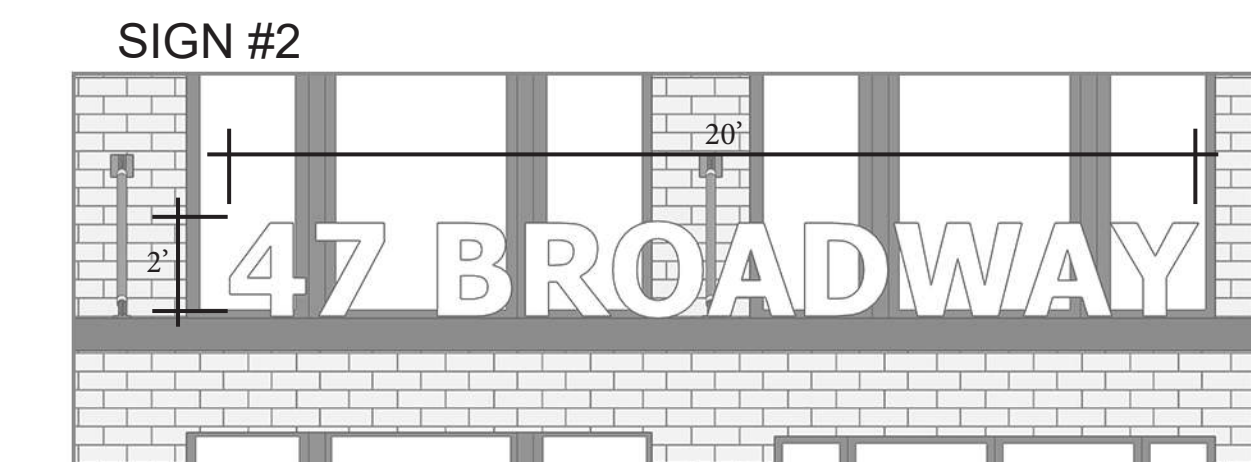
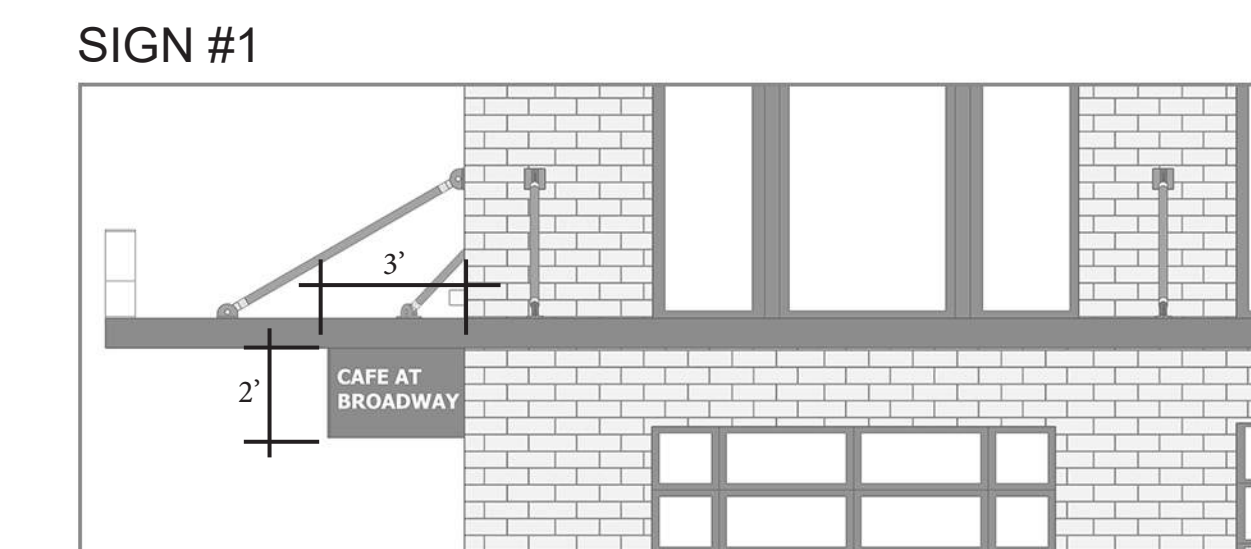
REVISIONS

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15-0773-09  
PROJECT NUMBER



NORTHEAST ELEVATION ALONG LANGDON PLACE - RESIDENTIAL & RESTAURANT SIGNAGE



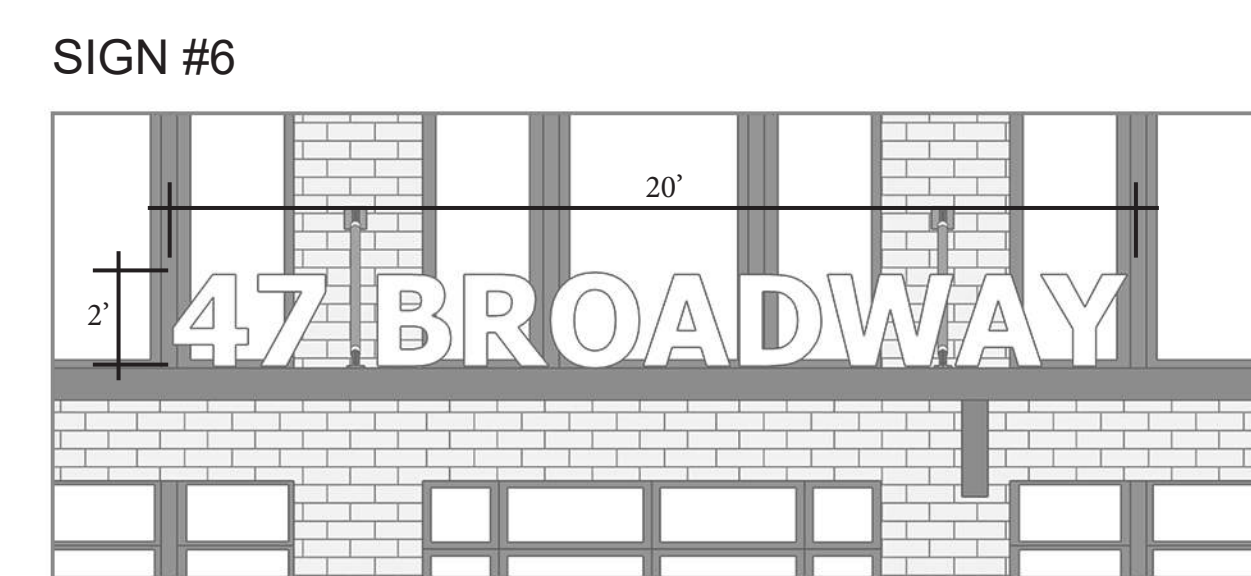
SOUTH ELEVATION ALONG SAPERSTEIN PLAZA - RESIDENTIAL & RESTAURANT SIGNAGE

**SIGNAGE DATA**

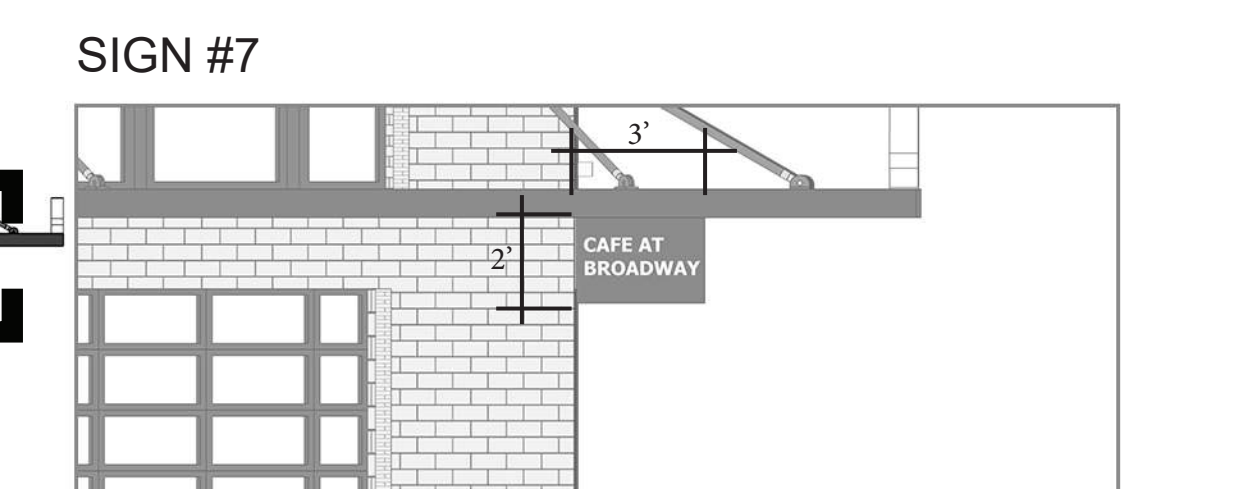
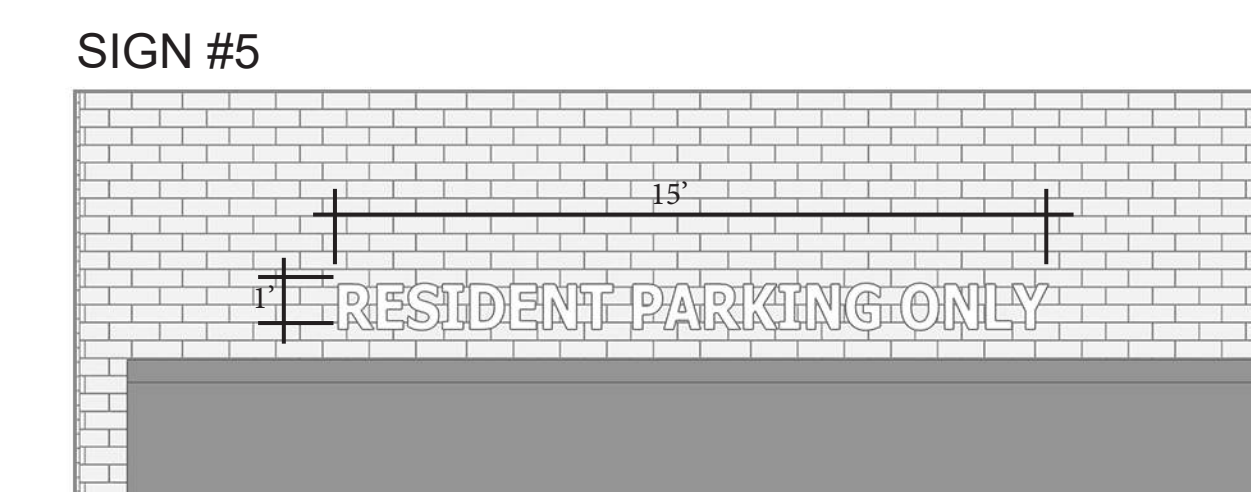
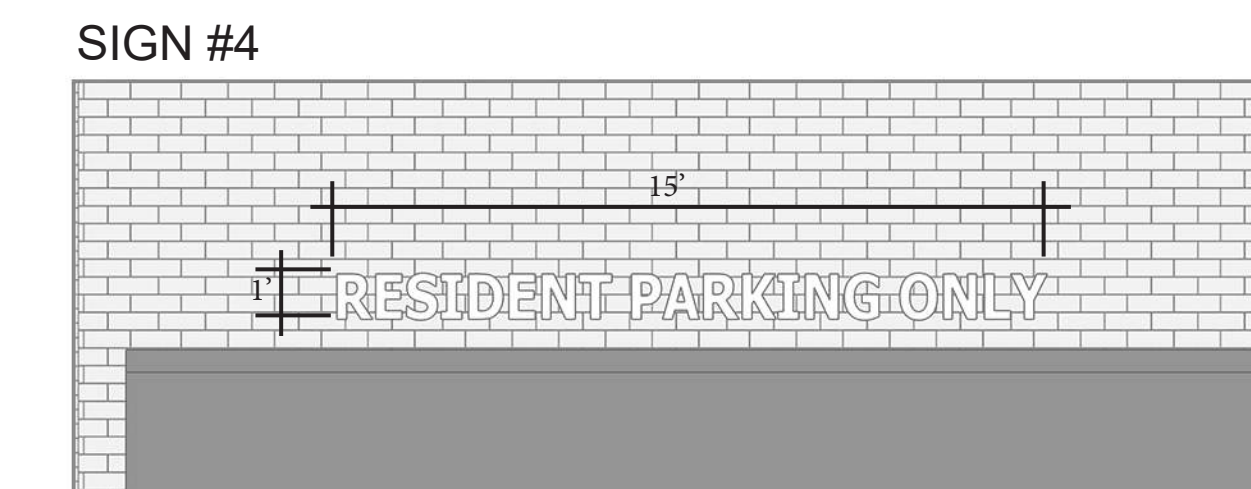
- 1 BLADE SIGN  
2'X3' -----6 SF
- 2 RESIDENTIAL ENTRANCE CANOPY SIGN  
20'X2' -----40 SF
- 3 RESIDENTIAL PARKING ENTRANCE SIGN  
15'X1' -----15 SF
- 4 RESIDENTIAL PARKING ENTRANCE SIGN  
15'X1' -----15 SF
- 5 RESIDENTIAL PARKING ENTRANCE SIGN  
15'X1' -----15 SF
- 6 RESIDENTIAL ENTRANCE CANOPY SIGN  
20'X2' -----40 SF
- 7 BLADE SIGN  
2'X3' -----6 SF



NORTHEAST ELEVATION ALONG LANGDON PLACE - RESIDENTIAL & RESTAURANT SIGNAGE



RESIDENTIAL & RESTAURANT SIGNAGE



REVISIONS

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