

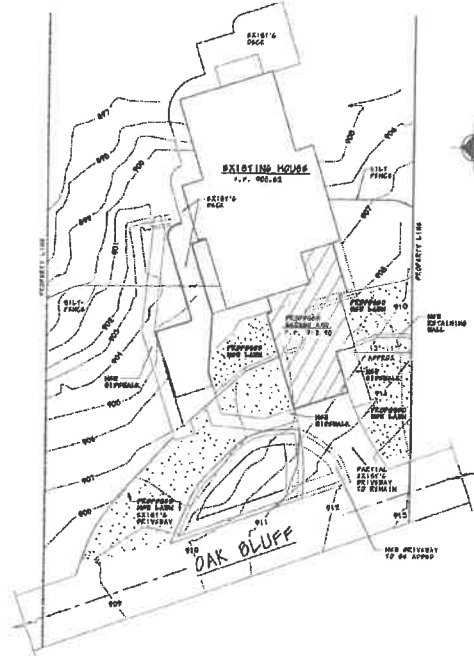
Erosion-stormwater control plan for proposed project:

The proposed project's erosion-stormwater control plan involves returning **1818 SF** to non-covered space (e.g., as grass), *1405 SF of which is converted from existing impermeable coverage and 413 SF is converted from existing permeable coverage*. This project proposal would disturb a total area of 3046 SF, of which 1818 SF is proposed to be converted to non-covered space, 895 SF is impermeable coverage, and 333 SF is permeable coverage. In other words, 60% of the disturbed area of the proposed project involves converting 1818 SF of covered space to non-covered space (e.g., grass).

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY AGENCIES PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.
4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND UTILITIES.
5. ALL FINISH COLORS AND PATTERNS SHALL BE SELECTED BY OWNER.
6. ALL MATERIALS USED SHALL BE NEW AND INSTALLED IN THE MANNER FOR WHICH THEY ARE INTENDED.
7. DRAWINGS ARE INTENDED TO INDICATE SCOPE OF WORK AND DESIGN INTENT.
8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
9. EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED IN 20' SPACING WITH #4 BARS TO A MINIMUM OF 1200 PSI IN ORDER TO SUPPORT THE NEW FOUNDATION.
10. ALL STRUCTURAL STEEL SHALL BE A MINIMUM OF 1200 PSI IN ORDER TO SUPPORT THE NEW FOUNDATION.
11. ALL FOUNDATIONS SHALL BE 18" WIDE AT THE TOP AND 12" WIDE AT THE BOTTOM.
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY AGENCIES PRIOR TO COMMENCEMENT OF WORK.
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FOUNDATION
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 ALL STRUCTURAL STEEL SHALL BE A MINIMUM OF 1200 PSI IN ORDER TO SUPPORT THE NEW FOUNDATION.
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY AGENCIES PRIOR TO COMMENCEMENT OF WORK.



SITE
 A-1 SCALE: 1"=10'

NOTE:
 SITE AND INFORMATION FROM THIS SHEET MAY VARY FROM THAT SHOWN ON THE ORIGINAL SURVEY MAP.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

DESIGN WIND SPEED	DESIGN WIND DIRECTION	DESIGN WIND PERIOD	DESIGN WIND FREQUENCY	DESIGN WIND DURATION	DESIGN WIND PERIOD	DESIGN WIND FREQUENCY	DESIGN WIND DURATION
115	115	115	115	115	115	115	115

ENERGY DATA

ENERGY DATA	ENERGY DATA
TYPICAL PERFORMANCE OF ENERGY PER EQUIPMENT	TYPICAL PERFORMANCE OF ENERGY PER EQUIPMENT
CONVERTING U = .02 HE-97	CONVERTING U = .02 HE-97
SAVING ENERGY U = .01 HE-214	SAVING ENERGY U = .01 HE-214
SAVING ENERGY U = .02 HE-214	SAVING ENERGY U = .02 HE-214
SAVING ENERGY U = .03 HE-214	SAVING ENERGY U = .03 HE-214
SAVING ENERGY U = .04 HE-214	SAVING ENERGY U = .04 HE-214

MICHAEL J. PALMERI ARCHITECT
 1265 DAK BLUFF, N.Y.
 PH: 516-255-1010

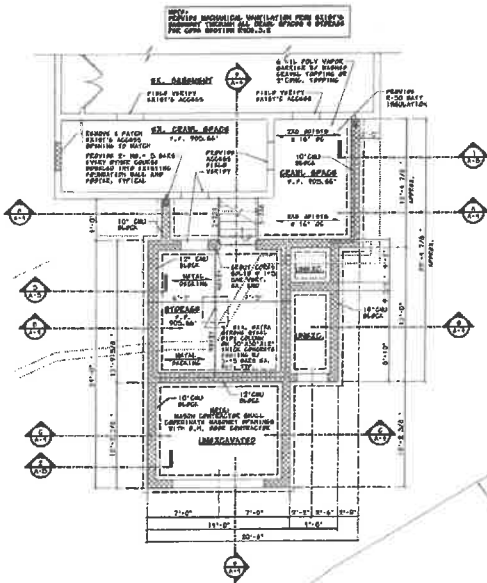
GARAGE ADDITION AND ALTERATION
 FOR: TOM & MELISSA ZELL
 1265 DAK BLUFF, N.Y.

SITE PLAN & GENERAL NOTES

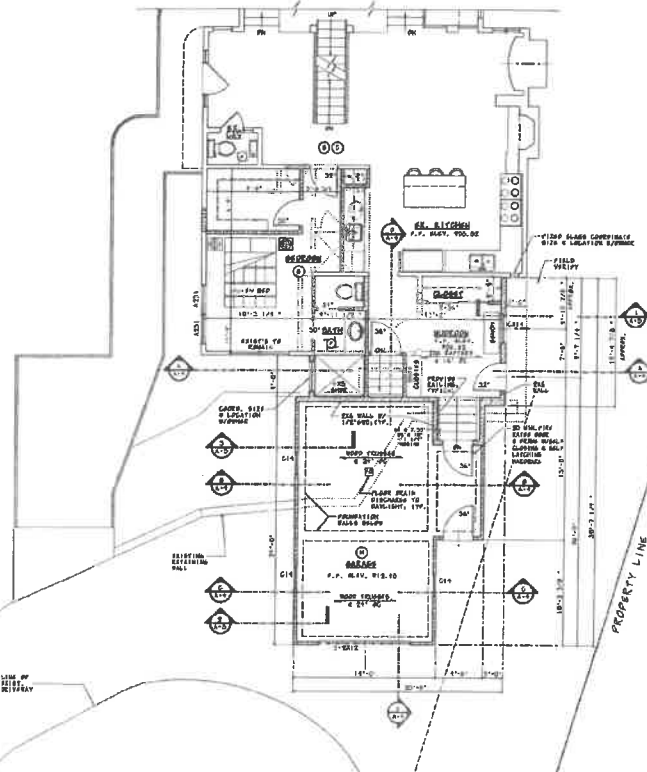
A-1

LEGEND

	OFFICE BUILDING		STRUCTURAL STEEL
	BRICK MASONRY		CONCRETE
	STONE MASONRY		INSULATION
	GLASS CURTAIN WALL		FLOOR FINISH
	CEILING GRID		CEILING TILE
	WALL FINISH		DOOR
	WINDOW		WINDOW FRAME
	DOOR FRAME		WINDOW FRAME



1 FOUNDATION PLAN
SCALE 1/4"=1'-0"



2 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

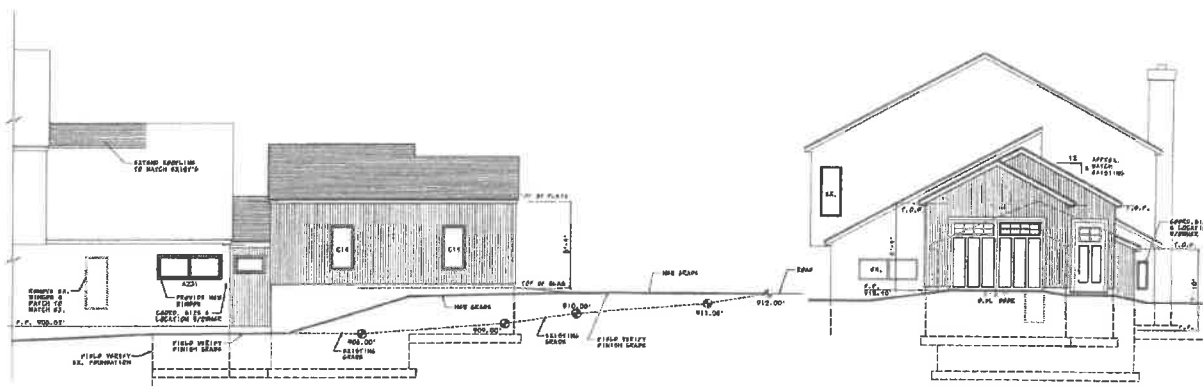
MICHAEL J. PALMIERI ARCHITECT
6000 SOUTH STREET ROAD
AMHERST, NEW YORK 13001
PHONE: 315-255-1010

GARAGE ADDITION AND ALTERATION
FOR: **TOM & MELISSA ZELL**
1265 OAK BLVD.,
BRANFLETTS, N.Y.

FOUNDATION & FLOOR PLAN

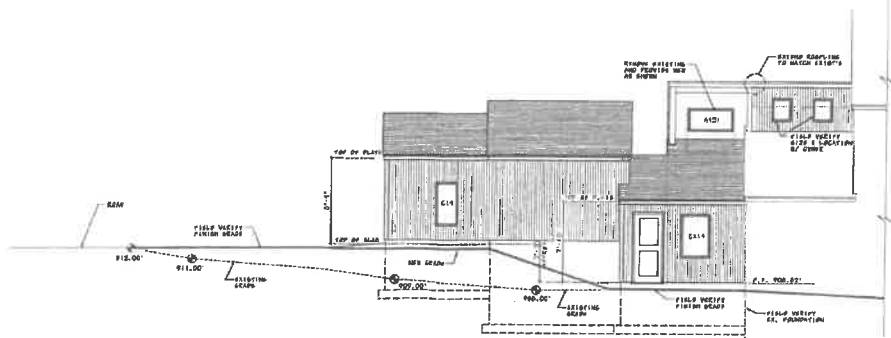


A-2
NO. 2



1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

1 WEST ELEVATION
SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

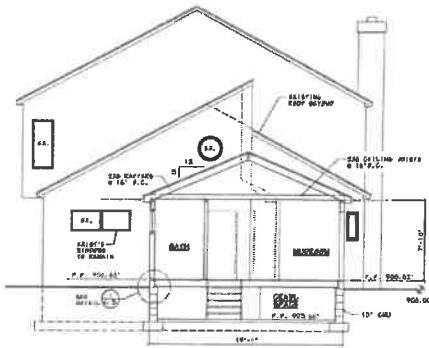
WILLIAM J. PALMER ARCHITECT
100 W. 42ND ST.
NEW YORK, N.Y. 10018
PHONE 315-250-1010

GARAGE ADDITION AND ALTERATION
FOR: TOM & MELISSA ZELL
1285 OAK BLUFF,
GLANBETLAGH, N.Y.

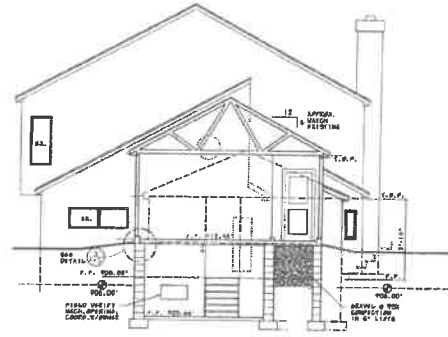
REMARKS:
ELEVATIONS



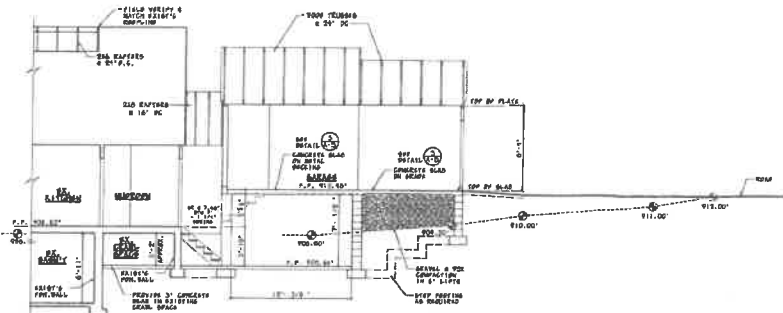
A-3



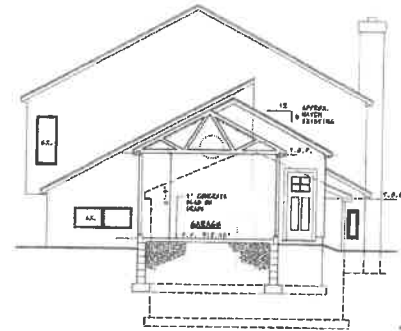
1-1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2-1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3-1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



4-1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

MICHAEL J. PALMISTE ARCHITECT
6022 COURT STREET ROAD
ARLINGTON, NEW YORK 13021
PHONE: 315-255-1010

GARAGE ADDITION AND ALTERATION
FOR: TOM & MELISSA ZELL
1265 OAK BLUFFS,
GRANVILLE, N.Y.

GENERAL NOTES
BUILDING SECTIONS



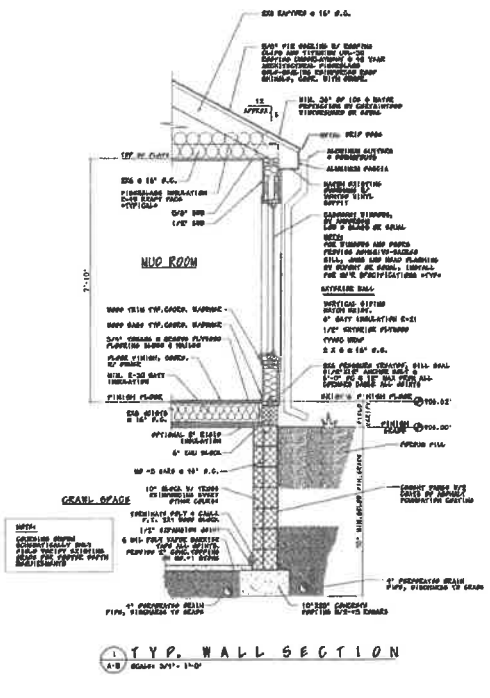
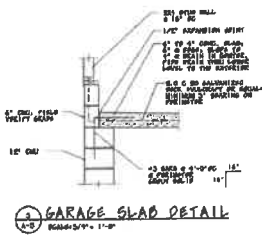
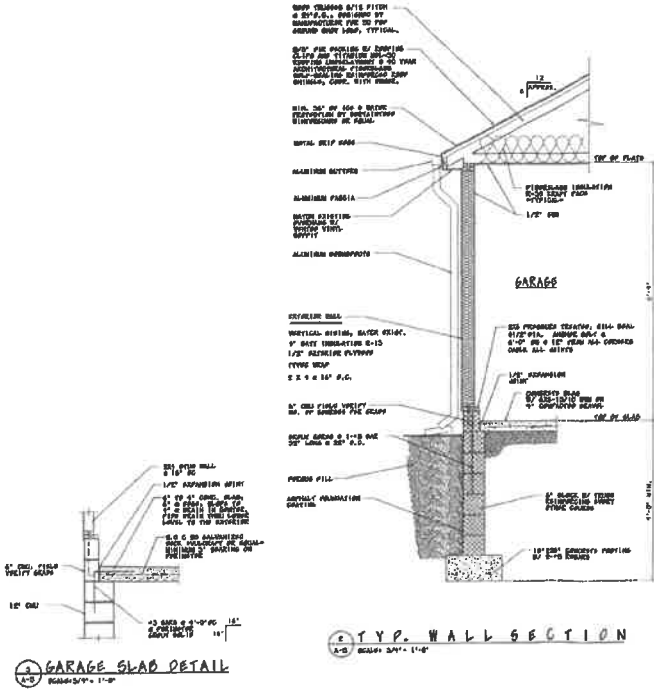
A-4
11/17/00

MICHAEL J. PALANCA ARCHITECT
 6020 SOUTH STREET ROAD
 AUBURN, NH 03021
 PHONE: 315-255-1010

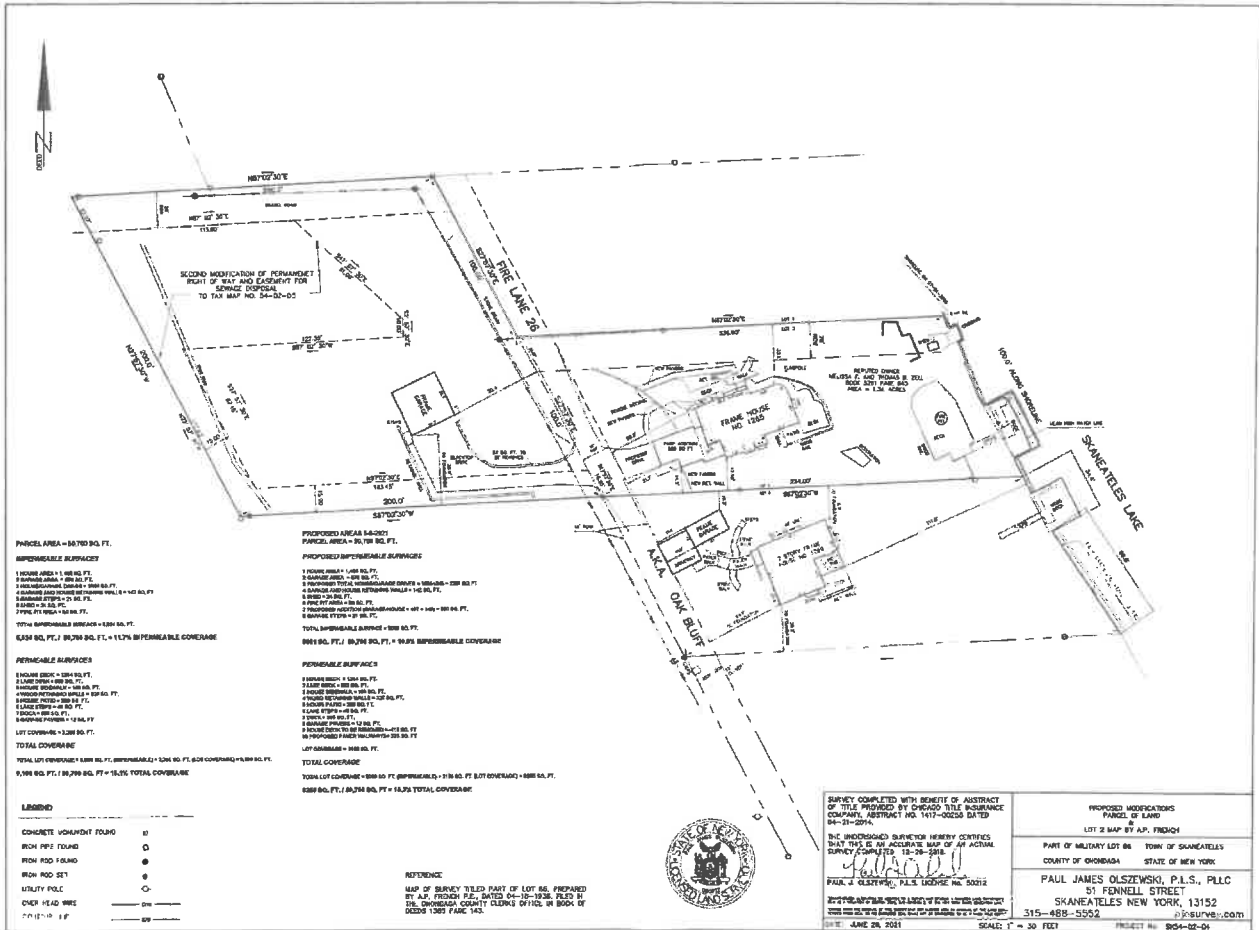
GARAGE ADDITION AND ALTERATION
 FOR: TOM & MELISSA ZELL
 GRANVILLE, N.Y.
 1205 OAK BLUFF,

REVISIONS:
 TYP. WALL SECTIONS & DETAIL

A-5



NOTES:
 1. CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL REINFORCEMENT.
 2. ALL WALLS SHALL BE FINISHED WITH 1/2\"/>



PROPOSED AREA SUBJECT PARCEL AREA - 30,798 SQ. FT.

IMPERMEABLE SURFACES

1 DRIVE AREA = 1,080 SQ. FT.
 2 PARKING AREA = 1,000 SQ. FT.
 3 CONC. DRIVEWAY = 1,000 SQ. FT.
 4 DRIVEWAY AND DRIVEWAY DRIVEWAY = 1,400 SQ. FT.
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PERMEABLE SURFACES

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LEGEND

CONCRETE VOUCHER FOUND	□
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD SET	⊙
UTILITY POLE	⊖
ON-SITE ROAD	—
7-1/2" x 12" R.P.	—

REFERENCE

MAP OF SURVEY TITLED PART OF LOT 86 PREPARED BY A.P. FRENCH, DATED 02-20-1956, FILED IN THE OFFICIAL COUNTY CLERK'S OFFICE IN BOOK OF DEEDS 1305 PAGE 143.



SURVEY COMPLETED WITH BENEFIT OF ABSTRACT OF TITLE PREPARED BY CHESAPEAKE TITLE INSURANCE COMPANY, ABSTRACT NO. 1417-00225 DATED 04-11-2021.

I, THE UNDERSIGNED SURVEYOR HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP OF AN ACRUAL SURVEY COMPLETED 12-28-2021.

PAUL J. OLASZEWSKI, P.L.L.C. LICENSE NO. 50212

2025 PROFESSIONAL ENGINEER LICENSE EXPIRES 12-31-2025

DATE: JUNE 28, 2021

PROPOSED MODIFICATIONS PARCEL OF LAND

LOT 2 MAP BY A.P. FRENCH

PART OF MILITARY LOT 86 TOWN OF SHANATELES COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLASZEWSKI, P.L.L.C. 13152 SKANATELES NEW YORK, 315-488-5552

SCALE: 1" = 30 FEET

PROJECT NO: B54-02-01