

355 W CHURCH RENONVATION

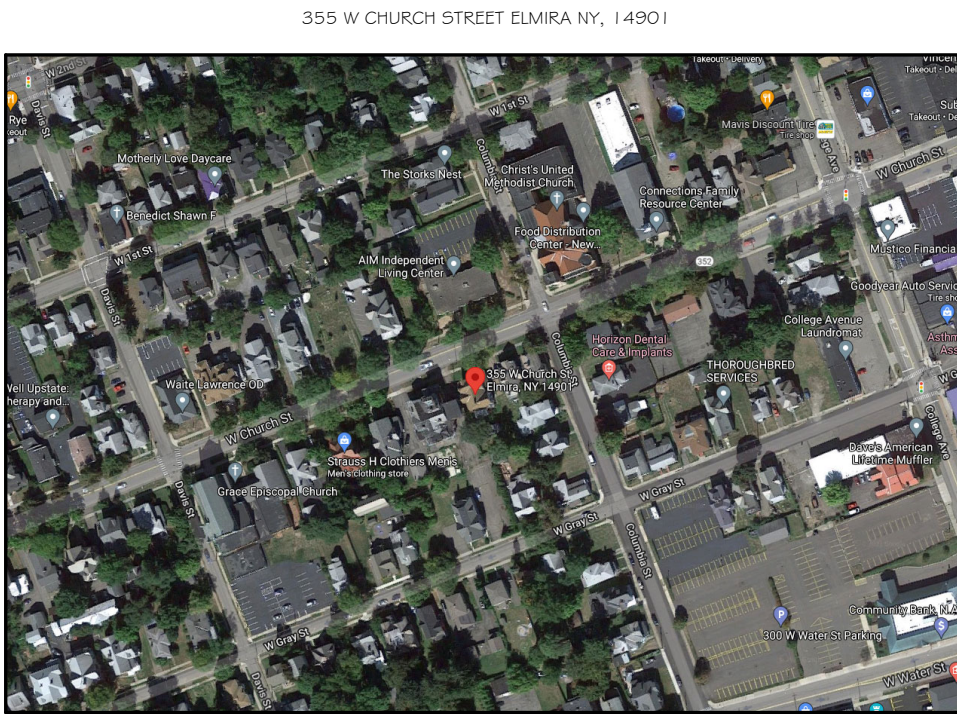
VICINITY MAP



LOCATION MAP



SATELLITE MAP



GENERAL SITE NOTES

1. UNDERGROUND UTILITIES ARE MAPPED USING FIELD LOCATED EVIDENCE. THE ACCURACY OF THESE UTILITIES CANNOT BE GUARANTEED. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BEFORE EXCAVATION. CALL "NEW YORK DIG SAFELY" CALL SYSTEM, DIAL 811 OR (800) 272-4480.
2. PROPERTY LINES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. PROPERTY LINES WERE ESTABLISHED FROM EXISTING MONUMENTATION AND SCALED TAX MAP DIMENSIONS.
3. CONDITIONS OF CONSTRUCTION ALONG STATE, COUNTY AND LOCAL HIGHWAYS SHALL CONFORM TO SPECIFICATIONS LISTED ON PERMITS ISSUED BY APPROXIMATE AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
4. APPROVED PLANS OF PROPOSED FACILITIES WITHIN OR ADJACENT TO THE STATE HIGHWAY BOUNDARIES SHALL NOT BE CHANGED WITHOUT THE PRIOR APPROVAL IN WRITING BY THE NEW YORK DEPARTMENT OF TRANSPORTATION.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DISTURB AND/OR DAMAGE PROPERTY CORNERS (IRON PINS, HUBS, ETC). ANY DISTURBED OR DAMAGED PROPERTY CORNERS SHALL BE REPLACED BY THE CONTRACTOR'S LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
6. ALL UTILITIES SUCH AS ELECTRICAL, GAS MAINS, AND TELEPHONE SHALL BE STAKED OUT BY THE UTILITY COMPANY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES FOR STAKEOUT.
7. WATER MAIN AND WATER SERVICE LOCATIONS SHOWN ON CONTRACT DOCUMENTS ARE APPROXIMATE.
8. ALL DAMAGE TO PRIVATE PROPERTY OR UTILITIES (UNDER OR ABOVE GROUND) SHALL BE REPORTED TO THE OWNER.
9. THE MINIMUM VERTICAL SEPARATION DISTANCE BETWEEN WATER AND SEWER UTILITIES SHALL BE 1'8", MEASURED FROM THE OUTSIDE WALL TO OUTSIDE WALL OF THE LINES AT THE POINT OF CROSSING. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PARALLEL WATER AND SEWER UTILITIES SHALL BE 10 FEET MEASURED FROM OUTSIDE WALL TO OUTSIDE WALL OF UTILITIES.
10. THE CONTRACT SHALL PROTECT EXISTING SEWER LINE. IF THE EXISTING SEWER LINE IS DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL REPAIR IT AT NO EXPENSE TO THE OWNER.
11. IN AREAS WHERE THE CONTRACTOR IS EXCAVATING NEAR ANY UTILITIES POLES, THE CONTRACTOR SHALL BRACE AND/OR HOLD IN PLACE UNTIL EXCAVATED AREA IS BACKFILLED AND COMPACTED.
12. SAFE AND CONTINUOUS THOUGHT TRAFFIC, INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE ROADS, PUBLIC STREETS, AND SIDEWALKS SHALL BE MAINTAINED THOUGHT THE PERIOD OF CONSTRUCTION.
13. SALVAGEABLE ITEMS ARE THE PROPERTY OF THE OWNER.
14. SIDEWALKS, GUTTER AND CURBING THAT INTERFERE WITH CONSTRUCTION SHALL BE REMOVED, RESET AND/OR REPLACED IN KIND TO THE SATISFACTION OF THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING APPROPRIATE EROSION CONTROL MEASURES TO PREVENT SEDIMENT FROM MIGRATING OFF SITE, TO STORM SEWERS AND ADJACENT ROADWAYS.
16. ALL EXCAVATION SHALL PROVIDE PROTECTION TO THE WORK FORCE AS PER THE CURRENT OSHA REQUIREMENTS AS WELL AS ANY STATE AGENCY REQUIREMENTS.
17. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE OF THE PROPOSED WORK TO BECOME FAMILIAR WITH THE CONTRACT WORK PRIOR TO PREPARING THE BID.
18. ALL PLANTER BEDS AND PLANTING ARE BY OWNER.

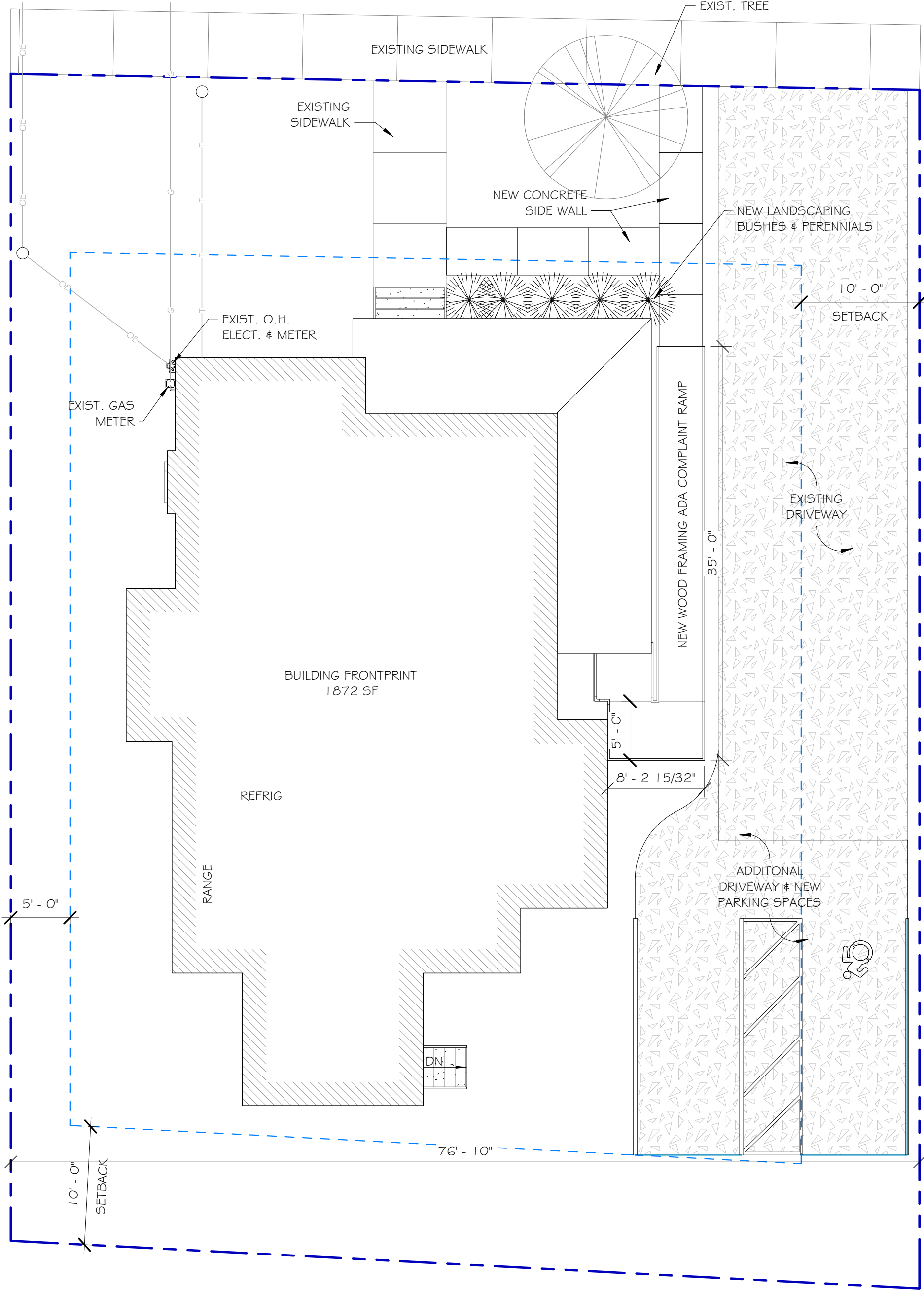


EXTERIOR IMAGES

N.T.S.

LOCATION MAPS

W CHURCH STREET



SITE PLAN

1/8" = 1'-0"

PROJECT INFORMATION

PROPERTY INFORMATION

ZONE	NMU: NEIGHBORHOOD MIXED USE
ZONING CLASSIFICATION	BOARDING, LODGING, ROOMING HOUSE
LOT AREA	0.177 ACRES OR 7,710.12 SF
TAX ID #	89.18-8-61

ZONING REQUIREMENTS (RES C)

MINIMUM FRONT YARD SETBACK	AVERAGE
MINIMUM SIDE YARD SETBACK	10 FT
MINIMUM REAR YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	(3) STORIES
LOT WIDTH (MIN/MAX)	10 FT/100 FT
MAX PERCENT (%) COVERAGE	70%
PARKING REQUIRED	AS DETERMINED BY BOC & PLANNING BOARD COMMISSION
PARKING SIZE REQUIRED	1,80 SF (9' - 0" x 10' - 0" PROVIDED)

BUILDING SUMMARY

BUILDING FOOTPRINT	1,872 GROSS SF
PROPOSED USE & OCCUPANCY	R-4: HALFWAY HOUSE
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	SPRINKLER SYSTEM
SQUARE FOOTAGE	3,760 (+ BASEMENT)
FIRST FLOOR	1,872 GROSS SF
SECOND FLOOR	1,888 GROSS SF
NUMBER STORIES	2 PRIMARY LEVELS (+ BASEMENT)