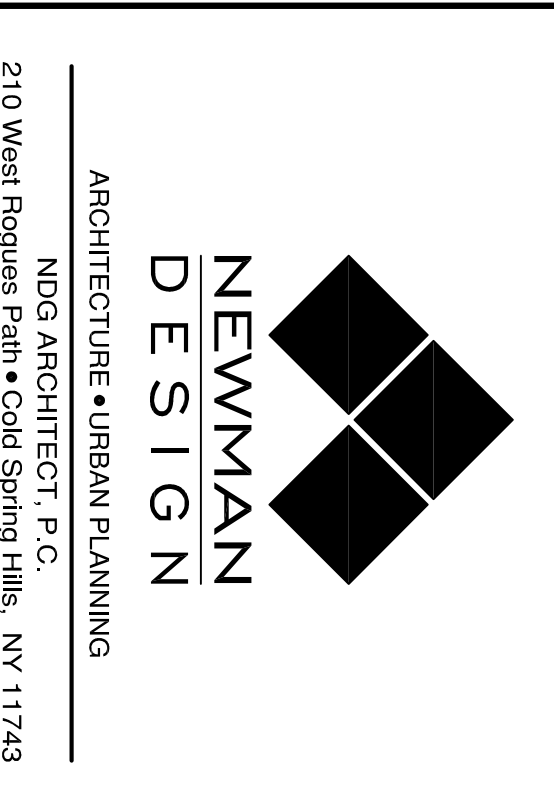




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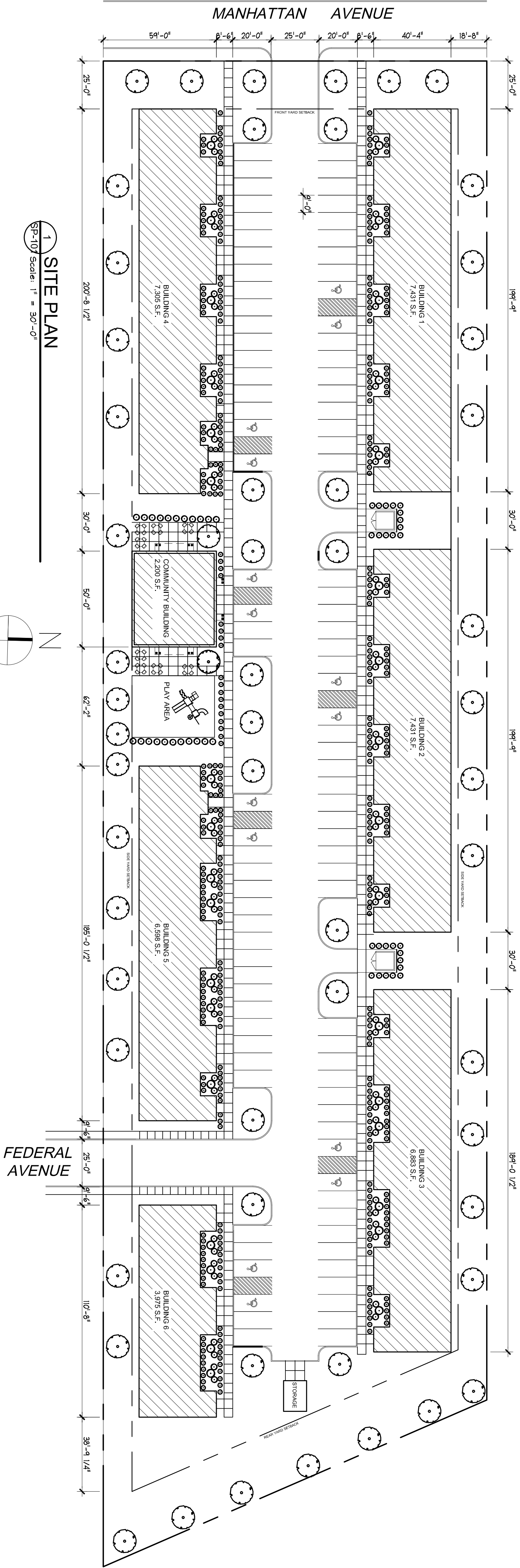


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PROJECT:

MANHATTAN AVENUE

FAMILY HOMES	
135 MANHATTAN AVE.	
BUFFALO, NY	
TITLE:	
COVER SHEET & DRAWING LIST	
STAMP:	
DATE:	7/17/12



1 SITE PLAN
SP-101 Scale: 1" = 30'-0"

PROJECT INFORMATION			
SITE SUMMARY			
LOT AREA: 3.41 ACRES PROPOSED DENSITY: 100 UNITS PER ACRE PROPOSED DENSITY: 100 UNITS PER ACRE REAR SETBACK: 30'-0" REAR SETBACK: 30'-0" REAR SETBACK: 30'-0" REAR SETBACK: 30'-0" REAR SETBACK: 30'-0" REAR SETBACK: 30'-0"			
AREA CALCULATIONS			
BUILDING	AREA		
1	7,431 S.F.		
2	7,431 S.F.		
3	6,883 S.F.		
4	7,305 S.F.		
5	6,998 S.F.		
6	3,975 S.F.		
COMMUNITY BUILDING		2,200 S.F.	
UNIT CALCULATIONS			
BUILDING	ONE BEDROOM THREE BEDROOM FOUR BEDROOM FIVE BEDROOM	TOTAL	
1	2 UNITS	8 UNITS	10 UNITS
2	2 UNITS	8 UNITS	10 UNITS
3	1 UNITS	3 UNITS	4 UNITS
4	1 UNITS	8 UNITS	9 UNITS
5	1 UNITS	2 UNITS	3 UNITS
6	1 UNITS	2 UNITS	3 UNITS
TOTAL	7 UNITS	26 UNITS	33 UNITS

PROJECT:
**MANHATTAN AVENUE
FAMILY HOMES**
135 MANHATTAN AVE.
BUFFALO, NY

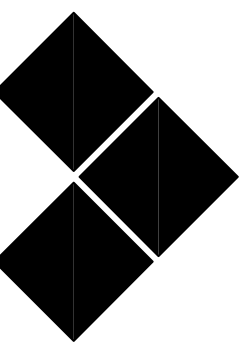
TITLE:
SITE PLAN

STAMP:
DATE: 7/17/12

JOB #:
DRAWN BY: KJS
SCALE: 1" = 30'

DRAWING NO.:
SP-101.00

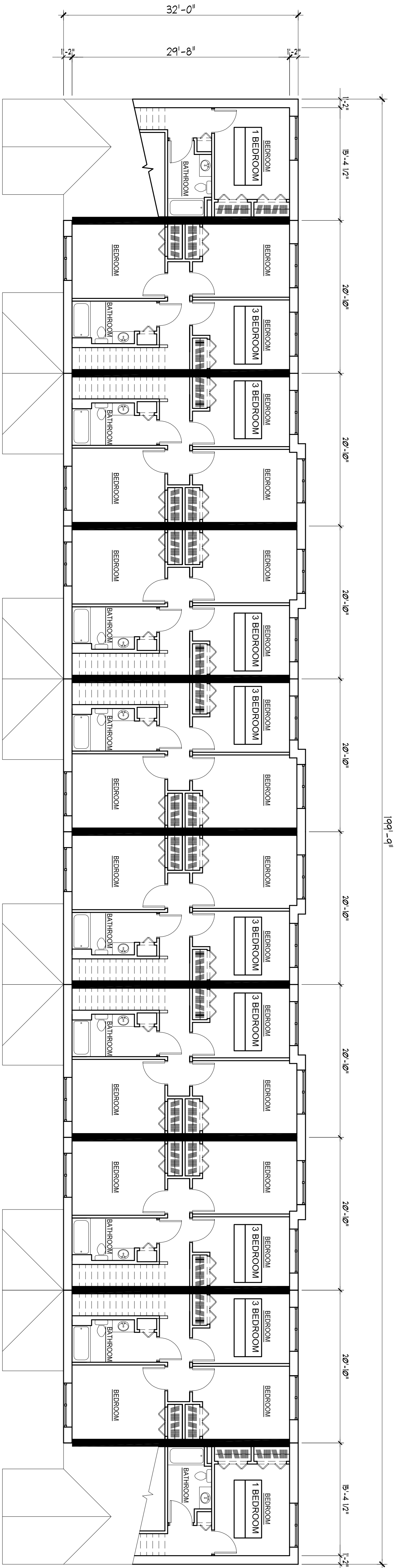
FILE NO.:
SHEET:



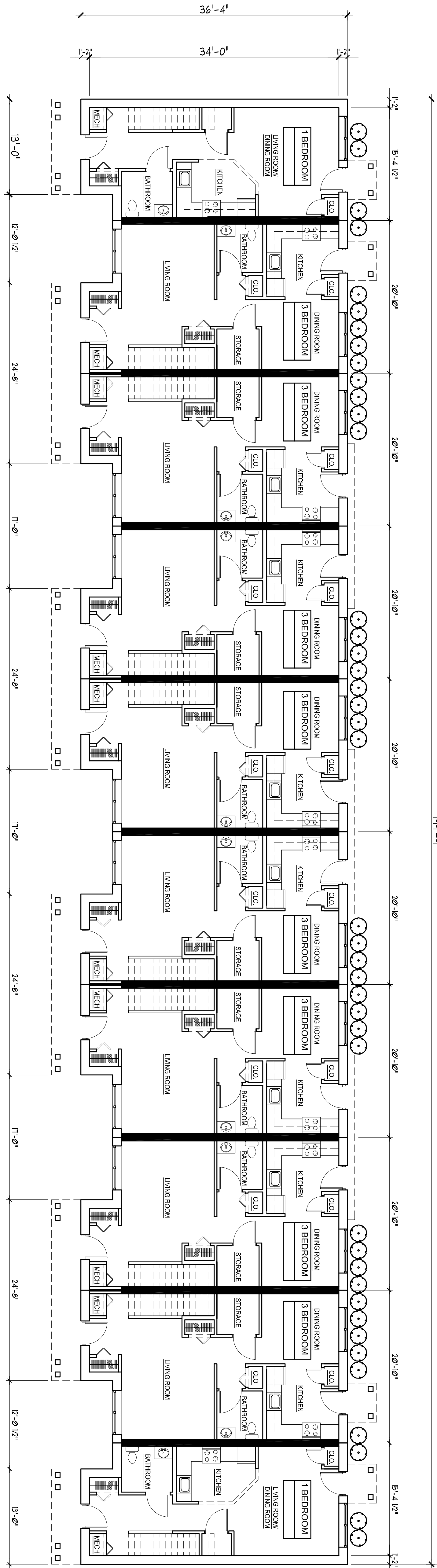
**NEWMAN
DESIGN**

ARCHITECTURE • URBAN PLANNING

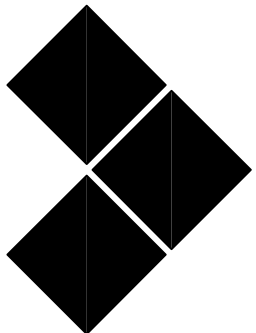
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2 BUILDING 1 & 2 SECOND FLOOR PLAN
A-107 Scale: 1/8" = 1'-0"



1 BUILDING 1 & 2 FIRST FLOOR PLAN
A-107 Scale: 1/8" = 1'-0"



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PROJECT:
**MANHATTAN AVENUE
FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY**

TITLE:
**BUILDING 1 & 2
FLOOR PLANS**

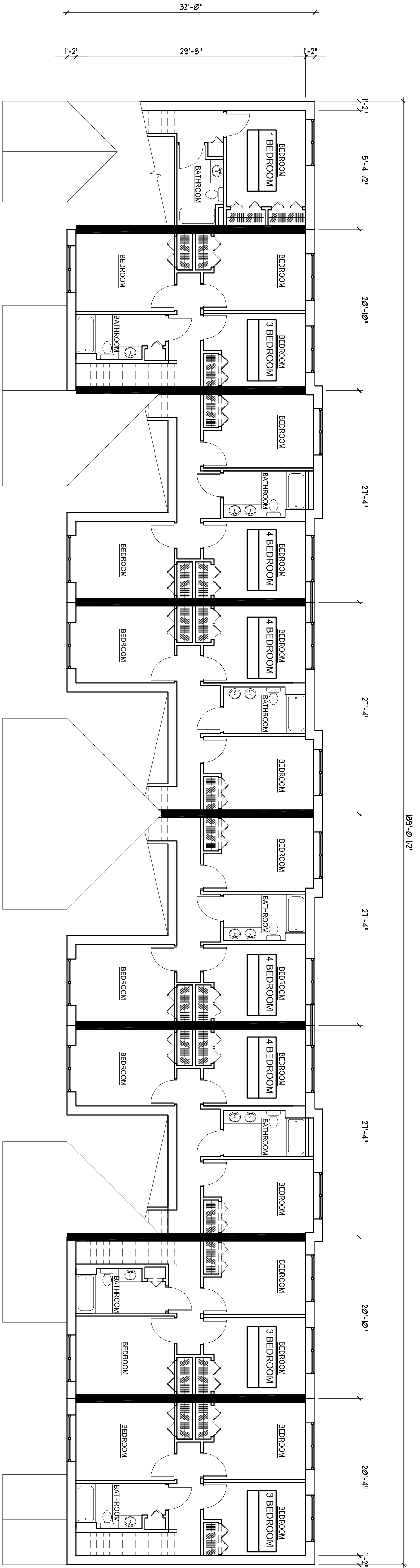
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DATE: 7/17/12

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SCALE: 1/8" = 1'-0"

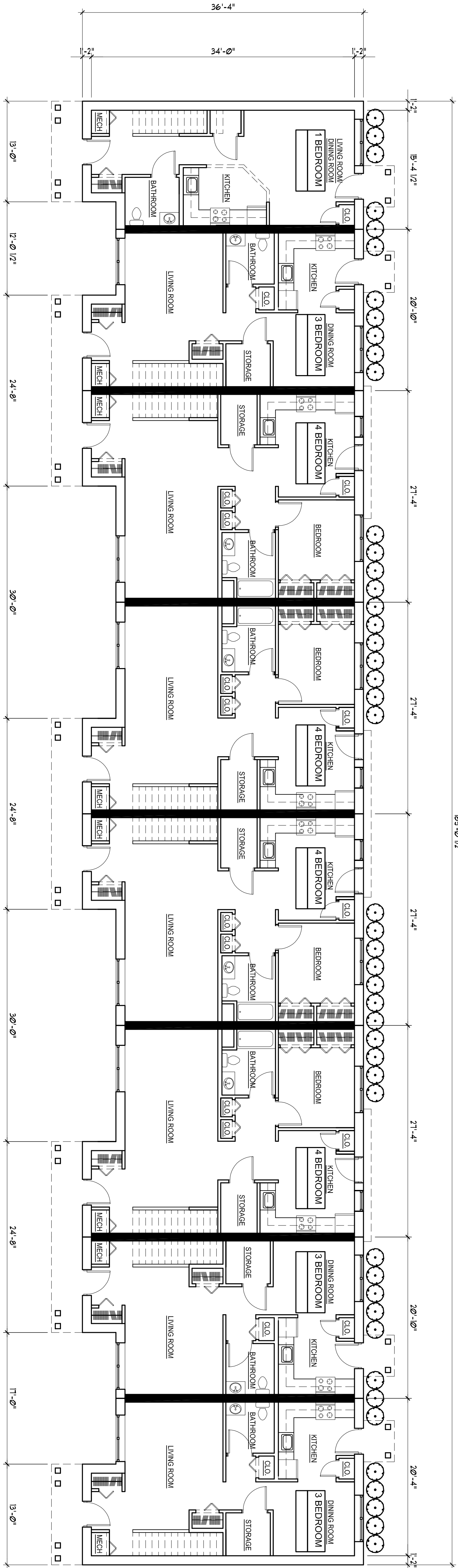
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A-101.00

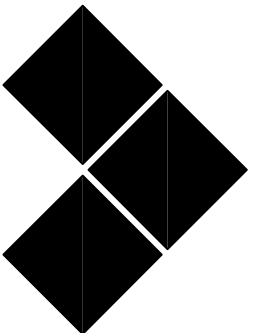
FILE NO.: SHEET:



2 BUILDING 3 SECOND FLOOR PLAN
A-102/ Scale: 1/8" = 1'-0"



1 BUILDING 3 FIRST FLOOR PLAN
A-102/ Scale: 1/8" = 1'-0"



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PROJECT:
**MANHATTAN AVENUE
FAMILY HOMES**
135 MANHATTAN AVE.
BUFFALO, NY

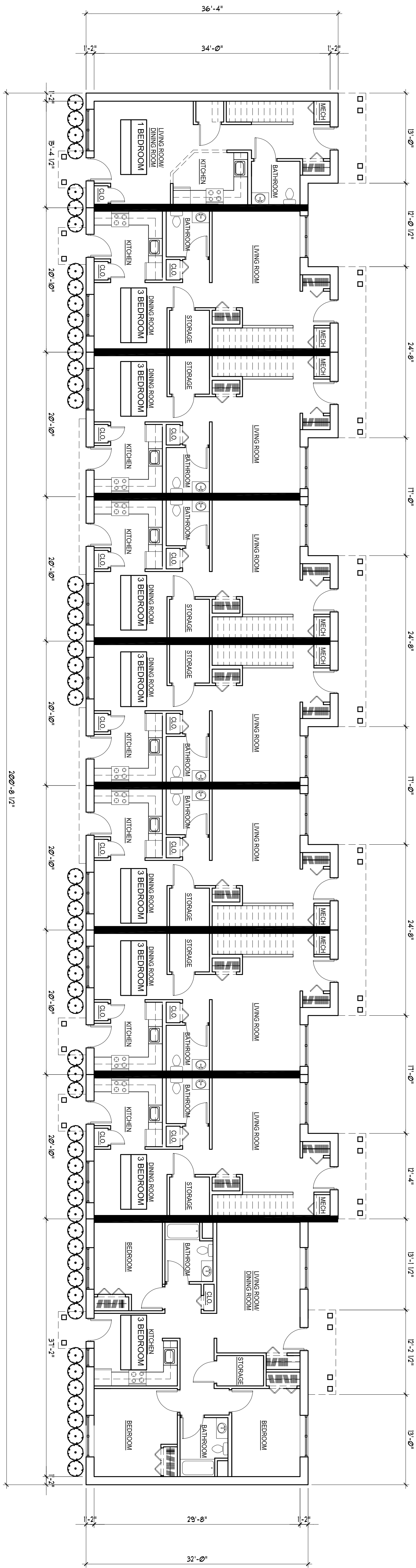
TITLE:
**BUILDING 3
FLOOR PLANS**

STAMP: DATE: 7/17/12

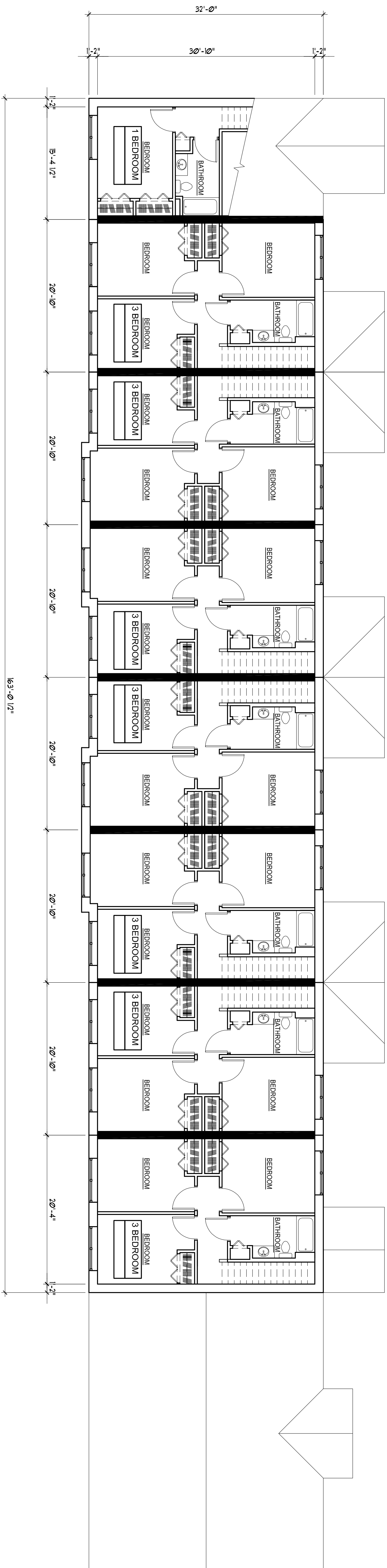
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DRAWN BY: KJS
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DRAWING NO.:
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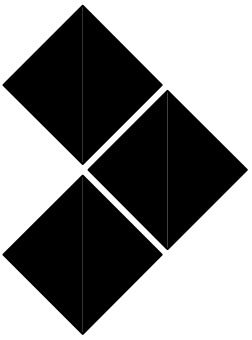
FILE NO.: SHEET:



1 BUILDING 4 FIRST FLOOR PLAN
A-103 Scale: 1/8" = 1'-0"



2 BUILDING 4 SECOND FLOOR PLAN
A-103 Scale: 1/8" = 1'-0"



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PROJECT:

MANHATTAN AVENUE
FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY

TITLE:

BUILDING 4
FLOOR PLAN

STAMP:

DATE: 7/17/12

JOB #: KJS

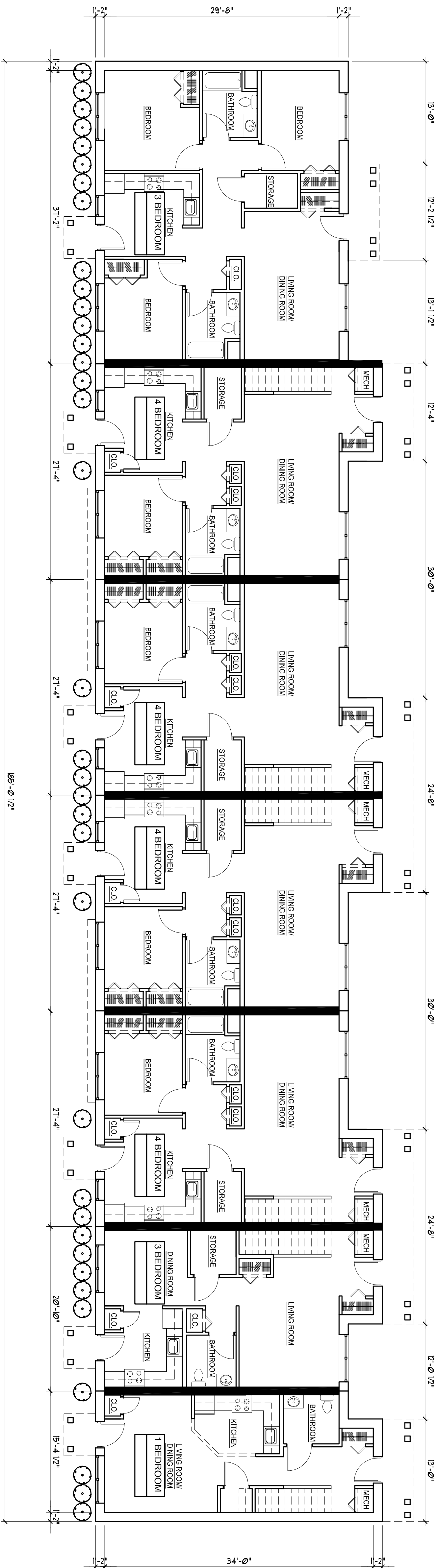
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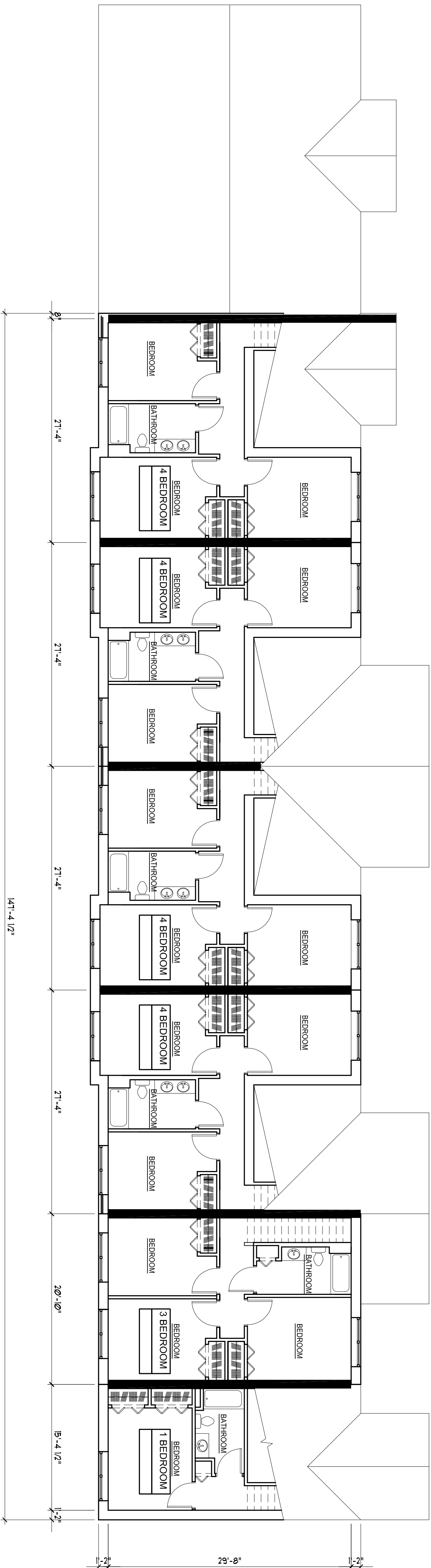
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FILE NO.:

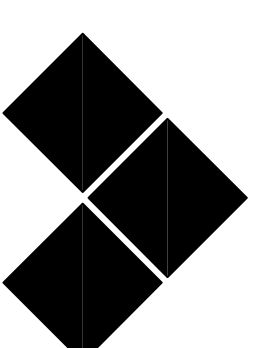
SHEET:



1 BUILDING 5 FIRST FLOOR PLAN
A-104 Scale: 1/8" = 1'-0"



2 BUILDING 5 SECOND FLOOR PLAN
A-104 Scale: 1/8" = 1'-0"



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PROJECT:

MANHATTAN AVENUE
FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY

TITLE:

BUILDING 5
FLOOR PLANS

STAMP:

DATE: 7/17/12

JOB #: KJS

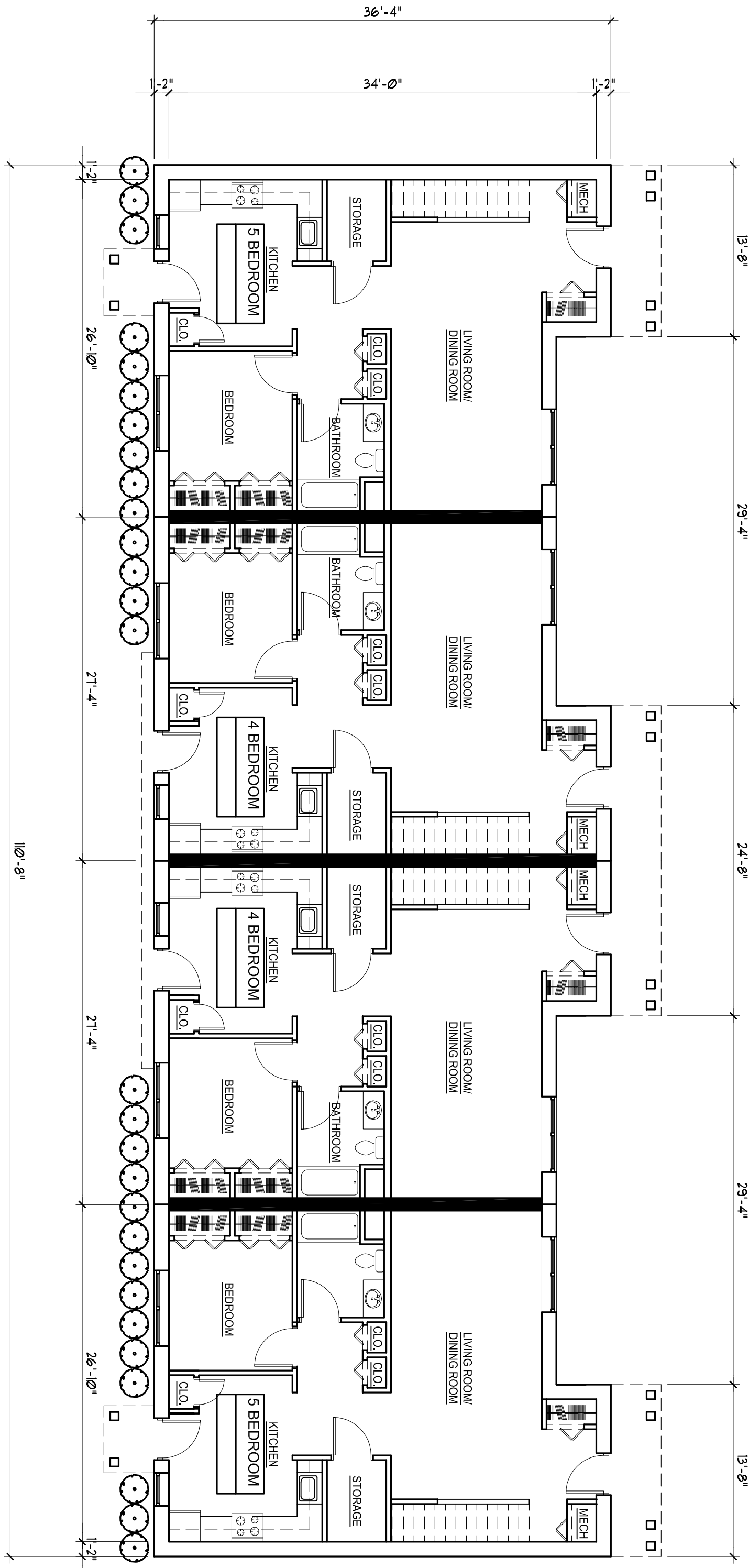
DRAWN BY: KJS

SCALE: 1/8" = 1'-0"

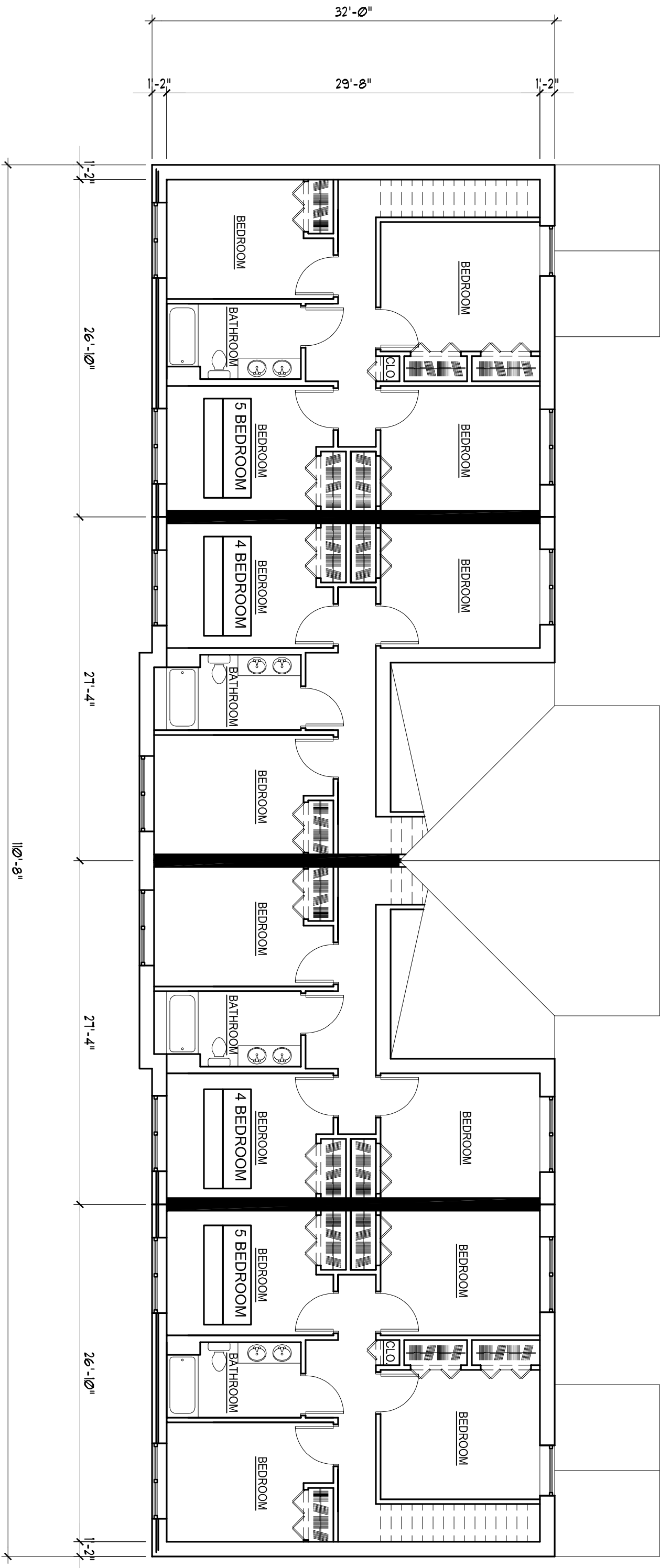
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FILE NO.:

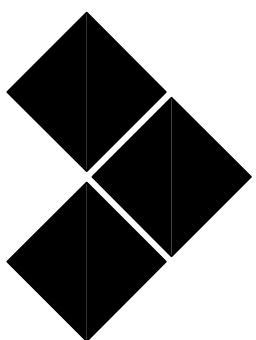
SHEET:



1 BUILDING 6 FIRST FLOOR PLAN
A-105 Scale: 1/8" = 1'-0"



2 BUILDING 6 SECOND FLOOR PLAN
A-105 Scale: 1/8" = 1'-0"



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PROJECT:
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FAMILY HOMES**
135 MANHATTAN AVE.
BUFFALO, NY

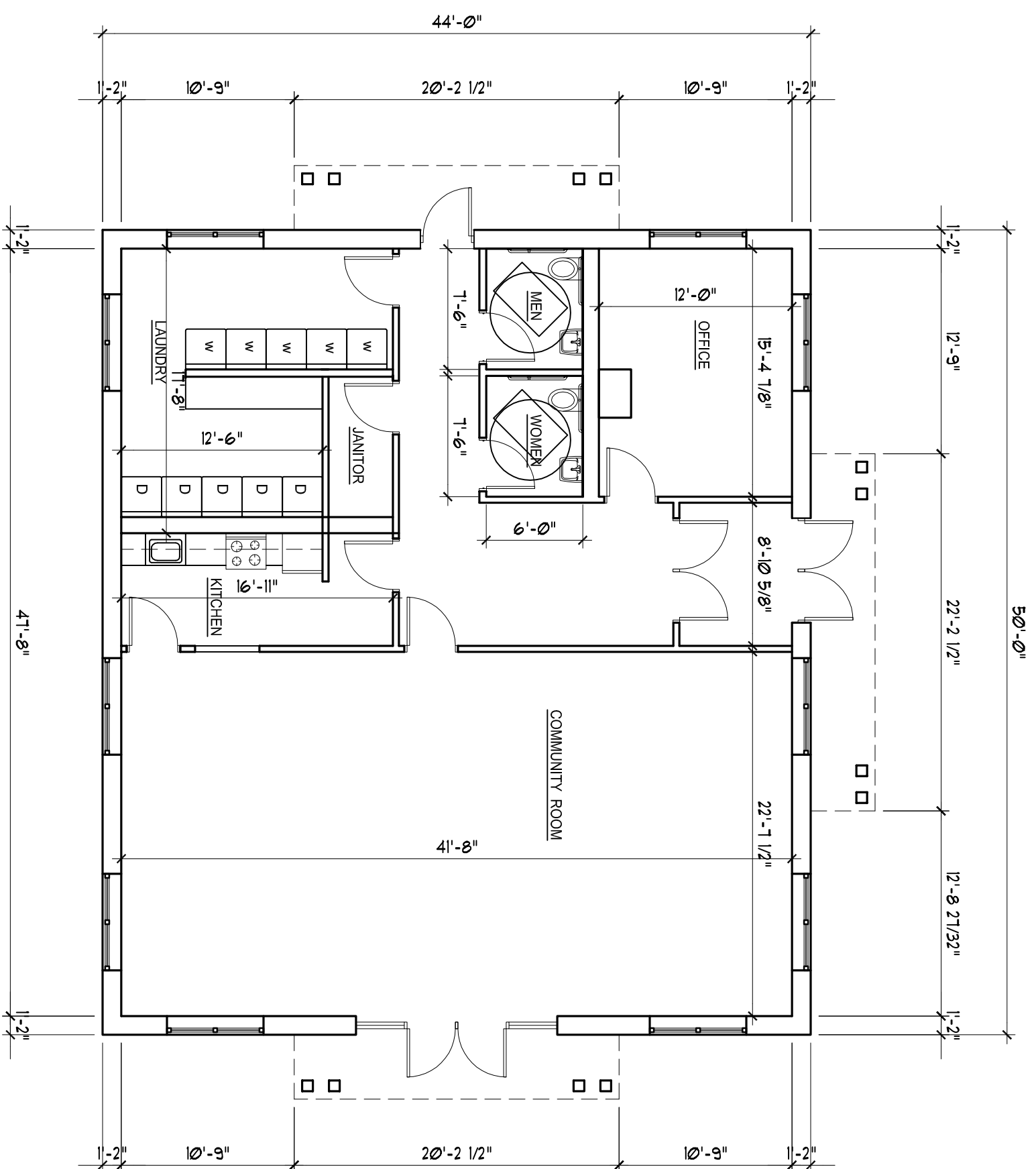
TITLE:
**BUILDING 6
FLOOR PLANS**

STAMP: DATE: 7/17/12

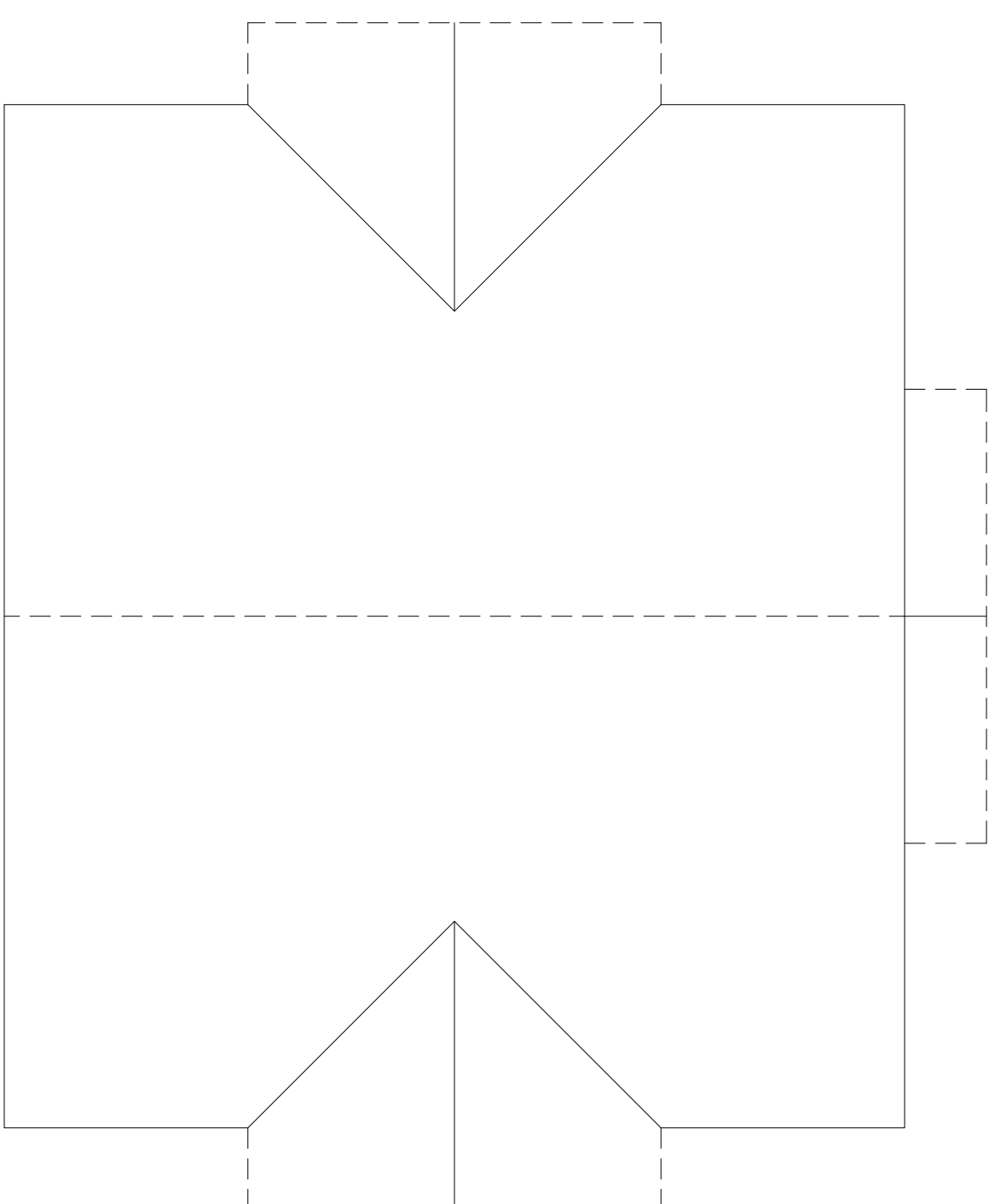
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SCALE: 1/8" = 1'-0"

DRAWING NO:
A-105.00

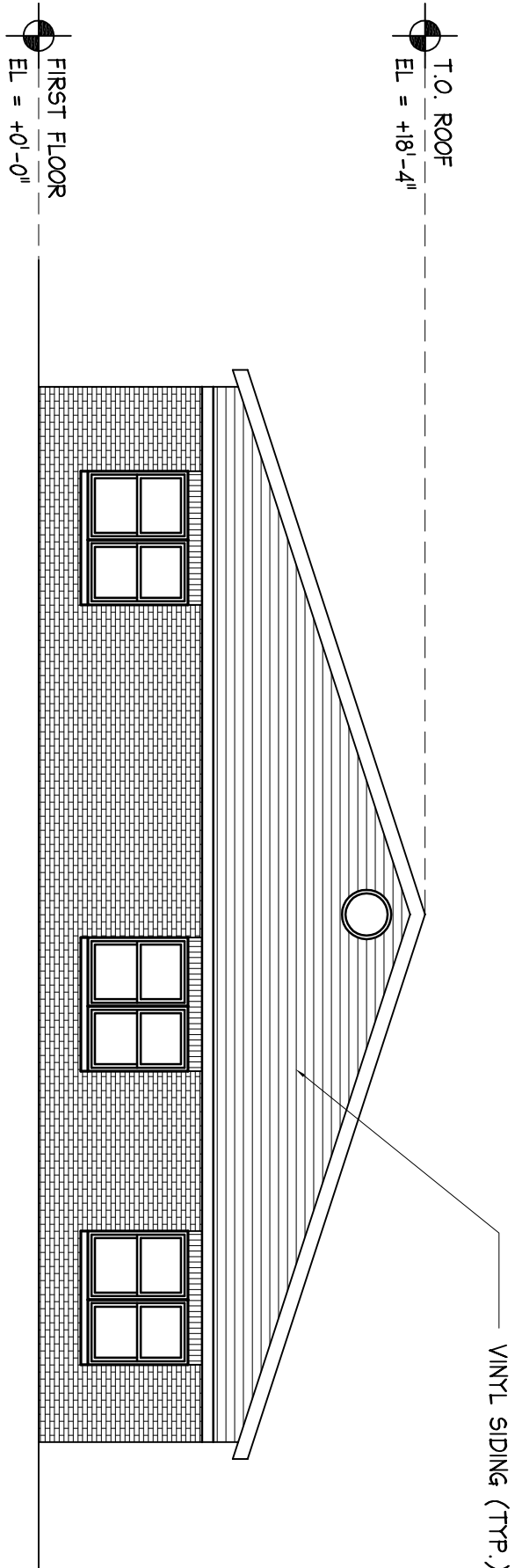
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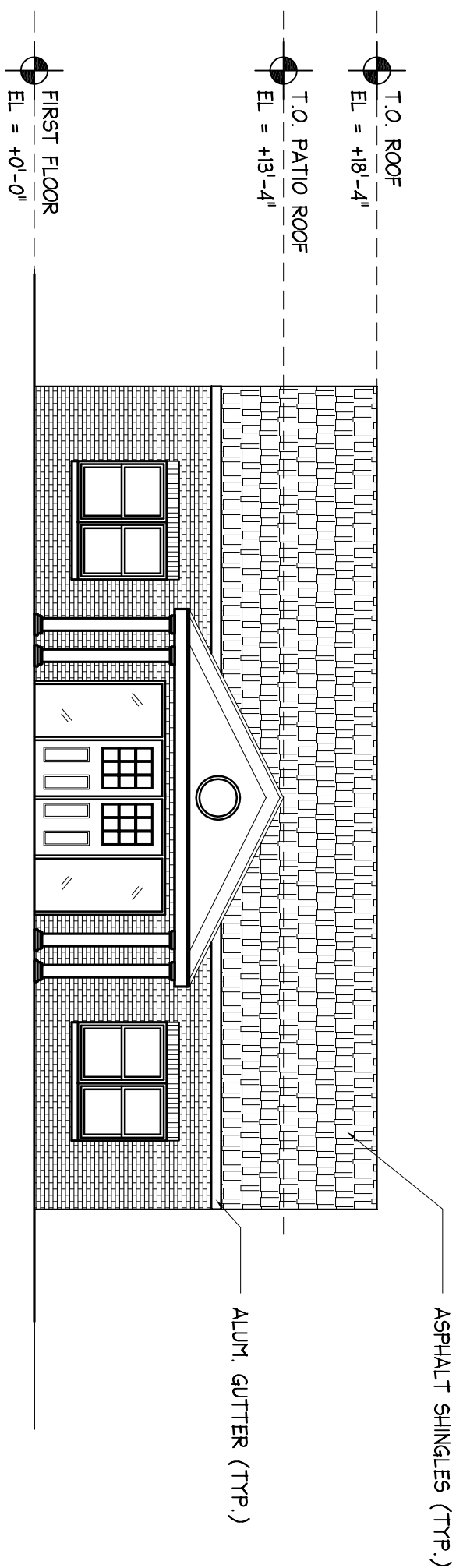
1
A-106 Scale: 1/8" = 1'-0"



1
A-106 Scale: 1/8" = 1'-0"

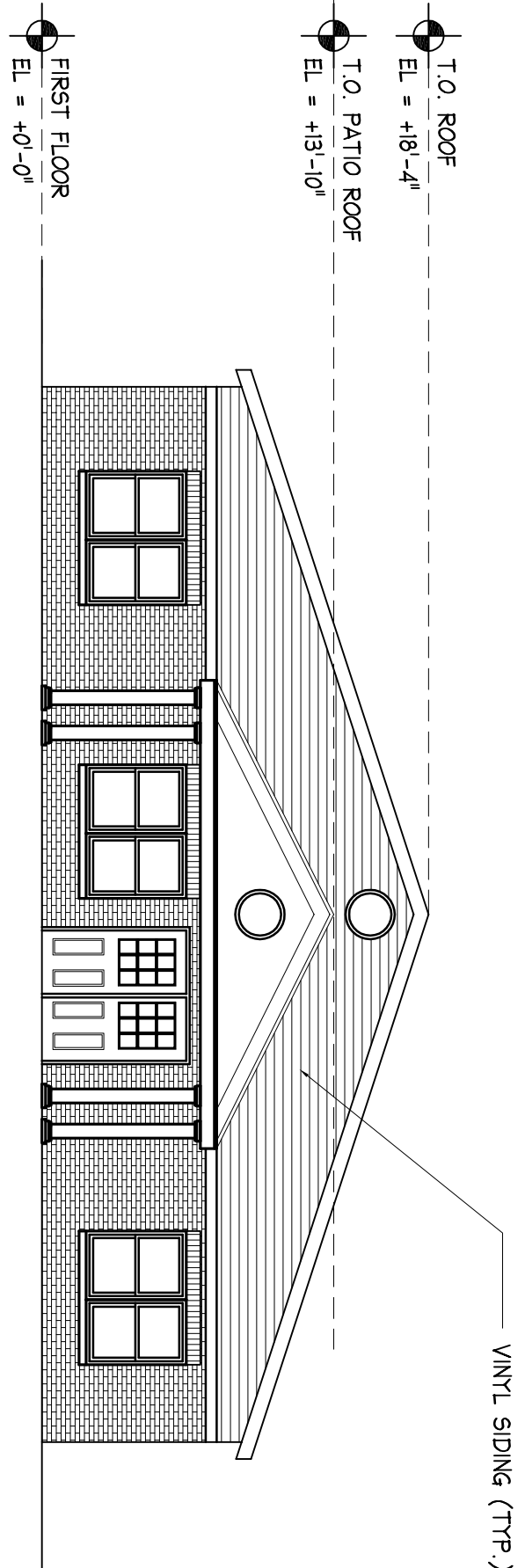


3 COMMUNITY BUILDING NORTH ELEVATION
A-106 Scale: 1/8" = 1'-0"

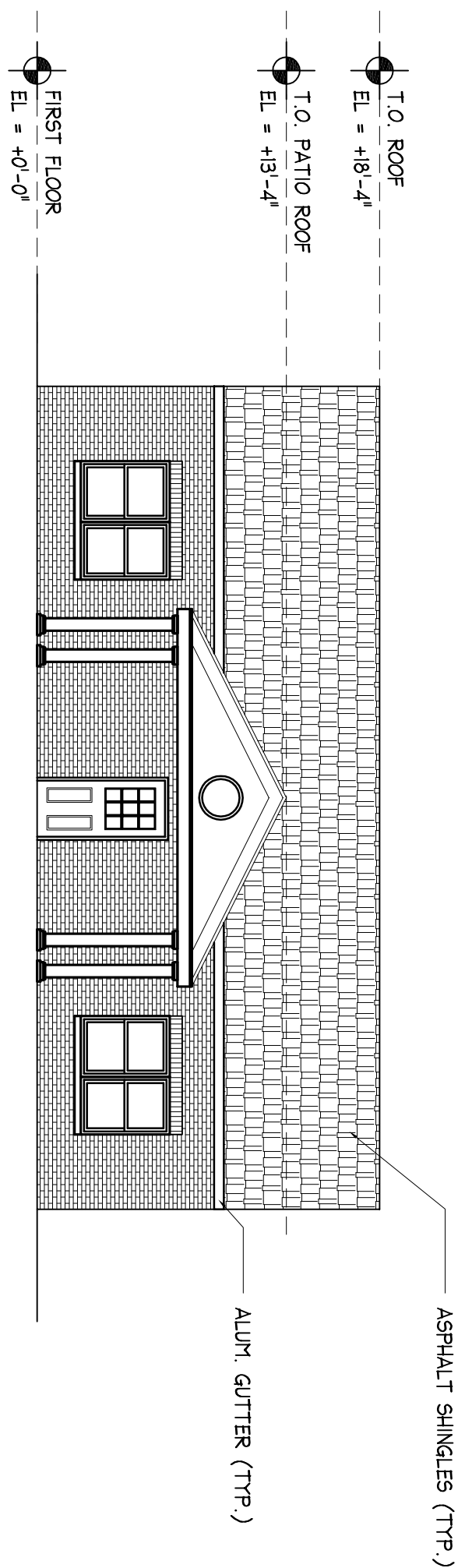


4
A-106 Scale: 1/8" = 1'-0"

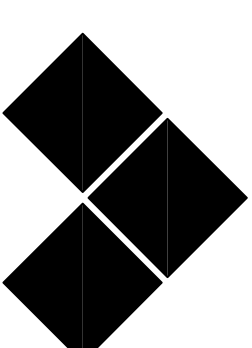
COMMUNITY BUILDING EAST ELEVATION



5 COMMUNITY BUILDING SOUTH ELEVATION
A-106 Scale: 1/8" = 1'-0"



6 COMMUNITY BUILDING WEST ELEVATION
A-106 Scale: 1/8" = 1'-0"

[illegible]NEWMAN
DESIGN

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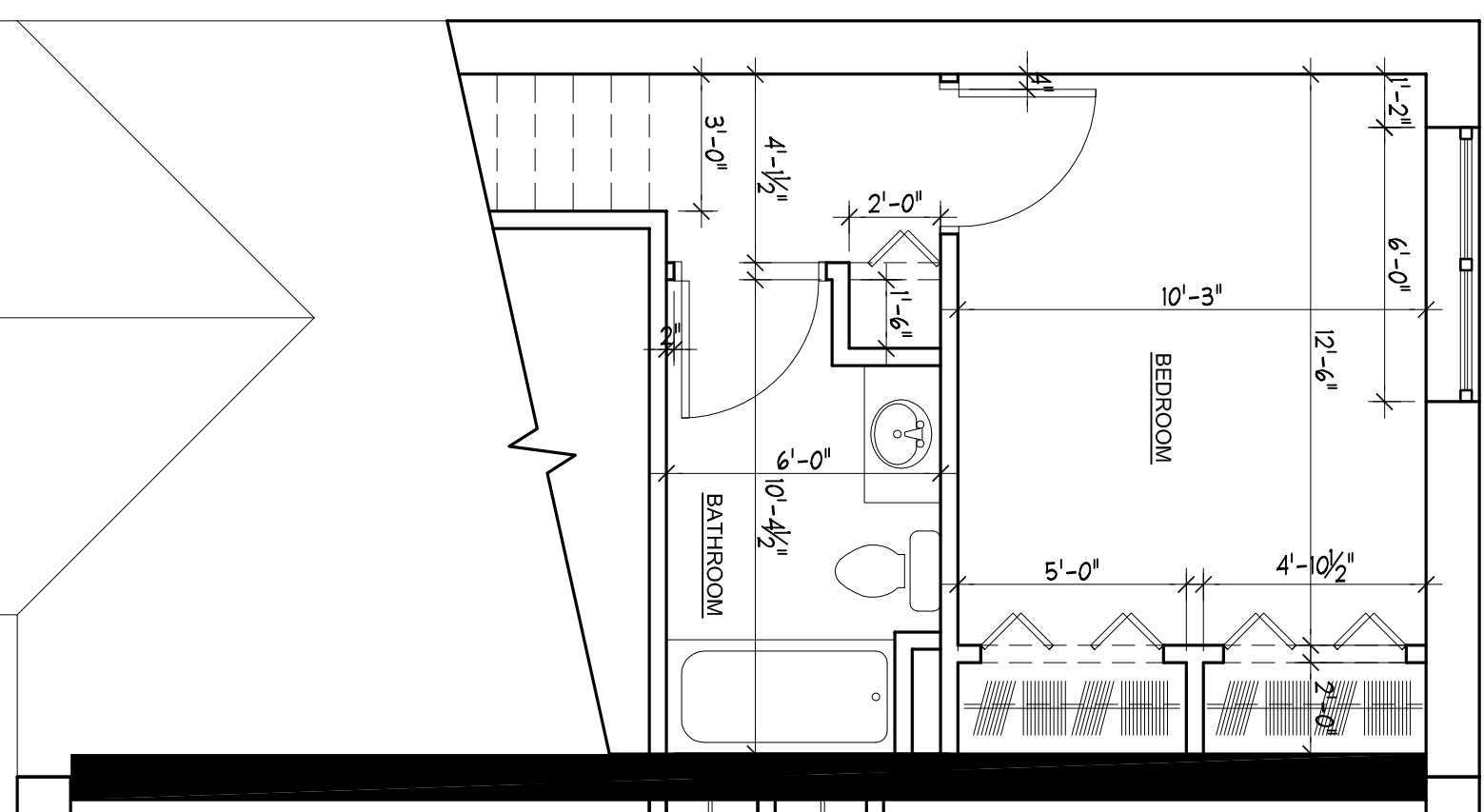
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PROJECT:
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FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY

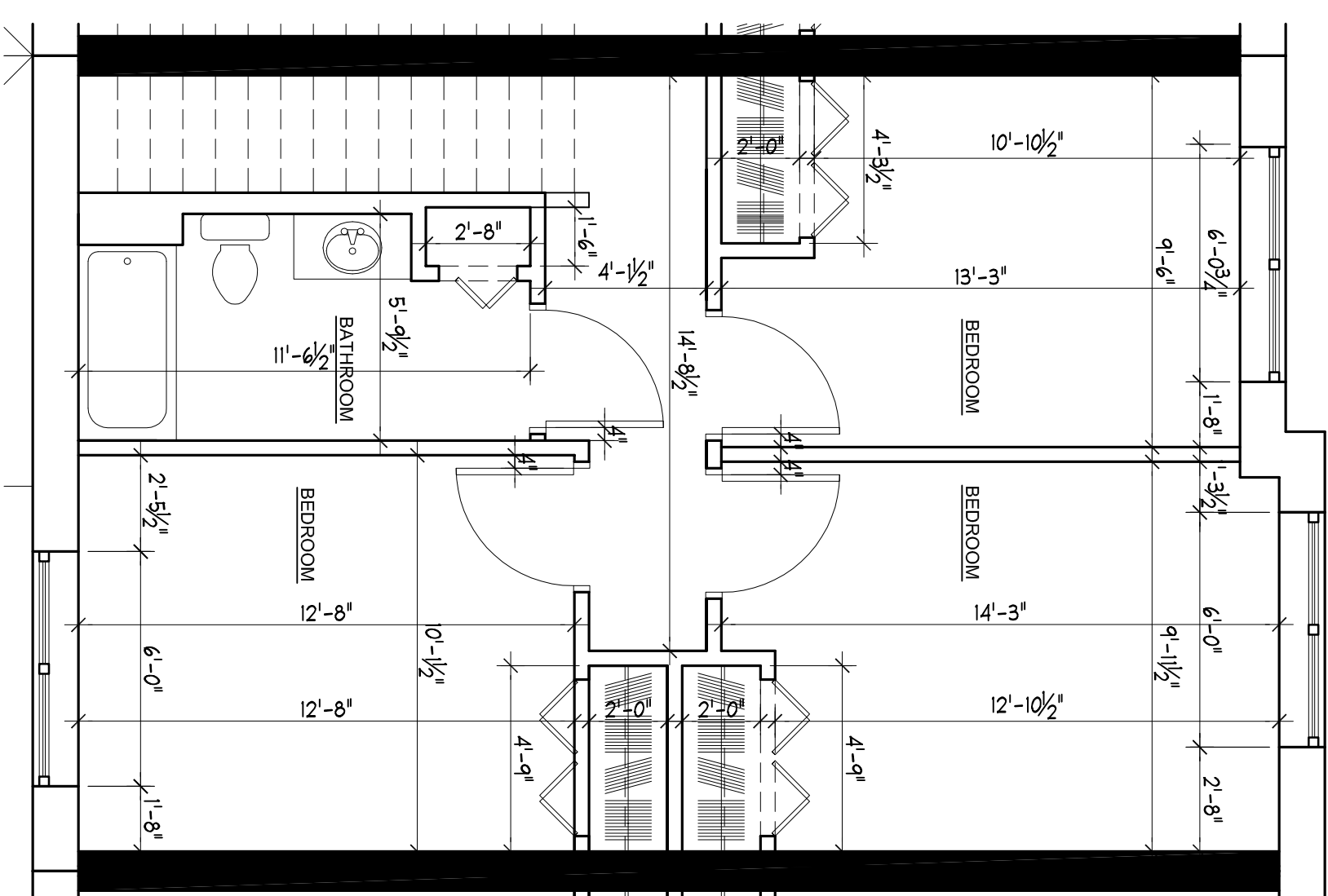
TITEL

COMMUNITY BUILDING FLOOR PLAN

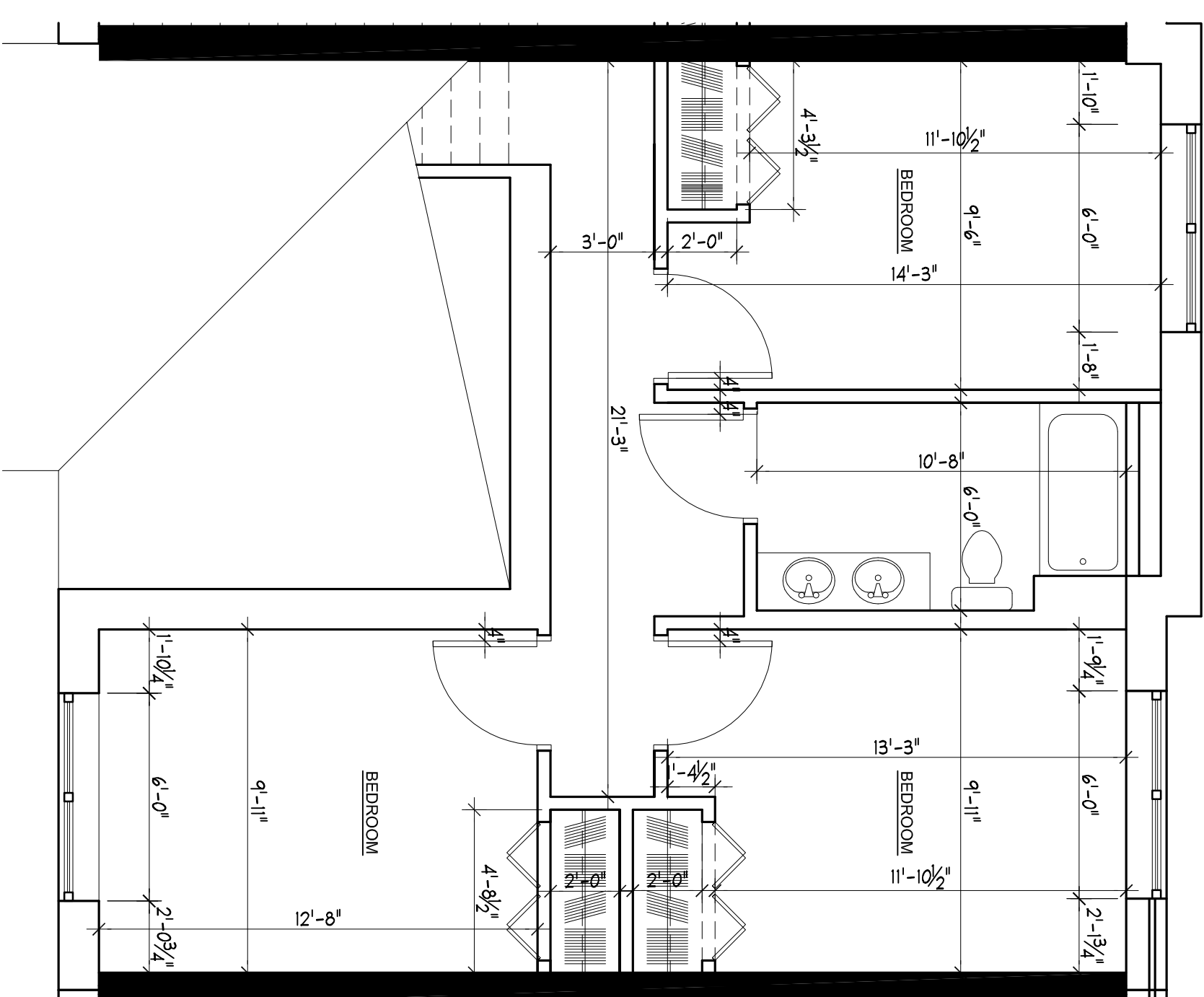
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A-106.00	



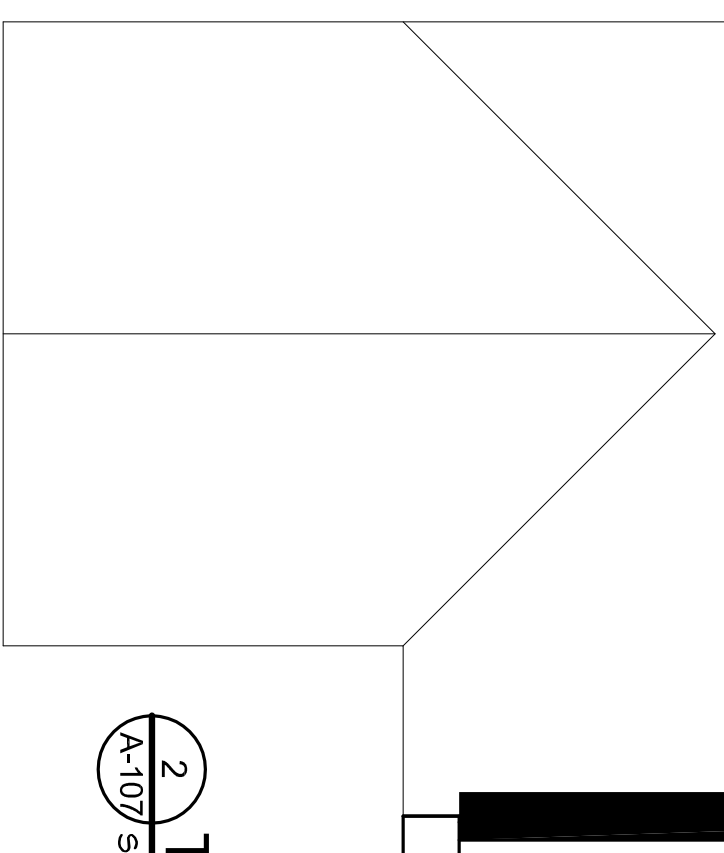
2 TYPICAL 1 BEDROOM
A-107 Scale: 1/4" = 1'-0" @ 2ND FLOOR



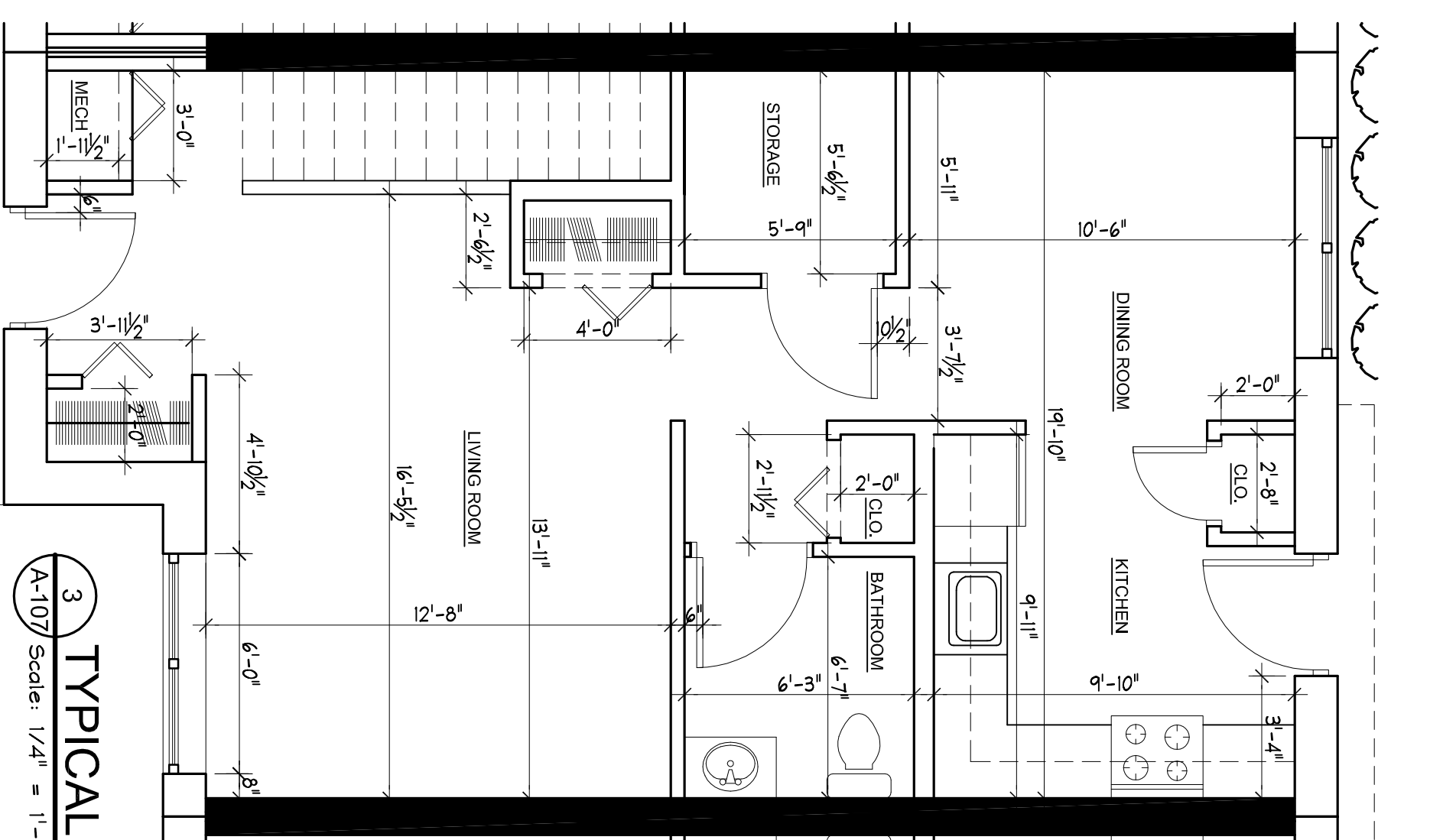
4 TYPICAL 3 BEDROOM
A-107 Scale: 1/4" = 1'-0" @ 2ND FLOOR



6
A-107 TYPICAL 4 BEDROOM
Scale: 1/4" = 1'-0"
@ 2ND FLOOR

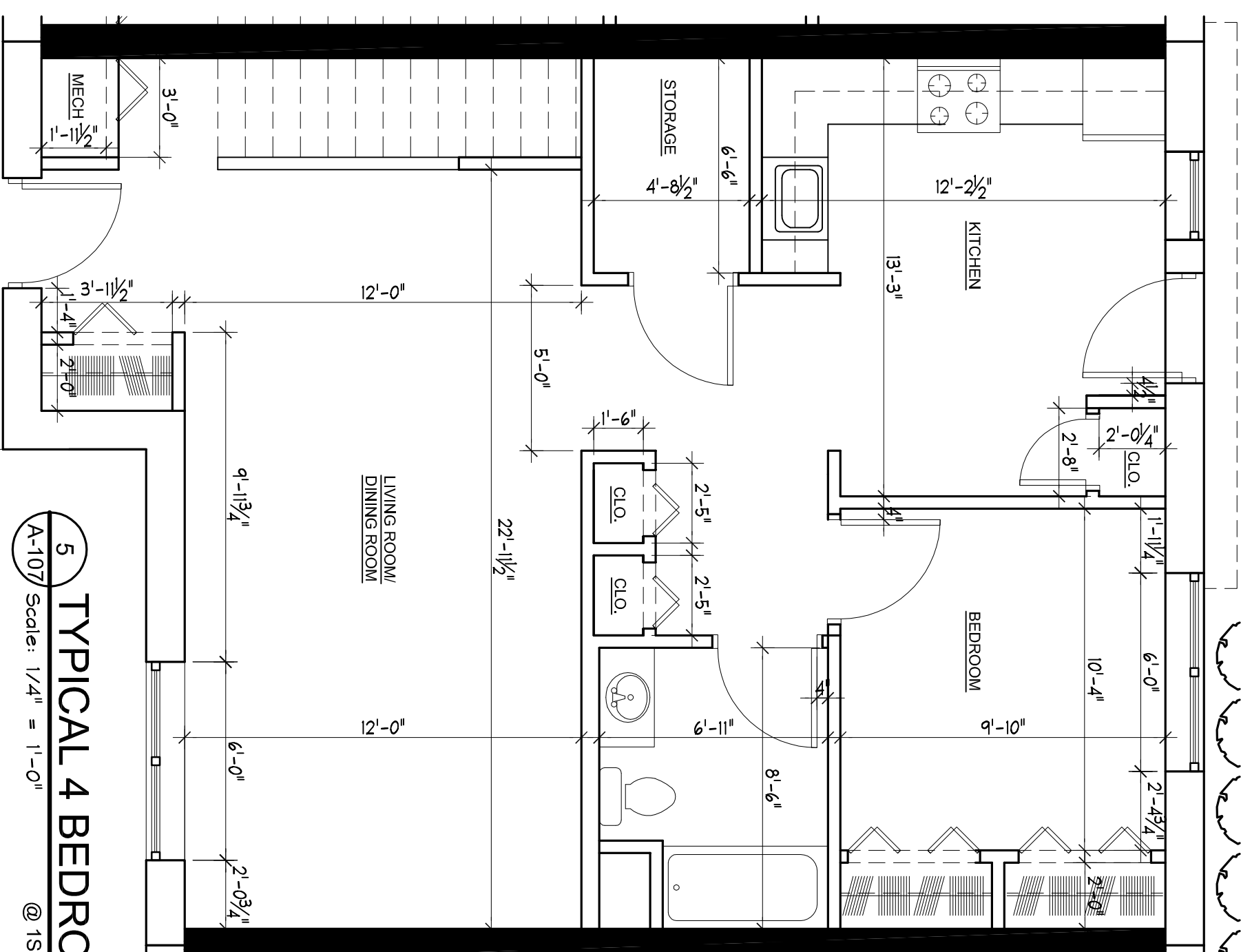


1
A-107
Scale: 1/4" = 1'-0"
@ 1ST FLOOR



3
A-107

TYPICAL 3 BEDROOM
Scale: 1/4" = 1'-0"
@ 1ST FLOOR

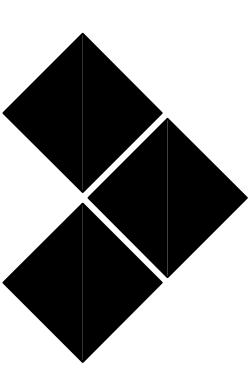


5
A-107

TYPICAL 4 BEDROOM

Scale: 1/4" = 1'-0"

@ 1ST FLOOR

[illegible]NEWMAN
DESIGN

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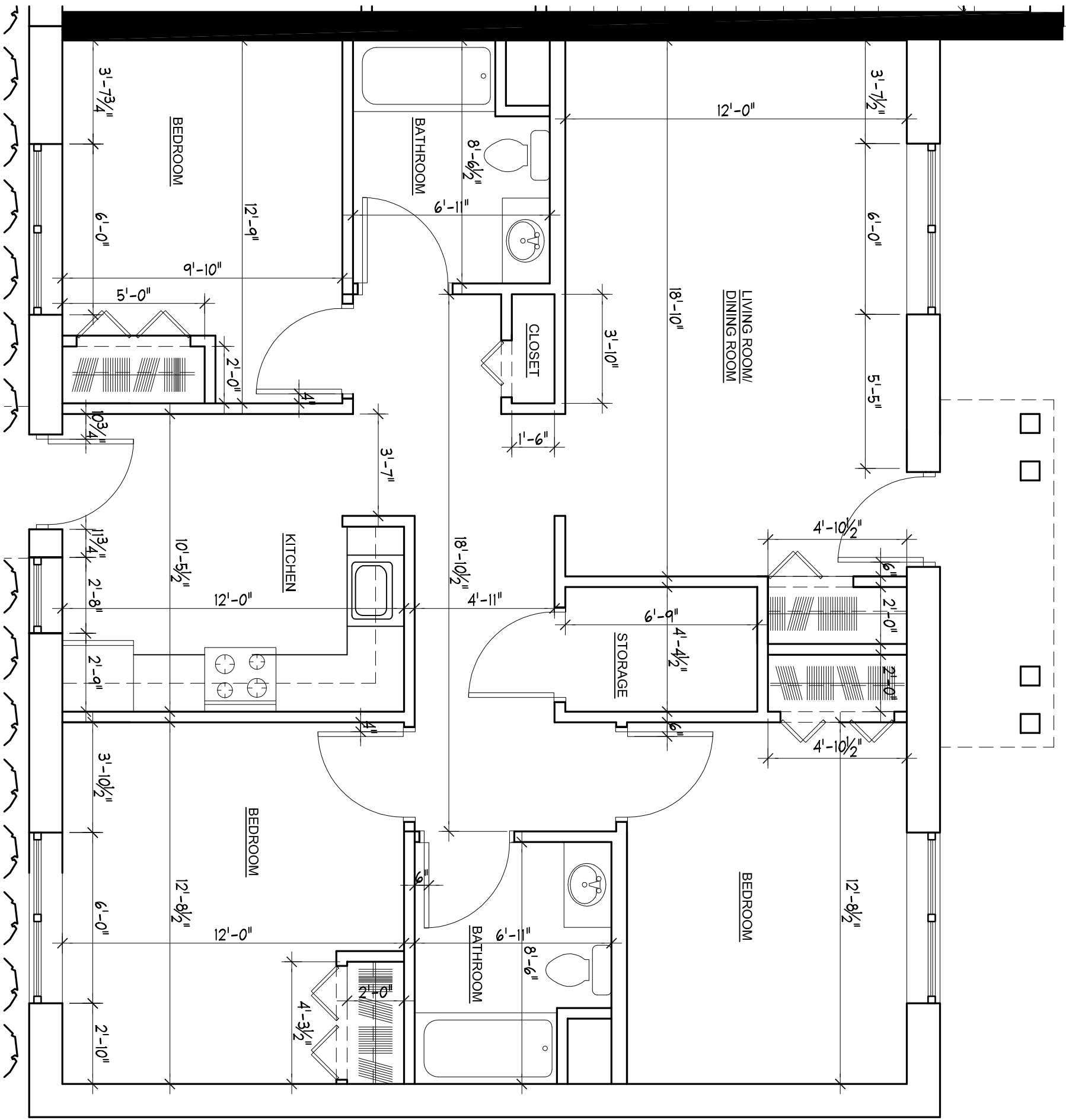
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PROJECT:
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FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY

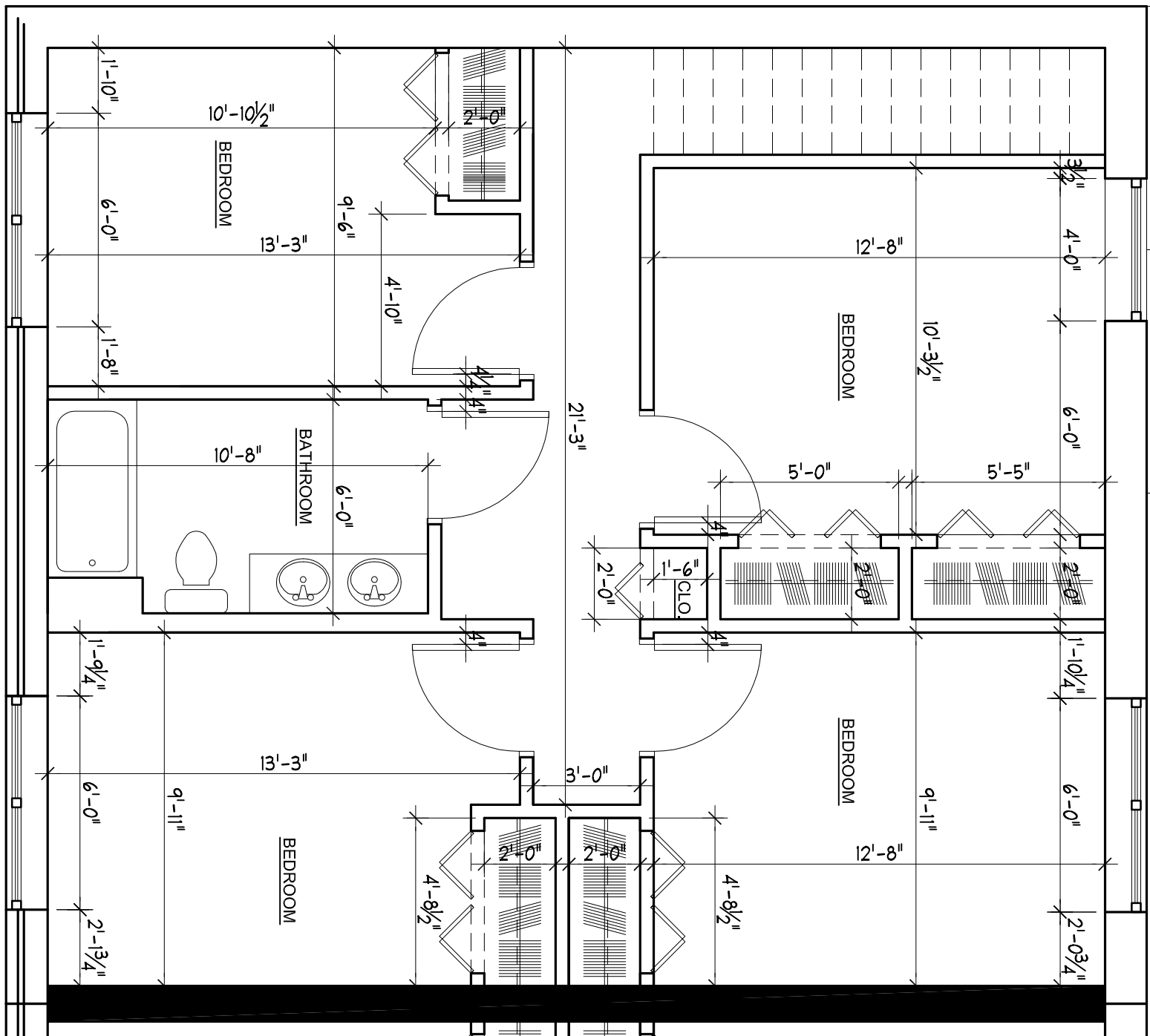
TITLE:

PART PLANS

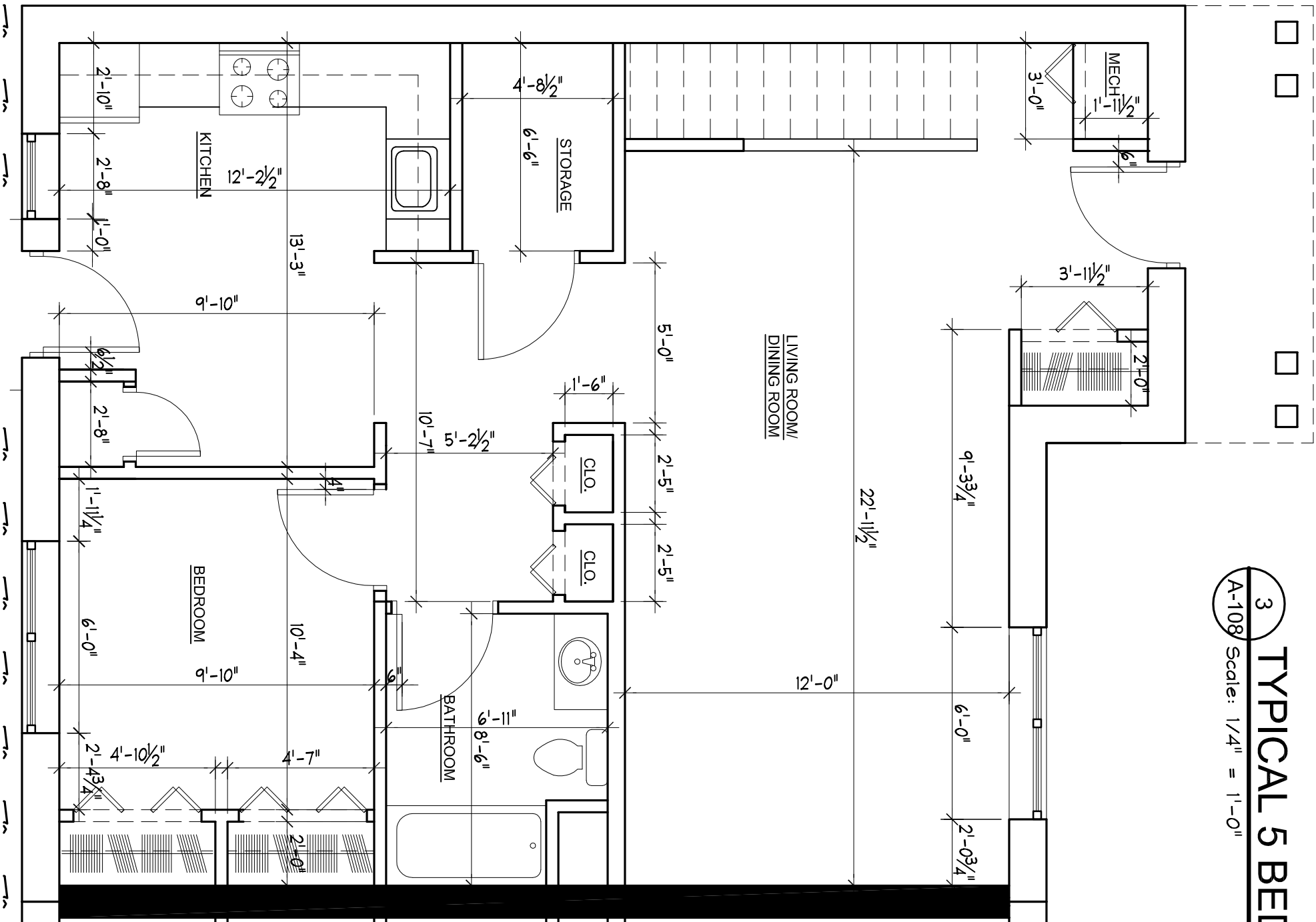
STAMP:	DATE: 7/17/12
JOB #:	
DRAWN BY: KJS	
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DRAWING NO.:	
A-107.00	



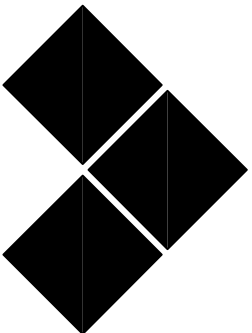
1
A-109
TYPICAL 3 BEDROOM
Scale: 1/4" = 1'-0"
@ 1ST FLOOR



3
A-109
TYPICAL 5 BEDROOM
Scale: 1/4" = 1'-0"
@ 2ND FLOOR



2
A-109
TYPICAL 5 BEDROOM
Scale: 1/4" = 1'-0"
@ 1ST FLOOR



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PROJECT:
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FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY**

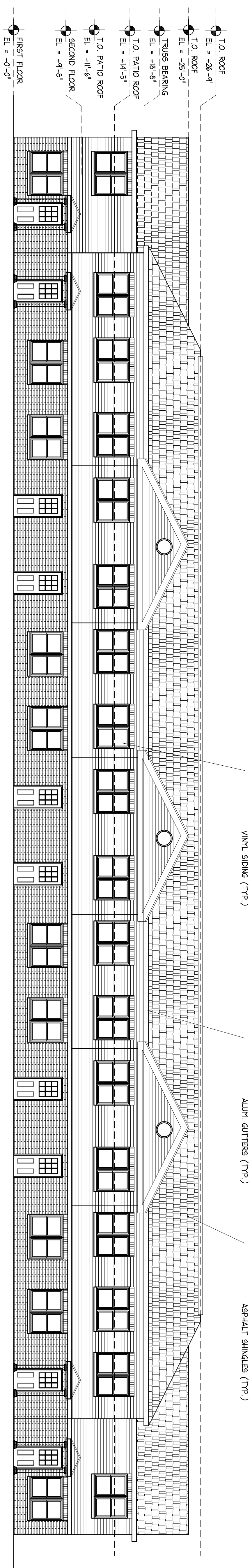
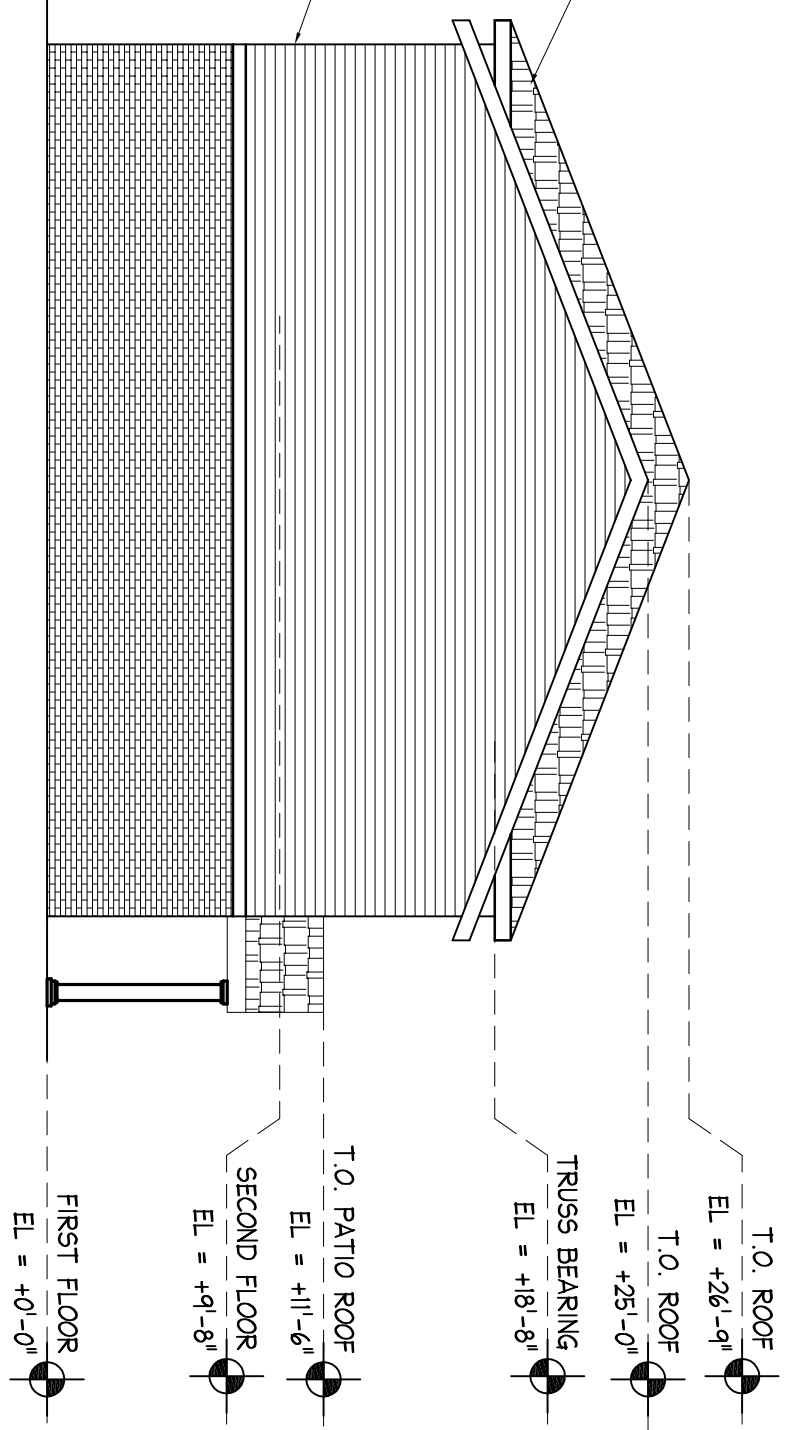
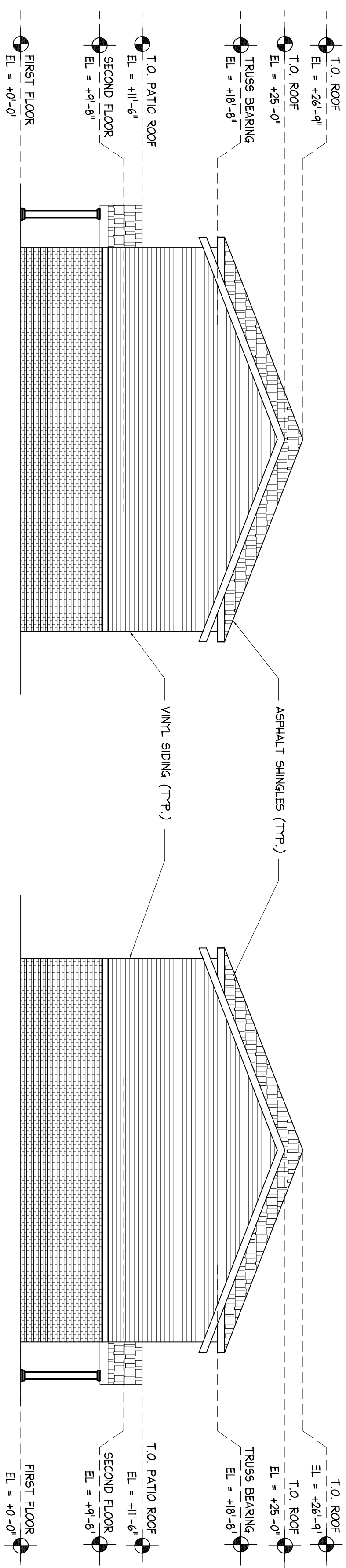
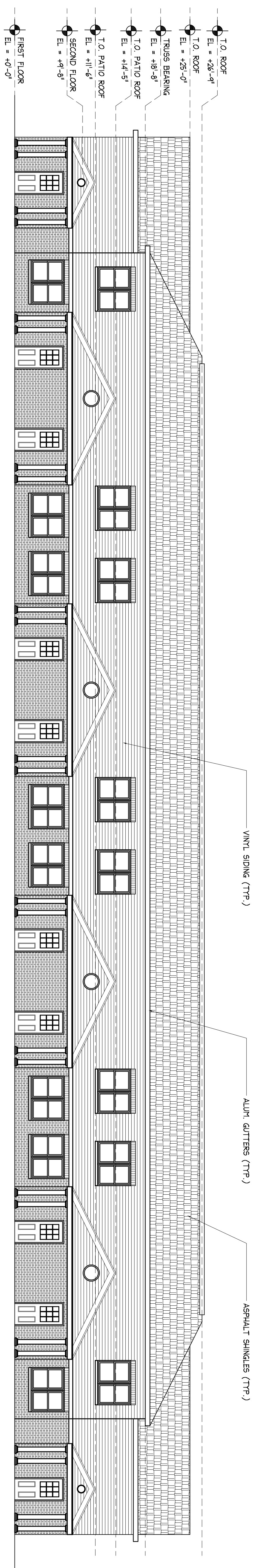
TITLE:
PART PLANS

STAMP: DATE: 7/17/12

JOB #: KJS
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SCALE: 1/8" = 1'-0"

DRAWING NO.:
A-108.00

FILE NO.: SHEET:

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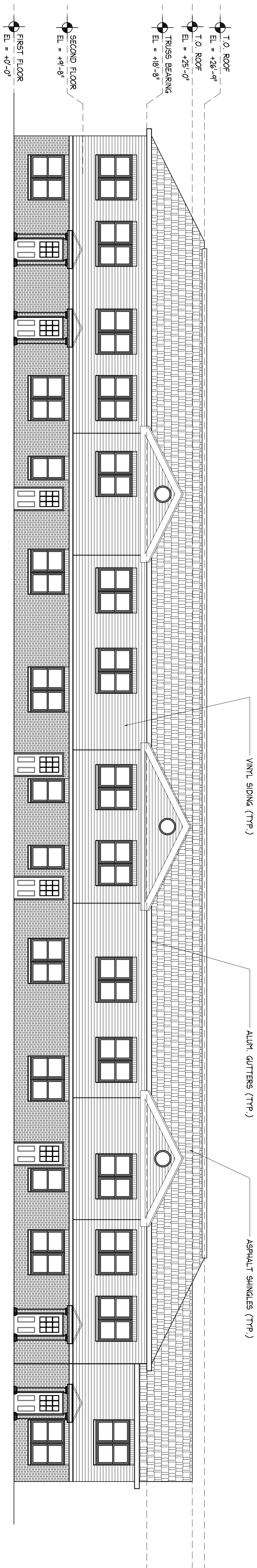
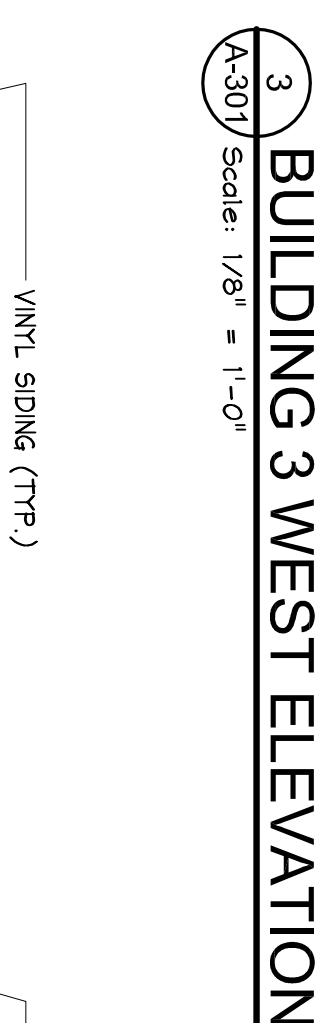
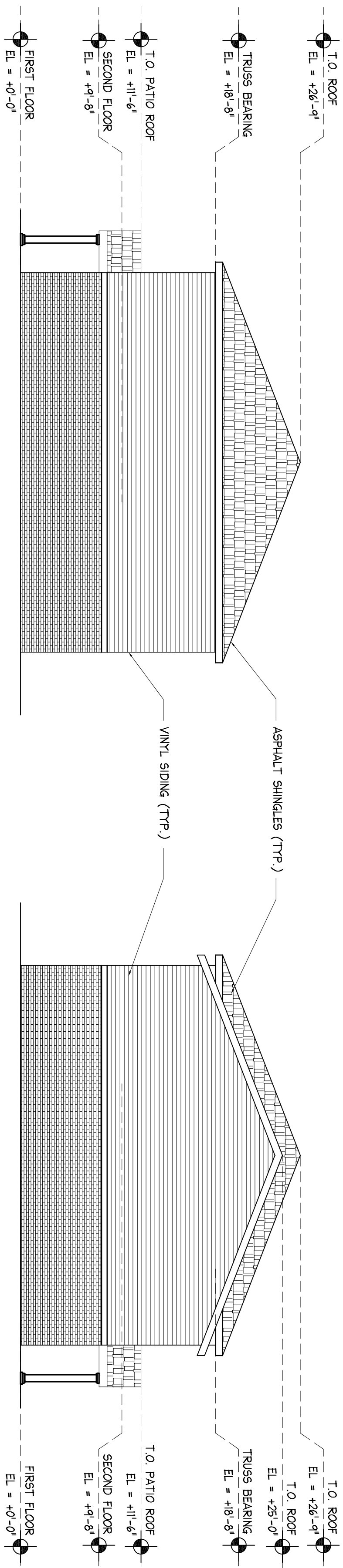
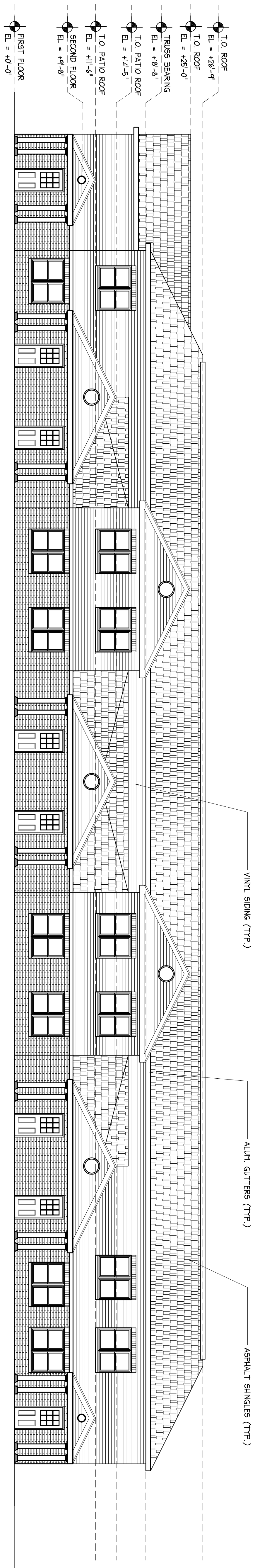
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PROJECT:
MANHATTAN AVENUE
FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY

STAMP:		
DATE:	7/7/12	
JOB #:		
DRAWN BY:	KJS	
SCALE:	1/8" = 1'-0"	
DRAWING NO.:		
A-300.00		

[illegible]

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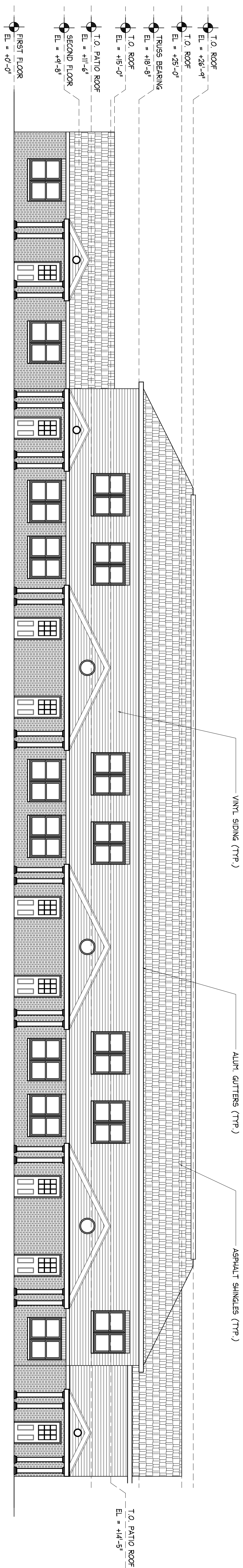
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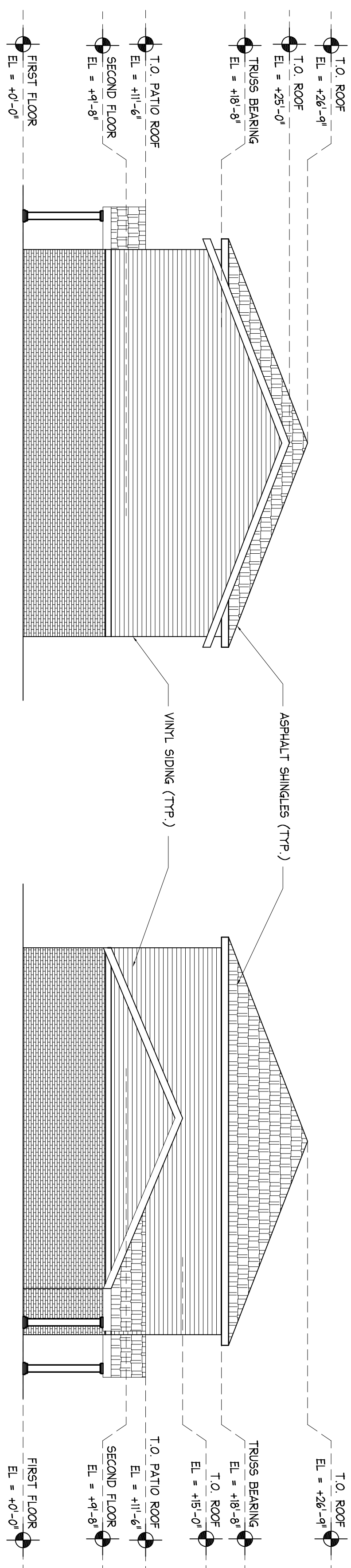
PROJECT:
MANHATTAN AVENUE
FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY

TITLE:
BUILDING 3
EXTERIOR ELEVATIONS

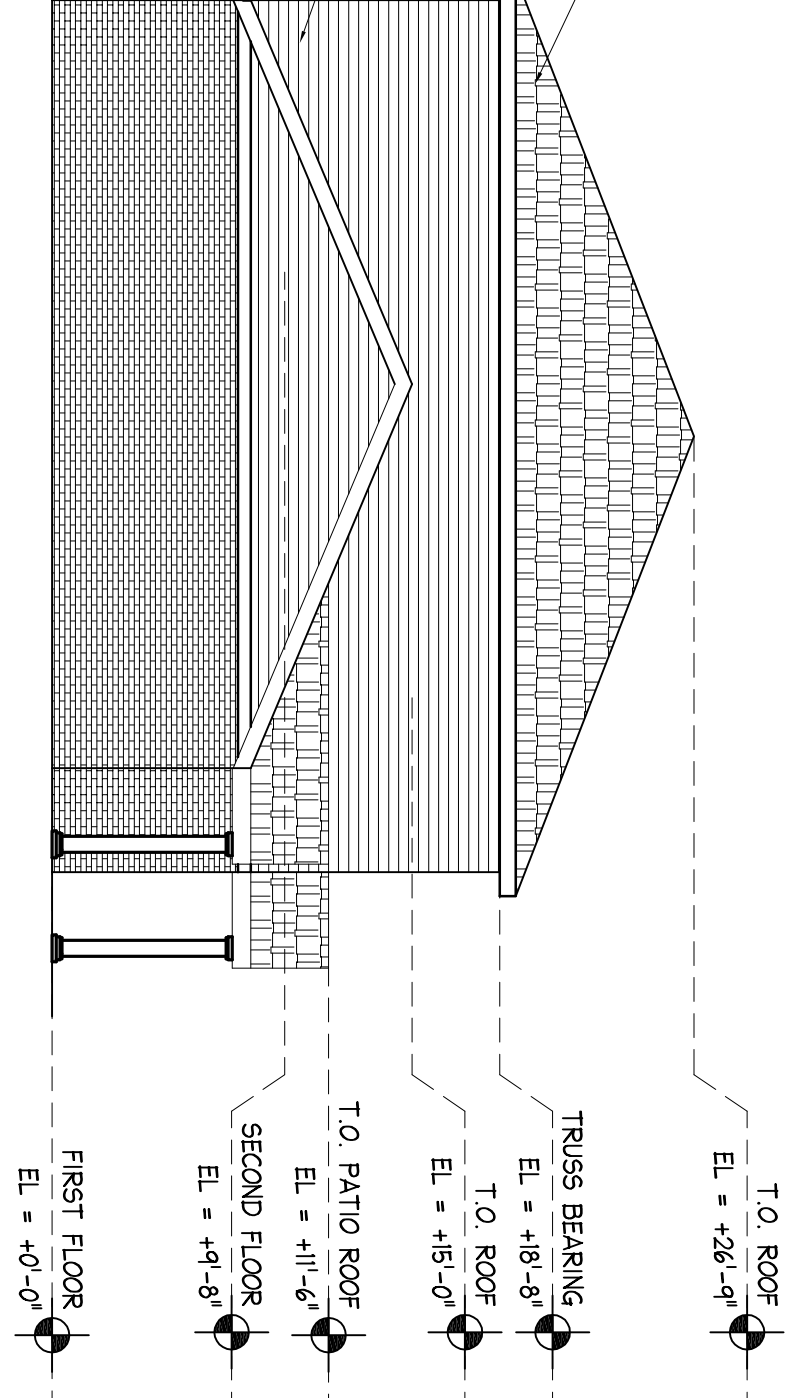
STAMP:	DATE: 7/17/12
JOB #:	
DRAWN BY:	KJS
SCALE:	1/8" = 1'-4"
DRAWING NO:	
A-301.00	



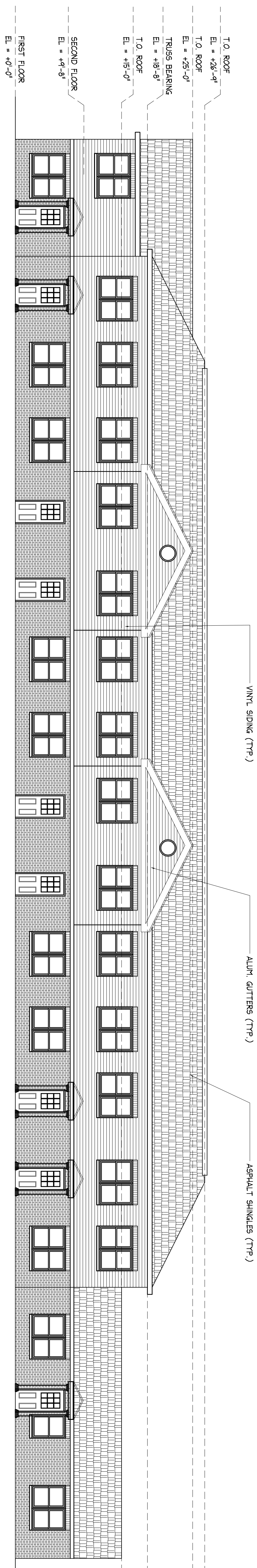
1 BUILDING 4 SOUTH ELEVATION
A-307 Scale: 1/8" = 1'-0"



2 BUILDING 4 WEST ELEVATION
A-302 Scale: 1/8" = 1'-0"



3 BUILDING 4 EAST ELEVATION
 A-302 Scale: 1/8" = 1'-0"



BUILDING 4 NORTH ELEVATION

[illegible]

REVISIONS

REV.	DATE	DESCRIPTION
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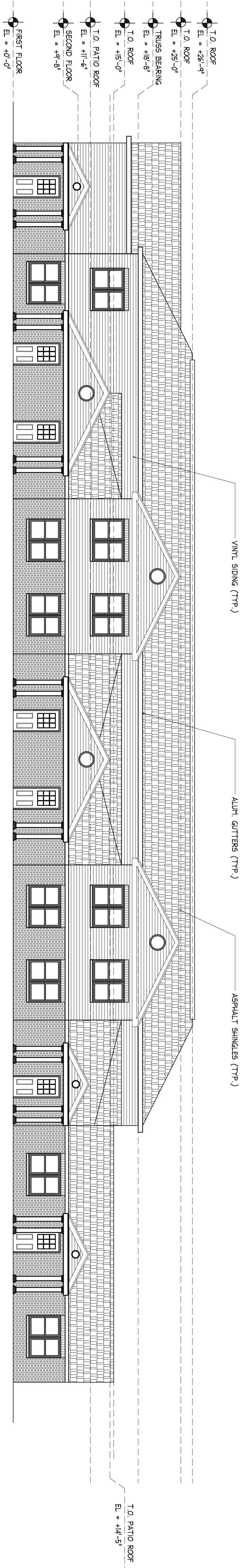
PROJECT:
MANHATTAN AVENUE
FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY

TITLE

BUILDING 4 EXTERIOR ELEVATIONS

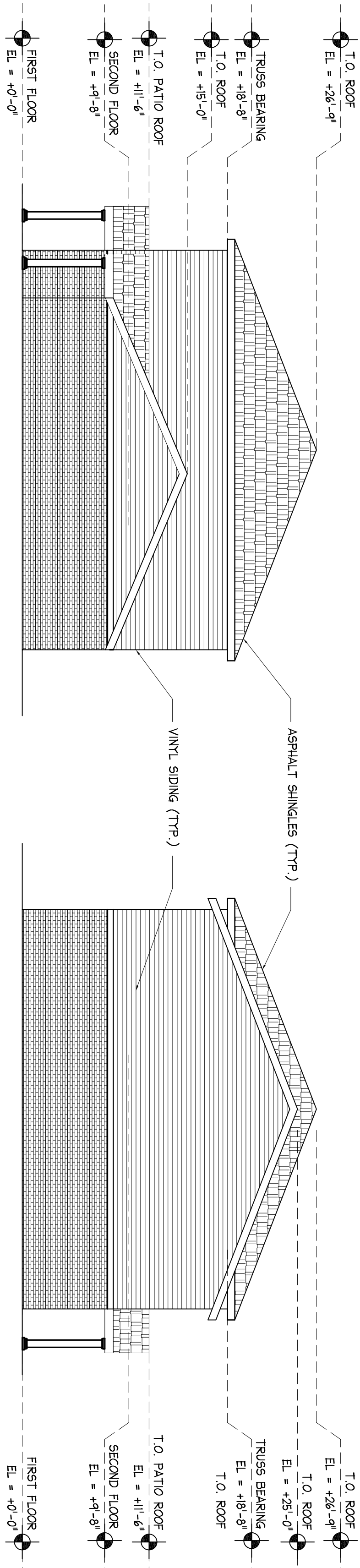
STAMP:	DATE: 7/17/12
JOB #:	
DRAWN BY: KJS	
SCALE: 1/8" = 1'-0"	
DRAWING NO:	
A-302.00	

FILE NO.



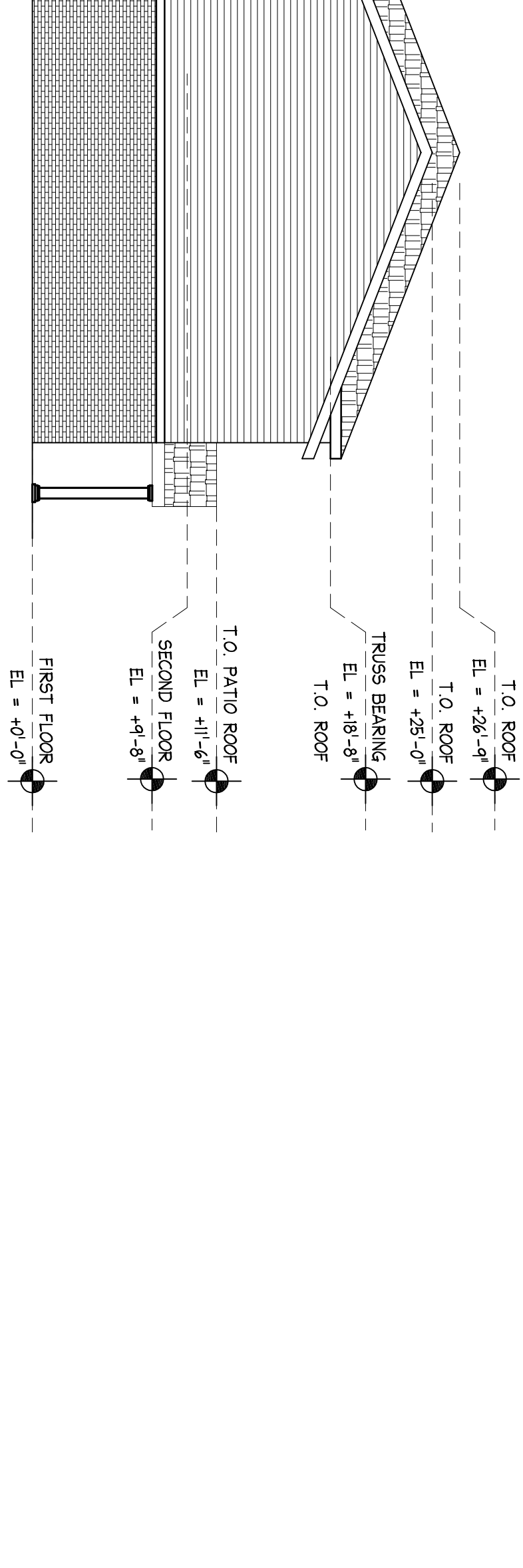
1 BUILDING 5 SOUTH ELEVATION

A-303/ Scale: 1/8" = 1'-0"



2 BUILDING 5 WEST ELEVATION

A-303/ Scale: 1/8" = 1'-0"



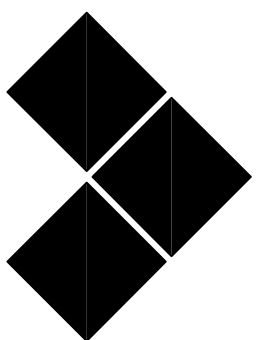
3 BUILDING 5 EAST ELEVATION

A-303/ Scale: 1/8" = 1'-0"



4 BUILDING 5 NORTH ELEVATION

A-303/ Scale: 1/8" = 1'-0"



NEWMAN
DESIGN

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PROJECT:

MANHATTAN AVENUE
FAMILY HOMES
135 MANHATTAN AVE.
BUFFALO, NY

TITLE:

BUILDING 5
EXTERIOR ELEVATIONS

STAMP:

DATE: 7/17/12

JOB #: KJS

DRAWN BY: KJS

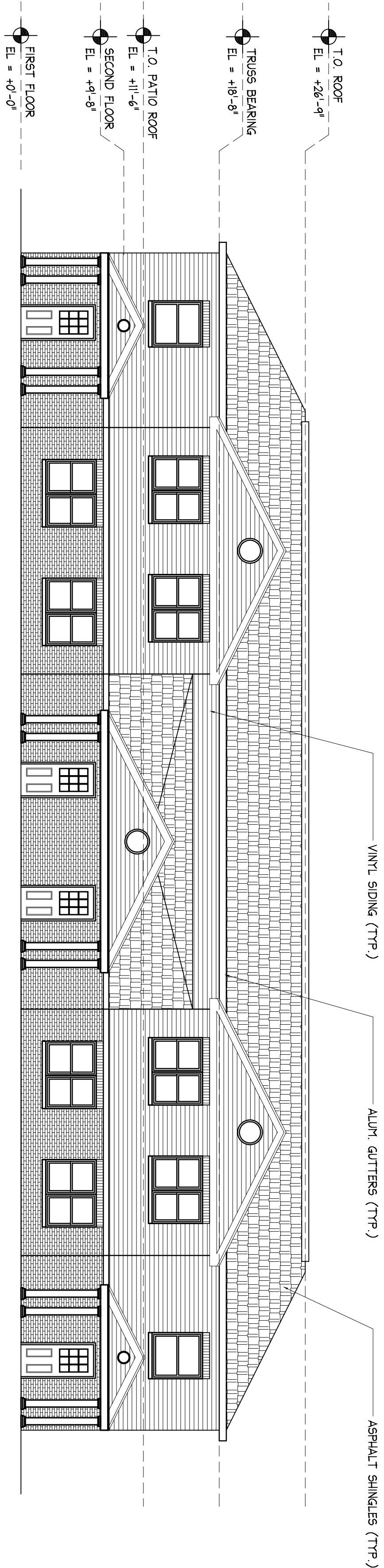
SCALE: 1/8" = 1'-0"

DRAWING NO.:

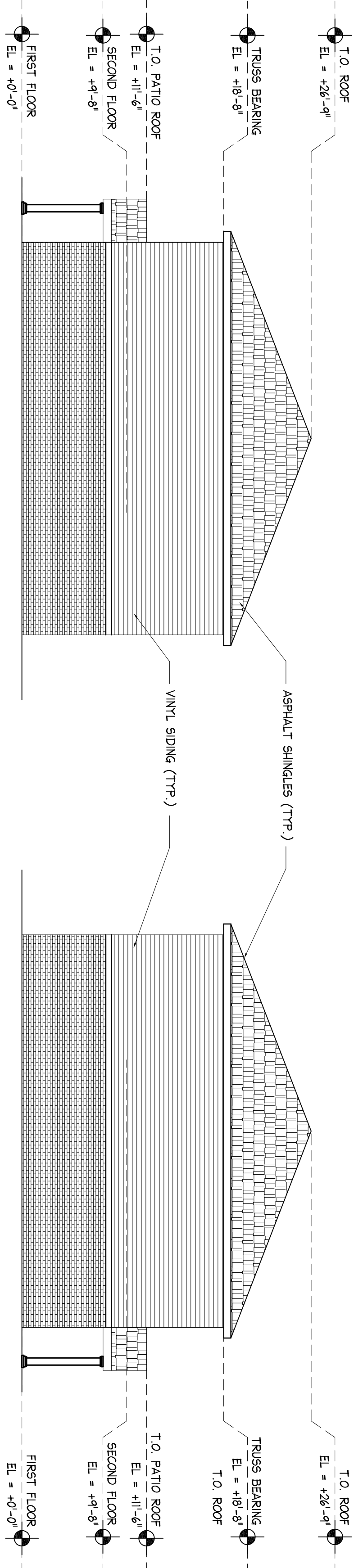
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FILE NO.:

SHEET:

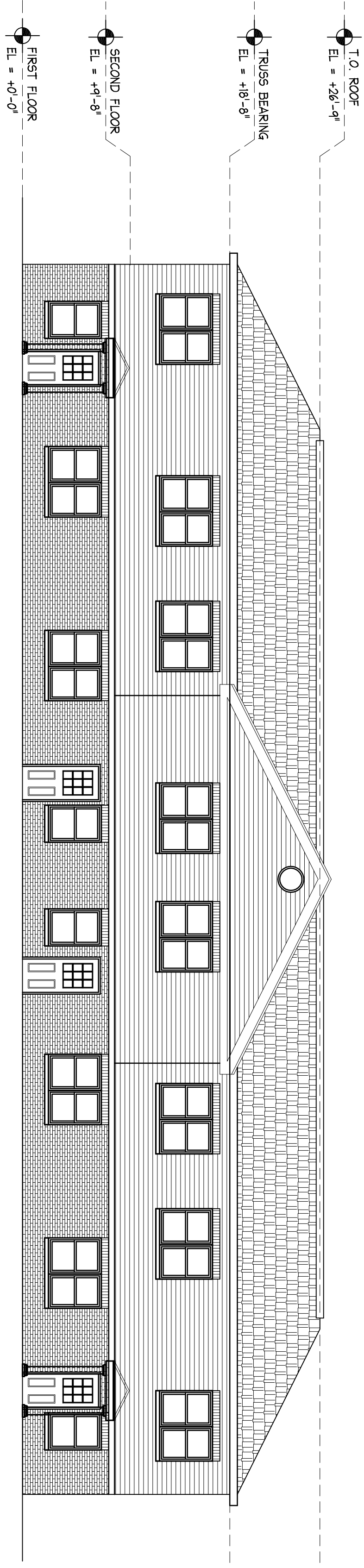


1 BUILDING 6 SOUTH ELEVATION
A-304 Scale: 1/8" = 1'-0"

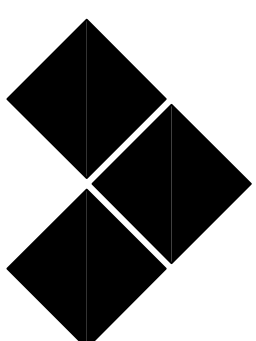


2 BUILDING 6 WEST ELEVATION
A-304 Scale: 1/8" = 1'-0"

3 BUILDING 6 EAST ELEVATION
A-304 Scale: 1/8" = 1'-0"



4 BUILDING 6 NORTH ELEVATION
A-304 Scale: 1/8" = 1'-0"



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PROJECT:

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TITLE:

BUILDING 6
EXTERIOR ELEVATIONS

STAMP:

DATE: 7/17/12

JOB #: KJS

SCALE: 1/8" = 1'-0"

DRAWING NO.:

A-304.00

FILE NO.:

SHEET:

