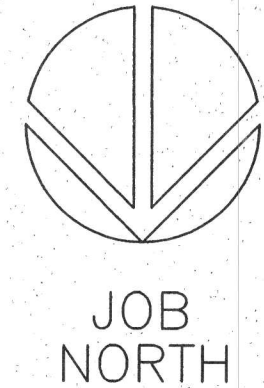


1 FIRST FLOOR PLAN
1/8" = 1' - 0"



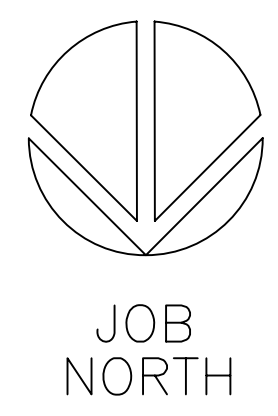
NO.	DATE	REVISION DESCRIPTION	BY	APPROV.
2	06.02.06	RESUBMISSION TO I.O. & P. ENGINEERING	P.C.E.	
3	06.09.06	REVISED PER TOWN ENGINEERING DEPT. COMMENTS	P.C.E.	
4	06.23.06	REVISED PER TOWN PLANNING BOARD COMMENTS	P.C.E.	

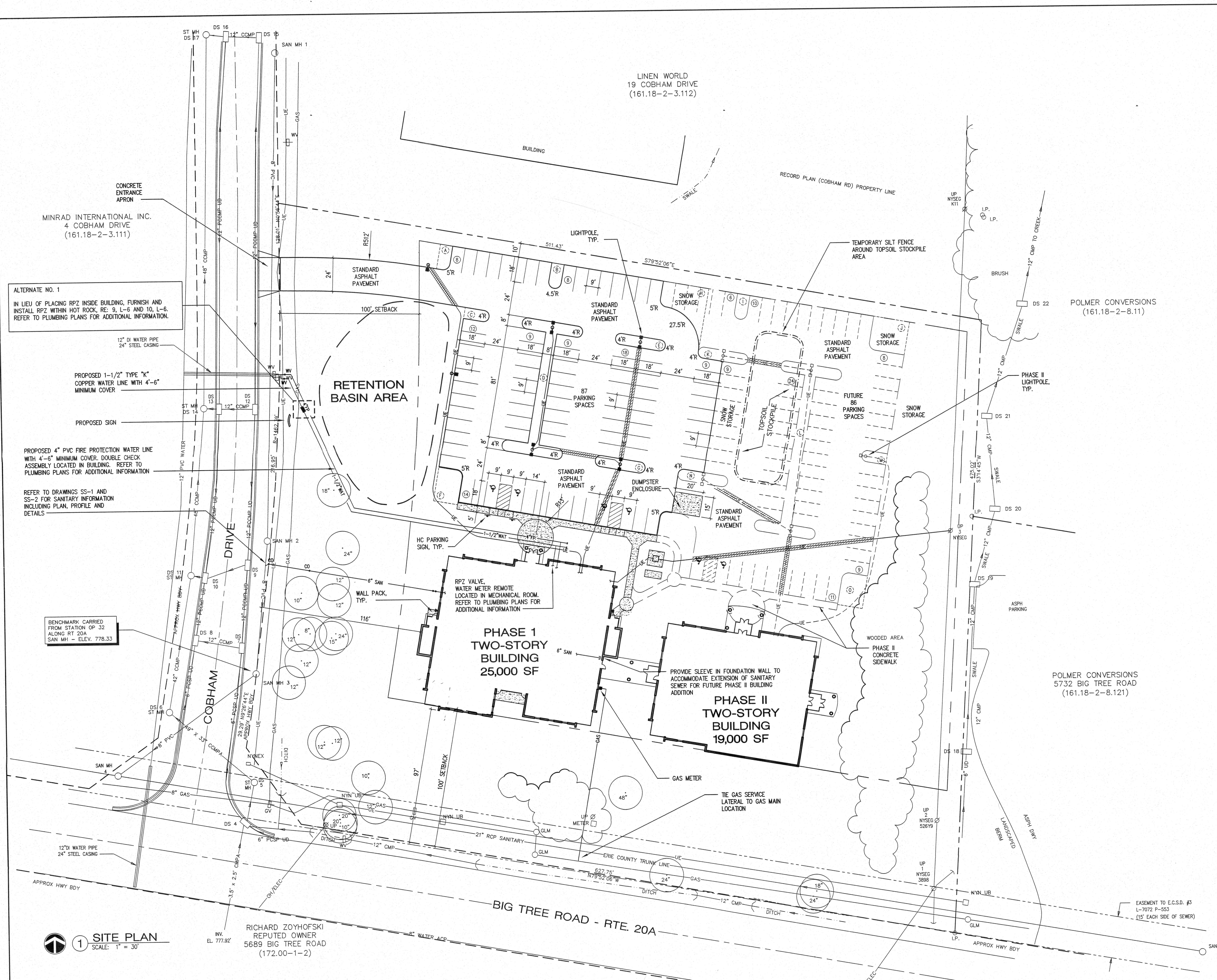
Project Name:
**Value Centric
Office Building**
23 Cobham Drive
Orchard Park, New York

Sheet Title:
First Floor Plan

DRAWN BY: PCE
APPROVED BY:
DATE: 10.12.06
SCALE: 1/8" = 1'
PROJECT NO: 06-00J

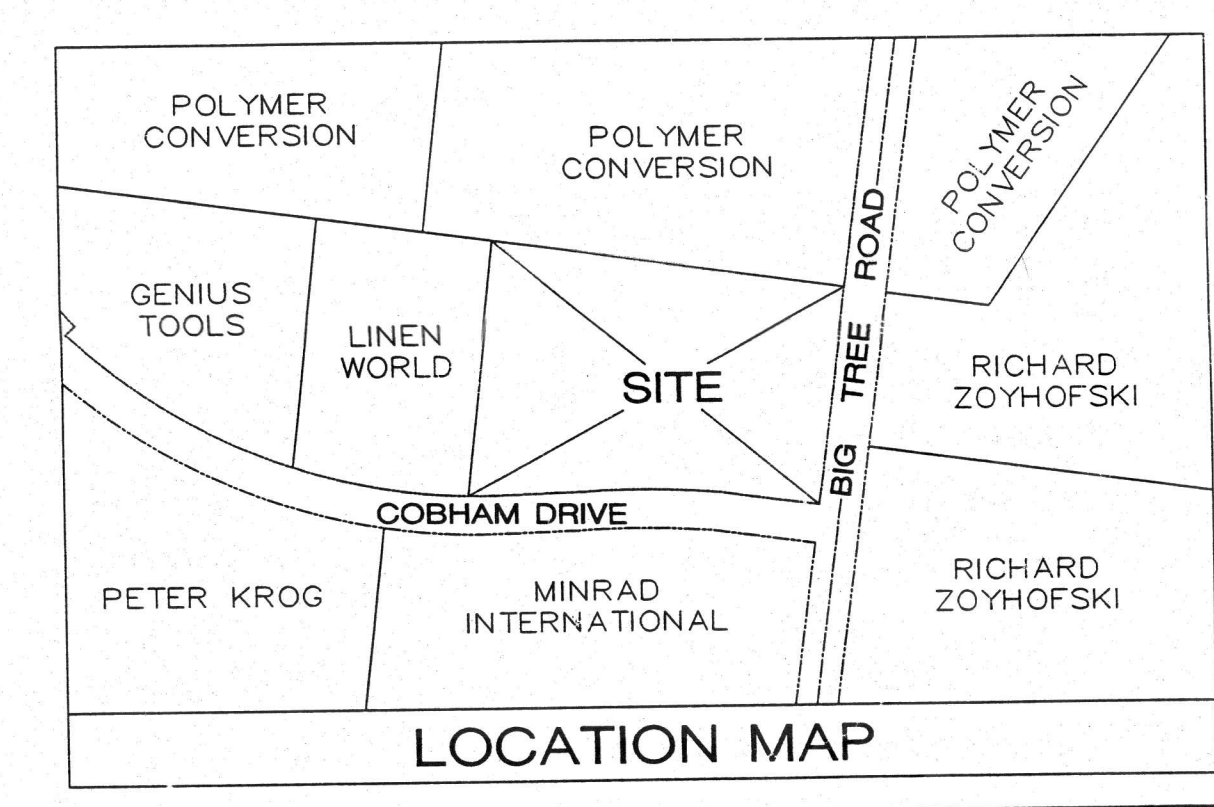
A-101
DRAWING NO:





LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
BUILDING	[Symbol]
CONCRETE PAVEMENT	[Symbol]
CURB	[Symbol]
SIGN	[Symbol]
STOCKADE FENCE	[Symbol]
SILT FENCE	[Symbol]
EASEMENT LINE	---
STORM LINE	---ST---
STORM LINE W/SELECT FILL	[Symbol]
CATCH BASIN/LAWN DRAIN	[Symbol]
MANHOLE	[Symbol]
SANITARY LINE	---SAN---
WATER LINE	---WAT---
UNDERGROUND ELEC./TEL.	---UE/TEL---

- ### GENERAL NOTES
- BOUNDARY SURVEY BY ROBERT B. BAIRD, PLS. 11-18-05 AND TOPOGRAPHIC SURVEY BY TRAHAN CANARU LAND SURVEYING, 03-01-06. SURVEY HORIZONTAL CONTROL TIED TO NAD 83(96), NEW YORK, WEST STATE PLAN AND VERTICAL CONTROL TIED INTO ORCHARD PARK BENCHMARK STATION NO. 32 (NORTHING 1007028.67, EASTING 1100098.07, VERTICAL DATUM 782.08).
 - CONTRACTOR TO LOCATE &/OR VERIFY LOCATION OF UTILITIES IN THE FIELD BEFORE BEGINNING WORK. PRIOR TO REMOVAL & EXCAVATION WORK, CONTRACTOR TO NOTIFY UTILITY COMPANIES REGARDING DISCONNECT OF SERVICES & MARKING EXACT LOCATION OF BURIED UTILITIES.
 - PRIOR TO START OF CONSTRUCTION, CONTRACTOR TO NOTIFY ARCHITECT &/OR OWNER'S REPRESENTATIVE OF DISCREPANCIES FOUND BETWEEN INFORMATION SHOWN ON PLANS & ACTUAL FIELD CONDITIONS.
 - DIMENSIONS ARE FROM FACE OF BUILDING, CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 - NEW PARKING LOT LIGHT STANDARDS ARE TO BE SET BACK 4' FROM EDGE OF PAVEMENT OR BACK OF CURB, UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF THE PIPE LAYING OPERATION, SO THAT, IF MINOR ADJUSTMENTS MUST BE MADE IN ELEVATION &/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, SAID CHANGES CAN BE MADE IN ADVANCE OF THE WORK.
 - PIPE CROSSING UNDER PAVED AREAS ARE TO BE BACKFILLED TO SUBGRADE WITH COMPACTED, SELECT GRANULAR MATERIAL TO FIVE (5) FEET OUTSIDE THE PAVEMENT EDGE.
 - MAINTAIN A MINIMUM OF 18-INCH VERTICAL SEPARATION BETWEEN THE WATER AND SANITARY SERVICE LATERALS (WATER SHALL BE ABOVE).
 - THE PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION OF SANITARY LINES SHALL PROVIDE A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE, INCLUDING THE RESULTS OF HYDROSTATIC LEAKAGE TEST, LAMP TEST, DEFLECTION TEST, AIR TEST, ETC. TO THE TOWN OF ORCHARD PARK AND TO THE ERIE COUNTY DIVISION OF SEWERAGE MANAGEMENT WITHIN THIRTY (30) DAYS AFTER CONSTRUCTION COMPLETION.
 - CONSTRUCTION STAGING & STORAGE AREAS TO BE COORDINATED WITH ARCHITECT &/OR OWNER'S REPRESENTATIVE.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ORCHARD PARK'S SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
 - PROVIDE BACKFLOW PREVENTION ON DOMESTIC WATER SERVICE AS PER N.Y.S. BUILDING CODE.
 - CONTRACTOR SHALL VISIT SITE PRIOR TO BID TO CONFIRM THE EXISTING SITE CONDITIONS & SCOPE OF WORK.
 - CONTRACTOR SHALL OBTAIN & PAY ASSOCIATED FEES FOR PERMITS REQUIRED FOR CONSTRUCTION.
 - ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.
 - ALL WATERLINE SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ORCHARD PARK AND THE ERIE COUNTY WATER AUTHORITY REQUIREMENTS.
 - FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES (TYPICAL), AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
 - SELECT FILL IS REQUIRED UNDER ALL PAVED AREAS. PIPE BEDDING MATERIAL SHALL BE NO. 2 CRUSHED LIMESTONE, NO GRAVEL PRODUCTS WILL BE ALLOWED.
 - THE TOWN OF ORCHARD PARK AND THE ERIE COUNTY DIVISION OF SEWERAGE MANAGEMENT WHO OPERATES AND MAINTAINS THE EXISTING LINES AND APPURTENANCES WITHIN THE COUNTY DISTRICTS SHALL BE NOTIFIED 24-HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
 - THE PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION OF WATERLINE SHALL PROVIDE A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE, INCLUDING THE RESULTS OF THE HYDROSTATIC PRESSURE AND LEAKAGE TESTS, CHLORINE TEST, ETC. TO THE TOWN OF ORCHARD PARK AND TO ERIE COUNTY WATER AUTHORITY WITHIN THIRTY (30) DAYS AFTER CONSTRUCTION COMPLETION.
 -



SITE DATA REQUIREMENTS								
ZONING DISTRICT	=	I-1 Industrial						
SUPPLEMENTAL HEIGHT, LOT, YARD AND BULK REGULATIONS		Min. Lot 87,120 sf.	Width 150'	Depth 300'	Front 100'	Side 25'	Rear 10'	Max. Bldg. Htg. 40'
STRUCTURE								
PARKING REQUIREMENTS	=	Space size = 9' x 18' = 162 sf. min.						
		Spaces required = 83	147 (TOTAL)					
		Spaces provided = 87	173 (TOTAL)					
SITE ACREAGE	=	5.51 ac.	239,818 sf.					
BUILDING SIZE	=	1.01 ac.	44,000 sf.					
PARKING/PAVEMENT	=	1.47 ac.	63,949 sf.					
GREENSPACE	=	3.03 ac.	131,869 sf.					

PARKING AREA INTERIOR GREENSPACE INFORMATION			
TOTAL AREA OF PAVEMENT:	=	63,949 S.F.	
REQUIRED 10% INTERIOR GREENSPACE:	=	6,395 S.F.	
PROVIDED PARKING AREA GREENSPACE:			
	PHASE 1	FUTURE	
AREA A	= 157 sf.	AREA A	= 157 sf.
AREA B	= 153 sf.	AREA B	= 153 sf.
AREA C	= 153 sf.	AREA C	= 153 sf.
AREA D	= 1,549 sf.	AREA D	= 1,549 sf.
AREA E	= 307 sf.	AREA E	= 307 sf.
AREA F	= 427 sf.	AREA F	= 427 sf.
AREA G	= 307 sf.	AREA G	= 307 sf.
SUBTOTAL	= 3,053 sf.	SUBTOTAL	= 3,632 sf.
TOTAL INTERIOR GREENSPACE PROVIDED:	=	6,684 sf.	

- ### BUILDING ADDITION NOTE
- NO NEW WATER, SANITARY SEWER, AND/OR OTHER SERVICE UTILITIES ARE REQUIRED FOR THE PROPOSED PHASE II BUILDING WORK. SERVICES SHALL EXTEND FROM INSIDE THE PHASE I BUILDING.

NOTICE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ASSOCIATES AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF K & ASSOCIATES.

THE KROG CORP.
4 CENTRE DRIVE
ORCHARD PARK, NEW YORK 14127
716-667-1234
Fax: 716-667-1258

Contractors Engineers Developers

REVISION	DESCRIPTION	DATE	BY	CHK
1	REVISED PER TOWN ENGINEERING BOARD COMMENTS 05-02-06	05-02-06		
2	REVISED PER E.C.S.A. / E.C.W.A. COMMENTS 06-01-06	06-01-06		
3	REVISED PER TOWN ENGINEERING DEPT COMMENTS 06-05-06	06-05-06		
4	REVISED PER TOWN ENGINEERING BOARD COMMENTS 06-14-06	06-14-06		

VALUE CENTRIC

23 COBHAM DRIVE
ORCHARD PARK, NEW YORK

REVISION NO. 4

SITE LAYOUT AND UTILITIES PLAN

K & ASSOCIATES
53 East Home Road
Bowmansville, New York 14026
P: 716.684.6256
F: 716.684.6256
Landscape Architecture • Site Planning and Development

DRAWN BY: CAR
APPROVED BY: CAR
DATE: MAY 1, 2006
SCALE: AS NOTED
PROJECT NO: 06-011
DRAWING NO: **L - 1r**