

| REV. | DATE | APPR. | DESCRIPTION |
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DRAWINGS
NOT FOR
CONSTRUCTION

QUIRK ENTERPRISES
CANADA STREET DEVELOPMENT
COVER SHEET

| | |
|-------------|-----------|
| Date: | 2/15/2022 |
| Scale: | |
| Drawn: | ST |
| Checked: | AJA |
| Project No: | 21206 |

G000
Revision No.

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CANADA STREET DEVELOPMENT

67-77 Canada Street, Lake George, NY 12845

CLIENT:
QUIRK ENTERPRISES
PO BOX 141
LAKE GEORGE, NY 12845
CONTACT: SEAN QUIRK
518.260.0066

ARCHITECT:
AJA ARCHITECTURE
& PLANNING
9 BROAD STREET
GLENS FALLS, NY 12801
CONTACT: ANDREW ALLISON
TELE: 518.792.1651

SITE CIVIL:
STUDIO A
38 HIGH ROCK AVENUE,
SUITE 3
SARATOGA SPRINGS, NY 12866
CONTACT: KIRSTEN CATELLIER
TELE: 518.450.4030

STRUCTURAL:
SB ENGINEERING
900 RT. 146
CLIFTON PARK, NY
CONTACT: SCOTT
BURLINGAME
TELE: 518.366.2055

MEP+FP:
FUSION ENGINEERING
1475 WESTERN AVE #
38141
ALBANY, NY 12203
CONTACT: MARK CAMBRIA
TELE: 518.645.6373

SKETCH PLAN
REVIEW
2/15/2022

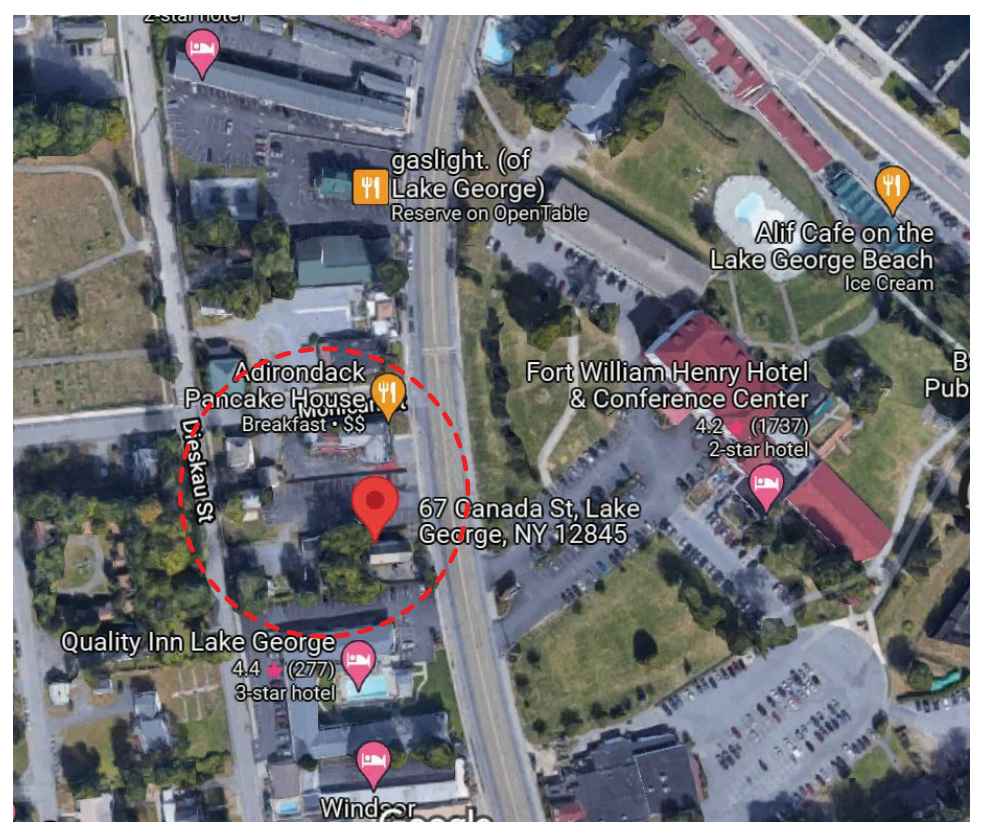
SHEET LIST:

SITE
SITE PLAN

MIXED USE BUILDING
LEVEL 1 PLAN - RETAIL
LEVEL 2 & 3 - CONDOS
LEVEL 4 - CONDOS
BUILDING ELEVATIONS - COLOR STUDY
3D STREET VIEW

TOWNHOUSES
FLOOR PLANS
BUILDING ELEVATIONS - COLOR STUDY
3D STREET VIEW

PROJECT LOCATION:





ZONING STATISTICS:

TAX MAP ID:

264.06-2-36 (+/-0.19 ACRES)
 264.06-2-35 (+/-0.11 ACRES)
 264.06-2-34 (+/-0.12 ACRES)
 264.06-2-50 (+/-0.26 ACRES)
 264.06-2-49 (+/-0.28 ACRES)
 264.06-2-48 (+/-0.20 ACRES)

67-77 CANADA STREET, VILLAGE OF LAKE GEORGE, NY

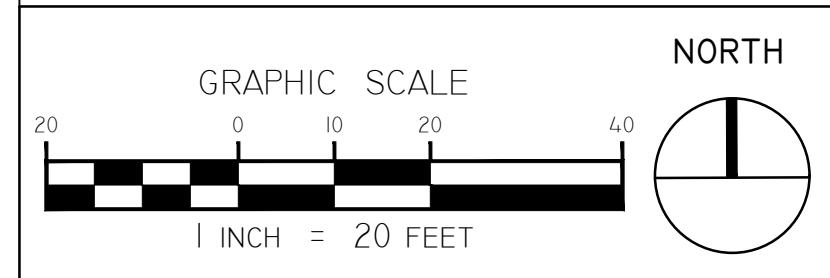
ZONING DISTRICT: CMU (COMMERCIAL MIXED USE)
 APA LAND CLASSIFICATION: HAMLET
 MIN FRONT YARD SETBACK: 0'
 MAX FRONT YARD SETBACK: 10'
 SIDE YARD SETBACK: 0'
 REAR YARD SETBACK: 15'
 SHORELINE SETBACK: N/A
 MAX. LOT COVERAGE: 90%
 PERCENT OF LOT PERMEABLE: N/A
 MAX. BUILDING HEIGHT : 40', 3 STORIES
 MAX. BUILDING HEIGHT IN OVERLAY DISTRICT: 52', 4 STORIES

OFF-STREET PARKING:
 GREEN SPACE: 10% OF ANY PARKING LOT OVER 15 CARS
 LOCATION: SIDE OR REAR OF PRINCIPAL USE
 MAXIMUM NUMBER: NOT MORE THAN 20% OF REQUIRED SPACES PER USE ON A SITE

REQUIRED PARKING:
 DWELLING, MULTI-FAMILY: NONE
 DWELLING, TOWNHOUSE: 1 PER UNIT PLUS 1 FOR EVERY 10 UNITS
 DWELLING, UPPER FLOOR RESIDENTIAL: NONE
 RESTAURANT, FULL SERVICE: NONE
 RETAIL, GENERAL: AS DETERMINED BY SITE PLAN REVIEW

OUTDOOR AREA FOR DINING:
 SETBACK: 5' FROM PUBLIC RIGHT OF WAY (1ST FLOOR)
 SIZE: NO MORE THAN 50% OF INSIDE SERVICE AREA

PROPOSED PARKING:
 TOWNHOUSE UNITS:
 (1) SURFACE PARKING SPACE PER UNIT +
 (1) GARAGE SPACE
 = 2 X 14 UNITS
 = 28 PARKING SPACES
 MULTI-USE BUILDING:
 (29) PARKING SPACES +
 (2) ADA SPACES
 = 29+2
 = 31 PARKING SPACES



| RETAIL SCHEDULE | |
|-----------------------------|----------------|
| NAME | AREA |
| MAIN LEVEL | |
| EGRESS HALL | 75 SF |
| ELEV | 98 SF |
| ENTRY | 65 SF |
| ENTRY | 89 SF |
| KITCHEN / SERVICE / COOLERS | 1029 SF |
| MAIL ROOM | 25 SF |
| REAR LOBBY | 339 SF |
| RETAIL UNIT 1 | 1949 SF |
| RETAIL UNIT 2 | 671 SF |
| RETAIL UNIT C - RESTAURANT | 1616 SF |
| STAIRS | 170 SF |
| STORAGE | 152 SF |
| TRASH ROOM & DUMPSTER | 74 SF |
| VESTIBULE | 99 SF |
| GRAND TOTAL | 6452 SF |

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Verify all dimensions before the commencement of work. Report to the consultant any discrepancy found.

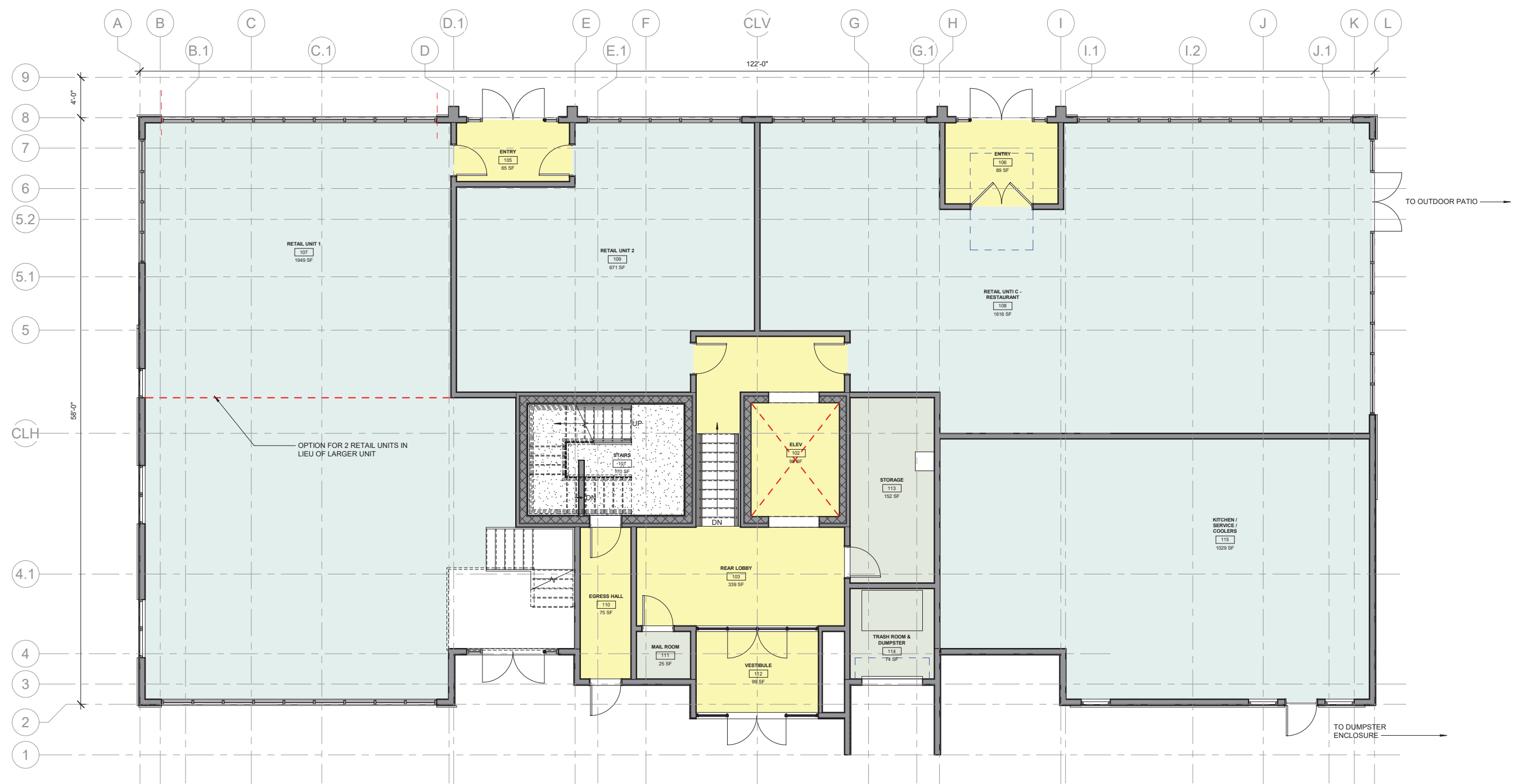
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DRAWINGS NOT FOR CONSTRUCTION

QUIRK ENTERPRISES
CANADA STREET DEVELOPMENT
FIRST FLOOR PLAN

| | |
|-------------|---------------|
| Project: | |
| Date: | 2/15/2022 |
| Scale: | 3/16" = 1'-0" |
| Drawn: | PK |
| Checked: | AJA |
| Project No: | 21206 |

A101
Revision No.



1 MAIN LEVEL
A101
3/16" = 1'-0" ON 22"x34"
3/32" = 1'-0" ON 11"x17"

| 2ND & 3RD PUBLIC SCHEDULE | | |
|---------------------------|------|-----------|
| UNIT | NAME | AREA (SF) |

| SECOND LEVEL | | |
|-------------------|---------|---------------|
| PUBLIC | HALL | 449 SF |
| PUBLIC | ELEV | 98 SF |
| PUBLIC | SERVICE | 74 SF |
| PUBLIC | STAIRS | 170 SF |
| PUBLIC | TRASH | 60 SF |
| UNIT TOTAL | | 852 SF |

| UNIT A SCHEDULE | | |
|-----------------|------|-----------|
| UNIT | NAME | AREA (SF) |

| SECOND LEVEL | | |
|-------------------|-----------------|----------------|
| A | LIVING/ KITCHEN | 378 SF |
| A | LAUNDRY | 84 SF |
| A | CL | 8 SF |
| A | CL | 10 SF |
| A | CL | 9 SF |
| A | STUDY | 107 SF |
| A | BEDROOM 1 | 144 SF |
| A | MASTER BEDROOM | 215 SF |
| A | BATHROOM | 68 SF |
| A | MASTER BATHROOM | 93 SF |
| A | TOILET | 35 SF |
| A | WALK IN CLOSET | 44 SF |
| A | UNIT HALL | 165 SF |
| A | BALCONY | 135 SF |
| UNIT TOTAL | | 1496 SF |

| UNIT B SCHEDULE | | |
|-----------------|------|-----------|
| UNIT | NAME | AREA (SF) |

| SECOND LEVEL | | |
|--------------------|-----------------|---------------|
| B | BALCONY | 111 SF |
| B | BEDROOM | Not Enclosed |
| B | BATHROOM | Not Enclosed |
| B | LIVING/ KITCHEN | Not Enclosed |
| B | LNDRY / MECH | Not Enclosed |
| B | BATHROOM | Not Enclosed |
| B | LNDRY / MECH | Not Enclosed |
| B | BEDROOM | 108 SF |
| B | BATH | 45 SF |
| B | CL | 13 SF |
| B | CL | 13 SF |
| B | MASTER BATHROOM | 62 SF |
| B | MASTER BEDROOM | 150 SF |
| B | WALK IN CLOSET | 43 SF |
| B | LAUNDRY | 38 SF |
| GRAND TOTAL | | 584 SF |

| UNIT C SCHEDULE | | |
|-----------------|------|-----------|
| UNIT | NAME | AREA (SF) |

| SECOND LEVEL | | |
|--------------------|-----------------|----------------|
| C | BALCONY | 135 SF |
| C | LIVING/ KITCHEN | 378 SF |
| C | UNIT HALL | 165 SF |
| C | CL | 10 SF |
| C | CL | 8 SF |
| C | LAUNDRY | 84 SF |
| C | STUDY | 107 SF |
| C | CL | 9 SF |
| C | BEDROOM 1 | 144 SF |
| C | BATHROOM | 68 SF |
| C | MASTER BEDROOM | 215 SF |
| C | WALK IN CLOSET | 44 SF |
| C | MASTER BATHROOM | 93 SF |
| C | TOILET | 35 SF |
| GRAND TOTAL | | 1496 SF |

| UNIT D SCHEDULE | | |
|-----------------|------|-----------|
| UNIT | NAME | AREA (SF) |

| SECOND LEVEL | | |
|--------------------|-----------------|----------------|
| D | BATHROOM | 61 SF |
| D | MASTER BEDROOM | 153 SF |
| D | STUDY | 102 SF |
| D | CLOSET | 53 SF |
| D | MASTER BATHROOM | 54 SF |
| D | BALCONY | 114 SF |
| D | UNIT HALL | 82 SF |
| D | LAUNDRY | 35 SF |
| D | CL | 9 SF |
| D | LIVING/ KITCHEN | 397 SF |
| D | MECH | 13 SF |
| GRAND TOTAL | | 1075 SF |



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DRAWINGS NOT FOR CONSTRUCTION

QUIRK ENTERPRISES
CANADA STREET DEVELOPMENT
2ND & 3RD FLOOR PLAN

| | |
|-------------|---------------|
| Project: | |
| Date: | 2/15/2022 |
| Scale: | 3/16" = 1'-0" |
| Drawn: | PK |
| Checked: | AJA |
| Project No: | 21206 |

A102
Revision No.

1 SECOND & THIRD FLOOR PLAN
3/16" = 1'-0" ON 22"x34"
3/32" = 1'-0" ON 11"x17"

| 4TH PUBLIC SCHEDULE | |
|---------------------|---------------|
| NAME | AREA |
| FOURTH LEVEL | |
| HALL | 233 SF |
| ELEV | 98 SF |
| STAIRS | 172 SF |
| TRASH | 100 SF |
| GRAND TOTAL | 603 SF |

| UNIT E SCHEDULE | |
|--------------------|----------------|
| NAME | AREA |
| FOURTH LEVEL | |
| OUTDOOR PATIO | 485 SF |
| MASTER BATHROOM | 88 SF |
| STUDY | 105 SF |
| CLOSET | 41 SF |
| MASTER BEDROOM | 220 SF |
| LIVIN/ KITCHEN | 510 SF |
| POWDER ROOM | 33 SF |
| CL | 12 SF |
| BEDROOM | 152 SF |
| BEDROOM | 156 SF |
| UNIT HALL | 118 SF |
| LAUNDRY | 92 SF |
| BATH | 89 SF |
| CL | 8 SF |
| GRAND TOTAL | 2110 SF |

| UNIT F SCHEDULE | |
|--------------------|----------------|
| NAME | AREA |
| FOURTH LEVEL | |
| OUTDOOR PATIO | 486 SF |
| MASTER BEDROOM | 224 SF |
| CLOSET | 66 SF |
| MASTER BATHROOM | 92 SF |
| BEDROOM | 152 SF |
| BATH | 89 SF |
| BEDROOM | 157 SF |
| CL | 9 SF |
| CL | 12 SF |
| STUDY | 105 SF |
| POWDER ROOM | 33 SF |
| LAUNDRY | 89 SF |
| LIVING/ KITCHEN | 510 SF |
| UNIT HALL | 152 SF |
| GRAND TOTAL | 2177 SF |

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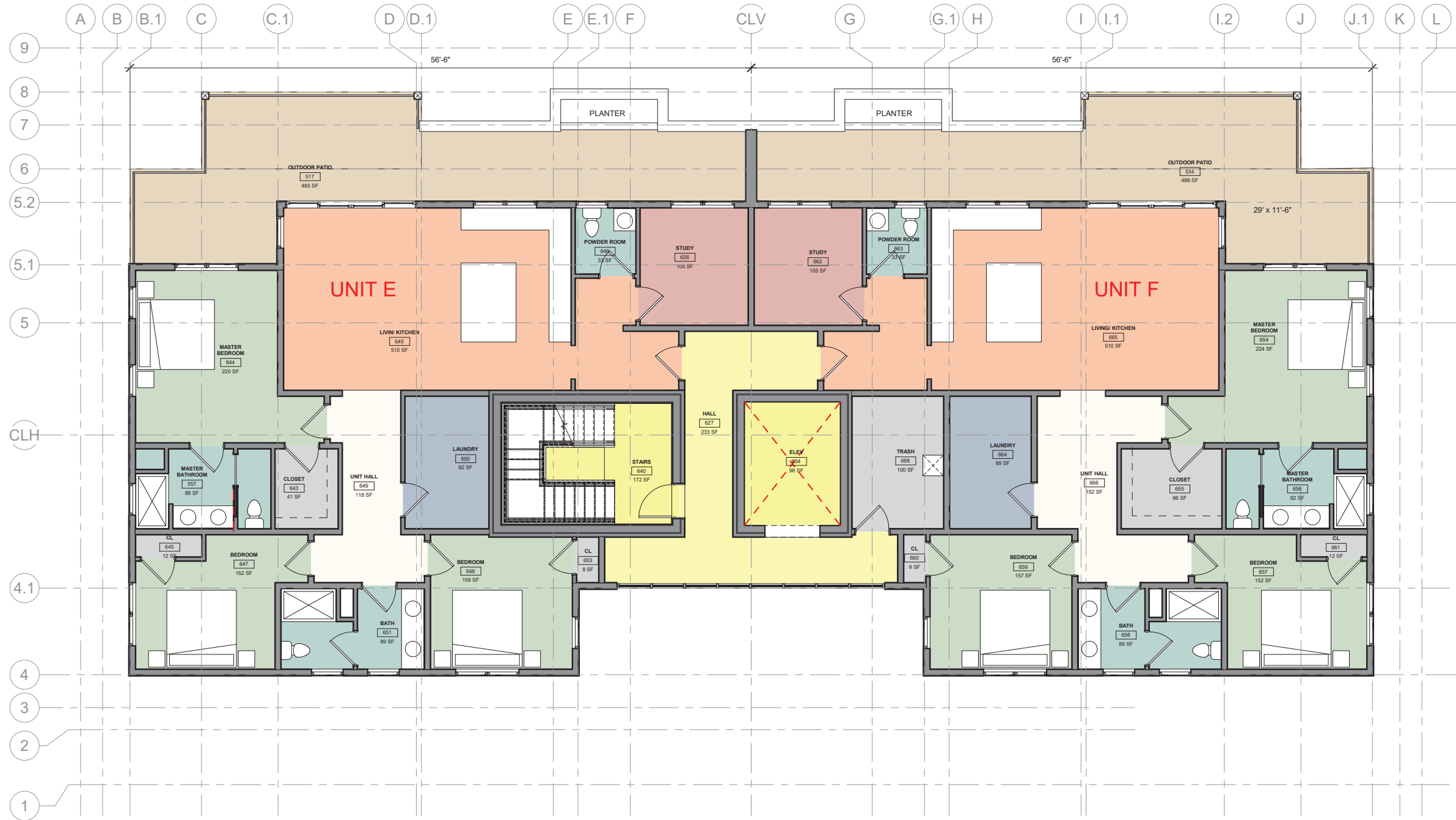
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DRAWINGS NOT FOR CONSTRUCTION

QUIRK ENTERPRISES
CANADA STREET DEVELOPMENT
FOURTH FLOOR PLAN

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| Project: | |
| Date: | 2/15/2022 |
| Scale: | 3/16" = 1'-0" |
| Drawn: | PK |
| Checked: | AJA |
| Project No.: | 21206 |

A104
Revision No.



1 FOURTH LEVEL
A104
3/16" = 1'-0" ON 22"x34"
3/32" = 1'-0" ON 11"x17"

Verify all dimensions before the commencement of work. Report to the consultant any discrepancy found.

| REV. | DATE | APPR. | DESCRIPTION |
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DRAWINGS NOT FOR CONSTRUCTION

QUIRK ENTERPRISES
CANADA STREET DEVELOPMENT
ELEVATIONS

Project:

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|--------------|--------------|
| Date: | 2/15/2022 |
| Scale: | 1/8" = 1'-0" |
| Drawn: | PK |
| Checked: | AJA |
| Project No.: | 21206 |

A200
Revision No.

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1 FRONT ELEVATION
A200 1/8" = 1'-0" ON 22"x34"



2 BACK ELEVATION
A200 1/8" = 1'-0" ON 22"x34"

Verify all dimensions before
the commencement of work.
Report to the consultant any
discrepancy found.

| REV. | DATE | APPR. | DESCRIPTION |
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**DRAWINGS
NOT FOR
CONSTRUCTION**

**QUIRK ENTERPRISES
CANADA STREET DEVELOPMENT
ELEVATIONS**

Project:

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|--------------|--------------|
| Date: | 2/15/2022 |
| Scale: | 1/8" = 1'-0" |
| Drawn: | PK |
| Checked: | AJA |
| Project No.: | 21206 |

A201
Revision No.

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1 SIDE ELEVATION 1
1/8" = 1'-0" ON 22"x34"



2 SIDE ELEVATION 2
1/8" = 1'-0" ON 22"x34"

Verify all dimensions before
the commencement of work.
Report to the consultant any
discrepancy found.

| REV. | DATE | APPR. | DESCRIPTION |
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**DRAWINGS
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CONSTRUCTION**

**QUIRK ENTERPRISES
67-77 CANADA ST DEVELOPMENT
3D VIEWS**

Project:
Date: 02/14/22
Scale:
Drawn: PK
Checked: AJA
Project No/Project Number

A800

Revision No.

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1 CONDOS - 3D VIEW
A800 NOT TO SCALE

Verify all dimensions before the commencement of work. Report to the consultant any discrepancy found.

| REV. | DATE | APPR. | DESCRIPTION |
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**DRAWINGS
NOT FOR
CONSTRUCTION**

QUIRK ENTERPRISES
67-77 CANADA STREET DEVELOPMENT
4 UNIT - FLOOR PLANS

Project: _____

Date: 02/15/22

Scale: 3/16" = 1'-0"

Drawn: PK

Checked: AJA

Project No: 21206

A101
Revision No.

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ROOM LEGEND

- CLOSET / STORAGE
- ENTRY / HALL
- GARAGE
- LAUNDRY

1 MAIN LEVEL A
A101
3/16" = 1'-0" ON 22"x34"
1/16" = 1'-0" ON 11"x17"



ROOM LEGEND

- BATHROOM
- BEDROOM
- CLOSET / STORAGE
- ENTRY / HALL
- KITCHEN / DINING / LIVING

2 SECOND LEVEL A
A101
3/16" = 1'-0" ON 22"x34"
1/16" = 1'-0" ON 11"x17"

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DRAWINGS NOT FOR CONSTRUCTION

QUIRK ENTERPRISES
67-77 CANADA STREET DEVELOPMENT
ELEVATIONS

Project: _____
Date: 02/15/22
Scale: 3/16" = 1'-0"
Drawn: BR
Checked: AJA
Project No: 21206

A200
Revision No.

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2 NORTH - DIESKAU ST.
A200
3/16" = 1'-0" ON 22"x34"
3/32" = 1'-0" ON 11"x17"



4 WEST
A200
3/16" = 1'-0" ON 22"x34"
3/32" = 1'-0" ON 11"x17"



3 SOUTH ELEVATION - COLOR STUDY
A200
3/16" = 1'-0" ON 22"x34"
3/32" = 1'-0" ON 11"x17"



1 EAST
A200
3/16" = 1'-0" ON 22"x34"
3/32" = 1'-0" ON 11"x17"

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| Rev. | Date | Appr. | Description |
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**DRAWINGS
NOT FOR
CONSTRUCTION**

**QUIRK ENTERPRISES
67-77 CANADA ST DEVELOPMENT
3D VIEWS**

| | |
|-------------|----------------|
| Project: | |
| Date: | 02/14/22 |
| Scale: | |
| Drawn: | Author |
| Checked: | Checker |
| Project No: | Project Number |

A801
Revision No.



1 TOWNHOUSES - 3D VIEW
A801 ON 22"x34"

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