GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID	**C-31-BAT-11-16**
Review Date	**11/10/2016**

Municipality	**BATAVIA, C.**
Board Name	**CITY PLANNING AND DEVELOPMENT COMM.**
Applicant's Name	**Matthew Moscati, RA**
Referral Type	**Special Use Permit**
Variance(s)	
Description:	**Special Use Permit to construct seven dwelling units in the upper floors of an existing mixed-use building.**
Location	**109-111 Main St. (NYS Rts. 5 & 33), Batavia**
Zoning District	**Central Commercial (C-3) District**

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed dwelling units should pose no significant county-wide or inter-community impact. Utilization of upper floors is encouraged and provide a healthy mix of uses necessary for a successful downtown.

Felix A. [illegible]

Director

November 10, 2016

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:
GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:
GCDP Referral # C-31-BAT-11-16

* GENESEE COUNTY * PLANNING BOARD REFERRAL

RECEIVED
NOV 02 2016
GENESEE COUNTY
DEPARTMENT OF PLANNING

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Planning and Development Committee
Address One Batavia City Centre
City, State, Zip Batavia, NY 14020
Phone (585) 345 - 6347 Ext.

2. APPLICANT INFORMATION

Name Matthew Moscati, RA
Address TRM Architect 448 Delaware Ave.
City, State, Zip Buffalo, NY 14020
Phone (716) 883 - 3516 Ext. Email m.moscati@trmarchitect.com

MUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia

3. TYPE OF REFERRAL: (Check all applicable items)

- ☐ Area Variance
- ☐ Use Variance
- ☒ Special Use Permit
- ☐ Site Plan Review
- ☐ Zoning Map Change
- ☐ Zoning Text Amendments
- ☐ Comprehensive Plan/Update
- ☐ Other:

Subdivision Proposal
- ☐ Preliminary
- ☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 109-111 Main St.
B. Nearest intersecting road Center St.
C. Tax Map Parcel Number 84.049-1-25
D. Total area of the property _____ Area of property to be disturbed _____
E. Present zoning district(s) C-3

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-37 I (1-9) and 190-37 K (1-14)

C. Please describe the nature of this request Approval of a Special Use Permit to construct seven "Restricted Residential Use" dwelling units above the first floor of this commercial building located within the Business Improve District.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
- ☐ Site plan
- ☐ Subdivision plot plans
- ☒ SEQR forms
- ☐ Zoning text/map amendments
- ☒ Location map or tax maps
- ☒ Elevation drawings
- ☐ Agricultural data statement
- ☐ New or updated comprehensive plan
- ☒ Photos
- ☒ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17. Email to planning@co.genesee.ny.us

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext.
Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com

City of Batavia
Department of Public Works
Bureau of Inspections
One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 11/1/16

Re: **109-111 Main St.**
Tax Parcel No. **84.049-1-25**

Zoning Use District: **C-3**

The applicant, Matthew Moscati, RA (architect for the owner), has applied for a "Restricted Residential Use" Special Use Permit to create seven dwelling units above the first floor in this existing commercial use building being repurposed for use as a mixed use building containing a brewery, restaurant, and fresh lab concession space on the first floor.

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of **the right of way of a state road or highway.**

City Planning and Development Committee- Pursuant to section 190-37 of the zoning ordinance, the Planning and Development Committee may authorize issuance of Special Use Permits. Also, BMC 190-14 D. (2)(a) Applications involving exterior changes that require the issuance of a building permit shall be reviewed by the PDC.

BMC 190-37 Restricted residential uses shall be permitted in C-3 (Central Commercial District) with compliance of the provisions of 190-37 I (1-9) and 190-37 K (1-14), see attached.

On 10/26/16 Batavia Development Corporation declared its intent to serve as lead agency to conduct SEQR. Part one and two of the short EAF with be provide prior to commencement of the 11/15/16 PDC meeting.

CITY OF BATAVIA BUILDING PERMIT APPLICATION

DATE: 27 OCT 2016

APPLICANT NAME & PHONE: Matthew Moscati, AIA - TRM Architect (716) 883-3516

Project Location and Information Permit #:_____ Fee:_____

Address of Project: 109 & 111 Main Street, Batavia NY 14020

Owner & Address: Matt Gray, ARGV Inc.

Phone: (919) 889-3371

Project Type/Describe Work

Estimated cost of work: $1,500,000 Start date: 1/1/2017

Describe project:

The proposed work scope includes the provisions for the renovation of the 28,000 sf existing facility for the installation of a new basement level brewery (Newberry), a first floor restaurant, and two fresh lab concessions spaces. The projects proposed use for the renovated 2nd & 3rd floors include the requested special use permit for the installation of (4) four second floor and (3) three third floor one & two bedroom apartments.

Contractor Information – Insurance certificates (liability & workers comp) required to be on file

GENERAL

Name/Address: TBD

Phone:

PLUMBING (City of Batavia Licensed Plumber Required)

Name/Address: TBD

Phone:

HEATING

Name/Address: TBD

Phone:

ELECTRICAL (Third Party Electrical Inspection Required)

Name/Address: TBD

Phone:

FOR OFFICE USE ONLY

Zoning District:_____ Flood Zone:_____ Corner Lot:_____ Historic District/Landmark:_____

Zoning Review:_____ Variance Required:_____ Site Plan Review:_____ Other:_____

National Grid Sign Off (Pools):_____ Lot Size:_____

Existing Use:_____ NYS Building Code Occupancy Class:_____

Proposed Use:_____ NYS Building Code Occupancy Class:_____

PERMIT NO._____

SPECIAL USE PERMIT

CITY OF BATAVIA, NEW YORK

LOCATION: Newberry Brewery 109 & 111 Main Street, Batavia, NY 14020
OWNER: Matt Gray, ARGV Inv.
Address: 3822 Park Road, Batavia, NY 14020

Application Date: 10/27/2016
Tax Parcel No.: 84.049-1-25 2016 Genesee County GIS
Phone No. (919) 889-3371 - M. Gray
(716) 883-3516 - TRM Architect

Yes COUNTY PLANNING REVIEW	No ZONING VARIANCE REQUIRED
C-3 ZONING DISTRICT	No HISTORIC DISTRICT
No FLOOD ZONE	Yes HISTORIC LANDMARK
No CORNER LOT	No CITY ENGINEER REVIEW
No SITE PLAN REVIEW	No CITY COUNCIL REVIEW
Yes BID	_____ OTHER

PROJECT DESCRIPTION:

The proposed work scope includes the provisions for the renovation of the 28,000 sf existing facility for the installation of a new basement level brewery (Newberry) and first floor hospitality spaces. The projects proposed use for the renovated 2nd & 3rd floors consist of (4) four second floor and (3) three third floor one & two bedroom apartments.

EXISTING USE: CC - Central Commercial
PROPOSED USE: Basement & First Floor - No Change Second & Third Floor - Residential

N.Y.S. BLDG. CODE OCC. CLASS: Existing Historic M - Mercantile
N.Y.S. BLDG. CODE OCC. CLASS: Basement & 1st Flr - A-2 2nd & 3rd Flrs - R-2

LOT SIZE: 0.24 acres
LOT AREA: +- 10,200 sf

CITY PLANNING & DEVELOPMENT REVIEW:

____APPROVAL AS PRESENTED ____DISAPPROVAL____APPROVAL WITH CONDITIONS

CHAIRMAN SIGNATURE:_____ DATE:_____

Applicant Signature	27 Oct 16 Date	Issuing Officer

Permit Fee: $100.-
Issue Date:_____

BATAVIA DEVELOPMENT CORPORATION
SEQR RESOLUTION – INTENT TO DECLARE LEAD AGENCY STATUS

RESOLVED, that in accordance with the New York State Environmental Quality Review (SEQR) regulations, the Batavia Development Corporation (BDC) hereby announces its intent to serve as Lead Agency to conduct an environmental review of the Newberry Building Renovation project;

BE IT FURTHER RESOLVED, that the BDC hereby accepts Part I of the Environmental Assessment of this project, prepared by LaBella Associates, and

BE IT FURTHER RESOLVED, the BDC will contact all Involved Agencies of its intention to act as Lead Agency for this project and that the BDC is the appropriate organization to serve as Lead Agency.

DATE: October 26, 2016

MOTION: Barb Shine
2nd: Pier Cipollone
VOTE: Carried (B Shine, P Cipollone, S Boyce-Ott, P Casey, R Chaya, J Sackett and K Ferrara)

NEW YORK STATE OF OPPORTUNITY. | Homes and Community Renewal

ANDREW M. CUOMO
Governor

JAMES S. RUBIN
Commissioner/CEO

October 28, 2016

VIA ELECTRONIC MAIL
Ms. Julie Pacatte
Batavia Development Corp.
One Batavia City Centre
Batavia, NY 14020

Re: Request for Lead Agency Status
Name of Action: Newberry Building Renovation, 109-111 Main Street, Batavia

Dear Ms. Pacatte:

Enclosed you will find the signed copy of the lead agency consent form for the proposed Newberry Building project. The following is a list of environmental issues that remain outstanding from HCR's perspective:

- The project sponsor is required to submit a copy of a final impact determination letter from the NYS Office of Parks, Recreation and Historic Preservation and Parts I & II from the National Park Service;
- The project sponsor must demonstrate the site is, or will through mitigation, be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances which could affect the health and safety of occupants or conflict with the intended utilization of the property.

If you have any questions, please contact me at (518) 486-3379 or heather.spitzberg@nyshcr.org.

Sincerely,

Heather Spitzberg

Heather Spitzberg, Esq.
HTFC & HFA SEQR Officer

cc: Crystal Loffler, Program Director, HCR Office of Community Renewal

Attachment

NEWBERRY BUILDING RENOVATION PROJECT
New York Main Street Anchor Building Grant

BATAVIA DEVELOPMENT CORPORATION
RESPONSE FORM - SEQR LEAD AGENCY COORDINATION REQUEST

✓ This agency has no objection to the Batavia Development Corporation serving as the Lead Agency for this action.

_____ This agency wishes to serve as Lead Agency for this action.

_____ Other (see comments below).

Comments:

See attached

NYS Homes & Community Renewal
Agency

Heather Leitzberg
Signature

Director, Environmental Analysis Unit
Title

10/28/16
Date

Please return by November 10th:

Via Mail: Julie Pacatte
Batavia Development Corporation
One Batavia City Centre
Batavia, NY 14020

ViaEmail: jpacatte@bataviadevelopmentcorp.org

Via Fax: 585-343-8182

Each Agency has 30 days to respond.

NEW YORK
STATE OF
OPPORTUNITY

Parks, Recreation,
and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

September 02, 2016

Mr. Edward Flynn
300 State Street
Suite 201
Rochester, NY 14020

Re: HTFMS
Newberry Brewery: Renovation
111 Main Street, Batavia, NY 14020
16PR05970

Dear Mr. Flynn:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

The building is eligible for listing in the National Register. Because of this, we will review the project for its potential impact on the building. We understand that the owner is pursuing the federal historic preservation tax credit for this project. The project received a Part 1 approval from the National Park Service in April 2016 according to our records. Before we can complete our review, we will need to send Part 2 to the National Park Service and coordinate our review with theirs. Please submit Part 2 to our office as soon as it is available. If you have any questions about this process, please let me know.

If I can be of further assistance, please contact me at 518-268-2158.

Sincerely,

Sloane Bullough

Sloane Bullough
Historic Sites Restoration Coordinator

via e-mail only

NEWBERRY BUILDING RENOVATION PROJECT
New York Main Street Anchor Building Grant

BATAVIA DEVELOPMENT CORPORATION
RESPONSE FORM - SEQR LEAD AGENCY COORDINATION REQUEST

X _____ This agency has no objection to the Batavia Development Corporation serving as the Lead Agency for this action.

_____ This agency wishes to serve as Lead Agency for this action.

_____ Other (see comments below).

Comments:

Please keep us informed of the SEQR process as we remain an interested agency.

Douglas Randall, CEO for City of Batavia Planning and Dev. Committee

Agency

Signature

Code Enforcement Officer

Title

10/27/16

Date

Please return by November 10th:

Via Mail: Julie Pacatte
Batavia Development Corporation
One Batavia City Centre
Batavia, NY 14020

ViaEmail: jpacatte@bataviadevelopmentcorp.org

Via Fax: 585-343-8182

Each Agency has 30 days to respond.

GENESEE COUNTY DEPARTMENT OF PLANNING

Felipe A. Oltramari AICP CNUa – Director
Derik A. Kane CNUa – Senior Planner
Erin M. Pence – GIS Analyst
Laraine Caton – Planning Board Chairperson

BATAVIA DEVELOPMENT CORPORATION
RESPONSE FORM - SEQR LEAD AGENCY COORDINATION REQUEST

Name of Interested Agency: Genesee County Department of Planning
Address: 3837 West Main St. Rd.
Batavia, NY 14020

Title of Action: Newberry Building Renovation Project
New York Main Street Anchor Building Grant

(X) This agency has no objection to the Batavia Development Corporation serving as the Lead Agency Status for this action.

( ) This agency wishes to assume Lead Agency Status for this action.

(____) Other (see comments below).

Comments:

Felipe A. Oltramari

Signature | Director of Planning (Title) | October 27, 2016 (Date)

Please return by November 10th:

Via Mail: Julie Pacatte
Batavia Development Corporation
One Batavia City Centre
Batavia, NY 14020

Via Email: jpacatte@bataviadevelopmentcorp.org

Via Fax: 585-343-8182

Each Agency has 30 days to respond.

3837 West Main Street Road Batavia, New York 14020-9404
Phone: (585) 815-7901 Fax: (585) 345-3062 Email: planning@co.genesee.ny.us
On the web at: www.co.genesee.ny.us/departments/planning

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Newberry ~~Brewery~~ Anchor Building Renovation Project

Project Location (describe, and attach a location map):
109-111 Main Street, Batavia, NY 14020 (see attached USGS Map)

Brief Description of Proposed Action:
The Batavia Development Corporation was awarded a $500,000 New York Main Street Anchor grant to assist a developer repurpose a historic 3-story downtown building into a mixed use property. The project (proposed action) at 109-111 Main Street involves the renovation of the 10,300 sq. ft. 1st floor from a vacant retail store into a brewery restaurant, bar, lounge, and restaurant incubator. The project also involves the renovation of a total of 9,900 sq. ft. 2nd and 3rd floor vacant office and storage space into seven market rate apartments. Renovations include HVAC, plumbing, fire protection, electrical, structural, and architectural work to floors 1 through 3 and the roof, as well as facade work. The developer is applying for Historic Preservation Tax Credits; therefore designs will have to be approved by the National Parks Service. The project will require site plan approval and a special use permit (for the apartments).

Name of Applicant or Sponsor:	Telephone: 585-345-6380
Batavia Development Corp.; Contact: Julie Pacatte, Economic Dev. Coordinator	E-Mail: jpacatte@bataviadevelopmentcorp.org

Address:
One Batavia City Centre

City/PO:	State:	Zip Code:
Batavia	NY	14020

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Batavia Planning and Development Committee: site plan review & special use permit; Batavia Code Enforcement: building permit; National Parks Service: approval and tax credits; SHPO: approval; NYSHCR: NY Main Street funding	☐	☑

3.a. Total acreage of the site of the proposed action? 0.24 acres
b. Total acreage to be physically disturbed? 0.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.24 acres

There will be no ground disturbance as a result of this project.

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? The National Park Service and SHPO are reviewing the project together. SHPO will provide a No Effect letter once NPS approves the final design (see attached correspondence). b. Is the proposed action located in an archeological sensitive area?	☑	☐	
	☐	☑	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Several remediation sites are located within 2,000 feet of the project site; however, they are all relatively far away and downhill from the project site (see details below).	☐	☑

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Julie Pacatte, Eco. Dev. Coordinator, Batavia Dev. Corp Date: 10/28/2016

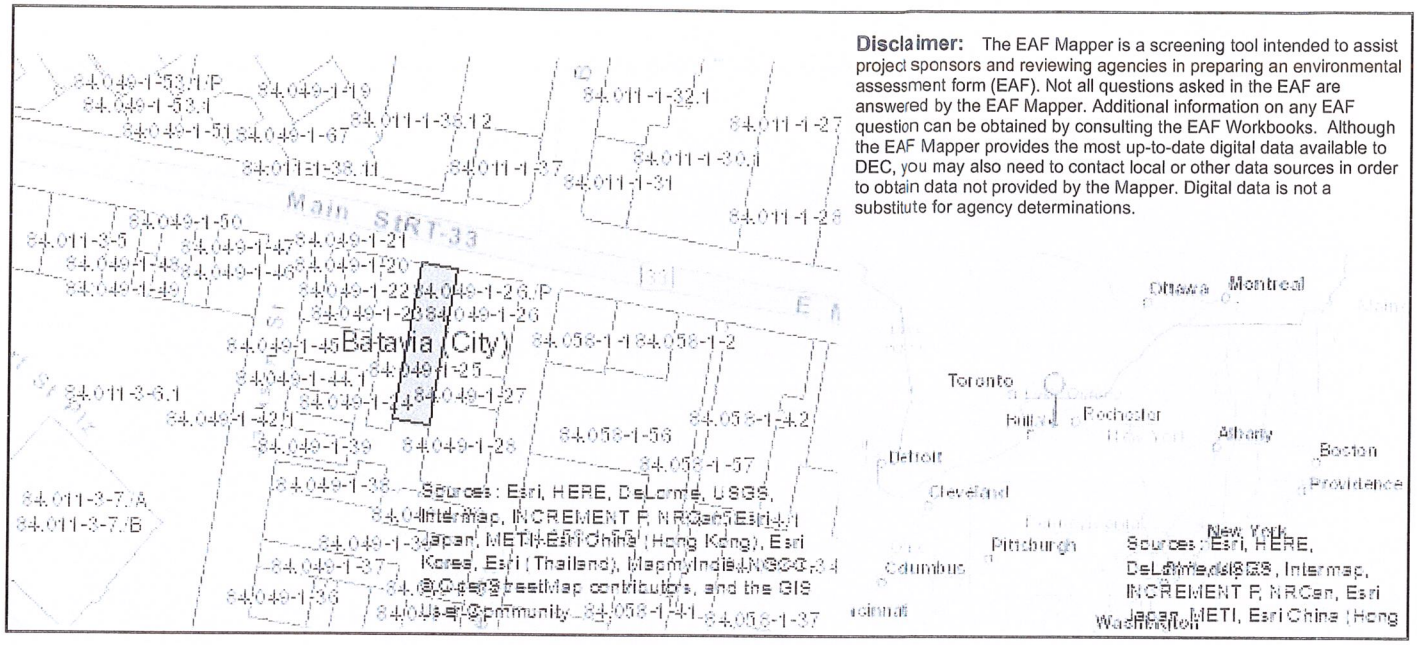
Signature: Pacatte

Site Code	Site Name	Program	Site Class	Address	From Project Site
C819021	Ellicott Station	BCP	A	40-52 Ellicott St	700 ft southwest
819006	US Chrome Corp.	HW	04	31 Swan St	1,900 ft southeast
819016	Evans Street	HW	N	60 Evans St	1,900 ft southwest
819019	Batavia Former MGP	HW	02	7 Evans St	800 ft southwest

PRINT FORM

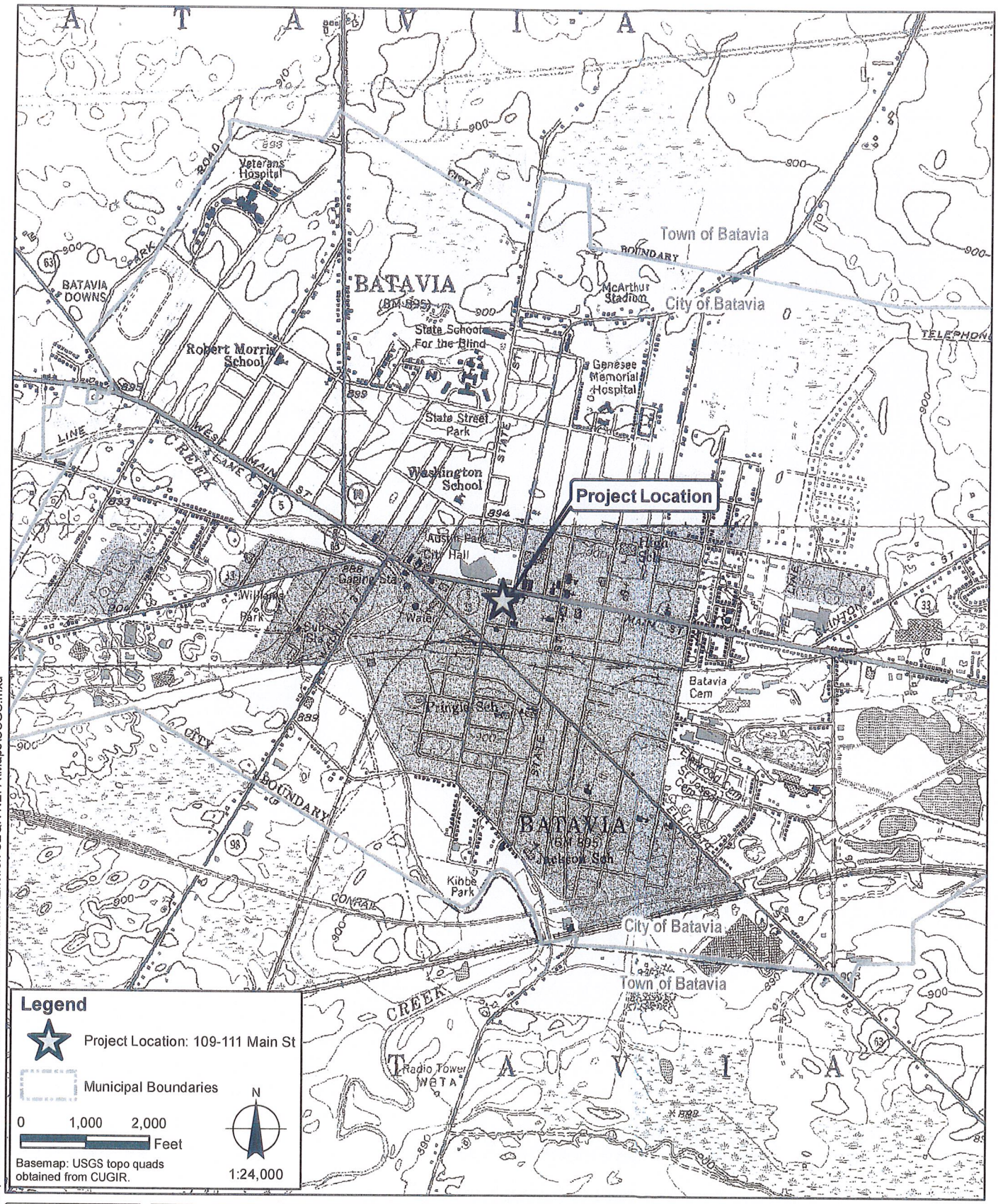
EAF Mapper Summary Report

Tuesday, October 25, 2016 1:37 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes



Path: I:\Batavia Development Corp\2160677 - 2015 NY Main St Grant Administration\Environ SEQR NEPA\Maps\USGS.mxd

PROJECT/DRAWING NUMBER

2160677

FIGURE 1

DRAWING TITLE

USGS LOCATION MAP
BATAVIA SOUTH QUAD

ISSUED FOR: REVIEW

DATE: OCTOBER 2016

DESIGNED BY: RCN
DRAWN BY: KMVB
REVIEWED BY: EF

PROJECT/CLIENT

NEWBERRY BREWERY

BATAVIA DEVELOPMENT CORPORATION

LABELLA Associates, D.P.C.
300 STATE STREET
ROCHESTER, NY 14614
P (585) 454-6110
F (585) 454-3066
www.labellapc.com

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Chapter 190. Zoning

Article IX. Supplementary Regulations

§ 190-37. Special use permits.

[Amended 11-9-1998]
The following uses may be permitted provided a special use permit is authorized by the Planning and Development Committee under the terms and specifications herein. The necessity for certain specific uses is recognized. At the same time they, or any of them, may be or become inimical to the public health, safety and general welfare of the community if located without consideration to the existing conditions and surroundings. Special use permits authorize a particular land use that is permitted by the provisions of this chapter, but may require additional conditions to assure that the proposed use is in harmony with this chapter and will not adversely affect the neighborhood conditions. The following standards and proceedings are hereby established which are intended to provide the Planning and Development Committee with a guide for the purpose of reviewing certain uses not otherwise permitted in this chapter.

A. Municipal or public utility structures. Municipal or public utility structures or facilities may be permitted by special use permit in residential and commercial zoning districts provided that:

(1) The proposed installation in a specific location is necessary and convenient for the efficiency of the public utility system or the satisfactory and convenient provision of service by the utility to the neighborhood or area in which the particular use is to be located.

(2) The design of any building in connection with such facility conforms to the general character of the area and will not adversely affect the safe and comfortable enjoyment of property rights of the district in which it is located.

(3) Adequate and attractive fences and other safety devices will be provided.

(4) A buffer strip 10 feet in width shall be provided around the perimeter of the property.

(5) Adequate off-street parking shall be provided.

(6) All of the area, yard and building coverage requirements of the respective zoning district will be met.

B. Professional offices. Professional offices for attorneys, physicians and/or dentists may be permitted by special use permit in the R-3 Residential District, provided that:

(1) A minimum area of 10,000 square feet with 75 feet of frontage shall be provided.

(2) Not more than 30% of the lot shall be covered by building area.

(3) A minimum of 35 feet for rear and front yards and a minimum of 12 feet for one side yard and a total of 25 feet for both side yards shall be required for all new construction.

(4) On an existing structure which is connected and providing no additions are required, the City Council shall determine that the proposed use and structure will not be detrimental to adjoining properties.

(5) Off-street parking shall be provided at a rate of one space per 150 square feet of floor area or fraction thereof. No parking shall be permitted within any portion of the front yard.

(6) Where a parking area for four or more cars adjoins a residential property, a planted buffer strip at least 10 feet wide shall be provided between the parking area and the adjoining property.

(7) No more than four physicians or dentists shall occupy one building.

(8) If the proposed use is to be located in a residential building, the residential facade shall be maintained.

C. High-rise apartments. High-rise apartments may be permitted by special use permit in the R-3 Residential, C-1 Limited Commercial and C-2 General Commercial Districts, provided that:

(1) Detailed plot plans, showing parking, building location, buffer areas, etc., shall be submitted.

(2) No structure shall contain more than one dwelling unit per 650 square feet of lot area. For structures which exceed eight stories in height, the minimum lot area per dwelling unit shall not exceed 800 square feet.

(3) The minimum lot width shall be 150 feet.

(4) All yards shall have a minimum depth equal to not less than 1/2 the height of the tallest building but in no case shall the required yard areas be less than 35 feet.

(5) No apartment unit shall have less than 396 square feet of gross living area.

(6) Parking may be provided in any yard area but the front yard and shall be in the ratio as approved by the City Council.

(7) Not more than 40% of the lot area shall be covered by building area.

(8) Each building shall be provided with at least one passenger elevator and one service/passenger elevator.

(9) One project identification sign shall be permitted which shall not exceed 25 square feet in area and shall be situated not less than 10 feet within the property lines. The sign may include only the name of the project, the street address, and the presence or lack of vacancies.

D. Cleaning establishments. Cleaning establishments may be permitted by special use permit in the C-2 General Commercial and Industrial Districts, provided that:

(1) It shall be determined that the proposed use is compatible in the adjoining land uses.

(2) The proposed use will not adversely affect the general health, safety and welfare of the public.

(3) The applicant shall indicate precautions taken to protect the general health, safety and welfare of the public.

E. Automobile service stations; garages; drive-in restaurants. Automobile service stations and/or garages for the storage, adjustment or repair of motor vehicles, drive-in restaurants and other similar uses where specific attention and consideration must be given to traffic generation and the disruption of traffic flow as well as the danger to the general public due to hazards by fire and explosion, may be permitted by special use permit in C-2, I-1 and I-2 Districts, provided that:

(1) A site plan shall be prepared to show the location of buildings, parking areas, and driveways. In addition, the site plan shall show the number and location of fuel tanks to be installed; the dimensions and capacity of each storage tank; the depth the tanks will be placed below the ground; the number and location of pumps to be installed; the type of structure and accessory buildings to be constructed; the location, height, and lighting power of proposed lighting standards; and the manner in which buffering is to be provided.

(2) Automobile service stations and drive-in restaurants shall have the following yard restrictions:

(a) A minimum lot size of 15,000 square feet with a minimum width of 125 feet.

(b) Minimum front and side yard areas of 25 feet with a minimum rear yard of 35 feet.

(c) Maximum lot coverage of 20%.

(d) Maximum building height of one story or 18 feet.

(3) Driveways at service stations, drive-in restaurants and other uses providing drive-in service shall not be less than 20 feet nor more than 24 feet in width at any point. Driveways must be at least 20 feet from any side lot line and 50 feet from the intersection of street lines. No more than two driveways shall be permitted for each 125 feet of street frontage.

(4) The entire area of the site traveled by motor vehicles shall be hard surfaced.

(5) Any repair of motor vehicles shall be performed in a fully enclosed building, and no motor vehicle shall be offered for sale on the site. No motor vehicle parts or partially dismantled motor vehicles shall be stored outside an enclosed building.

(6) Accessory goods for sale may be displayed on the pump island and the building island only. The outdoor display of oil cans and/or antifreeze and similar products may be displayed on the respective island if provided for in a suitable stand or rack.

(7) All fuel pumps shall be located at least 20 feet from any street or property line and pumps shall have automatic shutoffs as approved by the Fire Department.

(8) Parking for service stations shall be provided in the ratio of one space per 100 square feet of floor area or fraction thereof in the principal building. Parking for drive-in restaurants shall be provided in the ratio of four spaces per 100 square feet of floor area or fraction thereof in the principal building.

(9) Where such parking areas abut a residential zoning district, they shall be screened by a buffer area not less than 10 feet in depth composed of densely planted evergreen shrubbery, solid fencing, or a combination of both which, in the opinion of the City Council will be adequate to prevent the transmission of headlight glare across the district boundary line. Such buffer screen shall have a minimum height of six feet above finished grade at the highest point of the parking area. The materials shall be in keeping with the character of the adjacent residential area.

(10) No automobile service station or public garage shall be located within 500 feet of any public entrance to a church, school, library, hospital, charitable institution or place of public assembly. The distance shall be measured in a straight line from the public entrance to the lot line nearest such entrance along the street line.

(11) No service station shall be located within 1,000 feet of an existing station on the same side of the highway. If a station is located at the intersection of two streets, this distance shall be measured along both streets which abut the property.

(12)

The areas shall be illuminated by nonglare lighting standards, focused downward, and which, in the opinion of the City Council, will not create a nuisance to adjoining property owners.

(13) Drive-in restaurants for the purposes of this subsection are defined as eating establishments for customers normally arriving by motor vehicles, who are provided quick service, food and drink, and such customers obtain their own food and drink at a counter or other place for dispensing food therein and consume such food and drink upon the premises; or in such type restaurants where customers may be waited upon without leaving their vehicles by employees of the drive-in restaurant.

(14) The use of an automobile service station may include the sale or rental of vehicles with a special permit from the City Council. No vehicles shall be parked or displayed in the required front yards, and a detailed plot plan showing the areas in which such vehicles are to be stored shall accompany the application for the special use permit.

F. Automobile junkyards; reclamation centers. As defined by this chapter, junkyards, automobile junkyards, or reclamation centers may be permitted by special use permit in the I-1 and I-2 Industrial Districts, provided that:

(1) All wrecking, dismantling, processing and other related operations shall be conducted within the property lines which shall be completely enclosed by a solid fence material of not less than six feet in height. Such fence shall be of a height sufficient to preclude the visibility of materials from all public rights-of-way.

(2) The keeping of such fence in good maintenance shall be a condition of the issuance of the special use permit. The Council may revoke this authorization if such fence is not maintained in good condition.

(3) No junkyard shall be located within 200 feet of a residential district. This distance shall be measured from the nearest point of the property line of the junkyard to the residential district.

G. Large-scale multifamily developments. Large-scale multifamily developments, including garden apartments and townhouses may be permitted in any residential district and the C-1 Limited Commercial District, provided that:

(1) A detailed site plan showing the location of all buildings, driveways, parking areas, and recreation space buffer areas, is submitted in accordance with § **51-8B** of Chapter **51**, Building Construction, of the Code of the City of Batavia.

(2) Special use permit for such uses shall be required at any time the number of units in a particular development reaches six or more, whether the six are proposed at any one time, single, or in any combination totaling six or more.

(3) The total number of dwelling units for a multifamily project shall not exceed a density of:

(a) Six units per gross acre of land in R-1 Districts.

(b) Twelve units per gross acre of land in R-2 Districts.

(c) Twenty units per gross acre of land in R-3 and C-1 Districts.

(4) There shall be no dwelling units below the first story or above the second story.

(5) Each dwelling unit shall contain complete kitchen facilities, toilet and bathing facilities, and shall have a minimum gross floor area in accordance with the following:

(a)

One-bedroom dwelling units and/or efficiency units shall have a minimum of 600 square feet.

(b) Two-bedroom dwelling units shall have a minimum of 800 square feet.

(c) Three-bedroom dwelling units shall have a minimum of 1,000 square feet.

(6) There shall be no more than 16 dwelling units in each building or structure.

(7) No multifamily dwelling structure shall be located within 25 feet of another dwelling structure, swimming pool, recreation building, or garage.

(8) Every building shall have a minimum setback of 20 feet from any and all interior roads, driveways, and parking areas.

(9) There shall be a buffer strip planted with evergreen shrubs along the entire perimeter of the property, exclusive of the front yard(s), of at least 15 feet in width measured from the property line. No parking or recreation areas shall be permitted within this buffer strip.

(10) Parking shall be required at the ratio of no less than 1 1/2 spaces per dwelling unit.

(11) A minimum of 10% of the total tract area shall be designated for common recreational purposes. The area designated for recreation shall, in the opinion of the City Council, be suitable for such purposes.

(12) Sufficient laundry, drying, garbage pickup and other utility areas must be provided and shall be located with a view both to convenience and to minimizing the detrimental effect on the aesthetic character of the building(s) and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least six feet in height around the perimeter.

(13) There shall be a minimum common storage area in each building for bicycles, perambulators and similar type of equipment of 30 square feet in area and a minimum of six feet in height per dwelling unit.

(14) Driveways, parking areas, dwelling entranceways, and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and motor vehicles. Such light sources shall, where necessary, be shielded to avoid glare disturbing to occupants of buildings.

(15) Other standards and conditions to the site plan and to curbing, driveways, parking areas, pedestrian walks, landscaping and planting not otherwise specified herein may be attached as conditions by the City Council as circumstances indicate they will further the purposes and intent of this chapter.

(16) The proposed use shall meet the area and yard requirements specified in **Schedule I** of this chapter.[1]

[1] *Editor's Note:* ***Schedule I*** *is included at the end of this chapter.*

H. Heliports and helistops. Heliports and helistops may be permitted by special use permit in the I-1 and I-2 and P-1 and P-2 Districts, provided that:

(1) All applications for a heliport or helistop in the City shall include all of the information identified in § **51-8D** of Chapter **51**, Building Construction, of the Code of the City of Batavia, as well as anticipated frequency of helicopter operations; proposed landing areas, including ground and building sites; types of craft to be utilized; takeoff and landing approaches, emergency landing sites; fire participation facilities; and structural support capabilities for rooftop landing sites.

(2) Heliports or helistops shall not be permitted within 1,000 feet of any residential district except by special use permit authorized by the City Council.

(3) All helicopter landing areas shall be enclosed by wind-deflection fences which are four feet in height.

(4) All helicopter landing surfaces shall be free from dust, dirt and other loose material and shall be covered by a surface approved by the City Engineer.

(5) For rooftop landing areas the structure shall be capable of supporting a gross concentrated load equal to 1.75 times the helicopter's weight.

(6) Routes of helicopters shall be over terrain which affords suitable emergency landing areas no farther away than a glide angle of one foot vertically to four feet horizontally.

(7) Minimum landing areas for a heliport shall be 100 feet by 100 feet exclusive of tie-down facilities, taxi-ways, service and parking areas. On rooftop sites, the minimum landing area shall be 40 feet by 40 feet for helicopters of less than 3,500 pounds gross weight. The minimum size of the touchdown area for helicopters over 3,500 pounds gross weight shall be at least 11/2 times the rotor diameter.

(8) Rooftop helicopter landing facilities shall be located in an area that will permit a glide slope angle of eight feet horizontal distance for every one foot vertical clearance required. Two such approaches shall be available, at least 90° removed from each other.

(9) On all touchdown or landing areas, whether elevated or flush with the roof, provision shall be made for collecting fuel which may be spilled in event of any emergency. Separator or clarifier tanks for collecting spilled fuel shall be installed under approval and supervision of the City Engineer.

(10) Fire-fighting facilities approved by the Batavia Fire Department shall be provided at all landing sites.

(11) All landing sites shall be approved and marked as prescribed by the Federal Aviation Administration.

(12) For rooftop sites no light standards, roof vents, guy lines, television antennas, or other similar rooftop obstructions which may be difficult to see from the air shall be permitted within the required glide slope on three sides, or within an arc of 270°.

(13) Such lights as are installed shall illuminate and be directed onto the touchdown pad only, and in such a manner that the light rays cannot interfere with the helicopter pilot's vision.

(14) Approved means of communication, such as telephone, radio, fire alarm box or signaling device, shall be provided adjacent to the landing area.

l. Restricted residential uses. Restricted residential uses shall be permitted in C-3 Central Commercial Districts as defined herein with the following provisions:
[Added 7-8-1996]

(1) A detailed site plan showing the location and size of all buildings, entrances, exits, driveways, signage, parking areas, and dumpsters is submitted in accordance with § **51-8** of Chapter **51**, Building Construction, of the Code of the City of Batavia.

(2) A detailed floor plan drawn to scale of all interior portions of any building or any renovations to existing buildings shall be submitted as part of the special use permit application.

(3) The maximum height from curb level for any new building constructed shall be four stories.

(4) No residential use shall be permitted on the first floor. The first floor use must be consistent with other allowed uses in the C-3 Central Commercial Districts.

(5) There shall be no more than two bedrooms per unit.

(6) Any new building constructed shall be built to the front lot lines on Main Street and Jackson Street within the C-3 Central Commercial District.

(7) A parking plan shall be submitted detailing plans for parking. An annual fee for parking shall be required for any use by residents of City-owned parking lots with those limitations set forth by the City Council if the special use permit application is approved.

(8) Separate signage denoting residential use shall be allowed as approved in the special use review.

(9) Other standards and conditions to the site plan and to curbing, driveways, parking areas, pedestrian walks, landscaping and planting not otherwise specified herein may be attached as conditions by the City Council as circumstances indicate they will further the purposes and intent of this chapter.

J. Accessory dwelling units. Accessory dwelling units may be permitted by special use permit in the R-1 Residential District, provided that:
[Added 10-25-1999]

(1) No changes are made to the front exterior of the single-family dwelling to maintain the appearance of a single-family home.

(2) Accessory units will only be allowed in owner-occupied single-family residences.

(3) Garages may not be converted to accessory dwelling units.

(4) Entrances for the accessory unit shall not be on the front exterior to maintain the single-family appearance of the structure.

(5) One parking space to be provided for the accessory dwelling unit.

K. Standards applicable for all special use permits. The Planning and Development Committee may issue a special use permit only after it has found that all the following standards and conditions have been satisfied, in addition to any other applicable standards and conditions contained elsewhere in this chapter.
[Added 11-9-1998]

(1) The location and size of such use and intensity of the operations involved in or conducted therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons therewith will not be hazardous and shall be in harmony with the orderly development of the district.

(2) The location, nature and height of buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings, nor impair their value.

(3) The operation of any such use shall not be more objectionable to nearby properties than would be operation of any permitted use.

(4) The operation of any such use shall not cause undue noise, vibration, odor, lighting glare, and unsightliness so as to detrimentally impact adjacent properties.

(5) When a commercial or industrial special use abuts a residential property the Planning and Development Committee may find it necessary to require screening of sufficient height and

density (i.e. fences, hedges, etc.) to reduce or eliminate the conflicting environmental conditions previously mentioned.

(6) Electrical disturbances shall not be caused so as to disrupt radio or television communications in the immediate area.

(7) The proposed use shall meet the off-street parking and loading requirements of similar uses.

(8) Appropriate on-lot drainage shall be provided so as to eliminate any potential on-site water-related problems. Also, the drainage systems created shall not detrimentally impact on adjacent properties.

(9) Traffic access to an from the use site, as well as on-lot traffic circulation, shall be designed so as to reduce traffic hazards.

(10) Such use shall be attractively landscaped.

(11) A special use permit shall not be issued for a use on a lot where there is an existing violation of this chapter unrelated to the use which is the subject of the requested special use permit, as determined by the Planning and Development Committee.

(12) As a condition of all special use permits, right of entry for inspection with reasonable notice shall be provided to determine compliance with the conditions of said permit.

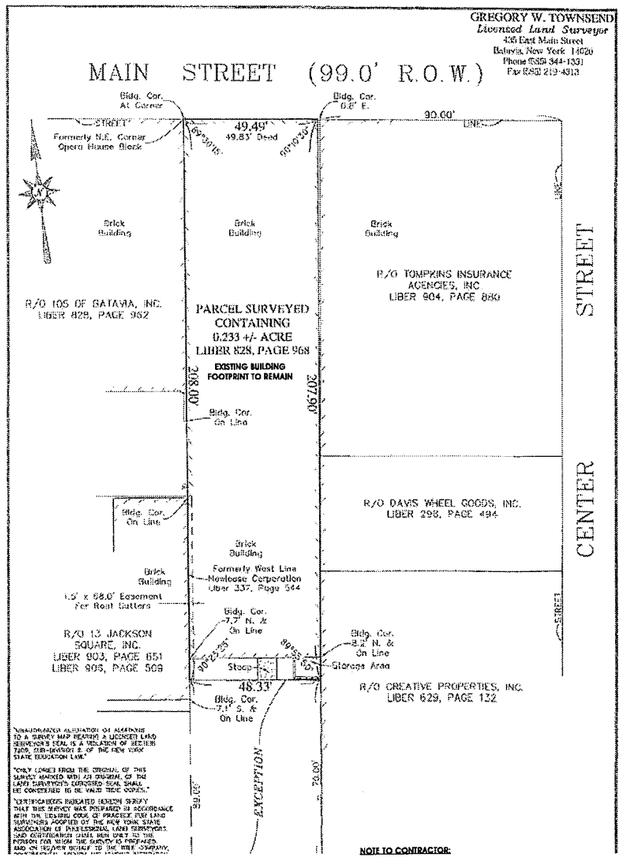
(13) In addition to the general standards for special use permits as set forth herein, the Planning and Development Committee may, as a condition of approval for any such use, establish any other additional standards, conditions, and requirements it deems necessary or appropriate to promote the public health, safety and welfare, and to otherwise implement the intent of this chapter.

(14) The above standards are not intended to apply to uses whose regulation has been preempted by the state or federal government.

L. Adult uses as per Article **VI**.
[Added 12-13-1999]

GENERAL NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH ALL LOCAL UTILITIES PRIOR TO COMMENCING WITH WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL PATCH/REPAIR DAMAGE TO ANY OBJECTS, SURFACES, PLANTING OR LIKEWISE EXISTING MATERIALS THAT ARE DAMAGED DUE TO BOTH TEMPORARY AND PERMANENT CONSTRUCTION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
4. THE FINISHED FLOOR OF THE PROJECT'S EXISTING ADDITION AND THE EXISTING MAIN BUILDING FLOOR ARE TO BE INSTALLED SUCH THAT THESE SURFACES WILL ALIGN. THE CONTRACTOR SHALL DETERMINE THE EXISTING FLOOR THICKNESS AND PROCEED ACCORDINGLY
5. THE GC AND HIS/HER SUB-CONTRACTORS SHALL MAINTAIN A CLEAN WORKSITE AT ALL TIMES. WASTE DUE TO THE DEMOLITION AND CONSTRUCTION OF THE PROJECT AS SPECIFIED HEREIN SHALL BE KEPT TO A MINIMUM AT ALL TIMES. THE CONTRACTOR AND SUBCONTRACTORS SHALL CLEAN UP AND DISPOSE OF ALL DEBRIS ON SITE DAILY UNLESS GIVEN APPROVAL OTHERWISE.
6. THE G.C SHALL COORDINATE ANYVALL ANTICIPATED UTILITY INTERRUPTIONS INCLUDING BUT NOT LIMITED TO: WATER, ELECTRICITY, AND GAS WITH THE OWNER IN A TIMELY MANNER AS MUTUALLY AGREEED UPON BETWEEN THE OWNER AND GENERAL CONTRACTOR.



NOTE TO CONTRACTOR:

THIS SITE PLAN HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS HEREBY ASSUMED THAT ALL CONTRACTOR(S) AND HIS/HER SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES AND INFORMATION PRIOR TO BIDDING AND WORK COMMENCEMENT.

SCALE: 1"=20'

1 EXISTING SITE SURVEY
109 & 111 MAIN ST, BATAVIA

NEWBERRY BREWERY
109 & 111 MAIN STREET
Batavia,New York 14020

ISSUE	DATE	REMARKS
1	27OCT2016	PLANNING BOARD REVIEW

EXISTING SURVEY & SITE INFORMATION

DRAWN BY:	NMR
SCALE:	AS NOTED
DATE:	DD Mth YYYY
JOB NUMBER:	3297
SHEET NUMBER:	SP1.0

ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA & NOTES AND OTHER DOCUMENTS INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA PREPARED BY TBM ARCHITECTURE, DESIGN & PLANNING, P.C. IN ASSOCIATION OF SERVICE, SHALL REMAIN THE PROPERTY OF TBM ARCHITECTURE, DESIGN & PLANNING, P.C. TBM ARCHITECTURE, DESIGN & PLANNING, P.C. SHALL RETAIN ALL COPYRIGHT, OWNERSHIP, AND OTHER RIGHTS INCLUDING THE COPYRIGHT THEREIN.

pdf/fact Wednesday, October 26, 2016

GENERAL FLOOR PLAN NOTES

(1) *FIELD VERIFICATION*
ALL CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY EXISTING CONDITIONS THAT VARIES FROM THE PLANS WITHIN THIS SET. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITES IN AREAS OF NEW CONSTRUCTION PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL UTILITIES AND ALL UTILITY AGENCIES PRIOR TO COMMENCING WORK. LAYOUT ALL PARTITIONS IN FIELD PRIOR TO ANY ERECTION & /OR FABRICATION & NOTIFY ARCHITECT OF ANY DISCREPANCIES.

(2) *DIMENSIONS.*
ALL DIMENSIONS ARE TO THE CENTERLINE OF COLUMNS, TO THE FACE OF STUDS, THE FACE OF MASONRY OR THE FACE OF EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.

(3) *DEMOLITION.*
REFER TO DEMOLITION & HAZARDOUS MATERIALS DRAWINGS FOR CONSTRUCTION TO BE REMOVED.

(4) *TRADE COORDINATION*
THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH THAT OF ALL OTHER TRADES. CONTRACTOR SHALL COORDINATE THE PERFORMANCE AND SEQUENCING OF THE WORK WITH THE CAMPUS.

(5) *TEMPORARY ASSEMBLIES:*
CONTRACTOR SHALL HAVE TOTAL RESPONSIBILITY FOR THE DESIGN, PROVISION AND ERECTION OF ALL TEMPORARY SCAFFOLDING, SHORING, GUARD RAILS, BRACING AND SUPPORTS FOR ANY AND ALL LOADS IMPOSED DURING THE CONSTRUCTION PROCESS, TO PROTECT ALL WORKERS, CAMPUS PROPERTY AND THE PUBLIC FROM INJURY AND/OR DAMAGE, IN ACCORDANCE WITH BEST STANDARD PRACTICE, APPLICABLE NATIONAL AND LOCAL CODES.

(6) *QUALITY & FITMENT:*
GENERAL CONTRACTOR IS RESPONSIBLE FOR PROPER FIELD FITTING AND QUALITY OF WORK OF ALL TRADES CONTRACTED TO PREFORM WORK. ALL TRADES SHALL TAKE FIELD MEASUREMENTS AS REQUIRED AND BE RESPONSIBLE FOR FITTING NEW CONSTRUCTION TO EXIST. CONSTRUCTION. CONTRACTORS SHALL REPAIR ANY EXISTING CONDITIONS DISTURBED OR DAMAGED TO MATCH EXISTING CONDITIONS.

(7) *EQUIPMENT REMOVAL:*
COORDINATE WITH THE CAMPUS FOR THE EXTENT OF DEMOLITION, RELOCATION, AND/OR REMOVAL OF EXISTING EQUIPMENT.

(8) *WORK NOT SPECIFICALLY SHOWN:*
MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.

(9) *COORDINATION WITH OTHER PROJECTS:*
IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS AND SPECIFICATIONS AND COORDINATE WORK WITH ALL OTHER CONTRACTS OCCURING ON CAMPUS PROPERTY.

(10) *PARTITION CONSTRUCTION*
ALL PARTITIONS ARE TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED. ALL STUDS AND FURRINGS ARE 16" O.C. UNLESS OTHERWISE NOTED.

(11) *COLUMN CENTERLINES:*
ALL COLUMN LINES ARE EXISTING EXCEPT AS NOTED. COLUMN LOCATIONS ARE APPOXIMATE.

(12) *HAZARDOUS MATERIALS*
IF THE CONTRACTOR SUSPECTS THAT HE/SHE HAS DISCOVERED HAZARDOUS MATERIALS IN THE COURSE OF THEIR WORK THEY SHALL IMMEDIATELY NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK. SEE HAZARDOUS MATERIALS DRAWINGS FOR MORE INFORMATION ON HAZARDOUS MATERIALS HANDLING & PROTECTION.

(13) *FINISHES:*
SEE ROOM FINISH SCHEDULE & INTERIOR ELEVATIONS FOR INTERIOR FINISHES/MATERIALS.

(14) *M/E/P COORDINATION:*
SINKS, FLOOR DRAINS, CLEANOUTS, ETC. ARE SHOWN FOR REFERENCE ONLY. REFER TO M/E/P DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING VERIFICATION OF SIZES & LOCATIONS OF ALL EQUIPMENT.

(15) *FIRE EXTINGUISHERS & CABINETS:*
VERIFY THAT EXISTING FIRE EXTINGUISHER CABINETS ARE LOCATED CORRECTLY ON THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DESCREPENCIES. PRIOR TO INSTALLING ANY NEW FIRE EXTINGUISHERS & CABINETS, VERIFY THE QUANTITY, LOCATION, MOUNTING HEIGHT, AND SIZE OF EXTINGUISHERS REQUIRED WITH THE LOCAL GOVERNING FIRE AGENCY WITH JURISDICTION.

(16) *PAINTING PREPARATION:*
CLEAN, PATCH & REPAIR ALL EXISTING CMU WALLS & EXISTING CONC. DECK CEILINGS FOR THE PREPARATION OF PAINTING.

FLOOR PLAN LEGEND

(door symbol)	NEW OR RELOCATED DOOR	(1)	WALL TYPE - SEE WALL TYPE SCHEDULE
(door symbol)	EXISTING DOOR TO REMAIN	(#)	DOOR NUMBER - SEE DOOR SCHEDULE
(hatched wall)	NEW WALL CONSTRUCTION	W-X	WINDOW TYPE - SEE WINDOW SCHEDULE (WHERE APPLICABLE)
(double line)	EXISTING WALL CONSTRUCTION TO REMAIN		

WALL TYPES

ALSO REFER TO GENERAL NOTES-APPLICABLE TO ALL WALLS

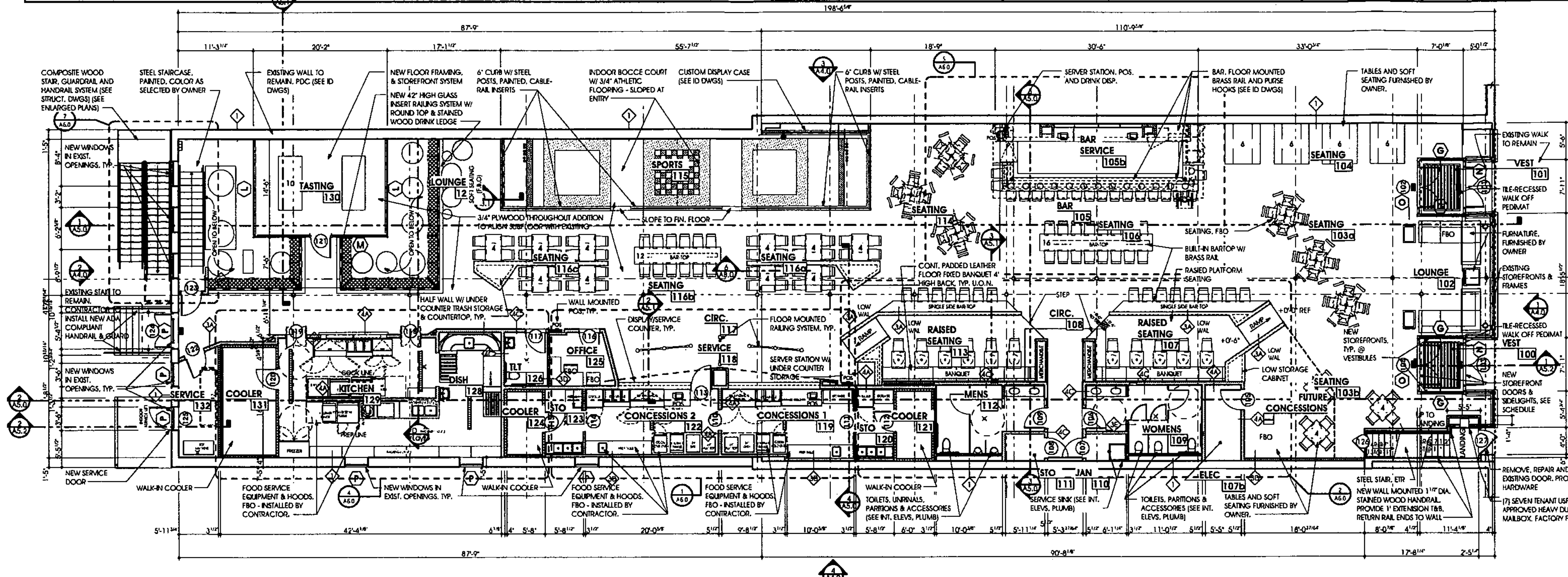
WALL KEY	WALL DESCRIPTION	FIRE RATING
1	*EXISTING WALL CONSTRUCTION:* EXISTING THROUGH WALL BRICK MASONRY, PROTECT DURING CONSTRUCTION.	4-HR IBC 721.1(2)
2	*EXISTING WALL CONSTRUCTION:* 2X WD. STUDS W/ LATH, SCRATCH AND FINISH COAT PLASTER. REPAIR IN-KIND TO MATCH EXISTING ON ALL EXPOSED AREAS	
2a	*NEW WALL CONSTRUCTION:* EXIST. 2X WD. STUDS W/ NEW BATT INSULATION, 1/2" RESILIENT CHANNELS & 2-LAYERS OF 5/8" TYPE 'X' GYP. BD.	60 MINS. IBC 722.2.1.4(2)
3a	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES	1-HR UL #U305
3b	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 2-LAYERS 5/8" GYP. BD. ON 1 SIDE	
3c	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 2-LAYERS 5/8" GYP. BD. ON 1 SIDE	
3d	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON BOTH SIDES (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED)-UP TO U/S OF STRUCTURE. (TILE ON BOTH SIDES)	
3e	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON BOTH SIDES (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED)-UP TO U/S OF STRUCTURE. (TILE ON BOTH SIDES)	
3f	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON ONE SIDE. (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED)-UP TO U/S OF STRUCTURE. (TILE ON ONE SIDE)	
4a	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES	
4b	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON ONE SIDE	
4c	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 1/2" GYP. BD. ON BOTH SIDES (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED)-UP TO U/S OF STRUCTURE. (TILE ON ONE SIDE)	
4d	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON BOTH SIDES (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED-UP TO U/S OF STRUCTURE. (TILE ON BOTH SIDES)	
4e	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 2-LAYERS 5/8" GYP. BD. ON 1 SIDE	
5	*NEW WALL CONSTRUCTION:* FURRING: 2X WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON 1 SIDE	
6	*NEW WALL CONSTRUCTION:* COOLER PANELS BY COOLER MANUFACTURER	
7a	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. (OWNER TO PROVIDE WALL FINISHES)	1-HR UL #U305
7b	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. (OWNER TO PROVIDE WALL FINISHES)	1-HR UL #U305

GENERAL NOTES

1. ROOM FINISHES SUCH AS: CERAMIC TILE, FRP, PAINT,& ETC. TO BE DETERMINED BY OWNER. COORDINATE WITH PROJECT ARCHITECT.
2. KITCHEN AREAS: INSTALL 48" HIGH TILE BACKER BOARD (1/2" DENS-GLASS) AT BASE OF ALL WALLS.
3. TOILET ROOMS: INSTALL 5/8" /OR 1/2" TILE BACKER BOARD 40"/48" HIGH AT BASE OF ALL WALLS. (SEE WALL TYPE) MOISTURE RESISTANT BD. ABOVE TO CLG; EXCEPT AT SHOWER AREAS TILE BACKER BOARD TO BE FULL HEIGHT OF WALL.
4. STUD PARTITIONS EXCEEDING 16 FT. IN HEIGHT SHALL BE BRACED TO STRUCTURE AT INTERVALS NOT TO EXCEED 16 FT.

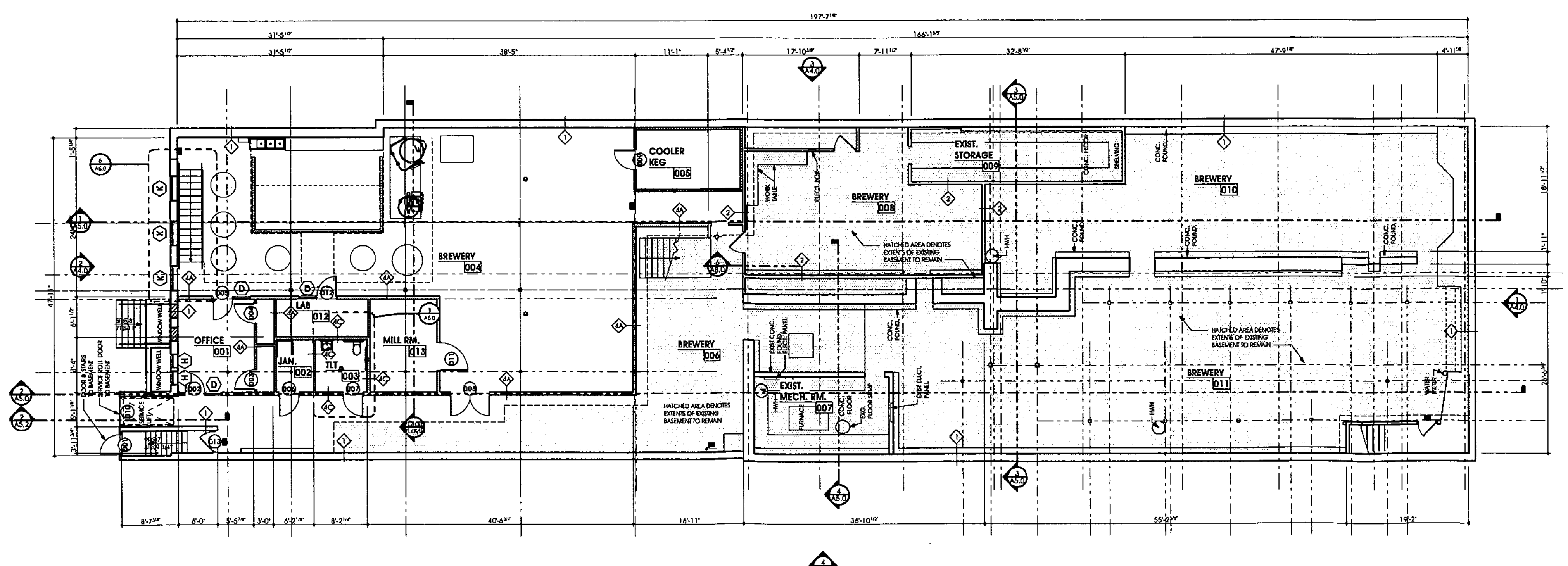
○ F.E. — INDICATES FIRE EXTINGUISHER

(hatch) — INDICATES NEW WALL CONSTRUCTION W/ SOUND BATTS OR ACOUSTIC FOAM @ INTERIOR WALLS &/ OR INSULATION SPRAY FOAM @ EXTERIOR WALLS



2 FLOOR PLAN
FIRST FLOOR PLAN

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



1 FLOOR PLAN
BASEMENT

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

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NEWBERRY BREWERY
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ISSUE	DATE	REMARKS
1	27OCT2016	PLANNING BOARD REVIEW

BASEMENT & FIRST FLOOR PLANS

DRAWN BY:	NMR
SCALE:	AS NOTED
DATE:	DD Mth YYY
JOB NUMBER:	3297
SHEET NUMBER:	A1.0

plotted Wednesday, October 26, 2016

GENERAL FLOOR PLAN NOTES

(1) *FIELD VERIFICATION:*
ALL CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY EXISTING CONDITIONS THAT VARIES FROM THE PLANS WITHIN THIS SET. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITES IN AREAS OF NEW CONSTRUCTION PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL UTILITIES AND ALL UTILITY AGENCIES PRIOR TO COMMENCING WORK. LAYOUT ALL PARTITIONS IN FIELD PRIOR TO ANY ERECTION & /OR FABRICATION & NOTIFY ARCHITECT OF ANY DISCREPANCIES.

(2) *DIMENSIONS:*
ALL DIMENSIONS ARE TO THE CENTERLINE OF COLUMNS, TO THE FACE OF STUDS, THE FACE OF MASONRY OR THE FACE OF EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.

(3) *DEMOLITION:*
REFER TO DEMOLITION & HAZARDOUS MATERIALS DRAWINGS FOR CONSTRUCTION TO BE REMOVED.

(4) *TRADE COORDINATION:*
THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH THAT OF ALL OTHER TRADES. CONTRACTOR SHALL COORDINATE THE PERFORMANCE AND SEQUENCING OF THE WORK WITH THE CAMPUS.

(5) *TEMPORARY ASSEMBLIES:*
CONTRACTOR SHALL HAVE TOTAL RESPONSIBILITY FOR THE DESIGN, PROVISION AND ERECTION OF ALL TEMPORARY SCAFFOLDING, SHORING, GUARD RAILS, BRACING AND SUPPORTS FOR ANY AND ALL LOADS IMPOSED DURING THE CONSTRUCTION PROCESS, TO PROTECT ALL WORKERS, CAMPUS PROPERTY AND THE PUBLIC FROM INJURY AND/OR DAMAGE, IN ACCORDANCE WITH BEST STANDARD PRACTICE, APPLICABLE NATIONAL, AND LOCAL CODES.

(6) *QUALITY & FITMENT:*
GENERAL CONTRACTOR IS RESPONSIBLE FOR PROPER FIELD FITTING AND QUALITY OF WORK OF ALL TRADES CONTRACTED TO PREFORM WORK. ALL TRADES SHALL TAKE FIELD MEASUREMENTS AS REQUIRED AND BE RESPONSIBLE FOR FITTING NEW CONSTRUCTION TO EXIST. CONSTRUCTION. CONTRACTORS SHALL REPAIR ANY EXISTING CONDITIONS DISTURBED OR DAMAGED TO MATCH EXISTING CONDITIONS.

(7) *EQUIPMENT REMOVAL:*
COORDINATE WITH THE CAMPUS FOR THE EXTENT OF DEMOLITION RELOCATION, AND/OR REMOVAL OF EXISTING EQUIPMENT.

(8) *WORK NOT SPECIFICALLY SHOWN:*
MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.

(9) *COORDINATION WITH OTHER PROJECTS:*
IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS AND SPECIFICATIONS AND COORDINATE WORK WITH ALL OTHER CONTRACTS OCCURRING ON CAMPUS PROPERTY.

(10) *PARTITION CONSTRUCTION:*
ALL PARTITIONS ARE TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED. ALL STUDS AND FURRINGS ARE 16" O.C. UNLESS OTHERWISE NOTED.

(11) *COLUMN CENTERLINES:*
ALL COLUMN LINES ARE EXISTING EXCEPT AS NOTED. COLUMN LOCATIONS ARE APPOXIMATE.

(12) *HAZARDOUS MATERIALS:*
IF THE CONTRACTOR SUSPECTS THAT HE/SHE HAS DISCOVERED HAZARDOUS MATERIALS IN THE COURSE OF THEIR WORK THEY SHALL IMMEDIATELY NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK. SEE HAZARDOUS MATERIALS DRAWINGS FOR MORE INFORMATION ON HAZARDOUS MATERIALS HANDLING & PROTECTION.

(13) *FINISHES:*
SEE ROOM FINISH SCHEDULE & INTERIOR ELEVATIONS FOR INTERIOR FINISHES/MATERIALS.

(14) *M/E/P COORDINATION:*
SINKS, FLOOR DRAINS, CLEANOUTS, ETC. ARE SHOWN FOR REFERENCE ONLY. REFER TO M/E/P DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING VERIFICATION OF SIZES & LOCATIONS OF ALL EQUIPMENT.

(15) *FIRE EXTINGUISHERS & CABINETS:*
VERIFY THAT EXISTING FIRE EXTINGUISHER CABINETS ARE LOCATED CORRECTLY ON THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DESCREPENCIES. PRIOR TO INSTALLING ANY NEW FIRE EXTINGUISHERS & CABINETS, VERIFY THE QUANTITY, LOCATION, MOUNTING HEIGHT, AND SIZE OF EXTINGUISHERS REQUIRED WITH THE LOCAL GOVERNING FIRE AGENCY WITH JURISDICTION.

(16) *PAINTING PREPARATION:*
CLEAN, PATCH & REPAIR ALL EXISTING CMU WALLS & EXISTING CONC. DECK CEILINGS FOR THE PREPARATION OF PAINTING.

FLOOR PLAN LEGEND

Symbol	Description	Symbol	Description
(door symbol)	NEW OR RELOCATED DOOR	⟨1⟩	WALL TYPE - SEE WALL TYPE SCHEDULE
(door symbol)	EXISTING DOOR TO REMAIN	(#)	DOOR NUMBER - SEE DOOR SCHEDULE
(hatched wall)	NEW WALL CONSTRUCTION	⟨W-X⟩	WINDOW TYPE - SEE WINDOW SCHEDULE (WHERE APPLICABLE)
(double line)	EXISTING WALL CONSTRUCTION TO REMAIN		

WALL TYPES

ALSO REFER TO GENERAL NOTES-APPLICABLE TO ALL WALLS

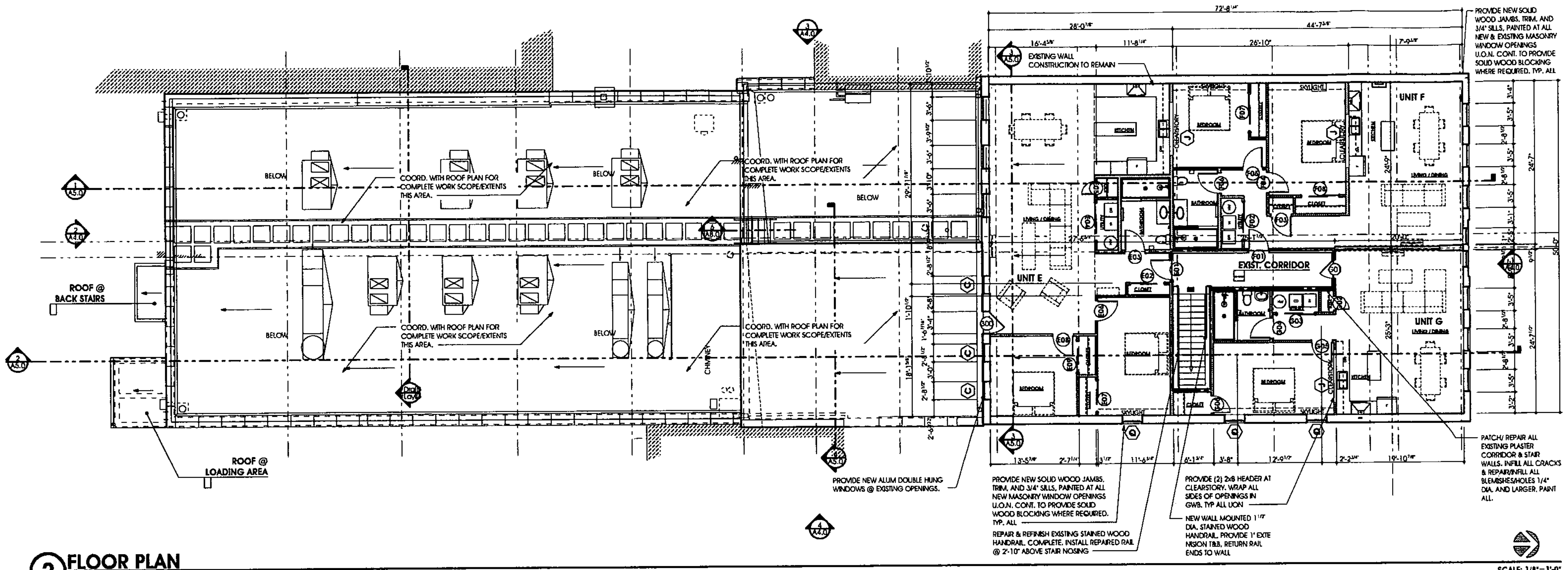
WALL KEY	WALL DESCRIPTION	FIRE RATING
1	*EXISTING WALL CONSTRUCTION:* EXISTING THROUGH WALL BRICK MASONRY, PROTECT DURING CONSTRUCTION.	4-HR IBC 721.1(2)
2	*EXISTING WALL CONSTRUCTION:* 2X WD. STUDS W/ LATH, SCRATCH AND FINISH COAT PLASTER. REPAIR IN-KIND TO MATCH EXISTING ON ALL EXPOSED AREAS	
2a	*NEW WALL CONSTRUCTION:* EXIST. 2X WD. STUDS W/ NEW BATT INSULATION, 1/2" RESILIENT CHANNELS & 2-LAYERS OF 5/8" TYPE 'X' GYP. BD.	80 MINS. IBC 722.2.1.4(2)
3a	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES	1-HR UL #U305
3b	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 2-LAYERS 5/8" GYP. BD. ON 1 SIDE	
3c	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 2-LAYERS 5/8" GYP. BD. ON 1 SIDE	
3d	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON BOTH SIDES (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED)-UP TO U/S OF STRUCTURE. (TILE ON BOTH SIDES)	
3e	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON BOTH SIDES (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED)-UP TO U/S OF STRUCTURE. (TILE ON BOTH SIDES)	
3f	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON ONE SIDE. (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED)-UP TO U/S OF STRUCTURE. (TILE ON ONE SIDE)	
4a	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES	
4b	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON ONE SIDE	
4c	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 1/2" GYP. BD. ON BOTH SIDES (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED)-UP TO U/S OF STRUCTURE. (TILE ON ONE SIDE)	
4d	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON BOTH SIDES (PROVIDE TILE BACKER BOARD @BATHROOMS WHERE C.T. WALL TILE IS USED-UP TO U/S OF STRUCTURE. (TILE ON BOTH SIDES)	
4e	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 2-LAYERS 5/8" GYP. BD. ON 1 SIDE	
5	*NEW WALL CONSTRUCTION:* FURRING: 2X WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON 1 SIDE	
6	*NEW WALL CONSTRUCTION:* COOLER PANELS BY COOLER MANUFACTURER	
7a	*NEW WALL CONSTRUCTION:* 2X4 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. (OWNER TO PROVIDE WALL FINISHES)	1-HR UL #U305
7b	*NEW WALL CONSTRUCTION:* 2X6 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. (OWNER TO PROVIDE WALL FINISHES)	1-HR UL #U305

GENERAL NOTES

1. ROOM FINISHES SUCH AS: CERAMIC TILE, FRP, PAINT,& ETC. TO BE DETERMINED BY OWNER. COORDINATE WITH PROJECT ARCHITECT.
2. KITCHEN AREAS: INSTALL 48" HIGH TILE BACKER BOARD (1/2" DENS-GLASS) AT BASE OF ALL WALLS.
3. TOILET ROOMS: INSTALL 5/8" /OR 1/2" TILE BACKER BOARD 40"/48" HIGH AT BASE OF ALL WALLS. (SEE WALL TYPE) MOISTURE RESISTANT BD. ABOVE TO CLG; EXCEPT AT SHOWER AREAS TILE BACKER BOARD TO BE FULL HEIGHT OF WALL.
4. STUD PARTITIONS EXCEEDING 16 FT. IN HEIGHT SHALL BE BRACED TO STRUCTURE AT INTERVALS NOT TO EXCEED 16 FT.

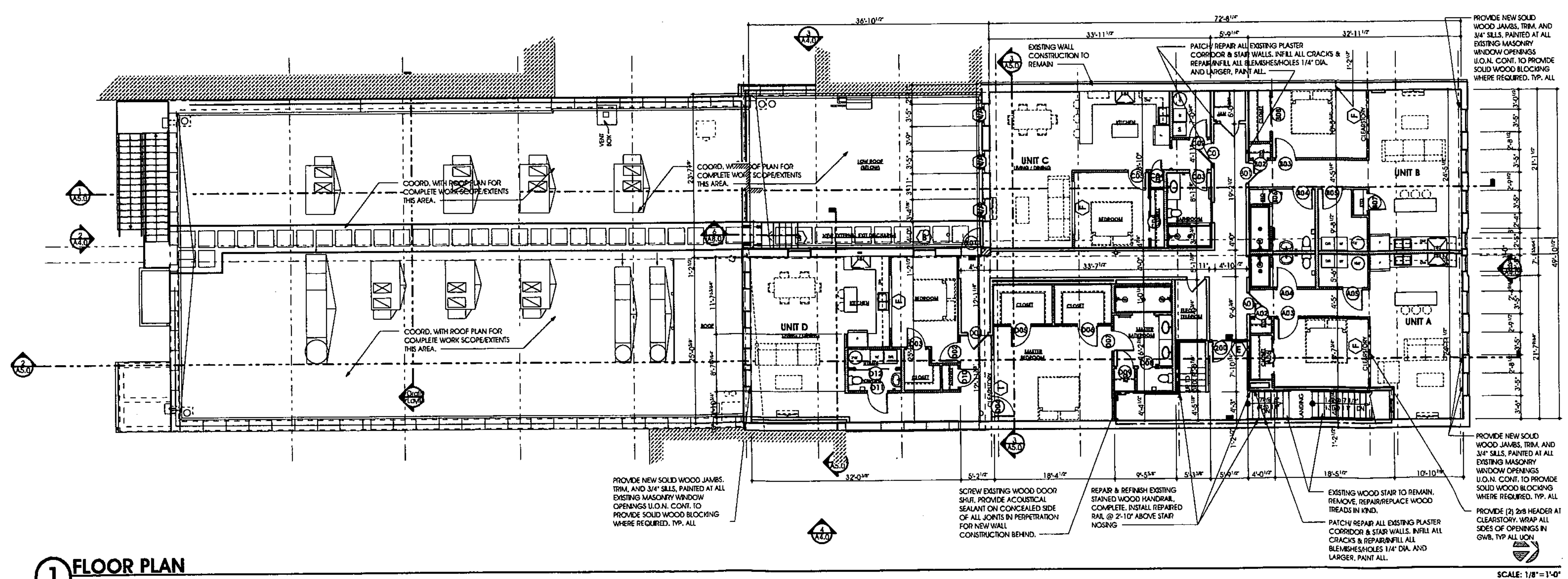
○ F.E. INDICATES FIRE EXTINGUISHER

(hatched) INDICATES NEW WALL CONSTRUCTION W/ SOUND BATTS OR ACOUSTIC FOAM @ INTERIOR WALLS &/ OR INSULATION SPRAY FOAM @ EXTERIOR WALLS



2 FLOOR PLAN
THIRD FLOOR PLAN

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



1 FLOOR PLAN
SECOND FLOOR PLAN

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

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SECOND & THIRD FLOOR PLANS

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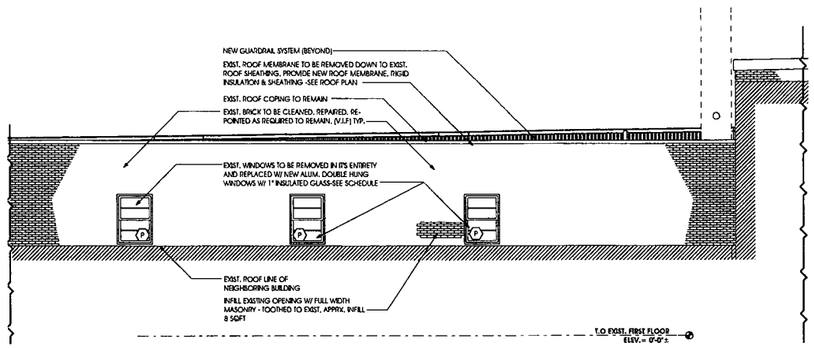
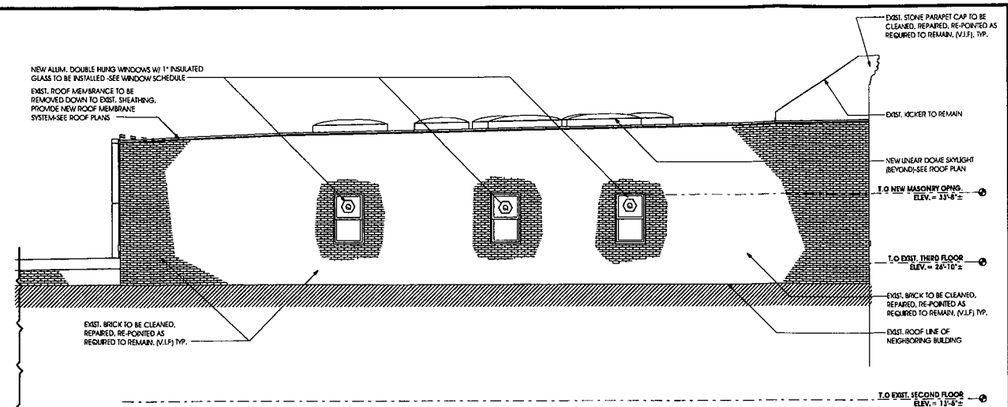


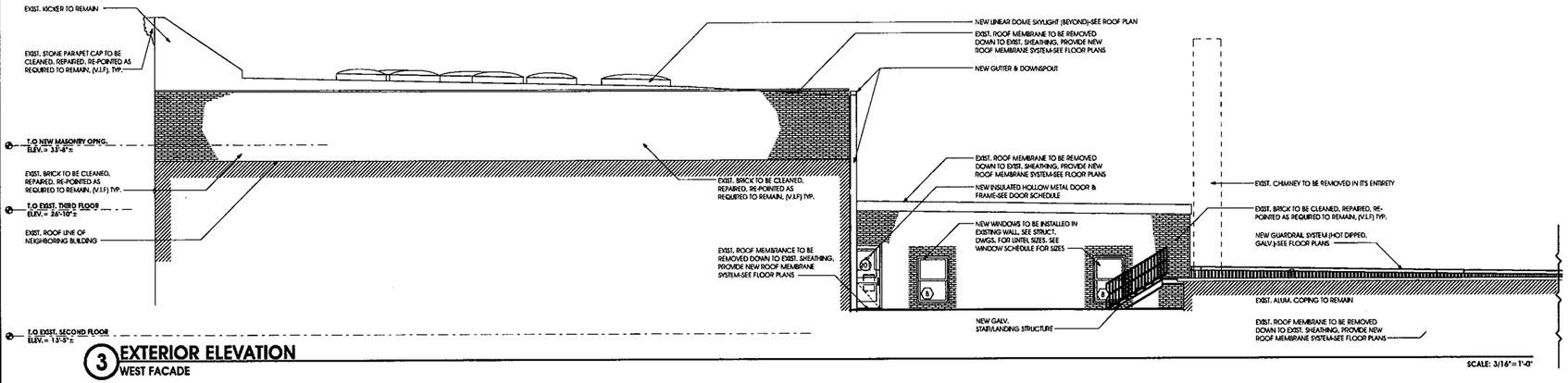
4 **EXTERIOR ELEVATION**
PARTIAL EAST FACADE - LOW

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



5 **EXTERIOR ELEVATION**
PARTIAL EAST FACADE - HIGH

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



3 **EXTERIOR ELEVATION**
WEST FACADE

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

1 **EXTERIOR ELEVATION**
NORTH FACADE (FRONT)

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

2 **EXTERIOR ELEVATION**
SOUTH FACADE (REAR)

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

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EXTERIOR ELEVATIONS

DRAWN BY: NMR
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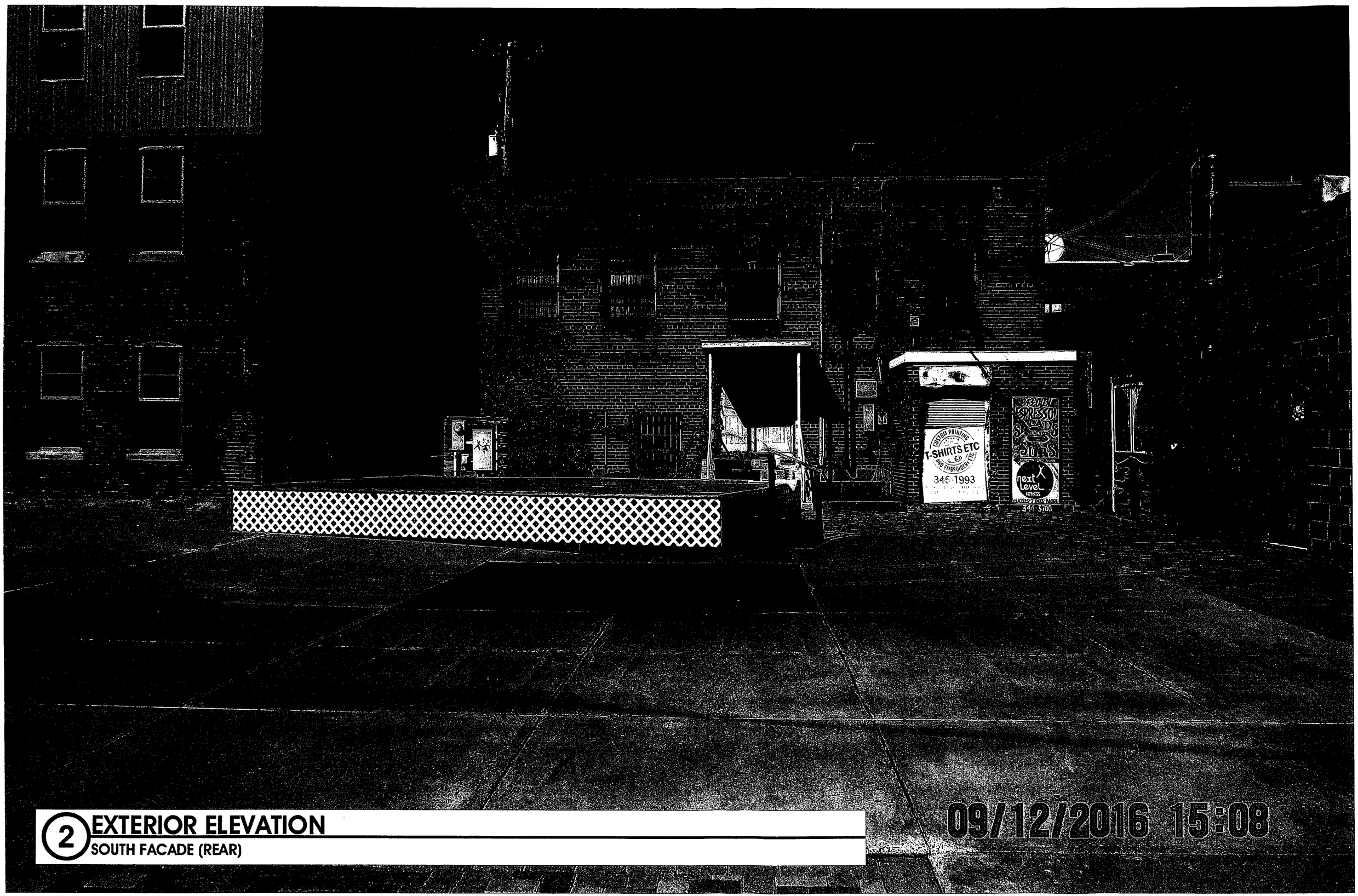
SHEET NUMBER: **A4.0**

plotted Wednesday, October 26, 2016

1 EXTERIOR ELEVATION
NORTH FACADE (FRONT)

09/12/2016 16:57



2 EXTERIOR ELEVATION

SOUTH FACADE (REAR)

C-31-BAT-11-16