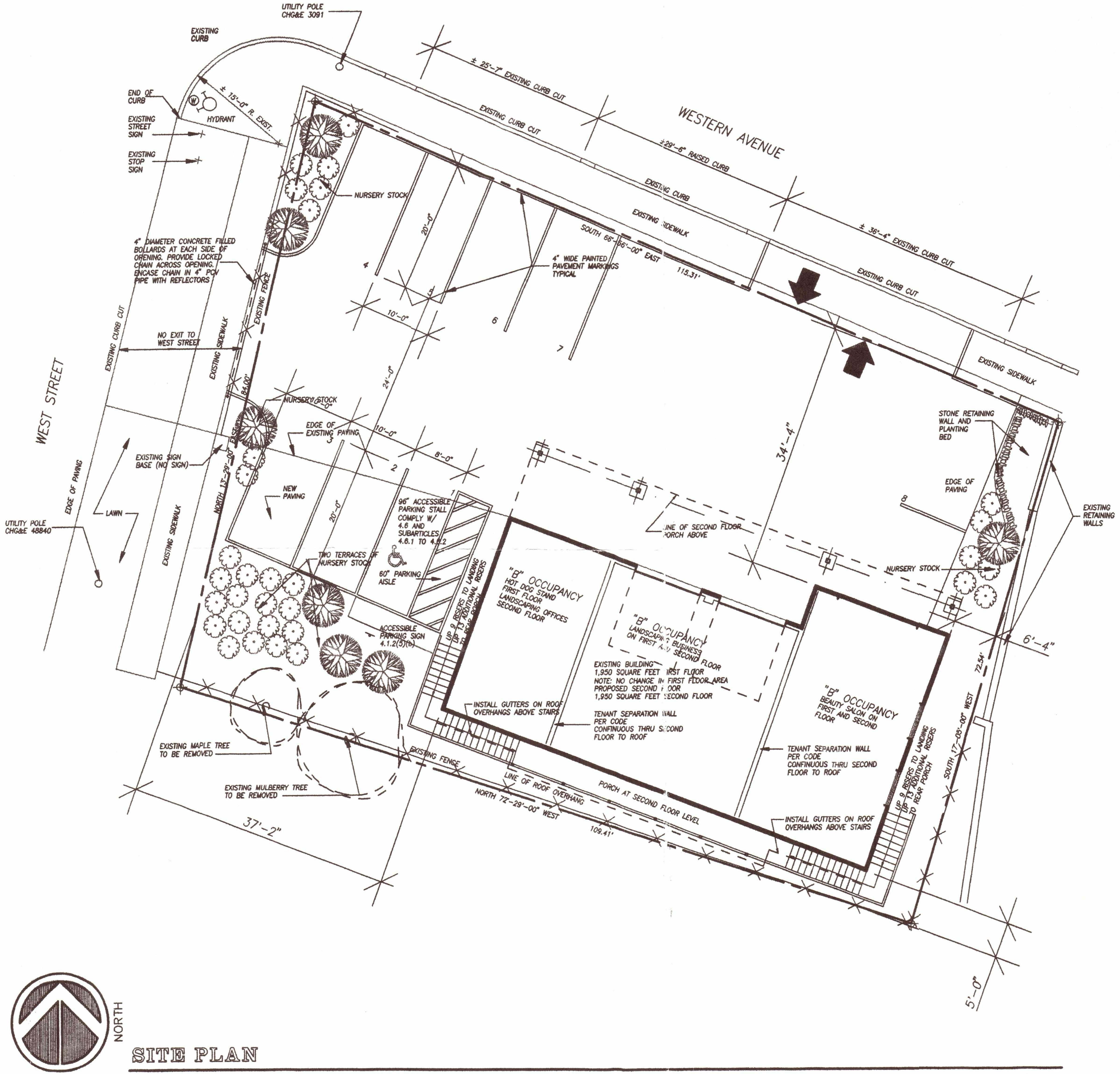

UTILITY POLE CHG&E 3091
EXISTING CURB
END OF CURB
± 15'-0" R. EXIST.
HYDRANT
EXISTING STREET SIGN
EXISTING STOP SIGN
NURSERY STOCK
± 25'-7" EXISTING CURB CUT
EXISTING CURB CUT
WESTERN AVENUE
±29'-6" RAISED CURB
EXISTING CURB
EXISTING SIDEWALK
SOUTH 66°-56'-00" EAST
115.31'
± 36'-4" EXISTING CURB CUT
EXISTING CURB CUT
EXISTING SIDEWALK
4" DIAMETER CONCRETE FILLED BOLLARDS AT EACH SIDE OF OPENING. PROVIDE LOCKED CHAIN ACROSS OPENING. ENCASE CHAIN IN 4" PCV PIPE WITH REFLECTORS
4" WIDE PAINTED PAVEMENT MARKINGS TYPICAL
20'-0"
10'-0"
4
5
6
7
EXISTING CURB CUT
EXISTING FENCE
EXISTING SIDEWALK
NO EXIT TO WEST STREET
WEST STREET
84.00'
NURSERY STOCK
6'-0"
EDGE OF EXISTING PAVING
24'-0"
10'-0"
8'-0"
3
2
1
34'-4"
STONE RETAINING WALL AND PLANTING BED
EDGE OF PAVING
8
EXISTING RETAINING WALLS
EXISTING SIGN BASE (NO SIGN)
NORTH 13°-29'-00" EAST
NEW PAVING
20'-0"
96" ACCESSIBLE PARKING STALL COMPLY W/ 4.6 AND SUBARTICLES 4.6.1 TO 4.6.2
TWO TERRACES OF NURSERY STOCK
60" PARKING AISLE
ACCESSIBLE PARKING SIGN 4.1.2(5)(b)
UP 9 RISERS TO LANDING UP 13 ADDITIONAL RISERS TO REAR PORCH
LINE OF SECOND FLOOR PORCH ABOVE
NURSERY STOCK
"B" OCCUPANCY HOT DOG STAND FIRST FLOOR LANDSCAPING OFFICES SECOND FLOOR
"B" OCCUPANCY LANDSCAPING BUSINESS ON FIRST AND SECOND FLOOR
EXISTING BUILDING 1,950 SQUARE FEET FIRST FLOOR NOTE: NO CHANGE IN FIRST FLOOR AREA PROPOSED SECOND FLOOR 1,950 SQUARE FEET SECOND FLOOR
TENANT SEPARATION WALL PER CODE CONTINUOUS THRU SECOND FLOOR TO ROOF
"B" OCCUPANCY BEAUTY SALON ON FIRST AND SECOND FLOOR
TENANT SEPARATION WALL PER CODE CONTINUOUS THRU SECOND FLOOR TO ROOF
INSTALL GUTTERS ON ROOF OVERHANGS ABOVE STAIRS
INSTALL GUTTERS ON ROOF OVERHANGS ABOVE STAIRS
UP 9 RISERS TO LANDING UP 13 ADDITIONAL RISERS TO REAR PORCH
6'-4"
72.54'
SOUTH 17°-05'-00" WEST
EDGE OF PAVING
LAWN
EXISTING SIDEWALK
UTILITY POLE CHG&E 48840
EXISTING MAPLE TREE TO BE REMOVED
EXISTING MULBERRY TREE TO BE REMOVED
EXISTING FENCE
LINE OF ROOF OVERHANG
NORTH 72°-29'-00" WEST
109.41'
PORCH AT SECOND FLOOR LEVEL
37'-2"
5'-0"
NORTH

SITE PLAN

SCALE: 1" = 10'-0"

NOTES:
1. SIDES AND REAR SETBACKS TO EXISTING BUILDING REMAIL THE SAME AS PRIOR TO CONSTRUCTION.
2. SETBACK TO REAR PROPERTY LINE IS REDUCED BY 3'-10 AT SECOND FLOOR PORCH FLOOR AND 4'-5 AT ROOF OVERHANG.
3. ACCESSABLE ROUTE, PARKING AND RAMPS (SIDEWALKS) SHALL ALL MEET THE REQUIREMENTS OF 4.1, 4.6 AND 4.8 OF ADAAG's ADA ACCESSIBILITY REQUIREMENTS
4. CROSS SLOPE ON RAMPS AND SIDEWALKS SHALL NOT EXCEED 1:50 OR 2% SLOPE. ANY PART OF THE ACCESSIBLE ROUTE OF TRAVEL GREATER THAN 1:20 SHALL MEET THE REQUIREMENTS FOR A RAMP.
5. PARKING LAYOUT, SIZE AND ARRANGEMENT SHALL COMPLY WITH SECTION 4.6 SUB-ARTICLES 4.6.1 TO 4.6.2.
6. RAMPS AMD SIDEWALKS SHALL COMPLY WITH SECTION 4.8 SUB-ARTICLES 4.8.1 TO 4.8.8.
7. ALL SITE LIGHTING SHALL BE BUILDING MOUNTED. LIGHTING ON THE WESTERN AVENUE FACE OF BUILDING SHALL BE MOUNTED ON THE UNDERSIDE OF PORCH AND ROOF OVERHANG.
8. ALL PLANTING ALONG THE EASTERN PROPERTY LINE SHALL BE SEMI PERMANENT DISPLAY PLANTING ARRANGED TO ACCENTUATE THE LANDSCAPING BUSINESS.
10. EXISTING FIRST FLOOR FOOTPRINT REMAINS 1,950 GROSS SQUARE FEET. NO CHANGE IN FLOOR AREA. THE NEW SECOND FLOOR IS 1,950 GROSS SQUARE FEET. ALL OCCUPANCIES OF THE BUILDING SHALL BE "B" BUSINESS.

PARKING REQUIREMENTS:

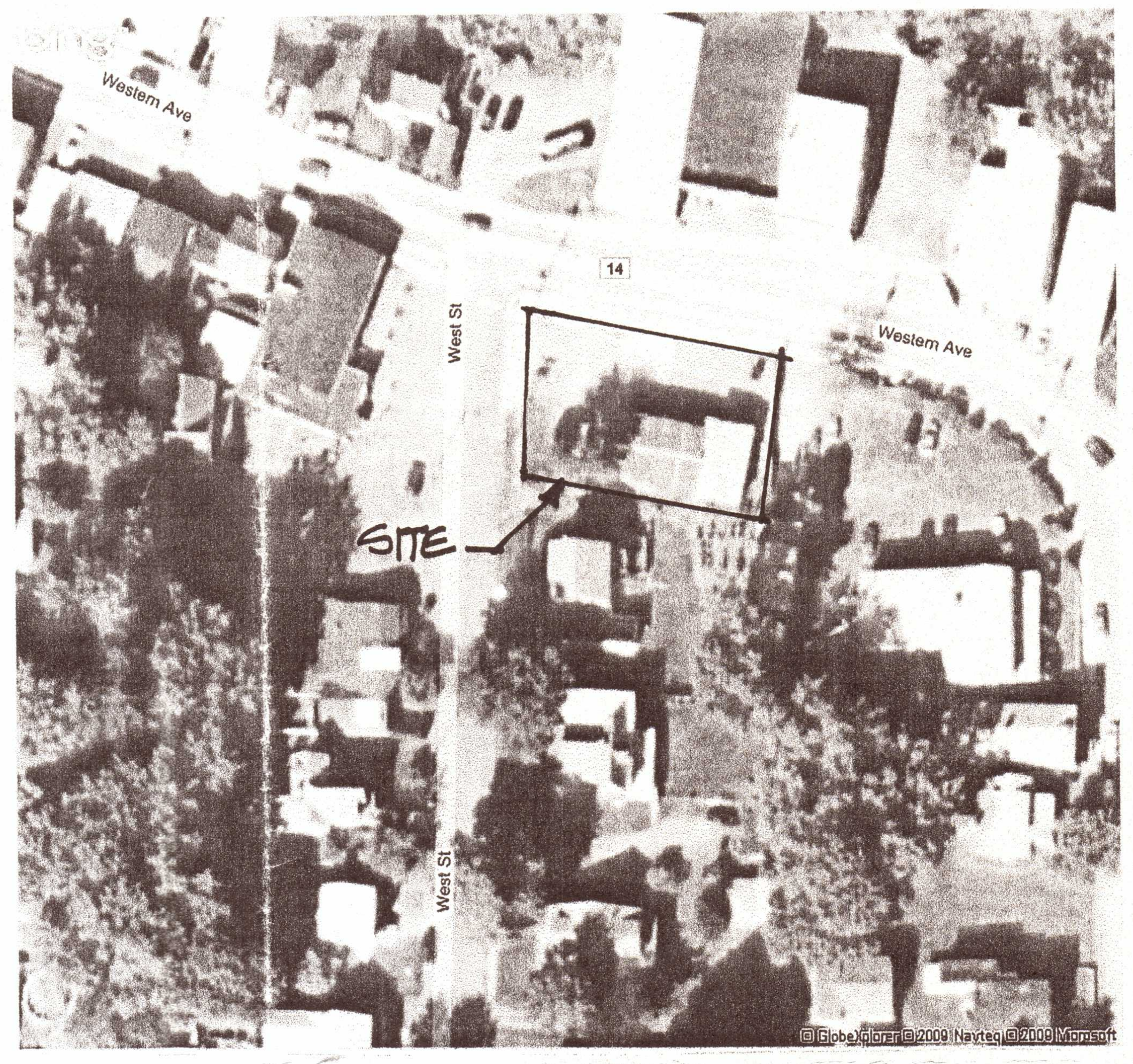
ONE (1) SPACE PER 300 SQUARE FEET.

EXISTING BUILDING AREA	1,950 SQUARE FEET
PROPOSED NEW SECOND FLOOR AREA	1,950 SQUARE FEET
TOTAL PROPOSED AREA	3,900 SQUARE FEET
REQUIRED PARKING	13 SPACES
ALLOWABLE OFF SITE (STREET) SPACES	5 SPACES
PROVIDED ON SITE SPACES	8 SPACES

PARKING NOTE:
OF THE EIGHT (8) ON SITE SPACES PROVIDES
ONE SPACE SHALL BE ACCESSABLE

TABLE OF BULK REQUIREMENTS

DISTRICT REGULATIONS	REQUIRED	PROPOSED	COMMENTS
ZONING DISTRICT	C-1	C-1	NO CHANGE
MINUMIN LOT AREA	5,000 SF	8,615.6 SF	NO CHANGE
MINIMUM LOT WIDTH	50 FT	115.31 FT	NO CHANGE
MINIMUM LOT DEPTH	100 FT	84.00 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	5 FT	34'-4" FT	NO CHANGE
MINIMUM SIDEYARD SETBACK	0/0 FT	6'-4" / 37'-2" FT	NO CHANGE
MINIMUM REARYARD SETBACK	20 FT	5 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	2 1/2 ST	2 ST	ADD 1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	28' FT	ADDED 12 FT
MAXIMUM BUILDING COVERAGE	75%	22%	NO CHANGE


Western Ave
14
West St
Western Ave
SITE
West St
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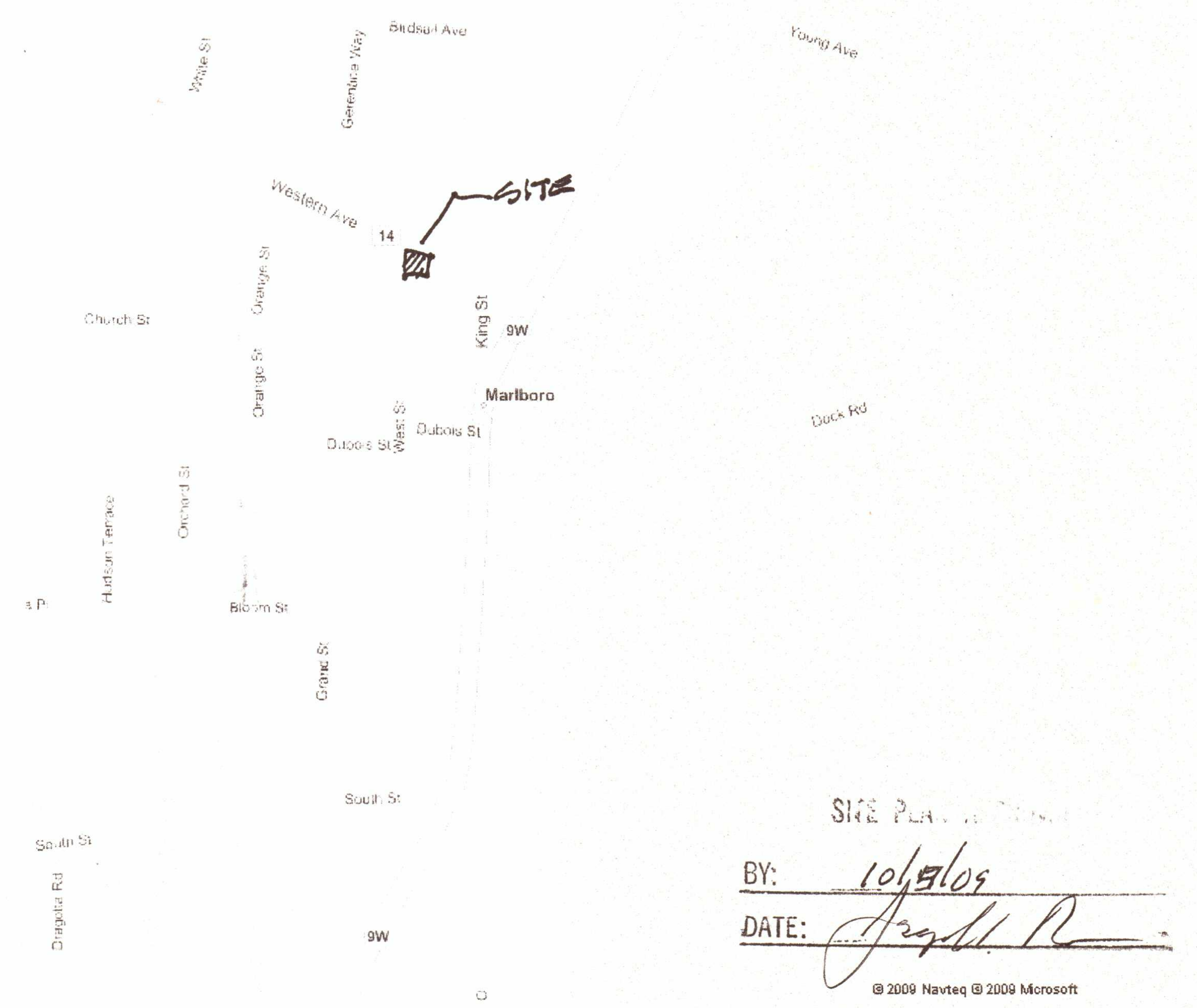
VICINITY MAP


Birdsall Ave
Young Ave
White St
Gerentine Way
Western Ave
14
SITE
Church St
Orange St
Orange St
King St
9W
Marlboro
West St
Dubois St
Dubois St
Dock Rd
Orchard St
Hudson Terrace
Bloom St
Grand St
South St
South St
Dragotta Rd
9W
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SITE PLAN [illegible]
BY: 10/5/09
DATE:

SITE LOCATION MAP

TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW

Peter R. Hoffmann DATE 8/9/09

TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITES ACT (FEDERAL LAW).

Peter K. Hoffmann DATE 8/9/09

REVISIONS:	BY:
PARKING ADDED JULY 20, 2008	
PORCHES ADDED AUG. 20, 2008	
MH&E REVIEW COMMENTS AUG. 9, 2009	

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MARLBORO, NEW YORK 12542
PHONE (845) 527-9476 FAX (845) 236-4293

REGISTERED ARCHITECT PETER R. HOFFMANN STATE OF NEW YORK

SITE PLAN

ALTERATIONS AND ADDITIONS TO THE ZAMBITO AND SONS LANDSCAPING

WESTERN AVENUE, MARLBORO, NEW YORK

DATE: JULY 14, 2008
SCALE: 1" = 10'-0"
DRAWN BY: P.R.H.
JOB # 209-08
SHEET **SITE-1**
OF SHEETS