

March 20, 2013

Ms. Lisa Nicholas, Senior Planner
City of Ithaca Department of Planning & Economic Development
108 East Green Street
Ithaca, NY 14850

Re: Maguire Fiat: 308 Elmira Road
SA Project No. 12115

Dear Ms. Nicholas:

For the proposed Maguire Fiat dealership located at 308 Elmira Road a complete set of documents are resubmitted as follows (15 sets of 11x17 drawings with cover letter, 1 full size set of black and white drawings only on 24x36):

• Title Sheet	Revision 1	Mar. 20, 2013
• Drawing C1 - Layout Plan (color rendering)	Revision 4	Mar. 5, 2013
• Drawing C2 – Elevations (color rendering)	Revision 1	Jan. 18, 2013
• Topographic Map	Revision 1	Jul. 2, 2012
• Drawing C1 - Layout Plan	Revision 5	Mar. 20, 2013
• Drawing C2 - Planting Plan	Revision 3	Mar. 20, 2013
• Drawing C3 - Pavement Plan	Revision 1	Mar. 20, 2013
• Drawing C4 - Grading Plan	Revision 1	Mar. 20, 2013
• Drawing C5 - Utility Plan	Revision 1	Mar. 20, 2013
• Drawing C6 – Site Details	Revision 1	Mar. 20, 2013
• Drawing A1 – Floor Plan	---	Jan. 4, 2012
• Drawing A2 – Elevations	Revision 2	Feb. 8, 2013

All drawings above dated prior to March 20, 2013 were submitted previously and are included here unchanged from prior submissions. All drawings above dated March 20, 2013 are resubmitted with revisions from prior submissions.

A summary of revisions from the presentation to the Planning Board on February 26th is as follows:

1. A bike rack with a capacity for 2 bikes has been added on the south side of the building.
2. Lawn mounds have been added at the front of the 4 parking spaces along Elmira Road and the 7 parking spaces along the east side of the site as an equivalent to curbs or wheel stops.

MAGUIRE FIAT

Maguire Family Enterprises, LLC

308 ELMIRA ROAD
ITHACA, NEW YORK 14850

PROJECT NO. 12115
SEPTEMBER 21, 2012
REVISION NO. 1 - MARCH 20, 2013

Schickel Architecture
330 EAST STATE STREET
ITHACA, NEW YORK 14850
TEL 607.277.0845 FAX 607.277.2925

ARCHITECTURAL ABBREVIATIONS

ACM	ALUMINUM COMPOSITE MATERIAL	MAX	MAXIMUM
ACT	ACOUSTICAL CEILING TILE	MC	MECHANICAL CONTRACTOR
ADDM	ADDENDUM	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER, MANUFACTURED
ALT	ALTERNATE	MIN	MINIMUM
ALUM	ALUMINUM	MISC	MISCELLANEOUS
		MO	MASONRY OPENING
		MTL	METAL
BD	BOARD	N	NORTH
BLDG	BUILDING	NA	NOT APPLICABLE
BLKG	BLOCKING	NIC	NOT IN CONTRACT
BOF	BOTTOM OF FOOTING	NO	NUMBER
BOT	BOTTOM	NRC	NOISE REDUCTION COEFFICIENT
BS	BOTH SIDES	NSF	NET SQUARE FEET
		NTS	NOT TO SCALE
CJ	CONTROL JOINT	OC	ON CENTER
CL	CENTER LINE, CLOSET	OD	OUTSIDE DIAMETER
CLG	CEILING	OH	OVERHEAD
CLL	CONTRACT LIMIT LINE	OPNG	OPENING
CLR	CLEAR	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT		
COL	COLUMN	PART	PARTITION
CONC	CONCRETE	PC	PLUMBING CONTRACTOR
CONST	CONSTRUCTION	PCC	PRECAST CONCRETE
CONT	CONTINUOUS	PERF	PERFORATED
CT	CERAMIC TILE	PL	PLATE, PROPERTY LINE
CU	CUBIC	PLAM	PLASTIC LAMINATE
		PLYWD	PLYWOOD
DEMO	DEMOLISH, DEMOLITION	PR	PAIR
DIA	DIAMETER	PREP	PREPARE, PREPARED
DIAG	DIAGONAL	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DIV	DIVISION	PT	POINT, PRESSURE TREATED
DL	DEAD LOAD	PTD	PAINTED
DN	DOWN	PTM	PATCH TO MATCH
DO	DITTO	PVC	POLYVINYL CHLORIDE
DR	DOOR		
DTL	DETAIL	R	RISER, RADIUS
DWG	DRAWING	RCP	REFLECTED CEILING PLAN
		RD	ROOF DRAIN
E	EAST	REF	REFERENCE
EA	EACH	REINF	REINFORCE, REINFORCED, REINFORCING
EC	ELECTRICAL CONTRACTOR	REQD	REQUIRED
EF	EACH FACE	REV	REVISION
EIFS	EXTERIOR INSULATION FINISH SYSTEM	RH	RIGHT HAND
EU	EXPANSION JOINT	RM	ROOM
ELEC	ELECTRIC, ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATION		
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	S	SOUTH
EQ	EQUAL	SC	SOLID CORE
EQUIP	EQUIPMENT	SCHED	SCHEDULE
ETR	EXISTING TO REMAIN	SF	SQUARE FOOT
EW	EACH WAY	SIM	SIMILAR
EXIST	EXISTING	SOG	SLAB ON GRADE
EXP	EXPANSION	SPEC	SPECIFICATION
EXT	EXTERIOR	SQ	SQUARE
		SS	STAINLESS STEEL
F	FAHRENHEIT	STD	STANDARD
FD	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STOR	STORAGE
FF	FINISH FLOOR	STR	STRUCTURAL
FG	FIBERGLASS	SUSP	SUSPENDED
FIN	FINISH	SY	SQUARE YARD
FL	FLOOR	SYM	SYMMETRICAL
FOR	FACE OF WALL		
FR	FRAME	T	TREAD
FT	FEET	T&B	TOP AND BOTTOM
FTG	FOOTING	T&G	TONGUE AND GROOVE
		TEMP	TEMPERATURE
GA	GAUGE	THK	THICK, THICKNESS
GALV	GALVANIZED	THR	THRESHOLD
GC	GENERAL CONTRACTOR	TOM	TOP OF MASONRY
GL	GLASS	TOP	TOP OF PIER
GR	GRADE	TOS	TOP OF STEEL
GSF	GROSS SQUARE FEET	TOW	TOP OF WALL
GYP	GYPSONUM	TYP	TYPICAL
		UC	UNDERCUT
HC	HOLLOW CORE	UG	UNDERGROUND
HD	HARD, HAND	UNO	UNLESS NOTED OTHERWISE
HDW	HARDWARE	VAT	VINYL ASBESTOS TILE
HM	HOLLOW METAL	VB	VINYL BASE
HORZ	HORIZONTAL	VCT	VINYL COMPOSITION TILE
HR	HANDRAIL, HOUR	VERT	VERTICAL
HT	HEIGHT	VF	VERIFY IN FIELD
HVAC	HEATING, VENTILATING & AIR CONDITIONING		
		W	WEST, WIDTH, WIDE
ID	INSIDE DIAMETER	WD	WOOD
IN	INCHES	WSCOT	WAINSCOT
INSUL	INSULATION	WT	WEIGHT
INT	INTERIOR	WWF	WELDED WIRE FABRIC
		W/	WITH
JC	JANITOR'S CLOSET	W/O	WITHOUT
JT	JOINT	YD	YARD
L	LENGTH, LONG		
LB	POUND		
LBL	LABEL		
LGSMF	LIGHT GAUGE STRUCTURAL METAL FRAMING		
LH	LEFT HAND		
LL	LIVE LOAD		

ARCHITECTURAL SYMBOLS

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION
	PROPERTY LINE
	CONTRACT LIMIT LINE
	DIMENSION
	CENTER LINE
	CUT LINE
	COLUMN CENTER LINE
	ELEVATION RELATIVE TO BENCHMARK
	PARTITION TYPE
	STANDARD REFERENCE (DETAIL NO./DRAWING NO.)
	BUILDING SECTION
	WALL SECTION/DETAIL SECTION
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	DETAIL
	DETAIL TITLE/SCALE
	NOTE
	REVISION NUMBER
	MATCH LINE
	ROOM NAME/ROOM NUMBER
	DOOR NUMBER (ROOM NO./DOOR NO.)
	WINDOW TYPE
	FURNITURE & EQUIPMENT TYPE
	ACCESSORY TYPE

LIST OF DRAWINGS

-----	TITLE SHEET		
<i>COLORED RENDERINGS</i>			
C1	LAYOUT PLAN	REVISION NO. 4	MARCH 5, 2013
A2	ELEVATIONS	REVISION NO. 1	JANUARY 18, 2013
<i>SITE</i>			
1	TOPOGRAPHIC MAP	REVISION NO. 1	JULY 2, 2012
C1	LAYOUT PLAN	REVISION NO. 5	MARCH 20, 2013
C2	PLANTING PLAN	REVISION NO. 3	MARCH 20, 2013
C3	PAVEMENT PLAN	REVISION NO. 1	MARCH 20, 2013
C4	GRADING PLAN	REVISION NO. 1	MARCH 20, 2013
C5	UTILITY PLAN	REVISION NO. 1	MARCH 20, 2013
C6	SITE DETAILS	REVISION NO. 1	MARCH 20, 2013
<i>ARCHITECTURAL</i>			
A1	FLOOR PLAN		JANUARY 4, 2013
A2	ELEVATIONS	REVISION NO. 2	FEBRUARY 8, 2013

CONSULTANTS

CIVIL CONSULTANT

Napierala Consulting
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
TEL 315.682.5580 FAX 315.682.5544

PROJECT INFORMATION PER BUILDING CODE OF NEW YORK STATE

PROPOSED	
OCCUPANCY CLASSIFICATION	GROUP B / S-1
CONSTRUCTION TYPE	2b
NUMBER OF STORIES	1 (PARTIAL 2ND FLOOR)
GROSS AREA (FOOTPRINT)	8,165 SF
GROSS AREA (FIRST AND SECOND FLOOR)	10,210 SF
AUTOMATIC SPRINKLER	NONE

BUILDING AREA CALCULATION

FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT DIMENSIONS

	EXISTING TO BE DEMOLISHED	NEW BUILDING
FIRST FLOOR SF	1,300	8,165
SECOND FLOOR SF	1,200	2,045
BUILDING GROSS SF	2,500	10,210



SEAL

CONSULTANT

CONSULTANT'S PROJECT NO.

MAGUIRE FIAT

308 ELMIRA ROAD
ITHACA, NEW YORK 14850

PROJECT NO. 12115

OWNER
Maguire Family Enterprises, LLC
504 South Meadow Street
Ithaca, NY 14850

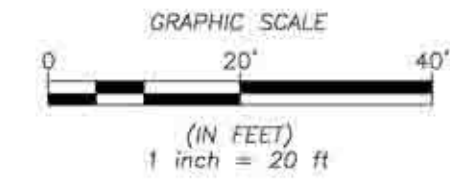
REV	DATE	ISSUED FOR
	01-04-2013	Site Plan Review
1	01-08-2013	Site Plan Review
2	02-08-2013	Site Plan Review
3	02-20-2013	Site Plan Review
4	03-05-2013	BZA Submission
5		

DRAWING TITLE
LAYOUT PLAN

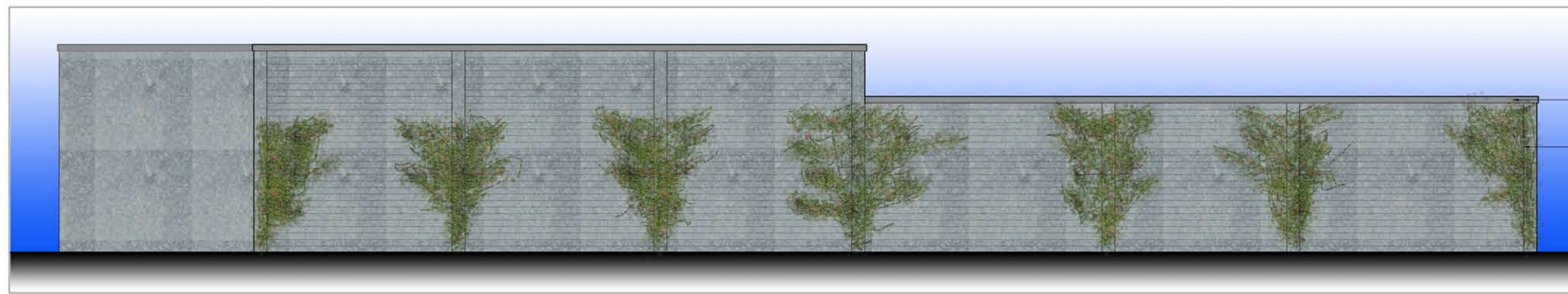
DRAWN BY DRF
SCALE 1" = 20'-0"

DRAWING NO.
C1

THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SUCH TIME AS ALL AGENCIES RESPONSIBLE FOR ISSUING PERMITS FOR THE PROJECT HAVE DONE SO.

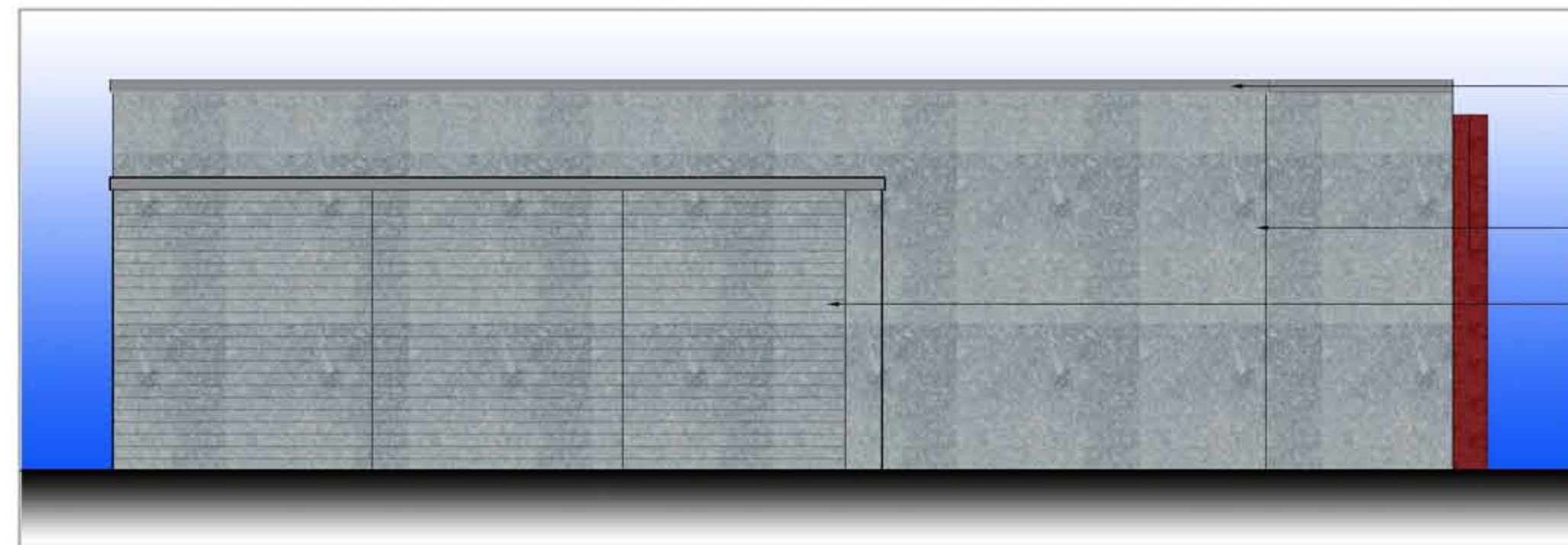


ELMIRA ROAD
(NY STATE ROUTE 13, 14, 86)
(HIGHWAY LINE SEE (RED BOOK 244, PAGE 236) TO THE COUNTY OF TOMPKINS)



PREFINISHED ALUMINUM FASCIA
DARK GREY CMU

1 NORTH ELEVATION
A2 1/8" = 1'-0"



PREFINISHED ALUMINUM FASCIA
FIBER CEMENT PANEL DARK GREY
DARK GREY CMU

2 WEST ELEVATION
A2 1/8" = 1'-0"



PREFINISHED ALUMINUM FASCIA
FIBER CEMENT PANEL DARK GREY
ALUMINUM COMPOSITE METAL PANEL - Bbr RED
DARK GREY CMU

3 EAST ELEVATION
A2 1/8" = 1'-0"



PREFINISHED ALUMINUM FASCIA
FIBER CEMENT PANEL DARK GREY
ALUMINUM COMPOSITE METAL PANEL - Bbr RED

4 SOUTHEAST ELEVATION
A2 1/8" = 1'-0"



PREFINISHED ALUMINUM FASCIA
FIBER CEMENT PANEL DARK GREY
ALUMINUM COMPOSITE METAL PANEL - Bbr RED

5 SOUTH ELEVATION
A2 1/8" = 1'-0"

SCHICKEL
ARCHITECTURE

330 East State Street
Ithaca, New York 14850
Tel 607.277.0845 Fax 607.277.2925

SEAL

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ITHACA, NEW YORK 14850

PROJECT NO.

12115

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Maguire Family Enterprises, LLC
504 South Meadow Street
Ithaca, NY 14850

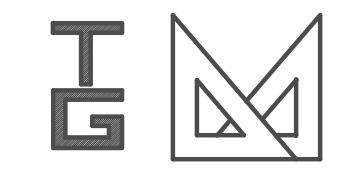
REV	DATE	ISSUED FOR
	01-04-2013	BZA Submission
1	01-18-2013	BZA Submission
2		
3		
4		
5		

DRAWING TITLE
ELEVATIONS

DRAWN BY DRF
SCALE 1/8" = 1'-0"

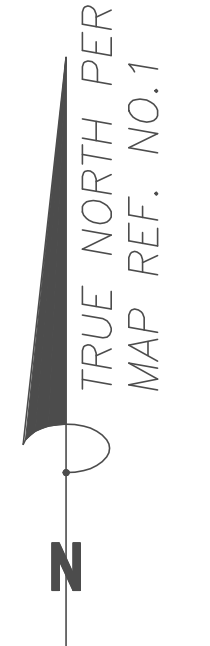
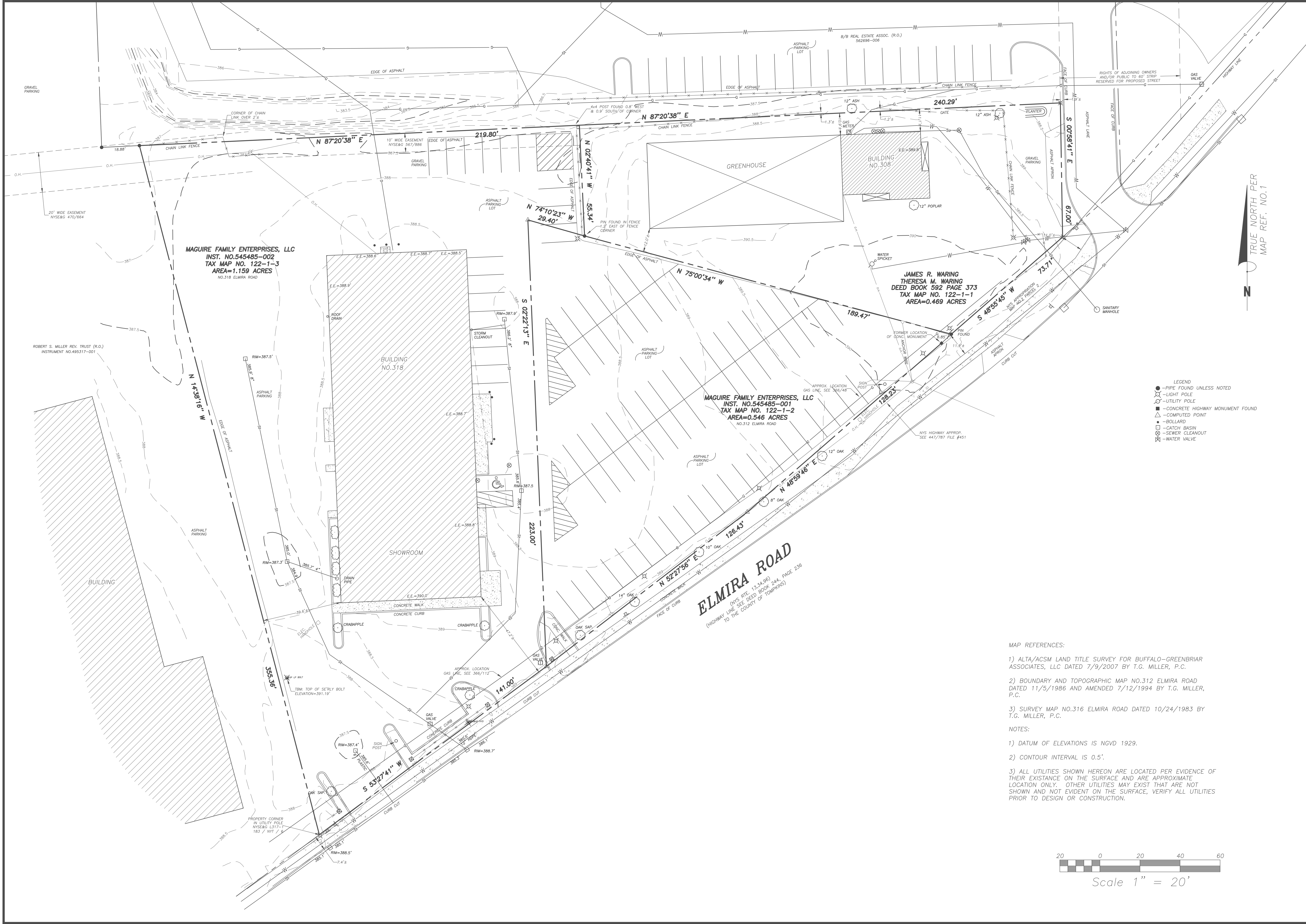
DRAWING NO.

A2



T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AURORA STREET
 P.O. BOX 777
 ITHACA, NEW YORK 14851

BOUNDARY & TOPOGRAPHIC SURVEY
NO.312 & 318 ELMIRA ROAD
 CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK



- LEGEND**
- - PIPE FOUND UNLESS NOTED
 - - LIGHT POLE
 - - UTILITY POLE
 - - CONCRETE HIGHWAY MONUMENT FOUND
 - △ - COMPUTED POINT
 - - BOLLARD
 - - CATCH BASIN
 - ⊗ - SEWER CLEANOUT
 - ⊗ - WATER VALVE

DATE	REVISION	BY	EXP
7/2/2012	UPDATE TOPOGRAPHIC MAPPING FOR NO.312 ELMIRA ROAD ACROSS ELMIRA ROAD		

Warning
 ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

EDWARD RIPC, JR., L.S.
 N.Y.S. LICENSE No. 050823

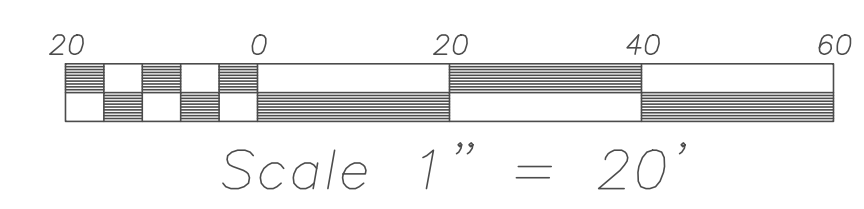
SIGNATURE
 LICENSED LAND SURVEYOR

PROJECT

SHEET TITLE
TOPOGRAPHIC MAP

DATE: 8/16/2011	JOB No. 111-535
SCALE: 1"=20'	
DRAWN BY: EDR	SHEET
CHECKED: DLD	1 OF 1

- MAP REFERENCES:**
- ALTA/ACSM LAND TITLE SURVEY FOR BUFFALO-GREENBRIAR ASSOCIATES, LLC DATED 7/9/2007 BY T.G. MILLER, P.C.
 - BOUNDARY AND TOPOGRAPHIC MAP NO.312 ELMIRA ROAD DATED 11/5/1986 AND AMENDED 7/12/1994 BY T.G. MILLER, P.C.
 - SURVEY MAP NO.316 ELMIRA ROAD DATED 10/24/1983 BY T.G. MILLER, P.C.
- NOTES:**
- DATUM OF ELEVATIONS IS NGVD 1929.
 - CONTOUR INTERVAL IS 0.5'.
 - ALL UTILITIES SHOWN HEREON ARE LOCATED PER EVIDENCE OF THEIR EXISTANCE ON THE SURFACE AND ARE APPROXIMATE LOCATION ONLY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN AND NOT EVIDENT ON THE SURFACE, VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.



ELMIRA ROAD
 (NY STATE ROUTE 13, 34, 98)
 (HIGHWAY LINE SEE DEED BOOK 244, PAGE 236 TO THE COUNTY OF TOMPKINS)

MAGUIRE FAMILY ENTERPRISES, LLC
 INST. NO.545485-002
 TAX MAP NO. 122-1-3
 AREA=1.159 ACRES
 NO.318 ELMIRA ROAD

MAGUIRE FAMILY ENTERPRISES, LLC
 INST. NO.545485-001
 TAX MAP NO. 122-1-2
 AREA=0.546 ACRES
 NO.312 ELMIRA ROAD

JAMES R. WARING
THERESA M. WARING
 DEED BOOK 592 PAGE 373
 TAX MAP NO. 122-1-1
 AREA=0.469 ACRES

ROBERT S. MILLER REV. TRUST (R.O.)
 INSTRUMENT NO.495317-001

PROPERTY CORNER IN UTILITY POLE
 NYSEG L317-1
 183 / NY 1 / S

SEAL

CONSULTANT

CONSULTANT'S PROJECT NO.

MAGUIRE FIAT

308 ELMIRA ROAD
ITHACA, NEW YORK 14850

PROJECT NO.

12115

OWNER

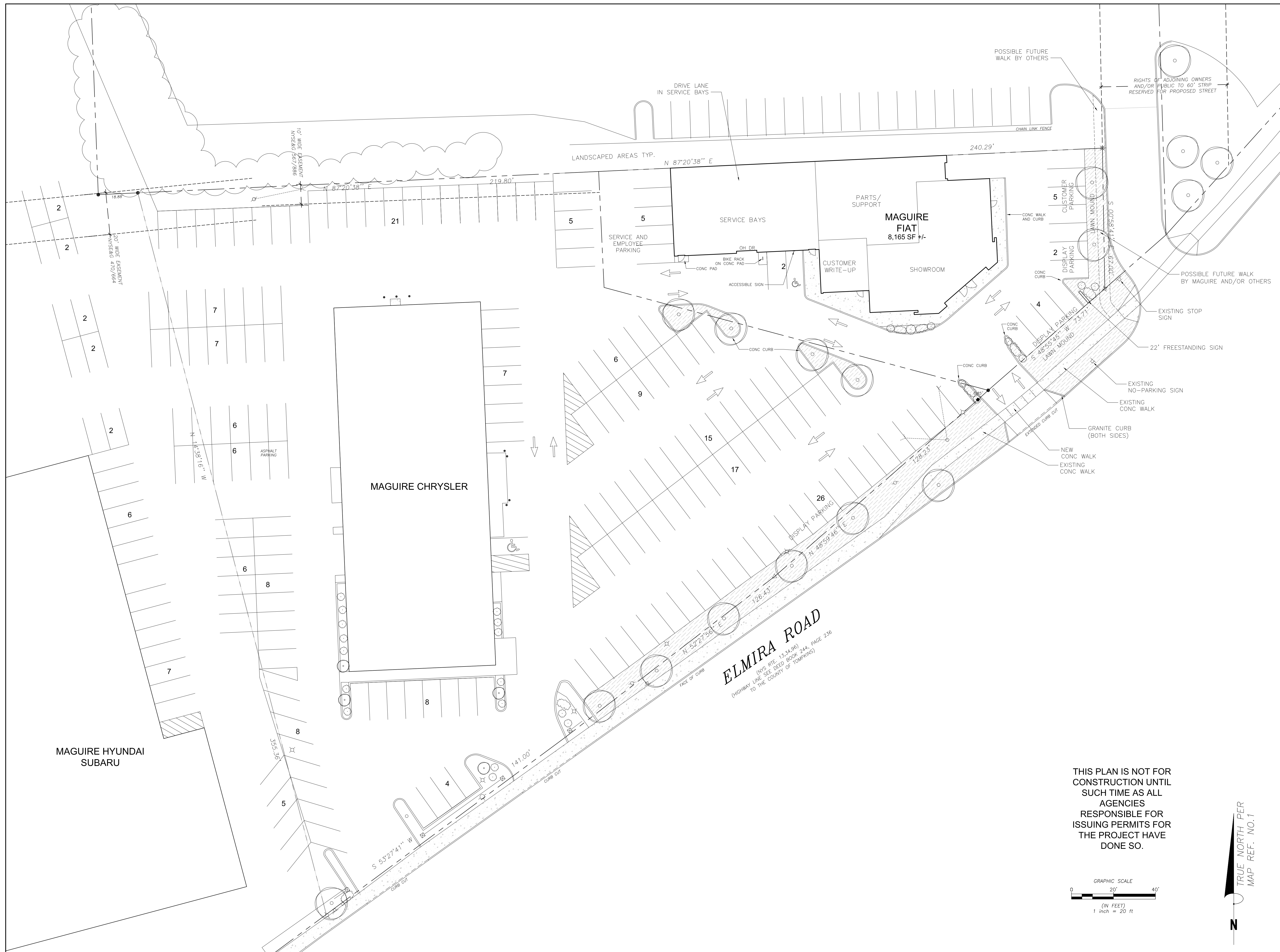
Maguire Family Enterprises, LLC
504 South Meadow Street
Ithaca, NY 14850

REV	DATE	ISSUED FOR
	01-04-2013	Site Plan Review
1	01-08-2013	Site Plan Review
2	02-08-2013	Site Plan Review
3	02-20-2013	Site Plan Review
4	03-05-2013	BZA Submission
5	03-20-2013	Site Plan Review

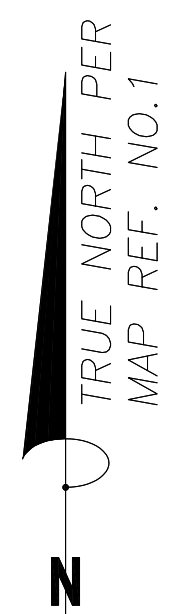
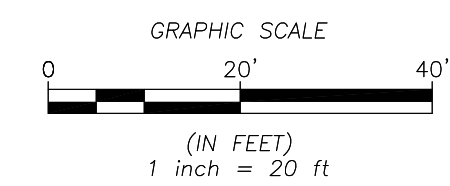
DRAWING TITLE
LAYOUT PLAN

DRAWN BY DRF
SCALE 1" = 20'-0"

DRAWING NO.
C1



THIS PLAN IS NOT FOR
CONSTRUCTION UNTIL
SUCH TIME AS ALL
AGENCIES
RESPONSIBLE FOR
ISSUING PERMITS FOR
THE PROJECT HAVE
DONE SO.



ELMIRA ROAD
(SEE PLY. 13,24,86)
(HIGHWAY LINE SEE DRED BOOK 244, PAGE 236
TO THE COUNTY OF TOMPKINS)

MAGUIRE HYUNDAI
SUBARU

MAGUIRE CHRYSLER

MAGUIRE
FIAT
8,165 SF +/-

SERVICE BAYS

PARTS/
SUPPORT

CUSTOMER
WRITE-UP

SHOWROOM

SERVICE AND
EMPLOYEE
PARKING

CUSTOMER
PARKING

DISPLAY
PARKING

DISPLAY PARKING
LAWN MOUND

DISPLAY PARKING
LAWN MOUND

POSSIBLE FUTURE WALK
BY MAGUIRE AND/OR OTHERS

EXISTING STOP
SIGN

22' FREESTANDING SIGN

EXISTING NO-PARKING SIGN

EXISTING CONC WALK

GRANITE CURB
(BOTH SIDES)

NEW CONC WALK

EXISTING CONC WALK

POSSIBLE FUTURE
WALK BY OTHERS

RIGHTS OF ADJOINING OWNERS
AND/OR PUBLIC TO 60' STRIP
RESERVED FOR PROPOSED STREET

LANDSCAPED AREAS TYP.

DRIVE LANE
IN SERVICE BAYS

CHAIN LINK FENCE

10' WIDE EASEMENT
N 88° 56' 52" E 30.0'

N 87° 20' 38" E 219.80'

240.29'

20' WIDE EASEMENT
N 87° 52' 41" E 470.664'

N 14° 38' 11" W 16.16'

S 35° 30'

S 53° 27' 41" W

FACE OF CURB

N 52° 27' 56" E 126.43'

N 48° 59' 46" E 126.43'

N 52° 27' 56" E 126.43'

N 48° 59' 46" E 126.43'

S 53° 27' 41" W

141.00'

CURB CUT

CONC CURB

CONC CURB

CONC CURB

CONC CURB

CONC CURB

CONC CURB

CONC CURB

CONC CURB

CONC CURB

CONC CURB

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CONC CURB

CONC CURB

CONC CURB

SEAL

CONSULTANT

CONSULTANT'S PROJECT NO.

MAGUIRE FIAT

308 ELMIRA ROAD
ITHACA, NEW YORK 14850

PROJECT NO.

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OWNER

Maguire Family Enterprises, LLC
504 South Meadow Street
Ithaca, NY 14850

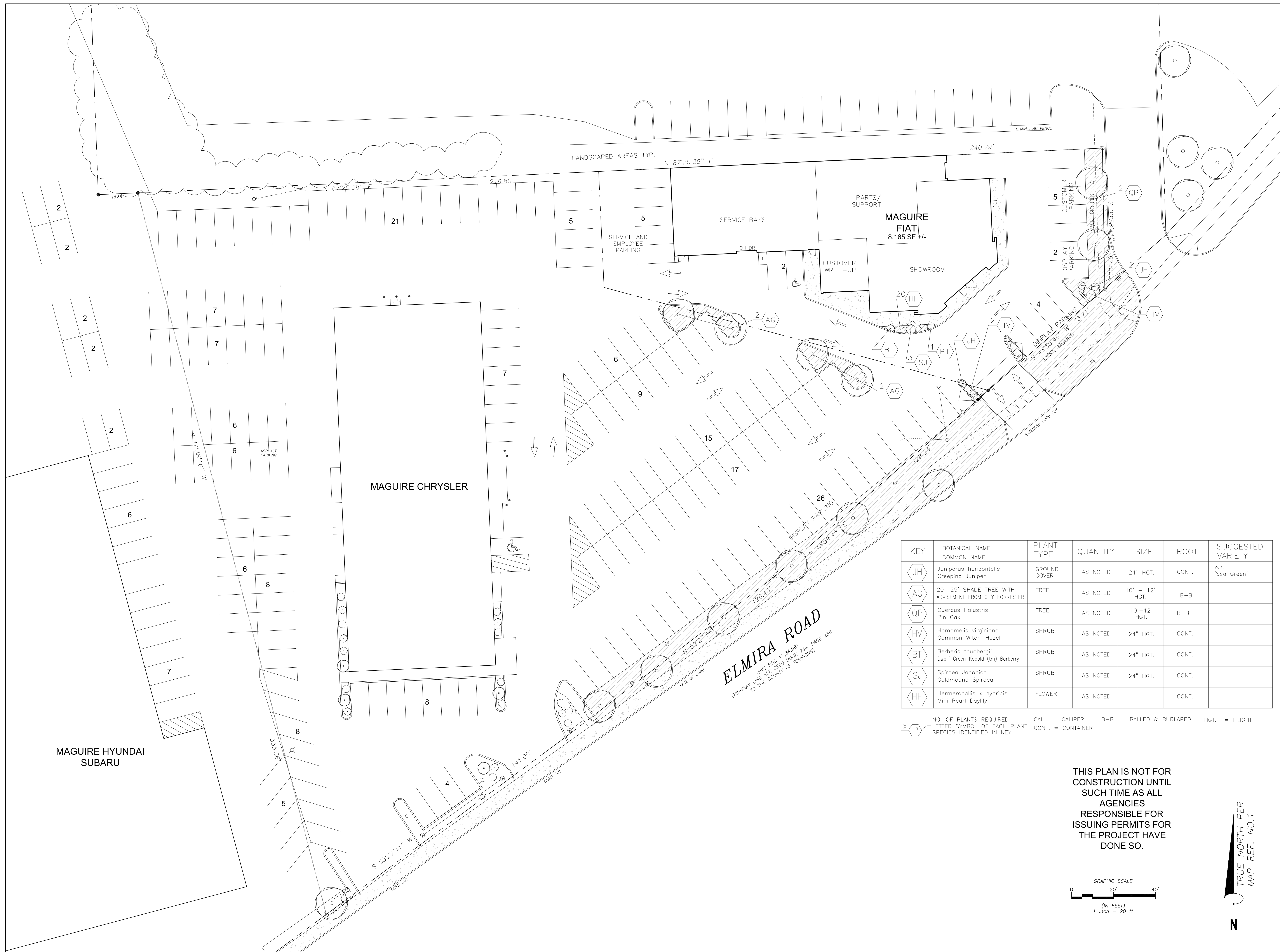
REV	DATE	ISSUED FOR
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1	02-11-2013	Site Plan Review
2	02-20-2013	Site Plan Review
3	03-20-2013	Site Plan Review
4		
5		

DRAWING TITLE
PLANTING PLAN

DRAWN BY DRF
SCALE 1" = 20'-0"

DRAWING NO.

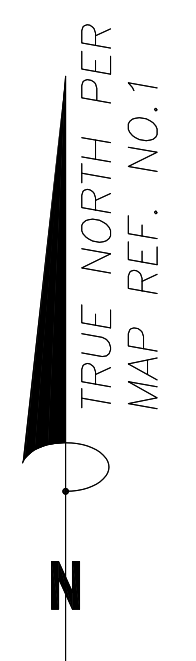
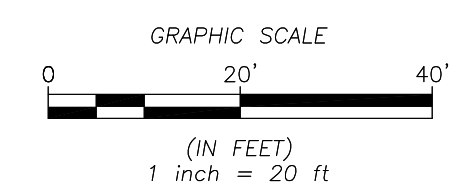
C2



KEY	BOTANICAL NAME COMMON NAME	PLANT TYPE	QUANTITY	SIZE	ROOT	SUGGESTED VARIETY
JH	Juniperus horizontalis Creeping Juniper	GROUND COVER	AS NOTED	24" HGT.	CONT.	var. 'Sea Green'
AG	20'-25' SHADE TREE WITH ADVISEMENT FROM CITY FORRESTER	TREE	AS NOTED	10' - 12' HGT.	B-B	
QP	Quercus Palustris Pin Oak	TREE	AS NOTED	10'-12' HGT.	B-B	
HV	Hornamelis virginiana Common Witch-Hazel	SHRUB	AS NOTED	24" HGT.	CONT.	
BT	Berberis thunbergii Dwarf Green Kobold (tm) Barberry	SHRUB	AS NOTED	24" HGT.	CONT.	
SJ	Spiraea Japonica Goldmound Spiraea	SHRUB	AS NOTED	24" HGT.	CONT.	
HH	Hermerocallis x hybridis Mini Pearl Daylily	FLOWER	AS NOTED	-	CONT.	

X P NO. OF PLANTS REQUIRED CAL. = CALIPER B-B = BALLED & BURLAPED HGT. = HEIGHT
LETTER SYMBOL OF EACH PLANT CONT. = CONTAINER
SPECIES IDENTIFIED IN KEY

THIS PLAN IS NOT FOR
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SUCH TIME AS ALL
AGENCIES
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ISSUING PERMITS FOR
THE PROJECT HAVE
DONE SO.





SCHICKEL

330 East State Street
Ithaca, New York 14850
Tel 607.277.0845 Fax 607.277.2925

SEAL

CONSULTANT

MAGUIRE FIAT

308 ELMIRA ROAD
ITHACA, NEW YORK 14850

PROJECT NO. **12115**

OWNER
Maguire Family Enterprises, LLC
504 South Meadow Street
Ithaca, NY 14850

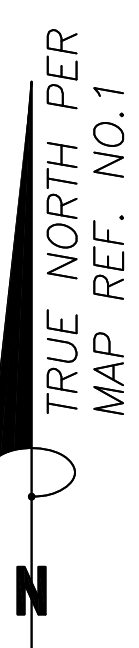
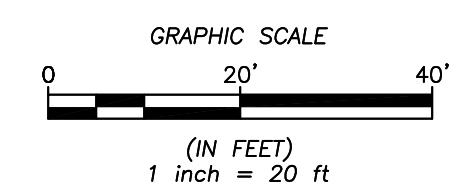
REV	DATE	ISSUED FOR
	09-21-2012	SITE PLAN REVIEW
1	03-20-2013	SITE PLAN REVIEW
2		
3		
4		
5		

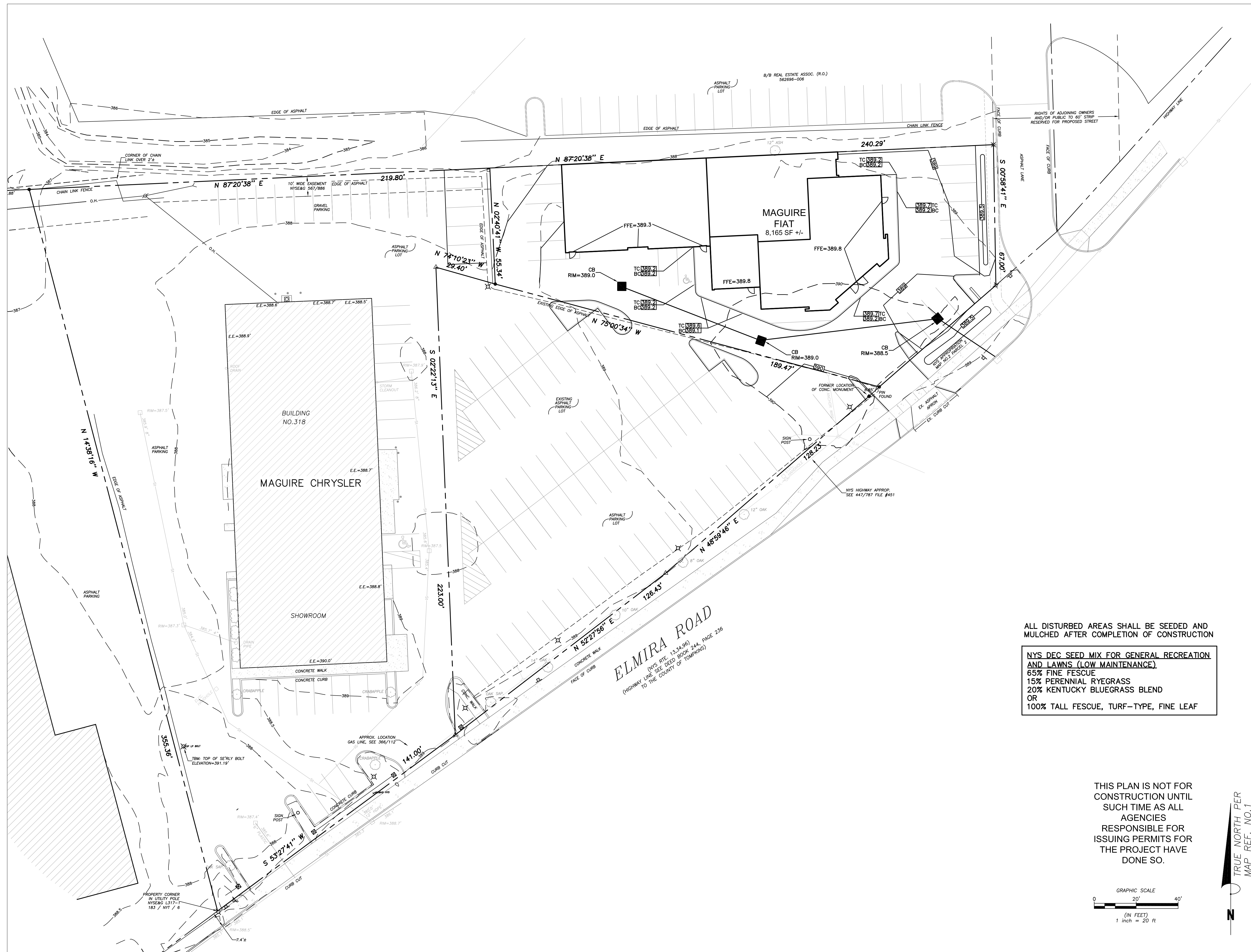
DRAWING TITLE
PAVEMENT PLAN

DRAWN BY **JFE**
SCALE **1" = 20'-0"**

DRAWING NO.
C3

THIS PLAN IS NOT FOR
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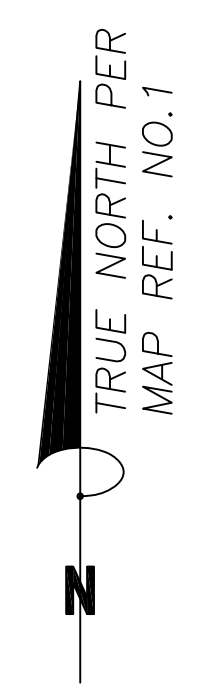
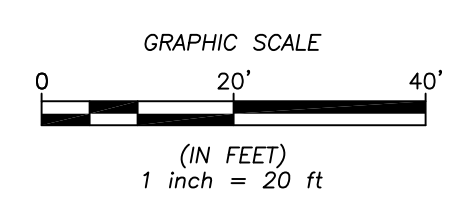




ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER COMPLETION OF CONSTRUCTION

NYS DEC SEED MIX FOR GENERAL RECREATION AND LAWNS (LOW MAINTENANCE)
 65% FINE FESCUE
 15% PERENNIAL RYEGRASS
 20% KENTUCKY BLUEGRASS BLEND
 OR
 100% TALL FESCUE, TURF-TYPE, FINE LEAF

THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SUCH TIME AS ALL AGENCIES RESPONSIBLE FOR ISSUING PERMITS FOR THE PROJECT HAVE DONE SO.



SCHICKEL

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SEAL

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CONSULTANT'S PROJECT NO. 12-1166

MAGUIRE FIAT

308 ELMIRA ROAD
 ITHACA, NEW YORK 14850

PROJECT NO. **12115**

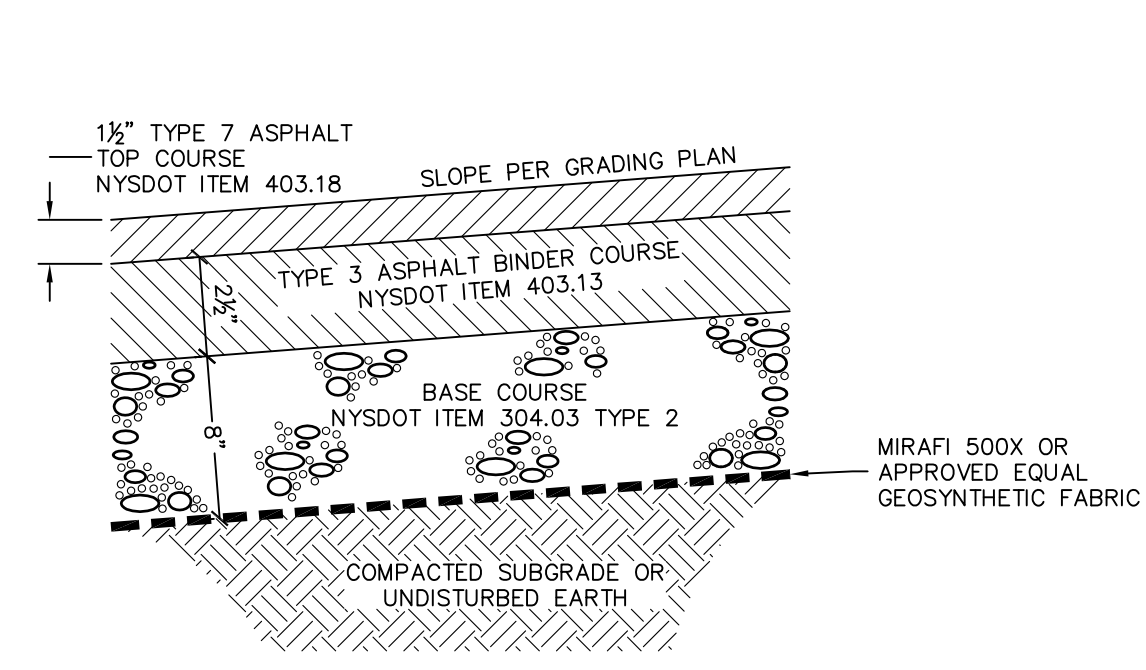
OWNER
Maguire Family Enterprises, LLC
 504 South Meadow Street
 Ithaca, NY 14850

REV	DATE	ISSUED FOR
	09-21-2012	SITE PLAN REVIEW
1	03-20-2013	SITE PLAN REVIEW
2		
3		
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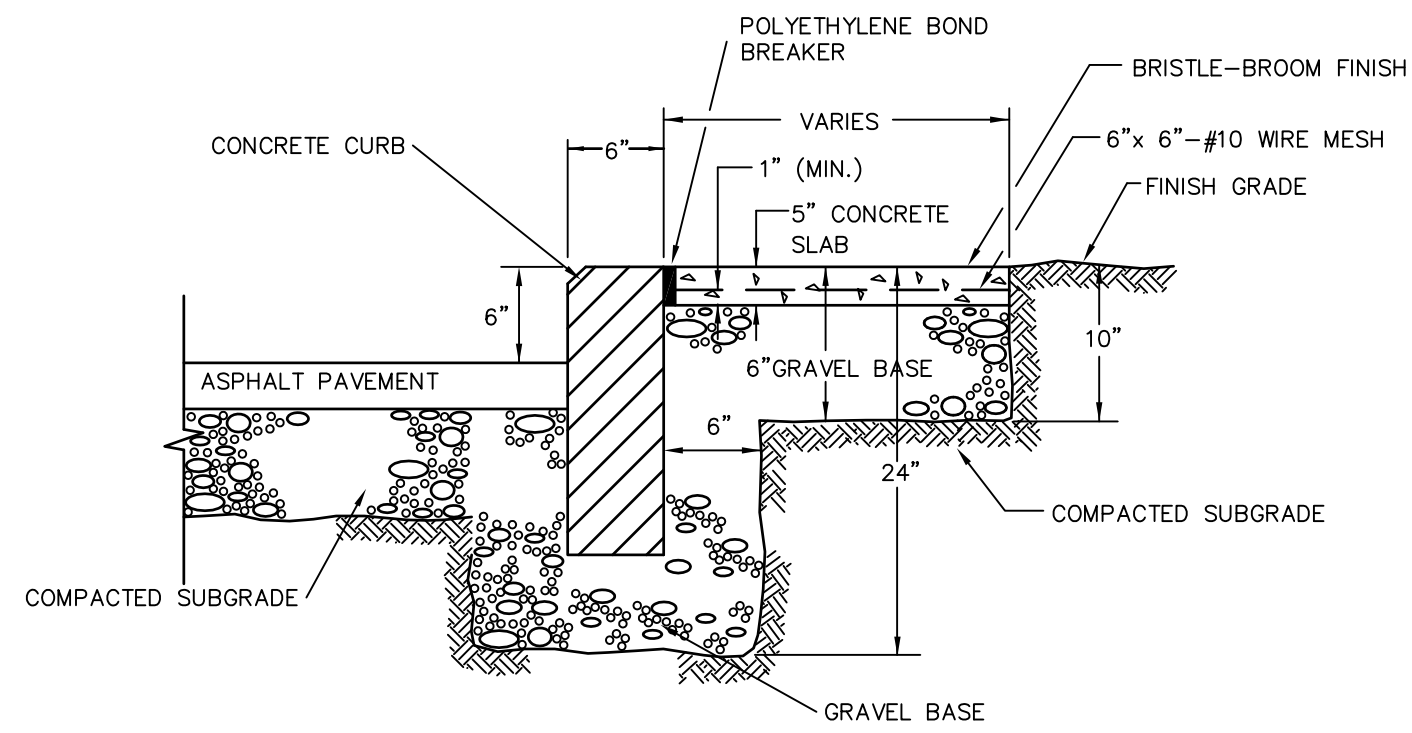
DRAWING TITLE
GRADING PLAN

DRAWN BY **JFE**
 SCALE **1" = 20'-0"**

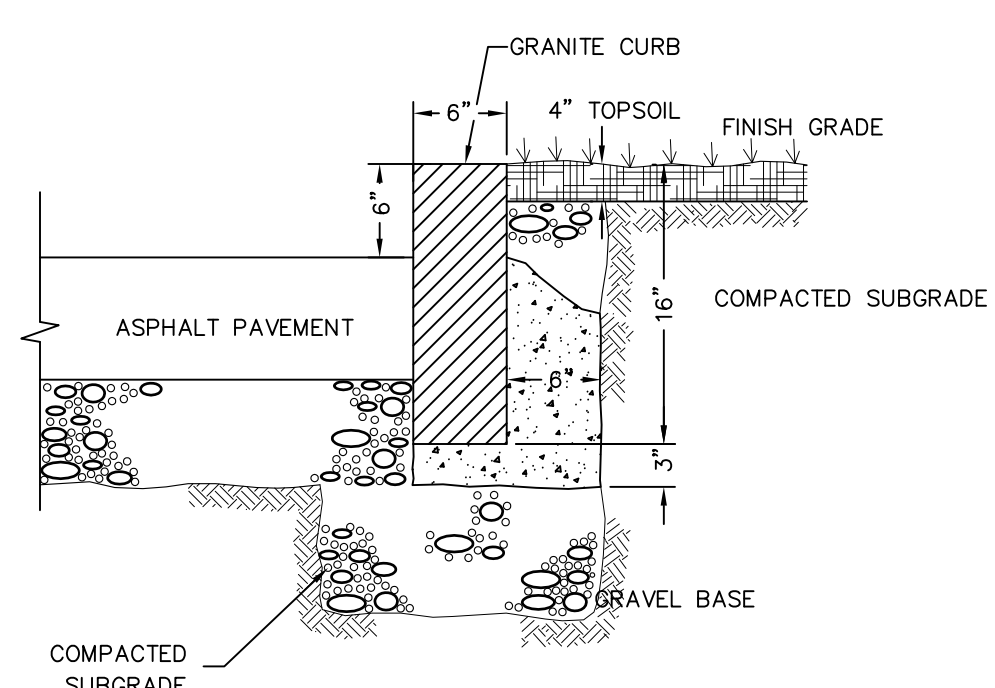
DRAWING NO.
C4



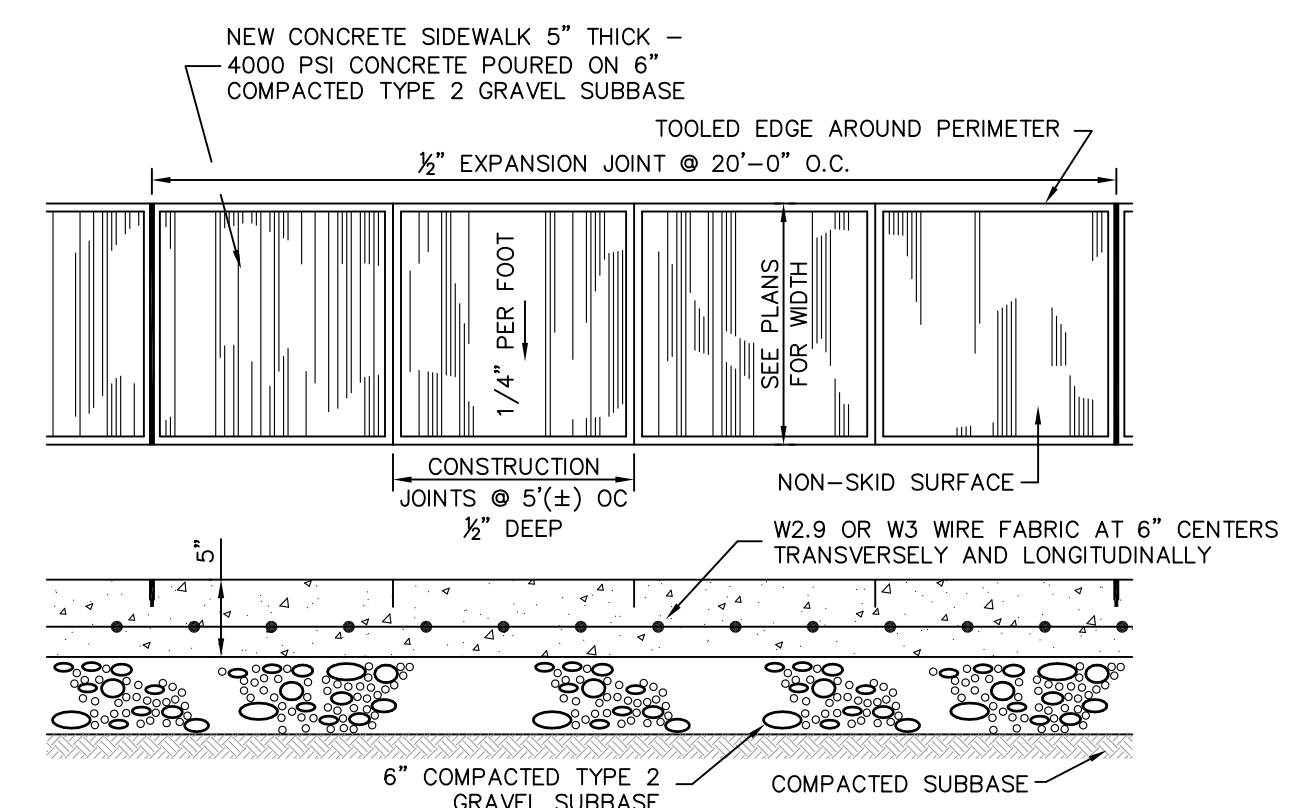
1 STANDARD PAVEMENT SECTION
 SCALE: NTS
 CROSS REFERENCE:



2 CONCRETE CURB & SIDEWALK
 SCALE: NTS
 CROSS REFERENCE:

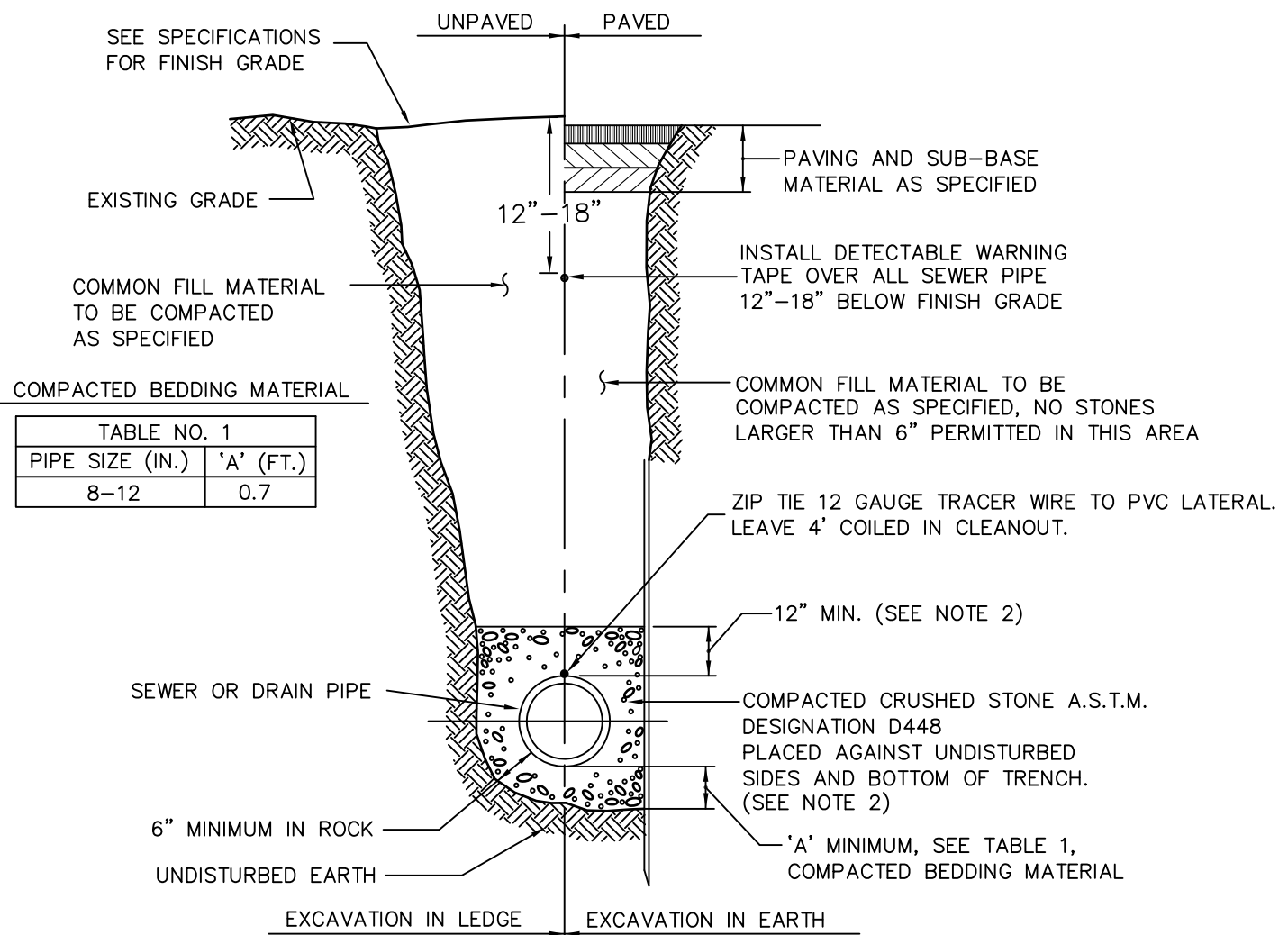


3 GRANITE CURB DETAIL
 SCALE: NTS
 CROSS REFERENCE:



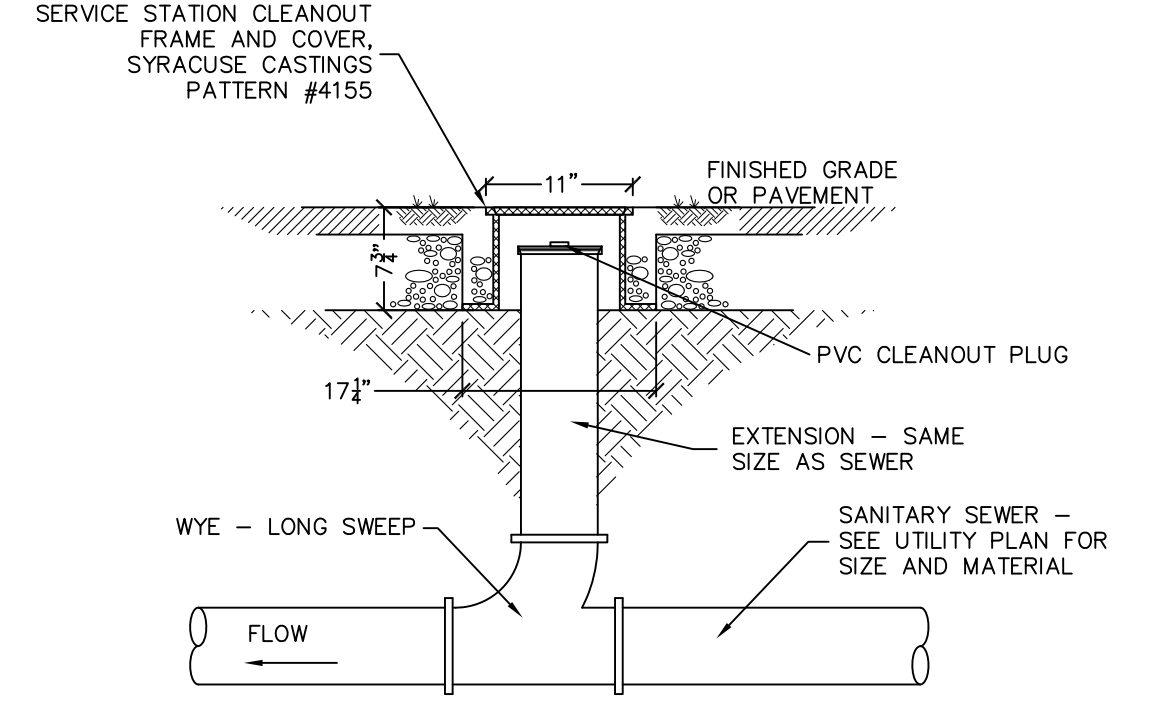
4 SIDEWALK DETAIL
 SCALE: 1"=NTS
 CROSS REFERENCE:

- NOTES
1. SIDEWALK RAMP LOCATIONS AND TYPES ARE TO BE AS SHOWN ON THE PLANS.
 2. SURFACE TEXTURE OF RAMP SHALL BE OBTAINED BY A COURSE BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.
 3. NORMAL PAVEMENT EDGE PROFILE IS TO BE MAINTAINED THROUGH THE AREA OF THE RAMP.
 4. TRANSITION CURB FOR RAMPS SHALL BE 6'-0" MAXIMUM DESIRABLE RAMP SLOPE 1:12.

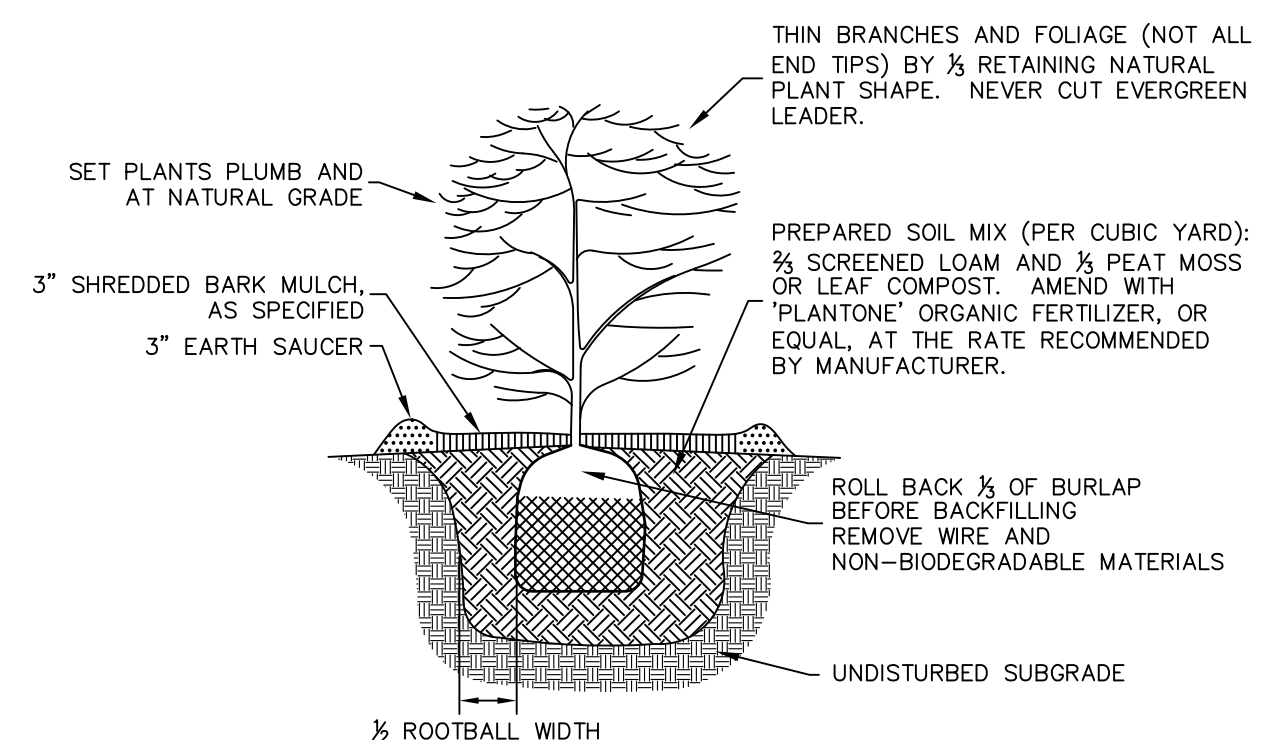


5 TYPICAL SEWER TRENCH DETAIL
 SCALE: NTS
 CROSS REFERENCE:

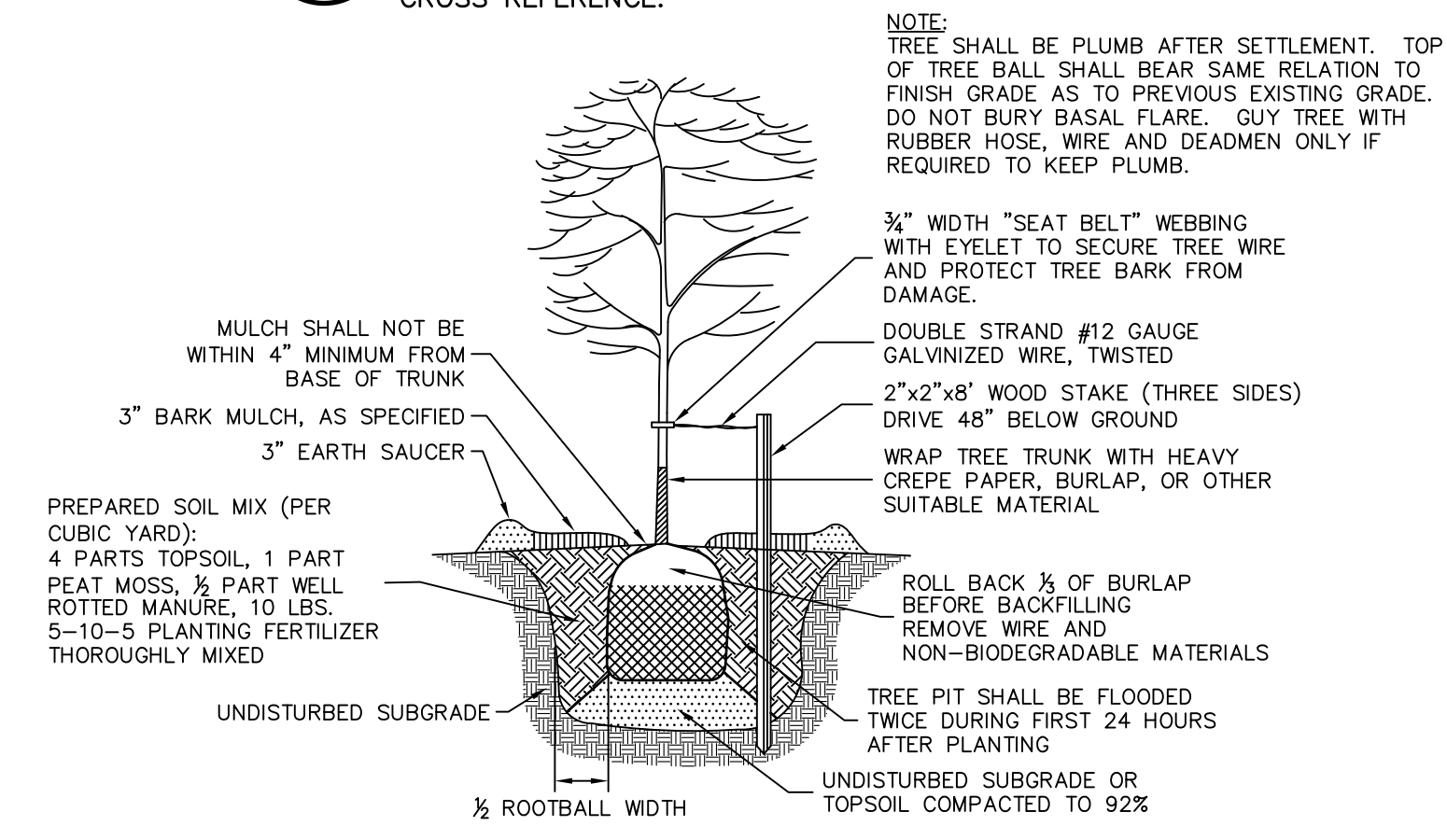
- NOTES
1. SHEETING, WHEN REQUIRED, TO BE CUT OFF AT LEAST 5 FEET BELOW STREET AND A MINIMUM OF 1 FOOT ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID-DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID-DIAMETER MAY BE WITHDRAWN IF APPROVED IN WRITING BY THE ENGINEER. FOR PVC PIPE ALL SHEETING DRIVEN BELOW MID-DIAMETER SHALL BE LEFT IN PLACE.
 2. WHEN APPROVED BY THE ENGINEER FOR PIPES OTHER THAN PVC SELECTED GRAVEL FILL MATERIAL MAY BE USED FROM MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE. NO STONES LARGER THAN 2 INCHES IN ANY DIMENSION WILL BE PERMITTED IN THIS AREA.
 3. TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS EXCEPT FOR PAVING.
 4. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED, OR EVERY 300 FEET, WHICHEVER IS LESS. SEE DETAIL.
 5. BEDDING MATERIAL FOR PVC PIPE SHALL MEET THE REQUIREMENTS OF ASTM D2321 CLASS I OR CLASS II EMBEDMENT MATERIALS.



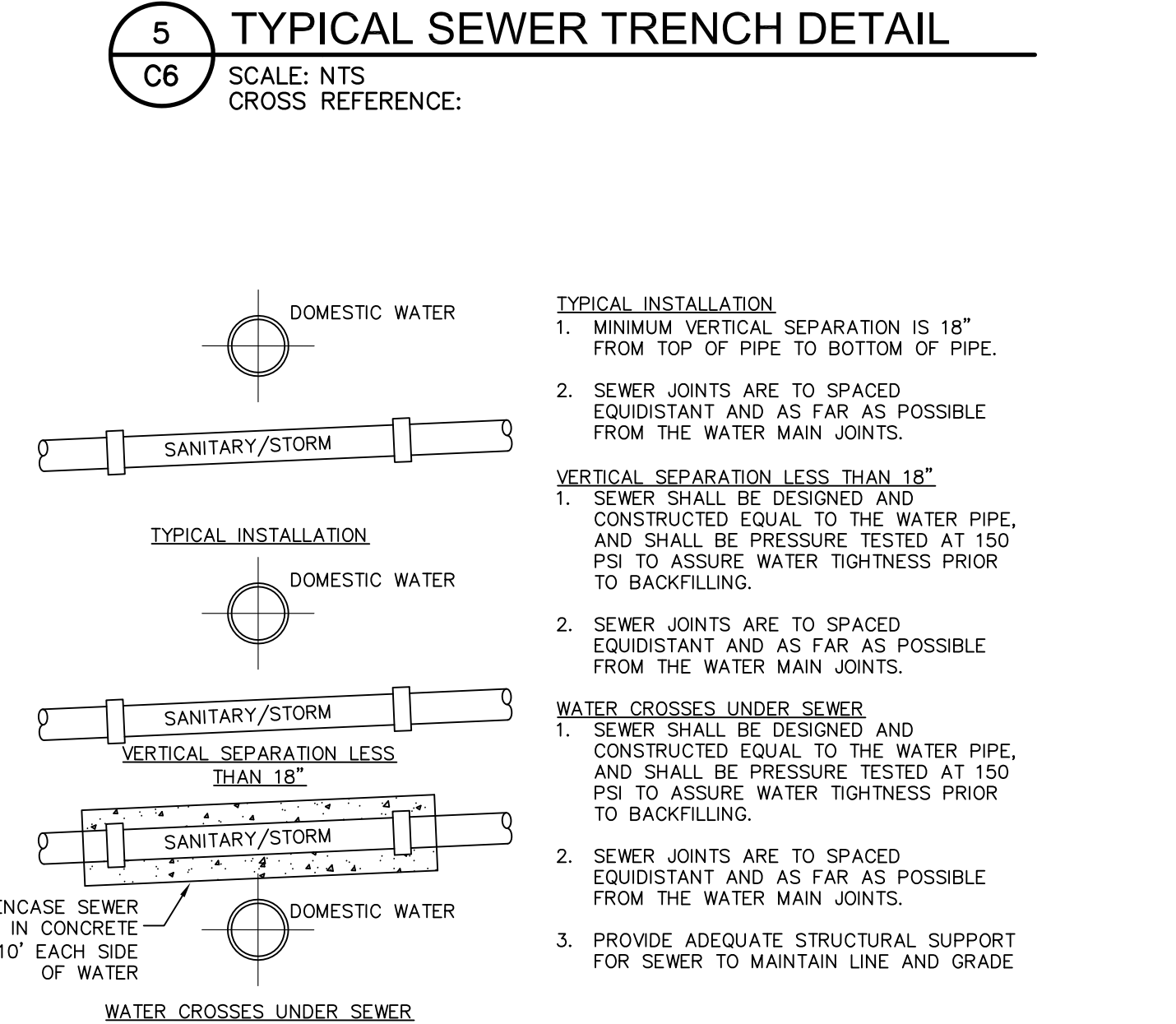
6 SANITARY SEWER CLEANOUT
 SCALE: NTS
 CROSS REFERENCE:



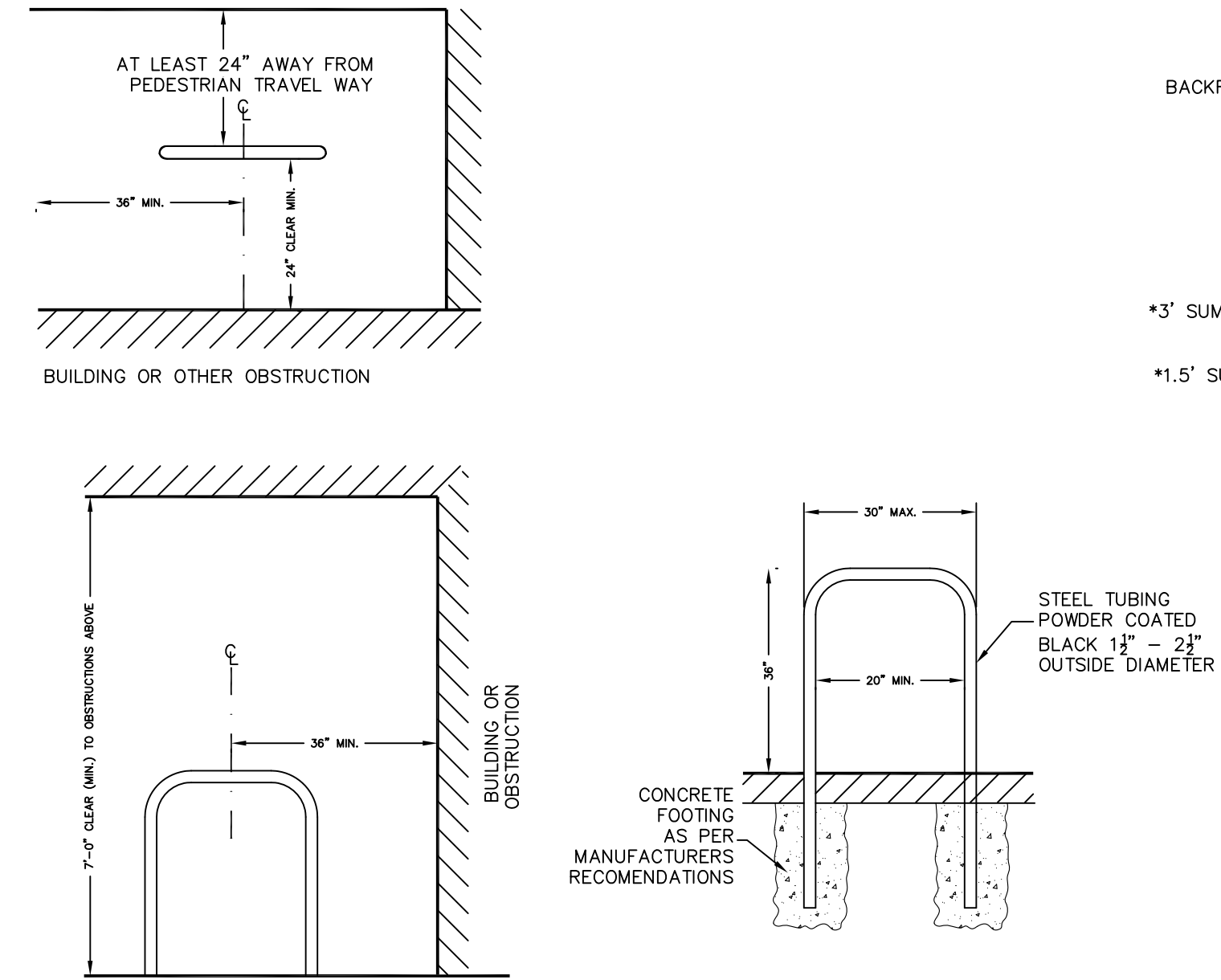
8 SHRUB PLANTING DETAIL
 SCALE: NTS
 CROSS REFERENCE:



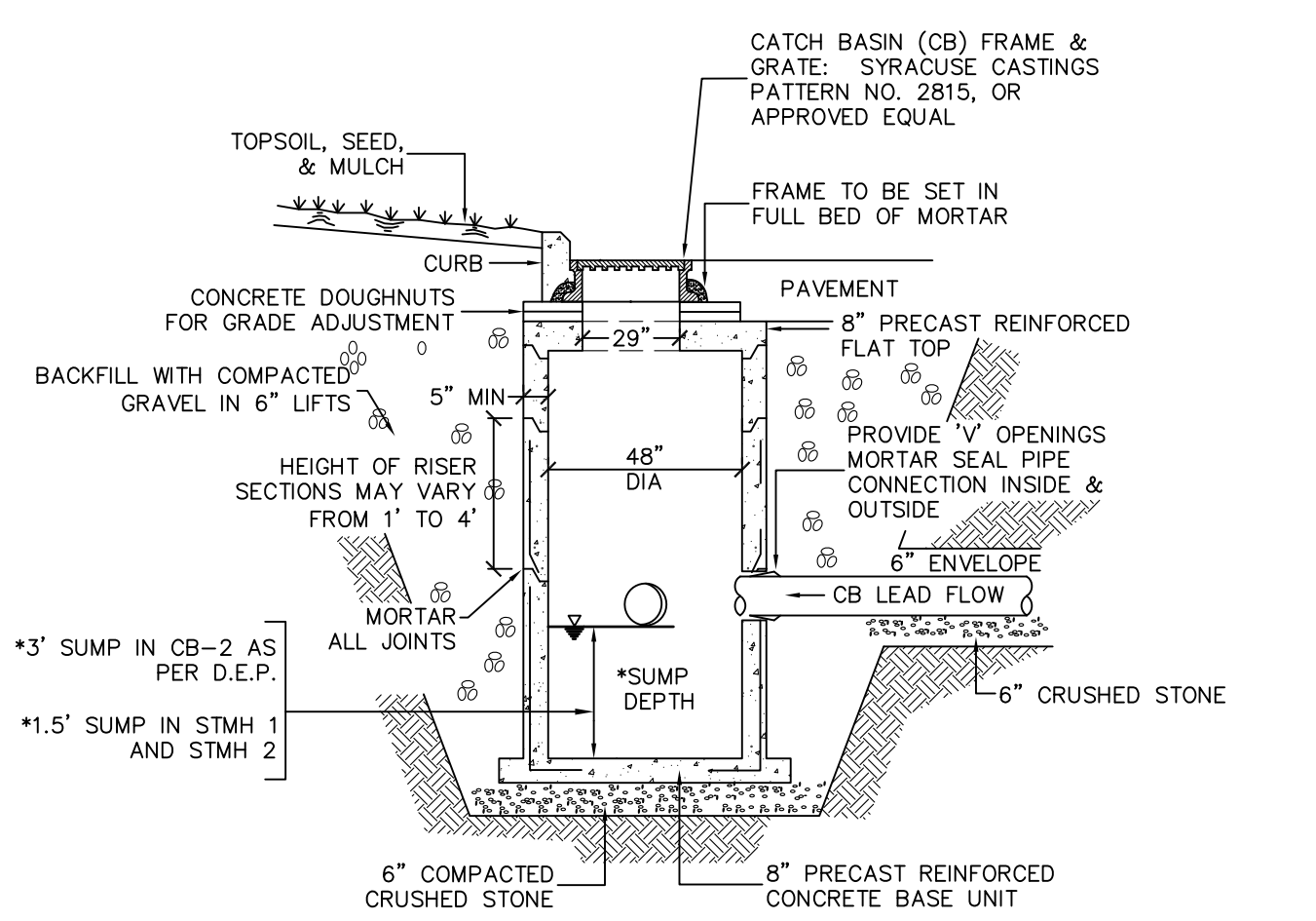
7 TREE PLANTING DETAIL
 SCALE: NTS
 CROSS REFERENCE:



9 WATER/SEWER CROSSING
 SCALE: NTS
 CROSS REFERENCE:



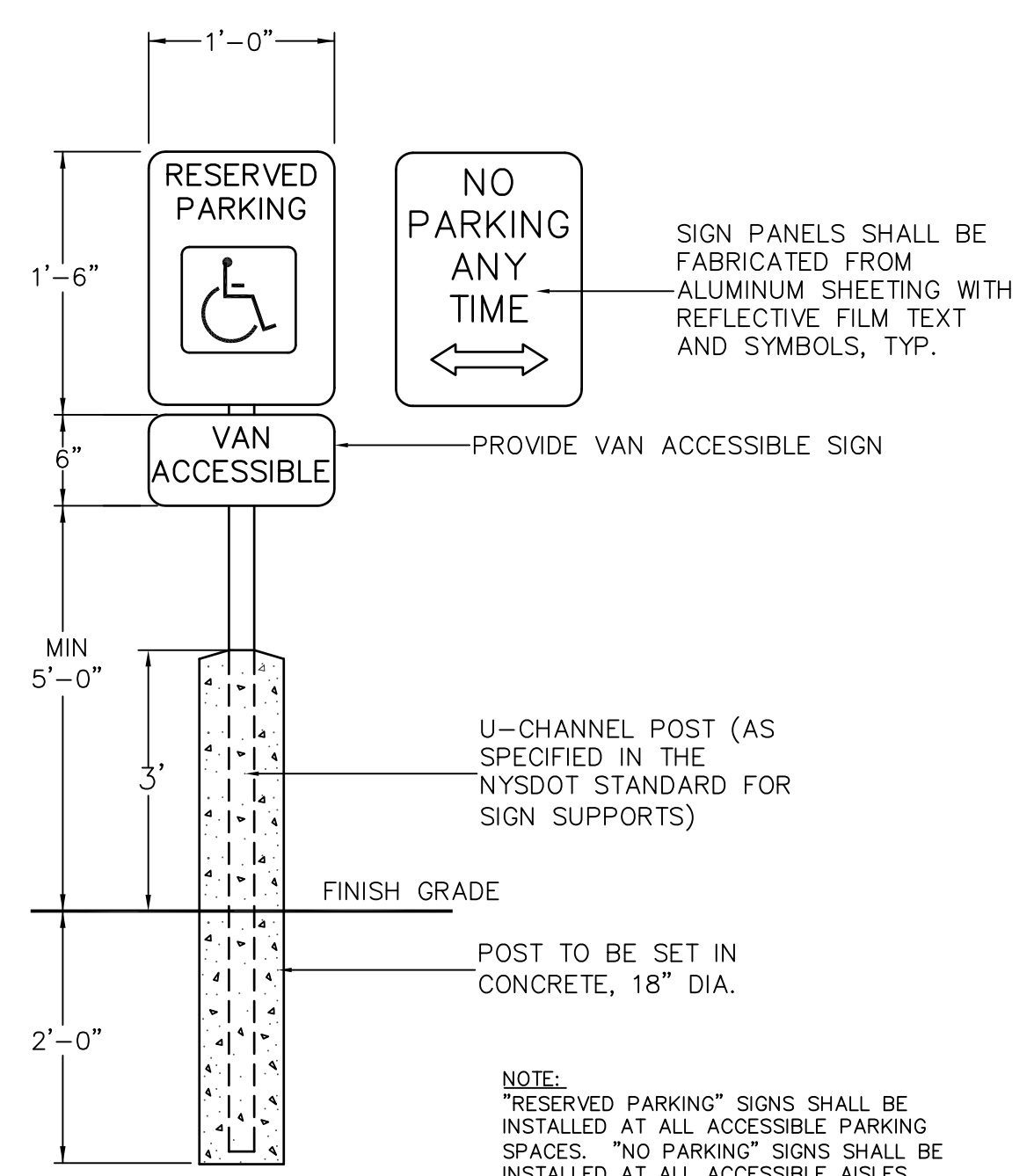
10 BICYCLE PARKING TYPICAL DETAIL
 SCALE: NTS
 CROSS REFERENCE:



11 PRECAST CATCH BASIN
 SCALE: NTS
 CROSS REFERENCE:

- DRAINAGE STRUCTURE GENERAL NOTES
1. REINFORCING FOR ALL SECTIONS SHALL BE AS FOLLOWS:
 TOP: #3 BARS SPACED AT 4" IN BOTH DIRECTIONS.
 BOTTOM: #3 BARS SPACED AT 4" IN BOTH DIRECTIONS.
 SIDES: #3 BARS SPACED AT 8" IN BOTH HORIZONTAL AND VERTICAL.
 2. ALL REINFORCING SHALL BE PLACED SO IT WILL HAVE A MINIMUM COVER OF 2" AND BE LOCATED APPROXIMATELY WITHIN THE CENTER OF THE SECTION.
 3. TOP SLAB AND/OR FRAME ADJUSTMENT:
 FOR ALL DRAINAGE STRUCTURES A MAXIMUM OF 6 INCHES OF BRICK AND MORTAR OR A MAXIMUM OF 2 INCHES OF MORTAR ALONE SHALL BE USED FOR TOP SLAB AND/OR FRAME & GRATE ADJUSTMENT. FOR ADJUSTMENTS OVER 6 INCHES AND NOT TO EXCEED 12 INCHES, PRECAST CONCRETE ADJUSTMENT ELEMENT(S) MANUFACTURED IN ACCORDANCE WITH NYS-DOT STANDARD SPEC SUB-SECTION #706-04 SHALL BE USED; A MAXIMUM OF 2 INCHES OF MORTAR SHALL BE ALLOWED ON BOTH THE TOP AND BOTTOM OF THE PRECAST DEVICES. BRICK SHALL BE PRECAST PAVERS CONFORMING TO NYS-DOT STANDARD SPEC SUB-SECTION #704-13 AND MORTAR SHALL BE MORTAR FOR CONCRETE MASONRY CONFORMING TO NYS-DOT STANDARD SPEC SUB-SECTION #705-21.
 4. MANHOLE STEPS SHALL BE REQUIRED IN ALL DRAINAGE STRUCTURES DEEPER THAN 4 FEET. STEPS SHALL CONFORM TO NYS-DOT STANDARD SPEC SUB-SECTION #725-02.
 5. BASE OF PRECAST CATCH BASIN SHALL REST ON BASE MATERIAL COMPACTED IN PLACE WITH A VIBRATORY MECHANICAL TAMPER IN LIFTS NOT TO EXCEED 6" AT A TIME.
 6. TRENCH SIDES SHALL CONFORM TO NYS DEPT OF LABOR AND OSHA SAFETY REGULATIONS.

12 ACCESSIBLE BOLLARD AND SIGNS
 SCALE: NTS
 CROSS REFERENCE:



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MAGUIRE FIAT
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PROJECT NO. **12115**

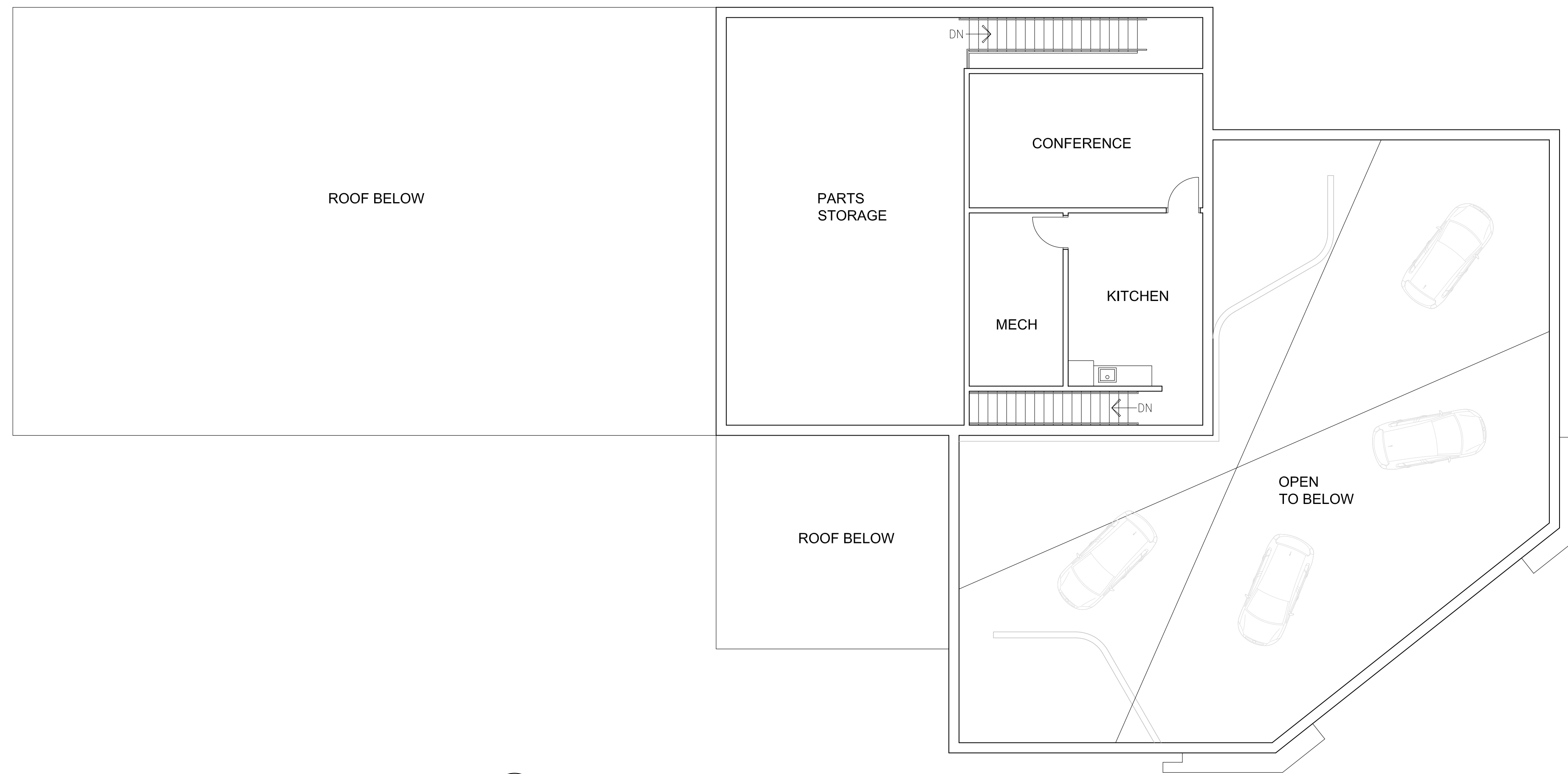
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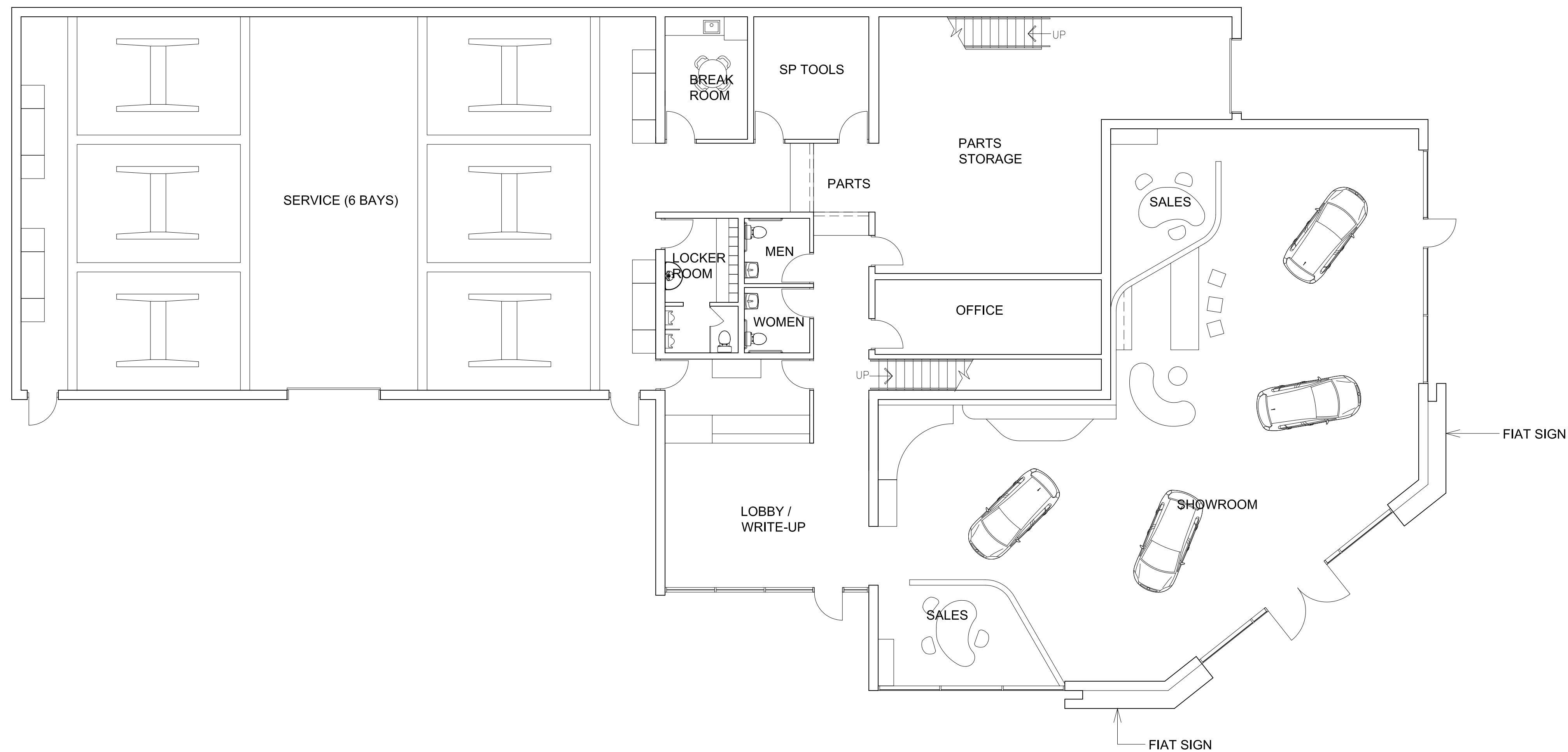
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SITE DETAILS

DRAWN BY **JFE**
 SCALE **AS NOTED**

DRAWING NO.
C6



2 SECOND FLOOR PLAN
A1 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A1 1/8" = 1'-0"

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ARCHITECTURE

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SEAL

CONSULTANT

CONSULTANT'S PROJECT NO.

MAGUIRE FIAT

308 ELMIRA ROAD
ITHACA, NEW YORK 14850

PROJECT NO.

12115

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Maguire Family Enterprises, LLC
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Ithaca, NY 14850

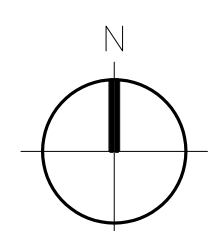
REV	DATE	ISSUED FOR
1	01-04-2013	BZA Submission
2		
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5		

DRAWING TITLE
FLOOR PLAN

DRAWN BY DRF
SCALE 1/8" = 1'-0"

DRAWING NO.

A1



SEAL

CONSULTANT

CONSULTANT'S PROJECT NO.

MAGUIRE FIAT

308 ELMIRA ROAD
ITHACA, NEW YORK 14850

PROJECT NO. **12115**

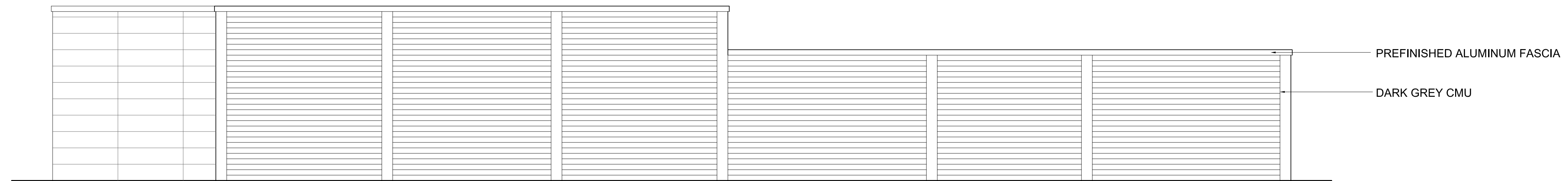
OWNER
Maguire Family Enterprises, LLC
504 South Meadow Street
Ithaca, NY 14850

REV	DATE	ISSUED FOR
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1	01-18-2013	BZA Submission
2	02-08-2013	BZA Submission
3		
4		
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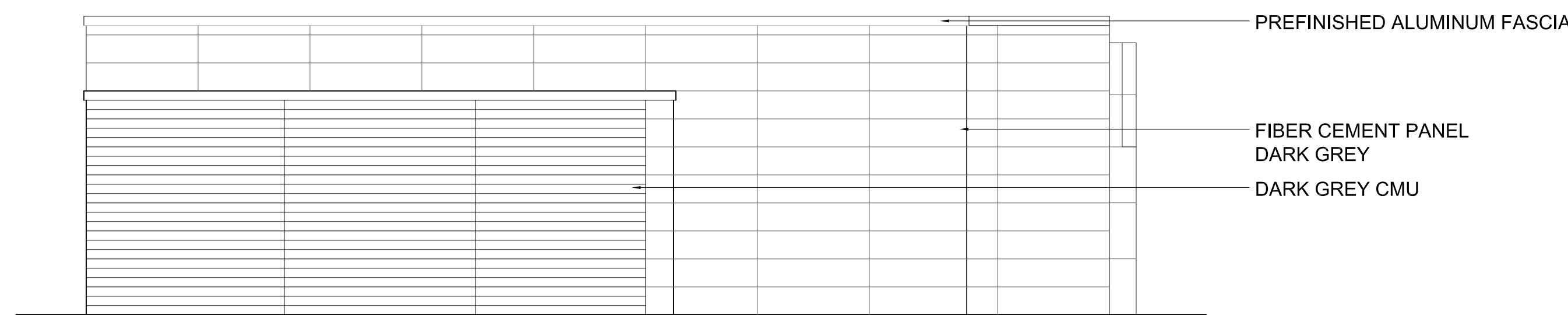
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ELEVATIONS

DRAWN BY DRF
SCALE 1/8" = 1'-0"

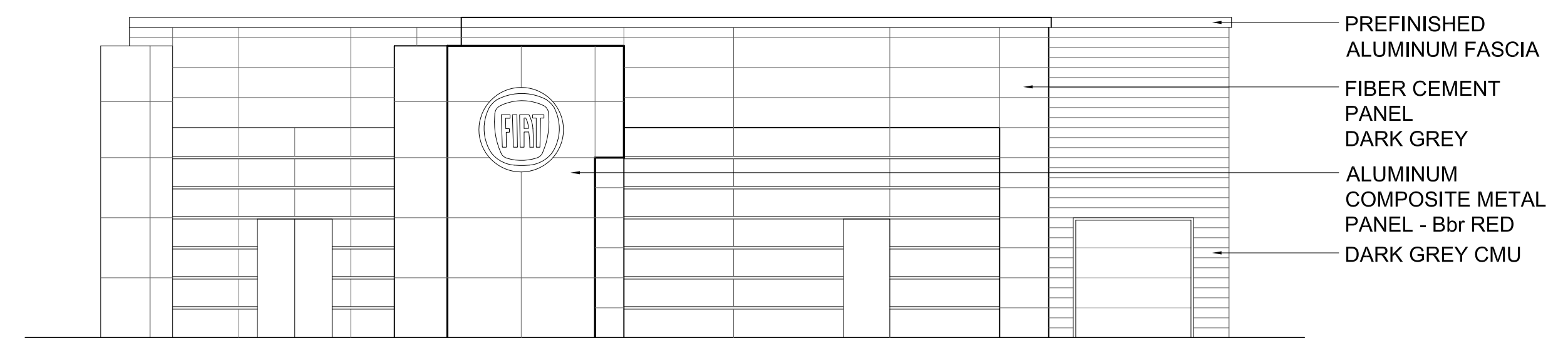
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A2



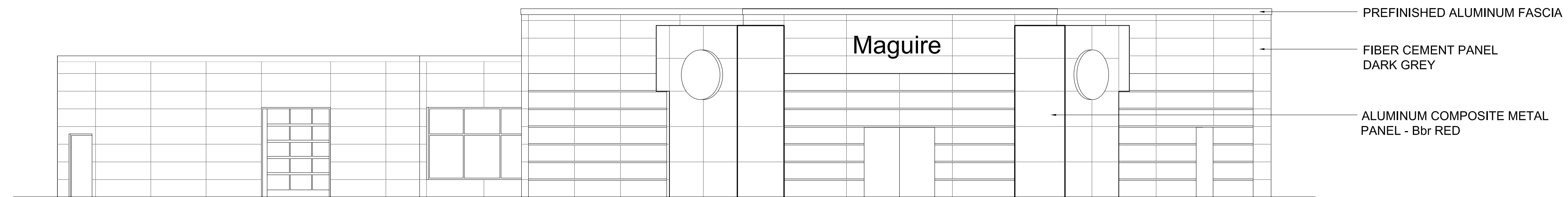
1 NORTH ELEVATION
A2 1/8" = 1'-0"



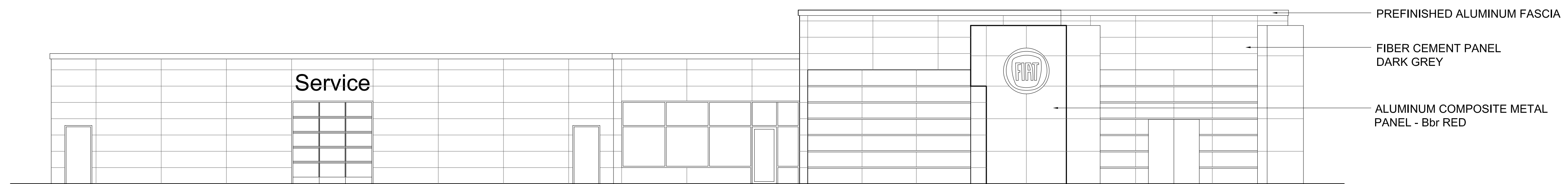
2 WEST ELEVATION
A2 1/8" = 1'-0"



3 EAST ELEVATION
A2 1/8" = 1'-0"



4 SOUTHEAST ELEVATION
A2 1/8" = 1'-0"



5 SOUTH ELEVATION
A2 1/8" = 1'-0"