

CODE & SITE DATA

TOTAL PARCEL = 1.44 ACRES (±62,824 SQ. FT.)
 ZONED: SW-2 (SOUTHWEST)

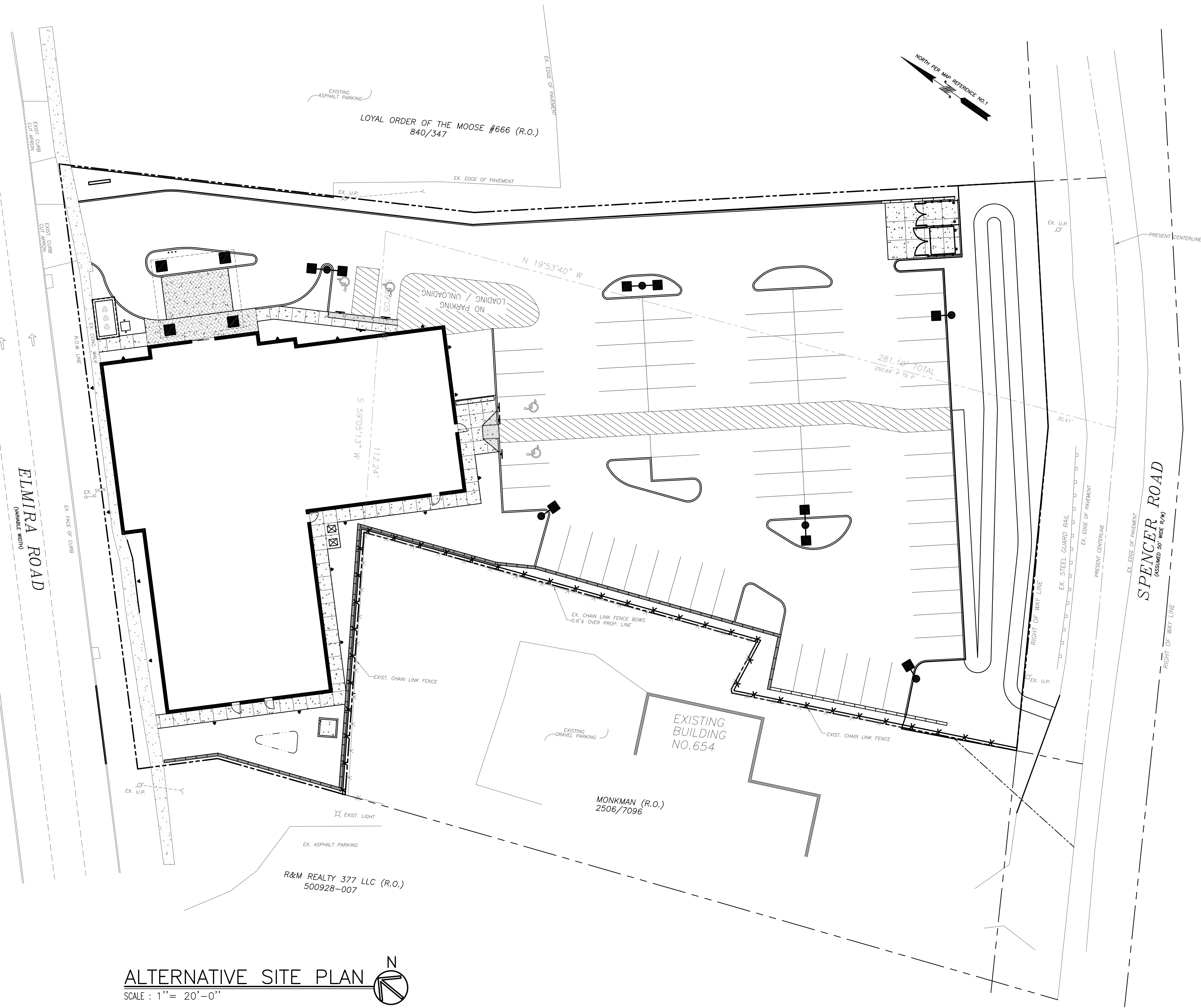
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (MIN.)	15'-0"	16'-8"
FRONT (MAX.)	34'-0"	16'-8"
SIDE	5'-0"	7'-6"
REAR	15'-0"	213'-3"

PARKING SETBACK	REQUIRED	PROVIDED
FRONT	15'-0"	92'-2"
SIDE	5'-0"	5'-0"
REAR	15'-0"	23'-0"

NOTE: FRONT SETBACKS ARE FROM FACE OF CURB

LANDSCAPE	REQUIRED	PROVIDED
GREEN SPACE	12%	30%

PARKING	REQUIRED	PROVIDED
TOTAL	76 SPACES	70 SPACES
HANDICAP	4 SPACES	4 SPACES



ALTERNATIVE SITE PLAN
 SCALE: 1" = 20'-0"
 0 20 40 80

PROPOSED HOLIDAY INN EXPRESS HOTEL
 371 ELMIRA ROAD
 ITHACA, NEW YORK, 14850

THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE EXCAVATION & CONSTRUCTION TO ENSURE HE/SHE HAS THE FINAL SET OF DESIGN DOCUMENTS AS ISSUED FOR CONSTRUCTION. THIS PLAN IS CURRENT AS OF THE DATE IT WAS ISSUED. SUBSEQUENT UPDATES OF THIS PLAN BY THE DESIGN ENGINEER DOES NOT AFFORD ANY TRANSFEREES THE RIGHT TO RECEIVE SAID UPDATES, BUT PLACES THE RESPONSIBILITY TO THE TRANSFEREE TO OBTAIN UPDATED PLANS WHICH ARE ISSUED FOR CONSTRUCTION AS THESE MAY DIFFER FROM PREVIOUS PLANS ISSUED FOR PERMIT OR BID.



REV. PER TOWN COMMENTS	1/24/14
ISSUED FOR SEQR / SITE PLAN REV.	10/15/13

ALTERNATIVE SITE PLAN

optima
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DRAWN BY: AVT
 CHECKED BY: OST
 JOB # 13-288

SHEET
 C-1A

WARNING: IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER, TO ALTER IN ANY WAY, PLANS, SPECIFICATIONS, OR REPORTS TO WHICH THE SEAL OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER HAS BEEN APPLIED.