

MAP

SHOWING PROPERTY AT
No. 36 GARDEN STREET
NEW YORK MILLS, ONEIDA COUNTY, NEW YORK

OWNED BY
DELFT BLUE LLC

SURVEY AND MAP BY
LABELLA LAND SURVEYING P.C.
FORMERLY MERRITT AND LABELLA
UTICA, NEW YORK

OCTOBER 29, 2007
Up-dated survey October 26, 2020

SCALE: 1" = 20 FT.

FILE NO. 13458

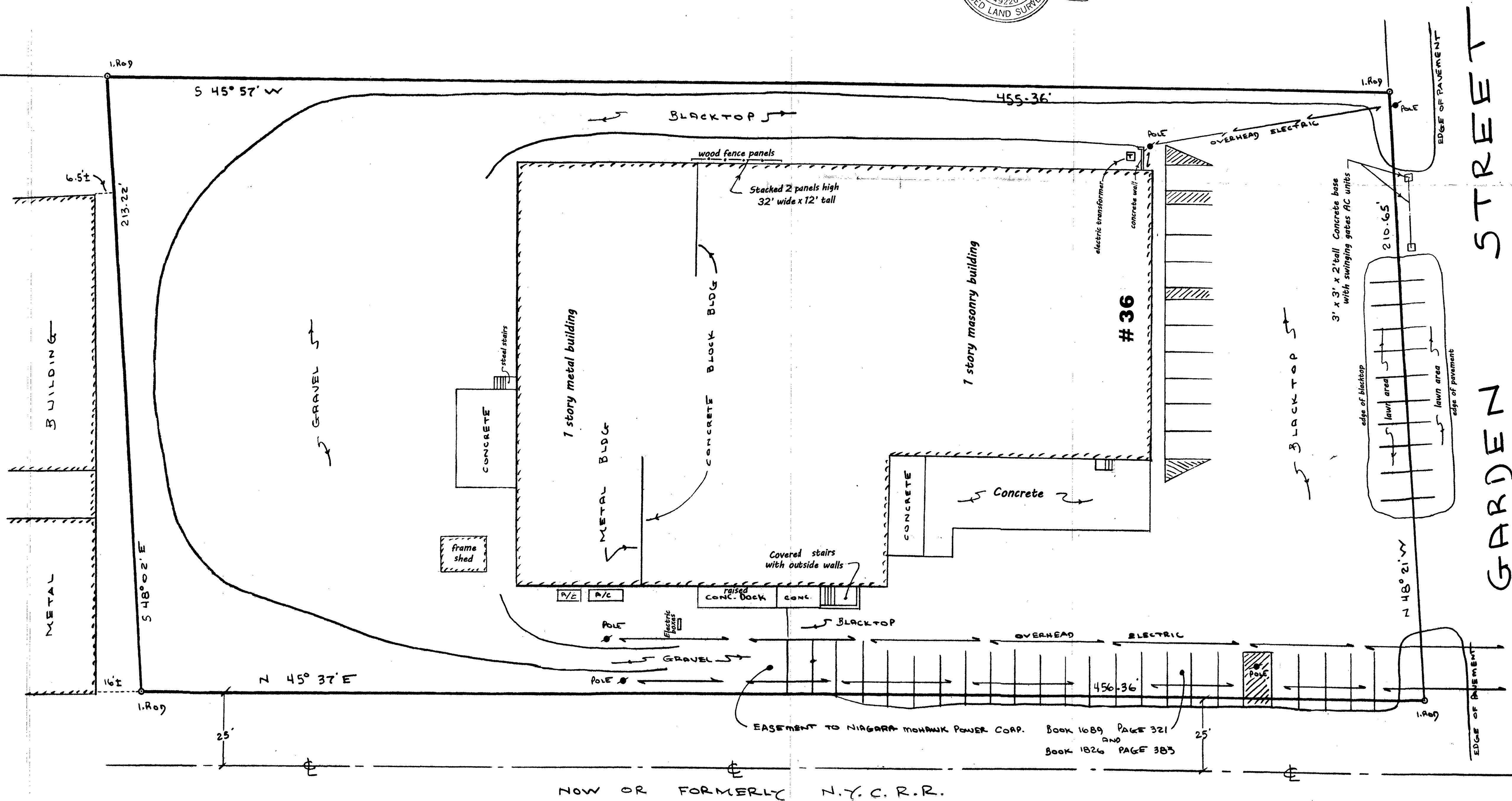
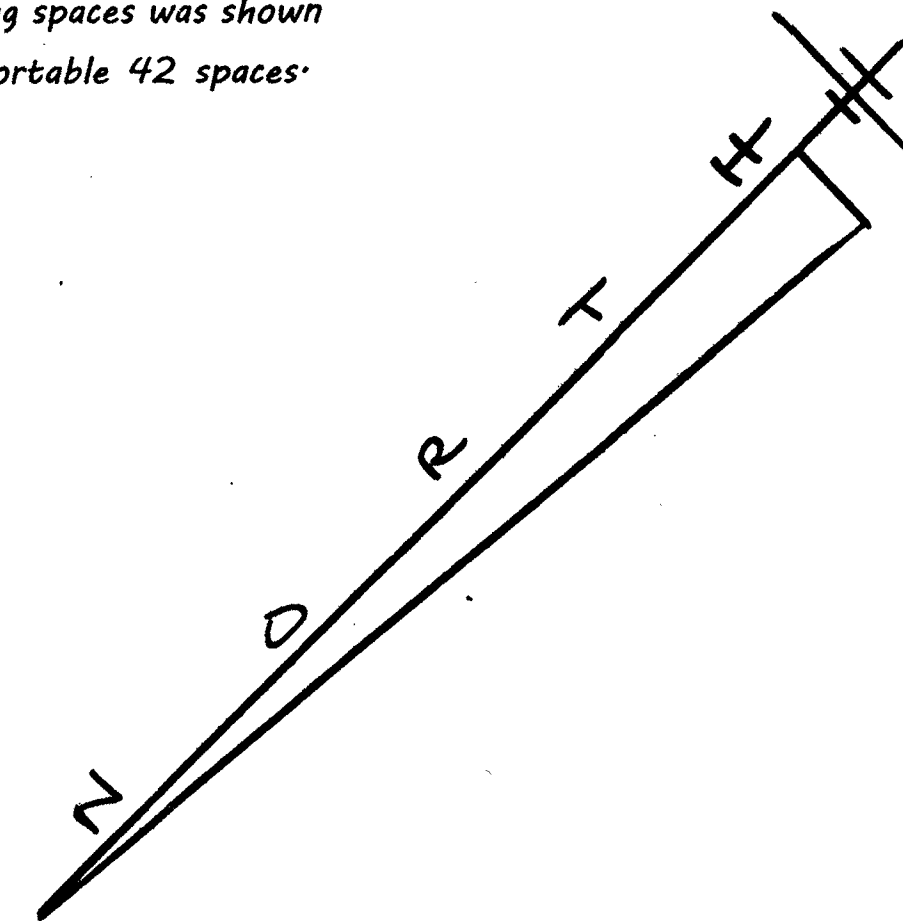
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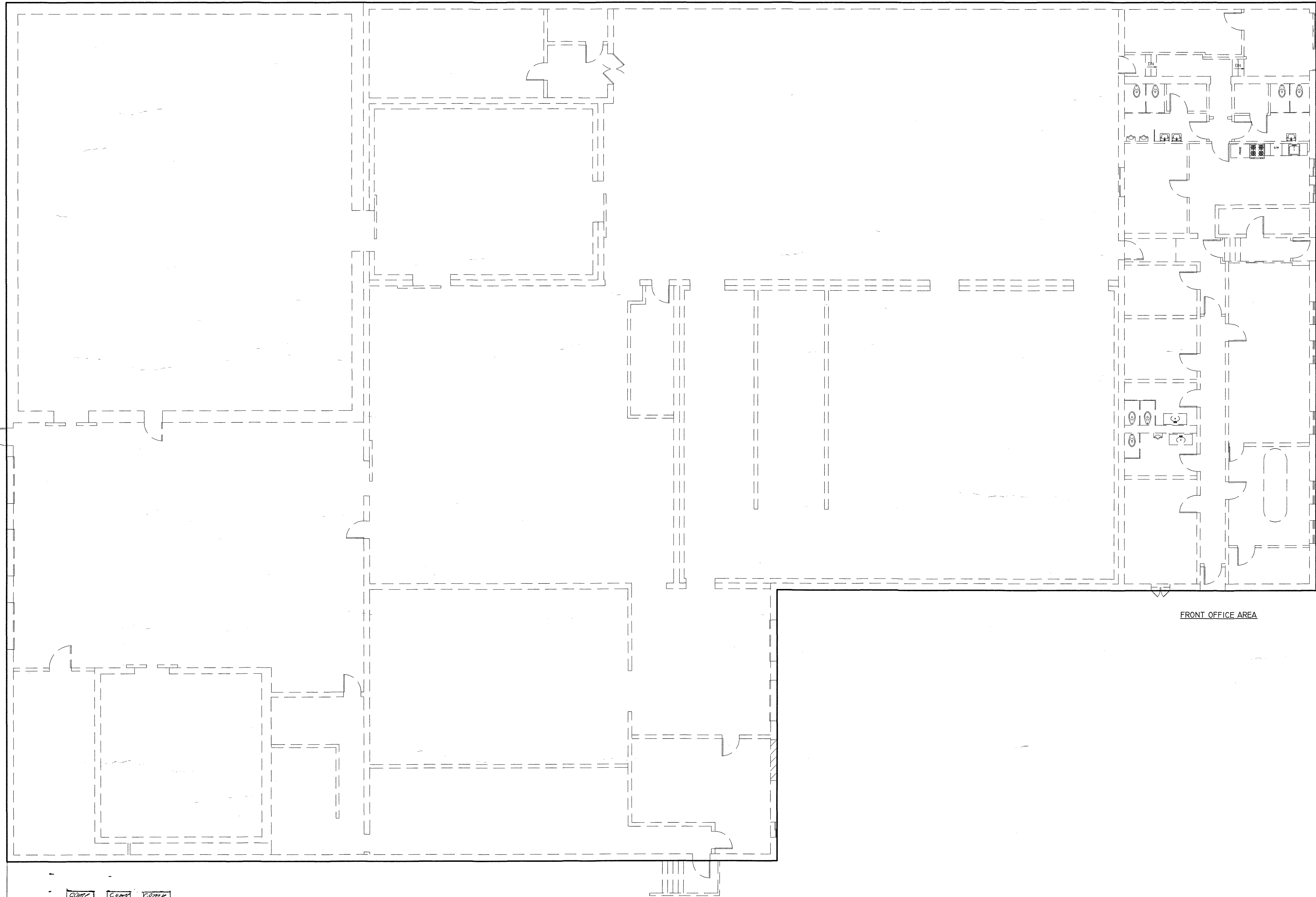
There are NO painted parking spaces. When the survey was done in 2007, codes wanted to know if there was adequate parking for all employees. So a layout of available parking spaces was shown on the survey map. We came up with a comfortable 42 spaces.

I hereby certify to:

WestCor Land Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the current code of practices of the New York State Association of Professional Land Surveyors.





Comp 11 Comp 12 Comp 13

EXISTING ROOF PLAN
SCALE: 1/8"=1'-0"

FLOYD ARNOLD
DRAFTING & DESIGN

100 MATHEWS AVE.
UTICA, NEW YORK 13502

EXISTING BUILDING
PLANS

36 GARDEN STREET
NEW YORK, MILLS N.Y. 13501

PROJECT NO.

REVISION	DATE	BY
DATE	10-4-2018	
DRAWN BY	CTA	
CHECKED BY	FWA	
APPROVED BY		
SCALE	1/8"=1'-0"	

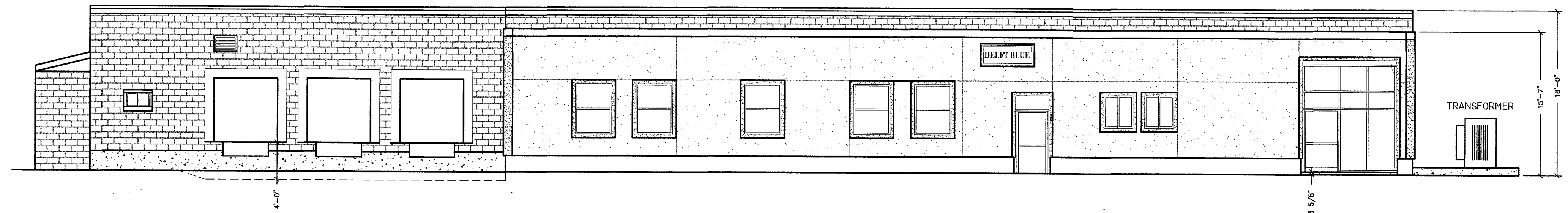
SHEET TITLE

EXISTING
ROOF PLAN

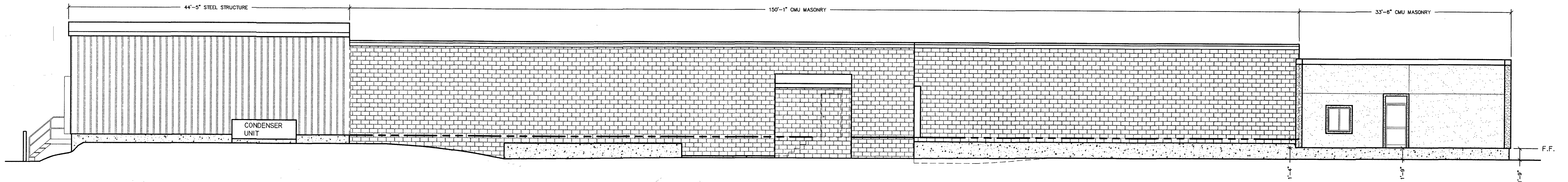
SHEET NO.

FP-2

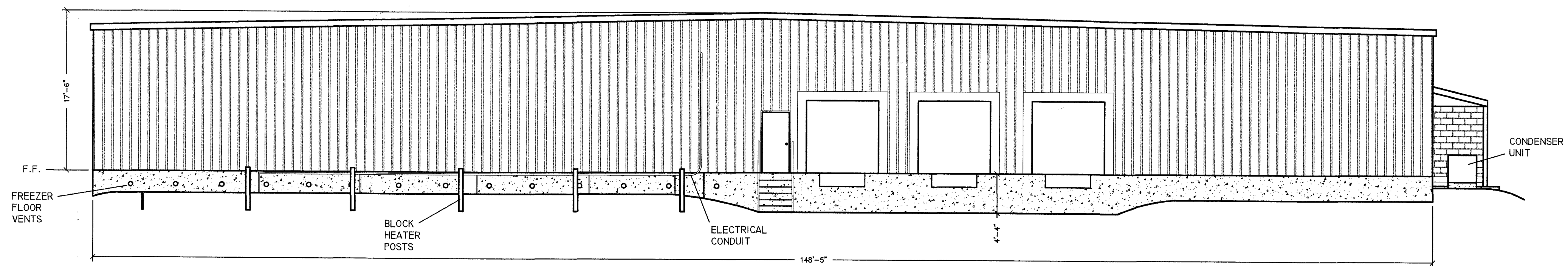
SITE PLAN & BUILDING ALTERATION
 36 GARDEN STREET
 NEW YORK MILLS, NEW YORK 13417



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



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



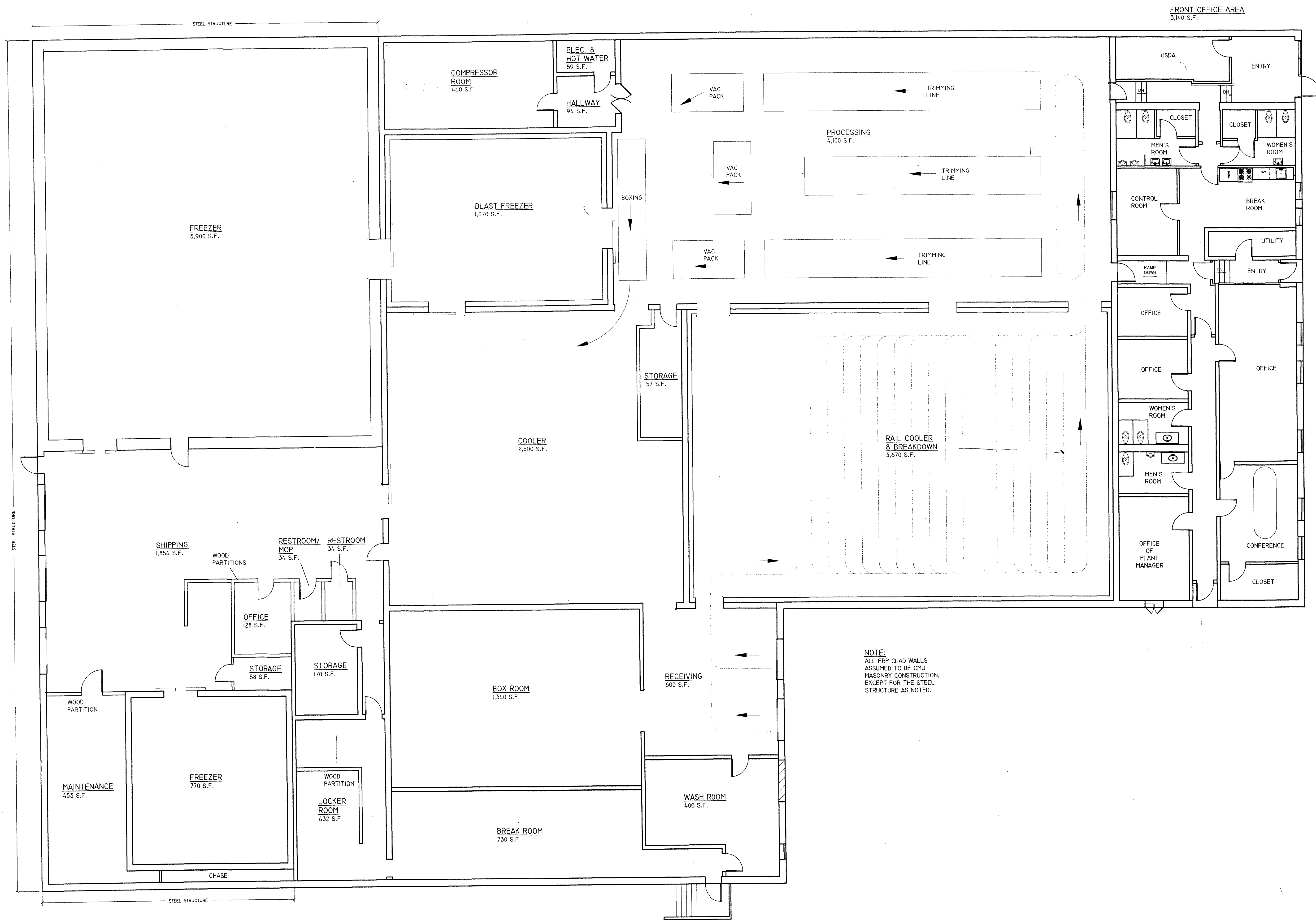
NORTHEASTERLY ELEVATION
 SCALE: 1/8"=1'-0"

REV. DATE	
DATE	10/13/15
APRVD. BY	AVF
DRAWN BY	JTL
SCALE	1/8" = 1'-0" (1:96)

SHEET TITLE
EXISTING ELEVATIONS

SHEET No.

2

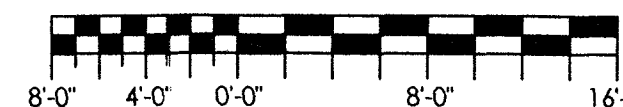


NOTE:
ALL FRP CLAD WALLS
ASSUMED TO BE CMU
MASONRY CONSTRUCTION,
EXCEPT FOR THE STEEL
STRUCTURE AS NOTED.

EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"

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ORIGINAL STAMPED

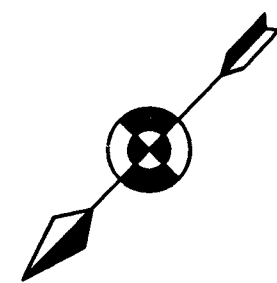
IN RED

SITE PLAN & BUILDING ALTERATION
36 GARDEN STREET
NEW YORK MILLS, NEW YORK 13417

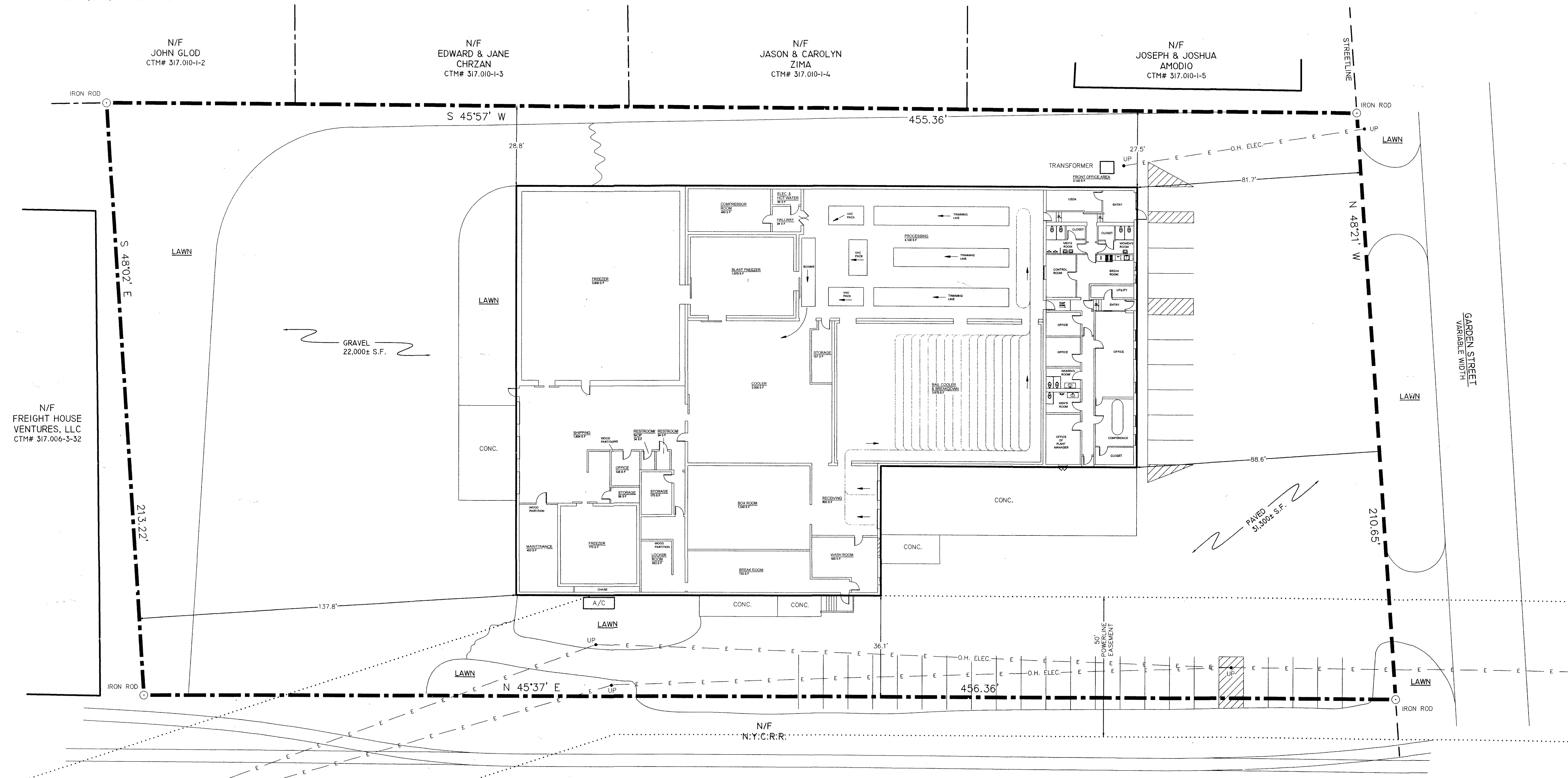
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DATE	10/13/15
APRVD. BY	A.F.
DRAWN BY	JTL
SCALE	1/8" = 1'-0" (1:96)

SHEET TITLE
EXISTING FLOOR PLAN

SHEET No.
3



NOTE:
BOUNDARY INFORMATION OBTAINED FROM
SURVEY MAP TITLED "MAP SHOWING
PROPERTY AT NO. 36 GARDEN STREET", BY
FELIX V. LABELLA, L.S. #049220, DATED
OCTOBER 29, 2007, AND FILE NO. 13458



EXISTING SITE PLAN
SCALE: 1"=20'-0"

ORIGINAL STAMPED

IN RED

**SITE PLAN & BUILDING
ALTERATION**
36 GARDEN STREET
NEW YORK MILLS, NEW YORK 13417

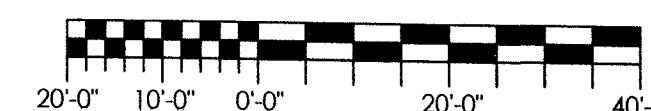
REV. DATE	
DATE	10/13/15
APRVD. BY	AVF
DRAWN BY	JTL
SCALE	1"=20'-0" (1:20)

SHEET TITLE

EXISTING
FLOOR PLAN
ON SITE

SHEET No.

4



NOTE:
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FELIX V. LABELLA, L.S. #049220, DATED
OCTOBER 29, 2007, AND FILE NO. 13458

AREAS CHART

TOTAL PARCEL: 96,382± S.F.
EXISTING STRUCTURE: 28,900 S.F./30%
EXISTING PAVING: 34,900 S.F./36.2%
EXISTING PERMEABLE: 32,582 S.F./33.8%

EXISTING STRUCTURE:

TYPE II-B CONSTRUCTION (STEEL): 8,315 S.F.
F-1 OCCUPANCY: 0 S.F.
S-2 OCCUPANCY: 8,084 S.F.
B OCCUPANCY: 231 S.F.

ALLOWABLE: 15,500 S.F.
ALLOWABLE: 26,000 S.F.
ALLOWABLE: 23,000 S.F.

TYPE III-B CONSTRUCTION (MASONRY): 20,585 S.F.

F-1 OCCUPANCY: 9,380 S.F.
S-2 OCCUPANCY: 5,722 S.F.
B OCCUPANCY: 3,140 S.F.
INCIDENTAL (MECH.): 751 S.F.
INCIDENTAL (EMPLOYEE): 1,592 S.F.

ALLOWABLE: 12,000 S.F.
ALLOWABLE: 26,000 S.F.
ALLOWABLE: 19,000 S.F.

TOTAL PARCEL: 96,382± S.F.
PROPOSED STRUCTURE: 44,312 S.F./46%
PROPOSED PAVING: 52,070 S.F./54%
PROPOSED PERMEABLE: 0 S.F./0%

PROPOSED STRUCTURE:

TYPE II-B CONSTRUCTION (STEEL): 8,315 S.F.
F-1 OCCUPANCY: 0 S.F.
S-2 OCCUPANCY: 20,425 S.F.
B OCCUPANCY: 415 S.F.
INCIDENTAL (MAINT.): 533 S.F.

ALLOWABLE: 15,500 S.F.
ALLOWABLE: 26,000 S.F.
ALLOWABLE: 23,000 S.F.

TYPE III-B CONSTRUCTION (MASONRY): 20,585 S.F.

F-1 OCCUPANCY: 9,380 S.F.
S-2 OCCUPANCY: 11,140 S.F.
1ST FLOOR S-2: 6,770 S.F.
2ND FLOOR S-2: 4,370 S.F.
B OCCUPANCY: 3,140 S.F.
INCIDENTAL (MECH.): 751 S.F.
INCIDENTAL (EMPLOYEE): 2,018 S.F.

ALLOWABLE: 12,000 S.F.
ALLOWABLE: 26,000 S.F.
ALLOWABLE: 19,000 S.F.



PAUL MANCUSO, PE
ALEX FORTE, PE
13903-0857
(315) 724-5410

ORIGINAL STAMPED

IN RED

SITE PLAN & BUILDING
ALTERATION

36 GARDEN STREET
NEW YORK MILLS, NEW YORK 13417

REV. DATE	
DATE	10/13/15
APRVD. BY	AVF
DRAWN BY	JTL
SCALE	1" = 20'-0" (1:20)

SHEET TITLE

PROPOSED
FLOOR PLAN
ON SITE

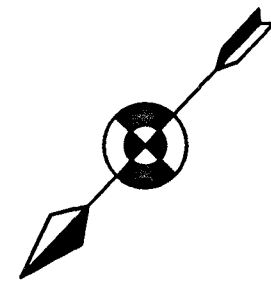
SHEET No.

5

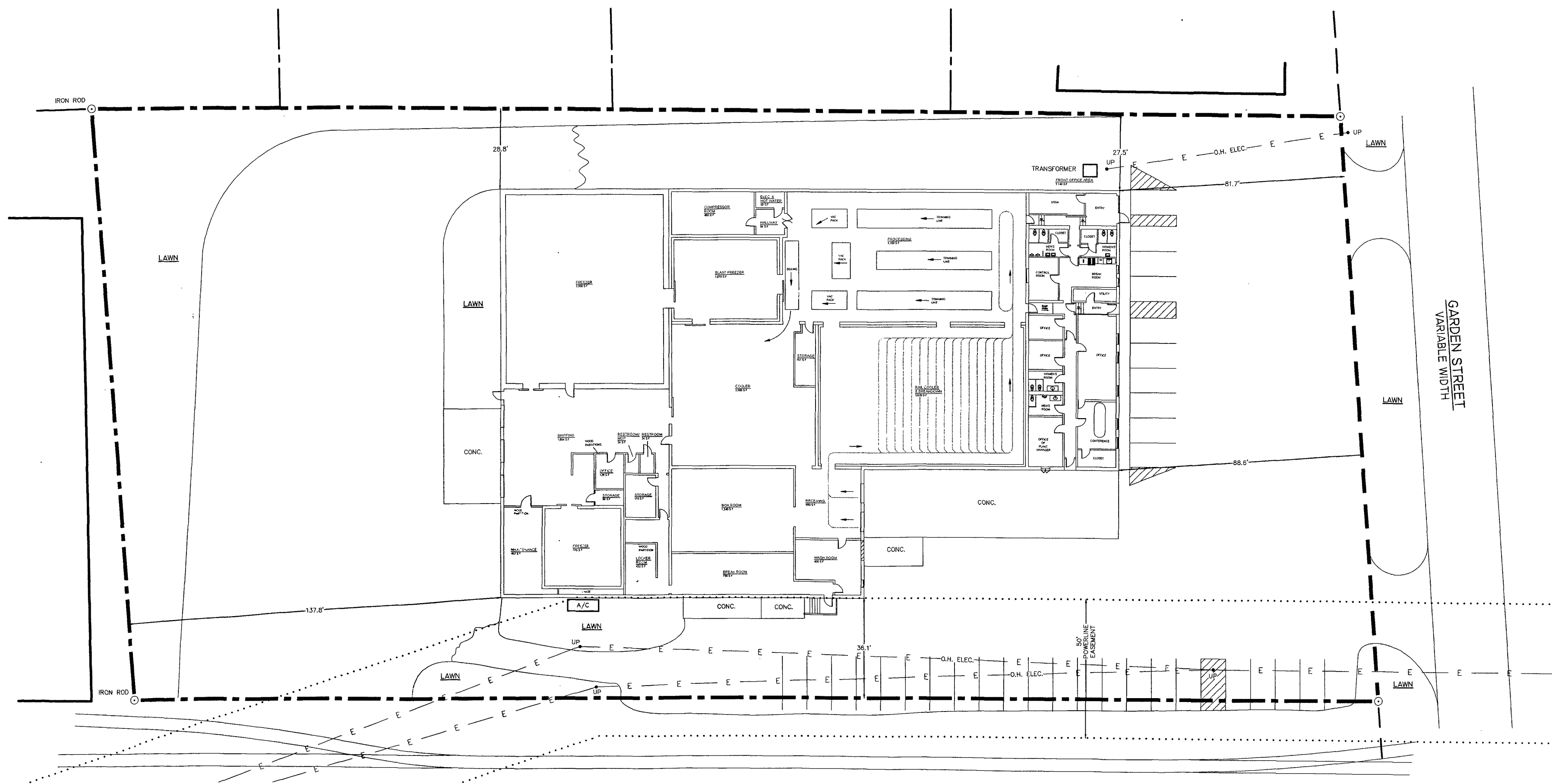
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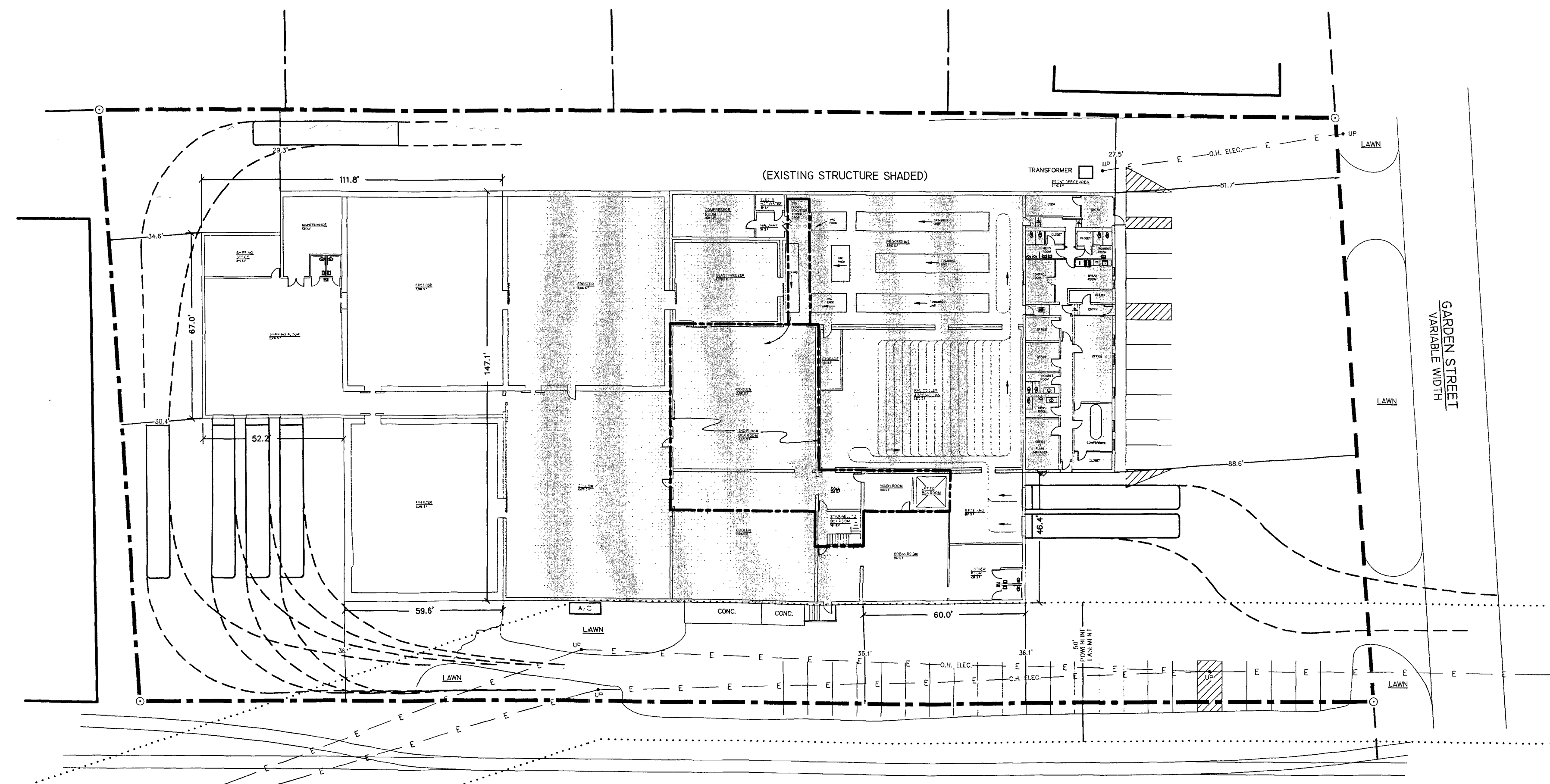




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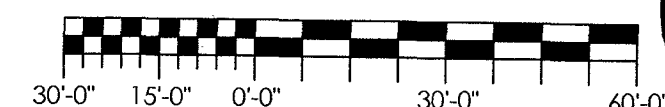
EXISTING SITE PLAN
SCALE: 1"=30'-0"



PROPOSED SITE PLAN
SCALE: 1"=30'-0"

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SITE PLAN & BUILDING
ALTERATION
36 GARDEN STREET
NEW YORK MILLS, NEW YORK 13417

REV. DATE	
DATE	10/13/15
APRVD. BY	AVF
DRAWN BY	JTL
SCALE	1" = 30'-0" (1:30)

SHEET TITLE
EXISTING &
PROPOSED
COMPARISON

SHEET No.

6

ORIGINAL STAMPED

IN RED

OCTAGON ENGINEERING
PO BOX 857
UTICA, NEW YORK
13503-0857
(315) 724-5410
PAUL MANCUSO, PE
ALEX FORTE, PE



Empire Zone boundaries (colored in orange)



1 inch equals 100 feet



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Date: January 10, 2006
Date of Photography: April 2003