Dunkirk Planning Board
City Hall
342 Central Avenue
Dunkirk, New York 14048
366-9876
FAX: 363-6460
Andy Bohn, Chairman

To: Andy Bohn, Chris Piede, Ed Schober, John Mackowiak, and Bill Tuggle

Xc: Mayor Anthony J Dolce
Al Zurawski, Building Inspector
Stephanie Kiyak, Councilwoman-at-Large
Mike Michalski, First Ward Councilman
Bill Rivera, Second Ward Councilman
Andy Gonzalez, Third Ward Councilman
Stacy Szukala, Fourth Ward Councilwoman
Ron Szot, City Attorney
Gib Snyder, OBSERVER
Dave Rowley, WDOE/WKIX

From: Lacy Lawrence, Recording Secretary

Please be advised that the Planning Board Meeting has been scheduled for:

Thursday, November 20, 2014
6:00PM
Mayor's Conference Room, City Hall

AGENDA

I. Call to Order

II. Acceptance of meeting's minutes

III. Communications from the Public and Petitions

IV. Old Business

V. New Business

Architect Review
1. Central Ave –Coburn Block

Site Review
1. 852 Main St Ext. – M&D Storage

VI. Next Meeting-

VII. Adjourn

CITY OF DUNKIRK PLANNING BOARD

RESOLUTION
No. 2014-#7

A meeting of the Planning Board (the "Board") of the City of Dunkirk (the "City"), was convened on Thursday November 20th 2014 at 6:00 p.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION AUTHORIZING ARCHITECT PLAN FOR
COBURN BLOCK FOR NYMS PROJECT

WHEREAS, the City Code provides that the Board shall have full power and authority make investigations, maps, reports, recommendations, and approvals relating to the planning and development of the city; and

WHEREAS, pursuant to these duties the Board has reviewed the information supplied by Rural Ministry for the project located at Central Ave relating to the architect plan; and

WHEREAS, the Board wishes to approve the transaction submitted and reviewed subject to the conditions contained below; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF DUNKIRK PLANNING BOARD AS FOLLOWS:

Section 1. Hereby offers its approval to Rural Ministries for the sole purpose of approving the architect plan for façade and renovations to the Coburn Block on Central Ave.

Section 2. The above approval is subject to the following terms and conditions:

1. _____

2. _____

3. _____

4. _____

Section 3. The above resolutions shall take effect immediately.

Dated: November 20, 2014

STATE OF NEW YORK)
COUNTY OF CHAUTAUQUA) SS:

I, the undersigned Recording Secretary of the City of Dunkirk Planning Board, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Dunkirk Planning Board (the "Board"), including the resolution contained therein, held on September 25, 2014, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Board and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of the Board had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Board present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this 20th day of November, 2014.

_____

Lacy Lawrence
Recording Secretary
City of Dunkirk Planning Board

[SEAL]

Harrington Architecture
Design, Development & Green Consulting

July 27, 2014

DRAFT SCOPE OF WORK DOCUMENT – COBURN BLOCK - DUNKIRK, NY

The work will be prepared as one set of construction documents to be bid by general contractors. The project will however be broken down into 5 separate "buildings" (all owned by Rural Ministry) in order to meet the requirements of the Main Street Program. In addition, all work related to the residential portion of the building (second and third floors) will be bid as a separate alternate bid. This scope of work document will therefore be comprised of a set of general restoration requirements and of specific items related to individual buildings.

1. Upper Façade Restoration:
   a. Restore and repaint metal cornice, brackets and dentils as required at the roofline of the entire Central Avenue and 2nd Street facades except for that of building address 125 Central Avenue (this exclusion on address 125 is typical for all façade work herein noted).
   b. Repoint , repair, and/or replace masonry as noted on construction documents (a set of unit prices for areas will be established for final bid amount) to be consistent with budget constraints.
   c. Second and Third floor windows will be caulked, repaired and repainted as required (based on requirements set forth in the bid documents). Also, triple track interior storms will have missing and/or inoperable screen and glass sections replaced under the contract (refer to window schedule in construction documents. Repaint as per color scheme.
   d. Remove, relocate or conceal miscellaneous metal, cables and or conduit as called out in Construction Documents.

2. Lower Façade Restoration - Storefronts:
   a. Repair/replace, caulk and repaint all large storefront glass sections and existing wood trim and flat wood panels below storefront glass. Add fixed glass, interior storm windows to match exterior storefront glass. Maintain existing configurations except at building at 123 Central Avenue. This storefront will be restored to match other similar storefronts on the block as approved by SHPO.
   b. As an add alternate, provide new fiber cement panels and synthetic trim at all storefronts in lieu of keeping existing wood trim and panels as shown on construction documents.
   c. As an add alternate, replace all storefront glass with new double pane, fixed glass units stopped into storefront as in b. above.
   d. Repaint as per color scheme.

3. Lower Façade Restoration – Other systems:
   a. Repair, recondition and repaint existing historic doors where possible or replace with custom built doors to match existing. Replace door hardware as specified. Paint as per color schedule.
   b. Sandblast (per restoration spec.) cast iron columns and replace missing portions as shown on construction documents with historically accurate, new cast pieces. Repaint as per color scheme.
   c. Remove, relocate or conceal miscellaneous wires, conduits, metal pieces, air conditioning units, etc. from all areas of storefront and door areas.
   d. Restore and/or relocate and restore, from rear areas of the building, the historic light fixtures over each door.
   e. Repair and repaint all masonry and metal cornice above the storefront at the intersection of the first and second floors. At building address 135, repair and repaint all masonry, metal cornice and brackets above storefront. In addition, repair or reroof short, low slope roof projection above cornice as required.

dwh @harrington-architecture.com 205 Van Buren Street, Jamestown, NY 14709 (716)487-9943
(cell) 716-640-0737 20 Barker Street, Fredonia, NY 14063 (716)679-7458

f. Repair and repaint all masonry and concrete below storefronts and doors along the Central Avenue façade. Repair and repaint existing hazard markings on "elevated" sidewalk in front of storefront entrances along its full length. Repair or infill previous existing basement openings along Central Avenue façade as specified in construction documents.

4. Second Street façade restoration of building at address 135:
   a. Repair and repaint all masonry below the "water table" detail along full façade.
   b. Repoint, repair, and/or replace masonry as noted on construction documents (a set of unit prices for areas will be established for final bid amount) to be consistent with budget constraints.
   c. Remove, relocate or conceal miscellaneous metal, cables and or conduit as called out in Construction Documents.
   d. Repair, recondition and repaint existing doors where possible or replace with custom built doors to match existing. Replace door hardware as specified.
   e. Repair, caulk and repaint existing windows as required (based on requirements set forth in construction documents).
   f. Repair, reconfigure and or remove existing louvers in masonry openings as shown in construction documents.
   g. Reconstruct or repair existing concrete steps and railings to comply with current building code requirements.
   h. Repair/reconstruct existing arched masonry openings to basement level and infill openings as per construction documents.
   i. Repaint as per color scheme.

5. National Grid Lighting project:
   a. National Grid compliant plans and specifications will be included in the bid for energy upgrades to existing building lighting in all areas of the building except the residential areas.
   b. Approved National Grid contractors will be required for all of the work.

6. Mechanical System upgrades:
   a. First floor areas of the 5 buildings (commercial/public areas) will have upgrades to the heating and cooling of the spaces as shown in the construction documents (if possible consistent with budget constraints).
7. Re-pointing shall be performed in a manner consistent with National Park Service Preservation Brief #2: *Repointing Mortar Joints in Historic Masonry Buildings* and found at http://www.nps.gov/hps/tps/briefs/brief02.htm. Extreme care should be taken when removing damaged mortar and new mortar should match the original materials used in formula and color.

Respectfully Submitted,

Donald W. Harrington, Architect

CONSTRUCTION NOTES:

ALL TRUSS JOISTS AND ROOF TRUSSES TO BE INSTALLED PER MANUFACTURERS DATA. PROVIDE ALL ANCHORING AND BRACING AS RECOMMENDED BY MANUFACTURER

MANUFACTURER TO SUPPLY NYS CERTIFIED ENGINEERING DRAWINGS AND LAYOUTS FOR FLOOR AND ROOF DESIGNS FOR THE FOLLOWING DESIGN LOADING

DEAD LOAD 15 PSF
FLOOR LIVE LOAD 40 PSF
ROOF SNOW LOAD 45 PSF
WIND LOAD 30 PSF

ALL CONCRETE TO BE 4000 PSI OR GREATER

ALL WINDOWS TO BE ANDERSEN 100SERIES OR APPROVED EQUAL BY OWNER COLOR AND MUNTIN PATTERN AS SELECTED BY OWNER

DESIGN MEETS OR EXCEEDS NYS CONSERVATION CODE PRESCRIPTIVE METHOD: ROOF 12" BATT R38 WALLS 6" BATT R21 BASEMENT 2.5" FOAM" R11

ALL SMOKE DETECTORS/CARBON MONOXIDE DETECTORS MUST BE HARD WIRED AND SEPARATE THROUGH OUT RESIDENCE

ALL STRUCTURAL HEADERS TO BE (3) 2X12 W/ PLYWOOD AT EXTERIOR WALL UNLESS OTHERWISE NOTED

ALL STRUCTURAL WOOD FRAMING TO HAVE Fbe 1100 PSI OR GREATER

ALL TREATED WOOD ANCHORS, HANGERS, BOLTS, NAILS, ETC. ARE TO BE ZINC COATED TO PREVENT METAL DETERIORATION.

WINDOW CONFIGURATIONS MEET OR EXCEED LIGHT AND VENTILATION REQUIREMENTS FOR NEW SPACES

NEW KITCHEN EXHAUST HOOD TO VENT DIRECTLY TO EXTERIOR WITH A MIN. OF 24" CLEARANCE TO SOFFIT AND OVERHANG

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND ALL DIMENSIONS FOR NEW CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

FINAL ELECTRICAL CONFIGURATIONS TO BE DETERMINED IN FIELD AND TO MEET NYS RESIDENTIAL ELECTRICAL CODE REQUIREMENTS

INTERIOR FINISHES AS SELECTED BY OWNER

CONTRACTOR TO COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING WITH SUB CONTRACTORS ALL DESIGNS TO BE REVIEWED WITH ARCHITECT PRIOR TO INSTALLATION

ALL INTERIOR PAINT FINISHES AND COLORS TO BE SELECTED BY OWNER WITH ONE COAT PRIMER AND TWO COATS FINAL COLOR COAT

PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS, IF REQUIRED BY OWNER OR AS DIRECTED BY ARCHITECT

ALL COLORS AND MATERIALS TO BE APPROVED BY OWNER AND ARCHITECT PRIOR TO INSTALLATION

VERIFY CONDITION OF EXPOSED BASEMENT WALLS PRIOR TO NEW CONSTRUCTION AND MAKE GOOD ANY AREAS WHICH MAYBE STRUCTURALLY DEFICIENT

GFIC OUTLET RECEPTICLES IN NEW KITCHEN AREA

GRADING AT EXTERIOR TO PITCH AWAY FROM BUILDING TO ALLOW PROPER DRAINAGE: IF POSSIBLE POVIDE PERIMETER FOUNDATION DRAINS WITH OUTFALL

ALL KITCHEN DESIGNS BY OTHERS PROVIDE ARCHITECT WITH FINAL LAYOUTS FOR HIS REVIEW AND RECORD

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE RESIDENTIAL CODE, ANY AND ALL STATE OF NEW YORK RESIDENTIAL BUILDING CODES AND ANY LOCAL CODES THAT MAY BE REQUIRED. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO REVIEW THESE PLANS AND INCREASE OR CHANGE BUILDING CONSTRUCTION REQUIREMENTS TO MEET OR EXCEED THESE CODE OBJECTS.

ALL CONTRACTORS AND TRADES SHALL VISIT THE JOB SITE TO INSPECT AND EVALUATE ALL EXISTING CONDITIONS RELATING TO THEIR WORK.

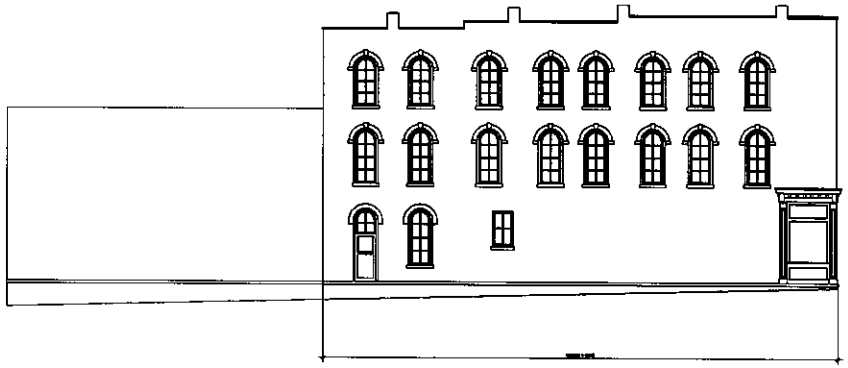
BEFORE AND DURING CONSTRUCTION, CONTRACTORS SHALL VERIFY DIMENSIONS, ELEVATIONS AND CONDITIONS. ANY DISCREPANCIES OR UNKNOWNS FOUND SHALL BE BROUGHT TO THE OWNERS ATTENTION BEFORE PROCEEDING WITH WORK.

ALL MATERIALS ARE TO BE IN NEW AND UNUSED QUALITY AND INSTALLED PER MANUFACTURERS SPECIFICATIONS AND INDUSTRY STANDARDS.

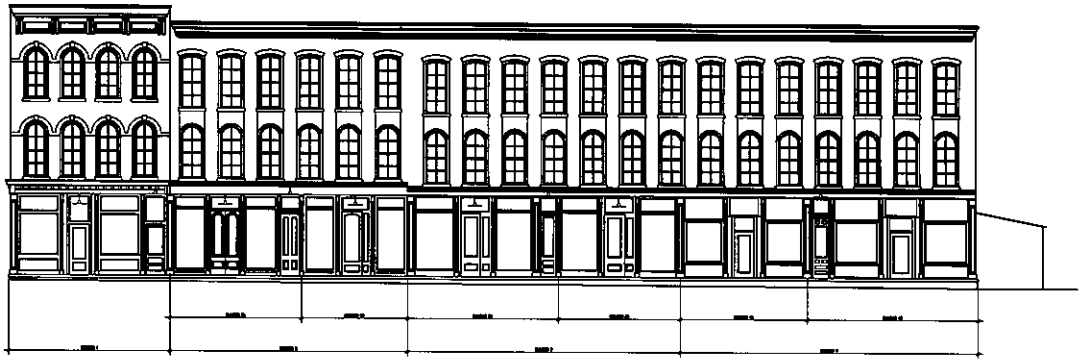
GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A REFUSE CONTAINER FOR ALL CONSTRUCTION DEBRIS. CONTRACTORS WORKING ON SITE SHALL CLEAN UP WORK AREAS ON A DAILY BASIS TO THE OWNER'S SATISFACTION.

APPLICABLE CODE REQUIREMENTS MAY VARY ALONG WITH CONSTRUCTION STANDARDS AND TECHNIQUES. CONSULT WITH LOCAL AUTHORITIES AND EXPERIENCED PEOPLE IN BUILDING TRADES BEFORE STARTING CONSTRUCTION. DO NOT SCALE DRAWINGS – VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES WITH EXISTING CONDITIONS OR PLANS TO ARCHITECT PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT ALL UTILITIES PRIOR TO BEGINNING WORK OR EXCAVATION.



1 MAIN STREET ELEVATION
A2.1 SCALE: 1/8"=1'-0"



1 CENTRAL AVENUE ELEVATION
A2.1 SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

THE CONTRACTOR, ARCHITECT SHALL CHECK ALL DIMENSIONS FOR BASIC DESIGN, PLANS, ARCHITECTURAL DRAWINGS AND NOTES ON SHOP PLANS, AND MAKE THE COMPLETED WORK TO FIELD, WORKMANSHIP, DESIGNS, AND PURSUANT ANY DRAWINGS, PLANS, ARCHITECTURAL DRAWINGS OR SHOPS OF ANY SIMILAR NATURE BY ANY MANNER WHATSOEVER WITHOUT GIVING RISE TO ANY CLAIM ON THE PART OF THE OWNER OR BUILDER.

CONTRACTOR SHALL PERFORM APPLICABLE BUILDING CONSTRUCTION DIRECT FOR TYPE OF BUILDING UNDER CONSTRUCTION. IF CONTRACTOR DEVIATES FROM OR MAKES CODE SUBSTITUTIONS OR REVISIONS TO DRAWINGS, CODES SELECTED DOCUMENTS, INC. CONTRACTOR MUST MAKE THE ARCHITECT OF RECORD VISIBLY AND MAKE REVISIONS ON SHOP DRAWINGS IN ACCORDANCE WITH THE OWNERS APPROVAL.

IT IS VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT/ENGINEER, TO ALTER AN ITEM IN ANY WAY. ANY ALTERED ITEMS SHALL BE SIGNED AND SEALED BY THE ARCHITECT/ENGINEER WHO ALTERED THE ITEM.

Washington Architectural
Development, & Green Consulting
Fort Washington, NY 11050

PROJECT NUMBER
14-107
PROJECT NAME AND LOCATION

SHEET CONTENTS
ELEVATION

REVISIONS	DATE	APPL.

DATE

DRAWN BY
ABC

APPROVED BY
BWA

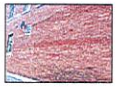
SHEET NUMBER
A2.1

CLIENT NAME

OWNER
ARCHITECT
CONTRACTOR
CODE ENFORCEMENT OFFICER

TYPICAL EXISTING CAPITAL: MISSING ONE OR MULTIPLE FEATHER DETAILS, CRACKED OR OTHERWISE DETERIORATED, IN NEED OF REPAIRS AND RESTORATION.

2 A2.2 DETAIL 1 PHOTO



SIDE OF BUILDING 1: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, AND MORTAR REPLACEMENT IN SOME AREAS.

3 A2.2 DETAIL 5 PHOTO

SIDE OF BUILDING 1: IN NEED OF NEW ROOFING ABOVE STOREFRONT AND OTHER GENERAL RESTORATION.

4 A2.2 DETAIL 6 PHOTO

TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

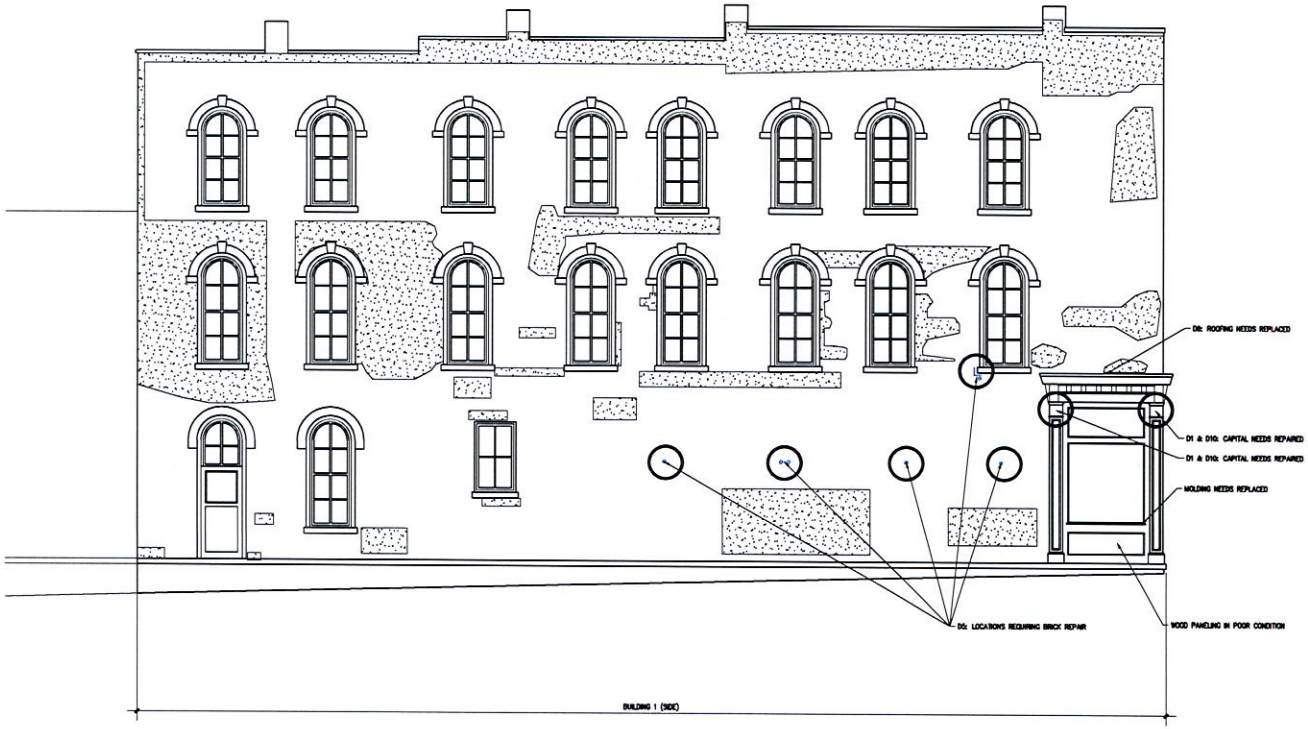
4 A2.2 DETAIL 7 PHOTO

TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

5 A2.2 DETAIL 8 PHOTO

TYPICAL COLUMN DETAIL: IN NEED OF REPAIRS TO CAPITOL, SANDBLASTING TO REMOVE PAINT, NEW COAT OF PAINT. REMOVAL OF EXCESS ELECTRICAL TUBING ALSO REQUIRED.

6 A2.2 DETAIL 10 PHOTO



1 A2.2 MAIN STREET ELEVATION
SCALE: 1/4"=1'-0"

AREAS REQUIRING BRICK REPOINTING
AREAS REQUIRING EXPANSION JOINT REPAIR

NOTES FOR BUILDING 1 (SIDE):

D7/D8: BRICKWORK IS IN GOOD SHAPE BUT REQUIRES MINOR REPOINTING.

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Harrington Architecture
Design, Development, & Green Consulting
205 Main Street, Jamestown, NY 14701
20 Mother Street, Frederick, NY 14063

PROJECT NUMBER
14-107
PROJECT NAME AND LOCATION

SHEET CONTENTS
ELEVATION

REVISION	DATE	NO.

DATE

DRAWN BY
AMC

APPROVED BY
DRH

SHEET NUMBER
A2.2

CLIENT NAME

OWNER
ARCHITECT
CONTRACTOR
CODE ENFORCEMENT OFFICER

TYPICAL EXISTING CAPITAL: MISSING ONE OR MULTIPLE FEATHER DETAILS, CRACKED OR OTHERWISE DETERIORATED, IN NEED OF REPAIRS AND RESTORATION.

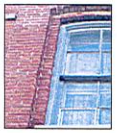
2 A2.3 DETAIL 1 PHOTO

BOUNDARY BETWEEN BUILDING 2B AND 3A: IN NEED OF REPAIR WORK TO BRICK , CLEANING OF BRICKWORK, INFILL OF JOINTS, AND OTHER RESTORATION.

3 A2.3 DETAIL 2 PHOTO

TYPICAL MASONRY: IN NEED OF REPAIR WORK, PARGING AND INFILL TO CREATE A SOLID WATER TIGHT BASE.

3 A2.3 DETAIL 3 PHOTO



TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

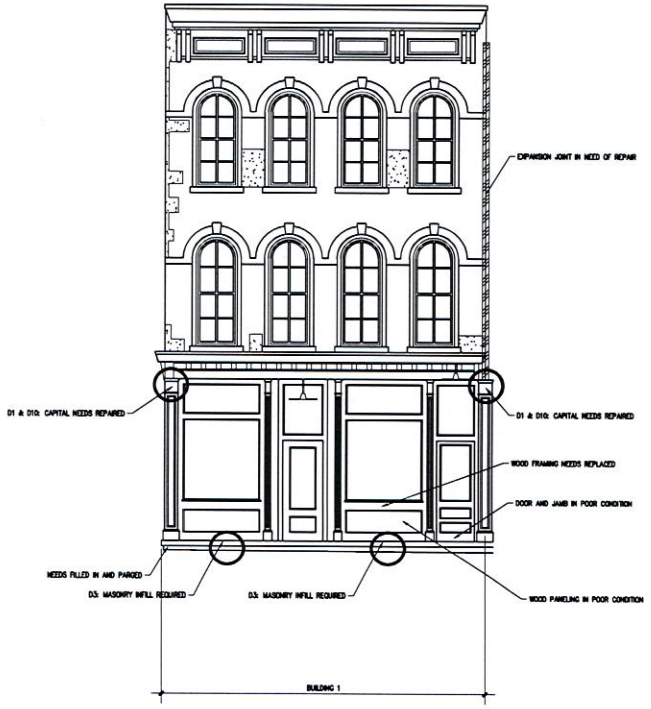
4 A2.3 DETAIL 7 PHOTO

TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

5 A2.3 DETAIL 8 PHOTO

TYPICAL COLUMN DETAIL: IN NEED OF REPAIRS TO CAPITOL, SANDBLASTING TO REMOVE PAINT, NEW COAT OF PAINT. REMOVAL OF EXCESS ELECTRICAL TUBING ALSO REQUIRED.

6 A2.3 DETAIL 10 PHOTO



AREAS REQUIRING BRICK REPOINTING
AREAS REQUIRING EXPANSION JOINT REPAIR

1 A2.3 MAIN STREET ELEVATION
SCALE: 1/4"=1'-0"

NOTES FOR BUILDING 1:

D7/D8: BRICKWORK IS IN GOOD SHAPE BUT REQUIRES MINOR REPOINTING.

ENTABLATURE/SUFFIT/BRACKETS REQUIRE MISC. RESTORATIONS INCLUDING SCRAPING AND PAINTING AS WELL AS BEING MADE WATER TIGHT TO PREVENT FUTURE DETERIORATION.

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Harrington Architecture
Design, Development, & Green Consulting
205 Main Street, Jamestown, NY 14701
20 Bank Street, Fredonia, NY 14063

PROJECT NUMBER
14-107
PROJECT NAME AND LOCATION

SHEET CONTENTS
ELEVATION

REVISION	DATE	NO.

DATE

DRAWN BY
AWC

APPROVED BY
DSH

SHEET NUMBER
A2.3

CLIENT NAME

OWNER
ARCHITECT
CONTRACTOR
CODE ENFORCEMENT OFFICER

TYPICAL EXISTING CAPITAL: MISSING ONE OR MULTIPLE FEATHER DETAILS, CRACKED OR OTHERWISE DETERIORATED, IN NEED OF REPAIRS AND RESTORATION.

2 A2.4 DETAIL 1 PHOTO

BOUNDARY BETWEEN BUILDING 2B AND 3A: IN NEED OF REPAIR WORK TO BRICK, CLEANING OF BRICKWORK, INFILL OF JOINTS, AND OTHER RESTORATION.

3 A2.4 DETAIL 2 PHOTO

TYPICAL MASONRY: IN NEED OF REPAIR WORK, PARGING AND INFILL TO CREATE A SOLID WATER TIGHT BASE.

4 A2.4 DETAIL 3 PHOTO

TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

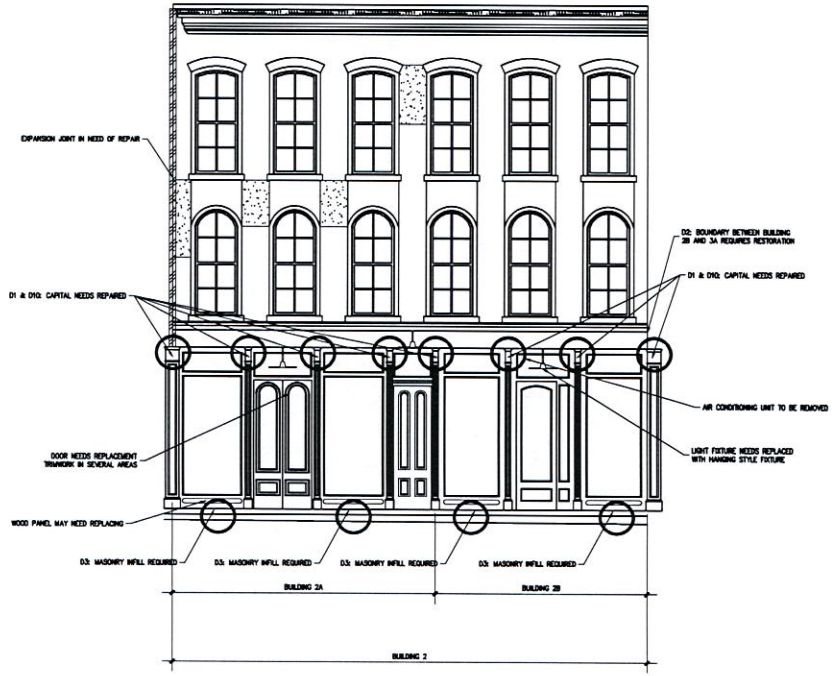
5 A2.4 DETAIL 7 PHOTO

TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

6 A2.4 DETAIL 8 PHOTO

TYPICAL COLUMN DETAIL: IN NEED OF REPAIRS TO CAPITOL, SANDBLASTING TO REMOVE PAINT, NEW COAT OF PAINT. REMOVAL OF EXCESS ELECTRICAL TUBING ALSO REQUIRED.

7 A2.4 DETAIL 10 PHOTO



1 A2.4 MAIN STREET ELEVATION
SCALE: 1/4"=1'-0"

NOTES FOR BUILDING 2:

D7/D8: BRICKWORK IS IN GOOD SHAPE BUT REQUIRES MINOR REPOINTING.

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Harrington Architecture
Design, Development, & Green Consulting
205 Main Street, Jamestown, NY 14701
20 Barker Street, Frederick, NY 14063

PROJECT NUMBER
14-107
PROJECT NAME AND LOCATION

SHEET CONTENTS
ELEVATION

REVISION	DATE	NO.

DATE

DRAWN BY
AMC

APPROVED BY
DRH

SHEET NUMBER
A2.4

CLIENT NAME

OWNER
ARCHITECT
CONTRACTOR
CODE ENFORCEMENT OFFICER

TYPICAL EXISTING CAPITAL: MISSING ONE OR MULTIPLE FEATHER DETAILS, CRACKED OR OTHERWISE DETERIORATED, IN NEED OF REPAIRS AND RESTORATION.

2 A2.5 DETAIL 1 PHOTO

TYPICAL MASONRY: IN NEED OF REPAIR WORK, PARGING AND INFILL TO CREATE A SOLID WATER TIGHT BASE.

4 A2.5 DETAIL 3 PHOTO

DOORWAY OF BUILDING 2B: REMOVAL OF AIR CONDITIONING UNIT REQUIRED AND REPLACEMENT OF LIGHT FIXTURE. THIS LIGHT FIXTURE SHOULD BE THE PENDULUM STYLE HANGING IN THE DOORWAY.

5 A2.5 DETAIL 4 PHOTO

TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

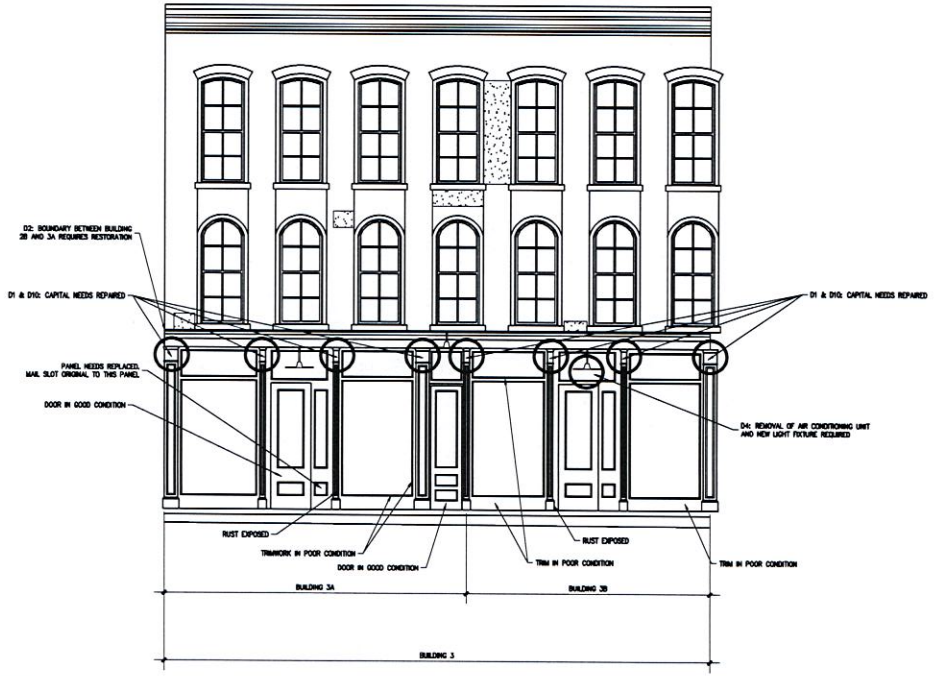
6 A2.5 DETAIL 7 PHOTO

TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

7 A2.5 DETAIL 8 PHOTO

TYPICAL COLUMN DETAIL: IN NEED OF REPAIRS TO CAPITOL, SANDBLASTING TO REMOVE PAINT, NEW COAT OF PAINT. REMOVAL OF EXCESS ELECTRICAL TUBING ALSO REQUIRED.

8 A2.5 DETAIL 10 PHOTO



AREAS REQUIRING BRICK REPOINTING
AREAS REQUIRING EXPANSION JOINT REPAIR

1 A2.5 MAIN STREET ELEVATION
SCALE: 1/4"=1'-0"

NOTES FOR BUILDING 3:

D7/D8: BRICKWORK IS IN GOOD SHAPE BUT REQUIRES CLEANING AND MINOR REPOINTING.

PRELIMINARY NOT FOR CONSTRUCTION

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CONTRACTOR SHALL FOLLOW APPLICABLE BUILDING CONSTRUCTION CODES FOR TYPE OF BUILDING UNDER CONSTRUCTION. IF CONTRACTOR DEVIATES FROM OR MAKES OTHER SUBSTITUTIONS OR REVISIONS TO CERTIFIED CONSTRUCTION DOCUMENTS, THE CONTRACTOR MUST HAVE THE ARCHITECT OF RECORD VERIFY AND MAKE REVISIONS TO THE CONSTRUCTION DOCUMENTS AT ANY OR OWNERS EXPENSE.

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Harrington Architecture
Design, Development, & Green Consulting
205 Van Buren Street, Jamestown, NY 14701
20 Bailey Street, Frederick, NY 14063

PROJECT NUMBER 14-107
PROJECT NAME AND LOCATION
SHEET CONTENTS ELEVATION

REVISION	DATE	NO.

DATE

DRAWN BY AWC

APPROVED BY DNH

SHEET NUMBER A2.5

CLIENT NAME

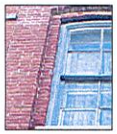
OWNER
ARCHITECT
CONTRACTOR
CODE ENFORCEMENT OFFICER

TYPICAL EXISTING CAPITAL: MISSING ONE OR MULTIPLE FEATHER DETAILS, CRACKED OR OTHERWISE DETERIORATED, IN NEED OF REPAIRS AND RESTORATION.

2 A2.8 DETAIL 1 PHOTO

TYPICAL MASONRY: IN NEED OF REPAIR WORK, PARGING AND INFILL TO CREATE A SOLID WATER TIGHT BASE.

4 A2.8 DETAIL 3 PHOTO



TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

5 A2.8 DETAIL 7 PHOTO

TYPICAL BRICK DETAIL: IN NEED OF REPAIRS TO BRICKWORK, CLEANING, REPOINTING, AND MORTAR REPLACEMENT IN SOME AREAS.

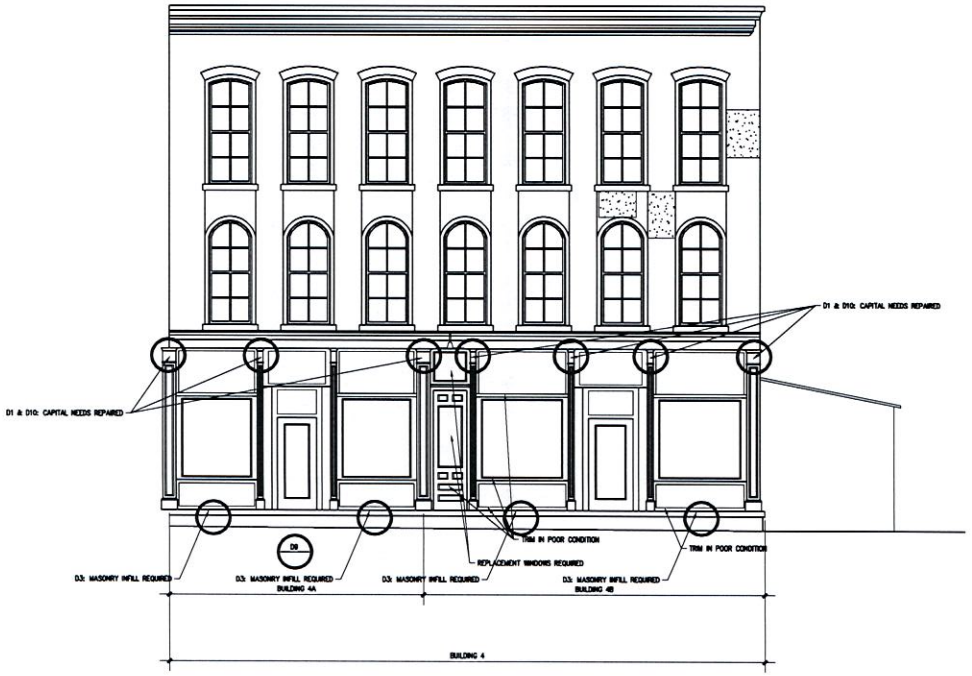
6 A2.8 DETAIL 8 PHOTO

BUILDING 4A: REQUIRES COMPLETE RESTORATION TO HISTORICAL STOREFRONT INCLUDING WINDOWS, DOOR, TRIMWORK, MASONRY WORK, COLUMN DETAILS, AND LIGHT FIXTURES.

7 A2.8 DETAIL 9 PHOTO

TYPICAL COLUMN DETAIL: IN NEED OF REPAIRS TO CAPITOL, SANDBLASTING TO REMOVE PAINT, NEW COAT OF PAINT. REMOVAL OF EXCESS ELECTRICAL TUBING ALSO REQUIRED.

8 A2.8 DETAIL 10 PHOTO



AREAS REQUIRING BRICK REPOINTING
AREAS REQUIRING EXPANSION JOINT REPAIR

1 A2.6 MAIN STREET ELEVATION
SCALE: 1/4"=1'-0"

NOTES FOR BUILDING 4:

D7/D8: BRICKWORK IS IN GOOD SHAPE BUT REQUIRES CLEANING AND MINOR REPOINTING.

D9: STOREFRONT FOR BUILDING 4A REQUIRES COMPLETE HISTORICAL RESTORATION INCLUDING WINDOWS, DOORS, TRIMWORK, AND LIGHT FIXTURES.

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Harrington Architecture
Design, Development, & Green Consulting
205 Main Street, Jamestown, NY 14701
20 Butler Street, Fredonia, NY 14063

PROJECT NUMBER
14-107
PROJECT NAME AND LOCATION

SHEET CONTENTS
ELEVATION

REVISION	DATE	NO.

DATE

DRAWN BY
AWC

APPROVED BY
DRH

SHEET NUMBER
A2.6

CLIENT NAME

OWNER
ARCHITECT
CONTRACTOR
CODE ENFORCEMENT OFFICER

CITY OF DUNKIRK PLANNING BOARD

RESOLUTION
No. 2014-#8

A meeting of the Planning Board (the "Board") of the City of Dunkirk (the "City"), was convened on Thursday November 20th 2014 at 6:00 p.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION AUTHORIZING SITE PLAN FOR M&D STORAGE

WHEREAS, the City Code provides that the Board shall have full power and authority make investigations, maps, reports, recommendations, and approvals relating to the planning and development of the city; and

WHEREAS, pursuant to these duties the Board has reviewed the information supplied by Paulette Pacos for the project located at 852 Main St. Ext. relating to the site plan; and

WHEREAS, the Board wishes to approve the transaction submitted and reviewed subject to the conditions contained below; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF DUNKIRK PLANNING BOARD AS FOLLOWS:

Section 1. Hereby offers its approval to M&D Storage for the sole purpose of approving the site plan for 852 Main St Ext..

Section 2. The above approval is subject to the following terms and conditions:

1. _____
2. _____
3. _____
4. _____

Section 3. The above resolutions shall take effect immediately.

Dated: November 20, 2014

STATE OF NEW YORK)
COUNTY OF CHAUTAUQUA) SS:

I, the undersigned Recording Secretary of the City of Dunkirk Planning Board, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Dunkirk Planning Board (the "Board"), including the resolution contained therein, held on September 25, 2014, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Board and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of the Board had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Board present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this 20th day of November, 2014.

_____

Lacy Lawrence
Recording Secretary
City of Dunkirk Planning Board

[SEAL]

Application & Permit No.....

CITY OF DUNKIRK, NEW YORK

APPLICATION FOR BUILDING AND ZONING PERMIT

FEE $_____

Date ...September 29, 2014
Planning Board 11/13/14
20

Cost .....

Note—No permit for new construction will be issued unless this application blank is properly filled out. Two sets of plans, specifications and a plot plan must be submitted with your request.

INSTRUCTIONS

1. This application blank is to be filled out by typing or printing and must be submitted to the Building and Zoning Officer of the City of Dunkirk.

2. Completed Building Permit Application must be filed with the Building and Zoning Officer by the applicant or his representative.

3. The work covered by this application shall not be commenced before issuance of a Building Permit by the Building and Zoning Officer.

4. Upon approval of this application a Building Permit will be issued to the applicant by the Building and Zoning Officer. The Building Permit shall be posted upon the premises in a conspicuous place so as to be visible from the street throughout the period of construction.

5. No structure or use for which a Building Permit has been issued shall be occupied or used in whole or part upon completion for any purpose until a Certificate of Occupancy shall have been granted by the Building and Zoning Officer.

Application is hereby made for permission to ....construct storage buildings.....

.....

Type of Building ....metal..... Type of Siding ....metal.....

Type of Foundation ....concrete (3 buildings)..... To be used as ....storage units.....

Size of Buildings .....30.....ft. wide ...150.....ft. long .....ft. high.

Building to be located on the ..... front, ... rear, ... side. Sec. 96.11 Block ..1.., Lot ..6....

Size of lot on which building is to be located is 11.6 ACRES ft. wide, ... ft. deep. Distance of building to front property line is ...30/60.... ft. The nearest right is ....50+..... ft. and the nearest left is ..... ft. Rear yard is .....50+..... ft.

To be located in a ....M-1..... zone at .....852 Main Street Ext..... ~~Street or Avenue~~

on ..... North, ... South, ... East, ... West side.

Owner ..M. & D. Pacos Holding Co. LLC..... Address ....150 Fizell Avenue.....

Contractor ..... Address .....

By ..... Address .....

PMP SALES & RENTALS, INC.
dba
M&D STORAGE
852 MAIN STREET
DUNKIRK, NY 14048
(716) 366-5220

.

November 7, 2014

City of Dunkirk Planning Board
City Hall
Dunkirk, NY 14048

Dear City of Dunkirk Planning Board:

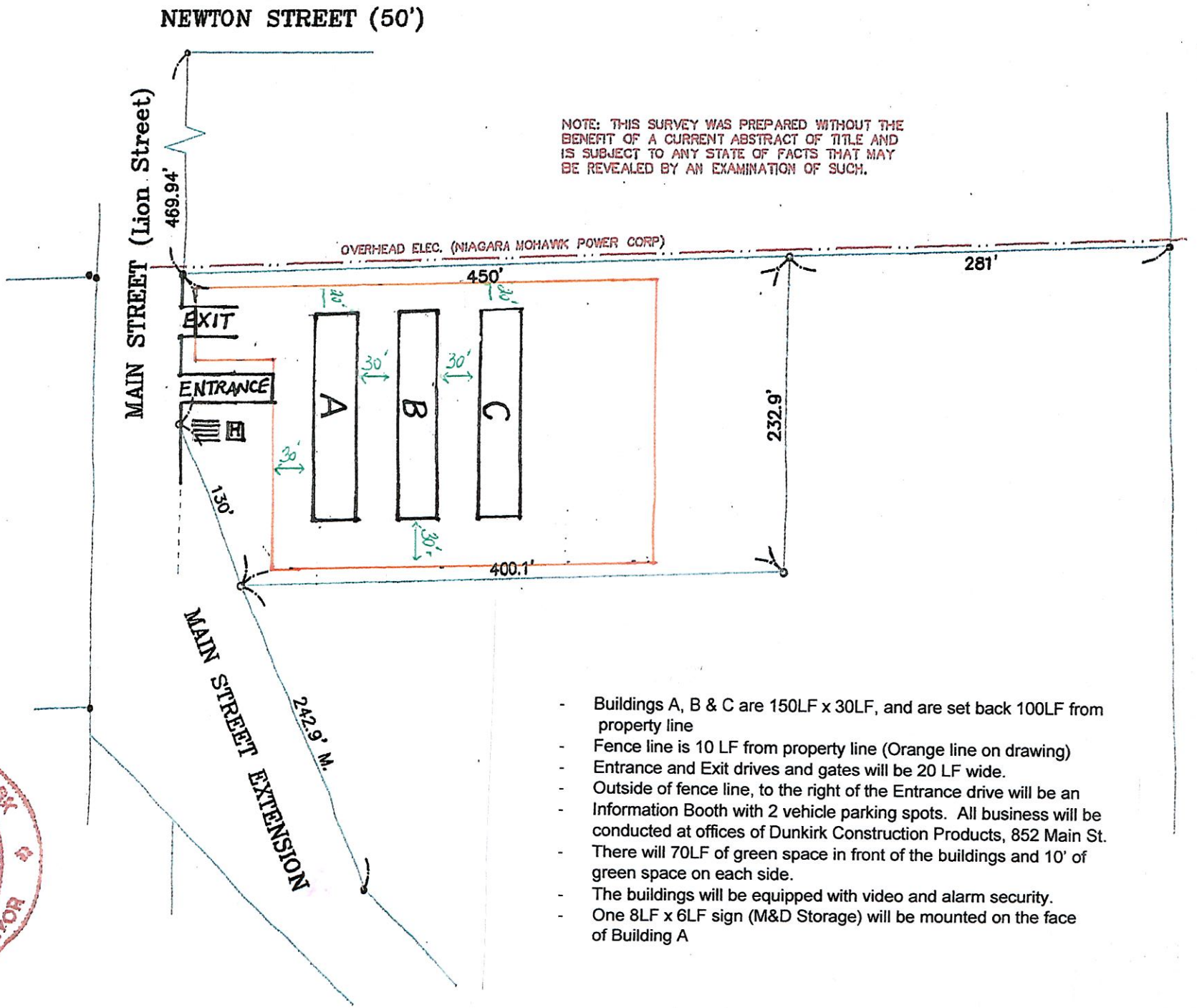
I would like to submit to you the enclosed plot plan and construction drawings for your approval for the construction of a 100 unit self storage facility we are proposing to construct on Main Street Extension in the City of Dunkirk.

Please feel free to contact me at the above number, or my mobile (816-457-3150), if you should have any questions.

Thank you for your consideration.

Sincerely,
M&D STORAGE
M. Paulette Pacos

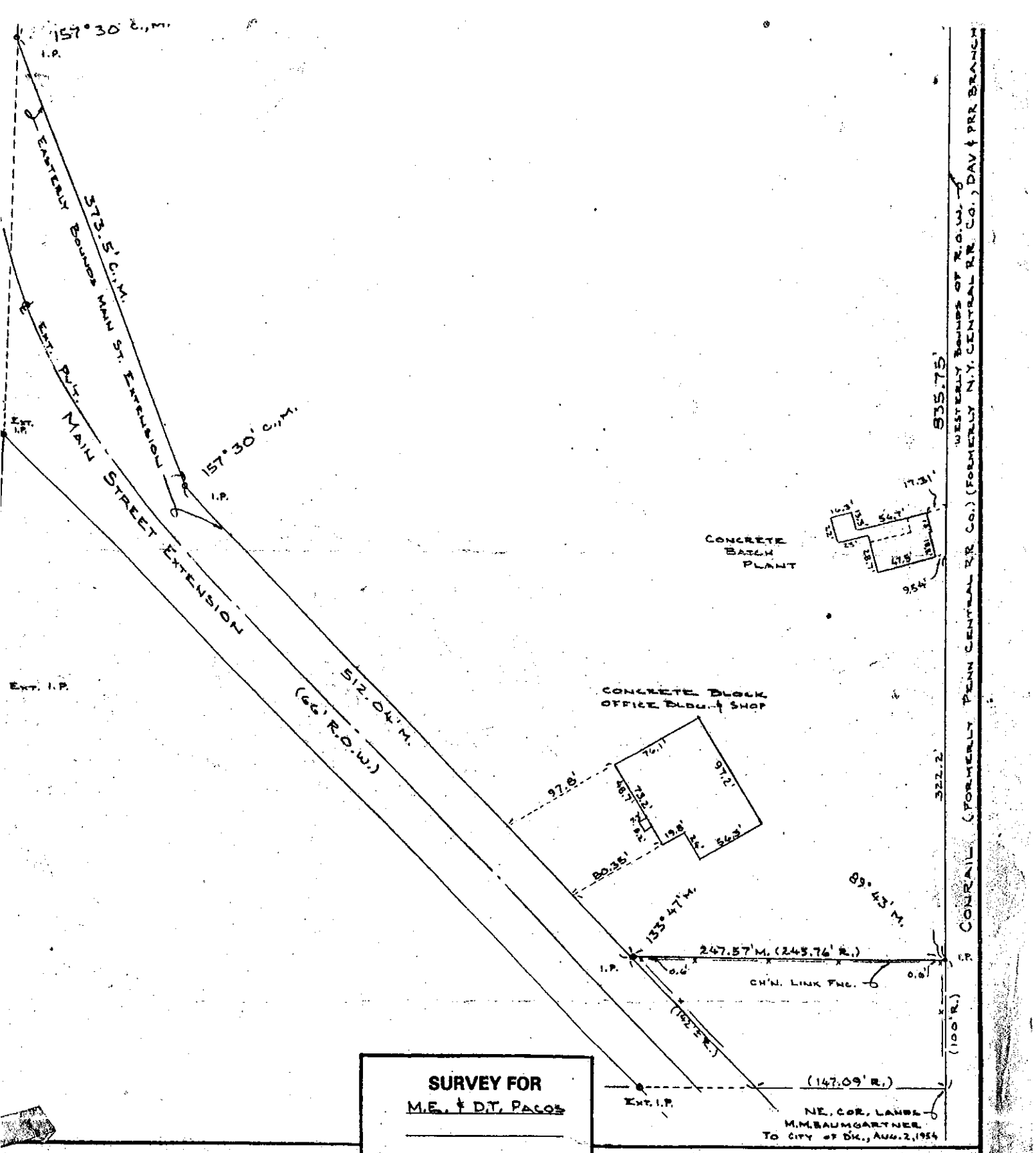
M. Paulette Pacos
President



- Buildings A, B & C are 150LF x 30LF, and are set back 100LF from property line
- Fence line is 10 LF from property line (Orange line on drawing)
- Entrance and Exit drives and gates will be 20 LF wide.
- Outside of fence line, to the right of the Entrance drive will be an
- Information Booth with 2 vehicle parking spots. All business will be conducted at offices of Dunkirk Construction Products, 852 Main St.
- There will 70LF of green space in front of the buildings and 10' of green space on each side.
- The buildings will be equipped with video and alarm security.
- One 8LF x 6LF sign (M&D Storage) will be mounted on the face of Building A

OF NEW YORK
WOODBURY STRAIGHT
048580
LAND SURVEYOR

WOODBURY SURVEYING – OFFICE OF WENDY J. WOODBURY STRAIGHT, LS 12 E. 5TH STREET DUNKIRK, NY 14048 366-1990



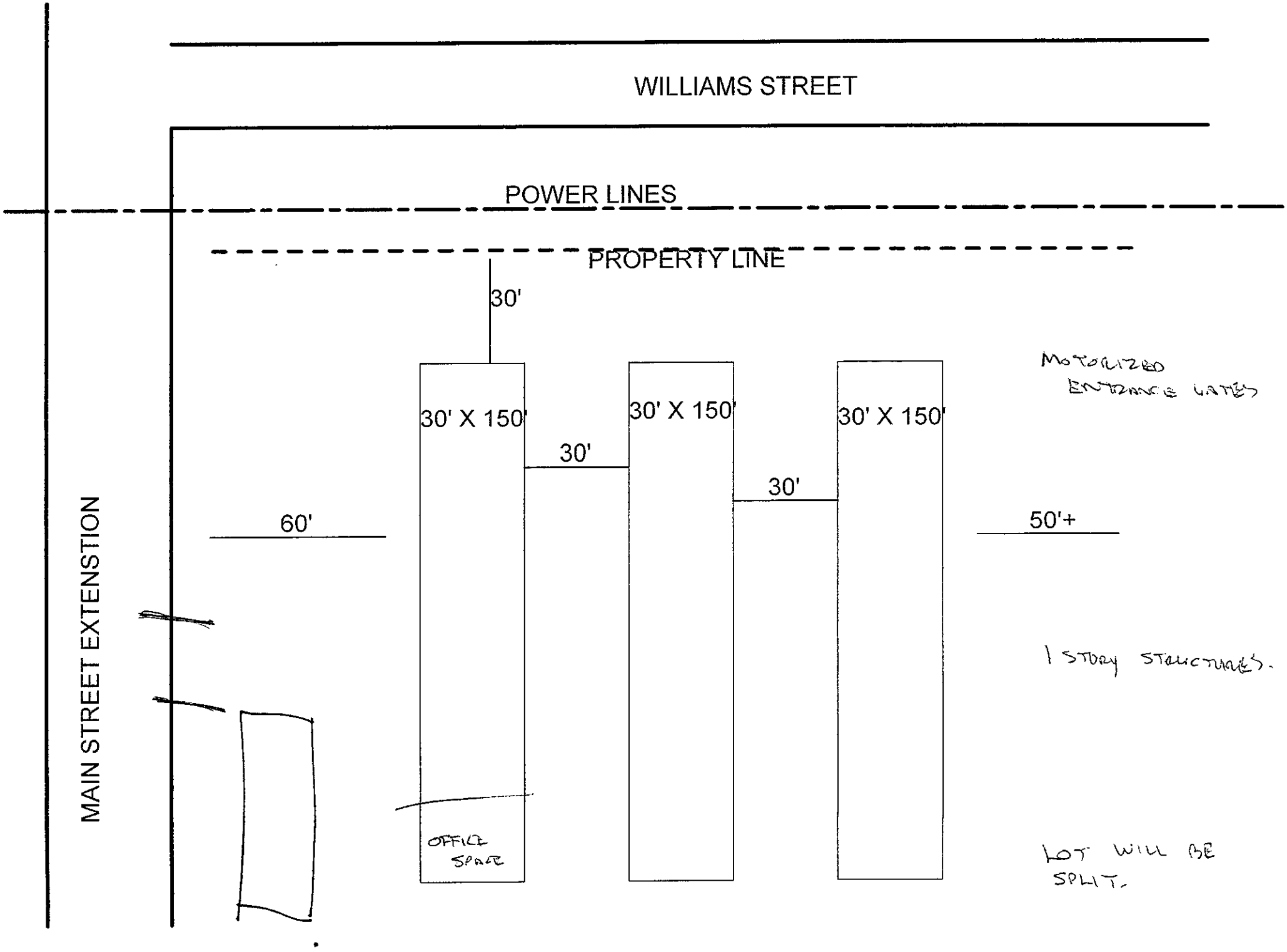
SURVEY FOR
M.E. & D.T. PAGOS

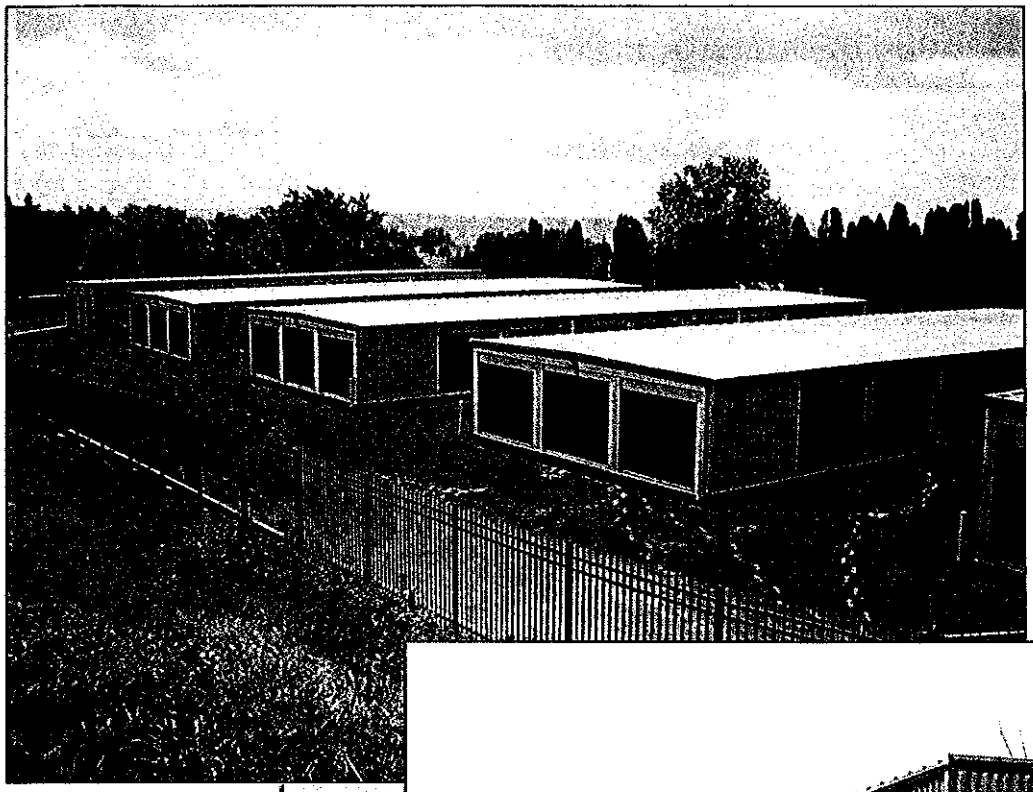
Michael J. Czekanski

Part of Holland Land Company
Lot 17, Twp. 6, Range 12,
CITY of DUNKIRK,
CHAUTAUQUA County, New York
REF.: "DOUGHTY MAP OF THE CITY OF DUNKIRK" & MAP OF PROPOSED MAIN ST. EXT., 1954
Sec. 11 Blk. 2 Lot 3.1

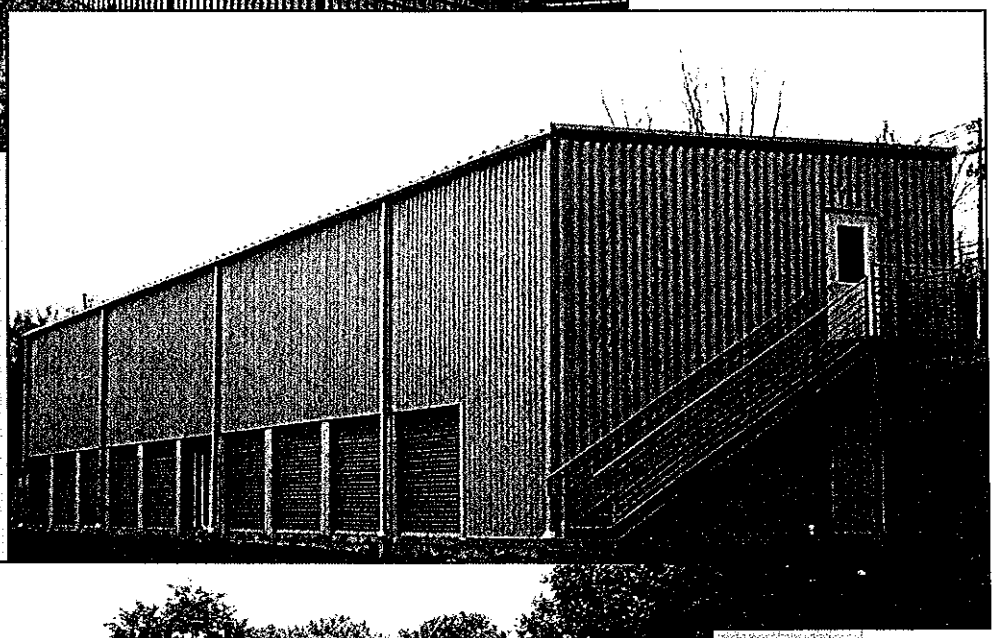
Michael J. Czekanski, Prof. Land Surveyor
N.Y. State License No. 49716
Silver Creek, N.Y. 14136
Phone: 716 / 934-7375

Scale 1" = 100'
Area 10.862 Ac. ±
Date SEPT. 1, 1987
File No. 105-87 NC
Resurveyed

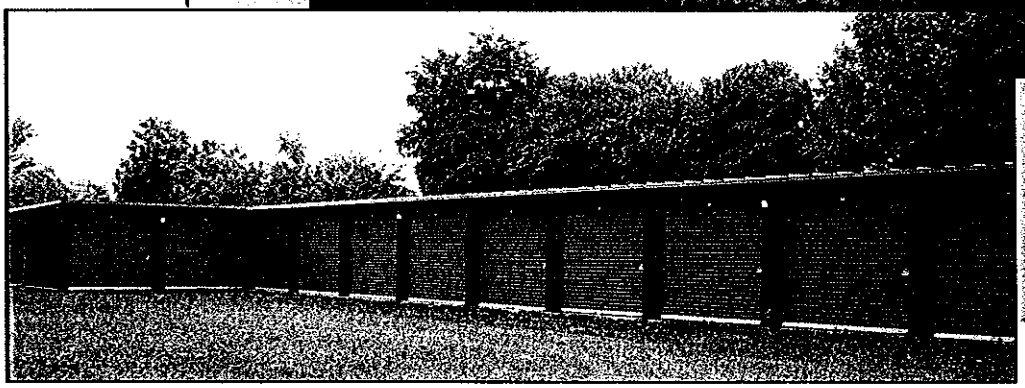

WILLIAMS STREET
POWER LINES
PROPERTY LINE
30'
30' X 150'
30' X 150'
30' X 150'
30'
30'
60'
50'+
MAIN STREET EXTENSTION
OFFICE SPACE
MOTORIZED ENTRANCE GATES
1 STORY STRUCTURES.
LOT WILL BE SPLIT.



SELF STORAGE BUILDINGS



Versatile Designs



FLEXOSPAN

P. O. BOX 515 RAILROAD ST.
SANDY LAKE, PA 16145

800 245 0396
724 376 7221
FAX 724 376 3864
sales@flexospan.com
www.flexospan.com