

Michael J. Palmieri Architect

6028 South Street Road

Auburn, New York, 13021

Phone 315-255-1010

May 2, 2022

Codes Officer
Robert Herrmann Jr.
Town of Skaneateles
Skaneateles, NY 13152

Re: HABA Toys
4407 Jordan Road
Skaneateles, NY 13152

NARRATIVE

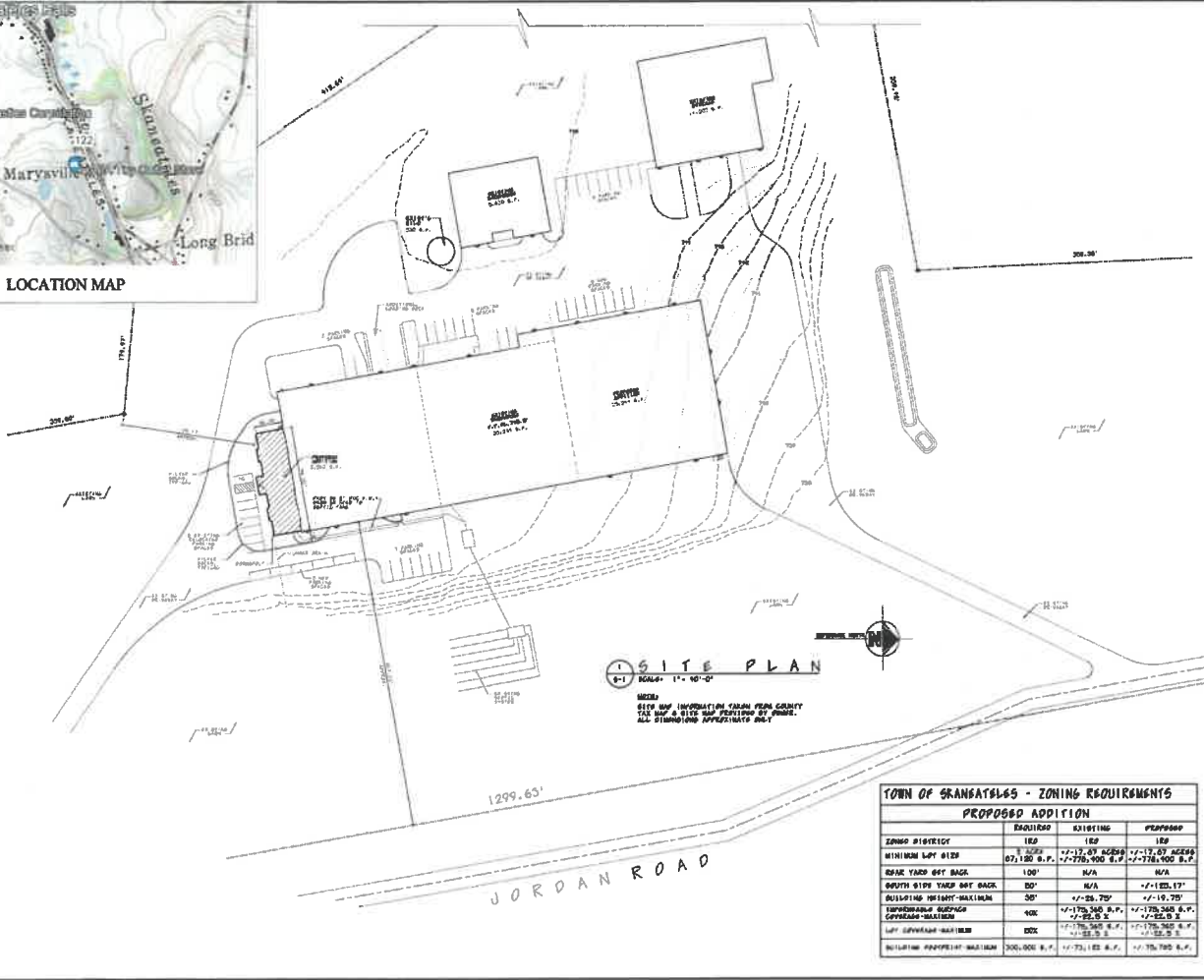
We are looking to relocate and update our retail space that is currently located inside our warehouse facility. The proposed 2,560 square foot addition off the side of our warehouse will be strictly for retail purposes only. The new space will eliminate customers from having to enter our warehouse facility and provide the customer a better shopping experience. By relocating the existing retail shop outside of our warehouse, we will be able to use that space for storage which is needed to handle packages coming in and out of the facility.

CONSTRUCTION SEQUENCE

1. Install filter socks around proposed building area.
2. Saw-cut blacktop, excavate, and construct new foundation walls.
3. Install underground utilities as required, backfill, and rough grade around foundation.
4. Spread and compact required amount of gravel in preparation for concrete slab.
5. Pour concrete slab throughout building area and secure anchor bolts.
6. Once concrete is cured, frame up walls and secure trusses in place per truss layout.
7. When all framing is complete, install all windows, doors, sheathing, & paneling for walls and roof.
8. Once the building is erected, install all insulation, roofing, fascia, siding, trim, and/or exterior accessories needed to complete the finishing of the building.
9. When all exterior work on the building is complete, install new walkways and patch blacktop as required.
10. Once all work is complete, remove filter socks.



LOCATION MAP



SITE PLAN
SCALE: 1" = 40'-0"

NOTE: SEE ALL INFORMATION FROM GRAN COUNTY FOR THE SITE AND FOLLOW BY OWNER. ALL DIMENSIONS APPROXIMATE ONLY.

TOWN OF GRANATELES - ZONING REQUIREMENTS			
PROPOSED ADDITION			
ZONING DISTRICT	EXISTING	EXISTING	PROPOSED
MINIMUM LOT SIZE	1 ACRE	1/2-1/4 ACRE	1/2-1/4 ACRE
MINIMUM LOT AREA	35,000 S.F.	17,500 S.F.	17,500 S.F.
FRONT YARD SET BACK	100'	N/A	N/A
REAR YARD SET BACK	50'	N/A	10'-100.00'
BUILDING HEIGHT-MAXIMUM	30'	12-25.00'	12-19.00'
IMPERVIOUS SURFACE COVERAGE-MAXIMUM	40%	175,000 S.F.	175,000 S.F.
LOT COVERAGE-MAXIMUM	100%	175,000 S.F.	175,000 S.F.
BUILDING FOOTPRINT-MAXIMUM	300,000 S.F.	175,000 S.F.	175,000 S.F.

NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS SHOWN ON THIS PLAN. 2 OF THE NEW YORK STATE EDUCATION LAW.

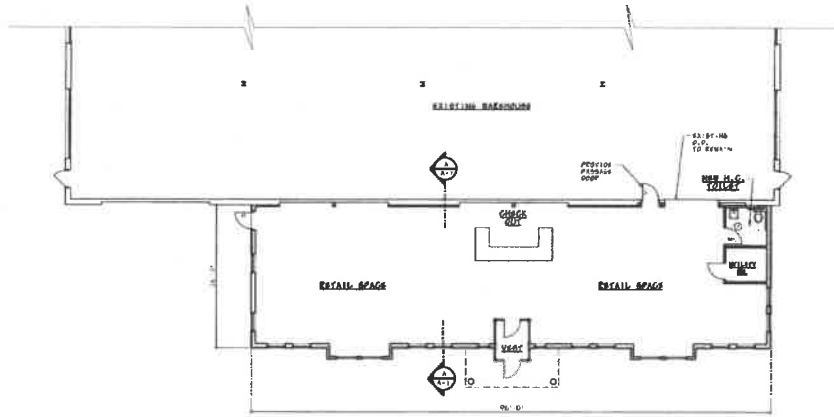
SITE PLAN

RETAIL STORE ADDITION
1407 JORDAN ROAD
GRANATELES, NEW YORK
ONONDAGA COUNTY

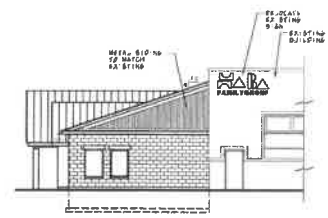
TIMOTHY C. BUHL, P.E.
35 FIES LAKE ST. AUBURN, N.Y. 13021 607-423-1919

DATE: MAY 9, 2022
SCALE: 1" = 40'-0"

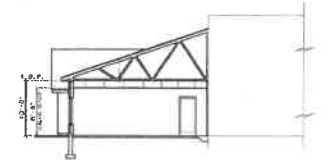
DESIGN: []
JOB: []
SHEET NO.: S-1



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

PROGRESS PRINT

MICHAEL J. PALMERI ARCHITECT
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NEW YORK, NY 10015
PHONE: 315-255-1010
EMAIL: MPARCHITECT@OUTLOOK.COM

RETAIL STORE ADDITION
FOR: HADA TOYS 4407 JORDAN ROAD
SKANEATELES
NEW YORK

REVISION TITLE:
PARTIAL FLOOR PLAN
"A"

MAY 8, 2008
DRAWING NO.
A-1
OF 1