

16 Academy Street: Development Board Review Set

PROJECT 3D IMAGE:



VIEW FROM ACADEMY STREET

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VICINITY MAP:



BLACK MOUNTAIN
ARCHITECTURE, PLLC

16 Academy St.
Saranac Lake,
NY 12983
518.354.8340 (p)

16 Academy Street Office Renovation
16 Academy Street Saranac Lake
New York 12983

DEVELOPMENT BOARD REVIEW SET
NOT FOR CONSTRUCTION
SIGNED AND SEALED PLANS TO BE USED FOR
PERMITTING AND CONSTRUCTION PURPOSES
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6/7/2022

NOTES

Drawn By:
KS

Development
Board Review
Cover Sheet

DB-01



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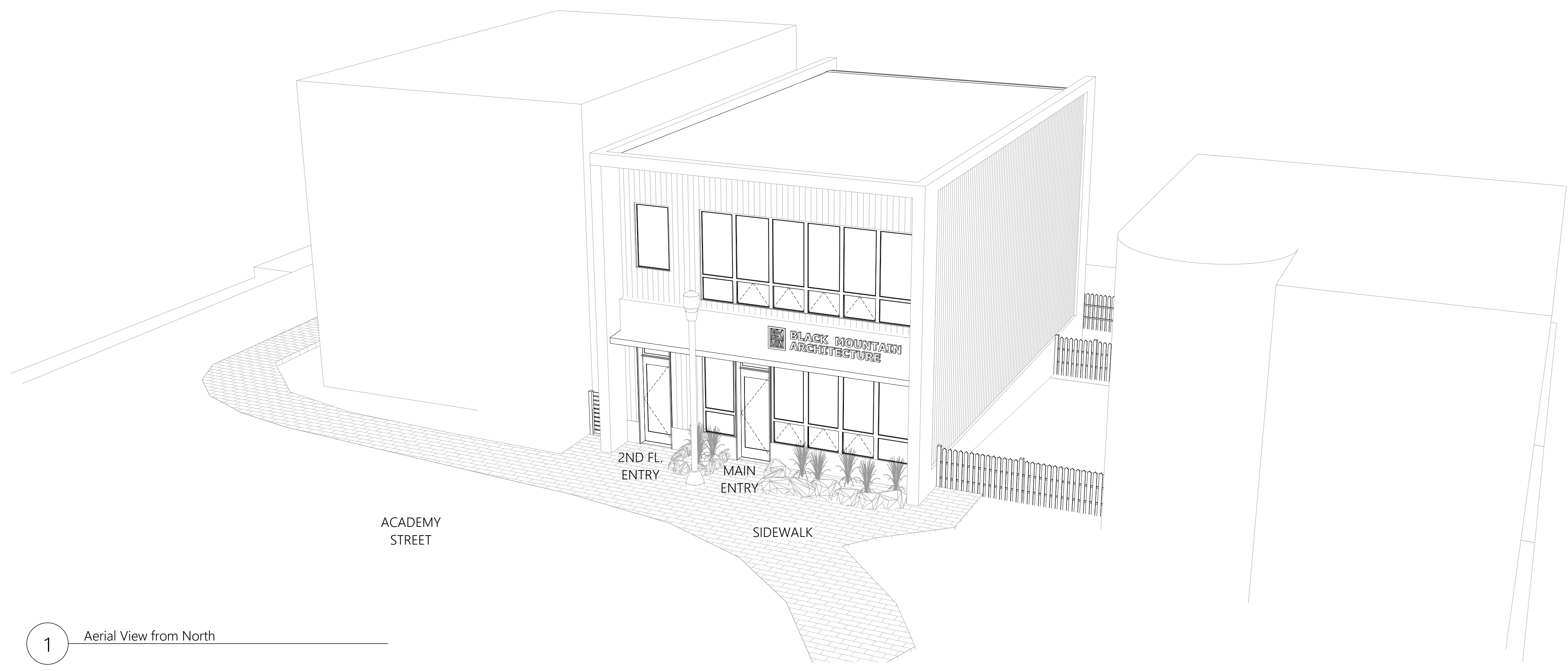
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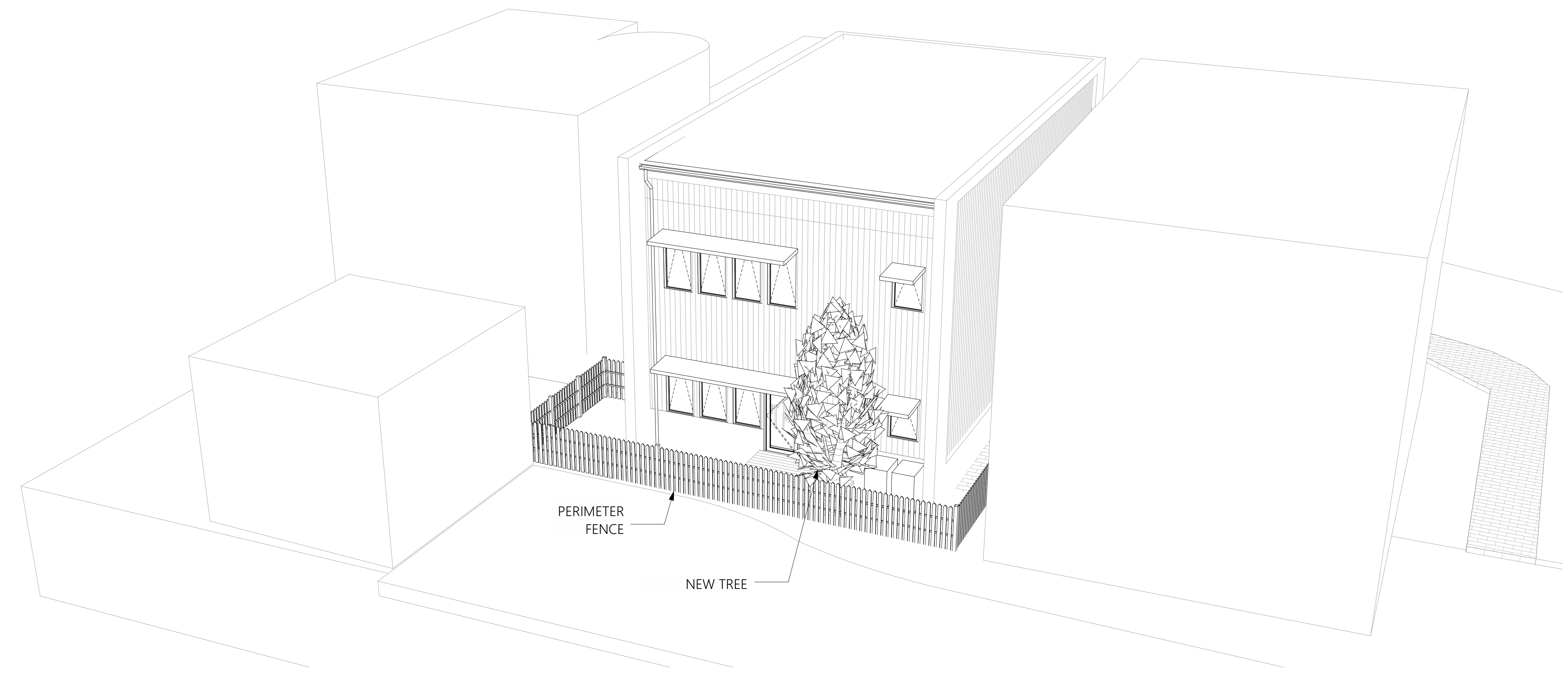
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Development
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Site Aerials

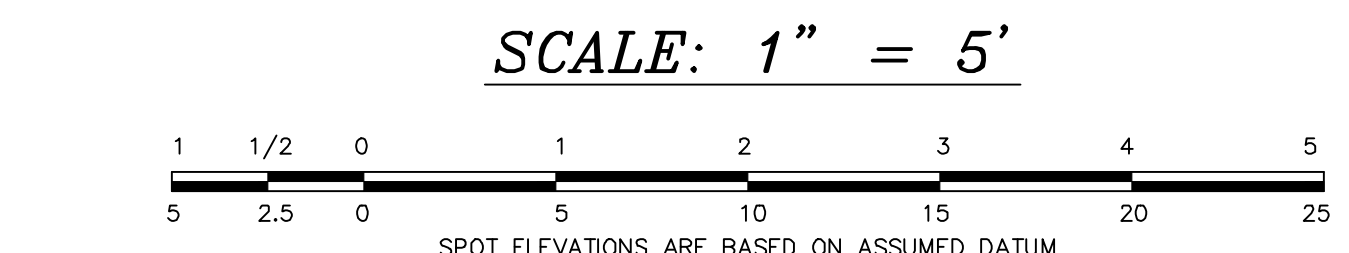
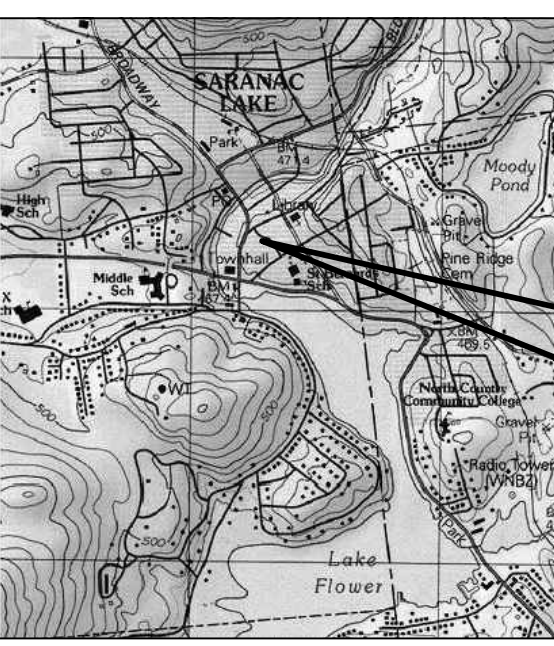
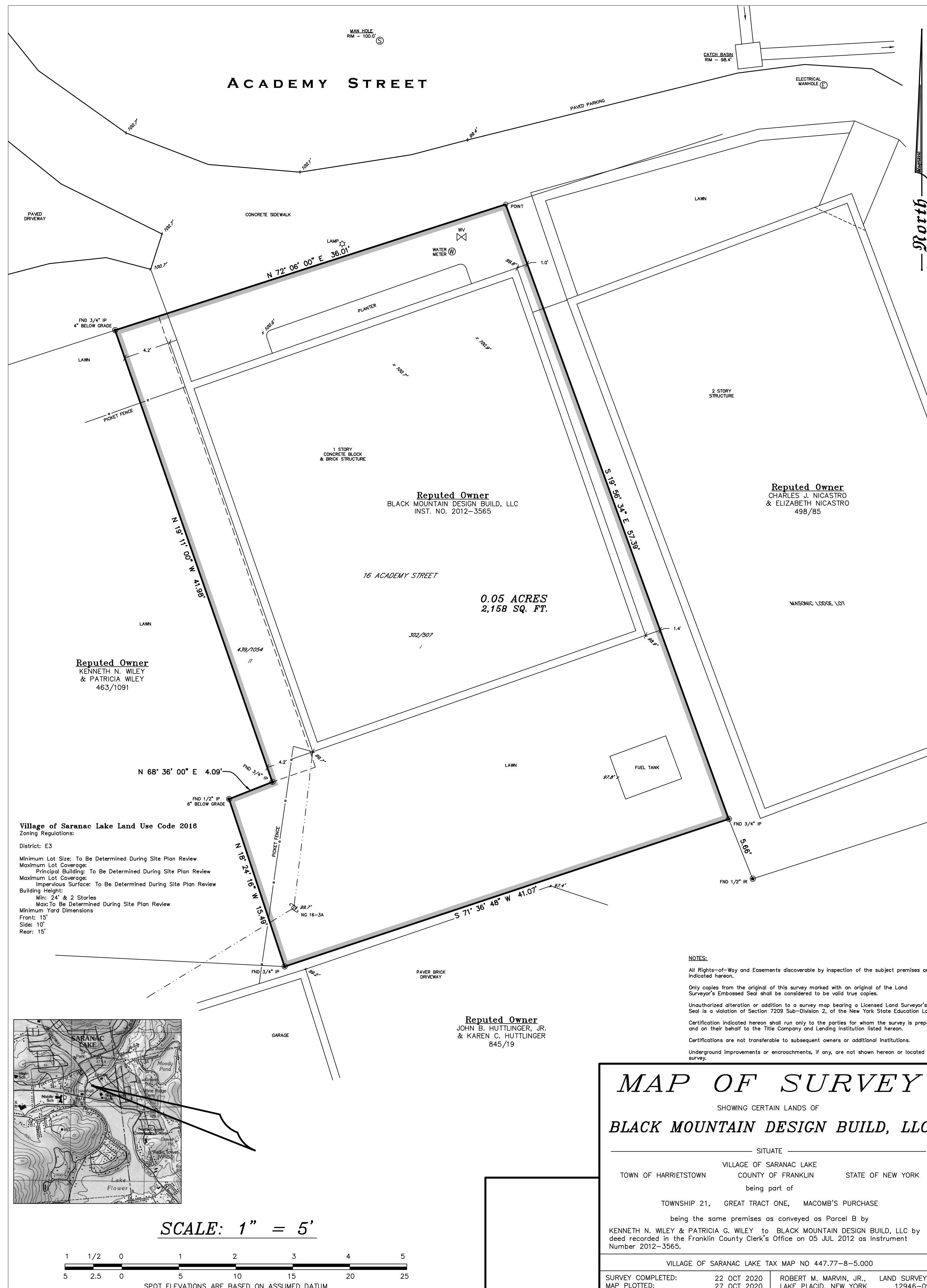
DB-02



1 Aerial View from North



2 Aerial View from South



MAP OF SURVEY
 SHOWING CERTAIN LANDS OF
BLACK MOUNTAIN DESIGN BUILD, LLC

SITUATE
 VILLAGE OF SARANAC LAKE
 TOWN OF HARRIETSTOWN COUNTY OF FRANKLIN STATE OF NEW YORK
 being part of
 TOWNSHIP 21, GREAT TRACT ONE, MACOMB'S PURCHASE
 being the same premises as conveyed as Parcel B by
 KENNETH N. WILEY & PATRICIA G. WILEY to BLACK MOUNTAIN DESIGN BUILD, LLC by
 deed recorded in the Franklin County Clerk's Office on 05 JUL 2012 as Instrument
 Number 2012-3565.

VILLAGE OF SARANAC LAKE TAX MAP NO 447.77-8-5.000

SURVEY COMPLETED: 22 OCT 2020 ROBERT M. MARVIN, JR., LAND SURVEYOR
 MAP PLOTTED: 27 OCT 2020 LAKE PLACID, NEW YORK 12946-0969



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Survey

DB-03



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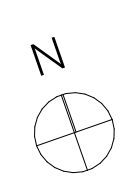
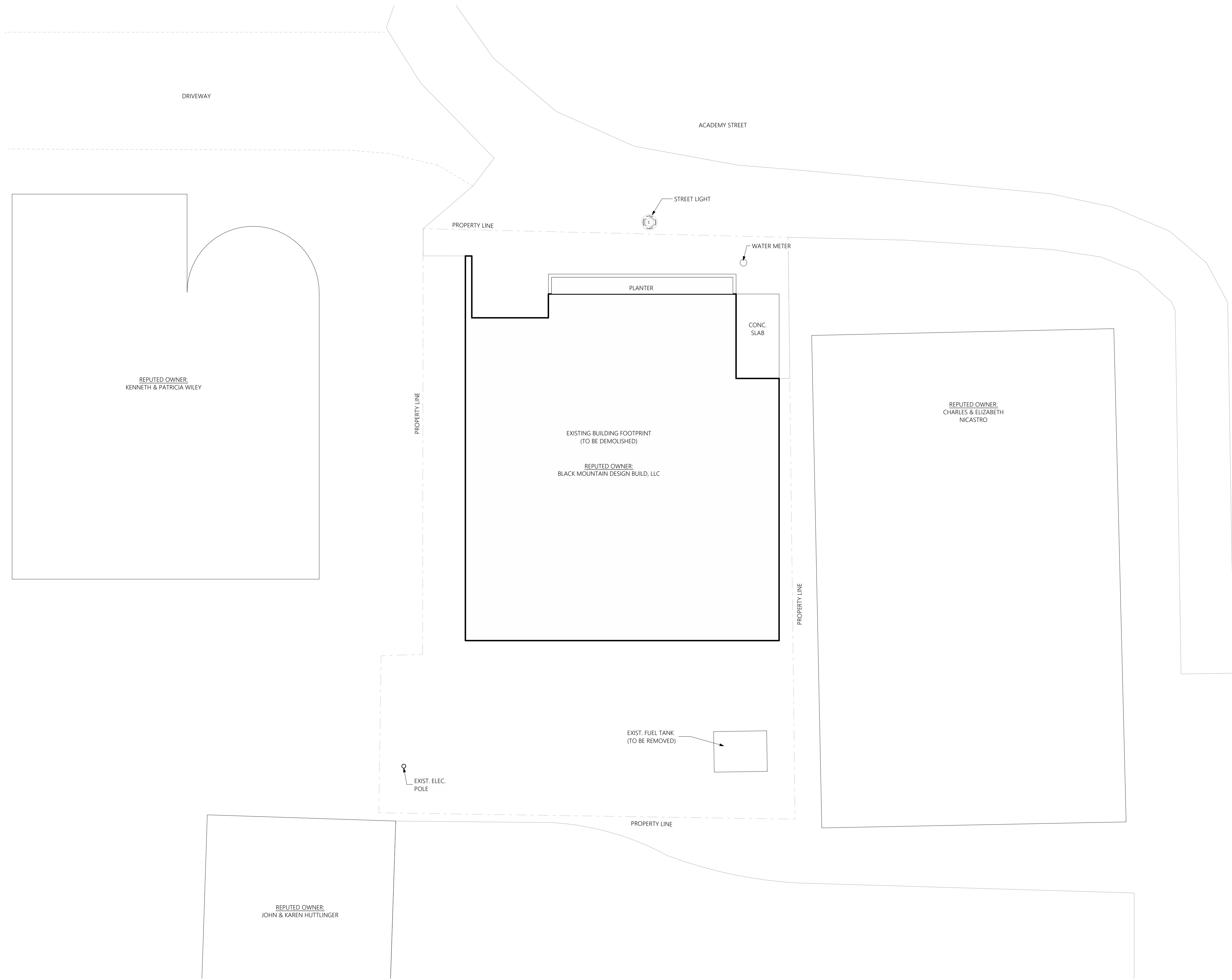
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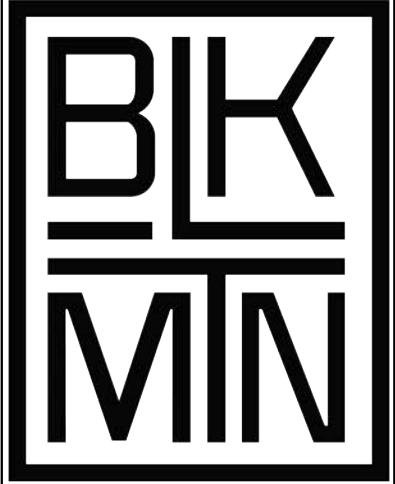
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Development
Board Review
Existing
Conditions Site
Plan

DB-04





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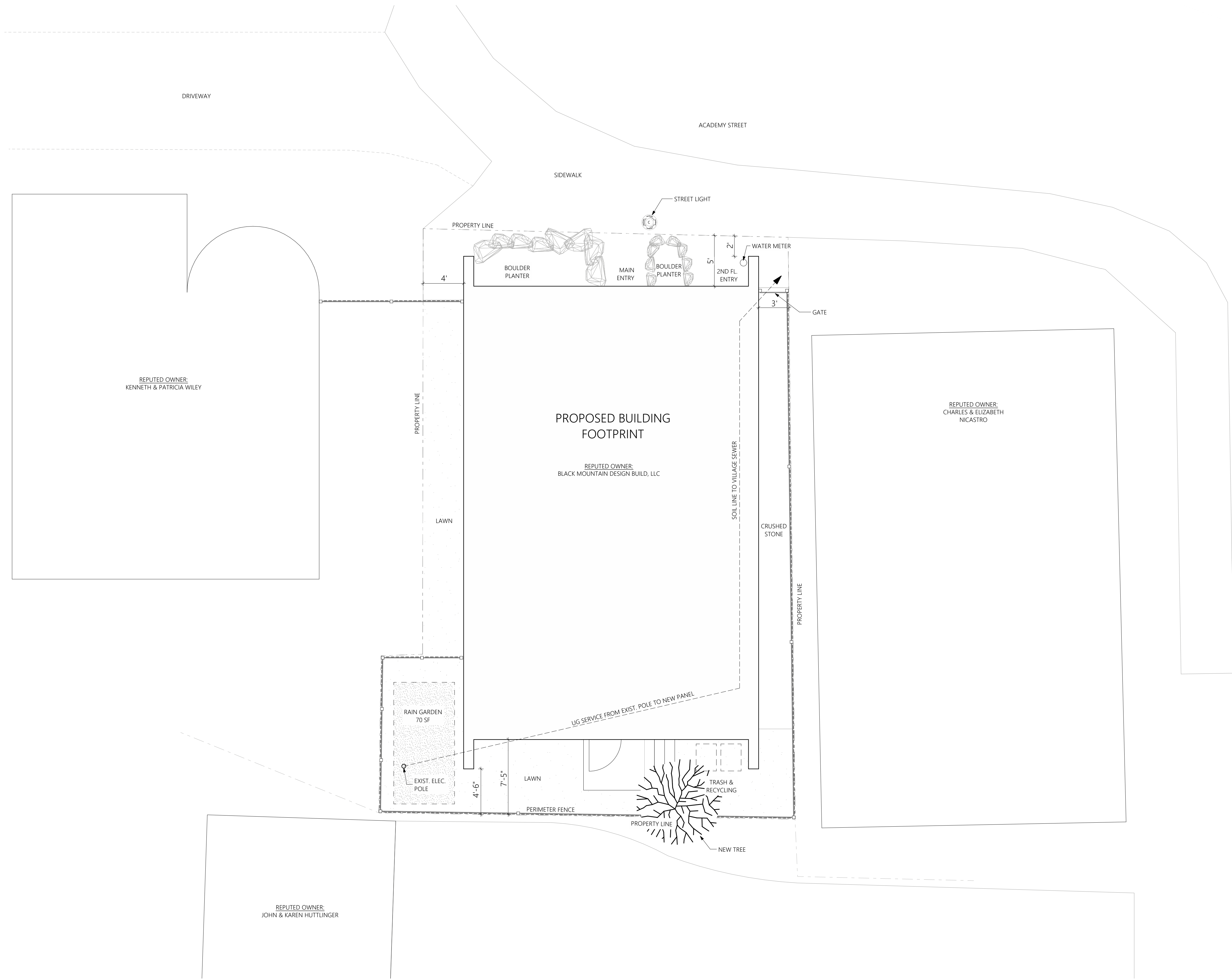
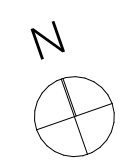
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Development Board Review

Proposed Site Plan

DB-05



1 Architectural Site Plan
1" = 5'



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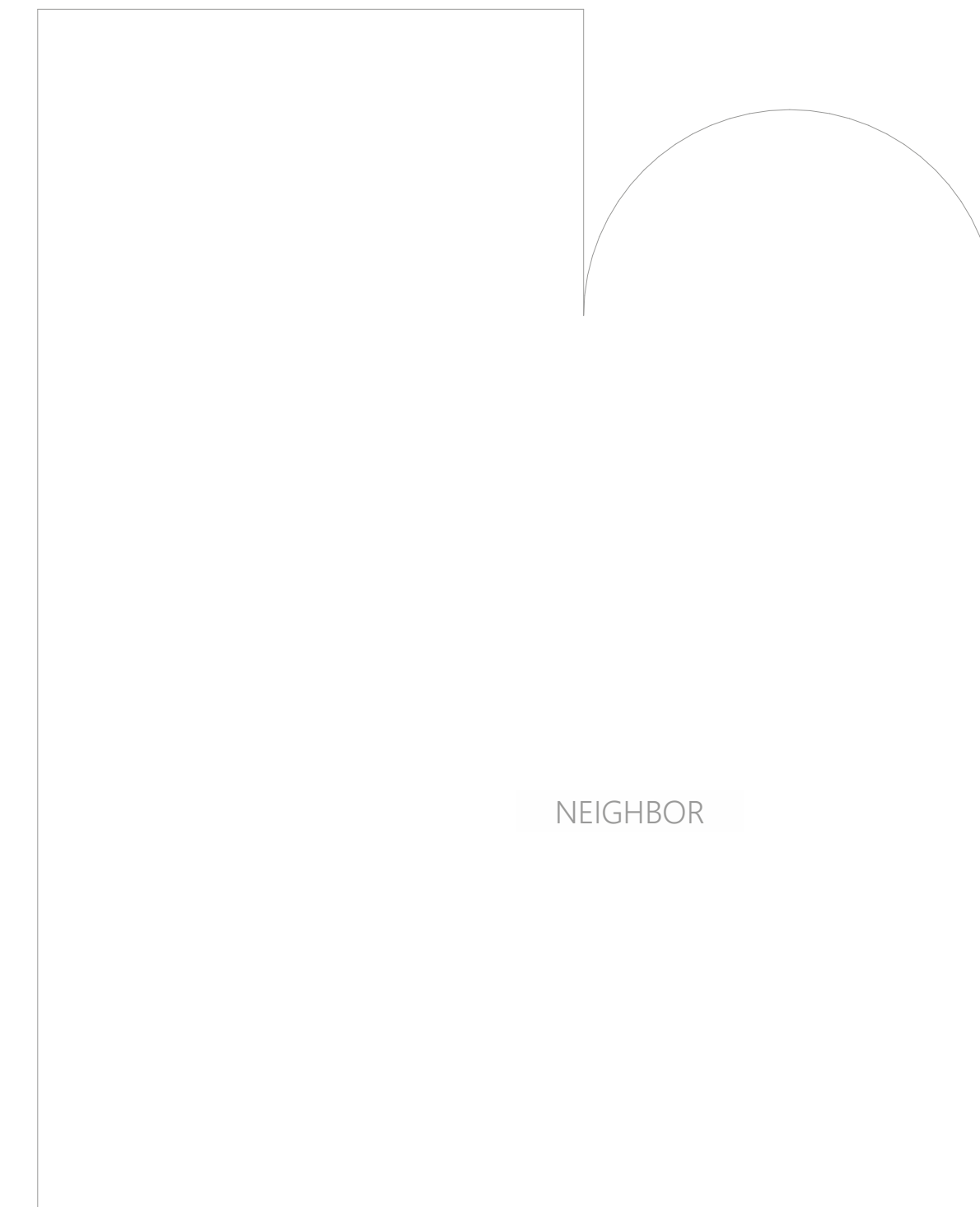
Site Plan w/
Annotated
Setbacks

DB-06

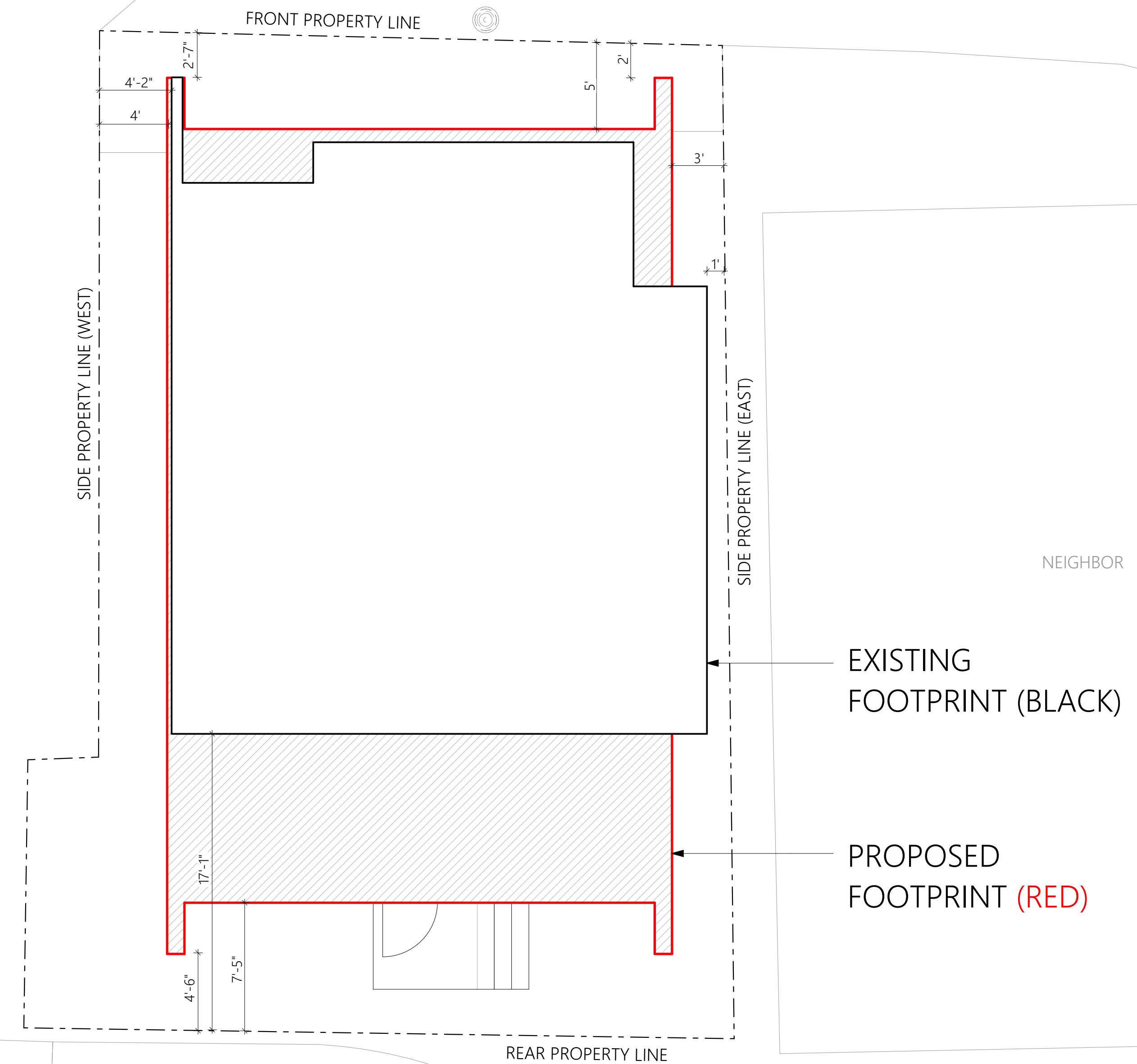
DISTRICT E2
(0' SETBACKS)

DISTRICT E2
(0' SETBACKS)

ACADEMY STREET



NEIGHBOR



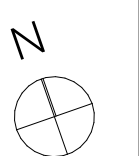
EXISTING
FOOTPRINT (BLACK)

PROPOSED
FOOTPRINT (RED)

NEIGHBOR

SETBACK SUMMARY

	EXISTING	REQUESTED
FRONT	2'-7"	2'-0"
REAR	17'-1"	4'-6"
SIDE (EAST)	1'-0"	3'-0"
SIDE (WEST)	4'-2"	4'-0"





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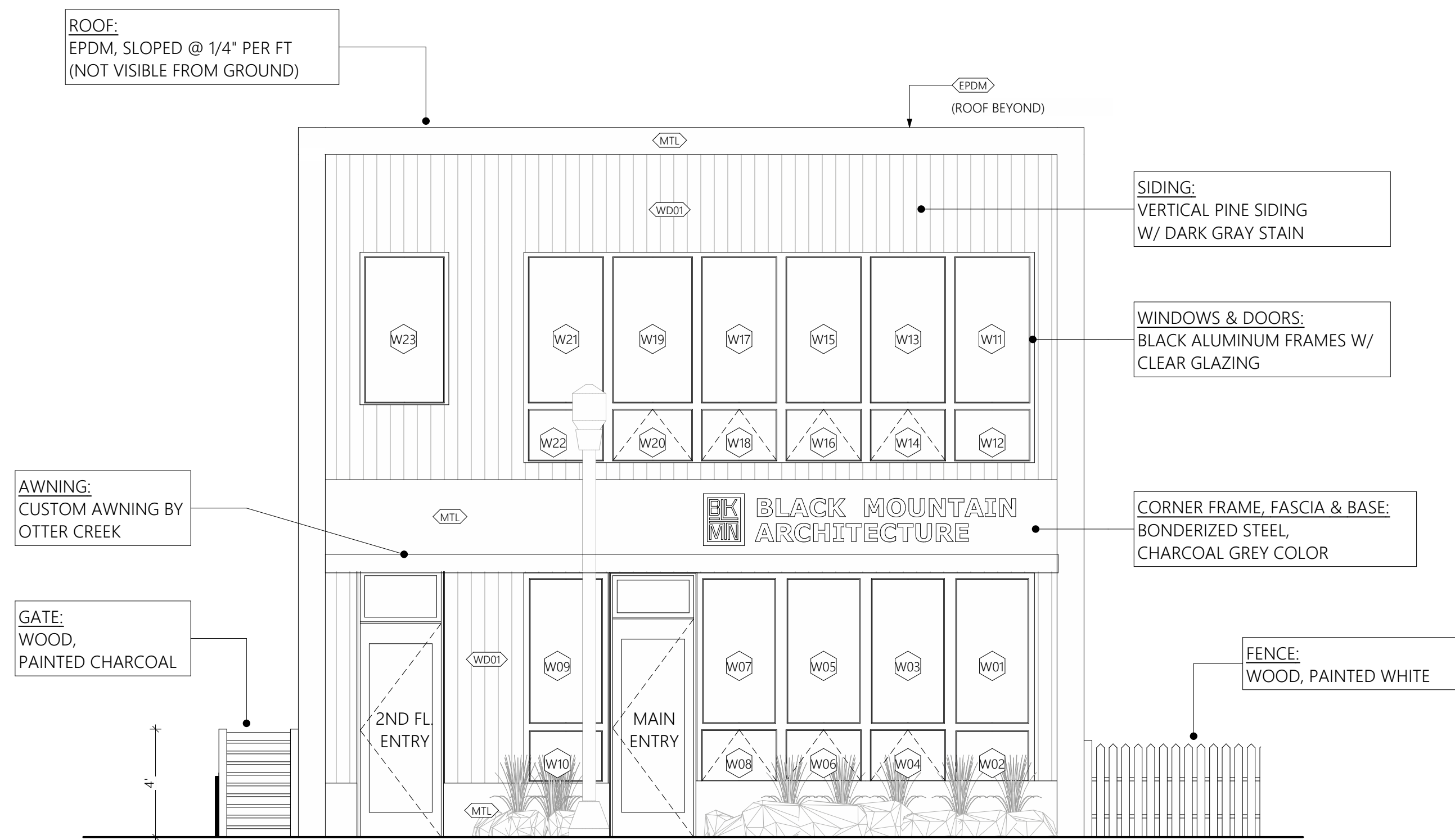
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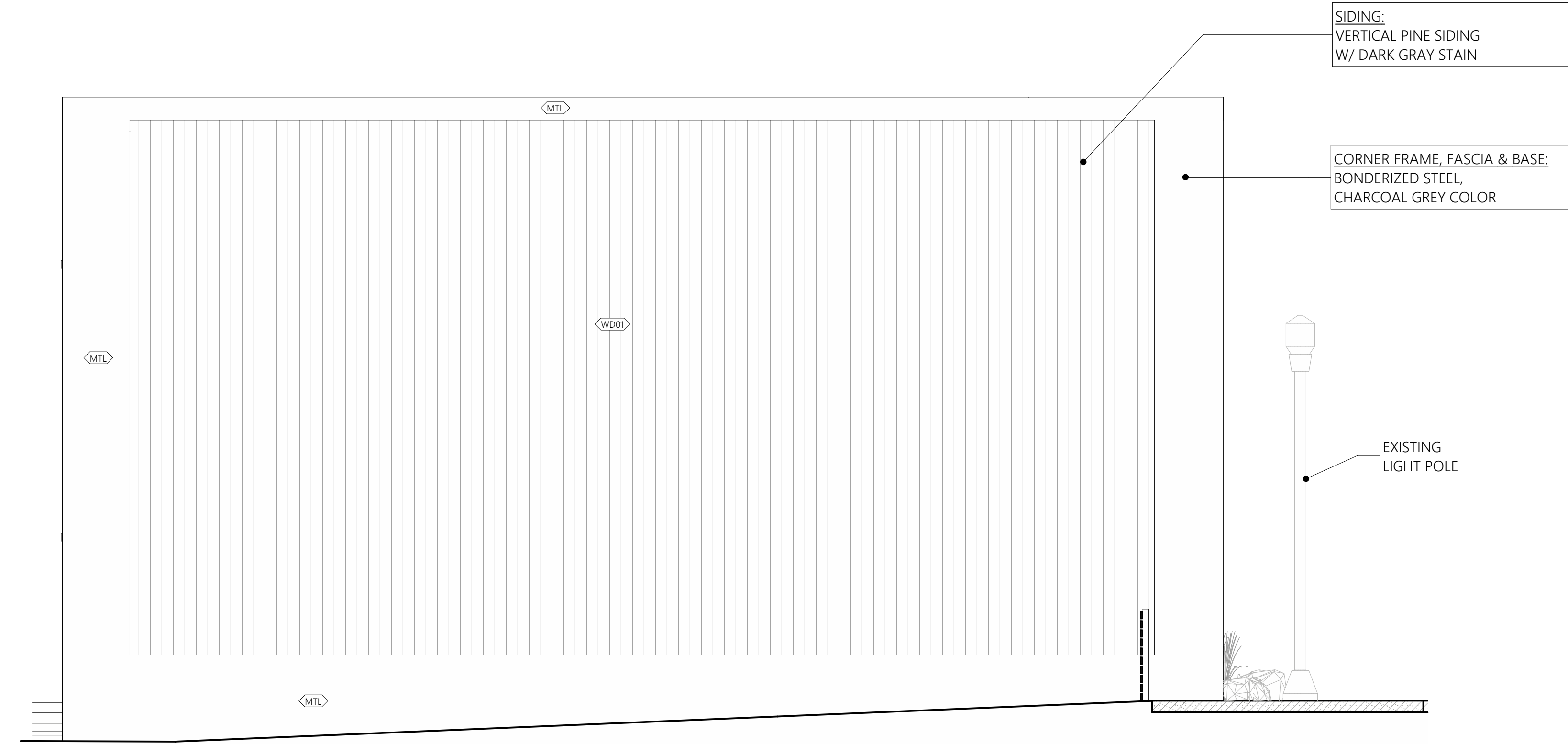
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Development
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Elevations

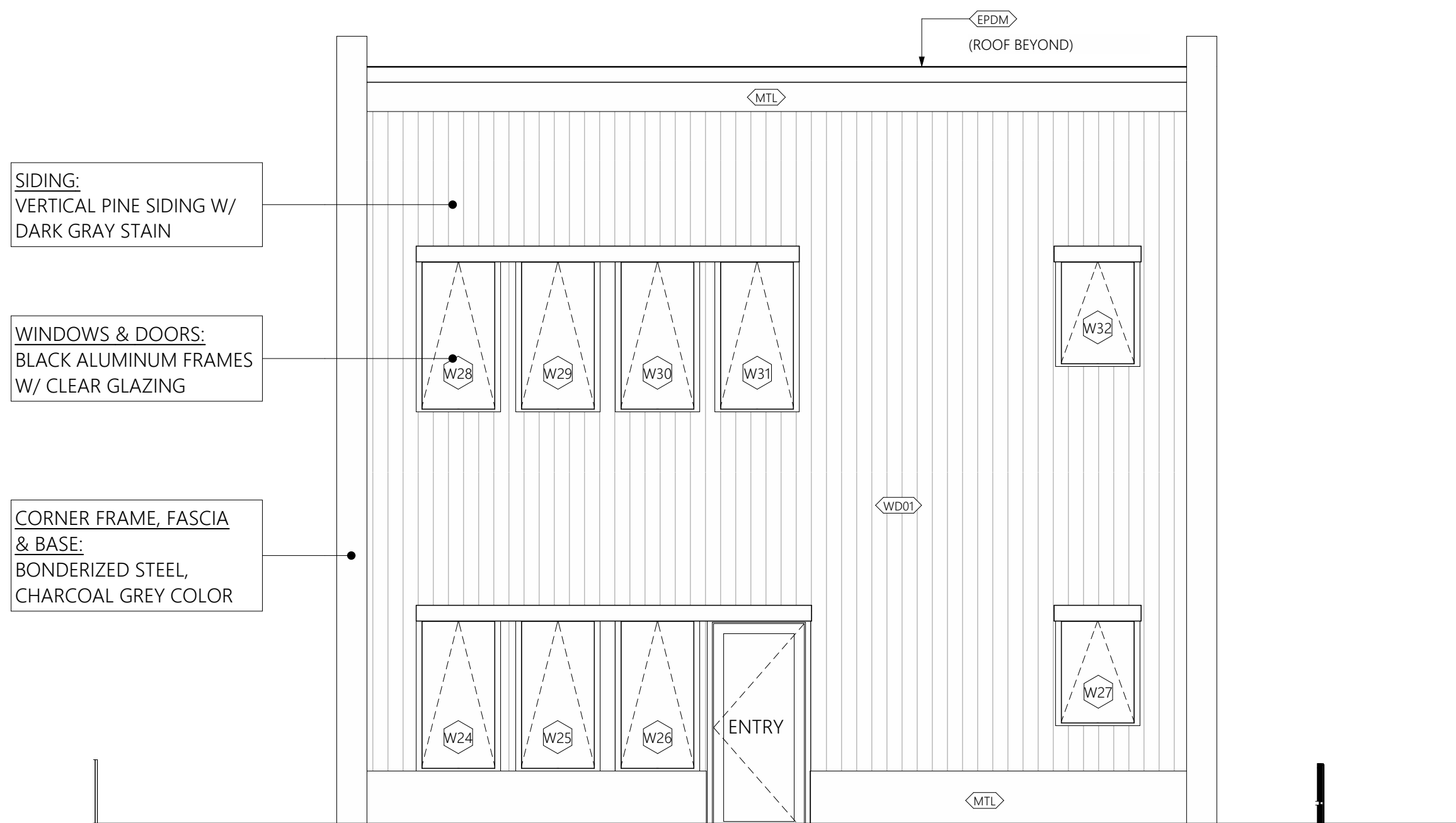
DB-07



1 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"



1 View from Main Street



2 View from Academy Street



3 View of Existing Entry



4 View of Existing West Wall



5 View of Existing South Wall



6 View of Existing Back Lawn



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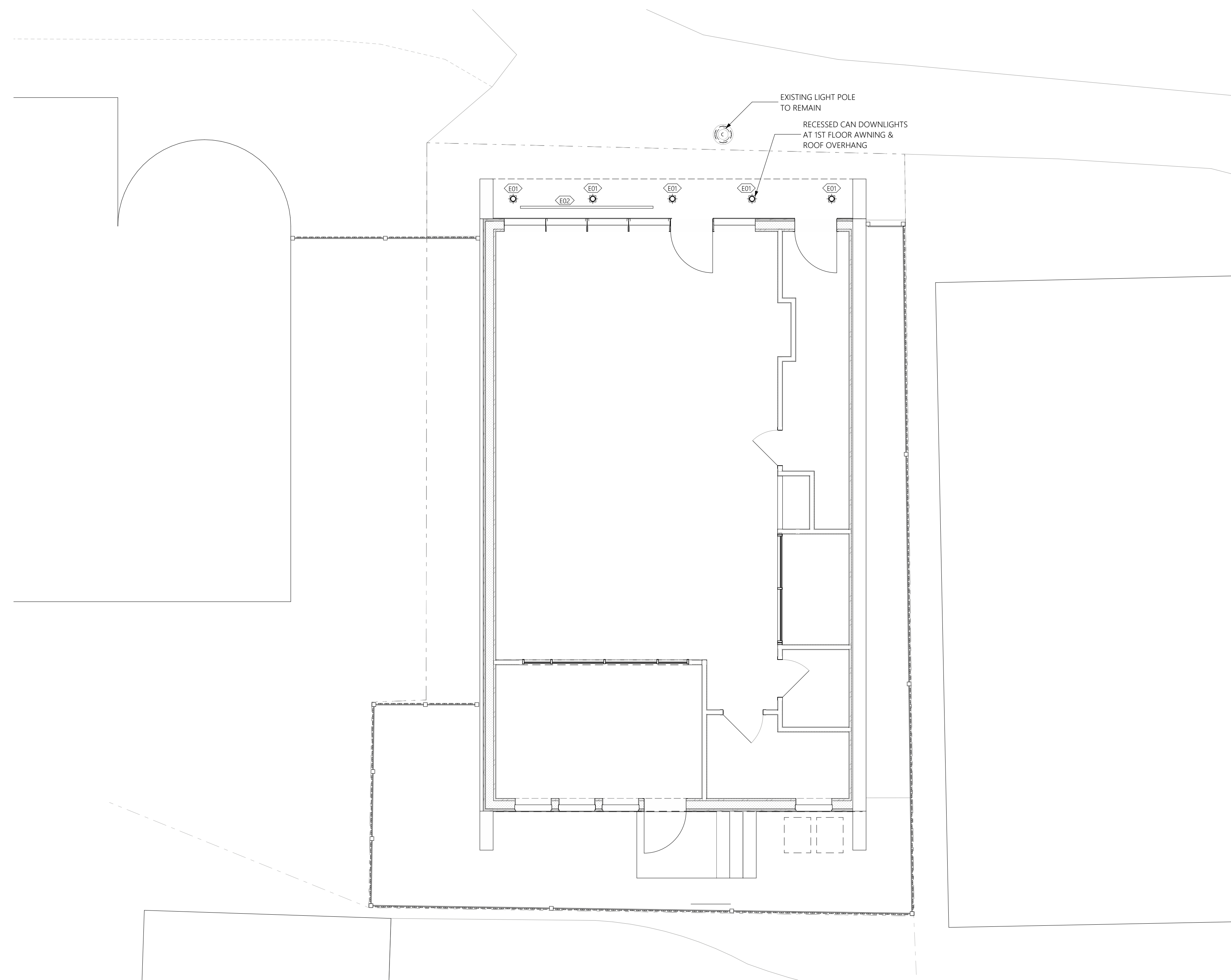
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Existing Photos

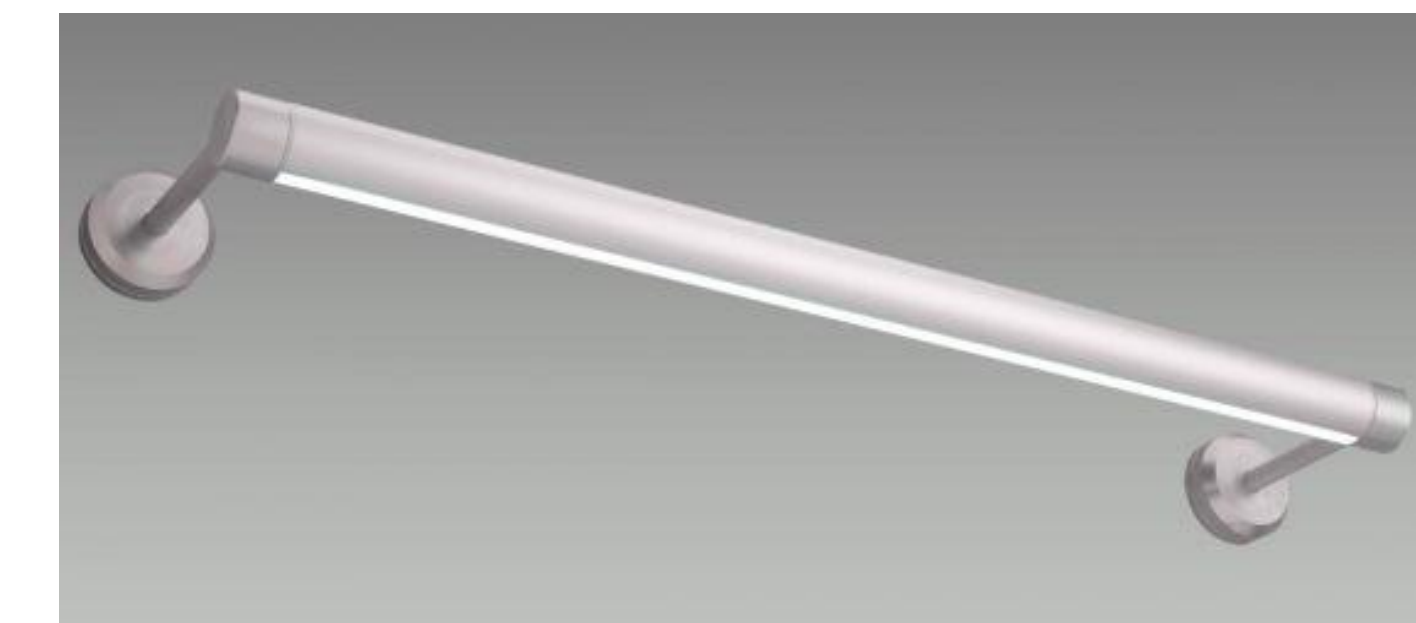
DB-08



1 Exterior Lighting Plan
1" = 5'

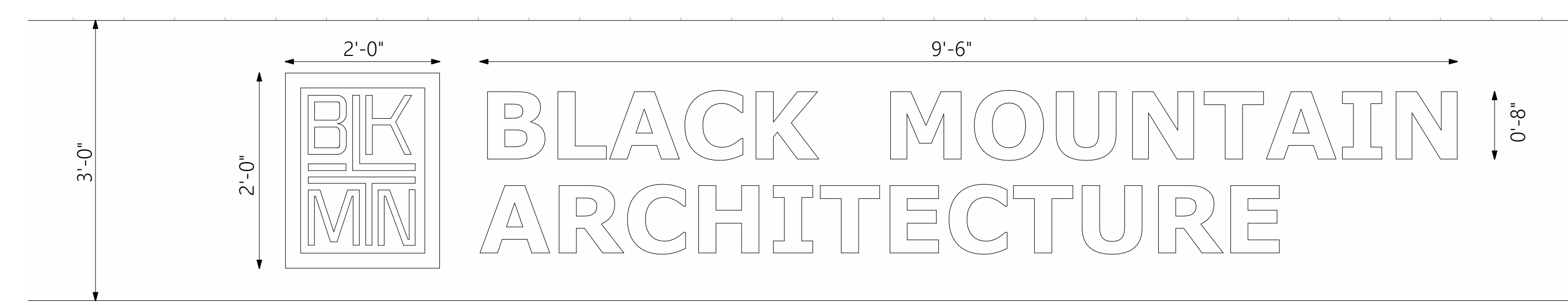


E01 | SOFFIT CAN LIGHT



E02 | LINEAR SIGN LIGHT (DARK SKY COMPLIANT)

LIGHTING HOURS OF OPERATION:
E01: Match business hours of operation, light sensor
E02: Match business hours of operation, light sensor



2 Exterior Signage



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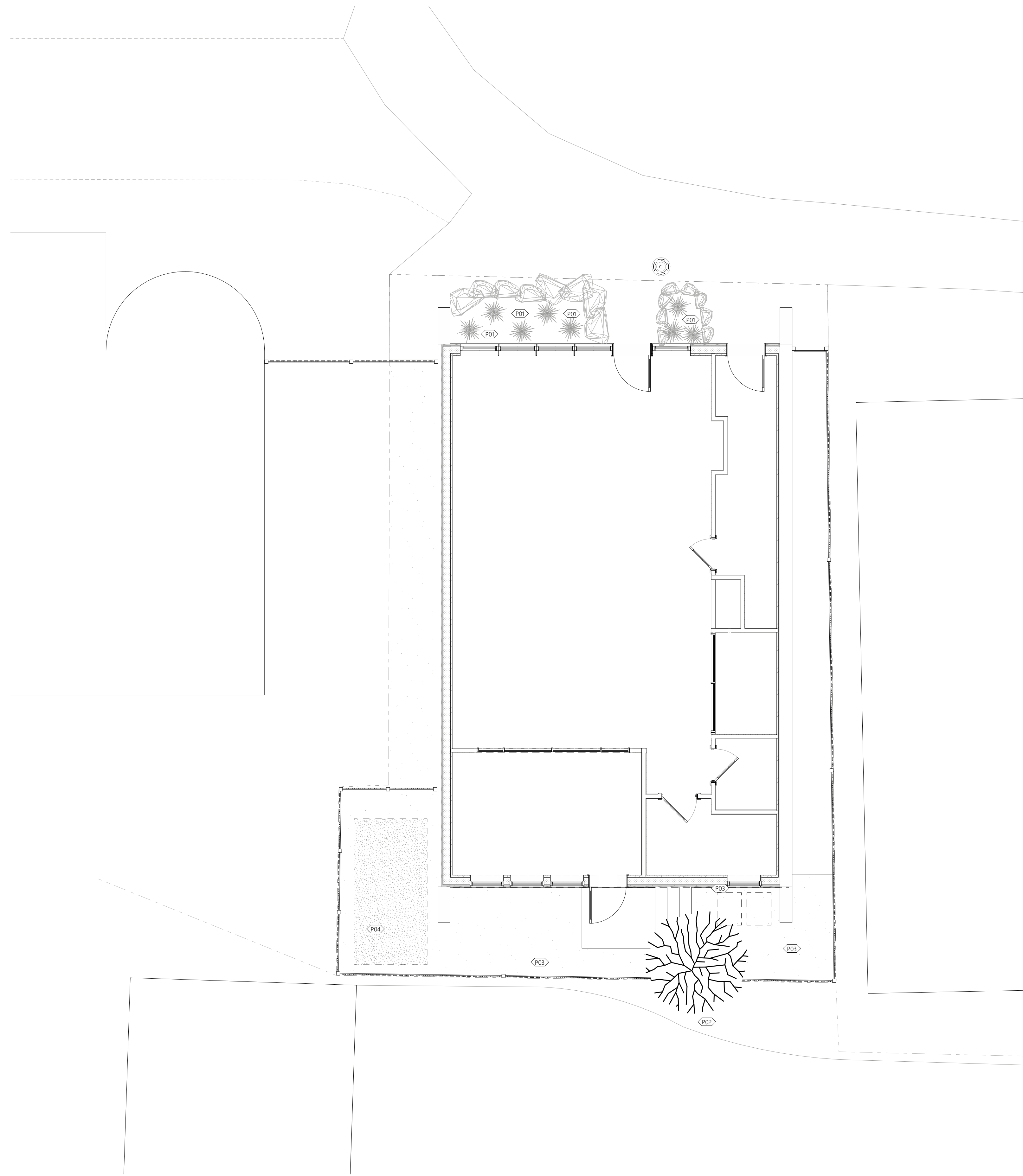
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Development Board Review
Exterior Lighting & Signage

DB-09



PLANTING SELECTIONS		
TAG	SPECIES	QTY
P01	NATIVE FERNS	6 EA
P02	CLUSTER BIRCH TREE	1 EA
P03	LOW-MOW GRASS	--
P04	MIXED NY-NATIVE RAIN GARDEN SHRUBS	--
	WINTERBERRY	2 EA
	SWEET PEPPERBUSH	2 EA
	CUTLEAF CONEFLOWER	4 EA
	SPOTTED JOE-PYE WEED	2 EA

1 Planting Plan



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Development Board Review
Planting Plan

DB-10