

1. THE APPLICANT IS THE PARK COUNTRY CLUB AND THEIR DESIGNATED REPRESENTATIVE IS GENERAL MANAGER DAVID COLICCHIA. DRAWINGS HAVE BEEN PREPARED BY HHL ARCHITECTS KENNETH RITER, AIA IS PRINCIPAL ARCHITECT

2. EXISTING PARCEL ZONING: RC (RECREATION CONSERVATION DISTRICT). ADJACENT PARCEL TO WEST IS ZONED MRF-6 (MULTI-FAMILY). ADJACENT PARCEL TO EAST IS ZONED R-3 (RESIDENTIAL).

3. OFF-STREET PARKING HISTORY: THE CURRENT SITE PLAN ON RECORD WITH THE TOWN OF AMHERST PLANNING DEPARTMENT IS ARCHITECTS, PC. AN ATTACHMENT TO THAT SITE PLAN SUBMISSION WAS THE SITE PLAN DRAWING PREPARED BY ROGER C REDESIGNED THE PARKING AREAS AND FRONT DRIVE NORTH OF THE BUILDING TO SHERIDAN DRIVE. A SUBSEQUENT 2003 KITCHEN ADDITION PROJECT REQUIRED NO MODIFICATIONS TO EXISTING SITE PLAN FOR ADDITIONAL PARKING.

4. MAJOR SITE PLAN #SP-1991-09D FOR THE MOST RECENT BUILDING EXPANSION PROJECT AT PARK COUNTRY CLUB WAS APPROVED IN

5. ALTERNATIVE PARKING PLAN WAS APPROVED IN JANUARY 2012 BY TOWN OF AMHERST FOR THE SUBJECT SITE PLAN IN ARTICLE 4 ABOVE: AS INDICATED ON DWG SP-1, 111 "VALET" PARKING SPACES ARE PROPOSED TO BE LOCATED ON THE ASPHALT PAVED NORTH TENNIS COURTS ON THE SITE IN ACCORDANCE WITH SECTION 7-1-7 "ALTERNATIVE PARKING PLAN", ARTICLE (D) OF THE ZONING ORDINANCE, RESULTING IN 108 NET ADDITIONAL PARKING SPACES

6. EXISTING OFF-STREET PARKING: THERE ARE CURRENTLY 212 MARKED PARKING SPACES, OF WHICH 9 ARE DESIGNATED HANDICAPPED ACCESSIBLE.

7. EXISTING CLUBHOUSE BUILDING IS APPROXIMATELY 53,366 GSF TOTAL, ASSEMBLY USE GROUP A-2, CONSTRUCTION TYPE IIIB, WITH MASONRY WALLS, WOOD FRAMED FLOORS, CONCRETE SLAB FLOORS ON GRADE, STEEL FRAMED AND WOOD FRAMED ROOF STRUCTURE, FULLY SPRINKLERED THROUGHOUT (DRY SYSTEM).

8. PROPOSED PROJECT IS AS FOLLOWS: CONSTRUCT NEW CONCRETE PIER FOUNDATIONS AND STEEL/WOOD STRUCTURE FOR NEW OPEN-AIR ROOF CONSTRUCTION COVERING APPROX. 3,980 SF OF EXISTING UPPER CONCRETE TERRACES AT SOUTH SIDE OF PCC CLUBHOUSE. PROPOSED HARD CONSTRUCTION WILL REPLACE EXISTING AWNINGS AND AWNING FRAME THAT HAVE BEEN PRESENT FOR DECADES. AREAS UNDER ROOF COVER TO HAVE NEW CONCRETE SLAB AND TILE FINISHES WITH PAINTED FIBER CEMENT V-GROOVE PLANK CEILINGS. FLANKING ENDS ROOFING WILL BE STANDING SEAM COPPER WITH COPPER GUTTERS AND DOWNSPOUTS. CENTER HIGH ROOF WILL BE EPDM FLAT MEMBRANE ROOF. STEEL FRAMED STRUCTURAL POSTS AND BEAMS WILL BE CLAD IN FIBER CEMENT TRIMS (PAINTED), WITH STONE MASONRY PIERS AT BASE OF COLUMNS TO MATCH EXISTING ON CLUBHOUSE. ROOF FASCIA IN CENTER SECTION WILL BE SIMULATED HALF-TIMBERING AND STUCCO PANELS WITH ENGLISH GOTHIC QUATREFOIL ORNAMENT. PAINTED FIBER CEMENT TRIMS WITH FAUX STUCCO PANELS WILL

CLOSELY MATCH EXISTING DETAILING ON EXISTING C.1927 CLUBHOUSE BUILDING. RADIANT HEATERS WILL BE MOUNTED AT CEILINGS FOR COMFORT IN COOLER WEATHER FOR EXTENDED SEASONAL USE OF TERRACES. ROOF PROJECTIONS WILL BE FULLY SPRINKLERED AT EXTERIOR OF BUILDING (DRY SYSTEM).

AS REVIEWED WITH TOWN OF AMHERST BUILDING AND FIRE SAFETY DEPARTMENTS ON 8/21/25, THE PROJECT WILL BE CONSIDERED AN ALTERATIONS LEVEL 2, IN COMPLIANCE WITH 2020 EBCNYS. THIS IS TECHNICALLY NOT A BUILDING ADDITION AS THE PROPOSED ROOF CONSTRUCTION DOES NOT INCREASE BUILDING AREA OR FLOOR AREA OF THE ENCLOSED BUILDING, NOR CHANGE THE NUMBER OF STORIES OR HEIGHT OF THE BUILDING.

THEREFORE, THERE IS NO INCREASED BUILDING OCCUPANT LOAD AND NO IMPACT ON EXISTING OFF-STREET PARKING. THERE WILL ALSO BE SOME INCIDENTAL EXTERIOR BUILDING REPAIRS IN COMPLIANCE WITH 2020 EBCNYS, FOR PARTIAL RE-ROOFING AND MASONRY REPAIR. THE 2011 GEOTECHNICAL REPORT FROM THE PRIOR PCC CLUBHOUSE EXPANSION PROJECT #SP-1991-09D, ON RECORD WITH TOWN OF AMHERST WILL BE UTILIZED FOR THIS PROJECT, AS SOIL BORINGS WERE TAKEN A SHORT DISTANCE AWAY FROM THE PROJECT SCOPE

9. TOTAL PORTION OF SITE AREA NORTH OF ELLICOTT CREEK CENTERLINE IS APPROX. 8.9 ACRES, TOTAL AREA OF ROOFS AND PAVING IS APPROX 4.3 ACRES, TOTAL GRASS AND LANDSCAPE AREA IS APPROX

10.ALL EXISTING SITE LIGHTING, FENCES, SCREEN WALLS, SIGNS AND DUMPSTER/COMPACTOR ENCLOSURES ARE TO REMAIN WITH NO CHANGE. PROPOSED NEW LIGHTING AT NEW TERRACE ROOF PROJECTIONS WILL BE CEILING AND WALL MOUNTED, REPLACING EXISTING SIMILAR LIGHTING CURRENTLY UNDER THE SEASONAL AWNINGS.THIS RESULTS IN NEGLIGIBLE CHANGE TO EXTERIOR LIGHTING, OTHER THAN REPLACEMENT OF FIXTURES.

11.REFER TO ATTACHED FLOOR PLAN AND BUILDING ELEVATIONS INDICATING PROPOSED ALTERATION FOR NEW TERRACE ROOF PROJECTIONS.

12. REFER TO ATTACHED MOST RECENT INSTRUMENT OVERALL PROPERTY SURVEY DATED 12/9/95, WITH REVISIONS DATED 12/2/08 BY DEBORAH A. NAYBOR PLS, PC.

13. REFER TO ATTACHED MOST RECENT TOPOGRAPHIC SURVEY DATED 8/15/25 BY FRANDINA ENGINEERING AND LAND SURVEYING, PC

14. PROPERTY DESCRIPTION: THE DEVELOPED PORTION OF THE PARK COUNTRY CLUB IS ALL THAT PORTION OF THE LAND WITHIN LOT 7, TOWNSHIP 11, RANGE 7, BOUNDED AS FOLLOWS: BEGINNING 352.00 FEET EASTERLY OF THE WESTERN LINE OF LOT 7 AT THE CENTERLINE OF SHERIDAN DRIVE, THENCE EASTERLY 583.23 FEET ALONG THE CENTERLINE OF SHERIDAN DRIVE TO A POINT 436.47 FEET WESTERLY OF THE EAST LINE OF LOT 7, THENCE SOUTHERLY AND PARALLEL TO THE EASTERN LINE OF LOT 7 APPROX. 706.00 FEET TO THE CENTER OF ELLICOTT CREEK, THENCE WESTERLY ALONG THE CENTER OF ELLICOTT CREEK TO A POINT 352.00 FEET EASTERLY OF THE WESTERN LINE OF LOT 7, THENCE NORTHERLY AND PARALLEL TO THE WESTERN LINE OF LOT 7 APPROX. 725 FEET, TO THE POINT OF ORIGIN AT SHERIDAN DRIVE, SUCH PORTION OF LAND BEING APPROX. 8.9 ACRES AND A PORTION OF THE TOTAL PARCEL OF APPROXIMATELY 151.8 ACRES.

15.UTILITIES AND DRAINAGE:

• GPM = 72 GPM

□ EXISTING 3" DOMESTIC WATER SERVICE TO BUILDING IS NOT BEING ALTERED AS THERE IS NO CHANGE IN WATER CONSUMPTION ANTICIPATED. WATER SERVICE HAS 2 - 2" RPZ BACKFLOW PREVENTERS. EXISTING 8" FIRE SERVICE WATER MAIN WITH RPZ IS NOT BEING ALTERED AND IS OF SUFFICIENT SIZE FOR PROPOSED NEW WORK. □ TOTAL ANTICIPATED WATER USAGE PER DAY REMAINS EST. 13,920 GALLONS/DAY. THERE IS NO CHANGE ANTICIPATED. ☐ FACILITY SANITARY SEWERAGE SYSTEM HANDLES APPROX 13,250 GALLONS PER DAY EST. THERE IS NO CHANGE OF SANITARY SEWERAGE LOAD ANTICIPATED.

EXISTING SUBSURFACE STORM DRAINAGE SYSTEM AT PERIMETER OF BUILDING CURRENTLY FUNCTIONS. NEW TERRACE ROOF STORM DRAINAGE SYSTEM MATERIALS SHALL BE SDR35 PVC, MINIMUM 6" DIAMETER SIZE AND SHALL CONNECT INTO EXISTING STORM DRAINAGE SYSTEM/STRUCTURE AT LOCATIONS INDICATED ON PLAN.

ROOF(S) STORM DRAINAGE CALCULATIONS:

• LOW SLOPE FLAT ROOFS: TWO (2) NEW ROOF DRAINS PIPING – SERVING EXISTING STEEP SLOPE AND EXISTING LOW SLOPE CLUBHOUSE ROOF AREAS: APPROX 3,452 SF • AREA PER DRAIN = 3,452 SF/2 = 1,726 SF EA

PER 2021 PLUMBING CODE SECTION 1106: • 100 YEAR RAIN: 2.5 INCHES PER HOUR • GPM = 1,726 SF X 2.5 INCHES/HOUR X 1HR/60 MIN

A 4" DRAIN (SCHED 40) WILL BE USED AT 1/8" PER FT SLOPE. THE ROOF SECONDARY DRAINS WILL ALSO BE 4" SCHED 40 PIPE.

<u>UNDERGROUND STORM SEWER DRAINAGE CALCULATIONS</u> • ALL EXISTING AND NEW ROOF AREAS CONNECTED (COMBINED) = 2,073 SF COPPER + 3,452 SF FLAT EPDM + 1,356 SF COPPER = 6,881SF • 100 YEAR RAIN: 2.5 INCHES PER HOUR • GPM = 6,881 SF X 2.5 INCHES/HOUR X 1HR/60 MIN GPM = 287 GPM

16.LANDSCAPING: THE EXISTING CLUBHOUSE REAR TERRACES ARE FULLY LANDSCAPED, TO THE EXTENT THAT NO ADDITIONAL LANDSCAPING IS NEEDED. THE LANDSCAPE PLAN ON DWG SP-1 DENOTES LANDSCAPE AREAS BEING AFFECTED BY CONSTRUCTION OPERATIONS. THESE LANDSCAPE BEDS WILL BE RESTORED WITH NEW PLANTS AND GRASS SPECIES INDICATED, WITH GROUND COVER MULCH. THE PARK CLUB GROUNDS DEPT. DOES ALL THE LANDSCAPING ON THE PROPERTY AND THEIR WORK IS EXEMPLARY. NO PART OF THE WORK AREA IS VISIBLE TO SHERIDAN DRIVE OR THE ADJACENT PROPERTIES.

17.THIS SITE PLAN DWG SP-1 IS CONSISTENT WITH WHAT WAS SUBMITTED IN THE PRIOR SITE PLAN APPLICATION #SP-1991-09D. PROJECT INFORMATION HAS BEEN MODIFIED BY THIS PROJECT AND RELEVANT DATA/INFORMATION.

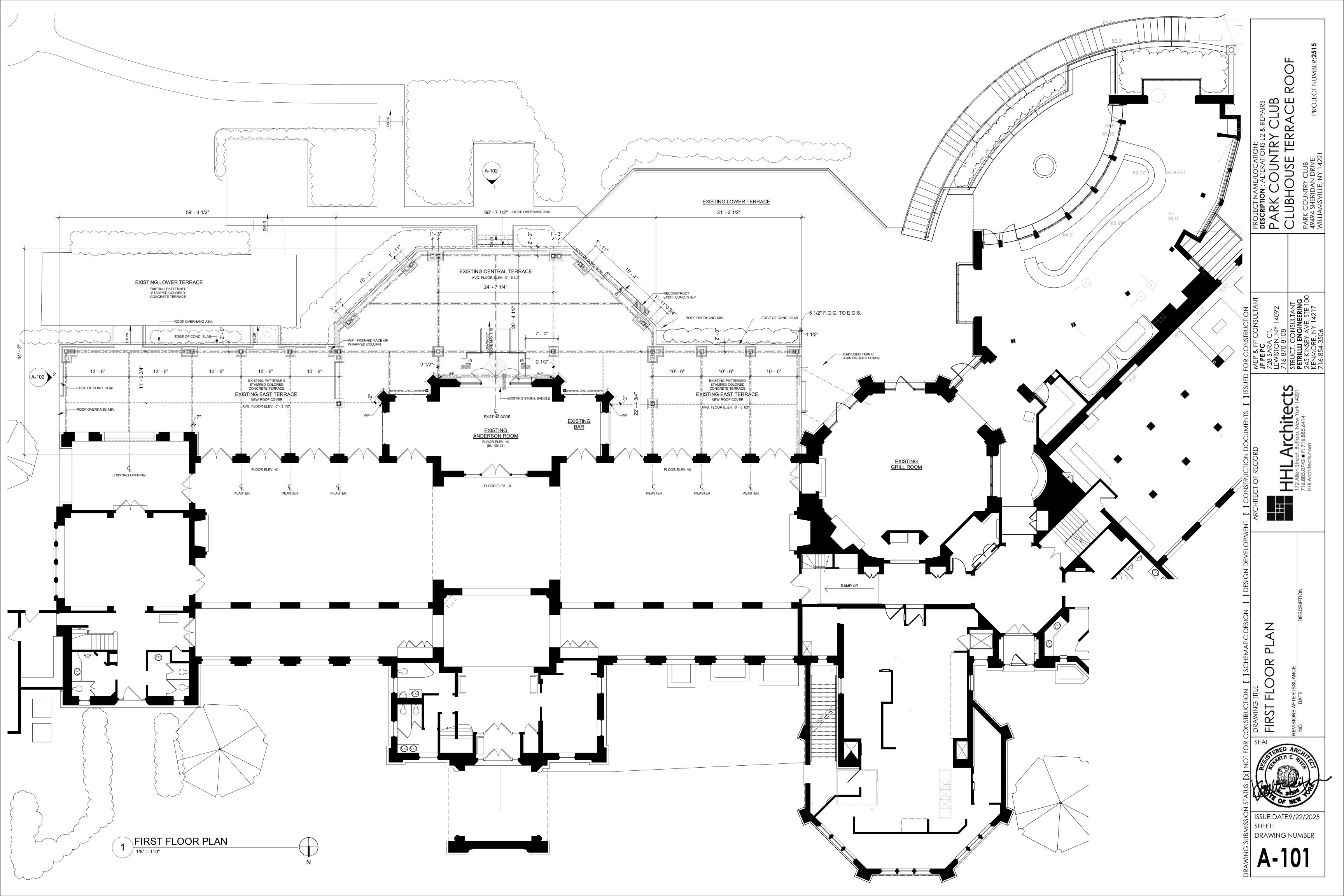
LANDSC	APING PL	ANT LIST SCHEDULE				
KEY ON PLAN	NO.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
SHRUBS			•			
DB	10	ERBERIS THUNBERGII	DWARF BARBERRY	3 GAL. POT MIN.	POTTED	PLANTS 30" OC. TO FORM HEDGE
vw	2	WEIGELA	VARIEGATED WEIGELA	2 GAL. POT MIN,	POTTED	PLANTS 4' O.C.
GRASSE	S AND SE	DGES				
PH	3	PENNITSETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	2 GAL. POT MIN.	POTTED	PLANTS 2' O.C.
JBG	5	IMPERATA CYLINDRICA	JAPANESE BLOOD GRASSES	1 GAL. POT MIN.	POTTED	PLANTS 18" O.C.
SG	4	CYPERACEAE 'CAREX"	SEDGE GRASSES	1 GAL. POT MIN,	POTTED	PLANTS 18" O.C.
JSG	8	CAREX OSHIMENSIS	JAPANESE SEDGE	1 GAL. POT	POTTED	PLANTS 18" O.C.

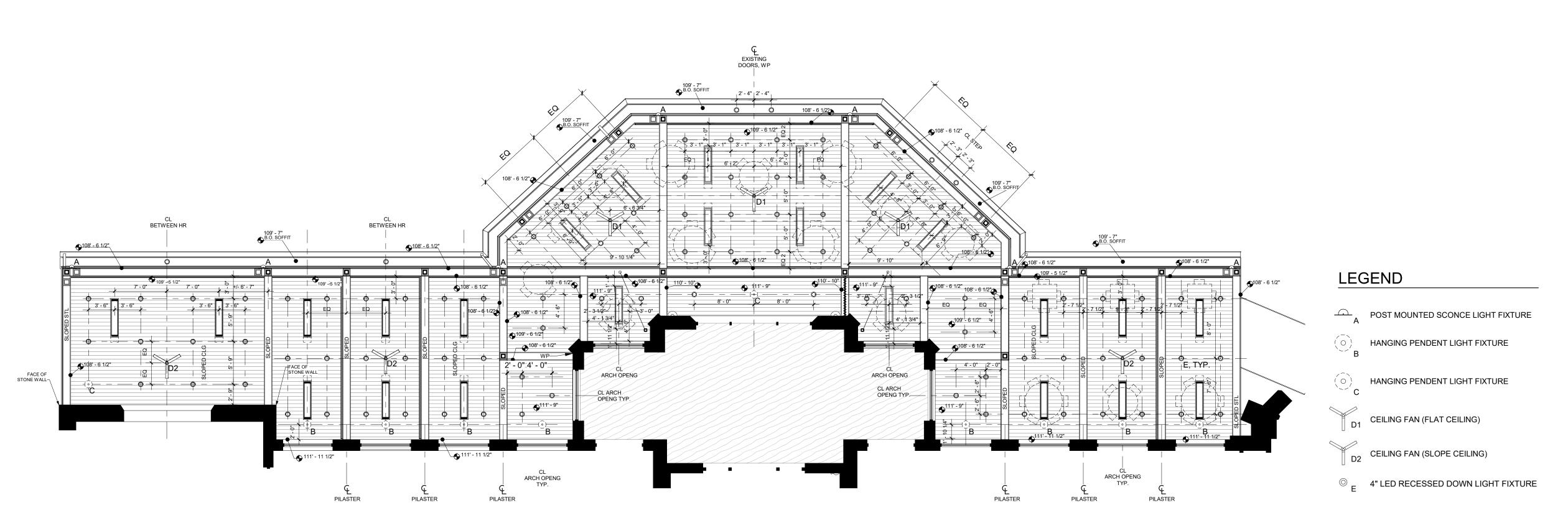
AND PRESERVE EXISTING TREES FROM CONSTRUCTION OPERATIONS, CONSISTENT WITH TOWN OF AMHERST TREE LAW (CH. 179 OF AMHERST TOWN CODE AND ZONING ORDINANCE)

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ISSUE DATE:9/22/2025 DRAWING NUMBER





Architects
reet, Buffalo, New York 14201
3 F: 716.885.6414 CEILING FLOOR REFLECTED

ISSUE DATE:9/24/2025

SHEET: DRAWING NUMBER

ROOF

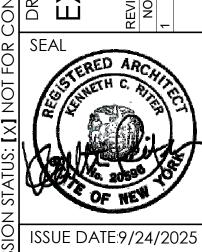
PROJECT NAME/LOCATION:

DESCRIPTION: ALTERATIONS L2 & REPAIRS
PARK COUNTRY CLUB
CLUBHOUSE TERRACE R



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EXTERIOR



SHEET:

DRAWING NUMBER