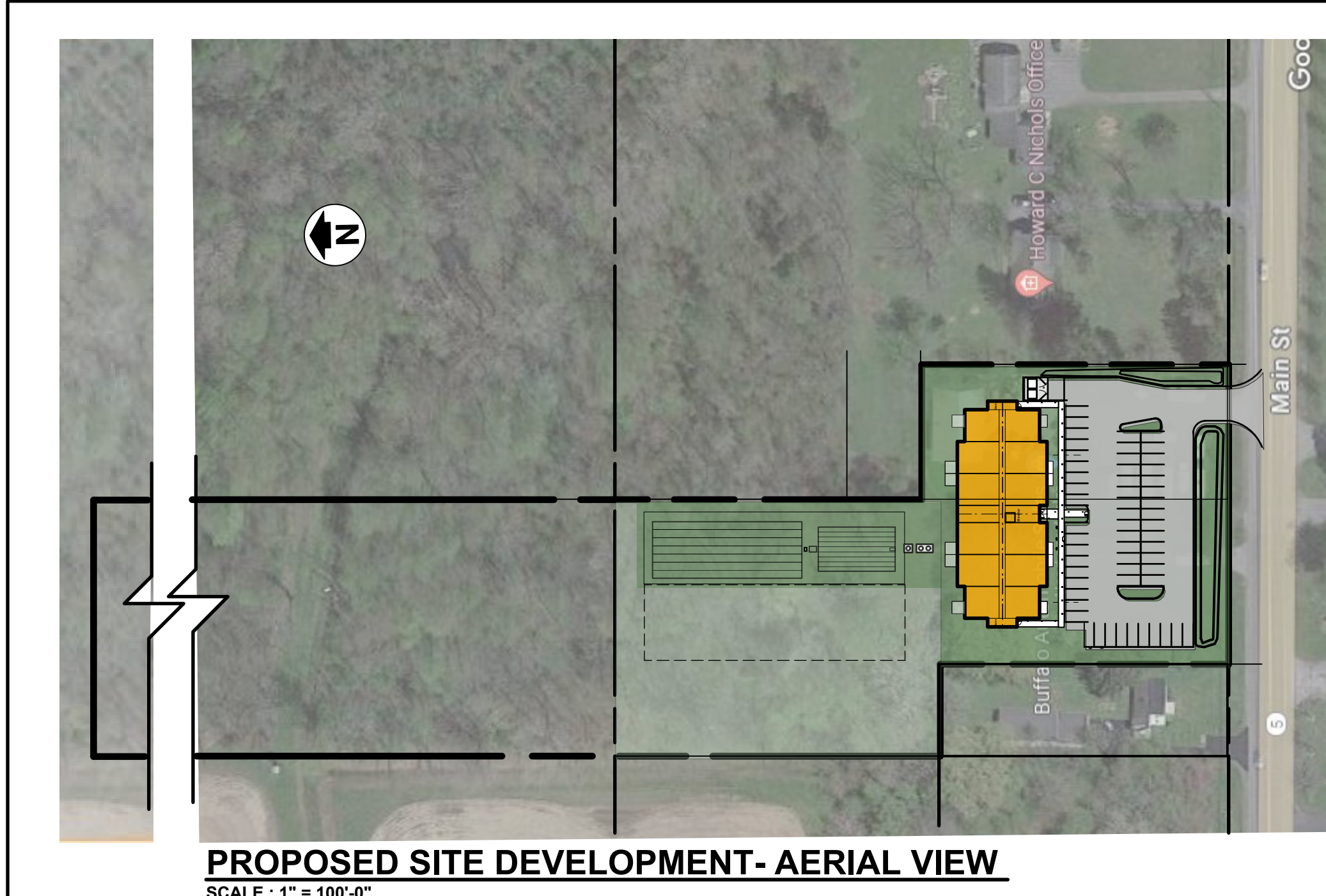


PROJECT NAME: **MAIN ROAD APARTMENT PROJECT**
SINGLE FAMILY SENIOR LIVING COMPLEX
13414 MAIN ROAD - NEWSTEAD, NEW YORK

OWNER: **LJ Construction**
Lucas James
 lj.construction@outlook.com



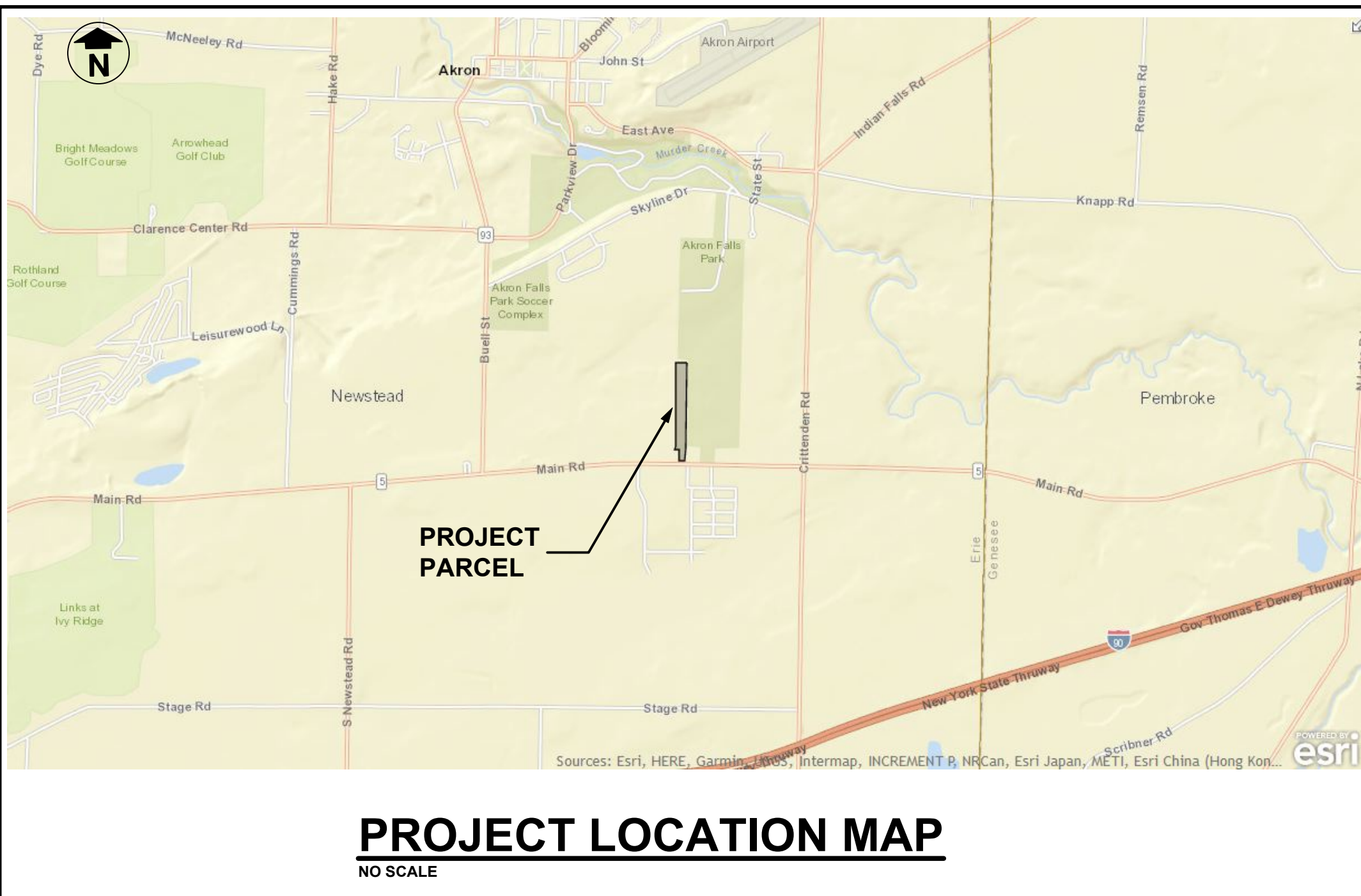
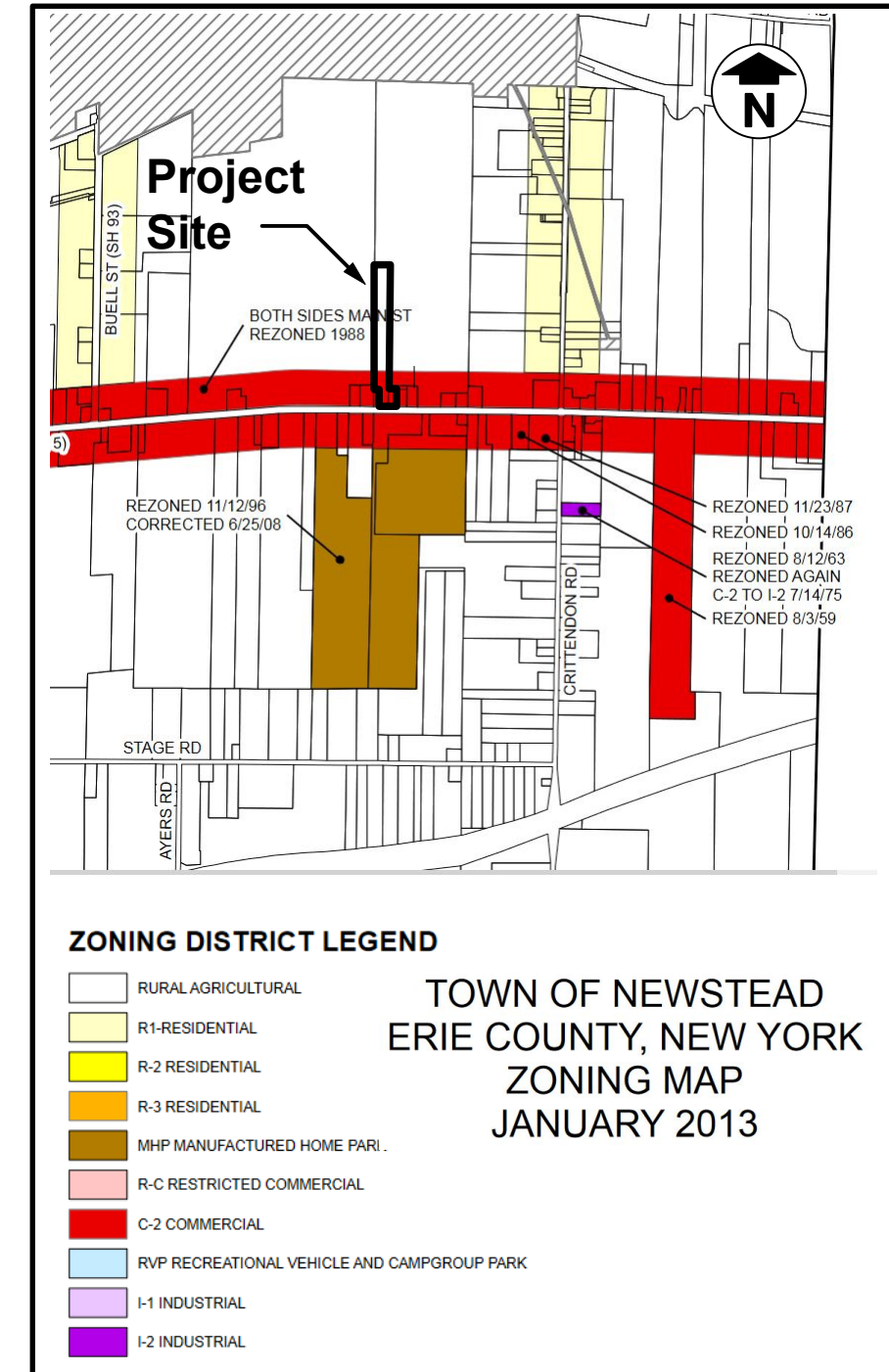
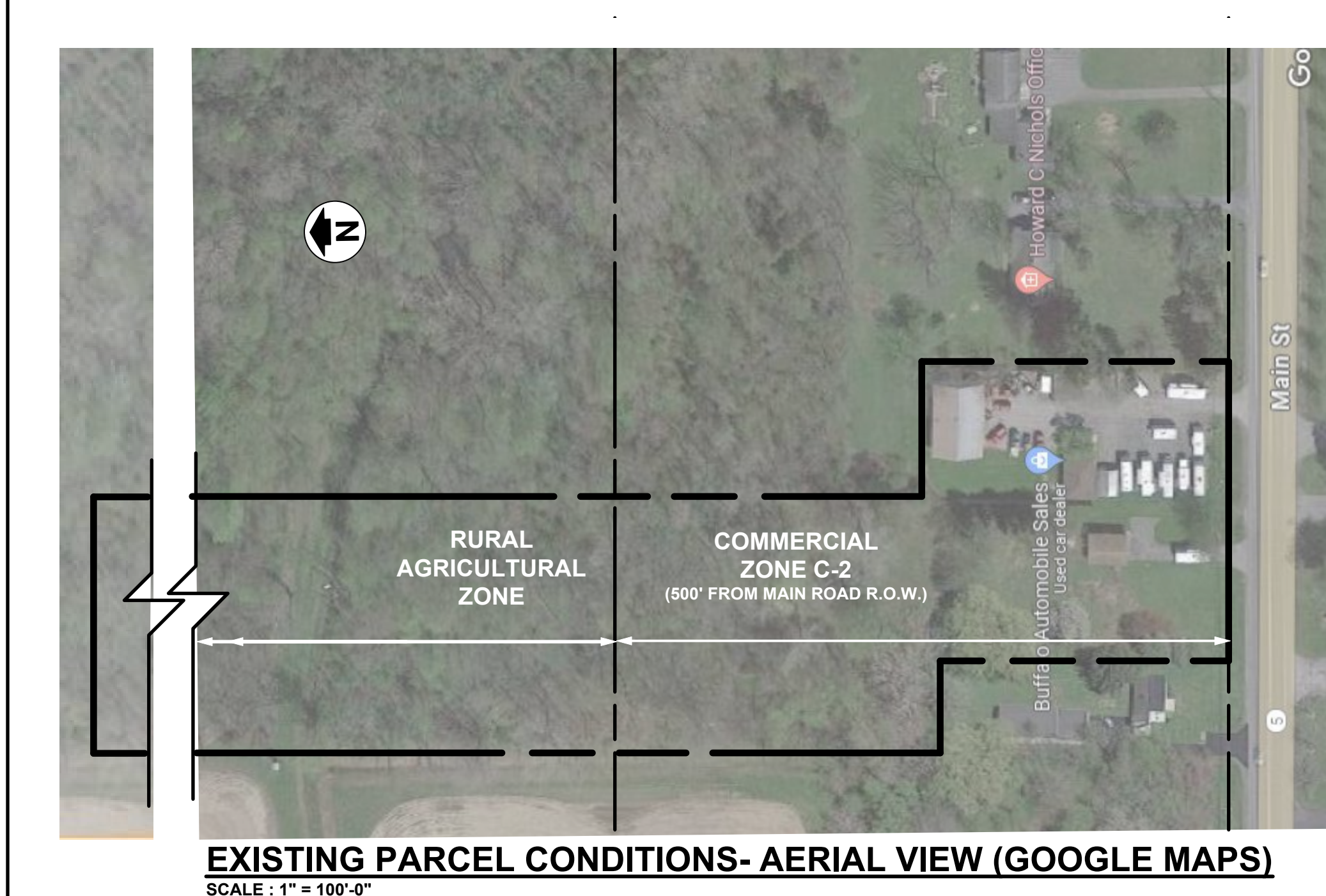
GENERAL DESIGN INFORMATION:

- PARCEL : 10.237 +/- ACRES (# 13424 & # 13428 Main Road, Newstead N.Y.)
- PROPOSED : (1) TWO STORY 24 UNIT SENIOR SINGLE FAMILY LIVING UNIT BUILDING
- PROPOSED NEW DISTURBANCE FOR RE-DEVELOPMENT = 0.97 ACRES
- ONE-BEDROOM - 860 S.F. (AVERAGE AREA)
- SINGLE STORY SLAB ON GRADE (1 ST FLOOR), WOOD FRAMED (SECOND FLOOR)
- TWO PARKING SPACES PER LIVING UNIT. (VISITOR PARKING PROVIDED)
- A.D.A. PARKING (3 SPACES REQUIRED)
- BUILDING ACCESSIBILITY ROUTES AND ENTRANCES REQUIREMENTS TO COMPLY WITH CHAPTER 11 OF THE I.B.C. BUILDING CODE.

- LIVING UNITS: 24 SINGLE FAMILY UNITS (TOTAL)
- PARKING REQUIRED: 48 SPACES
- PARKING (TOTAL): 54 SPACES PROVIDED
- CURRENT ZONE: COMMERCIAL (C-2) PER TOWN OF NEWSTEAD - FRONT (500' FROM FRONT STREET R.O.W.) RURAL AGRICULTURAL - REAR (SEE ABOVE FOR ZONE DISTRICT LINE)
- USE & OCCUPANCY: RESIDENTIAL GROUP (R-2) PER I.B.C. BUILDING CODE
- BLDG. HEIGHT : 26' TO ROOF PEAK -TWO STORIES
- BLDG. AREA : 12,020 S.F. -EACH FLOOR
24,040 S.F. (TOTAL BOTH FLOORS)
(NY STATE CODE-TABLE 503)
AREA MODIFICATION CAN INCREASE DUE TO FRONTAGE ON FIRE ACCESS
APPARATUS ROAD OPEN SPACE- 25% OF BLDG. (NY STATE CODE SECT. 506.2, EQUATION 5-2)
- BLDG. CONSTRUCTION: VB (Wood Construction & metal studs with Automatic Sprinkler System)
- LOT SIZE: MINIMUM LOT SIZES IN THE C-2 DISTRICT FOR MULTIPLE DWELLINGS:
- LOT AREA/UNIT = 19475 SQ. FT. PER DWELLING UNIT
(11,000 SQ. FT. MIN. PER DWELLING UNIT FOR MULTI-FAMILY BUILDINGS
- WIDTH = 244.2 FEET (WIDTH IN EXCESS OF THE 200 FEET MINIMUM REQUIREMENT)
- BLDG. SETBACK: FRONT = 65' (MIN.) FROM NY STATE ROADWAY PAVEMENT
SIDE = 30' (MIN.) FROM PROPERTY LINE
REAR = 30' (MIN.) FROM PROPERTY LINE
- ROADWAY: PRIVATE ASPHALT PAVED ROADWAY WITH 7 MPH SPEED LIMIT
24 FT. WIDE (MIN.) WITH 2 % SLOPE TO GRASS LINED SIDE SWALES
33' RADIUS (MIN.) @ DRIVEWAY TO ROADWAY
10' RADIUS (MIN.) @ ISLANDS
3' RADIUS (MIN.) @ ISLANDS NEXT TO PARKING SPACE
- FIRE HYDRANTS: EXISTING HYDRANT ON MAIN ROAD: 400' (MIN.) SPACING BETWEEN HYDRANTS AND 400' OR LESS FROM A HYDRANT TO THE MOST REMOTE BUILDING CORNER.

DRAWING INDEX

C S - 100	COVER SHEET
C - 100	SITE PREPARATION & EROSION CONTROL PLAN
C - 101	SITE PLAN
C - 101 'A'	SITE PLAN (N.Y.S.D.O.T.)
C - 102	GRADING & DRAINAGE PLAN
C - 103	UTILITY PLAN
C - 104	SITE DETAILS
C - 105	SITE DETAILS (ECDOH)
608-03	NYS DOT REFERENCE SHEETS Residential and Minor Commercial Driveways
619	NYS DOT REFERENCE SHEETS Work Zone Traffic Control (WZTC)



CODE COMPLIANCE

- 2020 RESIDENTIAL CODE OF NEW YORK STATE
- NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE (latest Addition)
- NFPA 101- LIFE SAFETY CODE
- ANSI - A117.1 (2009) ACCESSIBLE & USABLE BUILDINGS AND FACILITIES
- NATIONAL ELECTRIC CODE
- TOWN OF NEWSTEAD ZONING eCODE CHAPTER 450
- ERIE COUNTY HEALTH DEPARTMENT -Septic systems must be inspected and approved by ECHD
- NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION (DEC) SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (Permit No. GP-0-08-001)
- STATE ENERGY CONSERVATION CONSTRUCTION CODE (Building)

DE L resource
 Design Environment Land

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**ISSUED BY: THOMAS H. SHELBURG, R.A. am ASCE,
 ANDREW V. TERRAGNOLI, P.E.**

MAIN ROAD APARTMENT PROJECT
SINGLE FAMILY SENIOR LIVING COMPLEX
 13414 MAIN ROAD - NEWSTEAD, NEW YORK

USE OF DRAWINGS that contents are the property of DEL Resource and shall not be used for any project not related to the drainage project noted on these drawings. Any modifications of these documents without the expressed written consent of DEL Resource are prohibited. This Contract represents that the Contractor represents that he/she will comply with the local conditions, laws, codes, ordinances, and regulations that apply to the project and shall coordinate his observations with the documents of the Contract Documents of the Contract DEL Resource

REVISIONS

#	DATE	DESCRIPTION
1		

DOCUMENT STATUS:

PROGRESS NOT FOR CONSTRUCTION

PERMIT SET (SITE PLAN)

BID SET

FINAL FOR CONSTRUCTION

COVER SHEET

CS - 100
 JOB NO. 2024-027

DATE: 30 SEPT. 2024