



GENERAL DESIGN INFORMATION:

- PROPOSED : (1) TWO STORY 24 UNIT SENIOR SINGLE FAMILY LIVING UNIT BUILDING
- ONE-BEDROOM - 860 S.F. (AVERAGE AREA).
- SINGLE STORY SLAB ON GRADE (1 ST FLOOR), WOOD FRAMED (SECOND FLOOR)
- TWO PARKING SPACES / 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 NY STATE BUILDING CODE.

- LIVING UNITS: 24 SINGLE FAMILY UNITS (TOTAL)

- PARKING REQUIRED: 48 SPACES

- PARKING (TOTAL): 57 SPACES PROVIDED

- CURRENT ZONE: RESIDENTIAL (C-2) PER TOWN OF NEWSTEAD

- USE & OCCUPANCY: RESIDENTIAL GROUP (R-2) PER NY STATE BUILDING CODE

- BLDG. HEIGHT : 26' TO ROOF PEAK -TWO STORY

- BLDG. AREA : 11,840 S.F. -EACH FLOOR
23,680 S.F. (TOTAL)
(NY STATE CODE-TABLE 503)
AREA MODIFICATION CAN INCREASE DUE TO FRONTAGE ON FIRE ACCESS APPARATUS ROAD OPEN SPACE- 50% OF BLDG. (NY STATE CODE SECT. 506.2, EQUATION 5-2)

- BLDG. CONSTRUCTION: VB (Wood Construction Unsprinkled)

- 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 15 MPH SPEED LIMIT
24 FT. WIDE (MIN.) WITH 2% CSLOPE TO GRASS LINED SIDE SWALES
33' RADIUS (MIN.) @ DRIVEWAYS TO ROADWAY NE
10' RADIUS (MIN.) @ ISLANDS
3' RADIUS (MIN.) @ ISLANDS NEXT TO PARKING SPACE GARAGE DRIVEWAY

- 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. THREE (3) FT. MIN. CLEAR SPACE AROUND HYDRANT.

CONCEPT SITE PLAN
SCALE : 1" = 20'-0"

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DOCUMENT STATUS: PROGRESS NOT FOR CONSTRUCTION BID SET PERMIT SET (SITE PLAN) FINAL FOR CONSTRUCTION



#	REVISIONS	DATE
1	DESCRIPTION	

CONCEPT SITE PLAN
C - 1

JOB NO. 2024-010

DATE: 16 FEB. 2024