

A

SITE LIGHTING LEGEND

POLE MOUNTED FLOOD LIGHT PHOTO CELL CONTROLLED MODEL # HALCO LG. FLOOD 75 W.-LED 12' ABOVE GRADE. SHIELDED TYP. OF 1.

B

WALL MOUNTED FLOOD LIGHT PHOTO CELL CONTROLLED MODEL # HALCO LG. WALL PACK 66 W. LED 8' ABOVE GRADE WITH DIFFUSED LENS TYP. OF 3.

C

CEILING MOUNTED PHOTO CELL CONTROLLED AREA LIGHT MODEL # HALCO VAPOR LIGHT 13 W. LED, AT U/S ROOF TYP. OF 3.

ALL PHOTOMETRIC DIAGRAMS SHOWN ARE 0.5 FOOT CANDLES LIMITS.

ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED, DARK SKY COMPLIANT, AND LOW GLARE, AND THAT NO FLOODLIGHTS ARE PERMITTED.

A

SITE PLAN LEGEND

6" X 8" X 5' CONCRETE PARKING STOP WITH (2) # 5 X 2' REBAR STAKES & AN APARTMENT # PAINTED ON THE FACE TYPICAL OF 7.

LANDSCAPING & SCREENING NOTE
PARKING SPACES SHALL BE SCREENED FROM PUBLIC VIEW TO THE MAXIMUM EXTENT PRACTICABLE IN ACCORDANCE WITH TOWN OF LLOYD ZONING CODE REQUIREMENTS. SCREENING SHALL NOT INTERFERE WITH SAFETY STANDARDS FOR SIGHT DISTANCE AT DRIVEWAY ENTRANCES. ALL SCREENING PLANTINGS SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

PARKING AREA SCREENING NOTE
PROVIDE CONTINUOUS EVERGREEN SCREEN PLANTING ALONG THE STREET-FACING EDGE OF THE PARKING AREA (APPROXIMATELY 30 L.F. AS SHOWN). PLANT SPECIES SHALL BE AMERICAN ARBORVITAE (THUJA OCCIDENTALIS) OR GREEN GIANT ARBORVITAE (THUJA STANDISHII x PLICATA 'GREEN GIANT'), MINIMUM 4'-5' HEIGHT AT TIME OF PLANTING, SPACED 4'-6" ON CENTER. REFER TO PLANT SCHEDULE.

SIGHT DISTANCE NOTE
NO SCREENING PLANTINGS SHALL BE LOCATED WITHIN THE REQUIRED SIGHT DISTANCE TRIANGLE AT DRIVEWAY ENTRANCES. ANY PLANTINGS WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE FINISHED GRADE. FINAL SIGHT DISTANCE REQUIREMENTS SHALL BE VERIFIED WITH THE TOWN HIGHWAY DEPARTMENT.

MINI-SPLIT / HVAC SCREENING NOTE
ALL EXTERIOR MINI-SPLIT CONDENSING UNITS SHALL BE SCREENED FROM PUBLIC VIEW USING EVERGREEN SHRUB PLANTING AND/OR 4'-0" HIGH PAINTED WOOD SLAT SCREENING PANEL, FINISH TO MATCH ADJACENT BUILDING TRIM. MAINTAIN ALL MANUFACTURER-REQUIRED CLEARANCES FOR AIRFLOW, DRAINAGE, AND SERVICE ACCESS. REFER TO PLANT SCHEDULE AND MINI-SPLIT SCREENING DETAIL.

EXISTING VEGETATION NOTE
ALL EXISTING HEALTHY TREES AND EVERGREEN PLANTINGS SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL TREE PROTECTION FENCING AT DRIP LINE OF EXISTING TREES PRIOR TO COMMENCEMENT OF SITE WORK.

GENERAL LANDSCAPING NOTE
ALL PLANT MATERIAL SHALL BE NURSERY-GROWN, TRUE TO NAME, AND FREE OF DISEASE AND MECHANICAL DAMAGE. PROVIDE 3" DEPTH WOOD CHIP MULCH IN ALL PLANTING BEDS. ALL DISTURBED AREAS NOT OTHERWISE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED. OWNER IS RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL PLANTINGS TO MAINTAIN REQUIRED SCREENING EFFECTIVENESS.

EMERGENCY ACCESS NOTE: EXISTING AND PROPOSED DRIVEWAY/ACCESS AREAS SHALL PROVIDE UNOBSTRUCTED EMERGENCY AND FIRE DEPARTMENT ACCESS TO THE BUILDING AT ALL TIMES. NO PARKING, STORAGE, LANDSCAPING, SNOW STORAGE, OR OTHER OBSTRUCTION SHALL INTERFERE WITH REQUIRED ACCESS. FINAL EMERGENCY ACCESS SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT AND AUTHORITY HAVING JURISDICTION.**

DRAINAGE NOTE: PROPOSED GRADING SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING AND PRESERVE EXISTING DRAINAGE PATTERNS TO THE MAXIMUM EXTENT PRACTICABLE. STORMWATER RUNOFF FROM PARKING AND WALKWAY IMPROVEMENTS SHALL BE DIRECTED BY SHEET FLOW TO ADJACENT PERVIOUS AREAS FOR ON-SITE INFILTRATION. NO PONDING OR OFF-SITE DRAINAGE IMPACTS SHALL RESULT FROM THE PROPOSED WORK.**

CHAPTER 9: SFRINKLER SYSTEM REQUIREMENTS
SECTION 903.2.2 GROUP (R-2) SFRINKLERS REQUIRED
903.3.11 NFPA 13

OCCUPANCY CLASSIFICATION: GROUP R-2
CONSTRUCTION TYPE: VB
OCCUPANCY: RESIDENTIAL

SYM	COMMON NAME	BOTANICAL NAME	SIZE	QTY	SPACING	USE
ES-1	American Arborvitae	<i>Thuja occidentalis</i>	4'-5' B&B	8	4' O.C.	Parking Screen
ES-2	Green Giant Arborvitae	<i>Thuja 'Green Giant'</i>	4'-5' B&B	5	6' O.C.	Parking Screen
HS-1	Densiflora Yew	<i>Taxus x media 'Densiflora'</i>	2 gal.	6	3' O.C.	HVAC Screen
GL-1	Endless Summer Hydrangea	<i>Hydrangea macrophylla</i>	2 gal.	6	36" O.C.	Foundation
GL-2	Karl Foerster Grass	<i>Calamagrostis 'Karl Foerster'</i>	1 gal.	8	24" O.C.	Accent

1 LOCKHART LANE - .91 ACRES - TAX # 88.13-8-24

LOT AREA - 39,825 SF / HOUSE + GARAGE + PORTE-COCHERE = 3,120 SF 7.8% COVERAGE

OPEN SPACE - 36,705 SF , 92.2% TAX MAP - SECTION 88.13 BLOCK 8 LOT 24

BUILDINGS AREA - 3,120 SF + PARKING & DRIVE AT 3,242 SF RECORD DOCUMENT BOOK 2827 PAGE 286

BUILDING 2 APTS @ FIRST FLOOR + 2 UNITS @ 2ND. FLOOR = 4 UNITS

PARKING (3) 3 BR. APT'S @ 2 SPACES EA.= 6 SPACES.
(1) 2 BR. APARTMENT @ 2 SPACES = 8 REQUIRED.

9 SPACES PROVIDED AT 9' X 20', 1 handicapped with
ACCESS & TURNING = 3,242 SF

DOUBLE HANDICAP PARKING
N.T.S.

ACCESSIBLE PARKING SPACE, ACCESS AISLE, AND ACCESSIBLE ROUTE TO BUILDING ENTRANCE SHALL BE PROVIDED ON A FIRM, STABLE, SLIP-RESISTANT PAVED SURFACE AND SHALL NOT BE LOCATED ON GRAVEL. ADJACENT NON-ACCESSIBLE PARKING AREAS MAY BE CRUSHED STONE AS SHOWN.

LOCATION PLAN
NOT TO SCALE

PROJECT SCOPE:
SPECIAL PERMIT, CHANGE OF USE & LEVEL II ALTERATIONS INCLUDING RENOVATIONS TO AN EXISTING WOOD FRAME & MASONRY 1 FAMILY RESIDENCE TO A 4 UNIT APARTMENT BUILDING. THESE ALTERATIONS & RENOVATIONS REPRESENT LESS THAN A 50% CHANGE TO THE PHYSICAL MAKEUP OF THE EXISTING OVERALL STRUCTURE.
EXTERIOR: the FOOTPRINT, FOUNDATION, & ROOF WILL REMAIN VIRTUALLY UNCHANGED EXCEPT FOR (1) NEW SMALL 20 S.F. ENTRY PORCH. THE EXTERIOR FACADE WILL BE MODIFIED TO ALLOW FOR THE CODE REQUIRED EGRESS, LIGHT & VENTILATION REQUIREMENTS BY REPLACING THE EXISTING WINDOWS WITH LARGER; NATURAL LIGHT, VENTILATION AND ENERGY COMPLIANT UNITS AT THE THE EXISTING WINDOW LOCATIONS. ONE WINDOW UNIT IN EACH BEDROOM TO BE EGRESS COMPLIANT.
INTERIOR: APPROXIMATELY 90 L.F. OF THE EXISTING INTERIOR WALLS ARE TO BE REMOVED & 80 L.F. OF NEW WALLS ARE TO BE INSTALLED.
2 BATHROOM MODIFICATIONS AND 1 NEW KITCHEN WITH NEW FIXTURES AND FLOOR FINISHES, TO BE INSTALLED.
UPGRADING THE EXISTING/ COOLING HEATING SYSTEMS WITH NEW MINI SPLIT UNITS.
FIREPROOFING OF ALL APARTMENT DEMISING WALLS AND ALL FIRST FLOOR CEILINGS WITH 5/8" TYPE "X" GWB INCLUDING ALL EXISTING INTERNAL STAIRWAYS AND ASSOCIATED CORRIDORS AND CEILINGS TO PROVIDE ONE HOUR FIRE RATING. SECOND FLOOR APARTMENT ENTRY DOORS SHALL BE ONE HOUR FIRE RATED SELF-CLOSING DOOR ASSEMBLIES. 2 INTERNAL STAIRWAY TO RECEIVE EMERGENCY LIGHTING AND EXIT SIGNAGE.
INTERCONNECTED HARDWIRED & BATTERY BACKUP SMOKE / CO DETECTORS TO BE INSTALLED AT EVERY BEDROOM AND IMMEDIATELY OUTSIDE OF THOSE BEDROOM AREAS AS WELL AS AT BOTH LEVELS OF THE EXISTING STAIRWAYS AND 2 AT THE BASEMENT LEVEL.
EACH APARTMENT BEDROOM TO RECEIVE PRIVACY DOOR AND CLOSET SPACE AS SHOWN ON DRAWINGS.
THE 2 FIRST FLOOR UNITS TO RECEIVE NEW ELECTRICAL SERVICE INCLUDING INDIVIDUAL CIRCUIT BREAKER BOXES AT EACH APARTMENT. EACH ROOM TO HAVE A SWITCHED CEILING FIXTURE. ALL BATHROOMS AND KITCHEN AREAS TO RECEIVE GROUND FAULT CIRCUIT INTERRUPTER OUTLETS. ALL APARTMENTS ARE TO BE PROVIDED WITH AN INTERCOM AND DOOR LATCH RELEASE CONTROLLING THE FRONT ENTRY DOOR WITH AN INTERCONNECT TO AN EXTERIOR SPEAKER AND AN INDIVIDUAL APARTMENT SELECTION UNIT.
AS INDICATED ON THE SITE PLAN NEW PARKING FOR 9 VEHICLES 1 IS AN ADA COMPLIANT HANDICAPPED SPACE AND ACCESS DRIVES TO BE PROVIDED. SEE SHEET C-1.
NOTE: THIS IS AN EXISTING RESIDENCE ON APPROXIMATELY 1 ACRE AND PARKING IS PROVIDED ON SITE. SEE PLOT PLAN C-1.

REV	REVISION	DATE

MD
DESIGN
Mddesignny@gmail.com
845-600-0931

PROJECT

PROPOSED RENOVATIONS FOR
1 Lockhart Ln
TOWN OF LLOYD, ULSTER
COUNTY, NEW YORK 12528

REVISIONS

COVER

DRAWN BY; MDH
CHECKED BY; RE
DATE; 4/20/26
DRAWING NO.

C-1