

Full Size Site & Building Plans

are available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901

SBL: 52-15-13

PARK VIEW STREET

96

98

106

GF. 104.00

FF. 105.33

PORCH

**18.51'

**15.00'

20.00'

DECK

BUILDING SETBACKS

22'0" E

68'0" W

26'25"

SBL: 52-15-10

110.00'

100.00'

SBL: 52-15-6

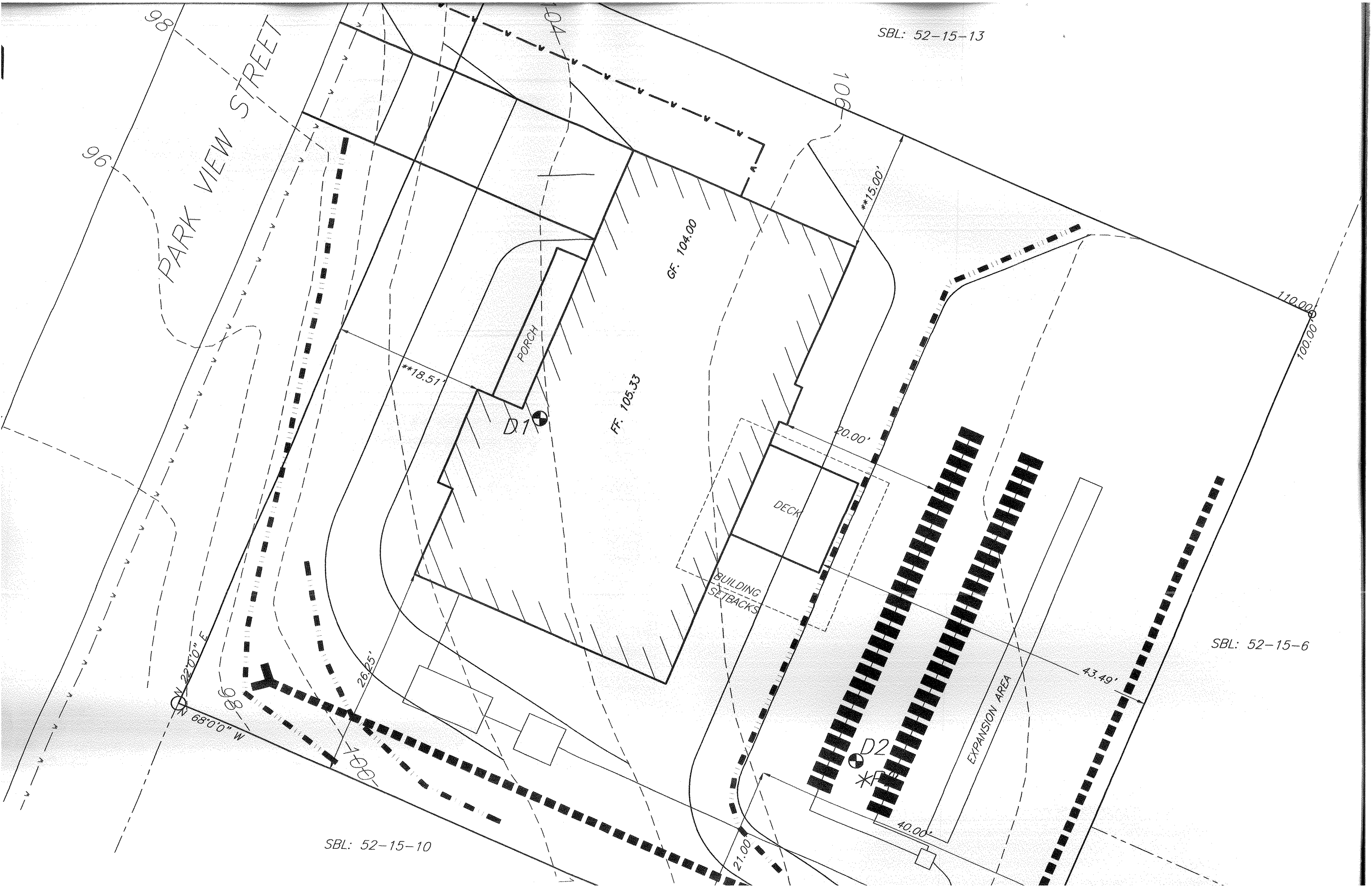
43.49'

EXPANSION AREA

D2

40.00'

21.00'

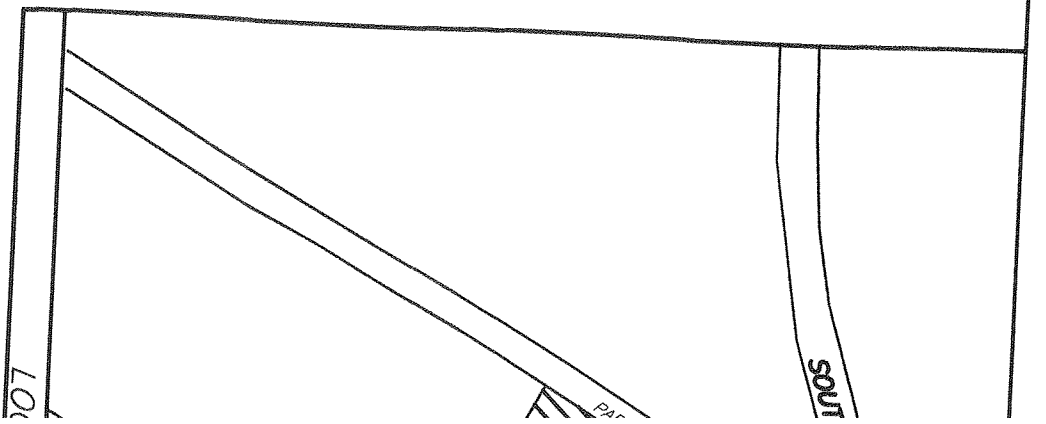


ZONING SCHEDULE

ZONE: R-1

	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA	40,000sf	*11,000sf
MINIMUM YARDS (feet)		
FRONT		
REAR	50'	**18'
SIDE	40'	43'
ONE		
BOTH	30'	**15'
MINIMUM LOT WIDTH (feet)	80'	**44'
MINIMUM LOT DEPTH (feet)	150'	*100'
MAXIMUM BUILDING SURFACE COVERAGE (%)	150'	**110
MAXIMUM LOT SURFACE COVERAGE (%)	10%	**19%
MAXIMUM BUILDING HEIGHT	20%	**24%
	35'	20'

*EXISTING NON-CONFORMING
 **NON CONFORMING, VARIANCE REQUIRED



DEEP TEST DATA:

- ⊕ D1 45" DEEP 01/18/17
 0-5" TOPSOIL
 5"-30" CLAY LOAM/WITH STONE WATER & MOTTILING @ 30", ROCK @ 45"
- ⊕ D2 40" DEEP 01/18/17
 0-5" TOPSOIL
 5"-40" CLAY LOAM/WITH STONE WATER & MOTTILING @ 32", ROCK @ 40"

PERCOLATION DATA:

* P2 12" DEEP 03/01/17

	1	2	3	4
FINISH START TIME	3:55	4:15	4:36	4:58
STABILIZED PERCOLATION RATE:	0:17	0:20	0:21	0:22
				INCH

SEPTIC DESIGN CRITERIA:

1. NO. OF BEDROOMS- 3
2. SEPTIC TANK DESIGN-1,250 GAL
3. STABILIZED PERCOLATION RATE- 21-30 MIN
4. FLOW RATE (GALS /DAY)- 330
5. DESIGN LENGTHS:
 2 ROWS OF 12 ELJEN UNITS(48'ROWS) = 24 units total(23units REQ'D) *

* SEWAGE DISPOSAL SYSTEMS MUST BE CONSTRUCTED USING THE "ELJEN B43 GSF TRENCH" AS MANUFACTURED BY ELJEN SYSTEMS. SEE ELJEN SYSTEMS NOTES AND DETAILS ON SHEET 2

MAP REFERENCE

EXISTING PROPERTY LINES AND TOPOGRAPHER PER A MAP ENTITLED "LANDS OF ADVANCED MODULARS.LLC" PREPARED BY JOSEPH W. GOTTLIEB PE, LATEST REVISED 02/27/06



- NOTES: 1.) THESE PLANS ARE PREPARED AND DRAWN IN COMFORMAN WITH THE 2015 IRC WITH NYS 2016 UNIFORM CODE SUPPLI
- 2.) TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE W/ THE ABOVE REFERENCED CODE. *E. J.*
- 3.) BUILDER SHALL REVIEW PLANS FOR ANY DISCREPANCIES P TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE TO THE DESIGN ENGINEER'S ATTENTION. THE DESIGN ENGIN LIABILITY IS LIMITED TO STRUCTURAL DESIGN AND COMPON

STEP FTG. AS REQ'D.
TO MAINTAIN MIN. 3'-6"
BOTTOM OF FTG. TO
FIN. GRADE (TYP)

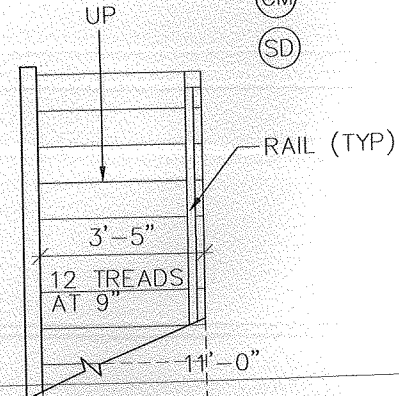
LIMIT OF
DECK (TYP)

3'-0" DOOR
ABOVE

3218 VENT
WINDOW

8" CONC. OR BLOCK FOUNDATION
WALL ON FROST FOOTING
(SEE DETAIL DWG. D-1)

8" Poured CONCRETE
FOUNDATION WALL
ON 20"W X 10"D CONCRETE
FOOTING ON UNDISTURBED
SOIL (SEE DETAIL SHEET D-1)



48'-0"
30'-0"
6'-0"
4'-0"
2'-0"

6'-2"
27'-10"

UNEXCAVATED
4" CONC. SLAB ON GRADE
W/ 6 X 6 - 10 X 10 WWF
ON 4" GRAVEL ON
UNDISTURBED SOIL
OR COMPACT FILL
W/ VAPOR BARRIER.

3 1/2 Ø CONC. FILLED LALLY
COL. ON 30" X 30" X 10"
DEEP FTG. (TYP)

FULL BASEMENT
4" CONC. SLAB ON GRADE
W/ 6 X 6 - 10 X 10 WWF
ON 4" GRAVEL ON UNDISTURBED
SOIL OR COMPACT FILL
W/ VAPOR BARRIER

(3) 1 3/4 X 11 1/4
GANG LAM LVL
GIRDER (TYP)

BLOCK OUT POCKET
IN WALL FOR GIRDER
4" MIN. BEARING (TYP.)

FORCED HOT
AIR FURNACE
(DIRECT VENT)

HOT WATER
HEATER

WELL TANK

9'-0" X 7'-0" O.H. DOOR ABOVE

STEP FTG. AS REQ'D.
TO MAINTAIN MIN. 3'-6"
BOTTOM OF FTG. TO
FIN. GRADE (TYP)

UNEXCAVATED
6" CONC. SLAB ON GRADE
W/(2) 6 X 6 - 10 / 10 WWF TOP
ON 4" GRAVEL ON UNDISTURBED
SOIL OR COMPACT FILL

4" SLAB LEDGE (TYP)
(NOT DIMENSIONED)

(3) 1 3/4 X 11 1/4
GANG LAM LVL
GIRDER (TYP)

12'-0"

15'-9"

4'-3"

10'-11"

11'-0"

11'-0"

14'-0"

16'-0"

