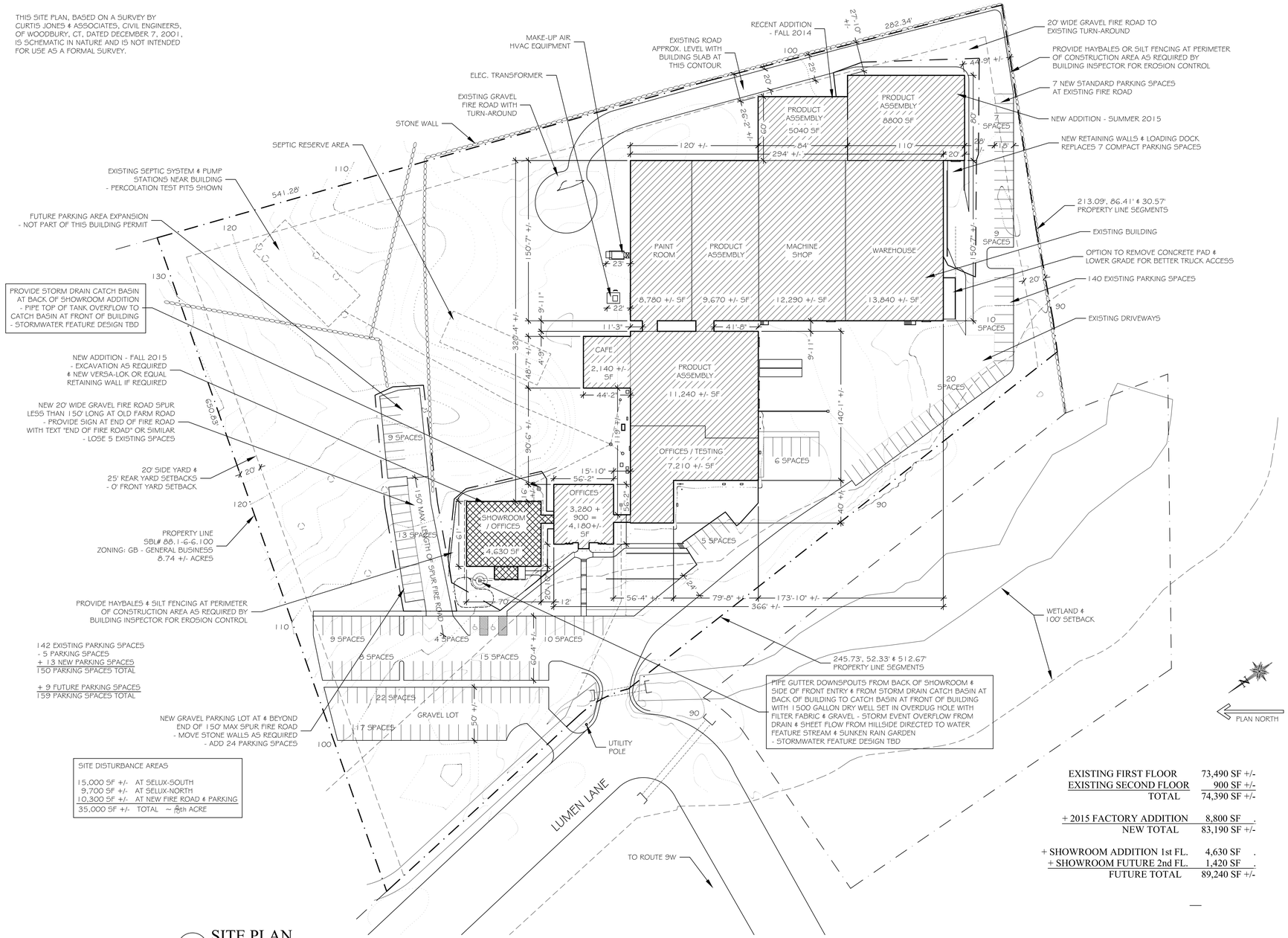
THIS SITE PLAN, BASED ON A SURVEY BY CURTIS JONES & ASSOCIATES, CIVIL ENGINEERS, OF WOODBURY, CT, DATED DECEMBER 7, 2001, IS SCHEMATIC IN NATURE AND IS NOT INTENDED FOR USE AS A FORMAL SURVEY.



SITE DISTURBANCE AREAS

15,000 SF +/-	AT SELUX-SOUTH	
9,700 SF +/-	AT SELUX-NORTH	
10,300 SF +/-	AT NEW FIRE ROAD & PARKING	
35,000 SF +/-	TOTAL	~ 4/5th ACRE

EXISTING FIRST FLOOR	73,490 SF +/-
EXISTING SECOND FLOOR	900 SF +/-
TOTAL	74,390 SF +/-
+ 2015 FACTORY ADDITION	8,800 SF .
NEW TOTAL	83,190 SF +/-
+ SHOWROOM ADDITION 1st FL.	4,630 SF .
+ SHOWROOM FUTURE 2nd FL.	1,420 SF .
FUTURE TOTAL	89,240 SF +/-

1 SITE PLAN

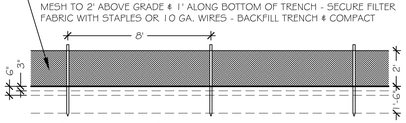
SCALE: 1" = 50'

ZONING BULK TABLE

ZONING DISTRICT:	GB - GENERAL BUSINESS
MINIMUM FRONT YARD SETBACK:	0'
MINIMUM SIDE YARD SETBACK:	20'
MINIMUM REAR YARD SETBACK:	25'

MAXIMUM LOT COVERAGE:	40%
ACTUAL	34%
PROPOSED BUILDING FOOTPRINT	86,920 SF +/-
+ TOTAL PAVEMENT SF	43,300 SF +/-
= TOTAL LOT COVERAGE	130,220 SF +/-
TOTAL LOT SF	380,807 SF +/-

2x2 POSTS @ 8' o.c. WITH 12 GA. MIN. 6x6 WOVEN WIRE MESH SUPPORT & GEOTEXTILE FILTER FABRIC - DIG 6" DEEP TRENCH ALONG DOWNHILL EDGE OF CONSTRUCTION AREA & SET POSTS 18" DEEP MIN. AT DOWNHILL EDGE OF TRENCH - INSTALL WIRE MESH ON UPHILL SIDE, SET 3" DEEP MIN. SECURED TO EACH POST WITH (3) 10 GA. MIN. WIRES - FILTER FABRIC OVER WIRE MESH TO 2' ABOVE GRADE & 1' ALONG BOTTOM OF TRENCH - SECURE FILTER FABRIC WITH STAPLES OR 10 GA. WIRES - BACKFILL TRENCH & COMPACT



2 SILT FENCE DETAIL

SCALE: 1/4" =1'-0"

2010 BUILDING CODE OF NYS

SECTION 306	OCCUPANCY CLASSIFICATION:	F-1	FACTORY INDUSTRIAL - MODERATE HAZARD
.		B	BUSINESS
TABLE 601	CONSTRUCTION TYPE:	II (2) B	NONCOMBUSTIBLE BUILDING ELEMENTS WITH 0 HOURS FIRE-RESISTANCE RATING
.		III (3) B	
TABLE 503	ALLOWABLE HEIGHT & BUILDING AREA:	F-1 --> II (2) B	--> 2 STORIES, 15,500 SF
.		B --> III (3) B	--> 4 STORIES, 19,000 SF
TABLE 508.3.3	AREA SEPARATION FIRE-RESISTANCE:	0 HOURS FIRE-RESISTANCE RATING WITH SAME OCCUPANCY TYPE BOTH SIDES	
# OF STORIES OF EXISTING BUILDING:		2	
TOTAL SQUARE FOOTAGE OF EXISTING BUILDING:		83,190 SF +/- IN (8) SEPARATED AREAS UNDER 15,500 SF	
# OF STORIES OF ADDITION:		2	
SQUARE FOOTAGE OF ADDITION:	FIRST FLOOR	4,630 SF	
.	SECOND FLOOR	1,420 SF	- COMPLETED IN FUTURE
TABLE 1004.1.1	OCCUPANT LOAD - BUSINESS:	100 SF / PERSON =	1st floor: 46 PERSONS
.			2nd floor: 15 PERSONS - COMPLETED IN FUTURE
TABLE 1015.1	FACTORY & BUSINESS OCCUPANCIES REQUIRE (2) MEANS OF EGRESS IF MORE THAN 49 OCCUPANTS		

SHOWROOM & OFFICE ADDITION

FOR

SELUX CORPORATION

5 LUMEN LANE
HIGHLAND, NY 12528

TOWN OF LLOYD

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER INFORMATION INCLUDED IN THESE DOCUMENTS IF THESE PLANS HAVE BEEN APPROVED WITH THE SEAL OF A LICENSED ARCHITECT.

REVISION	DATE	DESCRIPTION

BOLDER ARCHITECTURE
PLLC

DAVID TODER

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PROJECT # 15-04 | DATE: 11/23/2015

L01

SITE PLAN