

Scope Of Work

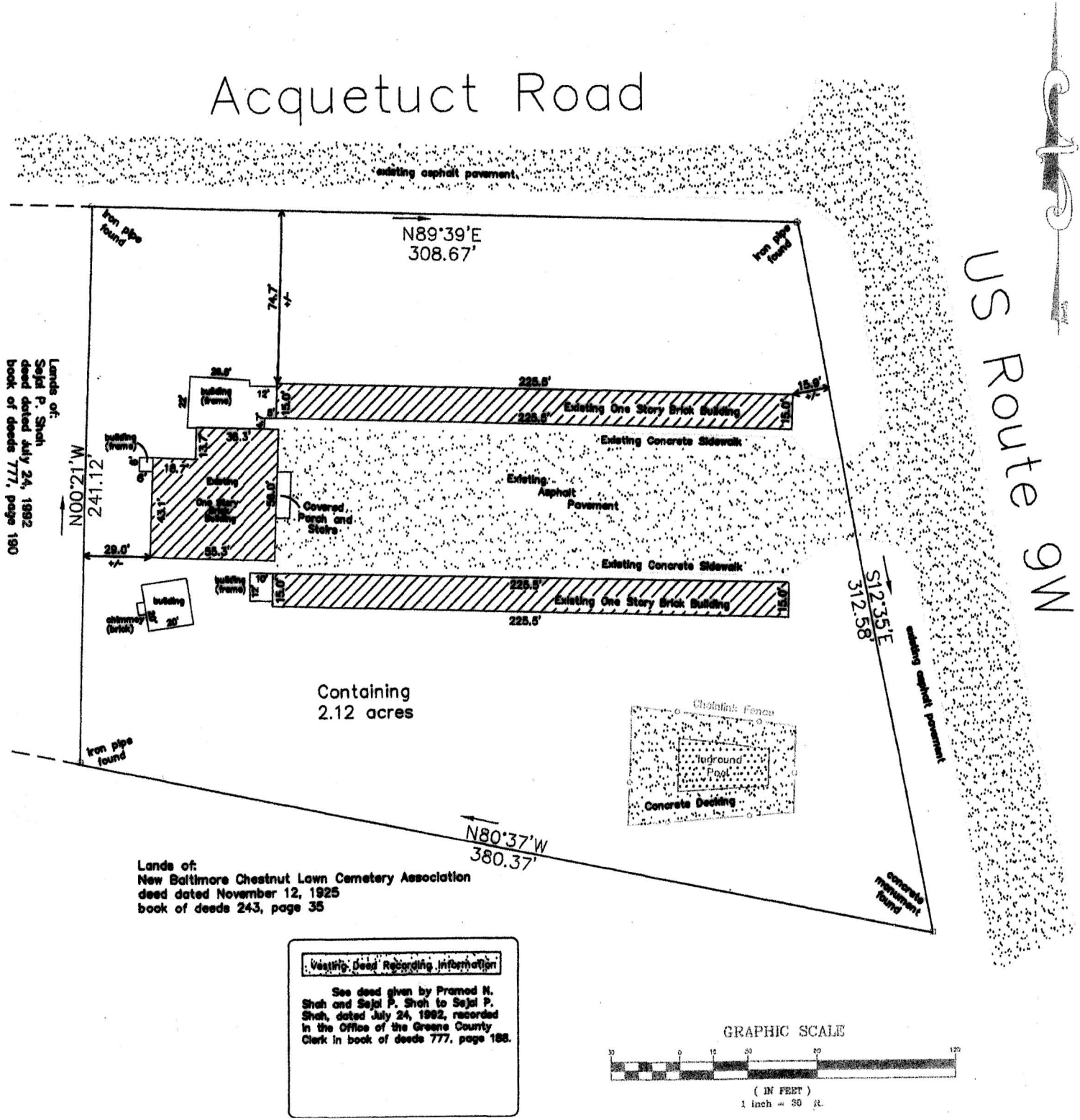
Convert existing 28 unit motel to a 16 unit senior housing complex.
Utilize existing structure envelope as follows:
Create (12) Full size apartments @ 441 sq. ft.
Create (4) Efficiency apartments @ 213.5 sq. ft.
Existing building floor plan is as shown on sheet A-1 of this drawing set.
Typical proposed floor plans and specifications for new apartments are as shown on sheet A-2 of this drawing set.

International Residential Building Code 2021 - Chapter 3

Alteration Level 2

Occupancy Change Of Use

From:
Code section 310.3 Group R-1 Motel
Residential - Transient
To:
Code section 310.4 Group R-2 Motels / Apartment Houses
Residential - Non-Transient

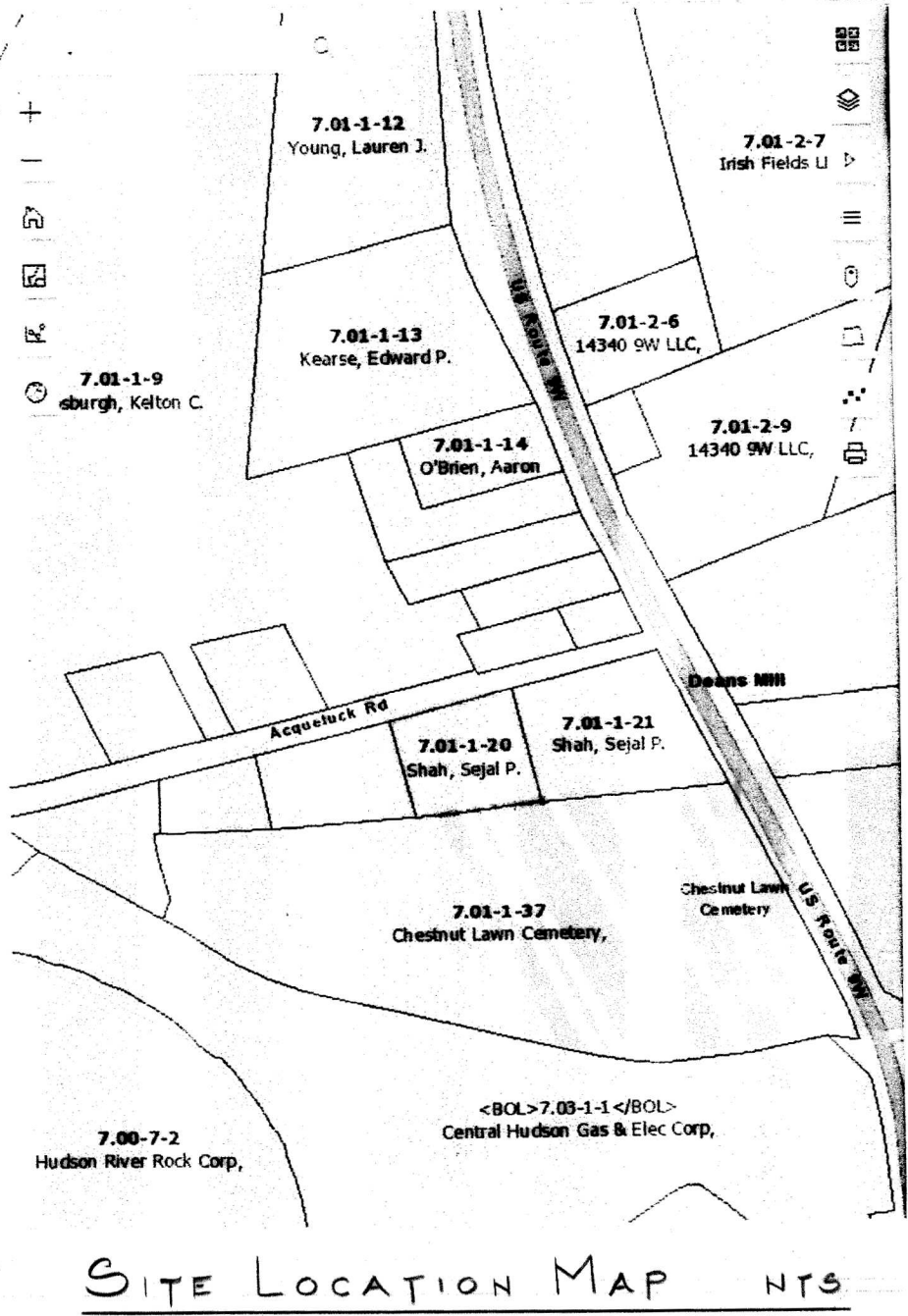


ARTICLE V
Dimensional Regulations

§112-10. Dimensional table.

District	Minimum	Minimum	Minimum	Minimum	Min. setback	Min. setback	Min. setback	Max Bldg. Height	Max % Lot Coverage
	Density	Lot Size	Lot Width (ft)	Lot Depth (ft)	Front	Rear	Side		
Rural Residential/ Agricultural-Primary (RA)	2 acres	See B. on next Page	80	250	60	25	25	35	20
Rural Residential/Agricultural-Accessory (RA)	--	--	--	--	40	15	15	35	--
Commercial and Industrial	--	0.5 acres ¹	150	100	50	15	15	35	30
Hamlet Residential—Primary (HR)	0.5 acres ²	0.5 acres ³	60	100	15 ⁴	15	15	35	50
Hamlet Residential—Accessory (HR)	--	--	--	--	15	15	15	35	--
Development (D)	--	1 acre ⁵	50	150	80	20	50	35	50
Development/ Multi-Family Residential (DMR)	--	1 acre ⁶	50	150	80	20	50	35	50

¹ With public water or sewer. Without public water or sewer the minimum lot size is 2 acres.
² With public water or sewer. Without public water or sewer the minimum lot size is 2 acres.
³ With public water or sewer. Without public water or sewer the minimum lot size is 2 acres.
⁴ Or average footage immediately surrounding properties.
⁵ With public water or sewer. Without public water or sewer the minimum lot size is 2 acres.
⁶ With public water or sewer. Without public water or sewer the minimum lot size is 2 acres.



PLANNING BOARD APPROVAL

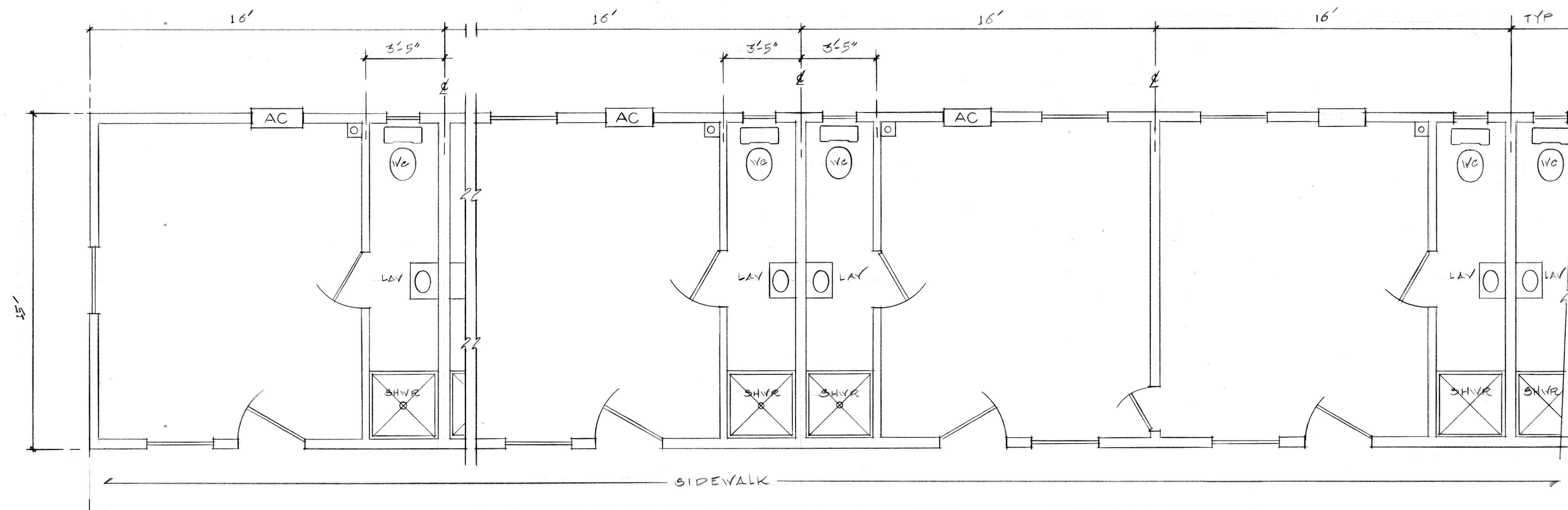
MEMBER _____
MEMBER _____
DATE _____

CONSENT TO FILE

I, _____
I, _____
DATE _____

HEREBY CONSENT TO THE FILING OF THIS MAP
IN THE OFFICE OF THE ALBANY COUNTY CLERK

	Charles Wesley Architectural Design P.O. Box 490 Port Ewen N.Y. 12466 845-338-5451 cwesley@hvc.rr.com		DRAWING NO.
	TITLE Budget Motel / Sanzi Proposal 1037 Acquetuck Road Ravena, N.Y. 12143		SHEET NO.
	DRAWN BY C. Wesley	DATE Nov. 3, 2020	COVER
CHECKED BY	SCALE AS SHOWN		



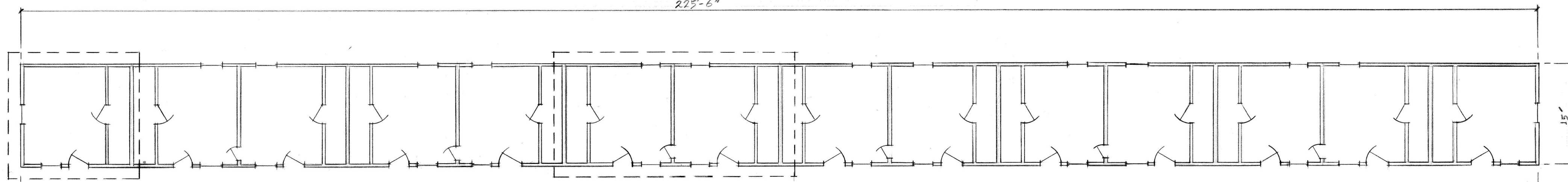
END UNIT DETAIL (TYPICAL)

1/4" = 1'-0"

CENTER UNIT DETAIL (TYPICAL)

1/4" = 1'-0"

225'-6"



END UNIT DETAIL (TYP)

CENTER UNIT DETAIL (TYP)

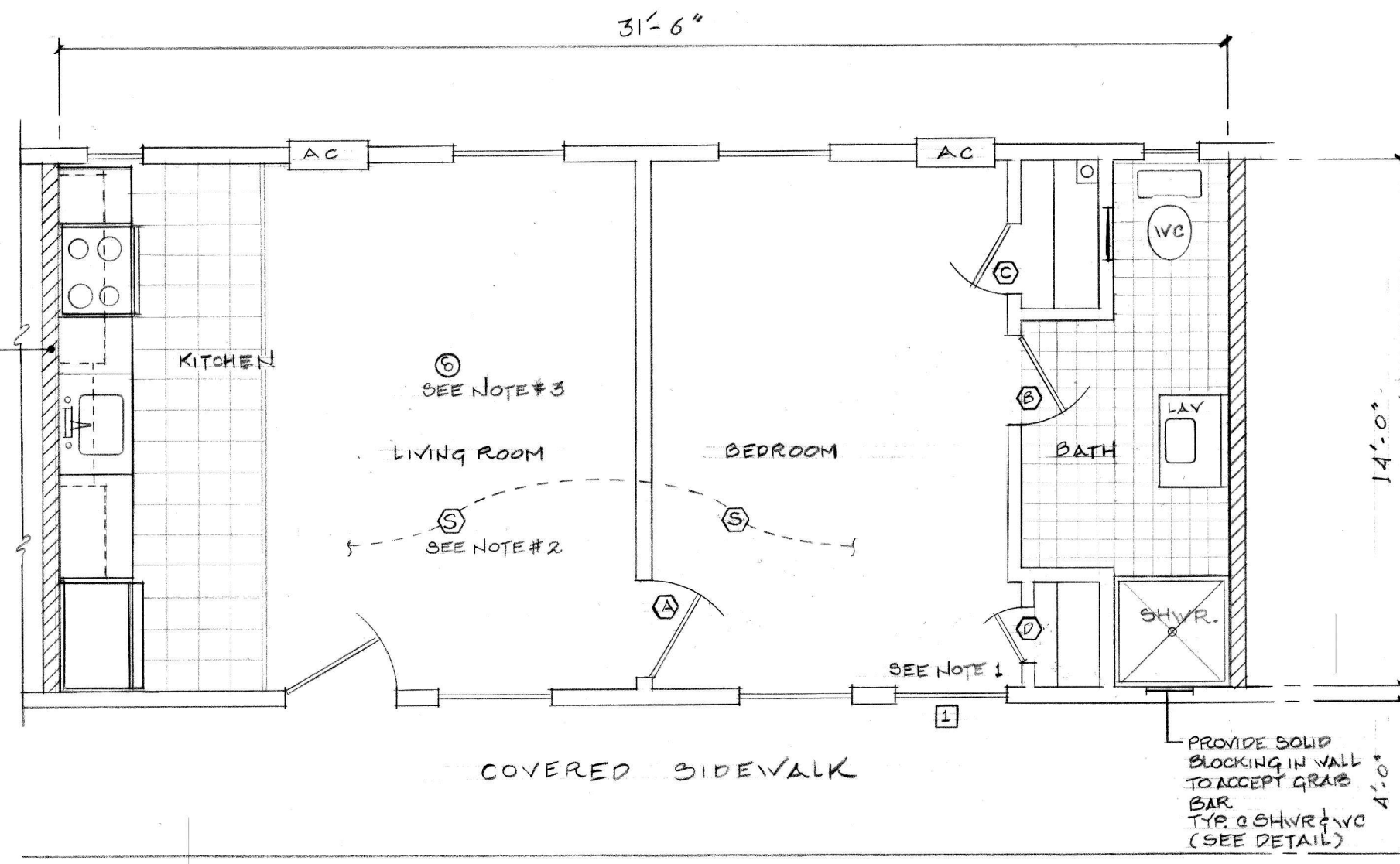
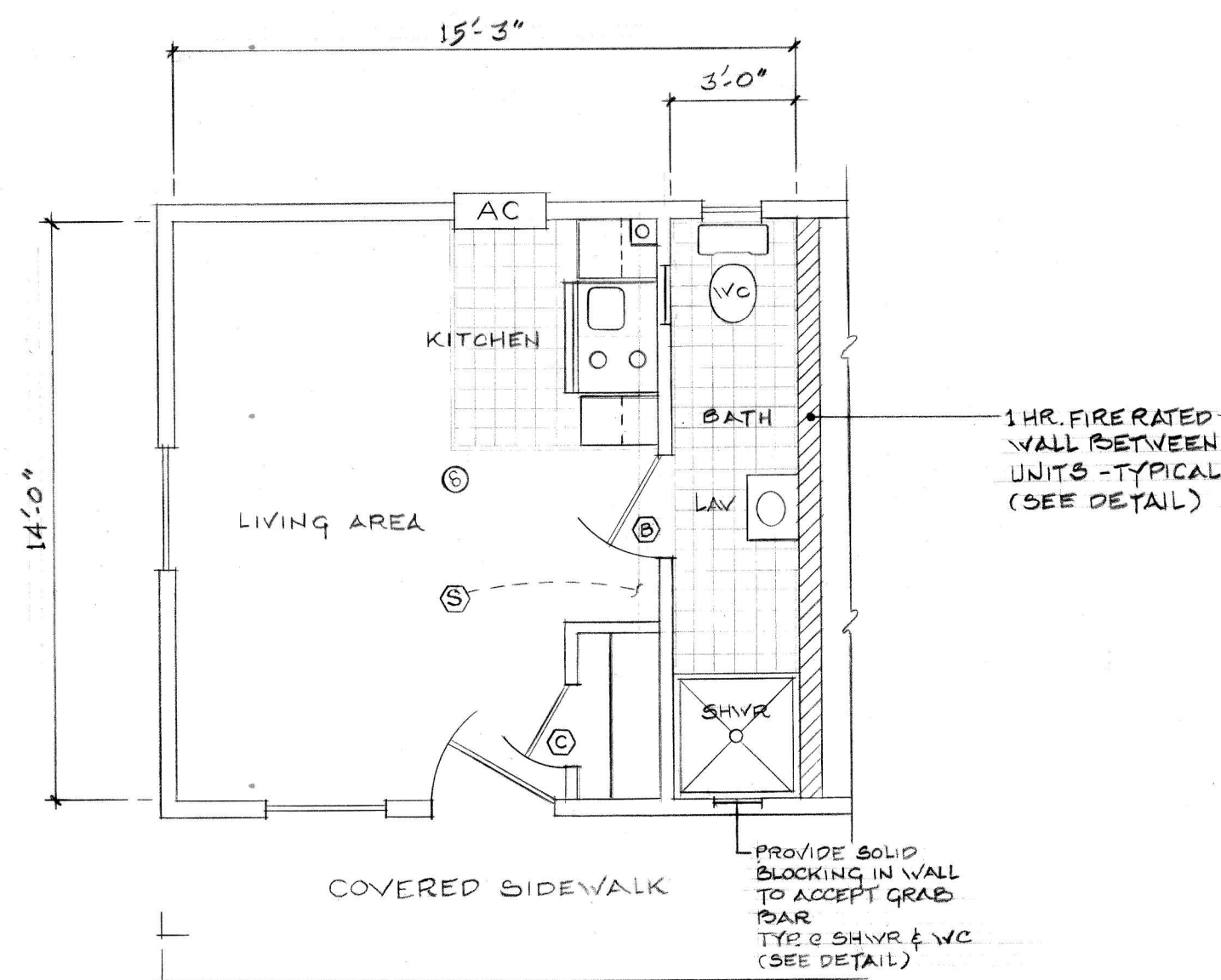
14 UNIT BUILDING

3/32" = 1'-0"

EXISTING PLAN

TYPICAL OF 2 BUILDINGS

	Charles Wesley Architectural Design P.O. Box 490 Port Ewen N.Y. 12466 845-338-5451 cwesley@hvc.rr.com		DRAWING NO.
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	DRAWN BY C. Wesley	DATE Nov. 3, 2020	A-1
	CHECKED BY	SCALE As Shown	



TYPICAL EFFICIENCY APARTMENT FLOOR PLAN - END UNITS - TYP. OF 4
213.5 SQ. FT. 1/4" = 1'-0"

TYPICAL APARTMENT FLOOR PLAN - CENTER UNITS - TYP. OF 12
441 SQ. FT. 1/4" = 1'-0"

PROPOSED PLAN

PROPOSED PLAN

End and Center Unit Doors:		
Width	Location	ID
30"	Bedroom	"A"
30"	Bathroom	"B"
24"	Closet	"C"
18"	Closet	"D"

Kitchen Cabinets and Appliances

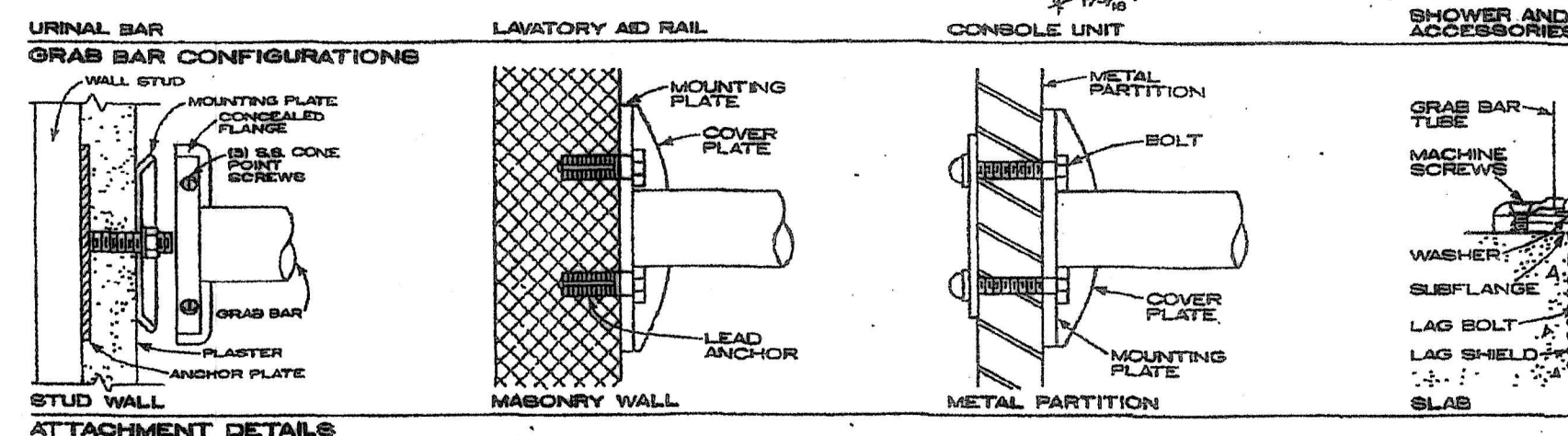
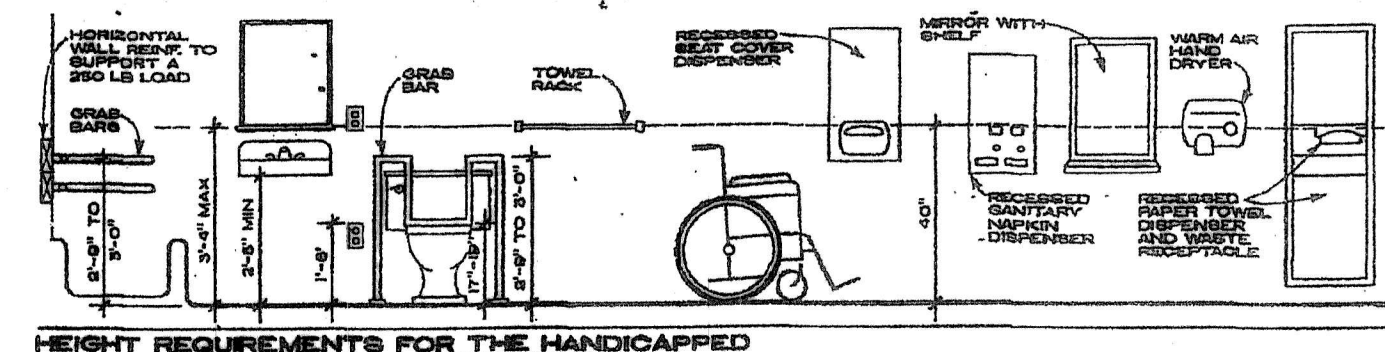
End Units

As specified on plan:

Base Cabinet (left)	18" Wide
Upper Cabinet (left)	18" Wide
Base Cabinet (right)	15" Wide
Upper Cabinet (right)	15" Wide
Stove/Sink/Refrigerator Unit	33" Wide

Center Units

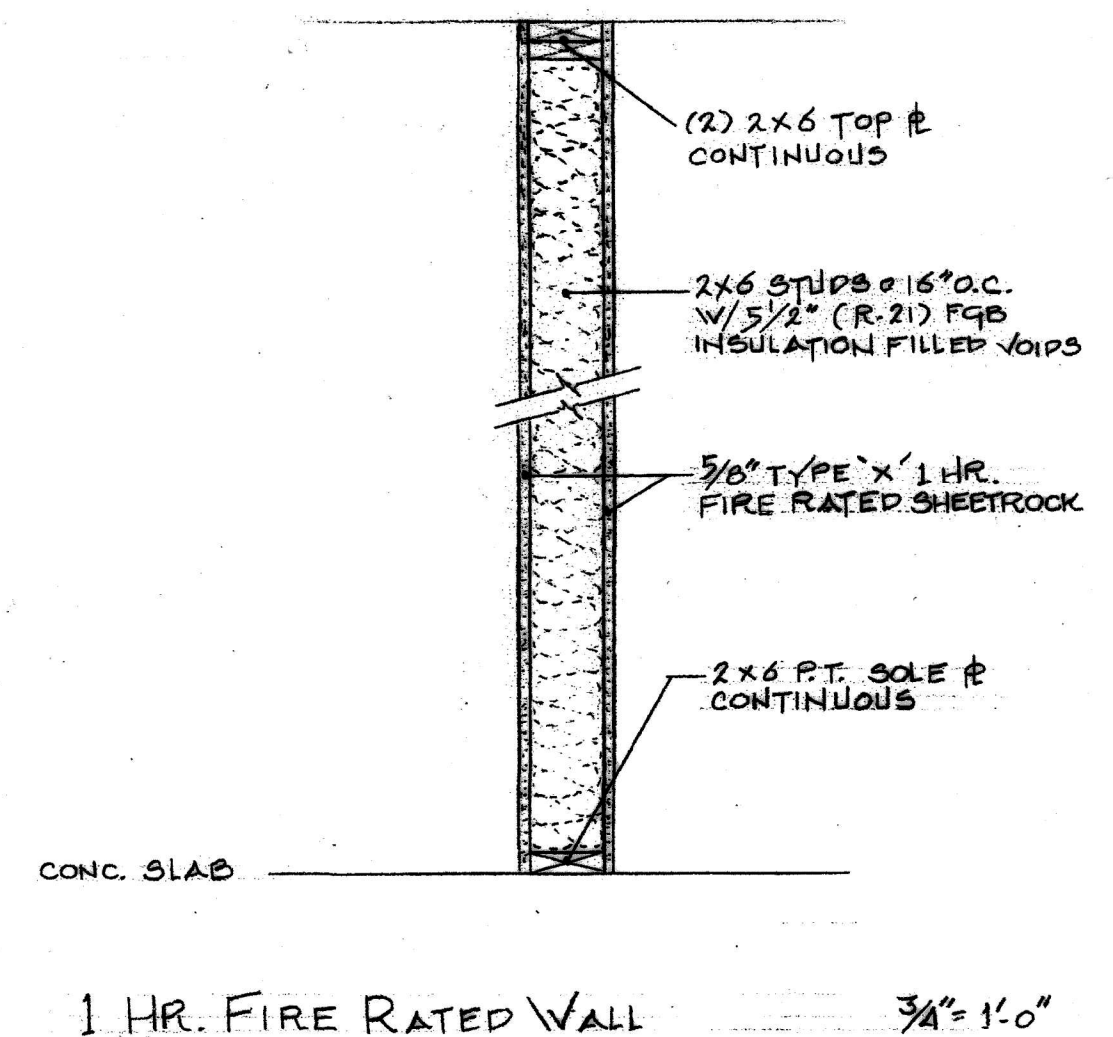
As specified by others - see plan view and elevation attachments



General Notes

- 1) Remove existing exterior door and replace with Andersen catalog # 3046 double hung egress window in proposed bedroom. Adjust framing as needed. (Center units only)
- 2) Provide new ceiling mounted, hard wired, interconnected smoke detectors at locations shown on plan.
- 3) Provide new ceiling mounted, hard wired C/O sensors at locations shown on plan.
- 4) Wall and floor finishes to be determined.

- NOTES ON GRAB BARS
1. SIZE: 1 1/2 in. O.D. clearance at wall.
 2. MATERIAL: Stainless plated brass with 1 standard.
 3. INSTALLATION: Co posed fasteners; retail wall, intermediate su maximum. Use heavy and methods of install.
- The provisions of the Am Standard, ANSI A117.1 suited, as well as applic federal regulations.



REVISED NOVEMBER 11, 2021 / KIT. LAYOUT / SMOKE & CO DET. / EGRESS

REVISED APRIL 26 2021 / EFFICIENCY APTS. ADDED AT END UNITS

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		Budget Motel / Sanzi Proposal 1037 Aquetuck Road Ravena, N.Y. 12143		SHEET NO.
DRAWN BY	C. Wesley	DATE	Nov. 3, 2020	A-2
CHECKED BY		SCALE	As Shown	