

ZONING REQUIREMENTS		
FOR HC HAMLET COMMERCIAL ZONE		
MINIMUM:	REQUIRED	PROPOSED
LOT AREA	10,000 SF	±22,236 SF
LOT WIDTH	60 FT	±124 FT
ROAD FRONTAGE	100 FT	±124 FT
YARD SETBACKS		
FRONT*	15 FT	21 FT
SIDE*	10 FT	±33 FT
REAR	25 FT	±78 FT
OPEN SPACE (±9770 SF)	25%	±44%
MAXIMUM:		
BUILDING HEIGHT	35 FT	35 FT
BUILD. FOOTPRINT SF	±3,335 SF	±3,300 SF
STRUCTURE COVERAGE	15%	±14.8%
FLOOR AREA RATIO**	0.63	(3,300/22,236*100) 0.57
PARKING REQUIREMENTS		
-HOTEL 1 SPACE PER ROOM	17	17
-EMPLOYEES	2	2
(ACCESSIBLE SPACES)	(2)	(2)
TOTAL	19	19

NOTES:
* Adequate space must be provided between the front and side lot lines and structures for any needed improvements such as sidewalks, curbing, street trees and open space.
** Number of square feet of nonresidential floor area for every one square foot of site area

MAP REVISION DATES		
DATE	REVISION	BY
2025-01-29	REMOVED CAFE AND STORE	SL

OWNER Berserkers LLC 39 Schildknecht Rd Hurley, NY 12443	LOT AREA ±0.51 ACRES (±22,236 SF) TAX MAP ID# 27.55-1-17
--------------------------------------------------------------------------	---------------------------------------------------------------------------------

SITE PLAN
FOR
BERSERKERS LLC
TOWN OF WOODSTOCK
ULSTER COUNTY - NEW YORK

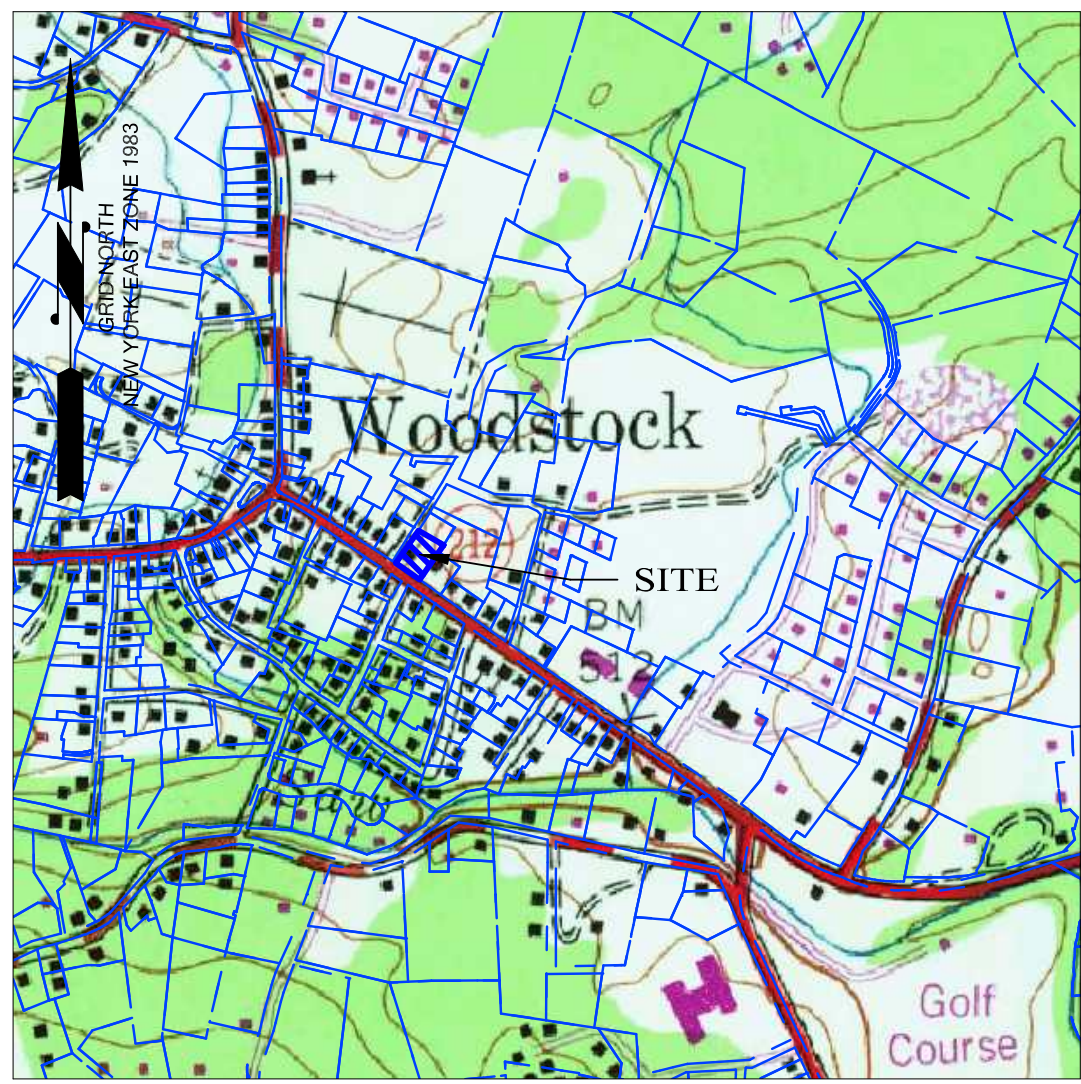
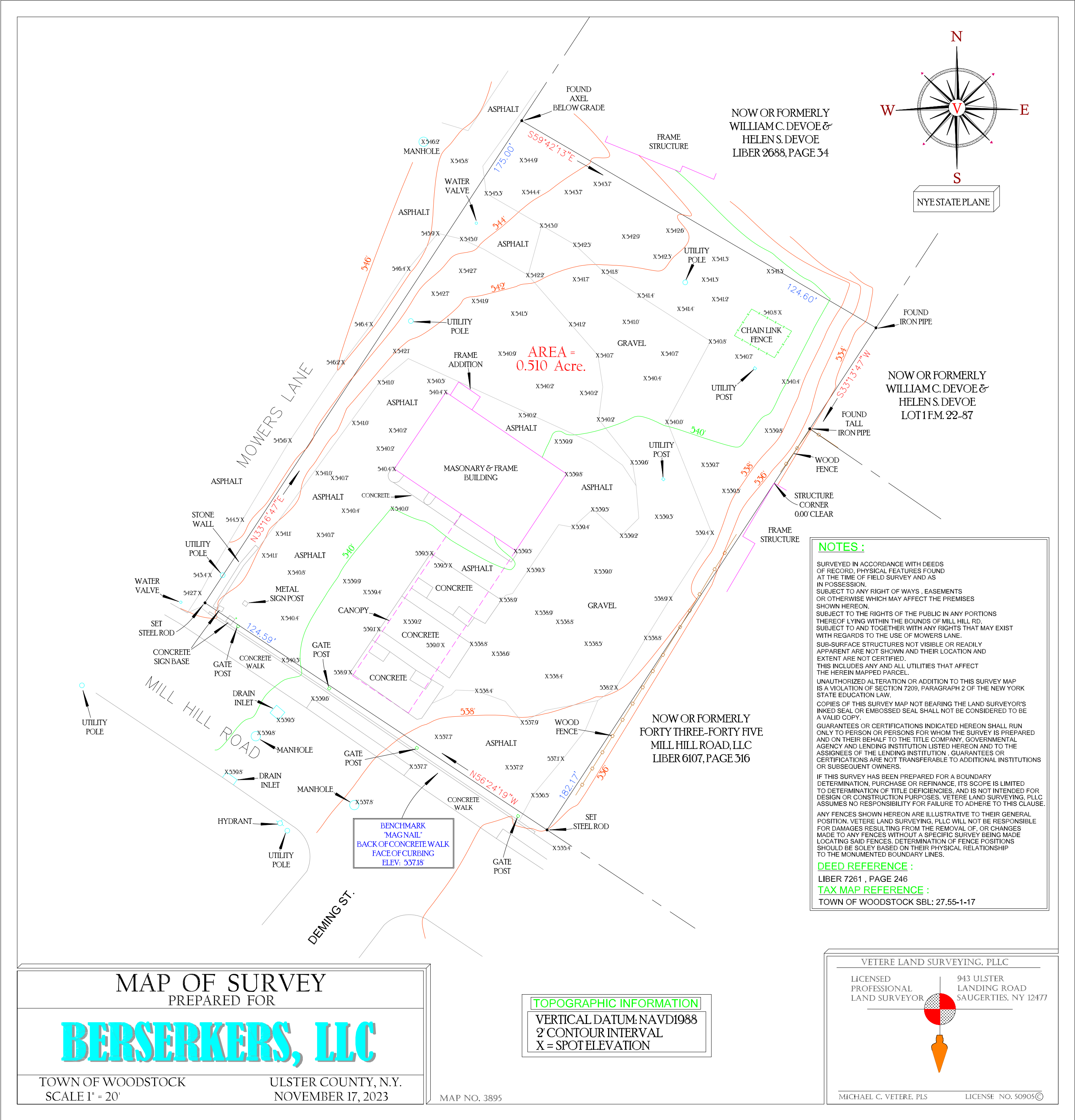
Scale: 1" = 20'

DECEMBER 11, 2024

MEDENBACH, EGGERS & CARR
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047
WWW.MECES.COM

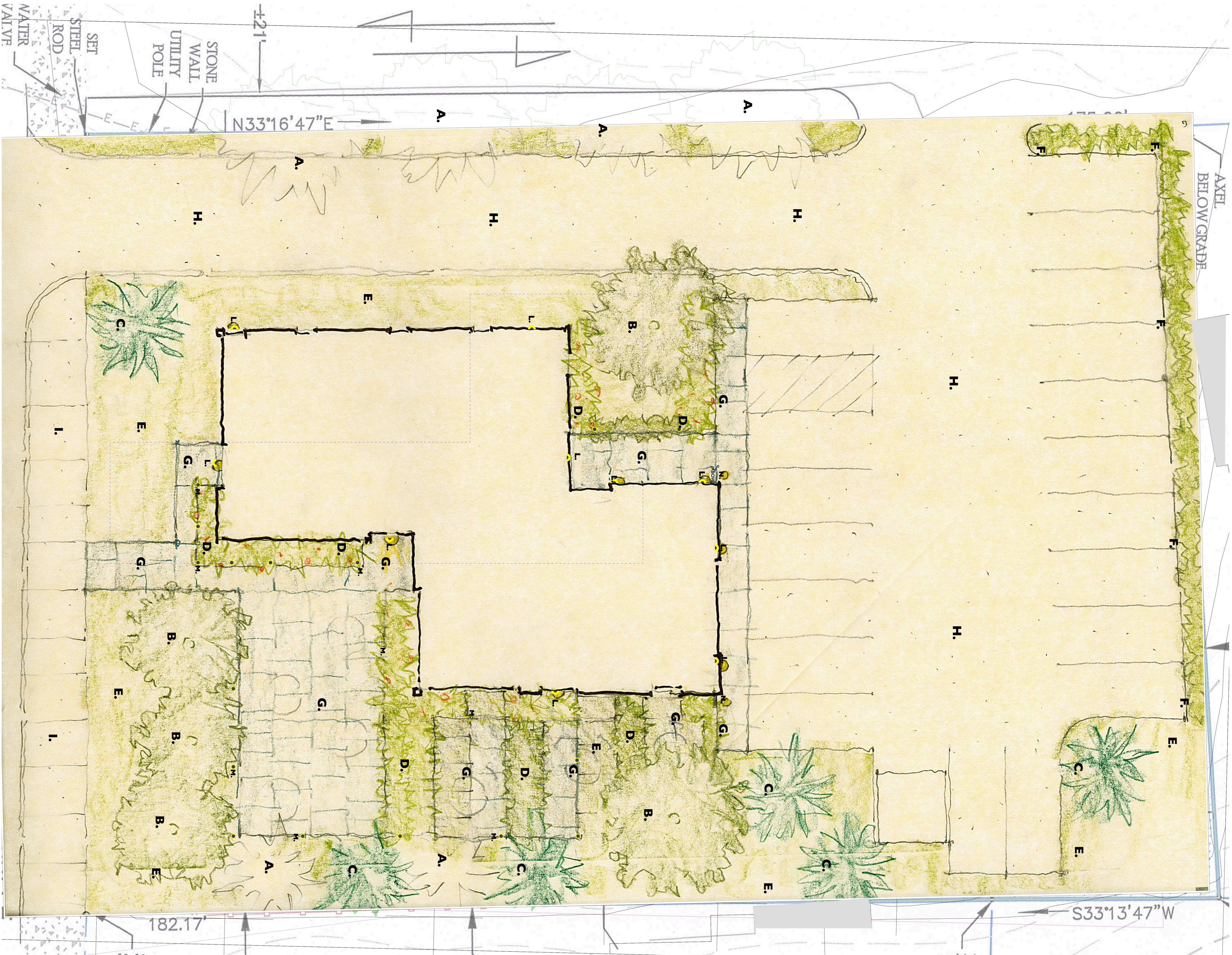
DRAFT FOR REVIEW
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

E24 028
OF 2



EXISTING
CONDITIONS
FOR
BERSERKERS LLC
TOWN OF WOODSTOCK
ULSTER COUNTY ~ NEW YORK

MEDENBACH, EGGERS & CARR
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

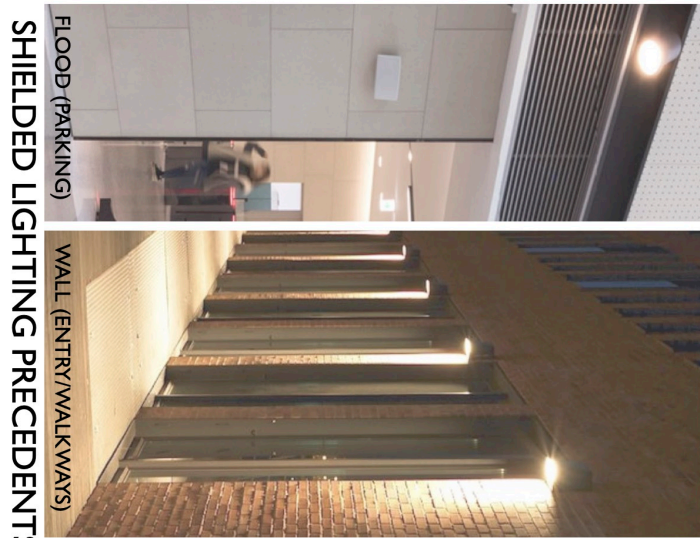


A LANDSCAPE/LIGHTING SKETCH

Scale: 1/8" = 1'-0"

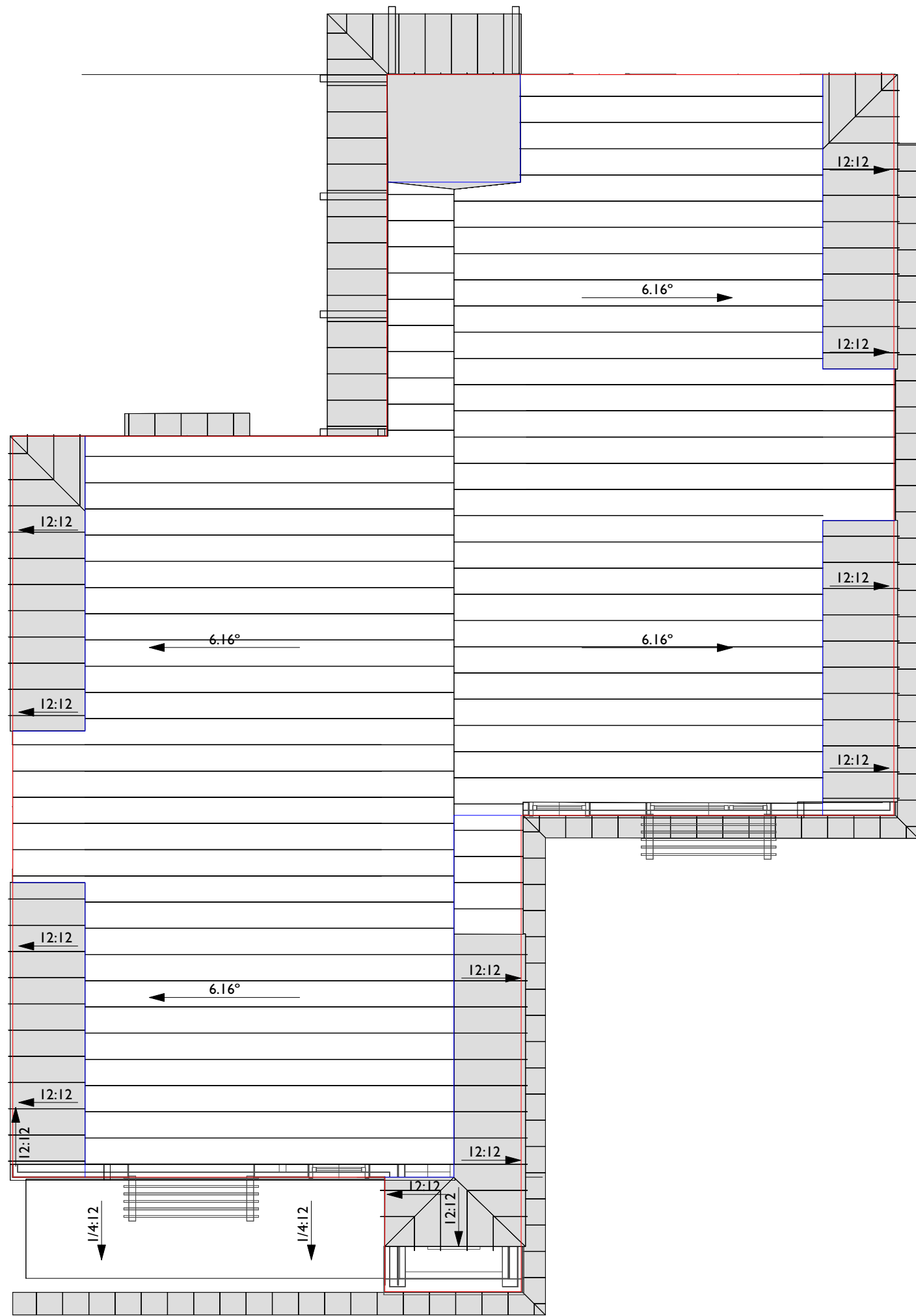
ANNOTATION LEGEND:

- LANDSCAPE:**
- A. EXISTING TREES TO REMAIN/INTEGRATE W/NEW PLANTING
 - B. NEW DECIDUOUS TREES FOR SEASONAL SHADING
 - C. NEW CONIFEROUS TREES FOR SHADING/SCREENING
 - D. WALKWAY/OUTDOOR AREA/BUILDING BASE PLANTING
 - E. GROUND COVER
 - F. CLIMBING DECIDUOUS VINE FOR SCREENING
- HARDSCAPE:**
- G. STONE PAVES (POROUS)
 - H. DRIVING/PARKING SURFACE
 - I. CONCRETE SIDEWALK (EXISTING)
 - J. SECONDARY WALK SURFACE
- LIGHTING:**
- L. WALL MOUNTED SHIELDED FIXTURE
 - M. GROUND MOUNTED SHIELDED BOLLARD
 - N. WALL MOUNTED SHIELD FLOOD HEADS
- MISC.:**
- P. SIGNAGE LOCATION (COMPLIANT W/TROW ORDINANCES)
- NOTE:** THIS PLAN IS CONCEPTUAL AND IS SUBMITTED TO DESCRIBE OWNER INTENT. PLAN SHALL BE REVISIONED AS REQUIRED BY THE PLANNING BOARD REVIEW PROCESS.

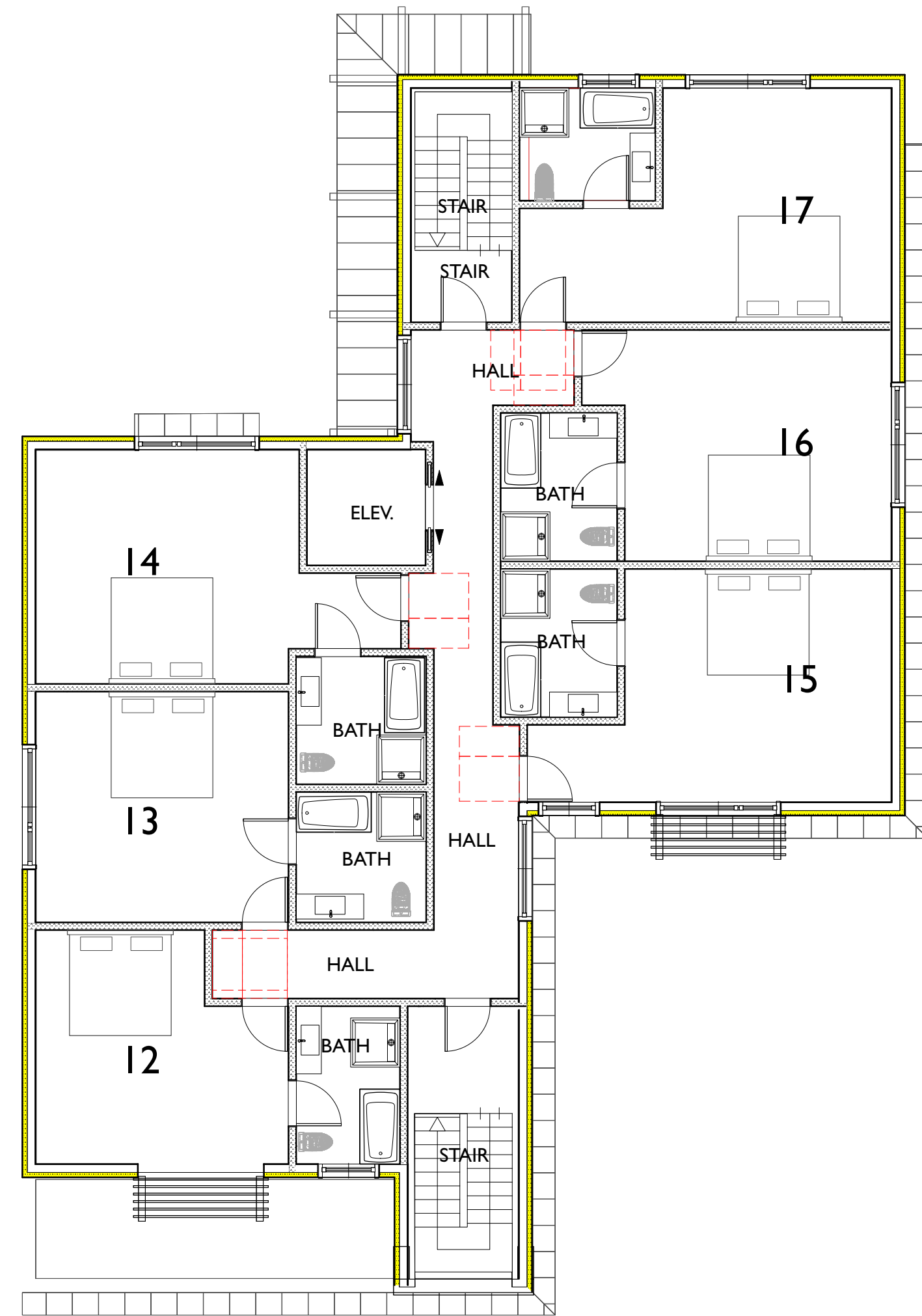


SHIELDED LIGHTING PRECEDENTS

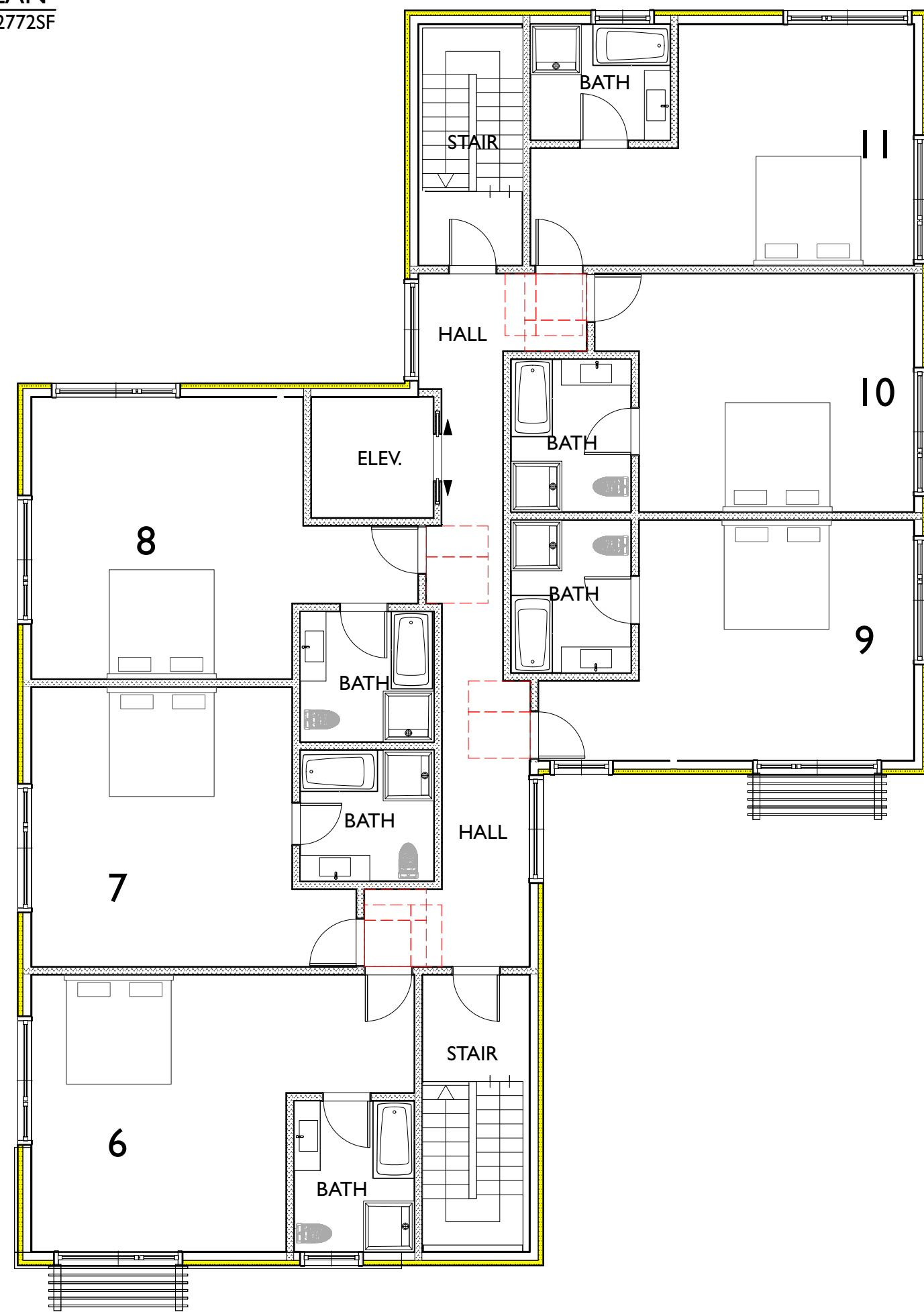
Title:		BarryPrice	
LANDSCAPE/LIGHTING CONCEPT PLAN		BarryPrice	
Drawing Number:		1-1	
Scale:		1:1	
Date:		1/29/25	
Project:		39 MILL HILL RD.	



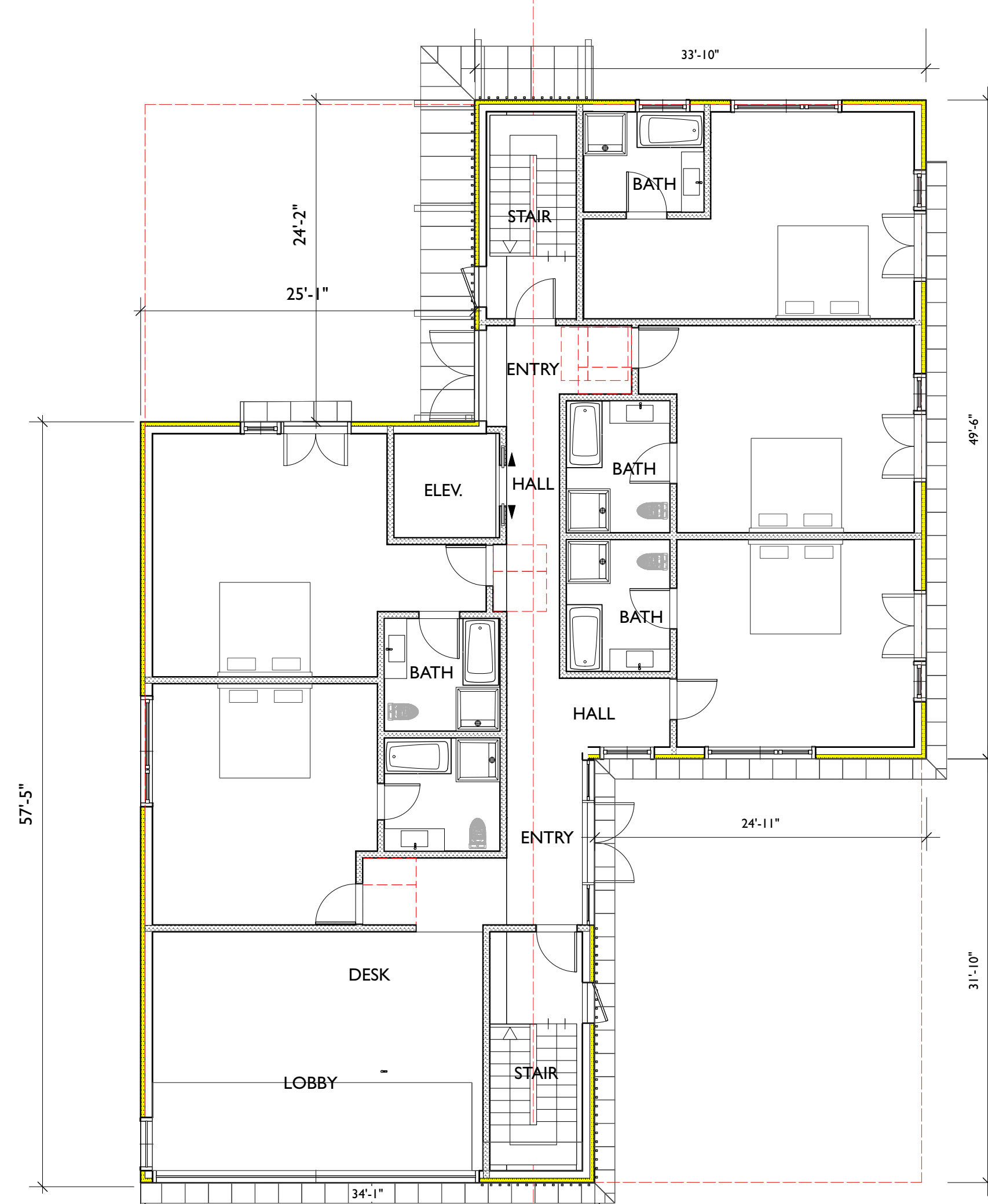
E ROOF PLAN
Scale: 1/8" = 1'-0"



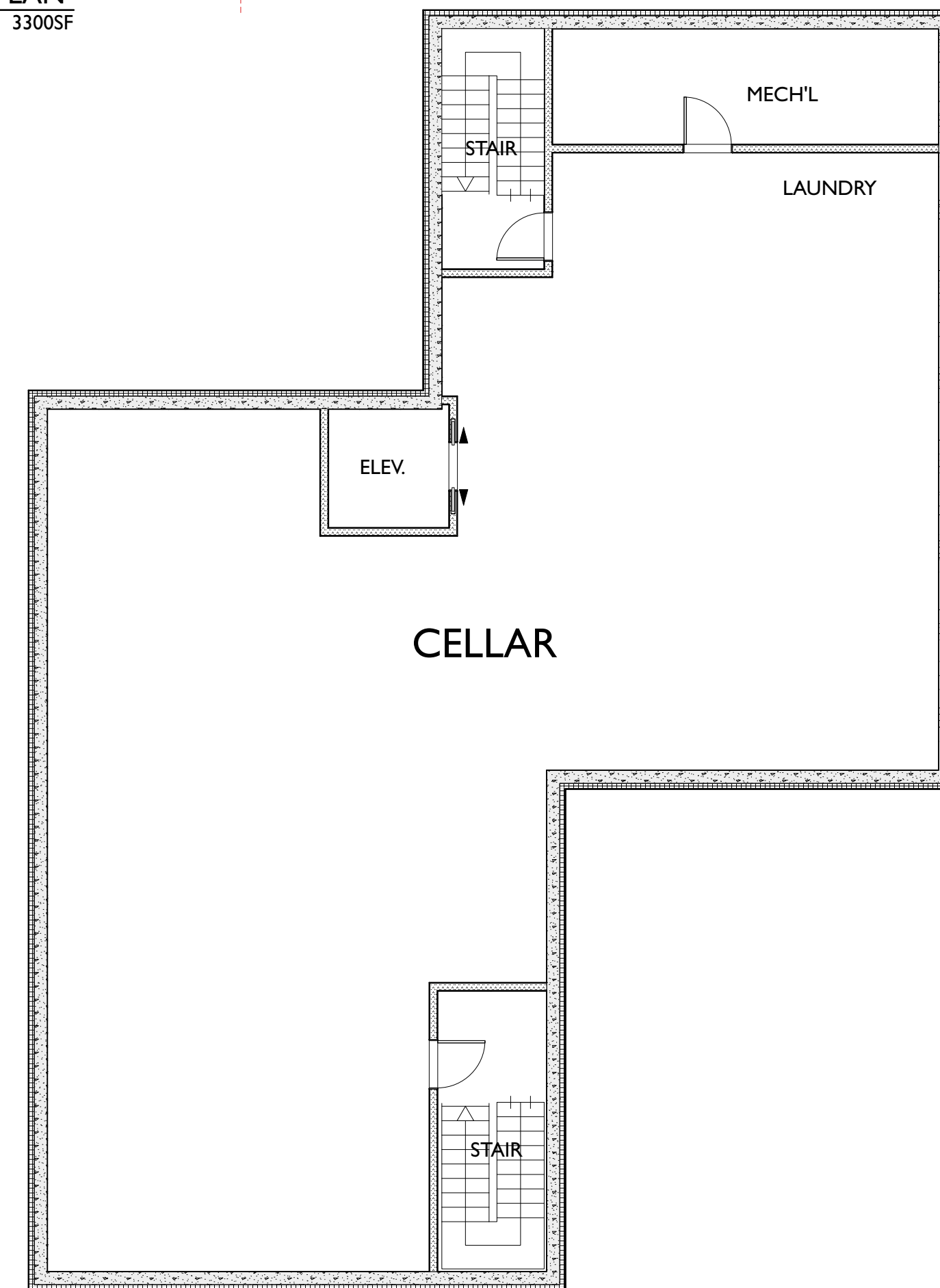
D DORMER LEVEL PLAN
Scale: 1/8" = 1'-0" 2772SF



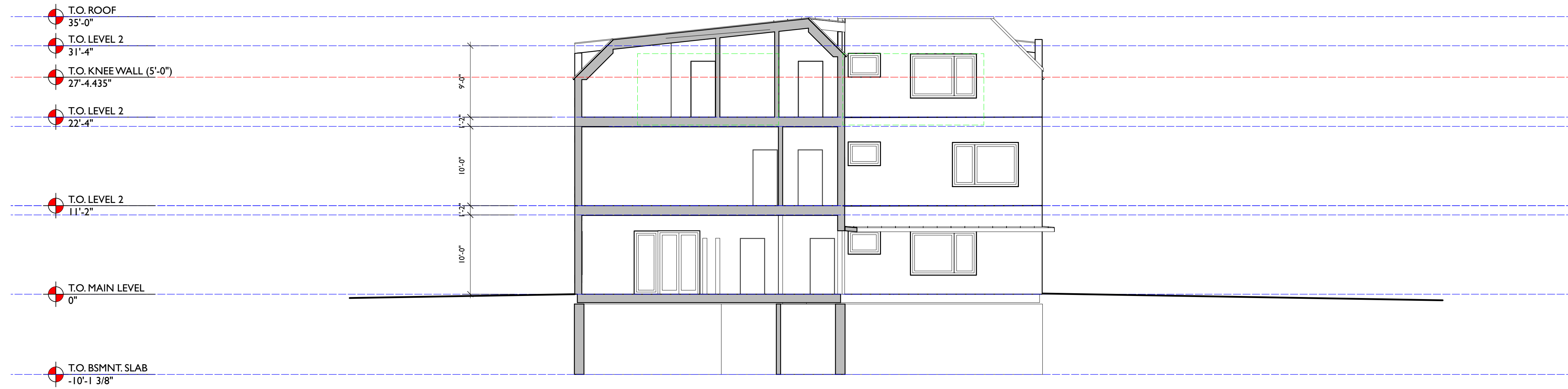
C UPPER FLOOR PLAN
Scale: 1/8" = 1'-0" 3300SF



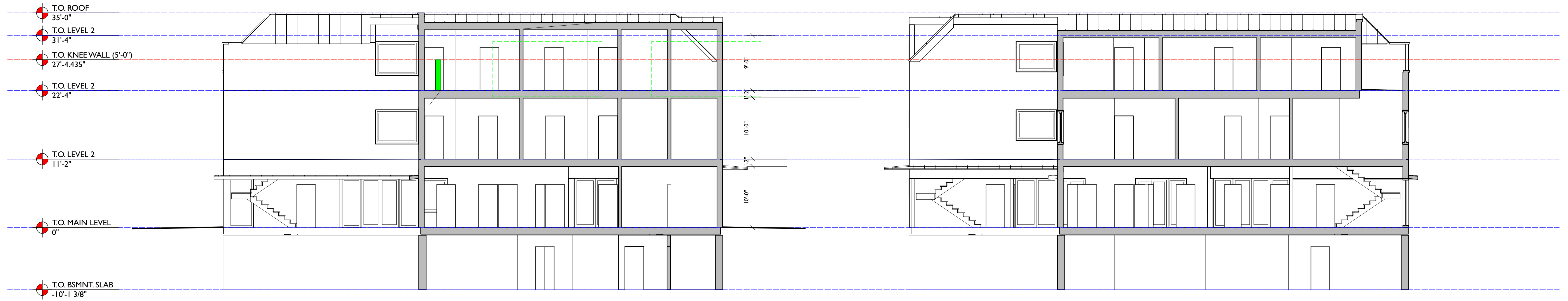
B MAIN LEVEL PLAN
Scale: 1/8" = 1'-0" 3300SF



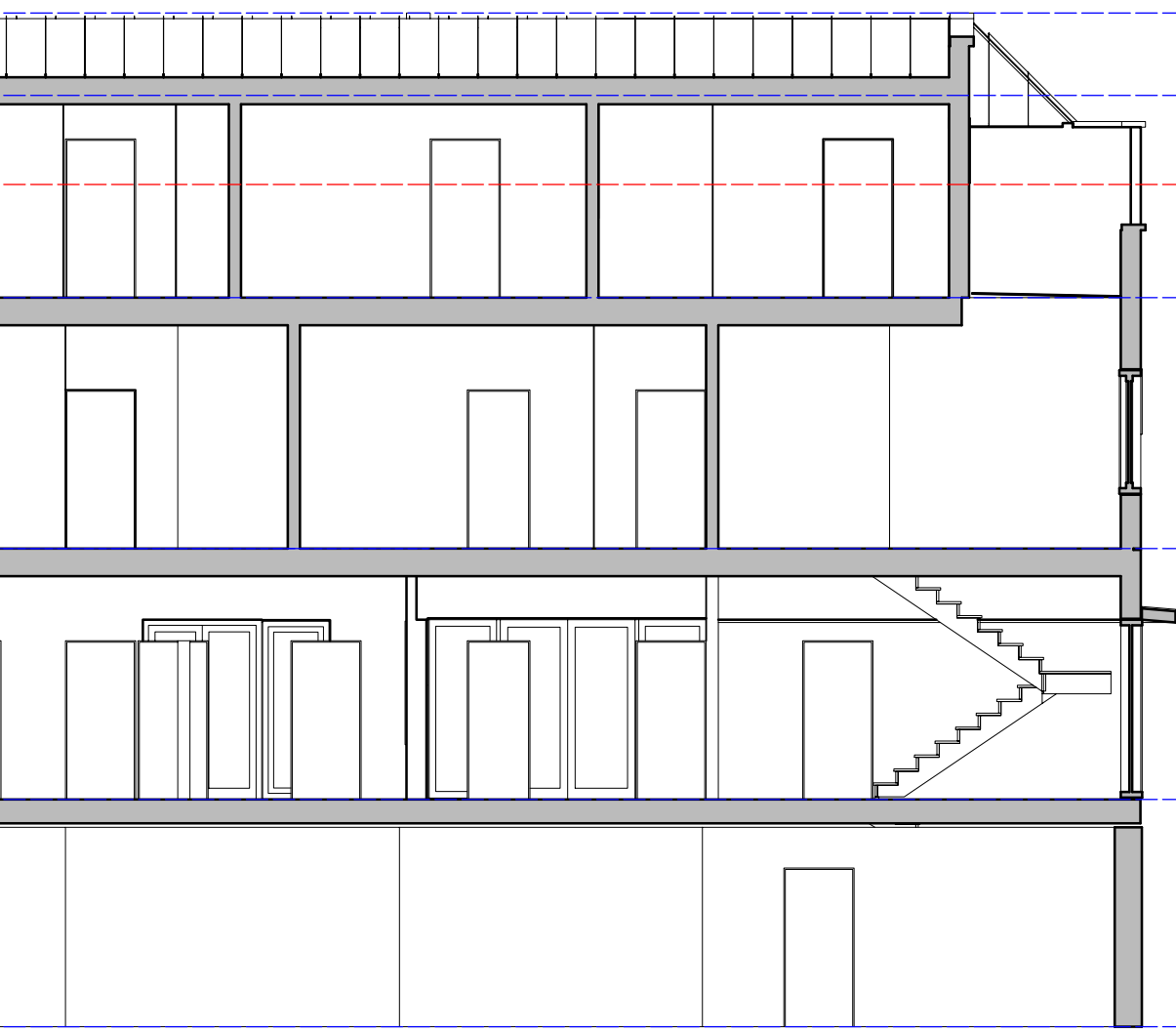
A CELLAR PLAN
Scale: 1/8" = 1'-0" 3300SF



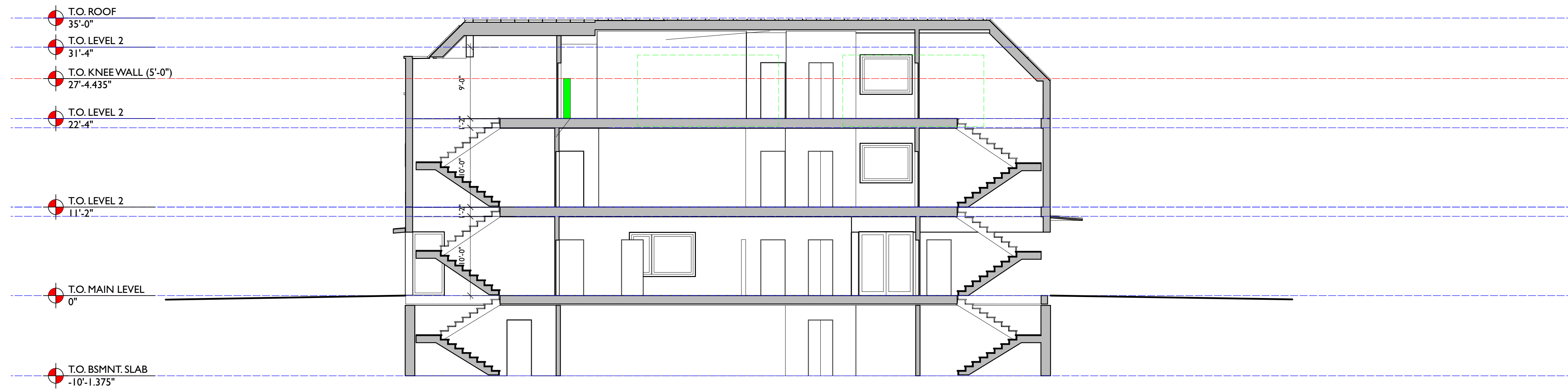
D SITE/CROSS SECTION
Scale: 1/8" = 1'-0"



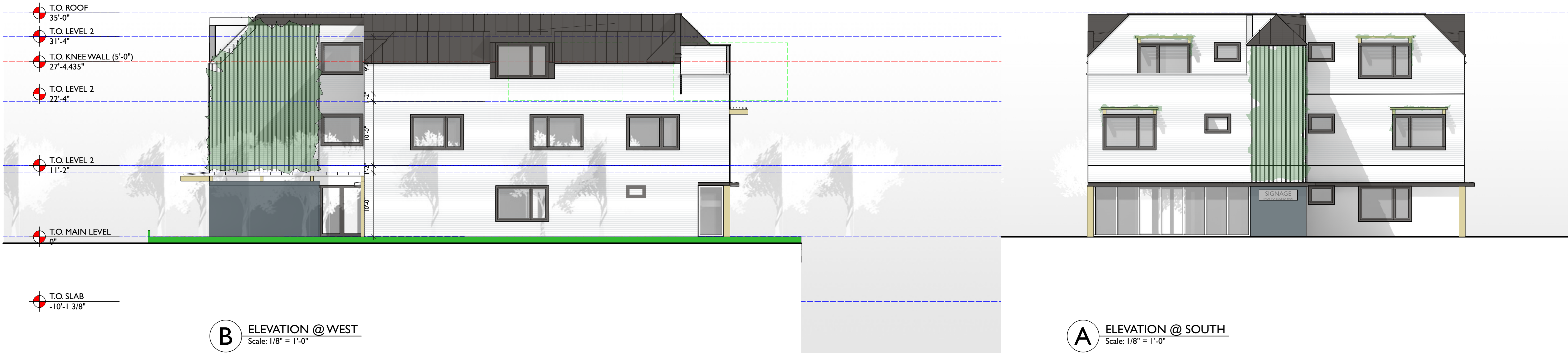
C WEST WING SECTION
Scale: 1/8" = 1'-0"



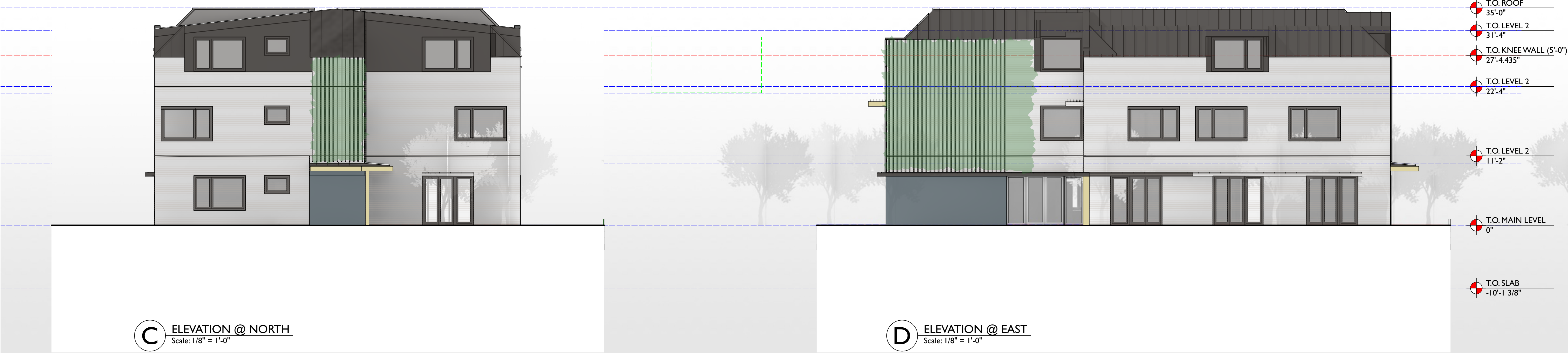
B EAST WING SECTION
Scale: 1/8" = 1'-0"

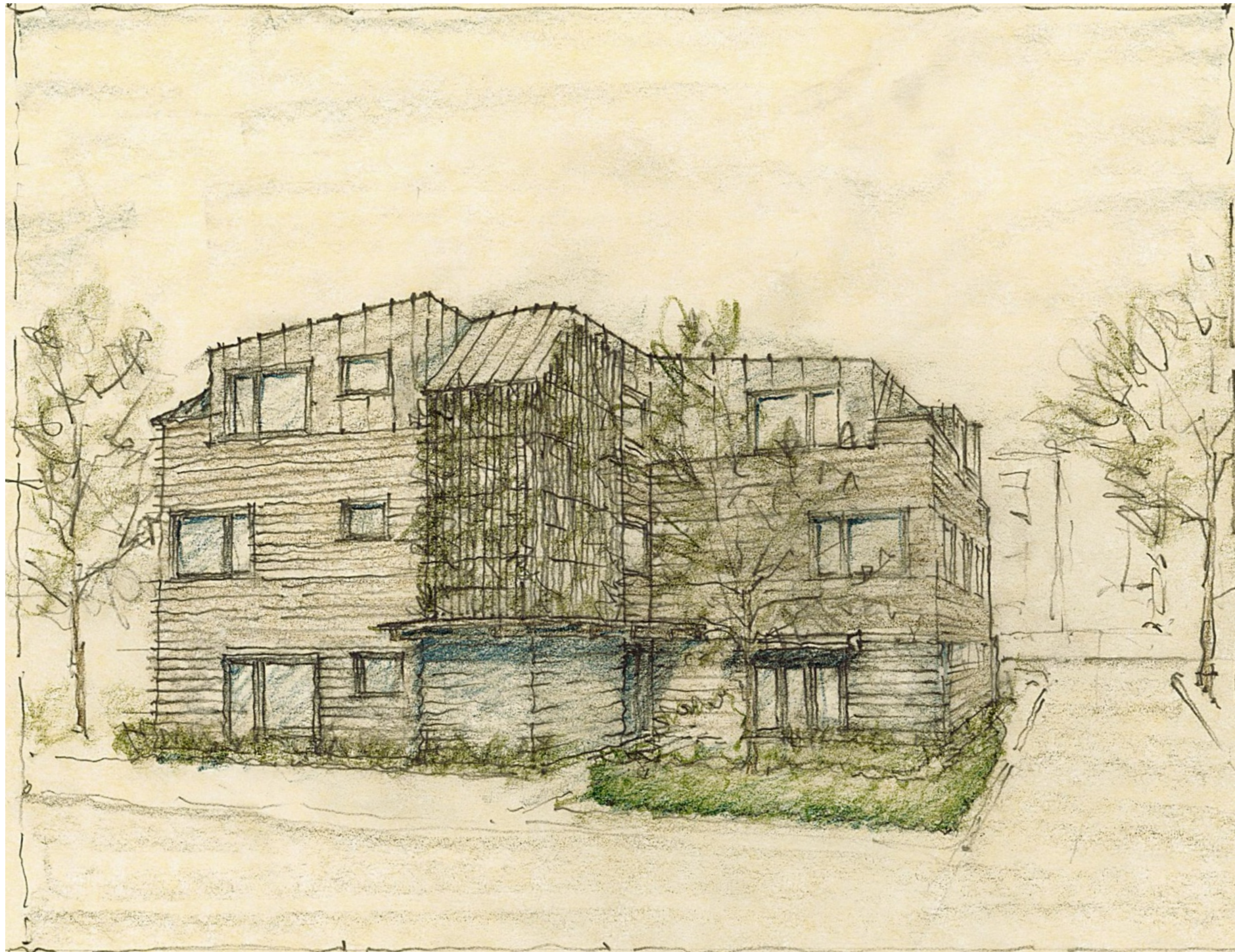


A SECTION THROUGH STAIR/HALL/ELEV.
Scale: 1/8" = 1'-0"

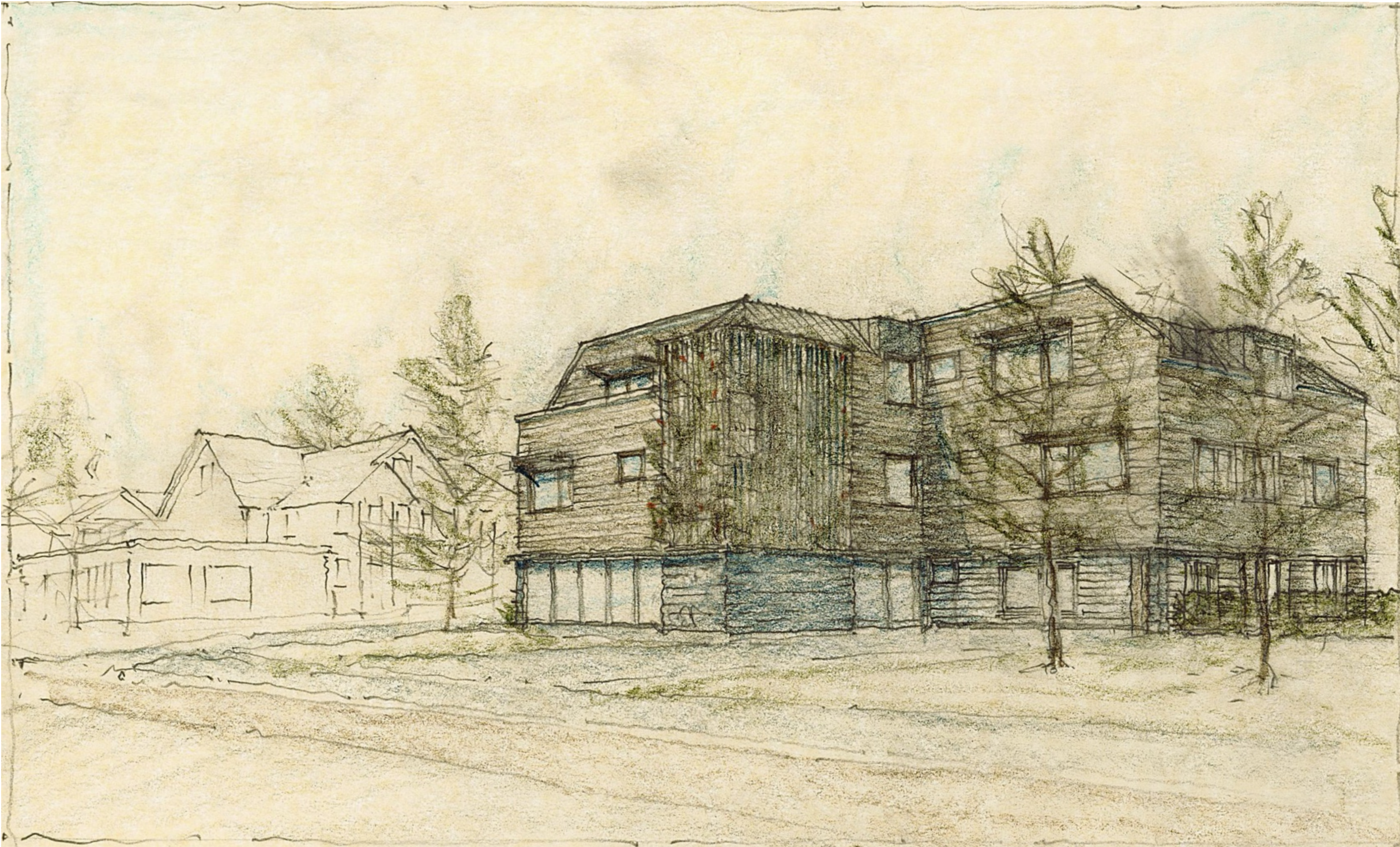


MATERIALS PALLETTE

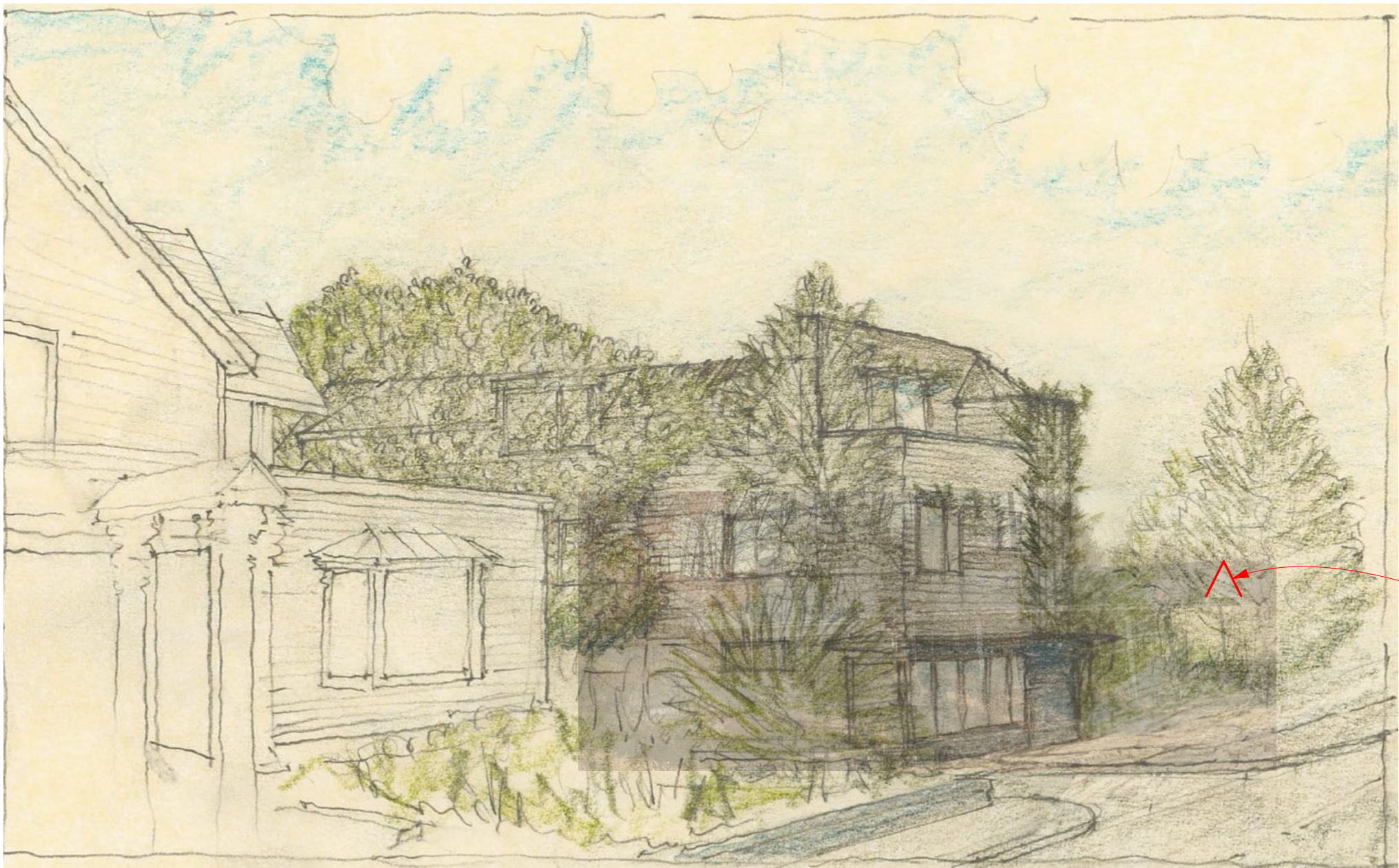




LOOKING SOUTH FROM MOWER'S LANE



LOOKING NORTHWEST FROM MILL HILL RD.



LOCATION OF
EXISTING CANOPY
GABLE

LOOKING NORTHEAST FROM MILL HILL RD.

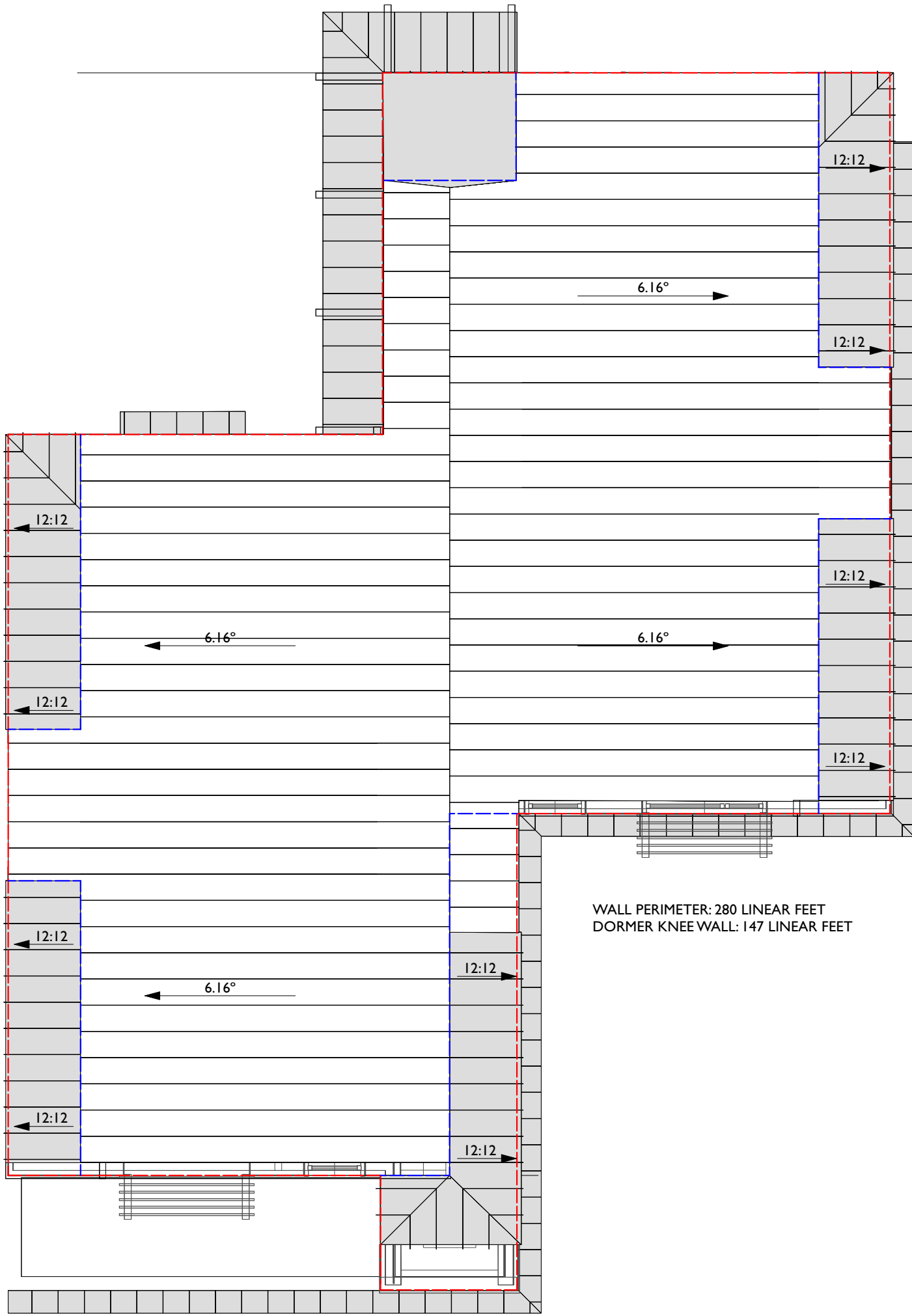




WALL PERIMETER: 280 LINEAR FEET
DORMER KNEE WALL: 147 LINEAR FEET

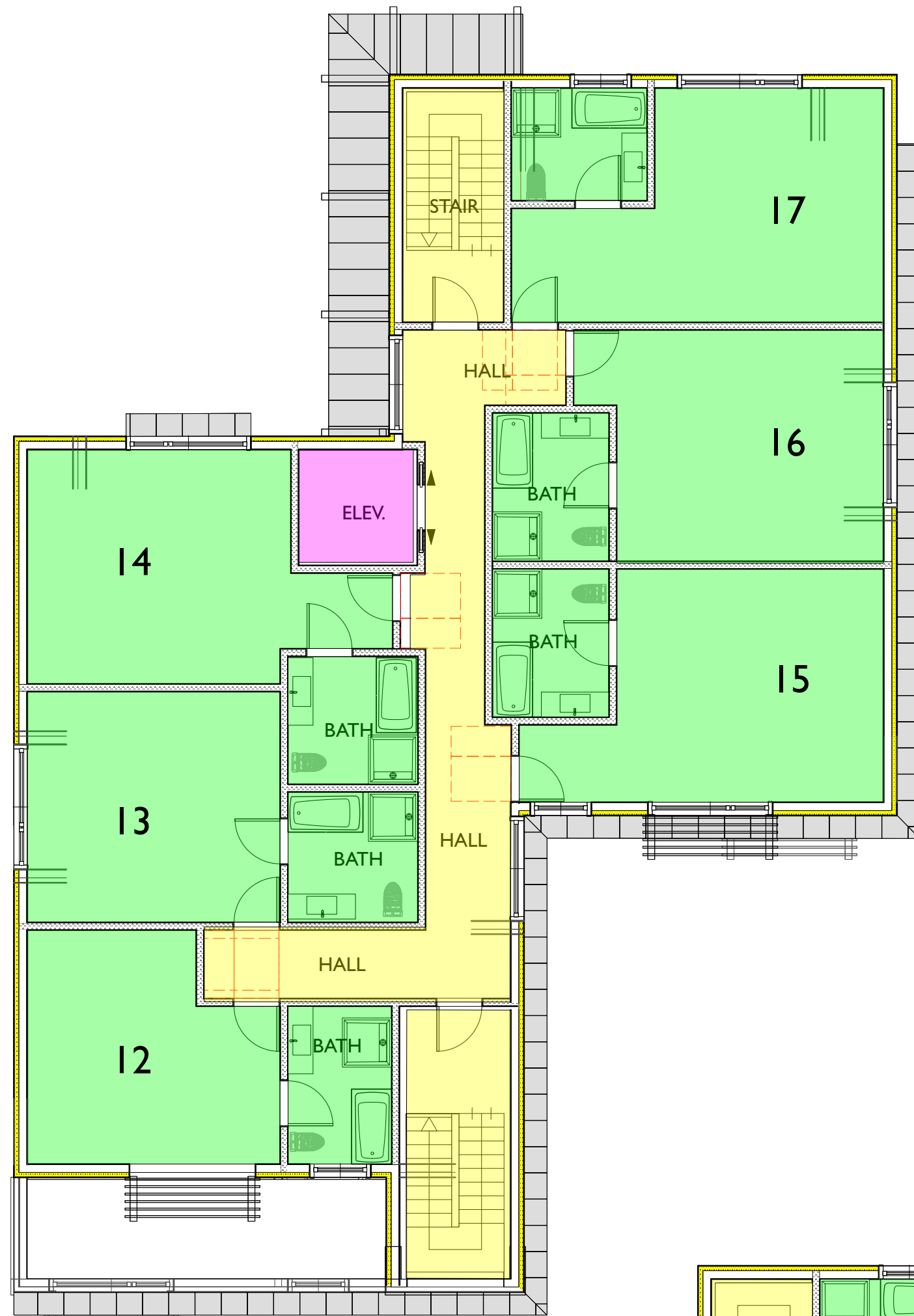
STORY, HALF

That portion of a building situated above a full story and having at least two opposite exterior walls meeting a sloping roof at a level not higher above the floor than a distance equal to 1/2 the floor-to-ceiling height of the story below.

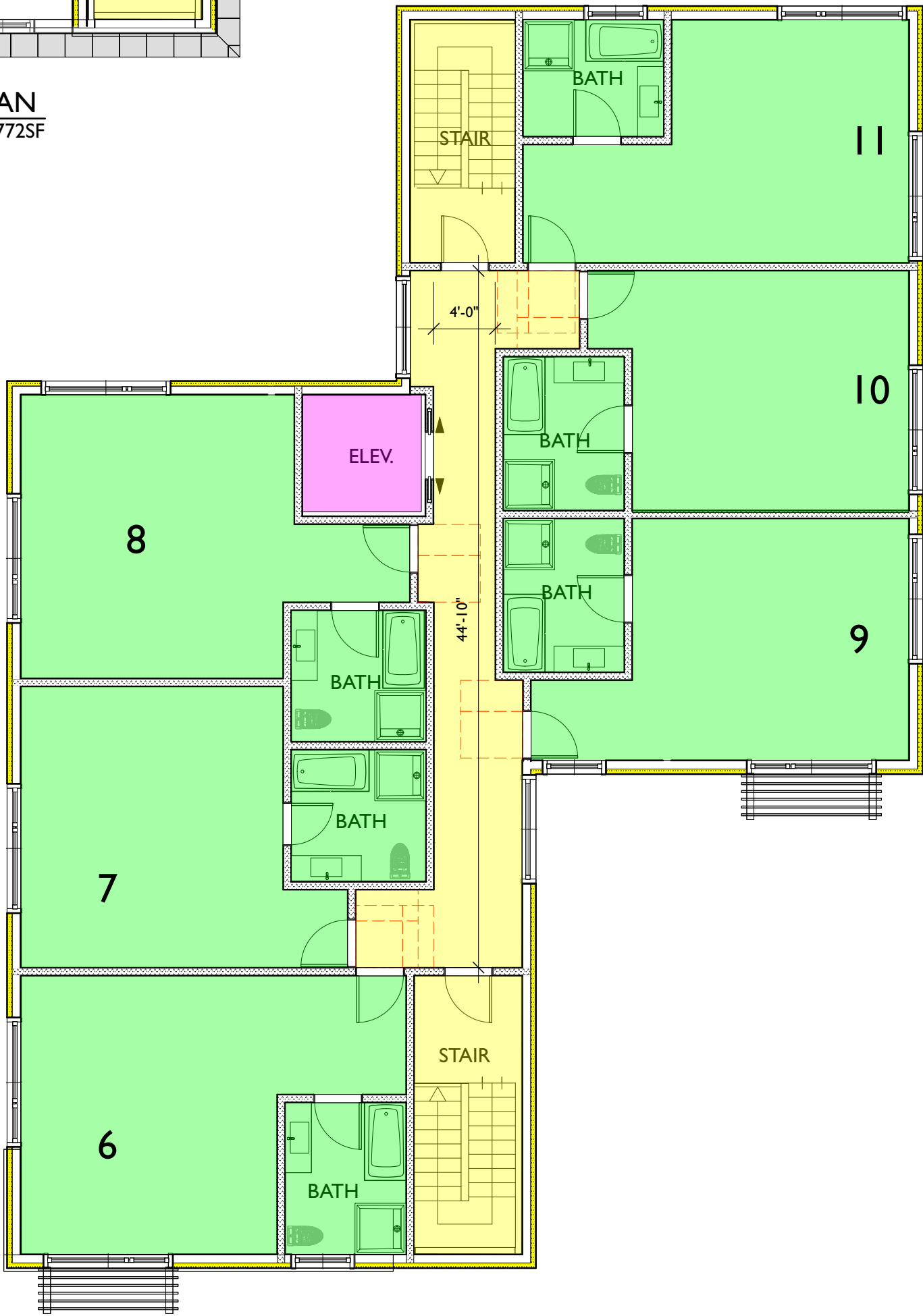


WALL PERIMETER: 280 LINEAR FEET
DORMER KNEE WALL: 147 LINEAR FEET

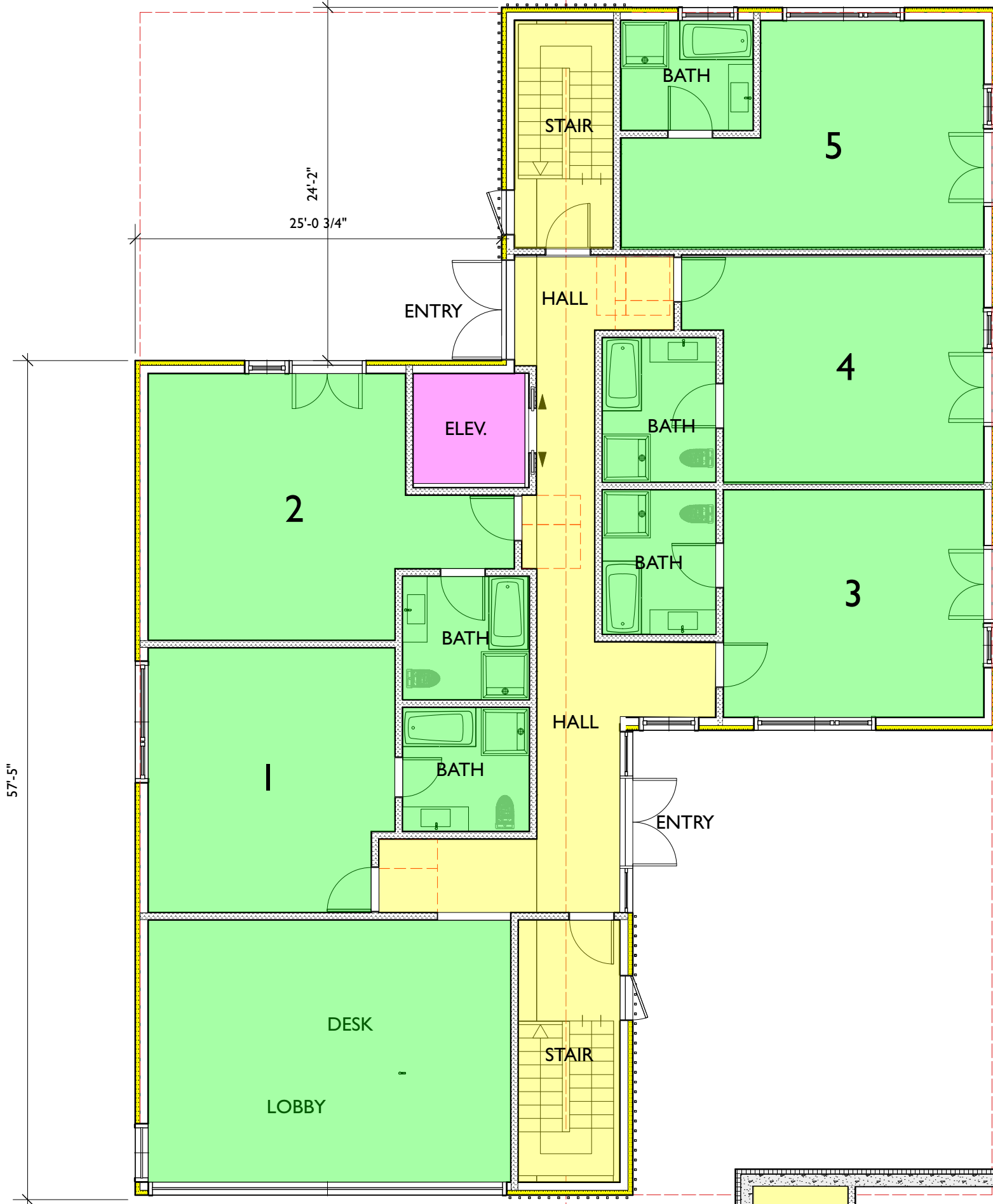
8 ROOF PLAN
Scale: 1/8" = 1'-0"



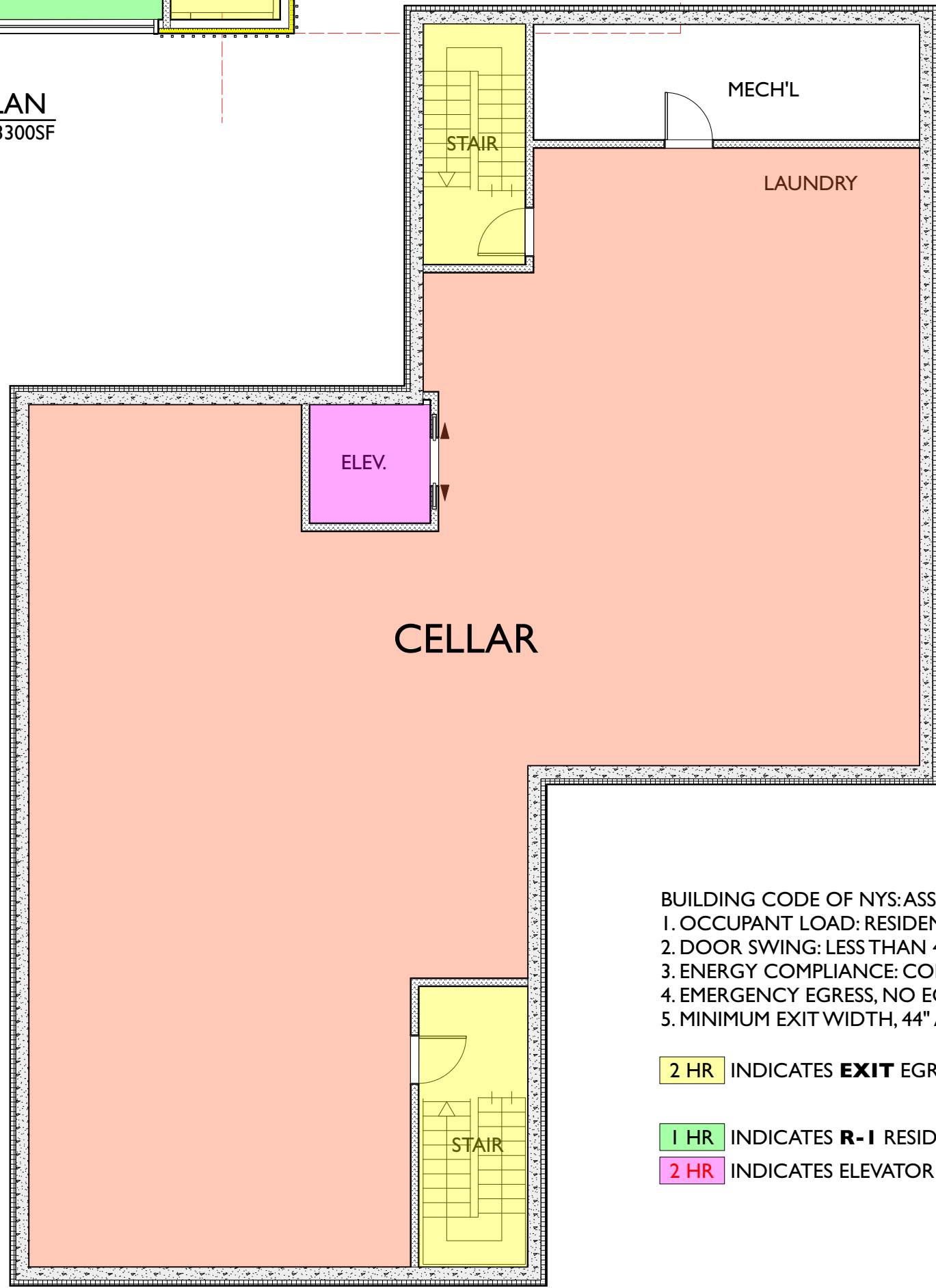
10 DORMER LEVEL PLAN
Scale: 1/8" = 1'-0" 2772SF



9 UPPER FLOOR PLAN
Scale: 1/8" = 1'-0" 3300SF



12 MAIN LEVEL PLAN
Scale: 1/8" = 1'-0" 3300SF



13 CELLAR PLAN
Scale: 1/8" = 1'-0" 3300SF

- BUILDING CODE OF NYS: ASSUMPTIONS
- 1. OCCUPANT LOAD: RESIDENTIAL = 200Ø PER PERSON GROSS.
 - 2. DOOR SWING: LESS THAN 4 STORIES, EITHER DIRECTION
 - 3. ENERGY COMPLIANCE: COMCHECK
 - 4. EMERGENCY EGRESS, NO EGRESS WINDOWS REQUIRED.
 - 5. MINIMUM EXIT WIDTH, 44" AT CORRIDORS, 36" @ STAIRS.

2 HR INDICATES EXIT EGRESS/EXIT/DISCHARGE

1 HR INDICATES R-1 RESIDENTIAL USE

2 HR INDICATES ELEVATOR SHAFT

BarryPrice
Architecture
Box 724
Bearsville, NY 12409
ph. 845-678-3262
info@barryprice.com
www.barryprice.com

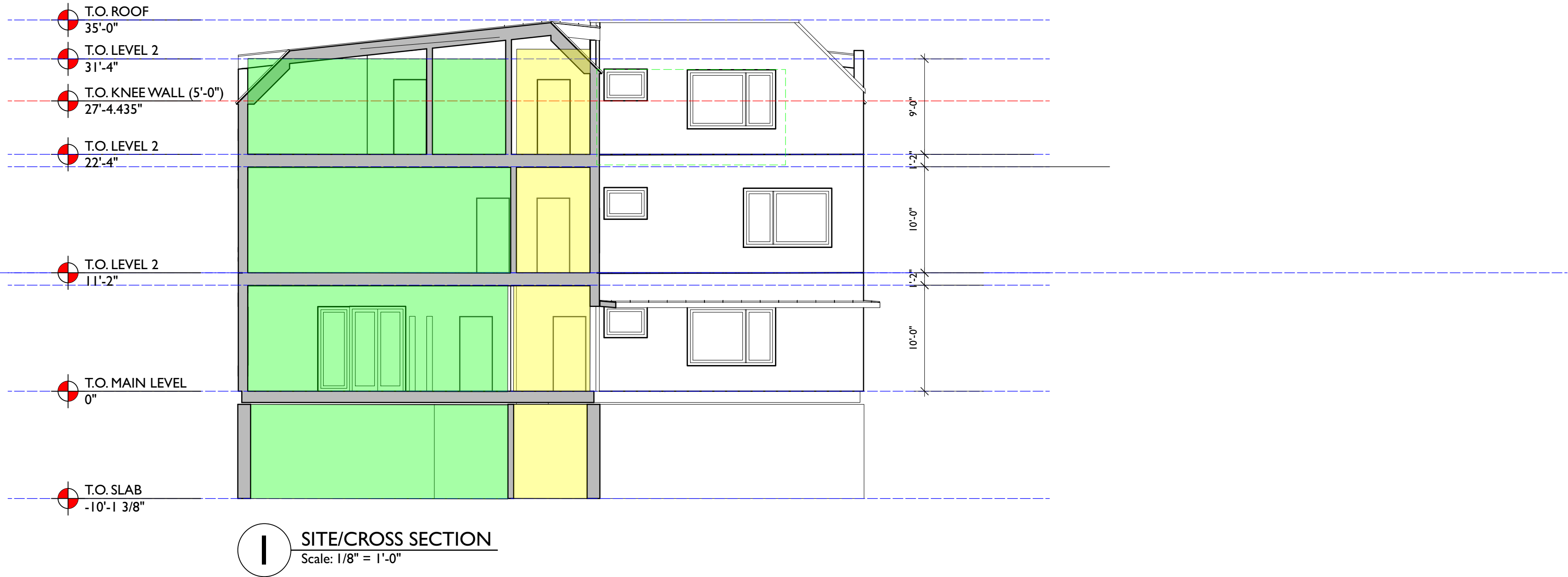
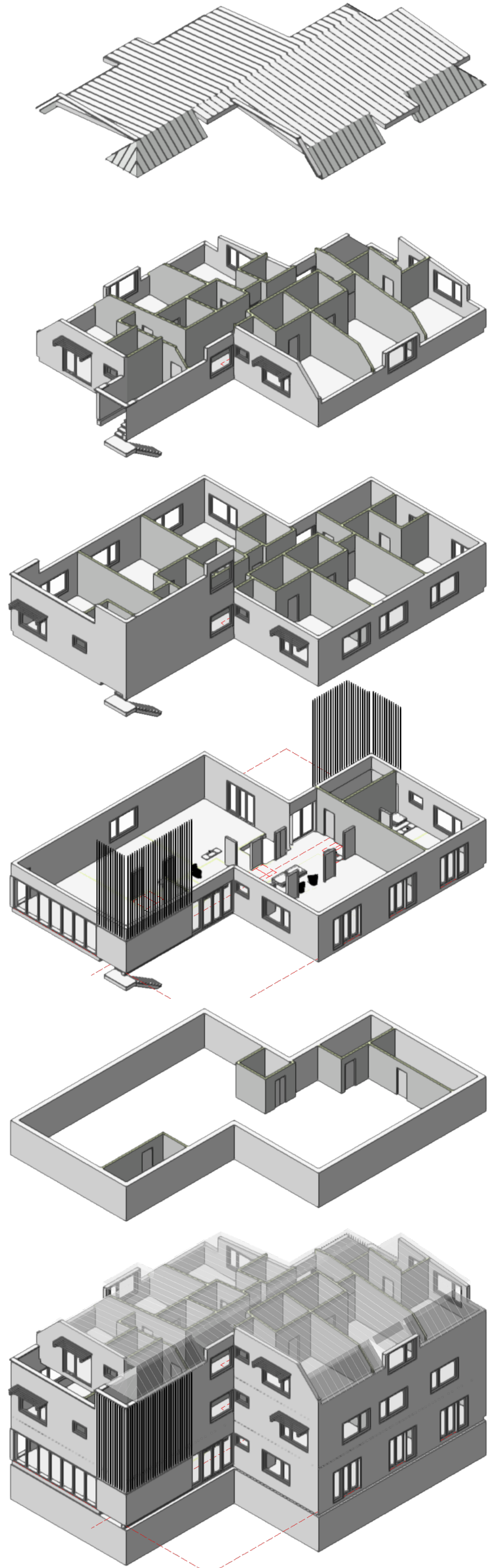
Title:
CODE REVIEW PLANS

Drawing Number:

Scale:
AS NOTED

Date:
1/30/25

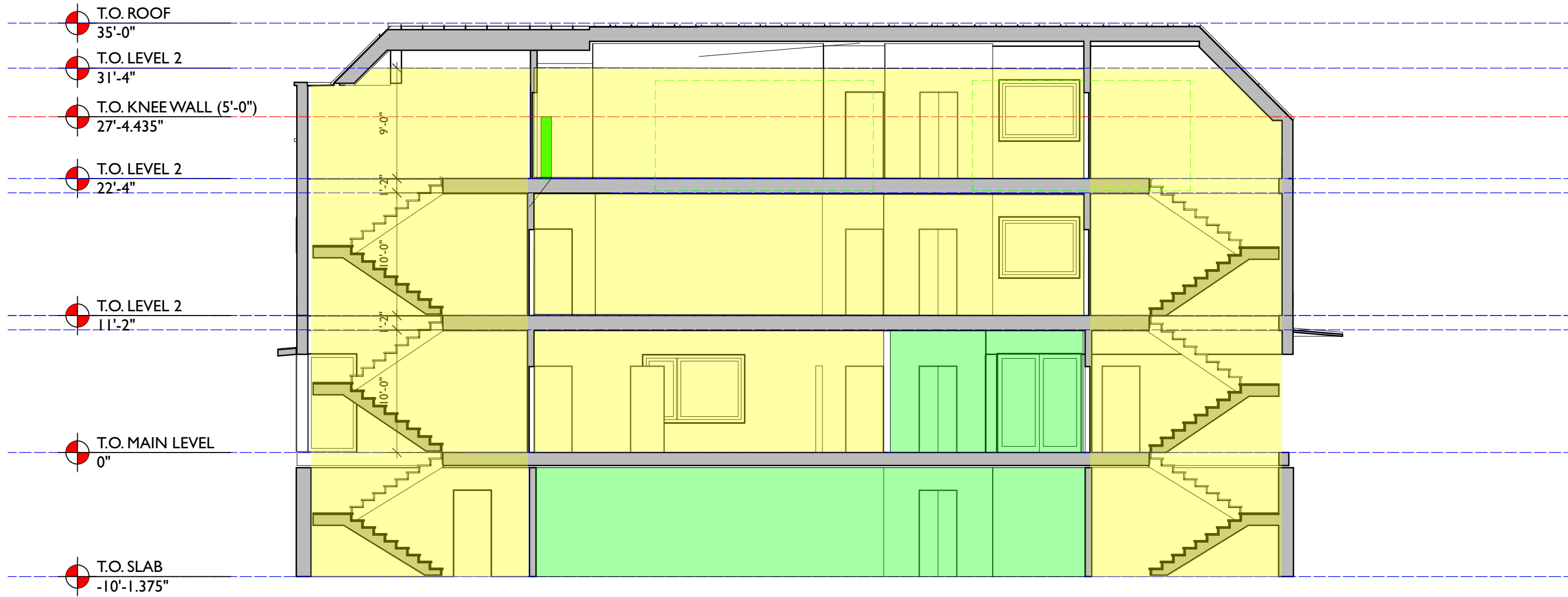
Project: 39 MILL HILL RD.



SECTION 601 GENERAL
TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
R-1 > 10 occupancy 2 exits
1007.1.1 Two exits or exit access doorways.
Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway.
Exceptions: 2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.
SECTION 1010 DOORS, GATES AND TURNSTILES
1010.1.2.1 Direction of swing.
Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.
SECTION 1011 STAIRWAYS
1011.2 Width and capacity.
1. The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches (1118 mm). See Section 1009.3 for accessible means of egress stairways.
Exceptions:
1. Stairways serving an occupant load of less than 50 shall have a width of not less than 36 inches (914 mm).
SECTION 1022 EXITS
1022.1 General.
Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Exits shall be continuous from the point of entry into the exit to the exit discharge.
SECTION 1023 INTERIOR EXIT STAIRWAYS AND RAMPS
1023.1 General.
Interior exit stairways and ramps serving as an exit component in a means of egress system shall comply with the requirements of this section. Interior exit stairways and ramps shall be enclosed and lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of Section 1024, except as permitted in Section 1028.1. An interior exit stairway or ramp shall not be used for any purpose other than as a means of egress and a circulation path.
1023.2 Construction.
Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.
SECTION 1024 EXIT PASSAGEWAYS
1024.2 Width and capacity.
The required capacity of exit passageways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches (1118 mm), except that exit passageways serving an occupant load of less than 50 shall be not less than 36 inches (914 mm) in width. The minimum width or required capacity of exit passageways shall be unobstructed.

BUILDING CODE OF NYS: ASSUMPTIONS
1. OCCUPANT LOAD: RESIDENTIAL = 2000 PER PERSON GROSS.
COMMERCIAL = 2000 PER PERSON GROSS.
2. DOOR SWING: LESS THAN 4 STORIES, EITHER DIRECTION EXCEPT FOR EXITING, TO SWING IN DIRECTION OF EXIT PATH
3. ENERGY COMPLIANCE: COMCHECK
4. EMERGENCY EGRESS, NO EGRESS WINDOWS REQUIRED.
5. MINIMUM EXIT WIDTH, 44" AT CORRIDORS, 36" @ STAIRS.
2 HR INDICATES EXIT EGRESS/EXIT/DISCHARGE
1 HR INDICATES A-2 COMMERCIAL USE
1 HR INDICATES R-1 RESIDENTIAL USE
2 HR INDICATES ELEVATOR SHAFT



2 SECTION THROUGH STAIR/HALL/ELEV.
Scale: 1/8" = 1'-0"