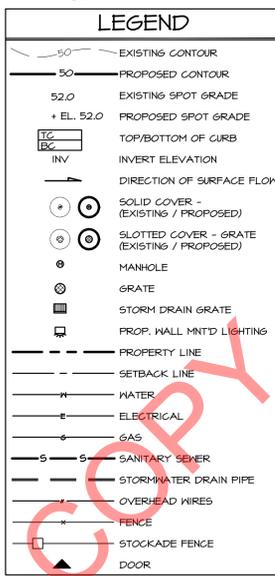
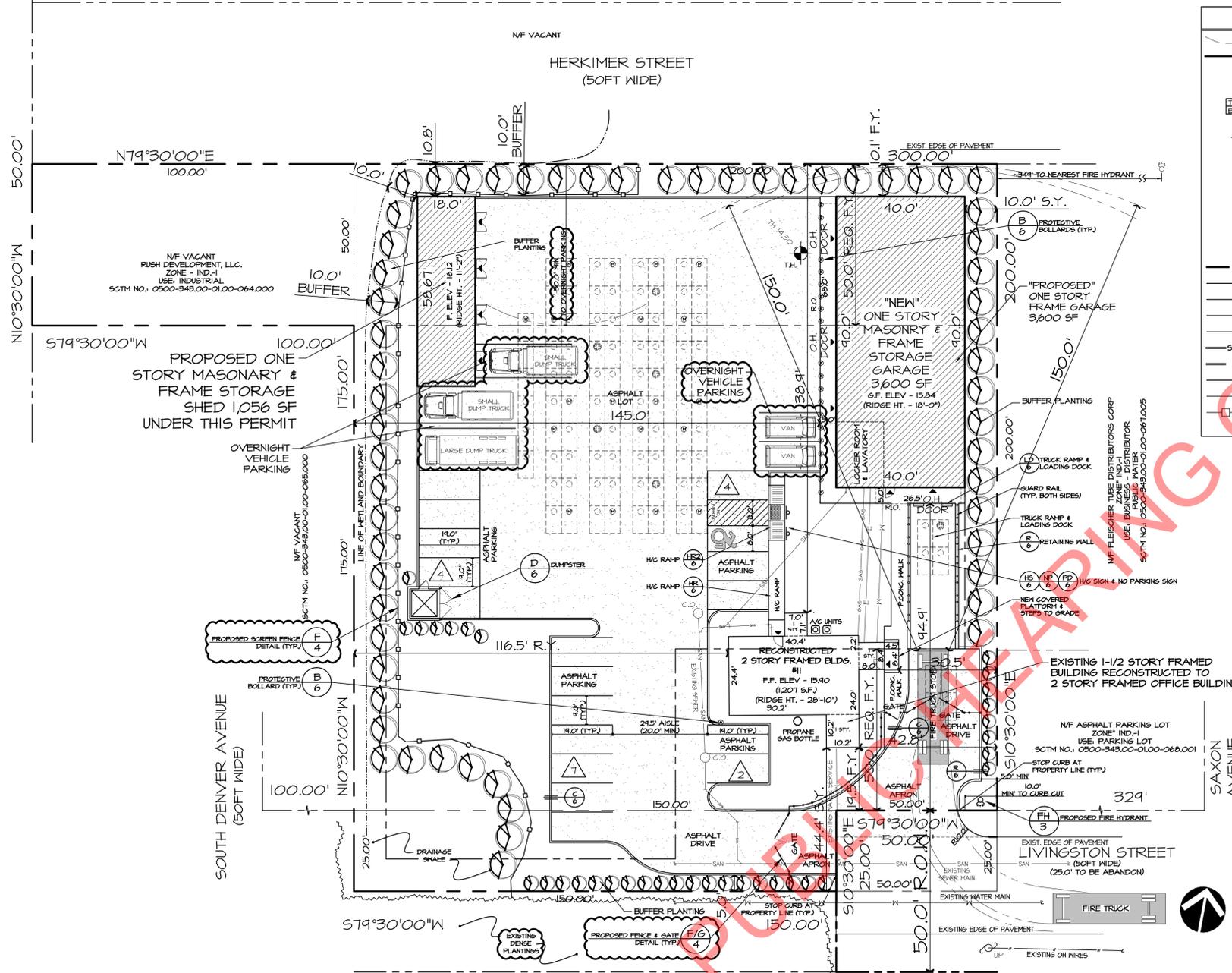


Office Building & Storage Garage

11 Livingston Street

RECONSTRUCTED COMMERCIAL BUILDING & NEW STORAGE GARAGE

Bay Shore, New York



TOWN NOTES:
 OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHTS OF WAY (88-224-0401).
 CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5411) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
 CONTACT THE TOWN ENGINEERING INSPECTOR (631-224-5366) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
 COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
 CLEARANCE LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR AND EITHER SIGN FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
 PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED UNDER THE TOWN SPECIFICATIONS.
 CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
 ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATHS.
 ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A RECYCLED REFINERY OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) REPROCESSING FACILITY AS SPECIFIED IN SECTION 360-161 OF 6 NYCRR PART 360, 'SOLID WASTE MANAGEMENT FACILITIES'.
 LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF 15UP ITEM 28P OR ITEM 25B.
 ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSPORTED TO AN APPROVED NYSD&E FACILITY. LOAD/TOTAL/TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF BAY SHORE ENGINEERING INSPECTOR FOR THE RECORD.
 PRIOR TO C.O. A RAIN INSPECTION MUST BE MADE.
 ALL TREES 10" CALIBER AND GREATER OR ANY SIGNIFICANT TREES ON SITE TO BE PRESERVED TO MAXIMUM EXTENT POSSIBLE UNLESS DISEASED OR COMPROMISED.
 APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES SA.7.5 AND SA.16 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
 THE ISUP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P5 SHALL BE FOLLOWED.
 REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT / OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND / OR FUMES. APPLICANT / OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.
 PRIOR TO THE ISSUANCE OF ANY C.O. THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN INDEPENDENT LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

GENERAL NOTES:

- ALL WORK TO CONFORM TO THE LATEST PLANNING BOARD SPECIFICATIONS AND STANDARDS.
- THE DEVELOPER MUST NOTIFY THE TOWN ENGINEERING DIVISION 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY OFF SITE DRAINAGE, CURB, SIDEWALKS OR APRONS.
- THE DEVELOPER MUST NOTIFY THE HIGHWAY ENGINEERING DEPARTMENT 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY OFF SITE DRAINAGE, CURB, SIDEWALKS OR APRONS.
- ALL ELEVATIONS ARE ON NAD 83 DATUM.
- ALL LANDSCAPED AREAS TO HAVE UNDERGROUND SPRINKLER SYSTEMS IN ACCORDANCE WITH THE TOWN SPECIFICATIONS.
- ALL CONCRETE SHALL BE TAMPED IN PLACE. NO MONEYCOMBS WILL BE ACCEPTED. FINISH SHALL BE SMOOTH RUBBED WITH A WOOD FLOAT.
- ALL CONCRETE TO BE A MINIMUM OF 4000 PSI-28 DAY STRENGTH.
- ALL SERVICES TO BE UNDERGROUND.
- ALL DAMAGED CONCRETE CURB, SIDEWALKS OR DRIVEWAY APRONS ARE TO BE REMOVED AND REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT TO FULL DEPTH WHETHER DAMAGES ARE INCURRED PRIOR TO OR DURING CONSTRUCTION.
- ALL CONCRETE CURBS, SIDEWALKS AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
- TOWN PLANNING BOARD SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION.
- LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN ENGINEERING DEPARTMENT AND NEW YORK STATE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION.

SITE DATA
INDUSTRIAL - 1

CURRENT ZONING: INDUSTRIAL - 1
 TAX MAP NO.: 500-343-1-66.001

LOT AREA	REQUIRED PER CODE (0.4591 ACRE)	EXISTING (1.118 ACRE)	PROPOSED (1.118 ACRE)	VARIANCE REQUIRED
48,750 S.F.	200.0'	48,750 S.F.	200.0'	NO

LOT WIDTH @ STREET LINE: 100'
 FRONT YARD SETBACK: 50'
 REAR YARD: 10'
 SIDE YARD SETBACK (MIN): 10'
 F.A.R. (% / SF): 35% / 4,875 S.F.
 BUILDING HEIGHT: 60'

BUILDING DATA (EXISTING):
 EXISTING FIRST FLOOR = 1,207 S.F.
 EXISTING SECOND FLOOR = 429 S.F.
 EXISTING GARAGE = 331 S.F.
 EXISTING SHED = 141 S.F.
 TOTAL EXISTING AREA = 2,108 S.F.

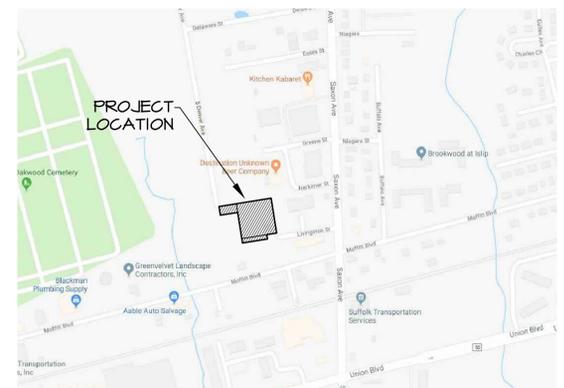
BUILDING DATA (PROPOSED) (F.A.R.):
 BUILDING FLOOR AREA:
 PROPOSED FIRST FLOOR = 1,207 S.F.
 PROPOSED SECOND FLOOR = 429 S.F.
 PROPOSED COVERED PORCH = 38 S.F.
 PROPOSED STORE GARAGE = 3,600 S.F.
 PROPOSED SHED GARAGE = 1,026 S.F.
 TOTAL FLOOR AREA = 6,200 S.F.

F.A.R. CALCULATIONS:
 ALLOWABLE (MAXIMUM 35%): 48,750 S.F. * 35% = 17,062.5 S.F. ALLOWABLE
 PROPOSED: 6,200 S.F. / 48,750 S.F. * 100% = 13.45% PROPOSED

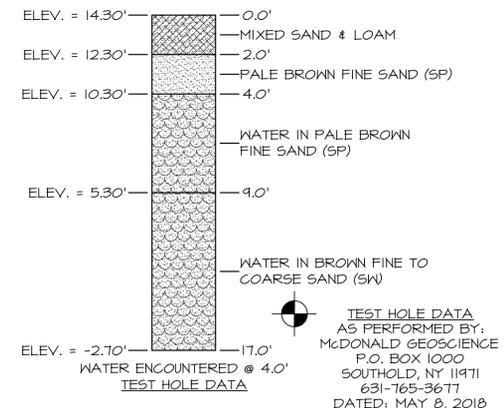
11 Livingston Street
 BAY SHORE, NEW YORK



Site Development Plan
 SCALE: 1:20



Key Map
 SCALE: N.T.S.



The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

SURVEY SITE NOTE:
 TOPOGRAPHICAL SURVEY INFORMATION TAKEN FROM MAP PREPARED BY LISA MCGULKIN LAND SURVEYING 274 EAST MAIN EAST PLIS, NY 11750 LIC. NO. - 090211 DATED: OCTOBER 10, 2011

APPLICANT INFO:
 DARIUS HROZKONSKI
 P.O. BOX 360
 COPAQUE, NY 11724
 PHONE: 631-841-5234

DRAWING LIST:
 SHEET: DESCRIPTION:
 1. SITE DEVELOPMENT PLAN
 2. DEMOLITION & STORMWATER PROTECTION PLAN
 3. GRADING, DRAINAGE & UTILITY PLAN
 4. LANDSCAPE
 5. LIGHTING PLAN
 6. DETAILS

ESTIMATED QUANTITIES

LENGTH OF 4" SDR-35	~55'
HOUSE CONNECTIONS	1

DESIGN FLOW CALCULATIONS
 OFFICE 0.06 GPD/SF
 RECONSTRUCTED OFFICE - 2,114 SF * 0.06 GPD/SF = 127 GPD
 PROPOSED GARAGE 3,600 SF * 0.06 GPD/SF = 216 GPD
 TOTAL DESIGN FLOW - 343 GPD
 (TO BE HOOKED UP TO EXISTING ON-SITE SANITARY SEWER LINE)

PARKING CALCULATIONS:
 OFFICE:
 1 STALL PER 200 SF
 2,114 SF / 200 = 10.57 STALLS REQUIRED
 STORAGE GARAGE:
 1 STALL PER 600 SF
 3,600 SF / 600 = 6 STALLS REQUIRED
 TOTAL REQUIRED = 16.57 STALLS REQUIRED
 (17 TOTAL STALLS PROVIDED)
 ON-SITE = 17 STALLS PROVIDED

STORM DRAINAGE CALCULATIONS
 PROPOSED DRAINAGE (2" RAINFALL):
 REQUIRED AREA I:
 ROOF - 5,126 SF * 0.11" * 100% = 563.86 CF
 PAVT - 14,613 SF * 0.11" * 100% = 1,607.43 CF
 LANDSCAPE - 20,549 SF * 0.11" * 15% = 3,282.27 CF
 TOTAL REQUIRED = 7,453.56 CF
 PROVIDED AREA I:
 (06) HS-20 4'-4"x8'-6"x2'-0" EFF.D. (64 CF) = 4,800 CF. PROVIDED
 PROVIDED AREA II:
 (4) HS-20 4'-4"x8'-6"x2'-0" EFF.D. (64 CF) = 256 CF. PROVIDED
 REQUIRED AREA II (TRUCK DOCK):
 PAVT - 630 SF * 0.11" * 100% = 69.3 CF
 PROVIDED AREA III:
 (4) HS-20 4'-4"x8'-6"x2'-0" EFF.D. (32 CF) = 128 CF. PROVIDED

LANDSCAPE CALCULATIONS (TOTAL SITE):
 REQUIRED MINIMUM 20%:
 48,750 S.F. * 20% = 9,750 S.F. MINIMUM
 PROPOSED:
 20,549 S.F. / 48,750 S.F. * 100% = 42.15% PROPOSED
 NO RELAXATION REQUIRED

LANDSCAPE CALCULATIONS (FRONT YARD):
 REQUIRED MINIMUM 20%:
 4,750 S.F. * 20% = 950 S.F. MINIMUM
 PROPOSED:
 6,461 S.F. / 4,750 S.F. * 100% = 66.33% PROPOSED
 NO RELAXATION REQUIRED

SCTM NO.: 500-343-1-66.001 NYSDEC#: 1-4728-05843/00001

am sutton architects p.c.
 278 N. COUNTRY ROAD, P.O. BOX 5220, MILLER PLACE, NY 11754
 631-928-4151 631-928-8668

associates architectural engineering

DATE	5/9/18
DRAWN	BJR
CHKD	
FILE	
JOB NO.	18001



SP2018-063

LANDSCAPE CALCULATIONS (TOTAL SITE):
 REQUIRED MINIMUM 20%:
 48,150 S.F. * 20% = 9,630 S.F. MINIMUM
 PROPOSED:
 20,544 S.F. / 48,150 S.F. * 100% = 42.65% PROPOSED
 NO RELAXATION REQUIRED

LANDSCAPE CALCULATIONS (FRONT YARD):
 MINIMUM 50% OF TOTAL REQUIRED:
 4,750 S.F. * 50% = 2,375 S.F. MINIMUM
 PROPOSED:
 6,461 S.F. / 4,750 S.F. * 100% = 66.23% PROPOSED
 NO RELAXATION REQUIRED



REV.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER TOWN BOARD COMMENTS
3	REVISED PER TOWN BOARD COMMENTS
4	REVISED PER TOWN BOARD COMMENTS
5	REVISED PER TOWN BOARD COMMENTS
6	REVISED PER TOWN BOARD COMMENTS
7	REVISED PER TOWN BOARD COMMENTS
8	REVISED PER TOWN BOARD COMMENTS
9	REVISED PER TOWN BOARD COMMENTS
10	REVISED PER TOWN BOARD COMMENTS
11	REVISED PER TOWN BOARD COMMENTS
12	REVISED PER TOWN BOARD COMMENTS
13	REVISED PER TOWN BOARD COMMENTS
14	REVISED PER TOWN BOARD COMMENTS
15	REVISED PER TOWN BOARD COMMENTS
16	REVISED PER TOWN BOARD COMMENTS

11 Livingston Street
 11 LIVINGSTON STREET
 BAY SHORE, NEW YORK

NEW YORK
 NO. 14828
 NEW JERSEY
 NO. 14828
 CONNECTICUT
 NO. 14828
 PENNSYLVANIA
 NO. 14828

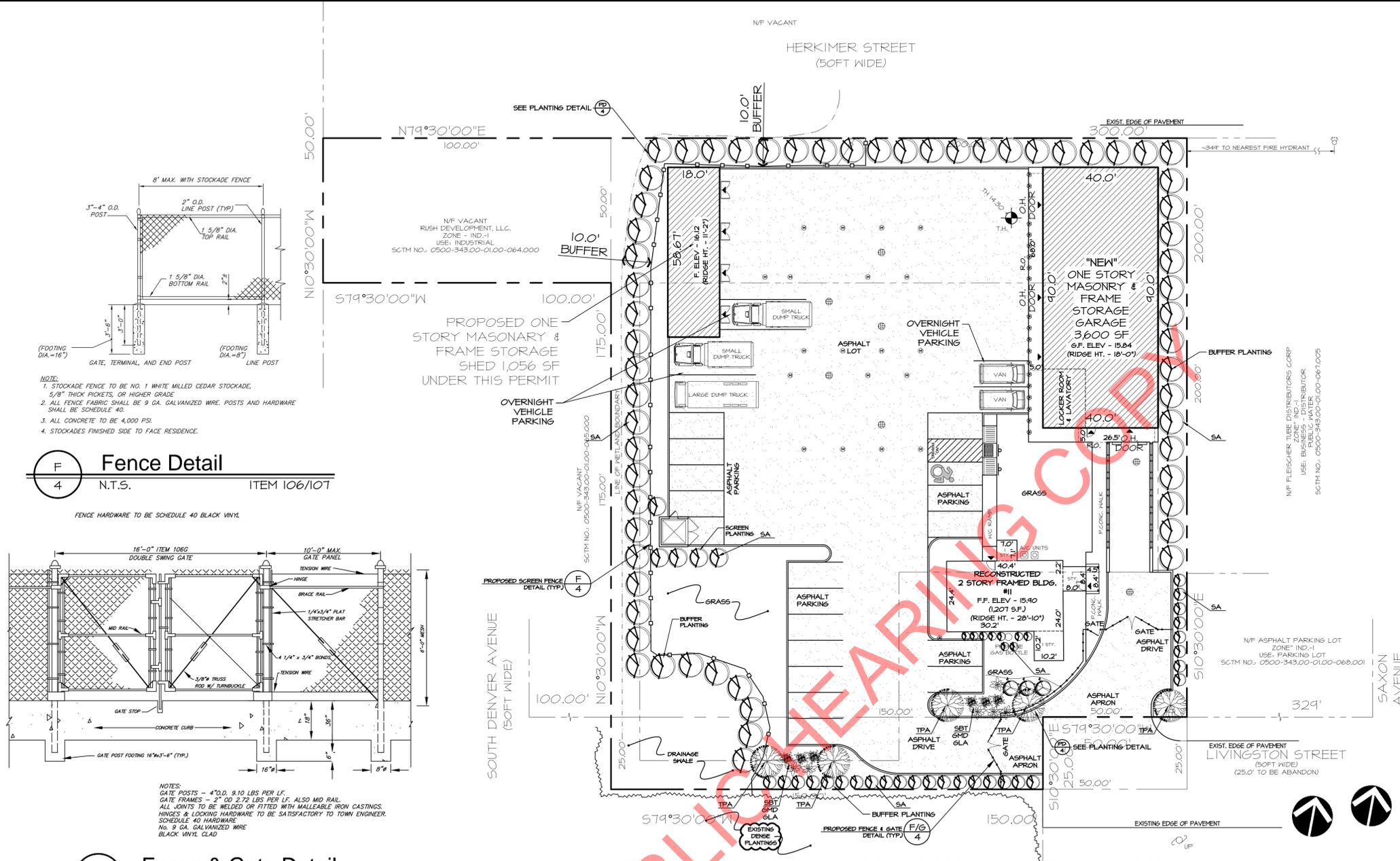
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associates
 architectural
 engineering

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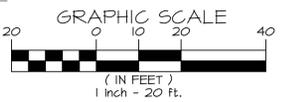
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SCTM NO.: 500-343-1-66.001 NYSDEC#1-4728-05843/00001



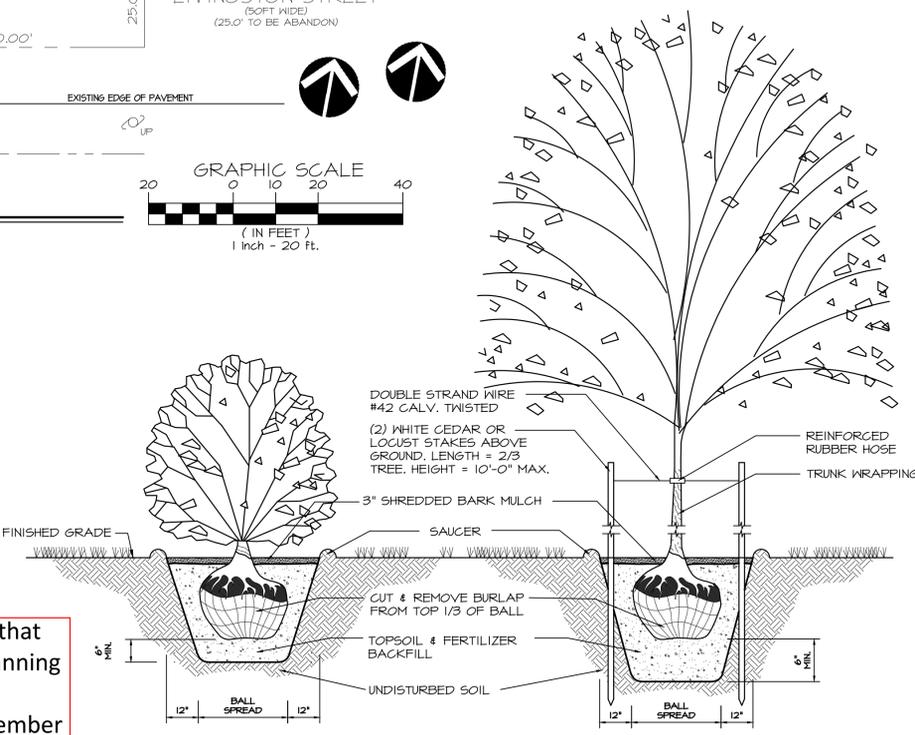
Landscape Plan

SCALE: 1:20



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PD
 4
 N.T.S.
Planting Detail



SP2018-063