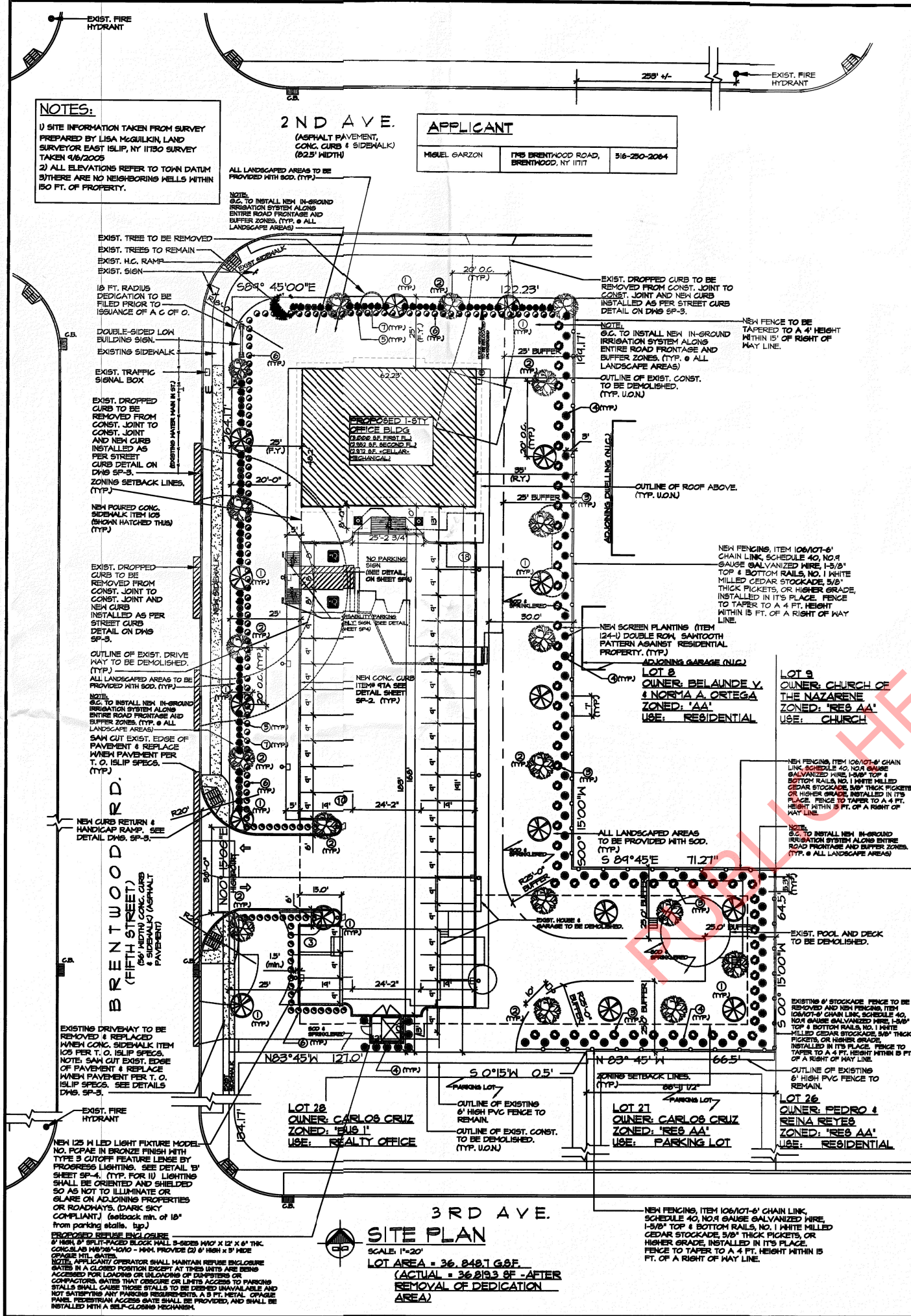




TEST HOLE

EL. 98.2
MIXED SAND AND LOAM

EL. 97.7
BROWN SILTY SAND SM

EL. 95.7
PALE BROWN FINE TO COARSE SAND SM

EL. 76.7
NOTE: NO WATER ENTERED

NOTE: TEST HOLE DATA TAKEN FROM TEST HOLE TAKEN BY MARK McDONALD OF McDONALD GEOSCIENCE ON 08/01/05.

PARKING CALCULATIONS

BUILDING:
ZONING: 65-T
LOT AREA = 36,884 SF = 0.85 ACRES

PERMITTED: 25% = 9,221 SF X 0.25 = 2,305.25 MAX
PERMITTED: 5,952 SF = 10.3%

PROPOSED: 5,952 SF OFFICE BLDG. W/ BASEMENT FOR MECHANICAL
PARKING SPACES: (NO PARKING REQ'D FOR STORAGE)
- REQUIRED @ 1 SPACE PER 200 SF
- REQUIRED = 5,952 SF / 200 = 29.8 SAY 30 CARS
TOTAL SPACES PROVIDED = 31 CARS PROPOSED
TOTAL SPACES REQUIRED = 2 CARS

16 PARKING:
@ 2 SPACES REQUIRED BETWEEN 26-30 TOTAL SPACES
2 SPACES PROVIDED.

LANDSCAPE SCHEDULE

NO.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QNTITY
1	MALUS SSP	CRABAPPLE	8 1/2" DIA.	20' O.C.	16
2		RED SPLENDER CRABAPPLE	8 1/2" DIA.	20' O.C.	16
3		DOUGLAS FIR	3" x 4"	5'-1" O.C.	60
4	JUNI PERIS CHINENSIS PYRAMIDALIS	NORWAY SPRUCE	3" x 4"	5'-1" O.C.	70
5	EUONYMUS FORTUNE 'gold splash'	EUONYMUS - GOLD SPLASH	1-2" H	AS SHOWN	48
6	THUJA OCCIDENTALIS	TECHNY GLOBE ARBORVITAE	3" x 3"	3' O.C.	152
7	BERBERIS THUNBERGII ROSE GLOW	ROSE GLOW BARBERRY	1-2" H	AS SHOWN	24

PROPERTY INFORMATION

COUNTY TAX MAP NO: 160 BLOCK: 2 LOT: 7 & 29 BUILDING USE: OFFICE BUILDING ZONING: 65-T

ITEM	AS REQUIRED BY ZONING	%	AS PROPOSED	%
LOT SIZE:	10,000 S.F. (MIN.) 40,000 S.F. (MAX.)		36,884 S.F. = 0.85 AC 36,884 S.F. = 0.85 AC (ACTUAL)	
MIN. WIDTH OF WAY:	100 FT. OFFICE 75 FT. DWELLING		264.17/122.23'	
BLDG. AREA/MAX. FLOOR AREA:	9,204.8 SF	23%	3,000 SF.	12.5%
FRONT YD. SETBACK:	25 FT.		25 FT.	
CORNER AND FRONT YD. SETBACK:	25 FT.		25 FT.	
REAR YD. SETBACK:	35 FT.		35 FT.	
SIDE YD. SETBACK:	10 FT. ONE SIDE/ 20 FT. TOTAL BOTH SIDES		103' (ONE SIDE)	
MAX. BUILDING HEIGHT:	35 FT.		35.5' (T.O. RIDGE) 46' (T.O. CUPOLA)	

OFFICE - GROUP B1
OCCUPANCY TYPE
TYPE Vb
CONSTRUCTION TYPE
NO CLASSIFICATION
FIRE HAZARD CLASSIFICATION

LOCATION MAP

SYMBOLS LEGEND

00.00' - PROPOSED ELEVATION
T.O. - TOP OF CURB
B.C. - BOTTOM OF CURB
T.B. - TOP OF GRADE
T.M.C. - TOP OF MANHOLE COVER
E.L. - ELEVATION
H.P. - HIGH POINT
L.P. - LOW POINT
C.I. - CAST IRON SOLID COVER
O - CAST IRON GRATING

④ - WATER METER
⑤ - GAS LINE
⑥ - GAS METER
⑦ - ELECTRIC LINE
⑧ - ELECTRIC METER
S - SEWER LINE
T - TELEPHONE LINE
E.S.D. - EXISTING ELEVATION
N.E.S.D. - NEW ELEVATION
N.T.C. - NEW T.O. CURB
N.E.C. - NEW B.C. CURB
N.T.P. - NEW T.O. GRADE

TYPICAL ON-SITE BUMPER CURB DETAIL (ITEM 97A) (N.T.S.)

TYPICAL STREET CURB DETAIL (N.T.S.)

TYPICAL STORM DRYWELL DETAIL (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.

JFT

ARCHITECTURAL DESIGNS

ARCHITECTURAL DRAFTING
PLANNING
INTERIOR DESIGN

1156 NAMDAC AVENUE
BAY SHORE, NY 11706
TEL: (631) 647-4467
FAX: (631) 647-4467
MOBILE: (631) 961-8888
E-MAIL: JFTARCH@aol.com

LUIGI CLAUDIO SCIANDRA
PROFESSIONAL ENGINEER

5 WESLEYAN COURT
SMITHTOWN, NY 11787-3011
TEL: (631) 543-2953
FAX: (631) 543-1526
EMAIL: lcs4d@aol.com

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ENGINEER. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

PROJECT TITLE
PROPOSED OFFICE BUILDING

1779-1785 BRENTWOOD ROAD
BRENTWOOD, NY 11717
SCITM #: 0800-180-2-7 & 29

DRAWING TITLE
SITE PLAN, SITE DETAILS, LANDSCAPE SCHEDULE, PROPERTY INFO., PARKING CALC'S

DRAWN BY: JFT
CHECKED BY: LCS
DATE: 8/18/2022
SCALE: AS SHOWN

DRAWING NO. SP-1
PROJECT NO. 2018-62