

PROPOSED
MULTIFAMILY COMPLEX
FOR
JOHN BONO
WYANDANCH, NY

ARCHITECT
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DRAWING LIST

- T-1 TITLE SHEET
- SP-1 SITE PLAN & DETAILS
- SP-2 WATER AND SEWER SITE PLAN
- SP-3 DRAINAGE PLAN
- SP-4 LANDSCAPE PLAN
- SP-5 PHOTOMETRICS & LANDSCAPE PLANS
- SP-6 EROSION AND SEDIMENT CONTROL PLAN & TRUCK TURNING DIAGRAM
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 ROOF PLAN
- A-5 ELEVATIONS

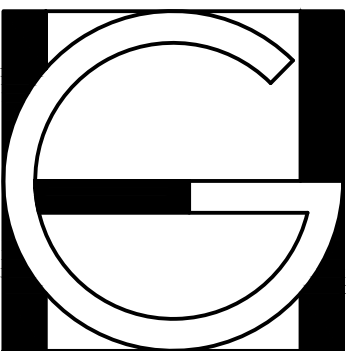
REVISIONS		
#	DATE	AS PER
1	1-21-25	TOWN
2	4-9-25	TOWN

PROPOSED
MULTIFAMILY COMPLEX
FOR
JOHN BONO
STRAIGHT PATH
WYANDANCH, NY

S.C.T.M. No. 0100-55-3-8.9#10

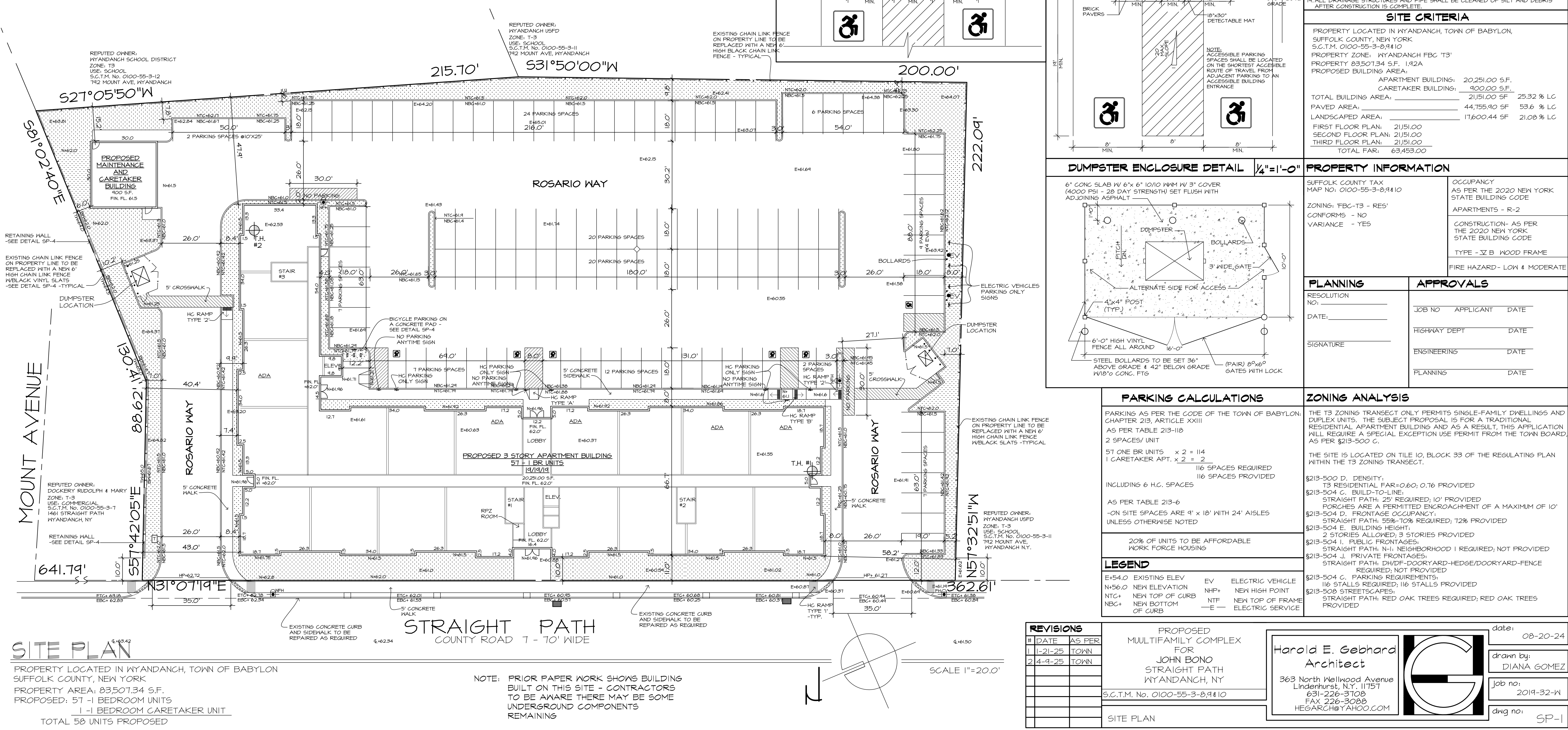
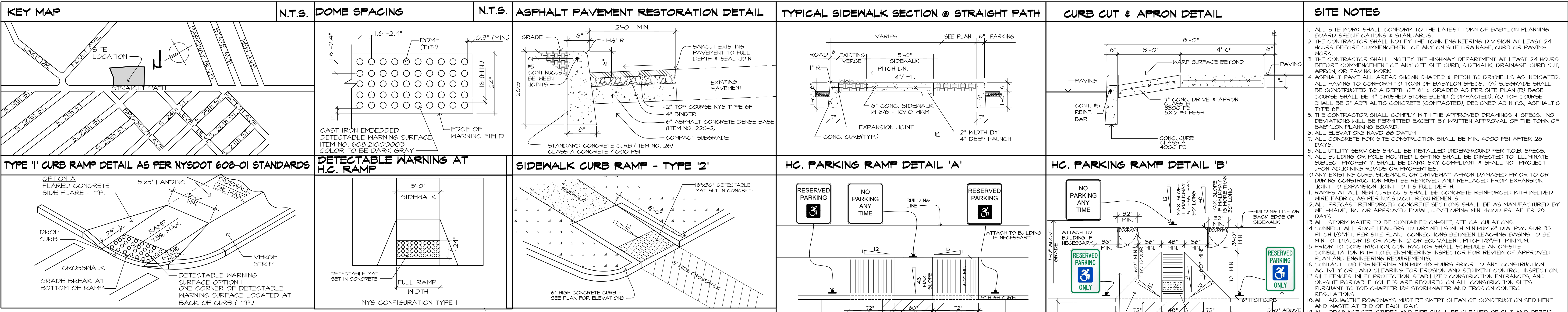
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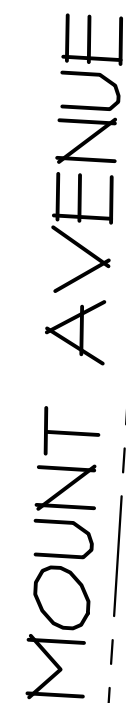
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date: 08-20-24
drawn by: DIANA GOMEZ
job no: 2019-32-W
dng no: TP

PROJECT: BONO STRAIGHT PATH

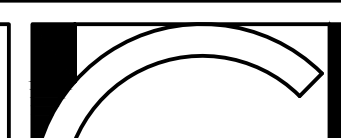


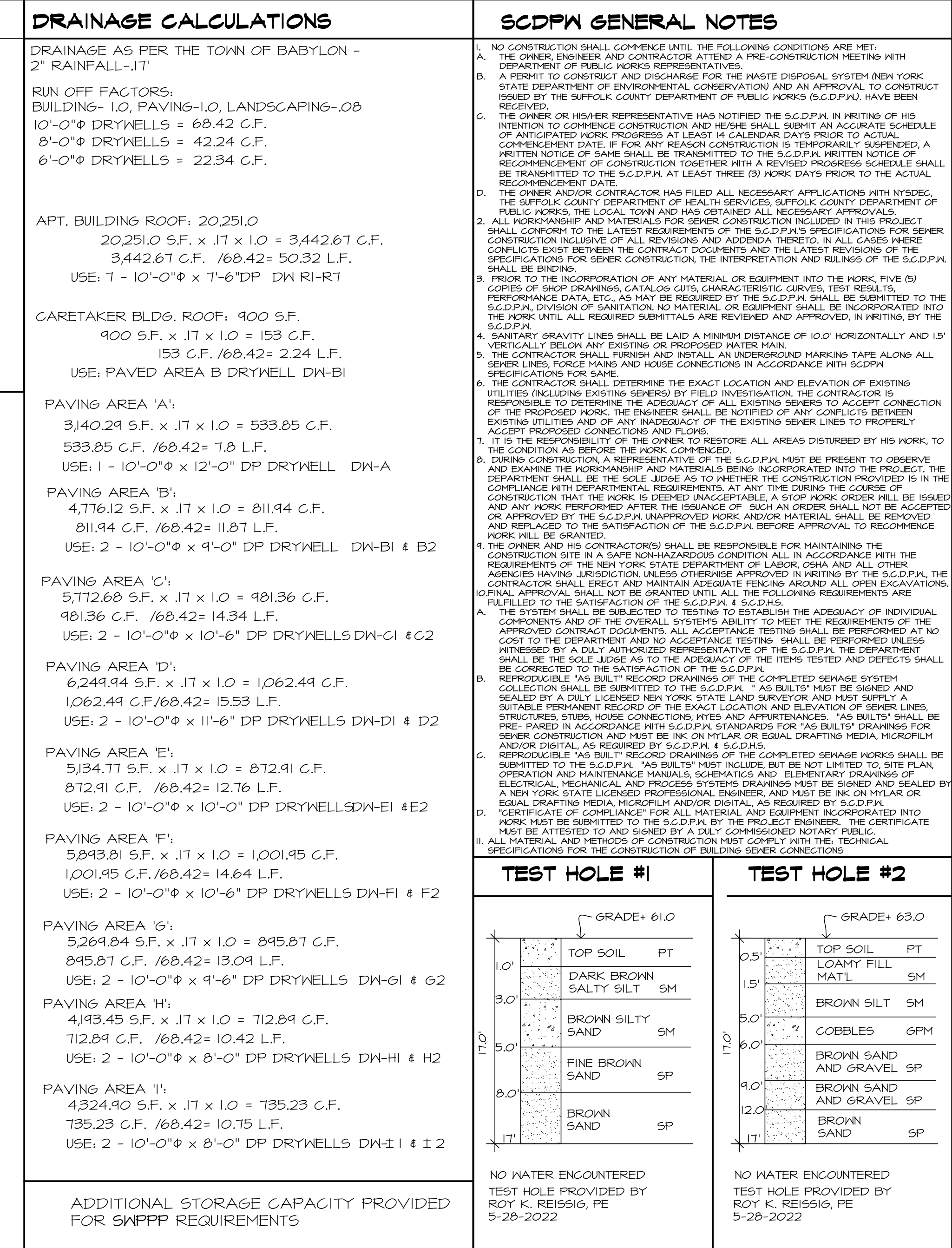
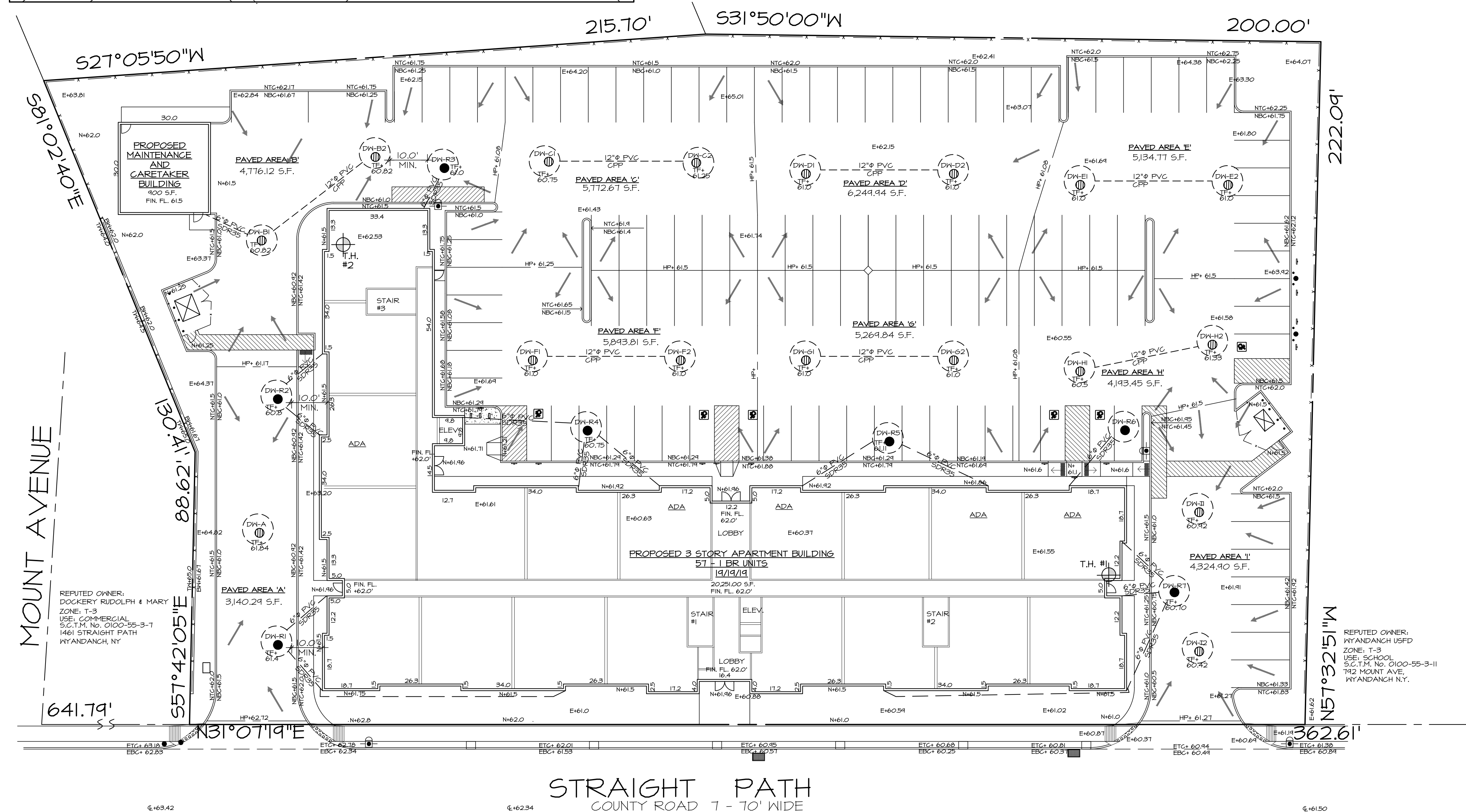


SCALE 1"=20.0'

SUFFOLK COUNTY HEALTH DEPT. NOTES	
1.	ALL UNITS OF SANITARY SYSTEM TO BE AS MANUFACTURED BY WELL-MADE INC. OR APPROVED EQUAL
2.	THERE WILL BE NO INDUSTRIAL WASTE INTO THIS SYSTEM
3.	THERE WILL BE NO CONTAMINATED WASTES RETURNED TO THE SOIL UNLESS APPROVED BY THE BOARD OF HEALTH
4.	MAINTAIN CLEARANCES AS SHOWN ON PLAN
5.	ALL PIPING USED IN THE SANITARY SYSTEM SHALL MEET OR EXCEED COMMERCIAL STANDARDS SDR 35 SEWER PIPE
6.	THERE WILL BE NO PRIVATE WATER SUPPLIES
7.	MAINTAIN 10'-0" MINIMUM CLEARANCE BETWEEN WATER LINE AND ANY UNIT OF THE SANITARY SYSTEM
8.	LAYOUT OF UNITS TO BE AS SHOWN OR SIMILAR IN PLAN DEPENDING ON FIELD CONDITIONS
9.	THERE IS NO SURFACE WATER WITHIN 200 FEET OF THE PROPERTY LINE, NO WELLS WITHIN 300 OF THE PROPERTY LINE AND NO LEACHING POOLS WITHIN 100 FEET OF PROPERTY LINE UNLESS SHOWN ON PLAN
10.	ALL NEIGHBORING PROPERTIES WITHIN 150 FT HAVE SCWA WATER, THERE ARE NO WELLS WITHIN 150 FT.

SCHED APPROVAL	

Id E. Gebhard Architect 100 North Wellwood Avenue Denhurst, N.Y. 11751 631-226-3708 FAX 226-3088 SARCH@YAHOO.COM		date: 08-20-24
		drawn by: DIANA GOMEZ
		job no: 2019-32-W
		dwg no: SP-2



TEST HOLE #1

GRADE= 61.0

Depth (ft)	Soil Description	Soil Type
0.0' - 1.0'	TOP SOIL	PT
1.0' - 3.0'	DARK BROWN SALTY SILT	SM
3.0' - 5.0'	BROWN SILTY SAND	SM
5.0' - 8.0'	FINE BROWN SAND	SP
8.0' - 17.0'	BROWN SAND	SP

TEST HOLE #2

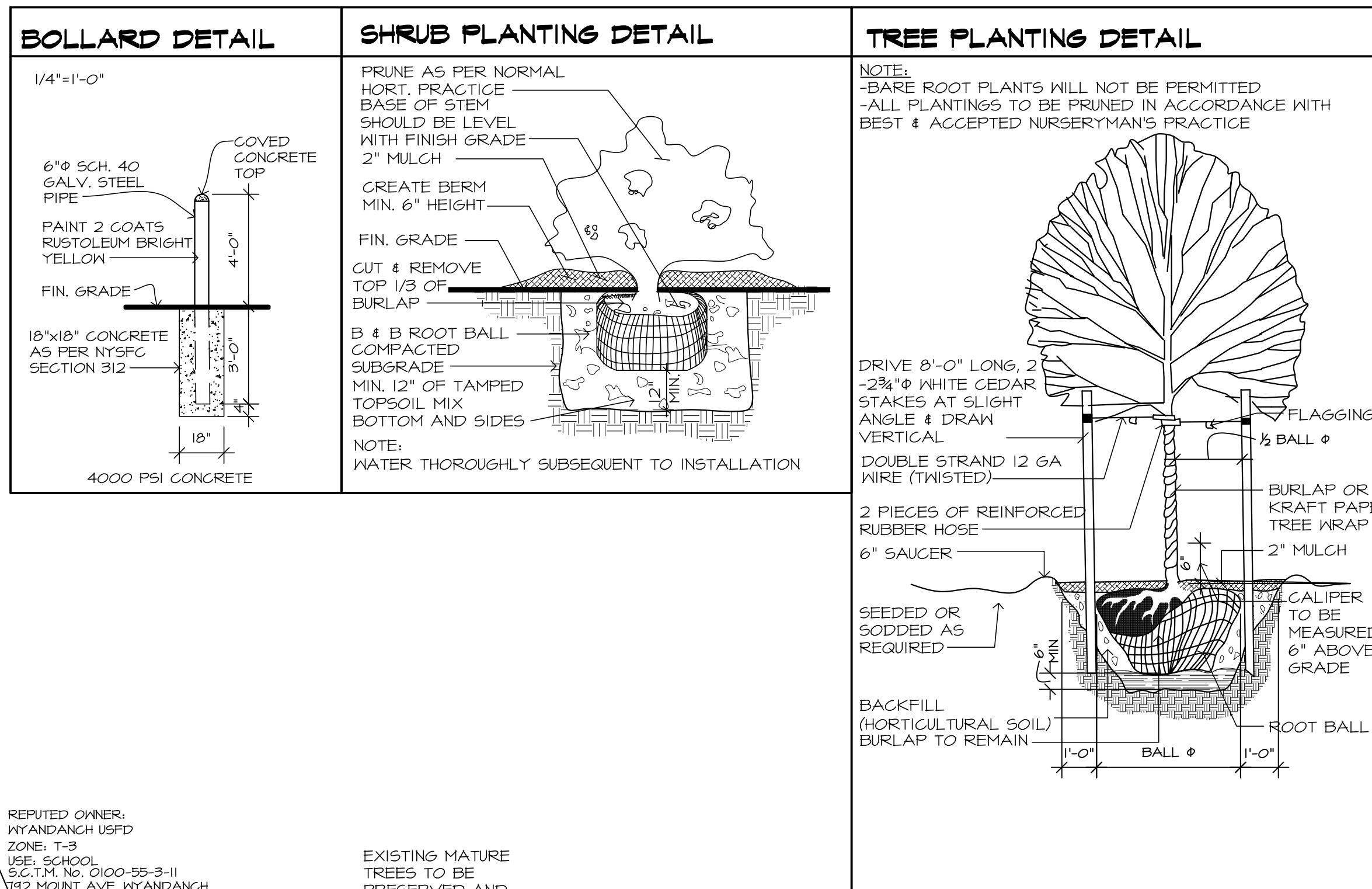
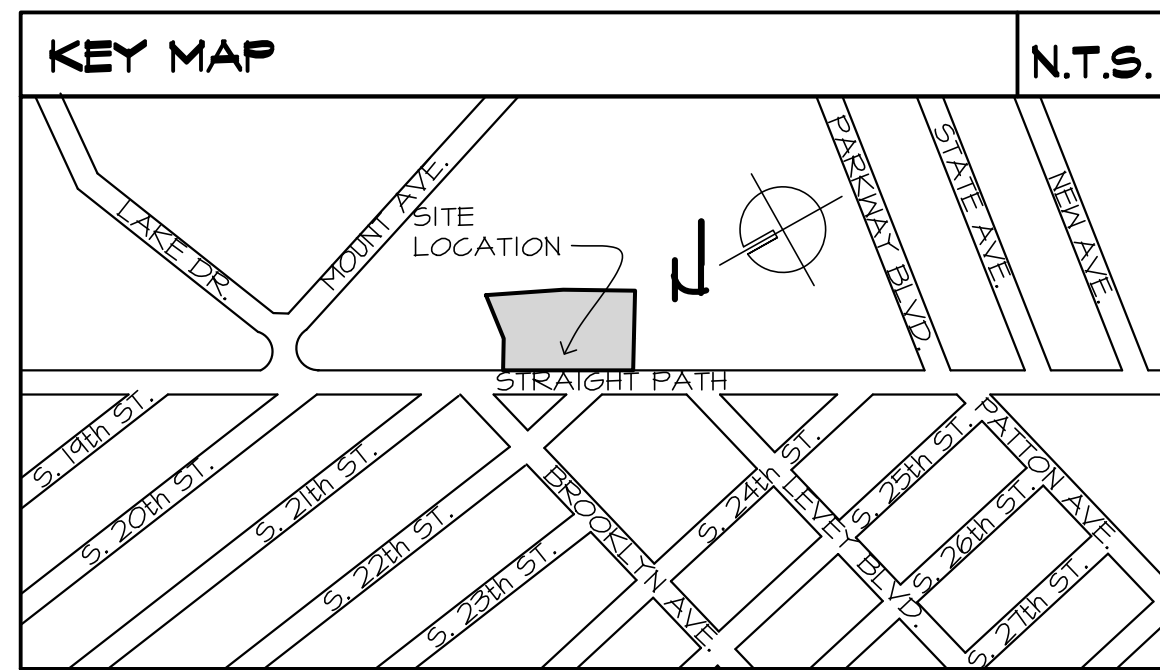
GRADE= 63.0

Depth (ft)	Soil Description	Soil Type
0.0' - 0.5'	TOP SOIL	PT
0.5' - 1.5'	LOAMY FILL MATL	SM
1.5' - 5.0'	BROWN SILT	SM
5.0' - 6.0'	COBBLES	GPM
6.0' - 9.0'	BROWN SAND AND GRAVEL	SP
9.0' - 12.0'	BROWN SAND AND GRAVEL	SP
12.0' - 17.0'	BROWN SAND	SP

LEGEND	SCHD APPROVAL
E+ 0.0 EXISTING ELEV	
N+ 0.0 NEW ELEVATION	
NTG+ NEW TOP OF CURB	
NEG+ NEW BOTTOM OF CURB	
NHP+ NEW HIGH POINT	
TF NEW TOP OF FRAME	
(G) GAS METER SET	
(M) WATER METER	
DW NEW DRYWELL	
RPZ RPZ VALVE	
—→ FLOW LINE	
—W— WATER LINE	
—G— GAS LINE	
—S— SEWER LINE	
—E— ELECTRIC SERVICE	

SCALE 1"=20.0'

REVISIONS			PROPOSED		date: 08-20-24		
#	DATE	AS PER	MULTIFAMILY COMPLEX		Harold E. Gebhard Architect 363 North Wellwood Avenue Lindenhurst, N.Y. 11757 631-226-3708 FAX 226-3088 HEGARCH@YAHOO.COM		
1	2-21-25	TOWN	FOR				drawn by:
2	4-9-25	TOWN	JOHN BONO				DIANA GOMEZ
			STRAIGHT PATH				job no:
			WYANDANCH, NY				2019-32-W
			S.C.T.M. No. 0100-55-3-B,9#10			dwg no: SP-3	
			STORM WATER DRAINAGE				
			SITE PLAN				



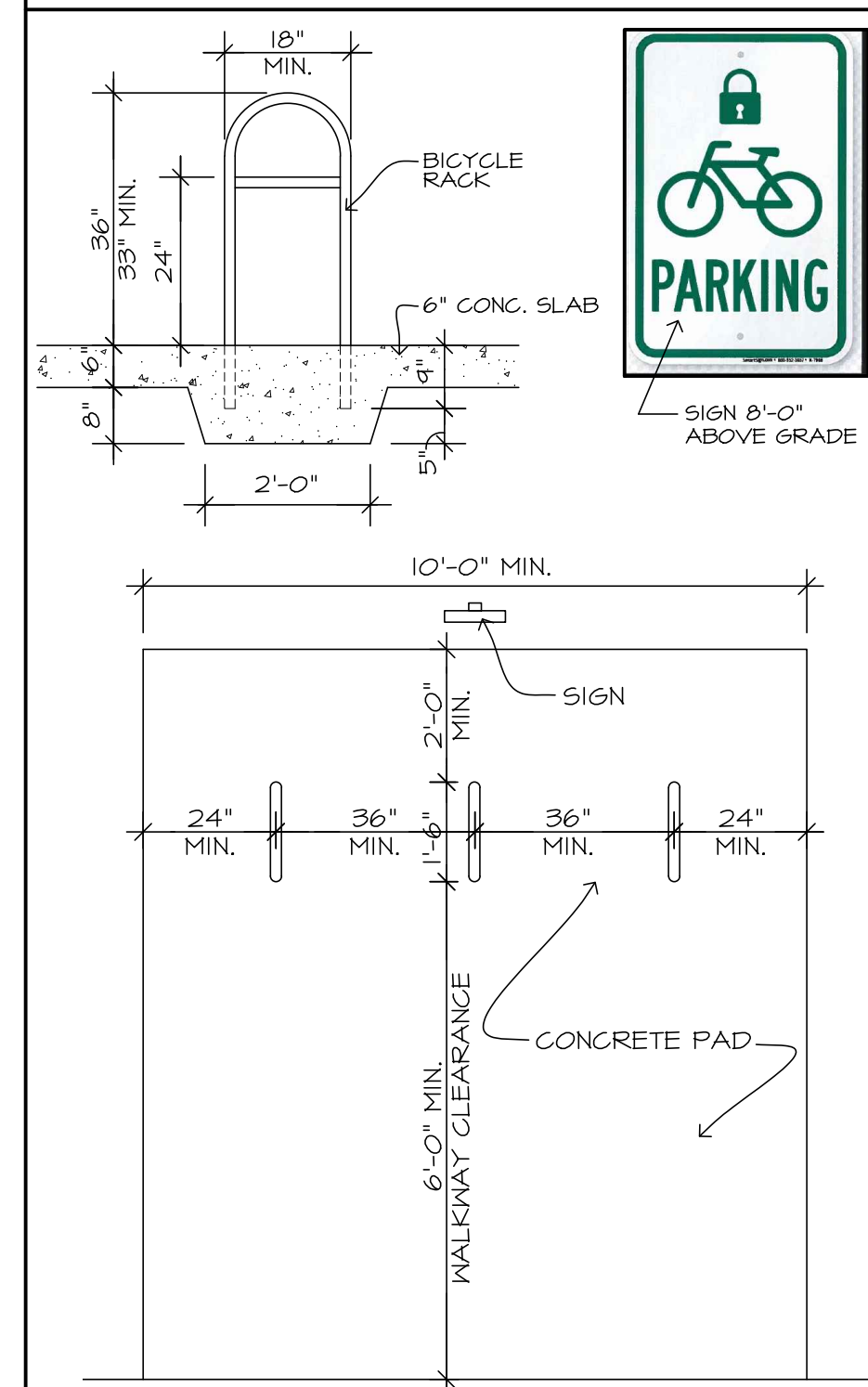
LANDSCAPE SCHEDULE				NOTE: ALL QUANTITIES ARE APPROXIMATE	
#	QU.	COMMON NAME	LATIN NAME	SIZE	REMARKS
1	7	RED OAK	QUERCUS RUBRA	2½"-3" CAL.	@40' O/C
2	8	SWEET GUM	LIQUIDAMBAR STYRACIFLUA	2½"-3" CAL.	SHADE TREE
3	6	ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2'-2½' CAL	SHADE TREE
4	2	BLACK TUPELO	NYSSA SYLVATICA	2'-2½' CAL	
5	16	RHODODENDRON	RHODODENDRON ARBOREUM	2 GAL.	
6	7	KATSURA TREE	CERCIDIPHYLLUM JAPONICA	2½"-3" CAL.	
7	28	BLACK-EYED SUSAN	RUDBECKIA FULGIDA VAR.	1½-2' HIGH	CLUMP OF 3 EACH
8	28	UPRIGHT HOLLY	ILEX GREINATA 'SKYPENCIL'	3 GAL.	
9	24	DWARF ORNAMENTAL GRASS	PENNINGSETUM A 'LITTLE BUNNY'	1 GAL.	
10	8	DURAHEAT BIRCH	BETULA N. 'DURAHEAT'	7'-8' HIGH	
11	70	LEYLAND CYPRESS	CUPRESSOCYPARIS	5' HIGH	@12' O/C ALTERNATE WITH #18
12	28	DOUBLE KNOCKOUT ROSE	ROSA X 'RADTKO'		
13	16	GREEN COLUMNAR JUNIPER	JUNIPERUS CHINENSIS	5'-6' HIGH	@3' O/C
14	28	DAYGLO DAY LILY	HEMEROCALLIS	1'-1½' HIGH	@ 2' O/C
15	30	VARIEGATED EUNONYMUS	EUNONYMUS J. AUREUS	5 GAL.	
16	4	BLUE SHORE JUNIPER	JUNIPERUS C. 'BLUE PACIFIC'	2 GAL.	
17	22	HOSTA	HOSTA PLANTAIN LILY	1½-2' HIGH	@3' O/C
18	70	EASTERN WHITE PINE	PINUS STRABUS	6'-7' HIGH	@12' O/C ALTERNATE WITH #11

E	EXISTING TREES TO REMAIN
NOTE: TREES BY CURB CUTS TO HAVE LOWEST BRANCH 6' ABOVE GRADE	

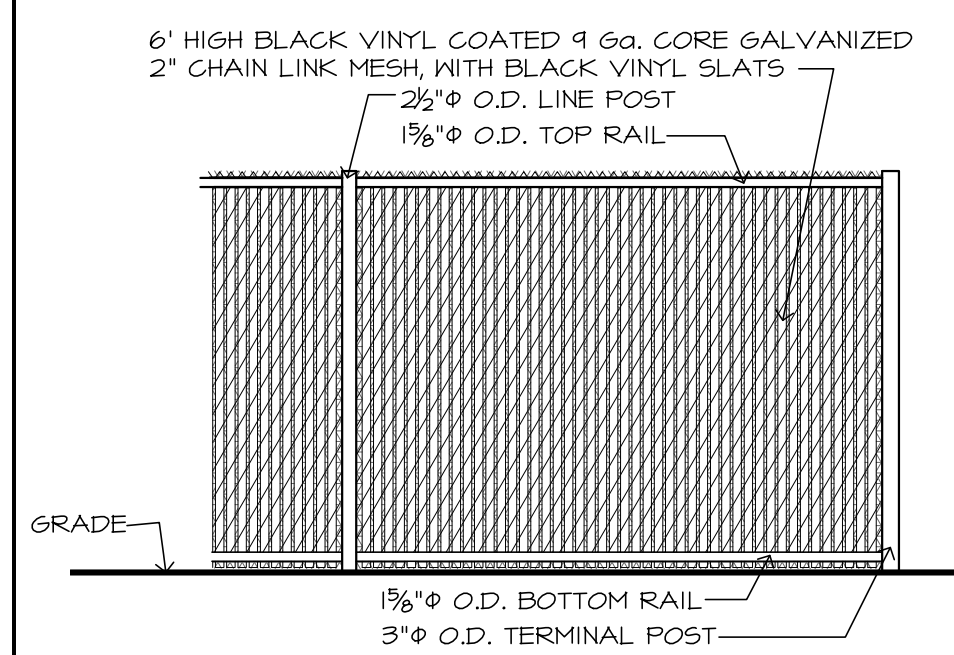
LANDSCAPE NOTES

1. ALL PLANT MATERIAL TO BE NATIVE GROWN, BALLED AND BURLAPPED, OR POTTED, NO BARE ROOTS ACCEPTED.
2. TOPSOIL TO BE INCORPORATED IN ALL SHRUB PITS ALONG WITH FEAT MOSS AND COW MANURE.
3. ALL PLANT MATERIAL 3' OR LARGER STAKED AND GUTED TWO SIDES.
4. CONTRACTOR TO PROVIDE AND INSTALL 1/8"X4" STEEL OR BLACK PLASTIC EDGING ON PERIMETER OF ALL AREAS SEPARATING PLANTING BEDS FROM SODDED AREAS, PINNED EVERY 6'.
5. NO GRADING OR ELEVATION DEVIATIONS FROM PLANS TO BE ALLOWED UNLESS APPROVED BY THE ARCHITECT IN WRITING.
6. ALL PLANT MATERIAL TO BE GUARANTEED FOR ONE YEAR FROM INSTALLATION DATE BY CONTRACTOR.
7. CONTRACTOR TO PROVIDE AND INSTALL WOOD CHIPS PLACED IN PLANTING BEDS AT MIN. 2" DEPTH.
8. ALL PLANTING AREAS, AND SODDED AREAS TO RECEIVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM. THE SYSTEM TO MEET OR EXCEED REQUIREMENTS AND GENERALLY ACCEPTED STANDARDS.
9. ANY SUBSTITUTIONS OF PLANT MATERIAL OR OTHER PHASES MUST BE APPROVED BY THE ARCHITECT IN WRITING.
10. LAWN SPRINKLERS TO BE CONTROLLED BY MOISTURE SENSORS.

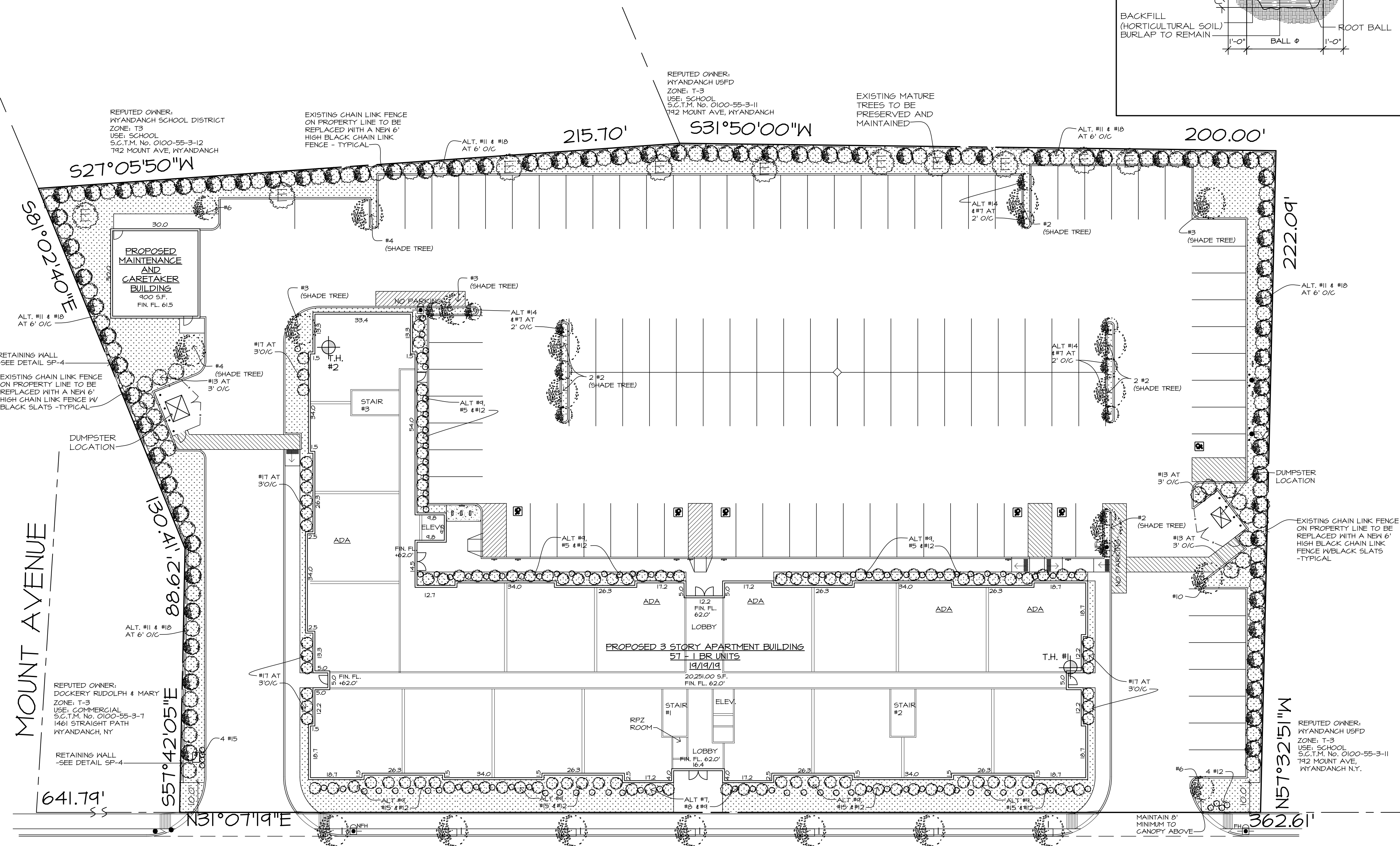
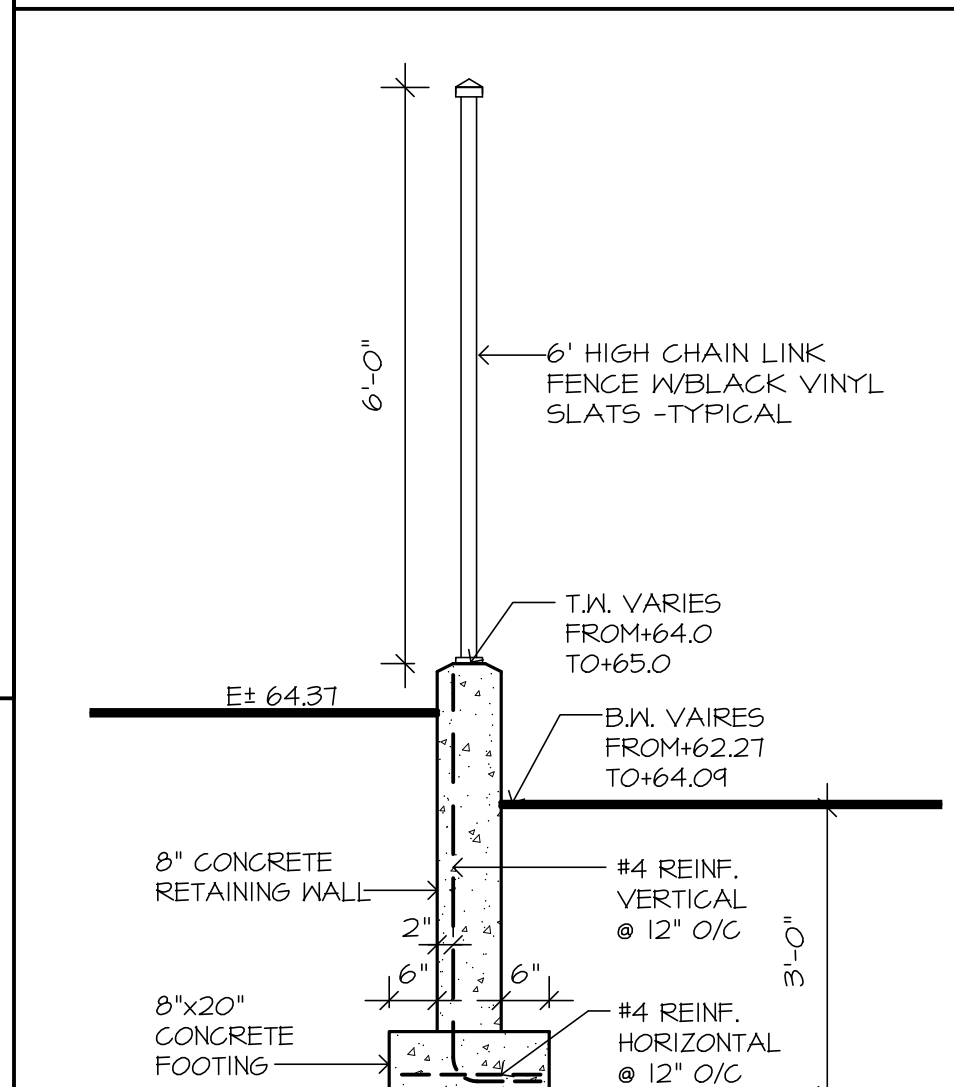
BICYCLE RACK PARKING & SIGN DETAIL



CHAIN LINK FENCE DETAIL



RETAINING WALL DETAIL



LANDSCAPE PLAN

PROPERTY LOCATED IN WYANDANCH, TOWN OF BABYLON
SUFFOLK COUNTY, NEW YORK

STRAIGHT PATH
COUNTY ROAD 7 - 70' WIDE

SCALE 1"=20.0'

REVISIONS		
#	DATE	AS PER
1	1-21-25	TOWN
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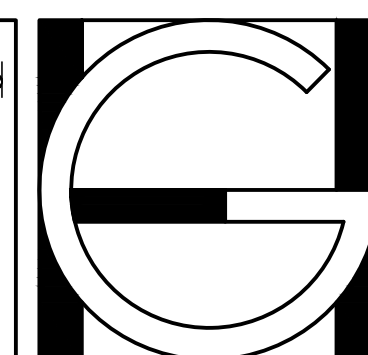
PROPOSED
MULTIFAMILY COMPLEX
FOR
JOHN BONO
STRAIGHT PATH
WYANDANCH, NY

S.C.T.M. No. 0100-55-3-8,9&10

LANDSCAPE SITE PLAN

Harold E. Gebhard
Architect

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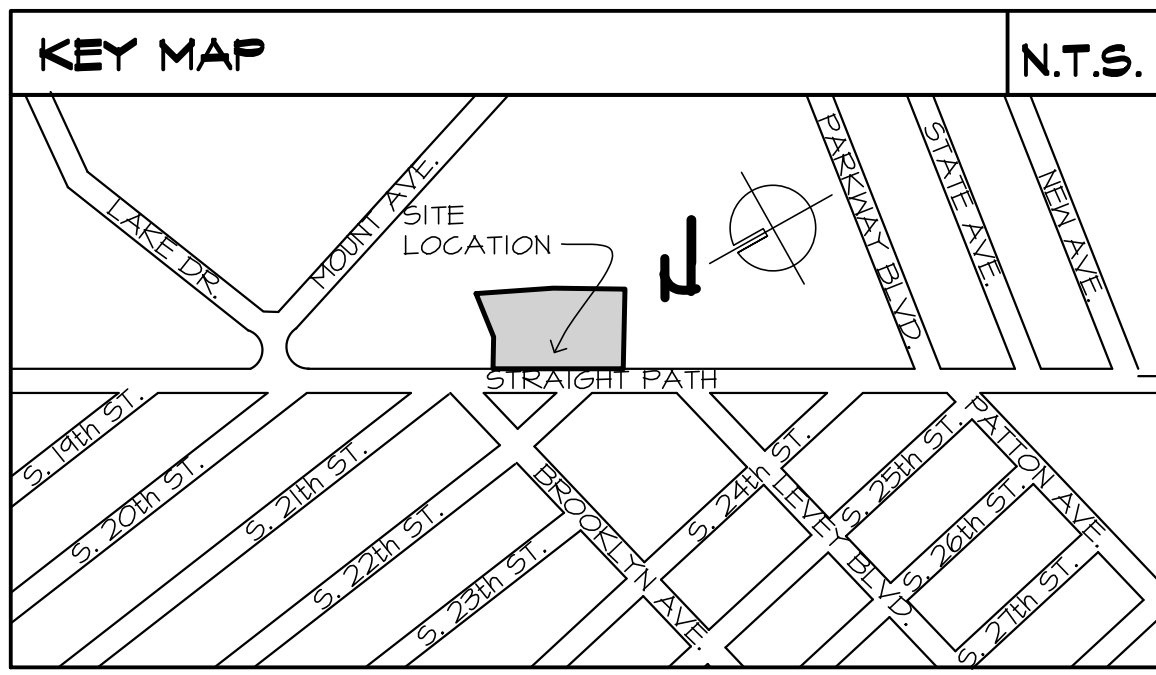
date: 08-20-24

drawn by:
DIANA GOMEZ

job no:
2019-32-W

dwg no: SP-4

PROJECT: BONO STRAIGHT PATH



ideaSHIELD®

EV CHARGING STATION

TECHNICAL SPECIFICATIONS

Adjustable Amperage: 12-30 Amps

Voltage: 96-264 VAC

Cord Length: 23 ft.

Weight: 125 lbs.

Dimensions: Diameter 7.2" Height 58"

Input/Output Power: 7.2 kW

Input Current: 30 Amps

Breaker Size: 40 Amps

Temperature Rating: -30°F to +150°F (-35°C to +66°C)

Bollard Cover: 1/4" wall thickness, high density thermoplastic (HDPE)

Available in any color

EV SIGN DETAIL		3/8"=1'-0"	Luminaire Schedule			Post Fixtures are Mounted at 14 feet--Wall packs Mt at 15 feet	
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description		
	11	UTLD-AF24-50-D-U-T4W	SINGLE	5,757	TYPE 4 COLOR TEMP:4,000K 54W -BY COOPER LIGHTING		
	14	ML-SWL-SM-22W-T2	SINGLE	3,000	Shark wall light LED full cutoff		

WALL LIGHTING DETAIL

N.T.S.

LED WALL FIXTURE
MAGNIFLOOD "SHARK WALL PACK"
WITH A POLYCARBONATE PRISMATIC LENS.
10616 POLYESTER POWDER COAT FINISH
BRONZE FINISH STANDARD

SHOWN LF ON PLAN

MOUNTED AT 10' ABOVE 1st. FLOOR

ON SITE LIGHTING DETAIL

SHOWN LP ON PLANS

14'-0"

4'-0"

MIN.

MANHOLE W/COVER

GRADE

CONCRETE FOOTING

ALL LIGHTING CONTROLLED BY PHOTOCELLS

TO TIME CLOCK

Luminous Intensity Polar Plot

Streetworks

UTLD Traditionaire

Decorative Post Top Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

Product Certifications

UL LISTED, ENEC, IP66, TSI, IEC, YEAR

Product Features

Light Master™

Quick Facts

- Replaces up to 250W equivalent HID
- Asymmetric & Symmetric distributions
- 0-10V dimming driver standard
- UL 1449/MOV surge protection available
- 3G vibration rated

Dark - Sky Compliant

Dimensional Details

UTLD

UTLD - Tall Cupola

Optional Bird Cone

Product Specifications

Construction

- Hinged (stainless steel hinge pins) die-cast aluminum housing and cover with cupola.
- 3G vibration tested to ensure strength of construction and longevity in application.

Optics

- Choice of five patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic.
- Optics are precisely designed to shape the light output, maximizing efficiency and application spacing.
- AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements.
- Optional 2700K, 3000K, 4000K and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field, or

Electrical

- LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life.
- Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments.
- Surge protection options: 10KV/10KA common - and differential - mode surge protection. Optional 20KV (light indicator optional), 10KV MOV, and 20KV MOV surge protection devices.

Shipping Data

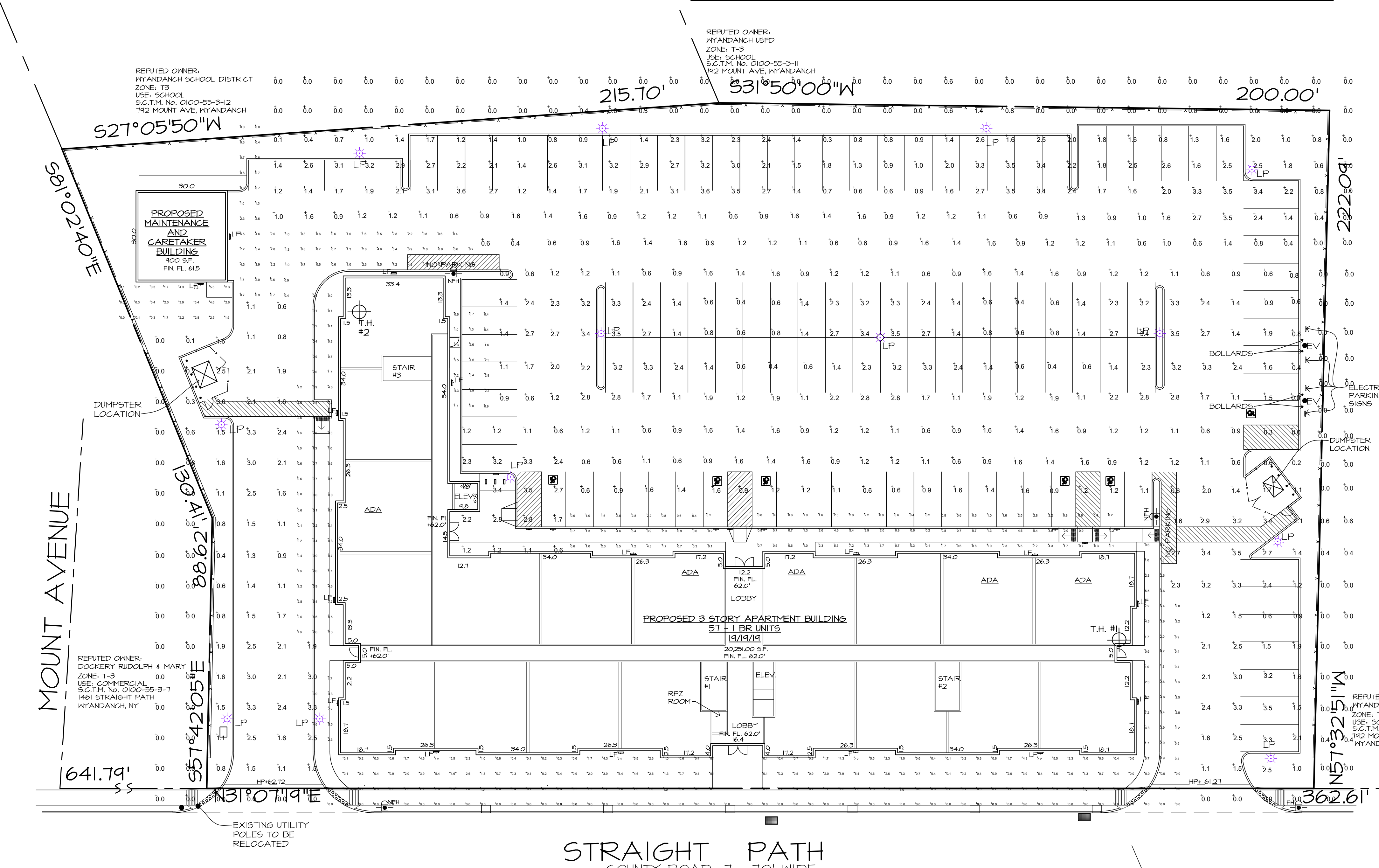
- Approximate Net Weight: 37 lbs. (17 kgs.)
- Effective Projected Area: 2.3 (Sq. Ft.)

Warranty

- Standard five-year warranty.
- Optional ten-year warranty, please see your Cooper Lighting Solutions Streetworks sales representative for more information.

Mounting

- Self-aligning pole-top fitter for 3" O.D. pole tops or vertical tenons.
- Square headed 1-1/4" polymer coated mounting bolts with a lock nut.



LIGHTING PLAN

PROPERTY LOCATED IN WYANDANCH, TOWN OF BABYLON
SUFFOLK COUNTY, NEW YORK

REVISIONS

#	DATE	AS PER
1	1-21-25	TOWN
2	4-9-25	TOWN

PROPOSED MULTIFAMILY COMPLEX FOR JOHN BONO STRAIGHT PATH WYANDANCH, NY

S.C.T.M. No. 0100-55-3-8.9#10

LIGHTING PLAN

date: 08-20-24

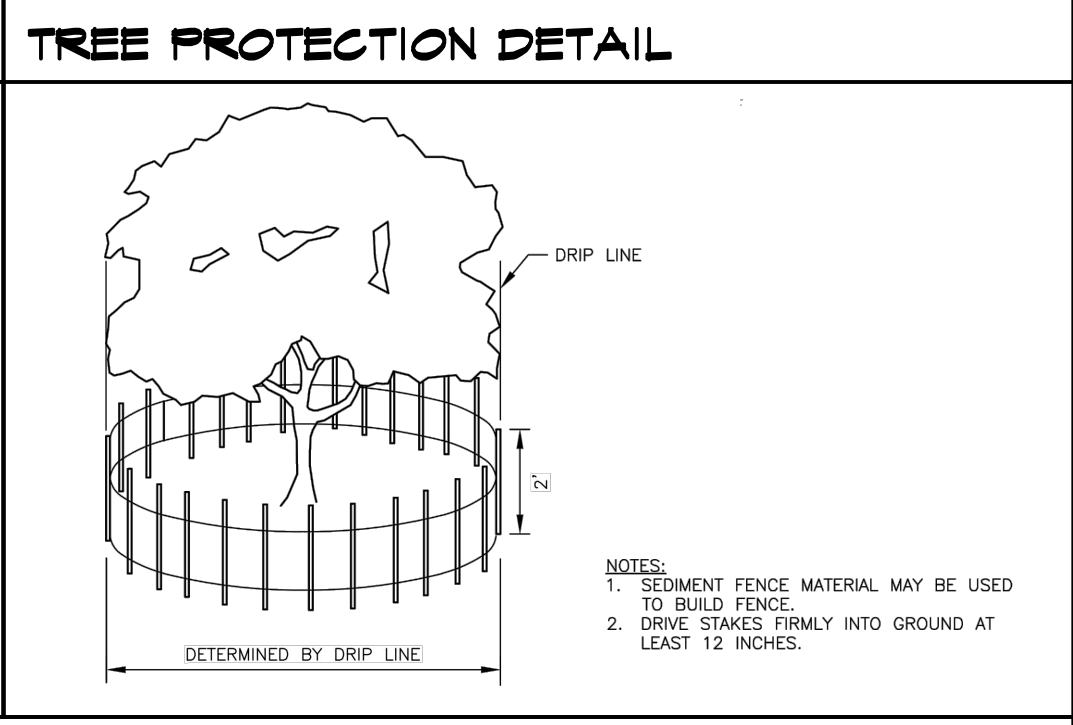
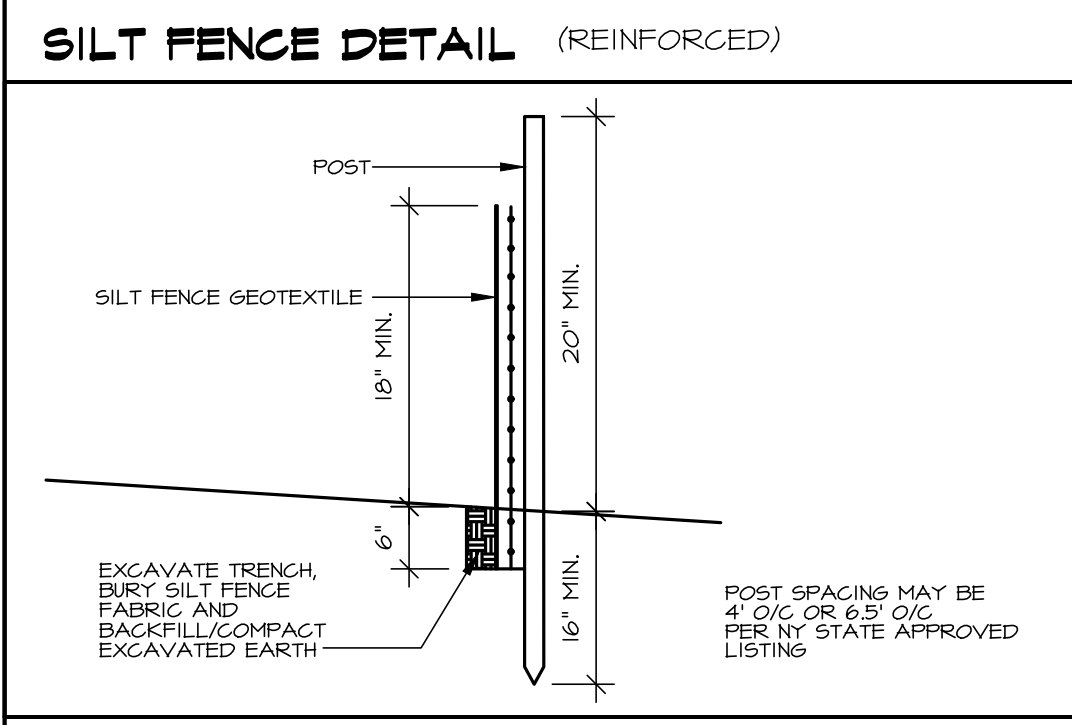
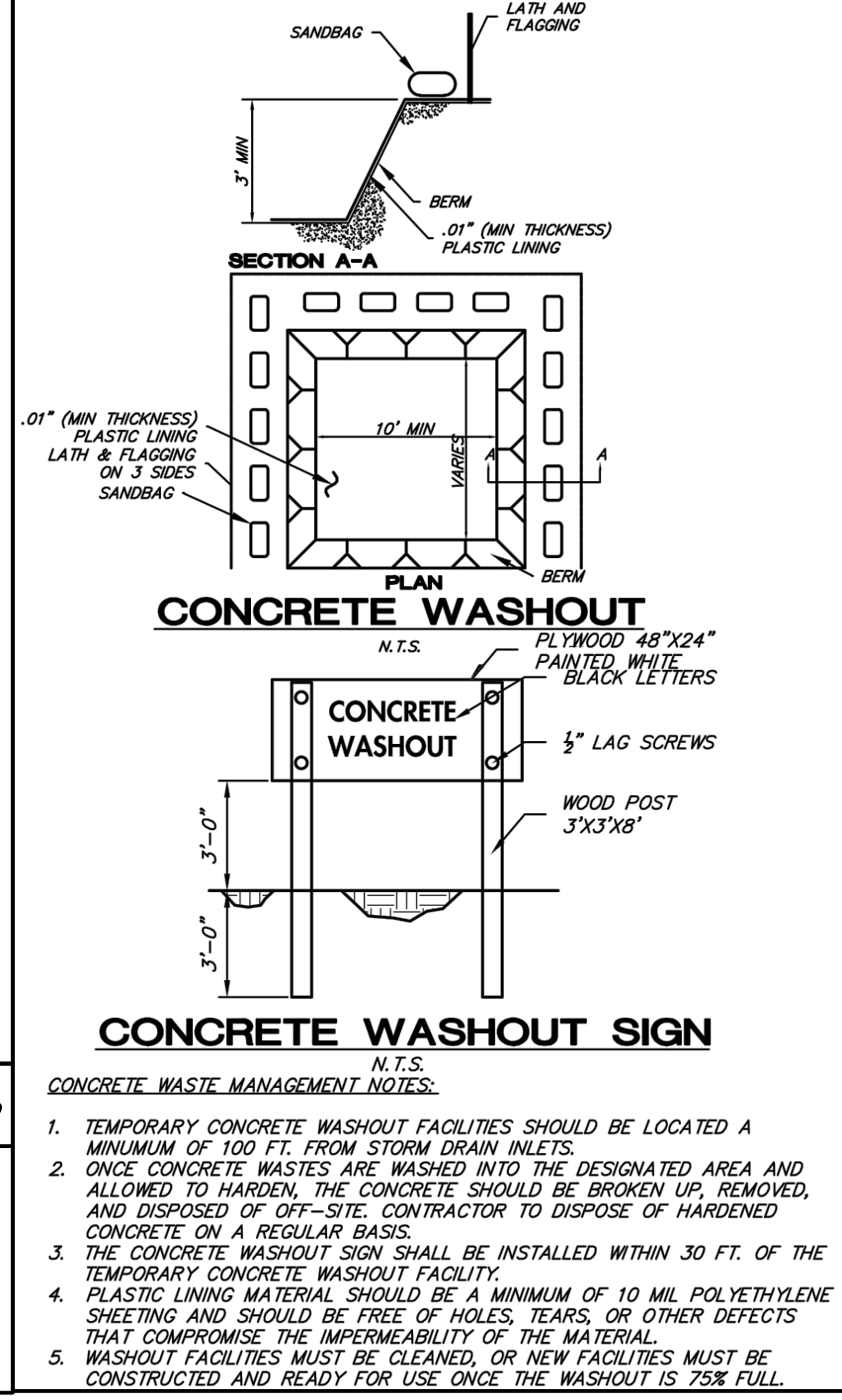
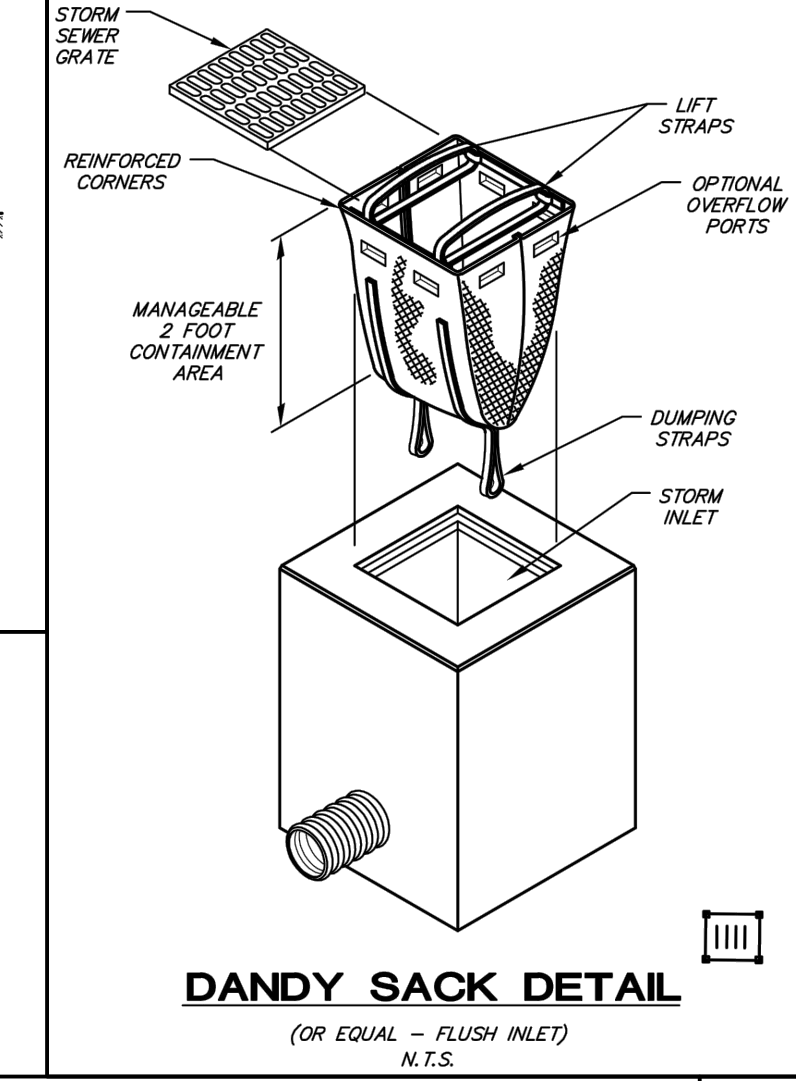
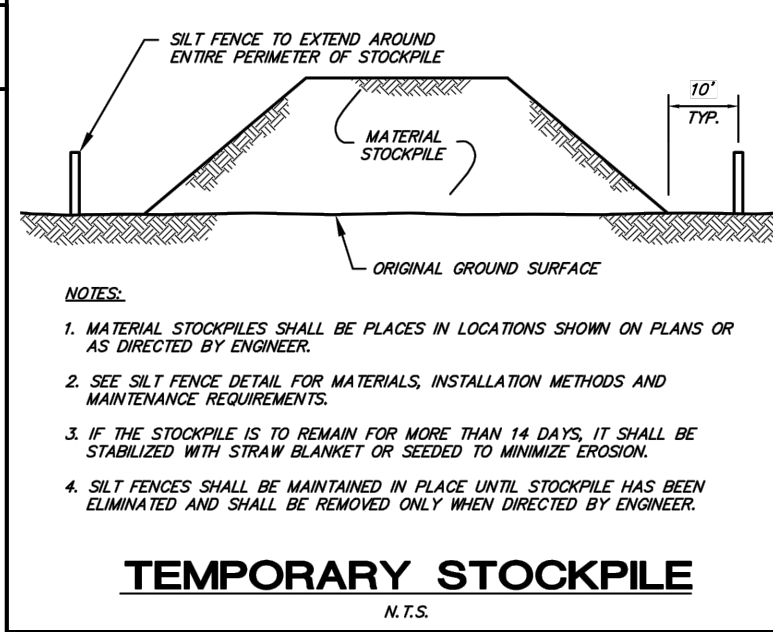
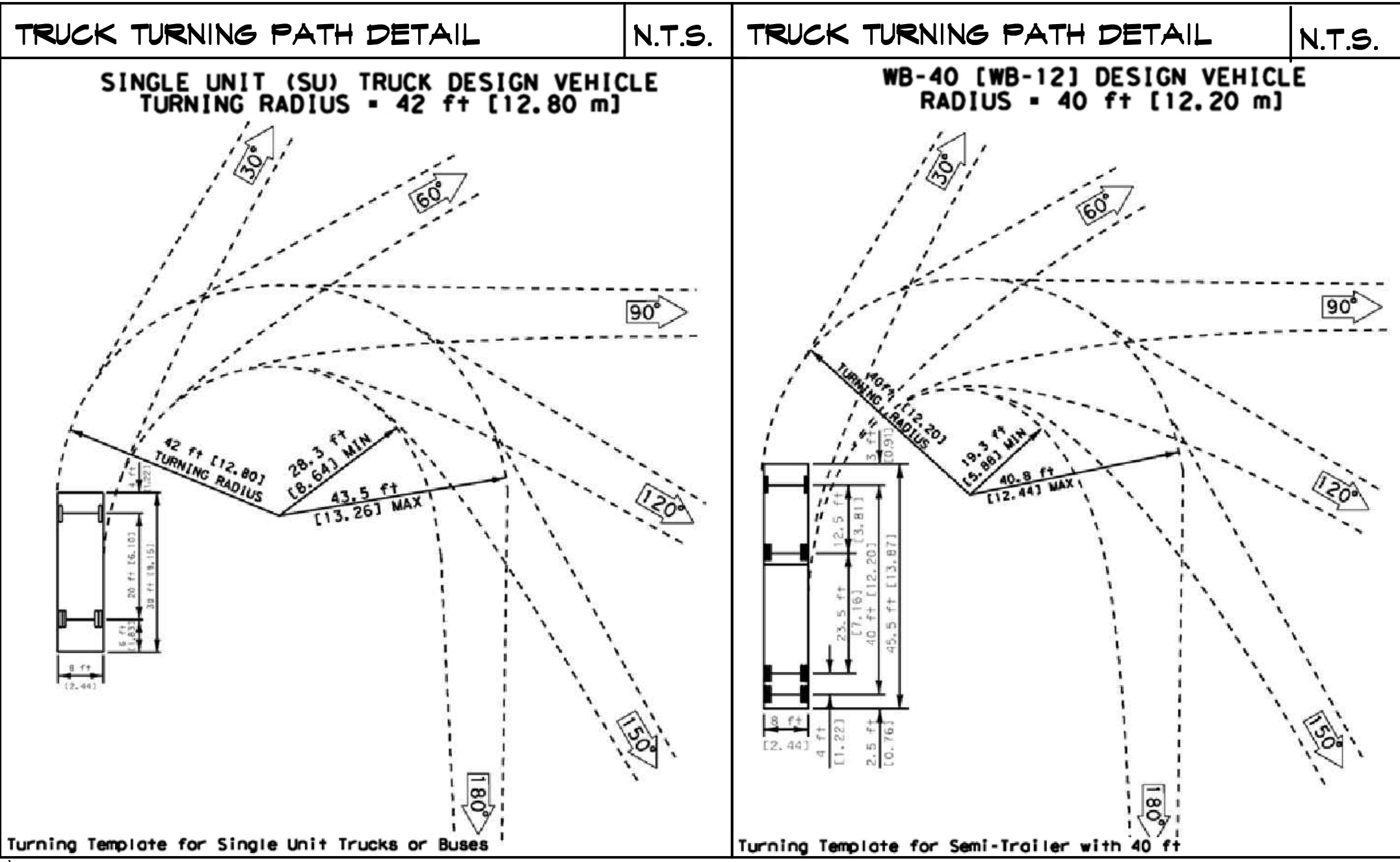
drawn by: DIANA GOMEZ

job no: 2019-32-W

dwg no: SP-5

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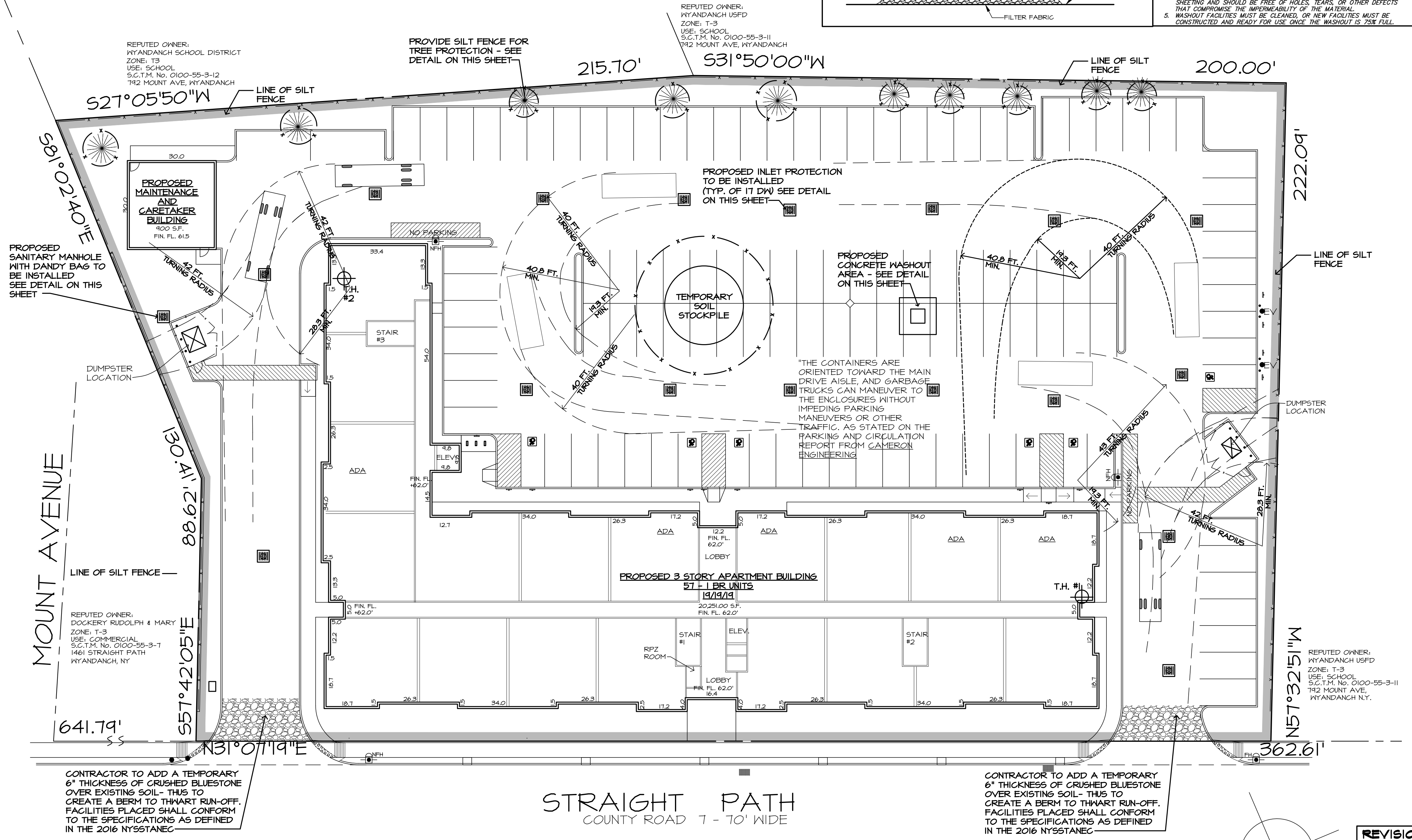
- GENERAL POLLUTION CONTROL MEASURES
- IN ACCORDANCE WITH THE PROVISIONS OF THE USEPA GENERAL PERMIT, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING SHALL BE EMPLOYED DURING CONSTRUCTION:
1. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED (BY INSTALLATION OF CONSTRUCTION FENCE OR OTHER APPROVED MEANS) AND SHALL REMAIN UNDISTURBED. PRIOR TO, AND DURING THE CLEARING PROCESS, CONTRACTOR TO CONTACT TOWN OF ISLIP ENGINEERING DEPT.
 2. CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE EXTENT OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED, GRADED AND STRIPPED. AREAS SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURES SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
 3. THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES. RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
 4. SEDIMENT SHALL BE TRAPPED ON THE SITE AND NOT PERMITTED TO ENTER ADJACENT PROPERTIES OR PUBLIC ROADS OR DRAINAGE SYSTEMS. SEDIMENT BARRIERS SHALL BE INSTALLED ALONG THE LIMITS OF DISTURBANCE PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
 5. A STABILIZED CONSTRUCTION ENTRANCE OF 4" THICK CRUSHED BLUESTONE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED. -SEE SITE PLAN FOR LOCATION.
 6. ALL RUNOFF SHALL BE RETAINED ON-SITE IN ACCORDANCE WITH LOCAL REGULATIONS AND APPROVALS. DRAINAGE INLETS INSTALLED ON-SITE SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF APPROPRIATE INLET PROTECTION.
 7. DISTURBED AREAS OF SITE TO BE SPRAYED ON A REGULAR BASIS TO CONTROL DUST DURING CONSTRUCTION. THE FREQUENCY OF WATER SPRAYING WILL BE AS NECESSARY TO MAINTAIN THOSE AREAS IN A DAMP CONDITION. SPRAY TRUCK WILL ACCESS SITE ACCORDINGLY.
 8. SEDIMENT BARRIERS AND OTHER EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED. FOLLOWING PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED OF SOIL AND DEBRIS AND DRAINAGE SYSTEMS SHALL BE CLEANED AND FLUSHED AS NECESSARY.
 9. PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS REQUIRED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES ARE TO INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF RECHARGE BASINS, SEDIMENT TRAPS AND DRYWELLS. CLEANING AND REPAIR OF SEDIMENT BARRIERS, REPAIR OF BERMS AND RUNOFF DIVERTERS, AND CLEANING AND REPAIR OF INLET PROTECTION DEVICES.
 10. DURING CONSTRUCTION THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL REGULATIONS CONCERNING THE DISPOSAL OF SOLID WASTE AND DEBRIS AND TOXIC AND HAZARDOUS WASTE, AS WELL AS SANITARY SEWER AND SEPTIC SYSTEM REGULATIONS.
 11. UNLESS OTHERWISE DIRECTED BY THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE NECESSARY RECORDS OF CONSTRUCTION ACTIVITIES, PREPARATION OF INSPECTION REPORTS, AND REPORTING RELEASE OF POLLUTANTS TO THE PROPER AUTHORITIES AS NECESSARY TO COMPLY WITH THE NATIONWIDE PERMIT. THE CONTRACTOR SHALL REPORT ANY REQUIRED MODIFICATIONS TO THE SWPPP NECESSITATED BY FIELD CONDITIONS OR CONSTRUCTION ACTIVITIES TO THE ENGINEER FOR REVISION OF THE SWPPP WHERE APPROPRIATE.
 12. "I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN. I ALSO UNDERSTAND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS."

- EROSION & SEDIMENT CONTROL NOTES
- SPECIFICATIONS AND GUIDELINES
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
- EROSION CONTROL
- CONSTRUCT ALL SHALES AND BERMS AS SHOWN OR AS REQUIRED TO DIRECT AND CONTROL STORMWATER RUNOFF AND PREVENT EXCESS EROSION. 3:1 (S:V) SLOPES STEEPER THAN (3:1) SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH BINDER TYPE "AH", TYPE "A" OR BY USING JUT MESH AS LISTED IN THE EROSION MANUAL OR AS SPECIFIED BY THE ENGINEER.
- TOP SOIL
- ALL DISTURBED SOIL AREAS, EXCLUDING PAVED AREAS AND RECHARGE BASINS, MUST BE COVERED WITH A MINIMUM OF 4" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL FROM THE SITE.
- MULCHING
- ALL AREAS RECEIVING SEED AND ELSEWHERE AS NOTED, SHALL BE MULCHED AND ANCHORED.
- SEEDING
1. BARE SOILS SHALL BE SEEDED WITHIN 14 DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN 21 DAYS, AS SECTIONS ARE COMPLETED, OR IF CONSTRUCTION ON A AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
 - A. SEED PREPARATION - SCARIFY SOIL IF COMPACTED, REMOVED DEBRIS AND OBSTACLES SUCH AS ROOTS AND STUMPS.
 - B. SOIL AMENDMENTS
 1. LIME TO PH 6.0
 2. FERTILIZE WITH 600 LBS. OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS./1000 S.F.)
 - C. SEED MIXTURES
 1. TEMPORARY SEEDINGS
 - A. RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS. PER ACRE (0.7 LBS. PER 1000 S.F.)
 - B. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) @ 100 LBS. PER ACRE (2.5 LBS. PER 1000 S.F.) USE WINTER RYE IF SEEDING IN OCTOBER/NOVEMBER.
 2. PERMANENT SEEDING - SEE LANDSCAPING PLAN.

LEGEND

	- EROSION CONTROL		- 4" THICK CRUSHED BLUESTONE
	- DANDY SACK		- CURB INLET PROTECTION

- CONSTRUCTION ACTIVITY AGREEMENT AS PER CHAPTER 189
- I AGREE TO COMPLY WITH THE FOLLOWING:
- I WILL HAVE AVAILABLE ON-SITE THIS AGREEMENT AND RELATED PLANS DURING ENTIRE CONSTRUCTION PROCESS. I WILL EXPLAIN THE REQUIREMENTS TO ALL CONSTRUCTION PERSONNEL AND SUBCONTRACTOR. I TAKE RESPONSIBILITY FOR FULL COMPLIANCE WITH THIS AGREEMENT AND CHAPTER 189 REGULATIONS FOR ALL PERSONS WORKING IN THE VICINITY OF THE CONSTRUCTION SITE.
 - NO VEGETATION AND/OR TREES MAY BE CLEARED WITHOUT FIRST RECEIVING A MARK-OUT OR AUTHORIZATION FROM PLANNING, BUILDING AND ZONING DEPARTMENT, ONLY VEGETATION, TOPSOIL, AND TREES SPECIFICALLY IN THE PATH OF CONSTRUCTION ACTIVITY MAY BE REMOVED.
 - NO EARTH, FILL OR CONSTRUCTION MATERIAL SHALL BE ALLOWED TO MIGRATE OFF SITE FROM THIS PROJECT ON THE TOWN OF BABYLON ROADWAY AND OR STORM DRAIN SYSTEM OR ADJACENT PROPERTY.
 - NO FILL SHALL BE BROUGHT ONTO A SITE WITHOUT THE EXPRESS APPROVAL OF A BUILDING OR ENGINEERING INSPECTOR. FILL PILES WILL ONLY BE ALLOWED IN LOCATION DESIGNATED ON PLAN, OR AUTHORIZED BY BUILDING/ENGINEERING INSPECTOR(S). PILES OF FILL SHALL BE STABILIZED AND/OR CONTAINED WITH GRASS SEED, SILT FENCES, HAY BALES, OR OTHER APPROVED METHODS.
 - AT THE END OF EACH WORKDAY, THE ADJACENT ROADWAY AND OR STORM DRAIN SYSTEM SHALL BE INSPECTED BY OWNER OR A QUALIFIED DESIGNEE FOR SOIL OR OTHER MATTER. ALL CONSTRUCTION SITES AND ADJACENT ROADWAYS SHALL BE CLEARED OF SOIL AND OTHER MATERIAL AT THE END OF EACH DAY.
 - ALL CONSTRUCTION AND DEMOLITION DEBRIS AND MATERIALS, INCLUDING WET CONCRETE, SHALL BE DISPOSED OF AT AND APPROPRIATE FACILITY IN ACCORDANCE WITH ALL TOB AND NYSDEC WASTE MANAGEMENT REGULATIONS. DUMPING ANY LIQUID, SEMI-LIQUID, OR OTHER MATERIALS FROM A CONSTRUCTION SITE INTO STORM DRAINS, ROADWAYS, OR VACANT PROPERTY IS GROUNDS FOR A VIOLATION.
 - LITTER SHALL BE PICKED UP ON A DAILY BASIS FROM THE SITE, ADJACENT PROPERTIES AND ALONG THE ROAD SYSTEM.
 - TOILET FACILITIES SHALL BE AVAILABLE TO ALL WORKERS ON SITE DURING THE CONSTRUCTION PERIOD.
 - A TEMPORARY STABLE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED UTILIZING RECYCLED CONCRETE AGGREGATE (RCA) OR A SIMILAR MATERIAL, UNLESS A SUITABLE CONSTRUCTED ENTRANCE ALREADY EXISTS ON SITE.
 - ALL MUNICIPAL OR PRIVATE DRAINAGE INLETS ADJACENT TO ARE OF CONSTRUCTION SHALL BE PROTECTED FROM DIRT/MATTER/POLLUTANTS THROUGH THE USE OF PRODUCTS/SPONGES DESIGNED FOR THIS PURPOSE.
 - ON AREAS OF STEEP SLOPES AND AREAS CLEARED OF VEGETATION, SUITABLE STABILIZATION METHODS, AS SHOWN ON APPROVED SITE PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP), SHALL BE EMPLOYED TO PREVENT SOIL MIGRATION AND STORMWATER RUNOFF.
 - ALL EXPOSED EXPANSES OF SOIL SHALL BE STABILIZED WITH ANNUAL GRASS SEED AS SOON AS AREAS WILL NO LONGER BE NEEDED FOR CONSTRUCTION STAGING, OR IF AREAS WILL REMAIN UNDISTURBED FOR SIX WEEKS OR LONGER.
 - PRIOR TO TREE, SHRUB, OR OTHER PLANTINGS, SOIL SHALL BE SUITABLY TILLED AND PREPARED.



SWPPP SITE PLAN

NOTES:

- SITE LOCATED IN AN ASIAN LONG HORNED BEETLE AREA. REMOVAL OF ANY TREES MUST BE COMPLETED BY A CERTIFIED CONTRACTOR.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FORM DAMAGE DURING CONSTRUCTION WITH TEMPORARY FENCING OR OTHER APPROPRIATE MEASURES, NO MAJOR TREES OTHER THAN THOSE INDICATED ON THE PLANS SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER AND/OR ARCHITECT, ANY MAJOR TREES OR SHOWN ON THE PLAN BUT ARE REQUIRED TO BE REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

PROPERTY LOCATED IN WYANDANCH, TOWN OF BABYLON SUFFOLK COUNTY, NEW YORK

SCALE 1"=20.0'

REVISIONS

#	DATE	AS PER
1	1-21-25	TOWN
2	4-9-25	TOWN

PROPOSED MULTIFAMILY COMPLEX FOR JOHN BONO STRAIGHT PATH WYANDANCH, NY

S.C.T.M. No. 0100-55-3-8-9-10

EROSION AND SEDIMENT CONTROL PLAN & TRUCK TURNING DIAGRAM

Harold E. Gebhard Architect

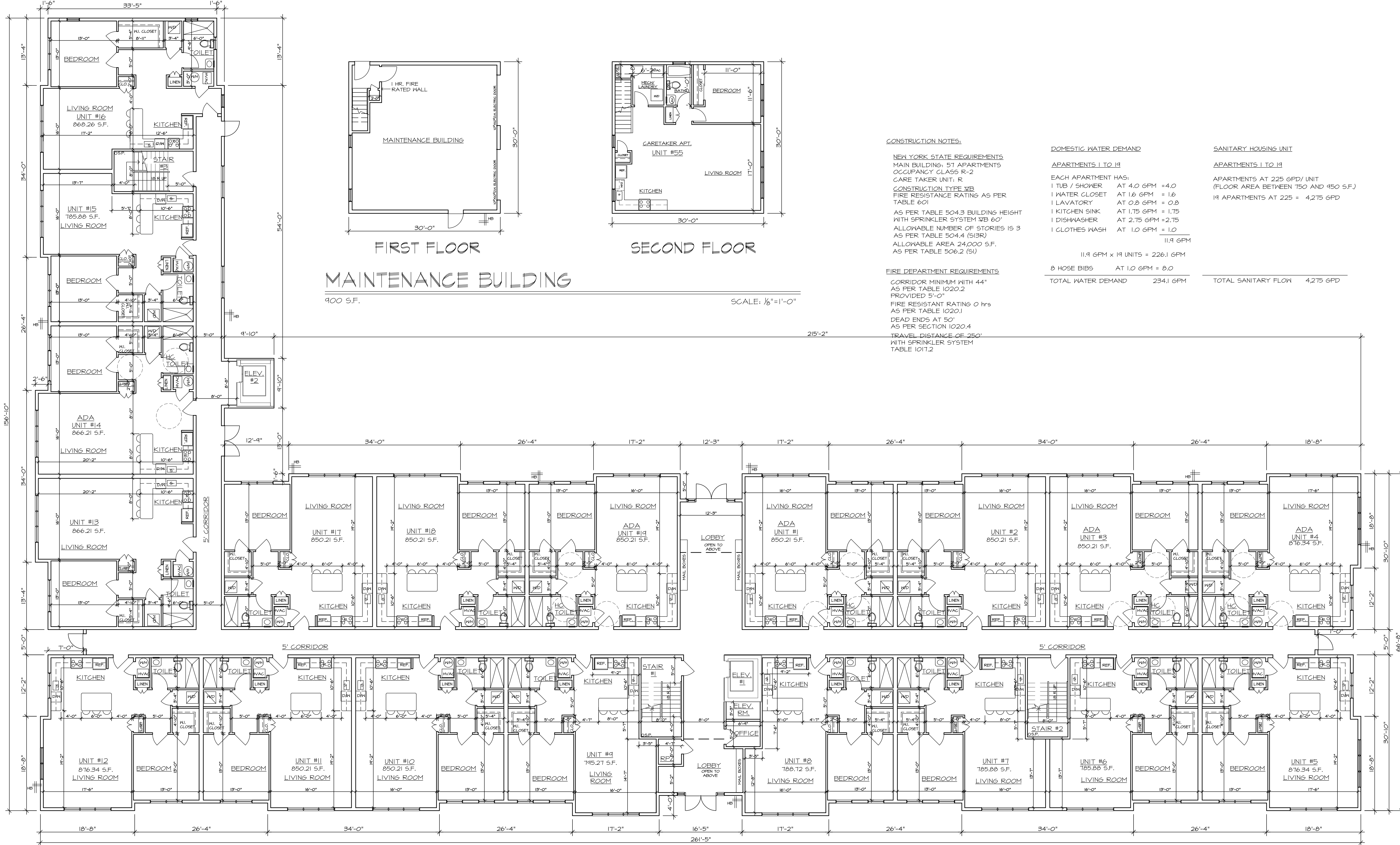
363 North Wellwood Avenue
Lindenhurst, N.Y. 11757
631-226-3708
FAX 226-3088
HEGARCH@TAHOOCOM

date: 08-20-24

drawn by: DIANA GOMEZ

job no: 2019-32-W

dwg no: SP-6



FIRST FLOOR
900 S.F.

SECOND FLOOR

CONSTRUCTION NOTES:

NEW YORK STATE REQUIREMENTS
MAIN BUILDING: 5T APARTMENTS
OCCUPANCY CLASS R-2
CARE TAKER UNIT: R
CONSTRUCTION TYPE VB
FIRE RESISTANCE RATING AS PER
TABLE 601
AS PER TABLE 504.3 BUILDING HEIGHT
WITH SPRINKLER SYSTEM VB 60'
ALLOWABLE NUMBER OF STORIES IS 3
AS PER TABLE 504.4 (S13R)
ALLOWABLE AREA 24,000 S.F.
AS PER TABLE 506.2 (S1)

DOMESTIC WATER DEMAND

APARTMENTS 1 TO 19

EACH APARTMENT HAS:
1 TUB / SHOWER AT 4.0 GPM = 4.0
1 WATER CLOSET AT 1.6 GPM = 1.6
1 LAVATORY AT 0.8 GPM = 0.8
1 KITCHEN SINK AT 1.75 GPM = 1.75
1 DISHWASHER AT 2.75 GPM = 2.75
1 CLOTHES WASH AT 1.0 GPM = 1.0
11.9 GPM
11.9 GPM x 19 UNITS = 226.1 GPM

SANITARY HOUSING UNIT

APARTMENTS 1 TO 19

APARTMENTS AT 225 GPD/ UNIT
(FLOOR AREA BETWEEN 750 AND 950 S.F.)
19 APARTMENTS AT 225 = 4,275 GPD

FIRE DEPARTMENT REQUIREMENTS

CORRIDOR MINIMUM WITH 44"
AS PER TABLE 1020.2
PROVIDED 5'-0"
FIRE RESISTANT RATING 0 hrs
AS PER TABLE 1020.1
DEAD ENDS AT 50'
AS PER SECTION 1020.4
TRAVEL DISTANCE OF 250'
WITH SPRINKLER SYSTEM
TABLE 1017.2

8 HOSE BIBS AT 1.0 GPM = 8.0
TOTAL WATER DEMAND 234.1 GPM

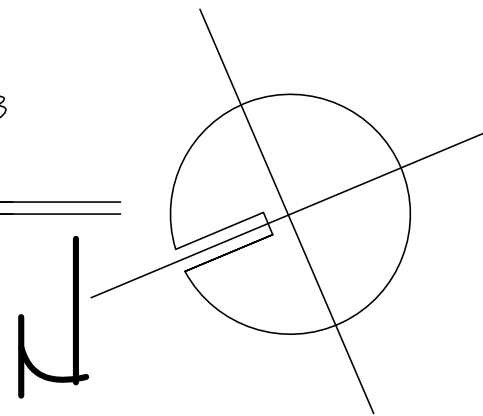
TOTAL SANITARY FLOW 4,275 GPD

FIRST FLOOR PLAN - 19 UNITS

20,251.00 S.F.

BUILDING TO BE 100% FIRE SPRINKLERED AS PER
THE NYS BUILDING CODE -SECTION 903.3.1.1 & NFPA 13

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



REVISIONS		
#	DATE	AS PER
1	11-21-25	TOWN

PROPOSED
MULTIFAMILY COMPLEX
FOR
JOHN BONO
STRAIGHT PATH
WYANDANCH, NY

S.C.T.M. No. 0100-55-3-8-9#10

FIRST FLOOR PLAN

Harold E. Gebhard
Architect

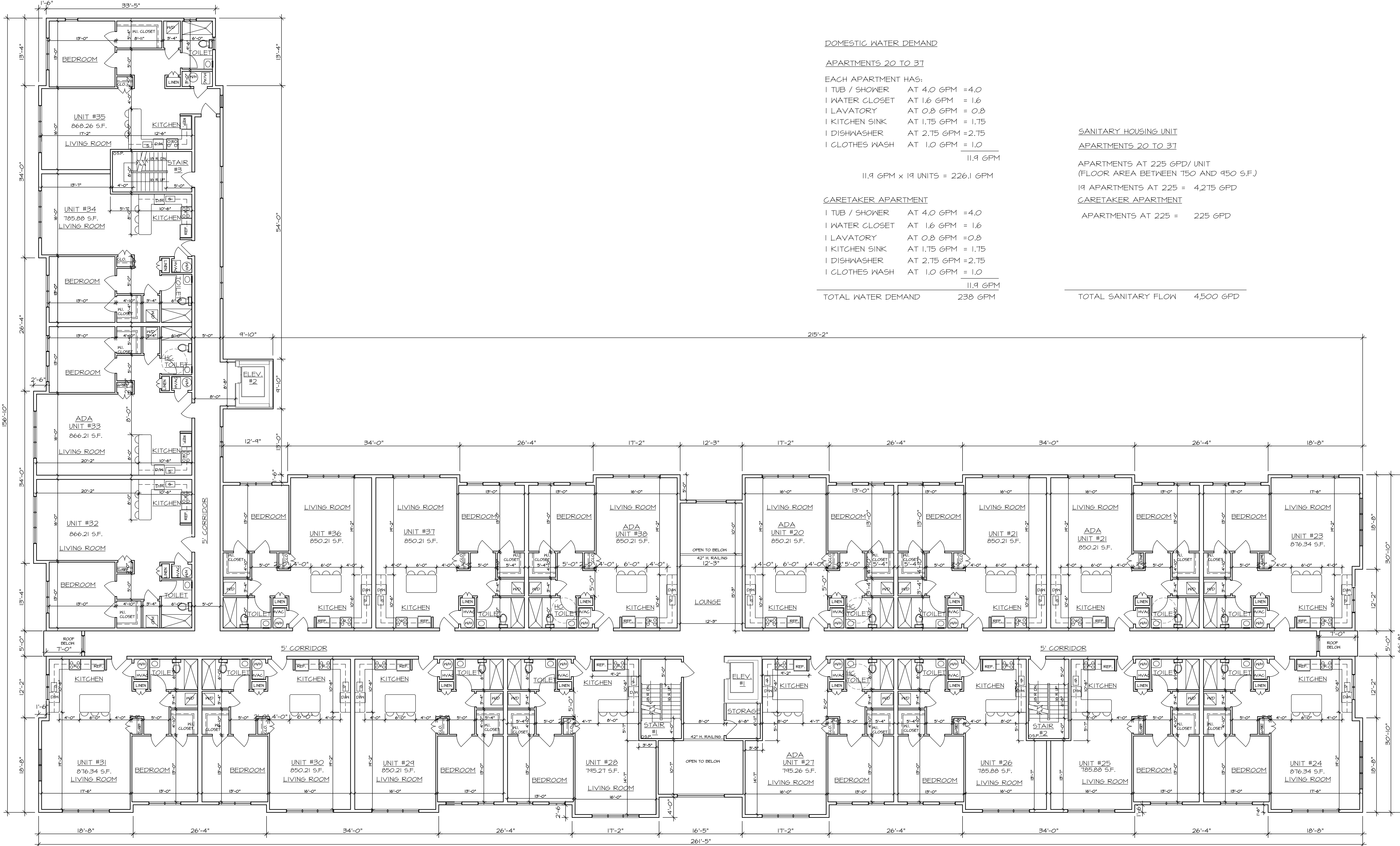
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date: 08-20-24

drawn by: DIANA GOMEZ

job no: 2019-32-W

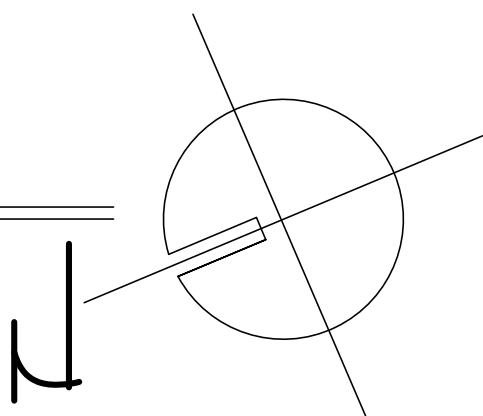
dwg no: A-1



SECOND FLOOR PLAN - 19 UNITS

20,251.00 S.F.

BUILDING TO BE 100% FIRE SPRINKLERED AS PER THE NYS BUILDING CODE -SECTION 903.3.1.1 & NFPA 13
SCALE: 1/8"=1'-0"



DOMESTIC WATER DEMAND

APARTMENTS 20 TO 37

EACH APARTMENT HAS:

1 TUB / SHOWER	AT 4.0 GPM	=4.0
1 WATER CLOSET	AT 1.6 GPM	= 1.6
1 LAVATORY	AT 0.8 GPM	= 0.8
1 KITCHEN SINK	AT 1.75 GPM	= 1.75
1 DISHWASHER	AT 2.75 GPM	=2.75
1 CLOTHES WASH	AT 1.0 GPM	= 1.0
11.9 GPM		
11.9 GPM x 19 UNITS = 226.1 GPM		

CARETAKER APARTMENT

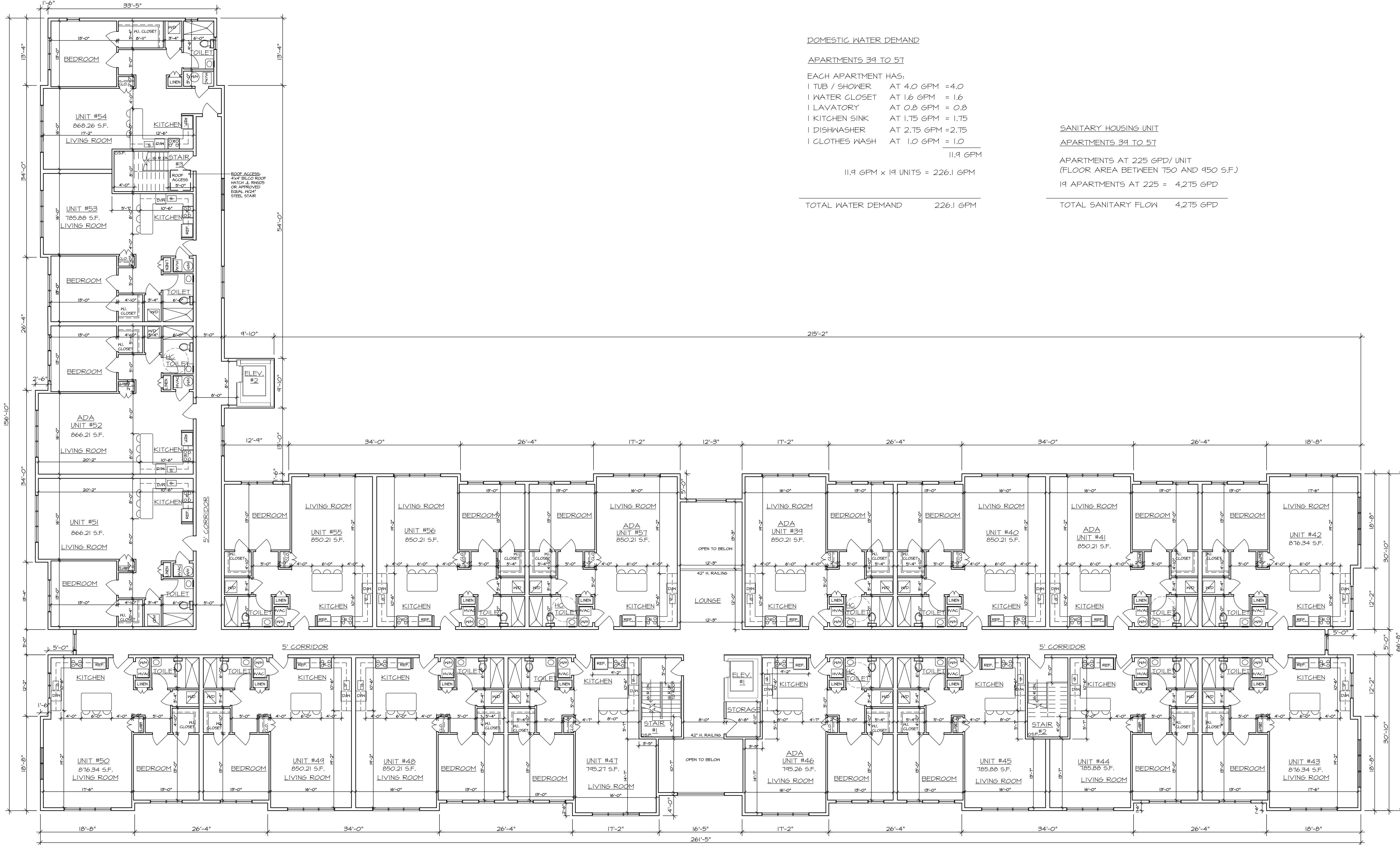
1 TUB / SHOWER	AT 4.0 GPM	=4.0
1 WATER CLOSET	AT 1.6 GPM	= 1.6
1 LAVATORY	AT 0.8 GPM	=0.8
1 KITCHEN SINK	AT 1.75 GPM	= 1.75
1 DISHWASHER	AT 2.75 GPM	=2.75
1 CLOTHES WASH	AT 1.0 GPM	= 1.0
11.9 GPM		
TOTAL WATER DEMAND	238 GPM	

SANITARY HOUSING UNIT

APARTMENTS 20 TO 37

APARTMENTS AT 225 GPD/ UNIT	
(FLOOR AREA BETWEEN 750 AND 950 S.F.)	
19 APARTMENTS AT 225 =	4,275 GPD
CARETAKER APARTMENT	
APARTMENTS AT 225 =	225 GPD

TOTAL SANITARY FLOW	4,500 GPD
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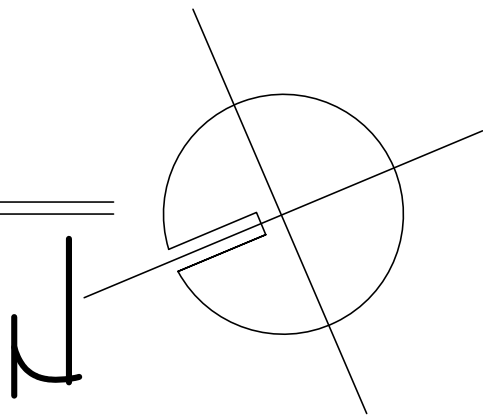


THIRD FLOOR PLAN - 19 UNITS

20,251.00 S.F.

BUILDING TO BE 100% FIRE SPRINKLERED AS PER
THE NYS BUILDING CODE -SECTION 903.3.1.1 & NFPA 13

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



DOMESTIC WATER DEMAND

APARTMENTS 39 TO 57

EACH APARTMENT HAS:
1 TUB / SHOWER AT 4.0 GPM =4.0
1 WATER CLOSET AT 1.6 GPM = 1.6
1 LAVATORY AT 0.8 GPM = 0.8
1 KITCHEN SINK AT 1.75 GPM = 1.75
1 DISHWASHER AT 2.75 GPM =2.75
1 CLOTHES WASH AT 1.0 GPM = 1.0
11.9 GPM

11.9 GPM x 19 UNITS = 226.1 GPM

TOTAL WATER DEMAND 226.1 GPM

SANITARY HOUSING UNIT

APARTMENTS 39 TO 57

APARTMENTS AT 225 GPD/ UNIT
(FLOOR AREA BETWEEN 750 AND 950 S.F.)

19 APARTMENTS AT 225 = 4,275 GPD

TOTAL SANITARY FLOW 4,275 GPD

REVISIONS

#	DATE	AS PER
1	11-21-25	TOWN

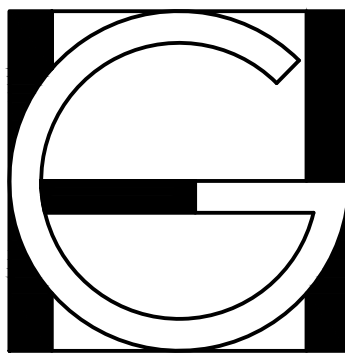
PROPOSED
MULTIFAMILY COMPLEX
FOR
JOHN BONO
STRAIGHT PATH
WYANDANCH, NY

S.C.T.M. No. 0100-55-3-8.9#10

THIRD FLOOR PLAN

Harold E. Gebhard
Architect

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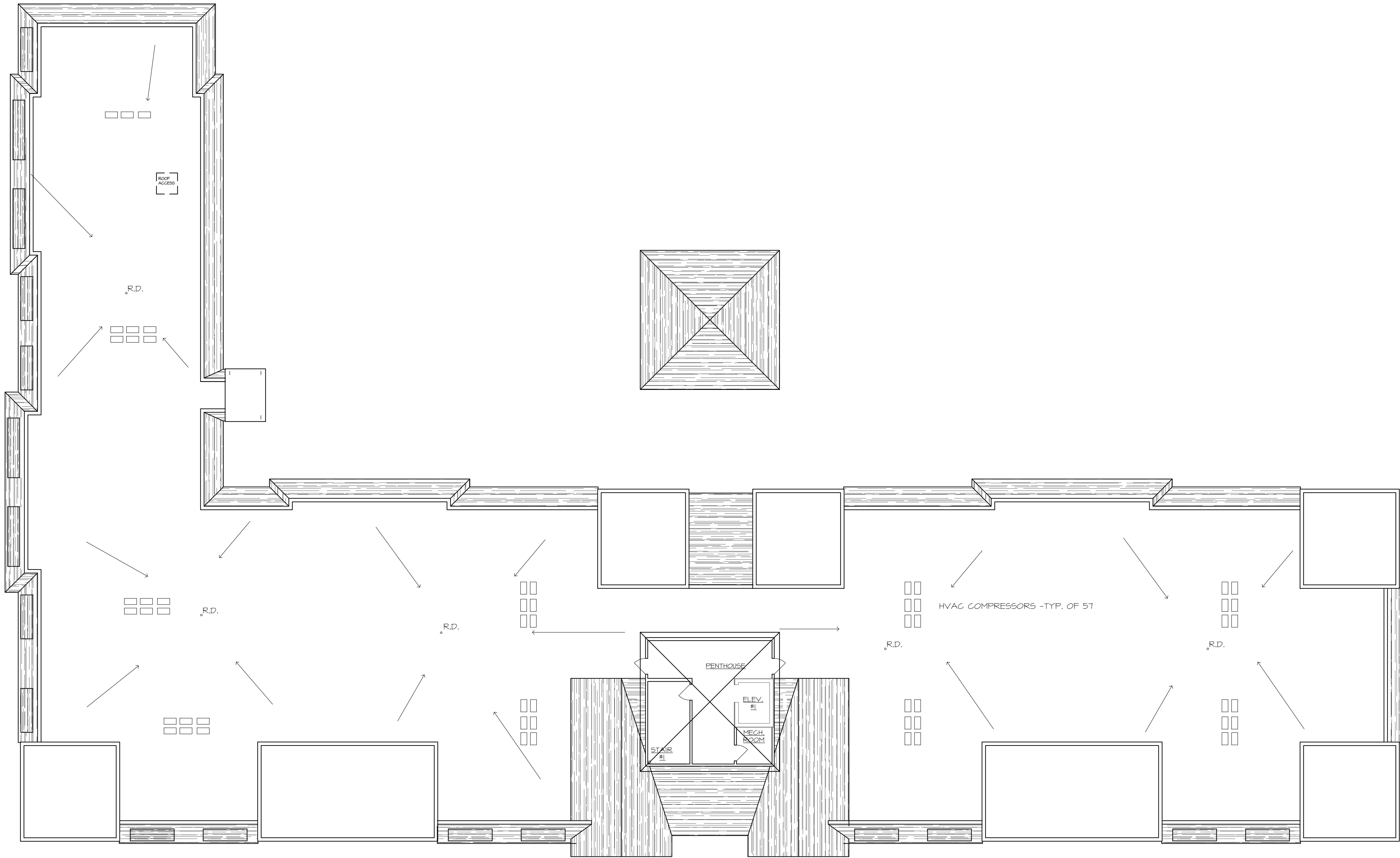


date: 08-20-24

drawn by:
DIANA GOMEZ

job no:
2019-32-W

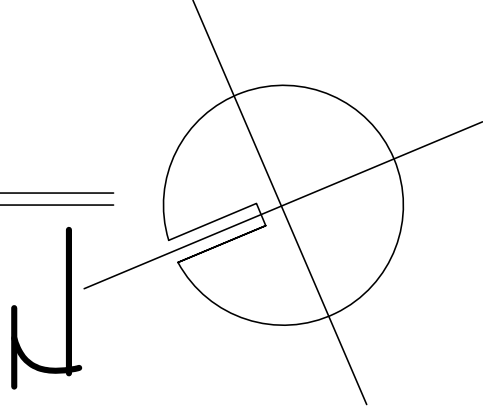
dwg no:
A-3



ROOF PLAN

BUILDING TO BE 100% FIRE SPRINKLERED AS PER THE NYS BUILDING CODE -SECTION 903.3.1.1 & NFPA 13

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



REVISIONS			PROPOSED MULTIFAMILY COMPLEX FOR JOHN BONO STRAIGHT PATH WYANDANCH, NY S.C.T.M. No. 0100-55-3-8,9&10	Harold E. Gebhard Architect 363 North Wellwood Avenue Lindenhurst, N.Y. 11757 631-226-3708 FAX 226-3088 HEGARCH@YAHOO.COM		date:	08-20-24
#	DATE	AS PER				drawn by:	DIANA GOMEZ
1	1-21-25	TOWN				job no:	2019-32-W
						dwg no:	A-4



FRONT ELEVATION (WEST)

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



SIDE ELEVATION (NORTH)

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



REAR ELEVATION (EAST)

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



SIDE ELEVATION (SOUTH)

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

PROPOSED
MULTIFAMILY COMPLEX
FOR
JOHN BONO
STRAIGHT PATH
WYANDANCH, NY

S.C.T.M. No. 0100-55-3-8,9&10

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date: 08-20-24

drawn by:
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job no:
2019-32-W

dwg no:
A-5

ELEVATIONS