

SECTION 28
BLOCK 55
LOT 13

NOTE:
THE INFORMATION USED FOR THIS SITE PLAN WAS OBTAINED DIRECTLY FROM THE ATTACHED SURVEY PERFORMED BY JOSEPH E. DIOGUARDI DATED 12-1-17

ZONING REQUIREMENTS FOR PRINCIPAL STRUCTURES IN ZONE "A-2"		
	REQUIRED	EXISTING/PROPOSED
LOT AREA	.5 ACRE MIN (21,780)	.41 ACRES (18,056 SF) EXIST NET .50 ACRES (21,852 SF) EXIST GROSS
STREET LINE BUILDING AREA (INCLUDES PRINCIPAL AND ACCESSORY STRUCTURES)	100' MIN 30% MAX (5,416 SF)	197.21' EXISTING 27.4% (4,956 SF) PROPOSED
FRONT YARD SETBACK	40' MIN	*25.0' & *10' PROPOSED
SIDE YARD SETBACK	25' MIN	67.0' PROPOSED
REAR YARD SETBACK	25' MIN	*14.6' PROPOSED
HEIGHT	32' MAX FROM FINISHED GRADE	30'-8" PROPOSED
FLOOR AREA	1,600 SF MIN 18,056 x .184 = 3,322 SF MAX	*4,295 SF PROPOSED
MAX FLAT ROOF PORTION (BEFORE HEIGHT RESTRICTION CHANGES)	50% MAX FLAT	TOTAL MAIN ROOF IS 44.3% FLAT 1,246 SF IS PITCHED (> 4:12) 991 SF IS FLAT (< 4:12)

ZONING REQUIREMENTS FOR CLASS A NON HABITABLE ACCESSORY STRUCTURES IN ZONE "A-2"		
	REQUIRED	EXISTING/PROPOSED
STREET LINE SETBACK	40' MIN	104' & 41.0' PROPOSED
ALL OTHER SETBACKS	25' MIN	29.5', *14.5' & 41.0' PROPOSED
FRONT SETBACK OF ACCESSORY MUST BE LESS THAN REAR SETBACK OF PRINCIPAL DWELLING		

PATIO		
	REQUIRED	EXISTING/PROPOSED
STREET LINE SETBACK	40' MIN	91.2' & *32' PROPOSED
ALL OTHER SETBACKS	25' MIN	*24.3' & *10.7' PROPOSED
FRONT SETBACK OF ACCESSORY MUST BE LESS THAN REAR SETBACK OF PRINCIPAL DWELLING		

ZONING CALCULATIONS
SCALE N/A

LOT COVERAGE CALCULATIONS	
BUILDING COVERAGE	= 2,598 SF
PORCHES	= 480 SF
WALKS	= 178 SF
DRIVEWAYS	= 2,854 SF
POOL AND POOL PATIO	= 1,878 SF
TOTAL LOT COVERAGE	= 7,988 SF

18,056 NET LOT AREA - 7,988 SF =
10,068 SF LAWN/LANDSCAPED AREA

LEGEND

- EXISTING CONTOUR LINES
- - - PROPOSED CONTOUR LINES
- ⊕ EXISTING SPOT ELEVATIONS
- ⊕ PROPOSED SPOT ELEVATIONS

NOTE:
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OWNERSHIP AND USE OF DOCUMENTS
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DRAWINGS FOR ZONING AND PLANNING BOARD REVIEW

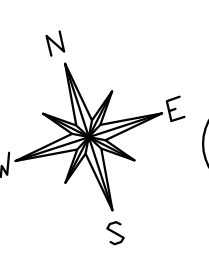
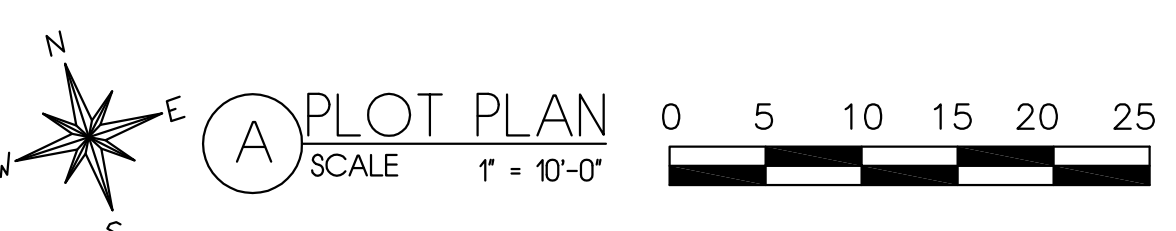
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PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-971-5082 (FAX) 516-971-5915 www.russosarchitect.com

SCHEBLEIN RESIDENCE
448 ROOSEVELT ROAD
CENTRE ISLAND, NY 11771
(516) 849-0361
SECTION 28 - BLOCK 55 - LOT 13

KEY PLAN PLOT PLAN ZONING CAL

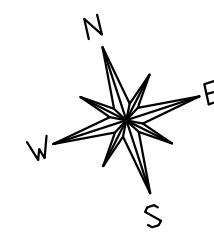
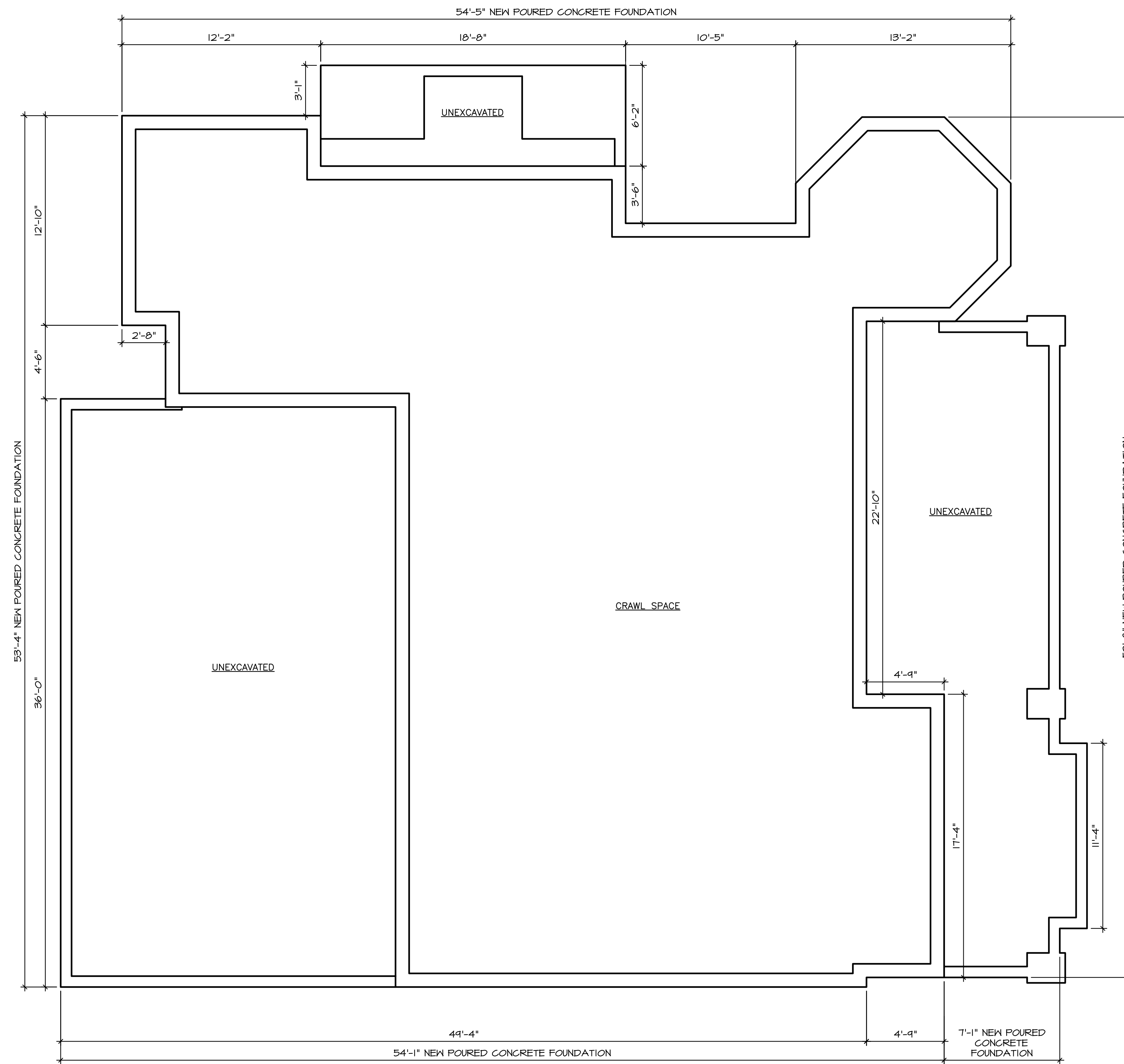


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448 ROOSEVELT ROAD, CENTRE ISLAND, NEW YORK, 11771

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PROJECT: 2017-42
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A-1



A FOUNDATION PLAN
SCALE 1/4" = 1'-0"

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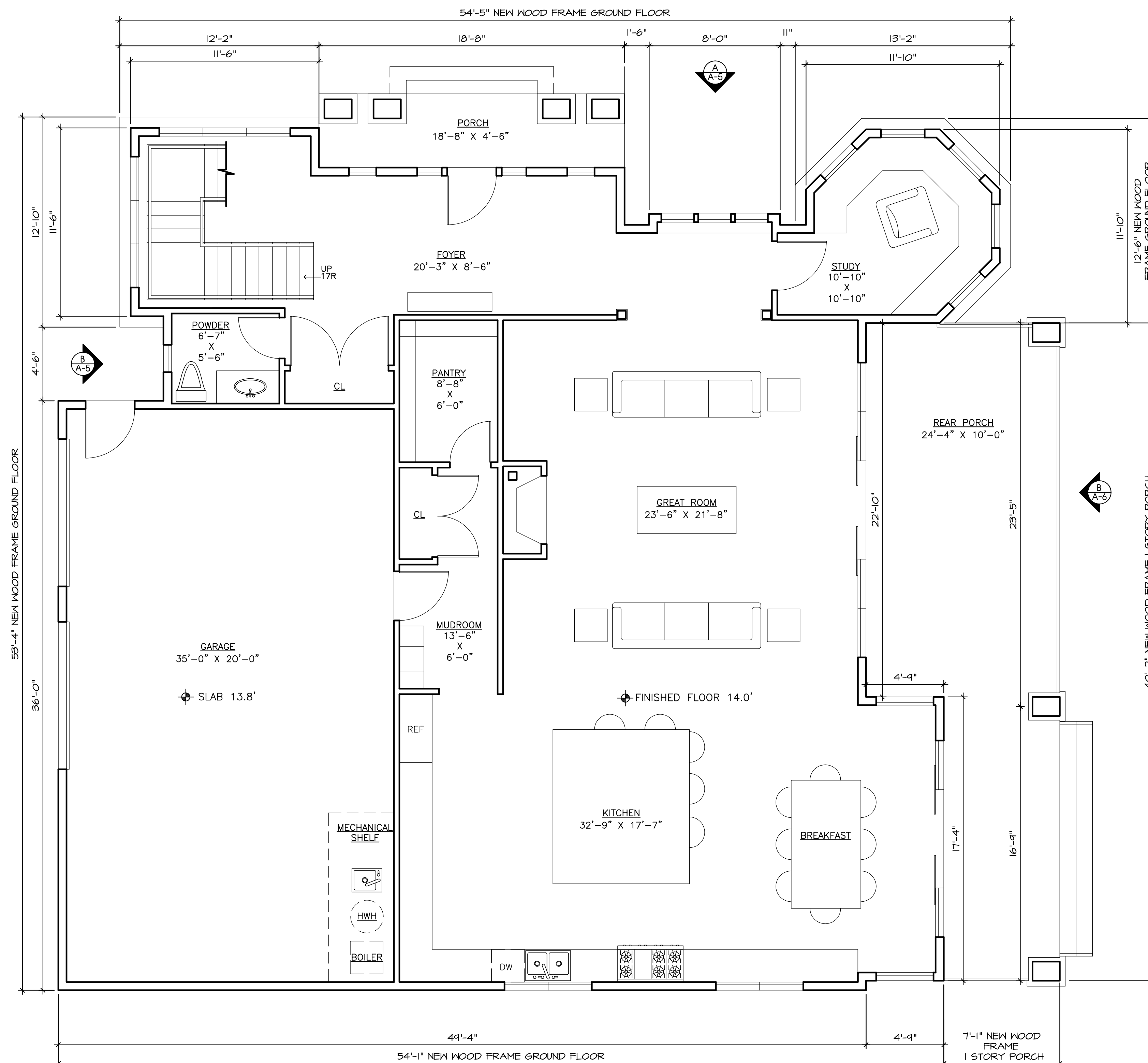
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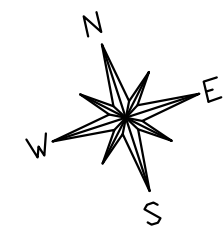
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448 ROOSEVELT ROAD
CENTRE ISLAND, NY 11771
(516) 849-0361
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A-2





A GROUND FLOOR PLAN
 SCALE 1/4" = 1'-0"

1,850 SF GROUND FLOOR (INCLUDES TAPERED FOOTPRINT)
 498 SF GARAGE (748 SF - 250 SF)
 2,348 SF TOTAL GROUND FLOOR AREA

1,850 SF GROUND FLOOR (INCLUDES TAPERED FOOTPRINT)
 84 SF PORCH
 748 SF GARAGE
 396 SF REAR PORCH
 952 SF POOL
 4,030 SF TOTAL BUILDING AREA

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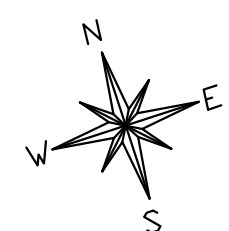
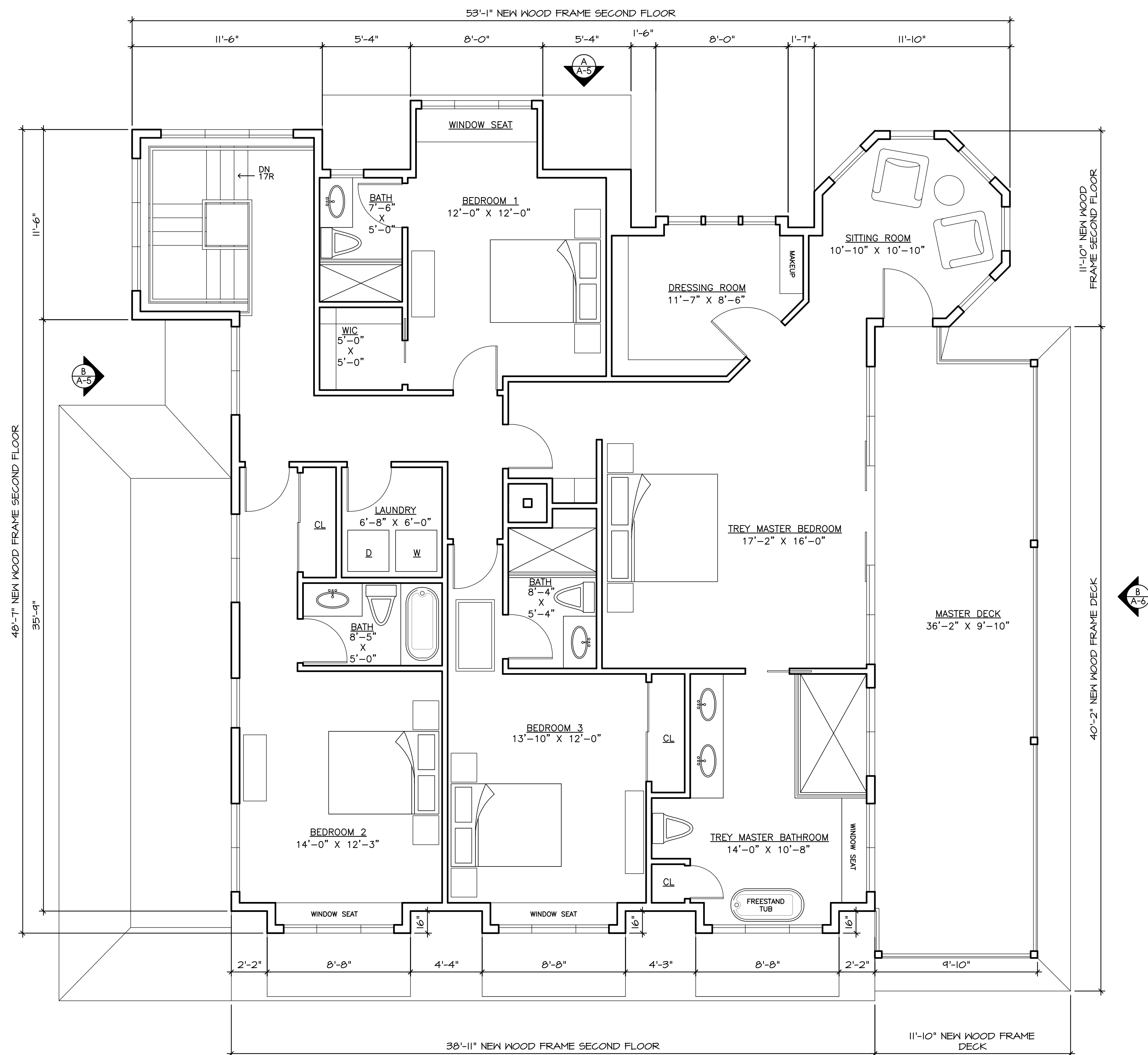
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SCHEBLEIN RESIDENCE
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GROUND FLOOR PLAN

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A SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

1,947 SF SECOND FLOOR AREA

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SCHBLEIN RESIDENCE
448 ROOSEVELT ROAD
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SECOND FLOOR PLAN

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A-4

EXTERIOR FINISHES AND COLORS	
NATURAL CEDAR ROOF:	"CERTANTEED- GRAND MANOR" 30 YEAR ASPHALT ROOF SHINGLES - COLOR IS BLACK PEARL
WINDOWS:	"WEATHER SHIELD" - EXTERIOR IS ALUMINUM CLAD WITH 7/8" SDL - COLOR IS WHITE
CEDAR SIDING:	"MABEC" CEDAR SHINGLES/ GENUINE CEDAR. COLOR IS GREY SEAL 222
AZEC TRIM:	CROWNS, SOFFITS, FASCIA, WINDOW SURROUNDS, ETC.: COLOR IS WHITE
COLUMNS BETWEEN RAILS:	AZEK CUSTOM : COLOR IS WHITE
RAILS:	AZEK CUSTOM : COLOR IS WHITE
ALUMINUM GUTTERS:	COLOR TO BE WHITE 5 1/2" HALF ROUND
ALUMINUM LEADERS:	COLOR TO BE WHITE 4" FLAT ROUND
ENTRY DOORS:	CUSTOM ENTRY GENUINE WOOD DOOR. COLOR IS GREY
STONE VENEER:	"OLD COUNTRY" ASHLAR STONE COLOR IS BLENDED GRAY & BEIGE TONES
GARAGE DOORS:	"CARRIAGE HOUSE DOOR": CEDAR ROLL UP CARRIAGE STYLE DOOR- COLOR IS WHITE
EXTERIOR HARDWARE:	OIL RUBBED BLACK FINISH
EXTERIOR LIGHTING:	CARRIAGE WALL SCONCES IN OIL RUBBED BLACK FINISH



(A) NORTH ELEVATION
SCALE 1/4" = 1'-0"



(B) WEST ELEVATION
SCALE 1/4" = 1'-0"

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NORTH & WEST ELEVATIONS

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A SOUTH ELEVATION
SCALE 1/4" = 1'-0"



B EAST ELEVATION
SCALE 1/4" = 1'-0"

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EXTERIOR HARDWARE:	OIL RUBBED BLACK FINISH
EXTERIOR LIGHTING:	CARRIAGE WALL SCONCES IN OIL RUBBED BLACK FINISH

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(TEL) 516-871-5082 (FAX) 516-871-5815 www.russosarchitect.com

SCHEBLEIN RESIDENCE
448 ROOSEVELT ROAD
CENTRE ISLAND, NY 11771
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SOUTH & EAST ELEVATIONS CABANA PLANS

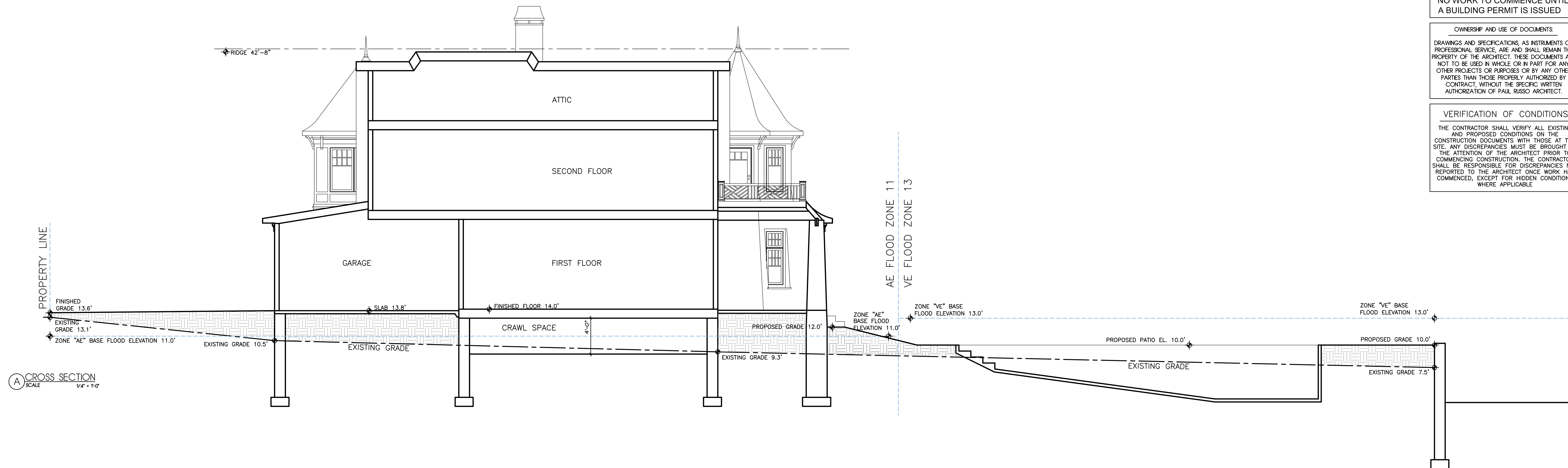
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A CROSS SECTION
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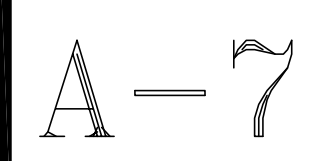
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ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11580
(TEL) 516-871-5082 (FAX) 516-871-5815 www.russoarchitect.com

SCHEBLEIN RESIDENCE
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CENTRE ISLAND, NY 11771
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CROSS SECTION

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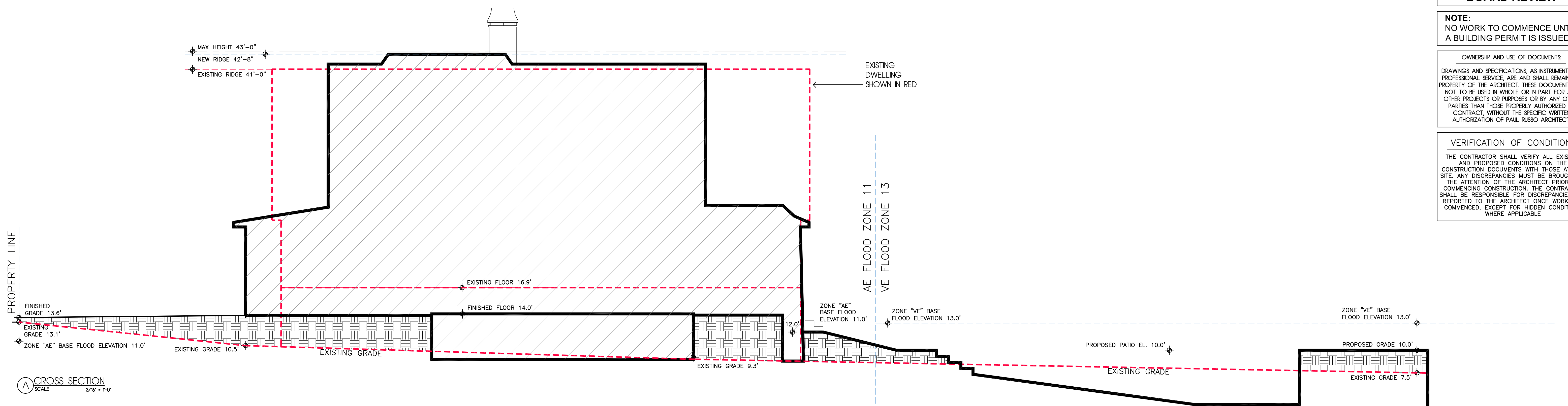


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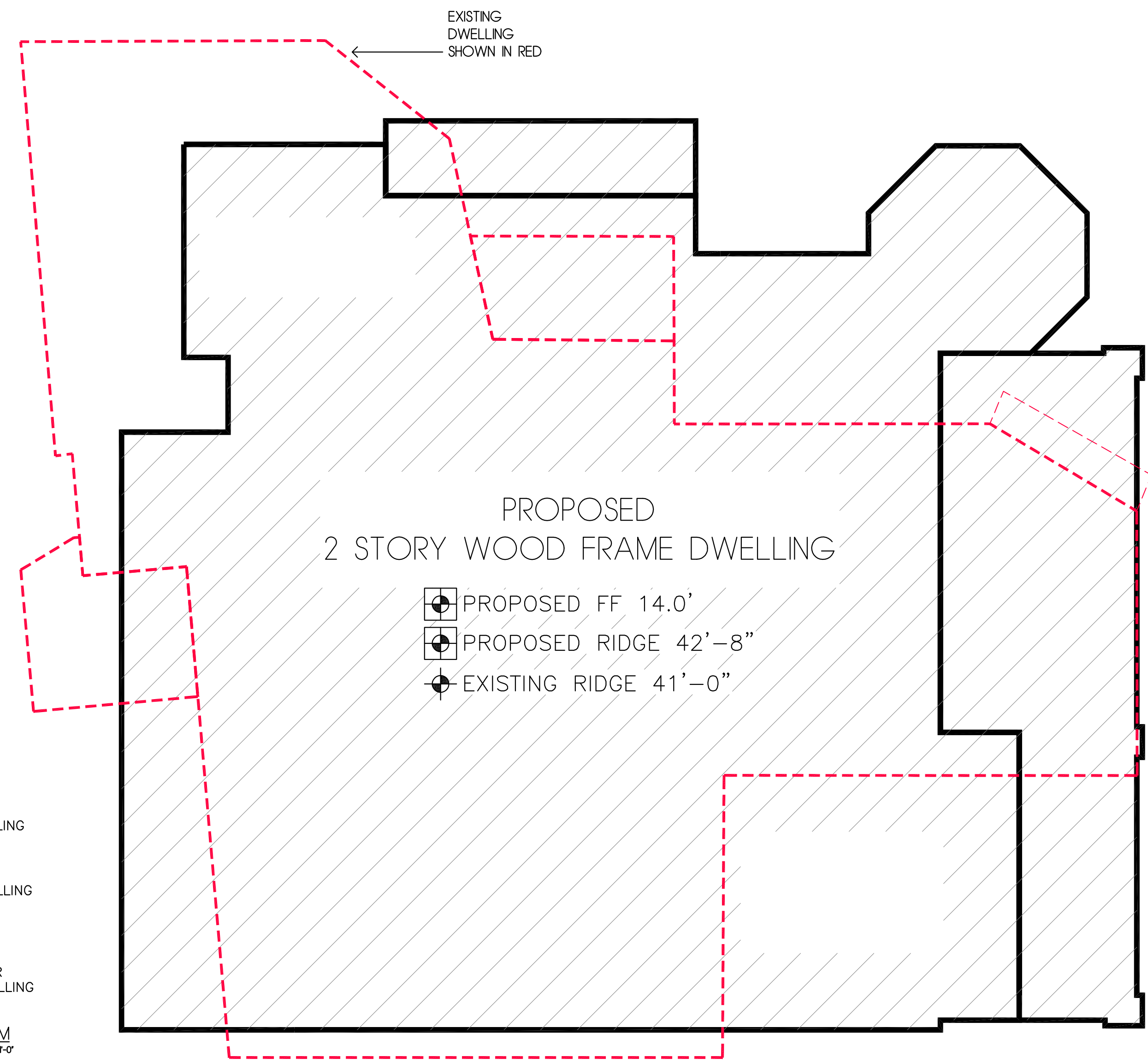
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A CROSS SECTION
SCALE 3/16" = 1'-0"



NEW DWELLING (3,078 SF)
 EXIST DWELLING (2,576 SF)

NEW DWELLING IS (502 SF) LARGER THEN EXISTING DWELLING

B PLAN DIAGRAM
SCALE 3/16" = 1'-0"

REQUIRED FILL IN FLOOD ZONE AE 11

- 97 YARDS GARAGE
- 68 YARDS REAR PORCH
- 10 YARDS FRONT PORCH
- 34 YARDS DRIVEWAY
- 10 YARDS GRADING AT A/C UNITS
- 63 YARDS GRADING SOUTH SIDE OF DWELLING
- 55 YARDS GRADING EAST SIDE OF DWELLING
- 144 YARDS MOTOR COURT AND FRONT GRADING

481 YARDS SUBTOTAL

REQUIRED FILL IN FLOOD ZONE VE 13

371 YARDS GRADING AROUND POOL AND UP TO WALLS

481 + 371 = 852 YARDS TOTAL

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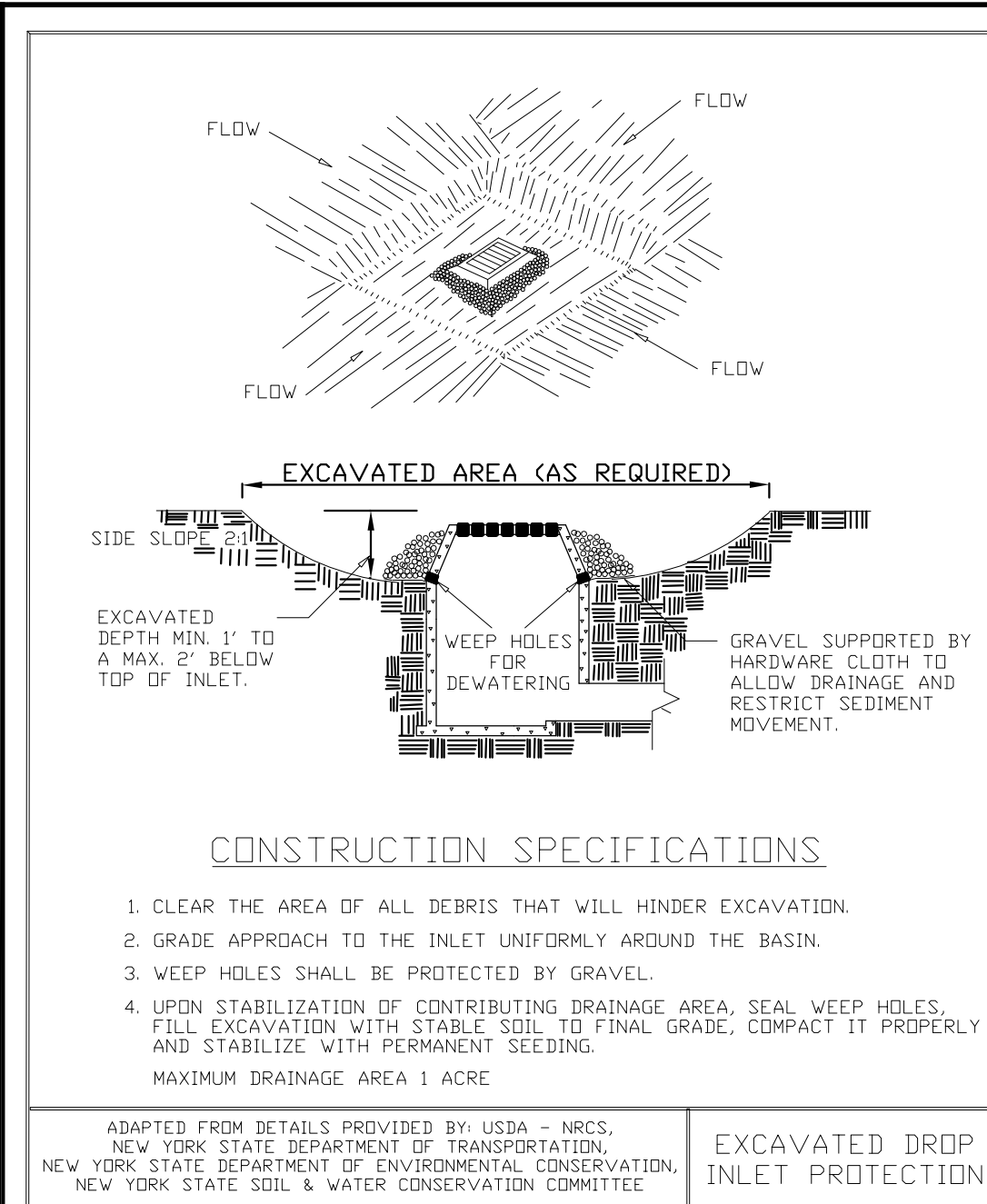
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DIAGRAMATIC COMPARISON SECTION/PLAN

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A-8

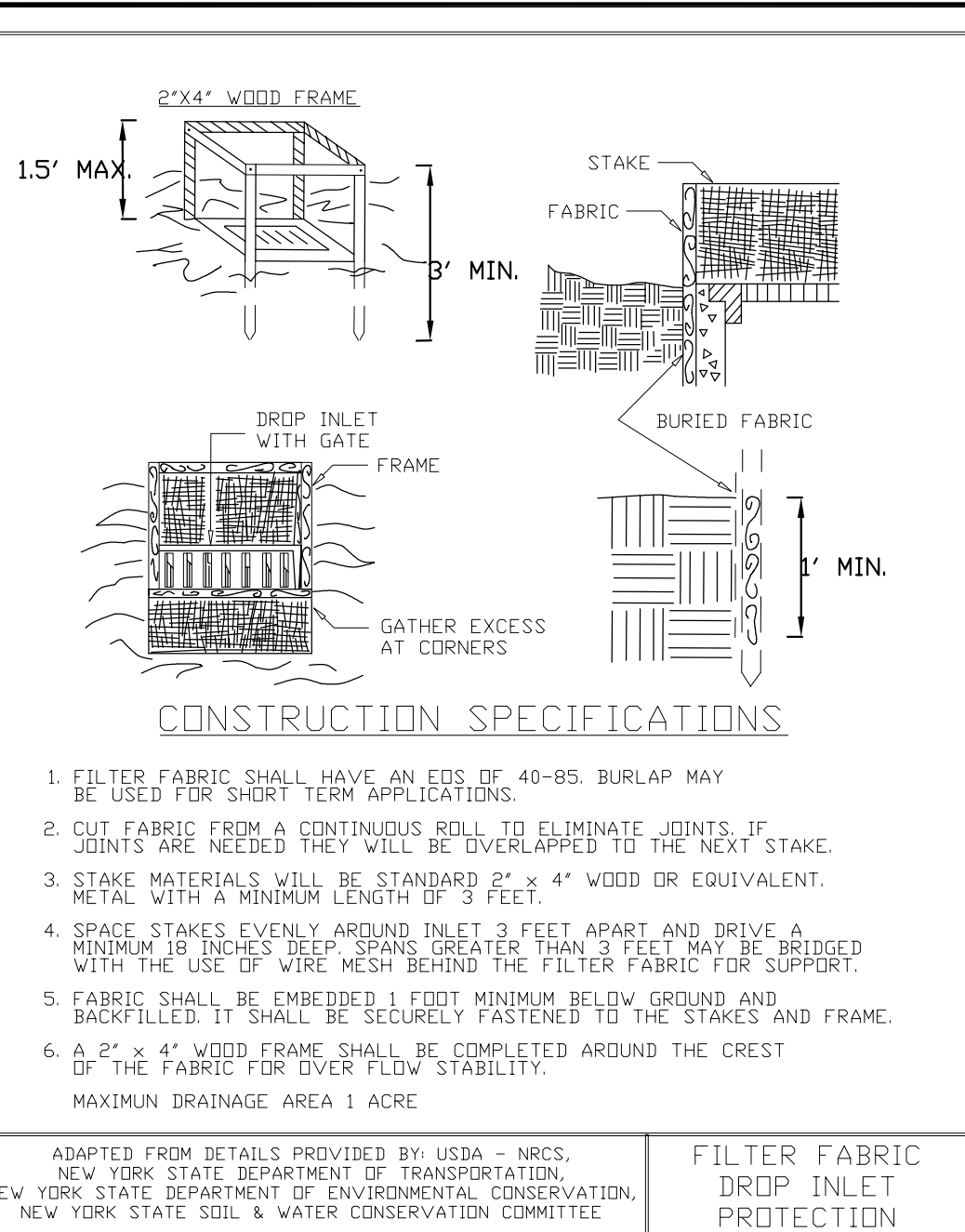


CONSTRUCTION SPECIFICATIONS

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
- WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

ADAPTED FROM DETAILS PROVIDED BY USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

EXCAVATED DROP INLET PROTECTION



CONSTRUCTION SPECIFICATIONS

- FILTER FABRIC SHALL HAVE AN EDS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 2 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

ADAPTED FROM DETAILS PROVIDED BY USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

FILTER FABRIC DROP INLET PROTECTION

SEPTIC TANK CALCULATIONS

PART ONE (SINGLE FAMILY RESIDENCE)

250 GALLONS PER DAY X (4) BEDROOM STRUCTURE = 1,000 GPD

USE A 1,000 GALLON SEPTIC TANK (TABLE 4, PAGE 36 "NASSAU COUNTY MANUAL OF ON SITE SEWAGE DISPOSAL")

LEACHING POOL (A) CALCULATIONS

PART ONE (SINGLE FAMILY RESIDENCE)

75 GALLONS PER DAY (GPD) PER PERSON

TWO (2) PEOPLE PER BEDROOM

150 GALLONS PER DAY X (4) BEDROOM STRUCTURE = 600 GPD

TOTAL = 600 GALLONS PER DAY

600 GALLONS PER DAY DIVIDE BY (1) THEN DIVIDE BY 37.7 LF = 15.9 LIN FT REQUIRED

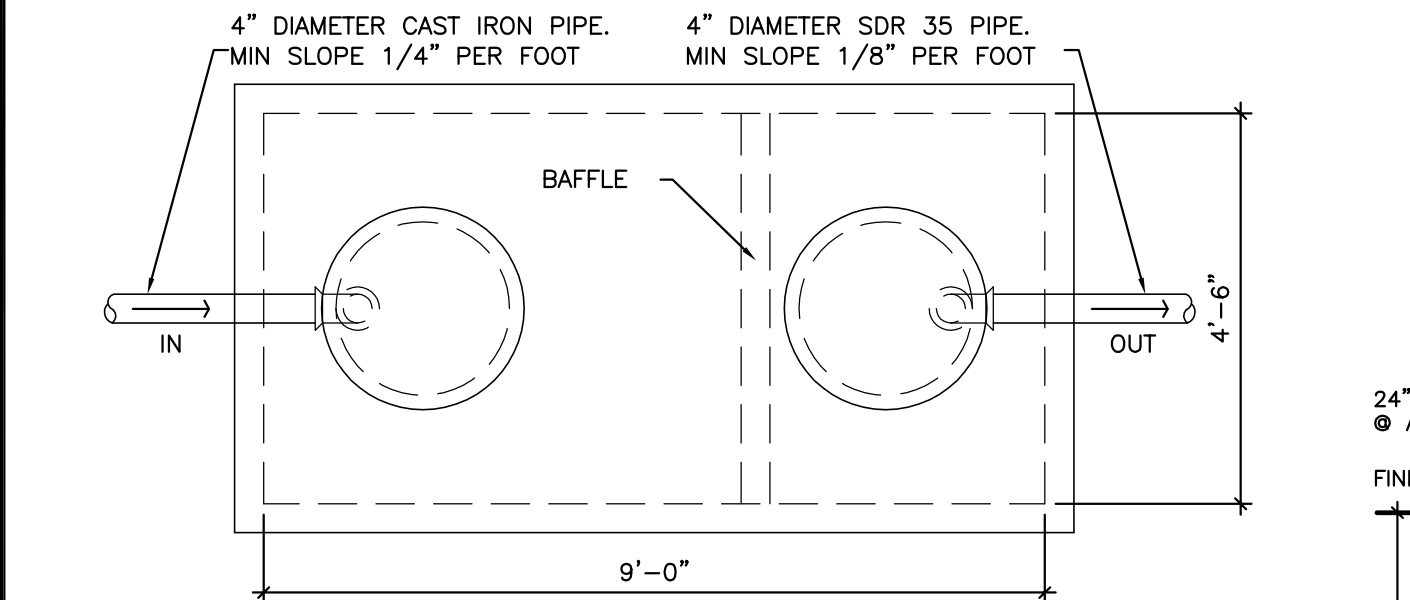
(1) IS 1/2 RATED COLLARED SOIL / 37.7 IS THE CIRCUMFERENCE OF A 12" DIA. LEACHING POOL

* USE (4) 12"-0" DIAMETER X 4'-0" LEACHING POOL (DOME, COLLAR, DUMMY RING NOT PART OF EFFECTIVE DEPTH)

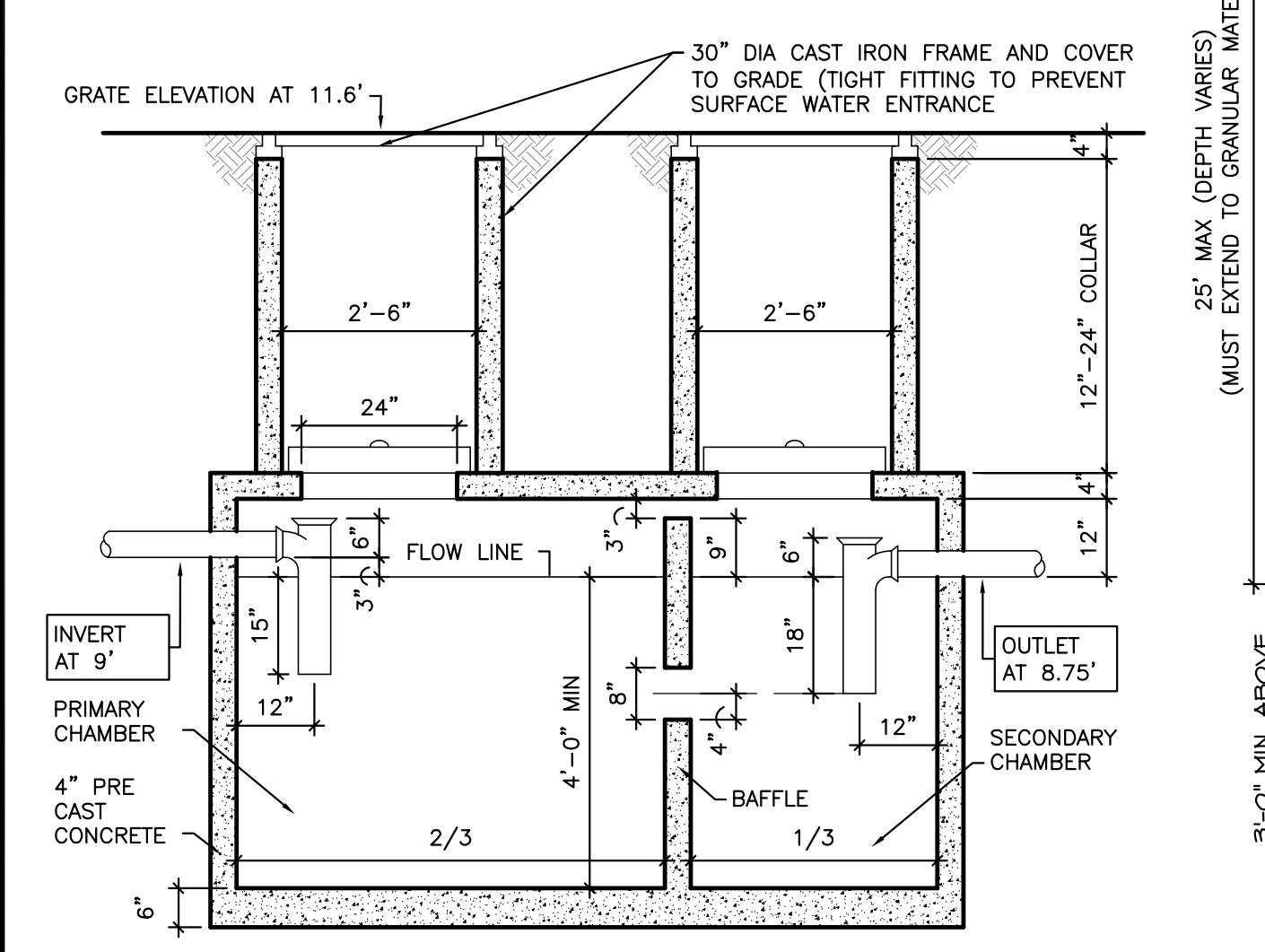
AREA OF LEACHING POOL = 100.88 CUBIC FEET PER LINEAR FOOT

ONE CUBIC FOOT OF WATER EQUALS 7.48 LIQUID GALLONS

CAPACITY OF LEACHING POOL = (4)403.52 CUBIC FEET OR (4)3,018.33 GALLONS



PRE-CAST SEPTIC TANK PLAN (1000 GAL)



PRE-CAST SEPTIC TANK SECTION (1000 GAL)

SITE PLAN GENERAL NOTES:

- ANY DAMAGE TO THE ADJOINING ROADWAYS RESULTING FROM WORK TAKING PLACE ON THE PROPERTY SHALL BE REPAIRED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS. ALL EDGES OF EXISTING PAVEMENTS SHALL BE SAW CUT, ESTABLISHED A NEAT, TRUE EDGE.

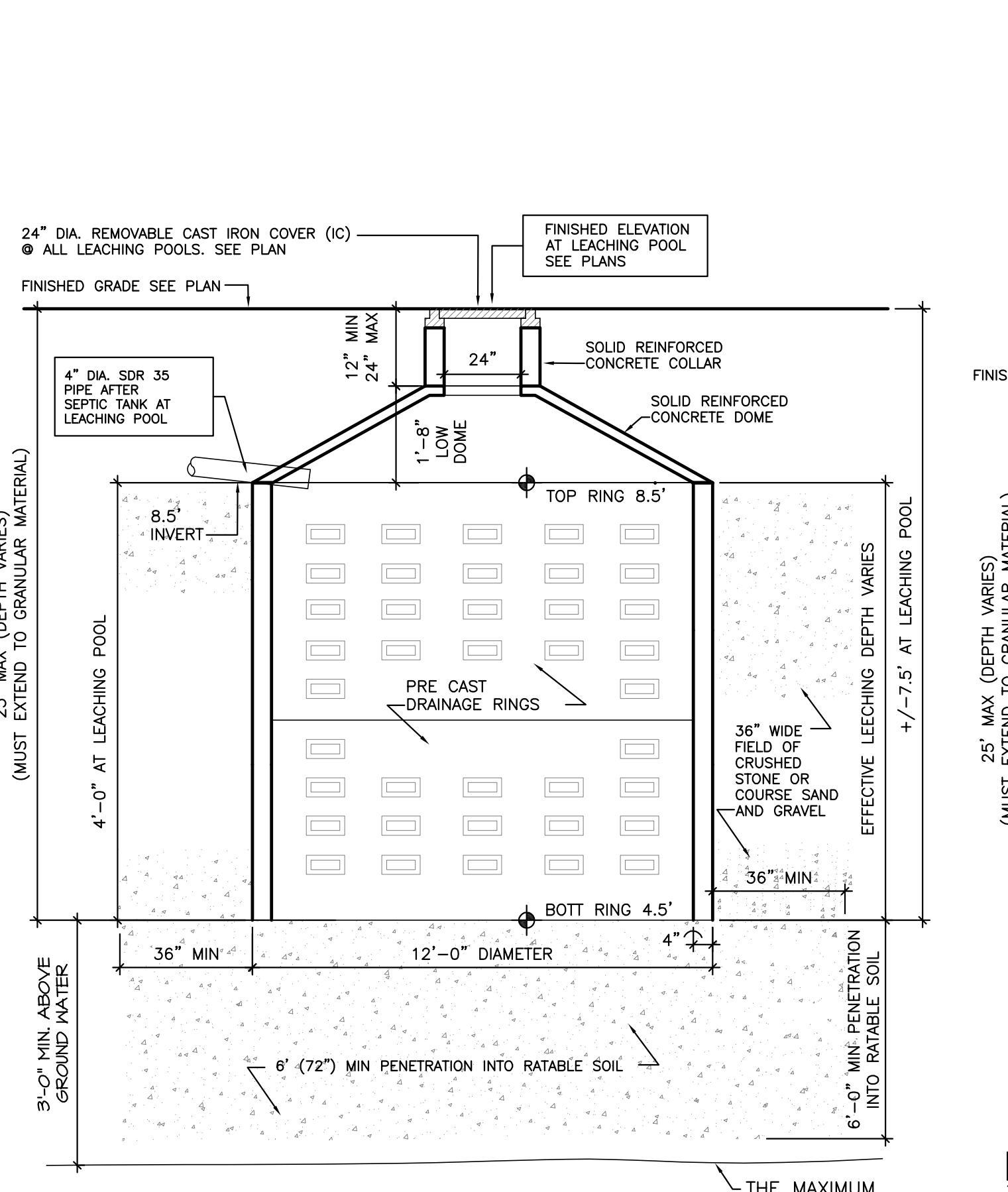
SEWAGE DISPOSAL SYSTEM NOTES:

- THE PROJECT CONSULTANT, A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, MUST OVERSEE THE INSTALLATION OF THE ON SITE SEWAGE DISPOSAL SYSTEM. FOLLOWING COMPLETION OF ITS CONSTRUCTION, THE PROJECT CONSULTANT MUST CERTIFY TO THE VILLAGE THAT THE SYSTEM WAS PROPERLY DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NASSAU COUNTY DEPARTMENT OF HEALTH'S MANUAL OF ON-SITE SEWAGE DISPOSAL.
- IF DURING THE INSTALLATION OF THE SEWAGE DISPOSAL SYSTEM THE PROJECT CONSULTANT DETERMINES THAT THE ACTUAL LEACHING RATE OF THE SOIL IS LESS THAN THAT OF THE RATE THAT WAS USED IN THE DESIGN CALCULATIONS, WHICH IS INDICATED ON THE SITE PLAN, THEN THE REQUIRED ADJUSTMENTS MUST BE MADE IN THE NUMBER AND OR SIZE OF THE LEACHING POOLS THAT ARE TO BE INSTALLED. SHOULD IT BE DETERMINED DURING EXCAVATION FOR THE LEACHING POOLS THAT THE ACTUAL SOIL CONDITIONS ARE BETTER THAN THOSE THAT WERE USED IN THE DESIGN CALCULATIONS, THERE SHALL BE NO ADJUSTMENTS MADE TO THE SIZE OF THE PROPOSED SEWAGE DISPOSAL SYSTEM THAT IS SHOWN ON THE VILLAGE APPROVED SITE PLAN.

LOT COVERAGE CALCULATIONS

BUILDING COVERAGE	2,598 SF
PORCHES	480 SF
WALKS	178 SF
DRIVEWAYS	2,854 SF
POOL AND POOL PATIO	1,878 SF
TOTAL LOT COVERAGE	7,988 SF

18,056 NET LOT AREA = 7,988 SF = 10,068 SF LAWN/LANDSCAPED AREA



LEACHING POOLS

STORM WATER DRAINAGE CALCULATIONS AT DRYWELL

(NEW DRIVEWAYS, AND FRONT WALKS)

NET AREA = 3,032 SQ.FT.

RAIN INTENSITY = 3 INCHES RAINFALL AND 100% RUNOFF

3,032 SF X .25 DIVIDE BY 32 CUBIC FEET PER LIN. FOOT X (100% RUNOFF) = 23.68 LIN FOOT REQUIRED

* USE (8) 8'-6" X 4'-9" X 5' DEEP DRY WELL (DOME, COLLAR, DUMMY RING NOT PART OF EFFECTIVE DEPTH)

AREA OF DRY WELL = 160 CUBIC FEET PER LINEAR FOOT

ONE CUBIC FOOT OF WATER EQUALS 7.48 LIQUID GALLONS

CAPACITY OF DRY WELLS = (8) @ 160 = 1,280 CUBIC FEET OR (8) @ 1,197 = 9,576 GALLONS

(NEW DWELLING, PORCHES AND PATIOS)

NET AREA = 4,956 SQ.FT.

RAIN INTENSITY = 3 INCHES RAINFALL AND 100% RUNOFF

4,956 SF X .25 DIVIDE BY 32 CUBIC FEET PER LIN. FOOT X (100% RUNOFF) = 38.7 LIN FOOT REQUIRED

* USE (8) 8'-6" X 4'-9" X 5' DEEP DRY WELL (DOME, COLLAR, DUMMY RING NOT PART OF EFFECTIVE DEPTH)

AREA OF DRY WELL = 160 CUBIC FEET PER LINEAR FOOT

ONE CUBIC FOOT OF WATER EQUALS 7.48 LIQUID GALLONS

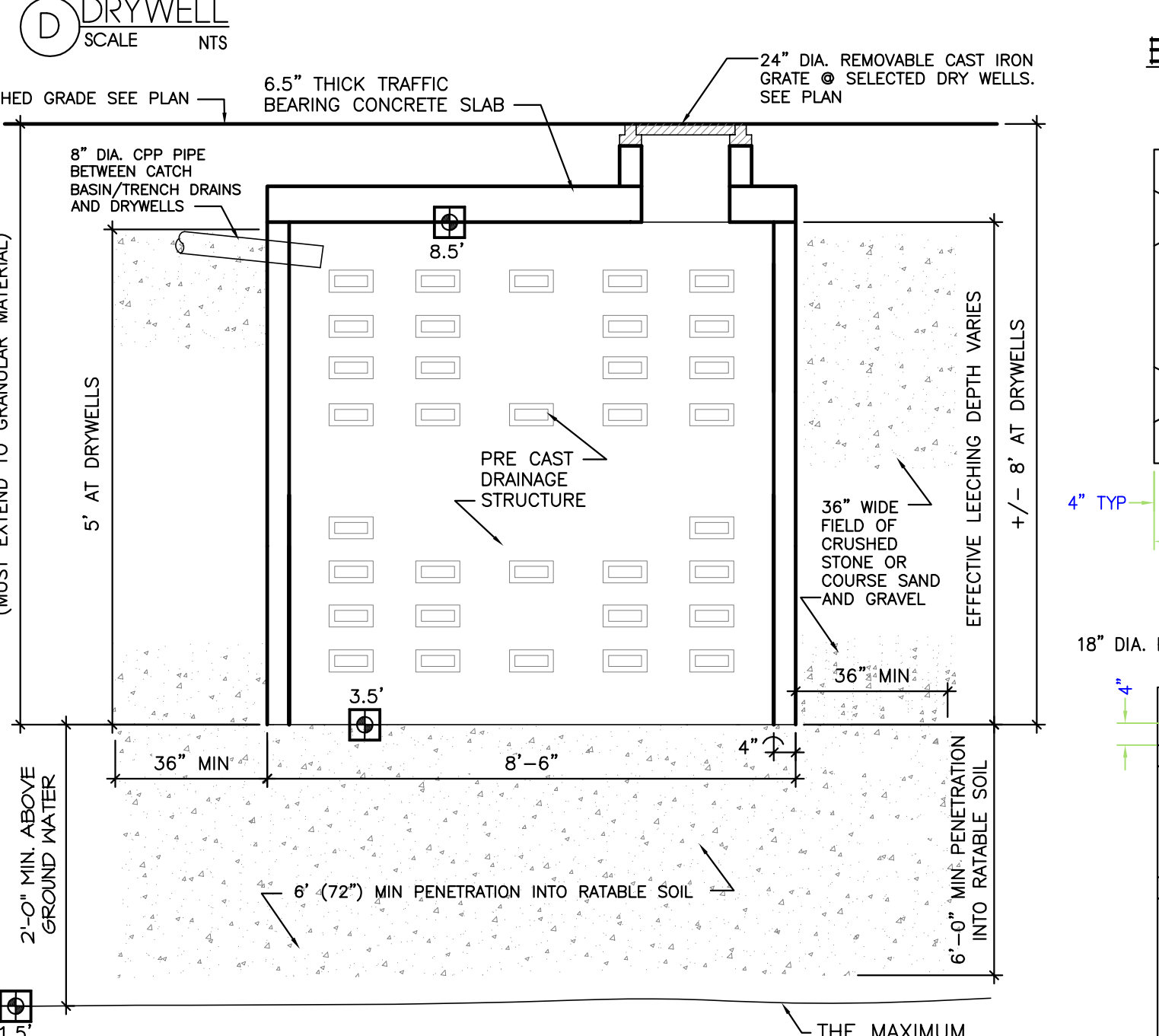
CAPACITY OF DRY WELLS = (8) @ 160 = 1,280 CUBIC FEET OR (8) @ 1,197 = 9,576 GALLONS

NOTES:

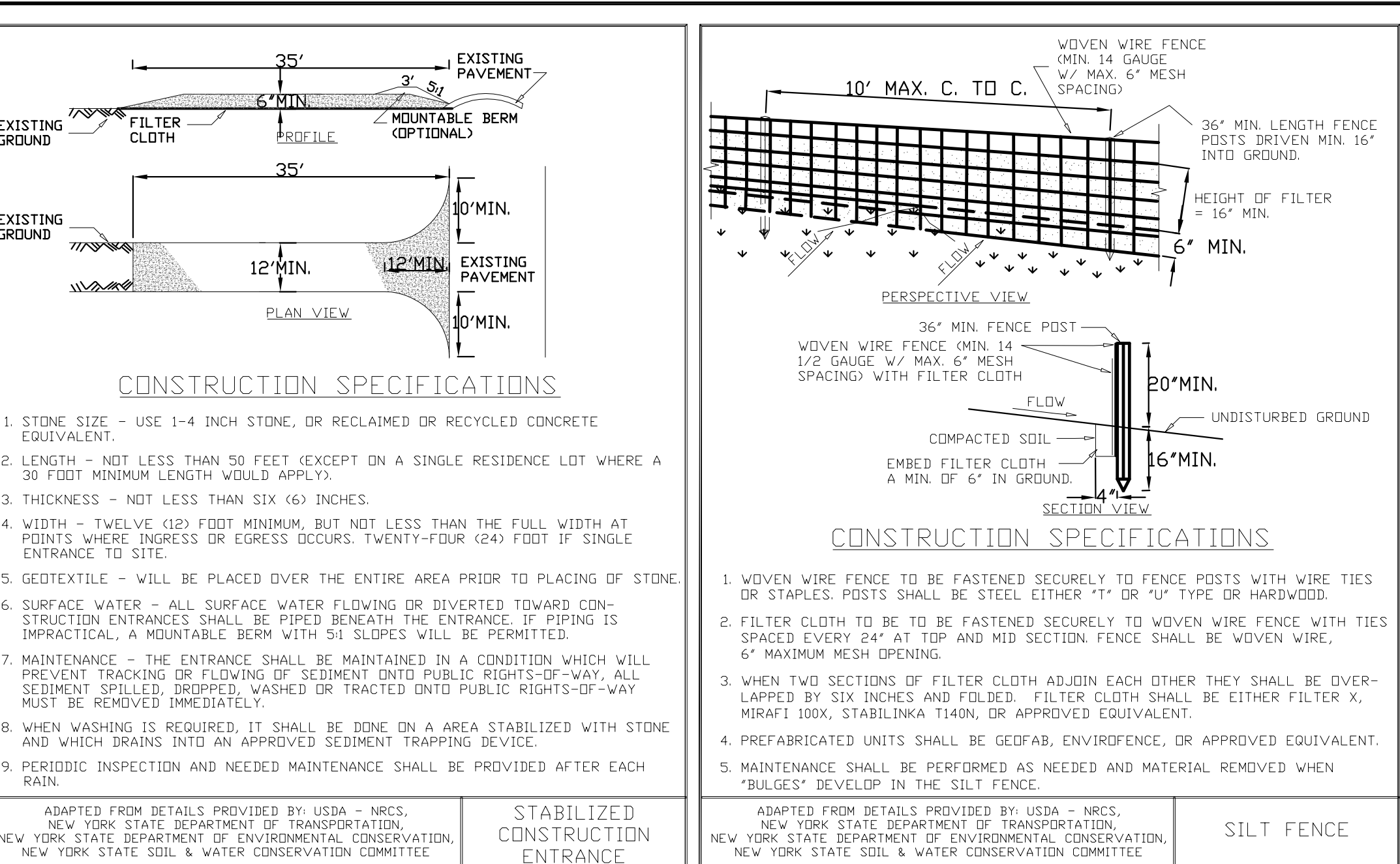
- TYPE OF SOIL AND SOIL ABSORPTION RATE TO BE VERIFIED DURING EXCAVATION OF LEACHING POOLS. VILLAGE OF SANDS POINT AND ARCHITECT TO INSPECT AND APPROVE THE LEVEL OF GRANULAR SOIL FOUND AND THE INSTALLATION OF SEPTIC AND STORM WATER SYSTEMS
- ACCEPTABLE SOIL IS SOIL W/ AN ABSORPTIVE CAPACITY OF AT LEAST 2 GALLONS/SQUARE FOOT/DAY. FULL RATE COURSE, GRANULAR SOIL HAS PERMEABILITY OF 4 GALLONS/SQUARE FOOT/DAY

LEACHING GALLEY DATA

INTERNAL WALL HGT.	DRAIN WALL AREA (SF)	INTERNAL VOLUME CF	GAL	TOTAL	APPROX. DRAIN OPENINGS SIZE	ANGLE	WEIGHT (LB.)
1'-0"	17.0	32	239	12	3/4" X 6"	14 DEG.	4,150
1'-6"	25.5	48	359	22	3/4" X 6"	14 DEG.	4,730
2'-0"	34.0	64	479	20	3/4" X 6"	14 DEG.	5,325
2'-6"	42.5	80	598	26	3/4" X 6"	14 DEG.	5,905
3'-0"	51.0	96	718	34	3/4" X 6"	14 DEG.	6,485
3'-6"	59.5	112	838	40	3/4" X 6"	14 DEG.	7,065
4'-0"	68.0	128	957	48	3/4" X 6"	14 DEG.	7,645
4'-6"	76.5	144	1077	54	3/4" X 6"	14 DEG.	8,225
5'-0"	85	160	1197	62	3/4" X 6"	14 DEG.	8,805



LEACHING GALLEY DRYWELL

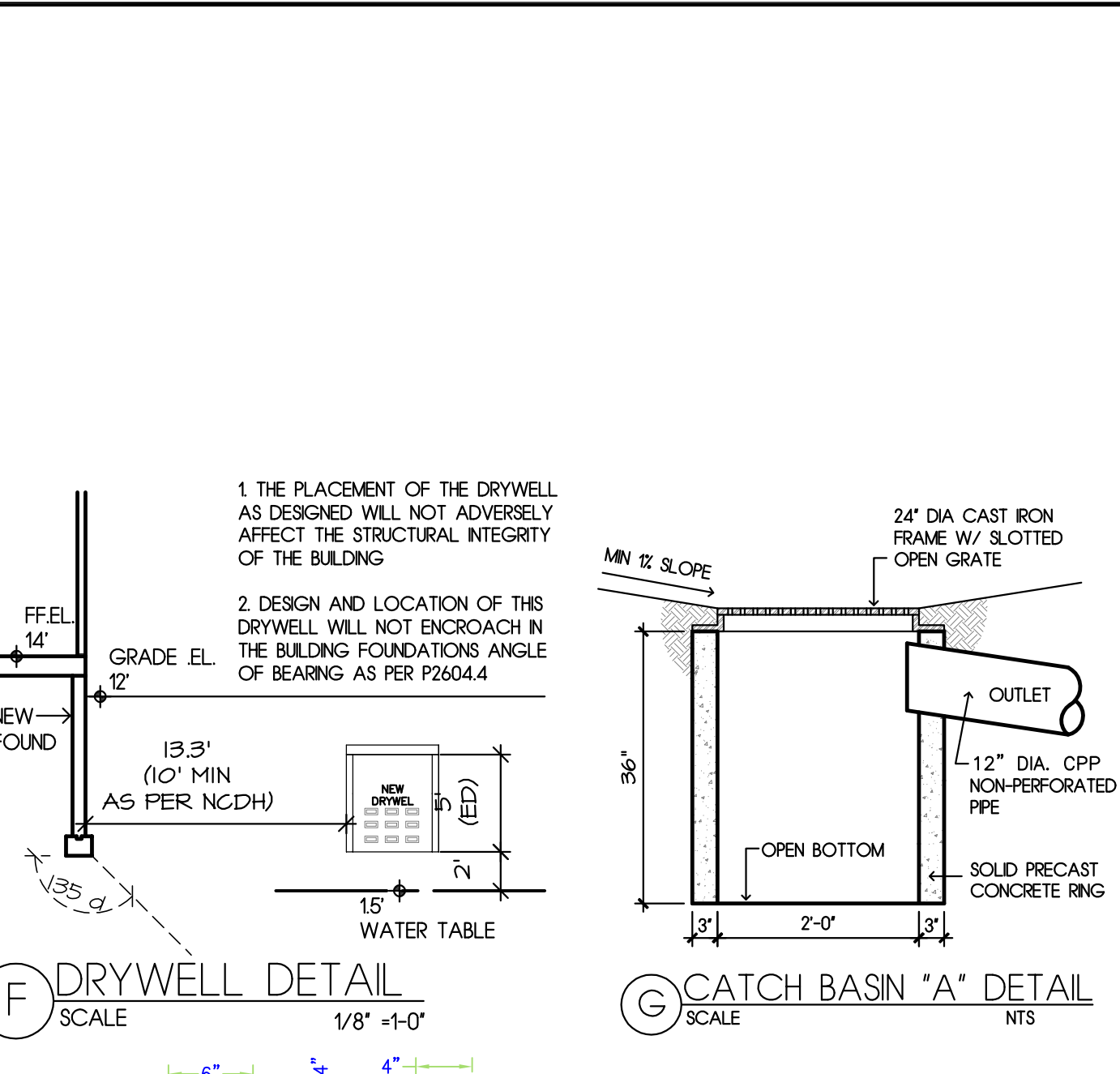


CONSTRUCTION SPECIFICATIONS

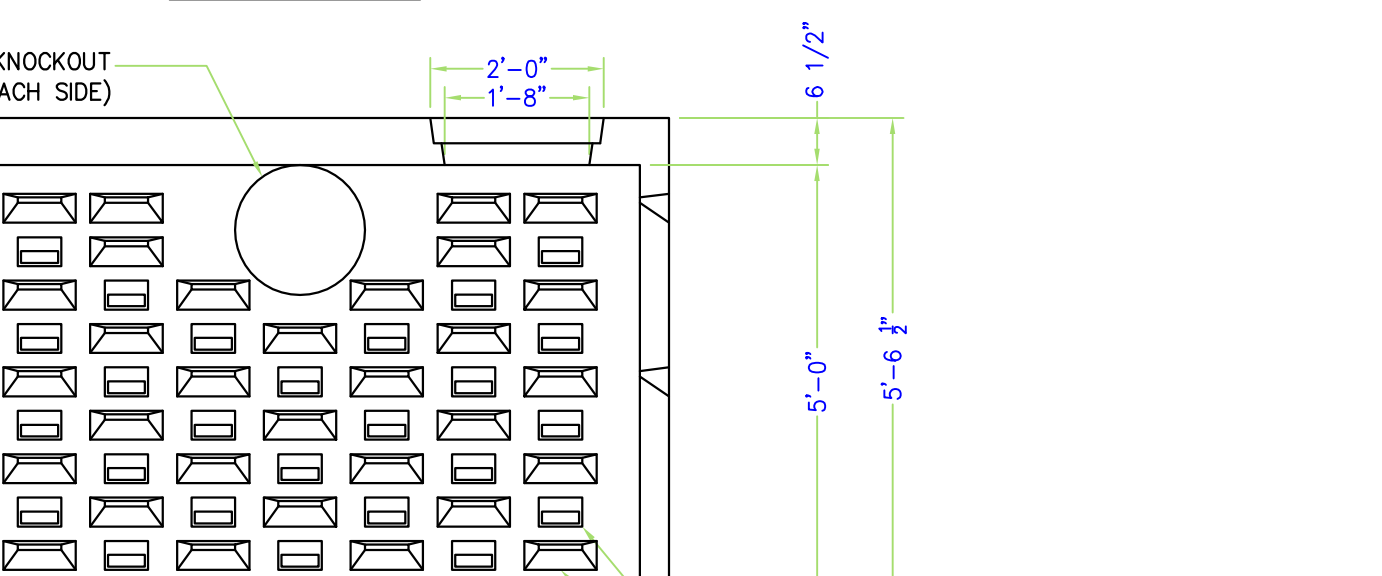
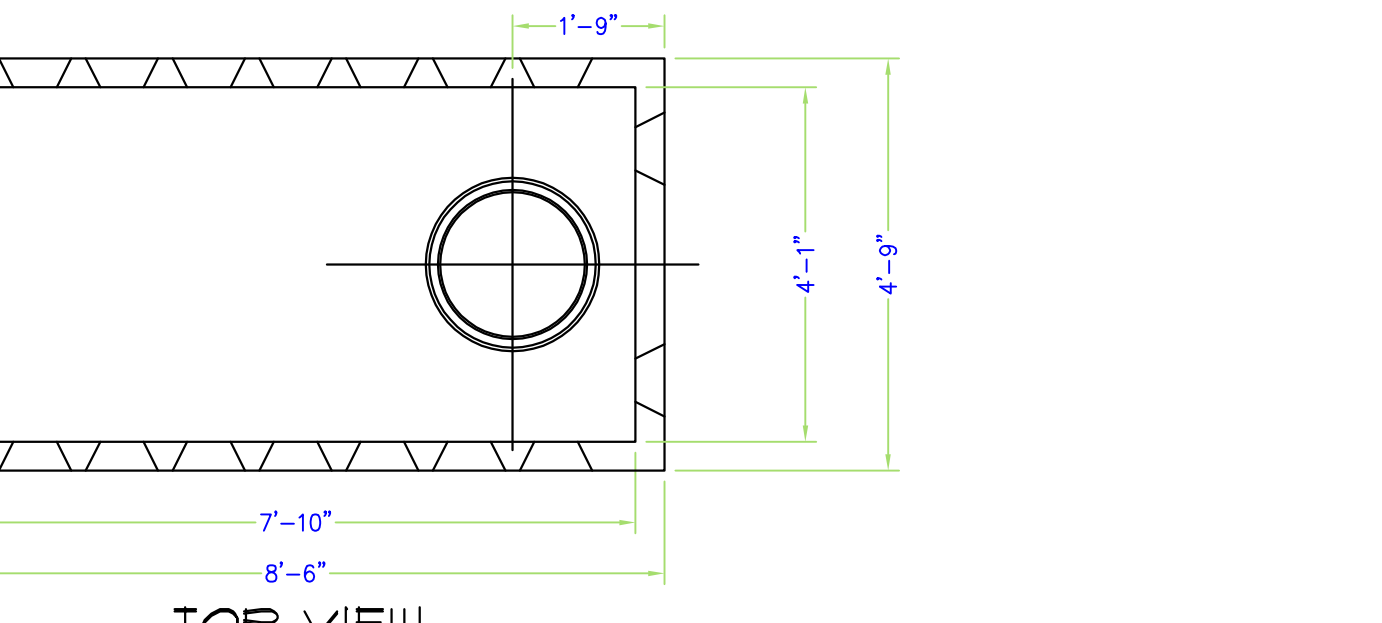
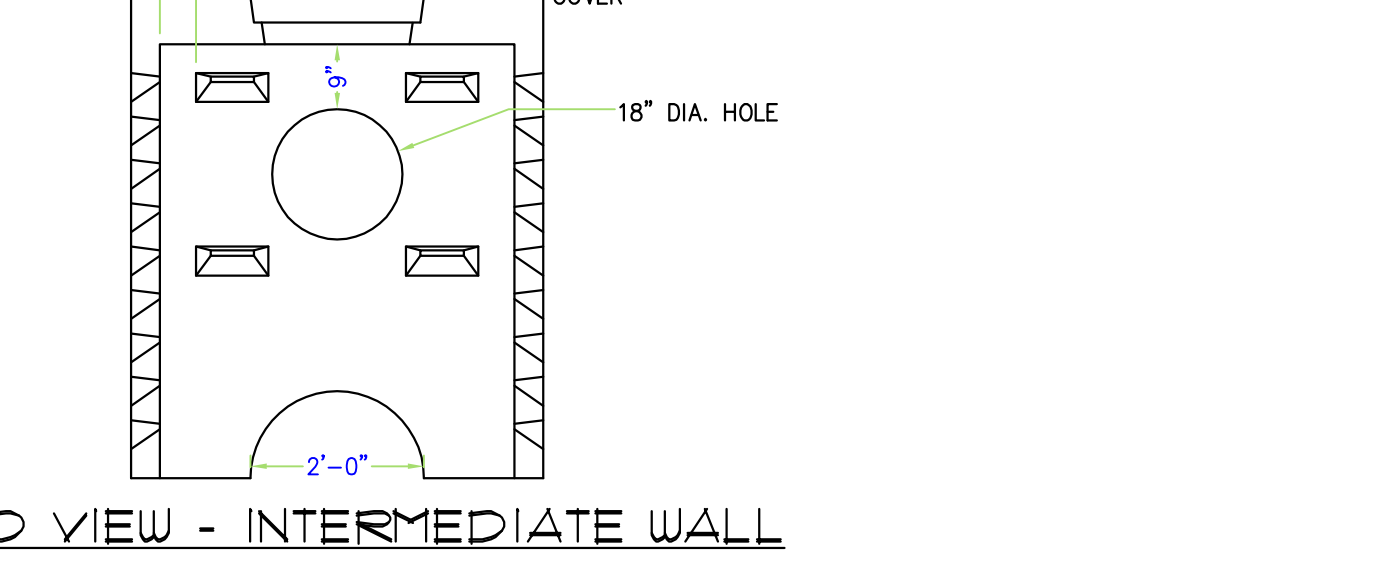
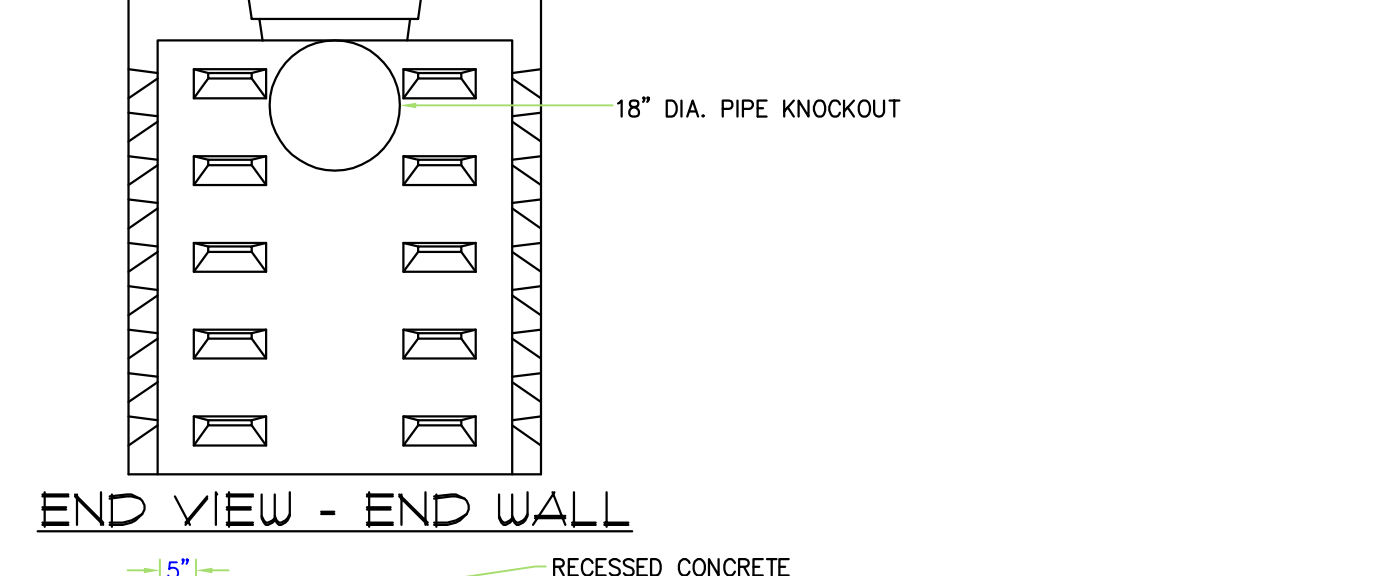
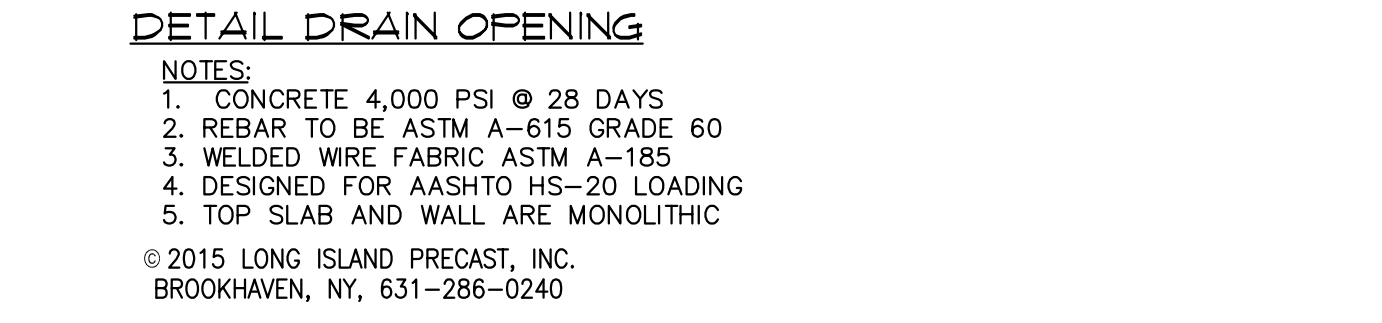
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM DETAILS PROVIDED BY USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

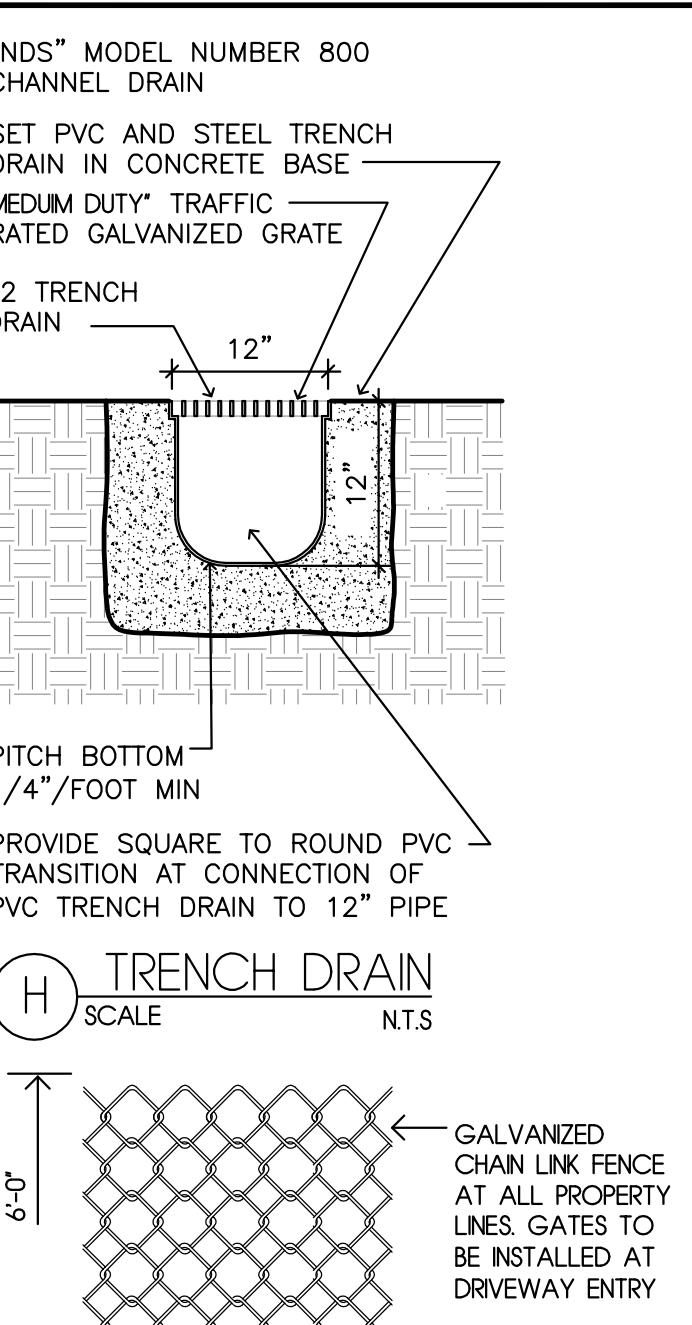
STABILIZED CONSTRUCTION ENTRANCE



DRYWELL DETAIL



DRYWELL DETAIL



TRENCH DRAIN



TEMP CONST. FENCE

DRAWINGS FOR ZONING AND PLANNING BOARD REVIEW

NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

OWNERSHIP AND USE OF DOCUMENTS

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF PAUL RUSSO ARCHITECT.

VERIFICATION OF CONDITIONS

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS ON THE CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT ONCE WORK HAS COMMENCED, EXCEPT FOR HIDDEN CONDITIONS WHERE APPLICABLE.

- 4 ISSUED FOR ZONING & PLANNING BOARD REVIEW 4/2019
- 3 ISSUED FOR ZONING BOARD REVIEW 12/2018
- 2 ISSUED FOR ZONING BOARD REVIEW 6/2018
- 1 ISSUED FOR ZONING BOARD REVIEW 1/2018

REV NO. DESCRIPTION DATE BY:

PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-871-5082 (FAX) 516-871-5815 www.russosarchitect.com

SCHEBLEIN RESIDENCE
448 ROOSEVELT ROAD
CENTRE ISLAND, NY 11771
(516) 849-0361
SECTION 28 - BLOCK 55 - LOT 13

SITE DETAILS

DATE: 4/2019
SCALE: AS NOTED
DRAWN: LB
CHECKED: PR
PROJECT: 2017-42
CAD FILE:
2017-42-ZBA-3 01