STARBUCK'S CAFE AND OFFICE BUILDING
290 Main St
Ilip, NY 11751

ANDREW MARTIN

GENERAL NOTES
1. ALL WORK, MATERIALS, SPECIFICATIONS, REGULATIONS, RULES, PERMITS, ETC., OF APPLICABLE STATE, COUNTY AND TOWN GOVERNMENTS AND REGIONAL UTILITY COMPANIES (PUBLIC AND PRIVATE) SHALL BE FOLLOWED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL EMPLOY THE APPROPRIATE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES IN ACCORDANCE WITH MUTCD DURING CONSTRUCTION.
3. TRAFFIC SIGNS AND STRIPPING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NYS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY COUNTY AND TOWN PERMITS TO CONSTRUCT CURB, SIDEWALK, TO CUT EXISTING CURB, CONNECTION TO COUNTY DRAINS, OR FOR USE OF COUNTY PROPERTY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
6. THE CONTRACTOR SHALL COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS.
7. THE CONTRACTOR SHALL INSTALL UNDERGROUND IRIGATION SYSTEM ALONG ENTIRE ROAD FRONTAGE AND BUFFER AREAS.

SITE DATA

AREA OF SITE: BU1
ZONING: NORTHFORK BANK
EXISTING USE: STARBUCK'S CAFE AND OFFICE
INTENDED USE: STARBUCK'S CAFE AND OFFICE
FAR: 0.4

SETBACKS:
FRONT: 25 FT
SECOND FRONT: 15 FT
BACK: 10 FT

MAX BUILDING HEIGHT: 30 FT
STORIES:
CAFE: 1 STORY
OFFICE: 2 STORIES
DEMO LEGEND

EXISTING CONSTRUCTION

TO BE DEMOLISHED

DEMO NOTES:

1. ALL EXISTING ON SITE DRAIN PIPES, SUMP, MANHOLE, LEACHING POOLS OR LEACHING POOLS THAT ARE LOCATED WITHIN THE PROPOSED BUILDING AREA SHALL BE REMOVED AND BACKFILLED.
2. ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED.
3. ALL EXISTING ON SITE FOUNDATIONS SHALL BE REMOVED.
4. ALL EXISTING ON SITE CATCH BASINS, MANHOLE, DRAIN INLETS, LEACHING POOLS OR SANITARY STRUCTURES THAT ARE LOCATED OUTSIDE THE PROPOSED BUILDING AREA SHALL BE REMOVED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE DEMOLITION WORK INCLUDING BUT NOT LIMITED TO THE UTILITY DISCONNECT PERMITS AND DEMOLITION PERMIT.
6. ALL PAVING TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE.
7. THE CONTRACTOR SHALL USE THE APPROPRIATE MEANS TO PREVENT SEDIMENT AND DEBRIS FROM WASHING TO ADJACENT PROPERTIES.
8. EXISTING CURB, SEWER INLET AND CURB CUT APARTS REMOVED SHALL BE REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT TO ITS FULL DEPTH OF INSTALLATION.
9. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF EXISTING UTILITIES. (Day Before You Dig)
10. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
11. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, ADJACENT PROPERTIES, PUBLIC ROW'S, ETC.
12. DURING ALL CONSTRUCTION AND ALL REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE CONTRACTORS SAFETY PROGRAMS AND PROCEDURES IN CONNECTION WITH THE WORK.

1" = 30'
LOT SIZE = 125,700 SF
FAR = 0.4 x 125,700 SF = 50,280 SF
PARKING CALCULATIONS
PARKING FOR CAFE = 2000 SF x 0.01 PKS/SF = 20 PARKING SPACES
PARKING FOR OFFICE = 20,000 SF x 0.005 PKS/SF = 100 PARKING SPACES

TOTAL = 100 + 20 = 120 PARKING SPACES
PARKING PROVIDED = 140 PARKING SPACES @ 9’ x 19’
6 HANDICAP SPACES @ 9’ x 19’ WITH 8’ LOADING ZONE

LANDSCAPING = 125,700 SF x 0.20 = 25,140 SF
LANDSCAPING PROVIDED = 39,280 SF
LANDSCAPE PLAN

1" = 30'

LANDSCAPE LEGEND

- SMALL EVERGREEN SHRUBS
  CHARTER = 0.5""/BALL SPREAD = 1.5"'

- FINE GROWING SHRUBS
  CHARTER = 1"/BALL SPREAD = 2.5"'

- DECIDUOUS TREE PLANTING
  NOT TO SCALE