

PROJECT 2 DESIGN BUILD FIRM WITH APARTMENTS  
CHRIS CARPENTER AND BRANDON TAMMONE  
ARC 486 FALL 2022  
PROFESSOR LOPICCOLO



FARMINGDALE  
STATE  
COLLEGE

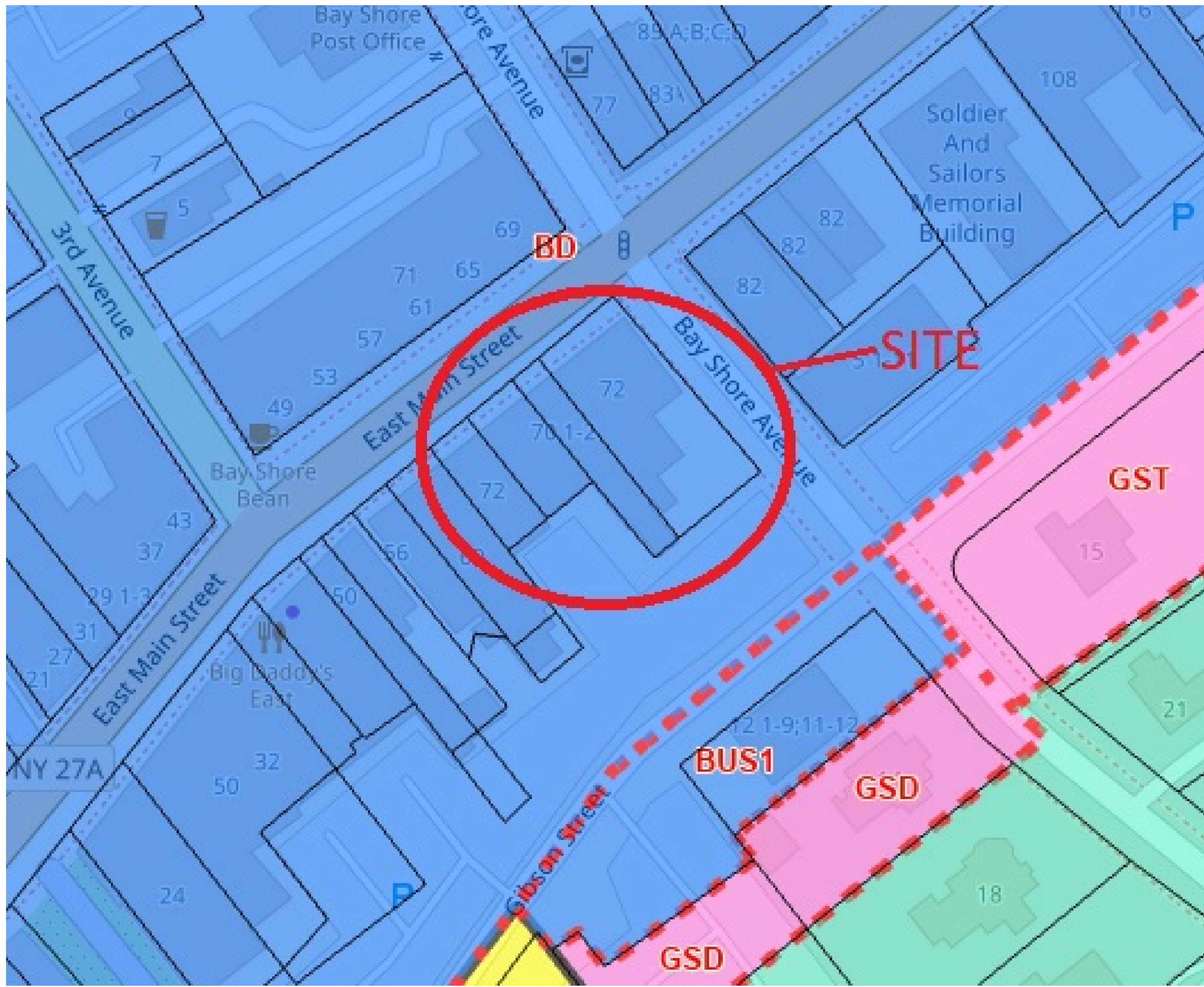
PROJECT  
2  
FINAL  
PRESENTATION

Date:  
12/13/22

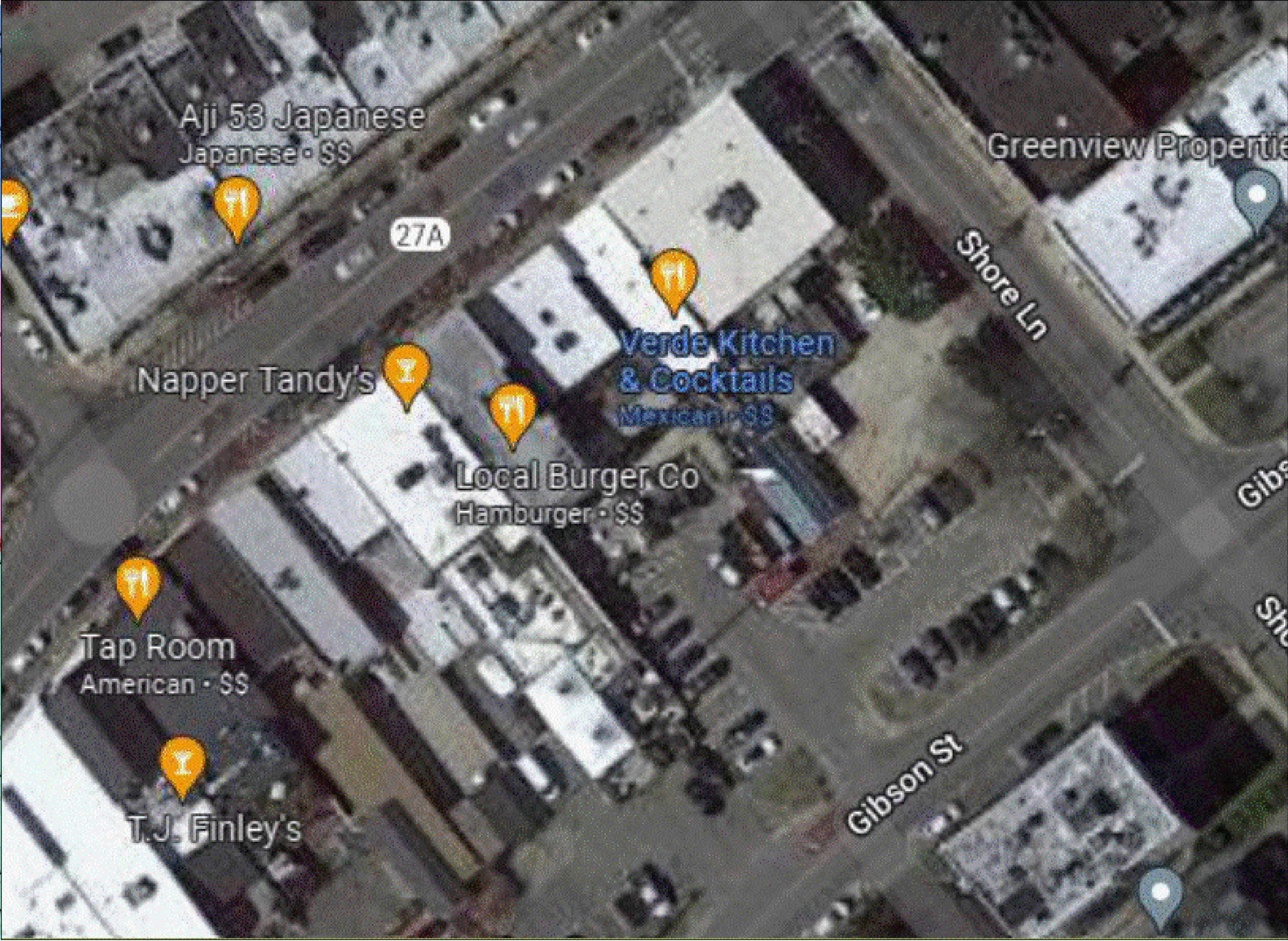
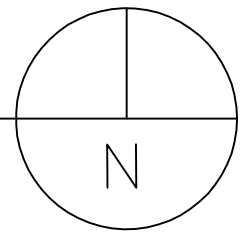
SCALE:  
AS  
INDICATED

DRAWN BY:  
CHRIS  
CARPENTER  
AND  
BRANDON  
TAMMONE

SHEET #  
COVER



TAX INFO SITE AERIAL  
SCALE: NTS



SATELLITE AERIAL  
SCALE: NTS

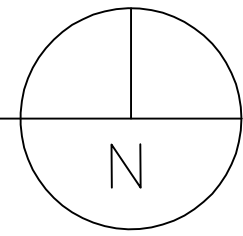


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THIS PROJECT THAT WE HAVE BEEN ASSIGNED TO DESIGN, IS A DESIGN BUILD FIRM AND APARTMENT COMPLEX ON A CORNER SITE ON THE STREETS OF SHORE LANE AND MAIN STREET, WHERE THERE IS MUCH FOOT TRAFFIC AND CAR TRAFFIC THERE ALL DAY LONG.





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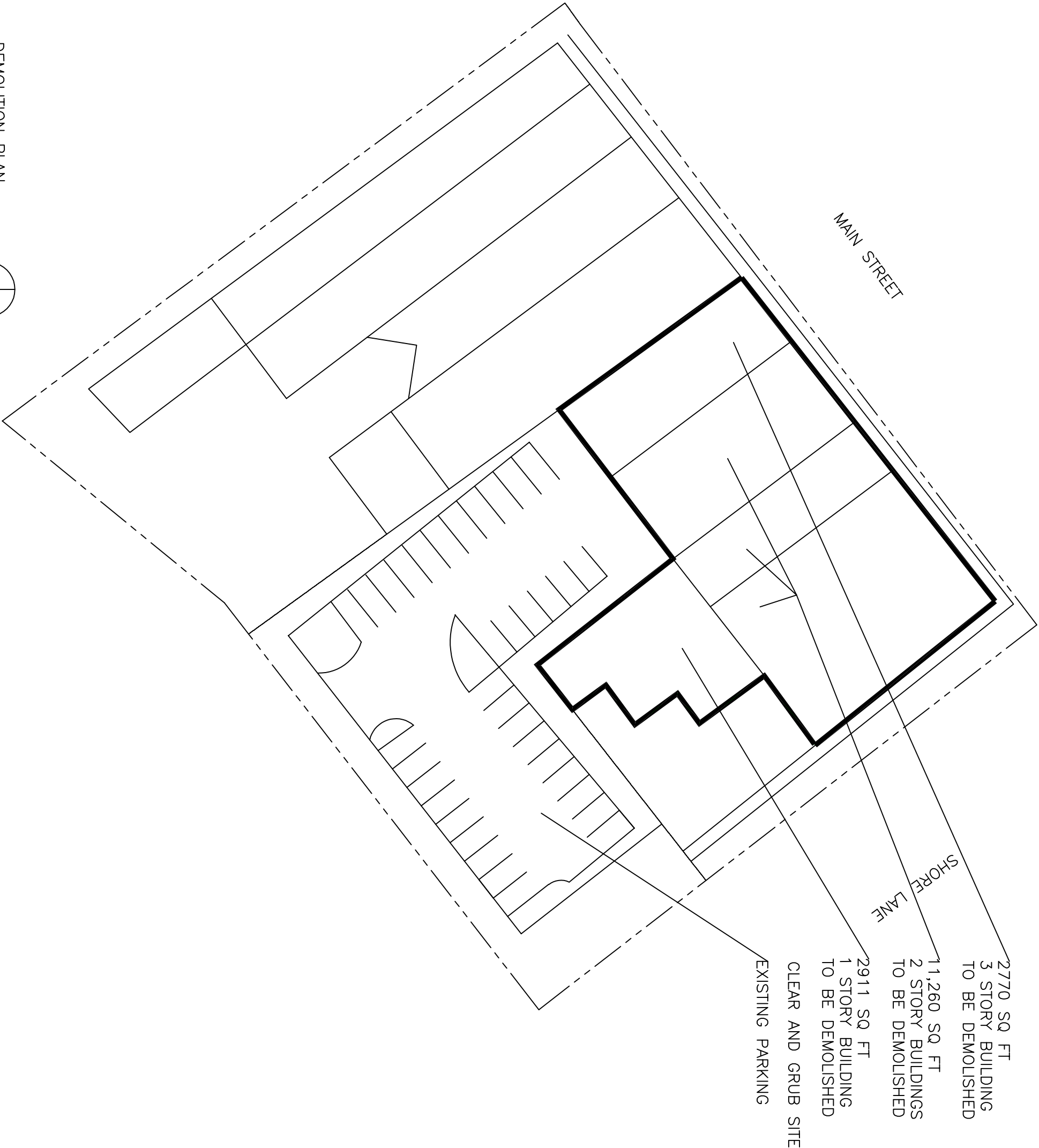
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BRANDON  
TAMMONE

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A1



SCALE: 1:20

SITE: 62-76 E. MAIN STREET, BAY SHORE, NY  
ZONING DISTRICT AND USE: DOWNTOWN BUSINESS  
LOT AREA: PROPOSED: 19,661 SF, MIN: 7500 SF  
SETBACKS: N/A(LOT IS ON DOWNTOWN CORNER SO NOT SETBACKS)  
BUILDING HEIGHT: (Max: 35')  
MAX FLOOR AREA RATIO(F.A.R.): PROPOSED:0.6  
NO BUFFERS REQUIRED.



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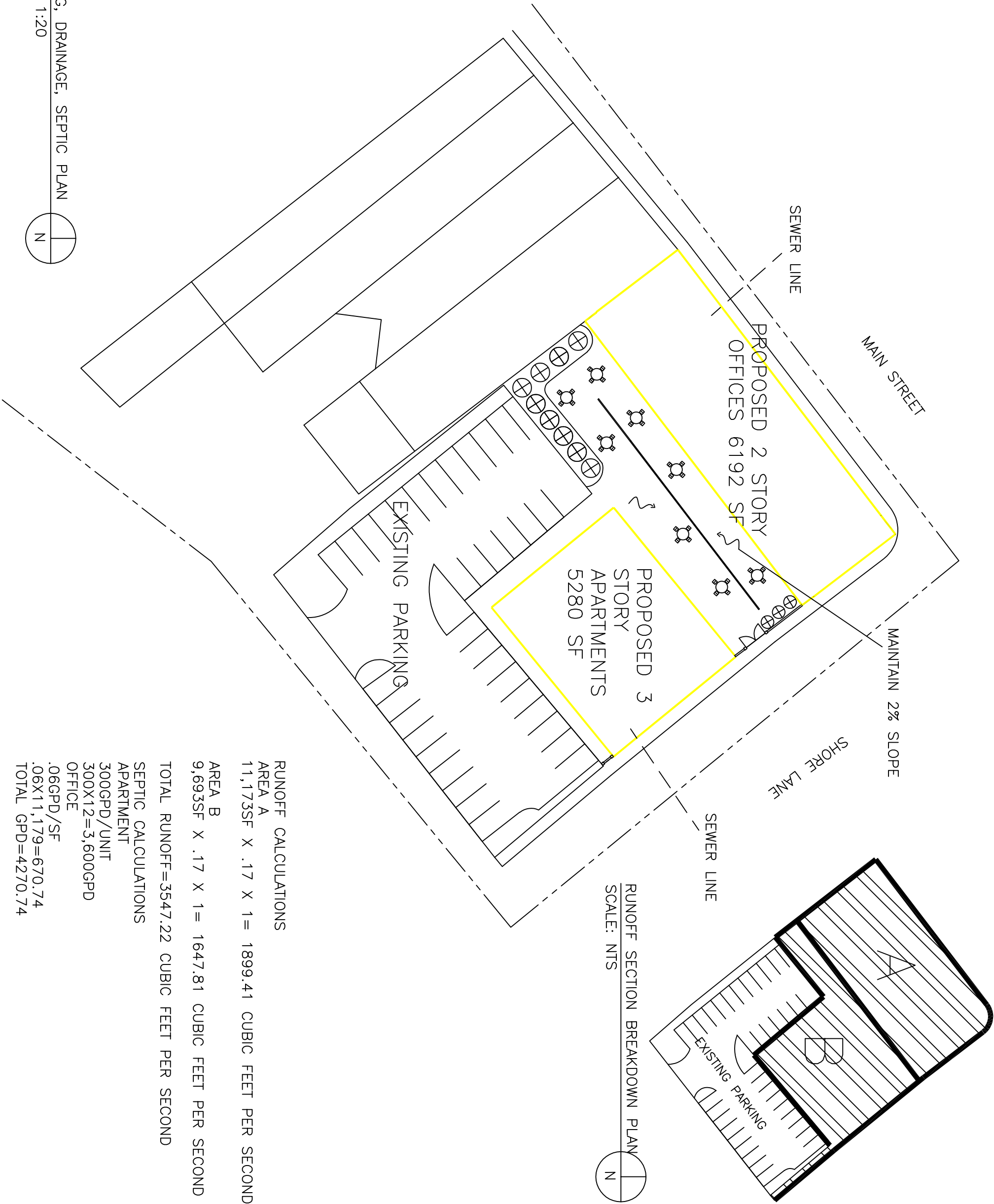
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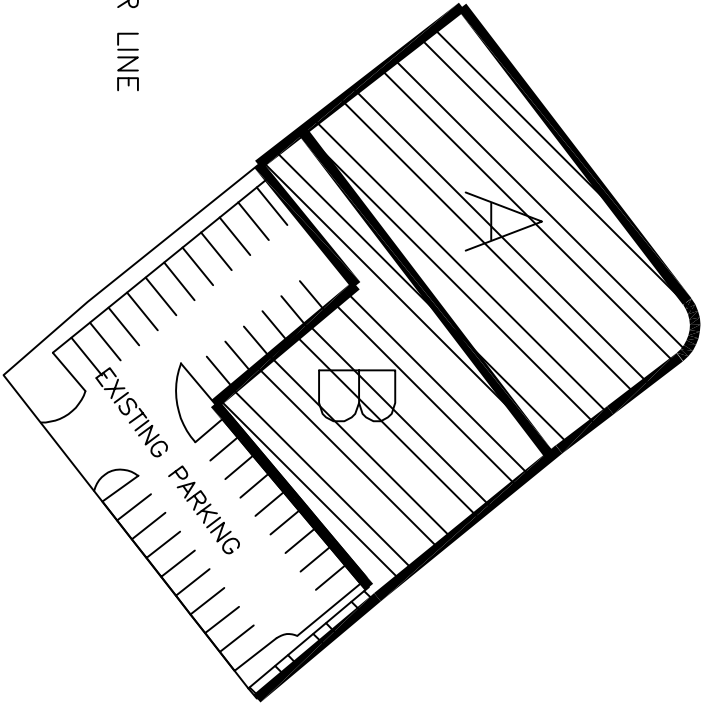
SCALE:  
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BRANDON  
TAMMONE

SHEET #  
A3



RUNOFF SECTION BREAKDOWN PLAN  
SCALE: NTS



RUNOFF CALCULATIONS

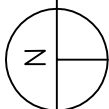
AREA A  
11,173SF X .17 X 1= 1899.41 CUBIC FEET PER SECOND

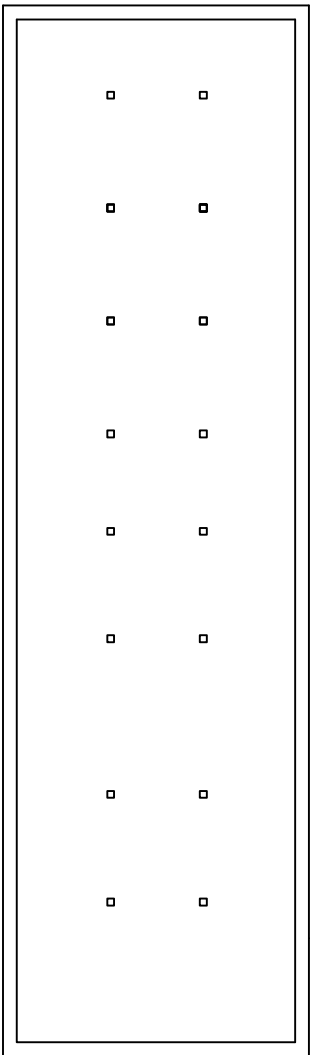
AREA B  
9,693SF X .17 X 1= 1647.81 CUBIC FEET PER SECOND

TOTAL RUNOFF=3547.22 CUBIC FEET PER SECOND

SEPTIC CALCULATIONS

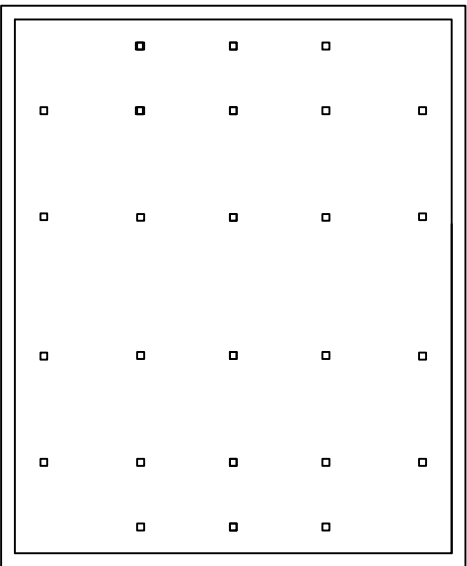
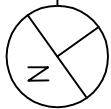
APARTMENT  
300GPD/UNIT  
300X12=3,600GPD  
OFFICE  
.06GPD/SF  
.06X11,179=670.74  
TOTAL GPD=4270.74





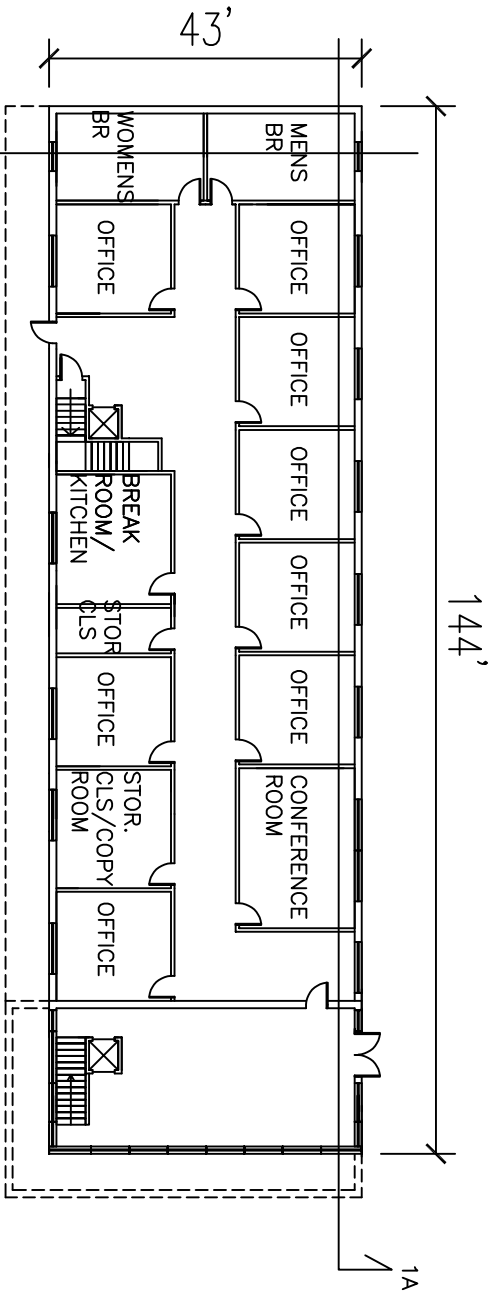
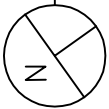
FOUNDATION OFFICE PLAN

SCALE:  $\frac{1}{8}"=1'$



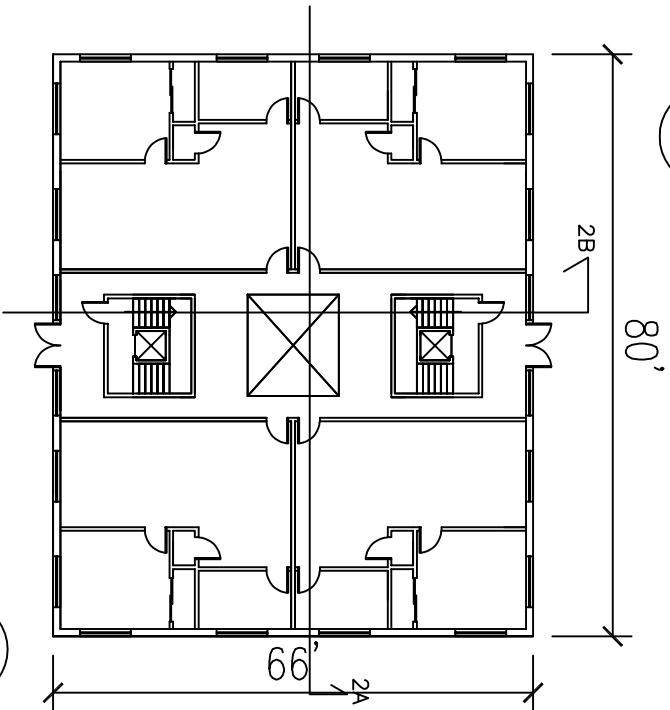
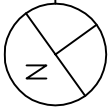
FOUNDATION APARTMENT PLAN

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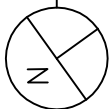
FIRST FLOOR OFFICE PLAN

SCALE:  $\frac{1}{8}"=1'$



FIRST FLOOR APARTMENT PLAN

SCALE:  $\frac{1}{8}"=1'$



SQUARE FOOTAGES OFFICE  
OFFICE=237.75  
CONFERENCE ROOM=348.7  
BATHROOM=241.2  
STORAGE CLOSET=126.8  
BREAK ROOM=282.92

TOTAL SQUARE FOOTAGE OF BUILDING=11,179 SQ FT

SQUARE FOOTAGES APARTMENT  
BEDROOM=202.5  
LIVING AREA=531.85  
BATHROOM=102  
CLOSET=40.5

TOTAL SQUARE FOOTAGE OF BUILDING=14,976



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A4



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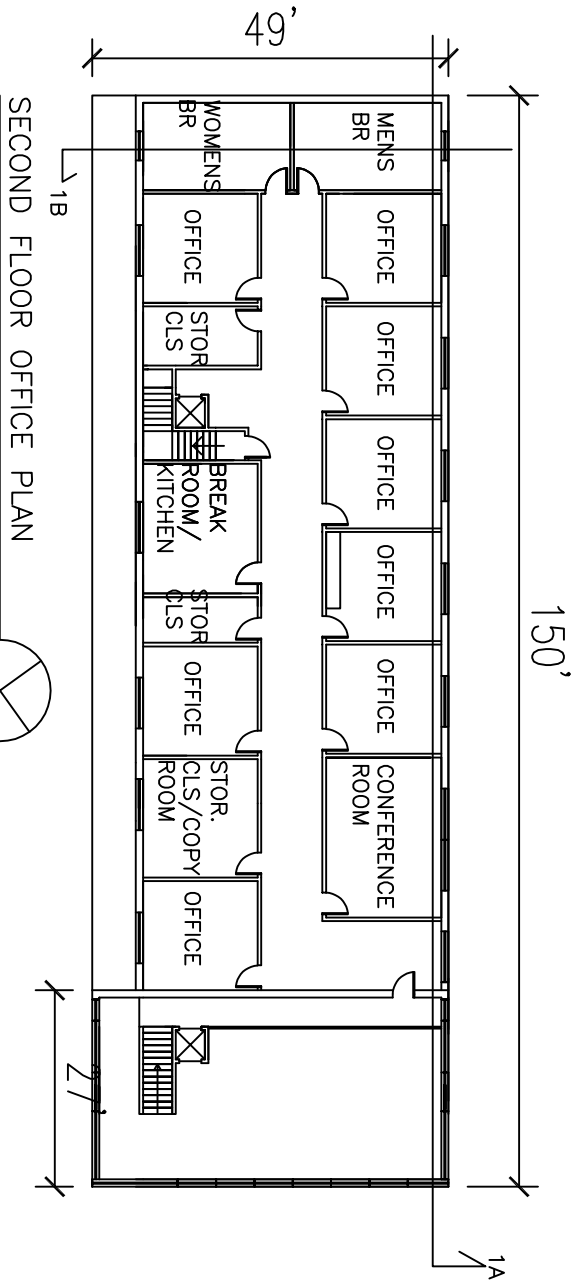
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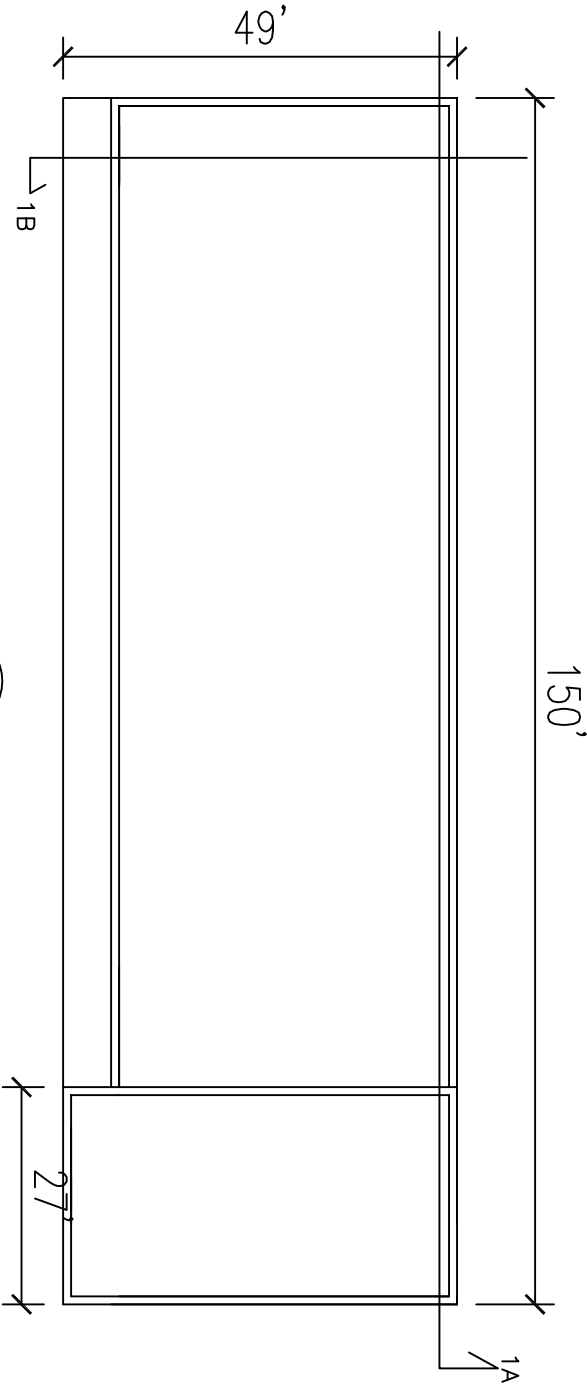
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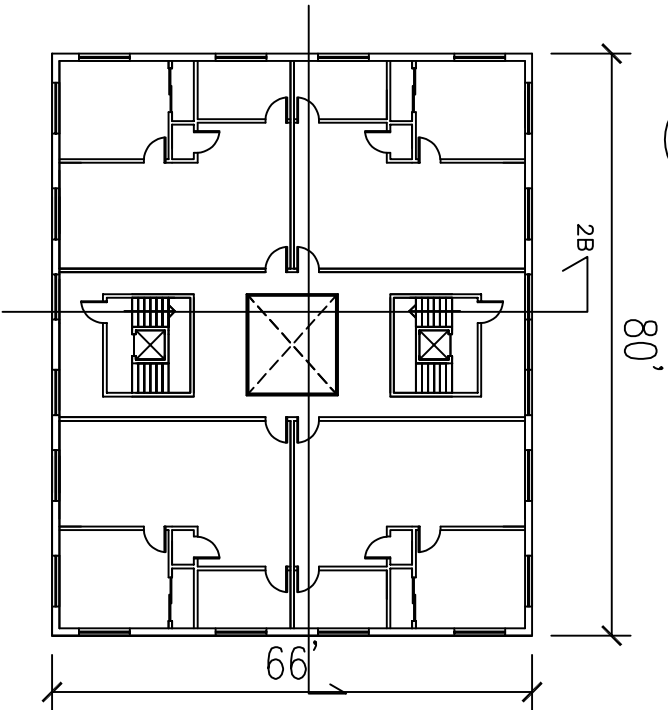
SHEET #  
A5



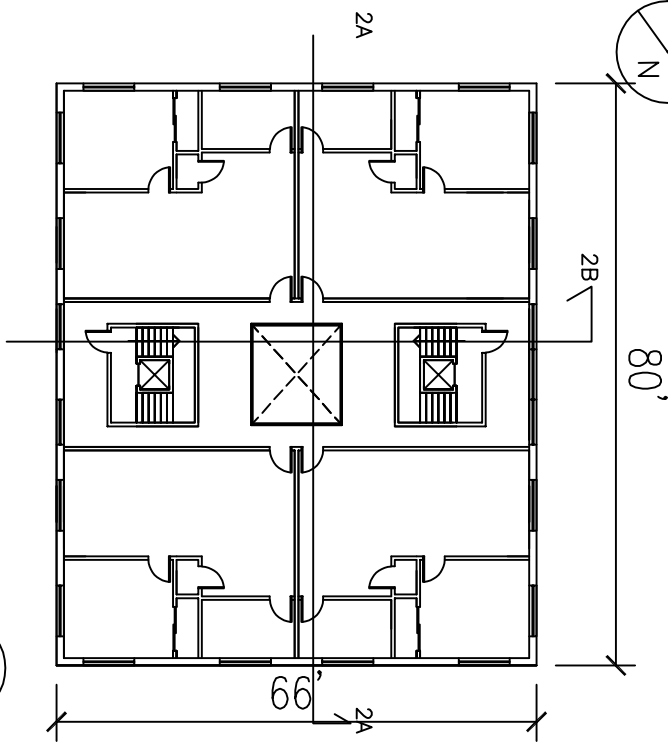
SECOND FLOOR OFFICE PLAN  
SCALE:  $\frac{1}{8}''=1'$



OFFICE ROOF PLAN  
SCALE:  $\frac{1}{8}''=1'$



SECOND FLOOR APARTMENT PLAN  
SCALE:  $\frac{1}{8}''=1'$



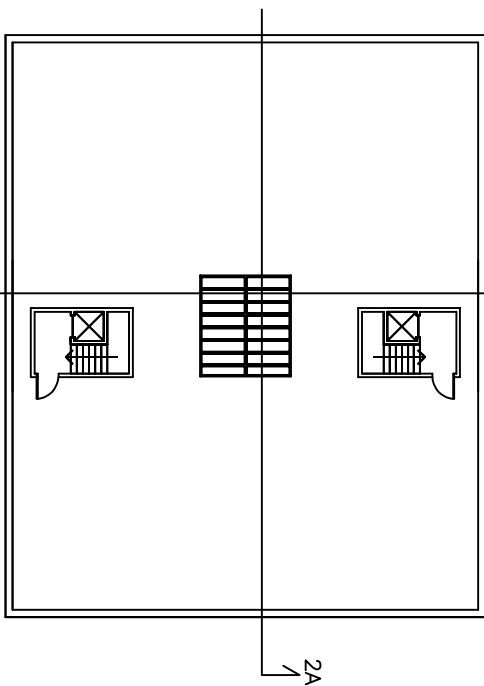
APARTMENT THIRD FLOOR PLAN  
SCALE:  $\frac{1}{8}''=1'$

SQUARE FOOTAGES OFFICE  
OFFICE=237.75  
CONFERENCE ROOM=348.7  
BATHROOM=241.2  
STORAGE CLOSET=126.8  
BREAK ROOM=282.92

TOTAL SQUARE FOOTAGE OF BUILDING=11,179 SQ FT

SQUARE FOOTAGES APARTMENT  
BEDROOM=202.5  
LIVING AREA=531.85  
BATHROOM=102  
CLOSET=40.5

TOTAL SQUARE FOOTAGE OF BUILDING=14,976



APARTMENT ROOF PLAN  
SCALE:  $\frac{1}{8}''=1'$





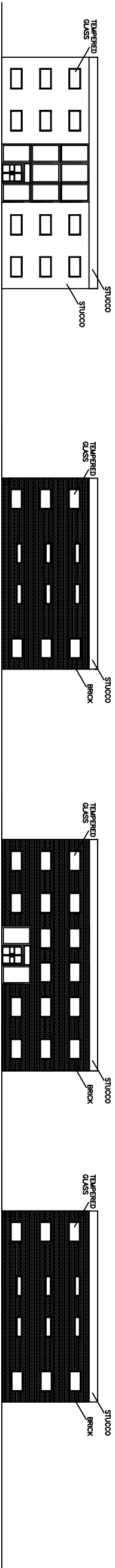
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SHEET #  
A6

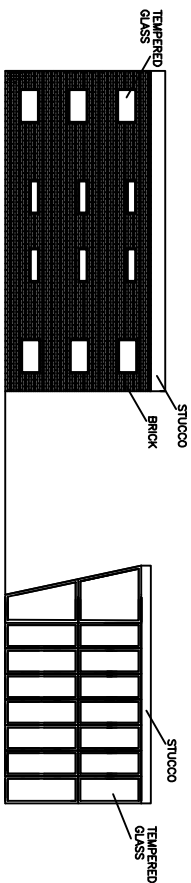


NW ELEVATION/APARTMENT FRONT  
SCALE:1/8"=1'

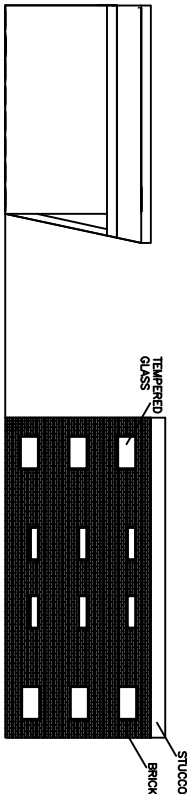
NE ELEVATION/APARTMENT RIGHT SIDE  
SCALE:1/8"=1'

SE ELEVATION/APARTMENT REAR  
SCALE:1/8"=1'

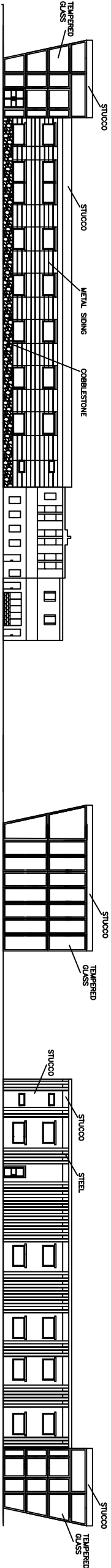
SW ELEVATION/APARTMENT LEFT SIDE  
SCALE:1/8"=1'



NE ELEVATION VIEW  
SCALE:1/8"=1'



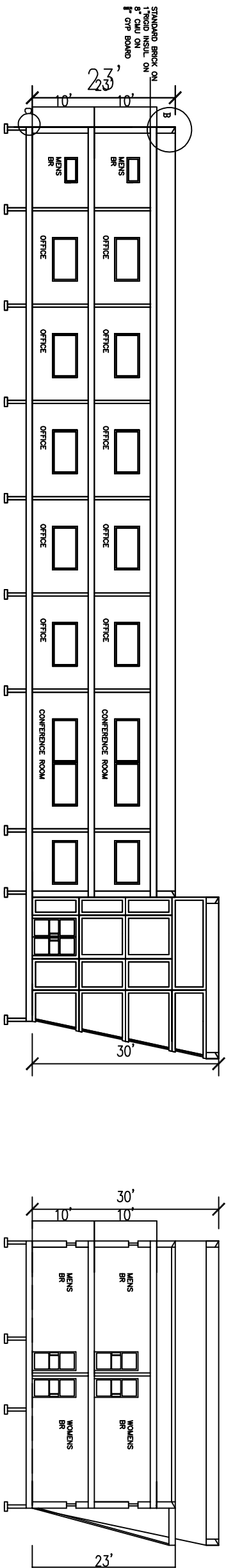
SW ELEVATION VIEW  
SCALE:1/8"=1'



NW ELEVATION/OFFICE FRONT  
SCALE:1/8"=1'

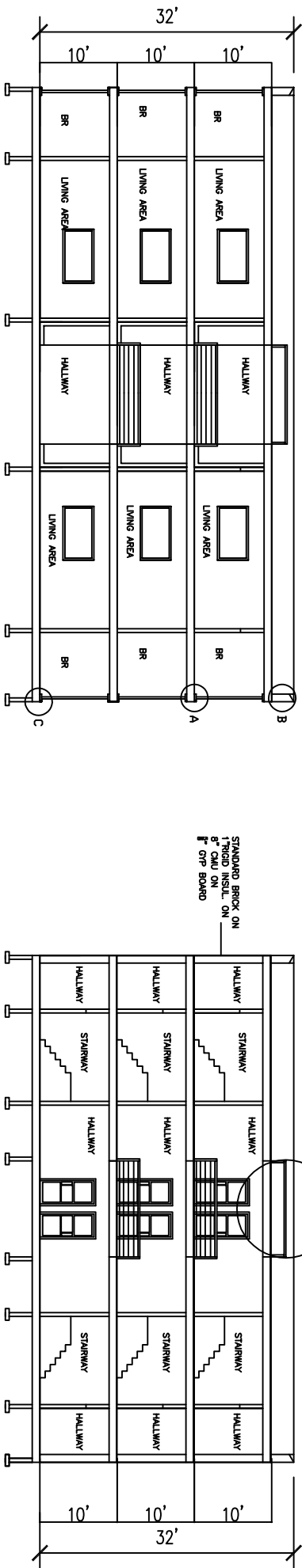
NE ELEVATION/OFFICE RIGHT SIDE  
SCALE:1/8"=1'

SE ELEVATION/OFFICE REAR  
SCALE:1/8"=1'



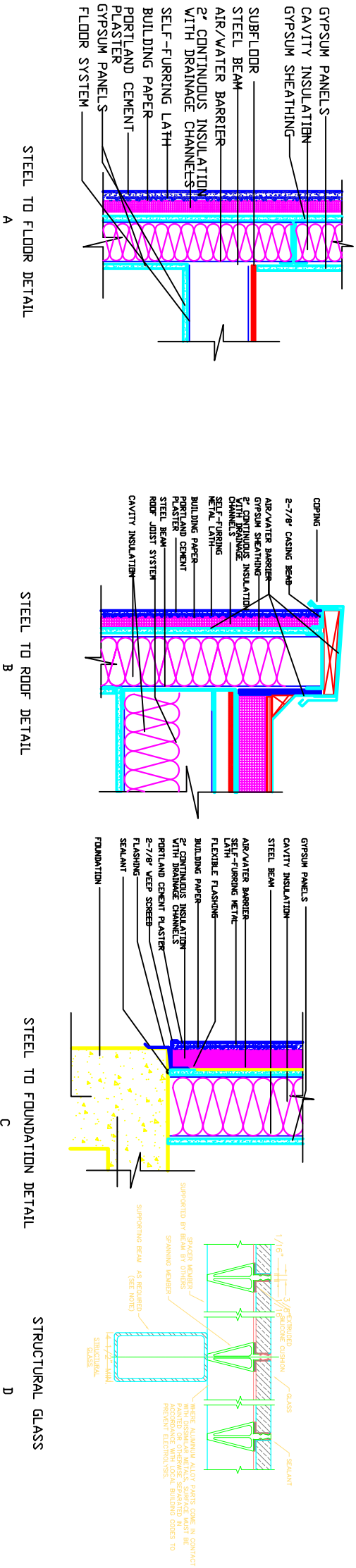
SECTION 1A  
SCALE:1/4"=1'

SECTION 1B  
SCALE:1/4"=1'



SECTION 2A  
SCALE:1/4"=1'

SECTION 2B  
SCALE:1/4"=1'



STEEL TO FLOOR DETAIL  
A

STEEL TO ROOF DETAIL  
B

STEEL TO FOUNDATION DETAIL  
C

STRUCTURAL GLASS  
D



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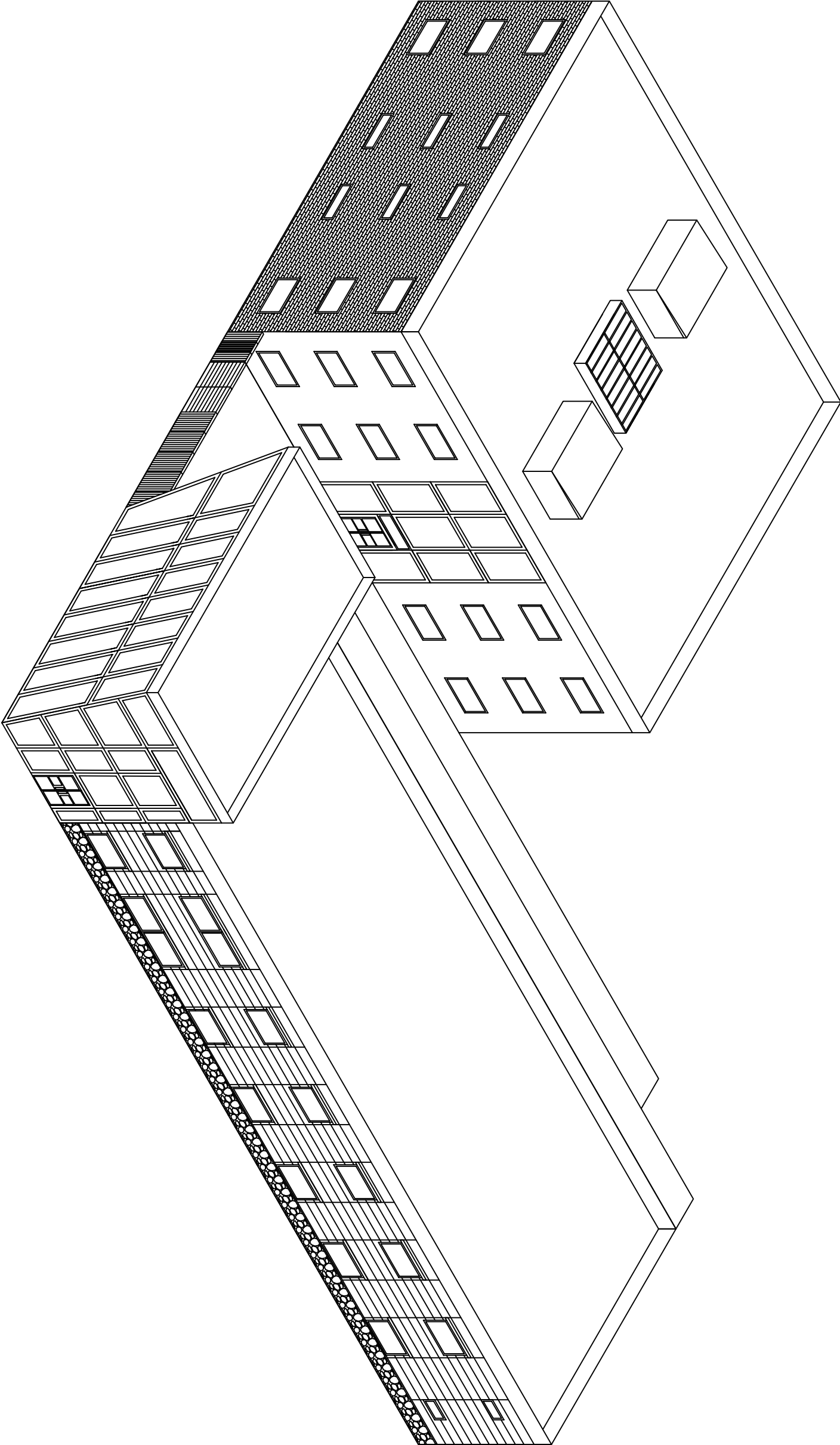
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TAMMONE

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A7





3D VIEW  
SCALE:  $\frac{1}{4}"=1'$



FARMINGDALE  
STATE  
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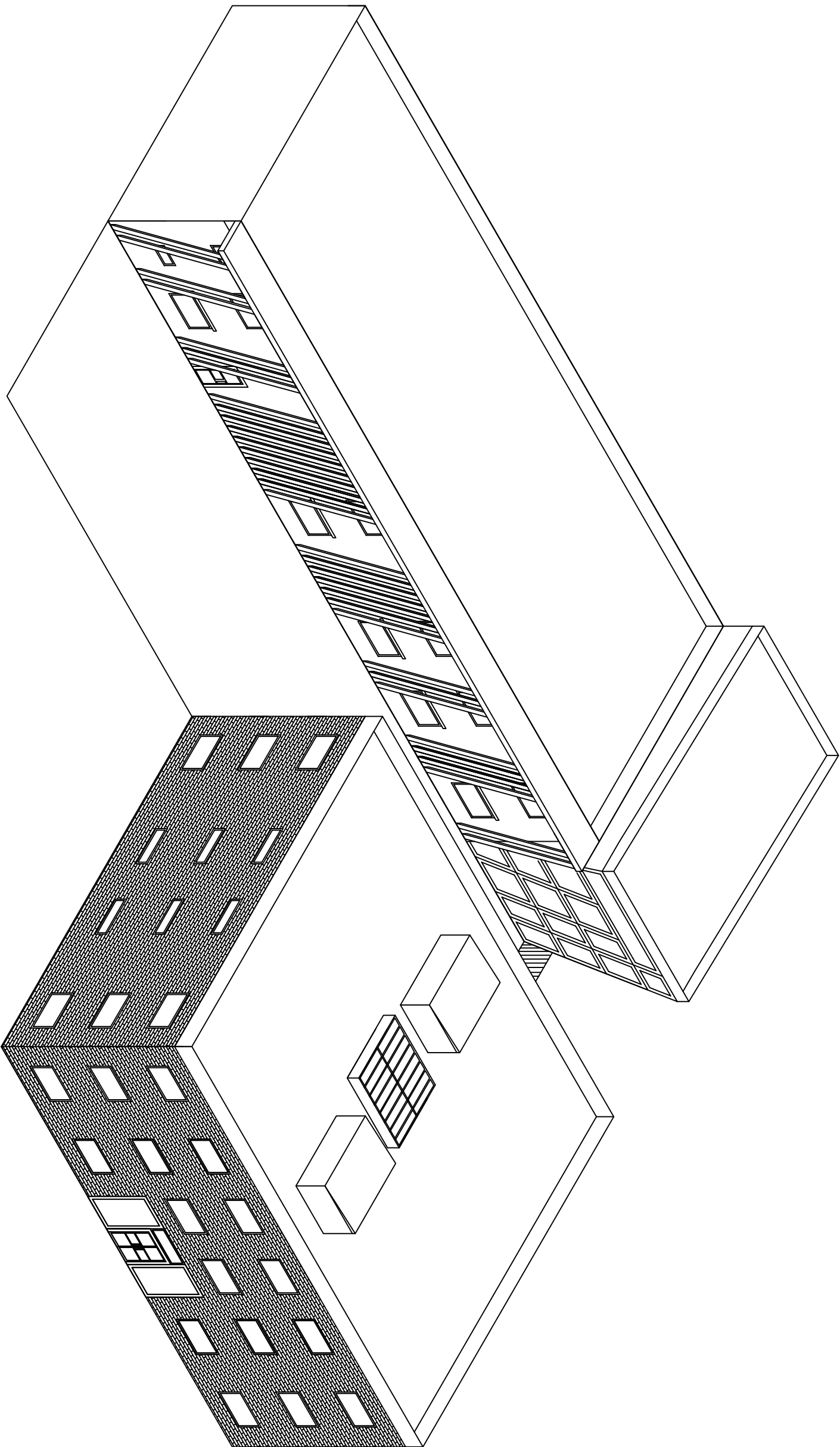
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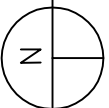
SCALE:  
AS  
INDICATED

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TAMMONE

SHEET #  
A8



3D VIEW  
SCALE:  $\frac{1}{4}"=1'$



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SHEET #  
A9