Basic Site Analysis Project 2: Chris Carpenter and Brandon Tammone

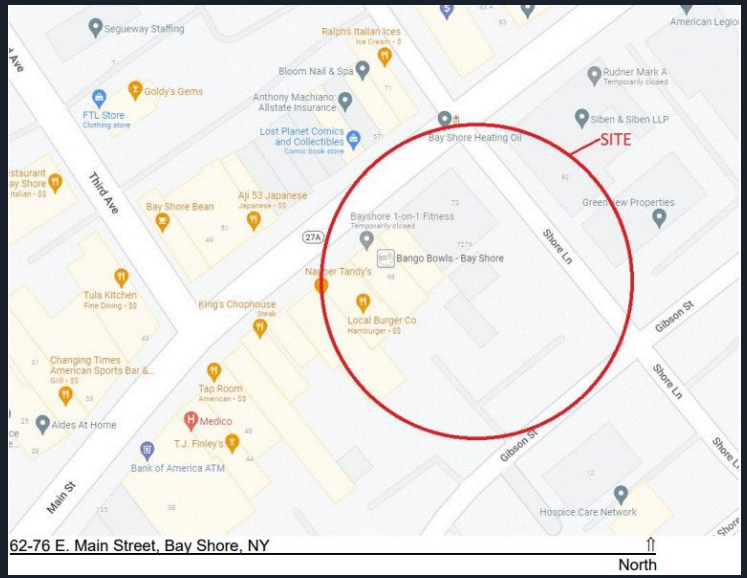
ARC 486

Lot Size

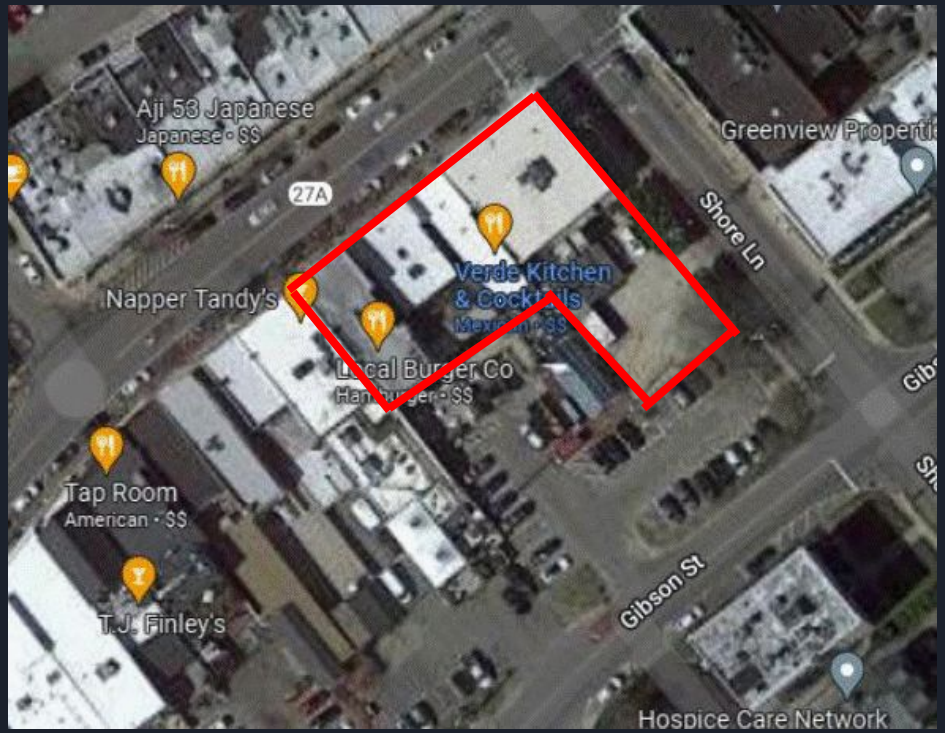
The Lot is 19661 SF

It is located on a downtown corner lot in Bayshore

F.A.R is 0.6



Site Aerial


Aji 53 Japanese
Japanese · $$
27A
Napper Tandy's
Verde Kitchen
& Cocktails
Local Burger Co
Tap Room
American · $$
T.J. Finley's
Shore Ln
Greenview Properti
Gibson St
Hospice Care Network

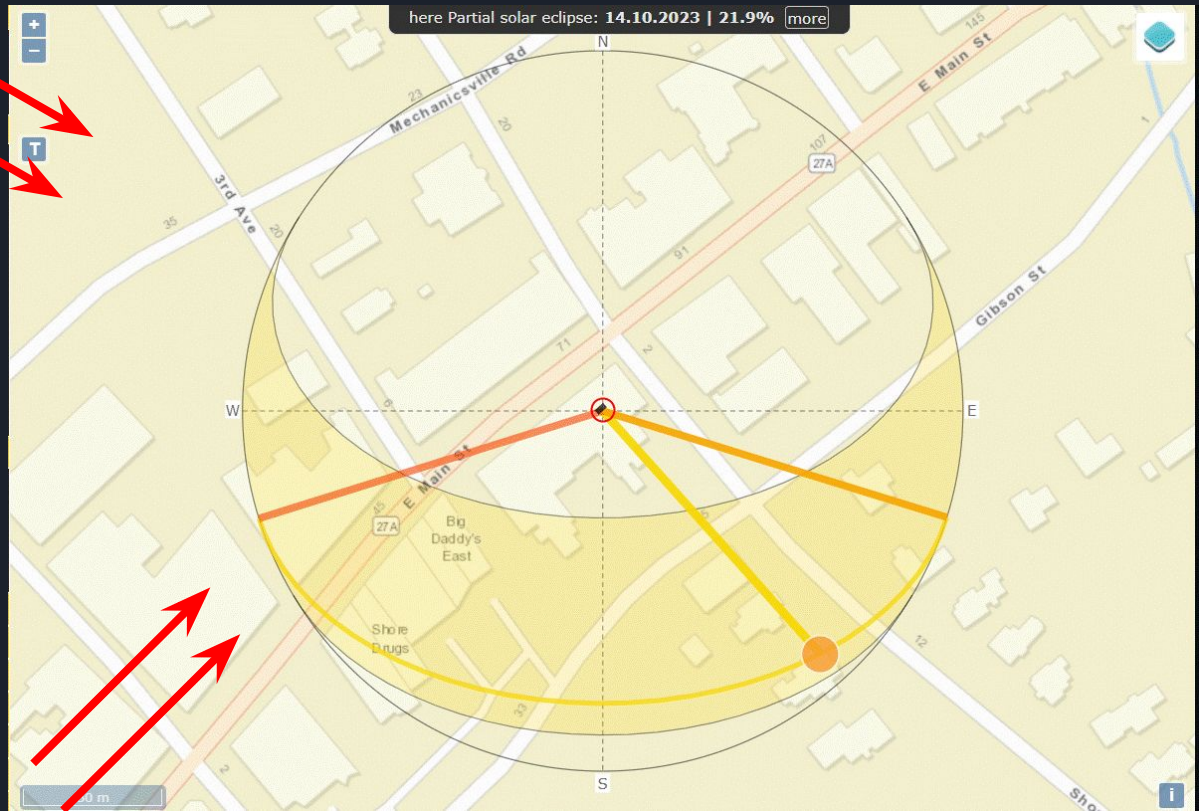
Zoning Information

- 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 no setbacks required
- Building Height: (Max: 35', Proposed:N/A)
- Max Floor Area Ratio(F.A.R): Proposed:0.6
- No Buffers Required.

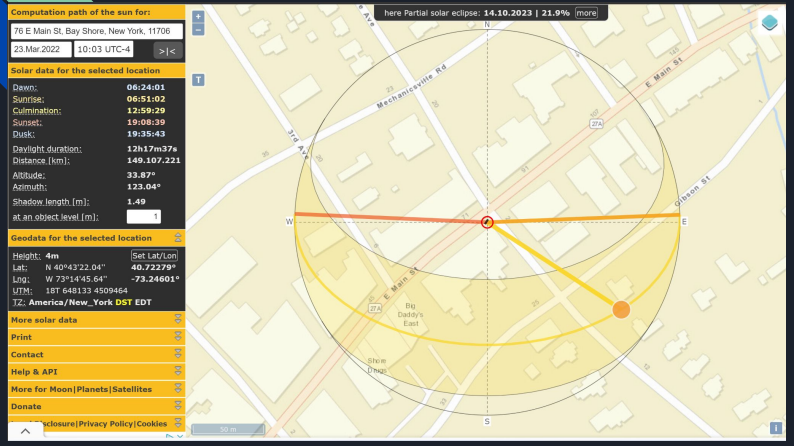
Sun and Prevailing Wind Position

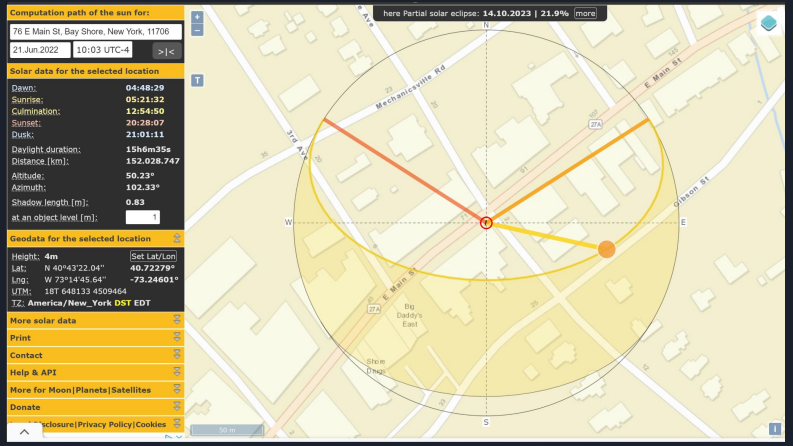
Winter Prevailing Winds

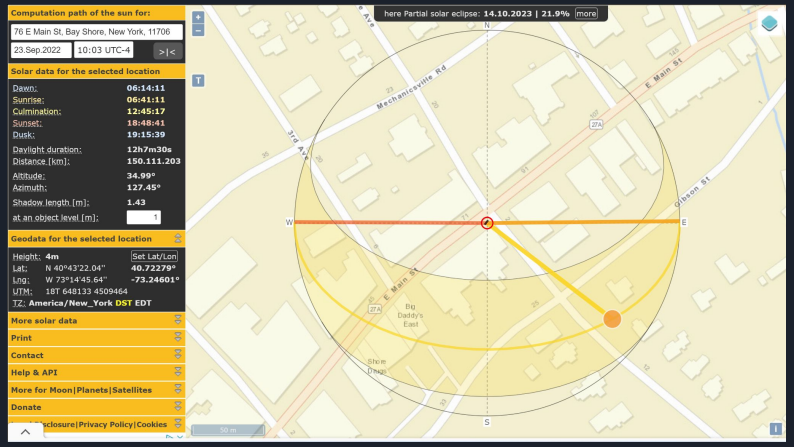
Summer Prevailing Winds

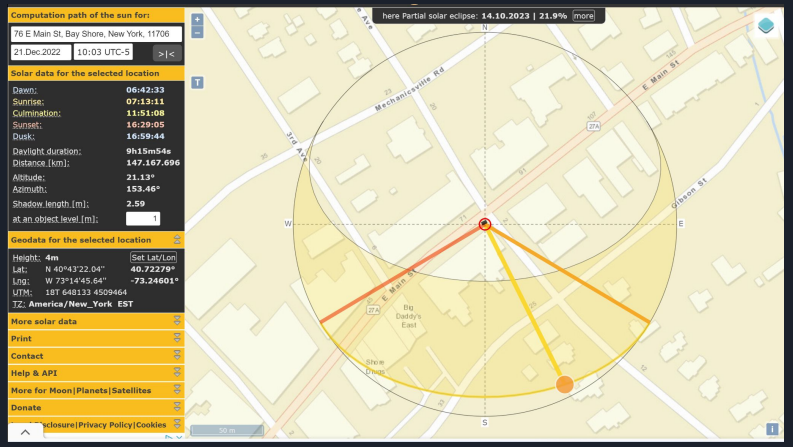


Sun Positioning at Equinoxes and Solstices







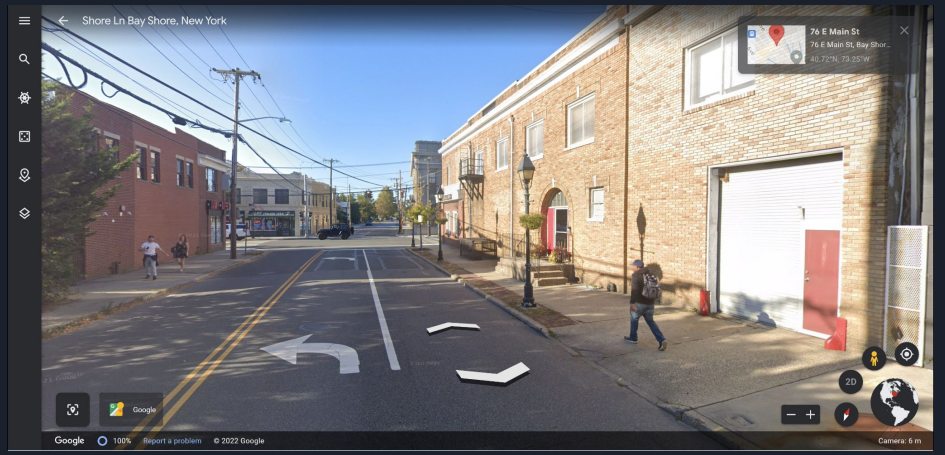


Existing Area

Views


75 Main St Bay Shore, New York
76 E Main St
LOST PLANET
COMICS + COLLECTIBLES
Google
2D
Google 100% Report a problem © 2022 Google
Camera: 6 m


75 Main St Bay Shore, New York
76 E Main St
LOST PLANET
COMICS + COLLECTIBLES
OneDrive
Screenshot saved
The screenshot was added to your OneDrive.
Google
Google 100% Report a problem © 2022 Google


Shore Ln Bay Shore, New York
76 E Main St
Google
2D
Google 100% Report a problem © 2022 Google
Camera: 6 m

Building Program

Office				
Room	**Quantity**	**Square Footage**	**Total**	
Bathroom	2	300	600	
Offices	8	150	1200	
Exec Offices	4	180	720	
Lobby	1	200	200	
Meeting Room	1	250	250	
Break Room	1	150	150	
Total			3120	
Total(15%)			3588	
Apartments				
Room	**Quantity**	**Square Footage**	**Total**	
Bedroom	1	200	200	
Kitchen	1	180	180	
Bathroom	1	120	120	
Living Room	1	200	200	
Half Bathroom	1	70	70	
Total			770	
Total(15%)			885.5	

Building Program Cont.

Room	Quantity	Size	Total
Arch/Eng office			
Offices	8	200	1600
Bathrooms	1	200	200
Conference	1	200	200
Copy Room	1	100	100
Reception	1	50	50
Breakroom	1	150	150
Storage	3	30	90
			2390
Apartments			
Bedroom	1	200	200
Bathroom	1	100	100
Kitchen	1	400	400
Living Room	1	400	400
Storage	2	20	40
			1140

Septic Calculations

- Allowable Sanitary Rate=.451 x 600= 270.6 gallons per day
- Actual Sanitary Flow(Office)= 3588 x .06gpd/sf= 215.8 gpd/day
- Required capacity=215.8 x 2= 431.6 gpd
- Required Side wall= 431.6/1.5= 287.73
- Required Depth=287.73/31.42= 9.16 vf
- Actual Sanitary Flow(Apartments)= 225 gpd/ unit
- Required capacity= 225 x 2= 450 gpd
- Required side wall= 450/1.5= 300
- Required Depth=9.54 vf