

3-27-2025 SUBMISSION

SPERLING STUDIO

RENOVATIONS AND SITE IMPROVEMENTS

JOSHUA SPERLING
2073 East Shore Drive, Lansing, New York 14882

SCARABBA

engineering + design

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DRAWING LIST

GENERAL

G001 COVER SHEET

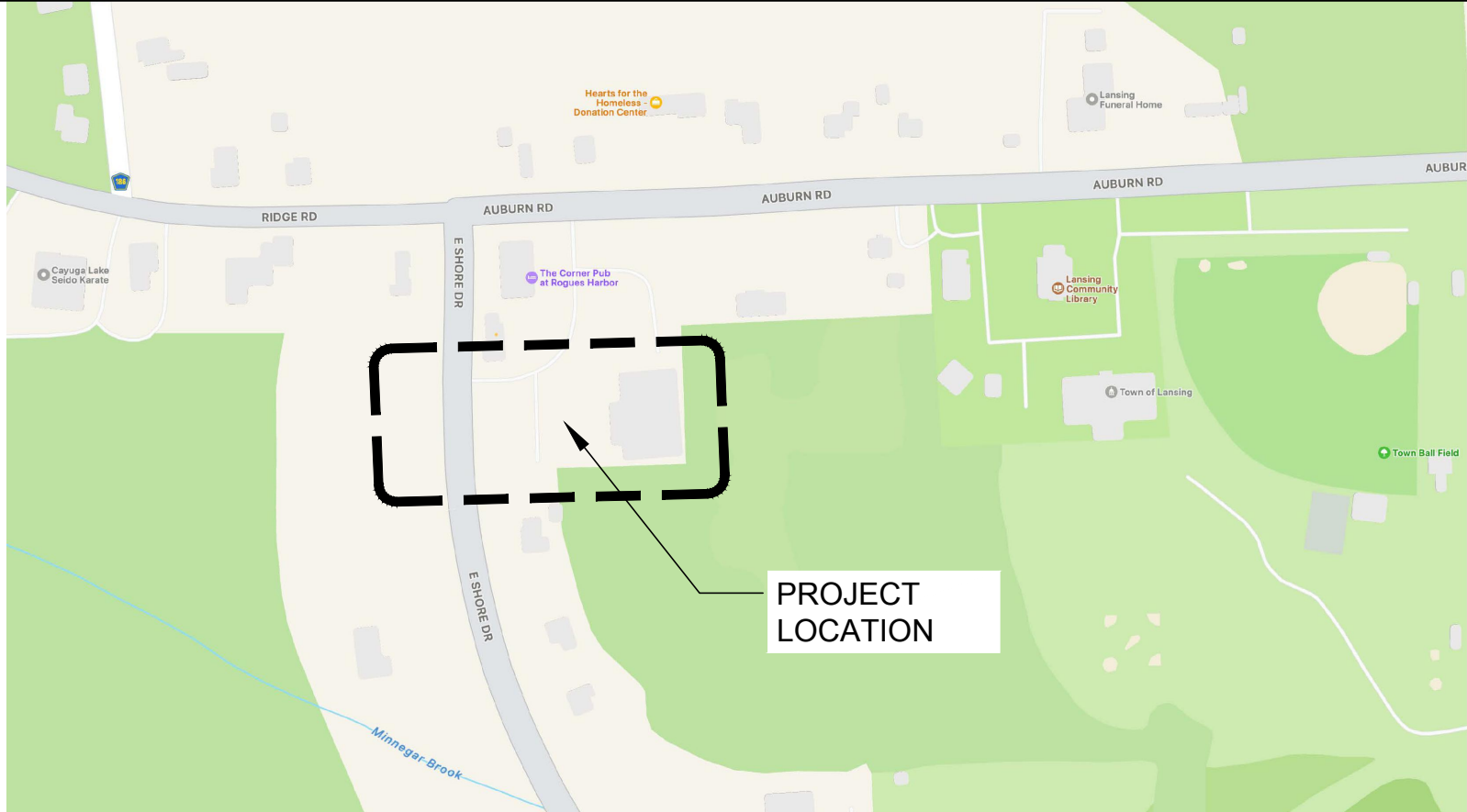
CIVIL

- C101 EXISTING CONDITIONS PLAN
- C102 DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
- C103 SITE PLAN AND DETAILS
- C104 GRADING AND DRAINAGE AND UTILITY PLANS AND DETAILS
- C104A PLANTING PLAN AND DETAILS
- C105 DETAILS

ARCHITECTURAL

- D1 FIRST FLOOR DEMOLITION PLAN
- A1 FIRST FLOOR, PROPOSED
- A2 SECOND FLOOR PLAN, PROPOSED
- A3 BUILDING SECTIONS AND ELEVATIONS
- A4 ELEVATIONS
- A5 COLOR IMAGES

PROJECT LOCATION PLAN



PROJECT INFORMATION

DATE: 2/25/2025 (REVISED 3/27/2025)

JOB NUMBER: 24-36

APPLICANT: JOSHUA SPERLING

APPLICANT ADDRESS: 422 CHESTNUT STREET, ITHACA, NY 14850

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PROJECT ADDRESS: 2073 EAST SHORE DRIVE, LANSING, NY 14882

PARCEL INFORMATION: TAX MAP NO. 37.1-2-3 0.809 ACRES TO HIGHWAY BOUNDS

SPERLING STUDIO

RENOVATIONS AND SITE IMPROVEMENTS

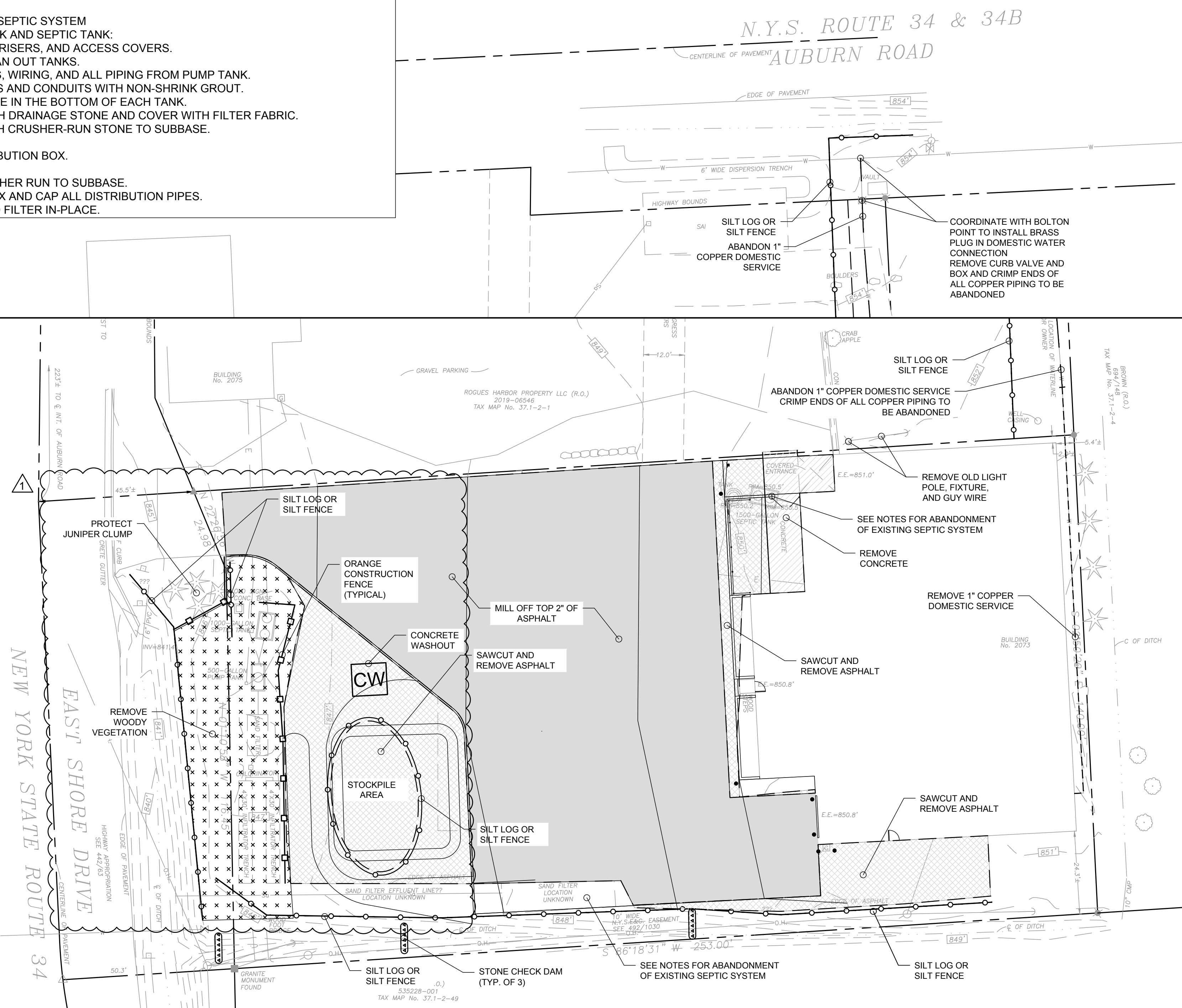
2073 EAST SHORE DRIVE, LANSING NY, 14882

DRAWING NUMBER

G001

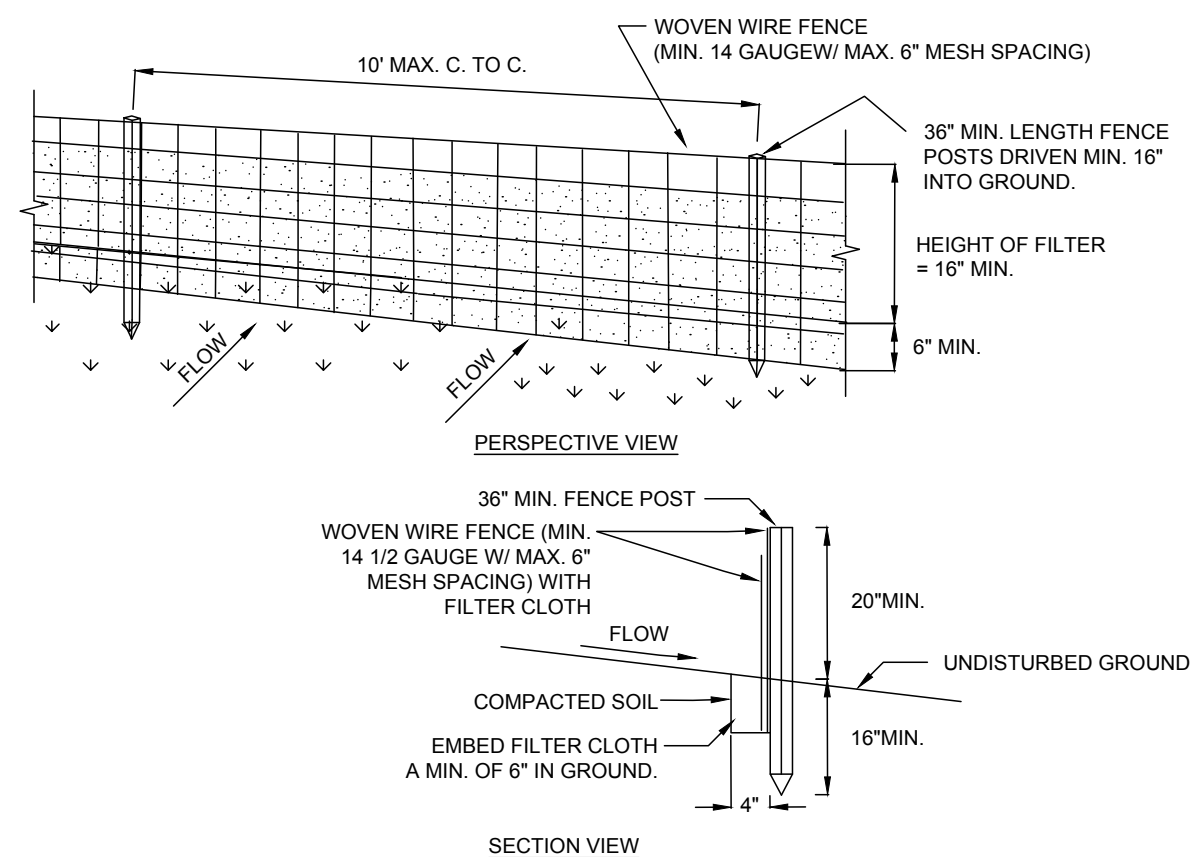
NOTES:

1. ABANDONING EXISTING SEPTIC SYSTEM
- 1.1. EXISTING PUMP TANK AND SEPTIC TANK:
 - 1.1.1. REMOVE TOPS, RISERS, AND ACCESS COVERS.
 - 1.1.2. PUMP AND CLEAN OUT TANKS.
 - 1.1.3. REMOVE PUMPS, WIRING, AND ALL PIPING FROM PUMP TANK.
 - 1.1.4. FILL OPEN PIPES AND CONDUITS WITH NON-SHRINK GROUT.
 - 1.1.5. PUNCH A 3" HOLE IN THE BOTTOM OF EACH TANK.
 - 1.1.6. FILL HOLES WITH DRAINAGE STONE AND COVER WITH FILTER FABRIC.
 - 1.1.7. FILL TANKS WITH CRUSHER-RUN STONE TO SUBBASE.
- 1.2. SAND FILTER:
 - 1.2.1. EXPOSE DISTRIBUTION BOX.
 - 1.2.2. REMOVE LID.
 - 1.2.3. FILL WITH CRUSHER RUN TO SUBBASE.
 - 1.2.4. OR REMOVE BOX AND CAP ALL DISTRIBUTION PIPES.
 - 1.2.5. ABANDON SAND FILTER IN-PLACE.



DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

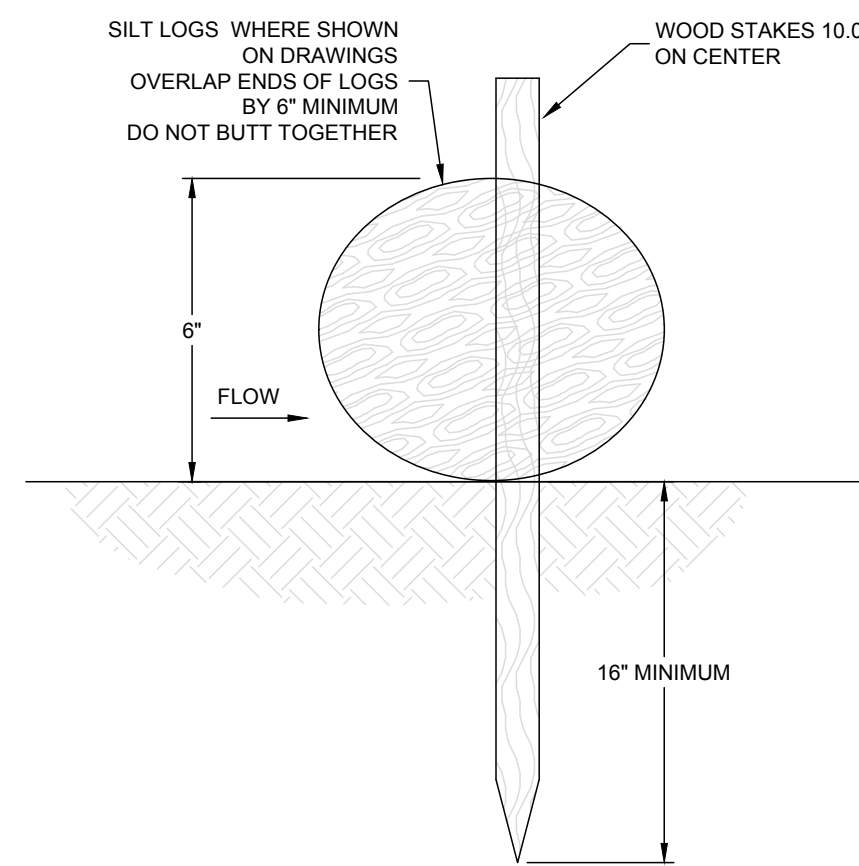


NOTES

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING. CLOTH SHALL BE EITHER MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJACENT OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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

SILT FENCE - NOT TO SCALE



SILT LOG - NOT TO SCALE

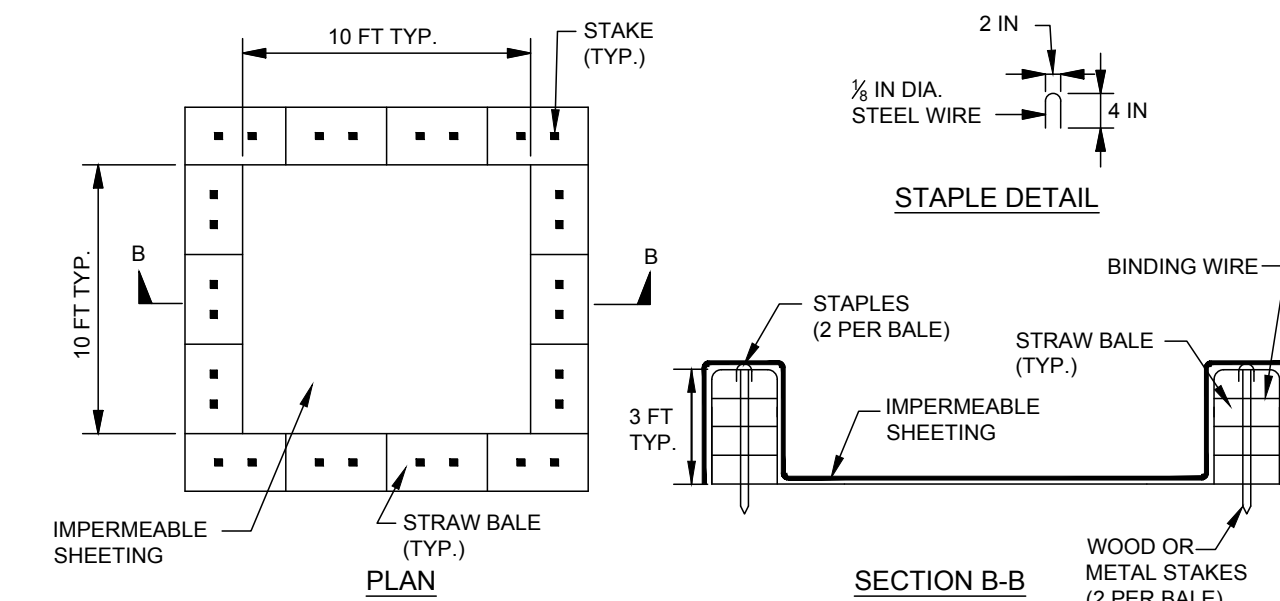
EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
2. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
3. BARE SOILS SHALL BE MULCHED WITH STRAW AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
5. AS SEDIMENT ACCUMULATES TO THE DEPTH OF THE SILT FENCES LOGS AND CHECK DAMS, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
6. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN, OR NYSDEC.
7. PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTIES, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".
8. MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (1/2" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SLOTTED SILT FENCE LOGS, OR CHECK DAMS AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
9. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE, LAWNS HAVE BECOME ESTABLISHED TO 80% VEGETATIVE COVER AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL"

SEQUENCE OF CONSTRUCTION:

1. INSTALL SILT FENCE, SILT LOGS, AND CHECK DAMS, AS SHOWN ON PLAN PRIOR TO BEGINNING EARTHWORK OPERATIONS.
2. REMOVE ALL TREES, STUMPS, AND BRUSH PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. STRIP AND STOCKPILE TOPSOIL.
4. SURROUND ALL STOCKPILE AREAS WITH SILT FENCE.
5. INSTALL CONCRETE WASHOUT.
6. COMPLETE SITE AND UTILITY IMPROVEMENTS.
7. FINE GRADE, SEED, AND MULCH ALL DISTURBED LAWN AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE.
8. REMOVE TEMPORARY SILT FENCE, SILT LOGS AND CHECK DAMS ONLY AFTER SITE IS COMPLETELY STABILIZED AND ALL DISTURBED LAWN AREAS HAVE ACHIEVED 80% VEGETATIVE GROWTH.

EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE



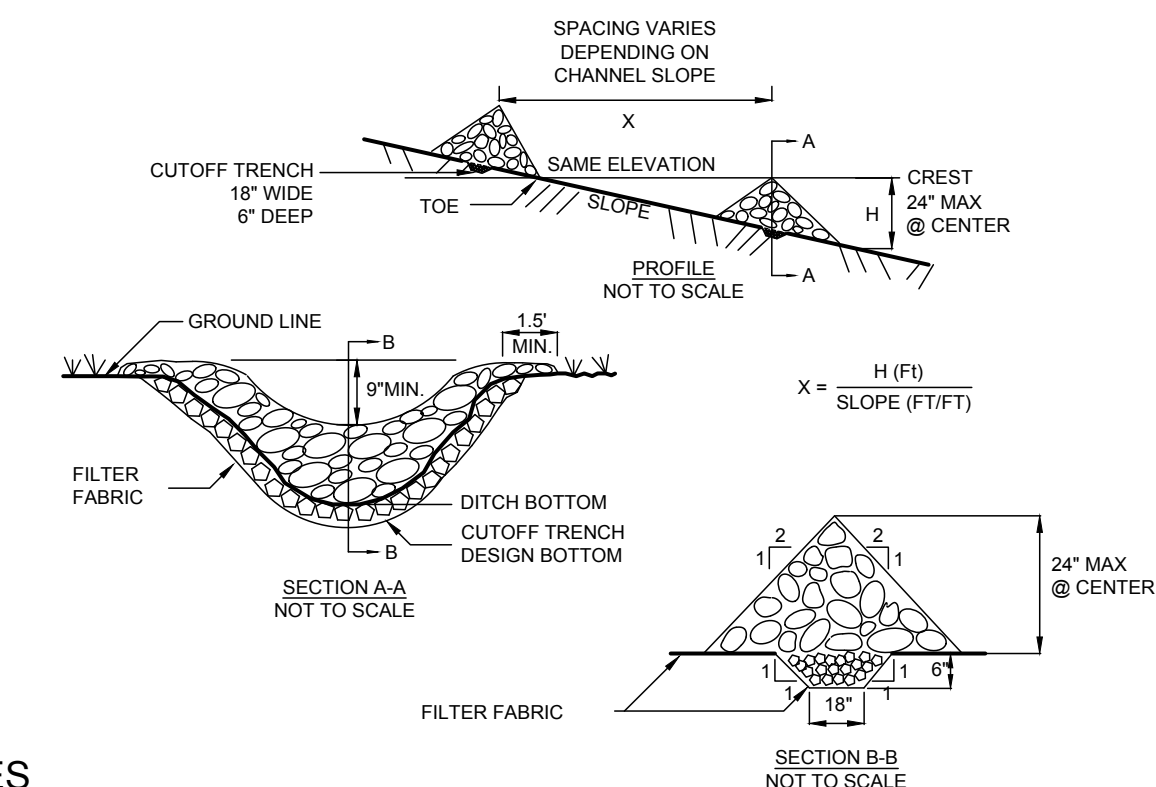
NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION NOTES

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 100 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER, SOLIDS AND RAINFALL AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED), EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.
6. DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONCRETE WASHOUT - NOT TO SCALE



NOTES

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

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STONE CHECK DAM - NOT TO SCALE

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SPERLING STUDIO
RENOVATIONS AND SITE IMPROVEMENTS
2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	3/27/2025 REV PER TOWN COMMENTS

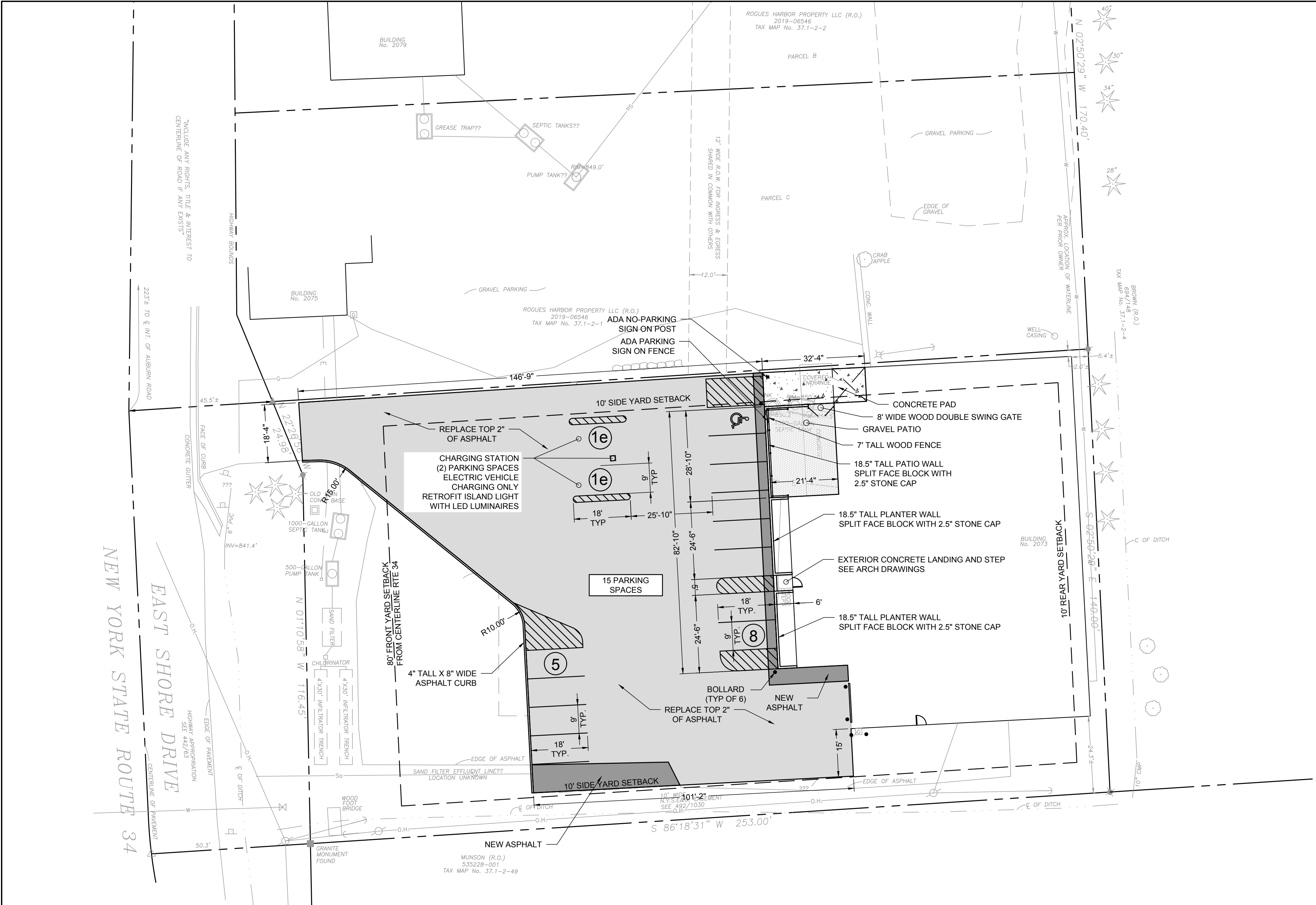
PROJECT NUMBER	24-36
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SCALE	AS NOTED

DRAWING TITLE

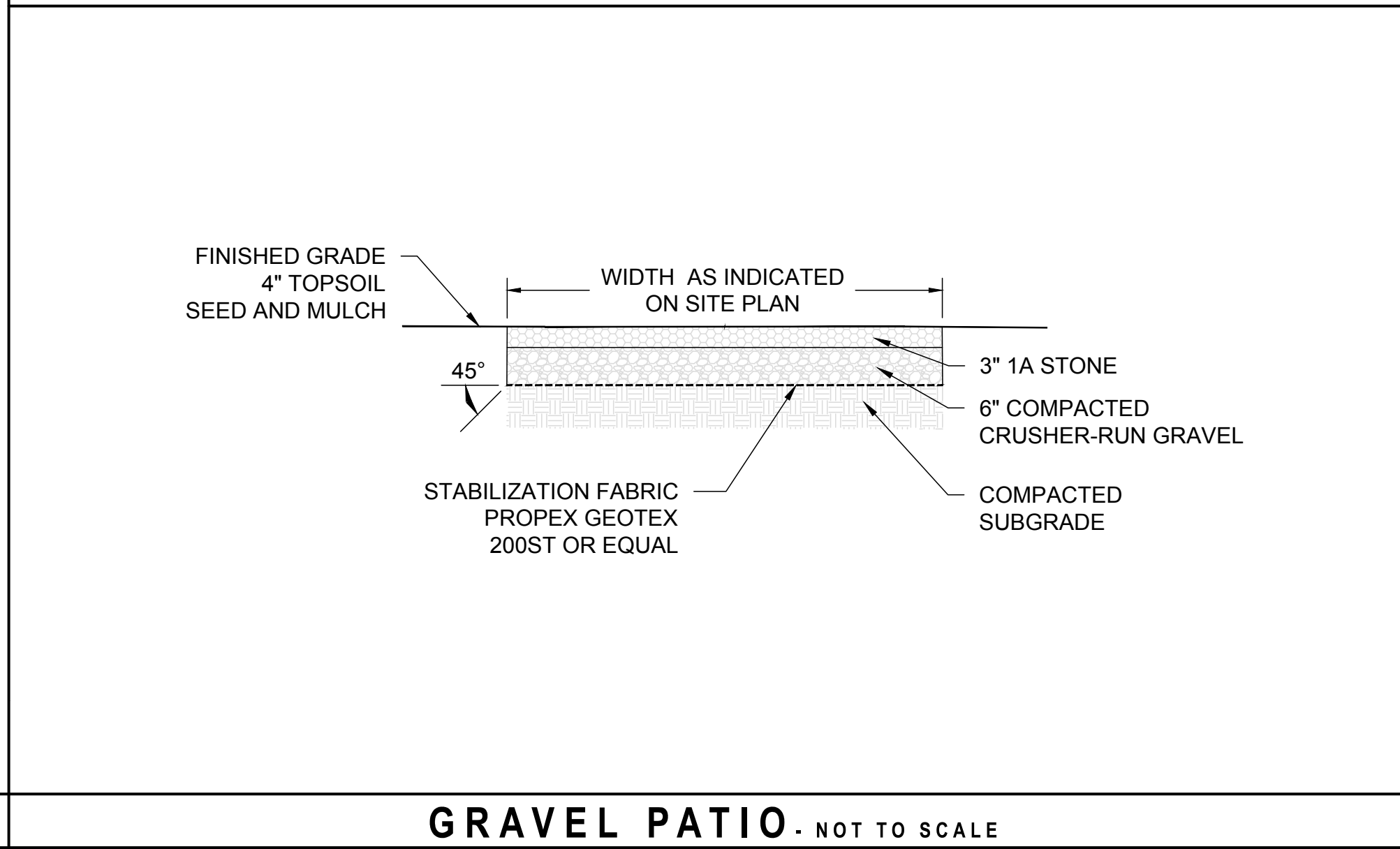
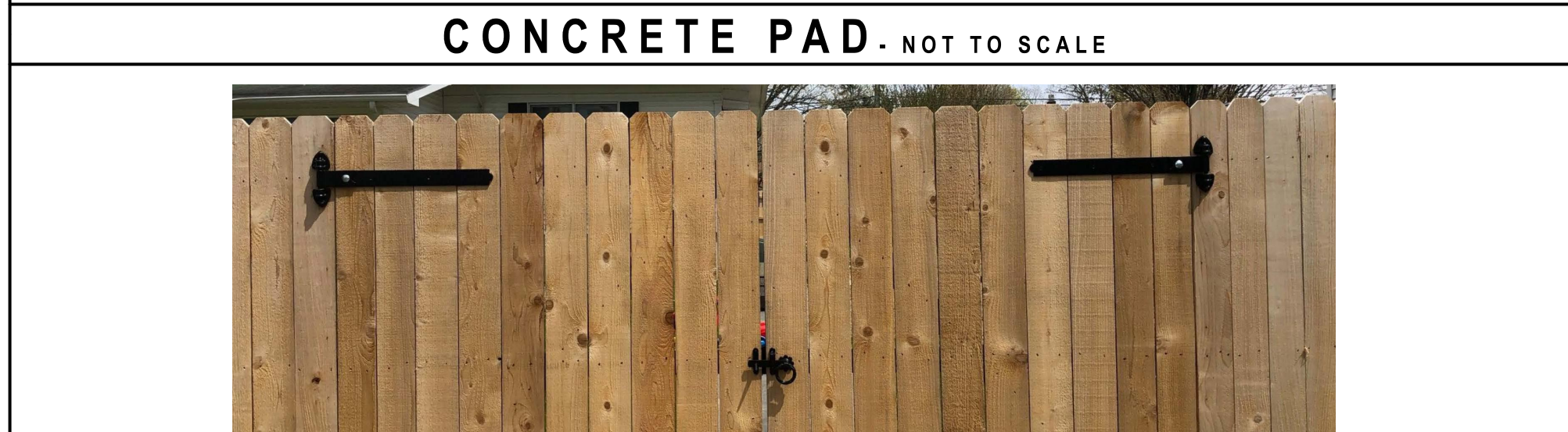
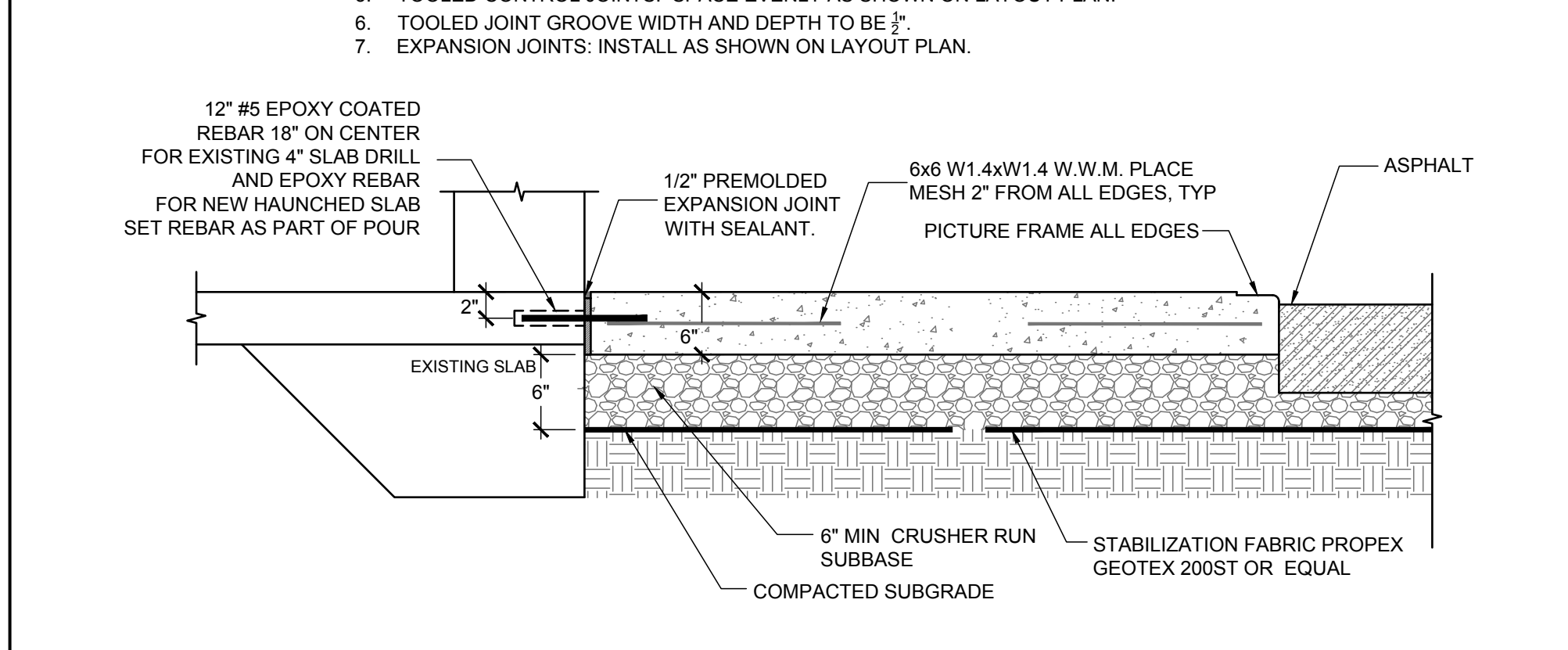
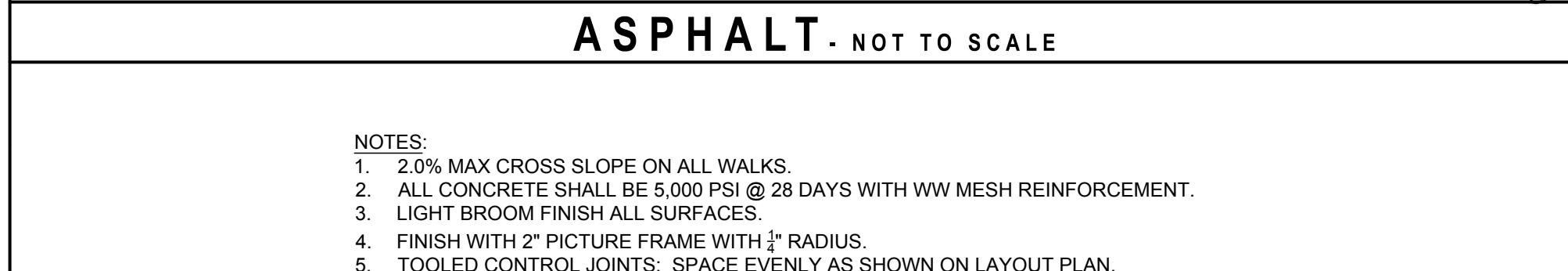
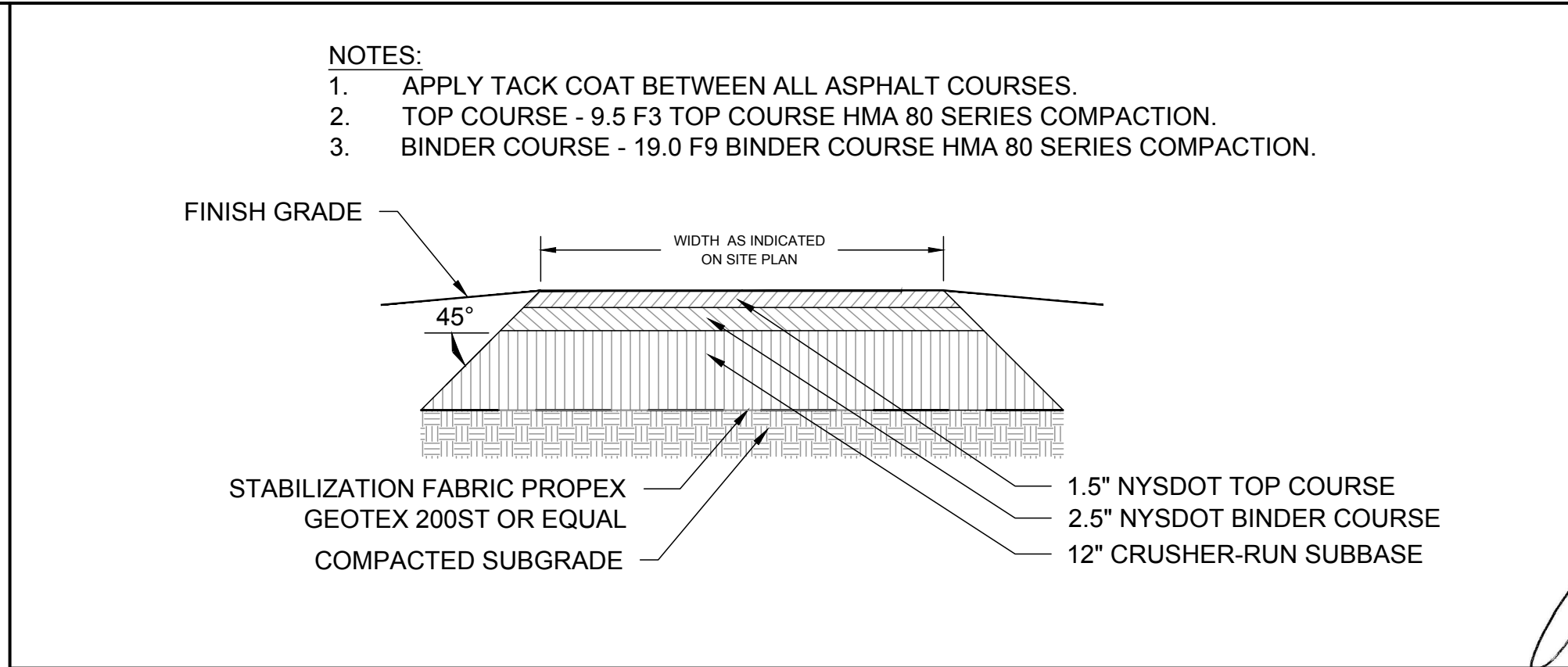
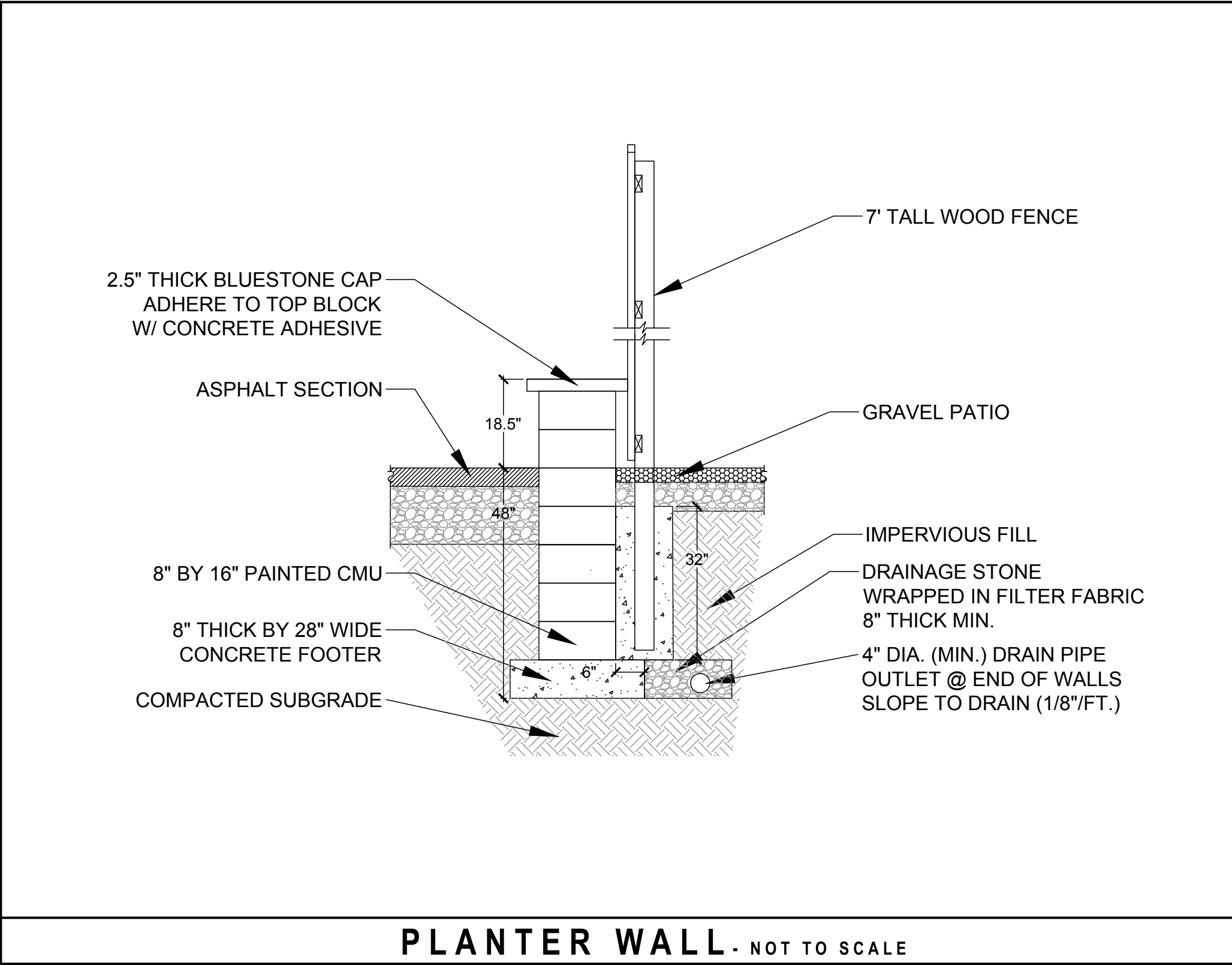
DEMOLITION AND
EROSION AND
SEDIMENT CONTROL
PLAN
AND DETAILS

DRAWING NUMBER

C102



ZONING ANALYSIS		
TOWN OF LANSING LAND USE ORDINANCE (AMENDED MARCH 18, 2015)	ALLOWED	PROPOSED
B1 - COMMERCIAL/MIXED USE		
LAND USE - PERMITTED WITH SITE PLAN REVIEW	PROFESSIONAL OR BUSINESS OFFICE, COMMERCIAL ASSEMBLY, GENERAL PROCESSING, LIGHT MANUFACTURING AND ASSEMBLY	PROFESSIONAL OR BUSINESS OFFICE, COMMERCIAL ASSEMBLY, GENERAL PROCESSING, LIGHT MANUFACTURING AND ASSEMBLY
BUILDING TYPE - C	NON-RESIDENTIAL OR MIXED DEVELOPMENT	NON-RESIDENTIAL
MINIMUM LOT AREA - WITHOUT PUBLIC SEWER	NONE	0.809 ACRES
MINIMUM ROAD FRONTAGE - WITHOUT PUBLIC SEWER	100 FEET	141.43 FEET
MINIMUM YARD SETBACK - CENTERLINE ROAD	80 FEET*	206.61 FEET
MINIMUM YARD SETBACK - SIDE	10 FEET*	1.0 FEET NORTHWEST BLDG CORNER 2.0 FEET NORTHEAST BLDG CORNER 25.2 FEET SOUTHWEST BLDG CORNER 24.3 FEET SOUTHEAST BLDG CORNER
MINIMUM YARD SETBACK - REAR	10 FEET*	5.4 FEET NORTHEAST BLDG CORNER 5.0 FEET SOUTHEAST BLDG CORNER
MAXIMUM BUILDING HEIGHT	35 FEET	28.0 FEET
MINIMUM OPEN SPACE (EXCL BLDGS, PKG, SERVICE)	20%	8.0% EXISTING, 19.0% PROPOSED
PARKING REQUIREMENTS		
BLDG GROSS SF	9354	
ALL AS MANUFACTURING	1.0 SPACE/1,000 GROSS SF = 9.4 SPACES	15 SPACES
* SMALLER SETBACKS ALLOWED WITH SITE PLAN APPROVAL		
SITE PLAN		
SCALE: 1"=20'		



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STATE OF NEW YORK
ANDREW J. SCARABBA
No. 008767
Professional Engineer

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SITE PLAN AND DETAILS

DRAWING NUMBER

C103

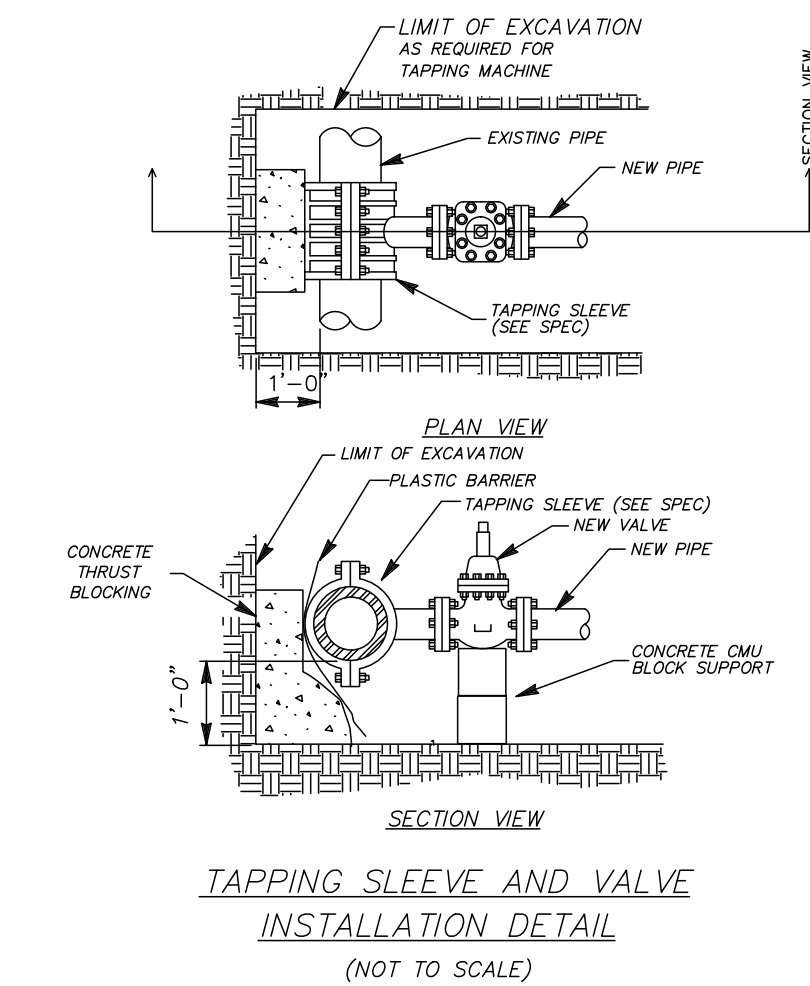
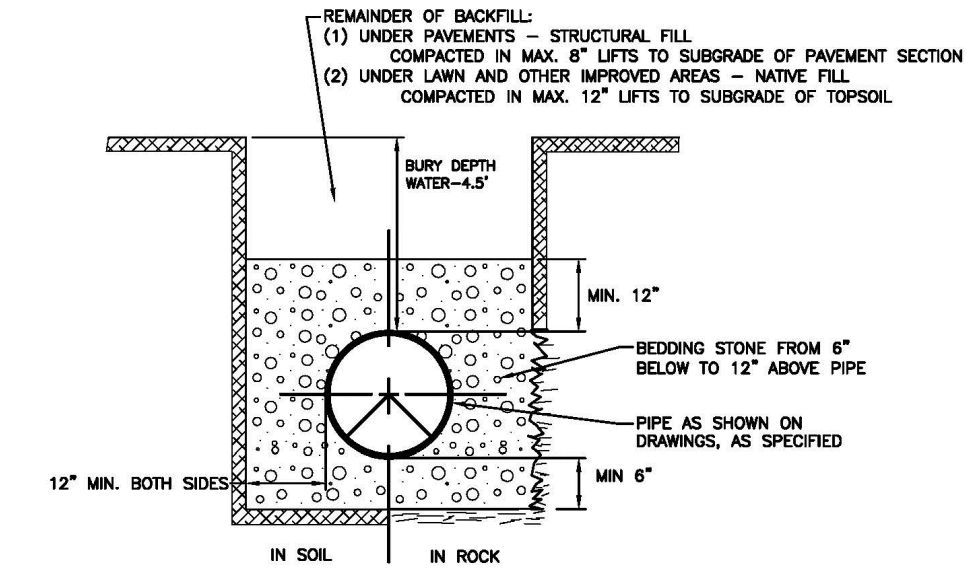
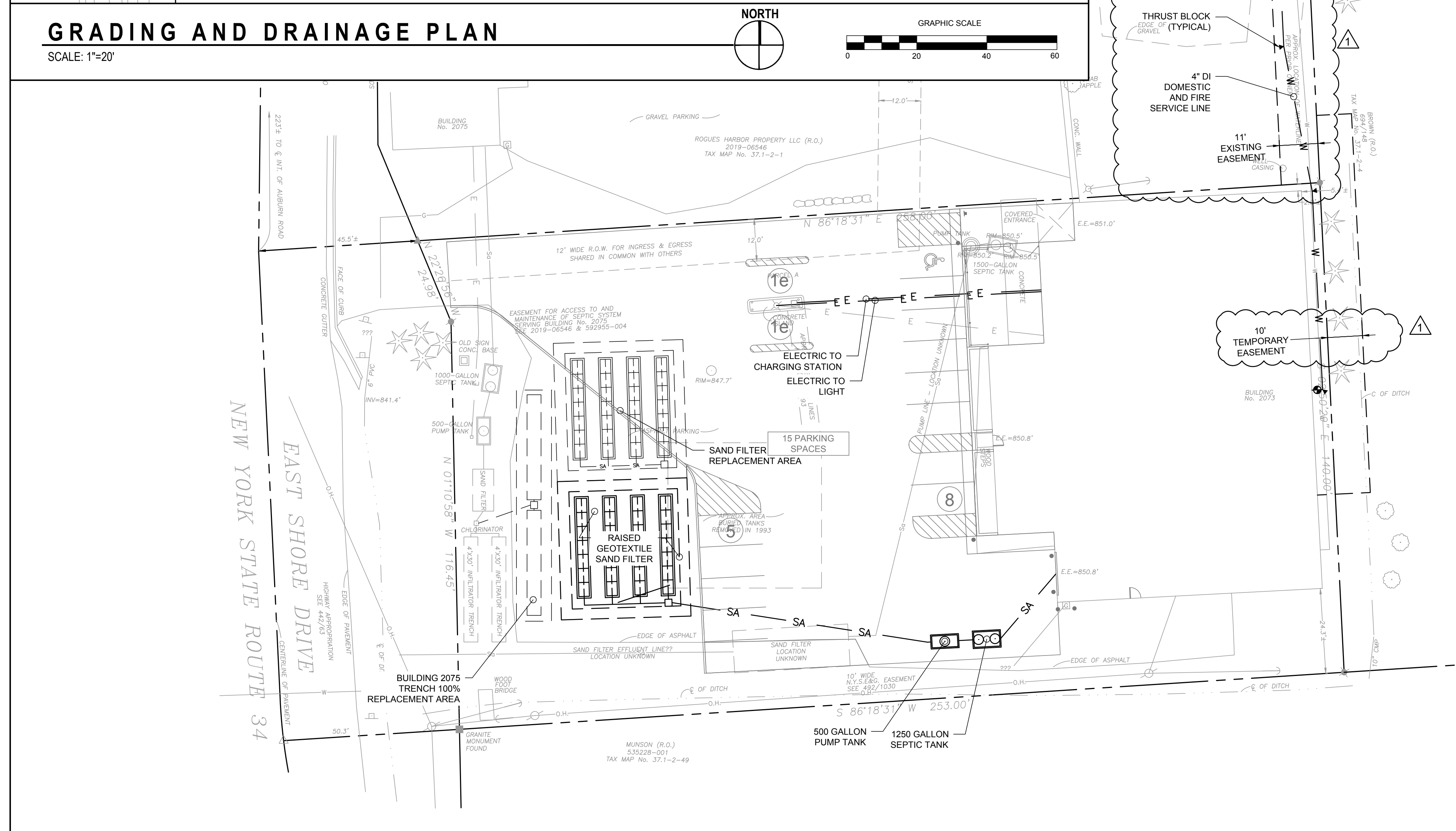
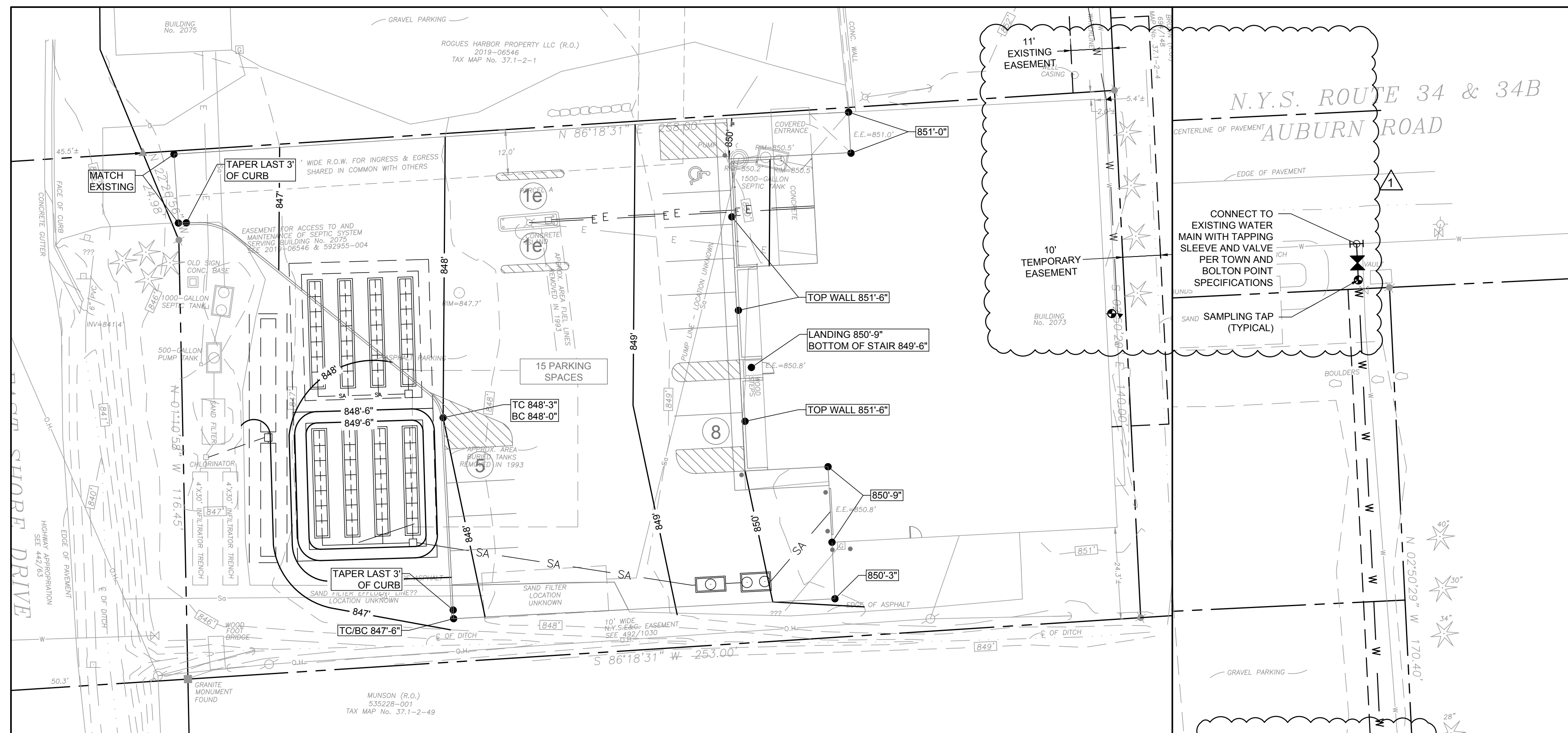


TABLE NO. 1
MINIMUM THRUST BLOCK AREAS REQUIRED AT PIPE FITTINGS IN GRAVEL-SILT-CLAY MIXTURE SOIL TYPES*

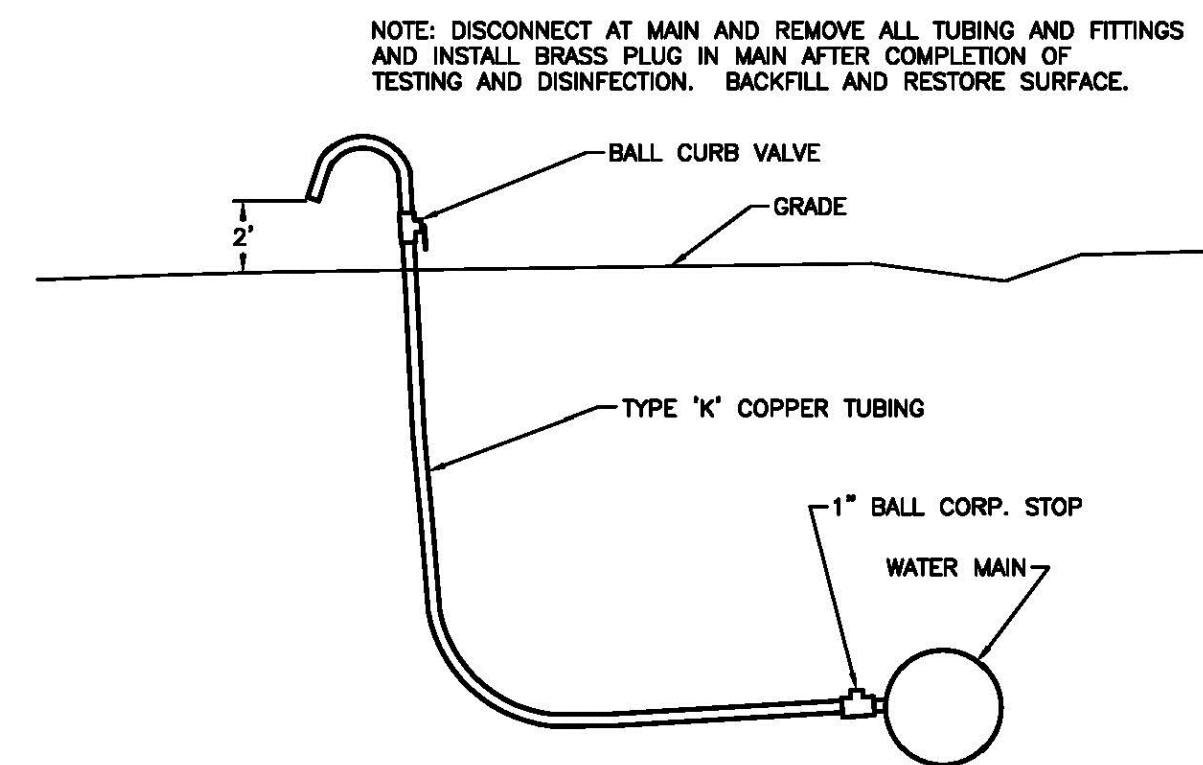
PIPE DIAMETER- INCHES	THRUST BLOCK AREA - S.F.					
	TEE OR PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	
4 - 6	2	2	1	1	1	
8	4	4	3	2	1	
12	6	6	4	2	1	

* SEE TABLE NO. 2 - MULTIPLY BY MODIFICATION FACTORS FOR OTHER SOIL TYPES.

TABLE NO. 2
THRUST BLOCK AREA MODIFICATION FACTORS FOR VARIOUS SOILS

SOIL TYPE	FACTOR
MUCK, PEAT	4.00
SOFT CLAY	2.00
SAND	1.33
SAND & GRAVEL	2.00
GRAVEL-SILT-CLAY MIX	1.00
SHALE	0.40

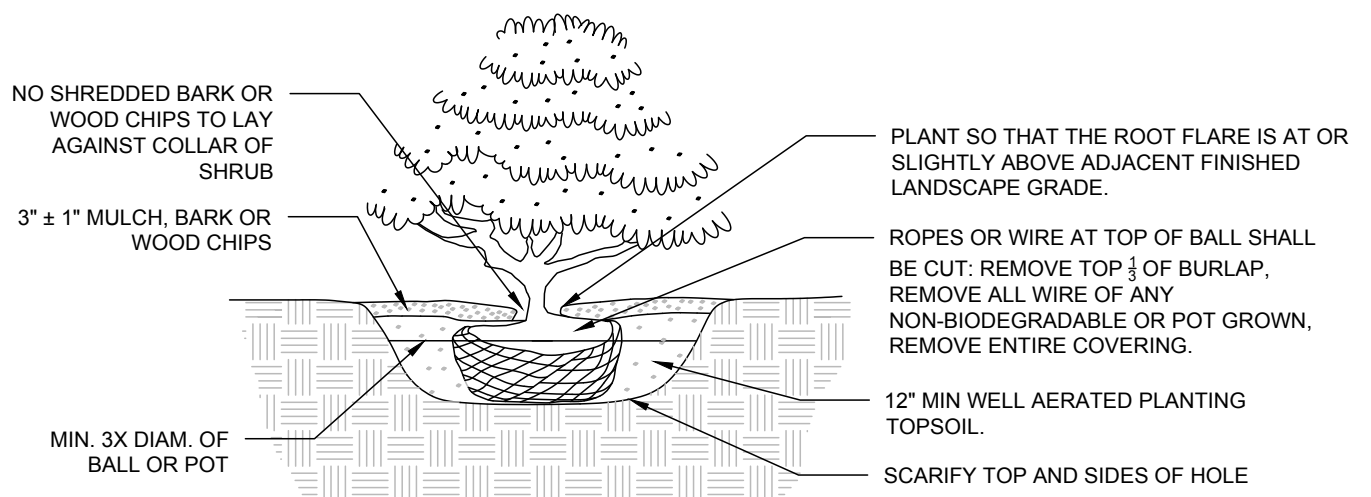
NOTES:
FORM CONCRETE THRUST BLOCKS WITH PLYWOOD ONLY. LEAVE ALL MJ BOLTS ACCESSIBLE.



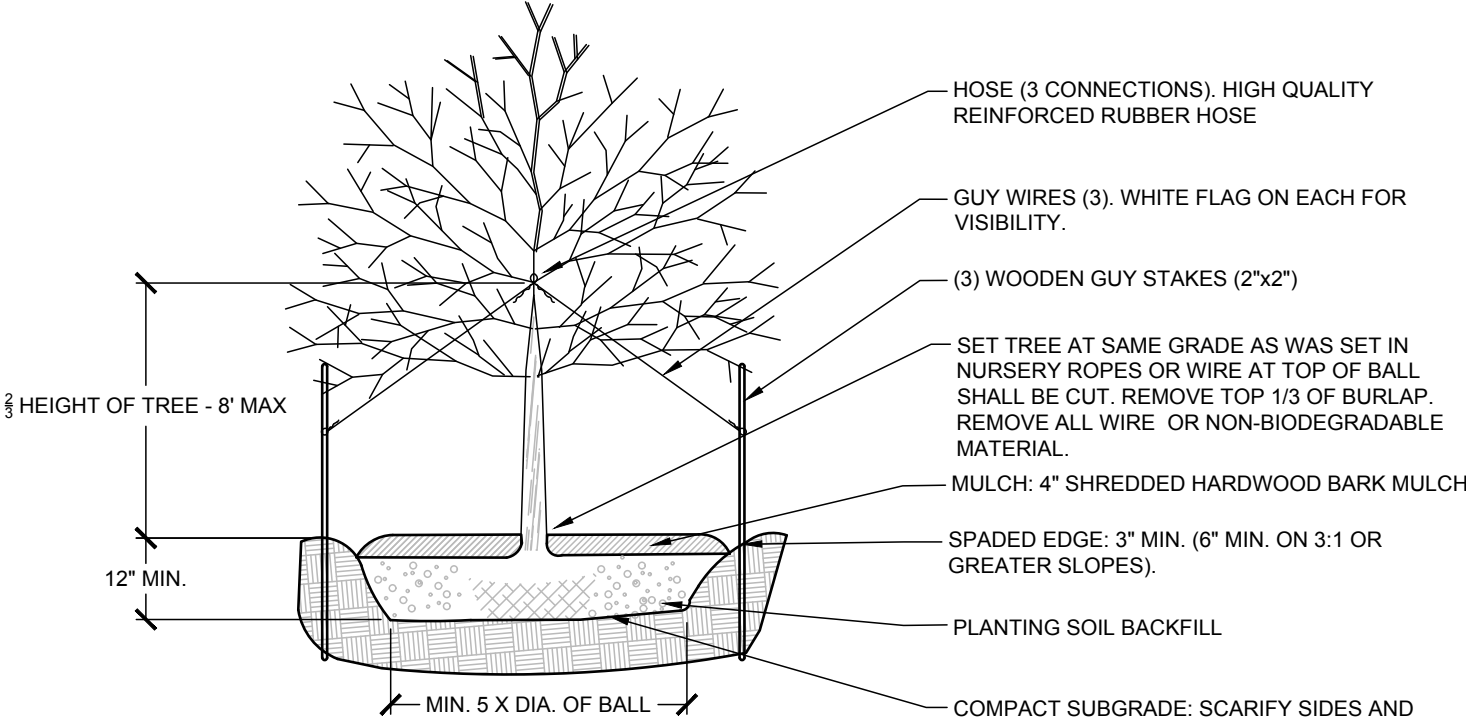


PLANTING PLAN

SCALE: 1"=20'



SHRUB PLANTING - NOT TO SCALE



TREE PLANTING - NOT TO SCALE

PLANT SCHEDULE			
KEY	NO.	BOTANICAL NAME	COMMON NAME/CULTIVAR
DECIDUOUS SHRUBS			
HH	5	ILEX X MESERVEAE	MESERVE HYBRID HOLLY
SMALL DECIDUOUS TREES			
SB	3	AMELANCHIER	SERVICE BERRY
GROUND COVER SEEDING			
CF	15 LPA	ECHINACEA	CONEFLOWER

PLANT SCHEDULE - NOT TO SCALE

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SCALE	AS NOTED

DRAWING TITLE
PLANTING
PLAN
AND
DETAILS

DRAWING NUMBER
C104A

NOTES: 1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING OR EXCAVATING FOR FOUNDATION. 2. SEE LAYOUT PLAN FOR LOCATIONS.	NO PARKING SIGN AT ACCESS AISLES	
BOLLARD - NOT TO SCALE	ADA PARKING AND SIGNAGE - NOT TO SCALE	



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DRAWING TITLE
DETAILS

DRAWING NUMBER
C105

First Floor
Demolition
Plan

V1.9

D1

- | | |
|---|---|
|  | REMOVE WINDOW UNIT; STORE AS DIRECTED BY OWNER |
|  | REMOVE DOOR UNIT; STORE OR RE-USE AS DIRECTED BY OWNER |
|  | REMOVE WALL FINISH AND FRAMING |
|  | REMOVE FLOOR, ROOF, PLUMBING FIXTURE, APPLIANCE, MILLWORK, OR OTHER ITEM AS INDICATED ON PLANS.
DISPOSE OF OR STORE / RE-USE AS DIRECTED BY OWNER. |

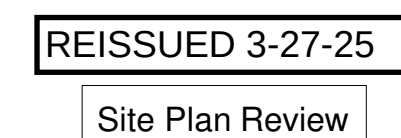
1 First Floor Demolition Plan
3/16" = 1'-0"

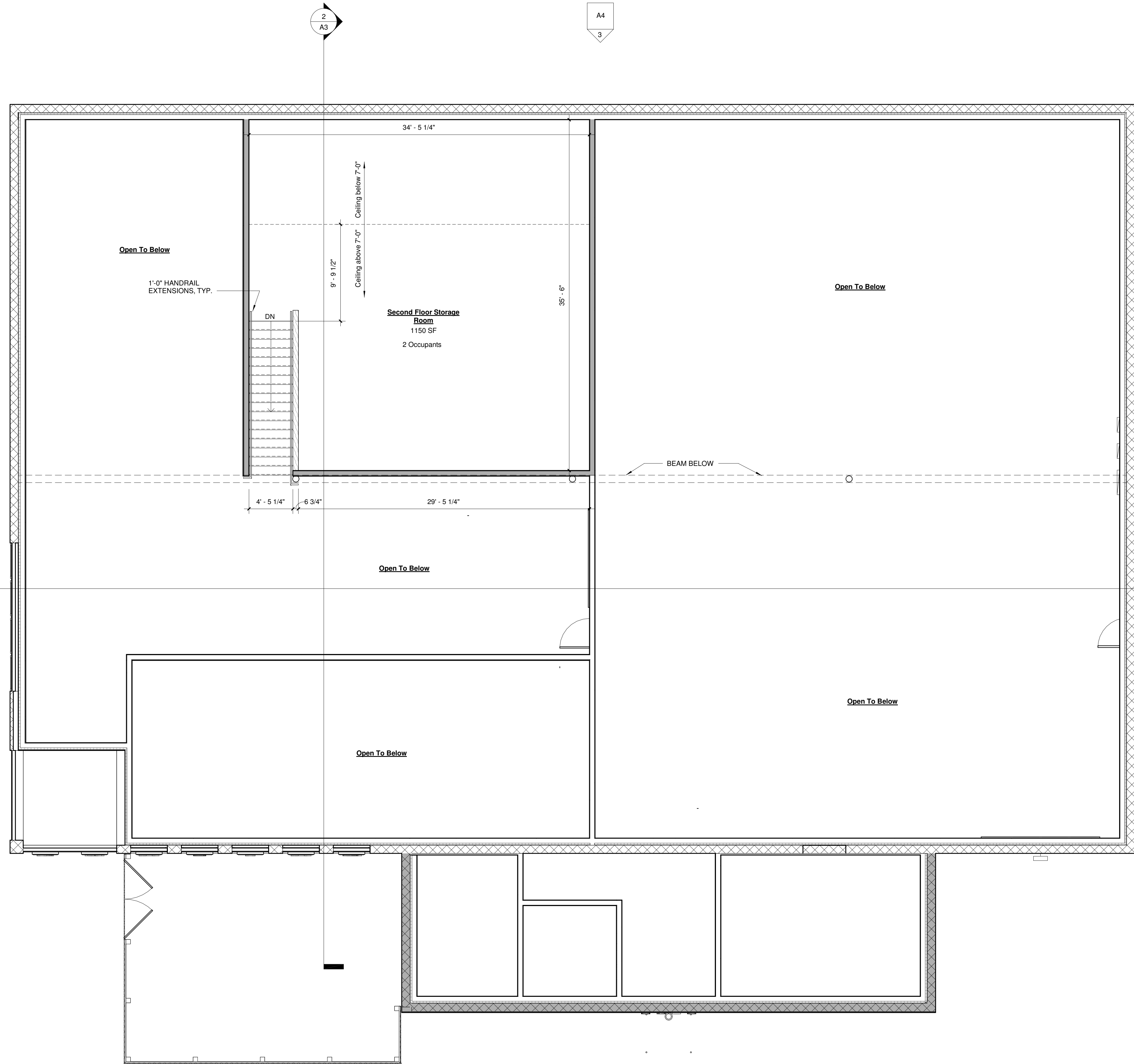
Site Plan Review

First Floor,
Proposed

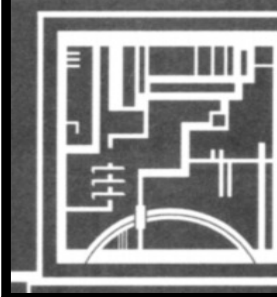
V1.9

A1





① 2nd Floor Plan, Proposed
3/16" = 1'-0"

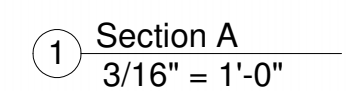
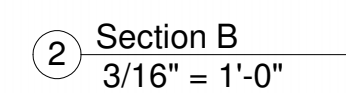
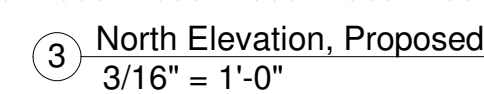


REV #	REVISION DATE

Building Sections and Elevations

V1.9

A3



Site Plan Review

