OWNER

LAKELAND PLAZA LLC 271 LAKELAND AVENUE **BOHEMIA**, N.Y. 11716 (631) 445-4187

CONTACT: MARIO CONTRAVALE

TENANT

EDESIA PIZZA 271 LAKELAND AVENUE **BOHEMIA**, N.Y. 11716 (631) 445-4187

CONTACT: MARIO CONTRAVALE

ARCHITECT

TEHN DESIGN GROUP ARCHITECTS, LLC 1257 UDALL ROAD BAY SHORE, N.Y. 11706 PHONE (631) 888-7318 FAX (631) 888-7319

CONTACT: EMMANUEL TEHN-ADDY, R.A.

PROJECT DATA

Project Scope

ADDITION OF APPROX. (1,294 S.F.) TO AN EXISTING PIZZERIA (APPROX. 2,000.00 S.F.) WITHIN A SINGLE STORY MULTIPLE TENNANT COMMERCIAL BUILDING (APPROX. 8,230.00 S.F.)
NEW SPACE TO INCLUDE: CATERING ROOM, BAR, KITCHEN EXTENSION, MEZZANINE STORAGE

VACANT SPACE DESIGNATED AS "B" OCCUPANCY TO BE CHANGED TO "A2" OCCUPANCY WHICH IS A CHANGE OF USE.

Use Group Classification

SECTION 303.0 - "ASSEMBLY GROUP A-2" BANQUET HALLS,, TARVERNS AND BARS, RESTAURANTS, ETC.

Construction Type

TYPE Vb - Non-Combustible

LOCATION MAP

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

STREE LEGEND SMITHTOWN AVE. 50'R.O.W. **MANHOLE UTILITY POLE** FIRE HYDRANT **VEHICULAR ROOF OVER** UNDERGROUND UTILITY LINE EX. SHRUB (69 STALLS) GIORDANELLA USE: RESTAURANT / BAR ZONE: GST 500-172-1-31 **ENCLOSURE** ROGERS III BUILDING **USE: RESIDENCE** #1360 ZONE: RES A (NO BASEMENT) EXISTING PROPOSED 500-191-2-2 **EDESIA PIZZA AVOCADOS** TAKE OUT CATERING GOURMET VACANT MINOR TC 72.91 BC 72.48 (2,000 S.F.) **BAGEL DELI** RESTAURANT OFFICE (2,000 S.F.) (1,267 S.F.) (1,992 S.F.) CONC 9.1'W CONC. WALK PROPOSED TC 73.01 BC 72.53 FRONT ENTRY ENCLOSURE S 15°56'39" E 343.38 TC 72.64 BC 72.14

BUILDING/ZONING DATA

ZONING: GENERAL SERVICE DISTRICT SCTM: 0500-172-01-28.3 LOT AREA = 70,721 S.F. (1.62 ACRES) TOTAL BUILDING AREA = 8,230 S.F. PROPOSED RESTAURANT AREA = 3,294 S.F.

Occupant Load

TABLE 1003.2.2.2

MAX. FLOOR AREA ALLOWANCES PER OCCUPANT ASSEMBLY W/O FIXED SEATS (TABLE & CHAIRS) = 15 S.F. NET FL. AREA ASSEMBLY W/O FIXED SEATS (CHAIRS ONLY) = 7 S.F. NET FL. AREA KITCHEN (COMMERCIAL) = 200 S.F. GROSS FL. AREA STORAGE = 200 S.F. GROSS FL. AREA

NET DINING AREA (TABLE & CHAIRS) = 760 S.F. OCCUPANT LOAD = 760/15 = 51 OCCUPANTS NET STANDING SPACE -BAR (CHAIRS ONLY) = 55 S.F. OCCUPANT LOAD = 55/7 = 8 OCCUPANTS GROSS KITCHEN AREA = 969 S.F. OCCUPANT LOAD = 969/200 = 5 OCCUPANTS MEZZANINE STORAGE AREA = 340 S.F. OCCUPANT LOAD = 340/200 = 2 OCCUPANTS

TOTAL COMPUTED OCCUPANT LOAD = 66 OCCUPANTS

Parking

EXISTING GENERAL PARKING = 63 STALLS (INCL. 3 HC STALLS) RESTAURANT AREA = 3,294 S.F. STANDING AREA = 90 S.F.

PARKING ALLOWANCES (RESTAURANTS) = 2 PER 200 S.F. (GFA) PARKING ALLOWANCES (STANDING AREAS) = 1 PER 12 S.F. REQUIRED PARKING = 3,294/200 X(2) + 90/12 = 41 STALLS

LAKELAND AVENUE (C.R. 93) 100'

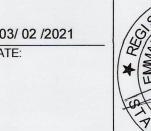
R.O.W

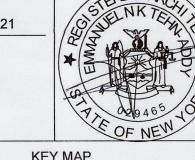
631-888-7318 FAX 631-888-7319

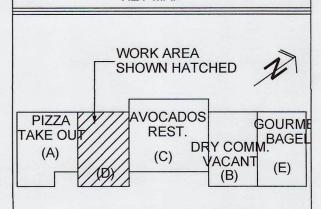
ARCHITECTS, L.L.C.

BAY SHORE, N.Y. 11706

1257 UDALL ROAD







LAKELAND AVENUE

NO.	DATE:	
'		
NO.	DATE:	

PROJECT:

EDESIA RESTAURANT & PIZZERIA UNIT (A) 1360 LAKELAND AVENUE Bohemia, New York 11716

DRAWING TITLE:

SITE PLAN

1" = 20'-0" 03/02/2021 E.A. ROJECT NO.: 20-060 DRAWING NO. S.1

S.C.T.M. # 0500-172-01-28.3

SITE PLAN

1"= 20'- 0"