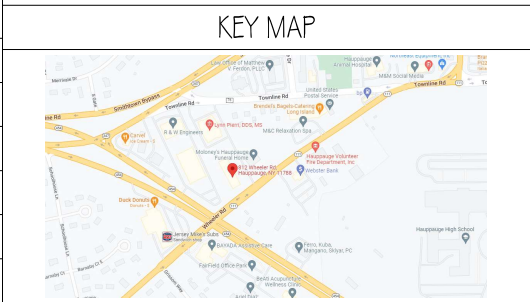


Floor Plan
3/16" = 1'-0" 2 T1.0

PARKING REQUIREMENTS				
OVERALL PARKING CALCULATIONS INCLUDE COMBINED LOTS 9.2, 9.3 AND 1.0 PER APPROVED SITE PLAN DRAWINGS (5/20/16-075)				
REQUIRED PARKING				
SUITE	USE	AREA	PARKING REQUIRED	
LOT 9.2	OFFICE	16,680 SF	1 SPACE PER 200 SF	83.40
			LOT 9.2 TOTAL	83.40
LOT 9.3	SHOPPING CENTER	10,078 SF	1 SPACE PER 175 SF	57.59
	OFFICE	10,969 SF	1 SPACE PER 200 SF	54.85
	LIBRARY	11,490 SF	1 SPACE PER 300 SF	38.30
			LOT 9.3 TOTAL	154.74
LOT 1.0	FITNESS CENTER	2,050 SF	1 SPACE PER 200 SF	10.25
SUITE 101	FITNESS CENTER	2,500 SF	1 SPACE PER 200 SF	12.50
SUITE 103	MINOR RESTAURANT	1,532 SF	1 SPACE PER 100 SF	15.32
SUITE 104	MINOR RESTAURANT	1,532 SF	1 SPACE PER 100 SF	15.32
SUITE 105	MEDICAL	1,532 SF	1 SPACE PER 150 SF (MIN. 8)	10.21
SUITE 106	MINOR RESTAURANT	1,532 SF	1 SPACE PER 100 SF	15.32
SUITE 107	MEDICAL	1,532 SF	1 SPACE PER 150 SF (MIN. 8)	10.21
SUITE 108	MEDICAL	3,500 SF	1 SPACE PER 150 SF (MIN. 8)	23.33
			LOT 1.0 TOTAL	112.46
			TOTAL PARKING REQUIRED	350.60 = 351
EXISTING SPACES PROVIDED - 344 STALLS (15 ADA) AND 34 LANDPAVED STALLS < 351				
***NOTE EXISTING SUITE 106 ORIGINAL PARKING REQUIREMENT 1 SPACE PER 175 SF (8.75 SPACES). NEW PARKING REQUIREMENT 1 SPACE PER 100 SF (15.32 SPACES). INCREASE OF 6.57 SPACES REQUIRED.				

PLOT PLAN LEGEND	
	DRAIN COVER
	MANHOLE COVER (SURFACE AND SUBSURFACE)
	ADA PARKING SYMBOL
	PARKING SPACE COUNT
	TRANSFORMER
	PROPERTY LINE
	FIRE HYDRANT
	EXISTING CONC CURB
	UTILITY POLE
	GAS LINE
	ELECTRIC LINE
	WATER LINE
	SANITARY LINE

SITE DATA	
S.C.T.M.#:	500-3-1-10
PROPERTY ZONING:	BUS1
USE:	COMMERCIAL CENTER
OCCUPANCY CLASSIFICATION:	B (BUSINESS)
SITE AREA:	71,288 SF (1.9 ACRES)
AREA OF ALTERATION (TENANT SPACE):	1,532 SF
BUILDING AREA:	15,750 SF
BUILDING STORIES:	1
BUILDING HEIGHT:	25'-0" (TO TOP OF CORNICE)
CONSTRUCTION CLASS:	IB
PROJECT DESCRIPTION:	PROPOSED NEW ICE CREAM SHOP SUITE 106 (B USE, WET STORE WITH FOOD - MINOR RESTAURANT) IN EXISTING 1,532 SF VANILLA BOX TENANT SUITE.
BUILDING IS EQUIPPED WITH FIRE ALARM SYSTEM	
BUILDING IS EQUIPPED WITH SPRINKLER SYSTEM	



- ### GENERAL BUILDING NOTES
- ALL WORK SHALL COMPLY WITH THE 2020 NYS BUILDING CODE, 2020 NYS FIRE CODE, 2020 NYS PLUMBING CODE, 2020 NYS MECHANICAL CODE, 2020 NYS FIRE CODE, 2020 FUEL GAS CODE, 2020 ENERGY CONSERVATION CODE.
 - ALL SUB-CONTRACTORS SHALL CHECK, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
 - ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF A.S.T.M. SPECIFICATIONS.
 - WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND DETAIL DRAWINGS OVER SMALL SCALE DRAWINGS.
 - THERE SHALL BE NO PROCESSES TO BE CONDUCTED IN THE BUILDING THAT WILL PRODUCE AIR CONTAMINANTS WHICH MAY BE INJURIOUS TO THE HEALTH OF EMPLOYEES.
 - ELECTRICAL RECEPTACLES, LIGHTS AND OTHER EQUIPMENT SHALL CONFORM TO CODES HAVING JURISDICTION.
 - EXIT LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 2702 OF THE 2020 NYS BUILDING CODE.
 - TENANTS AND OWNERS SHALL BE FULLY AWARE OF AND CONFORM TO ALL REQUIREMENTS OF THE OCCUPANCY SAFETY AND HEALTH ADMINISTRATION.
 - INTERIOR FINISHES SHALL BE IN COMPLIANCE WITH THE 2020 NYS BUILDING CODE SECTION 801 AND TABLE 801.1.1. ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS B, EXCEPT INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS, AND CORRIDORS/ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS, WHICH SHALL BE CLASS A.
 - GLAZING IN DOORS AND ADJOINING FIXED SIDE PANELS SHALL BE SAFETY GLASS IN CONFORMITY WITH THE 2020 NYS BUILDING CODE SECTIONS 714 & 2404.
 - NEW MECHANICAL SYSTEM TO PROVIDE COMPLETE COVERAGE IN ACCORDANCE WITH CHAPTER 28 OF THE 2020 NYS BUILDING CODE.
 - NO LOCKS OR FASTENINGS TO PREVENT FREE ESCAPE FROM INSIDE OF ANY BUILDING.
 - STRUCTURAL STEEL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE AISC "SPECIFICATION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION WITH AMENDMENTS, AND THE CURRENT AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS".
 - TOILET FACILITIES SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AND SUCH FACILITIES SHALL BE MAINTAINED IN A SANITARY CONDITION. CONSTRUCTION WORKER TOILET FACILITIES OF THE NONSEWER TYPE SHALL CONFORM TO ANSI Z4.3.
 - CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 9.15 2020 NYSBC. CARBON MONOXIDE DETECTION IN COMMERCIAL BUILDINGS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.
 - #6 SCREW FASTENERS TO BE SPACES 16" O.C. ON FURRING.

- ### FIRE PREVENTION NOTES
- INTERIOR FINISHES ON WALLS AND CEILINGS SHALL BE MINIMUM CLASS B.
 - ADAPTED ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE BUILDING.
 - HANGINGS OR DRAPERIES SHALL NOT BE PLACED OVER EXIT DOORS OR, OTHERWISE LOCATED AS TO CONCEAL OR OBSCURE ANY EXIT. MIRRORS SHALL NOT BE PLACED IN OR ADJACENT TO ANY EXIT OR ON EXIT DOORS.
 - FURNISHINGS OR DECORATIONS OF AN EXPLOSIVE OR HIGHLY FLAMMABLE CHARACTER SHALL NOT BE USED.
 - ALL FLOOR FINISHES SHALL BE AT LEAST CLASS 1 OR 2.
 - AS PER TABLE 506.4 OF THE 2020 NEW YORK STATE BUILDING CODE, THERE SHALL BE A X-HR FIRE RATING BETWEEN X OCCUPANCIES.

- ### EGRESS & FIRE SEPERATION
- ALL PENETRATIONS IN FIRE RATED WALLS SHALL BE SEALED WITH 3M OR EQUAL SEALANT EQUAL TO REQUIRED FIRE RATINGS.
 - INCLUDE ALL UNDER OR ABOVE GROUND TIE-INS TO LOCAL UTILITIES. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
 - GENERAL CONTRACTOR TO PROVIDE TEMPORARY LIGHTING FOR WHOLE SPACE AND EMERGENCY LIGHTS AT ANY STAIR CONSTANTLY OPERATIONAL.
 - ALL METAL STUDS, IF LESS THAN 15'-0" IN HEIGHT, ARE TO BE 25 GA. UNLESS OTHERWISE NOTED. METAL STUDS THAT EXCEED 15'-0" IN HEIGHT ARE TO BE 20 GA. UNLESS OTHERWISE NOTED.
 - ALL METAL STUDS ARE 16" OC AND ALL GYP. BD. IS 5/8" THICK, U.O.N.
 - AS PER TABLE 1006.2.1 OF THE 2020 NYSBC, TRAVEL DISTANCE FOR SPACES WITH ONE EXIT SHALL NOT EXCEED 100'-0" FOR BUSINESS OCCUPANCY WITH OCCUPANT LOAD LESS THAN 30 PERSONS.

OCCUPANCY LOAD			
AS PER TABLE 1004.5 OF THE 2020 NEW YORK STATE BUILDING CODE, OCCUPANCY LOADS ARE AS FOLLOWS:			
BUSINESS	16 SEATS / 1 SEAT/OCC =	16.00 OCCUPANTS	
COMMERCIAL KITCHEN	751 SF / 200 SF/OCC =	3.76 OCCUPANTS	
	TOTAL =	19.76 OCCUPANTS	
IN ACCORDANCE WITH SECTION 1005.3.2 OF THE NYSBC, MINIMUM EGRESS WIDTH REQUIRED SHALL BE AS FOLLOWS:			
BUSINESS =	19.76 OCCUPANTS x 0.2 = 3.95', 36" MIN. WIDTH, (2) 36" EXITS PROVIDED		

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FARMINGVILLE, NY 11738
T | 631.320.3305 F | 631.320.3307

Applicant:

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631-332-7012

Architect of Record:

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Farmingville, NY 11738
631-320-3305

MEP Engineer:

EMTEC Consulting Engineers, DPC
3555 Veterans Memorial Highway, Suite M
Ronkonkoma, NY 11779
631-981-3990

Surveyor:

Barnett Bonasco & Van Winkle, PC
175 Commerce Drive
Hauppauge, NY 11788
631-435-1111

Project Name

Milky Ways Hauppauge

Project Address

812 Wheeler Road
Hauppauge, NY 11788

Project Type

Commercial

Revisions

Revised Parking Calculations	1.30.23
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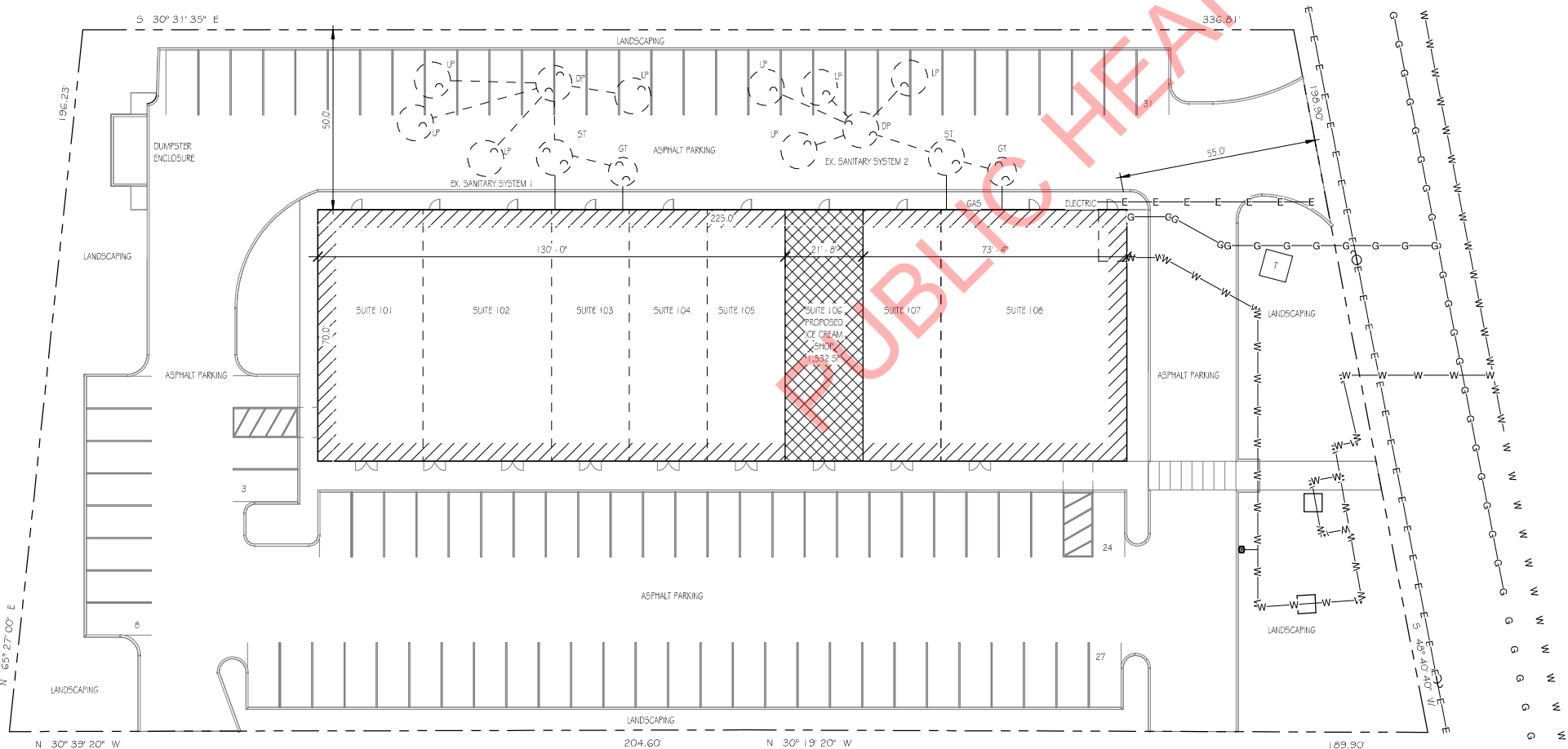
Drawing Title

Plot Plan

SCTM#	500-3-1-10	BUILDING No:	
SCDTS No.:		JM2 No:	2022-0683
PLANNING No:		DATE:	12.19.22
SEAL & SIGNATURE:		DESIGNED BY:	BK
		CHECKED BY:	JM
		SCALE:	As indicated
		DWG No:	

T1.0

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.



Plot Plan Copy 2
1" = 20'-0" 1 T1.0