

EXISTING USE

51 CARLETON RD.
ISLIP TERRACE, NY
S/B/L: 273-2-56

SITE PLAN
SCALE - 1" = 20'

THESE PLANS AND SPECIFICATIONS TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2ND EDITION AS ADOPTED BY NYS AND THE 2015 SUPPLEMENT AND AS PER (1.301.2.1.1) DESIGN CRITERIA AND ARE DESIGNED IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS.

TABLE B200.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - (NASSAU COUNTY)											
WIND DESIGN				SUBJECT TO DAMAGE FROM				ICE SHIELD		FLOOD	
GROUND SNOW LOAD	SPEED * (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION * (DEGREES F)	SEISMIC DESIGN CATEGORY * (DEGREES F)	WEATHERING * (DEPTH)	ICE SHIELD	WIND DESIGN TEMP.	ICE SHIELD	WIND DESIGN TEMP.	FLOOD HAZARDS * (BUILDING DEPT. TALL)	MEAN ANNUAL TEMP. 1
20 PSF	130 MPH	NO	NO	B	SEVERE 3 FEET	MODERATE 20	YES	YES	NO	NO	496

G. TO ESTABLISH FLOOD HAZARD AREAS, EACH COMMUNITY REGULATED UNDER TITLE 19, PART 1203 OF THE OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK (NYCRR) SHALL ADOPT A FLOOD HAZARD MAP AND SUPPORTING DATA. THE FLOOD HAZARD MAP SHALL INCLUDE, AT A MINIMUM, SPECIAL FLOOD HAZARD AREAS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN THE FLOOD INSURANCE STUDY FOR THE COMMUNITY, AS AMENDED OR REVISED WITH:

- I. THE ACCOMPANYING FLOOD INSURANCE RATE MAP (FIRM),
II. FLOOD BOUNDARY AND FLOODWAY MAP (FFWM), AND
III. RELATED SUPPORTING DATA ALONG WITH ANY REVISIONS THERETO.

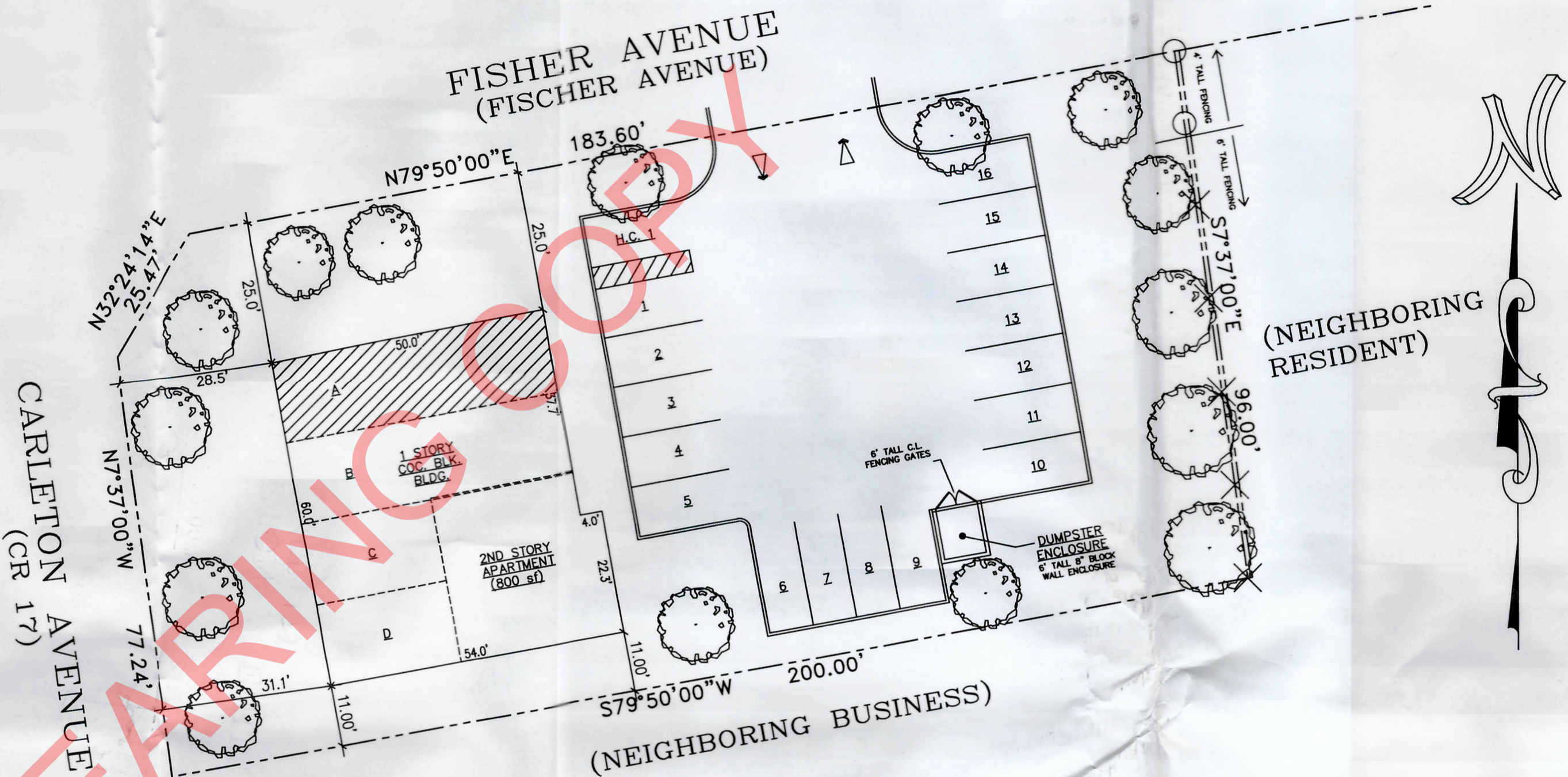
N. THE ADOPTED FLOOD HAZARD MAP AND SUPPORTING DATA ARE HEREBY ADOPTED BY REFERENCE AND DECLARED TO BE PART OF THIS SECTION.

THE GROUND SNOW LOADS TO BE USED IN DETERMINING THE DESIGN SNOW LOADS FOR ROOFS ARE GIVEN IN FIGURE R301.2(5) FOR SITES AT ELEVATIONS UP TO 1000 FEET. SITES AT ELEVATIONS ABOVE 1000 FEET SHALL HAVE THEIR GROUND SNOW LOAD INCREASED FROM THE MAPPED VALUE BY 2 PSF FOR EVERY 100 FEET ABOVE 1000 FEET.

Climate zone is 4a
INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT AT A POINT 5 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY (2015 AND 2004).
SYSTEM DESIGN SHALL BE BASED ON MAX 72 DEGREES HEATING, MINIMUM 75 DEGREES COOLING.
DEGREE DAYS (BY LAGUNA) 6011, WINTER DESIGN TEMP 15, DRY BULB 60, WET BULB 75 (2015 IBC APPENDIX D)
Also, as per 2015 IBC Chapter 16 section 1605 and ASCE 7 - wind exposure category and surface roughness is B. Use C for both south shore and fire island.
TOWN OF ISLIP IS WITHIN A HURRICANE PRONE REGION

GENERAL NOTES:

1. ALL PLANS, NOTES, DETAILS AND REFERENCES ARE IN COMPLIANCE OR DIRECTLY FROM THE 2015 IBC, IPC, IMC, IPMC, IFC, IECC, IEBC, AND 2014 NEC AS ADOPTED BY NEW YORK STATE.
2. ALL REFERENCES TO MANUFACTURER'S SPECIFICATIONS ARE TO BE VERIFIED IN-FIELD; ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL
3. ALL CONSTRUCTION MATERIALS AND METHODS ARE IN COMPLIANCE WITH ALL APPLICABLE CODES BASED ON TRADE.
4. ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN VERIFIED BY ON-SITE FIELD INSPECTION; ALL MEASUREMENTS SHOWN ARE ACCURATE AS OF THE DATE ON THE PLANS. ANY FUTURE WORK INDICATED IS TO BE COMPLETED IN COMPLIANCE WITH NYS CODE, AS WELL AS ALL STANDARD PRACTICES UNDER THE AUTHORITY HAVING JURISDICTION.
5. ALL CODE ANALYSIS WAS DONE THROUGH PRESCRIPTIVE CODE COMPLIANCE, CHAPTER 4 IN THE IEBC; ALL WORK DONE IS TO BE INSPECTED AND VERIFIED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES ONCE A BUILDING PERMIT HAS BEEN ISSUED. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL AND BUILDING INSPECTOR HAVING JURISDICTION, RESPECTIVELY.
6. AS PER IBC, AND IEBC, THE FOLLOWING INFORMATION HAS BEEN PROVIDED:
 - OCCUPANCY - ASSEMBLY GROUP A-3: 1 OCC. PER 7 s.f. NET
 - CONSTRUCTION - TYPE 1-B CONSTRUCTION, NOT SPRINKLERED
 - ALLOWABLE HEIGHT - 11 STORIES, 160 FT
 - 2 HOUR FIRE-RATED CONSTRUCTION REQUIRED FOR SEPARATION OF USES
 - INTERIOR FINISHES:-G.W.B. OVER CMU PARTITION WALLS
 - SUSPENDED CLG. OVER SOLID-WOOD ROOF SYSTEM w/ MEMBRANE ROOFING
 - COMMERCIAL CARPET OVER FLOATED P.C. SLAB
 - ALL MATERIALS USED ARE CLASS "A" FINISH MATERIALS (803.11)
 - MAX. OCC'S PER EGRESS POINT=49; 2 POINTS OF EGRESS REQUIRED
 - EMERGENCY LIGHTING PROVIDED TO HAVE 90 MINUTE BACKUP POWER PROVIDED
 - ACCESSIBILITY:-ALL SITE ARRIVAL POINTS MUST PROVIDE FOR ADA ACCESSIBILITY
 - 1 ACCESSIBLE SPACE PER 25 SPACES
 - 1 ACCESSIBLE SEAT PER 25 SEATS
 - BATHROOM IS REQUIRED TO MEET ADA ACCESSIBILITY
 - WATER COOLER/ PUBLIC FOUNTAIN IS TO BE PROVIDED



SITE DATA
S.C.T.M.- 500-273-02-56
ZONE- GS-T
LOT SIZE- 19,029sf
LOT COVERAGE- 3,000sf
F.A.R.- 3,800÷19,029=20%
CONSTRUCTION- GROUND FLOOR: TYPE III-B - FIRE-RESISTANT WALLS
2ND FLOOR: TYPE V-B - COMBUSTIBLE

PARKING CALCULATIONS			OCCUPANCY	
UNIT	USE	UNIT AREA	AS PER IBC	SPACES REQUIRED
UNIT A	CHURCH	550 sf	46	1 PER 4 OCC = 12 SPACES
UNIT B	NAIL SALON	640 sf	7	1 PER 150sf = 5 SPACES
UNIT C	OFFICE	640 sf	7	1 PER 200sf = 4 SPACES
UNIT D	OFFICE	670 sf	7	1 PER 200sf = 4 SPACES
2ND FLOOR APT's		800 sf	4	1.75 PER UNIT = 2 SPACES
				1 PER BR>2 = 2 SPACES
UNIFIN. STORAGE		2588 sf	13	1 PER 200sf = 13 SPACES
FINISHED STORAGE		210 sf	3	1 PER 200sf = 2 SPACES

UNIT	USE	OCCUPANCY	OCCUPANCY LOAD
CHURCH	A-3, NOT FIXED		1 PER 7 s.f. NET
NAIL SALON	BUSINESS		1 PER 100 s.f. GROSS
OFFICE SPACE	BUSINESS		1 PER 100 s.f. GROSS
OFFICE SPACE	BUSINESS		1 PER 100 s.f. GROSS
2ND FLOOR APT	RESIDENTIAL		1 PER 200 s.f. GROSS
BASEMENT	STORAGE		1 PER 300 s.f. GROSS

PLANS PROVIDED ARE FOR LEGALIZATION of USE ONLY. ALL INFORMATION PROVIDED ON THESE PLANS WAS OBTAINED THROUGH VISUAL INSPECTION DONE PRIOR TO THE DATE ON THE PLANS. ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE PREMISES THEY DEPICT ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER, TENANT, AND DESIGN PROFESSIONAL IMMEDIATELY. ANY ALTERATION TO THESE DRAWINGS BY ANYONE OTHER THAN THE DESIGN PROFESSIONAL IS PROHIBITED AND TO BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL IMMEDIATELY.

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.

REVISIONS

NO	DATE	REVISION / ISSUE	REVISIONS AS PER ENGINEERING DEPT.
1	12/17/19		

COVER PAGE

51 CARLETON ROAD
ISLIP TERRACE, NY

To all plans, specifications and reports to which the seal of an architect has been applied, there shall also be applied a stamp with appropriate wording warning that "it is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter on item in any way. If an item bearing the seal of an architect is altered, the altering architect shall be liable to his signature and the date of such alteration, and a specific description of the alteration."

CONTRACTOR

APPLICANT

STRUCTURAL ENGINEER

DB

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042019

Dec 17

APPLICATION NUMBER

JOB NUMBER
2019 COMMERCIAL

DATE
12-17-19

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