

-SITE DATA:
SCTM: 0500-62-3-26

-CLASSIFICATION OF WORK:
ALTERATION TYPE 2

-OCCUPANCY CLASSIFICATION:
EXISTING: GROUP B
PROPOSED: GROUP B

-CONSTRUCTION CLASSIFICATION:
TYPE V - WOOD FRAME

-USE:
EXISTING USE: PROFESSIONAL OFFICE
PROPOSED USE: PROFESSIONAL OFFICE

-ZONE: G5T

-LOT AREA: 20,000 SQ.FT.

-BUILDING IS NOT SPRINKLERED

-TOTAL BUILDING AREA:
EXISTING FIRST FLOOR: 3135 SQ.FT.
EXISTING UNFINISHED ATTIC: 0 SQ.FT.
*PER 1999 DECISION (T.C.#4491)

PROPOSED FIRST FLOOR: 0 SQ.FT.
PROPOSED FINISHED ATTIC: 1148 SQ.FT.

TOTAL BUILDING AREA: 4283 SQ.FT.

-OCCUPANT LOAD:
BUSINESS AREAS: 100 SQ.FT. PER OCC.
ACC. STORAGE AREAS: 300 SQ.FT. PER OCC.

FIRST FLOOR:
BUSINESS AREA: 1612 SQ.FT.
ACC. STORAGE: 27 SQ.FT.
TOTAL FIRST FLOOR: 1639 SQ.FT.

SECOND FLOOR:
BUSINESS AREA: 686 SQ.FT.
ACC. STORAGE: 423 SQ.FT.
TOTAL SECOND FLOOR: 1109 SQ.FT.

TOTAL:
BUSINESS AREA: 2298 SQ.FT. / 100 = 22.98
ACC. STORAGE: 450 SQ.FT. / 300 = 1.5
TOTAL = 24.48 = 24 OCCUPANTS

-ZONING REQUIREMENTS:

REQUIRED	EXISTING
MAX. HEIGHT: 35 FT.	EXIST. 0.214
F.A.R.: 0.25	
MIN. LOT AREA: 10,000 SQ.FT.	20,000 SQ.FT.
MIN. LOT WIDTH: 100 FT.	100 FT.
MIN. FRONT YARD: 25 FT.	25 FT.
MIN. SIDE YARD: 10 FT.	25.1 FT.
MIN. REAR YARD: 35 FT.	110 FT.

-LANDSCAPE REQUIREMENTS:
LOT AREA: 20,000 SQ.FT.

20% OVERALL LANDSCAPE AREA
20,000 X 20 = 4000 SQ.FT.
50% WITHIN FRONT YARD AREA
4000 X 50 = 2000 SQ.FT.

TOTAL LANDSCAPE AREA: 6472 SQ.FT.
FRONT YARD LANDSCAPE AREA: 1894 SQ.FT.

% OF TOTAL LOT LANDSCAPING:
6472 / 20,000 = 32.4% LANDSCAPED > 20% REQ'D.

AREA OF FRONT YARD LANDSCAPING:
1894 / 4000 = 47.4% < 50% REQ'D.

FRONT YARD LANDSCAPE RELAXATION:
2000 - 1894 = 106 SQ.FT.
106 / 4000 = 2.6% RELAXATION
*APPROVED PER (SP2019-088)

-PARKING REQUIREMENTS:
PROFESSIONAL OFFICE: 1 PER 200 SF.

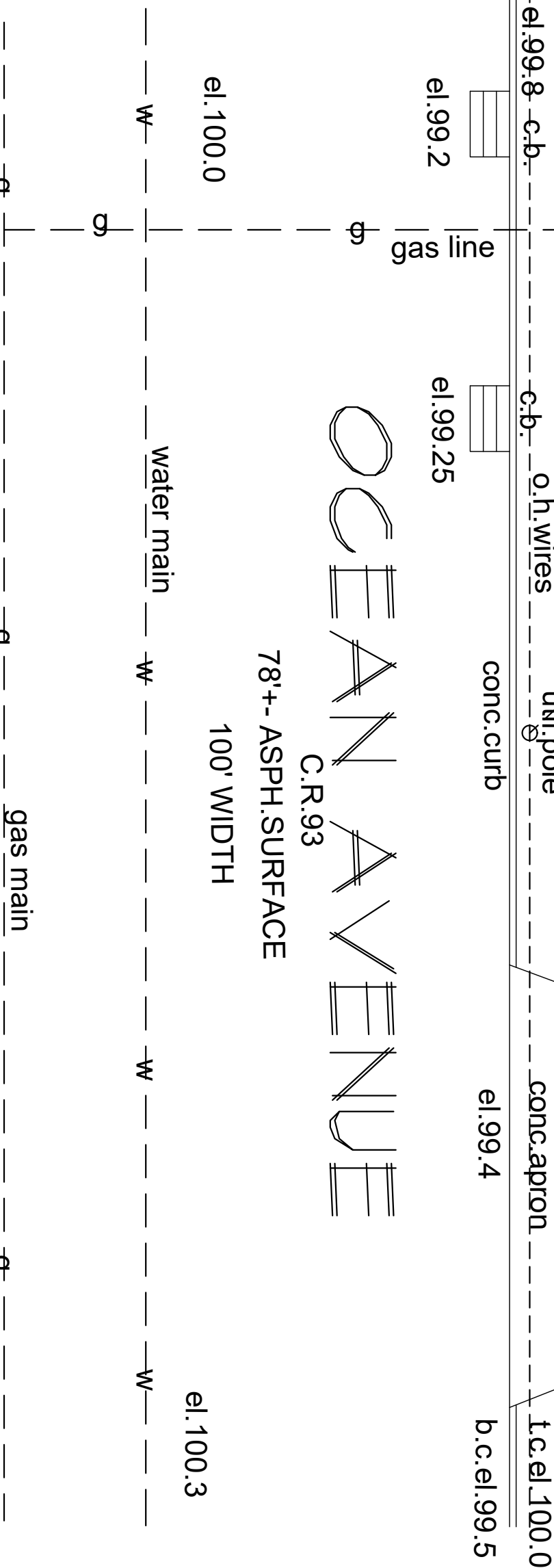
EXISTING:
FIRST FLOOR: 3135 SF.
SECOND FLOOR: 0 SF.
EXISTING REQUIRED PARKING:
3135 / 200 = 15.68 CARS
EXISTING PROVIDED = 14

*PER 1999 DECISION GRANTED 14 SPACES,
1 SPACE RELAXATION, & 1 SPACE LAND
BANKED.
EXISTING APPROVED = 16 SPACES

PROPOSED:
FIRST FLOOR: 3135 SF. (EXIST.)
SECOND FLOOR: 1210 SF. (PROP.)
PROPOSED REQUIRED PARKING:
4345 / 200 = 21.7 = 22 SPACES

PARKING RELAXATION:
EXISTING PROVIDED = 14 SPACES
PROPOSED REQUIRED = 22 SPACES
& ADDITIONAL SPACES REQUIRED
RELAXATION:
8 SPACES/ 22 SPACES = 36.4% > 25%
*APPROVED PER (SP2019-088)

NOTE: APPROVED PER
1999 PLANNING DECISION
(T.C.#4491) & (SP2019-088)

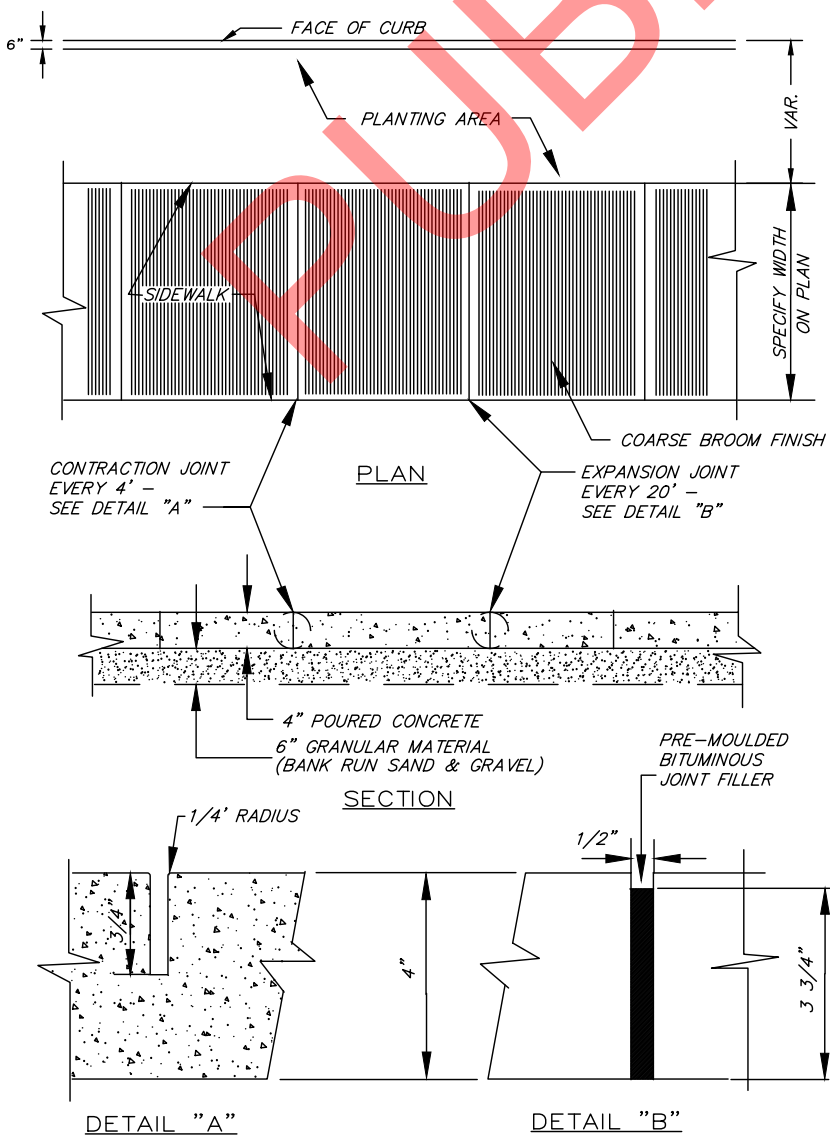


PLOT PLAN

NOTE:
CONTACT THE ENGINEERING INSPECTOR
(631) 224-5550 AT LEAST 48 HOURS
PRIOR TO START OF ANY WORK. WORK
PERFORMED WITHOUT INSPECTOR SHALL
BE CERTIFIED TO THE TOWN ENGINEER'S
SATISFACTION AT APPLICANT'S
EXPENSE.

NOTE:
REFUSE FACILITIES SHALL BE
MAINTAINED BY THE APPLICANT/OWNER
SO AS NOT TO OFFER ANY NOXIOUS OR
OFFENSIVE ODORS AND/OR FUMES.
APPLICANT/OPERATOR SHALL MAINTAIN
REFUSE ENCLOSURE GATES IN A CLOSED
POSITION EXCEPT AT TIMES UNITS ARE
BEING ACCESS FOR LOADING OR
UNLOADING OF DUMPSTERS.

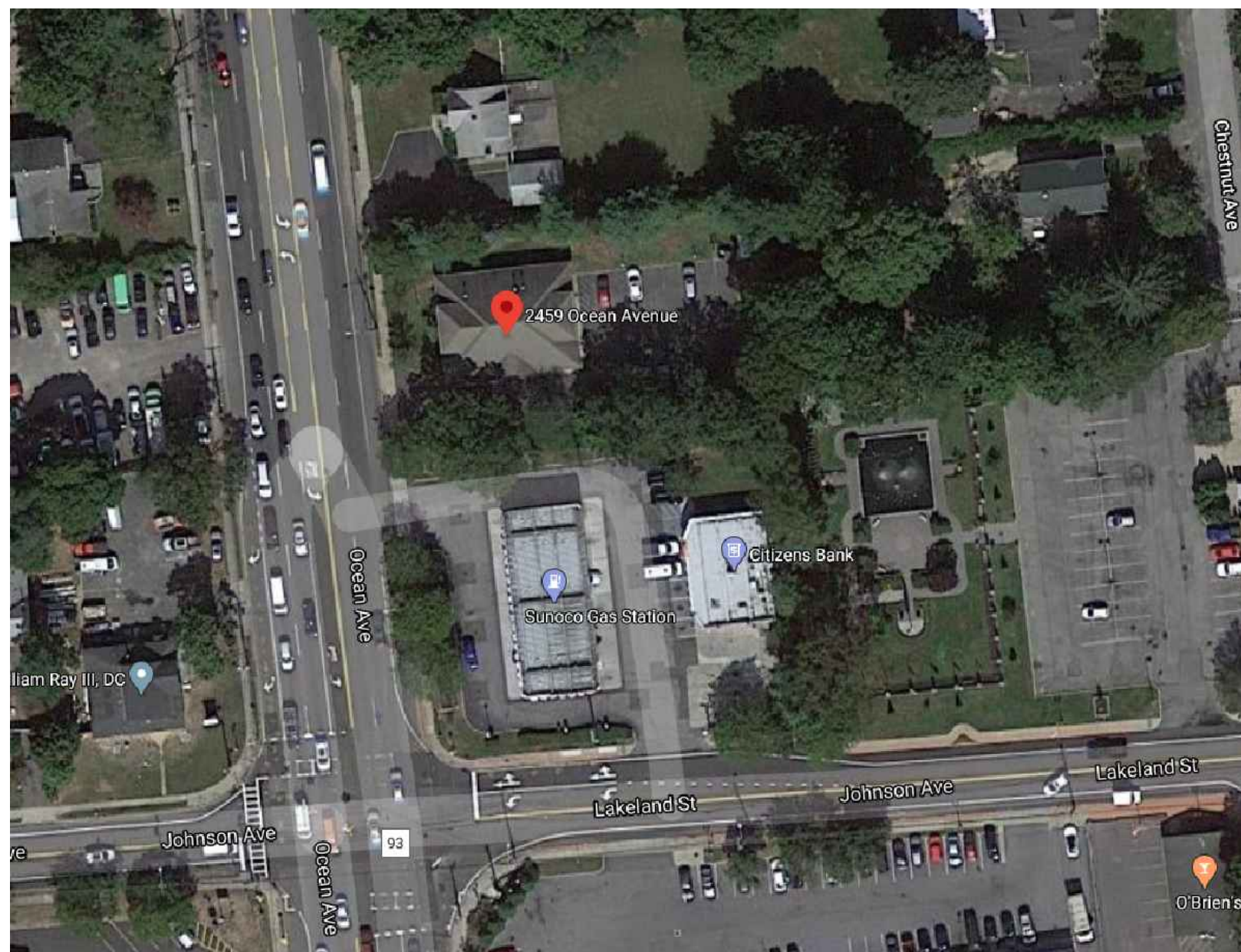
NOTE:
PRIOR TO ISSUANCE OF ANY
CERTIFICATE OF OCCUPANCY, THE
LIGHTING CONTRACTOR OR ELECTRICIAN
SHALL PROVIDE AN UNDERWRITER'S
LABORATORY CERTIFICATE AND LETTER
STATING THE LIGHTS HAVE BEEN
ENERGIZED.



ALL CONCRETE SHALL BE AIR ENTRAINED, 4000 PSI
CYLINDER TESTING AS REQUIRED PER TOWN ENGINEER
ALL SIDEWALKS PLACED WITHIN MUNICIPAL
ROW SHALL BE 5' MIN. WIDTH

CONCRETE SIDEWALK

ITEM 105
N.T.S.



BUILDING PLAN REVIEW NOTE:
TOWN OF ISLIP BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED
DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE
TOWN OF ISLIP AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE
STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT
CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS
INTERPRETED AS AN ATTESTATION THAT TO THE BEST OF THE LICENSEE'S BELIEF
AND INFORMATION, THE WORK IN THE DOCUMENT IS:

- * ACCURATE
- * CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION
- * CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW
TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE
- * IS THE RESPONSIBILITY OF THE LICENSEE

ARCHITECT: TODD O'CONNELL ARCHITECTS, P.C.
1200 VETERANS HIGHWAY #120
HAUPPAUGE, NY 11788
P: 631-650-6666 F: 631-650-6667
EMAIL: TODD@TOCARCHITECTS.COM

APPLICANT: 2459 OCEAN OWNER LLC
KEVIN SEXTON
2459 OCEAN AVE.
RONKONKOMA, NY 11779
P: 631-793-6057
EMAIL: KSEXTON@BLEDIVISION269.COM

SURVEYOR: WILLIAM R. SIMMONS, 3RD L.S.P.C.
128 CARLETON AVENUE
EAST ISLIP, NY 11730
P: 631-581-1688 F: 631-581-1691
SURVEY DATE: 11/11/2019

SCTM: 0500-62-3-26

LOCATION: 2459 OCEAN AVE., RONKONKOMA, NY 11779

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.



CONSULTANTS:

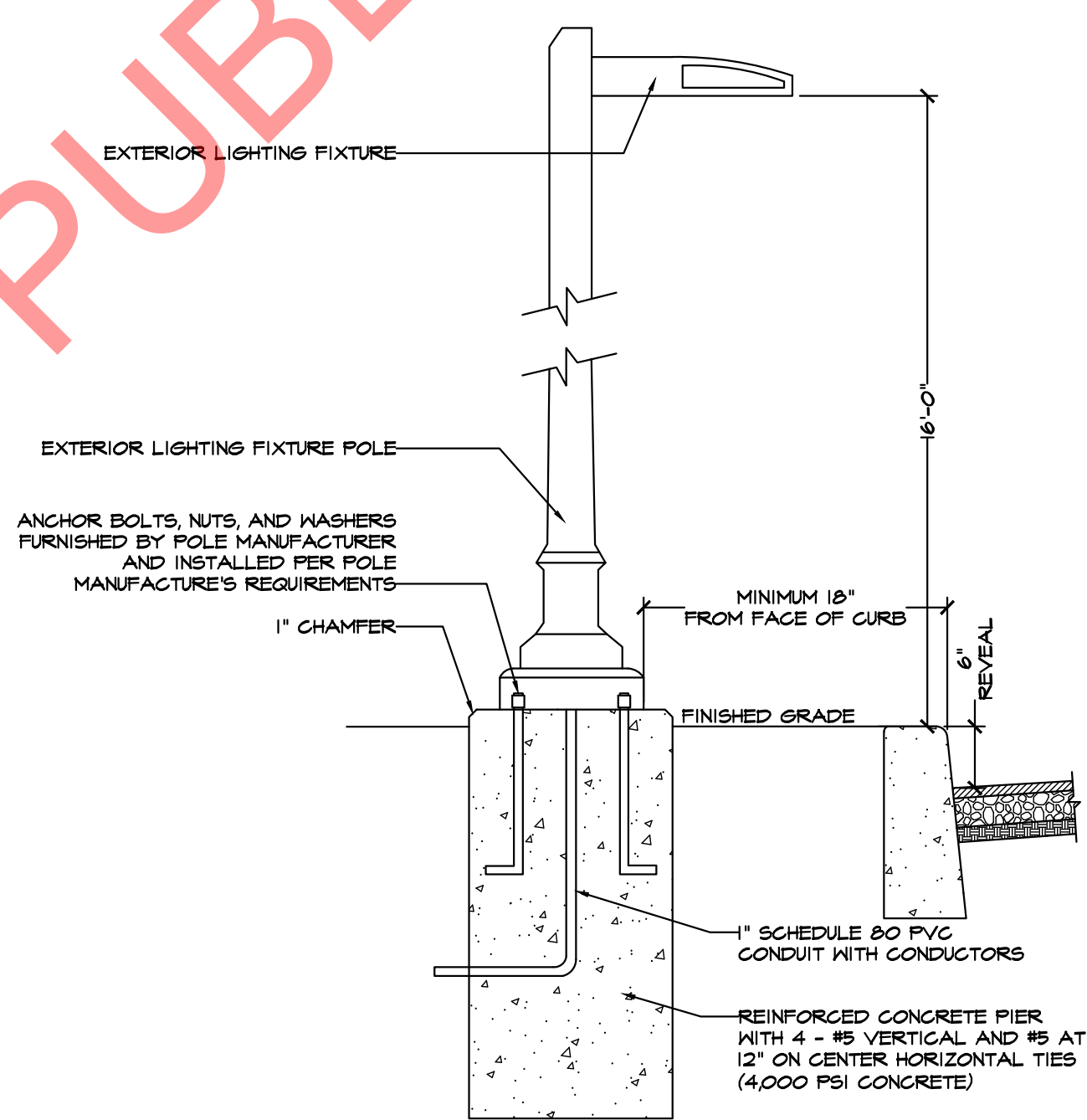
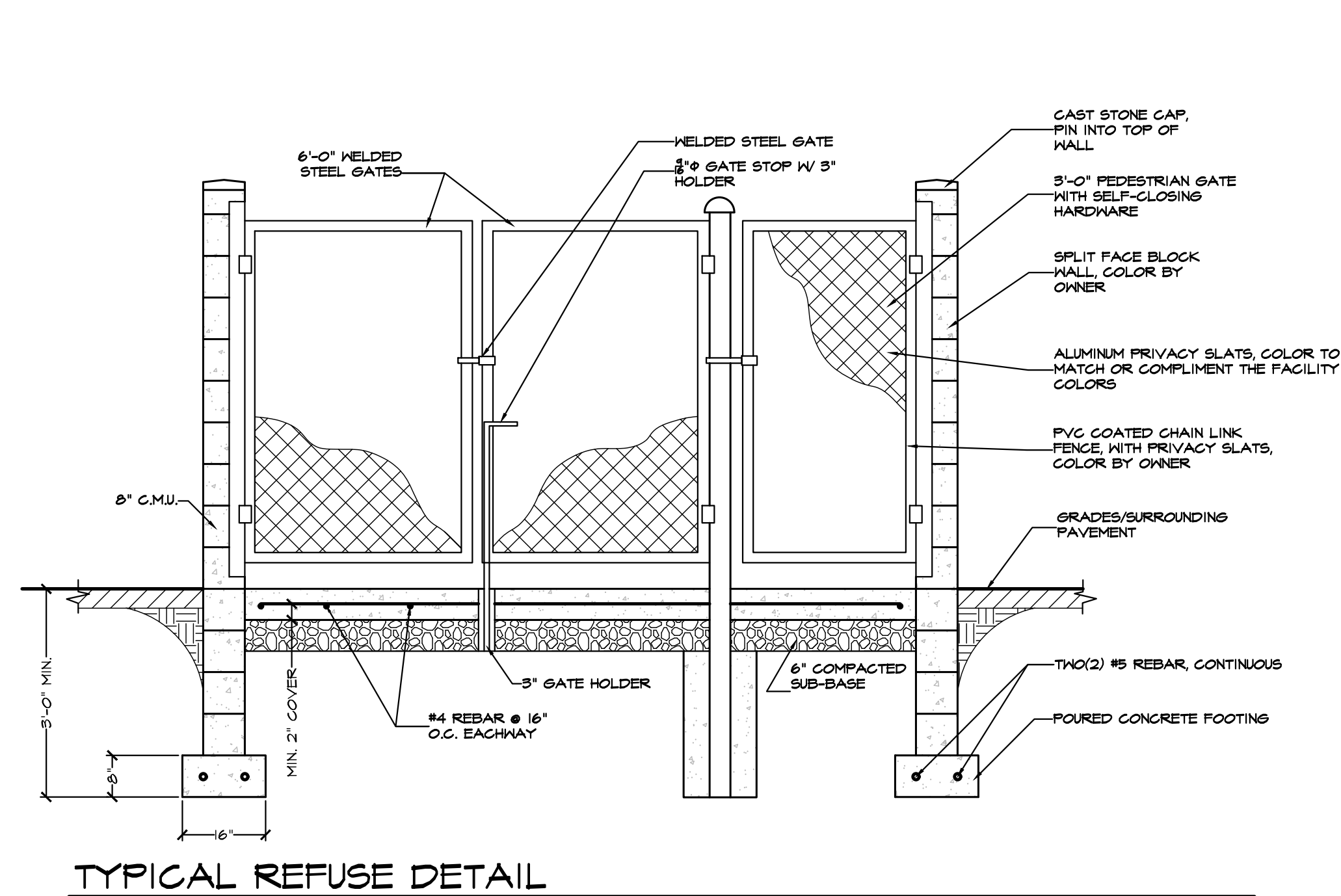
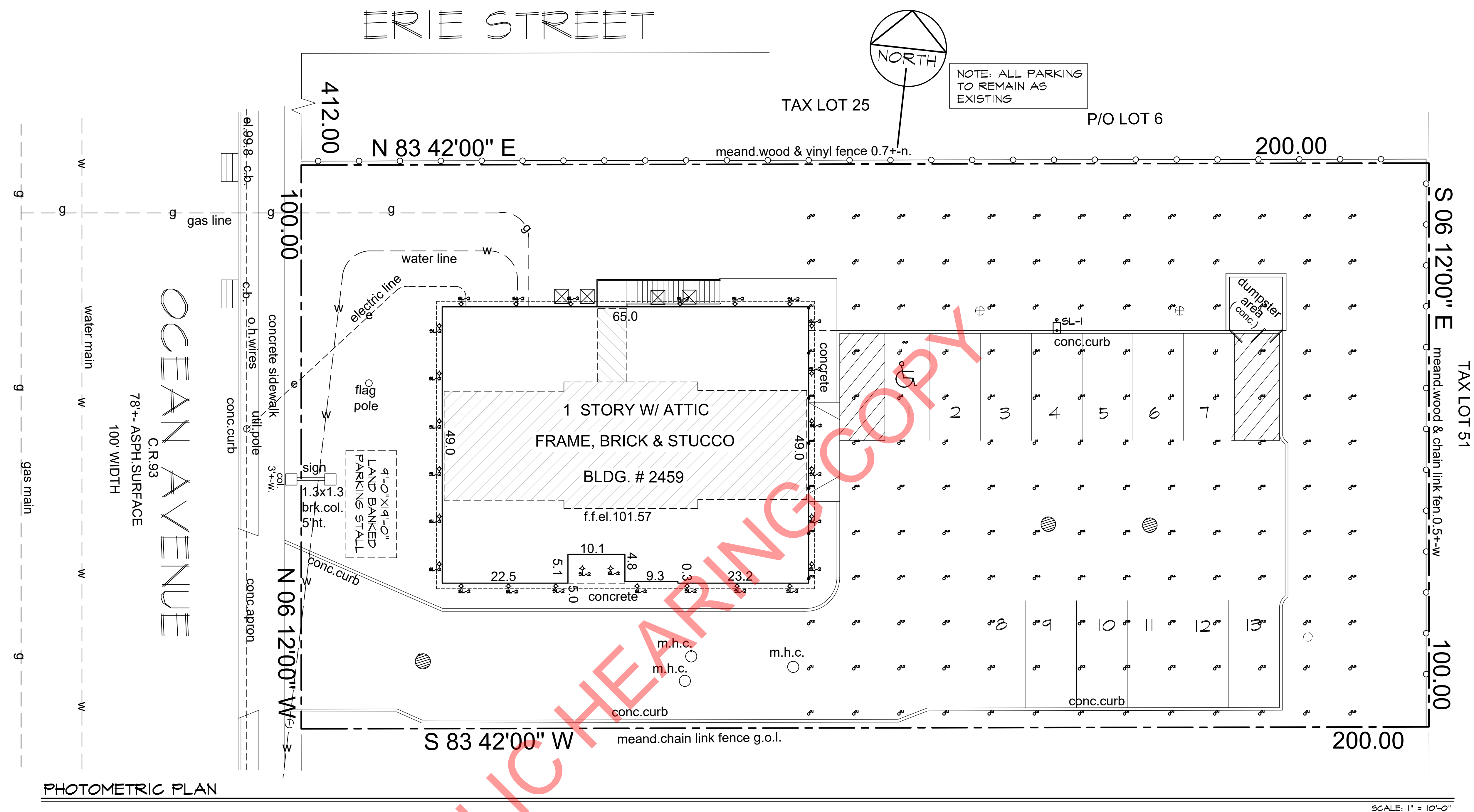
NYS LIC #027935

CHECKED BY: JGM
DRAWN BY: JGM

REV #	DATE	NOTE
R4	04/27/21	PLANNING DRAWINGS FOR STAIR
R3	12/7/20	COMPLIANCE PERMIT
R2	12/2/20	PER 11/24/2020 OBJECTION
R1	11/24/20	PER 8/14/2020 OBJECTION

PROPOSED ALTERATIONS
2459 OCEAN OWNER LLC
2459 OCEAN AVE.
RONKONKOMA, NY 11779

JOB#: SE-14-240
DATE: 02-21-2020
SCALE: AS NOTED
DRAWING NUMBER
A.1



LIGHTING FIXTURE SCHEDULE				
TYPE	MOUNTING	WATTS	DESCRIPTION	MANUFACTURER/MODEL
SL-1	FREESTANDING POLE	67 W LED	POLE MOUNTED WEATHERPROOF "DARK SKY" COMPLIANT LIGHTING FIXTURE WITH HOUSE SIDE SHIELD AND ZERO UPLIGHT. PROVIDE MOUNTING POLE AS SPECIFIED BELOW.	MCGRAN-EDISON GLEON GALLEON GLEON-SAIG-740-U-SL4
SL-2	SOFFIT	EXIST.	SOFFIT MOUNTED WEATHERPROOF HIGH HAT	EXIST.

-PROVIDE POLE AS MANUFACTURED BY UNITED LIGHTING STANDARDS RPSQ-16-4-II

 TODD O'CONNELL, AIA 1200 Veterans Memorial Highway, Suite 120 /Jaspauge, NY 11788 P (631) 650-6666 F (631) 650-6667 C (516) 658-0325 www.todearchitects.com toddis@todearchitects.com				
CONSULTANTS:		NYS LIC #027935		
THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE INSTRUMENTS OF THE ARCHITECT'S PROFESSIONAL SERVICE FOR THE PROJECT AND ARE TO BE USED ONLY FOR THE PROJECT AND THESE SERVICES FOR WHICH THEY WERE PREPARED. THE ARCHITECT AND HIS FIRM SHALL NOT BE RESPONSIBLE FOR THE REUSE OR MISUSE OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW AND STATUTORY RIGHTS IN THESE DOCUMENTS. THE ARCHITECT'S OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS FOR HIS OWN USE ONLY. THE ARCHITECT'S DRAWINGS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT OR FOR CONVERSION OF THIS PROJECT BY OTHERS.		CHECKED BY: TOD		
DRAWN BY: JGA		BY:		
	R4	04/21/21	PLANNING DRAWINGS FOR STAIR	JGA
	R5	12/7/20	COMPLIANCE PERMIT	JGA
	R2	12/2/20	PER 1/24/2020 OBJECTION	JGA
	R1	11/24/20	PER 8/14/2020 OBJECTION	JGA
REV. #:	DATE:	NOTE:		

PROPOSED ALTERATIONS 2459 OCEAN OWNER LLC 2459 OCEAN AVE. RONKONKOMA, NY 11779	DRAWING:
--	------------------------

JOBA: SE-19-240	DATE: 02-21-2020	SCALE: AS NOTED
DRAWING NUMBER A.1A		