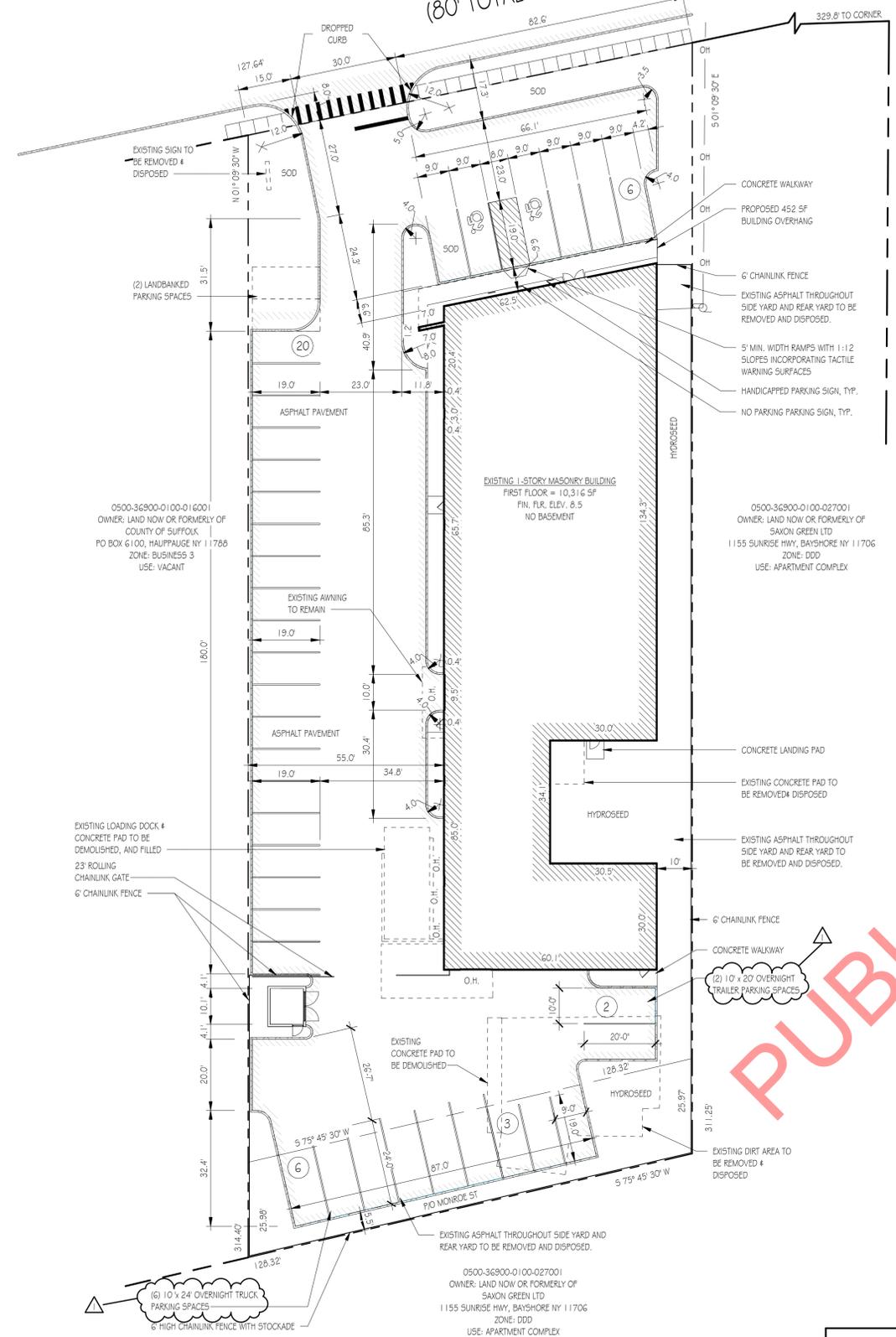


UNION BOULEVARD (C.R. 50)
(80' TOTAL WIDTH)

SAXON AVENUE



1 SITE PLAN
1" = 20'-0"

DIMENSIONAL REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
FRONT YARD SETBACK	50' MINIMUM	58.3'
REAR YARD SETBACK	25' MINIMUM	52.3'
SIDE YARD SETBACK	COMBINED 20' MINIMUM W/ MINIMUM 10' ANY SIDE	COMBINED 65' 10' MIN.
BLDG HEIGHT	60' MAXIMUM	20' MAX BLDG HEIGHT
FLOOR AREA RATIO (F.A.R.) W/ OVERHANGS	35% MAXIMUM	30.2% PROVIDED

SITE AREA: 39,100 SF (0.897 ACRES)
 SCTM#: 500-369-1-17.1
 EXISTING BUILDING AREA: ± 10,316 SF
 EXISTING BUILDING OVERHANGS: ± 120 SF
 PROPOSED BUILDING OVERHANGS: ± 453 SF
 TOTAL: ± 10,853 SF

1. EXISTING PROPERTY ZONING: BUSINESS-3 (B3)
 2. FLOOR AREA RATIO (FAR): 27.7% (35% MAXIMUM FOR IND-1) (10,853 SF / 39,100 SF)
 3. PROPOSED PROPERTY ZONING: INDUSTRIAL-1 (IND-1)
 4. TENANT OCCUPANCY CLASSIFICATION: B (BUSINESS), S-1 (MODERATE HAZARD STORAGE)
 5. PROPOSED USE: OFFICE & WAREHOUSE
 6. CONSTRUCTION CLASSIFICATION: 2B (NON COMBUSTIBLE)
 7. TOTAL BLDG. ROOF AREA (W/ OVERHANGS): 10,853 SF (27.7%)
 8. TOTAL ON-SITE LANDSCAPED AREA: 8,208 SF (21.0%) (2,481 SF FRONT / 5,727 SF SIDE / REAR) (41.0% FRONT YARD)
 9. TOTAL ON-SITE PAVING / WALKWAY / CURBS: 20,039 SF (51.3%)

FRONT YARD LANDSCAPE RELAXATION OF 41.0% (50% REQUIRED) AND TOTAL LANDSCAPE RELAXATION OF 21.0% (25% REQUIRED)

AS PER TOWN OF ISLIP PARKING REQUIREMENTS SHALL BE AS FOLLOWS:
 INDUSTRIAL, WAREHOUSE OR WHOLESALE DISTRIBUTION: 1 SPACE PER 1,000 SF OF GROSS FLOOR AREA, (15% OF GROSS FLOOR AREA MUST BE COMPUTED AS OFFICE SPACE AT 1 SPACE PER 200 SF)

TOTAL WAREHOUSE / DISTRIBUTION AREA: 3,465.31 SF
 TOTAL 1ST FLOOR OFFICE AREA: 7,056.91 SF
 TOTAL 2ND FLOOR OFFICE AREA: 705.73 SF
 TOTAL AREA: 11,227.95 SF

WAREHOUSE/DISTRIBUTION AREA: 3,465.31 SF / 1 SPACE PER 1,000 SF: 3.5 SPACES
 1ST & 2ND FLOOR OFFICE AREA: 7,762.66 SF / 1 SPACE PER 200 SF: 38.8 SPACES
 TOTAL: 42.3 SPACES REQUIRED

PER SECTION 1106.4 TABLE 1106.1, THE TOTAL REQUIRED ACCESSIBLE PARKING SPACES WITH PARKING REQUIREMENTS OF 1-25 SPACES SHALL BE (1) ONE ACCESSIBLE PARKING SPACE.
 TOTAL PARKING PROVIDED: 29 SPACES INCLUDING (2) TWO ACCESSIBLE PARKING SPACE (2) LANDBANKED SPACES PROVIDED (32 TOTAL)

- DEMOLITION NOTES**
- CONTRACTOR SHALL RECEIVE ALL APPLICABLE DISCONNECT LETTERS BEFORE REMOVAL ANY UTILITIES.
 - CONTRACTOR SHALL COORDINATE TO HAVE ALL BELOW GRADE UTILITIES MARKED OUT BEFORE EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR MARK-OUTS AND NOTIFICATIONS TO UTILITY COMPANIES PRIOR TO WORK.
 - CONTRACTOR SHALL REMOVE ALL EXISTING CONCRETE CURBS AND ASPHALT IN ACCORDANCE WITH LOCAL LAWS.
 - CONTRACTOR SHALL REMOVE ALL DEMOLITION MATERIAL AND DEBRIS FROM PREMISES IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW YORK AND THE TOWN OF ISLIP.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, SUPPLIES, AND EQUIPMENT NECESSARY TO COMPLETE DEMOLITION.
 - CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGED SIDEWALK AND/OR CURBS IN THE TOWN OF ISLIP RIGHT-OF-WAY.
 - ALL EXISTING TREES AND OVERGROWN TO BE REMOVED AS PART OF PROPOSED SITE PLAN. REMOVE EXISTING TOPSOIL TO PREPARE SITE FOR EXCAVATION AND GRADING.
 - NO TREES LARGER THAN 7" IN CALIPER EXISTING ON SITE.

- TOWN OF ISLIP NOTES**
- CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
 - COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
 - OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610).
 - CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
 - PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
 - CONTRACTOR SHALL CONTACT THE FIRE MARSHALS OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
 - ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT. IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.
 - ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C4D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF ENVIRONMENTAL CONSTRUCTION PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
 - LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 28F OR ITEM 28B.
 - ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOADTRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
 - THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
 - APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NY STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
 - REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICATION OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODOORS 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.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
 - PRIOR TO THE 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.

SITE DRAINAGE CALCULATIONS

STORM DRAINAGE CALCULATIONS:
 CRITERIA:
 1. DESIGN FOR 2" RAINFALL = 0.167
 2. RUN-OFF COEFFICIENTS:
 PAVED AND ROOF AREAS: 1.00
 LANDSCAPED AREAS: 0.15
 BERM AREAS: 0.38
 3. 12" DIA. STORM DRAIN RINGS @ 100.88 CFV/F CAPACITY
 10" DIA. STORM DRAIN RINGS @ 68.42 CFV/F CAPACITY
 8" DIA. STORM DRAIN RINGS @ 42.24 CFV/F CAPACITY
 4. DESIGN FOR STANDING WATER EL. 33.00

DRAIN AREA #1:
 PAVED AREA: 17,046 SF x 1.00 x 0.16 FT = 2,727.36 CF
 LANDSCAPE AREA: 8,529 SF x 0.15 x 0.16 FT = 204.70 CF
 ROOF AREA: 10,853 SF x 1.00 x 0.16 FT = 1,736.48 CF

4,668.44 CF REQUIRED

4,668.44 + 68.42 CFV/F = 68.23 VF REQUIRED, 75.00 VF PROVIDED

THEREFORE, THE NINE(9) EXISTING 10"-Ø DIA. X 10'-Ø DEEP (75VF) DRAIN POOLS ARE SUFFICIENT TO CONTAIN STORM WATER ON SITE.

ADDITIONAL DRAINAGE (DP-1 & DP-2):
 PROVIDE TWO (2) 8'-Ø DIA. X 4'-Ø DEEP DRAIN POOLS FOR ADDITIONAL STORM WATER CONTROL ON SITE.

NOTE:
 WATER WASTE LINE IS CONNECTED TO SEWAGE SANITARY SYSTEM - DISTRICT 3

BUILDING DATA

S.C.T.M.#: 500-369-1-17.1
 ZONING: IND-1
 PROPERTY LOCATION: 2280 UNION BLVD, BAYSHORE, NY, 11706
 PROPERTY USE: WAREHOUSE & DISTRIBUTION
 SITE AREA: 39,100 SF (0.897 ACRES)
 CONSTRUCTION CLASS: 2B (NON COMBUSTIBLE)

PLANS EXAMINER NOTES

THE TOWN OF ISLIP BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENTS 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. THE REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEES BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

- ACCURATE
- CONFORMS TO 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

EXIT ANALYSIS:
 AS PER TABLE 1017.2 OF THE 2020 NYS BUILDING CODE, THE MAXIMUM TRAVEL DISTANCE SHALL BE 200'-0" FOR AN F-1 (FACTORY/INDUSTRIAL) OCCUPANCY AND THE MAXIMUM TRAVEL DISTANCE SHALL BE 200'-0" FOR A B (BUSINESS) OCCUPANCY.

AS PER TABLE 1006.3.1 OF THE NYS BUILDING CODE, THE MINIMUM NUMBER OF EXITS FOR SPACES WITH LESS THAN 500 PERSONS SHALL BE TWO (2), EXCEPT AS PROVIDED IN TABLE 1006.2.1 WHERE ONE EXIST IS PERMITTED. AS PER TABLE 1006.3.1 OF THE NYSBC.



- GENERAL NOTES:**
- TOWN OF ISLIP DATUM NAVD 88
 - ALL ROOF DRAWS SHALL BE PIPED TO DRAINAGE SYSTEM WITH MIN. 6" DIA. PVC SDR 35 PIPE.
 - ALL NEW ON-SITE CONCRETE SHALL BE 4000 PSI 28 DAY COMP. STRENGTH # AIR ENTRAINED PER T.O.I. STANDARDS
 - CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWINGS AND REQUIREMENT SHEETS. NO DEVIATIONS SHALL BE PERMITTED EXCEPT BY WRITTEN APPROVAL OF TOWN ENGINEER.
 - A SUB-SURFACE IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS
 - ON SITE LIGHTING SHALL BE DESIGNED SO AS TO PREVENT ILLUMINATION OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS. PRIOR TO THE 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 C4D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOADTRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
 - BOLLARDS SHALL BE IN CONFORMANCE WITH SECTION 312 OF THE NYSFC.
 - GROUND WATER DETECTED AT 22.7 ON TEST HOLE 2 ONLY.
 - THIS SITE PLAN IS BASED ON A SURVEY PREPARED BY F.C. WATSON LAND SURVEYOR P.C.
 - ANY STORAGE PODS CURRENTLY ON THE SITE ARE TO BE REMOVED FROM SITE, AS THEY ARE PROHIBITED AS PER ZONING CODE 68-420. ANY WOODEN PALLETS OR SKIDS SHALL BE STORED WITHIN THE ENCLOSED WAREHOUSE SPACE.
 - FOR ROAD WORK: EXISTING EDGE OF PAVEMENT TO BE SAW CUT - PAVEMENT SPECIFICATION IS 6" RCA, 3" MYS TYPE 3 SANDER, 1 1/2" MYS 6" TOP COURSE.
 - ANY BROKEN STREET IMPROVEMENTS SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE ENGINEERING INSPECTORS.
 - 6 FT. HIGH CHAIN LINK OR EQUIVALENT CONSTRUCTION FENCING AROUND ALL SIDES OF PROPERTY REQUIRED TO SECURE SITE.

PROFESSIONAL STATEMENT

PROFESSIONAL STATEMENT OF COMPLIANCE:
 TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NYSBC ENERGY CONSERVATION CODE. ALL DRAWINGS INCLUDED HEREIN, NOTES MENTIONED ON THIS DRAWING AS WELL AS ON THE VARIOUS DRAWINGS, INCLUDING THE WRITTEN SPECIFICATIONS SHALL FORM PART OF THE CONTRACT. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY DISCREPANCIES WITHIN THE DOCUMENTS FOR CLARIFICATION.
 NOTE: UNLESS NOTED OTHERWISE (U.N.O.), SECTION NUMBERS REFER TO APPLICABLE SECTIONS OF THE NYSBC, THE C.M. AND/OR CONTRACTOR SHALL REFER TO ALL REFERENCED CODE SECTIONS

- FIRE PREVENTION NOTES**
- INTERIOR FINISHES ON WALLS AND CEILINGS SHALL BE MINIMUM CLASS B.
 - ADEQUATE 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 AN 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.

DRAWING LIST:

NUMBER	DESCRIPTION
C1.0	SITE PLAN
C1.1	SITE DETAILS
C1.2	LANDSCAPE PLAN
C1.3	DRAINAGE & GRADING
C2.0	SITE LIGHTING
C3.0	PROPOSED FLOOR PLANS

Architect of Record:

JM2 ARCHITECTURE, PC
 2410 NORTH OCEAN AVENUE
 SUITE 300
 FARMINGVILLE, NY, 11738
 T | 631.320.3305 F | 631.320.3307

Applicant:
 G.C. Environmental, Inc
 2280 Union Blvd
 Bayshore, NY, 11706
 G.C. Environmental, Inc

Architect of Record:
 JM2 Architecture PC
 2410 North Ocean, Ave Suite 300
 Farmingville, NY, 11738
 631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

PROJECT NAME
 G.C. Environmental, Inc.

PROJECT ADDRESS
 2280 Union Blvd Bayshore,
 NY, 11706

PROJECT TYPE
 Level 2 Alterations

Revisions

ISSUED FOR REVIEW	DATE
ISSUED FOR REVIEW	11/23/2020
REVISION PER MEETING WITH CLIENT	12/03/2020
ISSUED FOR REVIEW	12/11/2020
ISSUED FOR REVIEW	02/10/2021
ISSUED FOR REVIEW	02/23/2021
ISSUED FOR REVIEW	03/16/2021
REVISED & ISSUED PER TOI PLANNING	05/25/2021

DRAWING TITLE
SITE PLAN

SCTM# 500-369-1-17.1 BUILDING APP. No:
 SCDS# No.: JM2 PROJECT No.: 2020-0283
 PLANNING APP. No.: DATE: 04/22/202

SEAL & SIGNATURE: DESIGNED BY: Author
 CHECKED BY: Checker
 SCALE: 1" = 20'-0"
 DWG No: **C1.0**

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.