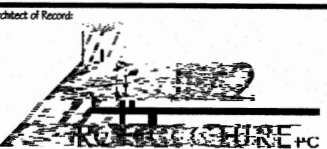
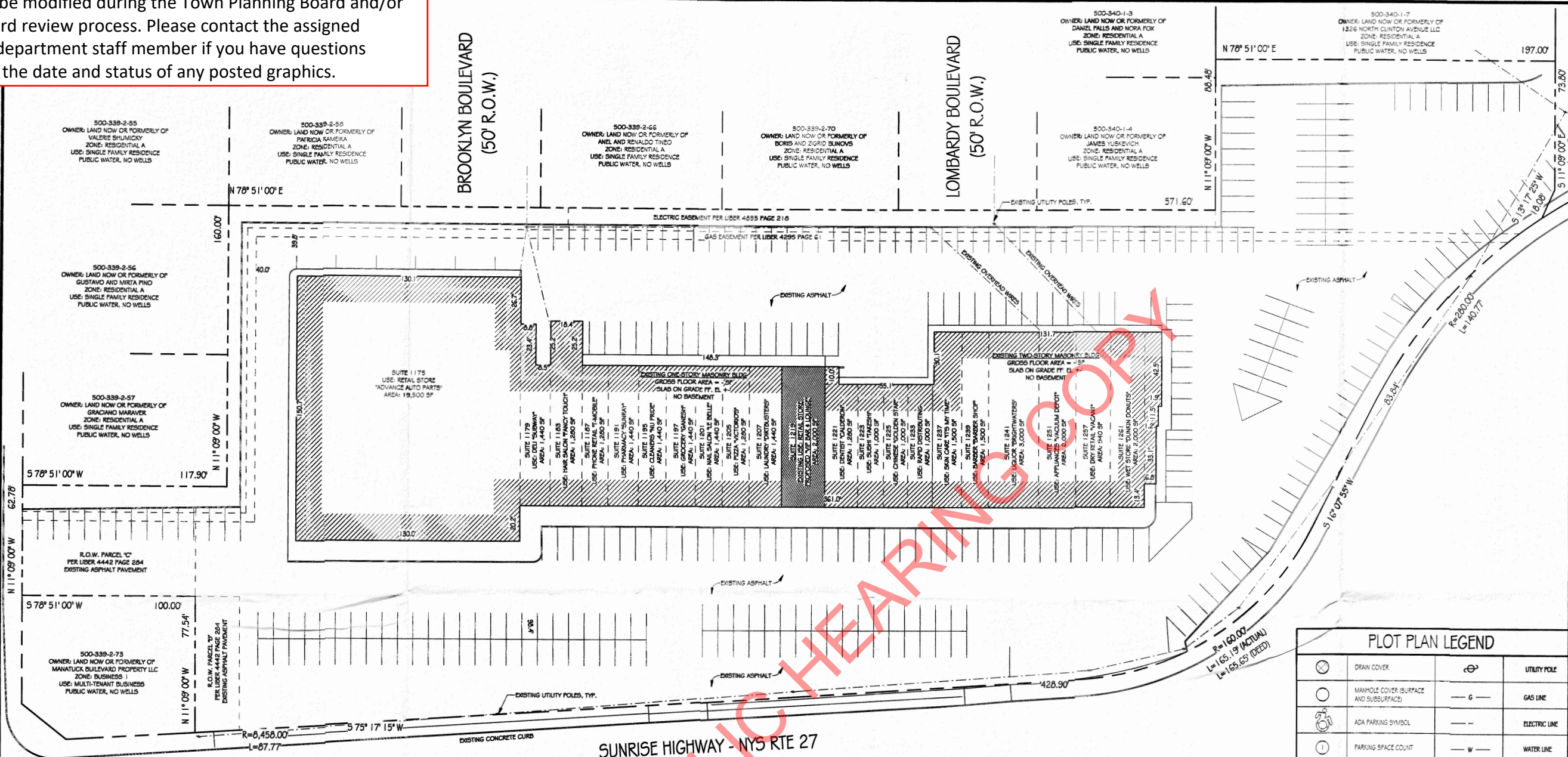


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



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FARMINGVILLE, NY 11738
T | 631.320.3305 F | 631.320.3307

Applicant:
Alberto Grillo
1219 Sunrise Highway
Bay Shore, NY 11706
631-782-9836

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

Structural Engineer:
NA

MEP Engineer:
Entec Consulting Engineers
3555 Veterans Memorial Hwy, Ste M
Ronkonkoma, NY 11779
631-961-3990

Surveyor:

Project Name
VIP 2.0

Project Address
1181 Sunrise Hwy, #1219
Bay Shore, NY, 11706

Project Type
Change of Use

Revisions
Preliminary Plan Drafted 01/26/22

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

Drawing Title

Plot Plan

SCDMS	500-339-2-72.1	BUILDING No:	
SCDMS No:		JM2 No:	2021-0611
PLANNING No:		DATE:	03/07/22
SEAL & SIGNATURE:		DESIGNED BY:	TF
		CHECKED BY:	JM
		SCALE:	As indicated
		DWG No:	



C-1

1 SITE PLAN 1" = 30'-0"



SUNRISE HIGHWAY - NYS RTE 27 (VARIABLE R.O.W.)

FIRE MARSHAL NOTES

- INTERIOR FINISHES ON WALLS AND CEILINGS SHALL BE MINIMUM CLASS B.
- ADJACENT 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 508.4 OF THE 2020 NEW YORK STATE BUILDING CODE, THERE IS NO SEPARATION REQUIREMENT BETWEEN OCCUPANCIES.

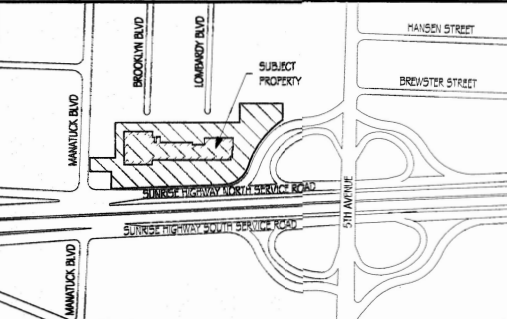
SANITARY NOTES

- NOTES:**
- TYPE 2 POOLS HEIGHT AND WIDTH OF SECTIONS AS REQUIRED, INCLUDING CONCRETE FOOTING, REINFORCED CONCRETE SLAB, AND MANHOLE COVER (WHEN BASIN IS SET TO FINISHED GRADE).
 - MINIMUM 10' BETWEEN SANITARY LEACHING POOLS. MINIMUM 10' BETWEEN STORM DRAINAGE POOLS. MINIMUM 20' BETWEEN STORM DRAINAGE POOLS AND SANITARY LEACHING POOLS. MINIMUM 10' BETWEEN SANITARY LEACHING POOLS AND BUILDING FOUNDATION.
 - ALL POOLS UNDER PAVEMENT TO HAVE SURFACE ACCESS. ALL OTHER LEACHING POOLS TO HAVE POSITIVE SURFACE ACCESS.
 - ANY DRAINAGE STRUCTURES INSTALLED WITHIN RIGHT-OF-WAY SHALL BE 10' DIA. MAX AND SHALL INCORPORATE FOOTING RING.
 - ALL INTERCONNECTING PIPE TO BE 4" DIA. SDR 35 PVC, UNLESS OTHERWISE NOTED, PITCHED AT 1/4" PER FT. BETWEEN CLEAN-OUT & GREASE TRAP AND 1/8" PER FT. BETWEEN LEACHING POOLS.
 - ALL SEPARATION DISTANCES AND PIPE LENGTHS SHALL COMPLY WITH SCDMS STANDARDS.
 - NO WELLS WITHIN 150' OF PROPERTY, AS PER PREVIOUSLY APPROVED PLANS PREPARED BY T. EASON LAND SURVEYOR.
 - ALL TENANT SPACES HAVE PLUMBING SUPPLIES THAT ARE PLUMBED INTERNALLY.
 - ALL UTILITY LINES ARE EXISTING AND SHOWN ON THIS PLAN.
 - ALL EXISTING POOLS ARE TO REMAIN. THERE ARE NO PROPOSED CHANGES TO EXISTING SYSTEMS.
 - ALL STORM DRAINAGE STRUCTURES ARE EXISTING AS PER PREVIOUSLY APPROVED PLANS.
 - EACH TENANT SPACE HAS AN EXISTING SANITARY WASTE AND KITCHEN WASTE CONNECTION.

DIMENSIONAL REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
MIN LOT SIZE	7,500 SF	75,359 SF
MIN LOT WIDTH	65' MINIMUM	151.38' EXISTING
FRONT YARD SETBACK	10'	48' EXISTING
REAR YARD SETBACK	10'	10' EXISTING
SIDE YARD SETBACK	10'	45' EXISTING
BLDG HEIGHT	LESS THAN 35'	18' MAXIMUM
FLOOR AREA RATIO (F.A.R.)	0.40	0.24 EXISTING

KEY MAP



PLOT PLAN LEGEND

	DRAIN COVER		UTILITY POLE
	MANHOLE COVER (SURFACE AND SUBSURFACE)		GAS LINE
	ADA PARKING SYMBOL		ELECTRIC LINE
	PARKING SPACE COUNT		WATER LINE
	TEST BORING LOCATION		SANITARY LINE
	EXISTING CONC. CURB		FIRE HYDRANT

SITE DATA

S.C.T.M. #: 0500 - 339.00 - 02.00 - 072.001
PROPERTY ZONING: BUSINESS 3
MULTI-TENANT SHOPPING CENTER
SITE AREA: 207,345.60 SF (4.76 ACRES)
BUILDING AREA: APPROXIMATELY 65,000 SF
SUITE 1219: 2,000 SF
CONSTRUCTION CLASS: II-B

CHANGE OF USE FOR SINGLE TENANT FROM RETAIL TO BAR/Lounge FOR EXISTING COMMERCIAL PROPERTY

Town of Islip Geographic Table Design Requirements For Commercial and Residential Permits 2020 NYS Uniform Code

The Town of Islip is within a hurricane prone region, Climate Zone 4a.

GROUND ANCHOR LOAD	WIND DESIGN	SEISMIC CATEGORY	SUBJECT TO DAMAGE FROM COLLAPSE	WINTER HEATING	ICE DAMAGING	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20	150 mph	II	Severe	See Below	Yes	Call the Planning Department Office	599	51° F

ELEVATION	LAT	WINTER HEATING	SEISMIC CATEGORY	SUBJECT TO DAMAGE FROM COLLAPSE	WINTER HEATING	ICE DAMAGING	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
100 FT	41° N	15° F	II	Severe	See Below	Yes	Call the Planning Department Office	599	51° F

GROUND ANCHOR LOAD	WIND DESIGN	SEISMIC CATEGORY	SUBJECT TO DAMAGE FROM COLLAPSE	WINTER HEATING	ICE DAMAGING	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20	150 mph	II	Severe	See Below	Yes	Call the Planning Department Office	599	51° F

Water Design Temp:
• Interior spaces intended for human occupancy shall be provided with an indoor temperature of not less than 68° F at a point 3 feet above the floor on the design heating day.
• System design shall be based on max 12° F heating, minimum 57° F cooling.
• Degree days (NY Location) 4811. Water Design Temp 57° F, Dry Bulb 59° F, Wet Bulb 59° F (2020 ASHRAE 90.1 Appendix 5.1)
• As per NYC 2020 Chapter 24, Section 24-209 and ASCE 7-16, wind speed category and surface roughness is B.
• Use C for both South Shore and Fire Island.