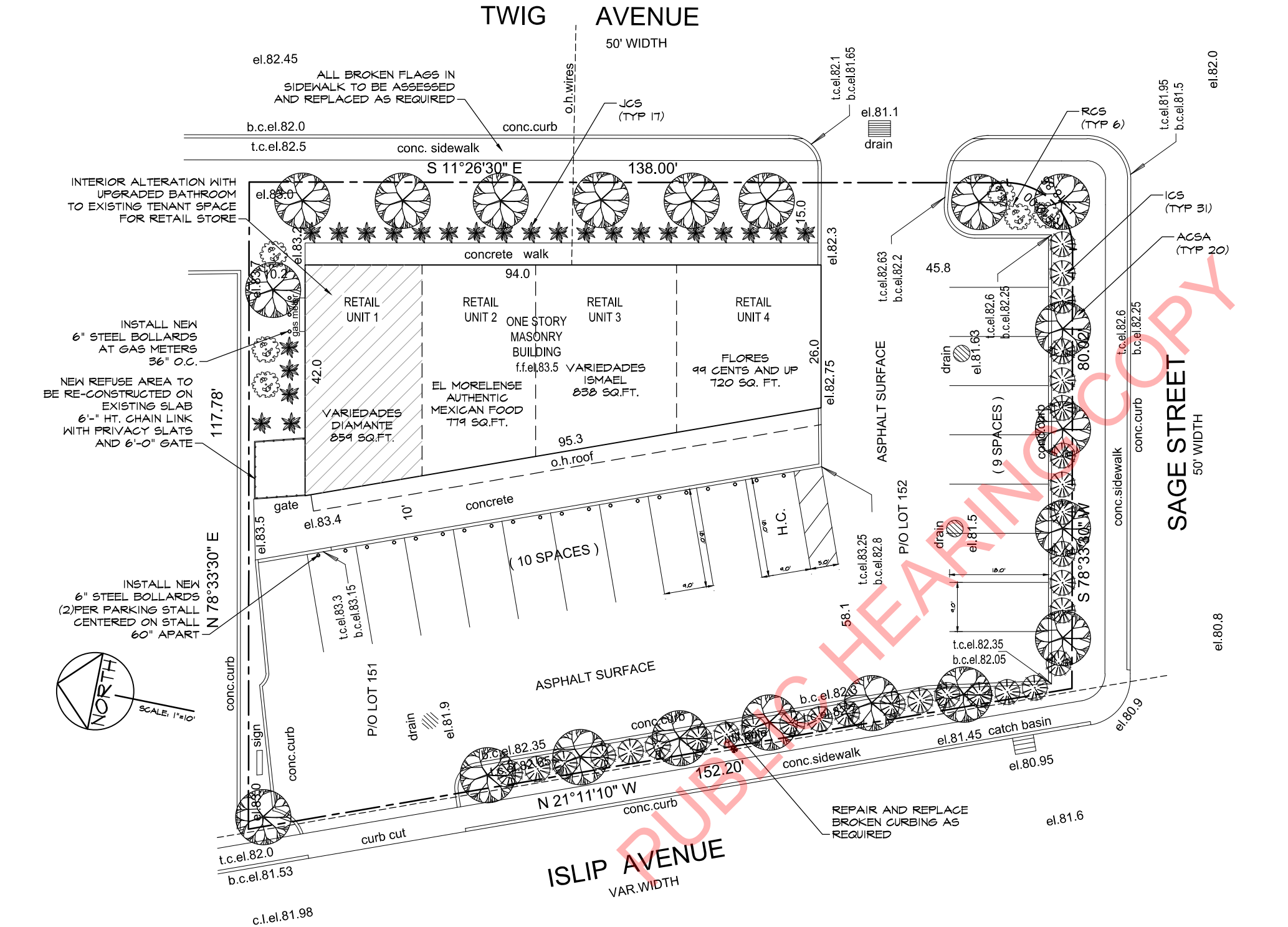


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - CLIMATE ZONE 4a													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20	130 mph	NO	NO	1 MILE FROM COAST AND FIRE ISLAND	B	SEVERE	BOF 5 FT BFG	MOD TO HEAVY	SEE BELOW	YES	NONE	549	51° F

- WINTER DESIGN TEMP:
- INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH INDOOR TEMPERATURES 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 15°F COOLING
 - DEGREE DAYS (NY LAQUARDIA) 4811, WINTER DESIGN TEMP 15°, DRY BULB 84°F, WET BULB 75° F (2020 IRC APPENDIX D)
 - AS PER NYSDC 2020 CHAPTER 16 SECTION 1601 AND ASCE 1-2016, WIND EXPOSURE CATEGORY AND SURFACE ROUGHNESS IS B
 - USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND

MANUAL J CRITERIA REQUIRED IN SUBMITTED CALCULATIONS							
ELEVATION	LAT	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
100 FT	41° N	15° F	86° F	1.00	70° F	75° F	55° F
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT NET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
11° F	15 MPH	7.5 MPH	72° F	MEDIUM (M)	40%	52 GR @ 50% RH	

SITE DATA:

SGTM: 0500-119-02-7.1
EXISTING USE: OFFICE & DRUG STORE
PROPOSED USED: RETAIL STORES

ZONE: BUS-1

LOT AREA: 15,735 SQ. FT.

TOTAL BUILDING AREA:
(NO CHANGE)

EXISTING FIRST FLOOR 3,196 SQ. FT.

ZONING REQUIREMENTS

MIN. LOT AREA	7500 SQ.FT.	6,244 SQ.FT.
MAX HEIGHT	35'	17'
MIN. FRONT YARD	10'	58.1'
MIN. SIDE YARD	10'	45.8'
MIN. REAR YARD	10'	10.2'
MAX F.A.R. *	40%	20.31%
LOT WIDTH	100'	152.20'

F.A.R. CALCULATION
* 15,735 sq.ft. X .40 = 6,294 sq.ft. MAX

PARKING CALCULATIONS

RETAIL SHOPPING CENTER= 1 STALL PER EACH 150 S.F. OF G.F.A.

REQUIRED PARKING CALCULATIONS PER TABLE OF MIN.

3,196 SQ.FT. / 150 = 21.30 SPACES

EXISTING PARKING PROVIDED
(NO CHANGE IN PARKING)

ON SITE	19 STALLS 1 HANDICAPPED STALLS
TOTAL	=20 STALLS

PLANT LIST

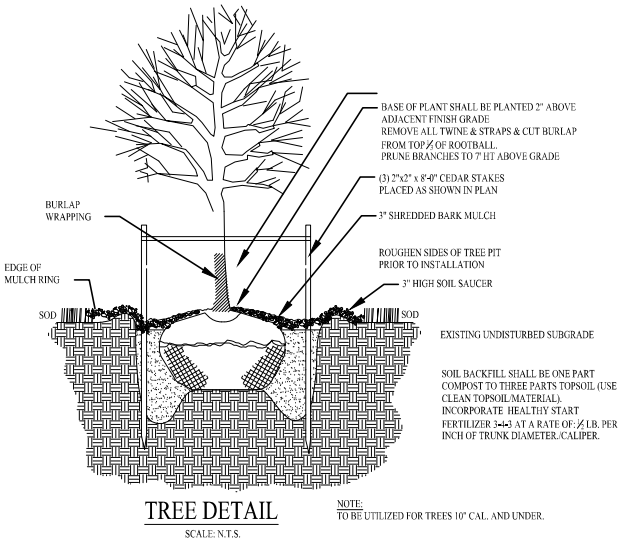
KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
ACSA	Acer Saccharum	Sugar Maple	2 1/2"-3" C.
SHRUBS			
JCS	Juniper Chinensis	Chinese Juniper	18-30"
RCS	Rhododendron Calendulaceum	Flame Azalea	2-3'
ICS	Ilex Cornuta	Chinese Holly	48"

IRRIGATION NOTES:

An automatic irrigation system shall be installed. Shrub beds shall be 'zoned' separately from lawn area wherever possible to allow for differing water requirements. Moisture sensors shall be installed to override automatic clock operation.

NOTES:

- Plant pits to be backfilled with a mix of 4 parts topsoil with 1 part decomposed organic material by volume. Plant Health Care, Inc. (PHC) Mycor Tree Saver Transplant inoculant shall be added to soil mix before backfilling.
- For Questions About P.H.C. contact telephone # 1-800-421-9051.
- All plant beds to have a 2-3" depth coverage of shredded bark mulch.
- Allow plant groups to grow together in masses. Do not prune individuals.
- No substitutions shall be accepted without written authorization from landscape architect.
- All trees to be planted in plant beds or in individual circular mulched plant beds 6' in diameter.
- Large trees shall be supported using Arborjie tree straps (see detail).
- All proposed bed areas shall be rototilled to a depth of 12" before plant pits are dug.



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CONSULTANTS:
NYS LIC #027435

CHECKED BY: JCZ
DRAWN BY: JCZ

REV #1: 04.24.22
DATE: 04.24.22
DISPLAY CASE LAYOUT
BY: JCZ

PROPOSED ALTERATION
ROMERO
1633 ISLIP AVENUE
CENTRAL ISLIP, NY 11722
JOB#: FI-20-844
DATE: 07.25.22
SCALE: AS NOTED
DRAWING NUMBER
6.2