

1056 MOTOR PARKWAY ASSOCIATES, LLC

SITE ADA COMPLIANCE

1056 - 1074 MOTOR PARKWAY
CENTRAL ISLIP, NEW YORK
PROJECT NO. 1930

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.

LIST OF DRAWINGS:

- A-001 SITE PLAN, ZONING INFORMATION AND PARKING CALCULATIONS
- A-002 PROJECT AREA "A" PLAN
- A-003 DETAILS

NOTE:

ALL WORK TO BE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE (2015) AND ALL APPLICABLE SECTIONS OF THE 2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT.

NOTE:

PER THE IBC TABLE 1106.1 - ACCESSIBLE PARKING SPACES, THE REQUIRED MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES IS 2 WHEN 26 TO 50 TOTAL PARKING SPACES ARE PROVIDED. 47 TOTAL SPACES PROPOSED.

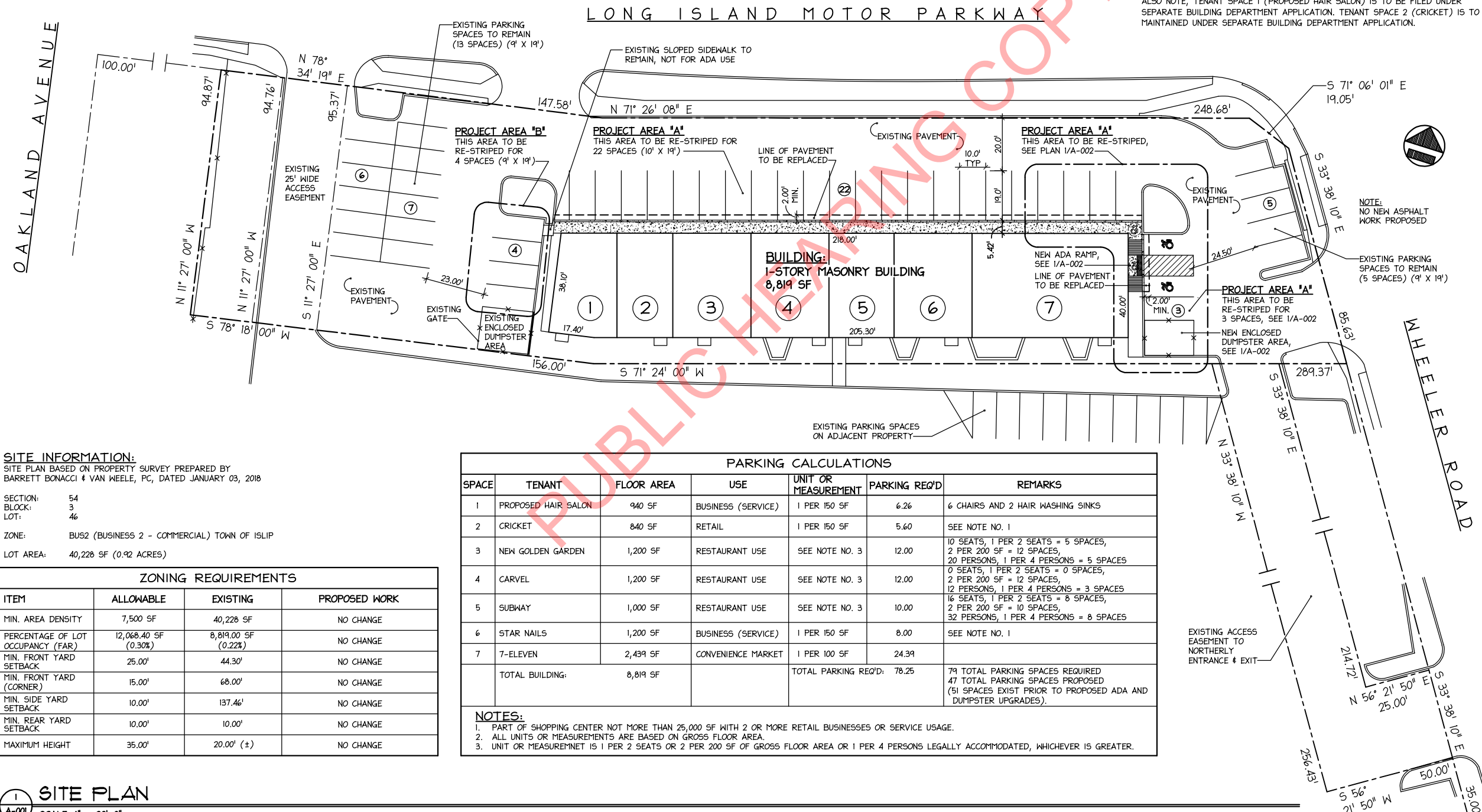
SCOPE OF WORK:

THESE DRAWINGS ARE ISSUED IN RESPONSE TO THE TOWN OF ISLIP DEPARTMENT OF PLANNING AND DEVELOPMENT (DIVISION OF ENGINEERING AND CONTRACTS) LETTER DATED JULY 1, 2019. THE SCOPE OF WORK INCLUDES:

1. REPLACING THE EXISTING CONCRETE SIDEWALK ON THE MOTOR PARKWAY SIDE OF THE BUILDING WITH A NEW WIDER SIDEWALK IN COMPLIANCE WITH ADA REQUIREMENTS FOR ACCESS TO THE TENANT SPACES. THIS CHANGE REQUIRES THE PARKING SPACES ON THE NORTH SIDE OF THE BUILDING TO BE 10' X 19' DUE TO THE REMAINING 20-FOOT ACCESS AISLE.
2. ADDING A NEW ADA COMPLIANT CURB RAMP ON THE EAST SIDE OF THE BUILDING WITH NEW ADA PARKING SPACES ADJACENT.
3. ADDING A SECOND DUMPSTER ENCLOSURE ON THE EAST SIDE OF THE BUILDING.
4. PROVIDING ADA COMPLIANT SIGNAGE.

PLEASE NOTE THE EXISTING PARKING COUNT IS 51 SPACES. THE REQUIRED PARKING COUNT BASED ON THE PRESENT TENANCIES IS 79 SPACES. WITH THE MODIFICATIONS AND PROPOSED SECOND DUMPSTER ENCLOSURE 47 SPACES ARE PROPOSED.

ALSO NOTE, TENANT SPACE 1 (PROPOSED HAIR SALON) IS TO BE FILED UNDER SEPARATE BUILDING DEPARTMENT APPLICATION. TENANT SPACE 2 (CRICKET) IS TO BE MAINTAINED UNDER SEPARATE BUILDING DEPARTMENT APPLICATION.



SITE INFORMATION:

SITE PLAN BASED ON PROPERTY SURVEY PREPARED BY BARRETT BONACCI & VAN NEELE, FC, DATED JANUARY 03, 2018

SECTION: 54
BLOCK: 3
LOT: 46

ZONE: BUS2 (BUSINESS 2 - COMMERCIAL) TOWN OF ISLIP

LOT AREA: 40,228 SF (0.92 ACRES)

ZONING REQUIREMENTS

ITEM	ALLOWABLE	EXISTING	PROPOSED WORK
MIN. AREA DENSITY	7,500 SF	40,228 SF	NO CHANGE
PERCENTAGE OF LOT OCCUPANCY (FAR)	12,068.40 SF (0.30%)	8,819.00 SF (0.22%)	NO CHANGE
MIN. FRONT YARD SETBACK	25.00'	44.30'	NO CHANGE
MIN. FRONT YARD (CORNER)	15.00'	68.00'	NO CHANGE
MIN. SIDE YARD SETBACK	10.00'	137.46'	NO CHANGE
MIN. REAR YARD SETBACK	10.00'	10.00'	NO CHANGE
MAXIMUM HEIGHT	35.00'	20.00' (±)	NO CHANGE

PARKING CALCULATIONS

SPACE	TENANT	FLOOR AREA	USE	UNIT OR MEASUREMENT	PARKING REQ'D	REMARKS
1	PROPOSED HAIR SALON	940 SF	BUSINESS (SERVICE)	1 PER 150 SF	6.26	6 CHAIRS AND 2 HAIR WASHING SINKS
2	CRICKET	840 SF	RETAIL	1 PER 150 SF	5.60	SEE NOTE NO. 1
3	NEW GOLDEN GARDEN	1,200 SF	RESTAURANT USE	SEE NOTE NO. 3	12.00	10 SEATS, 1 PER 2 SEATS = 5 SPACES, 2 PER 200 SF = 12 SPACES, 20 PERSONS, 1 PER 4 PERSONS = 5 SPACES
4	CARVEL	1,200 SF	RESTAURANT USE	SEE NOTE NO. 3	12.00	0 SEATS, 1 PER 2 SEATS = 0 SPACES, 2 PER 200 SF = 12 SPACES, 12 PERSONS, 1 PER 4 PERSONS = 3 SPACES
5	SUBWAY	1,000 SF	RESTAURANT USE	SEE NOTE NO. 3	10.00	16 SEATS, 1 PER 2 SEATS = 8 SPACES, 2 PER 200 SF = 10 SPACES, 32 PERSONS, 1 PER 4 PERSONS = 8 SPACES
6	STAR NAILS	1,200 SF	BUSINESS (SERVICE)	1 PER 150 SF	8.00	SEE NOTE NO. 1
7	7-ELEVEN	2,439 SF	CONVENIENCE MARKET	1 PER 100 SF	24.39	
TOTAL BUILDING:		8,819 SF			TOTAL PARKING REQ'D: 78.25	79 TOTAL PARKING SPACES REQUIRED 47 TOTAL PARKING SPACES PROPOSED (51 SPACES EXIST PRIOR TO PROPOSED ADA AND DUMPSTER UPGRADES).

NOTES:

1. PART OF SHOPPING CENTER NOT MORE THAN 25,000 SF WITH 2 OR MORE RETAIL BUSINESSES OR SERVICE USAGE.
2. ALL UNITS OR MEASUREMENTS ARE BASED ON GROSS FLOOR AREA.
3. UNIT OR MEASUREMENT IS 1 PER 2 SEATS OR 2 PER 200 SF OF GROSS FLOOR AREA OR 1 PER 4 PERSONS LEGALLY ACCOMMODATED, WHICHEVER IS GREATER.

ARCHITECT OF RECORD

DRV ARCHITECT, P.C.

1180 Park Avenue Franklin Square, New York 11010
(516) 352-9827 www.drvarch.com

ENGINEER OF RECORD

KEY PLAN

No.	Issue Date	Description
	01/17/20	ISSUED FOR ENGINEERING DEPT. FILING
	10/25/19	ISSUED TO OWNER
	09/26/19	ISSUED TO OWNER

IT IS A VIOLATION OF THE LAH FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

SITE:
1056 MOTOR PARKWAY
ASSOCIATES, LLC

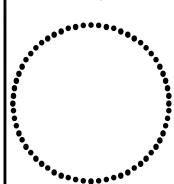
SITE ADA COMPLIANCE

1056 - 1074 MOTOR PARKWAY
CENTRAL ISLIP, NEW YORK

DRAWING TITLE:

SITE PLAN, ZONING
INFORMATION AND
PARKING CALCULATIONS

SEAL & SIGNATURE



DATE:
PROJECT No.: 1930
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-001.00

01 OF 03

SCAN CODE

1 SITE PLAN
A-001 SCALE: 1" = 20'-0"