

PLOT PLAN

SCALE: 1" = 10'-0"

ZONING INFORMATION

TOWN OF ISLIP

SECTION: 43T BLOCK: 02 LOT(S): 10T

ZONE: 6ST	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SQ.FT.	13,560 SQ.FT.	13,560 SQ.FT.
LOT WIDTH	100 FT.	153± FT.	NO CHANGE
FRONT YARD UNION BOULEVARD	25 FT.	24.7 FT.	29.5 FT.
FRONT YARD PAT DRIVE	25 FT.	48.1 FT.	29.47 FT.
REAR YARD	35 FT.	22.3 FT.	25.91 FT.
SIDE YARD (MIN)	10 FT.	49.95 FT.	NO CHANGE
BUILDING HEIGHT	35 FT.	21 FT.	25.92 FT.
FLOOR AREA RATIO	25 %	10.68 %	18.23 %

F.A.R. CALCULATION

ZONE: 6ST	SQ. FOOTAGE
LOT AREA	13,560 SQ.FT.

EXIST LOWER FLOOR	490
EXIST 1ST FLOOR	870
EXIST 2ND FLOOR	579
PROPOSED FIRST FLOOR	512
PROPOSED SECOND FLOOR	512

FRONT PORTICO	N/A	34
TOTAL		2,473 SQ.FT.

MAX F.A.R. =  
13,560 SQ.FT. X 25% = 3,390 SQ.FT.

TABLE R301.2(1) 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 WLT	NO	NO	1 MILE FROM COAST AND FIRE ISLAND	B	SEVERE	BOF 3 FT. BFG	MOD TO HEAVY	SEE BELOW	YES	NONE	533	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 72°F HEATING, MINIMUM 75°F COOLING.
  - DESIGNER DAYS (IN LA GUARDIA) 481. WINTER DESIGN TEMP 15°; DRY BULB 81°F; WET BULB 75° F (2020 APC APPENDIX D)
  - AS PER NYSBC 2020 CHAPTER 16 SECTION 1604 AND ASCE 7 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
108 FT	41° N	45° F	86° F	1.00	70° F	75° F	55° F
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
11° F	15 MPH	7.5 MPH	72° F	MEDIUM (M)	40%	32 GR @ 50% RH	

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 THE 2020 RESIDENTIAL CODE OF NYS. 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

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE FOLLOWING:

2020 RESIDENTIAL CODE OF NEW YORK STATE PUBLICATION NOVEMBER 2019

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 12-23 FOR MECHANICAL SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 24 FOR FUEL & GAS SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 25-33 FOR PLUMBING SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 34-42 FOR ELECTRICAL SYSTEMS

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE AS ADOPTED WITH THE 2018 IECC

THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.

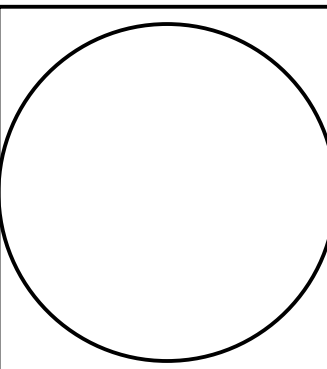
The posted plan is subject to change.  
Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

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CONSULTANTS:

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CHECKED BY: TOC

DRAWN BY: JGZ

REV #	DATE	NOTE	BY

PROPOSED ADDITION

DEVIVO

718 UNION BLVD

WEST ISLIP, NY 11795

DRAWING NUMBER

A.1

DATE: 12/19/20

SCALE: AS NOTED

JOB#: DE-20-801