

LOCATED AT BOHEMIA,T/O ISLIP,SUFF.CO,N.Y.
S.C.T.M. 0500-134-05-001
LOT AREA:
130,682 SQ.FT.
3.0004591 ACRES

NOTE:
ALL TRUCK TRAILERS TO BE STORED OFF SITE
- NO TRAILER STORAGE ON SITE
- SEPARATE PERMIT APPLICATION TO TRAILER STORAGE TO BE FILED FOR- REGISTERED WITH DMV AND ROAD READY TO DRIVE

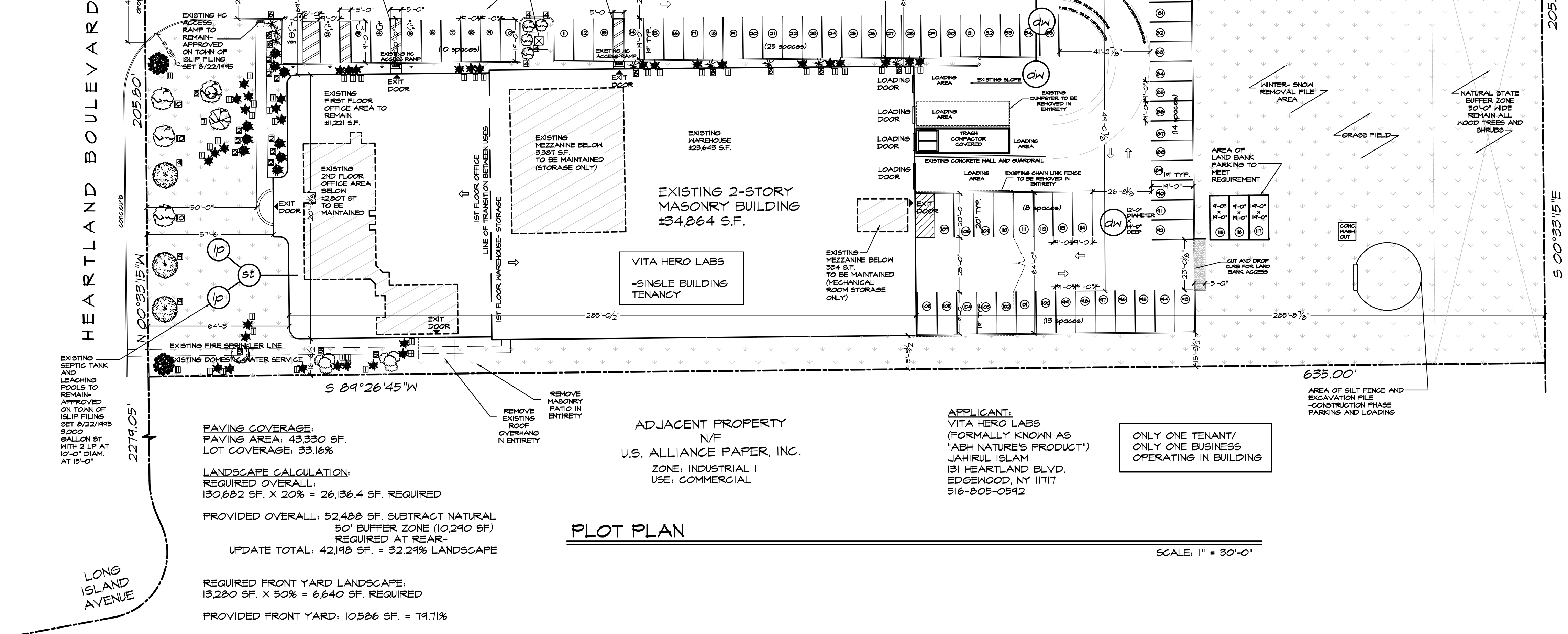
NOTE:
- NO CHANGE IN BUILDING ENVELOP
- LEVEL 3 ALTERATION
- NO CHANGE OF USE / NO CHANGE TO OCCUPANCY CLASSIFICATION OR GROUP

PERMANENTLY INSTALLED SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AT A CLEAR HEIGHT OF BETWEEN 60"-64" ABOVE GRADE AND SETBACK 5' FROM WALL. ACCESSIBLE SHALL BE 5' WIDE AND PROVIDED WITH SIGN READINGS NO PARKING ANYTIME. SIGNS SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESSIBLE

THIS IS AN ARCHITECTS PLOT PLAN AND IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. INFORMATION OBTAINED FROM PLOT PLAN PREPARED BY ANGELO FRANCIS CORVA & ASSOCIATES, ARCHITECT 60 HEARTLAND AVENUE, SUITE 300 WEST HEARTLAND NY, 11952 P. 516-461-4800

EXISTING SITE DRIVEWELLS TO REMAIN- APPROVED ON TOWN OF ISLIP FILING SET 8/22/1995 SET 11'-0" DEEP

EXISTING SITE PARKING LOT TO REMAIN AS APPROVED ON TOWN OF ISLIP FILING SET 8/22/1995



ZONING INFORMATION
TOWN OF ISLIP
SECTION 134 BLOCK 09 LOTS: 001

ZONE: INDUSTRIAL I DISTRICT	REQUIRED	EXISTING BUILDING	PROPOSED
MIN. PLOT AREA	20,000	130,682 SQ.FT.	EXIST.- NO CHANGE
MIN. LOT WIDTH FRONTAGE	100 FT	205.80 FT	EXIST.- NO CHANGE
LOT OCCUPANCY AND FLOOR AREA	0.35	4,098 SQ.FT.	EXIST.- NO CHANGE
MAX. FRONT YARD SETBACK	50 FT	51'-4"	EXIST.- NO CHANGE
MIN. SIDE YARD - EACH	10 FT	15'-9-1/2" / 6'-0-1/8"	EXIST.- NO CHANGE
MIN. REAR YARD	50 FT RES.	288'-8-7/8"	EXIST.- NO CHANGE
MAX. BLDG. HEIGHT - main	4 STORY / 60 FT	2 STORES	EXIST.- NO CHANGE

ZONE: INDUSTRIAL I DISTRICT
SEC. 68-550- PERMITTED USES - WAREHOUSE USES WITH BUSINESS SERVICE USE INVOLVING OFFICE SUPPORT- OR
USE AND OCCUPANCY CLASSIFICATION- CHAPTER 3 OF I.B.C. 2015- SECTION 506.
306.2- MODERATE HAZARD FACTORY INDUSTRIAL, GROUP F-1
CONSTRUCTION CLASS - SECTION 602 OF I.B.C. 2015, TYPE V-8
OFF STREET PARKING- TOWN OF ISLIP- TOWN CODE 68-408
refer to Subdivision and Land Development Regulations
SITE DESIGN STANDARD- TOWN OF ISLIP- SECTION 68-401, 68-602 to 654
refer to Subdivision and Land Development Regulations
BUFFERING/LIGHTING, PEDESTRIAN CIRCULATION, OFF STREET PARKING AND LOADING, REFUSE STORAGE, OUTDOOR STORAGE, PAVEMENT, ETC.
SIGNAGE- TOWN OF ISLIP- SECTION 68-244 to 403
refer to Subdivision and Land Development Regulations

MODERATE HAZARD FACTORY INDUSTRIAL, GROUP F-1 OCCUPANCY PER SECTION 506.2- (IBC-2015)

Electronic	Paper mills or products
Engines (including retailing)	Photographic film
Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities more than 2500 sq ft in area	Printing or publishing
Aircraft (manufacturing, not include repair)	Recreation Vehicles
Appliances	Refuge incineration
Athletic equipment	Shoes
Bakeries	Soaps and Detergents
Beverages; over 16% alcohol content	Textiles
Blenders	Tobacco
Books	Trailers
Brooms or brushes	Wool distillation
Business machines	Woodworking (cabinet)
Camera and photo equipment	brick and masonry
Ceramics or similar fabric	Ceramic products
Carpet and Rugs (include cleaning)	Furniture
Clothing	Hardware
Construction and Agricultural machinery	Metal products (fabrication and assembly)
Dyeing and finishing	
Electric generation plants	

not listed in code book:
food and nutrition supplements and powders production
bottling and packaging

PAVING COVERAGE:
PAVING AREA: 43,330 SF.
LOT COVERAGE: 33.16%

LANDSCAPE CALCULATION:
REQUIRED OVERALL:
130,682 SF. X 20% = 26,136.4 SF. REQUIRED

PROVIDED OVERALL: 52,488 SF. SUBTRACT NATURAL 50' BUFFER ZONE (10,240 SF) REQUIRED AT REAR-
UPDATE TOTAL: 42,148 SF. = 32.24% LANDSCAPE

REQUIRED FRONT YARD LANDSCAPE:
13,280 SF. X 50% = 6,640 SF. REQUIRED

PROVIDED FRONT YARD: 10,586 SF. = 79.71%

ADJACENT PROPERTY
N/F
S.U. ALLIANCE PAPER, INC.
ZONE: INDUSTRIAL I
USE: COMMERCIAL

APPLICANT:
VITA HERO LABS
(FORMALLY KNOWN AS "ABN NATURE'S PRODUCT")
JAHIRUL ISLAM
131 HEARTLAND BLVD.
EDGEMOOD, NY 11717
516-805-0542

ONLY ONE TENANT/
ONLY ONE BUSINESS
OPERATING IN BUILDING

PLOT PLAN

SCALE: 1" = 30'-0"

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
1	JUNIPERUS COMPACTA	COMPACT ANDORRA JUNIPER	2' - 2.5'	39
2	KAMPERFER AZALEA	AZELEA- PRIDE OF MOBILE	2' - 2.5'	9
3	RHODODENDRON ROSIUM/ALBA	RHODODENDRON	6' - 7'	1
4	TAXUS CUSPIDATA CAPITATUS	UPRIGHT JAPANESE YEW	6' - 7'	4
5	PINUS STROBUS	WHITE PINE	6' - 7'	4
6	TAXUS HICKI	HICKSI YEW	2' - 2.5'	10
7	BETULLA ALBA	SILVER BIRCH	6' - 7'	1
8	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	6' - 7'	1
9	GLEDITSIA TRIGANTHOS SHADEMASTER	SHADEMASTES LOCUST	6' - 7' / 2" - 3" φ	3
10	LIQUIDAMBOR STYRACIFLUA	SWEET GUM	6' - 7' / 2" - 3" φ	3
11	QUERCUS POLUSTRIS	PINE OAK	6' - 7' / 2" - 3" φ	3

EXISTING PLANTING AND LANDSCAPE TO REMAIN AS APPROVED BY TOWN OF ISLIP ON 8/22/1995

NOTE:
1. PLANTINGS SHALL BE SET IN NON-DISEASED SOIL WITH MULCH BEDDING
2. SOD SHALL BE TOWN APPROVED MIX WITH AUTOMATIC SPRINKLER SYSTEM- TIME CLOCK (8'-0" O.C. ALONG STREET FRONTAGE)
3. SCREEN PLANTING IF REQUIRED SHALL BE AS PER TOWN SPECIFICATIONS

PARKING CALCULATIONS-
(Town Planning Board Requirement)

WAREHOUSE
1 PER 1,000 S.F. OF GFA
27,364 SF / 1,000 SF = 27.36 SPOTS = 27 SPOTS

TOTAL WAREHOUSE SPOT REQUIRED = 27

(#7)

PROFESSIONAL OFFICES AND OFFICE BUILDING = 14,028 SF
1 PER 200 S.F. OF GFA=
14,028 SQ.FT./200 = 70.14 SPOTS = 71 SPOTS

TOTAL OFFICE SPOT REQUIRED = 71 SPOTS

TOTAL OFFICE AND WAREHOUSE SPOTS REQUIRED = 98 SPOTS

TOTAL SPOTS PROVIDED = 114 SPOTS - IN COMPLIANCE WITH TOWN CODE- NO RELIEF REQUIRED

TOWN OF ISLIP
- NO LOADING SPOT REQUIREMENTS

EXISTING BUILDING
LOT COVERAGE- 130682 SF

OFFICE WITH WAREHOUSE - 34,864 SQ.FT.

GFA CALCULATIONS-

EXISTING FIRST FLOOR OFFICE AREA TO REMAIN- NO CHANGE #11,221 S.F.

EXISTING WAREHOUSE TO REMAIN- NO CHANGE #23,643 S.F.

EXISTING MEZZANINE TO BE MAINTAINED (STORAGE ONLY) #3,387 S.F.

additional EXISTING MEZZANINE TO BE MAINTAINED (mechanical STORAGE ONLY) #334 S.F.

EXISTING 2ND FLOOR OFFICE AREA TO BE MAINTAINED #2,807 S.F.

TOTAL GFA = 41,342 S.F.

ACCESSIBLE PARKING SPACES: TABLE 1106.1 2015 I.B.C.

ACCESSIBLE SPACES REQUIRED - 4 SPACES PER 76-100 PARKING

98 SPOTS = 4 H.C. SPOTS REQUIRED

TOTAL H.C. SPOTS PROVIDED = 5 SPOTS -

LEGEND

- ♿ HANDICAP SYMBOL FOR PARKING SPOT PER SECTION 103.7.2 I.C.C. A11.1 - 2009
- ⊗ EXISTING UTILITY POLE
- ↓ TRAFFIC DIRECTION ARROW
- st EXISTING SEPTIC TANK TO REMAIN- NO CHANGE- APPROVED BY TOWN OF ISLIP - 8-22-1995 PERMIT
- lp EXISTING LEACHING POOL TO REMAIN- NO CHANGE- APPROVED BY TOWN OF ISLIP - 8-22-1995 PERMIT
- dw EXISTING DRYWELL TO REMAIN- NO CHANGE- APPROVED BY TOWN OF ISLIP - 8-22-1995 PERMIT

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	20 PSF
CEILING LIVE LOAD	20 PSF
ROOF LIVE LOAD	50 PSF
WIND SPEED	120 MPH
SEISMIC DESIGN CATEGORY	B
WEATHER INDEX	SEVERE
FROST LINE DEPTH	3 FEET
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	15°
ICE SHIELD UNDERLAYMENT REQUIRED	YES
FLOOD HAZARDS	NONE
AIR FREEZING INDEX	496
CLIMATE ZONE - 2020 ICC OF NYS C301	NY - (4A) - NASSAU