

ORINOCO COURT

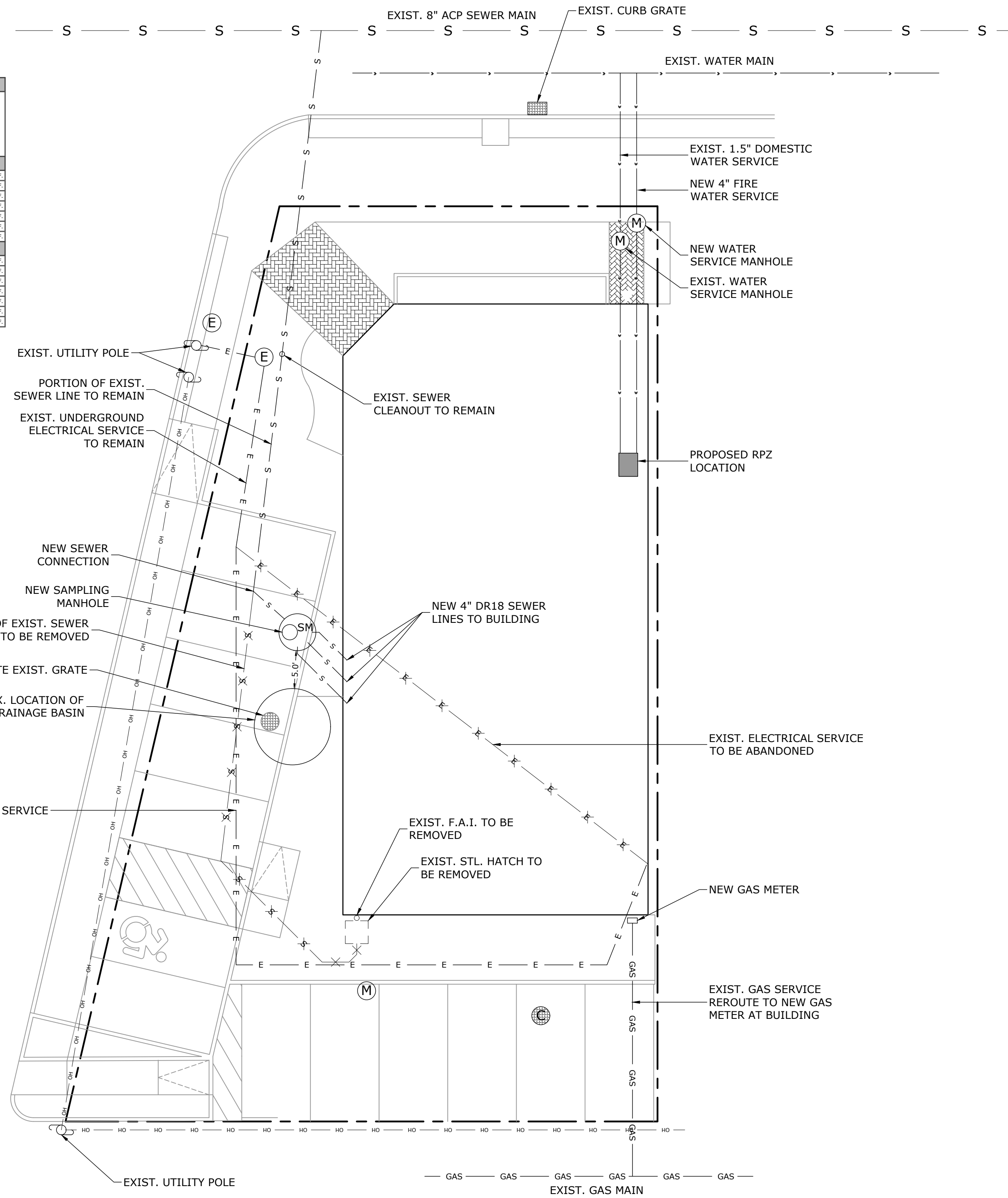
ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

PROJECT DATA			
MAP # / BLOCK / LOT	501-005-03-056	BRIGHTWATERS APARTMENTS 169 ORINOCO DR. BRIGHTWATER, NY	
ZONING DISTRICT	SOUTH BUS DIST		
FLOOD HAZARD ZONE	N/A		
CONTROLLING FLOOD MAP	N/A		
LOT AREA	7,629.60 S.F.		
UPLANDS LOT AREA	N/A		
EXISTING STRUCTURES			
FIRST FLOOR	3,181.20 S.F.	0.00 S.F.	0.00 S.F.
---	0.00 S.F.	0.00 S.F.	0.00 S.F.
---	0.00 S.F.	0.00 S.F.	0.00 S.F.
---	0.00 S.F.	0.00 S.F.	0.00 S.F.
---	0.00 S.F.	0.00 S.F.	0.00 S.F.
---	0.00 S.F.	0.00 S.F.	0.00 S.F.
TOTAL	3,181.20 S.F.	0.00 S.F.	0.00 S.F.
PROPOSED STRUCTURES			
SECOND FLOOR	3,204.00 S.F.	0.00 S.F.	0.00 S.F.
ROOF OVER ENTRY	66.50 S.F.	0.00 S.F.	0.00 S.F.
---	0.00 S.F.	0.00 S.F.	0.00 S.F.
---	0.00 S.F.	0.00 S.F.	0.00 S.F.
---	0.00 S.F.	0.00 S.F.	0.00 S.F.
---	0.00 S.F.	0.00 S.F.	0.00 S.F.
TOTAL	3,270.50 S.F.	0.00 S.F.	0.00 S.F.

SITE PLAN NOTES:
 1. ALL ELEVATIONS SHALL BE MEASURED IN NAVD88 DATUM.
 2. FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT REFLECT ACTUAL DIMENSIONS OF NEW/EXIST. FOUND, DUE TO THICKNESSES OF VARIOUS MATERIALS (IE. SIDING).
 3. ALL UTILITY DESIGNATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.
 4. THIS IS AN ARCHITECT'S SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS THE ARCHITECT'S BEST OF KNOWLEDGE AND WAS OBTAINED FROM A SURVEY PREPARED BY:
 MICHAEL WICKS
 LAND SURVEYING
 200 BELLE VIEW AVENUE
 CENTER MORICHES, NY 11934
 TEL (631) 874-0156
 DATED:
 05-19-2013

PARKING CALCULATION:
REQUIRED:
 5 DWING UNITS X 1.75 SPACES/UNIT = 8.75 SPACES
 2 STUDIO UNIT X 1 SPACE/UNIT = 2 SPACES
 TOTAL SPACES REQ'D = 10.75
PROVIDED:
 13 ON SITE SPACES PROVIDED

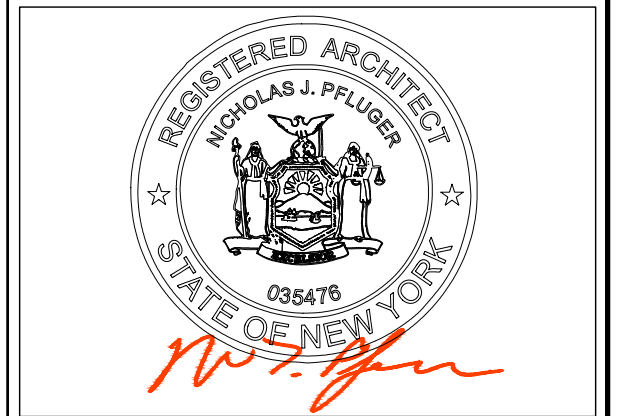


UTILITY PLAN

SCALE: 1" = 10'-0"

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REVISIONS		
NO.	DESCRIPTION	DATE:



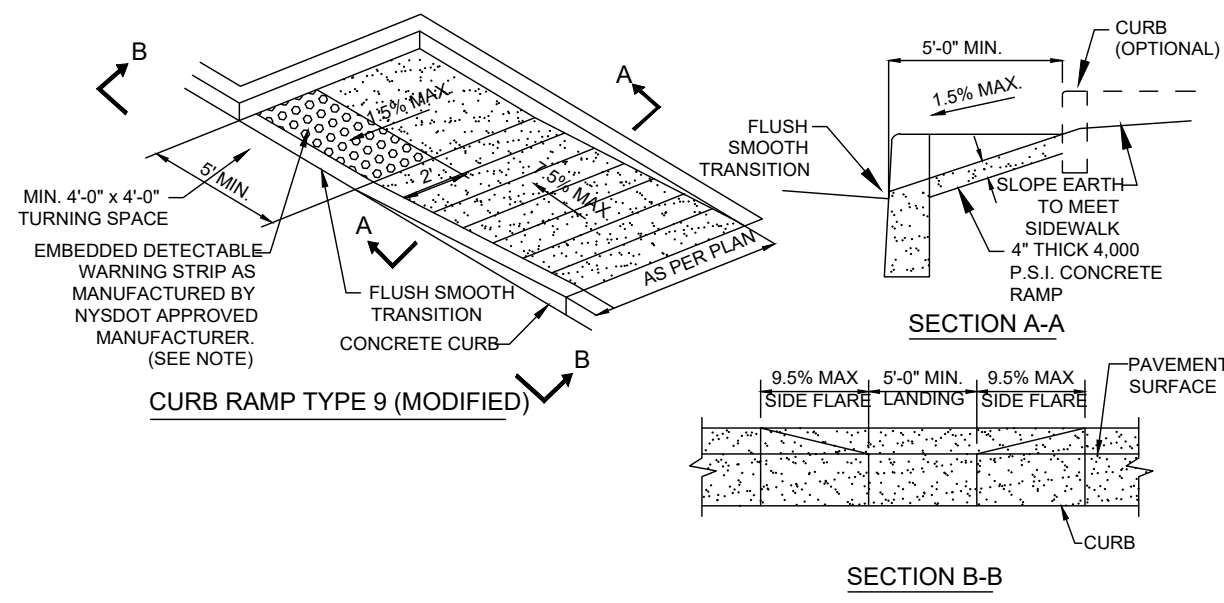
PROJECT:
BRIGHTWATERS APARTMENTS
 169 ORINOCO DR.
 BRIGHTWATER, NY

DRAWING TITLE:
 SITE PLAN; PROJECT DATA

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DATE: 05-17-2023 **1 OF 2**

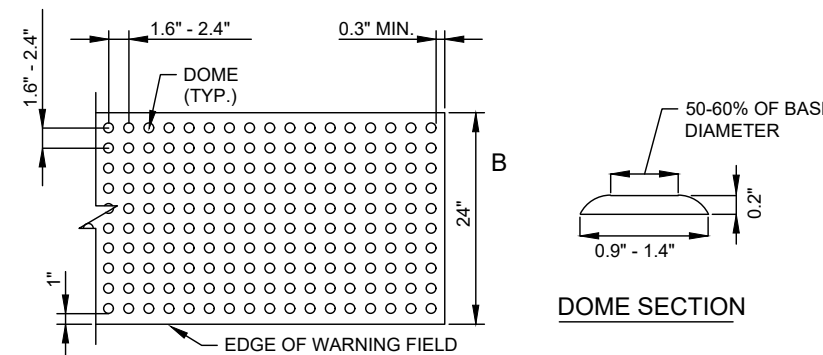
JOB #: BPA-22-0415



CURB RAMP DETAIL

N.T.S.

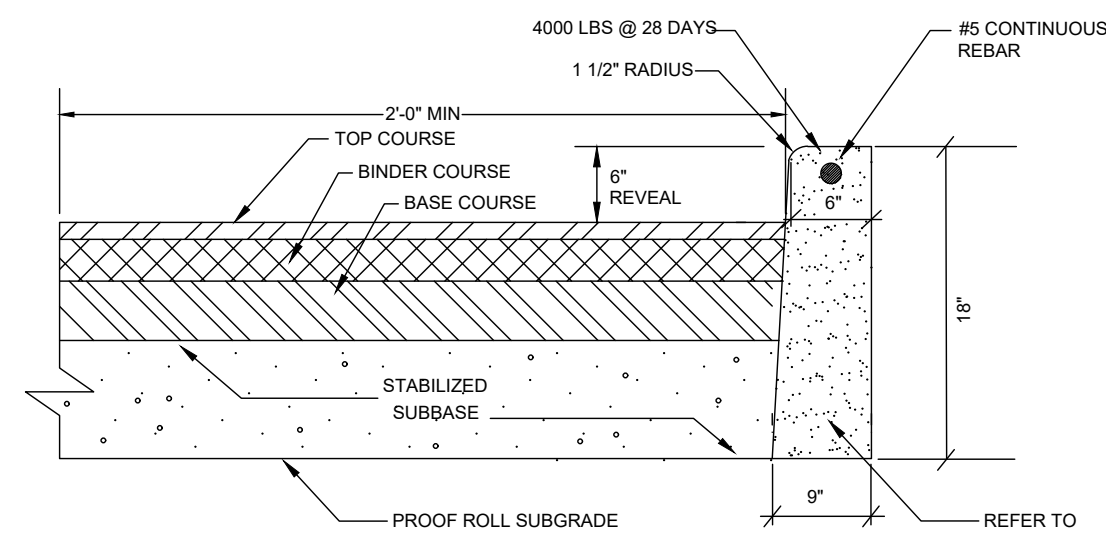
- NOTES:
- THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:14, IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:14 THE FOLLOWING SLOPES AND RISES MAY BE USED:
 - STEEPER THAN 1:14 (7.14%) BUT NO STEEPER THAN 1:10 (10%) 6" MAX. RISE, 5" MAX. RUN.
 - STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%) 3" MAX. RISE, 4" MAX. RUN.
 - A SLOPE STEEPER THAN 1:8 (12.5%) IS NOT ALLOWED.
 - THE MIN. WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE (5) FEET, EXCLUSIVE OF FLARED SIDES.
 - ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
 - THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT, (E.G. A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP. SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS).
 - EXISTING CONCRETE SHALL BE SAWCUT FULL DEPTH.
 - ALL HANDICAP RAMPS AND ACCESSWAYS SHALL BE IN COMPLIANCE WITH THE BUILDING CODE OF N.Y.S. AND ICBCRS 1117.1-1199B.
 - CURB RAMP TO BE INSTALLED AS PER NYSDOT 608-01. REFER TO NYSDOT STANDARD SHEETS 608-01 FOR FURTHER INFORMATION.
 - THE DETECTABLE WARNINGS SHALL BE OBTAINED FROM THE NYSDOT APPROVED MATERIALS LIST. THEY SHALL BE DARK GREY IN COLOR WHEN INSTALLED IN LIGHT CONCRETE CURB RAMPS AND BLENDED TRANSITIONS. NATURAL CAST IRON DETECTABLE WARNINGS MAY BE USED. MANUFACTURERS OF THESE PRODUCTS CAN BE FOUND AT THE NYSDOT APPROVED MATERIALS LISTS WEBSITE.



EMBEDDED DETECTABLE WARNING UNITS

N.T.S.

- NOTES:
- THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
 - THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.
 - DOME ALIGNMENT: THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND STREET.
 - WHERE DOMES ARE ARRANGED RADially THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
 - COLOR REQUIREMENTS: THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE MOST CURRENT ADAAG.
 - DETECTABLE WARNING LOCATIONS: THE DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).

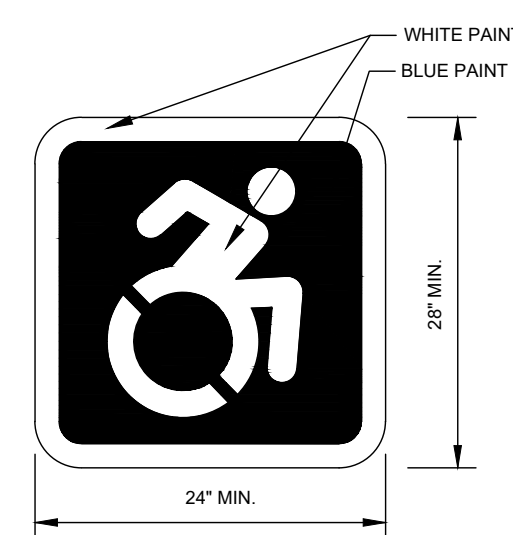


- STANDARD DUTY (ON-SITE) PAVEMENT SECTION
- TOP COURSE: 1-1/2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6F
 BINDER COURSE: 2" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 3
 BASE COURSE: 6" COMPACTED RECYCLED CONCRETE AGGREGATE NYSDOT TYPE 45 WITH A MINIMUM 12" COMPACTED SUBBASE
- HEAVY DUTY (OFF-SITE) PAVEMENT SECTION ITEM 97A
- TOP COURSE: 2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6F
 BINDER COURSE: 4" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 45 SA
 BASE COURSE: 6" COMPACTED RECYCLED CONCRETE AGGREGATE NYSDOT TYPE 45 WITH A MINIMUM 12" COMPACTED SUBBASE (95% DRY DENSITY)

ON-SITE CONCRETE CURB & PAVEMENT DETAIL

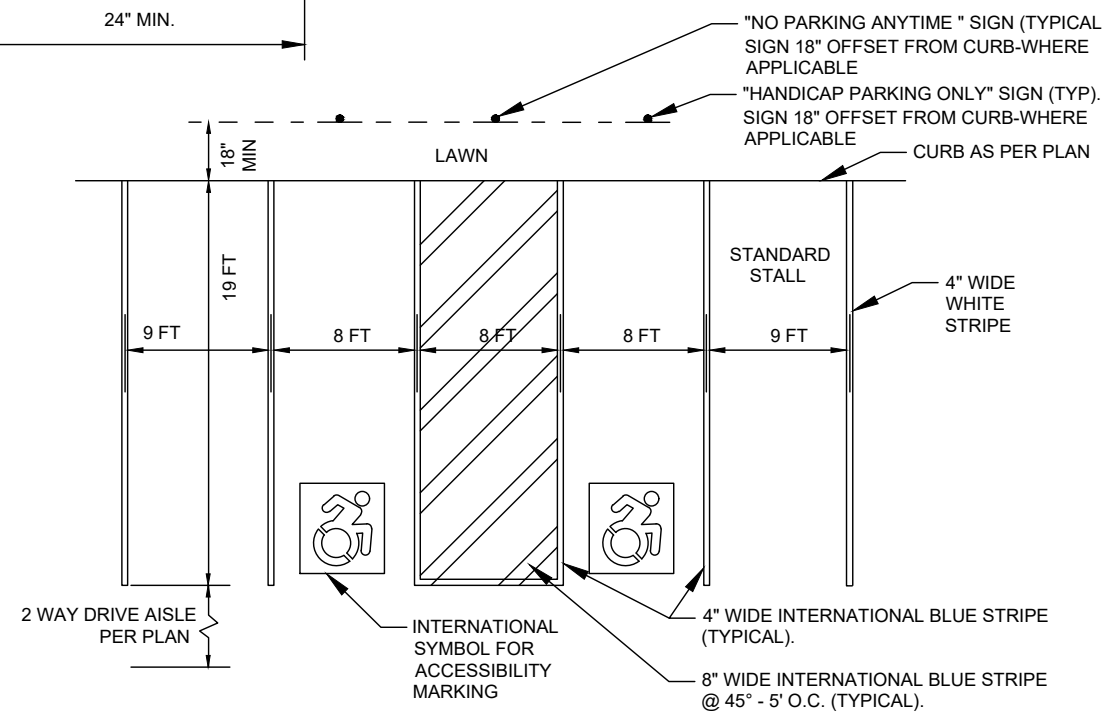
N.T.S.

- NOTES:
- ALL WORK SHALL CONFORM TO TOWN OF ISLIP SPECIFICATIONS EXCEPT WHERE NOTED.
 - PROVIDE 1/2" PREMOULDED BITUMINOUS EXPANSION JOINTS ALONG CURB AT 20' O.C. MIN., AT ALL CURB P.C.'S, P.T.'S AND AT BOTH ENDS OF CURB CUTS.
 - PROVIDE 1/2" PREMOULDED BITUMINOUS EXPANSION JOINTS ALONG CONCRETE SIDEWALK AT 20' O.C. MIN., AT ALL INTERSECTIONS WITH OTHER WALLS AND CONCRETE HANDICAP RAMPS.
 - ACCESSIBLE RAMPS SHALL CONFORM TO THE LATEST N.Y.S. STANDARDS.
 - ALL CONCRETE FOR CURB SHALL BE TOWN OF ISLIP ITEM 97A, 4,000 PSI MIN.
 - CURB REVEAL SHALL BE 6" TYPICAL, UNLESS WHERE NOTED ON PLAN.
 - DAMAGED BASE AND BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
 - TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT.
 - THE SPECIFICATION FOR THE DENSE GRADED AGGREGATE BASE COURSE SHALL BE MODIFIED TO PERMIT MILLED ASPHALT AS AN ACCEPTABLE AGGREGATE, ONLY IF ACCEPTED BY THE TOWN ENGINEER. THE MODIFICATION SHALL NOT CAUSE A DEVIATION IN THE MECHANICAL GRADATION OF THIS ITEM.
 - CERTIFICATION REQUIRED FROM MANUFACTURE OF RECYCLED CONCRETE.
 - ALL SAW-CUTS SHALL BE A MINIMUM OF 2" WIDE AS MEASURED FROM FACE OF PROPOSED CURB TO ALLOW FOR PROPER COMPACTION OR AS NOTED ON THE PLANS.
 - OFF-SITE PAVEMENT RESTORATION TO UTILIZE HEAVY DUTY PAVEMENT SECTION OR MATCH EXISTING.
 - REFER TO PERMIT FOR SPECIFIC REQUIREMENTS.



INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING

N.T.S. (IF NECESSARY)



TYPICAL PARKING AREA STRIPING AND ALIGNMENT DETAIL

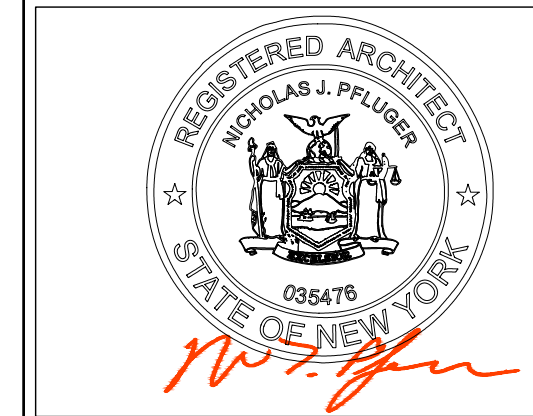
N.T.S.

- NOTES:
- HANDICAP PARKING STALLS AND ACCESS RAMPS SHALL BE IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336, EFFECTIVE JANUARY 26, 1992.
 - ALL STRIPING SHALL HAVE A MINIMUM OF TWO (2) COATS OF PAINT.
 - ALL PARKING LOT STRIPING TO BE WHITE SHERWIN-WILLIAMS A-100 ACRYLIC EXTERIOR FLAT LATEX SERIES A6 PAINT OR EQUAL, EXCEPT HANDICAP STRIPING COLOR, TWO (2) COATS

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JOB #:
 BPA-22-0415 PROJECT NORTH