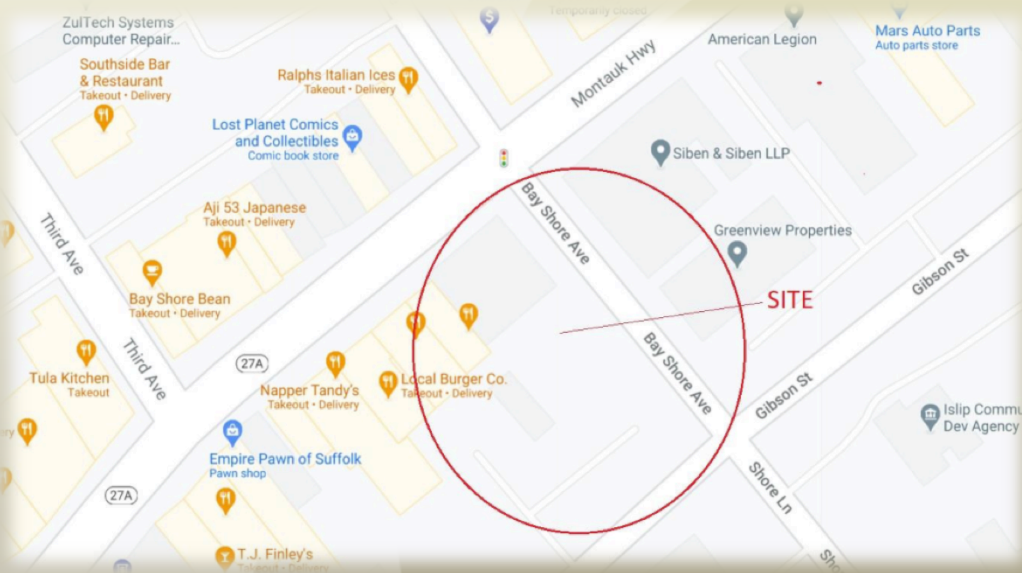


Site Location: 72-76 E. Main Street,  
Bay Shore, NY 11706



Vicinity Map

Name: Rayon Walcott  
Professor LoPicollo  
ARC 486

# Site Analysis

## Physical Factors

- Solar Orientation
- Prevailing winds
- Water Table

## Cultural & Manmade Features

- Zoning Ordinances
- Codes
- Historical Values

## Sensory Factors

- Views
- Sounds

## Contextual Fit

- Adjacent bldgs.
- Facades



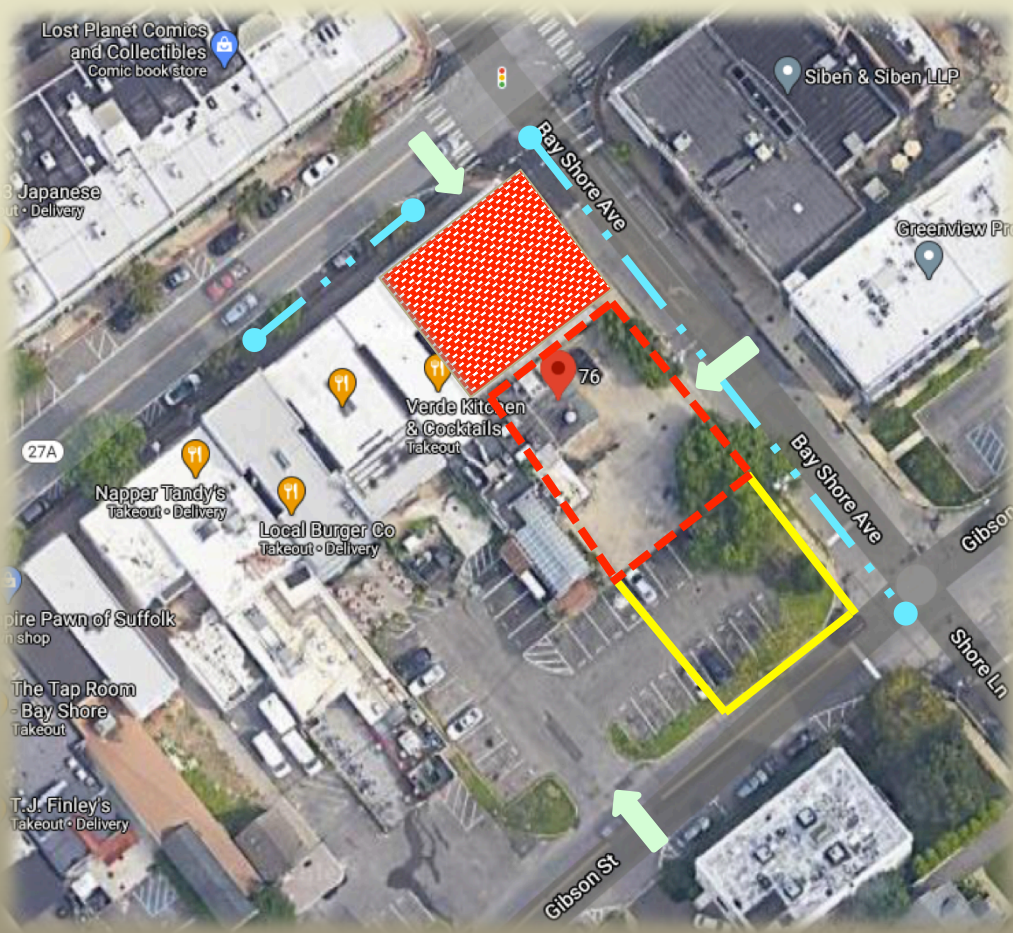
# Cultural & Man-made Features

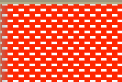



# Zoning Data


## Land use; Zoning Code (restrictions)

- Zoning : **Business District**
- Lot Size : 0.23 acres/ 10,018 SF
- Height : The Town of Islip prohibits the structure from being any higher than 3 stories/42 feet.
- Setbacks : Zero lot line is permitted on all sides of the site.
- Max FAR : 0.60
- Max SF : 6010 SF (Variance was approved to build up to **15,304 SF**)
- Water Table : 11'-0" water table

# Site Survey



-  Existing Building to be removed
-  Buildable area
-  Designated parking area
-  Auto and pedestrian access

-  Utilities: sanitary, water supply, telephone, electrical etc.





# Sensory Factors




# Site Survey



## Views To Site

-  From office building across street.
-  From nail salon and restaurant.

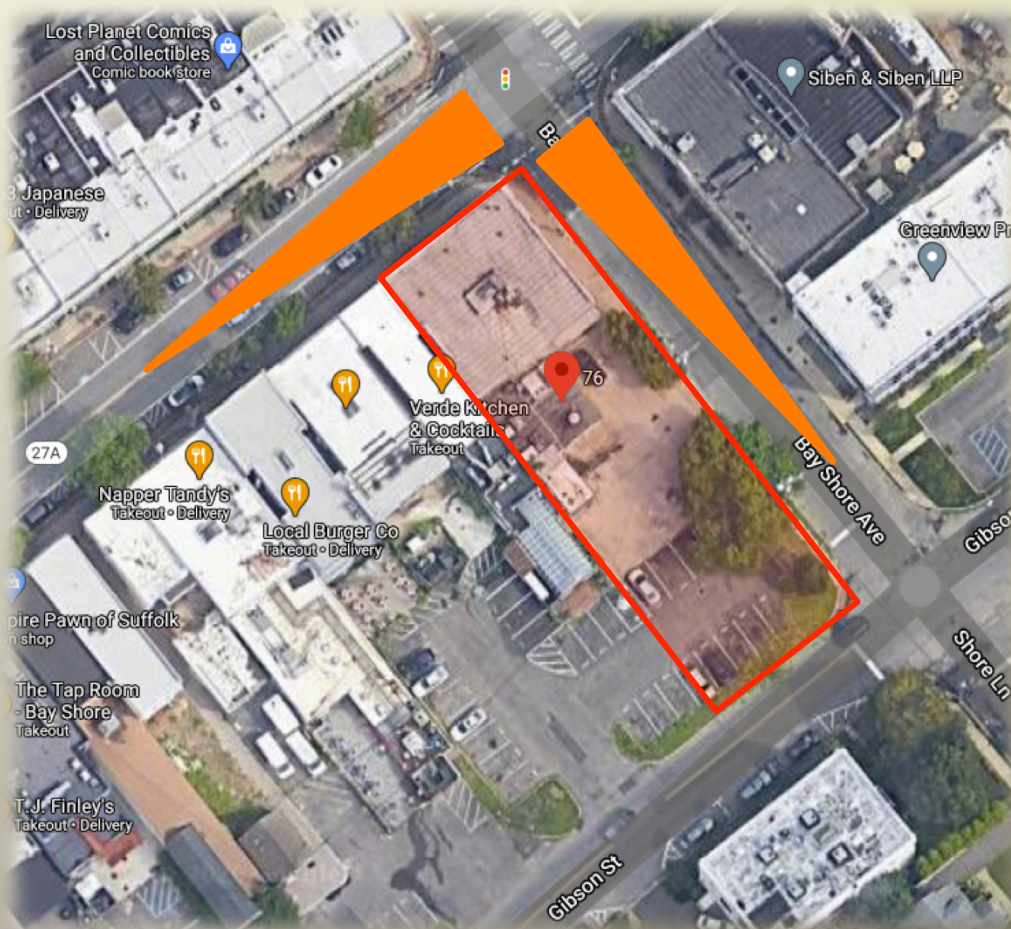
## Views From Site

-  1 Store
-  2 Citi Bank
-  3 Parking Lot



# Sensory Factors

# Site Survey



## Sound

Traffic noise greatest at corner due to traffic light

The room placement for the elderly can be taken into consideration to avoid this problem.



# Site Survey

## Vehicular Circulation



Traffic light @  
intersection

Traffic Study



Moderate traffic



Minor traffic



Project Site

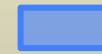


# Neighborhood

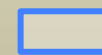
# Site Survey



Project Site



3 story apt. bldg.



City bank



2 story office bldg.



Parking lot area



2 story Mexican  
Restaurant  
Height @ 24'-0"



# Contextual Fit



The adjoining structure is brick facade



terracotta

Both materials were chosen as a gesture to the historic brick and ornamented stone facade while demonstrating very a modern application.



A Citi-Bank is located across the street from our site. (Traditional Building)



Concrete cladding panel