NYS ENERGY CODE COMPLIANCE STATEMENT
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2015 IECC.

THESE PLANS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITY WITH THE INFORMATION AVAILABLE TO US. DUE TO THE NATURE OF A RENOVATION/ADDITION TO AN EXISTING STRUCTURE THE ARCHITECT MUST BE NOTIFIED FOR ANY REVISIONS, STRUCTURAL MODIFICATIONS OR SUPPORT REQUIREMENTS RESULTING FROM UNFORSEEN CONDITIONS SUCH AS EXISTING COLUMNS, DUCTS, PIPING, ECT. ENCLOSED IN EXISTING WALLS, CEILINGS, ETC... G.C. TO CONTACT R.A. UPON ANY UNFORSEEN CONDITIONS ARISING.

BUILDING CODE ANALYSIS & CODE NOTES

PROPERTY OWNER(S)

NAME: SUFFOLK SK, LLC.
CONTACT: eMAIL: KEVINMBASSO@GMAIL.COM
TEL: (631) 949-6550 OR SHIRLEY BASSO (646)423-8950

TENANT INFORMATION

TENANT NAME: BEAVER DAM BREWING COMPANY
SQ.FT. OF TENANT SPACE: (6,426 SQ.FT.)

OCCUPANCY & USE (302.0)

OCCUPANCY: GROUP B
USE: INDUSTRIAL

BUILDING HEIGHT & AREA (503.0)

ALLOWABLE HEIGHT: 55'-0"
ACTUAL HEIGHT: 18'-0"
NO. OF STORIES: 2
TOTAL FLOOR AREA: 6,426 SQ.FT.

CONSTRUCTION TYPE & FIRE RESISTANCE RATINGS (601,602)

CONSTRUCTION TYPE: TYPE II B

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS: (BASED UPON TYPE II B)

STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS, TRUSSES):	0 HR(S)
BEARING WALLS (EXTERIOR):	1 HR(S)
NONBEARING WALLS (INTERIOR & EXTERIOR):	0 HR(S)
FLOOR CONSTRUCTION (INCLUDING SUPPORT BEAMS & JOISTS):	0 HR(S)
ROOF CONSTRUCTION (INCLUDING SUPPORT BEAMS & JOISTS):	0 HR(S)

INTERIOR FINISHES (803.11)

OCCUPANCY:	B
INTERIOR FINISH REQUIREMENTS:	B
VERTICAL EXITS & EXIT PASSAGEWAYS:	B
EXIT ACCESS CORRIDORS & OTHER EXITWAYS:	C
ROOMS & ENCLOSED SPACES:	C

(CLASS DESIGNATION WITH SURFACE FLAME SPREAD RATING: A:0 -25 B:26-75 C:76-200)

FIRE PROTECTION SYSTEMS

FIRE PROTECTION SYSTEM REQUIREMENTS:

SPRINKLER SYSTEM:(903.2)	REQUIRED: NO	PROVIDED: NO
STANDPIPE SYSTEM:(905)	REQUIRED: NO	PROVIDED: NO
FIRE & SMOKE DETECTION: (907)	REQUIRED: NO	PROVIDED: NO
FIRE ALARM: (907.2.7)	REQUIRED: NO	PROVIDED: NO
SMOKE VENTS:(910)	REQUIRED: NO	PROVIDED: NO
PORTABLE FIRE EXTINGUISHER:	REQUIRED: YES	PROVIDED: YES

DESIGN OCCUPANT LOAD (1004.1.2)

STORE:
INDUSTRIAL: 60 GROSS OCC. 60
TOTAL OCCUPANT LOAD: 60 OCC.

EGRESS

EGRESS REQUIREMENTS:

EGRESS DOOR WIDTH:(1005.1)	REQUIRED: 49 x 0.2" = 9.8"	PROVIDED: 216"
MIN. DOOR WIDTH:	REQUIRED: 32"	(CLEAR)
NUMBER OF EXITS:(1014.1)	REQUIRED: 2	PROVIDED: 4
TRAVEL DIST. (W/O SPRINKLER):(1016.1)	REQUIRED: 250'-0"	PROVIDED: 75'

MECHANICAL (C408.2)

C408.2 MECHANICAL SYSTEMS AND SERVICE WATER-HEATING SYSTEM COMMISSIONING AND COMPLETION REQUIREMENTS. PRIOR TO THE FINAL MECHANICAL AND PLUMBING INSPECTIONS, THE REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY SHALL PROVIDE EVIDENCE OF MECHANICAL SYSTEMS COMMISSIONING AND COMPLETION IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. CONSTRUCTION DOCUMENT NOTES SHALL CLEARLY INDICATE PROVISIONS FOR COMMISSIONING AND COMPLETION REQUIREMENTS IN ACCORDANCE WITH THIS SECTION AND ARE PERMITTED TO REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS. COPIES OF ALL DOCUMENTATION SHALL BE GIVEN TO THE OWNER OR OWNER'S AUTHORIZED AGENT AND MADE AVAILABLE TO THE CODE OFFICIAL UPON REQUEST IN ACCORDANCE WITH SECTIONS C408.2.4 AND C408.2.5.

EXCEPTIONS: 1. MECHANICAL SYSTEMS AND SERVICE WATER HEATER SYSTEMS IN BUILDINGS WHERE THE TOTAL MECHANICAL EQUIPMENT CAPACITY IS LESS THAN 480,000 BTU/H (140.7 KW) COOLING CAPACITY AND 600,000 BTU/H (175.8 KW) COMBINED SERVICE WATER-HEATING AND SPACE-HEATING CAPACITY.

*THIS PROJECT IS AN EXCEPTION

INTERIOR ALTERATION LEVEL 2
FOR
BEAVER DAM BREWING CO.
SUBJECT TENANT (6,426 SQ.FT.)
1 BEAVER DAM ROAD, ISLIP, N.Y. 11751
S.C.T.M. # 0500-00272-0001-000086.1

SCOPE OF WORK

THE USE OF THIS SPACE IS FOR BEAVER DAM BREWING COMPANY, USE GROUP B (BUSINESS). PREVIOUS TENANT WAS A PLUMBING SUPPLY COMPANY.

PROJECT INVOLVES AN ALTERATION LEVEL 2 WITH A CHANGE OF OCCUPANCY CLASSIFICATION UNDER CHAPTER 10 OF THE EXISTING BUILDING CODE OF NEW YORK STATE, WITH AN ALTERATION LEVEL 2 UNDER CHAPTER 8 OF THE EXISTING BUILDING CODE, TO AN EXISTING 6,426 SQ.FT. TENANT SPACE .

THE EXISTING SPACE IS DESIGNATED AS USE GROUP B , AND THE OCCUPANCY CLASSIFICATION SHALL REMAIN B .

THE SCOPE OF WORK IS TO REMOVE A NON-BEARING PARTITION WALL.

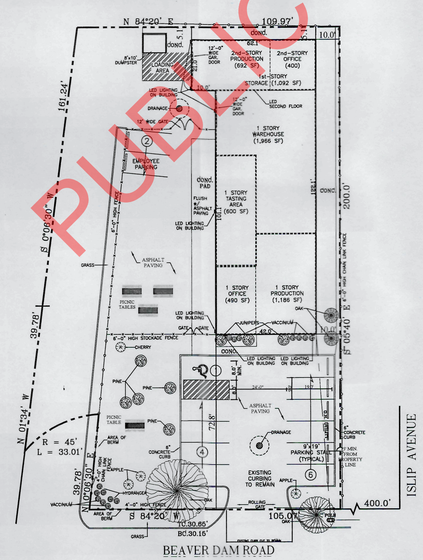
CODE COMPLIANCE CHECKLIST:

NYS BSC 2017 UNIFORM CODE SUPPLEMENT
NYS BSC 2016 SUPPLEMENT TO THE NYSECCC
2016 NYSBC (2015 IBC 3RD PRINTING)
2016 NYSRC (2015 IRC 2ND PRINTING)
2016 NYSEBC (2015 IEBC 5TH PRINTING)
2016 NYSECC (2015 IECC 2ND PRINTING)
2016 NYSFC (2015 IFC 3RD PRINTING)
2016 NYSPMC (2015 IPMC 4TH PRINTING)
ASHRAE 90.1 2013 (JULY 2014 PRINTING)
ASME A17.1 2013

NA – NOT APPLICABLE
R – REQUIRED
P – PROVIDED
NR – NOT REQUIRED

TOPIC	BUILDING CODE SECTION	REQUIRED/ ALLOWED	ACTUAL	HOW AND WHERE IS COMPLIANCE INDICATED
ENERGY CONSERVATION 2017 NYSECC AND 2017 NYSECC SUPPLEMENT (AUGUST 2016) CHOOSE EITHER REFERENCE 2015 IECC OR ASHRAE 90.1 2013(JULY 2014 PRINTING) FOR COMMERCIAL. 2015 IECC FOR R OCCUPANCIES UP TO 3 STORIES	1301/ECC – SEE 2017 NYSECC AND 2017 NYSECC SUPPLEMENT CITE THE ENERGY COMPLIANCE PATHS OF EACH REFERENCE CHOSEN FOR COMPLIANCE	R	P	COMCHECK ATTACHMENT
ELECTRICAL	2701.1	R	P	SEE NOTES THROUGHOUT THIS SET.
EMERGENCY & STANDBY POWER	2702.1	R	P	EMERGENCY LIGHTING BATTERY BALLAST. SEE LIGHTING PLANS.
ELEVATOR & PLATFORM LIFTS	2702.02.02	N/A	N/A	
EXIT SIGNS	2702.02.05	R	P	SEE LIGHTING PLANS FOR EXIT SIGNS.
HIGH RISE BUILDING	2702.02.09	N/A	N/A	
MEANS OF EGRESS	2702.02.11	R	P	SEE LIGHTING PLANS FOR EXIT SIGNS.
SMOKE CONTROL SYSTEMS	2702.02.15	N/A	N/A	

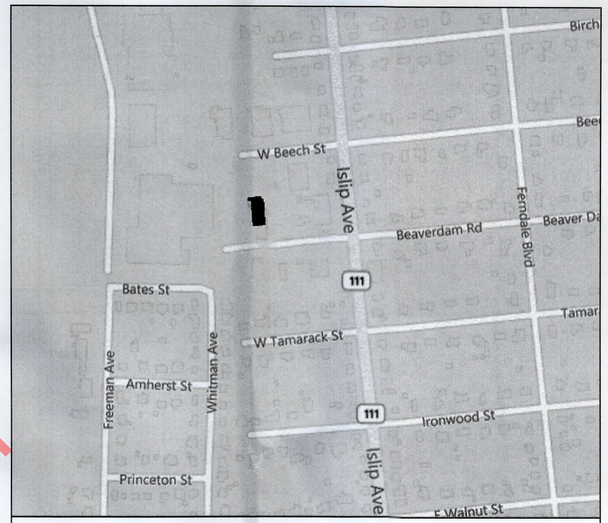
PUBLIC HEARING COPY



PLOT PLAN 1" = 30'-0"

N

INFORMATION ON PLOT PLAN TAKEN FROM SURVEY PROVIDED BY: SCHNEPF & MURRELL – LAND SURVEYORS.



LOCATION MAP

LIST OF DRAWINGS

1 OF 7 COVER SHEET
2 OF 7 FLOOR PLAN: EXISTING/PROPOSED
3 OF 7 BUILDING CODE ANALYSIS
4 OF 7 EQUIPMENT SPECS
5 OF 7 HVAC PLAN
6 OF 7 LIGHTING PLAN
7 OF 7 TOILET DETAILS

SITE DATA - INDUSTRIAL 2 DISTRICT

AREA OF SITE	23,496 S.F.
AREA OF EXISTING BUILDINGS	5,334 + 1,092 = 6,426 S.F.
EXISTING LOT COVERAGE	22.70%
PROPOSED F.A.R. CALCULATION	27.35%
AREA OF ASPHALT PAVING	7,4410 S.F.
AREA OF CONCRETE PAVING	1,318 S.F.
TOTAL PARKING REQUIRED: 16 SPACES	PROVIDED: 13 SPACES
TOTAL LOADING REQUIRED: 1 SPACE	PROVIDED: 1 SPACE
EXISTING ZONING	INDUSTRIAL 2 DISTRICT
INTENDED USE OF PROPERTY	INDUSTRIAL

PARKING CALCULATIONS

AREA OF EXISTING BUILDING: 6,426 SQ.FT.		
FIRST FLOOR = 5,334 SQ.FT.		
WAREHOUSE = 1 PER 1000	1,966 SQ.FT.	1.96
PRODUCTION = 1 PER 1000	1,186 SQ.FT.	1.19
STORAGE = 1 PER 1000	1,092 SQ.FT.	1.09
OFFICE = 1 PER 200	490 SQ.FT.	2.45
TASTING AREA = 1 PER 100	600 SQ.FT.	6
12.69 SPACES = 13 SPACES REQ'D		
SECOND FLOOR = 1,092 SQ.FT.		
PRODUCTION = 1 PER 1000	692 SQ.FT.	.692
OFFICE = 1 PER 200	400 SQ.FT.	2
2.69 SPACES = 3 SPACES REQ'D		
16 TOTAL SPACES REQUIRED	13 PROVIDED	

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AUG - 5 2021

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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eMAIL: TTRIFARO@DTTDESIGNS.COM

VL ARCHITECTURE & CONSULTING
VINCENT LUCARELLI A.I.A.
9 KIRKLAND DRIVE
GREENLAWN, N.Y. 11740
631-567-1307

DTT DESIGN BY TOM TRIFARO, INC.
631-567-1307
1165 BROADWAY AVE.
HOLBROOK, N.Y. 11741
TTRIFARO@DTTDESIGNS.COM

REVISION

NO.	DESCRIPTION	DATE

DATE 3/5/2020
SCALE AS NOTED
DRAWN BY T.G.
CHECKED BY V.L.

PROJECT NAME
BEAVER DAM BREWING CO.
1 BEAVER DAM ROAD
ISLIP,
N.Y. 11751
(INTERIOR ALTERATIONS)

SEAL
REGISTERED ARCHITECT VINCENT JOHN LUCARELLI 028296 STATE OF NEW YORK

SHEET TITLE
COVER SHEET

JOB NUMBER
2019-84

SHEET NUMBER
1 OF 7