

GENERAL NOTES:

- THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR OBSERVATION OF THE WORK, AND HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.
- ANY OMISSIONS OR CHANGES IN THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ALL CONSTRUCTION AND/OR INSTALLATIONS BY THE CONTRACTOR OR OWNER.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.
- THE CONTRACTOR SHALL INTERPRET THE DESIGN DOCUMENTS TO THE BEST OF THEIR TECHNICAL EXPERTISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY PIPING PRIOR TO THE PROPOSED CONSTRUCTION EXCAVATION.
- THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE, AND/OR UNDERPIN ALL NEIGHBORING STRUCTURES AS REQUIRED FOR SAFE OPERATION.
- ALL LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY AND CONFORM WITH ALL RULES, REGULATIONS, CODES, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK DESIGN CRITERIA:
ALL WORK TO COMPLY WITH 2020 NYSBC, 2020 NYSEBC, 2020 NYSMC, 2020 NYSSECC, 2020 NYSFC & 2017 NEC/IFPA70.
- SOIL BEARING VALUE ASSUMED AT 1 TON PER S.F. ALL FOOTINGS TO BEAR ON VIRGIN SOIL. UNDISTURBED SOIL. CONCRETE TO HAVE MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS.
- ALL INTERIOR PARTITIONS TO BE 2x4 METAL STUDS, @ 16" O.C. WITH GYPSUM BOARD BOTH SIDES.
- PROVIDE FIRE STOPS ABOVE ALL BEARING WALLS & GIRDERS PER TOWN'S REQUIREMENT.
- GYPSUM BOARD TO BE 1/2" TAPERED EDGE "SHEETROCK", TAPED AND SPACKLED (THREE COATS), OR EQUAL, UNLESS OTHERWISE NOTED ON DRAWING.
- ALL GLAZING SHALL BE INSULATED, HIGH PERFORMANCE GLASS, UNLESS OTHERWISE NOTED.
- PROVIDE FLASHING AT ALL ROOF, WALL, OR OTHER INTERSECTIONS, OVER HEADS OF ALL OPENINGS AND UNDER SILLS OF ALL WINDOWS AND DOORS. CAULK ALL JOINTS EXPOSED TO WEATHER.
- ALL STRUCTURAL STEEL SHALL BE MIN. 36,000 PSI.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND INSPECTED BY THE BOARD OF FIRE UNDERWRITERS AS PER THE NEC.
- ALL PLUMBING SHALL BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE N.Y.S. BUILDING CONSTRUCTION CODE.
- CURBS, CURB CUTS AND PAVING MUST CONFORM WITH ALL REGULATIONS AND REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.
- ALL STRUCTURAL PLYWOOD SHALL MEET THE CONSTRUCTION USE AND APPLICATION STANDARDS OF THE AMERICAN PLYWOOD ASSOCIATION (APA).
- ALL WOOD CONSTRUCTION IN CONTACT WITH THE CONCRETE SHALL BE PRESSURED TREATED LUMBER 10-40 AQ MIN.
- ALL WALLS, FLOORS AND CEILING SURFACES, NEW OR EXISTING, SHALL BE PATCHED AND/OR FINISHED TO MATCH EXISTING SURFACES.
- ALL WOOD MEMBERS ARE NOT TO BE IN DIRECT CONTACT WITH CONCRETE. PROVIDE BITUMINOUS BARRIER.

- OWNER AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT & THEIR AGENTS & EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING BUT NOT LIMITED TO ATTORNEY FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS, OR EXPENSE:
 - IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM AND
 - IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENCE ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY UNABLE, REGARDLESS WHETHER OR NOT IT IS CAUSED IN PART BY ANY PARTY INDEMNIFIED.
- OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR CERTIFYING ANY PART OF THE CONSTRUCTION FOR WHICH HE DID NOT VISUALLY INSPECT DURING CONSTRUCTION.
- ALL PREFABRICATED TRUSSES TO BE ENGINEERED BY OTHERS, THE ARCHITECT IS NOT RESPONSIBLE FOR DESIGN OF PROPOSED TRUSSES.
- ALL INTERIOR FINISHES ARE TO BE SELECTED BY THE OWNER.
- OPENINGS FOR EMERGENCY USE SHALL INCLUDE DOORS OR OPERABLE PATHS OF WINDOWS LOCATED AS TO PROVIDE UNOBSTRUCTED EGRESS TO LEGAL OPEN SPACES. SUCH OPENINGS SHALL NOT IMPEDE EGRESS IN AN EMERGENCY AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. SILL HEIGHT IS TO BE A MAXIMUM OF 44 INCHES.

DESCRIPTION OF WORK:

- CONVERT EXISTING SEAFOOD MARKET INTO NEW VEGAN TAKEOUT RESTAURANT
- INSTALLATION OF NEW INTERIOR FINISHES AND PLUMBING FIXTURES
- NO CHANGE TO EXISTING INTERIOR LIGHTING
- NO CHANGE OR WORK ON EXISTING CEILING CONSTRUCTION
- PER SECTION 403.1 AND SECTION 403.2 DUE TO THE PROPOSED OCCUPANT LOAD OF 15, 1 UNISEX BATHROOM IS ACCEPTABLE AND NO SERVICE SINK IS REQUIRED.
- PER 410.2 DRINKING FOUNTAIN SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER.

BUILDING PLAN REVIEW NOTE:

THE 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 RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN 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

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BUILDING CODE NOTES:

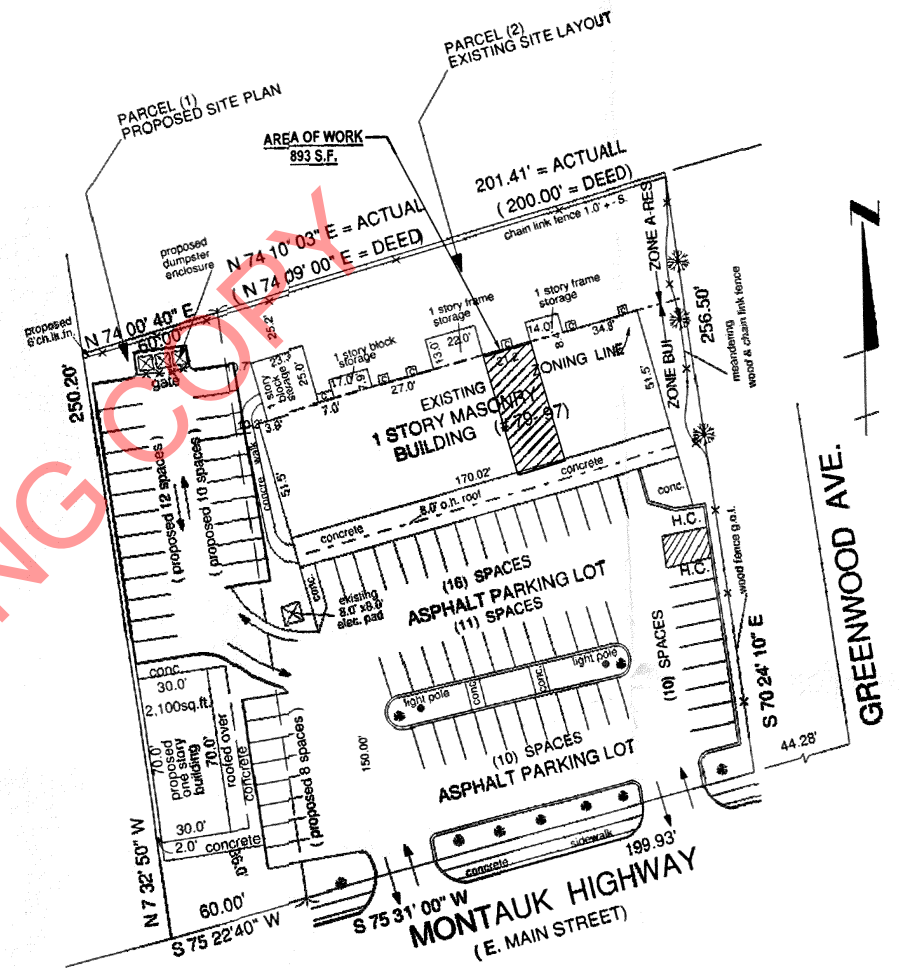
PER SECTION 403.1 AND SECTION 403.2 DUE TO THE PROPOSED OCCUPANT LOAD OF 15, 1 UNISEX BATHROOM IS ACCEPTABLE AND NO SERVICE SINK IS REQUIRED.
PER 410.2 DRINKING FOUNTAIN SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER.
ALL WORK TO COMPLY WITH 2020 NYSBC, 2020 NYSEBC, 2020 NYSMC, 2020 NYSSECC, 2020 NYSFC & 2017 NEC/IFPA70.

TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY ^a			
GROUP	NON SPRINKLERED		
	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS ^{a,b}	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES ^c
B	A	B	C

INTERIOR FINISHES	
CEILING	ACT
INTERIOR WALLS	PAINT
FLOORS	VINYL

PLOT PLAN:

SCALE: 1" = 50'-0"



SURVEYED FOR: J. NAZZARO PARTNERSHIP, L.P.
LOCATED AT: EAST ISLIP, T/O ISLIP, SUFF. CO. NY.
LOT: IS DESCRIBED
MAP OF: S.C.T.M.# 0500-373-1-73 & ?
SCALE: 1"=50'

NOTES:
PARCEL (2)
LOT AREA=50,470 SQ. FT. OR 1.16 ACRES
F.A.R.=19.54%
ZONES A & ZONE BU1
PARCEL (1)
LOT AREA=14,916 sq. ft. OR 0.342 ACRES
F.A.R.=14.07
ZONE BD

Hair Salon - 3095/150 = 21 Spaces
Deli - 893/100 = 9 Spaces
Pork Store - 1994/150 = 14 Spaces
Nefista - 893/100 = 9 Spaces
Buttermilks - 893/100 = 9 Spaces
Allstate - 893/200 = 5 Spaces
Chinese - 893/100 = 9 Spaces
Pool Store - 2100/150 = 14 Spaces
Total spaces required = 90 Spaces > 77 Spaces Provided

Town of Islip
Geographic Table Design Requirements
For Commercial and Residential Permits
2020 NYS Uniform Code

The Town of Islip is within a hurricane prone region, Climate Zone 4a.

TABLE 803.1(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA											
GROUND SNOW LOAD	Speed (mph)	Topographic Effects	Wind Direction	Wind-Storm Data Zone	DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WIND	Wind-Storm Data Zone	DESIGN CATEGORY	DESIGN CATEGORY	DESIGN CATEGORY	DESIGN CATEGORY
20	130	Null	No	No	1	Severe	BOF 3 FT BFG	Mod To Heavy	See Below	Yes	Call the Plans Examiner's Office

MANUAL J CRITERIA REQUIRED IN SUBMITTED CALCULATIONS					
ELEVATION	LAT	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP
108 FT	41° N	18° F	88° F	1.00	70° F
Cooling Temperature Difference	Wind Velocity	15 MPH	Wind Velocity	7.5 MPH	72° F
11° F					Medium (M)

IBC CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA											
GROUND SNOW LOAD	Speed (mph)	Topographic Effects	Wind Direction	Wind-Storm Data Zone	DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WIND	Wind-Storm Data Zone	DESIGN CATEGORY	DESIGN CATEGORY	DESIGN CATEGORY	DESIGN CATEGORY
20	130	Null	No	No	1	Severe	BOF 3 FT BFG	Mod To Heavy	See Below	Yes	Call the Plans Examiner's Office

Winter Design Temp:
Interior spaces intended for human occupancy shall be provided with an indoor temperature 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 70° F cooling.
Degree days (NY LGA 2011): Winter Design Temp 18° F, Dry Bulb 68° F, Wet Bulb 70° F (2020 IPC Appendix D)
As per NYSECC 2020 Chapter 16 section 1609 and ABCE 7 2016, wind exposure category and surface roughness is B
Use C for both South Shore and Fire Island

DEPARTMENT OF HEALTH:

DEPARTMENT OF HEALTH PACKAGE SUBMITTED AND AWAITING APPROVAL.

[NY] C105.2.2 WRITTEN STATEMENT:

WHEN PLANS OR SPECIFICATIONS BEAR THE SEAL AND SIGNATURE OF THE REGISTERED DESIGN PROFESSIONAL, SUCH REGISTERED DESIGN PROFESSIONAL SHALL ALSO INCLUDE A WRITTEN STATEMENT THAT TO THE BEST OF HIS OR HER KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, SUCH PLANS OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CODE.

ZONING OCCUPANT INFORMATION:

PROJECT DESCRIPTION: CHANGE OF OCCUPANCY
PROJECT S.F.: 893 S.F.
BUILDING ZONE: BUSINESS 1 DISTRICT
BUILDING TYPE: TYPE III (B)
SPRINKLERS: NOT REQUIRED
USE CLASSIFICATION: CHANGE FROM EXISTING MERCANTILE GROUP M TO BUSINESS GROUP B
OCCUPANT LOAD: TABLE 1004.1.1
GROSS/100 (BUS.) = 893 S.F. / 100 = 8.93 = 9 TOTAL

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SEAL:



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

THESE DOCUMENTS (OR COPIES OF ANY THEREOF) PREPARED BY OR BEARING THE SEAL OF THE ARCHITECT / ENGINEER, SHALL NOT BE REUSED FOR ANY EXTENSION OF THE PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT / ENGINEER.

NEFISTA VEGAN KOFTEH
91 EAST MAIN STREET
ISLIP, NY 11730
S.C.T.M.# 0500-373-00-01-03-073.000
DESIGN: DANIEL J. REINHART
SCALE: AS NOTED
COVER SHEET/PLOT PLAN
10/05/2021

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.

SHEET NUMBER:

T-001.00