

# FRIED CHICKEN PLACE

## 40 EAST SUFFOLK AVENUE, CENTRAL ISLIP, NY 11722

### PROJECT DIRECTORY:

#### ARCHITECTURE

Mark Anthony Munisteri R.A.

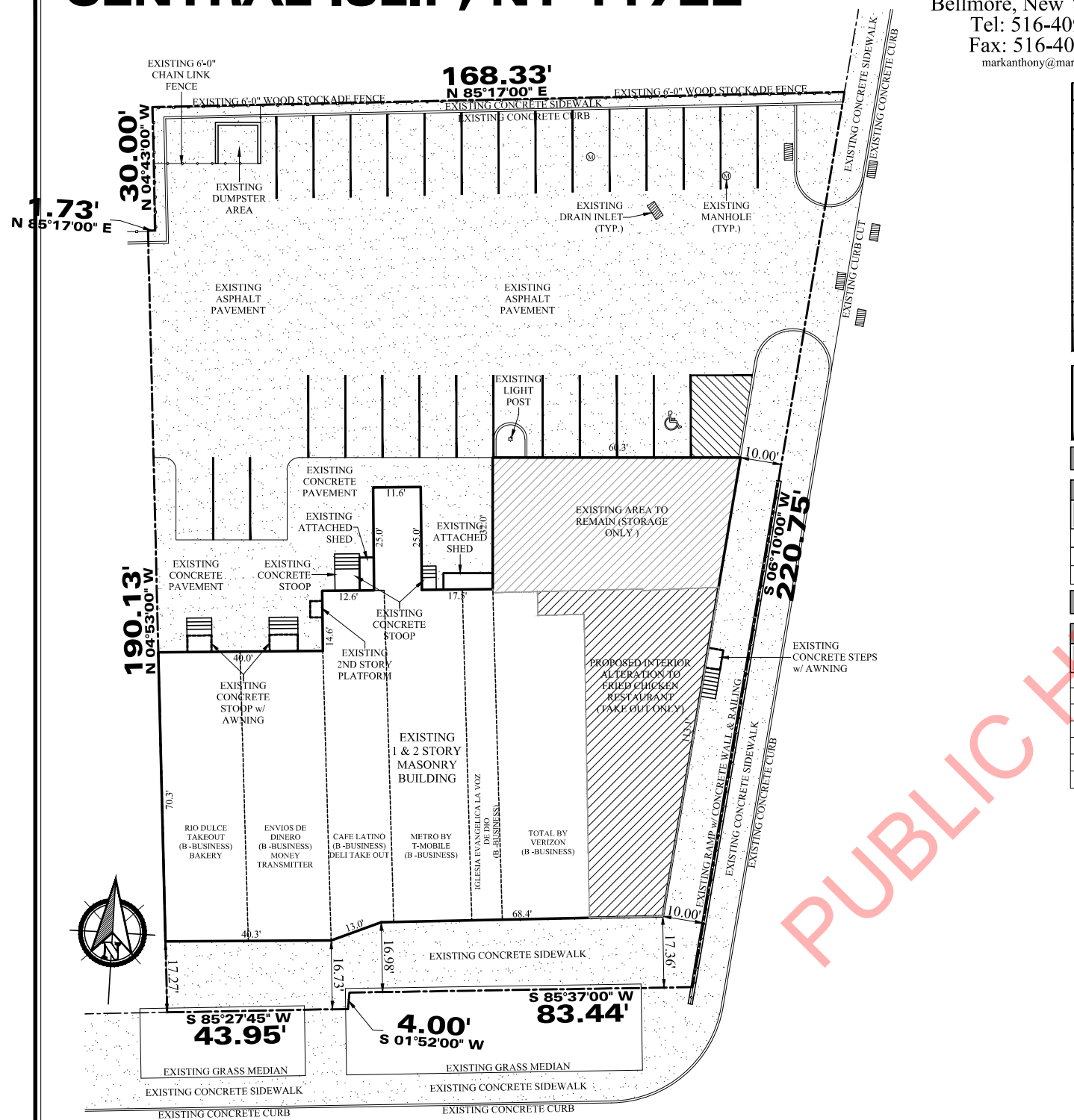
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Bellmore, New York 11710  
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TOWN OF ISLIP PLAN EXAMINER NOTE:  
TOWN OF ISLIP BLDG PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MIN. ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN OF ISLIP AS SPECIFIED IN THE BLDG AND/OR RESIDENTIAL CODE OF THE STATE OF N.Y. 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 & INFORMATION, THE WORK IN THE DOCUMENT IS:  
- ACCURATE  
- CONFORMS WITH THE GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION.  
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.  
- IS THE SAFEGUARDING OF THE LICENSEE

### SCOPE OF WORK

APPLICATION FOR:  
**PROPOSED INTERIOR ALTERATIONS FOR TAKE OUT FRIED CHICKEN RESTAURANT (16 SEATS)**

ALL DIMENSIONS ARE TO BE FIELD VERIFIED



#### PARKING CHART APPENDIX E

STORE	REQUIREMENT	REQ.
RIO DULCE BAKERY	RESTAURANT TAKE OUT RESTAURANT	3
ENVIOS DE DINERO	RESTAURANT TAKE OUT RESTAURANT	8
CAFE LATINO	RESTAURANT TAKE OUT RESTAURANT	4
METRO BY T-MOBILE	RESTAURANT TAKE OUT RESTAURANT	2
IGLESIA EVANGELICA LA VOZ DE DIO	RESTAURANT TAKE OUT RESTAURANT	4
TOTAL BY VERIZON	RESTAURANT TAKE OUT RESTAURANT	2
FRIED CHICKEN RESTAURANT	RESTAURANT TAKE OUT RESTAURANT	4
<b>TOTAL # OF REQ'D PARKING SPACES</b>		<b>27</b>
<b>TOTAL # OF PARKING SPACES</b>		<b>27</b>

PROVIDE AND CONFORM TO ALL APPLICABLE ITEMS AS OUTLINED IN CHAPTER 15 "CONSTRUCTION SAFEGUARDS" OF THE EXISTING BUILDING CODE (2020) OF NYS TO INSURE THE SAFETY AND PROTECTION OF ADJACENT PUBLIC AND PRIVATE PROPERTIES AND COMMERCIAL ESTABLISHMENTS.

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2020)

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NYS CHAPTER 5"

CLASSIFICATION OF WORK:  
WORK AREA COMPLIANCE METHOD (2020 EBCNYS SECTION 301.3.2)  
ALTERATION - LEVEL 2 (2020 EBCNYS SECTION 603) SEE DWG T1

### ARCHITECTURAL PLOT PLAN SCALE: 1/32" = 1'-0"

0500-098.00-02.00-077.000 ZONE: BUSINESS 1					
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	INTERIOR ALT	TOTAL
LOT:	12,097 S.F.	-----	-----	-----	-----
TOTAL BUILDING:	12,097 S.F.	-----	-----	-----	-----
INTERIOR ALTERATIONS:	3,975 S.F. (TOTAL STORE)	-----	-----	2,072 S.F. (INTERIOR ALT)	3,975 S.F.

### ZONING TOWN OF ISLIP

ZONING DISTRICT: BUSINESS-1		MAP DISTRICT:	
ZONING ITEM	REQUIRED	PROPOSED	
LOT SIZE	---	MIN.	NO CHANGE
F.A.R.	0.40	MAX	NO CHANGE
HEIGHT (2 STORIES)	35'	MAX	NO CHANGE
FRONT YARD SETBACK	10'	MIN.	NO CHANGE
SIDE YARD	10'	MIN.	NO CHANGE
SIDE YARD	10'	MIN.	NO CHANGE
REAR YARD	10'	MIN.	NO CHANGE

#### RESTAURANT, MINOR

An establishment engaged in the sale of prepared food intended for immediate consumption either on premises or off premises or both on premises and off premises, containing a maximum gross floor area of 2,000 square feet, and a maximum of 16 seats available for customer use. The sale, service and consumption of beverages shall be accessory to the food service use, and any alcoholic beverages sold, served or consumed shall be limited to beer and wine and shall not include service from a bar or similar dispensing structure. A minor restaurant shall not include a drive-up or drive-through facility and shall not otherwise be defined as a bar, tavern or nightclub, fast food restaurant, restaurant, convenience market or delicatessen.

#### 10. DETERMINATION OF EGRESS WIDTH

OCCUPANCY	WITHOUT SPRINKLER SYSTEM		WITH SPRINKLER SYSTEM	
	STARWAYS (INCHES PER OCCUPANT)	OTHER COMPONENTS (INCHES PER OCCUPANT)	STARWAYS (INCHES PER OCCUPANT)	OTHER COMPONENTS (INCHES PER OCCUPANT)
RESIDENTIAL: I-2	0.3	0.2	0.2	0.15
INDUSTRIAL: I-1, I-2, I-3 AND I-4	0.7	0.4	0.3	0.2
RESTAURANT: I-2	NA	NA	0.3	0.2

CORRIDOR WIDTH (.2 Inches Per Occupant)  
Occupant Load: 19 persons  
1+ persons x .2 = 3.2" required  
Minimum Corridor Width not to be less than 36"  
36" doors provided

### CODE ANALYSIS

- OCCUPANCY CLASSIFICATION: BUSINESS B SECTION-302
- CONSTRUCTION CLASSIFICATION: CLASS II-B SECTION-602
- FIRE RESISTANCE RATING: LOW
- FIRE SPRINKLER: NO
- PROJECT DESCRIPTION: INTERIOR ALTERATIONS

#### FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	A	B	A	B
STRUCTURAL FRAME	2	2	1	0	1	0	HT		1	0
BEARING WALLS EXTERIOR	3	2	1	0	2	2	2	2	1	0
BEARING WALLS INTERIOR	3	2	1	0	1	0	1/HT		1	0
NON BEARING WALLS & PARTITIONS EXTERIOR	SEE TABLE 602									
NON BEARING WALLS & PARTITIONS INTERIOR	0	0	0	0	0	0	0	0	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST	2	2	1	0	1	0	HT		1	0
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST	1 1/2	1 1/2	1	0	1	0	HT		1	0

#### FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H		OCCUPANCY GROUP F-1, M, S-1		OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U	
		A	B	A	B	A	B
X<5'	ALL	3	2			1	
5<X<10'	IA, IB, HB, UB	3	2			1	
10<X<30'	IA, IB, HB, UB	2	1			1/2	
X ≥ 30'	ALL	0	0			0	

#### 6. DETERMINATION OF EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)	Note: MAX. PROP. TRAVEL DISTANCE: 45.41'
A, E, F-1, I-1, M, R, S-1	200	250	
B	200	300	
F-2, S-2, U	300	400	
H-1	NOT PERMITTED	75	
H-2	NOT PERMITTED	100	
H-3	NOT PERMITTED	150	
H-4	NOT PERMITTED	175	
H-5	NOT PERMITTED	200	
I-2, I-3, I-4	150	200	

#### 7. MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT

Occupancy Net Floor Area Per Occupant (sq. ft.)

#### 8. CORRIDOR FIRE RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
H-1, H-2, H-3	ALL	NOT PERMITTED	1
H-4, H-5	GREATER THAN 30	NOT PERMITTED	1
A, B, E, F, M, S, U	GREATER THAN 30	1	0
	GREATER THAN 10	NOT PERMITTED	0.5
I-2, I-4	ALL	NOT PERMITTED	0
I-1, I-3,	ALL	NOT PERMITTED	1/2

AS PER NYS BC 1019.2 - TWO EXITS ALLOWED WITH THEN 12 OCCUPANTS AND TRAVEL DISTANCE LESS THEN 200'-0"

#### 9. MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD

MIN. NUMBER OF EXITS FOR OCCUPANT LOAD TABLE 1019.1		SPACES WITH ONE MEANS OF EGRESS TABLE 1015.1	
OCCUPANT LOAD	NUMBER OF EXITS	OCCUPANT LOAD	MAXIMUM OCCUPANT LOAD
1-500	2	A, B, E, F, M, U	50
501-1,000	3	H-1, H-2, H-3	3
MORE THAN 1,000	4	H-4, H-5, I-1, I-3, I-4, R	10
		S	30

#### IBC CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING		WINTER DESIGN TEMP	FLOOD HAZARDS REQUIRED	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
	Speed (mph)	Temperature Effects	Special Wind Region		Front Line Depth	Terrace					
20	130	No	No	B	Severe	BCF 3 FT BFG	Mod To Heavy	Yes	Call the Plans Examiners Office	599	51° F

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 75° F cooling  
 • Degree days (NY LaGuardia) 4811, Winter Design Temp 15° F, Dry Bulb 89° F, Wet Bulb 75° F (2020 IPC Appendix D)  
 • As per NYSBC 2020 Chapter 16 section 1609 and ASCE 7 2016, wind exposure category and surface roughness is B  
 • Use C for both South Shore and Fire Island

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.

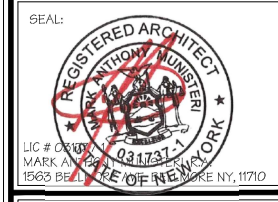
- #### ISSUED FOR
- PRELIMINARY REVIEW
  - FOR OWNER'S DRAWING
  - FOR BIDDING PURPOSES
  - FOR BUILDING DEPT.
  - FOR CONSTRUCTION
  - AS BUILT DRAWINGS

#### REVISIONS PLOTTED: 7/24/2024

NO.	DATE	DESCRIPTION
01	07.24.24	D.O.B. RESUBMISSION

PROJECT NO.	2023279
DATE	03.18.24
SCALE	AS NOTED
DRAWN BY	S.A.

MARK ANTHONY ARCHITECTS & PLANNERS  
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 N. BELLMORE, NY 11710



### ZONING & PLOT PLAN

PROJECT:  
SHAQ& ABRAHAM LLC

40 EAST SUFFOLK AV,  
CENTRAL ISLIP, NY 11722

D.O.B. LD#

DRAWING NO.  
**Z1.0**