



TO BE UNDER SEPARATE APPLICATION (TYPICAL)

NOTE: ALL EXITS WITHIN A-2 OCCUPANCY ARE TO HAVE PANIC HARDWARE AS PER NYS BC

NEW ILLUMINATED EXIT SIGN W/ WALLPACK EMERGENCY LIGHTING (TYPICAL)

EXISTING ILLUMINATED EXIT SIGN (TYPICAL)

FLOOR PLAN

SCALE: 3/16"=1'-0"

BUILDING DATA	
OCCUPANCY TYPE(S):	MIXED USE (SEE OCCUPANCIES BELOW)
CONSTRUCTION TYPE:	3B
SPRINKLED:	YES X NO
BUILDING HEIGHT:	±11'-0"
NUMBER OF STORIES:	1
TOTAL BUILDING AREA:	±5,947 SQ.FT.

TENANT SCHEDULE	
UNIT A - NAMASTE WELLNESS	(B-OCCUPANCY) 1,370 SQ.FT. ±1,370 SQ.FT.
UNIT B - EL LIMENO RESTAURANT	(A-2 OCCUPANCY) 1,804 SQ.FT. ±1,804 SQ.FT.
UNIT C - FITNESS & NUTRITION CLUB	(M-OCCUPANCY) 1,424 SQ.FT. ±1,424 SQ.FT.
UNIT D - ASHLEY'S UNISEX SALON & BARBERSHOP	(B-OCCUPANCY) 972 SQ.FT. ±973 SQ.FT.
UNIT E - ANARDA'S TAILORING SERVICE & ALTERATIONS	(B-OCCUPANCY) 376 SQ.FT. ±376 SQ.FT.
TOTAL BUILDING AREA =	±5,947 SQ.FT.

LIFE SAFETY SYSTEM	
UNIT B - EL LIMENO RESTAURANT	
EXIT SIGNS:	X YES NO
FIRE ALARM/SMOKE DETECTION SYSTEM:	YES X NO
PANIC HARDWARE:	X YES NO
FIRE SPRINKLER:	YES X NO
UNIT D - SALON & BARBERSHOP	
EXIT SIGNS:	X YES NO
FIRE ALARM/SMOKE DETECTION SYSTEM:	YES X NO
PANIC HARDWARE:	YES X NO
FIRE SPRINKLER:	YES X NO
UNIT E - TAILORING SERVICE	
EXIT SIGNS:	X YES NO
FIRE ALARM/SMOKE DETECTION SYSTEM:	YES X NO
PANIC HARDWARE:	YES X NO
FIRE SPRINKLER:	YES X NO

OCCUPANCY CALCULATIONS	
OCCUPANCY CALCULATIONS BELOW ARE THE MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT PER TABLE 1004.5 (NYS BC)	
UNIT B - EL LIMENO RESTAURANT (A-2 OCCUPANCY)	
= 883 SQ.FT. / 19 SQ.FT. (ASSEMBLY) / PERSON	58.9
= 377 SQ.FT. / 150 SQ.FT. (BUSINESS) / PERSON	2.5
= 295 SQ.FT. / 200 SQ.FT. (KITCHEN) / PERSON	1.5
= 249 SQ.FT. / 300 SQ.FT. (STORAGE) / PERSON	0.8
	63.7
UNIT D - ASHLEY'S UNISEX SALON & BARBERSHOP (B-OCCUPANCY)	
= 972 SQ.FT. / 150 SQ.FT. (BUSINESS) / PERSON	6.5
	6.5
UNIT E - ANARDA'S TAILORING SERVICE & ALTERATIONS (B-OCCUPANCY)	
= 340 SQ.FT. / 100 SQ.FT. (BUSINESS) / PERSON	3.4
= 36 SQ.FT. / 300 SQ.FT. (SUPPLY) / PERSON	0.1
	3.5

**MIXED USE & OCCUPANCY**

**NYS BC 508.1 - MIXED USE & OCCUPANCY**  
EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF SHALL COMPLY WITH SECTIONS 508.2, 508.3, OR 508.4, OR A COMBINATION OF THESE SECTIONS.

**NYS BC 508.3 - NONSEPARATED OCCUPANCIES (MOST RESTRICTIVE METHOD)**  
BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS NONSEPARATED OCCUPANCIES.

**NYS BC 508.3.1 - OCCUPANCY CLASSIFICATION**  
NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

MOST RESTRICTIVE OCCUPANCY GROUP WITHIN BUILDING = A-2 OCCUPANCY

**NYS BC 508.3.2 - ALLOWABLE BUILDING AREA AND HEIGHT:**  
THE ALLOWABLE BUILDING AREA AND HEIGHT OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER THE CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1

MOST RESTRICTIVE OCCUPANCY GROUP WITHIN BUILDING = A-2 OCCUPANCY  
(A-2 OCCUPANCY = 2 STORIES ALLOWED > 1 STORY PROVIDED  
(PER ALLOWABLE NUMBER OF STORIES TABLE 504.4)  
(EXISTING GROUND FLOOR = ±5,947 SQ.FT. < 9,500 SQ.FT.  
(PER ALLOWABLE AREA TABLE 506.2)

**NYS BC 508.3.3 - SEPARATION:**  
EXISTING TENANT SEPARATIONS TO REMAIN

REVISION	DATE
PER CLIENT	11/20/20

**CARBON MONOXIDE COMPLIANCE:**  
THIS BUILDING SHALL BE PROTECTED BY CARBON MONOXIDE DETECTION AND ALARMS IN FULL COMPLIANCE WITH SECTION 915 OF THE FIRE CODE OF NEW YORK STATE.

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.



**1032 ISLIP AVENUE**  
1032 ISLIP AVENUE, BRENTWOOD, N.Y. 11717  
S.C.T.M. # 0500-205-03-44  
GERMAN & CLEMENS ARCHITECTURE, P.C.  
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)  
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779  
P 631 563-4848 GermanAndClemens@gmail.com

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CHKD JMC.  
**EX1**