

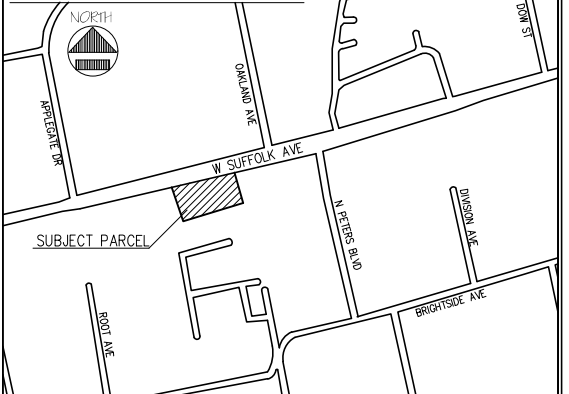
# CHANGE OF USE AND INTERIOR ALTERATIONS TO TAKEOUT RESTAURANT 70 WEST SUFFOLK AVENUE CENTRAL ISLIP, NEW YORK 11722

**Disclaimer:**  
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.

## PROPERTY OWNER

70 WEST LLC  
45 Cuttermill Road Great Neck NY 11021  
PHONE NUMBER: 516-232-5999

## KEY MAP



## SCOPE OF WORK:

CHANGE OF USE FROM NAIL SALON TO TAKEOUT RESTAURANT.  
900 SQUARE FEET INTERIOR ALTERATION.

## SITE DATA :

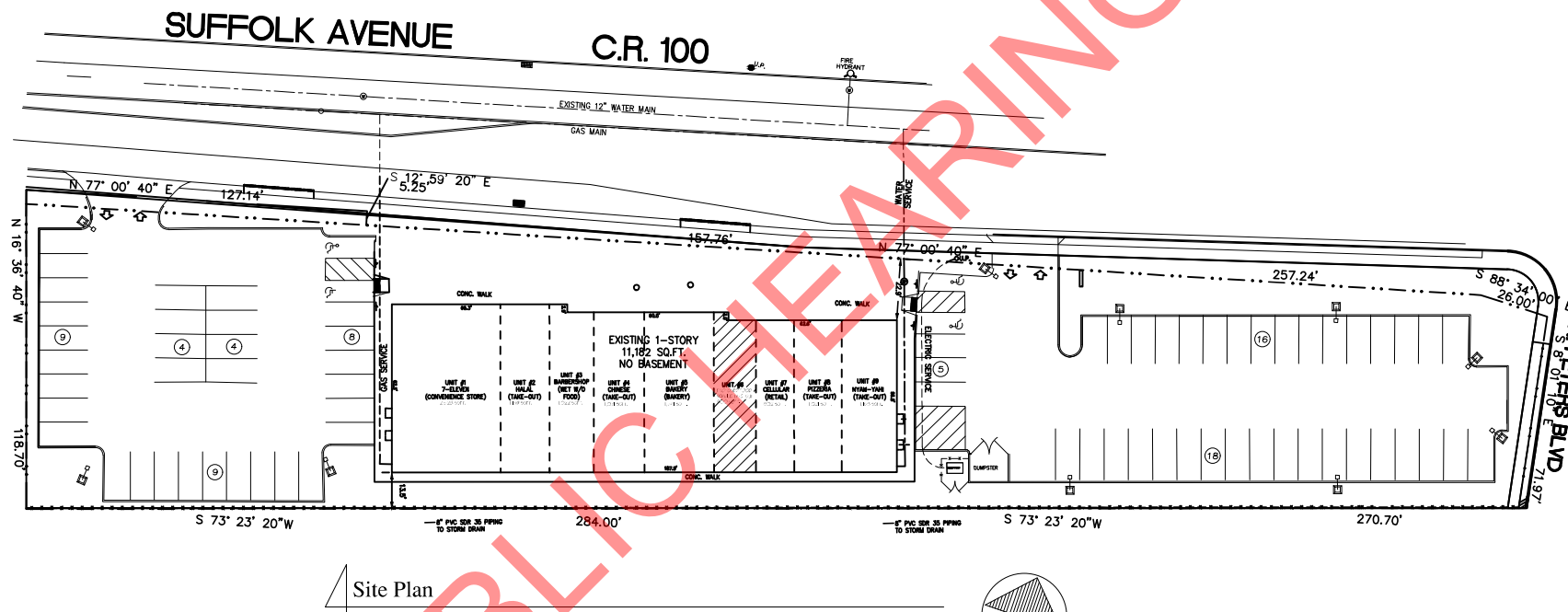
AREA OF SITE: 1.246 ACRES (54,282 SQ. FT.)  
ZONING: BUSINESS 1  
EXISTING USE: NAIL SALON  
PROPOSED USE: COLOMBIAN TAKEOUT RESTAURANT  
BUILDING AREA: 11,182 SQ. FT.  
DIST: 500 SEC: 119 BLK: 1 LOTS: 109,001

## DRAWING SCHEDULE:

- T-1: SITE PLAN/GENERAL NOTES
- BC-1: INTERNATIONAL EXISTING BUILDING CODE
- BC-2: INTERNATIONAL EXISTING BUILDING CODE
- A-1: PROPOSED & EXISTING FIRST FLOOR PLANS/DETAILS
- A-2: PROPOSED FIRST FLOOR EGRESS PLAN
- E-1: ELECTRICAL/LIGHTING PLAN/REFLECTED CEILING PLAN
- P-1: PROPOSED DOMESTIC WATER PLAN
- P-2: PROPOSED SANITARY PLAN

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 RB0.20(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD (psf)	WIND DESIGN SPEED (mph)	WIND DESIGN EFFECT	WIND DESIGN STATE	WIND BORN BEHIND ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	FRONT LINE DEPTH	TORUS	WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20	130	no	no	1 Mile from Coast and Fire Island	B	Severe	0 FT BFG	Med To Heavy	See Below	Yes	Call the Plans Examiners Office	599	51° F
MANUAL J CRITERIA REQUIRED IN SUBMITTED CALCULATIONS													
ELEVATION	LAT	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BALL DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
108 FT	41° N	15° F	80° F	1.00	70° F	75° F	55° F	15 MPH	7.5 MPH	72° F	Medium (M)	40%	52 GR @ 50% RH
IBC CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD (psf)	WIND DESIGN SPEED (mph)	WIND DESIGN EFFECT	WIND DESIGN STATE	WIND BORN BEHIND ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	FRONT LINE DEPTH	TORUS	WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20	130	no	no	1 Mile from Coast and Fire Island	B	Severe	0 FT BFG	Med To Heavy	See Below	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 min 72° F heating, minimum 75° F cooling  
• Degree days (NY Latitudes) 4811, Winter Design Temp 15° F, Dry Bulb 89° F, Wet Bulb 75° F (2020 IPC Appendix B)  
• As per NYC 2020 Chapter 16 section 1609 and ASCE 7 2016, wind exposure category and surface roughness is D  
• Use C for both South Shore and Fire Island



Site Plan

Scale: 1" = 30'-0"

DIST: 500 SEC: 119 BLK: 1 LOTS: 109,001  
BASED ON A SURVEY BY BARRETT BONACCI & VAN WEELE, PC  
DATE: 02-15-2025  
LOT AREA: 54,282 SQ.FT.

## GENERAL NOTES:

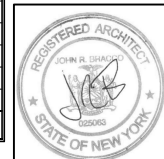
- INSULATION IN PARTITION WALLS TO BE 3 1/2" FIBERGLASS BATT HAVING A SOUND TRANSMISSION CLASS OF 40.
- INTERIOR DOORS TO BE 6 PANEL COLONIAL SOLID CORE WOOD. PROVIDE PRIVACY LATCHES FOR ALL LAVATORY DOORS. ALL DOORS ARE 7'-0" HIGH.
- ALL WALLS TO HAVE 5/8" GYPSUM BOARD. FIRE RATED PARTITIONS, INSIDE FACE OF EXTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" FIRE RATED GYPSUM BOARD, DRYWALL UNDER TILE TO BE WATERPROOF. ALL JOINTS TO BE TAPED AND SPACKLED. NAIL HOLES AND JOINTS TO RECEIVE THREE COATS OF SPACKLE AND SANDED SMOOTH TO ALLOW ADEQUATE DRYING BETWEEN COATS.
- CONTRACTOR TO INSTALL ALL FIRE AND SMOKE DETECTION EQUIPMENT AND SYSTEMS AS REQUIRED BY ALL APPLICABLE CODES.
- EXIT LIGHTING TO BE ON SEPARATE CIRCUITS, TAKEN OFF HEAD OF THE MAIN DISCONNECT. LOCATION OF EVERY EXIT SIGN SHALL BE CLEARLY INDICATED BY LIGHTED EXIT SIGNS. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR TO NOTIFY THE ARCHITECT FOR APPROVAL SHOULD ANY CHANGE IN CONSTRUCTION BECOME NECESSARY DUE TO UNFORSEEN CONDITIONS OR OTHER NECESSITIES.
- ALL WORK BY CONTRACTOR TO BE IN ACCORDANCE WITH GOVERNING BUILDING CODES REGARDLESS OF ANY DETAIL OR LACK THERE OF.
- ALL ELECTRICAL WORK AND FIXTURES, PLUMBING AND MECHANICAL AND ASSOCIATED MATERIALS AND FINISHED WHICH ARE NOT INDICATED ON THESE DRAWINGS SHALL BE COORDINATED WITH THE OWNER.
- ALL CERTIFICATES, TEST, PERMITS, TEST HOLES AND ANY OTHER NECESSARY TESTS AND INSPECTIONS TO BE PAID FOR BY THE CONTRACTOR.
- ALL CONSTRUCTION TO COMPLY STRICTLY TO THE NEW YORK STATE BUILDING CODE, PARTMENT AND ALL OTHER LOCAL, STATE AND FEDERAL CODES.
- ELECTRICAL WORK TO COMPLY WITH NATIONAL ELECTRIC CODE AND THE LOCAL RULES AND REGULATIONS OF THE NY BOARD OF FIRE UNDERWRITERS AND PSE&G.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL MATERIALS AND LABOR ARE IN ADHERENCE TO ALL APPLICABLE CODES.
- ALL MATERIALS USED SHALL BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST ACCEPTABLE STANDARDS FOR THE TRADES INVOLVED. ALL MATERIAL USED ON SITE IS TO BE NEW.
- NEW YORK STATE COMPENSATION INSURANCE TO BE MAINTAINED BY THE CONTRACTOR AS REQUIRED BY LAW. OWNER WILL BE RESPONSIBLE FOR OBTAINING A MULTIPERIL POLICY WITH COVERAGE OF NEW CONSTRUCTION TO BE IN EFFECT PRIOR TO COMMENCING CONSTRUCTION.
- ALL WORK AND LABOR TO BE GUARANTEED FOR A MINIMUM OF 1 YEAR AFTER ISSUANCE OF C.O.
- REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING ANY WORK. DO NOT SCALE OFF DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SEALED DIMENSIONS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION METHODS AND MEANS AND JOB SITE SAFETY ASSOCIATED WITH THIS PROJECT.
- THE ARCHITECT HAS NOT BEEN HIRED FOR SITE SUPERVISION OR TO PERFORM SITE INSPECTIONS. ANY CHANGES THAT DIFFER FROM THE DRAWINGS DURING PRIOR DURING OR AFTER CONSTRUCTION SHALL ONLY BE MADE AFTER MAKING A WRITTEN REQUEST TO THE ARCHITECT AND AFTER RECEIVING THAT ARCHITECT'S WRITTEN APPROVAL FOR THE CHANGE.
- ELECTRICAL COMPONENTS, EQUIPMENT AND SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 70.

## BUILDING PLAN REVIEW NOTE:

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 HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:  
0 ACCURATE  
0 CONFORMS WITH THE GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION  
0 CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROSPERITY, AND PUBLIC WELFARE  
0 IS THE RESPONSIBILITY OF THE LICENSEE

## OCCUPANT KEY PLAN

EXISTING					
SUITE	NAME	OCCUPANCY/USE	AREA	PARKING CALCULATION	PARKING REQUIRED
UNIT #1	7-ELEVEN	M/CONVENIENCE STORE	2,528 SQFT	1 STALL / 100 S.F.	25 STALLS
UNIT #2	HALAL	B/TAKE-OUT RESTAURANT	1,139 SQFT	1 STALL / 100 S.F.	12 STALLS
UNIT #3	BARBERSHOP	B/PERSONAL SERVICE ESTABLISHMENT	1,022 SQFT	1 STALL / 150 S.F.	7 STALLS
UNIT #4	CHINESE	B/TAKE-OUT RESTAURANT	1,071 SQFT	1 STALL / 100 S.F.	11 STALLS
UNIT #5	BAKERY	M/RETAIL	1,541 SQFT	1 STALL / 150 S.F.	11 STALLS
UNIT #6	NAIL SALON	B/PERSONAL SERVICE ESTABLISHMENT	900 SQFT	1 STALL / 150 S.F.	6 STALLS
UNIT #7	CELLULAR	M/RETAIL	802 SQFT	1 STALL / 150 S.F.	6 STALLS
UNIT #8	PIZZERIA	B/TAKE-OUT RESTAURANT	1,021 SQFT	1 STALL / 100 S.F.	11 STALLS
UNIT #9	NYAM-YAH!	B/TAKE-OUT RESTAURANT	1,158 SQFT	1 STALL / 100 S.F.	12 STALLS
TOTAL EXISTING REQUIRED = 101 STALLS					
PROPOSED					
SUITE	NAME	OCCUPANCY/USE	AREA	PARKING CALCULATION	PARKING REQUIRED
UNIT #1	7-ELEVEN	M/CONVENIENCE STORE	2,528 SQFT	1 STALL / 100 S.F.	25 STALLS
UNIT #2	HALAL	B/TAKE-OUT RESTAURANT	1,139 SQFT	1 STALL / 100 S.F.	12 STALLS
UNIT #3	BARBERSHOP	B/PERSONAL SERVICE ESTABLISHMENT	1,022 SQFT	1 STALL / 150 S.F.	7 STALLS
UNIT #4	CHINESE	B/TAKE-OUT RESTAURANT	1,071 SQFT	1 STALL / 100 S.F.	11 STALLS
UNIT #5	BAKERY	M/RETAIL	1,541 SQFT	1 STALL / 150 S.F.	11 STALLS
UNIT #6	PROPOSED CHOLA'O LLAO LLAO	B/TAKE-OUT RESTAURANT	900 SQFT	1 STALL / 100 S.F.	9 STALLS
UNIT #7	CELLULAR	M/RETAIL	802 SQFT	1 STALL / 150 S.F.	6 STALLS
UNIT #8	PIZZERIA	B/TAKE-OUT RESTAURANT	1,021 SQFT	1 STALL / 100 S.F.	11 STALLS
UNIT #9	NYAM-YAH!	B/TAKE-OUT RESTAURANT	1,158 SQFT	1 STALL / 100 S.F.	12 STALLS
TOTAL PROPOSED REQUIRED STALLS = 104 STALLS					
TOTAL STALLS PROVIDED = 73 STALLS					



## Interior Alterations Chola'o Liao Liao Takeout Restaurant

70 West Suffolk Avenue  
Central Islip, New York

## JOHN R. BRACCO

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January 15, 2025 Revised April 7, 2025