

COMMERCIAL PROJECT - FIANL SUBMISSION SET

NEW COMMERCIAL CONSTRUCTION: FITNESS CENTER

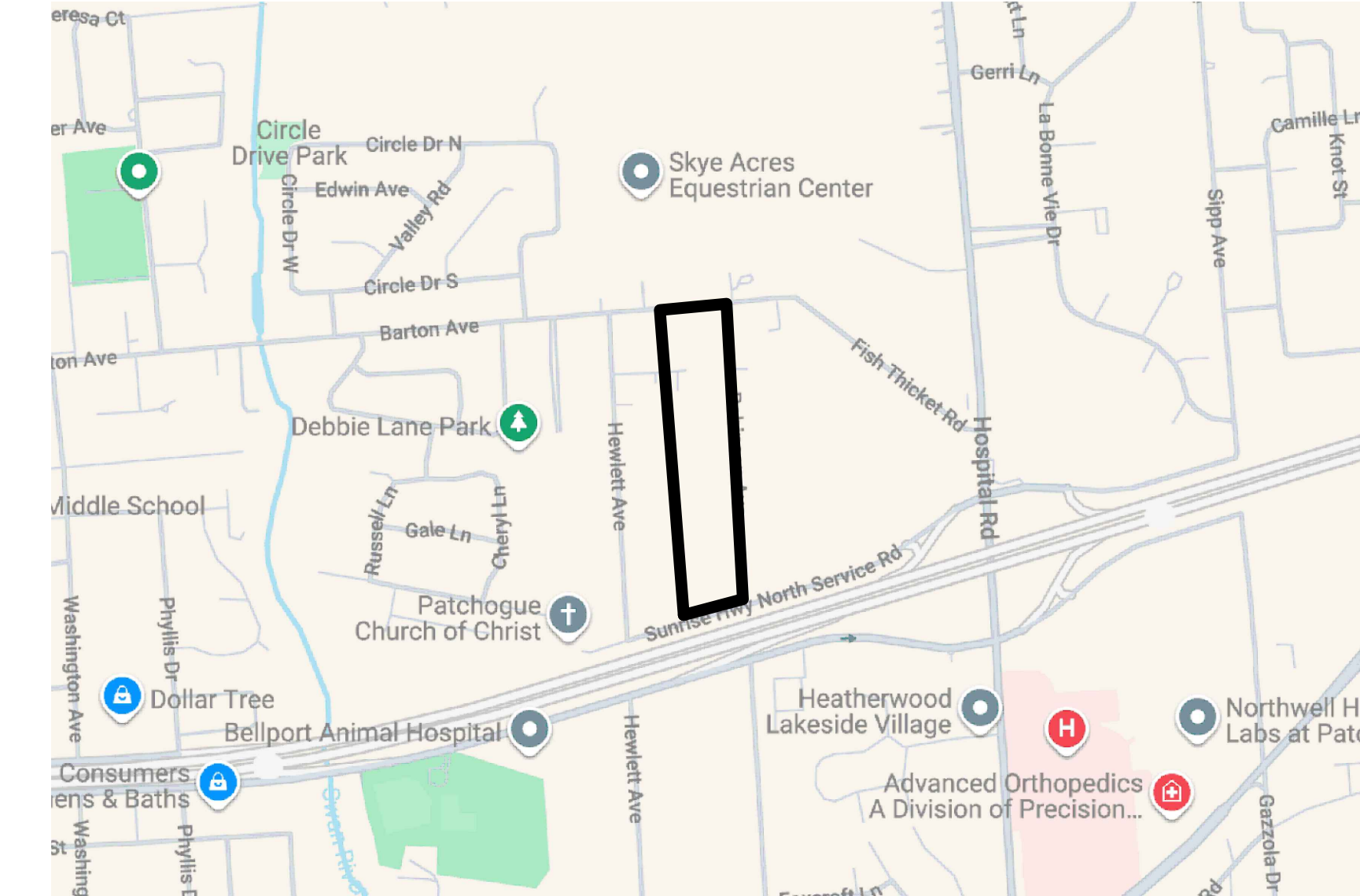
SITE LOCATION: 406 ROBINSON AVENUE, EAST PATCHOGUE, NY

THE CLIENT HAS PURCHASED TWO NEIGHBORING SITES THAT SHARE ONE BORDER AND ARE UNDEVELOPED.

SITE A AND SITE B ARE LABELED BELOW. THEY ARE LOCATED ON THE SOUTHEAST CORNER OF SUNRISE HIGHWAY NORTH SERVICE ROAD, EAST PATCHOGUE, NY.

ON THE LEFT MY COLLEAGUE PHILIP ODDO HAS BEEN INSTRUCTED TO ABIDE BY THE TOWN OF ISLIP REGULATIONS AND DEVELOP AN OFFICE BUILDING ALONG WITH A STARBUCKS THAT HAS A DRIVE THROUGH.

I, STEVEN BERG HAVE BEEN TASKED WITH CREATING A LAYOUT FOR A NEW FITNESS CENTER EQUIP WITH VARIOUS SPORT COURTS.

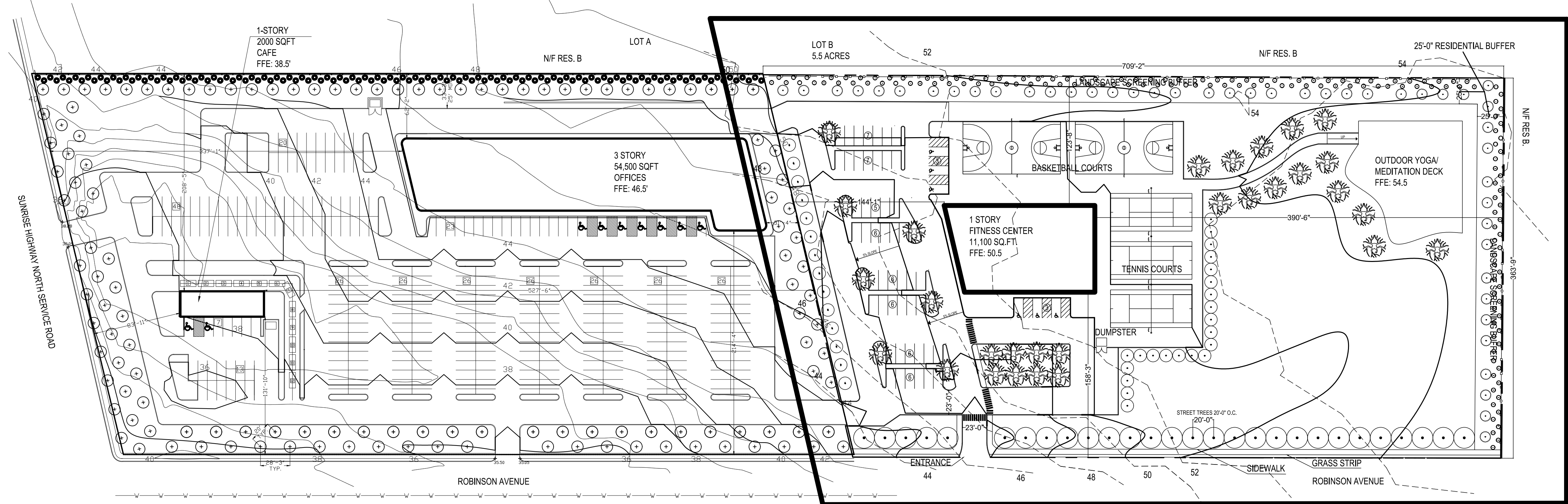
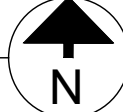


#1

SITE LOCATION & CONTEXT

C-001

SCALE: NTS



#2

COMBINED SITE PLAN (LOT A & B)

C-001

SCALE: 1" = 40'



B

DESIGN

R

G

SITE DESIGN

COMMERCIAL PROJECT

COVER SHEET

STEVEN BERG

08.05.2025

PROFESSOR LOPICCOLO

SHEET 1

SCALE: 1" = 40'

C-001

B
DESIGN
R
G

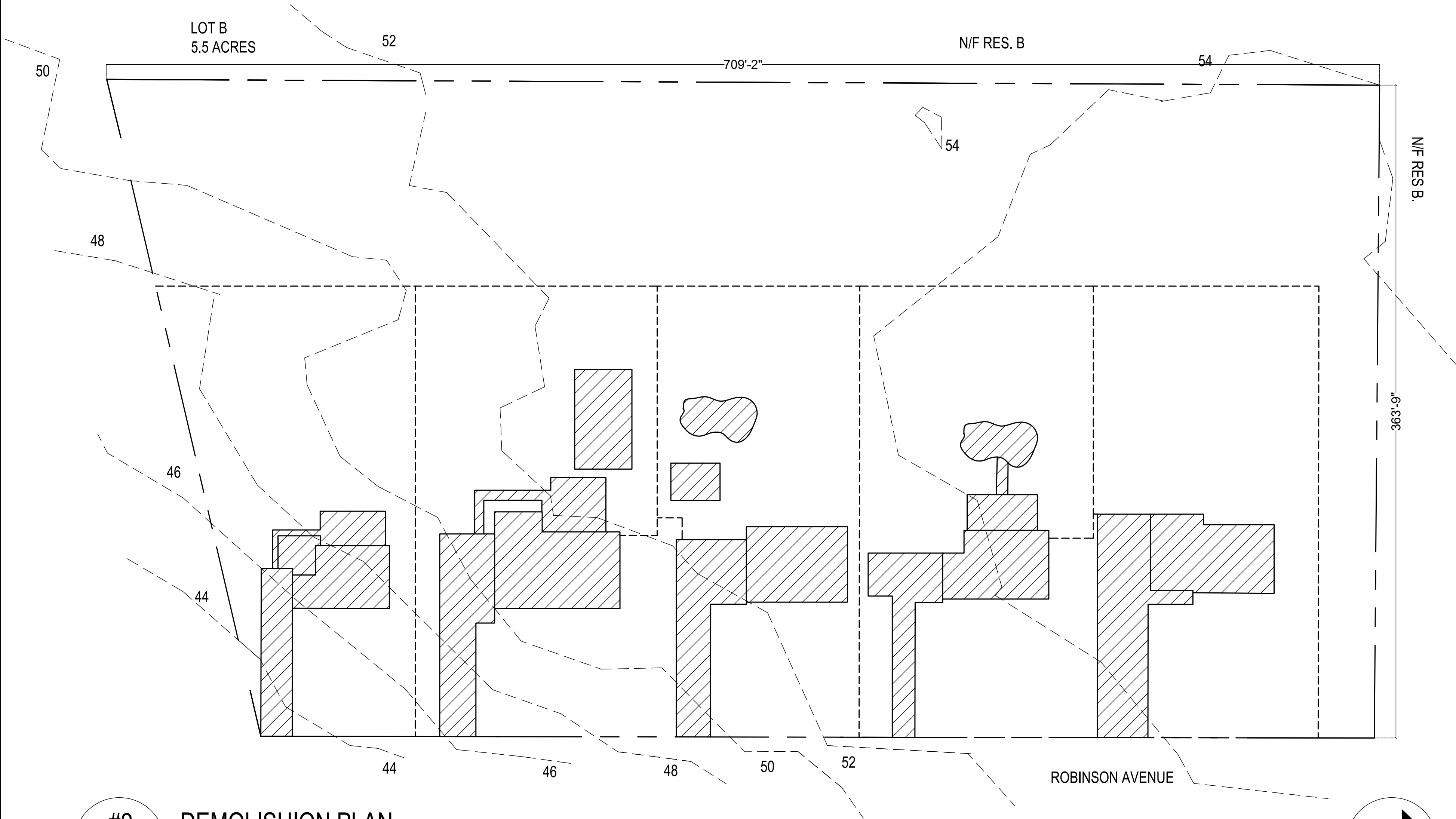
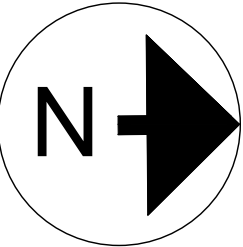
SITE DESIGN
COMMERCIAL PROJECT
DEMOLITION PLAN
STEVEN BERG
08.05.2025
PROFESSOR LOPICCOLO

SHEET 2
SCALE: 1" = 40'-0"

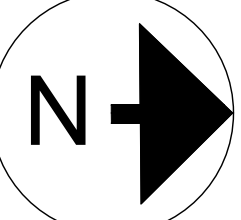
C-002



#1
C-002
EXISTING SITE
SCALE: NTS



#2
C-002
DEMOLITION PLAN
SCALE: 1" = 40'



LEGEND	
EXISTING STRUCTURE/ PAVEMENT TO BE REMOVED	
EXISTING FENCE TO BE REMOVED	

ZONING

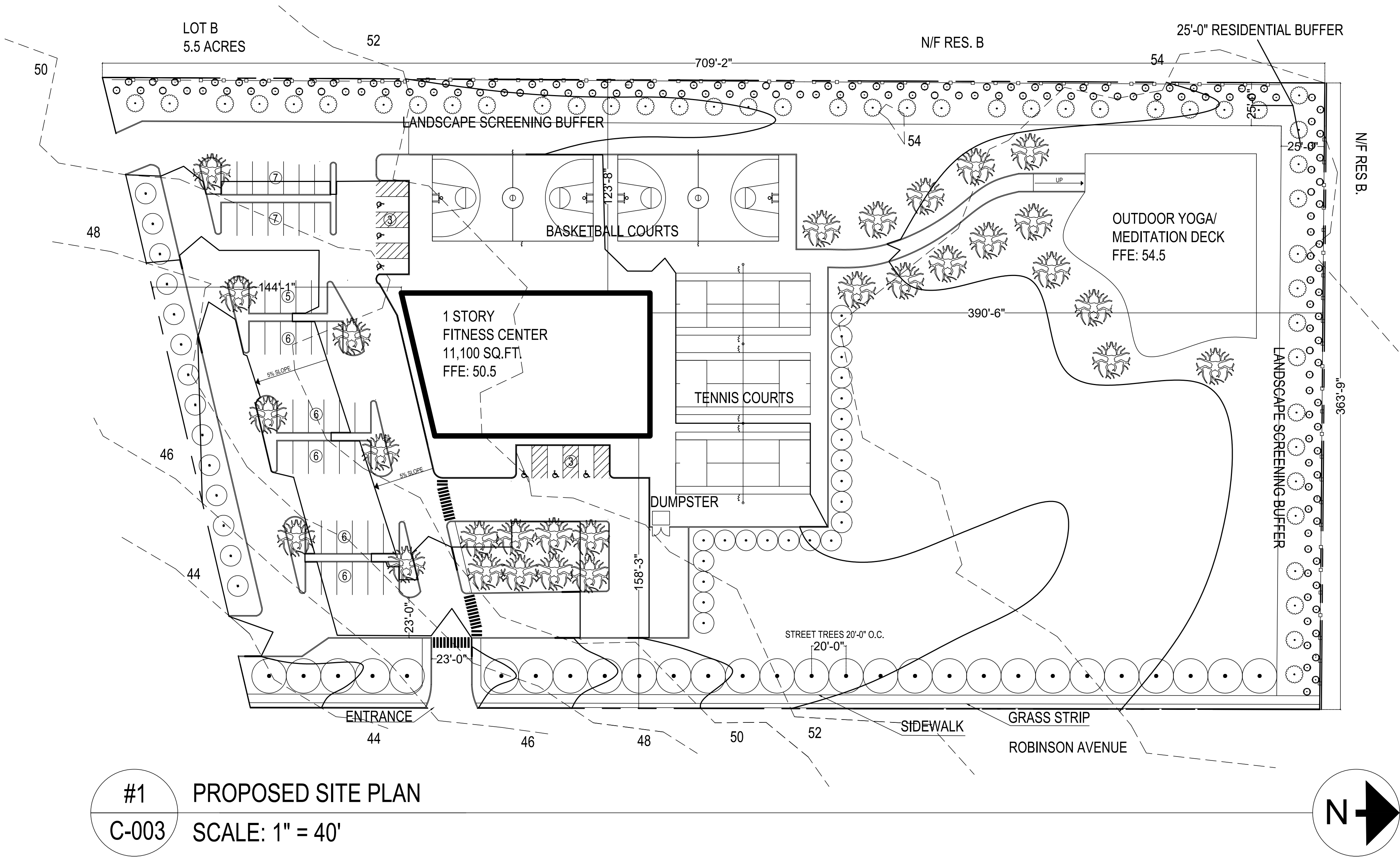
BUSINESS 1 DISTRICT
FITNESS CENTER
406 ROBINSON AVENUE, EAST PATCHOUGE, NY
LOT B

BULK REQUIREMENTS

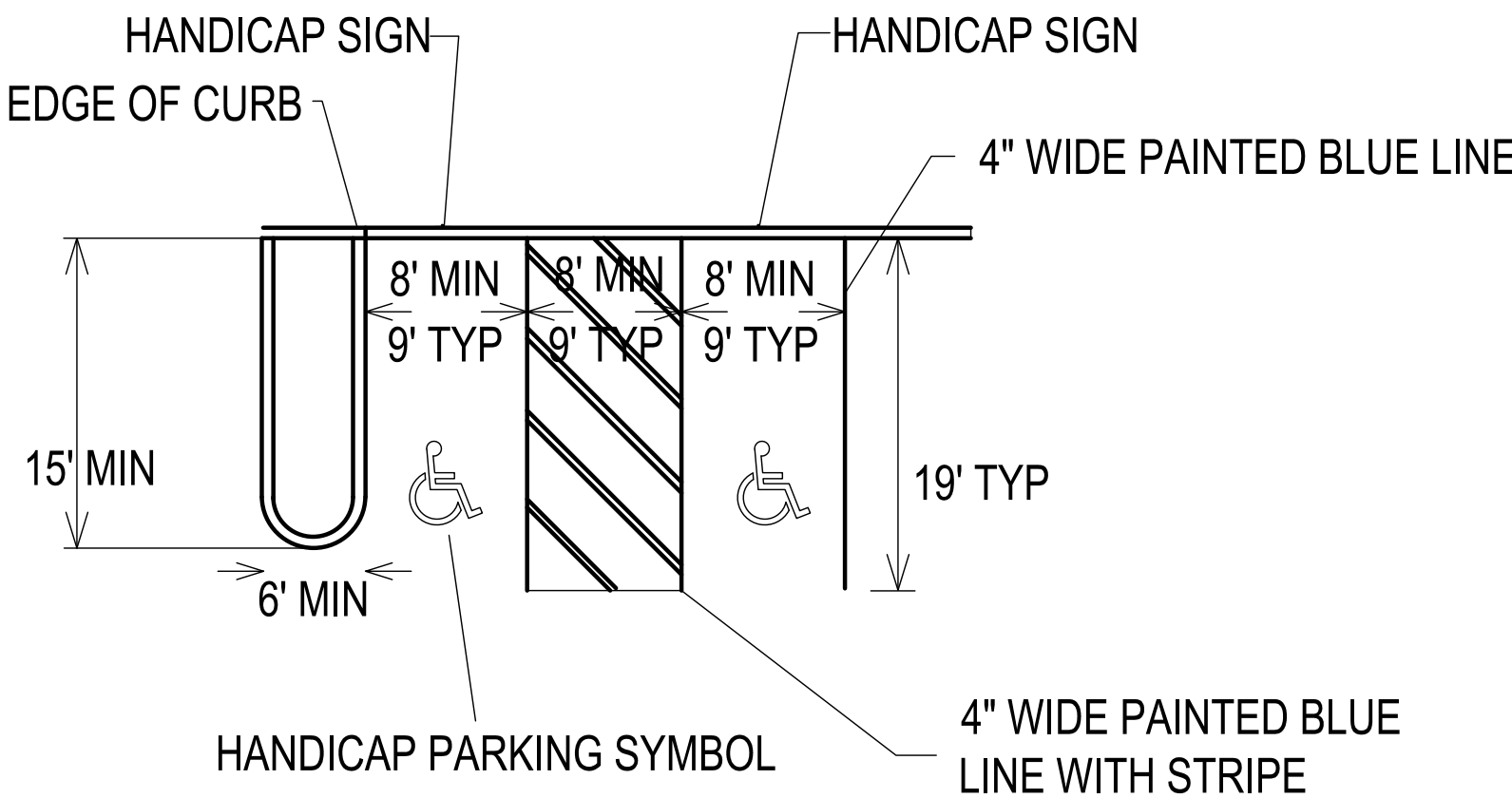
REQUIREMENT	BUS. DISTRICT 1	PROPOSED
MIN LOT AREA	7,500 SF	242,441SF
MIN. FRONT YARD	10'	158'-3"
MIN. SIDE YARD	10'	144'-1"
MIN. REAR YARD	10'	123'-8"
MAX BLDG. HEIGHT	35'	12'
MAX. F.A.R.	0.40	.004
MIN. LANDSCAPE	20%	56%
FRONT LANDSCAPE	10%	27%

PARKING

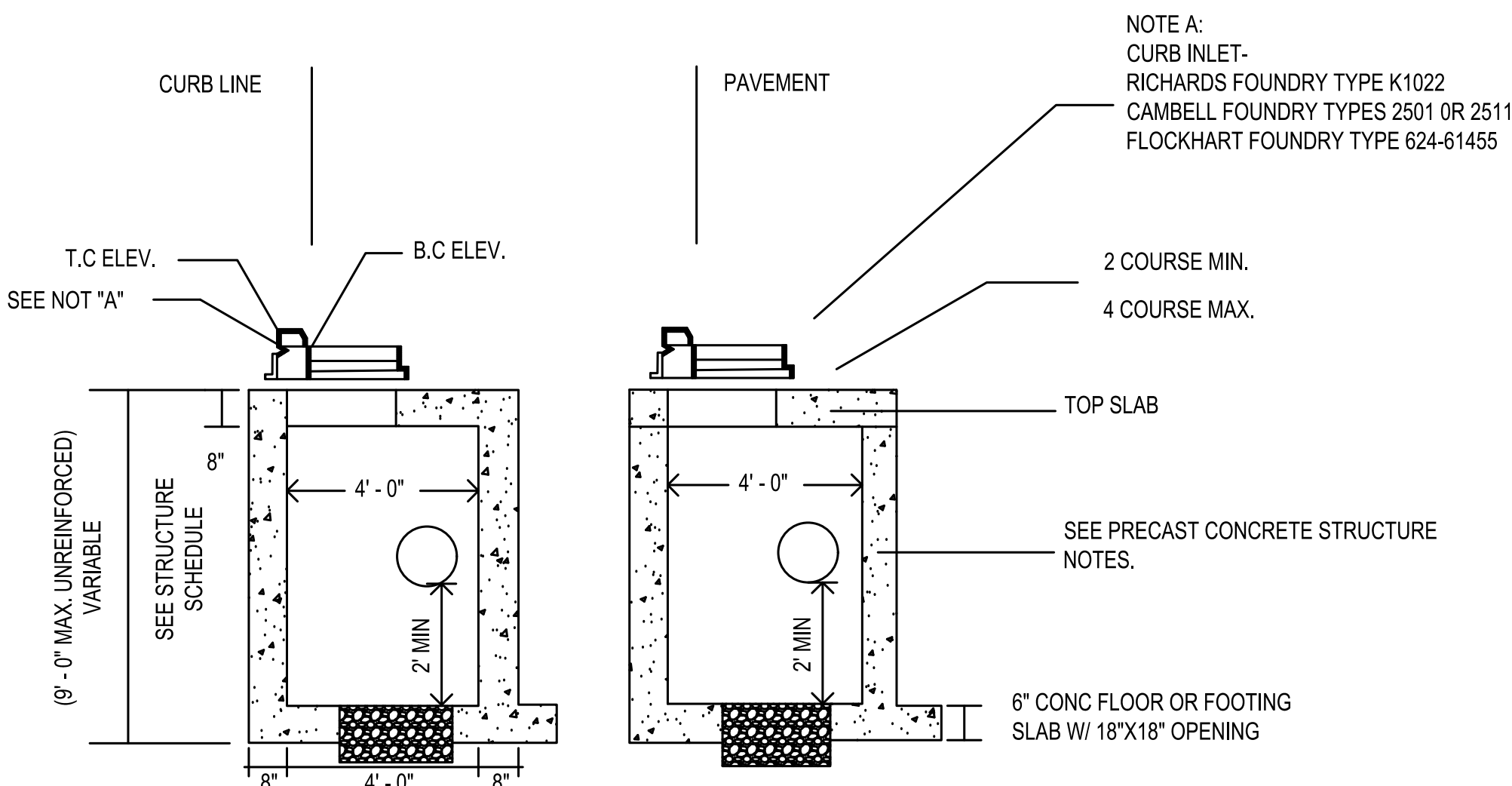
MIN. STALL SIZE: 9'X19' REQ
MIN. AISLE WIEDTH: 23' REQ
LOCATED: MIN. 8'-0" FROM PROP. LINES
MIN. 3' HIGH LANDSCAPED BERM BETWEEN PARKING
AND PUBLIC THOROUGHFARES
PARKING CALCULATIONS
FITNESS CENTER: 1 PER 200 SQ.FT.
REQUIRED: 11,100 / 200 = 55 PARKING STALLS
MINIMUM 3 OF THE 55 STALLS MUST BE ADA
PROVIDED: 55 TOTAL STALLS
6 ADA STALLS



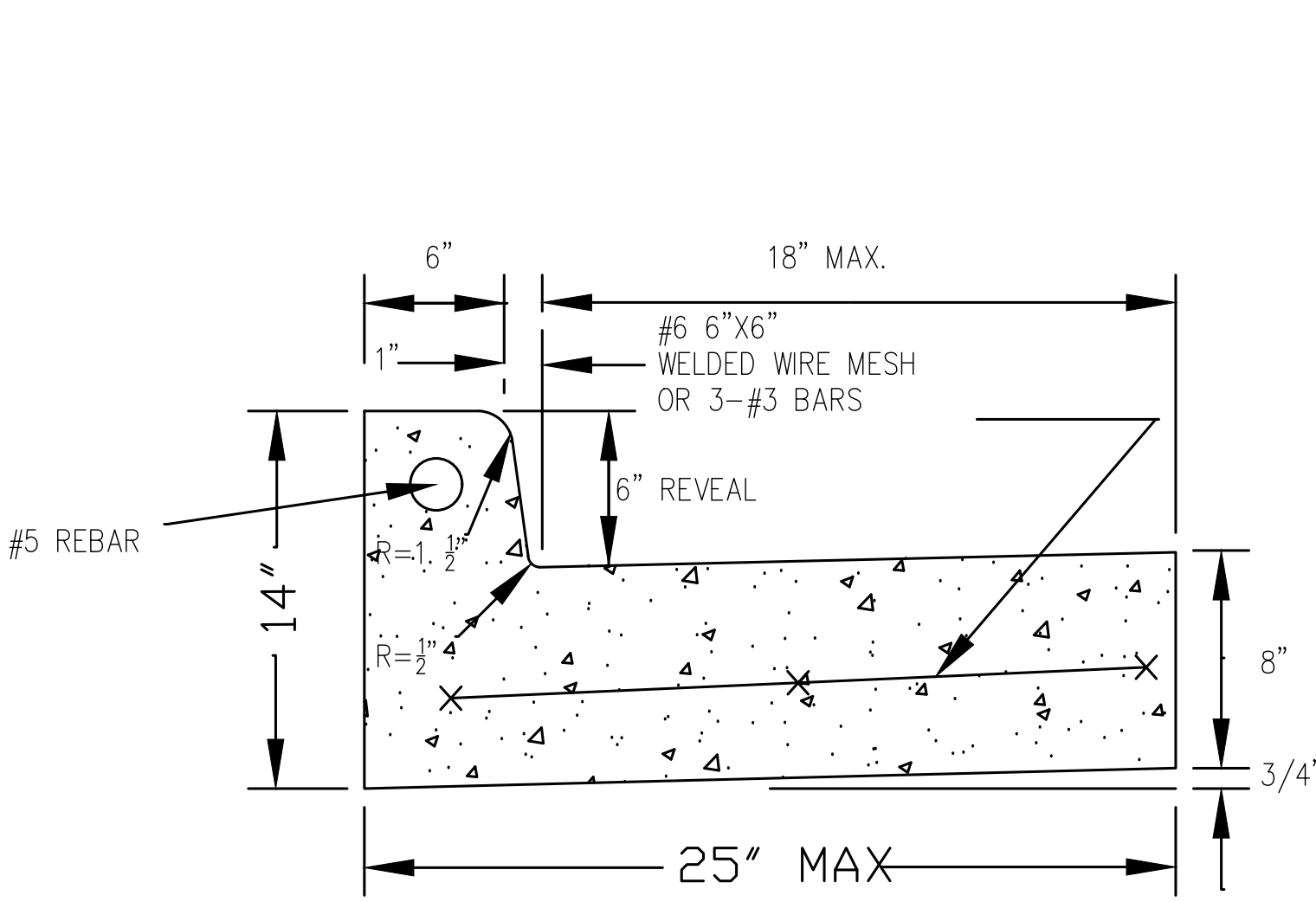
#1 PROPOSED SITE PLAN
C-003 SCALE: 1" = 40'



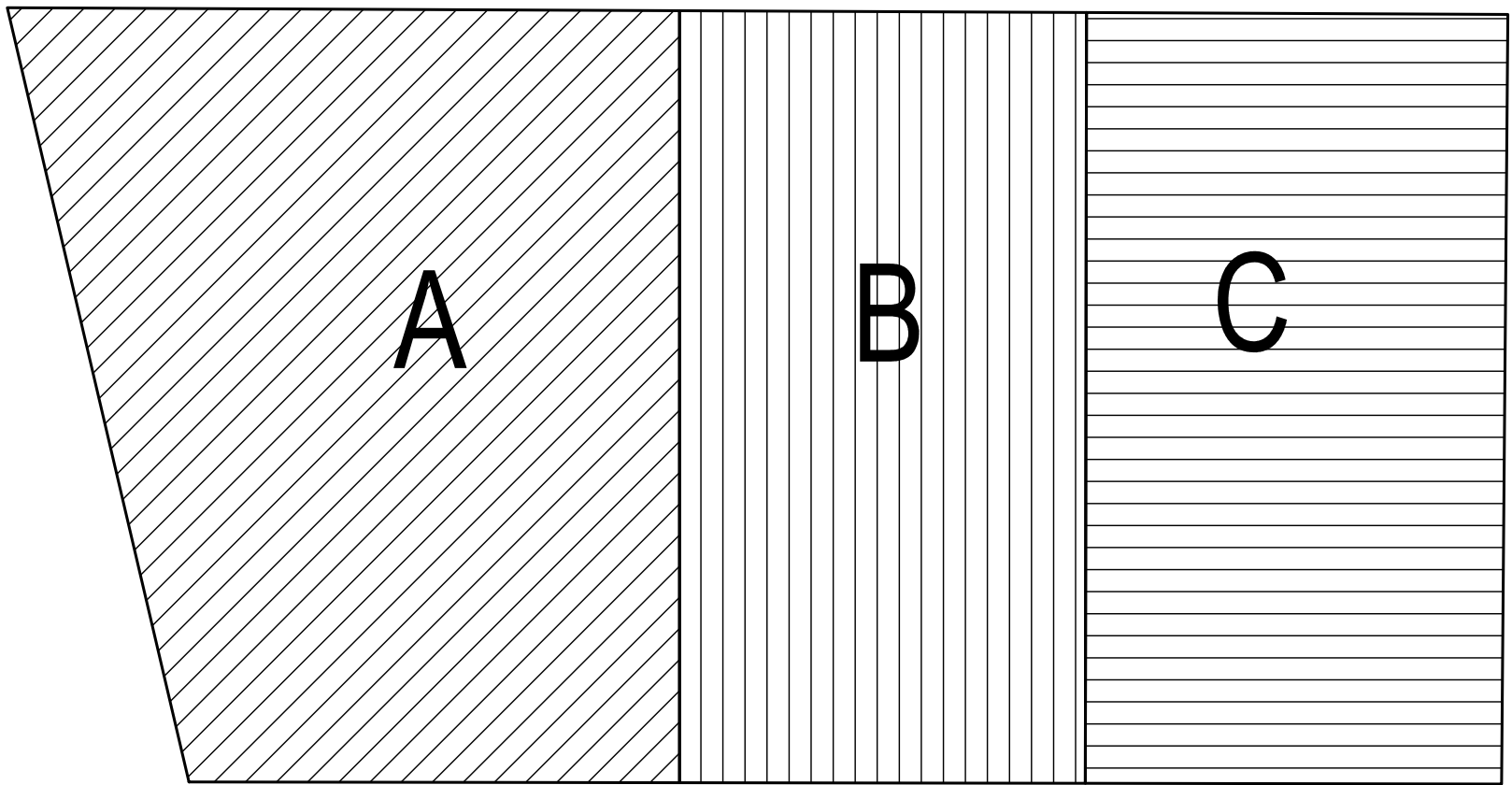
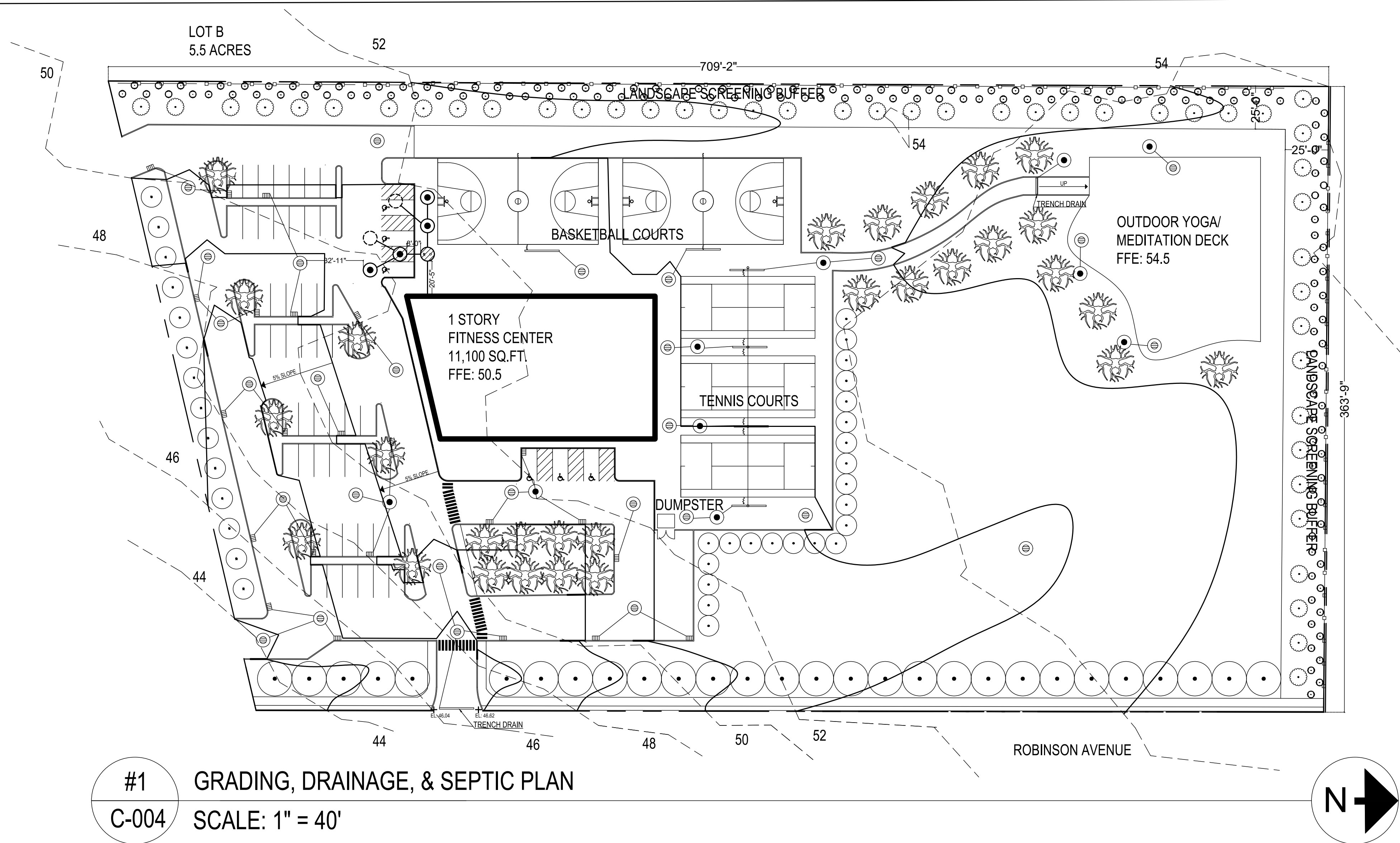
#2 ADA PARKING DETAIL
C-003 SCALE: NTS



#3 CATCH BASIN DETAIL
C-003 SCALE: NTS



#4 CURB DETAIL
C-003 SCALE: NTS



SEPTIC

CALCULATIONS: W/O SHOWERS
ALLOWABLE:
5.56 ACRES (600 GPD) = 3336GPD
ACTUAL:
.1 GPD/SF
(11100SF)(.1) = 1110 SF
1110 > 3336 GPD
(1110 SF) / (1.5 GPD SF) = 740 GPD
(740 GPD) / (31.42 SF/VF) = 23.55 VF
(23.55 VF) / (6 EFFECTIVE DEPTH) = 3.9
+50% (+2 LP) = 6 LP TOTAL 10' DIAMETER
SEPTIC LEACHING POOLS

LEGEND						
TRENCH DRAIN	LEACHING POOL W/ GRATE	LEACHING POOL W/ MANHOLE COVER	CATCH BASIN	SEPTIC TANK	SEPTIC LEACHING POOL	SEPTIC LEACHING POOL (EXPANSION)

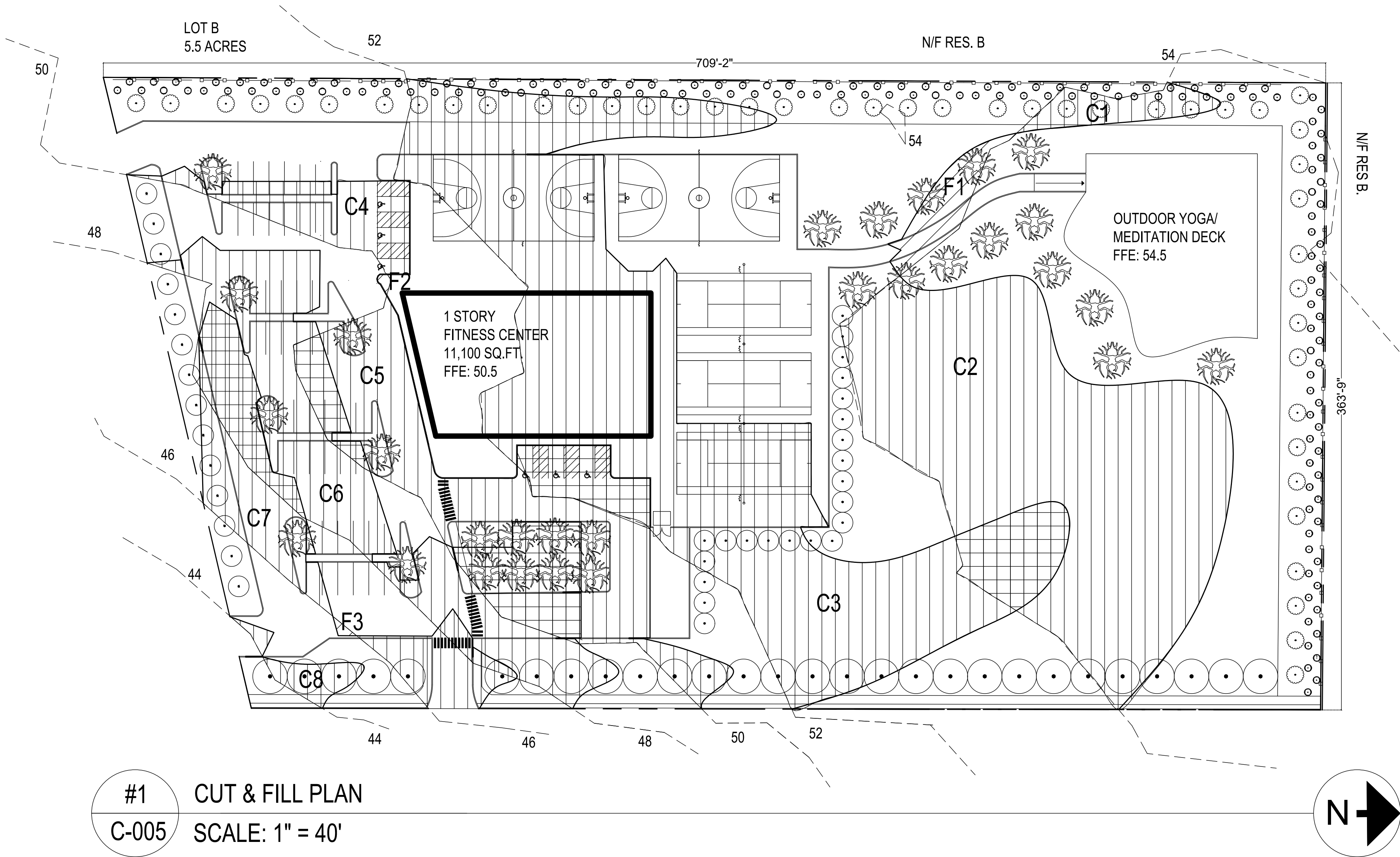
AREA	SURFACE MATERIAL	C	I	TRIBUTARY AREA (SF)	Q STORAGE REQ'D (CF)	TOTAL STORAGE REQ'D (CF)	TOTAL DEPTH OF 12' DIA. LP REQ'D (VF)	QRY OF 7'H 12' DIA LPS PROP.	QTY OF 8'H 12' DIA LPS PROP. ROUND UP
A	PAVENENT	1	0.17	63361	10771.37	13969.427	138.5443519	19.79205027	20
	LANDSCAPE	0.3	0.17	25507	1300.857				
	ROOF	1	0.17	11160	1897.2				
B	PAVENENT	1	0.17	23942	4070.14	6420.883	63.68028365	9.097183378	10
	LANDSCAPE	0.3	0.17	46093	2350.743				
	ROOF (N/A)	1	0.17	0	0				
C	PAVENENT	1	0.17	11097	1886.49	4994.991	49.53873847	7.076962639	8
	LANDSCAPE	0.3	0.17	60951	3108.501				
	ROOF (N/A)	1	0.17	0	0				

B
DESIGN
R
G

SITE DESIGN
COMMERCIAL PROJECT
CUT & FILL PLAN
STEVEN BERG
08.05.2025
PROFESSOR LOPICCOLO

SHEET 5
SCALE: 1" = 40'-0"

C-005



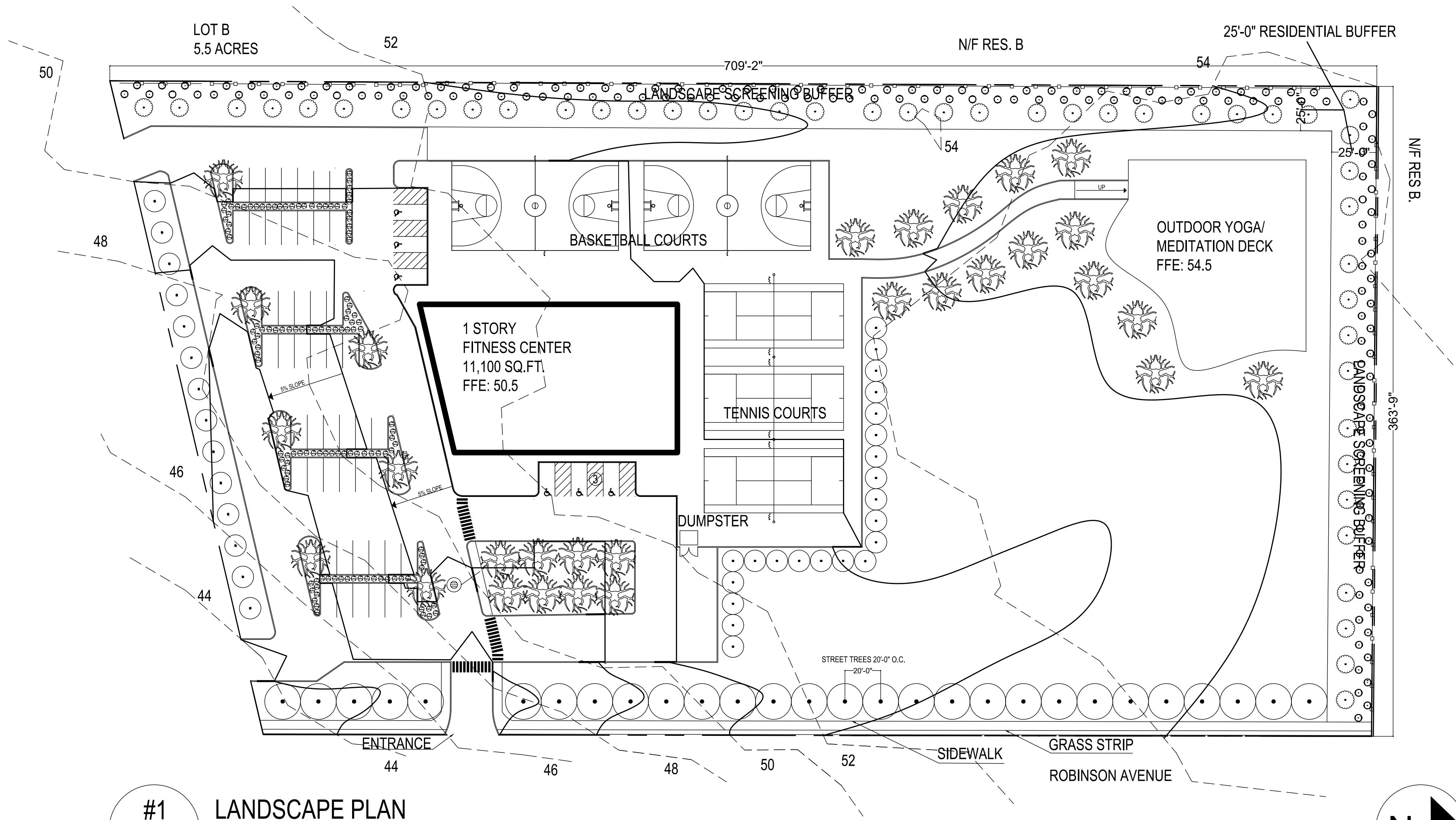
CUT #	CUT AREA (SQ. FT)
C1	3,500
C2	64,680
C3	88,352
C4	7,590
C5	35,196
C6	39,008
C7	16,548
C8	2,140
TOTAL CUT CF: 257,014	
TOTAL CUT CY: 9,519.04	
FILL#	FILL AREA (SQ.FT)
F1	3,350
F2	116
F3	120
TOTAL FILL CF: 3,568	
TOTAL FILL CY: 132.8	
EXCESS CUT = 9,387CY	

B
DESIGN
R
G

SITE DESIGN
COMMERCIAL PROJECT
LANDSCAPE PLAN
STEVEN BERG
08.05.2025
PROFESSOR LOPICCOLO

SHEET 6
SCALE: 1" = 40'-0"

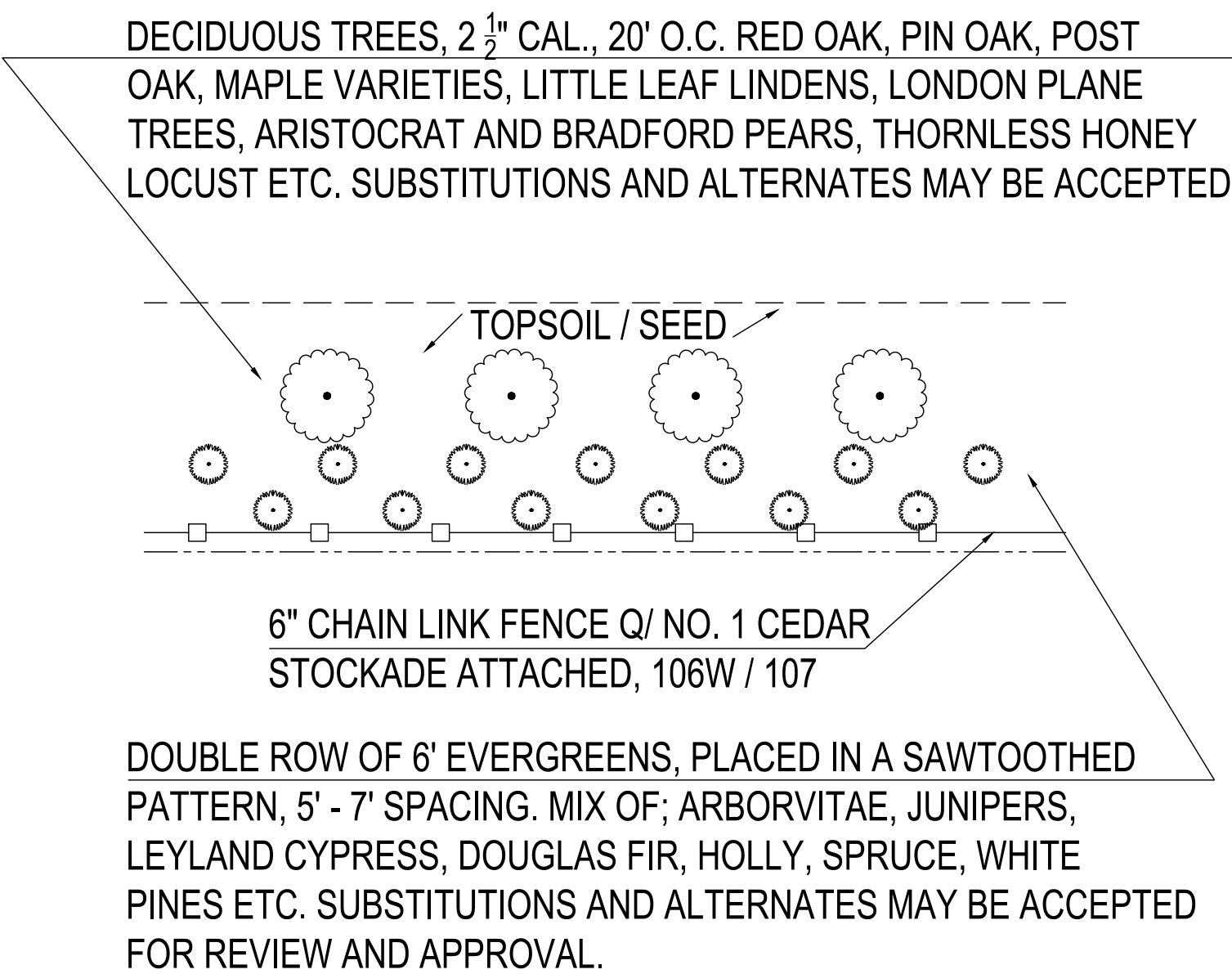
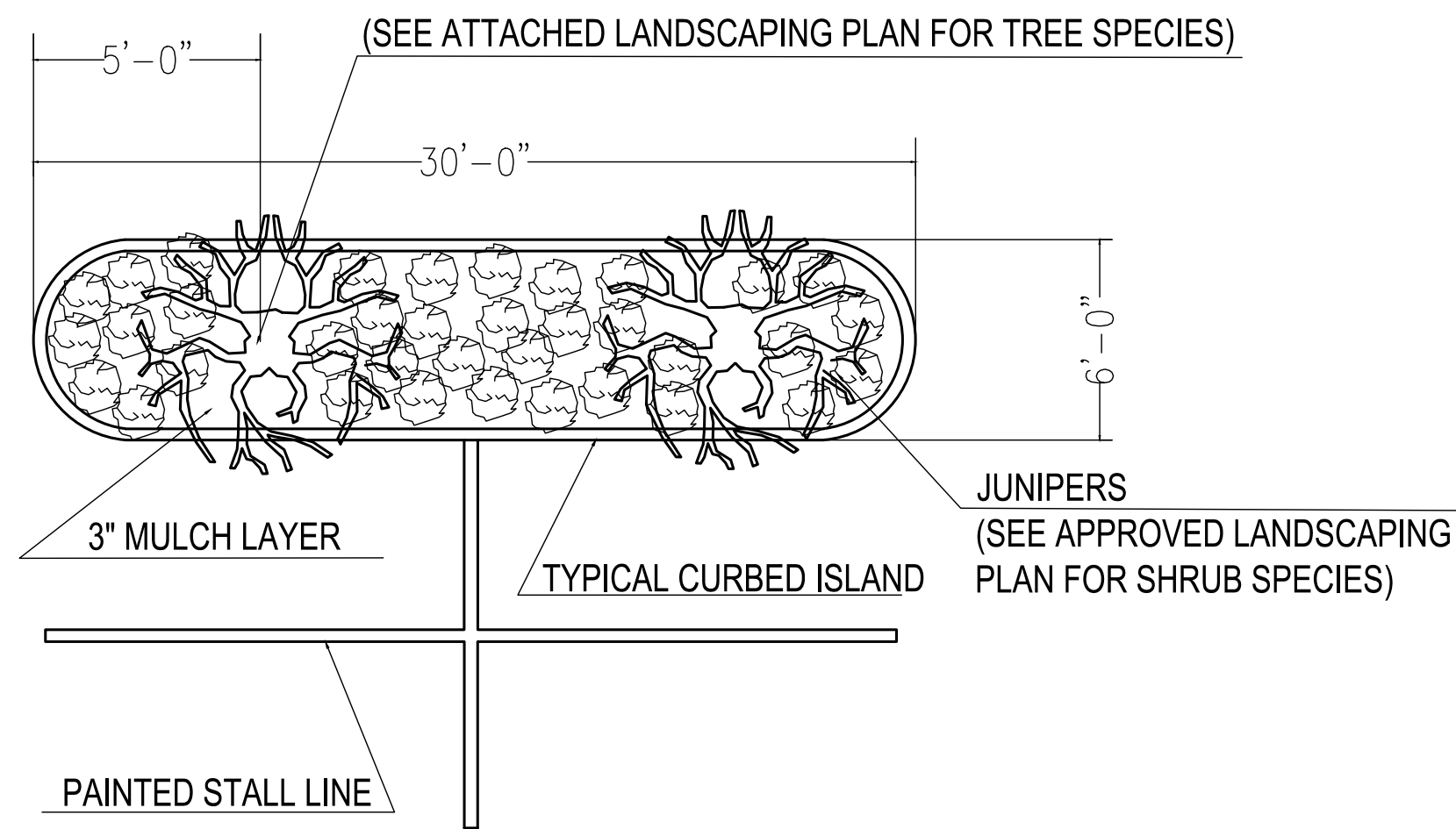
C-006



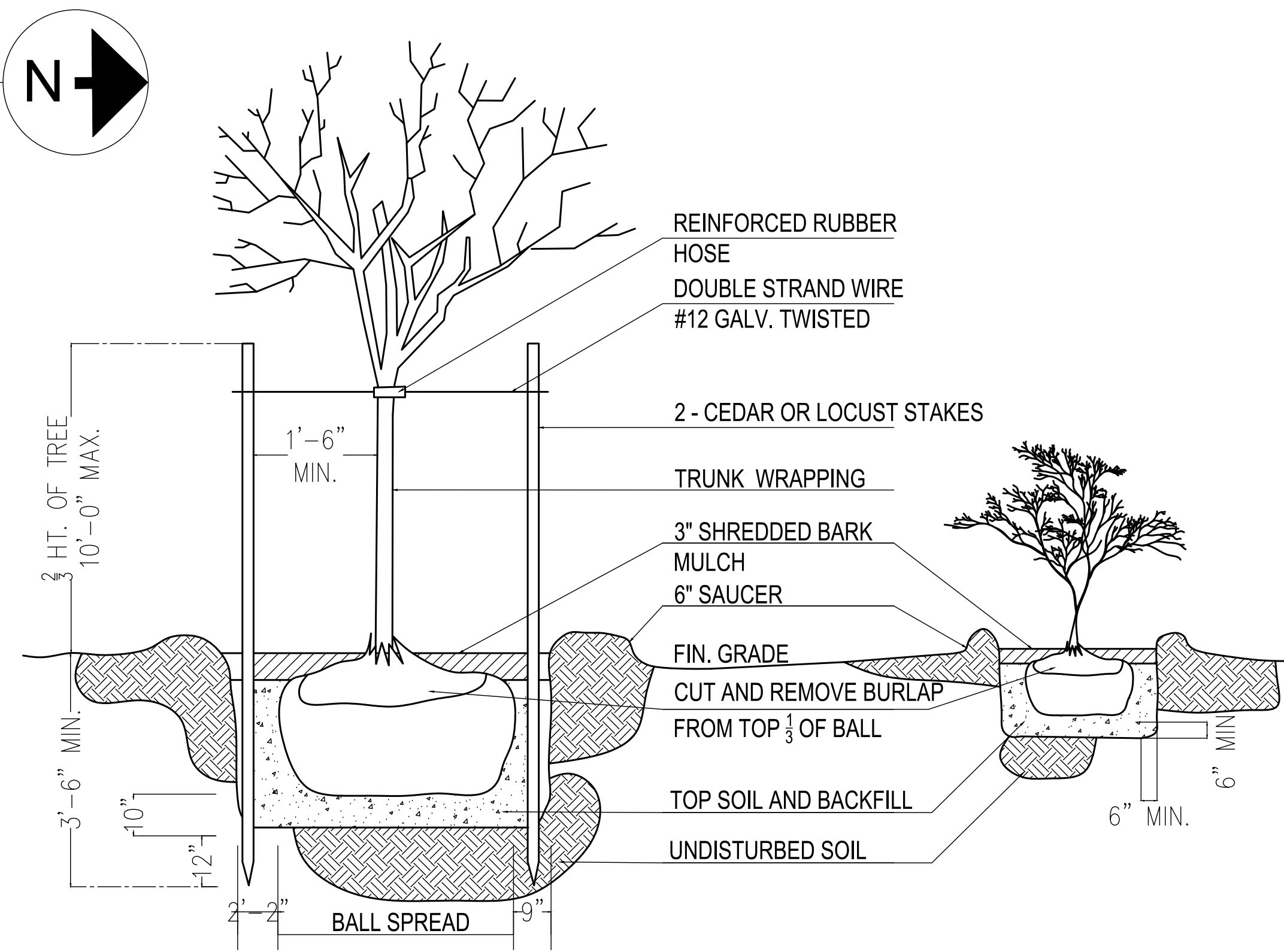
LANDSCAPE SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
PINUS STROBUS	EASTERN WHITE PINE	20"0"	28
THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	12'-0"	36
ULMUS AMERICANA	LIBERTY ELM	22'-0"	29
ABIES CONCOLOR	WHITE FIR	10'-0"	46
TAXUS CUSPIDATA	DWARF JAPANESE YEW	3'-0"	122
SPIREA BUMALDA	GOLD FLAME SPIREA	4'-0"	146

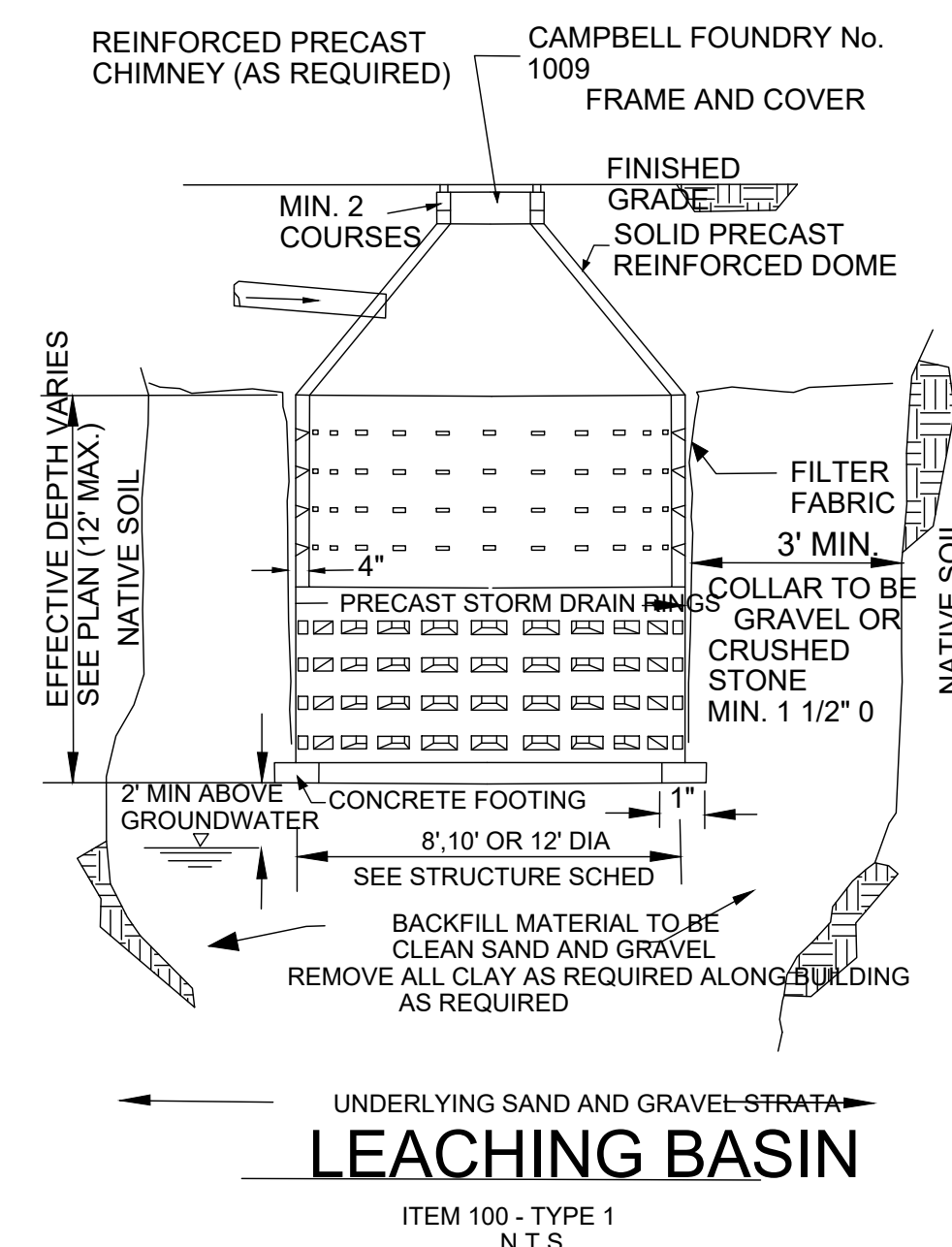
#1 LANDSCAPE PLAN
C-006 SCALE: 1" = 40'



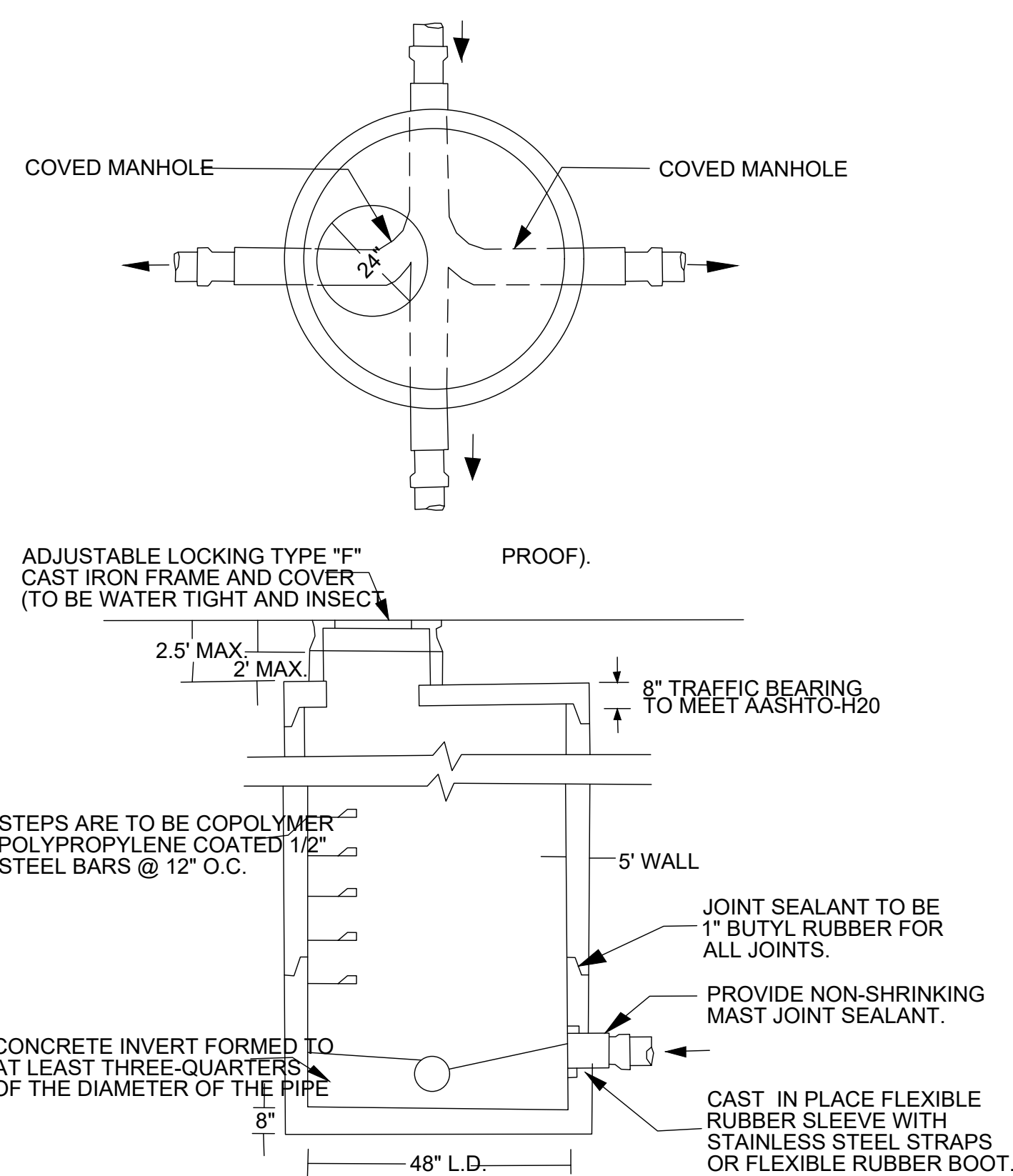
#3 PLANTED BUFFER SCREENING DETAIL
C-006 SCALE: NTS



#4 PLANTING DETAIL
C-006 SCALE: NTS

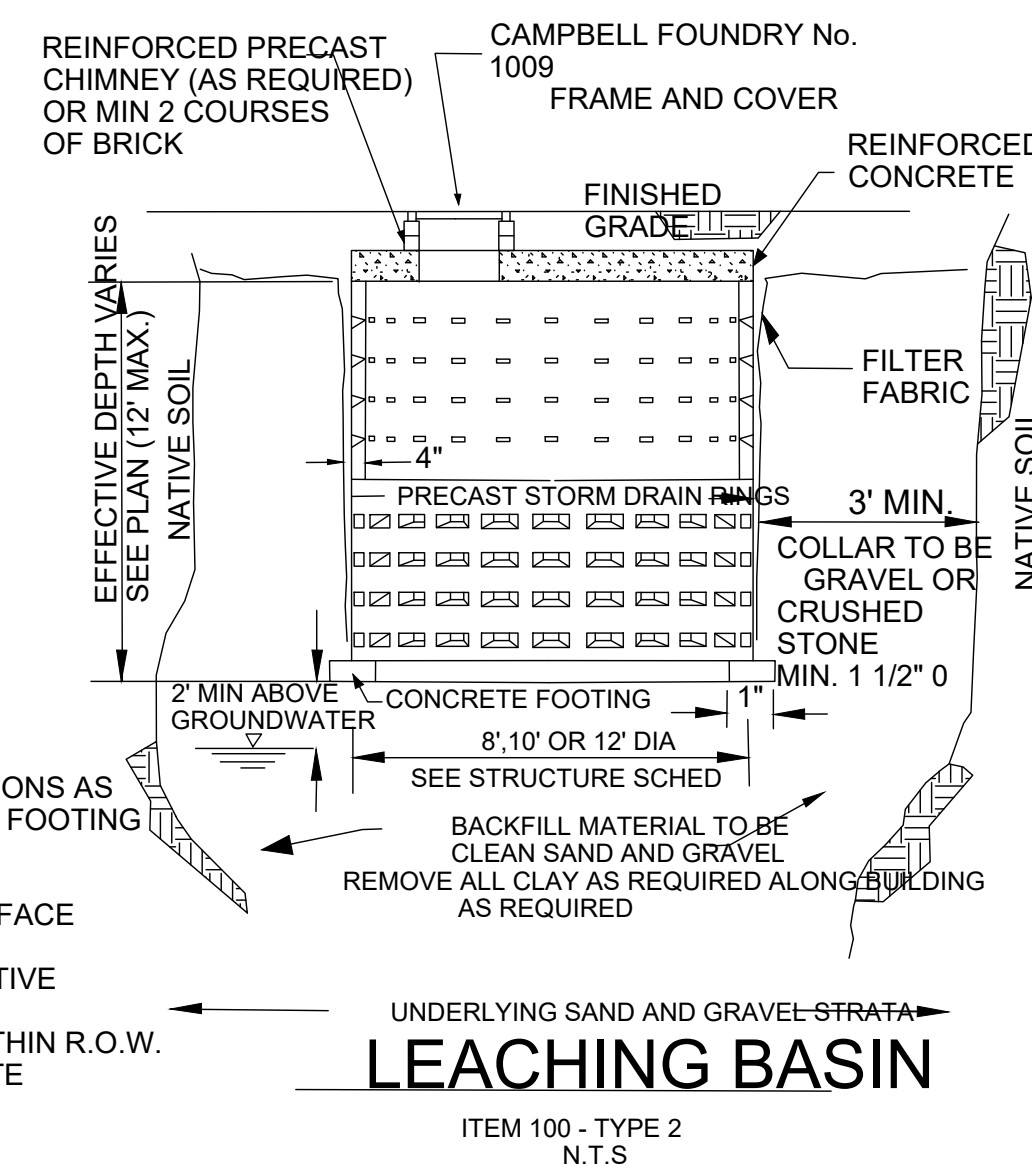


#1	LEACHING POOL DETAIL
C-007	SCALE: NTS

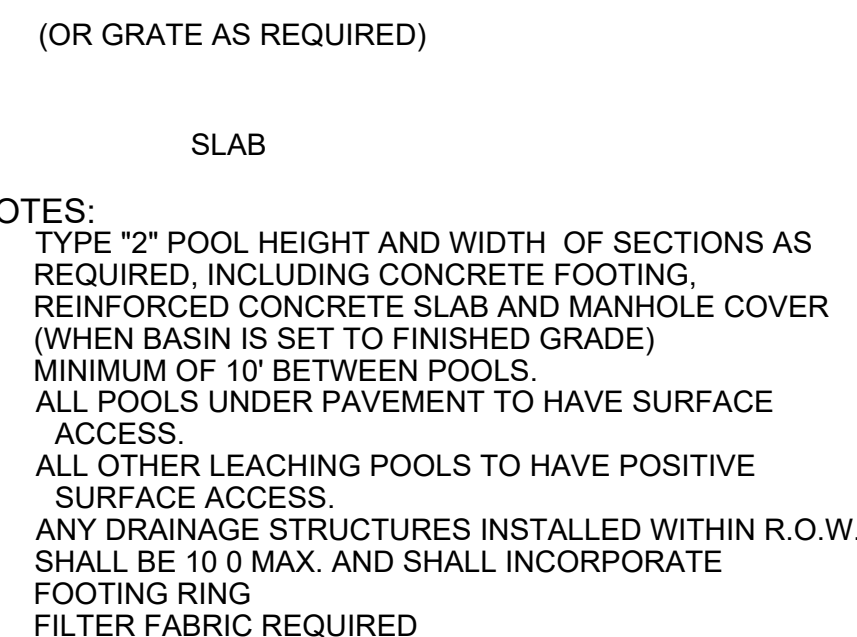


1. ALL MANHOLES SECTIONS SHALL CONFORM TO A.S.T.M. C-478, LATEST REVISION.
2. STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE M.H. SECTIONS.
2. MANHOLE RISER SECTION TO BE FURNISHED IN 1,2,3 OR 4' HEIGHTS, AS REQUIRED.
3. LOADING TO CONFORM TO AASHTO H-20 LOADING.
4. ALL CONCRETE IS TO MEET 4000 PSI AT 28 DAY SET.
5. ALL OUTLETS ARE TO BE SET AT THE SAME ELEVATION, 0.1' MINIMUM BELOW INLETS (S)

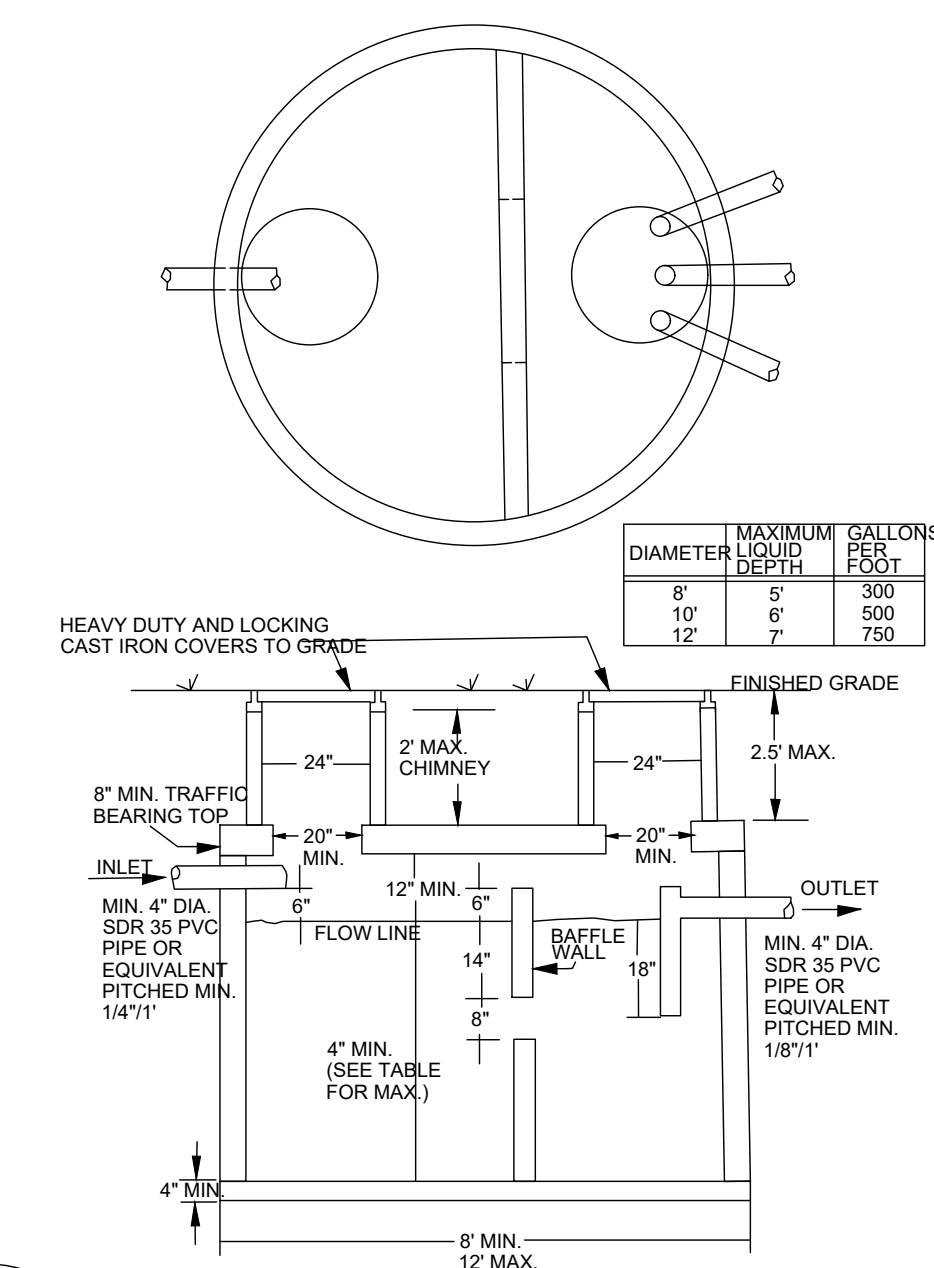
#3	CONCRETE MANHOLE DISTRIBUTION DETAIL
C-007	SCALE: NTS



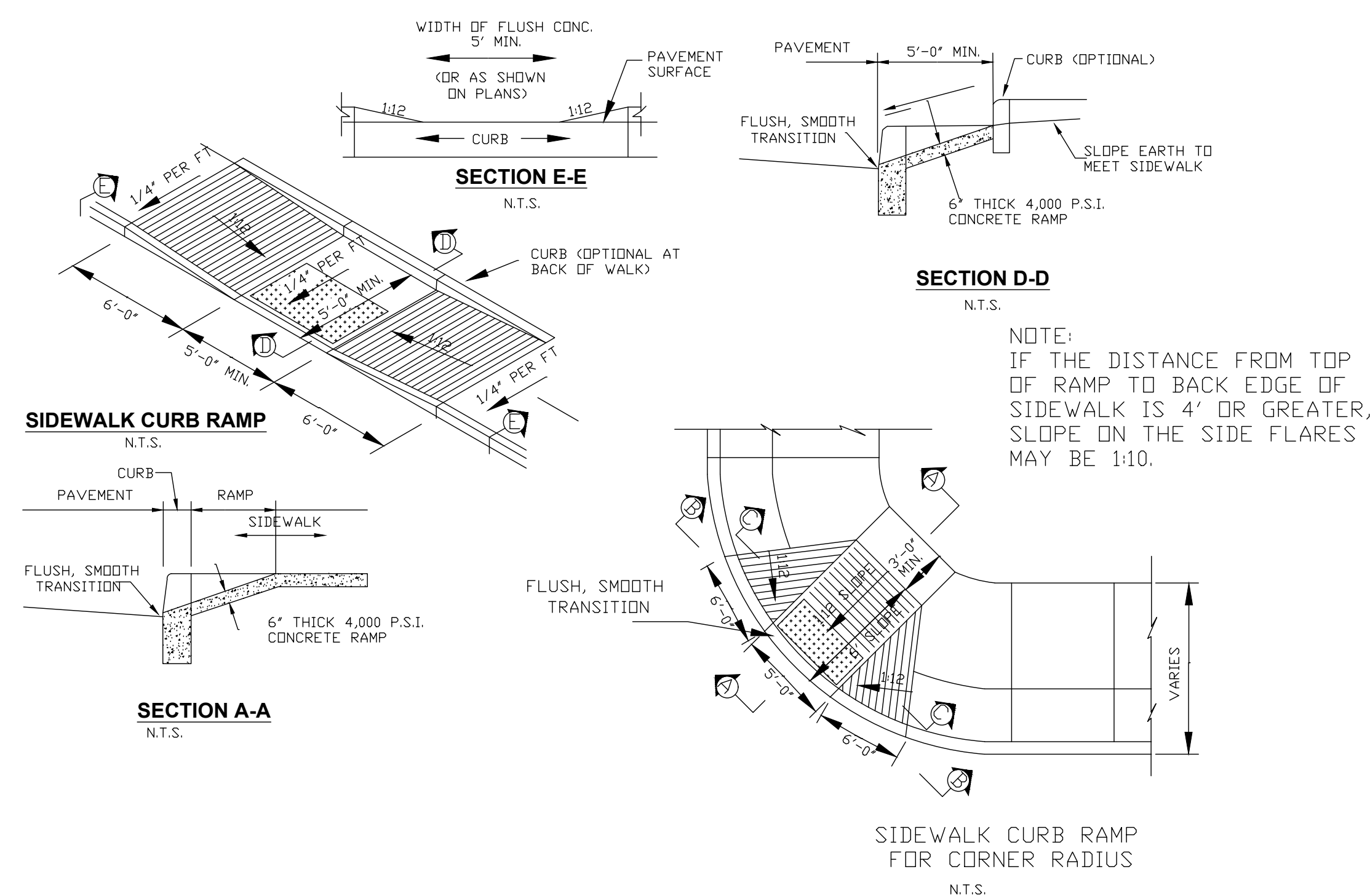
#4	SIDEWALK DETAIL
C-007	SCALE: NTS



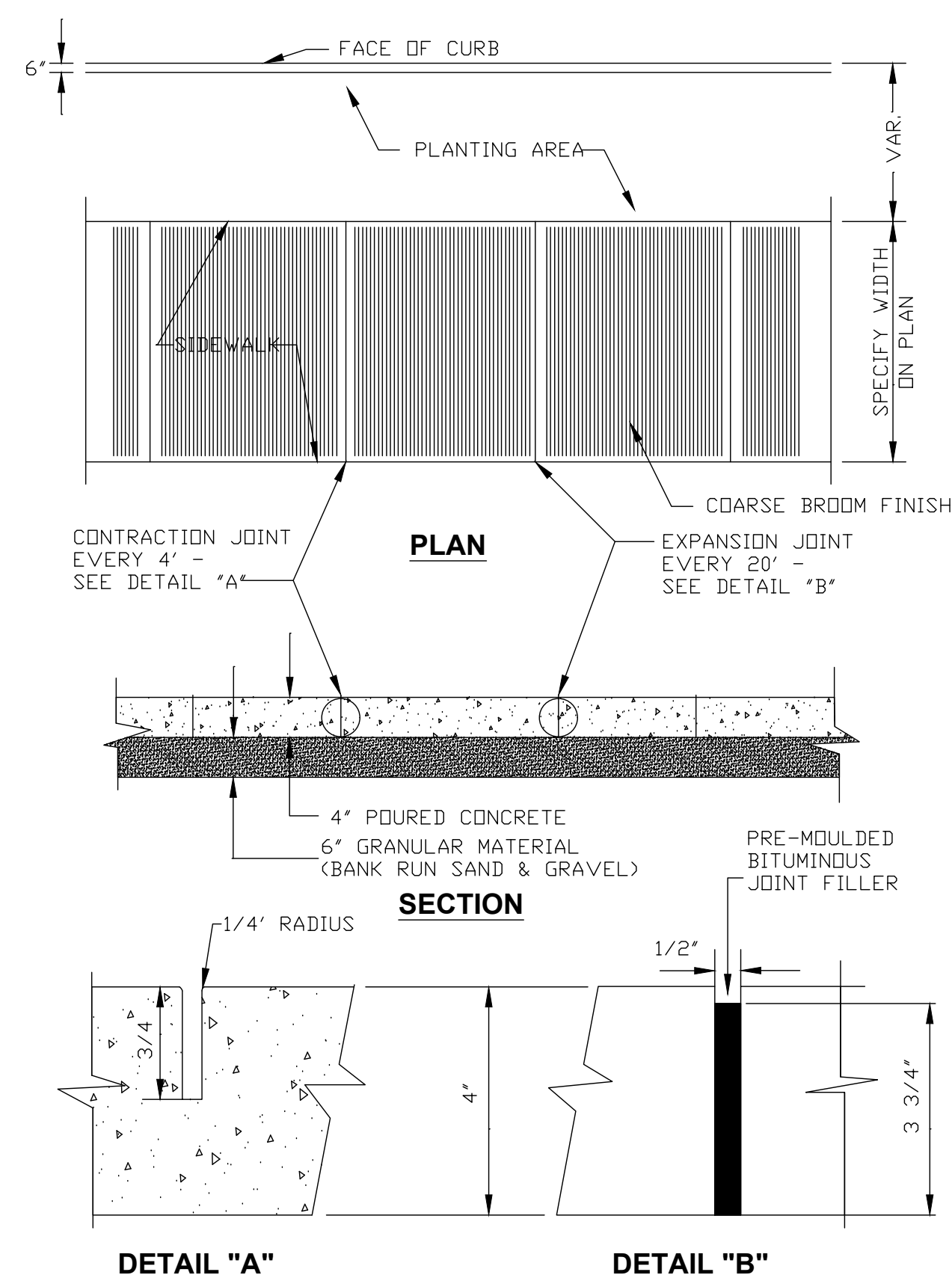
#5	SIDEWALK CURB RAMP DETAIL
C-007	SCALE: NTS



#2	SEPTIC TANK DETAIL
C-007	SCALE: NTS



#5	SIDEWALK CURB RAMP DETAIL
C-007	SCALE: NTS



ALL CONCRETE SHALL BE AIR ENTRAINED, 4000 PSI
CYLINDER TESTING AS REQUIRED PER TOWN
ENGINEER

ALL SIDEWALKS PLACED WITHIN MUNICIPAL
ROW SHALL BE 5' MIN. WIDTH