

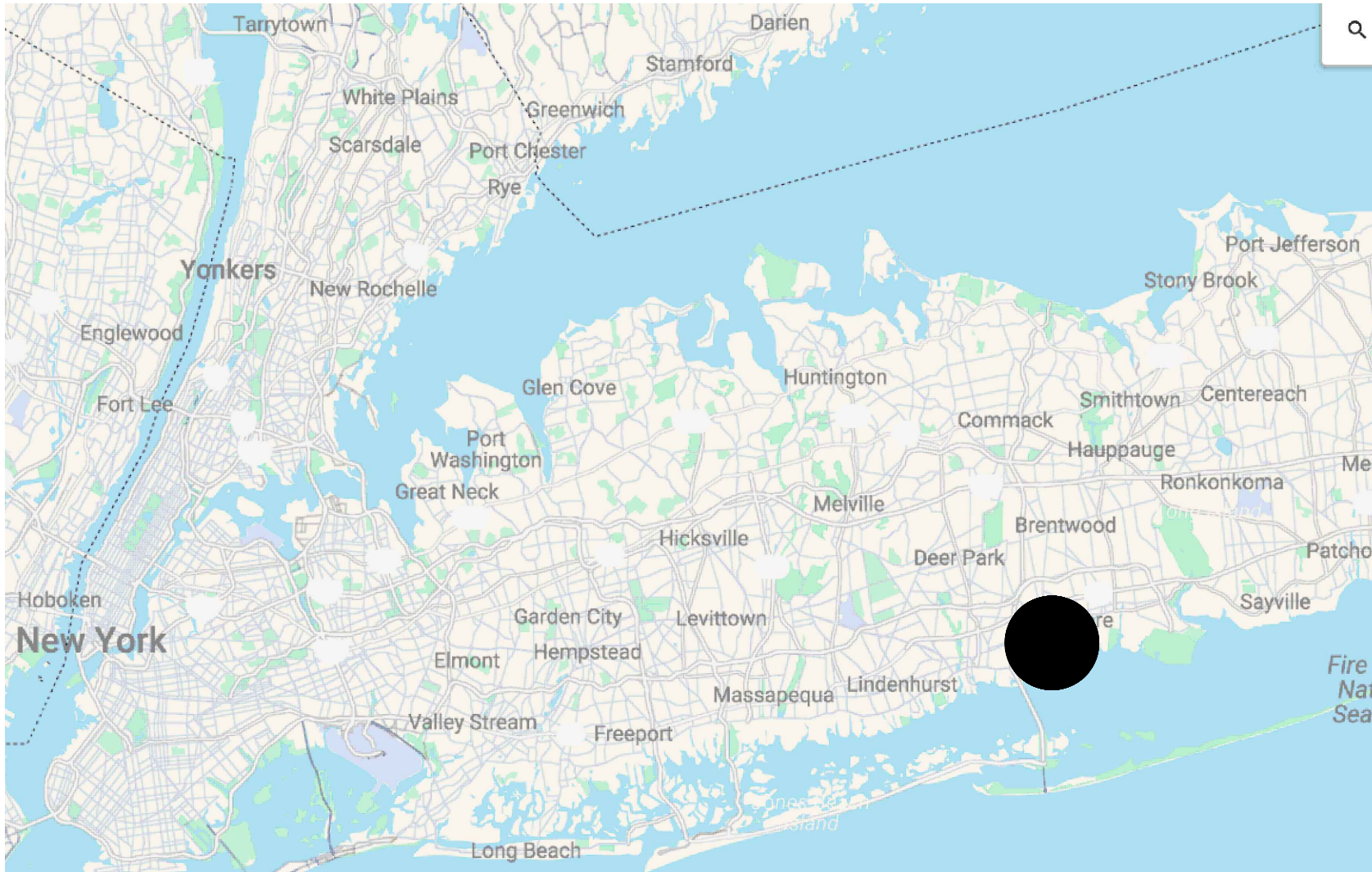
COMMERCIAL PROJECT - SITE INFORMATION

NEW COMMERCIAL CONSTRUCTION:

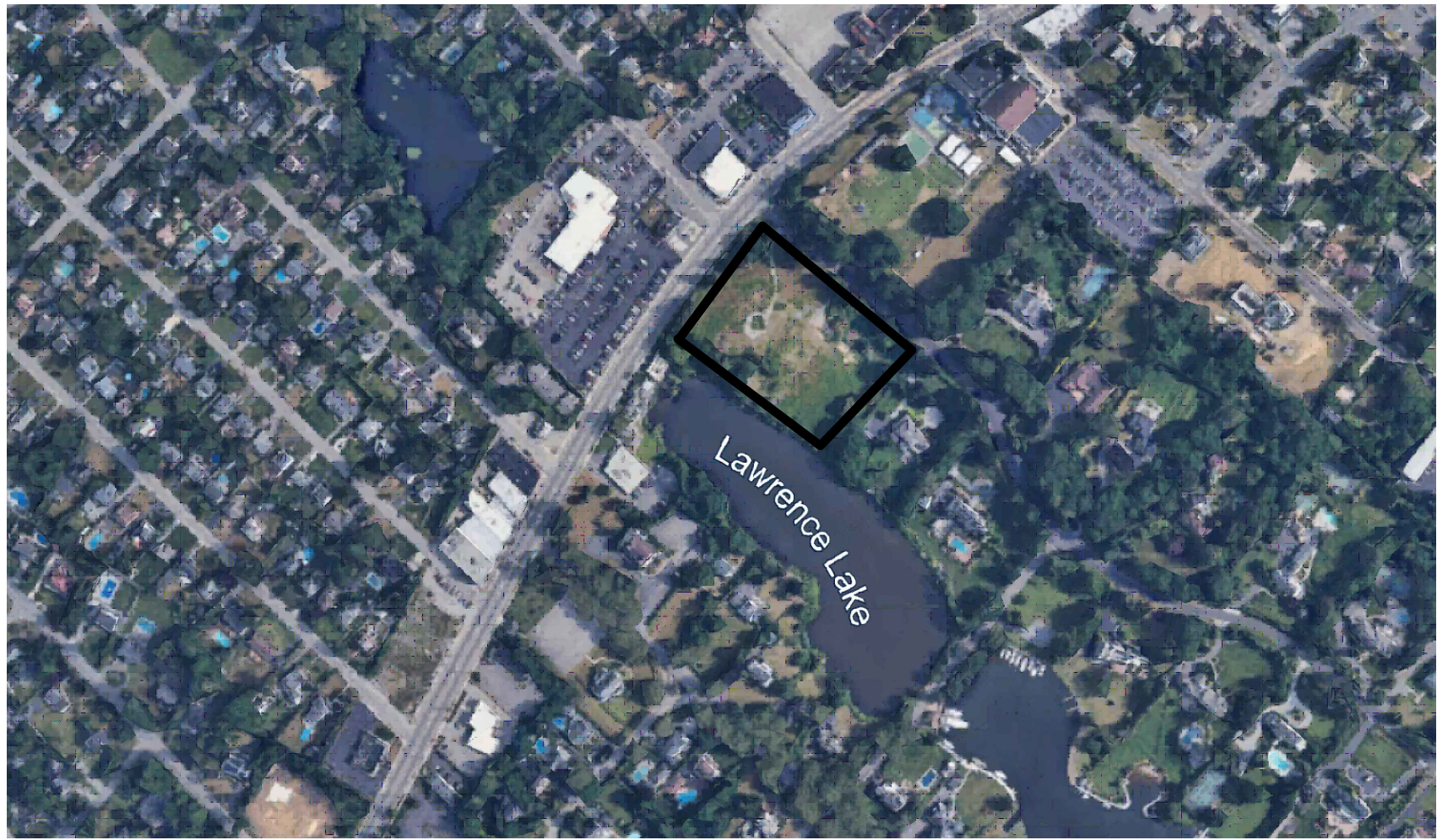
FITNESS CENTER + CAFE

SITE LOCATION: TWO GARNER LANE,
BAY SHORE, NY

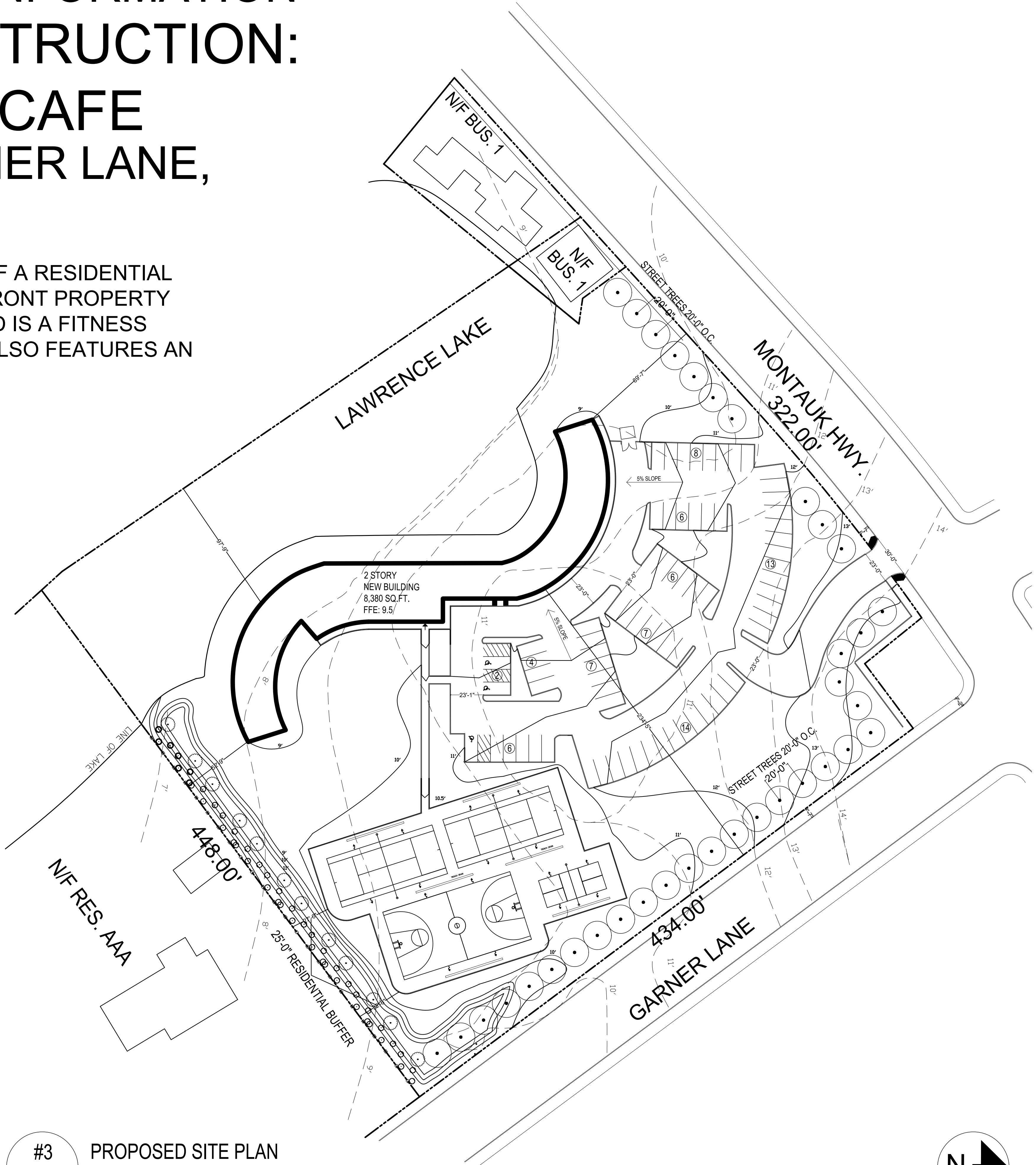
THE CLIENT HAS PURCHASED A SITE LOCATED ON THE CORNER OF A RESIDENTIAL NEIGHBORHOOD AND A COMMERCIAL STRIP. THE SITE IS A LAKEFRONT PROPERTY AND THE CLIENT HAS ASKED FOR A UNIQUE BUILDING. PRESENTED IS A FITNESS CENTER CANOE CLUB IN JUNCTION WITH A CAFE. THIS BUILDING ALSO FEATURES AN ACCESSIBLE GREEN ROOF.



#1 SITE LOCATION MAP
C-001 SCALE: NTS



#2 SITE LOCATION & CONTEXT
C-001 SCALE: NTS



#3 PROPOSED SITE PLAN
C-001 SCALE: 1" = 40'

SITE INFORMATION - GENERAL NOTES

ALL WORK SHOULD CONFORM TO TOWN OF ISLIP CODES, NYS UNIFORM FIRE PREVENTION AND BUILDING CODE 2025, NYS ENERGY AND CONSERVATION CONSTRUCTION, AND ALL OTHER APPLICABLE FEDERAL/STATE/COUNTY REQUIREMENTS

FIELD CONDITIONS, DIMENSIONS, GRADES, AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOULD BE VERIFIED BY CONTRACTOR. NOTIFY DESIGN PROFESSIONAL OF ANY UNFORESEEN CIRCUMSTANCES.

ALL REQUIRED PERMITS AND APPROVALS SHALL BE OBTAINED BEFORE BREAKING GROUND

- PLANNING, HIGHWAY, OTHER GOVERNING JURISDICTIONS

CONTRACTOR SHOULD MAINTAIN SAFE SITE ESPECIALLY IN TERMS OF PUBLIC PEDESTRIAN STREET PATHS AND VEHICULAR ACCESS

EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE PRIOR TO EARTH MOVEMENT

COMPLY WITH TOWN OF ISLIP STORM WATER MANAGEMENT AND EROSION & SEDIMENT CONTROL REQUIREMENTS

STORM WATER SHALL NOT DISCHARGE OFF SITE TOWARDS NEIGHBORING SITES OR IN A MANNER THAT CAUSES EROSION OR SILTATION

ALL INLETS AND CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION – FILTER FABRIC, TEMPORARY PROTECTION COVERS AND CLEANED AS REQUIRED

PROTECT EXISTING DRAINAGE PATTERNS AND DO NOT CROSS PROPERTY LINES DURING EARTH MOVEMENT

ALL MODIFICATIONS SHALL BE APPROVED BY PLANS AS DRAWN

ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED BY PLANTINGS, SEED, PAVEMENT OR TOPSOIL

CALL 811 PRIOR TO EXCAVATION. LOCATE AND PROTECT ALL EXISTING UTILITIES – CALL BEFORE YOU DIG

SANITARY DISPOSAL, WATER SERVICE, AND ANY WASTE WATER WORK SHALL COMPLY WITH SUFFOLK COUNTY

DEPARTMENT OF HEALTH SERVICES REQUIREMENTS AND THE SUFFOLK COUNTY SANITARY CODE

SITE WALKS, RAMPS, CURBS, PARKING, AND ACCESS ROUTES SHALL COMPLY WITH ADA

PROVIDE REQUIRED ACCESSIBLE PARKING, SIGNAGE, STRIPING, SLOPES, AND ACCESS AISLES

PROVODE POSITIVE DRAINAGE AWAY FORM BUILDINGS

NO POOLING PERMITTED ON ACCESSIBLE ROUTES OR AT BUILDING ENTRIES

STOCKPILES SHALL BE LOCATED AWAY FROM SHORELINE/DRAINAGE FEATURES AND SHALL BE STABILIZED

AND/OR COVERED.

ALL REQUIRED SEPTIC TANKS, AND LEACHING POOLS SHALL REMAIN THE REQUIRED DISTANCE AWAY FROM THE

SHORELINE, EACH OTHER, AND THE BUILDING

EXISTING SEWER CONNECTION

EXISTING ELECTRICAL INFRASTRUCTURE ON NEARBY STREETS

EXISTING PAVEMENT FROM PREVIOUS STRUCTURE ON SITE

NORTH OF SITE 7’ HIGHER THAN SOUTH

PREVAILING WINTER WINDS: NORTHWEST

PREVAILING SPRING WINDS: WESTERN AND SOUTHERN

PREVAILING SUMMER WINDS: SOUTHWEST

PREVAILING FALL WINDS: WESTERN AND SOUTHERN

THERE IS A FLOOD RISK ON HEAVY RAINS

FLASH FLOODS ARE POSSIBLE BUT NOT LIKELY

SEASONAL HIGH WATER TABLE: 11’–0”

ALL STORM WATER SHOULD BE RETAINED OR MANAGED ON SITE

SEPTIC MUST BE COORDINATED WITH LAKE ON SITE

SITE HAS A SCEPTIC ALLOWANCE OF 2,244 GALLONS A DAY AND MUST BE COORDINATED WITH ITS TWO

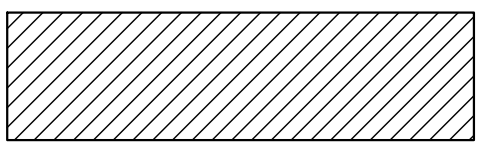
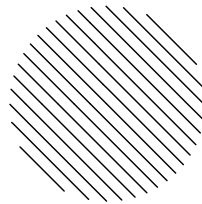
DIFFERENT FUNCTIONS

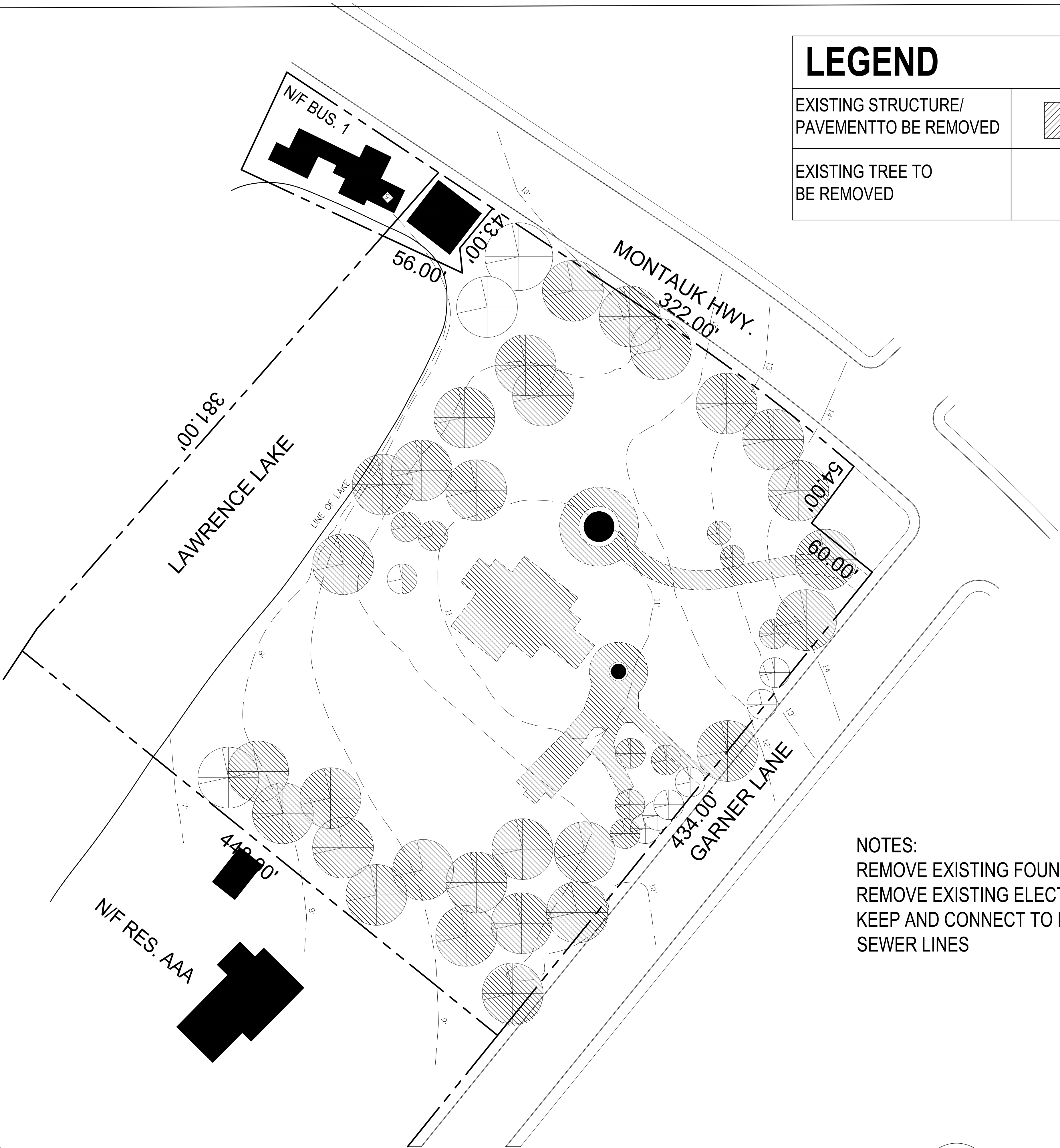
THE LAKE ADJACENT TO THE SITE HAS LITTLE TO NO WAVE ACTION SO EROSION IS VERY LIMITED AND NOT AN ISSUE

FILL MATERIAL REQUIRED FOR SANDY/LOAMY SOIL NEAR LAKE – IF ANY STRUCTURES ARE DESIRED

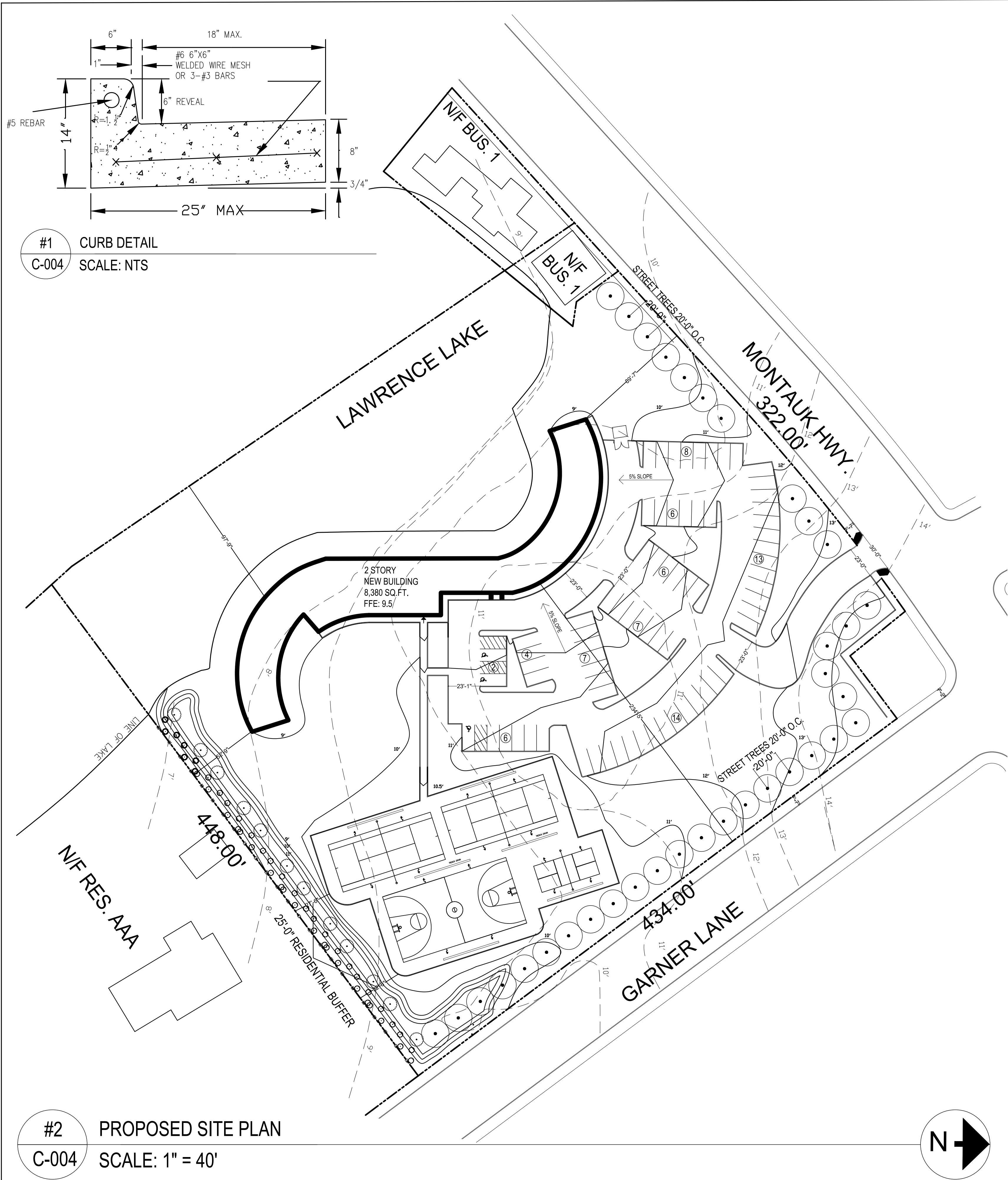
INDEX

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



NOTES:
REMOVE EXISTING FOUNDATIONS
REMOVE EXISTING ELECTRIC
KEEP AND CONNECT TO EXISTING
SEWER LINES



#1 CURB DETAIL
C-004 SCALE: NTS

#2 PROPOSED SITE PLAN
C-004 SCALE: 1" = 40'

ZONING

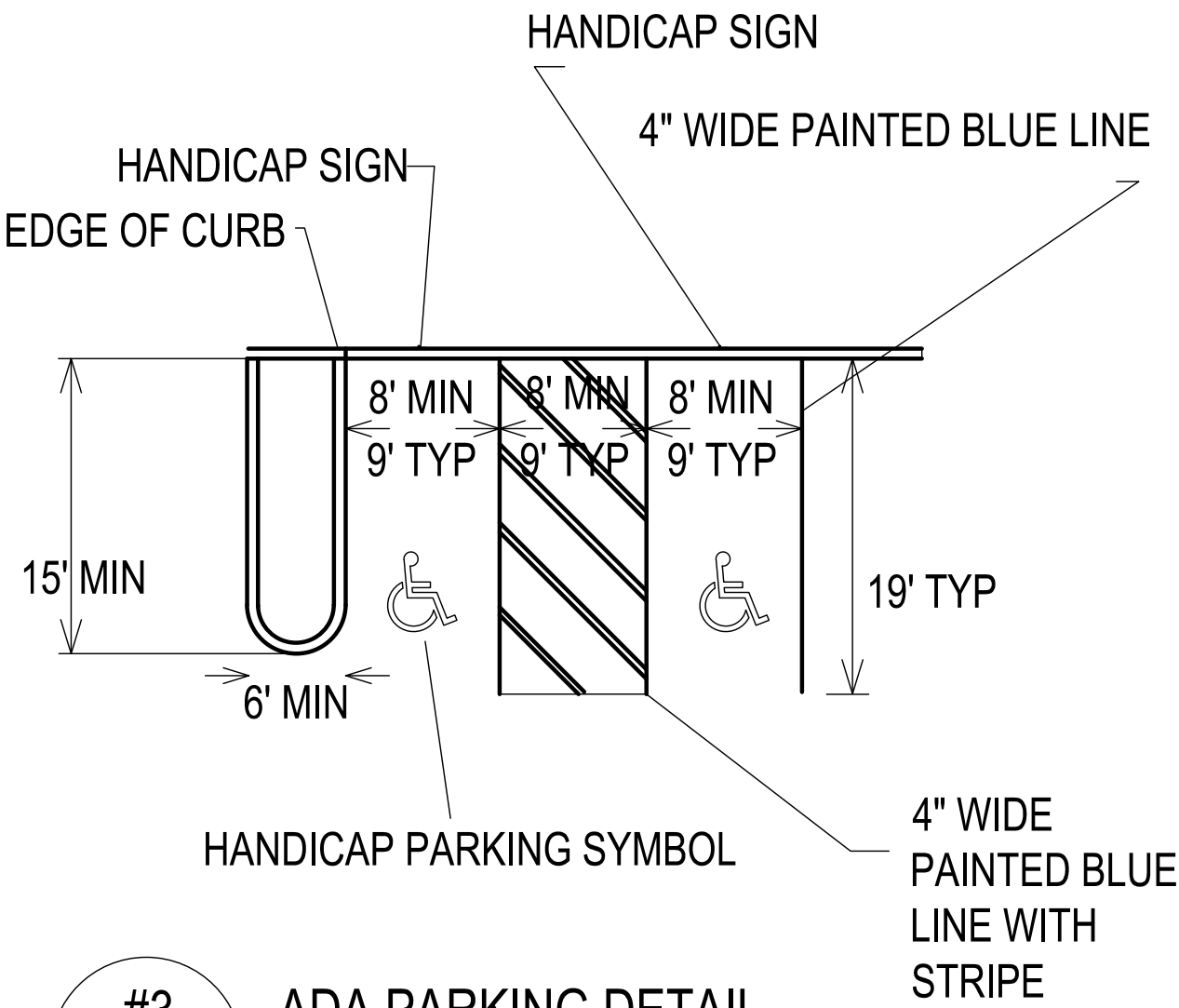
BUSINESS 1 DISTRICT
FITNESS CENTER + CAFE
TWO GARNER LANE, BAY SHORE, NY

BULK REQUIREMENTS

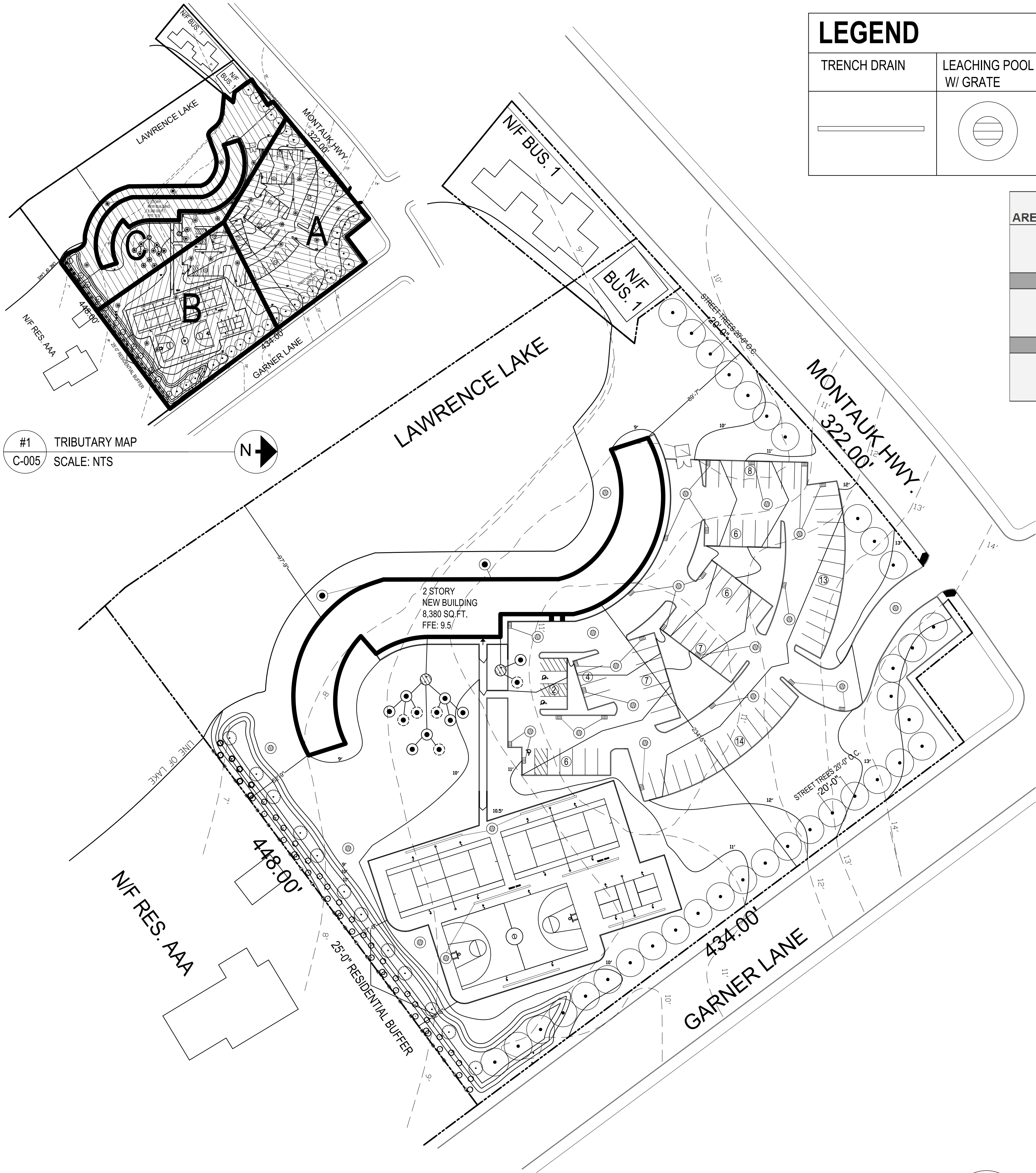
REQUIREMENT	BUS. DISTRICT 1	PROPOSED
MIN LOT AREA	7,500 SF	209,088 SF
MIN. FRONT YARD	10'	89'-7"
MIN. REAR YARD	10'/20'	52'-9"
MIN. SIDE YARD	10'	97'-9"
MAX BLDG. HEIGHT	35'	24'
MAX. F.A.R.	0.40	.05
MIN. LANDSCAPE	20%	37%
MIN. FRONT LANDSCAPE	10%	12%

PARKING

MIN. STALL SIZE: 9'X19' REQ
MIN. AISLE WIEDTH: 23' REQ
PARKING CALCULATIONS
FITNESS CENTER: 1 PER 200 SQ.FT.
REQUIRED: 6,580 SQFT
= 33 SPACES
CAFE: 1 PER 100 SQFT
REQUIRED: 1,800 SQFT
= 18 SPACES
COURTS:
BASKETBALL: 1 PER PLAYER
= 5X2 = 10 SPACES
TENNIS: 1 PER PLAYER
= 2X4 = 8 SPACES
PICKLEBALL:
1 SPACE PER PLAYER
= 1X4 = 4 SPACES
TOTAL SPACES REQUIRED: 73
MINIMUM 3 OF THE 73 STALLS MUST BE ADA
PROVIDED: 73 TOTAL SPACES
INCLUDING 3 ADA SPACES



#3 ADA PARKING DETAIL
C-004 SCALE: NTS



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)
A	PAVENENT	1	0.17	23825	4050.25	5287.816
	LANDSCAPE	0.3	0.17	24266	1237.566	
	ROOF (N/A)	1	0.17	0	0	
B	PAVENENT	1	0.17	28727	4883.59	6206.836
	LANDSCAPE	0.3	0.17	25946	1323.246	
	ROOF (N/A)	1	0.17	0	0	
C	PAVENENT	1	0.17	13974	2375.58	4695.536
	LANDSCAPE	0.3	0.17	32876	1676.676	
	ROOF	1	0.17	3784	643.28	

TOTAL STORAGE REQ'D (CF)	TOTAL DEPTH OF 7"H 10' DIA. LP REQ'D	QRY OF 7"H 10' DIA LPS PROP.	QTY OF 7"H 10' DIA LPS PROP. ROUND UP
5287.816	52.44288406	7.49184058	8
6206.836	61.5574333	8.793919043	9
4695.536	46.56883864	6.652691234	7

SEPTIC CALCULATIONS

SITE ALLOWABLE: 3.74 ACRES
600 GPD
= 2,244 GPD
CAFE ALLOWABLE: 1800 SQFT
0.15 GPD
= 270 GPD
GYM ALLOWABLE: 6,580 SQFT
0.3 GPD
= 1,974 GPD

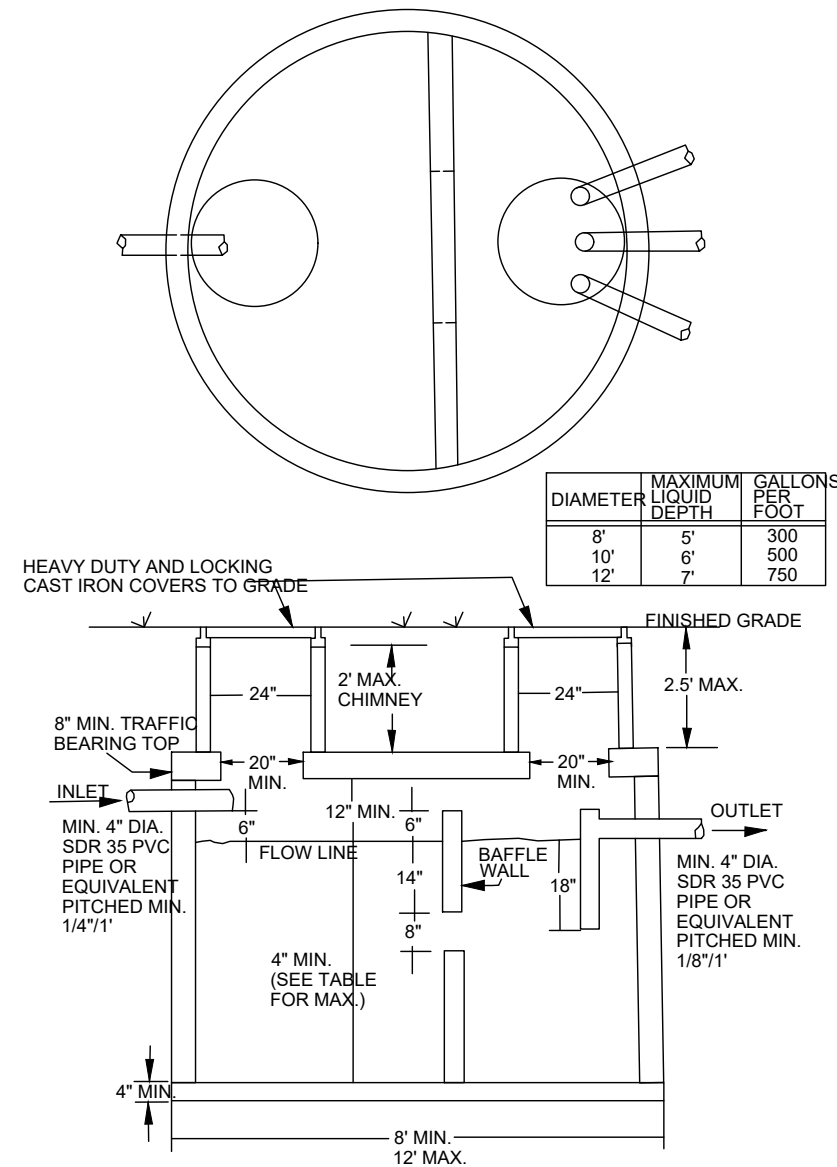
SEPTIC TANK CALC

MAX LIQUID DEPTH: 6'
500 GPF
CAFE: 270 GPD / 6'X500GPF
= 0.09
= 1 10' DIAMETER SEPTIC TANK
GYM: 1,974 GPD / 6'X500GPF
= 0.7
= 1 10' DIAMETER SEPTIC TANK

SEPTIC LEACHING POOLS

GYM: 1,974 GPD / 1.5
= 1,316 / 31.42
= 41.884 VF / 6' ED
= 7 (1.5)
= 11 SEPTIC LEACHING POOLS
CAFE: 270 GPD / 1.5
= 180 / 31.42
= 5.729 VF / 6' ED
= 1 (1.5)
= 2 SEPTIC LEACHING POOLS

FIGURE 2
SINGLE UNIT CONCRETE SEPTIC TANK



#3 SEPTIC TANK DETAIL
C-005 SCALE: NTS

B
DESIGN
R
G

DESIGN 5
COMMERCIAL PROJECT
CUT & FILL PLAN
STEVEN BERG
12.16.2025
PROFESSOR LOPICCOLO

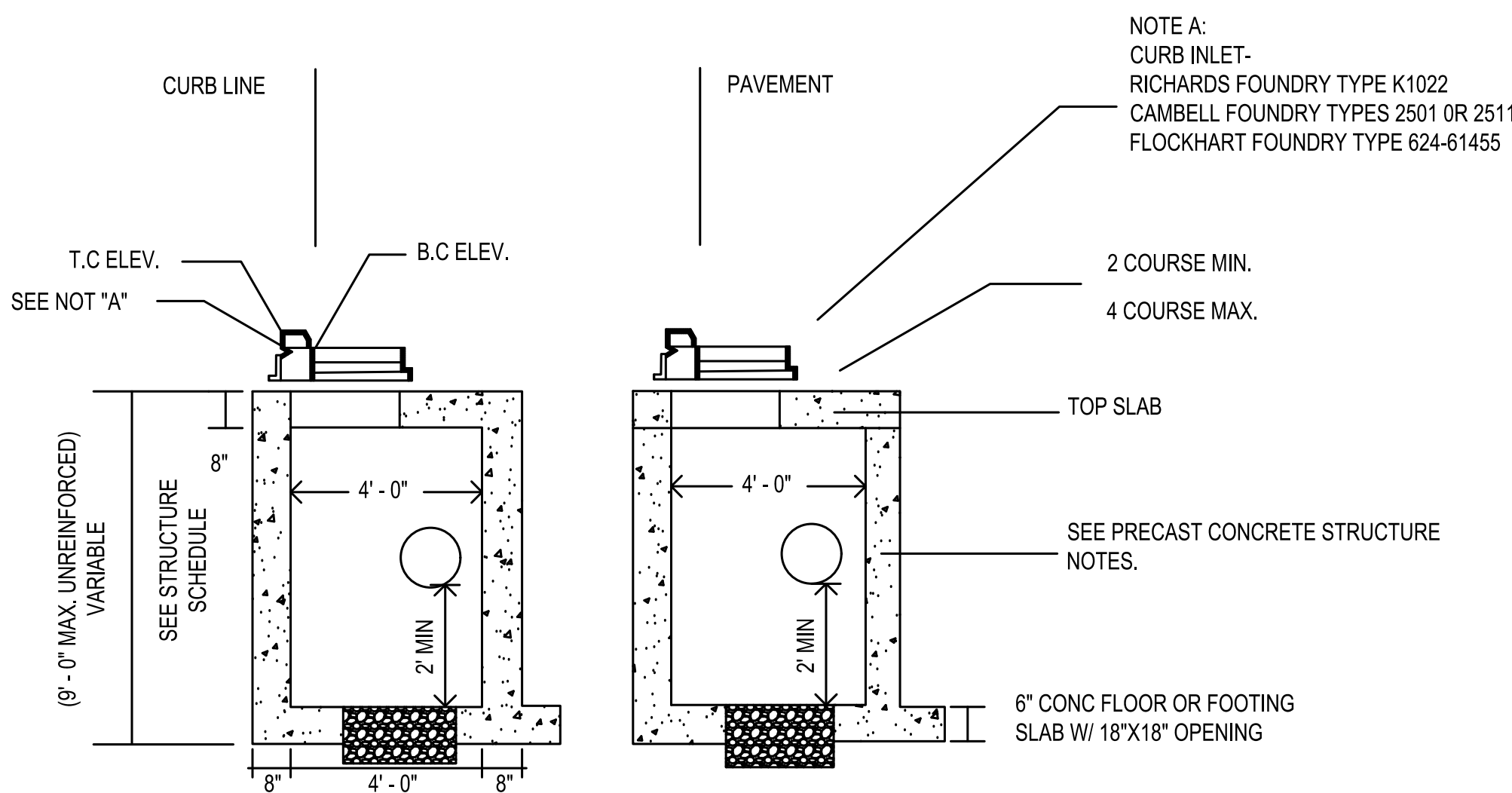
SHEET 6
SCALE: 1" = 40'-0"

C-006

CUT #	CUT AREA (SQ. FT)
C1	3,474
C2	122
C3	4,652
C4	7,924
C5	2,405
C6	4,914
C7	11,632
C8	4,654
C9	2,363
C10	4,041
TOTAL CUT CF: 46,181	
TOTAL CUT CY: 1,710.41	

FILL#	FILL AREA (SQ.FT)
F1	78
F2	4,695
F3	518
F4	396
F5	2,315
F6	170
F7	502
F8	2,096
F9	3,583
F10	6,620
F11	3,752
F12	6,875
F13	585
F14	1,979
F15	1,269
F16	7,952
F17	5,409
F18	3,066
TOTAL FILL CF: 51,860	
TOTAL FILL CY: 1,920.74	

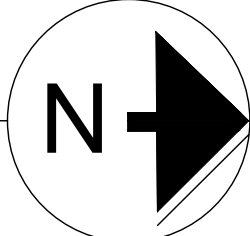
EXCESS FILL = 210.33CY



#2 CATCH BASIN DETAIL
C-006 SCALE: NTS



#1 CUT AND FILL PLAN
C-006 SCALE: 1" = 40'

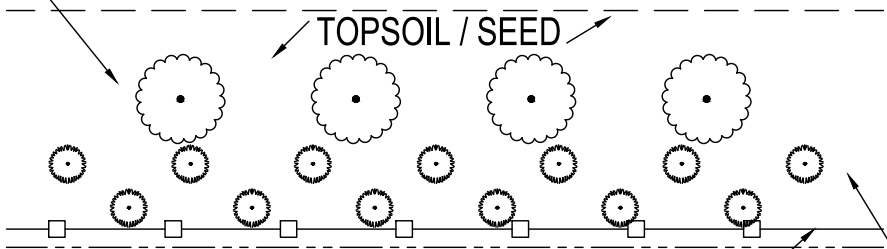


LANDSCAPE SCHEDULE

BOTANICAL NAME	COMMON NAME	CALIBER	QTY
ULMUS AMERICANA	LIBERTY ELM	2'-0"	27
ABIES CONCOLOR	WHITE FIR	4'-0"	35
THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	3'-0"	18

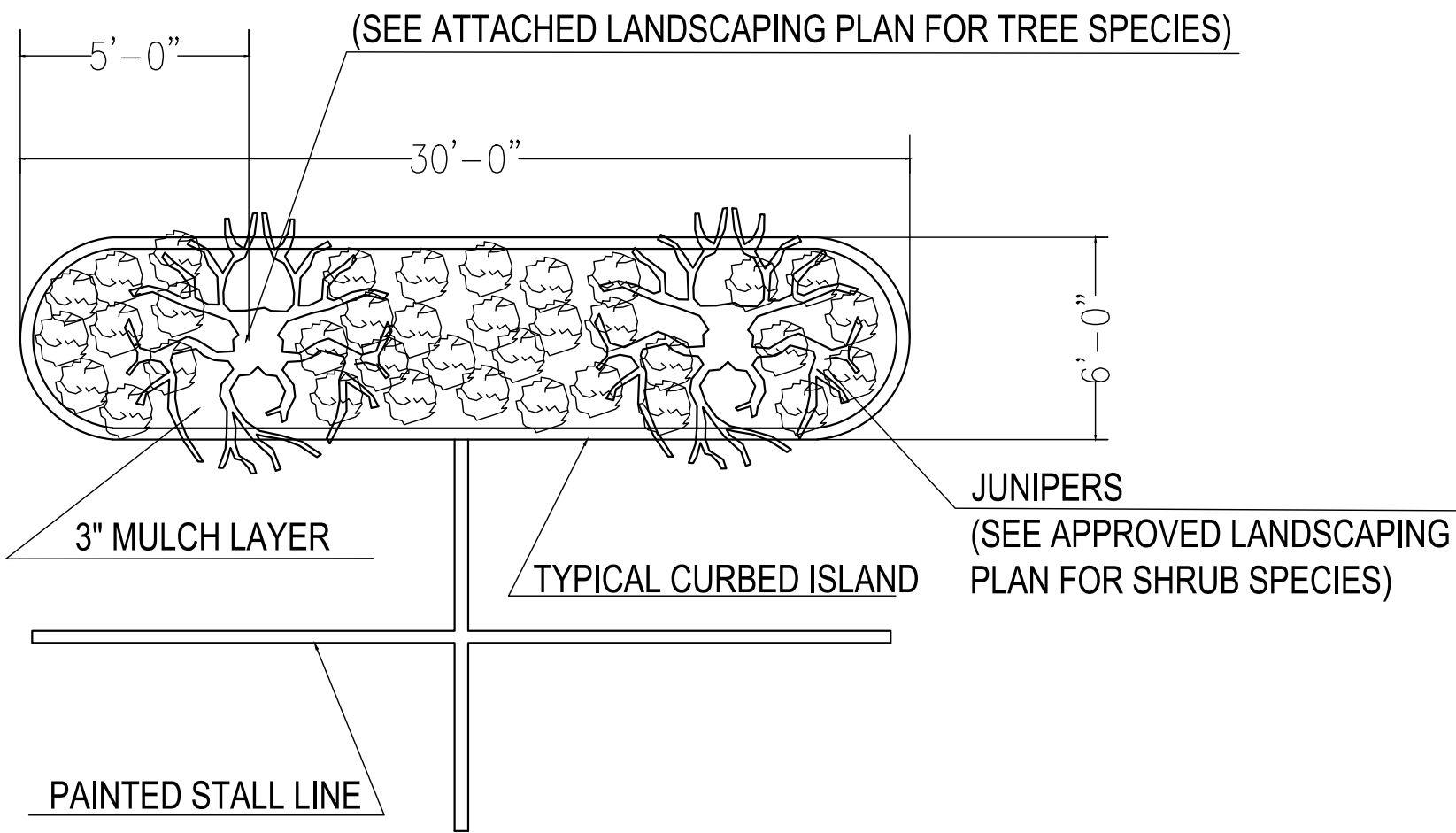
BOTANICAL NAME	COMMON NAME	CALIBER	QTY
TAXUS CUSPIDATA	DWARF JAPANESE YEW	0'-2"	47
SPIREA BUMALDA	GOLD FLAME SPIREA	0'-2"	187

DECIDUOUS TREES, 2 1/2" CAL., 20' O.C. RED OAK, PIN OAK, POST OAK, MAPLE VARIETIES, LITTLE LEAF LINDENS, LONDON PLANE TREES, ARISTOCRAT AND BRADFORD PEARS, THORNLESS HONEY LOCUST ETC. SUBSTITUTIONS AND ALTERNATES MAY BE ACCEPTED

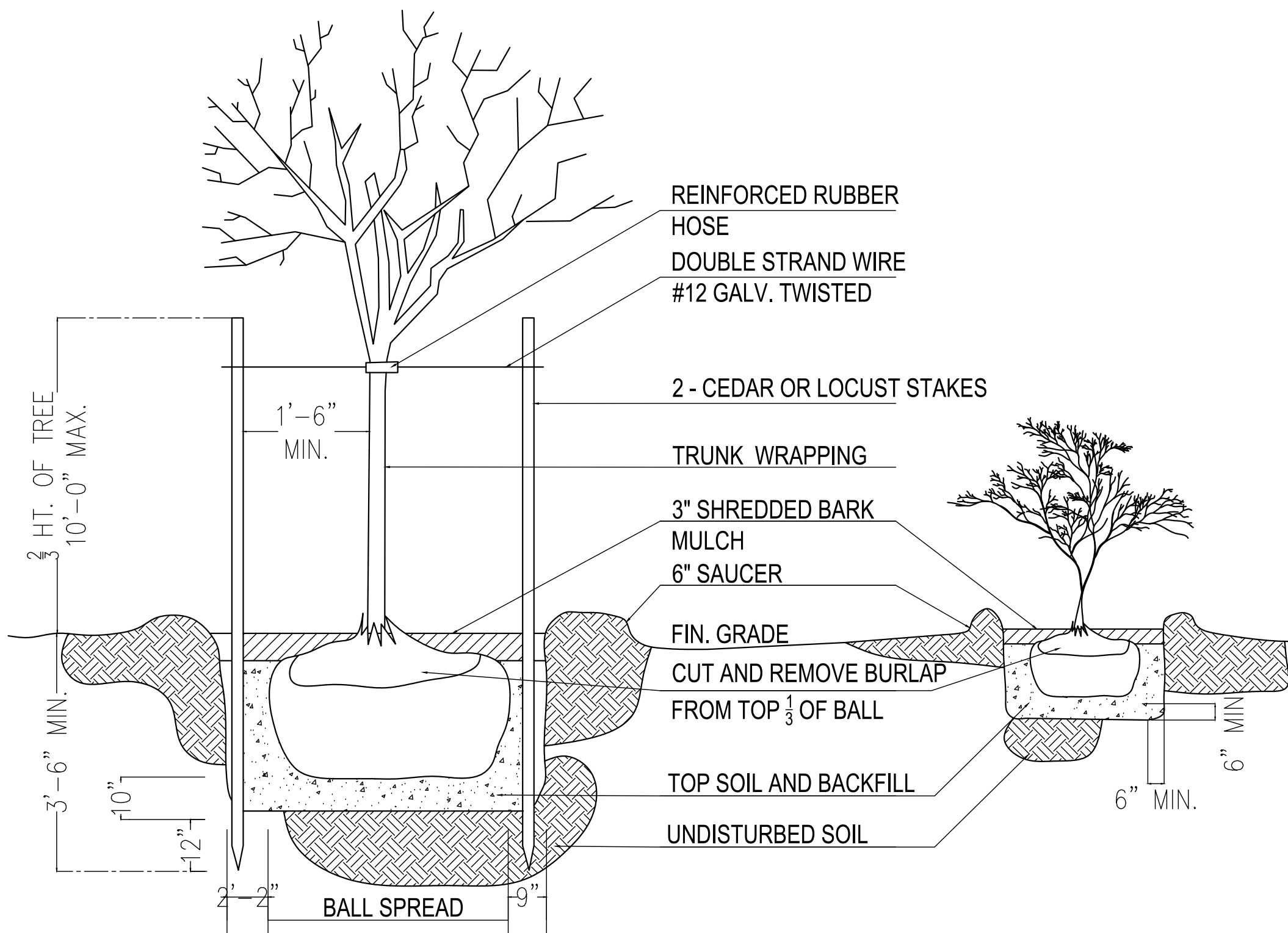


DOUBLE ROW OF 6' EVERGREENS, PLACED IN A SAWTOOTHED PATTERN, 5' - 7' SPACING. MIX OF: ARBORVITAE, JUNIPERS, LEYLAND CYPRESS, DOUGLAS FIR, HOLLY, SPRUCE, WHITE PINES ETC. SUBSTITUTIONS AND ALTERNATES MAY BE ACCEPTED FOR REVIEW AND APPROVAL.

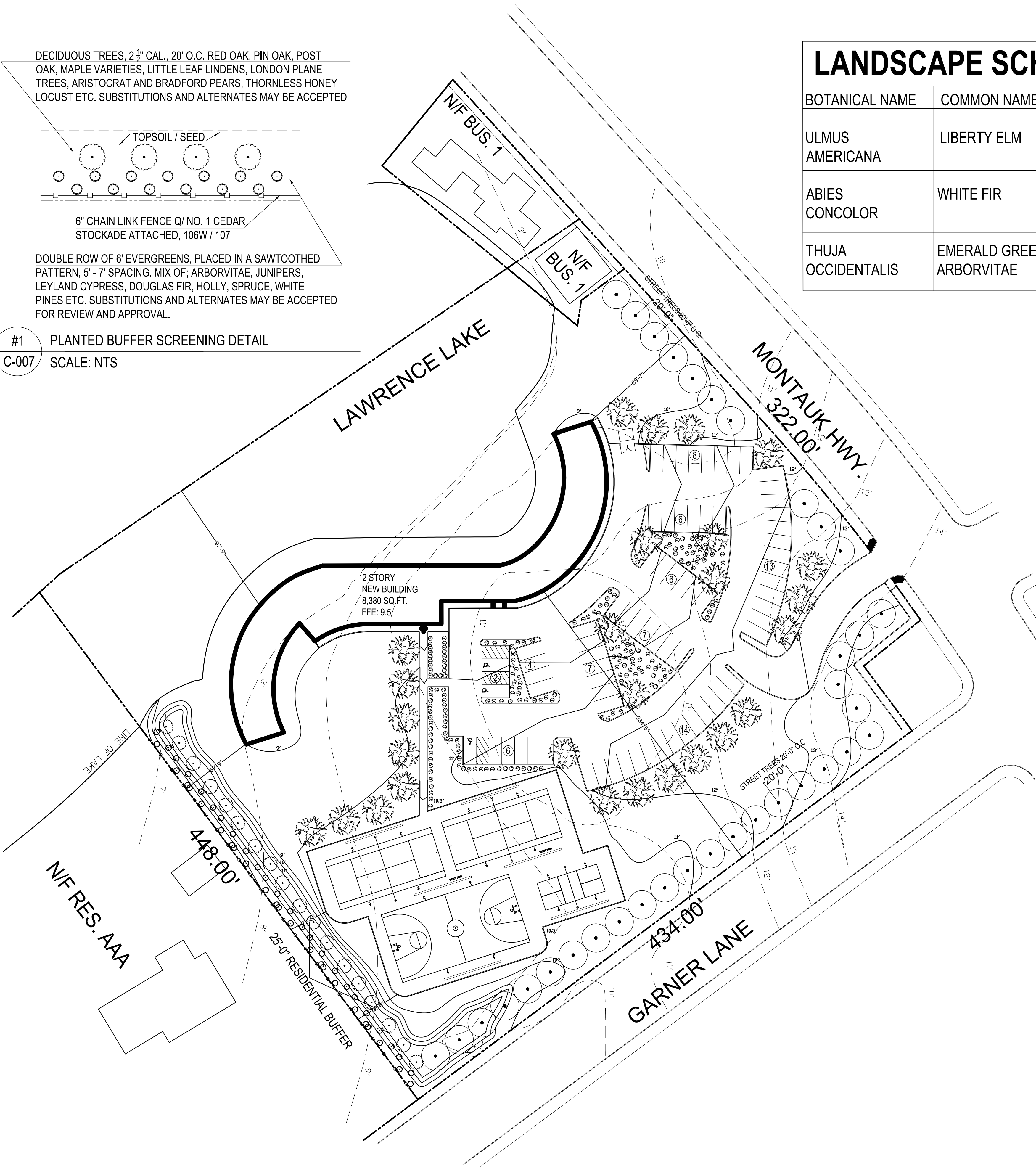
#1 PLANTED BUFFER SCREENING DETAIL
C-007 SCALE: NTS



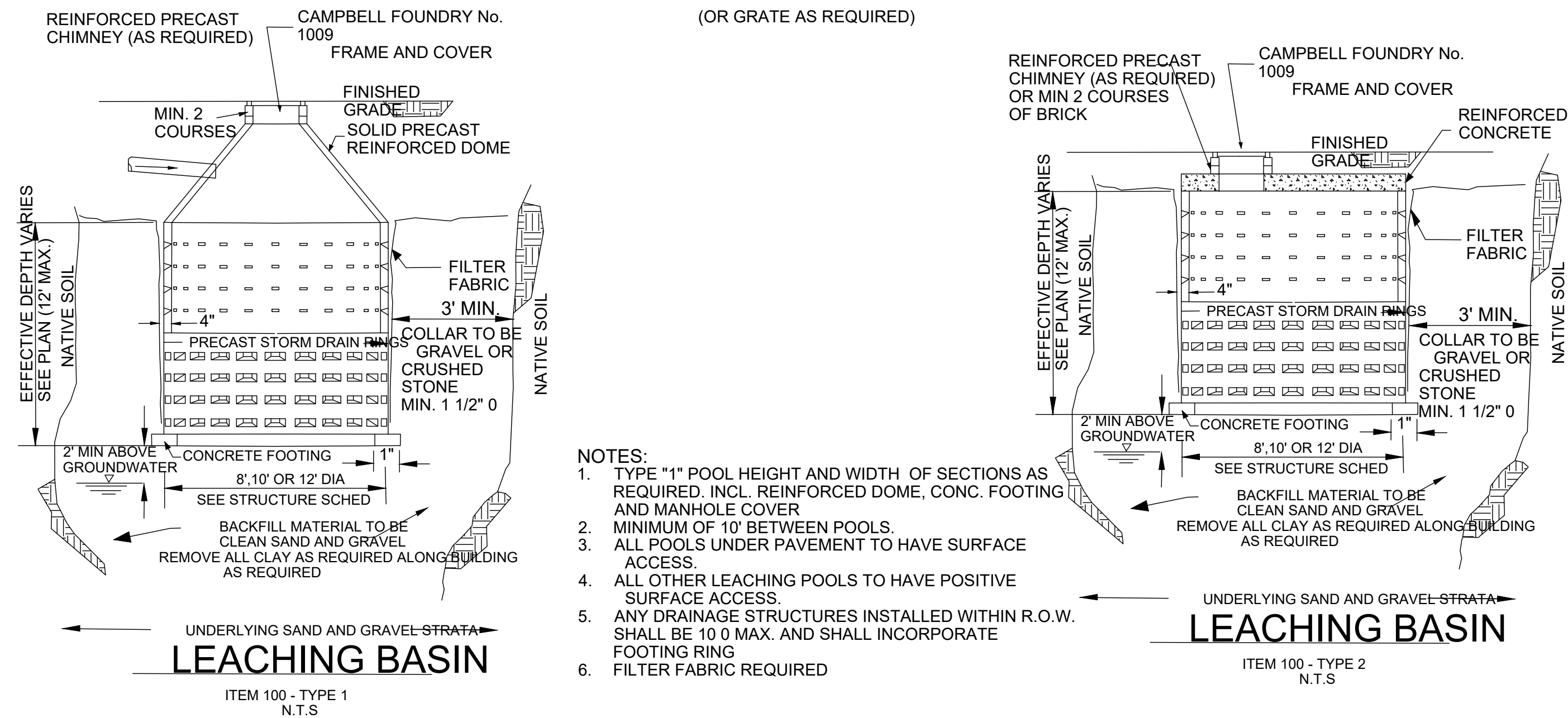
#3 PLANTED ISLAND DETAIL
C-007 SCALE: NTS



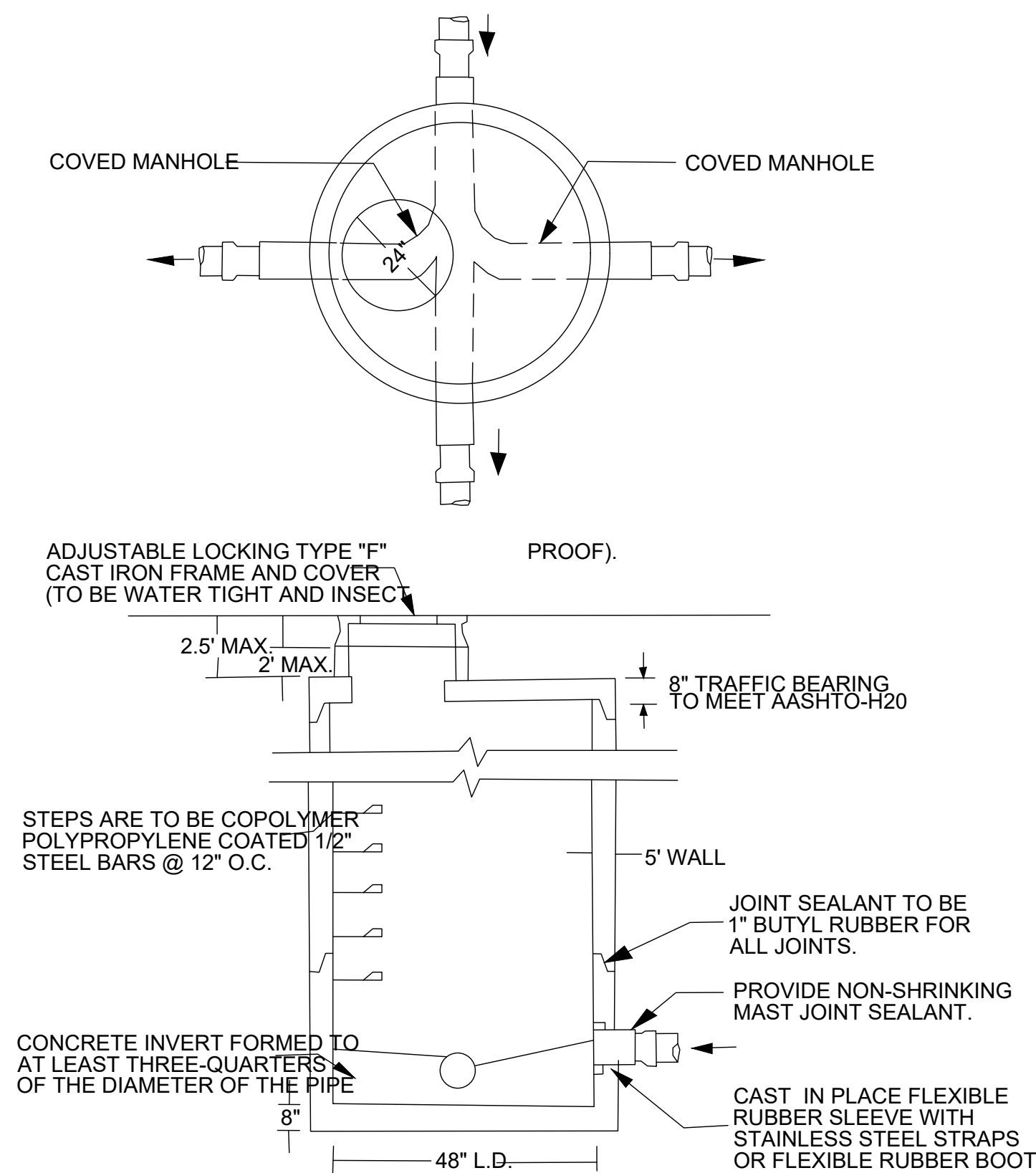
#4 PLANTING DETAIL
C-007 SCALE: NTS



#2 LANDSCAPE PLAN
C-007 SCALE: 1" = 40'

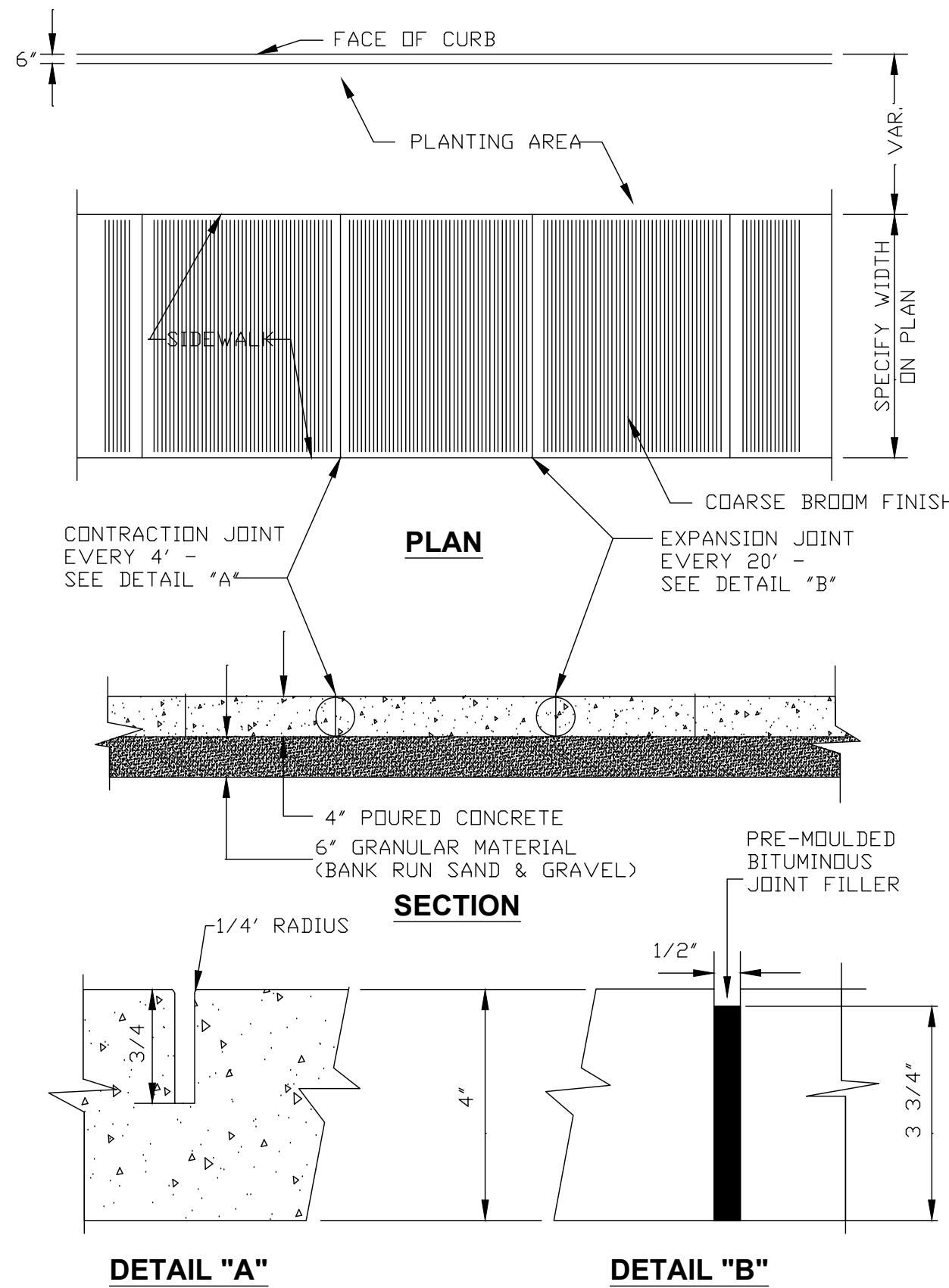


#1 LEACHING POOL DETAIL
C-008 SCALE: NTS



1. ALL MANHOLES SECTIONS SHALL CONFORM TO A.S.T.M. C-478, LATEST REVISION 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)

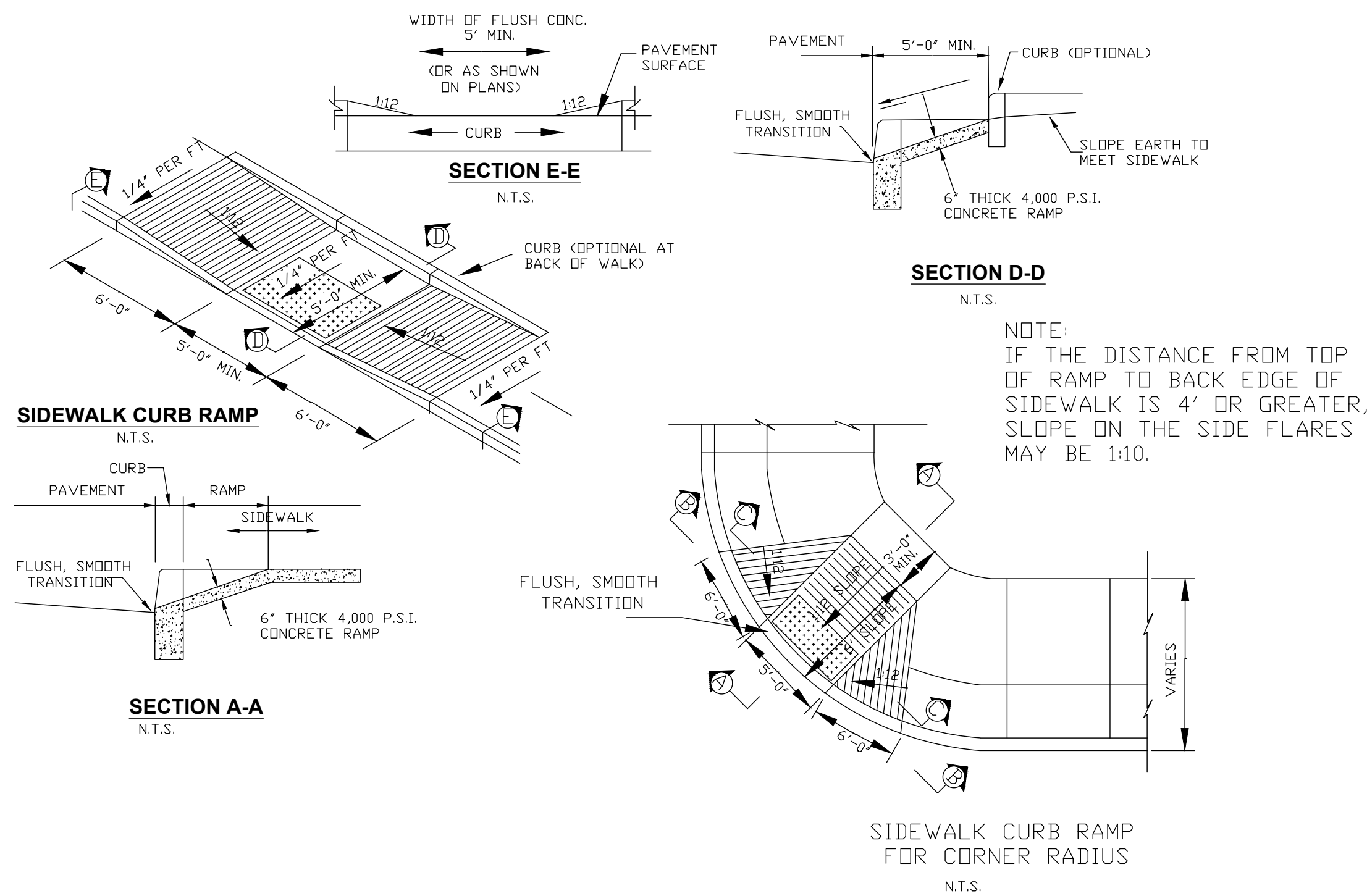
#2 CONCRETE MANHOLE DISTRIBUTION DETAIL
C-008 SCALE: NTS



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

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

#3 SIDEWALK DETAIL
C-008 SCALE: NTS



#4 SIDEWALK CURB RAMP DETAIL
C-008 SCALE: NTS