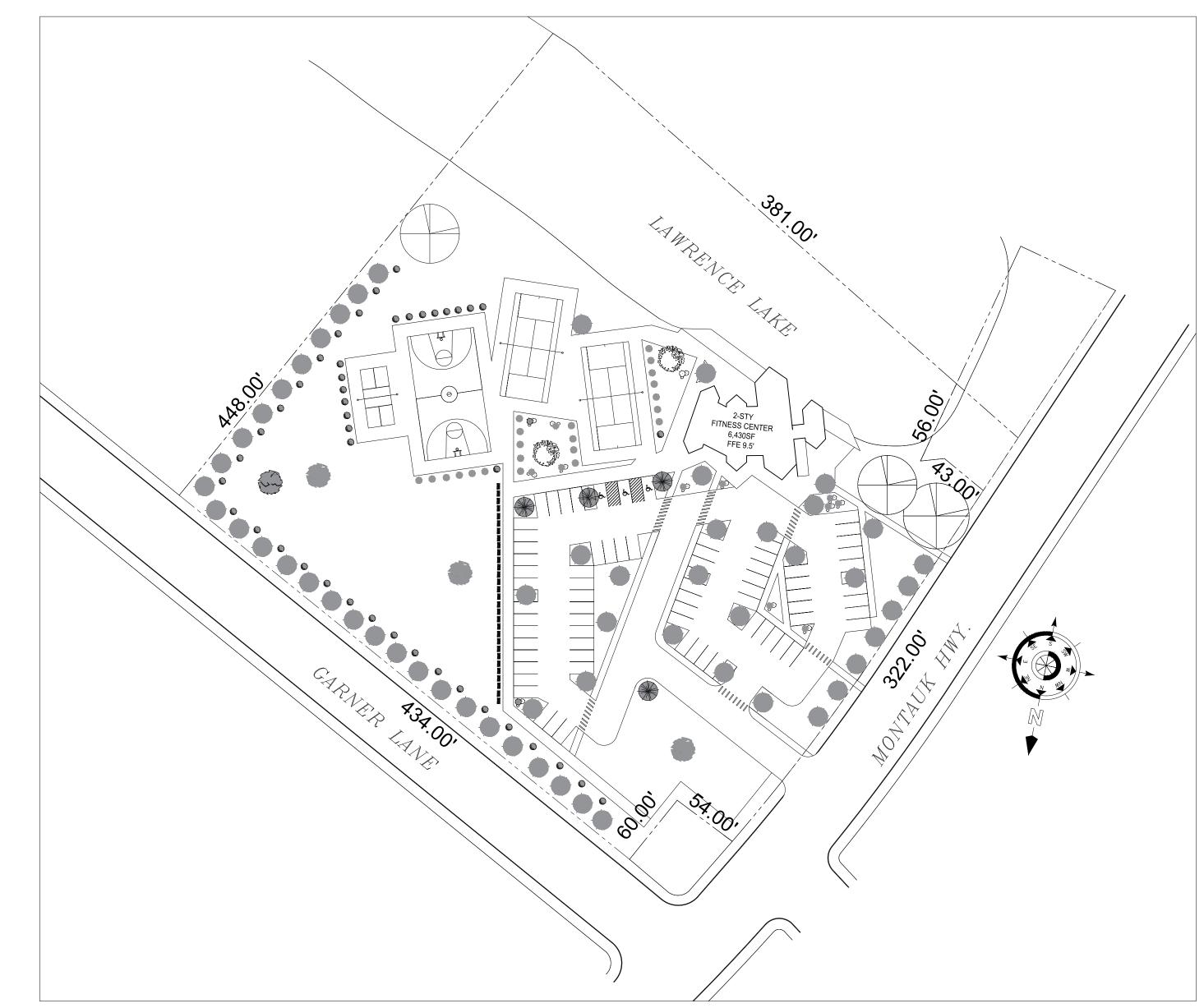
HIGH SEAS FITNESS CENTER - 2 GARNER LANE, BAYSHORE, NY-11706

SITE DRAWING SET

JOSHUA RABICH ARCH DEISGN V PROFESSOR LOPICCOLO FALL 2025











DISCLAIMER	THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED,	IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF JOSHUA RABICH DESIGNS.	INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF	THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER
PROJECT DESIGNER AND CREDITS	JOSHUA RABICH	ARCH DESIGN V	PROFESSOR LOPICCOLO	FALL 2025

PROJECT NAME & ADDRESS HIGH SEAS FITNESS CENTER

DATE: REVISION / ISS
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GENERAL NOTES

GENERAL NOTES - COMMERCIAL (BUSINESS-1) & ASSEMBLY (A-3)TOWN OF ISLIP -SITE PLAN SET

ALL WORK SHALL COMPLY WITH THE TOWN OF ISLIP CODE, THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (NYS BUILDING CODE), AND THE NYS EXISTING BUILDING CODE, INCLUDING ALL CURRENT UPDATES.

OCCUPANCY CLASSIFICATIONS FOR THIS PROJECT ARE BUSINESS (B) AND ASSEMBLY (A-3). THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION, EGRESS COMPONENTS, FIRE—RESISTANCE RATINGS, AND LIFE-SAFETY SYSTEMS COMPLY WITH REQUIREMENTS FOR THESE OCCUPANCIES.

THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL AND THE TOWN OF ISLIP BUILDING DEPARTMENT BEFORE PROCEEDING.

ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS SHALL BE OBTAINED FROM THE TOWN OF ISLIP BUILDING DEPARTMENT, ENGINEERING DIVISION, AND FIRE MARSHAL'S OFFICE PRIOR TO COMMENCEMENT OF WORK.

CALL NEW YORK 811 (DIG SAFELY NY) AT LEAST 48 HOURS BEFORE ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

ALL CONSTRUCTION RELATED TO ASSEMBLY USE (A-3) SHALL COMPLY WITH OCCUPANT LOAD, MEANS OF EGRESS. EXITING SIGNAGE. PANIC HARDWARE. AND FIRÉ-ALARM REQUIREMENTS PER NYS BUILDING AND FIRE CODES.

FIRE PROTECTION SYSTEMS, INCLUDING FIRE ALARM, SPRINKLER (IF REQUIRED), FIRE EXTINGUISHERS, AND EMERGENCY/EXIT LIGHTING, SHALL MEET NYS CODE REQUIREMENTS AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND APPROVED BY THE TOWN FIRE MARSHAL.

ALL ACCESSIBLE ROUTES, ENTRANCES, RESTROOMS, PARKING STALLS, AND BUILDING ELEMENTS SHALL COMPLY WITH ADA STANDARDS AND NYS BUILDING CODE ACCESSIBILITY PROVISIONS

PARKING LAYOUT, DRIVE AISLES, LOADING AREAS, FIRE LANES, CURBING, AND ON-SITE CIRCULATION SHALL CONFORM TO THE TOWN OF ISLIP ZONING CODE, INCLUDING DIMENSIONAL, MARKING, AND STRIPING REQUIREMENTS.

LANDSCAPING, SCREENING, FENCING, BUFFERS, AND LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF ISLIP STANDARDS AND THE APPROVED SITE PLAN. ANY SUBSTITUTIONS REQUIRE APPROVAL FROM THE TOWN.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. STORMWATER INFRASTRUCTURE SHALL COMPLY WITH TOWN OF ISLIP AND NYSDEC REQUIREMENTS.

GRADING SHALL ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TOWARD APPROVED DRAINAGE FACILITIES. ANY CHANGES TO THE PROPOSED GRADING PLAN REQUIRE REVIEW AND APPROVAL FROM THE TOWN ENGINEER.

THE CONTRACTOR SHALL MAINTAIN SAFE ACCESS TO ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. ANY ROAD. SIDEWALK. OR LANE CLOSURES REQUIRE PRIOR TOWN APPROVAL.

CONSTRUCTION DEBRIS SHALL BE CONTAINED AND REMOVED REGULARLY. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE TOWN OF ISLIP.

ALL MATERIALS, WORKMANSHIP, AND INSTALLATION METHODS SHALL COMPLY WITH TOWN OF ISLIP STANDARD DETAILS, NYS DOT STANDARDS (WHERE APPLICABLE), AND MANUFACTURER RECOMMENDATIONS.

DAMAGE TO PUBLIC INFRASTRUCTURE (SIDEWALKS, CURBS, PAVEMENT, DRAINAGE STRUCTURES, UTILITIES, ETC.) CAUSED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND TO TOWN STANDARDS.

UTILITY COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING REQUIRED SERVICE UPGRADES, RELOCATIONS, OR NEW CONNECTIONS WITH PSEG, NATIONAL GRID, SCWA, AND COMMUNICATION PROVIDERS.

ASSEMBLY OCCUPANCY SPACES SHALL MEET VENTILATION, HVAC, AND INDOOR AIR-QUALITY REQUIREMENTS PER NYS MECHANICAL AND ENERGY CODES.

BEFORE OBTAINING A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL ENSURE:

- -ALL FIRE ALARMS AND LIFE-SAFETY SYSTEMS ARE TESTED AND CERTIFIED
- -ALL STRIPING, SIGNAGE, ADA ELEMENTS, AND LIGHTING ARE INSTALLED -ALL STORMWATER SYSTEMS ARE CLEANED AND FUNCTIONAL
- -LANDSCAPING IS FULLY INSTALLED PER PLAN

GENERAL NOTE:

THESE CONST. DOC'S COMPLY WITH

- 2020 RESIDENTIAL CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
- DESIGN REFERENCED STANDARD 2018 WFCM - PRESCRIPTIVE DESIGN
- ZONING CODE OF THE TOWN OF BROOKHAVEN
- NFPA 70 STANDARD

ENERGY CODE COMPLIANCE STATEMENT: TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE CONSTRUCTON DOCUMENTS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE.

ABBREVIATIONS LEGEND ABOVE FINISHED FLOOR AVERAGE AWNING CANTILEVER COLLAR BEAM CEILING JOIST CENTER LINE CEILING CONCRETE MASONRY UNIT CONTINUOUS COLLAR TIE DOUBLE DOUBLE HUNG DIAMETER DECK JOIST DISHWASHER EACH EACH END ELECTRIC PANEL EXTERIOR FLOOR JOIST FIREPLACE FIRE RATED SELF CLOSING GALVANIZED GENERAL CONTRACTOR HEADER INSULATION MANUFACTURER MECHANICAL MASONRY OPENING ON CENTER OVERHANG POURED CONCRETE PRESSURE TREATED RIDGE BOARD RIDGE BEAM REQUIRED ROOF ROOF RAFTER RAFTER TIE SPECIFICATIONS TO MATCH EXISTING TYPICAL UNDERSIDE VERIFY IN FIELD WOOD POST WOOD

THE SCOPE OF WORK IS CLASSIFIED AS AN ALTERATION LEVEL 2 AS PER THE 2020 R.C.N.Y.S. COMPLIANCE WITH SECTIONS AJ5 & AJ6 OF THE 2020 R.C.N.Y.S. IS DEMONSTRATED WITHIN THE CONSTRUCTION DOCUMENTS.

WATER METER ELECTRIC METER

GAS METER

EXISTING BUILDINGS ADDITIONS OR ALTERATIONS NOTE:

ADDITIONS TO AN EXISTING BUILDING SHALL COMPLY TO THE PROVISIONS OF SECTION N1108 (R502) IN ACCORDANCE WITH THE 2020 R.C.N.Y.S.

ALTERATIONS TO AN EXISTING BUILDING SHALL COMPLY TO THE PROVISIONS OF SECTION N1109 (R503) IN ACCORDANCE WITH THE 2020 R.C.N.Y.S.



DEMO PLAN LEGEND

EXISTING WALLS TO BE REMOVED



EXISTING TREES TO REMAIN



EXISTING TREES TO BE REMOVED

GENERAL DEMOLITION NOTES

G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

- G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
- WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK. CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.

DEMOLITION PERFORMANCE DISCLAIMER

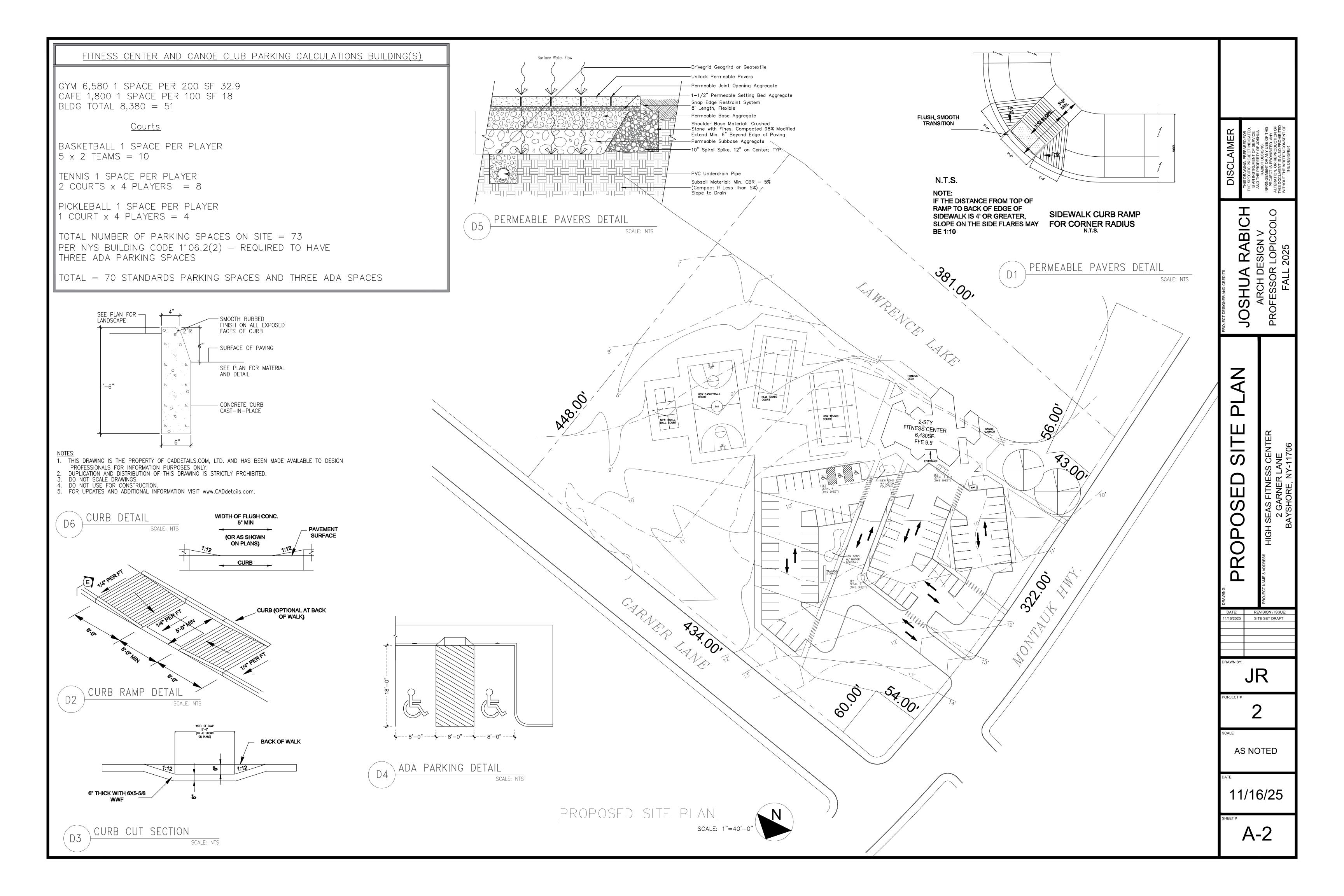
THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THESE DRAWINGS IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". SHOULD IN THE EVENT ANY STRUCTURAL DAMAGE OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

DEMOLITION NOTES (FOR PLAN SETS)

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO START OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER.
- 2. DEMOLITION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES. OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF
- 3. PROTECT ALL EXISTING CONSTRUCTION, FINISHES, EQUIPMENT, AND UTILITIES TO REMAIN. ANY DAMAGE TO REMAINING ELEMENTS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- 4. DISCONNECT, CAP, AND/OR RELOCATE ALL UTILITIES AFFECTED BY DEMOLITION WORK. COORDINATE SHUTDOWNS WITH THE OWNER AND UTILITY PROVIDERS.
- 5. REMOVE ONLY THOSE ELEMENTS INDICATED ON THE DRAWINGS. ITEMS NOT SPECIFICALLY LABELED "REMOVE" SHALL REMAIN.
- 6. PROVIDE ALL NECESSARY SHORING AND BRACING TO MAINTAIN STRUCTURAL
- STABILITY. DO NOT REMOVE ANY LOAD-BEARING ELEMENTS UNLESS SPECIFICALLY NOTED.
- 7. IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT/ENGINEER IF SUSPECT MATERIALS (ASBESTOS, LEAD, MOLD, ETC.) ARE DISCOVERED. DO NOT DISTURB UNTIL TESTING AND ÀBATEMENT ARE COMPLÉTED BY LICENSED PERSONNEL.
- 8. REMOVE DEBRIS FROM THE SITE DAILY. DISPOSE OF MATERIALS IN ACCORDANCE WITH ALL REGULATIONS. SALVAGE ITEMS IDENTIFIED FOR REUSE BY OWNER.
- 9. CONTROL DUST, NOISE, AND VIBRATIONS DURING DEMOLITION OPERATIONS AS REQUIRED BY CODE AND OWNER. PROVIDE DUST PARTITIONS WHERE REQUIRED.
- 10. MAINTAIN EMERGENCY EGRESS PATHS AND ACCESS TO FIRE PROTECTION SYSTEMS AT ALL TIMES. HOT WORK REQUIRES PROPER PERMITTING AND FIRE WATCH.
- 11. PATCH AND REPAIR SURFACES TO REMAIN WHERE DEMOLITION OCCURS, INCLUDING FLOORS, WALLS, CEILINGS, AND FINISHES, TO CREATE A SMOOTH, CONTINUOUS SUBSTRATE FOR NEW WORK.
- 12. COORDINATE DEMOLITION WORK WITH ALL TRADES, INCLUDING MEP SYSTEMS, PRIOR TO START OF WORK.

BULK	BULK DATA				
REQUIREMENT	REQ'D	PROV'D			
F.Y. SETBACK	10'	129'			
R.Y. SETBACK	10'	254'-10"			
S.Y. SETBACK	10'	83'-2"			
TOTAL SIDES	20'	347'-6"			
MAX HEIGHT	35'	32'			
MAX F.A.R.	0.4	0.03			
MIN. TOT. LANDSCAPE AREA	20%	41%			
MIN FRONT LANDSCAPE AREA	10%	11.7%			





SEPTIC AND DRAINAGE LEGEND

SYMBOL	ITEM AND DESCRIPTION	QTY.
DW	DRY WELL SUBSURFACE INFILTRATION CHAMBER SIZED TO COLLECT AND INFILTRATE STORMWATER RUNOFF; INCLUDES INLET PRETREATMENT AND INSPECTION ACCESS. TYPICAL FOR SMALL-SCALE ON-SITE DETENTION AND INFILTRATION	21
(ET)	EXPANSION TANK PROVISIONS EXPANSION TANK PROVISIONS SHALL BE COORDINATED AND INSTALLED AS SHOWN ON PLANS. PROVIDE DESIGNATED PAD AREAS, REQUIRED PIPING STUB-OUTS, VALVES, AND SUPPORTS TO ACCOMMODATE FUTURE EXPANSION TANKS. ALL CONNECTIONS SHALL BE CAPPED, ACCESSIBLE, AND CLEARLY LABELED FOR FUTURE USE. INSTALL PER APPLICABLE CODES AND MANUFACTURER REQUIREMENTS.	11
	LINEAR SUBSURFACE DRAINAGE STRUCTURE CONSISTING OF A PERFORMED OF CAST-IN-PLACE CHANNEL WITH REMOVABLE GRATE. DESIGNED TO CAPTURE SHEET FLOW ACROSS PAVEMENTS PLAZAS, AND BUILDING PERIMETERS. INSTALL WITH CONTINUOUS SLOPE TO OUTLET, CONNECT TO STORM DRAINAGE SYSTEM AND SET GRATE FLUSH WITH FINISHED GRADE. GRATES SHALL BE TRAFFIC-RATED WHERE IN VEHICULAR AREAS AND ADA-COMPLIANT WHERE IN PEDESTRIAN AREAS. PROVIDE END CAPS, CLEANOUTS, AND SEDIMENT TRAPS AS REQUIRED	5
	UNDERGROUND PIPING SYSTEM USED TO CONVEY STORM WATER FROM SURFACE INLETS ,TRENCH DRAINS, ROOF LEADERS, AND STRUCTURES TO APPROVED DISCHARGE POINTS OR INFILTRATION SYSTEMS. PIPE MATERIALS TYPICALLY HDPE, PVC, OR REINFORCED CONCRETE AS SPECIFIED. INSTALL WITH REQUIRED SLOPE FOR POSITIVE DRAINAGE, WATERTIGHT JOINTS, PROPER BEDDING AND COVER, AND FITTINGS MATCHING PIPE TYPE. PROVIDE CLEANOUTS, MANHOLES, AND INSPECTION ACCESS AT CHANGES IN DIRECTION, GRADE, OR SPACING LIMITS. MAINTAIN MINIMUM SEPARATIONS FROM UTILITIES AND COMPLY WITH LOCAL CODES AND STANDARDS.	SEE DRAWING
	SEPTIC TANK SHALL BE PRECAST REINFORCED CONCRETE, INSTALLED LEVEL ON A COMPACTED BASE, WITH WATERTIGHT INLET AND OUTLET CONNECTIONS. PROVIDE TWO COMPARTMENTS WITH EFFLUENT FILTER AND LOAD-RATED ACCESS COVERS AT GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE CODES.	7

				TRIBUTARY AREA (SF)	Q STORAGE REQ'D (CF)	<u>TOTAL STORAGE REQ'D (CF)</u>	TOTAL DEPTH OF 10' DIA LP'S PROP.	QTY OF 11'H 10' DIA LP'S PROP.	QTY OF 11'H 10'DIA LP'S — ROUNDED UP
rea	Surface Material	C	1						
	Pavement	1	0.17	26295	4470.15				
1	Landscape	0.3	0.17	34857	1777.71	7035.13	69.77	6.34	7
	Roof	1	0.17	4631	787.27				
	Pavement	1	0.17	0	0.00				
2	Landscape	0.3	0.17	0	0.00	4385.32	43.49	3.95	5
1	Roof	1	0.17	25796	4385.32	survivor construint	Andrews Co. C	10000.000	20 Mars
	Pavement	1	0.17	43284	7358.28				
3	Landscape	0.3	0.17	27698	1412.60	8770.88	86.99	7.91	9
	Roof	1	0.17	0	0.00				
	Total Area			162561					21
	12'dia	100.83	lp						

GENERAL SEPTIC NOTES:

1. INSTALL ALL SEPTIC COMPONENTS PER LOCAL HEALTH DEPARTMENT REQUIREMENTS AND APPLICABLE CODES.

2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS BEFORE CONSTRUCTION AND NOTIFY THE ENGINEER OF DISCREPANCIES.

3. CONFIRM ALL EXISTING UTILITIES BEFORE EXCAVATION; CALL 811 PRIOR

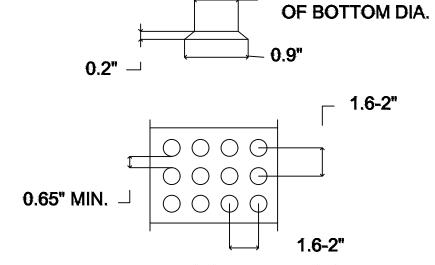
4. INSTALL TANKS, PIPING, AND LEACHING UNITS PER MANUFACTURER SPECIFICATIONS AND SHOWN ELEVATIONS.

5. LEACHING STRUCTURES SHALL BE PLACED ON UNDISTURBED NATURAL SOIL; BOTTOMS SHALL BE LEVEL AND CLEAN.

6. FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL

5. PROTECT THE SYSTEM FROM HEAVY EQUIPMENT OR VEHICLE LOADS. SEPTIC COMPONENTS.

SIZE AND SCAPING OF TRUNCATED DOMES TOP DIA. 50-65%



DETECTABLE WARNING PATTERN NOTES:

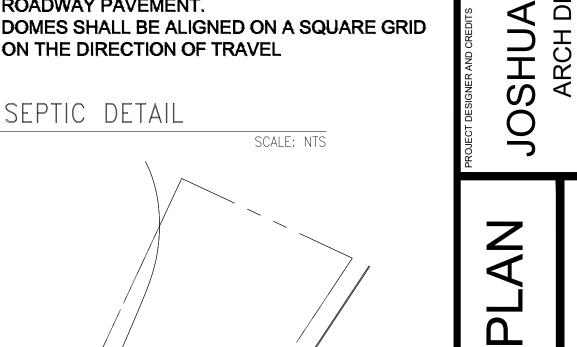
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT
- 2. THE SIDE OF THE WARNING FIELD SHALL BE 2" IN DIRECTION OF TRAVEL AND FULL WIDTH OF RAMP, EXCLUSIVE OF SIDE FLARES.
- 3. LOCATE DETECTABLE WARNING FIELD AT BACK EDGE OF CURB, IF NO CURB, LOCATE 6" FROM **ROADWAY PAVEMENT.**
- 4. DOMES SHALL BE ALIGNED ON A SQUARE GRID ON THE DIRECTION OF TRAVEL

43.00°

32.0

TRIBUTARY AREA DISTRIBUTION

2-STY FITNESS CENTER



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11/16/25

A-3

SEPTIC REQUIRMENTS

GPD CALCULATIONS:

ALLOWABLE: 3.74 ACRES (600 GPD)= 2,244 GPD CAFE ALLOWABLE: 1,800SF (O.15 GPD)= 270 GPD GYMALLOWABLE: 6,580SF (0.3 GPD)= 1,974 GPD

GYM SPETIC TANK CALC: 1974 / (6'x500GPD) = 0.658 ST GYM SEPTIC TANK ACTUAL: 1x 10' DIA. TANK

CAFE SEPTIC TANK CALC: 900 GPD / (6'x500GPD) = 0.3ST CAFE SEPTIC TANK ACTUAL: 1x 10' DIA. TANK

GYM LEACHING POOL CALCULATIONS:

GYM REQUIRMENTS: 1,974 GPD / 1.5 =

1,316 41.88 VF

EFFECTIVE DEPTH: 6'

1,316 / 31.41 =

41.88VF / 6' = GYM ACTUAL: 7 (1.5) = **7 SEPTIC LEACHING POOLS** 11 SEPTIC LEACHING POOLS

CAFE LEACHING POOL CALCULATIONS:

CAFE REQUIRMENTS: 270GPD / 1.5 =

180 5.73VF

180/31.42VF =

EFFECTIVE DEPTH: 6' 5.73VF / 6' = 1 SEPTIC LEACHING POOL

CAFE ACTUAL: 1 (1.5) = 2 SEPTIC LEACHING POOLS

SEPTIC / DRAINAGE PLAN SCALE: 1"=40'-0"

434.00,

