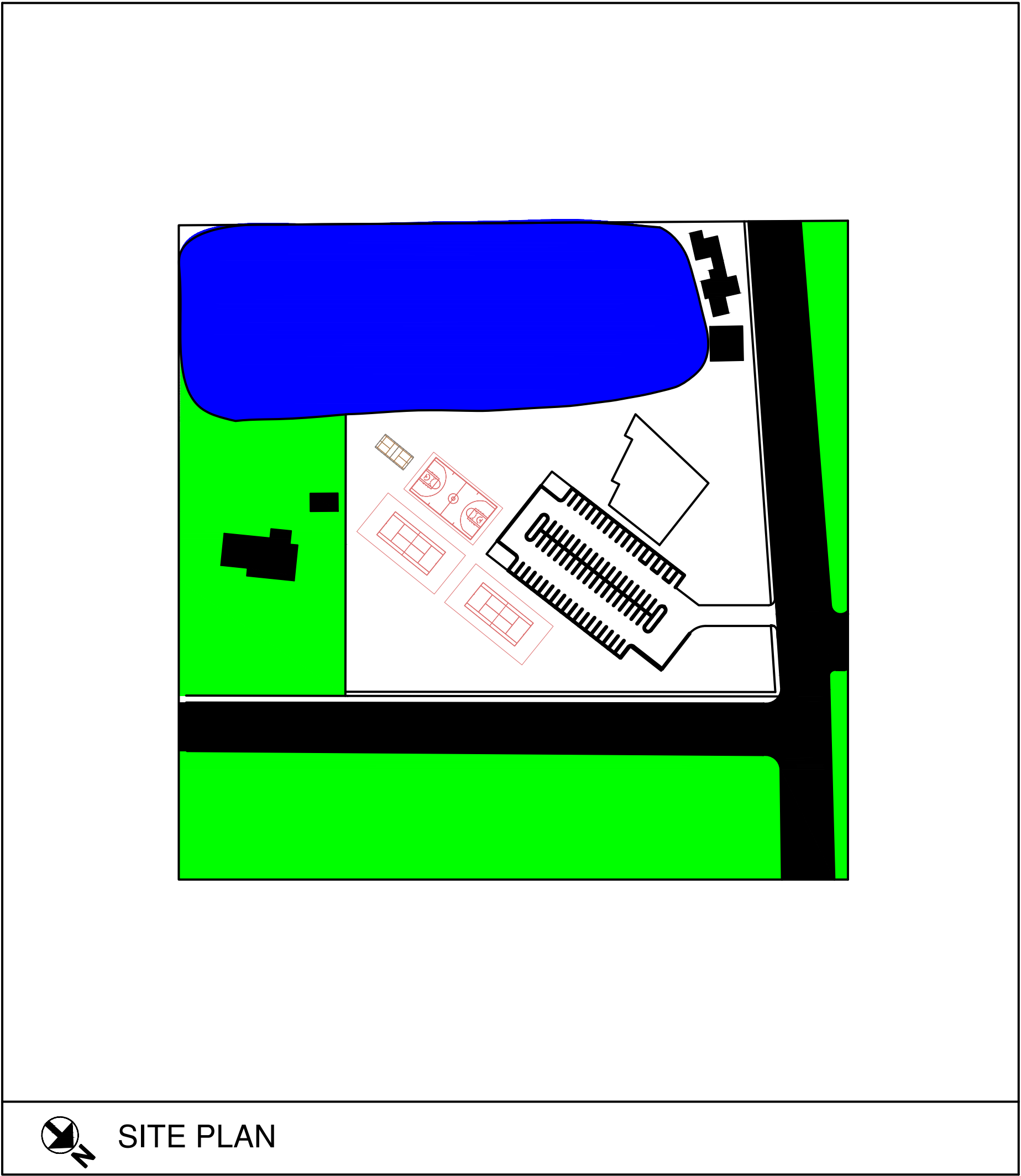


# FITNESS CENTER & CANOE CLUB

2 GARNER LANE, BAY SHORE, NY

THE FITNESS CENTER & CANOE CLUB AT 2 GARNER LANE, BAY SHORE, NY IS A MODERN, SITE SPECIFIC RECREATIONAL COMPLEX DESIGNED TO INTEGRATE WELLNESS, OUTDOOR ACTIVITY, AND SUSTAINABLE DESIGN. THE PROJECT INCLUDES A STATE OF THE ART FITNESS FACILITY, A CANOE AND KAYAK STORAGE HUB, AND A CAFE WITH DIRECT ACCESS TO AN EXTENSIVE GREEN ROOF OVERLOOKING THE ADJACENT LAKE. OUTDOOR AMENITIES INCLUDE 2 TENNIS COURTS, A BASKETBALL COURT, AND A PICKLEBALL COURT, ALL ARRANGED TO ENHANCE THE NATURAL WATERFRONT SETTING. SUSTAINABLE STRATEGIES INCLUDING A GREEN ROOF AND ADDITIONAL ENVIRONMENTAL FEATURES, INCORPORATED TO SUPPORT THE SITES OVERALL ECOLOGICAL PERFORMANCE, AND REINFORCE A COHESIVE DESIGN CONCEPT. THE DEVELOPMENT ALIGNS WITH TOWN OF ISLIP ZONING, NEW YORK BUILDING CODE, AND SITE SPECIFIC WATERFRONT REGULATIONS WHILE CREATING AN INNOVATIVE, COMMUNITY FOCUSED RECREATIONAL DESTINATION.



	DRAWING SCHEDULE
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	DEMOLITION SITE PLAN
C-003	PROPOSED SITE PLAN
C-004	GRADING, DRAINAGE, SEPTIC PLAN
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C-006	LANDSCAPE PLAN
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FITNESS CENTER & CANOE CLUB  
2 GARNER LANE, BAY SHORE, NY

DIVJOT RAI

ARC 486  
ARCHITECTURAL  
DESIGN V

PROFESSOR  
LOPICCOLO

NOVEMBER 18, 2025

COVER SHEET

C-000

GENERAL NOTES

COMMERCIAL (BUSINESS-1) & ASSEMBLY (A-5)

TOWN OF ISLIP - SITE PLAN SET

ALL WORK SHALL COMPLY WITH THE TOWN OF ISLIP CODE, THE NYS UNIFORM FIRE PREVENTION & BUILDING CODE (NYS BUILDING CODE), THE NYS EXISTING BUILDING CODE, AND THE NYS ENERGY CONSERVATION CONSTRUCTION CODE, INCLUDING ALL UPDATES. THESE CONSTRUCTION DOCUMENTS ARE PREPARED IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE, THE REFERENCED DESIGN STANDARD 2018 WFCM, AND NFPA 70. THE CONTRACTOR SHALL ENSURE FULL COMPLIANCE WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.

OCCUPANCY CLASSIFICATIONS FOR THIS PROJECT ARE BUSINESS (B) AND ASSEMBLY (A-5) WITH ACCESSORY A-3/A-2 SPACES. THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION, EGRESS COMPONENTS, FIRE-RESISTANCE RATINGS, AND LIFE-SAFETY SYSTEMS COMPLY WITH REQUIREMENTS FOR THESE OCCUPANCIES AND THAT ALL ASSEMBLY AREAS MEET THE APPLICABLE OCCUPANT LOAD, MEANS OF EGRESS, EXIT SIGNAGE, PANIC HARDWARE, AND EMERGENCY LIGHTING REQUIREMENTS UNDER THE NYS BUILDING AND FIRE CODES.

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

ALL CONSTRUCTION RELATED TO ASSEMBLY OCCUPANCIES SHALL COMPLY WITH THE REQUIREMENTS FOR OCCUPANT LOAD, MEANS OF EGRESS, EXIT SIGNAGE, PANIC HARDWARE, FIRE EXTINGUISHERS, AND EMERGENCY LIGHTING. FIRE PROTECTION SYSTEMS, INCLUDING FIRE ALARMS, REQUIRED FIRE EXTINGUISHERS, AND EMERGENCY/EXIT LIGHTING, SHALL MEET NYS CODE REQUIREMENTS AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND AS REQUIRED BY THE TOWN FIRE MARSHAL.

ALL ACCESSIBLE ROUTES, ENTRANCES, RESTROOMS, PARKING, SIDEWALKS, RIGHTS-OF-WAY, AND BUILDING ELEMENTS SHALL COMPLY WITH ADA STANDARDS AND THE 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 MARKINGS, ADA SIGNAGE, AND STRIPING REQUIREMENTS. BICYCLE PARKING, CANOE/KAYAK LOADING ZONES, AND FITNESS-RELATED EQUIPMENT AREAS SHALL BE INSTALLED AS SHOWN AND MUST MEET ALL APPLICABLE TOWN STANDARDS.

LANDSCAPING, SCREENING, PLANTING BUFFERS, AND LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF ISLIP STANDARDS AND THE APPROVED SITE PLAN. ANY SUBSTITUTIONS REQUIRE APPROVAL FROM THE TOWN. ALL LANDSCAPING MUST BE FULLY INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.

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. SITE DRAINAGE SHALL PROVIDE THE REQUIRED MINIMUM 2" RAINFALL RETENTION AND MAINTAIN A MINIMUM 2' SEPARATION TO GROUNDWATER. DRAINAGE RINGS, LEACHING POOLS, CATCH BASINS, AND ALL STORMWATER STRUCTURES SHALL BE INSTALLED AT SHOWN ELEVATIONS AND VERIFIED BY THE CONTRACTOR.

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 THE 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 COMMUNICATIONS PROVIDERS. ALL UTILITIES SHALL BE PLACED UNDERGROUND UNLESS OTHERWISE APPROVED.

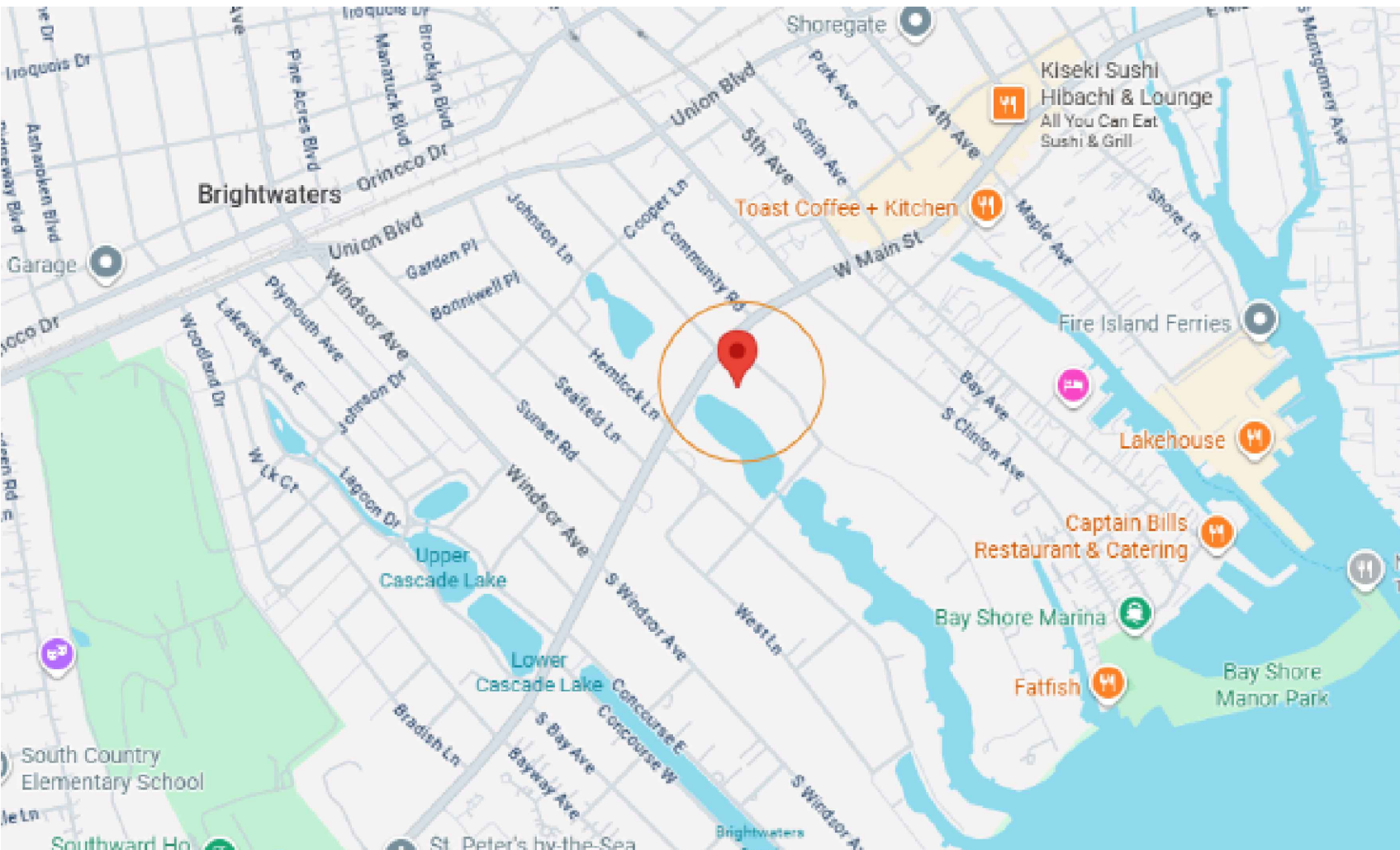
ASSEMBLY OCCUPANCY SPACES SHALL MEET ALL VENTILATION, HVAC, AND INDOOR AIR-QUALITY REQUIREMENTS PER NYS MECHANICAL AND ENERGY CODES. PRIOR TO CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL ENSURE ALL FIRE ALARMS AND LIFE-SAFETY SYSTEMS ARE TESTED AND CERTIFIED, ALL STRIPING, SIGNAGE, LIGHTING, AND ADA ELEMENTS ARE INSTALLED, ALL STORMWATER SYSTEMS ARE CLEANED AND FUNCTIONAL, AND ALL LANDSCAPING IS COMPLETE.

TO THE BEST OF THE DESIGN PROFESSIONAL S KNOWLEDGE, BELIEF, AND JUDGMENT, THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE.

NO CHANGES, DELETIONS, OR SUBSTITUTIONS TO THESE PLANS ARE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE DESIGN PROFESSIONAL AND THE TOWN OF ISLIP.

SITE INFORMATION :

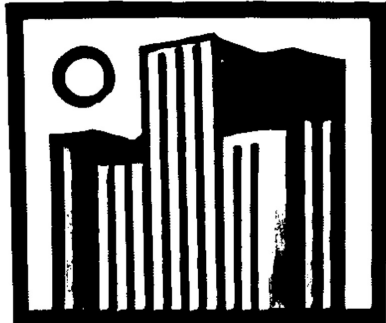
REQUIREMENTS	ZONE - BUS1	PROPOSED
MIN FRONT YARD	10 FT CORNER-STREET FACING SIDES	10 FT
MIN SIDE YARD	10 FT	10 FT
MIN REAR YARD	15 FT 25 FT SETBACK FROM PROPERTY LINE ON LAKE AND NEAR RESIDENTIAL PROPERTY	40 FT
MAX HEIGHT	35 FT	35 FT
MAX FAR	0.40	0.40
LOT AREA	4.8 ACRES	3.7 ACRES



N
SITE LOCATION PLAN



N
SITE AERIAL MAP



FITNESS CENTER & CANOE CLUB  
2 GARNER LANE, BAY SHORE, NY

DIVJOT RAI


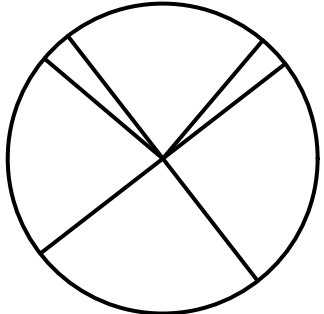
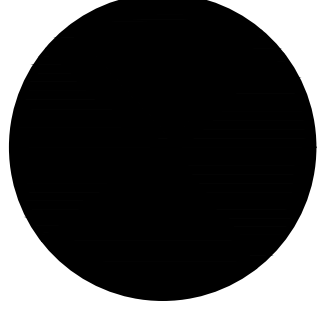
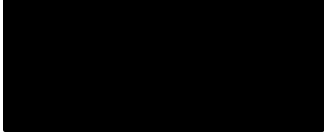
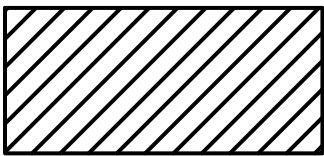


ARC 486  
ARCHITECTURAL  
DESIGN V

PROFESSOR  
LOPICCOLO

NOVEMBER 18, 2025

GENERAL NOTES

C-001

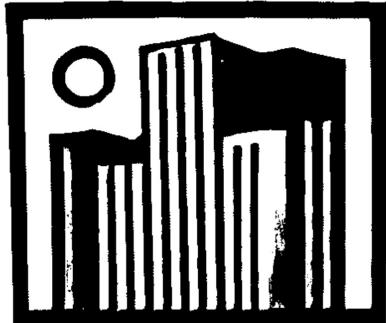
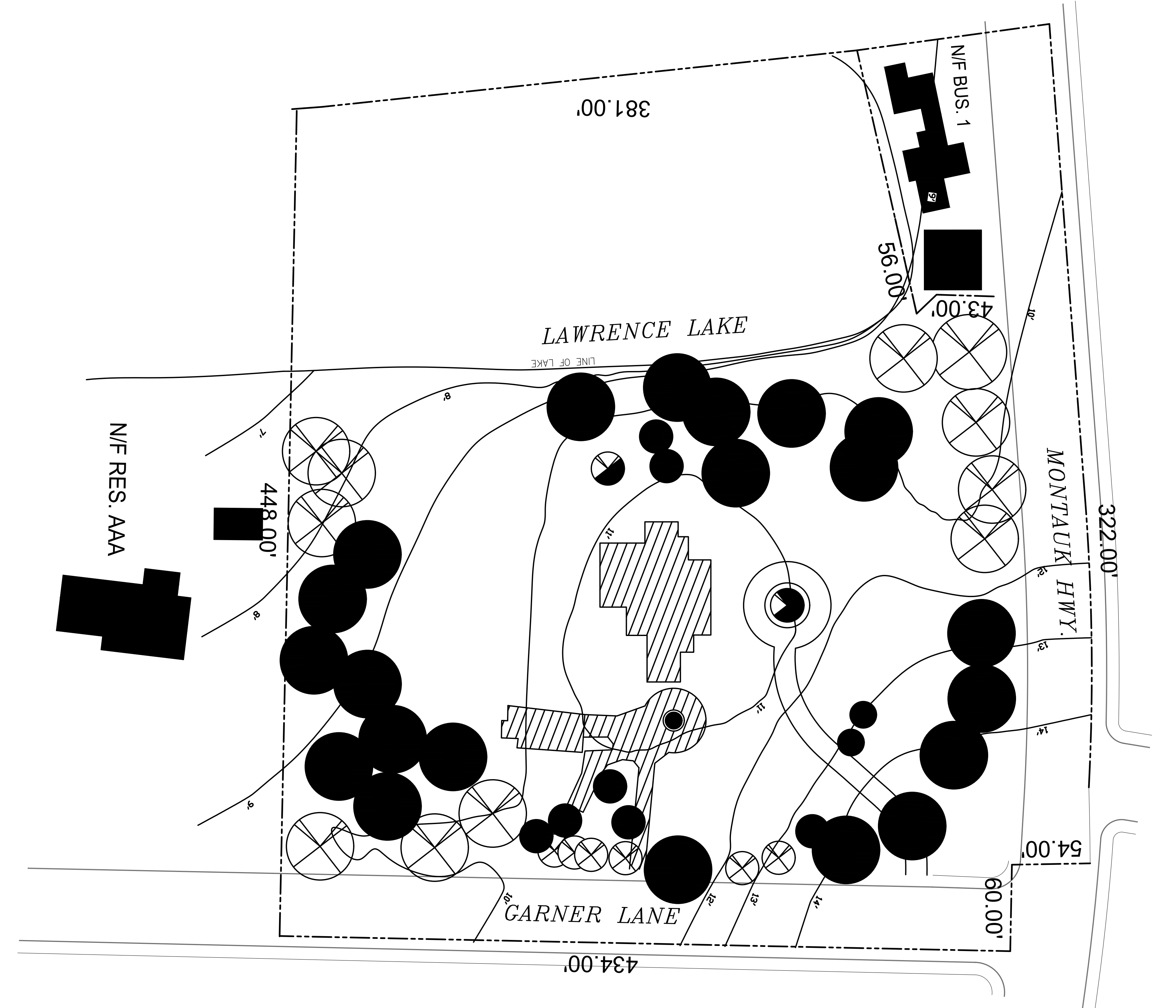
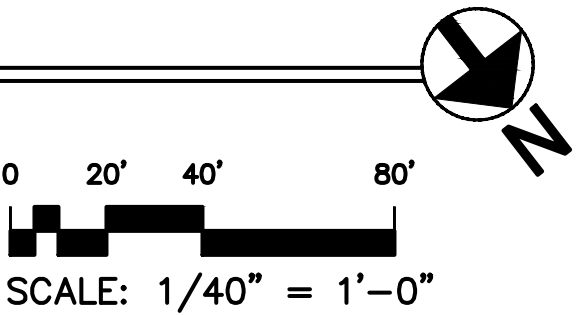
LEGEND	
SYMBOL	DESCRIPTION
	LANDSCAPED AREA
	EXISTING TREE
	REMOVED TREE
	BUILDING
	EXISTING BUILDING
	PROPERTY LINE
	EXISTING CONTOUR

NOTE: REMOVE ALL EXISTING STRUCTURES INCLUDING FOUNDATIONS, PAVEMENTS, TREES, CLEAR AND GRUB SITE

1

# DEMOLITION SITE PLAN

SCALE: 1" = 40'-0"



RAI DESIGNED  
— ARCHITECTURE —

## FITNESS CENTER & CANOE CLUB 2 GARNER LANE, BAY SHORE, NY

DIVJOT RAI

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ARCHITECTURAL  
DESIGN V

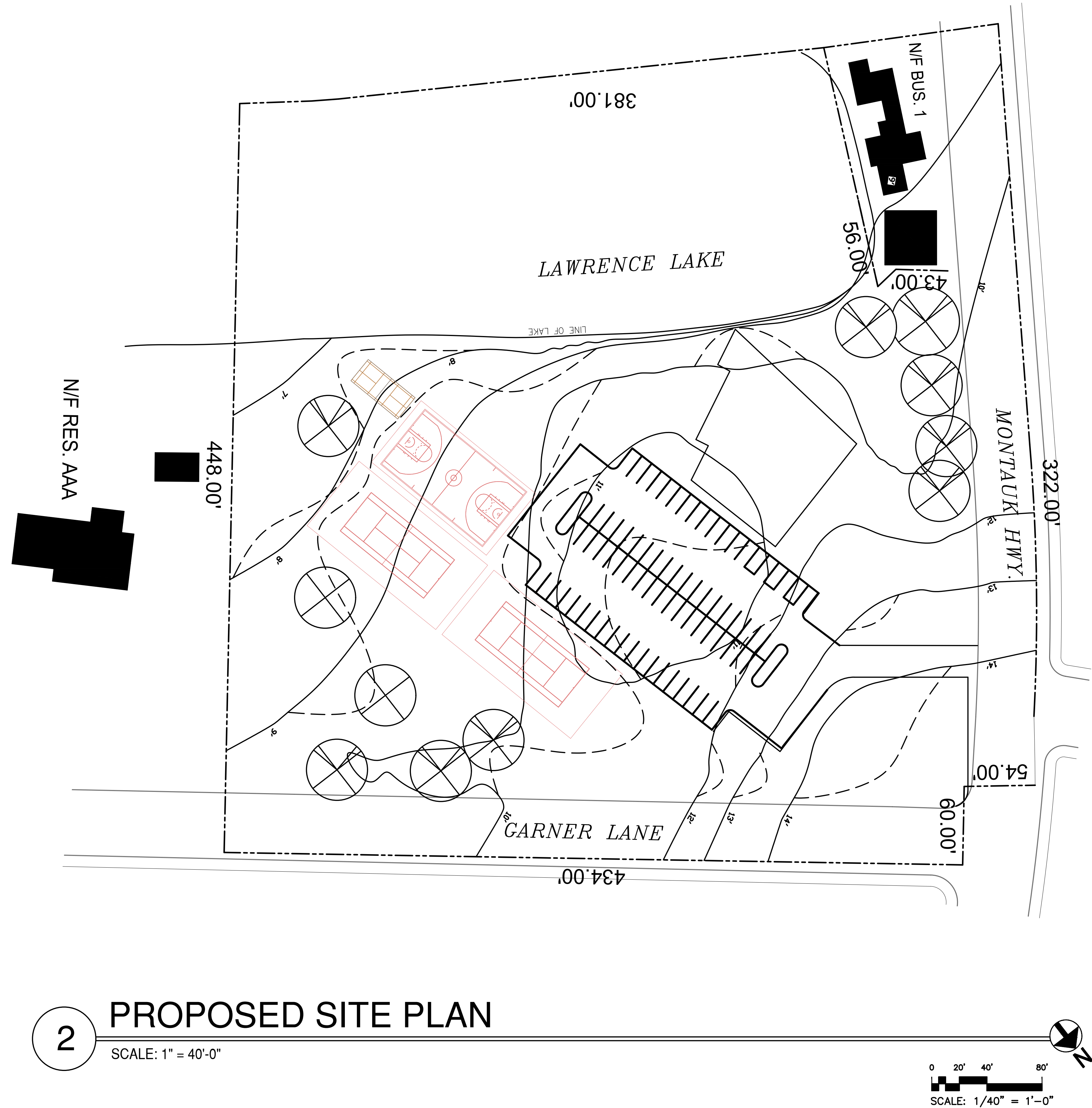
PROFESSOR  
LOPICCOLO

NOVEMBER 18, 2025

DEMOLITION SITE  
PLAN

C-002

ZONING DATA		
ZONE: BUSINESS 1 DISTRICT		
OFFICE & CAFE : PERMITTED USE		
OWNER / APPLICANT INFO.		
APPLICANT : 2 GARNER LANE, BAYSHORE, NY		
OWNER: N/A		
BULK REQUIREMENTS		
REQUIREMENT	ZONE : BUSINESS 1	PROPOSED
MIN LOT AREA	8,380 SF	8,380 SF
MIN FRONT YARD	10'	90'
MIN SIDE YARD	10'	85'
MIN REAR YARD	10'	20'
MAX BUILDING HEIGHT	35'	25'
MAX F.A.R	0.4	0.1
MIN TOTAL LANDSCAPED AREA	20%	60%
MIN LANDSCAPED AREA FRONT YARD	10%	15%
PARKING REQUIREMENTS		
MIN STALL SIZE 9' X 19' REQUIRED		
MIN AISLE WIDTH 23' REQUIRED		
<p>PARKING CALCULATIONS:</p> <p>GYM:</p> <p>1 STALL / 200 SF OF GFA</p> <p>REQUIRED: <math>\frac{6580}{200} = 33</math> STALLS</p> <p>PROVIDED: 33 STALLS</p> <p>CAFE:</p> <p>1 STALL / 100 SF OF GFA</p> <p>REQUIRED: <math>\frac{1800}{100} = 18</math> STALLS</p> <p>PROVIDED: 18 STALLS</p> <p>COURTS:</p> <p>REQUIRED: 22 STALLS</p> <p>TOTAL PROVIDED: 73 STALLS</p> <p>INCLUDING 3 ADA STALLS</p>		



2

PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

020'40'80'

SCALE: 1/40" = 1'-0"

N

RAI DESIGNED

— ARCHITECTURE —

FITNESS CENTER & CANOE CLUB

2 GARNER LANE, BAY SHORE, NY

DIVJOT RAI

ARC 486  
ARCHITECTURAL  
DESIGN V

PROFESSOR  
LOPICCOLO

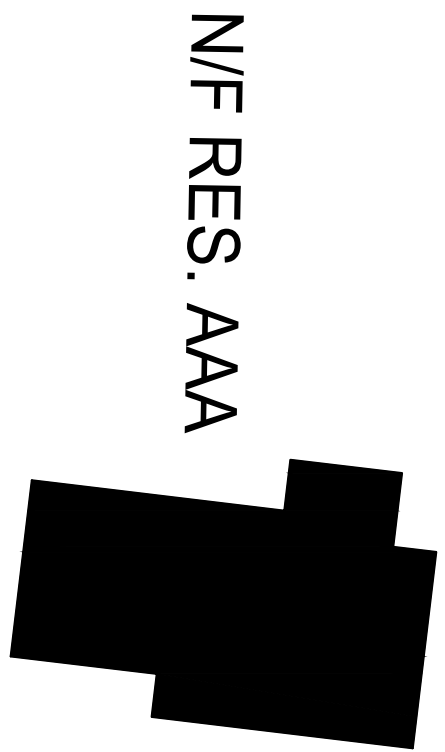
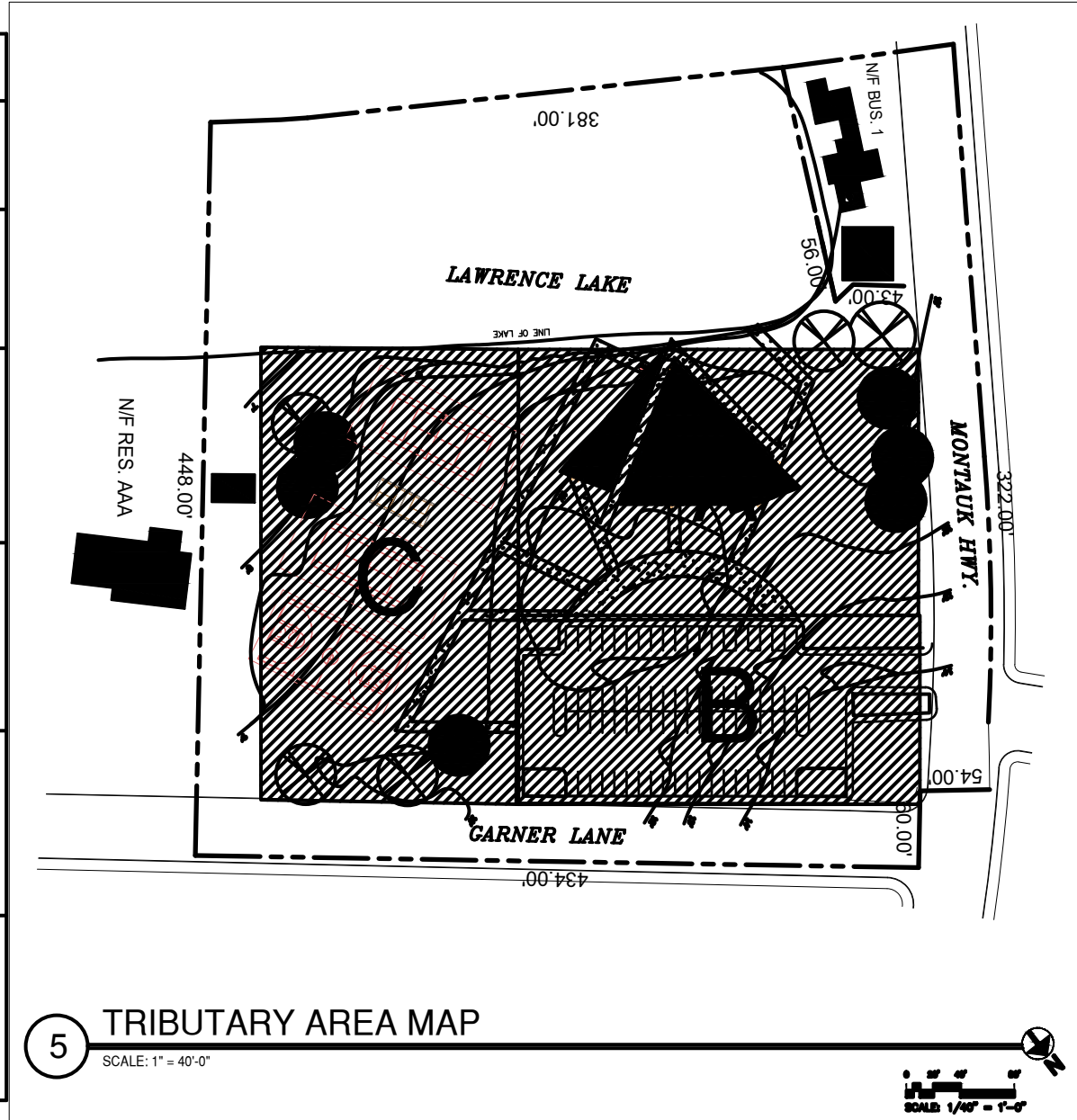
NOVEMBER 18, 2025

PROPOSED  
SITE PLAN

C-003

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)	Qty of 8'H 12' Dia LPs Proposed	Qty of 8'H 12' Dia LPs Proposed - Rounded-up
A	Pavement	1	0.17	1,680.00	286				
	Landscape	0.3	0.17	28,890.00	1473				
	Roof	1	0.17	12,154.00	2066	3825	37.94	4.74	5.00
B	Pavement	1	0.17	36,712.00	6241				
	Landscape	0.3	0.17	5,953.00	304	6545	64.91	8.11	9.00
C	Pavement	1	0.17	21,384.00	3635				
	Landscape	0.3	0.17	17,733.00	904				
	Roof	1	0.17	0.00	0	4540	45.02	5.63	6.00
Total Area				124,506.00					

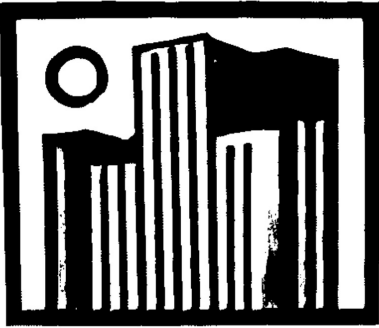
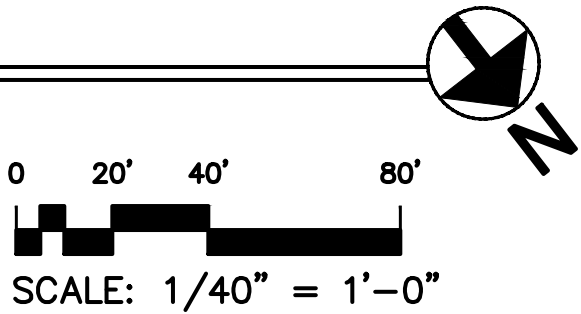
GDS LEGEND	
SYMBOL	DESCRIPTION
	TRENCH DRAIN
	LEACHING POOL
	MANHOLE
	CURB GRATE
	SEPTIC TANK



3

## GRADING / DRAINAGE / SEPTIC PLAN

SCALE: 1" = 40'-0"



FITNESS CENTER & CANOE CLUB  
2 GARNER LANE, BAY SHORE, NY

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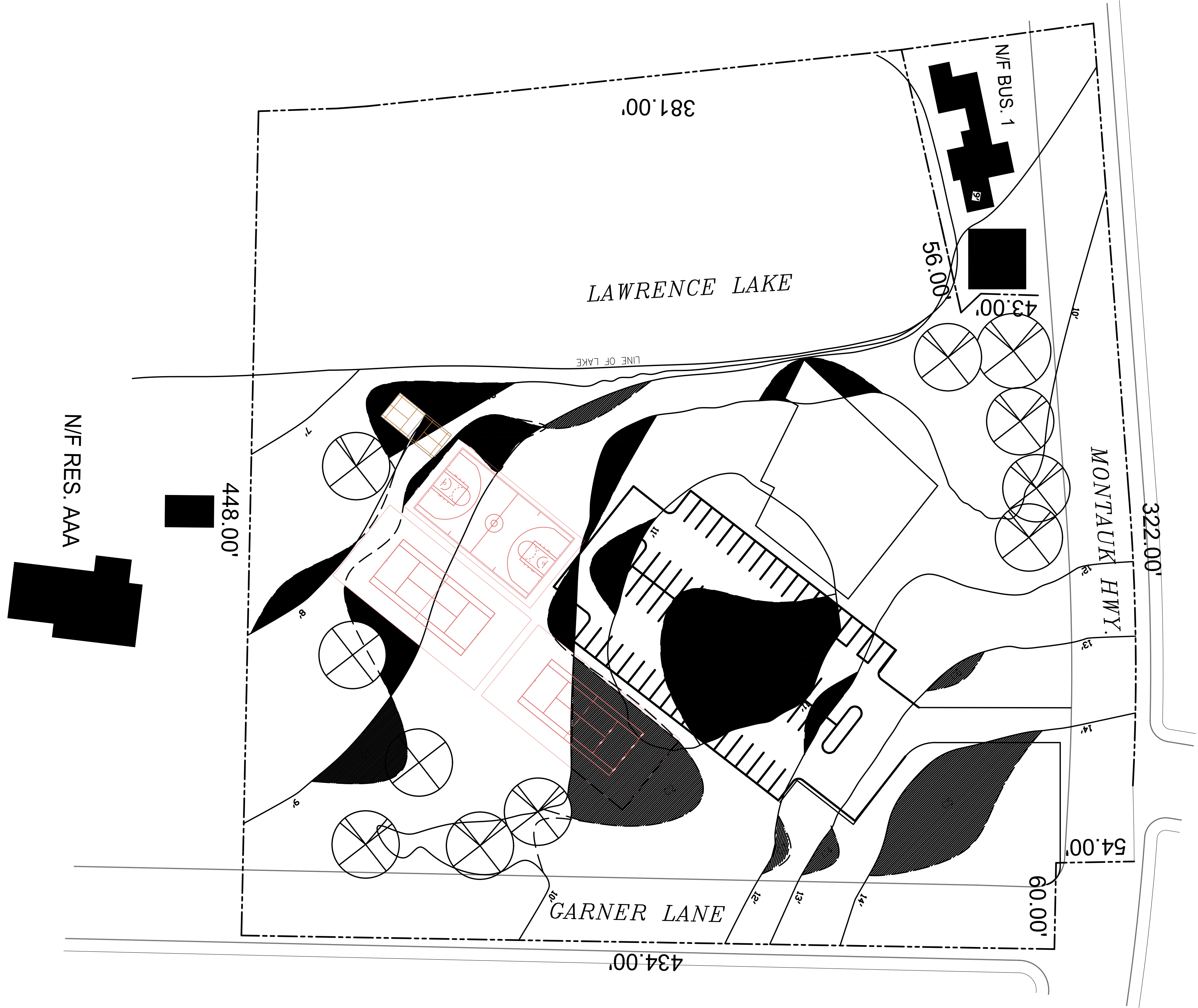
PROFESSOR  
LOPICCOLO

NOVEMBER 18, 2025

GRADING/DRAINAGE  
/SEPTIC PLAN

C-004

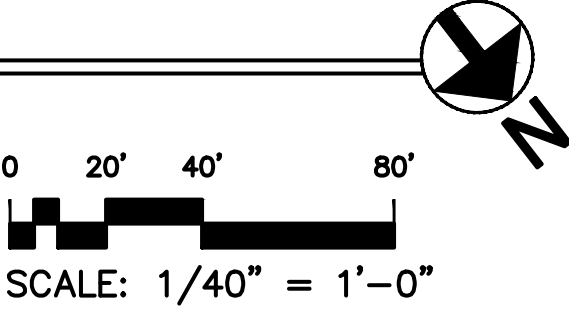
CUT & FILL CALCULATIONS	
AREA	CUT & FILL (CF)
C1	3220
C2	5131
C3	215
C4	229
C5	4201
F1	1287
F2	2013
F3	3830
F4	1986
F5	864
F6	950
F7	6118
F8	741
F9	523
TOTAL	31,308



5

CUT & FILL SITE PLAN

SCALE: 1" = 40'-0"



FITNESS CENTER & CANOE CLUB  
2 GARNER LANE, BAY SHORE, NY

DIVJOT RAI

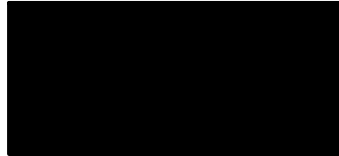
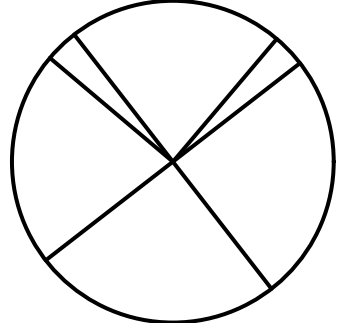
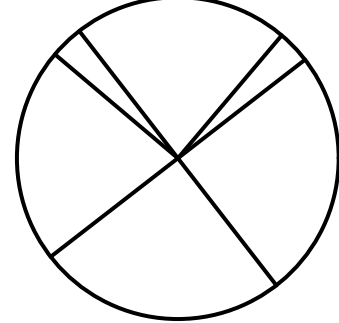

ARC 486  
ARCHITECTURAL  
DESIGN V

PROFESSOR  
LOPICCOLO

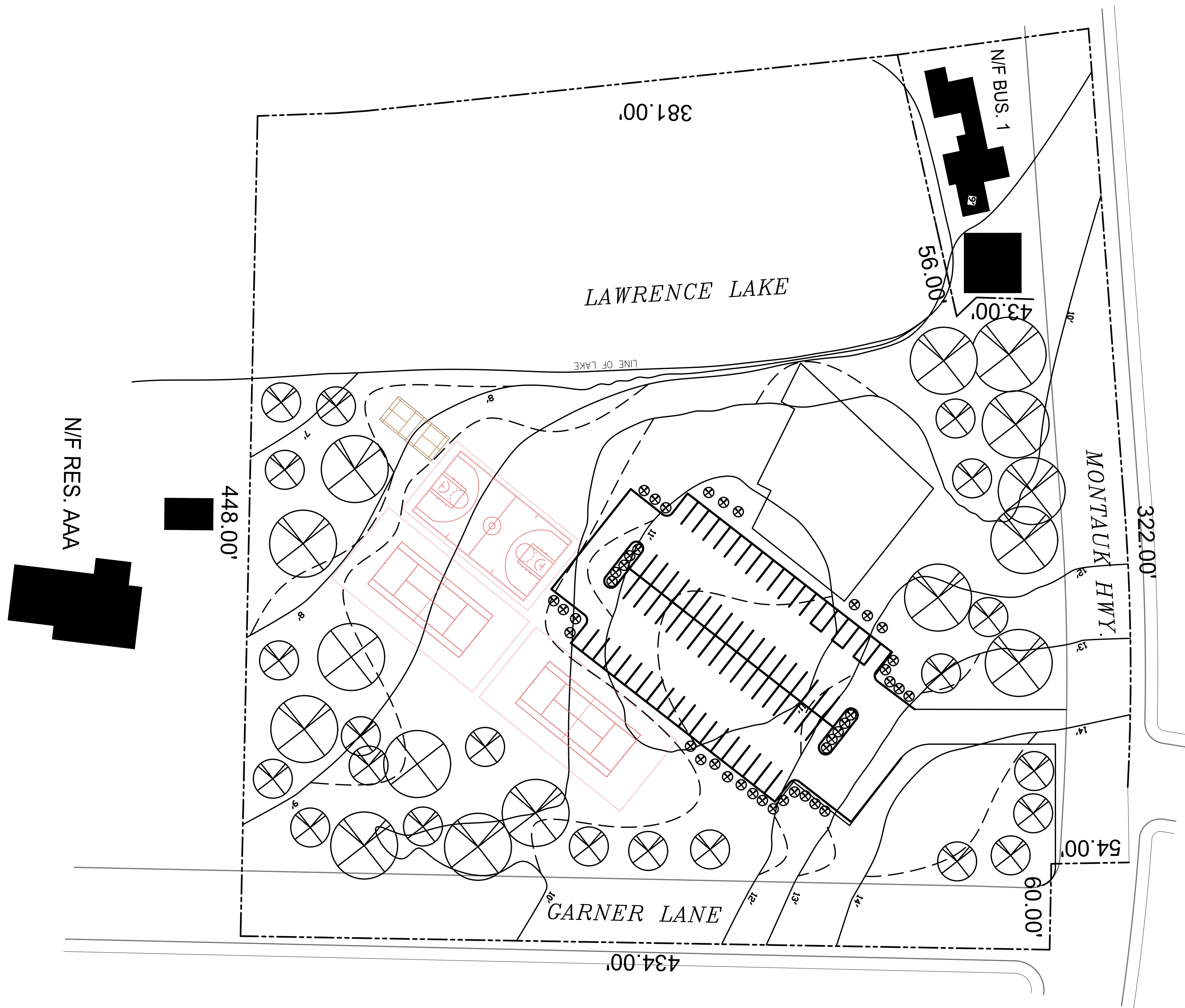
NOVEMBER 18, 2025

CUT & FILL  
SITE PLAN

C-005

LANSCAPE SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	BUILDING
	EXISTING TREE
	NEW TREE
	DUMPSTER

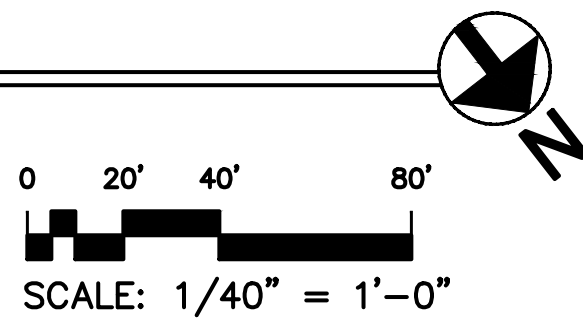
LANDSCAPING			
TYPE	NAME	SIZE	QTY
EVERGREEN	DOUGLAS FIR	15-20' HT	15
CONIFEROUS	RED MAPLE	2.5-3" CAL	21
SHRUB	COMPACT INKBERRY	24-30' HT	32



6

LANDSCAPING PLAN

SCALE: 1" = 40'-0"



FITNESS CENTER & CANOE CLUB  
2 GARNER LANE, BAY SHORE, NY

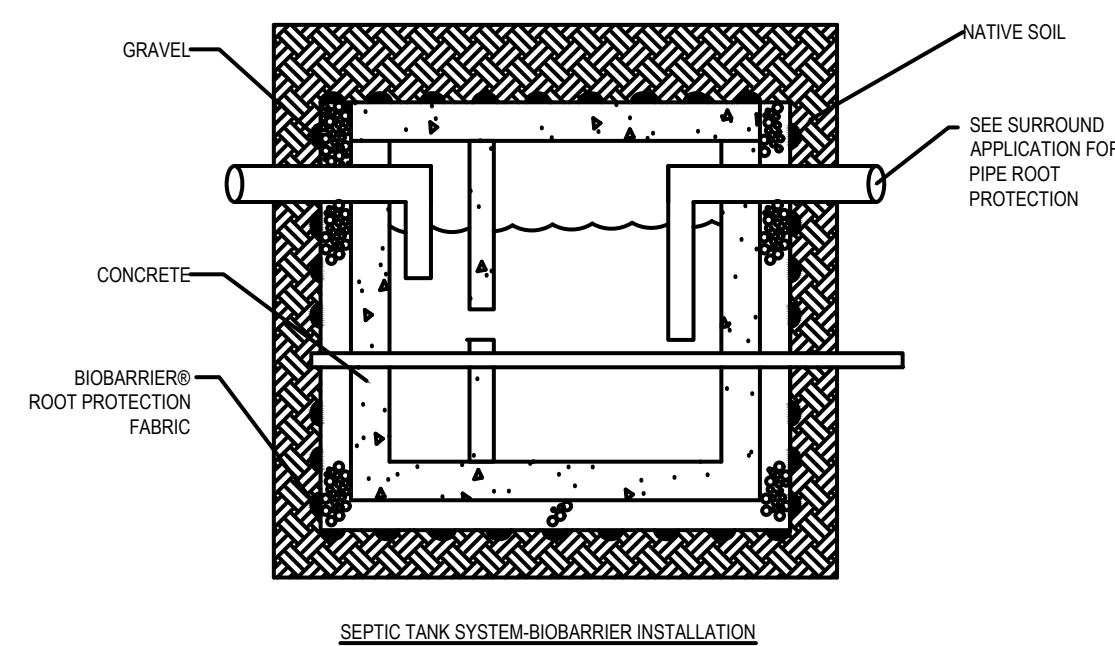
ARC 486  
ARCHITECTURAL  
DESIGN

PROFESSOR  
LOPICCOLO

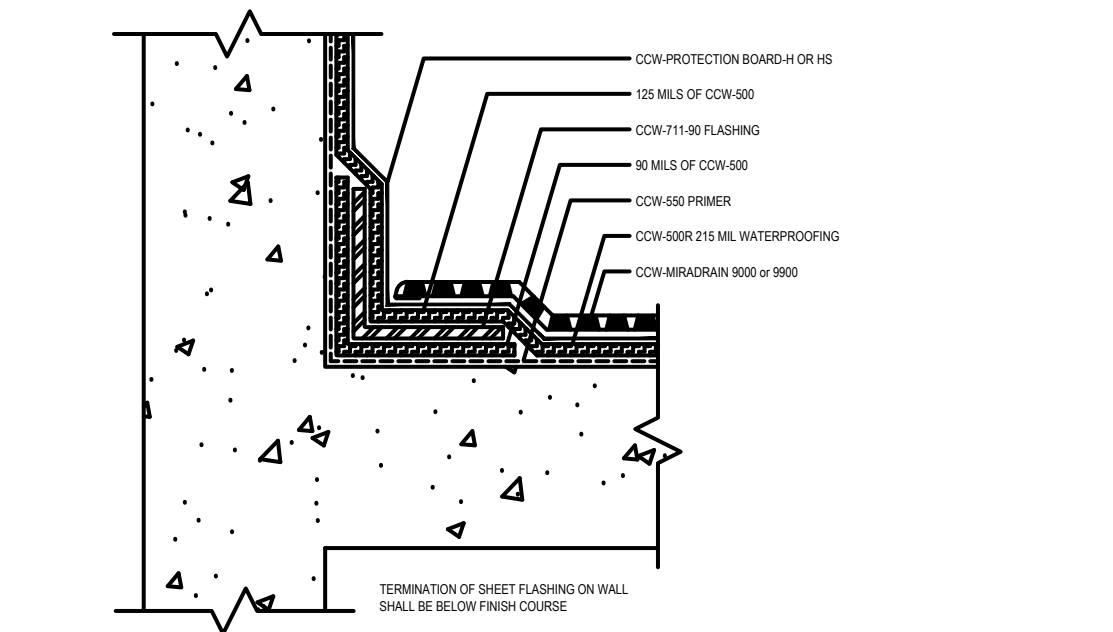
NOVEMBER 18, 2025

LANDSCAPING  
PLAN

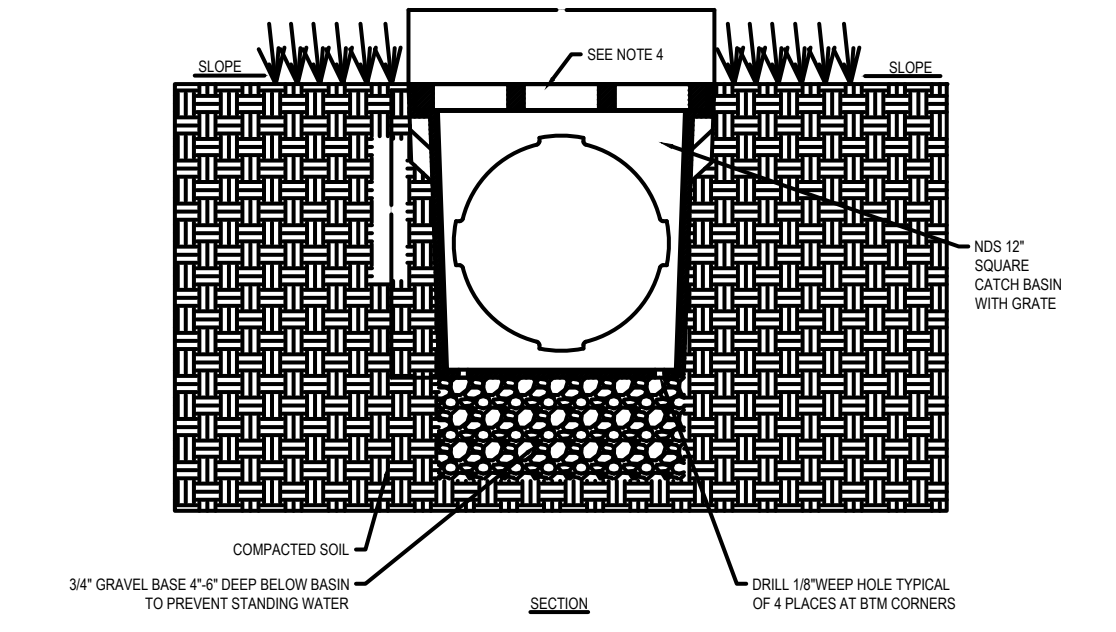
C-006



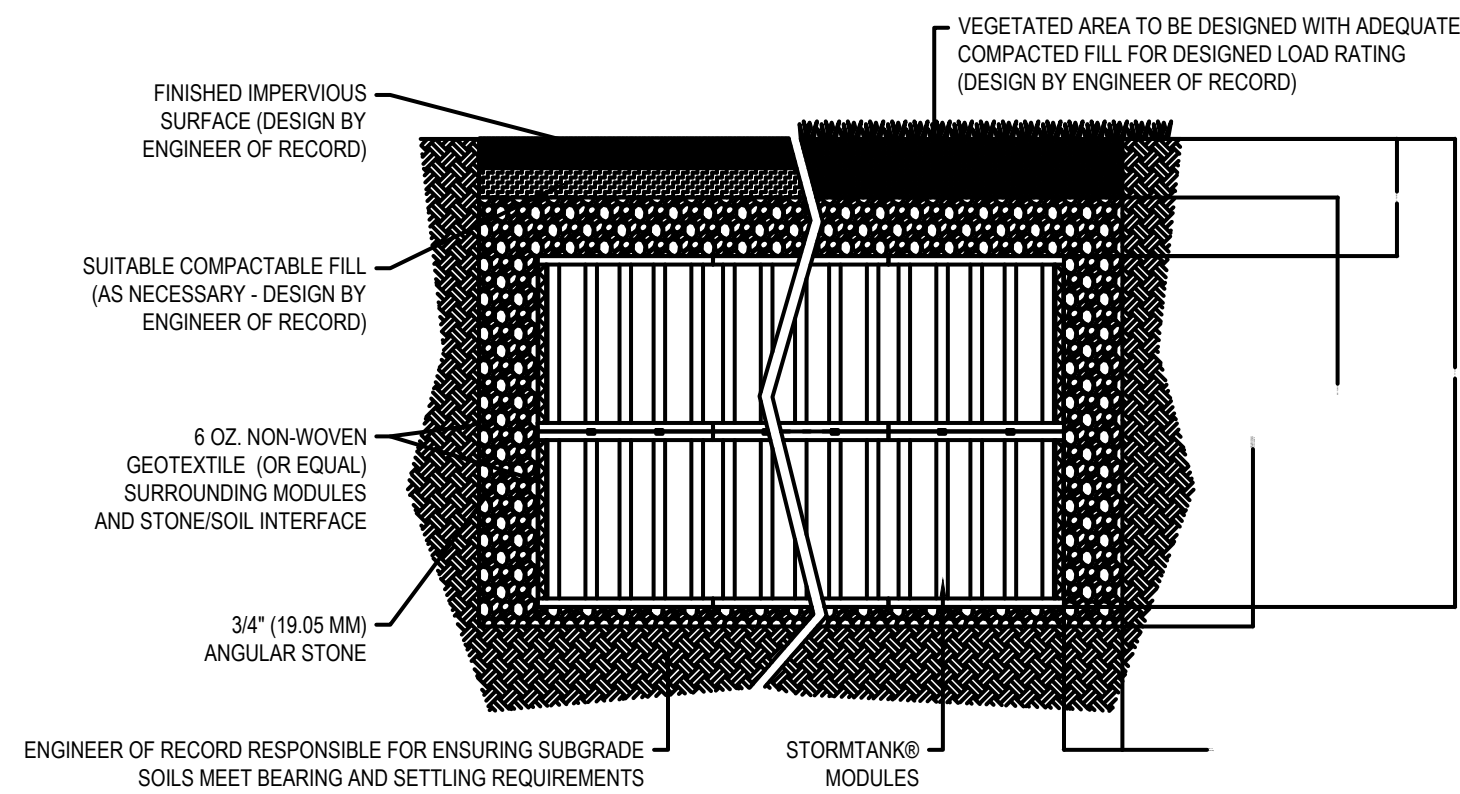
7 SEPTIC PLAN DETAIL



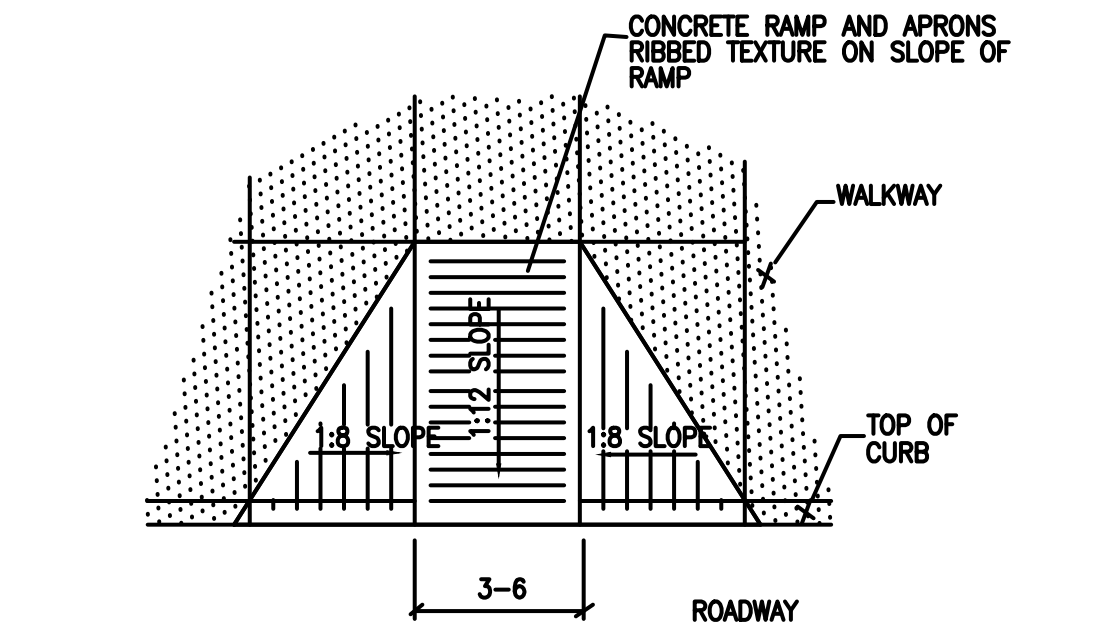
8 CURB & PARAPET DETAIL



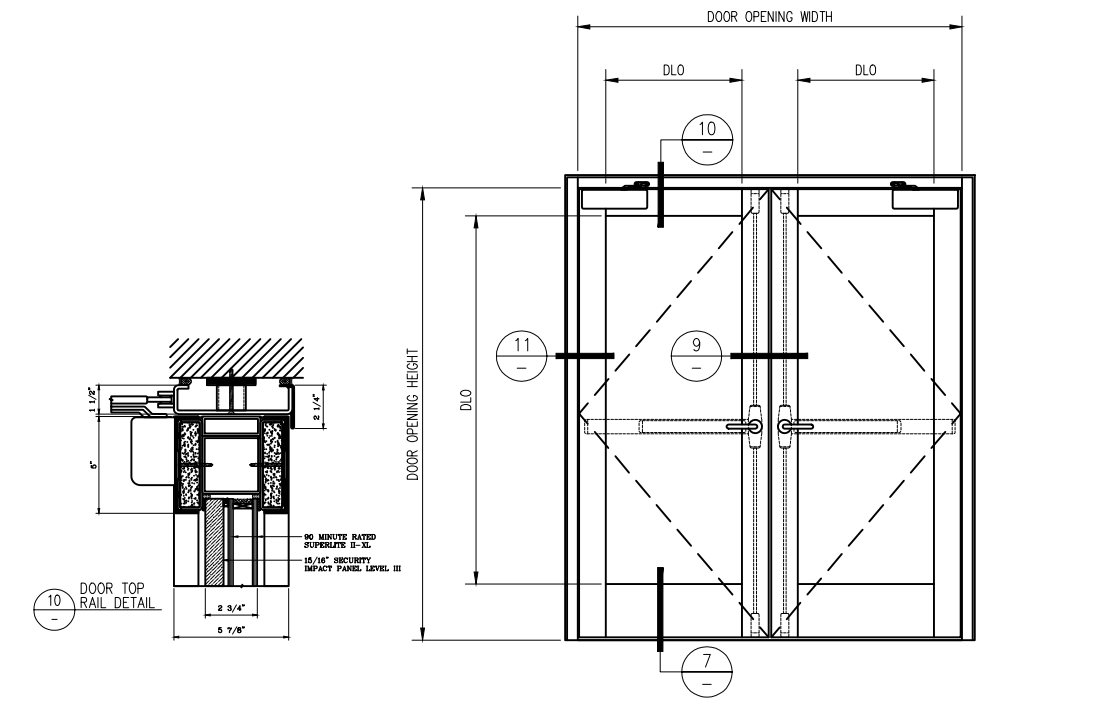
9 CATCH BASIN DETAIL



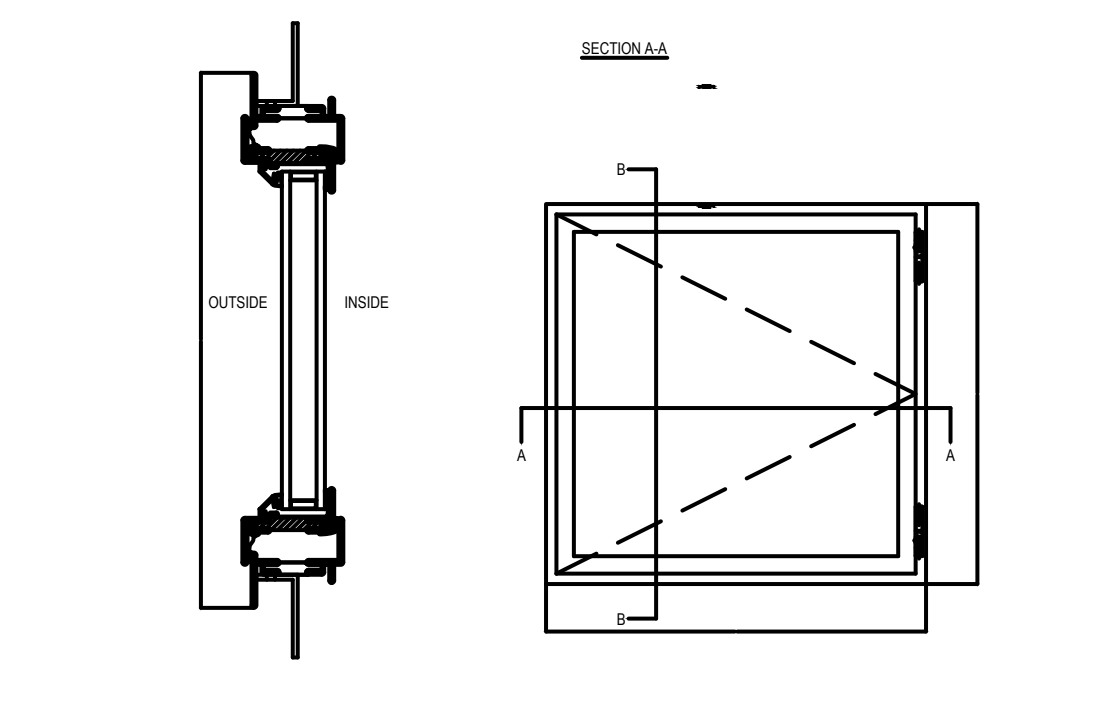
10 TRENCH DRAIN DETAIL



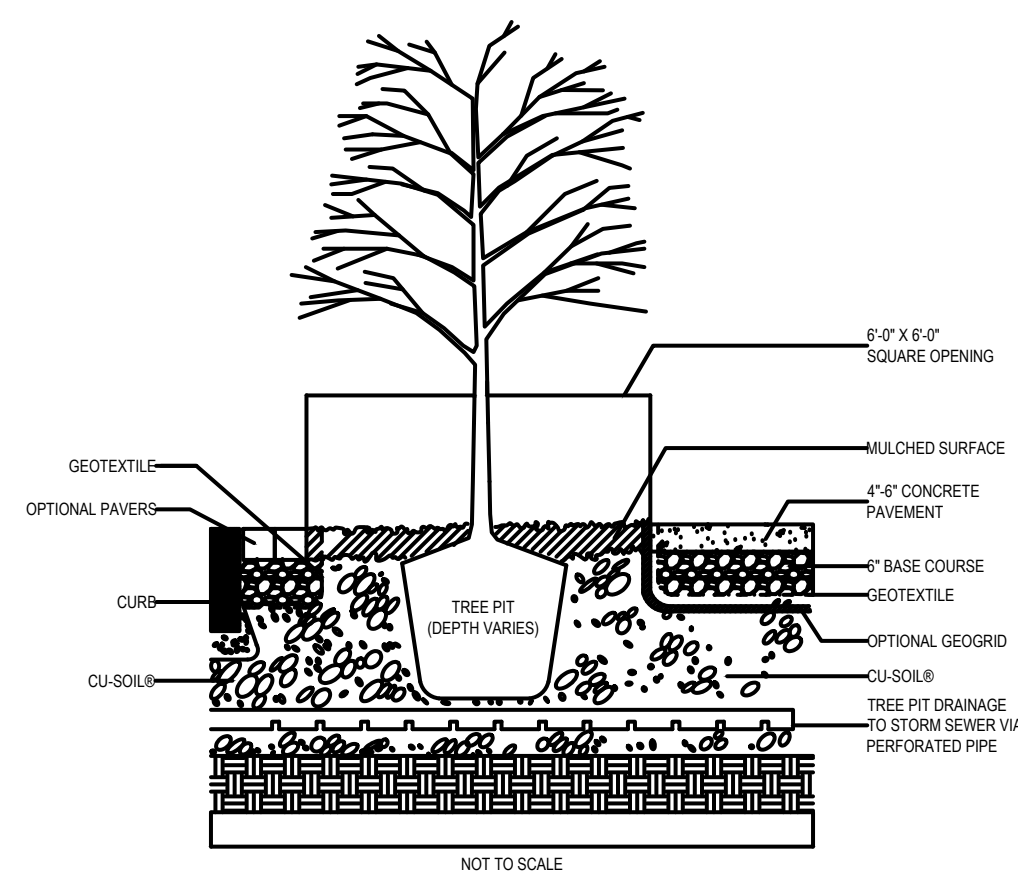
11 ADA RAMP DETAIL



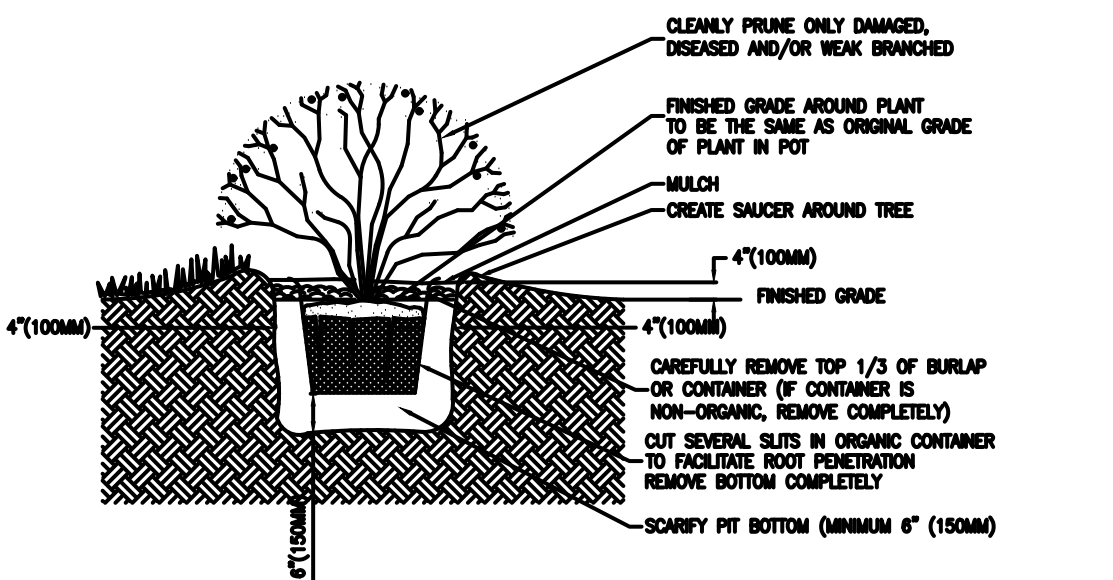
12 DOUBLE DOOR DETAIL



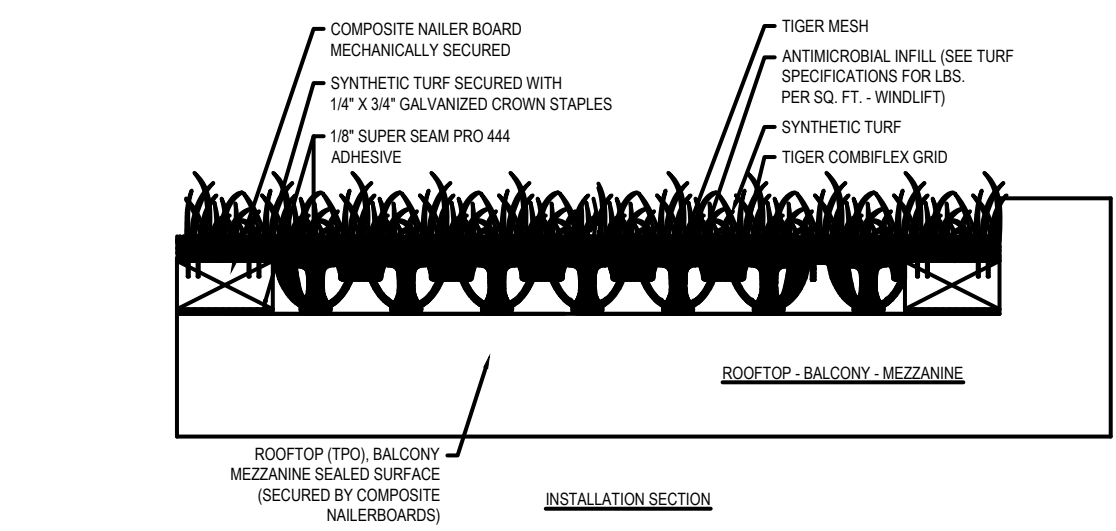
13 WINDOW DETAIL



14 TREE PLANTING DETAIL



15 SHRUB PLANTING DETAIL



16 ROOFTOP DETAIL



RAI DESIGNED  
— ARCHITECTURE —

# FITNESS CENTER & CANOE CLUB 2 GARNER LANE, BAY SHORE, NY

DIVJOT RAI

ARC 486  
ARCHITECTURAL  
DESIGN V

PROFESSOR  
LOPICCOLO

NOVEMBER 18, 2025

SITE CONSTRUCTION  
DETAILS

C-007