

CAFE & OFFICES, A NEW COMMERCIAL PROJECT

LOCATION: 406 ROBINSON AVENUE, EAST PATCHOGUE, NY 11772

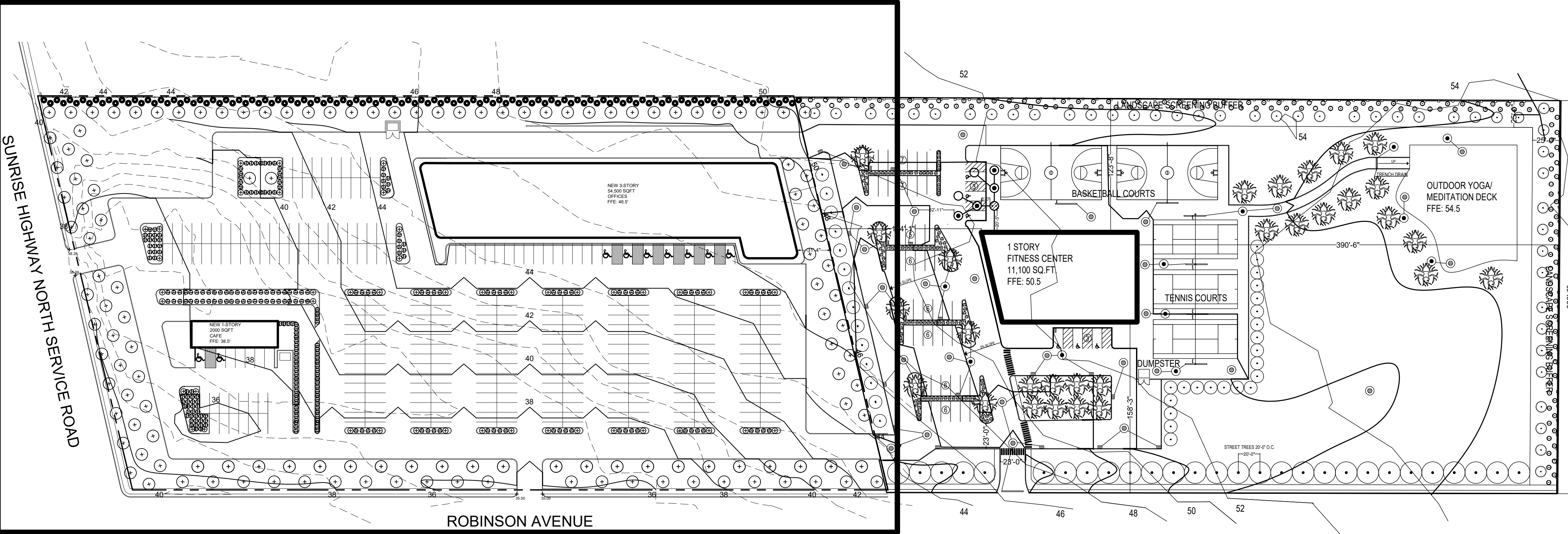
A UP AN COMING LAND DEVELOPMENT AGENCY HAS GONE ABOUT BUYING LAND ALL ACROSS LONG ISLAND. ONE OF THE AREAS IN WHICH THEY PURCHASED IS TWO LOTS NEXT TO EACH OTHER IN EAST PATCHOGUE, NY RIGHT OFF OF SUNRISE HIGHWAY WHICH IS ONE OF LONG ISLANDS BUSIEST ROADS. THE DEVELOPERS FELT AS IF THIS AREA WOULD BE A PERFECT LOCATION FOR A NEW CHAIN CAFE, NON-MEDICAL OFFICES AND GYM. FOR THIS SPECIFIC PROJECT THE SOUTHERN MOST LOT, LOT A WAS CHOSEN AND IT WAS DETERMINED THE OFFICES AND CAFE SHOULD BE LOCATED HERE. THE SITE PLAN IS TO FOLLOW THE TOWN OF ISLIP ZONING CODES AND REGULATIONS ALONG WITH FOLLOWING TYPICAL ADA REQUIREMENTS. AS THIS SITE HAS NEVER BEEN DEVELOPED TO THIS EXTENT BEFORE, GRADING, ZONING, DRAINAGE, SEPTIC, ETC... MUST BE INSTALLED FOLLOWING THE TOWNS STRINGENT CODES AND REQUIREMENTS.



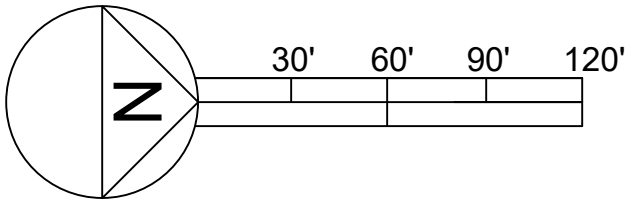
2 SITE AERIAL
SCALE: N.T.S.



3 LOCATION MAP
SCALE: N.T.S.



1 COMBINED SITES
SCALE: 1" = 60'



FARMINGDALE STATE
COLLEGE DEPARTMENT OF
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COMMERCIAL PROJECT
SCHEMATIC PROPOSED SITE PLAN

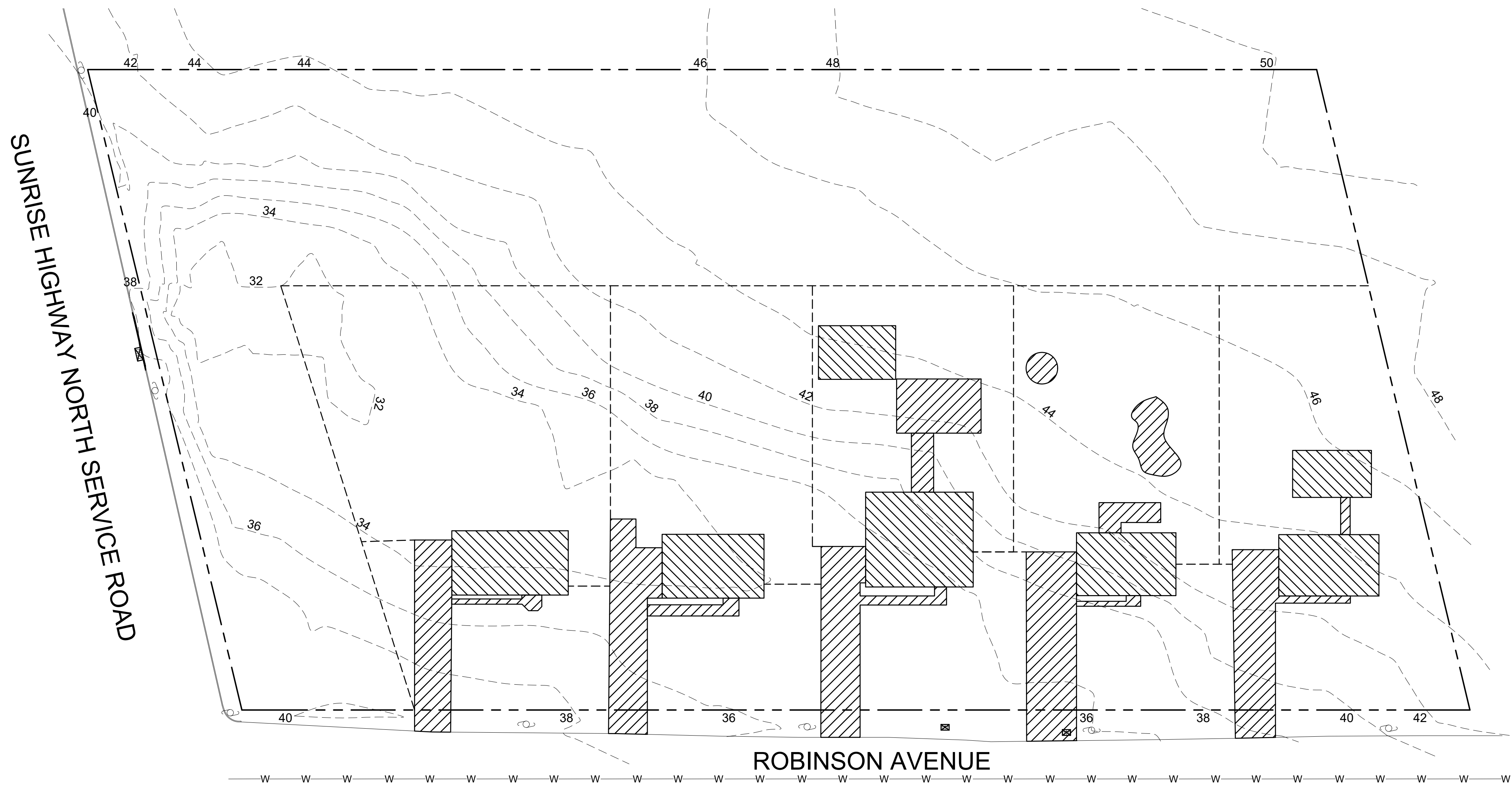
NAME: PHILIP ODDO
PROFESSOR: LOPICCOLO
CLASS: ARC 364
DATE: 8/05/25

COVER SHEET

C-100



② SITE AERIAL
SCALE: N.T.S.



① DEMOLITION PLAN
SCALE: 1" = 40'

NOTE: REMOVE ALL STRUCTURES, INC. FOUNDATIONS, PAVEMENTS, AND TREES

NOTE: CLEAR AND GRUB SITE

DEMOLITION LEGEND

- FENCE TO BE REMOVED
- [Hatched Box] STRUCTURE/POOL TO BE REMOVED
- [Hatched Box] PAVEMENT/DRIVE TO BE REMOVED



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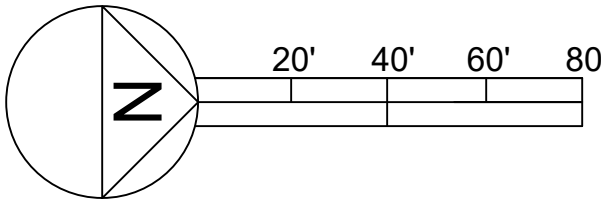
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NAME: PHILIP ODDO
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DEMOLITION PLAN

C-101





NEW 1-STORY
2000 SQFT
CAFE
FFE: 38.5'

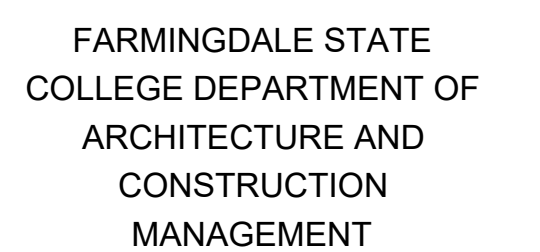
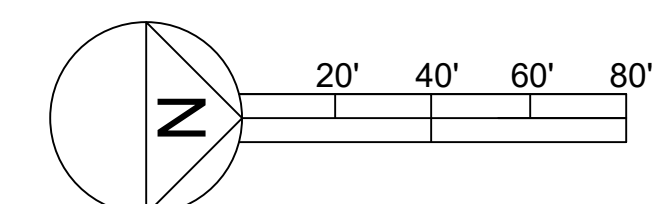
NEW 3-STORY
54,500 SQFT
OFFICES
FFE: 46.5'

PROVIDED
CAFE: 1 ST
REQUIRED
PROVIDED
TOTAL:

SUNRISE HIGHWAY NORTH SERVICE ROAD

ROBINSON AVENUE

1 PROPOSED SITE PLAN
SCALE: 1" = 40'



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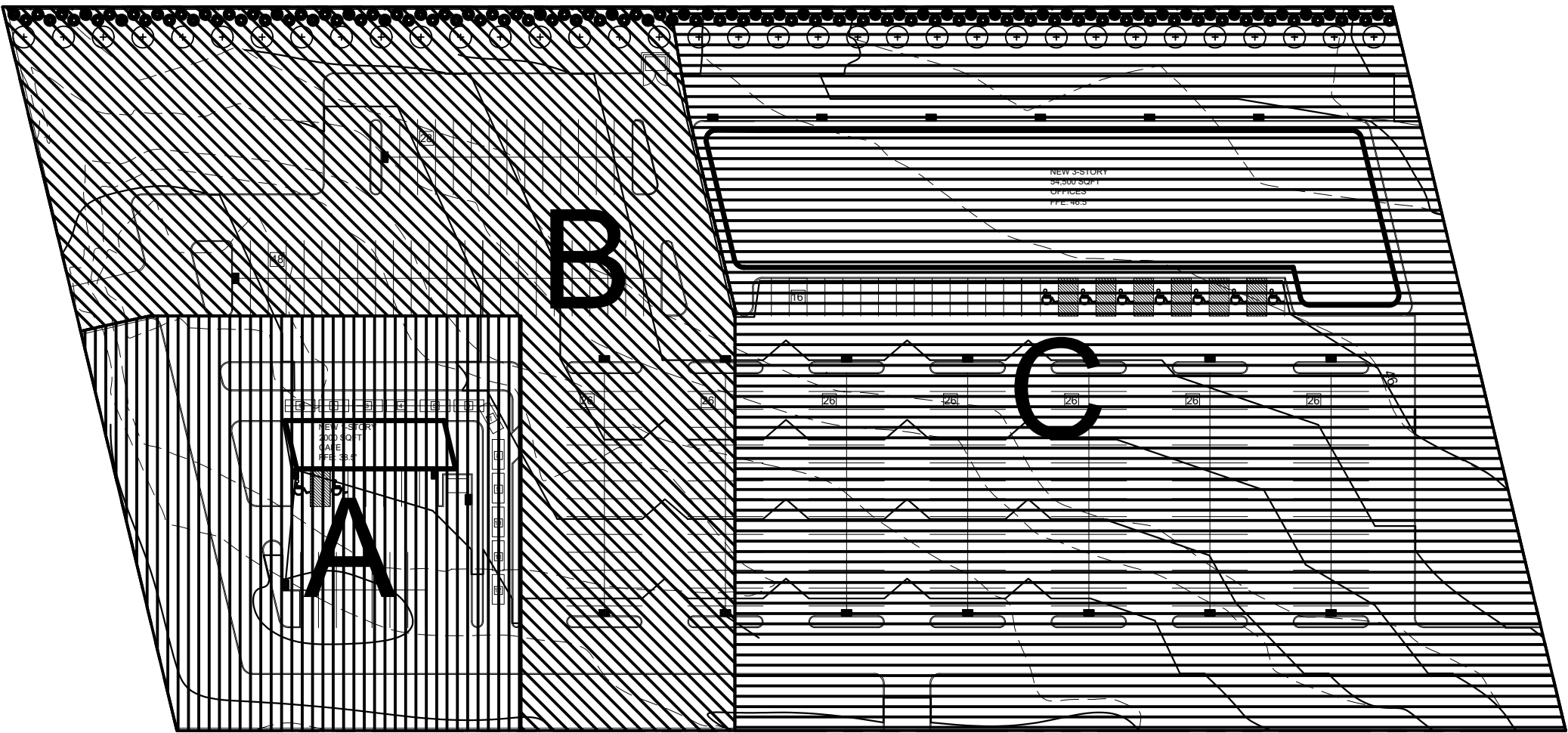
SCHEMATIC PROPOSED SITE PLAN

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PROPOSED SITE PLAN

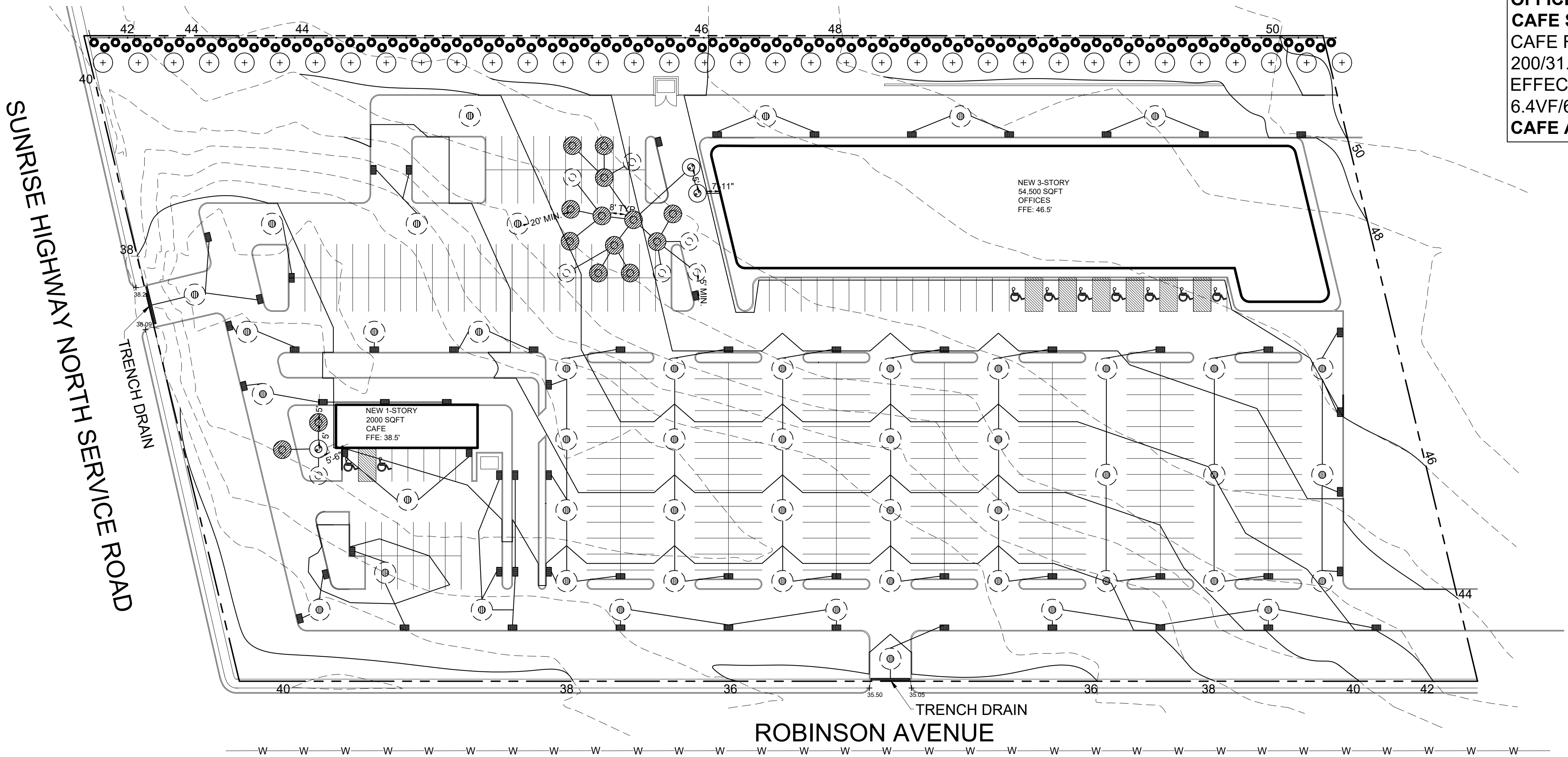
C-102

AREA	SURFACE MATERIAL	C	i	TRIBUTARY AREA (SF)	Q STORAGE REQ'D (CF)	TOTAL STORAGE RECQ'D (CF)	TOTAL DEPTH OF 12' DIA. LP REQ'D (VF)	QTY OF 7'H 12' DIA. LP PROPOSED	QTY OF 9'H 12' DIA LPS PROPOSED-ROUNDED-UP
A	PAVEMENT	1	0.17	22715	3861.55	5047.18	50.06	7.15	8
	LANDSCAE	0.3	0.17	16581	845.63				
	ROOF	1	0.17	2000	340.00				
B	PAVEMENT	1	0.17	47860	8136.20	9492.19	94.14	13.45	14
	LANDSCAPE	0.3	0.17	26588	1355.99				
	ROOF	1	0.17	0	0.00				
C	PAVEMENT	1	0.17	86511	14706.87	19559.45	193.98	27.71	28
	LANDSCAPE	0.3	0.17	34592	1764.19				
	ROOF	1	0.17	18167	3088.39				



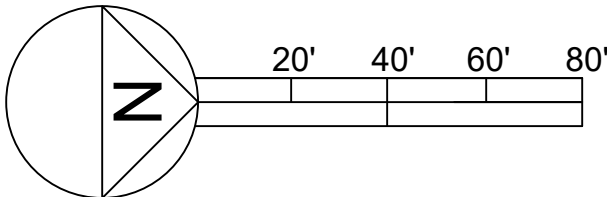
2 TRIBUTARY AREA MAP
SCALE: N.T.S.

SEPTIC REQUIREMENTS	
GPD CALCULATIONS:	
ALLOWABLE: 5.95 ACRES (600GPD) =	3,570 GPD
CAFE ALLOWABLE: 2,000SQFT (0.15GPD) =	300 GPD
OFFICE ALLOWABLE: 54,500SQFT (0.06GPD) =	3,270GPD
OFFICE SEPTIC TANK CALC.: 3,270 / (6'x500GPF) =	1.09 ST
OFFICE SEPTIC TANK ACTUAL:	2 10' DIA. SEPTIC TANKS
CAFE SEPTIC TANK CALC.: 900GPD / (6'x500GPF) =	0.3 ST
CAFE SEPTIC TANK ACTUAL:	1 10' DIA. SEPTIC TANK
OFFICE SEPTIC LEACHING POOL CALCULATIONS:	
OFFICE REQUIREMENTS: 3,270GPD/1.5 =	2180
2180/31.42=	69.38VF
EFFECTIVE DEPTH: 6'	
69.38VF/ 6' =	12 SEPTIC LEACHING POOLS
OFFICE ACTUAL: 12 (1.5)=	18 SEPTIC LEACHING POOLS
CAFE SEPTIC LEACHING POOL CALCULATIONS:	
CAFE REQUIREMENTS: 300GPD/1.5 =	200
200/31.42VF =	6.4VF
EFFECTIVE DEPTH: 6'	
6.4VF/6' =	2 SEPTIC LEACHING POOLS
CAFE ACTUAL: 2 (1.5) =	3 SEPTIC LEACHING POOLS



1 GRADING DRAINAGE & SEPTIC
SCALE: 1" = 40'

GDS LEGEND	
	UNDERGROUND PIPE
	GRATED LEACHING POOL
	SEPTIC LEACHING POOL
	SEPTIC LEACHING POOL EXPANSION
	SEPTIC TANK
	CATCH BASIN



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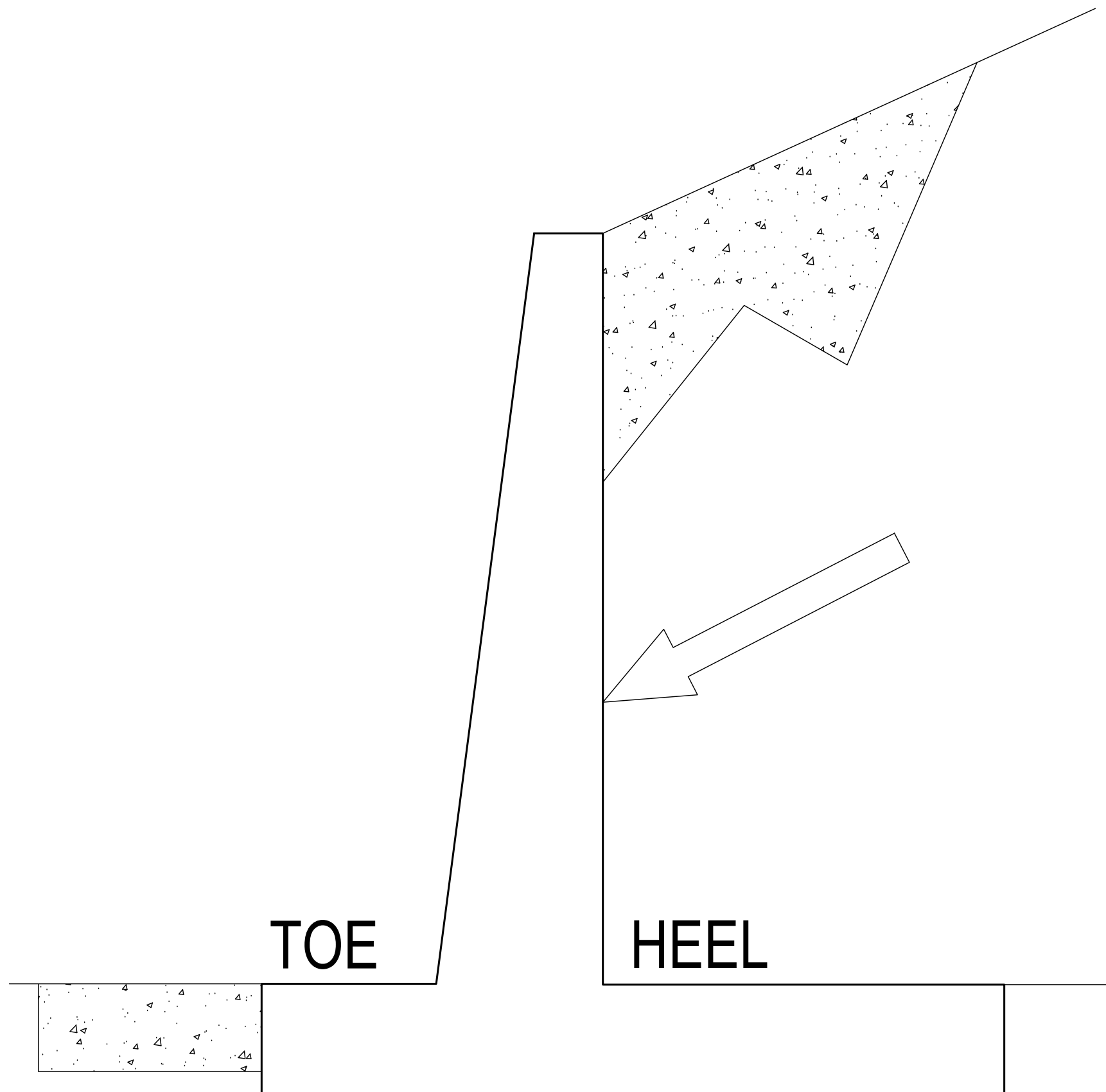
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SCHEMATIC PROPOSED SITE PLAN

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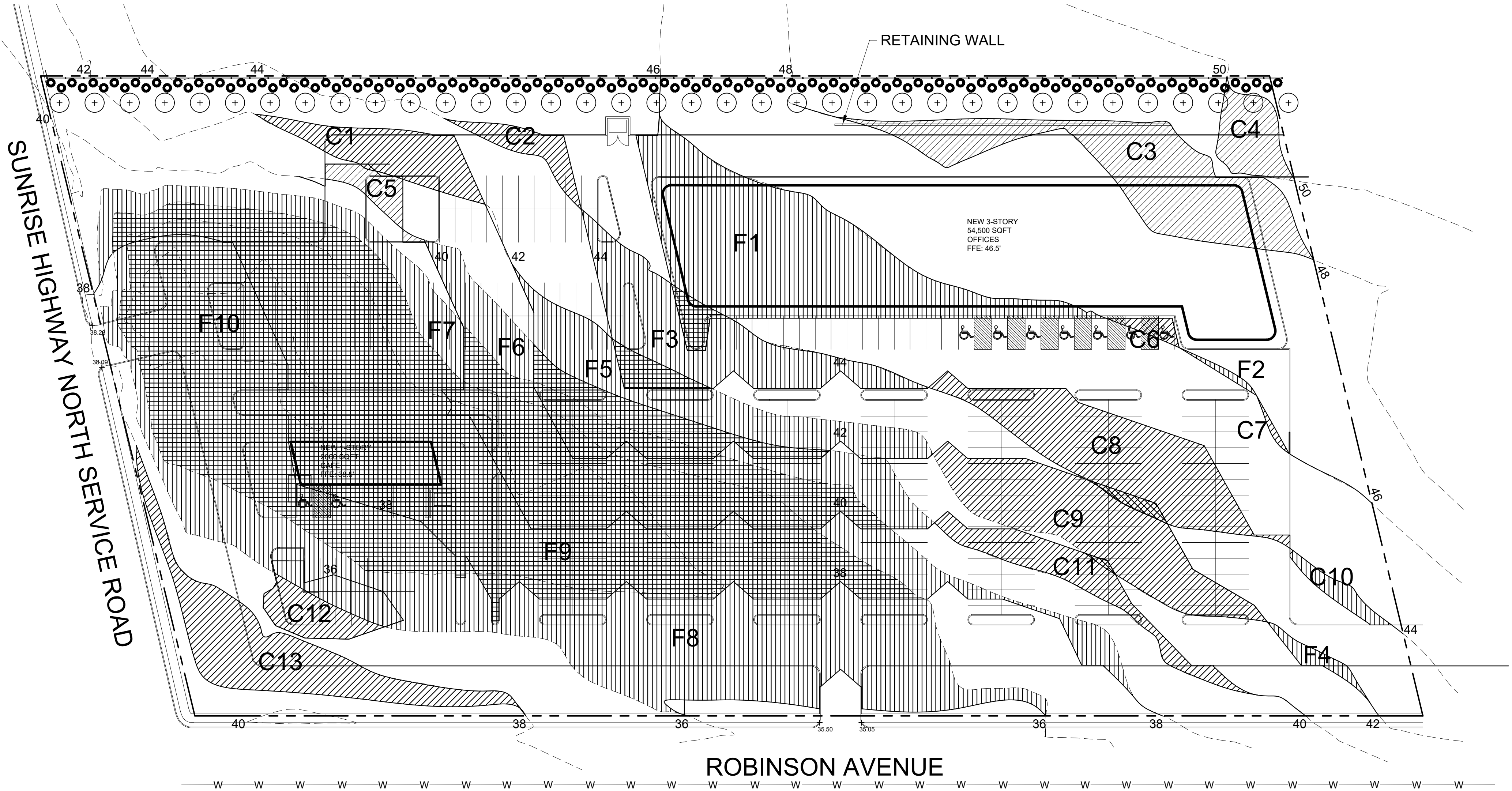
GRADING DRAINAGE &
SEPTIC

C-103

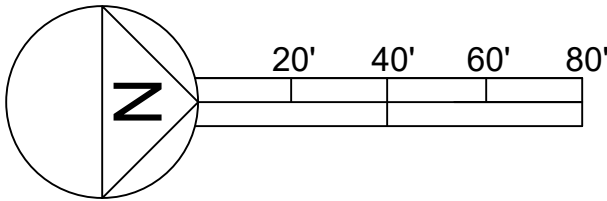
CUT		FILL	
CUT#	CUT AREA FT CUBED	FILL#	FILL AREA FT CUBED
C1	4880	F1	24070
C2	1920	F2	232
C3	14148	F3	12734
C4	3154	F4	798
C5	1936	F5	18064
C6	640	F6	33896
C7	134	F7	87194
C8	12542	F8	135950
C9	12764	F9	68746
C10	1100	F10	9874
C11	4714	TOTAL FILL CF	391558
C12	2516	TOTAL FILL CY (CF/27)	14502
C13	10428		
TOTAL CUT CF	70876		
TOTAL CUT CY (CF/27)	2625	EXCESS FILL (FILL-CUT)	11877



② CANTILEVER RETAINING WALL WITH INCLINED BACKFILL
SCALE: N.T.S.



① CUT & FILL
SCALE: 1" = 40'



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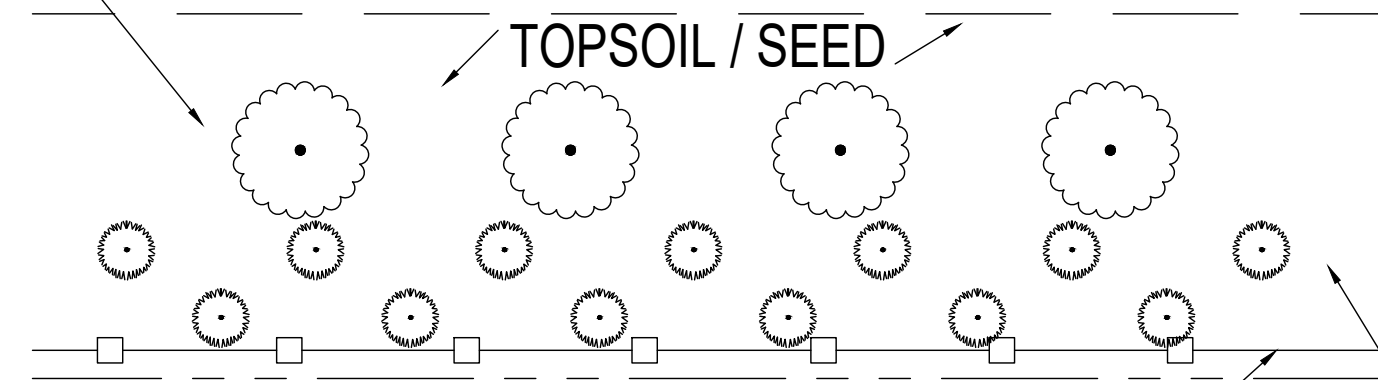
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CUT & FILL

C-104

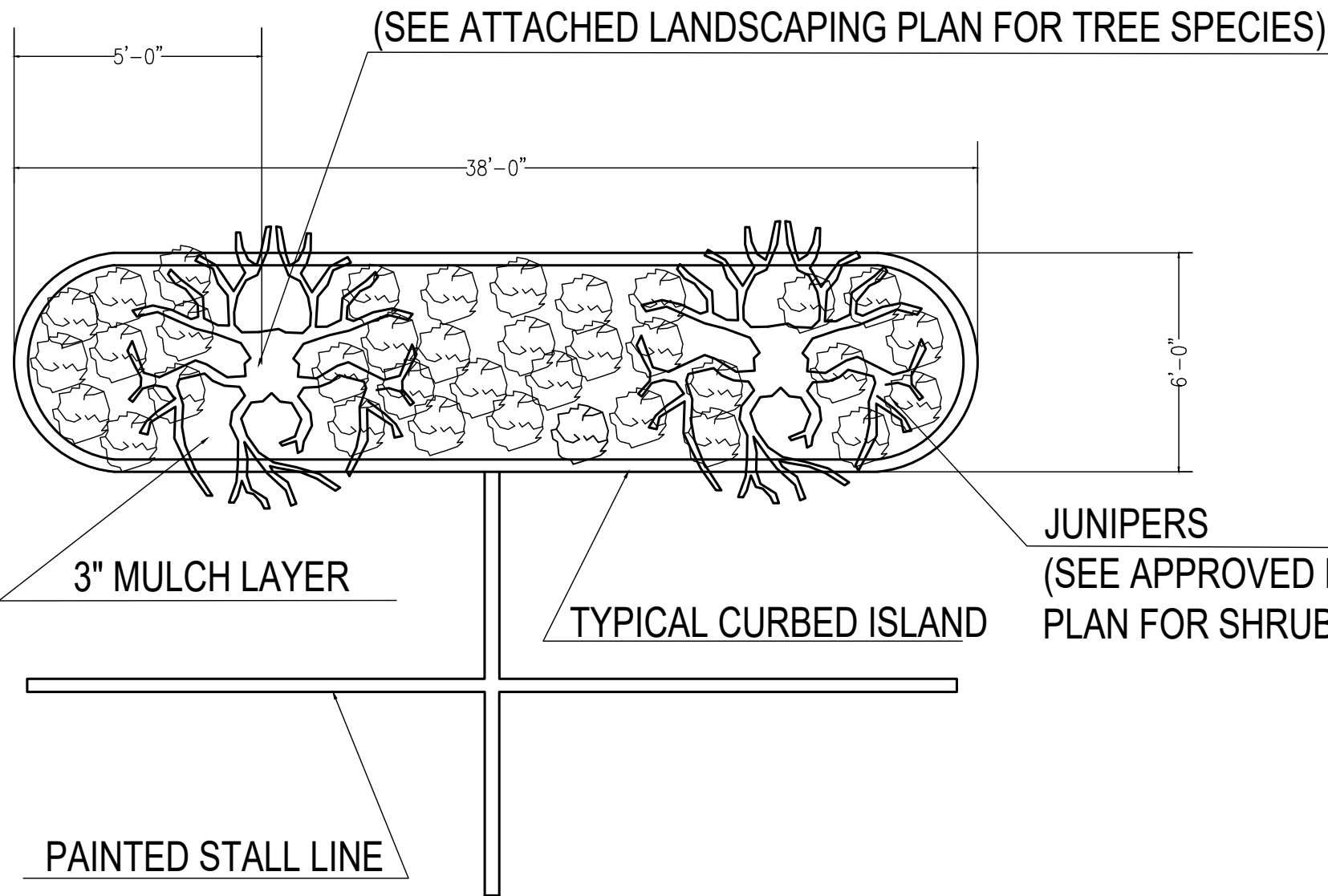
DECIDUOUS TREES, 2 1/2" CAL., 20' O.C. RED OAK, PIN OAK, POST OAK, MAPLE VARIETIES, LITTLE LEAF LINDENS, LONDON PLANE TREES, ARISTOCRAT AND BRADFORD PEARS, THORNLESS HONEY LOCUST ETC. SUBSTITUTIONS AND ALTERNATES MAY BE ACCEPTED



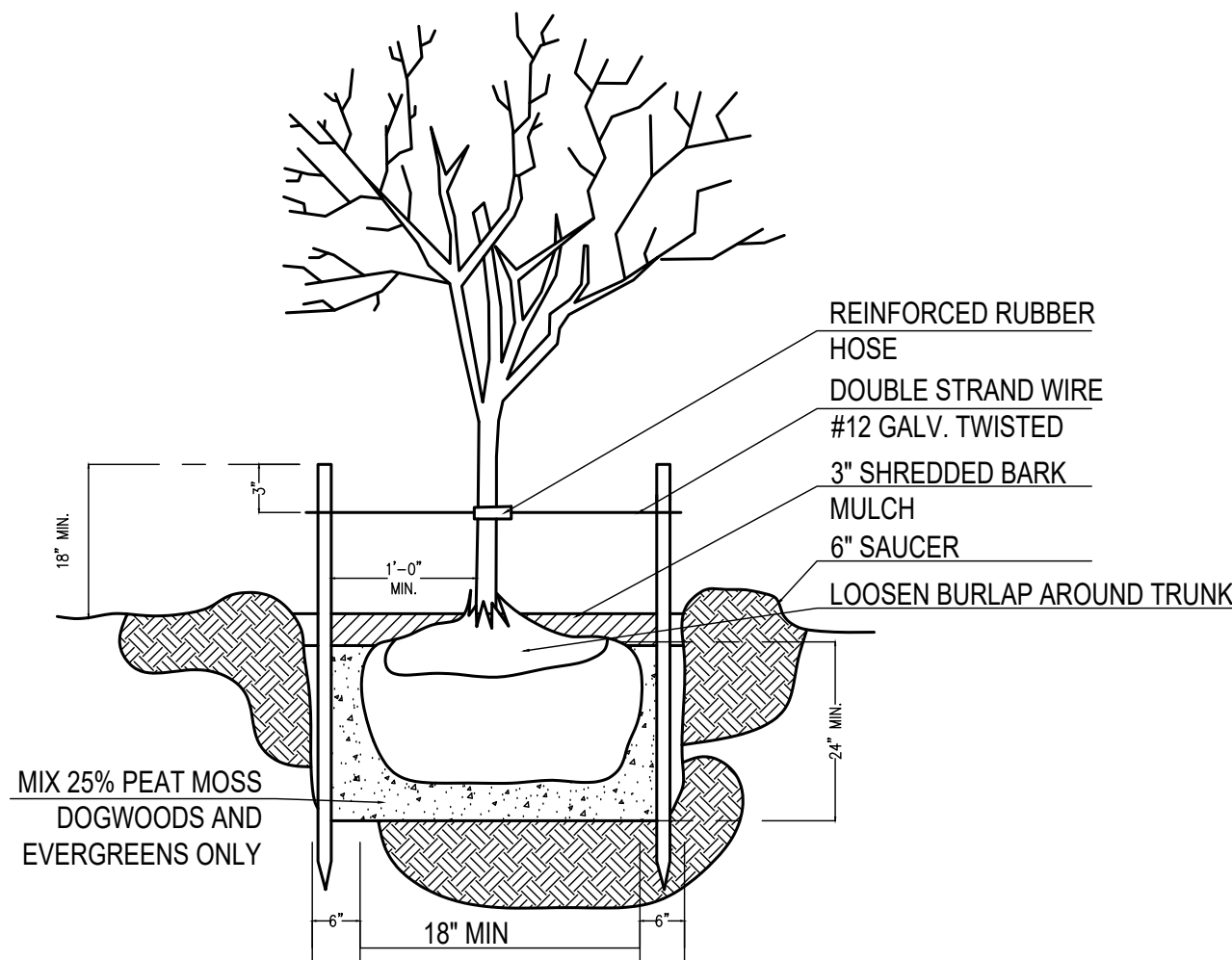
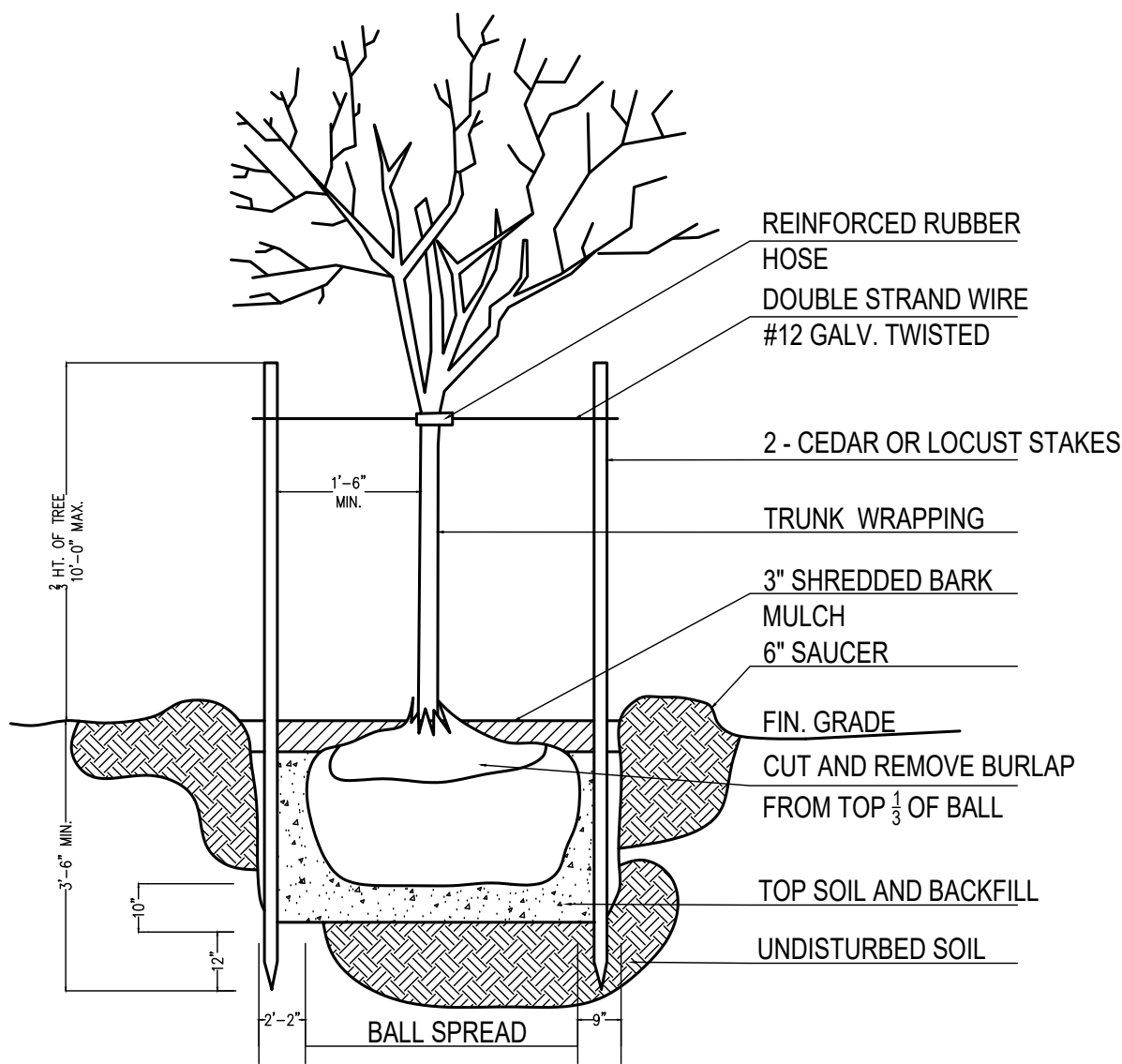
6" CHAIN LINK FENCE Q/ NO. 1 CEDAR STOCKADE ATTACHED, 106W / 107

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.

2 BUFFER SCREEN PLANTING
SCALE: N.T.S.

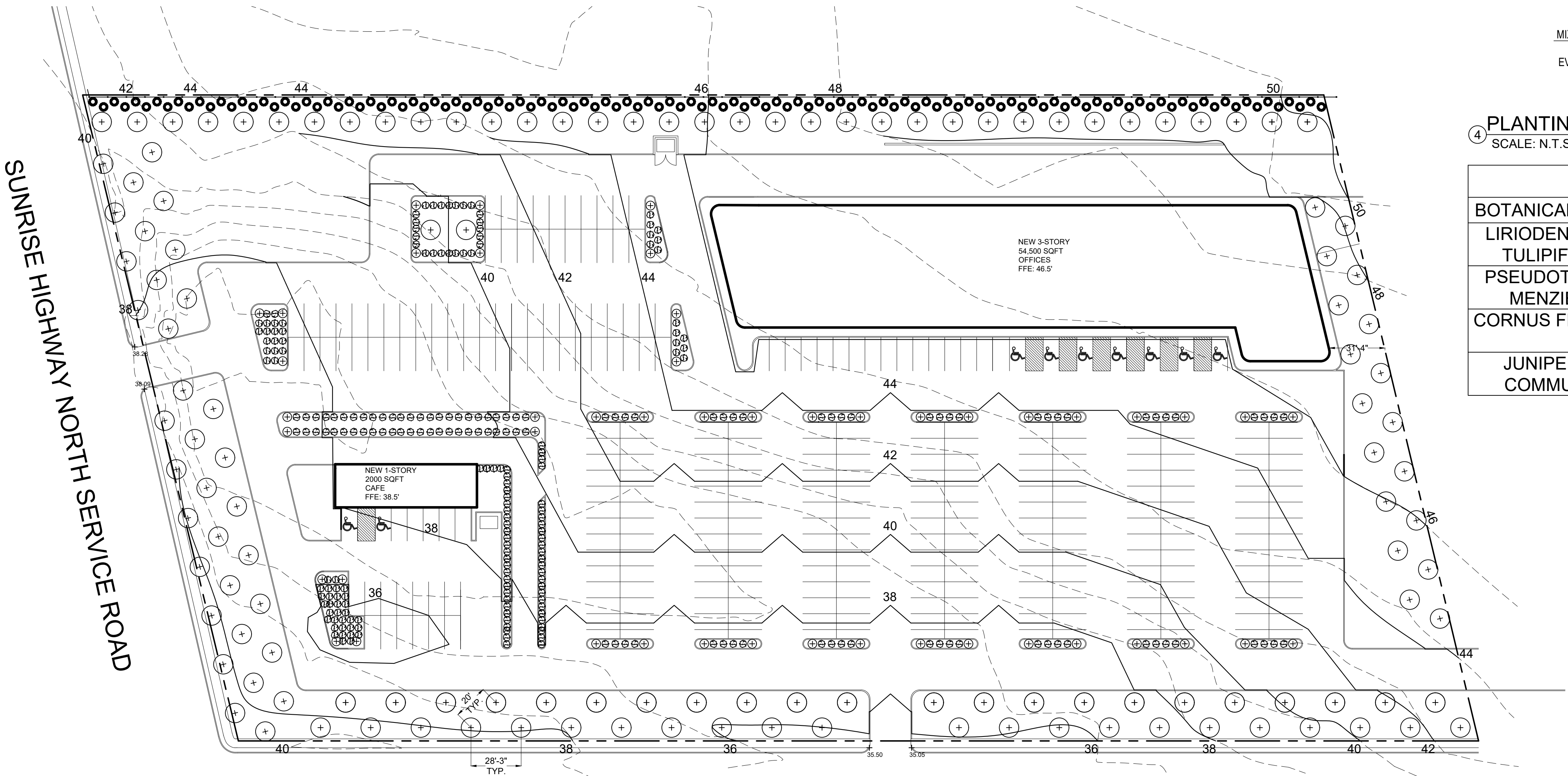


3 TYPICAL PLANTING ISLAND
SCALE: N.T.S.

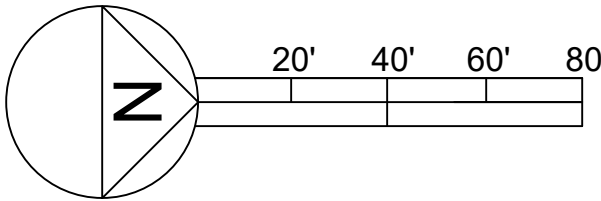


4 PLANTING DETAIL
SCALE: N.T.S.

LANDSCAPE SCHEDULE			
BOTANICAL NAME	COMMON NAME	SIZE	QTY
LIRIODENDRON TULIPIFERA	TULIP TREE	0'-6"	134
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	0'-3"	116
CORNUS FLORIDA	FLOWERING DOGWOOD	0'-2 1/2"	47
JUNIPERUS COMMUNIS	JUNIPER	3'-6"	249



1 LANDSCAPE PLAN
SCALE: 1" = 40'



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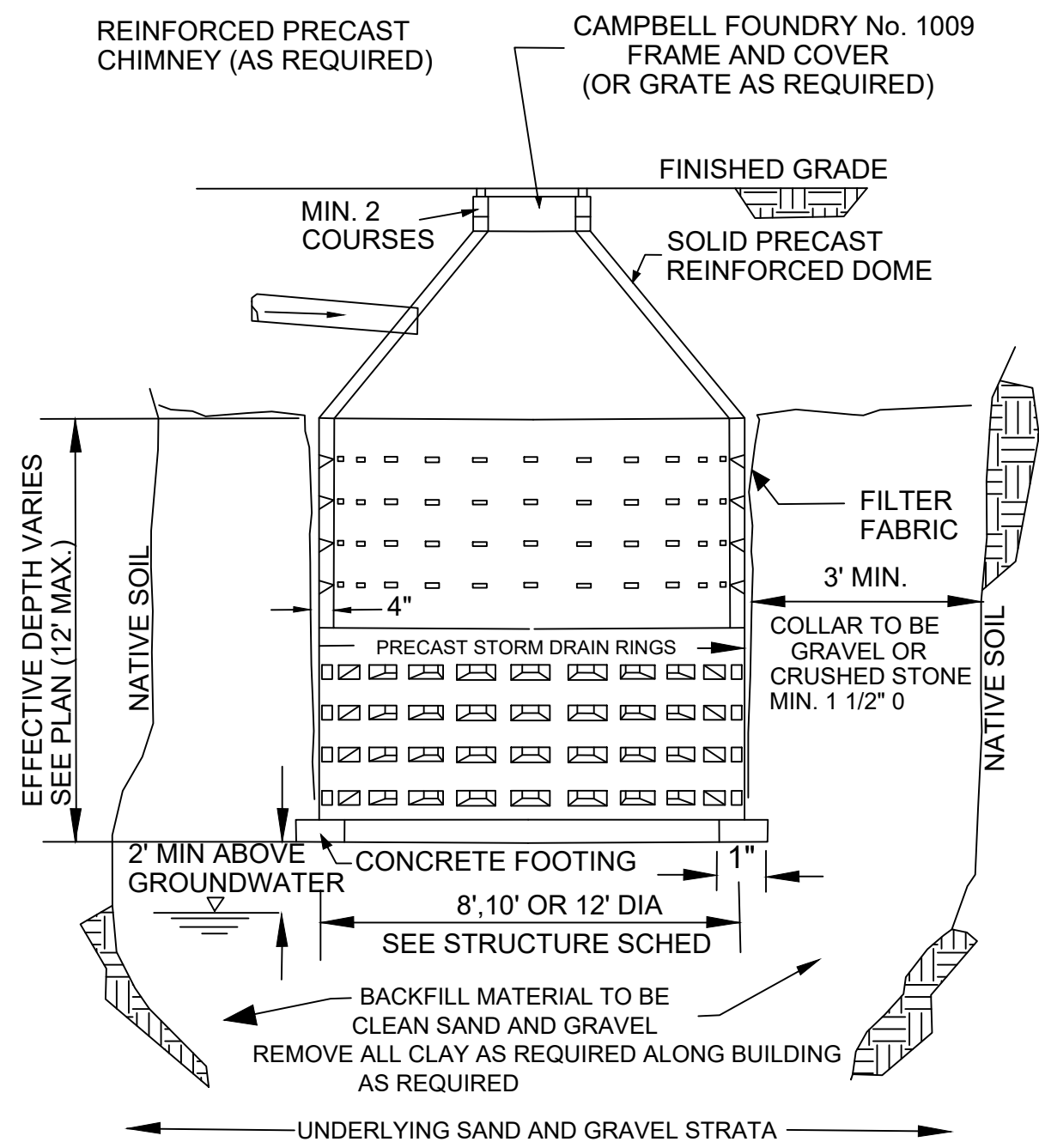
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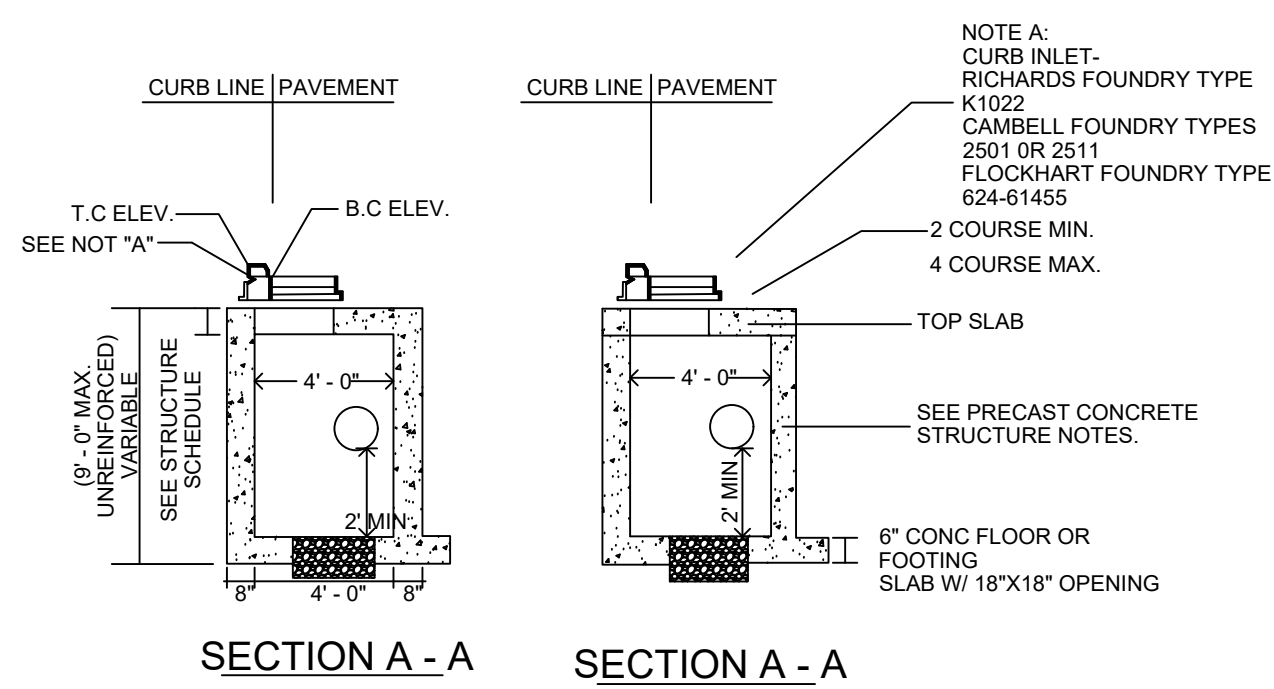
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LANDSCAPE PLAN

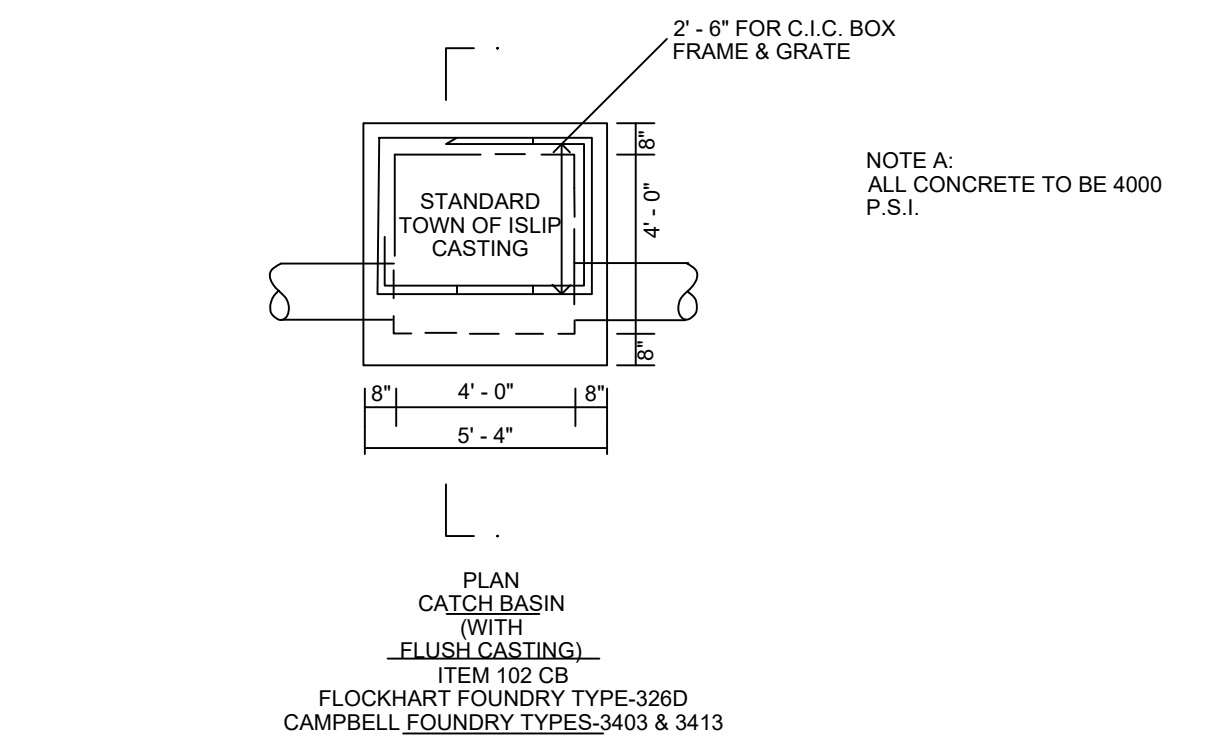
C-105



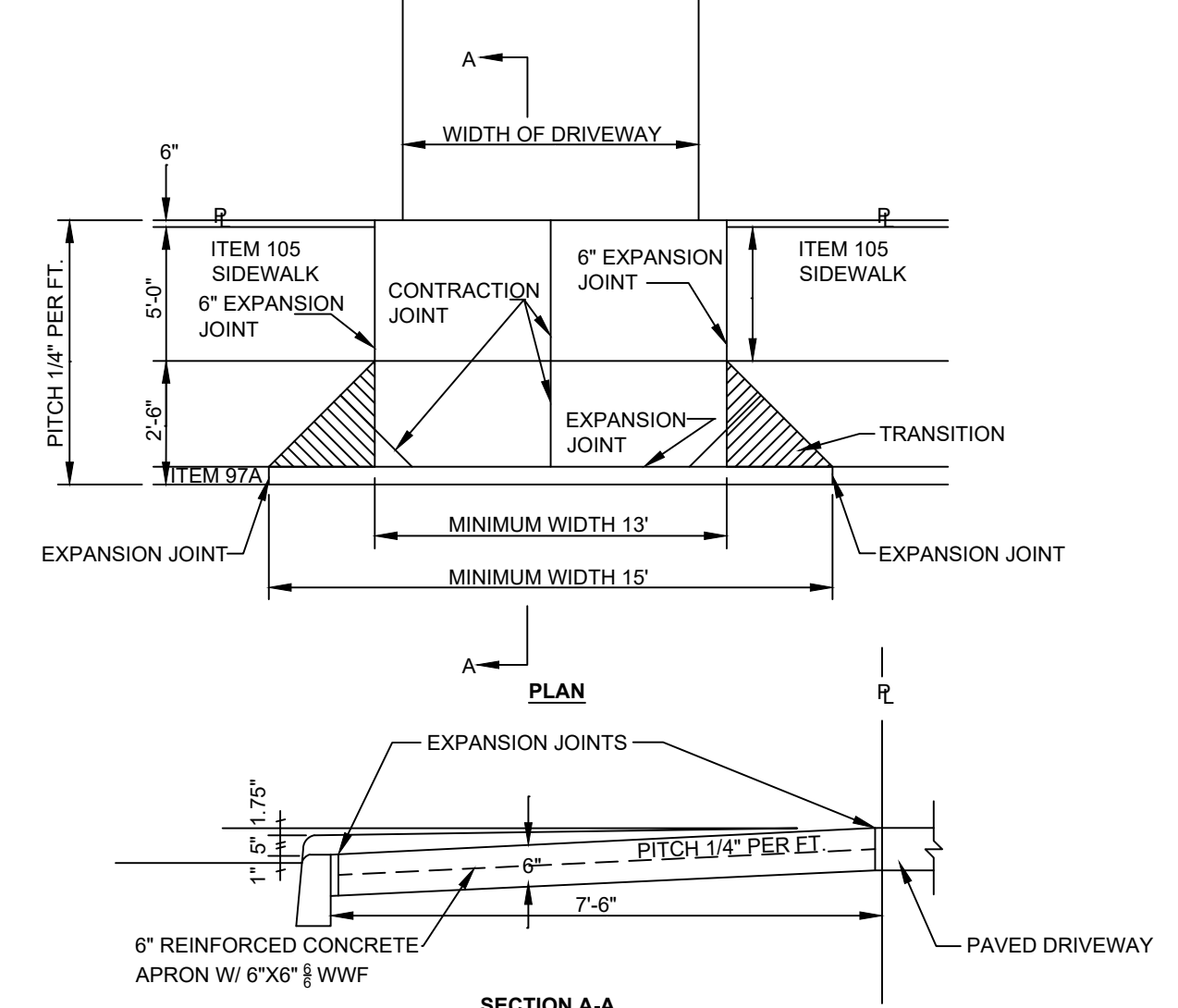
1 LEACHING BASIN
SCALE: N.T.S.



2 CONCRETE LEACHING POOL
SCALE: N.T.S.

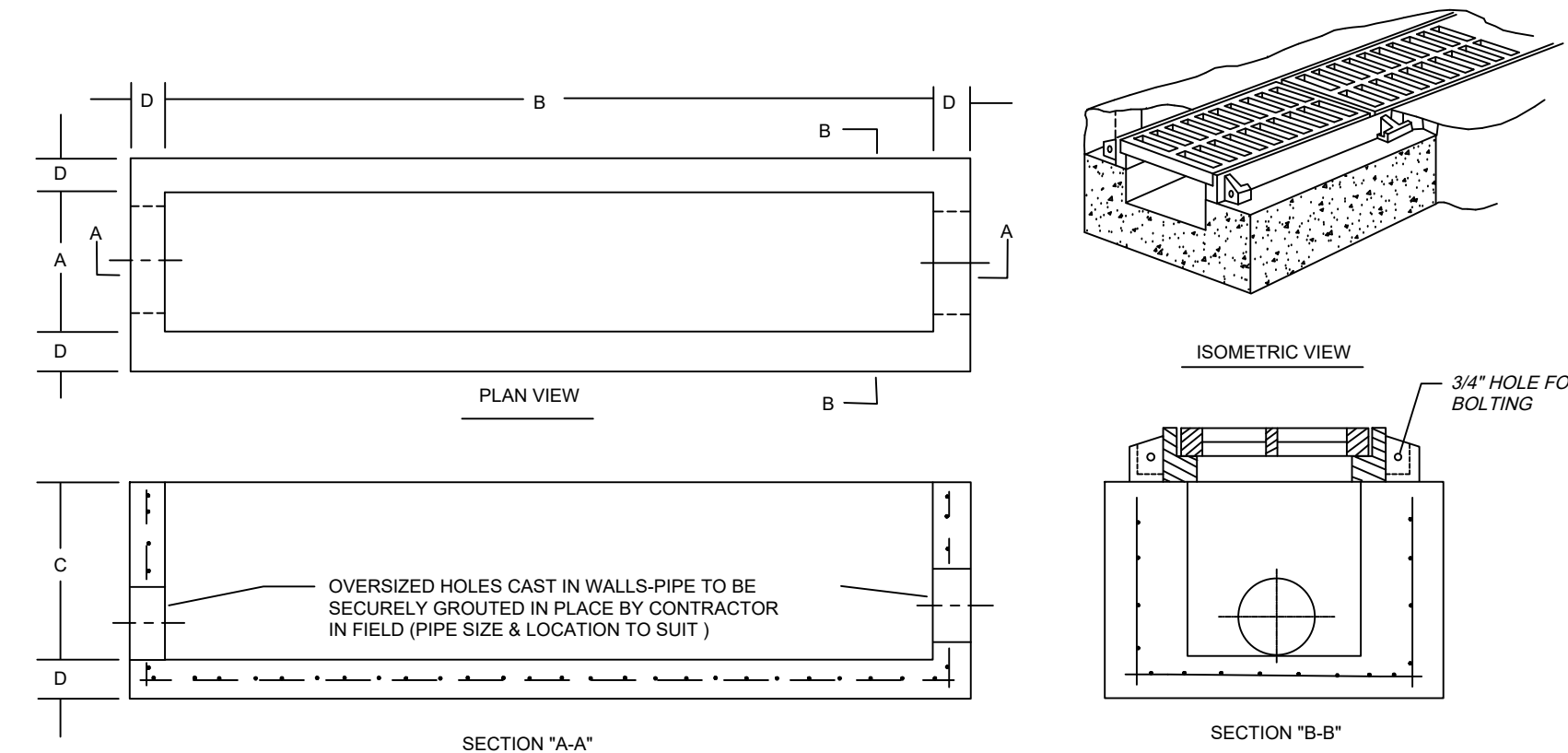


5 CATCH BASIN
SCALE: N.T.S.

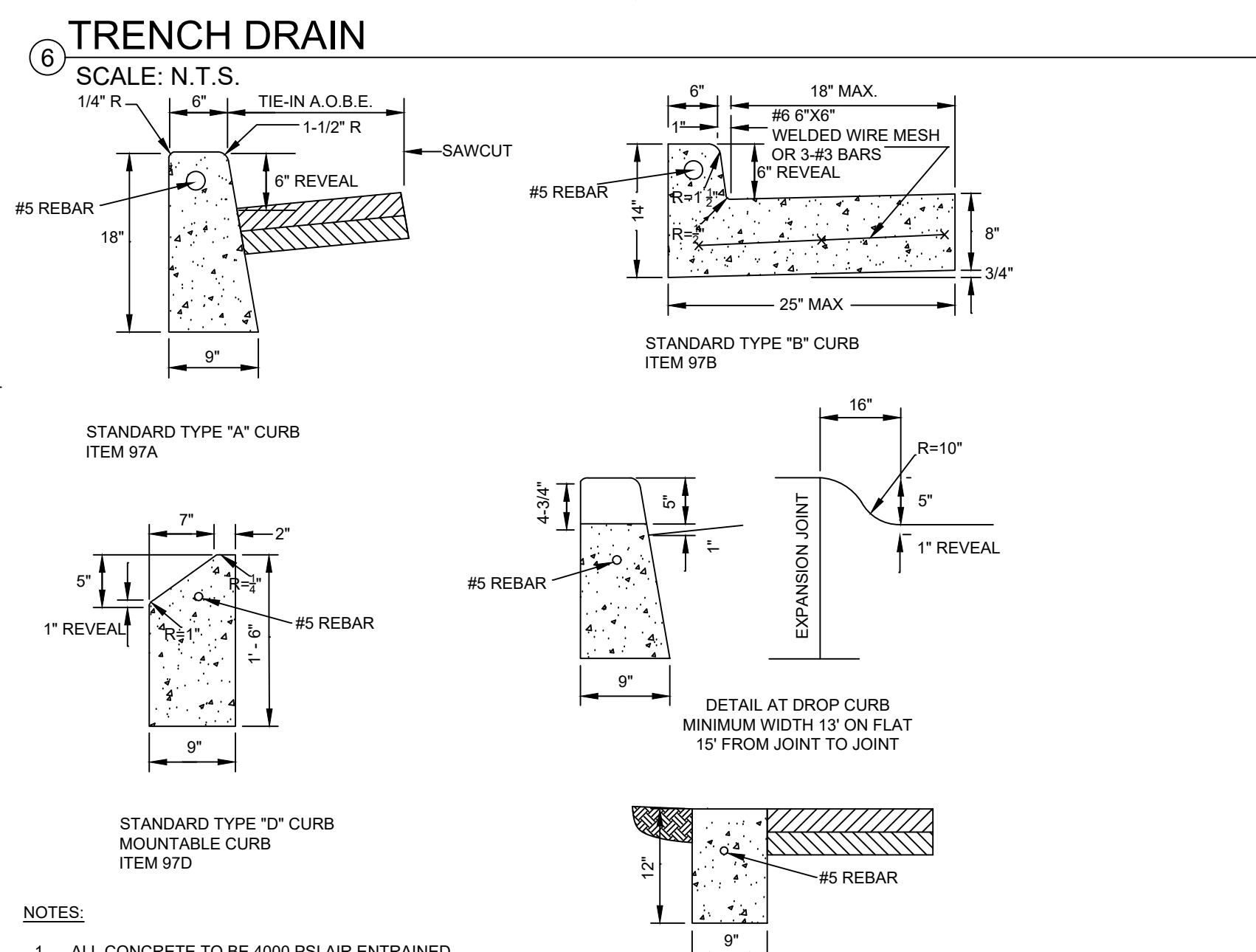


9 CONCRETE APRON ITEM
SCALE: N.T.S.

- NOTES:
1. TYPE "1" POOL HEIGHT AND WIDTH OF SECTIONS AS REQUIRED. INCL. REINFORCED DOME, CONC. FOOTING AND MANHOLE COVER
 2. MINIMUM OF 10' BETWEEN POOLS.
 3. ALL POOLS UNDER PAVEMENT TO HAVE SURFACE ACCESS.
 4. ALL OTHER LEACHING POOLS TO HAVE POSITIVE SURFACE ACCESS.
 5. ANY DRAINAGE STRUCTURES INSTALLED WITHIN R.O.W. SHALL BE 10.0 MAX. AND SHALL INCORPORATE FOOTING RING
 6. FILTER FABRIC REQUIRED

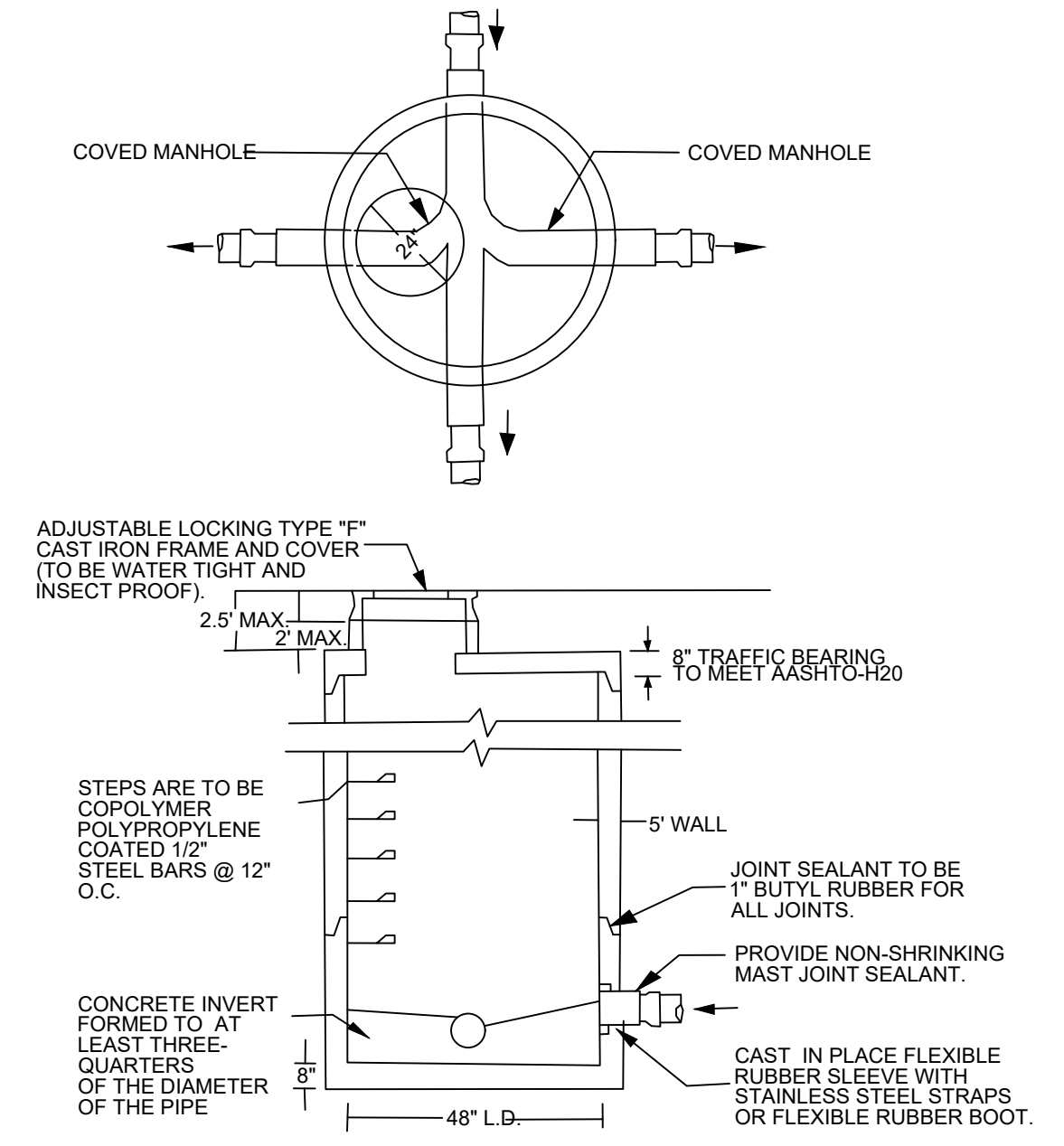


6 TRENCH DRAIN
SCALE: N.T.S.



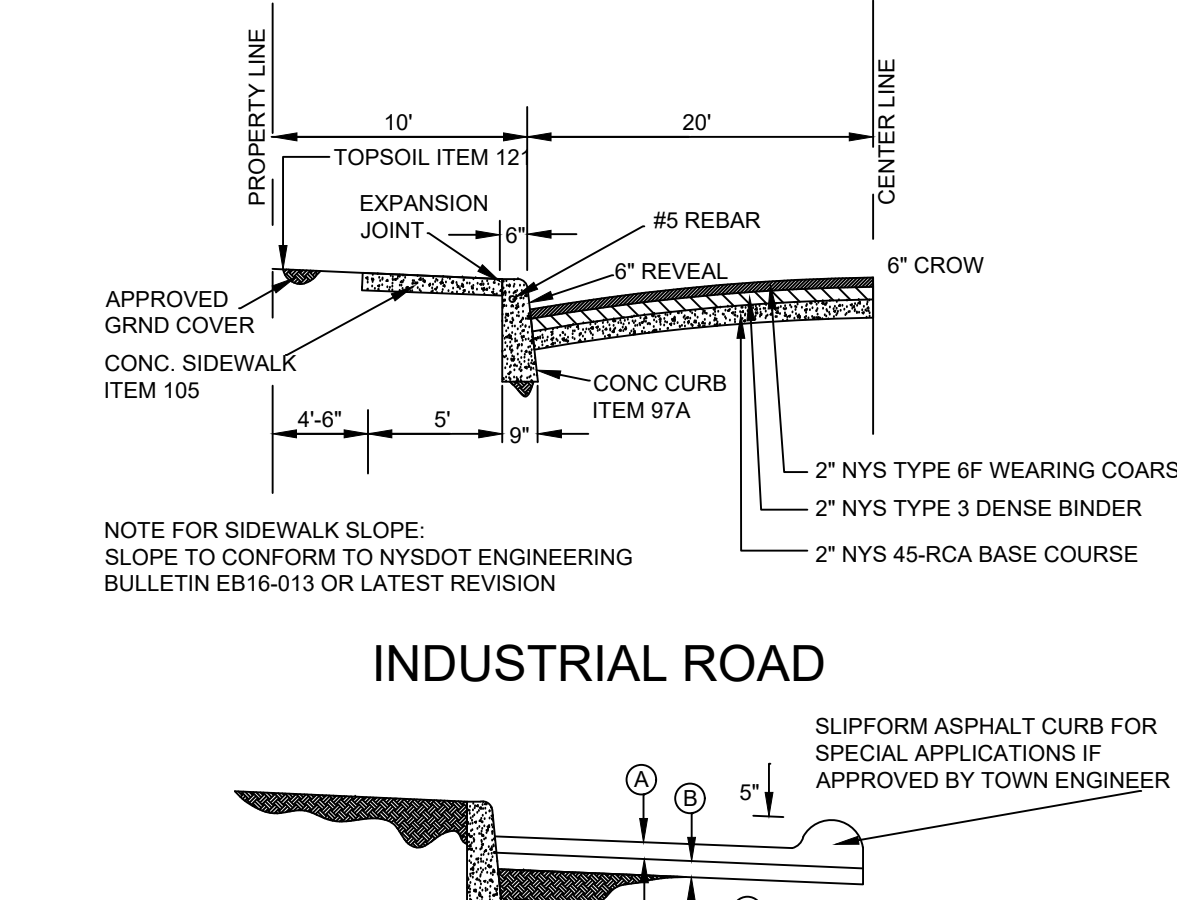
- NOTES:
1. ALL CONCRETE TO BE 4000 PSI AIR ENTRAINED.
 2. FOR LOCATION OF CURB FROM PROPERTY LINE, SEE STANDARD ROAD SECTION.
 3. STEEL FORMS OR EQUAL SHALL BE USED.
 4. EXPANSION JOINTS 1/2" THICK 20' O.C. SHALL BE USED.
 5. ALL CONCRETE SHALL BE TAMPED IN PLACE. NO HONEYCOMB WILL BE ALLOWED. FINISH SHALL BE SMOOTH AND EVEN - RUBBED WITH A WOOD FLOAT.
 6. ALL EDGES SHALL BE TOOL ROUNDED.
 7. CYLINDER TESTING AS REQUIRED PER TOWN ENGINEER.
 8. ALL EXPANSION JOINTS SHALL BE PRE-CUT TO CURB PROFILE PRIOR TO INSTALLATION.
 9. ALL CONCRETE CURBS SHALL UTILIZE A #5 REBAR

10 CONCRETE CURB ITEM
SCALE: N.T.S.

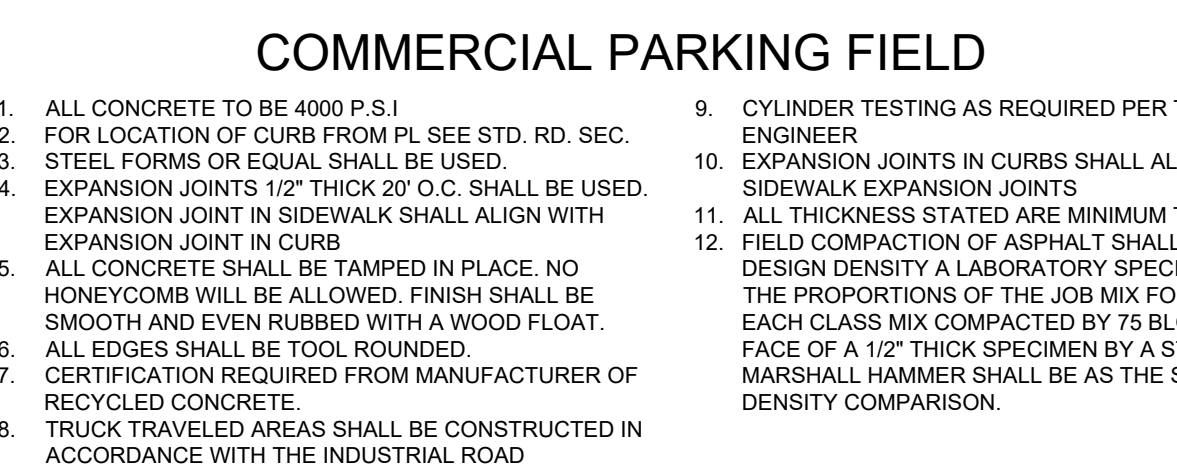


1. ALL MANHOLES SECTIONS SHALL CONFORM TO A.S.T.M. C-478, LATEST REVISION
2. STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE M.H. SECTIONS.
3. MANHOLE RISER SECTION TO BE FURNISHED IN 1,2,3 OR 4' HEIGHTS, AS REQUIRED.
4. LOADING TO CONFORM TO AASHTO H-20 LOADING.
5. ALL CONCRETE IS TO MEET 4000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

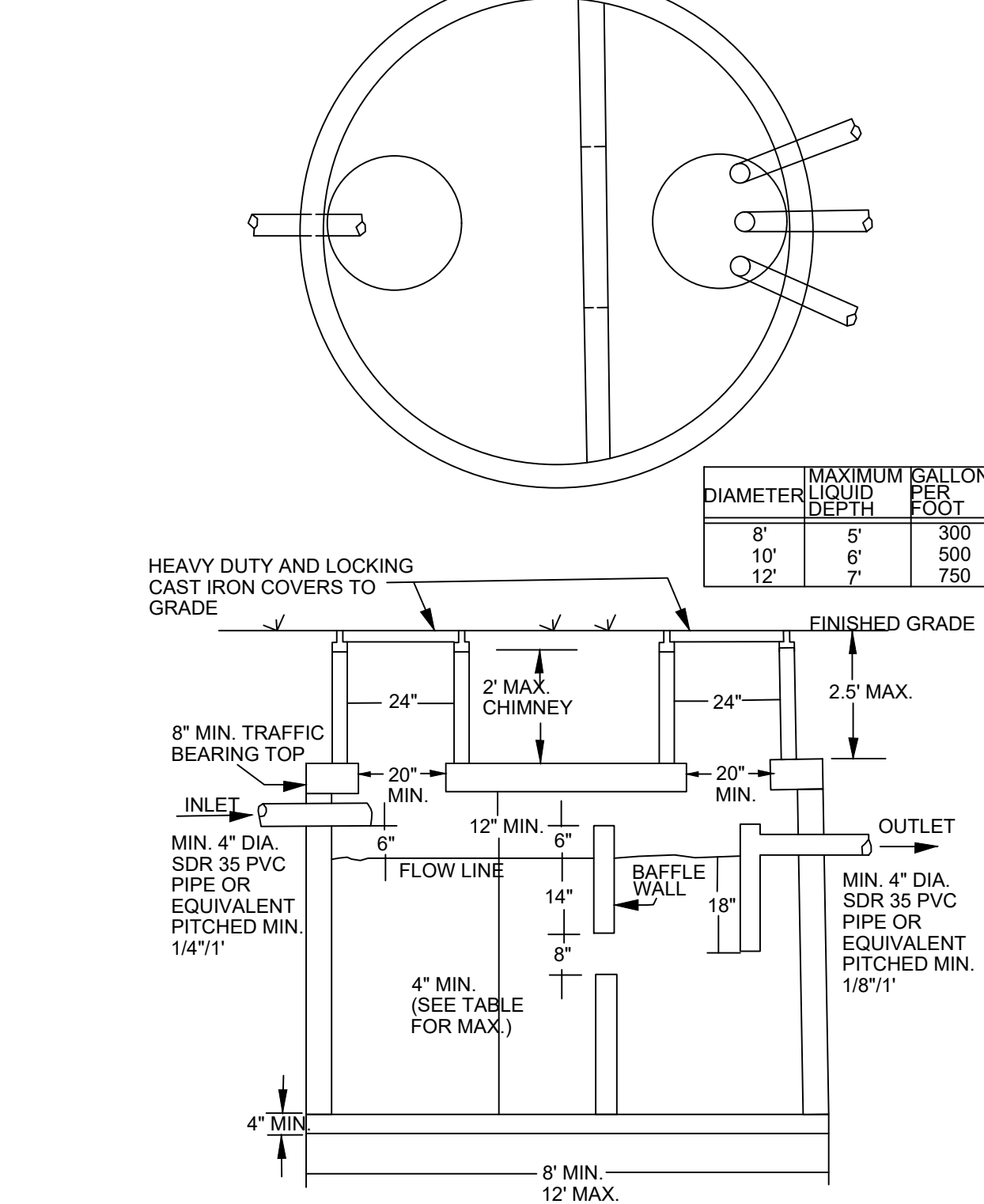
3 CONCRETE DISTRIBUTION MANHOLE
SCALE: N.T.S.



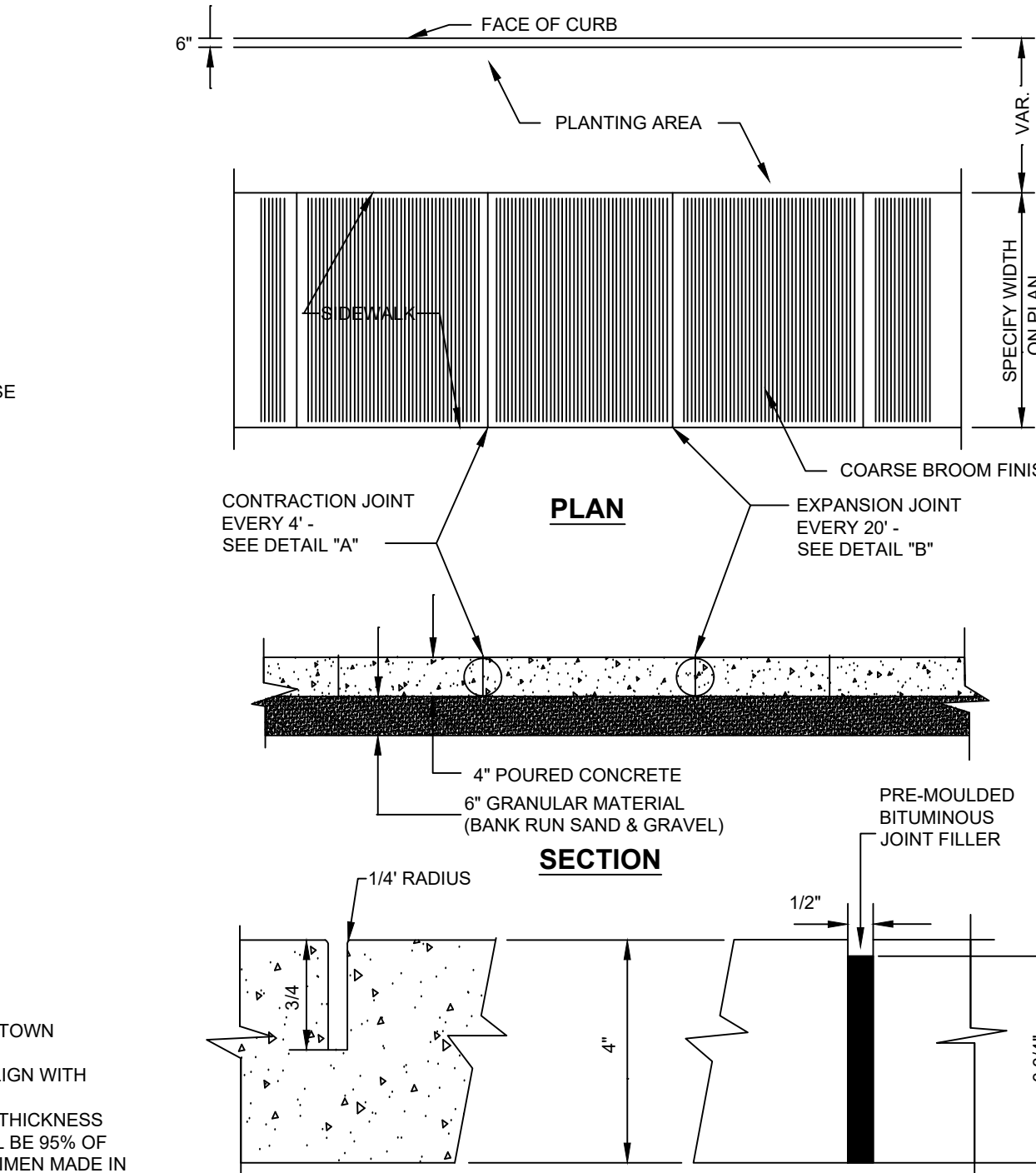
INDUSTRIAL ROAD
SCALE: N.T.S.



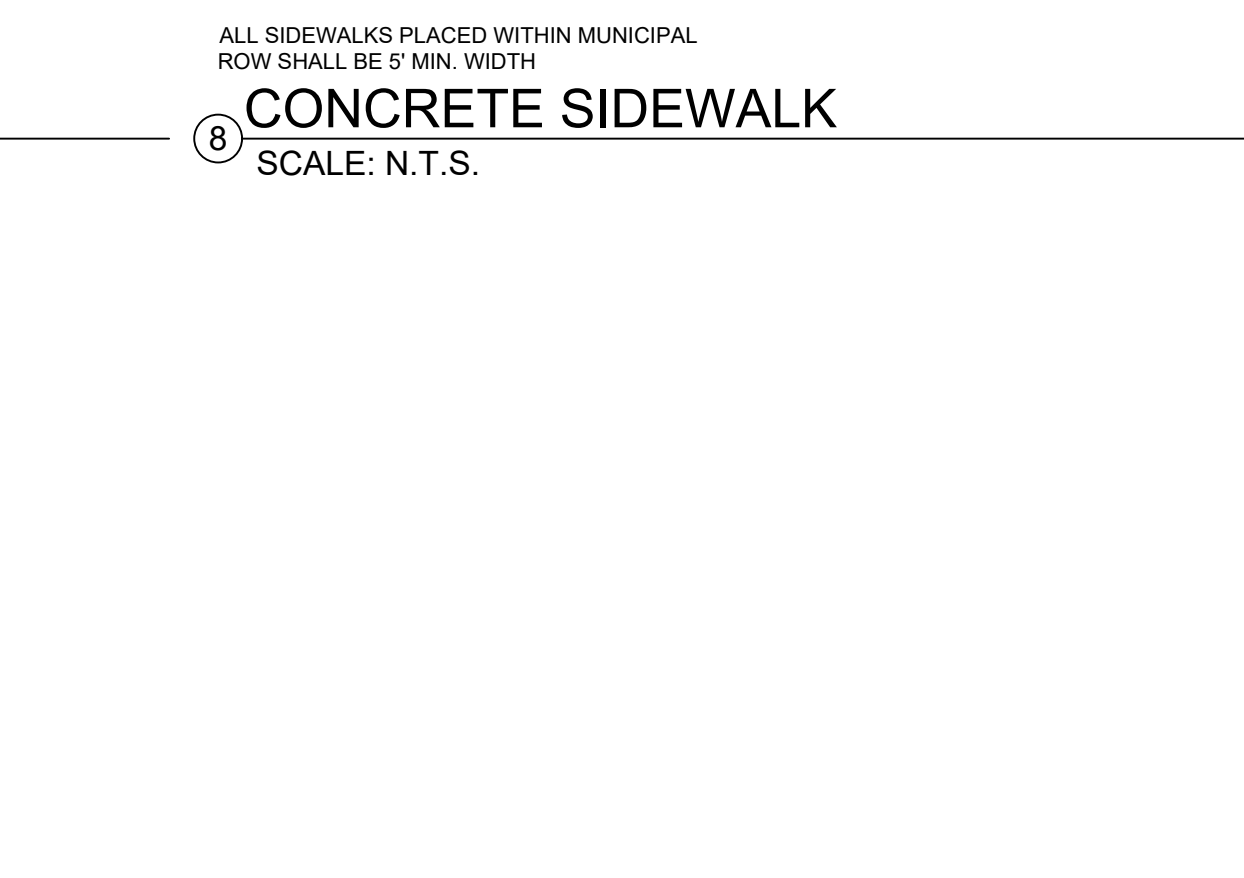
7 INDUSTRIAL ROAD & PARKING FIELD
SCALE: N.T.S.



4 SINGLE UNIT CONCRETE SEPTIC TANK
SCALE: N.T.S.



8 CONCRETE SIDEWALK
SCALE: N.T.S.



CONCRETE SIDEWALK
SCALE: N.T.S.



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DETAILS

C-106