OWNER:
**THE MASTERS SCHOOL**
49 CLINTON AVENURE
DOBBS FERRY, NEW YORK 10522

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS:
**MARVEL ARCHITECTS**
145 HUDSON STREET, FLOOR 3
NEW YORK, NEW YORK 10013

GEOTECHNICAL/CIVIL ENGINEER:
**MFS ENGINEERS & SURVEYORS, DPC**
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SOUTH PLANINFIELD, NEW JERSEY 07080

STRUCTURAL ENGINEER:
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BUILDING SYSTEMS ENGINEER:
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VERTICAL TRANSPORTATION:
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ARCHITECTURAL SPECIFICATIONS:
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# THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE, DOBBS FERRY, NEW YORK 10522
PROJECT NO. 2029

## VILLAGE OF DOBBS FERRY
## SITE APPLICATION RESUBMISSION
## JUNE 17, 2021

MARVEL
**145 HUDSON STREET, FLR 3 NEW YORK, NY 10013**
**212.616.0420**

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GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
| 2 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

06/17/2021

KEY PLAN:NTS

2029
**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**TITLE SHEET**

SCALE: 12" = 1'-0"

DOB STAMP ZONE

DRAWING #:
T-000
___ of ___
DOB JOB: -

6/16/2021 1:29:43 PM

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# SHEET INDEX - SITE PLAN APPLICATION

| CATEGORY | SHEET # | SHEET NAME | SITE PLAN APP 02/17/2021 | SITE APP RESUBMISSION 06/17/2021 |
|---|---|---|---|---|
| 00-TITLE | | | | |
| | T-000 | TITLE SHEET | X | X |
| 01-GENERAL | | | | |
| | G-001V | SHEET INDEX - SITE PLAN APP | X | X |
| | G-010 | BUILDING SITE SURVEY | X | X |
| | G-011 | BUILDING SITE SURVEY | X | X |
| 02-ZONING | | | | |
| | Z-100 | ZONING MAP, TAX MAP, PLOT PLAN & FLOOD MAP | X | X |
| 03-CIVIL | | | | |
| | C-101 | NOTES | X | X |
| | C-300 | SITE DEMOLITION PLAN | X | X |
| | C-400 | SOIL EROSION & SEDIMENT CONTROL PLAN | X | X |
| | C-500 | SITE PLAN | X | X |
| | C-502 | CONSTRUCTION LOGISTICS PLAN | | X |
| | C-600 | PROPOSED GRADING & DRAINAGE PLAN | X | X |
| | C-700 | UTILITY PLAN | X | X |
| | C-701 | UTILITY PLAN | X | X |
| | C-900 | CONSTRUCTION DETAILS | X | X |
| | C-901 | CONSTRUCTION DETAILS | | X |
| 04-LANDSCAPE | | | | |
| | L-001 | GENERAL NOTES | X | X |
| | L-100 | LAYOUT PLAN | X | X |
| | L-200 | MATERIALS PLAN | X | X |
| | L-400 | PLANTING PLAN | X | X |
| | L-600 | SITE SECTIONS | X | X |
| | L-610 | SITE SECTIONS | X | X |
| | L-620 | RENDERED SITE PLAN | | X |
| | L-700 | TYPICAL DETAILS | X | X |
| | L-710 | TYPICAL DETAILS | X | X |
| 05-ARCH | | | | |
| | A-100 | BASEMENT FLOOR PLAN | X | X |
| | A-101 | FIRST FLOOR PLAN | X | X |
| | A-102 | SECOND FLOOR PLAN | X | X |
| | A-103 | THIRD FLOOR PLAN | X | X |
| | A-104 | ROOF PLAN | X | X |
| | A-300 | BUILDING ELEVATIONS | X | X |
| | A-301 | BUILDING ELEVATIONS | X | X |
| | A-320 | BUILDING SECTIONS | X | X |
| | A-321 | BUILDING SECTIONS | X | X |
| 06-STRUCTURAL | | | | |
| | S-501 | TYPICAL DETAILS | | X |
| 12-LIGHTING | | | | |
| | LC-010 | SITE LIGHTING PLAN | X | X |
| | LC-011 | SITE LIGHTING PHOTOMETRIC PLAN | X | X |
| Total Number of Sheets: 36 | | | | |

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KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**SHEET INDEX - SITE PLAN APP**

SCALE:

DOB STAMP ZONE

DRAWING #:
G-001V
___of___
DOB JOB: -


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NOT FOR CONSTRUCTION

Building Site Survey
for the proposed
Innovation and Entrepreneurship Center
to be constructed at
**The Masters School**
located at
49 Clinton Avenue
in the
Village of Dobbs Ferry
Westchester County, New York
Scale 1" = 20' January 27, 2021

**Note**
Refer to Sheet 2 of 2 for Notes and Legend.

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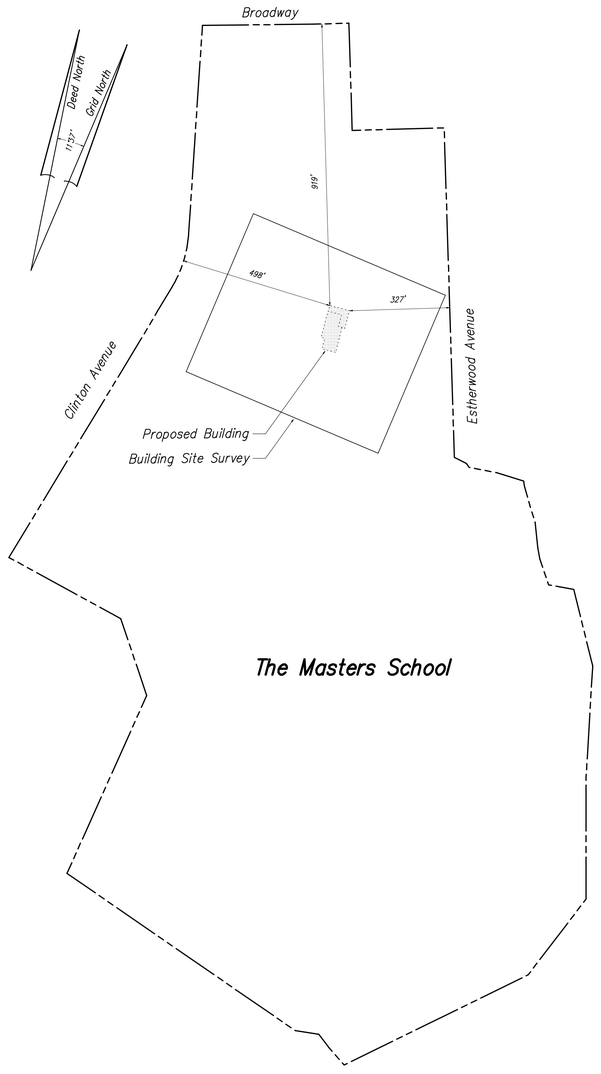
Sheet 1 of 2

Kenneth B. Salzmann, Land Surveyor, NY Lic. No. 49712
12 Hunter Lane, PO Box 498, Pawling, NY 12564 (845) 855-3885

Project No. 825

825 BSS1.pro




*Detail Showing Map Location and Proposed Building Offsets*
*Scale 1" = 200'*

## Survey Notes:

1. This map, consisting of two sheets, is based upon field measurements completed on January 25, 2021 to update a portion of the 20 scale survey prepared by Kenneth B Salzmann, Land Surveyor, entitled:

   "Topographic Map of the developed portion of The Masters School located in the Village of Dobbs Ferry, Westchester County, New York, Scale 1" = 20' [dated] January 9, 2017, Sheets 1 to 21 of 21."

2. The proposed building depicted hereon is based upon digital files received from Marvel Architects on January 7, 2021.

3. The boring locations depicted hereon are based upon the disturbed soil found at the site. There may have been additional borings not depicted hereon.

4. Utility locations are based upon visible structures, combined with the markings placed by Consumer Markouts, Inc. between December, 2020 and January, 2021. While a diligent effort was made to locate utilities, the actual location or absence of underground utilities cannot be guaranteed. Underground utilities may be encountered in locations other than depicted hereon. Verify the actual location of all utilities with the appropriate agencies prior to excavation or construction.

5. Elevations are referenced to the datum of The Masters School, a site specific datum approximately 108.2 feet lower than NAVD 88. Refer to Note 4 below.

6. Valid copies of this map are marked with the land surveyor's embossed seal and original signature. Copies lacking the land surveyor's embossed seal and original signature are considered fraudulent and may contain erroneous information.

7. Unauthorized alteration or addition to a map bearing the seal of a Licensed Land Surveyor is a violation of Section 7209 of the New York State Education Law, except as per Section 7209, Sub-division 2.

## Historical Notes:

The notes from the January 9, 2017 Topographic Map are provided for reference:

1. This Topographic Map, consisting of 21 sheets, is based upon photogrammetric mapping prepared by Geomaps International, Inc. compiled for this project at a scale of 1" = 20', using aerial photography taken in April, 2008, with supplemental field measurements completed between October 4 and December 31, 2016, combined with mapping of portions of the campus previously prepared by Kenneth B Salzmann, Land Surveyor, specifically:

   a. "Topographic Map of a portion of The Masters School in the vicinity of the Faculty Housing" dated January 5, 2007, Sheets 1 and 2 of 2.

   b. "Topographic Map of a portion of The Masters School" dated July 13, 2007, Sheets 1 to 5 of 5.

   c. "Topographic Map prepared for the proposed Tennis Court Parking Lot Improvements" dated May 12, 2008, revised May 28, 2009.

   d. "As-built Location Survey depicting the Faculty Housing Building" dated July 2, 2009, revised July 14, 2009.

   e. "Topographic Map of the northerly portion of The Masters School" dated July 22, 2010, Revised Oct. 06, 2010, Sheets 1 to 6 of 6.

   f. "Topographic Map for the proposed Health Building Addition" dated Sept. 11, 2012.

   g. "Topographic Map for the proposed Courtyard Improvements" dated June 27, 2013.

   In addition, information contained in the drawing files provided by other surveyors has been added to the Topographic Map, specifically:

   h. "As Built Survey of New Athletic Field for The Masters School" last revised 2/14/12, by Link Land Surveyors, PC.

   i. "As Built Survey prepared for The Masters School, Community Athletics & Arts Center" dated Sep. 23, 2015 by Thomas C. Merrills Land Surveyors, P.C.

2. The approximate limits of the record maps referenced above are indicated by the following line pattern: ——— · ———. Per contractual agreement features within the areas of record mapping may not have been updated since the last date of the record map.

3. Features west of the west curb of Clinton Avenue, north of the north curb of Broadway and east of the east curb of Estherwood Avenue extend beyond the contractual mapping area. These features are provided for reference, but were not field checked and may not be complete.

4. Elevations are referenced to the datum of The Masters School. However, the elevation datum of the map by Thomas C. Merrills (map reference 1-i) is approximately 108.3 feet above the Masters School datum. Contour interval is one (1) foot, except that contours are not provided at the Faculty Housing Building (map reference1-d). The following bench marks were established for future reference:

   BM 'D' the center of 4 cuts set in the top of the rock knob located approximately 90 feet southwest of the southwest corner of Morris Hall, elevation 164.68 feet.

   BM 'F' the center of 4 cuts set in the top of the southwest corner of the concrete steps at the north side of the tennis courts, elevation 187.88 feet.

   BM 'J' a NYSDOT Disk stamped "BW+499" found set in concrete between the curb and sidewalk on the north side of Broadway, approximately 300 feet east of the centerline of Clinton Avenue, elevation 93.66 feet.

   BM 'M' a cross cut chiseled in the northwest corner of the concrete sidewalk at the NW corner of "Ford Hall," elevation 194.93 feet.

   BM 'P' a small cross cut chiseled in the southwest corner of the vent grate rim approximately 12 feet west of the southwest corner of the "Cameron Mann Dining Hall," elevation 183.04 feet.

   BM 'Q' the center of 4 cuts set in the top of the rock knob located approximately 160 feet southwest of the southwest corner of the Thompson dorm building, elevation 229.60 feet.

   BM 'R' a cross cut set in the north rim of the drain manhole approximately 70 feet southwest of the southwest corner of the Ford dorm, elevation 200.42 feet.

   BM 'S' the center of 4 cuts set in the top of the stone curb corner located approximately 8 feet south of the southwest corner of Masters Hall, elevation 170.67 feet.

   BM 'T' a cross cut set in the top of the stone curb on the north side of Cochrane Avenue approximately 20 feet east of the center of the concrete sidewalk leading to the north side of Masters Hall, elevation 158.04 feet.

5. The gaps in the Bench Mark designations reflect old bench marks that have not survived renovations at the site, or were set in tree roots that are now grown over and were not recovered.

6. The general ground lines of buildings are depicted, unless noted otherwise. Ornamental trim, water tables, window air conditioners, security cameras, stockpiled materials and movable furniture may not be depicted hereon. Building locations and grades are not to be used for the design of structural elements without further verification. Features obscured by dense vegetation or fallen leaves are not shown.

7. In areas where heavy vegetation or shadows obscured the ground approximate contours are depicted. Contours within these obscured areas should be verified before the design or construction of grade sensitive elements.

8. Underground utilities are limited to the storm drains and sanitary sewers depicted hereon, as well as the water, gas, steam, communication and electric lines found to be marked at the site. Additional underground utilities, including but not limited to water, gas, telephone, steam, communication and electric lines, roof drain leader pipes, underdrains or irrigation systems are not depicted hereon. The storm drains and sanitary sewers in Broadway are not depicted due to accessibility restrictions.

9. This map does not depict all underground utilities. Underground utilities may be encountered in locations other than depicted hereon. Verify the actual location of all utilities with the appropriate agencies prior to excavation or construction.

10. This map depicts trees with a diameter of 6 inches and larger, estimated 4.5 feet up the trunk, as well as smaller trees deemed significant. The location of dead trees, stumps and fallen trees may be incomplete. Symbols depict the location of trees and shrubs and are not to scale. Individual trees and shrubs within wooded areas are not shown, with the exception of trees deemed to be significant and the trees located as part of the record mapping noted above. Individual shrubs within planted beds are not depicted hereon.

11. Building and trail designations are based upon documents provided.

12. The property lines depicted hereon are based upon the deed dated Nov. 15, 2002 from County of Westchester Industrial Development Agency to The Masters School, recorded in the Westchester County Clerk's Office as CN 430870280, as surveyed as part of map reference 1-e, above. An "approximate property line" is depicted at the portion of the site that was not surveyed. Said "approximate property line" is subject to the facts revealed by a search of title and a current survey. This map is not intended to be used for title purposes.

## Tree Index

| ABBREV. | COMMON NAME |
|---|---|
| APP | Apple |
| ASH | Ash |
| BB | Black Birch |
| BCH | Beech |
| BP | Bradford Pear |
| BWD | Basswood |
| CAT | Catalpa |
| CED | Cedar |
| CH | Cherry |
| CHN | Chestnut |
| DD | Dead |
| DW | Dogwood |
| FIR | Fir |
| HEM | Hemlock |
| HK | Hickory |
| HOL | Holly |
| LND | Linden |
| LOC | Locust |
| MAP | Maple |
| OAK | Oak |
| PIN | Pine |
| SAS | Sassafras |
| SG | Sweet Gum |
| SPR | Spruce |
| STMP | Stump |
| SYC | Sycamore |
| TAM | Tamarack |
| TOH | Tree of Heaven |
| TUL | Tulip |
| UNK | Unknown |
| WB | White Birch |
| WNT | Walnut |

| | |
|---|---|
| 3-8 tree | 3 trees, 8" diameter |
| 10 12 tree | 10" and 12" tree |

## Legend

| | |
|---|---|
| assumed abandoned | ABAN. |
| assumed location | ASS'D. LOC. |
| bench on concrete slab | BCS |
| boring | |
| bottom and top of wall | BW TW |
| cellar entrance | C.E. |
| chain link fence | CLF |
| cleanout | CO |
| concrete | CONC. |
| contour | 54 |
| contour, obscured | 54 |
| corrugated plastic pipe | CPP |
| curb | |
| curb inlet | CI |
| direction unknown | DIR. UNK. OR OU |
| drain inlet | DI |
| drain manhole | DMH |
| edge of lawn / bed | |
| electric box | EBOX |
| electric line | E |
| fence | OR F. OR |
| fiber optic line | FO |
| fuel line | FUEL |
| gas line | G |
| gas valve | |
| heat and hot water | HTHW |
| hedge | |
| hydrant | OR |
| index contour | 60 |
| index contour, obscured | 60 |
| infiltrator | INFIL |
| invert | INV |
| irrigation control valve | ICV |
| irrigation line | IRR |
| junction box | JB |
| light | |
| monument | MON. |
| no pipes seen | NPS |
| overhead wires | |
| property line | |
| reinforced concrete pipe | RCP |
| roof drain leader | |
| sanitary manhole | SMH |
| sanitary sewer | S OR SAN |
| shrub | OR |
| sight lighting | SL |
| signs | |
| spot grade | +123.4 OR ×123.4 |
| steam line | STEAM |
| stone wall | OR |
| storm drain | ST |
| telephone box | TBOX |
| telephone line | T |
| telephone & fiber optic line | TFO |
| television line | TV |
| top/bottom of wall | TW/BW |
| trash can | TRASH |
| trench drain | TD |
| tree and size | 12 MAP. OR 12" SG OR 18 SPR |
| utility pole and guy | |
| utility pole and lamp | |
| vault limits not seen | VLNS |
| vertical | VERT. |
| vitreous tile pipe | VT. |
| water line | W |
| water valve | |

NOT FOR CONSTRUCTION

## Certification:

I, Kenneth B. Salzmann, the surveyor who made this map, hereby certify that the boundary of The Masters School campus depicted hereon is based upon a field survey completed on June 23, 2020 and that this map was completed on January 27, 2021.

Kenneth B. Salzmann, NY Land Surveyor Lic. No. 49712

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*Building Site Survey*
*for the proposed*
*Innovation and Entrepreneurship Center*
*to be constructed at*
**The Masters School**
*located at*
*49 Clinton Avenue*
*in the*
*Village of Dobbs Ferry*
*Westchester County, New York*
*Scale 1" = 20' January 27, 2021*

**Sheet 2 of 2**

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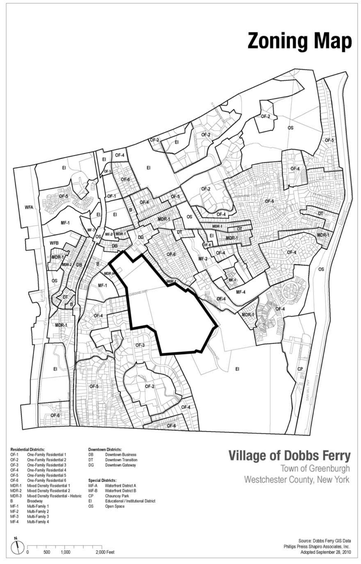
825 BSS2.pro

Project No. 825



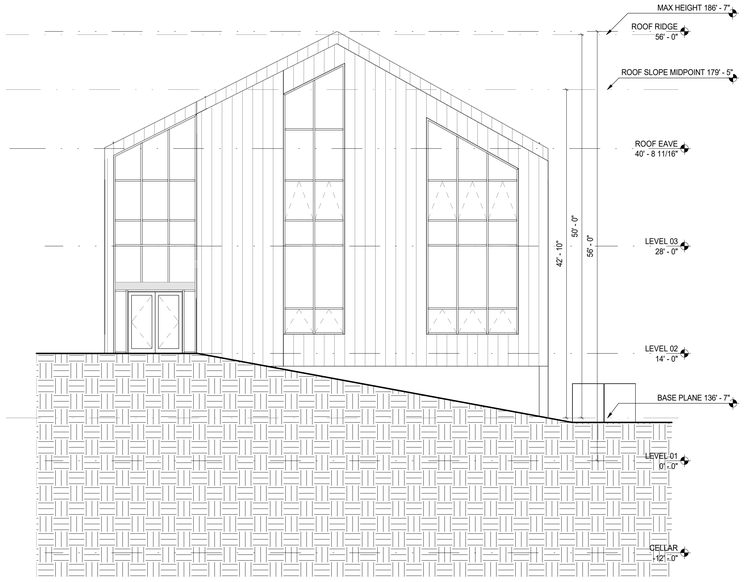





## ZONING

PER TABLE B-10: CP AND EI DISTRICTS DIMENSIONAL STANDARDS

| REQUIREMENT (PER TABLE B-10) | | EDUCATIONAL/INSTITUTIONAL DISTRICT REQUIREMENTS | PROVIDED BY MASTERS IEC | NOTES |
|---|---|---|---|---|
| LOT SIZE | MINIMUM LOT SIZE | - | - | COMPLIES |
| | MAXIMUM LOT AREA PER DWELLING UNIT (SF) | 40,000 | N/A DUE TO CAMPUS | COMPLIES |
| BUILDING HEIGHT | MAX STORIES | 4 | 3 | COMPLIES |
| | MAX HEIGHT (FT) | 50 | 42'-10" | COMPLIES |
| | MIN STORIES | - | - | COMPLIES |
| | MIN HEIGHT | - | - | COMPLIES |
| LOT COVERAGE | MAX LOT COVERAGE BY BUILDINGS | 50% | 4.9% | COMPLIES |
| | MAX LOT COVERAGE BY IMPERVIOUS COVER | 80% | 10.16% | COMPLIES |
| LOT COVERAGE | MIN FRONT YARD SETBACK (FEET) | 25 | N/A DUE TO CAMPUS | COMPLIES |
| | MAX FRONT YARD SETBACK (FEET) | - | N/A DUE TO CAMPUS | COMPLIES |
| | MIN REAR YARD SETBACK (FEET) | 25 | N/A DUE TO CAMPUS | COMPLIES |
| | MIN SIDE YARD SETBACK (EACH) (FEET) | 10 | N/A DUE TO CAMPUS | COMPLIES |
| | MIN SIDE YARD SETBACK (BOTH) (FEET) | 25 | N/A DUE TO CAMPUS | COMPLIES |
| | MAX SIDE YARD SETBACK (EACH) (FEET) | - | N/A DUE TO CAMPUS | COMPLIES |




**2** **SOUTH ELEVATION - ZONING**
1/8" = 1'-0"

**1** **EAST ELEVATION**
1/8" = 1'-0"

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GEOTHERMAL ENGINEER

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
| 2 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**ZONING MAP, TAX MAP, PLOT PLAN & FLOOD MAP**

SCALE: As indicated

DOB STAMP ZONE

DRAWING #:
Z-100
___ of ___
DOB JOB: -


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GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, LINES, AND DIMENSIONS ON THE DRAWINGS INCLUDING EXISTING STRUCTURES AND NOTIFY THE OWNER OF ANY DISCREPANCY IN DRAWINGS AND/OR EXISTING CONDITIONS BEFORE STARTING THE WORK.
2. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.
3. ALL JOINTS NOT OTHERWISE FILLED OR COVERED, SHALL BE CAULKED WITH A PERMANENT SEALANT, AS SPECIFIED BY MANUFACTURER, TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED OR SHOWN. PUTTY WILL NOT BE PERMITTED.
4. WHEREVER ELECTRICAL CONDUIT, MECHANICAL DUCTS, OR PIPES ARE INSTALLED INTO NEW OR EXISTING SURFACES, FINISH SURFACES WITH MATERIAL TO MATCH ADJACENT MATERIALS UNLESS OTHERWISE DIRECTED. FIRESTOP IF IN RATED SURFACE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING AND/OR RELOCATING ANY EXISTING UTILITIES ENCOUNTERED IN THE WORK AREAS.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL BUILDING, PLUMBING, AND ELECTRIC CODES.
7. THE CONTRACTOR SHALL COORDINATE ALL OF ITS OPERATIONS WITH THE OWNER AND ENGINEER OF RECORD.
8. THE CONTRACTOR SHALL COORDINATE ALL OF ITS OPERATIONS WITH ANY EQUIPMENT AND ITS INSTALLER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO BUILDINGS OR GOODS NEAR OR ADJACENT TO THEIR WORK AREA WHEN SUCH DAMAGE IS DUE TO THEIR ACTIONS OR NEGLECT.
10. SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
11. CONTRACTOR SHALL REPLACE ANY DAMAGED CURB, SIDEWALKS, SIGNAGE, AND ANY OTHER SITE FEATURES THAT IS DAMAGED DURING CONSTRUCTION.
12. ALL CURB AND PAVEMENTS BEYOND THE LIMITS OF THE CONSTRUCTION THAT HAS BEEN DAMAGED DUE TO CONSTRUCTION ACTIVITY SHALL BE REPLACED WITH IN-KIND MATERIALS AS REQUESTED BY THE TOWNSHIP ENGINEER.

CONTRACTOR NOTES

1. EXISTING SINKHOLES AS SHOWN IN THE GEOTECHNICAL REPORT TO BE REMEDIATED
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS OF ALL UTILITIES BELOW ARE APPROXIMATE.

GRADING & DRAINAGE NOTES:

1. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. GRADE ALL AREAS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS TO FINISH GRADE ELEVATIONS OR CONTOURS AS INDICATED ON DRAWINGS. FINISHED SUBGRADE SURFACE SHALL BE UNIFORM AND SMOOTH, FREE FROM ROCK, DEBRIS OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATION, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. SLOPES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.
3. CONTRACTOR SHALL NOT GRADE OR REMOVE ANY SOIL OR EARTH FROM THE LOT WITHOUT FIRST OBTAINING A PERMIT FORM THE TOWNSHIP ENGINEER FOR SUCH PURPOSES.
4. SOIL PERMIT SHALL BE FILED WITH THE TOWNSHIP ENGINEER AND SHALL INCLUDE THE FOLLOWING:
   - APPROXIMATE NUMBER OF CUBIC YARDS OF SOIL TO BE REMOVED).
   - LOCATION FROM WHICH THE SOIL OR EARTH IS TO BE REMOVED AND THE LOCATION TO WHICH IT IS TO BE MOVED TO.
   - STATE THE STREETS OVER TO WHICH THE SOIL OR EARTH IS TO BE HAULED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVE GROUND STRUCTURES THERE WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S COSTS.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, SAFETY PROVISIONS WITH THE R.O.W (E.G.ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO THE STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/WALLS/SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES, WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT.
7. EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS AND COMPACTED WITH 8" MAX. LIFTS TO 95% OF ITS MODIFIED PROCTOR DENSITY. CONTRACTOR SHALL RE-PAVE EFFECTED AREAS AS SHOWN ON DETAIL.
8. UNSUITABLE MATERIALS, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK.
10. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE AGENCIES, UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
11. THESE PLANS ARE BASED ON INFORMATION AVAILABLE TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS THAT DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE IMPACTED BY ANY OTHER SITE FEATURES.
12. THE CONTRACTOR SHALL ENSURE THE FACILITY'S OPERATIONS ARE NOT ADVERSELY AFFECTED BY CONSTRUCTION. CONTRACTOR TO WORK WITH LANDLORD/WAREHOUSE MANAGER TO DETERMINE ADEQUATE PHASING IN ORDER TO MAINTAIN A CLEAR AND SAFE ENTRANCE, TRAVEL PATH, AND EXIT FOR VEHICLES AND PEDESTRIAN ON-SITE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, CLEANING AND REPAIRING ALL SOIL EROSION CONTROL MEASURES THROUGHOUT THE WORKING PERIOD OF EACH PHASE.
2. A COPY OF THE SOIL EROSION CONTROL PLANS MUST BE AVAILABLE AT THE SITE.
3. MAINTAIN ALL EROSION CONTROL FACILITIES THROUGH THE WORKING PERIOD OF EACH AREA. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT TO MAINTAIN EFFECTIVENESS OF EROSION CONTROL FACILITIES WHEN CAPACITY IS REDUCED BY A MAXIMUM OF 25%.
4. TEMPORARY OR PERMANENT SEEDING SHALL BE COMPLETED ON ALL OPEN GROUND WHICH IS TO BE LEFT UNDISTURBED FOR LONGER THAN TWENTY (20) DAYS.
5. ALL EROSION CONTROL FACILITIES SHALL BE PROMPTLY INSPECTED AND REPAIRED BY CONTRACTOR AFTER EACH HEAVY RAINFALL OCCURRENCE.
6. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT OPERATIONS TO MINIMIZE SOIL EROSION, SEDIMENTATION AND AIR-WATER POLLUTION. WHEN LAND IS EXPOSED DURING CONSTRUCTION, THE PERIOD OF EXPOSURE MUST BE MINIMIZED. THE CONTRACTOR SHALL STOCKPILE WOOD CHIPS, MULCHING AND/OR TEMPORARY SEEDING TO APPLY TO EXPOSED AREAS, AS NECESSARY TO CONTROL EROSION. EXCAVATION MATERIALS SHALL BE STOCKPILED ON UPPER SLOPE OF TRENCHES OR ROADWAYS SUCH THAT RUNOFF WILL BE IMPEDED FROM CROSSING THE BARE EARTH.
7. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE FOLLOWED. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHOULD BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH PROVISION OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
8. PRIOR TO THE SUSPENSION OF CONSTRUCTION OPERATIONS FOR APPRECIABLE LENGTHS OF TIME, THE CONTRACTOR SHALL SHAPE EARTHWORK IN A MANNER THAT WILL PERMIT STORM RUNOFF WITH A MINIMUM OF EROSION. EXPOSED SURFACES AND CUT SLOPES SHALL BE PROPERLY SEEDED AND STABILIZED.
9. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND OBSERVATIONS AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. ALL CONTRACTORS AND OTHER PERSONS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 38, ENTITLED "EXCAVATION AND DEMOLITION WORK PROTECTION OF UNDERGROUND UTILITIES." EACH INDIVIDUAL USING THIS PLAN MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE STARTING WORK.
10. THIS PLAN IS SCHEMATIC AND IS NOT TO BE USED FOR CONSTRUCTION LAYOUT. REFER TO RECORD PLAN OF SUBDIVISION/LAND DEVELOPMENT REQUIRED.

TEMPORARY CONTROL MEASURES

1. FOLLOW THE PROCEDURE OUTLINED IN "STAGING OF EARTHMOVING ACTIVITIES".

2. GENERAL –

2.1. EXISTING TREES AND OTHER EXISTING VEGETATION WILL BE DISRUPTED AS LITTLE AS POSSIBLE.

2.2. TREES TO BE SAVED WILL BE ROPED OFF WITH SNOW FENCE OR EQUIVALENT TO PROTECT THEM FROM DAMAGE. INSTALL FENCING AT THE DRIP LINE OF THE TREE BRANCHES.

2.3. ONLY THE AREA WHICH IS NECESSARY FOR CONSTRUCTION OF THE DWELLINGS, DRIVEWAYS AND ASSOCIATED UTILITIES BEING BUILT WILL BE EXPOSED AT ONE TIME.

2.4. ALL TOPSOIL FROM THE OVERALL SITE PREPARATIONS WILL BE STOCKPILED AND REDISTRIBUTED UNIFORMLY AT THE TIME OF FINAL GRADING. ALL STOCKPILES SHALL HAVE PERIMETER SILT FENCE INSTALLED AND BE SEEDED AND MULCHED IMMEDIATELY. STOCKPILE HEIGHT SHALL NOT EXCEED 35 FEET. SEE PLAN FOR LOCATION OF TOPSOIL STOCKPILES.

2.5. TEMPORARY SEEDING AND MULCHING SHALL BE APPLIED TO ALL AREAS WHICH WILL REMAIN OPEN OR INACTIVE FOR 20 DAYS OR MORE OR AREAS AT FINISHED GRADE THAT WILL BE DISTURBED WITHIN ONE YEAR. PERMANENT SEEDING TO BE USED IN ANY AREA THAT WILL NOT BE DISTURBED WITHIN ONE YEAR. (SEE SEEDING AND MULCHING RATES FOR DETAILS.)

2.6. SEEDING AREAS THAT WASH OUT SHALL BE REGRADED, RESEEDED AND A NETTING USED TO HOLD THE SEED AND MULCH IN PLACE. THIS IS IMPORTANT AROUND STEEP SLOPES, WATER COURSES, SWALES AND AREAS OF CONCENTRATED FLOWS.

2.7. AREAS THAT FAIL TO GERMINATE MUST BE RESEEDED.

2.8. RIP-RAP WILL BE APPLIED TO ALL AREAS WHERE HEAVY CONCENTRATIONS OF DRAINAGE ARE PREVALENT. THIS WOULD BE IN CERTAIN SWALES, AT CULVERT OUTLETS, WHERE WATER IS IN TRANSITION FROM AN OPEN CHANNEL INTO A CULVERT OR AS SPECIFIED.

2.9. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED DAILY AND AFTER EACH STORM EVENT. NECESSARY REPAIRS, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, RENETTING AND CLEANINGS SHALL BE PERFORMED IMMEDIATELY.

2.10. ROCK FILTER OUTLETS MUST BE PROVIDED IMMEDIATELY WHERE SILT FENCING HAS BEEN UNDERMINED OR OVERTOPPED.

2.11. EROSION CONTROL FACILITIES MUST DISCHARGE INTO ADEQUATE STORM SEWERS, NATURAL WATERWAYS OR STABLE EROSION RESISTANT AREAS.

2.12. IF AT ANY TIME PRIOR TO SITE STABILIZATION, ANY EROSION AND SEDIMENT PROBLEMS OCCUR WHICH REQUIRE (ADDITIONAL) CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.

2.13. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE/PROPERTY WITHOUT FIRST BEING FILTERED.

2.14. ANY SEDIMENT OR MUD THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE CLEANED OFF IMMEDIATELY BY BROOMING TO THE SATISFACTION OF THE CONSERVATION DISTRICT AT THE EXPENSE OF THE DEVELOPER AND/OR RESPONSIBLE CONTRACTOR.

UTILITY TRENCH EXCAVATION NOTES:

1. GENERAL – EXPOSED TRENCH EXCAVATIONS HAVE HIGH POTENTIAL FOR ACCELERATED EROSION AND SEDIMENT POLLUTION. SINCE THESE EXCAVATIONS ARE USUALLY LOCATED AT LOWER ELEVATIONS ALONG OR ACROSS EARTH DISTURBANCE SITES, OPEN TRENCHES SERVE TO CONCENTRATE SEDIMENT LADEN RUNOFF AND CONVEY IT TO SITE BOUNDARIES OR WATERWAYS. THE MOST IMPORTANT EROSION AND SEDIMENT POLLUTION CONTROL CONSIDERATION FOR TRENCH CONSTRUCTION IS THE LIMITING AND SPECIFIC SCHEDULING OF WORK ACTIVITIES.

2. CONSTRUCTION REQUIREMENTS

2.1. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.

2.2. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.

2.3. TRENCH PLUGS WILL BE SPACED AND CONSTRUCTED OF THE MATERIALS SHOWN IN ACCORDANCE WITH THE TRENCH PLUG DETAIL AND TABLE.

2.3.1. AT ALL CROSSINGS OF WATERS OF THE COMMONWEALTH, TRENCH PLUGS WILL BE INSTALLED AT THE BANKS AFTER TRENCH EXCAVATION. THE PLUGS MAY BE TEMPORARILY REMOVED WHEN PLACING THE PIPE, BUT THEN REPLACED.

2.3.2. CONSTRUCTION OF THE CROSSING WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF STREAM CROSSING CONSTRUCTION PROCEDURES.

2.4. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. ALL WATER MUST BE PUMPED THROUGH A STILLING BASIN.

2.5. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO ORIGINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.

2.6. THE WETLANDS AREA SHALL BE DELINEATED AND PROTECTED BY SILT FENCE. EQUIPMENT AND MATERIALS MAY NOT BE STORED WITHIN THE WETLAND AREA

2.7. ALL EXCAVATED TRENCH MATERIAL SHOULD BE LOCATED ON THE UPHILL SIDE OF THE TRENCH WHEREVER APPLICABLE.

3. EXCEPTIONS – IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED. IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 2 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:

3.1. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.

3.2. IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.

VILLAGE OF DOBBS FERRY NOTES:

1. THE APPLICANT SHALL NOTIFY THE VILLAGE BUILDING INSPECTOR AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING AS REQUIRED BY THE STORMWATER MANAGEMENT OFFICER:

1.1. START OF CONSTRUCTION

1.2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES

1.3. COMPLETION OF SITE CLEARING

1.4. COMPLETION OF ROUGH GRADING

1.5. INSTALLATION OF STORMWATER MANAGEMENT FACILITIES

1.6. COMPLETION OF FINAL GRADING

1.7. CLOSE OF THE CONSTRUCTION SEASON

1.8. COMPLETION OF FINAL LANDSCAPING

1.9. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING'

2. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.

3. AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATION OF OCCUPANCY.

4. STORMWATER SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT".

5. FILL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINTED FILL SUITABLE FOR THE INTENDED USE.

6. SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125 - BLASTING OF THE DOBBS FERRY VILLAGE CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/ APPROVAL.

7. BEFORE THE SITE PLANS ARE SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.

8. STORMWATER MAY NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND CONTRIBUTING AREA IS STABILIZED..

9. AREA OF STORMWATER MANAGEMENT TO BE DE-COMPACTED PRIOR TO INSTALLATION.

10. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROL PRACTICES AND PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUST BE KEPT ON SITE AND AVAILABLE FOR REVIEW.

# MARVEL

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GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
| 2 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

NOTES

SCALE: AS NOTED

DRAWING #:

C-101

1 of 10

DOB JOB: -

-PRELIMINARY-
NOT FOR CONSTRUCTION

DOB STAMP ZONE

2/10/2021 10:49:38 PM

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LEGEND

- DEMOLISH & REMOVAL
- EXISTING VEGETATION TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING TREES TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED FOR STORMWATER CONNECTION REFER TO C-600

EXISTING STRIPING TO BE REMOVED

EXISTING ASPHALT TO BE REMOVED

EXISTING SIGN TO BE REMOVED

EXISTING TIMBERS TO BE REMOVED

EXISTING CURB TO BE REMOVED

AREA OF ADDITIONAL VEGETATION REMOVAL FOR PROPOSED FUTURE PARKING

TREE PROTECTION, TYP.

EXISTING CONCRETE PAD TO BE REMOVED

EXISTING EDGE OF PAVEMENT TO BE REMOVED

EXISTING ASPHALT TO BE REMOVED

EXISTING TREES TO BE REMOVED (TYP)

EXISTING GAS SERVICE TO BE REMOVED REFER TO C-700 FOR NEW UTILITY PLACEMENT

EXISTING SANITARY SERVICE TO BE REMOVED REFER TO C-700 FOR NEW UTILITY PLACEMENT

EXISTING STEAM LINE TO BE REMOVED REFER TO C-700 FOR NEW UTILITY PLACEMENT

ABANDON EX. GAS SERVICE BENEATH EX. TREE TO REMAIN.

EXISTING ELECTRICAL MANHOLE TO REMAIN, ADJUST FRAME/GRATE TO MATCH NEW GRADE

EXISTING TELECOMM MANHOLE TO REMAIN, ADJUST FRAME/GRATE TO MATCH NEW GRADE

EXISTING FIRE HYDRANT TO BE RELOCATED REFER TO C-700 FOR NEW UTILITY PLACEMENT

EXISTING SANITARY MANHOLE TO REMAIN, ADJUST FRAME/GRATE TO MATCH NEW GRADE

PROPOSED TRENCH TO TRANSFOR REFER TO C-701 FOR CONT

EXISTING VEGETATION TO BE REMOVED

EXISTING WATER SERVICE TO BE REMOVED REFER TO C-700 FOR NEW UTILITY PLACEMENT

EXISTING UTILITY MANHOLES TO REMAIN, ADJUST FRAME/GRATE TO MATCH NEW GRADE

EXISTING VEGETATION TO BE REMOVED

EXISTING TELECOMM SERVICE TO BE REMOVED REFER TO C-700 FOR NEW UTILITY PLACEMENT

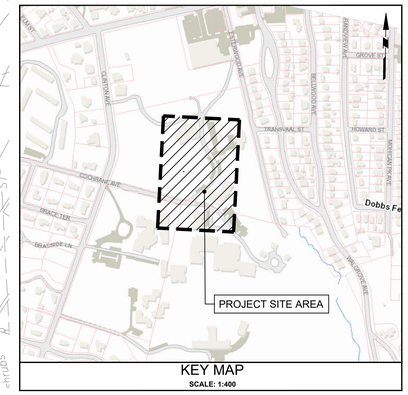
EXISTING ELECTRIC SERVICE TO BE REMOVED REFER TO C-700 FOR NEW UTILITY PLACEMENT

EXISTING SANITARY SERVICE TO BE REMOVED REFER TO C-700 FOR NEW UTILITY PLACEMENT

PROPOSED TRENCH FOR NEW UTILITIES REFER TO C-701 FOR CONTINUATION OF ROUTING

EXISTING FENCELINE TO BE REMOVED

EXISTING SOFTBALL FIELD TO BE REMOVED REFER TO C-502 FOR ASSOCIATED REMOVALS




KEY MAP
SCALE: 1:400

1 DEMOLITION & SITE CLEARING PLAN
Scale: 1"=10'

0 10' 20'

EXCAVATION & FILL
CUT: 3,600 CY
FILL: 650 CY
NET: 2,950 CY CUT

-PRELIMINARY-
NOT FOR CONSTRUCTION

DOB STAMP ZONE

**MARVEL**
**145 HUDSON STREET, FLR 3 NEW YORK, NY 10013**
**212.616.0420**

OWNER
**THE MASTERS SCHOOL**
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DOBBS FERRY, NEW YORK 10522
TEL 914 479 6400

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
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**CONSTRUCTION SPECIFICATIONS, INC**
22 TENNENT ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 970 0700

GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
| 2 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

DEMOLITION & SITE CLEARING PLAN

SCALE: AS NOTED

DRAWING #:
C-300
2 of 10

DOB JOB: -

2/10/2021 10:49:38 PM

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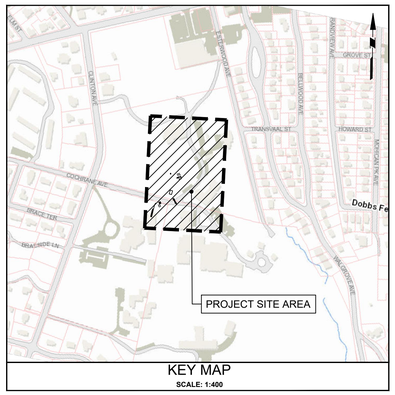
## SOIL EROSION LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE — LOD
- FILTER LOG — FL-18
- SILT FENCE
- SUPER SILT FENCE — SSF
- STABILIZED CONSTRUCTION ACCESS
- MOUNTABLE BERM — MB
- FILTER BAG INLET PROTECTION
- CONTRACTOR STAGING AREA
- STOCKPILE AREA — SP




KEY MAP
SCALE: 1:400

# MARVEL

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**212.616.0420**

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DOBBS FERRY, NEW YORK 10522

SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: AS NOTED

1 SOIL EROSION & SEDIMENT CONTROL PLAN
Scale: 1"=10'

0 10' 20'

-PRELIMINARY-
NOT FOR CONSTRUCTION

DOB STAMP ZONE

DRAWING #:
C-400
3 of 10

DOB JOB: -

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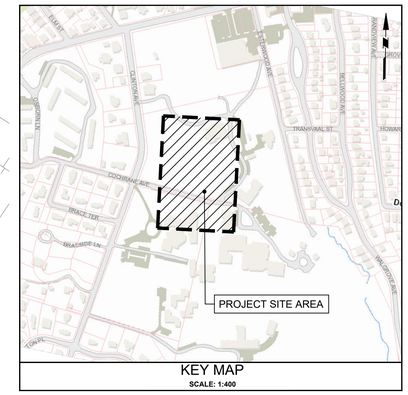
LEGEND

- PROPERTY LINE
- PROPOSED RETAINING WALL
- MAN DOOR OPENING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT




KEY MAP
SCALE: 1:400

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06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

OVERALL SITE PLAN

SCALE: AS NOTED

DRAWING #:
C-500
4 of 10

DOB JOB: -

DOB STAMP ZONE

-PRELIMINARY-
NOT FOR CONSTRUCTION

1 SITE PLAN
Scale: 1"=10'
0 10' 20'

EXISTING TREE TO REMAIN (TYP.)
PROPOSED ASPHALT PAVING
PROPOSED STRIPING
PROPOSED CONCRETE RAMP TO PATIO
PROPOSED BELGIAN BLOCK CURB, TYP.
PROPOSED H'CAP SIGN, TYP.
PROPOSED ACCESSIBLE RAMP.
CONCRETE PAVEMENT
PROPOSED ASPHALT PATHWAY
PROPOSED LANDSCAPE AREA BY OTHERS
PROPOSED CONCRETE PAD FOR VRV CONDENSING UNITS
LIMITS OF MARQUEE ABOVE
PAVER PATIO
PROPOSED ACCESSIBLE RAMP
PROPOSED CROSSWALK AND STRIPING
REFER TO LANDSCAPE SERIES (TYP)
PROPOSED CONCRETE PAD FOR UTILITY TRANSFORMER, BY OTHERS
PROPOSED TREE (TYP, PER LANDSCAPE ARCHITECT)
NEW ASPHALT PAVEMENT
PROPOSED CONCRETE PAD FOR EMERGENCY GENERATOR, BY STRUCTURAL
PROPOSED BIORETENTION
ELEVATED WALKWAY REFER TO LANDSCAPE SERIES
PROPOSED SITE FEATURE (BY OTHER)
CROSSWALK TO RECEIVING RAMP ON SOUTH SIDE OF COCHRANE AVE

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GEOTHERMAL ENGINEER


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06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

CONSTRUCTION ACCESS PLAN

SCALE: AS NOTED

DRAWING #:
C-502
5 of 10

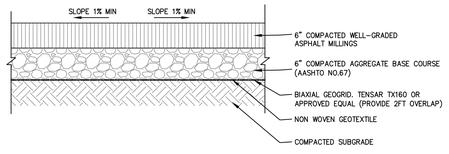
DOB JOB: -

DOB STAMP ZONE

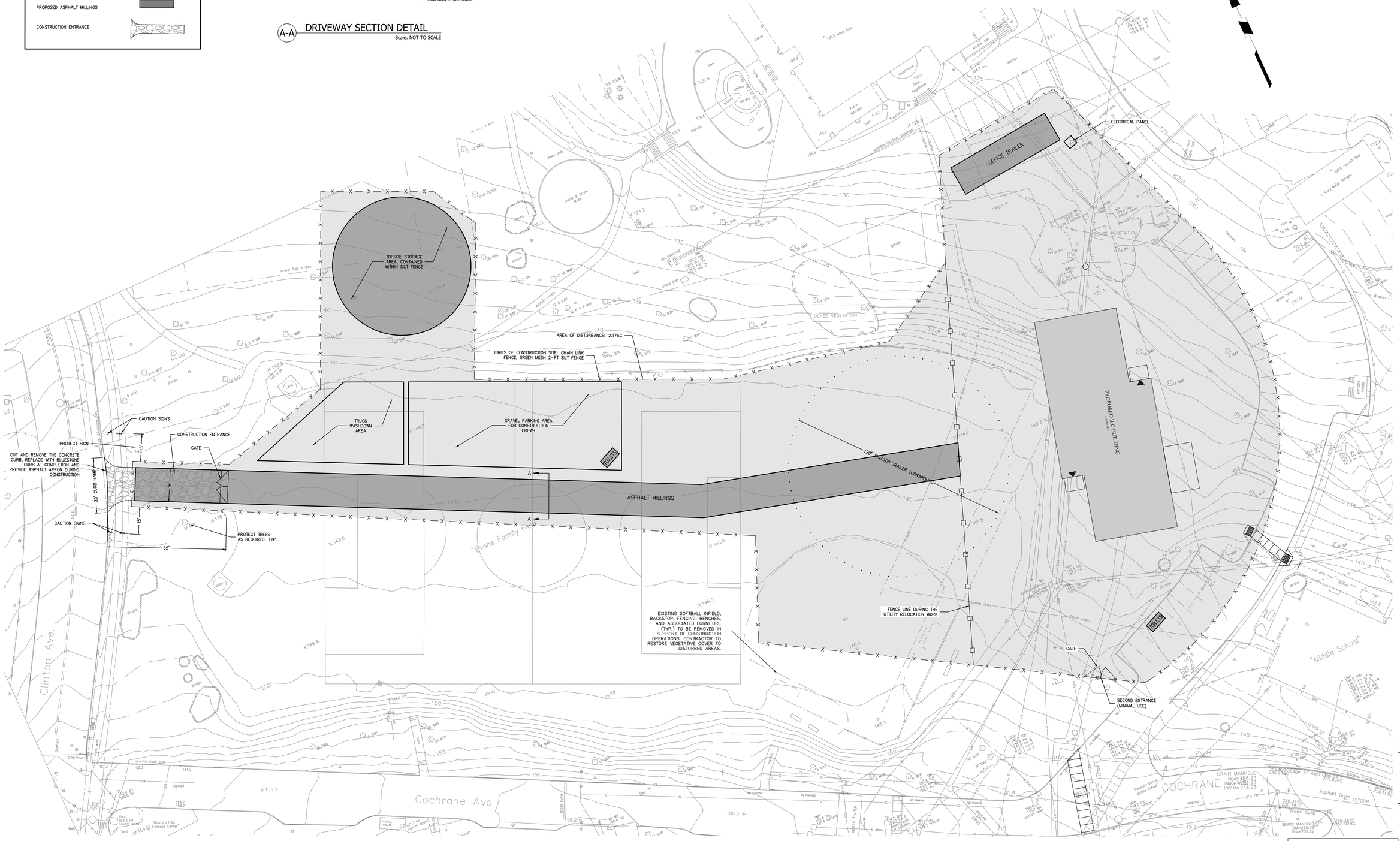
-PRELIMINARY-
NOT FOR CONSTRUCTION

LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE — X — X —
- UTILITY RELOCATION FENCE
- PROPOSED ASPHALT MILLINGS
- CONSTRUCTION ENTRANCE




A-A DRIVEWAY SECTION DETAIL
Scale: NOT TO SCALE




1 CONSTRUCTION ACCESS PLAN
Scale: 1"=20'

0 20' 40'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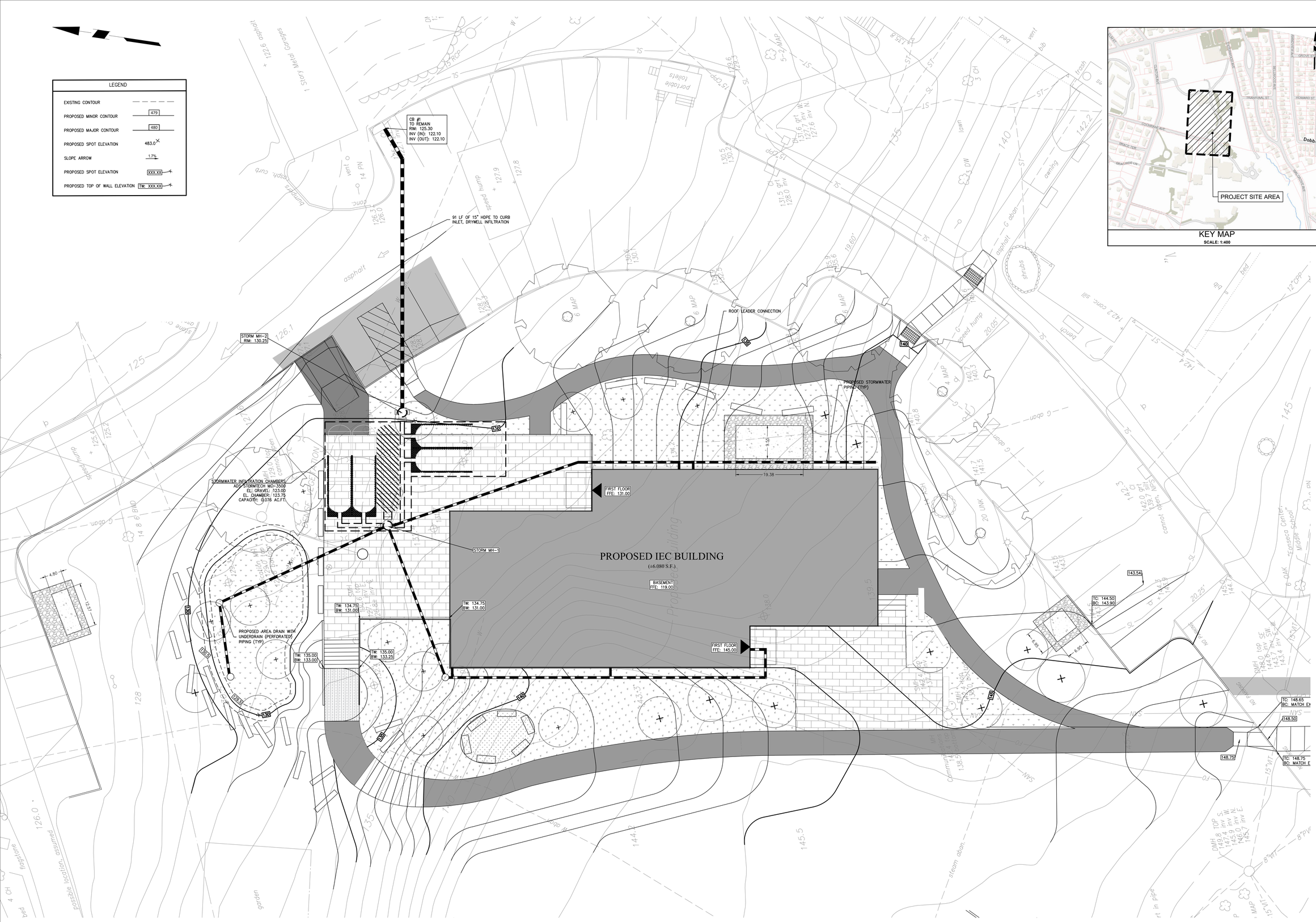


1 GRADING & DRAINAGE PLAN
Scale: 1"=10'




KEY MAP
SCALE: 1:400

# MARVEL

**145 HUDSON STREET, FLR 3 NEW YORK, NY 10013**
**212.616.0420**

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GEOTHERMAL ENGINEER

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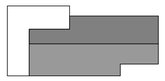

KEY PLAN:NTS

2029
**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**
49 CLINTON AVENUE
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PROPOSED GRADING & DRAINAGE PLAN

SCALE: AS NOTED

-PRELIMINARY-
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DRAWING #:
C-600
6 of 10
DOB JOB: -

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LEGEND

- PROPERTY LINE
- PROPOSED ELECTRIC SERVICE
- PROPOSED SANITARY SERVICE — S
- PROPOSED GAS SERVICE — G — G — G
- PROPOSED STEAM SERVICE — STM
- PROPOSED WATER SERVICE — W

PROPOSED IEC BUILDING
(±6,080 S.F.)

STORM MH-2
RIM: 130.25

PROPOSED FIRE HYDRANT W/ (2) NYC THREAD CONN.

PROPOSED CONN. TO RELOCATED WATER SERVICE

PROPOSED RELOCATION OF EX. WATER SERVICE

PROPOSED RELOCATION OF EXISTING SANITARY SERVICE

PROPOSED STORZ CONN. AND DRY STANDPIPE

PROPOSED RELOCATION OF EXISTING GAS SERVICE
INSTALL GAS SERVICE TEE FOR FUTURE CONNECTION

4 SETS OF 4#500 MCM AL.IN 4-IN HDPE CONDUIT AND (1) 4-IN HDPE SPARE CONDUIT. PROVIDE RED WOOD PLANK AND 1-IN WARNING MAGNETIC TAPE ABOVE CONDUIT. PROVIDE 24-IN CLEAN COVER

EXTEND SECONDARY TO 1200A CT CABINET

STORMWATER INFILTRATION CHAMBERS
ADS STORMTECH MC-3500
EL. GRAVEL: 123.05
EL. CHAMBER: 123.75
CAPACITY: 0.076 AC.FT.

CONNECT PROPOSED GAS SERVICE TO EXISTING GAS SERVICE

80 kW 208V3PA DIESEL-FIRED EMERGENCY GENERATOR ON CONCRETE HOUSEKEEPING PAD

TW: 134.75
BW: 131.00

TW: 135.00
BW: 133.00

TW: 135.00
BW: 133.25

PROPOSED SEWER CONNECTION
INVERT AT 127.8
WITH 2% SLOPE

22-LF 8-INCH @ 2%

23-LF 8-INCH @ 8%

PROPOSED SEWER CONNECTION 4' FROM CORNER. INVERT 126.4 SEWER AT 2% SLOPE

PROPOSED NEW 3-INCH WATER SERVICE

PROPOSED NEW 6-INCH FIRE SERVICE

145-LF 10-INCH CIP @ 3%

CONNECT REALIGNED 6-INCH WATER SERVICE TO EXISTING SERVICE

PROPOSED RELOCATION OF EXISTING 6-INCH WATER SERVICE

CONNECT REALIGNED STEAM AND CONDENSATE RETURN SERVICE TO EXISTING SERVICES

PROPOSED RELOCATION OF EXISTING SANITARY SERVICE

PROPOSED RELOCATION OF EXISTING TELECOMMUNICATION AND FIBER OPTIC SERVICE WITH NEW CONDUITS FOR SERVICE TO IEC

EXISTING TELECOMMUNICATION AND FIBER OPTIC MANHOLE TO REMAIN, ADJUST FRAME AND GRATE TO MATCH GRADE

PROPOSED CONNECTION TO EXISTING 6-IN WATER SERVICE

NEW TELECOMM AND FIBER OPTIC SERVICE FROM MASTERS HALL, (2) 4-IN PVC CONDUIT

REFER TO C-701 FOR CONTINUATION OF ROUTING

GROUND AS PER CON EDISON STANDARD

300kVA UTILITY TRANSFORMER FURNISHED BY CON EDISON INSTALLED UNDER THIS SCOPE ON CONCRETE HOUSEKEEPING PAD

CONNECT REALIGNED STEAM AND CONDENSATE RETURN SERVICE TO EXISTING SERVICES

SPLICE BOX WITH CRABS AND MANHOLE COVER

4' X 4' HAND HOLE

1/0 AL 15KV PRIMARY CABLE, CON EDISON SPEC 7238AEJ IN 4-IN HDPE CONDUIT. PROVIDE RED WOOD PLANK AND 1-IN WARNING MAGNETIC TAPE ABOVE CONDUIT. PROVIDE 24-IN CLEAN COVER

PROVIDE (5) 15-kV 200A L
PRIMARY ELBOWS (1/0
AS PER CON EDISON E

PROPOSED FIRE HYDRANT W/ (2) NYC THREAD CONNECTIONS

TC: 144.50
BC: 143.90

TC: 148.65
BC: MATCH EXIST

TC: 148.75
BC: MATCH EXIST

148.50

148.75

1 UTILITY RELOCATION PLAN
Scale: 1"=10'

0 10' 20'

-PRELIMINARY-
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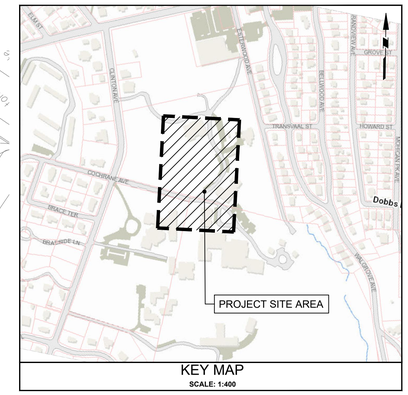


KEY MAP
SCALE: 1:400

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06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

UTILITY PLAN

SCALE: AS NOTED

DRAWING #:
C-700
7 of 10

DOB JOB: -

2/10/2021 10:49:38 PM

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LEGEND

- PROPERTY LINE
- PROPOSED ELECTRIC SERVICE
- PROPOSED SANITARY SERVICE — S
- PROPOSED GAS SERVICE — G — G — G
- PROPOSED STEAM SERVICE — STM
- PROPOSED WATER SERVICE — W

GROUND AS PER CON EDISON STANDARD

300kVA UTILITY TRANSFORMER FURNISHED BY CON EDISON INSTALLED UNDER THIS SCOPE ON CONCRETE HOUSEKEEPING PAD

CONNECT REALIGNED STEAM AND CONDENSATE RETURN SERVICE TO EXISTING SERVICES

SPLICE BOX WITH CRABS AND MANHOLE COVER

4' X 4' HAND HOLE

PROPOSED SEWER CONNECTION 4" FROM CORNER, INVERT-126.4 SEWER AT 2% SLOPE

PROPOSED FIRE HYDRANT W/ (2) NYC THREAD CONNECTIONS

1/0 AL 15KV PRIMARY CABLE, CON EDISON SPEC 7238AEJ IN 4-IN HDPE CONDUIT. PROVIDE RED WOOD PLANK AND 1-IN WARNING MAGNETIC TAPE ABOVE CONDUIT. PROVIDE 24-IN CLEAN COVER

PROVIDE 15 kV 200A LOAD BREAK PRIMARY ELBOWS (1/0 AL CONN) AS PER CON EDISON EO-13973-B

MORRIS HALL UTILITY TRANSFORMER CONNECT PRIMARY FOR EC TO EXISTING "WISHBONE" FITTING IN TRANSFORMER

TC: 144.50
BC: 143.90

TC: 148.65
BC: MATCH EXISTING

148.50

148.75

TC: 148.75
BC: MATCH EXISTING

PROPOSED RELOCATION OF EXISTING 6-INCH WATER SERVICE

PROPOSED RELOCATION OF EXISTING SANITARY SERVICE

PROPOSED RELOCATION OF EXISTING TELECOMMUNICATION AND FIBER OPTIC SERVICE, WITH NEW CONDUITS FOR SERVICE TO IEC

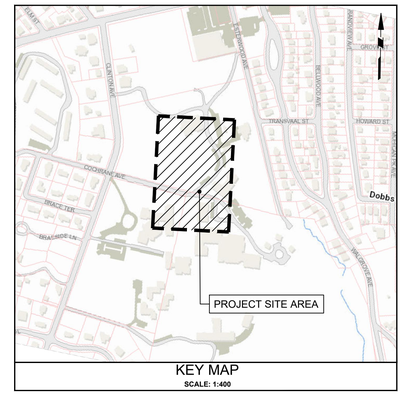
EXISTING TELECOMMUNICATION AND FIBER OPTIC MANHOLE TO REMAIN, ADJUST FRAME AND GRATE TO MATCH GRADE

PROPOSED CONNECTION TO EXISTING 6-IN WATER SERVICE

NEW TELECOMM AND FIBER OPTIC SERVICE FROM MASTERS HALL, (2) 4-IN PVC CONDUIT

REFER TO C-701 FOR CONTINUATION OF ROUTING

EXISTING HYDRANT TO REMAIN, CONNECTIONS TO BE FIELD-VERIFIED AS VILLAGE COMPLIANT




KEY MAP
SCALE: 1:400

-PRELIMINARY-
NOT FOR CONSTRUCTION

1 UTILITY RELOCATION PLAN
Scale: 1"=10'

0 10' 20'

DOB STAMP ZONE

# MARVEL

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GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
| 2 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
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UTILITY RELOCATION PLAN

SCALE: AS NOTED

DRAWING #:
C-701
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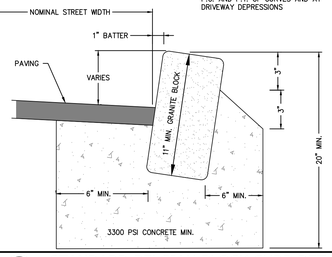
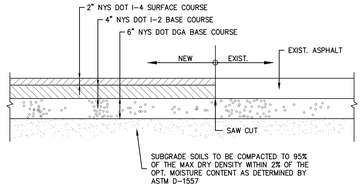


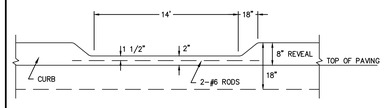

1 STANDARD BELGIAN BLOCK CURB DETAIL

Scale: N.T.S.



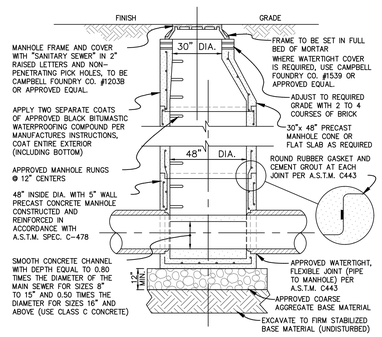

2 STANDARD ASPHALT PAVEMENT DETAIL

Scale: N.T.S.



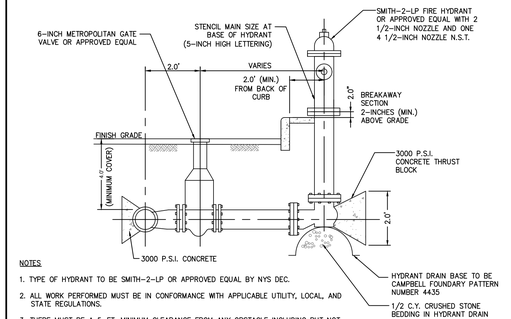

3 STANDARD CURB CUT DETAIL

Scale: N.T.S.




4 PRECAST CONCRETE SANITARY SEWER MANHOLE DETAIL

Scale: N.T.S.

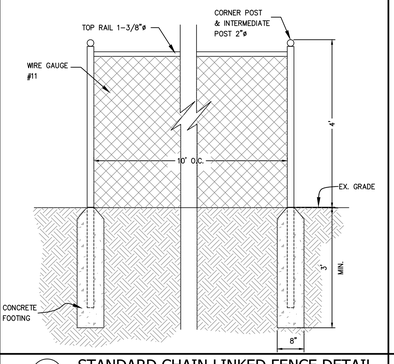



NOTES

1. TYPE OF HYDRANT TO BE SMITH-2-LP OR APPROVED EQUAL BY NYS DEC.
2. ALL WORK PERFORMED MUST BE IN CONFORMANCE WITH APPLICABLE UTILITY, LOCAL, AND STATE REGULATIONS.
3. THERE MUST BE A 5-FT. MINIMUM CLEARANCE FROM ANY OBSTACLE INCLUDING BUT NOT LIMITED TO: CURB CUTS, MAIL BOXES, TREES, MAIL BOXES ETC.

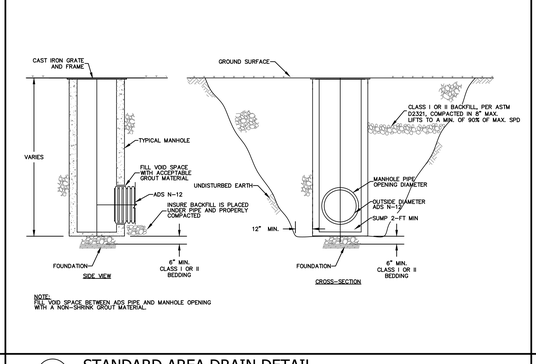
5 STANDARD FIRE HYDRANT DETAIL

Scale: N.T.S.



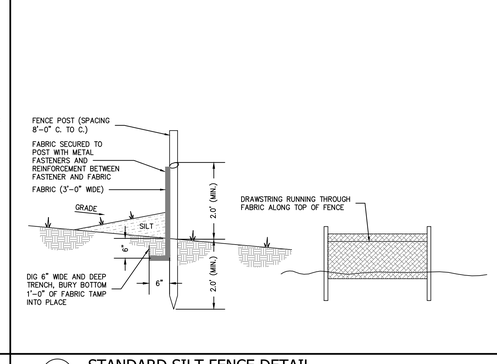

6 STANDARD CHAIN LINKED FENCE DETAIL

Scale: N.T.S.



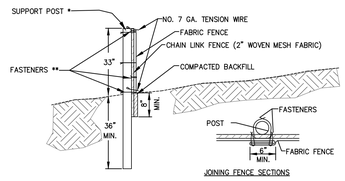

7 STANDARD AREA DRAIN DETAIL

Scale: N.T.S.




8 STANDARD SILT FENCE DETAIL

Scale: N.T.S.



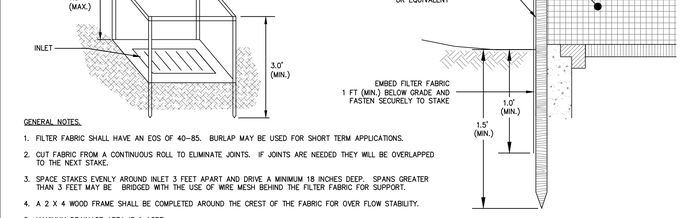

JOINING FENCE SECTIONS

* POSTS SPACED @ 10' MAX. USE 2-1/2" DIA. GALVANIZED OR ALUMINUM POSTS.
** CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 GA. ALUMINUM WIRE OR NO. 9 STEEL GALVANIZED PREFORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE NO. 10 GA. GALVANIZED STEEL WIRE FABRIC TO CHAIN LINK FASTENERS SPACED @ 24" MAX. C. TO. C.

FILTER FABRIC FENCE MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8' UP SLOPE AT 45°TO THE MAIN BARRIER ALIGNMENT.
SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
(ANY SECTION OF FILTER FABRIC FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH ROCK FILTER OUTLET. SEE DETAIL.)

9 STANDARD SUPER SILT FENCE DETAIL

Scale: N.T.S.

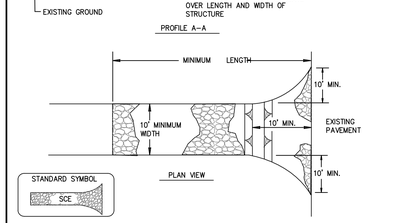



GENERAL NOTES.

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
4. A 2 X 4 WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
5. MAXIMUM DRAINAGE AREA IS 1 ACRE.

10 STANDARD FILTER FABRIC DROP INLET PROTECTION DETAIL

Scale: N.T.S.




STABILIZED CONSTRUCTION SPECIFICATION FOR STABILIZED ACCESS

1. STONE SIZE - USE ASTM C-33, SIZE NO. 2 (2 1/2 TO 1 1/2 IN). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE.
2. THICKNESS OF STABILIZED CONSTRUCTION ACCESS SHALL BE NO LESS THAN SIX (6) INCHES.
3. WIDTH OF STABILIZED CONSTRUCTION ACCESS SHALL BE NO LESS THAN THE FULL WIDTH OF POINTS OF INGRESS OR EGRESS.
4. LENGTH
   4.1. 50 FEET MINIMUM WHERE THE SOILS ARE COURSE GRAINED SANDS AND GRAVELS)
   4.2. 100 FEET MINIMUM WHERE SOILS ARE FINE GRAINED (CLAYS OR SILTS), EXCEPT WHERE THE TRAVELED LENGTH IS LESS THAN 50 TO 100 FEET RESPECTIVELY.
5. GEOTEXTILE FABRIC (FILTER FABRIC) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
6. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE CONSTRUCTION SITE. ALL CONSTRUCTION VEHICLES AND EQUIPMENT MUST TRAVEL OVER THE STABILIZED CONSTRUCTION ENTRANCE BEFORE LEAVING THE CONSTRUCTION SITE.
7. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD (SEE STANDARD FOR DIVERSIONS). WHERE DIVERSION IS NOT POSSIBLE, THE LENGTH OF THE STABILIZED PAD SHALL FOLLOW TABLE 29-1.
8. WHERE THE SLOPE OF THE ACCESS ROAD EXCEEDS 5%, A STABILIZED BASE COURSE OF FINE AGGREGATE BITUMINOUS CONCRETE (FABC) SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE FABC AND USE OF A DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

TABLE 29-1

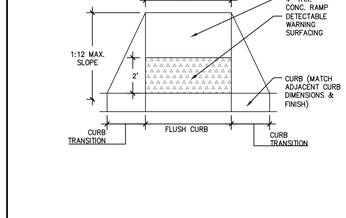
| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED | |
|---|---|---|
| | COARSE GRAINED SOILS | FINE GRAINED SOILS |
| 0 TO 2% | 50 FT | 100 FT |
| 2 TO 5% | 100 FT | 200 FT |
| > 5% | ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE | |

MAINTENANCE OF STABILIZED CONSTRUCTION ENTRANCE

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS.
2. MAINTENANCE MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.
4. WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERCIUOS SURFACES.

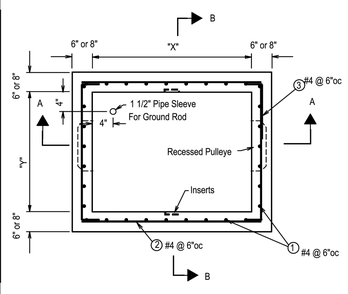
11 STANDARD CONSTRUCTION ENTRANCE DETAIL

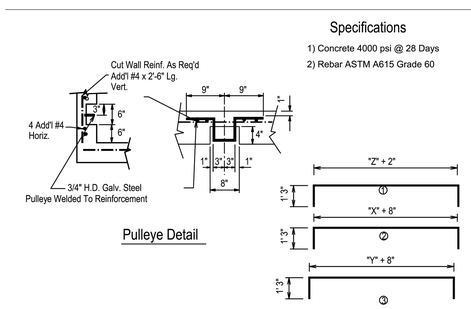
Scale: N.T.S.

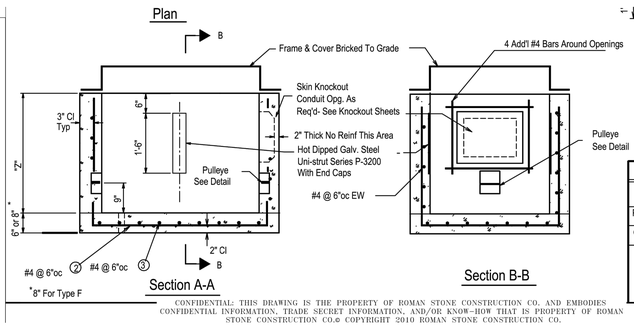



12 PEDESTRIAN CURB RAMP DETAIL

Scale: N.T.S.




| Schedule Of Handholes | | | |
|---|---|---|---|
| Type | "X" | "Y" | "Z" |
| A | 3'-0" | 3'-0" | 3'-0" |
| B | 3'-0" | 4'-0" | 3'-0" |
| C | 4'-0" | 4'-0" | 3'-0" |
| D | 3'-0" | 2'-0" | 3'-0" |
| E | 4'-0" | 2'-0" | 3'-0" |
| F | 2'-8" | 2'-8" | 3'-0" |

ROMAN STONE CONSTRUCTION CO.

85 SOUTH FOURTH STREET
BAYSHORE N.Y. 11706 (631) 667-0566

Project:

Contractor:

Precast Concrete Electric Handhole

33

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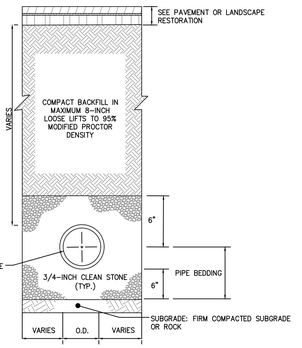
13 PRECAST CONCRETE ELECTRIC HANDHOLE

Scale: N.T.S.




14 UTILITY TRENCHING DETAIL

Scale: N.T.S.

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2029

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49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

CONSTRUCTION DETAILS

SCALE: AS NOTED

DRAWING #:
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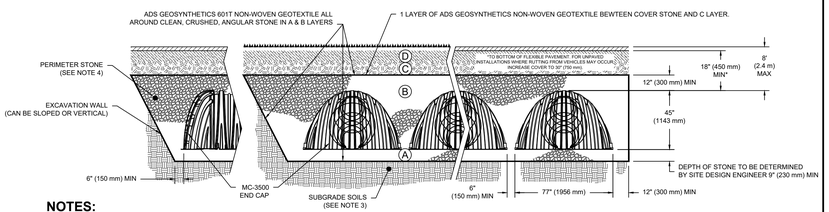
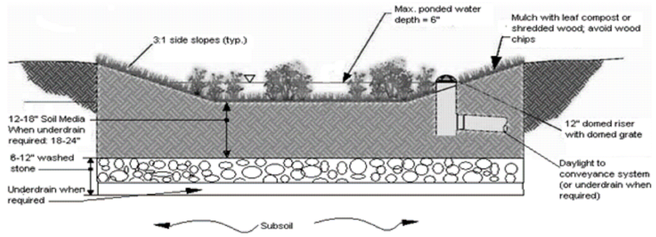



## NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 ADS STORMTECH MC3500 CHAMBER

Scale: N.T.S.




2 BIORETENTION

Scale: N.T.S.

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GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
| 2 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

06/17/2021

KEY PLAN:NTS

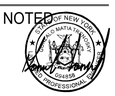
2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

CONSTRUCTION DETAILS

SCALE: AS NOTED

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10 of 10

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DOB STAMP ZONE


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# GENERAL NOTES

1. GENERAL
   A. DO NOT SCALE DRAWINGS. CONSULT THE LANDSCAPE ARCHITECT FOR ANSWERS TO ALL QUESTIONS REGARDING DIMENSIONS. THE CONTRACTOR IS ADVISED THAT THIS INFORMATION IS DIAGRAMMATIC ANDD NOT NECESSARILY COMPLETE.

   B. THE CONTRACTOR IS ADVISED THAT ALL UTILITY INFORMATION INDICATED HEREIN AND/OR AVAILABLE FROM AGENCIES, PRIVATE UTILITIES AND/OR THE OWNER MAY NOT BE COMPLETE.

2. A. ALL SURVEY INFORMATION AND EXISTING CONDITIONS HAVE BEEN PROVIDED BY LAND AND GRADE SURVEYORS, D.P.C., 23 NEPPERHAN AVENUE, ELMSFORD, NY 10523, 914-347-3141.

   B. ALL EXISTING CONDITIONS INFORMATION SHOWN IS FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN.

3. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY STATUS OF EXISTING UTILITIES WITHIN THE PROJECT AREA AS REQUIRED BY LOCAL LAW. ALL COMMUNICATIONS AND COORDINATION MEETINGS RELATIVE TO THE PROJECT BETWEEN THE CONTRACTOR AND ANY AGENCY, UTILITY COMPANY OR ORGANIZATION WILL BE CONDUCTED AND/OR APPROVED BY THE CLIENT. THE LANDSCAPE ARCHITECT SHALL RECEIVE NOTIFICATION OF ANY MEETINGS AND COPIES OF ANY AND ALL MINUTES OR COMMUNICATIONS AS A RESULT OF THOSE COMMUNICATIONS OR COORDINATION MEETINGS.

4. THE CONTRACTOR SHALL MAKE TEST PITS AS REQUIRED TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES AND OTHER SUBSURFACE ELEMENTS AS THE WORK PROGRESSES, SUCH WORK SHALL BE DEEMED TO BE INCLUDED IN THE LUMP SUM BUD FOR THE PROJECT. ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODE AND NEW YORK CITY LOCAL LAW 53.

5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CLIENT, PRIVATE UTILITY COMPANIES, AND THE CITY AGENCIES AS REQUIRED FOR THE EXPEDITIOUS EXECUTION OF WORK.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ALL THE EXISTING FIELD CONDITIONS ADJACENT TO THE SITE INCLUDING BUT NOT LIITED TO ALL STRUCTURES, UTILITIES, FENCES, PAVEMENTS, SHRUBS, TREES, LIGHT POSTS, ETC. THROUGHOUT THE DURATION OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN ALL EXISTING CONDITIONS ADJACENT TO THE SITE, OR AS INDICATED ON CONTRACT DRAWINGS. IN THE EVENT THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO EXISTING CONDITIONS ADJACENT TO THE SITE, OR CONNDITIONS INDICATED TO REMAIN ON CONTRACT DRAWINGS, THE CONTRACTOR SHALL REPAIR AND CORRECT ALL DAMAGES TO THE SATISFACTION OF THE CLIENT AT NO EXTRA COST.

7. CHANGES IN THE WORK; ALL REQUESTS FOR CHANGES AND/OR SUBSTITUTIONS IN THE WORK SHALL BE MADE IN WRITING TO THE LANDSCAPE ARCHITECT. A COPY OF ALL SUCH REQUESTS SHALL BE SENT TO THE CLIENT.

8. THE CONTRACTOR SHALL STUDY THE INTERRELATIONSHIP OF ALL THE VARIOUS ELEMENTS OF CONSTRUCTION SHOWN ON THE CONTRACT DRAWINGS AND DESCRIBED IN THE PROJECT SPECIFICATIONS AND BULLETINS, AND SHALL COORDINATE THEIR CONSTRUCTION OPERATIONS ACCORDINGLY. ANY CONFLICTS WHICH MAY BECOME APPARENT FROM THE COORDINATION STUDY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

9. ALL NEW AND EXISTING INLETS, BASINS, AND CONNECTIONS WITHIN THE LIMITS OF THIS CONTRACT ARE TO BE CLEANED, FLUSHED, AND OTHERWISE MADE OPERABLE TO THE SATISFACTION OF THE CLIENT AND ARE TO BE INCLUDED IN THE LUMP SUM BID.

10. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BRING CONDITIONS WHICH CONFLICT WITH PROPOSED GRADING AND SITE CONSTRUCTION TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE CLIENT.

11. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, IMPROPER SCHEDULEING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR.

12. ALL CITY AGENCIES HAVING JURISDICTION, NAMELY, DEPARTMENT OF BUILDINGS AND APPROVALS OF OTHERS REQUIRED, AS WELL AS PRIVATE UTILITY COMPANIES MUST BE OBTAINED PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CLIENT.

13. ALL MECHANICAL EQUIPMENT, CONCEALED WATER AND GAS VALVES, ETC. TO REMAIN UNLESS OTHERWISE SPECIFICALLY NOTED.

14. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.

15. AT ALL TIMES, THE SITE SHALL BE KEPT NEAT, AND KEPT FREE OF DEBRIS LEFT FROM ALL CONSTRUCTION OPERATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE AND PROTECT ALL WORK FINISHED OR IN PROGRESS, AND TO PROTECT THE PUBLIC FROM ANY INJURY THAT MAY OCCUR AS A RESULT OF THE SITE BEING ACCESSIBLE DURING PROJECT CONSTRUCTION.

16. UNLESS OTHERWISE NOTED, DETAILED DRAWINGS AND PART PLANS SHALL HAVE PRECEDENCE OVER LAYOUT DRAWINGS (I.E. SITE PLAN) FOR ACCURACY OF INFORMATION.

17. SUBMITTALS
   A. ALL SUBMITTALS REQUIRING THE LANDSCAPE ARCHITECT'S APPROVAL SHALL BE TRANSMITTED (3 COPIES ARE REQUIRED) DIRECTLY TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ELEMENTS. SUBMITTAL REQUIREMENTS ARE GENERALLY INDICATED IN THE GENERAL SPECIFICATIONS.
   B. SEE PROJECT SPECIFICATIONS FOR OTHER REQUIRED SUBMITTALS.

18. THE SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR SHALL SHOW ALL FASTENING DEVICES AND LOCATITONS COMPLETE WITH FASTENINGS TO ALL FOUNDATION WALLS AND PAVEMENTS. THE SHOP DRAWINGS SHALL PROVIDE SUFFICIENT DETAIL TO ALLOW THE LANDSCAPE ARCHITECT TO REVIEW AND APPROVE THE SYSTEM AND PIECES.

19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO GUARANTEE ANY AND ALL ANCHORING SYSTEMS FOR ALL WORK.

20. EXPANSION JOINTS SHALL BE PROVIDED AND INSTALLED AT ALL INTERFACES OF ADJACENT SURFACES, VERTICAL AND HORIZONTAL SURFACES, GRADE CHANGES, AND AS INDICATED ON DRAWINGS. THE TOP OF EXPANSION JOINTS SHALL BE SET ½ INCH BELOW FINISHED GRADE AND THEN SEALED WITH A URETHANE BASED SEALER TO BE FLUSH WITH THE FINISHED GRADE AS CALLED FOR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL INDICATE PROPOSED LOCATIONS ON ALL APPLICABLE SHOP DRAWINGS SUBMITTED FOR APPROVAL.

21. THE CONTRACTOR SHALL INSTALL GALVANIZED STEEL PIPE SLEEVES AS REQUIRED TO INSTALL UTILITY WORK THROUGH CONCRETE AND MASONRY FOOTINGS AND FOUNDATIONS. ALL PIPE SLEEVES SHALL BE SCHEDULE 40 PIPE AND BE TWICE THE DIAMETER OF THE UTILITY PIPE UNLESS OTHERWISE NOTED.

22. CONCRETE FOR CURBS, FOOTINGS, AND WALLS COMPLY WITH STRUCTURAL AND ARCHITECTURAL SPECIFICATIONS FOR CAST-IN-PLACE CONCRETE WORK.

23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO ALL BUILDING ENTRANCES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

24. PAVER SYSTEMS SHALL MEET (ADJACENT) ALTERNATE MATERIAL PAVEMENTS FLUSH. THE CONTRACTOR SHALL VERIFY THE INTERIOR GRADES AND THEIR RELATIONSHIP WITH THE PROPOSED GRADES. THE CLIENT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES IN THE ELEVATIONS. ADJUSTMENTS SHALL BE MADE AS NECESSARY AND SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.

25. EXISTING DRAINS/VALVE COVERS, ETC. SHALL BE ADJUSTED AS NECESSARY IN AREAS WHERE PROPOSED WORK IS TO BE INSTALLED.

26. CONCRETE CURBS/FOOTINGS FOR ALL FENCING AND WALLS SHALL BRIDGE OVER ANY EXISTING DRAIN INLETS AND UTILITIES AND SHALL BE BROUGHT TO THE ATTENTION OF THE CLIENT AND THE LANDSCAPE ARCHITECT.

27. CONTRACTOR SHALL SUPPLY THE CLIENT WITH MANUFACTURER'S SHOP DRAWINGS AND INSTALLATION DRAWINGS PRIOR TO THE INSTALLATION OF ANY SPECIFIED ITEM.

28. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEPARTMENT OF BUILDINGS AS WELL AS ANY REGULATORY AGENCY PERMITS FOR WORK UNDER THIS CONTRACT.

DEMOLITION AND REMOVALS

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN THE EXISTING CONDITIONS AND THE LANDSCAPE PLAN IN PREPARING BIDS AND EXECUTING WORK.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE AND PROTECT ALL EXISTING FACILITIES NOT SPECIFICALLY STATED FOR REMOVAL WITHIN THE WORK AREA.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND VERIFY ELEVATIONS OF ALL UTILITY/MECHANICAL STRUCTURES, AND UTILITY LINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE UTILITY/MECHANICAL LINES AND CONDUITS/PIPES DURING REMOVALS AND CONSTRUCTION. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE SUBJECT TO LANDSCAPE ARCHITECT AND THE CLIENT'S APPROVAL.

4. THE CONTRACTOR SHALL, AS PART OF THEIR CONTRACTUAL OBLIGATIONS, REMOVE AS DIRECTED, ALL BALLAST AGGREGATE AND OTHER ENCROACHMENTS THAT INTERFERE WITH LANDSCAPE WORK.

5. ALL REMOVED MATERIAL NOT STATED FOR REUSE SHALL BE REMOVED FROM THE SITE AND SHALL NOT BE MIXED WITH NEW FILL OR GRAVEL TO BE BROUGHT ON SITE.

6. REMOVE ALL EXISTING RUBBLE, DEBRIS, AND ENCROACHMENT FROM THE SITE AND DISPOSE OF LEGALLY. EVIDENCE OF LEGAL DISPOSAL SHALL BE GIVEN BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT AND THE CLIENT.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY AS PART OF THIS CONTRACT TO DETERMINE THE MOST APPROPRIATE METHOD OF REMOVALS OF EXCAVATED AND/OR DEMOLITION MATERIALS FROM THE SITE WITHIN THE CONTRACT LIMIT. REMOVALS WHETHER BY MACHINE OR BY HAND SHALL BE INCLUDED IN THE CONTRACTOR'S PROPOSAL. STRIP EXISTING BALLAST AGGREGATE IN AREAS OF CONSTRUCTION AND STOCKPILE FOR FUTURE RE-USE, IF APPROVED, AS MAY BE REQUIRED.

WATER SUPPLY / MAINTENANCE WORK

1. THE CONTRACTOR SHALL LOCATE ALL EXISTING VALVE BOXES WITHIN THE CONTRACT LIMIT LINES AND SHALL INDICATED THEM IN THE FIELD TO THE SATISFACTION OF THE LANDSAPE ARCHITECT. FURTHERMORE, THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT THEY WILL BE RESPONSIBLE FOR THE REPLACEMENT AND RESETTINF OF ALL VALVE BOXES NOT STATED FOR REMOVAL WHICH, ARE DAMANGED OR DISTURBED AS A RESULT OF THEIR OPERATIONS, SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.

2. ALL EXISTING DRAIN AND WATER SUPPLY CONNECTIONS SHOULD BE CONTINUOUSLY MAINTAINED DURING CONSTRUCTION OF ANY WATER LINNES. IF ANY HOUSE CONNECTION MUST BE DISCONNECTED FOR CONSTRUCTION PURPOSES, FLOW MUST BE MAINTAINED BY PLUMBING OR OTHER SUITABLE MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT, AND IN SUCH A MANNER THAT NO BACK-UPS OCCUR. ANY AND ALL EXISTING HOUSE CONNECTIONS OR OTHER SEWER APPURTENANCES WHICH ARE TO REMAIN AND WHICH MUST BE DISTURBED FOR CONSTRUCTION PURPOSES SHALL BE RESTORED TO THEIR PRESENT CONNECTIONS AFTER COMPLETION OF THE WORK SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT AND THE CLIENT. ANY DAMAGE DONE AS A RESULT OF THE WORK SHALL BE REPAIRED AT NO COST TO THE CLIENT. AN IRRIGATION SYSTEM INCLUSIVE OF ALL REQUIRED COMPONENTS AND INSTALLATION FOR A FULLY FUNCTIONAL AUTOMATIC IRRIGATION SYSTEM AT ALL PLANTED AREAS SHALL BE INCLUDED AS PART OF THE BASE BID.

DRAINAGE WORK

1. ALL PROPOSED DRAINAGE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST STANDARDS OF THE DEPARTMENT OF BUILDINGS AND ANY OTHER APPLICABLE CODES.

2. ALL AREA DRAINS WITHIN THE CONTRACT LIMITS SHALL BE ADJUSTED AS NECESSARY, SO THAT THEY WILL BE OPERATIONAL, ACCESSIBLE, AND CONCEALED FROM PROJECTS OCCUPANTS AFTER THE COMPLETION OF THE WORK.

3. ANY DAMAGE TO EXISTING AREA DRAINS, AND CONNECTIONS CAUSED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AT NO COST TO THE CLIENT, SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CLIENT.

4. ALL EXISTING AREA DRAINS AND CONNECTIONS WITHIN THE LIMITS OF THIS CONTRACT AND CCONTIGUOUS ARE TO BE CLEANED OUT, REPAIRED, AND OTHERWISE MADE OPERABLE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

STRUCTURAL

1. ALL CAST-IN-PLACE CONCRETE SHALL BE CONTROLLED CONCRETE HAVING A MINIMUM COMPREHENSIVE STRENGTH 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.

2. ALL REINFORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL CONFORMING WITH THE REQUIREMENTS OF ASTM A615, GRADE 60, CURRENT EDITION.

3. SPLICES AND REINFORCING STEEL SHALL BE STAGGERED WHERE POSSIBLE AND LOCATED SO TO LEAST IMPAIR THE STRENGTH OF THE MEMBER.

4. SPLICES, ANCHORAGES, HOOKS, AND REINFORCING DETAILS SHALL CONFORM WITH THE REQUIREMENTS OF ACI 318 UNLESS OTHERWISE NOTED.

5. MINIMUM CONCRETE COVER FOR REINFORCEMENT, UNLESS OTHERWISE NOTED, SHALL BE:

   A. CONCRETE SURFACE EXPOSED TO SOIL
   (1.) UNFORMED SURFACE = 3"
   (2.) FORMED SURFACE = 2"

   B. TOP AND VERTICAL CONCRETE SURFACE EXPOSED TO WEATHER
   (1.) SLABS = 1 ½"

6. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM STANDARDS UNLESS OTHERWISE SPECIFIED.

7. ALL WELDING SHALL BE PERFORMED USING E709 LOW HYDROGREN ELECTRODES IN ACCORDANCE WITH AMERICAN WELDING SOCIETY.

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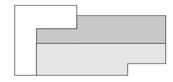

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**GENERAL NOTES**

SCALE: N/A

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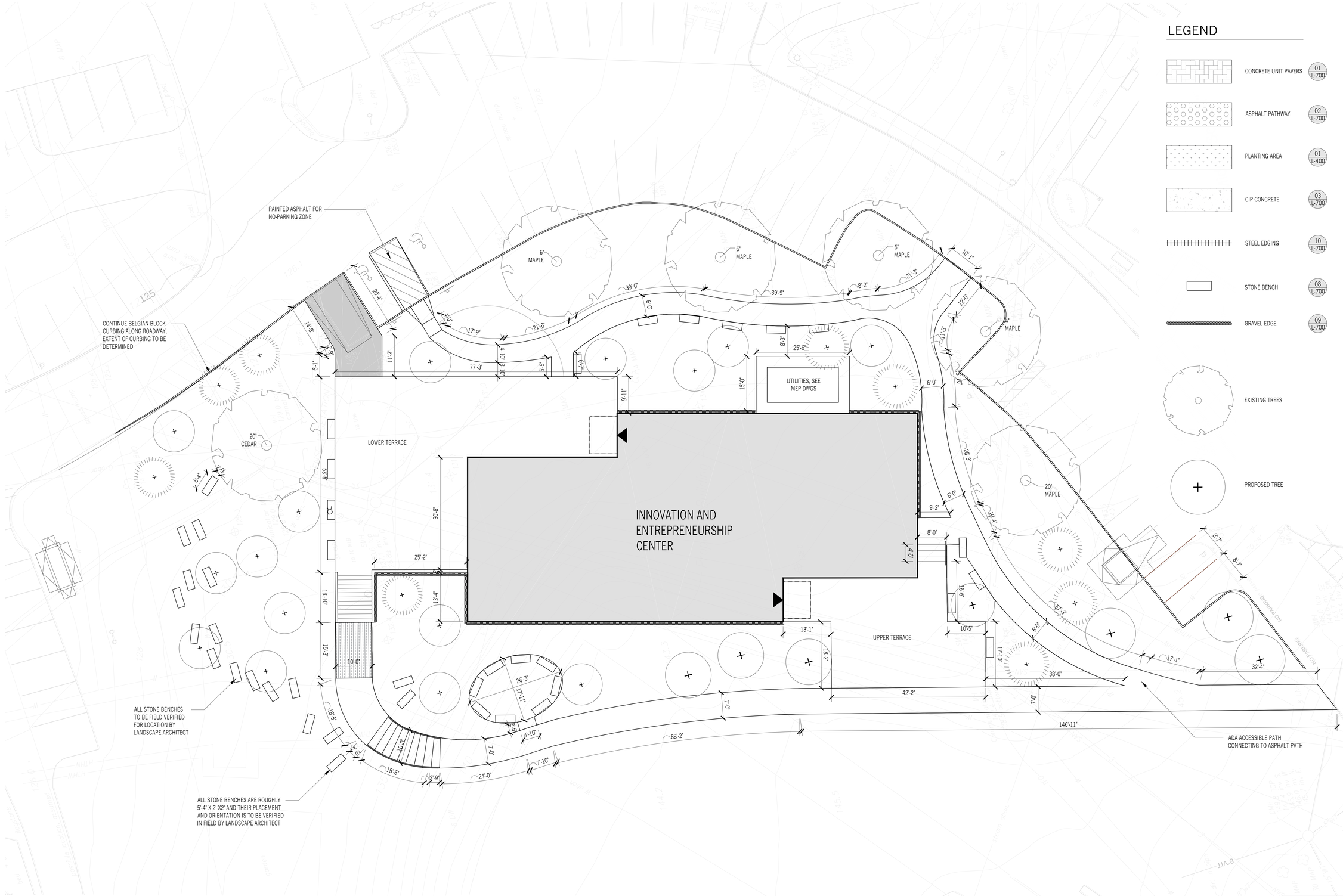


## LEGEND

| | | |
|---|---|---|
| CONCRETE UNIT PAVERS | 01 | L-700 |
| ASPHALT PATHWAY | 02 | L-700 |
| PLANTING AREA | 01 | L-400 |
| CIP CONCRETE | 03 | L-700 |
| STEEL EDGING | 10 | L-700 |
| STONE BENCH | 08 | L-700 |
| GRAVEL EDGE | 09 | L-700 |
| EXISTING TREES | | |
| PROPOSED TREE | | |

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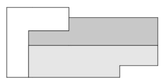

KEY PLAN:NTS

2029
**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**LAYOUT PLAN**

SCALE: 1" = 10'-0"

DOB STAMP ZONE

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GEOTHERMAL ENGINEER


## LEGEND

- CONCRETE UNIT PAVERS — 01 / L-700
- ASPHALT PATHWAY — 02 / L-700
- PLANTING AREA — 01 / L-400
- CIP CONCRETE — 03 / L-700
- STEEL EDGING — 10 / L-700
- STONE BENCH — 08 / L-700
- GRAVEL EDGE — 09 / L-700
- EXISTING TREES
- PROPOSED TREE

PAINTED ASPHALT FOR NO-PARKING ZONE

BELGIAN BLOCK PAVING — xx / L-700

BELGIAN BLOCK CURBING — xx / L-700

CONTINUE BELGIAN BLOCK CURBING ALONG ROADWAY, SEE CIVIL DWGS

6" MAPLE

6" MAPLE

6" MAPLE

4" MAPLE

20' CEDAR

20' MAPLE

UTILITIES, SEE MEP DWGS

LOWER TERRACE

INNOVATION AND ENTREPRENEURSHIP CENTER

RETAINING WALL, SEE STRUCTURAL DWGS FOR SECTION AND ARCH DWGS FOR FINISH

UPPER TERRACE

STONE BENCH — 08 / L-700

BIOSWALE BOARDWALK — 07 / L-700

CONCRETE STAIR — 05 / L-700

08 / L-700 STONE BENCH

04 / L-700 GRAVEL PAVING

01 / L-700 UNIT PAVERS

02 / L-700 ASPHALT PATHWAY

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
| 2 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

## MATERIALS PLAN

SCALE: 1" = 20'-0"

REGISTERED LANDSCAPE ARCHITECT — TYLER SILMAN — 002686-1 — STATE OF NEW YORK

DOB STAMP ZONE

DRAWING #:
**L- 200**
03 of 09

DOB JOB: -

2/10/2021 10:47:54 PM

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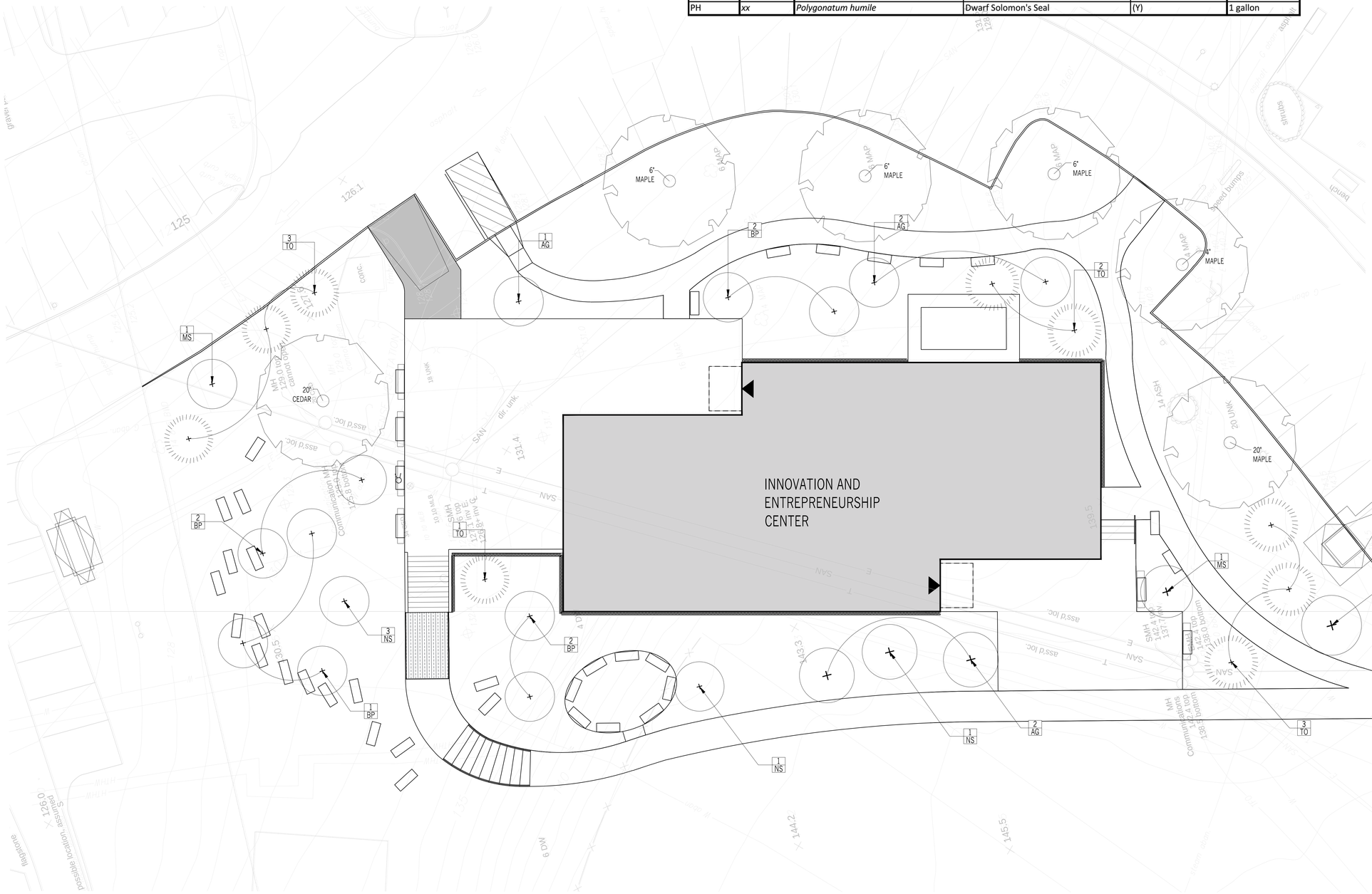
# PLANTING PLAN

| TREES | | | | | |
|---|---|---|---|---|---|
| **SYM** | **QTY.** | **BOTANICAL NAME** | **COMMON NAME** | **NATIVE (Y/ N)** | **SIZE** |
| AG | *5* | *Acer griseum* | Paperbark maple | (N) | 3.5"-4" Caliper |
| BP | *7* | *Betula populifolia* | Grey Birch | (Y) | 3.5"-4" Caliper |
| MS | *6* | *Magnolia x soulangeana* | Saucer Magnolia | (Y) | 3.5"-4" Caliper |
| NS | *5* | *Nyssa sylvatica* | Black Tupelo | (Y) | 3.5"-4" Caliper |
| TO | *9* | *Thuja occidentalis 'Hetz Wintergreen'* | Hetz Wintergreen Arborvitae | (Y) | 25 Gal Cont. |

| SHRUBS | | | | | |
|---|---|---|---|---|---|
| **SYM** | **QTY.** | **BOTANICAL NAME** | **COMMON NAME** | **NATIVE (Y/N)** | **SIZE** |
| CS | *xx* | *Cornus sericea 'Flaviramea'* | Yellow Twig Dogwood | (Y) | 5 gallon |
| HQ | *xx* | *Vaccinium angustifolium* | Lowbush Blueberry | (Y) | 5 gallon |
| LF | *xx* | *Vibernum rhtydophyilum* | Leatherleaf Viburnum | (Y) | 5 gallon |

| PERENNIALS & GROUND COVERS | | | | | |
|---|---|---|---|---|---|
| **SYM** | **QTY.** | **BOTANICAL NAME** | **COMMON NAME** | **NATIVE (Y/N)** | **SIZE** |
| AR | *xx* | *Actaea racemosa* | Snakeroot | (Y) | 1 gallon |
| AS | *xx* | *Actaea simplex 'Black Negligee'* | Black Negligee Snakeroot | (Y) | 1 gallon |
| AC | *xx* | *Asarum candense* | Canadian Wild Ginger | (Y) | 1 gallon |
| AE | *xx* | *Asarum europaeum* | European Wild Ginger | (Y) | 1 gallon |
| AA | *xx* | *Asarum slendens* | Chinese Wild Ginger | (Y) | 1 gallon |
| DE | *xx* | *Dryopteris erythrosora* | Autumn Fern | (Y) | 1 gallon |
| EA | *xx* | *Euphorbia amygdaloides* | Wood Spurge | (Y) | 1 gallon |
| HF | *xx* | *Helleborus foetidus* | Stinking Hellebore | (Y) | 1 gallon |
| HH | *xx* | *Helleborus x hybridus 'blue'* | Hybrid Hellebore | (Y) | 1 gallon |
| MR | *xx* | *Mazus reptans* | Creeping Mazus | (Y) | 1 gallon |
| OS | *xx* | *Onoclea sensibilis* | Sensitive Fern | (Y) | 1 gallon |
| OC | *xx* | *Osmundastrum cinnamomeum* | Cinnamon Fern | (Y) | 1 gallon |
| PV | *xx* | *Panicum virgatum 'shenandoah'* | Switchgrass | (Y) | 1 gallon |
| PH | *xx* | *Polygonatum humile* | Dwarf Solomon's Seal | (Y) | 1 gallon |




## LEGEND

- CONCRETE UNIT PAVERS — 01 L-700
- ASPHALT PATHWAY — 02 L-700
- PLANTING AREA — 01 L-400
- CIP CONCRETE — 03 L-700
- STEEL EDGING — 10 L-700
- STONE BENCH — 08 L-700
- GRAVEL EDGE — 09 L-700
- EXISTING TREES
- PROPOSED TREE

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GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
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06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**TREE PLANTING PLAN**

SCALE: 1" = 1'-10"

DOB STAMP ZONE

DRAWING #:
**L- 400**
04 of 09

DOB JOB: -


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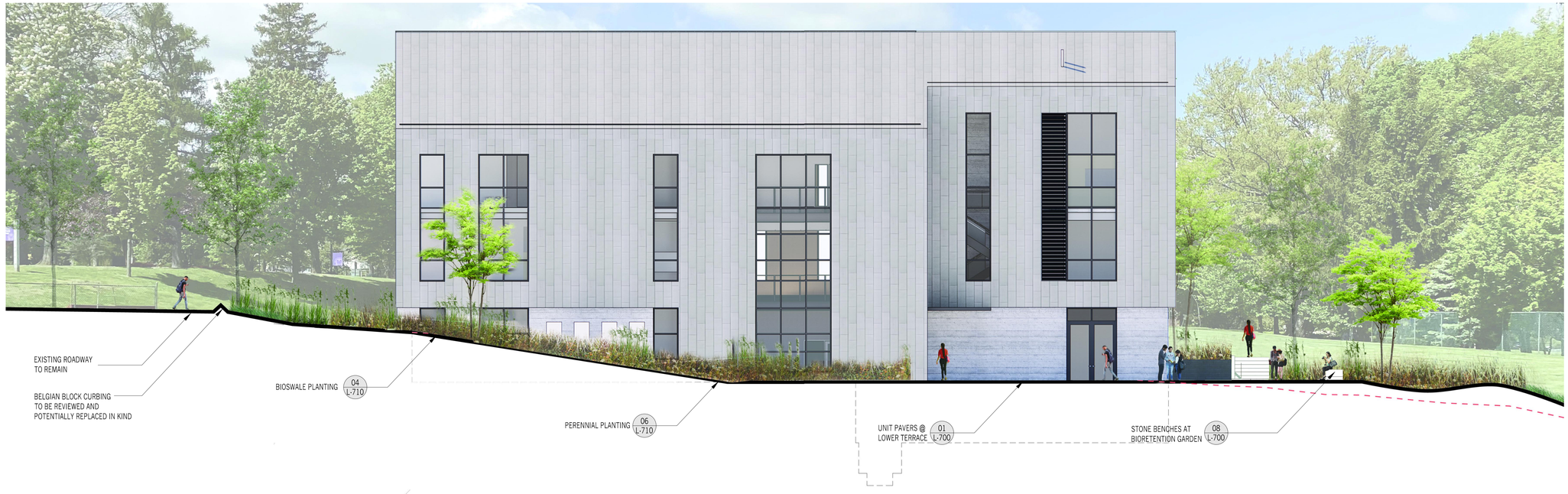


02 WESTERN FACADE ELEVATION
SCALE: 1/4" = 1'-0"

01 EASTERN FACADE ELEVATION
SCALE: 1/4" = 1'-0"

0 2 4 10

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GEOTHERMAL ENGINEER


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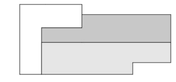
06/17/2021



KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
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**SITE SECTIONS I**

SCALE: VARIES

DOB STAMP ZONE

DRAWING #:
**L- 600**
05 of 09

DOB JOB: -


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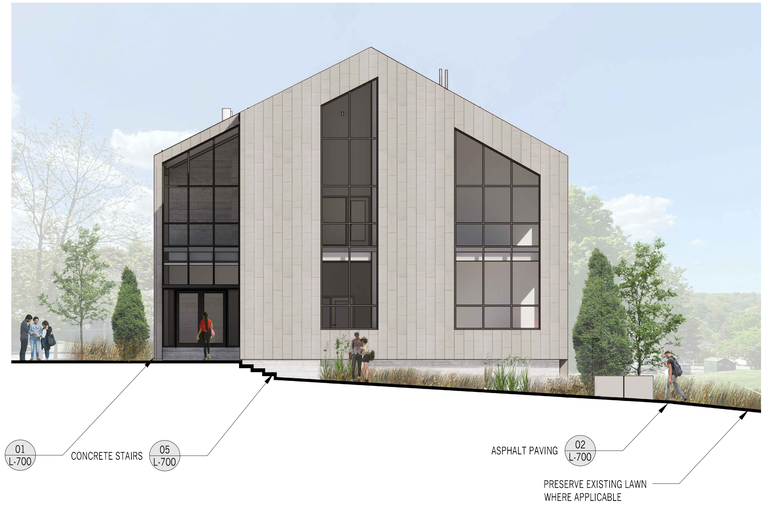
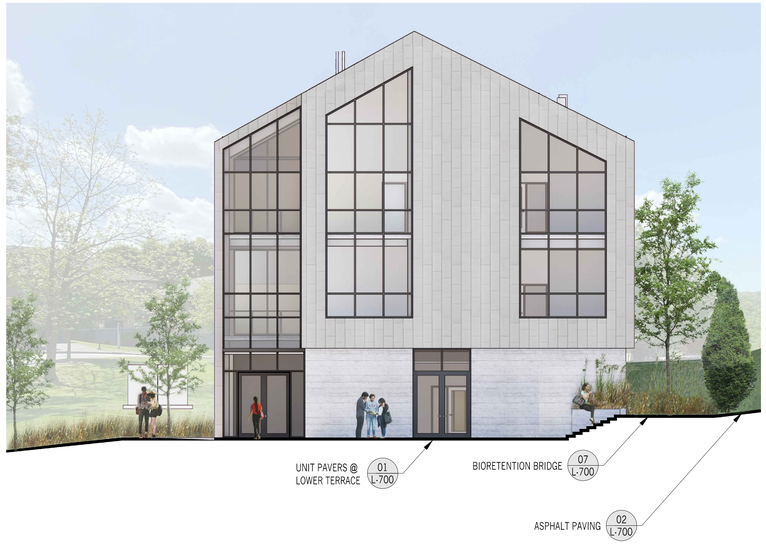



04 SOUTHERN FACADE ELEVATION
SCALE: 1/4" = 1'-0"




05 NORTHERN FACADE ELEVATION
SCALE: 1/4" = 1'-0"

03 SECTION AT BUILDING ROOFLINE
SCALE: 1/4" = 1'-0"

0 2 4 10

DOB STAMP ZONE

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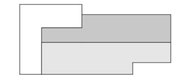

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
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**SITE SECTIONS II**

SCALE: VARIES

DRAWING #:
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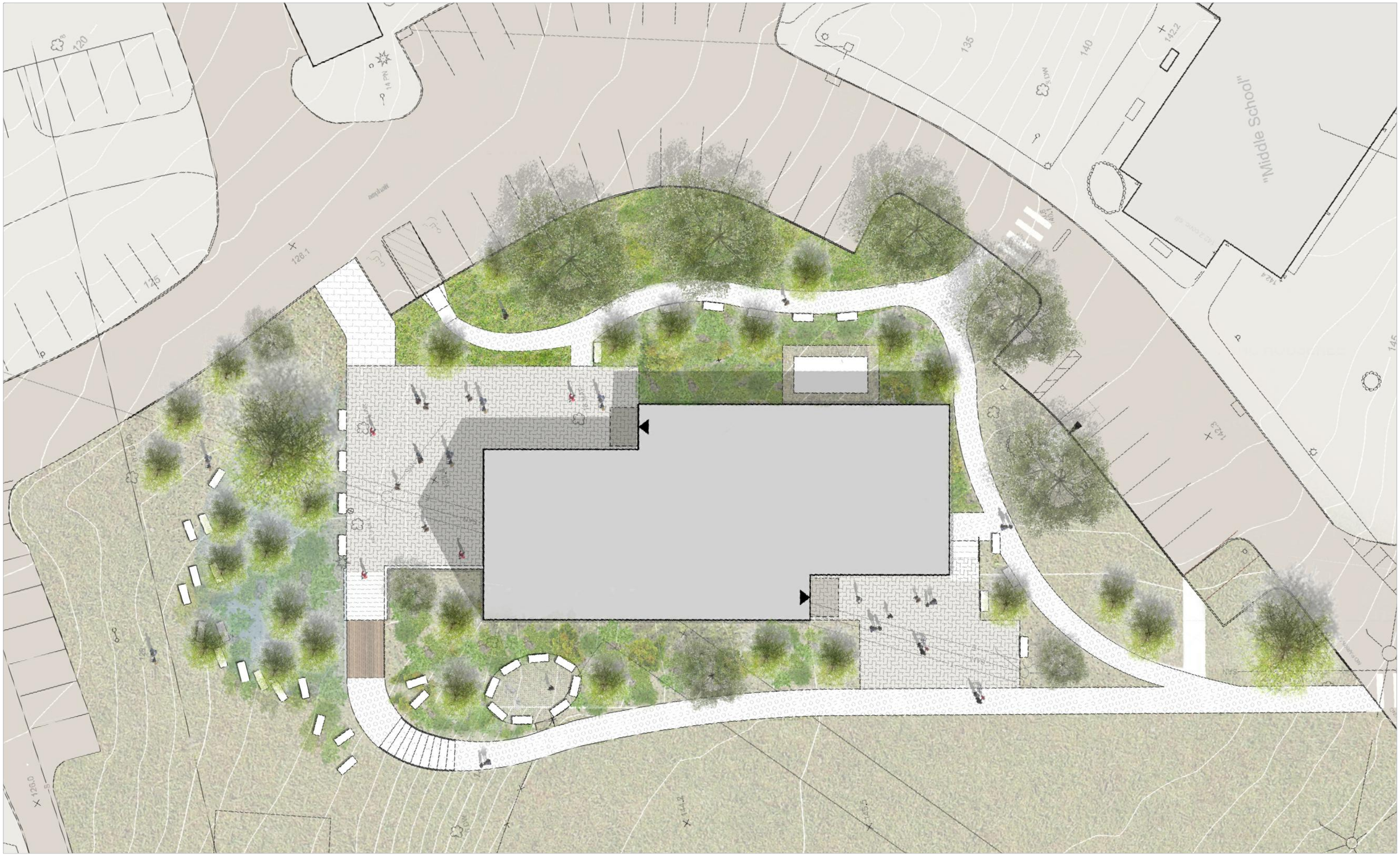

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49 CLINTON AVENUE
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**SITE PLAN**

SCALE: VARIES

DOB STAMP ZONE

DRAWING #:
**L- 620**
07 of 09

DOB JOB: -

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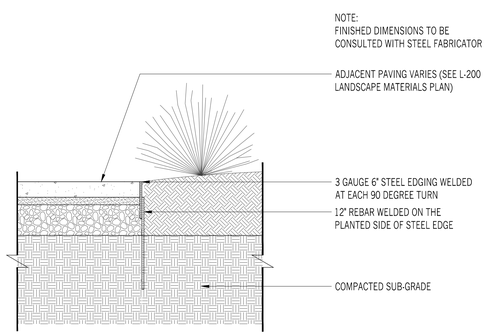
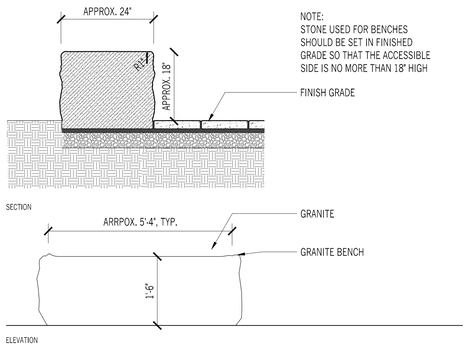


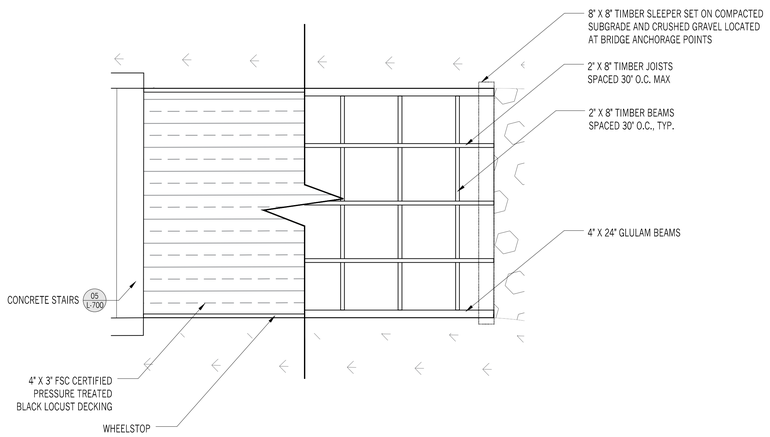

10 STEEL EDGING
SCALE: 1-1/2" = 1'-0"

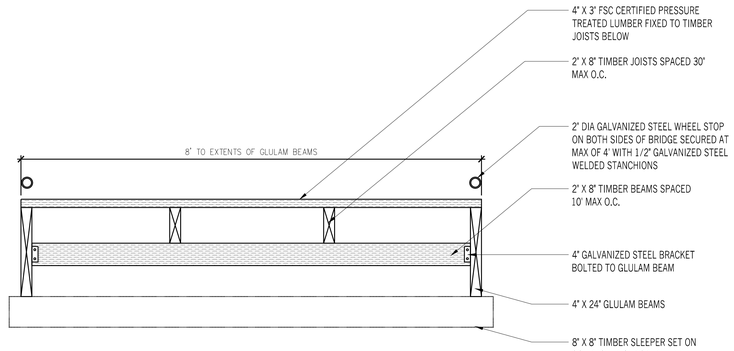



09 STONE GRAVEL COURSE
SCALE: 1-1/2" = 1'-0"

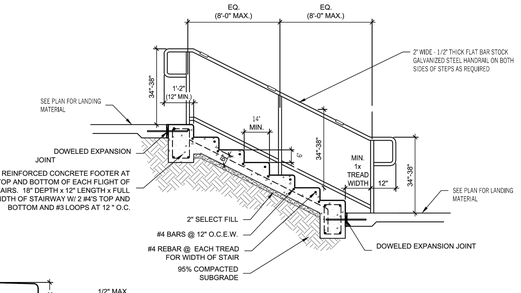



08 STONE BENCH
SCALE: 3/4" = 1'-0"




07 BIOSWALE BOARDWALK
SCALE: 3/4" = 1'-0"



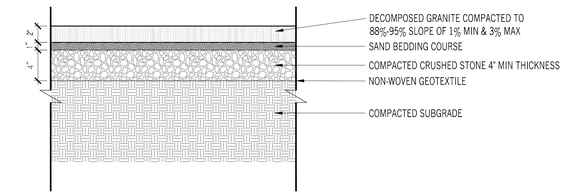

06 STEEL HANDRAIL (NOT IN THIS SUBMISSION)
SCALE: 1-1/2" = 1'-0"



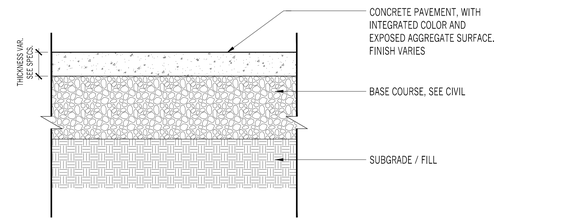

GENERAL NOTES:

1. REFER TO PLAN FOR STEP TREAD AND RISER QUANTITY AND DIMENSIONS.
2. SLOPE TREAD @ 1.0% MAX FOR DRAINAGE.
3. UNLESS NOTED OTHERWISE, STAIR FINISH SHALL BE A NON-SLIP HORIZONTAL BROOM FINISH.
4. ALL DIMENSIONS AND MATERIALS FOR STAIRS SHALL COMPLY WITH SECTIONS 504 AND 505 OF THE TEXAS ACCESSIBILITY STANDARDS (MARCH 2012).
5. POSTS SHALL BE SURFACE MOUNTED, CORED, SLEEVED OR SET IN POST FOOTERS - REFERENCE TECHNICAL SPECIFICATIONS AND/OR PROJECT SPECIFIC DETAIL FOR MOUNTING.

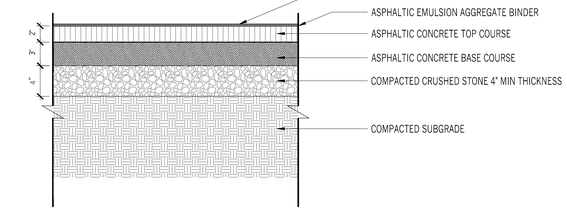
05 CONCRETE STAIR
SCALE: 3/16" = 1'-0"



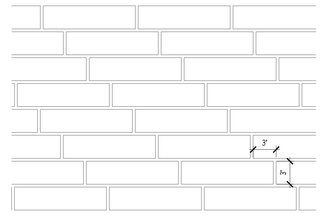

04 GRAVEL PAVING
SCALE: 1-1/2" = 1'-0"




03 CIP CONCRETE
SCALE: 1-1/2" = 1'-0"




02 ASPHALT PAVEMENT
SCALE: 1-1/2" = 1'-0"



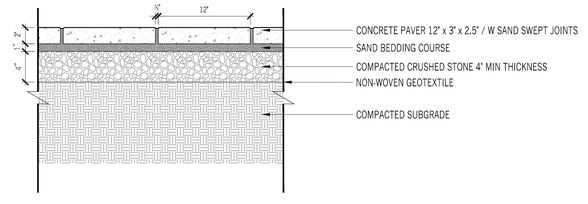
NOTES:
1. EXISTING SOIL MUST BE TESTED BY A CIVIL ENGINEER PAVER BASE TYPE AND DEPTH REQUIREMENTS FOR A STABLE PAVER SUPPORT.

2.PROVIDE POSITIVE DRAINAGE

3. COMPACT ALL LAYERS IN 3' MAX LIFTS OR AS RECOMMENDED BY THE SOILS REPORT.

4. USE 12" X 3" X2.5" CONCRETE UNIT PAVERS

5. LAYOUT SHOULD BE DONE IN A RUNNING BOND PATTER WITH 3" OVERLAPS OF ADJACENT PARALLEL UNIT AS INDICATED IN THIS PLAN. FINAL PAVER LAYOUT TO BE AS DIRECTED BY THE LANDSCAPE ARCHITECT.




01 UNIT PAVERS
SCALE: 1-1/2" = 1'-0"

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GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
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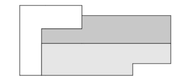
06/17/2021



KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**TYPICAL DETAILS I**

SCALE: VARIES

DOB STAMP ZONE

DRAWING #:
**L 700**
08 of 09

DOB JOB: -

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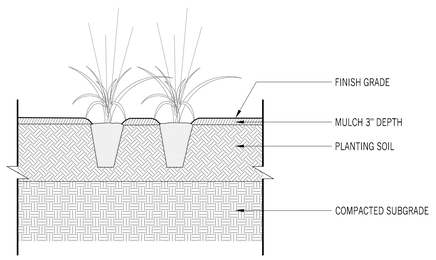
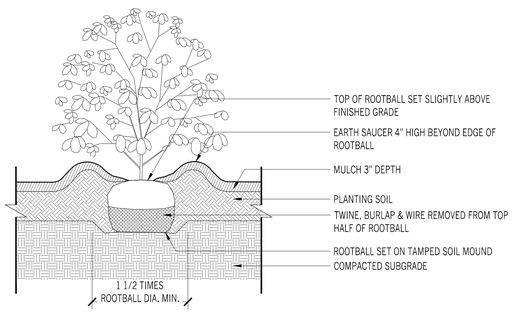
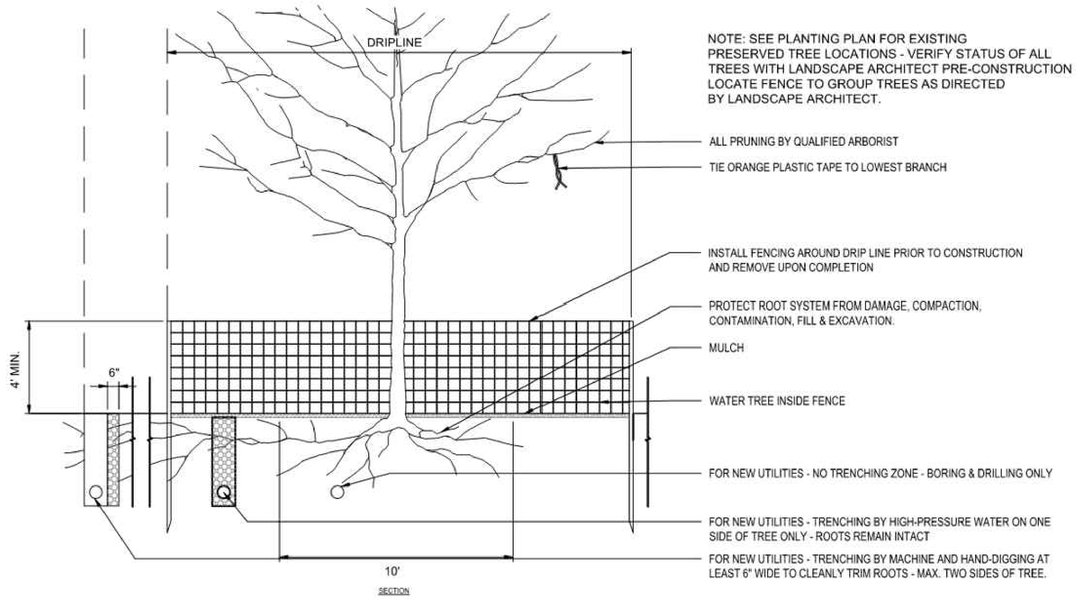


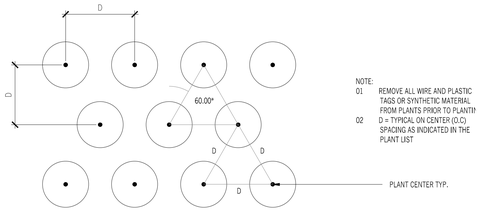

06 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"

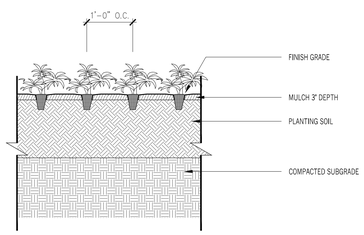



04 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

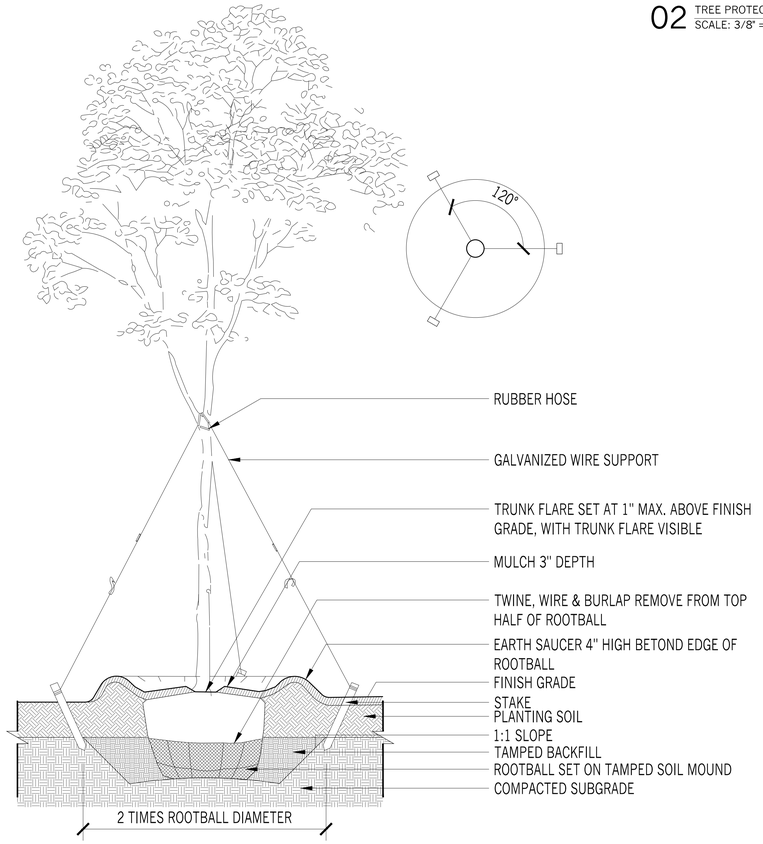



02 TREE PROTECTION
SCALE: 3/8" = 1'-0"

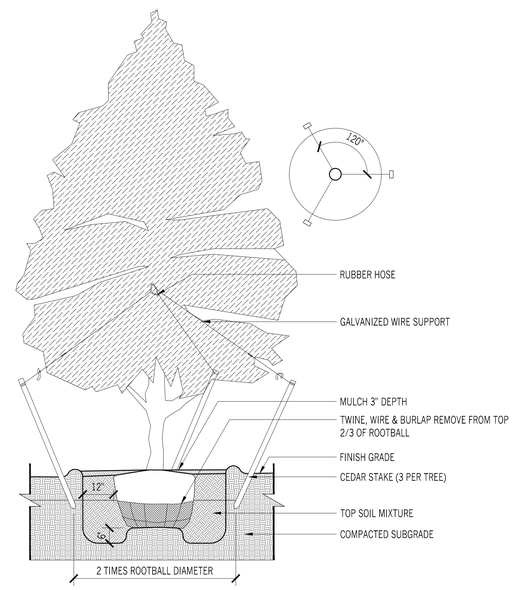



05 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"




03 TREE AT GRADE
SCALE: 3/4" = 1'-0"




01 EVERGREEN TREE PLANTING
SCALE: 1/2" = 1'-0"

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GEOTHERMAL ENGINEER


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06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
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**TYPICAL DETAILS II**

SCALE: VARIES

DOB STAMP ZONE

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09 of 09

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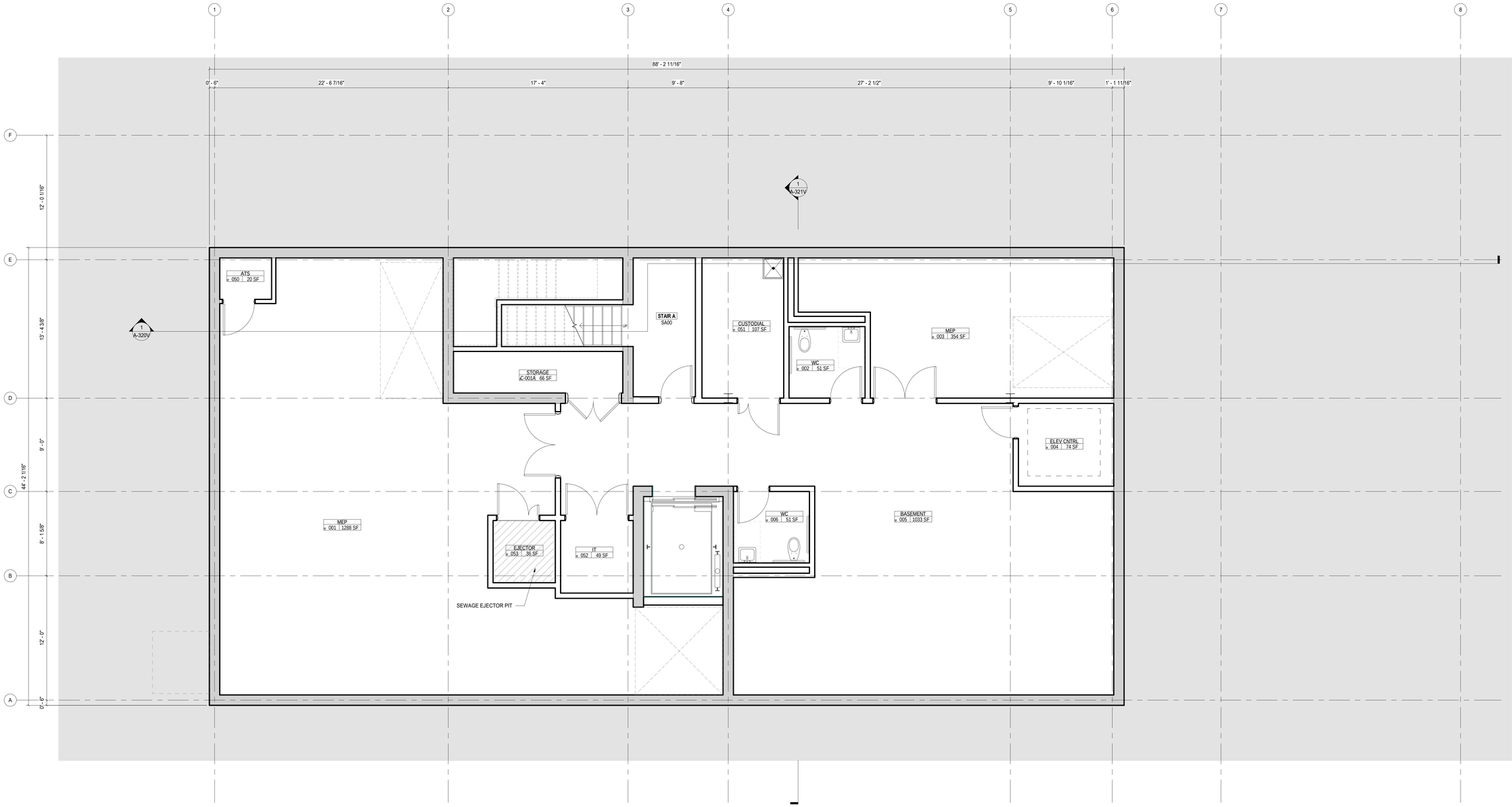


**1 CELLAR FLOOR PLAN**
1/4" = 1'-0"

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**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

DOB STAMP ZONE

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A-100
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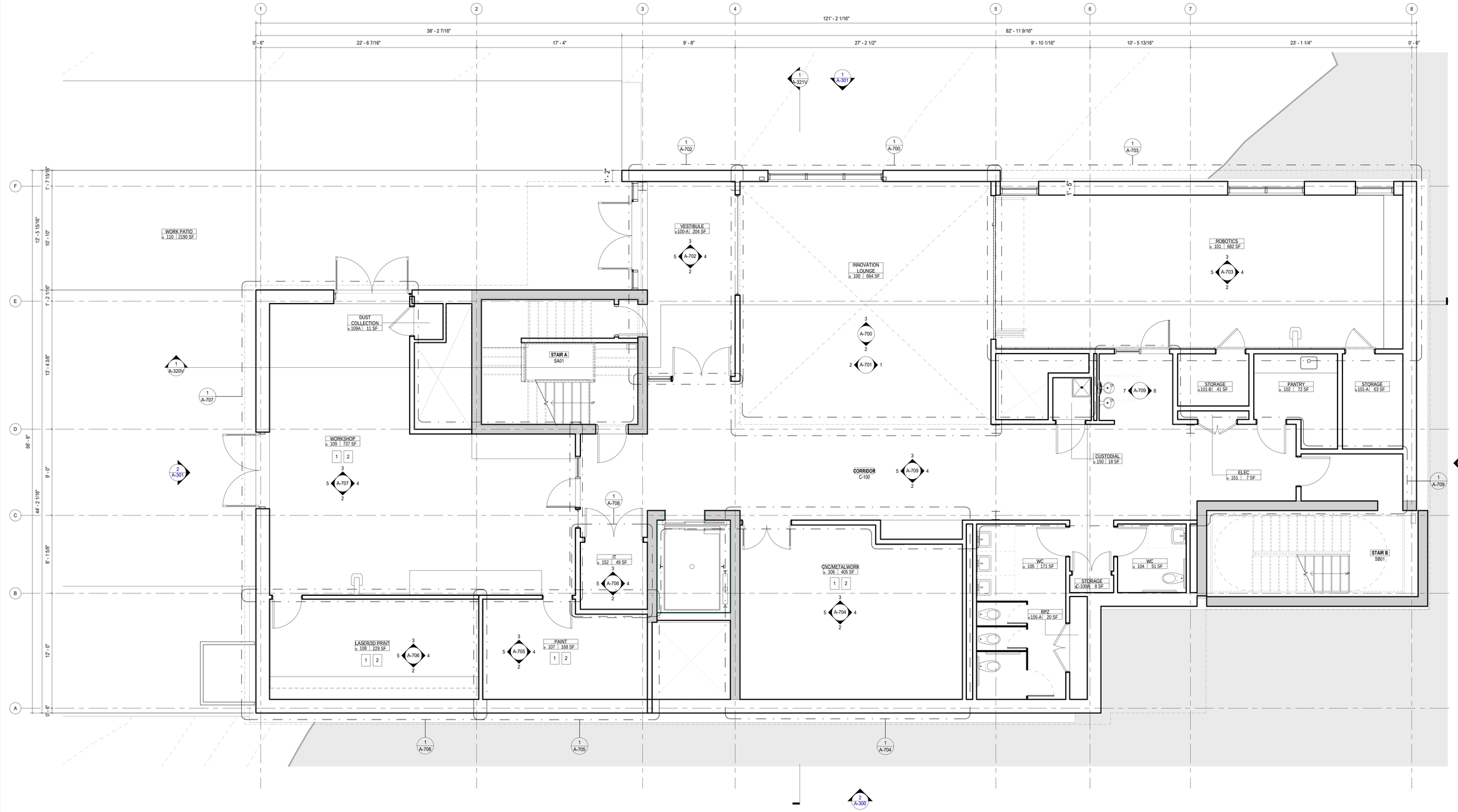


## 1 FIRST FLOOR PLAN

1/4" = 1'-0"

## PLAN KEYNOTES

1. HAZARDOUS WASTE SHALL NOT BE DISPOSED OF IN TRASH CANS, DUMPSTERS, SEPTIC SYSTEMS, SANITARY SEWERS, STORM DRAINS, WASH RACKS/OIL-WATER SEPARATORS, ON LAND, BY EVAPORATION, NEUTRALIZATION, DILUTION, INCINERATION AND/OR THROUGH ANY OTHER TREATMENT PROCESS, OR IN MUNICIPAL LANDFILLS. ALL WASTE SHALL BE PROPERLY HELD AND DISPOSED OF PER THE SCHOOL'S HAZARDOUS WASTE GUIDELINES, FOLLOWING THE VILLAGE AND COUNTY'S GUIDELINES FOR PROPER OFF-SITE DISPOSAL.

2. FLAMMABLE PRODUCTS AND WASTE ARE STORED WITHIN THE FLAMMABLE MATERIAL STORAGE CABINETS PROVIDED AS PART OF THE OWNER'S EQUIPMENT PACKAGE. CABINETS WILL BE LOCATED IN AREAS WHERE FLAMMABLE MATERIALS ARE USED OR WASTE IS GENERATED.

DOB STAMP ZONE

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**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**FIRST FLOOR PLAN**

SCALE: As indicated

REGISTERED ARCHITECT
CHRISTOPHER JOHN MARVEL
No. 031693
STATE OF NEW YORK

DRAWING #:
A-101
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DOB JOB: -



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## THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

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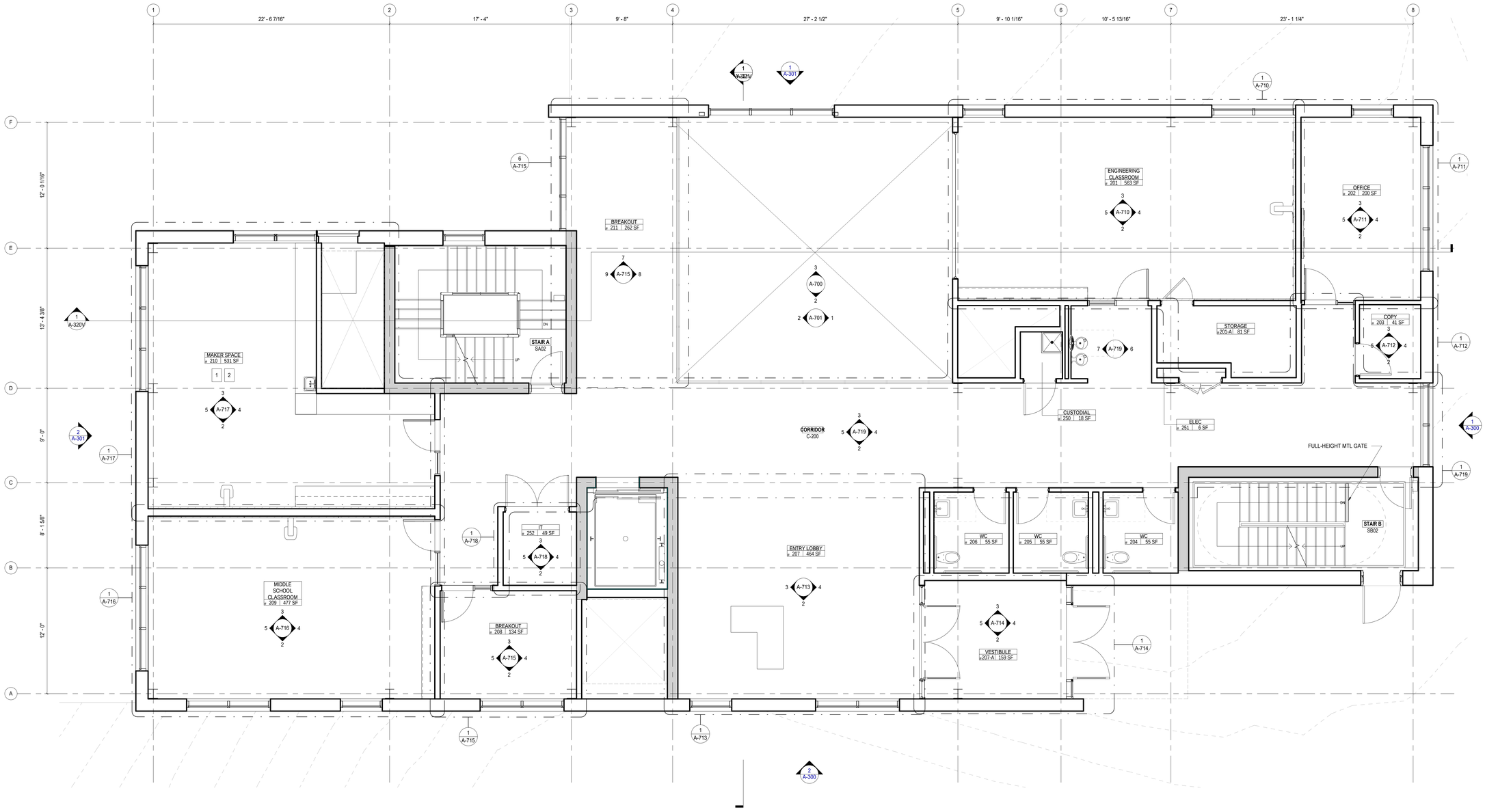
## SECOND FLOOR PLAN

SCALE: As indicated




**1 SECOND FLOOR PLAN**
1/4" = 1'-0"

## PLAN KEYNOTES

1. HAZARDOUS WASTE SHALL NOT BE DISPOSED OF IN TRASH CANS, DUMPSTERS, SEPTIC SYSTEMS, SANITARY SEWERS, STORM DRAINS, WASH RACKS/OIL-WATER SEPARATORS, ON LAND, BY EVAPORATION, NEUTRALIZATION, DILUTION, INCINERATION AND/OR THROUGH ANY OTHER TREATMENT PROCESS, OR IN MUNICIPAL LANDFILLS. ALL WASTE SHALL BE PROPERLY HELD AND DISPOSED OF PER THE SCHOOL'S HAZARDOUS WASTE GUIDELINES, FOLLOWING THE VILLAGE AND COUNTY'S GUIDELINES FOR PROPER OFF-SITE DISPOSAL.

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REGISTERED ARCHITECT
JOHN JOSEPH MARVEL
No. 031693
STATE OF NEW YORK

DOB STAMP ZONE

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A-102
____ of ____
DOB JOB: -

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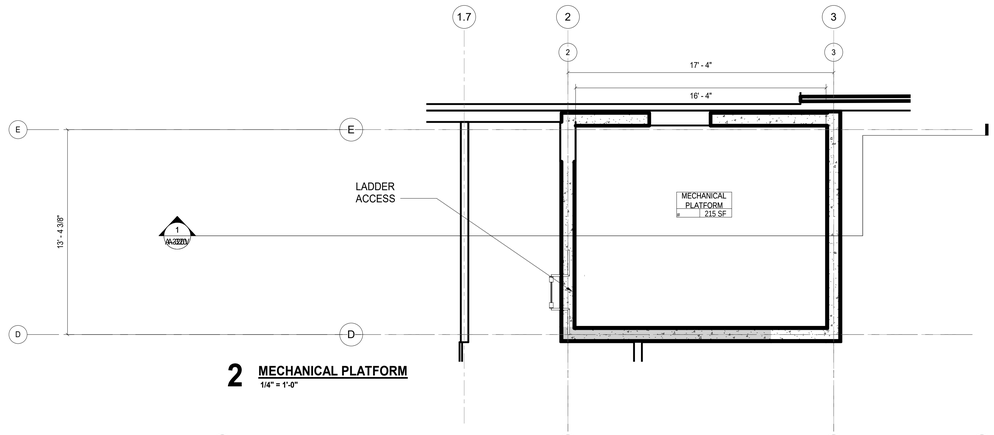
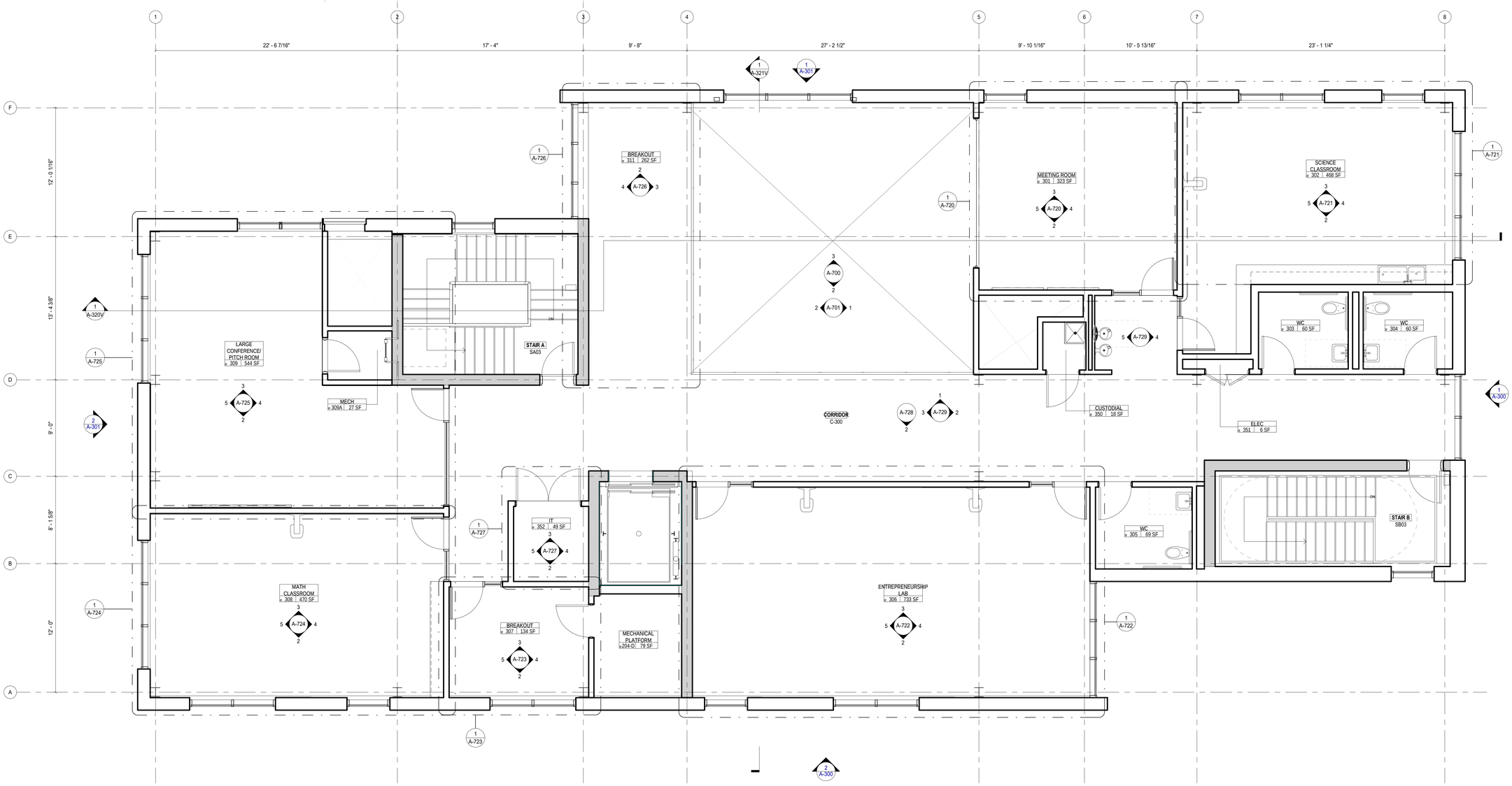



## 2 MECHANICAL PLATFORM
1/4" = 1'-0"




## 1 THIRD FLOOR PLAN
1/4" = 1'-0"

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**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

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**THIRD FLOOR PLAN**

SCALE: 1/4" = 1'-0"

DOB STAMP ZONE

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A-103
___ of ___
DOB JOB: -

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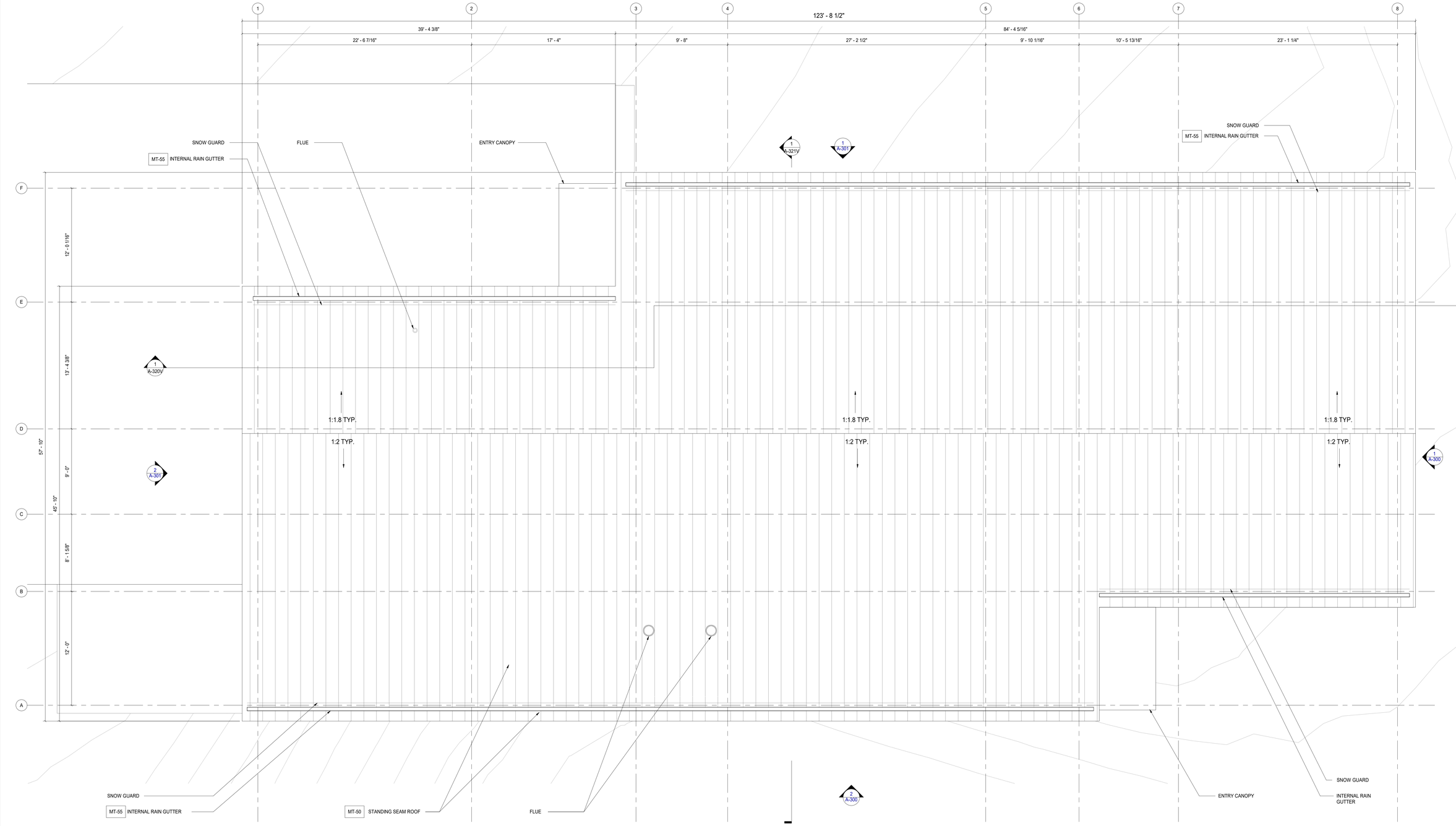


## 1 ROOF PLAN
1/4" = 1'-0"

## MATERIALS LEGEND

| | |
|---|---|
| CONC-50 | ARCHITECTURAL CAST IN PLACE CONCRETE WITH BOARD FORMED FINISH |
| CW-01 | BLACK ANODIZED ALUMINUM INSULATED CURTAIN WALL SYSTEM |
| CW-02 | BLACK ANODIZED ALUMINUM INSULATED PUNCHED WINDOW SYSTEM |
| LV-01 | ANODIZED ALUMINUM ARCHITECTURAL EXHAUST LOUVER TO MATCH CURTAINWALL SYSTEM |
| MT-50 | NATURAL FINISH ZINC STANDING SEAM FACADE CLADDING |
| MT-55 | NATURAL FINISH ZINC TRIM |
| MT-60 | ANODIZED ALUMINUM CLADDING OVER TOP OF STEEL FRAME STRUCTURE WITH WOOD PLANK MATERIAL AT UNDERSIDE |

DOB STAMP ZONE

# MARVEL
**145 HUDSON STREET, FLR 3 NEW YORK, NY 10013**
**212.616.0420**

OWNER
**THE MASTERS SCHOOL**
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522
TEL 914 479 6400

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
**MARVEL**
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**CONSTRUCTION SPECIFICATIONS, INC**
22 TENNENT ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 970 0700

GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
| 2 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**ROOF PLAN**

SCALE: 1/4" = 1'-0"

DRAWING #:
A-104
___ of ___
DOB JOB: -

6/16/2021 1:29:00 PM

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## MATERIALS LEGEND

| | |
|---|---|
| CONC-50 | ARCHITECTURAL CAST IN PLACE CONCRETE WITH BOARD FORMED FINISH |
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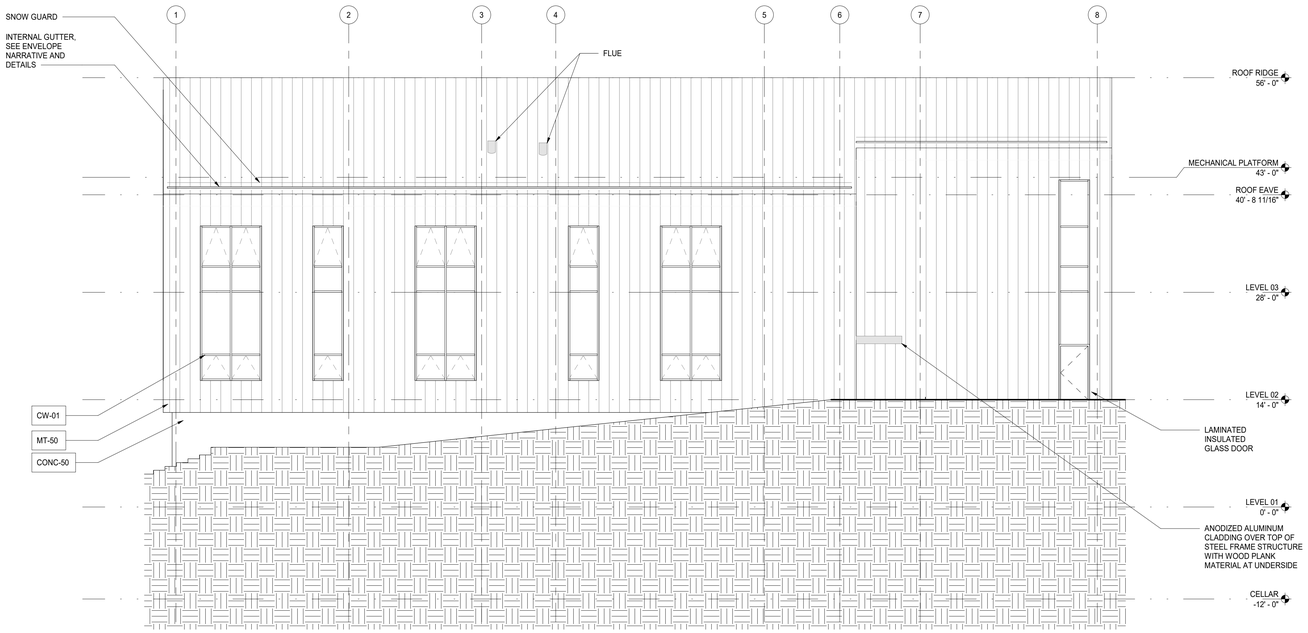
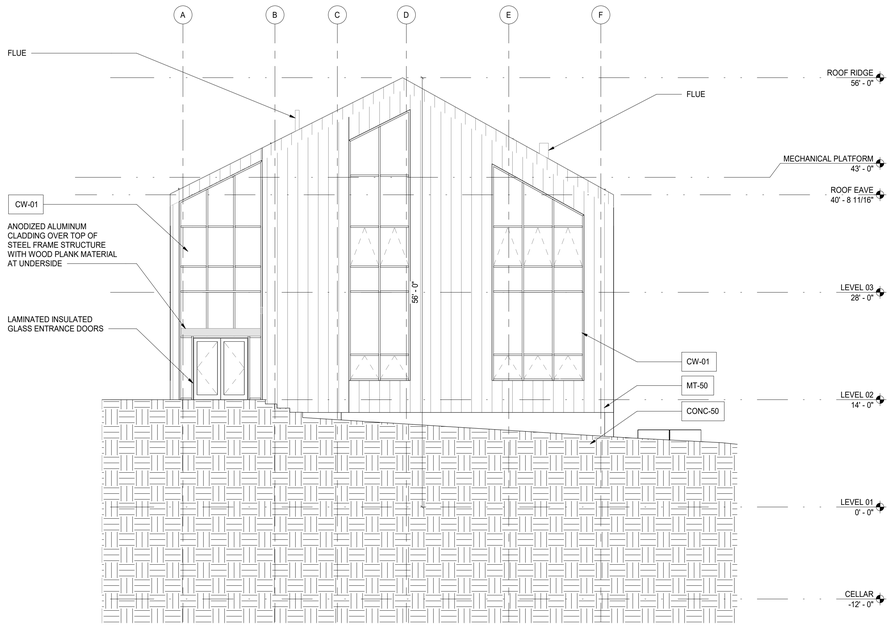



**2** **WEST ELEVATION**
1/8" = 1'-0"




**1** **SOUTH ELEVATION**
1/8" = 1'-0"

# MARVEL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TEL 732 970 0700

GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
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06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**BUILDING ELEVATIONS**

SCALE: As indicated

REGISTERED ARCHITECT JONATHAN JOVA MARVEL No. 021693 STATE OF NEW YORK

DOB STAMP ZONE

DRAWING #:
A-300
___ of ___
DOB JOB: -

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TEL 732 970 0700

GEOTHERMAL ENGINEER

## MATERIALS LEGEND

| | |
|---|---|
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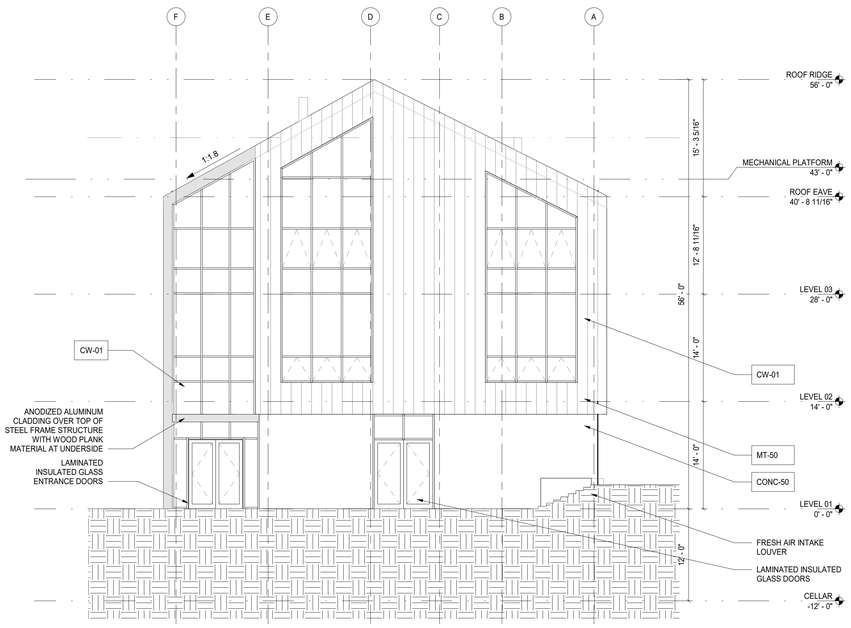
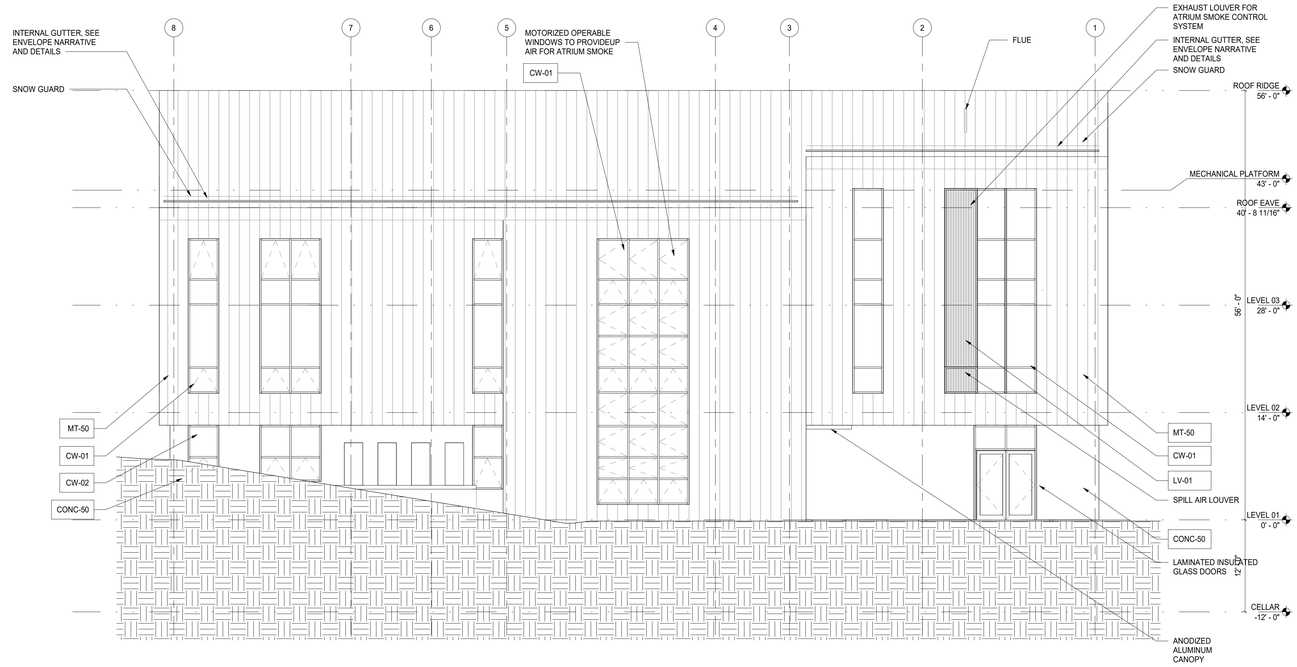



**2 NORTH ELEVATION**
1/8" = 1'-0"




**1 EAST ELEVATION**
1/8" = 1'-0"

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
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06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

## BUILDING ELEVATIONS

SCALE: As indicated

DOB STAMP ZONE

DRAWING #:
A-301
___ of ___
DOB JOB: -


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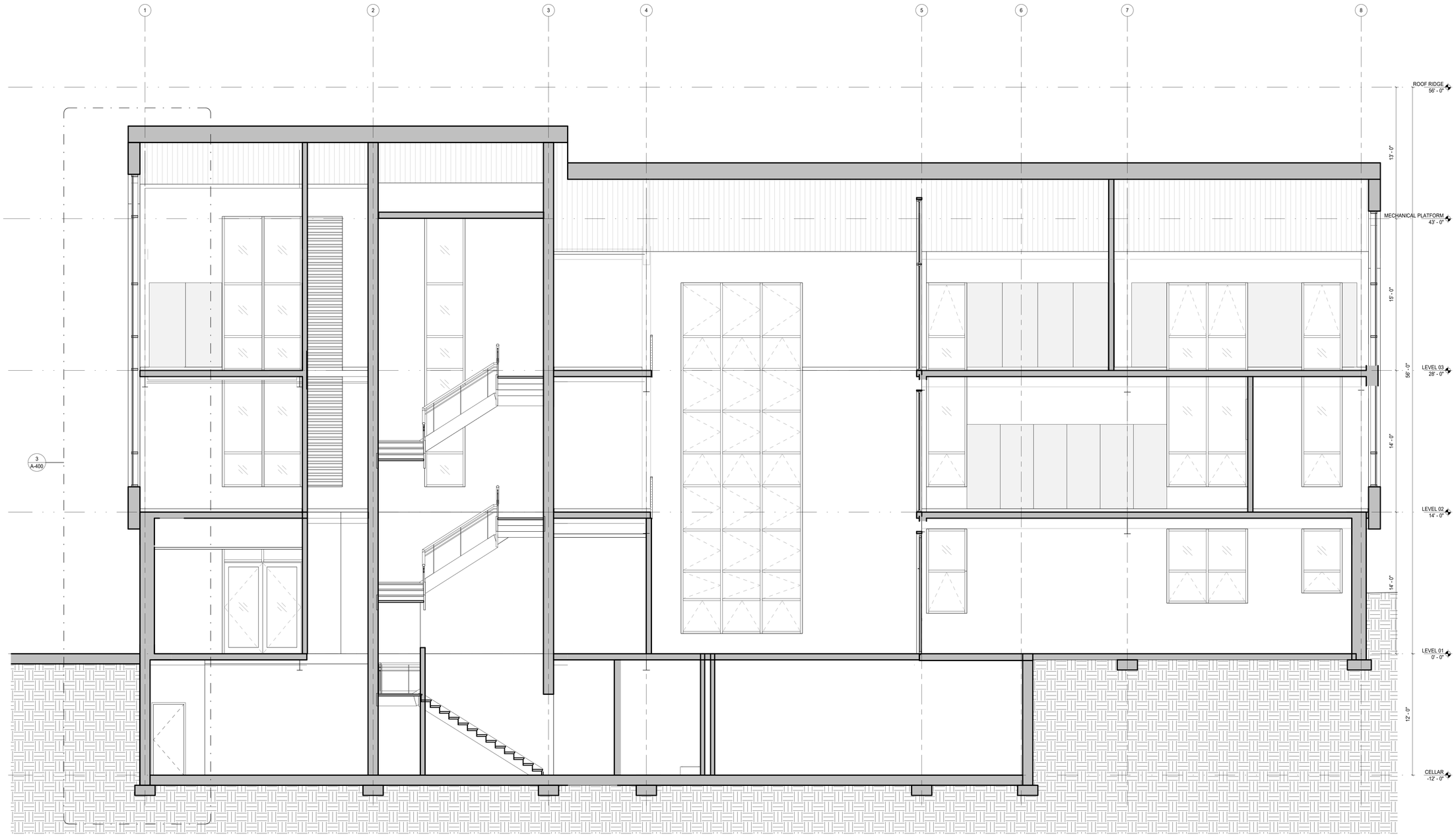


**1** **BUILDING SECTION - LONGITUDINAL - EAST SIDE**
1/4" = 1'-0"

# MARVEL

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**CONSTRUCTION SPECIFICATIONS, INC**
22 TENNENT ROAD
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TEL 732 970 0700

GEOTHERMAL ENGINEER

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
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06/17/2021

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**BUILDING SECTIONS**

SCALE: 1/4" = 1'-0"

DOB STAMP ZONE

DRAWING #:
A-320
____ of ____
DOB JOB: -


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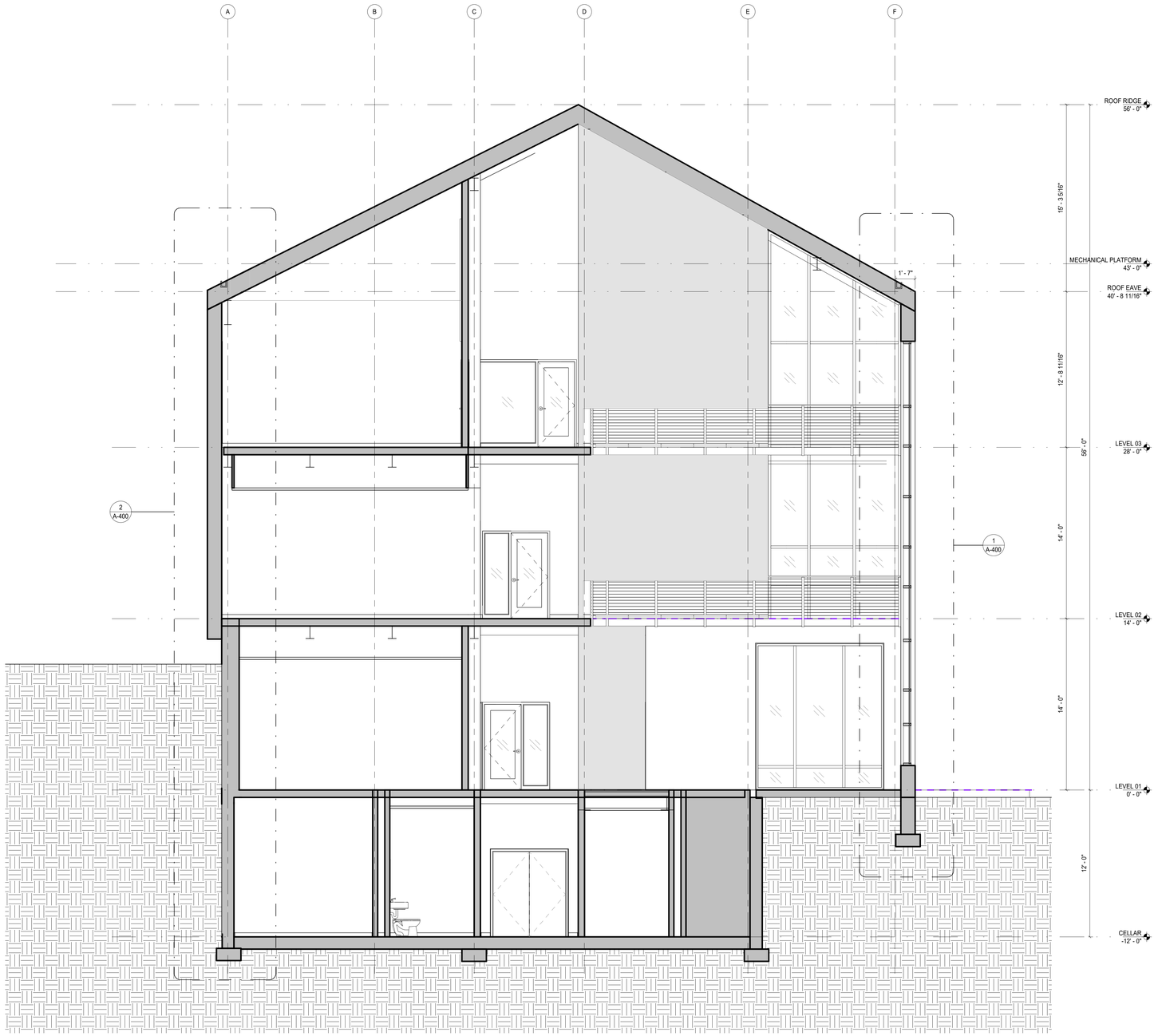


**1** **BUILDING SECTION - CROSS**
1/4" = 1'-0"

# MARVEL
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**212.616.0420**

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**CONSTRUCTION SPECIFICATIONS, INC**
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MORGANVILLE, NEW JERSEY 07751
TEL 732 970 0700

GEOTHERMAL ENGINEER


| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
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06/17/2021

KEY PLAN:NTS

2029
**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**BUILDING SECTIONS**

SCALE: 1/4" = 1'-0"

DOB STAMP ZONE

DRAWING #:
A-321
___ of ___
DOB JOB: -


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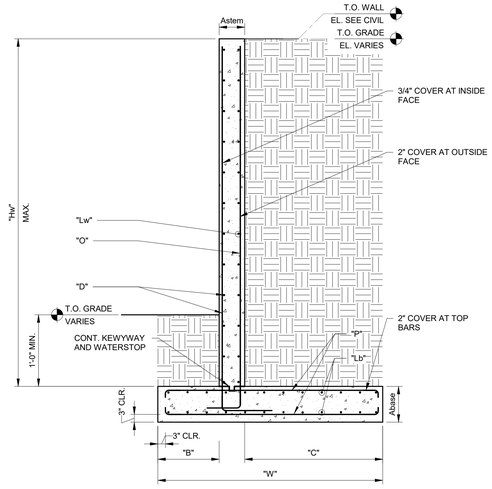
| WALL TYPE | HEIGHT ABOVE BASE (Hw) | STEM THICKNESS (Astem) | HEEL (C) | WITH OF BASE (W) | BASE DEPTH (Abase) | "O" BARS | "D" BARS | "Lw" BARS | "P" BARS | "Lb" BARS |
|---|---|---|---|---|---|---|---|---|---|---|
| | ft. | in. | ft-in. | ft-in. | ft-in. | SIZE @ in. | SIZE @ in. | SIZE @ in. | SIZE @ in. | SIZE @ in. |
| W101 | 0'-6' | 12" | 2'-6" | 4'-6" | 1'-0" | #4 @ 12 | #4 @ 12 | #4 @ 12 | #5 @ 12 | #4 @ 12 |
| W102 | 6'-12' | 12" | 4'-6" | 7'-0" | 1'-0" | #7 @ 12 | #4 @ 12 | #4 @ 12 | #7 @ 12 | #4 @ 12 |




1. FOR TOP OF WALL, GRADE ELEVATION AND LOCATION, SEE CIVIL, LANDCSAPE AND ARCH. DWGS.
2. REFER TO TYPICAL DETAILS FOR CONTROL JOINT & EXPANSION JOINT DETAILS, AND REQUIRED JOINT SPACINGS.RETAINING WALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR CONTROLLED COMPACTED BACKFILL HAVING A MINIMUM SAFE BEARING CAPACITY OF TWO TONS PER SQ.FT.
3. REFER TO CIVIL DRAWINGS FOR LENGTH AND LOCATION OF RETAINING WALLS.

## TYPICAL CONCRETE SITE RETAINING WALL DETAIL

N.T.S.

# MARVEL

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GEOTHERMAL ENGINEER


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|---|---|---|
| 1 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

06/16/21

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

**TYPICAL DETAILS**

SCALE:

DOB STAMP ZONE

DRAWING #:
S-501
___ of ___
DOB JOB: -


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MORGANVILLE, NEW JERSEY 07751
TEL 732 970 0700

GEOTHERMAL ENGINEER

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
| 2 | 06/17/2021 | SITE APPLICATION RESUBMISSION |

# LANDSCAPE LIGHTING PLAN

KEY PLAN:NTS

2029

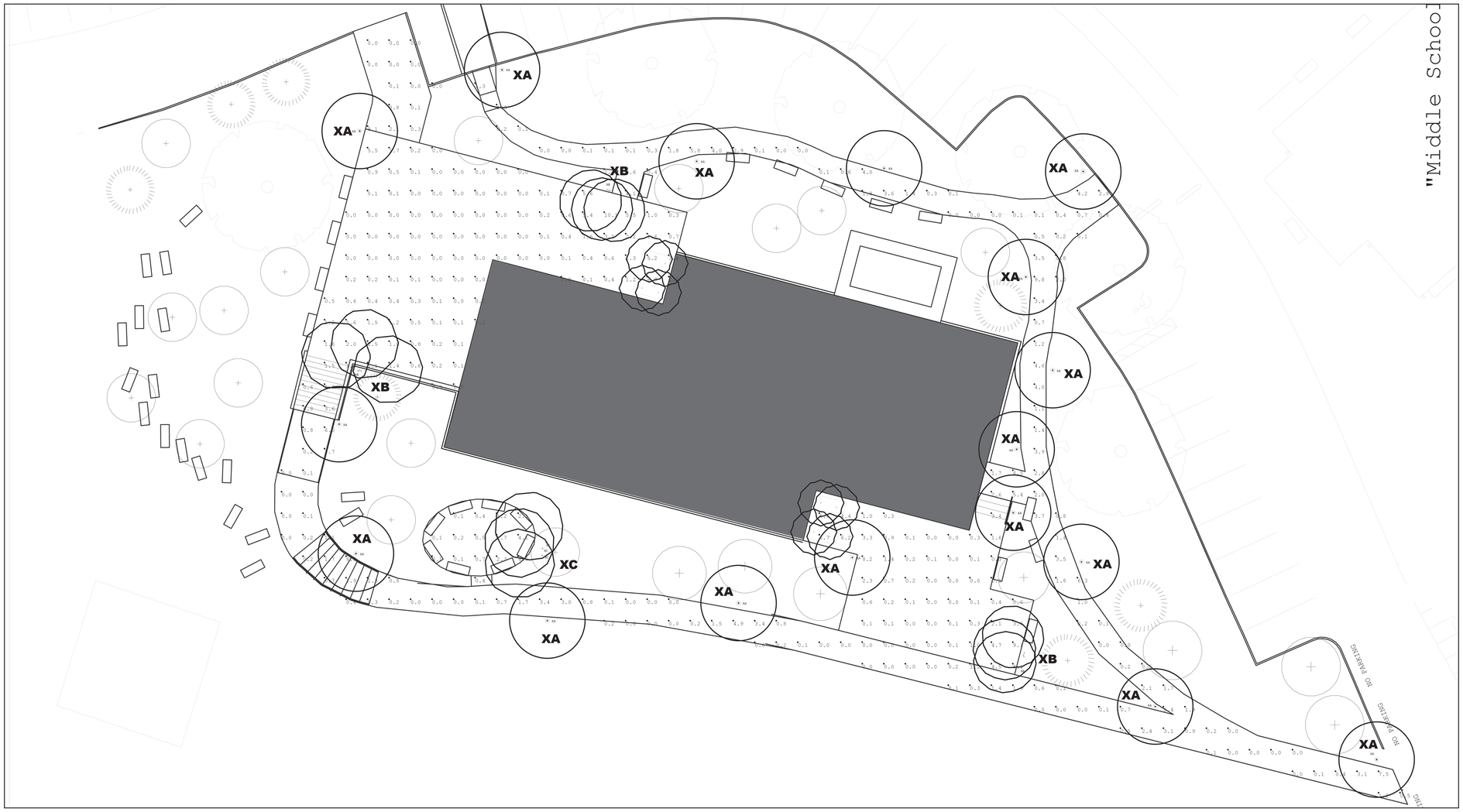
**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

SCALE: 3/32" = 1'-0"

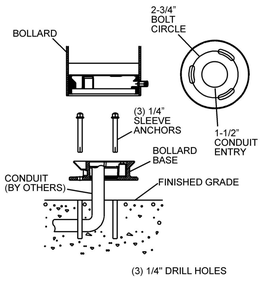
DRAWING #:
**LC**-010
____ of ____
DOB JOB: -

1/7/2021 6:49:15 PM © MARVEL ARCHITECTS, PLLC 2018



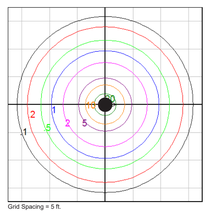

# EXTERIOR LIGHTING PLAN (NTS)

ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE GENERAL STANDARDS AND MAXIMUM LIGHT LEVELS PER SECTION 300-41 OF THE ZONING CODE

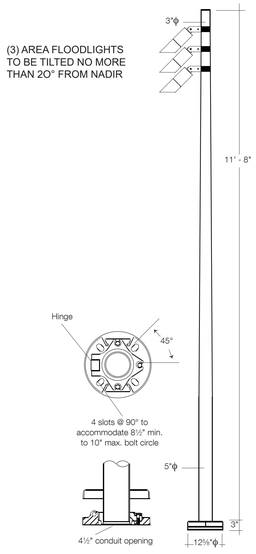


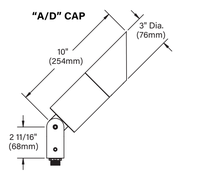

## TYPE XA BOLLARD

LED BOLLARD WITH 360° FULLY SHIELDED LIGHT DISTRIBUTION. 20.6W, 3000K, 1577 LUMENS

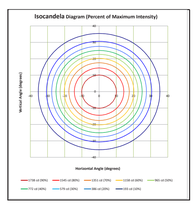



(3) AREA FLOODLIGHTS TO BE TILTED NO MORE THAN 20° FROM NADIR

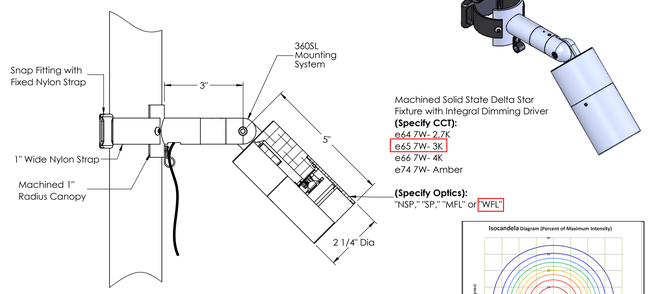


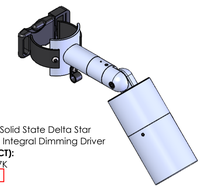




ADJUSTABLE 35° FLOODLIGHT
13W, 3000K, 1088 DELIVERED LUMENS

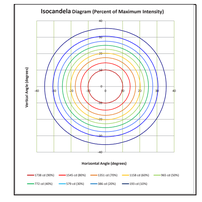



## TYPE XB AREA LIGHT



Machined Solid State Delta Star Fixture with Integral Dimming Driver
**(Specify CCT):**
e64 7W- 2.7K
e65 7W- 3K
e66 7W- 4K
e74 7W- Amber
**(Specify Optics):**
"NSP," "SP," "MFL" or "WFL"




(3) AREA FLOODLIGHTS TO BE TILTED NO MORE THAN 20° FROM NADIR

## TYPE XC TREE STRAP MOONLIGHT

**MARVEL**
**145 HUDSON STREET, FLR 3 NEW YORK, NY 10013**
**212.616.0420**

OWNER
**THE MASTERS SCHOOL**
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522
TEL 914 479 6400

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
**MARVEL**
145 HUDSON STREET, FLOOR 3
NEW YORK, NEW YORK 10013
TEL 212 616 0420

GEOTECHNICAL / CIVIL ENGINEER
**MFS ENGINEERS & SURVEYORS, DPC**
2780 HAMILTON BOULEVARD
SOUTH PLAINFIELD, NEW JERSEY 07080
TEL 908 922 4622

STRUCTURAL ENGINEER
**SILMAN**
32 OLD SLIP, FLOOR 10
NEW YORK, NEW YORK 10005
TEL 212 620 7970

BUILDING SYSTEMS ENGINEER
**POLISE CONSULTING ENGINEERS, DPC**
133 WEST 19TH STREET
NEW YORK, NEW YORK 10011
TEL 212 645 1002

VERTICAL TRANSPORTATION
**VDA**
145 WEST 30TH STREET, FLOOR 4
NEW YORK, NEW YORK 10001
TEL 212 868 9090

AV / IT / SECURITY CONSULTANT
**COSENTINI ASSOCIATES, INC.**
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 615 3600

ACOUSTICS CONSULTANT
**LSTN CONSULTANTS**
76 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 788 0810

ENVELOPE CONSULTANT
**MW-SKINS**
1 WHITEHALL STREET, FLOOR 14
NEW YORK, NEW YORK 10004
TEL 347 809 6790

LIGHTING DESIGNER
**DOT DASH LIGHTING DESIGN**
120 WALKER STREET, SUITE #6E
NEW YORK, NEW YORK 10013
TEL 212 951 0660

CODE AND ACCESSIBILITY CONSULTANT
**CODE CONSULTANTS, INC.**
440 PARK AVENUE S.
NEW YORK, NEW YORK 10016
TEL 212 447 4033

ARCHITECTURAL SPECIFICATIONS
**CONSTRUCTION SPECIFICATIONS, INC**
22 TENNENT ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 970 0700

GEOTHERMAL ENGINEER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| 1 | 02/17/2021 | VILLAGE OF DOBBS FERRY SITE APPLICATION |
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## LANDSCAPE LIGHTING PHOTOMETRIC PLAN

KEY PLAN:NTS

2029

**THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER**

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

SCALE: VARIES

DOB STAMP ZONE

DRAWING #:
LC-011
___ of ___
DOB JOB: -


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