OWNER:
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DOBBS FERRY, NEW YORK 10522

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STRUCTURAL ENGINEER:
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NEW YORK, NEW YORK 10004

LIGHTING DESIGNER:
DOT DASH LIGHTING DESIGN
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NEW YORK, NEW YORK 10013

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NEW YORK, NEW YORK 10016

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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
FEBRUARY 17, 2021

MARVEL
145 HUDSON STREET, FLR 3 NEW YORK, NY 10013
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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/2021

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: -

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SHEET INDEX - SITE PLAN APPLICATION

CATEGORY	SHEET #	SHEET NAME	SITE PLAN APP 02/17/2021
00-TITLE			
	T-000	TITLE SHEET	X
01-GENERAL			
	G-001V	SHEET INDEX - SITE PLAN APP	X
	G-010	BUILDING SITE SURVEY	X
	G-011	BUILDING SITE SURVEY	X
02-ZONING			
	Z-100	ZONING MAP, TAX MAP, PLOT PLAN & FLOOD MAP	X
03-CIVIL			
	C-101	NOTES	X
	C-300	SITE DEMOLITION PLAN	X
	C-400	SOIL EROSION & SEDIMENT CONTROL PLAN	X
	C-500	SITE PLAN	X
	C-501	SITE PLAN SOFTBALL FIELD REORIENTATION	X
	C-600	PROPOSED GRADING & DRAINAGE PLAN	X
	C-700	UTILITY PLAN	X
	C-701	UTILITY PLAN	X
	C-900	CONSTRUCTION DETAILS	X
04-LANDSCAPE			
	L-001	GENERAL NOTES	X
	L-100	LAYOUT PLAN	X
	L-200	MATERIALS PLAN	X
	L-400	PLANTING PLAN	X
	L-600	SITE SECTIONS	X
	L-610	SITE SECTIONS	X
	L-700	TYPICAL DETAILS	X
	L-710	TYPICAL DETAILS	X
05-ARCH			
	A-100	CELLAR FLOOR PLAN	X
	A-101	FIRST FLOOR PLAN	X
	A-102	SECOND FLOOR PLAN	X
	A-103	THIRD FLOOR PLAN	X
	A-104	ROOF PLAN	X
	A-300V	BUILDING ELEVATIONS	X
	A-301V	BUILDING ELEVATIONS	X
	A-320V	BUILDING SECTIONS	X
	A-321V	BUILDING SECTIONS	X
12-LIGHTING			
	LC-010	SITE LIGHTING PLAN	X
	LC-011	SITE LIGHTING PHOTOMETRIC PLAN	X
Total Number of Sheets: 33			

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02/17/2021

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: -

2/16/2021 5:56:23 PM © MARVEL ARCHITECTS, PLLC 2018

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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

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

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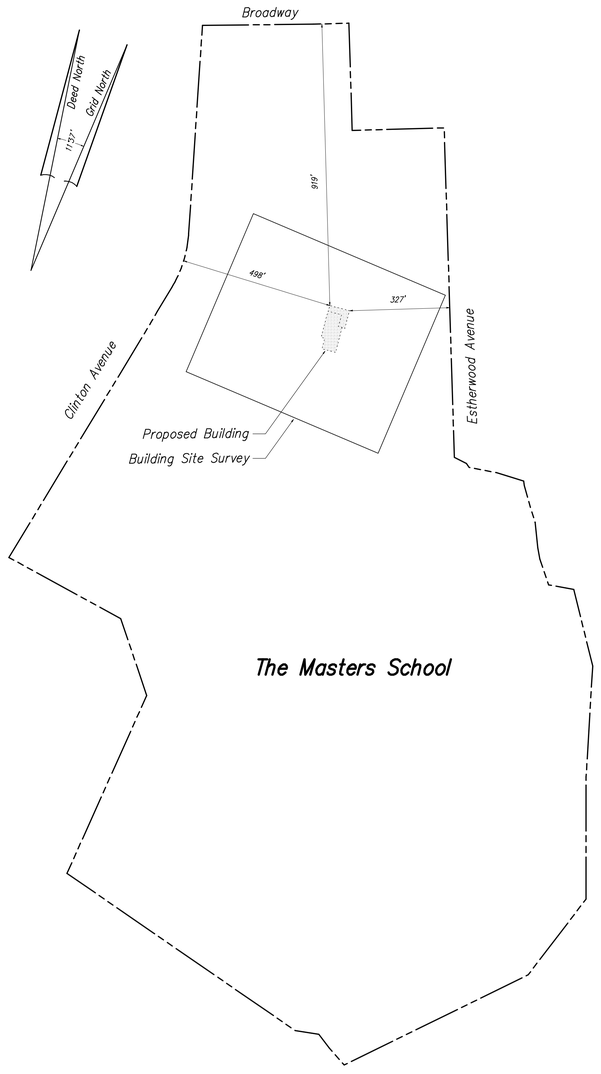
Sheet 1 of 2

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	

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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
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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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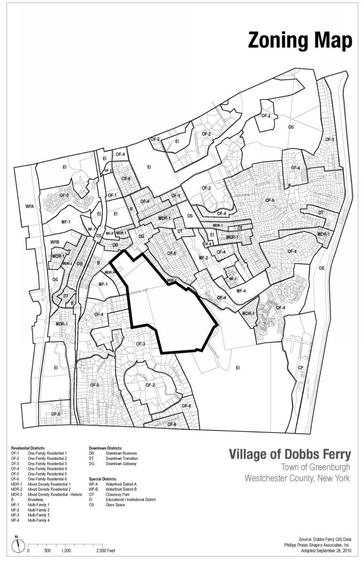
12 Hunter Lane, PO Box 498, Pawling, NY 12564 (845) 855-3885

825 BSS2.pro

Project No. 825

300 Attachment 8.1



300 Attachment 8
Village of Dobbs Ferry
Zoning Map

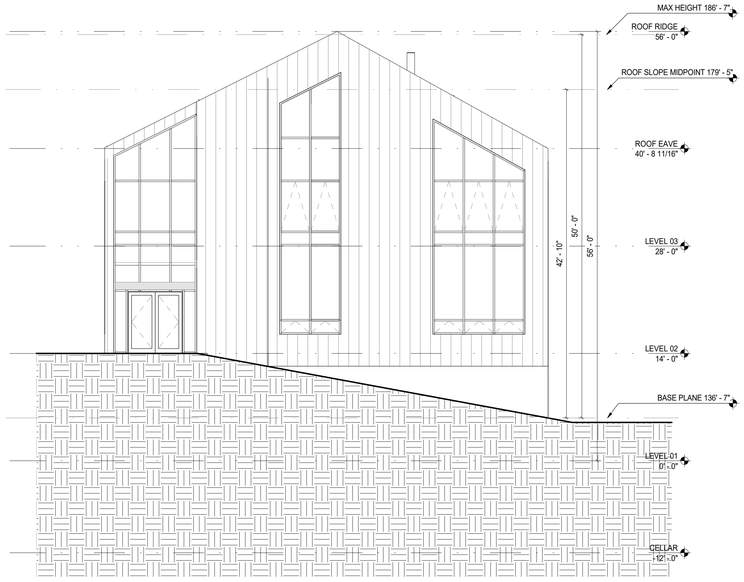
ZONING AND LAND USE

4/1/2021

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

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
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02/17/2021

KEY PLAN:NTS

2029
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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 PROVIDE 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.

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

1. ALL SOIL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL GRADING AND STABILIZATION SHALL COMPLY WITH THE '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL', 'SECTION B – GRADING AND STABILIZATION' AND THE PROVISIONS OF THE APPROVED PLAN.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL', AND THE APPROVED PLAN.
4. A GRADING UNIT IS THE MAXIMUM CONTIGUOUS AREA ALLOWED TO BE GRADED AT A GIVEN TIME AND IS LIMITED TO 20 ACRES. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY AND/OR THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (APPROVAL AUTHORITY). UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
5. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:

   a) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
   b) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITHIN THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B-4-4 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION (AS APPLICABLE).
7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO UPSTREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 3 DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
9. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED, AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. NO SLOPE SHALL BE GREATER THAN 2:1.
11. AS REQUIRED BY SECTION B, OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, ADEQUATE VEGETATIVE STABILIZATION, IS DEFINED AS 95 PERCENT GROUND COVER. THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT REQUIRES THE PROJECT ADHERE TO THIS FOR SCHEDULING OF THE FINAL SITE CLOSEOUT REVIEW, AND/OR RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL.

FOR SITES 1.0 ACRE OR MORE, THE FOLLOWING ARE REQUIRED:

A. MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH A CONSTRUCTION ACTIVITY, NPDES PERMIT NUMBER MDRC, STATE DISCHARGE PERMIT NUMBER 14GP, OR AN INDIVIDUAL PERMIT.

B. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT- NOI) APPLICATION AND PERMIT SHALL BE POSTED AND/OR AVAILABLE ON-SITE AT ALL TIMES.

C. DURING CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) SHALL BE INSPECTED AND RECORDED ON THE 'STANDARD INSPECTION FORM', GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY' PER THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT – NOI).

D. FOLLOWING CONSTRUCTION AND RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, I.E., ALL PORTIONS OF A SITE HAVE BEEN PERMANENTLY STABILIZED, AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE AUTHORIZED PERMITTEE SHALL SUBMIT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL/INDIVIDUAL PERMIT – NOTICE OF TERMINATION–NOT.

SEQUENCE OF CONSTRUCTION

BEFORE WORK STARTS PRE-CONSTRUCTION MEETING IS REQUIRED

1. NOTIFY SOIL CONSERVATION DISTRICT (SCD) AT 301-797-6821, EXT. 3 AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. NOTIFY THE WASHINGTON COUNTY DPW AT 240-313-2400 AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.

AFTER PRE-CONSTRUCTION MEETING AND BEFORE MOBILIZATION

NO CONSTRUCTION WORK SHALL COMMENCE BEFORE SOIL EROSION FEATURES ARE INSTALLED AND/OR STABILIZED

1. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) AS SPECIFIED IN THE LATEST CONSTRUCTION SET SIGNED & SEALED BY A PROFESSIONAL ENGINEER.
2. CONTRACTOR TO INSTALL ALL PERIMETER SEDIMENT CONTROLS INCLUDING BUT NOT LIMITED TO:

   a. SILT FENCING OR OTHER TYPES OF SEDIMENT FENCING
   b. DRAINAGE INLET FILTERS
   c. RIP RAP PROTECTION
   d. CONSTRUCTION ACCESS SOIL EROSION CONTROL

3. CONTRACTOR TO PROVIDE TEMPORARILY SEED AND MULCH FOR ALL TOPSOIL STOCKPILES IN ACCORDANCE WITH THE SOIL EROSION, SEDIMENT CONTROL, & SEEDING NOTES AND SUMMARIES

CONTRACTOR MAY BEGIN CONSTRUCTION

1. ROUGH GRADING MAY OCCUR ONLY AFTER ALL SOIL EROSION FEATURES ARE INSTALLED.
2. ROUGH GRADING OF THE SITE MAY BEGIN.
3. ANY SOIL EROSION FEATURES THAT HAVE BEEN DAMAGED OR TEMPORARILY REMOVED DUE TO CONSTRUCTION SHALL IMMEDIATELY BE PLACED BACK ACCORDING TO THE APPROVED SOIL EROSION PLANS.

INTERIM INSPECTION WATER QUALITY SYSTEMS

1. AFTER THE OVERALL SITE WORK IS MECHANICALLY STABILIZED WITH SEED, MULCH, TACK, MATTING, STONE OR OTHER MEANS OF STABILIZATION CONTACT THE SOIL DISTRICT AT 301-797-6821, EXT 3 FOR AN INTERIM INSPECTION.
2. WASHINGTON COUNTY AT 240-313-2400 MAY ALSO NEED TO BE CONTACTED PRIOR TO ROUGH GRADING INSPECTIONS AND IMMEDIATELY AFTER ROUGH GRADING FOR ROUGH GRADING FINAL INSPECTIONS.
3. MICRO-BIO RETENTION SWM-2 & SWM-3 CAN BE ROUGH GRADED FOLLOWING SOIL EROSION PLAN OR GRADING PLAN PRIOR TO THE INSTALLATION OF THE ENGINEERING SOIL MEDIA.
4. SWM-2 UPSTREAM SWALE CAN BE ROUGH GRADED.
5. CONTRACTOR TO INSTALL ALL RIP RAP STONE STRUCTURES, STONE STABILIZING MATERIAL, STABILIZING SEEDING, HAY BALES AND OTHER STABILIZATION MATERIALS TO ALL SURROUNDING AREAS TO PREVENT SILT FROM TRAVELLING INTO THE EXISTING DETENTION DRY POND FACILITY AND WATER QUALITY SYSTEMS.
6. CONTRACTOR TO INSTALL IMPERMEABLE LINER, PERFORATED PIPING AND OVERFLOW STRUCTURES. CONTRACTOR TO INSTALL ENGINEERING SOILS AND MEDIA FOR BOTH SWM-2 AND SWM-3 WATER QUALITY FACILITIES.
7. IMPROVEMENTS THAT MAY BE REQUIRED BASED ON THE INTERIM INSPECTIONS SHALL BE RECTIFIED BY THE CONTRACTOR WITHIN 24-HOURS OF THE INSPECTION.

FINAL STABILIZATION INSPECTION FOR WATER QUALITY SYSTEMS

1. ONCE FINAL SURFACE STABILIZATION IS ACCOMPLISHED AND INTERIM INSPECTION IS APPROVED BY THE SOIL DISTRICT ENGINEERED SOIL MEDIA MAY BE PLACED FOR WATER QUALITY SYSTEMS.
2. WEEKLY OR BI-WEEKLY WATER QUALITY SYSTEM INSPECTIONS SHALL BE COMPLETED BY THE ENGINEER OF RECORD TO DETERMINE PROGRESS AND FURTHER STABILIZATION.
3. HAY-BALES AND SILT FENCE MAY BE USED TO TEMPORARILY PROTECT THE SYSTEMS DURING THE FINAL STAGES OF CONSTRUCTION.

   NO COMPACTION OF THE ENGINEERING SOILS OR HEAVY EQUIPMENT TO BE PLACED WITHIN THE MICRO-BIO RETENTION SYSTEMS

   WATER QUALITY PRACTICES AND FACILITIES INCLUDING UNDERGROUND STORAGE AND MICRO-BIO RETENTION SYSTEMS SHALL HAVE AN IMPERMEABLE LINER TO PREVENT INFILTRATION INTO THE SURROUNDING SOILS

4. CONTRACTOR TO NOTIFY THE SCD AT 301-797-6821, EXT 3 AND WASHINGTON COUNTY AT 240-313-2400 FOR THE FINAL INSPECTIONS OF THE GRADING ACTIVITIES AND THE WATER QUALITY SYSTEMS.
5. ANY FINAL WATER QUALITY SYSTEM IMPROVEMENTS THAT ARE REQUIRED BASED ON THE FINAL INSPECTIONS SHALL BE RECTIFIED BY THE CONTRACTOR WITHIN 24-HOURS OF THE INSPECTION.

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GEOTHERMAL ENGINEER

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

02/17/21

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

NOTES

SCALE:

STATE OF NEW YORK
DONALD MATIA TRENOSKY
094858
LICENSED PROFESSIONAL ENGINEER

-PRELIMINARY-
NOT FOR CONSTRUCTION

DOB STAMP ZONE

DRAWING #:
C-101
1 of 10

DOB JOB: -

NOT FOR CONSTRUCTION

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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

EXISTING CONCRETE PAD TO BE REMOVED

EXISTING EDGE OF PAVEMENT TO BE REMOVED

EXISTING ASPHALT TO BE REMOVED

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 TREES TO BE REMOVED (TYP)

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

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

EXISTING VEGETATION TO BE REMOVED

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

EXISTING VEGETATION TO BE REMOVED

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

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-501

ADDITIONAL REMOVAL FOR GEOTHERMAL FIELD LIMITS TO BE DETERMINED

EXISTING FENCELINE TO BE PARTIALLY REMOVED

EXISTING SOFTBALL FIELD TO BE REPOSITIONED REFER TO C-501 FOR ASSOCIATED REMOVALS

PROJECT SITE AREA

KEY MAP
SCALE: 1:400

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

0 10' 20'

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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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02/17/21

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

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DEMOLITION & SITE CLEARING PLAN

SCALE: AS NOTED

STATE OF NEW YORK · GONZALO MATIA TRUJOS · 094858 · LICENSED PROFESSIONAL ENGINEER

-PRELIMINARY- NOT FOR CONSTRUCTION

DOB STAMP ZONE

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

FILTER FABRIC INLET PROTECTION

CONSTRUCTION ENTRANCE

PROPOSED STAGING AREA

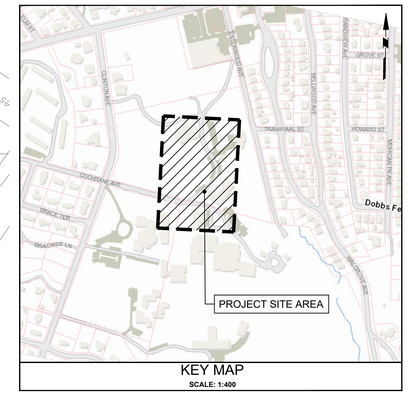
PROPOSED IEC BUILDING
(±6,080 S.F.)

PROPOSED STAGING AREA

LIMITS OF SILT FENCE (TYP)

APPROXIMATE LOCATION OF RELOCATED SOFTBALL FIELD BENCHES

EXISTING SOFTBALL FIELD



KEY MAP
SCALE: 1:400

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LIGHTING DESIGNER
DOT DASH LIGHTING DESIGN
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ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TECHNOLOGY ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 970 0700

GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/21

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
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'

STATE OF NEW YORK
GONZALO MATIA TRUJOS
094858
LICENSED PROFESSIONAL ENGINEER

-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

EXISTING TREE TO REMAIN (TYP.)

PROPOSED CONCRETE PAD WITH SCREENING ENCLOSURE FOR TRANSFORMER, GENERATOR, AND REFUSE

PROPOSED STRIPING

8.0'

PROPOSED H'CAP SIGN

CONCRETE PAVEMENT

PROPOSED BELGIAN BLOCK CURB, TYP.

PROPOSED ASPHALT PATHWAY

PROPOSED LANDSCAPE AREA BY OTHERS

LIMITS OF MARQUEE ABOVE

PAVER PATIO

PROPOSED CONCRETE STAIRS

PROPOSED IEC BUILDING

(±6,080 S.F.)

REFER TO LANDSCAPE SERIES (TYP)

PROPOSED BIORETENTION

PROPOSED LANDSCAPE AREA BY OTHERS

ELEVATED WALKWAY REFER TO LANDSCAPE SERIES

PROPOSED LANDSCAPE AREA BY OTHERS

PROPOSED BIORETENTION

PROPOSED CONCRETE STAIRS

PROPOSED SITE FEATURE (BY OTHER)

PROPOSED ASPHALT PATHWAY

PROPOSED CONCRETE STAIRS

REFER TO LANDSCAPE SERIES (TYP)

PROPOSED H'CAP SIGN

PROPOSED CONCRETE STAIRS

LIMITS OF MARQUEE ABOVE

PAVER PATIO

PROPOSED TREE (TYP, PER LANDSCAPE ARCHITECT)

PROPOSED 5' WIDE ASPHALT DRIVEWAY

PROPOSED ASPHALT PATHWAY

56.11

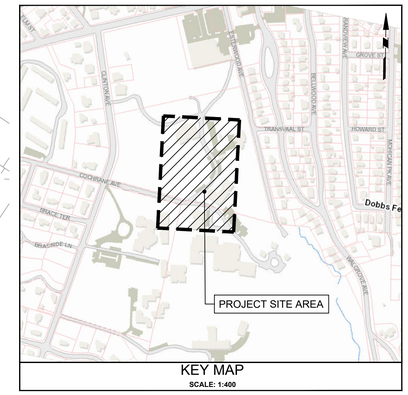
EXISTING SOFTBALL FIELD TO BE REPOSITIONED REFER TO C-501 FOR ASSOCIATED REMOVALS

103.56

NO PARKING

20.25'

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



KEY MAP
SCALE: 1:400

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
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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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02/17/21

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

STATE OF NEW YORK
DONALD MATIA TRILOSI
094858
LICENSED PROFESSIONAL ENGINEER

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LEGEND

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

56.11

103.55

EXISTING SOFTBALL FIELD TO BE REPOSITIONED. REFER TO C-501 FOR ASSOCIATED REMOVALS

APPROXIMATE LOCATION OF RELOCATED SOFTBALL FIELD BENCHES

APPROXIMATE LOCATION OF RELOCATED SOFTBALL FIELD FENCE FOUNDATION WITH 10-FT UTILITY CLEARANCE

APPROXIMATE LOCATION OF RELOCATED SOFTBALL FIELD BENCHES

APPROXIMATE LOCATION OF RELOCATED GRASS LINE

APPROXIMATE LOCATION OF RELOCATED SOFTBALL FIELD FENCELINE

NO PARKING

steam abdn.

E. abdn.

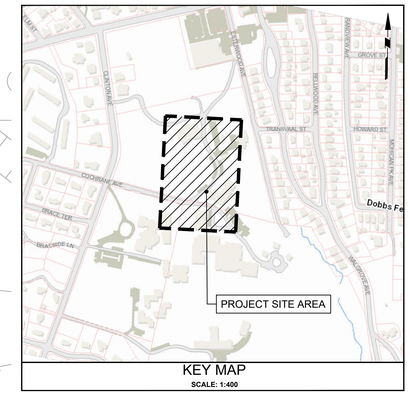
speed hump

asphalt

IRR

sewer location to be verified

DENSE VEGETATION



KEY MAP
SCALE: 1:400

MARVEL

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TEL 732 970 0700

GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
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02/17/21

KEY PLAN:NTS

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

SOFTBALL FIELD REORIENTATION SITE PLAN

SCALE: AS NOTED

1 SOFTBALL FIELD REORIENTATION SITE PLAN
Scale: 1"=10'

0 10' 20'

STATE OF NEW YORK
DONALD MATIA TRUNFIO
094858
LICENSED PROFESSIONAL ENGINEER

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LEGEND

EXISTING CONTOUR	
PROPOSED MINOR CONTOUR	479
PROPOSED MAJOR CONTOUR	480
PROPOSED SPOT ELEVATION	483.0
SLOPE ARROW	1.7%
PROPOSED SPOT ELEVATION	XXX.XX
PROPOSED TOP OF WALL ELEVATION	TW: XXX.XX

CB #1
RIM: 125.30
INV (IN): 122.10
INV (OUT): 122.10

91 LF OF 12" HDPE TO CURB INLET, DRYWELL INFILTRATION

MATCH EXISTING

PROPOSED AREA DRAIN (TYP)

PROPOSED STORMWATER PIPING (TYP.)

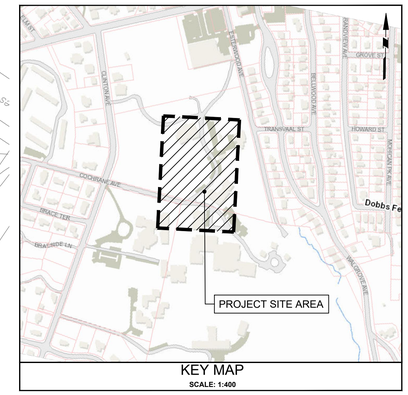
APPROX. LIMITS OF PROPOSED STORMWATER DETENTION SUBGRADE CHAMBERS

PROPOSED IEC BUILDING
(±6,080 S.F.)

56.11

EXISTING SOFTBALL FIELD

APPROXIMATE LOCATION OF RELOCATED SOFTBALL FIELD BENCHES



KEY MAP
SCALE: 1:400

MARVEL
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TEL 732 970 0700

GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/21

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

PROPOSED GRADING & DRAINAGE PLAN

SCALE: AS NOTED

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

0 10' 20'

STATE OF NEW YORK
DONALD MATTA TRUNK
094858
LICENSED PROFESSIONAL ENGINEER

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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

CB #1
RIM: 125.30
INV (IN): 122.10
INV (OUT): 122.10

91 LF OF 12" HDPE TO CURB INLET, DRYWELL INFILTRATION

PROPOSED FIRE HYDRANT

INSTALL GAS SERVICE TEE FOR FUTURE CONNECTION

MATCH EXISTING

PROPOSED RELOCATION OF EXISTING SANITARY SERVICE

PROPOSED RELOCATION OF EXISTING GAS SERVICE

PROPOSED AREA DRAIN (TYP)

PROPOSED STORMWATER PIPING (TYP)

CONNECT PROPOSED GAS SERVICE TO EXISTING GAS SERVICE

APPROX. LIMITS OF PROPOSED STORMWATER DETENTION SUBGRADE CHAMBERS

PROPOSED IEC BUILDING
(±6,080 S.F.)

CONNECT REALIGNED STEAM AND CONDENSATE RETURN SERVICE TO EXISTING SERVICES

EXISTING SANITARY MANHOLE TO REMAIN

PROPOSED NEW 3-INCH WATER SERVICE

PROPOSED NEW 6-INCH FIRE SERVICE

PROPOSED SEWER CONNECTION

PROPOSED SEWER CONNECTION

PROPOSED FIRE HYDRANT

PROPOSED RELOCATION OF EXISTING 2-INCH DOMESTIC WATER SERVICE

PROPOSED NEW 6-INCH FIRE SERVICE, CONTINUATION TBD

PROPOSED RELOCATION OF EXISTING ELECTRICAL SERVICE, WITH NEW CONDUITS FOR SERVICE TO IEC

PROPOSED RELOCATION OF EXISTING SANITARY SERVICE

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

CONNECT REALIGNED STEAM AND CONDENSATE RETURN SERVICE TO EXISTING SERVICES

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

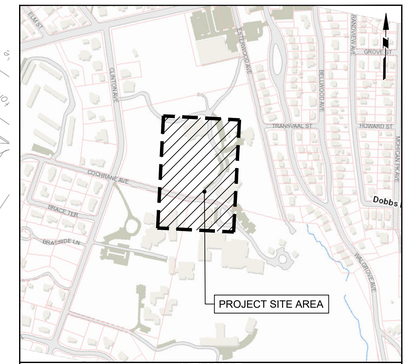
AREA OF PROPOSED GEOTHERMAL WELL (BY OTHER)

EXISTING SOFTBALL FIELD TO BE REPOSITIONED REFER TO C-501 FOR ASSOCIATED REMOVALS

APPROXIMATE LOCATION OF RELOCATED SOFTBALL FIELD BENCHES

1 UTILITY RELOCATION PLAN
Scale: 1"=10'

0 10' 20'



KEY MAP
SCALE: 1:400

MARVEL

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212.616.0420

OWNER
THE MASTERS SCHOOL
49 CLINTON AVENUE
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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

UTILITY PLAN

SCALE: AS NOTED

STATE OF NEW YORK
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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 STORMWATER PIPING (TYP)

CONNECT REALIGNED STEAM AND CONDENSATE RETURN SERVICE TO EXISTING SERVICES

PROPOSED SEWER CONNECTION

PROPOSED FIRE HYDRANT

PROPOSED RELOCATION OF EXISTING 2-INCH DOMESTIC WATER SERVICE

PROPOSED NEW 6-INCH FIRE SERVICE, CONTINUATION TBD

PROPOSED RELOCATION OF EXISTING ELECTRICAL SERVICE, WITH NEW CONDUITS FOR SERVICE TO IEC

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

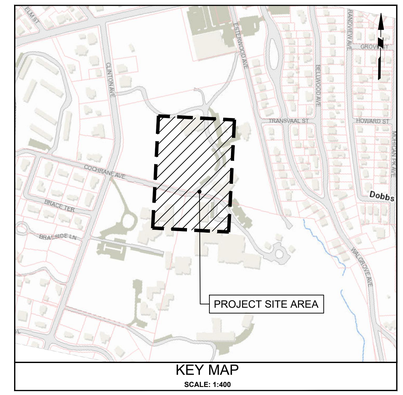
AREA OF PROPOSED GEOTHERMAL WELL (BY OTHER)

EXISTING SOFTBALL FIELD TO BE REPOSITIONED REFER TO C-501 FOR ASSOCIATED REMOVALS

10'-FT CLEARANCE FOR UTILITY WORK AND FENCE FOUNDATION WORK

1 UTILITY RELOCATION PLAN
Scale: 1"=10'

0 10' 20'



KEY MAP
SCALE: 1:400

MARVEL

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02/17/21

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49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

UTILITY PLAN

SCALE: AS NOTED

-PRELIMINARY-
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STATE OF NEW YORK
GONZALO MATIA TRENOSKY
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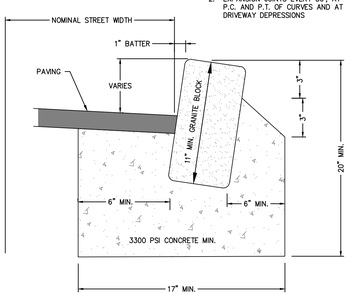
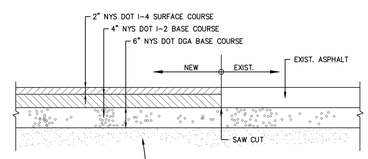


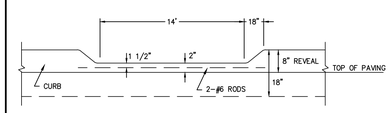
1 STANDARD BELGIAN BLOCK CURB DETAIL

Scale: N.T.S.



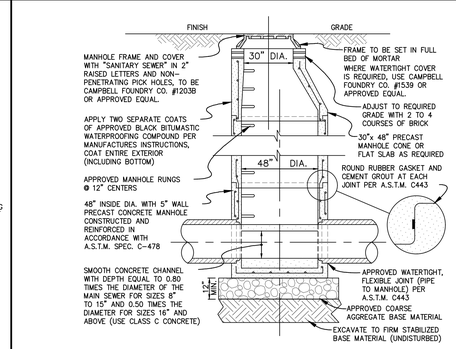
2 STANDARD ASPHALT PAVEMENT DETAIL

Scale: N.T.S.



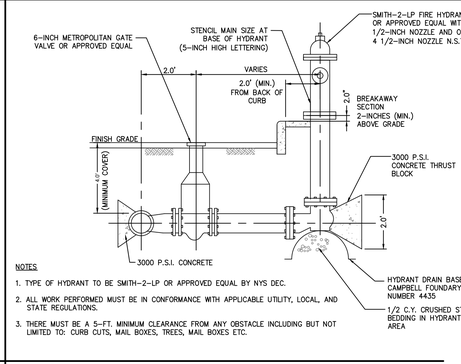
3 STANDARD CURB CUT DETAIL

Scale: N.T.S.



4 PRECAST CONCRETE SANITARY SEWER MANHOLE DETAIL

Scale: N.T.S.

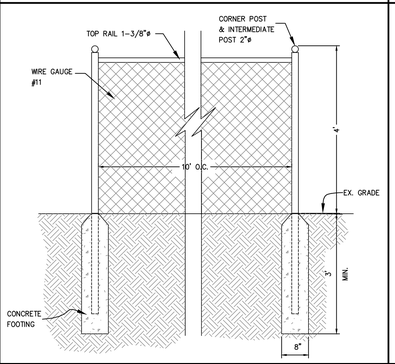


NOTES

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.

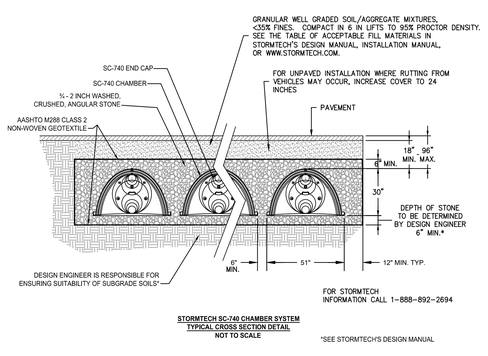
5 STANDARD FIRE HYDRANT DETAIL

Scale: N.T.S.



6 STANDARD CHAIN LINKED FENCE DETAIL

Scale: N.T.S.

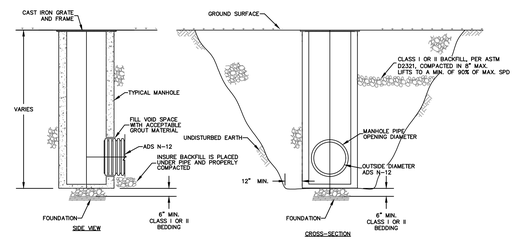


STORMTECH SC-740 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL NOT TO SCALE

*SEE STORMTECH'S DESIGN MANUAL

7 STORMTECH SC-740 CHAMBER SYSTEM DETAIL

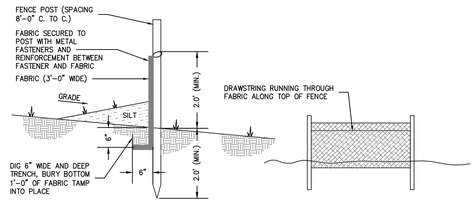
Scale: N.T.S.



NOTE:
FILL VOID SPACE BETWEEN ADS PIPE AND MANHOLE OPENING WITH A NON-SHRINK GROUT MATERIAL.

8 STANDARD AREA DRAIN DETAIL

Scale: N.T.S.



9 STANDARD SILT FENCE DETAIL

Scale: N.T.S.

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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/21

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

CONSTRUCTION DETAILS

SCALE: AS NOTED

DOB STAMP ZONE

DRAWING #:
C-900
10 of 10
DOB JOB: -

2/10/2021 10:49:38 PM

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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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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/21

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

GENERAL NOTES

SCALE: N/A

DOB STAMP ZONE

DRAWING #:
L- 001
01 of 08

DOB JOB: -

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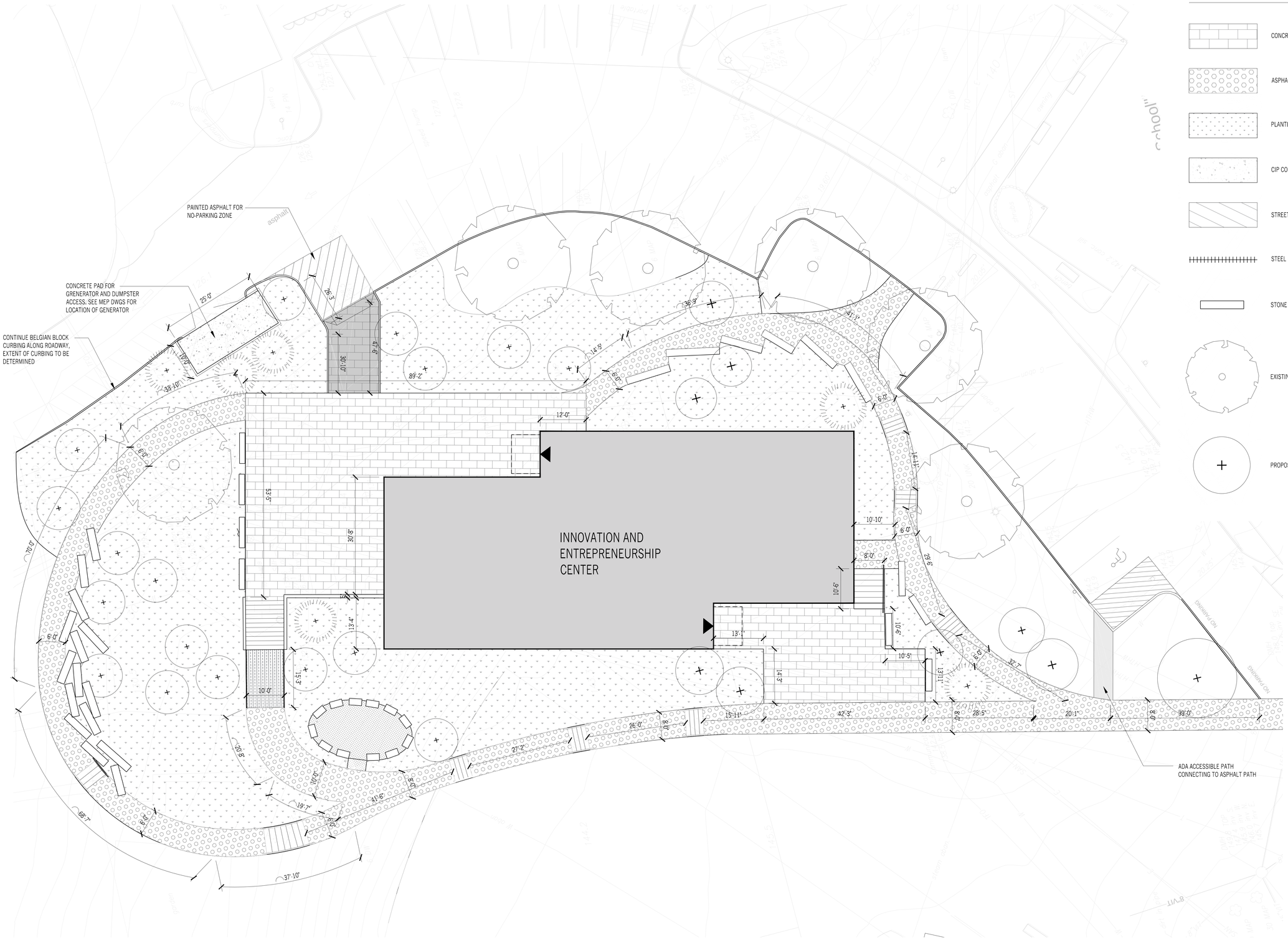

LEGEND

- CONCRETE UNIT PAVERS — 01 / L-700
- ASPHALT PATHWAY — 02 / L-700
- PLANTING AREA — 01 / L-400
- CIP CONCRETE — 03 / L-700
- STREET MARKING — 01 / L-7XX
- STEEL EDGING — 10 / L-700
- STONE BENCH — 08 / L-700
- EXISTING TREES
- PROPOSED TREE

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GEOTHERMAL ENGINEER

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02/17/21

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

DRAWING #:
L- 100
02 of 08

DOB JOB: -

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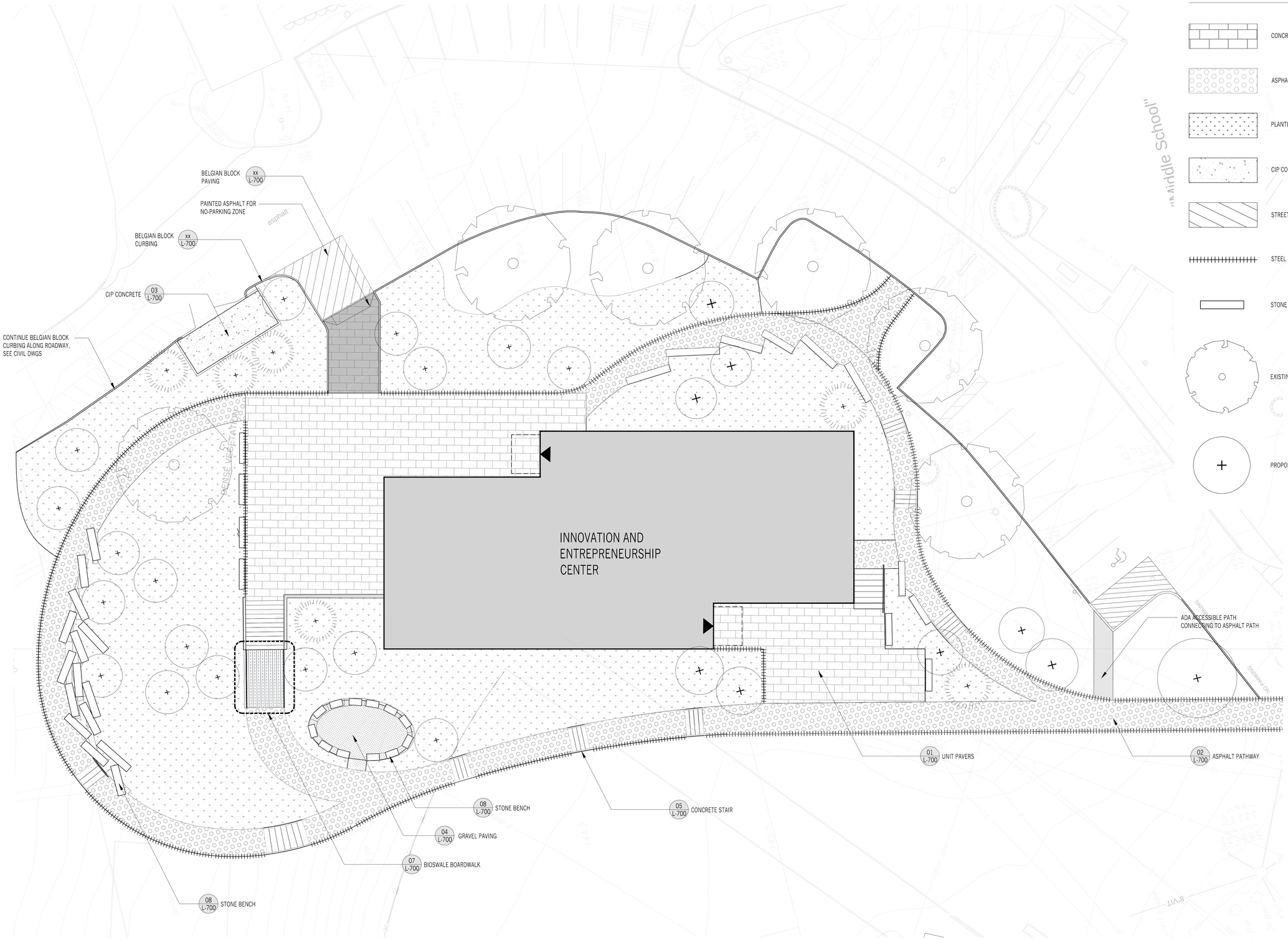

LEGEND

- CONCRETE UNIT PAVERS — 01 L-700
- ASPHALT PATHWAY — 02 L-700
- PLANTING AREA — 01 L-400
- CIP CONCRETE — 03 L-700
- STREET MARKING — 01 L-7XX
- STEEL EDGING — 10 L-700
- STONE BENCH — 08 L-700
- EXISTING TREES
- PROPOSED TREE

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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/21

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"

DOB STAMP ZONE

DRAWING #:
L- 200
03 of 08

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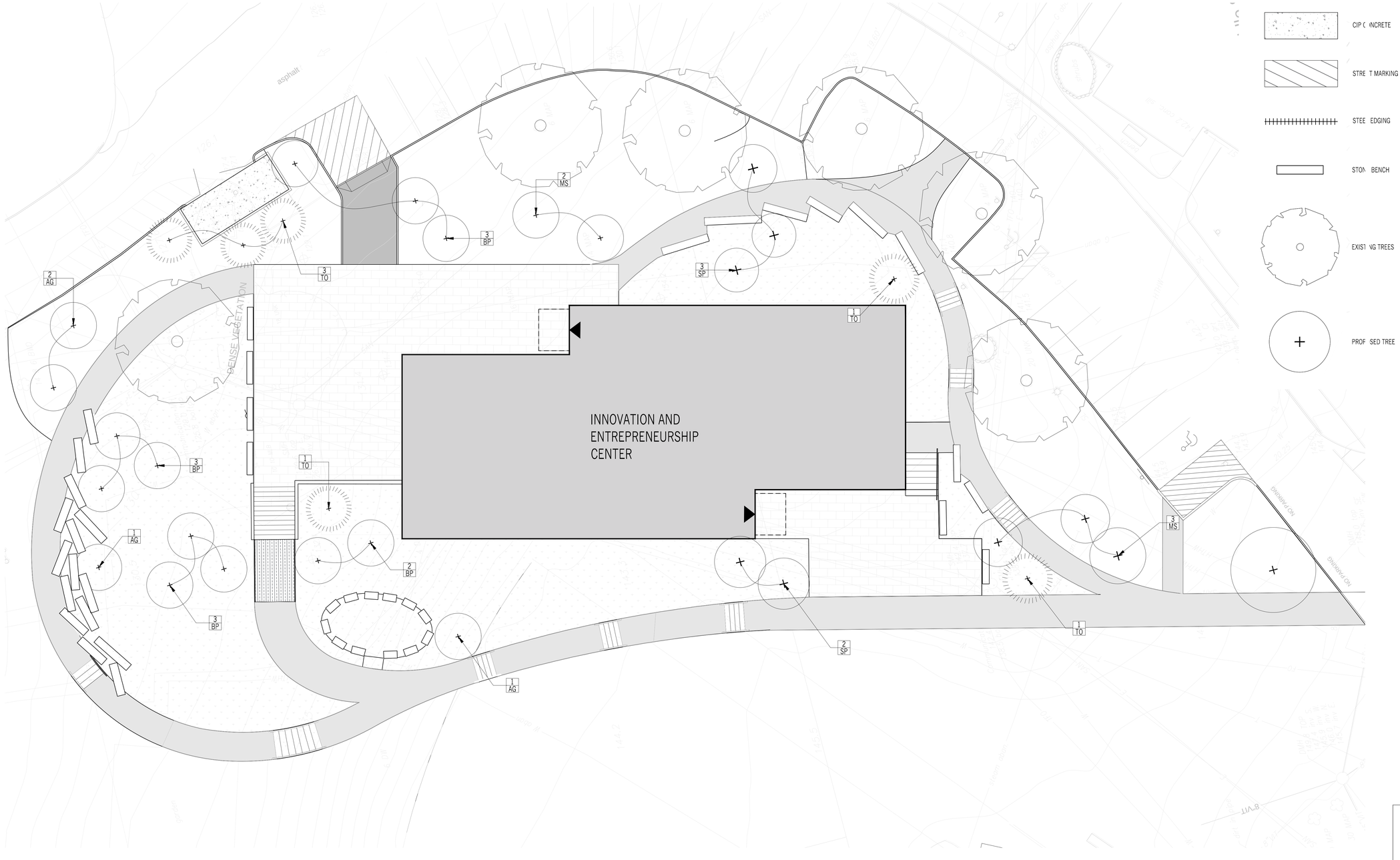
PLANTING PLAN

TREES					
SYM	**QTY.**	**BOTANICAL NAME**	**COMMON NAME**	**NATIVE (Y/ N)**	**SIZE**
AG	4	*Acer griseum*	Paperbark maple	(N)	24"-30" B+B
BP	11	*Betula populifolia*	Grey Birch	(Y)	24"-30" B+B
MS	5	*Magnolia x soulangeana*	Saucer Magnolia	(Y)	24"-30" B+B
SP	5	*Stewartia pseudocamellia*	Japanese Stewartia	(Y)	24"-30" B+B
TO	6	*Thuja occidentalis 'Hetz Wintergreen'*	Hetz Wintergreen Arborvitae	(Y)	24"-30" B+B

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	(N)	1 gallon
AE	*xx*	*Asarum europaeum*	European Wild Ginger	(Y)	1 gallon
AA	*xx*	*Asarum slendens*	Chinese Wild Ginger	(N)	1 gallon
DE	*xx*	*Dryopteris erythrosora*	Autumn Fern	(Y)	1 gallon
EA	*xx*	*Euphorbia amygdaloides*	Wood Spurge	(N)	1 gallon
HF	*xx*	*Helleborus foetidus*	Stinking Hellebore	(Y)	1 gallon
HH	*xx*	*Helleborus x hybridus 'blue'*	Hybrid Hellebore	(N)	1 gallon
MR	*xx*	*Mazus reptans*	Creeping Mazus	(Y)	1 gallon
OS	*xx*	*Onoclea sensibilis*	Sensitive Fern	(N)	1 gallon
OC	*xx*	*Osmundastrum cinnamomeum*	Cinnamon Fern	(Y)	1 gallon
PV	*xx*	*Panicum virgatum 'shenandoah'*	Switchgrass	(N)	1 gallon
PH	*xx*	*Polygonatum humile*	Dwarf Solomon's Seal	(Y)	1 gallon
VM	*xx*	*Vinca minor*	Periwinkle	(N)	1 gallon



LEGEND

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TREE PLANTING PLAN

SCALE: 1" = 1'-10"

DOB STAMP ZONE

DRAWING #:
L- 400
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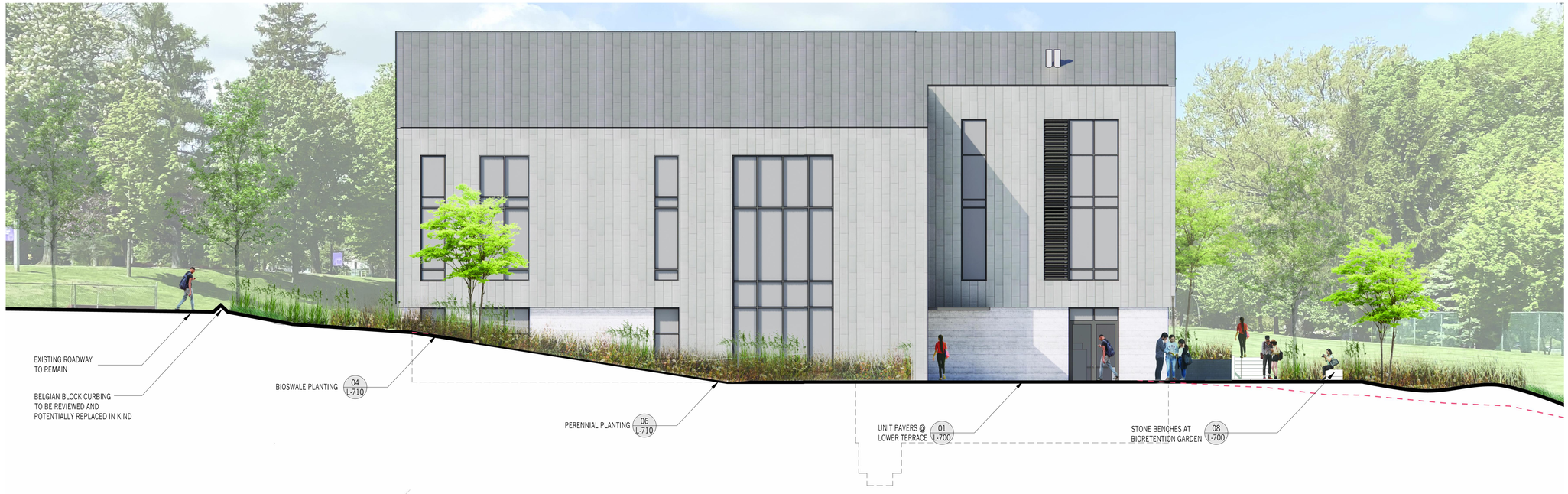

02 WESTERN FACADE ELEVATION
SCALE: 1/4" = 1'-0"

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

0 2 4 10

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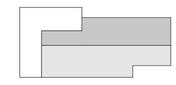

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

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SITE SECTIONS I

SCALE: VARIES

DOB STAMP ZONE

DRAWING #:
L- 600
05 of 08

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

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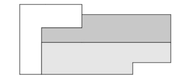
02/17/21



KEY PLAN:NTS

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SITE SECTIONS II

SCALE: VARIES

DOB STAMP ZONE

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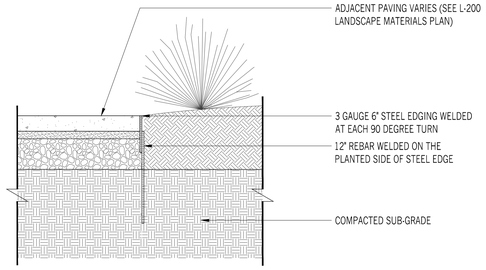
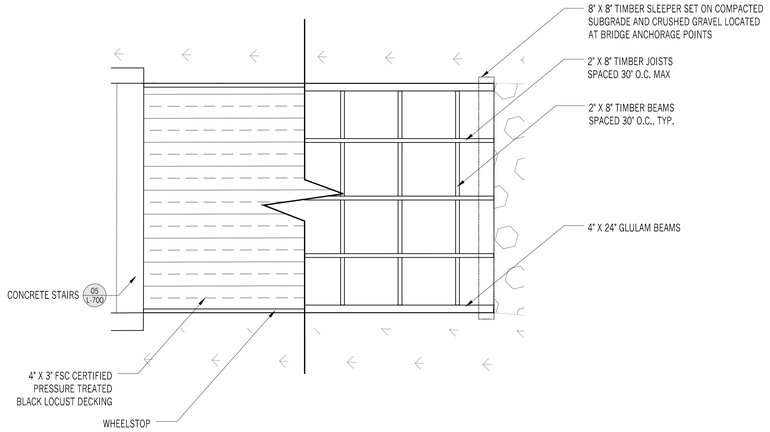
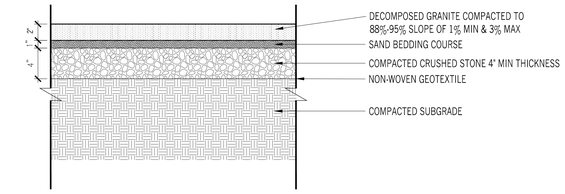
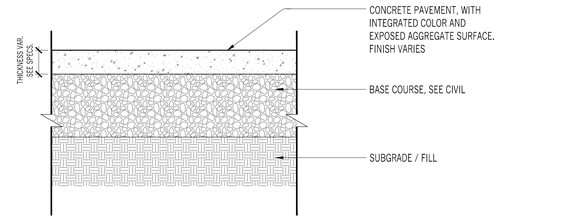


10 STEEL EDGING
SCALE: 1-1/2" = 1'-0"

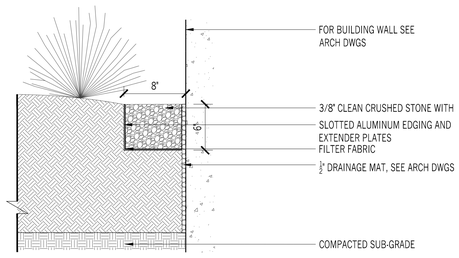




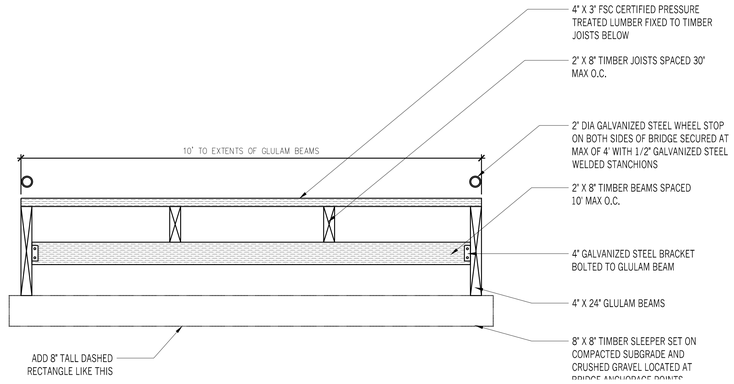
04 GRAVEL PAVING
SCALE: 1-1/2" = 1'-0"



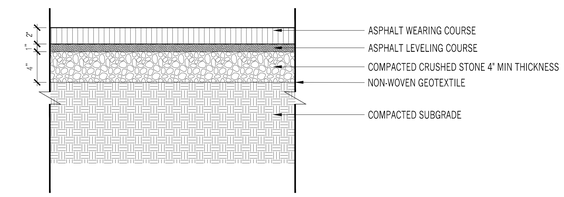
03 CIP CONCRETE
SCALE: 1-1/2" = 1'-0"



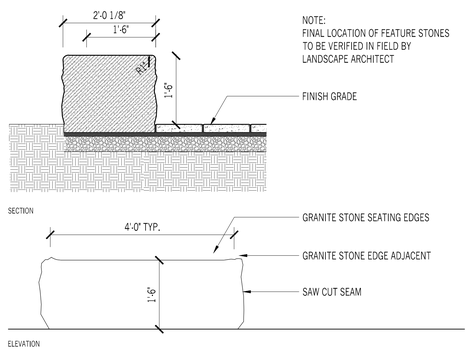
09 STONE GRAVEL COURSE
SCALE: 1-1/2" = 1'-0"



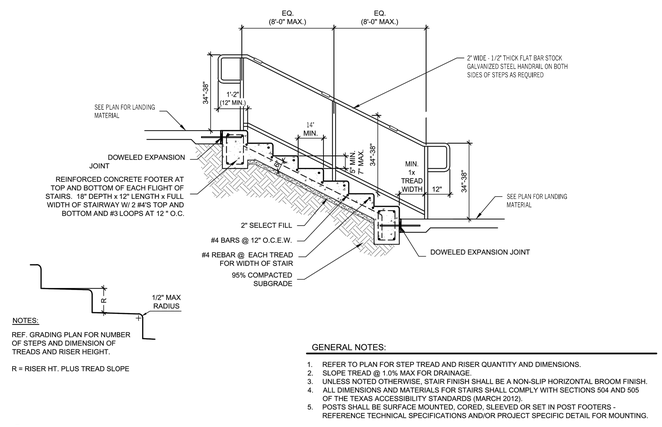
07 BIOSWALE BOARDWALK
SCALE: 3/4" = 1'-0"



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



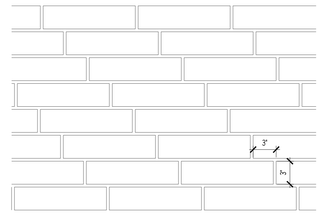
08 STONE BENCH
SCALE: 3/4" = 1'-0"



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"



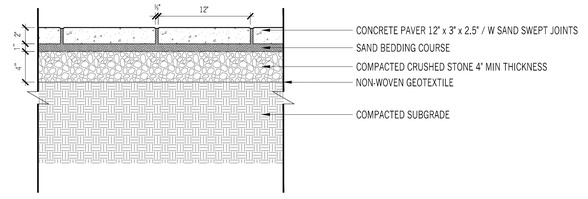
NOTES:
1. EXISTING SOIL MUST BE TESTED BY A CIVIL ENGINEER PAVER BASE TYPE AND DEPTH REQUIREMENTS FOR A STABLE PAVER SUPPORT.

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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TYPICAL DETAILS I

SCALE: VARIES

DOB STAMP ZONE

DRAWING #:
L 700
07 of 08

DOB JOB: -

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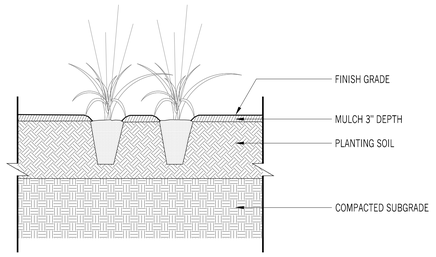
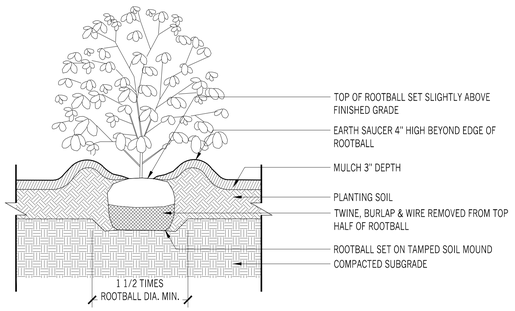
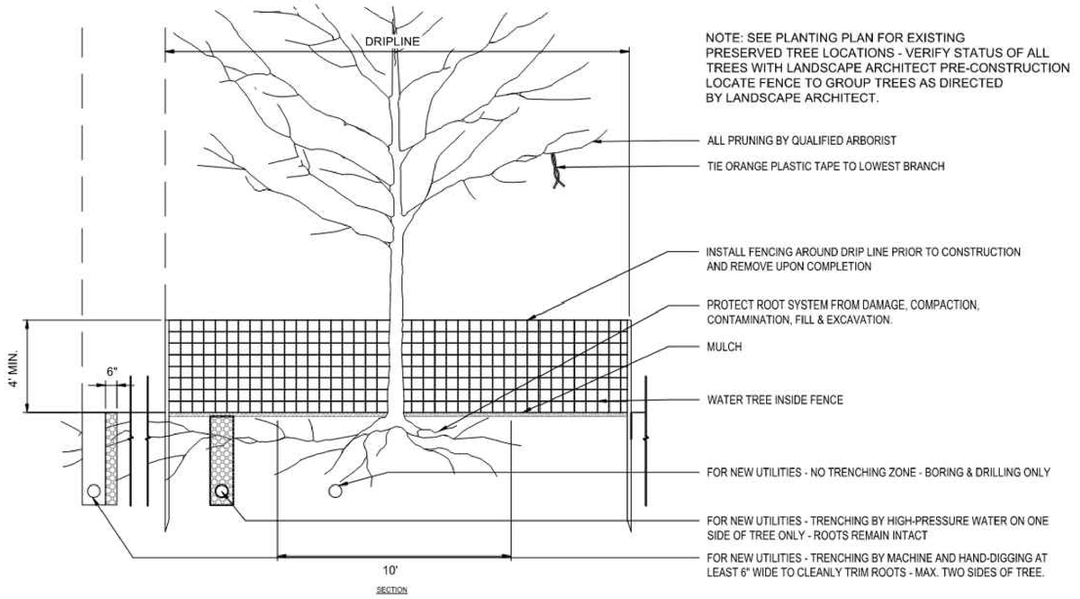


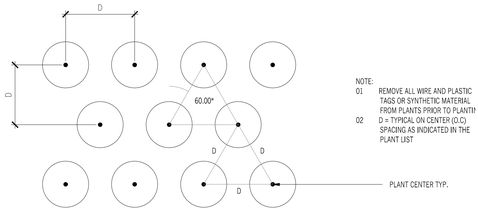
06 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"

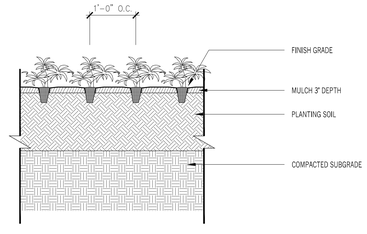


04 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

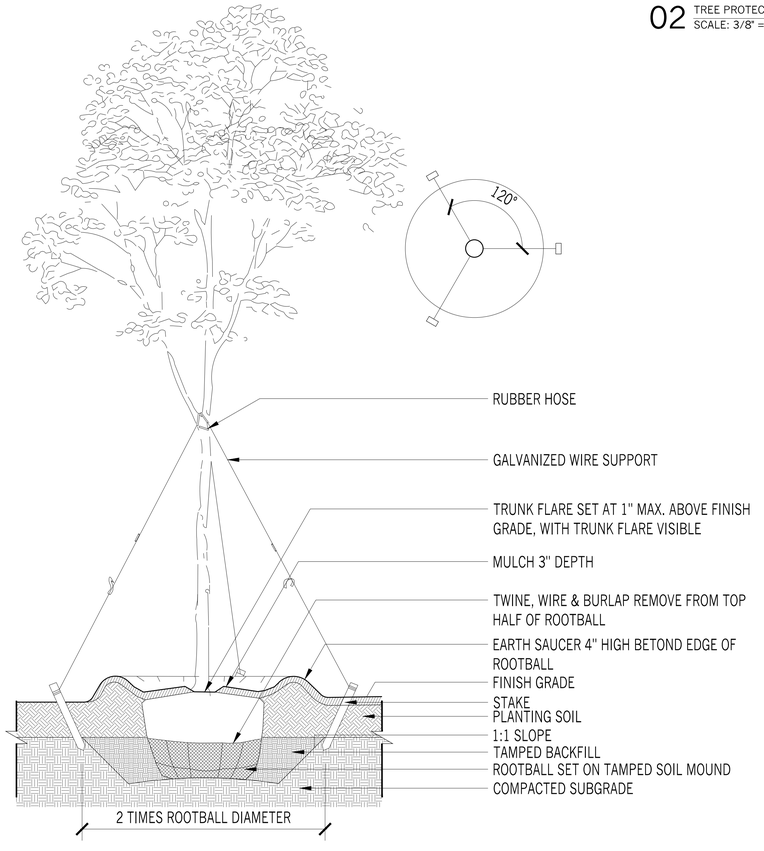


02 TREE PROTECTION
SCALE: 3/8" = 1'-0"

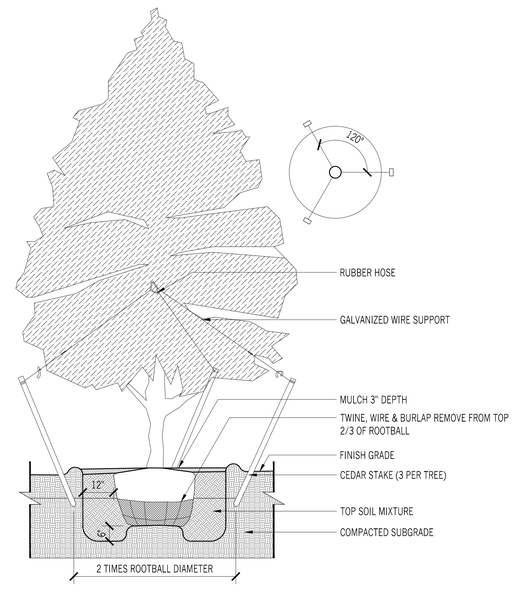




05 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"



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



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

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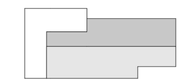
GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/21



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

DRAWING #:
L 710
08 of 08

DOB JOB: -

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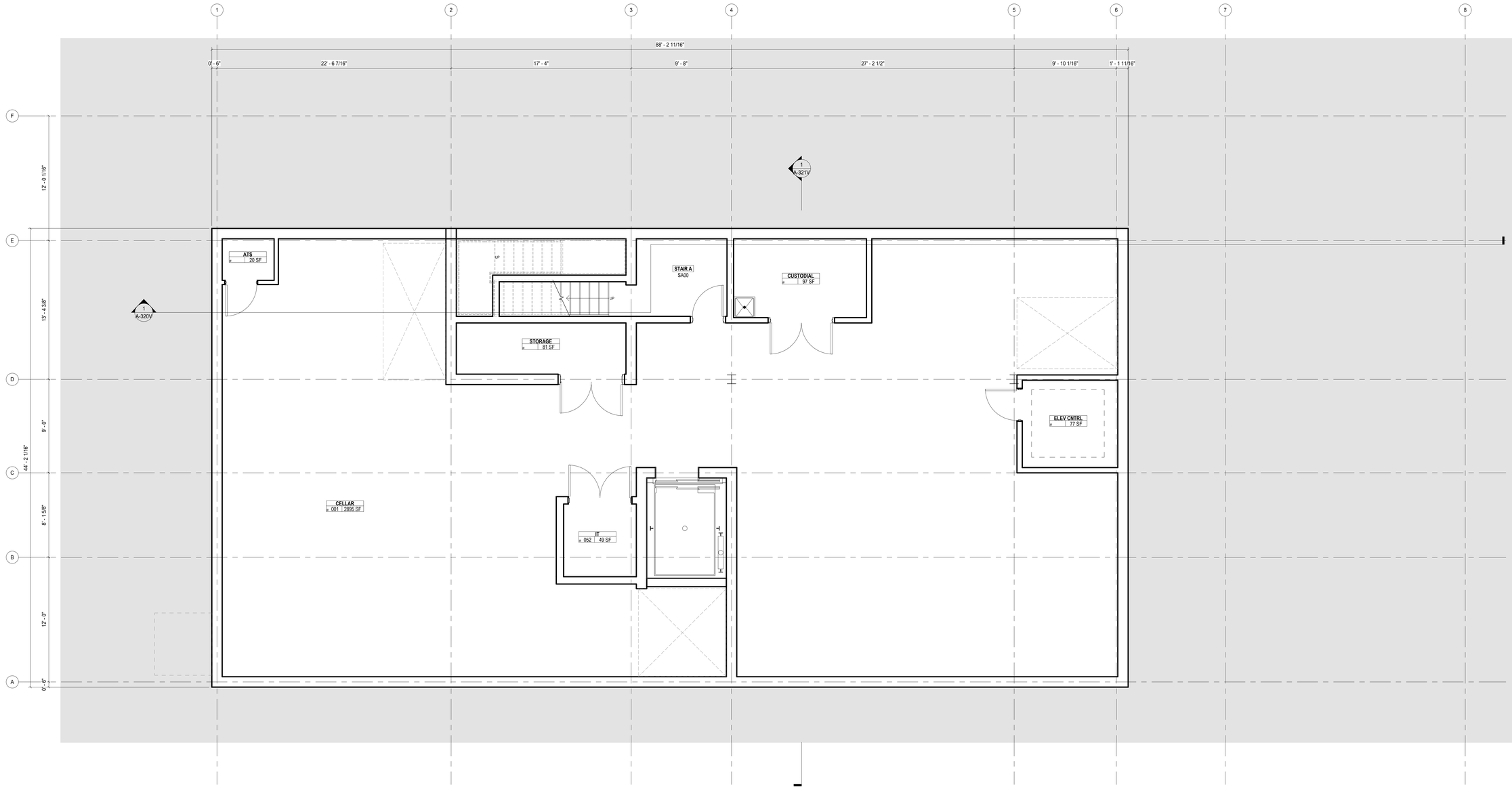

1 CELLAR FLOOR PLAN
1/4" = 1'-0"

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

02/17/2021

KEY PLAN:NTS

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CELLAR FLOOR PLAN

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

DOB STAMP ZONE

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

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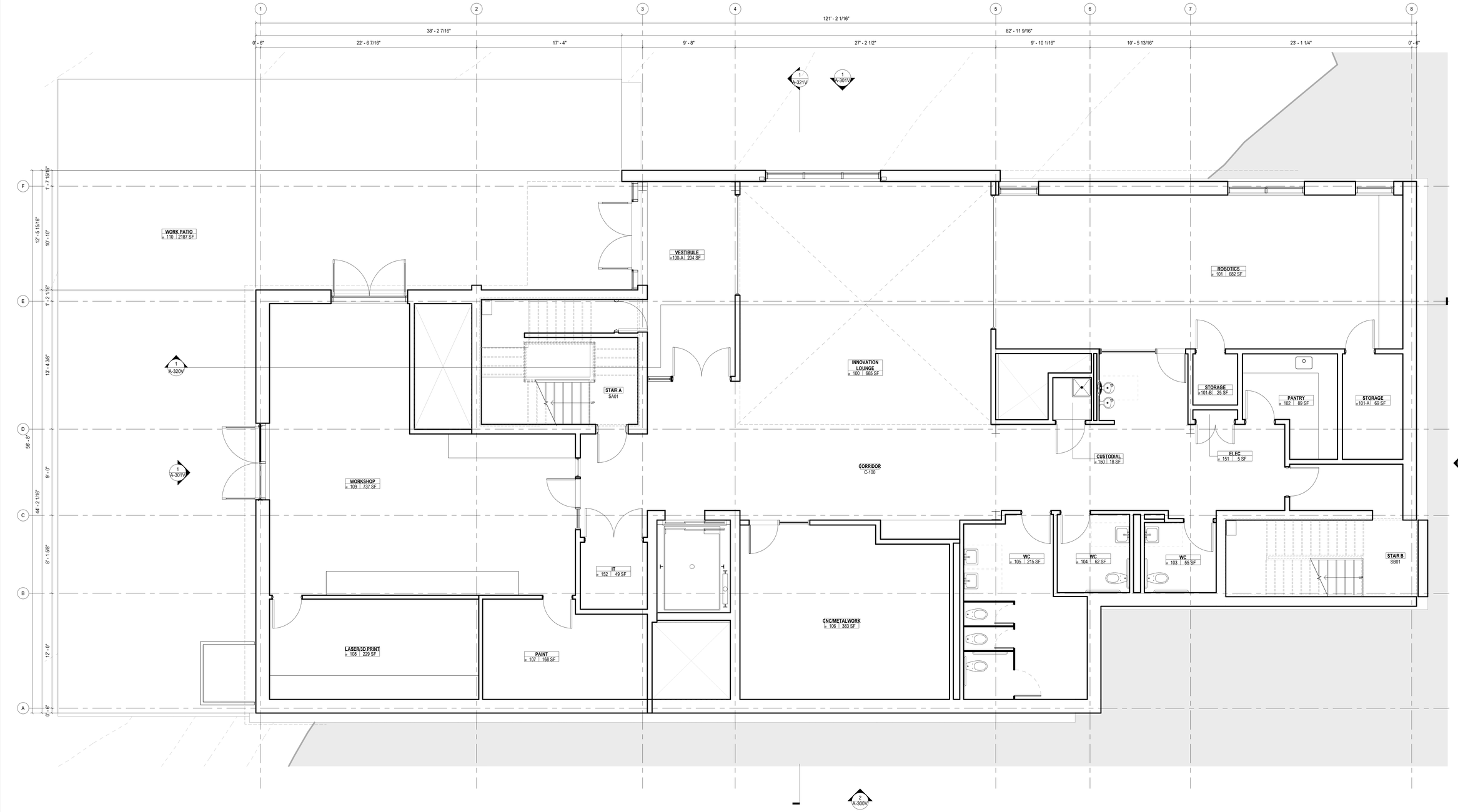

1 **FIRST FLOOR PLAN**
1/4" = 1'-0"

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

02/17/2021

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

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FIRST FLOOR PLAN

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

DOB STAMP ZONE

DRAWING #:
A-101
___ of ___
DOB JOB: -

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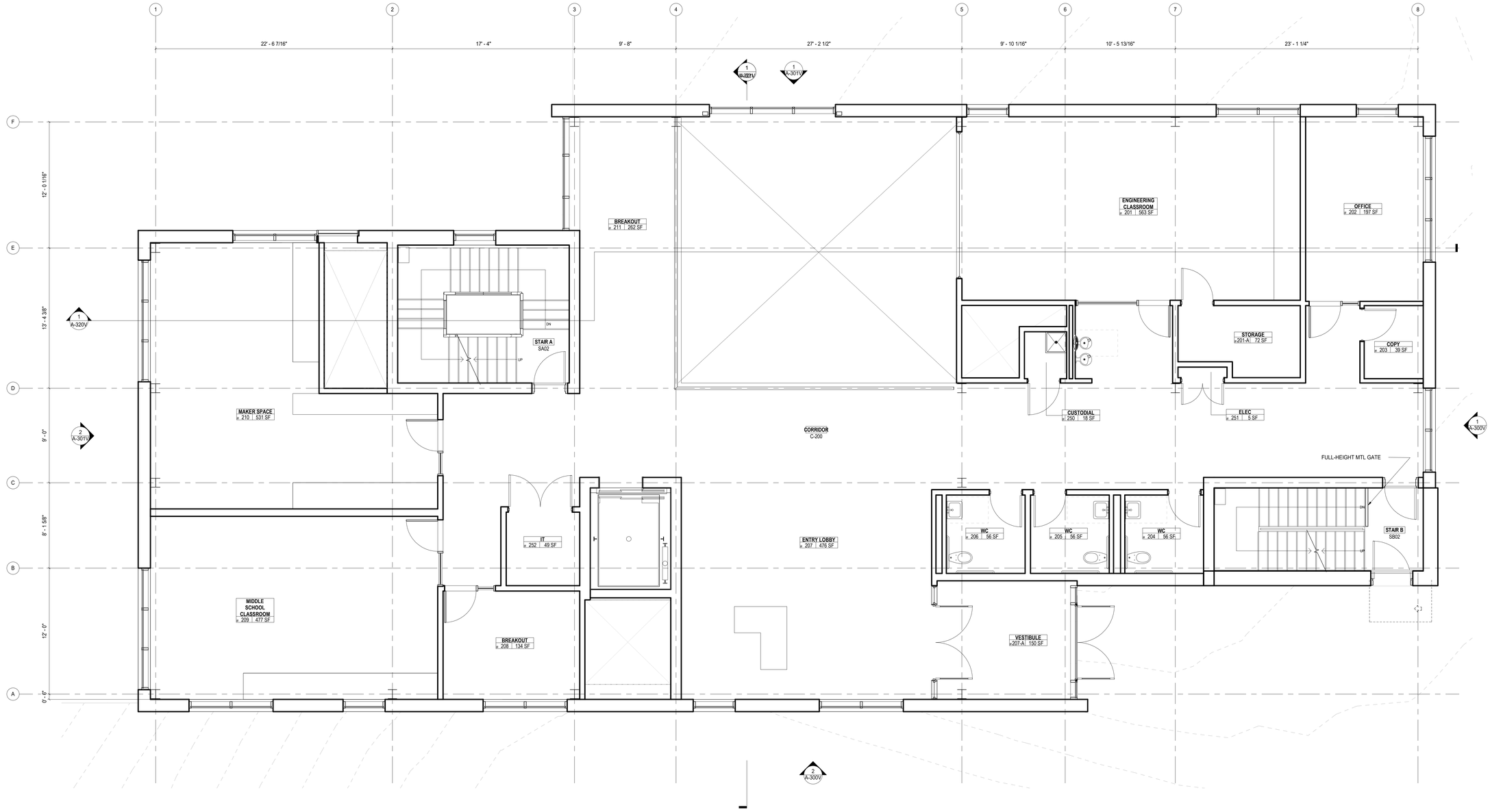

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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

02/17/2021

KEY PLAN:NTS

2029

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SECOND FLOOR PLAN

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

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
No. 021651
STATE OF NEW YORK

DOB STAMP ZONE

DRAWING #:
A-102
___ of ___
DOB JOB: -

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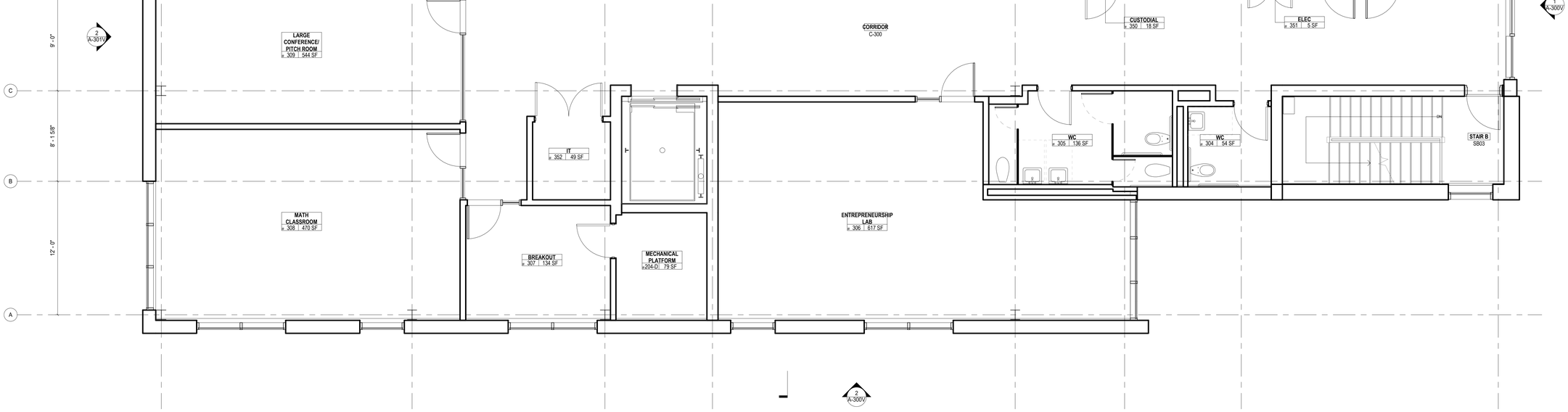

2 **MECHANICAL PLATFORM**
1/4" = 1'-0"

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

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

02/17/2021

KEY PLAN:NTS

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THIRD FLOOR PLAN

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

DOB STAMP ZONE

DRAWING #:
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___ of ___
DOB JOB: -

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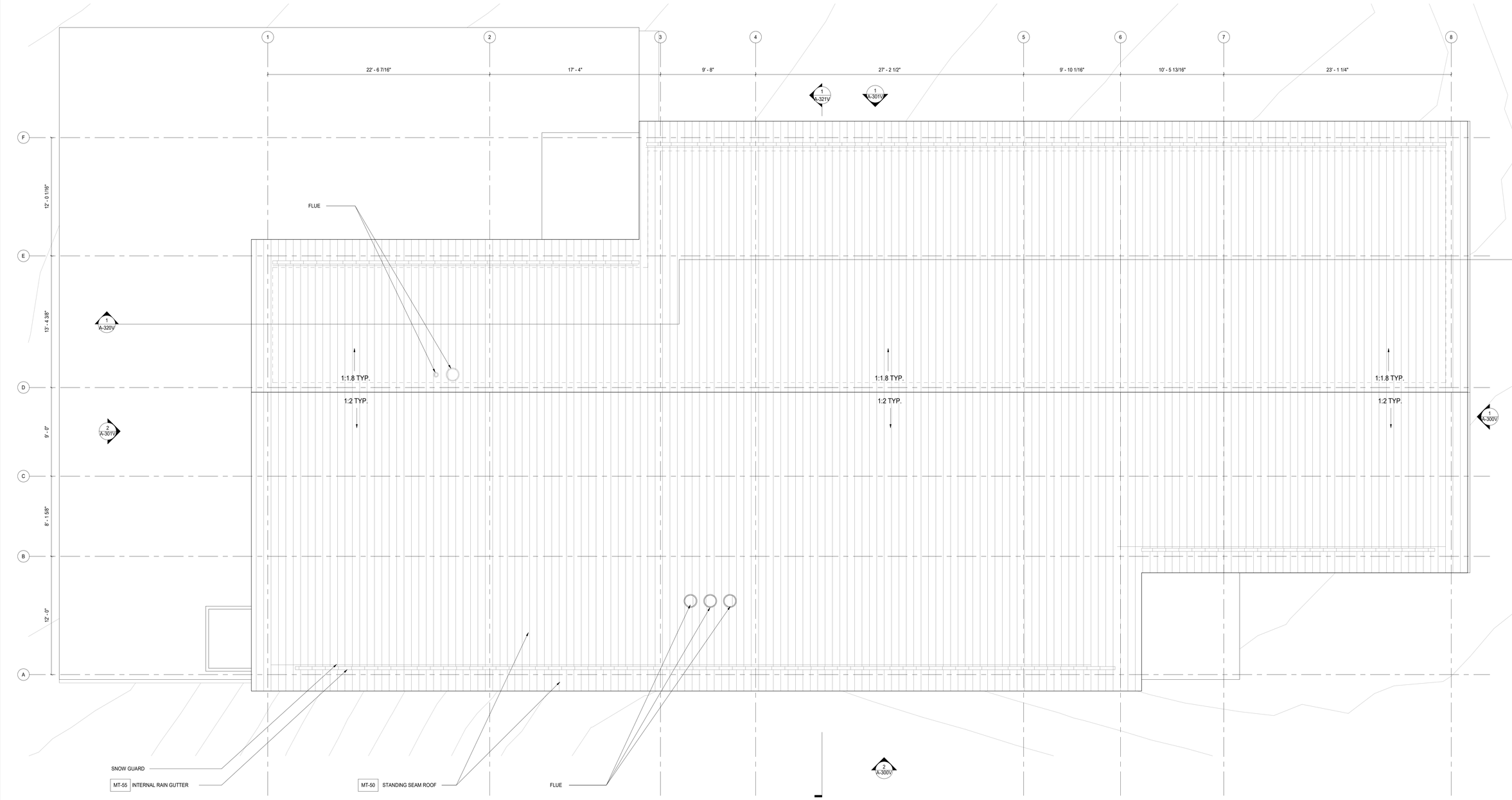

1 ROOF PLAN
1/4" = 1'-0"

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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/2021

KEY PLAN:NTS

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ROOF PLAN

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

DOB STAMP ZONE

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

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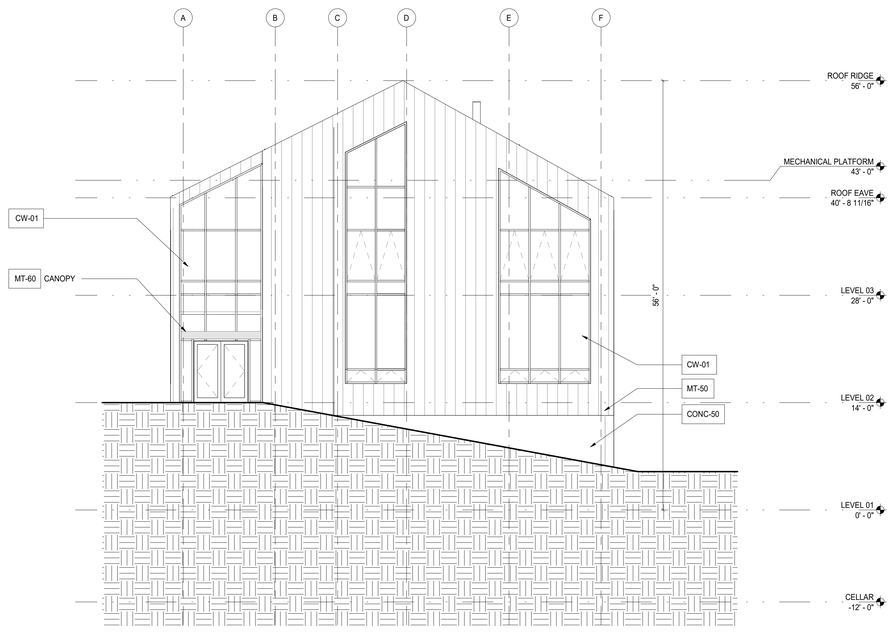
ELEVATION MATERIALS LEGEND

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

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



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

NOT FOR CONSTRUCTION

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

02/17/21

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-300V
___ of ___
DOB JOB: -

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MARVEL

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212.616.0420

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TEL 732 970 0700

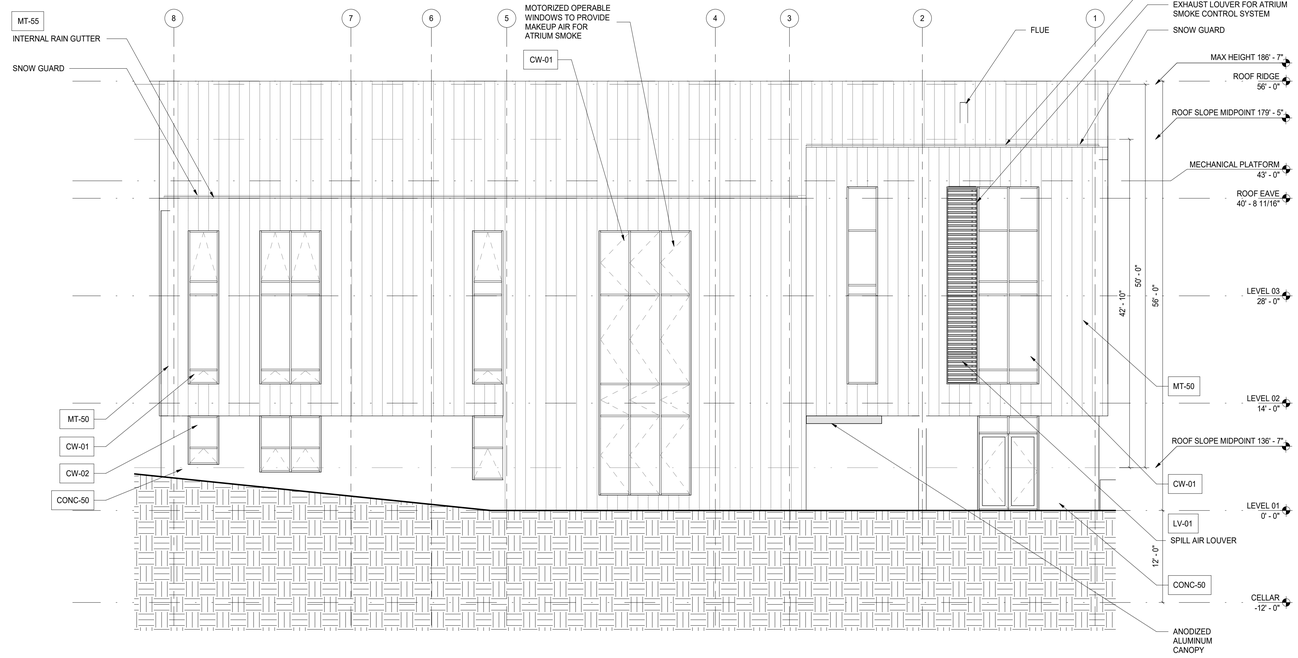
GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

ELEVATION 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

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

02/17/21

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-301V
___ of ___
DOB JOB: -

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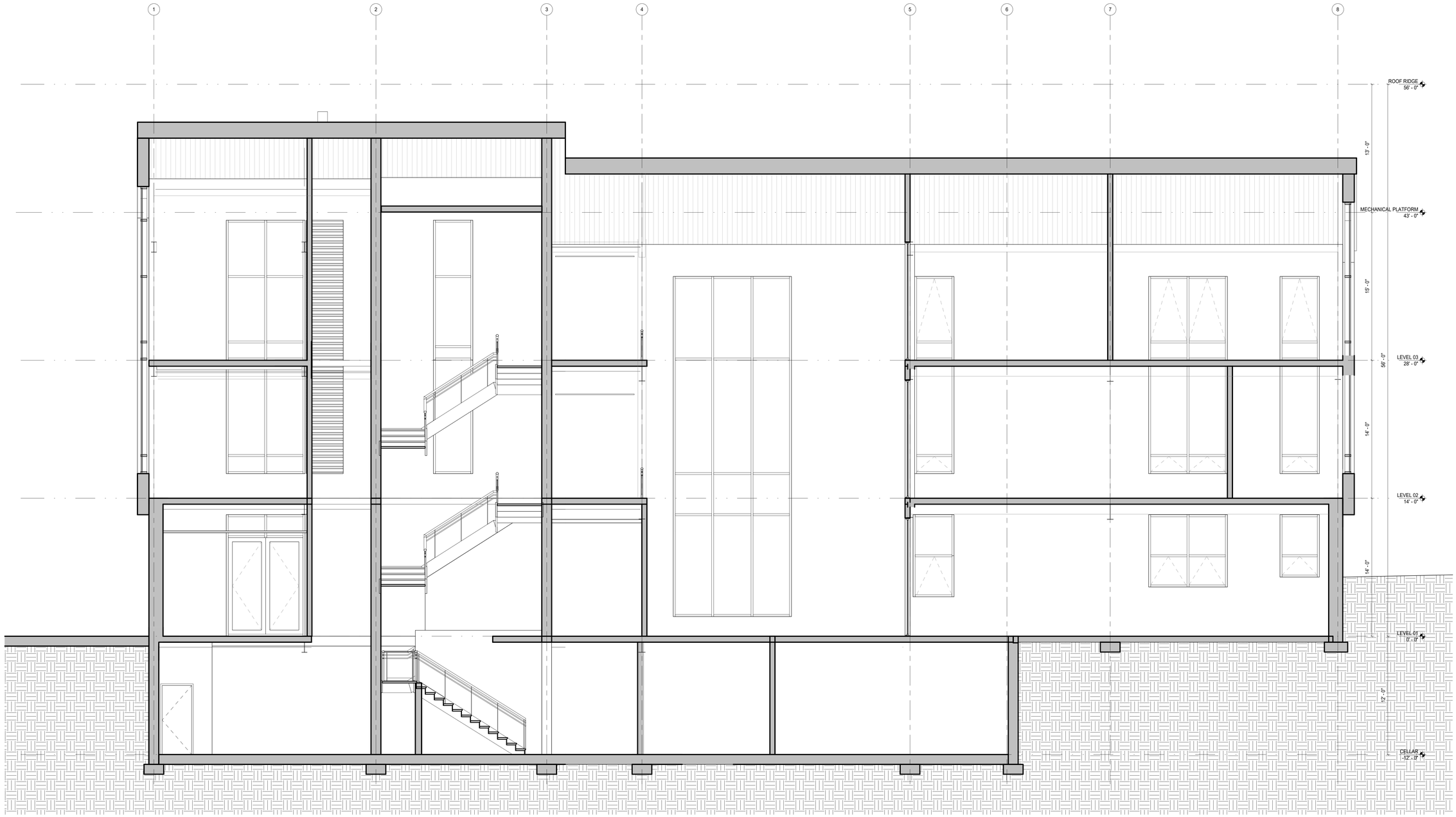

MARVEL

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TEL 732 970 0700

GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/12/21

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-320V
___ of ___
DOB JOB: -

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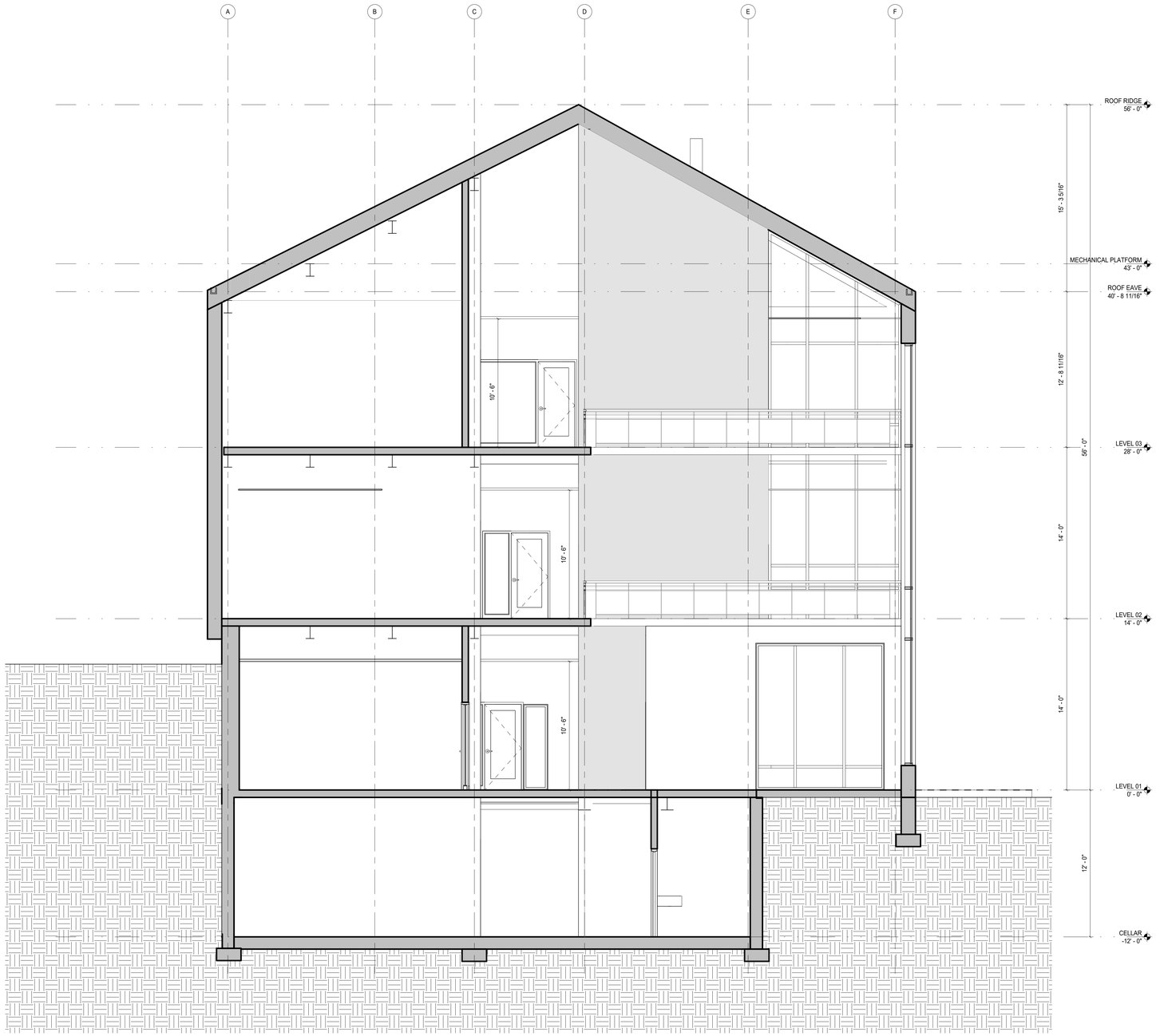

MARVEL

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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/21

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-321V
____ of ____
DOB JOB: -

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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/21

KEY PLAN:NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

LANDSCAPE LIGHTING PLAN

SCALE: VARIES

REGISTERED ARCHITECT JONATHAN JOVA MARVEL No. 024951 STATE OF NEW YORK

DOB STAMP ZONE

DRAWING #:
LC-010
___ of ___
DOB JOB: -

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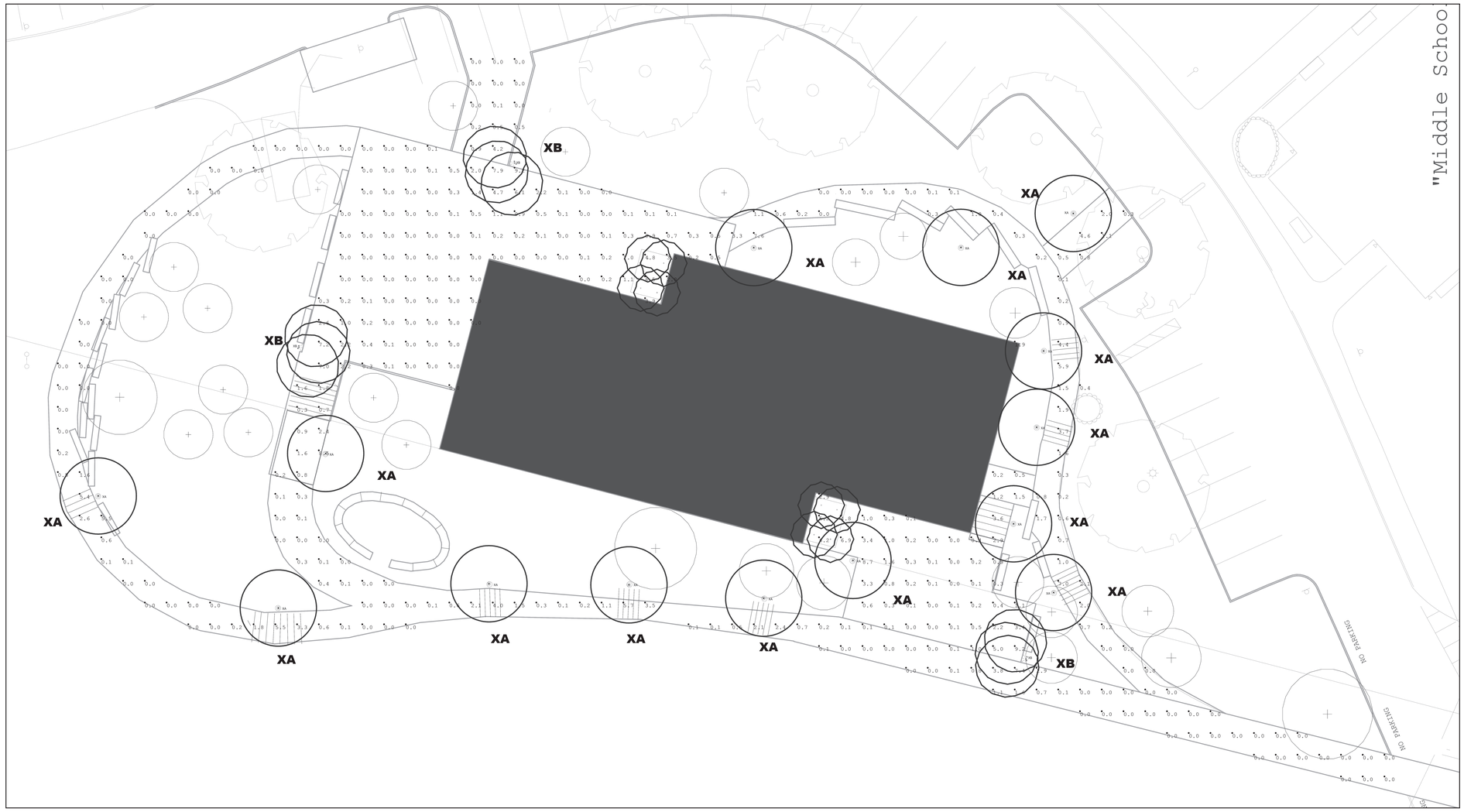
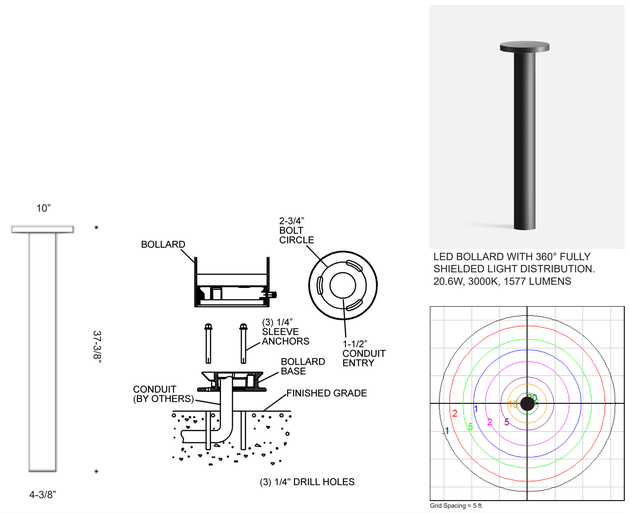
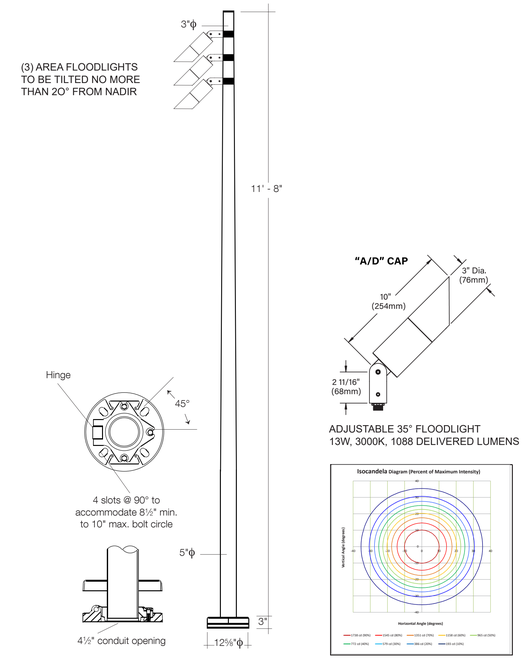


EXTERIOR LIGHTING PLAN (NTS)

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



TYPE XA BOLLARD



TYPE XB AREA LIGHT

MARVEL

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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

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

02/17/21

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

LANDSCAPE LIGHTING PHOTOMETRIC PLAN

SCALE: VARIES

DOB STAMP ZONE

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

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