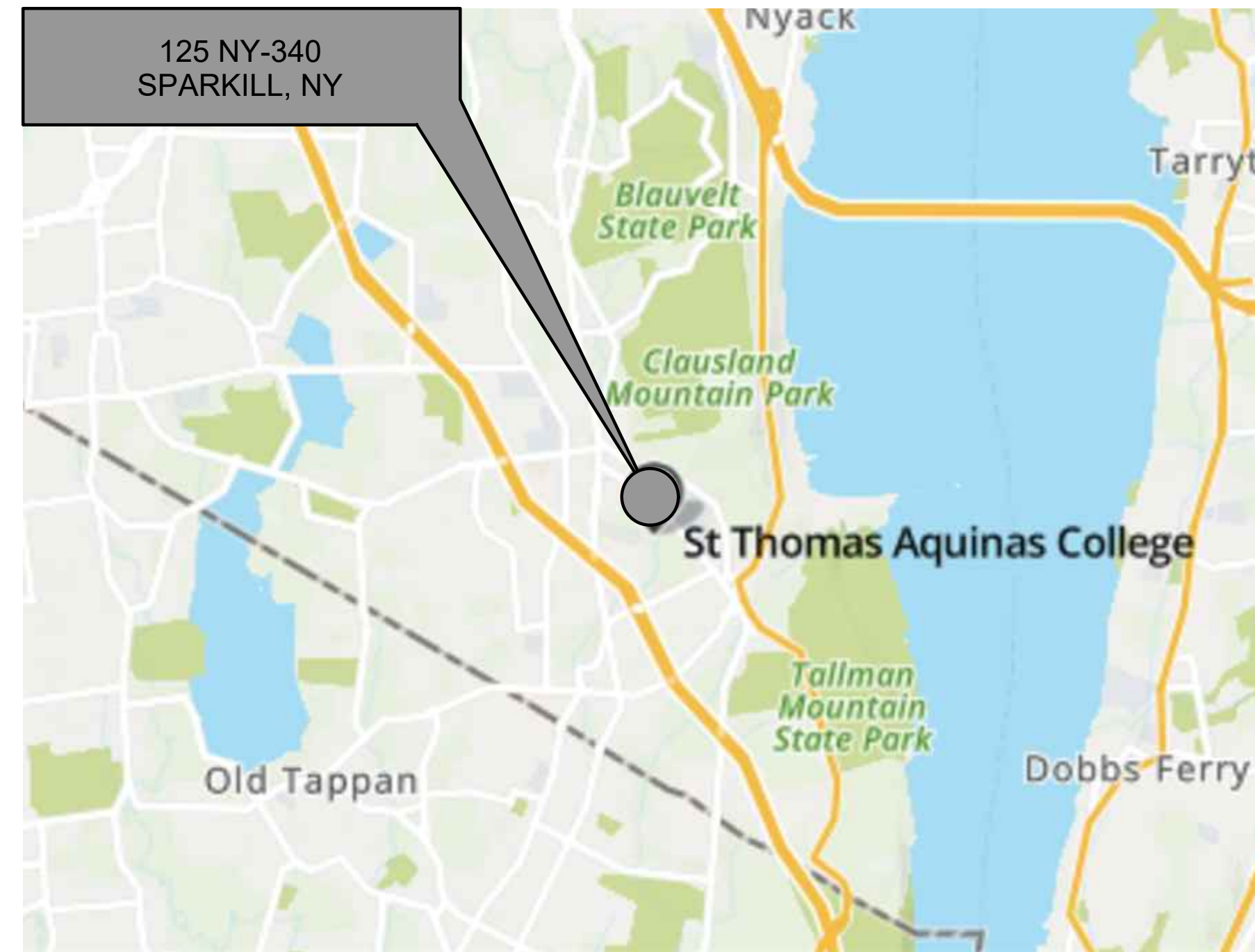
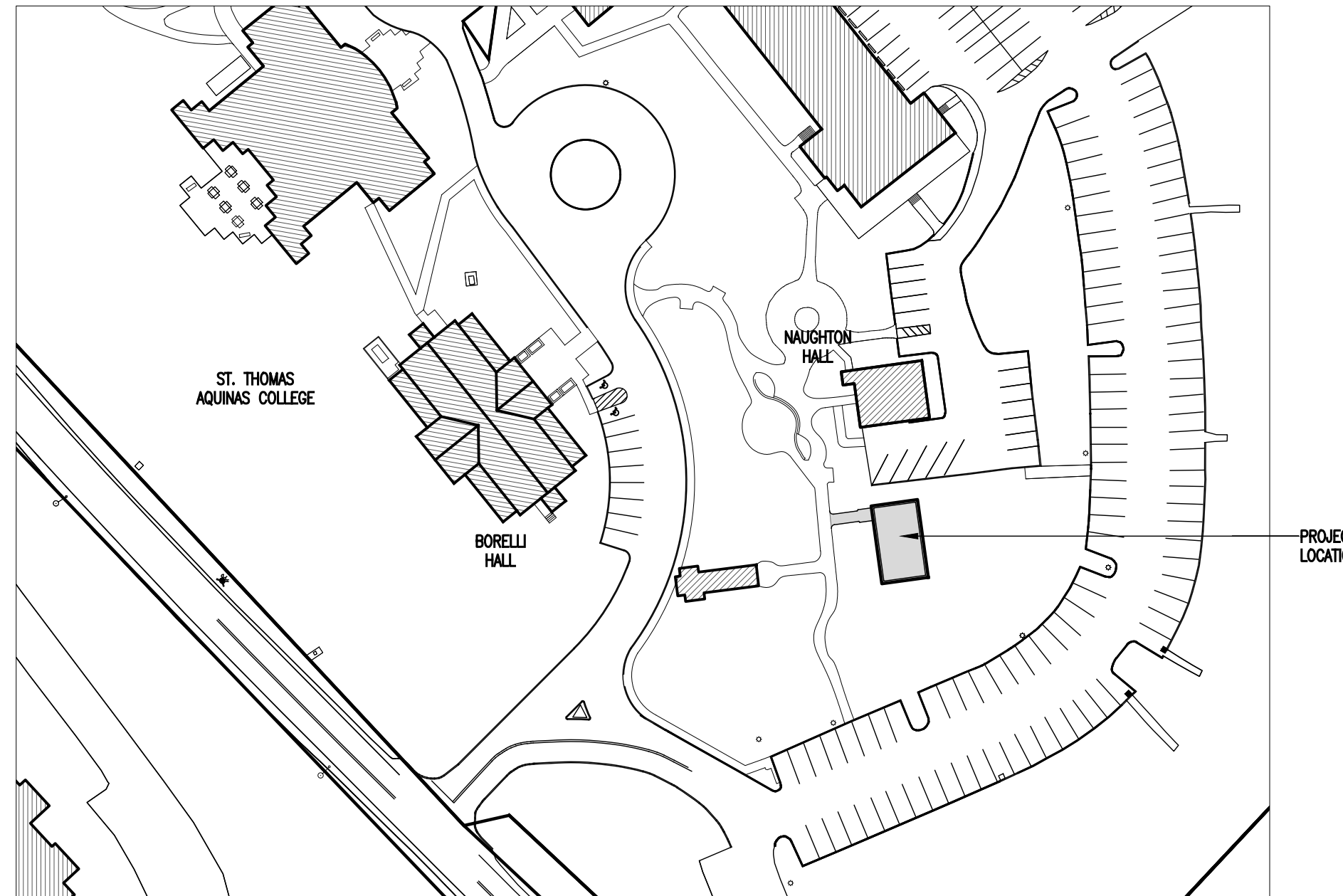


ST. THOMAS AQUINAS COLLEGE OBSERVATION CLASSROOM

125 NY-340
SPARKILL, NY



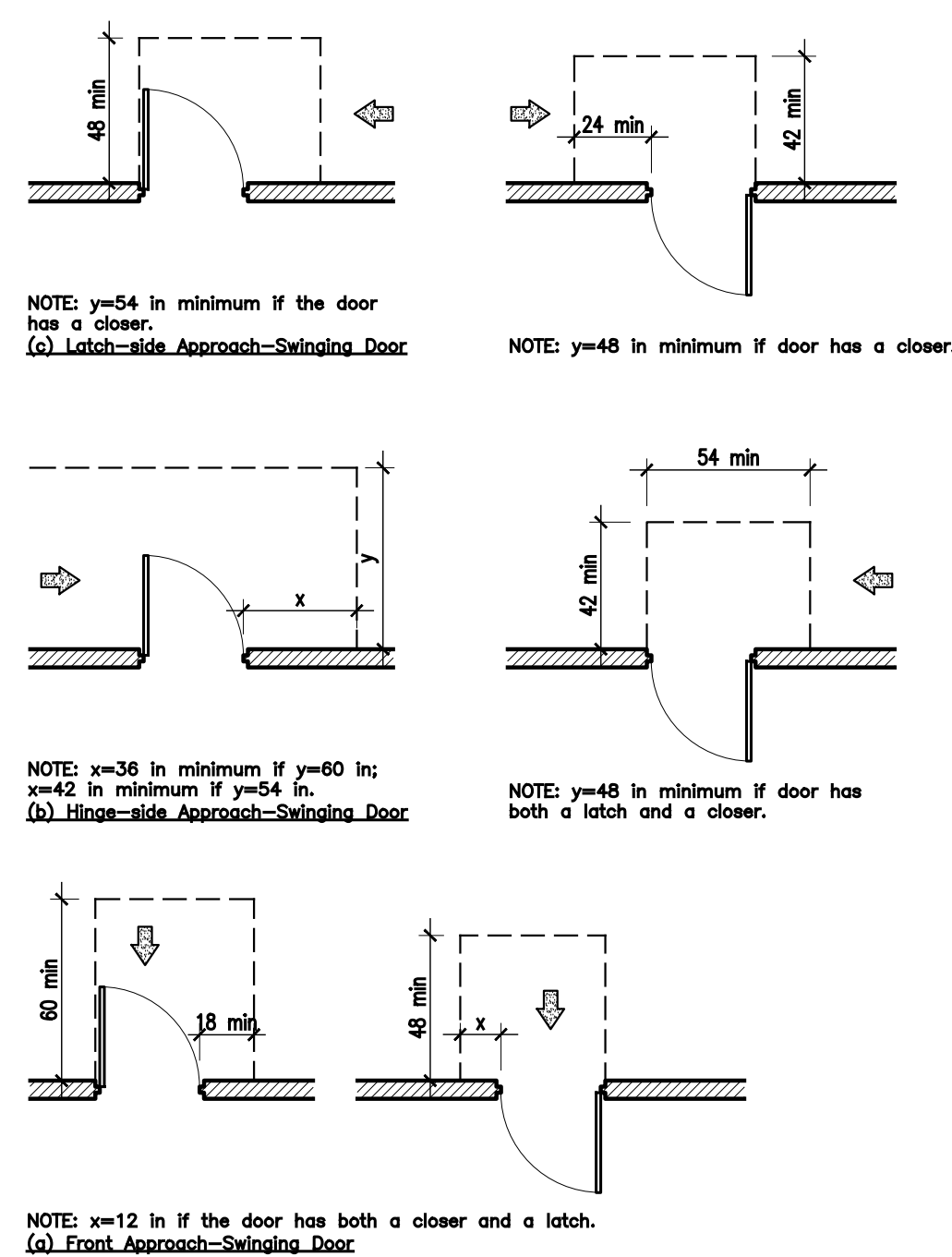
1 LOCATION MAP
N.T.S.



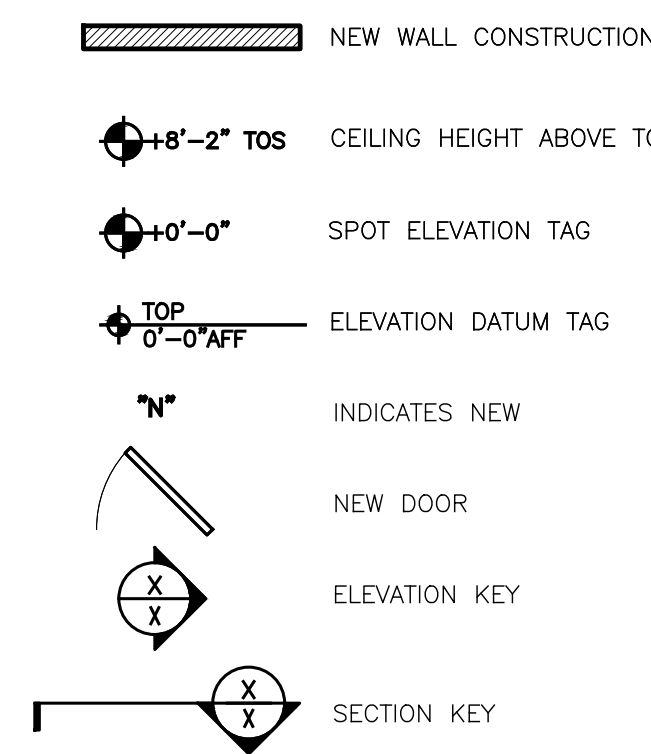
2 KEY PLAN
N.T.S.

AFF Above Finished Floor	FA Fire Alarm	NIC Not In Contract
ACT Acoustic Ceiling Tile	FE Fire Extinguisher	NTS Not To Scale
ADJ Adjustable	FT Fin Tube	No./# Number
ALUM Aluminum	FOW Face of Block/Brick	NOM Nominal
ANG Angle	FI Finish, Finished	OC On Center
APPROX Approximate	FIX Fixture	OD Outside Diameter
ARCH Architect(ural)	FH Full Height	OPP SIM Opposite Similar
AUX Auxiliary	FR Fireproof, Fireproofing	OPP HND Opposite Handed
BET Between	FR Fire Rated	PNL Panel
BM Beam	FL/FLR Floor	PTD Painted
BLDG Building	FD Floor Drain	PLYWD/PLWD Plywood
BLK Block	FOUND Foundation	P LAM Plastic Laminated
BLKG Blocking	FTG Footing	PREP Preparation
BD Board	G Gas	PSI Pounds Per Square Inch
BOT Bottom	GA Gauge	PSF Pounds Per Square Foot
B.O. Bottom of	GC General Contractor	R Riser
CAB Cabinet	GEN General	RD Roof Drain
CAT Catalog	GR Grade	REC Recessed/Reception
CLG Ceiling	GWB/GYP BD Gypsum Wall Board	RCP Reflected Ceiling Plan
CJ Control Joint	GF Ground Fault Current Interrupt	REINF Reinforce(d) (ing)
CL/ & Center Line	HC Handicapped	RELOC Relocate
C.O. Clean Out	HDWR Hardware	REQ/REQD Required
CLD Closet	HWWD Hardwood	RES Resilient
CLR Clear	HVAC Heating, Ventilation & Air Conditioning	RM Room
CMU Concrete Masonry Unit	H/HT Height	RO Rough Opening
COORD Coordinate	HM Hollow Metal	SCH Schedule
CORR Corridor	HR Horizontal	SEP Separate
CW Cold Water	HOR/HORIZ Horizontal	SIM Similar
COL Column	HTR Heater	SPEC Specification
CONST Construction	HW Hot Water	SQ FT Square Feet
CONT Continuous	I Inside Diameter	ST STL Stainless Steel
CONTR Contractor	INSUL Insulation	STR Structural, Structure
CER Ceramic	INT Interior	SW Switch
D Deep	INCL Include (d)(ing)	SQ Square
DN Down	INV Invert	SUSP Suspended
DET Detail/Detector	JT Joint	SYN Synthetic
DM/Ø Diameter	J-BOX Junction Box	THK Thick
DM Dimension	LBS Pounds	T.O. Top Of
DWG Drawing	LLV Long Leg Vertical	T Tread
DIAG Diagonal	LT Light	TYP Typical
DISP Dispenser	LAM Laminated	TEMP Tempered
E East	MAS Masonry	UNO Unless Noted Otherwise
ELEC Electric, Electrical	MATL Material	UL Underwriter's Laboratories
ELV Elevation (Feet & Inches)	MTL Metal	VERT Vertical
EQUIP Equipment	MIN Minimum	VCT Verify In Field
EQ Equal	MAX Maximum	VCT Vinyl Composite Tile
EA Each	MFR Manufacturer	W Wide
EXT Exterior	MTD Mounted	W/W Welded Wire Fabric
EXTG Existing		W/O With, Without
EJ Expansion Joint		WD Wood
EXT Exterior		WP Work Point
EFS Exterior Insulation Finish System		

3 ABBREVIATIONS
N.T.S.



4 DOOR MANEUVERING CLEARANCES
3/16" - 1" - 0"



5 DRAWING SYMBOLS
N.T.S.

GENERAL

- G.001** LOCATION MAP, SYMBOLS, KEY PLAN, DOOR MANEUVERING CLEARANCES, ABBREVIATIONS, DRAWING LIST
- G.002** CODE REVIEW, EGRESS PLAN & GENERAL NOTES
- G.003** VICINITY MAP, AERIAL CONTEXT PHOTO, & SITE DIAGRAM
- G.004** ZONING MAP & TABLE

CIVIL

- S.1** GRADING & UTILITIES PLAN
- S.2** LANDSCAPE & LIGHTING PLAN
- S.3** SOIL EROSION AND SEDIMENT CONTROL PLAN
- S.4** DETAILS
- S.5** DETAILS II

ARCHITECTURAL

- A.100** FOUNDATION PLAN, CONSTRUCTION PLAN, REFLECTED CEILING PLAN, WALL TYPES AND DETAILS
- A.101** ROOF PLAN AND DETAILS
- A.102** DOME PLANS AND STAIR DETAILS
- A.103** BUILDING SECTIONS AND WALL SECTION
- A.104** EXTERIOR ELEVATIONS
- A.105** DOOR, STOREFRONT & WINDOW SCHEDULES AND DETAILS
- A.106** FINISH PLAN, SPECIFICATIONS AND ENLARGED PLAN

6 DRAWING LIST
N.T.S.

03.28.23 FINAL SITE PLAN
10.06.22 ISSUED FOR PLANNING BOARD REVIEW
09.01.22 ISSUED FOR BUILDING DEPT REVIEW

ST. THOMAS AQUINAS COLLEGE
OBSERVATION CLASSROOM

125 NY-340 SPARKILL, NY



EDWARD ARCARI NY#020765 ANTHONY IOVINO NY#023349

COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC
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(201) 444-0753 FAX (201) 444-0839

LOCATION MAP, SYMBOLS, KEY PLAN
DOOR MANEUVERING CLEARANCES,
ABBREVIATIONS, DRAWING LIST

SCALE: AS NOTED

DATE: 03.28.2023

FILE: 2207/CURRENT/G.001.dwg

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G.001

CODE REVIEW

Project Name: St. Thomas Aquinas College Observation Classroom

Location: 125 NY-340
Sparkill, NY 10976

Architects: Arcari & Iovino Architects
One Katherine Street
Little Ferry, NJ 07643
201.641.0600

Applicable Code: 2020 Building Code of New York State
2017 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
2020 Fire Code of New York State
2020 Energy Conservation Code of New York State
2020 Mechanical Code of New York State
2020 Plumbing Code of New York State
2020 Fuel Gas Code of New York State
2017 National Electrical Code

Description of Work:

Area: 1,191 SF Height: 1 Story

2020 Building Code of New York State

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

304.1 Use Group B
Min. Construction Type Req. VB
Construction Type Proposed VB (Non-Sprinklered)

CHAPTER 5 - GENERAL BUILDING LIMITATIONS

Tables 504.3, 504.4, 506.2- Allowable Building Heights & Areas

	Allowed		Proposed Addition	
	Group	Construction Type	Group	Construction Type
Height (max. height)	40'-0"	VB	31'-2"	VB
Number of Stories (See 504.4)	2	VB	1	VB
Area per Floor	9,000 SF	VB	1,191 SF	VB
1st Floor			1,191 SF	
Total area			1,191 SF	

Height Modifications (Not Required)
Area Modifications (Not Required)

505.3 Equipment Platforms
Not be considered as a portion of the floor below.
Area does not contribute to either the building area or the number of stories and is not included in determining fire area
Equipment platform and the stairway providing access to equipment platform shall not serve as a part of the means of egress from the building.

505.3.1 Equipment Platform Area Limitation
No greater than 1/3 of the area of the room in which they are located
- Complies

CHAPTER 6 - TYPES OF CONSTRUCTION

Table 601- Fire Resistant Ratings Required (Type VB)

	Required		Proposed	
	Required	Proposed	Required	Proposed
Structural Frame:	0 hrs	0 hrs	0 hrs	0 hrs
Bearing Walls:				
Exterior:	0 hrs	0 hrs	0 hrs	0 hrs
Interior:	0 hrs	0 hrs	0 hrs	0 hrs
Nonbearing Walls				
Partitions Exterior:	0 hrs	0 hrs	0 hrs	0 hrs
Partitions Interior:	0 hrs	0 hrs	0 hrs	0 hrs
Floor Construction:	0 hrs	0 hrs	0 hrs	0 hrs
Roof Construction:	0 hrs	0 hrs	0 hrs	0 hrs

Table 602- Fire Resistant Rating for exterior walls based on sep. distance

> 30'-0"	0 Req.	0 Proposed
----------	--------	------------

CHAPTER 7 - FIRE RESISTANT MATERIALS AND CONSTRUCTION

705 Exterior Walls
705.8 Maximum Area of Exterior Wall Openings Based on Fire Separation
Distance: ≥30 ft, Unprotected, Nonsprinklered - No Limit
705.8.5 Vertical Separation of Openings - Not Applicable
Exception 1 - Less than 3 Stories
705.11 Parapets - Not Applicable
Exception 1 - Not Req. in accordance with Table 602 because of fire separation distance

CHAPTER 8 - Interior Finishes

Table 803.13 - Interior Wall Ceiling Finish Req. by OCC. (B use, Non-Sprink)

Exit Enclosure/ Exit Passageway Class A
Corridors Class B
Rooms/ Enclosed Spaces Class C

CHAPTER 9 - FIRE PROTECTION SYSTEMS

903 Automatic Sprinkler System
Required: No
Provided: No
906 Fire Extinguishers
Required: Yes
Provided: Yes
Table 906.3(1):
Min. Extinguisher Rating: 2-A Complies
Max. Floor Area Per Unit of A: 3,000 SF Complies
Max. Floor Area for extinguisher: 11,250 SF Complies
Max. Travel Distance To Extinguisher: 75 FT Complies

CHAPTER 10 - MEANS OF EGRESS

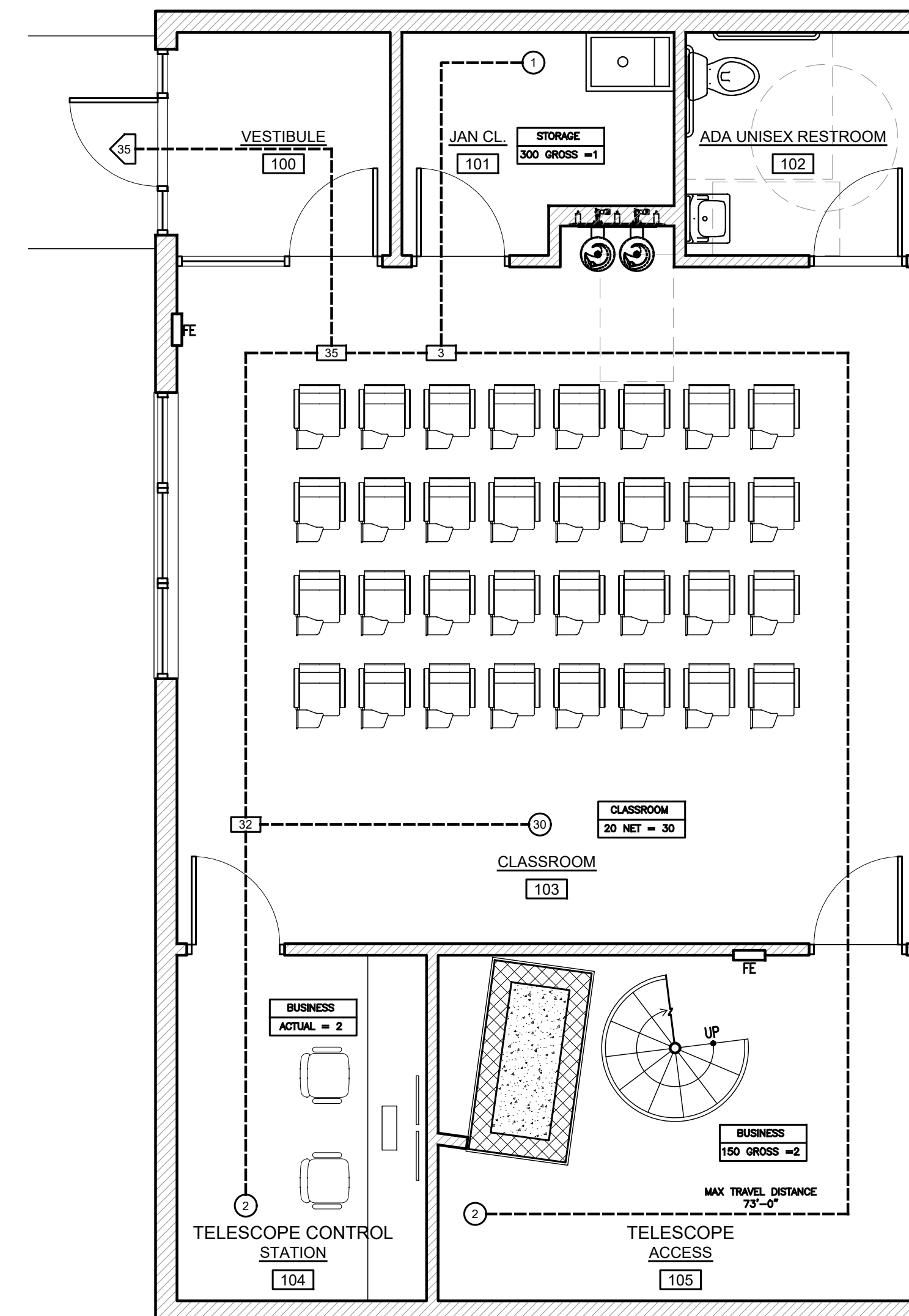
1004 Occupant Load Table 1004.1.2
First Floor: 36 People
1005.3 Egress Width
1005.3.2 Other Egress Components .2" Min Complies
1006 Spaces with one exit
Table 1006.2.1 Common Path Max Occ: 49 35
OL>30 : 75' 73'
1011.10 Spiral Stairways 6-3/4" min at N/A
Tread Depth point 12" from Stair to Equip
narrow end Platform
Headroom 78" min N/A
Riser Height 9-1/2" max N/A
Clear Width (below handrail) 26" N/A
1014 Handrails 1014.2 Height 34" Min, 38" Max Yes
1015 Guards 1015.3 Height 42" 42"
1015.4 4" Dia. ball cannot pass Yes Yes
1017 Exit Access Travel Distance Table 1017.2 (without sprinkler) 200'-0" Max 73'-0" Max

2020 Plumbing Code of New York State

403.1 Minimum # of Plumbing Fixtures Required

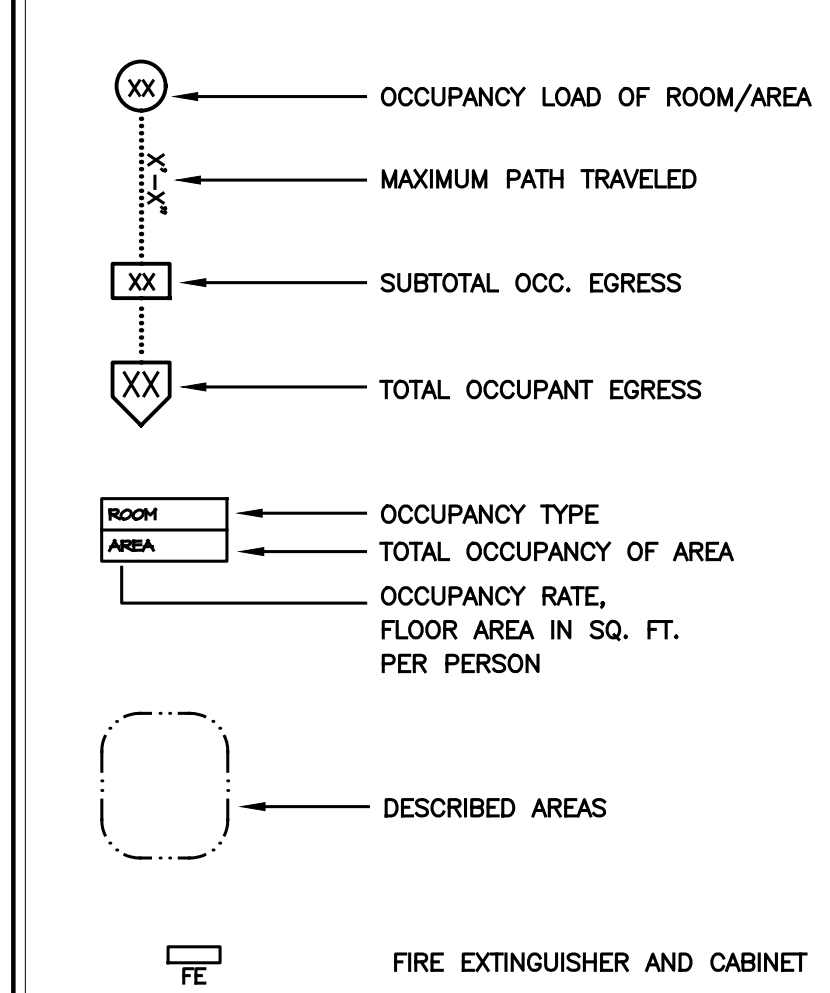
E- Educational Facilities

	Required			
	WC	LAV	Drinking Fountain	Service Sink
TOTAL	1 per 50	1 per 50	1 per 100	1 Service Sink
	1	1	1	1
	Proposed			
	WC	LAV	Drinking Fountain	Service Sink
	1	1	1	1



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

EGRESS LEGEND



03.28.23 FINAL SITE PLAN
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**ST. THOMAS AQUINAS COLLEGE
OBSERVATION CLASSROOM**

125 NY-340 SPARKILL, NY

arcari iovino
ARCHITECTS PC

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MPP ENGINEERS LLC
34 S Main St
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Omdex Incorporated
Consulting Engineers

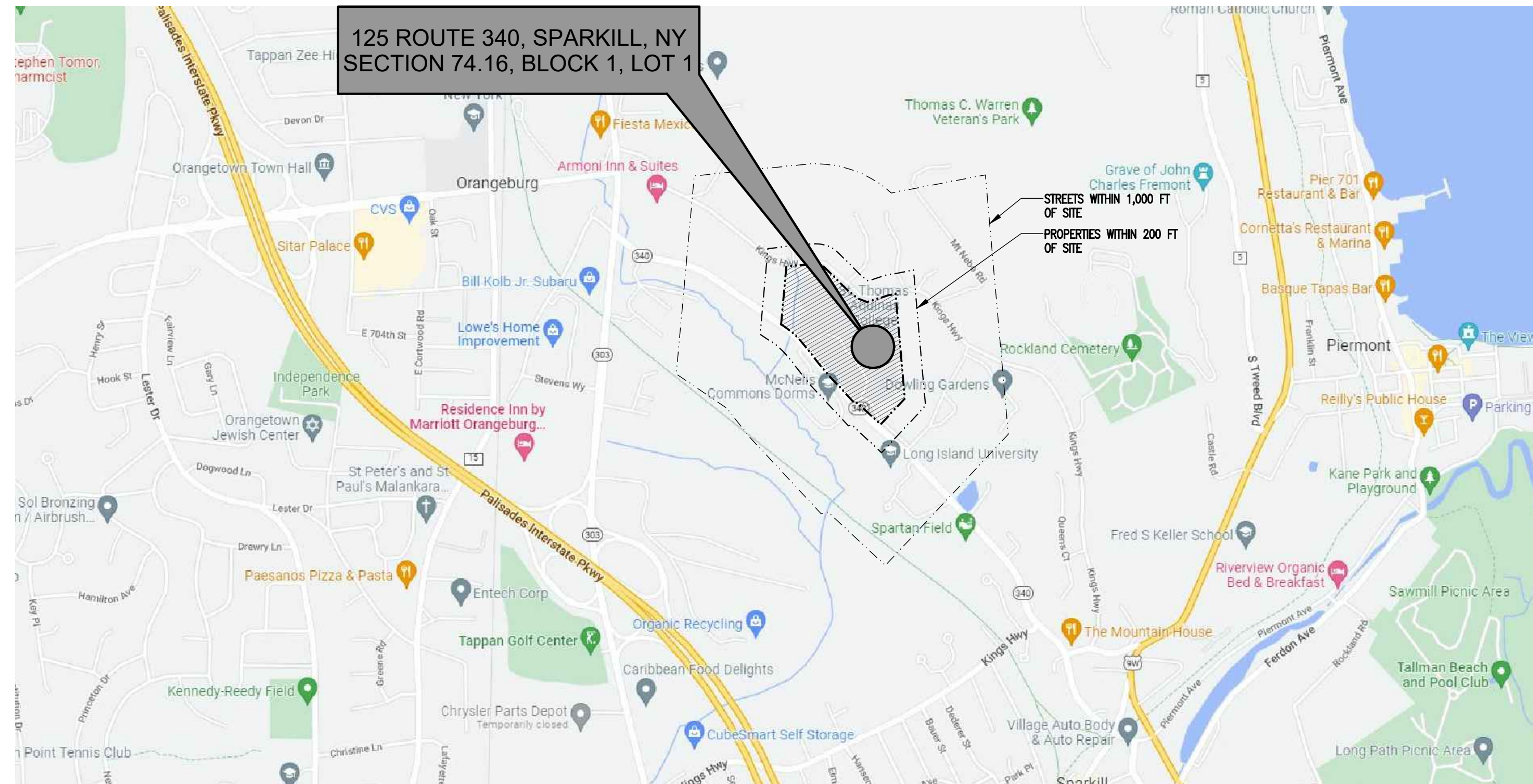
21 Cross Avenue
Midland Park, NJ 07432-1811
(201) 444-0753 FAX (201) 444-0839

**CODE REVIEW, EGRESS PLAN &
GENERAL NOTES**

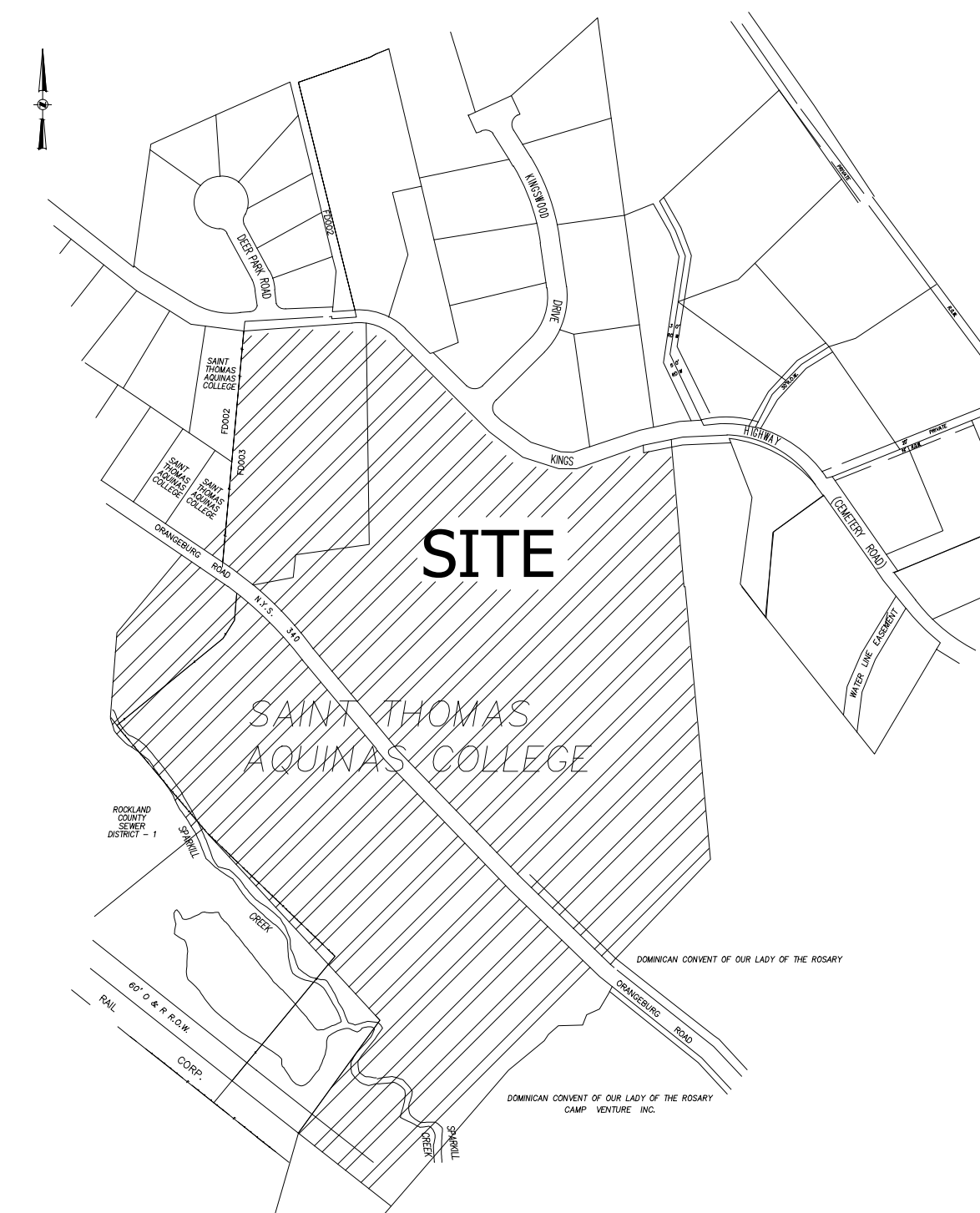
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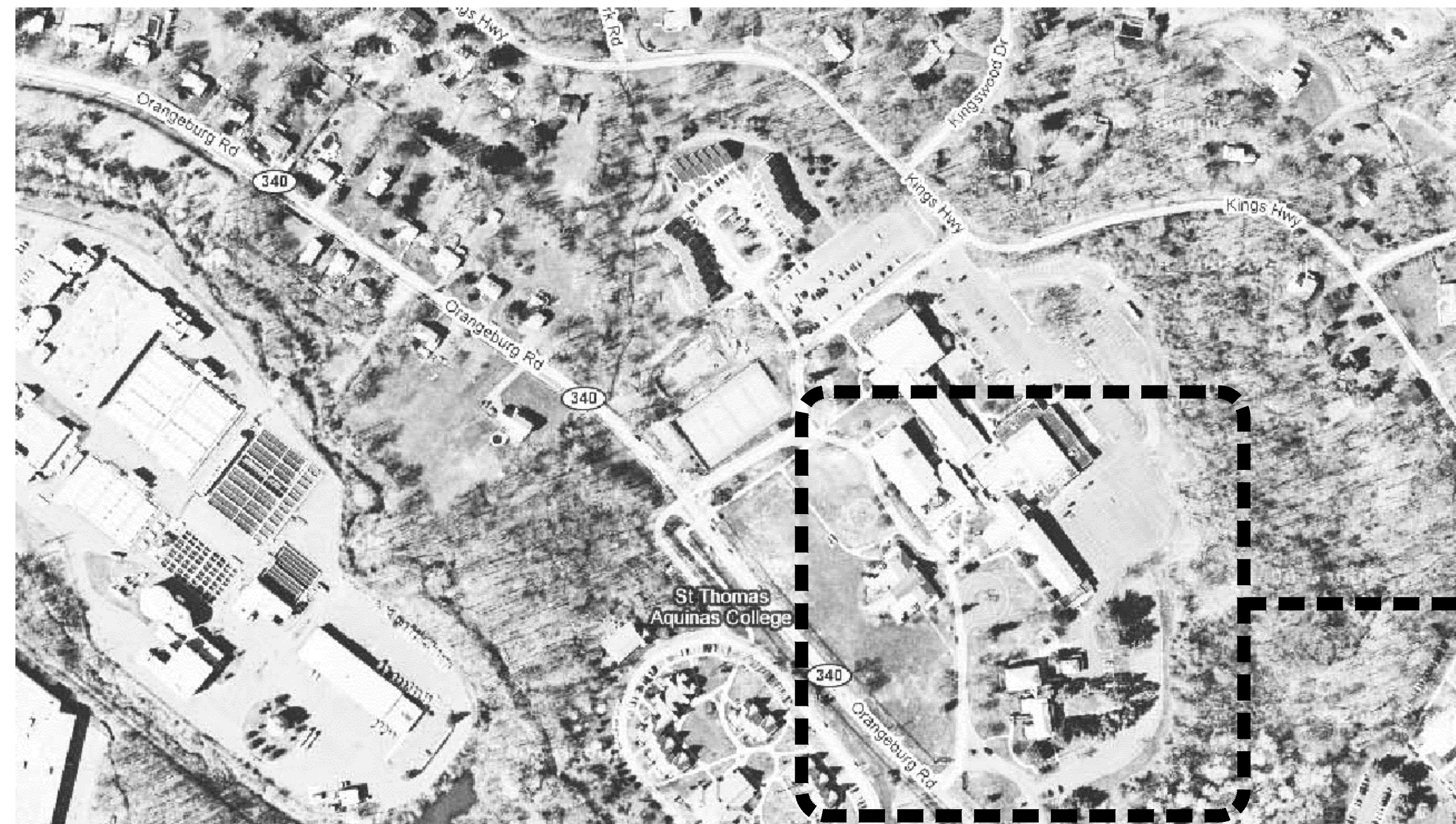
OBSERVATION CLASSROOM



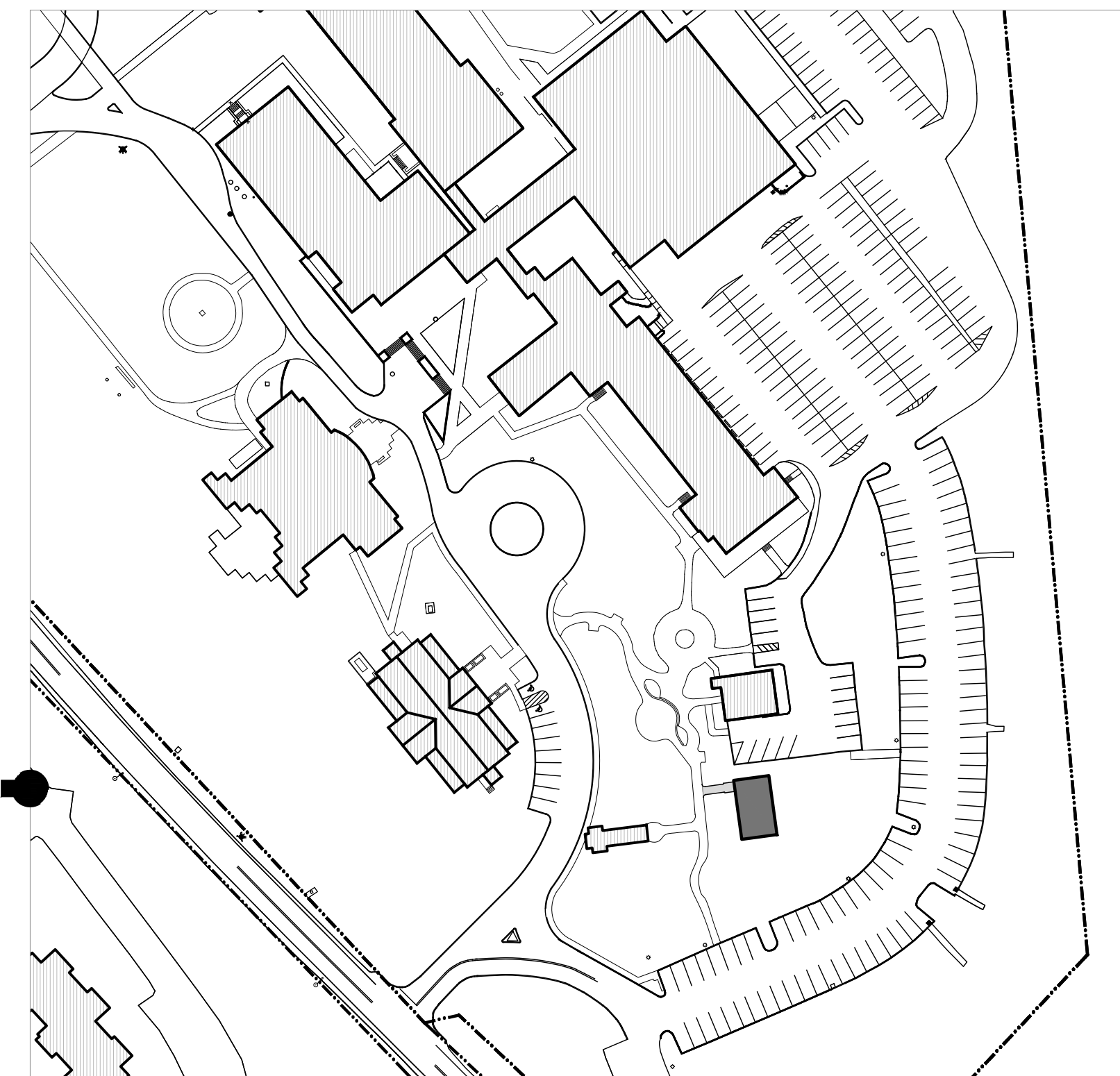
1 VICINITY MAP
SCALE: 1" = 1000'



2 VICINITY MAP
SCALE: 1" = 400'



3 AERIAL CONTEXT PHOTO
SCALE: N.T.S.



4 SITE DIAGRAM
SCALE: 1" = 100'

03.28.23 FINAL SITE PLAN
10.06.22 ISSUED FOR PLANNING BOARD REVIEW
09.01.22 ISSUED FOR BUILDING DEPT REVIEW

ST. THOMAS AQUINAS COLLEGE
OBSERVATION CLASSROOM

125 NY-340 SPARKILL, NY

arcari iovino
ARCHITECTS PC

REGISTERED ARCHITECT
EDWARD ANTHONY ARCARI
ANTHONY IOVINO
STATE OF NEW YORK
020765

ONE KATHERINE STREET
LITTLE FERRY, NJ 07643
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WWW.AIARCHS.COM

EDWARD ARCARI NY#020765 ANTHONY IOVINO NY#023349

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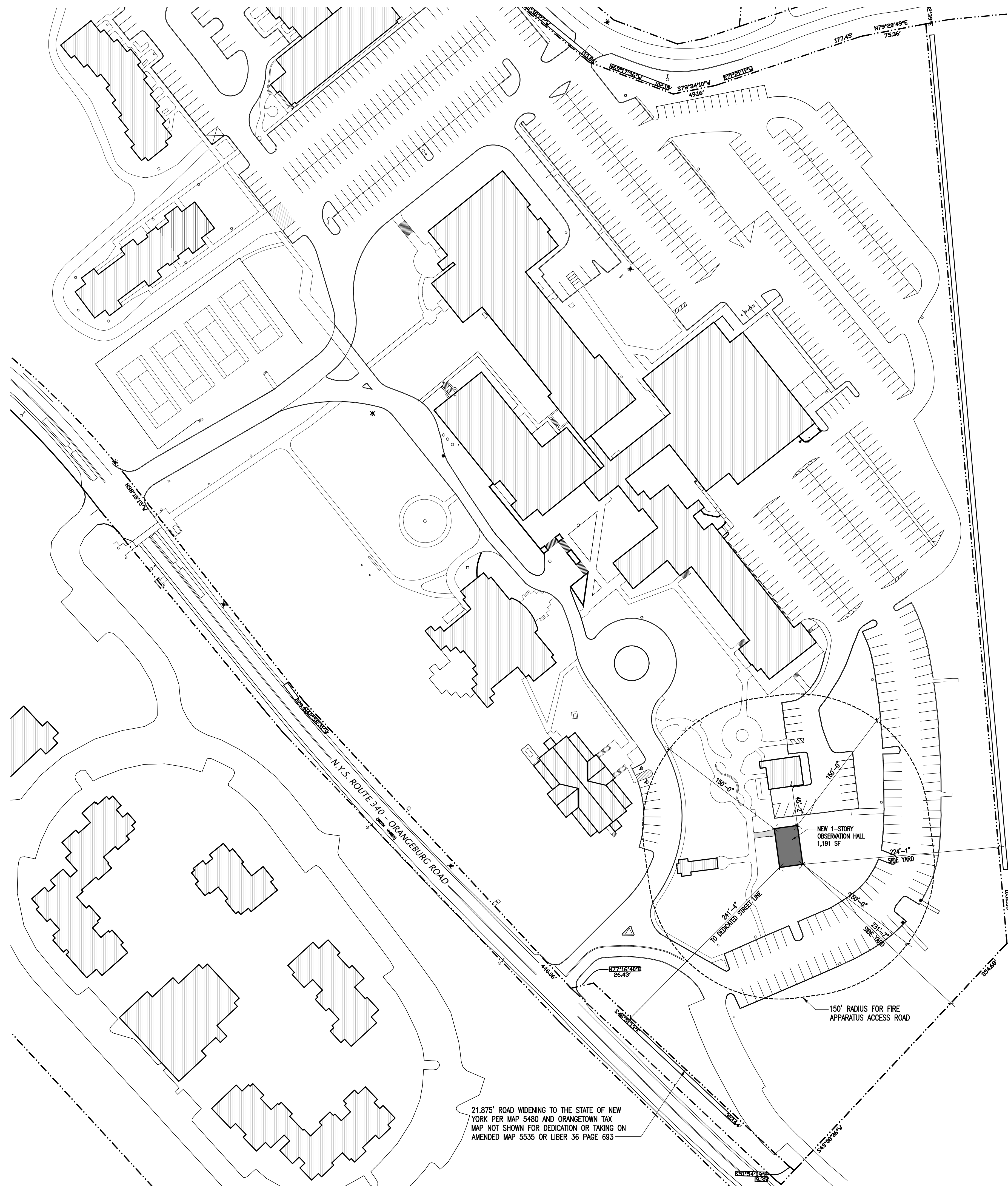
21 Cross Avenue
Midland Park, NJ 07432-1811
(201) 444-0753 FAX (201) 444-0839

VICINITY MAP, AERIAL CONTEXT
PHOTO, & SITE DIAGRAM

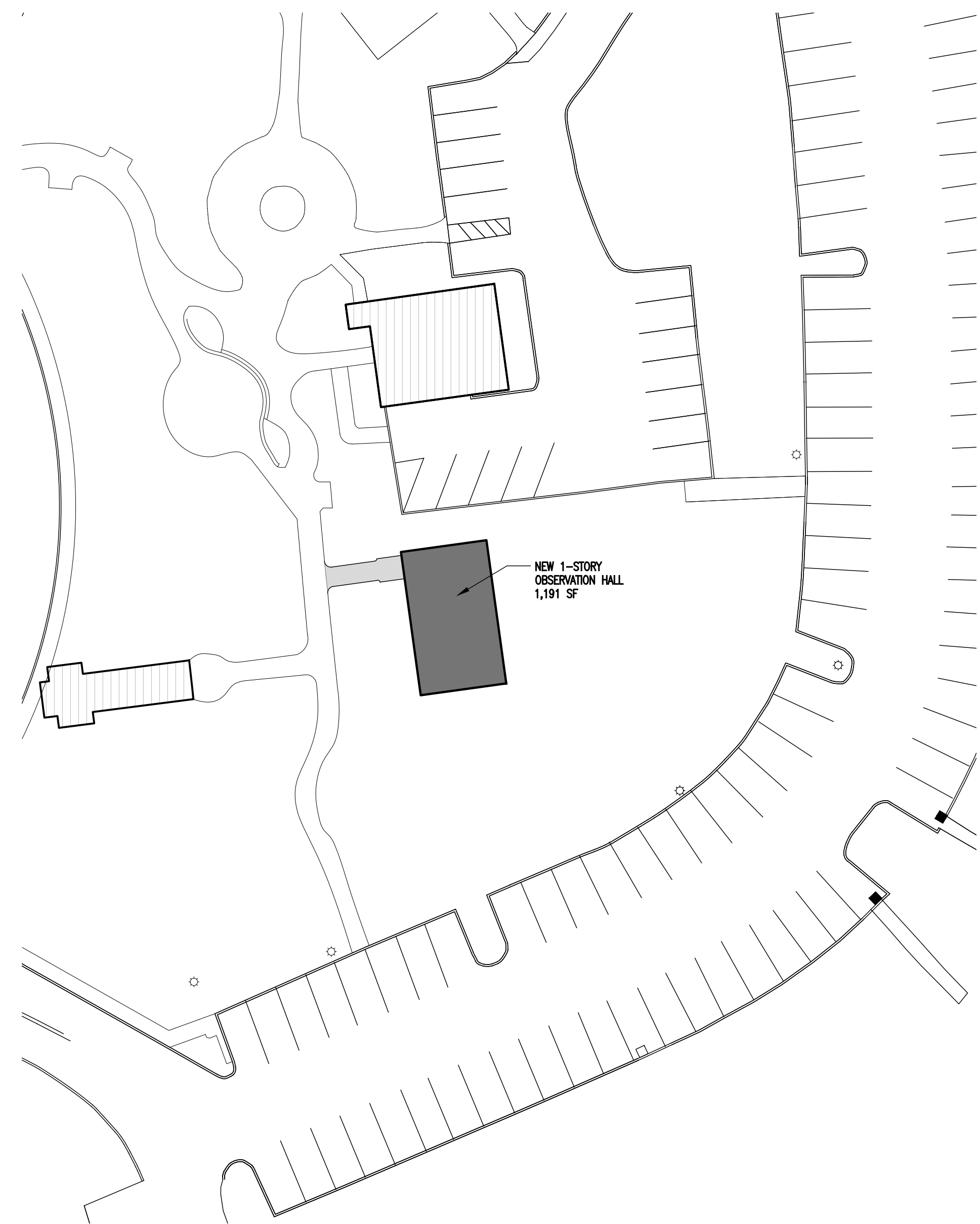
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G.003

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1 ZONING DIAGRAM
1" = 60'-0"



2 PARTIAL SITE PLAN
1" = 30'-0"

NOTE: ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND

NOTE: THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.6(A) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

125 NY-340 SPARKILL, NY					
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK					
SECTION:	74.16	BLOCK:	1	LOT:	1
ZONE:	R-40	GROUP:	F		
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE	
MAXIMUM FLOOR AREA RATIO	0.15	0.194	0.195*	YES	
MAXIMUM DEVELOPMENT COVERAGE	0.75	0.697	0.698**	NO	
MINIMUM LOT AREA	5 ACRES	27.5 ACRES	27.5 ACRES	NO	
MINIMUM LOT WIDTH	400 FT	1,250 FT	1,250 FT	NO	
MINIMUM STREET FRONTAGE	50 FT	2,766 FT	2,766 FT	NO	
MINIMUM FRONT YARD	50 FT	101 FT (KINGS HWY)	241.25 FT (NY-340)	NO	
MINIMUM SIDE YARD	30 FT	132 FT	224.08 FT	NO	
MINIMUM TOTAL SIDE YARD	80 FT	297 FT	364.42 FT	NO	
MINIMUM REAR YARD	50 FT	N/A	N/A	NO	
MAXIMUM BUILDING HEIGHT	8 INCHES (PER FOOT FROM LOT LINE) = 224.08 FT * 8 = 1,792.64 IN = 149.38 FT	33.5 FT (DORMITORY)	32 FT	NO	
PARKING REQUIREMENTS*** (ART. III, S3.11, COL. 6)	820 SPACES	740 SPACES	740 SPACES	YES	

NOTES:
 * FAR CALCULATIONS: SITE AREA = 1197900 SF, EXISTING FAR = 0.194 = 232,392.6 SF, ADDITIONAL FLOOR AREA = 1,191 SF, TOTAL AREA = 233,583.6 SF / 1197900 = 0.195 FAR
 ** COVERAGE CALCULATIONS: SITE AREA = 1197900 SF, EXISTING COVERAGE = 0.697 = 834,936.3 SF, ADDITIONAL COVERAGE = 1,346.3 SF, TOTAL COVERAGE = 836,282.6 SF = 0.698
 *** PARKING REQUIREMENTS
 SCHOOL: 1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA, BUT NOT LESS THAN 1 SPACE/6 STUDENTS
 TOTAL AREA OF ACADEMIC & ADMINISTRATIVE BUILDING (INCLUDING PROPOSED OBSERVATION CLASSROOM) = 162,700 + 1,191 = 163,891 SQ. FT. 163,891 SQ. FT. / 1 SPACE/200 SQ. FT. = 819.46 OR 820 SPACES REQUIRED
 1,011 STUDENTS / 1 SPACE/6 STUDENTS = 168.5 OR 169 SPACES REQUIRED
 740 TOTAL SPACES PROVIDED ON NORTHEAST SIDE OF ROUTE 340 VARIANCE FOR 74 SPACES GRANTED ON MAY 15, 2019 AS ZBA #19-46 VARIANCE REQUIRED FOR 80 SPACES TOTAL

3 ZONING TABLE
N.T.S.

SITE ADDRESS ST. THOMAS AQUINAS COLLEGE 125 ROUTE 340 SPARKILL, N.Y. 10976	
APPLICANT ARCARI + IOVINO ARCHITECTS EDWARD ARCARI 1 KATHERINE STREET LITTLE FERRY, NJ 07643	
OWNER ST. THOMAS AQUINAS COLLEGE C/O JOSEPH DOMINI - SENIOR VP FOR ADMINISTRATION 125 ROUTE 340 SPARKILL, N.Y. 10976	
LOT AREA 27.5141 ACRES	
TAX MAP REFERENCE TOWN OF ORANGETOWN TAX MAP SECTION 74.16, BLOCK 1, LOT 1	
DISTRICTS SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT NO. 1 FIRE DISTRICT: SPARKILL-PALISADES WATER DISTRICT: SPARKILL-PALISADES SEWER DISTRICT: ORANGETOWN SEWER DISTRICT LIGHTING DISTRICT: TOWN OF ORANGETOWN	
STREAM CLASSIFICATION STREAM NUMBER H-13 CLASSIFICATION: "C" 03.28.23 FINAL SITE PLAN 10.06.22 ISSUED FOR PLANNING BOARD REVIEW 09.01.22 ISSUED FOR BUILDING DEPT REVIEW	
ST. THOMAS AQUINAS COLLEGE OBSERVATION CLASSROOM 125 NY-340 SPARKILL, NY	
 EDWARD ARCARI NY#020765 ANTHONY IOVINO NY#023349 COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS AND LAND SURVEYORS 1610 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774 120 1/2 N. BROADWAY NYACK, NEW YORK 1 (945) 358-1510	
STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE No. 31,265	
 DELCHO G. PALECHEV PROFESSIONAL ENGINEER, N.J. LIC. NO.48732 MPP ENGINEERS LLC 34 S Main St Allentown, NJ 08501 Phone: (609) 489-5511	
Omdex Incorporated Consulting Engineers 21 Cross Avenue Midland Park, NJ 07432-1811 (201) 444-0753 FAX (201) 444-0839	
ZONING MAP & TABLE	
SCALE: AS NOTED	G.004
DATE: 03.28.2023	
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GENERAL NOTES

- RECORD OWNER : SAINT THOMAS AQUINAS COLLEGE
125 ROUTE 340
SPARKILL, NY 10976
- APPLICANT : SAINT THOMAS AQUINAS COLLEGE
(C/O MR. PETER SKAE)
125 ROUTE 340
SPARKILL, NY 10976
- EXISTING TAX LOT : 74.16-1-1
- ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- DUE TO THE ASSUMPTION OF A PERCOLATION RATE FOR THE DESIGNED DRAINAGE SYSTEM THE APPLICANT'S ENGINEER SHALL ADMINISTER A FIELD PERCOLATION TEST PRIOR TO THE INSTALLATION OF THE PROPOSED CHAMBERS, TO ENSURE ADEQUACY OF THE DESIGNED DRAINAGE SYSTEM. THE APPLICANT'S ENGINEER SHALL PROVIDE A COPY OF THE PERCOLATION TEST TO DEME AND THE BUILDING DEPARTMENT.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
- ALL BUILDING SEWER CONNECTIONS SHALL BE GRAVITY SEWERS WITH A MINIMUM SLOPE OF 2%.
- WATER TO BE SUPPLIED BY VEOLIA NORTH AMERICA.
- " THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK."
- "CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS."
- ALL DRAINAGE STRUCTURES MUST MEET REQUIREMENTS OF NYS STANDARD SHEETS AND MUST BE FABRICATED BY A NYS APPROVED SOURCE.
- REFERENCE TO: SITE PLAN PREPARED BY ATZL, NASHER & ZIGLER P.C. DATED 3/12/20 AS PROJECT NO. 2486-F.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MAY BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH - DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4" INCH PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE AREA TO BE PROTECTED.
- THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET OR LARGER THAN THE TREE CANOPY.
- ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- MAINTENANCE OF STORMWATER SYSTEM & SCHEDULE
 - MAINTENANCE OF THE SUBJECT PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
 - MAINTENANCE SHALL INCLUDE THE FOLLOWING:
 - PERIODIC CLEANING OF ROOF LEADERS TO PREVENT DEBRIS FROM ENTERING THE RAIN GARDEN (SIX MONTH INTERVALS).
 - MOWING AND FERTILIZING OF GRASS AREAS. ALSO, PRUNING AND FERTILIZING OF TREES AND SHRUBS (DURING SEASONAL INTERVALS).
 - RAIN GARDEN SHALL BE INSPECTED AND MAINTAINED MONTHLY. RAIN GARDEN TO BE WATERED REGULARY FOR FIRST THREE MONTHS AND AS NEEDED THROUGHOUT THE FUTURE AND IN TIMES OF HOT WEATHER AND DROUGHT. CHECK AND REMOVE DEBRIS AFTER EACH RAINSTORM TO BE SURE DRAINAGE OUTLET PATHS ARE CLEAR AND WATER NOT PONDING FOR MORE THAN 48 HOURS. CONTACT PERSON PETER SKAE FOR YEARLY REPORT TO BE SUBMITTED TO DEME.
 - CHAMBERS SHALL BE INSPECTED AND MAINTAINED YEARLY. CONTACT PERSON PETER SKAE FOR YEARLY REPORT TO BE SUBMITTED TO DEME.

RAIN GARDEN SIZING

GIVEN: PROP. ROOF 1,191 S.F. IMPERVIOUS DRAINAGE AREA

AREA OF BOTTOM OF RAIN GARDEN (A)= 285 S.F.
SOIL LAYER DEPTH (Dsw)= 18 INCHES= 1.5 FT.
DRAINAGE LAYER DEPTH (Ddl)= 6 INCHES= 0.50 FT.
ALLOWABLE PONDING DEPTH (Dp)= 6 INCHES= 0.50 FT.

STEP 1: CALCULATE WATER QUALITY VOLUME USING THE FOLLOWING EQUATION:

$$WQv = \frac{(P)(Rv)(A)}{12}$$

WHERE:

P = 90% RAINFALL NUMBER = 0.9 INCHES
Rv = 0.05 + 0.009(I) = 0.05 + 0.009(100) = 0.95
I = PERCENTAGE IMPERVIOUS AREA DRAINING TO SITE = 100%
A = AREA DRAINING TO PRACTICE (TREATMENT AREA) = 1,191 S.F.

$$WQv = (0.9)(0.95)(1,191) = 84.86 \text{ S.F.}$$

STEP 2: SOLVE FOR DRAINAGE LAYER AND SOIL MEDIA STORAGE VOLUME:

$$Vsm = Arg \times Dsm \times Psm$$

$$Vdl = Arg \times Ddl \times Pdl$$

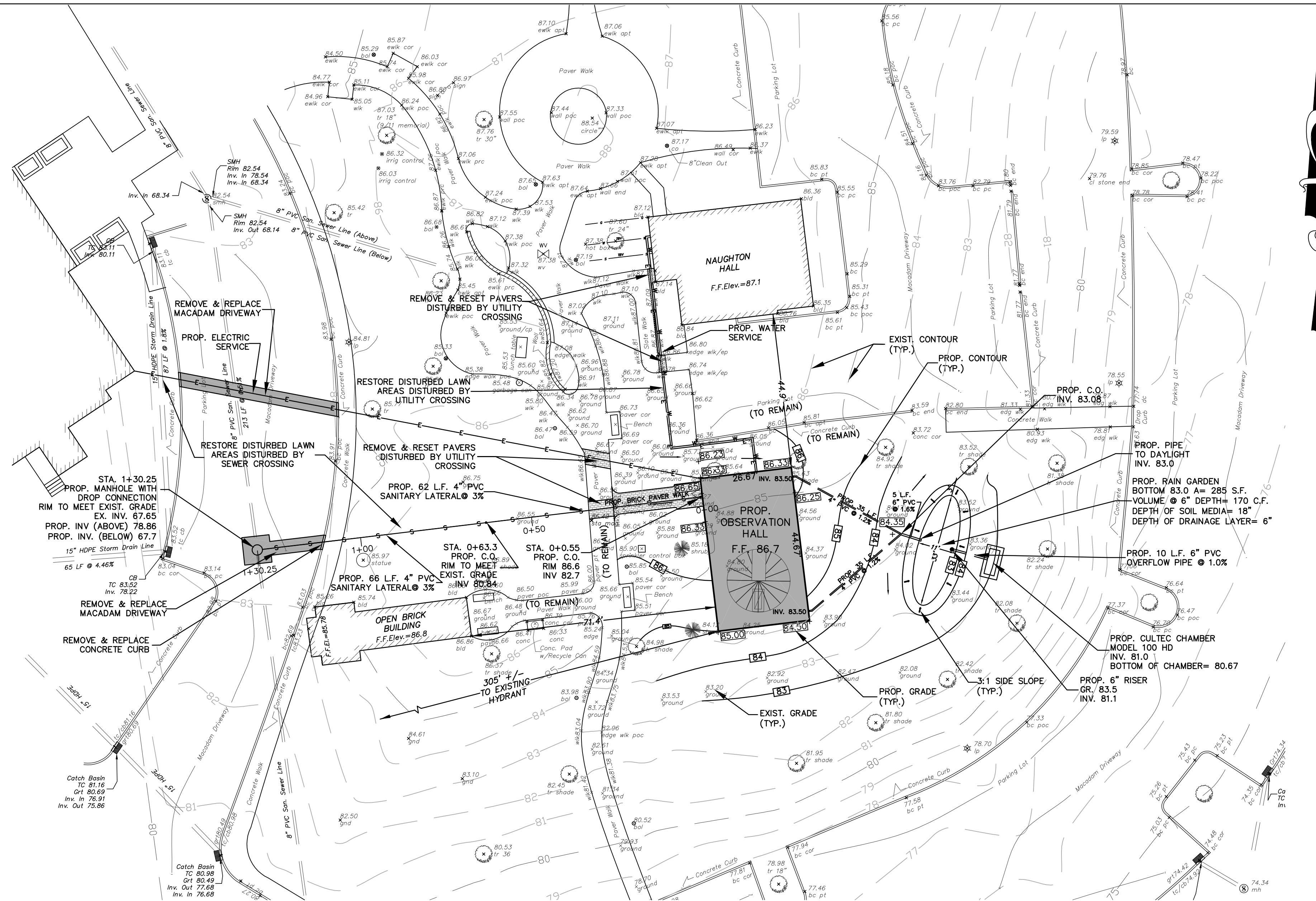
WHERE:

Arg = PROPOSED RAIN GARDEN SURFACE AREA = 285 S.F.
Dsw = DEPTH SOIL MEDIA = 18 INCHES = 1.5 FT.
Ddl = DEPTH DRAINAGE LAYER = 6 INCHES = 0.5 FT.
Psm = POROSITY OF SOIL MEDIA = 0.20
Pdl = POROSITY OF DRAINAGE LAYER = 0.40
Vsm = 285S.F. x 1.5 FT. x 0.20 = 85.5 C.F.
Vdl = 285S.F. x 0.5 FT. x 0.40 = 57 C.F.
Dp = PONDING DEPTH = 6 INCHES = 0.50 FT.

$$WQv \leq Vsm + Vdl + (Dp \times Arg) = 85.5 \text{ C.F.} + 57 \text{ C.F.} + (0.50 \text{ FT.} \times 285 \text{ S.F.})$$

$$WQv = 84.86 \text{ C.F.} < 285 \text{ C.F., OK}$$

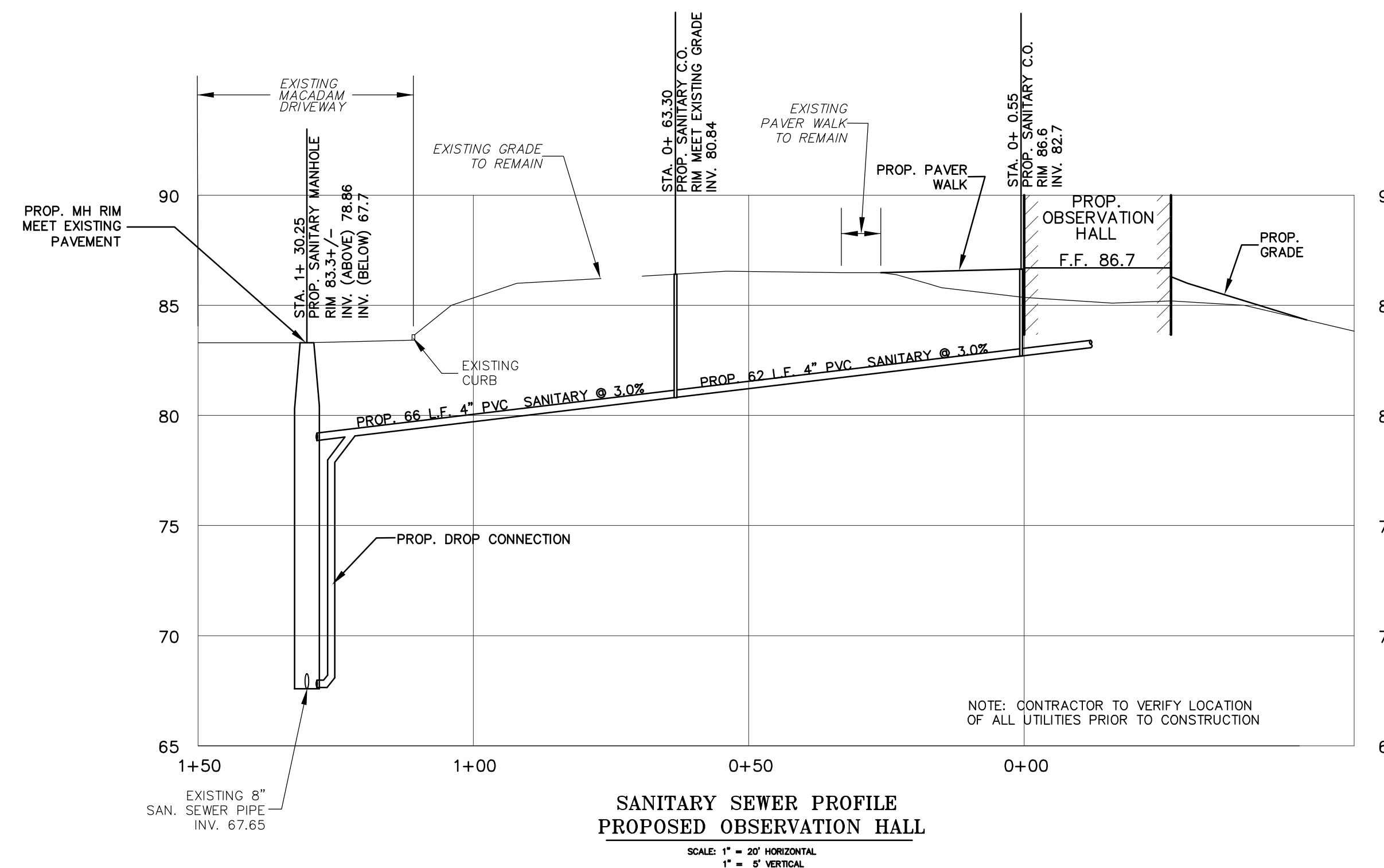
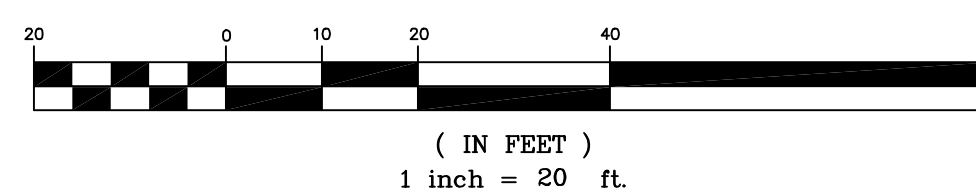
THEREFORE, THE PROPOSED DESIGN FOR TREATING AN AREA OF 1,191 S.F. SATISFIES THE WQv REQUIREMENTS.



PLAN VIEW

SCALE: 1" = 20'

GRAPHIC SCALE



NOTE: CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

**SANITARY SEWER PROFILE
PROPOSED OBSERVATION HALL**

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

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GRADING & UTILITIES PLAN

SCALE: AS NOTED

DATE: 07.26.22

FILE: 2207/CURRENT/

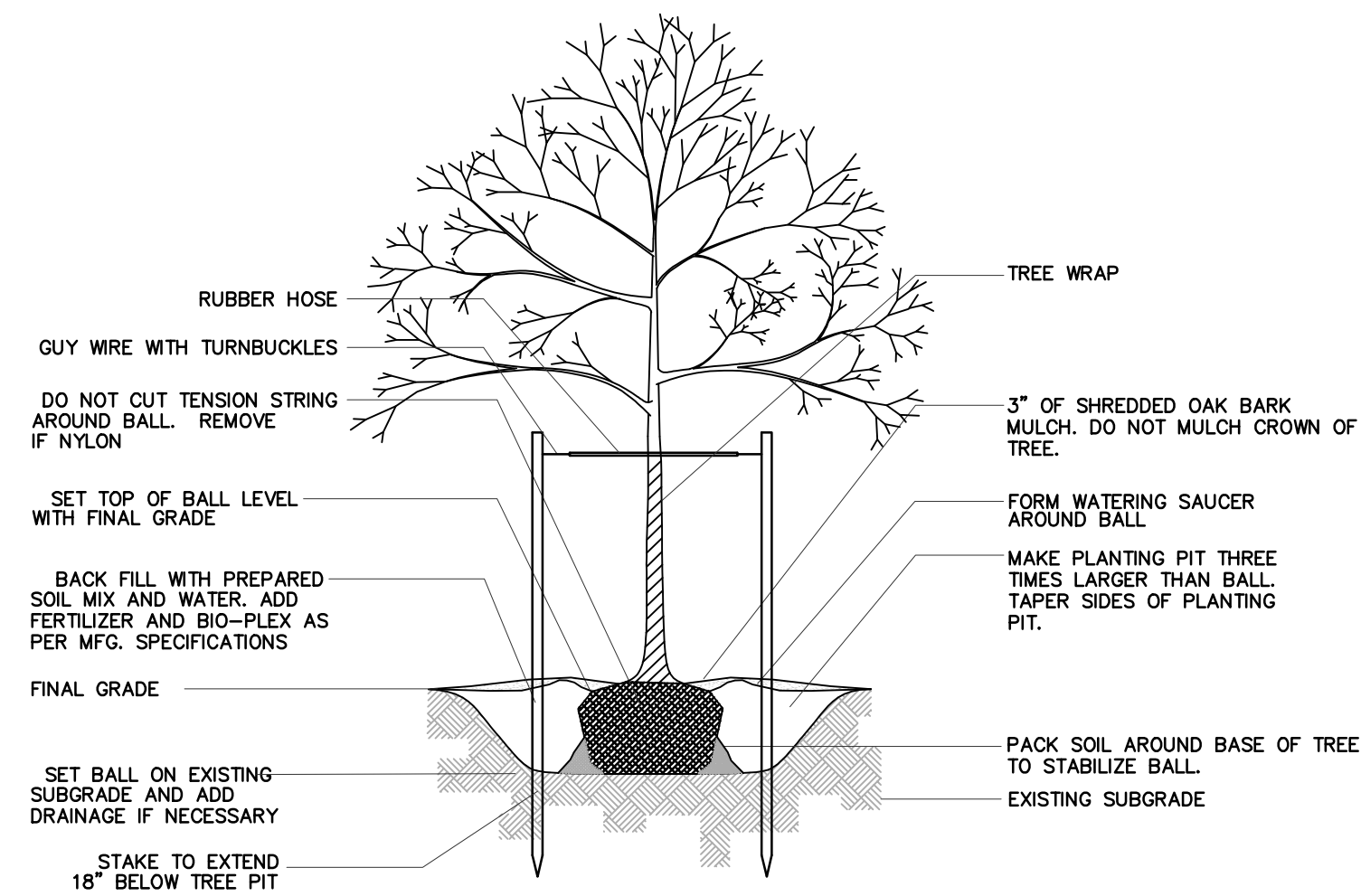
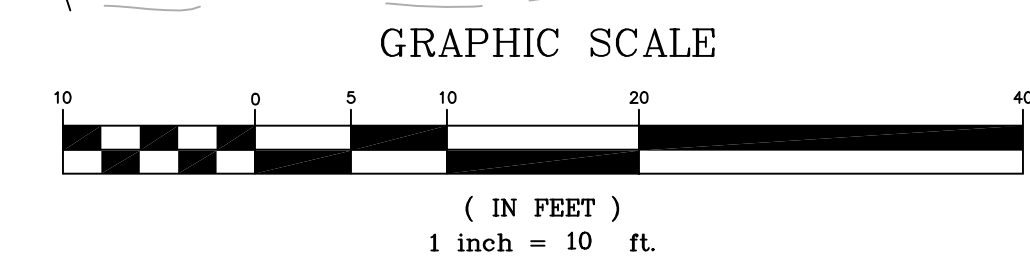
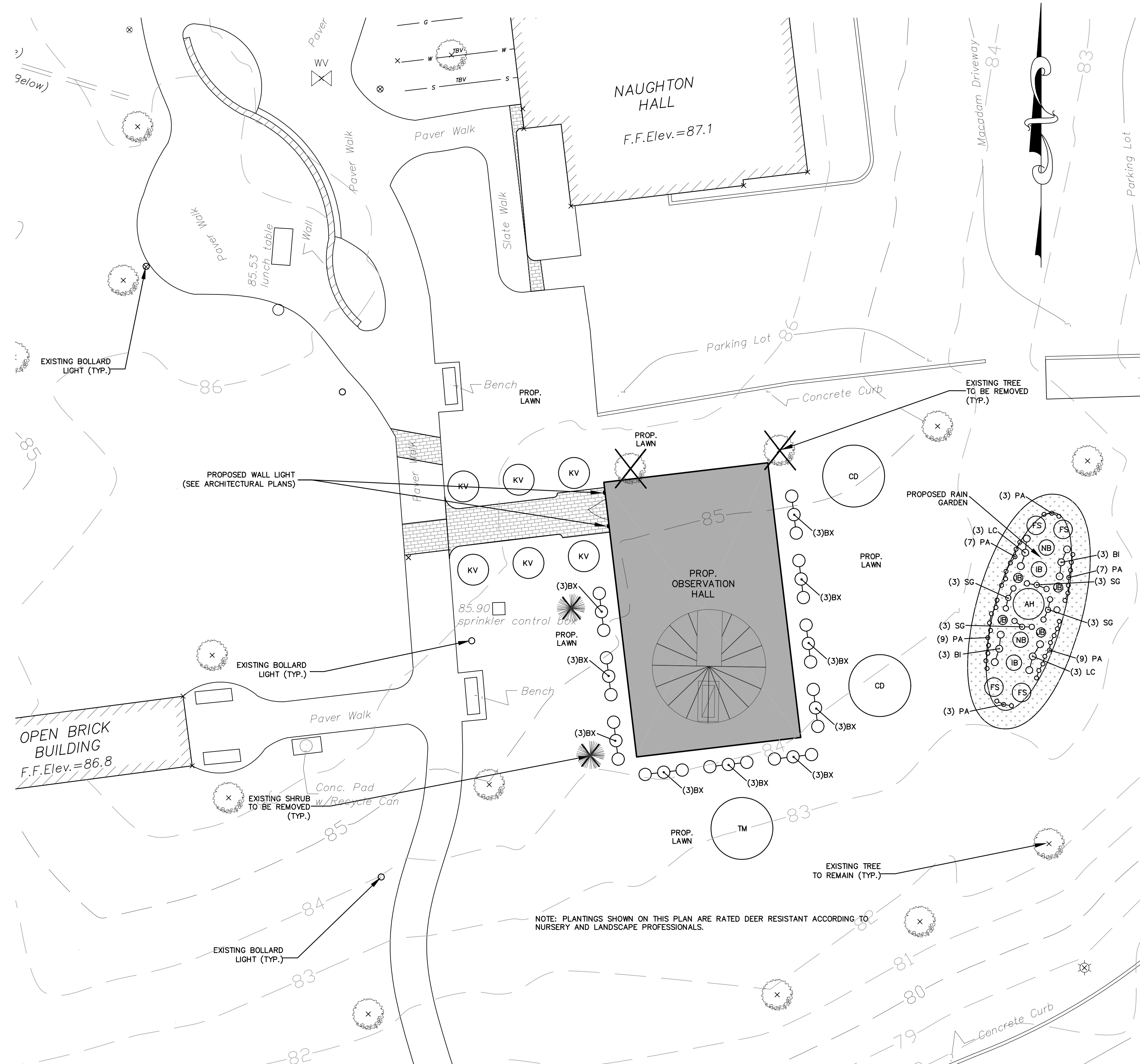
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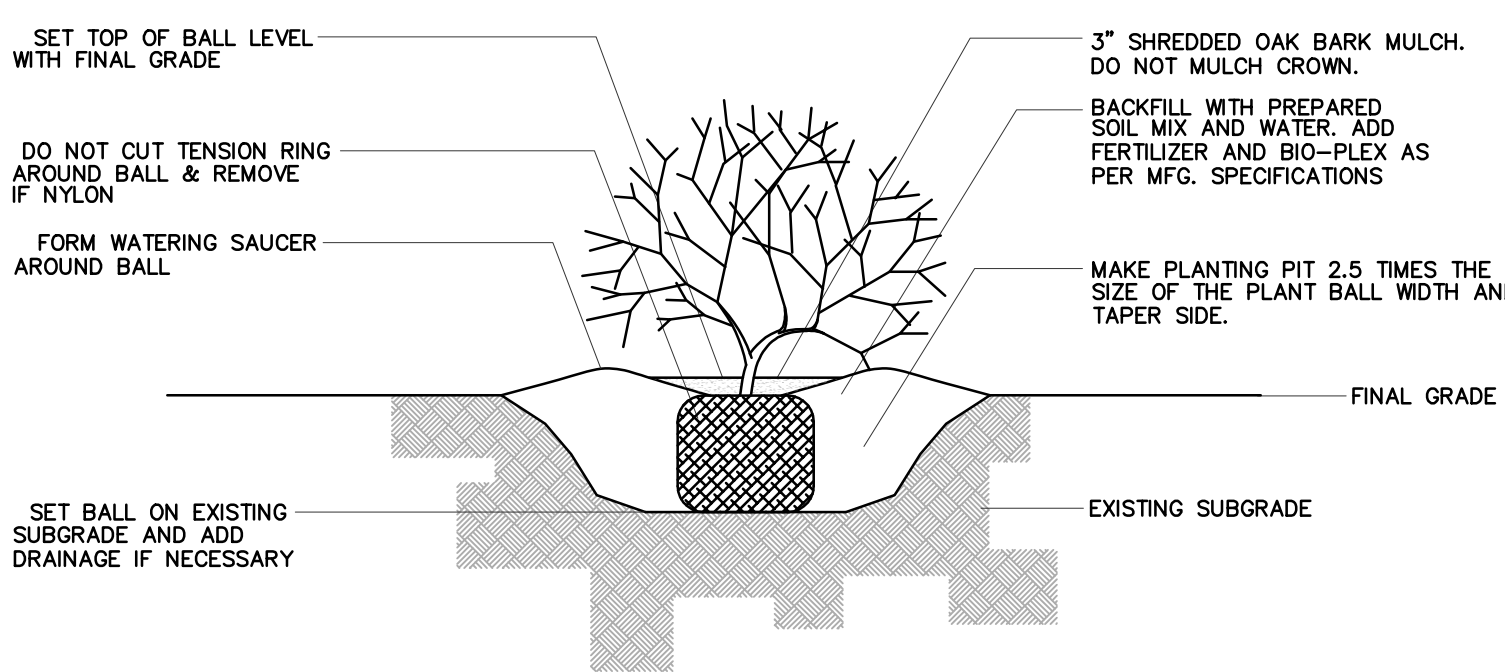
AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

LANDSCAPE NOTES:

- EVERY EFFORT TO BE MADE BY THE CONTRACTOR TO PREVENT/MINIMIZE COMPACTION OF SOIL IMMEDIATELY OVER THE TREES ROOT SYSTEM WITHIN THE DRIP LINE.
- ALL STUMPS AND OTHER TREE PARTS, LITTER, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
- PRIOR TO ANY EXCAVATION FOR THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOILING OR PLANTING IS BEGUN TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE LANDSCAPED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY FOR CORRECTIVE ACTION. ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING, SODDING OR PLANTING.
- TOPSOIL SHALL BE A NATURAL, FRIABLE TOPSOIL, REPRESENTATIVE OF PRODUCTIVE SOILS IN THE VICINITY. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF SUBSOIL, FOREIGN MATTER, TOXIC SUBSTANCES AND ANY HARMFUL MATERIAL.
- BACKFILL MATERIAL FOR BACKFILLING AROUND TREE/SHRUB BALLS SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 1/5 PEAT MOSS, 4/5 TOPSOIL. ADD 15 LBS. OF 20-10-5 FERTILIZER PER CUBIC YARD OF BACKFILL. BACKFILL MATERIAL BY ANALYSIS SHALL HAVE AT LEAST 15% ORGANIC MATERIAL.
- ALL PLANT MATERIAL THAT IS TO BE INSTALLED TO BE IN FULL COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
- ALL LANDSCAPE MATERIALS TO BE OF NURSERY STOCK AND FREE OF INSECTS AND DISEASE.
- ALL TREES, SHRUBS, AND GROUND COVERS TO COMPLY WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" AND AS FURTHER SPECIFIED.
- ALL TREES TO BE STRAIGHT TRUNKED AND LEADER(S) INTACT.
- PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
- IF AFTER REGRADING AND ROCK IS EXPOSED, PLANTINGS SHALL BE ADJUSTED ACCORDINGLY.
- MAINTENANCE:**
 - BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
 - MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.
 - MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH, RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - MAINTAIN LAWNS FOR NOT LESS THAN THE PERIOD STATED BELOW, AND LONGER AS REQUIRED TO ESTABLISH A ACCEPTABLE LAWN.
 - SEEDED LAWNS, NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
 - IF SEEDED IN FALL AND NOT GIVEN A FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
 - SODDED LAWNS, NOT LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION.
 - MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
- NO PROPOSED PLANTINGS SHALL IMPEDE SIGHT DISTANCE NOW OR IN THE FUTURE.
- TREES TO BE SAVED SHALL BE PROTECTED WITH SNOW FENCING TO THE DRIP LINE DURING CONSTRUCTION.



DECIDUOUS TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
KV	6	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	2 gal. can	2-3'	UNIFORM SIZE & SHAPE
BX	30	BUXUS x 'GREEN GEM'	GREEN GEM BOXWOOD	1 gal. can	18"-24"	UNIFORM SIZE & SHAPE
TM	1	ACER BUERGERIANUM 'TRIDENT'	TRIDENT MAPLE	B & B	15'-18'	UNIFORM SIZE & SHAPE
CD	2	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	B & B	13'-15'	UNIFORM SIZE & SHAPE
RAIN GARDEN						
AH	1	ILEX OPACA	AMERICAN HOLLY	5 gal.	18"	TREE
IB	2	ILEX GLABRA	INKBERRY	3 gal. can	15"	SHRUB
NB	2	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	3 gal. can	18"	SHRUB
FS	4	RHUS AROMATICA GROW LOW	GROW LOW FRAGRANT SUMAC	1 gal. can	10"-14"	SHRUB
PA	38	ASTER PURPLE DOME	PURPLE DOME ASTER	5" pot	-	PLUG
BI	6	IRIS VERSICOLOR	BLUE FLAG IRIS	3" pot	-	PLUG
JB	4	MONARDA JACOB CLINE	JACOB CLINE BEE BALM	3" pot	-	PLUG
LC	6	RUDBECKIA LITTLE HENRY	LITTLE HENRY CONEFLOWER	1 gal. can	-	PLUG
SG	12	SOLIDAGO SOLAR CASCADE	SOLAR CASCADE GOLDENROD	3.5" pot	-	PLUG

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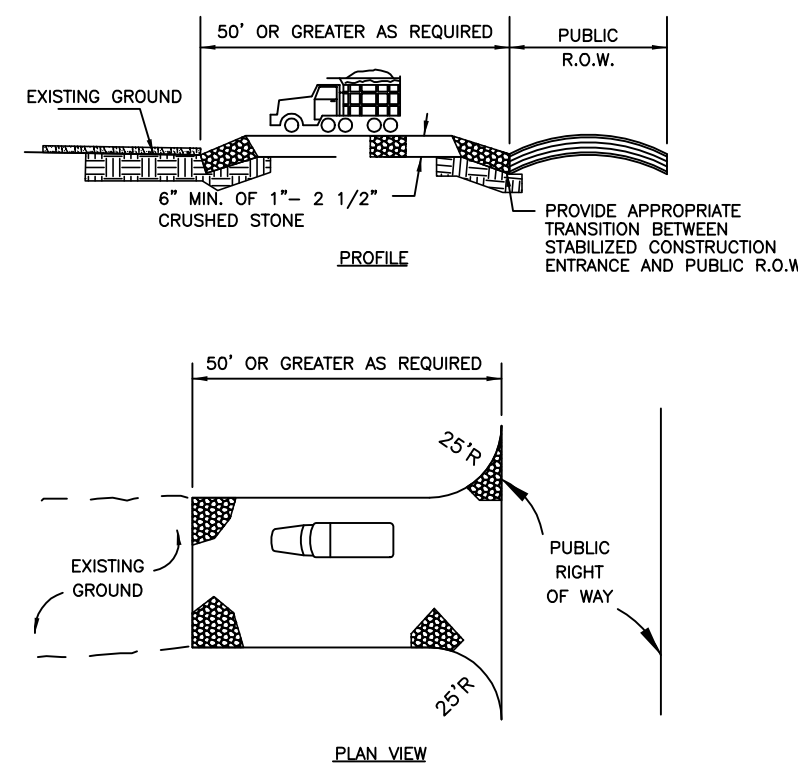
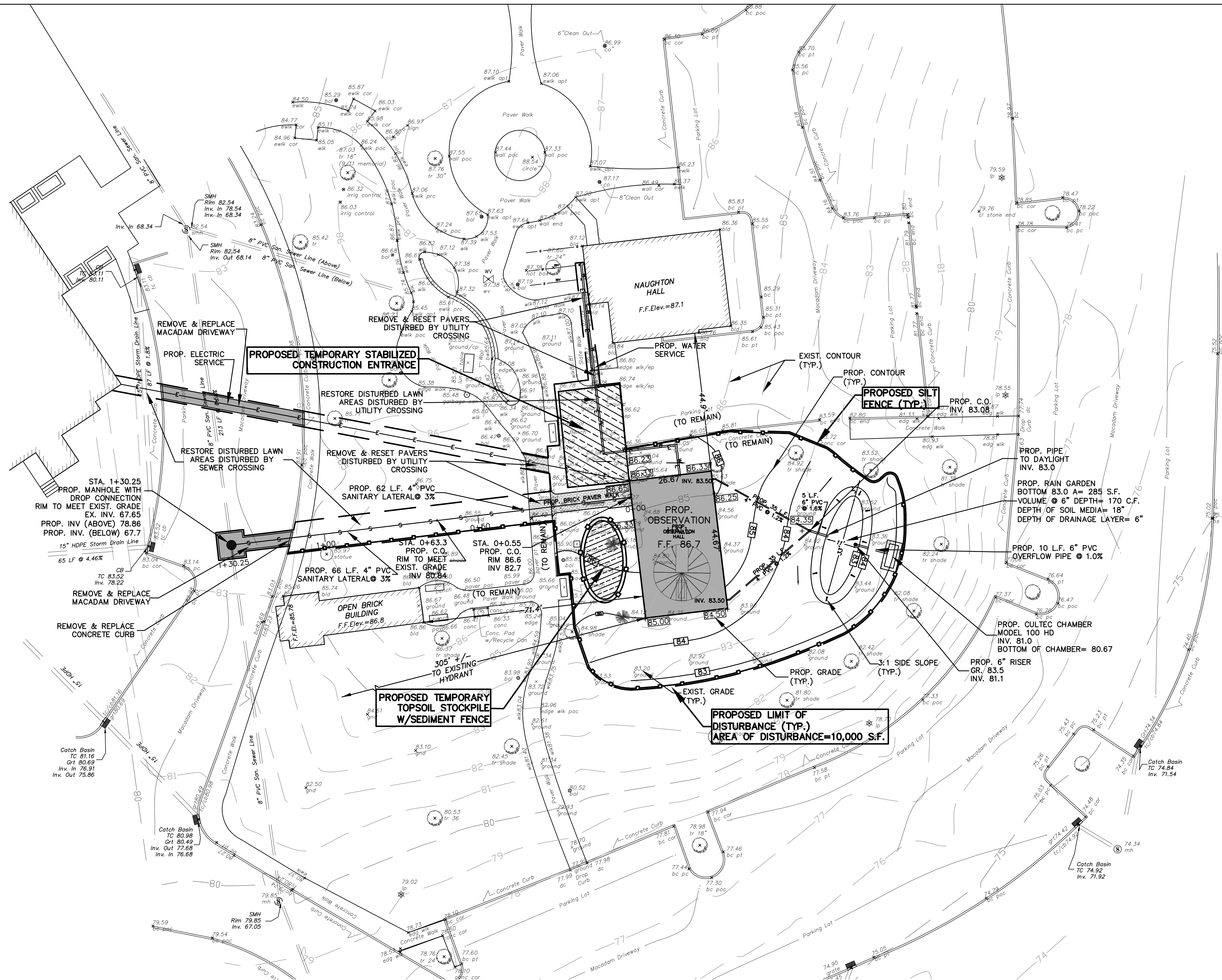
LANDSCAPE & LIGHTING PLAN

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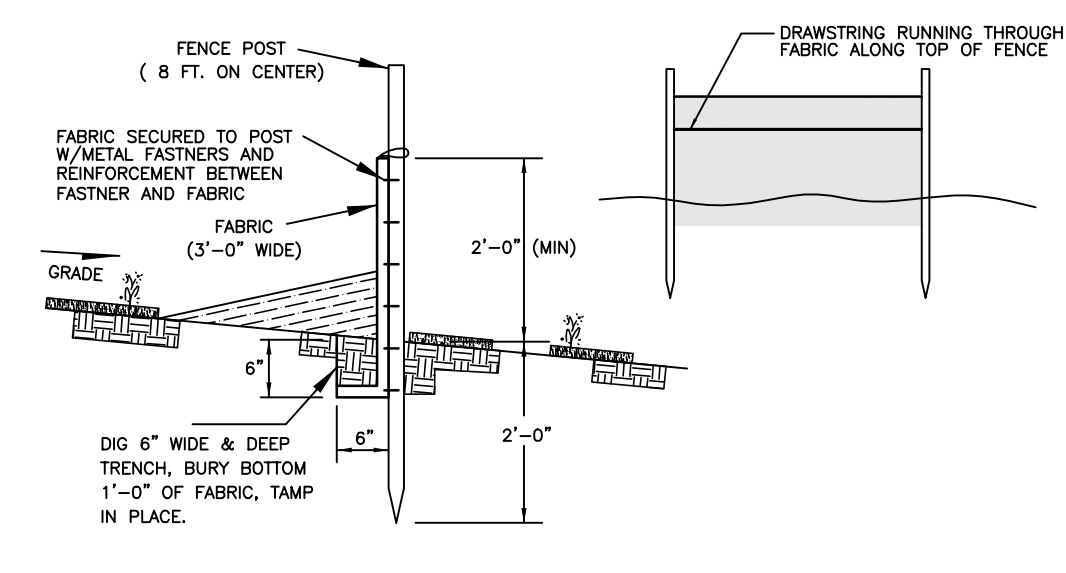
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SOIL EROSION AND SEDIMENT CONTROL NOTES

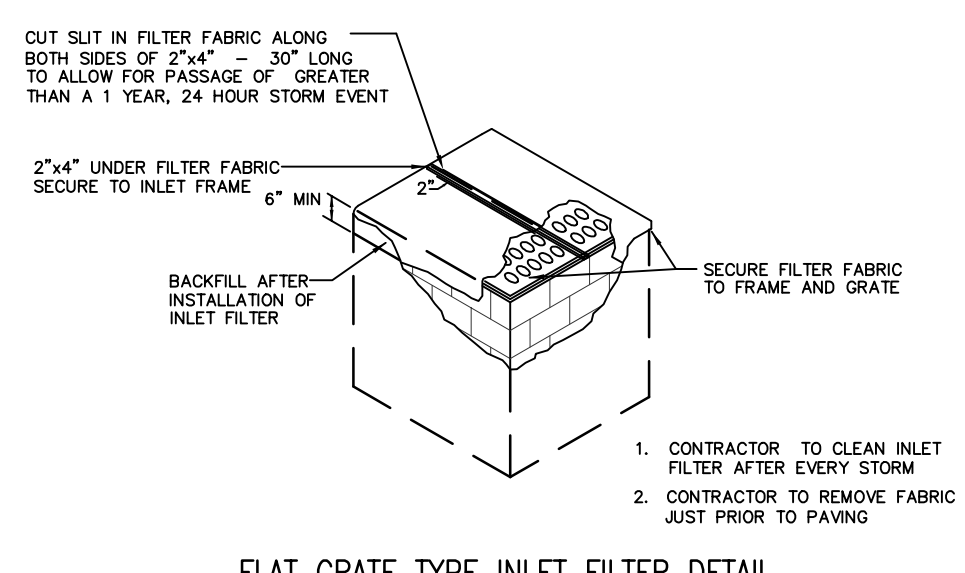
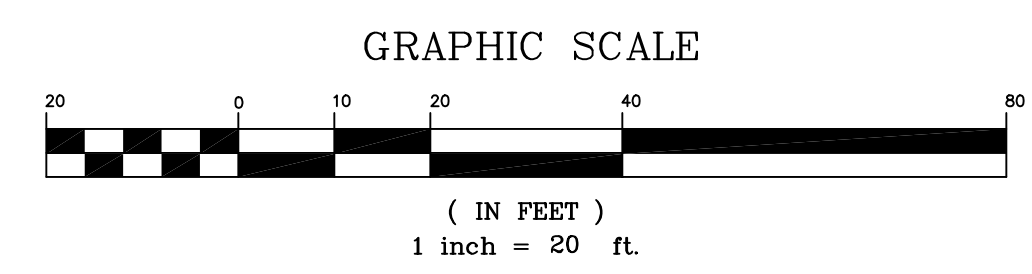
- All soil erosion and sediment control practices will be installed in accordance with the NY Standards for Soil Erosion and Sediment Control, and will be installed in proper sequence and maintained until permanent protection is established.
- Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed area will be mulched with salt hay or equivalent and bound in accordance with the NY Standards (i.e. peg and twine, mulch netting, or liquid mulch binder).
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NY Standards.
- Stabilization Specifications:**
 - Temporary Seeding and Mulching:**
 - Lime - 90 lbs/1,000 sf ground limestone; Fertilizer - 14 lbs/1,000 sf; 10-20-10 or equivalent worked into soil a minimum of 4".
 - Seed - Annual Ryegrass 40 lbs/acre or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Salt hay or small grain straw at a rate of 70 to 90 lbs/1,000 sf, to be applied according to the NY Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - Permanent Seeding and Mulching:**
 - Lime - 90 lbs/1,000 sf ground limestone; Fertilizer - 14 lbs/1,000 sf; 10-20-10 or equivalent worked into soil a minimum of 4".
 - Seed - Perennial Ryegrass 40 lbs/acre or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Salt hay or small grain straw at a rate of 70 to 90 lbs/1,000 sf; to be applied according to the NY Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binding).
- Temporary berms are to be installed on all cleared roadways and easement areas in accordance with the NY Standards.
- The site shall at all times be graded and maintained such that all storm-water run-off is diverted to soil erosion and sediment control facilities.
- All sedimentation structures will be inspected and maintained on a regular basis.
- Stockpiles are not to be located within 50' of a floodplain, slope, roadway, or drainage facility. The base of all stockpiles should be protected by a hay bale barrier or sediment fence.
- A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Solid blanket will be composed of 2 1/2" crushed stone, 6" thick, will be at least 30'x100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
- Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the local authorities.
- All driveways must be stabilized with 2 1/2" crushed stone or subbase prior to individual lot construction.
- Paved roadways must be kept clean at all times.
- All catch basin inlets will be protected with a crushed stone or fabric filter (filter details appear on the plan).
- All storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- All dewatering operations must discharge directly into a sediment filter area. The sediment filter should be composed of a suitable sediment filter fabric (see detail).



STABILIZED CONSTRUCTION ENTRANCE



SILT FENCE DETAIL



FLAT GRATE TYPE INLET FILTER DETAIL

- LOT DEVELOPMENT CONSTRUCTION SEQUENCE**
- INSTALL SILT FENCES, INSTALL CONSTRUCTION ACCESS DRIVEWAY, STRIP TOPSOIL - 1 WEEK
 - EXCAVATE FOR BUILDING FOUNDATION. 2 WEEKS
 - CONSTRUCT DRAINAGE SYSTEM & UTILITY SERVICES. - 1 MONTH.
 - CONSTRUCT BUILDING. - 6 MONTHS.
 - CONSTRUCT SIDEWALK - 2 DAYS
 - FINAL GRADING, PLANTING, SEEDING - 2 WEEKS.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON PERMANENT STABILIZATION OF DISTURBED AREAS. 1 WEEK.

AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

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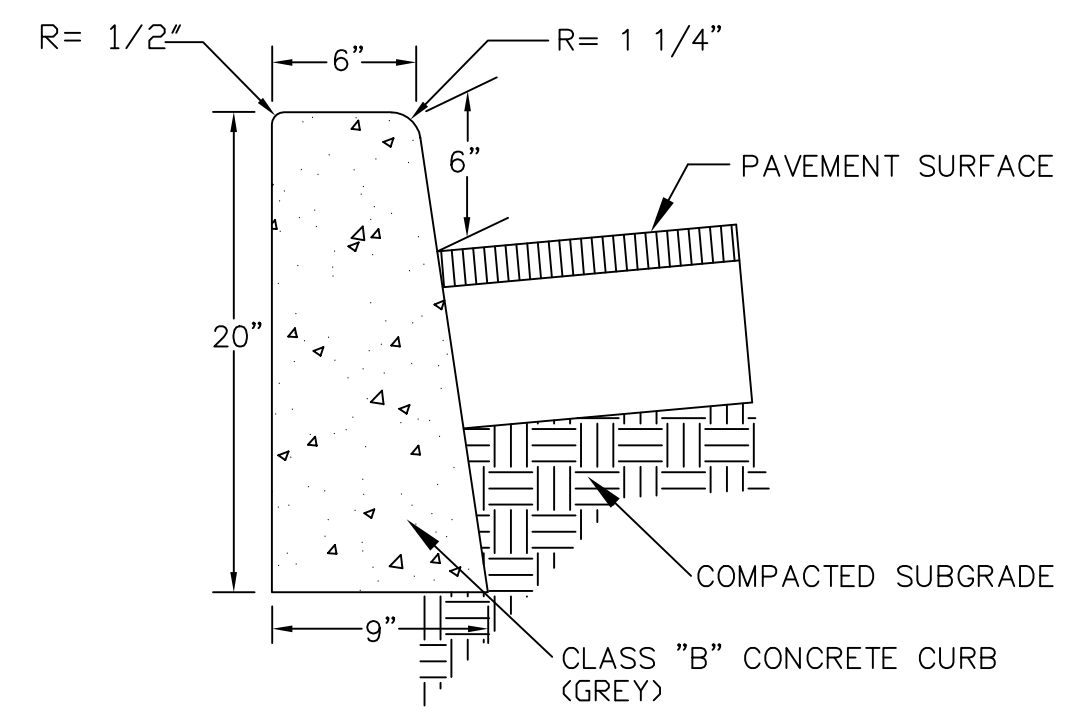
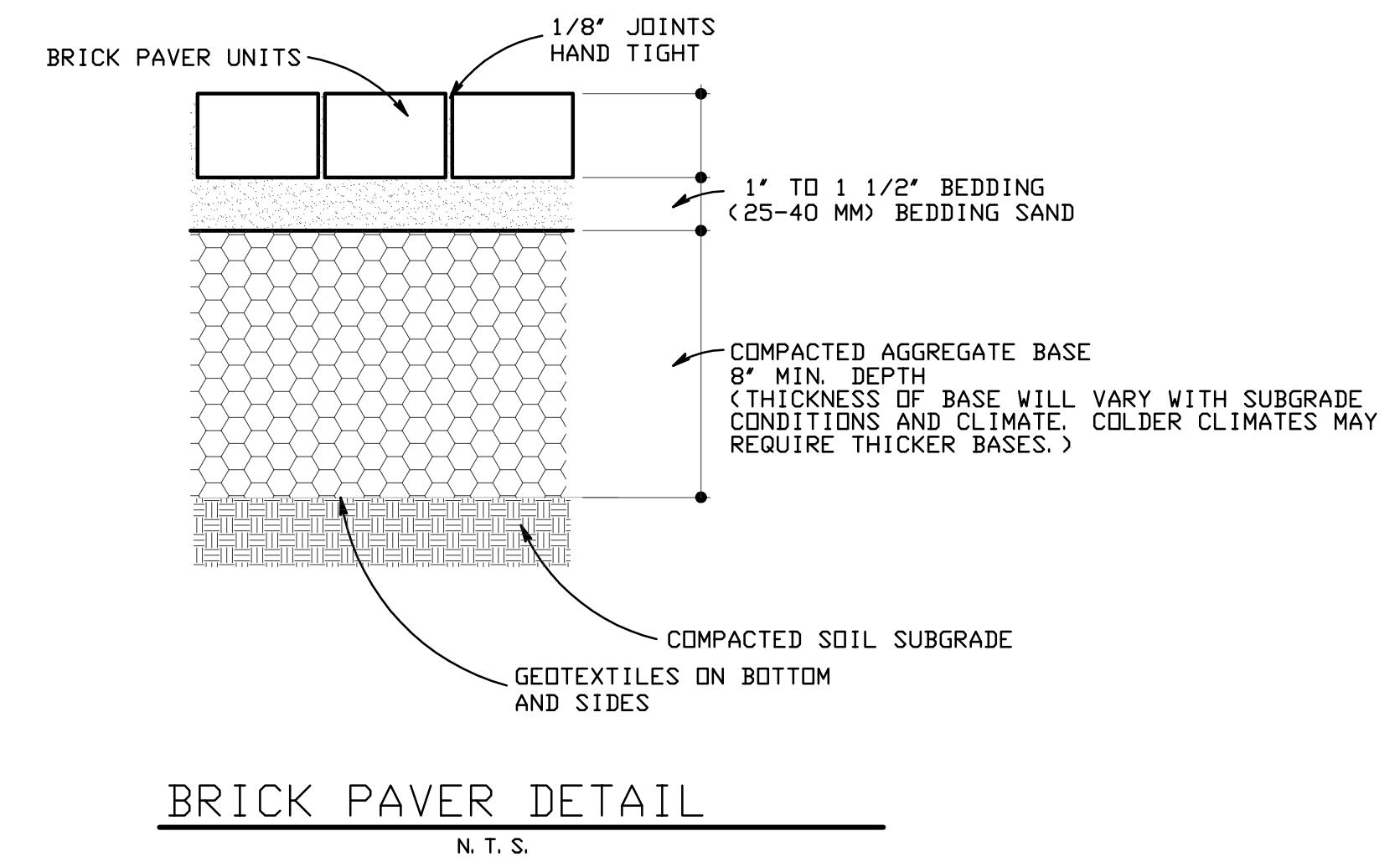
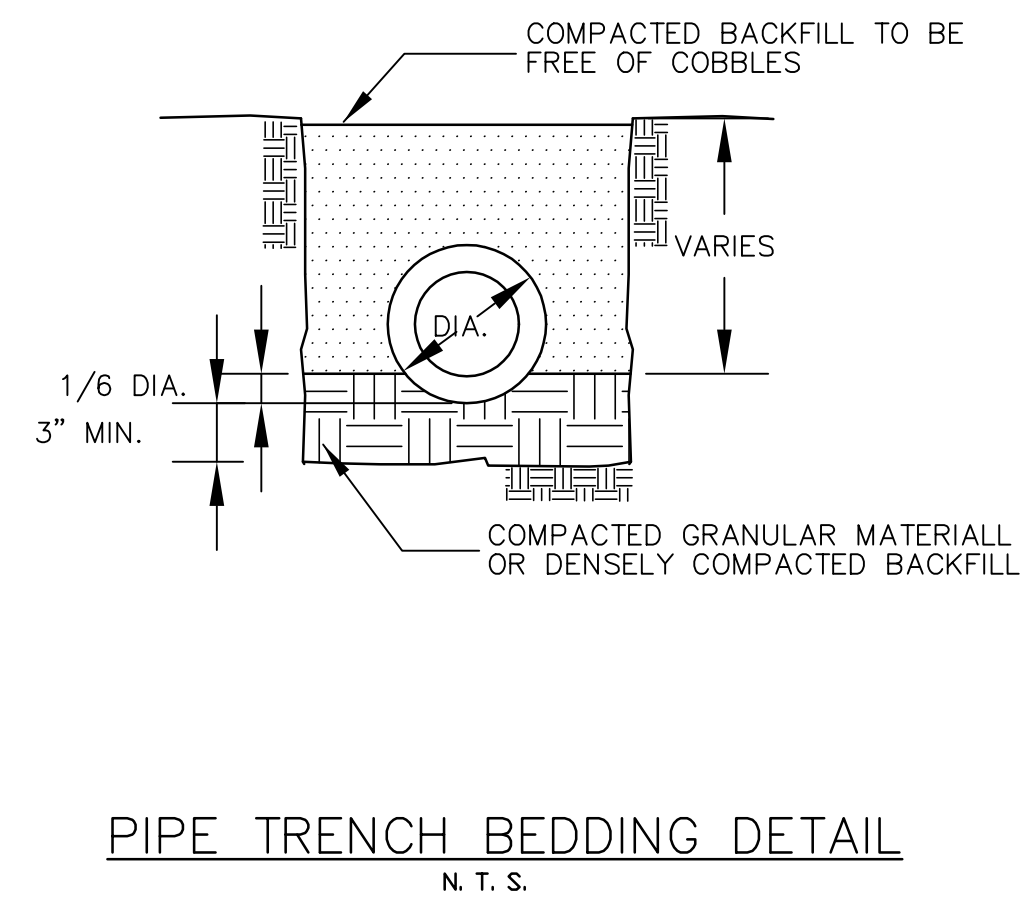
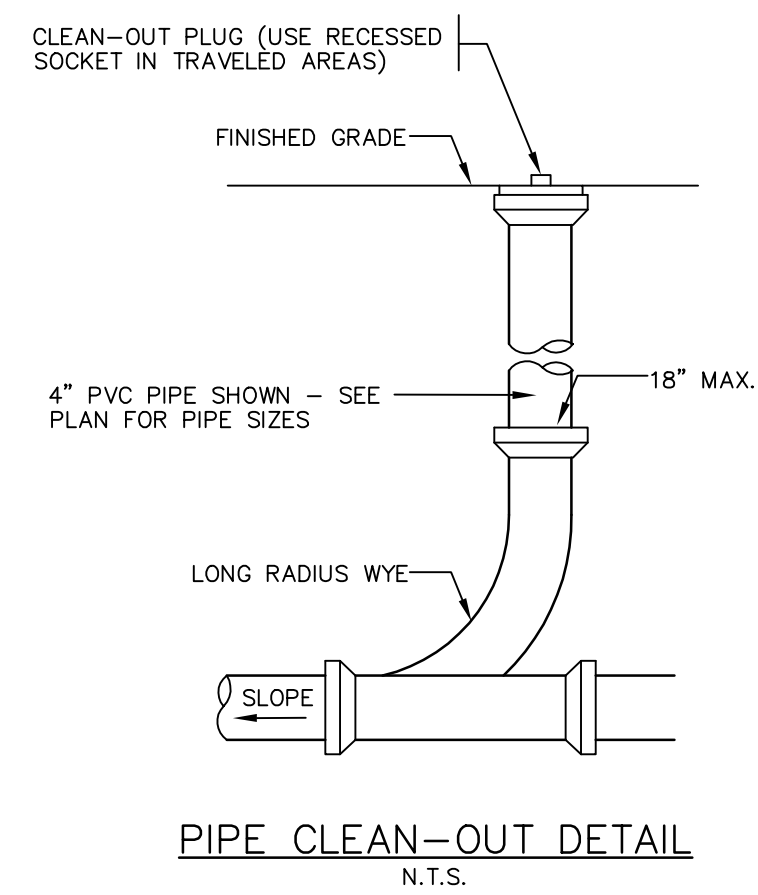
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SOIL EROSION AND SEDIMENT CONTROL PLAN

SCALE: AS NOTED
 DATE: 07.26.22
 FILE: 2207/CURRENT/

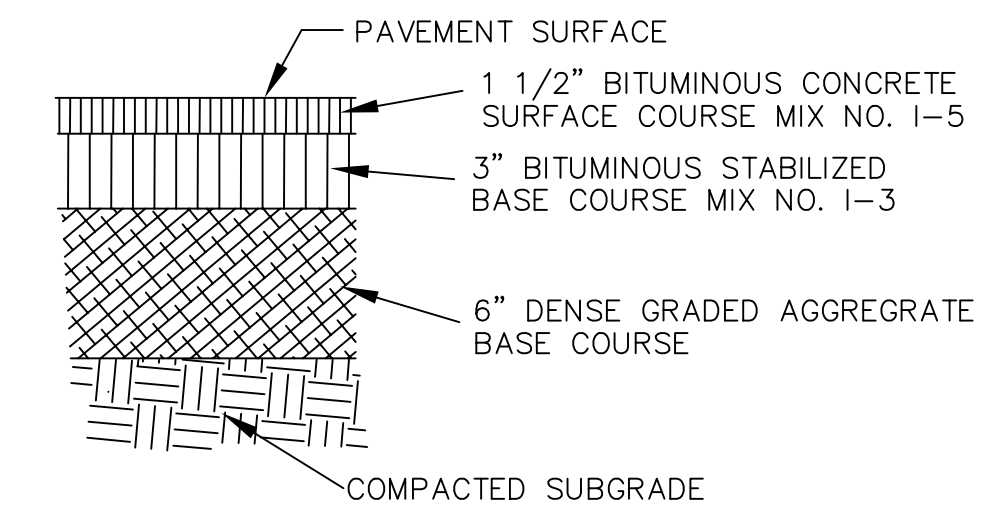
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S.3

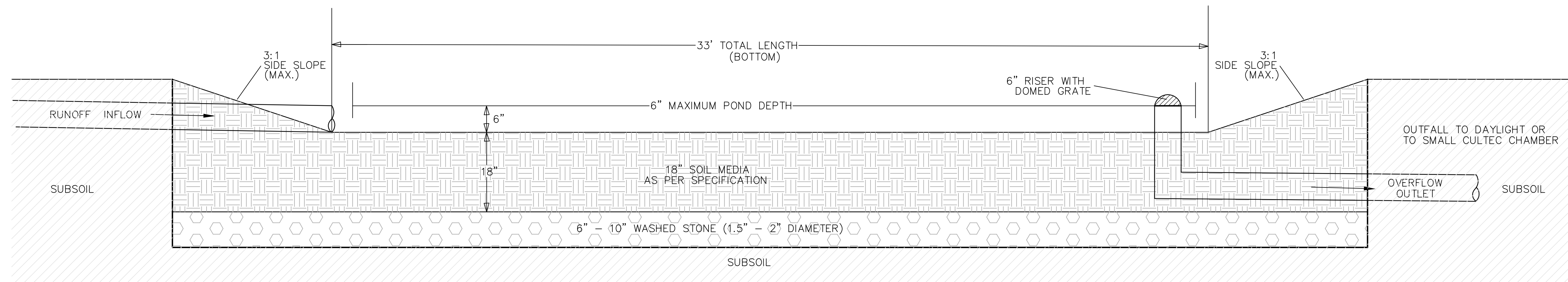


NOTE: TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURBS 10'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER COMPLYING WITH THE REQUIREMENTS OF AASHTO SPECIFICATION M-213 RECESSED 1/4" FROM FACE AND TOP OF CURB.

CONCRETE CURB



PAVEMENT REPAIR DETAIL



RAIN GARDEN DETAIL
N.T.S.

RAIN GARDEN SPECIFICATIONS

(1) PONDING DEPTH SHALL NOT EXCEED 6" MAXIMUM. INITIAL EXCAVATION SHALL BE TO 24" THEN BACKFILL WITH 6"-10" LAYER OF CRUSHED GRAVEL AT 1.5"-2" DIAMETER STONE. BACKFILL WITH SOIL MEDIA TO APPROPRIATE LEVELS AS PER PERCENTAGE BELOW:

(2) THE COMPOSITION OF THE SOIL MEDIA SHOULD CONSIST OF 70% SAND, 15% TOPSOIL, AND 15% LEAF COMPOST. MYKE PRO SOIL INNOCULANT SHALL BE USED DURING PLANT INSTALLATION AS PER DIRECTIONS ON BAG.

(3) INFLOW FROM ROOF LEADERS TO THE BASIN SHOULD BE STABILIZED TO DISSIPATE VELOCITY WITH NATIVE STONE/BOULDERS AT 18"- 24" ACROSS AS THE BASIN SLOPE ALLOWS.

3.28.23 FINAL SITE PLAN
1.16.23 FOR ACABOR REVIEW
12.20.22 ISSUED FOR ZONING BOARD REVIEW
10.6.22 ISSUED FOR PLANNING BOARD REVIEW
9.1.22 ISSUED FOR BUILDING DEPT REVIEW

ST. THOMAS AQUINAS COLLEGE
OBSERVATION HALL

125 NY-340 SPARKILL, NY

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Consulting Engineers

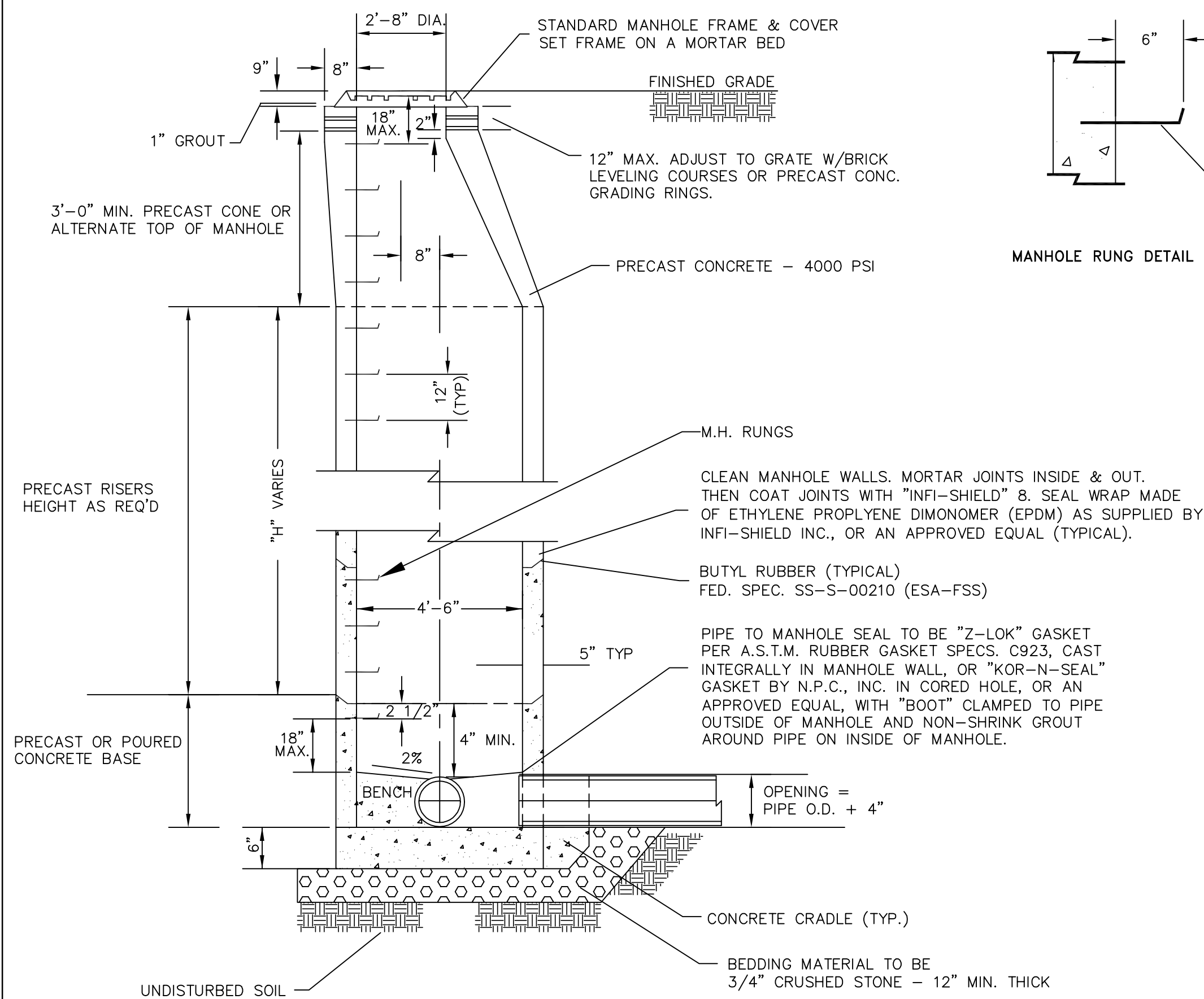
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DETAILS

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DATE: 07.28.22
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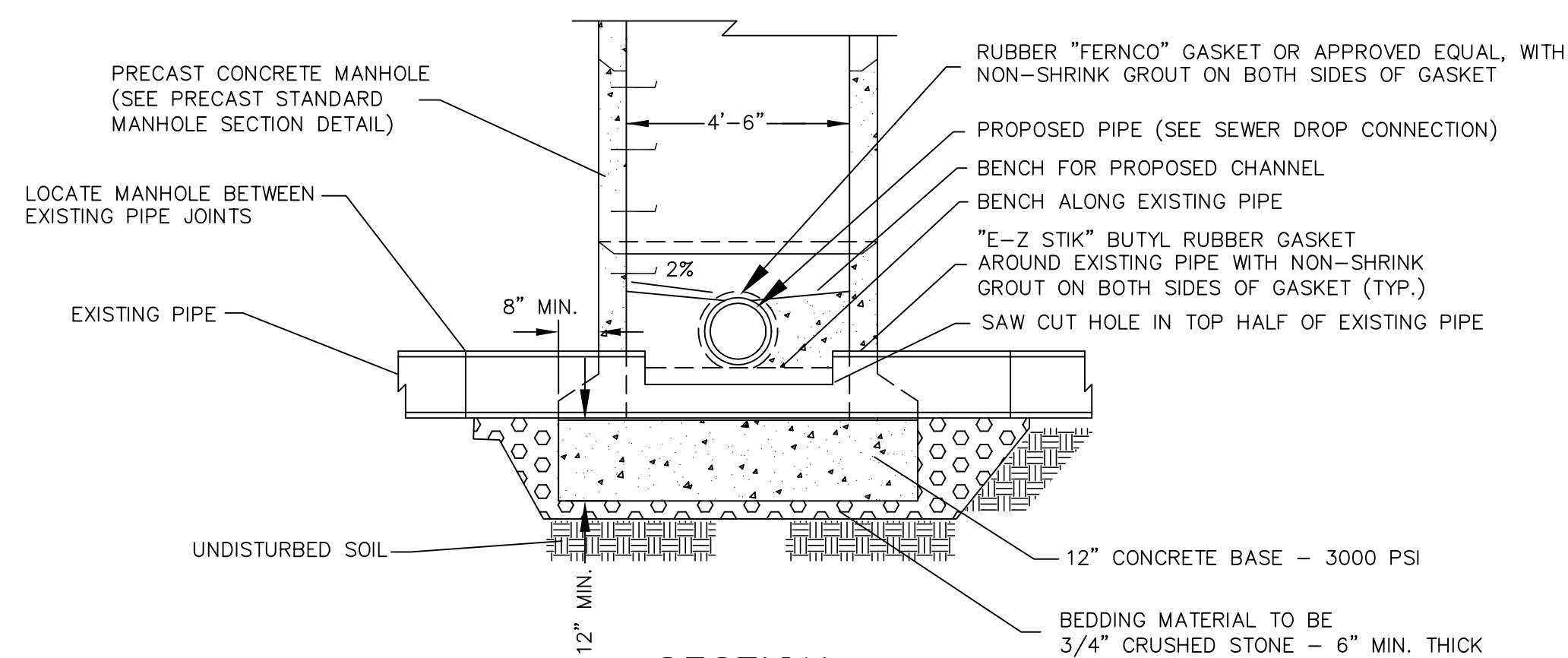
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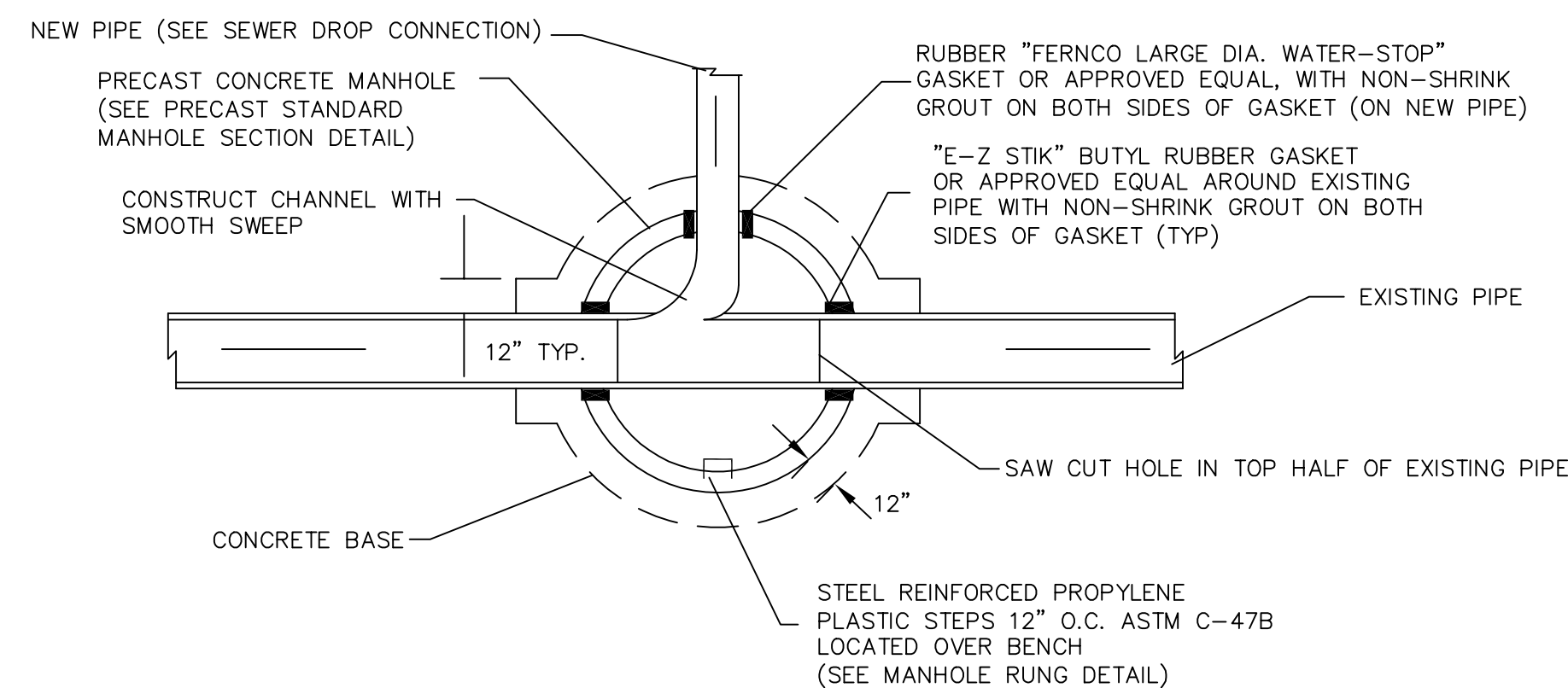


PRECAST STANDARD MANHOLE SECTION

N.T.S.



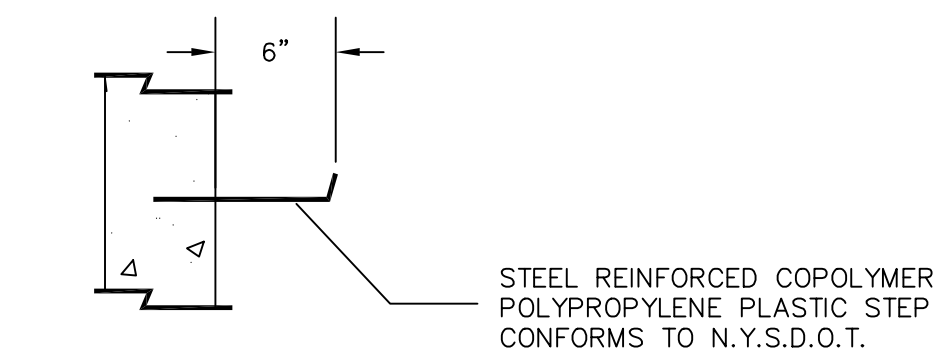
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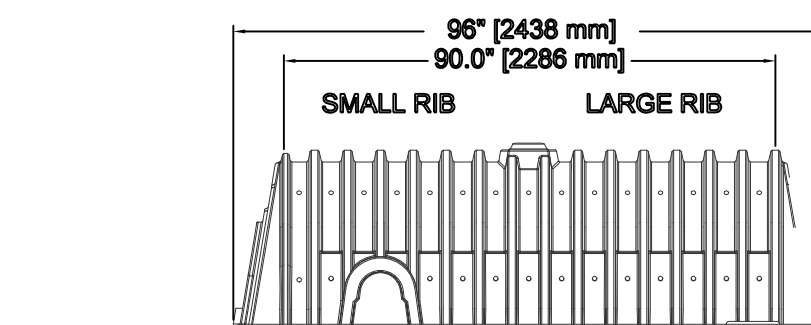
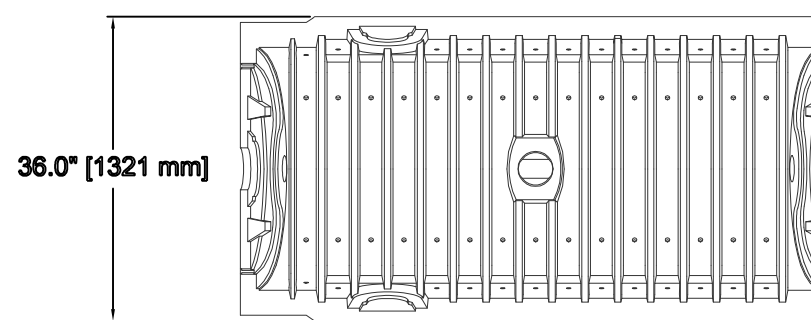
PLAN

DOGHOUSE MANHOLE DETAIL

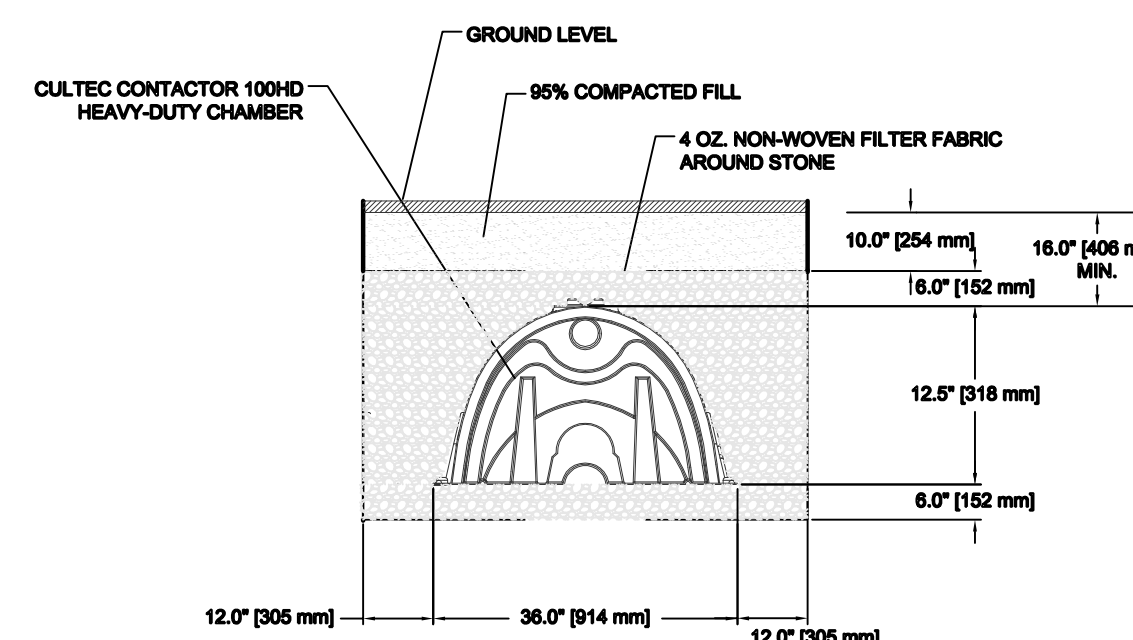
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MANHOLE RUNG DETAIL

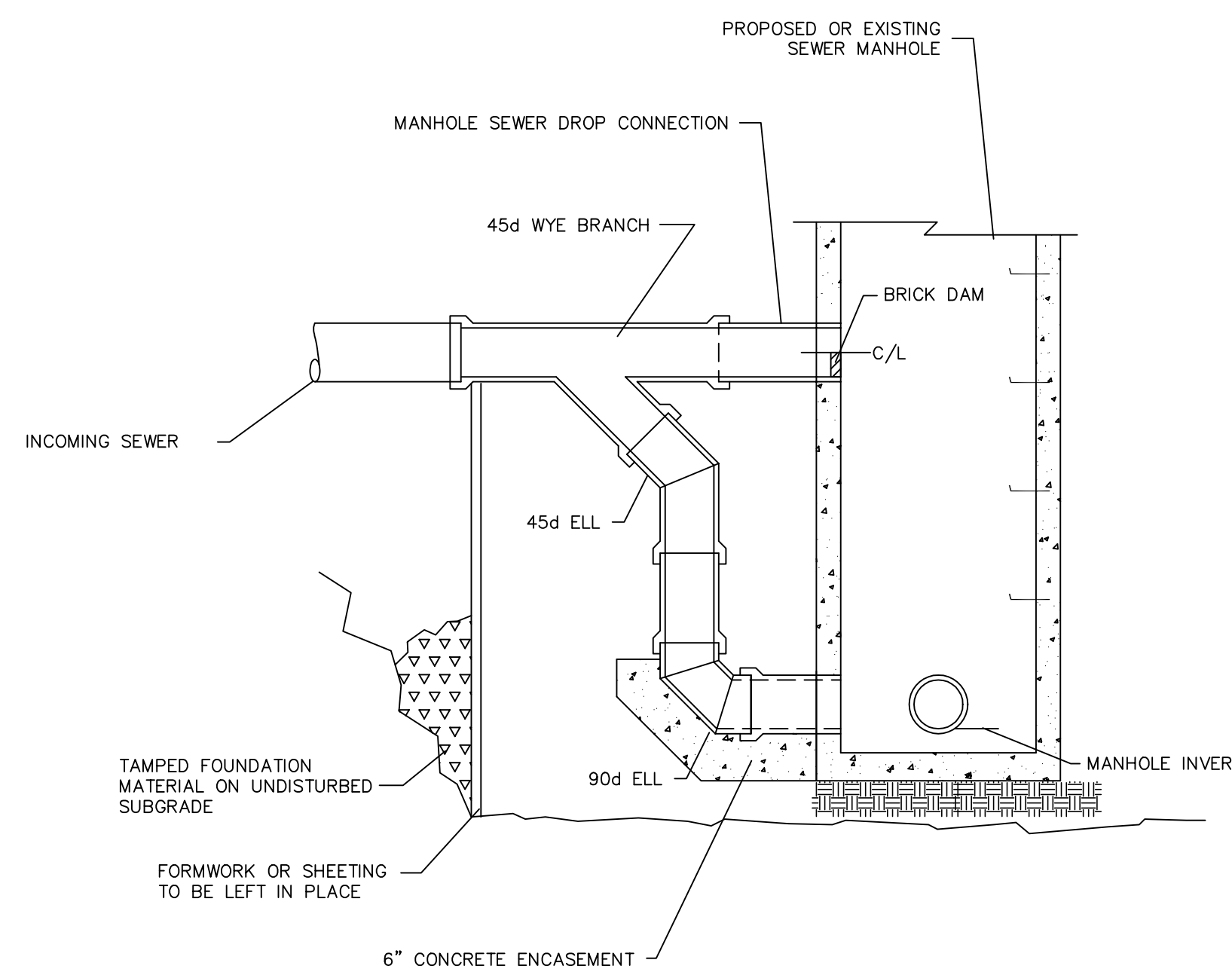


CULTEC CONTACTOR 100 HD CHAMBER STORAGE = 1.866 CF/FT
INSTALLED LENGTH ADJUSTMENT = 0.5'



GENERAL NOTES
CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 3.34 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED
REGULATION GUIDELINES.

**CULTEC CONTACTOR 100HD
TYPICAL CROSS SECTION**



SECTION

SEWER DROP CONNECTION

3.28.23 FINAL SITE PLAN

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OBSERVATION HALL**

125 NY-340

SPARKILL, NY

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+
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DETAILS II

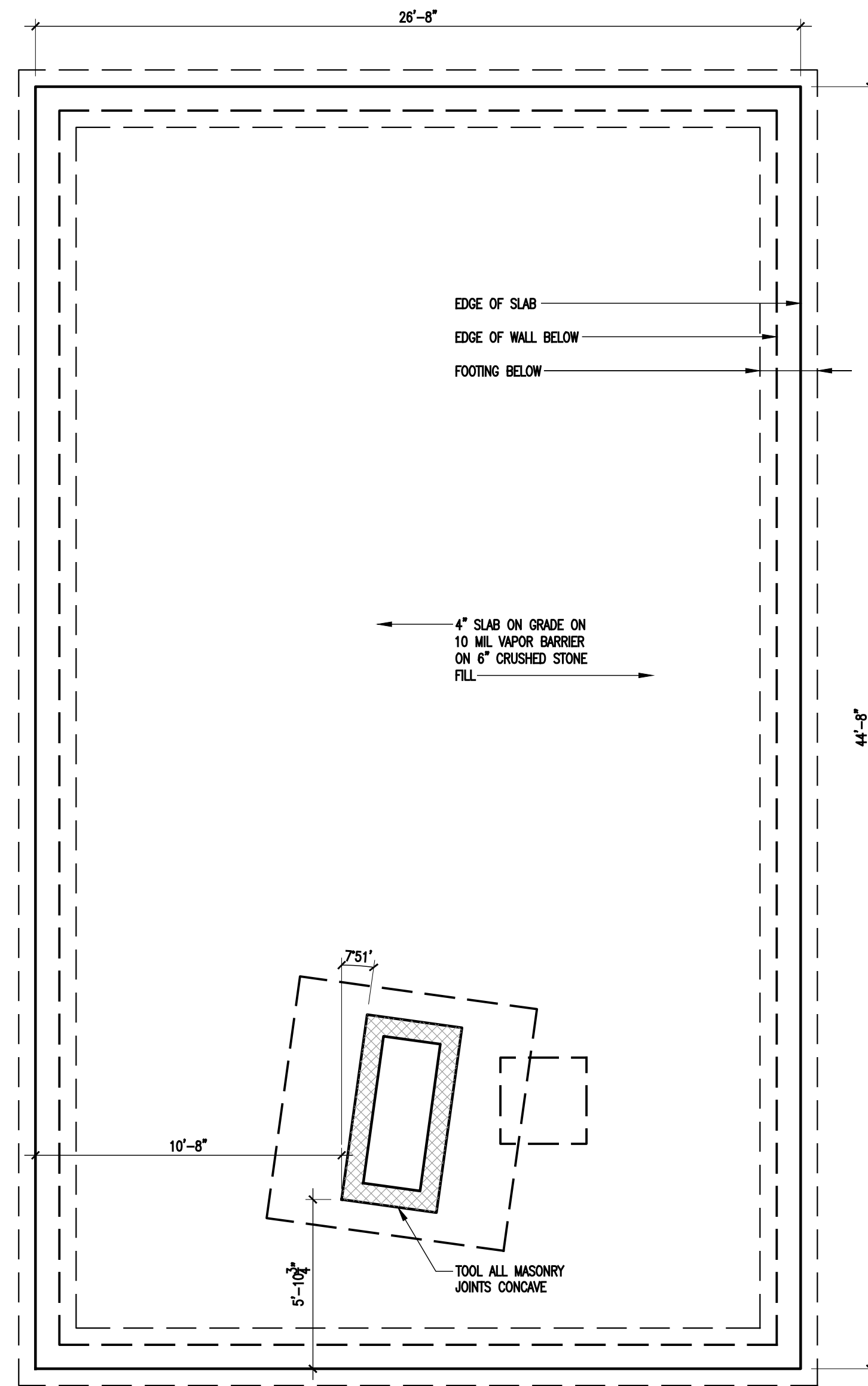
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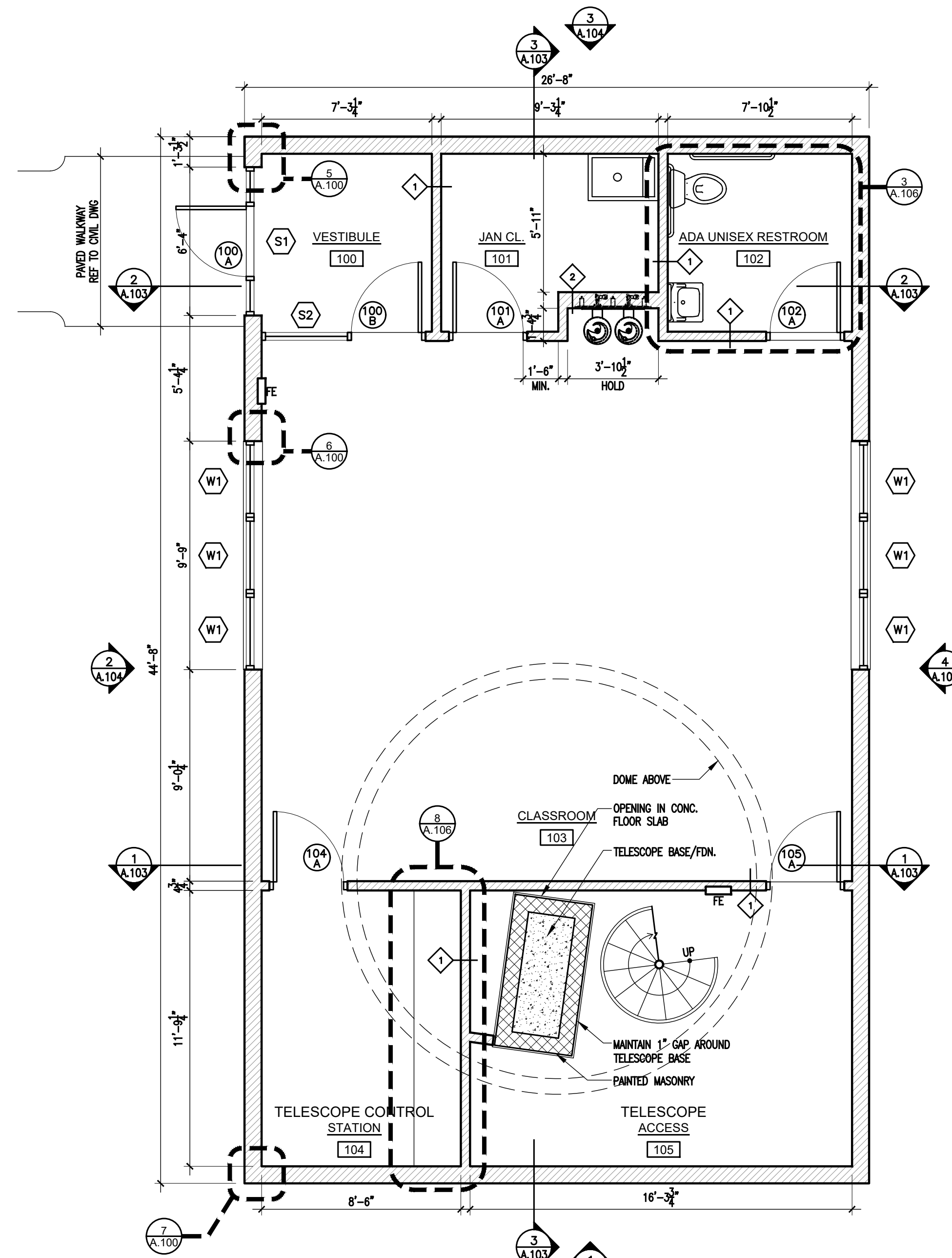
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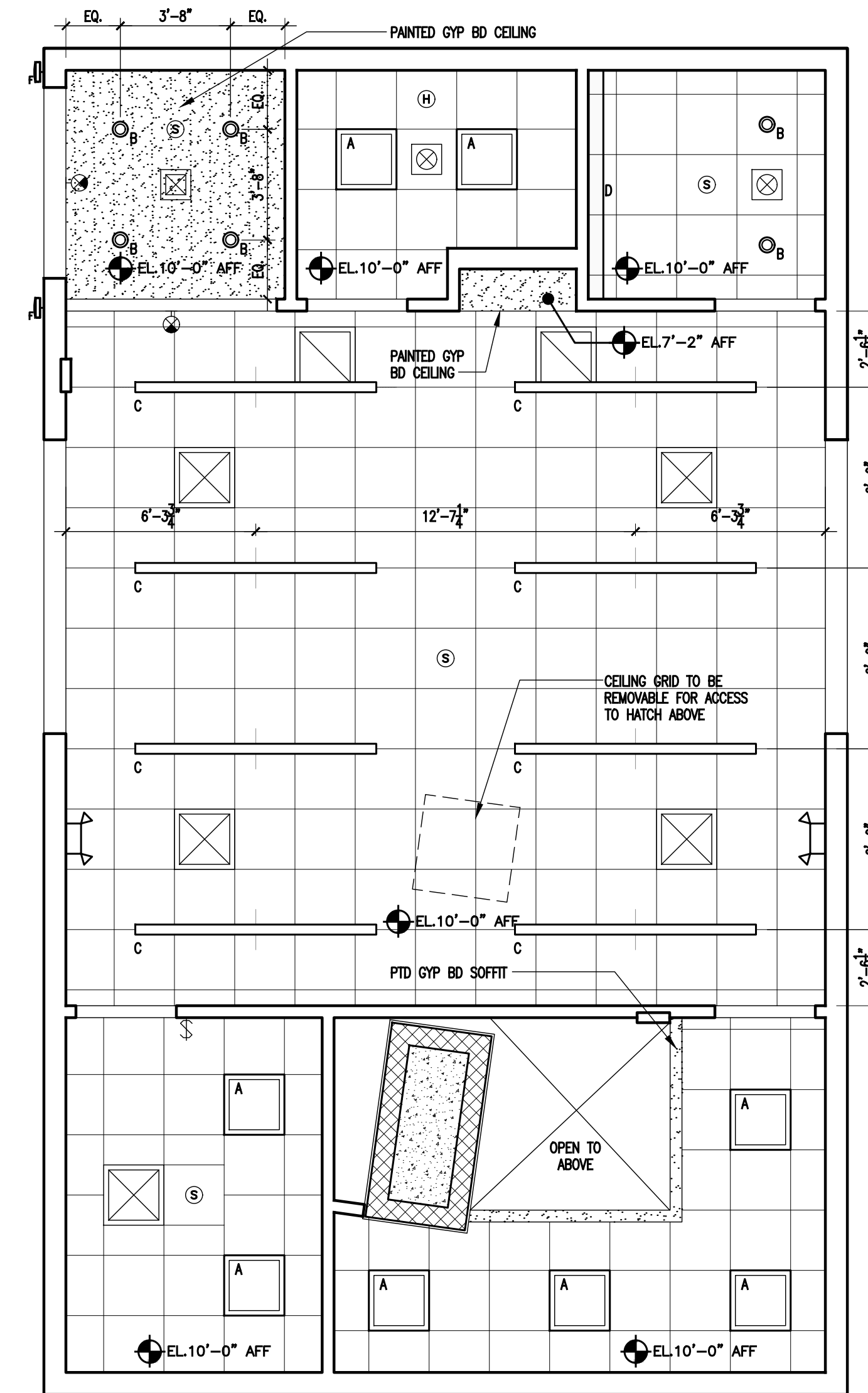
S.5



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



2 CONSTRUCTION PLAN
1/4" = 1'-0"



3 REFLECTED CEILING PLAN
1/4" = 1'-0"

CEILING LEGEND

	ANGLED TEGULAR CEILING TILE IN 9/16" SUSPENDED GRID. GRID TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
	PAINTED GYPSUM BOARD
	2'x2' RECESSED FLUORESCENT
	RECESSED 5.5" LED DOWNLIGHT
	SUSPENDED LINEAR 8' LED DIRECT/INDIRECT LIGHT FIXTURE
	WALL GRAZER LED LIGHT FIXTURE. REFER TO PLAN FOR LENGTH
	LINEAR 4' LED UTILITY LIGHT FIXTURE
	LED DIRECT/INDIRECT EXTERIOR LIGHT SCENE.
	CEILING ELEVATION
	SMOKE DETECTOR
	HEAT SENSOR
	SUPPLY
	RETURN
	EXHAUST VENT
	EMERGENCY LIGHT
	SWITCH

VAPOR BARRIER:
BASIS OF DESIGN: Slope 15 mil vapor barrier with water vapor permeance, ASTM F 1249 of 0.0084 perms or approved equal. Vapor barrier to be installed under entire slab. Provide all required accessories including Stego tape, Stego mastic, etc.

FIRE EXTINGUISHER CABINET:
BASIS OF DESIGN: Loren's stainless steel 2409-SR 1 1/2" semi recessed cabinet, vertical duo door, tempered safety glass, black vertical die w/ lettering, recessed handle and MPS multipurpose dry chemical extinguisher.
03.28.23 FINAL SITE PLAN
10.06.22 ISSUED FOR PLANNING BOARD REVIEW
09.01.22 ISSUED FOR BUILDING DEPT REVIEW

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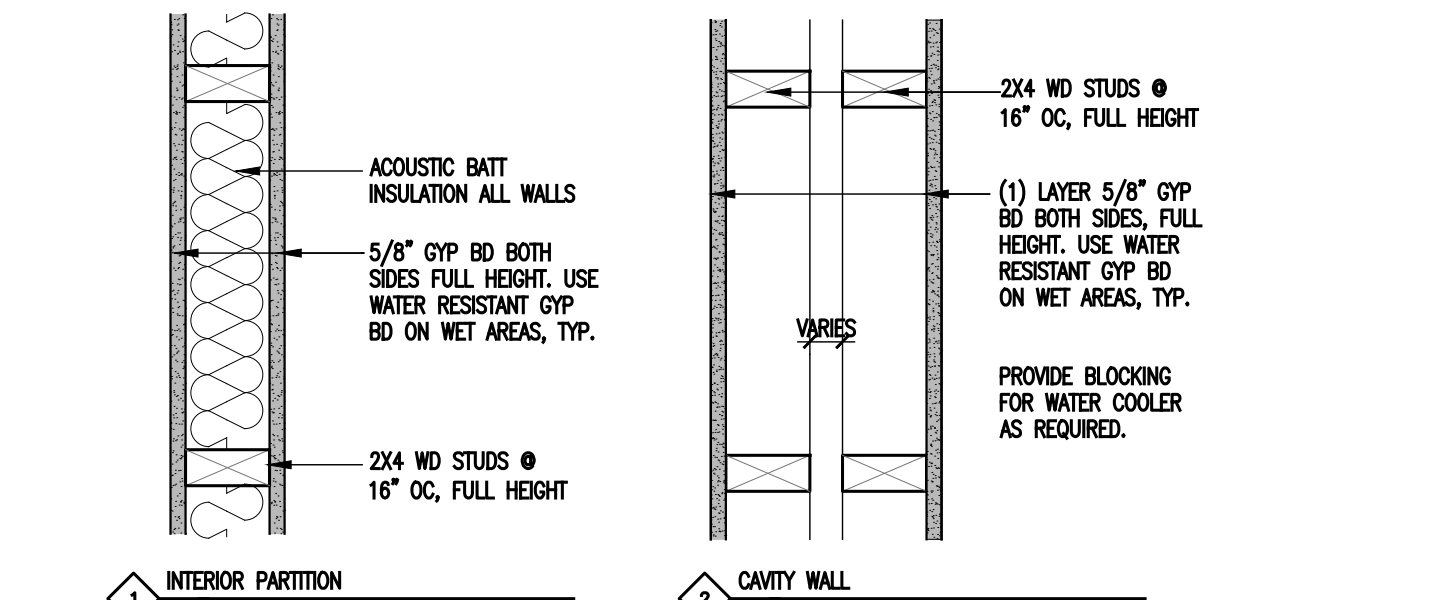
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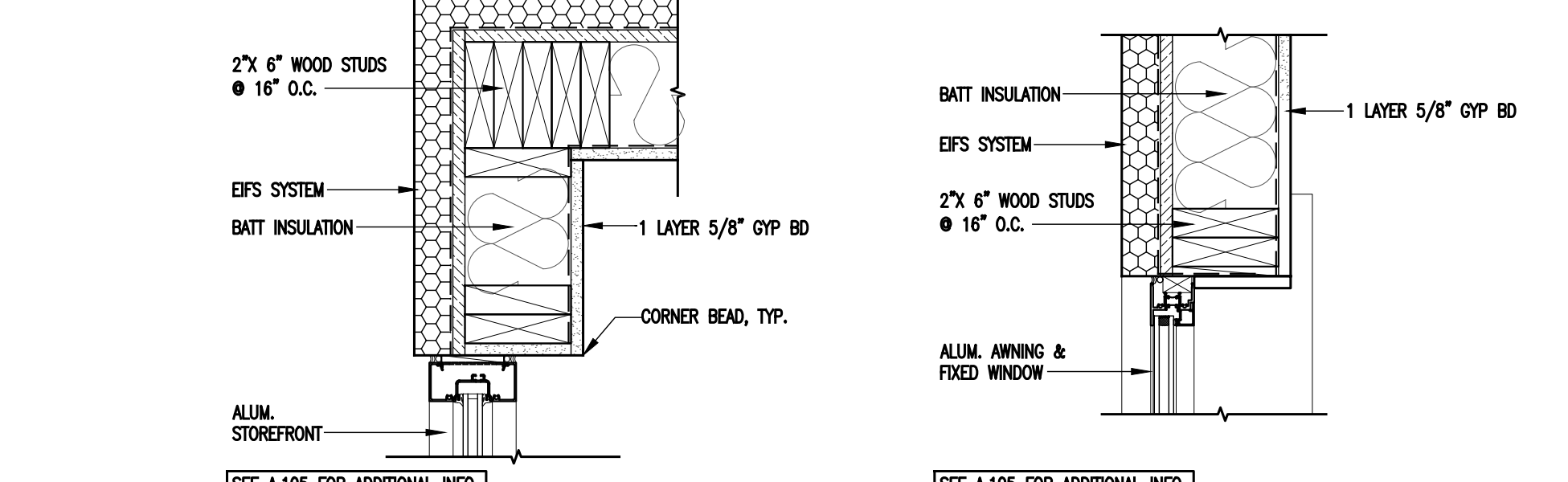
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NEW JERSEY LICENSE No. 31,265

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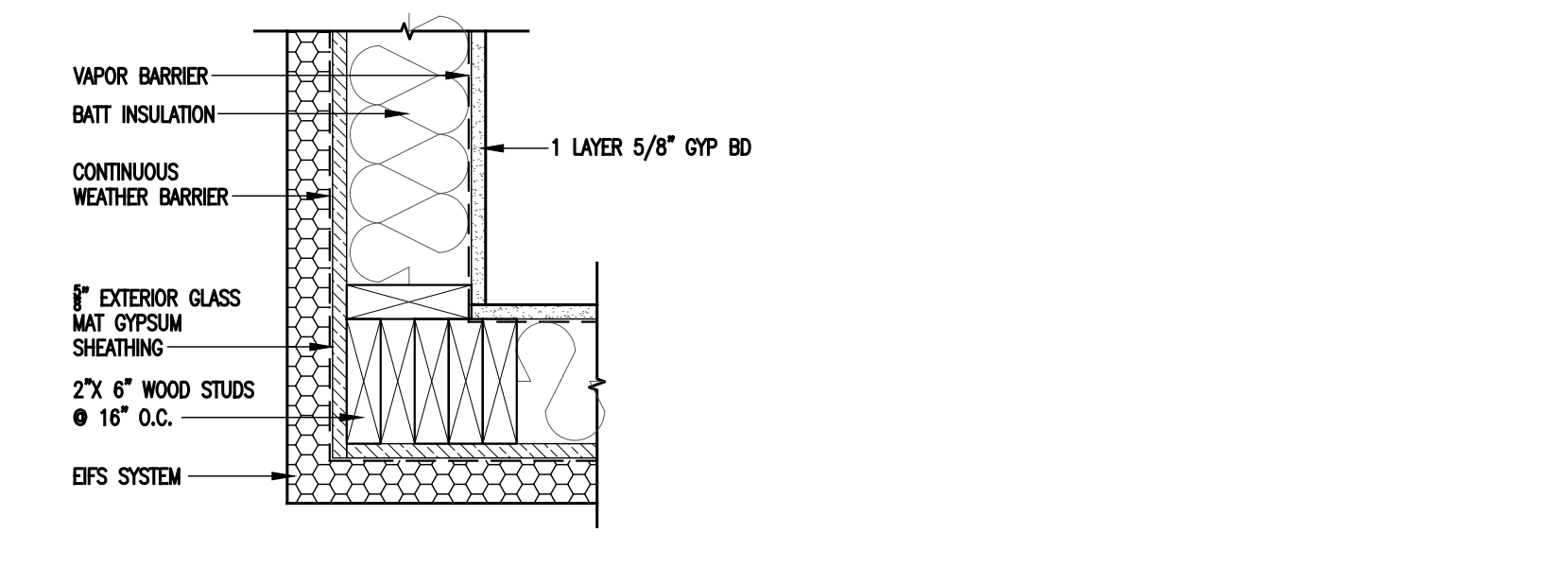
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4 WALL TYPES
1 1/2" = 1'-0"



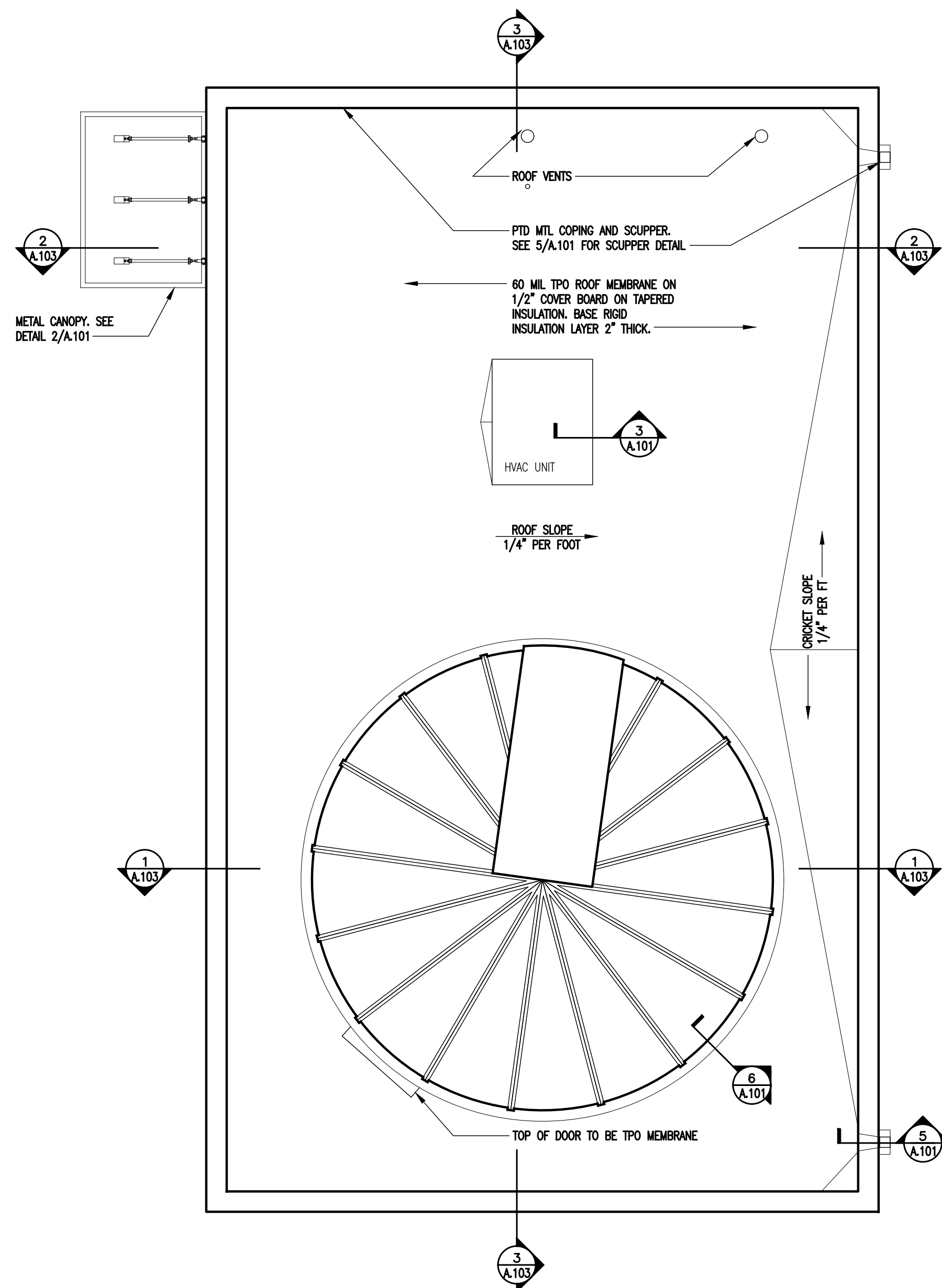
5 PLAN DETAIL
1 1/2" = 1'-0"



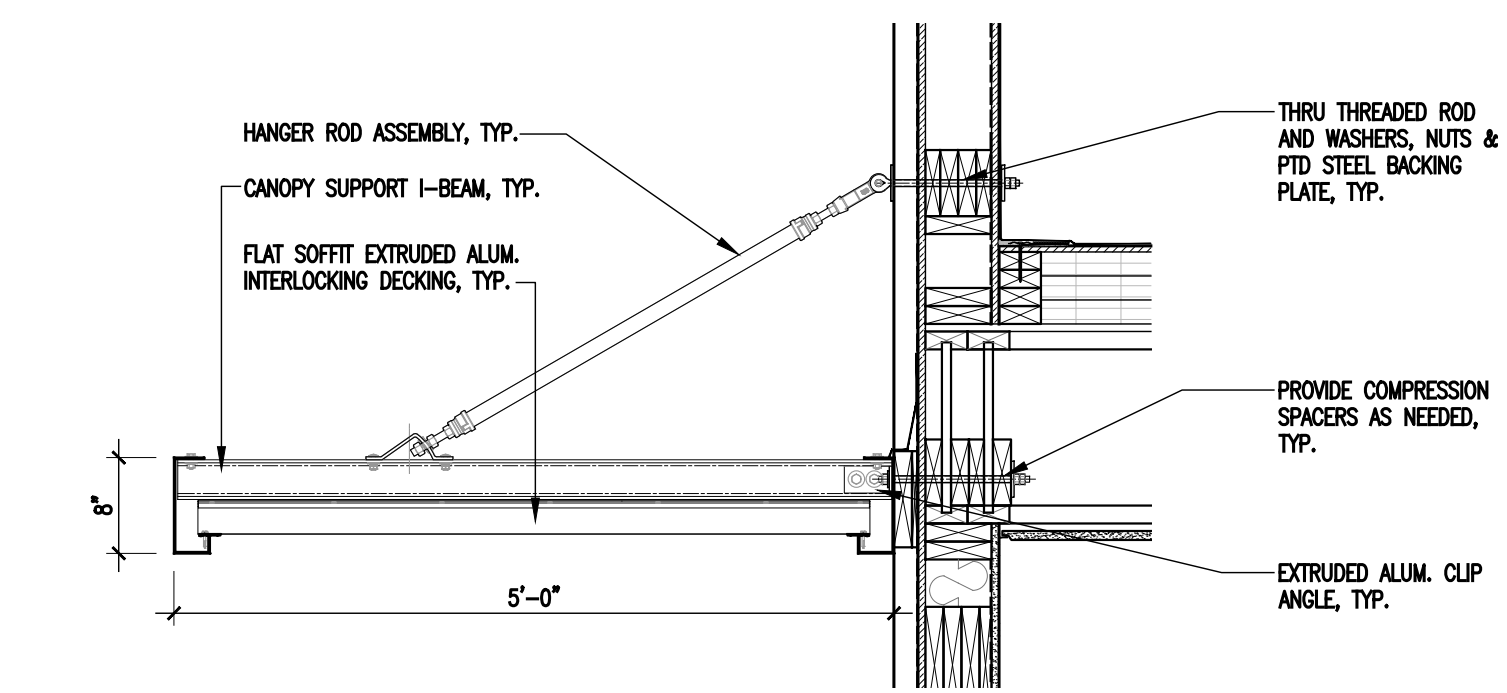
7 PLAN DETAIL
1 1/2" = 1'-0"

FOUNDATION PLAN, CONSTRUCTION PLAN, REFLECTED CEILING PLAN, WALL TYPES AND DETAILS

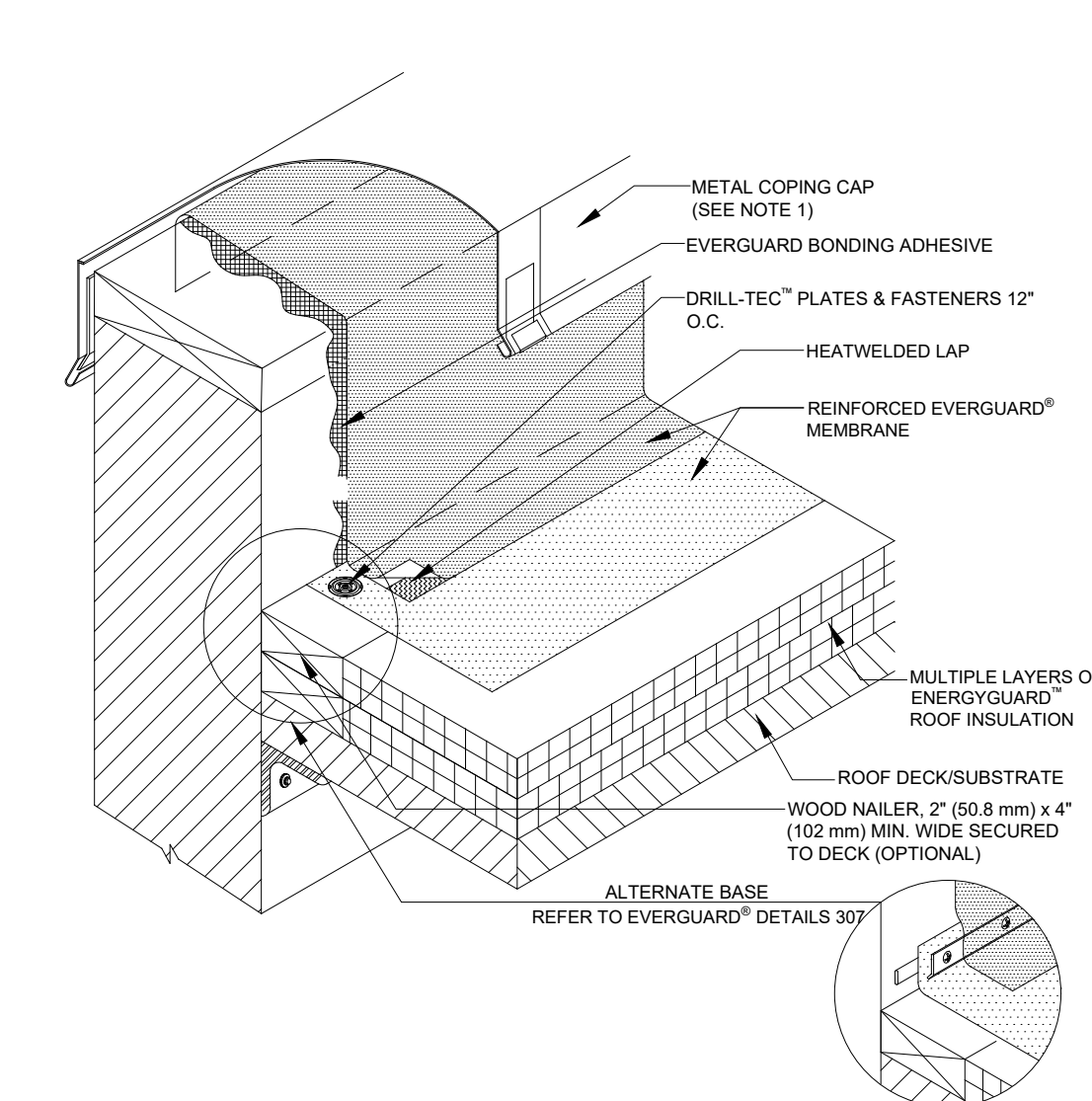
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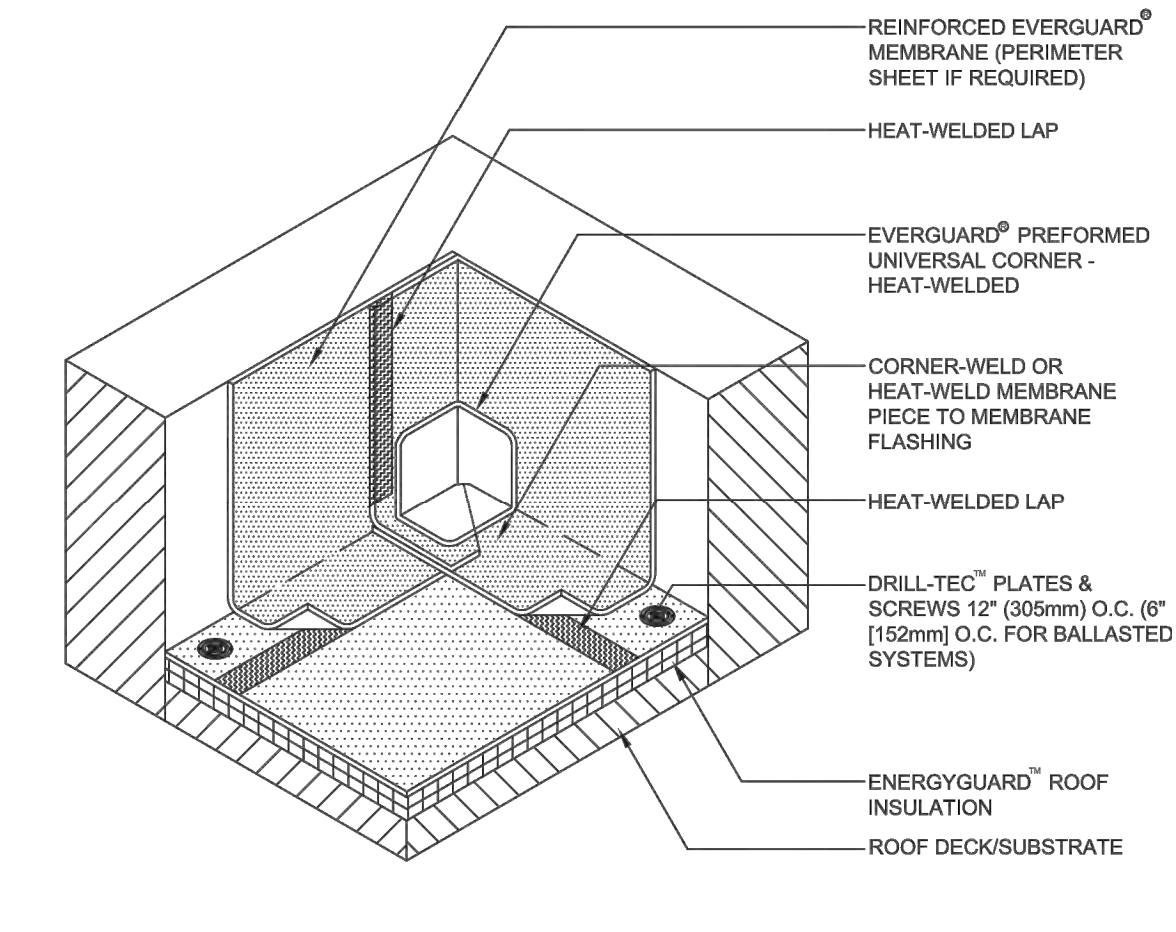
1 ROOF PLAN
1/4" = 1'-0"



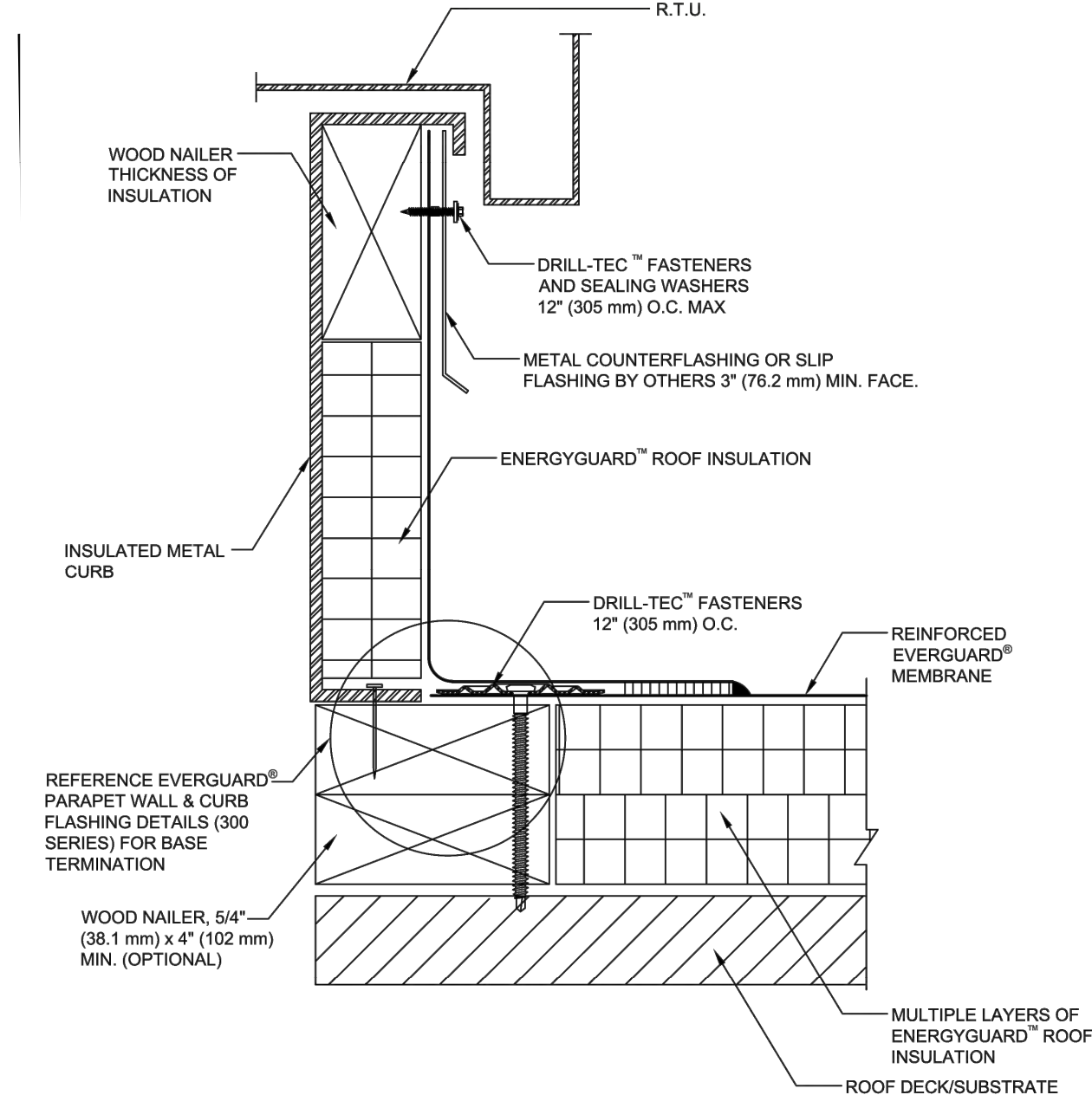
2 METAL CANOPY DETAIL
1/4" = 1'-0"



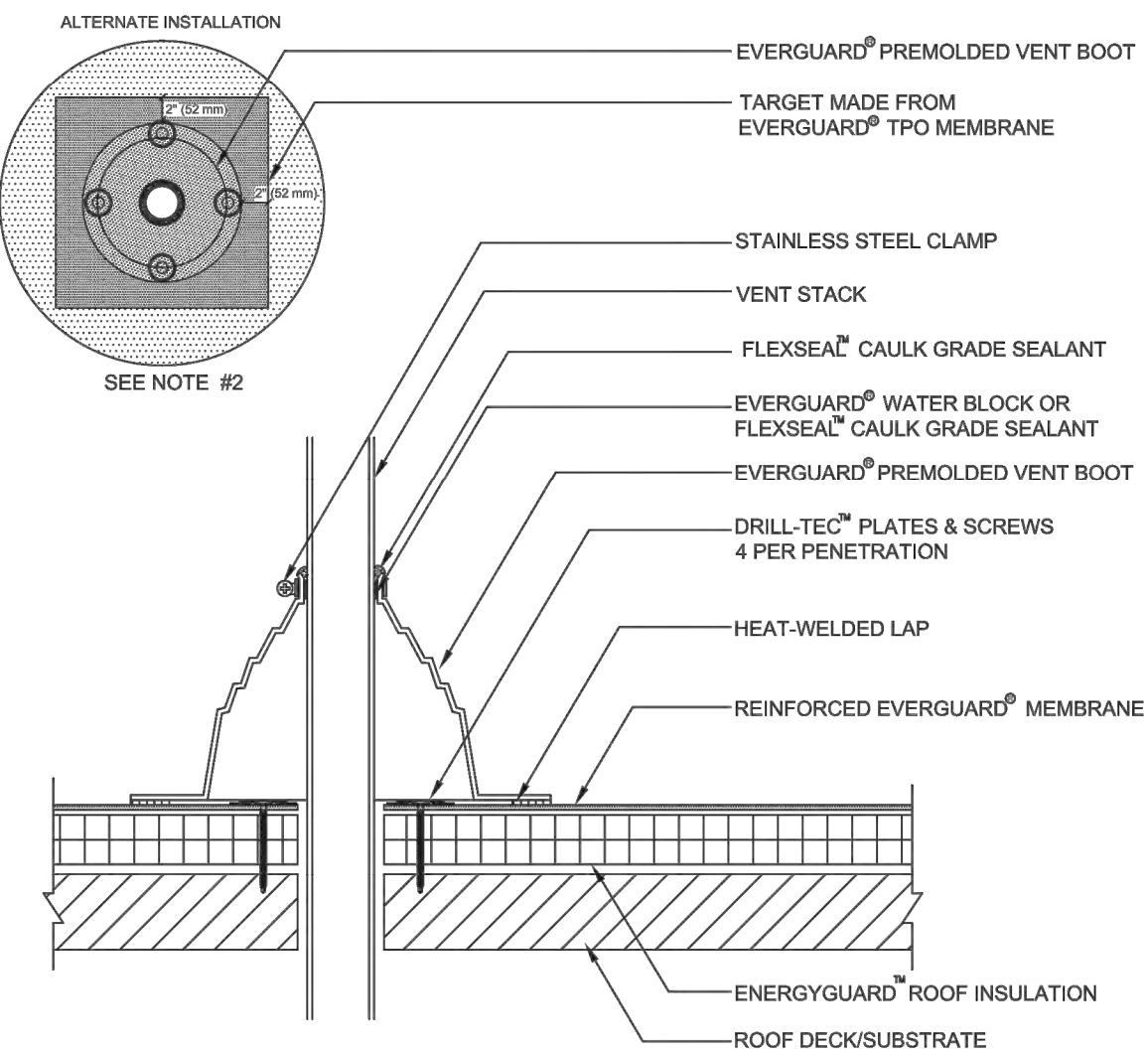
1 PARAPET WALL FLASHING DETAIL
N.T.S.



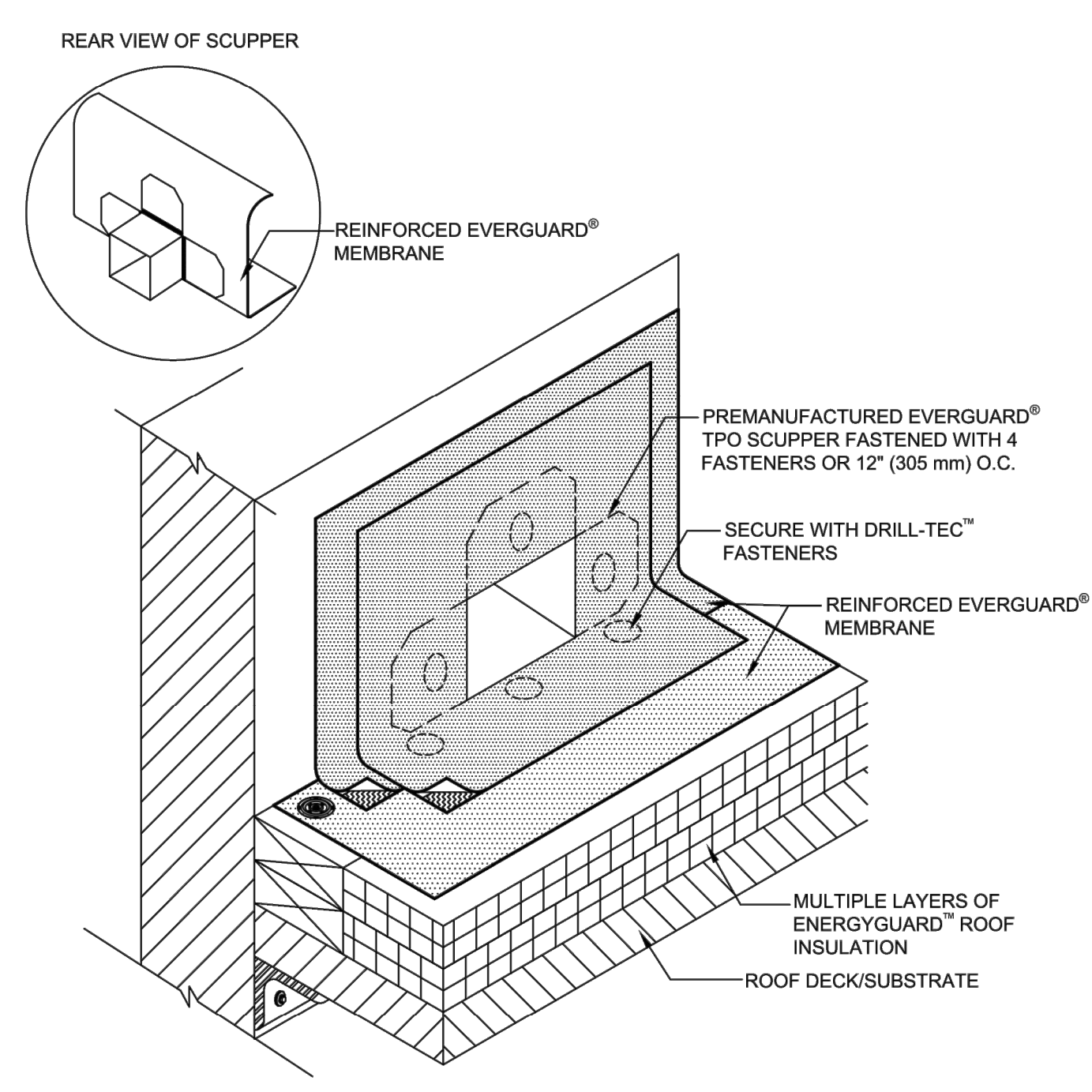
2 INSIDE CORNER DETAIL
N.T.S.



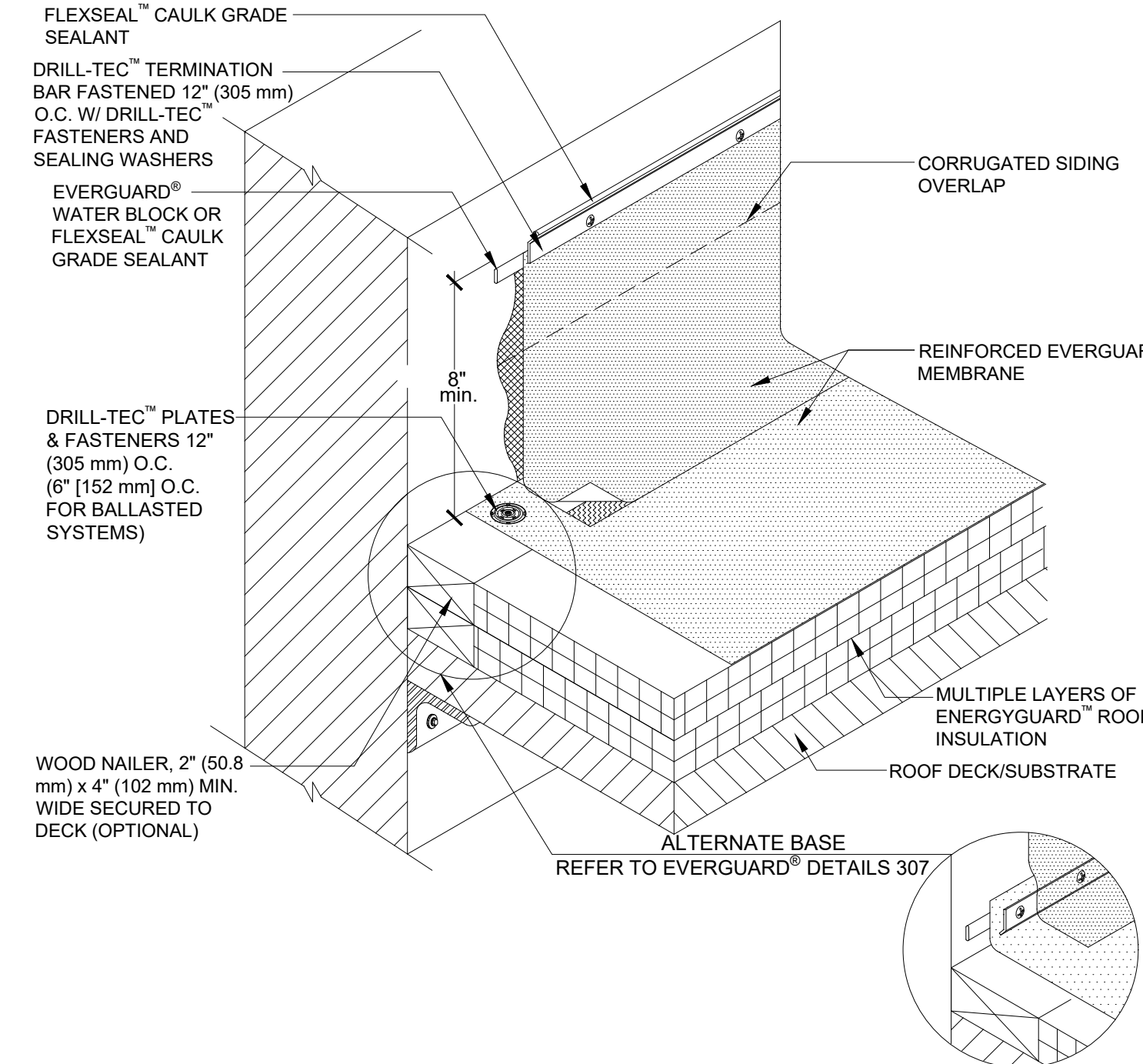
3 TYPICAL CURB FLASHING DETAIL
N.T.S.



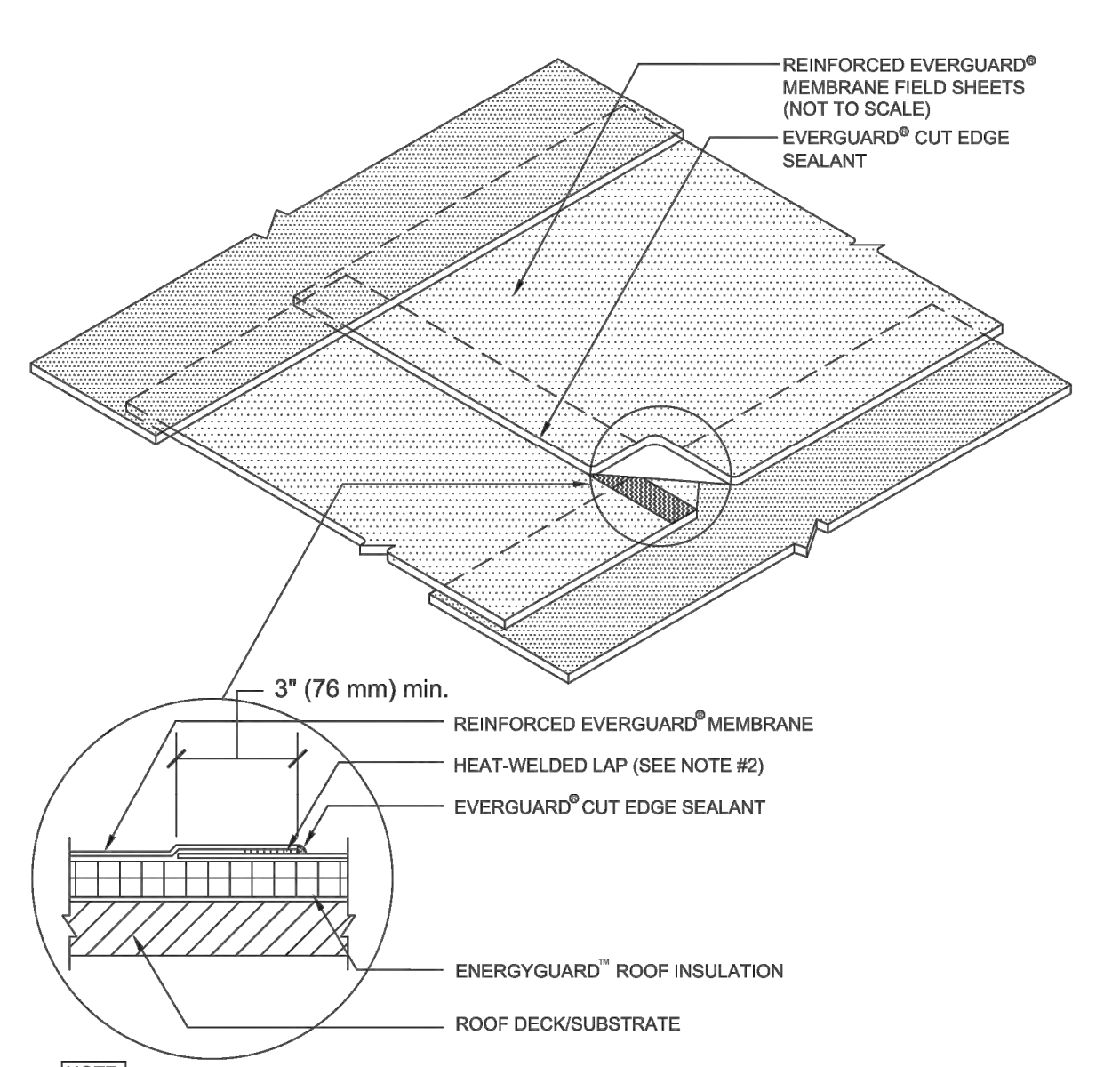
4 ROOF VENT PIPE FLASHING DETAIL
N.T.S.



5 SCUPPER DETAIL
N.T.S.



6 CURB FLASHING AT DOME
N.T.S.



7 END LAP DETAIL
N.T.S.

METAL CANOPY NOTES:

- BASIS OF DESIGN: SUPER LUMIDECK HANGER ROD CANOPY / FLAT SOFFIT BY MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL.
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE GC IS RESPONSIBLE TO FIELD VERIFY ALL FIELD CONDITIONS PRIOR TO FABRICATION.
- DELEGATED DESIGN: AN ENGINEER, LICENSED IN THE STATE OF NEW YORK, AND PROVIDE SIGNED AND SEALED SHOP DRAWINGS OF THE CANOPY STRUCTURE, AND COMPONENTS. DRAWINGS TO INCLUDE ALL REQUIRED STEEL SIZES, CONNECTIONS, ETC.
- WALL SYSTEMS REQUIRING COMPRESSION SPACERS TO PREVENT CRUSHING SHALL BE SUPPLIED BY CANOPY MANUFACTURER.
- FINISH SHALL BE TWO COAT KYNAR, COLOR TO BE SELECTED FROM CANOPY MANUFACTURER'S STANDARD SMOOTH COLOR CHART.
- GC TO INSTALL FLASHING AND SEALANT AS REQUIRED.
- SURROUND WALL ANCHORS WITH WATER TIGHT SEALANT.
- EMBED ALL WALL ANCHOR WASHERS IN SEALANT TO PROVIDE WATERTIGHT SEAL AT WALL.
- TO ENSURE PROPER DRAINAGE, INSTALL CANOPY WITH POSITIVE CAMBER.
- PROVIDE REAR DRAINAGE WITH DOWNSPOUT.

TPO ROOFING

BASIS OF DESIGN:
GAF EVERGUARD TPO 60-MIL MEMBRANE
COLOR: WHITE

03.28.23 FINAL SITE PLAN
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09.01.22 ISSUED FOR BUILDING DEPT REVIEW

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OBSERVATION CLASSROOM**

125 NY-340 SPARKILL, NY

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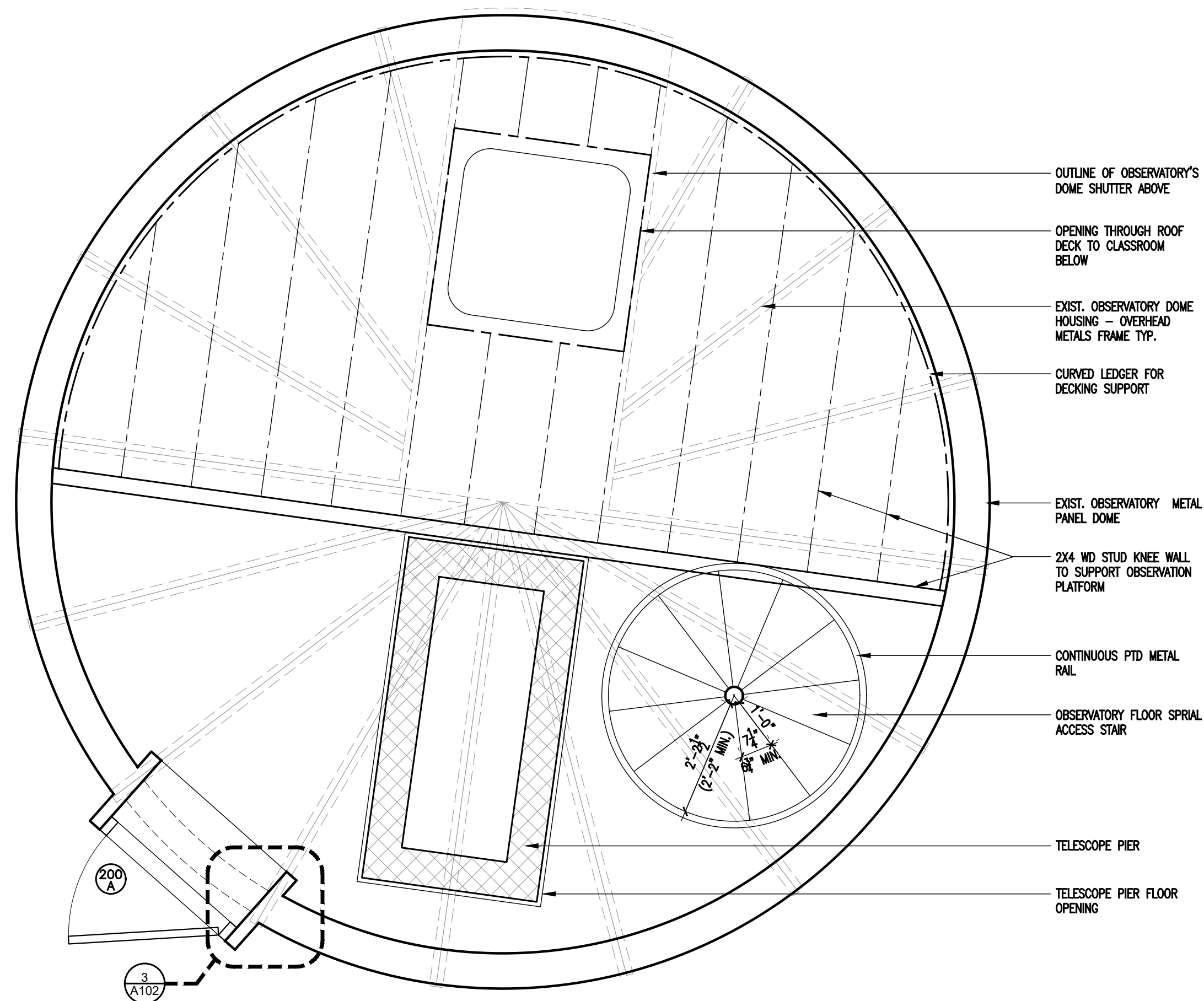
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**ROOF PLAN AND DETAILS
DOME PLANS**

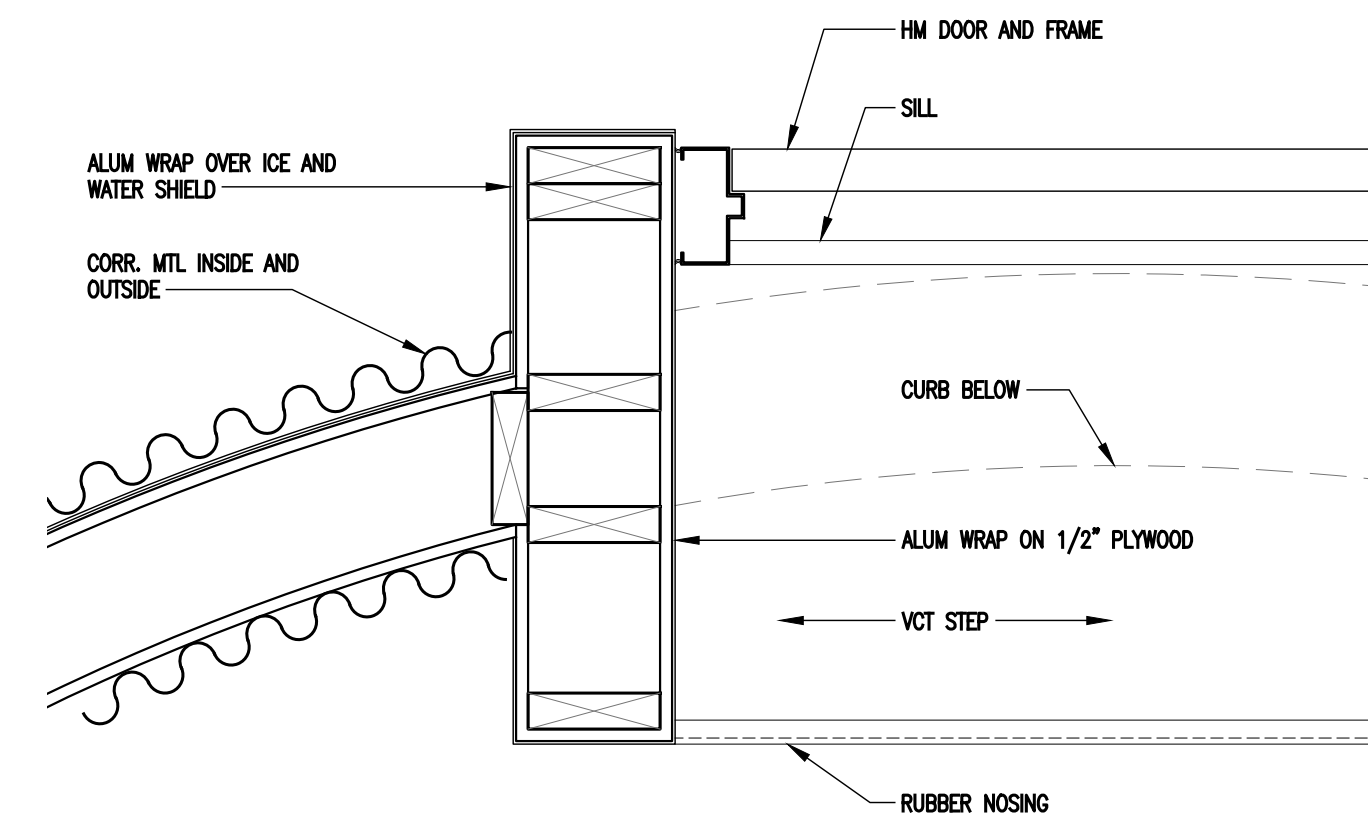
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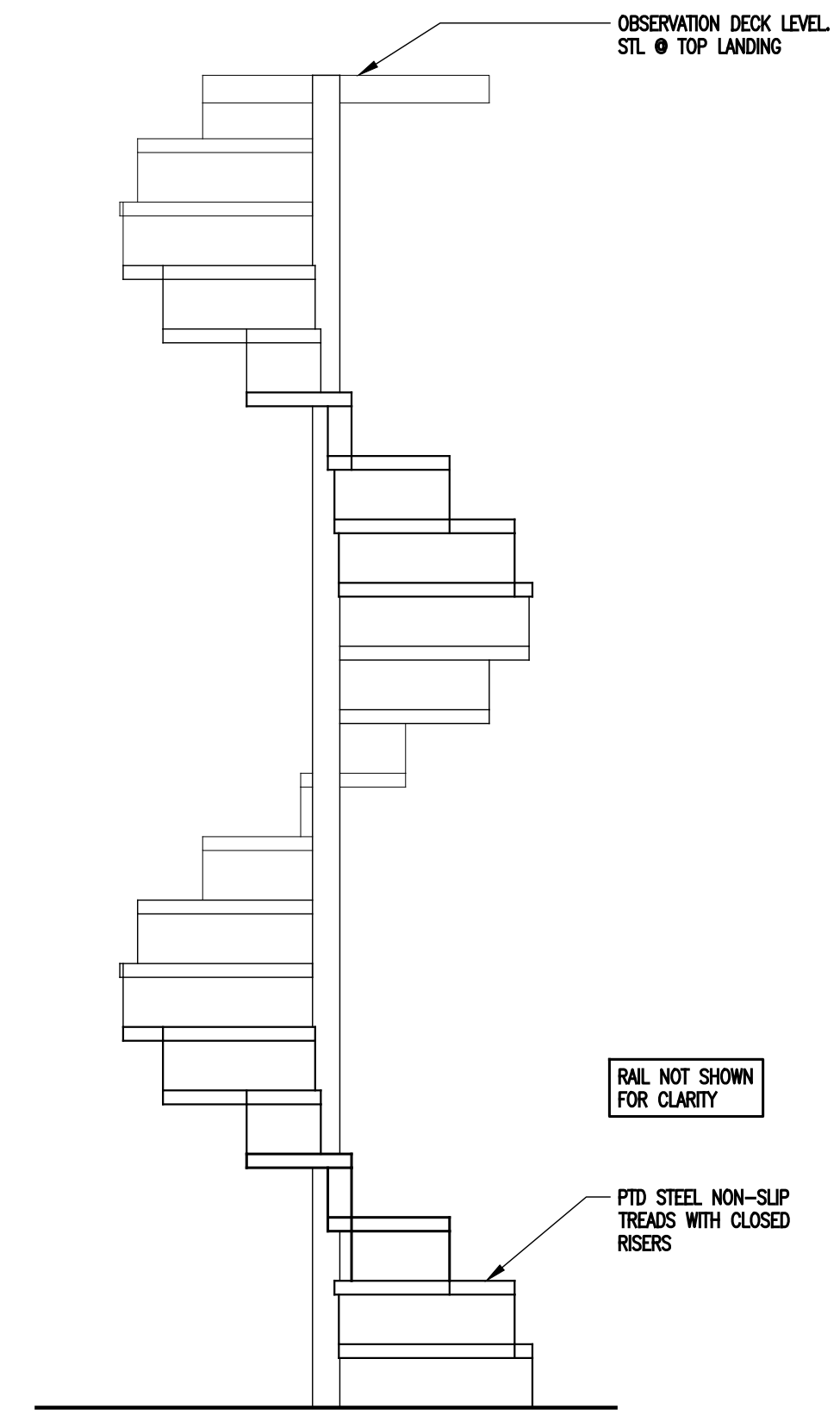
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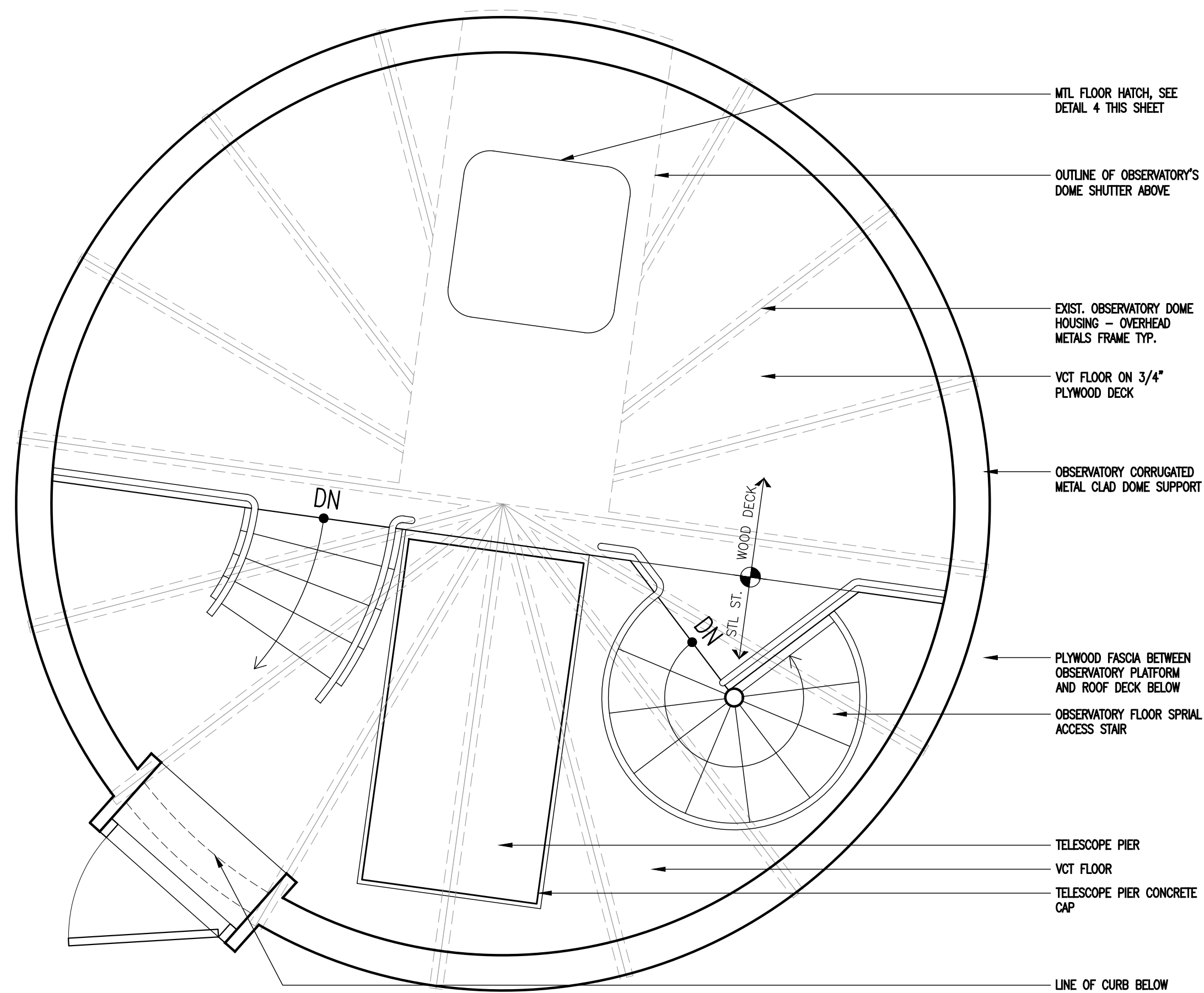
1 DOME PLAN AT ROOF DECK
1/2" = 1'-0"



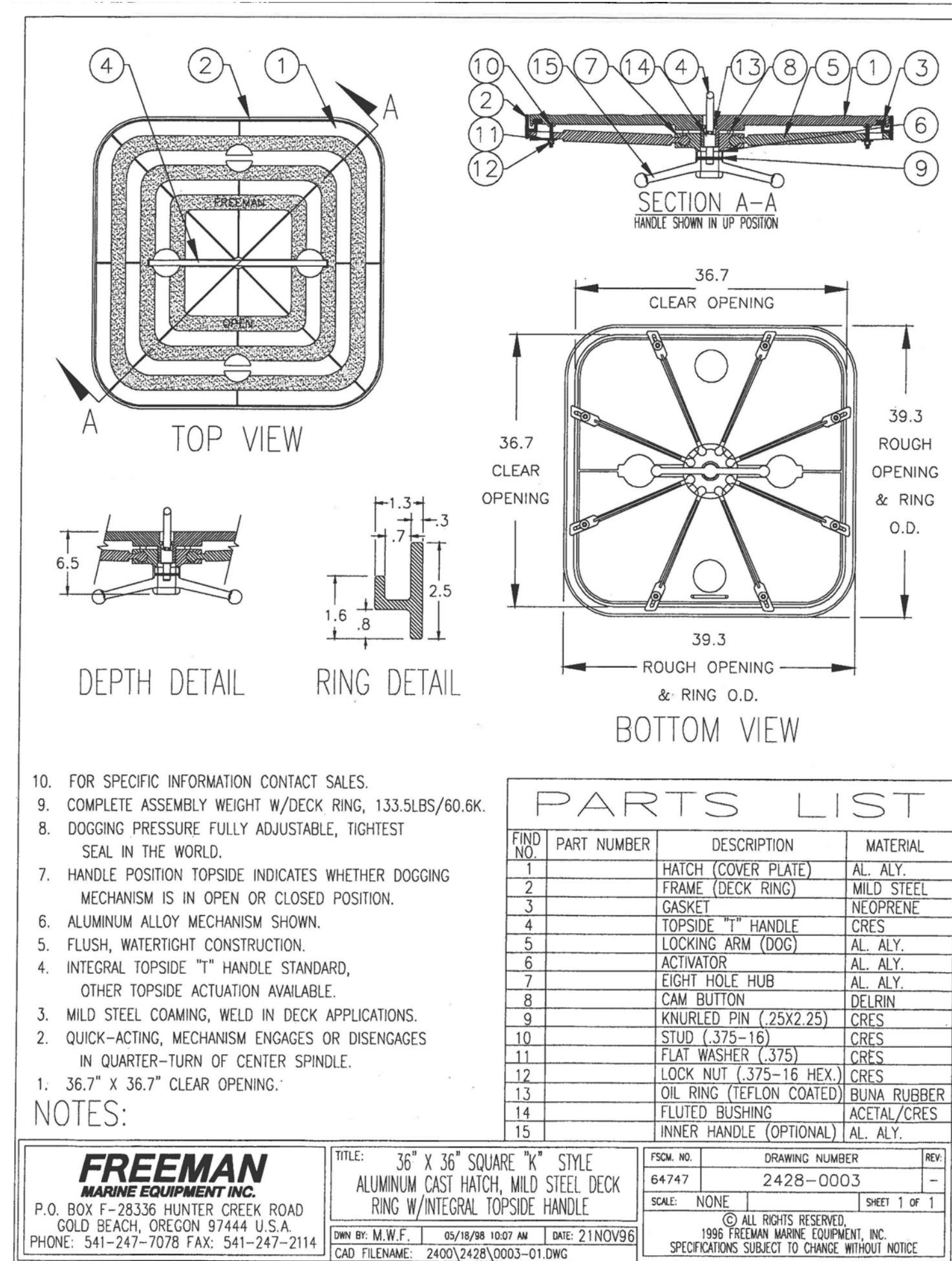
3 DOOR JAMB DETAIL
1 1/2" = 1'-0"



5 SPIRAL STAIR ELEVATION
1 1/2" = 1'-0"



2 DOME PLAN AT OBSERVATION DECK
1/2" = 1'-0"



4 MTL FLOOR HATCH
N.T.S.

03.28.23 FINAL SITE PLAN
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09.01.22 ISSUED FOR BUILDING DEPT REVIEW

ST. THOMAS AQUINAS COLLEGE
OBSERVATION CLASSROOM

125 NY-340 SPARKILL, NY

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EDWARD ANTHONY ARCARI
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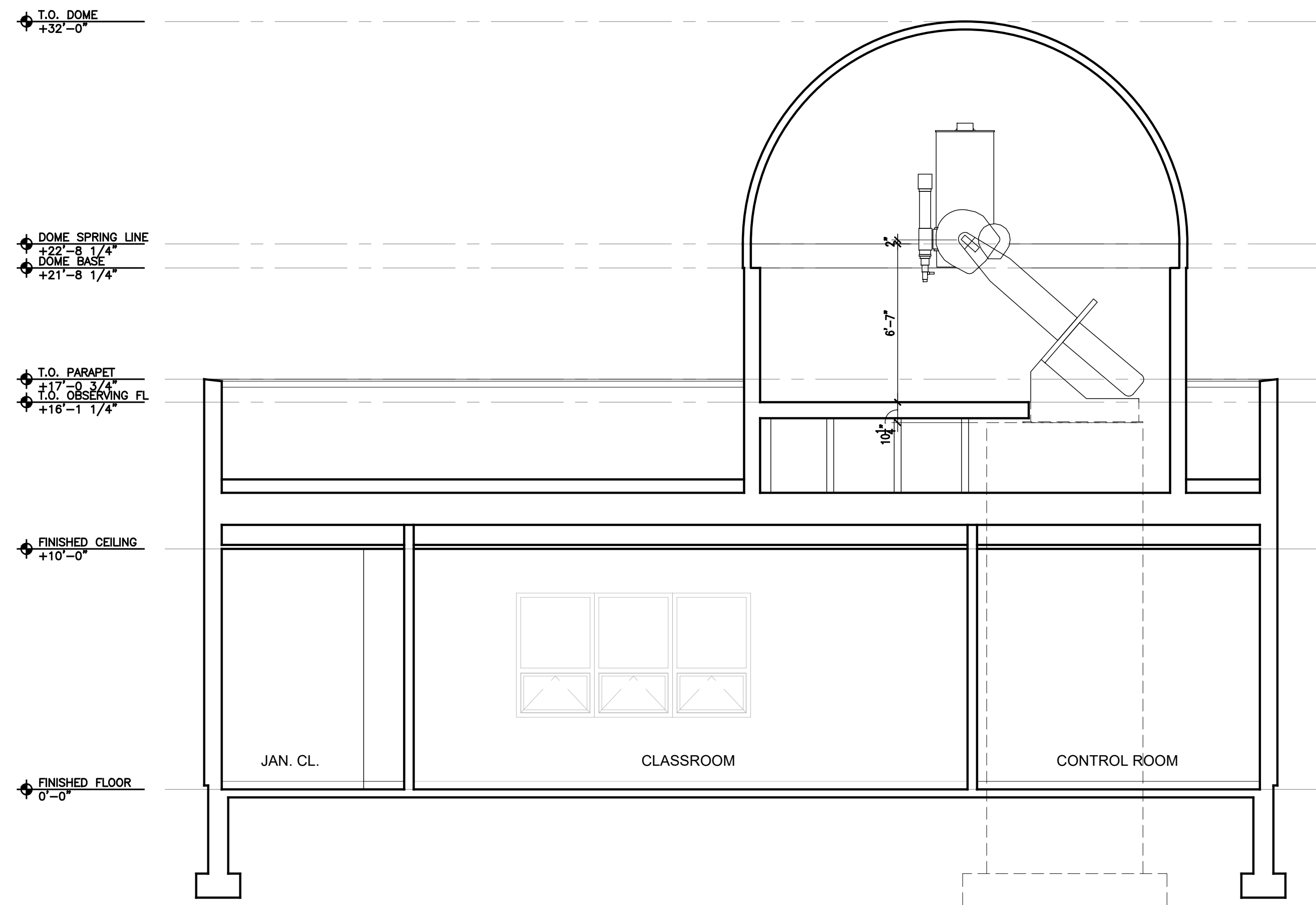
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DOME PLANS AND STAIR DETAILS

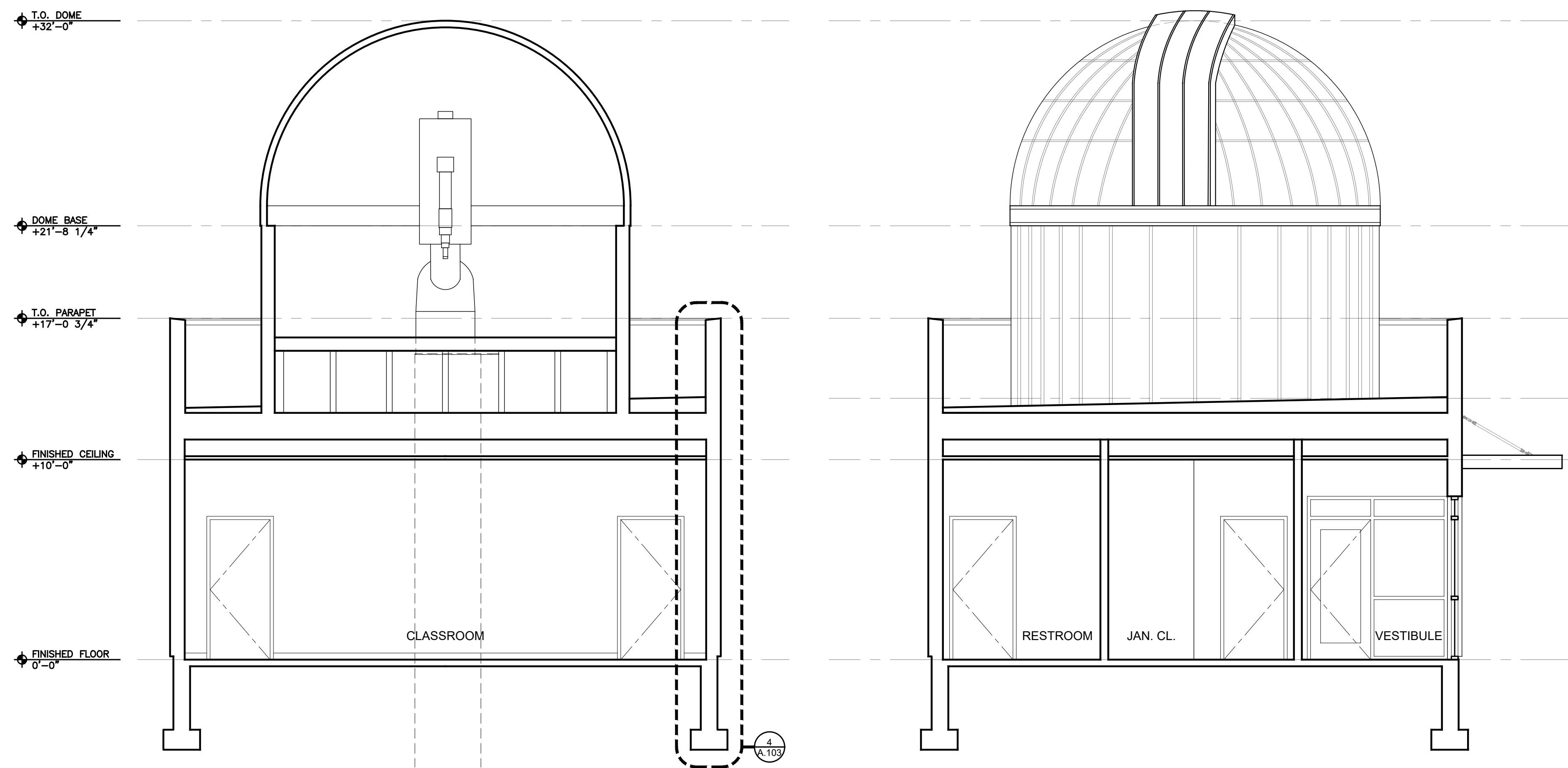
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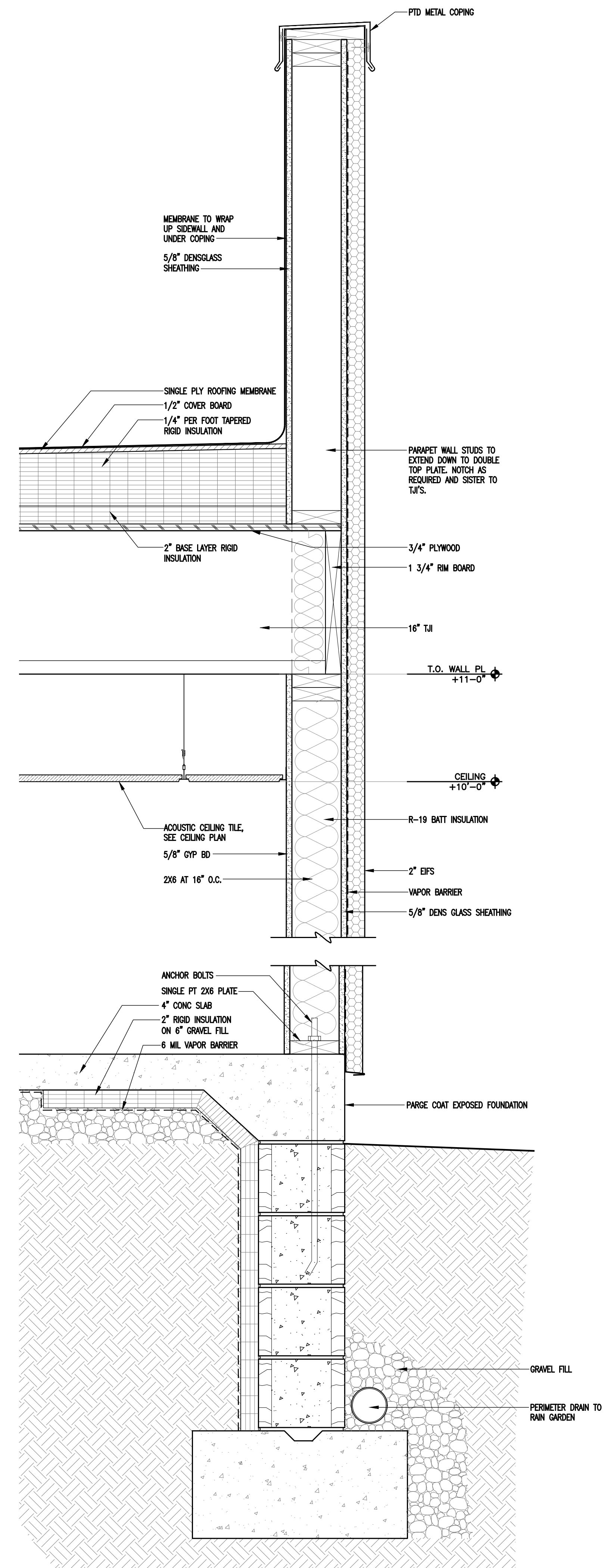


3 LONGITUDINAL SECTION
1/4" = 1'-0"



1 SECTION THRU DOME
1/4" = 1'-0"

2 SECTION
1/4" = 1'-0"



4 WALL SECTION
1 1/2" = 1'-0"

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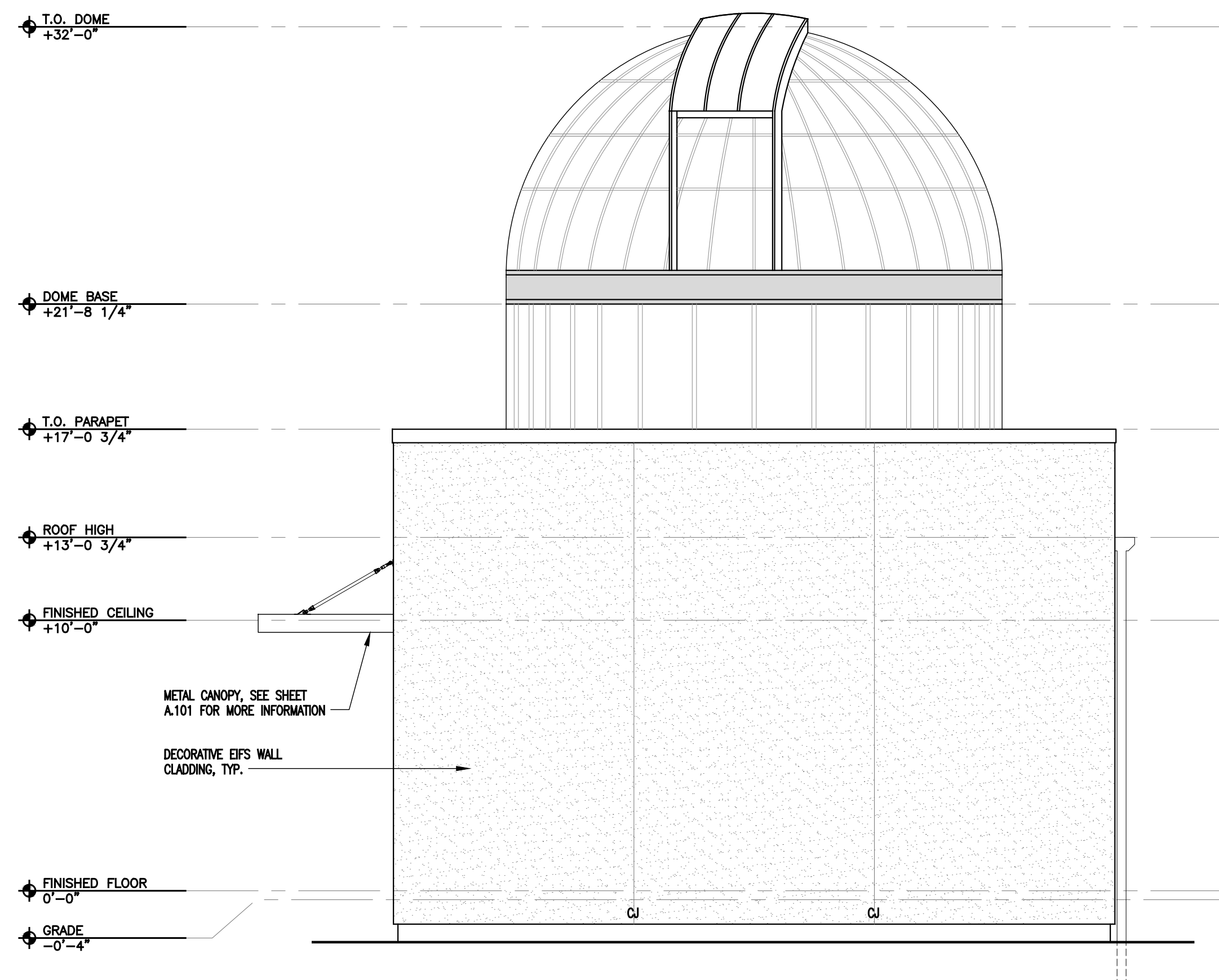
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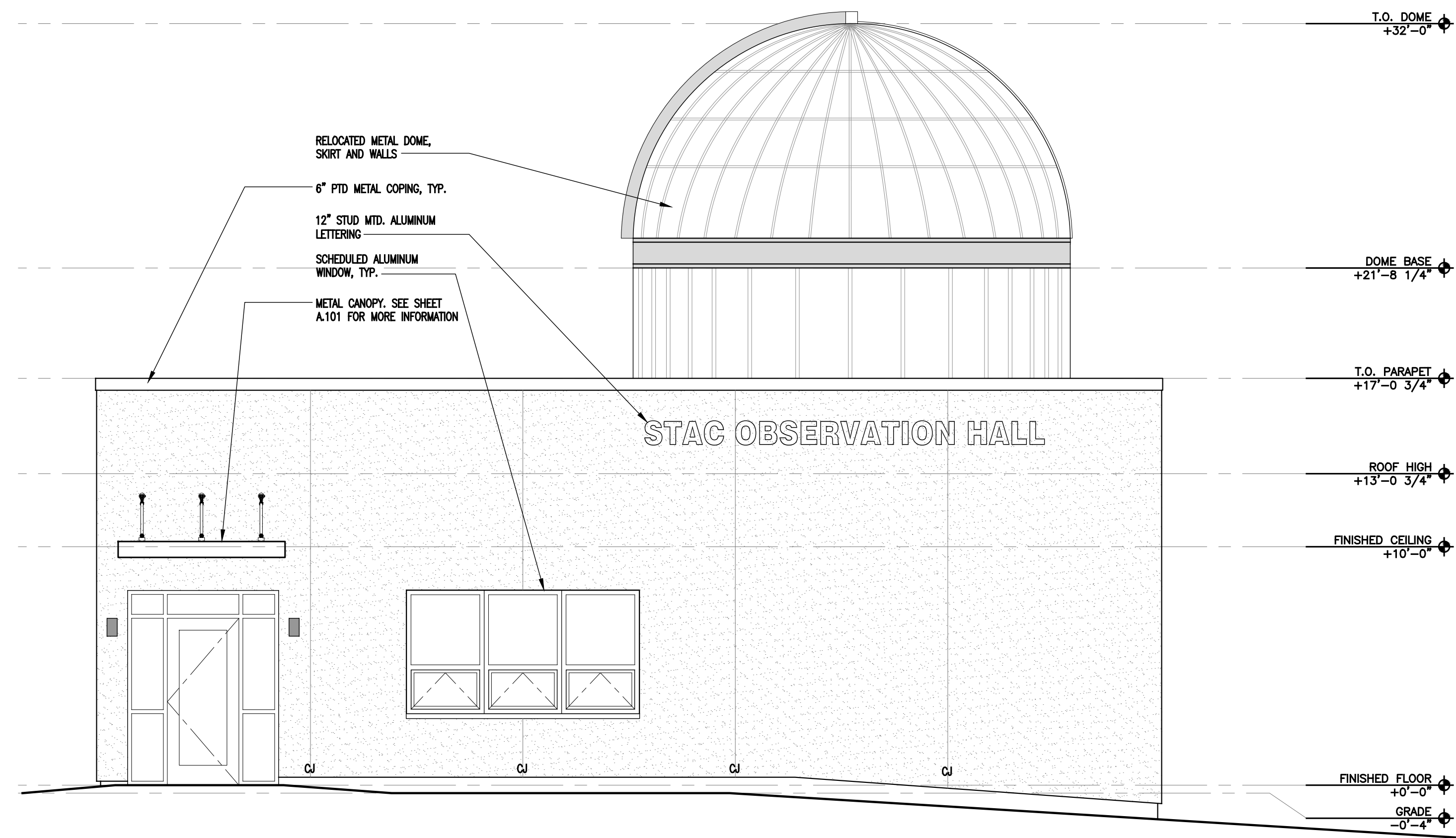
**BUILDING SECTIONS AND
WALL SECTION**

SCALE: AS NOTED
DATE: 03.28.2023
FILE: 2207/CURRENT/A.103.dwg
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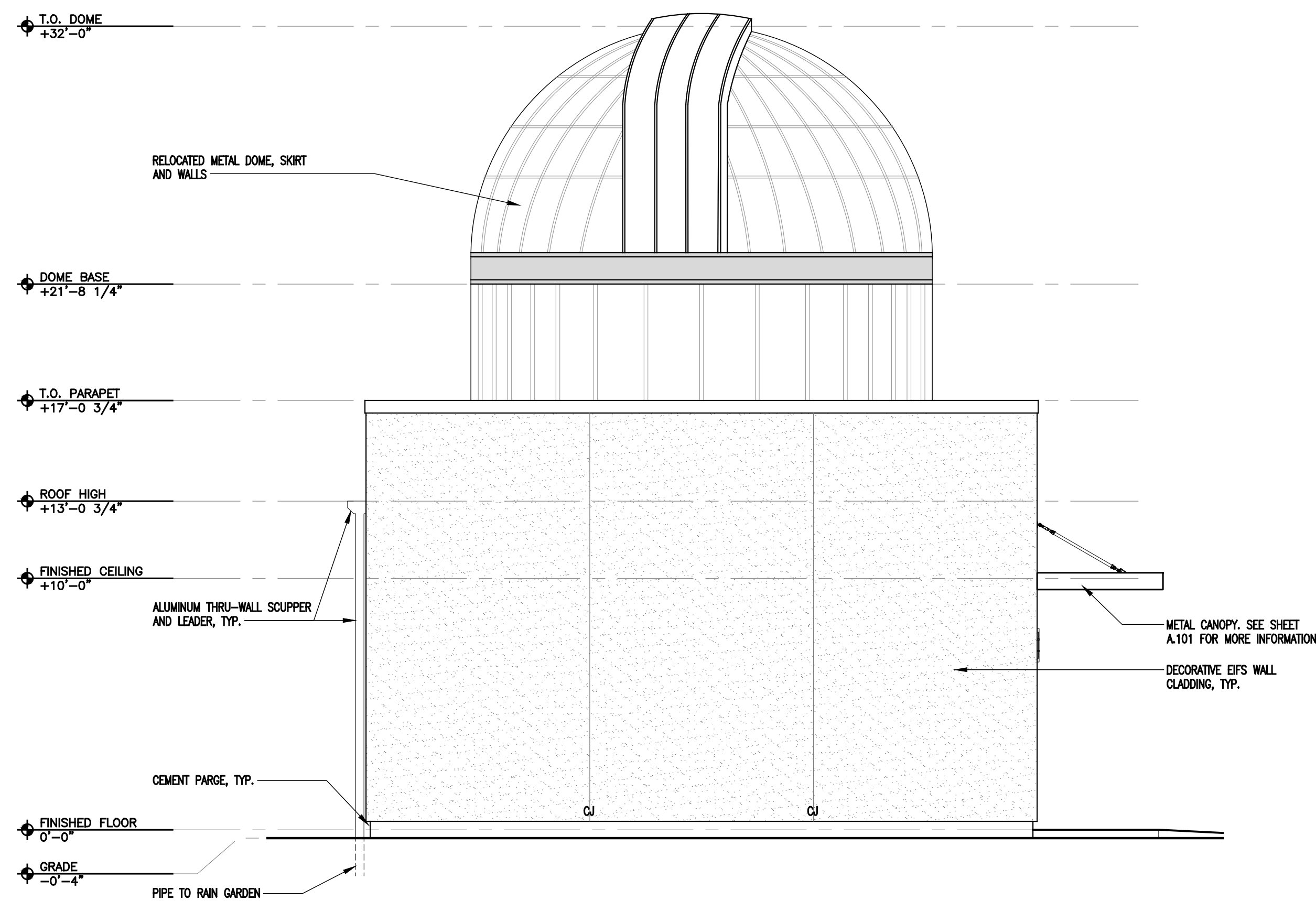
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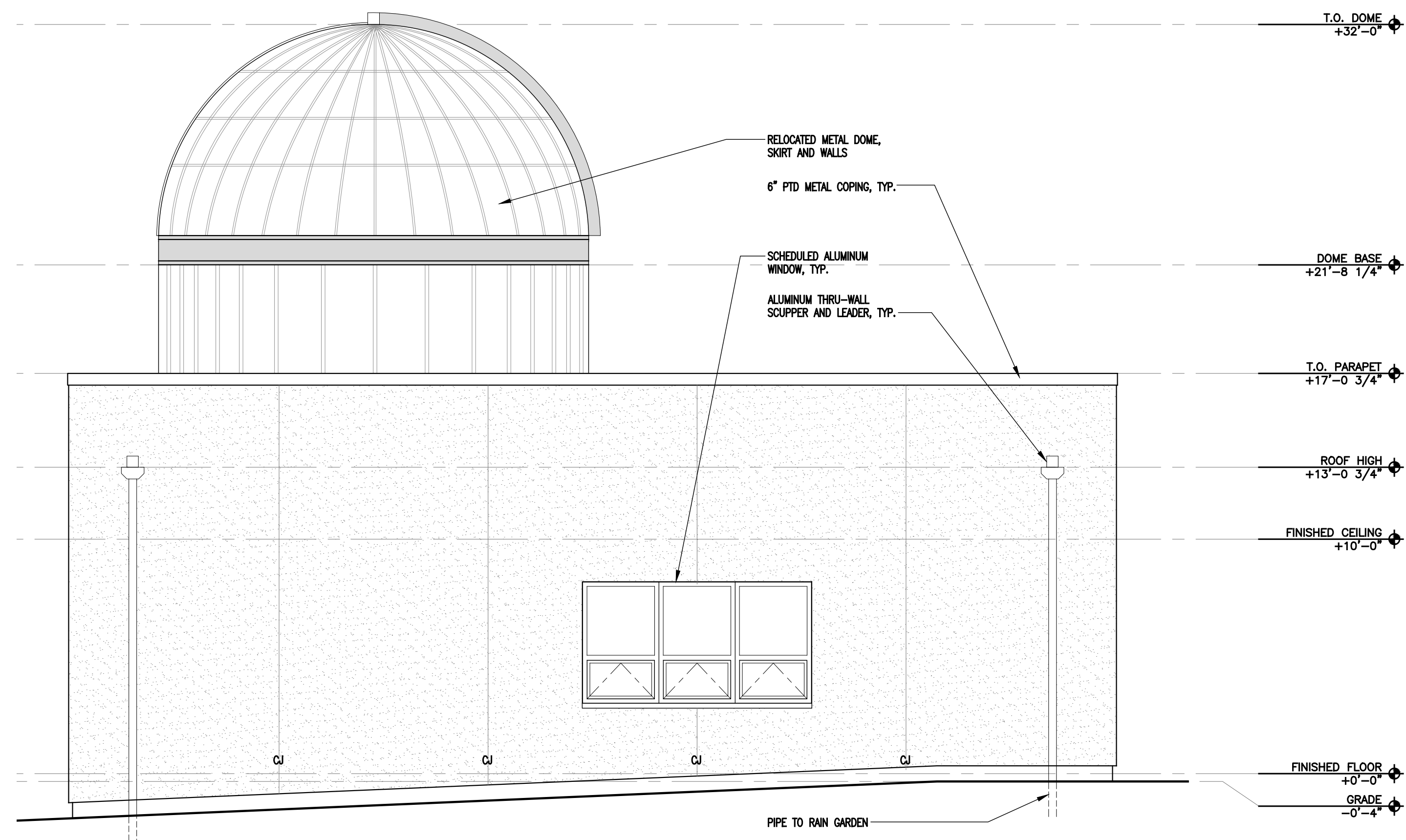
1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

NOTES:

- AT ALL EIFS VENER - PROVIDE CONTROL JOINTS AS SHOWN ON DRAWINGS.

EIFS

BASIS OF DESIGN:

StoTherm CI EIFS
Finishes to be determined.

WATER RESISTIVE BARRIER

BASIS OF DESIGN:

James Hardie Products HardieWrap Weather Barriers - Weather Barrier, HardieWrap Weather Barriers - Flex-Flashing, and HardieWrap Weather Barriers - Seam Tape or approved equals. GC to include all accessories and related products required for proper installation including, but not limited to, flexible flashing around openings and penetrations, sealant, and seam tape.

CEMENT PARGING

BASIS OF DESIGN:

W.R. Meadows PARGE-ALL AF-Architectural Finishing Mortar or approved equal at all exposed concrete masonry unit surface. Comply with Manufacturer instructions for storing, mixing, and application of materials.

SCUPPER NOTES:

BASIS OF DESIGN:
MAJESTIC WATER SPOUTS COMPANY - NELSON 4" BOX ROOF DRAINAGE SCUPPER - STAINLESS STEEL OR APPROVED EQUAL

CONTACT INFORMATION:

MAJESTIC WATER SPOUTS, LLC
940 S PARK LANE, SUITE 2
TEMPLE, AZ 85281

Phone: 888-702-2558

EMAIL: hello@majesticwaterspouts.com

METAL LETTERS

BASIS OF DESIGN:
TO BE DETERMINED BY THE COLLEGE

03.28.23 FINAL SITE PLAN
10.06.22 ISSUED FOR PLANNING BOARD REVIEW
09.01.22 ISSUED FOR BUILDING DEPT REVIEW

ST. THOMAS AQUINAS COLLEGE
OBSERVATION CLASSROOM

125 NY-340 SPARKILL, NY

arcari iovino
ARCHITECTS PC

REGISTERED ARCHITECT
EDWARD ANTHONY ARCARI
STATE OF NEW YORK
020765

ONE KATHERINE STREET
LITTLE FERRY, NJ 07643
201 641 0600, FAX 201 641 0626
WWW.AIARCHS.COM

EDWARD ARCARI NY#020765 ANTHONY IOVINO NY#023349

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1610 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774

120 1/2 N. BROADWAY NYACK, NEW YORK 1 (845) 358-1510

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Omdex Incorporated
Consulting Engineers

21 Cross Avenue
Midland Park, NJ 07432-1811
(201) 444-0753 FAX (201) 444-0839

EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 03.28.2023
FILE: 2207/CURRENT/A.104.dwg

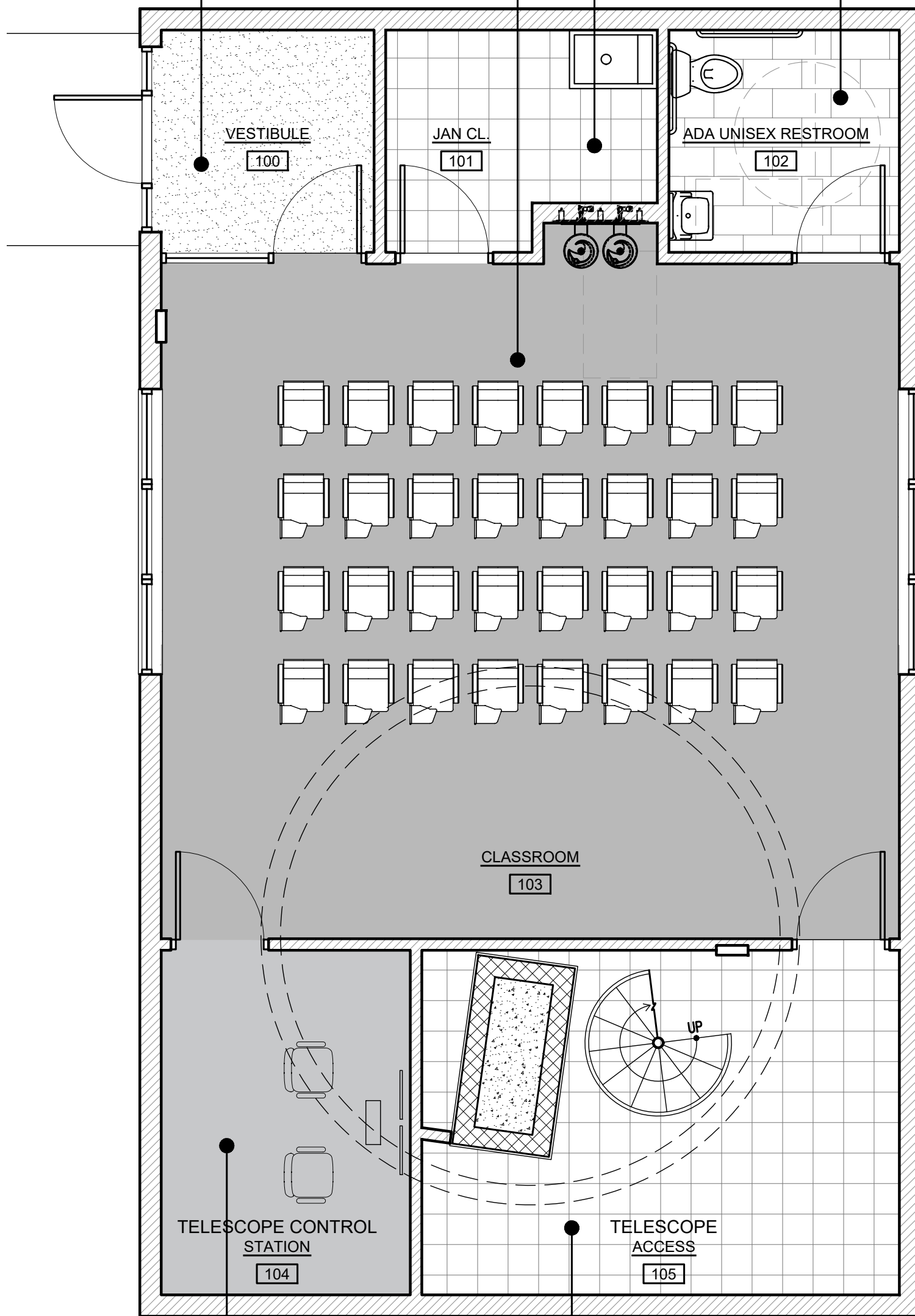
A.104

CLASSROOM	
FLOOR	CPT-1
WALL	P-1
BASE	B-1
CEILING	CLG-1

STORAGE/ JANITOR'S CLOSET	
FLOOR	VCT-1
WALL	P-1
BASE	B-1
CEILING	CLG-1

VESTIBULE	
FLOOR	WM-1
WALL	P-1
BASE	B-1
CEILING	CLG-2

ADA UNISEX RESTROOM	
FLOOR	PTF-1
WALL	PTW-1
BASE	PTB-1
CEILING	CLG-1



TELESCOPE CONTROL STATION	
FLOOR	CPT-1
WALL	P-1
BASE	B-1
CEILING	CLG-1

TELESCOPE ACCESS	
FLOOR	VCT-1
WALL	P-1
BASE	B-1
CEILING	CLG-1, CLG-2

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

CEILING FINISHES

GENERAL ACOUSTIC CLG TILE:
CLG-1 STYLE: ARMSTRONG ULTIMA BEVELED REGULAR
COLOR: WHITE
SIZE: 24" x 24" x 3/4"
GRID: 9/16" SUPRAPINE EXPOSED TEE
GRID COLOR: BLIZZARD WHITE

PAINTED GYP BOARD:
CLG-2 PAINT: BENJAMIN MOORE
COLOR: WHITE
FINISH: FLAT

WALL FINISHES

WALL BASE:
B-1 ROPPE RUBBER BASE
COLOR: TBD FROM MFR'S FULL RANGE

PTB-1 PORCELAIN WALL TILE BASE
COLLECTION: OVERALL
COLOR: COTTON
SIZE: 6"x24"

PORCELAIN WALL TILE:
PTW-1 GARDEN STATE TILE
COLLECTION: OVERALL
COLOR: CASHMERE
SIZE: 12"x24"
GROUT: 1/8" MATCH TILE COLOR
INSTALLATION METHOD: STAGGERED

PAINT:
P-1 GENERAL
BENJAMIN MOORE
COLOR: TBD FROM MFR'S FULL RANGE
FINISH: EGGSHELL
COATS: 1 PRIME, 2 FINISH

P-2 DOOR & WINDOW FRAMES
BENJAMIN MOORE
COLOR: TBD FROM MFR'S FULL RANGE
FINISH: SEMI-GLOSS
COATS: 1 PRIME, 2 FINISH

FLOOR FINISHES

CARPET TILE:
CPT-1 INTERFACE (GENERAL)
COLLECTION: TBD
STYLE: TBD
COLOR: TBD
SIZE: TBD
INSTALLATION METHOD: TBD

PORCELAIN TILE:
PTF-1 GARDEN STATE TILE
SERIES: OVERALL
COLOR: CASHMERE
SIZE: 12"x24"
GROUT: 1/8" MATCH TILE COLOR
INSTALLATION METHOD: STAGGERED

VINYL TILE:
VCT-1 ARMSTRONG
PRODUCT LINE: STANDARD EXCELON
COLOR: TBD
SIZE: 12"x12"
INSTALLATION METHOD: STACKED

WALKOFF MAT:
WM-1 WALK OFF MAT
MATSING
SUPER NOP 52 TILE
COLOR: TO BE SELECTED BY OWNER
FROM MANUFACTURER'S FULL RANGE
THICKNESS: 1/2"

ACCESSORY SCHEDULE

ITEM	DESCRIPTION	BASIS OF DESIGN MODEL NO.	NOTES
A1	1-1/4" STAINLESS STEEL GRAB BARS WITH SNAP FLANGE, 42" LONG	BOBRICK B-5806	SATIN FINISH STAINLESS STEEL
A2	1-1/4" STAINLESS STEEL GRAB BARS WITH SNAP FLANGE, 36" LONG	BOBRICK B-5806	SATIN FINISH STAINLESS STEEL
A3	1-1/4" STAINLESS STEEL GRAB BARS WITH SNAP FLANGE, 18" LONG	BOBRICK B-5806	SATIN FINISH STAINLESS STEEL
B	RECESSED TOILET TISSUE DISPENSER	BOBRICK B-6837	STAINLESS STEEL WELDED FLANGE AND CABINET
C	CONTURA SERIES RECESSED SOAP DISPENSER	BOBRICK B-4063	SATIN FINISH STAINLESS STEEL CLASSIC SERIES
D	24"x36" WALL-MOUNTED MIRROR W/ SHELF	BOBRICK B-166 2436	MIRROR WITH SHELF
E	BOBRICK TRIMLINE HAND DRYER	BOBRICK B-7128	SATIN FINISH STAINLESS STEEL COVER
F	PIPE COVERS	TRUEBRO LAV GUARD 2	WHITE VINYL

FOR MOUNTING OPTIONS, S = SURFACE MOUNTED, SR = SEMI-RECESSED, R = RECESSED

FINISH PLAN NOTES

- 1) FURNITURE BY OTHERS AND SHOWN FOR REFERENCE ONLY.
- 2) HATCH PATTERNS INDICATE FLOOR FINISH TYPE AND NOT JOINTS IN FIELD.
- 3) ALL PRODUCTS LISTED ON THE FINISH PLAN ARE BASIS OF DESIGN ONLY. PRODUCTS AND COLORS MUST BE SUBMITTED FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- 4) CERAMIC TILE COVE BASE IS TO MATCH THE SIZE OF THE WALL TILE TYP.
- 5) INSTALL VINYL TRANSITIONS BETWEEN CARPET AND VCT.
- 6) INSTALL METAL EDGE AT ALL TRANSITIONS IN PORCELAIN TILE.
- 7) ALL FINISHES ARE TO EXTEND UNDER MILLWORK AND EQUIPMENT.

PLUMBING & TILE NOTES

1. INSTALL PIPE WRAP AT ALL EXPOSED PIPING, TYP.
2. INSTALL WATERPROOFING AT ALL TILE FLOORS
3. PROVIDE PLYWOOD BLOCKING AT ALL WALL MOUNTED ACCESSORIES. COORDINATE REQUIRED LOCATIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
4. INSTALL WATER AND MOLD RESISTANT GYPSUM BOARD BEHIND WALL TILE, TYP.
5. COORDINATE LAYOUT TO ENSURE THAT COVE BASE ALIGNS AROUND ENTIRE ROOM
6. INSTALL METAL EDGE TRIM AT ALL EXPOSED EDGES OF TILE
7. PROVIDE (2) COAT HOOKS AT DOOR. INSTALL (1) AT 48" AFF AND (1) AT 66" AFF

METAL EDGE TRIM

EDGE-PROTECTION PROFILE:
BASIS OF DESIGN: SCHLUTER - JOLLY
PROVIDE AT ALL CORNERS AND EXPOSED EDGES OF TILE

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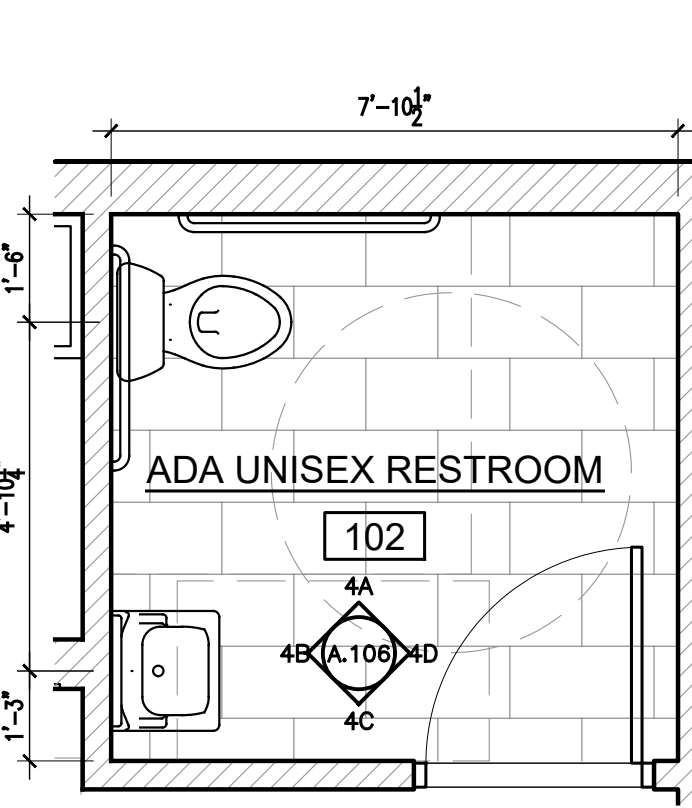
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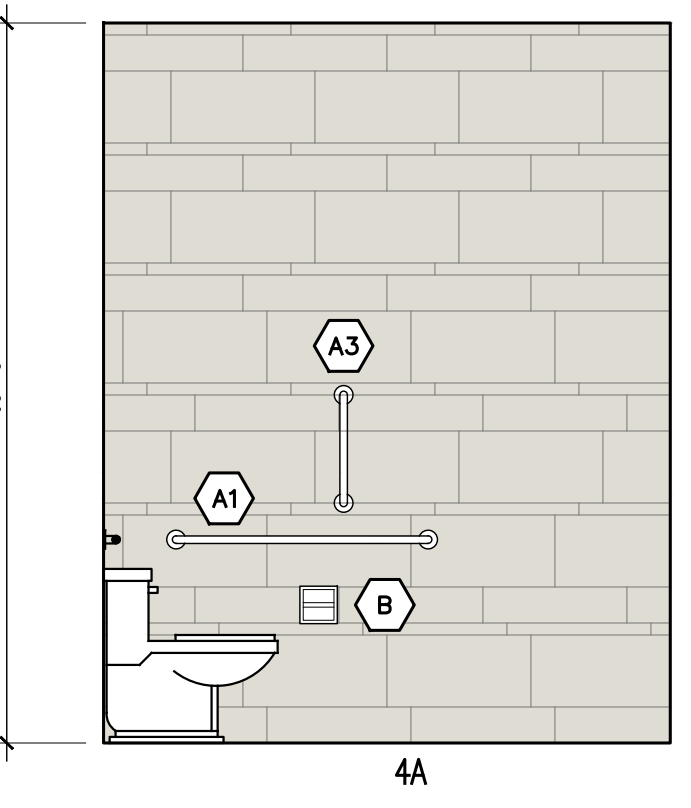
FINISH PLAN, SPECIFICATIONS AND ENLARGED PLAN

SCALE: AS NOTED	A.106
DATE: 03.28.2023	
FILE: 2207/CURRENT/A.106.dwg	
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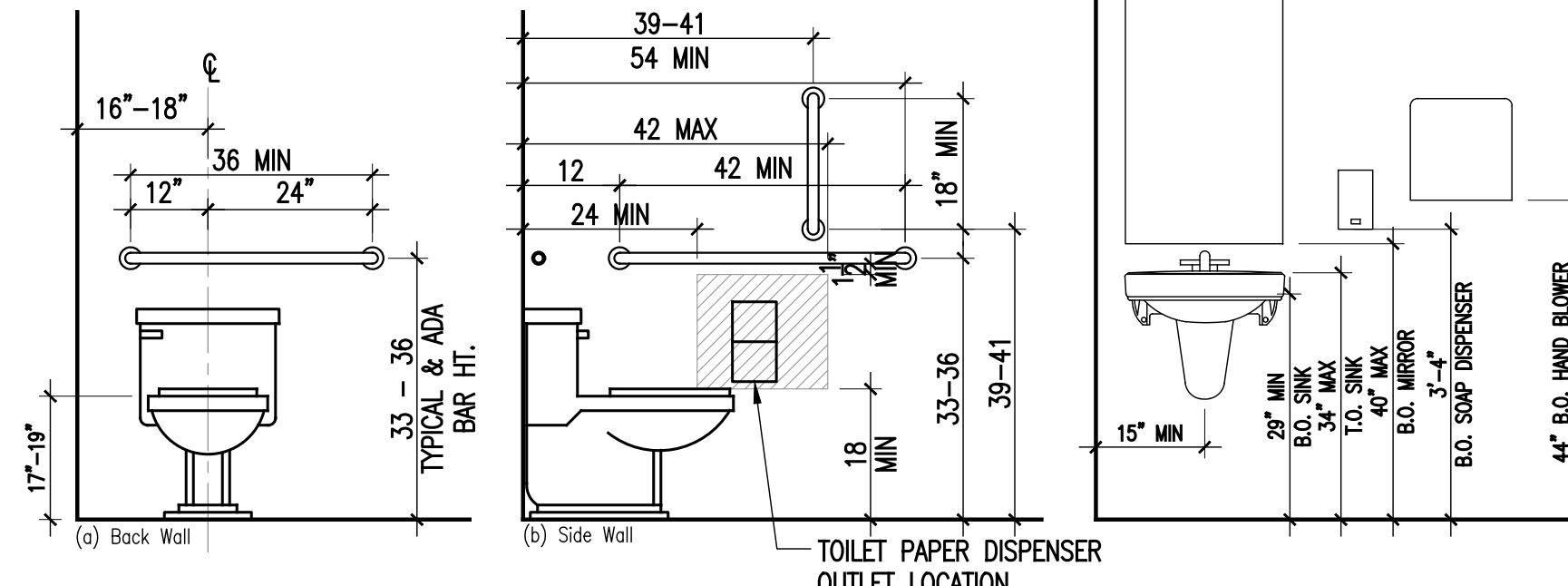
2 FINISH SPECIFICATIONS



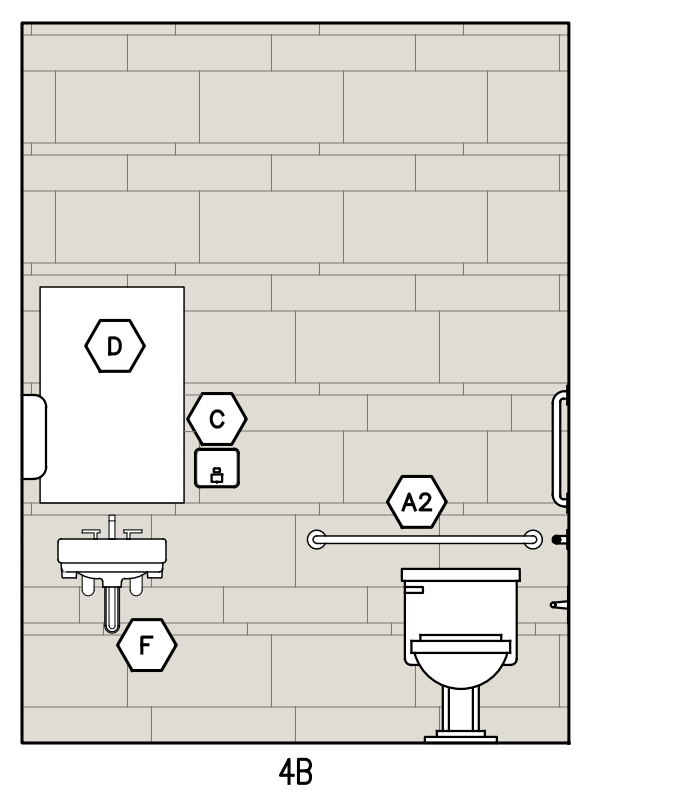
3 ADA UNISEX RESTROOM 102
3/8" = 1'-0"



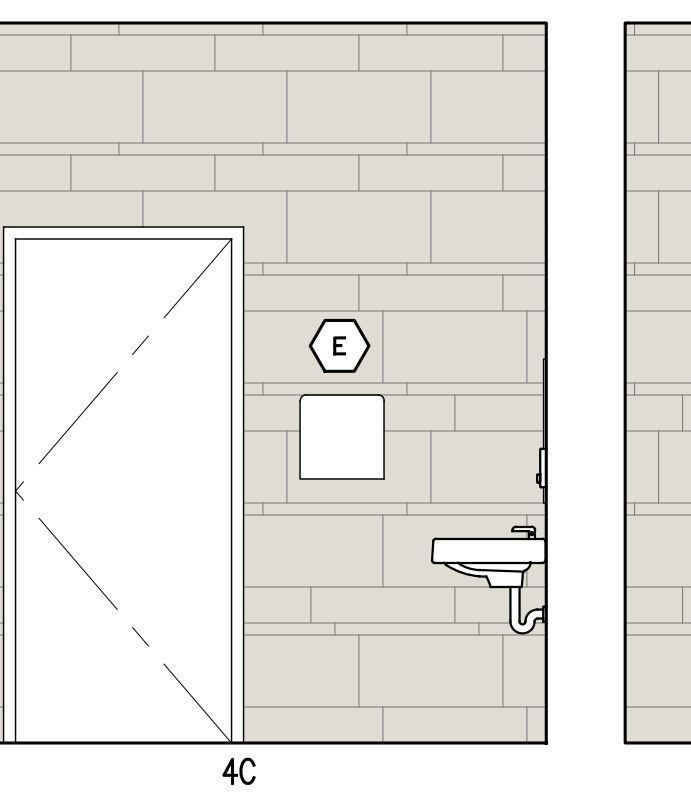
4 RESTROOM ELEVATIONS
3/8" = 1'-0"



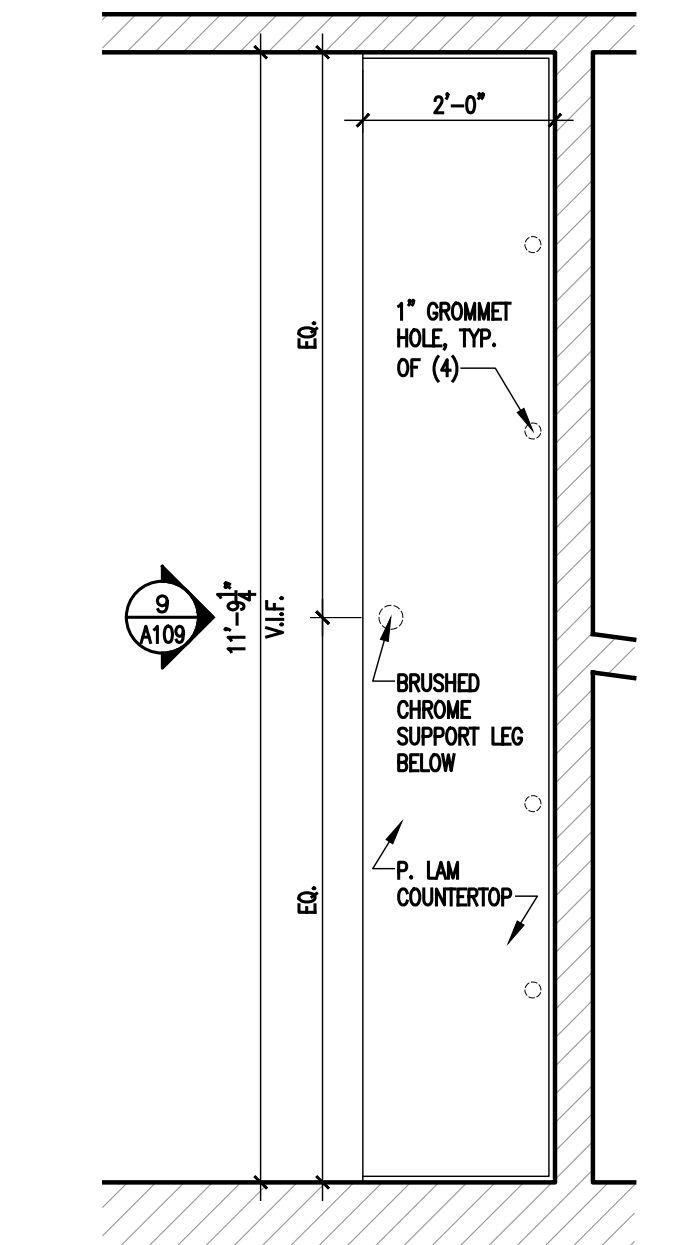
5 TOILET & ADA MOUNTING HEIGHTS
1/2" = 1'-0"



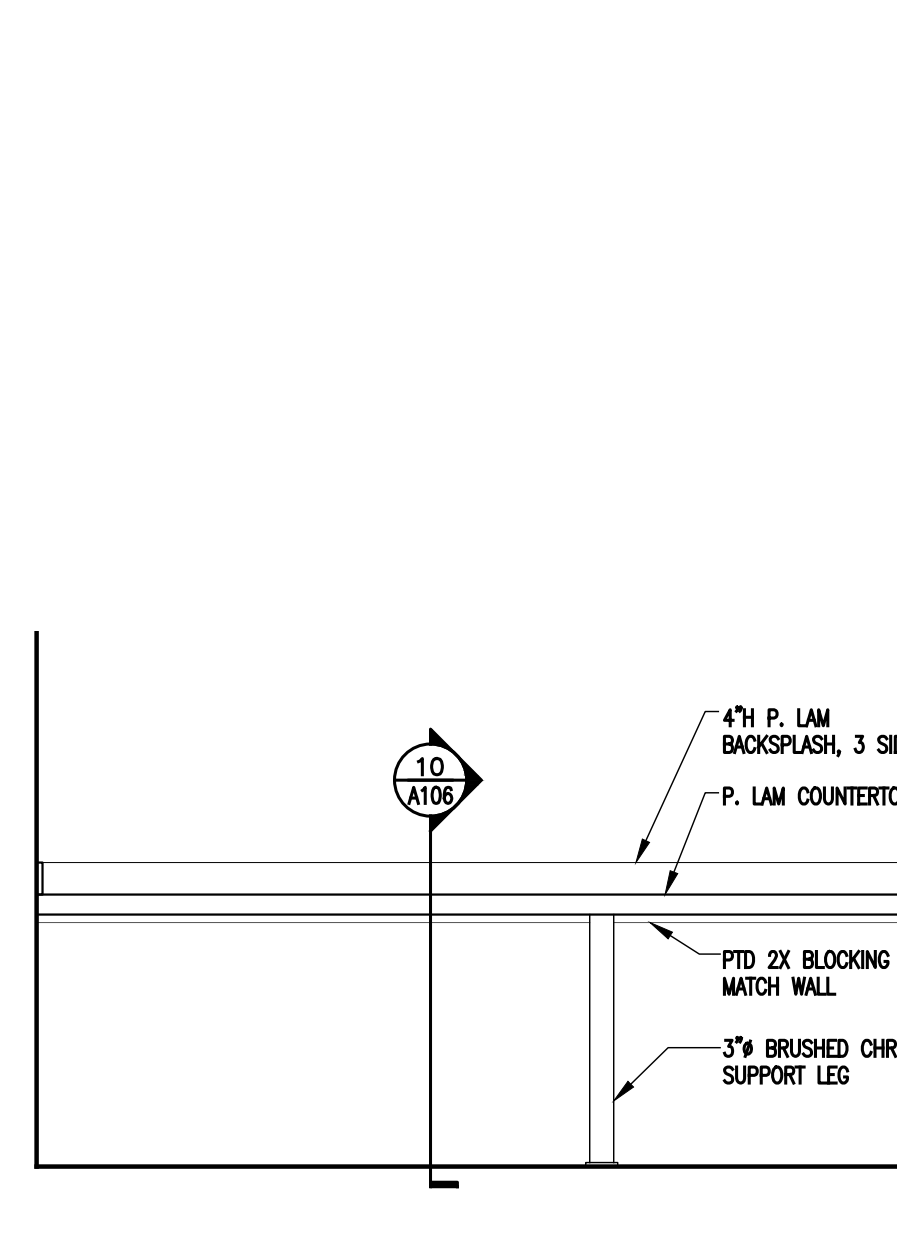
6 MIN ADA CLEARANCES AT LAVS
1/4" = 1'-0"



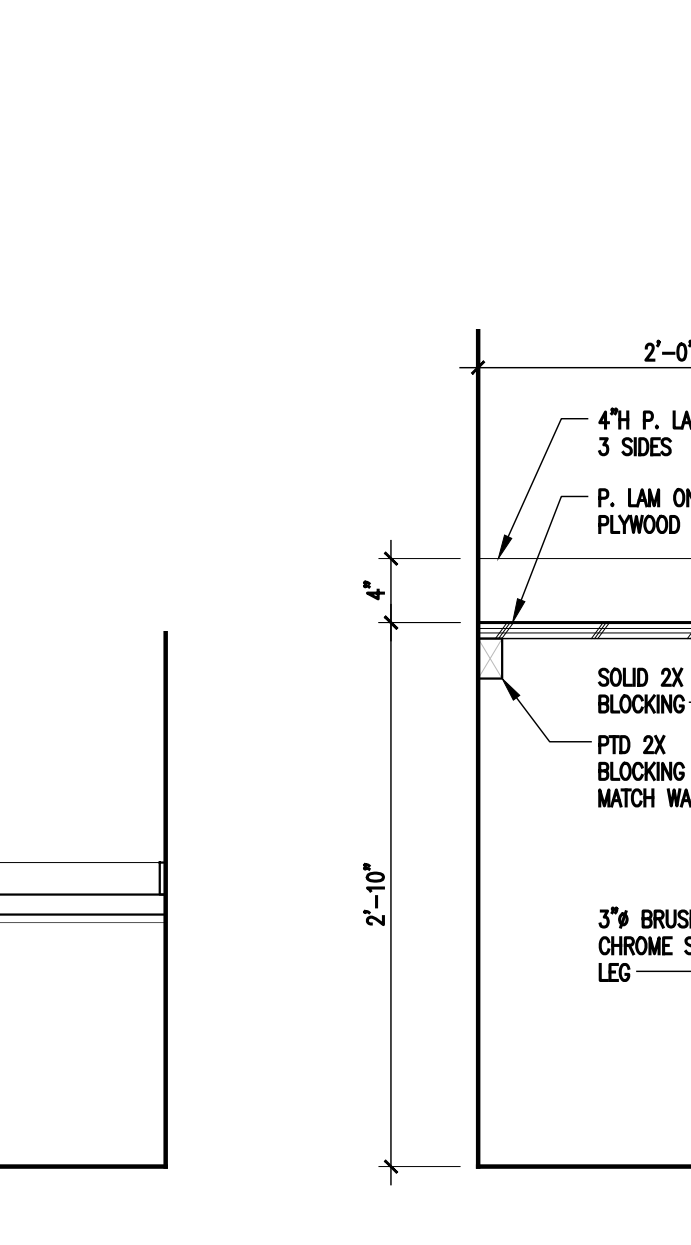
7 COVE BASE DETAIL
3" = 1'-0"



8 MILLWORK PLAN AT RM 104
1/2" = 1'-0"



9 MILLWORK ELEVATION AT RM 104
1/2" = 1'-0"



10 MILLWORK SECTION DETAIL
1" = 1'-0"