

DRAWING Y-2A AND Y-3A

GENERAL NOTES:

- CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS, SIZES & DEPTH, FOR ALL UTILITIES WITH THE VILLAGE ENGINEER AND UTILITY COMPANIES, PRIOR TO COMMENCING WORK.
- CONTRACTORS SHALL CONTACT THE VILLAGE ENGINEER PRIOR TO START OF WORK.
- CONTRACTOR SHALL CONTACT THE VILLAGE ENGINEER, AND UTILITY COMPANIES TO ARRANGE FOR PROPER REMOVAL, RELOCATION AND OR REPAIRS OF ANY UNDERGROUND UTILITIES AND OTHER SERVICES WHICH MAY INTERFERE THROUGHOUT THE COURSE OF CONSTRUCTION.
- CONTRACTOR SHALL REPLACE AND OR REPAIR ANY EXISTING DRIVEWAY MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- ALL NEW PAVEMENT ADJACENT TO EXISTING PAVEMENT SHALL TAPER FLUSH TO MATCH EXISTING.
- CONTRACTOR SHALL MAKE PROVISIONS TO CONTROL GROUND WATER AS REQUIRED FOR EXCAVATION AND FILL OPERATION.
- ALL DIMENSIONS, EXISTING AND NEW, TO BE VERIFIED BY CONTRACTOR IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL EMBELEMENTS, INCLUDING ANCHOR BOLTS AND ELECTRICAL CONDUITS, SHALL BE IN PLACE PRIOR TO POURING CONCRETE.
- CONTRACTOR SHALL ADEQUATELY PROTECT WALLS, PIERS, ETC. FROM DAMAGE DUE TO BACKFILLING.
- CONTRACTOR SHALL PROVIDE ALL HIGH CHAIRS, SPACERS, SUPPORTS, ETC. NECESSARY FOR PROPER PLACEMENT OF REINFORCING STEEL. SUPPORTS SHALL BE TIED TO REINFORCING STEEL.
- ALL GROUT TO BE USED UNDER BEARING DEVICES, BASE PLATES, ETC. IS TO BE NON-METALLIC, NON-SHRINK, PRE-MIXED GROUT, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C827.
- DESIGN, MIX, MANUFACTURE, AND PLACING OF CONCRETE SHALL CONFORM TO CURRENT ACI SPECIFICATIONS.
- CONTRACTOR SHALL ASCERTAIN EXISTENCE OF UNDERGROUND UTILITY LINES BEFORE EXCAVATION IS BEGUN AND SHALL PROVIDE PROTECTION FOR SAME.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- UNLESS OTHERWISE NOTED THE MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
3"-FOR CONCRETE DEPOSITED AGAINST GROUND
2"-FOR FORMED CONCRETE IN CONTACT WITH THE GROUND
- ALL FILL SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY WHEN TESTED IN ACCORDANCE WITH ASTM D1557.
- PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- PROJECT SHALL BE EXECUTED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE NEW JERSEY STATE BUILDING CODE, IN CONJUNCTION WITH THE LOCAL CODES.
- CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHEETING, AND SHORING TO PREVENT EXCAVATION WALLS FROM COLLAPSING. PROTECTIVE MEASURES SHALL REMAIN IN PLACE UNTIL ALL WORK IS COMPLETED AND PERSONNEL HAVE LEFT THE EXCAVATED SITE.
- CONTRACTOR SHALL MAINTAIN HIS AREA CLEAN AT ALL TIMES AND SHALL CLEAN UP AFTER COMPLETION OF HIS WORK.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED PUMPING CAPACITY TO KEEP ALL EXCAVATIONS DRY DURING HIS OPERATION.
- CONTRACTOR SHALL PROVIDE BARRICADES, SHEATHING, SHEET PILING, AND OTHER NECESSARY MEASURES TO PROTECT PERSONNEL FROM EXCAVATED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ANY UNDERGROUND UTILITIES OR TO THE BUILDINGS.
- CONTRACTOR SHALL STRIP TOPSOIL AND STOCKPILE ON SITE FOR LATER DISTRIBUTION UNDER LAWNS AND LANDSCAPED AREAS.
- CONTRACTOR SHALL SLOPE PAVEMENT 1" AT ALL CATCH BASINS, 3.0' AROUND SUCH THAT PAVEMENT TAPERS FLUSH WITH TOP OF GRATE.

SITE SURVEY NOTES:

- SITE PLANS ARE BASED ON SITE TOPOGRAPHIC SURVEY PREPARED BY GALLAS SURVEYING GROUP, 171 CHURCH LANE, NORTH BRUNSWICK, NJ 08902, TEL: 732-422-6700, DATED 2/20/2015.
- PROPERTY KNOWN AND DESIGNATED AS PART OF LOT 3, BLOCK 18 AS DESIGNATED ON THE OFFICIAL TAX MAP FOR THE TOWNSHIP OF MAHAH, BERGEN COUNTY, NEW JERSEY.
- ELEVATIONS ARE BASED UPON NAD 83 DATUM.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AVAILABLE AT THE TIME OF THE SURVEY. ABOVE DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE VISIBLE ON THE DATE OF THE FIELD SURVEY.
- THE EXISTENCE OF UNDERGROUND VAULTS OR TANKS HAVE NOT BEEN DETERMINED AS PART OF THE SURVEY.

PROJECT NOTES:

- NEW PAVEMENT SHALL MATCH EXISTING PAVEMENT UNLESS NOTED OTHERWISE ON THE PLANS.
- TOP OF PAVEMENT SHALL MATCH EXISTING UNLESS CHANGE OF THE TOP GRADE IS REQUIRED TO ASSURE POSITIVE DRAINAGE TO EXISTING CATCH BASINS AND/OR GRASS AREAS AND AWAY FROM THE BUILDINGS.
- TOP OF GRADE (LANDSCAPED AREAS AND NEW WALKWAY PAVEMENT) SHALL HAVE SLOPE OF 2% AWAY FROM THE BUILDING AT THE DISTANCE OF 6 FEET MINIMUM FROM THE FACE OF THE BUILDING WALL.
- SLOPE 1" NEW PAVEMENT AND GRASS AREAS 36" AROUND EXISTING AND NEW CATCH BASINS TO ALLOW FOR POSITIVE DRAINAGE TO CATCH BASINS AND AWAY FROM BUILDINGS.
- TOP OF GRATES OF THE EXISTING CATCH BASINS SHALL BE ADJUSTED AS REQUIRED BY THE NEW TOP OF GRADE. GRATES SHALL TAPER FLUSH WITH THE TOP OF THE GRADE.
- WHERE REQUIRED, DUE TO CHANGE IN TOP OF PAVEMENT ELEVATION, CONTRACTOR SHALL RE-GRADE GRASS AREAS TO ACHIEVE POSITIVE DRAINAGE.
- ALL EXISTING DRAINAGE PIPES AND CATCH BASINS SHALL IN ENTIRE WORK AREA SHALL BE CLEANED CLEAR FROM ANY DEBRIS TO ASSURE UNOBSTRUCTED FLOW OF WATER AND DISCHARGE.
- ALL CHIPS, BROKEN PIECES IN THE CONCRETE STAIRS TO REMAIN SHALL BE REPAIRED. NEW REPAIR CONCRETE SHALL MATCH IN LOOK EXISTING.
- AFTER REMOVAL OF EXISTING HANDRAILS AT EXISTING CONCRETE STAIRS WHICH ARE TO REMAIN CONTRACTOR SHALL FILL AND PATCH HANDRAIL INSTALLATION HOLES AS REQUIRED. PATCH COLOR SHALL MATCH IN LOOK EXISTING CONCRETE.

LIST OF DRAWINGS

- | | |
|------|---|
| Y-1 | SITE PLAN - OVERALL EXISTING CONDITIONS |
| Y-2A | UPPER EVERGREEN - DEMOLITION SITE PLAN |
| Y-2B | LOWER EVERGREEN - DEMOLITION SITE PLAN |
| Y-2C | NEW EVERGREEN - DEMOLITION SITE PLAN |
| Y-3A | UPPER EVERGREEN - PROPOSED SITE PLAN |
| Y-3B | LOWER EVERGREEN - PROPOSED SITE PLAN |
| Y-3C | NEW EVERGREEN - PROPOSED SITE PLAN |
| Y-4 | DETAILS AND NOTES |

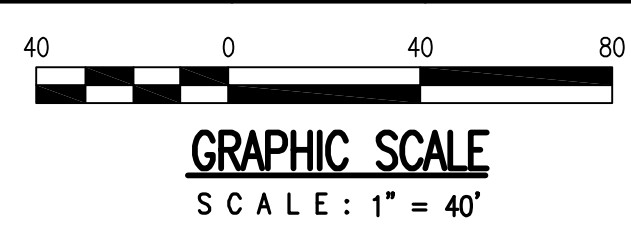
ABBREVIATION LIST

- | | |
|-------------|---|
| x 314.34 | EXISTING SPOT ELEVATION |
| x TC 314.34 | EXIST. TOP OF CURB ELEVATION |
| x DC 314.34 | EXIST. GUTTER ELEVATION |
| x TW 314.34 | EXIST. TOP OF WALL ELEVATION |
| x DW 314.34 | EXIST. BOTTOM OF WALL ELEVATION |
| x DS 314.34 | DOOR SILL ELEVATION |
| x FF 314.34 | FINISH FLOOR ELEVATION |
| x GF 314.34 | GARAGE FLOOR ELEVATION |
| W | WATER VALVE |
| G | GAS VALVE |
| V | VALVE (USE UNKNOWN) |
| P | POST INDICATOR VALVE |
| D.C. | DEPRESSED CURB |
| E.O.P. | EDGE OF PAVEMENT |
| B | BOLLARD |
| L.S.A. | LANDSCAPED AREA |
| C.C. | CONCRETE CURB |
| C.L.F. | CHAIN LINK FENCE |
| Ø | DENOTES TREE & TRUNK DIAMETER |
| GO | CLEANOUT |
| MGR | METAL GUIDE RAIL |
| RD | ROOF DRAIN |
| MC | METAL COVER |
| E.C.B. | EMERGENCY CALL BOX |
| NPV | NO PIPES VISIBLE |
| 1.0' | DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE |

Know what's below.
Call before you dig **811**
1-800-272-1000

LEGEND

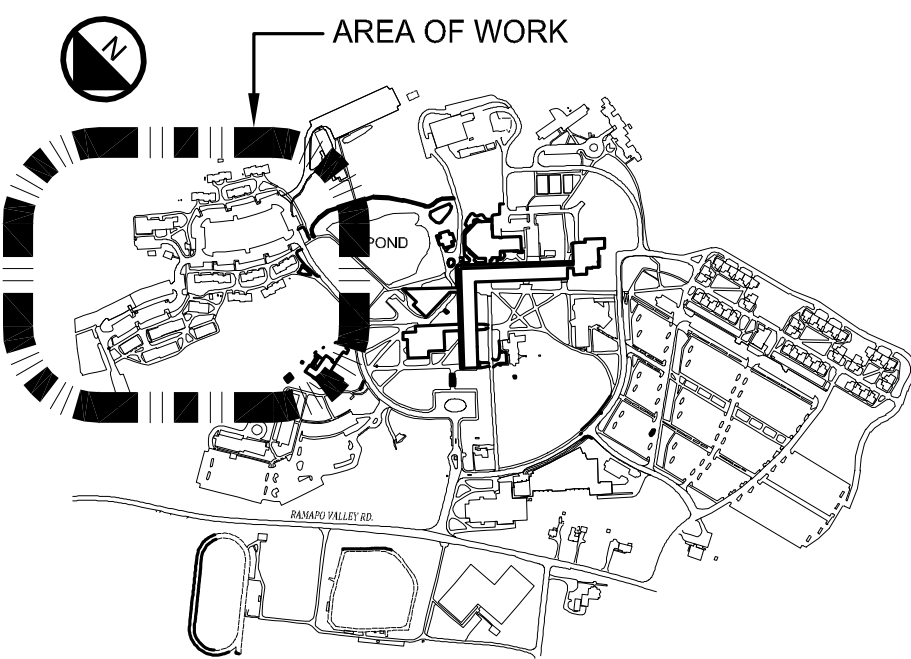
	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	---STM---	---
CATCH BASIN	□	■
DRAINAGE M.H.	○	●
SANITARY SEWER LINE	---SAN---	S
SANITARY SEWER M.H.	○	●
WATER MAIN LINE	---W---	W
FIRE LINE	---F---	F
IRRIGATION MAIN	---I---	I
TELEPHONE LINE	---T---	T
ELECTRIC LINE	---E---	E
GAS MAIN LINE	---G---	G
FIRE HYDRANT	○	●
PAVEMENT	---	---
CONCRETE CURB	---	---
SPOT ELEVATION	+10.0'	+10.0'
LIGHT POLE	☆	■
I.E.	INVERT ELEVATION	INVERT ELEVATION
T.G.	TOP OF GRATE	TOP OF GRATE



Revisions

Date	Issue	Description
05-24-16	A	FEASIBILITY STUDY & FOR CLIENT'S REVIEW
02-13-17	B	FOR CLIENT FINAL REVIEW
03-20-17	C	FOR CLIENT FINAL REVIEW
05-03-17	D	FOR BIDDING

Key Plan



Consultants

Project

SITE MODIFICATIONS
AT THE
COLLEGE PARK HOUSING



Client



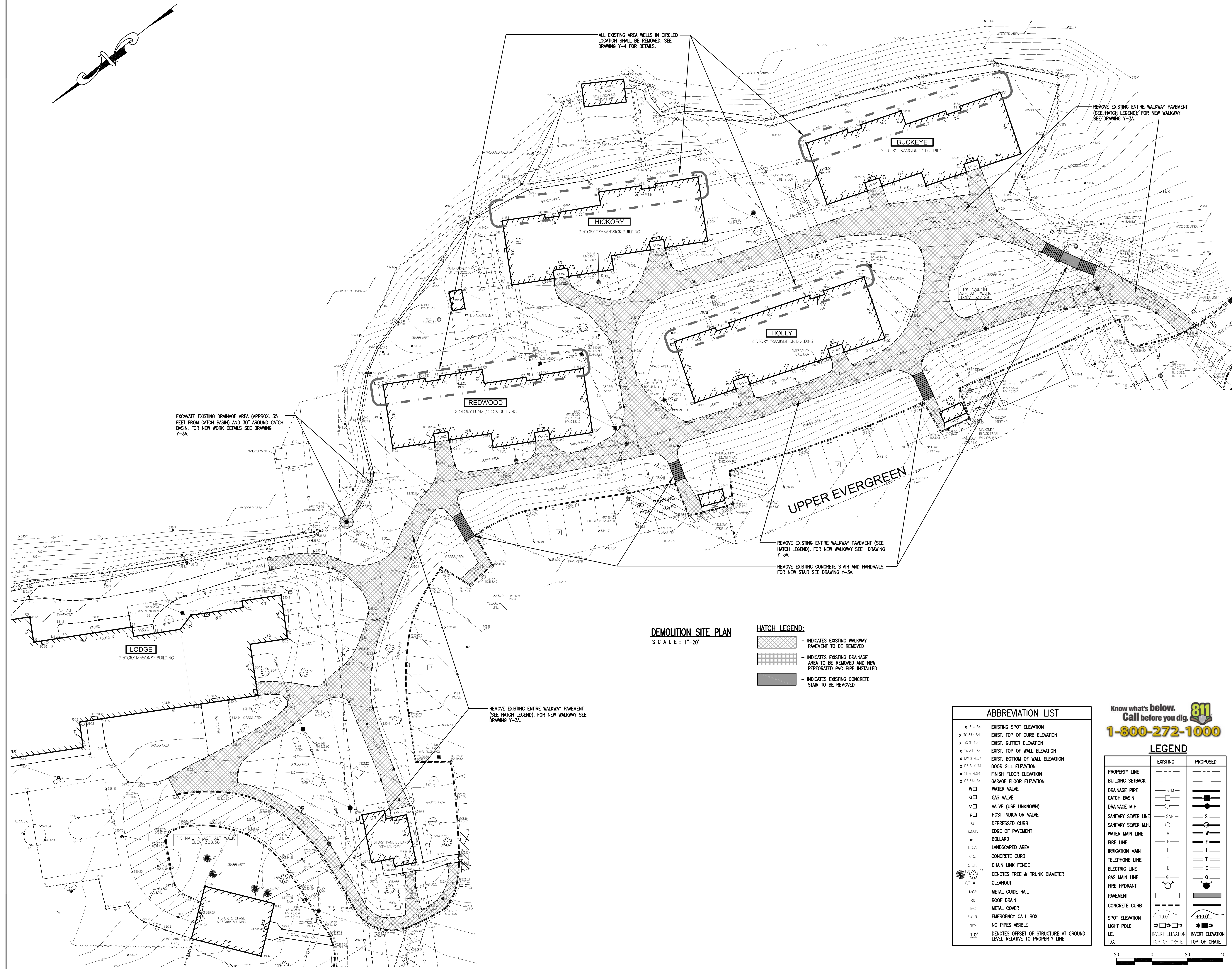
John M. Lignos, AIA
Lorin J. Sonenshine, AIA
Steven Napolitano, PE, PP
Robert Nocella, AIA

Cert./Lic. No.
Date 08-05-15 Scale AS NOTED
Drawn By AS Checked By SN

Dwg. Title
SITE PLAN
OVERALL EXISTING CONDITIONS
Work Order No. Dwg. No.

4698

Y-1



DEMOLITION SITE PLAN
SCALE: 1"=20'

- HATCH LEGEND:**
- INDICATES EXISTING WALKWAY PAVEMENT TO BE REMOVED
 - INDICATES EXISTING DRAINAGE AREA TO BE REMOVED AND NEW PERFORATED PVC PIPE INSTALLED
 - INDICATES EXISTING CONCRETE STAIR TO BE REMOVED

ABBREVIATION LIST	
X 314.34	EXISTING SPOT ELEVATION
TC 314.34	EXIST. TOP OF CURB ELEVATION
SC 314.34	EXIST. GUTTER ELEVATION
TW 314.34	EXIST. TOP OF WALL ELEVATION
DW 314.34	EXIST. BOTTOM OF WALL ELEVATION
DS 314.34	DOOR SILL ELEVATION
FF 314.34	FINISH FLOOR ELEVATION
GF 314.34	GARAGE FLOOR ELEVATION
W	WATER VALVE
G	GAS VALVE
V	VALVE (USE UNKNOWN)
P	POST INDICATOR VALVE
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
B	BOLLARD
L.S.A.	LANDSCAPED AREA
C.L.F.	CHAIN LINK FENCE
Ø	DENOTES TREE & TRUNK DIAMETER
GO	CLEANOUT
MGR	METAL GUIDE RAIL
RD	ROOF DRAIN
MC	METAL COVER
E.C.B.	EMERGENCY CALL BOX
NPV	NO PIPES VISIBLE
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

Know what's below.
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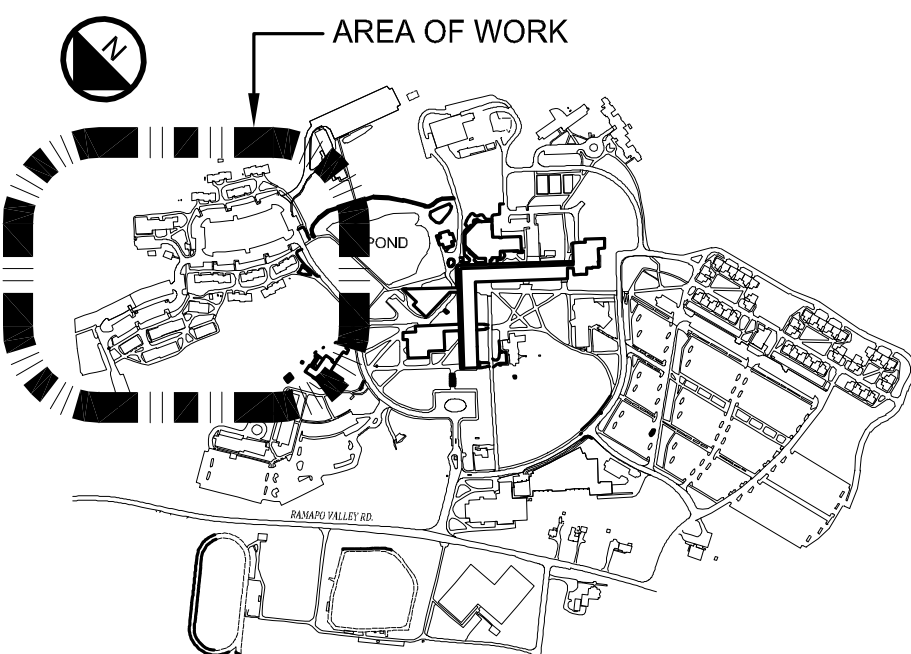
LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	--- STM ---	--- STM ---
CATCH BASIN	--- S ---	--- S ---
DRAINAGE M.H.	--- S ---	--- S ---
SANITARY SEWER LINE	--- SAN ---	--- SAN ---
SANITARY SEWER M.H.	--- S ---	--- S ---
WATER MAIN LINE	--- W ---	--- W ---
FIRE LINE	--- F ---	--- F ---
IRRIGATION MAIN	--- I ---	--- I ---
TELEPHONE LINE	--- T ---	--- T ---
ELECTRIC LINE	--- E ---	--- E ---
GAS MAIN LINE	--- G ---	--- G ---
FIRE HYDRANT	--- F ---	--- F ---
PAVEMENT	---	---
CONCRETE CURB	---	---
SPOT ELEVATION	+10.0'	+10.0'
LIGHT POLE	---	---
I.E.	---	---
T.G.	---	---

GRAPHIC SCALE
SCALE: 1"= 20'

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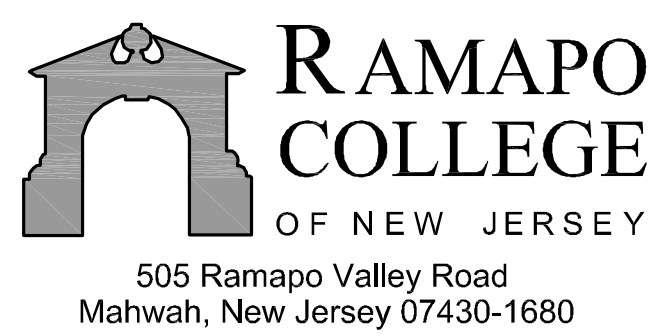
Key Plan



Consultants

Project

SITE MODIFICATIONS
AT THE
COLLEGE PARK HOUSING



505 Ramapo Valley Road
Mahwah, New Jersey 07430-1680

Client



505 Ramapo Valley Road
Mahwah, New Jersey 07430-1680

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Cert./Lic. No. 41899
Date 05-18-16 Scale AS NOTED
Drawn By AS Checked By SN

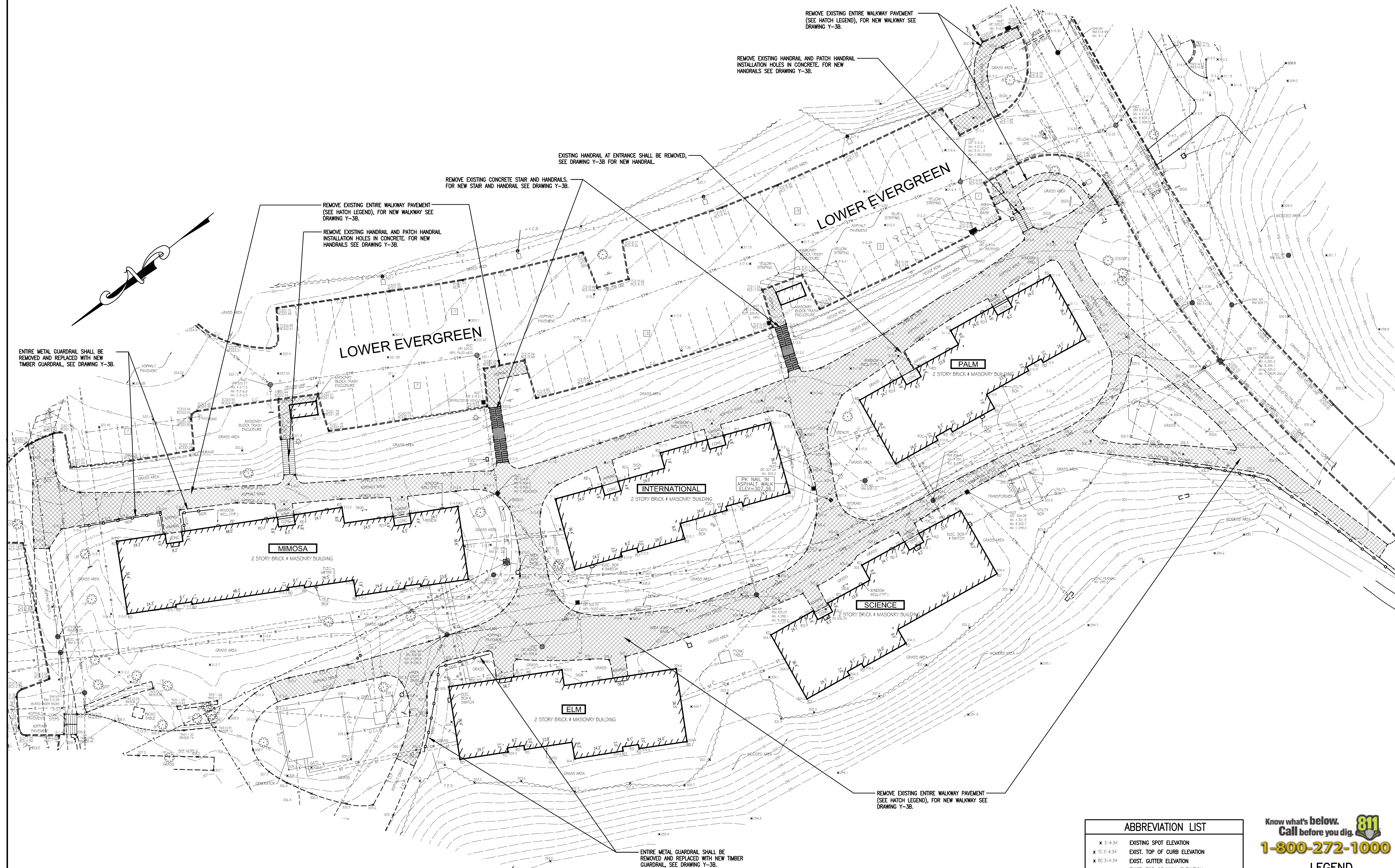
Dwg. Title
**UPPER EVERGREEN
DEMOLITION SITE PLAN**

Work Order No.

Dwg. No.

4698

Y-2A



DEMOLITION SITE PLAN

SCALE : 1"=20'

HATCH LEGEND:

-  - INDICATES EXISTING WALKWAY PAVEMENT TO BE REMOVED
-  - INDICATES EXISTING CONCRETE SLAB TO BE REMOVED

ABBREVIATION LIST

- | | | |
|---|--------------|---|
| X | 3-1/4" A | EXISTING SPOT ELEVATION |
| X | 1/2 3-1/4" A | EXIST. TOP OF CURB ELEVATION |
| OC | 2-3/4" A | EXIST. GUTTER ELEVATION |
| W | 3-1/4" A | EXIST. TOP OF WALL ELEVATION |
| 3W | 3-1/4" A | EXIST. BOTTOM OF WALL ELEVATION |
| D | 2-3/4" A | DOOR SILL ELEVATION |
| W | 3-1/4" A | FINISH FLOOR ELEVATION |
| X | 2-3/4" A | GRADE FLOOR ELEVATION |
| W | □ | WATER VALVE |
| □ | □ | GAS VALVE |
| V | □ | VALVE (USE UNKNOWN) |
| P | □ | POST INDICATOR VALVE |
| D.C. | | DEPRESSED CURB |
| E.O.P. | | EDGE OF PAVEMENT |
| | | BOLLARD |
| L.S.A. | | LANDSCAPED AREA |
| C | | CONCRETE CURB |
| G.L.F. | | CHAIN LINK FENCE |
|  | | DENOTES TREE & TRUNK DIAMETER |
| GO | | CLEANOUT |
| MGR | | METAL GUIDE RAIL |
| RD | | ROOF DRAIN |
| MC | | METAL COVER |
| E.C.B. | | EMERGENCY CALL BOX |
| N.P. | | NO PIPES VISIBLE |
| 1.0' | | DENOTES OFFSET OF STRUCTURE AT
LEVEL RELATIVE TO PROPERTY LINE |

Know what's below.
Call before you dig.

811

1-800-272-1000

LEGEND

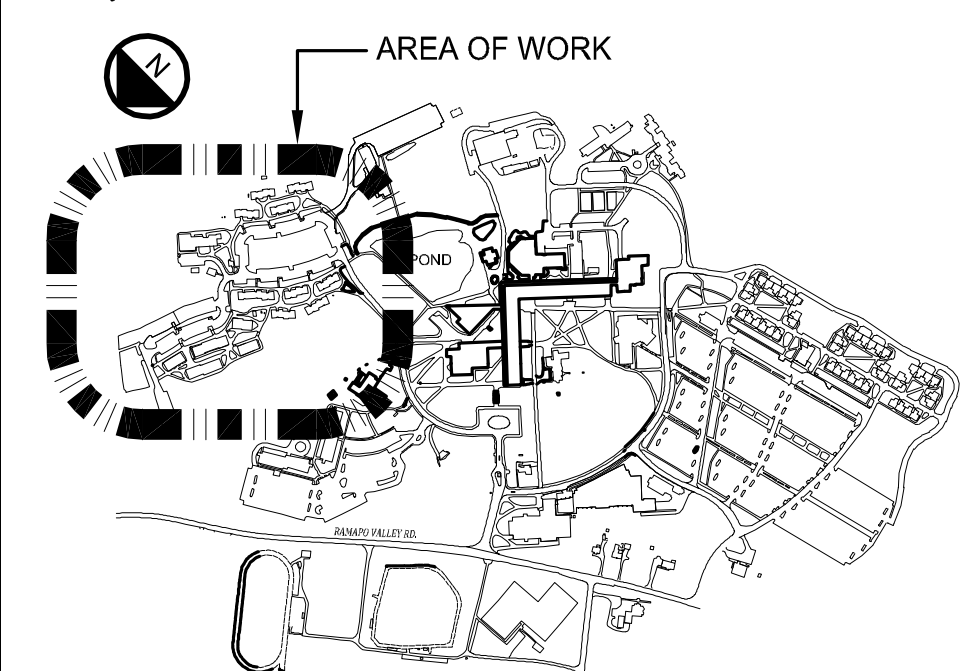
	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	— STM —	
CATCH BASIN		
DRAINAGE M.H.		
SANITARY SEWER LINE	— SAN —	— S —
SANITARY SEWER M.H.		
WATER MAIN LINE	— W —	— W —
FIRE LINE	— F —	— F —
IRRIGATION MAIN	— I —	— I —
TELEPHONE LINE	— T —	— T —
ELECTRIC LINE	— E —	— E —
GAS MAIN LINE	— G —	— G —
FIRE HYDRANT		
PAVEMENT		
CONCRETE CURB	== == ==	== == ==
SPOT ELEVATION	+10.0'	+10.0'
LIGHT POLE	 	 
I.E.	INVERT ELEVATION	INVERT ELEVATION
T.G.	TOP OF GATE	TOP OF GATE

GRAPHIC SCALE
SCALE: 1" = 20'

Revisions

Date	Issue	Description
05-24-16	A	FEASIBILITY STUDY & FOR CLIENT'S REVIEW
02-13-17	B	FOR CLIENT FINAL REVIEW
03-20-17	C	FOR CLIENT FINAL REVIEW
05-03-17	D	FOR BIDDING

Key Plan

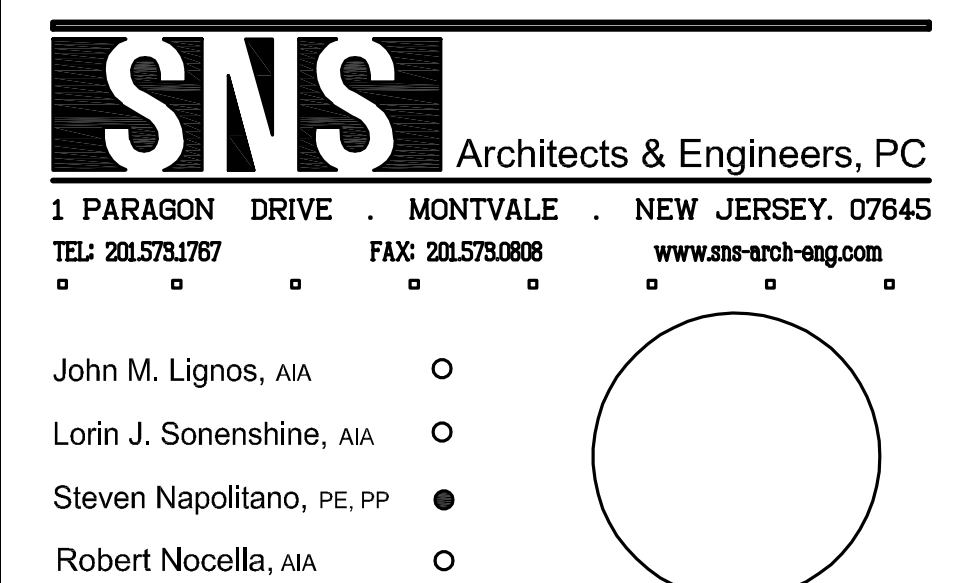


Consultants

Project

SITE MODIFICATIONS AT THE COLLEGE PARK HOUSING



Client

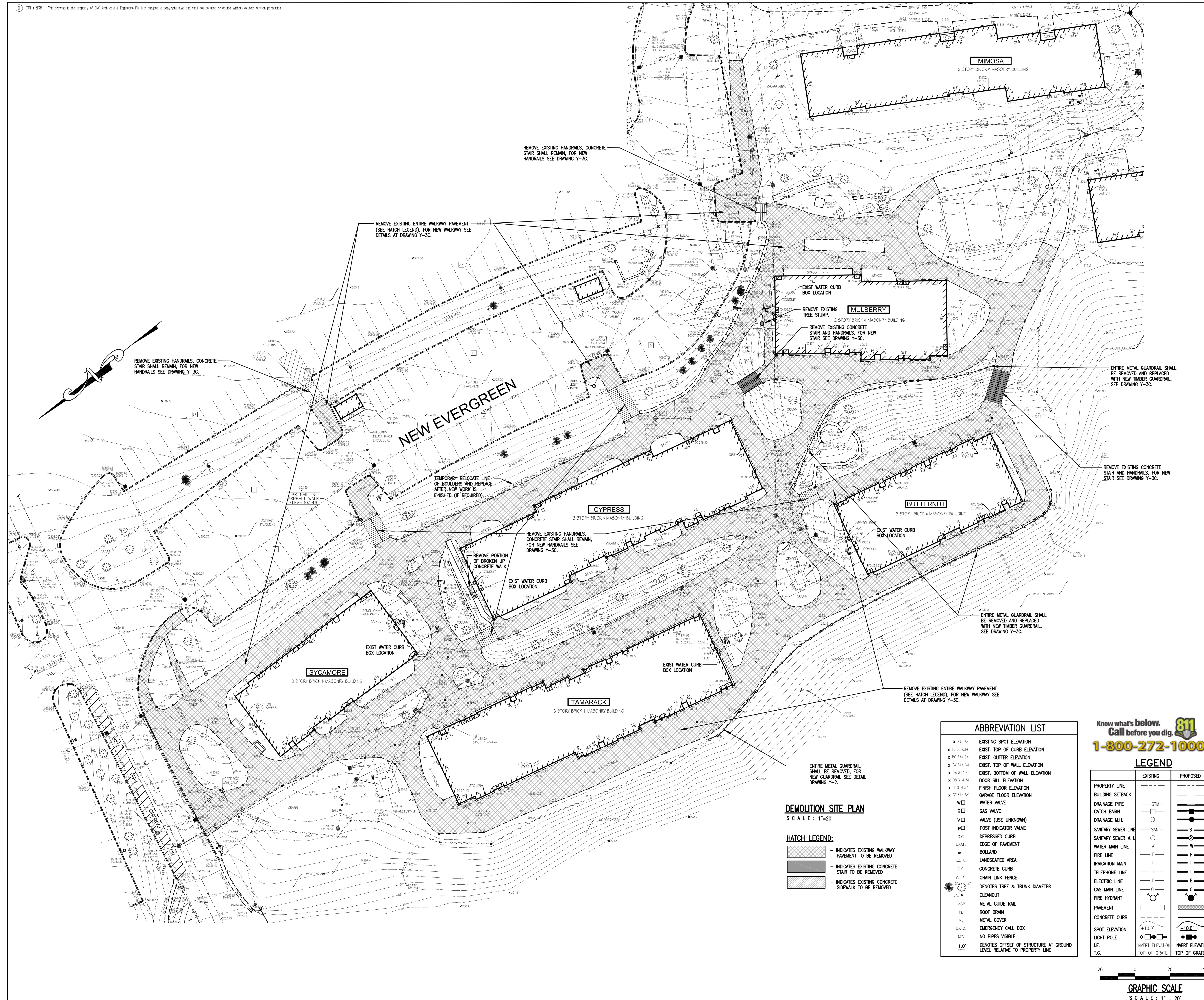
Cert./Lic. No. 41969		IF THIS DRAWING IS NOT SIGNED AND SEALED USING A RAISED SEAL THEN IT SHALL NOT BE SUBMITTED FOR A BUILDING PERMIT	
Date	05-18-18	Scale	AS NOTED
Drawn By	AS	Checked By	SN

Dwg. Title
LOWER EVERGREEN
DEMOLITION SITE PLAN

Work Order No. _____ Dwg. No. _____

4698

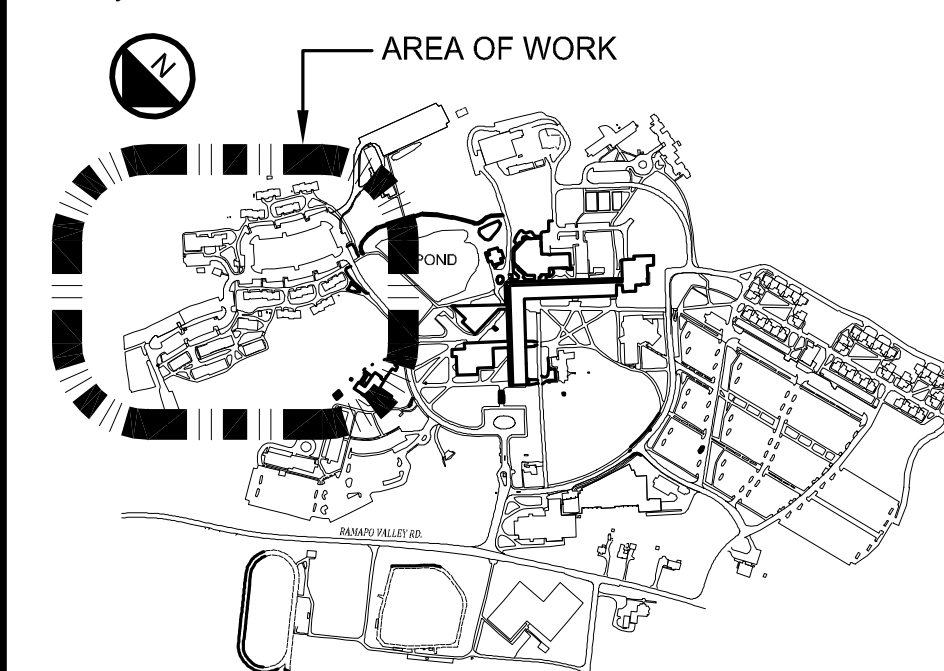
Y-2B



Revisions

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03-20-17	C	FOR CLIENT FINAL REVIEW
05-03-17	D	FOR BIDDING

Key Plan



Consultants

Project

SITE MODIFICATIONS AT THE COLLEGE PARK HOUSING



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Steven Napolitano, PE, PP ●

Robert Nocella, AIA C

Cert./Lic. No. **41969**

Date	05-18-16	Scale	AS NOTED
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Drawn By	AS	Checked By	SN
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Dwg. Title

NEW EVERGREEN

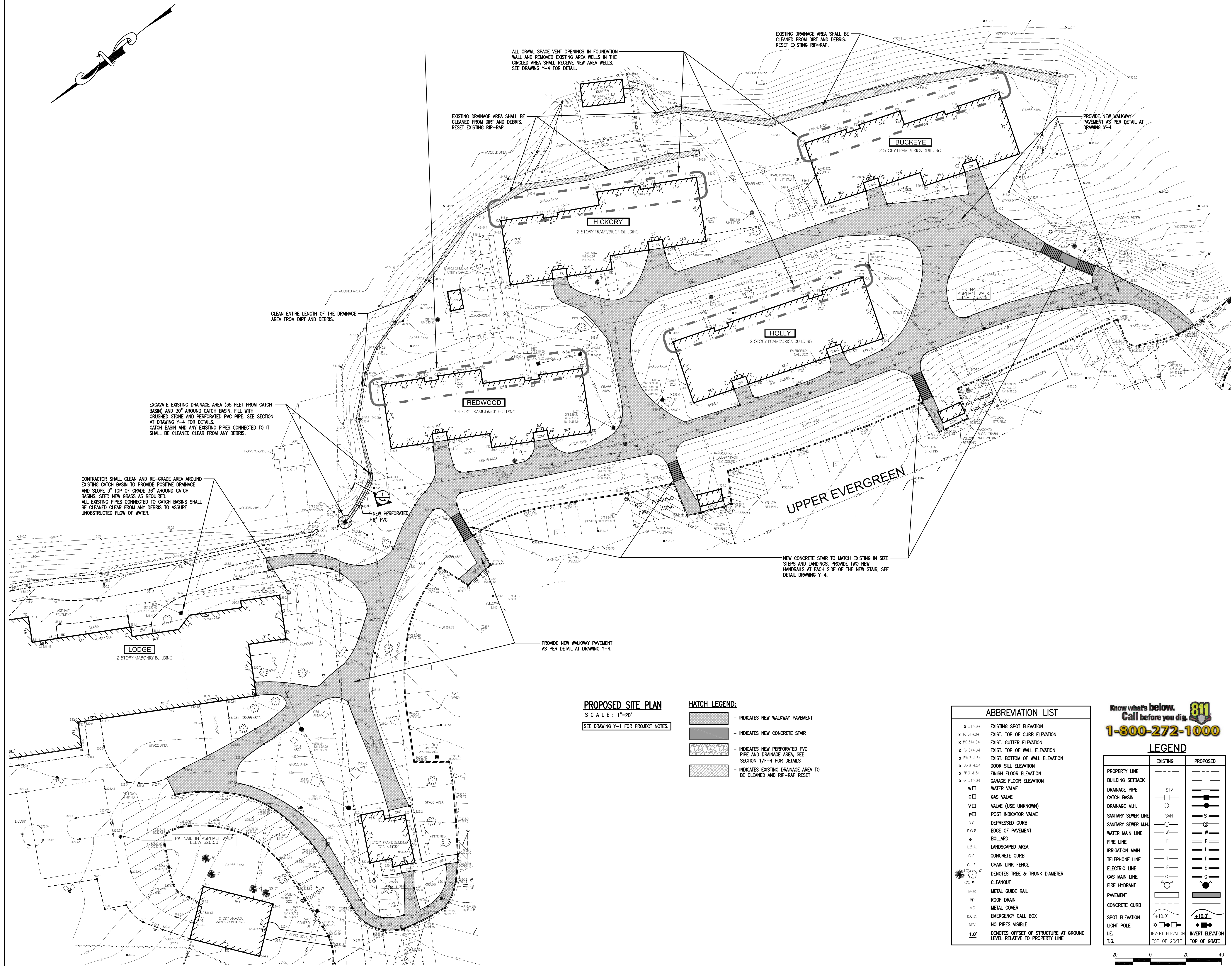
DEMOLITION SITE PLAN

DEMOLITION SITE PLAN	
Work Order No.	Prop. No.

Work Order No. _____ Dwg. No. _____

4698 V.20

4090 1520



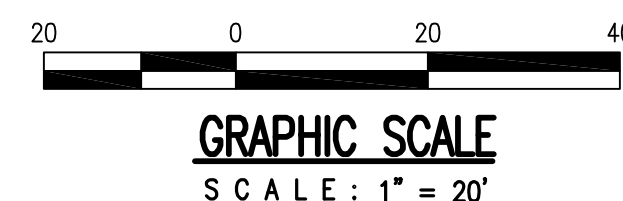
PROPOSED SITE PLAN
SCALE: 1"=20'
SEE DRAWING Y-1 FOR PROJECT NOTES.

- HATCH LEGEND:
- INDICATES NEW WALKWAY PAVEMENT
 - INDICATES NEW CONCRETE STAIR
 - INDICATES NEW PERFORATED PVC PIPE AND DRAINAGE AREA, SEE SECTION 1/Y-4 FOR DETAILS
 - INDICATES EXISTING DRAINAGE AREA TO BE CLEANED AND RIP-RAP RESET

ABBREVIATION LIST	
X 3/14.34	EXISTING SPOT ELEVATION
X TC 3/14.34	EXIST. TOP OF CURB ELEVATION
X BC 3/14.34	EXIST. GUTTER ELEVATION
X TW 3/14.34	EXIST. TOP OF WALL ELEVATION
X BW 3/14.34	EXIST. BOTTOM OF WALL ELEVATION
X OS 3/14.34	DOOR SILL ELEVATION
X FF 3/14.34	FINISH FLOOR ELEVATION
X GF 3/14.34	GARAGE FLOOR ELEVATION
W	WATER VALVE
G	GAS VALVE
V	VALVE (USE UNKNOWN)
P	POST INDICATOR VALVE
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
B	BOLLARD
L.S.A.	LANDSCAPED AREA
C.C.	CONCRETE CURB
C.L.F.	CHAIN LINK FENCE
10' DIA	DENOTES TREE & TRUNK DIAMETER
GO	CLEANOUT
MGR	METAL GUIDE RAIL
RD	ROOF DRAIN
MC	METAL COVER
E.C.B.	EMERGENCY CALL BOX
NPV	NO PIPES VISIBLE
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

Know what's below.
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1-800-272-1000

LEGEND	
PROPERTY LINE	EXISTING
BUILDING SETBACK	PROPOSED
DRAINAGE PIPE	STM
CATCH BASIN	
DRAINAGE M.H.	
SANITARY SEWER LINE	SAN
SANITARY SEWER M.H.	S
WATER MAIN LINE	W
FIRE LINE	F
IRRIGATION MAIN	I
TELEPHONE LINE	T
ELECTRIC LINE	E
GAS MAIN LINE	G
FIRE HYDRANT	
PAVEMENT	
CONCRETE CURB	
SPOT ELEVATION	+10.0'
LIGHT POLE	INVERT ELEVATION
I.E.	TOP OF GRATE
T.G.	TOP OF GRATE



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Key Plan

Consultants

Project

SITE MODIFICATIONS

AT THE

COLLEGE PARK HOUSING

RAMAPO COLLEGE
OF NEW JERSEY
505 Ramapo Valley Road
Mahwah, New Jersey 07430-1680

Client

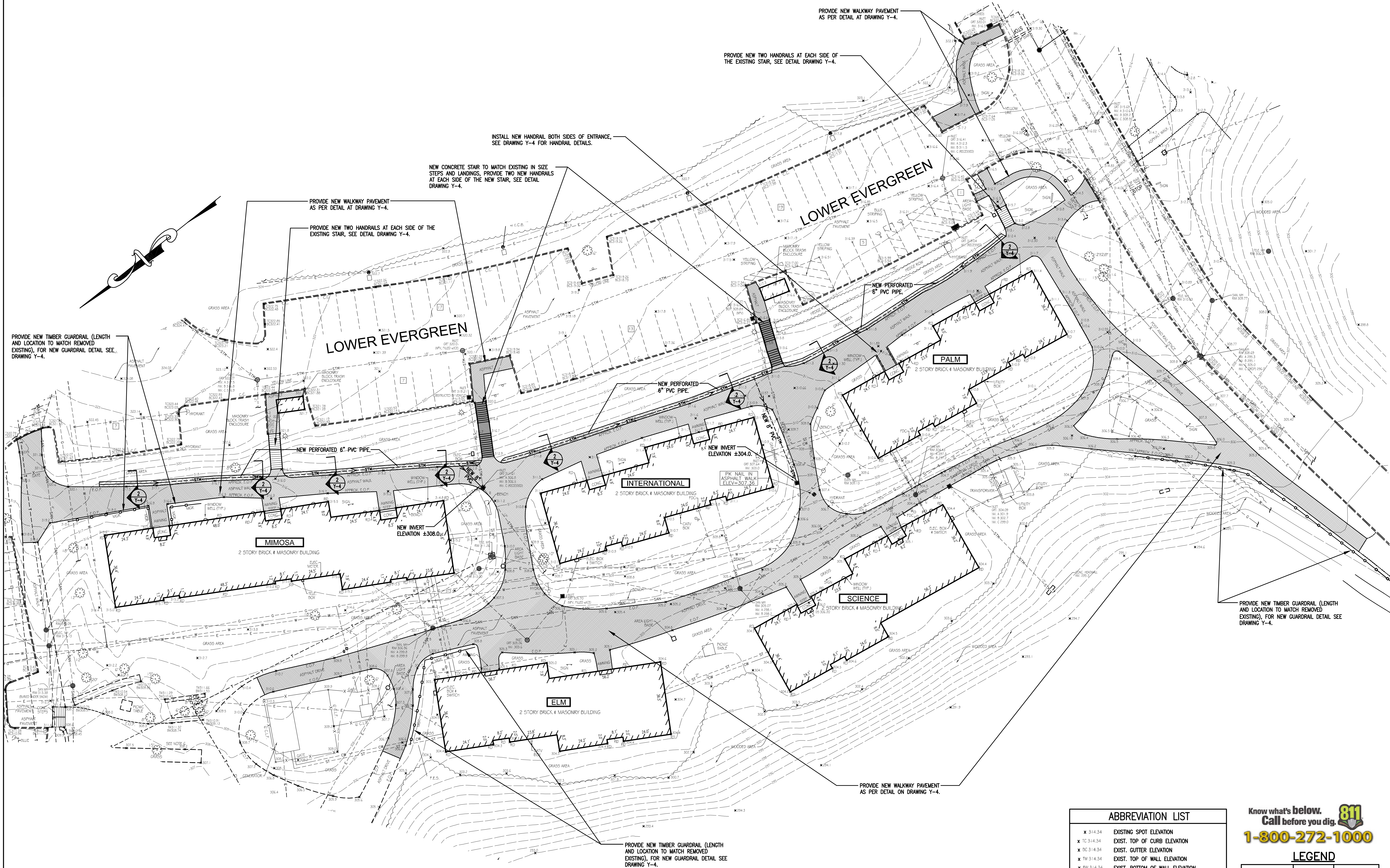
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Cert./Lic. No. 41899
Date 05-18-16 Scale AS NOTED
Drawn By AS Checked By SN

Dwg. Title
UPPER EVERGREEN
PROPOSED SITE PLAN
Work Order No. 4698 Dwg. No. Y-3A



PROPOSED SITE PLAN
SCALE: 1"=20'

SEE DRAWING Y-1 FOR PROJECT NOTES.

HATCH LEGEND:

- INDICATES NEW WALKWAY PAVEMENT
- INDICATES NEW CONCRETE STAIR
- INDICATES NEW DRAINAGE AREA AND PERFORATED PVC PIPE, SEE SECTION 2/F-4 FOR DETAILS

ABBREVIATION LIST

X 314.34	EXISTING SPOT ELEVATION
X 314.34	EXIST. TOP OF CURB ELEVATION
X 314.34	EXIST. GUTTER ELEVATION
X 314.34	EXIST. TOP OF WALL ELEVATION
X 314.34	EXIST. BOTTOM OF WALL ELEVATION
X 314.34	FINISH FLOOR ELEVATION
X 314.34	DOOR SILL ELEVATION
X 314.34	GARAGE FLOOR ELEVATION
W	WATER VALVE
G	GAS VALVE
V	VALVE (USE UNKNOWN)
P	POST INDICATOR VALVE
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
B	BOLLARD
L.S.A.	LANDSCAPED AREA
C.C.	CONCRETE CURB
C.L.F.	CHAIN LINK FENCE
Ø 314.34	DENOTES TREE & TRUNK DIAMETER
Ø 314.34	CLEANOUT
MGR	METAL GUIDE RAIL
RD	ROOF DRAIN
MC	METAL COVER
E.C.B.	EMERGENCY CALL BOX
NPV	NO PIPES VISIBLE
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

Know what's below.
Call before you dig. 811
1-800-272-1000

LEGEND

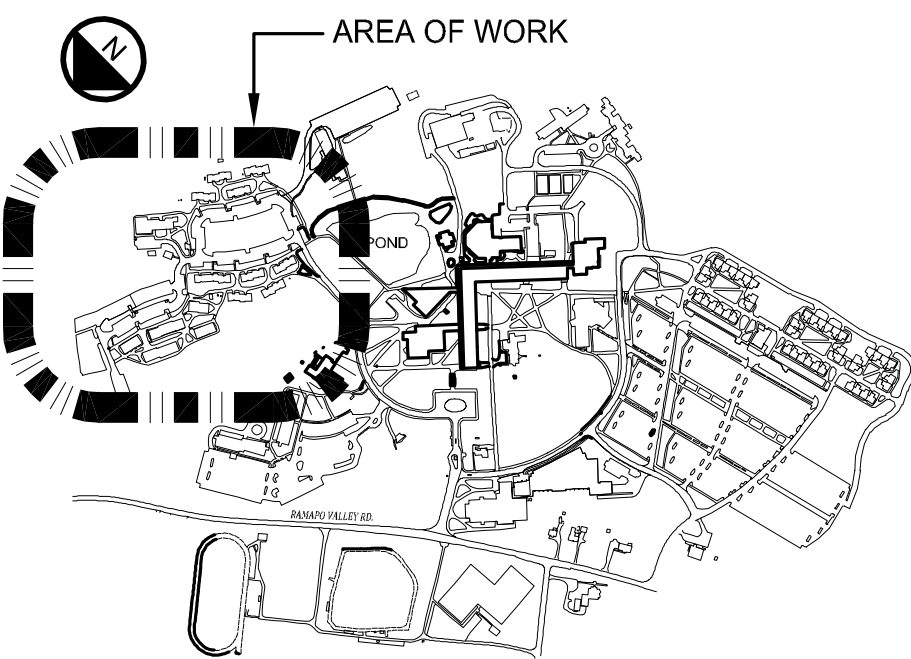
	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	STM	---
CATCH BASIN	□	---
DRAINAGE M.H.	○	---
SANITARY SEWER LINE	SAN	S
SANITARY SEWER M.H.	○	○
WATER MAIN LINE	W	W
FIRE LINE	F	F
IRRIGATION MAIN	I	I
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
GAS MAIN LINE	G	G
FIRE HYDRANT	○	○
PAVEMENT	---	---
CONCRETE CURB	---	---
SPOT ELEVATION	+10.0'	+10.0'
LIGHT POLE	☆	☆
I.E.	☆	☆
T.G.	TOP OF GRATE	TOP OF GRATE

GRAPHIC SCALE
SCALE: 1" = 20'

Revisions

Date	Issue	Description
05-24-16	A	FEASIBILITY STUDY & FOR CLIENT'S REVIEW
02-13-17	B	FOR CLIENT FINAL REVIEW
03-20-17	C	FOR CLIENT FINAL REVIEW
05-03-17	D	FOR BIDDING

Key Plan



Consultants

Project

SITE MODIFICATIONS
AT THE
COLLEGE PARK HOUSING

RAMAPO COLLEGE
OF NEW JERSEY
505 Ramapo Valley Road
Mahwah, New Jersey 07430-1680

Client

RAMAPO COLLEGE
OF NEW JERSEY
505 Ramapo Valley Road
Mahwah, New Jersey 07430-1680

SNS Architects & Engineers, PC
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John M. Lignos, AIA
Lorin J. Sonenshine, AIA
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Robert Nocella, AIA

Cert./Lic. No. 41899

Date 05-18-16 Scale AS NOTED

Drawn By AS Checked By SN

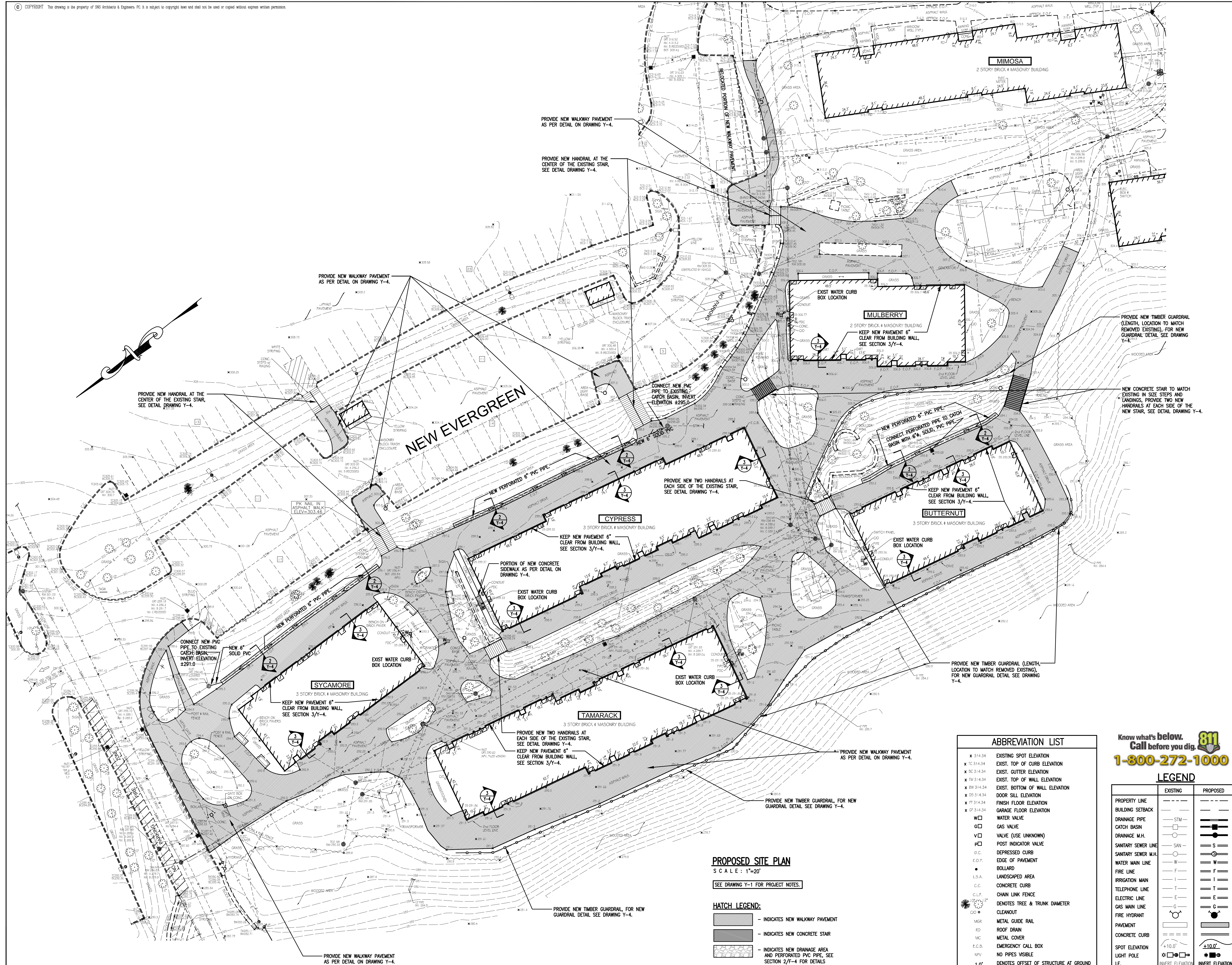
Dwg. Title

LOWER EVERGREEN

PROPOSED SITE PLAN

Work Order No. Dwg. No.

4698 **Y-3B**



PROPOSED SITE PLAN

SCALE: 1"=20'

SEE DRAWING Y-1 FOR PROJECT NOTES.

HATCH LEGEND:

- INDICATES NEW WALKWAY PAVEMENT
- INDICATES NEW CONCRETE STAIR
- INDICATES NEW DRAINAGE AREA AND PERFORATED PVC PIPE. SEE SECTION 2/F-4 FOR DETAILS

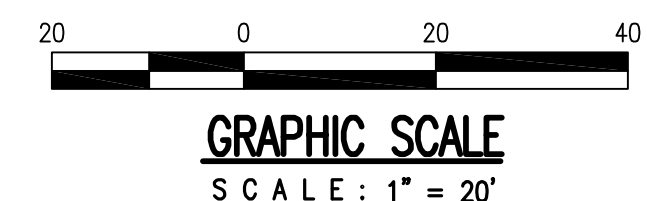
ABBREVIATION LIST

- x 314.34 EXISTING SPOT ELEVATION
- x TC 314.34 EXIST. TOP OF CURB ELEVATION
- x DC 314.34 EXIST. GUTTER ELEVATION
- x TW 314.34 EXIST. TOP OF WALL ELEVATION
- x BW 314.34 EXIST. BOTTOM OF WALL ELEVATION
- x DS 314.34 DOOR SILL ELEVATION
- x FF 314.34 FINISH FLOOR ELEVATION
- x GF 314.34 GARAGE FLOOR ELEVATION
- W VALVE
- G GAS VALVE
- V VALVE (USE UNKNOWN)
- P POST INDICATOR VALVE
- D.C. DEPRESSIONED CURB
- E.O.P. EDGE OF PAVEMENT
- B BOLLARD
- L.S.A. LANDSCAPED AREA
- C.C. CONCRETE CURB
- C.L.F. CHAIN LINK FENCE
- DNOTES TREE & TRUNK DIAMETER
- CLANOUT
- MGR METAL GUIDE RAIL
- RD ROOF DRAIN
- MC METAL COVER
- E.C.B. EMERGENCY CALL BOX
- NPV NO PIPES VISIBLE
- 1.0' DNOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

Know what's below.
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1-800-272-1000

LEGEND

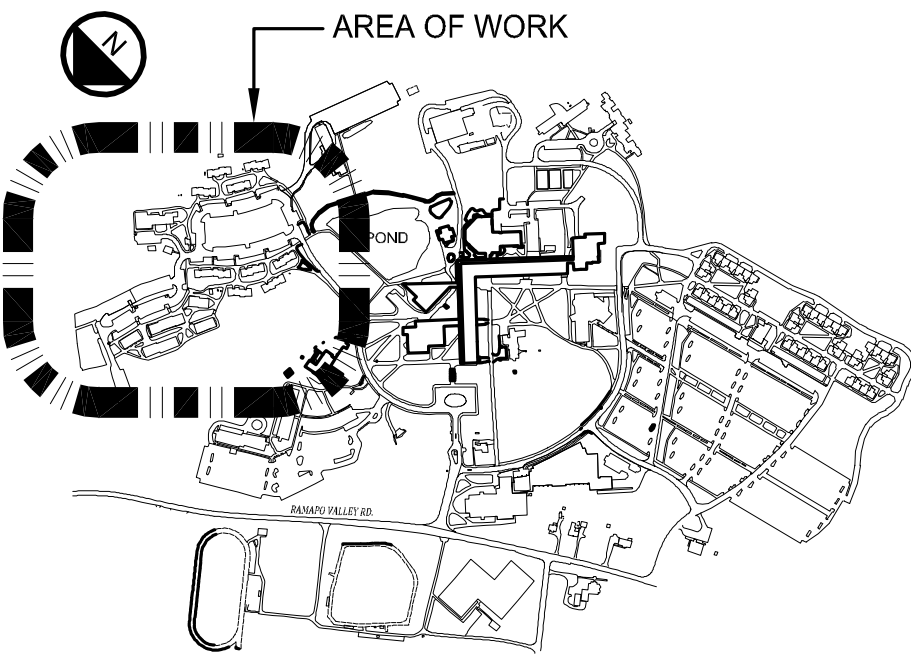
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PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	---	---
CATCH BASIN	---	---
DRAINAGE M.H.	---	---
SANITARY SEWER LINE	---	---
SANITARY SEWER M.H.	---	---
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FIRE LINE	---	---
IRRIGATION MAIN	---	---
TELEPHONE LINE	---	---
ELECTRIC LINE	---	---
GAS MAIN LINE	---	---
FIRE HYDRANT	---	---
PAVEMENT	---	---
CONCRETE CURB	---	---
SPOT ELEVATION	---	---
LIGHT POLE	---	---
I.E.	---	---
T.G.	---	---



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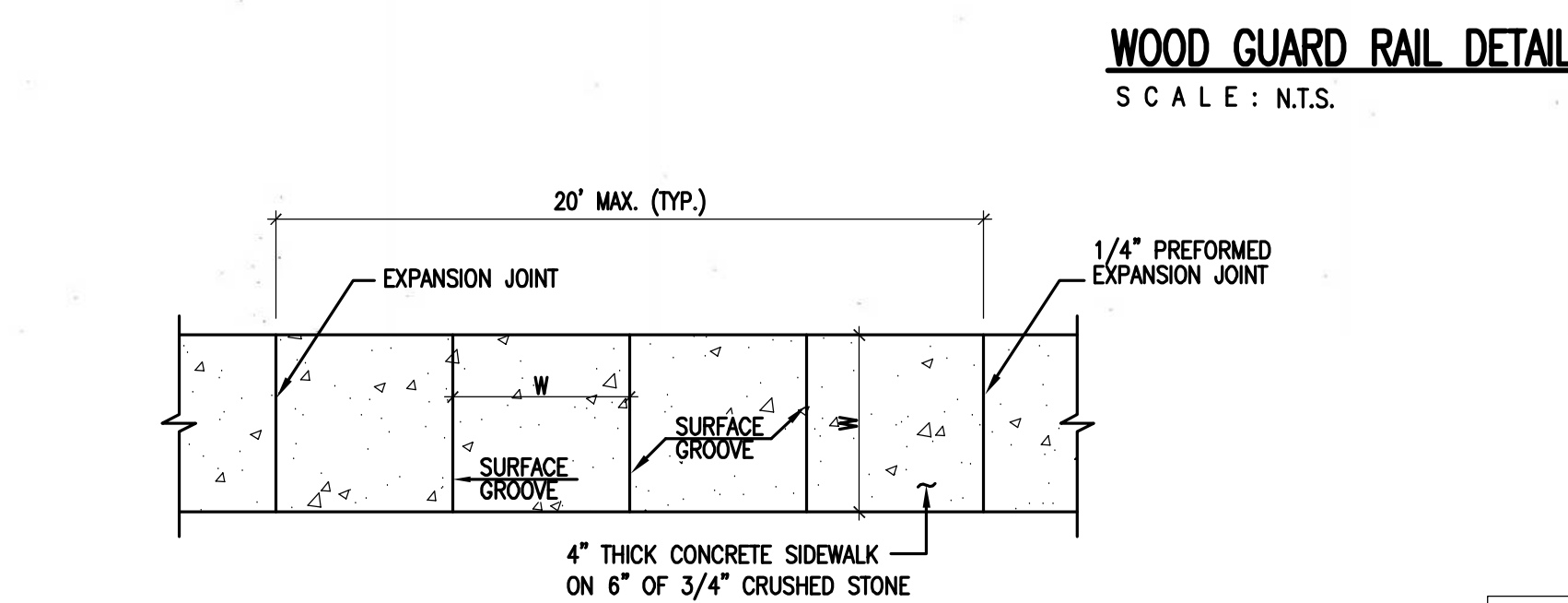
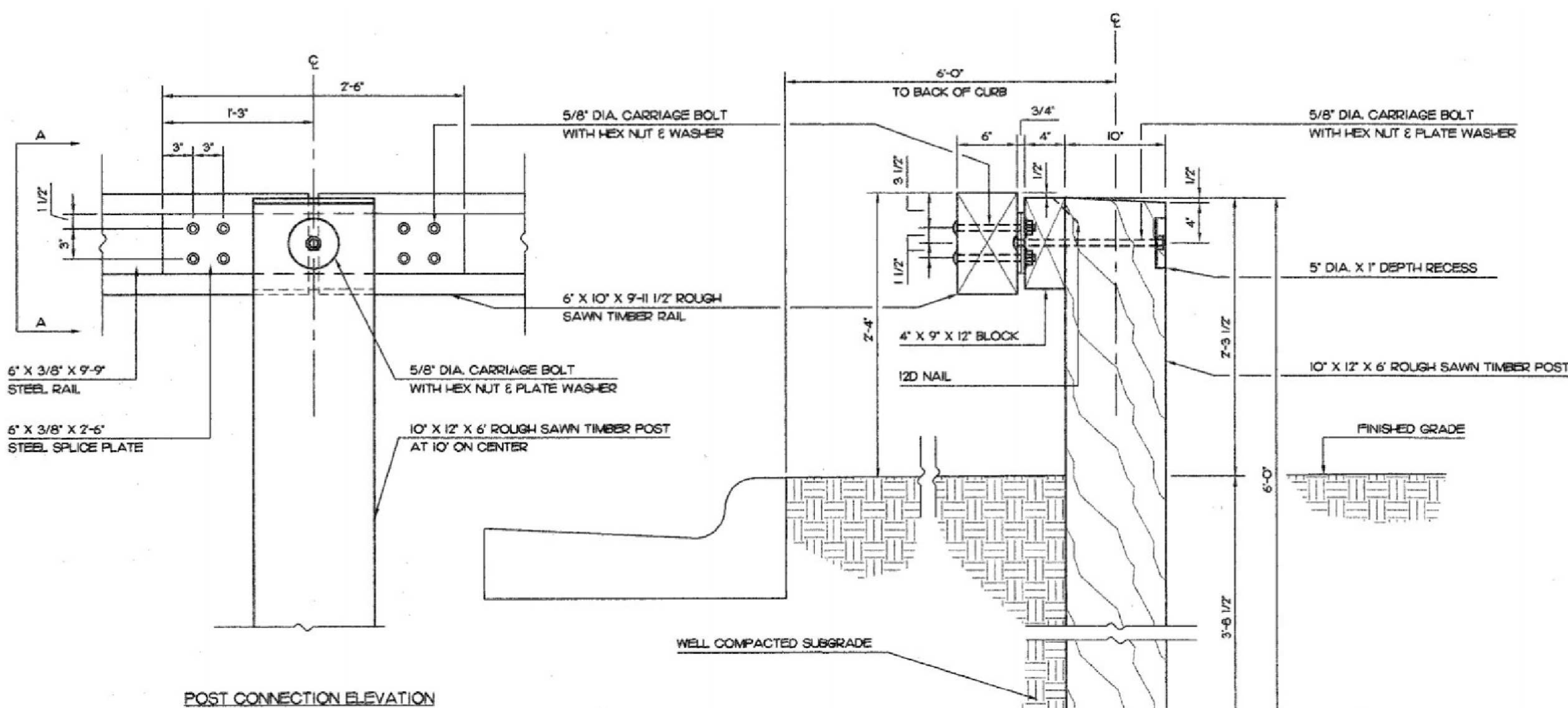
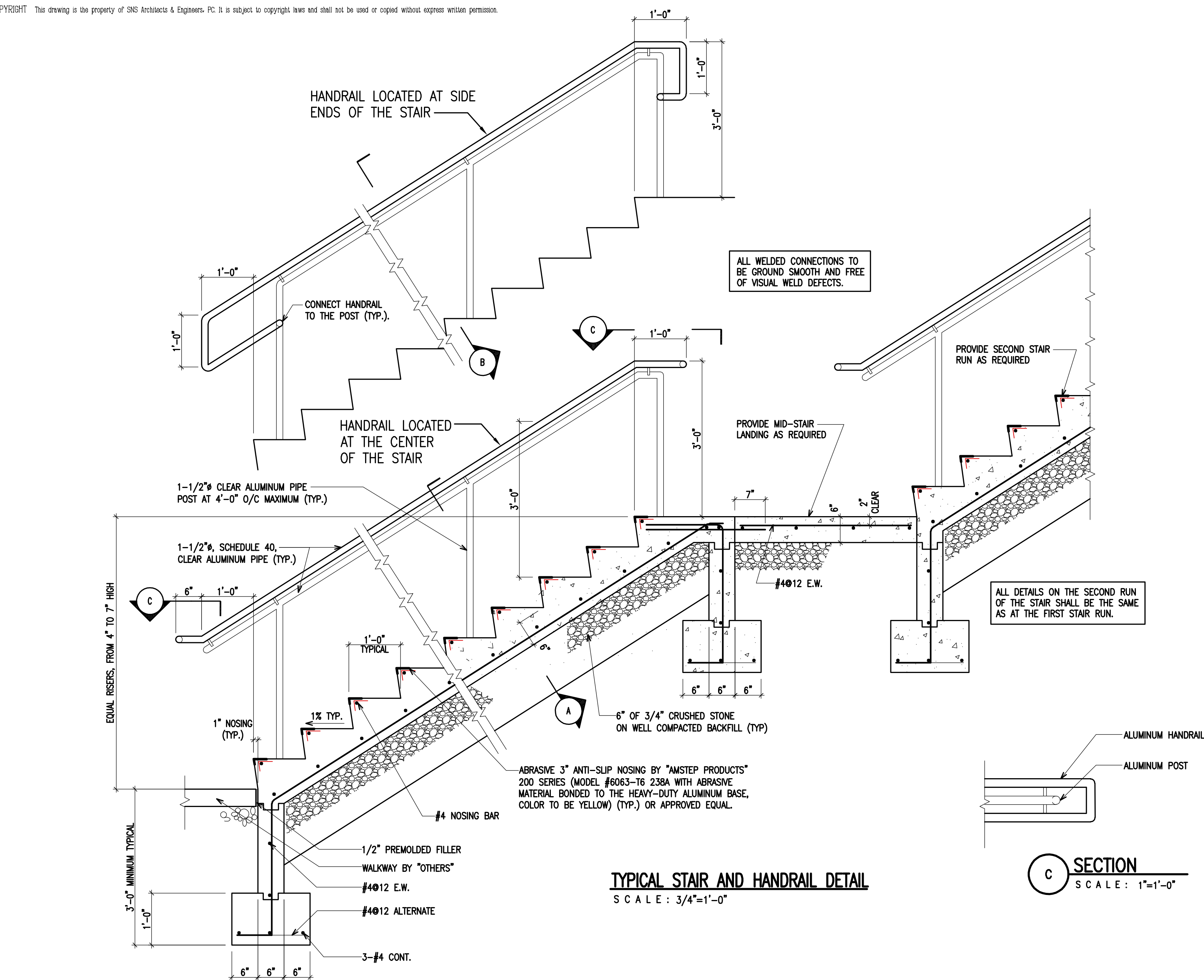
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Date 05-18-16 Scale AS NOTED
Drawn By AS Checked By SN

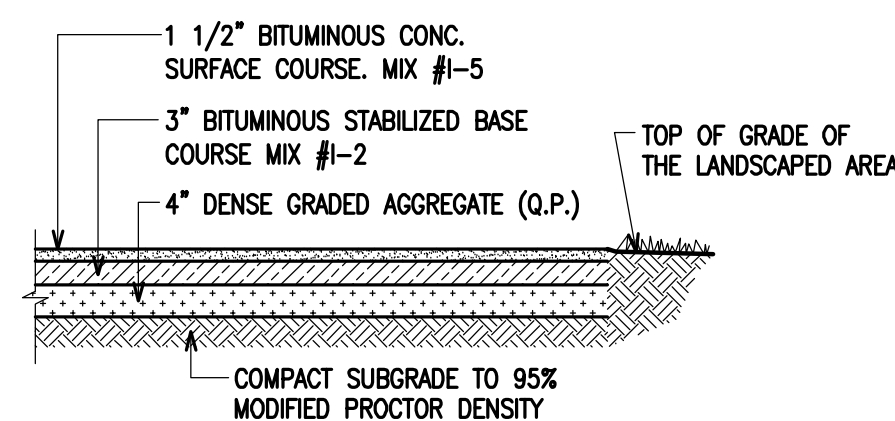
Dwg. Title
NEW EVERGREEN
PROPOSED SITE PLAN
Work Order No. Dwg. No.

4698 **Y-3C**

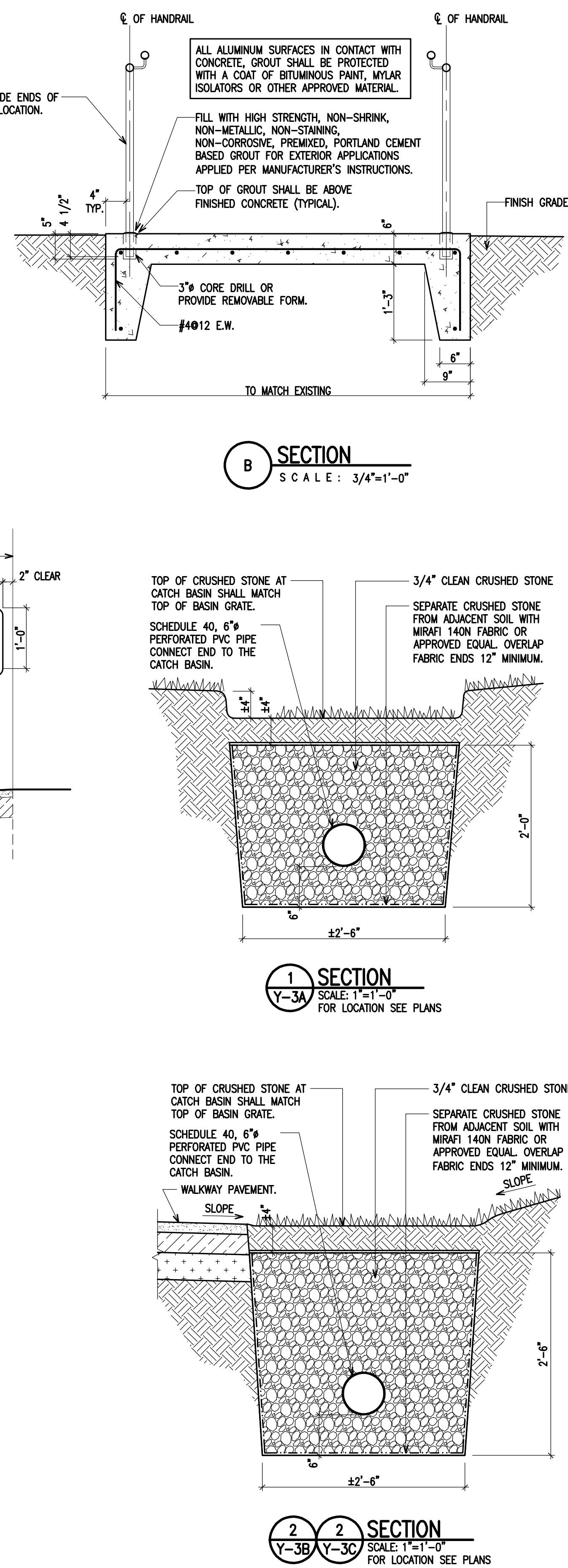
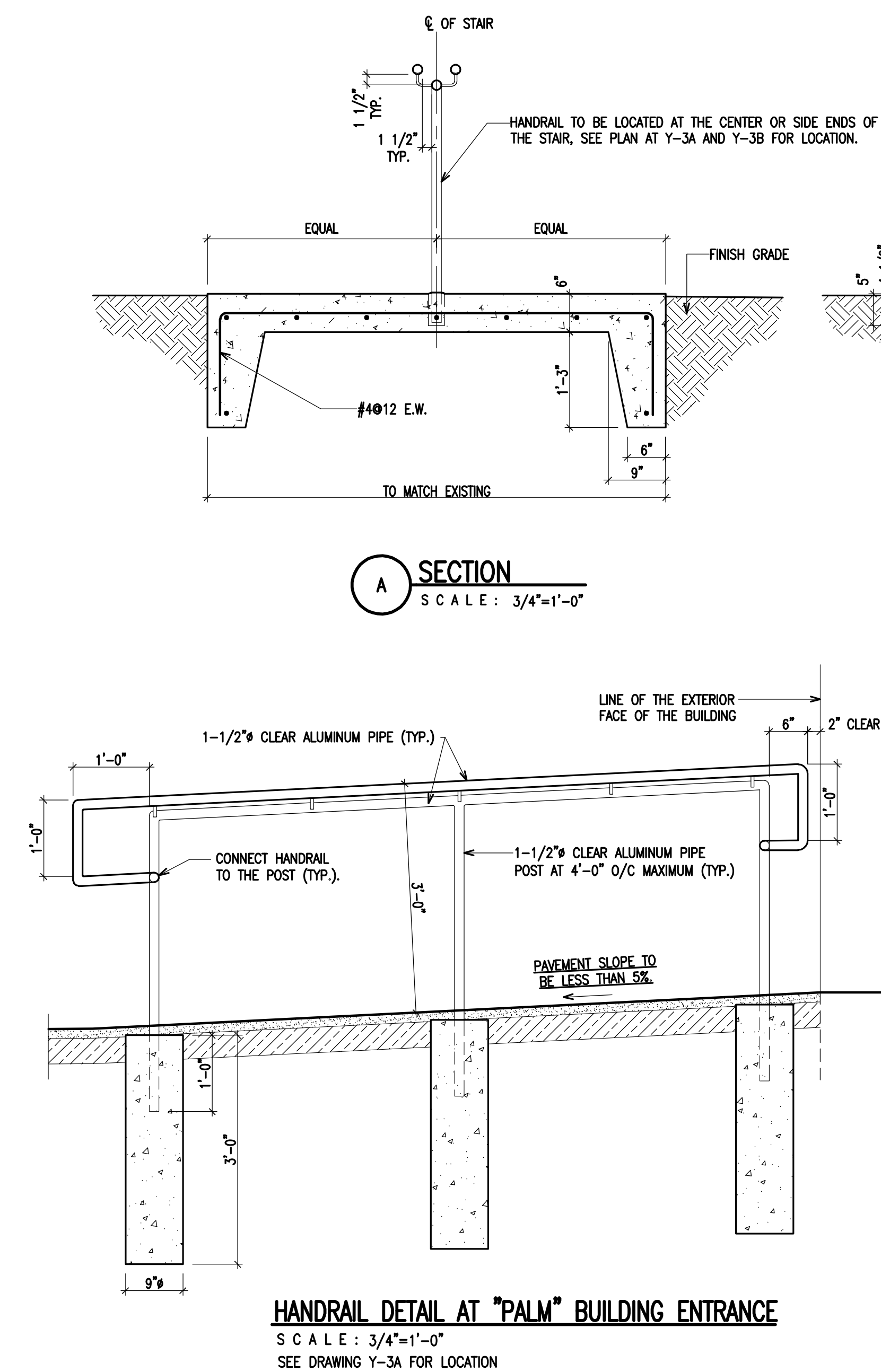


- NOTES:
1. SUBBASE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER.
 2. ALL CONCRETE SHALL BE 3000 PSI AND CONTAIN AN AIR CONTENT OF 6% ±1.5%
 3. CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHTEDGES UNTIL A SMOOTH SURFACE HAS BEEN OBTAINED.
 4. THE SURFACE SHALL BE FINISHED WITH A WOODEN FLOAT AND BRUSHED WITH A WET, SOFT-HAIRED BRUSH.
 5. ALL EDGES SHALL BE FINISHED AND ROUNDED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4" INCH.
 6. PREFORMED EXPANSION JOINT FILLER, 1/4" INCH THICK, SHALL BE FORMED AROUND ALL APPURTENANCES, SUCH AS MANHOLES AND UTILITY POLES, EXTENDING INTO OR THROUGH THE CONCRETE.
 7. THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.

DETAIL OF STANDARD CONCRETE SIDEWALK
SCALE : NOT TO SCALE



TYPICAL WALKWAY PAVEMENT DETAIL
SCALE: 1/2"=1'-0"



CONCRETE NOTES

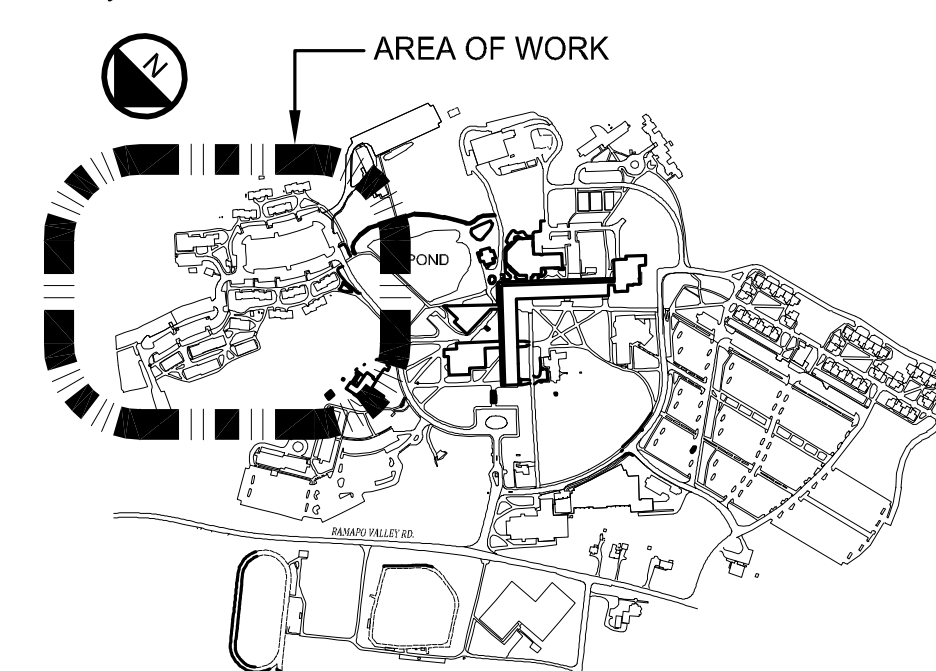
1. REINFORCING BARS ARE TO BE OF US BILLET STEEL, INTERMEDIATE GRADE ASTM, A615 GRADE 60 AND SHALL HAVE DEFORMATION IN ACCORDANCE WITH ASTM A305.
2. ALL CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4,500 psi AT 28 DAYS EXCEPT, HAVE TENSILE-CEMENT RATIO OF 0.45, BE 6% AIR ENHANCED.
3. WHENEVER IT IS TO DO NOT SUBMIT SPECIFICATIONS TO OTHER TRADES, CONTRACTOR SHALL REFER TO APPROPRIATE DRAWINGS AND VERIFY SETTING OF SUCH ITEMS IN FORMS BEFORE CONCRETE IS POURED.
4. CONTRACTOR SHALL MAKE PROVISIONS TO CONTROL OF Ground Water as REQUIRED FOR EXCAVATION AND FILL OPERATION.
5. ALL CONCRETE FOR EXTERIOR SIDEWALKS, PADS, AND APRONS SHALL HAVE A LIGHT BROOM FINISH.
6. CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, VERIFY ALL DIMENSIONS, FIELD.
7. ALL DIMENSIONS, EXISTING AND NEW, TO BE VERIFIED BY CONTRACTOR IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL INDUCE WITH SHOT BOLTS, SHALL BE IN PLACE PRIOR TO POURING CONCRETE.
9. CONTRACTOR SHALL PROVIDE ALL HIGH CHAIRS, SPACERS, SUPPORTS, ETC. NECESSARY FOR PROPER PLACEMENT OF REINFORCING STEEL. SUPPORTS SHALL BE TIED TO REINFORCING STEEL PRIOR TO POURING CONCRETE.
10. DESIGN, MIX, MANUFACTURE, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" 2014 EDITION.
11. CONTRACTOR SHALL ASCERTAIN EXISTENCE OF UNDERGROUND UTILITY LINES BEFORE EXCAVATION IS BEGUN AND SHALL PROVIDE PROTECTION FOR SAME.
12. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
13. UNLESS OTHERWISE NOTED THE MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
 - 3" - FOR CONCRETE DEPOSITED AGAINST GROUND
 - 2" - FOR FORMED CONCRETE IN CONTACT WITH THE GROUND
 - 1" - FOR FORMED SLABS NOT IN CONTACT WITH THE GROUND
14. CONCRETE REBAR REINFORCEMENT SHALL BE PROTECTED BY PER DETALS AND IN NO CASE CAN BE OUT, INTERRUPTED, STOP SHORT ETC. FOR ANY REASON WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
15. LENGTH OF REINFORCING SPLICES SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS, BUT IN NO CASE SHALL BE LESS THAN 48 BAR DIAMETERS OR AS OTHERWISE APPROVED BY ENGINEER.
16. CURING OF CONCRETE IS TO START AS SOON AS FINISHES WILL NOT BE MARRED THEREBY. IT WILL NOT BE PERMISSIBLE TO LEAVE THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST.
17. CONCRETE SHALL BE PLACED IN LAYERS WITH AN ACI 318-14, CONCRETE SHALL NOT BE SUBJECT TO DROPS IN EXCESS OF FIVE (5) FEET.
18. ALL FILL SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY WHEN TESTED IN ACCORDANCE WITH ASTM D1557.
19. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH THE "OSHA EXCAVATIONS REGULATIONS" AND ANY APPLICABLE STATE, LOCAL OR FEDERAL REQUIREMENTS.
20. NO FOOTING SHALL BE PLACED IN WATER OR IN FROZEN GROUND.

SPECIAL INSPECTIONS

1. ALL NEW STEEL, CONCRETE, MASONRY CONSTRUCTION SHALL BE INSPECTED AS OUTLINED IN 2015 IBC-NJ CHAPTER 17 "STRUCTURAL TESTS AND SPECIAL INSPECTIONS".
2. PROJECT OWNER SHALL HIRE A TESTING LAB TO PERFORM REQUIRED INSPECTIONS.

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Robert Nocella, AIA C

Cert./Lic. No. 41969

Date	05-18-18	Scale	AS NOTED
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Drawn By **AS** Checked By **SN**

Dwg. Title

DETAILS AND NOTES

Work Order No.

Dwg. No.

4698

Y-4

IF THIS DRAWING IS NOT SIGNED AND SEAL
USING A RAISED SEAL THEN IT SHALL NOT