HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
RAYMOND COTE

TOWN OF CARMEL
PLANNING BOARD

60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.ny.us

MICHAEL CARNAZZA
Director of Code Enforcement

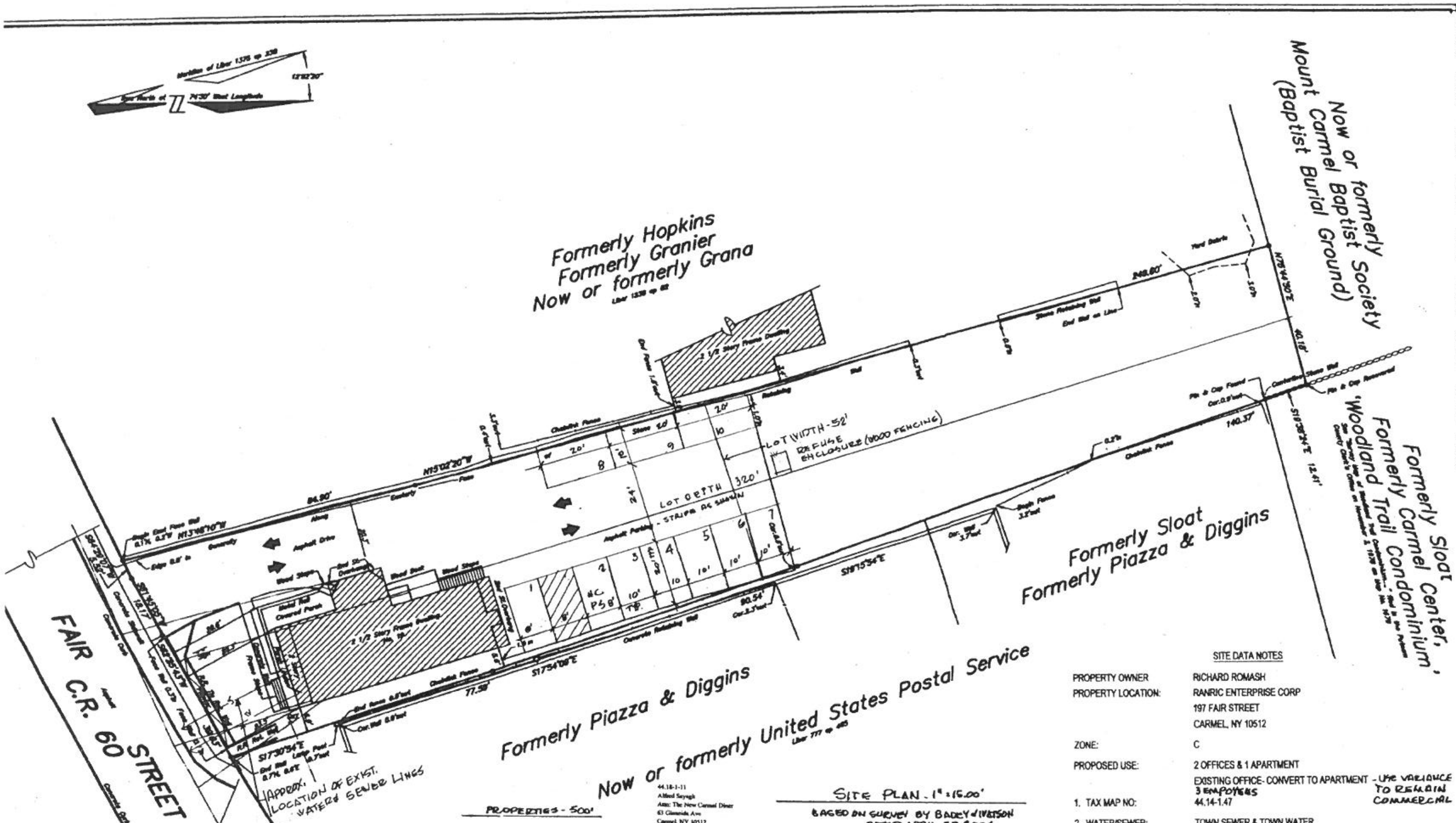
RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY,
AICP,CEP, PP, LEED AP
Town Planner

PLANNING BOARD AGENDA
DECEMBER 12, 2018 – 7:00 P.M.

MEETING ROOM #2

	TAX MAP #	PUB. HEARING	MAP DATE	COMMENTS
RESOLUTION				
1. The Retreat at Carmel H.O.A. Inc - Carmel Centre Senior Housing – Lot 4	55.14-1-11.2		10/18/18	Amended Site Plan
SITE PLAN				
2. Romash, Rick – 19 Fair Street	44.14-1-47		11/19/18	Residential Site Plan
3. McDonald's USA, LLC. – 154 Route 6	86.11-1-22		10/8/18	Amended Site Plan
MISCELLANEOUS				
4. Minutes – 11/28/18				



SITE PLAN. 1" = 15.00'

BASED ON SURVEY BY BADEY & WATSON DATED APRIL 27, 2004

PROPERTIES ± 500'

- 44.14-1-41 Giuseppi Iovieno Jr, 60 Clearview Cir, Hopewell Jct, NY 12533
- 44.14-1-2 69 Gleneida Avenue LLC, 12 Colonial Ridge Ct, Brewster, NY 10509
- 44.14-1-3 Jeanabelle Enterprises LLC, 71 Gleneida Ave, Carmel, NY 10512
- 44.14-1-4 Hansen Office Solutions, Inc., 393 Nichols Rd, Carmel, NY 10512
- 44.14-1-36 Mt Carmel Baptist Church, PO BOX 536, Carmel, NY 10512
- 44.14-1-35 Mt Carmel Baptist Church, PO BOX 536, Carmel, NY 10512
- 44.18-1-14 Kohl Fair LLC, 28 Seminary Hill Rd, Carmel, NY 10512
- 44.14-1-33 90 Gleneida Ave Corp, c/o Neuheiser, 100 Dykeman Rd, Carmel, NY 10512
- 44.18-1-24 County Of Putnam, 40 Gleneida Ave, Carmel, NY 10512
- 44.18-1-11 61 Gleneida, LLC, 65 Gleneida Ave, Carmel, NY 10512
- 44.18-1-6 51 Gleneida Avenue Corp, 12 Trotter Dr, North Salem, NY 10560
- 44.18-1-12 Gleneida Property Mgmt, 56 Gleneida Ave, Carmel, NY 10512
- 44.14-1-49.-206 Josephine Gould, 6 Woodland Trl, Carmel, NY 105121414
- 44.14-1-49.-621 Kathleen A Cassels 2016, 21 Woodland Trl, Carmel, NY 10512
- 44.14-1-13 Robert Hall, Hickory La, PO BOX 307, Bedford, NY 10506
- 44.14-1-49.-103 Helene Rattiner, 3 Woodland Trl, Carmel, NY 10512
- 44.14-1-50 37 Fair Street LLC, 37 Fair St, Carmel, NY 10512
- 44.14-1-49.-104 Rokhsana Ailawadi Revoc Trust, 58 Surrey Dr, Easton, PA 18045
- 44.18-1-23 Putnam County National Bank, 43 Gleneida Ave, Carmel, NY 10512
- 44.14-1-49.-205 Danielle Beatty, 5 Woodland Trl, Carmel, NY 10512
- 44.18-1-8 57 Main Street Corp, 55 Gleneida Ave, Carmel, NY 10512
- 44.14-1-26 Carmel Vol Ambulance Corp, Bx 508 81 Gleneida Ave, Carmel, NY 10512
- 44.14-1-42 BMSSR Holdings, LLC, 47 Mamaroneck Ave Ste 104, White Plains, NY 10601
- 44.14-1-49.-621 Kathleen Cassels, 21 Woodland Trl, Carmel, NY 10512
- 44.14-1-48 United States Postal Service, 29 Fair St, Carmel, NY 10512
- 44.18-1-44 Carmel Central School Dist, PO BOX 296, Patterson, NY 12563
- 44.14-1-50 37 Fair Street, LLC, 37 Fair St, Carmel, NY 10512
- 44.18-1-25.1 County of Putnam, 40 Gleneida Ave, Carmel, NY 10512
- 44.18-1-5 Putnam County National Bank, 47 Gleneida Ave, Carmel, NY 10512
- 44.14-1-32 Harman Holdings Ltd, 3 Garrett Pl, Carmel, NY 10512
- 44.14-1-49.-310 Josephine Ferrari, 10 Woodland Trl, Carmel, NY 10512
- 44.14-1-45 Wenco Properties Corp, PO BOX 540, Mahopac, NY 10541
- 44.14-1-49.-413 Michael Scarano, 13 Woodland Trl, Carmel, NY 10512
- 44.14-1-49.-414 S. Susan Bitel, 14 Woodland Trl, Carmel, NY 10512
- 44.18-1-15 Fair Property Mgmt, LLC, 16 Fair St, Carmel, NY 10512
- 44.18-1-16 Edward Sumber, 18 Fair St, Carmel, NY 10512
- 44.14-1-49.-619 Bette Prinaos, 19 Woodland Trl, Carmel, NY 10512
- 44.14-1-49.-102 Nicole Stern, 888 Route 6, Mahopac, NY 10541
- 44.14-1-16 Sue Ann Simpson, 2 Sunset Rdg, Carmel, NY 10512
- 44.18-1-13 Society for the Preservation, c/o Credit Suisse, 1 Madison Ave, New York, NY 10010
- 44.18-1-20 6318 Associates Inc, 10 Fair St, Carmel, NY 10512
- 44.14-1-49.-311 Ivy Stackay, 11 Woodland Trl, Carmel, NY 10512
- 44.14-1-49.-412 Joseph Pitaro, 12 Woodland Tr, Carmel, NY 10512
- 44.18-1-18 Fair Street Properties, 14 Fair St, Carmel, NY 10512
- 44.18-1-15 Angela Briante, 16 Fair St., Carmel, NY 10512

PROPERTIES - 500'

- 44.14-1-46 Lewis Grana, 51 Glenvue Dr, Carmel, NY 10512
- 44.14-1-47 Ranric Enterprises Corp, Attn: Hill Ullman & Erwin, 19 Fair St, Carmel, NY 10512
- 44.14-1-49.-102 Anton Curanovic, 1 Woodland Trl, Carmel, NY 10512
- 44.18-1-17 County Of Putnam, 40 Gleneida Ave, Carmel, NY 10512
- 44.14-1-34 Carmel Fire Dept Inc, 94 Gleneida Ave, Carmel, NY 10512
- 44.14-1-49 Main Woodland Trail, Assessor's Office, 50 McAlpin Ave, Mahopac, NY 10541
- 44.14-1-49.-102 Steven Mosny, 2 Woodland Trl, Carmel, NY 10512
- 44.14-1-49.-429 Diane Cummins Fisher, 22 Mayfair Ln, Mahopac, NY 10541
- 44.18-1-9 57 Main Street Corp, 57 Gleneida Ave, Carmel, NY 10512
- 44.14-1-42 62 Gleneida Avenue Corp., 62 Gleneida Ave, Carmel, NY 10512
- 44.18-1-11 Alfred Seyagh, Attn: The New Carmel Diner, 63 Gleneida Ave, Carmel, NY 10512
- 44.14-1-40 R F B Corp, Attn: Mark Anderson Property M, PO BOX 39, Carmel, NY 10512
- 44.14-1-39 James Johnston, 1065 Deerville Rd, Brewster, NY 10509
- 44.14-1-4 Dorothy Landweard, 573 Hernando Dr, Marco Island, FL 34145
- 44.14-1-44.-1 Mt Carmel Baptist Church, PO BOX 536, Carmel, NY 10512
- 44.14-1-49.-208 Luis Mosnalvo, 8 Woodland Trl, Carmel, NY 10512
- 44.14-1-6 Carmel Board of Fire Commissio, PO BOX 1238, Carmel, NY 10512
- 44.14-1-49.-309 Ryan Mahoney, 9 Woodland Trl, Carmel, NY 10512
- 44.14-1-5 Wayne Ryder, 103 Gleneida Ave, Carmel, NY 10512
- 44.14-1-49.-101 Coryne Casey, 1 Woodland Trl, Carmel, NY 10512
- 44.14-1-49.-310 Sara Kaplan, 3960 Route 52, Holmes, NY 12531
- 44.18-1-19 12 Fair St Corp, 827 Fox Meadow Rd, Yorktown Heights, NY 10598
- 44.14-1-49.-413 Susan Bitel, 14 Woodland Trl, Carmel, NY 10512
- 44.14-1-49.-415 Pat Vario, 15 Woodland Trl, Carmel, NY 10512
- 44.14-1-46 17 Fair St LLC, 17 Fair St, Carmel, NY 10512
- 44.18-1-16 New Fair Street LLC, 16 Cornish Rd, Carmel, NY 10512
- 44.18-1-21 Putnam Property Group LLC, 102 Route 6, Mahopac, NY 10541
- 44.14-1-1 Inspiring Carmel Inc, 67 Gleneida Ave, Carmel, NY 10512
- 44.14-1-49.-207 John Johnson, 7 Woodland Trl, Carmel, NY 10512
- 44.14-1-38 Ivana Cohen, 72 Gleneida Ave, Carmel, NY 10512
- 44.14-1-37 Mount Carmel Baptist Society, PO BOX 536, Carmel, NY 10512
- 44.14-1-44.-2 Mt Carmel Baptist Church, PO BOX 536, Carmel, NY 10512
- 44.14-1-34 Kelley Cemetery Inc, Rte 52, Carmel, NY 10512
- 44.14-1-49.-309 Daniel Watson, 9 Woodland Trl, Carmel, NY 10512
- 44.14-1-7 Mt Carmel Baptist Church, PO BOX 536, Carmel, NY 10512
- 44.14-1-49.-620 Life Tenant: Sarah Jane Miller, 20 Woodland Trl, Carmel, NY 10512
- 44.14-1-49.-622 Stacey Cassels, 22 Woodland Trl, Carmel, NY 10512
- 44.14-1-43 Wenco Properties Corp, PO BOX 540, Mahopac, NY 10541
- 44.14-1-11 Robert Hall, Box 307, Bedford, NY 10506
- 44.14-1-51 Peter Marino, 39 Fair St, Carmel, NY 10512
- 44.18-1-25.2 County of Putnam, 40 Gleneida Ave, Carmel, NY 10512
- 44.18-1-22 County Of Putnam, 40 Gleneida Ave, Carmel, NY 10512
- 44.18-1-7 Henry Simpson Jr, 2 Sunset Rdg, Carmel, NY 10512

SITE DATA NOTES

PROPERTY OWNER	RICHARD ROMASH
PROPERTY LOCATION:	RANRIC ENTERPRISE CORP 197 FAIR STREET CARMEL, NY 10512
ZONE:	C
PROPOSED USE:	2 OFFICES & 1 APARTMENT EXISTING OFFICE- CONVERT TO APARTMENT - USE VARIANCE REQ'D TO REMAIN COMMERCIAL 3 EMPOYEES
1. TAX MAP NO:	44.14-1.47
2. WATER/SEWER:	TOWN SEWER & TOWN WATER
DISTRICTS:	CARMEL SCHOOL DISTRICT

ZONING COMPLIANCE

ZONING PROVISION	REQUIRED	EXISTING	VARIANCE
LOT AREA	40,000	16,809 (EXIST.)	23,191 SF
LOT WIDTH	200FT	52FT (EXIST.)	148 FT
LOT DEPTH	200FT	320FT	NONE
FRONT YARD	40FT	23.5FT (EXIST.)	16.5 FT.
SIDE YARD	25 FT.	20.3 FT. (EXIST.	4.7 FT.
SIDE YARD	25 FT.	5.6 FT. (EXIST.)	19.4 FT
REAR YARD	30FT	235FT	NONE
HEIGHT	35FT	24FT	NONE
DRIVEWAY WIDTH	24 FT.	20.3 FT	3.5 FT.
LOT COVERAGE	30%	8.9%	NONE
OFF STREET PARKING	2/APARTMENT	4 REQUIRED	NONE
	OFFICE 1/200SF 908SF	5 REQUIRED	NONE
		9 TOTAL 10 PROVIDED	NONE
ADA PARKING	1 REQUIRED	1 SPACE	NONE

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENBERG@ARCHVISIONS.COM
P: 845-628-8613
F: 845-628-2807

PROJECT: ROMASH

PROJECT ADDRESS: 19 FAIR ST, CARMEL, NY 10512

MAILING ADDRESS

TAX MAP NO. 44.14-1-47

EXISTING SITE PLAN

ISSUANCE: REV, REV

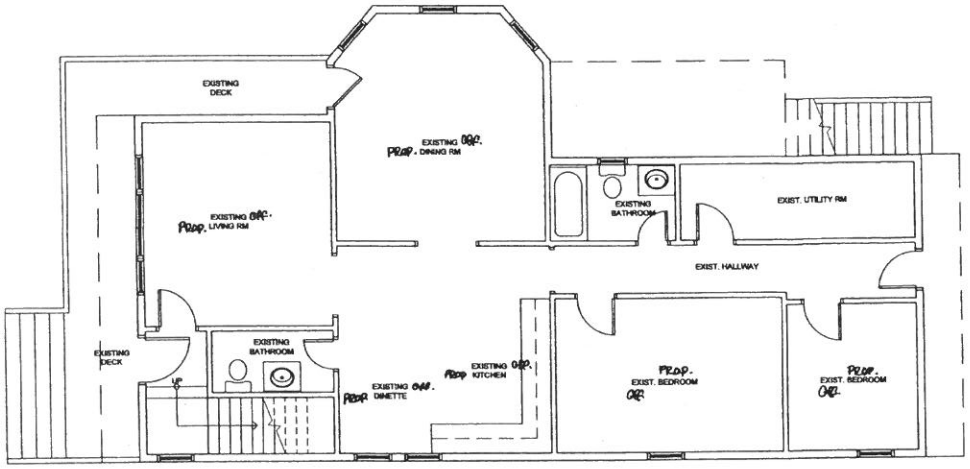
REGISTERED ARCHITECT · JOEL LAWRENCE GREENBERG · 011058 · STATE OF NEW YORK

SCALE: AS NOTED

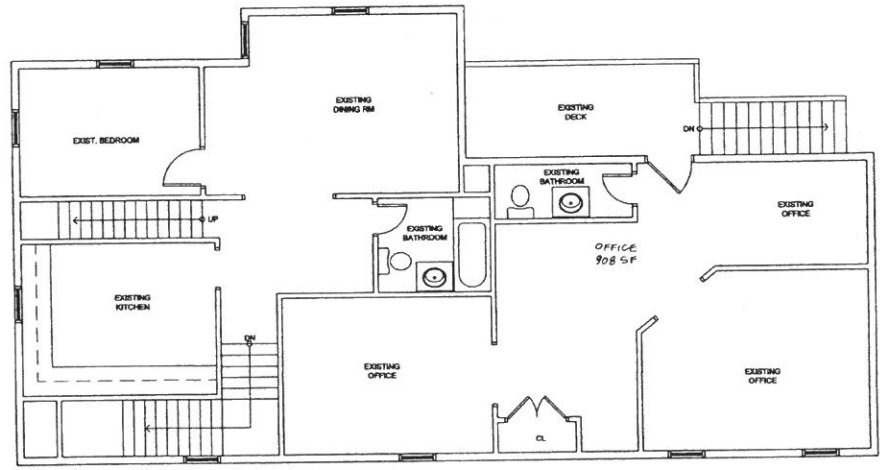
DRAWN BY/CHKD BY: ML / — /JLG

PROJECT NO. 08-18-134

A-100s



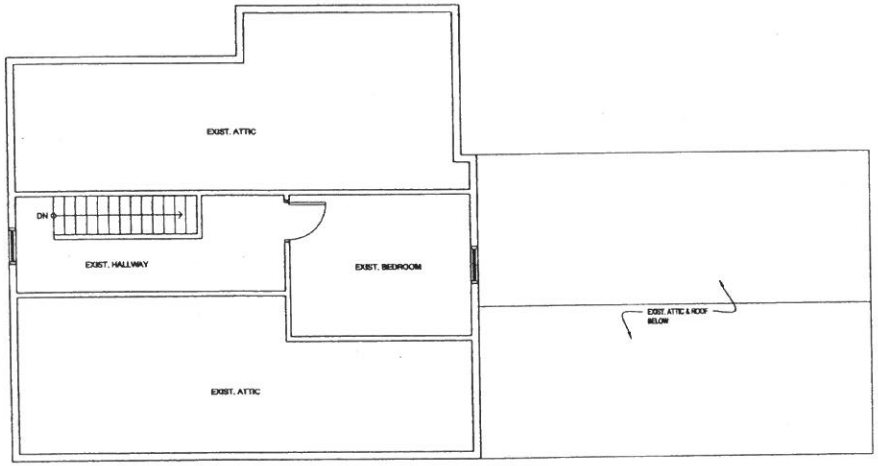
1 First Floor Plan -PROP.
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

SITE DATA NOTES

PROPERTY OWNER	RICHARD ROMASH
PROPERTY LOCATION:	RANRIC ENTERPRISE CORP 197 FAIR STREET CARMEL, NY 10512
ZONE:	C
PROPOSED USE:	2 OFFICES & 1 APARTMENT EXISTING OFFICE- CONVERT TO APARTMENT -USE VARIANCE REQ'D TO REMAIN COMMERCIAL 3 EMPLOYEES
1. TAX MAP NO:	44.14-1.47
2. WATER/SEWER:	TOWN SEWER & TOWN WATER
DISTRICTS:	CARMEL SCHOOL DISTRICT



2 Attic Floor Plan
1/4" = 1'-0"

ARCHITECTURAL VISIONS PLLC
A GREENBERG RICH GROUP
2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
P: 845-628-8813
F: 845-628-2807

PROJECT:
ROMASH

PROJECT ADDRESS
19 FAIR ST
CARMEL, NY 10512

MAILING ADDRESS

TAX MAP NO. 44.14-1-47

EXISTING FLOOR PLANS

ISSUANCE

TAX MAPS	DATE
KRD	11/8/22

SCALE
AS NOTED

DRAWN BY/CHKD BY
ML / — / R.G

PROJECT NO.
06-18-134

A-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.

engineering
architecture
program management
development services
construction services

CORE STATES GROUP

November 26, 2018

Carmel Planning Board
Carmel Town Offices
60 McAlpin Avenue
Carmel, NY 10541

Re: Modification of Site Plan Approval – McDonald's Remodel – 154 Rte.6

Dear Members of the Board,

At the request of our Client, McDonald's Corporation, we have prepared updated Architectural Drawings and Site Development Plans that slightly modify the proposed remodel that was approved earlier this year.

The proposed updates include small additions at the pick-up and pay windows to increase efficiency at the windows; replace and slightly enlarge the freezer/cooler; and relocate the proposed position of the Order Boards to accommodate these revisions.

Impervious areas are slightly increased from the plan approved, however, the percentage cover conforms to local requirements. All other proposed vehicular and pedestrian travel pathway improvements remain a critical part of the proposal and are not proposed to change.

I trust this proposal will be received favorably, and I look forward to discussing the proposal with you in more detail at your next regularly scheduled meeting.

Respectfully Submitted,
CORE STATES GROUP

Alan D. Roscoe, P.E.
Project Manager

www.core-eng.com
9 galen street .ste. 117 watertown, ma . 02472 . v: 617-576-0007 . f: 617-576-1007
georgia . new jersey . massachusetts . missouri . florida . north carolina . arkansas . california . pennsylvania . washington . texas

SITE IMPROVEMENTS
FOR
McDONALD'S
McDONALD'S STORE No.: 031-1664
154 ROUTE 6
MAHOPAC, TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK 10541

DESIGN AND DEVELOPMENT CONTACTS:

OWNER: MAHOPAC IMPROVEMENTS OWNER, LLC
580 WHITE PLAINS ROAD
TARRYTOWN, NY 10591

FACILITY OPERATOR: McDONALD'S CORPORATION
1 McDONALD'S PLAZA
OAK BROOK, IL 60523
TEL: (630) 623-3000

CIVIL ENGINEER: CORE STATES ARCHITECTURE AND ENGINEERING, P.C.
201 S. MAPLE AVENUE
AMBLER, PA 19002
CONTACT: AARON BODENSCHATZ, P.E.
TEL: (215) 809-2125

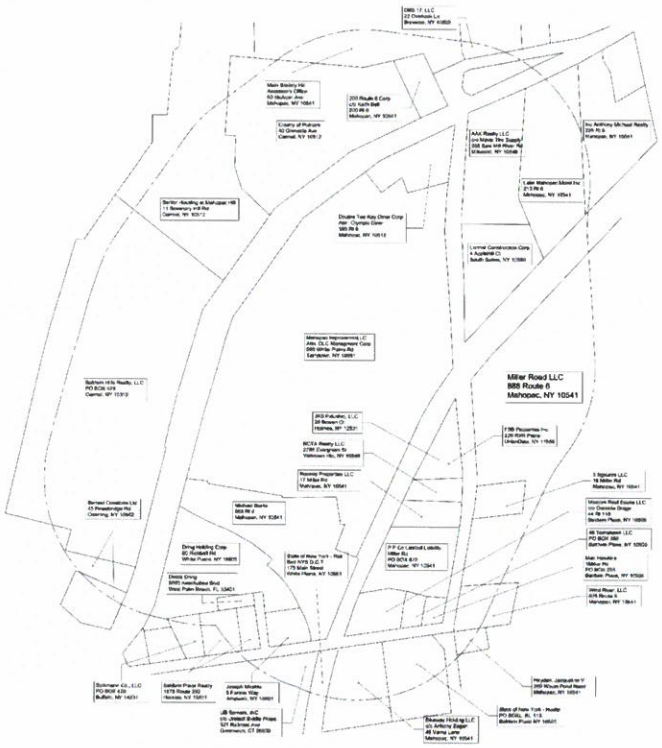
ARCHITECT: CORE STATES ARCHITECTURE AND ENGINEERING, P.C.
201 S. MAPLE AVENUE
SUITE 300
AMBLER, PA 19002
CONTACT: ANDREW LEE
TEL: (215) 809-2125

SURVEYOR: GALLAS SURVEYING GROUP
2865 US ROUTE 1
NORTH BRUNSWICK, NJ 08902
CONTACT: GREGORY GALLAS
TEL: (732) 422-4700

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-962-7962) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 11147-547-049-00

UTILITY COMPANY	PHONE NUMBER
CARMEL CATV	(800) 262-8600
CENTRAL HUDSON GAS AND ELECTRIC SOUTHEAST GAS	(845) 296-6046
CONSOLIDATED EDISON COMPANY OF NY	(718) 472-2304
NYSEG BREWSTER ELECTRIC	(800) 262-8600
VERIZON | VALHALLA HUDSON VALLEY	(855) 226-9564
VERIZON | VALHALLA WESTCHESTER	(855) 226-9564



ABUTTER'S MAP
1"=200'

VICINITY MAP
1"=1000'

SHEET INDEX	
SHEET NUMBER	SHEET NAME
C1	COVER SHEET
C2	GENERAL NOTES
C3	DEMOLITION & EROSION CONTROL PLAN
C4	SITE PLAN
C5	GRADING PLAN
C6-C9	CONSTRUCTION DETAILS
REFERENCE DRAWINGS	
SHEET 1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY (BY GALLAS SURVEYING GROUP)
TOTAL SHEETS: 10	

GENERAL NOTES:

EXISTING CONDITION, INCLUDING PROPERTY LINES, EXISTING UTILITIES, SITE TOPOGRAPHIC WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE TAKEN FROM THE BOUNDARY & TOPOGRAPHIC SURVEY ENTITLED:

BOUNDARY & TOPOGRAPHIC SURVEY
PART OF LOT 22, BLOCK 1, SECTION 86.11
154 US ROUTE 6
MAHOPAC, TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK
PREPARED BY: GALLAS SURVEYING GROUP
DATED: 12/06/2017

1. ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SITE WORK SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING PAVING AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
3. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
4. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES ON OR NEAR THE CONSTRUCTION SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE FROM DEBRIS AT ALL TIMES DURING CONSTRUCTION.
7. PREVIOUS SITE PLAN REMAINS IN EFFECT EXCEPT AS MODIFIED BY THE PROPOSED REVISIONS.

PROJECT NARRATIVE:

THIS PROJECT PROPOSES RE-GRADING OF THE EXISTING ACCESSIBLE PARKING AREA AND ACCESSIBLE PATHWAY TO THE BUILDING. ALSO PROPOSED IS THE REPLACEMENT OF THE EXISTING DRIVE-THRU SIGNAGE AND MENU BOARDS.

DOCUMENTS PREPARED BY CORE STATES ARCHITECTURE AND ENGINEERING, P.C. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SITE FOR WHICH THEY WERE PREPARED AND INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES ARCHITECTURE AND ENGINEERING, P.C. IS DONE UNILATERALLY AND AT THE USERS OWN RISK. IF USED BY ANY OTHER PARTY THAN THE SPECIFIC PROJECT AND SITE, THE USER WILL HOLD CORE STATES ARCHITECTURE AND ENGINEERING, P.C. HARMLESS FROM ALL CLAIMS AND LOSSES.

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY
1	10/9/18	PER BUILDING ADDITIONS	MP

MATTHEW DEWITT, P.E.
NY LICENSE #096101
DATE

CORE STATES
ARCHITECTURE AND ENGINEERING
18 Keystone Industrial Park, Suite 201
Paoli, PA 19301
Phone: (484) 443-6700
www.corestatesengineering.com
CERTIFICATE OF AUTHORIZATION
No. 24733

PREPARED FOR: McDonald's USA, LLC

These drawings and specifications are the intellectual and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. Drawings and specifications are to be used only for the specific project for which they were prepared and are not suitable for use on a different site or at a later date. Use of them in drawings for changes or extensions on another project requires the services of properly qualified design professionals. Any reproduction of this material for use on another project is not authorized.

DRAWN BY	MD
STD ISSUE DATE	2017
REVIEWED BY	MD
DATE ISSUED	3/21/2017
CSG PROJECT #	MCD-23268
SITE ID	031-1664
SITE ADDRESS	154 ROUTE 6, MAHOPAC, NY 10541

TITLE: SITE IMPROVEMENTS
SHEET: COVER SHEET

SHEET NO. MCD-23268
C1

STANDARD ABBREVIATIONS

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLD	BUILDING
BOL	BOLLARD
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END OF WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR
GH	GRADE HIGH SIDE OF WALL
GL	GRADE LOW SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PC	POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
POI	POINT OF INTEREST
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPR	REINFORCED CONCRETE WITH RUBBER GASKET
RET-WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TEL	TELEPHONE
TP	TREE PROTECTION
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

GENERAL SITE NOTES:

1. ALL CONSTRUCTION MATERIALS AND TECHNIQUES OF INSTALLATION SHALL MEET PERFORMANCE VALUES OF THE MATERIALS SPECIFIED AND COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT/ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT/ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS, OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
3. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
4. ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THE PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ARCHITECT/ENGINEER PRIOR TO MAKING ANY CHANGES.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF EXISTING FIELD CONDITIONS AND OF ALL DRAWINGS AND SPECIFICATIONS RELATED TO THEIR FIELD. THE FAILURE TO ACQUAINT THEMSELF WITH THIS PROJECT AND ONES FIELD OF SERVICE SHALL NOT RELIEVE THEM OF ANY RESPONSIBILITY FOR PERFORMING THEIR WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO THE GENERAL CONTRACTOR'S FAILURE TO CONVEY THE NECESSARY KNOWLEDGE TO FAMILIARIZE WORKERS AND SUBCONTRACTORS WITH THIS PROJECT.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS, FACILITY EMPLOYEES, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.
7. THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS, PORTABLE TOILETS AND TEMPORARY POWER FOR UNRESTRICTED PROJECT RELATED USE BY OTHERS FOR THE DURATION OF THE PROJECT.
8. THE GENERAL CONTRACTOR SHALL COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS WITH THE OWNER.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE RECEIVING, UNLOADING, STORING AND PROTECTION OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH THE ENTIRE CONSTRUCTION AREA PRIOR TO TURNOVER TO THE OWNER.
11. EXISTING PAVING THAT WILL REMAIN AFTER CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE. AREAS OF EXISTING PAVING THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, THEN REMOVED AND REPLACED.
12. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION, SPECIFIC TO THIS PROJECT PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION. SHOULD ANY UTILITY REQUIRE RELOCATION, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ARCHITECT/ENGINEER.
13. SAWCUT AND REMOVE PORTIONS OF EXISTING PAVING ONLY AS REQUIRED TO INSTALL NEW UTILITIES OR TO CONSTRUCT PROPOSED FACILITIES PER THIS PLAN. REPLACE PORTIONS REMOVED TO MATCH EXISTING FLUSH AND SMOOTH.
14. IF REQUESTED BY THE OWNER, PROVIDE TEMPORARY CONSTRUCTION FENCING, MINIMUM 6'-0" HIGH, AROUND ENTIRE AREA OF CONSTRUCTION OR PER THE CLIENTS STANDARDS. FIELD VERIFY EXACT LOCATION AND SPECIFICATIONS OF FENCE WITH THE OWNER PRIOR TO START OF CONSTRUCTION. REMOVE FENCING AT COMPLETION OF PROJECT AND PATCH PAVING AS REQUIRED AT FENCE POST HOLES.
15. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC UNLESS NOTED OTHERWISE).
16. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
17. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
18. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
19. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM TO REMAIN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY OWNER PRIOR TO CONSTRUCTION START.
20. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING APPURTENANCES, STAIRS, RAMPS, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
21. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED OR SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
22. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE MAINTAINED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
24. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS.
25. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL.
26. IN THE EVENT THE CONSTRUCTION IS ABANDONED PRIOR TO THE COMPLETION OF THE PROJECT, ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE STABILIZED PER THE PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES).
27. THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT.
28. ALL VEGETATION FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE.
29. CONTRACTOR IS RESPONSIBLE FOR PERMITTING, INSTALLATION AND MAINTENANCE OF ALL MAINTENANCE OF TRAFFIC OPERATIONS DURING CONSTRUCTION. MAINTENANCE OF TRAFFIC SHALL CONFORM TO GOVERNING AGENCY STANDARDS.
30. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY/COUNTY DEVELOPMENT CODE, ZONING, AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
31. CONCRETE CURB:
    A. CONCRETE CURBS SHALL BE INSTALLED ALONG EVERY STREET WITHIN A DEVELOPMENT AND AT INTERSECTIONS WITH LOCAL ROADS, COUNTY ROADS AND STATE HIGHWAYS. THE STANDARD CURB SECTION TO BE USED SHALL BE NOT MORE THAN 10 FEET IN LENGTH, SHALL BE SET IN ACCORDANCE WITH APPROVED LINES AND GRADES, AND RADIAL CURBS SHALL BE FORMED IN AN ARC SEGMENT, IN A SMOOTH CURVE. CHORD SEGMENTS ARE PROHIBITED. CONCRETE CURBS SHALL BE EIGHT INCHES BY SIX INCHES BY 18 INCHES (SIX-INCH EXPOSED FACE), USING CLASS B CONCRETE HAVING TWENTY-EIGHT-DAY COMPRESSIVE STRENGTH OF 4,500 POUNDS PER SQUARE INCH AND SHALL BE AIR-ENTRAINED. AT LOCATIONS SPECIFIED BY THE APPROVING AUTHORITY, THE CURBING SHALL BE DESIGNED TO PROVIDE A RAMP FOR BICYCLES AND/OR WHEELCHAIRS.
    B. CONCRETE GUTTERS SHALL BE CONSTRUCTED AS A MONOLITHIC STRUCTURE WITH THE CURB WHEN THE GRADE OF THE STREET HAS LESS THAN A ONE-PERCENT SLOPE. THE DIMENSIONS OF THE PARTICULAR PARTS OF THE COMBINED CURB AND GUTTER SHALL BE AS FOLLOWS:
        (1) THE TOP OF THE CURB SHALL BE SIX INCHES IN WIDTH.
        (2) THE REAR FACE OF THE CURB SHALL BE 18 INCHES IN HEIGHT.
        (3) ALL EXPOSED EDGES SHALL BE ROUNDED WITH A RADIUS OF 3/4 INCH TO ONE INCH.
32. PREVIOUS SITE PLAN REMAINS IN EFFECT EXCEPT AS MODIFIED BY THE PROPOSED REVISIONS.
33. EXISTING CONDITIONS, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHIC WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS AS TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY ENTITLED:

    BOUNDARY & TOPOGRAPHIC SURVEY
    PART OF LOT 22, BLOCK 1, SECTION 86.11
    154 US ROUTE 6
    MAHOPAC, TOWN OF CARMEL
    COUNTY OF PUTNAM
    STATE OF NEW YORK
    PREPARED BY: GALLAS SURVEYING GROUP
    DATED: 12/06/2017

34. ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SITE WORK SPECIFICATIONS.
35. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
36. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
37. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
38. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES ON OR NEAR THE CONSTRUCTION SITE.
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE FROM DEBRIS AT ALL TIMES DURING CONSTRUCTION.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY/COUNTY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH ALL CITY/COUNTY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED.
6. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
7. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS.
8. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
9. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
10. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
11. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
12. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
13. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
14. THE TOWN/CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
15. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
16. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
17. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
18. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
19. ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMAN.
20. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPING PLAN.
21. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE INSPECTOR.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL CONTACT 811 DIG SAFELY BEFORE PERFORMING ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL INSTALL ALL ORANGE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY.
5. ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.
6. THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSPECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND BUILDING CODES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE CONTRACT DOCUMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
9. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
11. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
12. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY AND REMOVED TO THE PROPERTY LINE. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE OWNER.
14. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
15. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, HOWEVER, IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
16. DAMAGE TO ALL EXISTING CONDITIONS DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
17. CONTRACTOR TO REPLACE ALL DEAD AND/OR DAMAGED SHRUBS IN KIND.

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
2. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED SAID ENGINEER BY ENGINEER.
4. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
5. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT "STUB OUTS" FOR POWER, TELEPHONE, FIBER OPTICS, WATER AND SEWER (IF APPLICABLE) HAVE BEEN PROVIDED BY OTHERS AT THE AREA ADJACENT TO THE PROPOSED BUILDING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTIONS AT THE BUILDING.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE UTILITY COMPANIES AND THE OWNER. ALL EXISTING CONDITIONS THAT ARE REMOVED OR DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL CONDITIONS. ANY EXISTING UTILITIES DISRUPTED DURING PLACEMENT OF NEW UTILITIES SHALL BE REPAIRED AND OPERATING NORMALLY THE SAME DAY OF DISRUPTION. ITEMS THAT MAY NEED TO BE REPLACED OR REPAIRED INCLUDE BUT ARE NOT LIMITED TO: EXISTING ASPHALT PAVING, EXISTING CONCRETE PAVING, WATER LINES, IRRIGATION LINES, GRASS AREAS, LANDSCAPING, AND SITE LIGHTING. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING ITEMS THAT WILL BE DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES AND PROVIDE THE OWNER A DETAILED PHASING SCHEDULE OUTLINING THE TIMELINE FOR INSTALLATION OF NEW UTILITIES INCLUDING THE PROPOSED TIMES THAT EXISTING ITEMS WILL BE DISRUPTED. THE NEW UTILITIES TRENCH WIDTH AND DEPTH SHALL MEET ALL LOCAL AND STATE REQUIREMENTS FOR THE DISPLACEMENT OF ALL UTILITIES. IF DIRECTIONAL BORING IS USED FOR INSTALLATION, THE ABOVE LISTED ITEMS ARE STILL REQUIRED TO BE SUBMITTED TO THE OWNER.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
9. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
10. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 P.S.I.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
13. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
14. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
15. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
16. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
17. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
18. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
19. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACKFILLED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
20. SHOP DRAWINGS FOR ALL MATERIALS AND APPURTENANCE SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING UTILITY DEPARTMENT. CONTRACTOR TO COPY THE ENGINEER OF RECORD WITH APPROVED DRAWINGS AS REQUIRED. NO WORK IS TO BEGIN UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED, APPROVED AND RETURNED TO THE CONTRACTOR.
21. AT LEAST THREE WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY/COUNTY AND THE UTILITY COMPANY AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. THE CITY/COUNTY ENGINEERING INSPECTION OFFICE SHOULD ALSO BE CONTACTED FIVE DAYS PRIOR TO CONSTRUCTION TO ENSURE AVAILABILITY OF INSPECTION PERSONNEL, ANY WORK PREFORMED PRIOR TO NOTIFYING THE CITY/COUNTY ENGINEERING INSPECTION OFFICE OR WITHOUT A DEPARTMENT INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE SOLE EXPENSE OF THE CONTRACTOR.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN A MINIMUM CLEARANCE BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS, AND SPECIFICATIONS.
23. SANITARY SEWER, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS AND/OR WATER SERVICES WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE.
24. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE AUTHORITY HAVING JURISDICTION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
25. A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
26. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
27. ALL DIP SHALL BE CLASS 50 OR HIGHER, DUCTILE IRON FITTINGS SHALL BE CLASS 350. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED.
28. TREES SHALL BE PLACED SO AS TO AVOID BURIED UTILITIES.
29. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE. ALL MANHOLE TOP ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE COVER LEVEL WITH FINISH PAVEMENT GRADES.
30. PRESSURE PIPE TESTING SPECIFICATIONS SHALL REFERENCE THE CITY/COUNTY AND/OR FIRE DEPARTMENT.
31. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION.
32. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
33. REFER TO BUILDING PLANS FOR SITE ELECTRICAL PLAN.

GENERAL PAVING AND GRADING NOTES:

1. ALL PAVING AND GRADING CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION AND SHALL MEET ALL AUTHORITY HAVING JURISDICTION REQUIREMENTS/SPECIFICATIONS AT A MINIMUM.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
12. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
13. ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS AND STANDARDS (LATEST EDITION) RESPECTIVELY.
14. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED AND INSTALLED IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES LATEST REQUIREMENTS AND SPECIFICATIONS OR AUTHORITY HAVING JURISDICTION SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
15. ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI IN 28 DAYS. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5-FOOT CENTERS AND EXPANSION JOINTS PLACED ON 60-FOOT CENTERS, CHANGES IN DIRECTION, AND ABUTTING SEPARATE POURS. CONTRACTION JOINT SPACING SHALL MATCH WIDTH OF SIDEWALK AND EXPANSION JOINTS ARE REQUIRED AT A MAXIMUM OF 25 FEET. THIS WOULD MEAN 24 FEET FOR A 6 INCH CURB. PAVEMENT JOINTS SHALL BE SPACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND/OR DETAILS.
16. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS (INTERIOR ISLANDS, FOUNDATION PLANTING AREAS, ETC.) ARE NOT COMPACTED AND DO NOT CONTAIN LIMEROCK OR OTHER MATERIAL (CLAY, SUBGRADE MATERIAL, MARL, ETC.) WHICH MAY ADVERSELY AFFECT DRAINAGE OF GREEN AREAS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND BACKFILL WITH CLEAN, FREE DRAINING TOPSOIL.
17. CONTRACTOR IS SPECIFICALLY CAUTIONED, DEPENDING ON THE TIME OF YEAR AND PROJECT LOCATION, AS DEWATERING MAY BY REQUIRED.
18. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT/ENGINEER PRIOR TO EXCAVATION.
19. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS TO BE IMPERVIOUS. TOPSOIL SHALL BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES AND ALL OTHER GREEN AND LANDSCAPE AREAS.
20. FIELD DENSITY TESTS SHALL BE TAKEN AT FREQUENCY AS REQUIRED IN THE SPECIFICATIONS OR AS REQUIRED BY THE GOVERNING REGULATORY AGENCY, WHICHEVER IS MORE STRINGENT.
21. CONTRACTOR SHALL ENSURE POSITIVE FLOW TO ALL INLETS WITHIN DRAINAGE BASINS TO PRECLUDE PONDED WATER.
22. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL SEDIMENT, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED.

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REV	DATE	DESCRIPTION	BY
1	10/8/18	PER BUILDING ADDITIONS	MP

MATTHEW DEWITT, P.E.
NY LICENSE #096101
DATE

CORE STATES
ARCHITECTURE AND ENGINEERING P.C.

PREPARED FOR:
McDonald's USA, LLC

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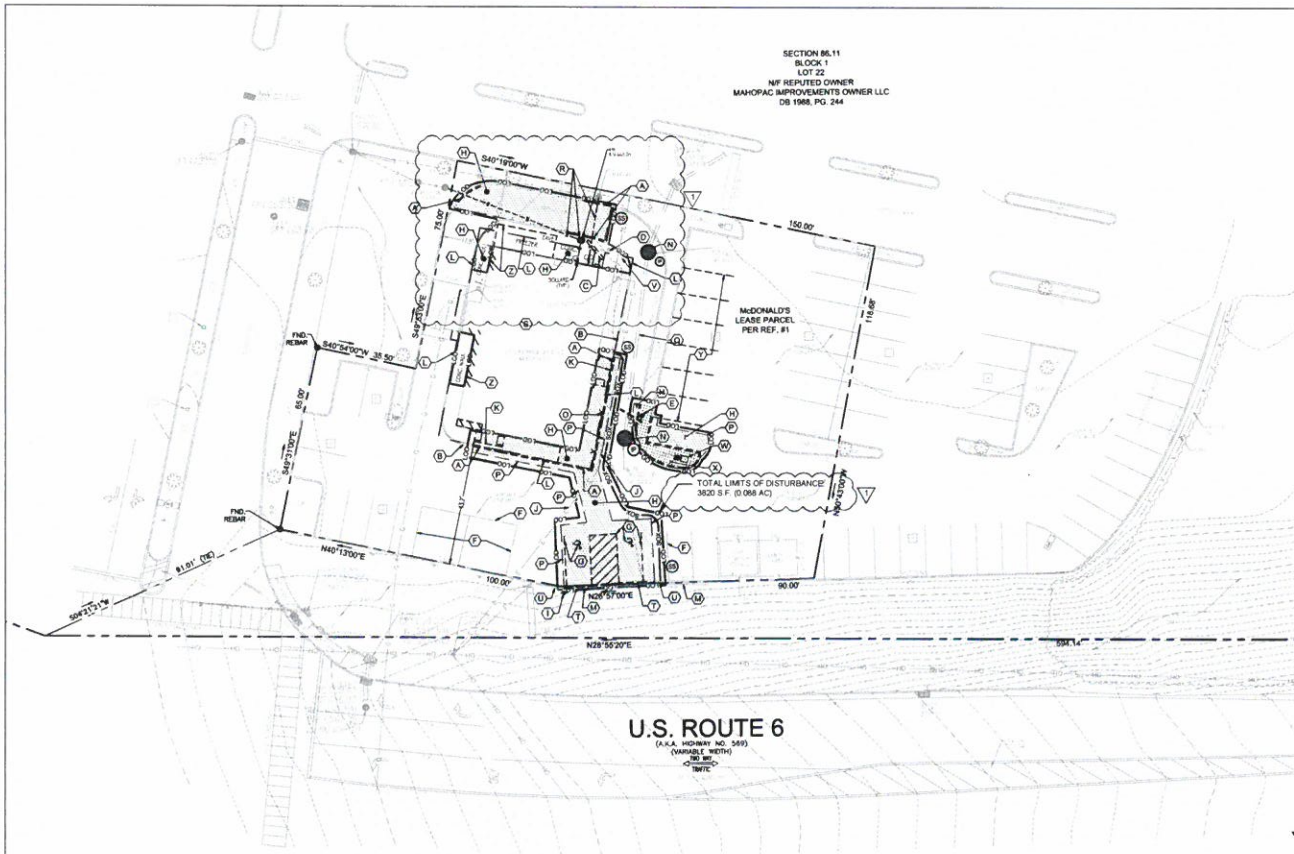
DRAWN BY	CK
STD ISSUE DATE	2017
REVIEWED BY	MD
DATE ISSUED	12/12/2017
CSG PROJECT #	MCD-23288
TITLE	SITE IMPROVEMENTS
SHEET	GENERAL NOTES
SITE ID	031-1664
SITE ADDRESS	154 ROUTE 6, MAHOPAC, NY 10541
SHEET NO.	MCD-23288 C2



GRAPHIC SCALE

20 10 5 0 20

1" = 20'

◯ DEMOLITION KEY NOTES:

A. EXISTING CONCRETE CURB TO BE REMOVED.
B. EXISTING CONCRETE CURB TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
C. EXISTING MENU BOARD AND FOUNDATION TO BE REMOVED.
D. EXISTING DRIVE THRU INTERCOM AND FOUNDATION TO BE REMOVED.
E. EXISTING CLEARANCE BAR WITH AREA LIGHT TO BE REMOVED.
F. EXISTING PARKING STRIPING TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
G. EXISTING ACCESSIBLE PARKING STRIPING TO BE REMOVED.
H. EXISTING HARDSCAPE TO BE REMOVED.
I. EXISTING ACCESSIBLE PARKING SIGN TO BE REMOVED.
J. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
K. EXISTING VESTIBULE TO BE REMOVED.
L. EXISTING EAVE TO BE REMOVED.
M. EXISTING GUARDRAIL TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
N. EXISTING INLET TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
O. EXISTING HANDRAIL TO BE REMOVED.
P. SAWCUT LINE.
Q. EXISTING STORM SEWER PIPE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
1 R. EXISTING SANITARY MANHOLE, CLEANOUTS AND SEWER MAIN TO BE REMOVED & REPLACED. CONTRACTOR TO COORDINATE LOCATION WITH MCDONALDS REPRESENTATIVE.
S. EXISTING INTERIOR AND EXTERIOR OF BUILDING TO REMODELED. REFER TO BUILDING PLANS FOR DETAILS.
T. EXISTING ASPHALT CURB TO BE REMOVED.
U. EXISTING ASPHALT CURB TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
V. EXISTING BOLLARD TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
W. EXISTING LIGHT POLE AND FOUNDATION TO BE REMOVED. LIGHT POLE TO BE RELOCATED.
X. EXISTING LANDSCAPED AREA TO BE REMOVED.
Y. EXISTING PARKING STRIPING TO BE REMOVED.
Z. EXISTING WALL SECTIONS OR STRUCTURES TO BE REMOVED.

DEMOLITION NOTES:

1. REFER TO SHEET C2 FOR GENERAL AND DEMOLITION NOTES.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND FOR CALLING THE APPROPRIATE ONE CALL CENTER AT LEAST 72 HOURS IN ADVANCE OF ANY EXCAVATION.

MAINTENANCE NOTE:

ALL MEASURES STATED ON THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE INLET PROTECTION WHEN CLOGGING BECOMES APPARENT.
2. SILT SOXX SHALL BE REPAIRED OR REPLACED TO THEIR ORIGINAL CONDITION IF DAMAGED.

DEMOLITION LEGEND:

PROPERTY BOUNDARY LINE
CENTER LINE OF EXISTING ROADWAY
ADJOINING PROPERTY LINE
EXISTING EDGE OF PAVEMENT
EXISTING FENCE
BLOCK 101 / LOT 7 — EXISTING BLOCK NUMBER / EXISTING LOT NUMBER
EXISTING 5' INTERVAL CONTOUR LINE
EXISTING 1' INTERVAL CONTOUR LINE
EXISTING TREE
EXISTING TREE LINE
EXISTING GAS MAIN
EXISTING UTILITY POLE
EXISTING STORM STRUCTURES
EXISTING SANITARY STRUCTURES
EXISTING WATER MAIN
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING UNDERGROUND ELECTRIC
EXISTING TELEPHONE
EXISTING OVERHEAD WIRES
EXISTING SANITARY
EXISTING STORM
EXISTING BUILDING
DEMO CURB
DEMO GRAVEL ROAD
DEMO STRIPING
DEMO PROPERTY LINE
DEMO TREE
DEMO UTILITY POLE
DEMO HARDSCAPE
DEMO LANDSCAPED AREA
PROPOSED SAWCUT LINE
LOD — LIMITS OF DISTURBANCE

E & S LEGEND:

SOX — SILT SOXX (REFER TO DETAIL ON SHEET C6.)
INLET PROTECTION (REFER TO DETAIL ON SHEET C6.)

SEQUENCE OF CONSTRUCTION:

PHASE I

1. INSTALL TEMPORARY INLET PROTECTION(S) AND SILT SOXX.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA AT LOCATION IN PARKING LOT DESIGNATED BY OWNER.
3. BEGIN DEMOLITION ACTIVITIES HARDSCAPE REMOVAL.
4. START CONSTRUCTION OF SITE IMPROVEMENTS.

PHASE II

1. TEMPORARILY SEED OR MULCH, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL CURB AND PAVEMENT SUBBASE.
3. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE AND INSTALL SIGNAGE.
6. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
7. CALL ENGINEER OF RECORD AFTER THE SITE APPEARS TO BE FULLY STABILIZED FOR AN INSPECTION.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER APPROVAL OF THE ENGINEER OF RECORD AND STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE BMP.
9. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE OWNER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

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REV	DATE	DESCRIPTION	BY
1	10/9/18	PER BUILDING ADDITIONS	MP

MATTHEW DEWITT, P.E.
NY LICENSE #096101
DATE

CORE STATES
ARCHITECTURE AND ENGINEERING

PREPARED FOR
McDonald's USA, LLC

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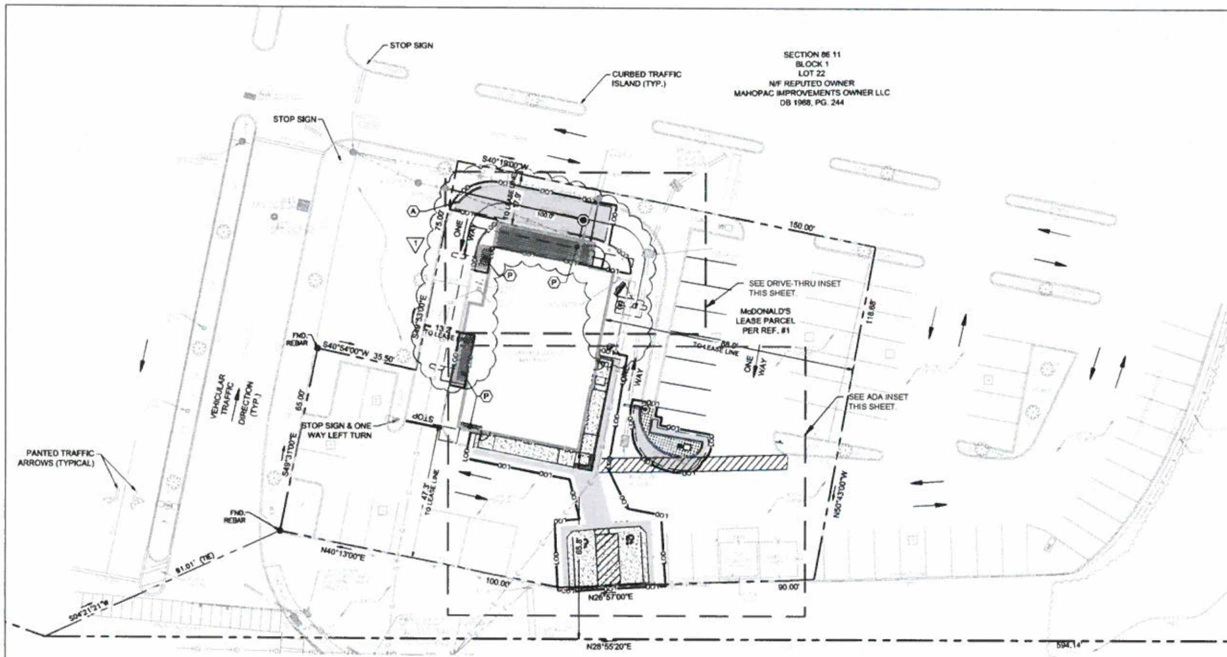
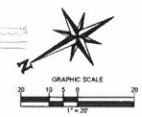
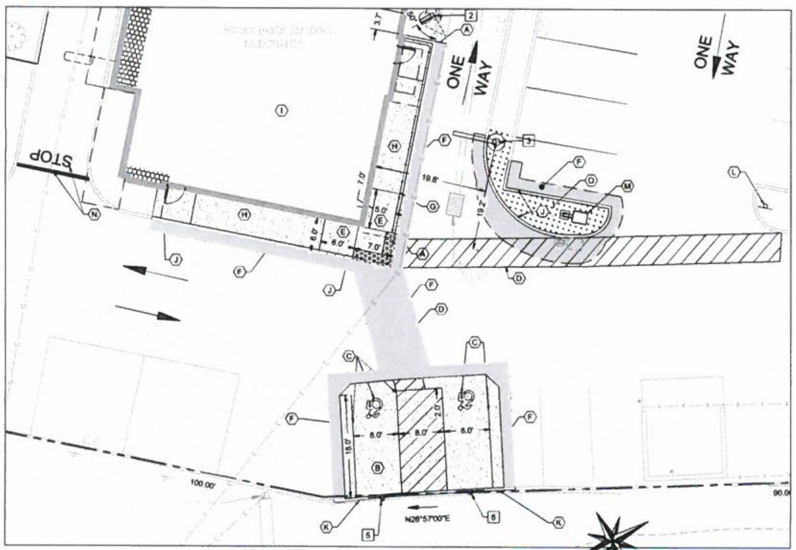
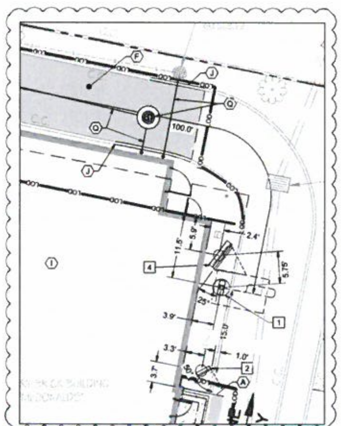
STD ISSUE DATE	2017
REVIEWED BY	MD
DATE ISSUED	12/12/2017
CSG PROJECT #	MCD-23288
TITLE	SITE IMPROVEMENTS
SHEET	DEMOLITION & EROSION CONTROL PLAN
SITE ID	031-1664
SITE ADDRESS	154 ROUTE 6, MAHOPAC, NY 10541
SHEET NO.	MCD-23288 C3







ADA INSET
SCALE: 1"=10'



DRIVE-THRU INSET
SCALE: 1"=10'

SIGN LEGEND:

1. PROPOSED SPRINGBOARD CANOPY W/ COD.
2. PROPOSED DIGITAL PRE-BROWSE BOARD.
3. PROPOSED WELCOME POINT GATEWAY.
4. PROPOSED OUTDOOR DIGITAL MENU BOARD.
5. PROPOSED ACCESSIBLE PARKING SIGN.
6. PROPOSED VAN ACCESSIBLE PARKING SIGN.

VERIFY SIGNAGE WITH SIGN ORDER REQUEST FORM.
VERIFY LOCATIONS WITH McDONALD'S REPRESENTATIVE.

SITE KEY NOTES:

A. PROPOSED VARIABLE HEIGHT CONCRETE CURB. REFER TO GRADING SHEET FOR DETAILS.
B. PROPOSED CONCRETE PAD. REFER TO DETAIL ON SHEET C7.
C. PROPOSED ACCESSIBLE PARKING STRIPING. MUST BE LONG LIFE EPOXY. REFER TO DETAIL ON SHEET C7.
D. PROPOSED CROSSWALK STRIPING. REFER TO DETAIL ON SHEET C8.
E. PROPOSED ACCESSIBLE CURB RAMP WITH 2' DEEP DETECTABLE WARNING. REFER TO DETAIL ON SHEET C8.
F. PROPOSED ASPHALT PAVEMENT. REFER TO DETAIL ON SHEET C7.
G. PROPOSED HANDRAIL. REFER TO DETAIL ON SHEET C7.
H. PROPOSED CONCRETE SIDEWALK.
I. PROPOSED INTERIOR AND EXTERIOR BUILDING RENOVATION. REFER TO BUILDING PLANS FOR DETAILS.
J. PROPOSED 4" CONCRETE CURB. REFER TO DETAIL ON SHEET C8.
K. PROPOSED ASPHALT CURB. CONTRACTOR TO MATCH HEIGHT OF EXISTING CURB. REFER TO DETAIL ON SHEET C8.
L. PROPOSED DO NOT ENTER SIGN. REFER TO DETAIL ON SHEET C7.
M. PROPOSED LIGHT POLE LOCATION. REFER TO FOUNDATION DETAIL ON SHEET C9.
N. PROPOSED STOP LINE AND MARKINGS. REFER TO DETAIL ON SHEET C7.
O. PROPOSED LANDSCAPED AREA TO MEET EXISTING.
P. PROPOSED BUILDING ADDITION.
Q. PROPOSED SANITARY MANHOLE, CLEANOUTS AND SEWER MAIN TO BE COORDINATED BY THE CONTRACTOR AND MCDONALDS REPRESENTATIVE. MANHOLE TO MEET MUNICIPALITY STANDARDS AND GUIDELINES TO INSURE A POSITIVE FLOW AWAY FROM BUILDING.

GENERAL NOTES:

THIS DRAWING REFERENCES: BOUNDARY & TOPOGRAPHIC SURVEY
PART OF LOT 22, BLOCK 1, SECTION 86.11
154 US ROUTE 6
MAHOPAC, TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK
PREPARED BY: GALLAS SURVEYING GROUP
DATED: 12/06/2017

OWNER: MAHOPAC IMPROVEMENTS OWNER, LLC.
580 WHITE PLAINS ROAD
TARRYTOWN, NY 10591

1) SITE ADDRESS: 154 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL
PUTNAM COUNTY, STATE OF NEW YORK

2) ZONING DATA:
ZONED: COMMERCIAL
PART OF LOT 22, BLOCK 1, SECTION 86.11
EXISTING USE: FAST FOOD RESTAURANT WITH DRIVE-THRU (CONDITIONAL USE)
PROPOSED USE: FAST FOOD RESTAURANT WITH DRIVE-THRU (CONDITIONAL USE)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	0.92 AC.	18.14 AC.	18.14 AC.
MIN. LOT FRONTAGE:	100'	1,352.01' (US RT. 6 928.48' (MILLER RD.)	1,352.01' (US RT. 6) 928.48' (MILLER RD.)
MIN. LOT WIDTH:	200'	>200'	>200'
MIN. FRONT YARD:	40'	85.8'	85.8'
MIN. SIDE YARD:	25'	>25'	>25'
MIN. REAR YARD:	30'	>30'	>30'
MAX. BUILDING COVERAGE IN LEASE AREA:	30%	14.1% (3,169 S.F.)	16.1% (3,621 S.F.)
MAX. HEIGHT IN LEASE AREA:	35'	17' 1"	19' 4"

3) PARKING REQUIREMENTS:
THE EXISTING PARKING COUNT IS FROM SPOTS FULLY INSIDE THE LEASE LINE.

ONE (1) SPACE PER 3 SEATS

EXISTING: 96 SEATS
96 SEATS / 3 = 32 SPACES
REQUIRED = 32 SPACES

PROPOSED: 48 SEATS
48 SEATS / 3 = 16 SPACES
REQUIRED = 16 SPACES

EXISTING McDONALD'S AREA PARKING: 28 SPACES (INCLUDING 2 ACCESSIBLE SPACES)

PROPOSED McDONALD'S AREA PARKING: 28 SPACES (INCLUDING 2 ACCESSIBLE SPACES)

PARKING STALL DIMENSIONS:
EXISTING: 9' X 18'
REQUIRED: 9' X 20', 9' X 18' WITH 2' OVERHANG
PROPOSED: 8' X 18' ACCESSIBLE SPOTS

4) ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5) ALL PAVEMENT MARKINGS SHALL BE LONG LIFE EPOXY.

6) PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

7) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

8) ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

9) SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

10) ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

11) CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

GENERAL DEVELOPMENT NOTES:

1. PROPOSED UTILITIES ARE ONLY SHOWN IN SCHEMATIC LAYOUT. EXACT LOCATIONS SHALL BE DETERMINED PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL HALT WORK AND NOTIFY THE ENGINEER OF RECORD.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
3. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS OTHERWISE NOTED ON THESE PLANS.
4. ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.
5. EXISTING CONDITIONS ARE BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY GALLAS SURVEYING GROUP DATED 12/06/2017.
6. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
8. ANY DAMAGE TO THE EXISTING CURB AS A RESULT OF THIS DEVELOPMENT MUST BE REPLACED AS NECESSARY.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND NEW STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF THE CONSTRUCTION.
10. ALL NEW BUILDING SIGNAGE WILL COMPLY WITH ZONING REGULATIONS.
11. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
12. ALL QUANTITIES SHOWN ON PLANS ARE APPROXIMATE AND FOR REFERENCE ONLY.
13. CONTRACTOR TO VERIFY ALL MINIMUMS CALLED OUT ON THE CIVIL PLANS AND SHALL NOTIFY ENGINEER AND ACM IF MINIMUMS CANNOT BE MET.
14. REFER TO SHEET C2 FOR GENERAL NOTES.

SITE LEGEND

EXISTING PROPERTY BOUNDARY LINE
EXISTING ADJOINING PROPERTY LINE
EXISTING ROAD CENTERLINE
PROPOSED ROAD CENTERLINE
PROPOSED DITCH CENTERLINE
PROPOSED LIMITS OF BMP / DETENTION
PROPOSED SAWCUT LINE
LIMITS OF DISTURBANCE
EXISTING CURB
PROPOSED CURB
PROPOSED MOUNTABLE CURB
PROPOSED BUILDING
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED LANDSCAPED AREA
PROPOSED BUILDING ADDITION
EXISTING SANITARY STRUCTURES
EXISTING WATER STRUCTURES
PROPOSED PARKING COUNT

DOCUMENTS PREPARED BY CORE STATES ARCHITECTURE AND ENGINEERING, P.C., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES ARCHITECTURE AND ENGINEERING, P.C. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORE STATES ARCHITECTURE AND ENGINEERING, P.C. HARMLESS FROM ALL CLAIMS AND LOSSES.

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY
1	10/8/18	PER BUILDING ADDITIONS	MP

MATTHEW DEWITT, P.E.
NY LICENSE #096101

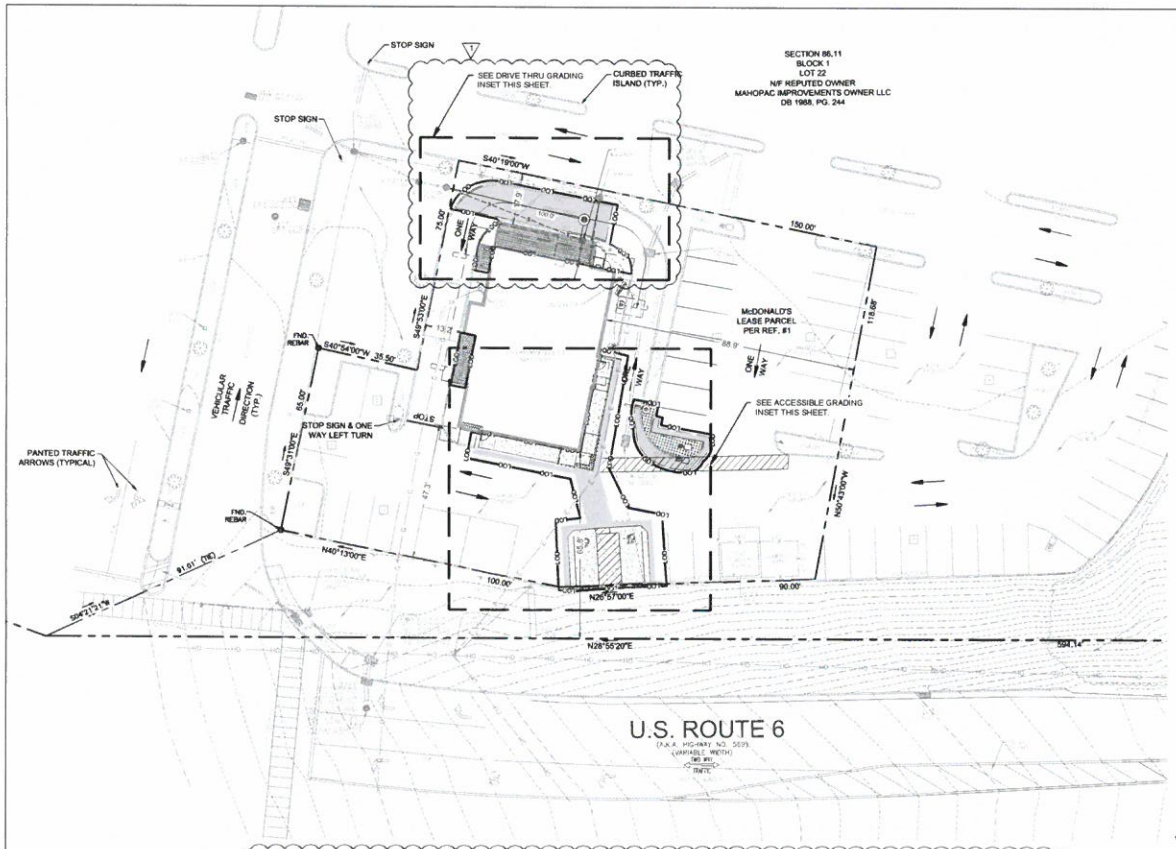
CORE STATES

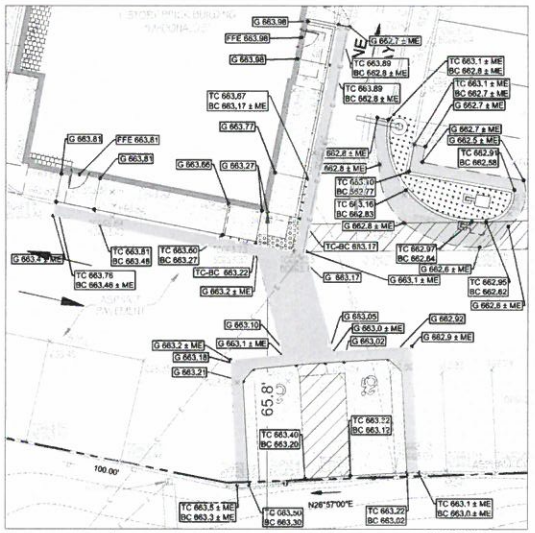
PREPARED FOR McDonald's USA, LLC

DRAWN BY: CK
STD ISSUE DATE: 2017
REVIEWED BY: MD
DATE ISSUED: 12/12/2017
CSG PROJECT #: MCD-23288

TITLE: SITE IMPROVEMENTS
SHEET: SITE PLAN
SITE ID: 031-1664
SITE ADDRESS: 154 ROUTE 6, MAHOPAC, NY 10541

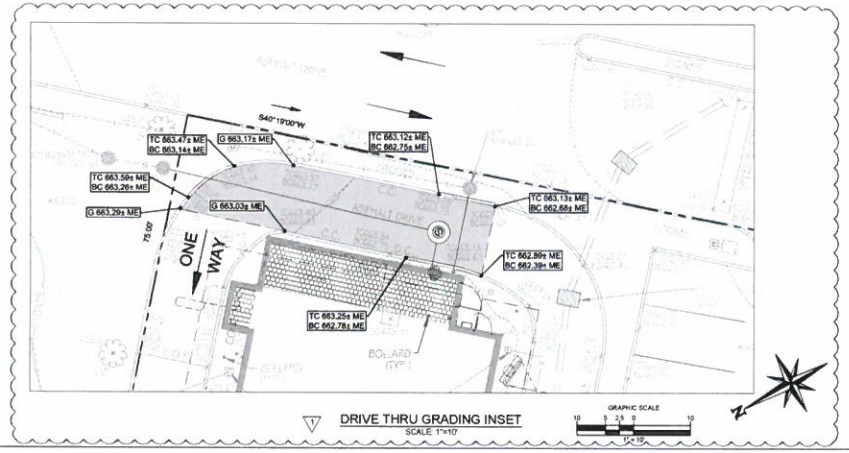
SHEET NO. MCD-23288 C4





ACCESSIBLE GRADING INSET
SCALE: 1"=10'

GRAPHIC SCALE
10 5 2.5 0 10
1" = 10'



DRIVE THRU GRADING INSET
SCALE: 1"=10'

GRAPHIC SCALE
10 5 2.5 0 10
1" = 10'

GRAPHIC SCALE
20 10 5 0 20
1" = 20'

GRADING AND UTILITY NOTES:

1. REFER TO SHEET C2 FOR GENERAL PAVING AND GRADING NOTES AND GENERAL UTILITY NOTES

GRADING LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- PROPOSED DITCH CENTERLINE
- PROPOSED LIMITS OF BMP / DETENTION
- EXISTING 5' INTERVAL CONTOUR LINE
- EXISTING 1' INTERVAL CONTOUR LINE
- PROPOSED 5' INTERVAL CONTOUR LINE
- PROPOSED 1' INTERVAL CONTOUR LINE
- EL XX.XX, BM XX.XX, TC XX.XX — PROPOSED SPOT SHOTS
- EXISTING CURB
- PROPOSED CURB
- PROPOSED MOUNTABLE CURB
- PROPOSED BUILDING
- PROPOSED LANDSCAPED AREA
- PROPOSED CONCRETE
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURES
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING OVERHEAD WIRES
- EXISTING SANITARY
- EXISTING STORM
- PROPOSED STORM PIPE
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED SANITARY FORCE MAIN

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Know what's below. Call before you dig.

THE CONTRACTOR IS STRICTLY CAUTIONED TO STOP WORK AND CONTACT THE APPROPRIATE UTILITY COMPANIES IMMEDIATELY, IN ADDITION TO OBTAINING THE SERVICES OF A PROPERLY LICENSED SURVEYOR TO MARK OUT ALL UNDERGROUND UTILITIES IN THE FIELD. THIS IS STRICTLY ENFORCED BY THE UTILITY COMPANIES AND THE PROPER AUTHORITIES. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES IN ADVANCE OF ANY WORK BEFORE THE EXCAVATION IS REQUIRED AND ALL TRACE LOCATIONS OF UTILITIES

REV	DATE	DESCRIPTION	BY
1	10/9/18	PER BUILDING ADDITIONS	MP

DATE
MATTHEW DEWITT, P.E.
NY LICENSE #096101

CORE STATES ARCHITECTURE AND ENGINEERING, P.C.
CERTIFICATE OF AUTHORIZATION NO. 0020570
CERTIFICATE OF ENGINEERING
18 Hanover Street
Hanover, NY 14468
Phone (585) 482-8210
www.coresteams.com

PREPARED FOR:
McDonald's USA, LLC

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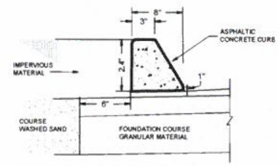
DRAWN BY: JCK
SITE ISSUE DATE: 2017
REVIEWED BY: MP
DATE REVISED: 12/12/2017
CSC PROJECT #: MCD-23288

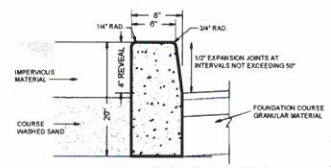
TITLE: SITE IMPROVEMENTS
SHEET: GRADING PLAN
SITE ID: 031-1984
SITE ADDRESS: 154 ROUTE 6, MAHOPAC, NY 10541

SHEET NO.: MCD-23288
C5



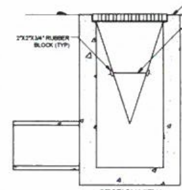
- ASPHALTIC CONCRETE CURBS. ASPHALTIC CONCRETE CURB, WHERE PERMITTED BY THE CONSULTING OR TOWN ENGINEER, SHALL BE PRECEDED BY AN EMULSION TACK COAT.

ASPHALTIC CURB DETAIL

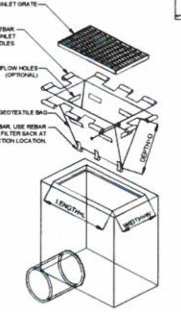


- STANDARD CURB SECTIONS SHALL BE 10 FT IN LENGTH WITH PREFORMED BITUMINOUS CELLULAR-TYPE EXPANSION JOINT MATERIAL ON NOT MORE THAN 20 FT CENTERS.
- CONCRETE SHALL BE 1:2:3 1/2 CONCRETE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEM 97, CONCRETE CURB, OF THE STATE SPECIFICATIONS.

4" CONCRETE CURB DETAIL



SECTION VIEW
PROFILE VIEW OF INSTALLED FILTER SACK



ISOMETRIC VIEW

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

NOTES:

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

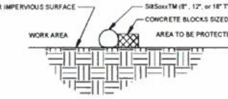
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

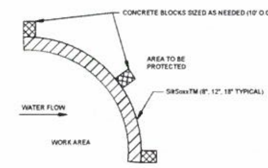
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

N.T.S.

FILTER SACKS - INLET PROTECTION (IP-1)



SECTION

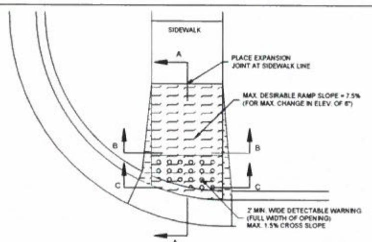


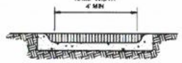
PLAN

NOTES

1. ALL MATERIAL TO MEET SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

SILT SOXX ON PAVEMENT (SS)





SECTION B-B

SECTION C-C

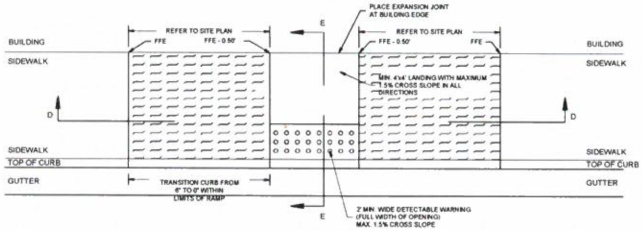
SECTION A-A

SIDEWALK RAMP NOTES:

1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB & GUTTER.
2. KEY ALL CONSTRUCTION JOINTS OR USE TIE BARS #4 EPOXY COATED @ 12" O.C.
3. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
4. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 250' CENTER MAX.
5. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE.
6. ADA MAXIMUM RAMP SLOPE = 1"/FT. ADA MAXIMUM CROSS SLOPE = 1.5%
7. DETECTABLE WARNINGS TO COMPLY WITH ADA REQUIREMENTS.

ADA STANDARD FOR ACCESSIBLE DESIGN:

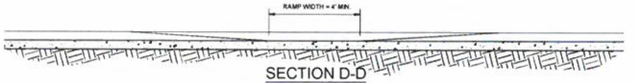
4.29.2" DETECTABLE WARNINGS ON WALKING SURFACES.
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60 MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.



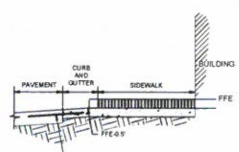
LEGEND

RAMP

DETECTABLE WARNING



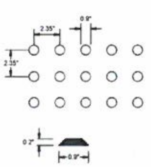
SECTION D-D



SECTION E-E

N.T.S.

ACCESSIBLE CURB RAMP



N.T.S.

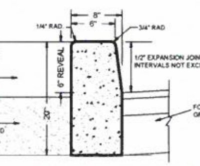
N.T.S.

DETECTABLE WARNING

NOTE: EXPANSION JOINTS 1/2" WIDE PREMOULDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS. CONTRACTION JOINTS TO BE SPACED AT EQUAL INTERVALS, 5' MAXIMUM LENGTH

N.T.S.

CONCRETE SIDEWALK



- STANDARD CURB SECTIONS SHALL BE 10 FT IN LENGTH WITH PREFORMED BITUMINOUS CELLULAR-TYPE EXPANSION JOINT MATERIAL ON NOT MORE THAN 20 FT CENTERS.
- CONCRETE SHALL BE 1:2:3 1/2 CONCRETE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEM 97, CONCRETE CURB, OF THE STATE SPECIFICATIONS.

N.T.S.

6" CONCRETE CURB DETAIL

NOTE:
CORESTATES, INC. DID NOT PROVIDE SUCH DETAILS LABELED WITH AN "M" AND SHALL BE HELD HARMLESS FROM CONSTRUCTION ISSUES RESULTING FROM ERRORS AND OMISSIONS FROM SUCH DETAILS.

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811
Know what's below.
Call before you dig.

REV	DATE	DESCRIPTION	BY
1	10/8/18	PER BUILDING ADDITIONS	MP

MATTHEW DEWITT, P.E.
NY LICENSE #096101
DATE

CORE STATES
ARCHITECTURE AND ENGINEERING P.C.
CORESTATES ARCHITECTURE AND ENGINEERING P.C.
CERTIFICATE OF AUTHORIZATION

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED	CSG PROJECT #
CK	2017	MD	12/12/2017	MCD-23288

TITLE: SITE IMPROVEMENTS

SHEET: CONSTRUCTION DETAILS

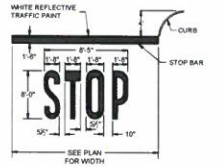
SITE ID: 031-1664
SITE ADDRESS: 154 ROUTE 6, MAHOPAC, NY 10541

SHEET NO. MCD-23288
C6

RED LEGEND ON WHITE BACKGROUND (R5-1)

N.T.S.

"DO NOT ENTER" SIGN



N.T.S.

STOP WITH BAR

4" WIDE SINGLE YELLOW SOLID LINE

4" WIDE SINGLE WHITE SOLID LINE

4" WIDE DOUBLE YELLOW SOLID LINE

4" WIDE DOUBLE YELLOW DASHED LINE

12" WIDE SINGLE WHITE SOLID LINE

NOTES:
1. ALL STRIPING TO BE LONG LIFE EPOXY.

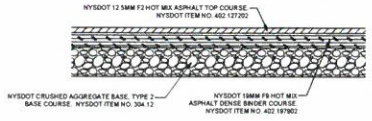
STRIPING DETAIL

NOT TO SCALE

N.T.S.

SITE STRIPING

	LAYER DEPTH
ASPHALT TYPE	HEAVY DUTY
NYSDOT 12.5MM F2 HOT MIX ASPHALT TOP COURSE. NYSDOT ITEM NO. 402.127202	1.5"
NYSDOT 19MM F9 HOT MIX ASPHALT DENSE BINDER COURSE. NYSDOT ITEM NO. 402.197902	3"
NYSDOT CRUSHED AGGREGATE BASE, TYPE 2 BASE COURSE. NYSDOT ITEM NO. 304.12	7"

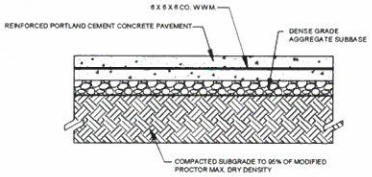


NOTE: McDONALD'S PROJECT MANAGER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATIONS, TESTS WILL BE AT THE EXPENSE OF McDONALD'S. OTHERWISE G.C. WILL BE CHARGED.

N.T.S.

HEAVY DUTY ASPHALT PAVING SECTION

	DRIVE THRU	TRASH ENCLOSURE
	LAYER DEPTH	LAYER DEPTH
CONCRETE MAT	6"	6"
DENSE GRADE AGGREGATE SUBBASE	6"	6"
MINIMUM 28 DAY STRENGTH	4,500 PSI	4,500 PSI

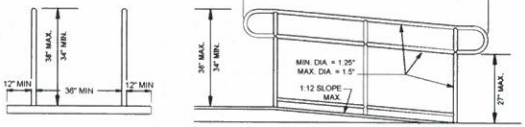


DETAIL NOTES:

1. CONCRETE PAVEMENT SHALL MEET THE MORE STRINGENT REQUIREMENT OF EITHER THE SPECIFICATIONS PROVIDED BY THE OWNER, LOCAL CITY/COUNTY REQUIREMENTS.
2. CONTRACTOR TO CONSTRUCT CONCRETE PAVEMENT WITH TRANSVERSE JOINTS AT 10' O.C. JOINTS TO BE CONSTRUCTED PER DETAIL ON THIS PAGE.

N.T.S.

CONCRETE SLAB SECTION



NOTES:
1.) RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.

2.) RAMPS, HANDRAILS, & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

3.) RAMP RUNS SHALL HAVE A MAXIMUM RISE OF 30 INCHES BEFORE A LEVEL LANDING AREA PER A.D.A. ACCESSIBILITY GUIDELINES IS REQUIRED.

4.) RAMPS & LANDINGS SHALL BE DESIGNED TO PREVENT WATER ACCUMULATION WITHIN SLOPE REQUIREMENTS OF A.D.A. ACCESSIBILITY GUIDELINES.

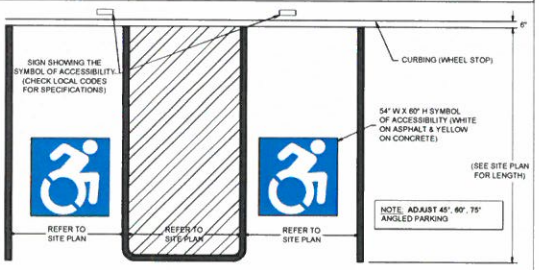
HANDRAIL SPECIFICATIONS:
1.) MATERIAL: 1.5" I.D. SCH 40 ALUMINUM OR STEEL PIPE.

2.) FINISH: NATURAL OR HARDCOAT BLACK ANODIZED PAINTED (OR APPROVED EQUIVALENT).

3.) ALL WELDS SHALL BE GROUND SMOOTH.

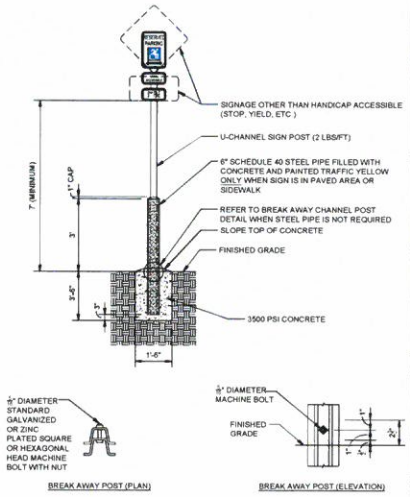
4.) APPROVED MANUFACTURERS: LOCAL FABRICATION OR CRANE/VEYOR CORP. (818) 442-1524 MODEL No. C4300.

RAILING WITH EXTENDED PLATFORM



N.T.S.

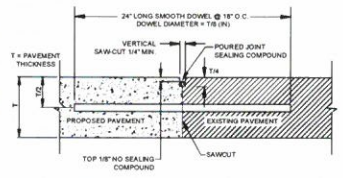
ACCESSIBLE PARKING STALL



DETAIL NOTES:
1. ALL SIGNS SHALL COMPLY WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION), AND LOCAL CODES AS SPECIFIED.
2. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

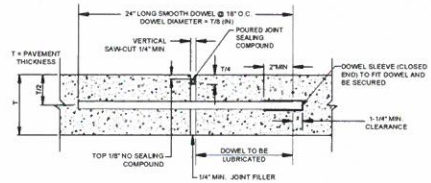
N.T.S.

SIGN POST



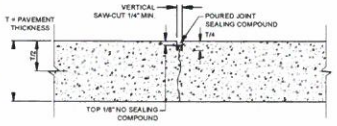
NOTE:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

BUTT JOINT

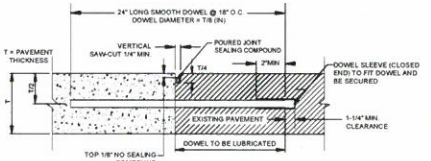


NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

TRANSVERSE EXPANSION JOINT



CONTRACTION JOINT



NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT

N.T.S.

CONCRETE JOINT DETAILS

NOTE:
CORESTATES, INC. DID NOT PROVIDE SUCH DETAILS LABELED WITH AN M AND SHALL BE HELD HARMLESS FROM CONSTRUCTION ISSUES RESULTING FROM ERRORS AND OMISSIONS FROM SUCH DETAILS.

DOCUMENTS PREPARED BY CORE STATES ARCHITECTURE AND ENGINEERING, P.C. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND PURPOSE FOR WHICH THEY WERE PREPARED. THEY SHALL NOT BE USED ON OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES ARCHITECTURE AND ENGINEERING, P.C. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IN ADDITION, THE USER AGREES THAT, SPECIFICALLY INTENDED, USER WILL HOLD CORE STATES ARCHITECTURE AND ENGINEERING, P.C. HARMLESS FROM ALL CLAIMS AND LOSSES.

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THE CONTRACTOR SHALL NOTIFY ALL UNDERGROUND UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION. INCLUDED IN THE NOTIFICATION SHALL BE THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION, CONSTRUCTION MANAGEMENT DIVISION, ENGINEERING, P.C. AGENCY THROUGH THEIR 24 HOURS NOTICE LINE (212) 442-7272. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO NOTIFY ALL UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION.

REV	DATE	DESCRIPTION	BY
1	10/9/18	PER BUILDING ADDITIONS	MP

DATE
MATTHEW DEWITT, P.E.
NY LICENSE #096101

CORE STATES ARCHITECTURE & ENGINEERING, P.C.
CERTIFICATE OF AUTHORIZATION No. 027-0001
15 Hicks Avenue, Suite 201
Hicksville, NY 11801
Phone (516) 433-6700
Fax (516) 433-6701
Email: info@corestates.com

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED	CSG PROJECT #
BTD ISSUE DATE 2017	MD	12/12/2017	MCD-23288

TITLE: SITE IMPROVEMENTS

SHEET: CONSTRUCTION DETAILS

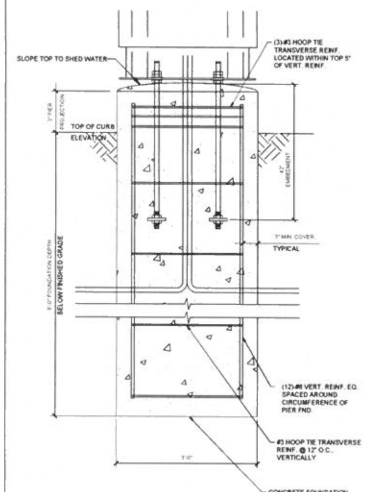
SITE ID: 035-1984

SITE ADDRESS: 154 ROUTE 6, MAHOPAC, NY 10541

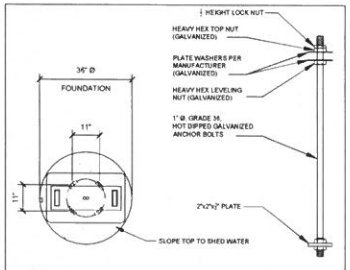
SHEET NO.: C7

MCD-23288

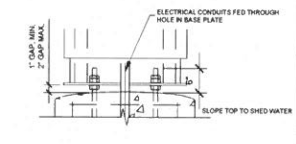
NOTES:
FOUNDATION DESIGN DERIVED FROM THE FOLLOWING LOADS:
-AXIAL - 1, 300 LBF (SERVICE-ASD)
-SHEAR - 850 LBF (SERVICE-ASD)
-OVERTURNING MOMENT - 5,355 FT-LBF (SERVICE-ASD)



A ORDER HERE CANOPY
NTS

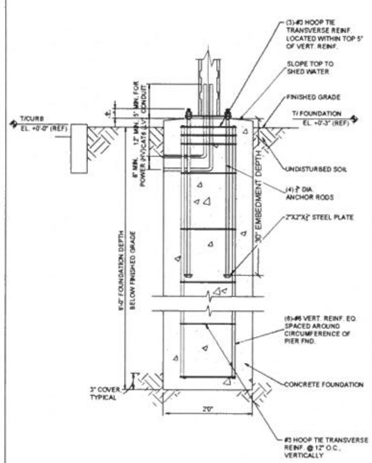


B ANCHOR BOLT PATTERN
NTS

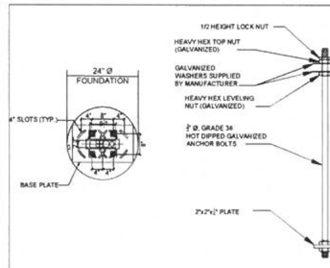


C CONNECTION DETAILS
NTS

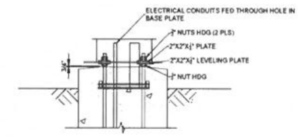
NOTES:
FOUNDATION DESIGN DERIVED FROM THE FOLLOWING LOADS:
-AXIAL - 1200 LBF (SERVICE-ASD)
-SHEAR - 410 LBF (SERVICE-ASD)
-OVERTURNING MOMENT - 1,800 FT-LBF (SERVICE-ASD)



A DIGITAL MENU BOARD
NTS

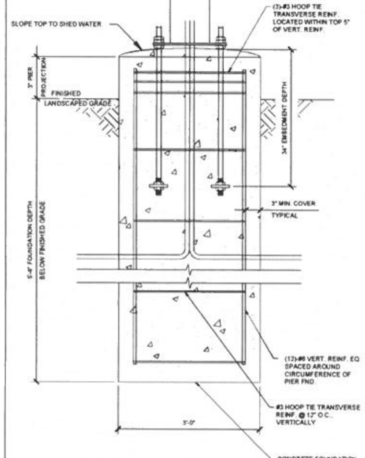


B ANCHOR BOLT PATTERN
NTS

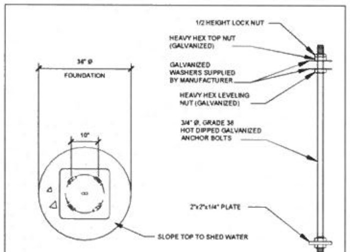


C CONNECTION DETAILS
NTS

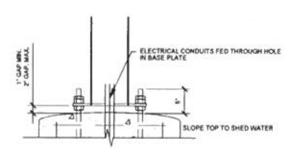
NOTES:
FOUNDATION DESIGN DERIVED FROM THE FOLLOWING LOADS:
-AXIAL - 790 LBF (SERVICE-ASD)
-SHEAR - 370 LBF (SERVICE-ASD)
-OVERTURNING MOMENT - 2,860 FT-LBF (SERVICE-ASD)



A CLEARANCE GATEWAY
NTS

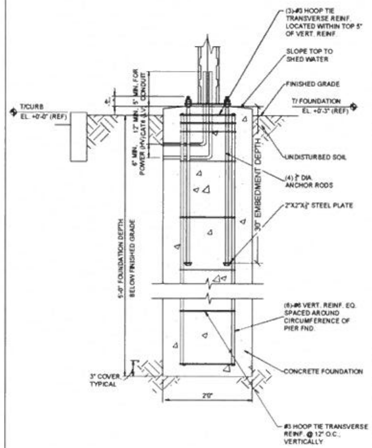


B ANCHOR BOLT PATTERN
NTS

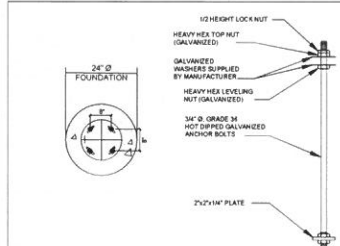


C CONNECTION DETAILS
NTS

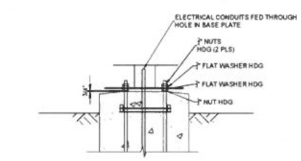
NOTES:
FOUNDATION DESIGN DERIVED FROM THE FOLLOWING LOADS:
-AXIAL - 350 LBF (SERVICE-ASD)
-SHEAR - 220 LBF (SERVICE-ASD)
-OVERTURNING MOMENT - 830 FT-LBF (SERVICE-ASD)



A DIGITAL PRE-BROWSE BOARD
NTS



B ANCHOR BOLT PATTERN
NTS



C CONNECTION DETAILS
NTS

GENERAL NOTES FOR SIGN POLE FOUNDATIONS

-THE FOLLOWING CODES WERE USED IN DESIGN
- -2015 INTERNATIONAL BUILDING CODE
- -ASCE 7-10
- -ACI 318-14
- -AISC 14th EDITION
- -AWS D1.1

-WIND SPEED 115 MPH-ULTIMATE (3-SEC GUST)
- -EXPOSURE C

GENERAL:

- SIGN POLE ASSEMBLY INCLUDING BUT NOT LIMITED TO, SIGN ASSEMBLY, STRUCTURAL STEEL POST AND BASE PLATE ASSEMBLY SHALL BE THE RESPONSIBILITY OF OTHERS.
- CONTRACTOR SHALL COORDINATE SIGN POLE BASE ASSEMBLY AND ANCHOR BOLT LAYOUT WITH VENDOR PRIOR TO PLACEMENT OF CONCRETE FOUNDATION AND ANCHOR BOLTS.
- ALL CONTENT WITHIN THESE DRAWINGS TO BE CHECKED AGAINST ELECTRICAL DRAWINGS BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES, AND FOR SAFE CONDITIONS ON THE JOB SITE.
- DO NOT SCALE DRAWINGS.
-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF/FT.
-SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
-TOP 8" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE ENCLOSURE MANUFACTURER.
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
-PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-ALL REINFORCING STEEL BY GENERAL CONTRACTOR.
-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
-CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
-DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS.
-ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER.

CONCRETE:

-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-PIER DEPTHS REQUIRED ARE MINIMUM.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-MINIMUM CONCRETE STRENGTH (f'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A AND SHALL NOT BE LESS THAN 3000 PSI.
-USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6.
-AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A.
-WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
-PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
-REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5.
-ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
-DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E.

STEEL:

-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy = 35ksi)
-HSS ROUND SECTION: ASTM A500 GRADE B (Fy = 42ksi)
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy = 46ksi)
-CONNECTION BOLTS A325
-STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
-REINFORCEMENT: GRADE 60
-NUTS: A563DH OR A194-2H
-WASHERS: ASTM F-436
-BOLTS: F1554 GRADE 36
-USE HOT DIPPED GALVANIZED BOLTS AND FASTENERS
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
-NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
-AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
-ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.

CONTRACTOR TO CONFIRM ANCHOR BOLT LAYOUTS FOR ALL SIGNS & LIGHT POLES WITH VENDOR DRAWINGS BEFORE INSTALLING FOUNDATIONS

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811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY
1	10/8/18	PER BUILDING ADDITIONS	MP

DAVID BALMA, P.E.
NY LICENSE #94860
DATE

CORE STATES
ARCHITECTURE AND ENGINEERING P.C.

PREPARED FOR
McDonald's USA, LLC

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DRAWN BY	CK
STD ISSUE DATE	2017
REVIEWED BY	MD
DATE ISSUED	12/12/2017
CSG PROJECT #	MCD-23288

TITLE: SITE IMPROVEMENTS
SHEET: CONSTRUCTION DETAILS
SITE ID: 031-1664
SITE ADDRESS: 154 ROUTE 6, MAHOPAC, NY 10541
SHEET NO.: MCD-23288 C8

NOTE:

* VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL SCHEDULES AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

* IF IMPLEMENTING NEW EXTERIOR DIGITAL MENUBOARDS AT AN EXISTING RESTAURANT, VERIFY EXISTING CP PANEL HAS AMPACITY AND SUFFICIENT SPARES/SPACE FOR TWO (2) NEW 20A/1P CIRCUITS. UPGRADE CP PANEL TO 42 CIRCUITS IF NECESSARY.

* IF IMPLEMENTING NEW EXTERIOR DIGITAL MENUBOARDS AT AN EXISTING RESTAURANT, VERIFY EXISTING PULLBOXES ARE SIZED FOR NEW CONDUIT ROUTING. MODIFY PULLBOXES IF NECESSARY.

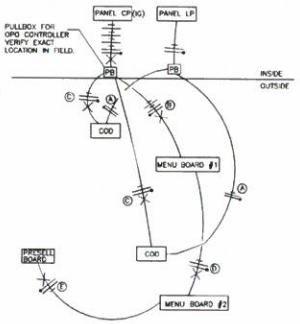
Ⓐ 2#12 & 1#12 GND. TO LP-1 FOR COD CANOPY LIGHTING.

Ⓑ 4#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

Ⓒ 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT.

Ⓓ 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

Ⓔ 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO FOR PRESELL BOARDS AND MEDIA PLAYER.

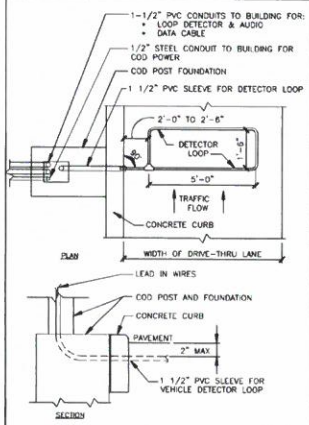


1 / C9 DRIVE THRU POWER DIAGRAM
NOT TO SCALE

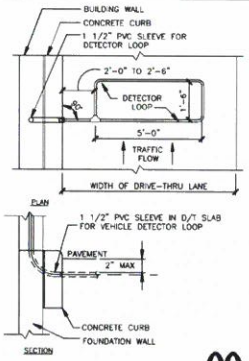
NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS: DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1-800-328-0033
   HME: 1-800-848-4468
5. DETECTOR LOOP MATERIAL: PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION: FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

2 / C9 DETECTOR LOOP DETAILS
NOT TO SCALE



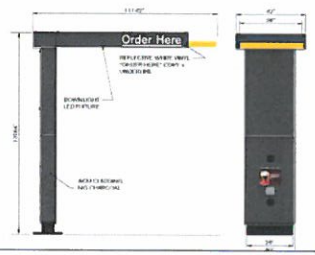
3 / C9 C.O.D. DETECTOR LOOP
NOT TO SCALE



4 / C9 DT WINDOW DETECTOR LOOP
NOT TO SCALE

Springboard Canopy /COD

Everbrite



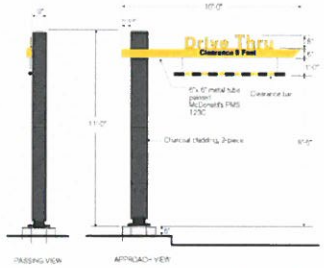
Illumination:
Electrical:
Ballast:
Ship Weight:
Other:

REFER TO SHEET C8 FOR FOUNDATION DETAILS

6 / C9 SPRINGBOARDCANOPY W/ COD
NOT TO SCALE

Welcome Point Gateway - Charcoal 2PC

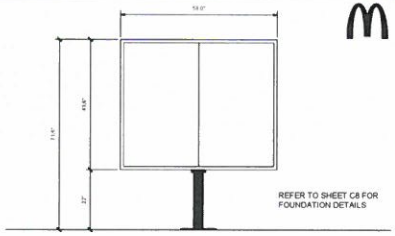
Everbrite



Illumination: N/A
Ship Weight: 750 lbs.
Other:
* Non-illuminated clearance sign with spring loaded break-away clearance arm.
* Adjustable hang bar

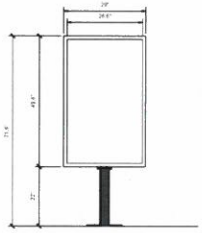
REFER TO SHEET C8 FOR FOUNDATION DETAILS

5 / C9 WELCOME POINT GATEWAY
NOT TO SCALE



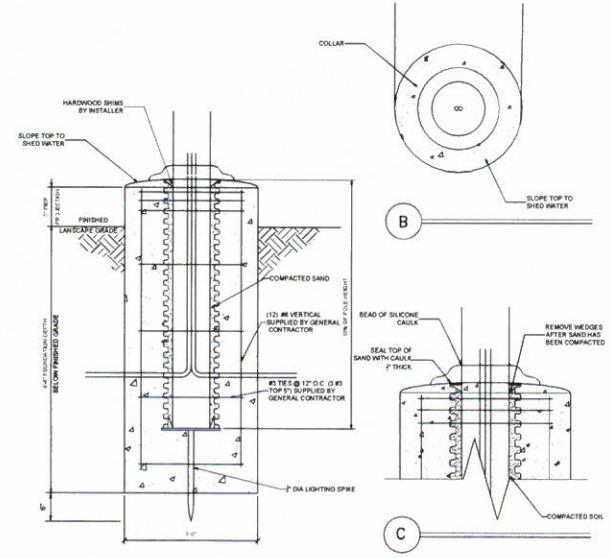
REFER TO SHEET C8 FOR FOUNDATION DETAILS

7 / C9 DIGITAL MENU BOARD
SCALE: NONE



REFER TO SHEET C8 FOR FOUNDATION DETAILS

8 / C9 DIGITAL PRE-BROWSE BOARD
SCALE: NONE



1 / C12 LIGHT POLE FOUNDATION
NOT TO SCALE

NOTE:
CORESTATES, INC. DID NOT PROVIDE SUCH DETAILS LABELED WITH AN M AND SHALL BE HELD HARMLESS FROM CONSTRUCTION ISSUES RESULTING FROM ERRORS AND OMISSIONS FROM SUCH DETAILS

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811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY
1	10/9/18	PER BUILDING ADDITIONS	MP

MATTHEW DEWITT, P.E.
NY LICENSE #096101
DATE

CORE STATES
ARCHITECTURE & ENGINEERING, P.C.
18 Hicks Street, Suite 201
Farmingdale, NY 11735
Phone (516) 433-6700
Fax (516) 433-6701
Email: info@corestates.com
CERTIFICATE OF AUTHORIZATION NO. 019163

PREPARED FOR:
McDonald's USA, LLC

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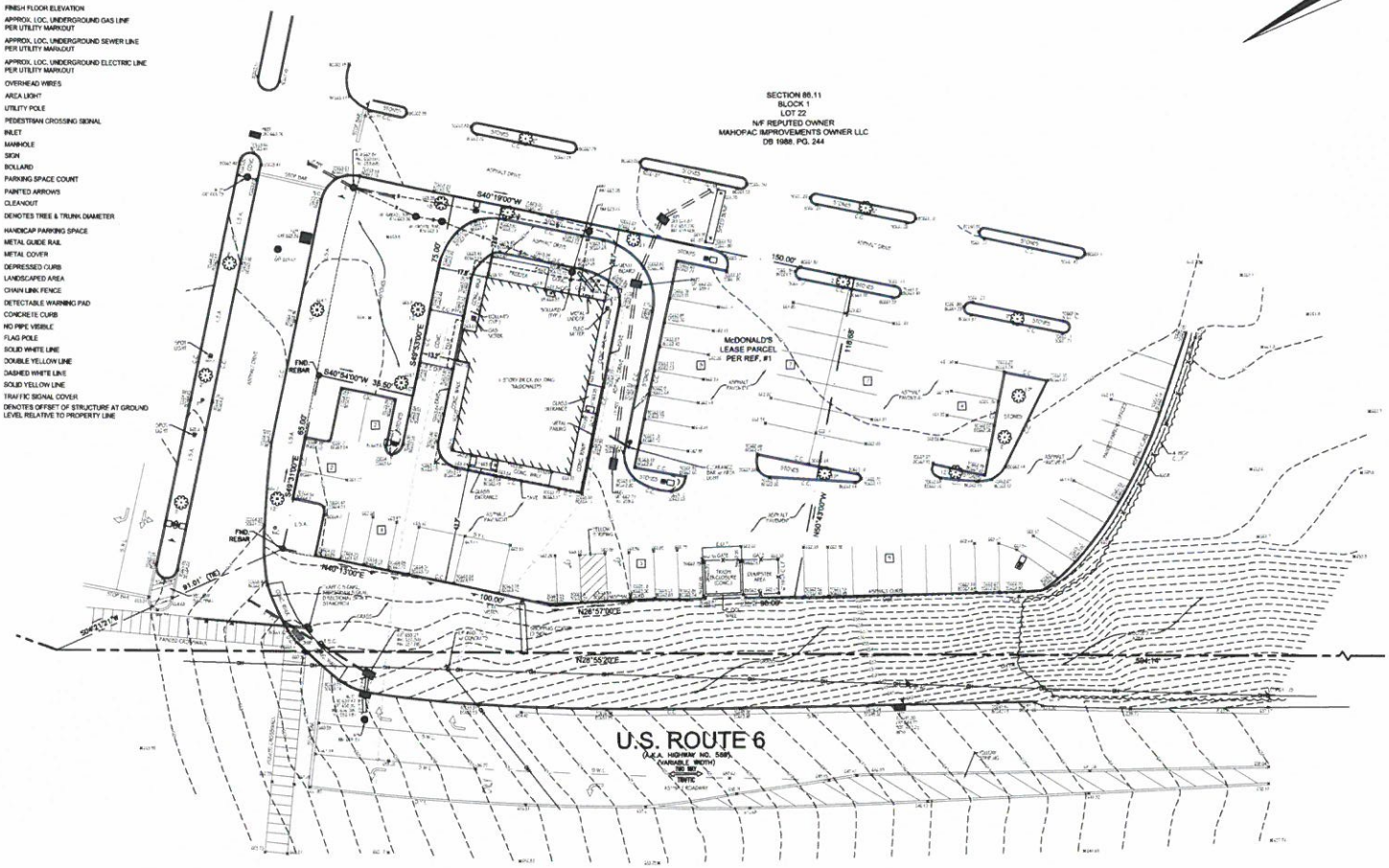
DRAWN BY: BY/DYSZ
ISSUE DATE: 2017
REVIEWED BY: MD
DATE ISSUED: 10/9/2018
CSQ PROJECT #: MCD-23258

TITLE: SITE IMPROVEMENTS
SHEET: CONSTRUCTION DETAILS
SITE ID: 031-1564
SITE ADDRESS: 154 ROUTE 6, MAHOPAC, NY 10541

SHEET NO. MCD-23258
C9

MAP LEGEND

- PROPERTY LINE
- LEASE LINE PER REFERENCE NO. 1
- 123 EXISTING CONTOUR
- FENCE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- x 662.34 EXISTING SPOT ELEVATION
- x TC 662.34 EXIST. TOP OF CURB ELEVATION
- x BC 662.34 EXIST. GUTTER ELEVATION
- x BW 662.34 EXIST. BOTTOM OF WALL ELEVATION
- x DS 662.34 DOOR SILL ELEVATION
- x FF 662.34 FINISH FLOOR ELEVATION
- G APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- S APPROX. LOC. UNDERGROUND SEWER LINE PER UTILITY MARKOUT
- E APPROX. LOC. UNDERGROUND ELECTRIC LINE PER UTILITY MARKOUT
- OH OVERHEAD WIRES
- AREA LIGHT
- UTILITY POLE
- PEDESTRIAN CROSSING SIGNAL
- INLET
- MANHOLE
- SIGN
- BOLLARD
- PARKING SPACE COUNT
- PAINTED ARROWS
- CO CLEANOUT
- 10" DENOTES TREE & TRUNK DIAMETER
- HANDICAP PARKING SPACE
- MGR METAL GUIDE RAIL
- MC METAL COVER
- D.C. DEPRESSED CURB
- L.D.A. LANDSCAPED AREA
- C.L.F. CHAIN LINK FENCE
- DWP DETECTABLE WARNING PAD
- C.C. CONCRETE CURB
- NPV NO PIPE VISIBLE
- FP FLAG POLE
- S.W.L. SOLID WHITE LINE
- D.Y.L. DOUBLE YELLOW LINE
- D.W.L. DASHED WHITE LINE
- S.Y.L. SOLID YELLOW LINE
- T.S.C. TRAFFIC SIGNAL COVER
- 1.0' DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE



VICINITY MAP

NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS PART OF LOT 22, BLOCK 1, SECTION 86.11 ON THE OFFICIAL TAX MAP FOR THE TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK.
2. AREA = 22,484 S.F. OR 0.5157 AC. (LEASE PARCEL)
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE, LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARKOUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABILITY OF REBUILT PLANS AND UTILITY MARKOUT 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.
4. **THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.**
5. ELEVATIONS ARE BASED UPON NAVD 88.
6. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) NO. 36079C0205E, EFFECTIVE DATE MARCH 4, 2013.
7. THE LOCATION AND EXTENTS OF UNDERGROUND VAULTS & TANKS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.

REFERENCES:

1. SURVEY OF PROPERTY PREPARED FOR McDONALD'S CORPORATION SITUATE IN THE TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK, PREPARED BY TACONIC SURVEYING & ENGINEERING, P.C., DATED JANUARY 13, 1987.
2. FINAL SUBDIVISION PLAT KNOWN AS RE-SUBDIVISION OF PUTNAM SQUARE PLAZA SITUATE IN THE TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK, PREPARED BY RICHARD H. GORR, P.L.S., LAST REVISED SEPT. 18, 1993. FILED OCTOBER 14, 1993 AS MAP NO. 1476-A.
3. SUBDIVISION PLAT KNOWN AS PUTNAM SQUARE PLAZA SITUATE IN THE TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK, PREPARED BY RICHARD H. GORR, P.L.S., DATED MARCH 18, 1975. FILED OCTOBER 5, 1975 AS MAP NO. 1475

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-962-7962) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 11147-547-049-00

UTILITY COMPANY	PHONE NUMBER
CARMEL CATV	800-282-8800
CENTRAL HUDSON GAS AND ELECTRIC SOUTHEAST GAS	845-205-6048
CONSOLIDATED EDISON COMPANY OF NY	718-472-2304
NYSEG BREWSTER ELECTRIC	800-282-8800
VERIZON | VALHALLA HUDSON VALLEY	855-226-9584
VERIZON | VALHALLA WESTCHESTER	855-226-9584

NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST.

Dig Safely. New York
800-962-7962
www.digsafelynewyork
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY CONTACTING, REGARDING, OR ANY PERSON PROPOSING TO DISTURB THE EARTH'S SURFACE OTHERWISE IN THE STATE.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

BOUNDARY & TOPOGRAPHIC SURVEY
PART OF LOT 22, BLOCK 1, SECTION 86.11
154 US ROUTE 6
MAHOPAC, TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK

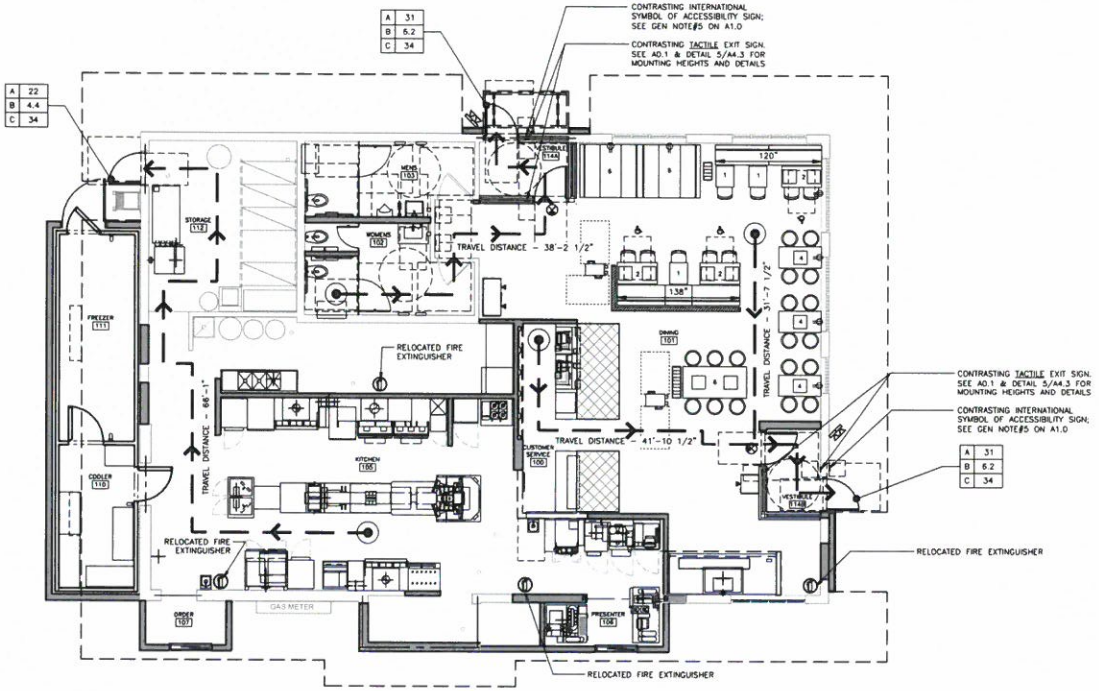
GALLAS SURVEYING GROUP
2865 US ROUTE 1
NORTH BRUNSWICK, NJ 08902
TEL#: 732-422-6700
FAX#: 732-940-8786
www.gallassurvey.com

DATE	SCALE	DRAWN:	CHECKED:
12-06-2017	1"=20'	R.S.E.	G.S.,G.J.,J.R.,T.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
11-29-2017	88	8	K.C./B.F.
FILE NO.: G17311		DRAWING NAME/SHEET NO. G17311.DWG	1 of 1

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50134

DATE



FIXED SEATING CALCS:

TABLE TYPE	QUANTITY	SEATS
1 TOP	3	3
2 TOP	3	6
4 TOP	3	12
6 TOP	3	18
BENCH	138"/24"	6
BENCH	120"/24"	5
TOTAL SEATS		50

SEE SHEET A0.1 FOR ALL REQUIRED CLEAR & MANEUVERING FLOOR SPACE DETAILS AND ACCESSIBILITY INFORMATION.

1 / A1.0 LIFE SAFETY/ EGRESS PLAN
3/16" = 1'-0"

GENERAL NOTES

1. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES.
2. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL EGRESS DOORS TO HAVE PANIC HARDWARE.
3. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
4. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL.
5. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765 9292 1ST ST., BOX 588 www.forrestpermasigns.com NEW ROCHELLE, NY 10802
6. PORTABLE FIRE EXTINGUISHERS TO BE 5LB ABC, TRAVEL DISTANCE NOT TO EXCEED 75 FEET. EXISTING LIFE SAFETY EQUIPMENT TO REMAIN. CONTRACTOR TO COORDINATE FINAL LOCATION WITH LOCAL JURISDICTION.

* EXISTING OCCUPANCY UNCHANGED

OCCUPANCY ALLOWANCE

TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
ACCESSORY STORE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	868	3
ASSEMBLY WITH FIXED SEATS/TABLES	SEE PLAN	-	50
ASSEMBLY WITHOUT FIXED SEATS (STANDING SPACE)	5 NET	59	12
BUSINESS AREAS	100 GROSS	106	2
KITCHENS, COMMERCIAL (BASED ON FULL KITCHEN STAFF)	-	SEE PLAN	17
TOTAL OCCUPANCY ALLOWANCE			84
TOTAL ADA SEATS REQUIRED			3

LIFE SAFETY LEGEND

- TRAVEL PATH
- START OF TRAVEL
- DIRECTION OF TRAVEL
- EMERGENCY LIGHT
- EXIT SIGN
- FIRE EXTINGUISHER

EGRESS LEGEND

A	OCCUPANT LOAD AT THIS EXIT
B	REQUIRED EXIT WIDTH
C	PROVIDED EXIT WIDTH

REV	DATE	DESCRIPTION	BY
-	-	-	-

PREPARED BY: CORE STATES ARCHITECTURE AND ENGINEERING P.C.

PREPARED FOR: McDonald's USA, LLC

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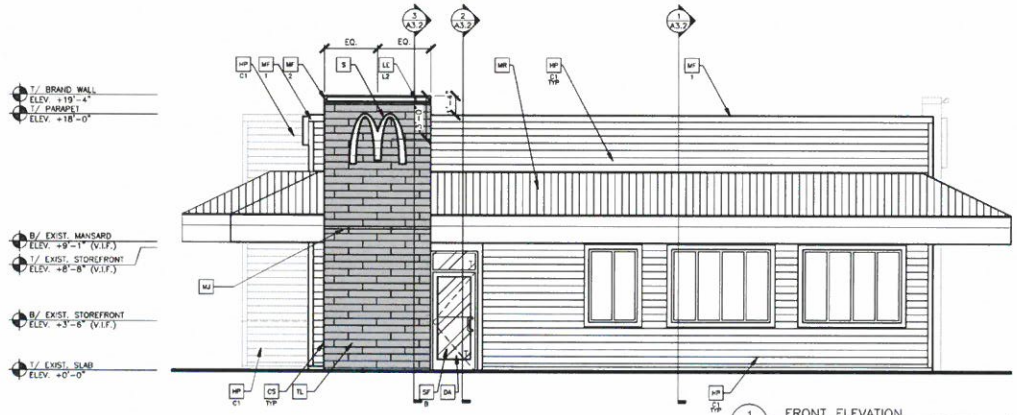
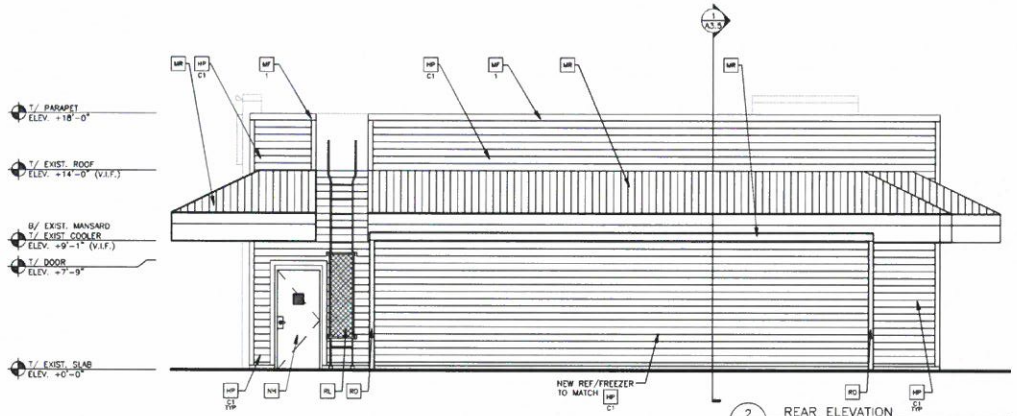
DRAWN BY: K. SCHOPP
STD ISSUE DATE: SEP 2017
REVIEWED BY: B. LAWRIS
ISSUE FOR: 10/31/18
C.S.E. PROJECT # MCD-23388

TITLE: MRP PROGRAM CORE 16 2.0
DESCRIPTION: EXISTING MASONRY WALL CONSTRUCTION EXISTING WOOD ROOF TRUSSES
SITE ID: 031-1664
SITE ADDRESS: 154 ROUTE 6 MAHOPAC, NY 10541

SHEET NO: 031-1664 A1.0
CODE ANALYSIS



1 A2.1 FRONT ELEVATION
1/4" = 1'-0"



2 A2.1 REAR ELEVATION
1/4" = 1'-0"

EUROWEST TILE GENERAL NOTES

1. OUTSIDE CORNERS BY SCHLUTER SYSTEMS – COLOR TO MATCH TILE
2. PERIMETER JOINTS: – MOVEMENT JOINTS ARE REQUIRED WHERE TILE WORK ABUTS RESTRAINING SURFACES SUCH AS PERIMETER WALLS, AND GRADE. FLEXIBLE SEALANT AND COMPRESSIBLE BACK-UP WHEN REQUIRED OR BOND BREAKER TAPE.
   JOINT MATERIAL: URETHANE
   COLOR: TO MATCH TILE AND GROUT COLOR
3. TIE-BACK AND SIGNAGE ATTACHMENT – PRE-DRILL TILE AND SLEEVE AND SEAL ALL ATTACHMENT POINTS.

SHOP DRAWINGS
SHOP DRAWING SUBMITTALS SHALL CONSIST OF A MINIMUM OF 2 COPIES OF EACH DRAWING.

SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT.

DRAWINGS CREATED BY THE ARCHITECT OF RECORD CANNOT BE REPRODUCED AND/OR USED AS A SHOP DRAWING SUBMITTAL.

SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
1. STOREFRONT GLAZING SYSTEM
2. TRELLIS/CANOPY SYSTEM

COLOR SCHEME: 'MODERN SCHEME'

(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEYNOTES (NOT ALL KEY NOTES MAY BE USED)

- C — ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CJ — CONTROL JOINT
- CS — OUTS/DC CORNER STRIPS
  RONDEC R0100TSDA BY SCHLUTER SYSTEMS
  ALUMINUM; HEIGHT:10MM COLOR: DARK ANTHRACITE
  COMMERCIALSUPPORT@SCHLUTER.COM,
  (800) 267-0817
- DA — ALUMINUM DOOR – REFER TO DOOR SCHEDULE FOR DETAILS
- DE — EXISTING ALUMINUM DOOR
- DH — EXISTING HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- EJ — EXPANSION JOINT AT BRICK – FILLED WITH ELASTOMERIC SEALANT
- HP XX — 5/16 CEDARMILL HARDIEPLANK LAP SIDING; 5/4 SMOOTH HARDIETRIM BOARD AT CORNERS AND OPENINGS
  COLOR:
  C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE
  C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
- L — LIGHT FIXTURE – SEE ELECTRICAL
  L1– TYPE:
  L1 = UP AND DOWN SCONCE
  L2 = DOWN ONLY SCONCE
  L3 = RECESSED DOWN FIXTURE
  COLOR:
  C1 = SILVER
  C2 = WHITE
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1– LED LIGHT
  L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
  L3 = INTEGRAL CANOPY FIXTURE
  L4 = FLOOD LIGHT
- MF — METAL FASCIA – COLOR TO MATCH CORRUGATED METAL SEE COLOR LEGEND FOR DETAILS
  TYPE:
  1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = PRE-FAB CUSTOM ARCADE FASCIA
- MJ — MOVEMENT JOINT – DILEX BWB100GS BY SCHLUTER SYSTEMS
  COLOR: BLACK
- ML — METAL LETTERING – BY OTHERS
- MR — STANDING SEAM METAL ROOF; COLOR TO MATCH CITYSCAPE BY METAL ERA, SEE A3.0 FOR ASSEMBLY TYPE.
- NH — NEW HOLLOW METAL DOOR
- RL — EXISTING ROOF LADDER
- RG — NEW GUTTER AND DOWNSPOUT; PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE
  TYPE:
  1–1-THRU 6 – SEE SIGNAGE PACKAGE
- SF — STOREFRONT SYSTEM AND GLAZING; SEE A3.1 FOR PLAN LOCATION & A5.1 FOR WINDOW TYPES
  A—WINDOW TYPE
- SP — SPANDREL PANEL – COLOR TO MATCH ADJACENT MATERIAL IN KIND
- T — TEMPERED GLASS
- TL — TILE
  EUROWEST: E-WOOD COLLECTION
  COLOR: R9 BLACK SIZE: 6"X36" 1/4 RUNNING BOND
  WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: UNRA COLOR PLUS – 47 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  CONTACT: JAN DETER, (714) 937-7500
- W2 — DRIVE-THRU WINDOW; SEE A5.1 FOR WINDOW TYPE & SPECIFICATION
  XX— SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY
-	-	-	-

PREPARED BY
CORE STATES
ARCHITECTURE AND ENGINEERING P.C.
[illegible]
Fax: [illegible]
Tel: [illegible]
www.[illegible].com

PREPARED FOR
McDonald's USA, LLC

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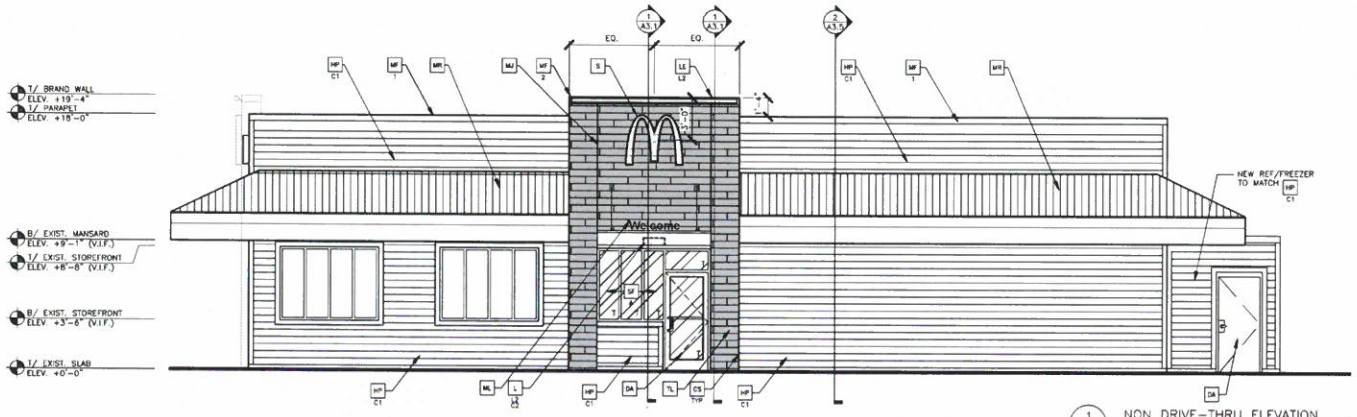
DRAWN BY K.SCHROP
STD. ISSUE DATE SEP 2017
REVIEWED BY
LAUNCH
DATE ISSUED 10/31/18
C.S.C. PROJECT # MCD-23388

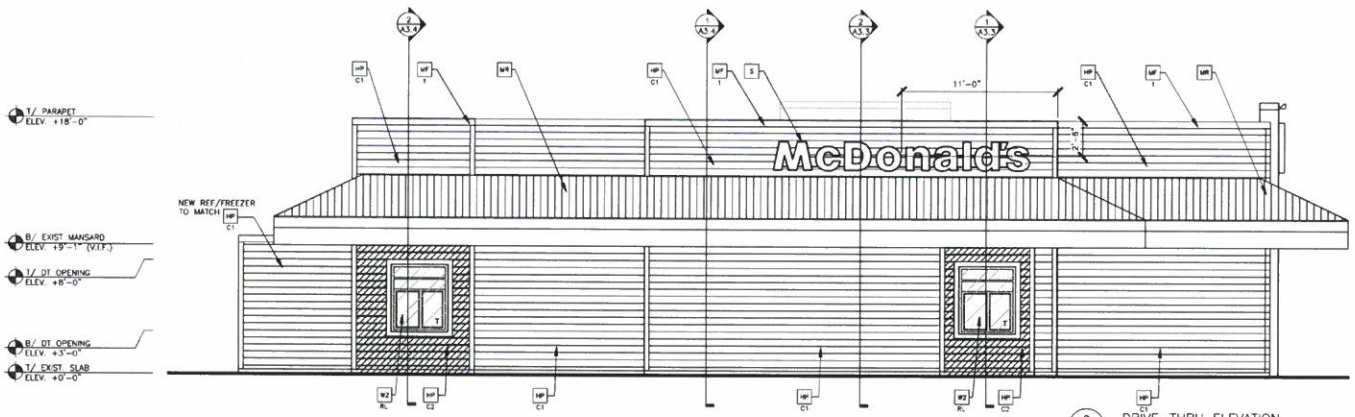
TITLE
MRP PROGRAM
CORE 16 2.0
DESCRIPTION
EXISTING MASONRY WALL CONSTRUCTION
TILE ADDED - FRONT ENTRY
SITE ADDRESS
134 ROUTE 6
MANAHAWKIN, NJ 08050

SITE ID
031-1664

SHEET NO.
031-1664
A2.1
ELEVATIONS



1 A2.2 NON DRIVE-THRU ELEVATION
1/4" = 1'-0"



2 A2.2 DRIVE-THRU ELEVATION
1/4" = 1'-0"

EUROWEST TILE GENERAL NOTES

1. OUTSIDE CORNERS BY SCHLUTER SYSTEMS – COLOR TO MATCH TILE
2. PERIMETER JOINTS: – MOVEMENT JOINTS ARE REQUIRED WHERE TILE WORK ABUTS RESTRAINING SURFACES SUCH AS PERIMETER WALLS, AND GRADE. FLEXIBLE SEALANT AND COMPRESSIBLE BACK-UP WHEN REQUIRED OR BOND BREAKER TAPE.
   JOINT MATERIAL: URETHANE
   COLOR: TO MATCH TILE AND GROUT COLOR
3. TIE-BACK AND SIGNAGE ATTACHMENT – PRE-DRILL TILE AND SLEEVE AND SEAL ALL ATTACHMENT POINTS.

SHOP DRAWINGS
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SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT.

DRAWINGS CREATED BY THE ARCHITECT OF RECORD CANNOT BE REPRODUCED AND/OR USED AS A SHOP DRAWING SUBMITTAL.

SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
1. STOREFRONT GLAZING SYSTEM
2. TRELLIS/CANOPY SYSTEM

COLOR SCHEME: 'MODERN SCHEME'

(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEYNOTES (NOT ALL KEY NOTES MAY BE USED)

- C — ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CJ — CONTROL JOINT
- CS — OUTSIDE CORNER STRIPS
  RONDEC R0100TSDA BY SCHLUTER SYSTEMS
  ALUMINUM; HEIGHT:10MM COLOR: DARK ANTHRACITE
  COMMERCIALSUPPORT@SCHLUTER.COM,
  (800) 287-0817
- DA — ALUMINUM DOOR – REFER TO DOOR SCHEDULE FOR DETAILS
- DE — EXISTING ALUMINUM DOOR
- DH — EXISTING HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- EJ — EXPANSION JOINT AT BRICK – FILLED WITH ELASTOMERIC SEALANT
- HP XX — 5/16 CEDARMILL HARDIEPLANK LAP SIDING, 5/4 SMOOTH HARDIETRIM BOARD AT CORNERS AND OPENINGS
  COLOR:
  C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE
  C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
- L — LIGHT FIXTURE – SEE ELECTRICAL
  L1 – TYPE:
  L1 = UP AND DOWN SCONCE
  L2 = DOWN ONLY SCONCE
  L3 = RECESSED DOWN FIXTURE
  COLOR:
  C1 = SILVER
  C2 = WHITE
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1 – LED LIGHT:
  L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
  L3 = INTEGRAL CANOPY FIXTURE
  L4 = FLOOD LIGHT
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  TYPE:
  1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = PRE-FAB CUSTOM ARCADE FASCIA
- MJ — MOVEMENT JOINT – DILEX BWB100GS BY SCHLUTER SYSTEMS
  COLOR: BLACK
- ML — METAL LETTERING – BY OTHERS
- MR — STANDING SEAM METAL ROOF; COLOR TO MATCH CITYSCAPE BY METAL ERA, SEE A3.0 FOR ASSEMBLY TYPE.
- NH — NEW HOLLOW METAL DOOR
- RL — EXISTING ROOF LADDER
- RG — NEW GUTTER AND DOWNSPOUT; PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE
  TYPE:
  1 – 1 THRU 8 – SEE SIGNAGE PACKAGE
- SF — STOREFRONT SYSTEM AND GLAZING; SEE A3.1 FOR PLAN LOCATION & A5.1 FOR WINDOW TYPES
  A – WINDOW TYPE
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- T — TEMPERED GLASS
- TL — TILE
  EUROWEST: E-WOOD COLLECTION
  COLOR: R9 BLACK SIZE: 6"X36" 1/4 RUNNING BOND
  WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: ULTRA COLOR PLUS – 47 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  CONTACT: JAN DETER, (714) 937-7500
- W2 — DRIVE-THRU WINDOW; SEE A5.1 FOR WINDOW TYPE & SPECIFICATION.
  XX – SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY
-	-	-	-

PREPARED BY: CORE STATES ARCHITECTURE AND ENGINEERING P.C.
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DRAWN BY: K. SCHUPP
STD ISSUE DATE: SEP 2017
REVIEWED BY: B. LASHES
ISSUE DATE: 10/31/18
C.S.E. PROJECT #: MCD-23288

TITLE: VRP PROGRAM CORE 16 2.0
DESCRIPTION: EXISTING MASONRY WALL CONSTRUCTION TILE ADDITIONS - PROVIDE EXTRA
SITE ID: 031-1664
SITE ADDRESS: 134 ROUTE 6 MAHOPAC, NY 10541

SHEET NO. A2.2
031-1664
ELEVATIONS