WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN

ABBREVIATIONS

AC	ACRES
APPROX	APPROXIMATE
BLDG	BUILDING
BM	BENCH MARK
BOT	BOTTOM
C	COMMUNICATIONS CONDUIT
CB	CATCH BASIN
CI	CAST IRON or CURB INLET
C/L	CENTER LINE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CND	CONDUIT
CONSTR	CONSTRUCT or CONSTRUCTION
CTR	CENTER
CU YD or YD³	CUBIC YARD
DEMO	DEMOLITION
DIA OR f	DIAMETER
DWG	DRAWING
E	EAST or ELECTRIC
EA	EACH
EFF	EFFLUENT
EL	ELEVATION
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
ESCM	EROSION & SEDIMENT CONTROL MEASURES
EXIST or EX	EXISTING
FDTN	FOUNDATION
FF	FINISHED FLOOR
FF EL	FINISH FLOOR ELEVATION
FP	FIRE PROTECTION
FL	FLOOR
FM	FORCE MAIN
FPS	FEET PER SECOND
FT	FEET
FTG	FOOTING
GND	GROUND
GR	GRADE
GAL	GALLON
GND	GROUND
GR	GRADE
H PT	HIGH POINT
HV	UNDERGROUND HIGH VOLTAGE ELECTRIC
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIN
IRR	IRRIGATION
JNT	JOINT
L	UNDERGROUND LIGHTING CONDUIT
LPT	LOW POINT
LV	UNDERGROUND LOW VOLTAGE ELECTRIC
MATL	MATERIAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MV	UNDERGROUND MEDIUM VOLTAGE ELECTRIC
MW	MUNICIPAL WATER MAIN
N	NORTH
NE	NORTH EAST
NPW	NON POTABLE WATER
NW	NORTHWEST
OC	ON CENTER
OD	OUTSIDE DIAMETER
OVHD	OVERHEAD
PAVT	PAVEMENT
PB	PULL BOX
PC	POINT OF CURVE
PL	PROPERTY LINE
PT	POINT OD TANGENT
PWR	POWER
R or RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCED or REINFORCING
S	SOUTH
SB	SEDIMENT BASIN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SED	SEDIMENT
SPEC	SPECIFICATION
SSMM	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SOUTHWEST
SWK	SIDEWALK
T	TANGENT LENGTH OF CURVE
TB	TEST SOIL BORING
TC	TOP OF CURB
TD	TRENCH DRAIN
TEMP	TEMPORARY
TER	TECHNICAL EQUIPMENT ROOM
TRANS	TRANSITION
TO	TOP OF
TP	SOIL TEST PIT
TYP	TYPICAL
UGND	UNDERGROUND
USF	UNDERGROUND SAND FILTER
UTIL	UTILITIES
VERT	VERTICAL
VOL	VOLUME
W	WEST or WALL or DOMESTIC WATER
WSF	WATER SOFTENING FACILITY
WW EFF	WASTEWATER EFFLUENT
WWF	WELDED WIRE FABRIC

LEGEND

- PONDS, CREEKS, RIVERS, LAKES, WETLANDS
- MAJOR CONTOUR LINES (10' INTERVAL)
- MINOR CONTOUR LINES (2' INTERVAL)
- SWALES
- ROAD CENTER LINES
- UNPAVED OR GRAVEL ROAD
- BUILDING ROOF OUTLINES
- UNDERGROUND STRUCTURES
- SANITARY SEWER
- STORM SEWER
- DRAIN LINES–FOOTING, FDTN, & UNDER SLAB
- DRAIN LINES–ROOFS, BLDG LEADERS & YARDS
- FIRE PROTECTION LINES
- WATER LINES
- COMMUNICATION LINES
- ELECTRICAL PWR LINES–UGND HIGH VOLT
- ELECTRICAL PWR LINES–UGND LIGHTING
- ELECTRICAL PWR LINES–UGND LOW VOLT
- ELECTRICAL POWER LINES – OVERHEAD
- COMPRESSED AIR LINES
- GAS & FUEL OIL LINES
- LIMITS OF DISTURBANCE (LOD)
- SILT FENCE
- C — ORANGE CONSTRUCTION FENCE
- B.M. — BENCHMARK
- TP-28 — TEST PIT LOCATION & REFERENCE
- TB-23 — SOIL BORING LOCATION & REFERENCE
- PROPERTY LINE
- TIE–IN
- CATCH BASIN
- CURB INLET
- FLOW ARROW
- MANHOLE
- VALVE
- HYDRANT
- UTILITY POLE
- LIGHT BOLLARD
- 100.00 — SPOT ELEVATION
- PERVIOUS PAVEMENT (NY DEP APPROVED)
- PORTABLE SEDIMENT TANK
- A–2 B–3 — TEMPORARY SWALE
- GL — GRASSED WATERWAY
- FILTER FABRIC DROP INLET PROTECTION
- PS/PS — TEMPORARY/PERMANENT SEEDING
- ROCK OUTLET PROTECTION
- PIPE OUTLET SEDIMENT TRAP
- CATCH BASIN OR STONE OUTLET SEDIMENT TRAP
- SEDIMENT BASIN
- A–2 B–3 — EARTH DIKE
- M — MULCHING
- SUMP PIT
- CURB INLET DROP PROTECTION
- TREE PROTECTION
- LEVEL SPREADER
- WATER BAR
- PERIMETER DIKE/SWALE
- CHECK DAM
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- FS — STORM GRATE FILTRATION SACK
- STONE AND BLOCK INLET PROTECTION

DRAWING INDEX

GENERAL

G–001	COVER SHEET

CIVIL

C–101	EXISTING CONDITIONS PLAN
C–102	PROPOSED SITE PLAN
C–103	SHEET NOT USED
C–104	SHEET NOT USED
C–105*	WATERCOURSE DELINEATION PLAN – SOUTH
C–106*	WATERCOURSE DELINEATION PLAN – NORTH
CD101	CONSTRUCTION PHASING PLAN
CD102	CONSTRUCTION PHASING PLAN
CE101**	EROSION & SEDIMENT CONTROL PLAN
CE102**	EROSION & SEDIMENT CONTROL PLAN
CE103**	EROSION & SEDIMENT CONTROL PLAN
CE104**	EROSION & SEDIMENT CONTROL PLAN
CE105**	EROSION & SEDIMENT CONTROL PLAN
CE106**	EROSION & SEDIMENT CONTROL PLAN
CE107**	EROSION & SEDIMENT CONTROL PLAN
CE501**	EROSION & SEDIMENT CONTROL DETAILS
CE502**	EROSION & SEDIMENT CONTROL DETAILS
CS101	LAYOUT PLAN
CS102	LAYOUT PLAN
CS103	LAYOUT PLAN
CS104	LAYOUT PLAN
CS105	LAYOUT PLAN
CG101	GRADING & DRAINAGE PLAN
CG102	GRADING & DRAINAGE PLAN
CG103	GRADING & DRAINAGE PLAN
CG104	GRADING & DRAINAGE PLAN
CG105	GRADING & DRAINAGE PLAN
CG106	GRADING & DRAINAGE PLAN
CG501	GRADING & DRAINAGE DETAILS
CG502	GRADING & DRAINAGE DETAILS
CU101	UTILITIES PLAN
CU102	UTILITIES PLAN
CU103	UTILITIES PLAN
CU104	UTILITIES PLAN
CU105	UTILITIES PLAN
CU501	UTILITIES DETAILS

LANDSCAPING

LD001	LANDSCAPING COVER SHEET
LD101	LANDSCAPING PLAN
LD102	LANDSCAPING PLAN
LD103	LANDSCAPING PLAN
LD104	LANDSCAPING PLAN
LD105	LANDSCAPING PLAN
LD106	LANDSCAPING PLAN
LD107	SHEET NOT USED

ARCHITECTURAL

A–101	RESIDENCE PLANS
A–102	AUDIO VIDEO SERVICES – PLANS
A–103	MAINTENANCE BUILDING FLOOR PLANS
A–104	NORTH OFFICE BUILDING FLOOR PLANS
A–105	SERVICE BUILDINGS
A–201	EXTERIOR ELEVATIONS & SECTIONS
A–401	ENTRY GATE
AS101	SHEET NOT USED
AS102*	ALTERNATE SITE PLAN – AS–OF–RIGHT
AS103*	ALTERNATE SITE PLAN – REDUCED SITE IMPACT

SITE ELECTRICAL

ES101	SITE LIGHTING PLAN
ES102	SITE LIGHTING PLAN
ES103	SHEET NOT USED
ES104	SITE LIGHTING PLAN
ES105	SITE LIGHTING PLAN

* DRAWINGS ISSUED ONLY WITH THE PREVIOUS DEIS
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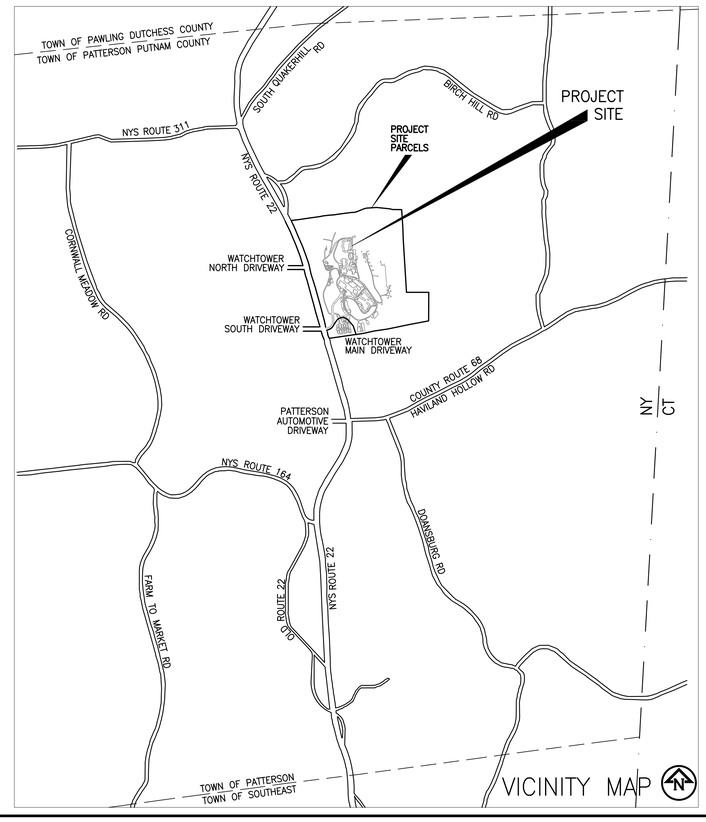

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ACCOUNT No.:

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WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
COVER SHEET

PROJECT No.
PPAT0104

SHEET No.
G–001

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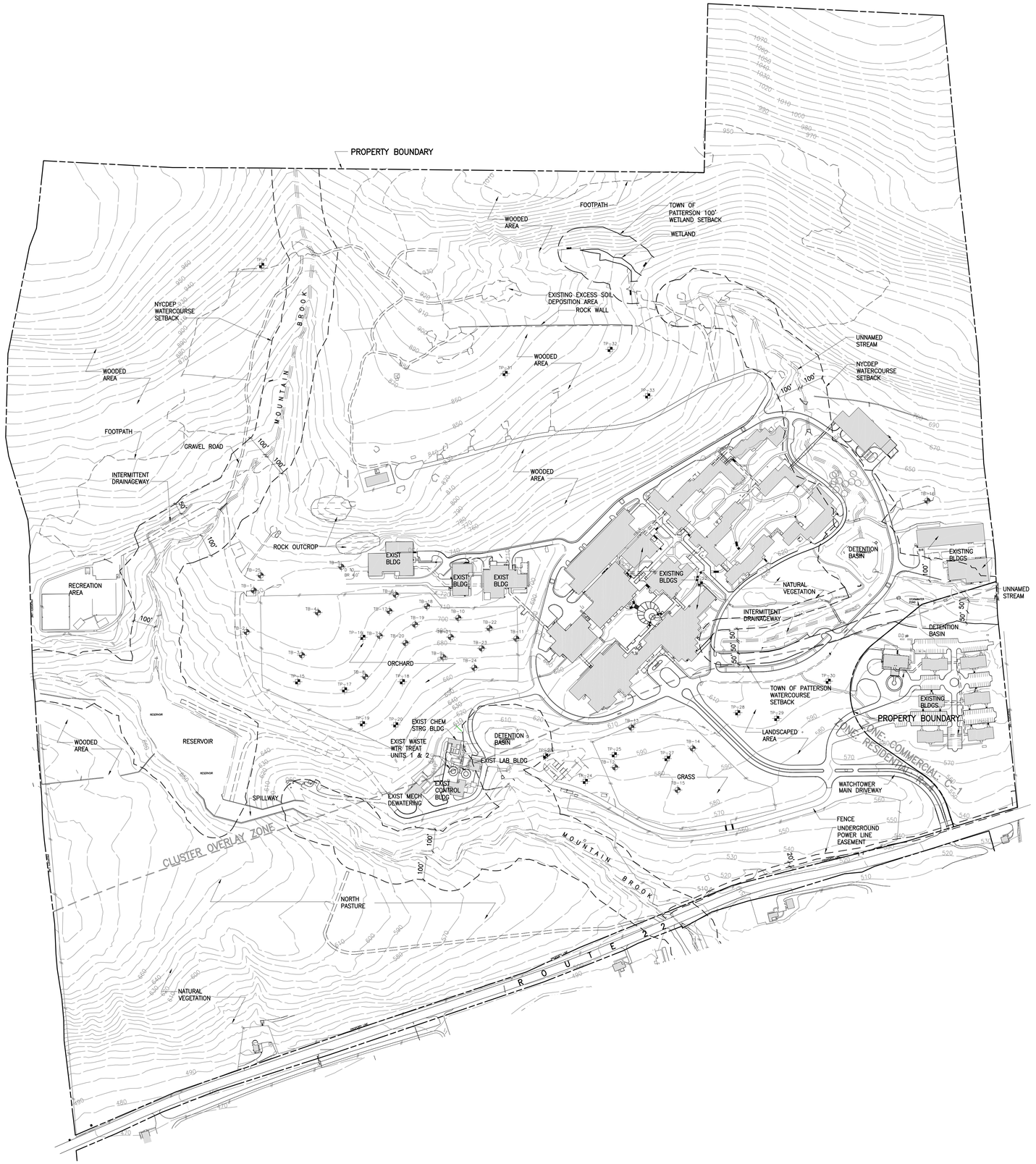

1 PLAN – EXISTING CONDITIONS

1"=200' 0 100 200 400

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100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
EXISTING CONDITIONS PLAN

PROJECT No.
PPAT0104

SHEET No.
C–101

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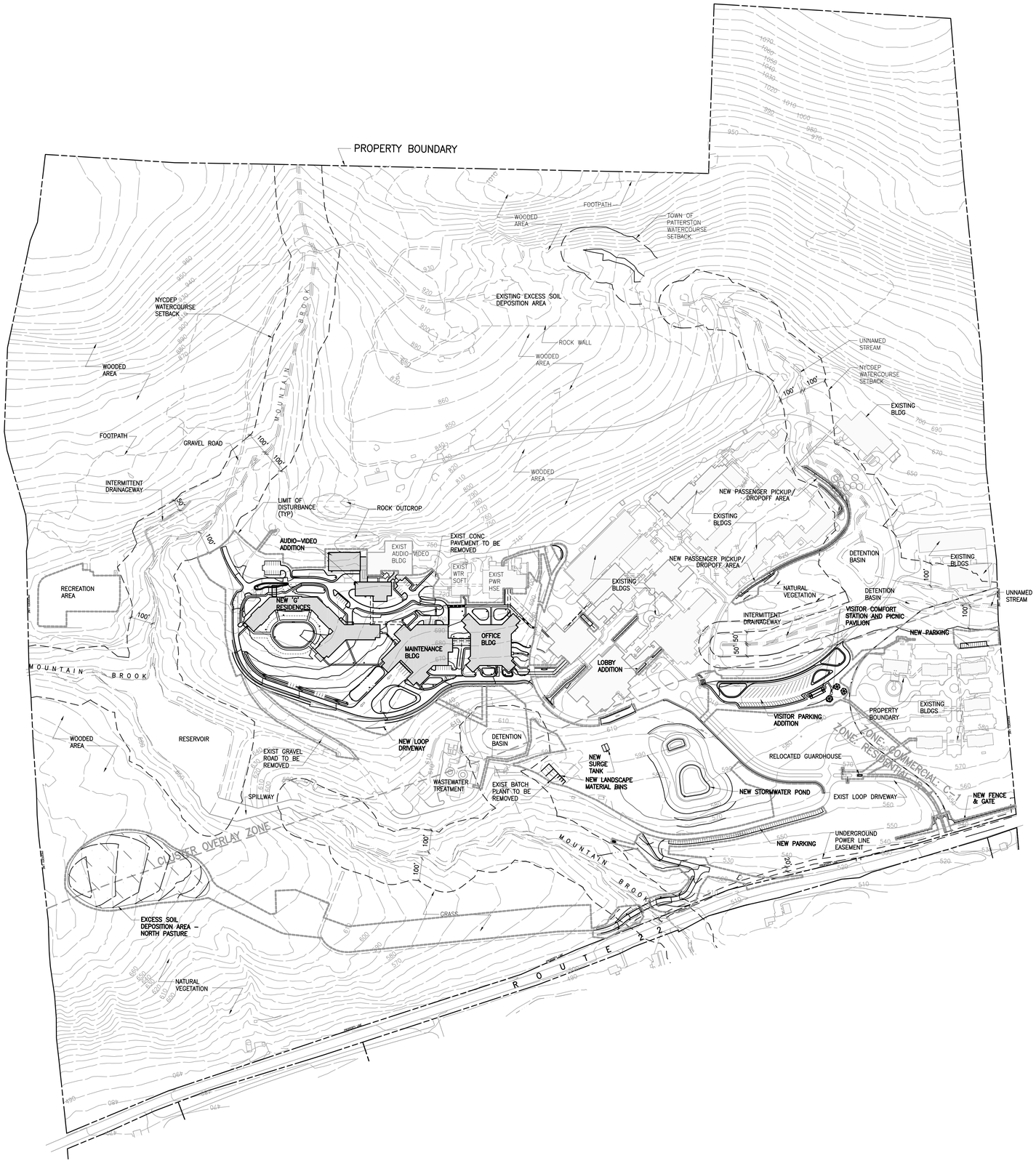

1 PLAN – PROPOSED SITE

1"=200'
0 100 200 400

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PATTERSON, NY 12563

SHEET TITLE:
PROPOSED SITE PLAN

PROJECT No.
PPAT0104

SHEET No.
C-102

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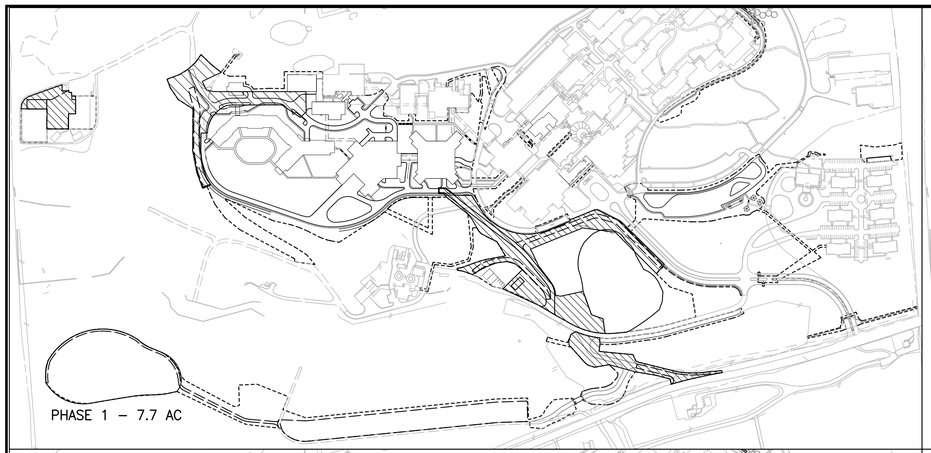
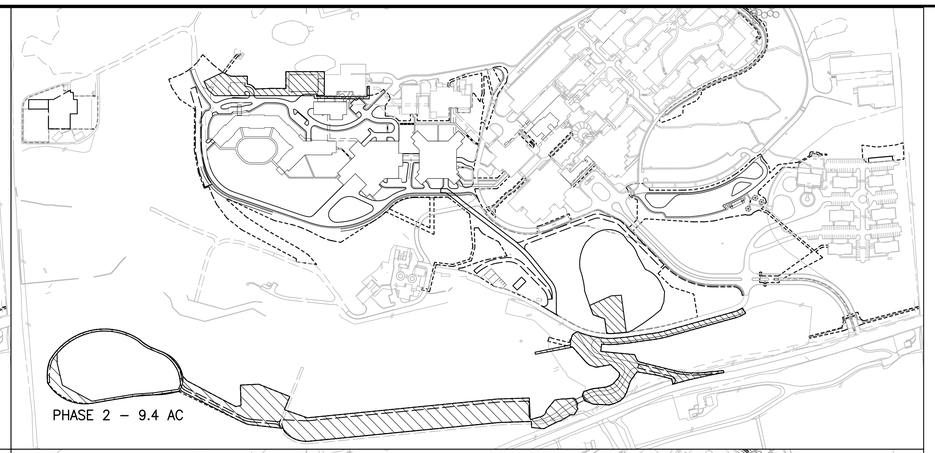
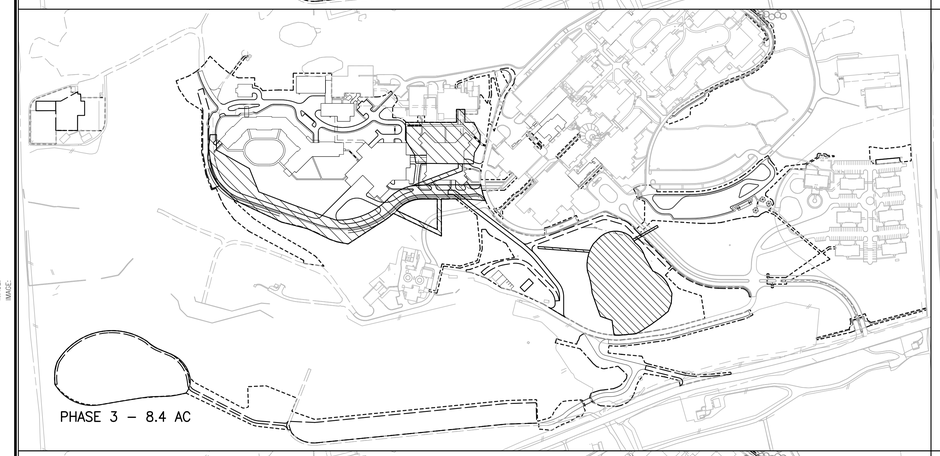
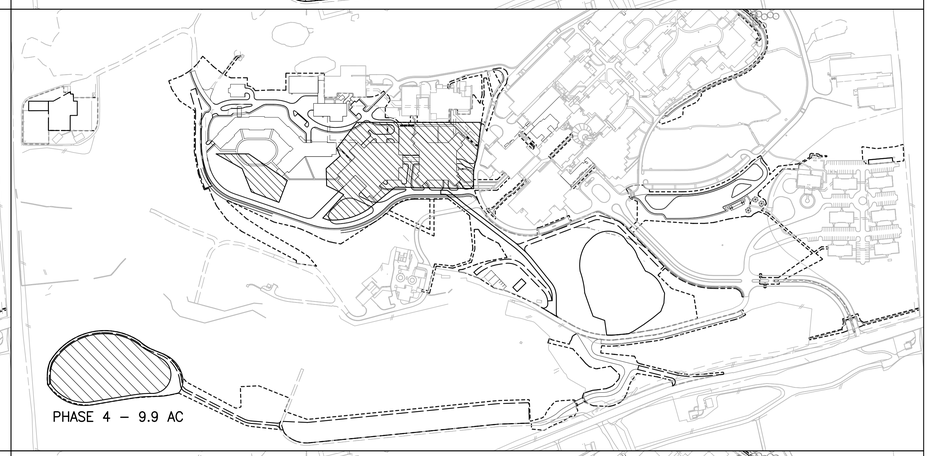
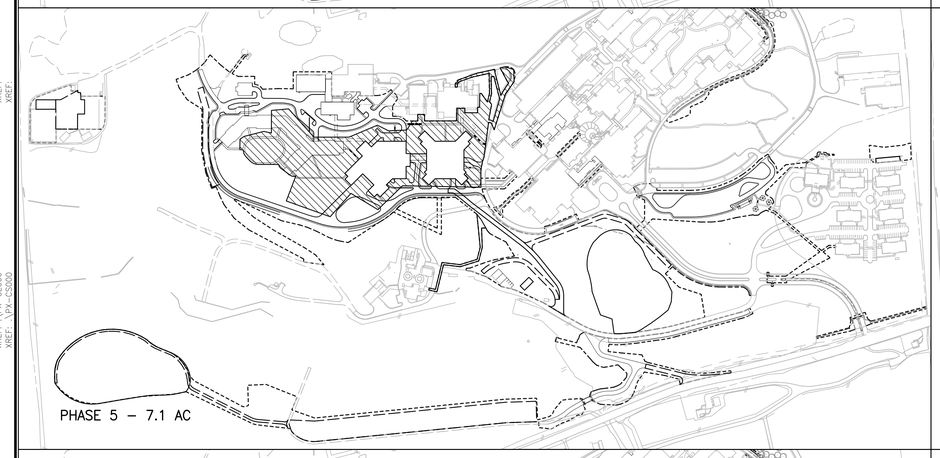
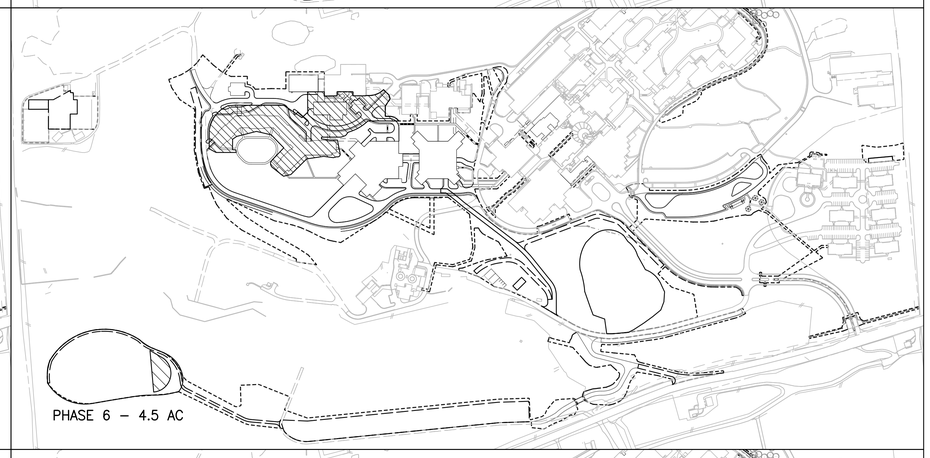


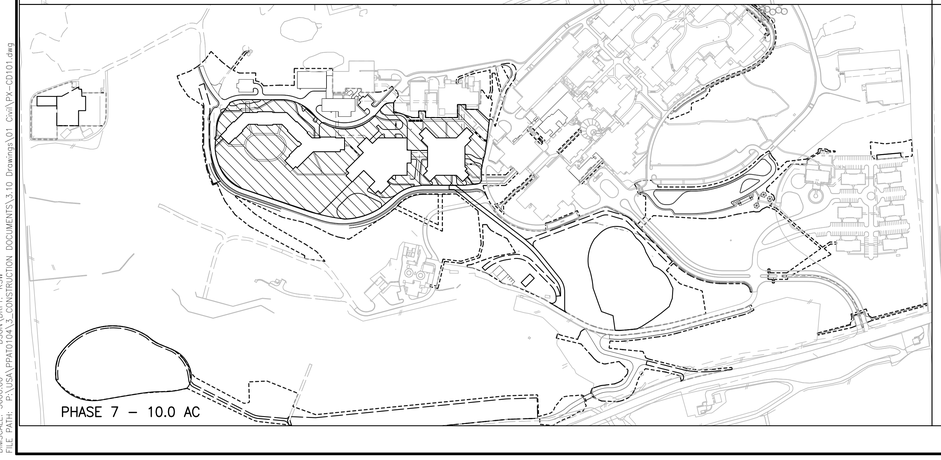


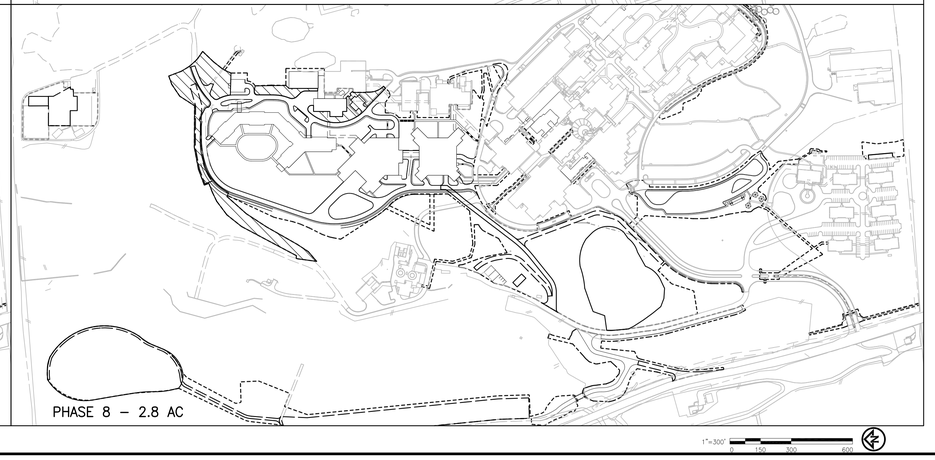












1"=300'
0 150 300 600

CONSTRUCTION PHASING NOTES

PRECONSTRUCTION – TREE PROTECTION, PERIMETER EROSION CONTROL, STABILIZED CONSTRUCTION ENTRANCE (SCE) OFF ROUTE 22.
BEFORE ANY GRADING BEGINS, COMPLETE THE FOLLOWING:
1. INSTALL TREE PROTECTION AT TREES TO BE PRESERVED.
2. INSTALL PERIMETER DIKES/SWALES AND SEDIMENT FENCES AT PROJECT LIMITS.
3. INSTALL STORM DRAIN INLET PROTECTION AT EXISTING INLETS.
4. INSTALL ORANGE CONSTRUCTION FENCING.

PHASE 1 – TEMPORARY CONSTRUCTION SHEDS, ROCK CRUSHING FACILITY
CONSTRUCTION TRAILERS, STAGING & STORAGE, HAUL ROADS
CUT: 4048 CY/FILL: 4048 CY/NET: 0 CY
1. INSTALL SILT FENCES, DIKES, SWALES & INLET PROTECTION FOR EXISTING INLETS.
2. CONSTRUCT ROAD TO CONNECT TO EXISTING ROAD NEAR EXISTING CONCRETE BATCH PLANT.
3. EXCAVATE AND INSTALL CONSTRUCTION SHEDS AT CONCRETE BATCH PLANT.
4. INSTALL CONSTRUCTION SHED AND ROCK CRUSHING FACILITY AT EXISTING RECREATION AREA.
5. INSTALL CONSTRUCTION OFFICE TRAILER NEAR EXISTING CONCRETE BATCH PLANT.
6. EXCAVATE AND BLAST LOOP ROAD STA 16+00 TO 22+00.
7. INSTALL UNDERGROUND UTILITIES AT LOOP ROAD STA 16+00 TO 22+00 AND AT HAUL ROAD.
8. CONSTRUCT LOOP ROAD STA 16+00 TO 22+00 & HAUL ROADS CONNECTING NEW LOOP ROAD TO POND AND BATCH PLANT.
9. INSTALL CONSTRUCTION OFFICE TRAILERS AND STAGING AREAS NORTH OF LOOP ROAD & TEMPORARY UTILITIES .
10. BEGIN CLEARING OF ACCESS ROAD OFF OF ROUTE 22.
11. STABILIZE ALL AREAS WITH EXCEPTION OF ACCESS ROAD OFF OF ROUTE 22.

PHASE 2 – NORTH AUDIO/VIDEO ADDITION, ACCESS & HAUL ROADS, STAGING/STORAGE AREAS, POND EMBANKMENT
CUT: 12,687 CY / FILL: 8685 CY / NET: 4002 CY (HAUL TO SPOILS AREA)
1. INSTALL SILT FENCES, DIKES, & INLET PROTECTION FOR EXISTING INLETS.
2. BLAST AND EXCAVATE AT AUDIO/VIDEO BUILDING.
3. INSTALL TEMPORARY CONCRETE SURFACE FOR CONSTRUCTION TRAILERS AND MATERIALS STAGING. INSTALL RETAINING WALL BEHIND BUILDING.
4. CONSTRUCT OF OVERFLOW/EVENT PARKING AREA AND RETAINING WALL.
5. CONSTRUCT STAGING/STORAGE AREA AND HAUL ROAD TO SPOIL AREA IN NORTH PASTURE.
6. CONSTRUCT SWALES, DIKES, AND SEDIMENT TRAP ST–04 AT SPOILS AREA DEPOSIT EXCESS SOILS AT SPOILS AREA.
7. CONSTRUCT PERMANENT POND OUTLET AND OUTFALL.
8. BEGIN CONSTRUCTION OF POND EMBANKMENT AND OUTFALL (TEMPORARY POND TO BE CONVERTED TO PERMANENT POND).
9. STABILIZE ALL AREAS WITH EXCEPTION OF POND EMBANKMENT.

PHASE 3 – OFFICE BLDG
CUT: 53,262 CY / FILL: 53,262 CY / NET CUT: 0 CY
1. INSTALL SILT FENCES, DIKES, & INLET PROTECTION FOR EXISTING INLETS.
2. EXCAVATE FOR FOUNDATION OF OFFICE AND TUNNEL TO POWERHOUSE TO BEDROCK.
3. INSTALL UNDERGROUND UTILITIES.
4. CONSTRUCT LOOP ROAD FROM STA 0+00 TO 16+00 AND CONSTRUCT RETAINING WALLS.
5. FINALIZE SEDIMENT POND CONSTRUCTION.
6. STABILIZE ALL AREAS WITH EXCEPTION OF BUILDING EXCAVATION.

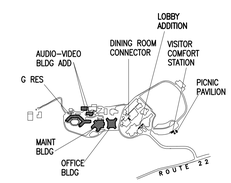
PHASE 4 – MAINTENANCE AND OFFICE BLDG
CUT: 37,500 CY / FILL: 11,291 CY / NET CUT: 26,209 CY
1. INSTALL SILT FENCES, DIKES, & INLET PROTECTION FOR EXISTING INLETS.
2. EXCAVATE FOR FOUNDATION OF OFFICE AND MAINTENANCE BLDGS TO BEDROCK.
3. BLAST BEDROCK AT OFFICE AND MAINTENANCE BLDG FOUNDATIONS.
4. PLACE CONCRETE SLAB ON PREPARED SUBGRADE.
5. EXCAVATE AND INSTALL SEDIMENT TRAP AT MAINTENANCE BLDG (ST–02).
6. INSTALL UNDERGROUND UTILITIES.
7. HAUL EXCESS SOILS TO SPOIL AREA.
8. STABILIZE ALL AREAS INCLUDING BUILDING SLAB (WITH EXCEPTION OF SIDE SLOPES OF BUILDING EXCAVATION).

PHASE 5 – G RESIDENCE (SOUTH) & TUNNEL, SEDIMENT TRAPS, MAINTENANCE & OFFICE BLDG
CUT: 25,064 CY / FILL: 25,064 CY / NET: 0 CY
1. EXCAVATE AND INSTALL FOUNDATION OF TUNNEL AND BACKFILL.
2. EXCAVATE AND INSTALL FOUNDATION OF G RESIDENCE (SOUTH) AND BACKFILL.
3. INSTALL UNDERGROUND UTILITIES AND STORM INLETS.
4. INSTALL SEDIMENT TRAP AT G RESIDENCE (ST–01).
5. EXCAVATE AND INSTALL SEDIMENT TRAP AT MAINTENANCE BLDG (ST–03).
6. BACKFILL AT FOUNDATION WALLS OF MAINTENANCE AND OFFICE BUILDING.
7. INSTALL INLET PROTECTION.
8. STABILIZE ALL AREAS.

PHASE 6 – G RESIDENCE (NORTH), WEST AUDIO/VIDEO ADDITION, AREA AROUND RESIDENCE
CUT: 17,956 CY / FILL: 21,800 / NET CUT: 3,844 CY
1. EXCAVATE AND INSTALL FOUNDATION OF G RESIDENCE (NORTH) AND BACKFILL.
2. GRADE AREA AROUND RESIDENCE BUILDING.
3. BACKFILL AT G RESIDENCE FOUNDATION WALLS.
4. BLAST AND EXCAVATE FOR WEST AUDIO/VIDEO BLDG & TUNNEL FOUNDATION.
5. BLAST AND EXCAVATE NORTH AUDIO/VIDEO BLDG. CONSTRUCT FOUNDATION AND BACKFILL AT FOUNDATION WALLS.
6. HAUL BACKFILL FROM SPOILS AREA AND CONSTRUCT LOOP ROAD STA 22+00 TO END AND ADJACENT PARKING AREAS.
7. STABILIZE ALL AREAS.

PHASE 7 – FINAL GRADING & SOIL RESTORATION
1. FINAL GRADE AREA AROUND BUILDINGS.
2. PAVE WALKWAYS, DRIVEWAYS, AND PARKING AREAS.
3. EXCAVATE AND CONSTRUCT BIORETENTION AREAS.
4. PERFORM SOIL RESTORATION AS DESCRIBED IN NEW YORK STATE DEC "DEEP–RIPPING AND DECOMPACTION" APRIL 2008. STABILIZE AREA WITH PERMANENT LANDSCAPING.
5. PERMANENTLY STABILIZE ALL AREAS.

PHASE 8 – FINAL GRADING & SOIL RESTORATION
1. DEMOLISH EXISTING GRAVEL ROAD.
2. PERFORM FINAL GRADING.
3. PAVE WALKWAYS, DRIVEWAYS, AND PARKING AREAS.
4. PERFORM SOIL RESTORATION AS DESCRIBED IN NEW YORK STATE DEC "DEEP –RIPPING AND DECOMPACTION" APRIL 2008. STABILIZE AREA WITH PERMANENTLANDSCAPING.
5. EXCAVATE AND CONSTRUCT BIORETENTION AREAS.
6. PERMANENTLY STABILIZE ALL AREAS.



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–	23 AUG 11	REVIEW & APPROVAL

OWNER:
WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
CONSTRUCTION PHASING PLAN

PROJECT No.
PPAT0104

SHEET No.
CD101

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XREF: \PX–CD000 Key Plan–DEFAULT.E.USA
XREF: \Common\X_Project Title–DEFAULT.E.USA
XREF: \PX–CE000
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PLOT DATE: 23 Sep 11 PLOTTED By: Castro, Harvey
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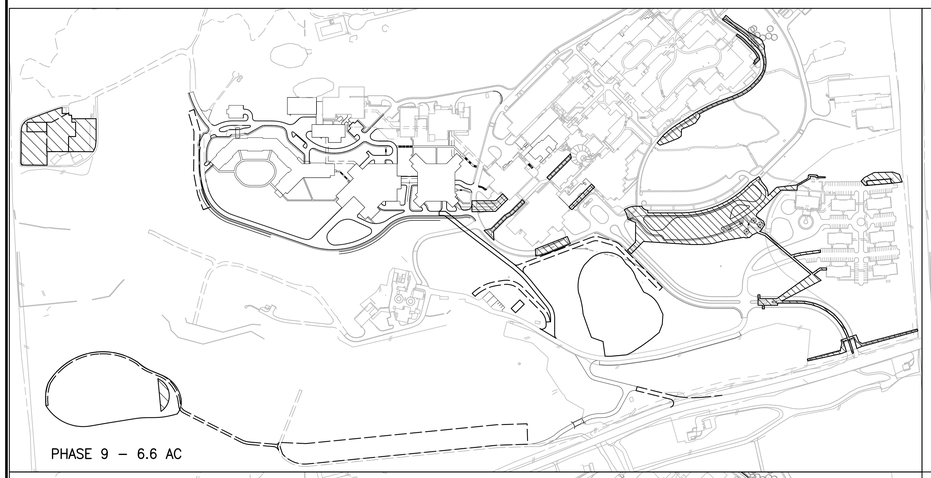

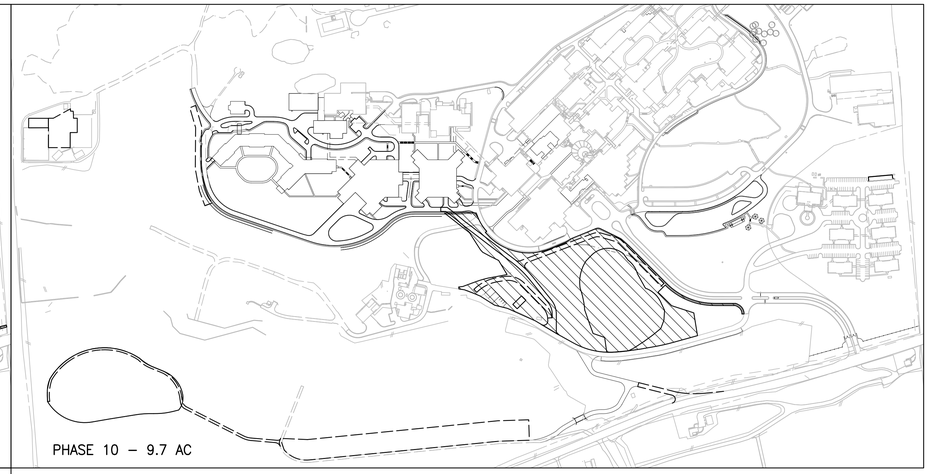

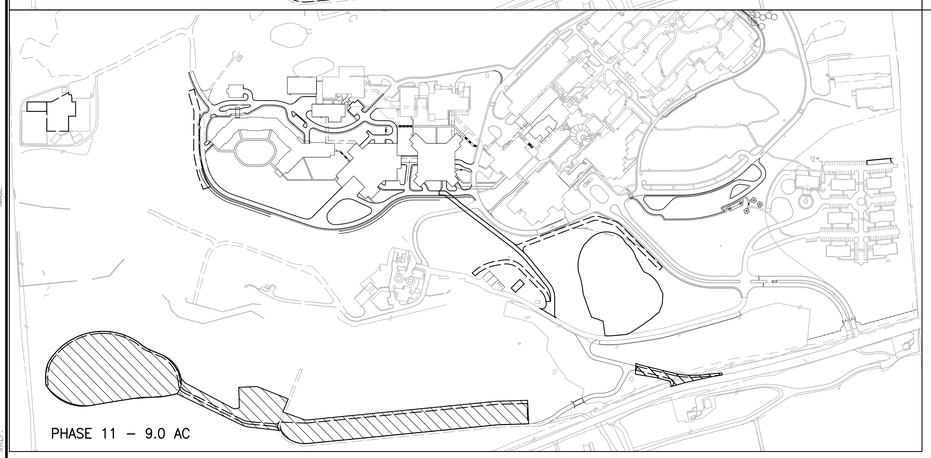

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CONSTRUCTION PHASING NOTES

PHASE 9 – BUS AND VISITOR PARKING LOT, LOBBY ADDITION, DINING ROOM CONNECTOR, PARKING AT E RESIDENCE, F RESIDENCE AND INN PEDESTRIAN BRIDGE FROM OFFICE TO SERVICES BLDG, WALKWAYS, SECURITY GATE, SOIL RESTORATION
CUT: 998 CY / FILL: 5022 CY

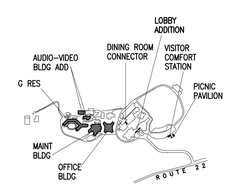
1. EXCAVATE AND CONSTRUCT BLDG FOUNDATION AT LOBBY ADDITION.
2. EXCAVATE AND CONSTRUCT BLDG FOUNDATION AT DINING ROOM CONNECTOR.
3. HAUL EXCESS SOILS TO SPOILS AREA.
4. CONSTRUCT BUS AND VISITOR PARKING LOT.
5. CONSTRUCT VISITOR COMFORT STATION AND PICNIC AREAS.
6. CONSTRUCT PARKING AT E & F RESIDENCES & PATTERSON INN.
7. CONSTRUCT WALKWAYS AND PEDESTRIAN BRIDGE BETWEEN OFFICE AND EXISTING SERVICES BLDG.
8. CONSTRUCT SECURITY GATE.
9. INSTALL UTILITIES TO PATTERSON INN AND GATE HOUSE.
10. RECONSTRUCT GATE HOUSE AND CONSTRUCT FENCE AT MAIN ENTRY OFF ROUTE 22.
11. PAVE PARKING LOTS, DRIVES, AND WALKWAYS.
12. CONSTRUCT BIORETENTION AREAS.
13. REMOVE SHEDS, ROCK CRUSHER, AND TRAILERS AND REPAIR RECREATION AREAS AS NEEDED.
14. PERFORM SOIL RESTORATION AS DESCRIBED IN NEW YORK STATE DEC "DEEP-RIPPING AND DECOMPACTION" APRIL 2008 AT VISITOR & RECREATION AREA.
15. STABILIZE ALL AREAS WITH PERMANENT LANDSCAPING.

PHASE 10 – STORMWATER POND, LANDSCAPING STORAGE BINS, BATCH PLANT, HAUL ROADS, & CONSTRUCTION TRAILERS & SHEDS – 9.7 AC

1. DEMOLISH BATCH PLANT, CONSTRUCTION SHEDS AND TRAILERS.
2. REMOVE HAUL ROADS FROM NEW LOOP ROAD TO POND.
3. INSTALL PERMANENT LANDSCAPE MATERIAL STORAGE AREA.
4. PERFORM SOIL RESTORATION AS DESCRIBED IN NEW YORK STATE DEC "DEEP-RIPPING AND DECOMPACTION" APRIL 2008.
5. STABILIZE ALL AREAS WITH PERMANENT LANDSCAPING.

PHASE 11 – FINAL GRADING & STABILIZATION OF SPOIL PILE, DEMOLISH HAUL ROAD AND STAGING AREA

1. DEMOLISH HAUL ROAD AND STAGING AREA.
2. PERFORM FINAL GRADING OF SPOILS AREA.
3. PERFORM SOIL RESTORATION AS DESCRIBED IN NEW YORK STATE DEC "DEEP-RIPPING AND DECOMPACTION" APRIL 2008.
4. STABILIZE ALL AREAS WITH PERMANENT LANDSCAPING.



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PATTERSON, NY 12563

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PROJECT No.
PPAT0104

SHEET No.
CD102

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XREF: \PX-Common\X-Key Plan-DEFAULT.E.USA
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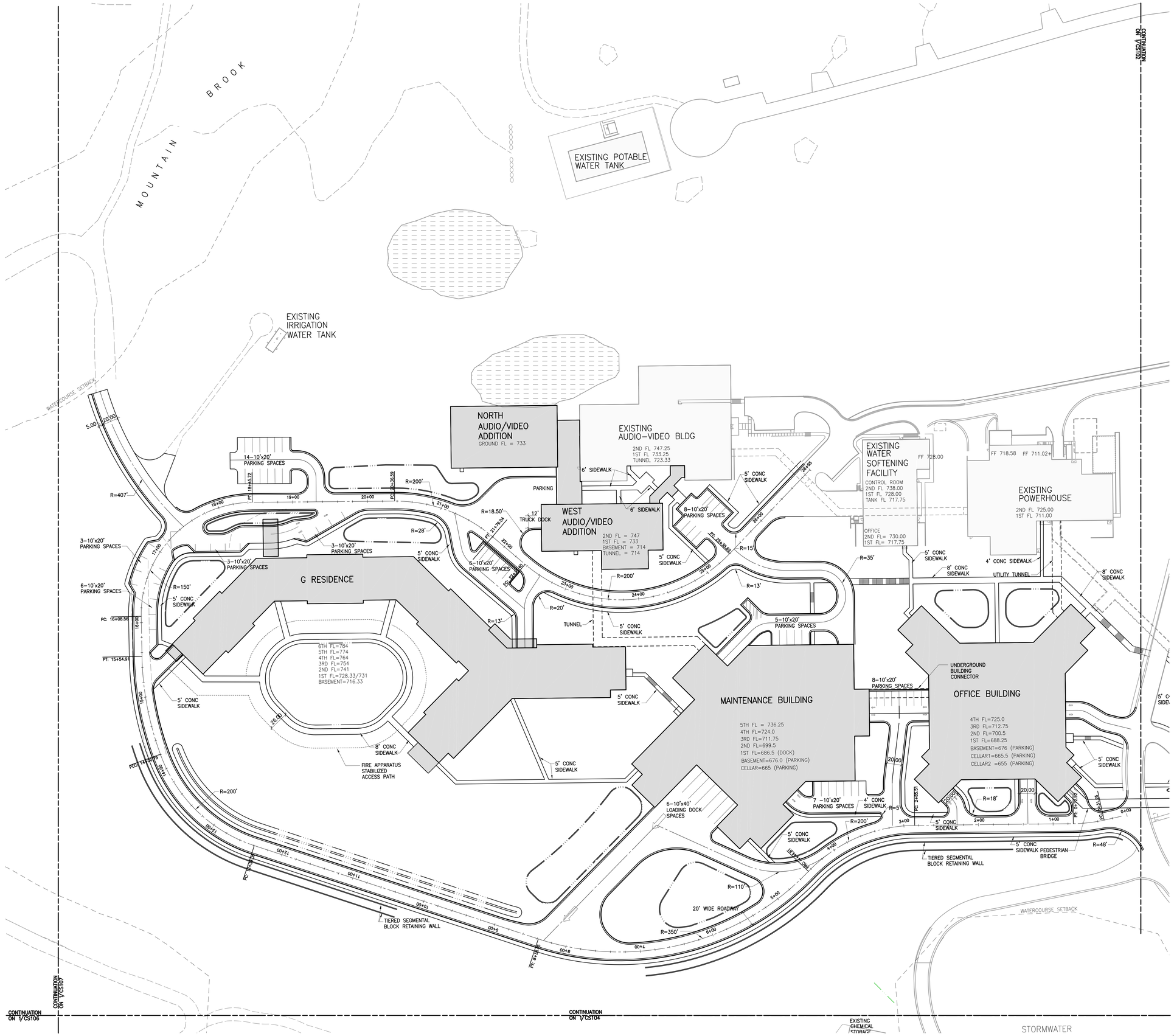

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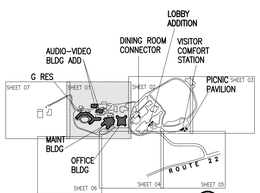

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PROJECT No.: PPAT0104

SHEET No.: CS101

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CONTINUATION ON 1/CS101

REVISED CURB RADIUS

R=40'

EXISTING NORTH PARKING GARAGE

LEVEL 5B FF 703.05
LEVEL 4B FF 694.05
LEVEL 3B FF 685.05
LEVEL 2B FF 676.05
LEVEL 1B FF 667.05

LEVEL 5A FF 698.55
LEVEL 4A FF 689.55
LEVEL 3A FF 680.55
LEVEL 2A FF 671.55
LEVEL 1A FF 662.55

EXISTING RECREATION

1ST FL FF 664.75
BASEMENT FF 652.50

EXISTING 'A' RES

4TH FL FF 691.00
3RD FL FF 682.00
2ND FL FF 673.00
1ST FL FF 664.00
BASEMENT FF 655.00

EXISTING 'B' RES

5TH FL FF 700.00
4TH FL FF 691.00
3RD FL FF 682.00
2ND FL FF 673.00
1ST FL FF 664.00

EXISTING 'C' RES

5TH FL FF 682.00
4TH FL FF 673.00
3RD FL FF 664.00
2ND FL FF 655.00
1ST FL FF 646.00
BASEMENT FF 637.00

EXISTING 'D' RES

5TH FL FF 682.00
4TH FL FF 673.00
3RD FL FF 664.00
2ND FL FF 655.00
1ST FL FF 646.00
BASEMENT FF 637.00

EXISTING 'E' RES

5TH FL FF 664.00
4TH FL FF 655.00
3RD FL FF 646.00
2ND FL FF 637.00
1ST FL FF 628.00

EXISTING 'F' RES

4TH FL FF 655.00
3RD FL FF 646.00
2ND FL FF 637.00
1ST FL FF 628.00
BASEMENT FF 618.50

EXISTING SOUTH PARKING GARAGE

LEVEL 5A FF 681.00
LEVEL 4A FF 672.00
LEVEL 3A FF 663.00
LEVEL 2A FF 654.00
LEVEL 1A FF 645.00

EXISTING SOUTH SERVICES BUILDING

OBSERVATION DECK FF 694.25
3RD FL FF 669.75
2ND FL FF 657.50
1ST FL FF 642.25
BASEMENT FF 630.00
ELEVATOR PIT FF 615.75

EXISTING KITCHEN/ DINING ROOM

1ST FL FF 680.00
2ND FL FF 664.75
BASEMENT FF 652.50
CELLAR FF 641.00

DINING ROOM CONNECTOR

EXISTING NORTH SERVICES BUILDING

3RD FL FF 689.25
2ND FL FF 677.00
1ST FL FF 664.75
BASEMENT FF 652.50

EXISTING SCHOOL

2ND FL FF 640.25
1ST FL FF 628.00
BASEMENT FF 615.75

EXISTING AUDITORIUM

PROJECTOR RM FF 650.25
2ND FL FF 640.25
1ST FL FF 628.00
BASEMENT FF 615.75

EXISTING LOBBY

2ND FL FF 640.25
1ST FL FF 628.00
MAIN ENTRY FF 641.25

LOBBY ADDITION

EXISTING SOUTH OFFICE BUILDING

4TH FL FF 664.75
3RD FL FF 652.50
2ND FL FF 640.25
1ST FL FF 628.00
BASEMENT FF 615.75

PEDESTRIAN BRIDGE

8' CONC SIDEWALK

5' CONC SIDEWALK

8' CONC SIDEWALK

5' CONC SIDEWALK

5' CONC SIDEWALK

5' PAVERS SIDEWALK

TRAFFIC CALMING SPEED TABLE WITH CROSS WALK

6 FT WIDE PEDESTRIAN CROSSWALK – 12" WHITE STRIPES, 2 FT OFFSET ON CENTER

SPEED TABLE MARKING 12" WIDE WHITE STRIPE, 2 FT OFF-SET ON CENTER

IN-STREET PEDESTRIAN CROSSING SIGN, BOTH DIRECTIONS (MUTCD SIGN R1-6)

5' CONC SIDEWALK

R=55'

CONC DRIVEWAY

CONTINUATION ON 1/CS105

CONTINUATION ON 1/CS104

VISITOR PARKING

EXIST CONC PARKING

18–12'x60' PARKING SPACES

EXIST CONC LOOP ROAD

BUS PARKING

25–10'x20' PARKING SPACES

5' CONC SIDEWALK

VISITOR COMFORT STATION

5' CONC SIDEWALK

PICNIC PAVILION

R=40'

PASSENGER PICK-UP/DROP-OFF 9–10'x20' PARKING SPACES

PERMEABLE PAVERS

5' CONC SIDEWALK

5' CONC SIDEWALK

5' PERMEABLE PAVERS SIDEWALK

5' PERMEABLE PAVERS SIDEWALK

5' CONC SIDEWALK

PERMEABLE PAVERS

PASSENGER PICK-UP/DROP-OFF 8–10'x20' PARKING SPACES

STORMWATER POND

WELL HOUSE 2

FF 628.03

TOWN WATERCOURSE SETBACK (100')

DEP WATERCOURSE SETBACK (50')

DEP WATERCOURSE SETBACK (50')

TOWN WATERCOURSE SETBACK (100')

WATERCOURSE SETBACK

SETBACK

CONTINUATION ON 1/CS103

CONTINUATION ON 1/CS102

FL.EL 630.5

0+00

1 PLAN – LAYOUT

1"=50'
0 25 50 100

KEY PLAN

LOBBY ADDITION
DINING ROOM CONNECTOR
VISITOR COMFORT STATION
AUDIO-VIDEO BLDG ADD
G RES
PICNIC PAVILION
MAINT BLDG
OFFICE BLDG
ROUTE 22

SHEET 07 SHEET 07 SHEET 02 SHEET 03 SHEET 06 SHEET 04 SHEET 05

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PLOT DATE: 23 Sep 11 PLOTTED BY: Castro, Harvey
DIMSCALE: 600.00 DSKN\DRFT: KSW
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BROOKLYN, NY 11201

ACCOUNT No.:

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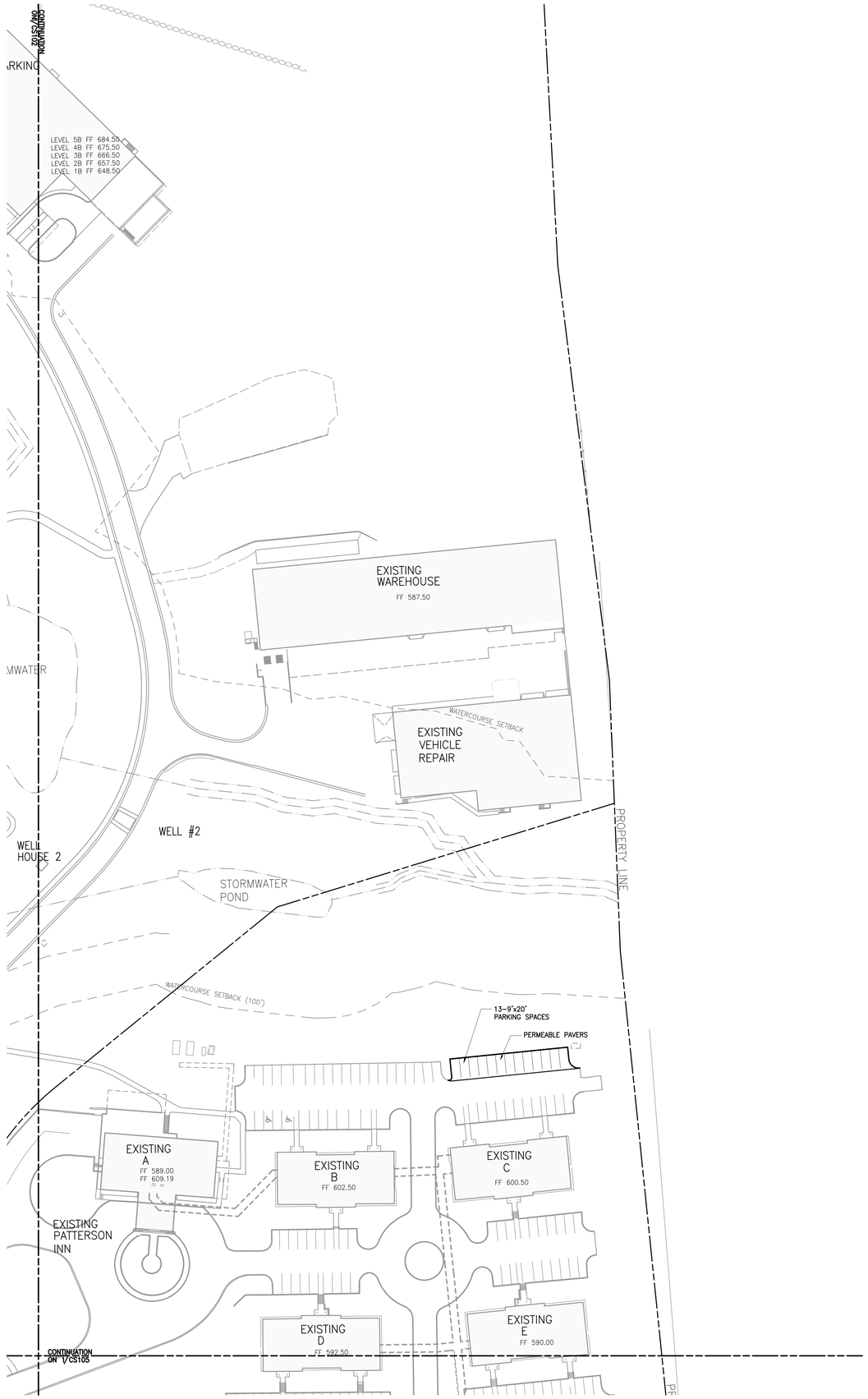
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
LAYOUT PLAN

PROJECT No.:
PPATO104

SHEET No.:
CS102



1 PLAN – LAYOUT

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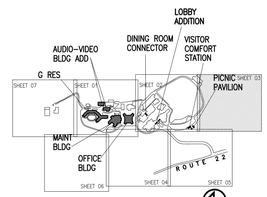

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PATTERSON, NY 12563

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PROJECT No.

PPAT0104

SHEET No.

CS103

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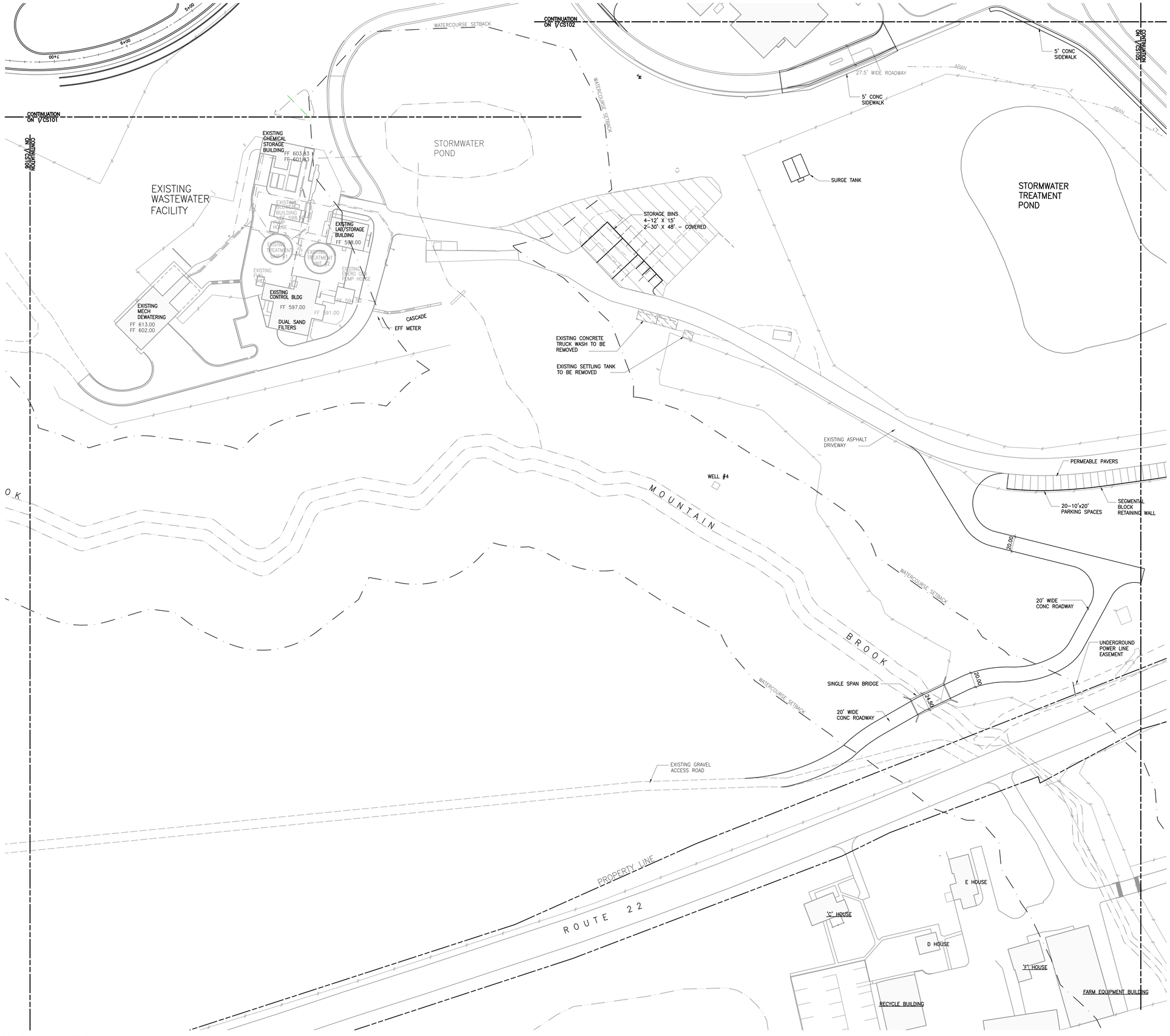
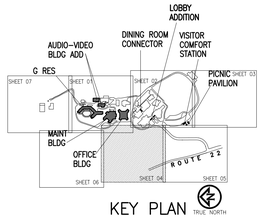


1 PLAN - LAYOUT

KEY PLAN



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SHEET No.
CS104

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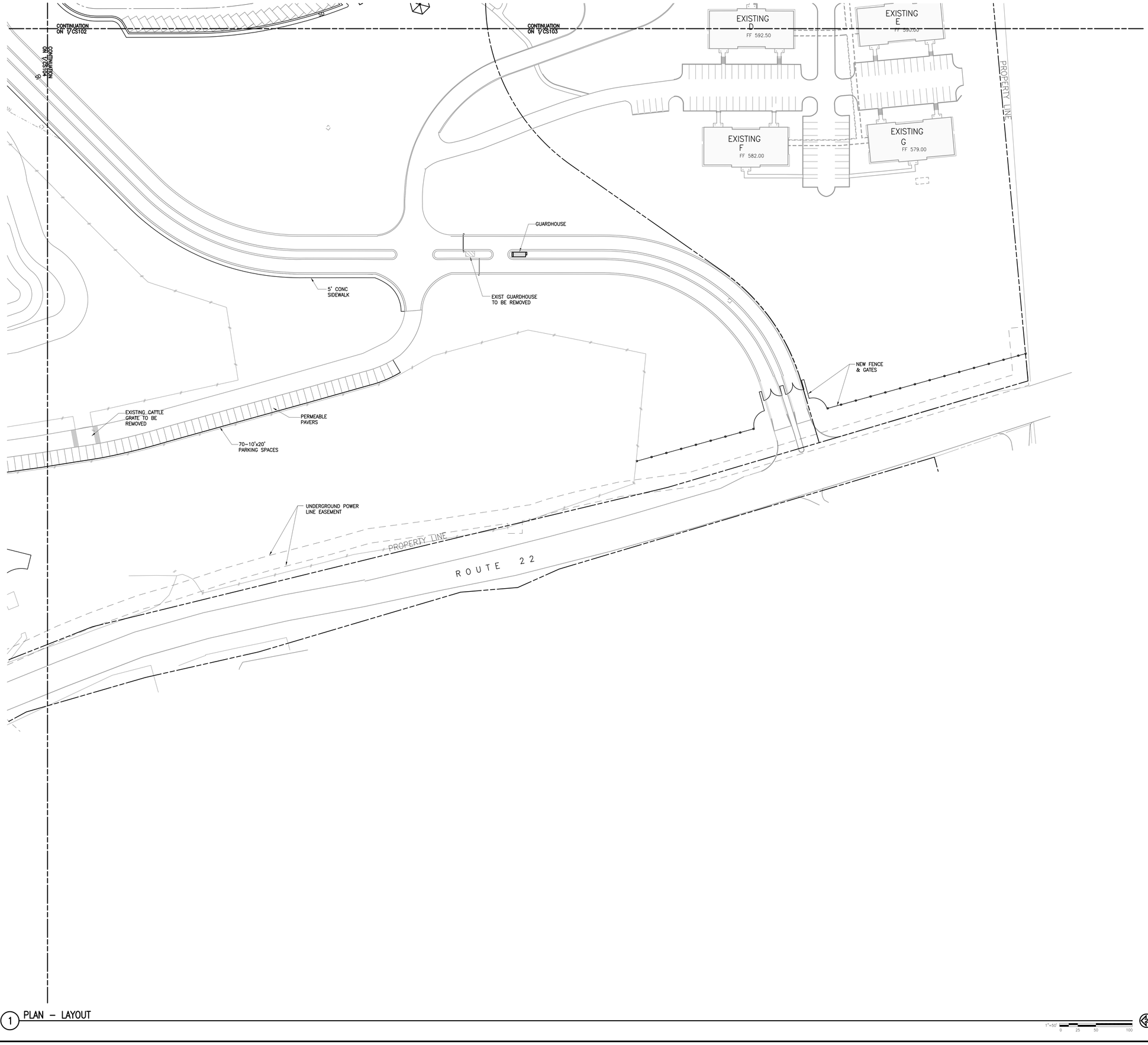

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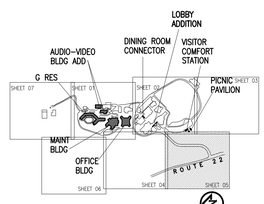

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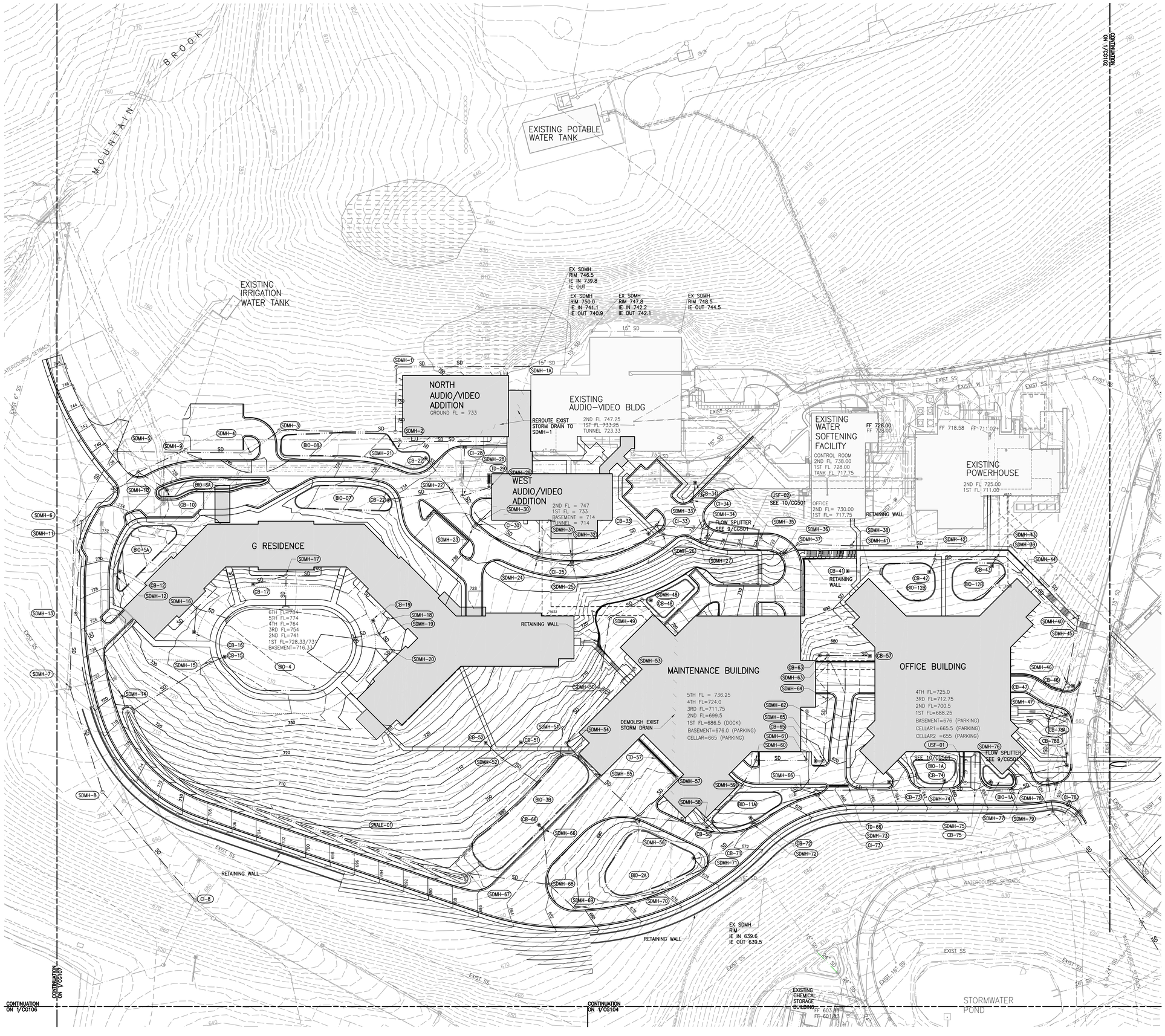

1 PLAN – GRADING & DRAINAGE

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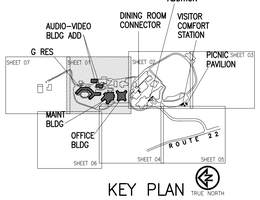

WATCHTOWER
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–	22 JUL 11	REVIEW & APPROVAL
–	06 AUG 10	FILING
–	24 JUN 09	FILING
–	09 JUL 09	FILING
–	15 APR 09	REVIEW & APPROVAL

OWNER:
WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
GRADING & DRAINAGE PLAN

PROJECT No.
PPAT0104

SHEET No.
CG101

XREF: \PX-CS000
XREF: \PX-CD000
XREF: \PX-CE000
XREF: \Common\X-Key Plan-DEFAULT-USA
XREF: \Common\X-Project Title-DEFAULT-USA

PLOT DATE: 23 Sep 11 PLOTTED BY: Castro, Harvey
DGN/DRFT: KSW
PLOTSCALE: 600.00
FILE PATH: P:\USA\PPAT0104\3_CONSTRUCTION_DOCUMENTS\3.1\0_Drawings\01_Civil\PX-CG101.dwg

1 PLAN – GRADING & DRAINAGE

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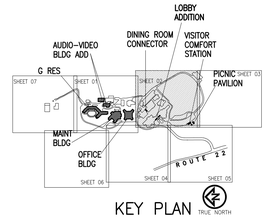

KEY PLAN

TRUE NORTH

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XREF: \XPX-CG000
XREF: \XPX-CE000
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XREF: ..\Common\X-Project Title-DEFAULT.DWG

PLOT DATE: 23 Sep 11 PLOTTED BY: Castro, Harvey
DIMSCALE: 600.00 DSCN_URFT: KSW
FILE PATH: P:\USA\PPATO\CG\3_CONSTRUCTION_DOCUMENTS\3.10 Drawings\01 Civil\PX-CG102.dwg

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–	09 JUL 09	FILING
–	15 APR 09	REVIEW & APPROVAL

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PATTERSON, NY 12563

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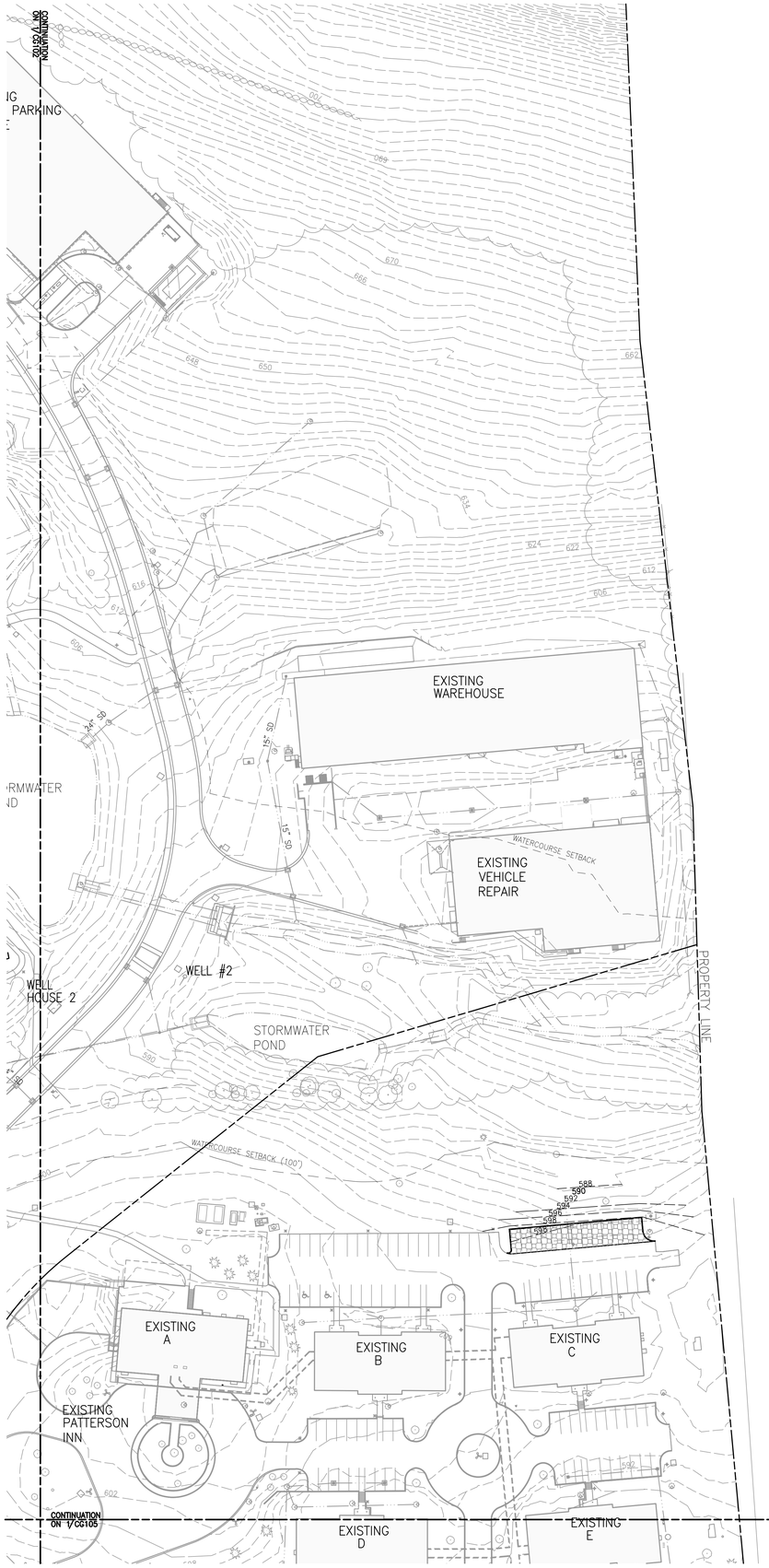
PROJECT No.
PPAT0104

SHEET No.
CG102



1 PLAN – GRADING & DRAINAGE

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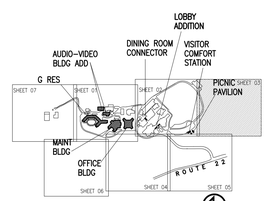

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ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
GRADING & DRAINAGE PLAN

PROJECT No.
PPAT0104

SHEET NO.
CG103

PLOT DATE: 23 Sep 11 PLOTTED BY: Castro, Harvey
DSCALE: 600.00 DSGN\DRFT: KSW
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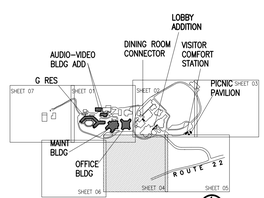
1 PLAN – GRADING & DRAINAGE

1"=50'



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–	09 JUL 09	FILING

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ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
GRADING & DRAINAGE PLAN

PROJECT No.:
PPAT0104

SHEET No.:
CG104

PLOT DATE: 23 Sep 11 PLOTTED BY: Castro, Harvey
DGN/LYR/FT: KSW
DIMSCALE: 600.00
FILE PATH: P:\VISIA\PPAT0104_CONSTRUCTION DOCUMENTS\3.10 Drawings\01 Civil\PX-CG104.dwg
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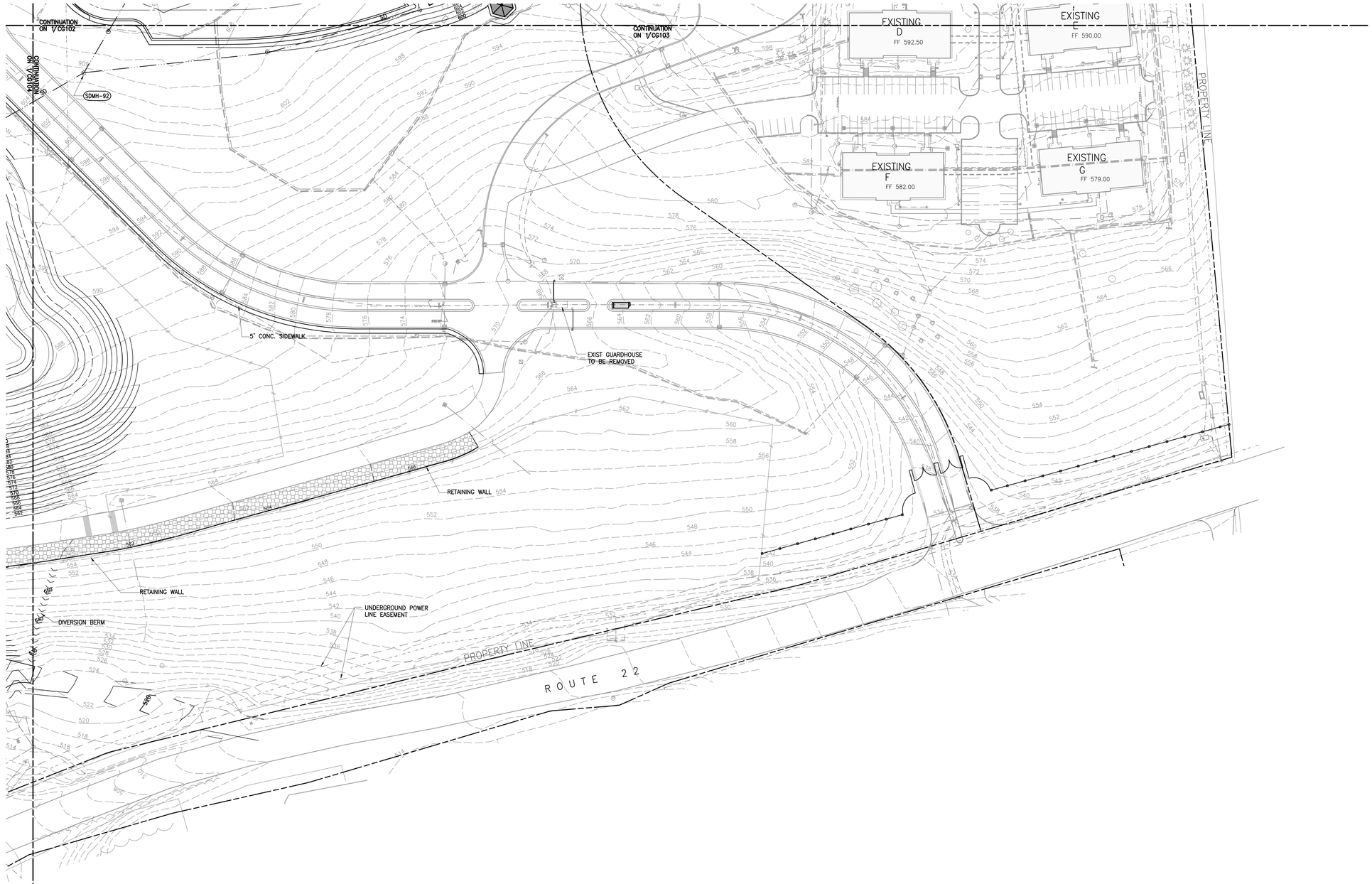
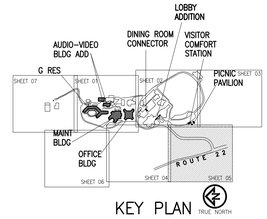


1 PLAN – GRADING & DRAINAGE

1"=50'



KEY PLAN TRUE NORTH

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ACCOUNT No.:

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
GRADING & DRAINAGE PLAN

PROJECT No.:
PPAT0104

SHEET No.:
CG105

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XREF: ..\Common\X-Project Title-DEFAULT.E.USA
PLOT DATE: 23 Sep 11 PLOTTED BY: Castro, Harvey
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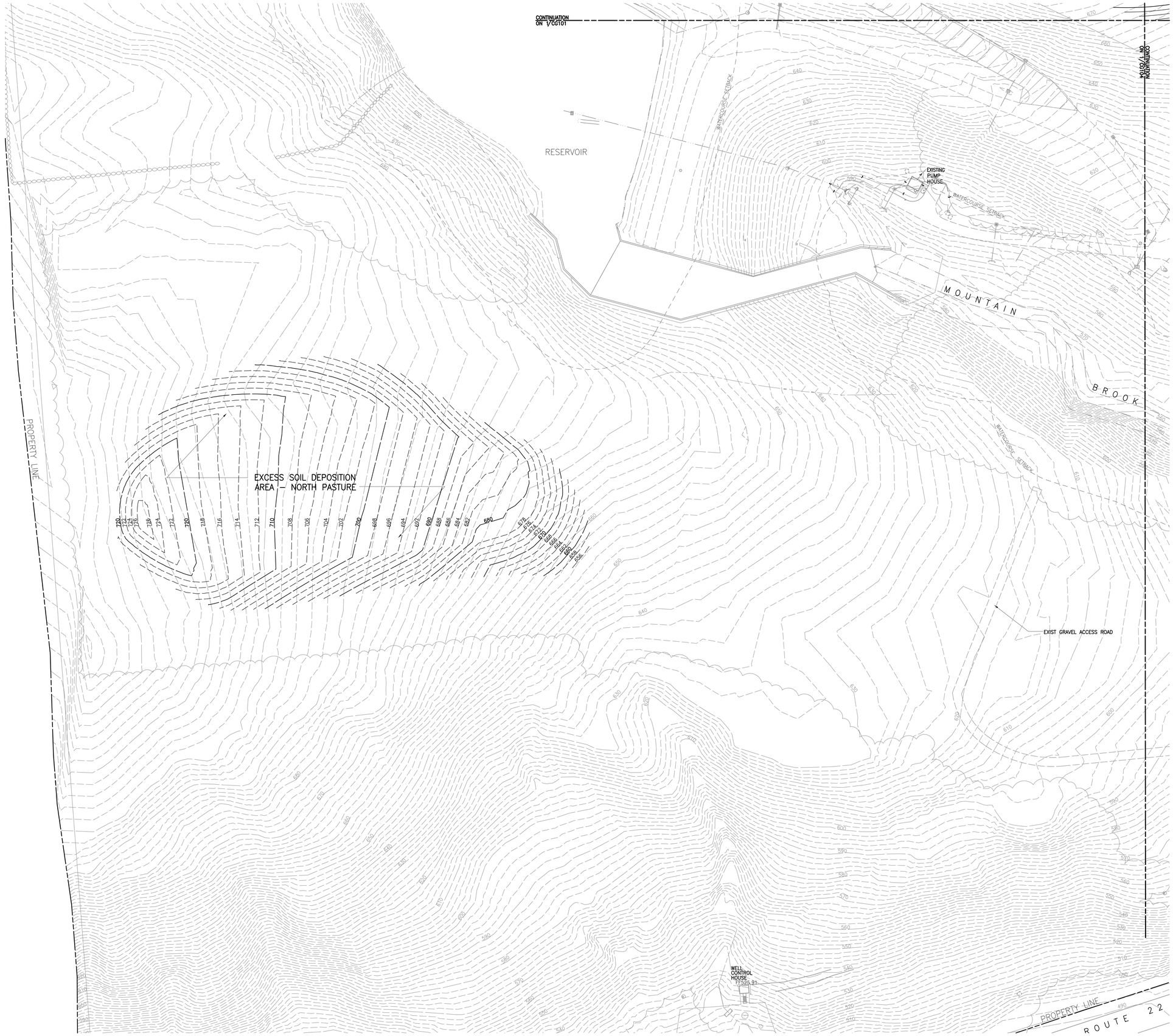
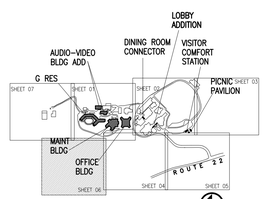


1 PLAN – GRADING & DRAINAGE

1"=50'



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100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
GRADING & DRAINAGE PLAN

PROJECT No.
PPAT0104

SHEET No.
CG106

XREF: \PX-CS000
XREF: \PX-CS000
XREF: \PX-CE000
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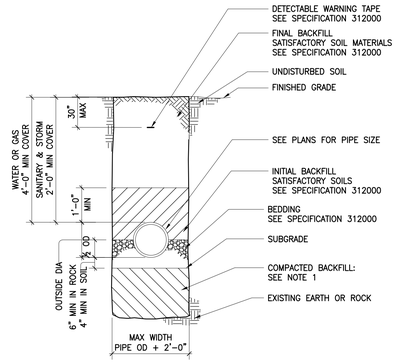
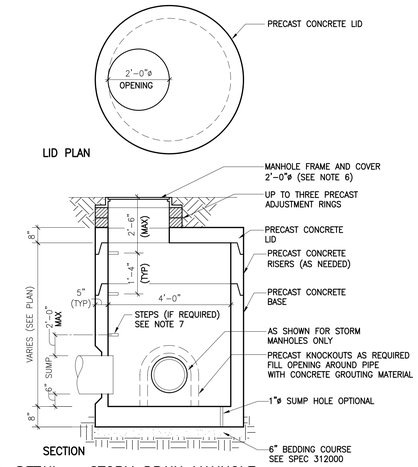
XREF: ...\Common\X-Project Title-DEFAULT.LISA
PLOT DATE: 23 Sep 11 PLOTTED BY: Castro, Harvey
DIMSCALE: 600.00 DSGN\DRFT: KSW
FILE PATH: K:\USA\PPAT0104\3_CONSTRUCTION\DOCUMENTS\3.10 Drawings\01 Civil\PX-CG106.dwg

NOTE:
1. REMOVE ALL UNSUITABLE MATERIAL TO A MINIMUM OF 30" BELOW THE PIPE OR TWICE THE DIAMETER, WHICHEVER IS GREATER. REPLACE WITH COMPACTED BACKFILL.
2. PROVIDE PROTECTION FOR TRENCH WALLS WHERE THE TRENCH DEPTH IS GREATER THAN 5 FEET.

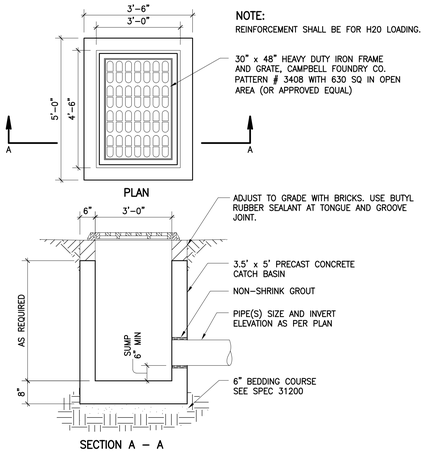


1 DETAIL – UTILITY TRENCH
REF: 1/CG101
NOT TO SCALE

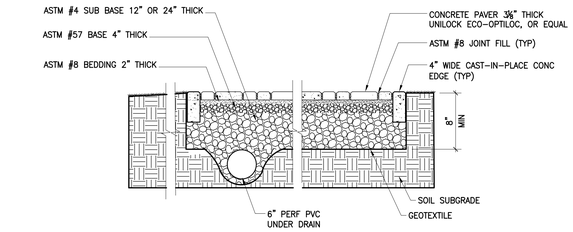
NOTES:
1. INLET PIPES ARE NOT TO EXTEND MORE THAN 3" INTO MANHOLE. OUTLET PIPES ARE TO BE FLUSH AND ALL EDGES SMOOTH WITH MANHOLE WALL.
2. MINIMUM SLOPE OF FLOW CHANNEL INVERT FROM INLET TO OUTLET IS 2% UNLESS NOTED OTHERWISE.
3. REINFORCEMENT SHALL BE FOR H20/ASTM C857 LOADING.
4. USE 4000+ PSI PRECAST CONCRETE.
5. IF STRUCTURE EXTENDS BELOW WATER TABLE, ADD WEEP HOLES TO RELIEVE WATER PRESSURE.
6. INSTALL HEAVY DUTY MANHOLE FRAME AND COVER.
7. STEPS ARE REQUIRED FOR STRUCTURES DEEPER THAN 4 FEET.



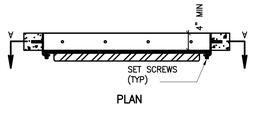
2 DETAIL – STORM DRAIN MANHOLE
REF: 1/CG101
NOT TO SCALE

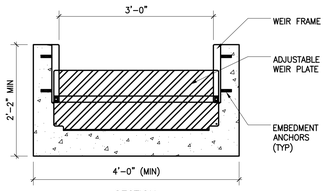


3 DETAIL – PRECAST CONCRETE CATCH BASIN (3.5'x5')
REF: 1/CG101
NOT TO SCALE



4 DETAIL – PERMEABLE INTER-LOCKING CONCRETE PAVERS
REF: 1/CS102,3,4,5
NOT TO SCALE

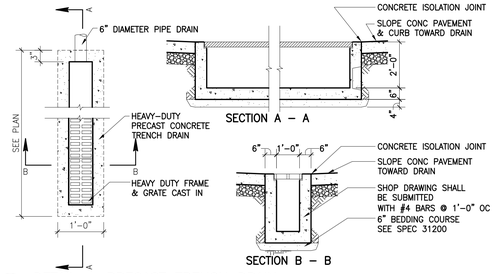




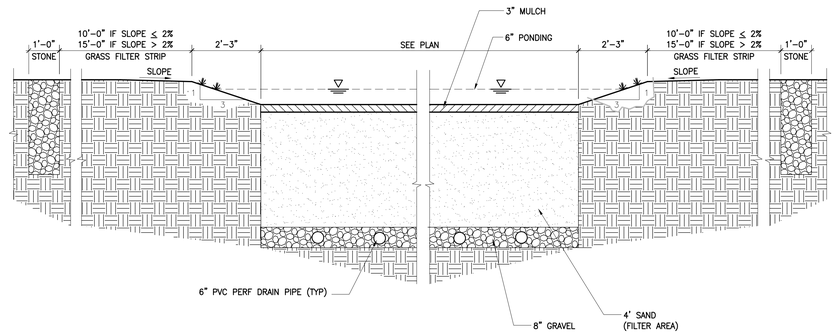
6 DETAIL – NOT USED
NOT TO SCALE

7 DETAIL – STORM DRAIN WEIR
NOT TO SCALE

9 DETAIL – STORM DRAIN MANHOLE W/FLOW SPLITTER
NOT TO SCALE

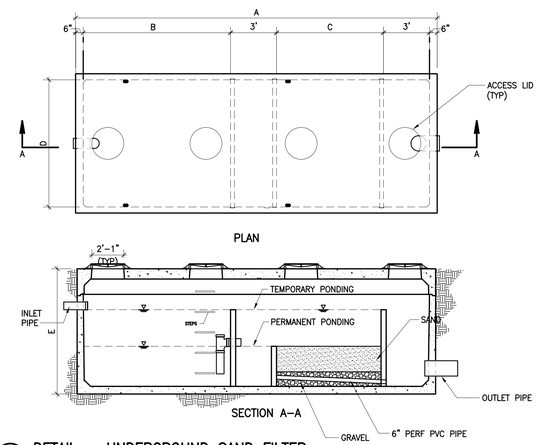


5 DETAIL – PRECAST TRENCH DRAIN
NOT TO SCALE



8 DETAIL – BIORETENTION BASIN
REF: 1/CG101
1/2"=1'-0"

SAND FILTER SIZING					
	A	B	C	D	E
USF-1	47'	20'	20'	13'	11'
USF-2	74'	33'	34'	22'	11'
USF-3	74'	38'	29'	25'	11.5'
USF-4	62'	27'	28'	18'	11'



10 DETAIL – UNDERGROUND SAND FILTER
REF: 1/CG101& CG104
1/4"=1'-0"

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OWNER:
WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
GRADING & DRAINAGE DETAILS

PROJECT No.
PPAT0104

SHEET No.
CG501

XREF: M:\AGE\Common\V\Project Title-DEFAULT\E\USA
PLOT DATE: 23 Sep 11 PLOTTED BY: Castro, Harvey
DIMSCALE: 1.0000 DSGN\DRFT:
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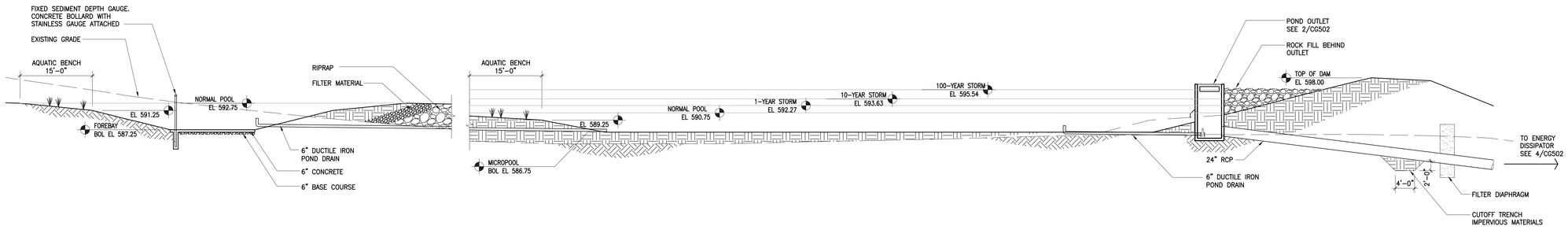

1 DETAIL – STORMWATER TREATMENT POND

REF: 1/CG104

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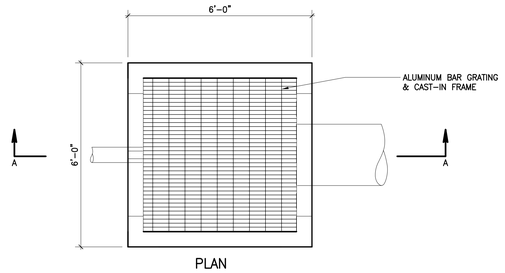
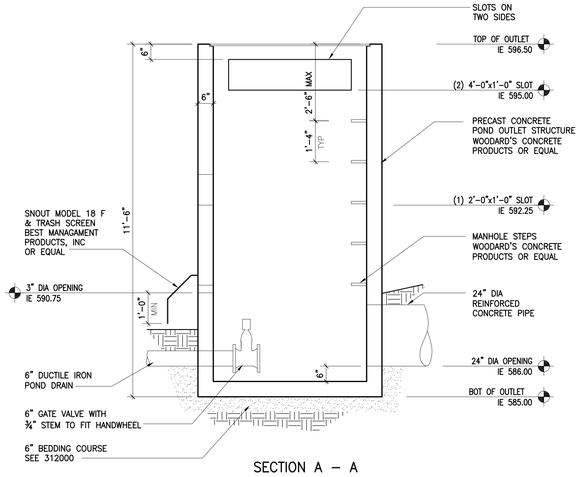


PLAN

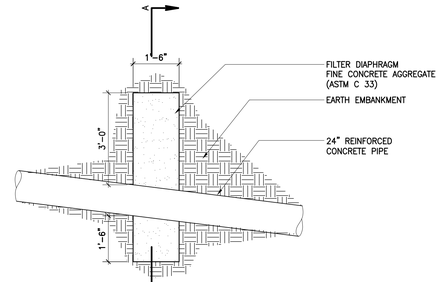


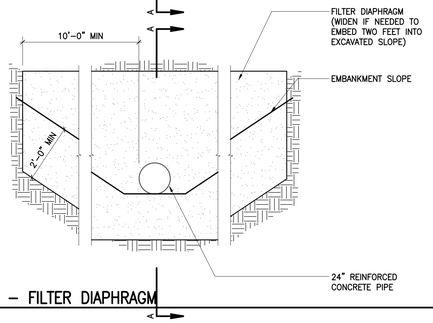
SECTION A – A

2 DETAIL – POND OUTLET STRUCTURE

REF: 1/CG502

1/2"=1'-0"

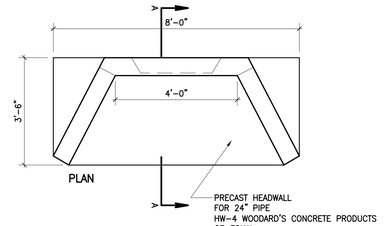




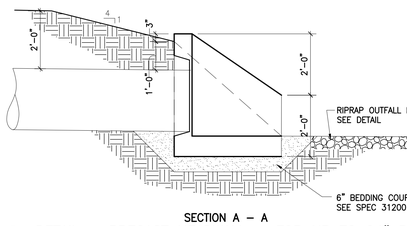
3 DETAIL – FILTER DIAPHRAGM

REF: 1/CG502

NOT TO SCALE



PLAN

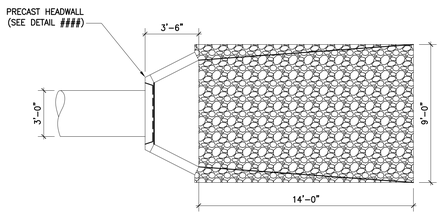


SECTION A – A

4 DETAIL – PRECAST HEADWALL – FOR UP TO 24" PIPE

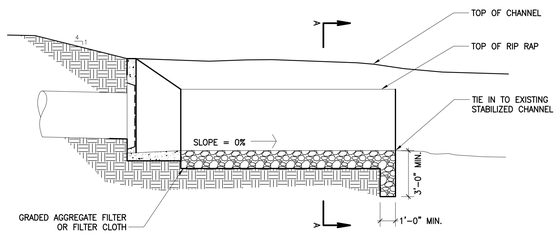
REF: 1/CG101

NOT TO SCALE

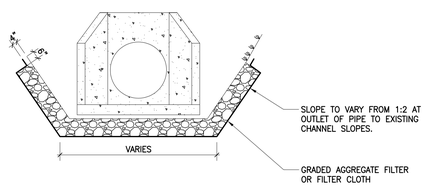


PLAN

NOTES:
1. **RIP RAP D50 = 6 INCHES.**
2. **WIDTH AT END OF OUTLET PROTECTION TO BE AT LEAST 9 FEET LONG AND BLEND INTO THE EXISTING CHANNEL CROSS SECTION.**
3. **RIP RAP BLANKET SHALL BE 14 INCHES DEEP.**
4. **MINIMUM DEPTH OF RIP RAP SHALL BE PEAK FLOW DEPTH (1.5 FEET) OR DOWNSTREAM FLOW, WHICHEVER IS GREATER.**



PROFILE



SECTION A–A

5 DETAIL – RIP RAP OUTLET PROTECTION

REF: 2/CG502

1/4"=1'-0"

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WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
STORMWATER POND DETAILS

PROJECT No.
PPAT0104

SHEET No.
CG502

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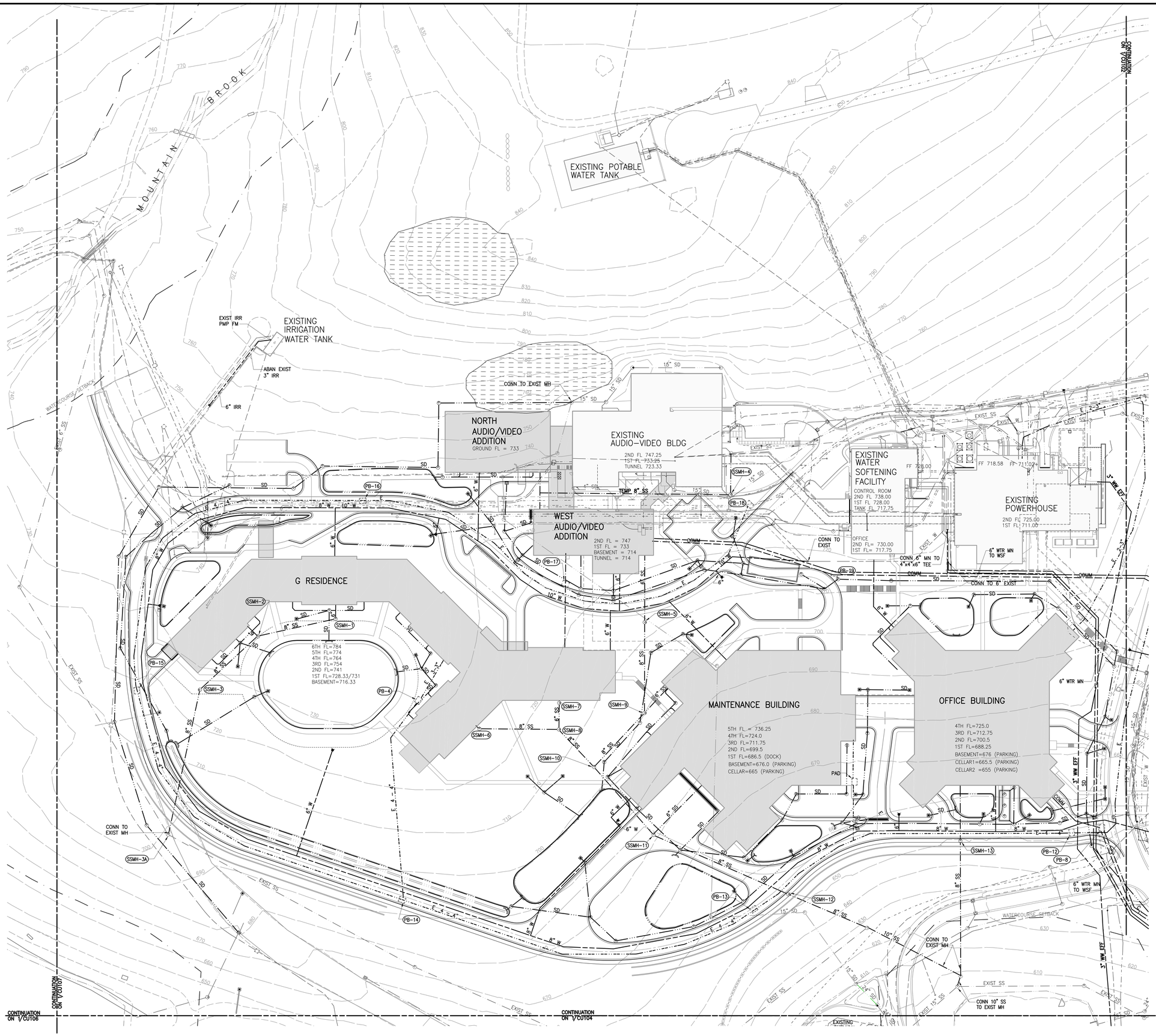
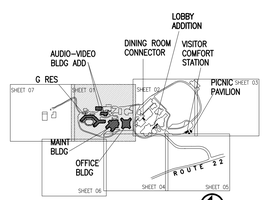


1 PLAN – UTILITIES

1"=50' (0, 25, 50, 100)



KEY PLAN (TRUE NORTH)

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ACCOUNT No.:

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100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
UTILITIES PLAN

PROJECT No.:
PPAT0104

SHEET No.:
CU101

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SHEET TITLE:
UTILITIES PLAN

PROJECT No.
PPAT0104

SHEET No.
CU102

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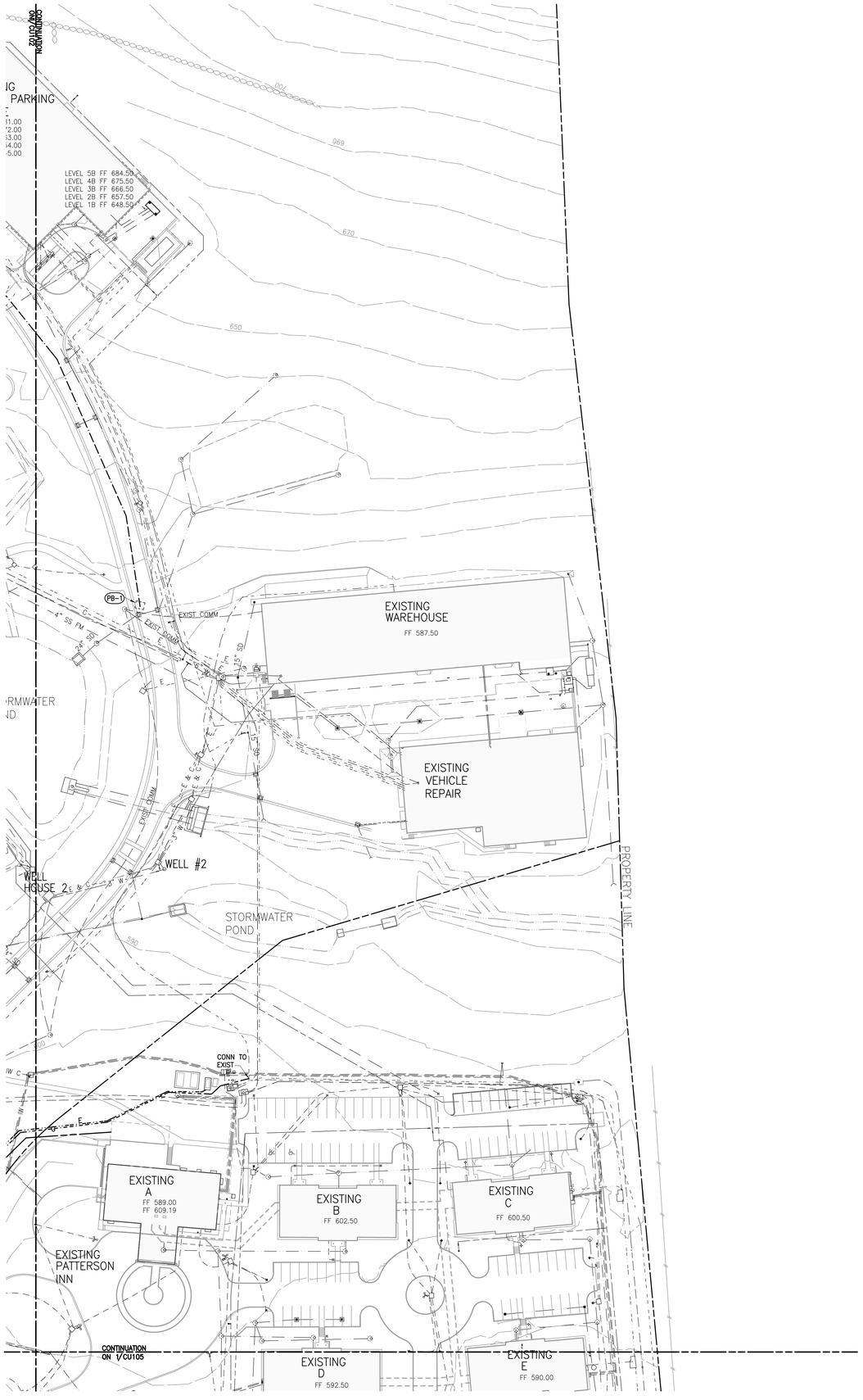
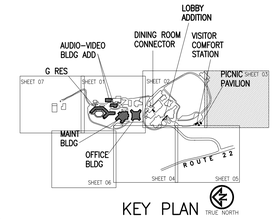


1 PLAN – UTILITIES

1"=50'



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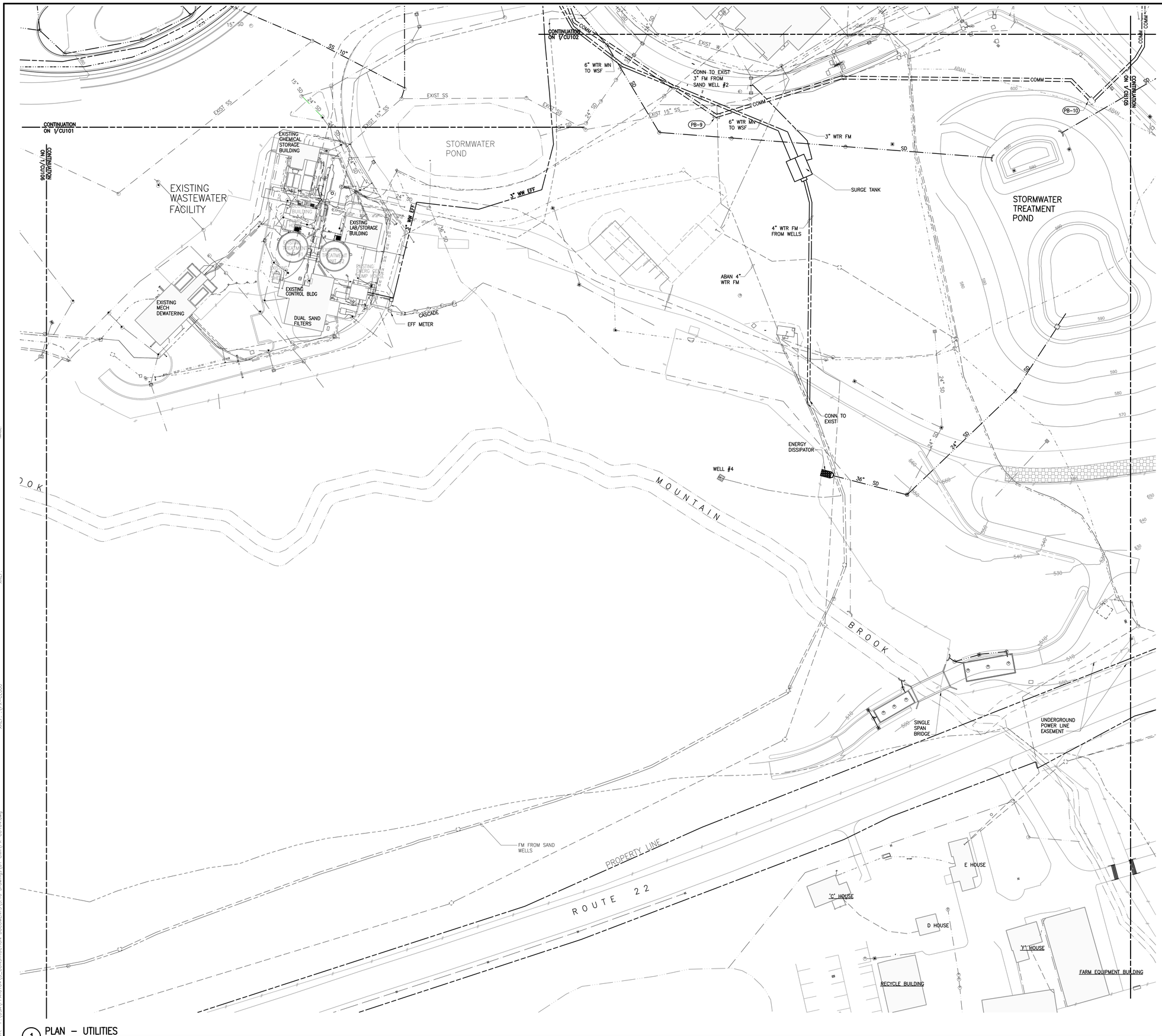
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
UTILITIES PLAN

PROJECT No.
PPAT0104

SHEET No.
CU103



1 PLAN – UTILITIES

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100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
UTILITIES PLAN

PROJECT No.
PPAT0104

SHEET No.
CU104

CONTINUATION ON V CU102

CONTINUATION ON V CU103

EXISTING D

EXISTING E

EXISTING F

EXISTING G

PROPERTY LINE

4" SS

1" W

2" SSFM

F

GUARDHOUSE

EXIST GUARDHOUSE TO BE REMOVED

UNDERGROUND POWER LINE EASEMENT

PROPERTY LINE

ROUTE 22

CONTINUATION

1 PLAN – UTILITIES

1"=50'
0 25 50 100

LOBBY ADDITION
DINING ROOM CONNECTOR
VISITOR COMFORT STATION
AUDIO-VIDEO BLDG ADD
G RES
PICNIC SHEET 03 PAVILION
MAINT BLDG
OFFICE BLDG
SHEET 01
SHEET 02
SHEET 04
SHEET 05
SHEET 06
SHEET 07
ROUTE 22

KEY PLAN TRUE NORTH

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SHEET TITLE:
UTILITIES PLAN

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SHEET No.
CU105

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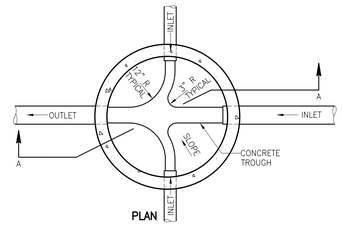
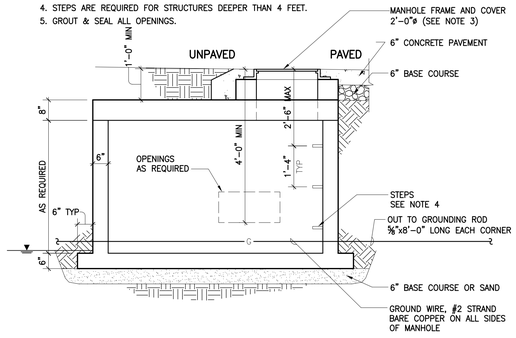
NOTES:
1. TROUGHS WITHIN MANHOLE ARE TO BE FULLY ACCESSIBLE.
2. THE MINIMUM DROP IN A 90° BEND IS 3".
3. SEE STORM DRAIN MANHOLE DETAIL FOR DIMENSIONS, REINFORCEMENT, LID PLAN, AND NOTES.
4. WATERTIGHTNESS: MANHOLES SHALL BE OF THE PRE-CAST CONCRETE TYPE. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANY WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL TO TAKE PLACE.
5. INSPECTION AND TESTING: PERFORM HYDROSTATIC TEST ACCEPTABLE TO DEPARTMENT OF HEALTH.



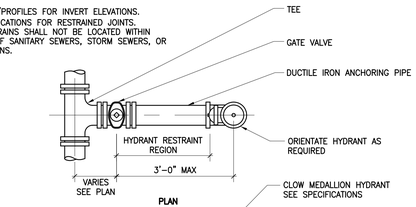
1 DETAIL – SANITARY SEWER MANHOLE
NOT TO SCALE

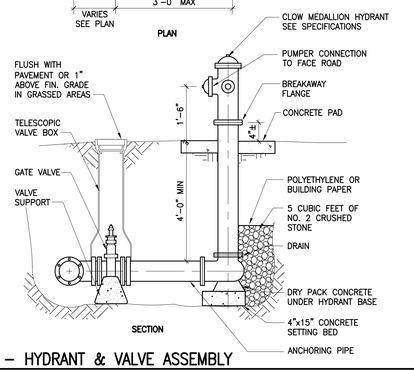
NOTES:
1. SEE ELECTRICAL PLAN FOR SIZE AND NUMBER OF OPENINGS.
2. PRECAST CONCRETE JUNCTION BOX SHALL BE DESIGNED FOR H20 LOADING CONDITIONS.
3. INSTALL HEAVY DUTY MANHOLE FRAME AND COVER.
4. STEPS ARE REQUIRED FOR STRUCTURES DEEPER THAN 4 FEET.
5. GROUT & SEAL ALL OPENINGS.



2 DETAIL – ELECTRICAL & COMMUNICATIONS MANHOLE
1/2"=1'-0"

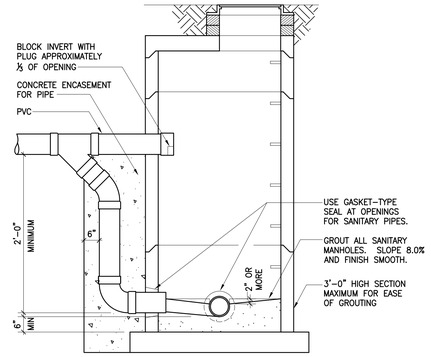
NOTES:
1. SEE PLANS/PROFILES FOR INVERT ELEVATIONS.
2. SEE SPECIFICATIONS FOR RESTRAINED JOINTS.
3. HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN TEN FEET OF SANITARY SEWERS, STORM SEWERS, OR STORM DRAINS.



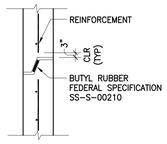


3 DETAIL – HYDRANT & VALVE ASSEMBLY
NOT TO SCALE

NOTE:
THIS TYPE OF MANHOLE SHALL BE USED USED WHERE DIFFERENCE IN INVERT ELEVATIONS AT MANHOLE EXCEEDS 2'-0"

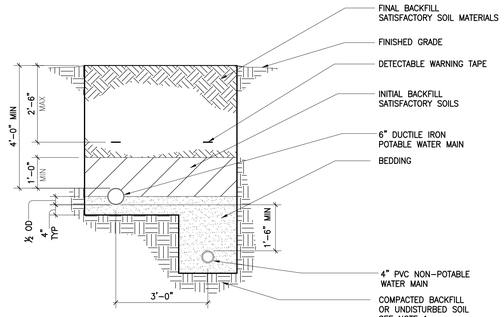


4 DETAIL – SANITARY DROP MANHOLE
NOT TO SCALE



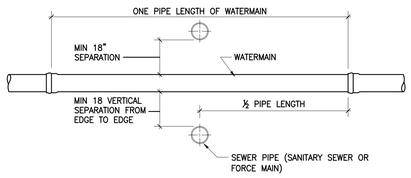
5 DETAIL – MANHOLE JOINT
NOT TO SCALE

NOTE:
1. REMOVE ALL UNSUITABLE MATERIAL TO A MINIMUM OF 30" BELOW THE PIPE OR TWICE THE DIAMETER, WHICHEVER IS GREATER. REPLACE WITH COMPACTED BACKFILL.
2. PROVIDE PROTECTION FOR TRENCH WALLS WHERE THE TRENCH DEPTH IS GREATER THAN 5 FEET.



6 DETAIL – WATER MAIN TRENCH
NOT TO SCALE

NOTES:
1. MIDPOINTS OF THE SEWER AND WATERMAIN LENGTHS SHALL BE POSITIONED AT THE POINT OF CROSSING.



7 DETAIL – WATER MAIN/SEWER CROSSING
NOT TO SCALE

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ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
UTILITIES DETAILS

PROJECT No.
PPAT0104

SHEET No.
CU501

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SYMBOLS LEGEND
SCALE: 1"=50'-0"

LATIN NAME	COMMON NAME	QTY	SIZE	ROOT COND
NATIVE TREES				
ACER SACCHARUM 'GLOBOSUM'	GLOBE SUGAR MAPLE	19	1 TO 1-1/2" CALIPER	B & B OR POT
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	13	1 TO 1-1/2" CALIPER	B & B OR POT
BETULA NIGRA 'CULLY HERITAGE'	CULLY HERITAGE RIVER BIRCH (CLUMP)	13	10-12' HT	POT
BETULA NIGRA 'LITTLE KING' FOX VALLEY	LITTLE KING FOX VALLEY RIVER BIRCH	22	5-6' HT	POT
CARPINUS CAROLINA	AMERICAN HORNBEAM	5	1 TO 1-1/2" CALIPER	B & B OR POT
CERCIS CANADENSIS	EASTERN REDBUD	8	1 TO 1-1/2" CALIPER	B & B OR POT
CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS FLOWERING DOGWOOD	5	7-8' HT	POT
CORNUS FLORIDA F. RUBRA	RED FLOWERING DOGWOOD	9	7-8' HT	POT
FRAXISNUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS ASH	1	1 TO 1-1/2" CALIPER	B & B OR POT
LIRODENDRON TULIPFERA	TULIP TREE	10	1 TO 1-1/2" CALIPER	B & B OR POT
NYSSA SYLVATICA	BLACK TUPELO, SOUR GUM	23	1 TO 1-1/2" CALIPER	B & B OR POT
PICEA GLAUCA	WHITE SPRUCE	20	4-5' HT	B & B OR POT
PICEA MARIANA	BLACK SPRUCE	55	4-5' HT	B & B OR POT
QUERCUS PALUSTRIS	PIN OAK	28	1 TO 1-1/2" CALIPER	B & B OR POT
QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	26	1 TO 1-1/2" CALIPER	B & B OR POT
QUERCUS COCCINEA	SCARLET	15	1 TO 1-1/2" CALIPER	B & B OR POT
NON-NATIVE TREES				
ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	1	4-5' HT	B & B OR POT
ACER PALMATUM DISSECTUM 'CRIMSON QUEEN'	CRIMSON QUEEN JAPANESE CUTLEAF MAPLE	1	4-5' HT	B & B OR POT
CEDRUS ATLANTIC GLAUCA	BLUE ATLAS CEDAR	1	5-6' HT	B & B OR POT
CHAMAECYPARIS NOOTKATENSIS 'GLAUCA PENDULA'	WEEPING ALASKAN CEDAR	10	5-6' HT	B & B OR POT
CORNUS KOUSA CHINENSIS	KOUSA DOGWOOD	3	7-8' HT	POT
COTINUS COGGYGRIA	SMOKETREE	8	5-6' HT	POT
FAGUS SYLVATICA	EUROPEAN BEECH	2	1 TO 1-1/2" CALIPER	B & B OR POT
MAGNOLIA X LOEBNERI 'MERILL'	DR MERRILL'S MAGNOLIA	2	4-5' HT	B & B OR POT
PICEA ABIES	WHITE SPRUCE	22	4-5' HT	B & B OR POT
PICEA ENGELMANNI	ENGLEMAN'S SPRUCE	13	4-5' HT	B & B OR POT
PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	20	4-5' HT	B & B OR POT
PINUS CEMBRA	SWISS STONE PINE	11	4-5' HT	B & B OR POT
PINUS DENSIFLORA 'UMBRACULIFERA'	JAPANESE RED PINE	1	4-5' HT	B & B OR POT
PINUS NIGRA	AUSTRIAN PINE	28	4-5' HT	B & B OR POT
PINUS SYLVESTRIS	SCOTCH PINE	17	4-5' HT	B & B OR POT
PLATANUS X ACERFOLIA 'BLOODGOOD'	LONDON PLANE TREE, SYCAMORE	2	1 TO 1-1/2" CALIPER	B & B OR POT
PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	40	1 TO 1-1/2" CALIPER	B & B OR POT
PRUNUS 'OKAME'	OKAME FLOWERING PLUM	3	1 TO 1-1/2" CALIPER	B & B OR POT
PRUNUS SUBHIRTELLA 'PENDULA'	WEEPING PINK JAPANESE CHERRY	1	1 TO 1-1/2" CALIPER	B & B OR POT
PRUNUS X 'SNOFOZAM'	SNOW FOUNTAIN CHERRY	3	1 TO 1-1/2" CALIPER	B & B OR POT
SALIX BLANDA	WEEPING WILLOW	10	5-6' HT	POT
TILIA CORDATA 'JUNE BRIDE'	JUNE BRIDE LINDEN	4	1 TO 1-1/2" CALIPER	B & B OR POT

LATIN NAME	COMMON NAME	QTY	SIZE	ROOT CONDT
NATIVE SHRUBS				
ABIES BALSAMEA 'NANA'	DWARF BALSAM FIR	10	6" TO 1' HT	1 GAL POT
CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	21	2-4' HT	POT
CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SWEET PEPPERBUSH	8	2-3' HT	POT
CLETHRA ALNIFOLIA 'PINK SPIRE'	PINK SPIRE SUMMERSWEET	27	2-3' HT	POT
CORNUS SERVICEA 'BAILEYI'	BAILEY RED TWIG DOGWOOD	44	2-3' HT	POT
CORNUS SERVICEA 'FLAVIRAMEA'	FLAVIRAMEA YELLOW TWIG DOGWOOD	21	2-3' HT	POT
CORNUS SERVICEA 'SILVER AND GOLD'	YELLOW TWIG VARIGATED DOGWOOD	33	2-3' HT	POT
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	3	2-3' HT	POT
HYDRANGEA ARBORESCENS 'BELLA ANNA'	BELLA ANNA HYDREANGEA	10	2-3' HT	POT
ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY (NEEDS MALE POLLINATOR)	71	1-1/2 TO 2' HT	POT
POTENTILLA FRUTICOSA	POTENTILLA	10	2-3' HT	POT
RHODODENDRON MAXIMUM	ROSEBAY RHODODENDROM	187	18-24" HT	POT
ROSA PALUSTRIS	SWAMP ROSE	26	2-3' HT	POT
THUJA OCCIDENTALIS	ARBORVITAE	6	3-4' HT	POT
				POT
NON-NATIVE SHRUBS				POT
AZALEA BOUDOIR	BOUDOIR AZALEA	4	2-3' HT	POT
BERBERIS THUNGERGII 'AUREA'	GOLDEN BARBERRY	3	2-3' HT	POT
BERBERIS THUNGERII F. ATROPURPUREA 'ROSE GLOW'	'ROSE GLOW' JAPANESE BARBERRY	2	2-3' HT	POT
BUXUS SEMPERVIRENS 'FASTIGIATA'	COLUMNAR BOXWOOD	6	3-4' HT	POT
CHAMAECYPARIS OBTUSA 'CONFUCIUS'	HINOKI FALSE CYPRESS	1	3-4' HT	POT
CHAMAECYPARIS PISIFERA 'FILIFERA MOPS'	GOLD MOP FALSE CYPRESS	7	15-18" SPR	POT
FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	3	2-3' HT	POT
HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	9	18-24" HT	POT
HYDRANGEA PANICULATA 'GRANIFLORA'	PEEGEE HYDRANGEA, SHRUB FORM	5	18-24" HT	POT
HYDRANGEA PANICULATA 'GRANDIFLORA'	PEEGEE HYDRANGEA, TREE FORM	5	5-6' HT	POT
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	4	2-3' HT	POT
ILEX X 'MESDOB'	CHINA BOY HOLLY	2	4-5' HT	POT
ILEX X 'MESDOG'	CHINA GIRL HOLLY	15	4-5' HT	POT
KERRIA JAPONICA	JAPANESE KERRIA	1	2-3' HT	POT
PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE	10	2-5' HT	POT
RHODODENDRON 'PJM AGLO'	PJM AGLO RHODODENDRON	28	2 TO 2-1/2' HT	POT
SYRINGA PUBESCENS SUBSP. PATULA 'MISS KIM'	MISS KIM LILAC	5	2-3' HT	POT
THUJA OCCIDENTALIS AUREA	GOLDEN ARBORVITAE	3	4-5' HT	POT
VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	2	3-4' HT	POT
VIBURNUM PLICATUM 'NEWZAM'	NEWPORT VIBURNUM	14	2-3' HT	POT
VIBURNUM PLICATUM TOMENTOSUM 'MARIESII'	MARIESI DOUBLEFILE VIBURNUM	6	3-4' HT	POT
VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA VIBURNUM	17	3-4' HT	POT

DRAWING SHEET NOTES

1. ANY DEVIATIONS FROM PLANT LIST MUST BE APPROVED BY DESIGN BUILD OFFICE.

WATCHTOWER
BIBLE AND TRACT SOCIETY OF NEW YORK, INC
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MARK:	DATE:	DESCRIPTION:
–	26 SEP 11	FILING
–	24 AUG 11	REVIEW & APPROVAL

OWNER:
WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
LANDSCAPE PLANT LEGEND

PROJECT No.
PPAT0104

SHEET No.
LD001

XREF: P:\USA\PPAT0104\3_CONSTRUCTION DOCUMENTS\3.10 Drawings\02 Landscape\PX-LD001.dwg
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IMAGE:
IMAGE:
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IMAGE:
PLOT DATE: 22 Sep 11 PLOTTED BY: Levan, Cheryl
DWGSCALE: 600.0000 DSGN/DRFT:
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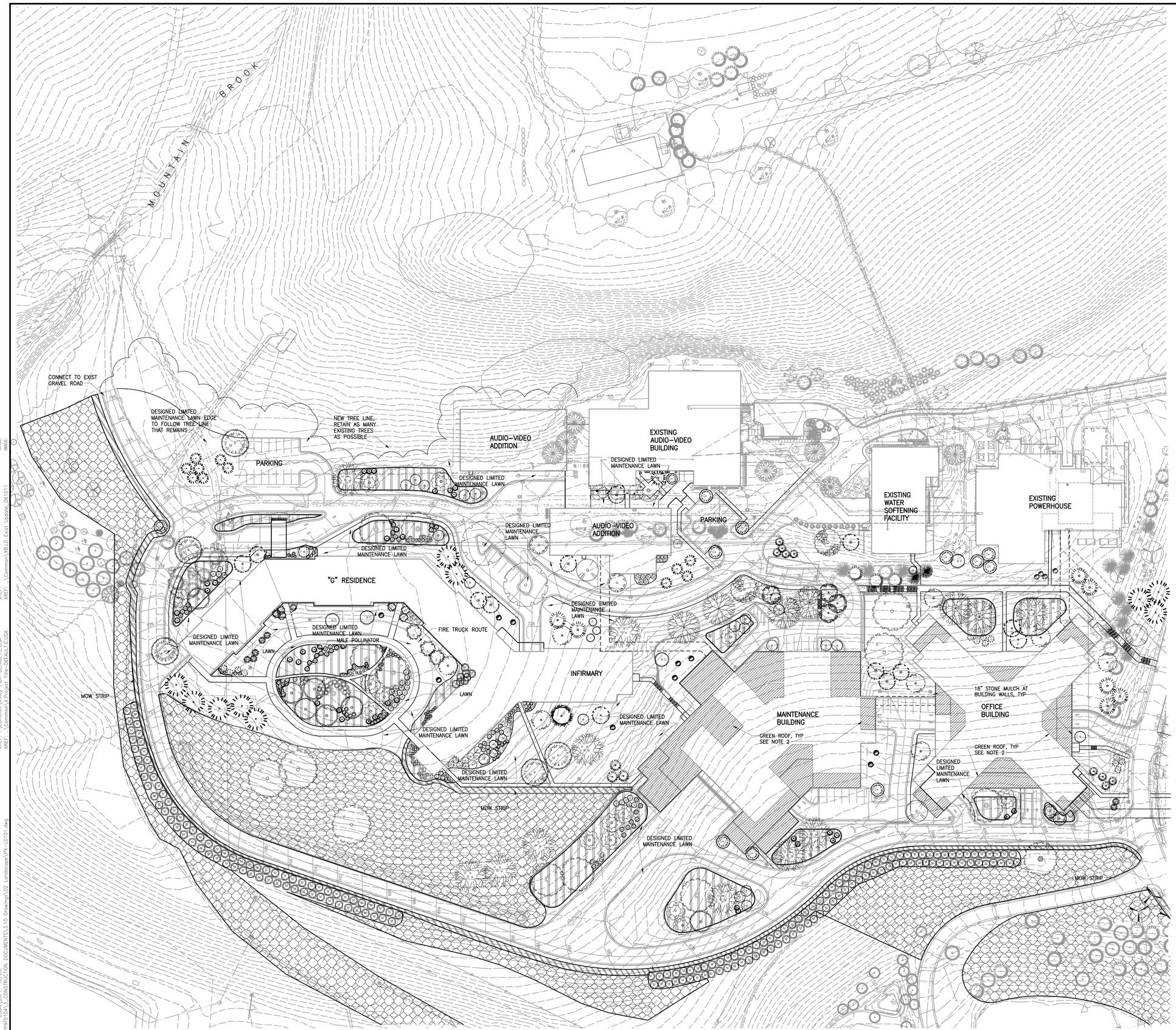

1 PLAN – LANDSCAPING

1"=50'
0 25 50 100

KEY PLAN TRUE NORTH

GENERAL NOTES

1. GREEN ROOFS – WILL BE EXTENSIVE WITH A TYPICAL LAYERING OF WATERPROOFING MEMBRANE, DRAINAGE LAYER, FILTER FLEECE, 4" OF MANUFACTURED GROWING MEDIUM AND SEDUM PLUGS 3" ON CENTER OR PREPARED MATS.

2. A 104" (TWO MOWER PATHS) TO BE MAINTAINED ALONG ROADWAYS AND WALKWAYS AS SHOWN ON DRAWINGS. GRASS MIX: 30% KENTUCKY BLUE GRASS, 30% BARON KENTUCKY BLUE GRASS, 20% CHEWING FESCUE, 20% PERENNIAL RYE, 50 LBS/BAG.

3. MEADOW WITH WILDFLOWERS – AREAS TO BE CONVERTED BACK TO MEADOW MADE UP OF NATIVE WILDFLOWER/GRASS MIX

WILDFLOWER MIX (70%)

Aquilegia canadensis, Wild Columbine
Aster ptaricoides, New England Aster
Coreopsis lanceolata, Lance-leaved Coreopsis
Gaillardia pulchella, Indian Blanket (A)
Liastris spicata, Dense Blazingstar
Lupine perennis, Perennial Lupine
Monarda fistulosa, Wild Bergamot
Penstemon digitalis, 'Foxglove', Beardtongue
Solidago rigida, "Stiff', Goldenrod

GRASS MIX (30%)

Bouelous curtipendula, (P), Sideoats Grama
Schizachyrium scoparium (P), Littel Bluestem

4. PLANTINGS FOR AREAS AROUND RETENTION PONDS WILL REFLECT THE RECOMMENDATIONS SITED IN APPENDIX H OF THE NYS STORMWATER MANAGEMENT DESIGN MANUAL OF AUGUST 2003.

5. DESIGNED LIMITED MAINTENANCE LAWN IS A MIXTURE OF SEVEN NATIVE HYBRID FESCUES WHICH GROW TO THE HEIGHT OF 3–6" SO MOWING IS VERY LIMITED OR NOT AT ALL.

DESIGNED LIMITED MAINTENANCE LAWN MIX AS PRESCIBED BY MFR:

SHEEPS FESCUE
SHORELINE SLENDER FESCUE
CARDINAL CREEPING RED FESCUE
JASPER II CREEPING RED FESCUE
LONGFELLOW II CHEWINGS FESCUE
HERON HARD FESCUE
CHARIOT HARD FESCUE

6. PERENNIAL BED

7. SEE LD001 FOR TREE AND SHRUB LEGEND.

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–	06 AUG 10	FILING
–	09 JUL 09	FILING
–	15 APR 09	REVIEW AND APPROVAL

OWNER:
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25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
LANDSCAPING PLAN

PROJECT No.
PPAT0104

SHEET No.
LD101

PLOT DATE: 22 Sep 11 PLOTTED BY: Levan, Cheryl
DIMSCALE: 600.00 DSGN\DRFT: TC/CJP
FILE PATH: P:\USA\PPATN\04\3_CONSTRUCTION DOCUMENTS\3.10 Drawings\02 Landscape\CPV-LD101.dwg
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XREF: \Common\XB.PX-L-100
XREF: \Common\X.Key Plan-DEFAULT.LISA
XREF: \Common\X.Project Title-DEFAULT.LISA

THIS AREA TO BE CONVERTED TO WOODS WITH SEEDLINGS AS DESCRIBED IN NOTES TO BE WORKED INTO EXISTING TREES

EXISTING 'B' RES

EXISTING SOUTH PARKING GARAGE

EXISTING 'D' RES

EXISTING 'F' RES

EXISTING 'A' RES

EXISTING 'C' RES

EXISTING NORTH PARKING GARAGE

EXISTING RECREATION

EXISTING SOUTH SERVICES BUILDING

EXISTING KITCHEN/DINING ROOM

EXISTING 'E' RES

POND

EXISTING SCHOOL

EXISTING AUDITORIUM

EXISTING NORTH SERVICES BUILDING

EXISTING LOBBY

LOBBY ADDITION

EXISTING SOUTH OFFICE BUILDING

DESIGNED LIMITED MAINTENANCE LAWN

VISITOR PARKING

MALE POLLINATOR

MOW STRIP

MEADOW W/ WILDFLOWER MIX

GENERAL NOTES

1. THE AREAS INDICATED BY THIS HATCHING ARE TO BE CONVERTED TO WOODS WITH SEEDLINGS (AS SHOWN BELOW) WORKED INTO EXISTING TREES AND OPEN AREAS IN A NATURALISTIC MANNER.

AMOUNT		SIZE	ROOT CONDITION
25	*Abies balsamea*, BALSAM FIR	2'–3'	BARE ROOT
25	*Acer saccharum*, SUGAR MAPLE	2'–3'	BARE ROOT
25	*Betula nigra*, RIVER BIRCH	2'–3'	BARE ROOT
25	*Betula papyrifera*, PAPER BIRCH	2'–3'	BARE ROOT
25	*Cornus florida*, FLOWERING DOGWOOD	2'–3'	BARE ROOT
25	*Praxinus americana*, WHITE ASH	2'–3'	BARE ROOT
25	*Picea glauca*, WHITE SPRUCE	2'–3'	BARE ROOT
25	*Quercus rubra*, RED OAK	2'–3'	BARE ROOT
25	*Quercus alba*, WHITE OAK	2'–3'	BARE ROOT

2. WHERE POSSIBLE, A MOWING STRIP OF LAWN IS TO BE MAINTAINED ALONG ROADWAY AS SHOWN ON PLANS. GRASS MIX: 30% KENTUCKY BLUE GRASS, 30% BARON KENTUCKY BLUE GRASS, 20% CHEWING FESCUE, 20% PERENNIAL RYE, 50 LBS/BAG.

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Schizachyrium scoparium (P), Littel Bluestem

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DESIGNED LIMITED MAINTENANCE LAWN MIX AS PRESCIBED BY MFR:

SHEEPS FESCUE
SHORELINE SLENDER FESCUE
CARDINAL CREEPING RED FESCUE
JASPER II CREEPING RED FESCUE
LONGFELLOW II CHEWINGS FESCUE
HERON HARD FESCUE
CHARIOT HARD FESCUE

5. PERENNIAL BED

6. SEE LD001 FOR TREE AND SHRUB LEGEND.

1 PLAN – LANDSCAPING

1"=30'
0 25 50 100

KEY PLAN (TRUE NORTH)

LOBBY ADDITION
AUDIO–VIDEO BLDG ADD
DINING ROOM CONNECTOR
VISITOR COMFORT STATION
G RES
PICNIC PAVILION
MAINT BLDG
OFFICE BLDG
ROUTE 22

WATCHTOWER
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BROOKLYN, NY 11201 USA
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–	06 AUG 10	FILING
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–	15 APR 09	REVIEW & APPROVAL

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WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
LANDSCAPING PLAN

PROJECT No.
PPAT0104

SHEET No.
LD102

XREF: \\Common\VB.PX–CG000
XREF: \\Common\VB.PX–CE000
XREF: \\Common\VB.PX–CU000
XREF: \\Common\VB.PX–L–100
XREF: \\Common\X-Key Plan–DEFAULT.E.USA
XREF: \\Common\X-Project Title–DEFAULT.E.USA
PLOT DATE: 22 Sep 11 PLOTTED BY: Levan, Cheryl
DWGSCALE: 600.00 DSGN\DRFT: TC/CJP
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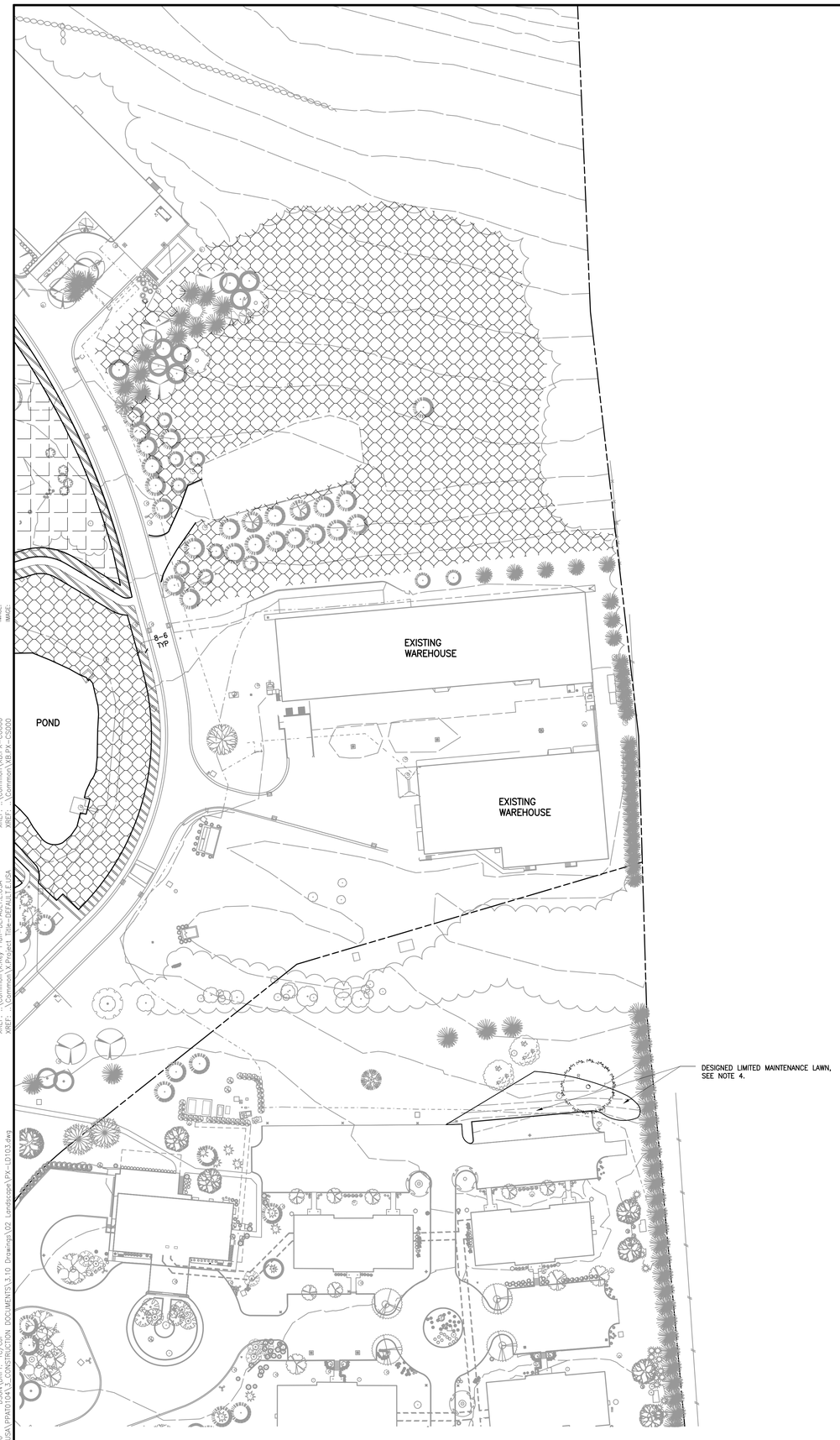

1 PLAN – LANDSCAPING

1"=50'
0 25 50 100

GENERAL NOTES

1. 1. THE AREAS INDICATED BY THIS HATCHING ARE TO BE CONVERTED TO WOODS WITH SEEDLINGS (AS SHOWN BELOW) WORKED INTO EXISTING TREES AND OPEN AREAS IN A NATURALISTIC MANNER.

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SHORELINE SLENDER FESCUE
CARDINAL CREEPING RED FESCUE
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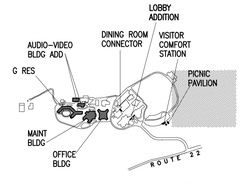
LONGFELLOW II CHEWINGS FESCUE
HERON HARD FESCUE
CHARIOT HARD FESCUE

5. SEE LD001 FOR TREE AND SHRUB LEGEND.



KEY PLAN TRUE NORTH

WATCHTOWER
BIBLE AND TRACT SOCIETY
OF NEW YORK, INC
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BROOKLYN, NY 11201 USA
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–	06 AUG 10	FILING
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–	15 APR 09	REVIEW & APPROVAL

OWNER:
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25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
LANDSCAPING PLAN

PROJECT No.
PPAT0104

SHEET No.
LD103

PLOT DATE: 22 Sep 11 PLOTTED BY: Levan, Cheryl
DIMSCALE: 600.00 DSDATAPRT: TC/CJP
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XREF: ..\Common\VB-PX-L-100
XREF: ..\Common\X-Key Plan-DEFAULT-USA
XREF: ..\Common\X-Project Title-DEFAULT-USA
IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:

1 PLAN – LANDSCAPING

1"=50' 0 25 50 100

GENERAL NOTES

1. A 104" (TWO MOWER PATHS) TO BE MAINTAINED ALONG ROADWAYS AND WALKWAYS AS SHOWN ON DRAWINGS. GRASS MIX: 30% KENTUCKY BLUE GRASS, 30% BARON KENTUCKY BLUE GRASS, 20% CHEWING FESCUE, 20% PERENNIAL RYE, 50 LBS/BAG.

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SHORELINE SLENDER FESCUE
CARDINAL CREEPING RED FESCUE
JASPER II CREEPING RED FESCUE
LONGFELLOW II CHEWINGS FESCUE
HERON HARD FESCUE
CHARIOT HARD FESCUE

3. PLANTINGS LISTED BELOW FOR AREAS AROUND RETENTION PONDS WILL REFLECT THE RECOMMENDATIONS SITED IN APPENDIX H OF THE NYS STORMWATER MANAGEMENT DESIGN MANUAL OF AUGUST 2003. PLANTS SELECTED FOR THIS PURPOSE WILL BE FROM, BUT NOT LIMITED TO THE FOLLOWING:

ZONE 2 – SHALLOW WATER BENCH
NORMAL POOL TO DEPTH OF ½ FT
(590.75' TO 591.75')
ANDROPOGON VIRGINICUS, BROOM SEDGE
ANDROPOGON GLOMERATUS, BUSY BEARD GRASS
HIBISCUS MOSCHEUTOS, SWAMP ROSE MALLOW
IRIS PSEUDOACORUS, YELLOW FLAG IRIS
NYMPHAR ADVENA, YELLOW POND LILY
PELTANDRA VIRGINICA, ARROW ALUM
POTAMOGETON NODOSUS, LONG LEAVED PONDWEED

*PLANT IN MOUND ON BENCH LINE AS THIS SPECIES PREFERS A WATER DEPTH OF 16" OR LESS"

ZONE 3 – SHORELINE FRINGE
FROM WATER'S EDGE TO 1'–0" ABOVE
(591.75' TO 592.75')
ARUNCUS DIOICUS, GOATSBEARD
CARIX STRICTA, TUSSOCK SEDGE
HIBISCUS MOSCHEUTOS, SWAMP ROSE MALLOW
LINDERA BENZOIN, COMMON SPICEBUSH
MYOSOTIS SYLVATICA, FORGET–ME–NOTS
VERBENA HASTATA, AMERICAN BLUE VERVAIN

ZONE 4 – RIPARIAN FRINGE
1'–0 TO 4'–0" ABOVE NORMAL POOL WATER'S EDGE
(592.75' TO 595.75')
ANDROPOGON GERARDI, BIG BLUESTEM GRASS
ELYMUS HYSTRIX, BOTTLE BRUSH GRASS
LUPINUS PERENNIS, WILD LUPINS (USE ALL COLORS)
MONARDA DIDYMA, BEE BALM
MONARDA FISTULOSA, WILD BERGERMOT
PANICUM VIRGATUM 'CLOUD NINE', CLOUD NINE SWITCH GRASS
PANICUM VIRGATUM 'NORTHWIND', NORTHWIND SWITCH GRASS
PANICUM VIRGATUM 'ROSTRAHLBUSCH', ROSTRAHLBUSCH SWITCH GRASS

4. MEADOW WITH WILDFLOWER – AREAS TO BE CONVERTED BACK TO MEADOW MADE UP OF NATIVE WILDFLOWER/GRASS MIX.

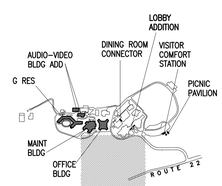
WILDFLOWER MIX (70%)

Aquilegia canadensis, Wild Columbine
Aster ptaricoides, New England Aster
Coreopsis lanceolata, Lance–leaved Coreopsis
Gaillardia pulchella, Indian Blanket (A)
Liastris spicata, Dense Blazingstar
Lupine perennis, Perennial Lupine
Monarda fistulosa, Wild Bergamot
Penstemon digitalis, 'Foxglove', Beardtongue
Solidago rigida, 'Stiff', Goldenrod

GRASS MIX (30%)

Bouteua curtipendula, (P), Sideoats Grama
Schizachyrium scoparium (P), Littel Bluestem

5. SEE LD001 FOR TREE AND SHRUB LEGEND.



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–	26 SEP 11	FILING
–	24 AUG 11	REVIEW & APPROVAL
–	06 AUG 10	FILING
–	09 JUL 09	FILING
–	15 APR 09	REVIEW & APPROVAL

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WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
LANDSCAPING PLAN

PROJECT No.
PPAT0104

SHEET No.
LD104

XREF: ..\Common\VB.PX–CU000
XREF: ..\Common\VB.PX–CE000
XREF: ..\Common\VB.PX–Land_Use_Update_061011
XREF: ..\Common\VB.PX–L–100
XREF: ..\Common\X.Key Plan–DEFAULT.E.USA
XREF: ..\Common\X.Project Title–DEFAULT.E.USA
PLOT DATE: 23 Sep 11 PLOTTED BY: Levan, Cheryl
DIMSCALE: 600.00 DSGN\DRFT: TC/CJP
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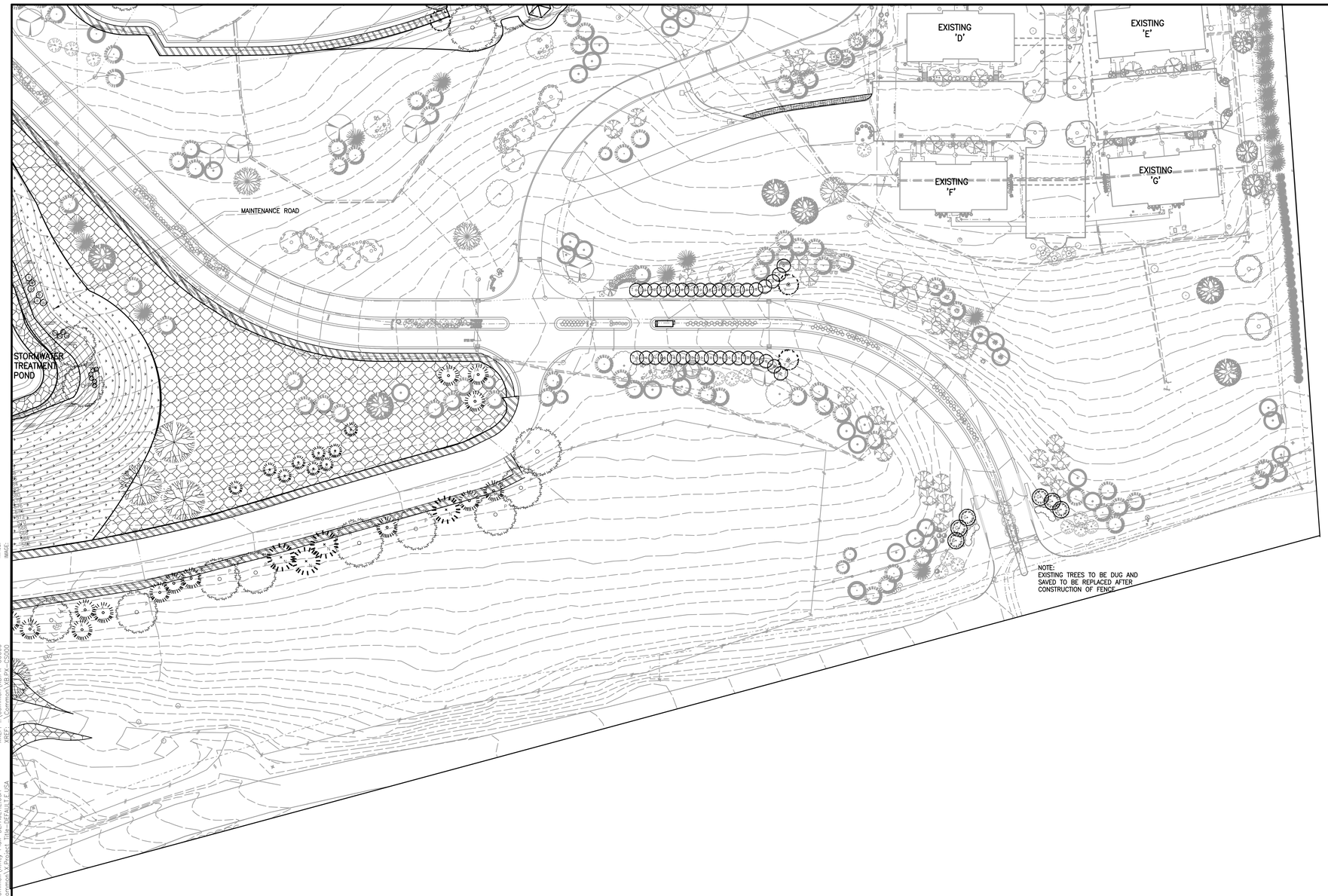

GENERAL NOTES

1. A 10'4" (TWO MOWER PATHS) TO BE MAINTAINED ALONG ROADWAYS AND WALKWAYS AS SHOWN ON DRAWINGS. GRASS MIX- 30% KENTUCKY BLUE GRASS, 30% BARON KENTUCKY BLUE GRASS, 20% CHEWING FESCUE, 20% PERENNIAL RYE, 50 LBS/BAG.

2. DESIGNED LIMITED MAINTENANCE LAWN IS A MIXTURE OF SEVEN NATIVE FESCUES WHICH GROW TO THE HEIGHT OF 3–6" SO MOWING IS VERY LIMITED OR NOT AT ALL.

DESIGNED LIMITED MAINTENANCE LAWN MIX:

SHEEPS FESCUE
SHORELINE SLENDER FESCUE
CARDINAL CREEPING RED FESCUE
JASPER II CREEPING RED FESCUE
LONGFELLOW II CHEWINGS FESCUE
HERON HARD FESCUE
CHARIOT HARD FESCUE

3. PLANTINGS LISTED BELOW FOR AREAS AROUND RETENTION PONDS WILL REFLECT THE RECOMMENDATIONS SITED IN APPENDIX H OF THE NYS STORMWATER MANAGEMENT DESIGN MANUAL OF AUGUST 2003. PLANTS SELECTED FOR THIS PURPOSE WILL BE FROM, BUT NOT LIMITED TO THE FOLLOWING:

ZONE 2 – SHALLOW WATER BENCH
NORMAL POOL TO DEPTH OF ½ FT
(590.0' TO 590.75')
ANDROPOGON VIRGINICUS, BROOM SEDGE
ANDROPOGON GLOMERATUS, BUSY BEARD GRASS
HIBISCUS MOSCHEUTOS, SWAMP ROSE MALLOW
IRIS PSEUDOACORUS, YELLOW FLAG IRIS
****NUPHAR ADVENA***, YELLOW POND LILY
PELTANDRA VIRGINICA, ARROW ALUM
POTAMOGETON NODOSUS, LONG LEAVED PONDWEED

*PLANT IN MOUND ON BENCH LINE AS THIS SPECIES PREFERS A WATER DEPTH OF 16" OR LESS"

ZONE 3 – SHORELINE FRINGE
FROM WATER'S EDGE TO 1'–0" ABOVE
(590.75' TO 592.23')
ARUNCUS DIOICUS, GOATSBEARD
CARIX STRICTA, TUSSOCK SEDGE
HIBISCUS MOSCHEUTOS, SWAMP ROSE MALLOW
LINDERA BENZOIN, COMMON SPICEBUSH
MYOSOTIS SYLVATICA, FORGET–ME–NOTS
VERBENA HASTATA, AMERICAN BLUE VERVAIN

ZONE 4 – RIPARIAN FRINGE
1'–0 TO 4'–0" ABOVE NORMAL POOL WATER'S EDGE
(592.230' TO 593.31')
ANDROPOGON GERARDI, BIG BLUESTEM GRASS
ELYMUS HYSTRIX, BOTTLE BRUSH GRASS
LUPINUS PERENNIS, WILD LUPINS (USE ALL COLORS)
MONARDA DIDYMA, BEE BALM
MONARDA FISTULOSA, WILD BERGERMOT
PANICUM VIRGATUM 'CLOUD NINE', CLOUD NINE SWITCH GRASS
PANICUM VIRGATUM 'NORTHWIND', NORTHWIND SWITCH GRASS
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4. MEADOW WITH WILDFLOWER – AREAS TO BE CONVERTED BACK TO MEADOW MADE UP OF NATIVE WILDFLOWER/GRASS MIX.

WILDFLOWER MIX (70%)

Perennial Lupine, Lupine perennis
Lance–leased Coreopsis, Coreopsis lanceolata
Indian Blanket (A), Gaillardia pulchella
Dense Blazingstar, Liastris spicata
Wild Columbine, Aquilegia canadensis
Beardtongue, Foxglove, Penstemon digitalis
Goldenrod, Stiff, Solidago rigida
Wild Bergamot, Monarda fistulosa
New England Aster, Aster ptoricoides

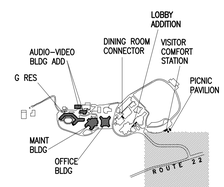
GRASS MIX (30%)

Little Bluestem (P), Schizachyrium scoparium
Sideoats Grama (P), Bouteloua curtipendula

5. SEE LD001 FOR TREE AND SHRUB LEGEND.

1 PLAN – LANDSCAPING

1"=50'
0 25 50 100



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WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
LANDSCAPING PLAN

PROJECT No.
PPAT0104

SHEET No.
LD105

XREF: ..\Common\VB.PX-CU000
XREF: ..\Common\VB.PX-CE000
XREF: ..\Common\LD_Data_Update_061011
XREF: ..\Common\VB.PX-L-100
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PLOT DATE: 22 Sep 11 PLOTTED BY: Levan, Cheryl
DWGSCALE: 600.00 DSGN\DRFT: TC/CJP
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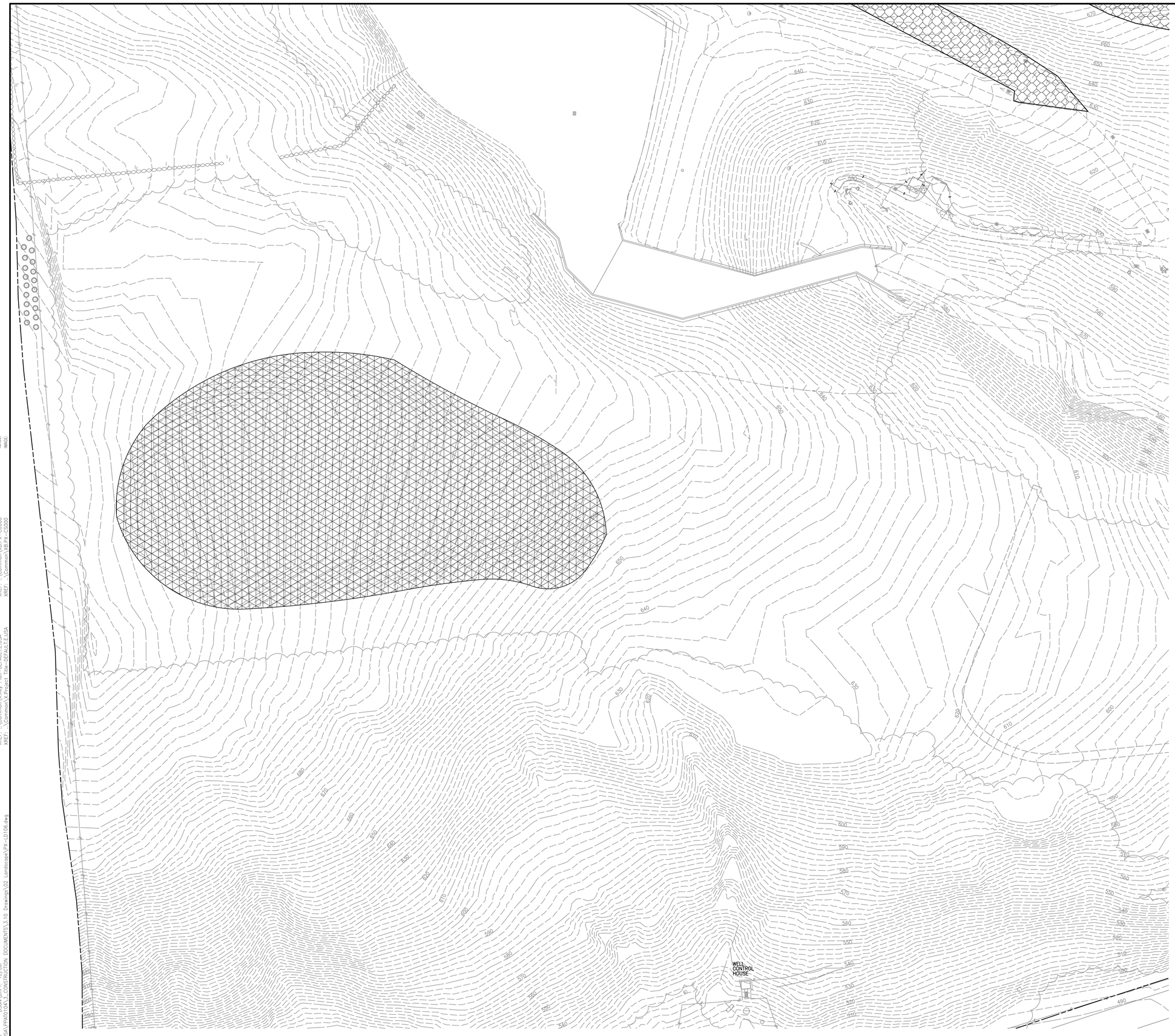

GENERAL NOTES

1. PASTURE MIX TO BE SPREAD IN THIS AREA. TYPES OF SEEDS AS FOLLOWS:

PASTURE MIX:

15% MEDIUM RED CLOVER
15% FAWN TALL FESCUE
15% CLIMAX TIMOTHY
10% WHITE CLOVER
10% POTOMAC ORCHARDGRASS

2. MEADOW WITH WILDFLOWER – AREAS TO BE CONVERTED BACK TO MEADOW MADE UP OF NATIVE WILDFLOWER/GRASS MIX.

WILDFLOWER MIX (70%)

Perennial Lupine, Lupine perennis
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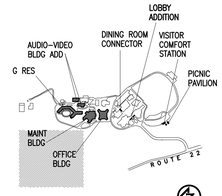
0 25 50 100



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ACCOUNT No.

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100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
LANDSCAPING PLAN

PROJECT No.
PPAT0104

SHEET No.
LD106

PLOT DATE: 22 Sep 11 PLOTTED BY: Levan, Cheryl
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IMAGE:
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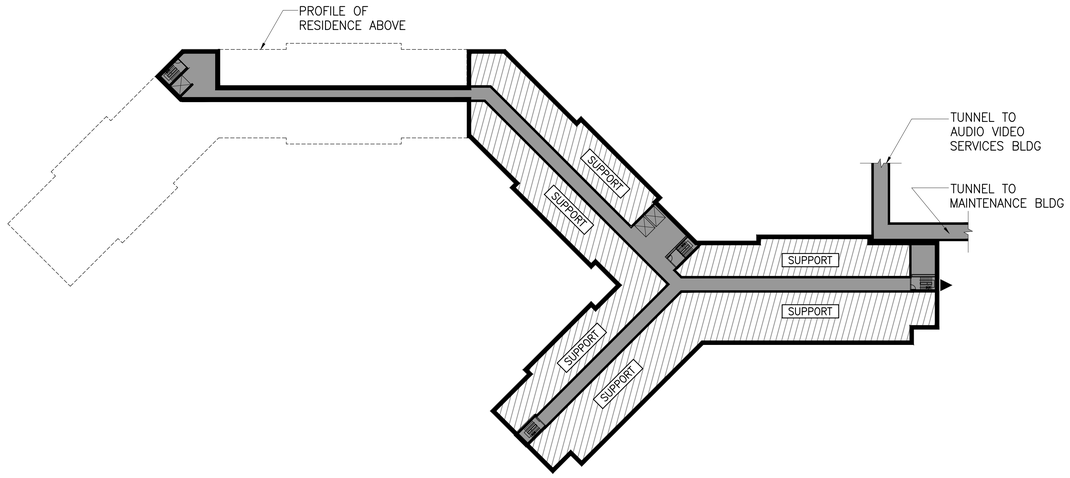

1 PLAN – BASEMENT [EL 716.33]

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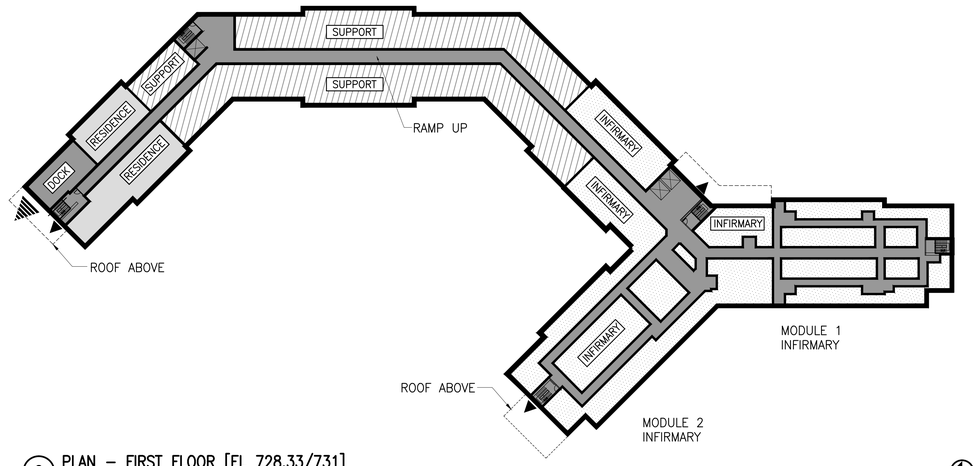

2 PLAN – FIRST FLOOR [EL 728.33/731]

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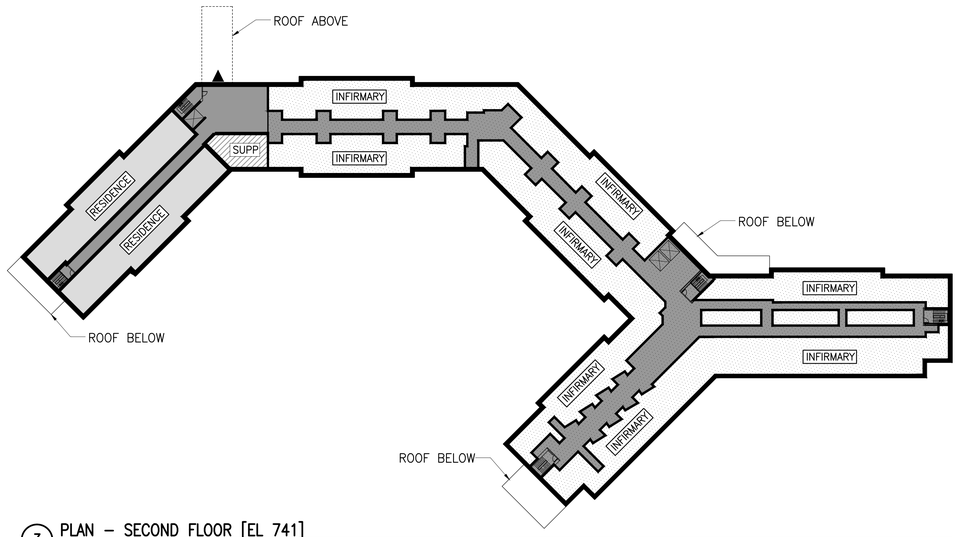
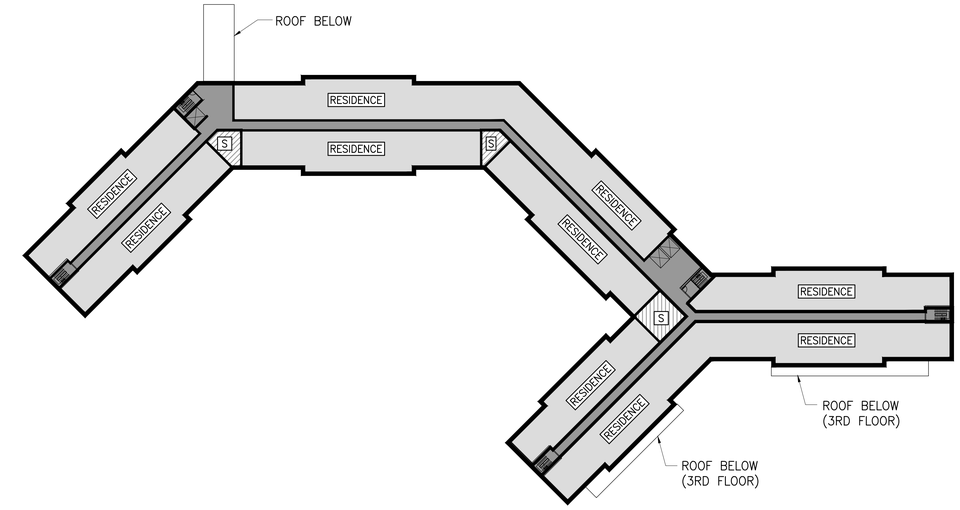


3 PLAN – SECOND FLOOR [EL 741]



4 PLAN – THIRD, FOURTH & FIFTH FLOORS [EL 754, 764, 774]

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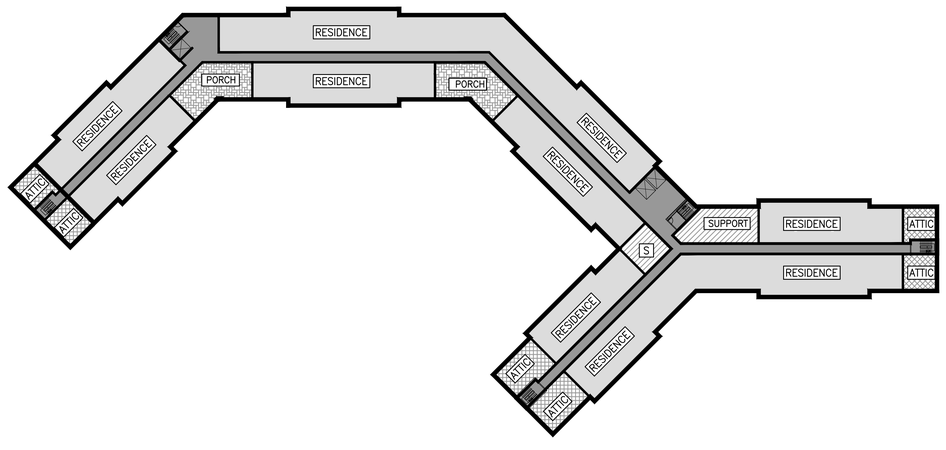

5 PLAN – SIXTH FLOOR [EL 784]

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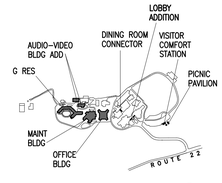
LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- RESIDENCE
- INFIRMARY
- CIRCULATION
- SUPPORT
- PORCH



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ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
"G" RESIDENCE FLOOR PLANS

PROJECT No.: PPAT0104

SHEET No.: A–101

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PLOTTED BY: Gabby, Sarah
DSGN\DRFT: SAC
PLOT DATE: 22 Sep 11
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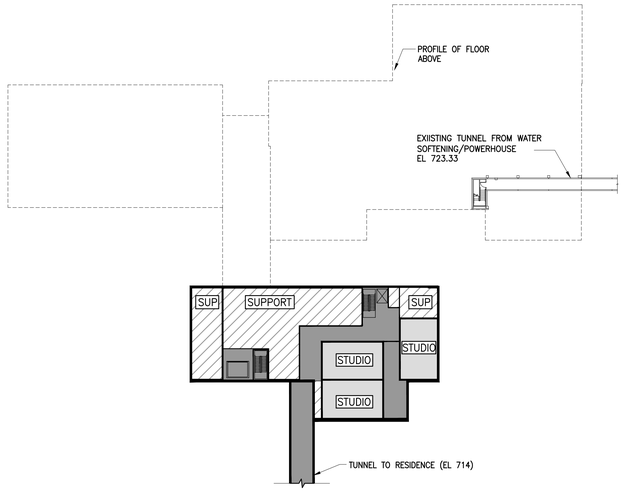

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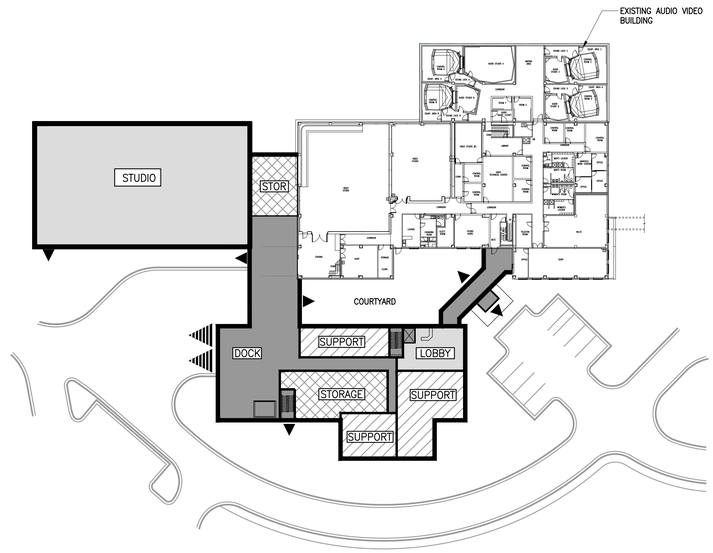

2 PLAN – AVS – FIRST FLOOR [EL 733]

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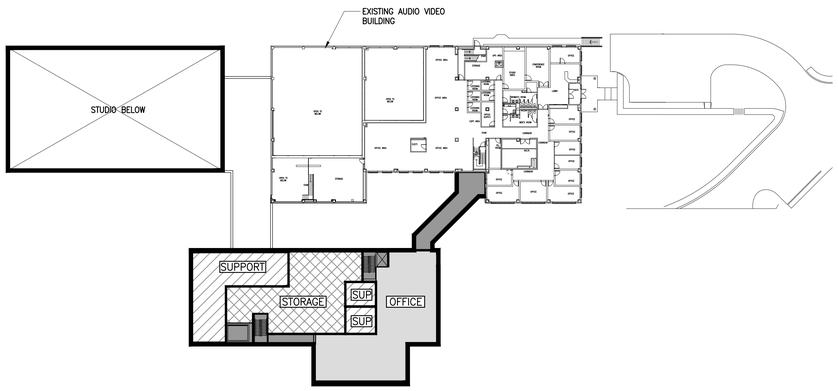

3 PLAN – AVS – SECOND FLOOR [EL 747]

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LEGEND

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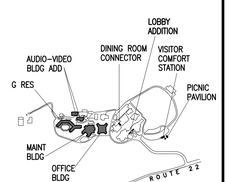
- VEHICULAR ACCESS
- STUDIO/OFFICE
- STORAGE
- CIRCULATION
- SUPPORT



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ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
AUDIO VIDEO SERVICES - PLANS

PROJECT No.
PPAT0104

SHEET No.
A-102

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PLOT DATE: 22 Sep 11 PLOTTED BY: Gabby, Sarah
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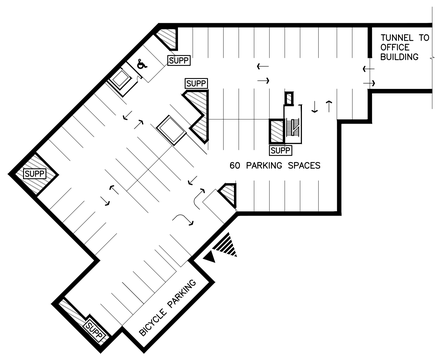
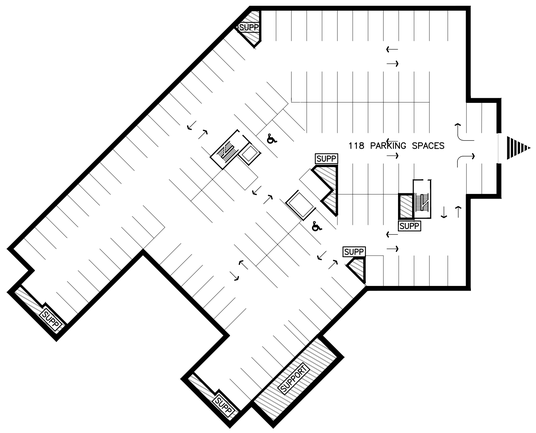


1 CELLAR – [EL 665.5 – PARKING]



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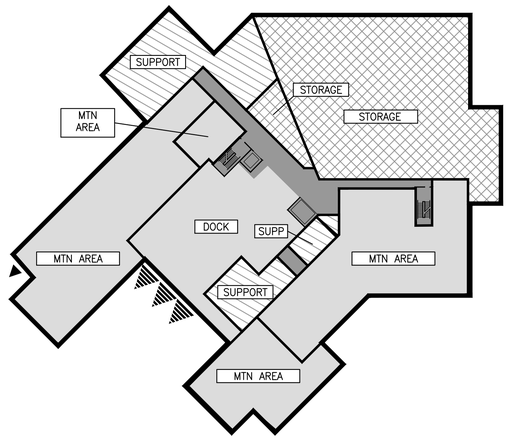
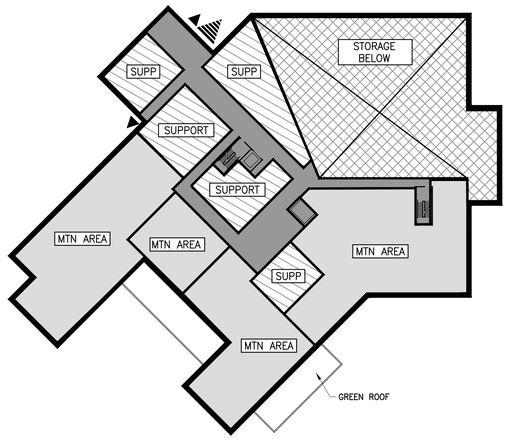
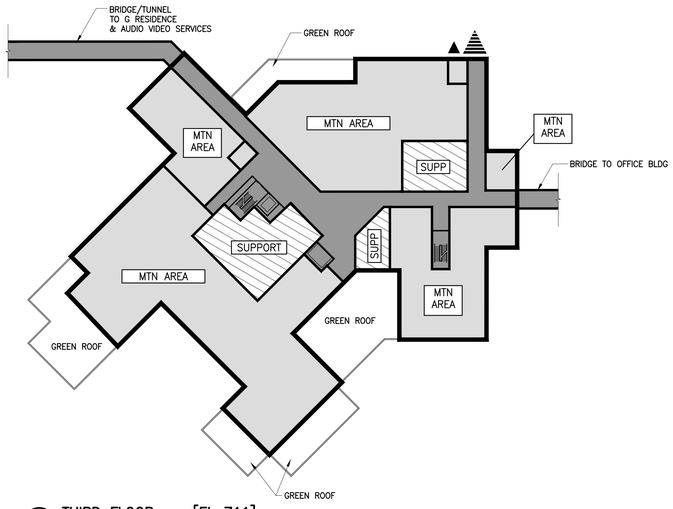


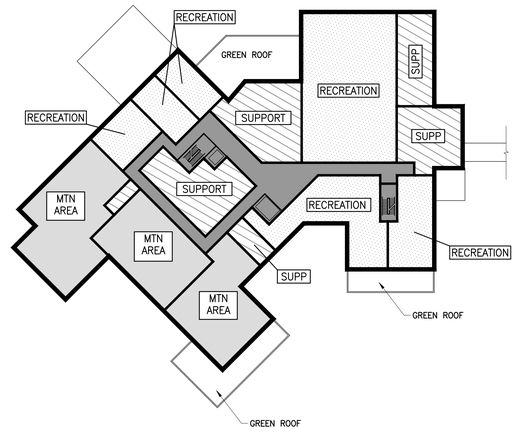
3 FIRST FLOOR – [EL 686.5]



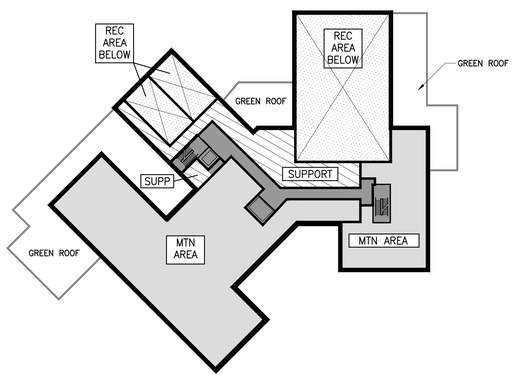
4 SECOND FLOOR – [EL 698.75]



5 THIRD FLOOR – [EL 711]



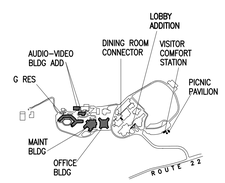
6 FOURTH FLOOR – [EL 723.25]



7 FIFTH FLOOR – [EL 735.5]

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- MAINTENANCE AREA/OFFICE
- STORAGE
- CIRCULATION
- SUPPORT
- RECREATION



KEY PLAN TRUE NORTH

WATCHTOWER
BIBLE AND TRACT SOCIETY OF NEW YORK, INC
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201 USA
PH: (718) 560-5000
FAX: (718) 560-8831
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–	24 AUG 11	REVIEW & APPROVAL
–	25 JUL 11	REVIEW & APPROVAL
–	06 AUG 10	FILING
–	09 JUL 09	FILING
–	15 APR 09	REVIEW & APPROVAL

OWNER:
WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.:

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
MAINTENANCE BUILDING FLOOR PLANS

PROJECT No.
PPAT0104

SHEET No.
A–103

PLOT DATE: 22 Sep 11 PLOTTED BY: Cobby, Sarah
DMSCALE: 480.0000 DSON_URPT: SAC
FILE PATH: P:\USA\PPAT0104\3_CONSTRUCTION DOCUMENTS\3.10 Drawings\04 Architecture\PPX-A-103_MTN.dwg
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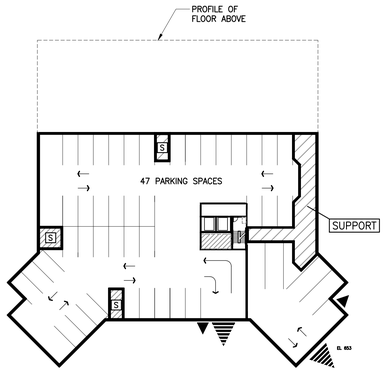

1 PLAN – CELLAR 2 – NORTH OFFICE BUILDING [EL 655]

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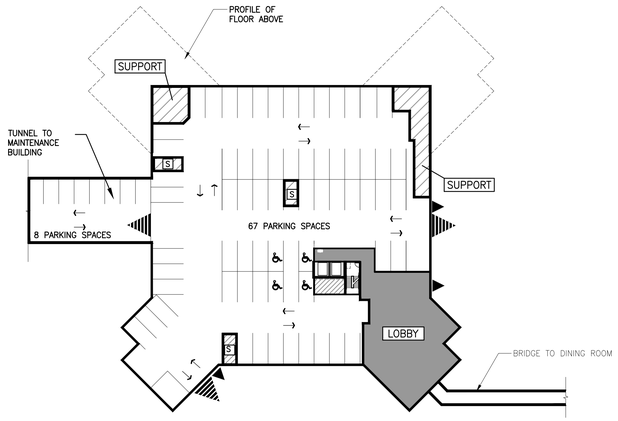

2 PLAN – CELLAR 1 – NORTH OFFICE BUILDING [EL 665.5]

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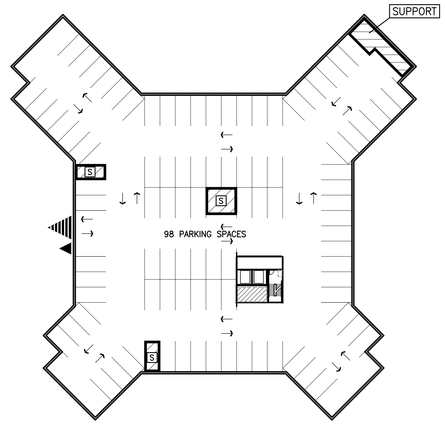

3 PLAN – BASEMENT – NORTH OFFICE BUILDING [EL 676]

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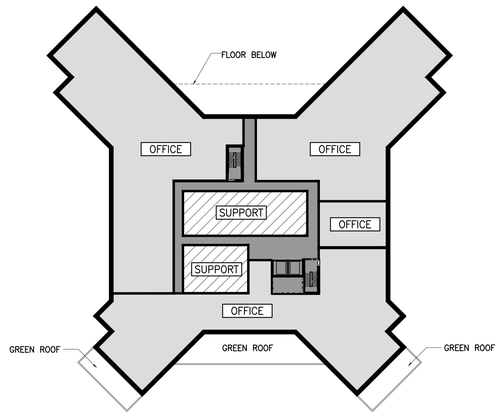
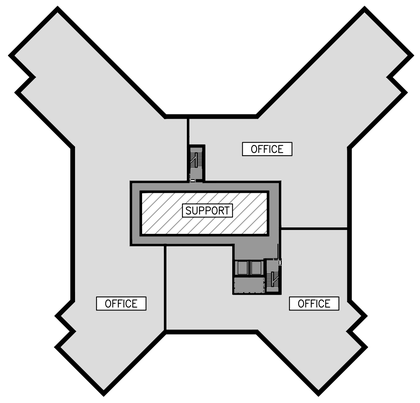


4 PLAN – FIRST FLOOR – NORTH OFFICE BUILDING [EL 688.25]

1"=40'-0" 0' 20' 40' 80'



5 PLAN – SECOND FLOOR – NORTH OFFICE BUILDING [EL 700.5]

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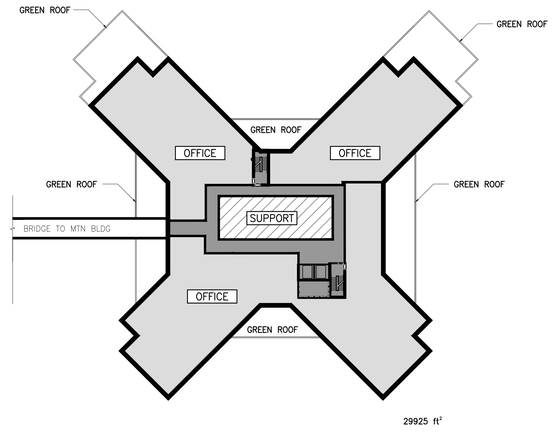

6 PLAN – THIRD FLOOR – NORTH OFFICE BUILDING [EL 712.75]

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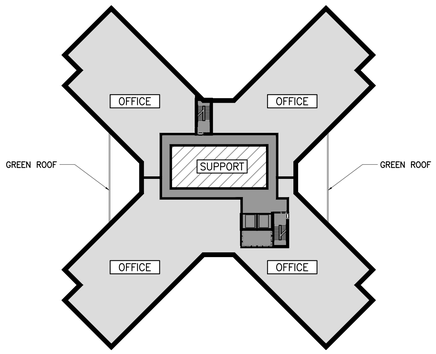
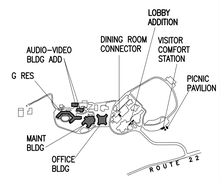


7 PLAN – FOURTH FLOOR – NORTH OFFICE BUILDING [EL 725.0]

1"=40'-0" 0' 20' 40' 80'

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- MAINTENANCE AREA/OFFICE
- STORAGE
- CIRCULATION
- SUPPORT



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OF NEW YORK, INC.
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–	15 APR 09	REVIEW & APPROVAL

OWNER:
WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

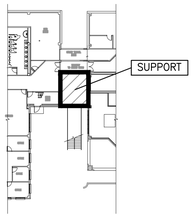
PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
NORTH OFFICE BUILDING FLOOR PLANS

PROJECT No.
PPAT0104

SHEET No.
A–104

XREF: MAGE
XREF: MAGE
XREF: MAGE



1 BASEMENT – DINING ROOM CONNECTOR

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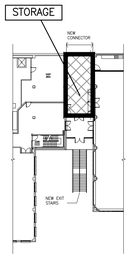

2 FIRST FLOOR – DINING ROOM CONNECTOR

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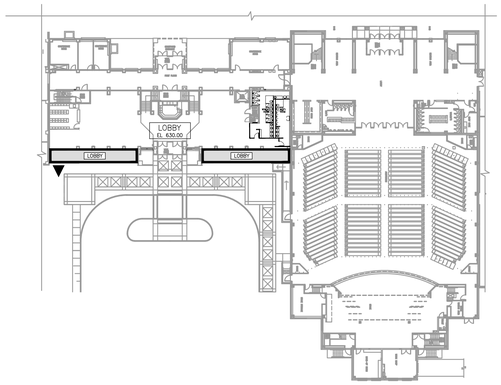
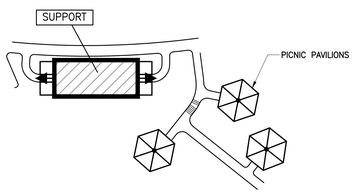


3 MAIN LOBBY

1"=40'-0" 0' 20' 40' 80'

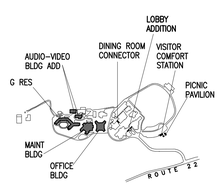


4 VISITOR COMFORT STATION

1"=40'-0" 0' 20' 40' 80'

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- LOBBY/LAUNDRY
- STORAGE
- SUPPORT



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–	15 APR 09	REVIEW & APPROVAL

OWNER:
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25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
SERVICE BUILDINGS

PROJECT No.
PPAT0104

SHEET No.
A–105

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PLOT DATE: 22 Sep 11 PLOTTED BY: Gabby, Sarah
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A NEW G RESIDENCE WEST ELEVATION

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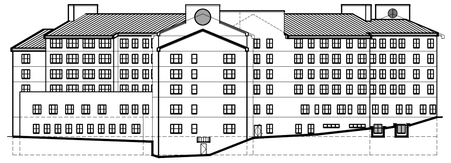
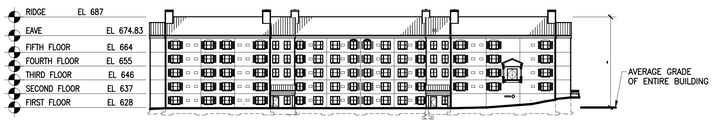


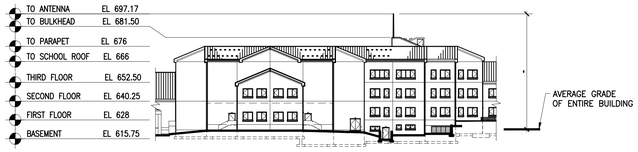
B NEW G RESIDENCE SOUTH ELEVATION

1"=40'-0" 0" 20' 40' 80'



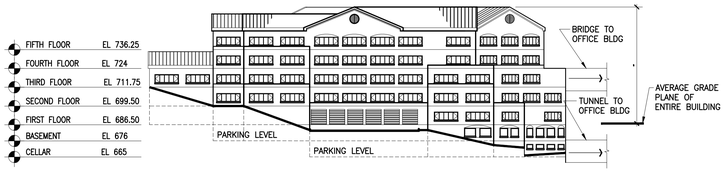
C EXISTING E RESIDENCE

1"=40'-0" 0" 20' 40' 80'



D EXISTING AUDITORIUM

1"=40'-0" 0" 20' 40' 80'



E NEW MAINTENANCE BUILDING–NORTHWEST ELEVATION

1"=40'-0" 0" 20' 40' 80'

F NEW MAINTENANCE BUILDING–WEST ELEVATION

1"=40'-0" 0" 20' 40' 80'

G EXISTING SOUTH SERVICES BUILDING

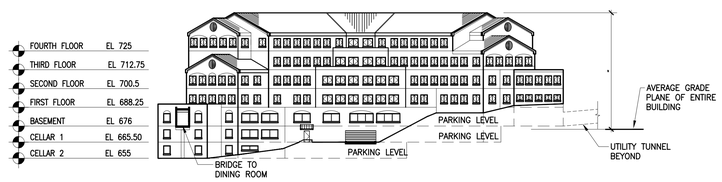
1"=40'-0" 0" 20' 40' 80'

H EXISTING SOUTH OFFICE BUILDING

1"=40'-0" 0" 20' 40' 80'

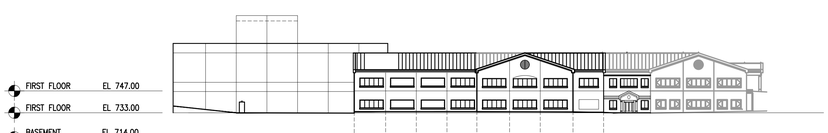
J NEW OFFICE BUILDING – WEST ELEVATION

1"=40'-0" 0" 20' 40' 80'



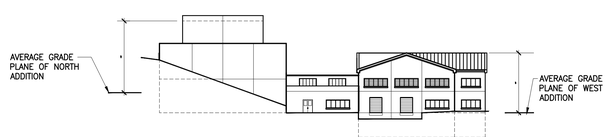
K NEW OFFICE BUILDING – SOUTH ELEVATION

1"=40'-0" 0" 20' 40' 80'



L NEW AUDIO/VIDEO SERVICES – WEST ELEVATION

1"=40'-0" 0" 20' 40' 80'



M NEW AUDIO/VIDEO SERVICES – NORTH ELEVATION

1"=40'-0" 0" 20' 40' 80'

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BROOKLYN, NY 11201 USA
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OWNER:
WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT No.
PPAT0104

SHEET No.
A–201

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PLOT DATE: 22 Sep 11 PLOTTED BY: Gabby, Sarah
DIMSCALE: 480.0000 DSIGN_ORFT:
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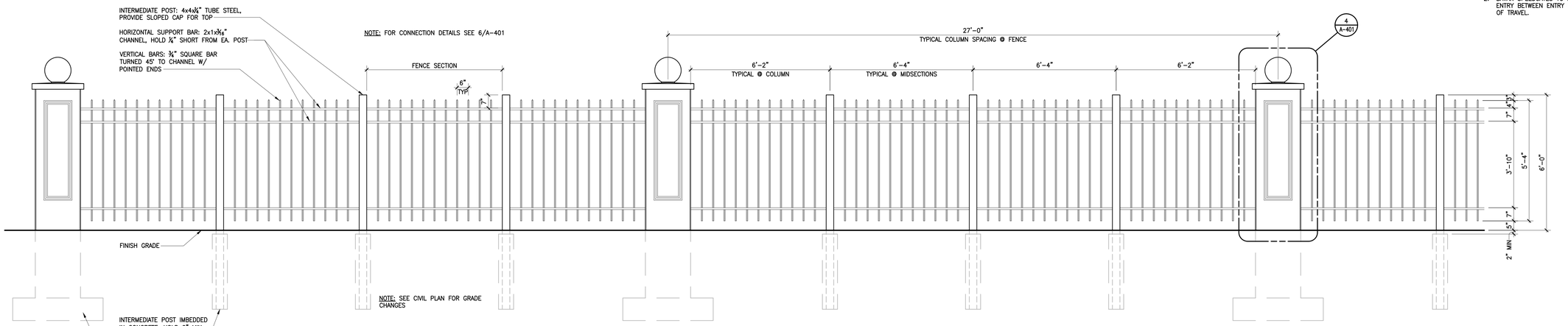
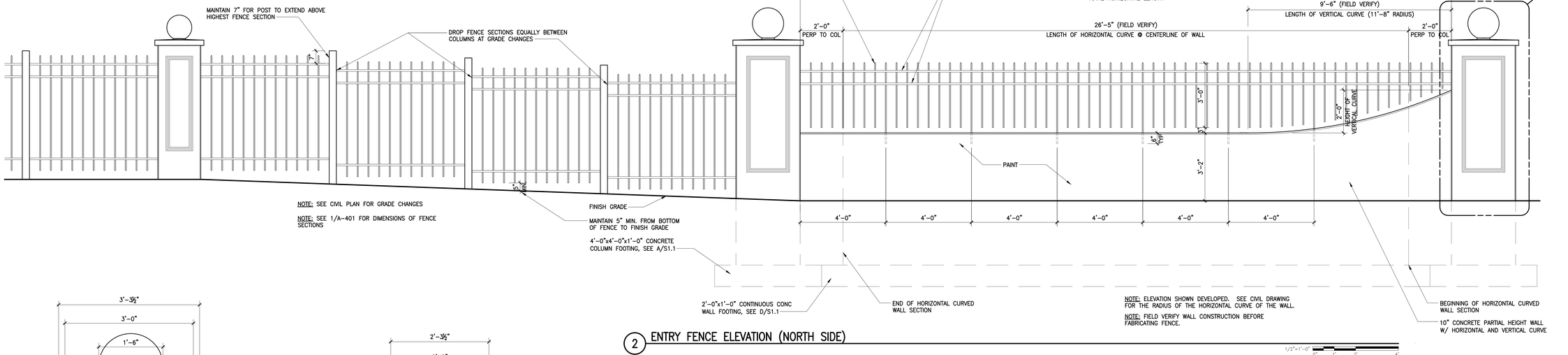
NOTE:

1. SEE CIVIL DRAWING FOR FENCE LOCATION, TERMINATION AND WALL LOCATION AND RADIUS.
2. BAVAK SPEEDGATES TO BE INSTALLED ACROSS ROAD ENTRY BETWEEN ENTRY COLUMNS, BOTH DIRECTIONS OF TRAVEL.



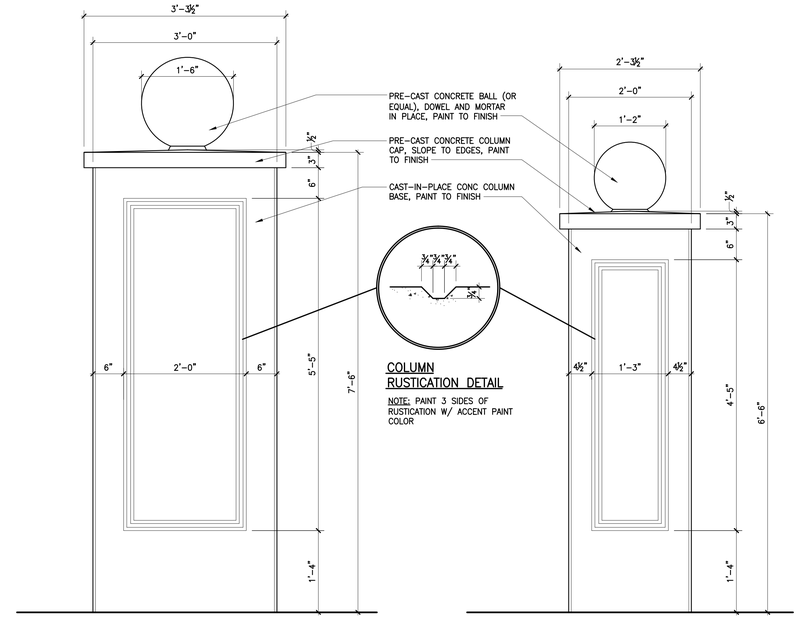
1 TYPICAL FENCE ELEVATION

1/2"=1'-0"



2 ENTRY FENCE ELEVATION (NORTH SIDE)

1/2"=1'-0"

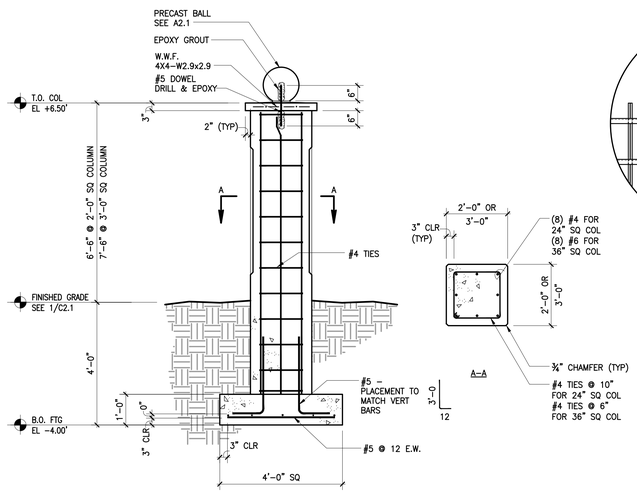


3 ENTRY COLUMN DETAIL

1"=1'-0"

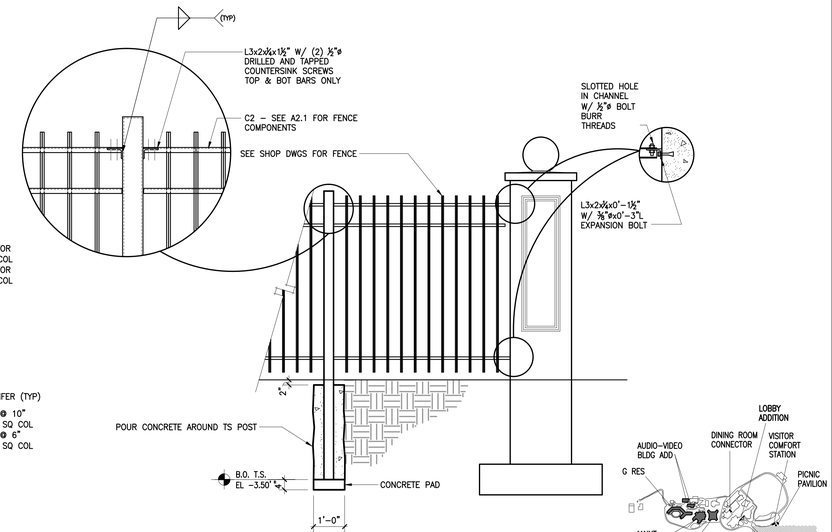
4 TYPICAL COLUMN DETAIL

1"=1'-0"



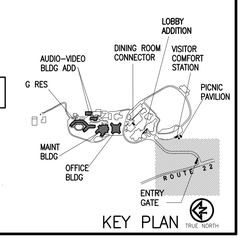
5 COLUMN SECTION

1/2"=1'-0"



6 FENCE SECTION

1/2"=1'-0"



KEY PLAN

WATCHTOWER
BIBLE AND TRACT SOCIETY OF NEW YORK, INC
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201 USA
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25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
ENTRY GATE AND SECURITY FENCE

PROJECT No.
PPAT0104

SHEET No.
A-401

XREF: P:\USA\PPAT0104\3_CONSTRUCTION DOCUMENTS\3.10 Drawings\Common\X-Key Plan-DEFAULT-E.DSN
PLOT DATE: 22 Sep 11 PLOTTED BY: Gabby, Sarah
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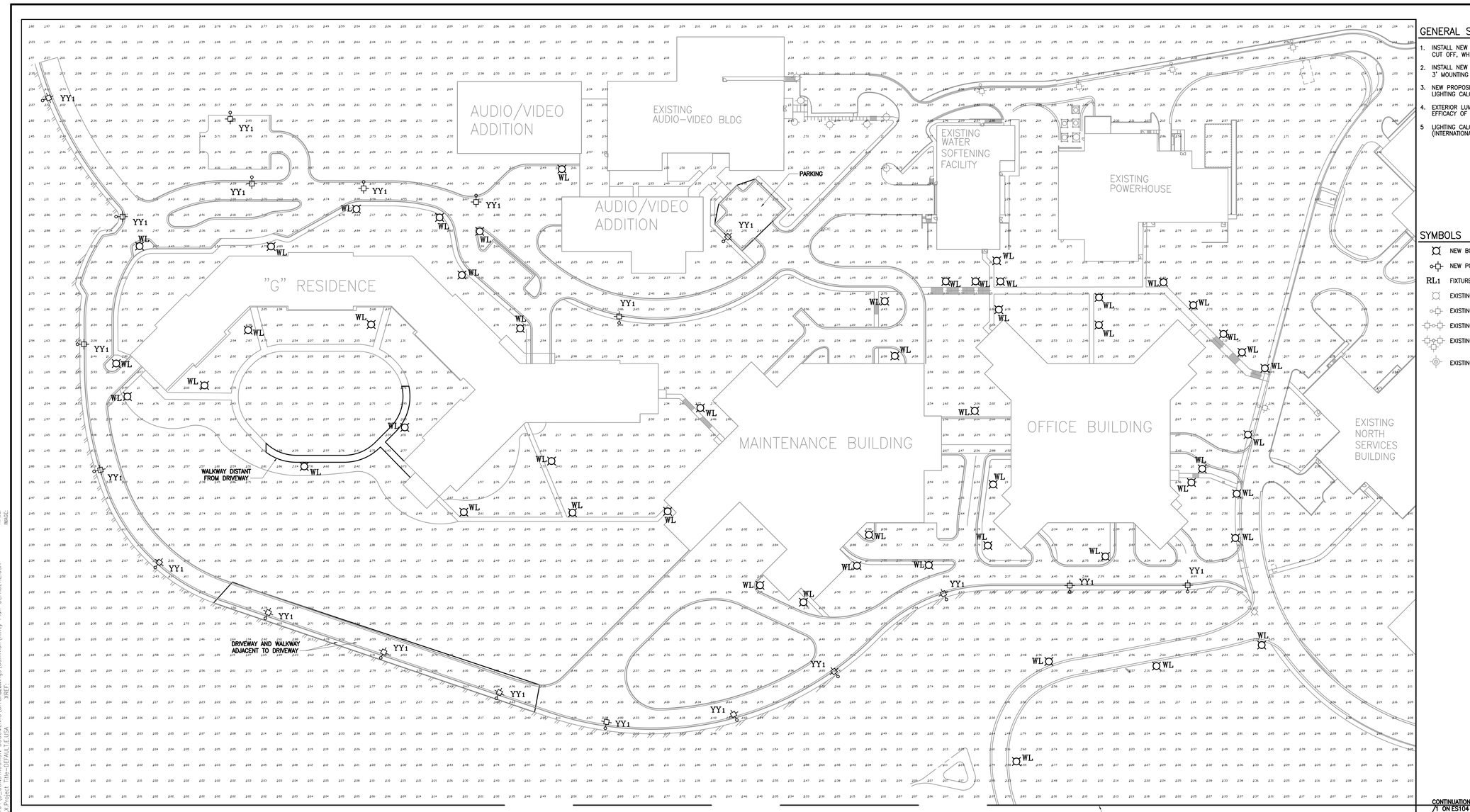


1 PLAN – NEW EXPANSION SITE LIGHTING

1"=50'-0"

0' 25' 50' 100'

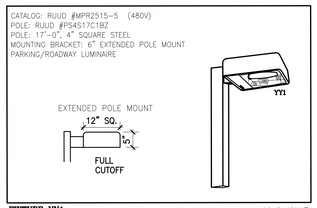
GENERAL SHEET NOTES

1. INSTALL NEW 150W HPS POLE MOUNT FIXTURES, HORIZONTAL MOUNT, CUT OFF, WHERE INDICATED, 18' MOUNTING HEIGHT.
2. INSTALL NEW 50W HPS BOLLARD FIXTURES, WHERE INDICATED, 3' MOUNTING HEIGHT.
3. NEW PROPOSED AND EXISTING FIXTURES ARE INCLUDED IN THE LIGHTING CALCULATIONS.
4. EXTERIOR LUMINARIES GREATER THAN 100 WATTS HAVE A MINIMUM EFFICACY OF 60 LUMENS/W PER ASHRAE/IESNA 90.1–2001.
5. LIGHTING CALCULATIONS WERE PERFORMED USING DIALux 4.9 (INTERNATIONAL DESIGN SOFTWARE FOR LIGHTING CALCULATION)

SYMBOLS

- NEW BOLLARD WITH LIGHT
- NEW POLE AND LIGHT FIXTURE
- RL1 FIXTURE TYPE INDICATOR
- EXISTING BOLLARD WITH LIGHT
- EXISTING POLE AND LIGHT FIXTURE
- EXISTING POLE AND DOUBLE LIGHT FIXTURES
- EXISTING POLE AND TRIPLE LIGHT FIXTURES
- EXISTING POLE AND GLOBE LIGHT FIXTURE

CATALOG: RUUD #MPR2515–5 (480V)
POLE: RUUD #PS4S17C1BZ
POLE: 17'–0", 4" SQUARE STEEL
MOUNTING BRACKET: 6" EXTENDED POLE MOUNT
PARKING/ROADWAY LUMINAIRE



FIXTURE YY1 POLE MOUNT
150W HIGH PRESSURE SODIUM

LENS ASSEMBLY CONSISTS OF RIGID ALUMINUM FRAME AND HIGH–IMPACT CLEAR–TEMPERED GLASS.

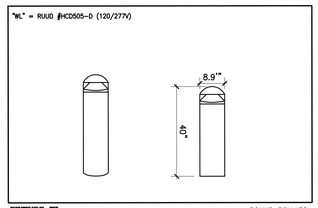
U.L. STANDARD FOR WET LOCATIONS.

STANDARD 480 VOLT BALLAST.

HOUSING IS SEAMLESS DIE CAST ALUMINUM. MEDIUM BRONZE, ACRYLIC POWDER FINISH.

FULL CUTOFF

"WL" = RUUD #HCD505–D (120/277V)



FIXTURE WL ROUND BOLLARD
50W HIGH PRESSURE SODIUM

ALUMINUM HOUSING WITH STEEL FRAME SUPPORTS.

INJECTION MOLDED CLEAR POLYCARBONATE LENS.

SOLID DOME TOP.

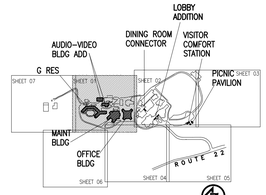
FINISH: ACRYLIC THERMOSET BRONZE POWDER FINISH.

UL LISTED FOR WET LOCATION.

STANDARD 120/277V VOLT BALLAST.

CALCULATION SUMMARY [Based on areas labeled in plan view]

	AVG [fc]	MAX [fc]	MIN [fc]
DRIVEWAY	3.67	4.84	1.63
WALKWAY ADJACENT TO DRIVEWAY	3.67	5.63	3.56
WALKWAY DISTANT FROM DRIVEWAY	2.23	5.17	0.41
PARKING	2.47	3.79	1.37



KEY PLAN TRUE NORTH

WATCHTOWER
BIBLE AND TRACT SOCIETY OF NEW YORK, INC
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201 USA
PH: (718) 560–5000
FAX: (718) 560–8831

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–	07 JAN 10	FILING
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–	15 APR 09	REVIEW AND APPROVAL

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OWNER:
WATCHTOWER BIBLE & TRACT SOC. OF NY, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

PROJECT TITLE:
WATCHTOWER EDUCATIONAL CENTER AMENDED SITE PLAN
100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
SITE LIGHTING PLAN

PROJECT No.
PPAT0104

SHEET No.
ES101

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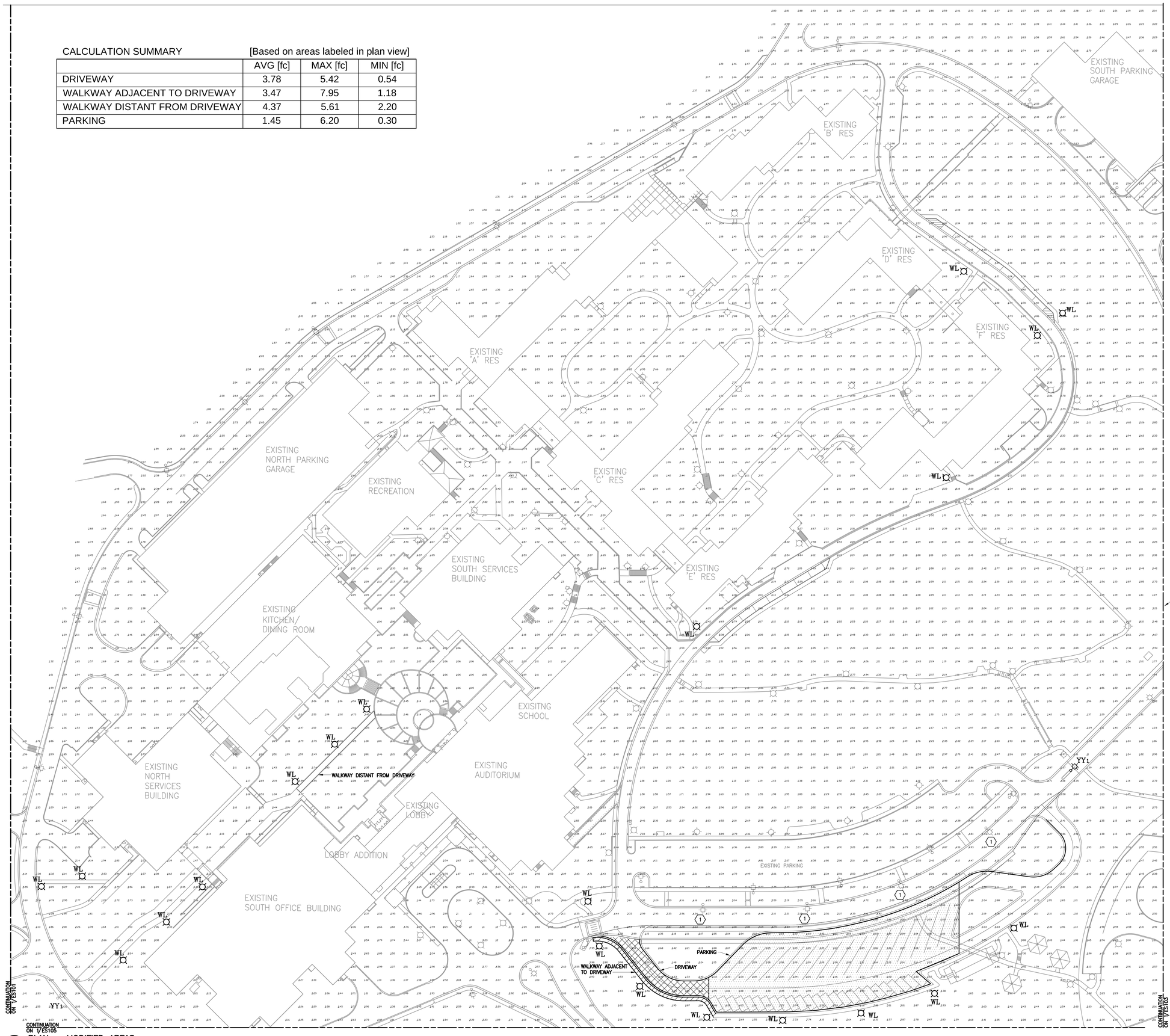
XREF: \\Common\V.Project Title–DEFAULT.dwg
PLOT DATE: 22 sep 11 PLOTTED BY: Flores, Samuel
DIMSCALE: 600.0000 DSGN\DRFT: RB/TT
FILE PATH: P:\USA\PPAT0104\3_CONSTRUCTION DOCUMENTS\3.10 Drawings\V0 Electrical\Mlux Calculations\PV–ES101.dwg

CALCULATION SUMMARY [Based on areas labeled in plan view]

	AVG [fc]	MAX [fc]	MIN [fc]
DRIVEWAY	3.78	5.42	0.54
WALKWAY ADJACENT TO DRIVEWAY	3.47	7.95	1.18
WALKWAY DISTANT FROM DRIVEWAY	4.37	5.61	2.20
PARKING	1.45	6.20	0.30



1 PLAN – MODIFIED AREAS

GENERAL SHEET NOTES

1. FOR SYMBOLS AND LIGHTING SPECIFICATIONS, SEE ES101.
2. INSTALL NEW 150W HPS POLE MOUNT FIXTURES, HORIZONTAL MOUNT, CUT OFF, WHERE INDICATED, 18' MOUNTING HEIGHT.
3. INSTALL NEW 50W HPS BOLLARD FIXTURES, WHERE INDICATED, 3' MOUNTING HEIGHT.
4. NEW PROPOSED AND EXISTING FIXTURES ARE INCLUDED IN THE LIGHTING CALCULATIONS.
5. EXTERIOR LUMINARIES GREATER THAN 100 WATTS HAVE A MINIMUM EFFICACY OF 60 LUMENS/W PER ASHRAE/IESNA 90.1–2001.
6. LIGHTING CALCULATIONS WERE PERFORMED USING DIALux 4.9 (INTERNATIONAL DESIGN SOFTWARE FOR LIGHTING CALCULATION)

SHEET KEYNOTES

1. RELOCATED FIXTURE.

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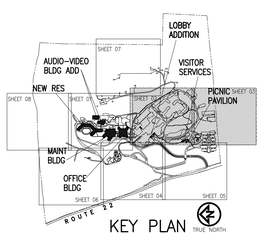
–	09 JUL 09	FILING
–	15 APR 09	REVIEW AND APPROVAL



KEY PLAN

OWNER:
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25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

ACCOUNT No.

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100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
SITE LIGHTING PLAN

PROJECT No.
PPAT0104

SHEET No.
ES102

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XREF: IMAGE:
XREF: P:\USA\PPAT0104\3_CONSTRUCTION_DOCUMENTS\3.10 Drawings\09 Electrical\DIALux Calculations\PW-ES102.dwg
PLOT DATE: 22 sep 11 PLOTTED BY: Flores, Samuel
DWGSCALE: 600.0000 DSGNLGRFT: RB/TT
FILE PATH: P:\USA\PPAT0104\3_CONSTRUCTION_DOCUMENTS\3.10 Drawings\09 Electrical\PW-ES102.dwg

GENERAL SHEET NOTES

1. FOR SYMBOLS AND LIGHTING SPECIFICATIONS, SEE ES101.
2. INSTALL NEW 150W HPS POLE MOUNT FIXTURES, HORIZONTAL MOUNT, CUT OFF, WHERE INDICATED, 18' MOUNTING HEIGHT.
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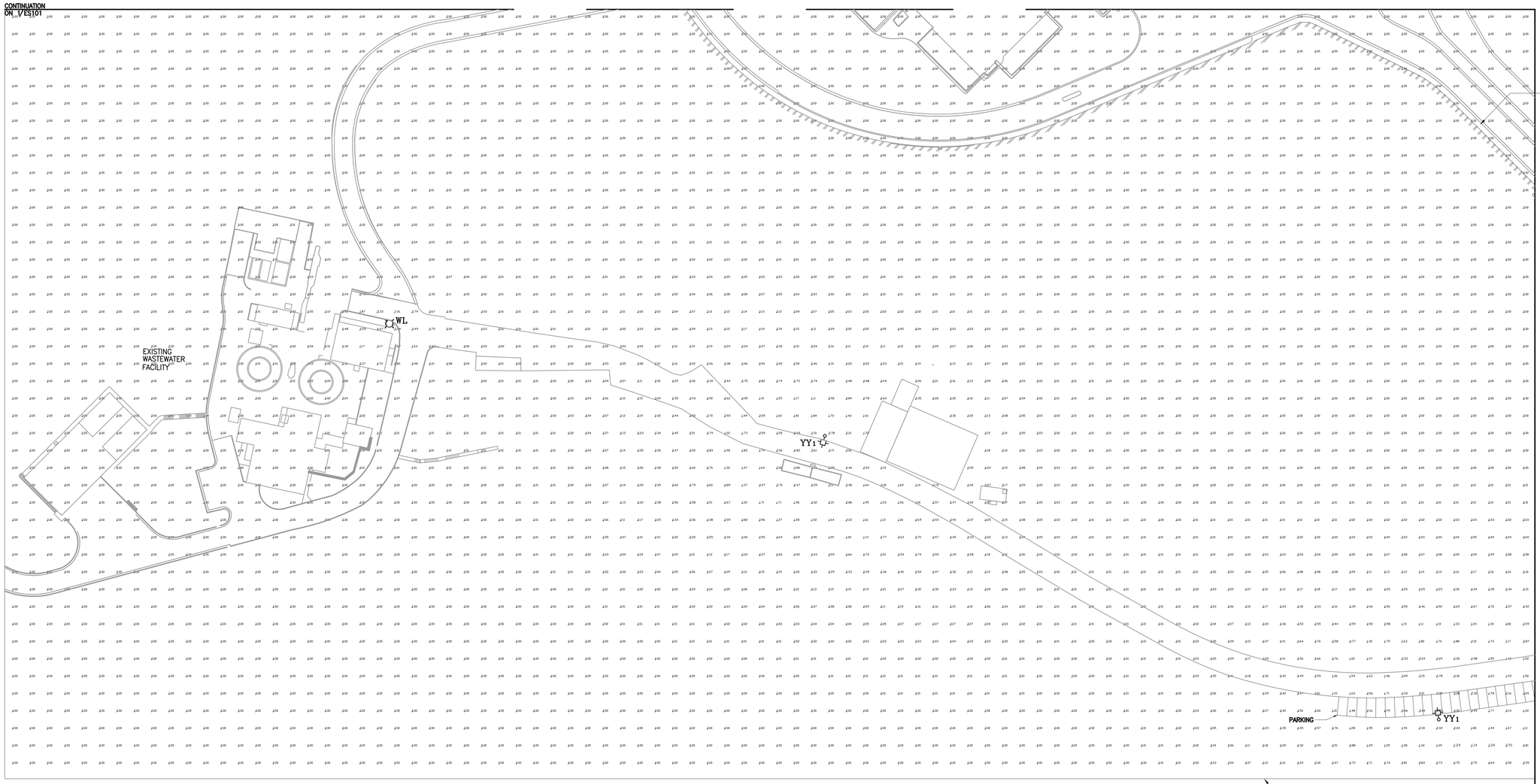
[Based on areas labeled in plan view]

CALCULATION SUMMARY			
	AVG [fc]	MAX [fc]	MIN [fc]
PARKING	1.28	3.65	1.01

CONTINUATION ON V ES101

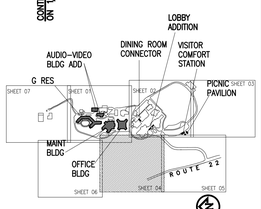


FOR CALCULATION SUMMARY OF THIS "WALKWAY ADJACENT TO DRIVEWAY" SEE ES105

CONTINUATION ON V ES101

1 PLAN – EXISTING DRIVEWAY AND NEW PARKING

1"=50'-0" 0' 25' 50' 100'



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100 WATCHTOWER DRIVE
PATTERSON, NY 12563

SHEET TITLE:
SITE LIGHTING PLAN

PROJECT No.
PPAT0104

SHEET No.
ES104

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GENERAL SHEET NOTES

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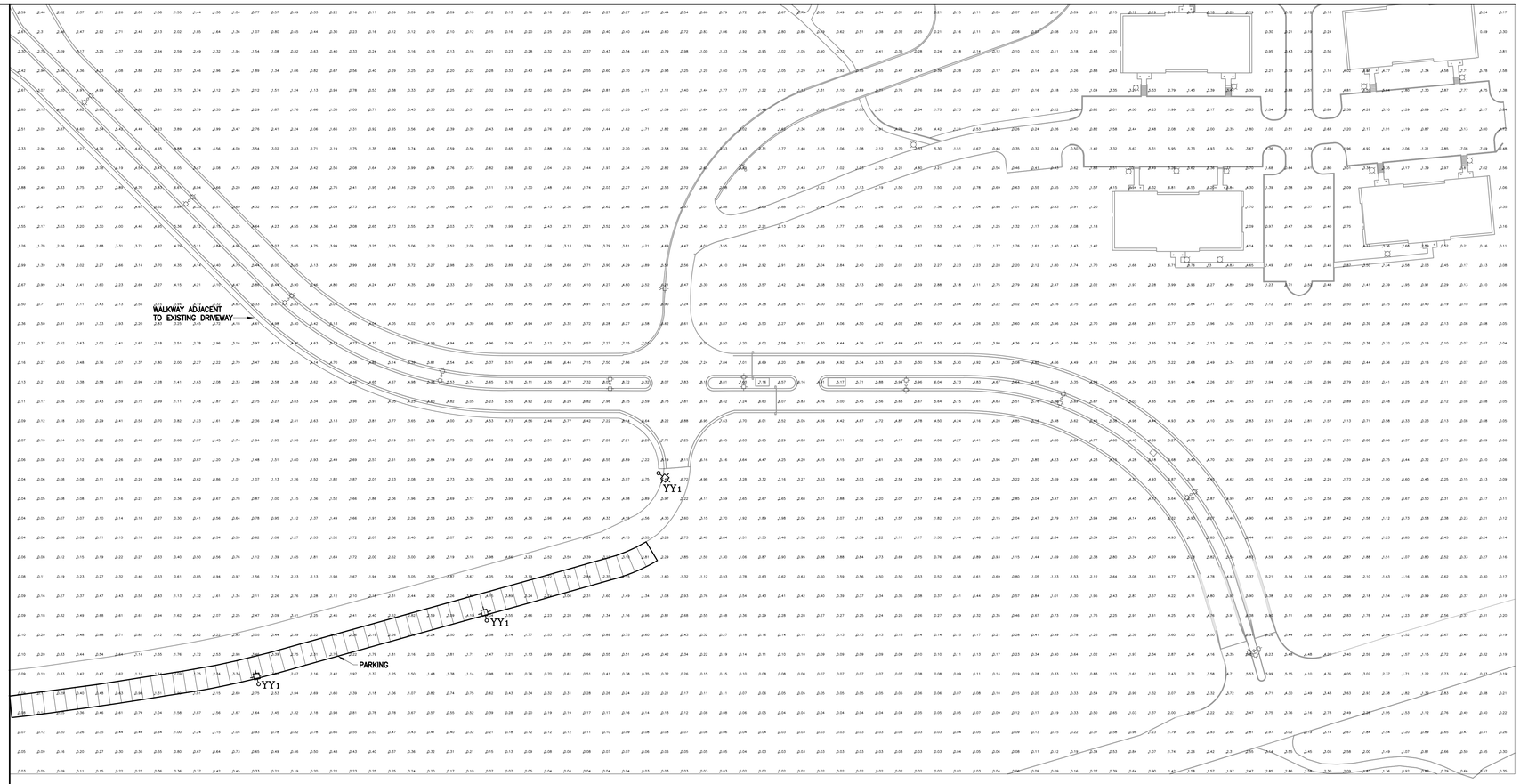
CALCULATION SUMMARY [Based on areas labeled in plan view]

	AVG [fc]	MAX [fc]	MIN [fc]
WALKWAY ADJACENT TO DRIVEWAY	4.00	7.20	2.40
PARKING	1.90	4.10	0.40

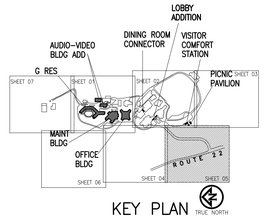
CONTINUATION ON V ES102



CONTINUATION ON V ES104

1 PLAN – EXISTING MAIN ACCESS DRIVEWAY AND NEW PARKING

1"=50'-0" 0' 25' 50' 100'



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PATTERSON, NY 12563

SHEET TITLE:
SITE LIGHTING PLAN

PROJECT No.
PPAT0104

SHEET No.
ES105

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PLOT DATE: 22 sep 11 PLOTTED BY: Flores, Samuel
DMSCALE: 600.0000 DSGN\DRFT: RB/TT
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