

GENERAL NOTES:

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 1709-b(4)(b)(i) of the New York State Education Law.
- Only boundary survey maps with the surveyor's original seal are true and correct copies of the surveyor's original work and opinion. Other than occasional errors, any other alterations, modifications, deletions, and changes.
- Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
- The location of underground improvements or encroachments are not always known and shall not be indicated. If any underground improvements or encroachments are shown, they are shown as an approximation and shall not be used for any purpose other than to show the approximate location. If any are not shown, they are shown as an approximation and shall not be used for any purpose other than to show the approximate location.
- No Abacus of Title was provided to surveyor at time of survey. This survey is subject to any state of facts as to date Abstract of Title would disclose.
- Project shown is assumed elevation of 100.00 as a survey datum.

DRAWING NOTES:

- CONTRACT [GC] TO PROVIDE STABILIZED CONSTRUCTION ENTRANCE AS PER DETAILS
- CONTRACT [GC] TO PROVIDE SILT FENCE AS PER DETAIL.
- CONTRACT [GC] TO PROVIDE CONCRETE WASHOUT PER DETAIL.
- CONTRACT [GC] TO PROVIDE INLET PROTECTION AT ALL INLETS DURING CONSTRUCTION (TYP.).

E&SC SEQUENCING:

- PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
- PROVIDE SILT FENCE AND CONCRETE WASHOUT.
- CONTRACTOR MAY BEGIN SOIL DISTURBING ACTIVITIES.
- MAINTAIN ALL EROSION CONTROL DEVICES UNTIL SITE HAS BEEN RESTORED TO THE SATISFACTION OF THE ENGINEER.

REFERENCE MAPS:

- "MAP OF LAND OWNED BY VALCOUR MOLD AND DIE CORP.", prepared by R.H. Ladd, L.S., dated March 14, 1955, last revised February 25, 1960. On file at the Clinton County Clerk's office as Map #A143.

REFERENCE DEED:

CJM Medical PC
to
Adirondack Integrative Wellness, LLC
made May 15, 2015, rec. May 15, 2015
D.I. #2015-271698

PROJECT APPLICANT:

Adirondack Integrative Wellness, LLC
Elizabeth Pearl, P.T.
135 South Peru Street
Plattsburgh, NY 12901

Note: It is a violation of law for any person acting under the direction of a licensed Engineer, Architect, Landscape Architect, Surveyor, or other professional to alter the stamp of a licensed professional in any way. If the stamp of a licensed professional is altered, the professional is held liable for the alteration. The professional is held liable for the alteration. The professional is held liable for the alteration.

AES PROJ. # 5105
DRAWN BY: DJG DESIGNER

ISSUE # DESCRIPTION
1. SUBMITTED TO CITY ZBA

DRAWING TITLE

DRAINAGE PLAN

BLDG. ID. SHEET NO.

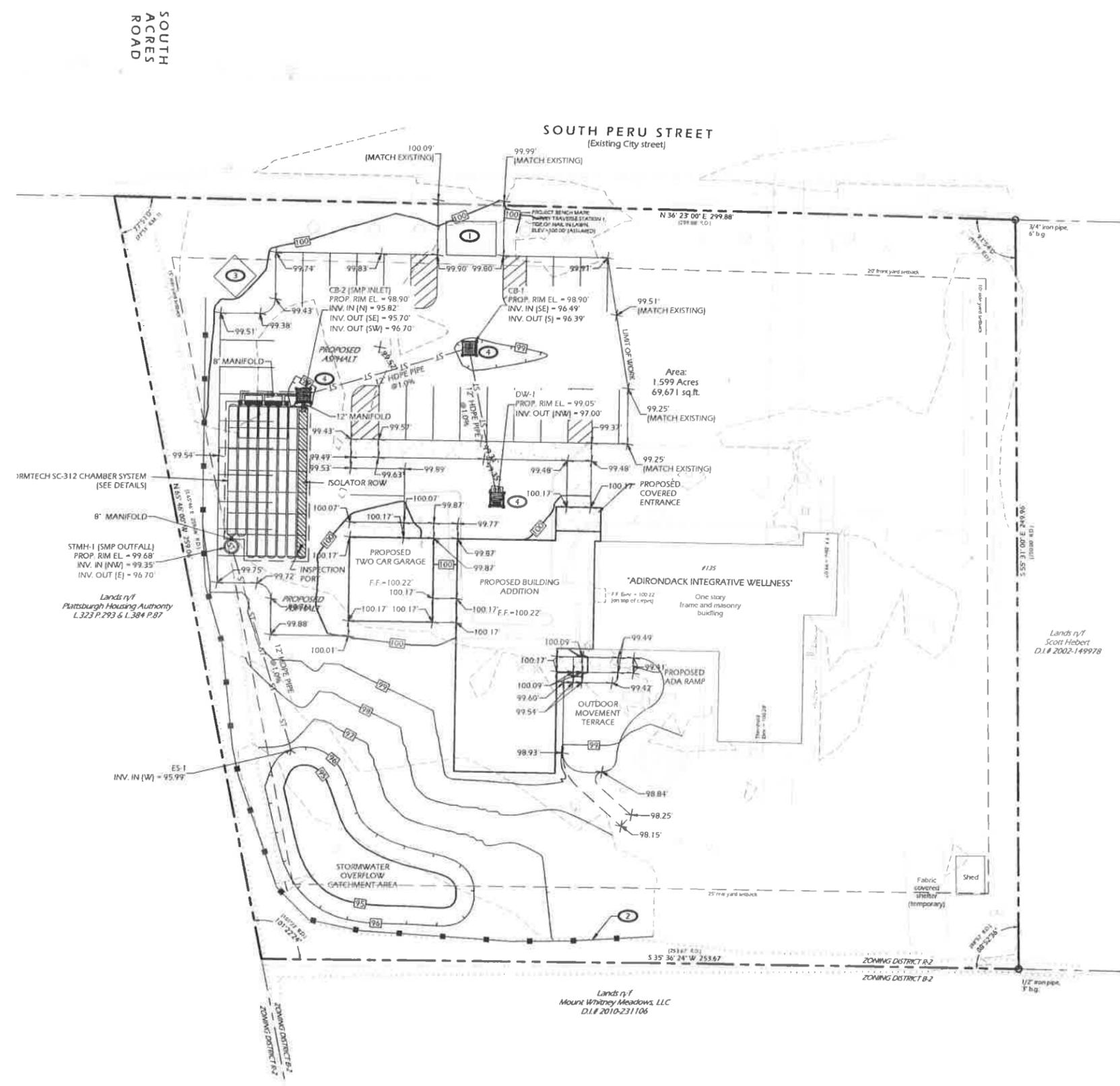
N/A C-1



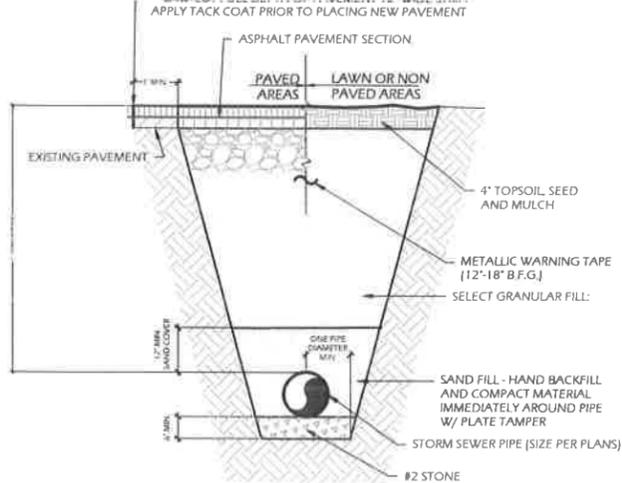
North based on R.M. #1

LEGEND

- Survey monument found (description as noted)
- b.g. Below grade
- nyf. Now or Formerly
- D.I. #2001-124635 Deed Instrument No
- L.589 P.148 Deed Liber and Page
- R.M. Reference Map
- R.D. Reference Deed
- N 99°00'00" E 15.05' Bearing and distance per field measurement
- N 99°00'00" E 15.05' Bearing and distance per reference deed/map
- Utility pole with overhead wire
- Wood fence line
- Chain link fence
- Water line
- Storm water line
- Sanitary sewer line
- Zoning setback
- Contour (1 ft. Interval)
- Edge of wooded area or hedge row
- Edge of wooded area or hedge row
- Spot elevation
- Deciduous tree
- Coniferous tree
- Landscaped area
- Hydrant
- Water shut off
- Water gate valve
- Storm water catch basin
- Manhole
- Guy Wire and anchor
- Bollard or post
- Post mounted light
- Air conditioning unit
- PROPOSED BUILDING
- PROPOSED NEW PAVEMENT
- PROPOSED NEW CONCRETE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- F.F. FINISH FLOOR
- ST PROPOSED STORM WATER LINE
- PROPOSED STORM CATCH BASIN
- PROPOSED CULVERT END
- PROPOSED STORM MANHOLE
- PROPOSED SILT FENCE

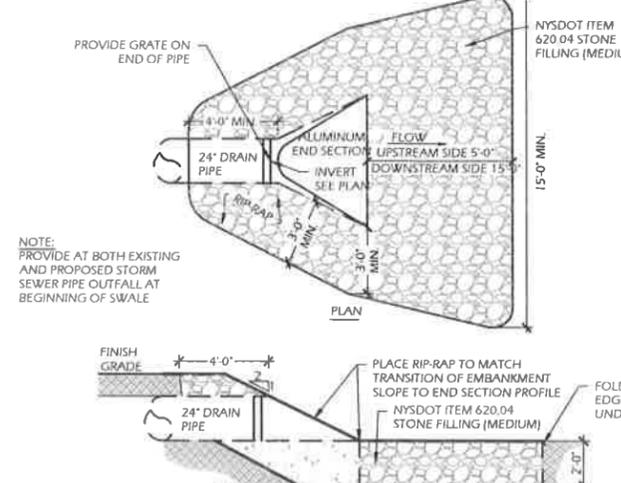


Plot Date: 06/22/2022 Plot Time: 3:27 PM
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 Author: DJG
 Date: 06/22/2022
 Time: 3:27 PM



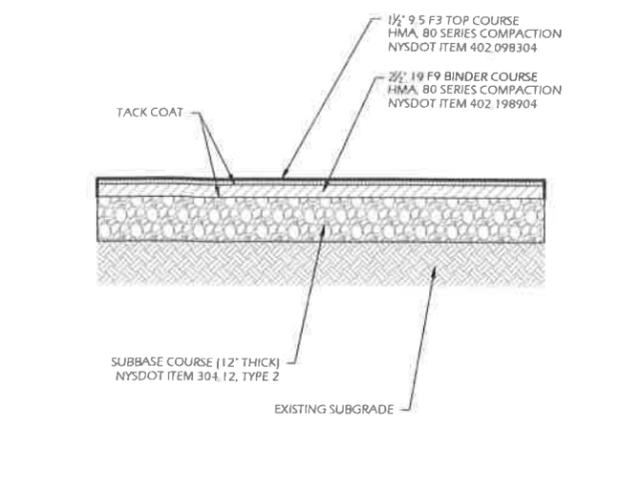
NOTES:
 1. ALL EXCAVATION METHODS SHALL BE IN STRICT COMPLIANCE WITH OSHA.

1 STORM SEWER TRENCH (OPEN CUT)
 C-501 SCALE: 1/2" = 1'-0"



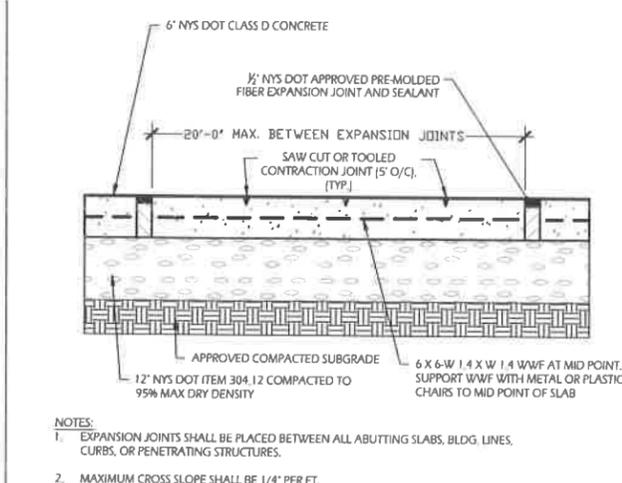
NOTES:
 PROVIDE AT BOTH EXISTING AND PROPOSED STORM SEWER PIPE OUTFALL AT BEGINNING OF SWALE

2 STORMSEWER OUTLET
 C-501 SCALE: 1/4" = 1'-0"



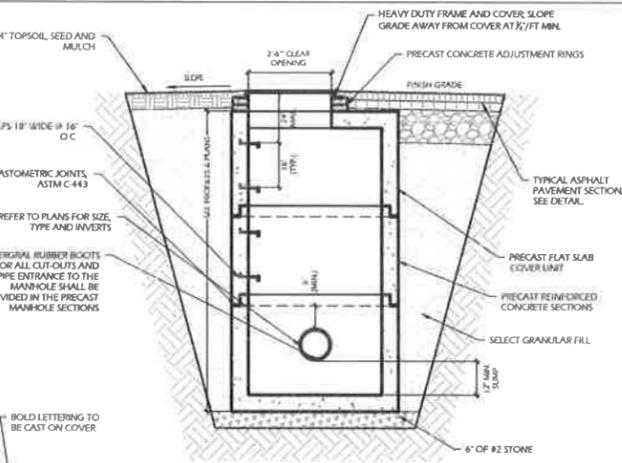
NOTES:
 1. TACK COAT ITEM SHALL BE APPLIED BETWEEN TOP COURSE AND BINDER COURSE. TACK COAT APPLICATION RATE SHALL BE 0.06 GALLONS PER SQUARE YARD OF ASPHALT.

3 ASPHALT PAVEMENT SECTION
 C-501 SCALE: 1/2" = 1'-0"



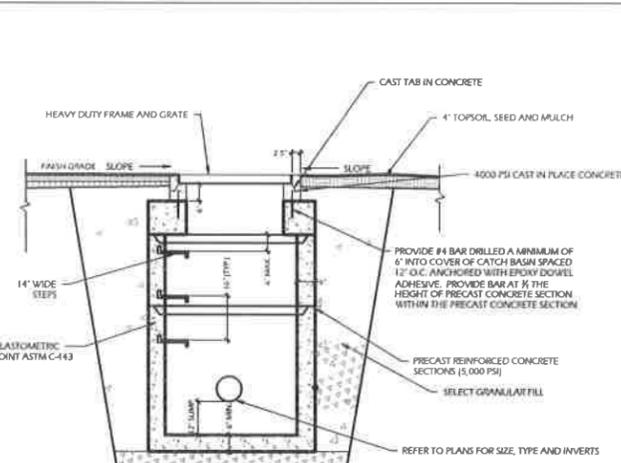
NOTES:
 1. EXPANSION JOINTS SHALL BE PLACED BETWEEN ALL ABUTTING SLABS, BLDG. LINES, CURBS, OR PENETRATING STRUCTURES.
 2. MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FT.
 3. PROVIDE COURSE BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
 4. REFER TO S' DRAWINGS FOR CONNECTION TO ENTRY APRONS AND LOADING DOCK SLAB.

4 CONCRETE SIDEWALK
 C-501 SCALE: N.T.S.



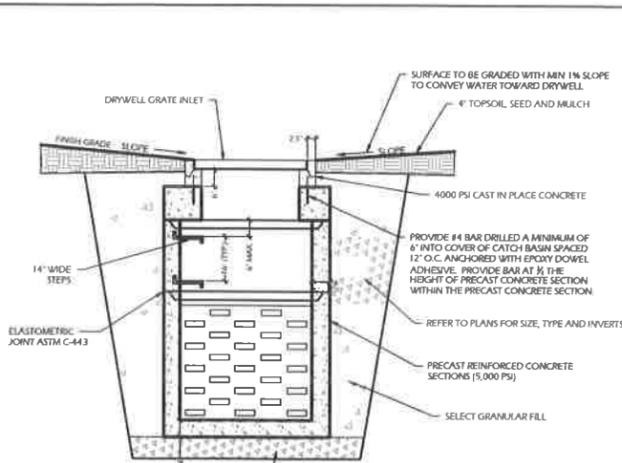
NOTE:
 1. CONNECT S.S. LOCATOR CABLE TO MANHOLE FRAME BY TACK WELD OR S.S. BOLT.
 2. ALL MANHOLES SHALL BE 48\"/>

5 STORM SEWER MANHOLE
 C-501 SCALE: 3/8" = 1'-0"



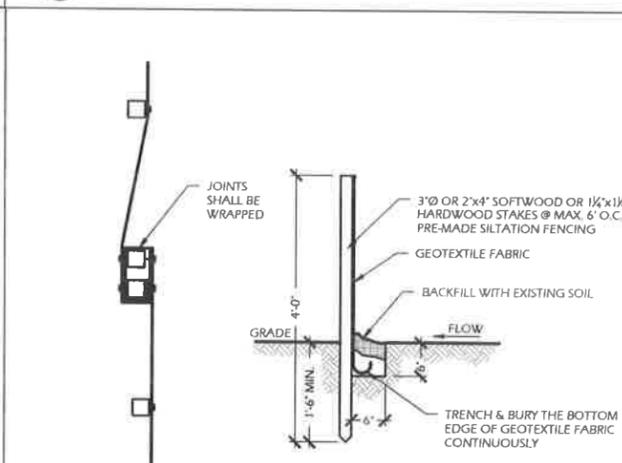
NOTES:
 1. ALL CATCH BASINS SHALL BE 48\"/>

6 CATCH BASIN
 C-501 N.T.S.



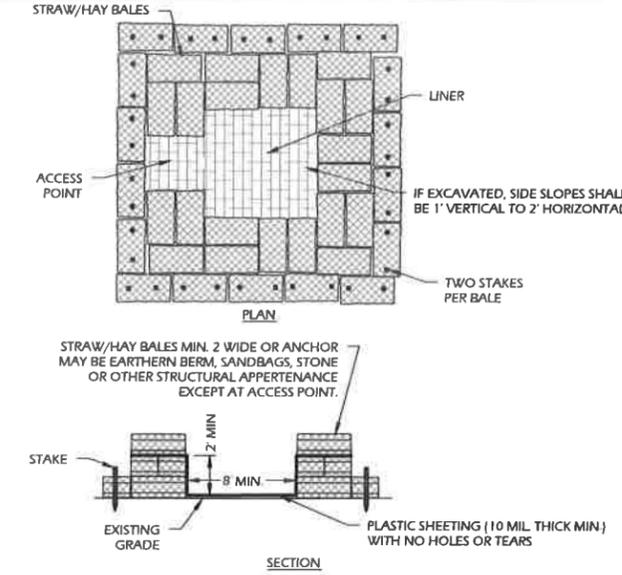
NOTES:
 1. DRYWELLS MUST BE CONSTRUCTED OF DURABLE MATERIAL NOT SUBJECT TO CORROSION, DECAY, FROST DAMAGE, OR CRACKING. AFTER INSTALLATION, DRYWELL SHALL BE ABLE TO SUPPORT AT LEAST 300 POUNDS PER SQUARE FOOT (PSF).

7 STORMWATER DRYWELL
 C-501 N.T.S.



NOTE:
 NYSDOT ITEM 209.13

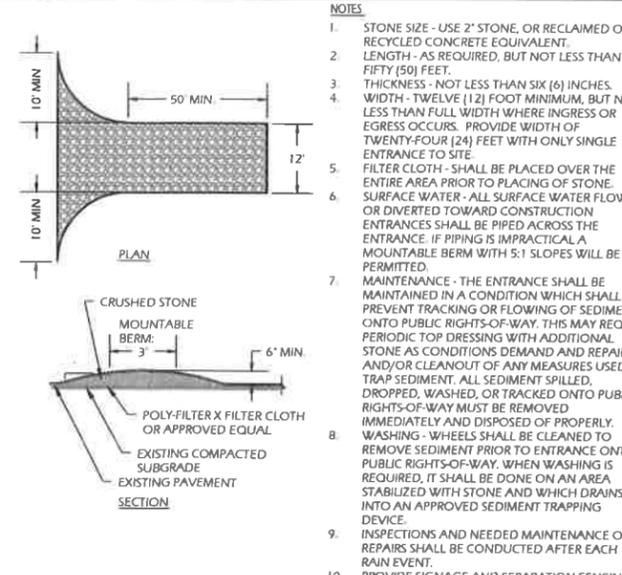
8 SILTATION CONTROL FENCE
 C-501 SCALE: 3/4" = 1'-0"



9 CONCRETE TRUCK WASHOUT
 C-501 N.T.S.

NOTES:
 1. MINIMUM OF 8' X 8' BOTTOM AND 2' DEPTH.
 2. CONTRACTOR SHALL LOCATE 100' FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS.
 3. CONTRACTOR SHALL PROVIDE APPROPRIATE ACCESS WITH GRAVEL ACCESS ROAD SLOPED DOWN TO THE STRUCTURE.
 4. CONTRACTOR SHALL PLACE SIGNS TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.

MAINTENANCE
 1. CONTRACTOR SHALL INSPECT CONCRETE WASHOUT FACILITIES DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.
 2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED BY CONTRACTOR WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS FRESH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OFF-SITE. CONTRACTOR SHALL DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 3. CONTRACTOR SHALL INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.



10 STABILIZED CONSTRUCTION ENTRANCE
 C-501 SCALE: N.T.S.

ADIRONDACK INTEGRATIVE WELLNESS, LLC

**PEARL PHYSICAL THEROPIY
 LIFESTYLE MEDICINE GYM**

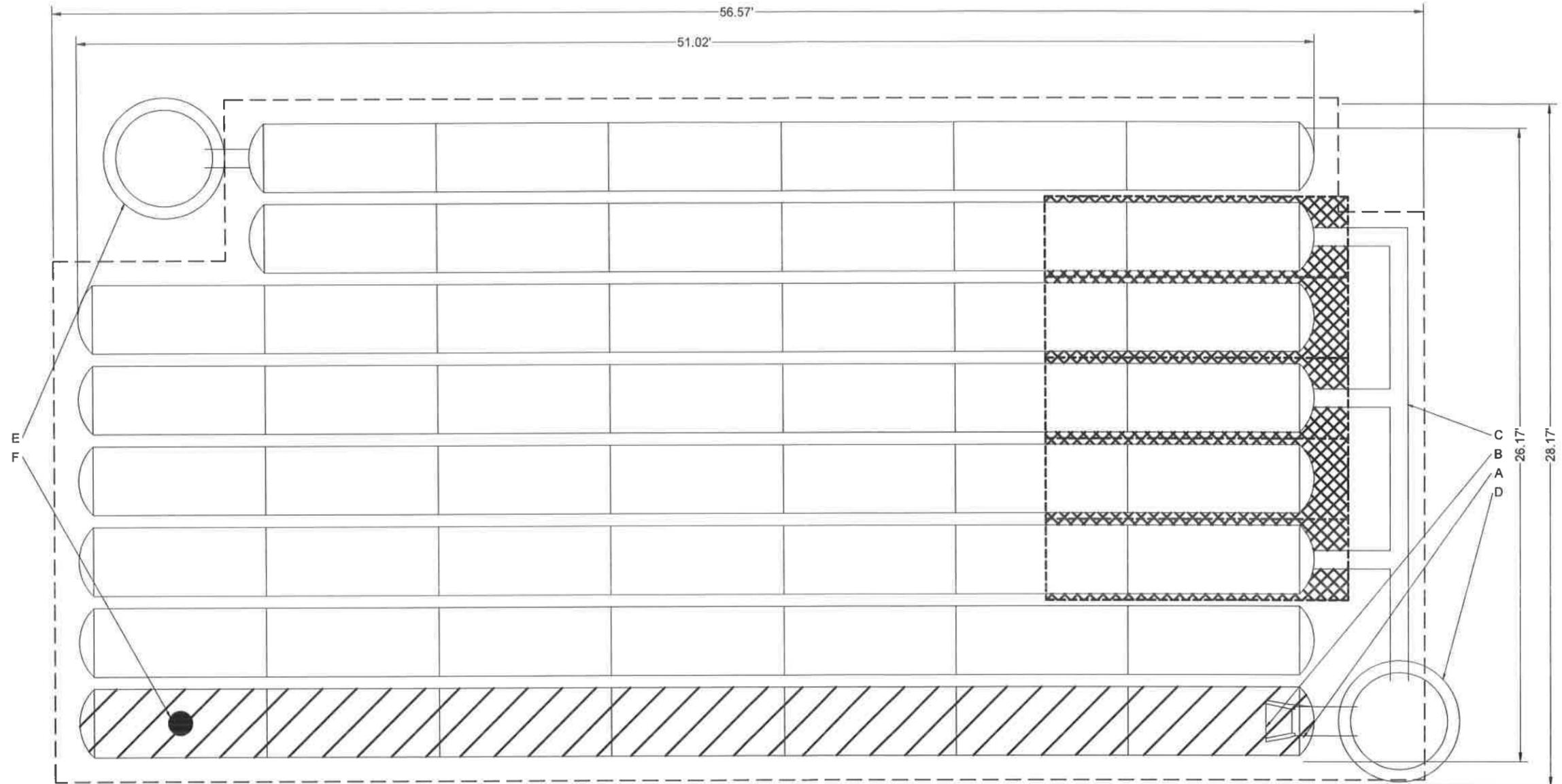
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ISSUE #:	DESCRIPTION:
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BLDG. ID:	SHEET NO.:
N/A	C-5

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PROPOSED LAYOUT	
54	STORMTECH SC-310 CHAMBERS
16	STORMTECH SC-310 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID (%)
1906	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
1529	SYSTEM AREA (SF)
169.5	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	105.83
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	99.83
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	99.33
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	99.33
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	99.33
TOP OF STONE:	98.33
TOP OF SC-310 CHAMBER:	97.83
8" x 8" TOP MANIFOLD INVERT:	96.79
12" ISOLATOR ROW PLUS INVERT:	96.58
8" BOTTOM CONNECTION INVERT:	96.55
BOTTOM OF SC-310 CHAMBER:	96.50
BOTTOM OF STONE:	96.00

			*INVERT ABOVE BASE OF CHAMBER	
PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
PREFABRICATED EZ END CAP	A	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.90"	
FLAMP	B	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP		
MANIFOLD	C	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
CONCRETE STRUCTURE	D	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.3 CFS IN
CONCRETE STRUCTURE	E	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		0.7 CFS OUT
INSPECTION PORT	F	4" SEE DETAIL		

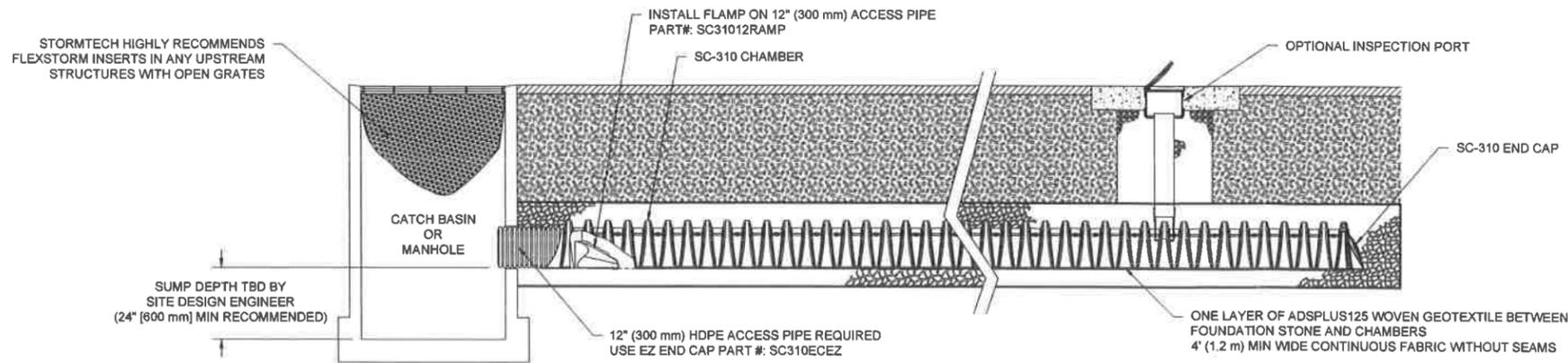


ISOLATOR ROW PLUS
(SEE DETAIL)

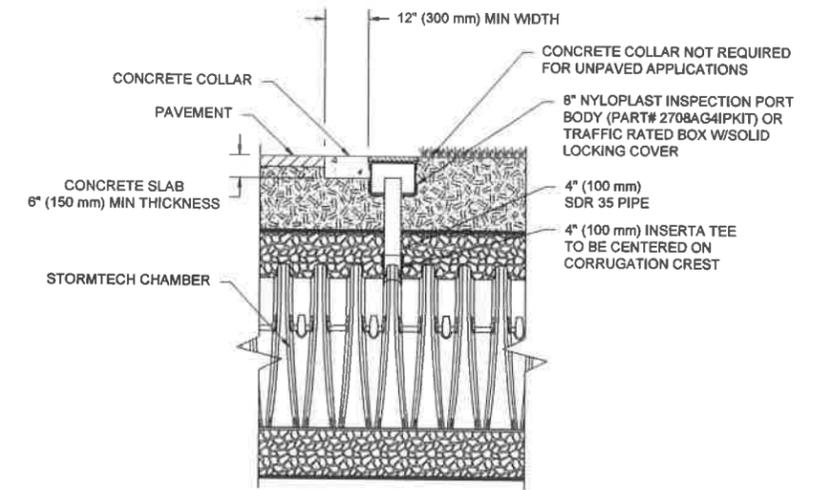


PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

--- BED LIMITS



SC-310 ISOLATOR ROW PLUS DETAIL
NTS



4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR PLUS ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

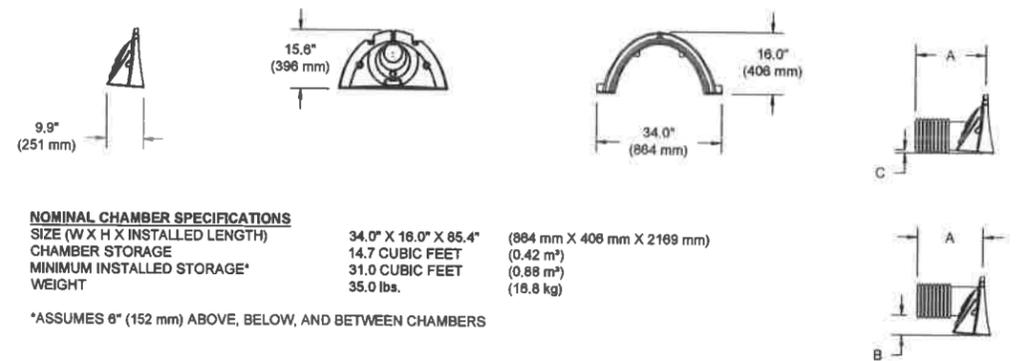
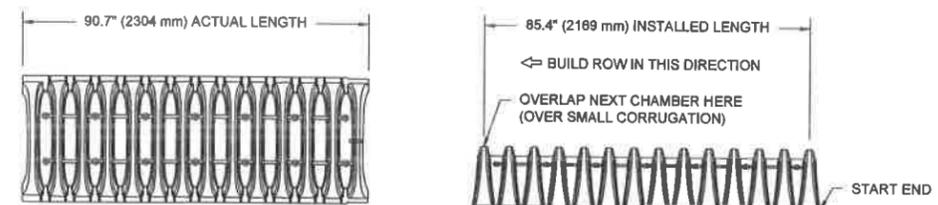
PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
 PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 PRE CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.8" (244 mm)	5.8" (147 mm)	—
SC310EPE06B / SC310EPE06BPC	6" (150 mm)	—	—	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	—
SC310EPE08B / SC310EPE08BPC	8" (200 mm)	—	—	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	—
SC310EPE10B / SC310EPE10BPC	10" (250 mm)	—	—	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	13.5" (343 mm)	—	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



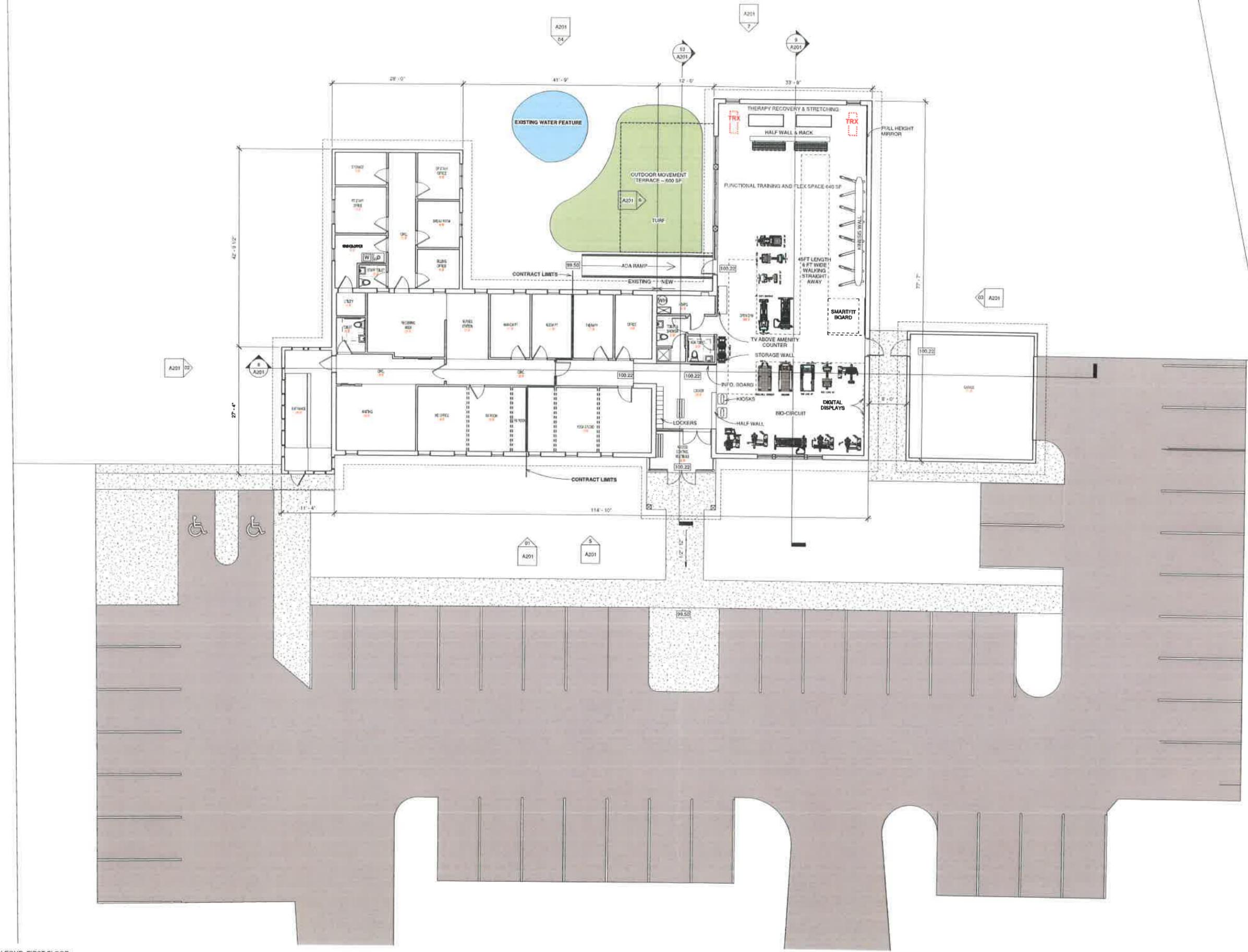
SC-310 TECHNICAL SPECIFICATION
NTS

**Pearl Physical Therapy Lifestyle
Medicine Gym**
135 S Peru St, Plattsburgh, NY 12901, United States

NO. DATE TITLE/PURPOSE

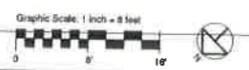
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PROJECT # 22058
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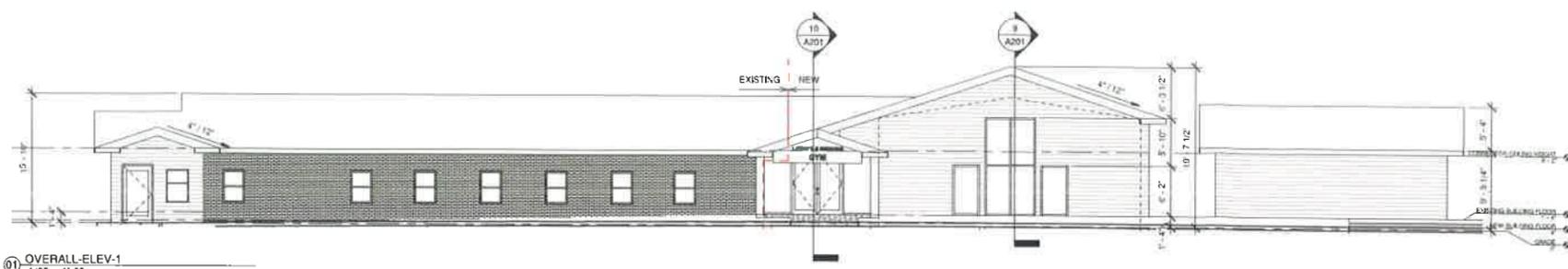
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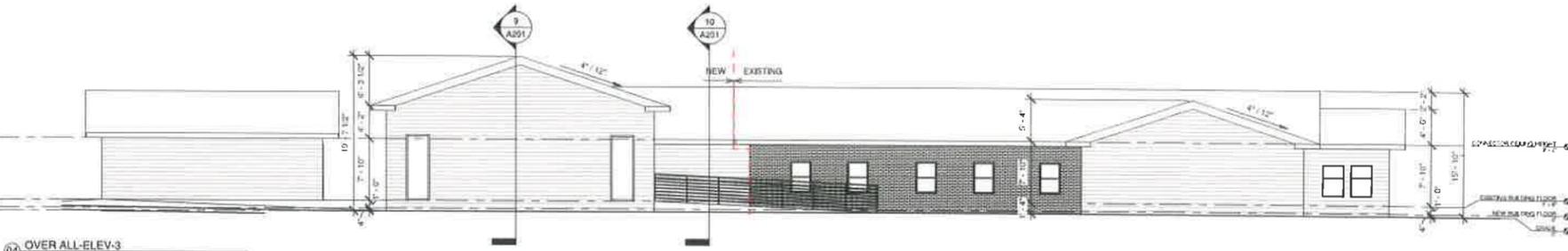
© 2020 OLC
9/12/2022 1:35:03 PM
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1 NEW EQUIP. FIRST FLOOR
1/8" = 1'-0"

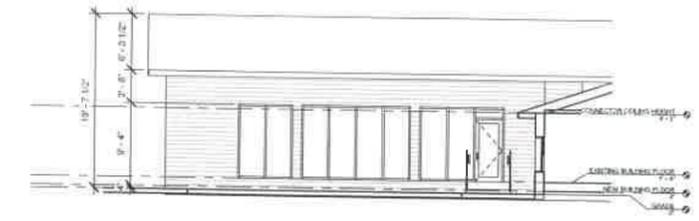




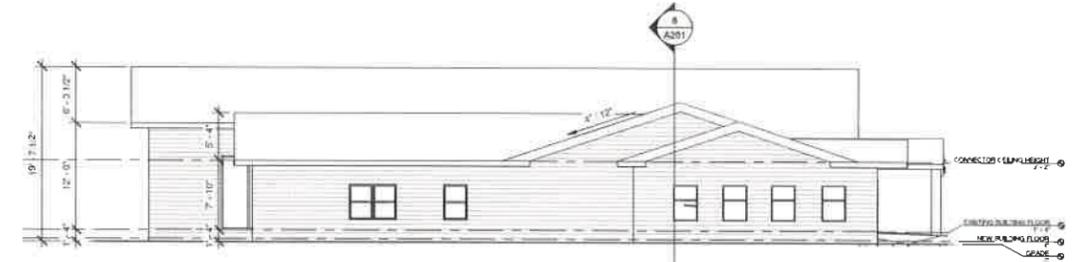
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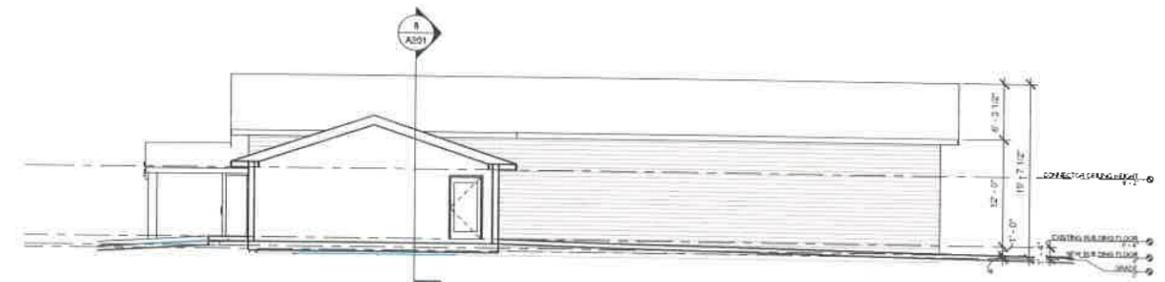
04 OVER ALL-ELEV-3
1/8" = 1'-0"



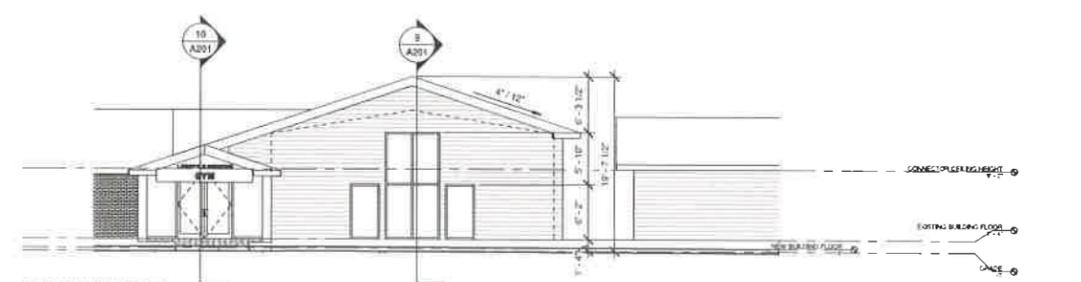
06 NEW BUILDING-ELEV-3
1/8" = 1'-0"



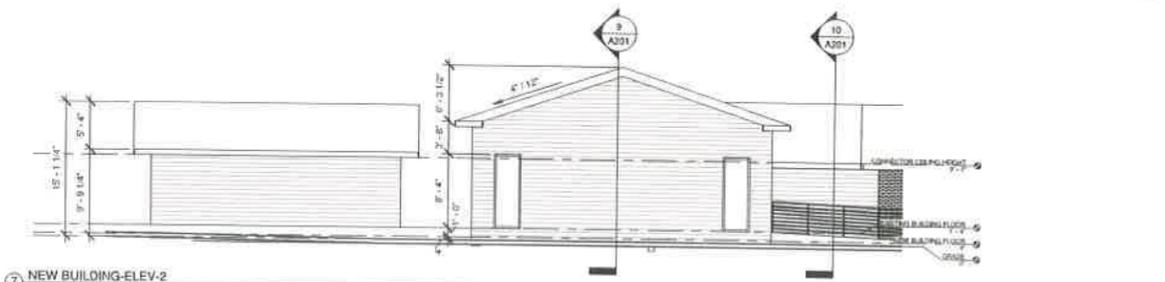
02 OVER ALL-ELEV-2
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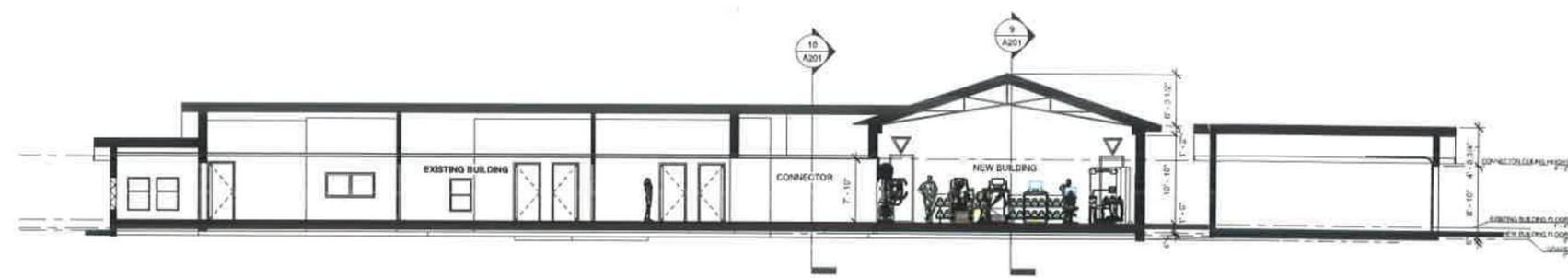
05 NEW BUILDING-ELEV-4
1/8" = 1'-0"



03 NEW BUILDING-ELEV-1
1/8" = 1'-0"



07 NEW BUILDING-ELEV-2
1/8" = 1'-0"



08 Section 1
1/8" = 1'-0"



09 Section 2
1/8" = 1'-0"



10 Section 3
1/8" = 1'-0"

**Pearl Physical Therapy Lifestyle
Medicine Gym**
135 S Peru St, Plattsburgh, NY 12901, United States

NO. DATE TITLE/PURPOSE

SCALE 1/8" = 1'-0"

ISSUE DATE 08-22-2022

DRAWN BY Author

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PROJECT # 22058

TITLE ELEVATIONS AND SECTIONS

SHEET #

A201