

SITE PLAN

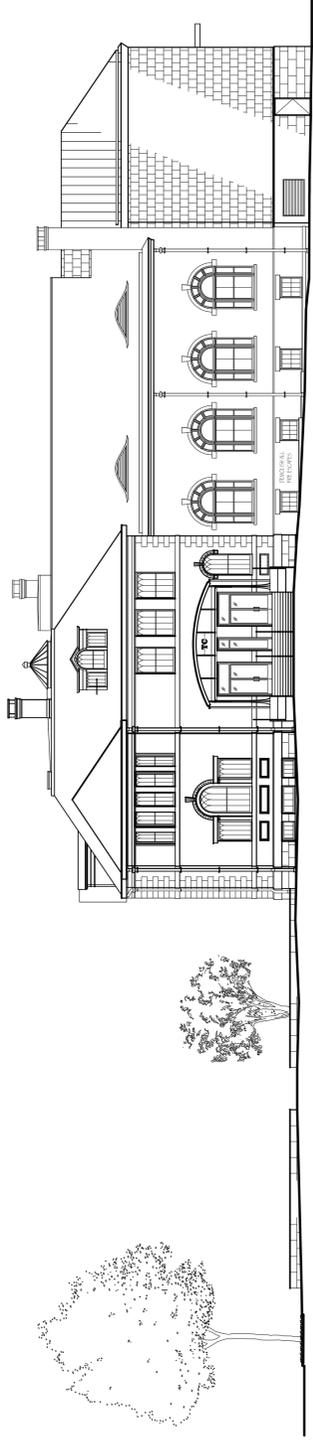
THORNE MEMORIAL BUILDING 3323 FRANKLIN AVE

MILLBROOK, NEW YORK 12545

PROJECT: ADDITIONS AND RENOVATION TO THORNE CENTER

PROJECT
Additions and Renovation to
THORNE MEMORIAL BUILDING
Thorne Center
Millbrook, New York

SLOAN ARCHITECTS, P.C.
P.O. BOX 373
MILLBROOK, NY 12545



GENERAL NOTES

- PROPERTY OWNER NAME: THORNE MEMORIAL BUILDING, LLC.
AND ADDRESS: P.O. BOX 1087
MILLBROOK, NY 12545
- APPLICANT NAME AND ADDRESS: SLOAN ARCHITECTS P.C.
42 NORTH AVE/PO BOX 373
MILLBROOK, NY 12545
- AUTHORIZED AGENT NAME AND ADDRESS: SLOAN ARCHITECTS P.C.- MICHAEL J. SLOAN, AIA
42 NORTH AVE/PO. BOX 373
MILLBROOK, NY 12545
- PARCEL ADDRESS: 3323 FRANKLIN AVE
MILLBROOK, NY 12545
- TAX MAP#: 6765-19-548131
- BOUNDARY SURVEY: BLY AND HOUSTON INC
P.O. BOX 627
3 ELM DRIVE
MILLBROOK, NY 12545
- TOPOGRAPHIC SURVEYS: BLY AND HOUSTON INC
P.O. BOX 627
3 ELM DRIVE
MILLBROOK, NY 12545
- ZONING DISTRICT: THORNE CENTER OVERLAY ZONE/ RESIDENTIAL
USE CODE: 230-13.1
DESCRIPTION: THE LAND AND THE BUILDINGS IN THE TCOD ARE INTENDED TO BE INTEGRATED INTO THE COMMUNITY AND ALLOWS THESE TO BE USED AS A COMMUNITY CENTER FROM WHICH THE BROTHERS OF THE THORNE CENTER CAN PROMOTE THE INTERESTS OF THE THORNE CENTER. THE PURPOSE OF THIS PROPOSED PROJECT WILL ASSIST THE BUSINESS COMMUNITY IN MILLBROOK, OFFER ARTS, SCIENCES AND EDUCATIONAL OPPORTUNITIES, ATTRACT PEOPLE INTO MILLBROOK TO ENJOY THIS ASSET, AND ENHANCE THE OVERALL QUALITY OF LIFE IN MILLBROOK.
- FIRE DISTRICT: MILLBROOK FIRE DISTRICT
- NATIONAL AND STATE HISTORIC REGISTER: THORNE MEMORIAL SCHOOL
#96001473

ZONING & LOT DATA

TAXMAP #	6765-19-548131-0000		
LOCATION	3323 FRANKLIN AVE, MILLBROOK, NY 12545		
ZONING DISTRICT	TCOD/R		
LOT REQUIREMENTS	ALLOWED	EXISTING	PROPOSED
MINIMUM LOT DIMENSIONS	1 ACRE	3.37 ACRES	N/A
MINIMUM LOT WIDTH	100 FEET	+430 FEET	N/A
MINIMUM LOT DEPTH	150 FEET	+510 FEET	N/A
MINIMUM SETBACKS/YARD DIMENSIONS			
FRONT (FRANKLIN)	25 FEET	+74 FEET	EXISTING / NO CHANGE
FRONT (MAPLE)	25 FEET	+53 FEET	EXISTING / NO CHANGE
SIDE (NORTH)	10 FEET	+94 FEET	+73 FEET
SIDE (EAST)	10 FEET	+319 FEET	+526 FEET
MAXIMUM HEIGHT	35 FEET	+42 FEET	N/A
MAXIMUM COVERAGE (Building Area)	30%	+8.8%	N/A
MAXIMUM COVERAGE*	30%	+27.0%	+38.7%
MAX. COVERAGE* w/o pervious retention sys.	30%	+27.0%	+27.7%
PARKING SPACES	+106 (REQUIRED)		65
COVERAGE*	All land covered by structures, interior roads, parking areas, sidewalks, and loading areas		
AREA TOTALS	EXISTING	PROPOSED	
THORNE BUILDING	+10,424 SF	+12,181 SF	
ACCESSORY BUILDINGS	+647 SF	+647 SF	
BANDSHELL	+1,671 SF	0 SF	
GARDEN (PERVIOUS PAVERS)	0 SF	+1,877 SF	
PLAYGROUND	+4,179 SF	+4,179 SF	
WALKWAYS AND CONCRETE EQUIPMENT PADS	+1,734 SF	+4,473 SF	
MASONRY WALLS	+613 SF	+1,239 SF	
WOOD DECK AND RAMP	+693 SF	+693 SF	
PARKING (IMPERVIOUS ASPHALT)	+23,865 SF	+21,327 SF	
PARKING (PERVIOUS ASPHALT)	0 SF	+14,473 SF	

PROPOSED BUILDING USE / FLOOR AREA

LOCATION	USE	FLOOR AREA	
		EXISTING	PROPOSED (EXISTING + REBUILT + ADDITION)
BASEMENT	DIGITAL ARTS LAB, MAKER SPACE, GAME LAB, PODCAST / RECORDING, MUSIC PRACTICE, CULINARY ARTS, GREEN ROOM	+8,794 SF	+10,564 SF
FIRST FLOOR	GALLERY / LOBBY, MEETING ROOM, OFFICES, THEATRE LOBBY, THEATRE	+8,949 SF	+9,917 SF
SECOND FLOOR	EVENT / DANCE STUDIOS AND MANAGEMENT OFFICE	+5,092 SF	+6,355 SF
THREE FLOOR	ART STUDIOS	+2,955 SF	+3,082 SF

PLANNING BOARD APPROVAL

THIS SITE PLAN WAS APPROVED BY RESOLUTION OF THE PLANNING BOARD ON THE _____ DAY OF _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID APPROVAL. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS SITE PLAN, WITHOUT THE PRIOR APPROVAL OF THE PLANNING BOARD, SHALL RENDER THIS SITE PLAN VOID AND OF NO EFFECTS.
SIGN THIS _____ DAY OF _____
SIGNATURE _____

DRAWING LIST

- C01 COVER SHEET
- C02 VICINITY, TAX AREA AND PARTIAL ZONING MAP
- C03 BOUNDARY SURVEY (PREPARED BY BLY & HOUSTON, INC.)
- CD.1 DEMOLITION SITE PLAN
- C.1 EXISTING SITE PLAN
- C.2.1 ENLARGED GARDEN PLAN
- C.3 PROPOSED UTILITY PLAN
- C.4 LIGHTING PLAN
- CS00 PAVEMENT/ SIDEWALK AND TRENCH DETAILS
- CS01 PLANTING, STONE WALL AND LIGHTING
- CS02 SOIL EROSION AND SEDIMENT CONTROL DETAILS
- A200.0 EXTERIOR ELEVATIONS
- A201.0 EXTERIOR ELEVATIONS

For Site Plan Approval

North 

Scale: NTS

Drawn By: _____

Date: 14 November 2025

Revisions: _____

TITLE

Cover Sheet



C01

PROJECT LOCATION MAP

SCALE: NTS

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1 VICINITY MAP
SCALE: 1" = 200'

NOTE: ALL MAP BACKGROUNDS WERE ACQUIRED FROM DIGITRESS COUNTY PARCEL ACCESS.



LEGEND
 R - RESIDENTIAL
 RT - TRANSITIONAL RESIDENTIAL
 RMF - MULTIFAMILY RESIDENTIAL
 RLD - RESIDENTIAL LOW-DENSITY
 GB - GENERAL BUSINESS

3 PARTIAL ZONING DISTRICT MAP
SCALE: 1" = 100'



2 AREA TAX MAP
SCALE: 1" = 100'

TAX PARCEL	OWNERS NAME	TAX PARCEL	OWNERS NAME
604101	WHALEN, GEORGE T. JR	605089	CADETTE, WALTER CADETTE, JOAN
605103	RECTOR (VICAR) CHURCH WARDENS VESTRY	588069	PIERCE, CHARLES E. JR PIERCE, BARBARA H.
607106	RAUM, ELIZABETH C. TRUSTEE	590071	OVIDIO, CARMEN C. TRUSTEE
612096	SHEQUINE, FREDERICK G.	592073	LEDY, ANN L. TRUSTEE
613099	ABRAMS, CATHY M. TRUSTEE	597078	LOMANGINO, LEONARD N. LOMANGINO, HELEN
614101	24 MILLBROOK HOLLOW LLC	601079	ROSA, GRACE M. ROSA, MARIA G.
597087	HAGGIN, JONATHAN B. LT ALEXANDER, BENJAMIN RM ALEXANDER, JAMES RM GEARY, THEODORE RM GEARY, WILLIAM RM KAHN, MAXINE LT	604080	THORNDALE FARM LLC
600088	GREENBERG, MAX	611080	DE MAGGIO, JOHN M.
602089	SYMANSKI, MICHAEL SYMANSKI, BERNADETTE	614080	MEUNIER, RAYMOND J. JR MEUNIER, JOANN

PROJECT
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Drawn By:

Date: 14 November 2025

Revisions:

TITLE
 Vicinity, Area Tax &
 Zoning District Maps



C02

PROJECT
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LEGEND	
	TREES TO BE REMOVED
	BUILDING/STRUCTURE TO BE REMOVED
	PROPOSED (REFERENCE)

- DEMOLITION SEQUENCING**
1. INSTALL PROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH SEQUENCE ON SHEET ##.
 2. PERFORM DEMOLITION OF ITEMS WITHIN LIMITS OF DISTURBANCE.
 - A. REMOVE/RELOCATE UTILITY POLES AND OVERHEAD WIRES.
 - B. CLEAR AND GRUB VEGETATION.
 - C. REMOVE CURBS AND PAVEMENT IN ROADS AND WALKWAYS.
 - D. REMOVE/RELOCATE UNDERGROUND UTILITIES, LEAVING STORM DRAINAGE FUNCTIONAL FOR AS LONG AS PRACTICAL.
 3. PERFORM DEMOLITION OF BUILDINGS IN ACCORDANCE WITH ARCHITECTURAL PLANS.

For Site Plan Approval

North

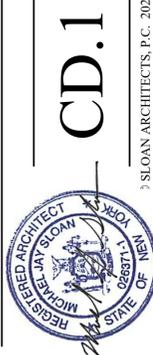
Scale: 1" = 20'-0", or as noted

Drawn By:

Date: 14 November 2025

Revisions:

TITLE
Demolition Site Plan



- DEMOLITION NOTES:**
1. PROTECTION
 - A. HAZARDOUS MATERIALS: PROVIDE DESCRIPTION OF HAZARDOUS MATERIALS AND NOTIFICATION OF FILING WITH PROPER AUTHORITIES TO BEGINNING OF WORK AS REQUIRED.
 - B. PERFORM DEMOLITION IN SUCH MANNER AS TO ELIMINATE HAZARDS TO PERSONS AND PROPERTY; TO MINIMIZE INTERFERENCE WITH USE OF ADJACENT AREAS, UTILITIES AND STRUCTURES OR INTERRUPTION OF PUBLIC UTILITIES; AND TO PROVIDE FREE PASSAGE TO AND FROM ADJACENT AREAS, UTILITIES AND STRUCTURES.
 - C. PROVIDE CHANGING AREAS OF STRUCTURES, BARRICADES, TEMPORARY FENCES, WARNING LIGHTS AND OTHER SIMILAR ITEMS THAT ARE REQUIRED FOR PROTECTION OF ALL PERSONNEL DURING DEMOLITION AND REMOVAL OPERATIONS.
 - D. PREVENT SPREAD OF FLYING PARTICLES AND DUST BEYOND GENERAL AREA OF WORK.
 2. PREPARATION
 - A. INSPECT SITE WITH OWNER'S REPRESENTATIVE AND VERIFY EXTENT AND LOCATION OF ITEMS DESIGNATED FOR REMOVAL, DISPOSAL, ALTERNATIVE DISPOSAL, RECYCLING, SALVAGE AND ITEMS TO REMAIN.
 - B. LOCATE AND PROTECT UTILITIES; PRESERVE ACTIVE UTILITIES TRAVERSING SITE IN OPERATING CONDITION.
 - C. NOTIFY AND OBTAIN APPROVAL OF UTILITY COMPANIES BEFORE STARTING DEMOLITION.
 3. REMOVAL OF HAZARDOUS WASTES:
 - A. REMOVE CONTAMINATED OR DANGEROUS MATERIALS DEFINED BY AUTHORITIES HAVING JURISDICTION, RELATING TO ENVIRONMENTAL PROTECTION, FROM SITE AND DISPOSE OF IN SAFE MANNER TO MINIMIZE DANGER AT SITE OR DURING DISPOSAL.
 4. REMOVAL OPERATIONS
 - A. REMOVE ITEMS AS INDICATED
 - B. DO NOT DISTURB ITEMS DESIGNATED TO REMAIN IN PLACE.
 5. RESTORATION
 - A. RESTORE AREAS AND EXISTING WORKS OUTSIDE AREA OF DEMOLITION TO MATCH CONDITIONS OF ADJACENT UNDISTURBED AREAS.
 3. CLEAN UP
 - A. UPON COMPLETION OF WORK, REMOVE DEBRIS, TRIM SURFACES AND LEAVE WORK SITE CLEAN.
 - B. USING CLEANING SOLUTIONS AND PROCEDURES WHICH ARE NOT HARMFUL TO HEALTH, ARE NOT INJURIOUS TO PLANTS, AND DO NOT ENDANGER WILDLIFE, ADJACENT WATER COURSES OR GROUND WATER.

DEMOLITION PLAN
 SCALE: 1" = 20'-0"

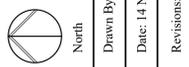
PROJECT
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"NOTES"

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYER'S SEAL IS A VIOLATION OF SECTION 7200, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 2. SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
 3. SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST OF THE PUBLIC.
 4. SUB-SURFACE STRUCTURES NOT VISIBLE OR RECORD APPROPRIATE ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
 5. SUBJECT TO THE FINDINGS OF AN ACCURATE ABSTRACT OF TITLE.
 6. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 7. TAX ID No: 6785-19-548131-00
 8. TOPOGRAPHY SHOWN HEREON TAKEN FROM ACTUAL GROUND MEASUREMENTS.
 9. 1 FOOT CONTOUR INTERVAL, UNLESS OTHERWISE NOTED.
 10. BOUNDARY LINE INFORMATION TAKEN FROM A MAP ENTITLED "SURVEY MAP PREPARED FOR VILLAGE OF MILLBROOK" PREPARED BY BLY AND HOUSTON LLP DATED JANUARY 18, 2022.
 11. PROPERTY SHOWN HEREON IS 3.37 ACRES.

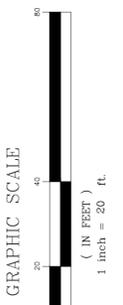
For Site Plan Approval



North
 Drawn By:
 Date: 14 November 2025
 Revisions:

TITLE
Existing Site Plan

C.1



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

EXISTING SITE PLAN
 SCALE: 1" = 20'-0"

SURVEY PROVIDED BY:
 BLY AND HOUSTON INC
 LAND SURVEYORS
 90 BOY 629
 MILLBROOK, NEW YORK 12545
 PHONE: 845-677-3619

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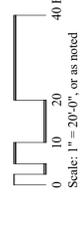
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For Site Plan Approval

North



Scale: 1" = 20'-0", or as noted



Drawn By: KM/MS
 Date: 14 November 2025
 Revisions:

TITLE
Proposed Site Plan



C.2

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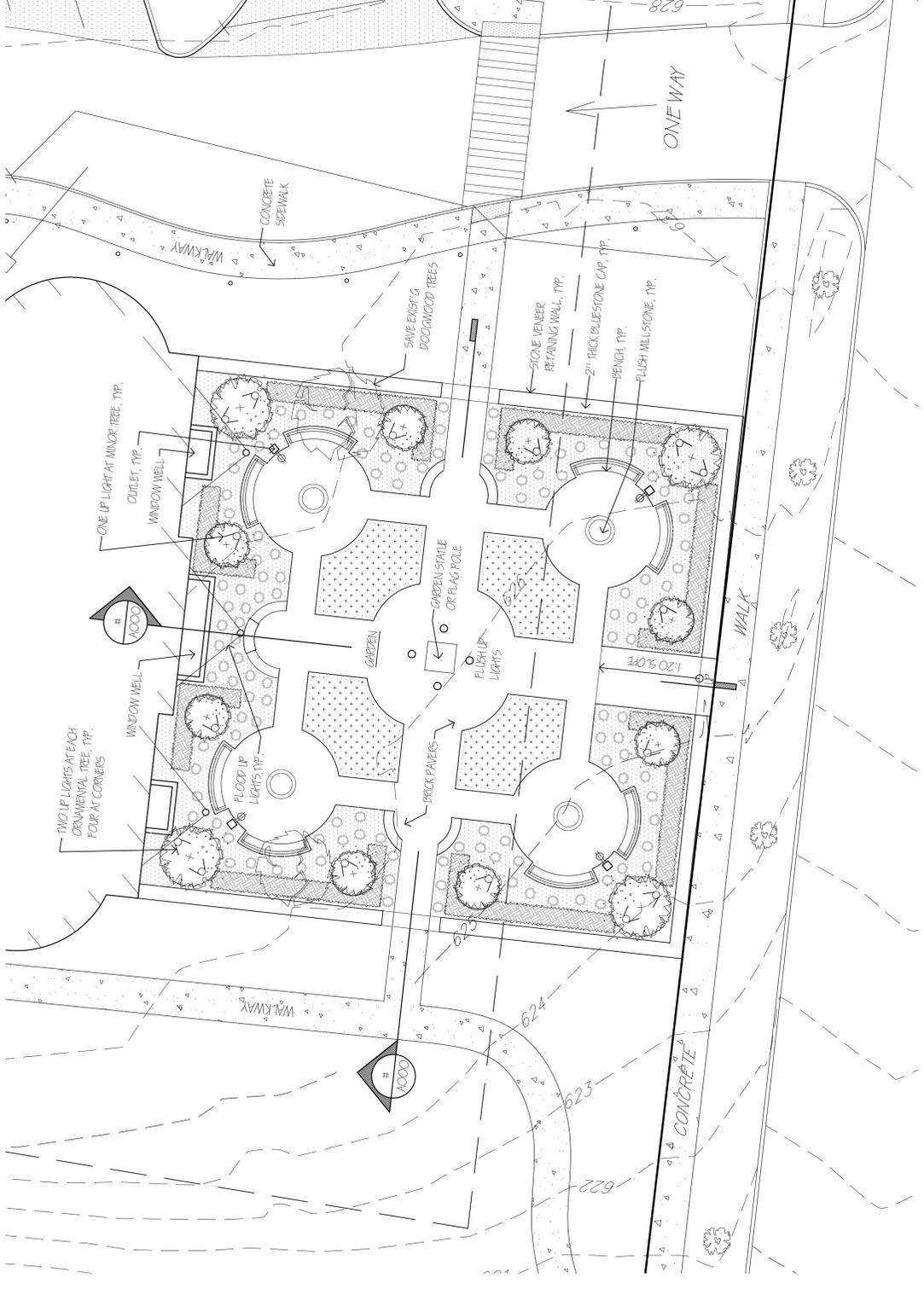
PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

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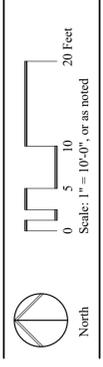
LEGEND

-  SMALL ORNAMENTAL TREE:
SUCH AS CORNUS FLORIDA
-  LOW EVERGREEN HEDGE
-  PERENNIAL
-  FLOWER BED TYPE 1 AND TYPE 2



① ENLARGED GARDEN PLAN
 SCALE: 1" = 10'-0"

For Site Plan Approval



Drawn By: KM/MS
 Date: 14 November 2025
 Revisions:

TITLE
Enlarged Garden Plan

REGISTERED ARCHITECT
 MICHAEL JAY SLOAN
 026871, 1
 STATE OF NEW YORK

C.2.1

SLOAN ARCHITECTS, P.C. 2025

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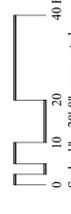
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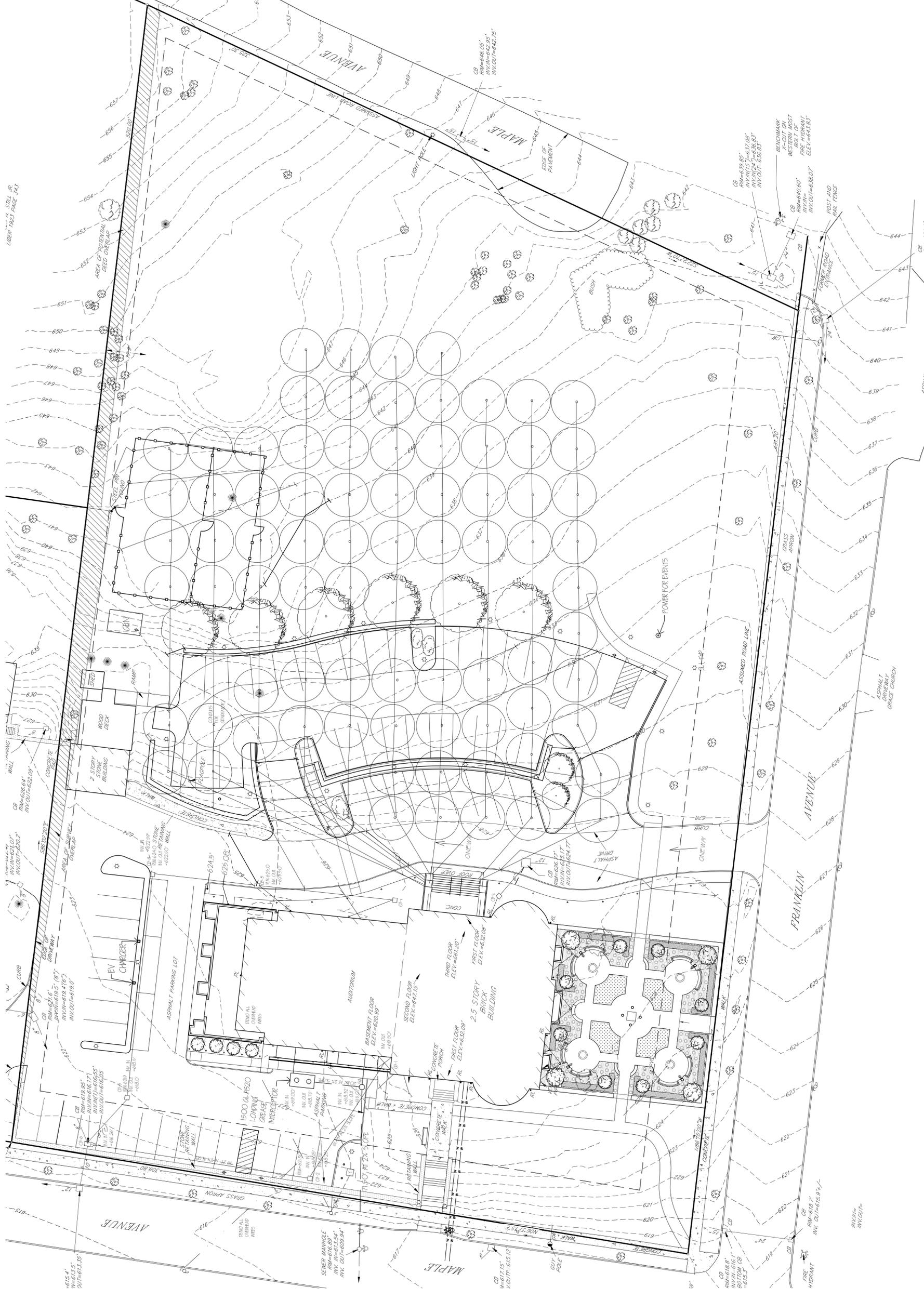


Drawn By: KM/MS
 Date: 14 November 2025
 Revisions:

TITLE
Proposed Utility Plan



C:3
 SLOAN ARCHITECTS, P.C. 2025

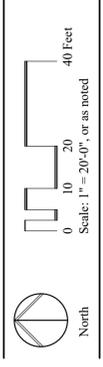


1 PROPOSED UTILITY PLAN
 SCALE: 1" = 20'-0"

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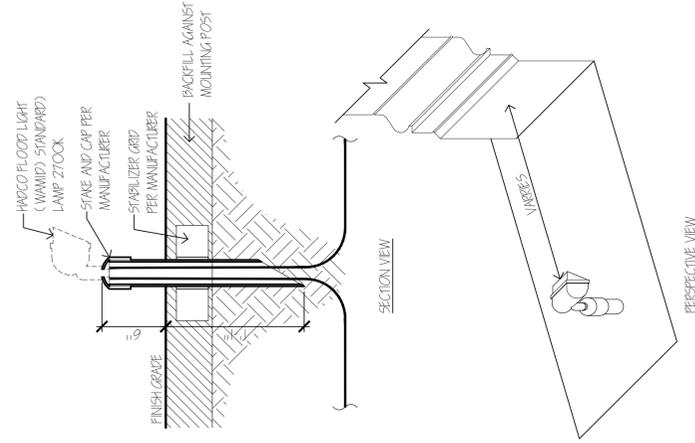


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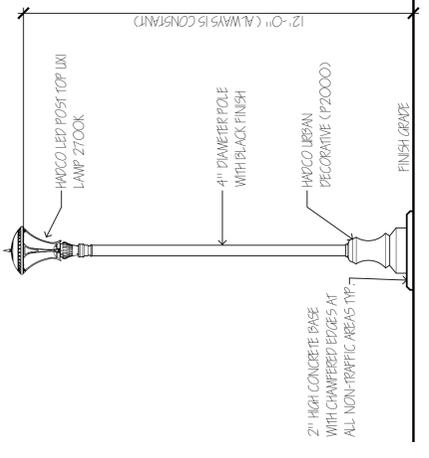
TITLE
Lighting Plan



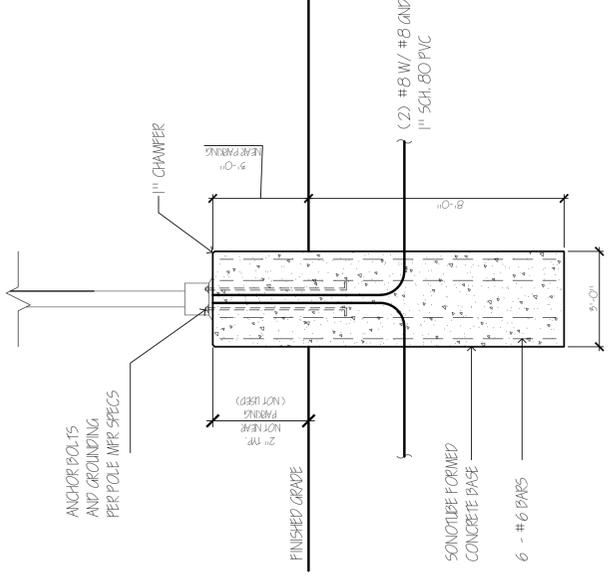
1 LIGHTING PLAN
 SCALE: 1" = 20'-0"



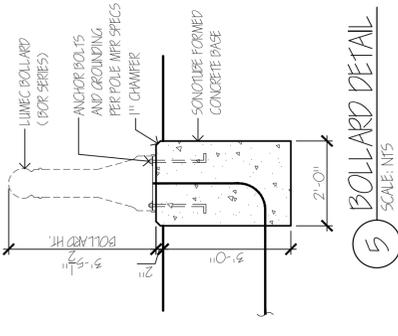
3 SHIELDED UP-LIGHT, TYP. SCALE: N15



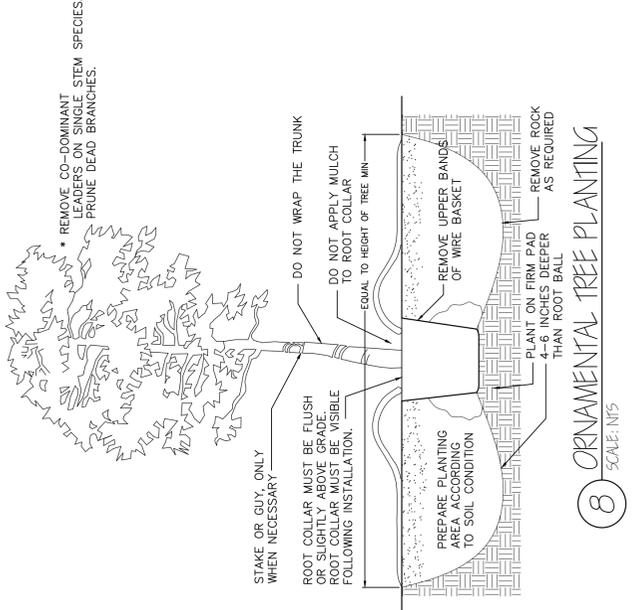
2 SITE LIGHTING, TYP. SCALE: N15



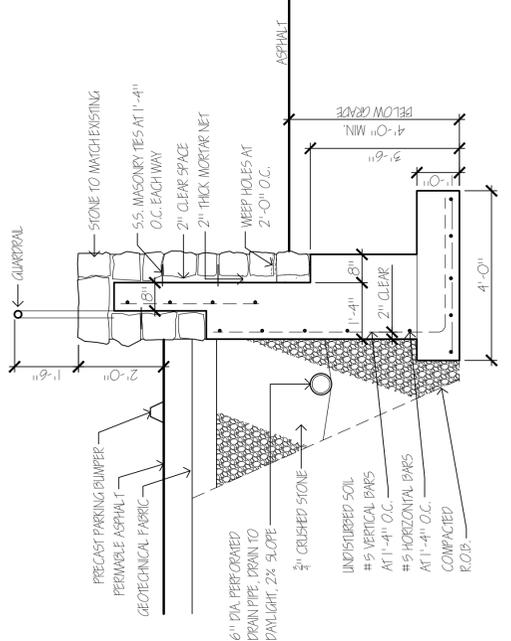
1 SITE LIGHT BASE DETAIL, TYP. SCALE: N15



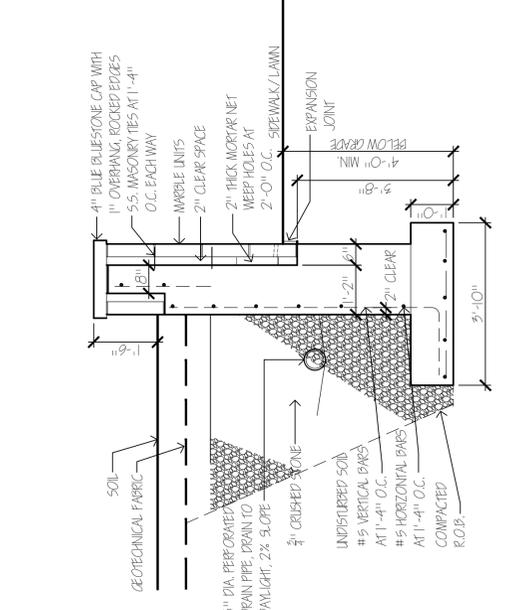
5 BOLLARD DETAIL SCALE: N15



8 ORNAMENTAL TREE PLANTING SCALE: N15



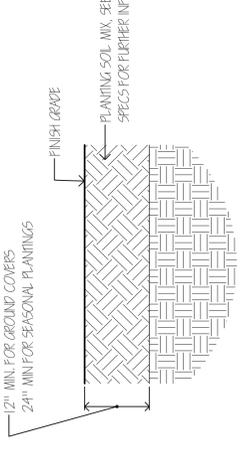
7 STONE RETAINING WALL SECTION SCALE: 1/4\"/>



6 BRICK RETAINING WALL SECTION SCALE: 1/4\"/>

- PLANTING NOTES:**
- PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
 - USE EXTREME CAUTION TO PROTECT UTILITIES.
 - IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL SHALL BE NURSERY-GROWN UNLESS OTHERWISE NOTED.
 - PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANY ZEB, AMERICAN STANDARD FOR NURSERY STOCK.
 - THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES ENGINEERING OR PROPOSED IN THE AREA TO BE PLANTED AND SHALL, WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN DURING ALL MATERIALS REQUIRED TO COMPLETE THE PLANTING.
 - THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 - LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN.
 - THE SITE BEFORE ANY PLANTING WORK IS BEGUN: THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
 - CONTRACTOR TO COORDINATE PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES.
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS WHERE REQUIRED.
 - CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
 - CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND MECHANICAL EQUIPMENT FROM DAMAGE DURING PLANTING OPERATIONS. A SOIL CONCEPT MUST ENHANCE THE HEALTH OF MATERIALS TO BE PLANTED. HE SHALL CONTACT THE LANDSCAPE ARCHITECT TO ESTABLISH A MUTUALLY ACCEPTABLE METHOD OF PROVIDING ADEQUATE DRAINAGE.
 - CONTRACTOR SHALL GUARANTEE THE LOSS OF PLANT MATERIAL DUE TO GROUND WATER PROBLEMS WILL BE ACCEPTED UNLESS COMPENSATION FOR ANY NECESSARY DAMAGE PROVISIONS SHALL BE AT HIS OWNED RISK. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE.
 - TOPSOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART SAND
 - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX
 - TOPSOIL:
 - A. PROVIDE A NATURAL, FERTILE, FRAGILE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEIOUS MATTER.
 - B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOK MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
 - C. MECHANICAL ANALYSIS:

SCREEN SIZE	% BY WEIGHT PASSING
4	100
10	97-100
20	65
 - D. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.
 - E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTINGS GROWTH. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.



4 SEASONAL PLANTING BEDS SCALE: N15

For Site Plan Approval

North

Scale: NTS, Not Used

0 1 2 4 Feet

Drawn By:

Date: 14 November 2025

Revisions:

TITLE
Planting, Stone Wall
And Lighting

REGISTERED ARCHITECT
SLOAN ARCHITECTS, P.C.
088371, N.Y.
STATE OF NEW YORK

C501

SLOAN ARCHITECTS, P.C. 2025

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**Additions and Renovation to
THORNE MEMORIAL BUILDING**
Thorne Center
Millbrook, New York

SLOAN ARCHITECTS, P.C.
P.O. BOX 373
MILLBROOK, NY 12545

EROSION CONTROL

1. TEMPORARY CONTROLS
 - A) INSTALL SEDIMENT BARRIER (SILT) FENCE PRIOR TO ANY EXCAVATION WORK (INCLUDING STUMP REMOVAL).
 - B) INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION TRAFFIC ENTERING AND LEAVING SITE.
 - C) PICK UP TRASH AND LIGHTWEIGHT RUBBISH THAT MAY BE SWEEP AWAY BY WIND.
 - D) FILL OR GRADE VEHICLE TRACKS TO AVOID EROSION.
2. WATER SHALL BE PLACED AS NECESSARY TO PROVIDE ADEQUATE DUST CONTROL DURING CONSTRUCTION.

3. DISTURBED AREAS SHALL BE STABILIZED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE DATE OF DISTURBANCE. STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF THE DATE OF DISTURBANCE. TEMPORARY STABILIZATION MEASURES NEED NOT BE INITIATED IN A DISTURBED AREA WITHIN 21 DAYS. TEMPORARY STABILIZATION MEASURES SHALL BE MAINTAINED UNTIL SUCH ACTIVITIES ARE COMPLETE. CONTRACTOR SHALL MAINTAIN AND REPLACE FENCE, AS NECESSARY, THROUGHOUT CONSTRUCTION.

SPRING/SUMMER/EARLY FALL
SEED: RYEGRASS (ANNUAL OR PERENNIAL) RATE: 100 LBS./AC. (2.5 LBS./1000 S.F.)
CEREALES (RYE)
LATE FALL/EARLY WINTER
SEED: CERTIFIED "ARROSTOCK" WINTER RYE RATE: 100 LBS./AC. (2.5 LBS./1000 S.F.)

SEEDBED PREPARATION/APPLICATION METHOD: SPREAD LARGE DEBRIS AND ROCKS. REMOVE ALL STONES AND OTHER DEBRIS FROM THE SURFACE TO A DEPTH OF 6 INCHES. DISPERSE AND SCARIFY THE SURFACE TO A DEPTH OF 2 INCHES. FERTILIZER OR LIME ARE NOT TYPICALLY USED FOR TEMPORARY SEEDINGS. ANY SEEDING METHOD MAY BE USED THAT WILL PROVIDE FOR APPLICATION OF SEED TO THE AREA AND RESULT IN RELATIVELY GOOD SOIL TO SEED CONTACT.

MULCH: AREA WITH OLD HAY OR STRAW AT 2 TONS/AC. (APPROX. 90 LBS./1000 S.F.). MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE A CONCERN.

4. ALL DISTURBED AREAS SHALL BE STABILIZED BY ESTABLISHING A PERMANENT VEGETATION COVER. SEE SHEET C5 FOR SEED MIX.

SEEDING PREPARATION: IF SEEDING IS ACCOMPLISHED WITHIN 24 HOURS OF FINAL GRADING, ADDITIONAL SCARIFICATION IS GENERALLY NOT NEEDED. REMOVE ALL STONES AND OTHER DEBRIS FROM THE SURFACE GREATER THAN 4 INCHES, OR THAT WILL INTERFERE WITH FUTURE MOWING OR MAINTENANCE.

LIME TO PH OF 6.0.
FERTILIZE AS PER SOIL TEST OR APPLY 600 POUNDS OF 5-10-10 OR EQUIVALENT PER ACRE (20 LBS. PER 1000 S.F.).

TIME OF SEEDINGS: SEEDINGS MAY BE MADE ANY TIME OF YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED.

METHOD OF SEEDING: DRILLING, CULTRIPACK TYPE SEEDING, OR HYDROSEEDING ARE ACCEPTABLE METHODS.

MULCH: HAY OR STRAW MUST BE FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. APPLY 90-100 LBS PER 1000 S.F. (2-3 BALES), OR 2 TONS/ACRE (100-120 BALES). COVER SHALL BE 80% OF SURFACE.

5. A DUMPSTER WILL BE LOCATED ON SITE AND CONSTRUCTION WASTE/DEBRIS WILL BE COLLECTED DAILY.
6. WORK IN ANY AREA MUST FIRST BE PROCEEDED BY ESTABLISHMENT OF THE NEAREST DOWNHILL EROSION CONTROL MEASURES.

7. MAINTENANCE SCHEDULE FOR EROSION AND SEDIMENT CONTROLS

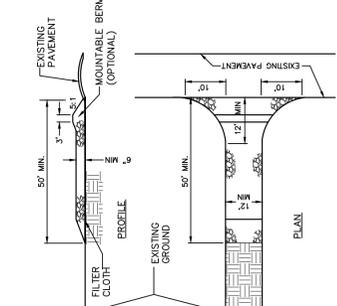
A) SEDIMENT BARRIER (SILT) FENCE TO BE MAINTAINED PER SILT FENCE DETAIL.

B) STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRAFFIC FROM TRACKING SEDIMENT ONTO PUBLIC ROADWAYS. INSPECT AFTER EACH RAIN AND PERIODICALLY REDRESS THE TOP AGGREGATE TO MAINTAIN EFFECTIVENESS.

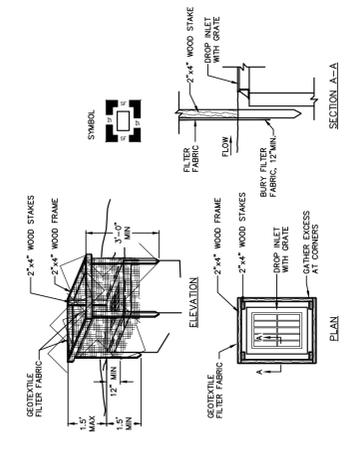
8. ALL OILS, GREASE, SOLVENTS AND OTHER FLUIDS NECESSARY FOR THE MAINTENANCE AND OPERATION OF EQUIPMENT USED FOR THE WORK ARE TO BE HANDLED PROPERLY, CONTAINED AND COLLECTED FOR USE OR DISPOSAL AT THE APPROPRIATE RECYCLING CENTER OR COLLECTION SITE.

9. DEBRIS AND TRASH FROM CONSTRUCTION ACTIVITY SHALL BE COLLECTED BY THE CONTRACTOR ON A DAILY BASIS. THIS WASTE MATERIAL IS TO BE STORED IN CLOSE CONTAINERS AND ULTIMATELY REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. NO ON-SITE BURIAL OF TRASH IS PERMITTED.

- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE - USE 1"-4" STONE, OR RECLAIMED OR RECYCLED
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE WIDTH OF THE ROADWAY.
 4. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO CONSTRUCTION.
 5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TO THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR MAINTENANCE SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 7. ADDITIONAL COSTS TO THE OWNER RELATED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY WHEN WASHING OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 8. PENDING INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- NOTE:** STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS RIGHT-OF-WAY.

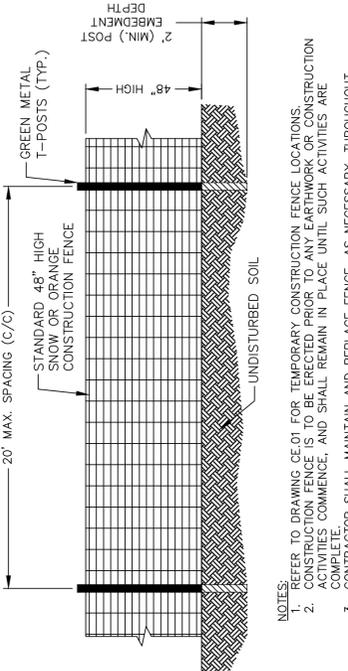


8 STABILIZED CONSTRUCTION ENTRANCE
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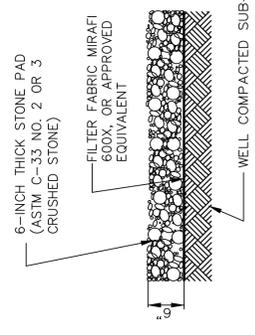
- CONSTRUCTION SPECIFICATIONS:**
1. HAVE AN EGG OF 40-60 BURUP MAY BE USED FOR SHORT TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM DRAINAGE AREA 1 ACRE.
 4. STAKE STAKES ONLY AROUND INLET 1.5 FEET APART AND DRIVE A MINIMUM 10 INCHES DEEP. SPANS GREATER THAN 1.5 FEET MAY BE BRIDGED WITH THE USE OF ONE INCH BROAD FLAT GEOTEXTILE FILTER FABRIC FOR SUPPORT.
 5. SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME, AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE GREST OF THE FABRIC COVER. SEE SHEET C5 FOR SEED MIX.

3 FILTER FABRIC - DROP INLET PROTECTION
SCALE: N15

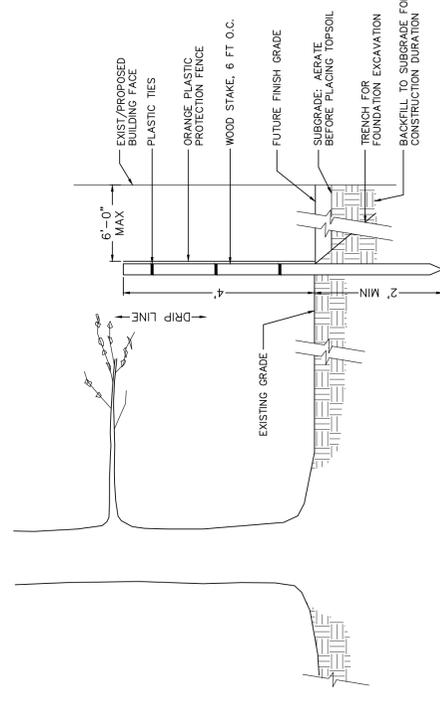


- NOTES:**
1. REFER TO DRAWING C6.01 FOR TEMPORARY CONSTRUCTION FENCE LOCATIONS.
 2. THE FENCE IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES COMMENCE, AND SHALL REMAIN IN PLACE UNTIL SUCH ACTIVITIES ARE COMPLETE.
 3. CONTRACTOR SHALL MAINTAIN AND REPLACE FENCE, AS NECESSARY, THROUGHOUT CONSTRUCTION.

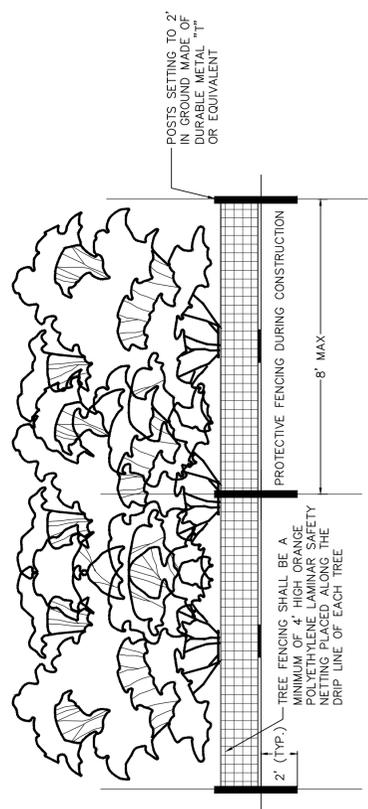
2 TEMPORARY CONSTRUCTION FENCE
SCALE: N15



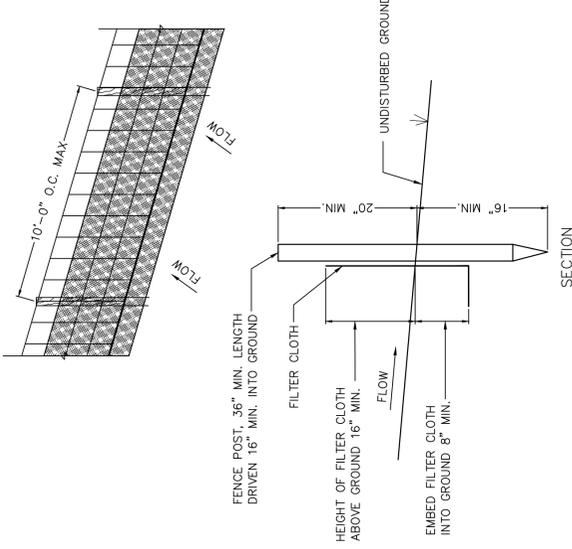
4 STAGING AREA
SCALE: N15



5 TREE PROTECTION FENCE AND BACKFILL MEASURES
SCALE: N15

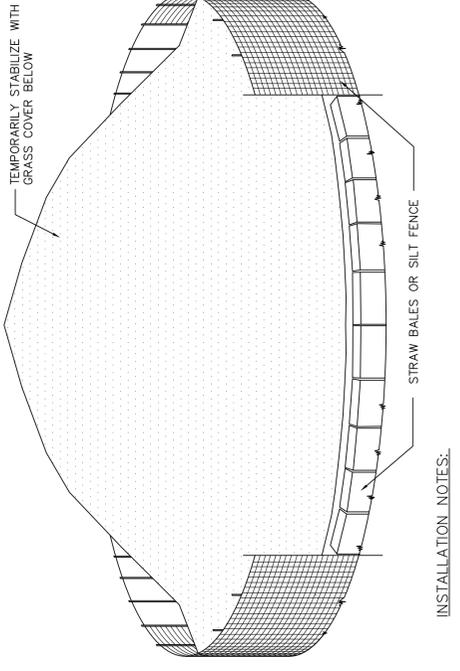


7 VEGETATION BARRIER
SCALE: N15



- CONSTRUCTION NOTES FOR SILT FENCE.**
1. FILTER CLOTH SHALL BE FASTENED SECURELY TO POSTS WITH TIES AT TOP AND MID SECTION.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES MINIMUM AND FOLDED.
 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL, EITHER T OR U TYPE, OR 2" HARDWOOD
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA 11-40N OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB
ENVIRONMENT: OR APPROVED EQUAL

1 SILT FENCE DETAIL
SCALE: N15



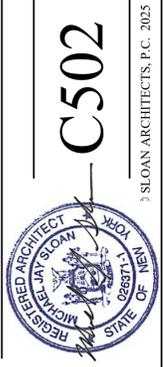
For Site Plan Approval



- INSTALLATION NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCE, THEN STABILIZED AS NOTED.
 4. INSTALL SILT FENCE PER DETAIL.
 5. ESTABLISHMENT OF TEMPORARY GRASS COVER: PREPARE SEED BED, SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS, AND STUMPS, AND SEED WITHIN 24 HOURS. IF SEEDING IN OCTOBER/NOVEMBER SEED SHALL BE CERTIFIED ARROSTOCK WINTER RYE @ 100 LBS. PER ACRE OTHERWISE SEED SHALL BE RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS. PER ACRE.
 6. MULCH: SMALL GRAIN STRAW MULCH. STRAW MULCH SHALL BE APPLIED AT A RATE OF TWO TONS (100 TO 120 BALES) PER ACRE.

6 TEMPORARY SOIL STOCKPILE
SCALE: N15

TITLE
Soil Erosion & Sediment Control Details

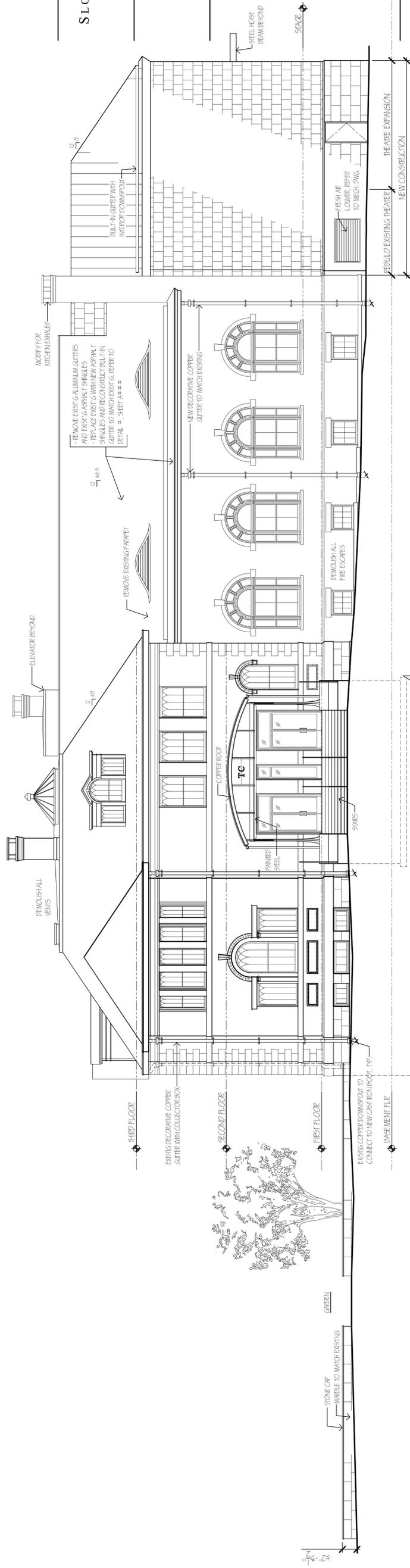


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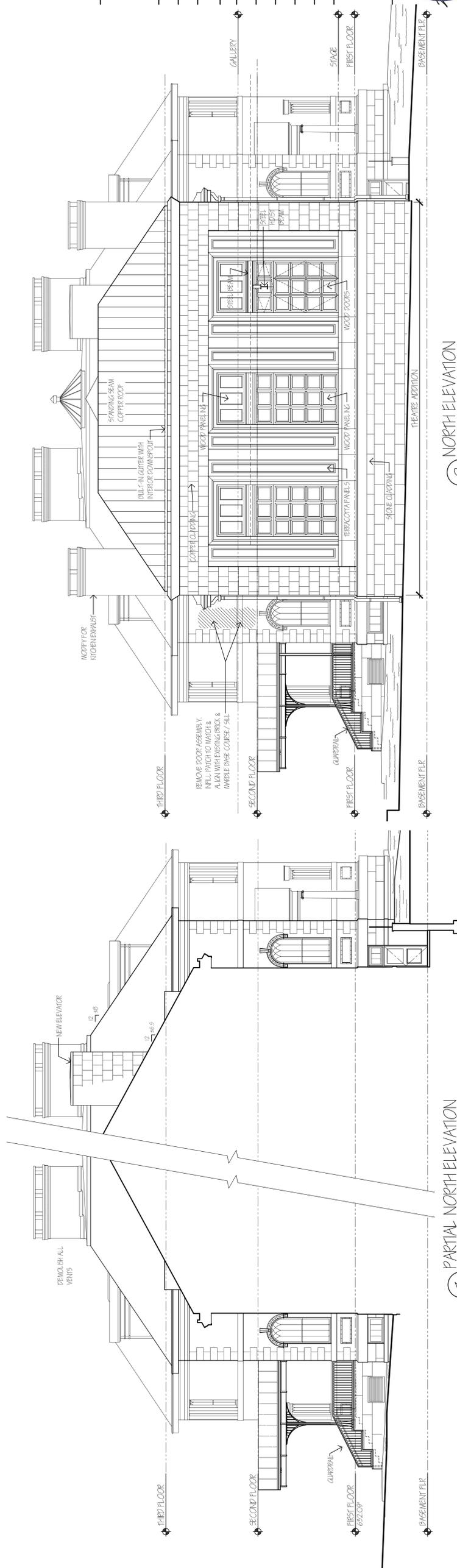
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

For Site Plan Approval



North
Scale: 1/8" = 1'-0", or as noted

Drawn By:

Date: 14 November 2025

Revisions:

Exterior Elevations

TITLE



A201.0

SLOAN ARCHITECTS, P.C. 2025