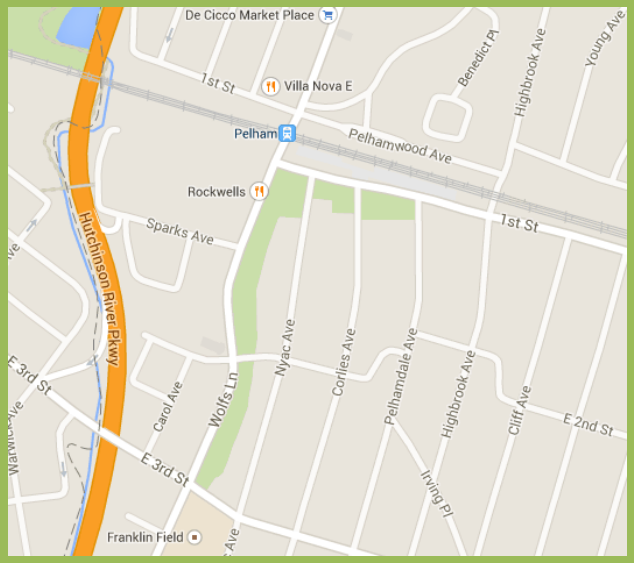
Redesign of Wolf's Lane Park



Presentation to Village Board – October 6, 2016

1.0 Bike Path
- Paving of bike path through entirety of Wolfs Lane Park
- Bollard lighting

2.0 Buffer to Nyac Ave.
- Buffer planting along bike path from First Ave. to Boulevard
- Infiltration Basin

3.0 Village Green
- Relocation of firemen's memorial to hilltop
- Layout of Memorial Hilltop Garden, paving, and surround planting
- Village Green: walls, woodland underplanting, paths/paving
- Street trees from First Ave. to Sparks Ave.

4.0 Picture House Square
- Paving of entry plaza, walls, slab benches
- Street trees that run adjacent to plaza

5.0 Sparks Ave. Court
- Excavation of rock and removal of existing stone steps
- Relocation of utility poles
- Woodland planting along Wolfs Lane
- Sidewalk and new stone entry steps and step/ramp
- Walkway connection to Picture House Square
- Street trees along remaining portion of Wolfs Lane from Sparks Ave. to Brookside Ave.
- Woodland plantings connecting to Picture House Square

6.0 Children's Adventure Park
- Paving, plantings
- Placement of boulders, slab benches, additional climbing sculpture

7.0 Amphitheater
- Terraced seat walls
- Buffer plantings
- Woodland plantings along First Ave.

8.0 Wolf's Lane Park Enrty Court
- Parking
- Walls park signage

9.0 Boulevard Active Lawn
- Restore open lawn
- Woodland planting along Wolf's Lane
- Path connection to bike path from street
- Additional shade trees at lawn

10.0 Woodland Preserve
- Supplemental woodland plantings from Highbrook Ave. to Corlies Ave.
- Woodland Knoll
- Meadow and path restoration

CONSTRUCTION PHASES

HM WHITE SITE ARCHITECTS
LANDSCAPE ARCHITECTURE . PLANNING . URBAN DESIGN

WOLFS LANE PARK Pelham Village, NY
16 DECEMBER 2008
SCALE 1" = 50'
0 25 50 100 150 200 ft.

The Power of 10

Project for Public Spaces (PPS) is a nonprofit planning, design and educational organization dedicated to helping people create and sustain public spaces that build stronger communities. Our pioneering Placemaking approach helps citizens transform their public spaces into vital places that highlight local assets, spur rejuvenation and serve common needs.

At the core of the Power of 10 is the idea that any great place itself needs to offer at least 10 things to do or 10 reasons to be there. These could include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities are unique to that particular spot and are interesting enough to keep people coming back. The local folks who use the space most regularly are the best source of ideas for what uses will work best.

Wolf’s Lane Park

Power of 10

- Place to sit/picnic
- Playground
- Sculpture
- Memorial
- History/Architecture
- Proximity to downtown (food, goods, services)
- Programming
- Place to meet
- Walking path
- Recreation – bocce, ping pong, supernova, open green space

Timeline – Wolf's Lane Park redesign

Winter 2013 - Rewriting of grant becomes part of campaign platform
Resident feedback

June 21, 2013 - Blueprint for a Better Westchester, Smart Growth Conference
Partnership for Public Space - Power of Ten philosophy

Spring 2014 - Landscape Architect selection, Sean Jancski

June 2014 - Work with Senator Klein's office to rewrite grant

Summer 2014 – Topographical survey

July 8, 2014 - Change of scope

Sept 2014 – Redesign plan completed

Oct 20, 2014 - Presentation to PP&GS

Oct 21, 2014 - Presentation to Village Board

Oct 28, 2014 - Presentation to PACT Townhall meeting

Nov 13, 2014 - Presentation to JLP Roundtable

Nov 14, 2014 - Map and plan published in Pelham Weekly, posted to Facebook

Feb 2015 - SEQRA determination, AKRF

March 2015 - Board presentation

April 2015 - Sean Jancski presentation to Village Board

June 2015 - Grant resubmitted, Nov. fast tracked

Jan 2016 - Grant approved by DASNY

Feb 1, 2016 - Meeting with Sean Jancski, feedback/planning session

Feb 2, 2016 - Resolution authorizing execution of a grant disbursement agreement
with DASNY regarding upgrades to Wolfs Lane Park

Feb 8, 2016 - Meeting with Pelham Art Center Gallery Committee

April 19, 2016 – Resolution authorizing Professional Services Agreement with SJLA

April 29, 2016 – Review of new master plan with SJLA team and Susan Mutti
Feedback incorporated in revised plan

May 3, 2016 – New master plan
Distributed to board, brief overview, distributed to press, sent to organizations

May 10, 2016 – Presentations

- Village Planning Board
- PACT Action Committee
- PAC Gallery Committee

May 16, 2016 – Presentation to PP&GS

May 17, 2016 – Presentation to Village Board, public comment

May 18, 2016 – Presentation to ARB

June 7, 2016 – Presentation of drawings

July 12, 2016 – Discussion of drawings

August 16, 2016 - Presentation of park drawings

August 19, 2016 – Review with ARB/PP&GS sub committee

September 2, 2016 – Bartow Pell outdoor sculpture exhibit tour

September 6, 2016 – Presentation on changes to plan, board review/comments

September 20, 2016 – Resolution on bid advertisement

September 26, 2016 - Project out to bid in Journal News, website, blue book

September 30, 2016 - Pre bid meeting/site walk/pergola donation meeting

October 6, 2016 – Presentation of Wolf’s Lane bid document drawings

October 11, 2016 – Meeting with PAC/Bartow Pell on sculpture garden

October 13, 2016 – Bids opened 10am

October 18, 2016 – Contract for board approval

Feedback

No changes

Lighted basketball courts

Gaga ball court

Water Park

Dog Park

Hotel

Amphitheater

Dining in the park

Tree species identification

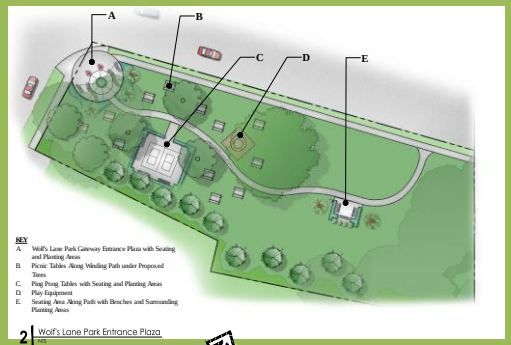
Parking

Lighting

Less impervious surface

No cement slabs

Equipment



2 Wolf's Lane Park Entrance Plaza
NTS

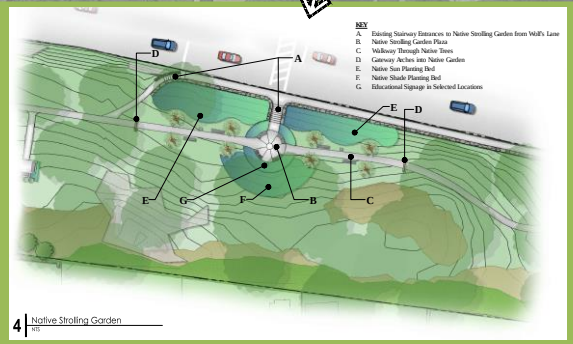
3 Picture House Plaza
NTS

5 Village Green / Sculpture Garden
NTS

1 Wolf's Lane Park Overall Plan
Scale: 1"=30'-0"

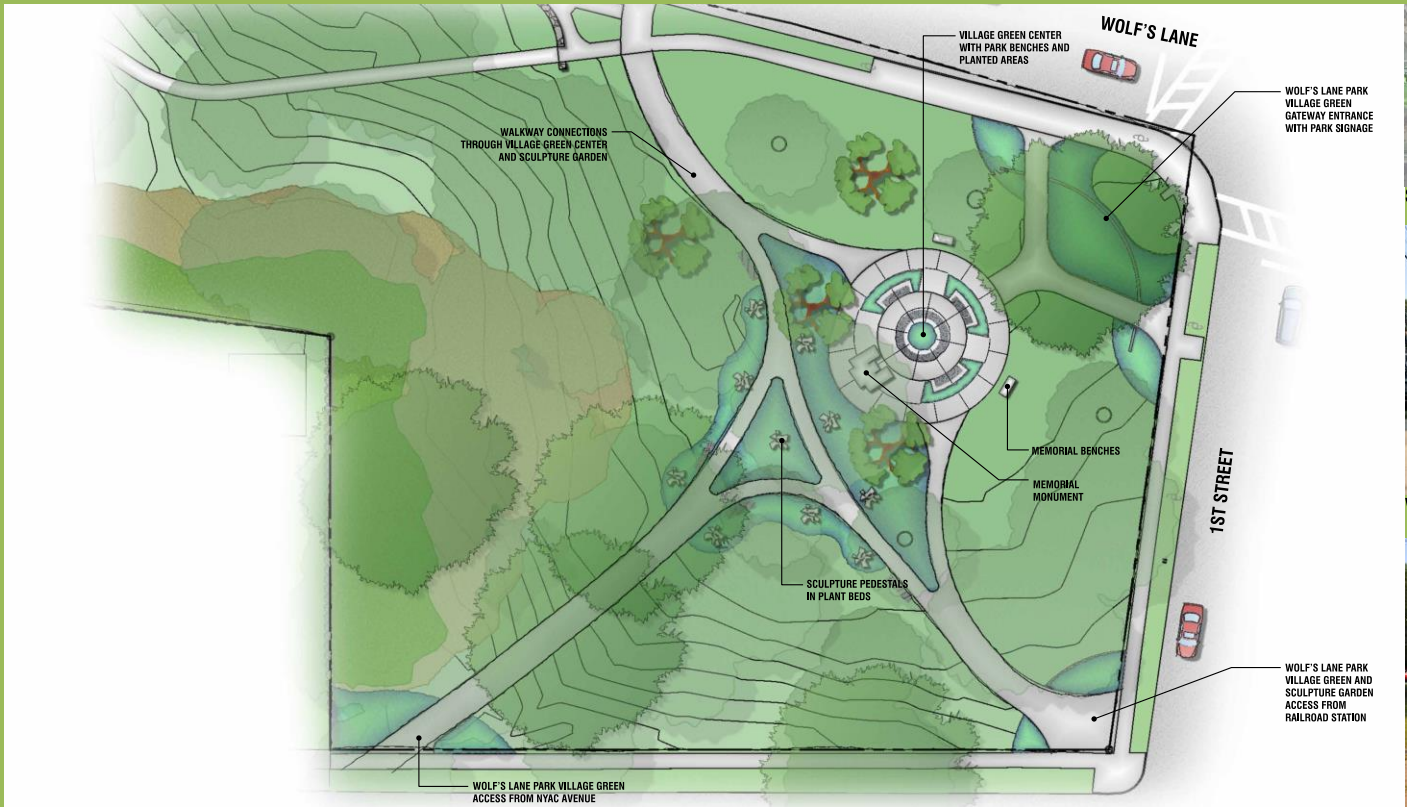
Wolf's Lane Park Sign Elevation

Garden Sign Precedent Images



4 Native Strolling Garden
NTS

Wolf's Lane Park
May 2016



VILLAGE GREEN AND SCULPTURE GARDEN CONCEPT PLAN

SITE PLAN WITH EXISTING PHOTO LOCATIONS

VIEW OF EXISTING CONDITIONS FROM POINT A

VIEW OF EXISTING CONDITIONS FROM POINT B

EXISTING CONDITIONS VIEW FROM POINT C

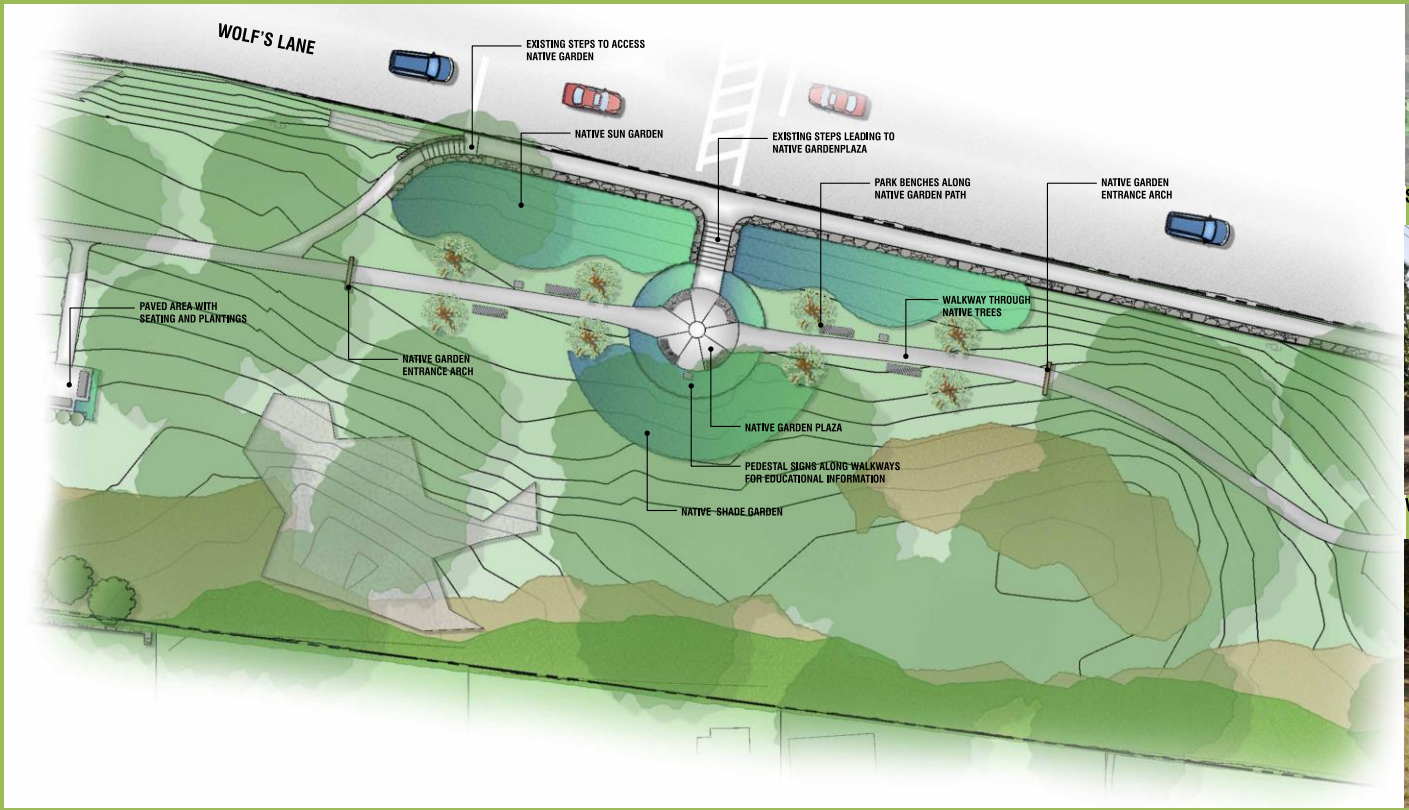
EXISTING CONDITIONS VIEW FROM POINT D

EXISTING CONDITIONS VIEW FROM POINT E

seanjancski LANDSCAPE ARCHITECTS

Wolf's Lane Park

MAY 2016

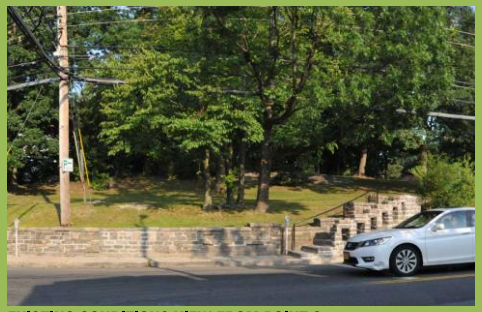


NATIVE STROLLING GARDEN CONCEPT PLAN

SITE PLAN WITH EXISTING PHOTO LOCATIONS

VIEW OF EXISTING CONDITIONS FROM POINT A

VIEW OF EXISTING CONDITIONS FROM POINT B



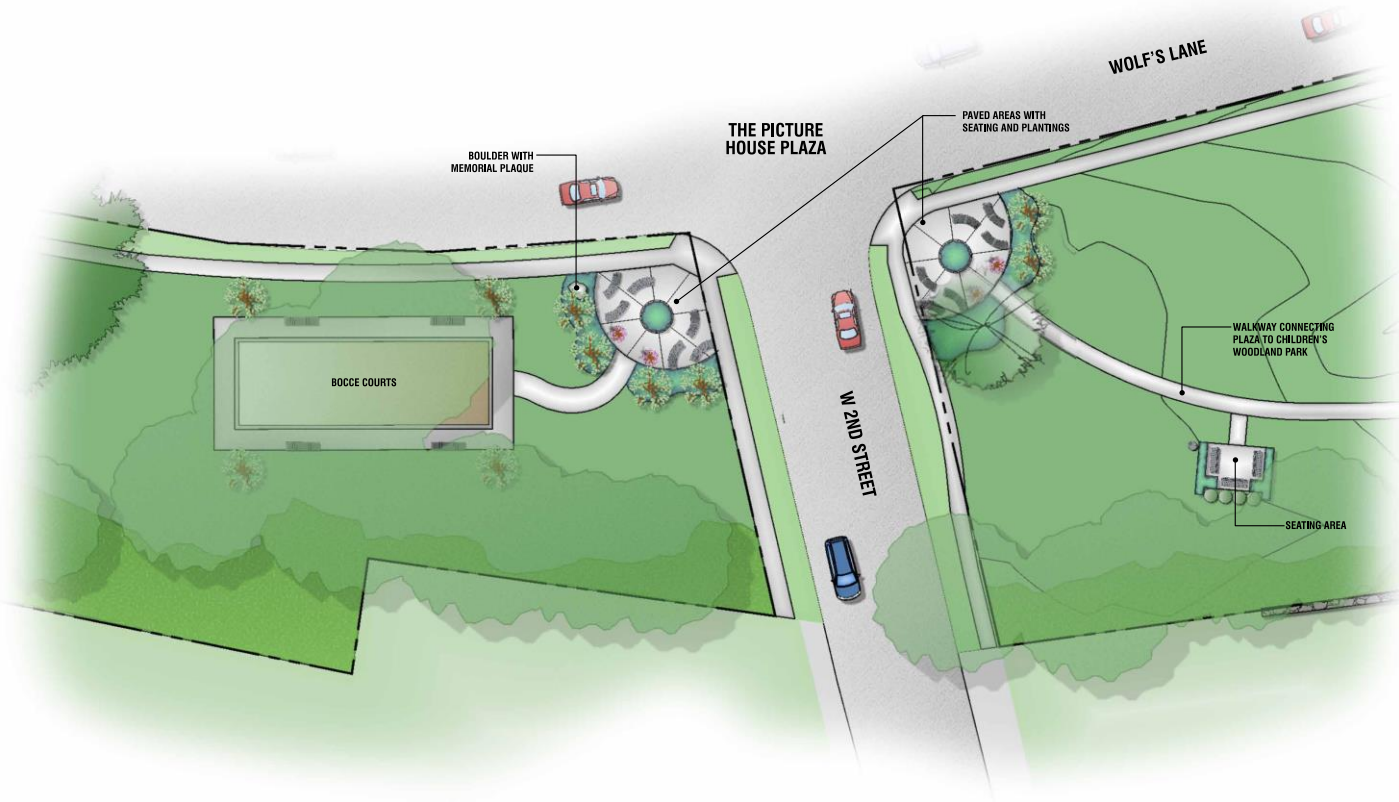
EXISTING CONDITIONS VIEW FROM POINT C

EXISTING CONDITIONS VIEW FROM POINT D

EXISTING CONDITIONS VIEW FROM POINT E

seanjancski LANDSCAPE ARCHITECTS

Wolf's Lane Park
MAY 2016



THE PICTURE HOUSE PLAZA CONCEPT PLAN

SITE PLAN WITH EXISTING PHOTO LOCATIONS

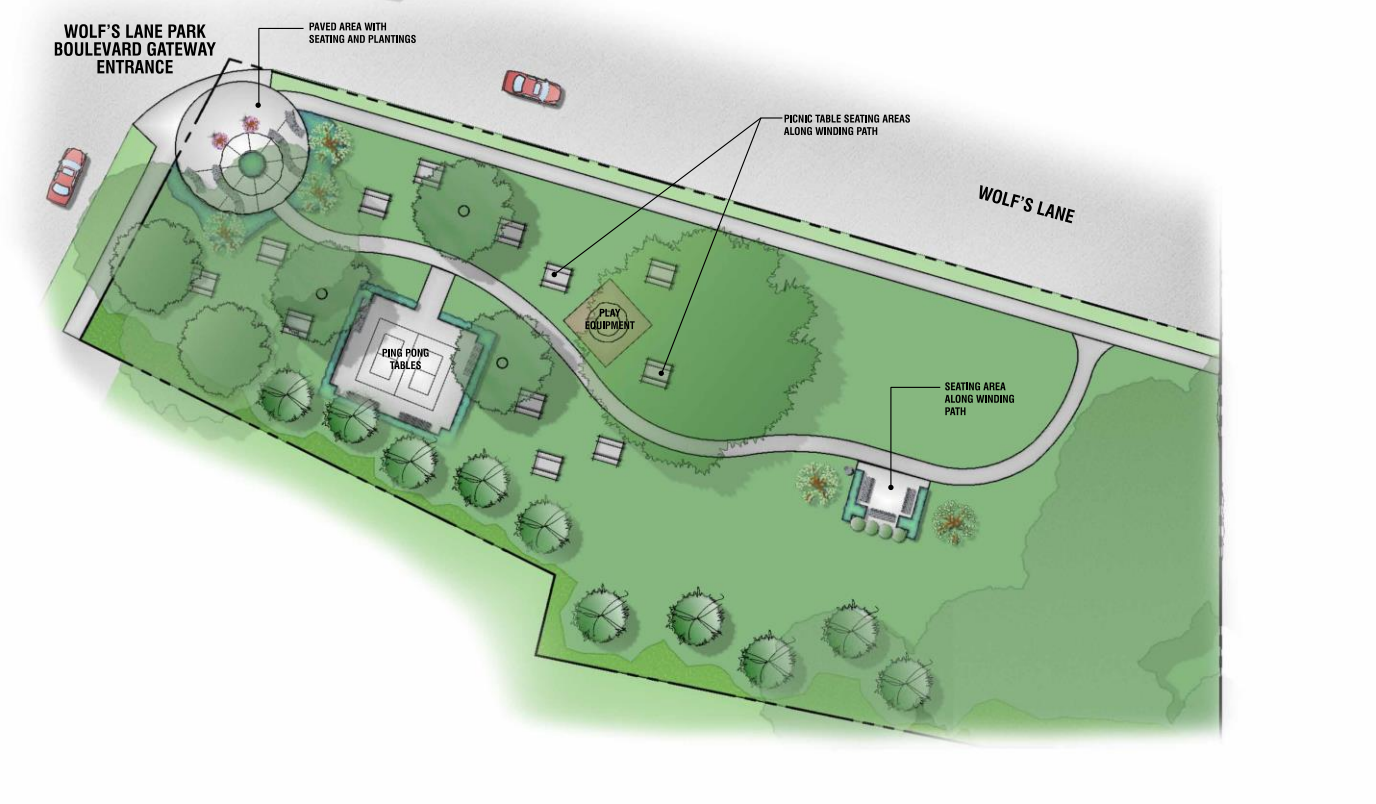
VIEW OF EXISTING CONDITIONS FROM POINT A

VIEW OF EXISTING CONDITIONS FROM POINT B

EXISTING CONDITIONS VIEW FROM THE PICTURE HOUSE MAIN ENTRANCE (POINT C)

sjj seanjancski LANDSCAPE ARCHITECTS

Wolf's Lane Park
MAY 2016



WOLF'S LANE PARK BOULEVARD GATEWAY ENTRANCE CONCEPT PLAN

SITE PLAN WITH EXISTING PHOTO LOCATIONS

VIEW OF EXISTING CONDITIONS FROM POINT A

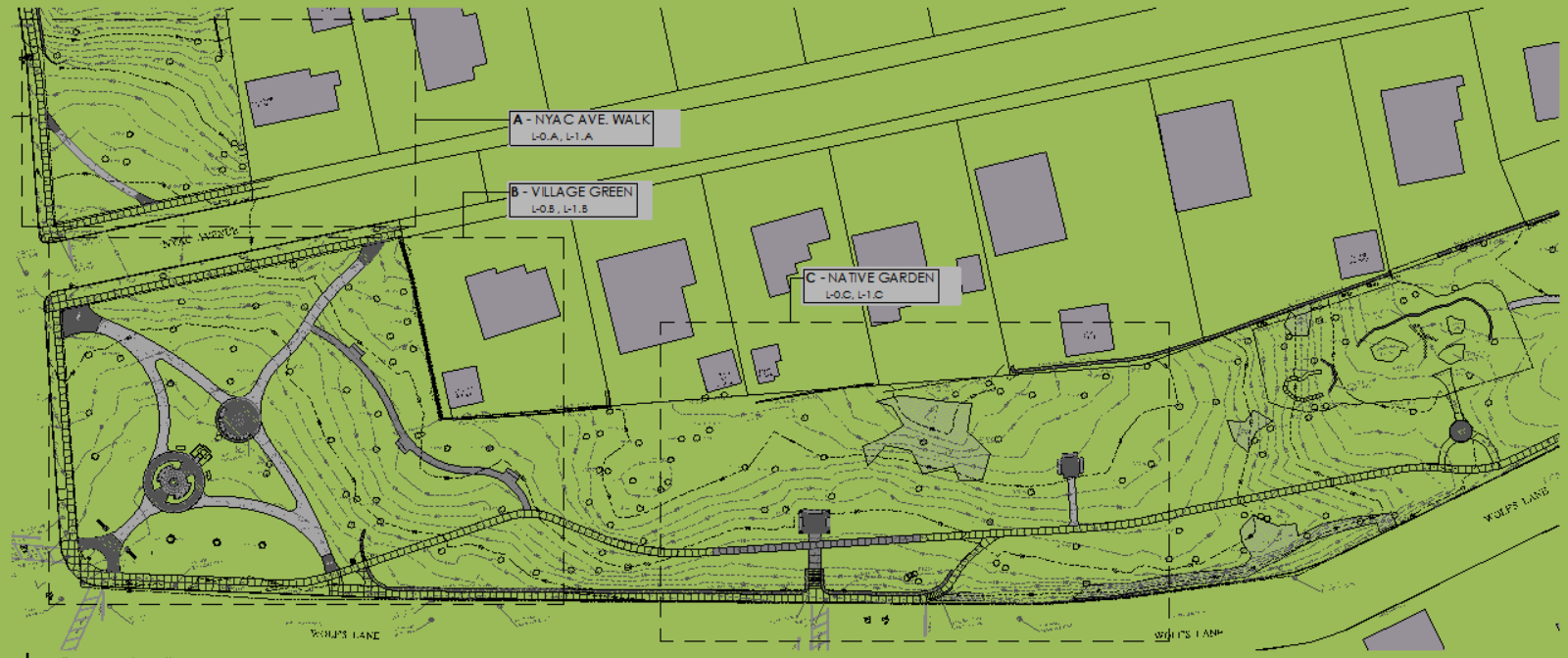
VIEW OF EXISTING CONDITIONS FROM POINT B

EXISTING CONDITIONS VIEW FROM POINT C

EXISTING CONDITIONS VIEW FROM POINT D

sjj seanjancski LANDSCAPE ARCHITECTS

Wolf's Lane Park
MAY 2016



1 Wolf's Lane Park North
Scale 1" = 20'-0"

2 Wolf's Lane Park South
Scale 1" = 20'-0"

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Surveyor

Thomas C. Heffernan Land Surveyor, P.C.
276 Seaview Road
Pleasantville, NY 10570
(914) 769-6020

Base Information: Base from Topographic Survey
Dated: July 12, 2012

Landscape Architect

seanjancski LANDSCAPE ARCHITECTS
Sean Jancski, LLA, LEED AP
40 Purchase Street
Rye, New York 10580
(914) 967-9100 Phone
sean@seanjancskilandscape.com

No.	Date	Revision Information
1	08-15-14	Issued for Review

Overall Site Plan
Project Areas (A - F)

for

Wolf's Lane Park
Wolf's Lane
Pelham, NY 10803

Drawn by: JA/DV

L-0

Scale: As Noted
Date: August 15, 2014

NYAC AVENUE

FIRST STREET

WOLF'S LANE

PARK ENTRANCE

Key Plan - Areas
Scale: N.T.S.

UTILITY NOTES:
1. PROVIDE WATER AND ELECTRIC SERVICE TO FOUNTAIN AREA AS REQUIRED - COORDINATE UTILITY CONNECTIONS WITH VILLAGE REPRESENTATIVE.
2. PROVIDE (3) ELECTRICAL RECEPTACLES IN THE VICINITY OF THE SCULPTURE GARDEN PLAZA AND ADJACENT WALKWAY. VERIFY LOCATIONS AND QUANTITY WITH VILLAGE REPRESENTATIVE.

GRADING NOTES:
1. GRADE AREAS AS REQUIRED TO ACCOMMODATE PROPOSED IMPROVEMENTS. IT IS THE INTENT OF THIS PROJECT TO PRESERVE EXISTING GRADES AND DRAINAGE PATTERNS.
2. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE ENTIRE PROJECT. ALL PAVED AREAS MUST SLOPE TO DRAIN AT A MINIMUM RATE OF 1%, WITH ALL PLANTING BEDS AND TURF GRASS AREAS SLOPED AT 2% MIN. AWAY FROM NEARBY STRUCTURES.
3. CONTRACTOR TO STAKE OUT PROPOSED ELEMENTS AND FINISHED ELEVATIONS FOR L.A. REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
4. RESTORE DISTURBED AREAS TO LAWN - FINE GRADE AND SEED.
5. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM SITE.

LEGEND

- 24" OAK — EXISTING TREE TO REMAIN
- C.P. — CENTER POINT
- CENTERLINE
- LIMIT OF DISTURBANCE
- EXISTING CONCRETE WALKWAY TO REMAIN
- PROPOSED STABILIZED STONE DUST PAVEMENT
- PROPOSED WOOD CHIP PAVEMENT
- BLUESTONE PAVEMENT
- PROPOSED DECORATIVE
- PROPOSED STONE WALL / PIER
- EXISTING RELOCATED BENCH
- PROPOSED CURVED BACKED BENCH

Village Green (Area B)
Layout, Materials and Grading Plan

for

Wolf's Lane Park
Wolf's Lane
Pelham, NY 10803

Drawn By: JK, GV

L-1.B

Scale: 1"= 10'-0"

Date: August 16, 2016

Key Plan - Areas
Scale: N.T.S.

LEGEND

- EXISTING TREE TO REMAIN (24" OAK)
- CENTERLINE
- LIMIT OF DISTURBANCE
- EXISTING CONCRETE WALKWAY TO REMAIN
- PROPOSED CONCRETE WALKWAY
- PROPOSED STABILIZED STONE DUST PAVEMENT
- BLUESTONE PAVEMENT
- PROPOSED DECORATIVE PAVER
- PROPOSED STONE WALL
- EXISTING RELOCATED BENCH

Frame & Stone Building

Frame Building

WOLF'S LANE

SPA AVE

Concrete Curb

Stop Bar

Cross Walk

Traffic Signal Box

Pedestrian Pole

Stone Masonry Retaining Wall

SEWER MANHOLE RIM=48.03

SEATING AREA

PERGOLA PAVEMENT

CONCRETE PAVEMENT

STABILIZED STONE DUST PAVEMENT

APPROX. LIMIT OF PROPOSED CONCRETE PAVEMENT OR TO NEAREST SCORE JOINT V.I.F.

EXISTING WALKWAY TO REMAIN

EXISTING STONE WALL AND WALL TO REMAIN

GRADING NOTES

1. GRADE AREAS AS REQUIRED TO ACCOMMODATE PROPOSED IMPROVEMENTS. (E.G.THE INTENT OF THIS PROJECT TO PRESERVE EXISTING GRADES AND DRAINAGE PATTERNS.
2. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE ENTIRE PROJECT. ALL PAVED AREAS MUST SLOPE TO DRAIN AT A MINIMUM RATE OF 1%, WITH ALL PLANTING BEDS AND TURF GRASS AREAS SLOPED AT 2% MIN. AWAY FROM NEARBY STRUCTURES.
3. CONTRACTOR TO STAKE OUT PROPOSED ELEMENTS AND FINISHED ELEVATIONS FOR L.A. REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
4. RESTORE DISTURBED AREAS TO LAWN. FINE GRADE AND SEED.
5. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM SITE.

0 4 8 16 20 24
3/32" = 1'-0"

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Surveyor

Thomas C. Meehlis Land Surveyors, P.C.
294 Bedford Road
Pleasantville, N.Y. 10570
(914)769-8003

Base information taken from Topographic Survey Dated July 12, 2016

Landscape Architect

Sean Janoski ASLA LEED AP
43 Purchase Street
Rye, New York 10580
(914) 967-1984 Phone
sean@sfjandscapearchitects.com

No.	Date	Revision Information
1	8/31/16	Grades for Review
2	9/14/16	Grades for Review

Native Garden (Area C)
Layout, Materials and Grading Plan

for

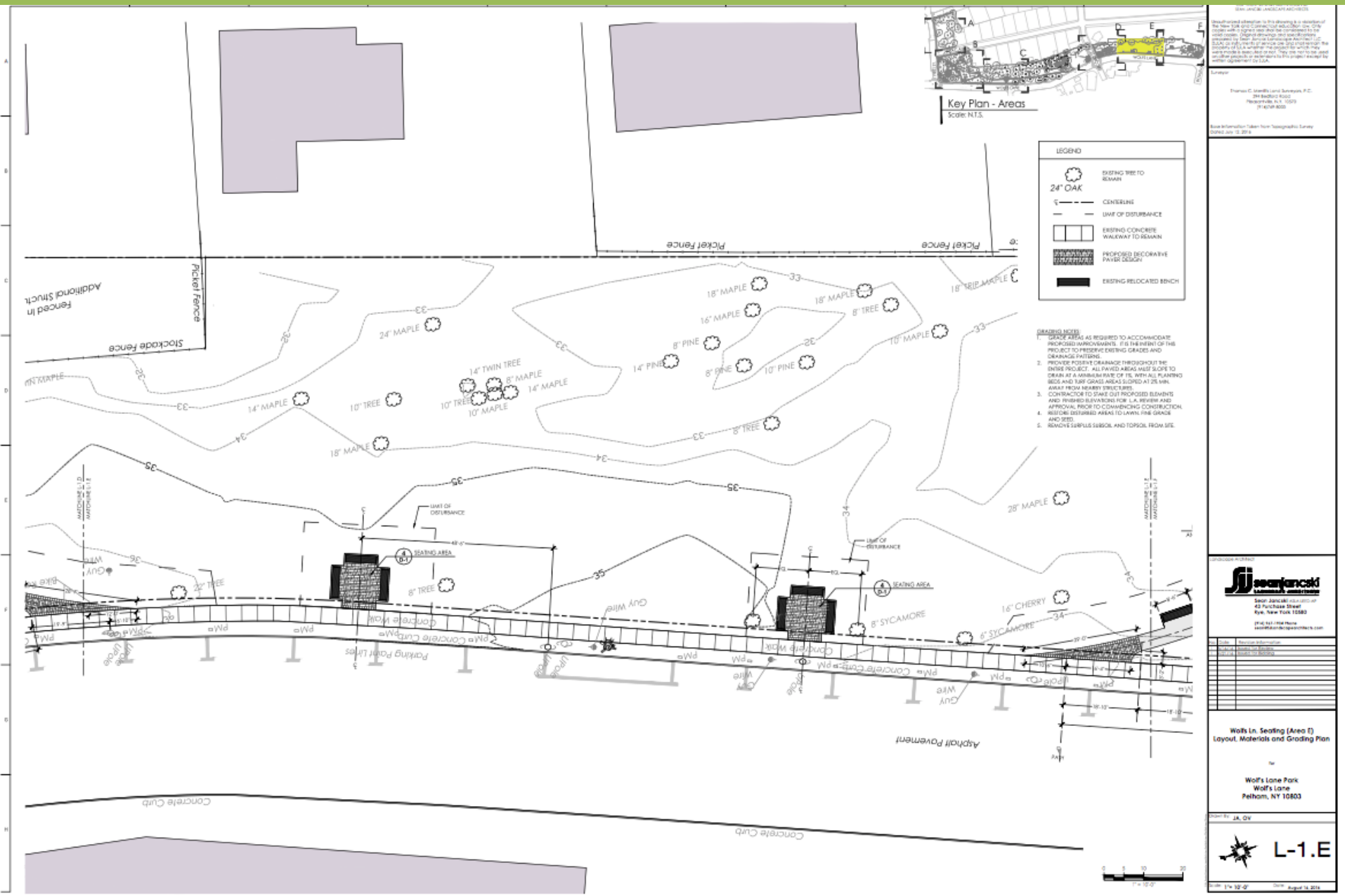
Wolf's Lane Park
Wolf's Lane
Pelham, NY 10803

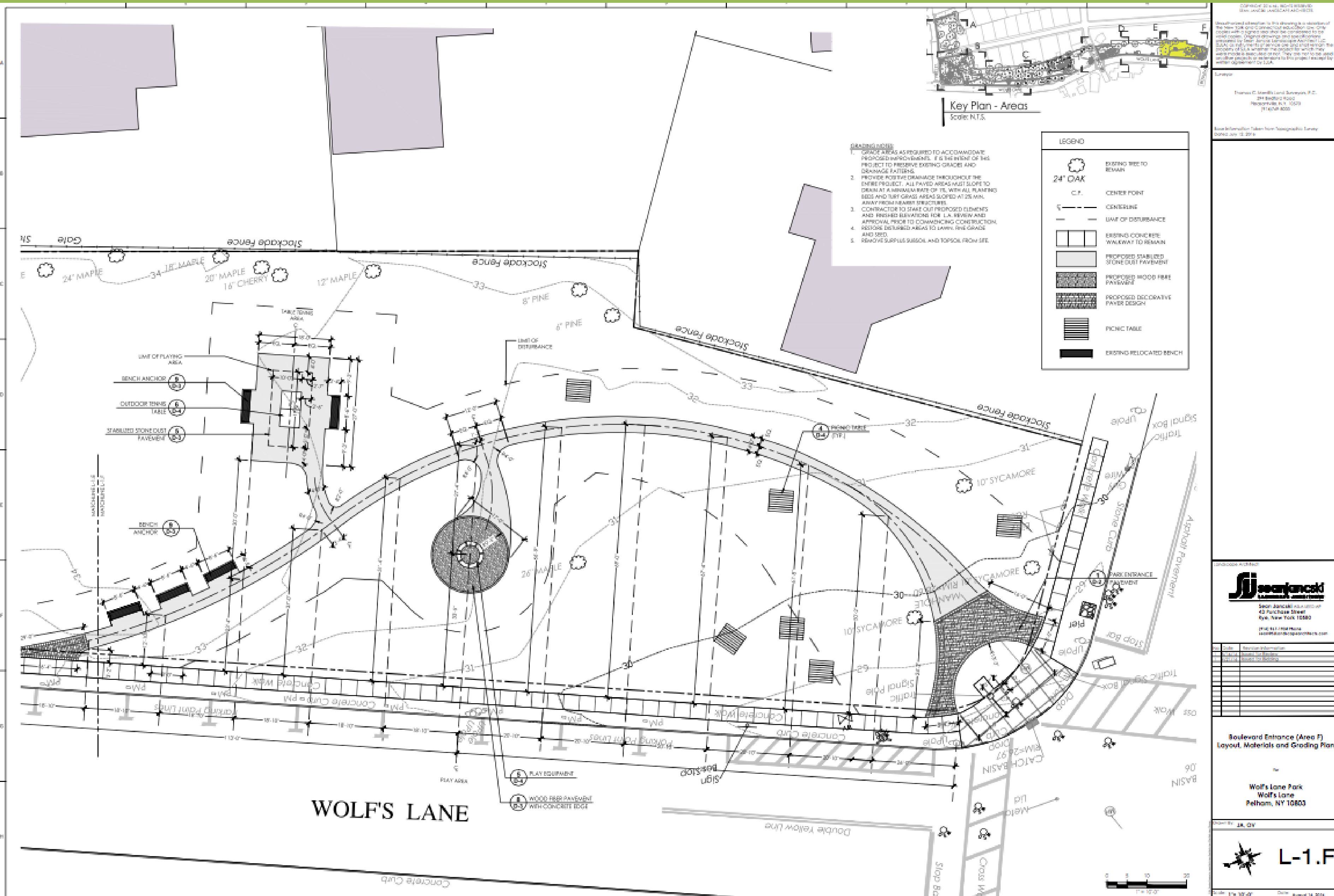
Drawn By: J.A.

L-1.C

Scale: 1"= 10'-0" Date: August 14, 2016

Key Plan - Areas
Scale: N.T.S.
SECOND STREET EAST
WOLF'S LANE
WOLF'S LANE
BROOKS AVE
Frame Residence
Frame Building
Stockade Fence
Hedge
Concrete Walk
Asphalt Pavement
Concrete Curb
Bike Posts
Traffic Signal Box
Stop Box
Cross Walk
Catch Basin
Manhole
Double Yellow Line
Guy Wire
Utility Pole
Bench Anchor
Bocce Court
Stabilized Stone Dust Pavement
Park Entrance Pavement
Limit of Disturbance
Relocated Memorial Boulder and Bench
Bench over Stabilized Stone Dust - Typ.
To Playground Area
LEGEND
24" OAK
Existing Tree to Remain
C.P.
Center Point
Centerline
Limit of Disturbance
Existing Concrete Walkway to Remain
Bocce Ball Playing Surface
Proposed Stabilized Stone Dust Pavement
Proposed Decorative Paver
Existing Relocated Bench
GRADING NOTES
1. GRADE AREAS AS REQUIRED TO ACCOMMODATE PROPOSED IMPROVEMENTS. IT IS THE INTENT OF THE PROJECT TO PRESERVE EXISTING GRADES AND DRAINAGE PATTERNS.
2. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE ENTIRE PROJECT. ALL PAVED AREAS MUST SLOPE TO DRAIN AT A MINIMUM RATE OF 1%, WITH ALL PLANTING BEDS AND TURF GRASS AREAS SLOPED AT 2% MIN. AWAY FROM NEARBY STRUCTURES.
3. CONTRACTOR TO STAKE OUT PROPOSED ELEMENTS AND FINISHED ELEVATIONS FOR L.A. REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
4. RESTORE DISTURBED AREAS TO LAWN, FINE GRADE AND SEED.
5. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM SITE.
Second St. Entrances (Area D)
Layout, Materials and Grading Plan
Wolf's Lane Park
Wolf's Lane
Pelham, NY 10803
L-1.D


Key Plan - Areas
Scale: N.T.S.
LEGEND
24" OAK
EXISTING TREE TO REMAIN
CENTERLINE
LIMIT OF DISTURBANCE
EXISTING CONCRETE WALKWAY TO REMAIN
PROPOSED DECORATIVE PAVER DESIGN
EXISTING RELOCATED BENCH
GRADING NOTES:
1. GRADE AREAS AS REQUIRED TO ACCOMMODATE PROPOSED IMPROVEMENTS. IT IS THE INTENT OF THIS PROJECT TO PRESERVE EXISTING GRADES AND DRAINAGE PATTERNS.
2. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE ENTIRE PROJECT. ALL PAVED AREAS MUST SLOPE TO DRAIN AT A MINIMUM RATE OF 1%, WITH ALL PLANTING BEDS AND TURF GRASS AREAS SLOPED AT 2% MIN. AWAY FROM NEARBY STRUCTURES.
3. CONTRACTOR TO STAKE OUT PROPOSED ELEMENTS AND FINISHED ELEVATIONS FOR L.A. REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
4. RESTORE DISTURBED AREAS TO LAWN. FINE GRADE AND SEED.
5. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM SITE.
Picket Fence
Stockade Fence
Fenced In Additional Structu
18" MAPLE
16" MAPLE
8" TREE
18" TRIP MAPLE
24" MAPLE
8" PINE
14" PINE
10" PINE
14" TWIN TREE
8" MAPLE
14" MAPLE
10" TREE
10" MAPLE
14" MAPLE
8" TREE
18" MAPLE
28" MAPLE
LIMIT OF DISTURBANCE
SEATING AREA
22" TREE
8" TREE
8" SYCAMORE
16" CHERRY
6" SYCAMORE
Guy Wire
Concrete Walk
Concrete Curb
Parking Paint Lines
Asphalt Pavement
Concrete Curb
Wolfs Ln. Seating (Area E)
Layout, Materials and Grading Plan
Wolf's Lane Park
Wolf's Lane
Pelham, NY 10803
Drawn By: JA, OV
L-1.E
Scale: 1"= 10'-0"
Date: August 14, 2016



Key Plan - Areas
Scale: N.T.S.
GRADING NOTES:
1. GRADE AREAS AS REQUIRED TO ACCOMMODATE PROPOSED IMPROVEMENTS. IT IS THE INTENT OF THIS PROJECT TO PRESERVE EXISTING GRADES AND DRAINAGE PATTERNS.
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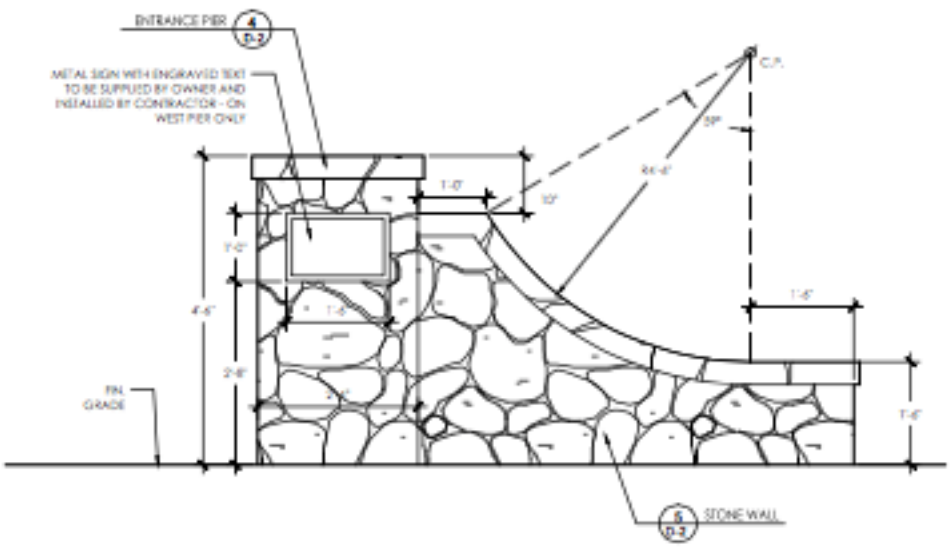
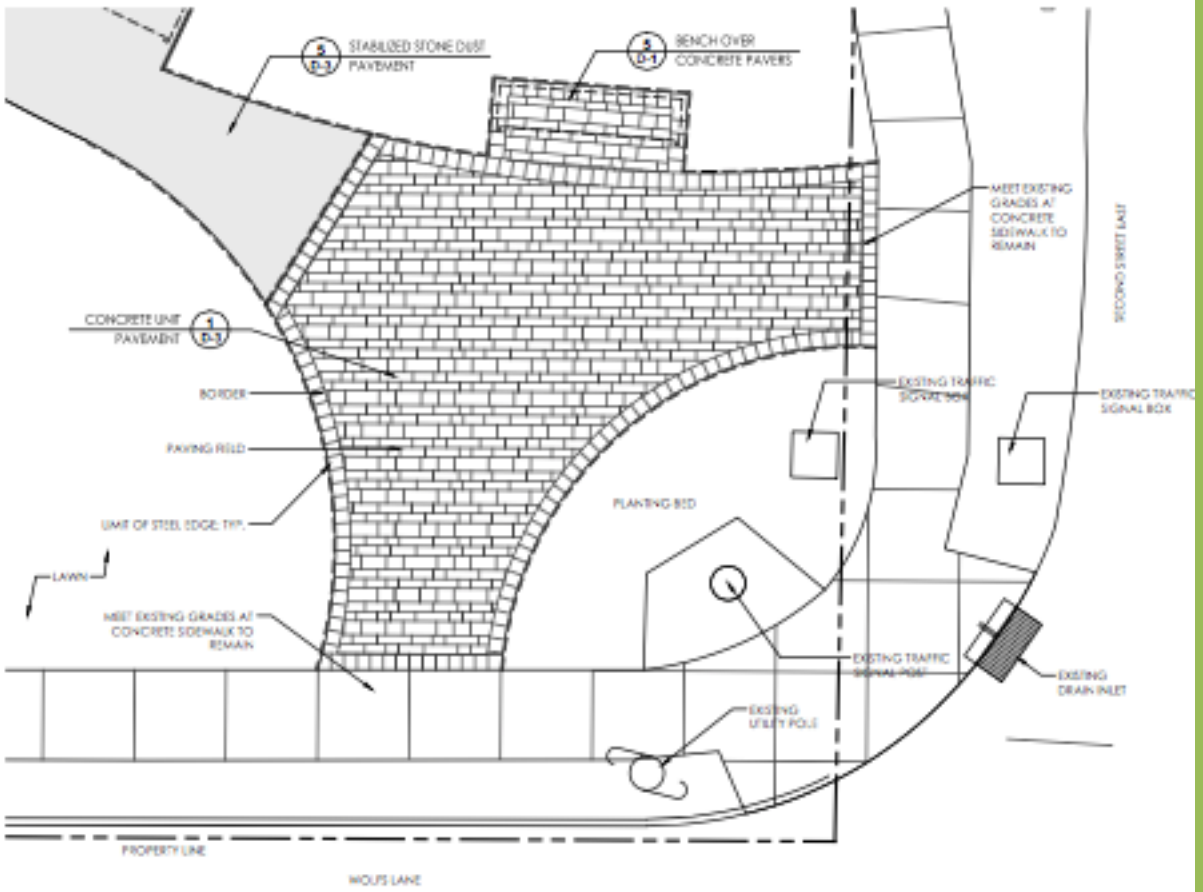
4. RESTORE DISTURBED AREAS TO LAWN. FINE GRADE AND SEED.
5. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM SITE.
LEGEND
24" OAK
EXISTING TREE TO REMAIN
C.P.
CENTER POINT
CENTERLINE
LIMIT OF DISTURBANCE
EXISTING CONCRETE WALKWAY TO REMAIN
PROPOSED STABILIZED STONE DUST PAVEMENT
PROPOSED WOOD FIBRE PAVEMENT
PROPOSED DECORATIVE PAVER DESIGN
PICNIC TABLE
EXISTING RELOCATED BENCH
Stockade Fence
Gate
24" MAPLE
18" MAPLE
20" MAPLE
16" CHERRY
12" MAPLE
8" PINE
6" PINE
26" MAPLE
10" SYCAMORE
LIMIT OF PLAYING AREA
TABLE TENNIS AREA
BENCH ANCHOR
OUTDOOR TENNIS TABLE
STABILIZED STONE DUST PAVEMENT
LIMIT OF DISTURBANCE
PICNIC TABLE (TYP.)
PARK ENTRANCE PAVEMENT
PLAY EQUIPMENT
WOOD FIBER PAVEMENT WITH CONCRETE EDGE
PLAY AREA
Concrete Walk
Concrete Curb
Parking Paint Lines
Stone Curb
Asphalt Pavement
Traffic Signal Box
Traffic Signal Pole
MANHOLE
CATCH BASIN
Stop Bar
Double Yellow Line
Cross Walk
WOLF'S LANE
Boulevard Entrance (Area F)
Layout, Materials and Grading Plan
Wolf's Lane Park
Wolf's Lane
Pelham, NY 10803
Drawn By: JA, CV
L-1.F
Date: August 16, 2016

NOTE:
1. WESTERN PIER AND WING WALL DEPICTED - PROVIDE MATCHING PIER AND WING WALL ON EAST SIDE OF ENTRANCE PATH - SEE LAYOUT PLANS.



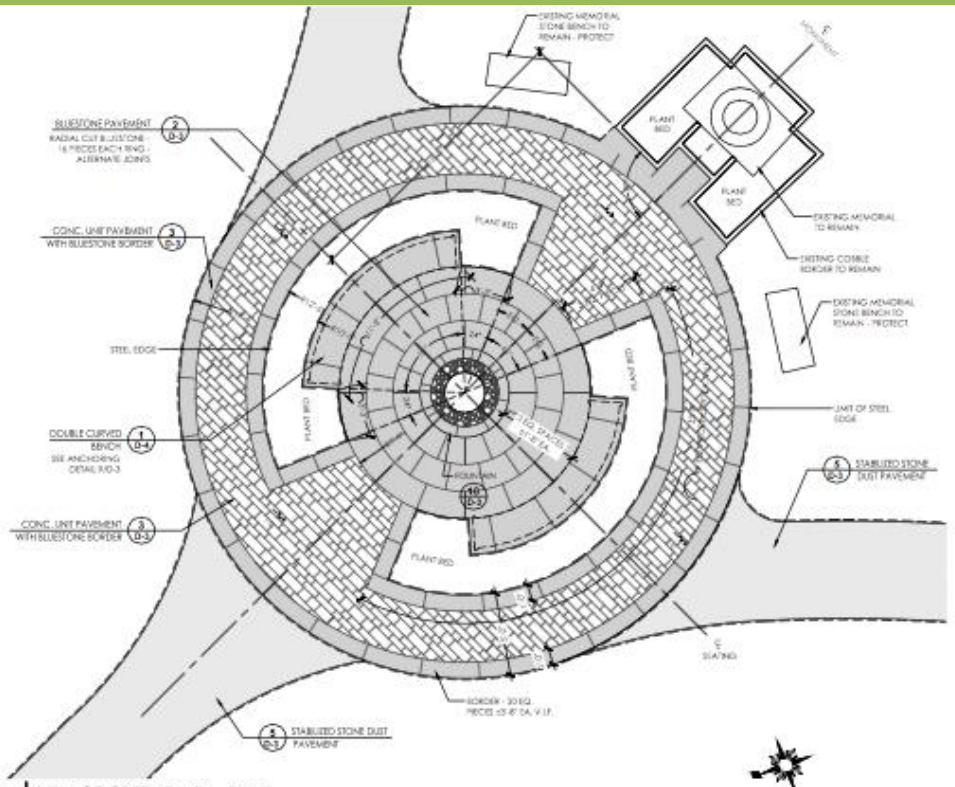
6 PIER WITH WING WALL - ELEVATION

Scale: 3/4" = 1'-0"

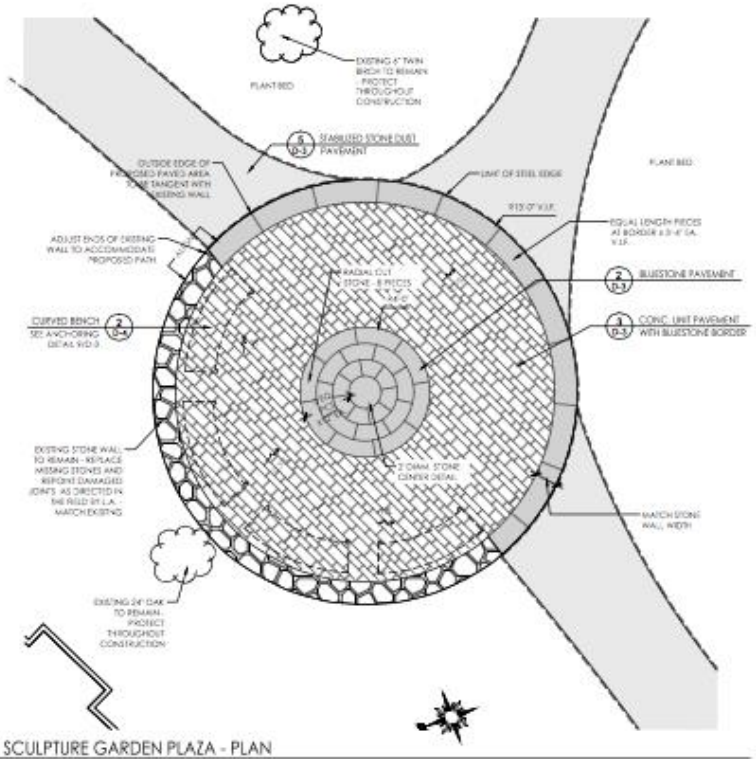


1 PARK ENTRANCE PAVEMENT - TYP. PLAN

Scale: 1/4"=1'-0"



1 VILLAGE GREEN PLAZA - PLAN
Scale: 1/4"=1'-0"



3 SCULPTURE GARDEN PLAZA - PLAN
Scale: 1/4"=1'-0"

WINDERMERE CURVED BENCH

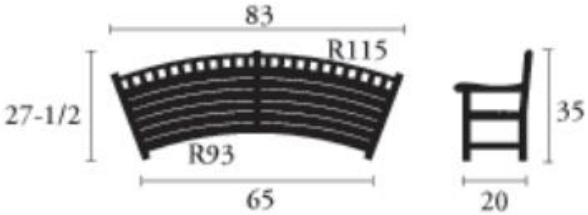
WINDERMERE CURVED BENCH - WEATHERED

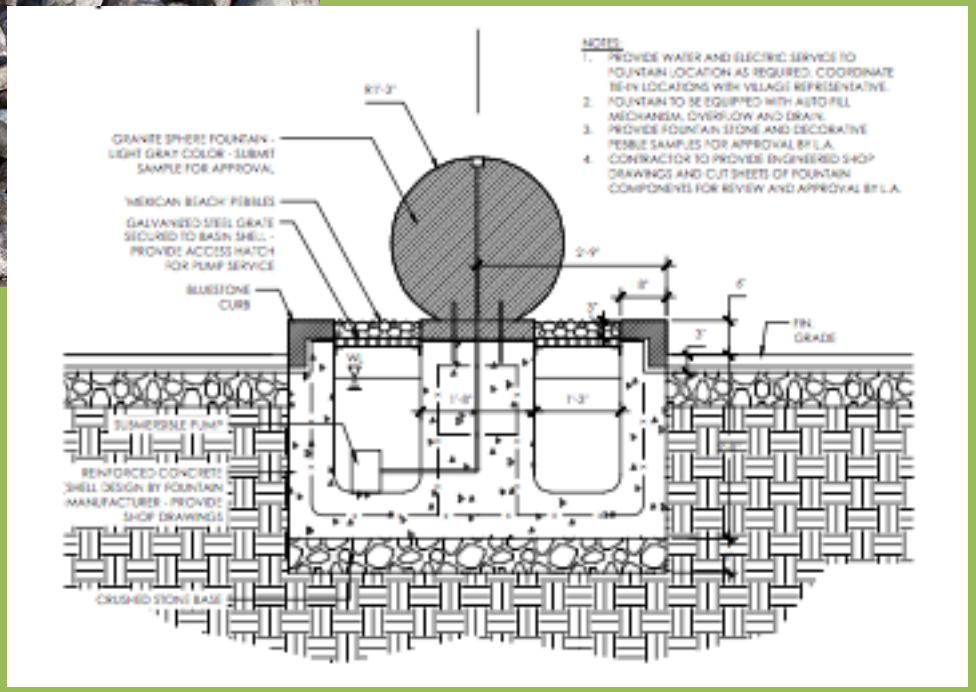
SPECIFICATIONS

Length	83
Width	27.5
Height	35
Weight	82.0000
Cushion #	450
Cover #	324
Seat Height	16
Seat Width	75
Seat Depth	18.25
Arm Height	25

Solid Teak

Country Casual teak furniture is crafted from solid first-quality teak (Tectona grandis), a durable hardwood that performs beautifully in any climate. Known for its superior performance in marine environments, teakwood is the ideal choice for outdoor furnishings. Teak's high oil and rubber content give it weatherproof qualities forming natural barriers against the elements without sealers or treatment. Solid teak construction, mortise and tenon joinery, and stainless steel fitting and hardware ensure Country Casual furnishing will last a lifetime.




NOTES:
1. PROVIDE WATER AND ELECTRIC SERVICE TO FOUNTAIN LOCATION AS REQUIRED. COORDINATE RE-IN LOCATIONS WITH VILLAGE REPRESENTATIVE.
2. FOUNTAIN TO BE EQUIPPED WITH AUTO FILL MECHANISM, OVERFLOW AND DRAIN.
3. PROVIDE FOUNTAIN STONE AND DECORATIVE PEBBLE SAMPLES FOR APPROVAL BY L.A.
4. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS AND CUT SHEETS OF FOUNTAIN COMPONENTS FOR REVIEW AND APPROVAL BY L.A.
8'-3"
GRANITE SPHERE FOUNTAIN - LIGHT GRAY COLOR - SUBMIT SAMPLE FOR APPROVAL
MEXICAN BEACH PEBBLES
GALVANIZED STEEL GRATE SECURED TO BASIN SHELL - PROVIDE ACCESS HATCH FOR PUMP SERVICE
BLUESTONE CURB
2'-9"
8"
6"
3"
3"
FIN. GRADE
W.L.
1'-6"
1'-3"
SUBMERSIBLE PUMP
REINFORCED CONCRETE SHELL DESIGN BY FOUNTAIN MANUFACTURER - PROVIDE SHOP DRAWINGS
CRUSHED STONE BASE

LARCHMONT PICNIC TABLE

SPECIFICATIONS

Length	71
Width	29.5
Height	28
Weight	115.0000
Cover #	No cover available
Shape	Rectangular
Seating Capacity	6-8
Extended Seating Capacity	N/A
Material	Teak
Features	N/A
Apron Clearance	27.75
Extended Length	N/A
Has Umbrella Hole?	Yes

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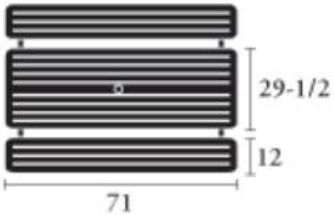

HENGE CONCRETE PING PONG TABLE

SPECIFICATIONS

- HENGE tennis tables are 108" L x 60" W x 30" H, with a 6"H x 60" W tall net.
- Table's mix design is Portland Type 1 cement and aggregate which produces a 5000 psi concrete conforming to ASTM standard and is reinforced with steel rebar. The plates are powder coated mild steel or stainless steel for seaside environments.
- After molding, the concrete parts are hand polished, then sealed with a polymer which resists graffiti paint and salt spray.

Kompan

Supernova