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Principal Emeritus: RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

TOWN OF NEWBURGH PLANNING BOARD **TECHNICAL REVIEW COMMENTS**

PROJECT:

1 POWELTON AVENUE

PROJECT NO.:

2015-19

PROJECT LOCATION:

SECTION 80, BLOCK 6, LOT 7

REVIEW DATE:

11 MARCH 2016

MEETING DATE:

17 MARCH 2016

PROJECT REPRESENTATIVE: HIGHLANDS ARCHITECTURE-STEVEN A. WHALEN

- Status of the Zoning Board of Appeals review of the project should be received. 1.
- 2. Any handicapped parking space proposed must be designed in compliance with ADA requirements.
- Highway Superintendents comments regarding construction of curbs and landscaping 3. within the Towns right of way should be received.
- Sanitary Sewer issues should be addressed on the plan. Site is currently served by a 4. subsurface sanitary sewer disposal system. Location of proposed sanitary sewer disposal system as well as any required improvements must be addressed on the plans.
- 5. The Planning Boards attention is called to Item # 20 on sheet SP-1R identifying employee parking spaces to the rear of the structure with limited access. Materials utilized for these spaces should be identified on the plans.
- 6. The Applicant's Representative will be requested to discuss how the 3 handicapped parking spots identified as Item #19 on sheet SP-1R, will function. A vehicle parked in these spaces will completely block access to any other vehicle entering or exiting. Curb located behind the parking would further restrict any access to these spots.
- 7. Stormwater runoff from the site should be addressed on the plans. Previous plans identified
 - Regional Office 111 Wheatfield Drive Suite 1 Milford, Pennsylvania 18337 570-296-2765 •



1 POWELLTON 11 March 2016

8. Stormwater runoff from the site should be addressed on the plans. Previous plans identified proposed drainage improvements which appear to have been eliminated from the latest plan set.

Respectfully submitted,

McGoey, Hauser and Edsall Consulting Engineers, D.P.C.

Patrick J. Hines Principal



March 2, 2016

Town of Newburgh Planning Department 308 Gardnertown Road Newburgh, NY 12550

Re: Revised Application for Planning Board Site Plan Review for

1 Powelton Road, Newburgh, NY 12550

Zone: B - Business

Section: 80, Block: 6, Lot: 7 Application #: 2015-19

Dear Members of the Planning Board,

We are hereby re-submitting our application to the Planning Board for site plan review for 1 Powelton Road with several revisions. The application was revised based on comments received at the Zoning Board of Appeals meetings on October 22, 2015 and February 25, 2016. Revisions were also made based on comments from the November 19, 2015 letter from McGoey, Hauser, and Edsall Consulting Engineers and the August 12, 2015 letter from the Orange County Department of Planning. Please see the bubbled areas on the enclosed drawings for all revisions.

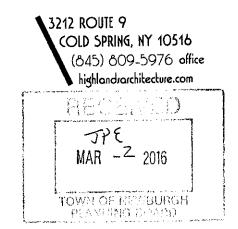
Our proposal for the above referenced project is to design and build three additions and renovate the existing building on the site to become a pediatric dental office. The additions include a new 1,500 square foot third story addition over the existing building footprint with a new hip style roof. Most of this addition will house storage and the remainder will be open to the floor below. On the southeast side of the building will be a 270 square foot addition which will house a new elevator, stairway, and lobbies on each floor. On the northeast side of the building will be a 136 square foot egress stair addition. Aesthetic improvements will be made to the exterior of the building on all four facades. Site improvements include renovating and re-grading the existing parking lot with an improved parking space layout, new landscaping, and new concrete sidewalks.

Please do not hesitate to contact our office should you require additional information or documentation. Thank you.

Sincerely,

Stephen A. Whalen

Architect c/o Highlands Architecture, PLLC



NEW PEDIATRIC DENTAL OFFICE FOR:

DR. PAYAMI

1 POWELTON ROAD NEWBURGH, NY 12550

DRAWING LIST DWG.# DRAWING NAME

TITLE SHEET

EX. SITE PLAN, ELEVATIONS

SITE & BUILDING PHOTOS

EXISTING & PROPOSED NW VIEWS

PROPOSED SITE PLAN

SITE DETAILS

PROPOSED PLANS, EAST ELEVATION

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE BUILDING CODE OF NEW YORK STATE 2010 EDITION AND ALL LOCAL / MUNICIPAL CODES.

2. ALL WORK INCLUDING MATERIAL STRESSES AND METHODS OF CONSTRUCTION, SHALL CONFORM TO LOCAL AND STATE CODES.

3. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE PROPOSED NEW CONSTRUCTION IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF WORK.

4. OMNER SHALL OBTAIN AND PAY FOR ALL REQUIRED DEPARTMENT OF BUILDING PERMITS PRIOR TO THE START OF WORK.

5. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS. A. ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD B. ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS.

6. GENERAL CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS.

7. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED DURING THE INSTALLATION OF THE WORK AND REPAIR ALL EXISTING AREAS THAT REMAIN DAMAGED DURING THE PERFORMANCE OF THE WORK.

8. ALL FINISH MATERIALS, COLORS, TRIM, LIGHTING, CABINETRY AND ALL OTHER ASSOCIATED INTERIOR ITEMS AND COMPONENTS SHALL BE SUPPLIED BY AND INSTALLED BY THE CONTRACTOR. CONTRACTOR SHALL SUPPLY OWNER AND ARCHITECT WITH SHOP DRAWINGS AND SAMPLES AS REQUIRED FOR REVIEW AND APPROVAL WITH AMPLE TIME GIVEN SO AS NOT

9. ALL DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL: ANY WORK SHOWN OR REFERRED TO ON ANY DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS.

10. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY REFER. ANY ADDITIONAL CLARIFICATION DRAWINGS, SKETCHES AND/OR SPECIFICATIONS SHALL BE SUBMITTED TO THE TOWN OF RED HOOK BUILDING DEPARTMENT BY THE OWNER/CONTRACTOR DIRECTLY FOLLOWING SUBMISSION TO THE OWNER BY THE ARCHITECT.

11. CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO ROADWAYS AT ANY TIME.

12. ALL DIMENSIONS NOTED ON PLANS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

13. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND CONTRACT DOCUMENTS ISSUED TO OTHERS PRIOR TO THE START OF THE WORK.

14. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE PROPERLY DISPLAYED.

15. PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPE SLEEVES, ELECTRICAL DEVICES, ETC. SHALL BE PACKED AND SEALED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED FIRE STOPPING AND SOUND TRANSMISSION CLASSIFICATION RATING.

16. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

17. ALL PLUMBING & HVAC WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

18. MECHANICAL DESIGN-BUILD SHALL BE BY OTHERS.

19. IF, IN THE INTERPRETATION OF CONTRACT DOCUMENTS, REQUIREMENTS MITHIN THE DRAWINGS AND SPECIFICATIONS CONFLICT, OR IT APPEARS THAT THE DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE REQUIREMENT TO BE FOLLOWED SHALL BE DECIDED BY THE ARCHITECT. WHERE THERE IS A DISCREPANCY IN THE QUANTITY, THE CONTRACTOR SHALL PROVIDE THE GREATER QUANTITY; WHERE THERE IS A DISCREPANCY IN THE QUALITY, THE CONTRACTOR SHALL PROVIDE THE SUPERIOR QUALITY.

20. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL COMPONENTS, ACCESSORIES, ETC. FOR A COMPLETE PROJECT INCLUDING ITEMS NOT SHOWN IN THESE CONSTRUCTION DRAWINGS.

LUMBER:

All framing shall be done in accordance with the latest edition of "National Design Specifications for Wood Construction" of the American Forest and Paper Assoc. (ANSI/NFPA NDS, latest edition).

All lumber materials used in the building shall be good, sound, dry materials free from rot, large and loose knots, shakes and other imperfections whereby the strength may be impaired and of sizes indicated on drawings.

All framing members (joists, headers, girders, studs, plates, etc.), shall comply with the minimum specifications for HEM-Fir No. 1 or Douglas Fir Larch No. 2 (unless indicated otherwise), with the following basic stress values:

Douglas Fir Larch No. 2 Hem-Fir No. 1 Flexure Fb = 950 psi single 875 psi single 1,500,000 psi 1,600,000 psi

Pressure preservative treatment for wood shall be approved by local authorities having

Provide ledger, blocking, nailer, and rough framing hardware, as required.

All lumber shall bear visible grade stamping.

All beams, joists and rafters shall be set with natural crown up.

Provide double rafters and headers around all roof skylights or any openings larger than spacing of rafters/floor joists, etc., unless otherwise noted on Drawings.

Provide "X" bridging or solid blocking at mid-span of all roof rafters/floor joists spanning more than 9'-0". Bottom ends of bridging shall not be nailed until after sheathing is

Metal cross bridging shall be galvanized steel as manufactured by Teco, Simpson or approved equal, and installed in accordance with manufacturers directions.

Connection hardware shall be galvanized steel of the type gauge (min. 18 ga.) or size noted on drawings, by Simpson Strong Tie Co., or approved equal. Provide joist, rafter and truss hangers for all members not supported by direct bearing. Install and nail hangers in strict accordance with Manufacturer's recommendations.

Wood plates and sills in contact with concrete/concrete block foundation walls and concrete slabs shall be pressure treated wood.

Provide solid bridging at midheight of all wall studs over 9'-0" height.

All headers and trimmers shall be double members, minimum, 2x10's unless otherwise noted. Provide double member posts at edges of all openings in stud bearing walls. Below bearing points of double, triple or more framing members or posts, provide solid or built-up, spiked post equal in width to nominal width of member above.

Provide double joists under all partition walls parallel to the joist span and extending at

Plywood roof sheathing shall be American Plywood Association Rated Sheathing identification index 32/16, 5/8" thick (min.), exposure 1, (interior with exterior glue). Install with long dimension across supports and with panel continuous over two or more spans. Panel and joints shall occur over supporting framing. Leave 1/16" space at all plywood panel end joints and 1/8" space at all panel joints. Provide one panel clip per span along all edges. Protect sheathing from exposure to weather if roof covering material is not promptly

Fasten plywood roof sheathing with 6d nails spaced 6" o.c. along supported edges and 12" o.c. along intermediate supports.

OSB wall sheathing shall be Structural Board Association with Span Rating 32/16, 1/2" thick (min.), exposure 1. Install with long dimension across supports and with panel continuous over two or more spans. Panel and joints shall occur over supporting framing. Leave 1/8" space at all panel end joints and 1/8" space at all panel joints. Provide one panel clip per span along all edges. Protect sheathing from exposure to weather if roof covering material is not promptly installed.

OSB floor sheathing shall be Structural Board Association with Span Rating 24", 3/4" thick (min.), T&G, exposure 1. Install with long dimension across supports and with panel continuous over two or more spans. Panel and joints shall occur over supporting framing. Leave 1/8" space at all panel end joints and 1/8" space at all panel joints. Provide one panel clip per span along all edges. Protect sheathing from exposure to weather if roof covering material is not promptly installed.

Fasten OSB floor sheathing with SCREWS AND GLUE.

Where flitch beams are required, provide steel plates of A36 steel, punched for 1/2" dia. bolts at 12 inches on centers, staggered, 1-1/2 inches from the top and bottom of beam.

INSTALL ALL LUMBER PER MFG.'S INSTRUCTION AND SPECIFICATIONS

LAMINATED VENEER LUMBER :

Laminated veneer lumber (LVL) shall be "Micro-Lam" manufactured by Truss Joist Corp. or Architect's approved equal. All LVL's shall bear a visable stamp identifying the name and plant of the manufacturer, the grade, the National Research Board report number and the Quality Control Agency.

LVL's shall be protected from weather while in storage and shall be carefully handled to prevent

Multiple LVL members shall be fastened together with a minimum of two rows of 16d nails at 12"

As a general guide for uniformly loaded LVL's, holes are allowed in LVL's only in the $\frac{1}{3}$ span zone and in the middle of the LVL. In no instance shall a hole larger than 2" diameter be allowed. Spaces between holes are to be a minimum of 2x the diameter of the largest hole. Rectangular holes are not allowed.

No holes will be allowed in PSL's unless authorized in writing from the Architect.

Any LVL or PSL with holes larger than allowed, spaced closer than allowed, placed in the incorrect span zone, or placed above or below the max./min. depth, shall be removed and replaced.

INSTALL ALL LVL LUMBER PER MFG.'S INSTRUCTION AND SPECIFICATIONS

ALL HEADER SHALL BE AS FOLLOWS UNLESS OTHERWISE

NOTED: OPENINGS UPTO 4'-0" (2) 2"X10"S OPENINGS UP TO 6'-0" (2) 2"X12"S

Simpson H1 hurricane ties or equivalent.

OPENINGS UP TO 8'-0" (2) 2"X12" W/ 1/2" FLITCH PLATE All rafters to be attached to plates, walls or floors with

FIRESTOPPING NOTES:

R602.8 FireBlocking Required. Fireblocking shall be provided to cut off all concealed draft openings, (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood frame construction in the following locations: 1. In concealed spaces of stud walls, and partitions, including furred spaces, at the ceiling and floor levels. Concealed horizontal furred spaces shall also be fireblocked at intervals not exceeding 10 feet. Batts or blankets of mineral or glass fiber shall be allowed as fireblocking in walls constructed using parallel rows of studs or staggered studs.

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop and cove ceilings. 3. In colcealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with section R311.2.2.

4. At openings around vents, pipes and ducts at ceiling and floor level, to resist the free passage of flame and products

5. For the fireblocking of chimneys and fireplaces, see

6. Fireblocking of cornices of a two family dwelling is required at the line of dwelling unit separation.

GENERAL WINDOW & DOOR NOTES:

1. ALL NEW DOORS SHALL BE AS SELECTED BY OWNER.

2. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DOOR TYPES, FRAME SIZES, QUANTITIES AND ROUGH OPENINGS. FINISH HARDWARE AND CLADDING SAMPLES SHALL BE PRESENTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

3. THE CONTRACTOR SHALL VERIFY ALL DOOR QUANTITIES, SIZES ROUGH OPENINGS, HARDWARE, CLADDING, DIVIDED LITES / MUNTINS PRIOR TO ORDERING.

4. PROVIDE FIRE RATED DOORS WHERE REQUIRED BY CODE AND AS INDICATED WITHIN THE

5. ROUGH DOOR SIZES ARE SHOWN IN THE PLANS. INTERIOR AND EXTERIOR DOOR TYPES, STYLES SHALL BE SELECTED BY OWNER U.O.N..

DIVISION 3 - CONCRETE WORK

GENERAL CONCRETE INFORMATION

1, ALL CONCRETE WORK (MATERIAL & CONSTRUCTION) SHALL BE IN ACCORDANCE WITH A.C.I. STANDARD 318-77 2, CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. 3. ALL EXCAVATIONS SHALL BE DRY PRIOR TO PLACING FOOTINGS. 4. CONCRETE SHALL BE 3000 PSI, 5.5 SACKS OF CEMENT PER CUBIC YARD MINIMUM, 6.5 GALLONS WATER/SACK CEMENT, 4" MAXIMUM SLUMP, WATER SHALL NOT BE ADDED TO READY MIXED CONCRETE AT THE SITE. 5. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND AND NO ADMIXTURES WILL BE PERMITTED IN CONCRETE, ALL CONCRETE SHALL BE CONTROLLED, COMPLYING WITH ACI BUILDING CODE REQUIREMENTS FOR A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. 6. CONCRETE SHALL BE MIXED AND PLACED ONLY WHEN THE TEMPERATURE IS AT LEAST 40 DEGREES F AND RISING, CONTRACTOR SHALL REMOVE ALL ICE SNOW, AND FROST AND RAISE THE TEMPERATURE OF ALL SURFACES THAT THE CONCRETE WILL CONTACT ABOVE THE FREEZING POINT, PROTECT AND MAINTAIN CONCRETE TEMPERATURE FOR AT LEAST 3 DAYS AT 55 DEGREES F AFTER COLD WEATHER PLACEMENT. 7. REINFORCING STEEL SHALL BE NEW BILLET STEEL, DEFORMED TYPE BARS, ASTM 615, GRADE 40, AND SHALL COMPLY WITH A.C.I. CODE REQUIREMENTS, PROVIDE MINIMUM REINFORCING IN ALL CONCRETE WHERE NONE IS SHOWN ON DRAWINGS TO MEET A.C.I. REQUIREMENTS 8. PROVIDE ADDITIONAL REINFORCING AROUND ALL OPENINGS IN CONCRETE, AND PROVIDE VERTICAL AND/OR HORIZONTAL BARS PROJECTING FROM FOOTINGS AND WALLS FOR TYING INTO OTHER WALLS, PIERS, SILLS, ETC. AS DETAILED OR NOT ON THE DRAWINGS, AND AS REQUIRED BY THE CONSTRUCTION.

1. ALL FOOTINGS SHALL REST UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 LBS/SF, ARCHITECT SHALL INSPECT FOOTING FORMWORK AND REINFORCING PRIOR TO POURING CONCRETE, CALL 24 HOURS IN ADVANCE, PHONE (845)809-5976, CONCRETE SHALL BE MECHANICALLY VIBRATED, DO NOT OVER VIBRATE CONCRETE RESULTING IN EXCESSIVE SETTLEMENT OF CONCRETE AGGREGATE TO THE BOTTOM OF 2. THERE SHALL BE A 1 1/2" MINIMUM COVER ON REINFORCING BARS IN FOUNDATION WALLS. 3. THERE SHALL BE A 3" MINIMUM COVER ON REINFORCING BARS IN CONCRETE FOOTINGS AND PIERS. 4. BOTTOM OF ALL FOOTINGS SHALL BE CARRIED BELOW FINISHED GRADE AS NOTED. STEP FOOTINGS AS REQUIRED AT A RATIO OF 2 HORIZONTAL TO 1 VERTICAL WHEN REQUIRED BY GRADE CONDITIONS. 5. DO NOT POUR FOOTINGS INTO WET SOIL OR STANDING WATER.

FOUNDATION WALLS 1. CONCRETE SHALL BE MECHANICALLY VIBRATED AT ALL WALL POURS. WOOD SURFACE CONCRETE FORMS ARE ACCEPTABLE, ALL SEAMS MUST BE GROUND DOWN AND SNAP TIES FILLED INSIDE AND OUT WITH MORTAR. 2. PVC SLEEVES IN WALLS MUST BE PLACED PRIOR TO POURING. JACKHAMMERING THROUGH WALLS AFTER THE POUR IS NOT ACCEPTABLE. 3: FOR ALL CONCRETE FORMWORK, USE FORM OIL AS PER ACI, NOT USED OIL 4. CONCRETE FOUNDATION WALLS SHALL BE REINFORCED AS NOTED. 5. #5 HORIZONTAL BARS SHALL BE WIRE-TIED TO VERTICAL BARS @ 48" O.C. 6. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FIRST FLOOR FRAMING IS IN PLACE.

GENERAL SLAB NOTES 1. SLABS SHALL REST ON VIRGIN SOIL OR COMPACTED R.O.B. GRAVEL FILL MECHANICALLY COMPACTED IN 1 FOOT LAYERS, WITH 6" OF 3/4" COMPACTED STONE DIRECTLY UNDER ALL SLABS, SOIL TESTING TO 95% PROCTOR DENSITY COMPACTION MINIMU 2, SLABS SHALL REQUIRE A SAW CUT WITH A MAXIMUM 400 SF BETWEEN CUTS, SAW CUT SHALL BE 1/2" IN-DEPTH, AND SHALL BE CUT WITHIN 24 HOURS OF POURING OF CONCRETE,

1. ALL EXTERIOR SLABS, TO BE MIN. 4" THICK 3,000 PSI CONCRETE WITH 6" X 6" W1.4 x W1.4 WWF, 4" MAXIMUM SLUMP 2. ALL EXTERIOR SLABS SHALL REST ON 6" OF COMPACTED 3/4" STONE.

1. PROVIDE EXPANSION JOINTS AT 20'-0" INTERVALS MAXIMUM WITH NO

AREA GREATER THAN 400 SQUARE FEET, AT CHANGES IN MATERIAL.

APPROXIMATE ARCHITECT/ARCHITECTURA ASSOCIATED **BULLETIN BOARD BOTTOM OF** BEAM/BEAMS BOTTOM OF BASEMENT BD/GWB CHALKBOARD CENTER LINE CONCRETE MASONRY UNIT HORZ CONFERENCE CONTINUOUS CALCIUM SILICATE MASONRY CERAMIC TILE CERAMIC TILE BASE DOUBLE ACTING DIAMETER DISPENSER DOWN DOOR DOWNSPOUT ELECTRIC HAND DRYER XTERIOR INSULATION FINISH **EMERGENCY** EXISTING MASONRY OPENING EWC EWO EXHIB EXIST/EXIST'G EGRESS UNIT ELECTRIC WATER COOLER EXISTING WINDOW OPENING MEZZ MFGR EXISTING **EXPANSION JOINT** MLD **EXTERIOR** MRGWB

ACOUSTICAL CEILING TILE

ADJACENT ABOVE FINISHED FLOOR

ANODIZED FINISH

ACOUSTICAL PANEL

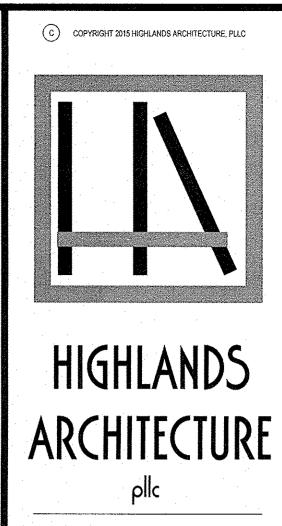
FLOOR DRAIN FIXTURE FEMININE NAPKIN DISPOSAL FOUNDATION FEMININE NAPKIN VENDOR FIBER REINFORCED PLASTIC FURNISH / FURNITURE FURRED / FURRING FIRE RESISTANT FIRE EXTINGUISHER CABINET PL LAM/PLAS LAM PLAST PLMBG GUAGE GALLON PLY/PLYWD GALVANIZED GRAB BAR GENERAL CONTRACT GLASS / GLAZING GYPSUM WALL BOARD HIGH DISABLED ACCESS HOLLOW METAL HORIZONTAL HANDRAIL / HOUR HEIGHT HEATING HEATING VENTILATION INSIDE DIAMETER KICKPLATE LAMINATED GLASS LAVATORY LINEAR FEET LEFT HAND LEFT HAND REVERSE LONG LEG HORIZONTAL LONG LEG VERTICAL MACHINE MATERIAL MAXIMUM MECHANICAL MANUFACTURE. MANUFACTURER MIRROR MOULDING MASONRY OPENING

METAL PANEL MOISTURE RESISTANT

GYPSUM BOARD

FIRE EXTINGUISHER WALL

NONCOMBUSTIBLE NOT IN CONTRACT TONGUE AND NOMINAL NOT TO SCALE GROOVE TOP OF STEEL TACK BOARD **TECTUM BOARD** ON CENTER TELEPHONE TEMPERED OVERHEAD OPPOSITE HAND TEMPERED GLASS PARTITION PLUMBING CONTRACTOR TOP OF CONCRETE PRE-FINISHED TOP OF FOOTING PLASTIC LAMINATE TOILET PAPER HOLER TACK STRIP PLYWOOD PANEL PAINT POLISH UNDERGROUND UNIT HEATER UL UNO/UON UNLESS OTHERWISE NOTED PAPER TOWEL DISPENSER UTILITY UNIT ELEVATOR POLY VINYL CHLORIDE PAINTED GYPSUM BOARD VINYL VINYL COMPOSIT TILE PROJECTION SCREEN VERIFY IN FIELD QUARRY TILE REFLECTED CEILING PLAN ROOF DRAIN WHITEBOARD REFRIGERATOR WATER CLOSET WATER RESISTANT GYPSUM RIGHT HAND REVERSE ROOM SATURATION SQUARE FEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STEEL STRUCTURAL/ STRUCTURE SUSPENDED SHEAR WALL



3212 ROUTE 9 COLD SPRING, NY 10516

845.809.5976 OFFICE highlandsarchitecture.com

D[N] PEDIATRIC \triangle \cong



TITLE SHEET

DATE: 9 JUNE 2015

REVISIONS: 8/4/15 PB. 11/11/15 PB REVISIONS: 15 DEC 2015 ZBA FILING

REVISIONS: 2 MARCH 2016 PB FILING DRAWN BY: SW

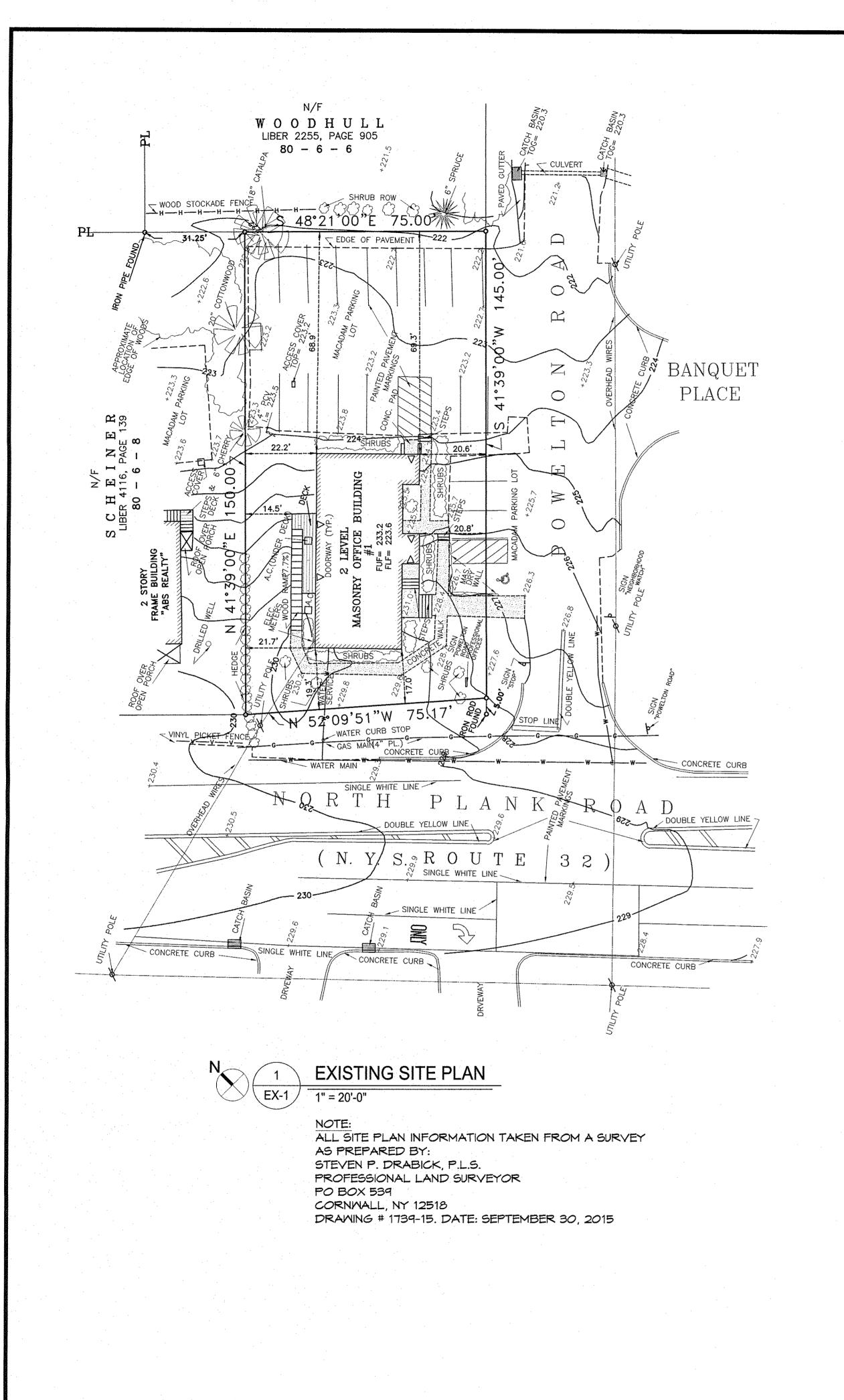
In all cases follow the manufacturers recommendations.

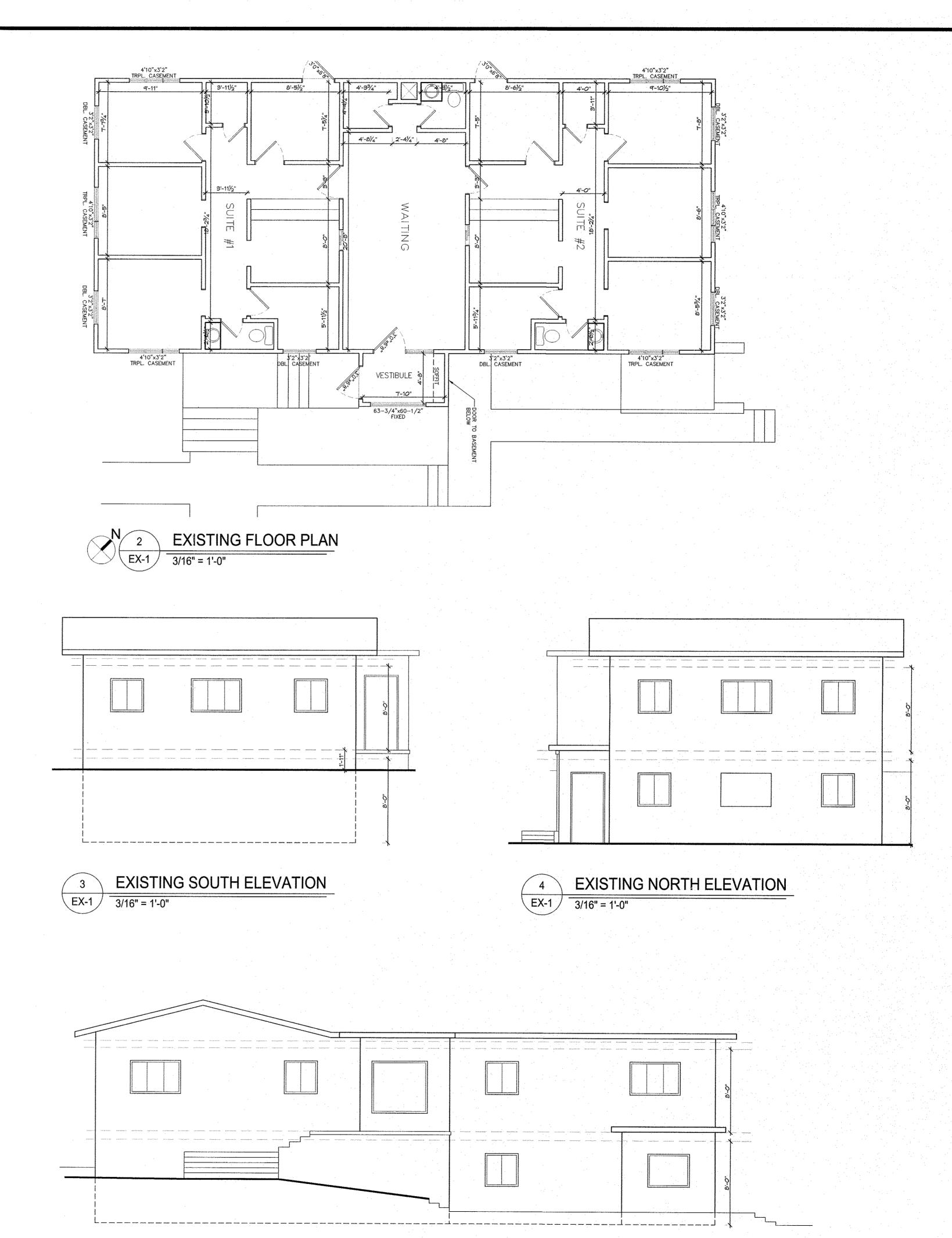
ELEVATION

SYMBOLS

EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE REMOVED

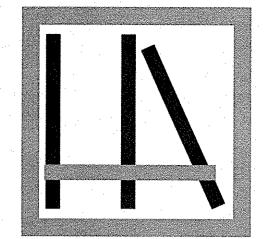
NEW CONSTRUCTION





EXISTING EAST ELEVATION

3/16" = 1'-0"



HIGHLANDS ARCHITECTURE pllc

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DR. PAYAMI



EXIST. SITE, PLAN, ELEVATIONS

EX-1

DATE: 9 JUNE 2015

REVISIONS: 8/4/15 PB, 11/11/15 PB

REVISIONS: 15 DEC 2015 ZBA FILING

REVISIONS: 2 MARCH 2016 PB FILING

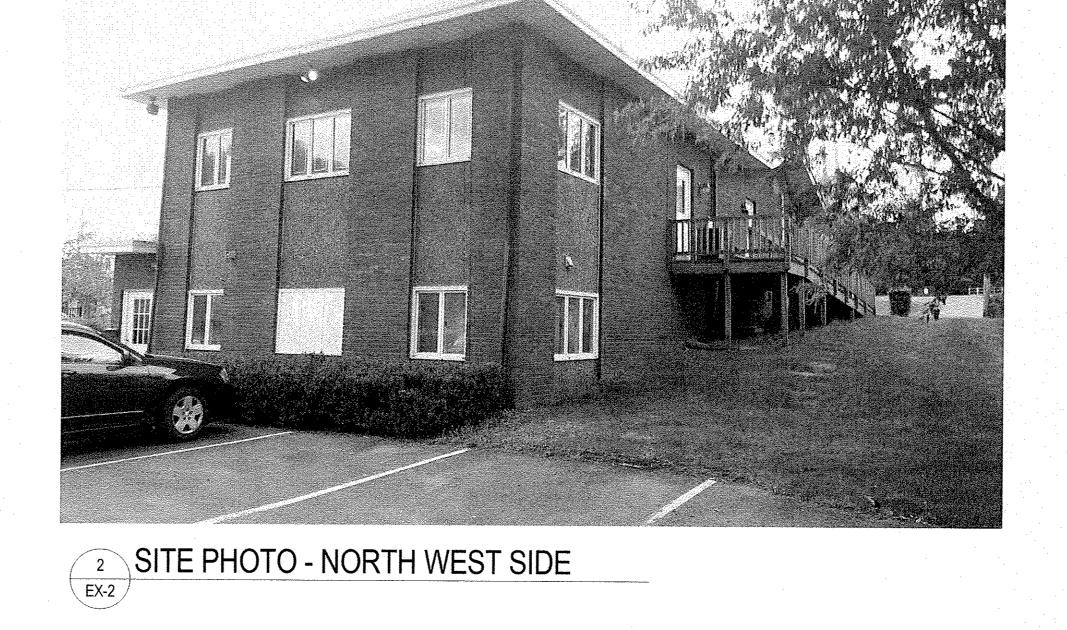
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SITE PHOTO - SOUTH WEST SIDE



SITE PHOTO - EAST SIDE

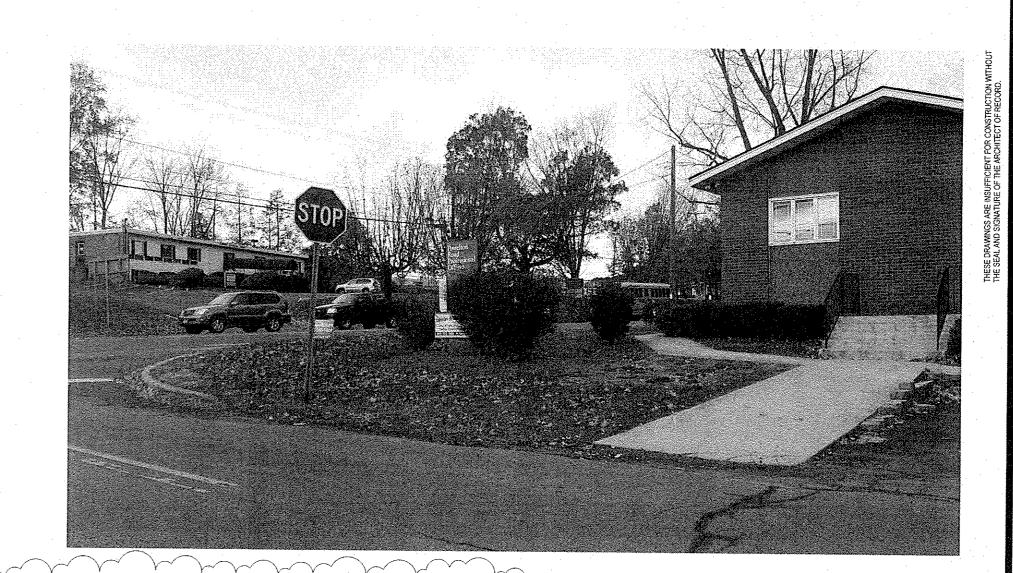




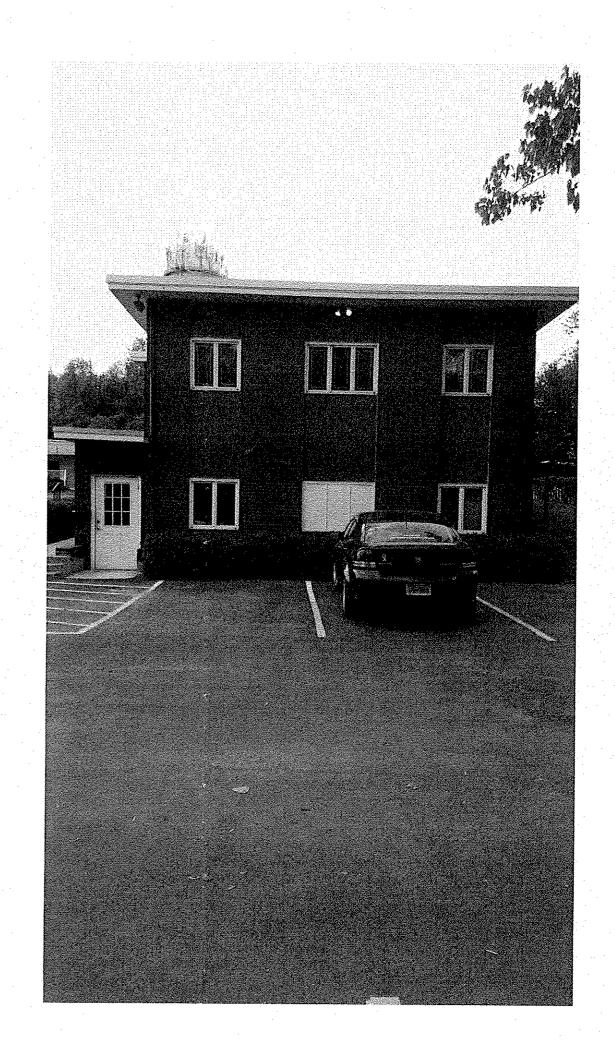
5 SITE PHOTO - WEST SIDE



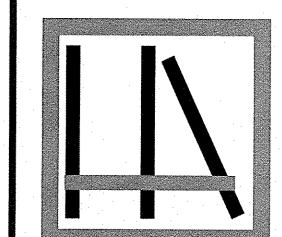
SITE PHOTO - SOUTH VIEW



8 SITE PHOTO - CORNER



3 SITE PHOTO - NORTH SIDE



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HIGHLANDS ARCHITECTURE

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SITE & BUILDING PHOTOS

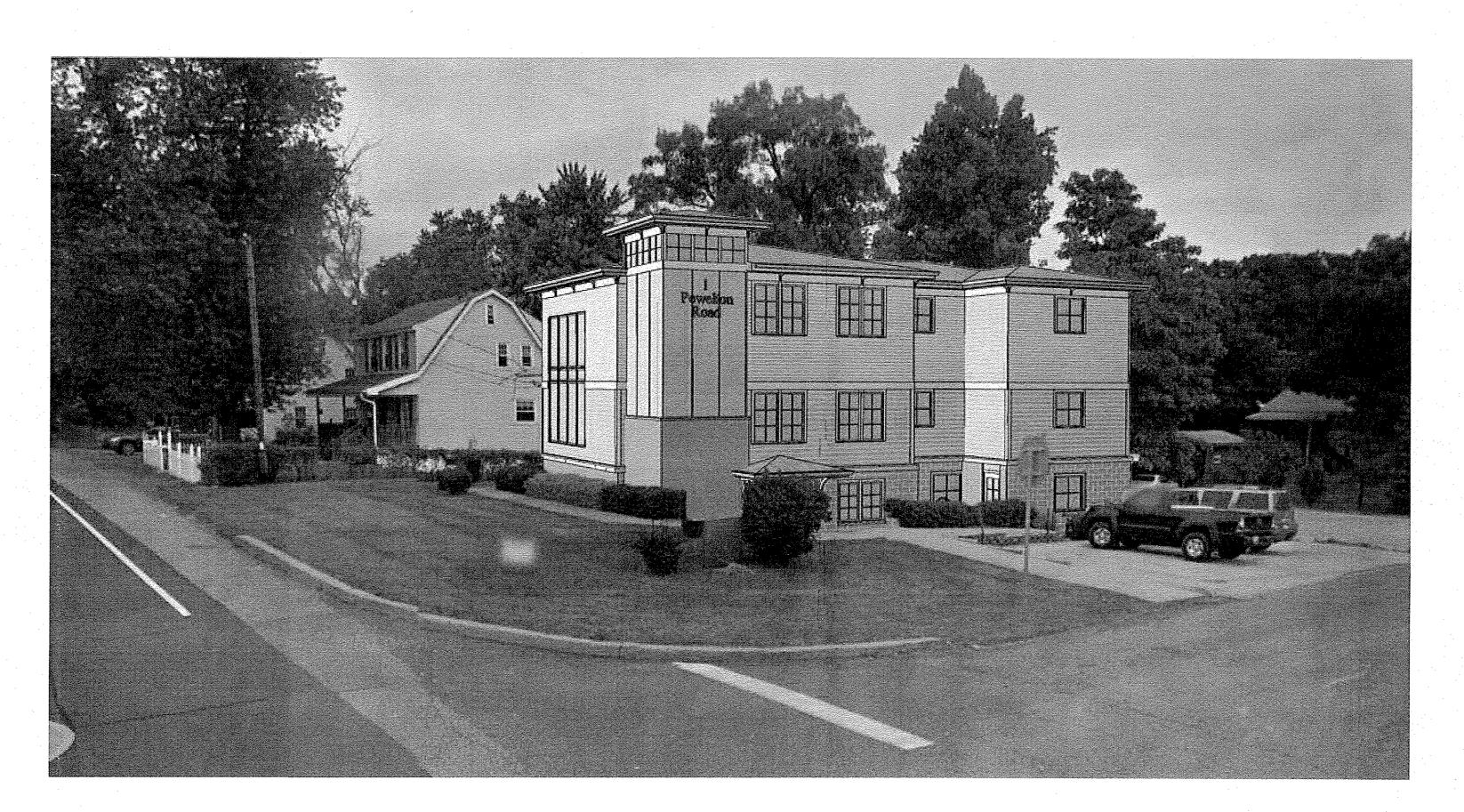
EX-2

REVISIONS: 8/4/15 PB, 8/18/15 ZBA, 11/11/15 PB REVISIONS: 15 DEC 2015 ZBA FILING

REVISIONS: 2 MARCH 2016 PB FILING



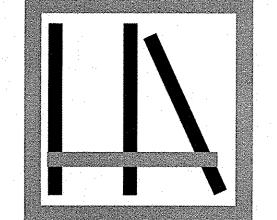
EXISTING NW VIEW



PROPOSED NW VIEW

1/4" = 1'-0"

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HIGHLANDS ARCHITECTURE

pllc

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DR. PAYAMI



NORTHWEST VIEWS

EX-3

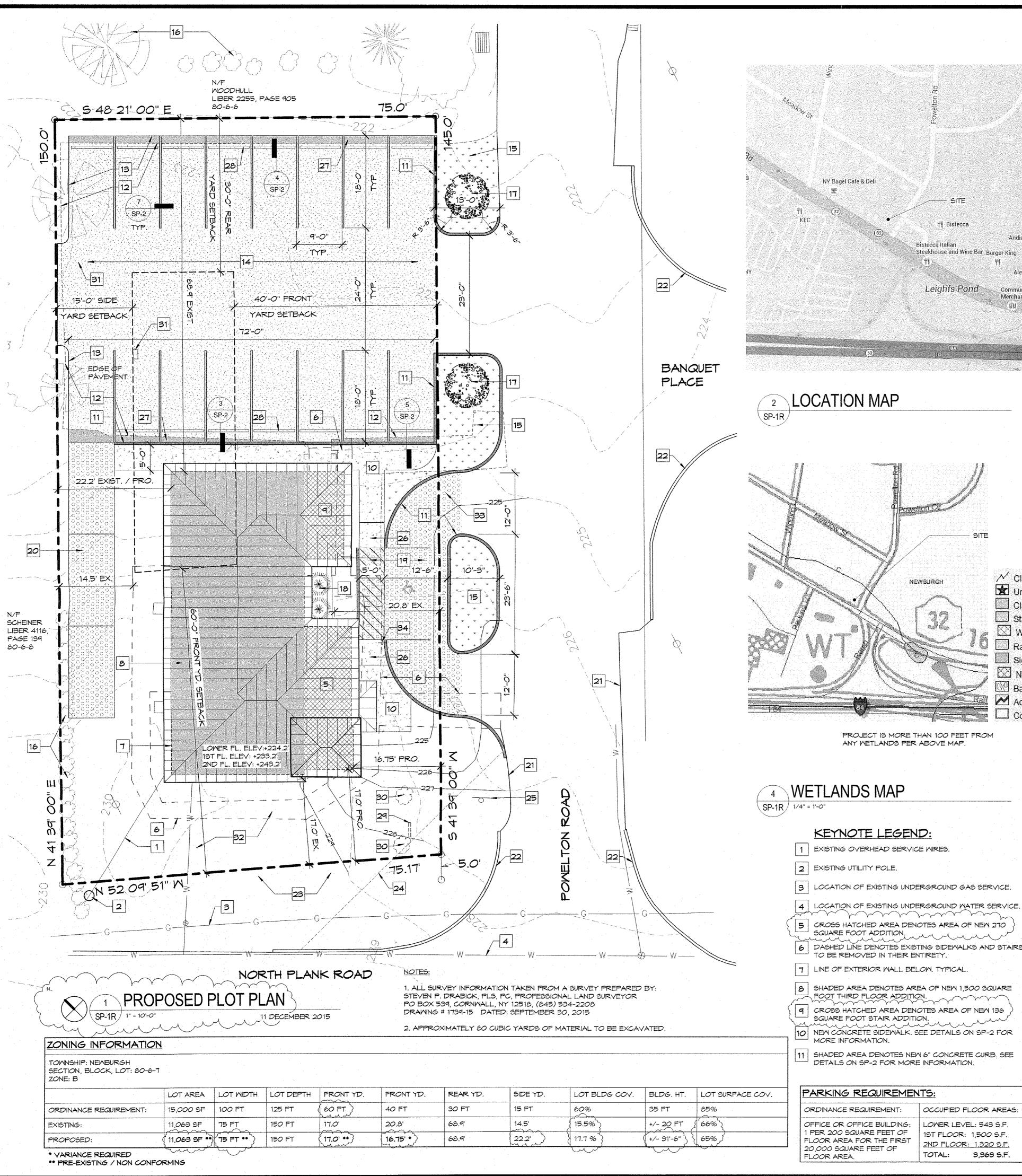
DATE: 9 JUNE 2015

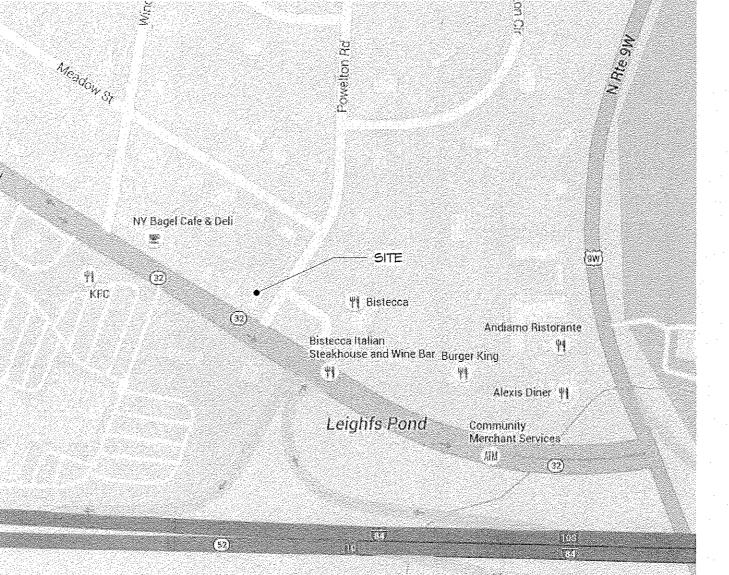
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REVISIONS: 25 FEB 2016 ZBA MEETING

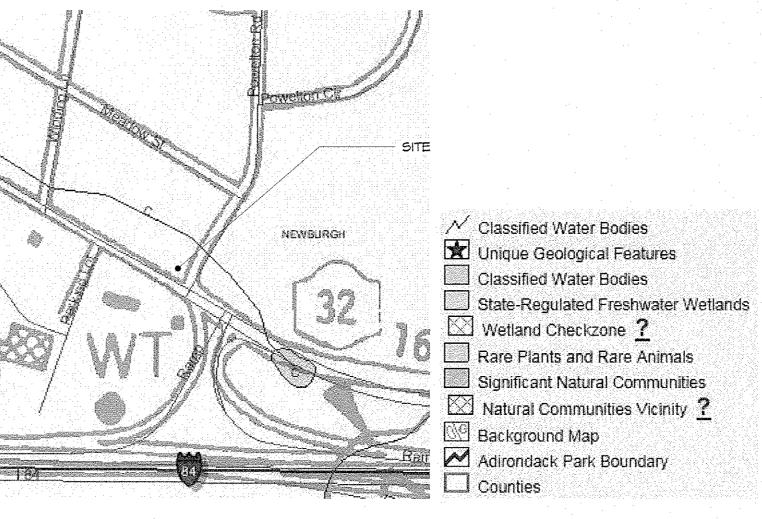
REVISIONS: 2 MARCH 2016 PB FILING
REVISIONS:

DRAWN BY: SW

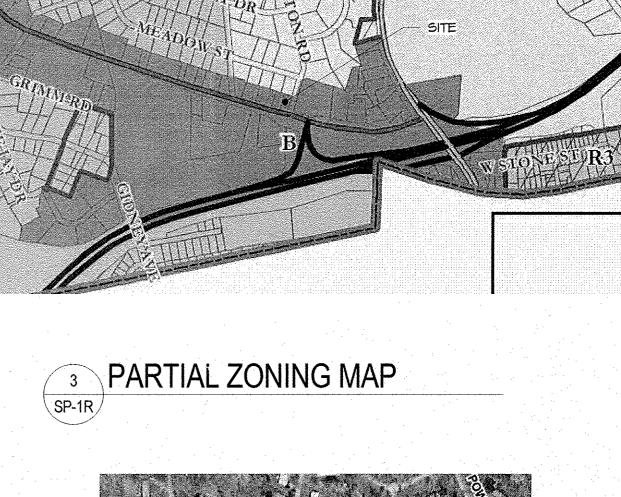


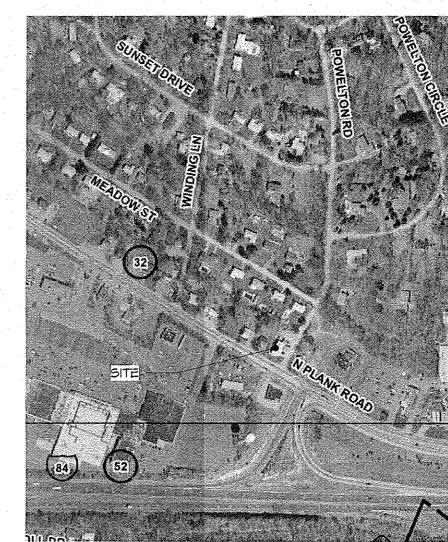






PROJECT IS MORE THAN 100 FEET FROM





PROJECT SITE IS NOT LOCATED IN A FLOOD PLAIN PER ABOVE FEMA MAP.

FLOOD PLAIN MAP

- 1 EXISTING OVERHEAD SERVICE MIRES.
- 3 LOCATION OF EXISTING UNDERGROUND GAS SERVICE.
- man man
- 5 CROSS HATCHED AREA DENOTES AREA OF NEW 270 SQUARE FOOT ADDITION.
- TO BE REMOVED IN THEIR ENTIRETY.
- 9 CROSS HATCHED AREA DENOTES AREA OF NEW 136
- 10 NEW CONCRETE SIDEWALK, SEE DETAILS ON SP-2 FOR
- 11 SHADED AREA DENOTES NEW 6" CONCRETE CURB. SEE DETAILS ON SP-2 FOR MORE INFORMATION,

- 12 DASHED LINE DENOTES FORMER EDGE OF PAVEMENT.
- 13 LINE OF EDGE OF NEW PAVEMENT.
- 14 STIPPLED AREA DENOTES AREA TO REMOVE AND REPLACE ASPHALT PARKING LOT. NEW PAYING TO BE

PITCHED TO POWELTON ROAD, RESTRIPE PARKING LOT

- TO CREATE (16) 9'-0" X 18'-0" PARKING SPACES AS SHOWN. 15 HATCHED AREA DENOTES AREA TO INSTALL TOP SOIL AND GRASS SEED.
- 6 DASHED LINE DENOTES EXISTING SIDEWALKS AND STAIRS 16 EXISTING PLANTINGS TO REMAIN. NO CHANGE.
 - 17 NEW +/- 12'-0" HIGH DOGWOOD TREE. SEE DETAIL 1 ON SP-2 FOR MORE INFORMATION.
 - 18 NEW 3'-0" HIGH RETAINING WALL W/ +/- 3'-0" HIGH SHRUBS. SEE DETAIL 2 ON SP-2 FOR MORE INFO. 19 NEW 9'-0" X 18'-0" HANDICAPPED ACCESSIBLE PARKING SPACE W/5'-O" WIDE AISLE.
 - 20 HATCHED AREA DENOTES AREA OF (3) 9'-0" X 18'-0" STAFF PARKING SPACES ON PERVIOUS PAVEMENT.

PARKING PROVIDED:

19 PARKING SPACES + 1 H.C.

SPACE = 20 TOTAL SPACES.

21 LINE OF EDGE OF EXISTING LAWN.

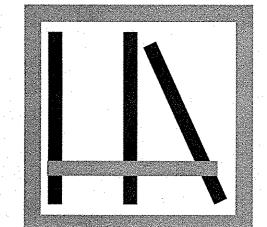
DINANCE REQUIREMENT:	OCCUPIED FLOOR AREAS:	PARKING REQUIRED:
FICE OR OFFICE BUILDING: ER 200 SQUARE FEET OF DOR AREA FOR THE FIRST 000 SQUARE FEET OF DOR AREA.	LOWER LEVEL: 543 S.F. 1ST FLOOR: 1,500 S.F. 2ND FLOOR: 1,320 S.F. TOTAL: 3,363 S.F.	3,363 S.F. / 200 = 16.8 SPACES REQUIRED.

- 22 LINE OF EXISTING CONCRETE CURB.
- 23 EXISTING LAWN. PATCH, REPAIR, AND RE-SEED AS REQ'D.
- LINE OF EXTENTS OF NO OBSTRUCTIONS MORE THAN 2' HIGH, 40' AWAY FROM STREET INTERSECTION.
- 25 EXISTING STOP SIGN. NO CHANGE.
- 26 NEW HANDICAPPED CURB RAMP.
- 27 SHADED AREA DENOTES AREA TO EXTEND ASPHALT PAVING.
- 28 NEW CONCRETE PARKING STOP, TYPICAL FOR (15) PARKING
- SPACES.
- 29 EXISTING BUILDING SIGN TO BE REMOVED. the comment of the same

30 EXISTING SHRUBS TO BE REMOVED.

- 31 LOCATION OF EXISTING ACCESS CAP TO UNDERGROUND SEPTIC SYSTEM. FURTHER INFORMATION TO BE SUBMITTED
- AT ZBA MEETING. 32 UPPER ROOF GUTTERS TO DRAIN TO DOWN SPOUTS AND DISCHARGE TO THIS SIDE OF THE PROPERTY.
- 33 HATCHED AREA DENOTES AREA TO INSTALL PERVIOUS PAVEMENT AT HANDICAPPED PARKING SPACE, ACCESS, AND AISLE.
- 34 PROVIDE "HANDICAPPED PARKING ONLY" AND "NO PARKING IN ACCESSIBLE AISLE" SIGNS. SEE DETAIL #8 ON DRAWING SP-2 FOR MORE INFO.

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HIGHLANDS ARCHITECTURE

3212 ROUTE 9 COLD SPRING, NY 10516

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 $\overline{\mathbb{A}}$ PEDIATRIC \triangleleft Ξ



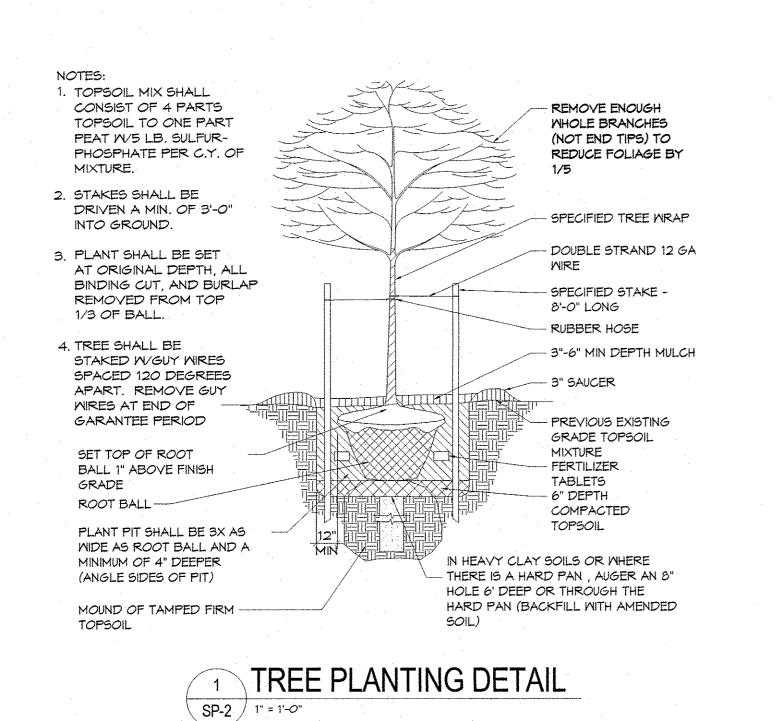
PROPOSED SITE PLAN

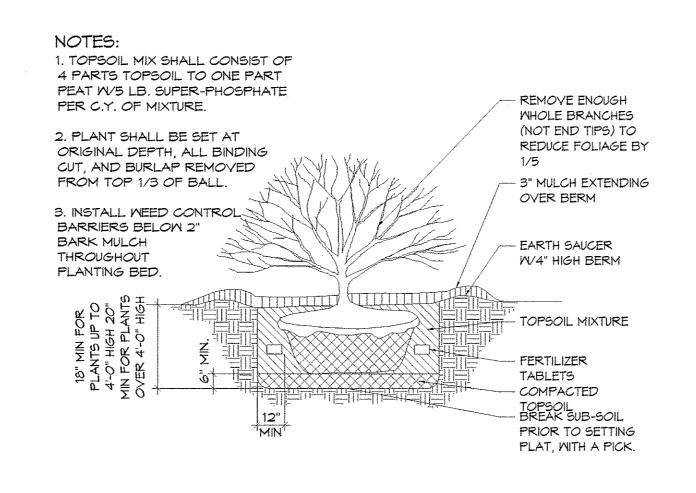
SP-1R

9 JUNE 2015

REVISIONS: 4 AUGUST 2015 PB FILING REVISIONS: 8/18/15, 10/8/15, 11/4/15, 12/15/15

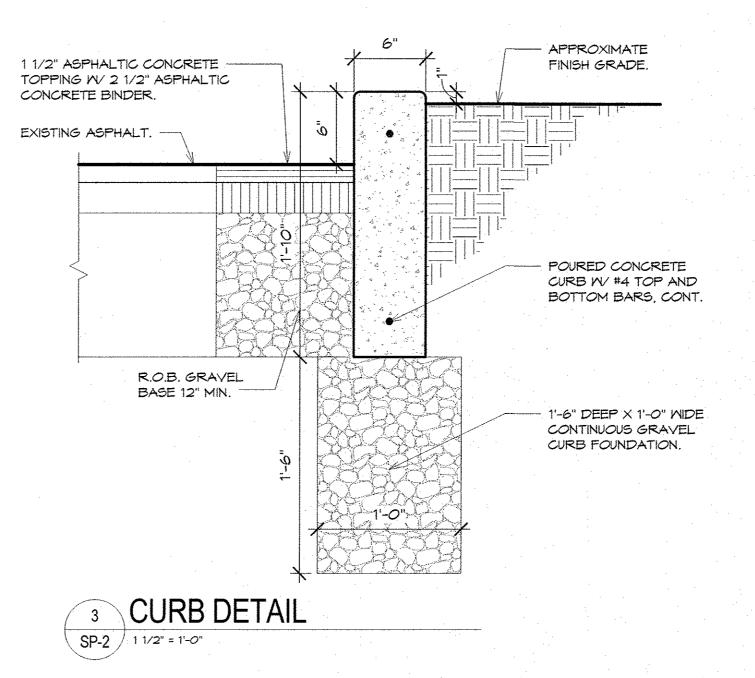
REVISIONS: 2 MARCH 2016 PB FILING

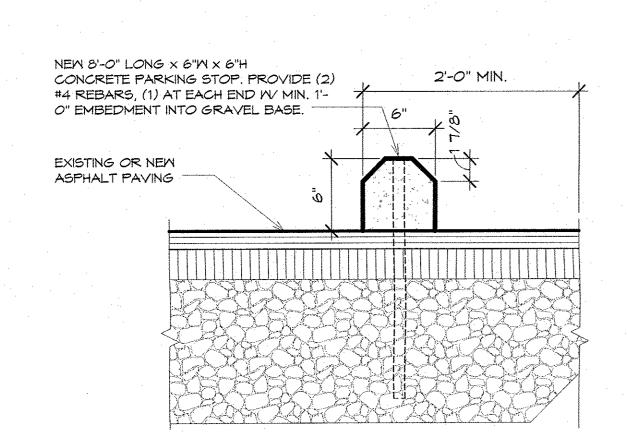


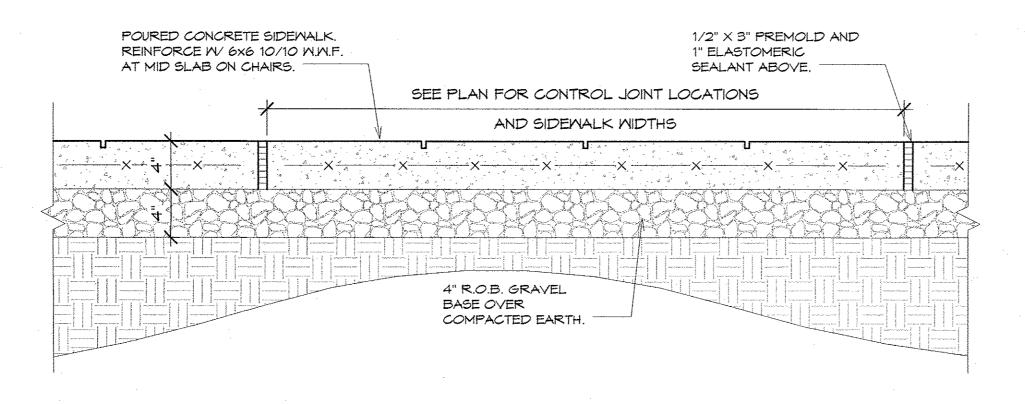


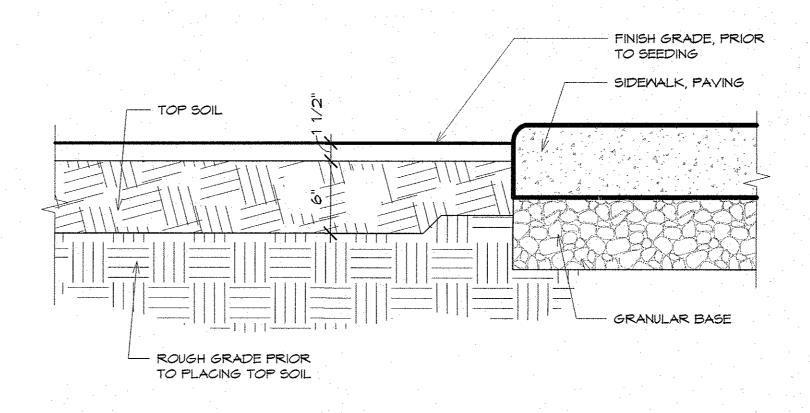
SHRUB PLANTING DETAIL

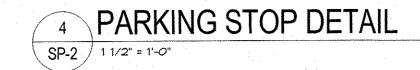
SP-2 1" = 1'-0"





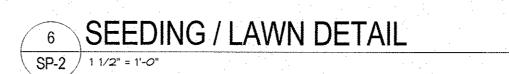


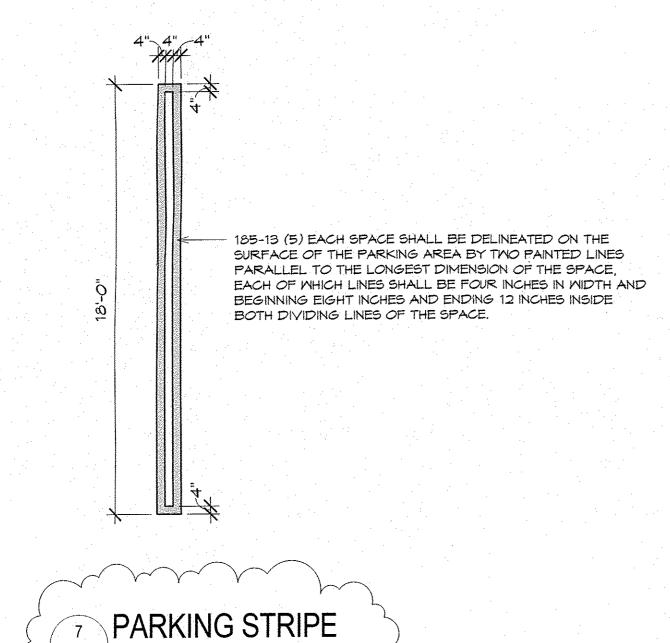


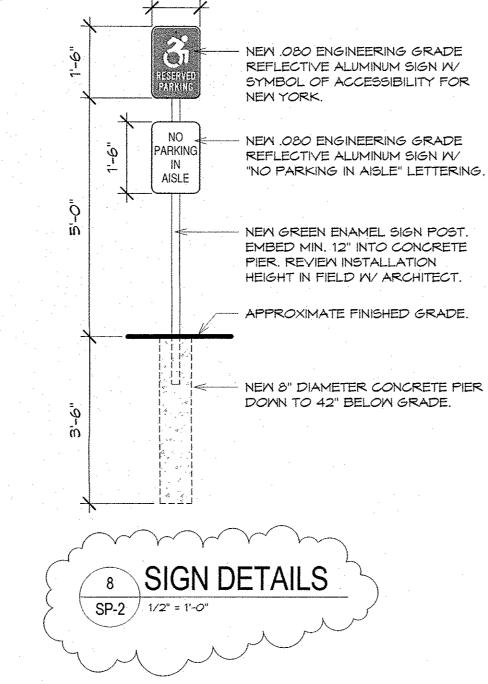


SP-2 1/4" = 1'-0"









OF NEW COOK NEW CONTRACTOR OF NEW CONTRACTOR OF

SITE DETAILS

SP-2

DATE: 9 JUNE 2015

REVISIONS: 8/18/15 ZBA, 11/11/15 PB

REVISIONS: 15 DEC 2015 ZBA FILING

REVISIONS: 2 MARCH 2016 PB FILING

DRAWN BY: SW

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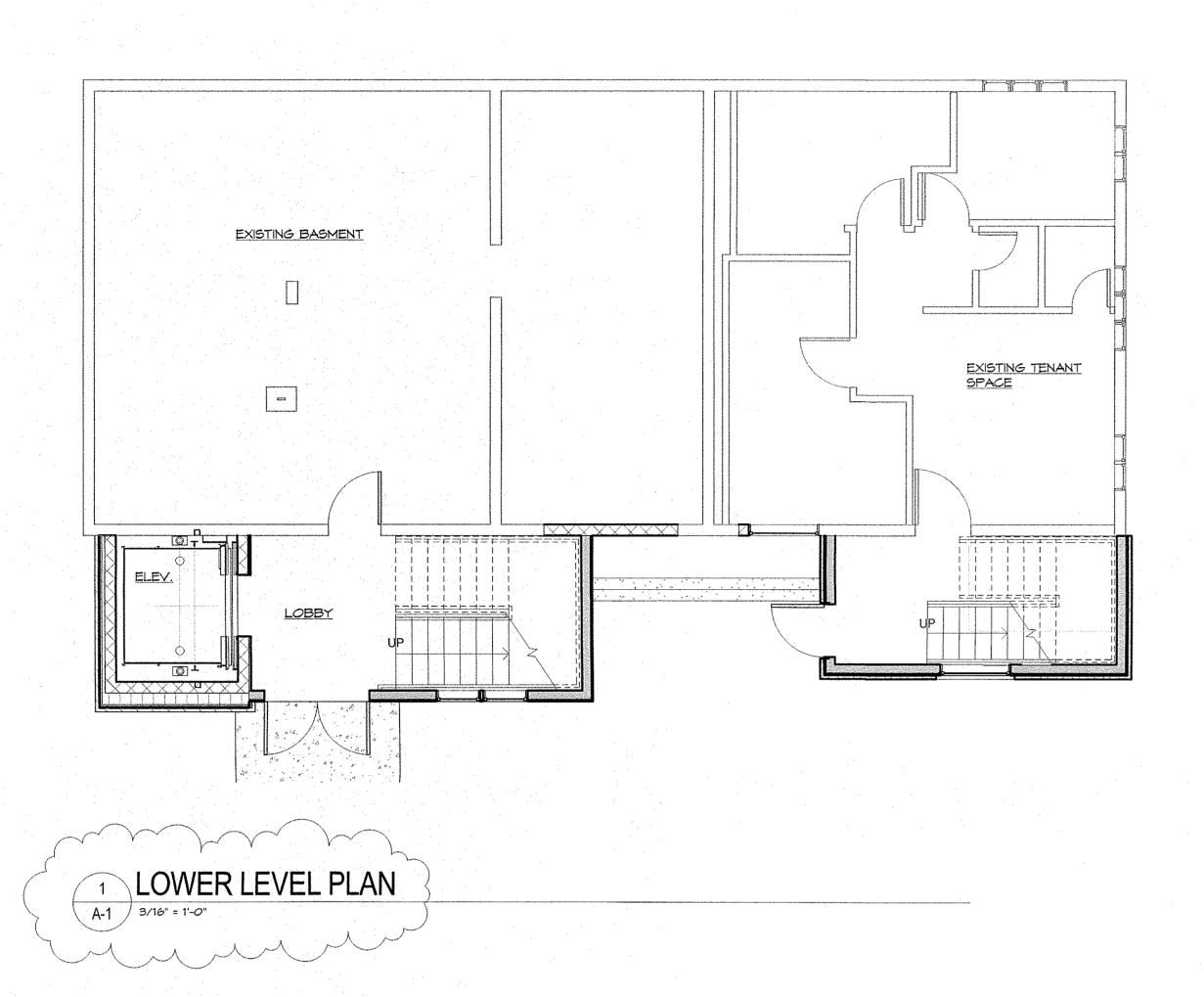
HIGHLANDS ARCHITECTURE

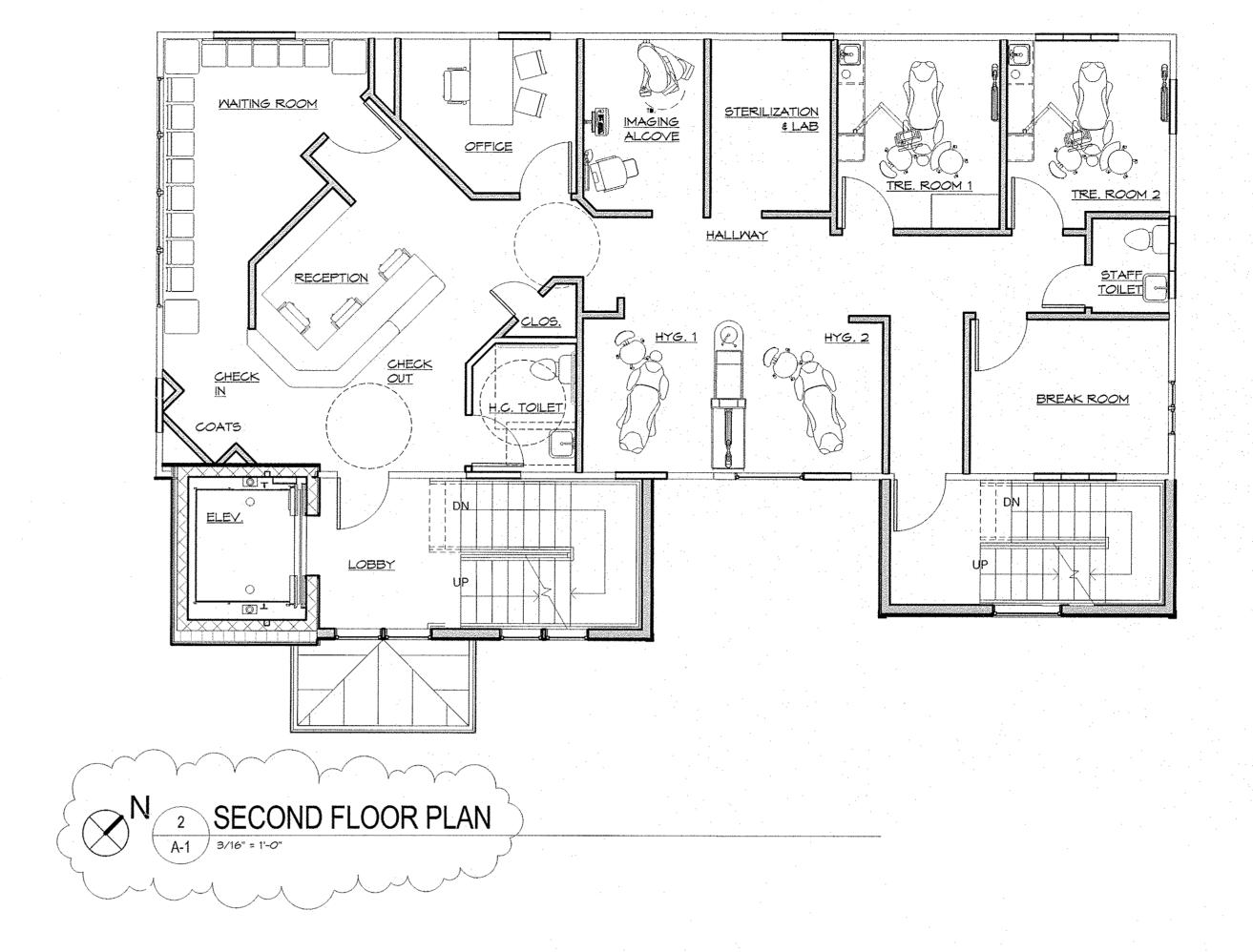
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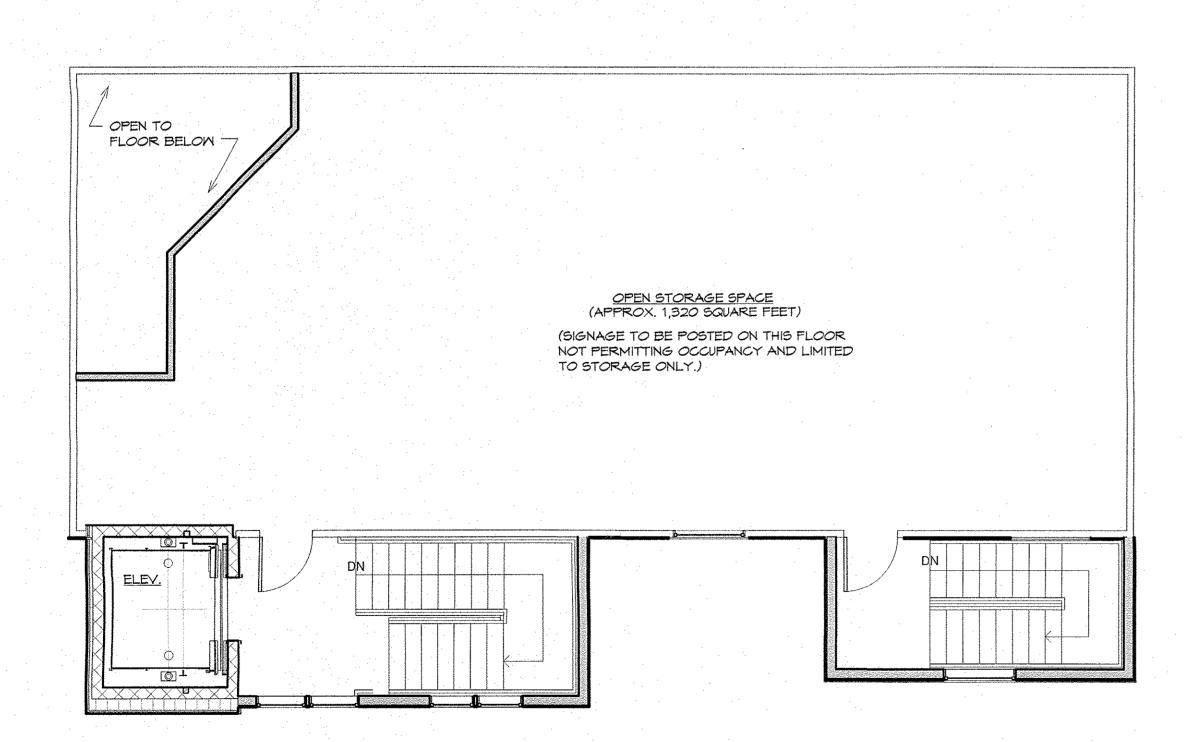
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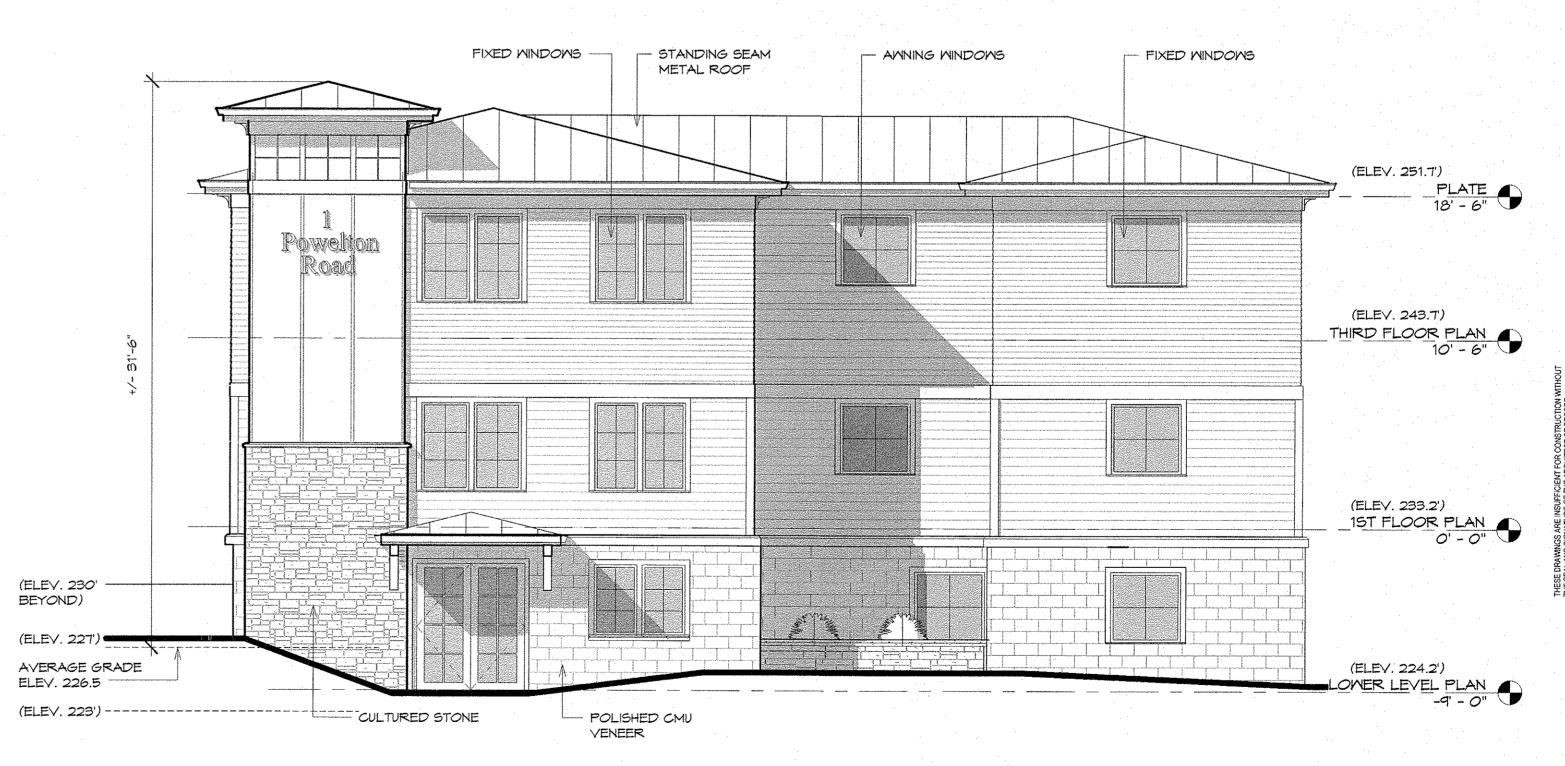
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NEW PEDIATRIC DENTAL OFFICE I
DR. PAYAMI
I POWELTON ROAD
NEWBURGH, NY 12550







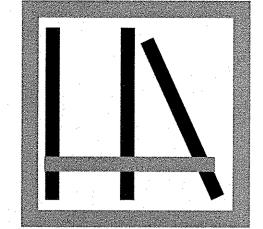


3 THIRD FLOOR PLAN

3/16" = 1'-0"

4 SIDE ELEVATION (EAST)
3/16" = 1'-0"

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NEW PEDIATRIC DENTAL OFFICE FOR:

DR. PAYAMI
1 POWELTON ROAD
NEWBURGH, NY 12550



FLOOR PLANS, EAST ELEVATION

A-′

ATE: 9 JUNE 2015

DRAWN BY: SW

REVISIONS: 8/4/15 PB, 7/1/15, 8/18/15 ZBA

REVISIONS: 11/11/15, 12/15/15, 2/9/16

REVISIONS: 2 MARCH 2016 PB FILING