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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 POWELLTON AVENUE SITE PLAN (Dr. Paymai)

PROJECT NO.:

2015-19

PROJECT LOCATION:

80-6-7

PROJECT REPRESENTATIVE: HIGHLANDS ARCHITECTURE-STEVEN A. WHALEN

REVIEW DATE:

13 NOVEMBER 2015

MEETING DATE:

19 NOVEMBER 2015

- 1. The Applicant's representative requested to discuss with the Planning Board modifications to the current project based on comments received from the ZBA and the ZBA Public Hearing. Changes to the project in order to address the ZBA application should be specifically identified.
- 2. The Applicant's are requested to evaluate existing drainage conditions across the property frontage on Powellton Avenue.
- The building will require to be sprinklered based on the revised square footage. Adequacy of 3. water lines should be addressed in future submissions.
- City of Newburgh flow acceptance letter for increased flow is required.
- Sanitary sewer line location should be identified on the plans. 5.
- We would recommend the concrete curb detail have a stone foundation.
- 7. The Planning Board should discuss potential curb in lieu of bumper blocks proposed on northeast portion of the site.
- Parking lot striping detail in compliance with the Town of Newburgh requirements as well as ADA. Striping details should be added to the plans. ADA striping detail should contain appropriate signage.
- Project requires submission to Orange County Planning due to location on State Highway. 9

Respectfully submitted,

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

Patrick J. Hines Principal



3212 ROUIE 9 COLD SPRING, NY 10516 (845) 809-5976 office highlandrarchitecture.com

November 11, 2015

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

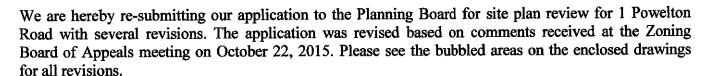
Re: Revised Application for Planning Board Site Plan Review for

1 Powelton Road, Newburgh, NY 12550

Zone: B - Business

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

Dear Members of the Planning Board,



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 second story addition over the existing building footprint with a new hip style roof. On the south 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 north 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 a new septic system, 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



Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information					
Name of Action or Project:					
NEW FECIATRIC DENTAL OFFICE					
Project Location (describe, and attach a location map):					
1 POWELTON ROAD, NEWBURGH NY 12-55	<i>50</i>				
Brief Description of Proposed Action: Design + Construct (3) Applicates AND Res	LOVAT	e the exertal	4	Bull	(NZ)
TTO SQUARE FOOT BLEWARR, STAR, & LOBBY AS	አአኒ ሊጠሪ	I ON THE SOUT	rex	rst ai	DE,
136 S.F. SOME TOWER ADDITION ON THE HORTH S	HOE.	AND 1,520 41	F. Ø	'קקק'	
FLOR ADDITION SITE IMPROVEMENTS: NEW SEPTIC	, NED	Leirenalka. P	E • 6	t PAIX	to
of parking of 4 landscaping.					
Name of Applicant or Sponsor:	Telep	none: ALA. ALA	٠, ٢,	271	
DR. AU PAYAMI	E-Ma	i:		×	
Address:				************	
4 HARTHE AVENUE, #406					
City/PO:		State: -	Zip	Code:	
WHITE PLAINS	***************************************	ル グ	10	60 le	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance,				NO	YES
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and	the env	ironmental resources t	hat	X	П
may be affected in the municipality and proceed to Part 2. If no, continue to	questic	n 2.	ļ	الاسكا	L!
2. Does the proposed action require a permit, approval or funding from any	other g	overnmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:				П	図
ZONING BOARD OF APPEAUS, FLANNING ED, ELDG. DETARTHEUT			II		
3.a. Total acreage of the site of the proposed action?					
b. Total acreage to be physically disturbed?					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?					
Of Controlled by the appropriate of project sporters.					
4. Check all land uses that occur on, adjoining and near the proposed action. [Urban					
□Forest □Agriculture □Aquatic □Other (specify): □ □Parkland					
Lifations					

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		<u>IXI</u>	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural			YES
landscape?			<u>M</u>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar	ea?	NO	YES
If Yes, identify:		\square	
		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		IXI	A ADAD
b. Are public transportation service(s) available at or near the site of the proposed action?		Ä	X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	ion?		团
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			区
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			X
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: NEW GETT SCHOOL		図	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
· Places?		又	
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	n.	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		X	TTI
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		区	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline Forest Agricultural/grasslands Early mid-successional			
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi	onal		1
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi ☐ Wetland ☐ Urban ☐ Suburban	onal		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi	onal	NO	YES
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi☐ Wetland ☐ Urban ☐ Suburban	onal	NO X	YES
Shoreline Forest Agricultural/grasslands Early mid-successi Wetland Urban Suburban 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	onal		YES TYES
Shoreline Forest Agricultural/grasslands Early mid-successi Wetland Urban Suburban 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed	onal	図	
Shoreline Forest Agricultural/grasslands Early mid-successi Wetland Urban Suburban 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	onal	区 区	
Shoreline	onal	区 % 区	YES YES
Shoreline Forest Agricultural/grasslands Early mid-successi Wetland Urban Suburban 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? 16. Is the project site located in the 100 year flood plain? 17. Will the proposed action create storm water discharge, either from point or non-point sources?	onal	区 % 区	YES
Shoreline		区 % 区	YES VES

- Ag	ency Use Only [II applicable]
Project:	
Date:	

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	図	
2.	Will the proposed action result in a change in the use or intensity of use of land?	図	
3.	Will the proposed action impair the character or quality of the existing community?	区	
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CBA)?	図	
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	図	. 🔲
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	図	
7.	Will the proposed action impact existing: a. public / private water supplies?	<u> </u>	
	b. public / private wastewater treatment utilities?	X	
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	図	
9,	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	図	
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	図	口
11.	Will the proposed action create a hazard to environmental resources or human health?	区	

Agen	cy Use Only [If applicable]
Project:	
Date:	

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Bach potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.			
that the biologor action was not received any original			
Hattanos Archiecure, PLC Name of Lead Agency	· 94 1/11/15		
Name of Lead Agency	Date		
citeries (& William (RA. Liven At).	PARTHER /ARCHIECT:		
Print of Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer		
ESTA. WILL			
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)		

NEW PEDIATRIC DENTAL OFFICE FOR:

DR. PAYAMI

1 POWELTON ROAD NEWBURGH, NY 12550

DRAWING LIST DRAWING NAME

TITLE SHEET

EX. SITE PLAN, ELEVATIONS

SITE & BUILDING PHOTOS

PROPOSED SITE PLAN

SITE DETAILS

PROPOSED PLANS, EAST ELEVATION

GENERAL NOTES:

DWG. #

- 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. OWNER 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 TO DELAY THE CONSTRUCTION SCHEDULE.
- 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 WITHIN 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:

	Hem-Fir No. 1	Douglas Fir Larch No.
Flexure Fb =	950 psi single	875 psi single
Shear Fv =	75psi	95 psi
E =	1,500,000 psi	1,600,000 psi

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

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

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" o.c. staggered.

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.

In all cases follow the manufacturers recommendations.

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

OPENINGS UP TO 8'-0" (2) 2"X12" W/ 1/2" FLITCH PLATE

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

All rafters to be attached to plates, walls or floors with Simpson H1 hurricane ties or equivalent.

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
- Section R1003.19 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.

1. ALL FOOTINGS SHALL REST UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 LBS/SF. ARCHITECT SHALL INSPECT FOOTING FORMMORK 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

PIERS, SILLS, ETC. AS DETAILED OR NOT ON THE DRAWINGS, AND AS

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 MINIMUM 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.

EXTERIOR SLABS

- 1. ALL EXTERIOR SLABS, TO BE MIN. 4" THICK 3,000 PSI CONCRETE WITH 6" X 6" M1.4 x M1.4 MMF, 4" MAXIMUM SLUMF 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.

ACOUSTICAL CEILING TILE ADJACENT ABOVE FINISHED FLOOR ANODIZED FINISH ACOUSTICAL PANEL ARCHITECT/ARCHITECTURA **BULLETIN BOARD** BEAM/BEAMS BOTTOM OF CHALKBOARD CENTER LINE COOLER CONCRETE MASONRY UNIT CONCRETE HORZ CONTRACTOR CALCIUM SILICATE MASONRY CERAMIC TILE DOUBLE ACTING DOWNSPOUT ELECTRIC HAND DRYER EXTERIOR INSULATION FINISH ELEVATION EXISTING MASONRY OPENING EGRESS UNIT ELECTRIC WATER COOLER MECH MET/MTL EXISTING WINDOW OPENING EXIST/EXIST'G **EXPANSION JOINT** EXPOSED EXTERIOR

SYMBOLS

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

ELEVATION

EXISTING CONSTRUCTION TO BE REMOVED

FIRE EXTINGUISHER WALL FLOOR DRAIN FIXTURE FEMININE NAPKIN DISPOSAL FOUNDATION FEMININE NAPKIN VENDOR FIBER REINFORCED PLASTIC FOOTING FURNISH / FURNITURE FIRE RESISTANT FIRE EXTINGUISHER CABINET GUAGE GALLON GALVANIZED GENERAL CONTRACT GRANITE COUNTER GLASS / GLAZING GYPSUM WALL BOARD HIGH DISABLED ACCESS HEADER HARDWARE HORIZONTAL HANDRAIL / HOUR HEATING VENTILATION INSIDE DIAMETER INSULATION KICKPLATE LAMINATED GLASS LAVATORY LINEAR FEET LEFT HAND REVERSE LONG LEG HORIZONTAL LONG LEG VERTICAL MACHINE MATERIAL MOP & BROOM HOLDER MEZZANINE MANUFACTURE MANUFACTURER MINIMUM MIRROR MOULDING MASONRY OPENING METAL PANEL GYPSUM BOARD

PL LAM/PLAS LAM PLAST PLMBG PLY/PLYWD PNL

TREAD TOP OF NOT IN CONTRACT NUMBER TONGUE AND GROOVE TOP OF STEEL NOT TO SCALE TCB TEL TEMP TERR TG ON CENTER OVERHEAD TECTUM BOARD TEMPERED TERRAZZO TEMPERED GLASS OPPOSITE HAND PARTITION PLUMBING CONTRACTO PRE-FINISHED TOP OF CONCRETE TOP OF MASONRY PLASTIC LAMINATE **TOILET PAPER HOLER** PLYWOOD UNDERGROUND POLISH PAIR POINT UNIT HEATER UNO/UON LABATORIES PAPER TOWEL UNLESS OTHERWISE NOTED DISPENSER POLY VINYL CHLORIDE PAINTED GYPSUM BOARD UNIT ELEVATOR PROJECTION SCREEN VINYL COMPOSIT TILE QUARRY TILE VERIFY IN FIELD REFLECTED CEILING PLAN WHITEBOARD WATER CLOSET REFRIGERATOR WATERPROOF RIGHT HAND REVERSE WATER RESISTANT GYPSUM ROOM SEALER SATURATION SOLID CORE WOOD DOOR SQUARE FEET SPECIFICATION STAINLESS STEEL

STRUCTURAL/

SHEET VINYL FLOORING

STRUCTURE

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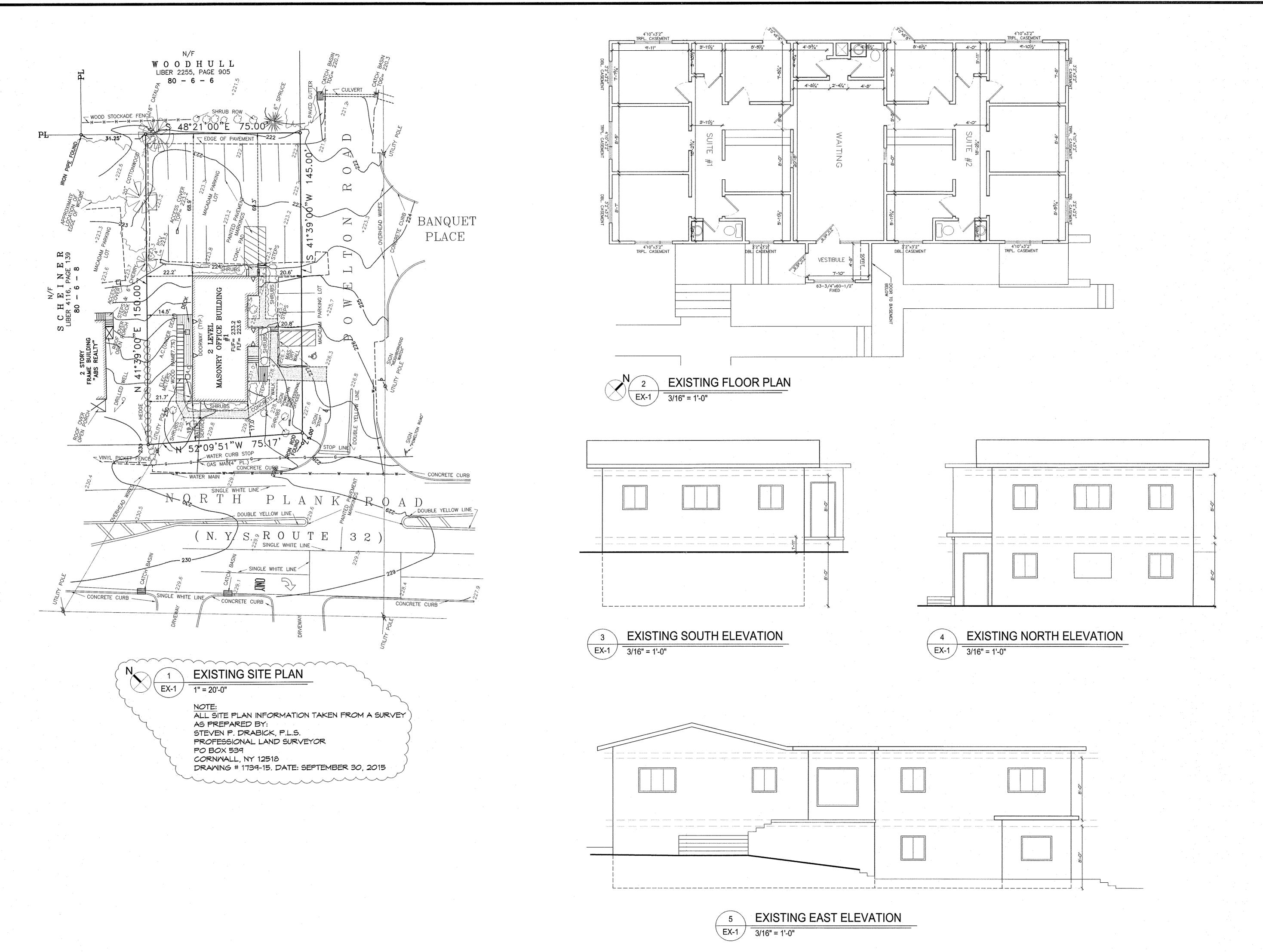
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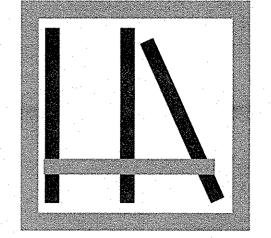
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EXIST. SITE, PLAN, ELEVATIONS

EX-1

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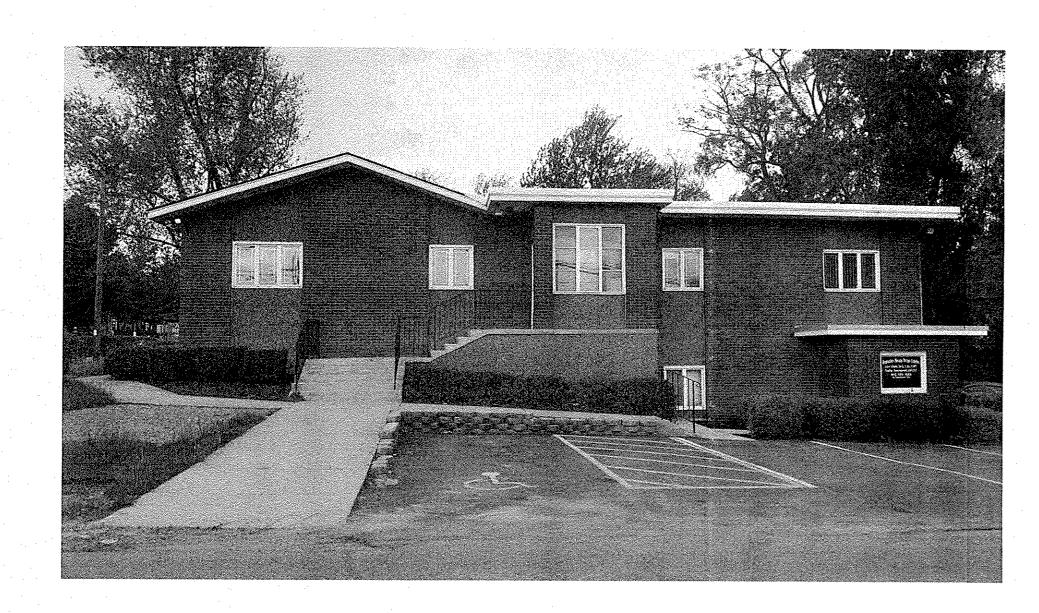
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SITE PHOTO - SOUTH WEST SIDE



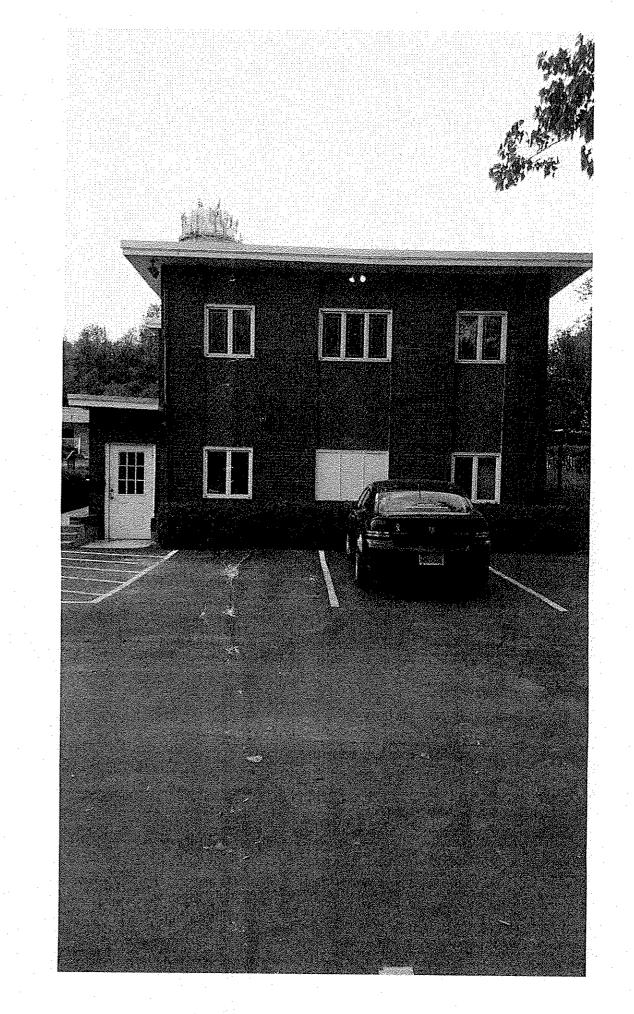
2 SITE PHOTO - NORTH WEST SIDE



SITE PHOTO - EAST SIDE



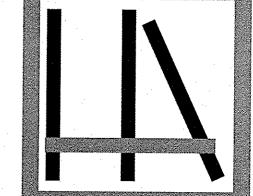
5 SITE PHOTO - WEST SIDE



3 SITE PHOTO - NORTH SIDE



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SITE & BUILDING PHOTOS

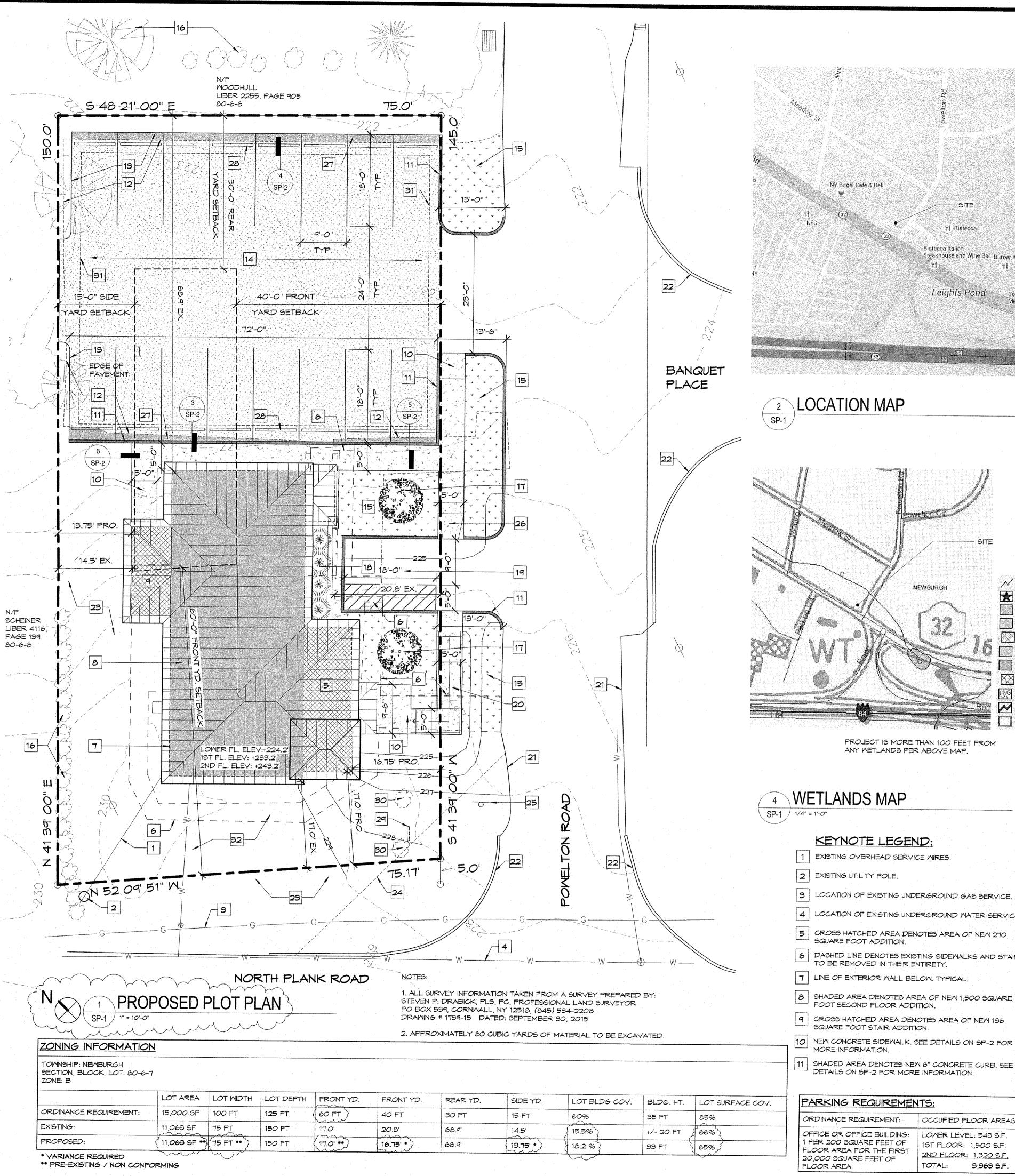
EX-2

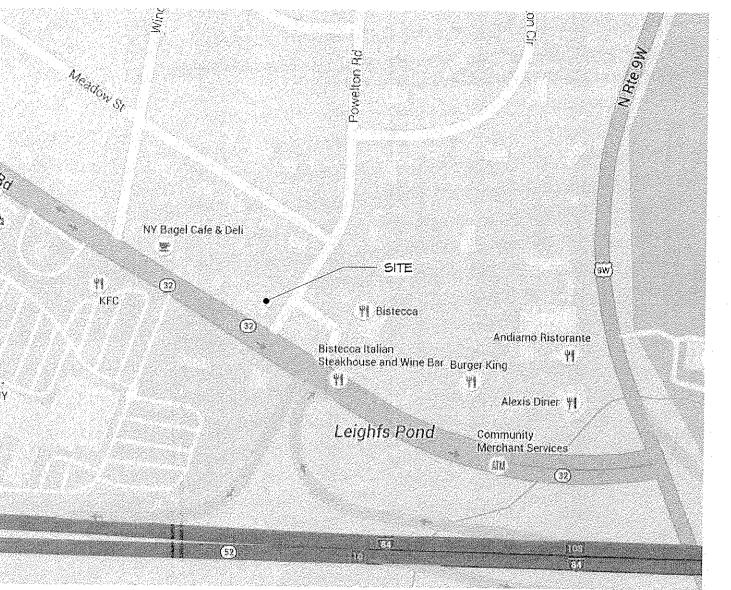
DATE: 9 JUNE 2015

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

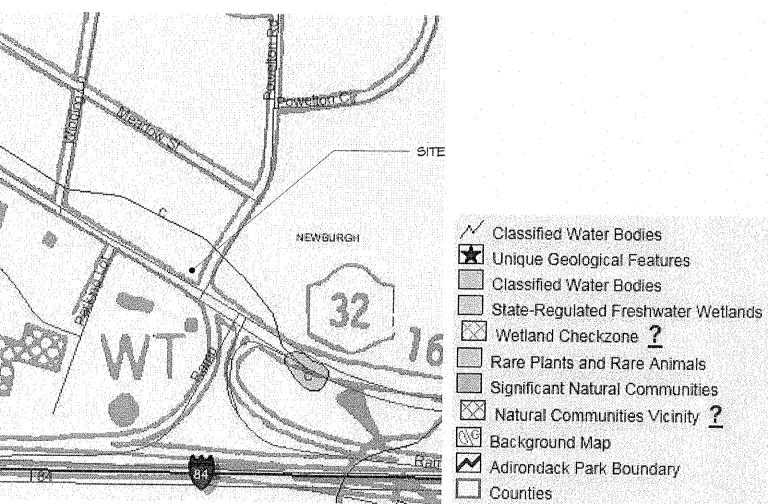
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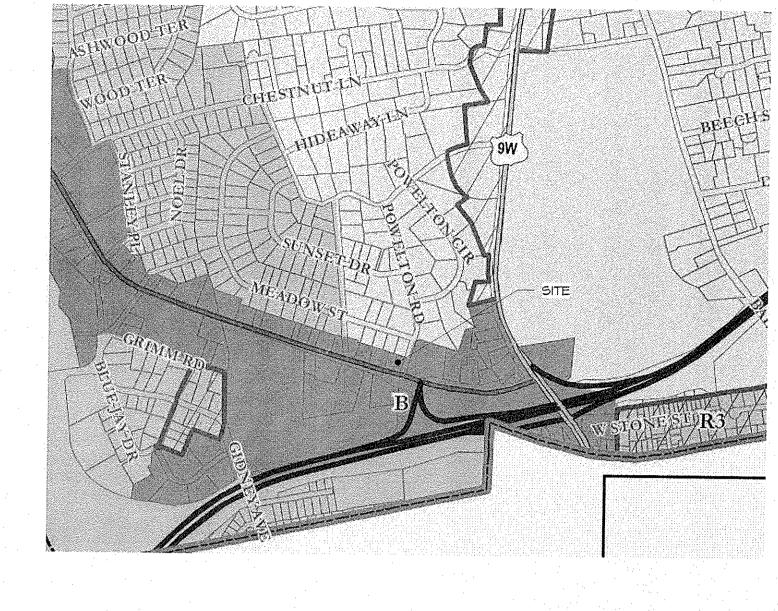




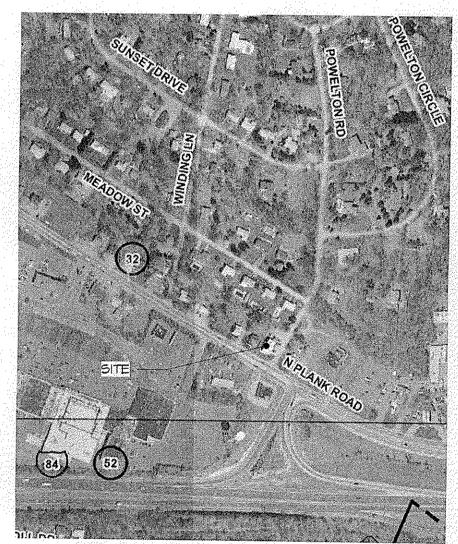




PROJECT IS MORE THAN 100 FEET FROM ANY WETLANDS PER ABOVE MAP.



3 PARTIAL ZONING MAP



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

5 FLOOD PLAIN MAP

SP-1

1/8" = 1'-0"

WETLANDS MAP

KEYNOTE LEGEND:

- 1 EXISTING OVERHEAD SERVICE WIRES.
- 3 LOCATION OF EXISTING UNDERGROUND GAS SERVICE.
- 4 LOCATION OF EXISTING UNDERGROUND WATER SERVICE.
- 5 CROSS HATCHED AREA DENOTES AREA OF NEW 270

- FOOT SECOND FLOOR ADDITION.
- 9 CROSS HATCHED AREA DENOTES AREA OF NEW 136 SQUARE FOOT STAIR ADDITION.
- 10 NEW CONCRETE SIDEMALK. SEE DETAILS ON SP-2 FOR MORE INFORMATION.
- 11 SHADED AREA DENOTES NEW 6" CONCRETE CURB. SEE DETAILS ON SP-2 FOR MORE INFORMATION.

OCCUPIED FLOOR AREAS:

LOWER LEVEL: 543 S.F.

15T FLOOR: 1,500 S.F.

2ND FLOOR: 1,320 S.F.

3,363 S.F.

TOTAL:

- 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 PAVING 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. TO BE REMOVED IN THEIR ENTIRETY.
 - 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'-0" WIDE AISLE. PROVIDE "HANDICAPPED PARKING ONLY" AND "NO PARKING IN AIGLE" SIGNAGE AT END OF SPACES ADJACENT TO RETAINING WALL.
 - NEW 5'-0" WIDE CONCRETE RAMP WITH HANDRAILS ON BOTH SIDES.

PARKING PROVIDED:

16 PARKING SPACES + 1 H.C

SPACE = 17 TOTAL SPACES.

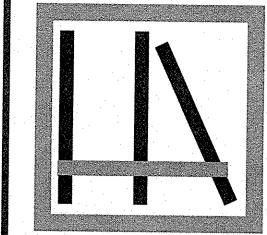
21 LINE OF EDGE OF EXISTING LAWN.

3,363 S.F. / 200 = 16.8 SPACES

PARKING REQUIRED:

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 ALL PARKING SPACES.
- 29 EXISTING BUILDING SIGN TO BE REMOVED.
- 30 EXISTING SHRUBS TO BE REMOVED.
- 31 LINE OF APPROXIMATE LOCATION OF NEW UNDERGROUND SEPTIC SYSTEM.
- 32 UPPER ROOF GUTTERS TO DRAIN TO DOWN SPOUTS AND DISCHARGE TO THIS SIDE OF THE PROPERTY



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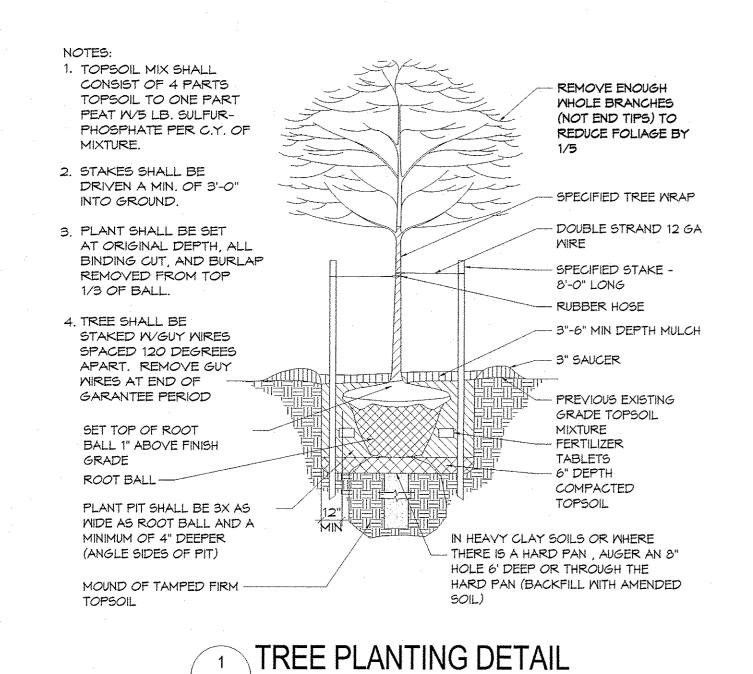
PROPOSED SITE PLAN

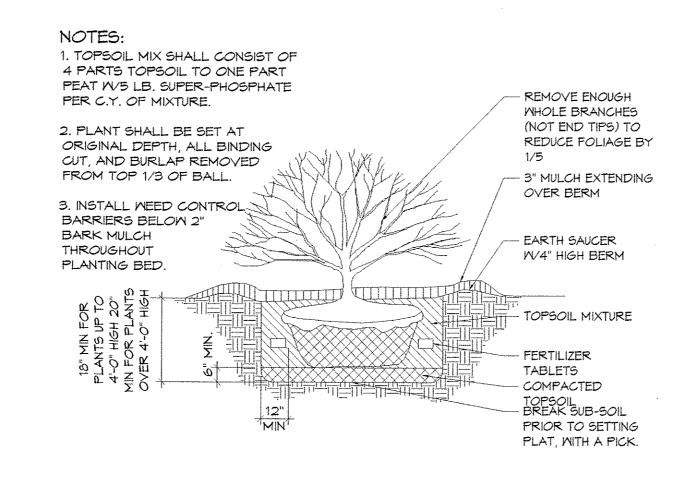
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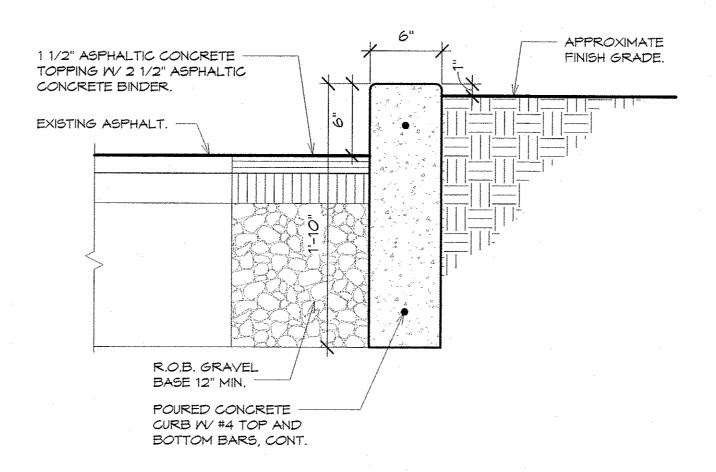
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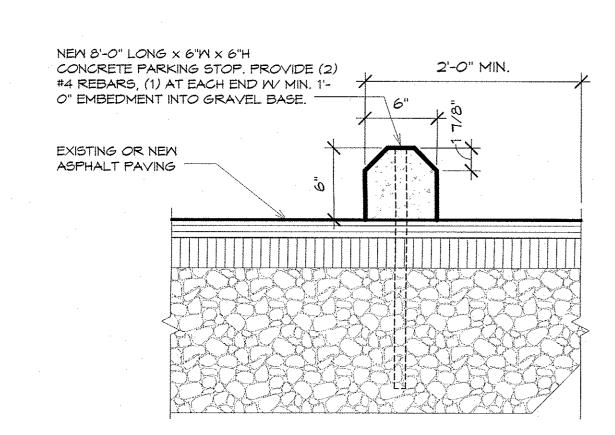




SHRUB PLANTING DETAIL

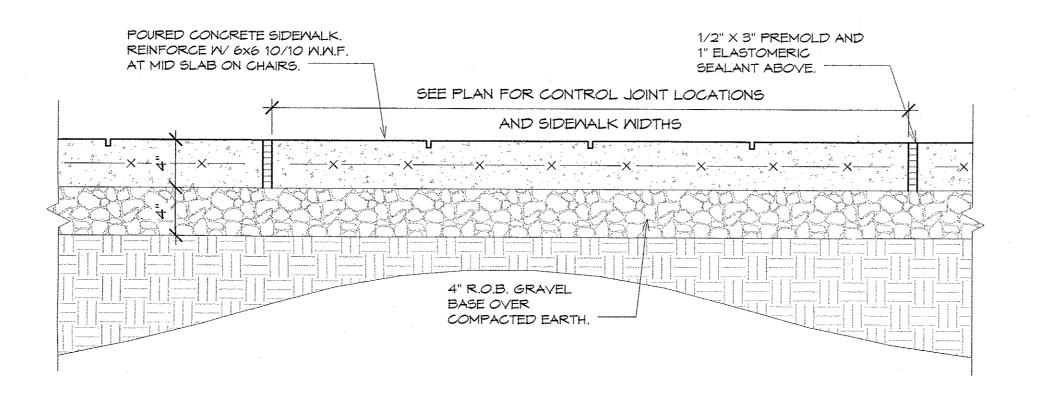
SP-2 1" = 1'-0"

3 CURB DETAIL
SP-2 1 1/2" = 1'-0"

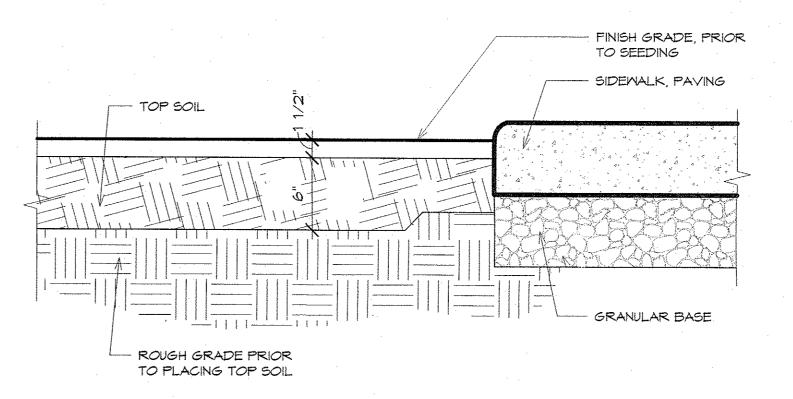


SP-2 1" = 1'-0"

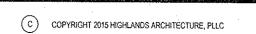


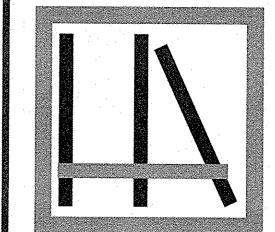






6 SEEDING / LAWN DETAIL
SP-2 1 1/2" = 1'-0"





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SITE DETAILS

SP-2

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NEW PEDIATRIC DENTAL OFFIC



AVERAGE GRADE ELEV. 226.5

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AMNING MINDOMS

(ELEV. 243.7')
SECOND FLOOR PLAN
10' - 6"

(ELEV. 233.2') 1ST FLOOR PLAN 0' - 0"

(ELEV. 224.2')
OMER LEVEL PLAN
-9' - 0"

- CULTURED STONE

POLISHED CMU VENEER

NEW PEDIATRIC DENTAL
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FLOOR PLANS, EAST ELEVATION

A-1

DATE: 9 JUNE 2015

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

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REVISIONS:

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4 SIDE ELEVATION (EAST)

3/16" = 1'-0"

POLISHED CMU VENEER

(ELEV. 223') ------CULTURED STONE