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

PROJECT:1 POWELTON ROADPROJECT NO.:2015-19PROJECT LOCATION:SECTION 80, BLOCK 6, LOT 7REVIEW DATE:18 APRIL 2016MEETING DATE:21 APRIL 2016PROJECT REPRESENTATIVE:HIGHLANDS ARCHITECTURE-STEVEN A. WHALEN

- 1. Applicants are requested to provide the size of the pipe from the proposed catch basin to the existing Town catch basin.
- 2. Drawings have been modified to remove the front parking area. Applicants representative stated they have met with Highway Superintendent regarding revised layout. Confirmation from the Highway Superintendent regarding the approval should be received.
- 3. Existing parking lot is to receive curbs to control runoff and positively direct runoff to the proposed closed pipe drainage system.
- 4. Roof runoff has been identified to discharged to proposed dry wells.
- 5. Applicants representatives have provided an Engineering Report regarding the Subsurface Sanitary Sewer Disposal System. Any approvals for the site should be limited to the 5 dentist chairs and the associated office space.

Respectfully submitted,

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

Patrick J. Hines Principal

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Member



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April 12, 2016

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

Re: 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,

The following letter is a line item response to the letter received by our office from McGoey, Hauser, and Edsall Consulting Engineers, DPC dated March 11, 2016 regarding the pediatric dentist office project located at 1 Powelton Road. (Architect's responses are in italics).

- 1. Status of the Zoning Board of Appeals review of the project should be received.
- 2. Any handicapped parking space proposed must be designed in compliance with ADA requirements. One handicapped parking space is proposed with a 5'-0" wide accessible aisle directly adjacent to the parking space. The parking space and aisle have been designed to the standards in the latest edition of ANSI A117.1
- 3. Highway superintendent's comments regarding construction of curbs and landscaping within the Town's right of way should be received. Our office met with the Town of Newburgh Highway Superintendent (Todd DePew) at the site on Monday, March 28, 2016 to discuss the project, specifically the improvements to the site in the town's right of way. At that meeting, our office received a verbal confirmation that the improvements are acceptable. Written confirmation will be distributed at the planning board meeting on April 21, 2016.
- 4. Sanitary sewer issues should be addressed on the plan. Site is currently served by a subsurface sanitary sewer disposal system. Location of proposed sanitary sewer disposal system as well as any required improvements must be addressed on the plans. Please see drawing SP-1.2 for the approximate location of the existing septic tank and absorption fields. The existing sanitary sewer system will remain. No new sanitary sewer system is proposed under this application. Please see the attached report from Insite Engineering PC for further information.

- 5. The Planning Board's 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. The number of employee parking spaces has been reduced to one as per the comments received at the Planning Board meeting on March 17, 2016. Please see detail #6 on drawing SP-3 for detailed information on the pervious paving material to be used for the employee parking space.
- 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. *Please see drawing SP-1.2 for the revised location of the handicapped parking space. One handicapped parking space will be provided. The handicapped parking space and accessible aisle are now located in the southeast corner in the parking lot.*
- 7. Storm-water 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. Please see drawing SP-1.2 and details #1, #2, and #3 on drawing SP-3 for further storm-water treatment details. The parking lot will be re-graded to slope towards a new catch basin located in the north east corner of the parking lot. The new catch basin will be connected to the existing catch basin on Powelton Road. The storm-water from the roof will be collected in gutters and downspouts, and discharge to underground drywells. The downspouts will have overflow diverters which will discharge to adjacent planting beds.

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



#### ENGINEERING SUMMARY

For

Wastewater Treatment at 1 Powelton Road Town of Newburgh, New York

April 1, 2016



#### **1.0 INTRODUCTION**

The subject project is located at 1 Powelton Road in the Town of Newburgh. The site is approximately 0.25± acres in size and is identified as Tax Map No. 80-6-7 in the B zoning district. The site is currently developed with an existing dental office building, asphalt parking and associated appurtenances. There is an existing subsurface sewage treatment system (SSTS) that services the dental office located under the existing asphalt pavement parking area to the north of the existing building.

The proposed project includes the re-construction of the existing dental office building and a reconfiguration of the onsite parking. The existing dental office building, which was in use as recently as 2014, currently contains five (5) operatory suites on the first floor and office space in the basement. The building is proposed to be renovated with the addition of a second floor and site improvements are proposed to formalize the onsite parking and drainage connections. In the future condition the building will contain five (5) operatory suites and on the first floor and office space in the basement as it currently does, with open dry storage on the newly created second story. The proposed building renovations and additions will not include an increase in the onsite design flows as the same number of operatory suites and office space are proposed in the future condition.

#### 2.0 EXISTING SSTS COMPONENTS

Our office researched the Town of Newburgh, Orange Department of Health (OCDOH) and owner's files with no results on the location of components of the existing subsurface sewage treatment system (SSTS). By all accounts the building was estimated to be constructed in the 1950's with additions and expansions evident over the years. During our office's research, it was discovered that there is a privately owned low pressure forcemain that passes along the southern boundary of the property. This forcemain is located in the northern shoulder of North Plank Road and pumps sewage from the Alexis Diner at the eastern boundary to the Town gravity sewer located at the intersection of North Plank Road and Helene Terrace. The option to connect to the private forcemain was extensively explored by the current owner of the subject property, but this option was denied by the owner of the forcemain. At the conclusion of our office's research the existing components of the SSTS were still unknown, other than the existing septic tank which had surface evidence of its location.

Our office supervised a subsurface investigation of the SSTS by a licensed septic installer in February of 2016. The investigation started at the only known component of the existing SSTS, the 1000-gallon septic tank. Arrangements were made with a local septic contractor to have the tank pumped in the days leading up to the SSTS investigation. The septic tank is a 1,000-gallon tank, and appears to be of newer vintage, as the tank is made of precast concrete with internal baffles.

The outlet side of the tank was excavated and a repair connection was found on the outlet pipe from the tank. It is assumed that whenever the new tank was installed the first few feet of the pipe out of

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the tank was found to be PVC, which was connected with a rubber fernco fitting to Orangeburg pipe. PVC plastic pipe is a more recent and current construction material, which was apparently installed when the tank was replaced and a repair connection to the Orangeburg pipe was made to connect to the remaining portion of the SSTS. Orangeburg pipe is a bituminized fiber pipe, which was commonly used in SSTS construction during the time when the building was originally constructed (1950's). This type of pipe is no longer used in SSTS construction as it is known to delaminate and crush under passive earth pressures, which is exactly what was observed along the outlet pipe from the tank to the absorption trenches, as this section of pipe was run fairly shallow below the surface of the asphalt pavement. The pipe between the tank and the absorption trenches was clogged and flattened, effectively blocking the outlet of the tank. During the investigation, the contractor removed all of the crushed and flattened Orangeburg pipe between the septic tank and the absorption fields and installed new PVC pipe, thus restoring the system to the intent and function of the original design.

The absorption portion of the system was then located by the contractor and found to include one (1) precast concrete junction box and approximately 120 linear feet (LF) of 2' wide absorption trenches. The junction box was precast concrete and was in good condition and similar to the septic tank appeared to be of newer vintage. The absorption trenches were partially exposed and the pipes were found to be Orangeburg as well, but were still intact as they were located a little deeper below the surface of the parking lot. Exploratory deep test holes were dug just beyond the limits of the absorption trenches and the soils consisted of brown sands and gravel down to 4 feet over clays with evidence of groundwater at the bottom of the holes, which were approximately 8' +/-.

#### 3.0 PROPOSED CONNECTION TO EXISTING SSTS

As previously stated, the applicant's current proposal includes a renovation to the existing dental office that will add a second story. The applicant is proposing to keep the existing office space on the lower level of the building, and renovate the first floor with the same number of operatory suites (5 total) that currently exist and have existed in the building for many years. The proposed second floor is partially open to the first floor in the reception area, with the balance of the space to remain as open dry storage. As part of the recent variances granted by the Town of Newburgh Zoning Board of Appeals, the use on the second floor must be open storage, thus having no assigned wastewater flows assigned to this area. Given that the existing SSTS was investigated and the marginal component, the crushed Orangeburg pipe between the septic tank and absorption trenches was replaced to function as intended, it is proposed to connect the renovated building to the existing SSTS with no additional improvements needed, as there is no increase in the design flows in the proposed condition.

#### 4.0 EXISTING AND PROPOSED DESIGN FLOW

The design flows for the existing dental office were determined based on water meter readings for the property provided by the Town of Newburgh. The attached water meter readings attached to this summary include readings every three months for the property dating back to 1999. An average daily flow of was extrapolated from the data and was found to be approximately almost 500 gallons per day (gpd) over days of normal operation, with a maximum one day average of 2,900 gpd found in the three month period between September and December of 2008. As seen in the attached water usage data there are periods with large amounts of water usage, this can most recently be attributed to leaky faucets and running toilets, as a plumber recently repaired those items in the existing building.

It should be noted that there are no known failures of the SSTS based on the current owners accounts from the previous owners. At the request of the Planning Board consulting Engineer, our office performed a dye test on the SSTS on March 31, 2016. There was no evidence of surface breakout or any traces of dye in the adjacent drainage collection system after running water through the septic tank and flushing the system.

The proposed improvements to the building will not increase the wastewater flows, as there was and will be one office and five operatory suites in dental office building in the future condition as previously discussed. Even though there is a second story is being proposed, that space has been allocated as open storage with no wastewater flow assigned to the use of that space. The proposed building renovations will be in compliance with the current NYS building code, which require water saving fixtures and on plumbing installations. This could potentially reduce the amount of water used in the future condition, as the existing building, reputedly built in the 1950's, does not have water saving fixtures or water saving operatory chairs which will be installed as part of the future renovation.

#### TOWN OF NEWBURGH

<sup>7</sup> For Customer 0000120780 (MAHO LLC Bills Sent To MAHO LLC Service Located At 1 POWELTON RD

) at 1 POWELTON RD at1 POWELTON ROAD

Report printed at 11:07 AM on 03/23/2016

	Serv	Bill	Rdng	Prev	Current		
Date	Code	Cycle	Type	Reading	Reading	Multiplier	Consumption
06/11/2015	WA	2015-067	R ·	5375600	5381400	1	5800
09/11/2015	WA	2015-068	R.	5381400	5382800	1	1400
12/15/2015	WA.	2015-069	R	5382800	54 <b>1</b> 2100	1	29300

#### TOWN OF NEWBURGH

For Customer 0000120780 (MAHO LLC Bills Sent To MAHO LLC Service Located At 1 POWELTON RD

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Report printed at 11:07 AM on 03/23/2016

	Serv	Bill	Rdng	Prev	Current		
Date	Code	Cycle	Type	Reading	Reading	Multiplier	Consumption
12/15/2005	WA	2005-029		3968100	4007200	1	39100
03/20/2006	WA.	2006-030	A	40 <b>07</b> 200	4055200	· 1	48000
06/26/2006	WA	2006-031	Α	4055200	4093700	1	38500
09/20/2006	WA	<b>2006</b> -032	A	4093700	4133200	1	39500
12/21/2006	AW	2006-033	А	4133200	4196700	1	63500
03/16/2007	WA	2007-034	А	4196700	4251100	1	54400
06/18/2007	WA	2007-035	A	4251100	4371200	. 1	120100
09/21/2007	WA	2007-036	A	4371200	4476900	1	105700
12/24/2007	WA	2007-03 <b>7</b>	A	4476900	4531800	1	54900
03/18/2008	WA	2008-038	А	4531800	4574700	1	42900
06/10/2008	WA	2008-039	А	4574700	4635500	1	60800
09/12/2008	WA	2008-040	A	4635500	4710600	1	75100
12/08/2008	WA.	2008-041	A	4710600	4977500		266900
03/13/2009	WA	2009-042	A	4977500	5109400	1	131900
06/10/2009	WA	2009-043	A	5109400	5153400	l	44000
09/15/2009	WA	2009-044	A	5153400	5169200	1	15800
12/14/2009	WA	2009-045	А	5 <b>169200</b>	5184300	l	15100
03/10/2010	WA	2010-046	A	5184300	5204100	1	19800
06/15/2010	WA	2010-047	A	5204100	5215700	1	11600
09/09/2010	WA	2010-048	A	<b>521570</b> 0	5224100	1	8400
12/14/2010	WA	2010-049	A	5224100	5239900	1.	15800
03/08/2011	WA	2011-050	А	5239900	5241100	1	1200
06/24/2011	WA	2011-051	A	52 <b>41</b> 100	<b>524900</b> 0	1	7900
09/12/2011	WA	2011-052	Α	5249000	5252600	1	3600
12/07/2011	WA	2011-053	A	5252600	5257900	1	5300
Ö3/30/2012	WA	2012-054	R	<b>52579</b> 00	5264100	1	6200
07/16/2012	WA	2012-055	R	5264100	5271500	1	7400
10/02/2012	WA	2012-056	R	<b>527150</b> 0	5286900	1.	15400
0 <b>1/18/2</b> 013	WA	2012-057	R	5286900	5299200	1	12300
04/08/2013	WA	2013-058	R	5299200	5304200	1	5000
07/10/2013	WA	2013-059	R	53 <b>04</b> 200	5316700	1	12500
10/04/2013	WA	2013-060	R	5316700	5321800	· 1	5100
0 <b>1/13/20</b> 14	WA	2013-061	R	5321800	5330600	. 1	8800
04/15/2014	WA	2014-062	R	5330600	5339100	. 1	8500
06/27/2014	WA	2014-063	R	5339100	5346300	1	7200
09/25/2014	WA.	2014-064	R	5346300	5352600	· 1.	6300
12/31/2014	WA	2014-065	R '	5352600	5364300	1	11700
0 <b>3/19/2</b> 015	WĄ	2015-066	R	5364300	5375600	1	11300
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#### TOWN OF NEWBURGH

 For Customer 0000120780 (MAHO LLC Bills Sent To MAHO LLC Service Located At 1 POWELTON RD

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Report printed at 11:07 AM on 03/23/2016

	Serv	Bill	Rdng	Prev	Current		
Date	Code	Cycle	Type	Reading	Reading	Multiplier	Consumption
12/01/1996	WA	96-001	A	0	0	1	54500
03/01/1997	ŴA	97-002	A	0	0	· 1	<b>2</b> 9500
06/01/1997	WA	<b>97</b> -003	A	0		1	15700
09/01/1997	WA	97-004	A	0	0	1	18600
12/01/1997	WA	97-005	А	0	0	1	16400
03/01/1998	<b>A</b> W	98-006	А	0	0	1	20700
06/01/1998	WA	98-007	A	· 0	0	1	13400
09/01/1998	WA	98-008	А	0	0	1	24200
12/01/1998	WA	98-009	A	0	Q	1	29300
03/01/1999	WA.	<b>99-</b> 010	А	0	0	1	22500
06/01 <b>/1999</b>	WA	99-011	A	0	0	1	20700
09/01 <b>/1999</b>	WA	99-012	А	0	0	. 1	25200
12/15/1999	WA	99-003	А	2630800	<b>26911</b> 00	1,	60300
12/17/1999	WA.	99-004	A	2691100	2918300	1	227200
03/08/2000	WA.	00-005	A	2918300	294 <b>9900</b>	1	31600
06/15 <b>/2</b> 000	WA	00-006	A	2949 <b>900</b>	2991400	1	41.500
Ö9/18/2000	WA	<b>00</b> -007	A	2991400	3034500	1	43100
12/20/2000	WA	00-008	А	3034500	3077900	1	43400
03/16/2001	WA	01-009	А	3077900	3117100	1	39200
06/13/2001	WA.	01-010	A	3117100	3151600	1	34500
09/10/2001	WA	01-011	А	3151600.	3189500	1	37900
09/10/2001	WA	01-011	А	3151600	3189500	1	37900
12/10/2001	WA	01-012	A	3189500	3234000	1	44500
03/19/2002	wa	0 <b>2-013</b>	A	3234000	3281100	1	47100
06/10/2002	wa	02-014	A	3281100	3310000	1	28900
<b>09/0</b> 6/20 <b>02</b>	WA	<b>02</b> -015	A	3310000	3344000	· 1	34000
12/18/2002	WA	02-016	A	3344000	3407200	1	63200
03/05/2003	WA	03-017	A	3407200	3512100	1	104900
06/12/2003	WA	03-018	А	3512100	3692800	1	180700
Ö9/11/2003	WA.	03-019	A	3692800	3721200	, ī	28400
¥2/12/2003	WA	03-020	Α.	3721200	3744200	1	23000
<b>03/08/2004</b>	ŴA	04-021	A	3744200	3776800	. 1	32600
06/07/2004	WA	04-022	A	3776800	3816700	. 1	39900
09/07/2004	WA	2004-024	A	3816700	3862500	1	45800
12/10 <b>/2</b> 004	WA	2004-025	A	3862500	3881900	1	19400
03/07/2005	WA	2005- <b>026</b>	A	3881900	3904300		22400
06/06/2005	WA	2005-0 <b>27</b>	A	3904300	3933900	<b>1</b>	29600
09/06/2005	WA	2005-028	A	3933900	3968100	1	34200

## **NEW PEDIATRIC DENTAL OFFICE FOR:**

# DR. PAYAMI

**1 POWELTON ROAD** NEWBURGH, NY 12550

#### **DRAWING LIST** DRAWING NAME

T-1	TITLE SHEET

- EX. SITE PLAN, ELEVATIONS EX-1
- EX-2 SITE & BUILDING PHOTOS
- EX-3 **EXISTING & PROPOSED NW VIEWS**
- SP-1.1 DEMOLITION SITE PLAN
- SP-1.2 PROPOSED SITE PLAN
- SP-2 SITE DETAILS
- SP-3 SITE DETAILS PROPOSED PLANS, EAST ELEVATION A-1

#### 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 DRAMINGS, 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. 2
Flexure Fb =	950 psi single	875 psi single
Shear Fv =	75psi	95 psi
Ε =	1,500,000 psi	1,600,000 psi

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

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 installed.

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 least one half the span.

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 installed.

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 damage.

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

Simpson H1 hurricane ties or equivalent

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

of combustion. 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 ARCHITECTURAL DRAWINGS.

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-TT 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.

#### FOOTINGS

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 THE FORMWORK.

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

SLABS

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 MINI 2. SLABS SHALL REQUIRE A SAW OUT 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

EXPANSION JOINTS

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 SLUM 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.



FNDN FNV FRP FTG FUF GA GAL GALV GB GC GCT GN GYP WALL BD/GWB H/C HD HDR HDWR HM HORZ HTG HVAC INSUL JAN KPL LAV LH LHF LIN LLH LLN LVF

INVERT

JOINT

METAL

MACH MAS MBH MECH MET/MTL MEDA MEZZ MFGR MIN MIR MLD MO

MRGWB

#### SYMBOLS

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A2

SECTION

DETAIL

ELEVATION

EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE REMOVED NEW CONSTRUCTION

#### NONCOMBUSTIBLE TREAD FIRE EXTINGUISHER WALL NOT IN CONTRACT FLOOR DRAIN NUMBER T&G T/S TONGUE AND NOMINAL NOT TO SCALE GROOVE TOP OF STEEL NOM FINISH FIXTURE NTS TCB TACK BOARD TEL TEMP TERR TG THK THRU FEMININE NAPKIN DISPOSAL ON CENTER FECTUM BOARD FOUNDATION ELEPHONE OVERHEAD EMININE NAPKIN VENDOR rempered OPENING OPPOSITE HAND opng opp HD FIBER REINFORCED PLASTIC TERRAZZO TEMPERED GLASS PARTITION PART TOC TOF TOM FURNISH / FURNITURE THROUGH LUMBING CONTRACTOR TOP OF CONCRETE TOP OF FOOTING FURRED / FURRING PRE-FINISHED FIRE RESISTANT TOP OF MASONRY FIRE EXTINGUISHER CABINE TPH PL LAM/PLAS PLASTIC LAMINATE TOILET PAPER HOLER TACK STRIP PLAST PLMBG PLY/PLYWD PLASTER GUAGE GALLON PLUMBING TYPICAL PLYWOOD GALVANIZED PANEL PAINT UNDERGROUND ARAB BAR P/PNT GENERAL CONTRACT POLISH UNIT HEATER GRANITE COUNTER PAIR UNDERWRITERS POINT UNO/UON LABATORIES GLASS / GLAZING INLESS OTHERWISE NOTED PAPER TOWEL DISPENSER PARTITION GROUND PTN UNDERSIDE GYPSUM WALL BOARD UTILITY UNIT ELEVATOR PVC POLY VINYL CHLORIDE PAINTED GYPSUM BOARD HIGH DISABLED ACCESS VINYL VINYL COMPOSIT TILE PROJECTION SCREEN VERTICAL VERIFY IN FIELD HEAVY DUTY HEADER Q.T. QUARRY TILE HARDWARE VTR VENT THROUGH HOLLOW METAL ROOF RISER HORIZONTAL RAD RCP RADIUS HANDRAIL / HOUR REFLECTED CEILING PLAN WIDE **BOOF DRAIN** HEATING WHITEBOARD REFER TO HEATING VENTILATION REFRIG REQD REFRIGERATOR WATER CLOSET REQUIRED RIGHT HAND WOOD WATERPROOF WATER RESISTANT GYPSUM RHR INSIDE DIAMETER **RIGHT HAND REVERSE** WR INSULATION RM ROOM SEALER JANITOR SATURATION SOLID CORE WOOD DOOR SOAP DISPENSER KICKPLATE SQUARE FEET SHEET LAMINATED GLASS SPECIFICATION SPEC LAVATORY LINEAR FEET SOAP DISH SQUARE STAINLESS STEEL LEFT HAND LEFT HAND REVERSE STEEL STRUCTURAL/ STL/ST STRUCT SUSP LONG LEG HORIZONTAL STRUCTURE SUSPENDED LONG LEG VERTICAL SHEET VINYL FLOORING SHEAR WALL LOUVER MACHINE MASONRY MATERIAL MAXIMUM MOP & BROOM HOLDER MECHANICAL MEZZANINE MANUFACTURE MANUFACTURER AINIMUM MIRROR MOULDING MASONRY OPENING METAL PANEL MOISTURE RESISTANT GYPSUM BOARD



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IN N EX-1

## EXISTING SITE PLAN

1" = 20'-0"

NOTE: ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY

AS PREPARED BY:

STEVEN P. DRABICK, P.L.S. PROFESSIONAL LAND SURVEYOR

PO BOX 539

CORNWALL, NY 12518 DRAWING # 1739-15. DATE: SEPTEMBER 30, 2015































### DEMOLITION KEYNOTES:

1 EXISTING OVERHEAD SERVICE WIRES.	14
2 EXISTING UTILITY POLE.	15
3 LOCATION OF EXISTING UNDERGROUND GAS SERVICE.	16
4 LOCATION OF EXISTING UNDERGROUND WATER SERVICE.	17
5 EXISTING SECOND FLOOR VESTIBULE TO BE REMOVED IN ITS ENTIRETY.	
6 DASHED LINE DENOTES EXISTING SIDEWALKS AND STAIRS TO BE REMOVED IN THEIR ENTIRETY.	18
T LINE OF EXTERIOR WALL OF EXISTING BUILDING.	19
8 EXISTING STONE WALL TO BE REMOVED IN ITS ENTIRETY.	20
<b>q</b> EXISTING LOWER LEVEL VESTIBULE TO BE REMOVED IN ITS ENTIRETY.	21
10 EXISTING LANDSCAPING IN THIS AREA TO BE REMOVED.	22
11 EXISTING WOOD FRAMED RAMP AND DECK TO BE REMOVED IN ITS ENTIRETY.	23
12 DASHED LINE DENOTES FORMER EDGE OF PAVEMENT.	24
13 EXISTING ASPHALT PAVEMENT AND LAYERS BENEATH TO BE REMOVED DOWN TO VIRGIN SOIL.	

14	EXISTING C ENTIRETY.
15	EXISTING M ENTIRETY.
16	EXISTING P
17	LOCATION DASHED LI EXISTING 1,
18	DASHED LI UNDERGRO
19	LINE OF ED
20	LINE OF EX
21	EXISTING S
22	EXISTING B
23	EXISTING C
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CONCRETE STEPS TO BE REMOVED IN THEIR

MASONRY WALLS TO BE REMOVED IN THEIR

PLANTINGS TO REMAIN. NO CHANGE.

ON OF EXISTING SEPTIC TANK ACCESS CAP. LINE DENOTES APPROXIMATE LOCATION OF 1,000 GALLON SEPTIC TANK. NO CHANGE.

LINES DENOTE APPROXIMATE LOCATION OF ROUND ABSORPTION FIELDS. NO CHANGE. EDGE OF EXISTING LAWN.

XISTING CONCRETE CURB.

STOP SIGN. NO CHANGE.

BUILDING SIGN TO BE REMOVED.

CATCH BASIN ON POWELTON ROAD.

EXISTING HVAC CONDENSING UNITS TO BE REMOVED.

C.C 84	plic 3212 ROUTE 9 DLD SPRING, NY 10516 15.809.5976 OFFICE highlandsarchitecture.com
NEW PEDIATRIC DENTAL OFFICE FOR:	DR. PAYAMI 1 POWELTON ROAD NEWBURGH, NY 12550
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	PLAC	Æ	2 SP-1.2		FION MAP	and Party			
27							Classif Classif State-F Wetlar Rare P Signific Natura Backgr	ied Water Bodies Geological Features ied Water Bodies Regulated Freshwater Wetlan nd Checkzone <b>?</b> lants and Rare Animals ant Natural Communities al Communities Vicinity <b>?</b> ound Map dack Park Boundary es	
M				A /	ANY WETLANDS PER				
				1/4" = 1'-0"	NDS MAP				
22 3 4	- G -			2 EXIST 3 LOCA 4 LOCA SERV FIRE S 5 CROS	TION OF EXISTING UNDI CE. SEE DETAIL #4 ON SPRINKLER CONNECTIC	ERGROUND GAS SERVIC ERGROUND WATER SP-3 FOR DOMESTIC AN	E. [].	<ul> <li>3 LINE OF EDGE OF NEW PAV</li> <li>4 STIPPLED AREA DENOTES N DETAIL #3 ON DWG. SP-2 F TO BE GRADED AS SHOWN CREATE (16) 9'-0" X 18'-0" F</li> <li>5 HATCHED AREA DENOTES A AND GRASS SEED.</li> </ul>	'EMENT. NEW MACADAM OR MORE INFO . RESTRIPE PAR PARKING SPACI AREA TO INSTAL
W				6 DASH UNDER	ED LINE DENOTES APP RGROUND ABSORPTION OF EXTERIOR WALL BEI		[] <sup>-</sup> [18	<ul> <li>NEW +/- 12'-0" HIGH DOGWC</li> <li>SP-2 FOR MORE INFORMAT</li> <li>NEW 2'-0" HIGH RETAINING W</li> </ul>	00D TREE. SEE 710N. NALL W/ +/- 3'-(
IRVEY PREPAREI AND SURVEYOR 2208 015 RIAL TO BE EXCA				FOOT G G G G G QUAI 10 NEW 5	THIRD FLOOR ADDITION 5 HATCHED AREA DEN RE FOOT STAIR ADDITI	OTES AREA OF NEW 136 ON. IDEWALK. SEE DETAILS (	14	<ul> <li>SEE DETAIL 2 ON SP-2 FOR</li> <li>NEW 9'-0" X 18'-0" HANDICAI SPACE W/ 5'-0" WIDE AISLE</li> <li>HATCHED AREA DENOTES A STAFF PARKING SPACE ON PAVEMENT. SEE DETAIL #6</li> </ul>	PPED ACCESSIE REA OF (1) 9-0 GRASSCRETE
					ED AREA DENOTES NEW	N 6" CONCRETE CURB. SI E INFORMATION.	EE 2		
OT BLDG COV.	BLDG. HT.	LOT SURFAC	E COV.	PARKI	NG REQUIREMEN				
5.5%	35 FT	85%		ORDINAN	ICE REQUIREMENT:	OCCUPIED FLOOR ARE		ARKING REQUIRED:	PARKING PR
5.5% } 1.7 % }	+/- 20 FT (+/- 31'-6")	65%}		1 PER 20 FLOOR	OR OFFICE BUILDING: O SQUARE FEET OF REA FOR THE FIRST DQUARE FEET OF REA.	LOWER LEVEL: 543 S.F 2ND FLOOR: 1,500 S.F TOTAL: 2,043 S.F (3RD FLOOR WILL NOT OCCUPIED - STORAGE	E RE	043 S.F. / 200 = 10.2 SPACES EQUIRED.	16 PARKING SPACE = 17













3 THIRD FLOOR PLAN A-1 3/16" = 1'-0"

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