




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

PROJECT NAME: ADS PROPERTIES CAR WASH
PROJECT NO.: 2021-04
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 14.1
REVIEW DATE: 12 SEPTEMBER 2025
MEETING DATE: 18 SEPTEMBER 2025
PROJECT REPRESENTATIVE: GNS GROUP

1. The project is before the Board for a Public Hearing on the proposed electronic sign. Electronic signs are special uses and require a special use permit by the Planning Board.
2. Orange County Planning has issued a local determination with no comments on the proposed electric sign.
3. Electronic signs must comply with Code Section 185-14P.

Respectfully submitted,

MHE Engineering, D.P.C.


Patrick J. Hines
Principal
PJH/kmm


Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

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845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

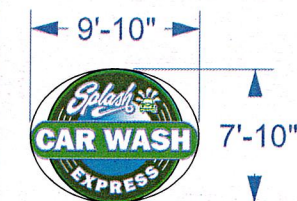
111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

Internally illuminated
channel letters.
Illumination is by white LEDs

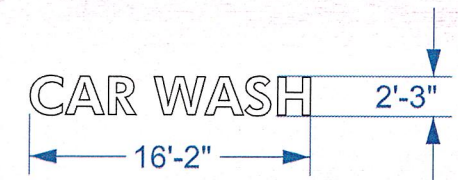
DESIGN SPECIFICATIONS			
NYS Building Code 2020			
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures	
ACI	318-14	Building Code Requirements for Structural Concrete	
ANSI/AISC	360-16	Specification for Structural Steel Buildings	
DESIGN LOADS			
Wind	V =	115 mph	
Exposure	C		
Risk Cat.	II		
Grnd. Snow	Pg =	30 psf	



Internally illuminated
channel logo
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Area of ellipse:
7'-10" x 9'-10"
= 60.5 SF



= 35.8 SF
+ 60.5 SF = 96.3 SF
where 100 SF is allowed.

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MHE Engineering, D.P.C.

Proposed building signage



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

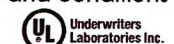
Client/Project location:
Proposed signage
Wash Co. Car Wash
1295 NY-300, Newburgh,
NY 12550

File Name:
Wash Co\
Newburgh\
Proposed signage...
cdr

Date:
3.30.22
rvsd 4/25/2025
Scale:
NTS

Client Approval: _____
Date: _____

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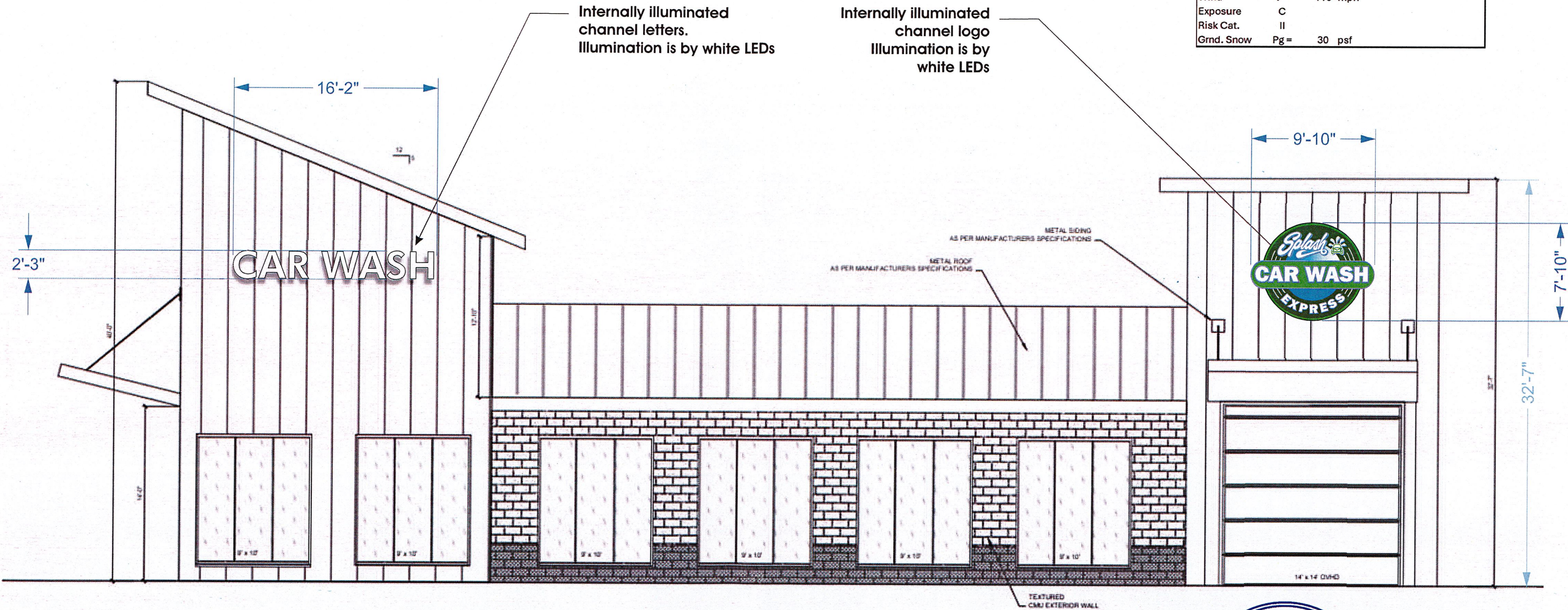


2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215
Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862



5/22/2025

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Risk Cat.	II		
Grnd. Snow	Pg =	30 psf	



FRONT ELEVATION

Proposed building signage



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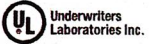
Client/Project location:
 Proposed signage
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 1295 NY-300, Newburgh,
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 cdr

Date:
 3.30.22
 rvsd 4/25/2025
 Scale:
 1/8"=1'-0"

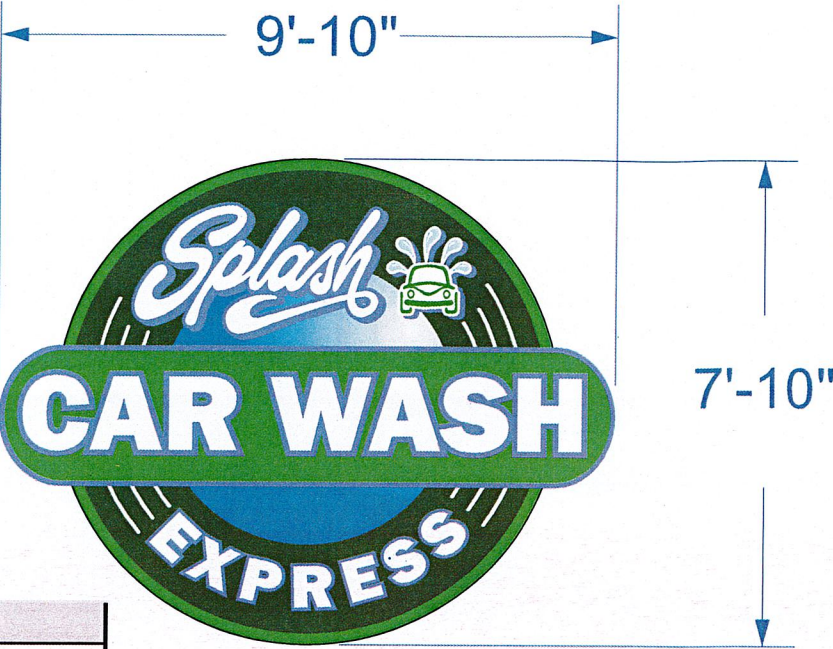
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FASTENER SCHEDULE (DM Logo)			WALL CONSTRUCTION			
HARDWARE	DIAM.	QTY. Required	MASONRY (CMU-Block)	EFIS/DRYVIT OVER min. 3/4" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/ DENSGLASS	METAL PANEL OVER METAL STUD
THRU-BOLT	3/8"	8	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
POWERS DBL EXPANSION ANCHOR	3/8"	N/A	YES ²	NO	NO	NO
LAG BOLT	3/8"	14	NO	YES	NO	NO
SNAP TOGGLE BOLT TYPE BC	3/8"	10	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	N/A	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel

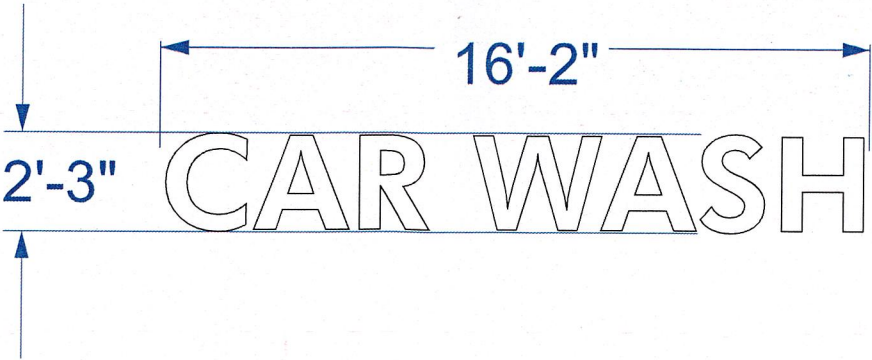
1.) Fasteners shall be evenly spaced around the perimeter. Through Min. 1/8" Alum. box framing with washers.
2.) Expansion anchors require a minimum 1-3/4" solid masonry embedment installed per/tec-guide for wall construction type.
3.) Tek-Screw into Min. 1/8" Alum. and lag bolts into Min. 3/4" plywood require full thread Diam. embedment.
4.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle, P1000 Uni-Strut or 2x6 lumber spanning two(2) wall studs per/Bolt- Rod

Engineers Connection Note:

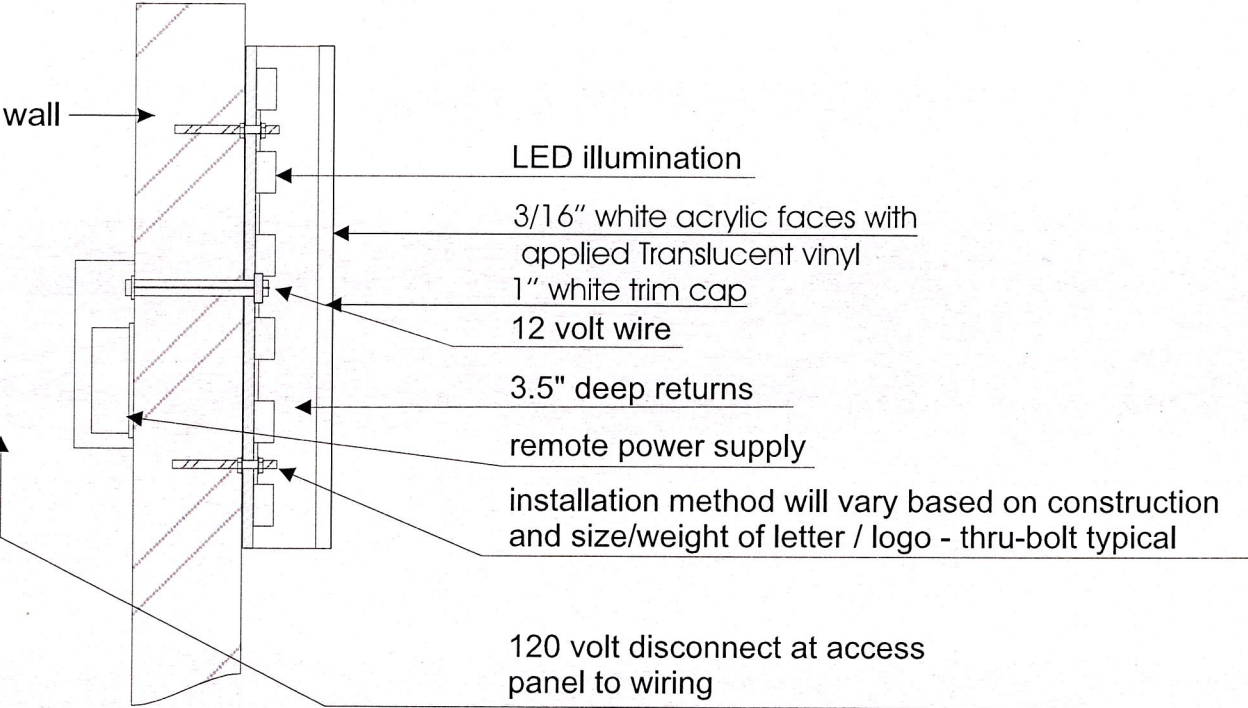
Provide fasteners through sign box framing with washers using the fastener schedule for existing wall construction type to determine the fastener type and quantity to install evenly spaced around the perimeter. Letters through Min. 1/16" Alum. backs with fender washers.

- Letter A; Provide Three(3) per/letter, One(1) top and Two(2) bottom.
- Remaining Letters; Provide Four(4) per/letter, Two(2) top and bottom.
- All fasteners must be installed per/manufacture's Tech Guide.
- Contact Murdoch Engineering for revision if field conditions vary.

Internally illuminated
channel letters.
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DESIGN LOADS			
Wind	V =	115 mph	
Exposure	C		
Risk Cat.	II		
Grnd. Snow	Pg =	30 psf	



UL Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

***ALL ELECTRICAL COMPONENTS & CONSTRUCTION MATERIAL MEET ALL REGULATED REQUIREMENTS FOR LOCAL & NATIONAL CODES LETTERS ARE UL APPROVED & LABELED AS SUCH

SCALE: nts



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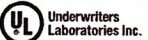
Client/Project location:
Proposed signage
Wash Co. Car Wash
1295 NY-300, Newburgh,
NY 12550

File Name:
Wash Co\
Newburgh\
Proposed signage...
cdr

Date:
3.30.22
rvsd 4/25/2025

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Date: _____

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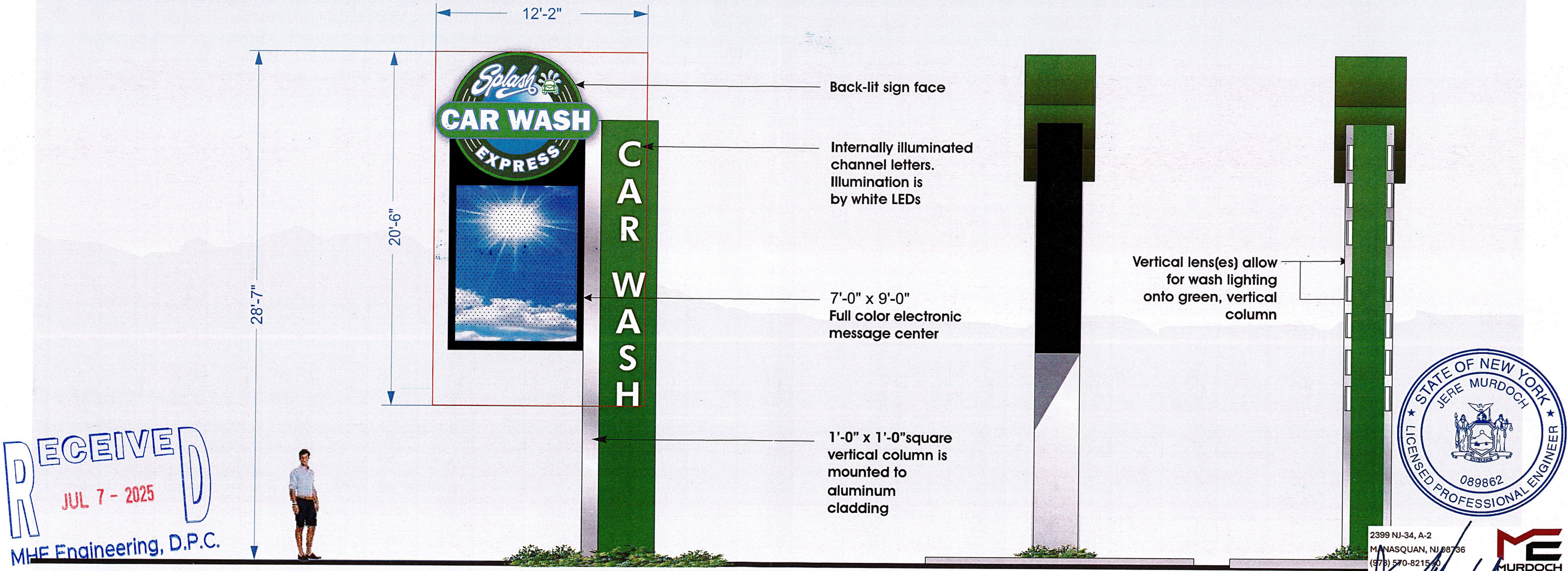
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- Signs permitted in IB and I Districts. The following signs shall be permitted within the IB and I Districts in the Town:
- (2) One freestanding sign may be placed on the premises subject to the following conditions:
- (a) The maximum aggregate sign area shall be 250 square feet, with no individual sign face exceeding 150 square feet.
 - (b) The maximum height shall not exceed the maximum permitted building height in the district in which the property is located.

12'-2" x 20'-6" = 249.4 SF made up of 3 Sign faces.

Electronic Message Center = 7' x 9' [63 SF] = 25.3% of total.



Elevation View of Proposed D/F ground sign

End views



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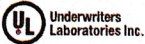
Client/Project location:
Splash Car Wash
1295 NY-300, Newburgh,
NY 12550

File Name:
Splash Car Wash\
former Wash Co\
Newburgh\ Pylon
rvsd.cdr

Date:
3.30.22 rvsd
5.12.2025
Scale:
3/16"=1'-0"

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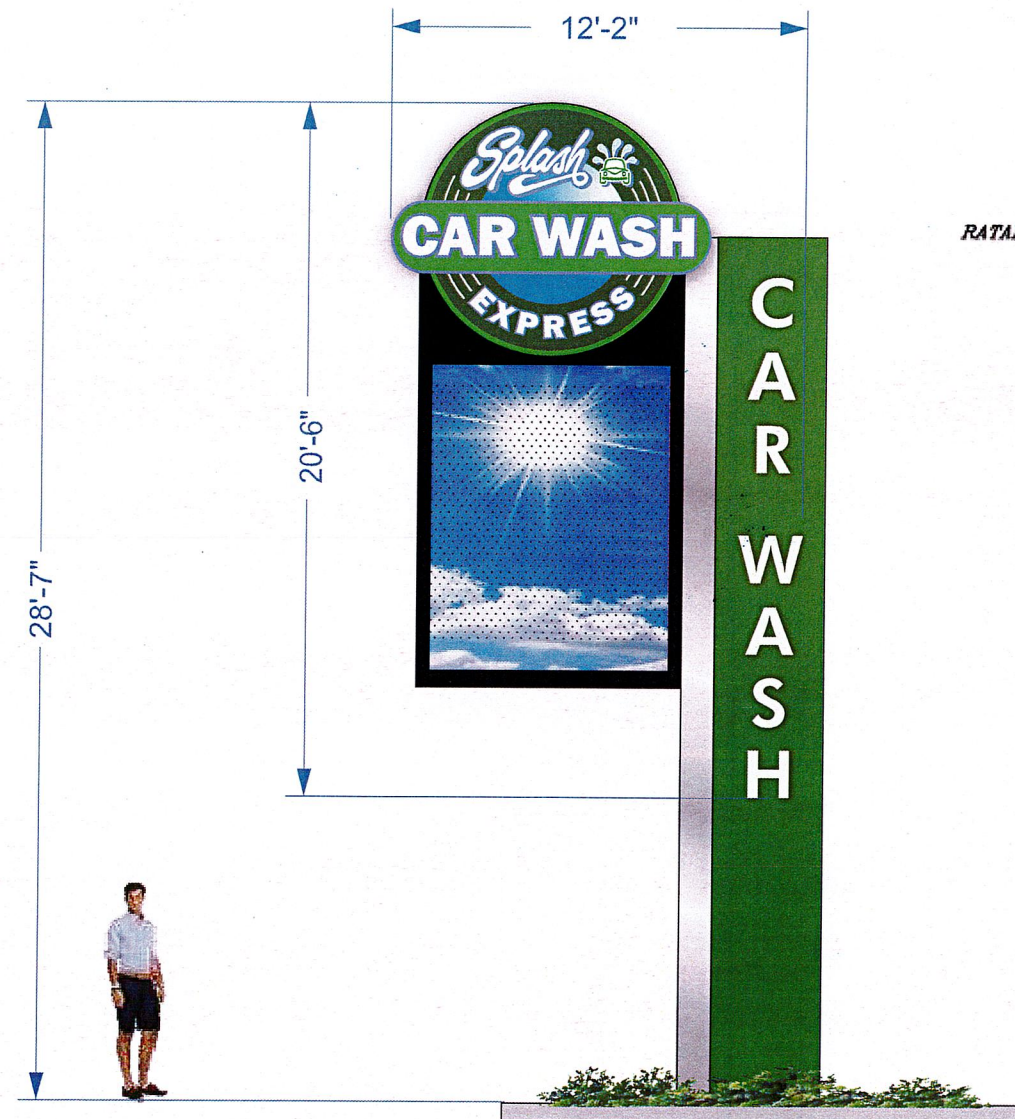
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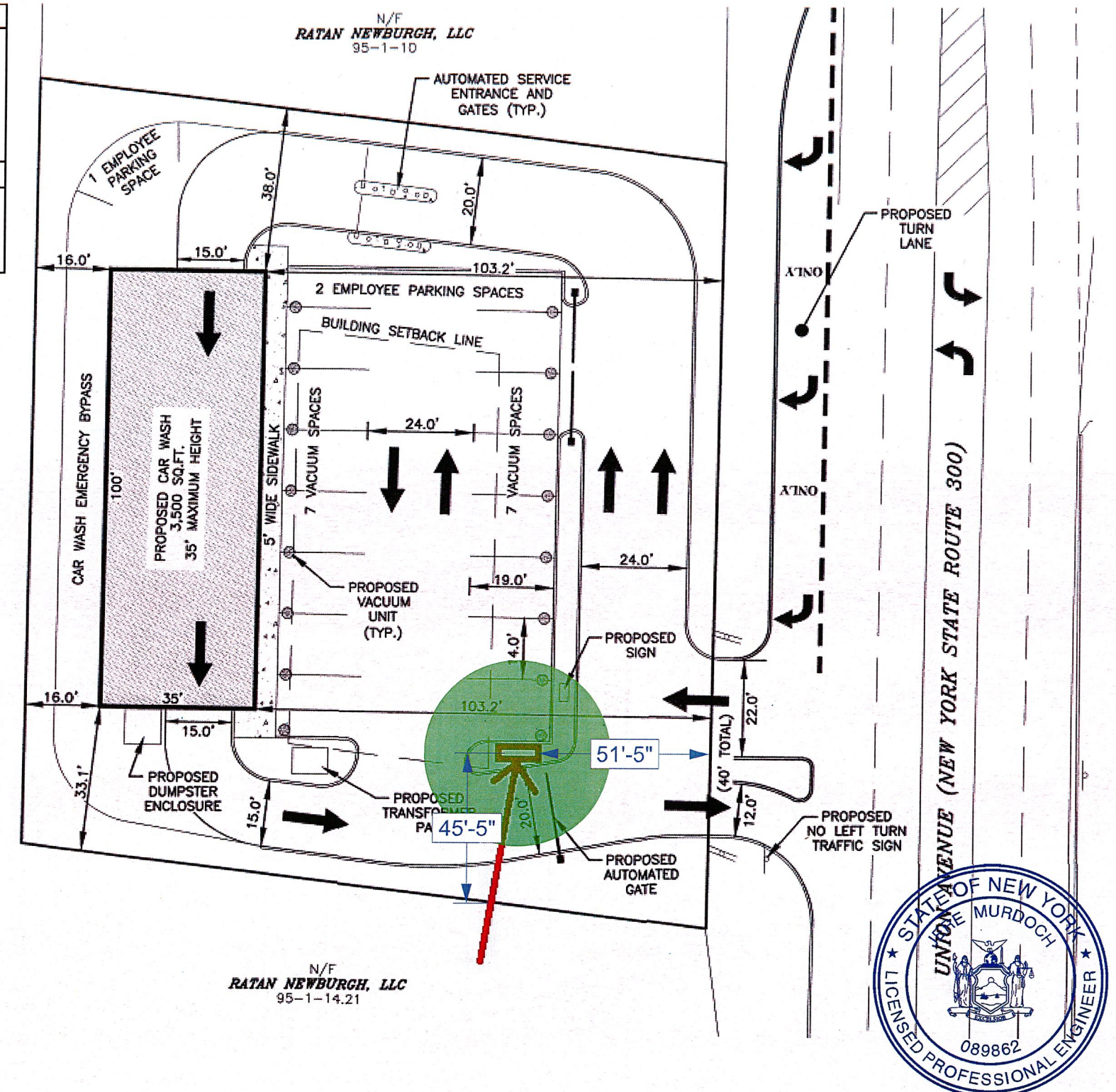


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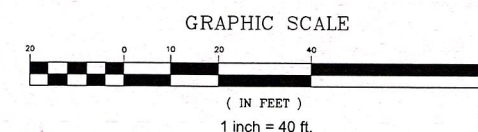


at Proposed Location, Distance to Property Line = 45'-5"

N/F
RATAN NEWBURGH, LLC
95-1-14.21



N/F
RATAN NEWBURGH, LLC
95-1-14.21



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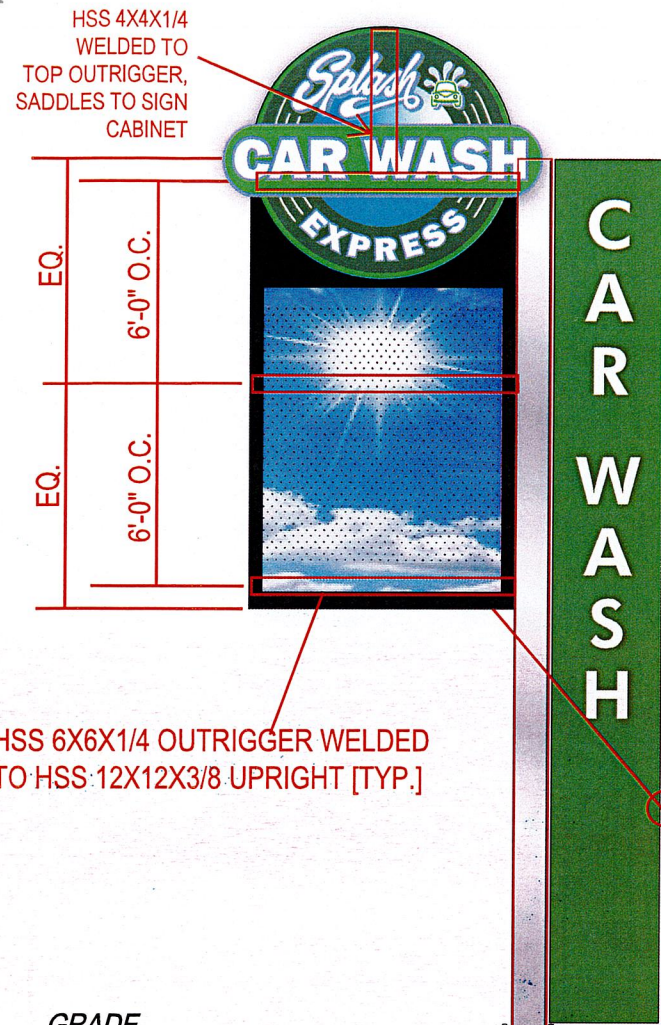
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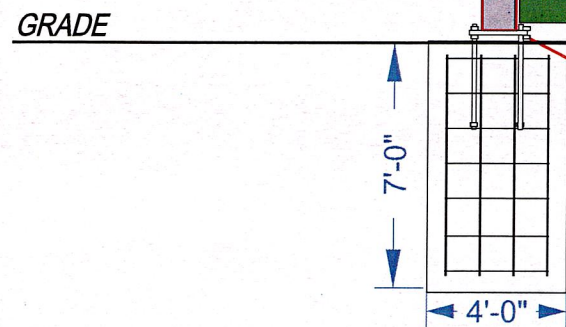
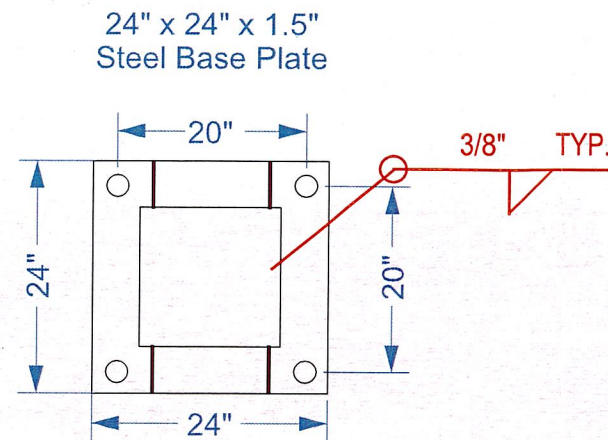
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ENGINEER'S NOTE:

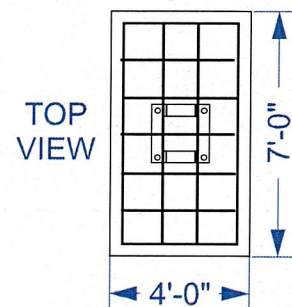
- SIGN CABINET FRAMING AND LED BOARDS DESIGNED AND SECURED PER MFR. SPECIFICATIONS
- SECURE 3'-0" WIDE SIDE CABINET TO SIDE OF HSS 12X12X3/8 UPRIGHT USING 1/2" DEWALT TAPFLEX STRUCTURAL SCREWS, PROVIDE TWO [2] EVERY 3'-0" O.C., SPACED MAX. 8" O.C. FRONT TO BACK



ONE (1) 12" x 3/8" wall square steel tube welded to 24" x 24" x 1.5" 50 KSI steel base plate with FOUR (4) 5" x 5" x 1/2" thick 50 KSI gussets. TWO (2) front & back.

FOUR (4) 36" x 1.5" anchor bolts, F1554 Gr.105 or greater, double nut on embedded end @ 30" embedment within concrete footing, wire tied to rebar.

ONE (1) 4' x 7' x 7' deep 3000 PSI concrete footing with #6 rebar, 12" O.C. each way each face



Scale: 3/16" = 1'



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Sheet:

W.1.3

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GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
- a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
- b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
- c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
- d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM:

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ft_u=38 KSI MIN, F_{ty}=35 KSI MIN, Ft_w=24 KSI MIN, F_{tyw}=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ft_u=38 KSI MIN, F_{ty}=35 KSI MIN, Ft_w=24 KSI MIN, F_{tyw}=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ft_u=42 KSI MIN, F_{ty}=35 KSI MIN, Ft_w=24 KSI MIN, F_{tyw}=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ft_u=38 KSI MIN, F_{ty}=35 KSI MIN, Ft_w=24 KSI MIN, F_{tyw}=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1/4 INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (f_c) SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, F_y=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-14
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
5. FOR ANCHOR BOLT/ BASE PLATE - SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING. PROVIDE #3 HORIZONTAL TIES @ 12" O.C. UNLESS OTHERWISE NOTED.
6. FOR ANCHOR BOLT/ BASE PLATE - ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C. Unless otherwise noted.
7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 PSF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
9. IF CLAY, SILTY - CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.
10. PORTION OF STEEL SUPPORT EMBEDDED INTO CONCRETE SHALL NOT BE PAINTED. IT SHALL BE CLEAN BARE METAL FOR PROPER ADHESION TO CONCRETE

SCOPE OF WORK:

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

DESIGN SPECIFICATIONS			
NYS Building Code 2020			
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures	
ACI	318-14	Building Code Requirements for Structural Concrete	
ANSI/AISC	360-16	Specification for Structural Steel Buildings	
DESIGN LOADS			
Wind	V =	115 mph	
Exposure	C		
Risk Cat.	II		
Grnd. Snow	Pg =	30 psf	



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PREPARED FOR:



PROJECT TITLE:
Express Car Wash Signage

PROJECT ADDRESS:
1295 NY-300,
Newburgh, NY



2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0



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5/22/2025

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DWG TITLE:

GENERAL NOTES

SHEET:

S.1

SIZE:

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