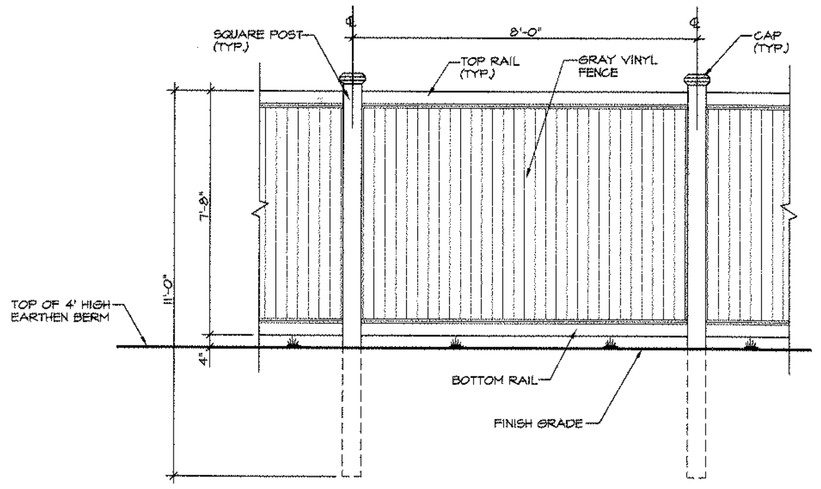
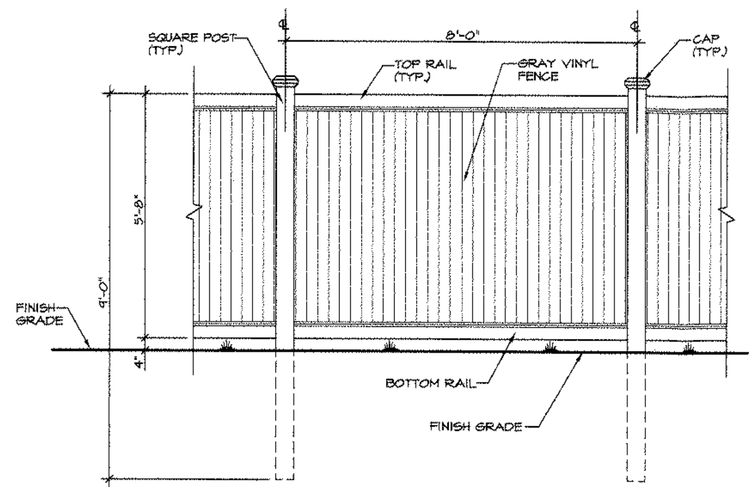


6' HIGH WHITE PVC VINYL FENCE ON 2' HIGH PLINTH (8')

NOT TO SCALE (LANDS OF FAYO)

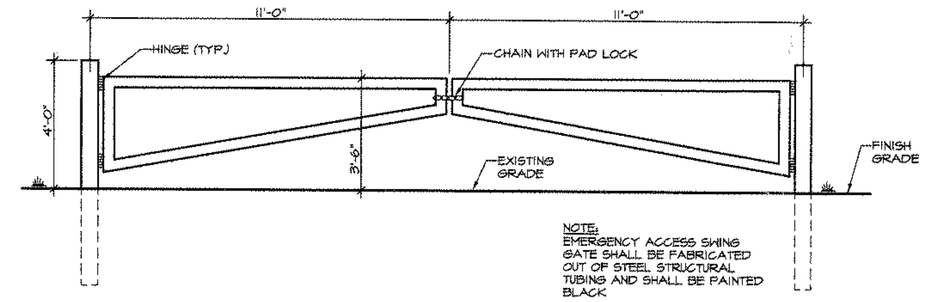


6' HIGH WHITE PVC VINYL FENCE

NOT TO SCALE (PUTNAM STREET)

LEGEND

EXISTING	NEW
242 — 2' CONTOUR	278 — FINISH GRADE
240 — 10' CONTOUR	CB #2 — CATCH BASIN No. 2
BOUNDARY	LIGHT POLE W/ LUMINAIRE
P.L. — ADJ. PROPERTY LINE	DRAINAGE SWALE
CB — CATCH BASIN	RETAINING WALL
UTILITY POLE	MACADAM PAVEMENT
LIGHT POLE	
LIGHT POLE W/ LUMINAIRE	
HYDRANT	
15" ST — STORM DRAIN	

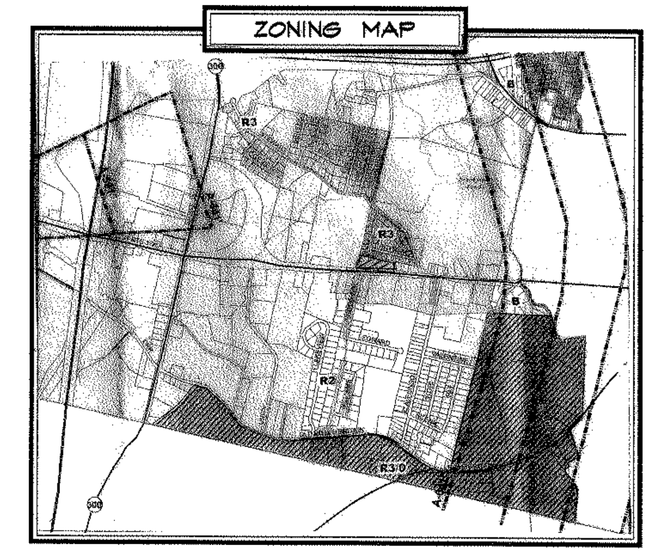


NOTE:
EMERGENCY ACCESS SWING GATE SHALL BE FABRICATED OUT OF STEEL STRUCTURAL TUBING AND SHALL BE PAINTED BLACK

EMERGENCY ACCESS GATE

NOT TO SCALE (BOULDER ROAD)

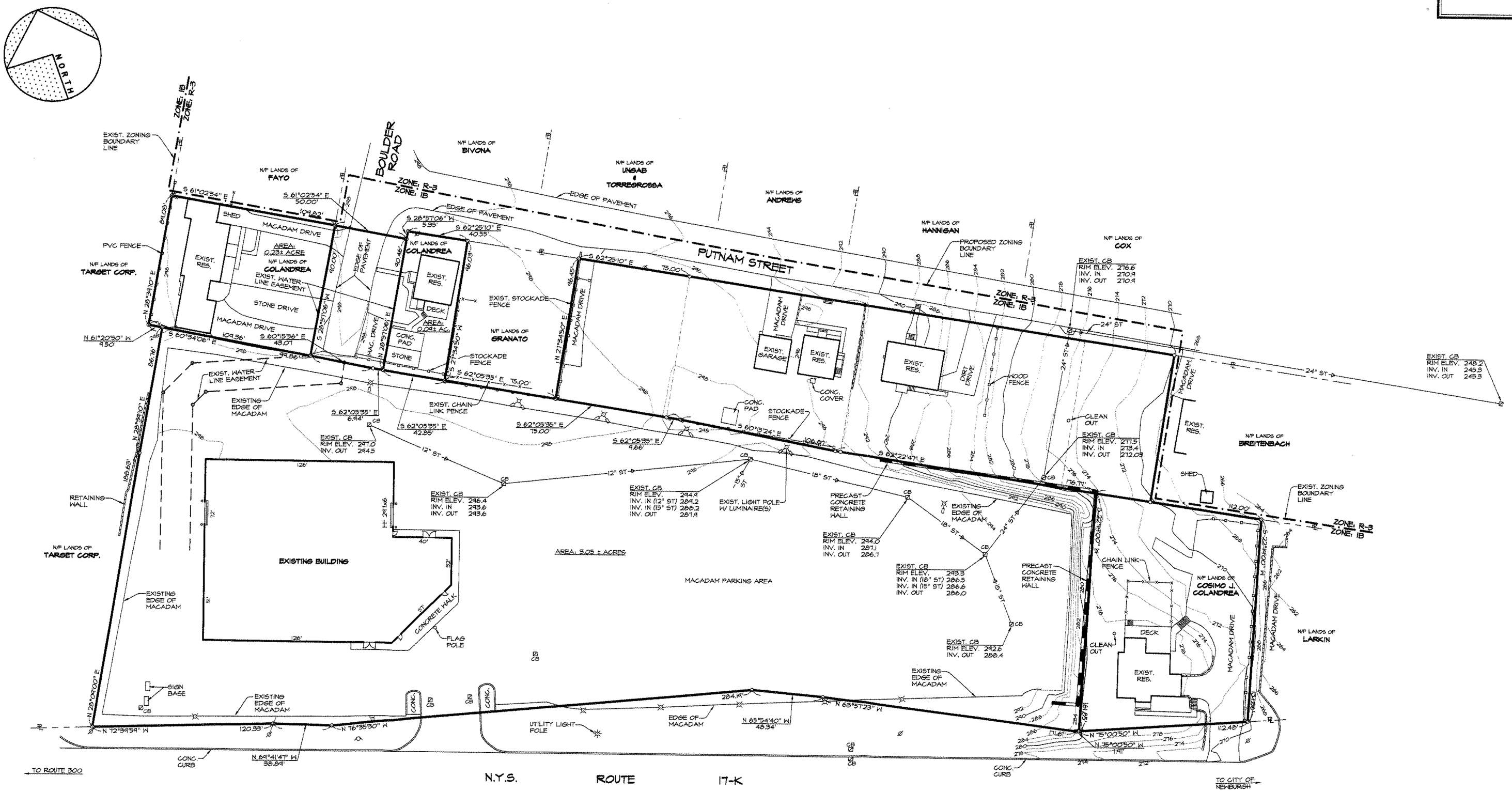
ZONING MAP


R3
R2
R3
R3
R3
R3
B
B
B

LEGEND

EXISTING

- 242 — 2' CONTOUR
- 240 — 10' CONTOUR
- BOUNDARY
- ADJ. PROPERTY LINE
- CB — CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- LIGHT POLE W/ LUMINAIRE
- HYDRANT
- 15" ST — STORM DRAIN



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ISSUE	REVISION	DATE

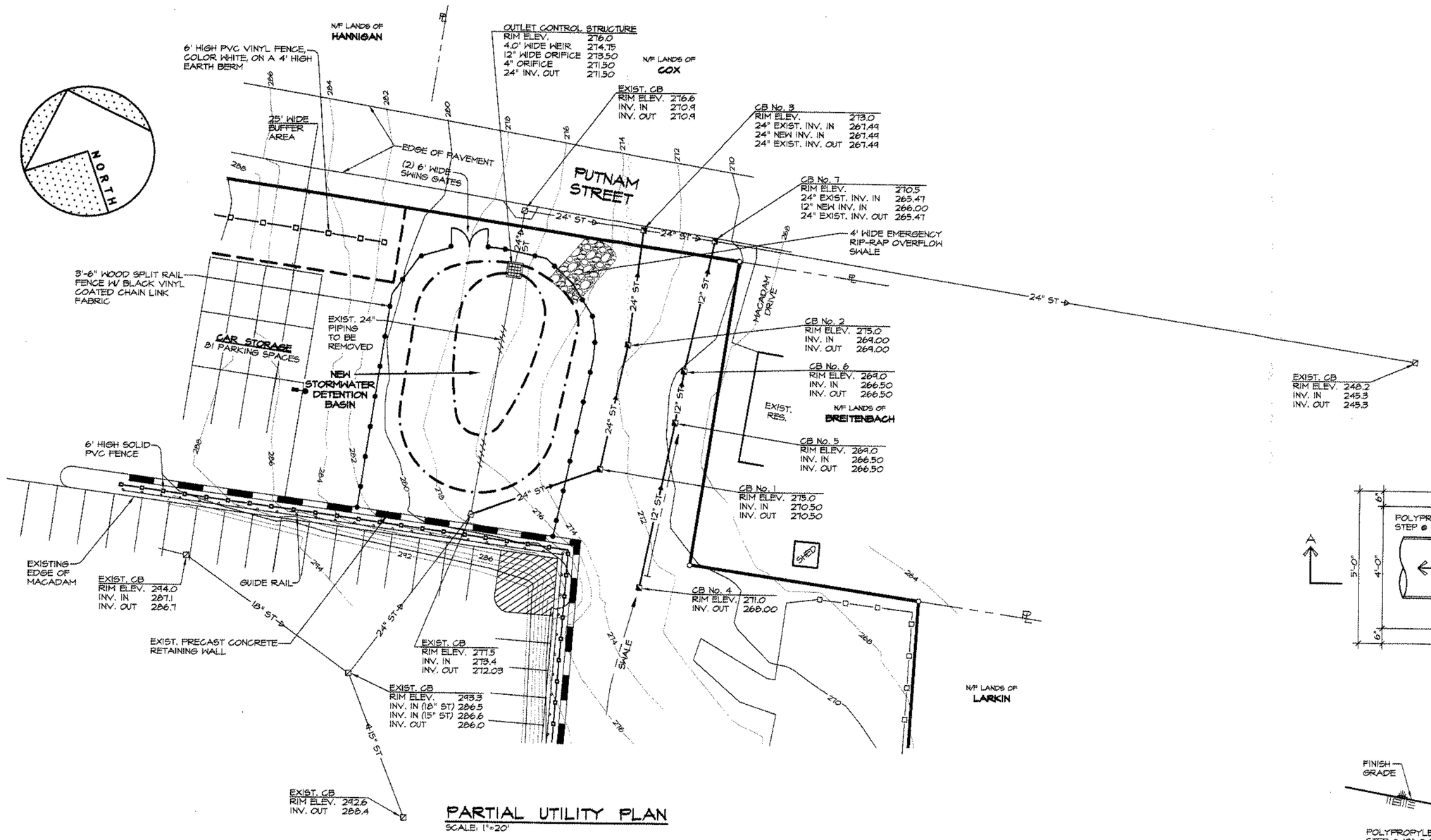
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=30'
Date: 12-5-2013

Drawing: EXISTING CONDITIONS PLAN

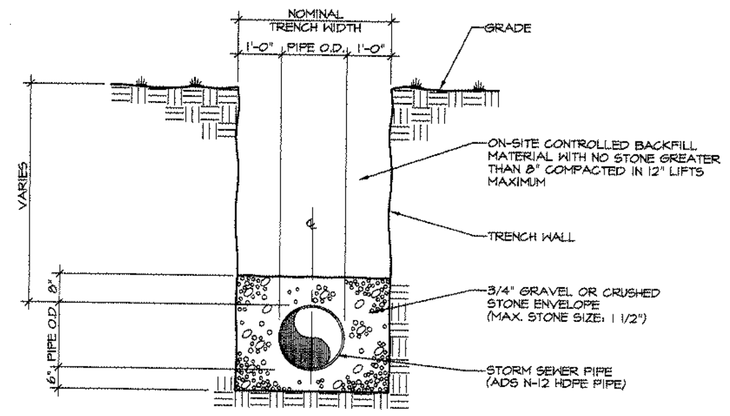
Project: 2nd FLOOR ADDITION AND PARKING EXPANSION TO COLANDREA SUNSHINE FORD
N.Y.S. ROUTE 17K TOWN OF NEWBURGH, N.Y.

2 OF 5

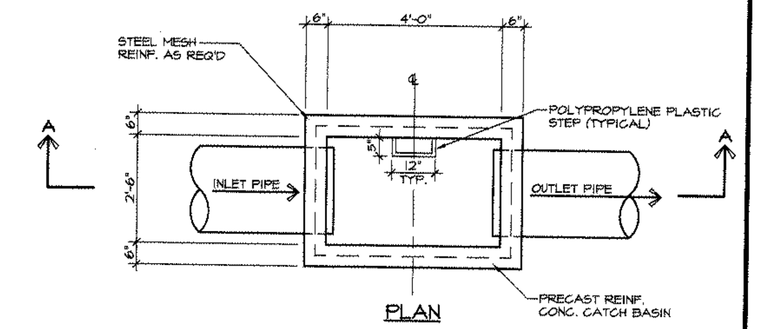
Project No. 1203



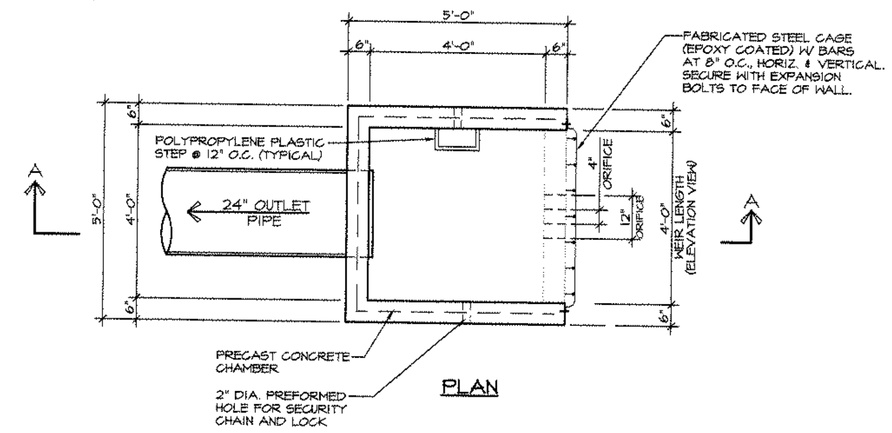
PARTIAL UTILITY PLAN
SCALE: 1"=20'



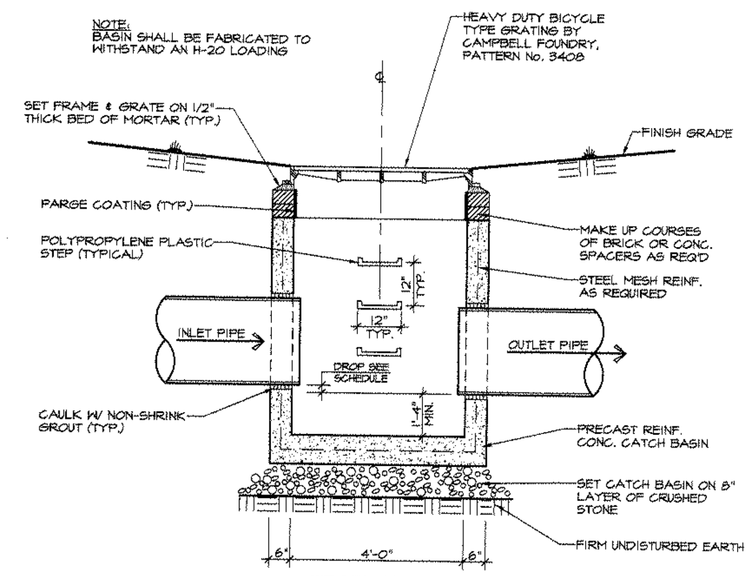
STORM SEWER TRENCH EXCAVATION
NOT TO SCALE



PLAN

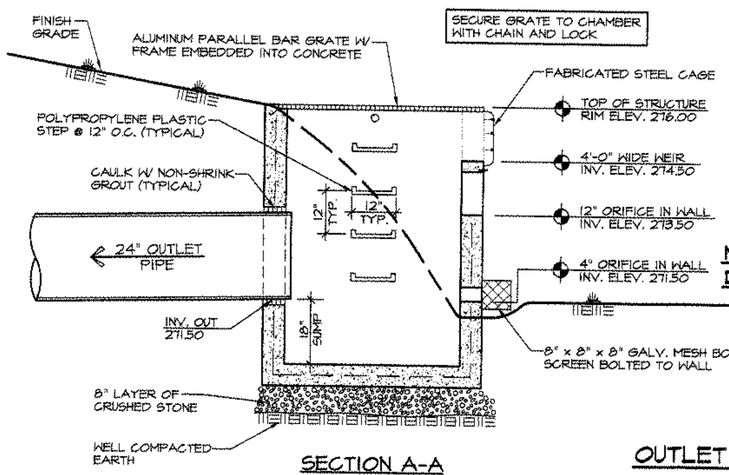


PLAN

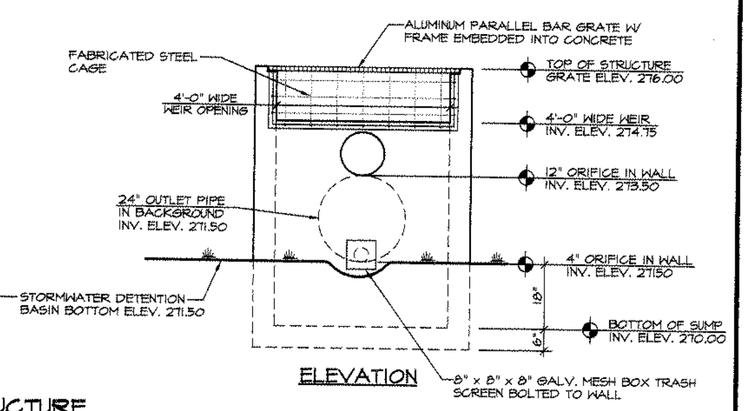


SECTION A-A

CATCH BASIN DETAIL
NOT TO SCALE



SECTION A-A

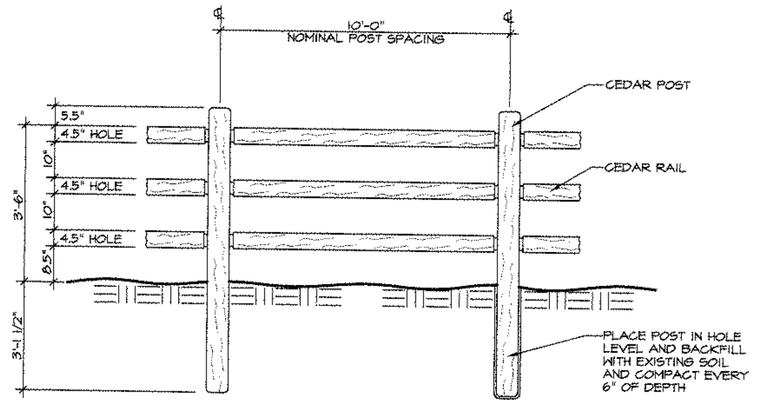


ELEVATION

OUTLET CONTROL STRUCTURE
STORM WATER DETENTION BASIN
NOT TO SCALE

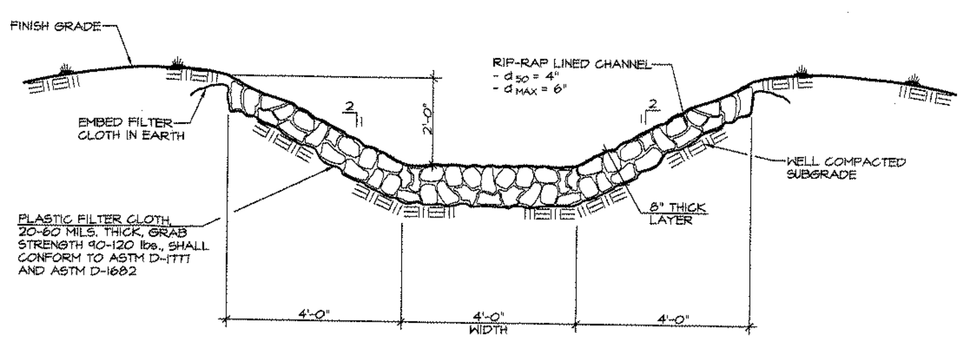
LEGEND

EXISTING		NEW	
210	2' CONTOUR	CB #2	CATCH BASIN No. 2
280	10' CONTOUR	24" ST	STORM DRAIN
	BOUNDARY		POLE W/ LUMINAIRE
R	ADJ. PROPERTY LINE		
CB	CATCH BASIN		
24" ST	STORM SEWER		
	MASONRY RETAINING WALL		

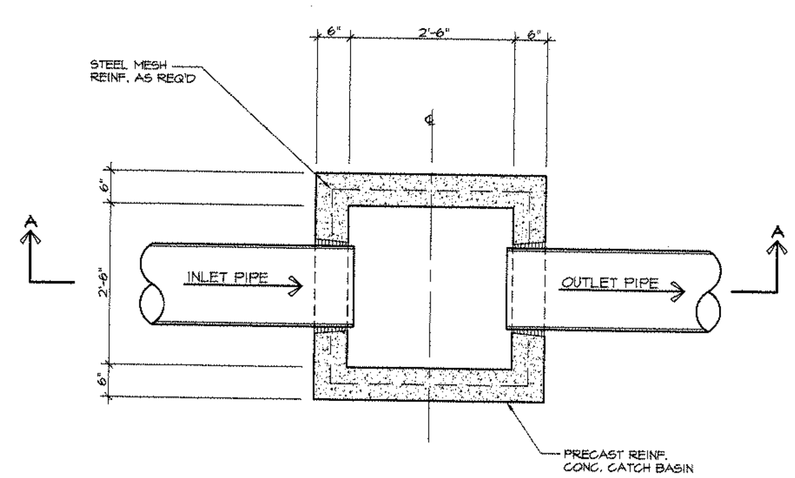


NOTES:
1. INSTALL 1 1/4" x 9" x 48" VINYL COATED CHAIN LINK FABRIC TO UPHILL SIDE OF SPLIT RAIL FENCE.
2. ALL DIMENSIONS ARE APPROXIMATE MEASUREMENTS. DIMENSIONS WILL VARY WITH POST INSTALLATION DEPTH. POST SPACING WILL VARY WITH LENGTH OF RAILS AND INSTALLATION PROCEDURE

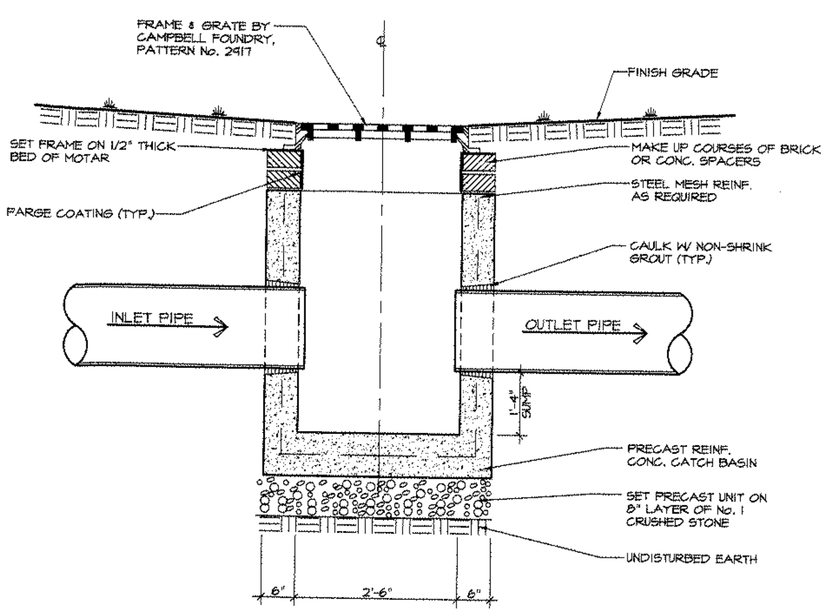
WOOD SPLIT RAIL FENCE
NOT TO SCALE



RIP - RAP LINED OVERFLOW SWALE
NOT TO SCALE



PLAN



SECTION

YARD DRAIN DETAIL
NOT TO SCALE (CB No.'S 4, 5 & 6)

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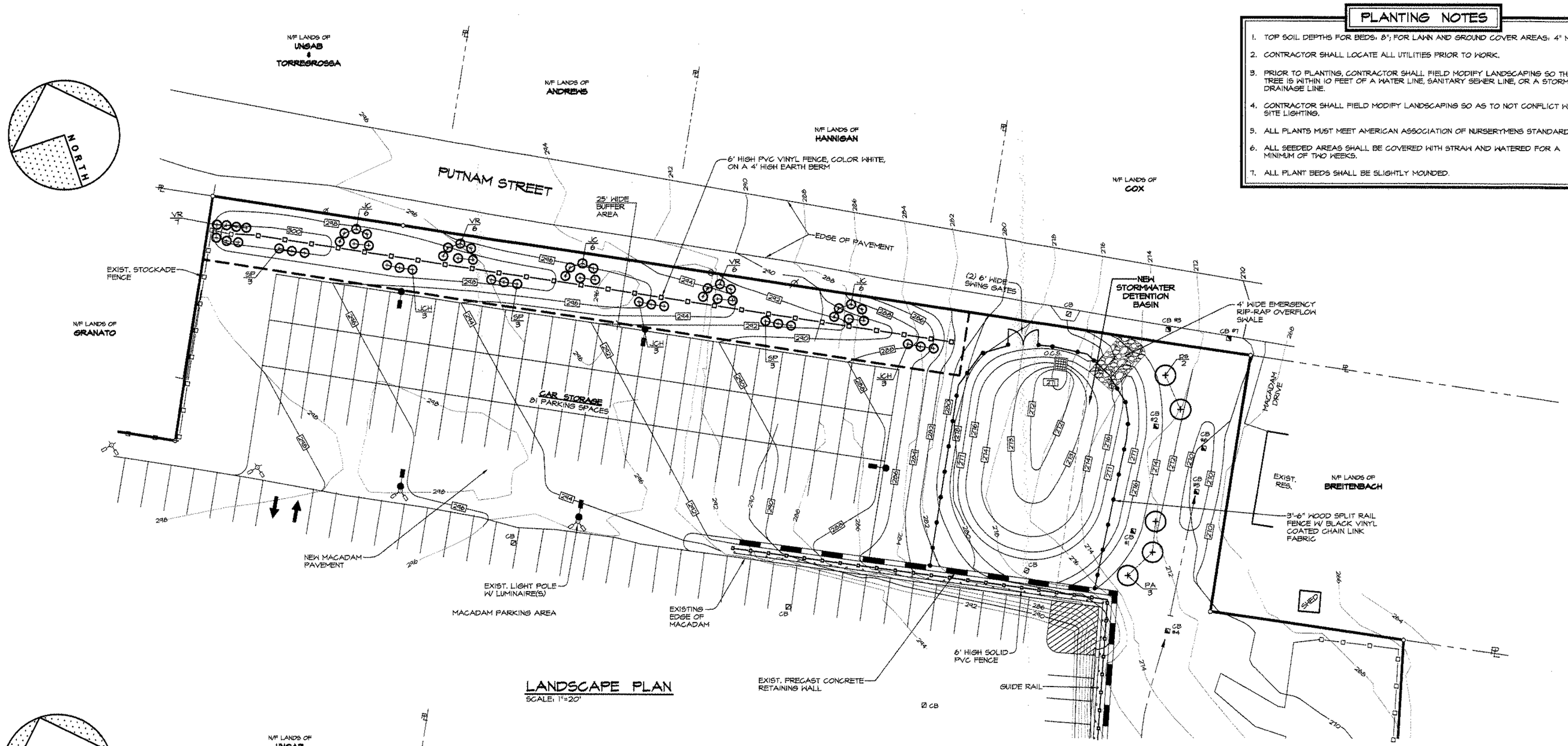
ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 12-5-2013

Drawing: PARTIAL UTILITY PLAN AND DETAILS

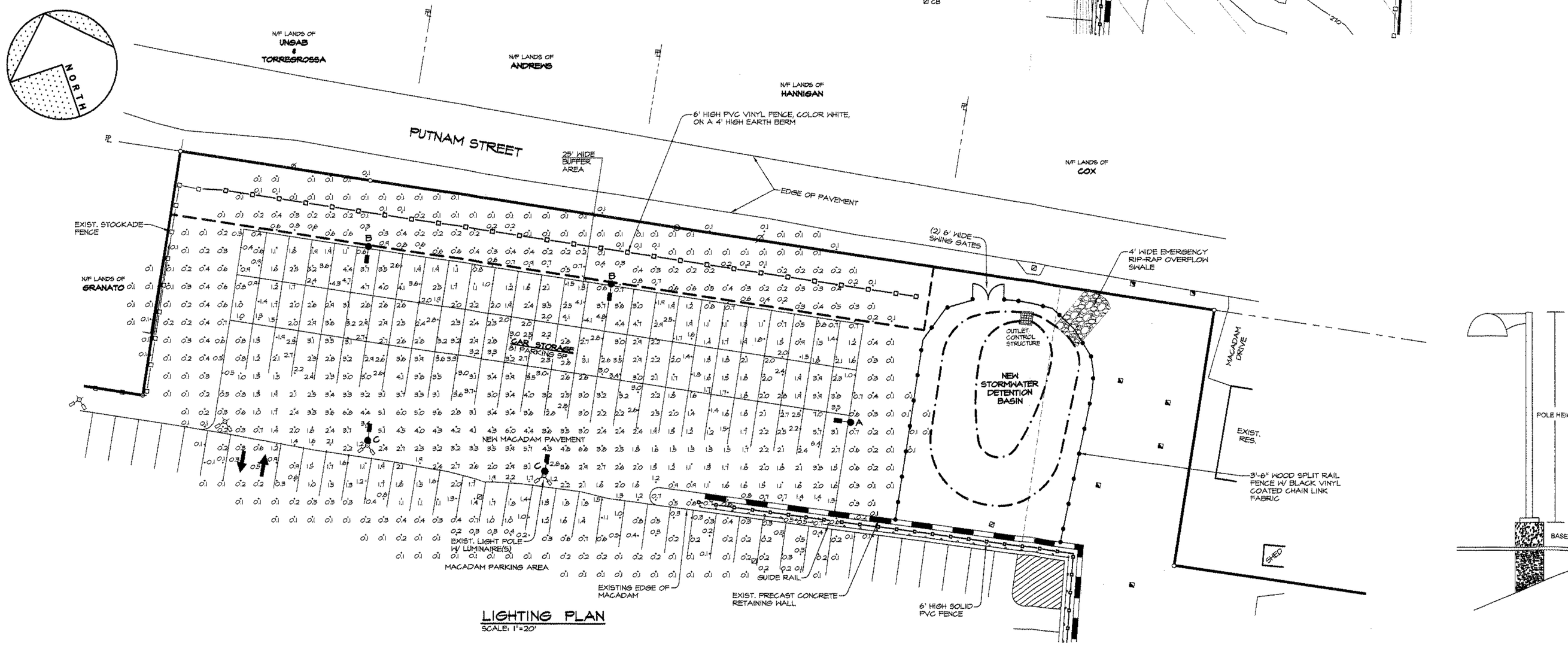
Project: 2nd FLOOR ADDITION AND PARKING EXPANSION TO COLANDREA SUNSHINE FORD
N.Y.S. ROUTE 17K TOWN OF NEWBURGH, N.Y.

Project No. 1203



LANDSCAPE PLAN

SCALE: 1"=20'



LIGHTING PLAN

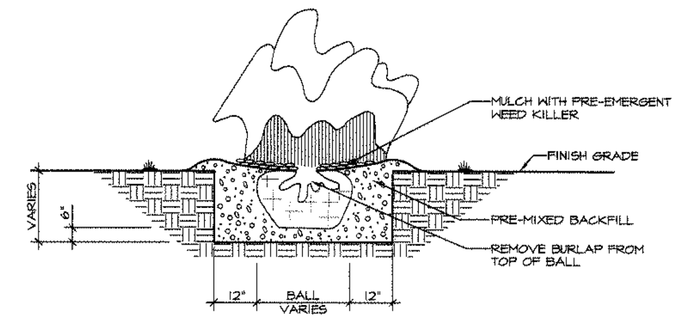
SCALE: 1"=20'

PLANTING NOTES

1. TOP SOIL DEPTHS FOR BEDS: 8"; FOR LAWN AND GROUND COVER AREAS: 4" MIN.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO WORK.
3. PRIOR TO PLANTING, CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO THAT NO TREE IS WITHIN 10 FEET OF A WATER LINE, SANITARY SEWER LINE, OR A STORM DRAINAGE LINE.
4. CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO AS TO NOT CONFLICT WITH SITE LIGHTING.
5. ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMENS STANDARDS.
6. ALL SEEDED AREAS SHALL BE COVERED WITH STRAW AND WATERED FOR A MINIMUM OF TWO WEEKS.
7. ALL PLANT BEDS SHALL BE SLIGHTLY MOUNDED.

PLANT LIST

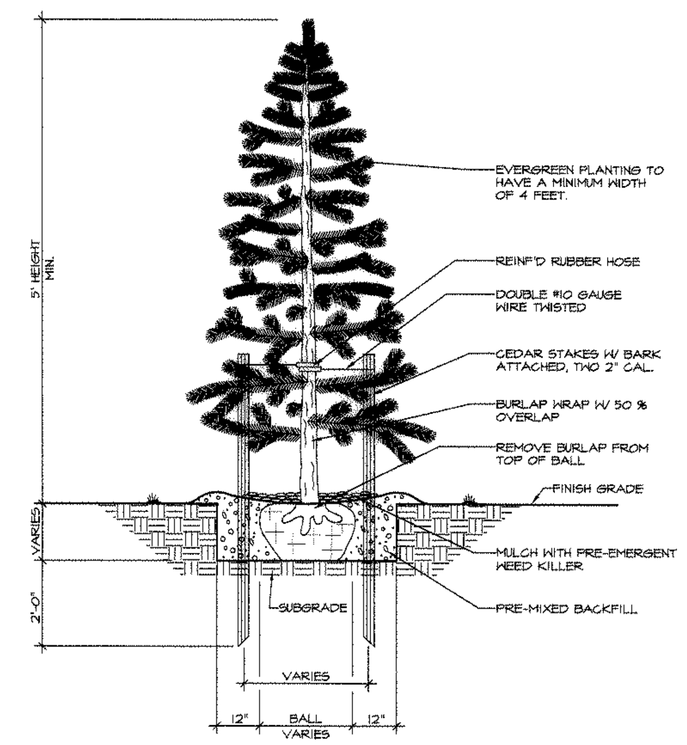
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
JC	Juniperus Chinensis "Gold Coast"	Gold Coast Juniper	18	36"-40"
JCH	Juniperus Chinensis "Hetzii"	Hetzii Juniper	9	40"-44"
SP	Syringa Patula "Miss Kim"	Miss Kim Lilac	9	30"-34"
VR	Viburnum Rhytidophyllum	Leatherleaf Viburnum	19	36"-40"
PA	Picea Abies	Norway Spruce	3	6'-7'
PS	Picea Strobus	Eastern White Pine	2	6'-7'



EVERGREEN & DECIDUOUS SHRUBS

SHRUB PLANTING DETAIL

NOT TO SCALE



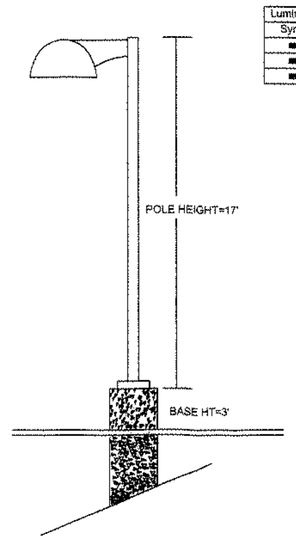
TREE PLANTING DETAIL

NOT TO SCALE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts
	2	C	SINGLE	25000	0.750	AVV30625-M (250W PSMH, TYPE 3)	288
	2	B	SINGLE	25000	0.750	AVV30625-M (250W PSMH, TYPE 3 W/ BLS)	288
	1	A	SINGLE	25000	0.750	AVV40625-M (250W PSMH, TYPE 4, W/ BLS)	288

FIXTURE MOUNTING HEIGHT: 20' AFG (17' POLE + 3' BASE)
PROPOSED POLES MEET 140 MPH SUSTAINED WINDS
ISOLINES AT .5 FC

ADDITIONAL REQUIRED EQUIPMENT:
(5) - PS4S17C19JZ (17' X 4" SQUARE STEEL POLES, SINGLE MOUNT)



NOTE:
IN GRASS AREAS WHERE POLES CANNOT BE AFFECTED BY SNOW PLOWING OPERATIONS, THE BASE HEIGHT CAN BE REDUCED BY 2 FEET AND THE POLE HEIGHT INCREASED BY 2 FEET.

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744 Broadway Newburgh N.Y. 12550

Website: www.ruudlighting.com
Email: applications@ruudlighting.com
RUUD LIGHTING
USA Phone: 800.236.7000
USA Fax: 800.236.7000
CAN Phone: 905.671.1991
CAN Fax: 905.671.3595

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

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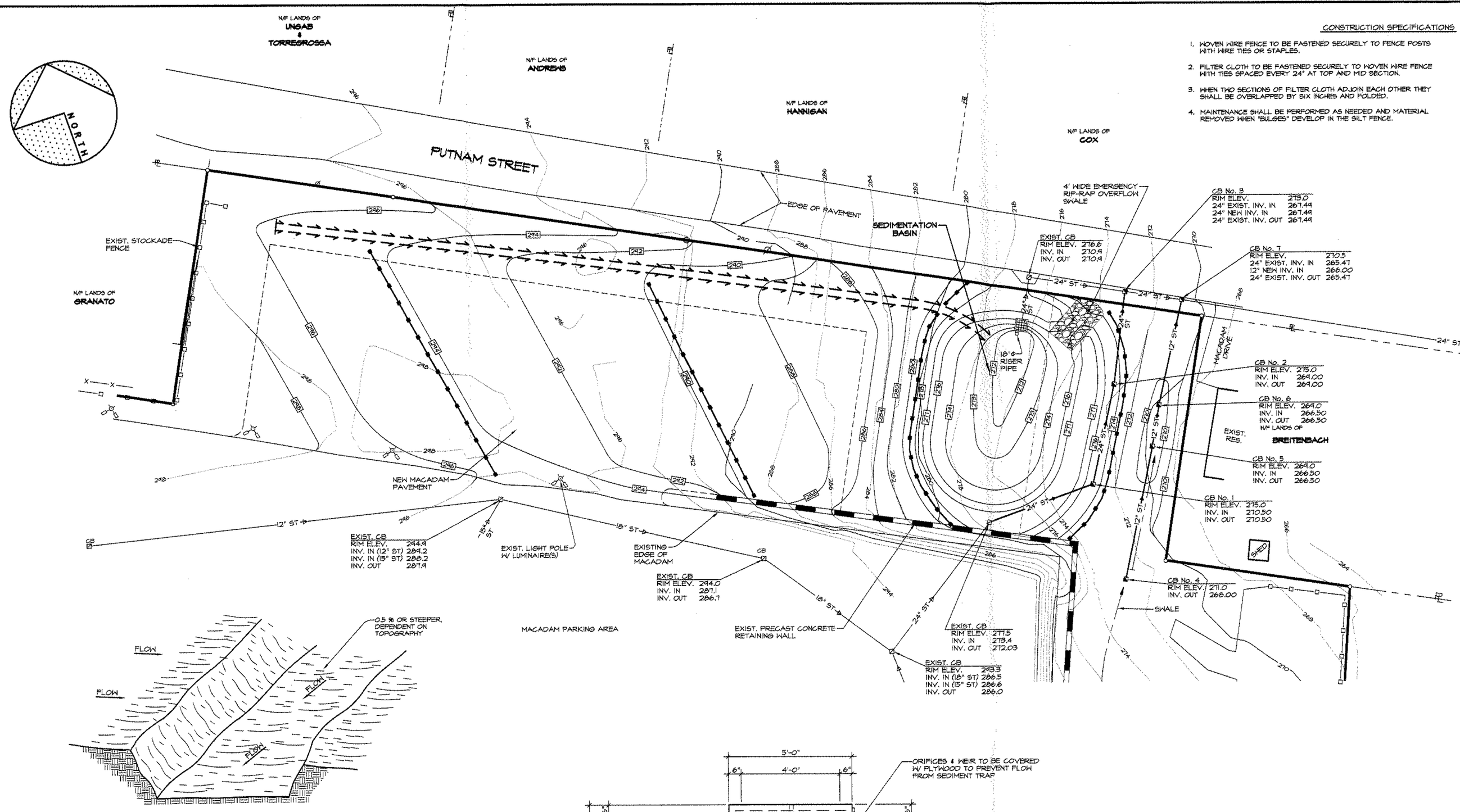
ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 12-5-2013

Drawing: LANDSCAPE & LIGHTING PLAN AND DETAILS

Project: 2nd FLOOR ADDITION AND PARKING EXPANSION TO COLANDREA SUNSHINE FORD
N.Y.S. ROUTE 17K TOWN OF NEWBURGH, N.Y.

Project No. 1203



CONSTRUCTION SPECIFICATIONS

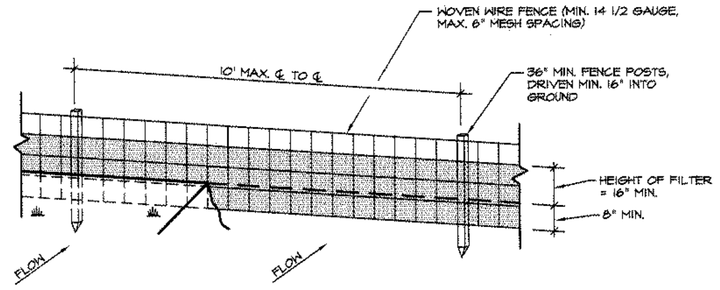
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS:
STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD

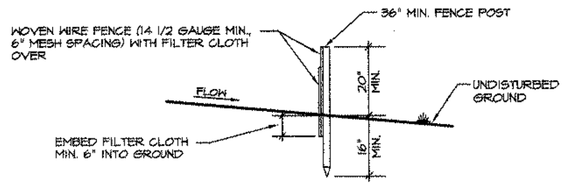
FENCE:
WOVEN WIRE, 14 1/2 GUAGE 6" MAX. MESH OPENING

FILTER CLOTH:
FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT:
GEOFAB, ENVIROFENCE, OR APPROVED EQUAL



PERSPECTIVE VIEW

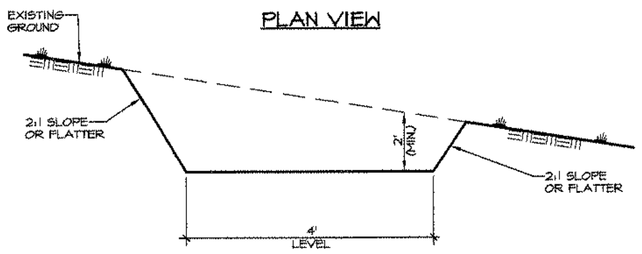


SECTION

SILT FENCE DETAIL

NOT TO SCALE

PLAN VIEW



SECTION

TEMPORARY SWALE DETAIL

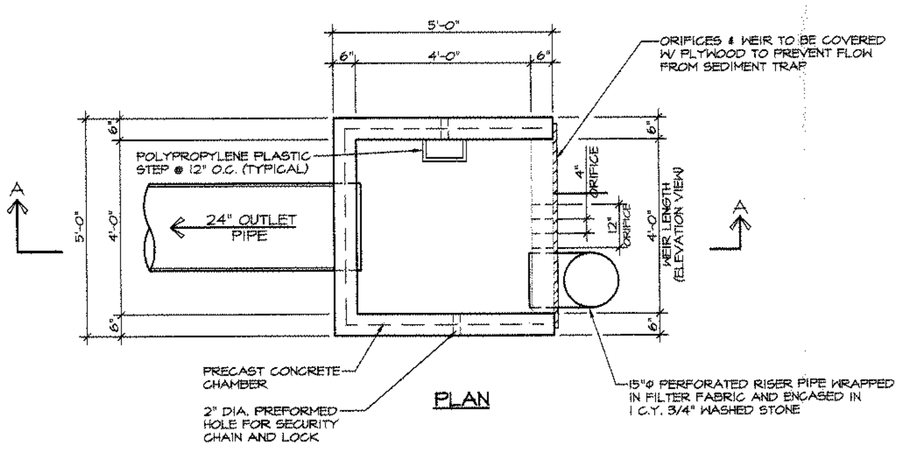
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

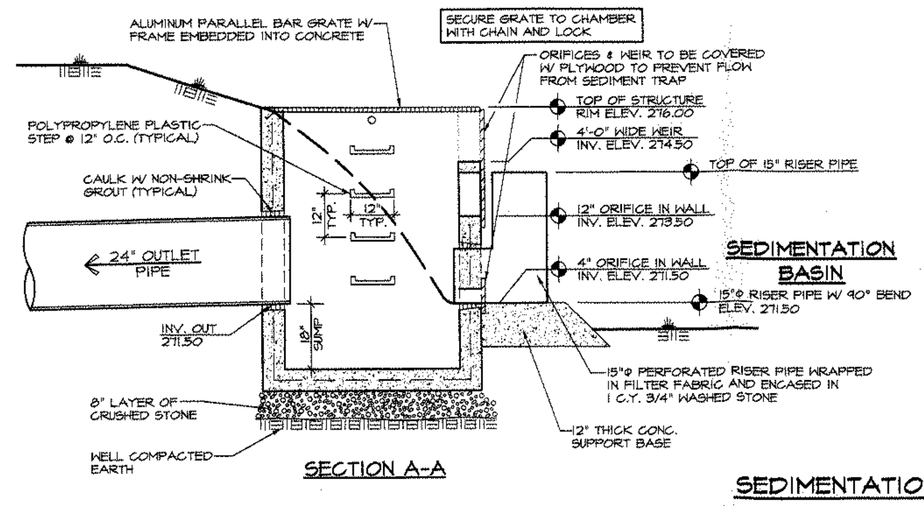
1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE CHART BELOW.

TYPE OF TREATMENT	CHANNEL GRADE	SWALE A (5 AC. OR LESS)	SWALE B (5 AC. - 10 AC.)
1	0.5-3.0 %	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0 %	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0 %	SEED WITH JUTE OR EXCELSIOR; SOD	LINED RIP-RAP 4"-8" RECYCLED CONCRETE EQUIVALENT
4	8.1-20 %	LINED 4"-8" RIP-RAP	ENGINEERED DESIGN

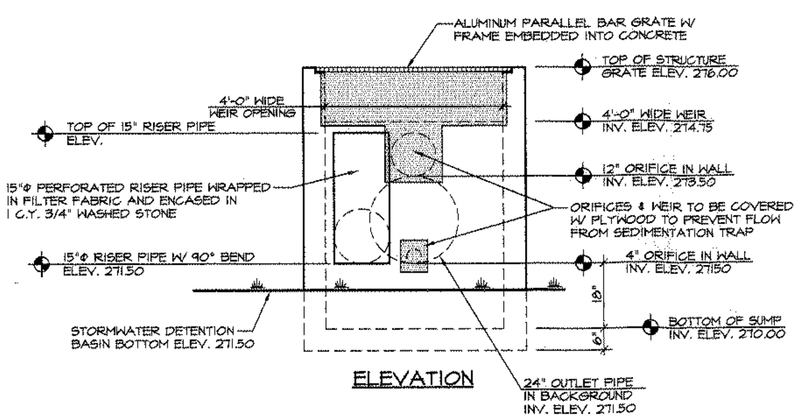
9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



PLAN



SECTION A-A



ELEVATION

SEDIMENTATION BASIN OUTLET CONTROL STRUCTURE

NOT TO SCALE

TEMPORARY SEDIMENT TRAP NOTES

1. THE TOP 2/3 OF THE RISER SHALL BE PERFORATED WITH ONE (1) INCH DIAMETER HOLES OR SLITS SPACED SIX (6) INCHES VERTICALLY AND HORIZONTALLY AND PLACED IN THE CONCAVE PORTION OF PIPE. NO HOLES WILL BE ALLOWED WITHIN SIX (6) INCHES OF THE HORIZONTAL BARREL.
2. THE RISER SHALL BE WRAPPED WITH 1/4 TO 1/2 INCH HARDWARE CLOTH HERE THEN WRAPPED WITH FILTER CLOTH (HAVING AN EQUIVALENT SIEVE SIZE OF 40-80). THE FILTER CLOTH SHALL EXTEND SIX (6) INCHES ABOVE THE HIGHEST HOLE AND SIX (6) INCHES BELOW THE LOWEST HOLE. WHERE ENDS OF THE FILTER CLOTH COME TOGETHER, THEY SHALL BE OVER-LAPPED, FOLDED AND STAPLED TO PREVENT BYPASS.
3. STRAPS OR CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.

EROSION & SEDIMENT CONTROL MEASURES

Silt Fence
-Silt fences shall be installed in the locations specified above, around topsoil stockpile areas, and at the base of all disturbed slopes.

Land Grading
-Finish land surfaces will be graded as indicated on the plans. Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, roots or other objectionable material. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

-Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas shall be seeded and mulched immediately.

-Finish grading shall contain adequate gradients so as to prevent water from standing on the surface of lawns for more than 24 hours after the end of a rainfall.

-Topsoil required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-sodded, areas.

-Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

Dust Control
-Construction operations shall be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation shall be left where indicated. The site can be sprinkled with water until the surface is wet. The following spray adhesives can be used on mineral soils:

Material	Water Dilution	Type of nozzle	Apply Gallons per acre
Acrylic Polymer	9:1	Coarse Spray	500
Latex Emulsion	12.5:1	Fine Spray	235
Resin In Water	4:1	Fine Spray	300

Temporary And Permanent Seedings
-Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 600 lbs of 5-10-10 or equivalent per acre. All disturbed areas shall be temporarily seed if construction does not resume in 15 days.

-Apply permanent seeding consisting of :

Empire birdsfoot trefoil or common white clover	8 lbs per acre
Plus tall fescue	20 lbs per acre
Plus Ryegrass	8 lbs per acre

-Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.

-The optimum time for permanent seeding is in the spring from March 21 through May 20, and in late summer and early fall from August 25 to October 15. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Broadcasting, drilling with cultipack type seeder or hydroseeding are acceptable.

Topsoil/Mulching
-Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final grading, allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas. In soil areas that are steeper than 3 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.

-Topsoil shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.

-Topsoil shall be placed at a uniform depth of 2 inches for the steep slopes, and 3 inches for the lawn areas. Topsoil shall not be placed when it is partly frozen, muddy nor on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.

-If soil is compacted or crusted, surface should be loosened to at least two inches by disking or other suitable methods. Straw mulch (small grain) is preferred applied at an application rate of 2 tons per acre, and anchored with wood fiber mulch (hydromulch) at 500-750 lbs. per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

LEGEND

EXISTING	NEW
2' CONTOUR	SILT FENCE
10' CONTOUR	DIVERSION SWALE
	FINISHED GRADE

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ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 12-5-2013

Drawing: EROSION & SEDIMENT CONTROL PLAN, SPECIFICATIONS & DETAILS

Project: 2nd FLOOR ADDITION AND PARKING EXPANSION TO COLANDREA SUNSHINE FORD
N.Y.S. ROUTE 17K TOWN OF NEWBURGH, N.Y.

Project No. 1203