



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

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**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.
3. The building will require to be sprinklered based on the revised square footage. Adequacy of water lines should be addressed in future submissions.
4. City of Newburgh flow acceptance letter for increased flow is required.
5. Sanitary sewer line location should be identified on the plans.
6. 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.
8. 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.
9. Project requires submission to Orange County Planning due to location on State Highway.

Respectfully submitted,

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

Patrick J. Hines
Principal



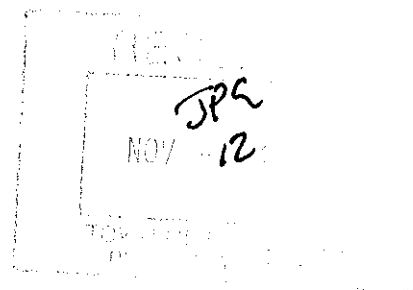
HIGHLANDS ARCHITECTURE pllc

3212 ROUTE 9
COLD SPRING, NY 10516
(845) 809-5976 office
highlandsarchitecture.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,

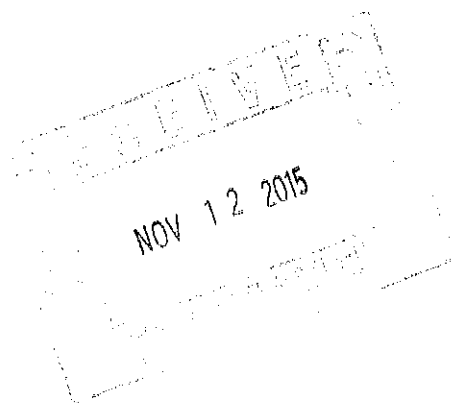
We are hereby re-submitting our application to the Planning Board for site plan review for 1 Powelton Road with several revisions. The application was revised based on comments received at the Zoning Board of Appeals meeting on October 22, 2015. Please see the bubbled areas on the enclosed drawings for all revisions.

Our proposal for the above referenced project is to design and build three additions and renovate the existing building on the site to become a pediatric dental office. The additions include a new 1,500 square foot 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 PEDIATRIC DENTAL OFFICE			
Project Location (describe, and attach a location map): 1. POWELTON ROAD, NEWBURGH NY 12550			
Brief Description of Proposed Action: DESIGN & CONSTRUCT (3) ADDITIONS AND RENOVATE THE EXISTING BUILDING ON THE SITE TO BECOME A PEDIATRIC DENTAL OFFICE. ADDITIONS INCLUDE A 270 SQUARE FOOT ELEVATOR, STAIR, & LOBBY ADDITION ON THE SOUTHWEST SIDE, 136 S.F. STAIR TOWER ADDITION ON THE NORTH SIDE, AND 1,500 S.F. 2ND FLOOR ADDITION. SITE IMPROVEMENTS: NEW SEPTIC, NEW SIDEWALKS, RE-GRADING OF PARKING LOT, & LANDSCAPING.			
Name of Applicant or Sponsor: DR. ALI FAYAZI		Telephone: 914.414.7371	
Address: 4 MARTINE AVENUE, #406		E-Mail:	
City/PO: WHITE PLAINS		State: NY	Zip Code: 10606
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: ZONING BOARD OF APPEALS, PLANNING ED, BLDG. DEPARTMENT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.85 acres	
b. Total acreage to be physically disturbed?		.11 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.25 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>NEW SEPTIC SYSTEM.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>STORM WATER TO BE DIRECTED TOWARDS</u> <u>EXISTING CONVEYANCE SYSTEMS.</u>			

Agency Use Only [If 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

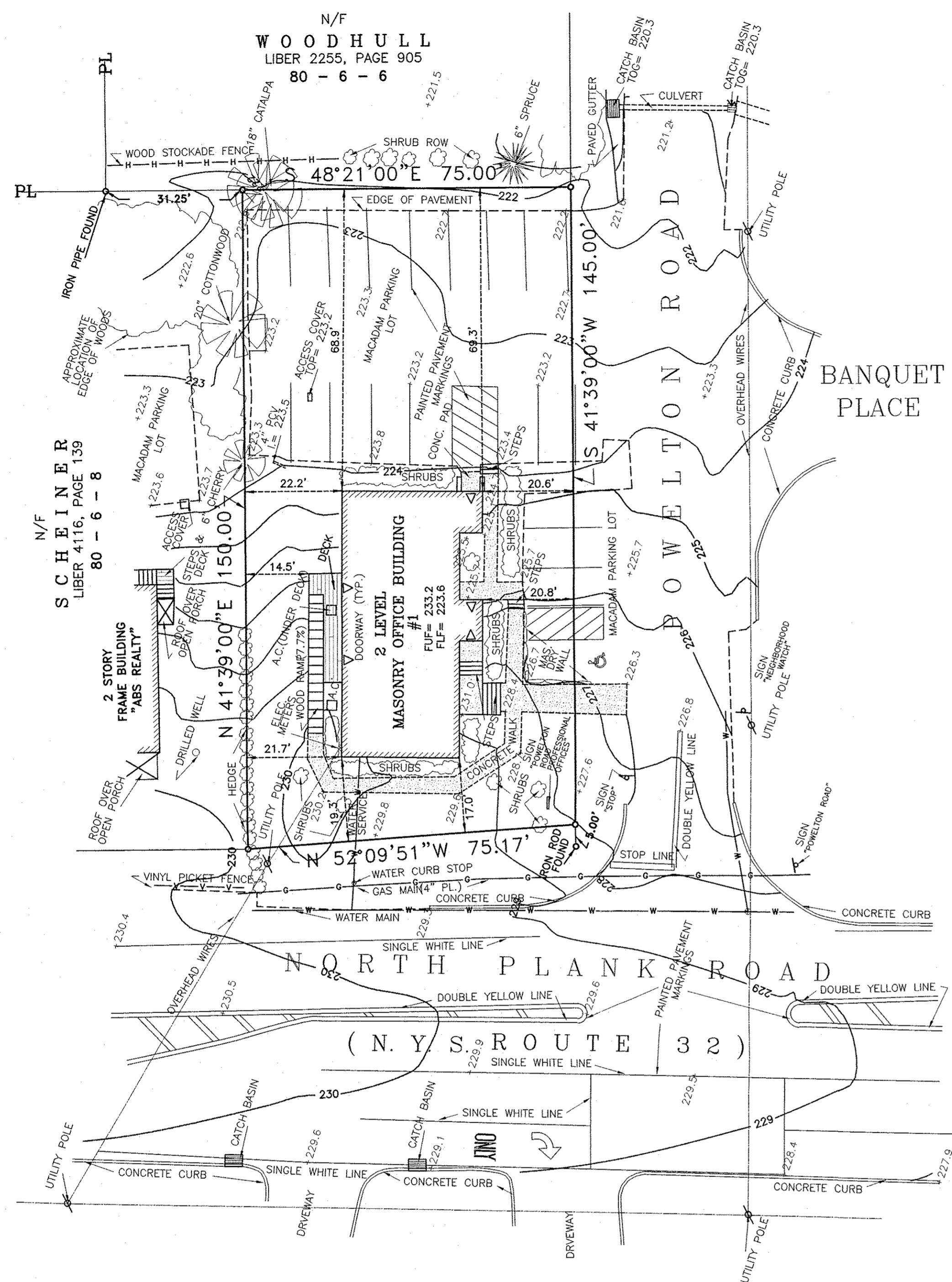
Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

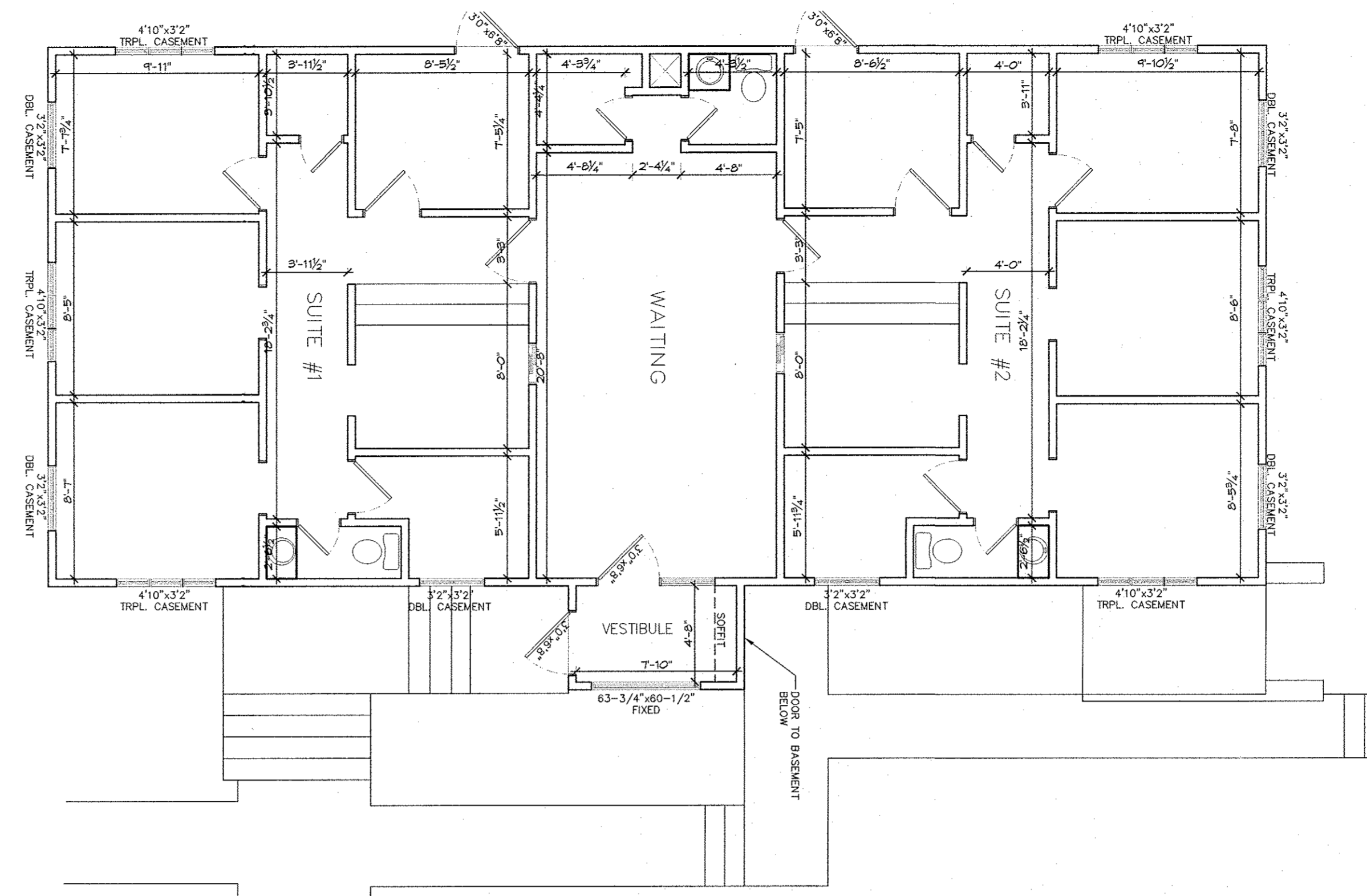
For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify 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. Each 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.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<u>HIGHLANDS ARCHITECTURE, PLLC</u>	<u>11/11/15</u>
Name of Lead Agency	Date
<u>STERLING A. WISALEN, RA, LEED AP</u>	<u>PARTNER / ARCHITECT</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

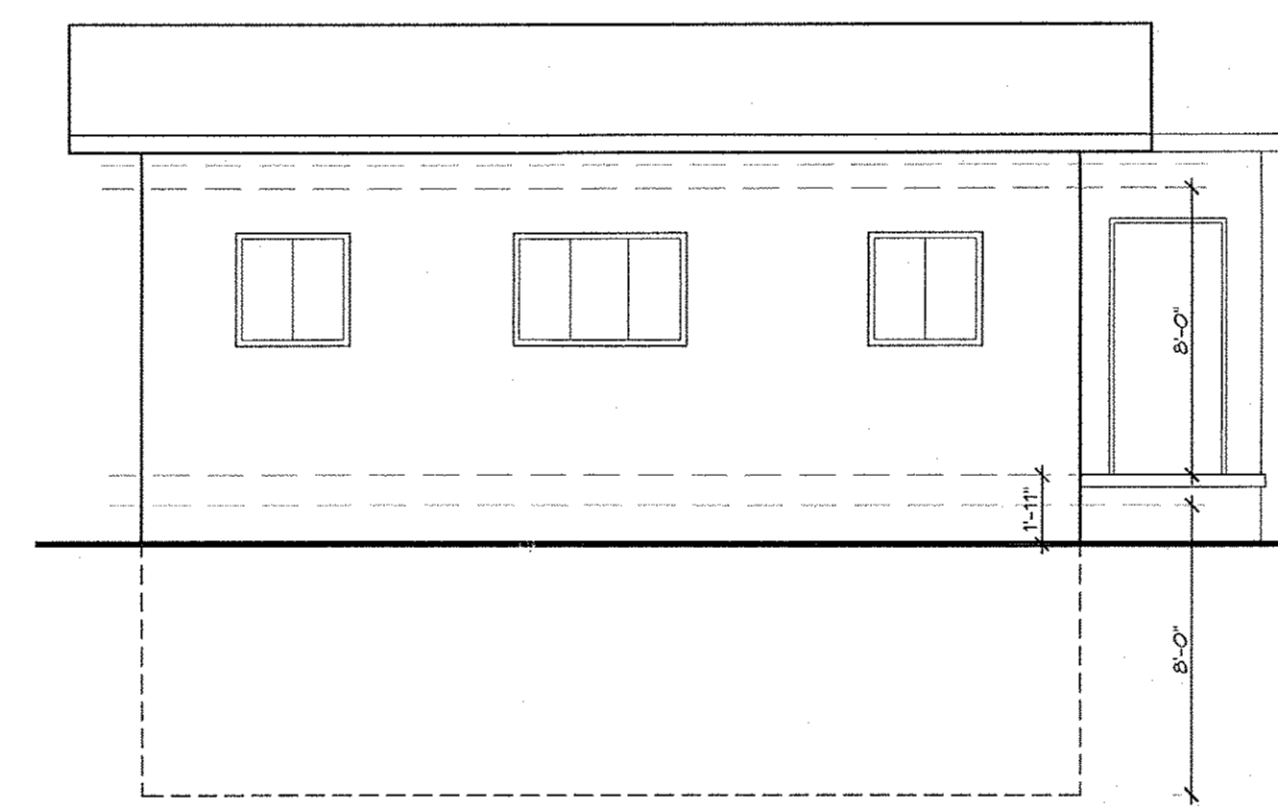


1 EXISTING SITE PLAN
EX-1 1" = 20'-0"

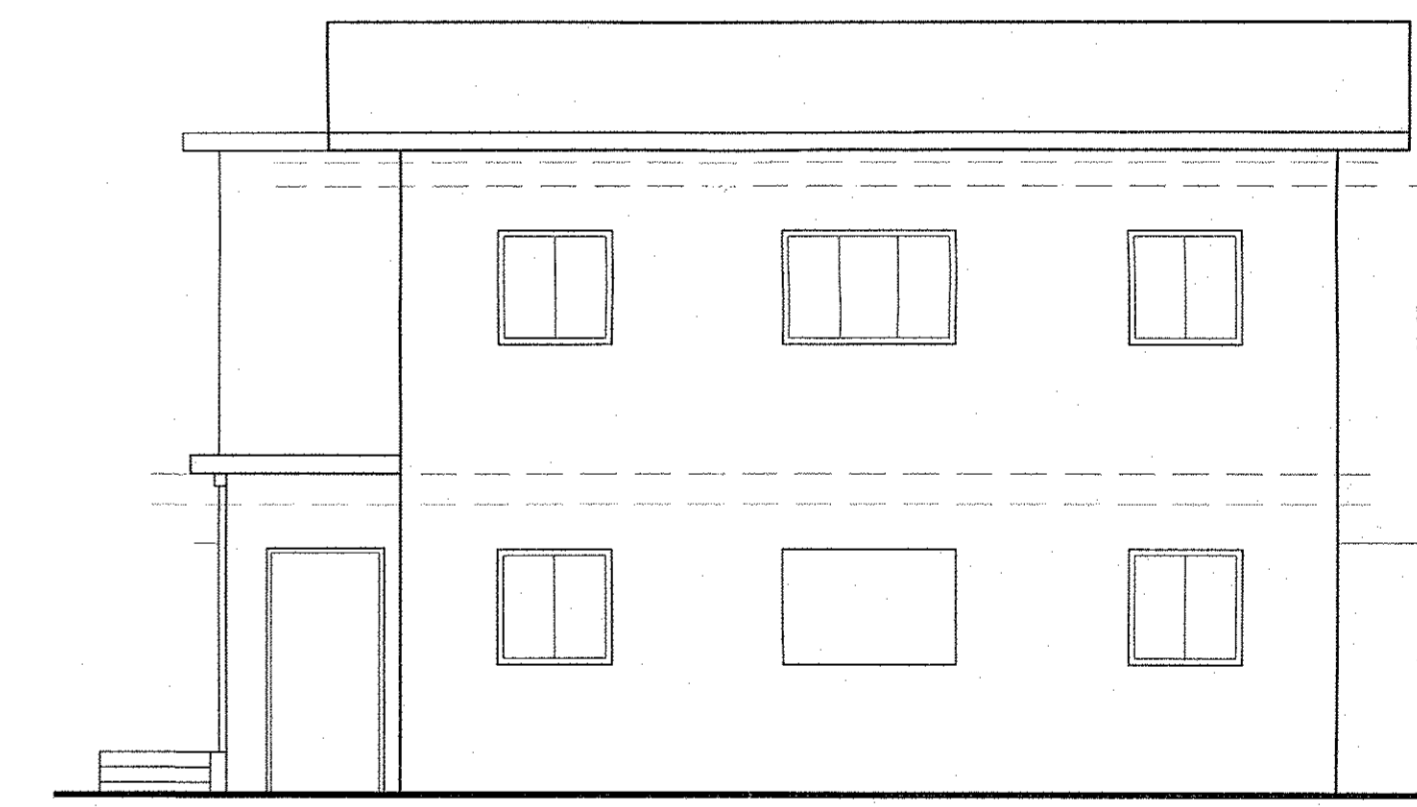
NOTE:
ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY
AS PREPARED BY:
STEVEN P. DRABICK, P.L.S.
PROFESSIONAL LAND SURVEYOR
PO BOX 539
CORNWALL, NY 12518
DRAWING # 1799-15. DATE: SEPTEMBER 30, 2015



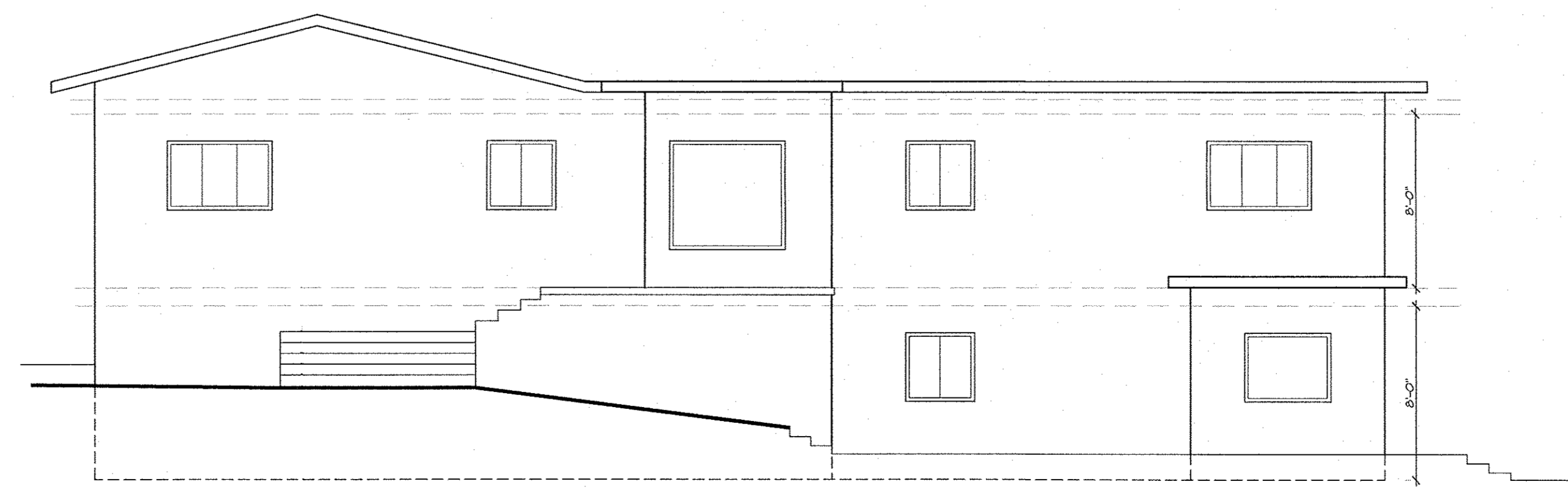
2 EXISTING FLOOR PLAN
EX-1 3/16" = 1'-0"



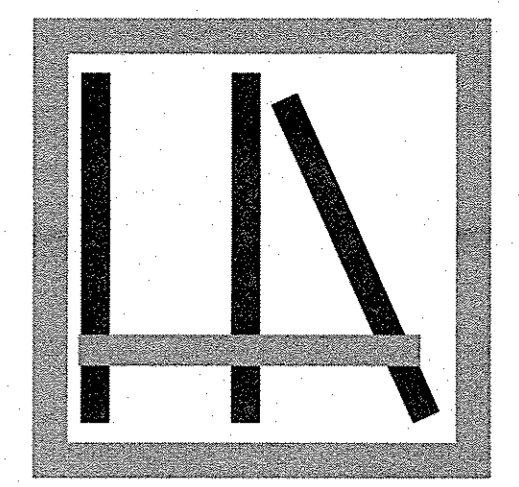
3 EXISTING SOUTH ELEVATION
EX-1 3/16" = 1'-0"



4 EXISTING NORTH ELEVATION
EX-1 3/16" = 1'-0"



5 EXISTING EAST ELEVATION
EX-1 3/16" = 1'-0"



**HIGHLANDS
ARCHITECTURE
plc**

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NEW PEDIATRIC DENTAL OFFICE FOR:

DR. PAYAMI
1 POWELTON ROAD
NEWBURGH, NY 12550



EXIST. SITE, PLAN,
ELEVATIONS

EX-1

DATE: 9 JUNE 2015
REVISIONS: 8/4/15, 10/8/15
REVISIONS: 11 NOV 2015 PB FILING
REVISIONS:
DRAWN BY: SW



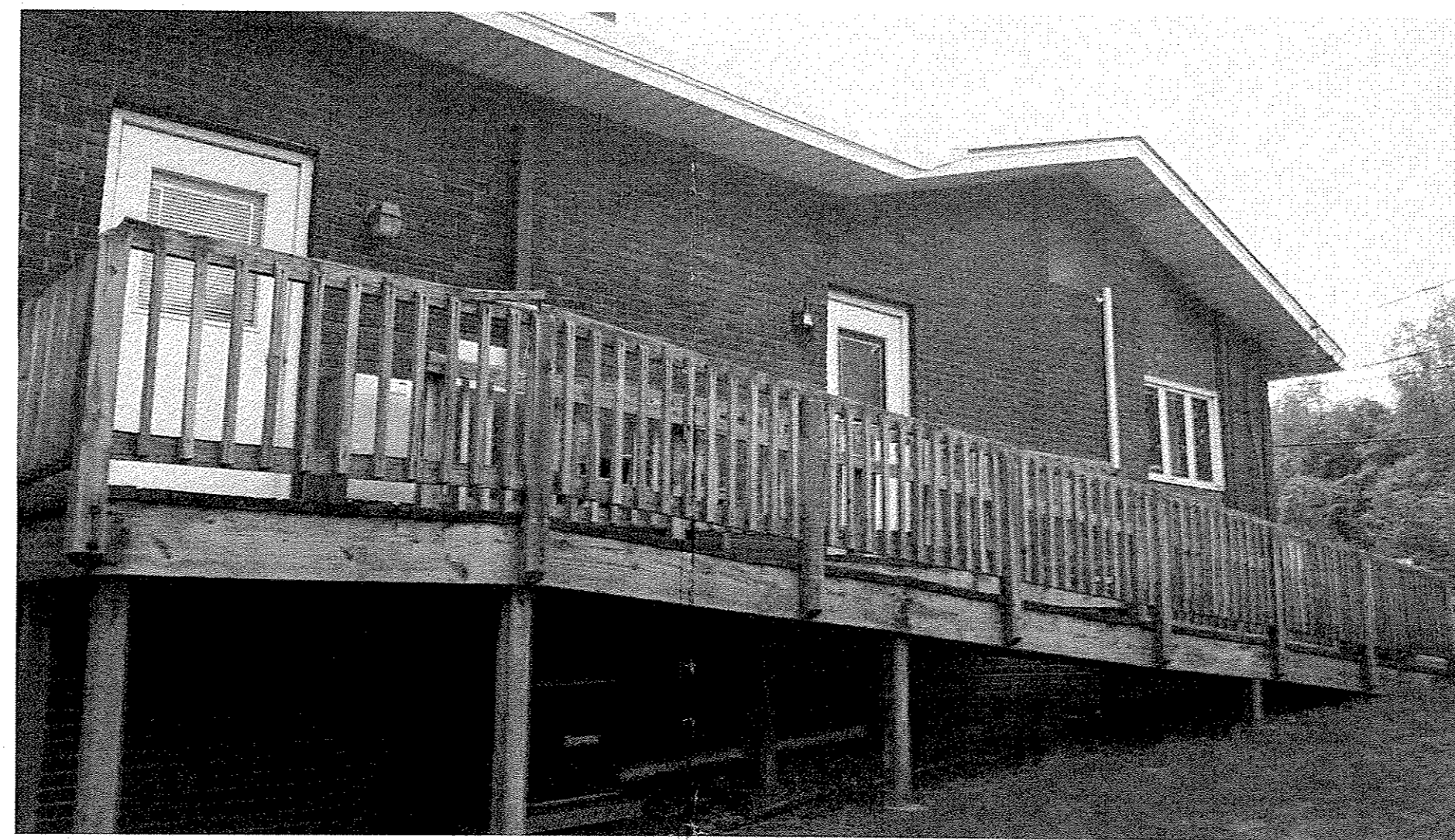
1 SITE PHOTO - SOUTH WEST SIDE
EX-2



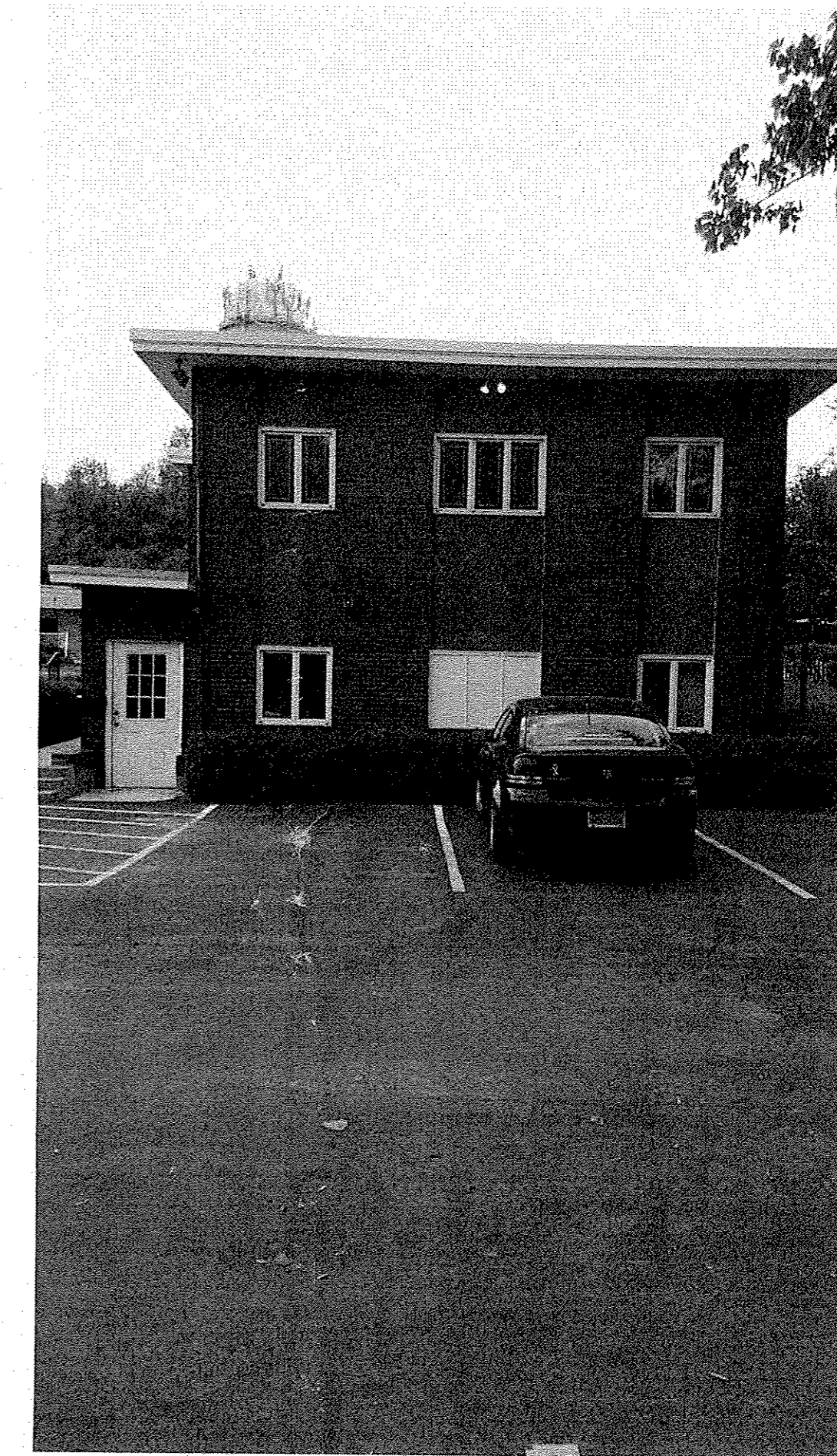
2 SITE PHOTO - NORTH WEST SIDE
EX-2



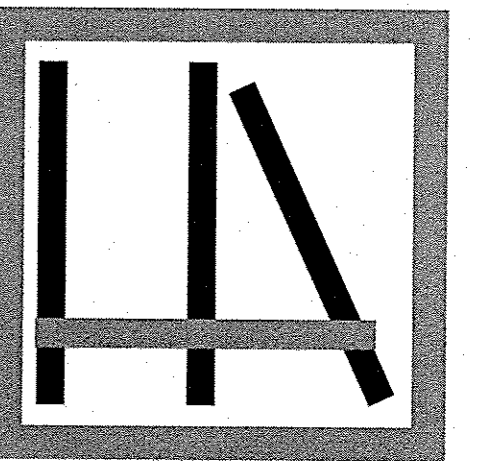
4 SITE PHOTO - EAST SIDE
EX-2



5 SITE PHOTO - WEST SIDE
EX-2



3 SITE PHOTO - NORTH SIDE
EX-2



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DR. PAVAMI
1 POWELTON ROAD
NEWBURGH, NY 12550

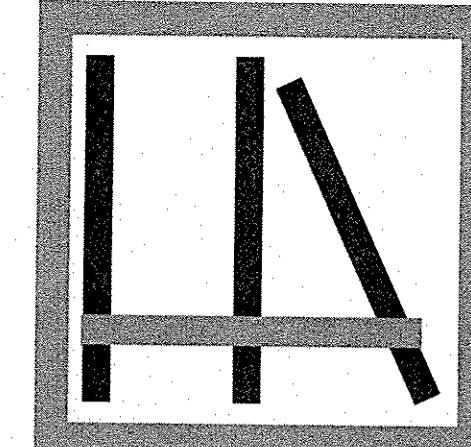


THESE DRAWINGS ARE INDICATED FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.

SITE & BUILDING
PHOTOS

EX-2

DATE: 9 JUNE 2015
REVISIONS: 8/4/15 PB, 8/18/15 ZBA
REVISIONS: 11 NOV 2015 PB FILING
REVISIONS:
DRAWN BY: SW

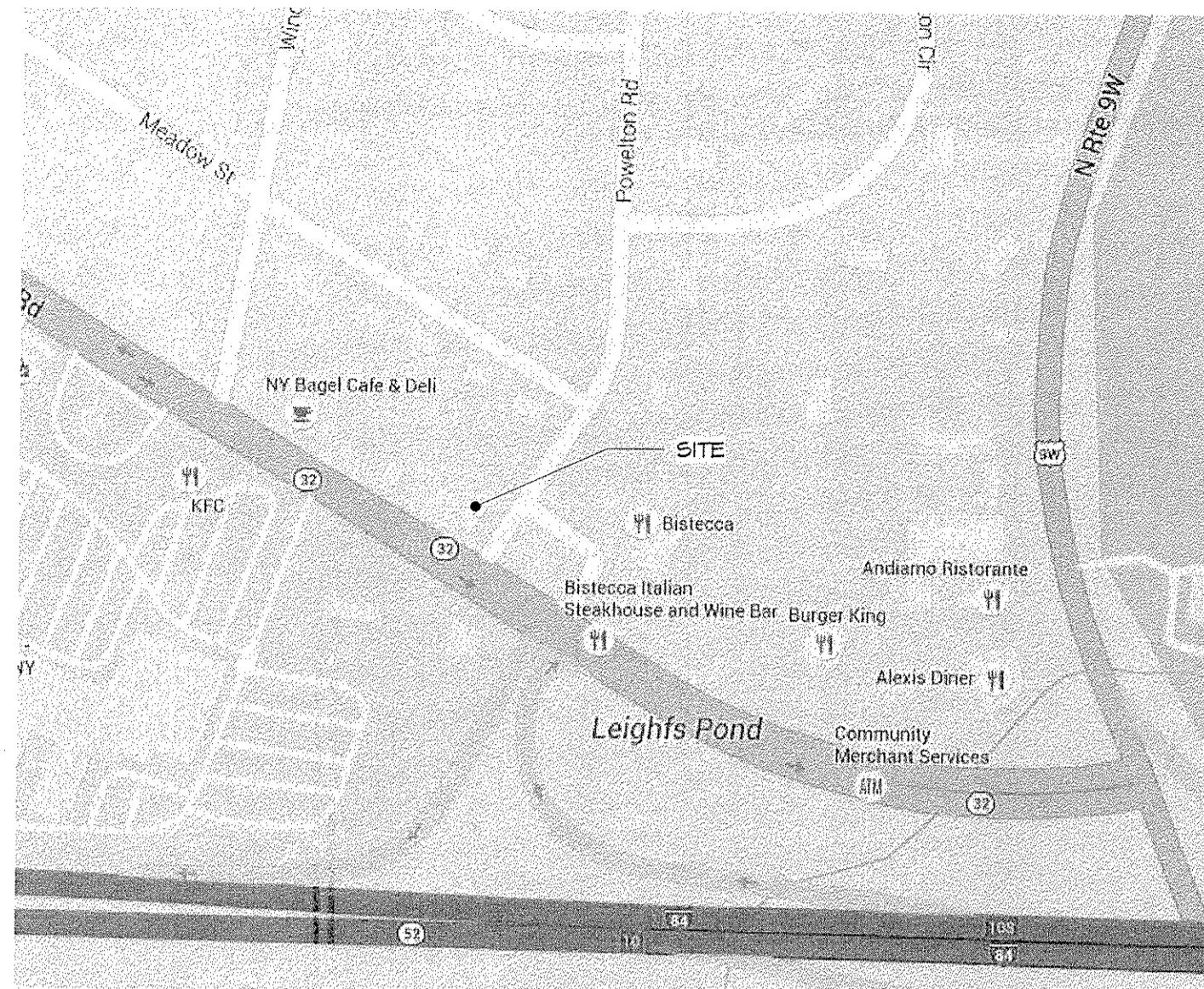
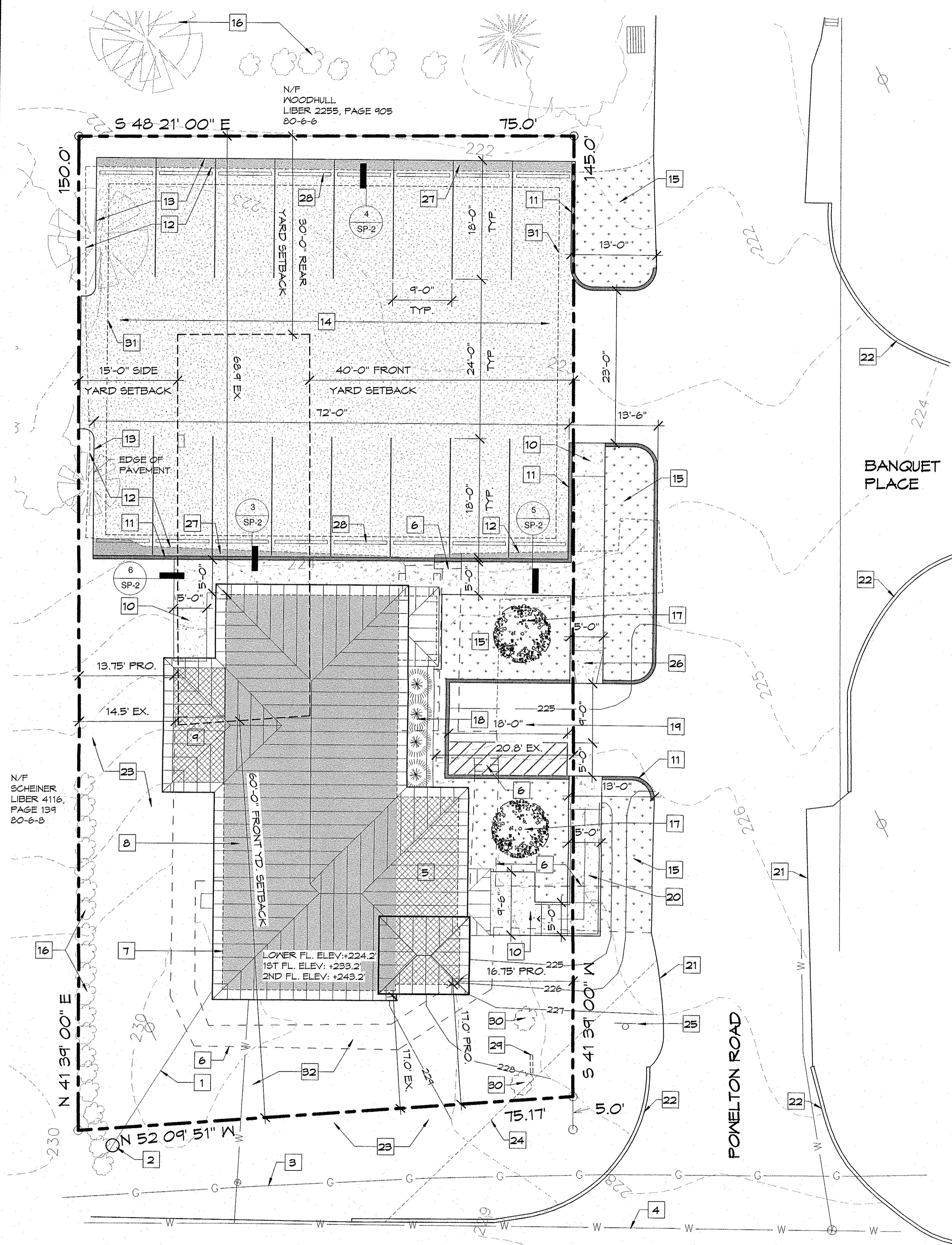


HIGHLANDS ARCHITECTURE
plc

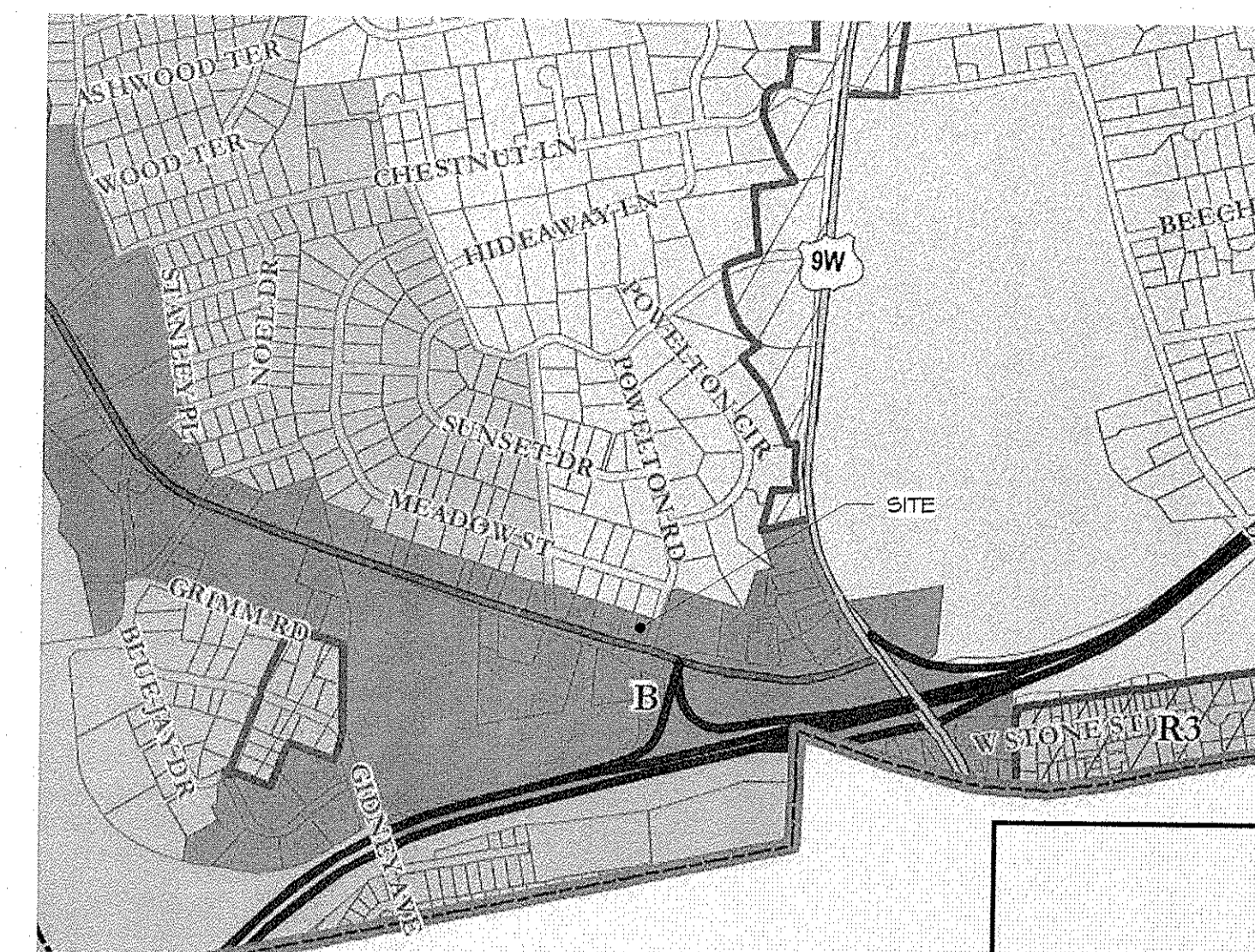
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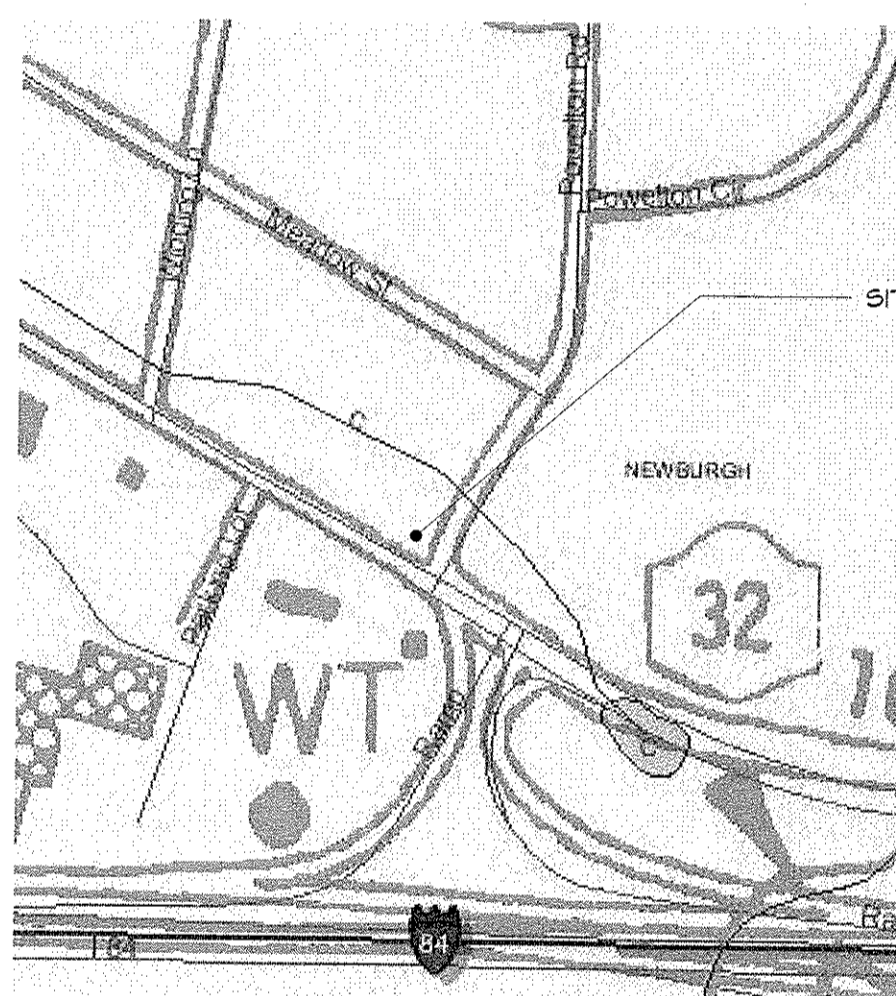
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2 LOCATION MAP

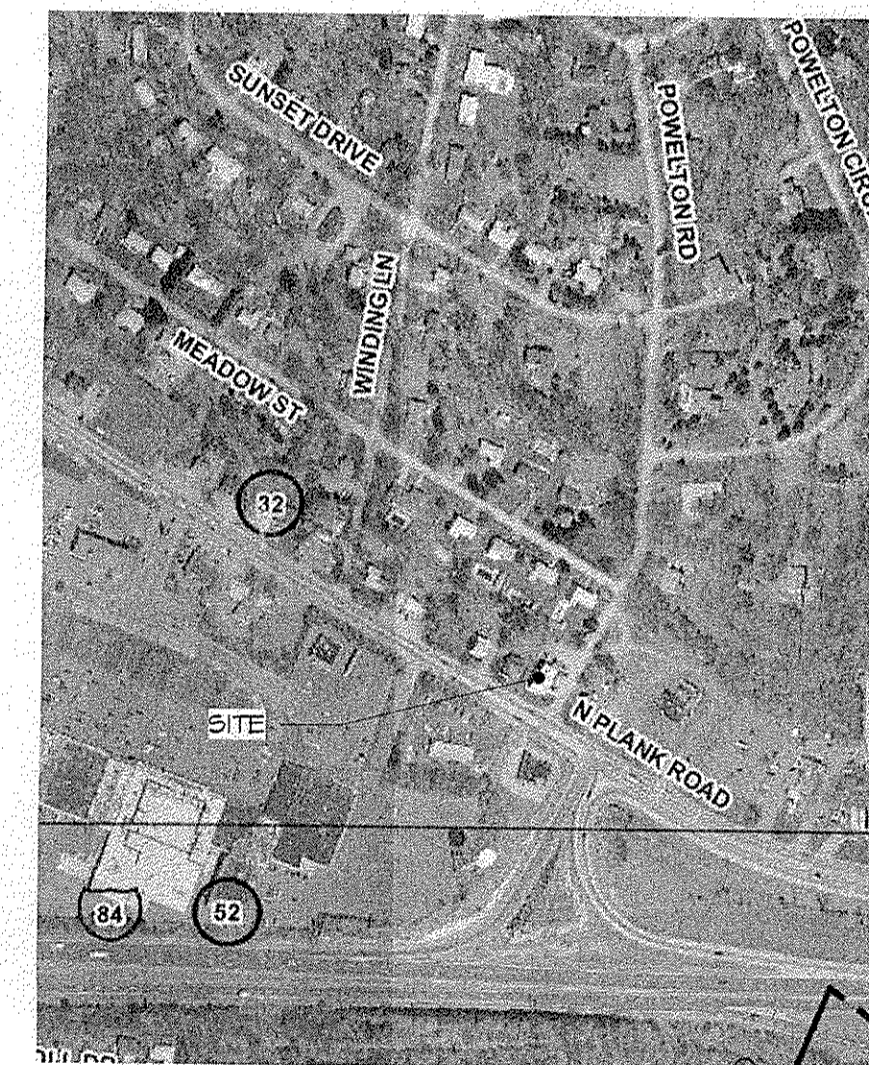


3 PARTIAL ZONING MAP



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

4 WETLANDS MAP



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

5 FLOOD PLAIN MAP

PROPOSED PLOT PLAN
SP-1
1" = 10'-0"

NOTES:
1. ALL SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY: STEVEN P. DRABICK, PLS, PC, PROFESSIONAL LAND SURVEYOR, PO BOX 534, CORNWALL, NY 12518, (845) 534-2208, DRAWING # 1794-15, DATED: SEPTEMBER 30, 2015.
2. APPROXIMATELY 80 CUBIC YARDS OF MATERIAL TO BE EXCAVATED.

ZONING INFORMATION

	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YD.	FRONT YD.	REAR YD.	SIDE YD.	LOT BLDG COV.	BLDG. HT.	LOT SURFACE COV.
ORDINANCE REQUIREMENT:	15,000 SF	100 FT	125 FT	60 FT	40 FT	30 FT	15 FT	60%	35 FT	85%
EXISTING:	11,063 SF	75 FT	150 FT	17.0'	20.8'	68.9'	14.5'	15.5%	1-20 FT	66%
PROPOSED:	11,063 SF	75 FT	150 FT	17.0'	16.75'	68.9'	13.75'	18.2%	33 FT	65%

* VARIANCE REQUIRED
** PRE-EXISTING / NON CONFORMING

KEYNOTE LEGEND:

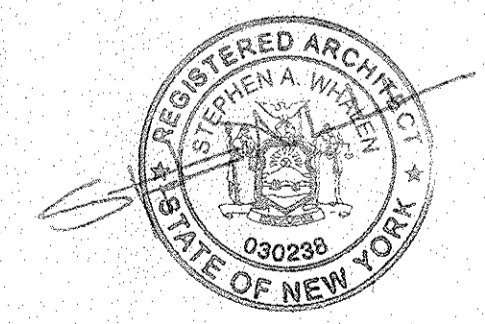
- 1 EXISTING OVERHEAD SERVICE WIRES.
- 2 EXISTING UTILITY POLE.
- 3 LOCATION OF EXISTING UNDERGROUND GAS SERVICE.
- 4 LOCATION OF EXISTING UNDERGROUND WATER SERVICE.
- 5 CROSS HATCHED AREA DENOTES AREA OF NEW 210 SQUARE FOOT ADDITION.
- 6 DASHED LINE DENOTES EXISTING SIDEWALKS AND STAIRS TO BE REMOVED IN THEIR ENTIRETY.
- 7 LINE OF EXTERIOR WALL BELOW TYPICAL.
- 8 SHADED AREA DENOTES AREA OF NEW 1,500 SQUARE FOOT SECOND FLOOR ADDITION.
- 9 CROSS HATCHED AREA DENOTES AREA OF NEW 136 SQUARE FOOT STAIR ADDITION.
- 10 NEW CONCRETE SIDEWALK. SEE DETAILS ON SP-2 FOR MORE INFORMATION.
- 11 SHADED AREA DENOTES NEW 6" CONCRETE CURB. SEE DETAILS ON SP-2 FOR MORE INFORMATION.
- 12 DASHED LINE DENOTES FORMER EDGE OF PAVEMENT.
- 13 LINE OF EDGE OF NEW PAVEMENT.
- 14 STIPPLED AREA DENOTES AREA TO REMOVE AND REPLACE ASPHALT PARKING LOT. NEW PAVING TO BE PITCHED TO POWELLTON 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.
- 16 EXISTING PLANTINGS TO REMAIN. NO CHANGE.
- 17 NEW 1/2" - 12'-0" HIGH DOGSWOOD TREE. SEE DETAIL 1 ON SP-2 FOR MORE INFORMATION.
- 18 NEW 3'-0" HIGH RETAINING WALL W/ 1/2" - 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 AISLE" SIGNAGE AT END OF SPACES ADJACENT TO RETAINING WALL.
- 20 NEW 5'-0" WIDE CONCRETE RAMP WITH HANDRAILS ON BOTH SIDES.
- 21 LINE OF EDGE OF EXISTING LAWN.
- 22 LINE OF EXISTING CONCRETE CURB.
- 23 EXISTING LAWN. PATCH, REPAIR, AND RE-SEED AS REQ'D.
- 24 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.

PARKING REQUIREMENTS:

ORDINANCE REQUIREMENT:	OCCUPIED FLOOR AREAS:	PARKING REQUIRED:	PARKING PROVIDED:
OFFICE OR OFFICE BUILDING: 1 PER 200 SQUARE FEET OF FLOOR AREA FOR THE FIRST 20,000 SQUARE FEET OF FLOOR AREA.	LOWER LEVEL: 543 S.F. 1ST FLOOR: 1,500 S.F. 2ND FLOOR: 1,320 S.F. TOTAL: 3,363 S.F.	3,363 S.F. / 200 = 16.8 SPACES REQUIRED.	16 PARKING SPACES + 1 H.C. SPACE = 17 TOTAL SPACES.

NEW PEDIATRIC DENTAL OFFICE FOR:

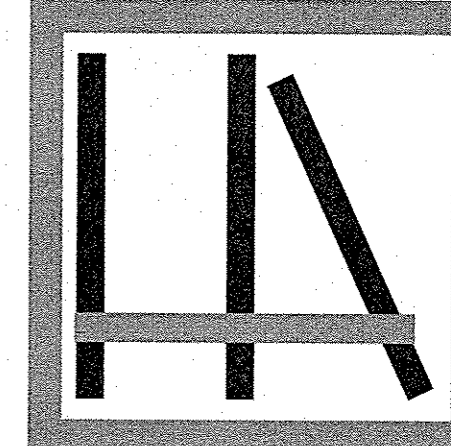
DR. PAVAMI
1 POWELLTON ROAD
NEWBURGH, NY 12550



PROPOSED SITE PLAN

SP-1

DATE: 9 JUNE 2015
REVISIONS: 4 AUGUST 2015 PB FILING
REVISIONS: 8/18/15, 10/8/15, 11/4/15
REVISIONS:
DRAWN BY: SW

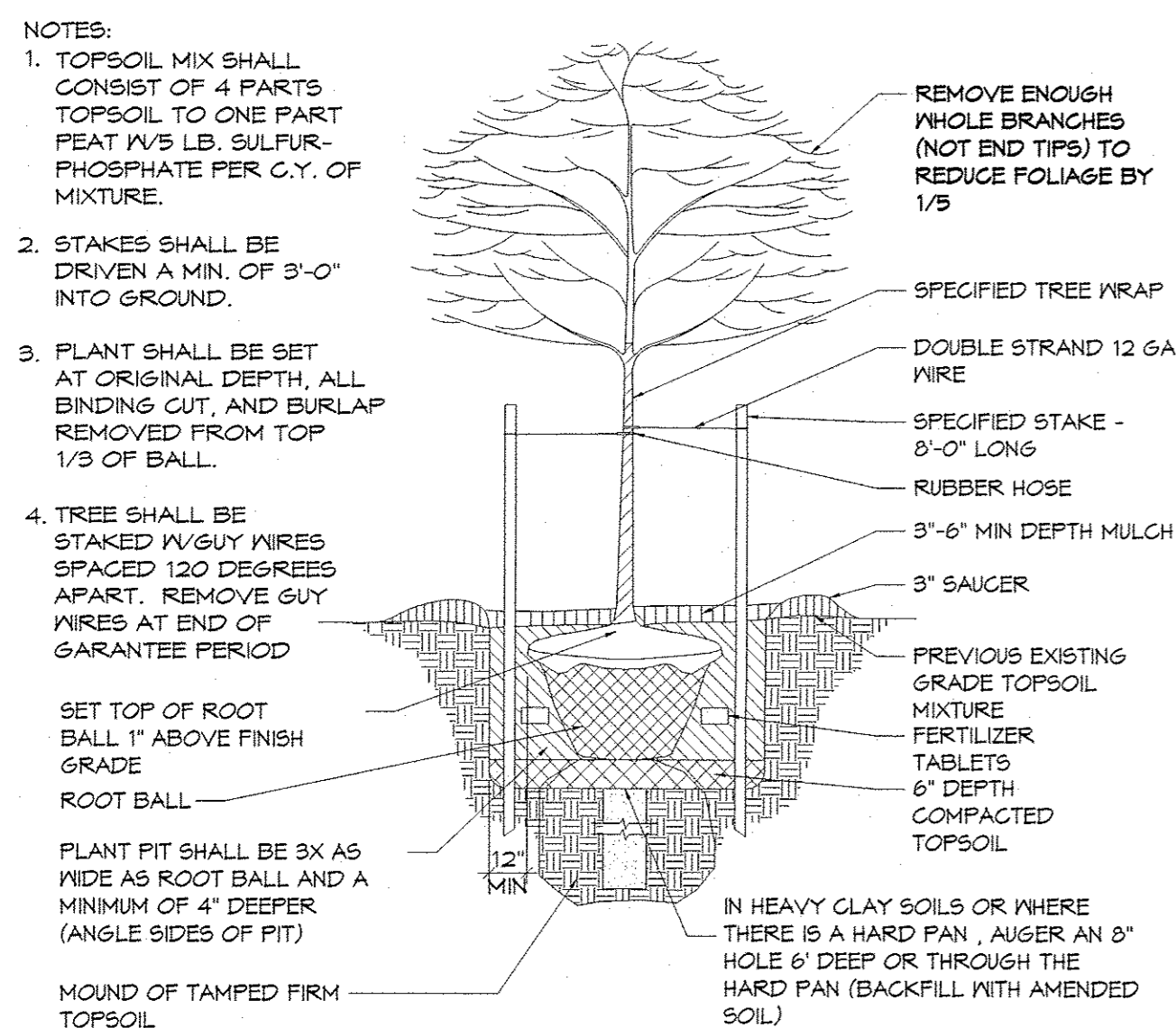


**HIGHLANDS
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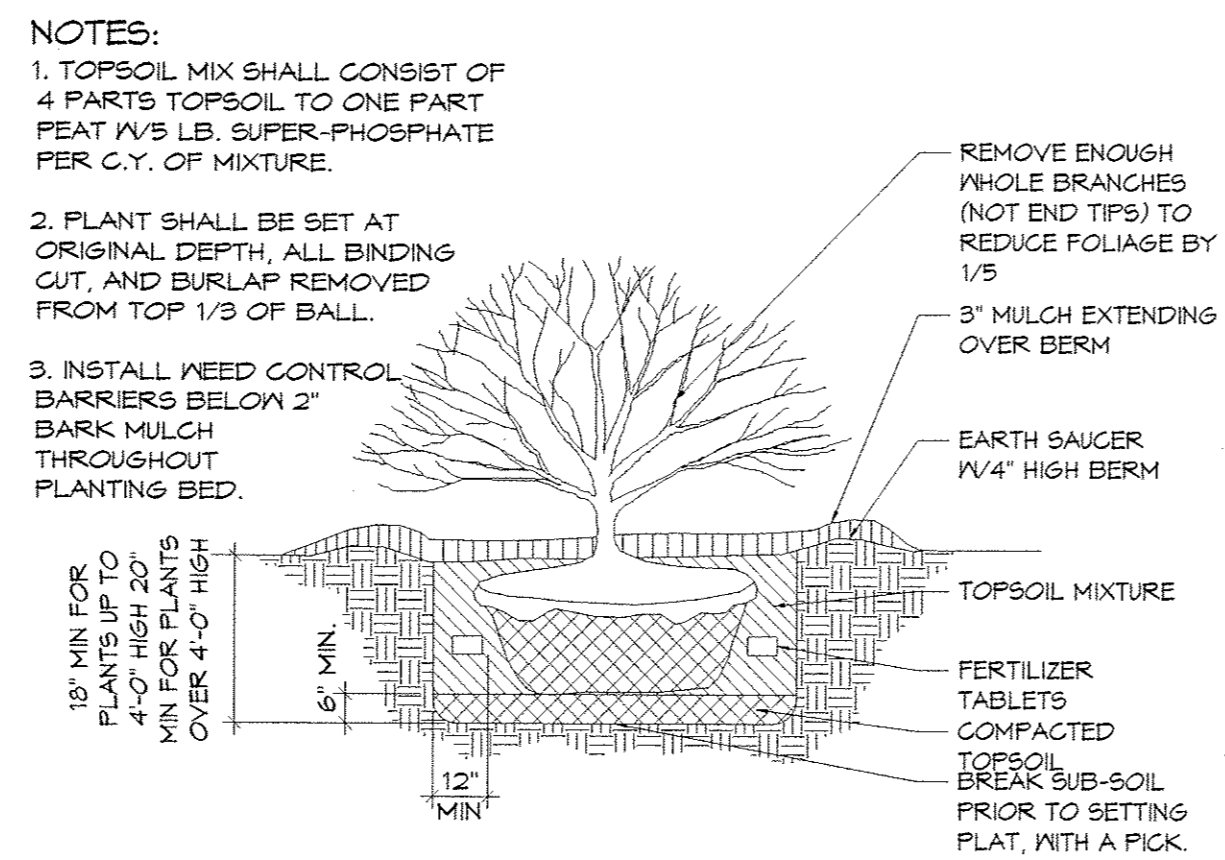
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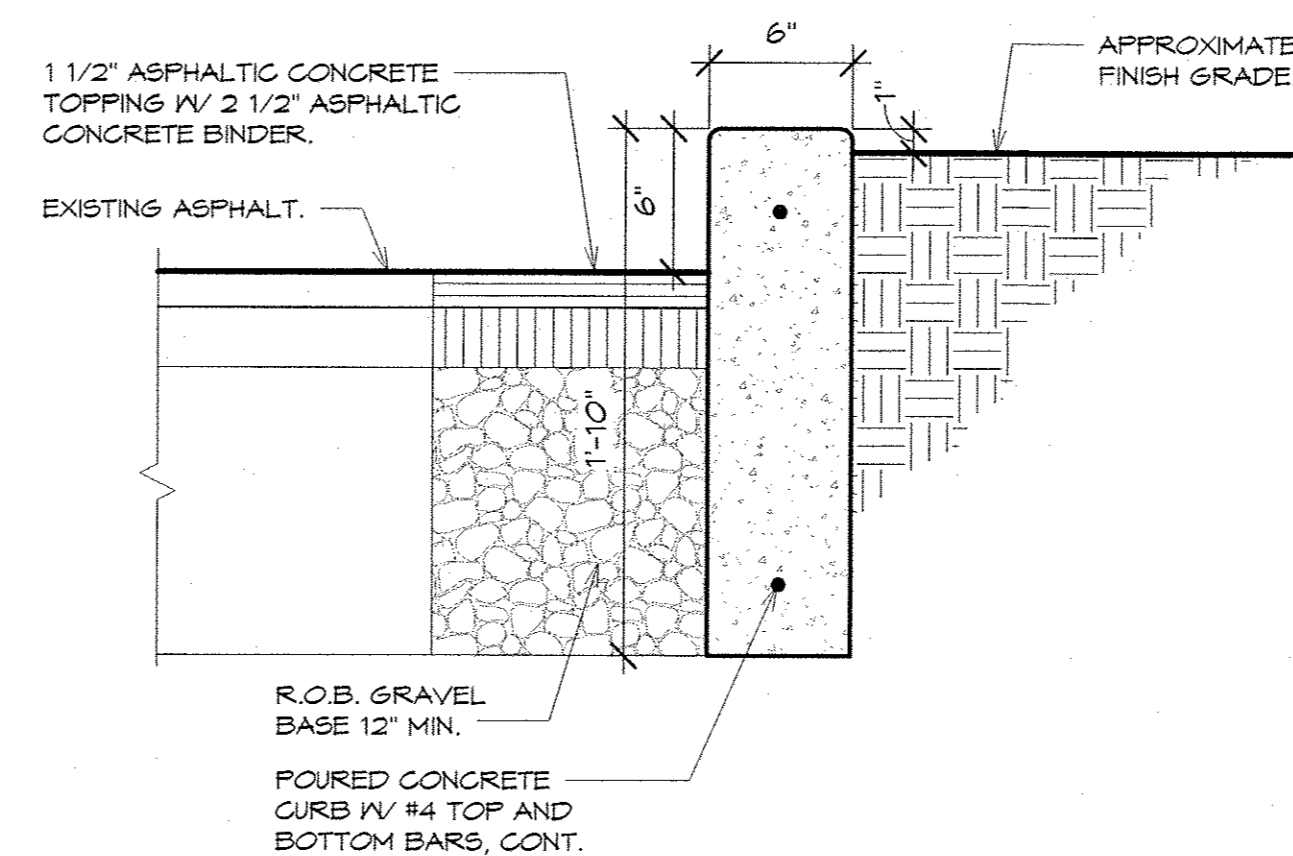
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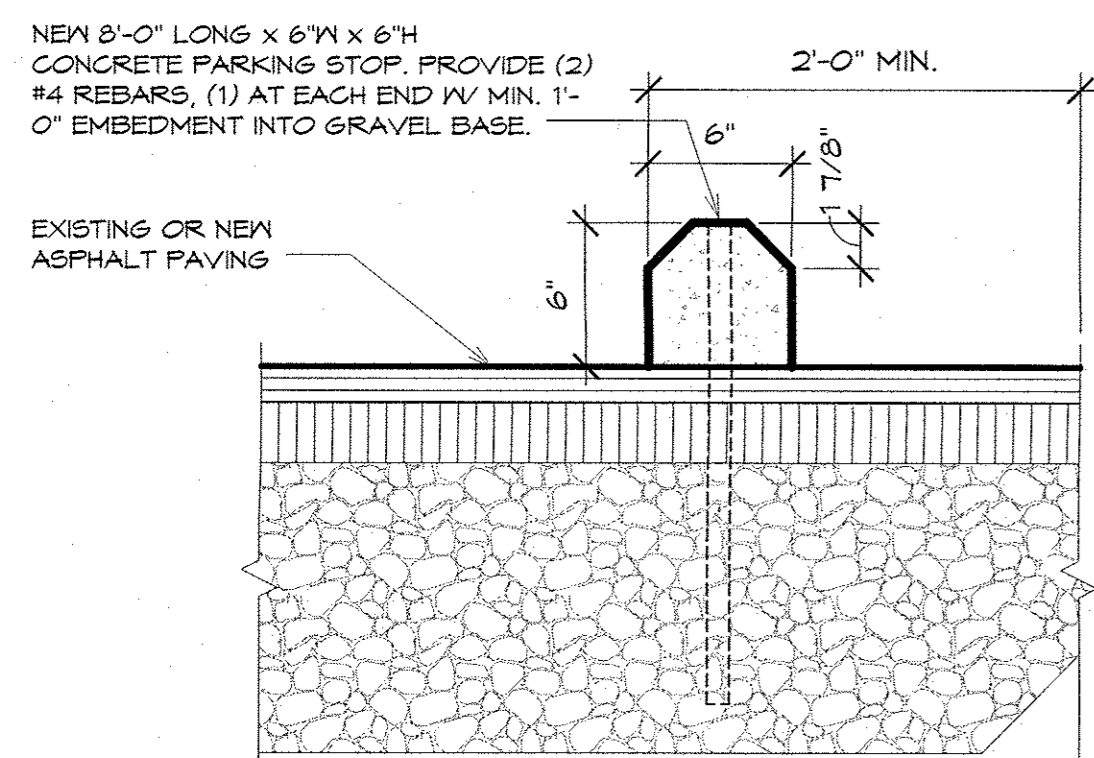
1 TREE PLANTING DETAIL
SP-2 1" = 1'-0"



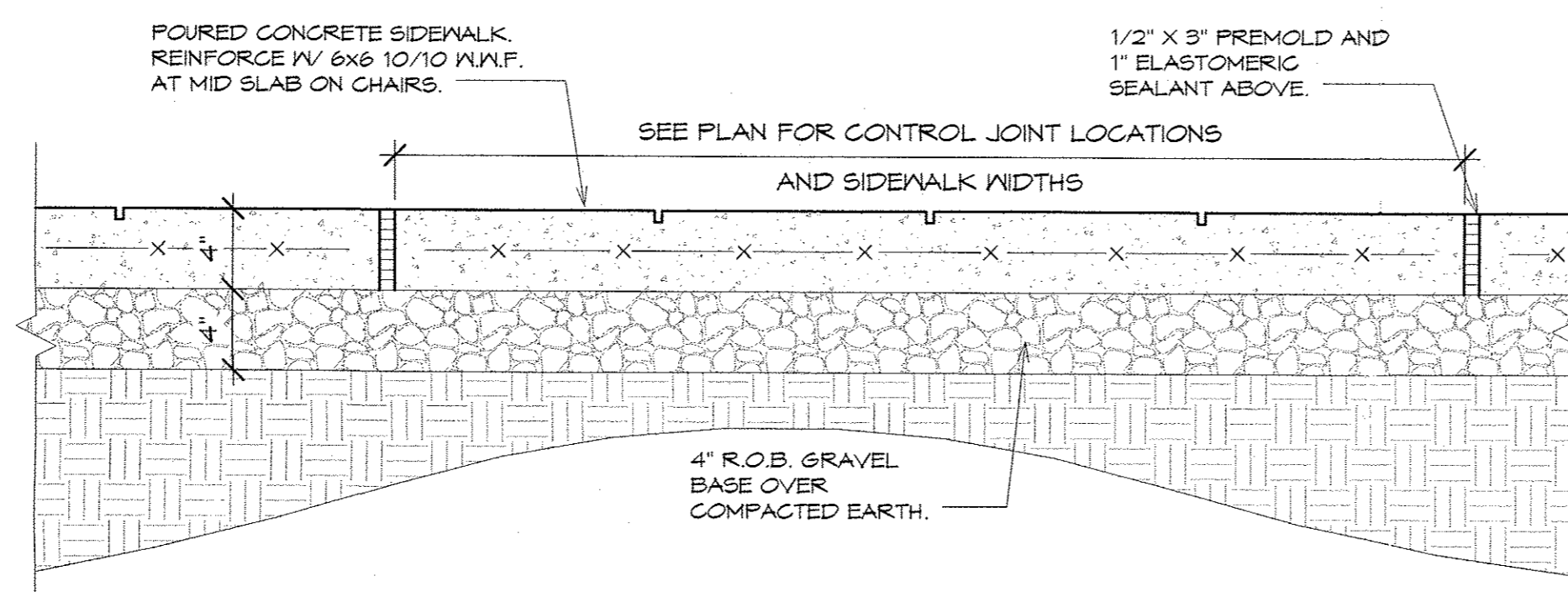
2 SHRUB PLANTING DETAIL
SP-2 1" = 1'-0"



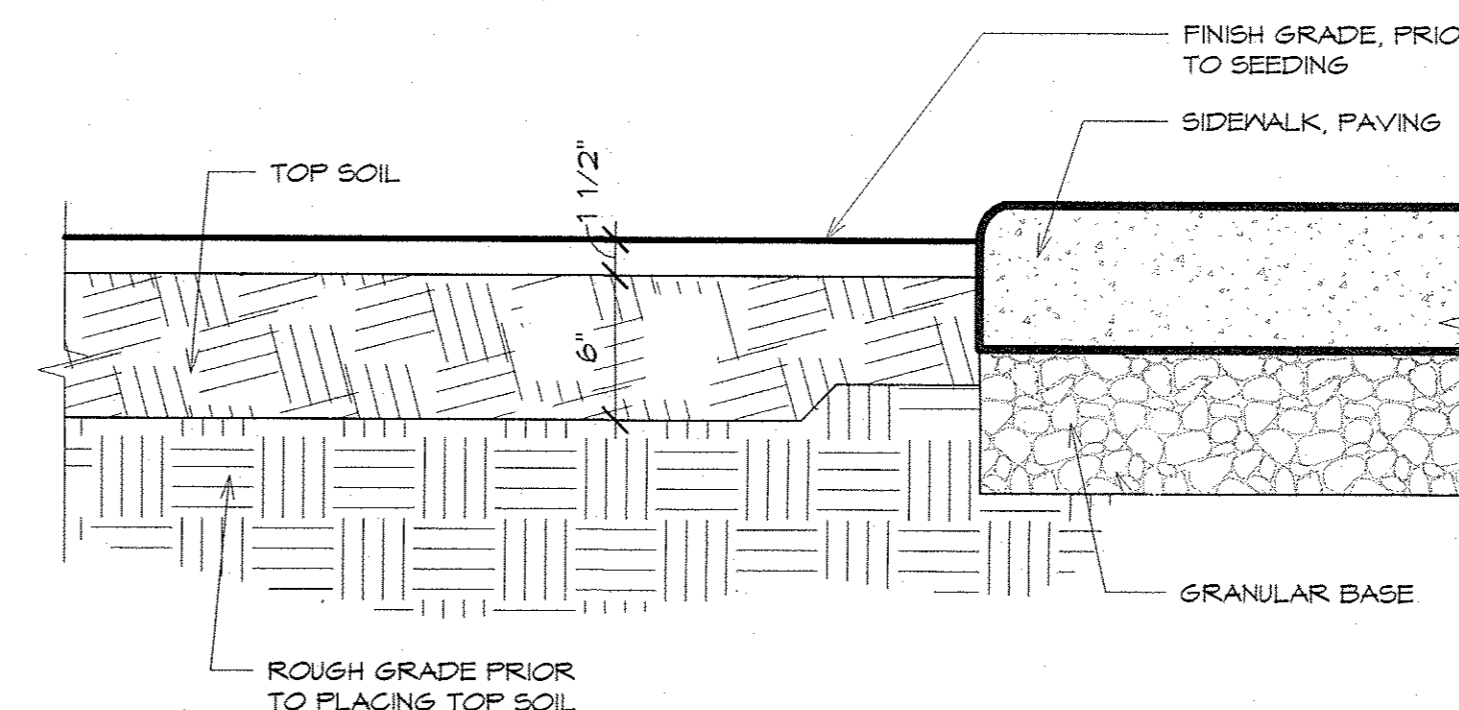
3 CURB DETAIL
SP-2 1 1/2" = 1'-0"



4 PARKING STOP DETAIL
SP-2 1 1/2" = 1'-0"



5 SIDEWALK DETAIL
SP-2 1 1/2" = 1'-0"



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

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SITE DETAILS

SP-2

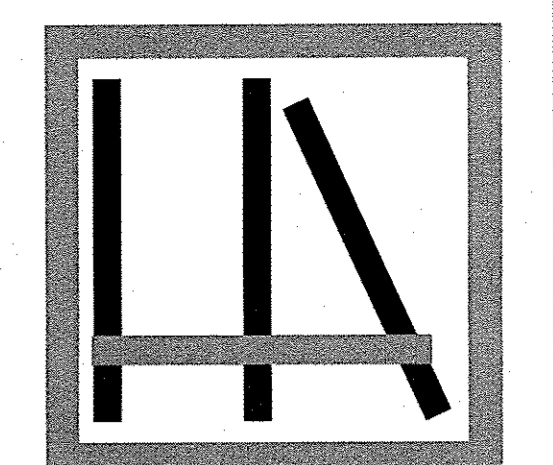
DATE: 9 JUNE 2015

REVISIONS: 18 AUGUST 2015 ZBA FILING

REVISIONS: 11 NOV 2015 PB FILING

REVISIONS:

DRAWN BY: SW



**HIGHLANDS
ARCHITECTURE**

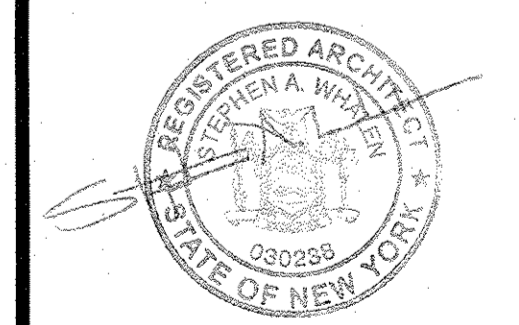
pllc

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**FLOOR PLANS,
EAST ELEVATION**

A-1

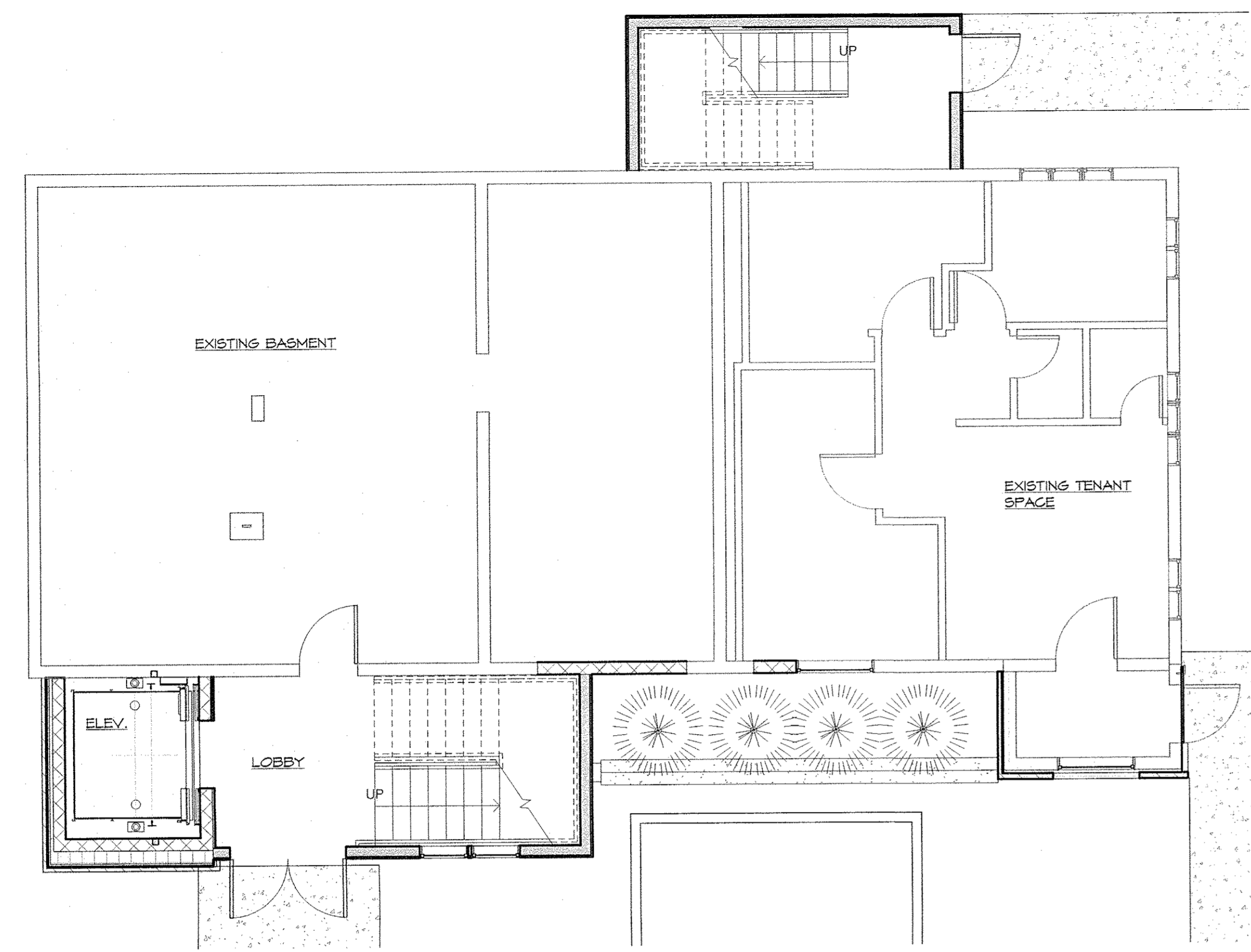
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REVISIONS: 8/4/15 PB, 7/1/15, 8/18/15 ZBA

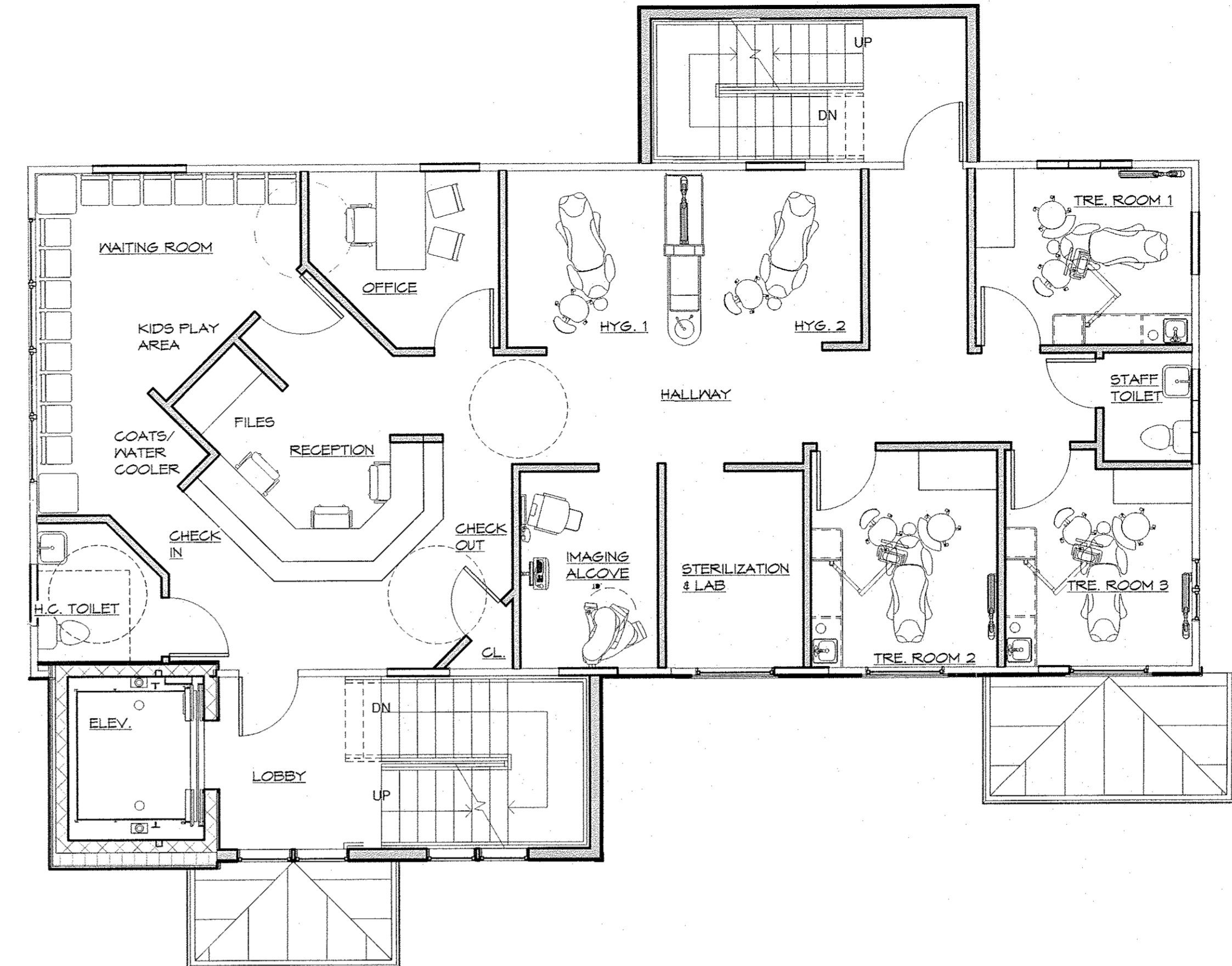
REVISIONS: 11 NOV 2015 PB FILING

REVISIONS:

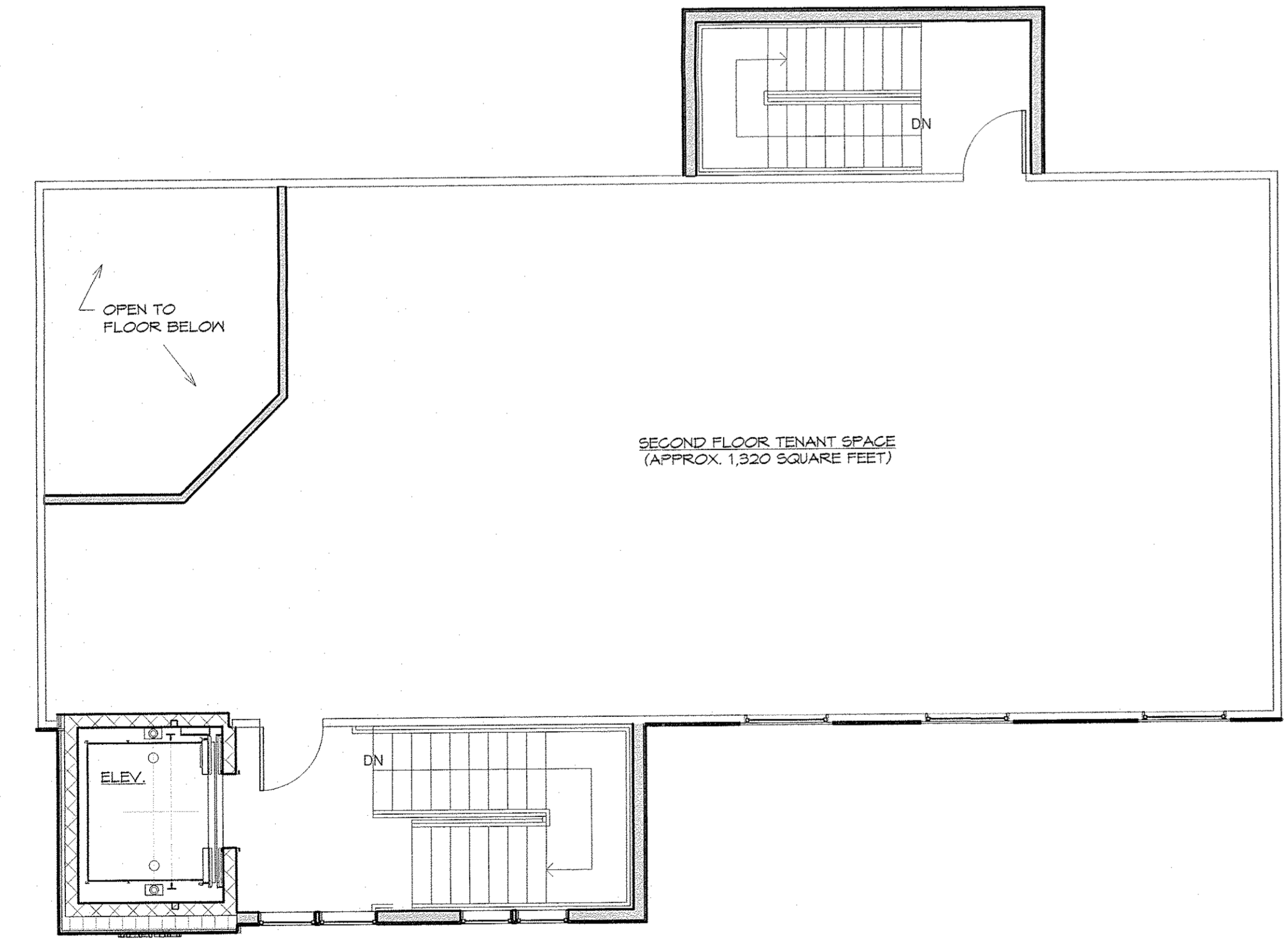
DRAWN BY: SW



1 LOWER LEVEL PLAN
A-1 3/16" = 1'-0"



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



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



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