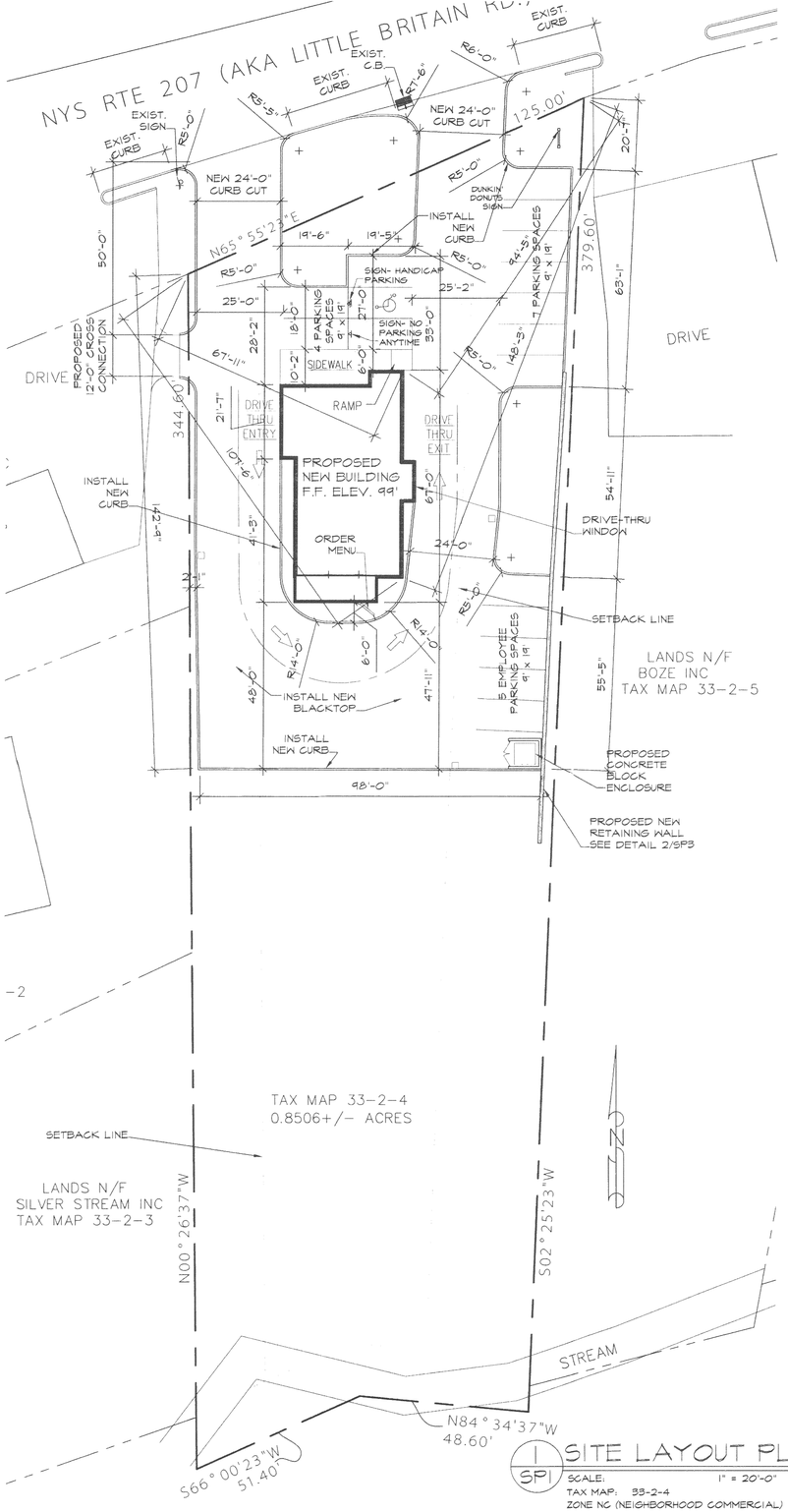
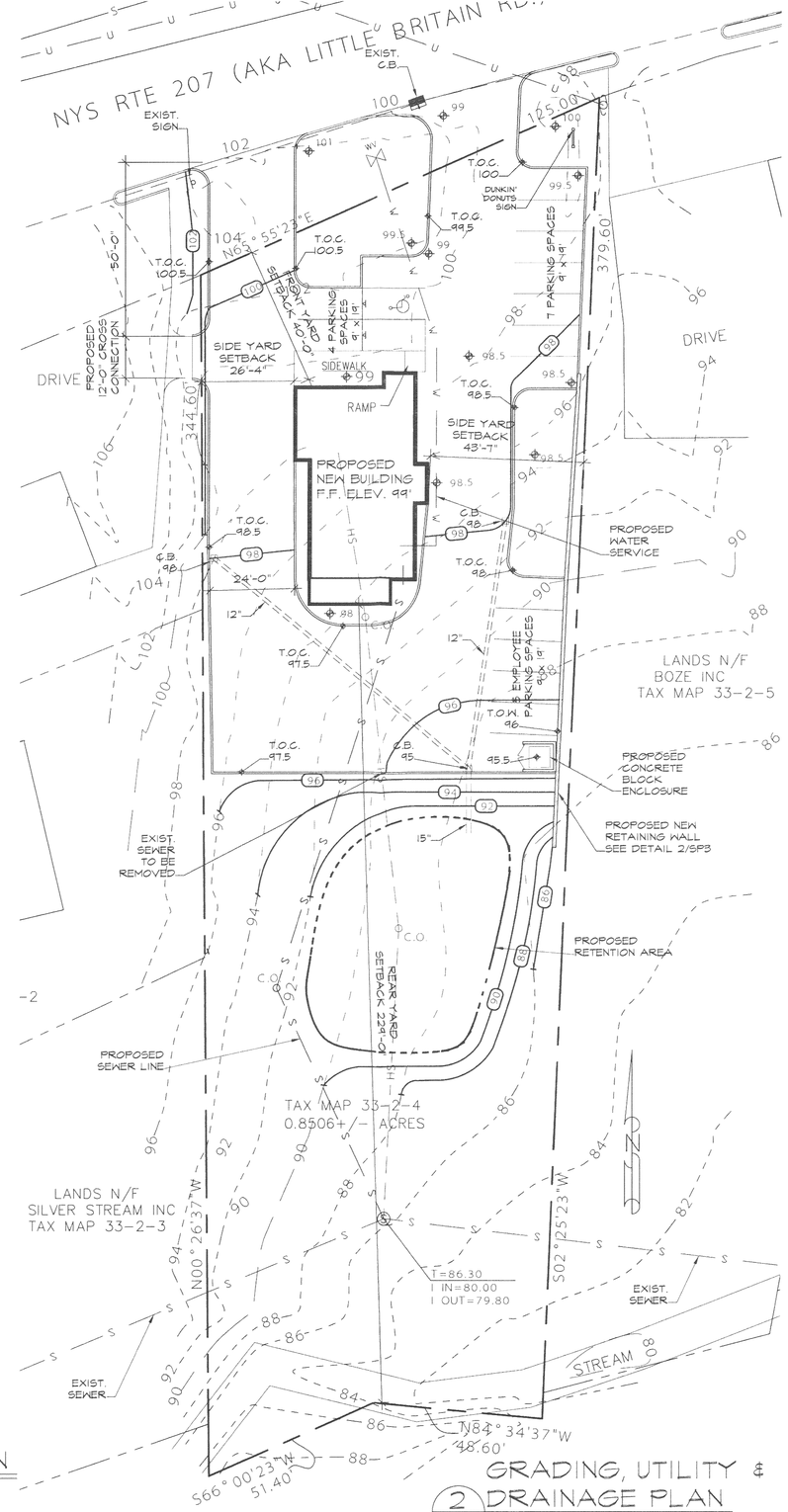


1 SP1 SITE LAYOUT PLAN

SCALE: 1" = 20'-0"
TAX MAP: 33-2-4
ZONE NC (NEIGHBORHOOD COMMERCIAL)

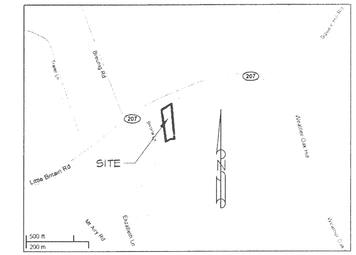


2 SP1 GRADING, UTILITY & DRAINAGE PLAN

SCALE: 1" = 20'-0"

LEGEND

	EXISTING PROPERTY LINE
200	EXISTING CONTOUR
	EXISTING CHANGED CONTOUR
	EXISTING UTILITY POLE
S	EXISTING SEWER MANHOLE
WV HYD	EXISTING WATER VALVE & HYDRANT
C.O.	EXISTING CLEAN OUT
W	EXISTING WATER LINE
HS	EXISTING HOUSE SEWER LINE
U	EXISTING OVER HEAD ELEC. & TELEPHONE LINE
W	PROPOSED WATER LINE
S	PROPOSED SEWER LINE
	PROPOSED RETAINING WALL
92	PROPOSED CONTOUR



3 SP1 AREA MAP

SCALE: N.T.S.

DATA TABLE

ZONE NC (NEIGHBORHOOD COMMERCIAL)

	ALLOWED / REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF.	0.85 AC. / 37,053 SF.	0.85 AC. / 37,053 SF.
LOT WIDTH	100 FT.	125 FT.	125 FT.
LOT DEPTH		379.60 FT.	379.60 FT.
LOT FRONTAGE	N/A	125 FT.	125 FT.
YARDS			
FRONT	40 FT.	36 FT.	40 FT.
SIDE	15 FT. / 35 FT.	26 FT. / 36 FT.	26.3 FT. / 43.6 FT.
REAR	15 FT.	271 FT.	229.0 FT.
BUILDING HEIGHT	35 F.T.	1 STORY	1 STORY
BUILDING AREA		3.6% / 1,369 SF	5.5% / 2,088 SF
LOT COVERAGE	85%	5.0% / 1,940 S.F. (PAVEMENT) 91.4% / 33,744 S.F. (OPEN SPACE)	41.5% / 14,575 S.F. (PAVEMENT) 53% / 20,390 S.F. (OPEN SPACE)
PARKING	1 CAR PER 3 SEATS = (25 SEATS / 3) = 8 = 8 + 5 EMPLOYEES = 13	4 SPACES	16 SPACES

SITE REFERENCE DATA:

1.) REFERENCE PLAN: SURVEY INFORMATION TAKEN FROM MAP TITLED: SURVEY MAP MADE FOR MORRISE HOME TITLE AGENCY, ANDREW BIVONA DATED: 5/23/2007

PREPARED BY: FUSCO ENGINEERING & LANDSURVEYING, P.C. 233 EAST MAIN STREET MIDDLETOWN, N.Y. 10940

2.) APPLICANT: JOHN GEORGALLAS 7 MOESER PLACE OLD TAPPEN, NJ 07675

3.) OWNERS: JOHN GEORGALLAS 82 ALIZE DRIVER KENNELON, NJ 07405

4.) ARCHITECT: CIRO INTERRANTE, ARCHITECT 85 MARKET ST. POUGHKEEPSIE, N.Y. 12601 (845) 473-7572

5.) ZONING DATA: ZONING DISTRICT: NC (NEIGHBORHOOD COMMERCIAL) TAX MAP: 33-2-4

TAX MAP: 33-2-4

TOWN OF NEW WINDSOR APPROVAL BOX

NOTE:
BEFORE ANY DIGGING ON THE SITE TAKES PLACE, THE CONTRACTOR MUST FIRST CALL THE UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UFPO) AT 1-800-962-7962 TO IDENTIFY AND LOCATE ALL UNDERGROUND FACILITIES.

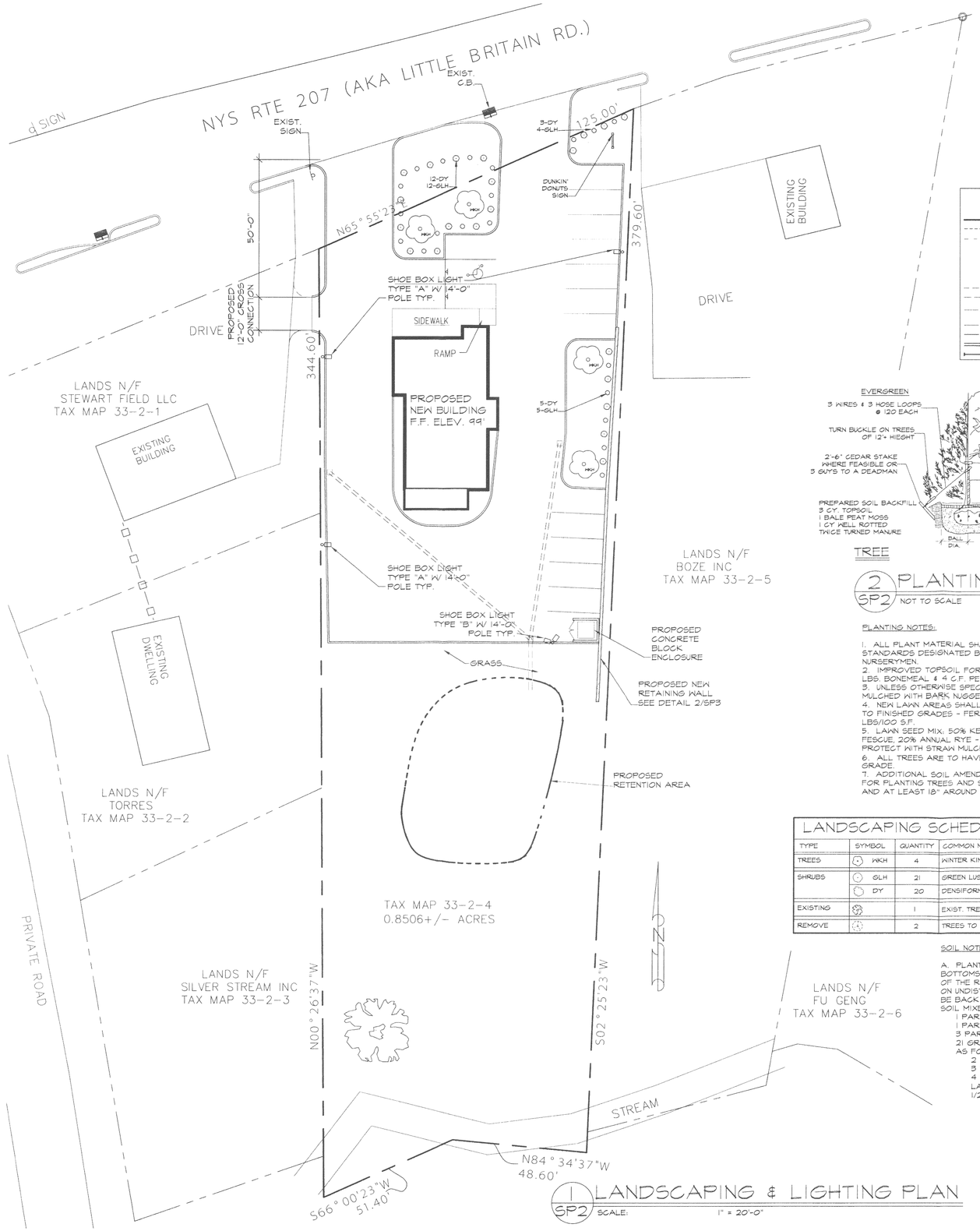
8 JAN. 2009
8 DEC. 2008

PROPOSED NEW SITE PLAN FOR:
DUNKIN' DONUTS
1053 LITTLE BRITAIN RD. (RT. 207) T/O NEW WINDSOR, N.Y.

CIRO INTERRANTE ARCHITECT (845) 473-7572

REGISTERED ARCHITECT CIA

PROJECT NO:	SHEET NO.
08-24	SP-1
DRAWN BY: MAN	
DATE: 31 OCT 2008	

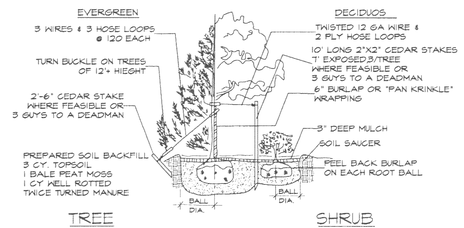


1 SP2 LANDSCAPING & LIGHTING PLAN

SCALE: 1" = 20'-0"

LEGEND

- EXISTING PROPERTY LINE
- 200 EXISTING CONTOUR
- EXISTING CHANGED CONTOUR
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE & HYDRANT
- C.O. EXISTING CLEAN OUT
- EXISTING WATER LINE
- HO EXISTING HOUSE SEWER LINE
- U U EXISTING OVER HEAD ELEC. & TELEPHONE LINE
- V V PROPOSED WATER LINE
- S S PROPOSED SEWER LINE
- PROPOSED RETAINING WALL
- 101 PROPOSED CONTOUR



2 SP2 PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE OF QUALITY & SIZE STANDARDS DESIGNATED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. IMPROVED TOPSOIL FOR PLANT PITS: ONE C.Y. TOPSOIL, 10 LBS. BONEMEAL & 4 C.F. PEAT MOSS THOROUGHLY MIXED.
3. UNLESS OTHERWISE SPECIFIED, ALL SHRUB BEDS SHALL BE MULCHED WITH BARK NUGGETS - MEDIUM, 3" DEEP.
4. NEW LAWN AREAS SHALL HAVE 4" TOPSOIL RAKED SMOOTH TO FINISHED GRADES - FERTILIZED WITH 5-10-5 AT A RATE OF 30 LBS/100 S.F.
5. LAWN SEED MIX: 50% KENTUCKY BLUEGRASS, 30% RED FESCUE, 20% ANNUAL RYE - SOW AT A RATE OF 5 LBS/1000 S.F. PROTECT WITH STRAW MULCH.
6. ALL TREES ARE TO HAVE 2 ½" MIN. CALIBER AT 4'-0" ABOVE GRADE.
7. ADDITIONAL SOIL AMENDMENTS TO BE PLACED IN ALL HOLES FOR PLANTING TREES AND SHRUBS TO A DEPTH OF AT LEAST 18" AND AT LEAST 18" AROUND ROOT BALL.

LANDSCAPING SCHEDULE

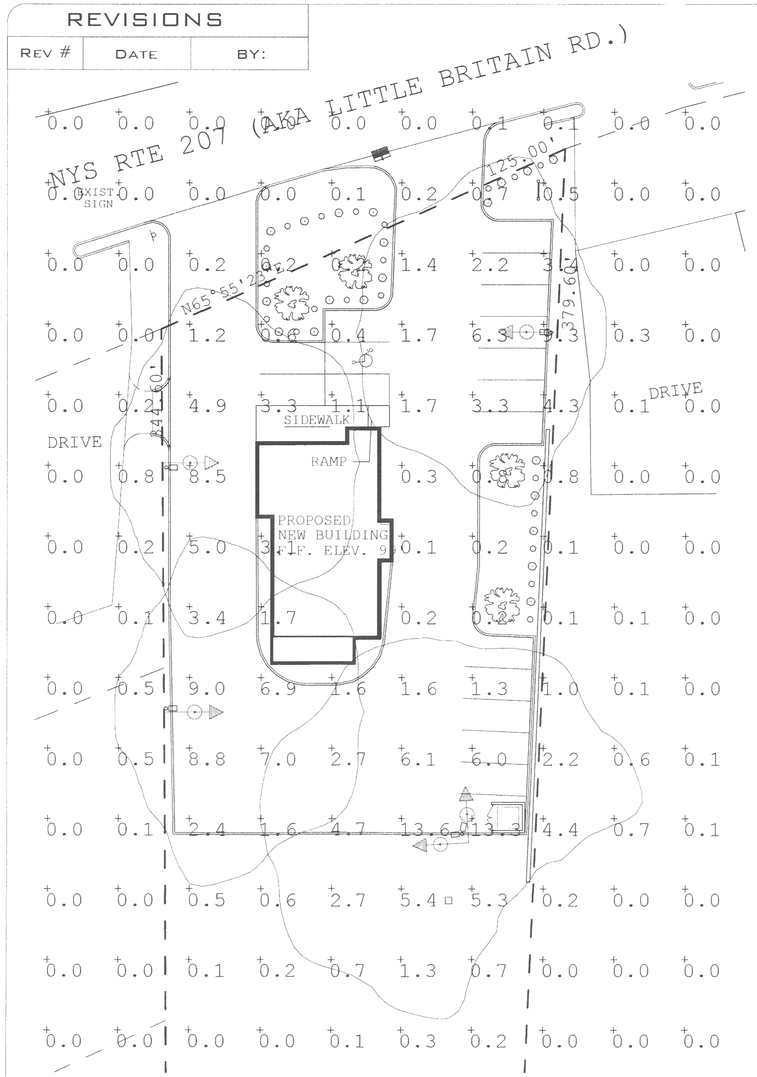
TYPE	SYMBOL	QUANTITY	COMMON NAME	SIZE	COND.
TREES	WKH	4	WINTER KING HAWTHORN	2 1/2" GAL.	B&B
SHRUBS	GLH	21	GREEN LUSTRE HOLLY	18"-24"	B&B
	DY	20	DENSIFORMIS YEW	18"-24"	B&B
EXISTING		1	EXIST. TREE TO REMAIN		EXIST.
REMOVE		2	TREES TO BE REMOVED		EXIST.

SOIL NOTE:

A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF THE ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
1 PART PEAT MOSS
1 PART COW MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIA. OF TRUNK CALIPER

REVISIONS

REV #	DATE	BY:



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACUTAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SUMMARY	3.26	13.6	0.1	32.60	136.00

Luminaire Schedule

Symbol	Qty	Label	Lumens	LLF	Description
	3	A	44000	0.800	WLS-FVM-FP-400-PSMH-FG 14' POLE 3' BASE
	1	B	44000	0.800	WLS-FVM-FP-400-PSMH-FG 14' POLE 3' BASE

3 SP2 PHOTOMETRICS PLAN

SCALE: 1" = 20'-0"

WLS LIGHTING SYSTEMS

800-633-8711 PM: CINDI BY: T.O. SHEET 1 OF 1

NEW WINDSOR SITE
NEW WINDSOR, NY

WLS-7131 DATE - 12/29/08 SCALE 1"=20'

TAX MAP: 33-2-4

TOWN OF NEW WINDSOR
APPROVAL BOX

8 JAN. 2009
8 DEC. 2008
REVISIONS

PROPOSED NEW SITE PLAN FOR:
DUNKIN' DONUTS
1053 LITTLE BRITAIN RD. (RT. 207) T/O NEW WINDSOR, N.Y.

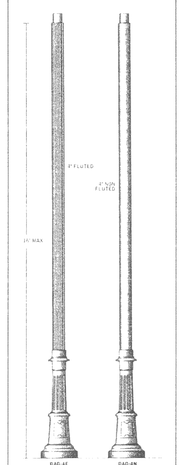
CIRO INTERRANTE ARCHITECT
85 MARKET ST. POUGHKEEPSIE, N.Y. 12601
(845) 473-7572

CIA

PROJECT NO: 08-24
DRAWN BY: MAW
DATE: 31 OCT 2008
SHEET NO. SP-2

WLS LIGHTING SYSTEMS

DAD SERIES



SPECIFICATIONS

CONSTRUCTION Durable corrosion resistant cast aluminum base with hand hole and cover. The pole measures 4" diameter x 1/8" wall thickness, extruded 6063-T6 aluminum alloy.

ORDERING INFORMATION
SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	POLE HEIGHT	FINISH
DAD-4F	16'	BRZ - Bronze
	14'	BLK - Black
	12'	PLT - Platinum
	10'	BUF - Buff
DAD-4N	8'	WHT - White
		GRN - Green
		CC - Custom Color

DAD-4N 12 GRN
(EXAMPLE ORDER)

ORDER:

WLS _____

Approved By: _____
Project Name: _____
Location: _____
Date: _____

WLS LIGHTING SYSTEMS
MANUFACTURING SINCE 1969

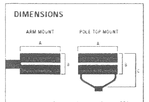
P.O. Box 1060 • Fort Worth, TX 76101
800.433.8713 • Fax 817.735.4824 • www.wlslighting.com

1 SP3 AREA SITE LIGHTING FIXTURE
NOT TO SCALE

WLS LIGHTING SYSTEMS

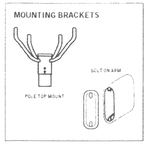
FV SERIES
VERTICAL LAMP/FLAT GLASS LENS

DIMENSIONS



	A	B	C	EPA
FVM	21 5/8"	12 5/8"	21 15/16"	2.8
FVR	22 5/8"	14"	27"	3.5

MOUNTING BRACKETS



SPECIFICATIONS

HOUSING The FV Series formed aluminum housing is finished to produce a clean, sharp appearance and ensures weather-tight construction. Available in 2 sizes: Medium (reduced envelope 400 Watt Lamp) and Reduced (reduced envelope 1000 Watt Lamp).

LENS/GASKET A flat tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture and insects. Combined with the vertical burn feature, the flat glass lens provides high performance lighting.

TOP ACCESS Is secured by four captive stainless steel fasteners and provides ease of installation and servicing.

FINISHES Each fixture is finished with a baked-on polyester powder finishing process to give the fixture an exceptionally attractive appearance. Standard finish colors include bronze, buff, black, platinum, white and green. The polyester finish withstands extreme weather changes without cracking or peeling. Consult factory for available custom colors and pinstripe decal options.

REFLECTORS/DISTRIBUTION PATTERNS The FV Series fixture is available in four reflector systems and distribution patterns, all with vertical burn lamps. Type III (2), Type III (3), Type V (5), and Perimeter Forward Throw (FP). Reflectors are field-rotatable, enabling generous flexibility in distribution patterns without fixture movement.

LIGHT SOURCES Designed to operate with Pulse-Start Metal Halide, Super Metal Halide, Metal Halide, Metal Halide Reduced Envelope or High Pressure Sodium.

SOCKETS Porcelain mogul-base sockets with spring-reinforced contacts.

BALLAST Metal Halide, Super Metal Halide, and High Pressure Sodium feature a high-power factor CWA ballast, and are designed for -20 F operation.

BRACKETS Arm Mount 5 1/2" x 2 1/2" x 1/2" length shipped standard. (An 8" bracket is available for single or D180 configurations, but must be ordered separately from Options column of the ordering chart.) A Round Pole Plate (RPP) is required for mounting to 3" - 5" round poles. (See Options in Luminaire Ordering Information.) Pole Top: Cast aluminum mounting hub conceals the wiring compartment and mounting hardware (consisting of four 11/16" O.D. aluminum rods for medium fixtures and 7/8" O.D. aluminum rods for large fixtures, and high-strength grade-five steel bolt with nylon insert and split lock washer for double locking.)

Approved By: _____
Project Name: _____
Location: _____
Date: _____

WLS LIGHTING SYSTEMS
MANUFACTURING SINCE 1969

P.O. Box 1060 • Fort Worth, TX 76101
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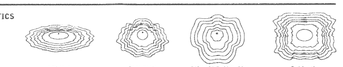
FV SERIES
VERTICAL LAMP/FLAT GLASS LENS

FIXTURE MOUNTING CONFIGURATIONS

OPTICS



NOTE: Based on 1000 Watt MH vertical burn. Consult factory for alternate data.

ORDERING INFORMATION (SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.)

LUMINAIRE PREFIX	DISTRIBUTION	LAMP WATTAGE	LIGHT SOURCE		LENS	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS
FVM	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V	250W 320W 400W	PSMR	Pulse-Start Metal Halide (250, 320 Watt)	FG - Flat Glass	480V MT - Multi Tap[1] TT - Tri Tap[2]	BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green CC - Custom Color	LL - Less Lamp GS - Glare Shield BRK - 8" Bracket RPP - Round Pole Plate BKT - Wall Mount Plate PT - Pole Top SF - Stripe Finish DF - Double Fuse AS - Acorn Shielding PC - Photo Cell NO - No Options
			SPS	High Pressure Sodium				
FVR	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V AF - Automotive Forward	400W 750W 1000W	MHR	Metal Halide Reduced Envelope (1000 Watt)				
			PSMR	Pulse-Start Metal Halide				
			HPS	High Pressure Sodium				

FVR 5 1000 MHR FG MT BRZ NO
(EXAMPLE ORDER)

ORDER:

WLS _____

NOTE:
1. Available for 750W High Pressure Sodium ballast only (FV5).
2. Consult factory for non-standard voltage: (120, 277, 347 Voltage).
3. MT - Multi Tap is shipped standard from factory configured for 480 Volt Tap Lamps. If 120V, 208V, 240V, and 277V Multi Tap is specified for higher voltage. Attributes voltage, wire tap and ballast will be MT.

Approved By: _____
Project Name: _____
Location: _____
Date: _____

WLS LIGHTING SYSTEMS
MANUFACTURING SINCE 1969

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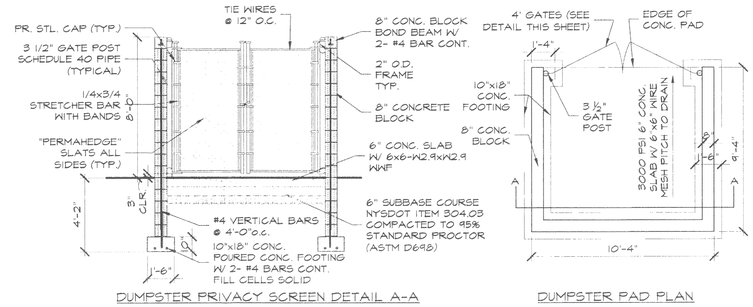
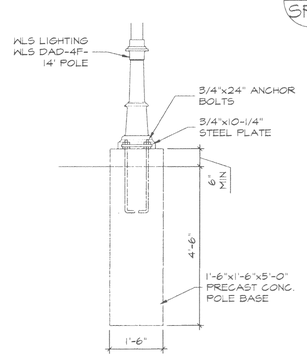
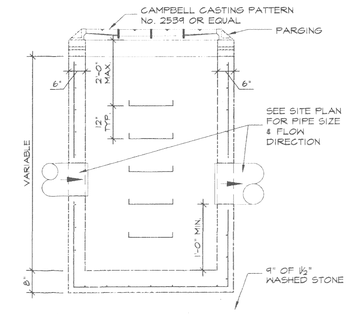


6 SP3 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



7 SP3 PRECAST CONC. POLE BASE
SCALE: 1/2" = 1'-0"



NOTE:

1. BASE AND RISER SECTIONS SHALL BE PRECAST & MONOLITHICALLY POURED.

2. CONCRETE SHALL BE 4,000 PSI AT TIME OF DELIVERY.

3. ALL BASINS SHALL HAVE 1'-0" MIN. SUMPS.

4. PROVIDE PROPER LIP AND/OR ANCHORING IN CASES OF HIGH GROUND WATER TO PREVENT FLOATATION.

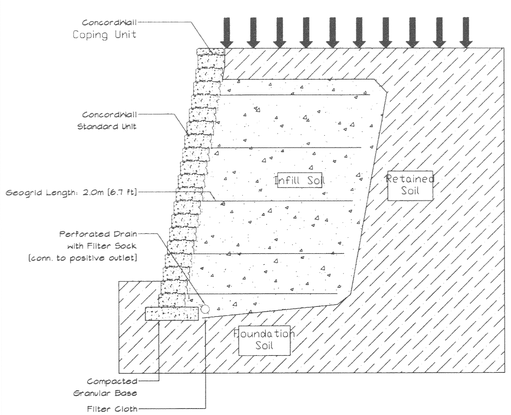
5. LADDER RUNGS CONFORMING TO N.Y.S.D.O.T. SPEC. NO. 725-02.01

6. ALL PIPES SHALL BE LAID OR CUT FLUSH WITH THE INSIDE OF THE BASIN WALL & SHALL BE FIRMLY PARGED IN PLACE, BOTH INSIDE & OUTSIDE.

7. BRICK FRAME & GRATE TO GRADE TO MATCH BOTH CROWN OF PAVEMENT & SLOPE OF PAVEMENT. A MAX. OF (2) TWO CONCRETE BRICKS OR (1) ONE 6" SOLID BLOCK WILL BE PERMITTED, PARGED INSIDE & OUTSIDE.

8. ALL PENETRATIONS INTO THE PROPOSED STORM DRAINAGE STRUCTURE SHALL BE GROUTED ON THE INTERIOR & EXTERIOR PRIOR TO BACKFILLING OF THE STRUCTURE.

8 SP3 CATCH BASIN DETAIL
NOT TO SCALE



Design Specific Geometric Information

Retaining Wall System	ConcordWall w/Geogrid	Geogrid Type	See Notes
Maximum Height mm (in)	2970 (116)	Minimum Geogrid LTDS kN/m (lb/ft)	See Notes
Maximum Slope Above Wall	Horizontal	Maximum Slope Below Wall	None
Max. Surcharge Above Wall kPa (lb/sq.ft)	Traffic Surcharge 12 kPa (250 lb/sq.ft)	Depth of Embedment mm (in)	295 (12)
Batter of Wall	9.6 °	Compacted Base Dimension mm (in)	610 x 153 (24 x 6)

Design Specific Soil Information

	Soil Region				
	Infill	Retained	Foundation	Base	Drainage
Description (by USCS)	GW Well graded, free draining Granular	SM Silty Sands	SM Silty Sands	GW Well graded, free draining Granular	see infill
Effective Internal Friction Angle	35°	32°	32°	39°	NR
Moist Unit Weight kN/cu.m (lb/cu.ft)	22 (140)	19.7 (125)	19.7 (125)	22 (140)	NR
Effective Cohesion kPa (lb/sq.ft)	NR	NR	13 (270)	NR	NR
Soil Notes	Placed in 150mm (6in) lifts and compacted to 95% SPD.	Must be undisturbed dense soil or well compacted engineered fill.	The allowable bearing capacity must exceed 100kPa (2100 lb/sq.ft)	Well graded, crushed, frost susceptible granular soil compacted to 98% SPD.	Granular infill must be well graded, free draining w/ max 5-8% fines

NR - Not Required

Notes:
1. This design meets or exceeds the minimum factors of safety required by Risi Stone Systems based on the design parameters listed above. The analysis was conducted in accordance with the National Concrete Masonry Association Design Manual for Segmental Retaining Walls, Second Edition.
2. This is a preliminary, non site-specific design. If used for construction, a qualified Engineer must be retained to review/approve the design, confirm site conditions, and inspect construction.
3. No analysis of global stability, total or differential settlement, or seismic effects has been performed.
4. This design is only provided to illustrate the general arrangement of the SRW structure. This drawing must be used in conjunction with the related Detail Drawings and Specifications for proper design and construction.
5. Structures such as handrails, guardrails, fences, terraces, and site conditions such as water applications, drainage and soil conditions, additional live and dead loads, etc., have significant effects on the wall design and must be reviewed/ approved by a qualified Engineer before being used in conjunction with this design.
6. For geogrid reinforced structures, a minimum Long Term Allowable Design Strength of 14 kN/m was assumed. Contact your manufacturer or Risi Stone Systems for a list of approved geogrid reinforcements.

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RisiStone® retaining wall systems

8500 Leslie Street, Suite 390
Thornhill, Ontario
Canada, L3T 7M8
Tel 905.882.5898 Fax 905.882.4556
http://www.risistone.com
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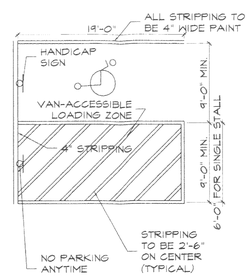
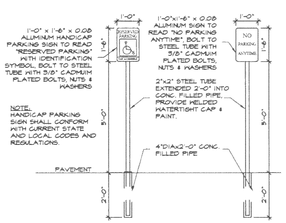
ConcordWall® Retaining Wall
Geogrid Section
2970mm (9.74ft)
Site: Surcharge - Silty Sands
Infill: Granular

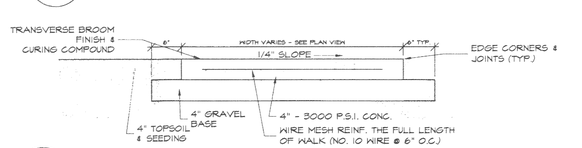
CW1RBQBI297

2 SP3 RETAINING WALL DETAIL
NOT TO SCALE

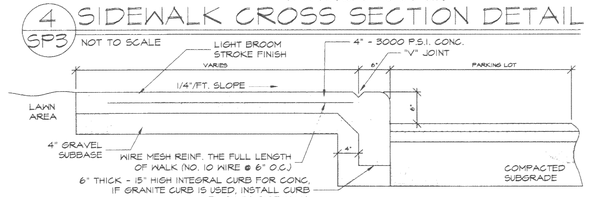




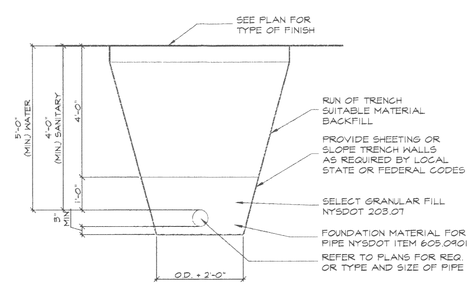
3 SP3 HANDICAPPED SPACE DETAIL
NOT TO SCALE



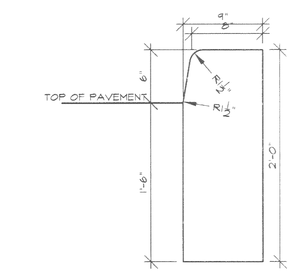
4 SP3 SIDEWALK CROSS SECTION DETAIL
NOT TO SCALE



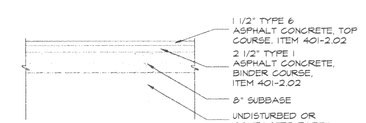
5 SP3 INTEGRAL CURB/SIDEWALK DETAIL
NOT TO SCALE



9 SP3 TRENCH DETAIL
NOT TO SCALE



10 SP3 CONC. CURB DETAIL
SCALE: 1 1/2" = 1'-0"



11 SP3 PAVEMENT - FULL DEPTH
NOT TO SCALE

TAX MAP: 33-2-4

TOWN OF NEW WINDSOR APPROVAL BOX

8 JAN. 2009 8 DEC. 2008 REVISIONS	PROPOSED NEW SITE PLAN FOR: DUNKIN' DONUTS 1053 LITTLE BRITAIN RD. (RT. 207) T/O NEW WINDSOR, N.Y. CIRO INTERRANTE ARCHITECT 85 MARKET ST. POUGHKEEPSIE, N.Y. 12601 (845) 473-7572	CIA	PROJECT NO. 08-24 DRAWN BY: MAW DATE: 31 OCT 2008 SHEET NO. SP-3