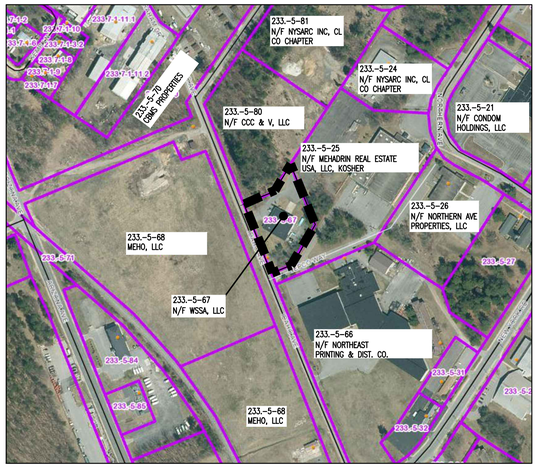
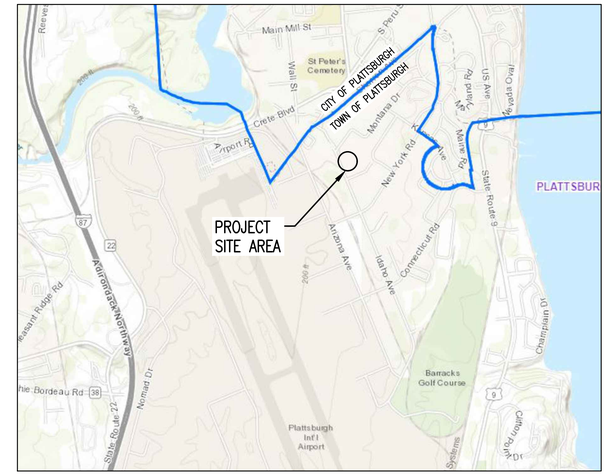


TAX MAP

SCALE: 1" = 300'

SURROUNDING ZONING DISTRICT MAP

SCALE: 1" = 1,000'



VICINITY MAP

SCALE: 1" = 2,000'

SYMBOL LEGEND

PROPOSED FEATURES		EXISTING FEATURES	
	BOUND		*BOUND*
	BENCHMARK		*BENCHMARK*
	DRILL HOLE		*DRILL HOLE*
	SURVEY POINT		*SURVEY POINT*
	IRON PIN		*IRON PIN*
TP1	TEST PIT	*TP1*	*TEST PIT*
B1	BORING	*B1*	*BORING*
P1	PERC TEST		*PERC TEST*
	CATCH BASIN (SQUARE)		*CATCH BASIN (SQUARE)*
	CATCH BASIN (ROUND)		*CATCH BASIN (ROUND)*
	HEADWALL		*HEADWALL*
	FLARED END SECTION		*FLARED END SECTION*
	STONE APRON		*STONE APRON*
D	DRAIN MANHOLE (DMH)	D	*DRAIN MANHOLE (DMH)*
C/O	DRAINAGE CLEAN OUT	C/O	*DRAINAGE CLEAN OUT*
S	SANITARY SEWER MANHOLE (SMH)	S	*SANITARY SEWER MANHOLE (SMH)*
C/O	SANITARY CLEAN OUT	C/O	*SANITARY CLEAN OUT*
	HYDRANT		*HYDRANT*
WS	WATER SHUTOFF	WS	*WATER SHUTOFF*
SV	TAPPING SLEEVE & VALVE	SV	*TAPPING SLEEVE & VALVE*
GV	GATE VALVE	GV	*GATE VALVE*
W	WELL	W	*WELL*
	UTILITY POLE		*UTILITY POLE*
	GUY POLE		*GUY POLE*
E	ELECTRICAL MANHOLE	E	*ELECTRICAL MANHOLE*
	FLOOD LIGHT		*FLOOD LIGHT*
	LIGHT POST		*LIGHT POST*
T	TELEPHONE MANHOLE	T	*TELEPHONE MANHOLE*
G	NATURAL GAS MANHOLE	G	*NATURAL GAS MANHOLE*
C	COMMUNICATION MANHOLE	C	*COMMUNICATION MANHOLE*
	BOLLARD		*BOLLARD*
	SINGLE POLE SIGN		*SINGLE POLE SIGN*
	DOUBLE POLE SIGN		*DOUBLE POLE SIGN*
+100.5	SPOT ELEVATION	*+100.00*	*SPOT ELEVATION*
	ACCESSIBLE PARKING STALL		*ACCESSIBLE PARKING STALL*
	DRAINAGE FLOW		*DRAINAGE FLOW*
	DECIDUOUS TREE		*DECIDUOUS TREE*
	CONIFEROUS TREE		*CONIFEROUS TREE*
		26B	*NRCS SOIL CLASSIFICATION*

LINETYPE LEGEND

PROPOSED FEATURES		EXISTING FEATURES	
100	MAJOR CONTOUR	*100*	*MAJOR CONTOUR*
98	MINOR CONTOUR	*98*	*MINOR CONTOUR*
	PROPERTY LINE		*PROPERTY LINE*
	SETBACK		*SETBACK*
	EASEMENT		*EASEMENT*
	CENTERLINE		*CENTERLINE*
	EDGE OF PAVEMENT		*EDGE OF PAVEMENT*
	EDGE OF GRAVEL		*EDGE OF GRAVEL*
	EDGE OF CONCRETE		*EDGE OF CONCRETE*
	CURB		*CURB*
X	FENCE (BARBED WIRE)	X	*FENCE (BARBED WIRE)*
O	FENCE (CHAIN LINK)	O	*FENCE (CHAIN LINK)*
□	FENCE (WOODEN)	□	*FENCE (WOODEN)*
	GUARD RAIL		*GUARD RAIL*
	TREE LINE		*TREE LINE*
	STONE WALL		*STONE WALL*
S	SANITARY SEWER	S	*SANITARY SEWER*
		(S)	*SANITARY SEWER APPROX.*
FM	SEWER FORCEMAIN	FM	*SEWER FORCEMAIN*
SD	STORM LINE	SD	*STORM LINE*
		(SD)	*STORM LINE APPROX.*
UD	UNDER DRAIN	UD	*UNDER DRAIN*
FD	FOUNDATION DRAIN	FD	*FOUNDATION DRAIN*
RD	ROOF DRAIN	RD	*ROOF DRAIN*
	DITCH/SWALE		*DITCH/SWALE*
UGT	UNDERGROUND TELECOMM	UGT	*UNDERGROUND TELECOMM*
OHT	OVERHEAD TELECOMM	OHT	*OVERHEAD TELECOMM*
UGE	UNDERGROUND ELECTRIC	UGE	*UNDERGROUND ELECTRIC*
OHE	OVERHEAD ELECTRIC	OHE	*OVERHEAD ELECTRIC*
6" W	6" WATER LINE	W	*WATER LINE*
8" W	8" WATER LINE	(W)	*WATER APPROX.*
			NRCS SOIL BOUNDARY

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK,
2. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXITING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNERS 72 HOURS, EXCLUSIVE OF WEEKENDS AND HOLIDAYS, PRIOR TO ANY DIGGING, DRILLING, OR BLASTING:
   A. DIG SAFE (TEL: #811)
   B. NON DIG SAFE MEMBER FACILITY OPERATORS IF KNOWN. (A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND ON THE DIG SAFE WEB SITE WWW.DIGSAFE.COM)
   C. TOWN OF PLATTSBURGH WATER & WASTEWATER DEPARTMENT (518-563-8396)
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
4. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
5. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL BUILDING PERMITS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL WORK PERMITS, INSPECTIONS, AND CERTIFICATES.
8. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
11. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK. DEWATERING METHOD MUST BE APPROVED BY THE OWNER AND COORDINATED WITH THE TOWN OF PLATTSBURGH DEPARTMENT OF PUBLIC WORKS.
13. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.
17. ALL SITE FILL SHALL MEET SPECIFICATION 31 23 23 FILL UNLESS NOTED OTHERWISE ON THE DRAWINGS.

SUBJECT PROPERTY:

TAX MAP PARCEL 233.-5-67
284 IDAHO AVENUE
TOWN OF PLATTSBURGH, CLINTON COUNTY, NEW YORK

OWNER:

WEST SECOND STREET ASSOCIATES (WSSA), LLC
503 S. SAGINAW ST, SUITE 600
FLINT, MI 48502

APPLICANT:

U.S. GENERAL SERVICE ADMINISTRATION (GSA)

SURVEY NOTES

1. EXISTING PHYSICAL FEATURES AND BOUNDARIES SHOWN HEREIN ARE BASED ON PLAN ENTITLED "SURVEY MAP- WSSA, LLC", PREPARED BY DEAN H. LASHWAY, L.S., P.C. AND DATED 11/28/22.
2. TOPOGRAPHY SHOWN HEREIN ARE BASED ON CONTOUR INFORMATION PROVIDED BY DEAN H. LASHWAY, L.S., P.C. IN JULY 2023.
3. ENGINEERING VENTURES HAS NOT PERFORMED ANY BOUNDARY OR TOPOGRAPHIC SURVEYS. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THESE PLANS DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN NY STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
4. CONTOUR INTERVAL DEPICTED HEREIN IS ONE (1) FOOT.
5. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON THE PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PREVIOUS MAPS AND RECORD UTILITY DRAWINGS AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE.

These plans and details are the Approved Detailed Preliminary Plans for construction of: _____ (proposed site plan).

As per Planning Board Resolution No. _____, dated _____, these Detailed Preliminary Site Plans have been reviewed and are certified to be in compliance with Planning Board conditions.

Town Planning Department _____ Date _____

Planning Board Chairman _____ Date _____

"As-Built" construction drawings in accordance with Article VII Section 7.12 of the Town of Plattsburgh Zoning Ordinance shall be prepared and accepted by the Town of Plattsburgh prior to the issuance of a Certificate of Occupancy.

Site Plan improvements shall be constructed in accordance with and as shown on the approved Detailed Preliminary Site Plan.

Owner/Developer _____ Date _____

Note: The issuance of this authorization, approval or permit does not relieve the project applicant/sponsor of any responsibility for obtaining any other approvals/permits from any other federal, state, or local agency including the US Army Corps of Engineers (USACOE), and any utility companies which may be required.

NOT FOR CONSTRUCTION

STUDIO SEVEN

30 N Gould Street, Ste N
Sheridan, WY 82801
732.986.3402
www.studio40seven.com

LICENSE NO:

James A. Smith AIA, NCARB

AI0209110(NJ
045303 NY
ARC08023 IA

Date:

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CIVIL & STRUCTURAL:

ENGINEERING VENTURES
ADDRESS: 208 FLYNN AVENUE
BURLINTON, VT 05401
PHONE: (802) 863-6225

MEP:

SALEM ENGINEERING
ADDRESS: 114 SUNSET ROAD
CHARLOTTE, VT 05445
PHONE: (802) 310-6525

LOW VOLTAGE:

IC THOMASSON ASSOCIATES
ADDRESS: 2950 KRAFT DRIVE
NASHVILLE, TN 37204
PHONE: (615) 346-3494

No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

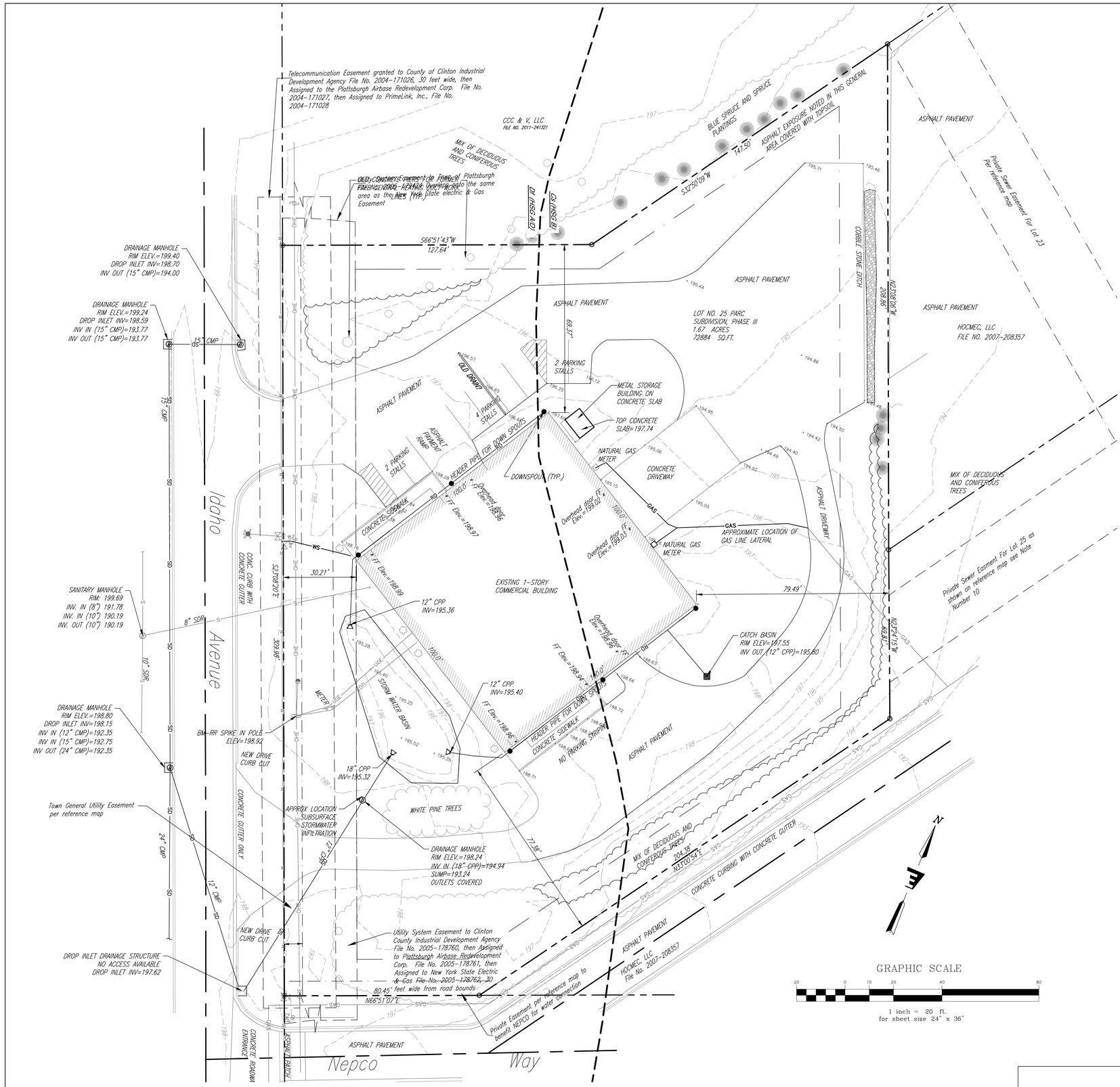
284 IDAHO AVENUE
PLATTSBURGH, NY

Site Legend and Notes

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-001

Scale AS NOTED



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Town Planning Department _____ Date _____

Planning Board Chairman _____ Date _____

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PHONE: (802) 863-6225

MEP:

SALEM ENGINEERING
ADDRESS: 114 SUNSET ROAD CHARLOTTE, VT 05445
PHONE: (802) 310-6525

LOW VOLTAGE:

IC THOMASSON ASSOCIATES
ADDRESS: 2950 KRAFT DRIVE NASHVILLE, TN 37204
PHONE: (615) 346-3494

No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

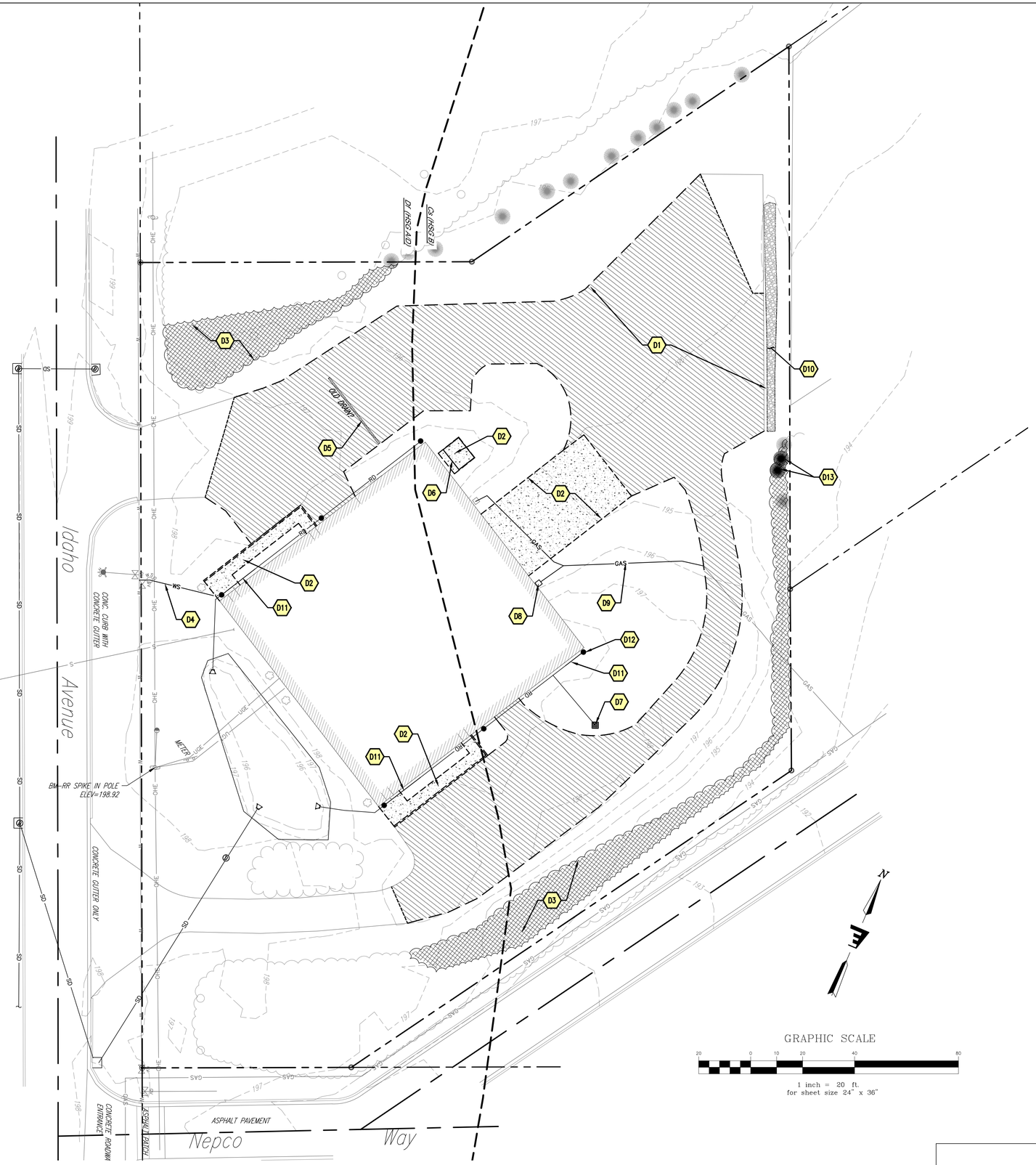
284 IDAHO AVENUE
PLATTSBURGH, NY

Existing Conditions Plan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-101

Scale AS NOTED



DEMOLITION NOTES / LEGEND

- D1 EXISTING PAVEMENT TO BE DEMOLISHED
- D2 EXISTING CONCRETE TO BE DEMOLISHED
- D3 EXISTING WOODED AREA/TREES TO BE CLEARED.
- D4 EXISTING WATER SERVICE TO BE DEMOLISHED
- D5 EXISTING TRENCH DRAIN TO BE DEMOLISHED
- D6 EXISTING SHED BUILDING TO BE DEMOLISHED
- D7 EXISTING CATCH BASIN RIM TO BE REMOVED AND RAISED. SEE SHEET C202
- D8 EXISTING GAS METER TO BE REMOVED
- D9 PORTION OF EXISTING GAS SERVICE TO BE DEMOLISHED. COORDINATE ALL WORK WITH UTILITY COMPANY
- D10 PORTION OF EXISTING COBBLESTONE DITCH TO BE DEMOLISHED
- D11 PORTION OF EXISTING ROOF DRAIN HEADER TO BE REMOVED AND RE-ROUTED AROUND NEW BUILDING ADDITION. (SEE SHEET C203)
- D12 EXISTING DOWNSPOUT TO BE REMOVED AND RELOCATED (SEE SHEET C203)
- D13 EXISTING TREE TO BE REMOVED

DEMOLITION NOTES

1. ALL DEMOLITION ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER. ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING, BUT NOT LIMITED TO THE TOWN OF PLATTSBURGH. ALL DEMOLITION ITEMS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED FACILITY.
2. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER..
3. EXISTING UTILITY CONNECTIONS, INCLUDING WATER, SANITARY SEWER, NATURAL GAS, OVERHEAD & BURIED ELECTRIC, TELEPHONE, CABLE, ETC., SHALL BE TERMINATED AT THE SERVICE MAIN IN ACCORDANCE WITH THE UTILITY COMPANY OR TOWN REQUIREMENTS. ALL ONSITE PIPING, WIRING, CONDUITS & STRUCTURES SHALL BE REMOVED.
4. DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF: SURFACE PAVEMENTS, EXTERIOR CONCRETE SLABS, UNDERGROUND UTILITIES, TREES, AND ACCESSORY STRUCTURES AND ALL OTHER STRUCTURES NOT SCHEDULED TO REMAIN.
5. IF HAZARDOUS MATERIALS OR WASTE IS ENCOUNTERED DURING DEMOLITION WORK, THE CONTRACTOR SHALL CONTACT THE REGULATORY AGENCIES AND COMPLY WITH THE JURISDICTIONAL REQUIREMENTS. HAZARDOUS MATERIALS AND WASTES MUST BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A HAZARDOUS WASTE SITE PERMITTED TO ACCEPT THE CHARACTERIZED WASTE.
6. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES. THE CONTRACTOR SHALL MINIMIZE DUST AND NOISE POLLUTION GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
7. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
8. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION. KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT OUTSIDE OF DRIP LINE OF EXISTING TREES TO REMAIN AND NEWLY INSTALLED TREES.
9. ALL DEPRESSIONS OR VOIDS IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN, NATIVE FILL OR GRANULAR FILL MEETING THE REQUIREMENTS OF SPECIFICATIONS 31 05 13 AND 31 05 16 AND SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFICATION 31 23 23 CORRESPONDING TO LOCATION WITHIN THE WORK AREA.

These plans and details are the Approved Detailed Preliminary Plans for construction of: _____ (proposed site plan).

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Town Planning Department _____ Date _____

Planning Board Chairman _____ Date _____

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No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

284 IDAHO AVENUE
PLATTSBURGH, NY

Demolition Plan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-102

Scale 1" = 20'

PARKING ANALYSIS

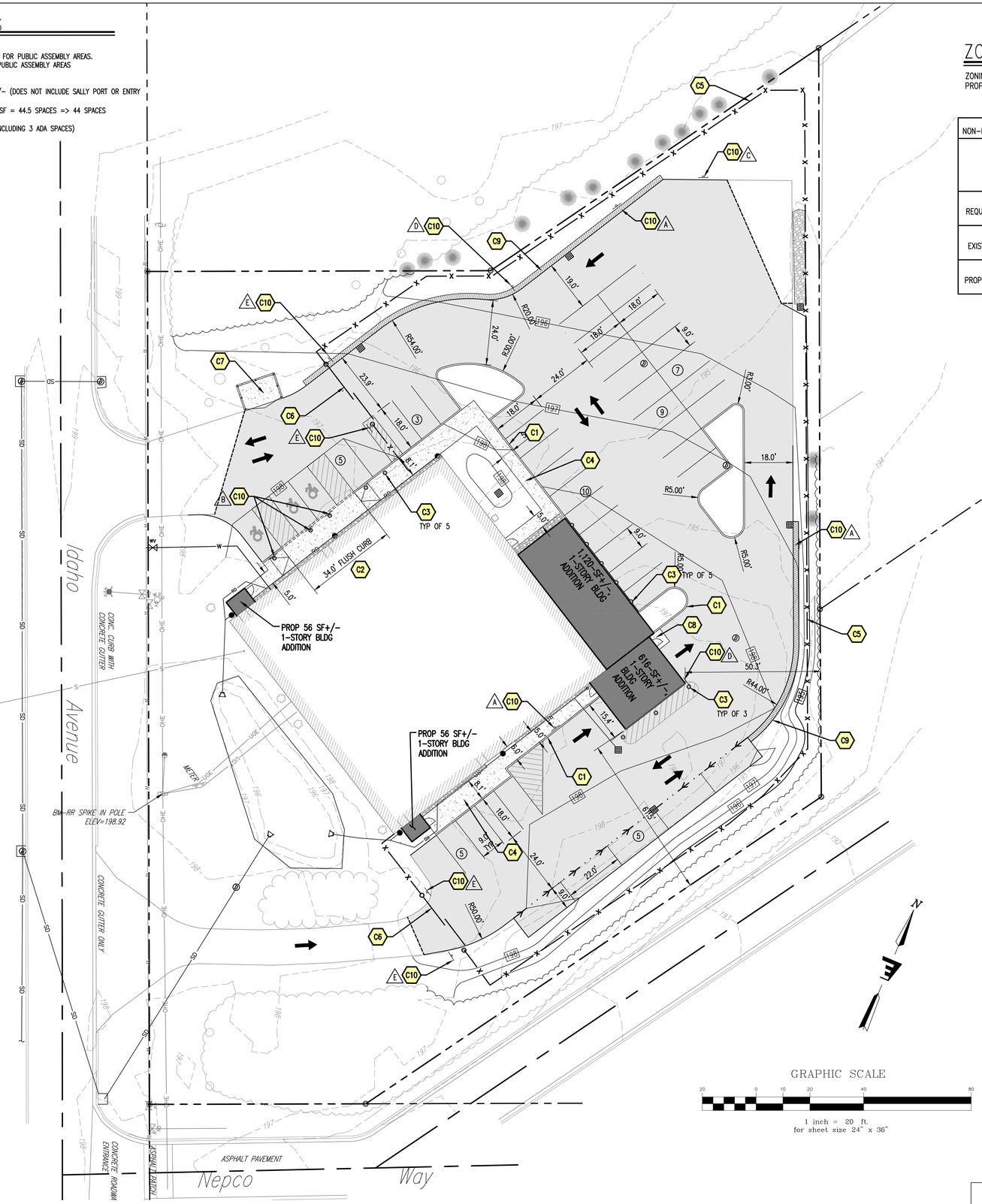
REQUIREMENT FOR PUBLIC BUILDING/USE:

- 1 SPACE/250 SF + 1 SPACE/4 SEATS FOR PUBLIC ASSEMBLY AREAS.
  NOTE: BUILDING DOES NOT CONTAIN PUBLIC ASSEMBLY AREAS

PROPOSED PARKING CONDITIONS

- TOTAL BUILDING AREA = 11,120 SF +/- (DOES NOT INCLUDE SALLY PORT OR ENTRY VESTIBULES)
- REQUIRED PARKING = 11,120 SF/250 SF = 44.5 SPACES => 44 SPACES

TOTAL PROPOSED PARKING = 44 SPACES (INCLUDING 3 ADA SPACES)



ZONING AND LAND USE

ZONING DISTRICT: A2
PROPOSED USE: XXXXX

NON-RESIDENTIAL USE (PUBLIC WATER & SEWER)

	MINIMUM LOT SIZE	MINIMUM FRONTAGE	MAXIMUM BUILDING AREA	MINIMUM OPEN SPACE	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK (ONE/TOTAL)	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT
REQUIRED	40,000 SF	70 FT.	40%	20%	30 FT.	10 FT./25 FT.	20 FT.	40 FT.
EXISTING	1.67 AC.+/- (72,884 SF +/-)	309.98 FT.	13.7% (10,000 SF)	54.5% (39,700 SF)	30.2 FT.	69.4 FT./ 146.8 FT.	79.5 FT.	20.5 FT+/-
PROPOSED	1.67 AC.+/- (72,884 SF +/-)	309.98 FT.	16.3% (11,848 SF)	40.8% (29,726 SF)	30.2 FT.	61.5 FT./ 130.8 FT.	50.3 FT.	20.5 FT +/-

PROPOSED SURFACE LEGEND

- NEW BULDING
- NEW ASPHALT PAVEMENT (REFER TO DETAIL 1/C501)
- NEW EXTERIOR CONCRETE. REFER TO CIVIL DETAIL SHEET C500 FOR EXTERIOR CONCRETE PADS AND SIDEWALKS. UTILIZE CONCRETE MIX DESIGN FOR EXTERIOR SLAB-ON-GRADE. SEE STRUCTURAL SHEET S001 FOR CONCRETE MIXTURE SPECIFICATIONS AND COLD WEATHER PLACEMENT.
- NEW ADA ACCESSIBLE RAMP
- NEW TREE LINE

SITE NOTES

- C1 NEW CONCRETE CURBING (6" REVEAL)
- C2 NEW FLUSH CONCRETE CURB
- C3 NEW BOLLARDS, TYP.
- C4 NEW CONCRETE SIDEWALK
- C5 NEW SECURITY FENCE (MAX HEIGHT = 8')
- C6 NEW REMOTE CONTROLLED SLIDING SECURITY FENCE GATE
- C7 NEW DUMPSTER ENCLOSURE
- C8 NEW FROST-PROTECTED CONCRETE PAD. REFER TO STRUCTURAL PLANS
- C9 NEW ASPHALT CURB FOR DRAINAGE
- A C10 NEW SIGN (SEE SIGN LEGEND THIS SHEET)

PROPOSED SIGN LEGEND

- A "ONE-WAY" SIGN (R6-2), 18" X 24", 2 TOTAL
- B "RESERVED PARKING" SIGN (R7-8), 12" X 18" W/ VAN ACCESSIBLE PLAQUE (7-8P), 18" X 9", 3 TOTAL
- C "NO PARKING ANY TIME" SIGN (R7-1), 12" X 18", 1 TOTAL
- D "DO NOT ENTER" SIGN (R5-1), 30" X 30", 2 TOTAL
- E "STOP" SIGN (R1-1), 30" X 30", 4 TOTAL

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Town Planning Department _____ Date _____

Planning Board Chairman _____ Date _____

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732.986.3402
www.studio40seven.com

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James A. Smith AIA, NCARB

AI0209110(NJ
045303 NY
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Date: _____

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PHONE: (802) 863-6225

MEP:

SALEM ENGINEERING
ADDRESS: 114 SUNSET ROAD
CHARLOTTE, VT 05445
PHONE: (802) 310-6525

LOW VOLTAGE:

IC THOMASSON ASSOCIATES
ADDRESS: 2950 KRAFT DRIVE
NASHVILLE, TN 37204
PHONE: (615) 346-3494

No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

284 IDAHO AVENUE
PLATTSBURGH, NY

Site Layout Plan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-201

Scale 1" = 20'

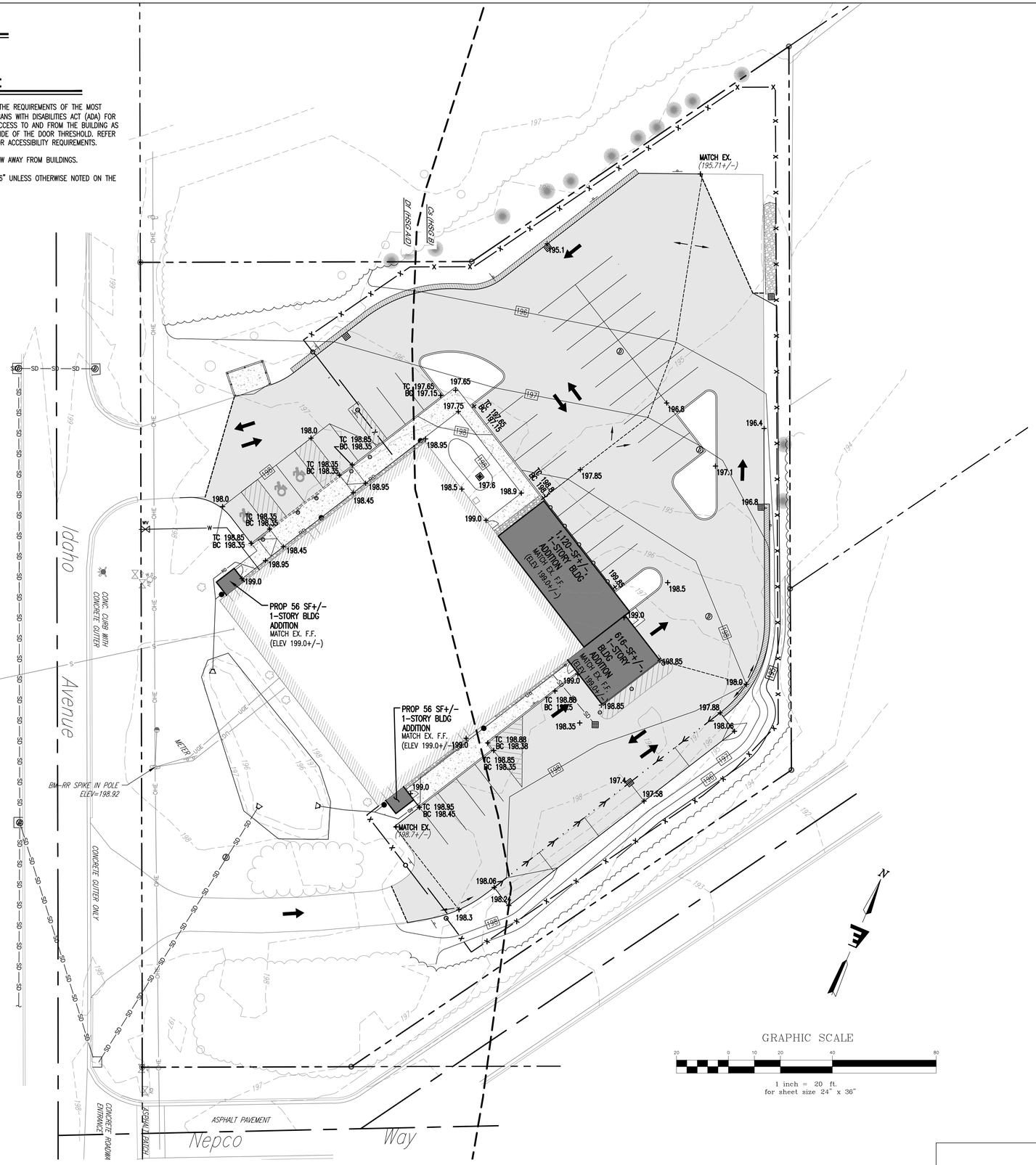
GRADING LEGEND

➡ DRAINAGE FLOW DIRECTION

+344.00 SPOT ELEVATION

GRADING NOTES:

1. GRADING SHALL CONFORM WITH THE REQUIREMENTS OF THE MOST RECENT VERISON OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ACCESSIBLE PARKING SPACES, ACCESS TO AND FROM THE BUILDING AS WELL AS GRADING ON THE OUTSIDE OF THE DOOR THRESHOLD. REFER TO ARCHITECTURAL DRAWINGS FOR ACCESSIBILITY REQUIREMENTS.
2. MAINTAIN POSITIVE DRAINAGE FLOW AWAY FROM BUILDINGS.
3. ALL CURB TRANSITIONS ARE 1'-6" UNLESS OTHERWISE NOTED ON THE RAMP DETAILED VIEWS.



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No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

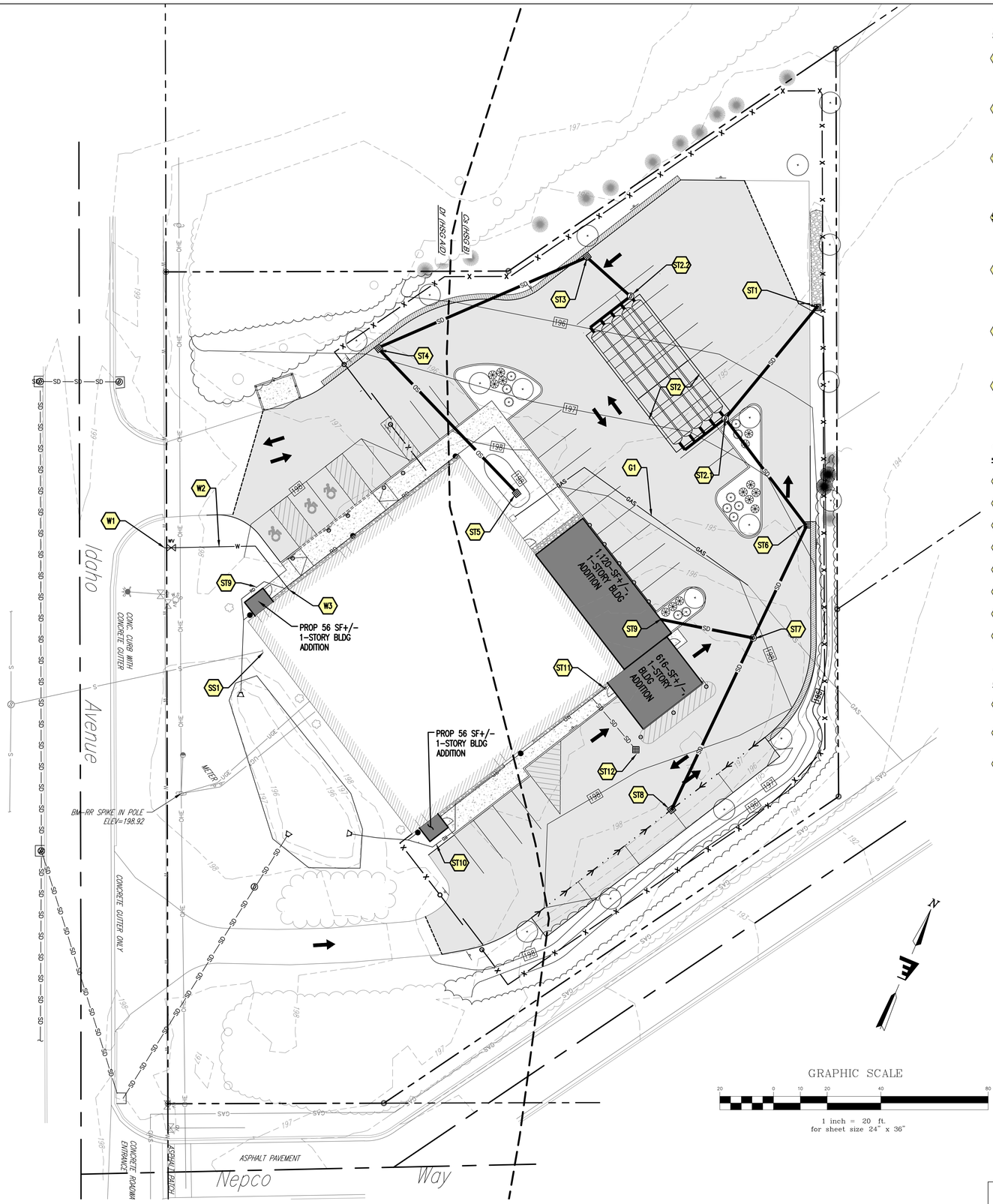
284 IDAHO AVENUE
PLATTSBURGH, NY

Site Grading Plan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-202

Scale 1" = 20'



STORMWATER STRUCTURE SCHEDULE

ST1 PROPOSED 4' I.D. CATCH BASIN
RIM 194.9
INV. OUT (12") 191.9 (TO ST2.1)
SUMP 189.9

ST2 PROPOSED UNDERGROUND INFILTRATION/DETENTION BASIN
55'L x 25.25'W x 3.75'D STONE BED WITH
5 ROWS OF ADS STORMTECH DC-780 (7 CHAMBERS PER ROW)
BASIN BOTTOM ELEV: 190.75

ST2.1 PROPOSED 5' I.D. MANHOLE
RIM 197.0
INV. IN (12") 191.5 (FROM ST1)
INV. IN (12") 191.5 (FROM ST6)
INV. OUT (24") 191.5 (TO ST2)

ST2.2 PROPOSED 5' I.D. MANHOLE
RIM 197.0
INV. IN (12") 191.5 (FROM ST3)
IINV. OUT (24") 191.5 (TO ST2)

ST3 PROPOSED 4' I.D. CATCH BASIN
RIM 195.1
INV. IN (12") 191.9 (FROM ST4)
INV. OUT (12") 191.9 (TO ST2.2)
SUMP 189.9

ST4 PROPOSED 4' I.D. CATCH BASIN
RIM 196.9
INV. IN (12") 193.5 (FROM ST5)
INV. OUT (12") 193.5 (TO ST3)
SUMP 191.5

ST5 PROPOSED 4' I.D. CATCH BASIN
RIM 197.6
INV. OUT (12") 194.1 (TO ST4)
SUMP 192.1

ST6 PROPOSED 4' I.D. CATCH BASIN
RIM 196.8
INV. IN (12") 192.9 (FROM ST7)
INV. OUT (12") 192.9 (TO ST2.1)
SUMP 190.9

ST7 PROPOSED 4' I.D. MANHOLE
RIM 196.8
INV. IN (6") 194.0 (FROM ST9)
INV. IN (12") 193.5 (FROM ST8)
INV. OUT (12") 193.5 (TO ST6)
SUMP 191.5

ST8 PROPOSED 4' I.D. CATCH BASIN
RIM 197.4
INV. OUT (12") 194.0 (TO ST7)
SUMP 192.0

ST9 ROOF DRAIN LEADER OUTLET FOR NEW BUILDING ADDITION
INV. 195.5

ST10 RE-ROUTE ROOF DRAIN HEADER AROUND
BUILDING ADDITION. DETERMINE INVERT IN FIELD

ST11 PROVIDE NEW DOWNSPOUT FOR EXISTING ROOF

ST12 *EXISTING CATCH BASIN*
EX. RIM 197.55
RAISE RIM ELEVATION TO 198.55
EX. INV. OUT (12") 195.80+/-
(VERIFY EX. INVERT IN FIELD)

STORM PIPE SCHEDULE

ST1	TO	ST2.1	54 LF OF 12" HDPE AT 0.62%
ST3	TO	ST2.2	22 LF OF 12" HDPE AT 0.82%
ST4	TO	ST3	85 LF OF 12" HDPE AT 1.88%
ST5	TO	ST4	75 LF OF 12" HDPE AT 0.80%
ST6	TO	ST2.1	49 LF OF 12" HDPE AT 4.38%
ST7	TO	ST6	47 LF OF 12" HDPE AT 1.28%
ST8	TO	ST7	71 LF OF 12" HDPE AT 0.70%
ST9	TO	ST7	35 LF OF 12" HDPE AT 4.29%

WATER SCHEDULE

W1 NEW 6" TAPPING SLEEVE AND VALVE AT WATER MAIN

W2 NEW 6" DIP CL52 COMBINED DOMESTIC/FIRE SUPPRESSION WATER SERVICE
UTILIZE EXISTING CURB STOP IF POSSIBLE

W3 NEW WATER CONNECTION TO BUILDING. SEE PLUMBING PLANS BY OTHERS

SEWER SCHEDULE

SS1 CONNECT TO EXISTING 8" SDR SEWER SERVICE INTERNALLY WITHIN THE BUILDING. REFER TO PLUMBING DRAWINGS BY OTHERS.

GAS SCHEDULE

G1 PROPOSED GAS SERVICE CONNECTION TO CONNECT TO EXISTING GAS SERVICE. REFER TO DRAWINGS BY OTHERS.

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MEP:

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ADDRESS: 114 SUNSET ROAD
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ADDRESS: 2950 KRAFT DRIVE
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PHONE: (615) 346-3494

No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

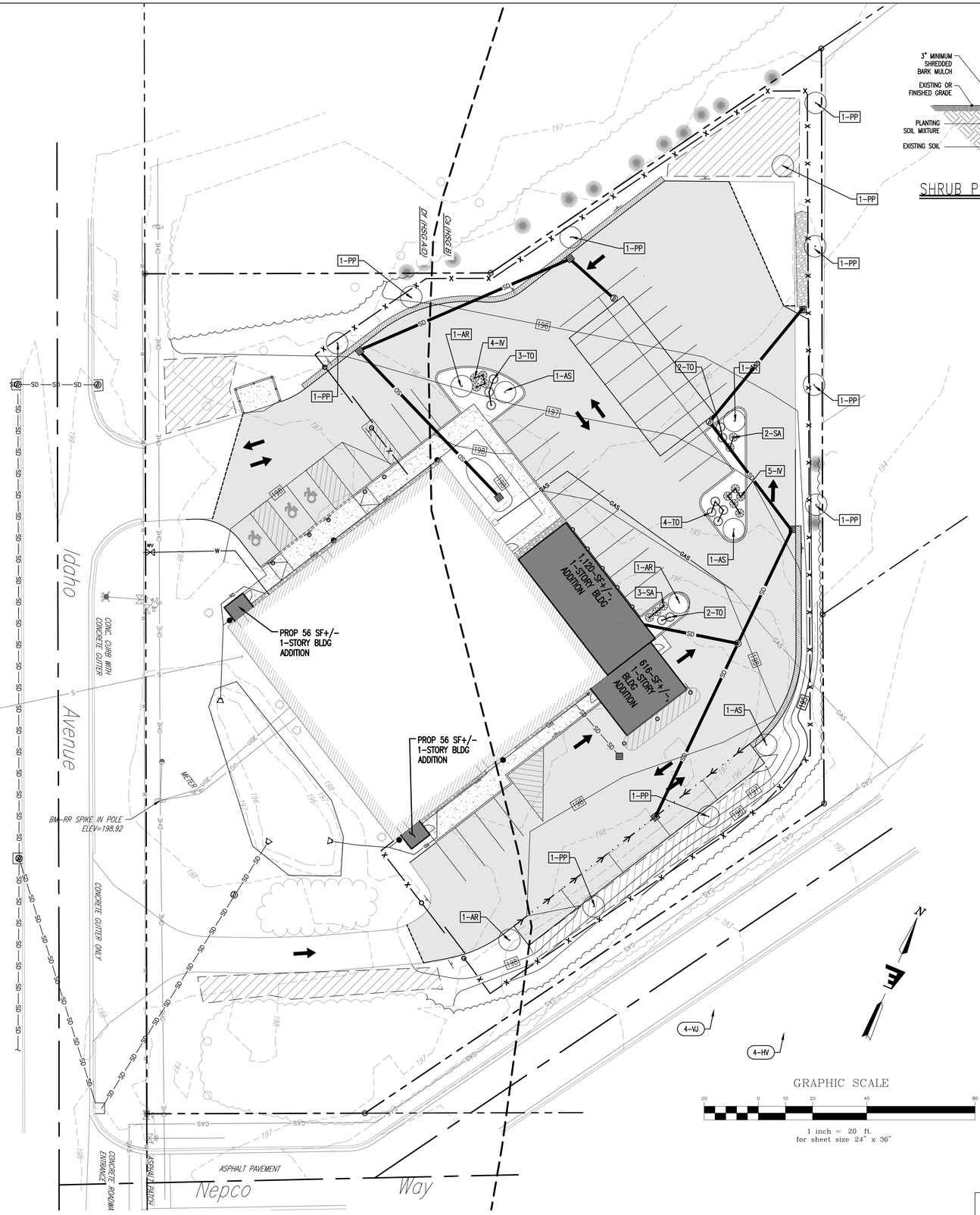
284 IDAHO AVENUE
PLATTSBURGH, NY

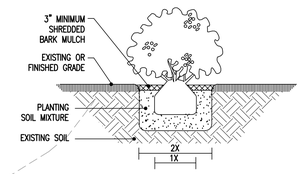
UtilityPlan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-203

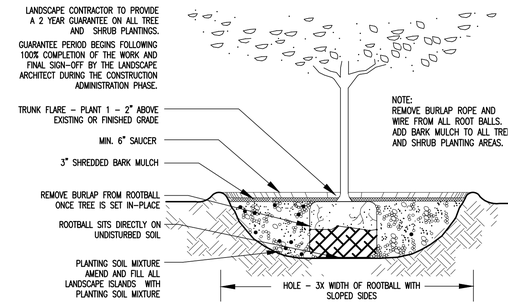
Scale 1" = 20'





SHRUB PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
PP	10	Picea Pungens	Colorado Spruce	6–8' HGT	
AR	4	Acer Rubrum	Red Maple	3" Calip.	B&B, Minimum 6' Height
AS	3	Acer Saccharum	Sugar Maple	3" Calip	
SHRUBS					
IV	9	Ilex Verticillata	Common Winterberry	24"–36"	Bare root, Plant 36" o.c.
SA	5	Symphoricarpos Albus	Common Snowberry	24"–36"	Bare root, Plant 36" o.c.
TO	11	Thuja Occidentalis 'Woodwardii'	Woodward Eastern Arborvitae	24"	B&B, Plant 48" o.c.

LANDSCAPE SCHEDULE

4–AC PROPOSED TREE & SHRUB PLANTINGS

POTENTIAL SNOW STORAGE AREA

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Planning Board Chairman _____ Date _____

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No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

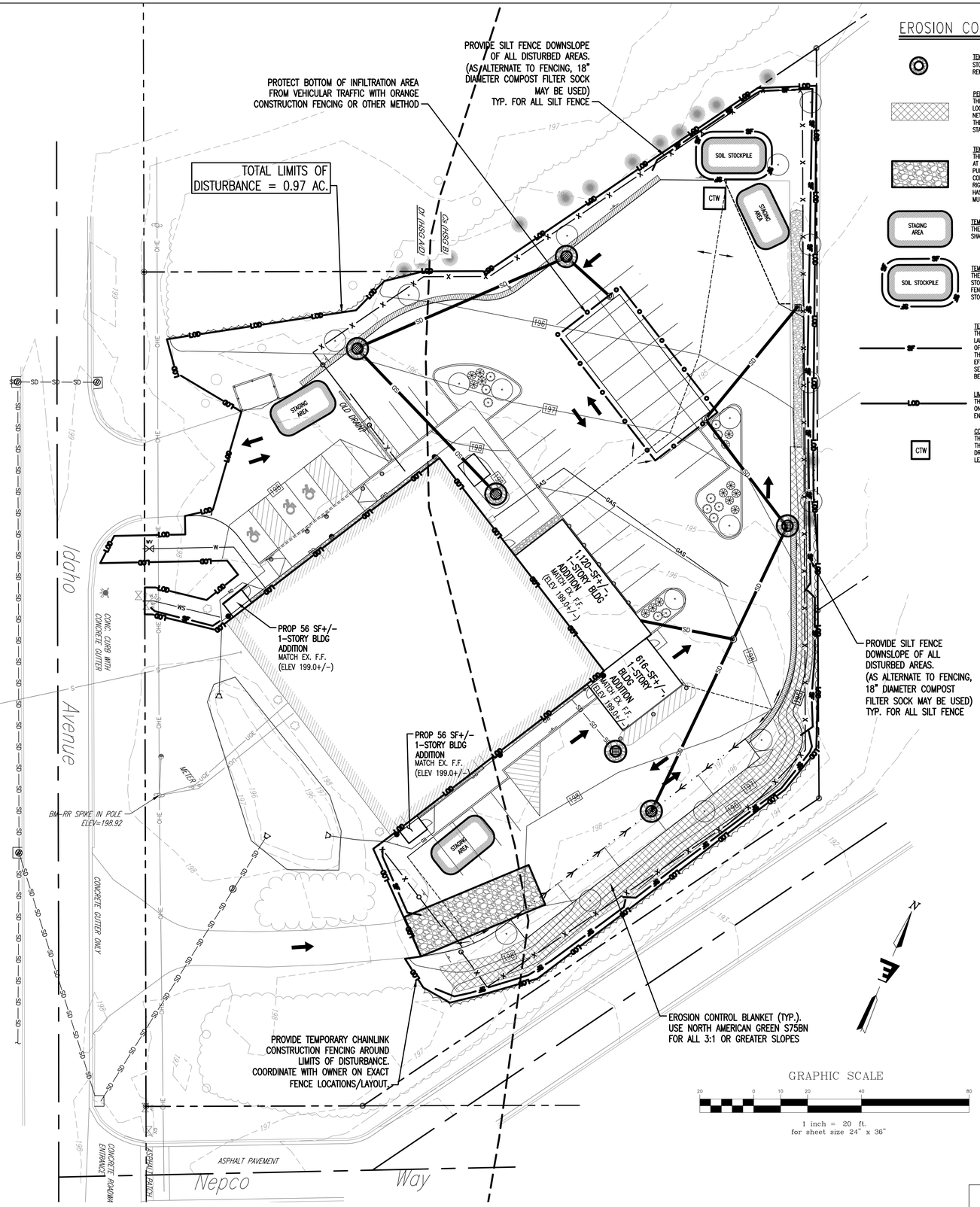
284 IDAHO AVENUE
PLATTSBURGH, NY

Landscape Plan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-204

Scale 1" = 20'



EROSION CONTROL LEGEND AND NOTES

TEMPORARY INLET PROTECTION – STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS ≤ 1/2 DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.

PERMANENT EROSION CONTROL NETTING.
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY SILT FENCING
THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE FILL SLOPES. ADDITIONALLY, WHEN DESIGNATED ALONG THE LIMITS OF DISTURBANCE, INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. SILT FENCING IS EFFECTIVE IN REDUCING STORMWATER RUNOFF VELOCITIES, ASSIST IN THE DEPOSITION OF TRANSPORTED SEDIMENT LOAD AND PREVENT EROSION OF SOILS ONTO ADJACENT AREAS. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

CONCRETE TRUCK WASHOUT
THIS IS AN APPROVED LOCATION WHERE CONCRETE TRUCK MIXERS AND EQUIPMENT CAN BE WASHED AFTER THEIR LOADS HAVE BEEN DISCHARGED, TO PREVENT HIGHLY ALKALINE RUNOFF FROM ENTERING STORM DRAINAGE SYSTEMS OR LEACHING INTO THE SOIL. THE FACILITY SHALL BE LINED TO PREVENT RUNOFF FROM LEACHING INTO THE SOIL. TEMPORARY SIGNAGE SHALL BE PROVIDED TO DIRECT DRIVERS TO THE FACILITY.

DUST CONTROL
DUST SHALL BE CONTROLLED THROUGH APPLICATION OF WATER, AS REQUIRED TO PREVENT MIGRATION BEYOND THE PROJECT LIMITS. CONTROL OF DUST REMAINS AN ONGOING RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED.

INSPECTION REQUIREMENTS
THE SITE WORK CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES EVERY 7 DAYS AND AS SOON AS REASONABLY POSSIBLE DURING OR AFTER RUNOFF EVENTS RESULTING IN RUNOFF FROM THE SITE.

FULL COMPLIANCE WITH THE REQUIREMENTS OF NEW YORK STATE EROSION AND SEDIMENT CONTROL MANUAL (2016) IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.

VEGETATIVE STABILIZATION
ALL SEEDING FOR VEGETATIVE STABILIZATION IS TO TAKE PLACE BETWEEN APRIL 15TH AND SEPTEMBER 15TH UNLESS OTHERWISE APPROVED.

STABILIZATOIN REQUIREMENTS
TO BE CONSIDERED PERMANENTLY STABILIZED, ALL DISTURBED AREAS MUST BE PROTECTED BY ONE OF THE FOLLOWING: PAVEMENT, GRAVEL, MULCH BEDS, OR VEGETATION (70% MINIMUM COVERAGE). THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL SEDIMENT CONTROL MEASURES (SILT FENCE, DISTURBANCE LIMIT MARKERS, INLET PROTECTION, ETC.) AND FOR RESTORATION OF ALL STAGING AND SOIL STOCKPILE AREAS BEFORE FILING NOTICE OF TERMINATION.

SOLID WASTE DISPOSAL
SOLID WASTES SHALL BE COLLECTED ON SITE AND REMOVED TO AN APPROVED OFF-SITE FACILITY.

SOIL RESTORATION NOTE:

IN ACCORDANCE WITH SECTION 5.1.6 OF THE NYS STORMWATER MANUAL, SOIL RESTORATION TECHNIQUES SHALL BE APPLIED IN ALL DISTURBED LAWN AREAS AS WELL AS ANY LAWN AREAS THAT BECOME COMPACTED BY CONSTRUCTION EQUIPMENT OR USE DURING CONSTRUCTION. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING PROCEDURE:

1) APPLY THREE (3) INCHES OF COMPOST OF SUBSOIL. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A 1/2" SCREEN, AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.
2) TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS. IN AREA OF PROPOSED INFILTRATION BASIN, INSTALL ORANGE CONSTRUCTION FENCING AROUND BASIN BOTTOM TO KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THE PROPOSED BASIN BOTTOM.
3) ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4) APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5) VEGETATE AS REQUIRED BY APPROVED PLAN.

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Planning Board Chairman — Date

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No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

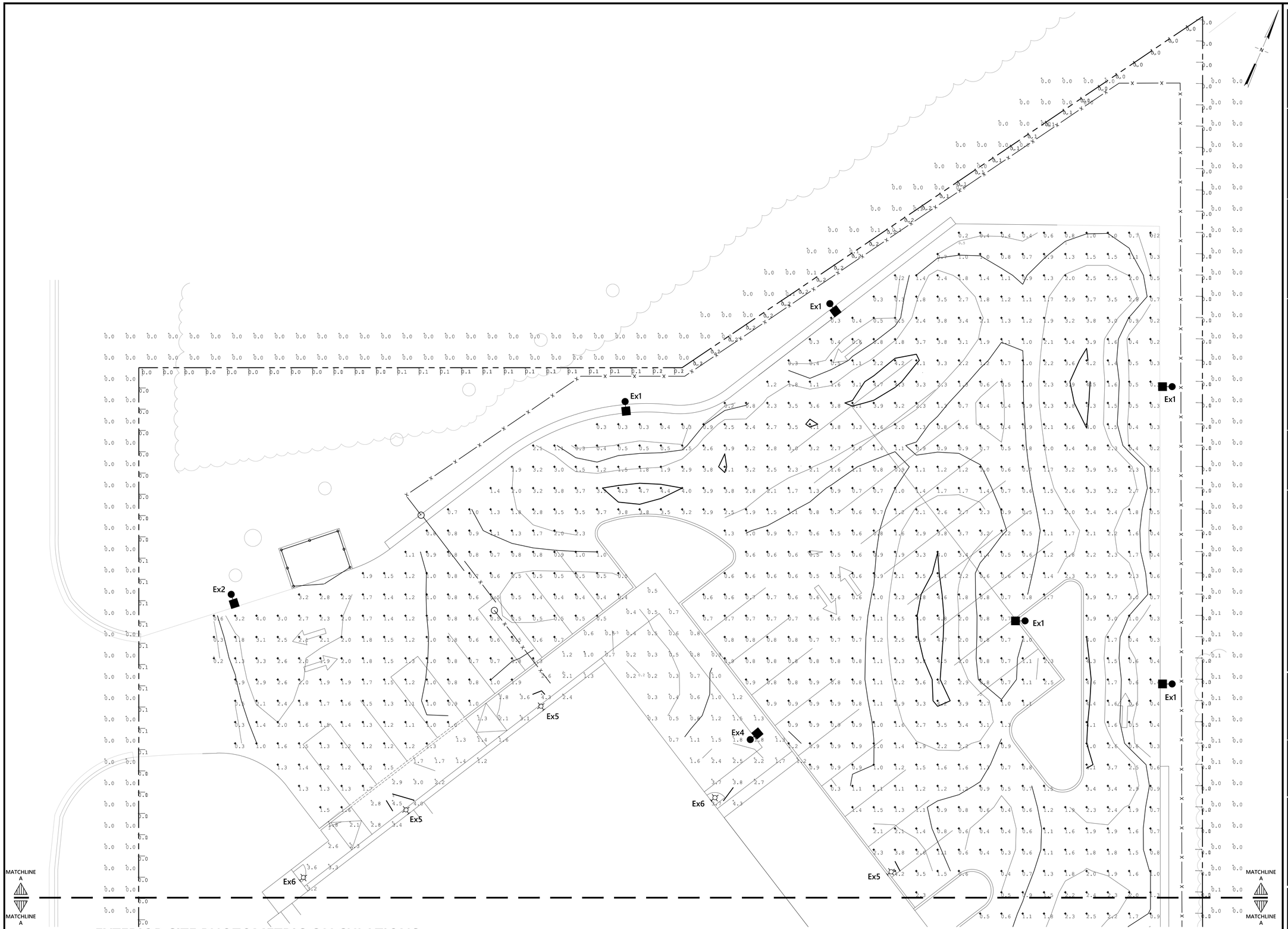
284 IDAHO AVENUE
PLATTSBURGH, NY

Erosion & Sediment Control Plan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-401

Scale 1" = 20'



EXTERIOR SITE PHOTOMETRIC CALCULATIONS: HORIZONTAL ILLUMINANCE AT GRADE NORTH

1 / E090

SCALE: 1" = 10'-0"

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N:\702\2022\Drawings\E090 Site lighting calc results.dwg, 9/26/2025 4:53:48 PM, dan, AutoCAD PDF (Web and Mobile).pc3

GSA

WSSA PLATTSBURGH LLC
284 IDAHO AVENUE
PLATTSBURGH, NY 12903-3988

OWNER IDENTIFICATION

STUDIO SEVEN

30 N GOULD STREET STE.N
SHERIDAN, WY 82801
515.809.6020

DESIGNER IDENTIFICATION

NOT FOR CONSTRUCTION

STAMP OR SEAL

KEY PLAN

SCALE: 1" = 10'-0"

GRAPHIC SCALE

Mark	Date	Description

REVISION BLOCK

PRIME CONTR. NO.	GS-02P-LNY00560
PRIME ORDER NO.	
CONST. CONTR. NO.	
A/E	STUDIO 40 SEVEN LLC
SUB A/E	PETERSON GUADAGNOLO CONSULTING ENGINEERS
CONST. CONTR.	

CONTRACTORS

BUILDING NUMBER	NY7697ZZ
BUILDING NAME	WSSA PLATTSBURGH
ADDRESS	284 IDAHO AVENUE
CITY/ST./ZIP	Plattsburgh, NY 12903-3988
BIM FILE NAME	230001.1-PlattsburghGSA_R25.rvt

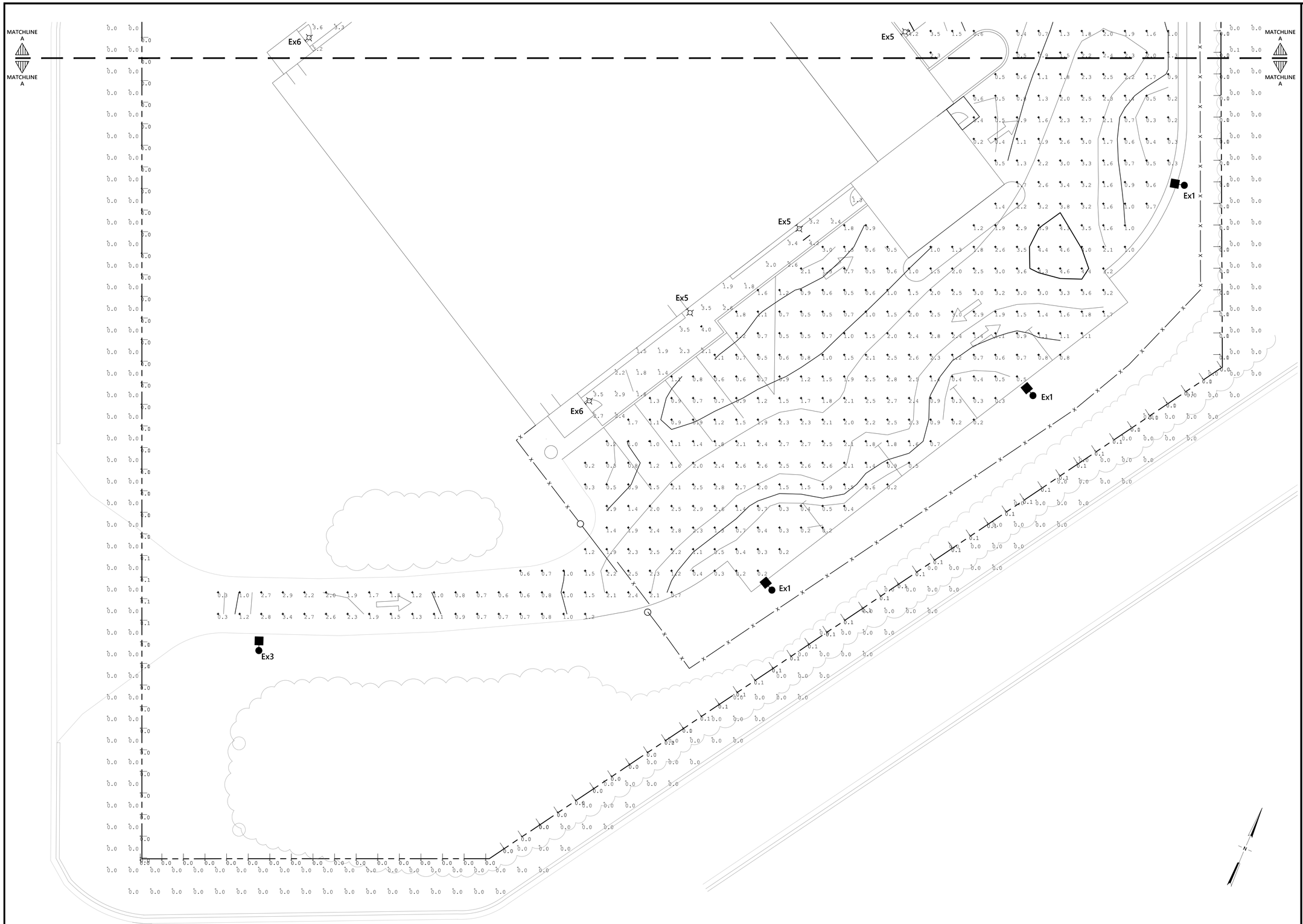
BUILDING

PROJECT TITLE	GSA PLATTSBURGH
PROJECT DESCRIPTION	RENOVATION OF EXISTING LEASED BUILDING WITH ADDITION
GSA PM	SCOTT ST JOSEPH
PROJECT NUMBER	REXUS (8NY2710)/ KAHUA (000015368)
SUBMISSION STAGE	35% CD
SUBMISSION DATE	09/26/2025

PROJECT IDENTIFICATION

DRAWN BY	DDH	DATE DRAWN: 09/26/25
CHECKED BY	DDH	SHEET SIZE: 24 X 36
FLOOR NUMBER		
DISCIPLINE		
SHEET TITLE	SITE LIGHTING CALCULATION RESULTS - NORTH	
SHEET NUMBER	E-090	
	SHEET OF SHEETS	

SHEET IDENTIFICATION



EXTERIOR SITE PHOTOMETRIC CALCULATIONS: HORIZONTAL ILLUMINANCE AT GRADE SOUTH

1 / E091

SCALE: 1" = 10'-0"

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N:\7020202Drawings\E090 Site lighting calc results.dwg, 9/26/2025 4:54:06 PM, dan, AutoCAD PDF (Web and Mobile).pc3

GSA

WSSA PLATTSBURGH LLC
284 IDAHO AVENUE
PLATTSBURGH, NY 12903-3988

OWNER IDENTIFICATION

STUDIO SEVEN
30 N GOULD STREET STE.N
SHERIDAN, WY 82801
515.809.6020

DESIGNER IDENTIFICATION

NOT FOR CONSTRUCTION

STAMP OR SEAL

KEY PLAN

SCALE: 1" = 10'-0"

GRAPHIC SCALE

Mark	Date	Description

REVISION BLOCK

PRIME CONTR. NO.	GS-02P-LNY00560
PRIME ORDER NO.	
CONST. CONTR. NO.	
A/E	STUDIO 40 SEVEN LLC
SUB A/E	PETERSON GUADAGNOLO CONSULTING ENGINEERS
CONST. CONTR.	

CONTRACTORS

BUILDING NUMBER	NY7697ZZ
BUILDING NAME	WSSA PLATTSBURGH
ADDRESS	284 IDAHO AVENUE
CITY/ST./ZIP	Plattsburgh, NY 12903-3988
BIM FILE NAME	230001.1-PlattsburghGSA_R25.rvt

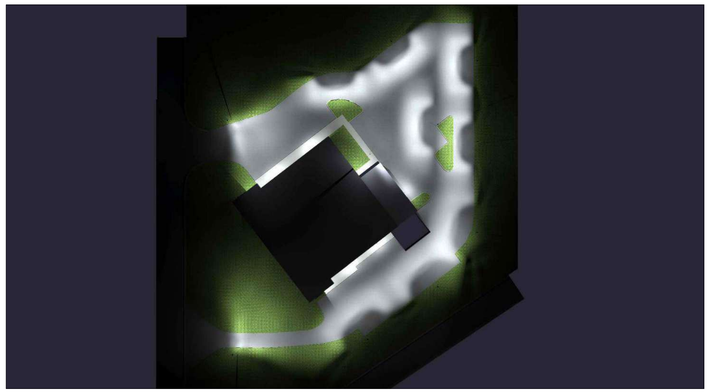
BUILDING

PROJECT TITLE	GSA PLATTSBURGH
PROJECT DESCRIPTION	RENOVATION OF EXISTING LEASED BUILDING WITH ADDITION
GSA PM	SCOTT ST JOSEPH
PROJECT NUMBER	REXUS (8NY2710)/ KAHUA (000015368)
SUBMISSION STAGE	35% CD
SUBMISSION DATE	09/26/2025

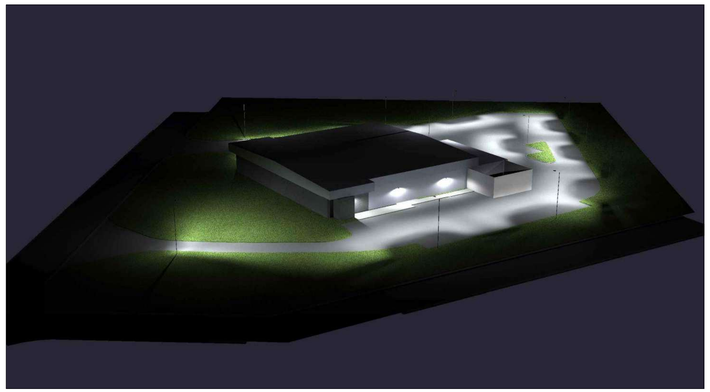
PROJECT IDENTIFICATION

DRAWN BY	DDH	DATE DRAWN: 09/26/25
CHECKED BY	DDH	SHEET SIZE: 24 X 36
FLOOR NUMBER		
DISCIPLINE		
SHEET TITLE	SITE LIGHTING CALCULATION RESULTS - SOUTH	
SHEET NUMBER	E-091	
	SHEET OF SHEETS	

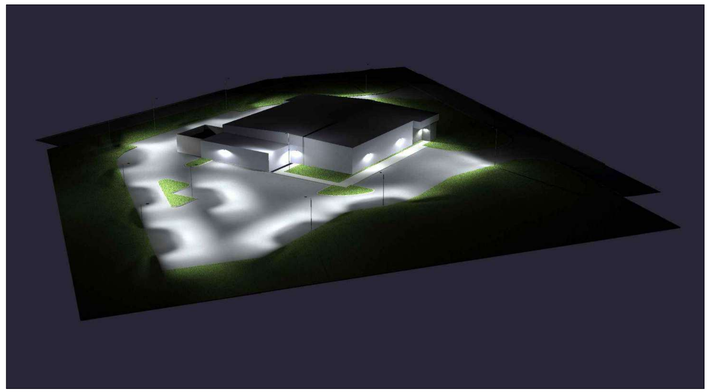
SHEET IDENTIFICATION



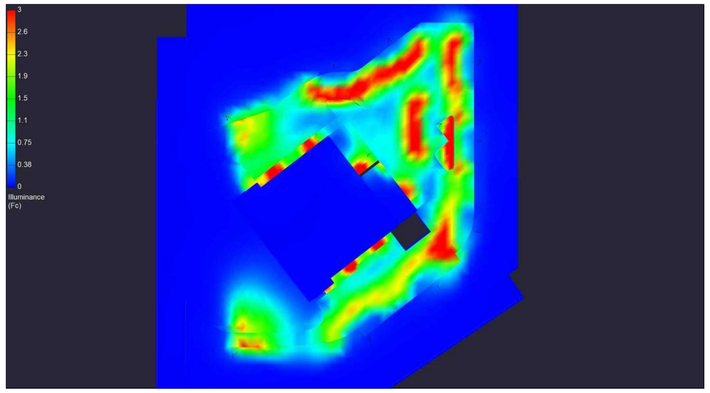
EXTERIOR LIGHT CALCULATION RENDERING - TOP VIEW, COLOR
1 E092 NOT TO SCALE



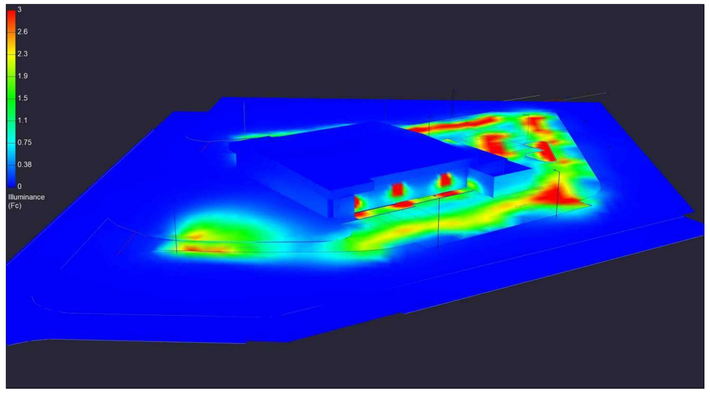
EXTERIOR LIGHT CALCULATION RENDERING - SOUTH VIEW, COLOR
3 E092 NOT TO SCALE



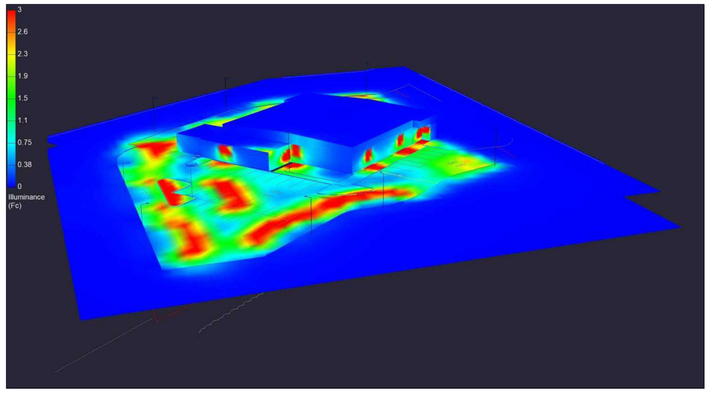
EXTERIOR LIGHT CALCULATION RENDERING - NORTH VIEW, COLOR
5 E092 NOT TO SCALE



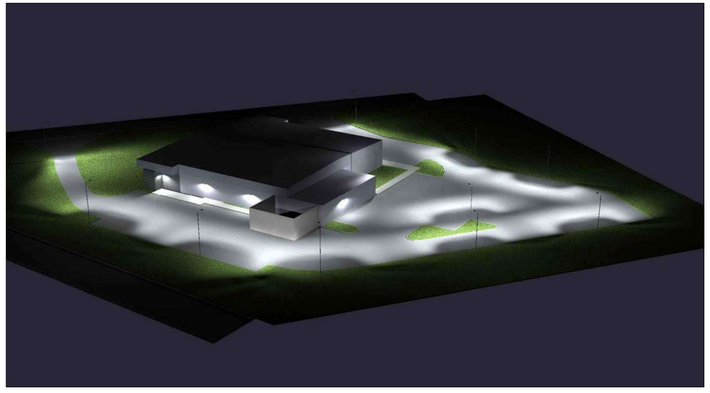
EXTERIOR LIGHT CALCULATION RENDERING - TOP VIEW, PSEUDO-COLOR
2 E092 NOT TO SCALE



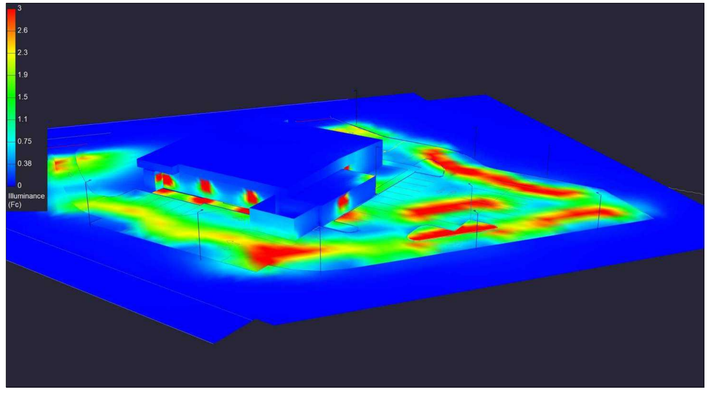
EXTERIOR LIGHT CALCULATION RENDERING - SOUTH VIEW, PSEUDO-COLOR
4 E092 NOT TO SCALE



EXTERIOR LIGHT CALCULATION RENDERING - NORTH VIEW, PSEUDO-COLOR
6 E092 NOT TO SCALE



EXTERIOR LIGHT CALCULATION RENDERING - EAST VIEW, COLOR
7 E092 NOT TO SCALE



EXTERIOR LIGHT CALCULATION RENDERING - EAST VIEW, PSEUDO-COLOR
8 E092 NOT TO SCALE

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.
Horizontal light trespass perimeter	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
North Property Line	Illuminance	Fc	0.10	0.2	0.0	N.A.	N.A.
Parking and drive lanes horizontal	Illuminance	Fc	1.59	4.8	0.2	7.95	24.00
South Property Line	Illuminance	Fc	0.05	0.1	0.0	N.A.	N.A.
Walkways horizontal	Illuminance	Fc	1.88	4.5	0.2	9.40	22.50
West Property line	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.

PHOTOMETRIC CALCULATION RESULTS SCHEDULE
9 E092 NOT TO SCALE

LIGHT FIXTURE IMAGES
9 E092 NOT TO SCALE

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N:\7020020\Drawings\E090 Site lighting calc results.dwg, 9/26/2025 4:54:16 PM, ddoh, AutoCAD PDF (High Quality Print).pc3

GSA

OWNER IDENTIFICATION

WSSA PLATTSBURGH LLC
284 IDAHO AVENUE
PLATTSBURGH, NY 12903-3988

DESIGNER IDENTIFICATION

STUDIO 40 SEVEN
30 N GOULD STREET STE.N
SHERIDAN, WY 82801
515.809.6020

STAMP OR SEAL

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KEY PLAN

GRAPHIC SCALE

REVISION BLOCK

Mark	Date	Description

CONTRACTORS

PRIME CONTR. NO.	GS-02P-LNY00560
PRIME ORDER NO.	
CONST. CONTR. NO.	
A/E	STUDIO 40 SEVEN LLC
SUB A/E	PETERSON GUADAGNOLO CONSULTING ENGINEERS
CONST. CONTR.	

BUILDING

BUILDING NUMBER	NY7697ZZ
BUILDING NAME	WSSA PLATTSBURGH
ADDRESS	284 IDAHO AVENUE
CITY/ST./ZIP	Plattsburgh, NY 12903-3988
BIM FILE NAME	230001,1-PlattsburghGSA_R25.rvt

PROJECT IDENTIFICATION

PROJECT TITLE	GSA PLATTSBURGH
PROJECT DESCRIPTION	RENOVATION OF EXISTING LEASED BUILDING WITH ADDITION
GSA PM	SCOTT ST JOSEPH
PROJECT NUMBER	REXUS (8NY2710)/ KAHUA (000015368)
SUBMISSION STAGE	35% CD
SUBMISSION DATE	09/26/2025

SHEET IDENTIFICATION

DRAWN BY	DDH	DATE DRAWN: 09/26/25	
CHECKED BY	DDH	SHEET SIZE: 24 X 36	
FLOOR NUMBER			
DISCIPLINE			
SHEET TITLE	LIGHTING CALCULATION RESULT RENDERINGS		
SHEET NUMBER	E-092		
	SHEET OF SHEETS		

EXTERIOR LIGHTING FIXTURE SCHEDULE: GENERAL LIGHTING - SUBSTITUTIONS PERMITTED AS SHOWN

SYM.	STYLE	LIGHTING REP COMPANY	MANUFACTURER	CATALOG NUMBER	BUILD AMERICA, BUY AMERICA (BABA) COMPLIANT	BUG RATING			LIGHT SOURCE INFORMATION					LED DRIVER			MOUNTING	FINISH	NOTES:
						BACK-LIGHT	UP-LIGHT	GLARE	LAMP TYPE: LED MODULE	LAMP TYPE: OTHER	COLOR RENDERING INDEX (Ra)	COLOR TEMP.	MIN. DELIVERED LUMENS	VOLT.	CONTROL TYPE	MAX WATTS			
Ex1	POST TOP AREA/SITE LUMINAIRE, IES TYPE 3, FULL CUTOFF, BACKLIGHT SHIELD	LIGHTSPEC MOXIE LIGHTING POINT SOURCE QUALITY LTG. VERTEX / ILLUM.	COOPER MCGRAW-EDISON	MODEL #BABA-GALN-SA2B-830-U-AFL-BZ-BCS-BPC-SPB2	✓	B0	U0	G1	✓	-	80+	3000K	5200 LM	120v	PHOTOCELL, DIMMING OCC SENSOR	85w	TAPERED ALUMINUM SQUARE POLE, 20'	DARK BRONZE	
Ex2	POST TOP AREA/SITE LUMINAIRE, IES TYPE 3 LEFT SIDE ONLY, FULL CUTOFF, HOUSE SIDE SHIELD	LIGHTSPEC MOXIE LIGHTING POINT SOURCE QUALITY LTG. VERTEX / ILLUM.	COOPER MCGRAW-EDISON	MODEL #BABA-GALN-SA2B-830-U-SLL-BZ-HSS-BPC-SPB2	✓	B1	U0	G2	✓	-	80+	3000K	6500 LM	120v	PHOTOCELL, DIMMING OCC SENSOR	82w	TAPERED ALUMINUM SQUARE POLE, 20'	DARK BRONZE	
Ex3	POST TOP AREA/SITE LUMINAIRE, IES TYPE 3 RIGHT SIDE ONLY, FULL CUTOFF, HOUSE SIDE SHIELD	LIGHTSPEC MOXIE LIGHTING POINT SOURCE QUALITY LTG. VERTEX / ILLUM.	COOPER MCGRAW-EDISON	MODEL #BABA-GALN-SA2B-830-U-SLR-BZ-HSS-BPC-SPB2	✓	B1	U0	G2	✓	-	80+	3000K	6500 LM	120v	PHOTOCELL, DIMMING OCC SENSOR	82w	TAPERED ALUMINUM SQUARE POLE, 20'	DARK BRONZE	
Ex4	POST TOP AREA/SITE LUMINAIRE, IES TYPE 4, FULL CUTOFF	LIGHTSPEC MOXIE LIGHTING POINT SOURCE QUALITY LTG. VERTEX / ILLUM.	COOPER MCGRAW-EDISON	MODEL #BABA-GALN-SA1B-830-U-T4FT-BZ-BPC-SPB2	✓	B1	U0	G2	✓	-	80+	3000K	4500 LM	120v	PHOTOCELL, DIMMING OCC SENSOR	45w	TAPERED ALUMINUM SQUARE POLE, 20'	DARK BRONZE	
Ex5	WALL MOUNT FULL CUTOFF WALL PACK, IES TYPE 2	LIGHTSPEC MOXIE LIGHTING POINT SOURCE QUALITY LTG. VERTEX / ILLUM.	COOPER MCGRAW-EDISON	MODEL #BABA-GKO-PB1B-730-U-T2U-BZ-CBP-BPC-SPB2	✓	B1	U0	G1	✓	-	70+	3000K	1350 LM	120v	PHOTOCELL, DIMMING OCC SENSOR	11w	WALL	DARK BRONZE	PROVIDE WITH EMERGENCY BATTERY PACK, COLD WEATHER RATED
Ex6	WALL MOUNT FULL CUTOFF WALL PACK, IES TYPE 4	LIGHTSPEC MOXIE LIGHTING POINT SOURCE QUALITY LTG. VERTEX / ILLUM.	COOPER MCGRAW-EDISON	MODEL #BABA-GKO-PB1B-730-U-T4W-BZ-CBP-BPC-SPB2	✓	B0	U0	G1	✓	-	70+	3000K	1400 LM	120v	PHOTOCELL, DIMMING OCC SENSOR	11w	WALL	DARK BRONZE	PROVIDE WITH EMERGENCY BATTERY PACK, COLD WEATHER RATED

1 E093 **EXTERIOR LIGHTING FIXTURE SCHEDULE**
NOT TO SCALE

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N:\7020\2\Drawings\E090 Site lighting calc results.dwg, 9/26/2025 4:54:32 PM, dan, AutoCAD PDF (High Quality Print).pc3

GSA

OWNER IDENTIFICATION

WSSA PLATTSBURGH LLC
284 IDAHO AVENUE
PLATTSBURGH, NY 12903-3988

DESIGNER IDENTIFICATION

STUDIO 40 SEVEN
30 N GOULD STREET STE.N
SHERIDAN, WY 82801
515.809.6020

STAMP OR SEAL

NOT FOR CONSTRUCTION

KEY PLAN

GRAPHIC SCALE

REVISION BLOCK

Mark	Date	Description

CONTRACTORS

PRIME CONTR. NO.	GS-02P-LNY00560
PRIME ORDER NO.	
CONST. CONTR. NO.	
A/E	STUDIO 40 SEVEN LLC
SUB A/E	PETERSON GUADAGNOLO CONSULTING ENGINEERS
CONST. CONTR.	

BUILDING

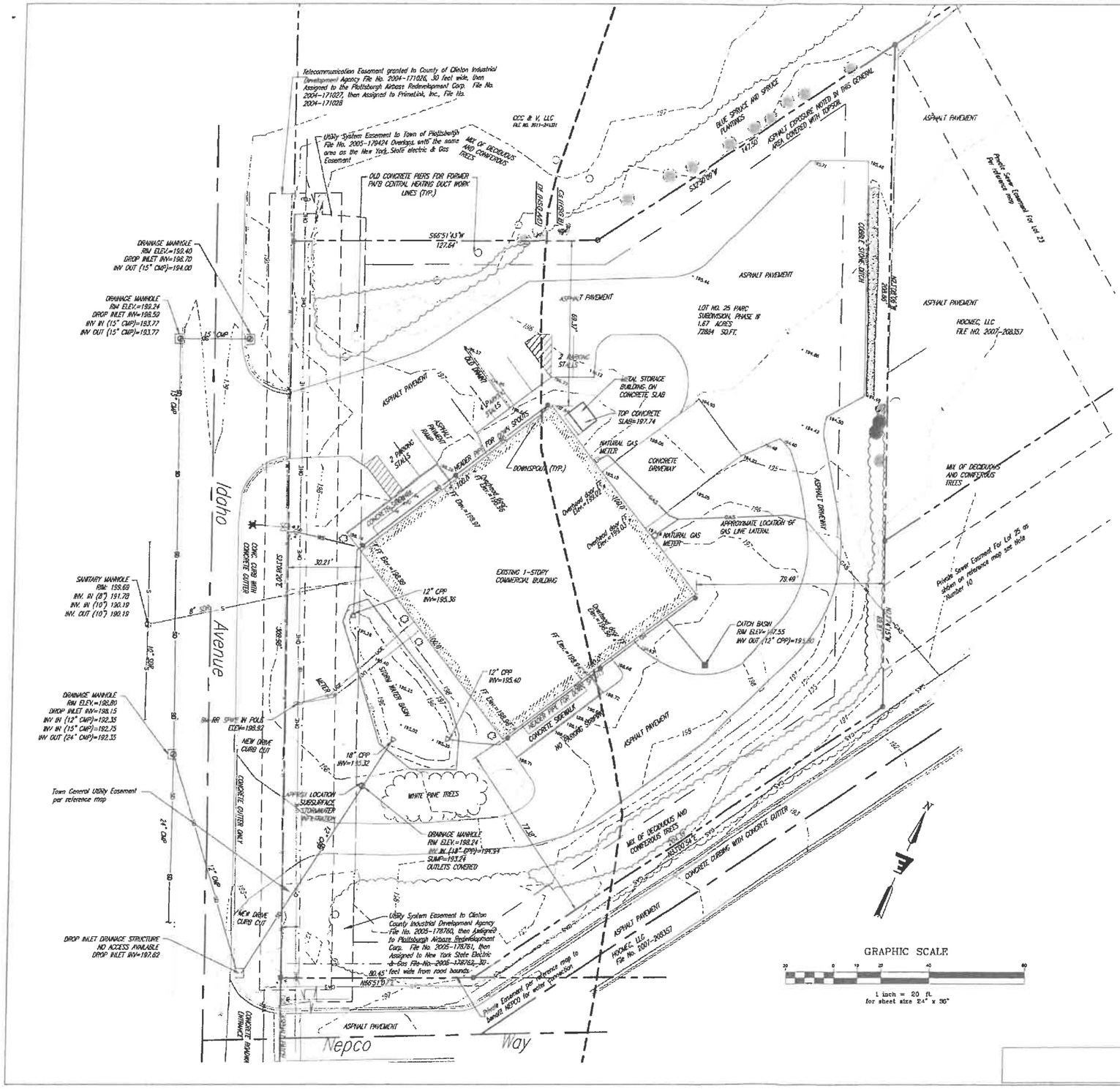
BUILDING NUMBER	NY7697ZZ
BUILDING NAME	WSSA PLATTSBURGH
ADDRESS	284 IDAHO AVENUE
CITY/ST./ZIP	Plattsburgh, NY 12903-3988
BIM FILE NAME	230001.1-PlattsburghGSA_R25.rvt

PROJECT IDENTIFICATION

PROJECT TITLE	GSA PLATTSBURGH
PROJECT DESCRIPTION	RENOVATION OF EXISTING LEASED BUILDING WITH ADDITION
GSA PM	SCOTT ST JOSEPH
PROJECT NUMBER	REXUS (8NY2710)/ KAHUA (0000153368)
SUBMISSION STAGE	35% CD
SUBMISSION DATE	09/26/2025

SHEET IDENTIFICATION

DRAWN BY	DDH	DATE DRAWN: 09/26/25
CHECKED BY	DDH	SHEET SIZE: 24 X 36
FLOOR NUMBER		
DISCIPLINE		
SHEET TITLE	EXTERIOR LIGHTING FIXTURE SCHEDULE	
SHEET NUMBER	E-093	
	SHEET OF SHEETS	



NOT FOR CONSTRUCTION

These plans and details are the Approved Detailed Preliminary Plans for construction of _____ (proposed site plan).

As per Planning Board Resolution No. _____, dated _____, these Detailed Preliminary Site Plans have been reviewed and are certified to be in compliance with Planning Board conditions.

Town Planning Department _____ Date _____

Planning Board Chairman _____ Date _____

"As-Built" construction drawings in accordance with Article VII Section 7.12 of the Town of Plattsburgh Zoning Ordinance shall be prepared and accepted by the Town of Plattsburgh prior to the issuance of a Certificate of Occupancy.

Site Plan improvements shall be constructed in accordance with and as shown on the approved Detailed Preliminary Site Plan.

Owner/Developer _____ Date _____

Note: The issuance of this authorization, approval or permit does not relieve the project applicant/sponsor of any responsibility for obtaining any other approvals/permits from any other federal, state, or local agency including the US Army Corps of Engineers (USACOE), and any utility companies which may be required.

STUDIO 40 SEVEN

30 N Gould Street, Ste N
Sheridan, WY 82801
732.986.3402
www.studio40seven.com

LICENSE NO:

James A. Smith AIA, NCARB

AI0205110(	NJ
045303	NY
ARC06023	IA

Date:

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CIVIL & STRUCTURAL:

ENGINEERING VENTURES
ADDRESS: 208 FLYNN AVENUE BURLINTON, VT 05401
PHONE: (802) 863-6225

MEP:

SALEM ENGINEERING
ADDRESS: 114 SUNSET ROAD CHARLOTTE, VT 05445
PHONE: (802) 510-8326

LOW VOLTAGE:

IC THOMASSON ASSOCIATES
ADDRESS: 2996 KRAFT DRIVE NASHVILLE, TN 37204
PHONE: (615) 348-3494

No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

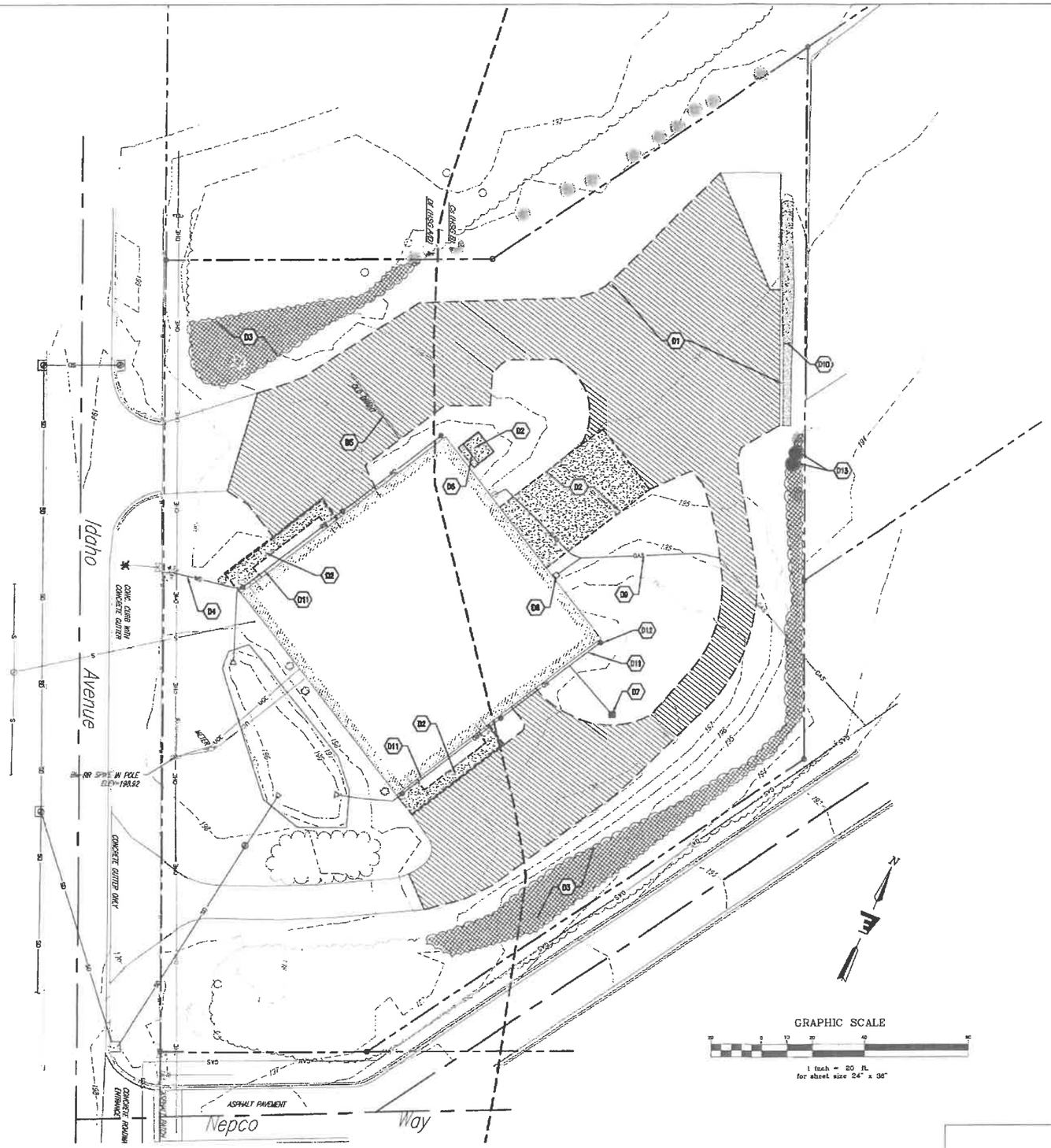
284 IDAHO AVENUE
PLATTSBURGH, NY

Existing Conditions Plan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-101

Scale AS NOTED



DEMOLITION NOTES / LEGEND

- D1 EXISTING PAVEMENT TO BE DEMOLISHED
- D2 EXISTING CONCRETE TO BE DEMOLISHED
- D3 EXISTING WOODED AREA/TREES TO BE CLEARED.
- D4 EXISTING WATER SERVICE TO BE DEMOLISHED
- D5 EXISTING TRENCH DRAIN TO BE DEMOLISHED
- D6 EXISTING SHED BUILDING TO BE DEMOLISHED
- D7 EXISTING CATCH BASIN RIM TO BE REMOVED AND RAISED. SEE SHEET C202
- D8 EXISTING GAS METER TO BE REMOVED
- D9 PORTION OF EXISTING GAS SERVICE TO BE DEMOLISHED. COORDINATE ALL WORK WITH UTILITY COMPANY
- D10 PORTION OF EXISTING COBBLESTONE DITCH TO BE DEMOLISHED
- D11 PORTION OF EXISTING ROOF DRAIN HEADER TO BE REMOVED AND RE-ROUTED AROUND NEW BUILDING ADDITION. (SEE SHEET C203)
- D12 EXISTING DOWNSPOUT TO BE REMOVED AND RELOCATED (SEE SHEET C203)
- D13 EXISTING TREE TO BE REMOVED

DEMOLITION NOTES

1. ALL DEMOLITION ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER. ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING, BUT NOT LIMITED TO THE TOWN OF PLATTSBURGH. ALL DEMOLITION ITEMS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED FACILITY.
2. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER.
3. EXISTING UTILITY CONNECTIONS, INCLUDING WATER, SANITARY SEWER, NATURAL GAS, OVERHEAD & BURIED ELECTRIC, TELEPHONE, CABLE, ETC., SHALL BE TERMINATED AT THE SERVICE MAIN IN ACCORDANCE WITH THE UTILITY COMPANY OR TOWN REQUIREMENTS. ALL ONSITE PIPING, WIRING, CONDUITS & STRUCTURES SHALL BE REMOVED.
4. DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF: SURFACE PAVEMENTS, EXTERIOR CONCRETE SLABS, UNDERGROUND UTILITIES, TREES, AND ACCESSORY STRUCTURES AND ALL OTHER STRUCTURES NOT SCHEDULED TO REMAIN.
5. IF HAZARDOUS MATERIALS OR WASTE IS ENCOUNTERED DURING DEMOLITION WORK, THE CONTRACTOR SHALL CONTACT THE REGULATORY AGENCIES AND COMPLY WITH THE JURISDICTIONAL REQUIREMENTS. HAZARDOUS MATERIALS AND WASTES MUST BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A HAZARDOUS WASTE SITE PERMITTED TO ACCEPT THE CHARACTERIZED WASTE.
6. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES. THE CONTRACTOR SHALL MINIMIZE DUST AND NOISE POLLUTION GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
7. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
8. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION. KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT OUTSIDE OF DRIP LINE OF EXISTING TREES TO REMAIN AND NEWLY INSTALLED TREES.
9. ALL DEPRESSIONS OR VOIDS IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN, NATIVE FILL OR GRANULAR FILL MEETING THE REQUIREMENTS OF SPECIFICATIONS 31 05 13 AND 31 05 16 AND SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFICATION 31 23 23 CORRESPONDING TO LOCATION WITHIN THE WORK AREA.

These plans and details are the Approved Detailed Preliminary Plans for construction of: _____ (proposed site plan).

As per Planning Board Resolution No. _____, dated _____, these Detailed Preliminary Site Plans have been reviewed and are certified to be in compliance with Planning Board conditions.

Town Planning Department _____ Date _____

Planning Board Chairman _____ Date _____

"As-Built" constructed drawings in accordance with Article VII Section 7.12 of the Town of Plattsburgh Zoning Ordinance shall be prepared and accepted by the Town of Plattsburgh prior to the issuance of a Certificate of Occupancy.

Site Plan improvements shall be constructed in accordance with and as shown on the approved Detailed Preliminary Site Plan.

Owner/Developer _____ Date _____

Note The issuance of this authorization, approval or permit does not relieve the project applicant/person of any responsibility for obtaining any other approvals/permits from any other federal, state, or local agency including the US Army Corps of Engineers (USACOE), and any utility companies which may be required.

NOT FOR CONSTRUCTION

STUDIO 40 SEVEN
30 N Gould Street, Ste N
Sheridan, WY 82801
732.986.3402
www.studio40seven.com

LICENSE NO:
James A. Smith AIA, NCARB
AI0209110K NJ
045302 NY
ARC08023 IA

Date:

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CHARLOTTE, VT 05445
PHONE: (802) 310-8525

LOW VOLTAGE:
IC THOMASSON ASSOCIATES
ADDRESS: 2950 KRAFT DRIVE
NASHVILLE, TN 37204
PHONE: (615) 346-3434

No.	Description	Date
4	DID L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC

NOT FOR CONSTRUCTION

PLATTSBURGH GSA

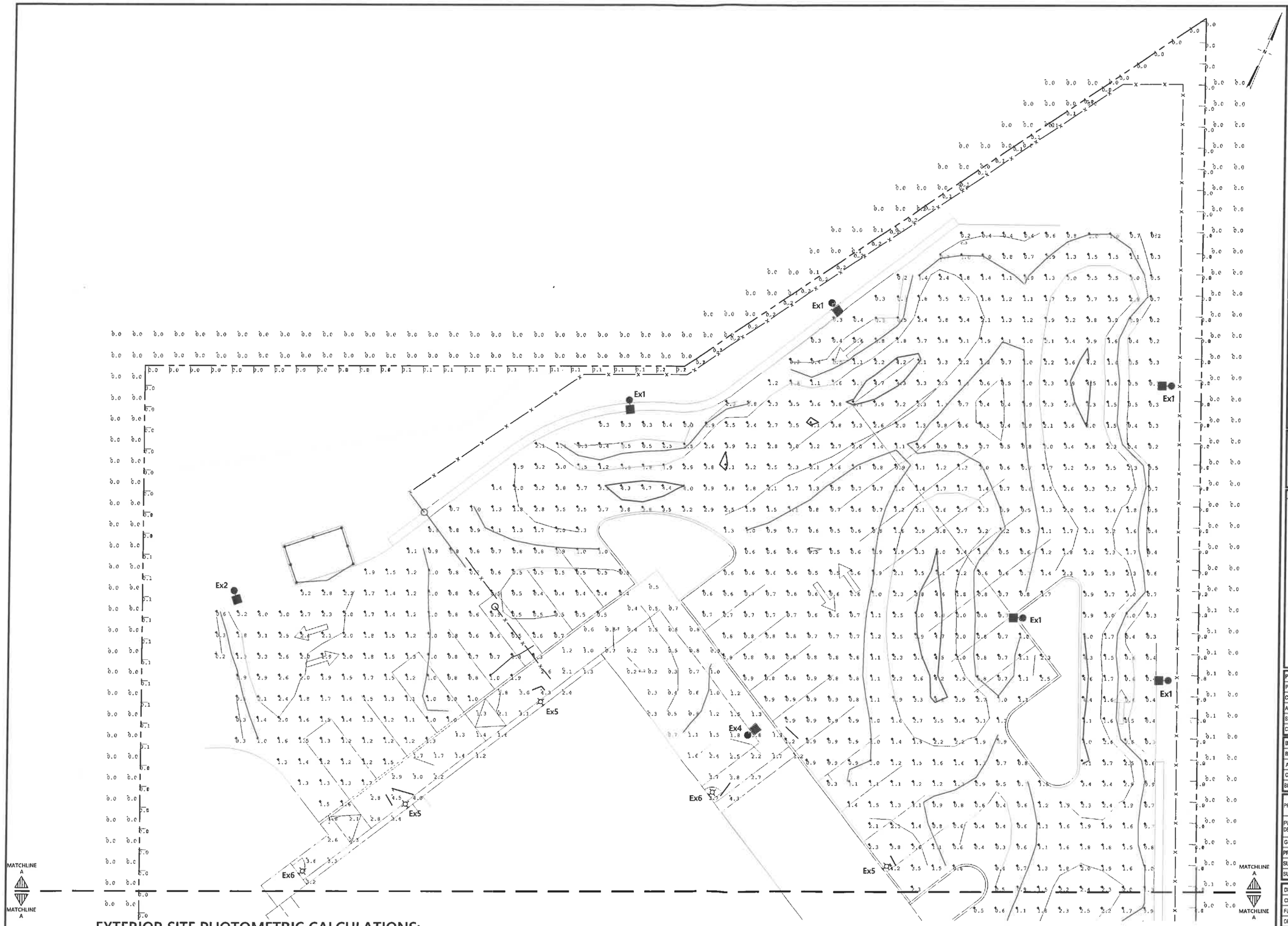
264 IDAHO AVENUE
PLATTSBURGH, NY

Demolition Plan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-102

Scale 1" = 20'



EXTERIOR SITE PHOTOMETRIC CALCULATIONS: HORIZONTAL ILLUMINANCE AT GRADE NORTH

1 / E090 SCALE: 1" = 10'-0"

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GSA

OWNER IDENTIFICATION

WSSA PLATTSBURGH LLC
284 IDAHO AVENUE
PLATTSBURGH, NY 12903-3988

DESIGNER IDENTIFICATION

STUDIO 40 SEVEN
30 N GOULD STREET STE.N
SHERIDAN, WY 82801
515.809.6020

STAMP OR SEAL

NOT FOR CONSTRUCTION

KEY PLAN

GRAPHIC SCALE

SCALE: 1" = 10'-0"

REVISION BLOCK

Mark	Date	Description

CONTRACTORS

PRIME CONTR. NO.	GS-02P-LNY03560
PRIME ORDER NO.	
CONST. CONTR. NO.	
A/E	STUDIO 40 SEVEN LLC
SUB A/E	PETERSON GUADAGNOLO CONSULTING ENGINEERS
CONST. CONTR.	

BUILDING

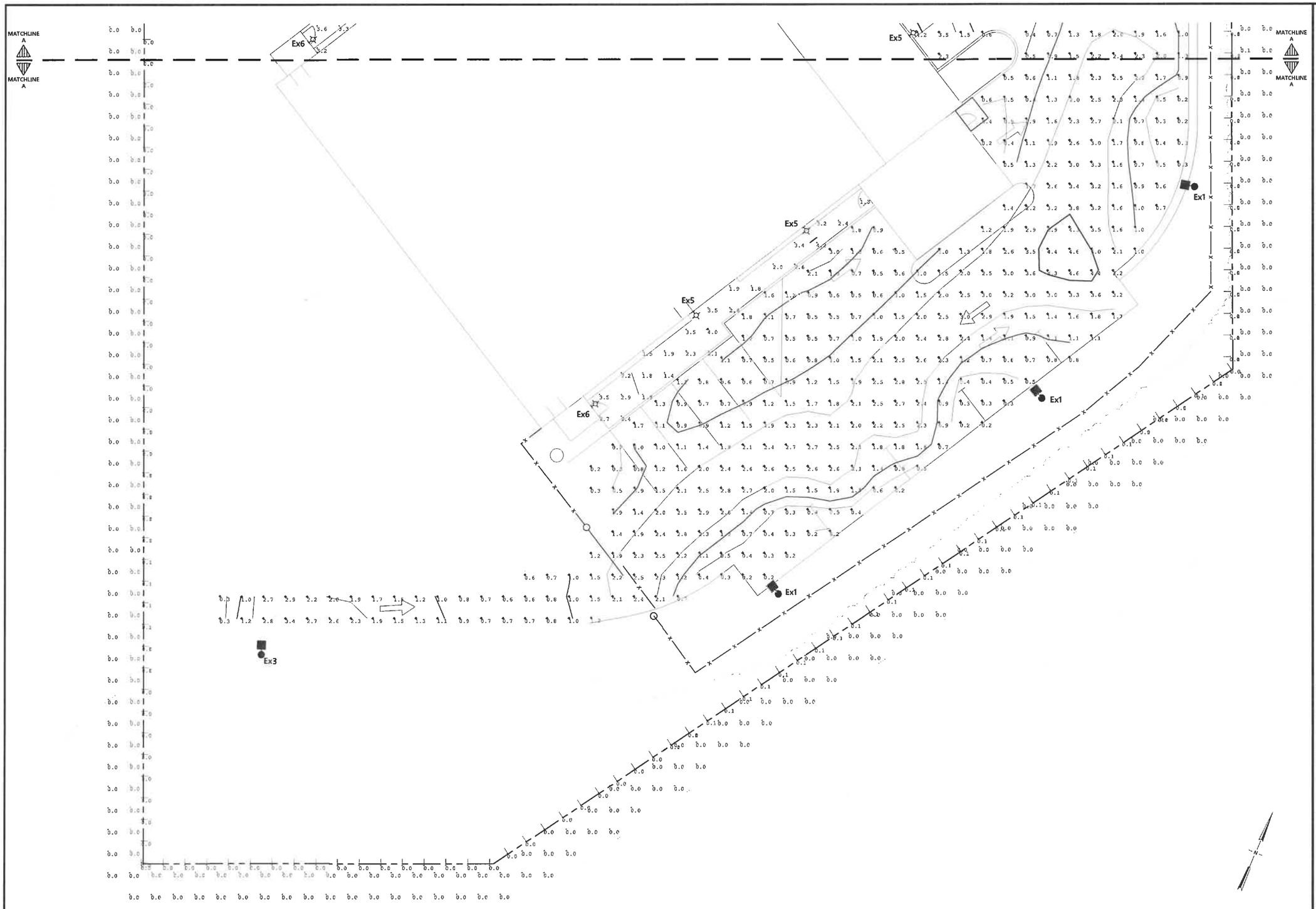
BUILDING NUMBER	NY7697ZZ
BUILDING NAME	WSSA PLATTSBURGH
ADDRESS	284 IDAHO AVENUE
CITY/ST./ZIP	Plattsburgh, NY 12903-3988
BIM FILE NAME	230001.1-PlattsburghGSA_R25.rvt

PROJECT IDENTIFICATION

PROJECT TITLE	GSA PLATTSBURGH
PROJECT DESCRIPTION	RENOVATION OF EXISTING LEASED BUILDING WITH ADDITION
GSA PM	SCOTT ST JOSEPH
PROJECT NUMBER	REXUS (8NY2710)/ KAHUA (000015368)
SUBMISSION STAGE	35% CD
SUBMISSION DATE	09/26/2025

SHEET IDENTIFICATION

DRAWN BY	DDH	DATE DRAWN: 09/26/25	
CHECKED BY	DDH	SHEET SIZE: 24 X 36	
FLOOR NUMBER			
DISCIPLINE			
SHEET TITLE	SITE LIGHTING CALCULATION RESULTS - NORTH		
SHEET NUMBER	E-090		
	SHEET OF SHEETS		



EXTERIOR SITE PHOTOMETRIC CALCULATIONS: HORIZONTAL ILLUMINANCE AT GRADE SOUTH

1 / E091

SCALE: 1" = 10'-0"

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N:\2025\02\Drawings\E090 Site lighting calc results.dwg, 9/26/2025 4:54:09 PM, dan, AutoCAD PDF (Web and Mobile).pc3

GSA

WSSA PLATTSBURGH LLC
284 IDAHO AVENUE
PLATTSBURGH, NY 12903-3988

OWNER IDENTIFICATION

STUDIO 40 SEVEN

30 N GOULD STREET STE.N
SHERIDAN, WY 82801
515.609.6020

DESIGNER IDENTIFICATION

NOT FOR CONSTRUCTION

STAMP OR SEAL

KEY PLAN

SCALE: 1" = 10'-0"

GRAPHIC SCALE

Mark	Date	Description

REVISION BLOCK

PRIME CONTR. NO.	GS-02P-LNY00560
PRIME ORDER NO.	
CONST. CONTR. NO.	
A/E	STUDIO 40 SEVEN LLC
SUB A/E	PETERSON GUADAGNOLO CONSULTING ENGINEERS
CONST. CONTR.	

CONTRACTORS

BUILDING NUMBER	NY7697ZZ
BUILDING NAME	WSSA PLATTSBURGH
ADDRESS	284 IDAHO AVENUE
CITY,ST./ZIP	Plattsburgh, NY 12903-3988
BIM FILE NAME	230001.1-PlattsburghGSA_R25.rvt

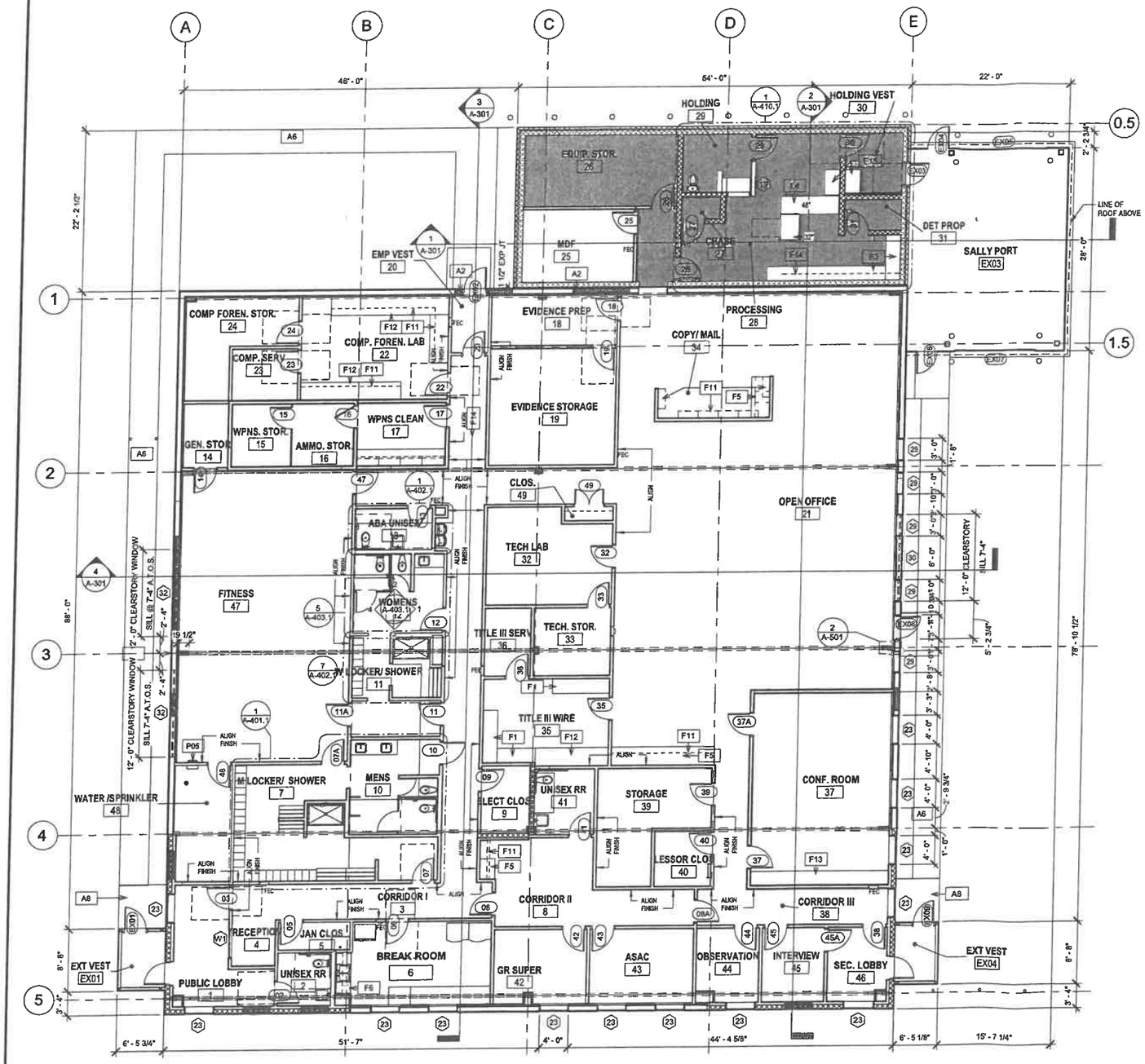
BUILDING

PROJECT TITLE	GSA PLATTSBURGH
PROJECT DESCRIPTION	RENOVATION OF EXISTING LEASED BUILDING WITH ADDITION
GSA PM	SCOTT ST JOSEPH
PROJECT NUMBER	REXUS (ENY27101/ KAHUA (0000153368)
SUBMISSION STAGE	35% CD
SUBMISSION DATE	09/26/2025

PROJECT IDENTIFICATION

DRAWN BY	DDH	DATE DRAWN: 09/26/25
CHECKED BY	DDH	SHEET SIZE: 24 X 36
FLOOR NUMBER		
DISCIPLINE		
SHEET TITLE	SITE LIGHTING CALCULATION RESULTS - SOUTH	
SHEET NUMBER	E-091	
	SHEET OF SHEETS	

SHEET IDENTIFICATION



1 COORDINATION PLAN
1/8" = 1'-0"

ARCHITECTURAL KEYNOTE SCHEDULE

KEY	NOTE
A2	INFILL FOUNDATION WALL; PROVIDE WATERPROOFING AND DRAINAGE MAT TO EXTERIOR FACE OF FOUNDATION; OVERLAP 24" MIN BOTH SIDES OF ADJACENT WALLS
A5	CONCRETE WALK
A8	CONCRETE ENTRY SLAB; FROST DEPTH FOOTINGS
F1	COUNTERTOP; PLAM, 25" DEPTH, 4" BACKSPLASH, 4" APPRON; HIDDEN COUNTER BRAKETS @ 48" O.C. MIN. OF 2, 1000 LBS DOWN FORCE MIN.
F3	COUNTERTOP; STAINLESS STEEL, 30" DEPTH, 4" BACK SPLASH, 4" APPRON; COUNTER BRACKETS (MASONRY) @ 48" O.C. MIN. OF 2; 1000 LBS DOWN FORCE MIN.
F4	COUNTERTOP; STAINLESS STEEL, 30" DEPTH, 4" APPRON ALL EXPOSED SIDES, MOUNT TO CMU KNEE WALL; PROVIDE BRAKETS (MASONRY) @ 48" O.C.;1000 LBS DOWN FORCE MIN.
F5	COUNTERTOP; PLAM, 25" DEPTH, 4" BACKSPLASH, BASE CABINETS; SEE INTERIOR ELEVATIONS FOR CABINET TYPES.
F6	COUNTERTOP; SOLID SURFACE, 25" DEPTH, 4" BACKSPLASH, BASE CABINETS AND DOUBLE SINK (KITCHEN); SEE INTERIOR ELEVATIONS FOR CABINET TYPES.
F11	WALL CABINETS; PLAM, 18" DEPTH, 30" HIEGHT; SEE INTERIOR ELEVATIONS FOR DETAILS
F12	COUNTERTOP; PLAM, 30" DEPTH, 4" BACKSPLASH, 4" APPRON; HIDDEN COUNTER BRAKETS @ 48" O.C. MIN. OF 2, 1000 LBS DOWN FORCE MIN.
F13	COUNTERTOP; PLAM, 25" DEPTH, BASE CABINETS; SEE INTERIOR ELEVATIONS FOR CABINET TYPES.
F14	WALL CABINETS; STAINLESS STEEL, 18" DEPTH, 30" HEIGHT; SEE INTERIOR ELEVATIONS FOR DETAILS
F15	BENCH; STAINLESS STEEL; 18" DEPTH, 40" LENGTH; 18" HEIGHT; HANDCUFF AND FOOT CUFF LOOPS; SEE INTERIOR ELEVATIONS FOR DETAILS
P06	BOTTLE FILLER; MEETS ABASS REQUIREMNETS; IN WALL MOUNT

SHEET NOTES

GENERAL

1. GENERAL CONTRACTOR SHALL PROVIDE SITE AND WORKMANSHIP CONDITIONS OF CONSTRUCTION COMPLYING TO ALL FEDERAL, STATE, AND LOCAL CODES.
2. CONTRACTORS TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO MATERIAL FABRICATION AND CONSTRUCTION. WHERE FILED CONDITIONS CONFLICT WITH THE DESIGN, THE CONTRACTOR SHALL INFORM THE ARCHITECTS AND GSA PROJECT TEAM IMEADIATELY.
3. MATERIAL SYMBOLS AND ABBREVIATIONS USED ON THE ARCHITECTURAL DRAWING ARE SHOWN ON THIS SHEET.
4. DIMENSIONS OF EXISTING CONSTRUCTION ARE TO FINISH FACE; GC IS RESPONSIBLE FOR COORDINATING WORK ADJACENT OR ATTACHED TO EXISTING CONSTRUCTION.
5. DIMENSIONS OF NEW WORK ARE TO FACE OF STRUCTURAL MEMBER; FACE OF STUD FRAMED PARTITION AND FACE OF MASONRY, MASONRY PARTITIONS.
6. INTERIOR AND EXTERIOR GLAZING SHALL BE DIMENSIONED TO EDGE OF FRAME; GC IS RESPONSIBLE FOR COORDINATING ROUGH OPENINGS FOR ALL NEW WINDOWS, STORFRONTS, AND SECURITY GLAZING.
7. INTERIOR DOORS SHALL BE LOCATED AT 6" FROM ADJACENT WALL UNLESS OTHEWISE DIMENSIONED; DOORWAYS THROUGH MASONRY WALLS SHALL BE DIMENSIONED TO OUTSIDE EDGE OF FRAME "MASONRY OPENING" (M.O.).

FLOORS

1. WHERE NEW AND EXISTING INTERIOR SLAB-ON-GRADE IS BEING REMOVED AND REPLACED OR PLACED, INSTALL 6MILL MINIMUM VAPOR BARRIER DIRECTLY BELOW ALL CONCRETE.
2. CLEAN AND PREP ALL EXISTING AND NEW SLABS FOR FLOOR FINISHES, PROVIDE LEVELING CEMENT TO ALL FLOORS WITH SLOPES, DEPRESSIONS, AND/OR DAMAGED SURFACES PRIOR TO PREPPING FOR FLOOR FINISH INSTALLATION.

WALLS

1. PATCH, REPAIR, & REFINISH SURFACES WHERE AFFECTED BY NEW CONSTRUCTION.
2. ALL NEW PARTITIONS ARE TO BE FULL HEIGHT FROM FLOOR TO UNDERSIDE OF FLOOR/ROOF DECKING, UNLESS INDICATED OTHERWISE ("TOW A0" - TOP OF WALL ABOVE FINISH CEILING) ON SHEETS A-010 ASSEMBLIES OR A-110.1 RCP.
3. ALL NEW INTERIOR STUD PARTITIONS ARE TO BE METAL STUD FRAMING, SPACED AT 16" O.C., W/ 1 LAYER OF TYPE "X" 5/8" GYPSUM BOARD ON EACH SIDE, FROM FLOOR TO TOP OF METAL STUD PARTITION FRAMING, UNLESS NOTED OTHERWISE. PARTITION TYPES SHALL BE NOTED ON FLOOR/CONSTRUCTION PLANS AND SECTIONS. REFER TO SHEET A-010 ASSEMBLIES AND SPECIFICATIONS FOR PARTITION DETAILS AND REQUIREMENTS.
4. FILL ALL STUD PARTITIONS WITH ACOUSTICAL SOUND BLANKET INSULATION UNLESS OTHERWISE NOTED.
5. WRAP ALL JUNCTION BOXES OPEN TO FACE OF PARTITION WITH ACOUSTICAL PUTTY, FULLY COVER JUNCTION BOX WITH CONTINUOUS 3/8" MINIMUM COVERAGE, ALL SIDES AND AROUND ALL PENETRATIONS.
6. ALL NEW AND EXISTING DUCT OR PIPE PENETRATIONS THROUGH EXISTING OR NEW WALLS, CEILINGS, OR FLOORS, SHALL BE SEALED TO RESTRICT TRANSFER OF SOUND, SMOKE, AND/OR FIRE.
7. PROVIDE BLOCKING BEHIND WALL MOUNTED EQUIPMENT, MONITORS, SHELVES, BASE AND WALL CABINETS, COUNTER TOP KNEE BRACES, AND SIMILAR ITEMS REQUIRING BACKING FOR ANCHORAGE OVER GYPSUM BOARD AT ALL METAL STUD PARTITIONS.
8. PROVIDE FINISHED CONTROL JOINTS AT ALL NEW INTERIOR GYPSUM BOARD WALLS OR CEILINGS 30 FEET IN ANY DIRECTION. LOCATE CONTROL JOINTS AT EDGES OF OPENINGS WHEN NECESSARY. SUBMIT CONTROL JOINT LAYOUT SHOP DRAWING FOR REVIEW BY ARCHITECT, PRIOR TO CONSTRUCTION.

LEGEND

Room name 8888	ROOM TAG - NAME / NUMBER
101	DOOR OPENING TAG - NUMBER
11	WINDOW OPENING TAG - NUMBER
11	WALL TYPE TAG - NUMBER
?	KEYED NOTE TAG - NUMBER
11 11'-6"	CEILING TYPE TAG - NUMBER W/ HEIGHT ABOVE FLOOR
1 A101 SIM	DETAIL CALL OUT - CIRCLE W/ DETAIL NUMBER ABOVE AND SHEET NUMBER REFERENCE BELOW- SIM, DESIGNATES SIMILAR OCCURRENCES
1 A101 SIM	SECTION CALL OUT - CIRCLE W/ DETAIL NUMBER ABOVE AND SHEET NUMBER REFERENCE BELOW- SIM, DESIGNATES SIMILAR OCCURRENCES
1 A101 1	INTERIOR AND EXTERIOR ELEVATION - CIRCLE W/FILLED ARROW - VIEW REFERENCE/DIRECTION BUBBLE - REFERENCED SHEET NUMBER
N	NORTH ARROW
2' - 2"	NUMERICAL DIMENSION - FEET AND INCHES
0	GRID HEAD TAG - NUMBER HORIZ./ LETTER VERT.
6"	BULL NOSE CMU: WHERE SHOWN AND AT ALL OUTSIDE CORNERS.
CJ	CONTROL JOINT: WHERE SHOWN AND 20'-0" O.C. AT MASONRY, 30'-0" O.C. AT GYPSUM BOARD WALLS
FE	FIRE EXTINGUISHER ON HOOK. SEE SPEC
FEC	FIRE EXTINGUISHER CABINET. SEE SPEC
FD	FLOOR DRAIN. SEE PLUMBING
EXISTING	EXISTING TO REMAIN

True North

Plan North

GSA

WSSA PLATTSBURGH LLC
284 IDAHO AVENUE
PLATTSBURGH, NY 12903-3988

OWNER IDENTIFICATION

STUDIO SEVEN

30 N GOULD STREET STE.N
SHERIDAN, WY 82801
515.809.8020

DESIGNER IDENTIFICATION

STAMP OR SEAL

KEY PLAN

GRAPHIC SCALE

Mark	Date	Description
1	08/02/24	TEST-FIT
2	09/02/24	TEST-FIT
3	09/18/24	L1 DID S-2
4	10/22/24	PART. REV.
5	11/1/24	L1 DID S-3
6	11/13/24	REVIEW PLAN
9	02/03/25	L1 DID S4.2
11	04/07/25	L1 DID S5
12	08/15/25	CD S1

REVISION BLOCK

PRIME CONTR. NO.	GS-02P-LNY00560
PRIME ORDER NO.	
CONST. CONTR. NO.	
A/E	STUDIO 40 SEVEN LLC
SUB A/E	ENGINEERING VENTURES, SALEM ENGINEERING
CONST. CONTR.	

CONTRACTORS

BUILDING NUMBER	NY7697ZZ
BUILDING NAME	WSSA PLATTSBURGH
ADDRESS	284 IDAHO AVENUE
CITY/ST./ZIP	Plattsburgh, NY 12903-3988
BIM FILE NAME	230001.1-Plattsburgh/GSA_R25.rvt

BUILDING

PROJECT TITLE	GSA PLATTSBURGH
PROJECT DESCRIPTION	RENOVATION OF EXISTING LEASED BUILDING WITH ADDITION
GSA PM	SCOTT ST JOSEPH
PROJECT NUMBER	REXUS (SNY27710)/ KAHUA (000015368)
SUBMISSION STAGE	35% CD
SUBMISSION DATE	08/15/2025

PROJECT IDENTIFICATION

DRAWN BY	JAS	DATE DRAWN:	04/08/25
CHECKED BY	JAS	SHEET SIZE:	24 X 36
FLOOR NUMBER	1 - MAIN FLOOR		
DISCIPLINE	ARCHITECTURE		
SHEET TITLE	CONSTRUCTION PLAN		
SHEET NUMBER	A-101.1		
	SHEET 003 OF 006 SHEETS		

SHEET IDENTIFICATION

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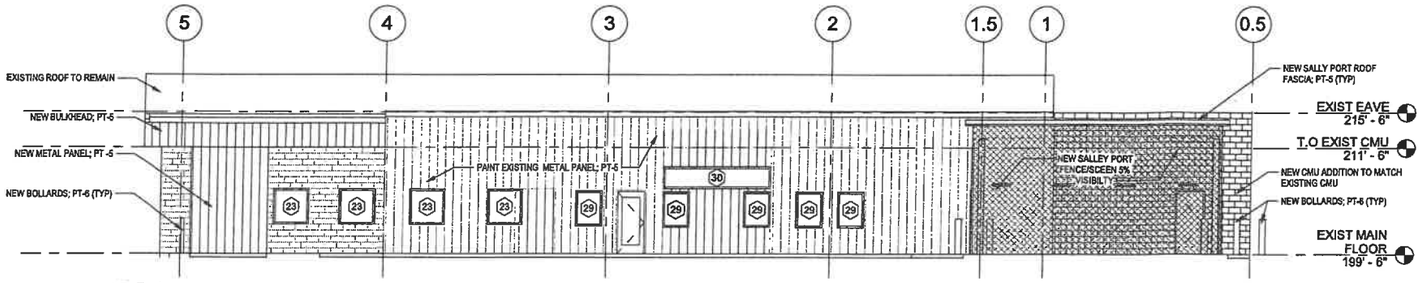
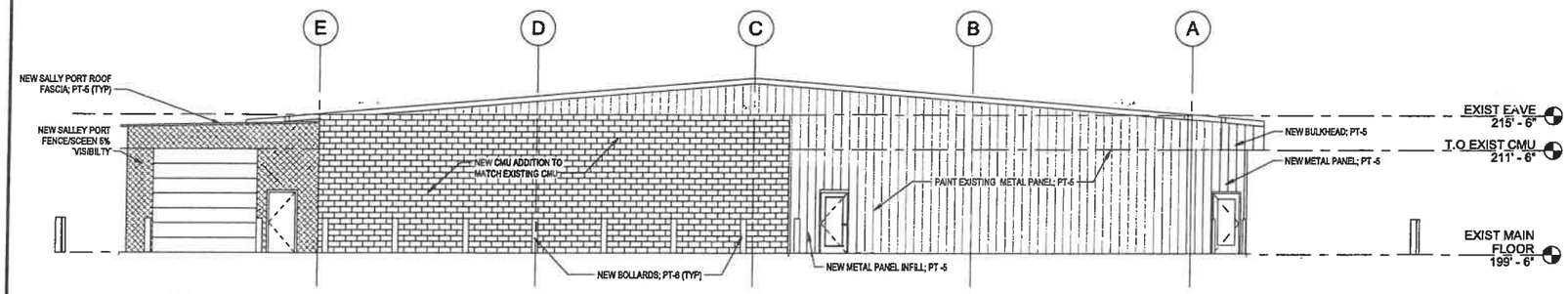
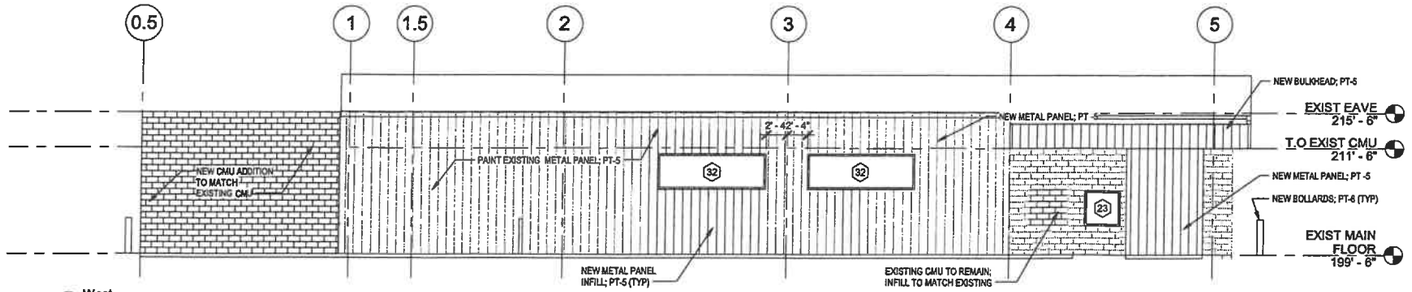


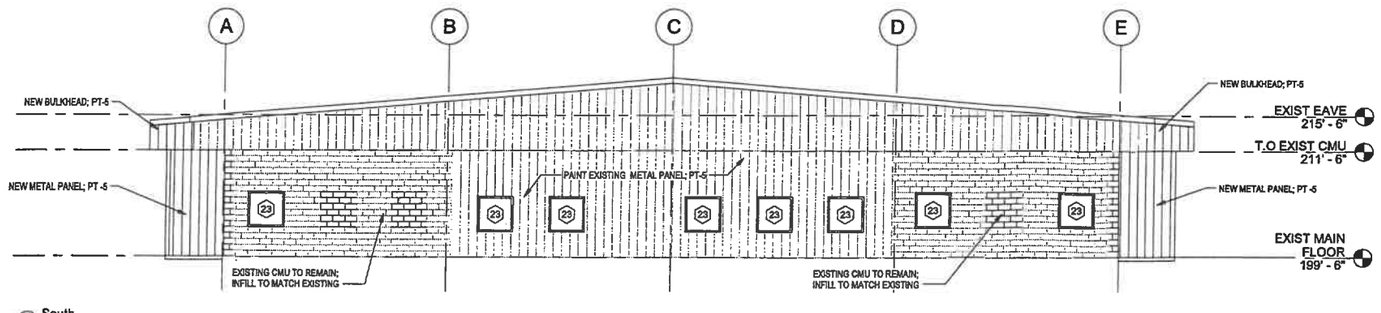
1 East
1/8" = 1'-0"



2 North
1/8" = 1'-0"



4 West
1/8" = 1'-0"



3 South
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

NEW CMU	
PT-5: METAL PANEL WALLS, BULKHEAD, SALLEY PORT FASCIA	
FENCE/ 5% SCREEN; SALLY PORT, SITE FENCING	
WINDOW FRAMES	
BOLLARDS	

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GSA

WSSA PLATTSBURGH LLC
284 IDAHO AVENUE
PLATTSBURGH, NY 12903-3988

OWNER IDENTIFICATION

STUDIO 40 SEVEN
30 N GOULD STREET STE.N
SHERIDAN, WY 82801
515.609.6020

DESIGNER IDENTIFICATION

STAMP OR SEAL

KEY PLAN

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

GRAPHIC SCALE

Mark	Date	Description
12	08/15/25	CD S1

REVISION BLOCK

PRIME CONTR. NO.	
PRIME ORDER NO.	
CONST. CONTR. NO.	
A/E	STUDIO 40 SEVEN LLC
SUB A/E	ENGINEERING VENTURES, SALEM ENGINEERING
CONST. CONTR.	

CONTRACTORS

BUILDING NUMBER	NY7697ZZ
BUILDING NAME	WSSA PLATTSBURGH
ADDRESS	284 IDAHO AVENUE
CITY/ST./ZIP	Plattsburgh, NY 12903-3988
B/M FILE NAME	230001.1-PlattsburghGSA_R25.rvt

BUILDING

PROJECT TITLE	GSA PLATTSBURGH
PROJECT DESCRIPTION	ALTERATION, CHANGE OF OCCUPANCY AND ADDITION OF AN EXISTING BUILDING
GSA PM	SCOTT ST JOSEPH
PROJECT NUMBER	REXUS (BNY2710)/ KAHUA (000015368)
SUBMISSION STAGE	35% CD
SUBMISSION DATE	08/15/2025

PROJECT IDENTIFICATION

DRAWN BY	JAM	DATE DRAWN:	
CHECKED BY	JAS	SHEET SIZE:	24 X 36
FLOOR NUMBER			
DISCIPLINE	ARCHITECTURAL		
SHEET TITLE	EXTERIOR ELEVATIONS		
SHEET NUMBER	A-201		
	SHEET OF SHEETS		

SHEET IDENTIFICATION

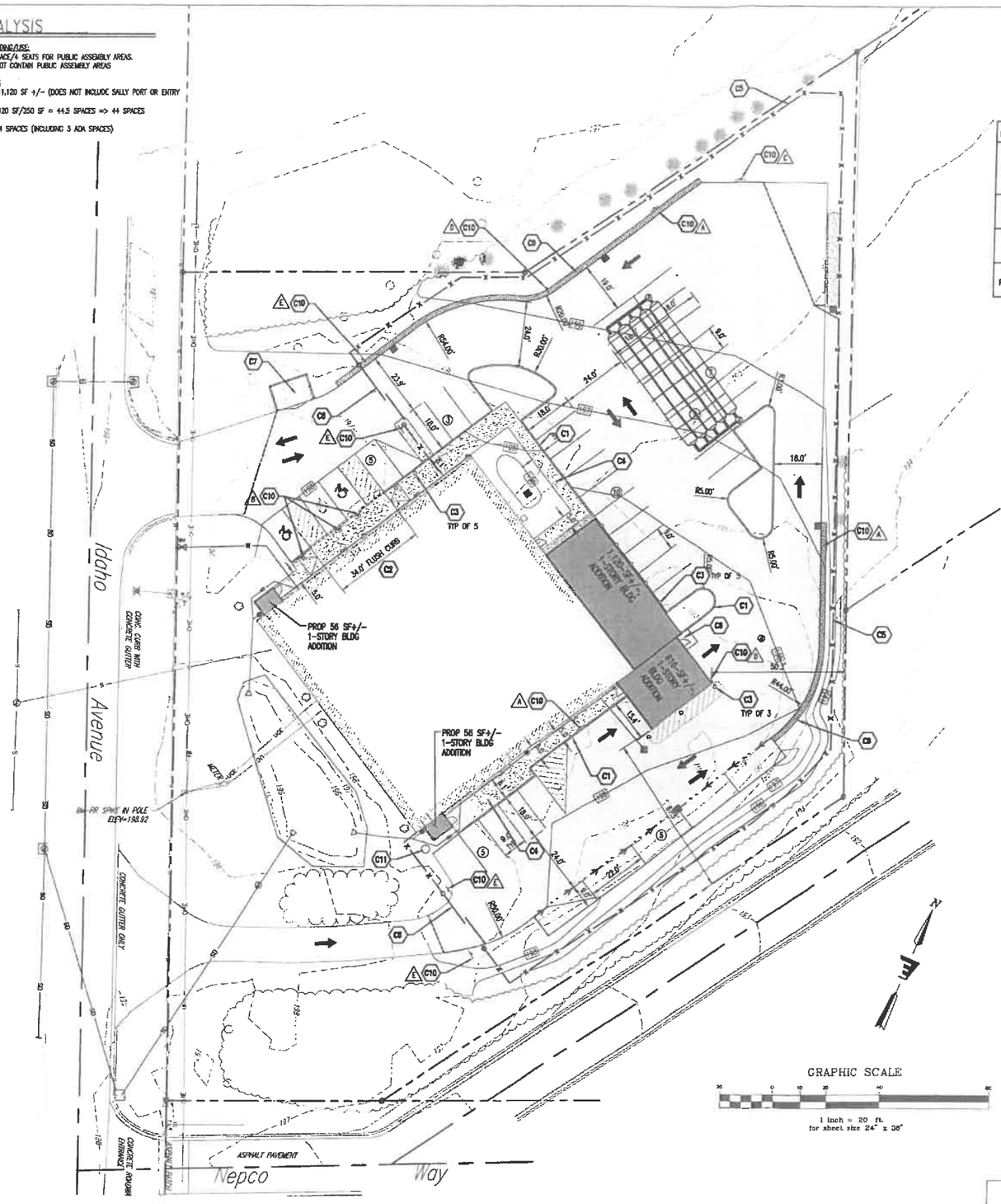
8/21/2025 10:11:33 PM

PARKING ANALYSIS

REQUIREMENT FOR PUBLIC BUILDING/USE:
- 1 SPACE/250 SF + 1 SPACE/4 SEATS FOR PUBLIC ASSEMBLY AREAS.
  NOTE: BUILDING DOES NOT CONTAIN PUBLIC ASSEMBLY AREAS

PROPOSED PARKING CONDITIONS
- TOTAL BUILDING AREA = 11,120 SF +/- (DOES NOT INCLUDE SALLY PORT OR ENTRY VESTIBULES)
- REQUIRED PARKING = 11,120 SF/250 SF = 44.5 SPACES => 44 SPACES

TOTAL PROPOSED PARKING = 44 SPACES (INCLUDING 3 ADA SPACES)



ZONING AND LAND USE

ZONING DISTRICT: A2
PROPOSED USE: XXXXX

NON-RESIDENTIAL USE (PUBLIC WATER & SEWER)	MINIMUM LOT SIZE	MINIMUM FRONTAGE	MAXIMUM BUILDING AREA	MINIMUM OPEN SPACE	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK (ONE/TOTAL)	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT
REQUIRED	40,000 SF	70 FT.	40%	20%	30 FT.	10 FT./25 FT.	20 FT.	40 FT.
EXISTING	1.67 AC.+/- (72,884 SF +/-)	309.98 FT.	13.7% (10,000 SF)	54.5% (39,700 SF)	30.2 FT.	69.4 FT./ 146.6 FT.	79.5 FT.	20.5 FT+/-
PROPOSED	1.67 AC.+/- (72,884 SF +/-)	309.98 FT.	16.3% (11,848 SF)	40.8% (29,726 SF)	30.2 FT.	61.5 FT./ 130.8 FT.	50.3 FT.	20.5 FT +/-

PROPOSED SURFACE LEGEND

- NEW BUILDING
- NEW ASPHALT PAVEMENT (REFER TO DETAIL 1/C501)
- NEW EXTERIOR CONCRETE. REFER TO CIVIL DETAIL SHEET C500 FOR EXTERIOR CONCRETE PADS AND SIDEWALKS. UTILIZE CONCRETE MIX DESIGN FOR EXTERIOR SLAB-ON-GRADE. SEE STRUCTURAL SHEET S001 FOR CONCRETE MIXTURE SPECIFICATIONS AND COLD WEATHER PLACEMENT.
- NEW ADA ACCESSIBLE RAMP
- NEW TREE LINE

SITE NOTES

- C1 NEW CONCRETE CURBING (6" REVEAL)
- C2 NEW FLUSH CONCRETE CURB
- C3 NEW BOLLARDS, TYP.
- C4 NEW CONCRETE SIDEWALK
- C5 NEW SECURITY FENCE (MAX HEIGHT = 8')
- C6 NEW REMOTE CONTROLLED SLIDING SECURITY FENCE GATE
- C7 NEW DUMPSTER ENCLOSURE
- C8 NEW FROST-PROTECTED CONCRETE PAD. REFER TO STRUCTURAL PLANS
- C9 NEW ASPHALT CURB FOR DRAINAGE
- A C10 NEW SIGN (SEE SIGN LEGEND THIS SHEET)
- C11 NEW FLAGPOLE AND CONCRETE BASE

PROPOSED SIGN LEGEND

- A "ONE-WAY" SIGN (R6-2), 18" X 24", 2 TOTAL
- B "RESERVED PARKING" SIGN (R7-8), 12" X 18" W/ VAN ACCESSIBLE PLAQUE (7-6P), 18" X 9", 3 TOTAL
- C "NO PARKING ANY TIME" SIGN (R7-1), 12" X 18", 1 TOTAL
- D "DO NOT ENTER" SIGN (R5-1), 30" X 30", 2 TOTAL
- E "STOP" SIGN (R1-1), 30" X 30", 4 TOTAL

These plans and details are the Approved Detailed Preliminary Plans for construction of: _____ (proposed site plan).

As per Planning Board Resolution No. _____, dated _____, these Detailed Preliminary Site Plans have been reviewed and are certified to be in compliance with Planning Board conditions.

Town Planning Department _____ Date _____

Planning Board Chairman _____ Date _____

"As-Built" construction drawings in accordance with Article VII Section 7.12 of the Town of Plattsburgh Zoning Ordinance shall be prepared and accepted by the Town of Plattsburgh prior to the issuance of a Certificate of Occupancy.

Site Plan improvements shall be constructed in accordance with and as shown on the approved Detailed Preliminary Site Plan.

Owner/Developer _____ Date _____

Note: The issuance of this authorization, approval or permit does not relieve the project applicant/sponsor of any responsibility for obtaining any other approvals/permits from any other federal, state, or local agency including the US Army Corps of Engineers (USACOE), and any utility companies which may be required.

NOT FOR CONSTRUCTION

STUDIO 40 SEVEN
38 N Gould Street, Ste N
Sheridan, WY 82801
732.995.3402
www.studio40seven.com

LICENSE NO:
James A. Smith AIA, NCARB
AI0209110C NJ
045363 NY
ARC08023 IA

Date:

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CIVIL & STRUCTURAL:
ENGINEERING VENTURES
ADDRESS: 298 FLYNN AVENUE BURLINGTON, VT 05401
PHONE: (802) 863-5225

MEP:
SALEM ENGINEERING
ADDRESS: 114 SUNSET ROAD CHARLOTTE, VT 05445
PHONE: (802) 310-8625

LOW VOLTAGE:
IC THOMASSON ASSOCIATES
ADDRESS: 2950 KRAFT DRIVE NASHVILLE, TN 37204
PHONE: (615) 348-3494

No.	Description	Date
4	D/D L1 REVISED + L2	10/25/2024

WSSA PLATTSBURGH LLC
NOT FOR CONSTRUCTION

PLATTSBURGH GSA
284 IDAHO AVENUE
PLATTSBURGH, NY

Site Layout Plan

Project Number	EV# 23054
Date	08/26/2025
Drawn By	PEG (EV)
Checked By	PEG (EV)

C-201

Scale 1" = 20'