

1099 Route 9, Fishkill, NY 12524

SHEET NO.	SHEET CONTENTS	SCALE (IF APPLICABLE)
CO-1	COVER SHEET	1/32" = 1'-0"
A-000	GENERAL NOTES & SPECIFICATIONS	N / A
A-001	GENERAL NOTES & SPECIFICATIONS	N / A
A-002	GENERAL NOTES & SPECIFICATIONS	N / A
A-003	PROPOSED EXTERIOR WORK	1/8" = 1'-0"
A-004	PROPOSED EXTERIOR SIGNAGE	AS SHOWN
A-005	DEMOLITION EXTERIOR ELEVATIONS	1/8" = 1'-0"
A-006	PROPOSED WORK EXISTING EXTERIOR ELEVATIONS	1/8" = 1'-0"
A-007	PROPOSED WORK EXISTING EXTERIOR ELEVATIONS	1/8" = 1'-0"
A-008	FREESTANDING SIGN	AS SHOWN
A-009	PHOTOMETRIC OF NEW LIGHT POLE FIXTURES	1"= 20'-0"
A-010	PHOTOMETRIC OF NEW LIGHT POLE FIXTURES	1"= 20'-0"
A-010	LIGHT POLE SPECIFICATIONS	AS SHOWN

**MAG DESIGNS**  
182 MAIN STREET, SUITE 4-116  
FISHKILL, N.Y. 12524  
P. (845) 440-3384 F. (845) 440-3359

**1099 Route 9**  
**Fishkill, NY 12524**  
**COVER SHEET**

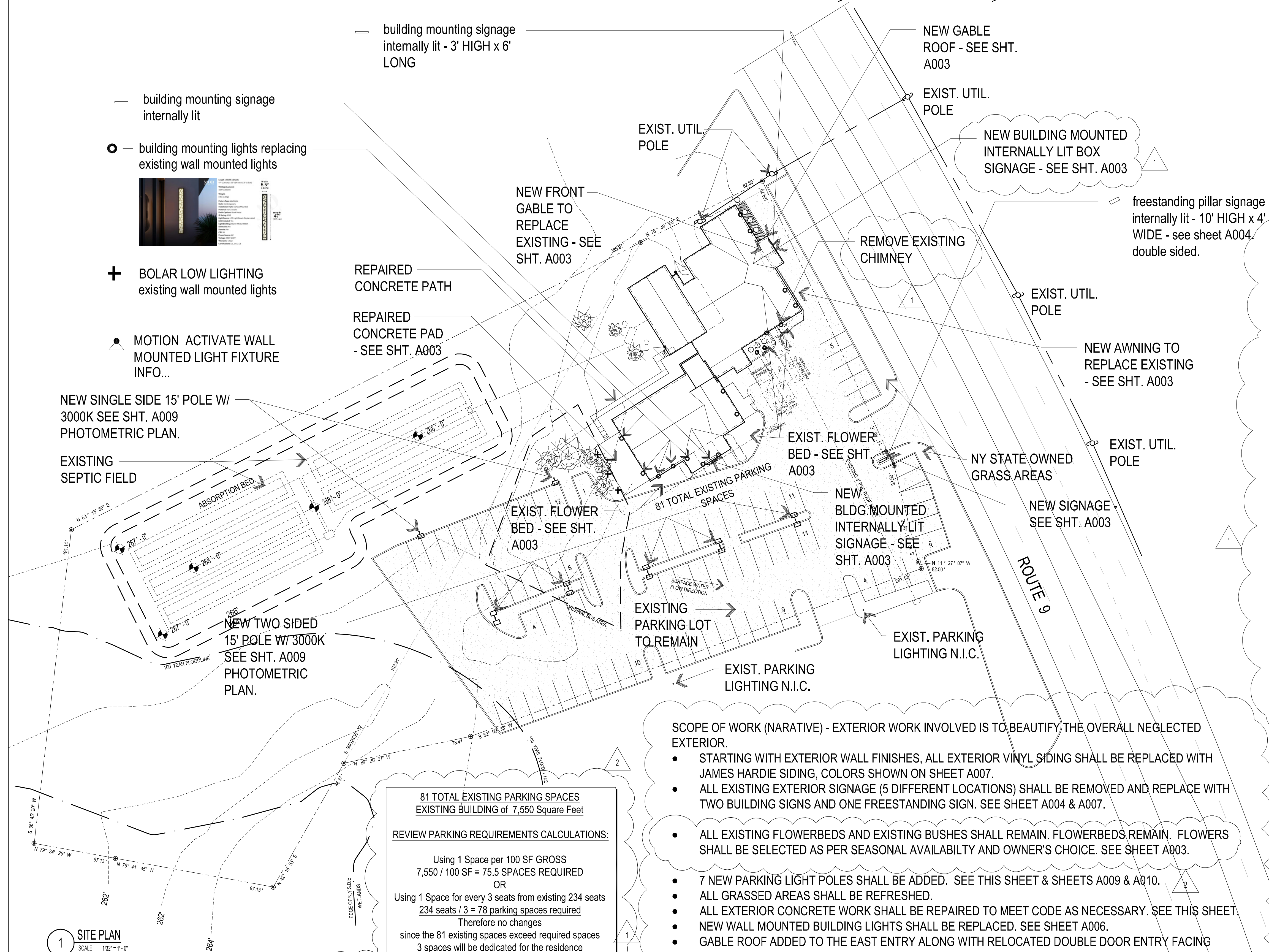
COVER STILL I

REVISIONS	
1	7/20/2025 SITE PLANNING BOARD REVISIONS
2	10/20/2025 SITE PLANNING BOARD REVISIONS

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file:	c:\users\jody\documents\1'design\wincon\restaurant wappingers\bill\acad102-wtr-co\001-cover sheet.dwg		
date: 6/12/25	Job:	2501	
scale:	1/32" = 1'-0"		

C0-01)



	REQUIRED	PROPOSED
ZONE	HB-HIGHWAY BUSINESS	
PERMITTED USE:		RESTAURANT
MIN. LOT SIZE:	2 ACRE	4.17 (181,645 SF)
MIN. SETBACKS: FRONT	75'	
REAR	30'	
SIDE (1)	10'	
SIDE (2)	10'	
MAX. HEIGHT:	2-1/2 STORIES/ 35'	1 STORY
BLDG. COVER: EXISTING		5,750 SF
PROPOSED		1,800 SF
TOTAL	25%(MAX.)	7,550 SF (4.15%)
PAVING: EXISTING		25,925 SF
PROPOSED		20,800 SF
TOTAL	75% (MAX.)	46,725 SF (25.72%)
OPEN SPACE:	25% (MIN.)	127,370 SF (70.13%)
PARKING:	1 SPACE/100 SF GROSS 7,550÷100 = 75.5 SPACES REQ'D.*	TOTAL PROVIDED 89
OR		
<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 5px; margin-right: 10px;">2</div> <div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> 1 SPACE/3 SEATS (EXISTING) 154 + 80 = 234 <del>÷ 3</del> = 78 REQ'D.* </div> </div>		

\*OF TOTAL OF 234 SEATS EXISTING AND PROPOSED, 135 SEATS IN BANQUET ROOM AND 99 IN RESTAURANT

EXISTING PARKING REQUIREMENTS ARE SET FORTH WITHIN  
AGREEMENTS OF RECORD & CONDITIONS RECORDED IN PARKING  
EASEMENTS AND UTILITY EASEMENTS IN DOCUMENT No. 02 2003 8019.

**NEW YORK STATE ENERGY CODE**  
**PROPOSED BUILDING RENOVATIONS AND ADDITION FOR:**

OWNER  
OWNER: ISMAEL ROMAN

<u>DESIGN DATA:</u>	
* DEGREE DAYS:	7000
* HEATING DESIGN TEMP:	1 DEG. (OUTDOORS) - 72 DEG. (INDOORS)
* CODE DESIGN APPROACH:	PART 5
* HEATING TYPE:	HEAT PUMP

<u>VALUE REQ'D BY CODE</u>		<u>VALUE PROVIDED</u>	
EXTERIOR WALL	R=21	R=19	
ROOF/CEILING	R=49	R=49-FLAT CEIL.	
		R=30-SLOPED CEIL.	
FLOOR	R=19	R=19	
FOUNDATION WALL	R=13	R=N/A	
SLAB EDGE INSUL	R=10	R=12	
GLAZING	R=1.7	R=3.1	
ENTRANCE DOOR	R=2.5	R=4.0	
<u>INFILTRATION:</u>		<u>CODE REQ'D VALUE</u>	<u>CODE PROVIDED</u>
WINDOWS	ANDERSEN	.37 CFM/LSF	.34 CFM/LSF
ENTRANCE DOOR	ANDERSEN	.5 CFM/LSF	.44 CFM/LSF

NOTES:	
CAULKING	PROVIDE CAULK AROUND ALL DOORS, WINDOWS AND OTHER OPENINGS IN EXTERIOR WALLS.
PIPE INSUL.	PROVIDE PIPE INSULATION AT HEATING AND HOT WATER PIPES OUTSIDE OF INSULATED WALL AND FLOOR AREAS.

TO THE BEST OF OUR KNOWLEDGE THESE PLANS MEET OR EXCEED ALL  
REQUIREMENTS OF THE STATE ENERGY CONSERVATION CODE.