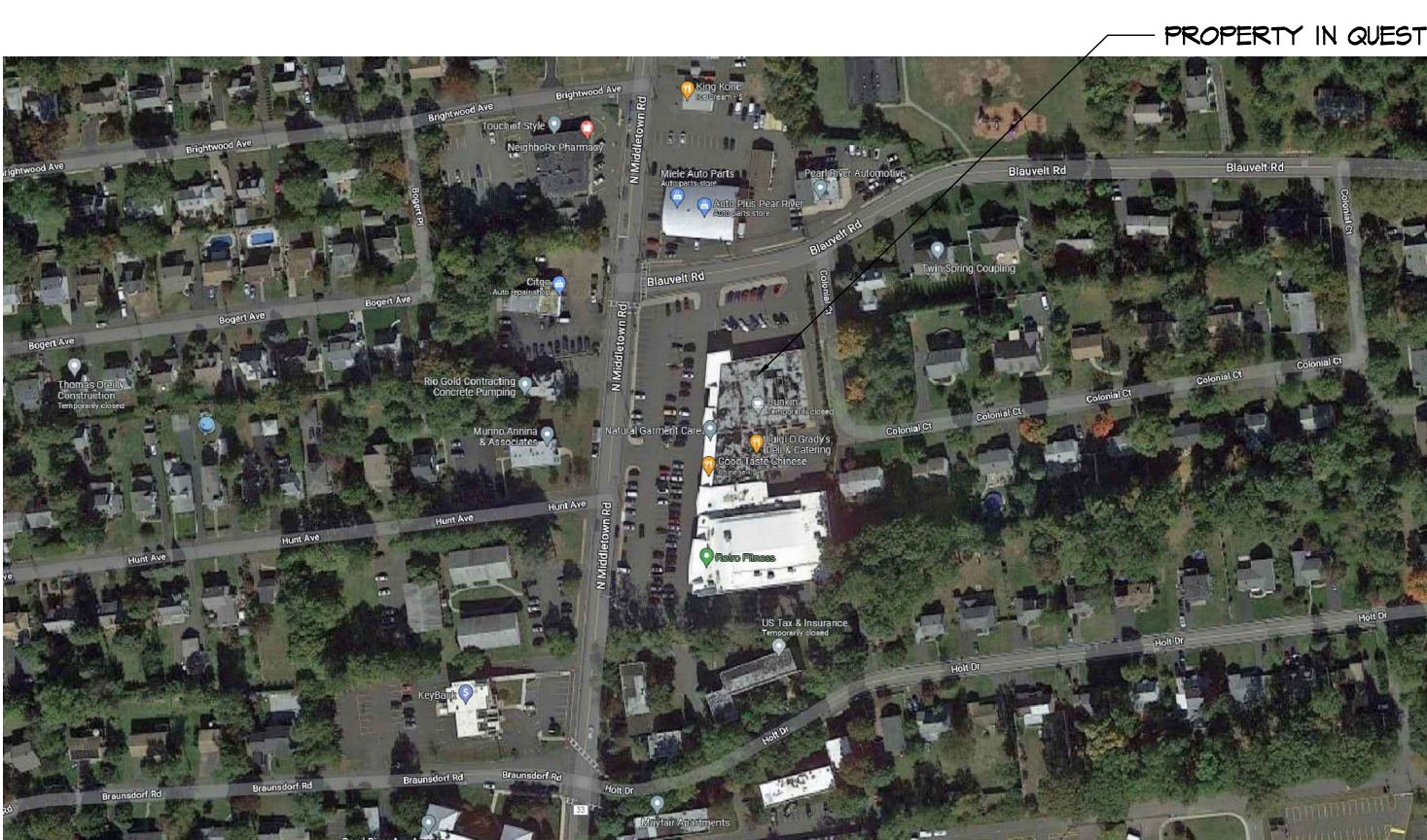


PROPOSED ADDITION TO  
PEARL RIVER SHOPPING CENTER  
AT  
100 N. MIDDLETOWN ROAD  
PEARL RIVER  
ROCKLAND COUNTY, NY 10965

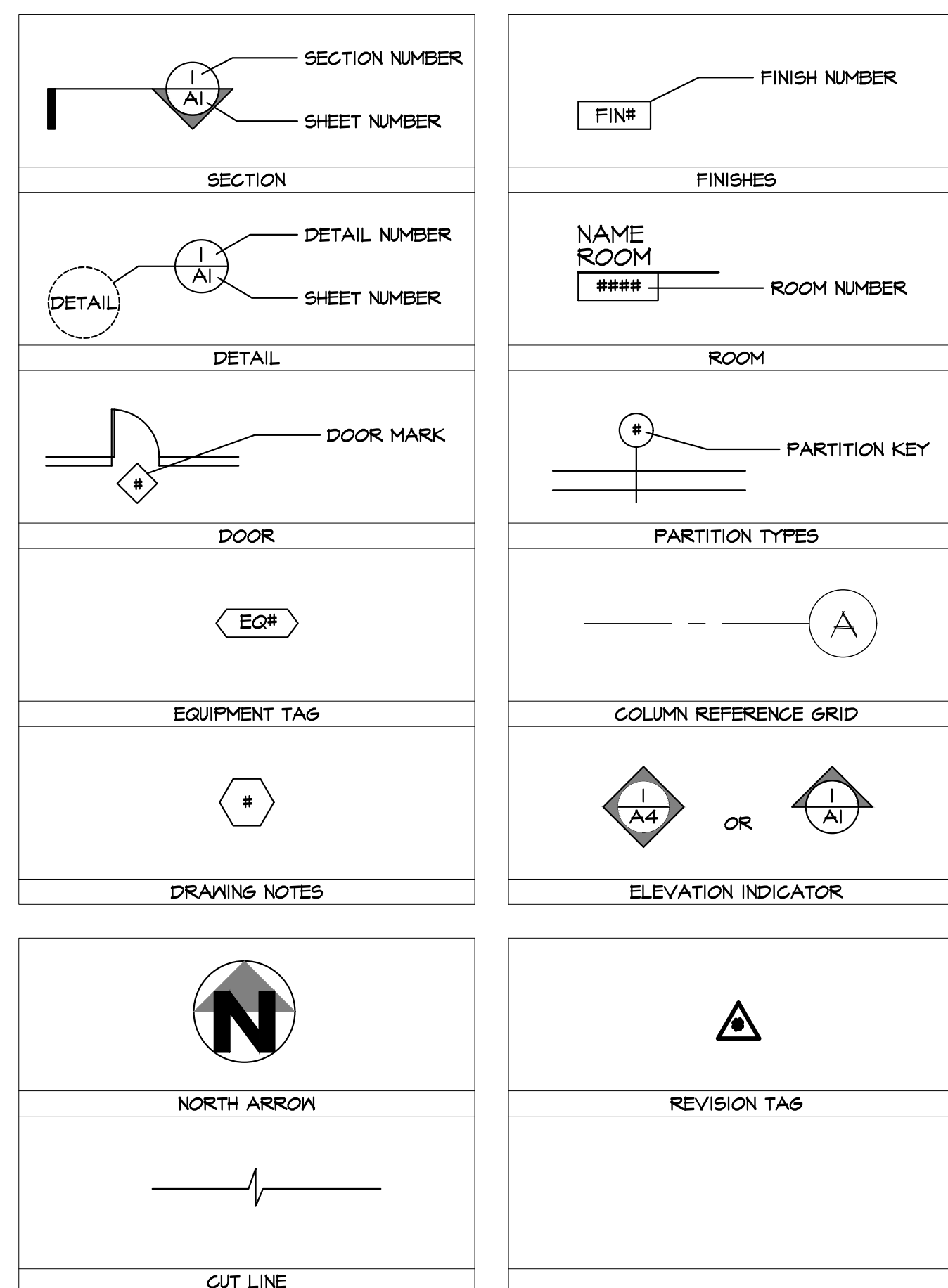
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## ABBREVIATION INDEX

AND	M.O.	MASONRY OPENING
Ø	MTD.	MOUNTED
A/C	N.I.C.	NOT IN CONTRACT
A.D.	NO.	NUMBER
A.F.F.	NOM.	NOMINAL
ALUM.	N.T.S.	NOT TO SCALE
ALT.	O.A.	OVERALL
APPROX.	O.C.	ON CENTER
BD.	O.D.	OUTSIDE DIAMETER
BLDS.	OPNG.	OPENING
BM.	OPT.	OPTIONAL
B&MT.	FL.	FLATE
BTWN.	FLAM.	PLASTIC LAMINATE
BOT.	FLUMB.	PLUMBING
C.L.	FLYWD.	PLYWOOD
C.T.	PAIR	PAIR
CLG.	PROP.	PROPERTY
CLOS.	P.S.F.	PER SQUARE FOOT
C.M.	P.S.I.	PER SQUARE INCH
C.M.U.	PTD.	PAINTED
COL.	P.V.C.	POLYVINYL
CONC.		CHLORIDE
CONT.	Q.T.	QUARRY TILE
CONST.	QTY.	QUANTITY
DEPT.	RAD.	RADIUS
DTL.	REFG.	REFRIGERATOR
D.F.	REINF.	REINFORCING
DIA.	REV.	REVISION
DIM.	REQ'D	REQUIRED
DISP.	RESIL.	RESILIENT
DN.	RM.	ROOM
DR.	R.O.	ROUGH OPENING
D.S.	REFG.	SCHEDULE
DWS.	SEC.	SECTION
EA.	S.F.	SQUARE FOOT
EL.	SH.T.	SHEET
ELEC.	SIM.	SIMILAR
EQ.	SPEC.	SPECIFICATION
EQUIP.	SQ.	SQUARE
EXIST.	S.S.	STAINLESS STEEL
EXT.	STD.	STANDARD
F.D.	STL.	STEEL
FIN.	STRUCT.	STRUCTURAL
FL.	SUSP.	SUSPENDED
F.O.	TEL.	TELEPHONE
FT.	THK.	THICK
FURN.	THRU	THROUGH
GA.	T.O.P.	TOP OF PLATE
GALV.	T.O.S.	TOP OF STEEL
GYP. BD.	T.O.S.L.	TOP OF SLAB
HDWD.	TRT.	TREATED
HDR.	TYP.	TYPICAL
H.M.	V.C.B.	VINYL COMPOSITION BASE
HORIZ.	V.C.T.	VINYL COMPOSITION TILE
HGT.	VERT.	VERTICAL
I.D.	V.I.F.	VERIFY IN FIELD
INSUL.	V.W.C.	VINYL WALL COVERING
INT.	W	WITH
JT.	W.C.	WATER CLOSET
KIT.	WD.	WOOD
LAM.	W/O	WITHOUT
LAV.	WP.	WATERPROOFING
LT.	WT.	WEIGHT
MAS.	W.W.M.	WELDED WIRE MESH
MAX.		
MECH.		
MTL.		
MFR.		
MIN.		
MISC.		

## GRAPHIC SYMBOLS



## DESIGN CODES

ZONING:	LOCAL MUNICIPALITY ZONING ORDINANCE
BUILDING:	2018 INTERNATIONAL BUILDING CODE
ENERGY:	A.S.H.R.A.E. 90.1 - 2016
PLUMBING:	2018 NATIONAL STANDARD PLUMBING CODE
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL:	2017 NATIONAL ELECTRICAL CODE
ACCESSIBILITY:	I.C.C./A.N.S.I. A117.1 - PER CHAPTER 11 OF THE 2020 BUILDING CODE OF N.Y. STATE - 1102.1
SPRINKLER SYSTEM PRESENT:	YES

## BUILDING DATA

OCCUPANCY GROUP	SEE BREAKDOWN BELOW
CONSTRUCTION CLASS	IIB (UNPROTECTED, NON-COMBUSTABLE)
NO. STORIES	1 STORY (EXISTING)
AREA TO BE CONSTRUCTED	
TENANT SPACE 'A'	9,995 SF
USE GROUP COMBINATION OF M & S-I (NON-SEPARATED USES)	
TENANT SPACE 'B'	2,610 SF
USE GROUP M (W/ ASSEMBLY OF LESS THAN 50 PERSONS)	
ALLOWABLE AREAS FOR 1-STORY SPRINKLERED BUILDING:	
USE GROUP M = 50,000 SF	
USE GROUP S-I = 70,000 SF	
VOLUME TO BE CONSTRUCTED	+/- 226,840 cu. ft.
OCCUPANT LOAD (Table 1004.1)	
For Occupant Load see tenant plans to be submitted separately.	GROSS AREA / OCCUPANT LOAD FACTOR
EXIT ACCESS TRAVEL DISTANCE	
For Exiting see tenant plans to be submitted separately.	
MINIMUM CORRIDOR WIDTH (Section 1020.2)	44 inches
DEAD END CORRIDOR LENGTH (Section 1020.4)	20 feet
ALLOWED NUMBER OF REQUIRED EXITS	2 EXIT
PROPOSED NUMBER OF EXITS	2 EXIT
PLUMBING FIXTURES (Table 403.1 of Plumbing Code of New York State)	
Water Closets Required:	2 Provided: 2
Lavatories Required:	1 Provided: 1
Mop Sinks Required:	1 Provided: 1
Drinking Fountains Req'd:	0 Provided: 0 (*Food Service Exemption)

\*Note: Water Closets & lavatories equally divided between Men & Women Restrooms

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GN-2	SPECIFICATIONS (CONT.)
GN-3	SPECIFICATIONS (CONT.)
GN-4	SPECIFICATIONS (CONT.)
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GN-6	SPECIFICATIONS (CONT.)
GN-7	ADA REQUIREMENTS
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A-2.0	REFLECTED CEILING PLAN, CEILING LEGEND, LIGHTING SCHEDULE
A-2.1	CEILING DETAILS
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5001	STRUCTURAL GENERAL NOTES & DESIGN CRITERIA
5002	STRUCTURAL GENERAL NOTES & DESIGN CRITERIA (CONT.)
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5101	FOUNDATION PLAN
5102	ROOF FRAMING PLAN
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M-1	MECHANICAL PLAN, H.V.A.C. SCHEDULE, MECHANICAL SPECIFICATIONS
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E-1	LIGHTING PLAN, CEILING LEGEND, LIGHTING SCHEDULE, GENERAL NOTES
E-2	ROOF CIRCUIT PLAN, SPECIFICATIONS
E-3	ELECTRICAL RISER DIAGRAM, GROUNDING DETAIL, CIRCUIT SCHEDULE, ELECTRICAL PANELS
P-1	SANITARY WASTE & PLUMBING SUPPLY PLAN, PLUMBING NOTES & SPECIFICATIONS
P-2	PLUMBING DIAGRAM, PLUMBING DETAILS

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NY: 025619	CT: ARI.0009367
FL: A935782	DE: S5-0007765
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VA: 01016373	IL: 001.023586
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	NH: 004487
	AL: A_NCARB.NCJD
	Gary Kliesch

**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY NY 10965

*Drawing Title:*  
INDEX OF DWG'S, BUILDING  
& CODE DATA;  
ABBREVIATION INDEX,  
GRAPHIC SYMBOLS, KEY  
MAP

Date: 08/05/22	Dwg No.
Drawn By: A.T., N.C.	T
Checked By: C.F., T.A.	I O
Job No: 22-015	1 of 1











## SPECIFICATIONS

**SECTION 09 9100 - PAINTING**

PART- I GENERAL

## 1.1 SUBMITTAL

- A. Submittals for Review:
  - 1. Product Data: Manufacturer's data on materials proposed for use including:
    - a. Product designation and grade.
    - b. Product analysis and performance characteristics.
    - c. Standards compliance.
    - d. Material content.
    - e. Mixing and application procedures.
  - 2. Samples:
    - a. 3 x 6 inch samples of each coating system on representative substrate. Step substrate to show successive coats so that all coats remain exposed. Indicate type of material used for each coat.
    - b. 12 x 12 inch texture samples on gypsum board backing.
  - 3. Paint Schedule: Indicate types and locations of each surface, paint materials, and number of coats to be applied.
- 1.2 QUALITY ASSURANCE
  - A. Applicator Qualifications: Minimum 5 years' experience in work of this section.
  - B. Materials, Preparation, and Workmanship: Conform to MPI Painting Manual.
- 1.3 DELIVERY, STORAGE AND HANDLING
  - A. Container Labels: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage rates, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
  - B. Materials: Store at ambient temperature from 45 to 90 degrees F in ventilated area, or as required by manufacturer's instructions.
- 1.4 PROJECT CONDITIONS
  - A. Do not apply materials when surface and ambient temperatures or relative humidity are outside ranges required by paint manufacturer.
  - B. Maintain ambient and substrate temperatures above manufacturer's minimum requirements for 24 hours before, during and after paint application.
  - C. Do not apply materials when relative humidity is above 85 percent when dew point is less than 5 degrees F different than ambient or surface temperature.
  - D. Provide lighting level of 30 footcandles at substrate surface.

## 1.5 MAINTENANCE

- A. Extra Materials: 1 gallon of each color and sheen.

## PART- 2 PRODUCTS

## 2.1 MANUFACTURERS

- A. Acceptable Manufacturers:
1. Benjamin Moore and Co. ([www.benjaminmoore.com](http://www.benjaminmoore.com))
  2. Sherwin Williams. ([www.sherwin-williams.com](http://www.sherwin-williams.com))
  3. Devco Paint Co. ([www.devcopaint.com](http://www.devcopaint.com))
  4. Kelly-Moore Paints. ([www.kellymoore.com](http://www.kellymoore.com))
  5. PPG Architectural Finishes, Inc. ([www.pittsburghpaints.com](http://www.pittsburghpaints.com))
  6. Pratt and Lambert Paints. ([www.prattandlambert.com](http://www.prattandlambert.com))
- B. Substitutions: Under provisions of Division 01.

## 2.2 MATERIALS

- A. Paints:
1. As scheduled at end of Section, or approved substitute.
  2. Free from all forms of lead and mercury.
- B. Gloss Ratings:

Gloss Designation	Units at 60 Degrees	Units at 85 Degrees
Flat	0 to 5	Maximum 10
Eggshell	10 to 25	10 to 35
Satin	20 to 35	Minimum 35
Semigloss	35 to 70	Gloss 70 to 85
High Gloss	Minimum 85	

## 2.3 ACCESSORIES

- A. Accessory Materials: Paint thinners and other materials required to achieve specified finishes; commercial quality.
- B. Patching Materials: Latex filler.
- C. Fastener Head Cover Materials: Latex filler.

## 2.4 MIXES

- A. Deliver paints pre-mixed and pre-tinted.
- B. Uniformly mix to thoroughly disperse pigments.
- C. Do not thin in excess of manufacturer's recommendations.
- D. Re-mix paint during application; ensure complete dispersion of settled pigment and uniformity of color and gloss.

### PART- 3 EXECUTION

### 3.1 EXAMINATION

- A. Test shop applied primer for compatibility with subsequent coatings.
- B. Measure moisture content of surfaces using electronic moisture meter. Do not apply coatings unless moisture content of surfaces are below following maximums:
  1. Gypsum board and plaster: 12 percent.
  2. Masonry and concrete: 12 percent.
  3. Wood: 15 percent, measured to ASTM D4442.
  4. Concrete floors: 8 percent.

### 3.2 PREPARATION

- A. **General:**
  1. Protect adjacent and underlying surfaces.
  2. Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
  3. Correct defects and clean surfaces capable of affecting work of this section.
  4. Seal marks that may bleed through surface finishes with waterborne stain blocker.
- B. **Impervious Surfaces:** Remove mildew by scrubbing with solution of trisodium phosphate and bleach. Rinse with clean water and allow to dry.
- C. **Gypsum Board:**
  1. Fill minor defects with filler compound. Spot prime defects after repair.
  2. Apply light orange peel texture in accordance manufacturer's instructions.
- D. **Concrete and Masonry:**
  1. Remove dirt, loose mortar, scale, salt and alkali powder, and other foreign matter.
  2. Remove oil and grease with solution of trisodium phosphate; rinse and allow to dry.
  3. Remove stains caused by weathering of corroding metals with solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
- E. **Concrete Floors:**
  1. Remove contamination, acid etch, and rinse floors with clean water. Allow to dry.
  2. Verify that required acid-alkali balance has been achieved.
- F. **Plaster:**
  1. Fill hairline cracks, small holes, and imperfections with latex patching plaster. Finish smooth and flush with adjacent surfaces.
  2. Wash and neutralize high alkali surfaces.
- G. **Aluminized Steel:** SSPC Method SP1 - Solvent Cleaning.
- H. **Aluminized Steel:** SSPC Method SP1 - Solvent Cleaning.
- I. **Uncoated Ferrous Metals:** SSPC Method SP2 - Hand Tool Cleaning or Method SP3 - Power Tool Cleaning.
- J. **Shop Primed Ferrous Metals:**
  1. SSPC Method SP2 - Hand Tool Cleaning or Method SP3 - Power Tool Cleaning.
  2. Feather edges to make patches inconspicuous.

- 3. Prime bare steel surfaces.
- K. Interior Wood:
  - 1. Wipe off dust and grit.
  - 2. Seal knots, pitch streaks, and sappy sections with sealer.
  - 3. Fill nail holes and cracks after primer has dried; sand between coats.
- L. Exterior Wood:
  - 1. Remove dust, grit, and foreign matter.
  - 2. Seal knots, pitch streaks, and sappy sections.
- M. Existing Surfaces:
  - 1. Remove loose, flaking, powdery, and peeling paints.
  - 2. Lightly sand glossy painted surfaces.
  - 3. Fill holes, cracks, depressions and other imperfections with patching compound; sand flush with surface.
  - 4. Remove oil, grease, and wax by scraping; solvent wash and thoroughly rinse.
  - 5. Remove rust by wire brushing to expose base metal.

### 3.3 APPLICATION

- A. Apply paints in accordance with manufacturer's instructions and MPI Painting Manual, Premium Grade finish requirements.
  - B. Apply primer or first coat closely following surface preparation to prevent recontamination.
  - C. Do not apply finishes to surfaces that are not dry.
  - D. Apply coatings to minimum dry film thickness recommended by manufacturer.
  - E. Apply each coat of paint slightly darker than preceding coat unless specified otherwise.
  - F. Apply coatings to uniform appearance without laps, sags, curtains, holidays, and brush marks.
  - G. Allow applied coats to dry before next coat is applied.
  - H. When required on deep and bright colors apply an additional final coat to ensure color consistency.
  - I. Continue paint finishes behind nail-mounted accessories.
  - J. Sand between coats on interior wood and metal surfaces.
  - K. Match final coat to approved color samples.
  - L. Where clear finishes are specified, thin fillers to match wood. Work fillers into grain before set. Mipe excess from surface.
  - M. Prime concealed surfaces of exterior wood and interior wood in contact with masonry or cementitious materials with one coat primer paint.
- N. Mechanical and Electrical Components:
- 1. Paint factory primed equipment.
  - 2. Remove unfinished and primed louvers, grilles, covers, and access panels; paint separately.
  - 3. Paint exposed and insulated pipes, conduit, boxes, ducts, hangers, brackets, collars, and supports unless factory finished.
  - 4. Do not paint name tags or identifying markings.
  - 5. Paint exposed conduit and electrical equipment in finished areas.
  - 6. Paint duct work behind louvers, grilles, and diffusers flat black to minimum of 18 inches or beyond sight line.

O. Do not Paint

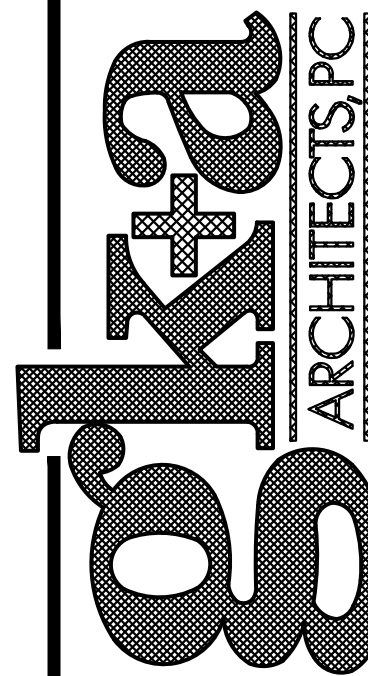
1. Surfaces indicated on Drawings or specified to be unpainted or unfinished.
2. Surfaces with factory applied finish coat or integral finish.
3. Architectural metals, including brass, bronze, stainless steel, and chrome plating.

### 3.4 ADJUSTING

- A. Touch up or refinish disfigured surfaces

### 3.5 CLEANING

- A. Remove paint from adjacent surfaces.



Gary Kliesch and Associate Architects

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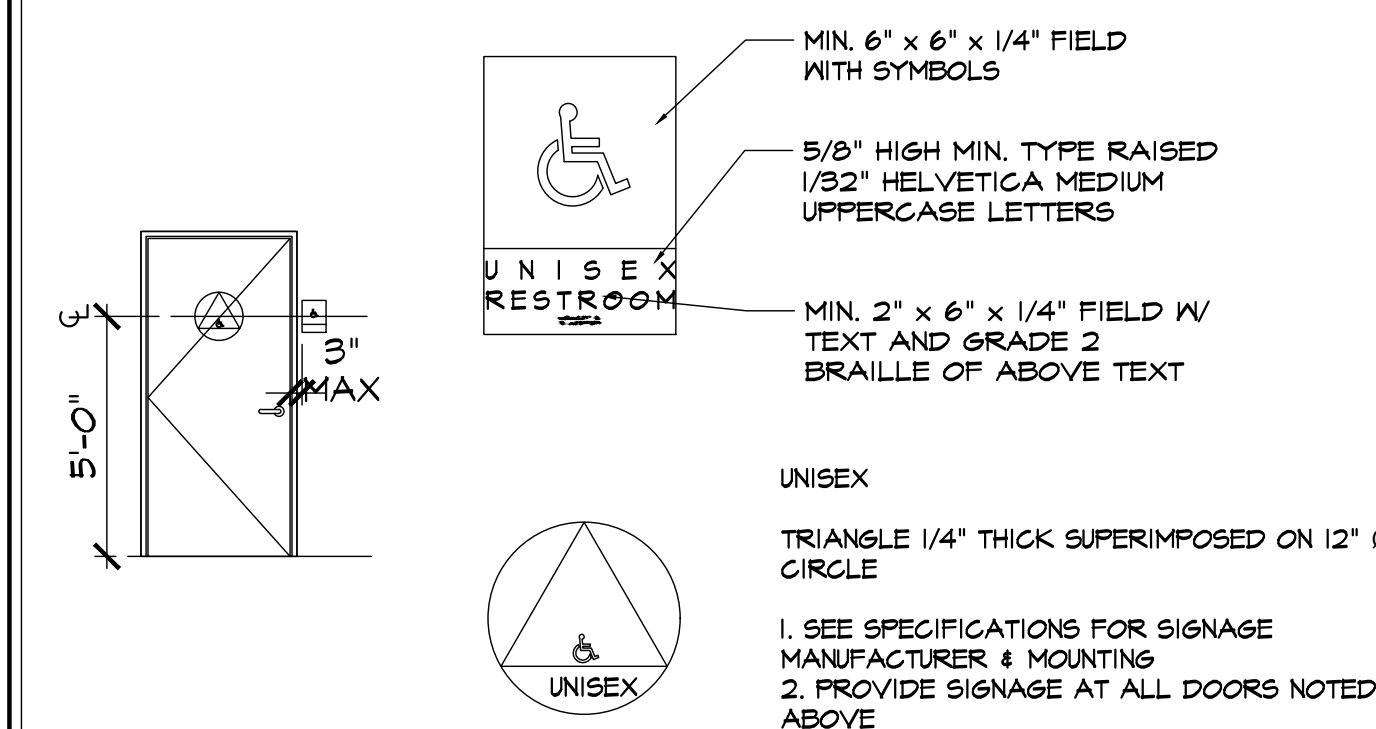
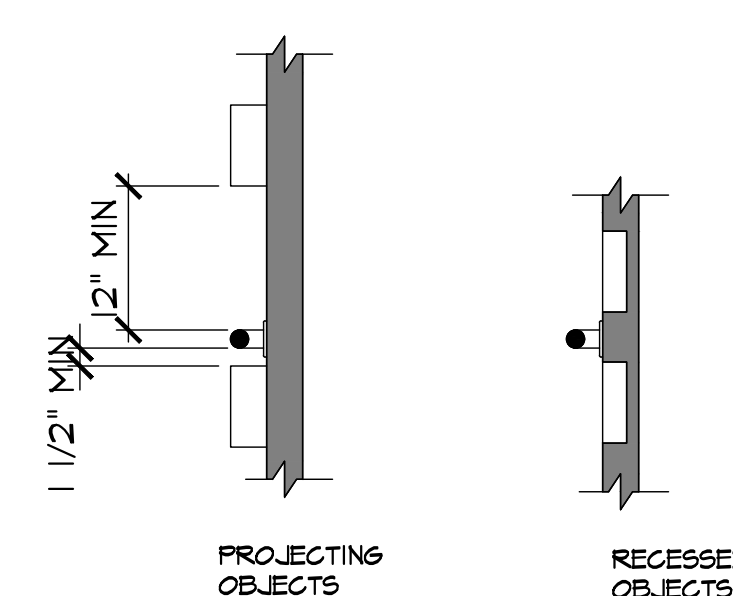
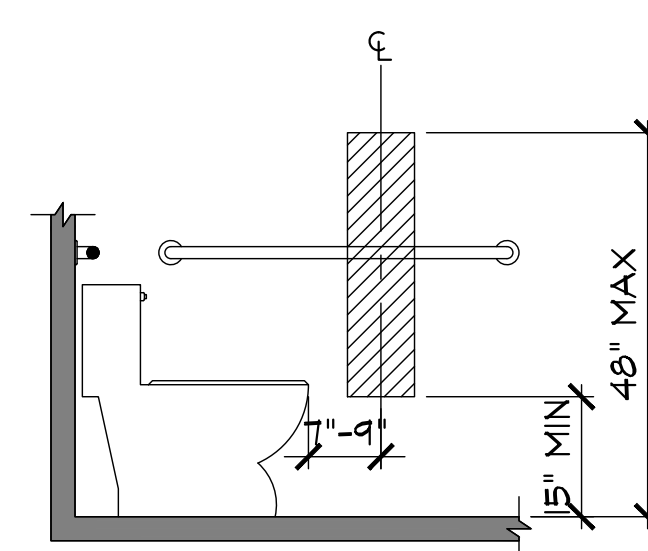
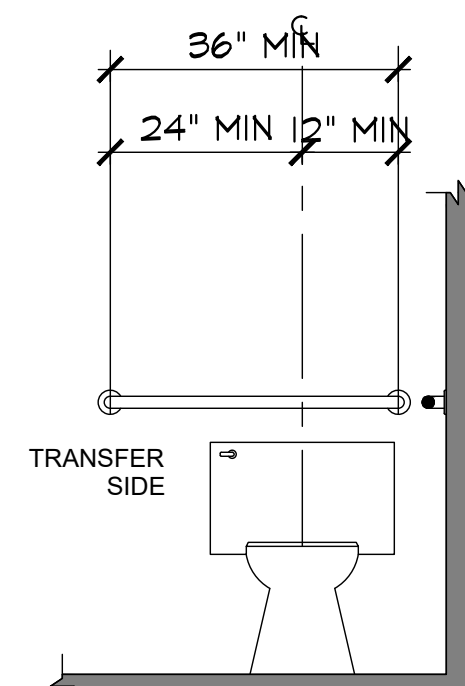
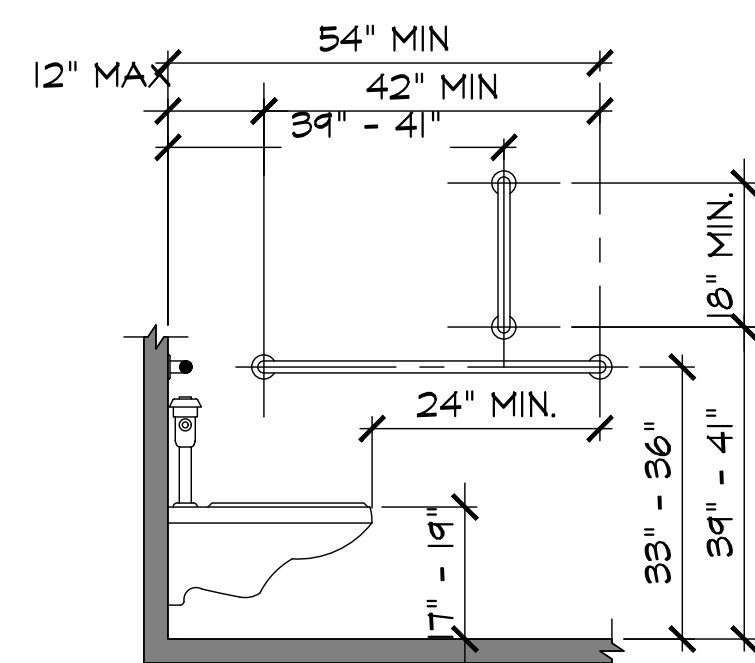
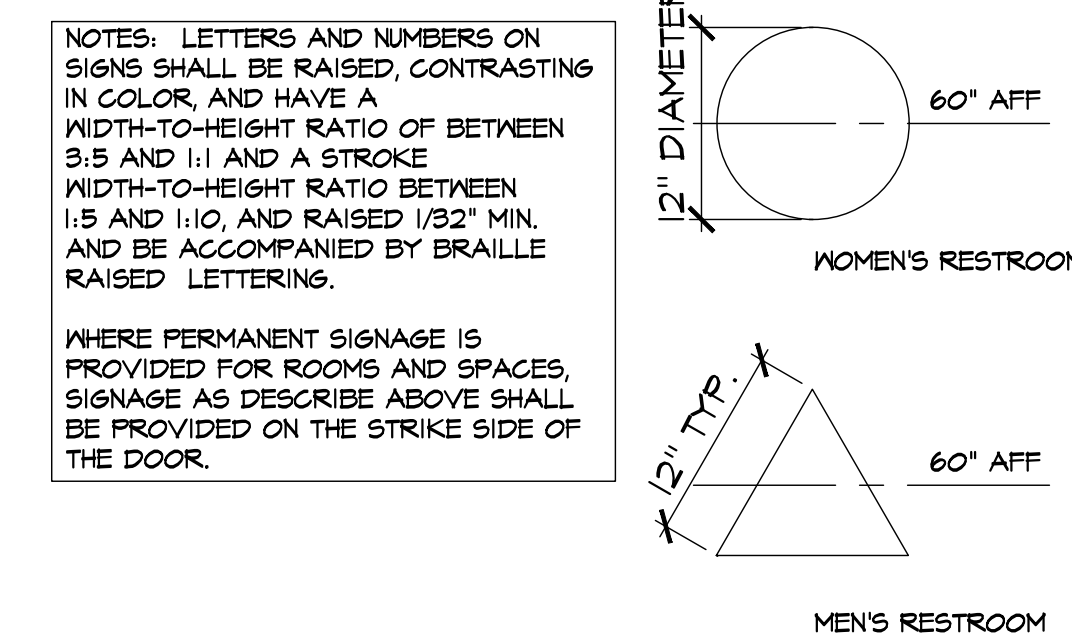
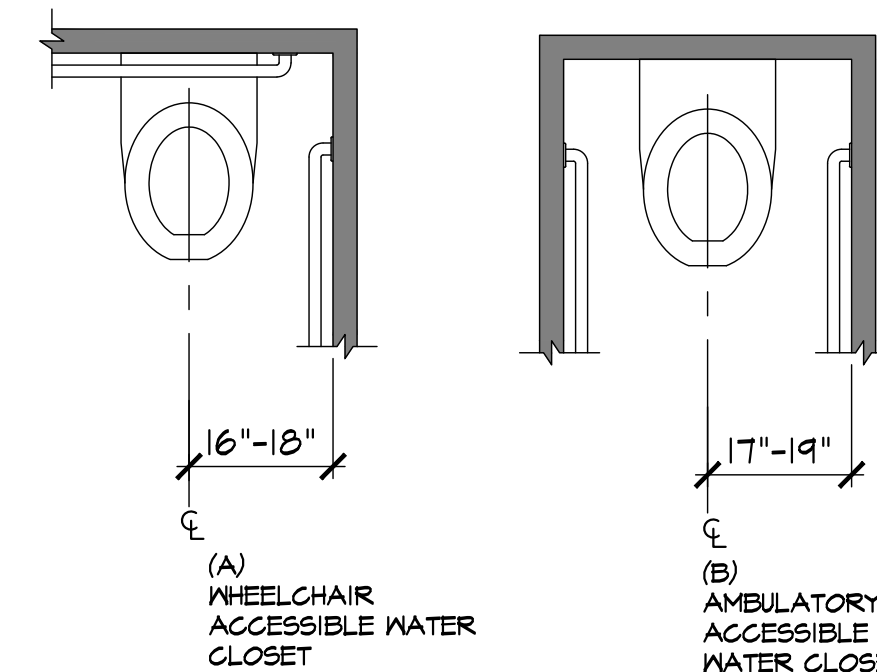
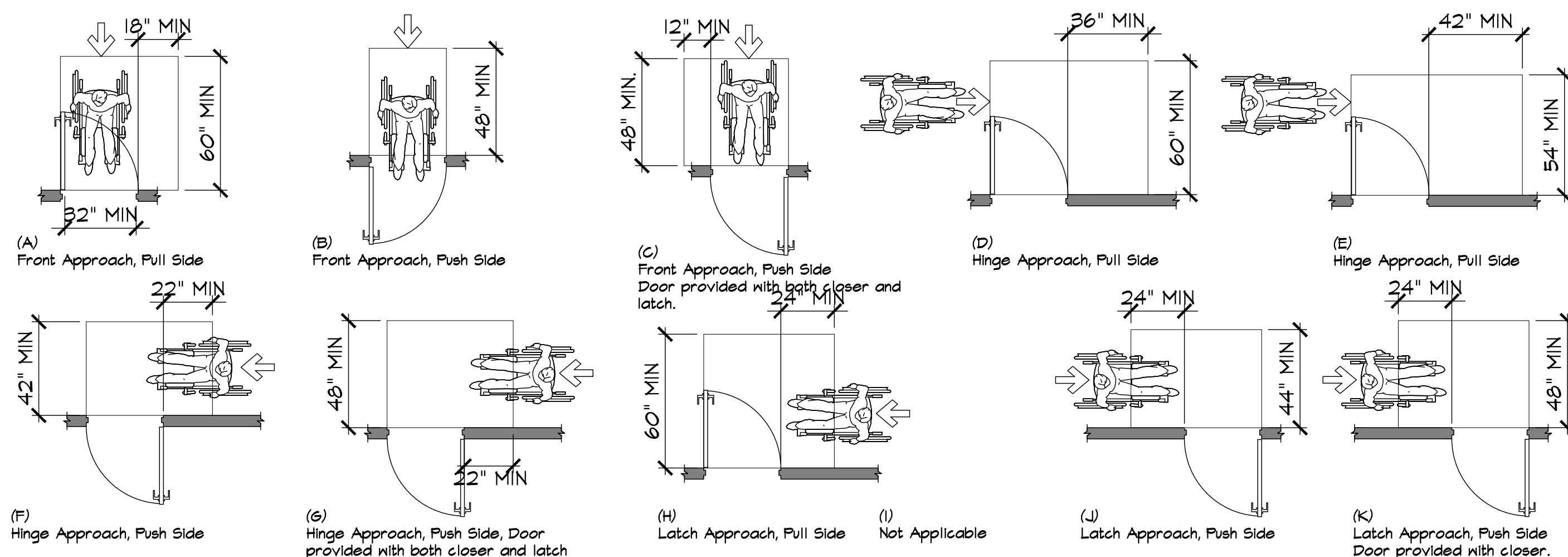
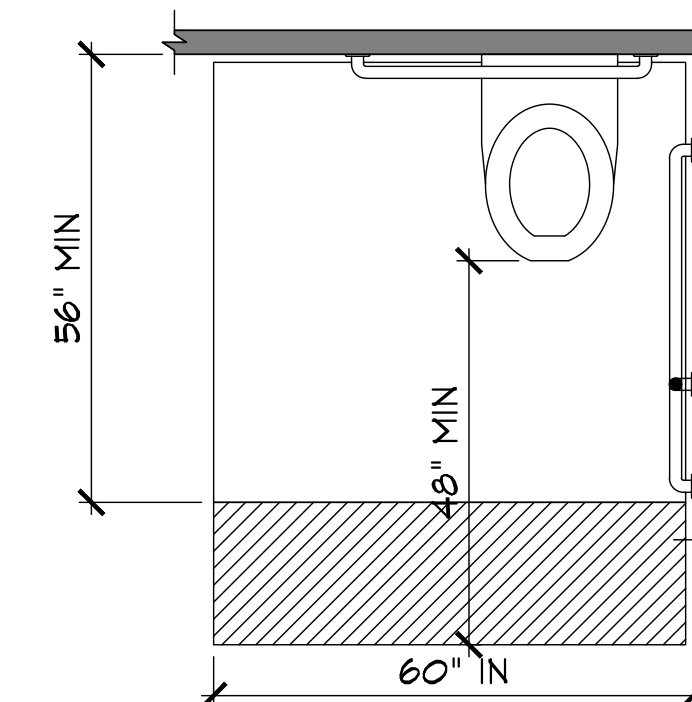
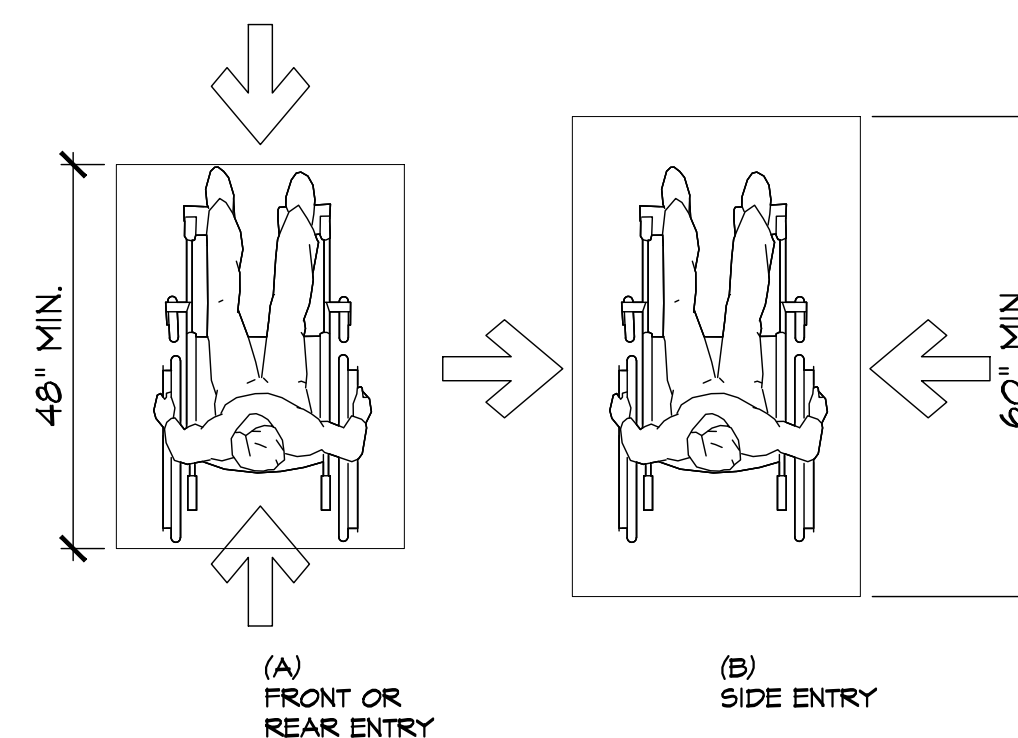
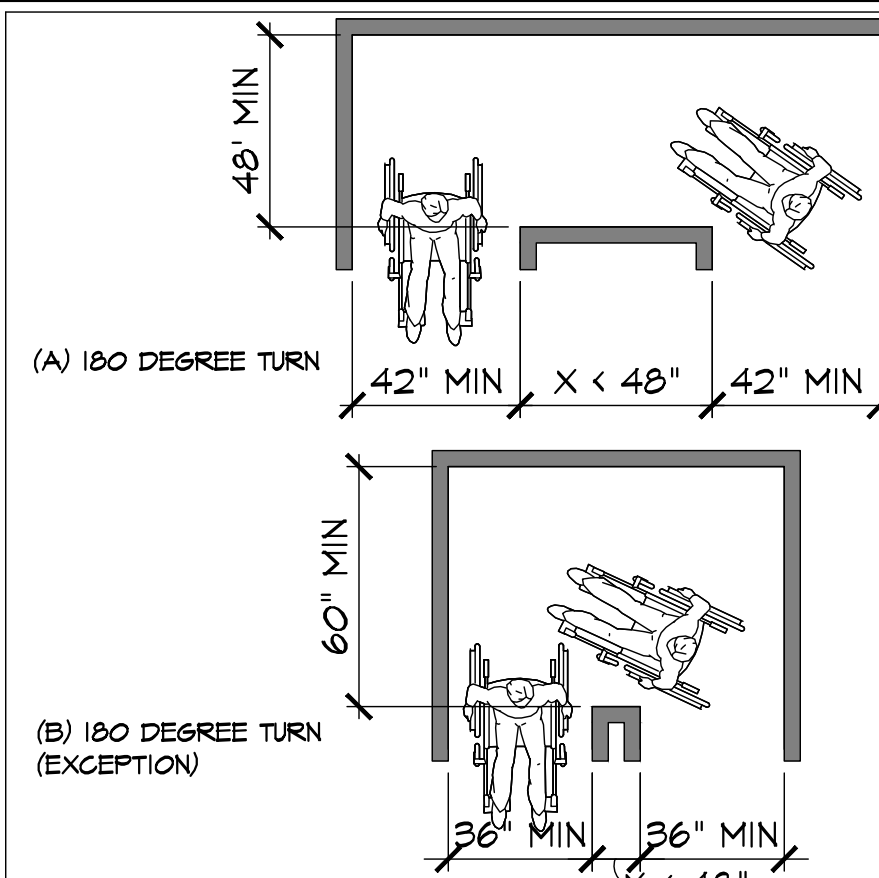
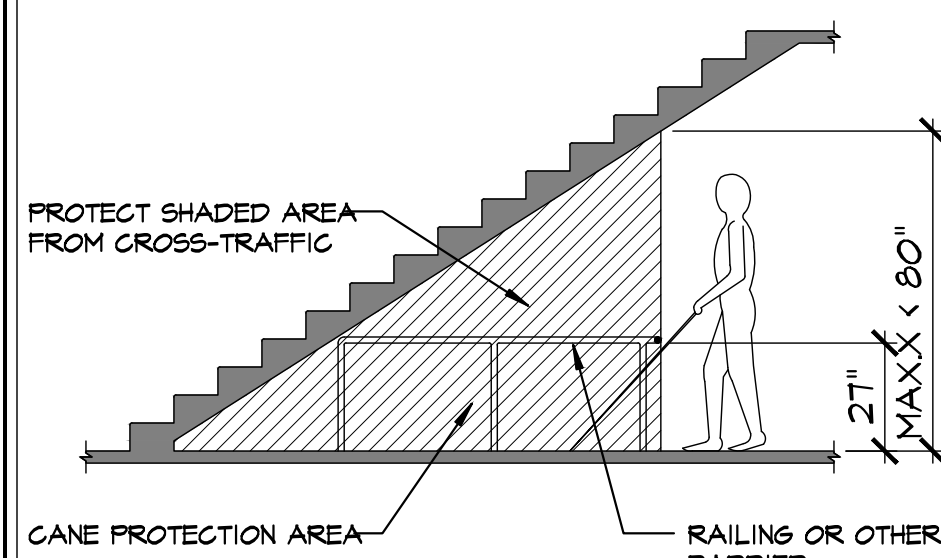
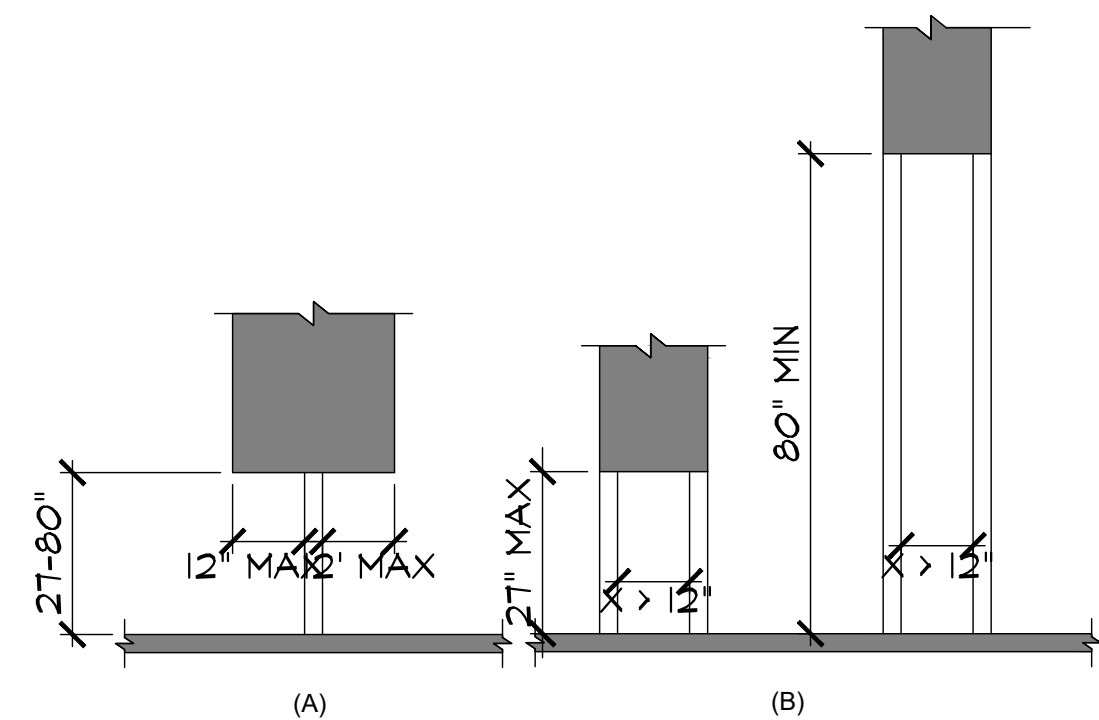
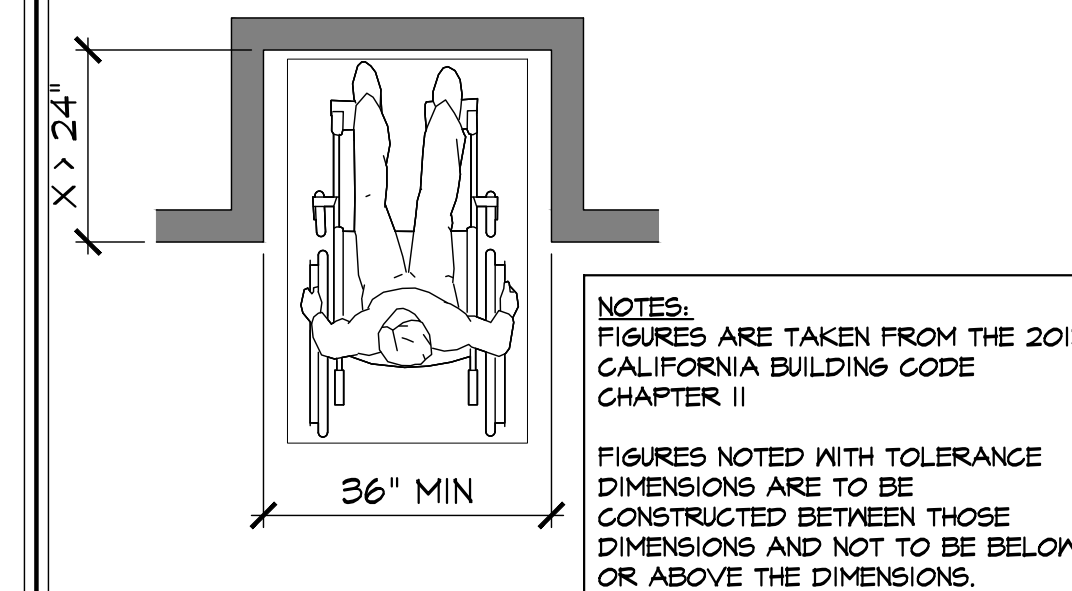
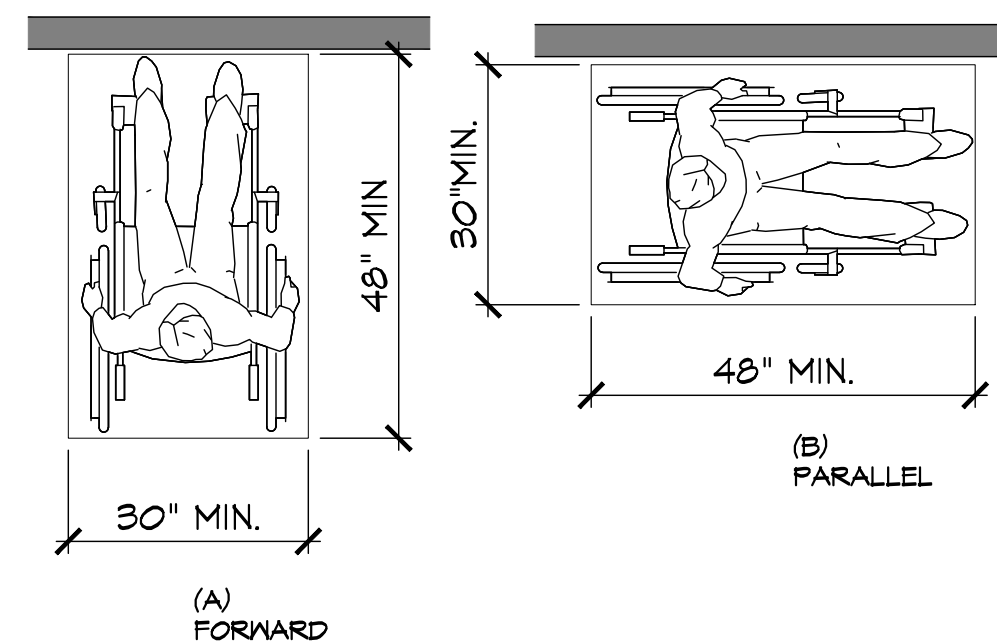
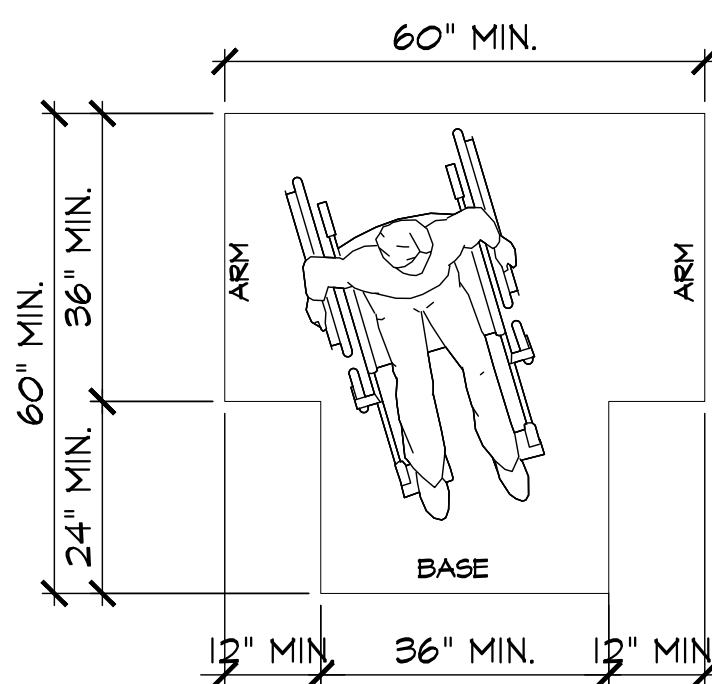
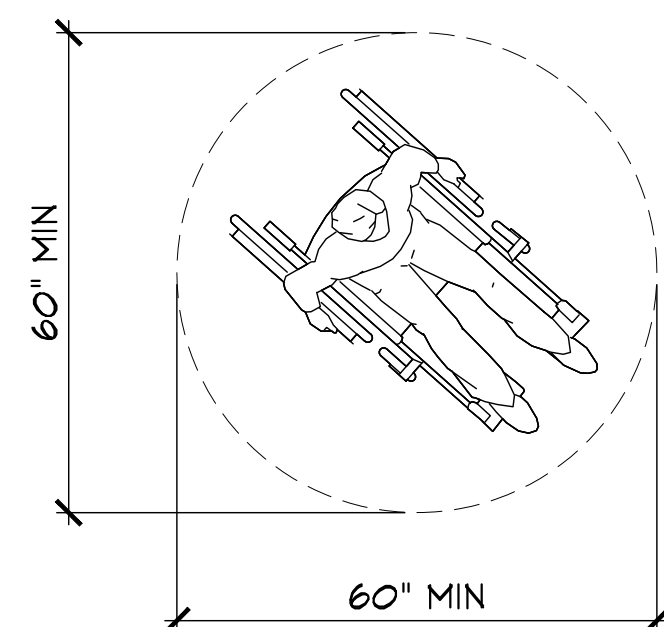
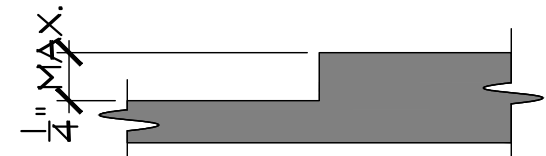
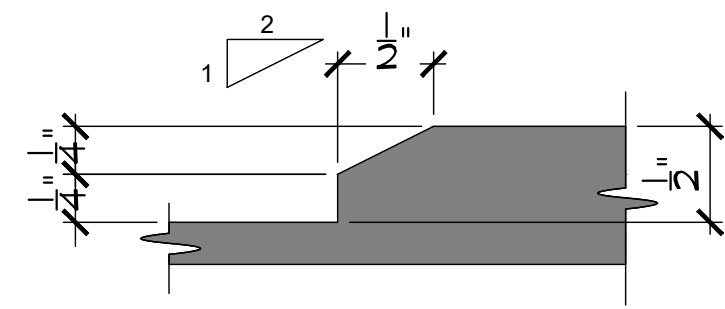
**Gary Kliesch**  
A.I.A., NCARB, NCID

NJ: AL13332  
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D.C.: ARC01938  
GA: RA013883  
VA: 4001016373  
NC: 11736 WV: 4359

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CT: ARL009367  
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MA: 14129  
SC: 8905  
MA10610  
MA1064135  
IL: 001253586  
NH: 04487

PROPOSED RENOVATION FOR:  
**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

Drawing Title: SPECIFICATIONS (CONT.)	
Date: 08/05/22	Dwg No.  GN 6
Drawn By: A.T., N.C.	
Checked By: C.F., T.A.	
Job No: 22-015	6 of 7



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**12+ ARCHITECTS PC**

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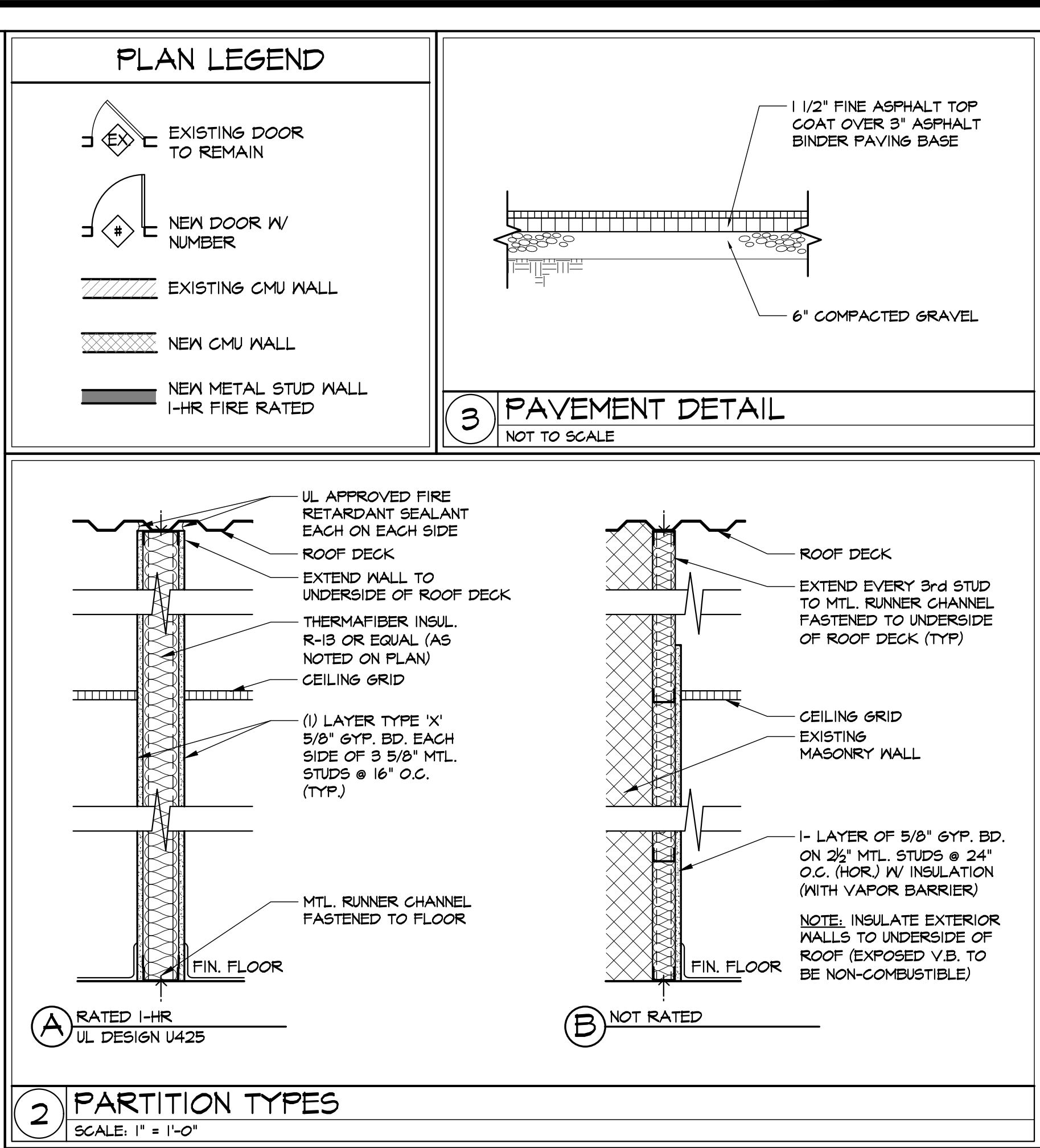
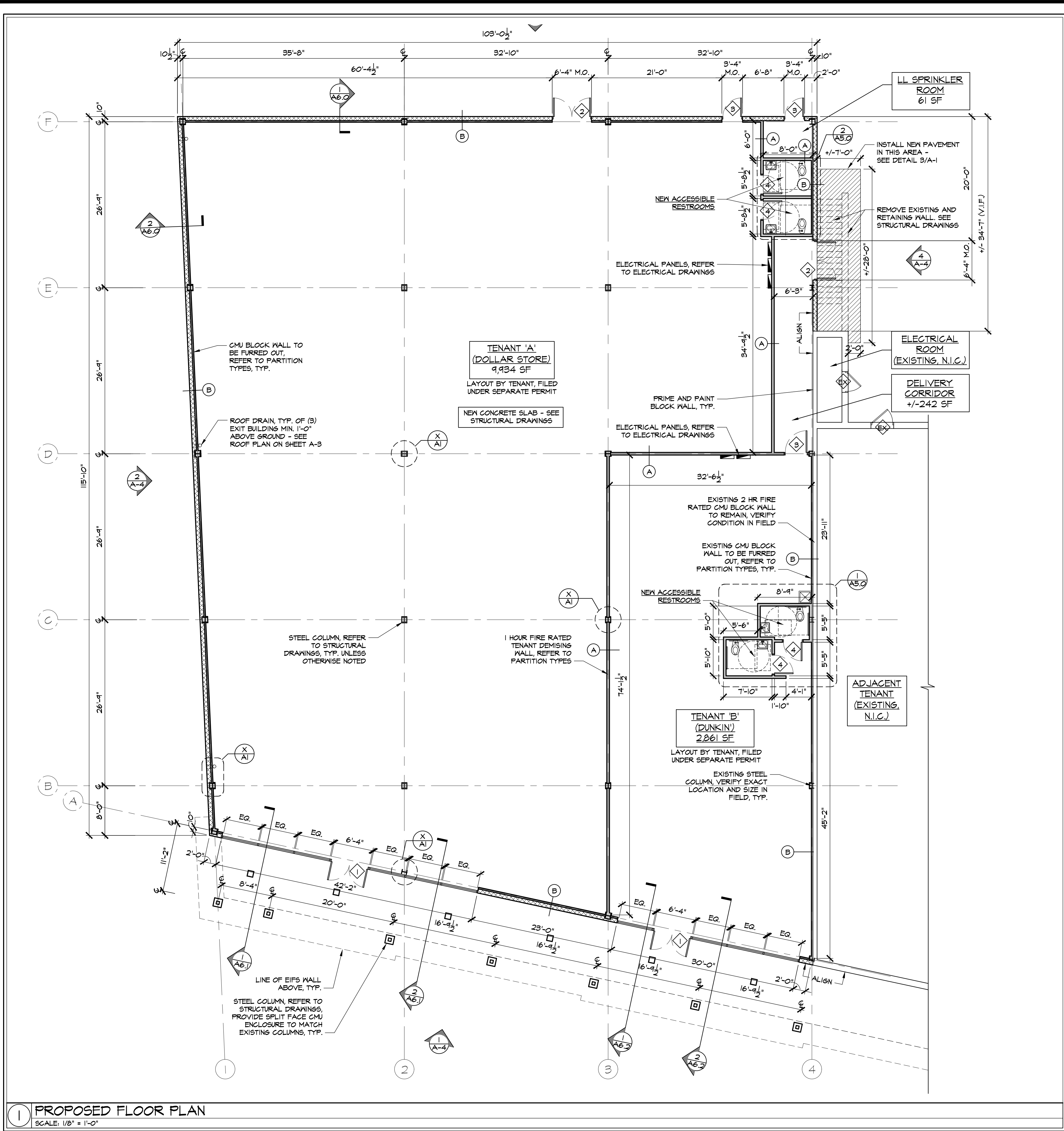
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PA: BA015123-B	SC: 8935
D.C.: ARCJ01938	MA: 10610
GA: RA 013983	MI: 100164135
VA: 401016373	NC: 01203586
NC: 11726	WV: 4559 NH04487

**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10955

Drawing Title:  
TYPICAL ADA/ INFO  
REQUIREMENTS

Date: 08/05/22	Dwg No. GN 7
Drawn By: A.T., N.C.	
Checked By: C.F., T.A.	
Job No: 22-015	7 of 7



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**gkanda**  
ARCHITECTS, P.C.

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Rev.	Drawing Issues / Revisions	Date

N.J.: AL 13332  
N.Y.: 025619  
P.E. AR95782  
W.E. 11190-5  
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GA RA 013883  
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MD: 14129  
SC: 8935  
MA: 10610  
ME: 1301064135  
IL: 001023586  
WV: 4569 NH:04487

**Gary Kliesch**  
AIA, NCARB, NCBID

PROPOSED RENOVATION FOR:  
**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

Drawing Title:  
PROPOSED PLAN,  
LEGEND, PARTITION  
TYPES

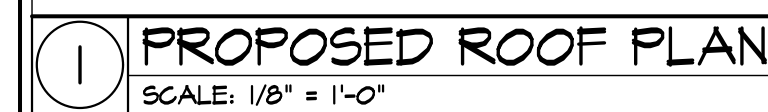
Date: 08/05/22	Drawn By: A.T., N.C.	A
Checked By: C.F., T.A.	Job No: 22-015	

1 of 16

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N.J.: AI 13332  
N.Y.: 025619  
Fl.: AR95762  
Wt.: 11190-2  
Pd.: PA-RA-015112-B  
D.C.: ARC01938  
Ga.: GA 013383  
Va.: 401016373  
NC: 11736  
WV: 4569  
OH: 04487  
IL: 00123562

**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

Drawing Title:  
**ROOF DETAILS**

Date:

08/05/2

Drawn By:

AT NC

Checked By:

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Job No:

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22-015

Dwg No.

1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

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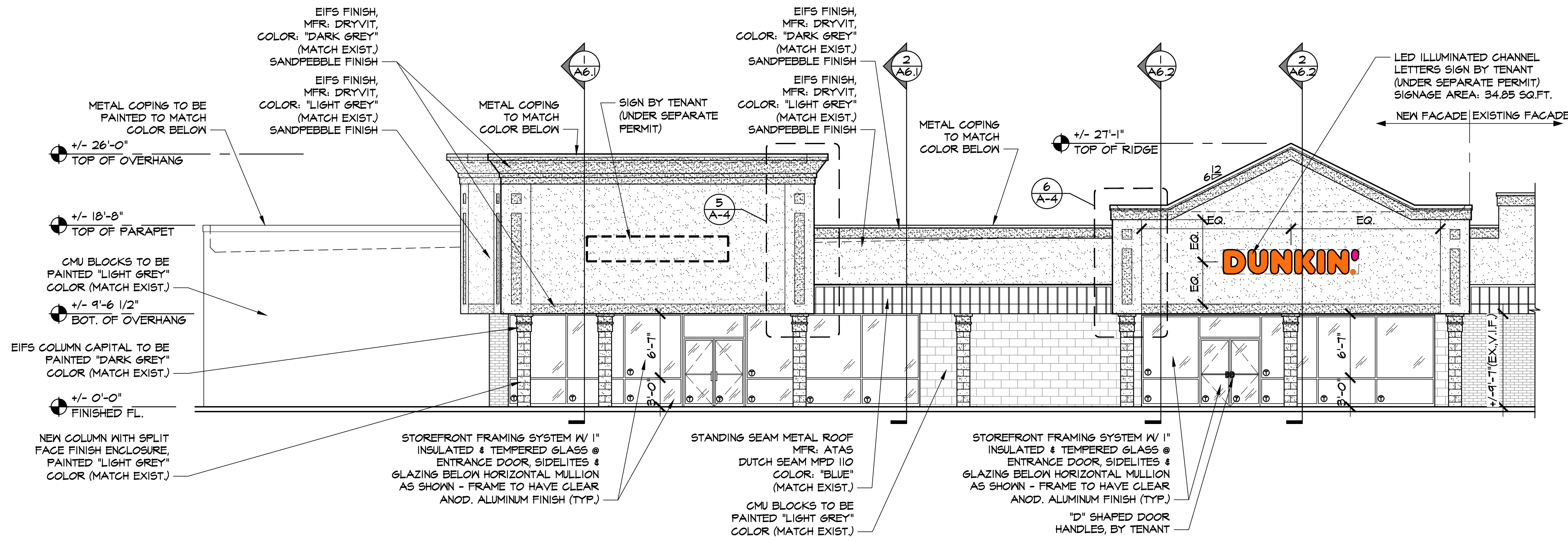
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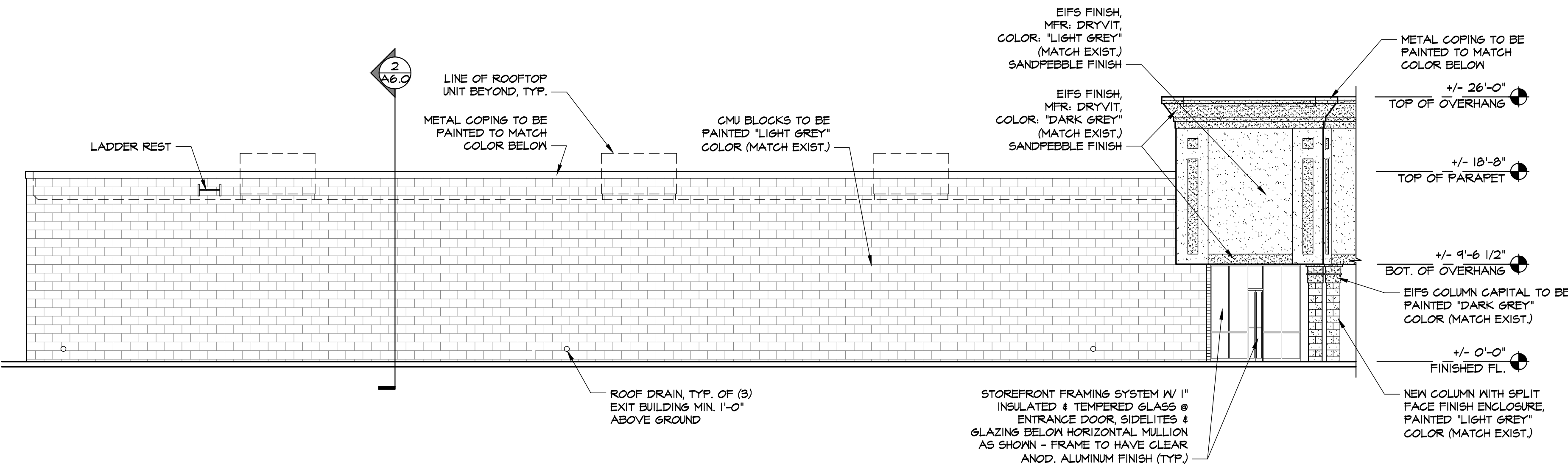

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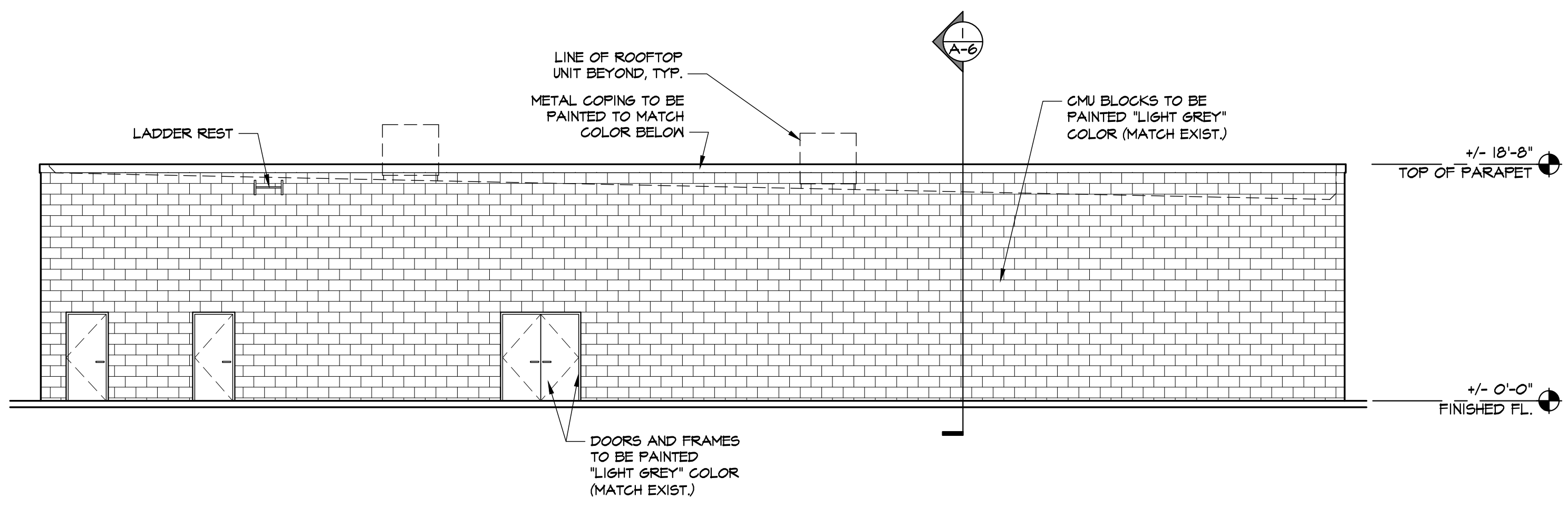
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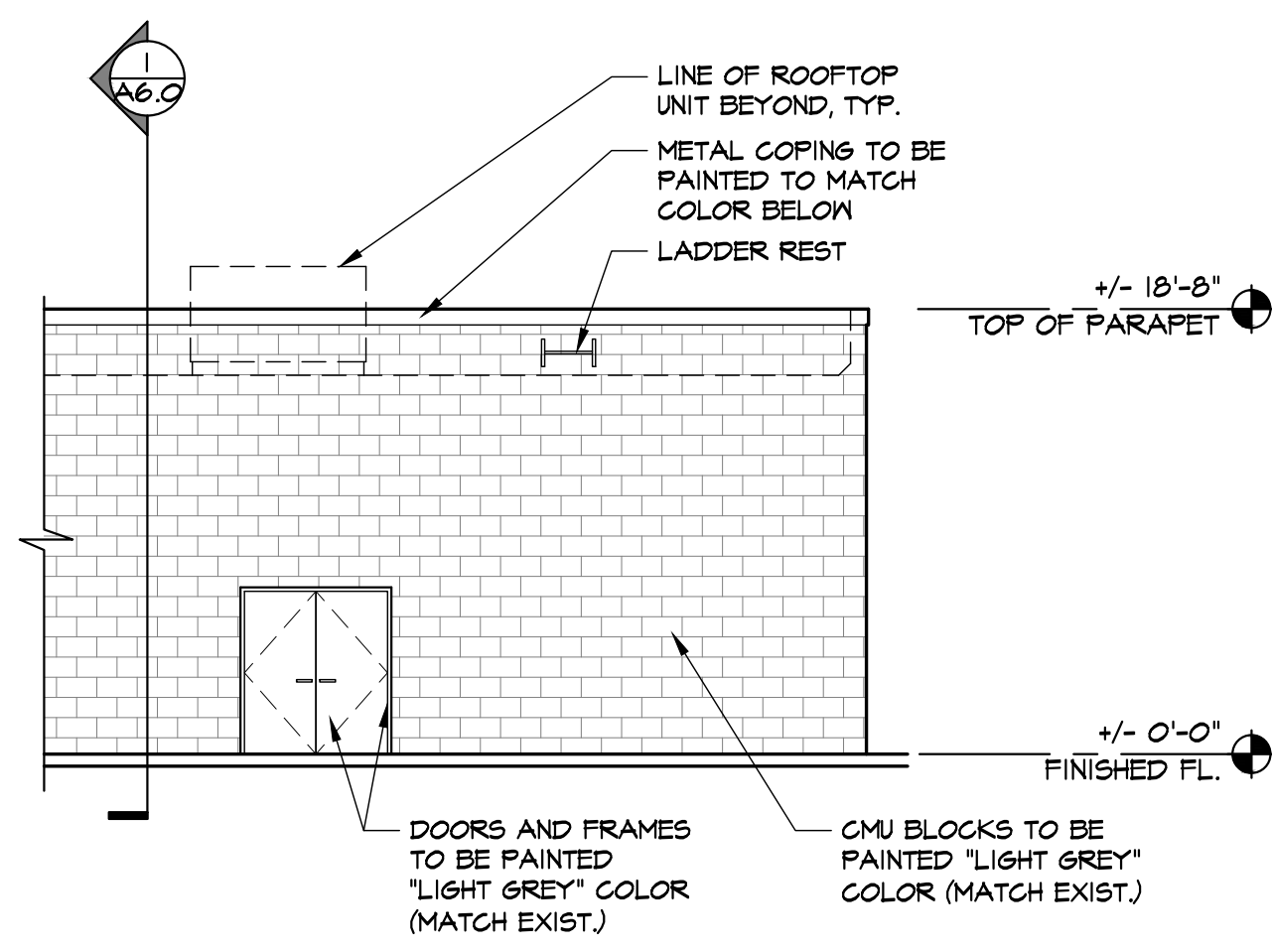
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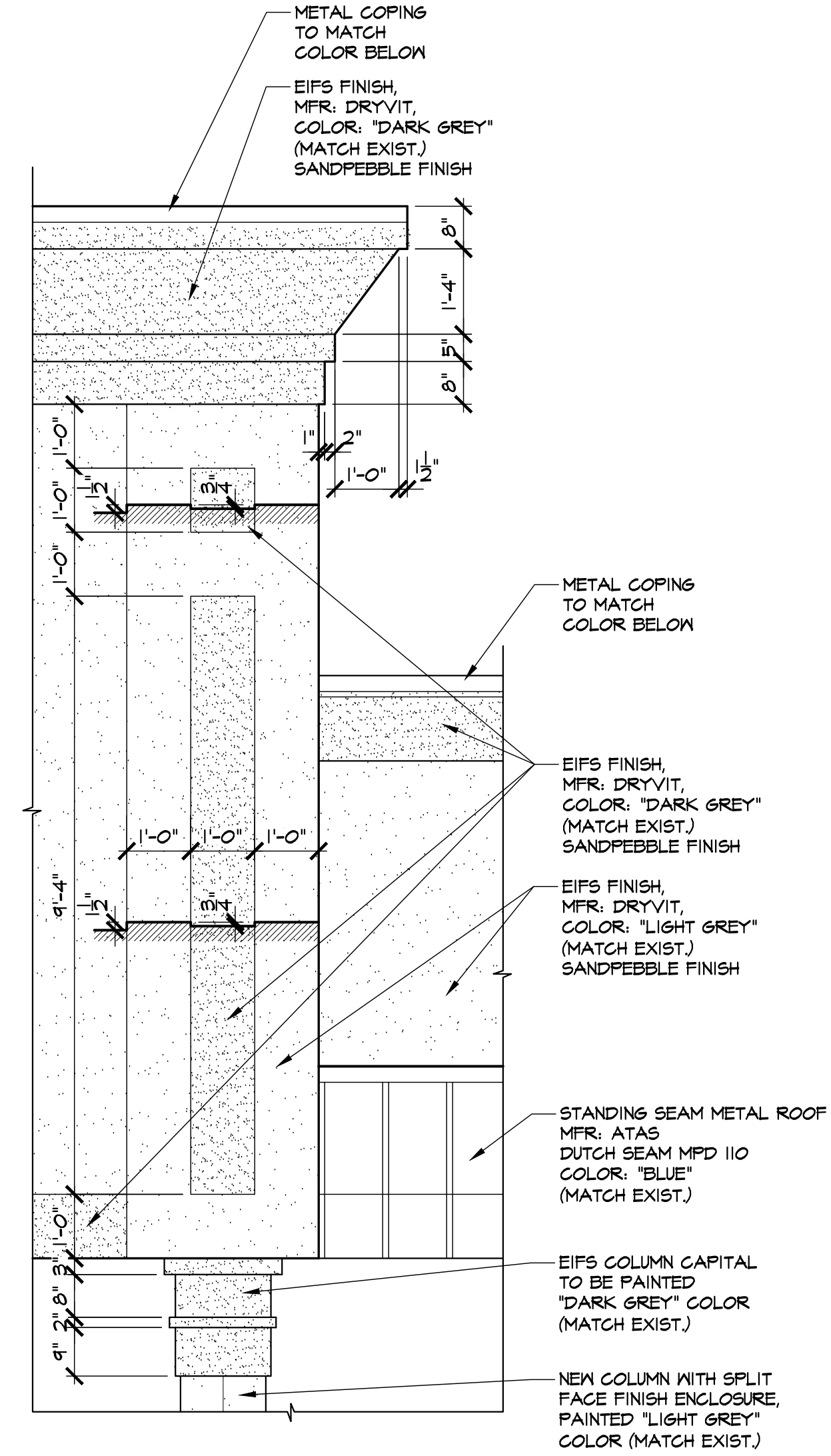
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SCALE: 1/8" = 1'-0"



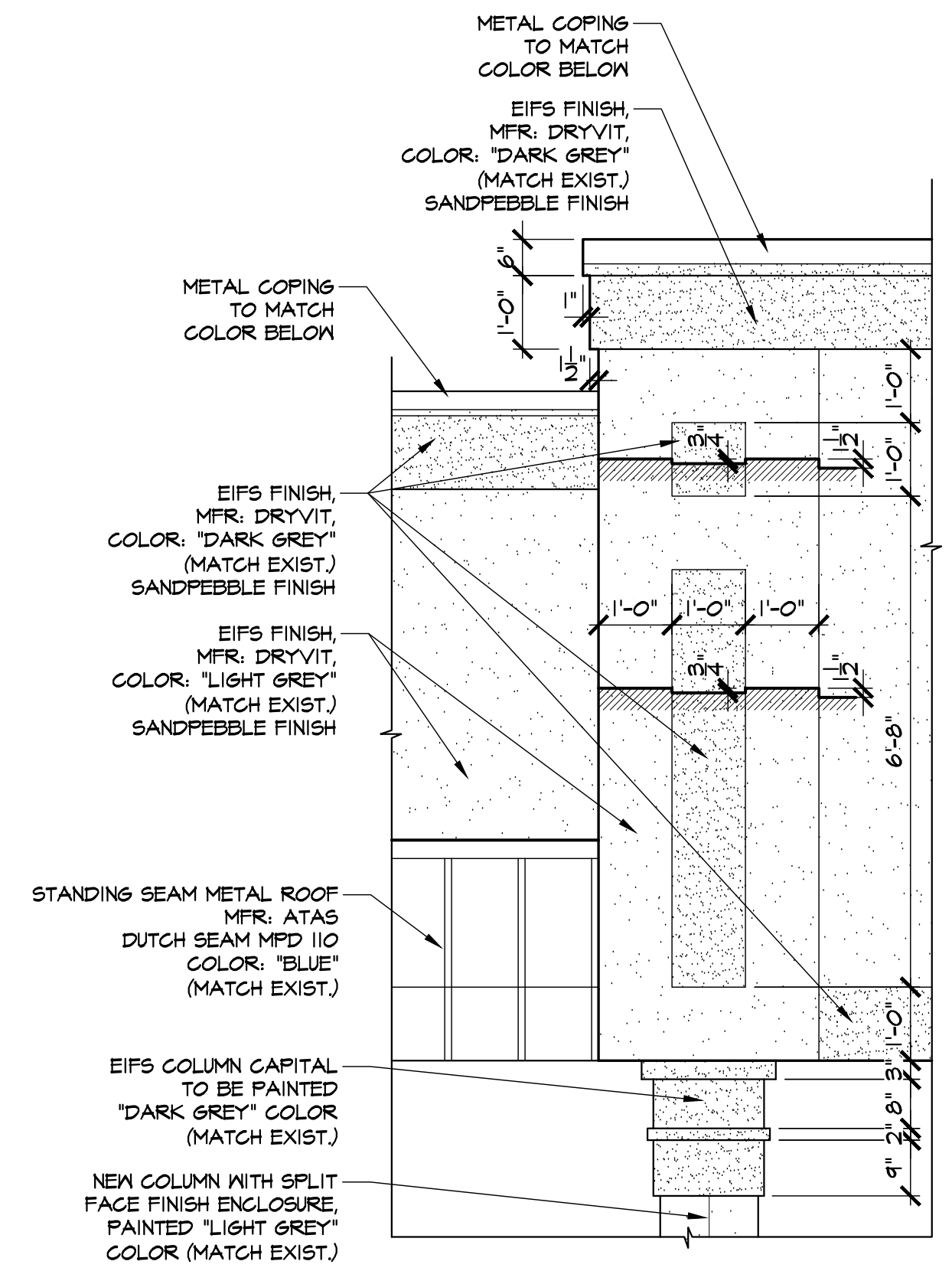
3 PROPOSED EAST ELEVATION (Colonial Ct)  
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



5 ELEVATION DETAIL @ MONOLITH  
SCALE: 1/2" = 1'-0"



6 ELEVATION DETAIL @ MONOLITH  
SCALE: 1/2" = 1'-0"

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**gkanda**  
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Rev.	No.	Drawing Issues / Revisions	Date

N.J.: AL 13332  
NY: 025619  
PA: RA-015112-B  
VA: 401016373  
NC: 11736

CT: ARJ0009367  
DE: SS-0007765  
MD: 14129  
SC: 8935  
MA: 10610  
ME: 1301064135  
IL: 001023586  
WV: 4569

GARY K. KLIESCH  
AIA, NCARB, NCBID

PROPOSED RENOVATION FOR:  
**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

Drawing Title:  
PROPOSED ELEVATIONS,  
ELEVATION DETAILS  
@ MONOLITHS

Date:  
06/05/22

Drawn By:  
A.T., N.C.

Checked By:  
C.F., T.A.

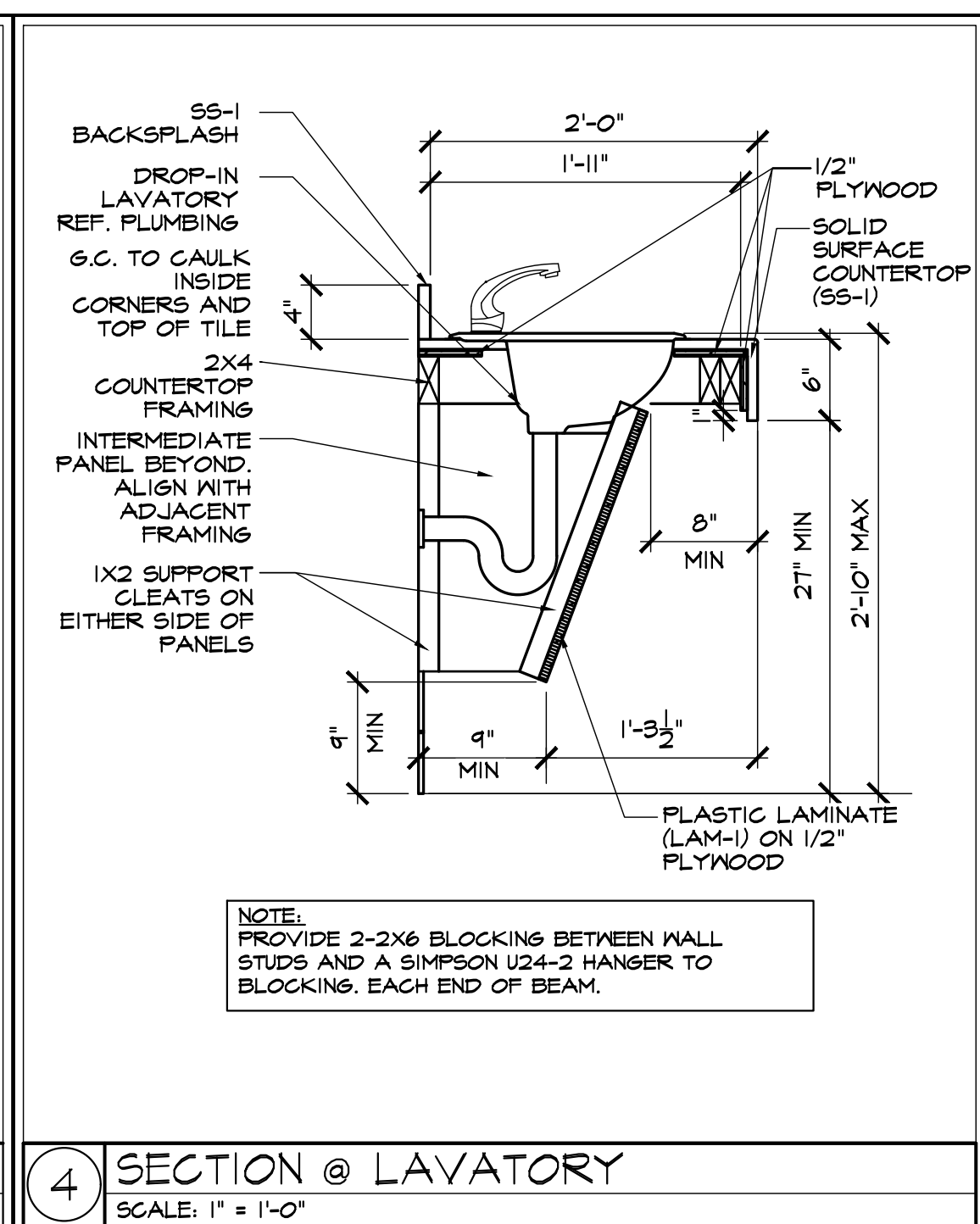
Job No.:  
22-015


Dwg No.:  
A  
4.0  
4 of 16

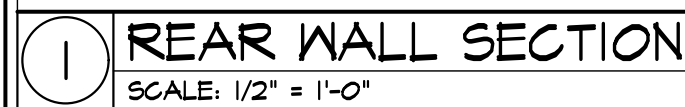


LOW FLOW PLUMBING FIXTURES MUST MEET FLUSH/FLOW FIXTURE VOLUMES STANDARDS OF 1.20 GPF TOILETS, 0.5 GPF URINALS, 0.5 GPM HAND WASH FAUCETS, AND 2.2 GPM POT SINK FAUCET (BY OTHERS) WITH 1.24 GPM SPRAY HEAD (BY OTHERS)

Date: 08/05/22	Dwg No. A
Drawn By: A.T., N.C.	5.0
Checked By: C.F., T.A.	X of X
Job No: 22-015	



Drawing Title: <b>RESTROOM ELEVATIONS</b> <b>SECTION @ LAVATORY</b>	
Date: <b>08/05/22</b>	Dwg No. <div style="text-align: center;">  </div>
Drawn By: <b>A.T., N.C.</b>	
Checked By: <b>C.F., T.A.</b>	
Job No: <b>22-015</b>	X of X



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[illegible]

NJ: AI 13332	NJ:CD-21/D02/035000
NY: 025619	CT: ARJ0009367
FL: AR95782	DE: S5-0007765
WI: 11190-5	MD: 14129
PA: RA015112-B	SC: 89935
D.C.: ARC01938	MA: 10610
GA: RA 0133883	VA: 001064135
VA: 401016373	IL: 001023586
NC: 11726	WV: 4569
	NH: 00487

**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

Drawing Title:  
WALL SECTIONS

Date: \_\_\_\_\_

08/05/2

Drawn By:

A.T.N.C.

Checked By:

C. E. T. A.

Joh. No.

Dwg No

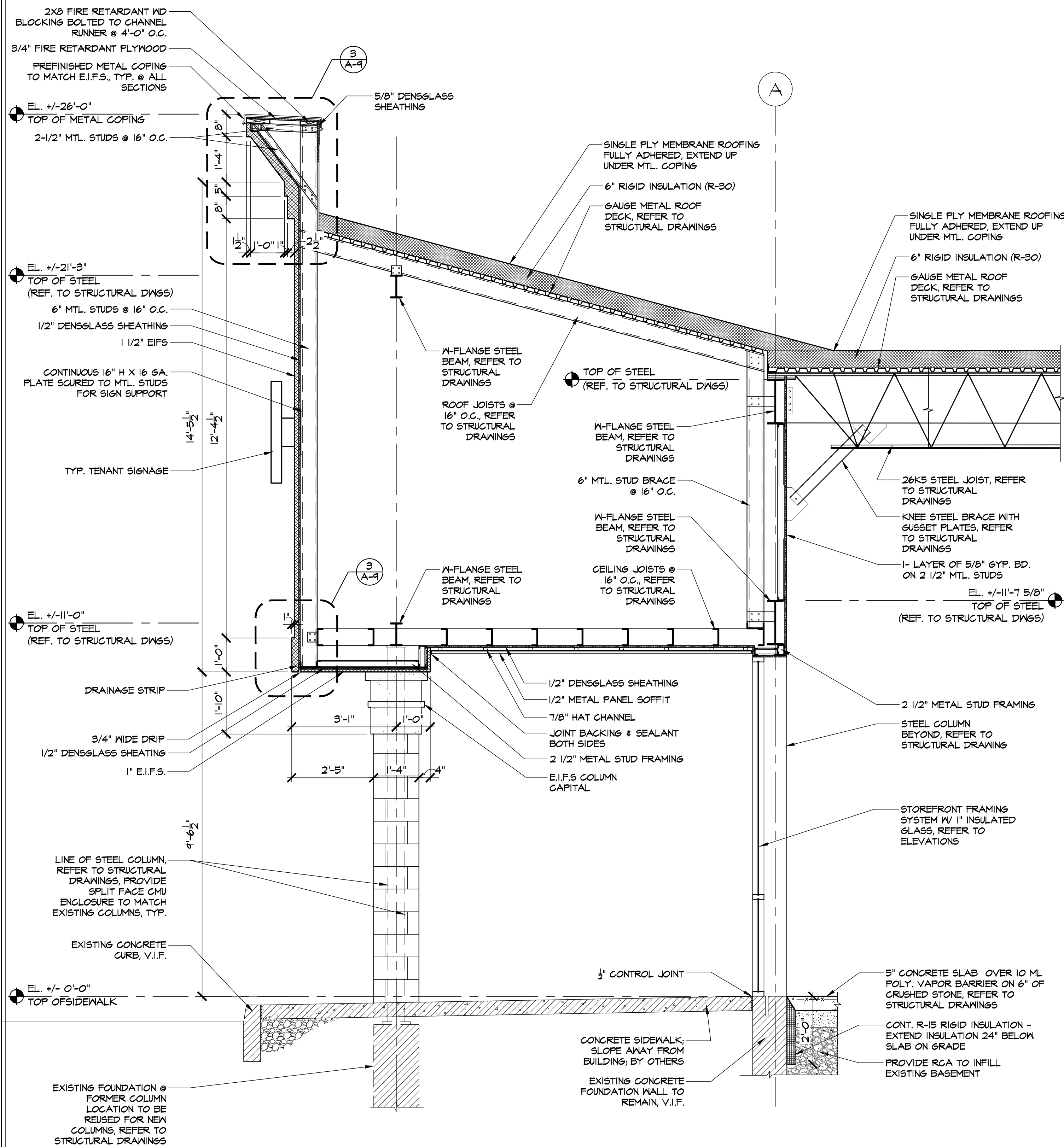
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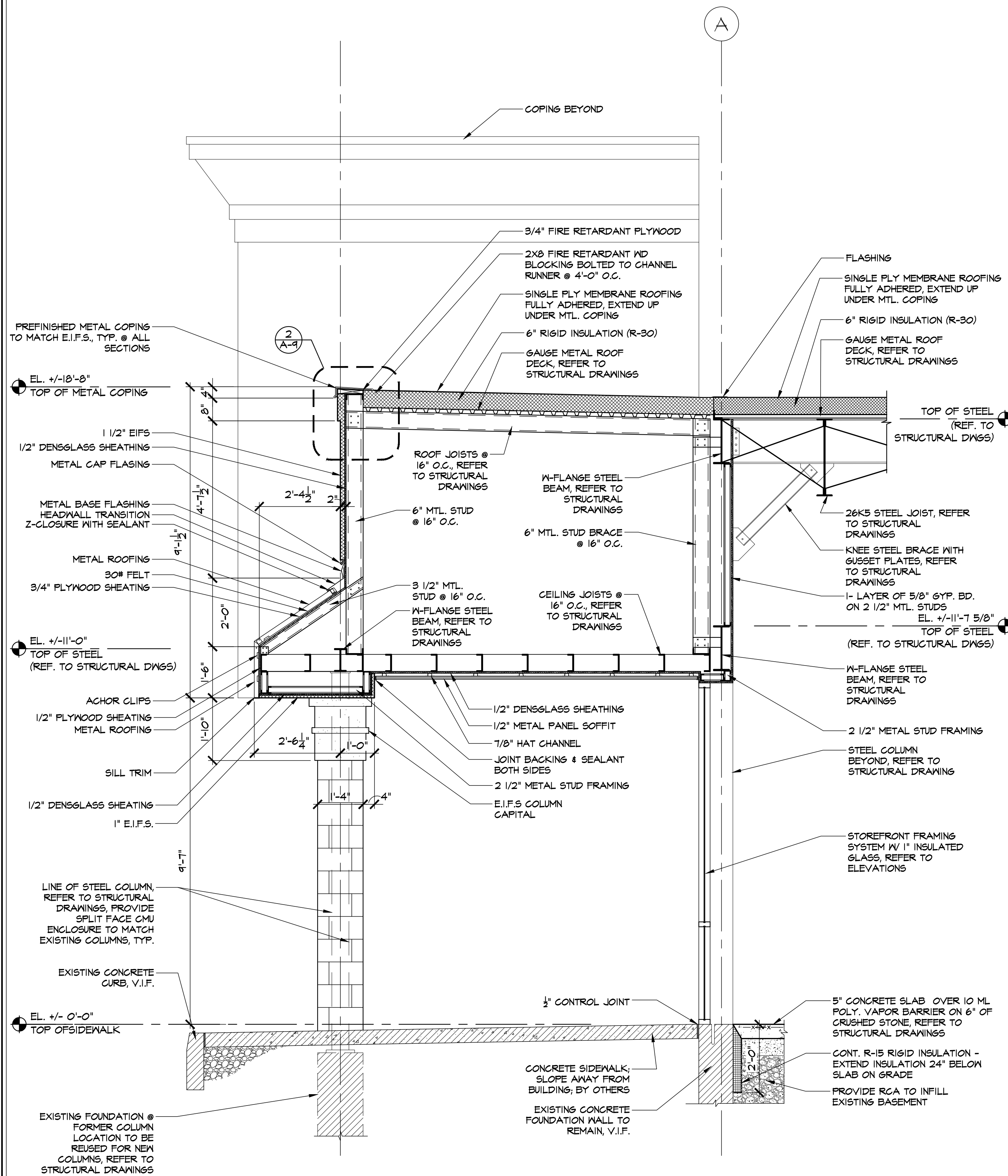
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1 FRONT WALL SECTION  
SCALE: 1/2" = 1'-0"



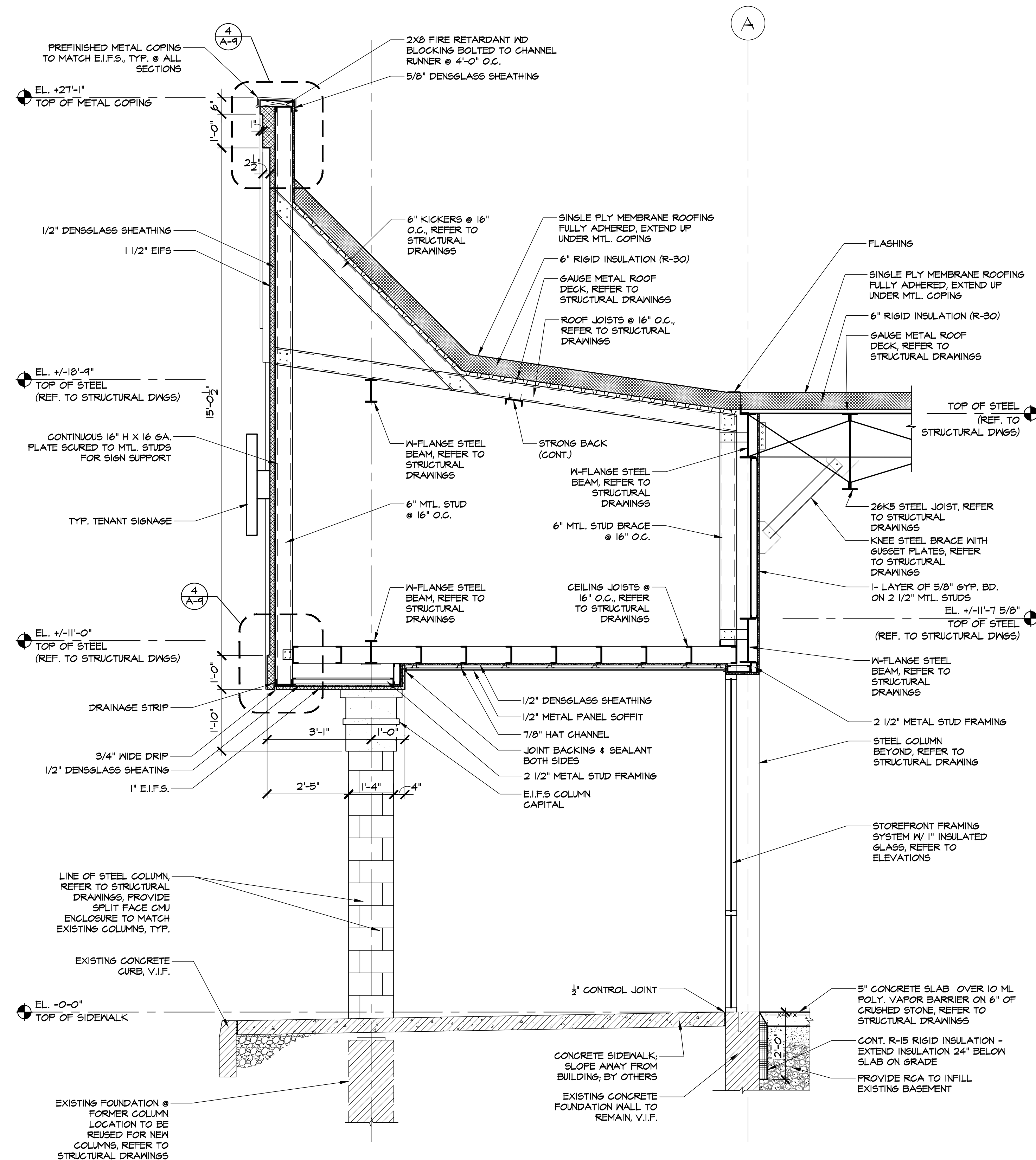
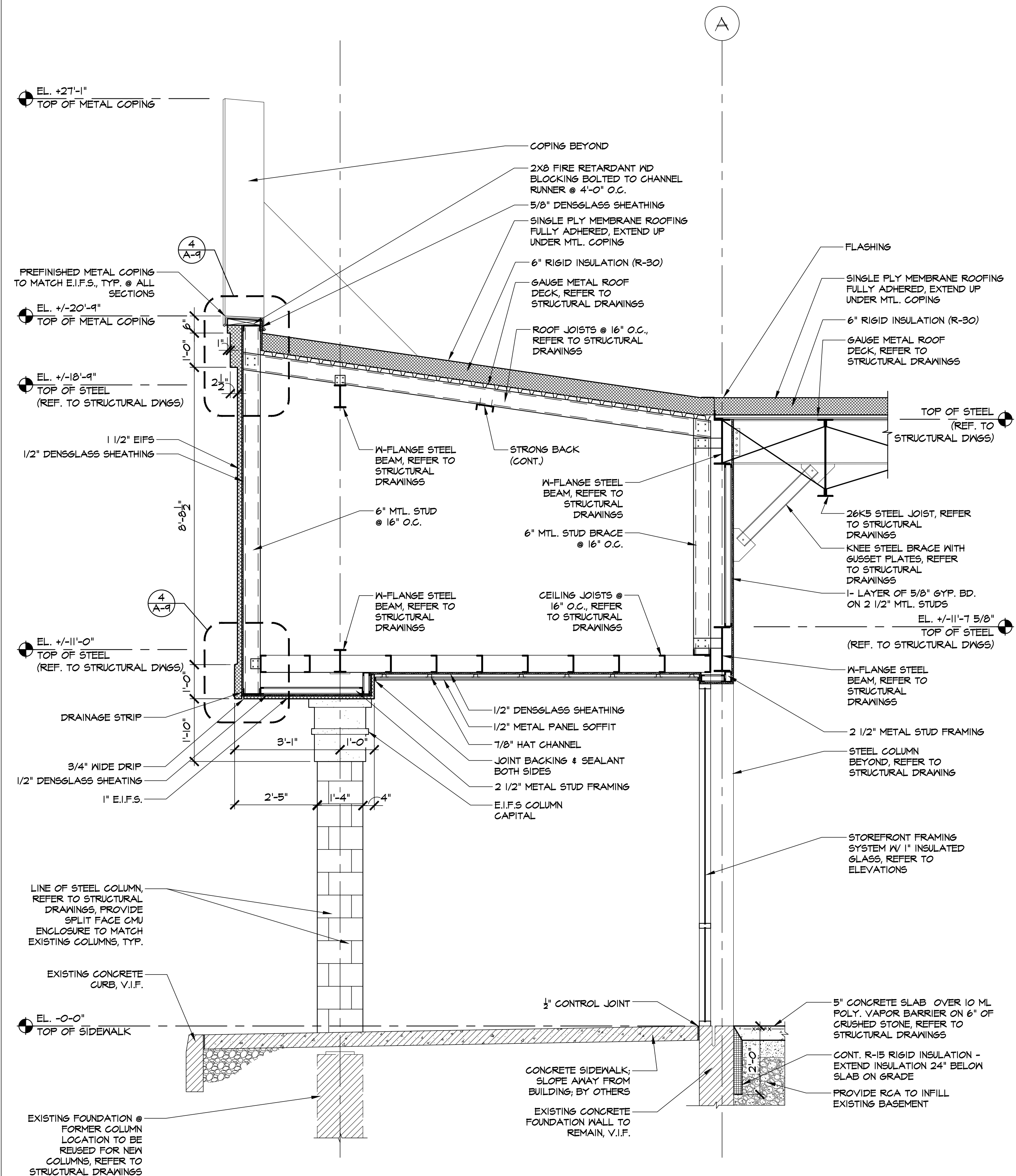
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Rev.	No.	Drawing Issues / Revisions	Date

NJ: AI 13332 NY: 025619 FL: AR95782 WI: 11190-5 PA: RA-015112-B DC: AR-01938 GA: RA 013883 VA: 401016373 NC: 11736	NJCID: 21ID00025000 CT: AR-0009367 DE: SS-0007765 MD: 14129 SC: 8935 MA: 10610 MI: 1301064135 IL: 001.023586 WV: 4569	NH: 04487	Gary Kliesch AIA, NCARB, NCBID
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PROPOSED RENOVATION FOR:  
**PEARL RIVER SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND COUNTY, NY 10965

Drawing Title: WALL SECTIONS (CONT.)	
Date: 08/05/22	Drawn By: A.T., N.C.
Checked By: C.F., T.A.	Job No.: 22-015
X of X	



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[illegible]

**Gary Kliesch**  
A.I.A., NCARB, NCID

A.I.A., NCARB, NJCID

**PEARL RIVER**  
**SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

Drawing Title: <b>WALL SECTIONS (CONT.)</b>	
Date: <b>08/05/22</b>	Dwg No.
Drawn By: <b>A.T., N.C.</b>	A.  6.2
Checked By: <b>C.F., T.A.</b>	
Job No: <b>22-015</b>	X of X

## PARAPET DETAIL

## 2 E.I.F.S DETAIL @ CORNICE

3	E.I.F.S DETAIL @ MONOLITH
	SCALE: 3"=1'-0"

4	E.I.F.S DETAIL @ MONOLITH SCALE: 3"=1'-0"
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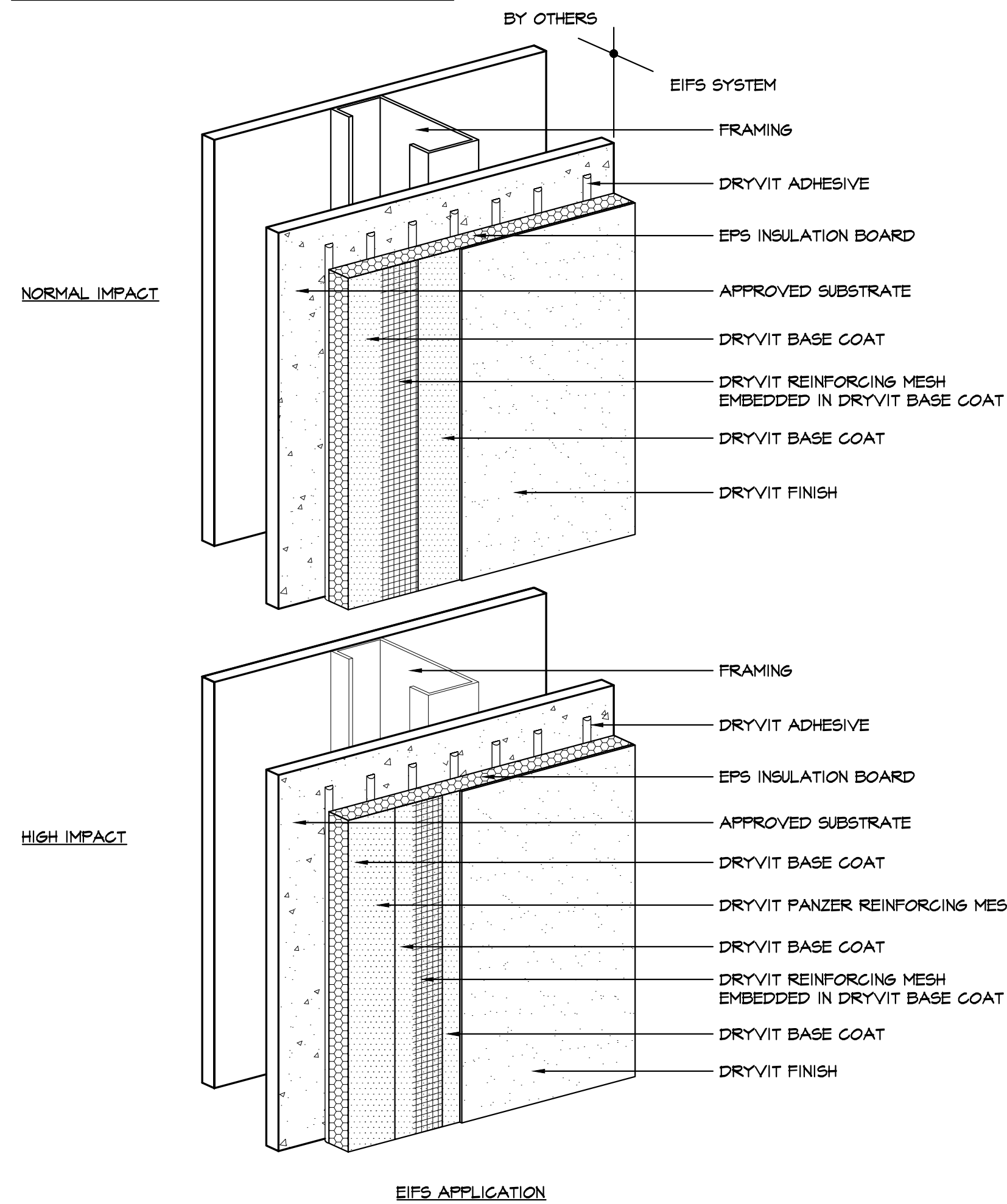
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FL: AR95782	DE: SS-0007765
WI: 11190-5	MA: 14129
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NC: 11736	WV: 4559 NH04487

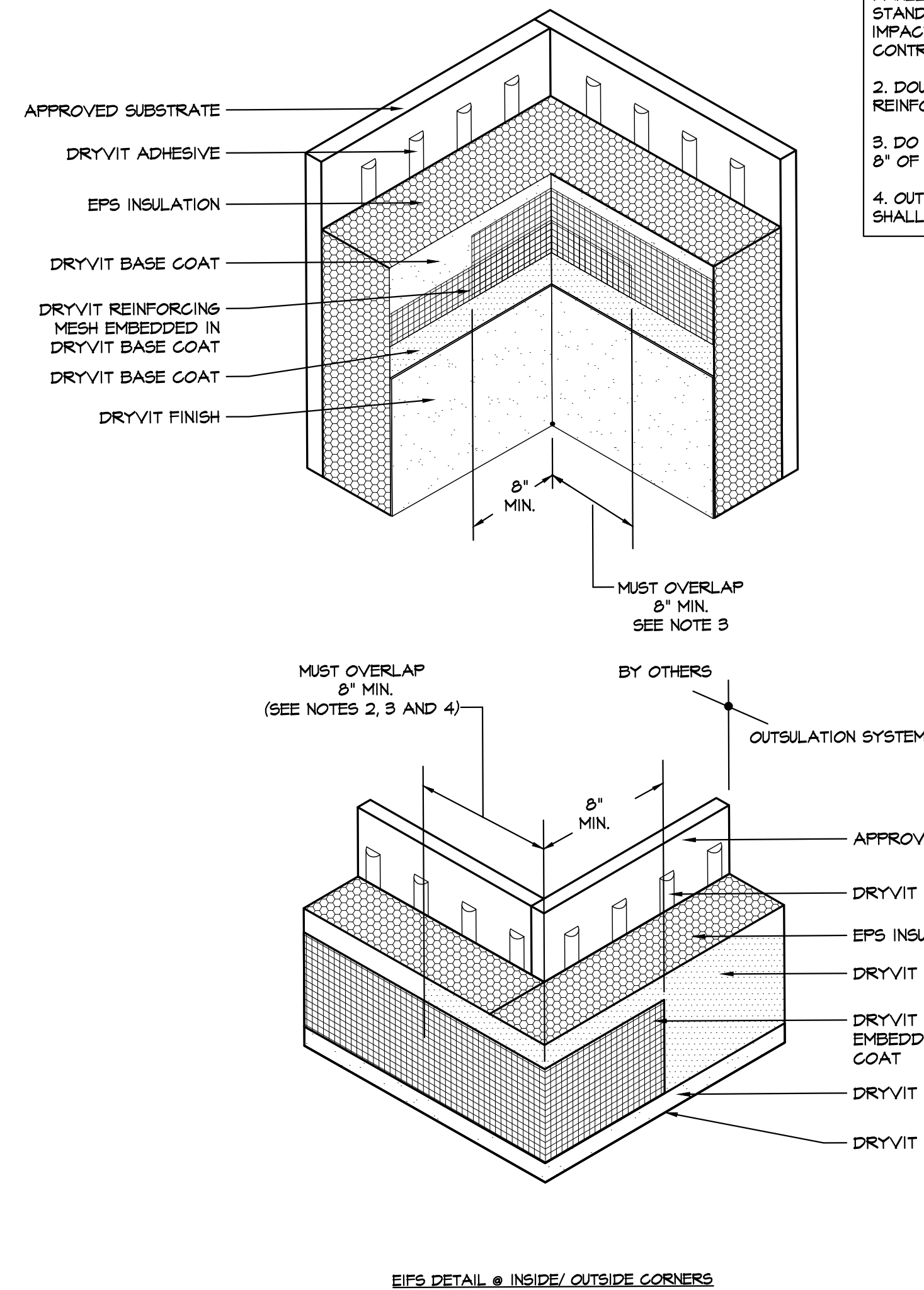
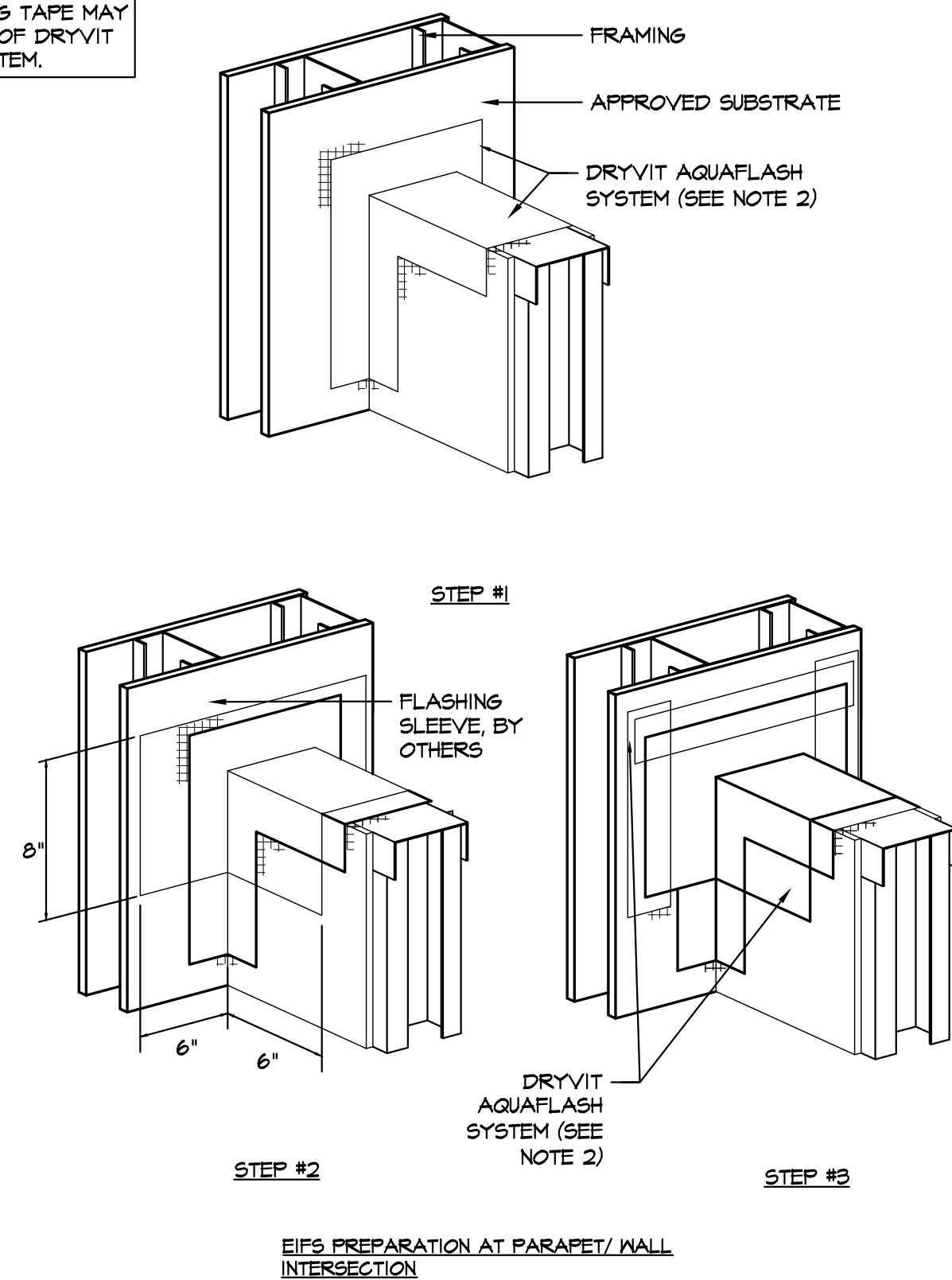
PROPOSED RENOVATION FOR:  
**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

Drawing Title: <b>PARAPET AND MONOLITH DETAILS</b>	
Date: <b>08/05/22</b>	Dwg No.
Drawn By: <b>A.T., N.C.</b>	<b>A</b>
Checked By: <b>C.F., T.A.</b>	<b>7.0</b>
Job No: <b>22-015</b>	<b>9 of 16</b>

**NOTE:**  
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

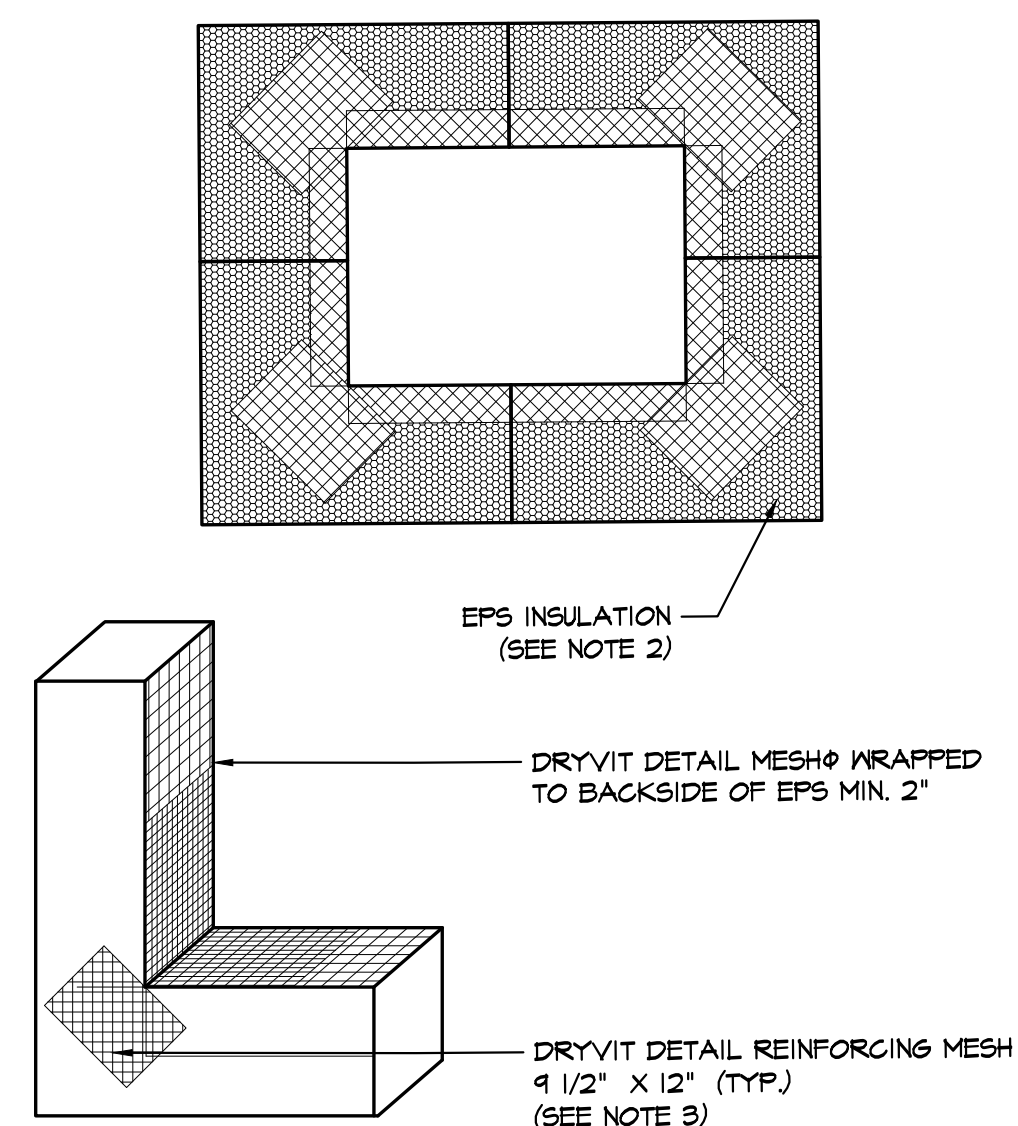


**NOTE:**  
1. DRYVIT FLASHING TAPE SURFACE CONDITIONER AND DRYVIT FLASHING TAPE MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.



NOTE:

1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER MESH PRIOR TO STANDARDS OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. LOCATE INSULATION BOARDS SUCH THAT BOARD EDGES DO NOT ALIGN WITH CORNERS OF PENETRATION.
3. APPLY A PIECE OF 4 1/2" X 12" DETAIL REINFORCING MESH DIAGONALLY AT EACH CORNER.

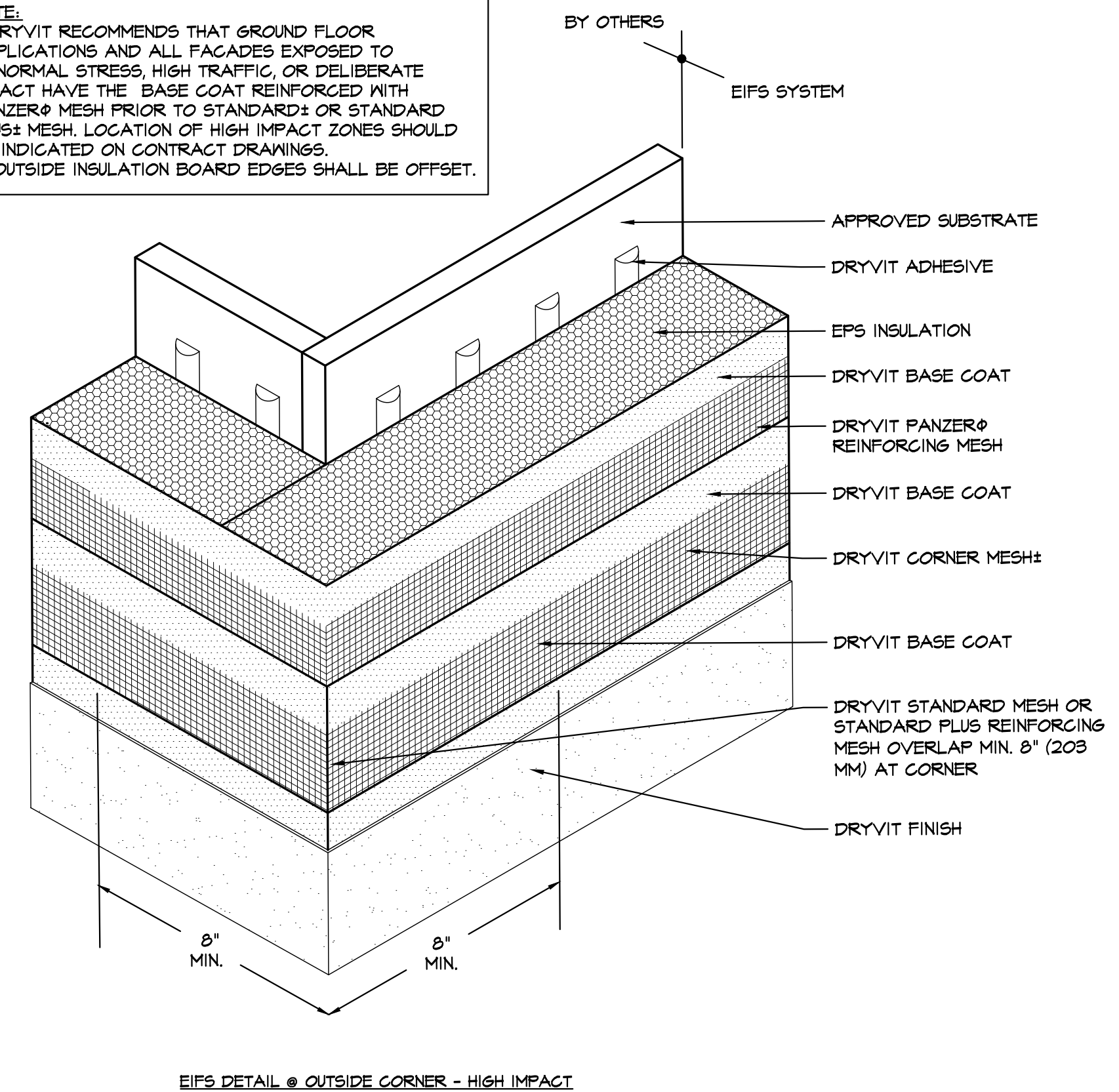


### EIFS DETAIL - EPS PREPARATION AT WALL PENETRATIONS

NOTE:

1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER'S MESH PRIOR TO STANDARD<sup>2</sup> OR STANDARD PLUS<sup>3</sup> MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. DOUBLE WRAP OUTSIDE CORNERS WITH REINFORCING MESH OR USE CORNER MESH.
3. DO NOT LAP REINFORCING MESH WITHIN 8" OF A CORNER.
4. OUTSIDE INSULATION BOARD EDGES SHALL BE OFFSET.

**NOTE:**  
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD OR STANDARD PLUS® MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.  
2. OUTSIDE INSULATION BOARD EDGES SHALL BE OFFSET.



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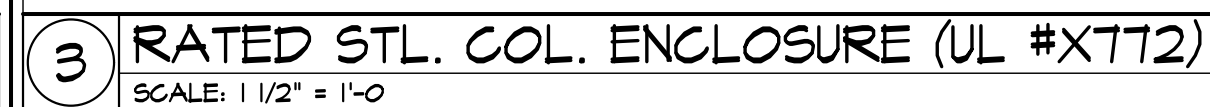
Gary Kliesch and Associate Architects

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**N.J.**: AL 13332  
**N.Y.**: 025619  
**FL.**: AR95782  
**WI.**: 11190-5  
**PA.**: RA015124B  
**D.C.**: ARC0101938  
**GA.**: RA0133883  
**VA.**: A401016373  
**NC**:11726 **WV.**: 45569

**PEARL RIVER**  
**SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

<b>Drawing Title:</b> EIFS DETAILS	
<b>Date:</b> 08/05/22	<b>Dwg No.</b>
<b>Drawn By:</b> A.T., N.C.	A 7.1
<b>Checked By:</b> C.F., T.A.	
<b>Job No:</b> 22-015	<b>5 of 16</b>




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NJ: A1 13332	NJ: 21D00025000
NY: 025619	CT: ARJ009367
FL: AR95762	DE: SS-0007765
WI: 11900-5	MD: 14129
PA: AR5112-B	SC: 8935
D.C.: ARJC1938	MA: 10610
GA: GA 4013883	MI: 1301064135
VA: VA 40106373	IL: 001023586
NC: 11736 NW	WV: 4569 NH04487
	ALA.: NC-AR, NCJD

PROPOSED RENOVATION FOR;  
**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY NY 10965

Drawing Title: <b>PROPOSED PLAN,          LEGEND, PARTITION          TYPES</b>	
Date: <b>08/05/22</b>	Dwg No. <div style="text-align: center;">  </div>
Drawn By: <b>A.T., N.C.</b>	<div style="text-align: center;"> <b>7.2</b> </div>
Checked By: <b>C.F., T.A.</b>	
Job No: <b>22-015</b>	X of X

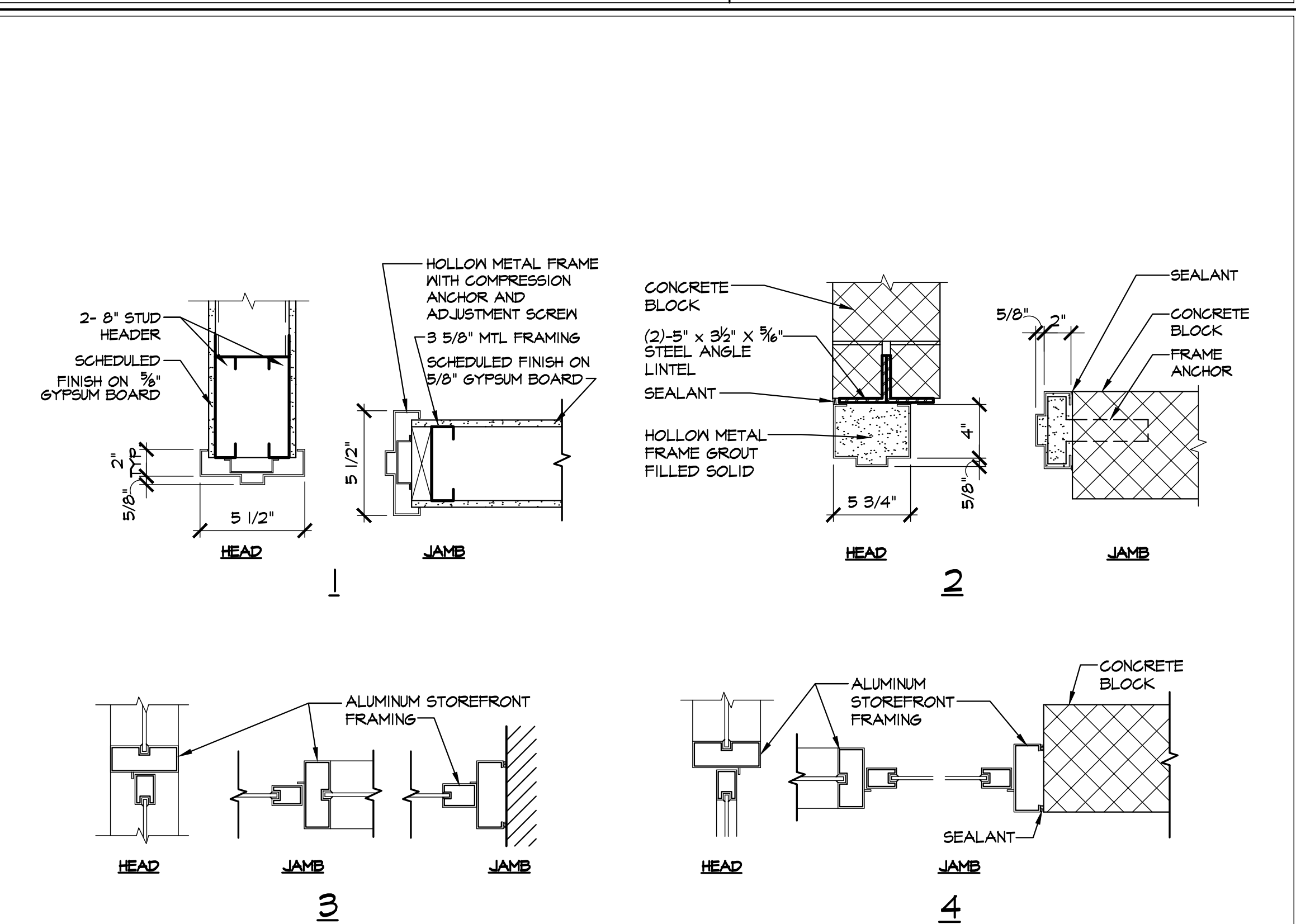


LOCATION	HARDWARE	MODEL #	MANUFACTURER	REMARKS
STOREFRONT	TEMPORARY CYLINDER	3401 OR 3402 AS REQUIRED	HAGER	DEADLOCK AS REQUIRED BY LOCATION
	DOOR CLOSER	5200 MLT 1-6 DLY ALM	HAGER	
	OFFSET PIVOTS		HAGER	
	LOCKSET	MS1850A	ADAMS RITE	
	WEATHER STRIPPING THRESHOLD	1/4" STRIPPING, BRUSH JAMB SEALS 4-1/4" MLT 1/2" X 4"	SEALZEAL	
DELIVERY/ EGRESS	HINGES	1214 US26D	HAGER	
	SPRINGS HINGES	1250 US26D	HAGER	
	FLOOR STOP	241F US26D	HAGER	
	LOCKSET	3410 MTN US26D	HAGER	

[illegible]

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

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



SCALE: 1 1/2" = 1'-0"

**gk**  
**ARCHITECTS PC**

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NJ: A1 13332 NUCID: 21ID00055000  
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 FL: A958782 DE: SS-0007765  
 WI: 1190-5 MD: 14129  
 PA: RA-015124 SC: 8935  
 DC: ABCI01938 MA:10610  
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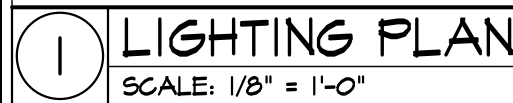
PROPOSED RENOVATION FOR:  
**PEARL RIVER  
SHOPPING CENTER**  
100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

Drawing Title: DOOR SCHEDULE, HARDWARE SCHEDULE, DOOR JAMB AND HEAD DETAILS	
Date: 08/05/22	Dwg No.  A  8
Drawn By: A.T., N.C.	
Checked By: C.F., T.A.	
Job No. 22-015	10 of 16





AIR DEVICE SCHEDULE						
SR	HART & COOLEY OR EQUAL 82I STEEL CONSTRUCTION ADJUSTABLE FACE BARS, OPPOSE BLADE DAMPER 1" FLANGE FRAME REFER TO FLOOR PLAN FOR SIZES.	TYPE PSDS	6" NK	24"x24" FACE	175cftm	NC-
			8"	24"x24"FACE	300cftm	NC-
			10"	24"x24"FACE	430cftm	NC-
			12"	24"x24"FACE	630cftm	NC-
			14"	24"x24"FACE	760cftm	NC-
RR & EXHAUST	HART & COOLEY OR EQUAL 43 VOV STEEL CONSTRUCTION FIXED FACE BARS, OPPOSE BLADE DAMPER 1" FLANGE FRAME REFER TO MECH. PLAN FOR SIZES.	CR	HART & COOLEY OR EQUAL PERF. INSULATED T-BAR CLG. RETURN			
			TYPE PDR	6" NK	24"x24"FACE	150cftm
CD	HART & COOLEY OR EQUAL PERFORATED INSULATED T-BAR DIFFUSER ADJUSTABLE DEFLECTORS ROUND NECK, DAMPER ADJUSTMENT.		8"	24"x24"FACE	380cftm	NC-
			10"	24"x24"FACE	495cftm	NC-
			12"	24"x24"FACE	630cftm	NC-
			14"	24"x24"FACE	860cftm	NC-
			16"	24"x24"FACE	1100cftm	NC-
			18"	24"x24"FACE	1400cftm	NC-
			24"x24"sq.	24"x24"FACE	2500cftm	NC-





## 16.1 Electrical

**General Notes:**

1. In addition to compliance with all local, county, state, and other pertinent codes and regulations, G.C. must comply with: National Electrical Code (latest edition), Requirements of Underwriters Laboratory Inc., OSHA, NFPA, and Utility Co.
2. Electric service shall be coordinated with the Utility Company. Contractor shall pay any fees levied for service. Provide meter cans or c/t cabinets as required.
3. Contractor shall obtain and pay for both rough and final underwriters or other approved inspection agency certificate of "electrical inspection". These certificates shall be presented with request for final payment.
4. Coordinate exact location of all fixtures and outlets with architectural drawings and equipment supplier's recommendations.
5. Contractor shall visit site to gain familiarity with all conditions of area.
6. Contractor shall provide temporary power and light during course of construction. Power consumed shall be paid for by the owner.
7. All work shall be guaranteed for a period of one year from date of acceptance by owner/architect.
8. Contractor shall do cutting, drilling and patching to a like condition for installation of his or her work. Provide 3M fireproofing compound on all conduits passing through fire rated partitions.
9. Contractor to remove and reinstall all ceiling tiles as required for the installation of his or her work. Replace all ceiling tiles broken during removal.
10. During construction, contractor shall remove all debris and store at location as directed by owner. No items shall be left as to cause a hazard during working hours. Coordinate with owner areas that work can be done in.
11. Electrical contractor to verify location of duplex outlets and any special outlets with the franchisee.
12. Ground all systems and equipment according to N.E.C. Provide supplemental ground as required. Ground electrode conductors to be sized as required.
13. The contractor shall furnish and install all wiring, equipment, material, etc. required except as noted.
14. All wiring installed under this contract shall be tested for proper connections, circuits and grounds prior to completion of work.
15. Contractor to coordinate all electrical hookups w/ Construction Manager and equipment order to verify latest equipment and proper quantities are shown. Notify architect of any discrepancies.
16. Contractor to confirm entire load and service supply to building and coordinate electric panels accordingly.

## Electrical Notes

2. All wiring devices shall be as manufactured by Hubbell or GE, 20A rated, specification grade color of devices for all areas shall be ivory for toggle switches and white for convenience outlets. All finished device plates shall be brushed stainless steel or approved equal.
3. All wirenuts shall be 3M wing nut type with interior copper thread coils.
4. All branch circuit wiring and panel feeders shall be THHN/THWN 600V, cu. All wiring installed in damp location shall be THWN 600V, cu.
4. Panels shall be as manufactured by Square D, labeled suitable for service entrance equipment. Panels shall be bolt-on breaker type. Coordinate interrupting capacity of panels and all breakers w/ Utility Co.; Provide type written directories for all panels per circuit usage.
5. Raceways and Conduits: All raceways within return air ceilings shall be EMT with steel set screw fittings, short connections to lighting fixtures shall be flexible metallic raceway. Short final connections to all new and existing vibrating equipment shall be sealrite. MC cable may be used above hung ceilings and in partition walls where allowed by code and approved by the architect, in this case EMT shall be used from the panel to the first outlet, then MC cable thereafter. EMT shall be used in voids of block walls. EMT shall be used where run exposed in all unfinished areas. Surface metal raceway (Niro Mold) shall be used where run exposed in finished areas. Schedule 40 PVC conduit may be used in poured concrete slabs and walls with steel elbow exiting pour and use of green ground wire. All panel feeders shall be EMT. All wiring methods must conform to Article #51B of the National Electric Code current edition.
6. All conduit 2-1/2" & larger, busways, bus duct, switchboards, generators, transformers and other floor mounted electrical equipment shall be laterally braced in accordance with current adopted local building code.
7. Provide GFI N.P. outlet and "Stanco VK6C" fixture with prismatic lexan globe and cast guard mounted on 1" conduit pipe stanchion strapped to roof top mechanical unit. Fixture to be mounted at 5'-0" above unit. Provide switch for light at access to roof or where directed by owner / architect, wire to 120V. circuit in interior space with 2 #12- 3/4" conduit.
8. Only copper conductors to be used. All contractors to run in metallic tubing in exposed location. As applicable, BX cable can be used unless prohibited by code. Minimum size of conductor, AWG No. 12, (or to be determined by load requirements)
9. Do not connect more than 8 general duplex receptacles to one 20 amp circuit.
10. Relocate all wiring and devices as required to conform with new or modified layout. Electrical contractor to disconnect all wiring not in use.
11. Reuse existing circuits and provide new circuits as required.
12. Control wiring shall not be less than #14 AWG.
13. All conduits passing through partitions are to be appropriately sleeved and sealed.
14. All outlet boxes shall be steel, extra deep with grounding pigtail (grounding push-clips are not acceptable) - provide proper type connectors at all boxes for conduit and BX cables.
15. All conduits entering and leaving panel board, wireways, and pullboxes shall be sealed with a suitable marker as to circuit and locations served.
16. No communications, telephone, security alarm, fire alarm, data or control cables may be strapped to plumbing pipe runs.
17. The bank circuit feeding the emergency and exit lights shall be the same circuit as that serving normal lighting in the area and connected ahead of any local switches. Unit equipment shall supply emergency illumination for a period of at least 1 hour (60 minutes).
18. Facsia sign junction boxes to be mounted on the inside of the wall, extend circuit to sign in water resistant boxes with shut-off switch.
19. Furnish and install all conduit for telephone systems as required.
20. Provide CAT 5 10-Base-T cable and RJ45 termination points as indicated on drawings. Pull wire to each terminal, using equal lengths of cable from middle of front counter. Network hub is located at front line. Refer to drawings for all POS and communications schematics and notes.

**La+ ARCHITECTS, PC**

Gary Kliesch and Associate Architects

[illegible]

N.F.: AI 13832  
 NY: 025619  
 CT: AR10009367  
 FL: AR65782  
 WI: 11190-5  
 PA: RA01512-B  
 RA:01512-B  
 SC: 8935  
 MD: 14129  
 DE: S5-007765  
 DE: S5-007765  
 MA: 10610  
 D.C.: AR010938  
 MA: 10610  
 GA: RA 013883  
 VA: 401016373  
 VA: 401016373  
 NC: 11736  
 WV: 45569  
 NH: 04487

PROPOSED RENOVATION FOR:

# PEARL RIVER

# SHOPPING CENTER

100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY NY 10965

*Drawing Title:*  
ROOF CIRCUIT PLAN  
ELECTRICAL  
SPECIFICATIONS

Date:

08/05/2

Drawn By:

AT NC

Checked By \_\_\_\_\_

Спешкей Ву.  
СБТА

C.F., I.A.

Job No: 22-015

Dwg No.

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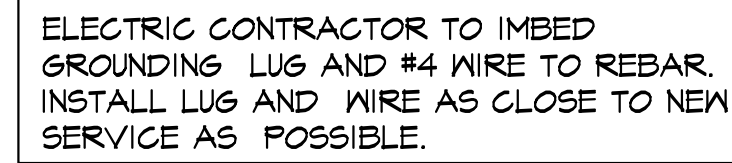
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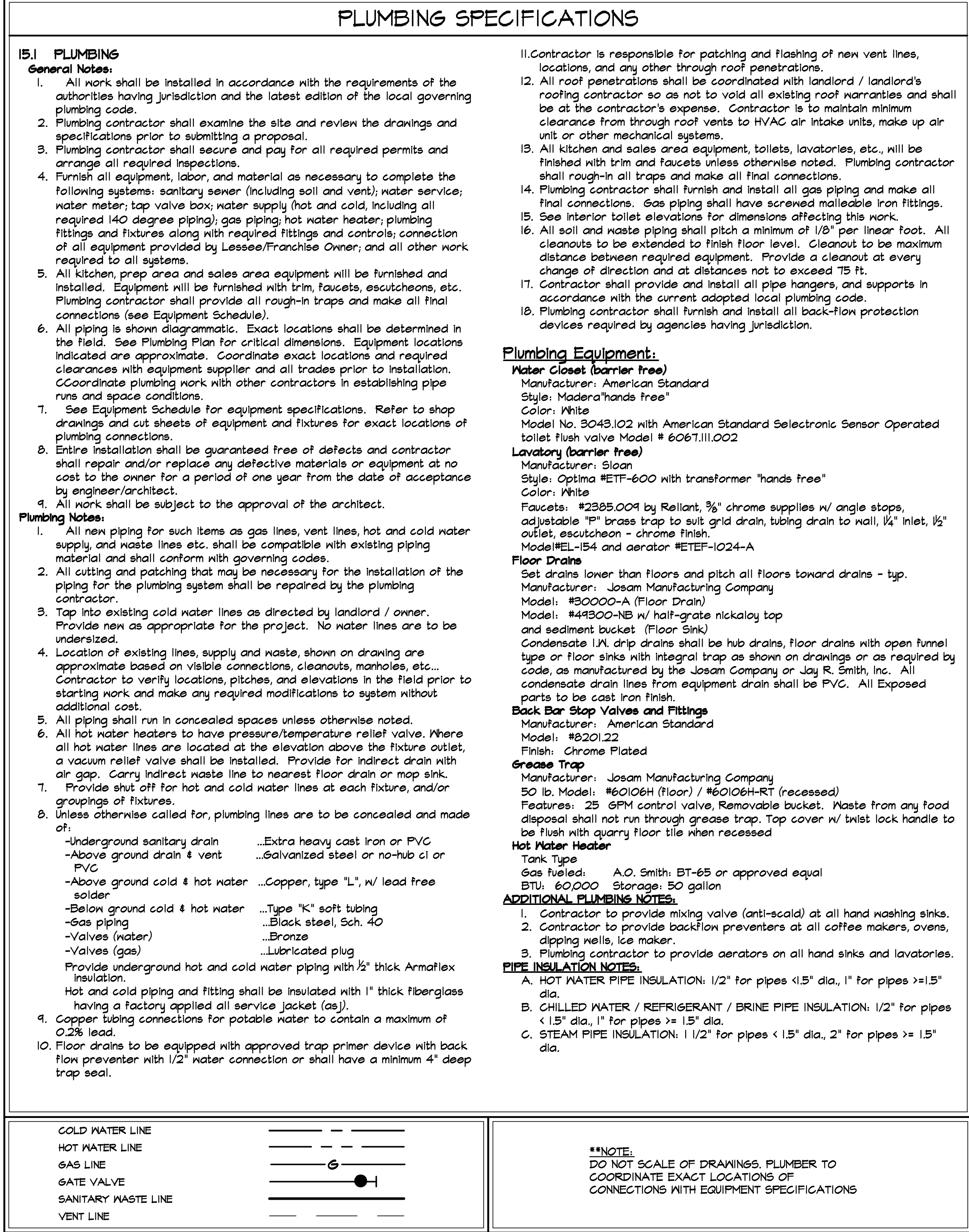
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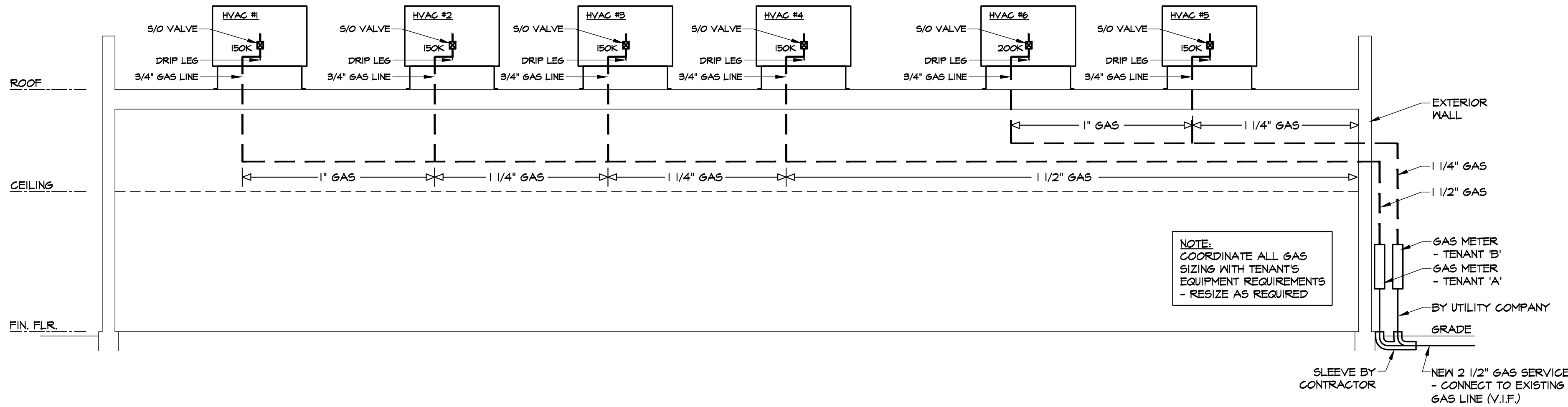
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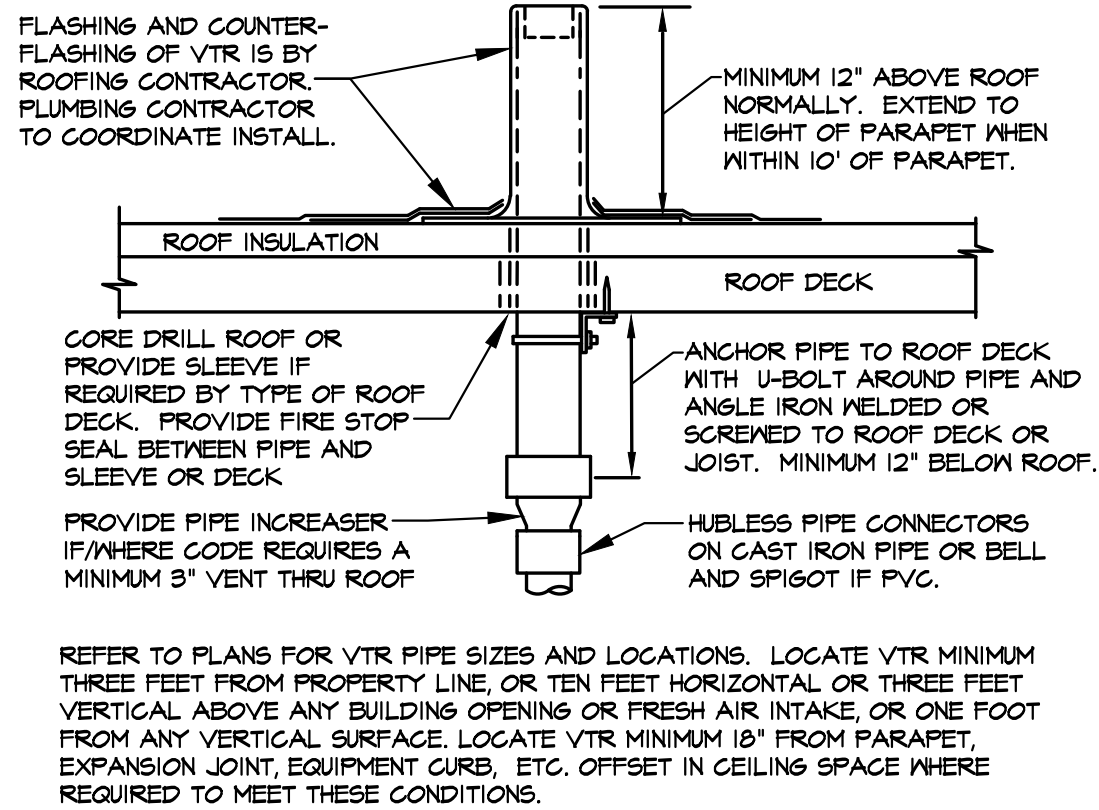






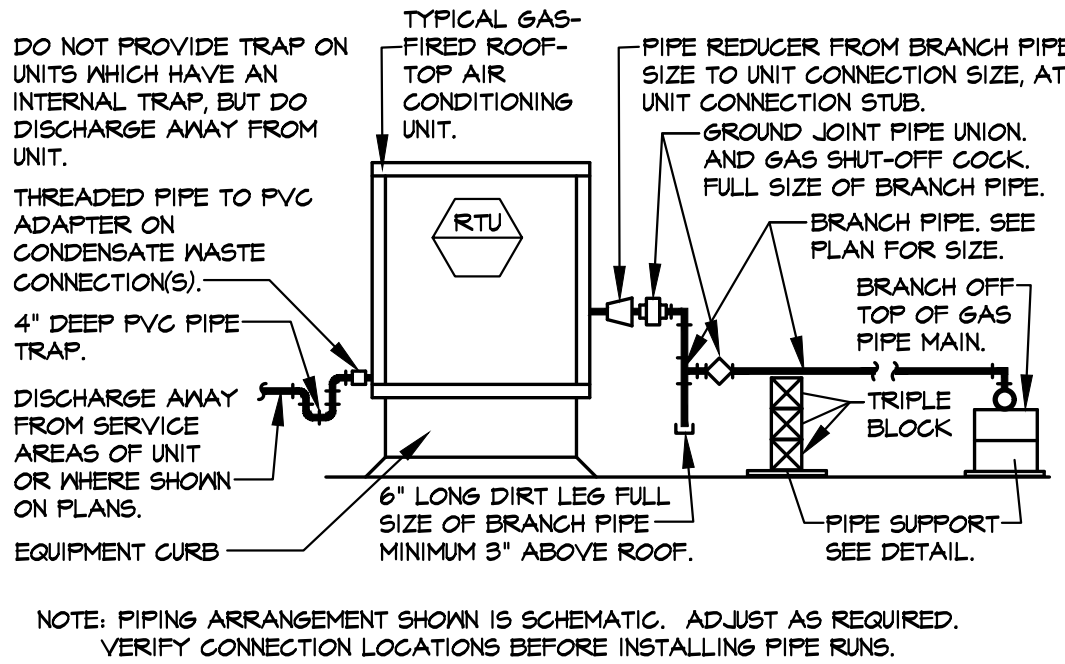
**1 GAS RISER DIAGRAM (SCHEMATIC)**

NOT TO SCALE



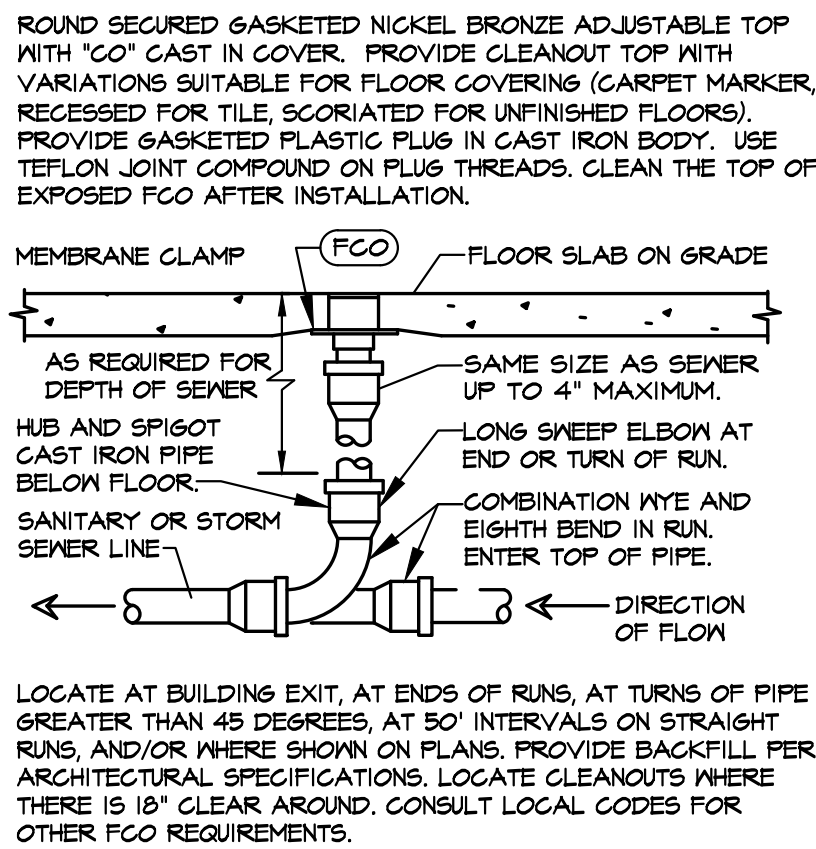
**2 VENT THRU ROOF (V.T.R.)**

NOT TO SCALE



**3 CONNECTIONS TO ROOFTOP UNIT**

NOT TO SCALE



**4 FLOOR CLEANOUT**

NOT TO SCALE

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**gkanda**  
ARCHITECTS, PC

Gary Kliesch and Associate Architects

Rev.	Drawing Issues / Revisions	Date

N.J.: AI 13332	N.CID: 21ID00025000	
NY: 025619	CT: AR-0009367	
TX: AR95782	DE: SS-0007765	
WI: 11190-5	MD: 14129	
PA: RA-015112-B	SC: 8935	
D.C.: ARC101938	MA: 10610	
GA: RA 013883	ME: 1301064135	
VA: 401016373	IL: 001 023586	
NC: 11736	WV: 4569	NH: 04487

**Gary Kliesch**  
AIA, NCARB, NCBID

PROPOSED RENOVATION FOR:

**PEARL RIVER  
SHOPPING CENTER**

100 N. MIDDLETOWN ROAD  
PEARL RIVER, ROCKLAND  
COUNTY, NY 10965

Drawing Title:  
**GAS RISER DIAGRAM,  
PLUMBING DETAILS**

Date: <b>08/05/22</b>	Dwg No. <b>2</b>
Drawn By: <b>A.T., N.C.</b>	
Checked By: <b>C.F., T.A.</b>	
Job No: <b>22-015</b>	2 of 2