

# NEW CITY CENTER

## FACADE RENOVATION BUILDING 3 AND 4 NORTH MAIN STREET, NEW CITY, NY

PROJECT:	<b>NEW CITY CENTER</b> 2-88 N MAIN STREET NEW CITY, NY SIM18 SECTION: 3 BLOCK: 3415 LOT: 46
OWNER:	<b>K/BTF NEW CITY LLC</b> 34 S. DEAN STREET, SUITE 200 ENGLEWOOD, NJ 07631
CONSULTANTS:	STRUCTURAL ENGINEER:
MEP ENGINEER:	

### PROJECT INFORMATION

#### PROJECT DESCRIPTION

EXTERIOR FACADE RENOVATION OF EXISTING RETAIL CENTER

#### PROJECT INFO

ADDRESS: NORTH MAIN STREET, NEW CITY, NY  
PARCEL: 43.151-22  
ZONE: H-4  
SITE AREA: 11.7 ACRE

#### STATEMENT OF COMPLIANCE

- ALL WORK SHALL COMPLY WITH 2020 NEW YORK STATE BUILDING CODE
- ALL WORK SHALL COMPLY WITH 2020 INTERNATIONAL BUILDING CODE
- ALL WORK SHALL COMPLY WITH 2020 INTERNATIONAL FIRE CODE
- ALL WORK SHALL COMPLY WITH 2020 INTERNATIONAL PLUMBING CODE
- ALL WORK SHALL COMPLY WITH 2020 INTERNATIONAL MECHANICAL CODE
- ALL WORK SHALL COMPLY WITH 2020 INTERNATIONAL ENERGY CONSERVATION CODE
- ALL WORK SHALL COMPLY WITH 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- ALL WORK SHALL COMPLY WITH 2010 AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAS)
- ALL WORK SHALL COMPLY WITH 2009 A117.1 - ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES

THE PROPOSED WORK HAS BEEN DESIGNED AND MUST COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE, THE TOWN OF MOUNT PLEASANT MUNICIPAL CODE, AND ALL APPLICABLE RULES AND REGULATIONS.

#### CODES IN EFFECT

- 2020 BUILDING CODE OF NEW YORK STATE (BC)
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBC)
- 2020 INTERNATIONAL ENERGY CONSERVATION CODE OF NEW YORK STATE
- 2009 ICC A117.1 ACCESSIBLE AND USEABLE BUILDINGS & FACILITIES

#### GENERAL

- MECHANICAL, ELECTRICAL, PLUMBING, FIRE SYSTEMS AND STRUCTURAL CODE REQUIREMENTS ARE NOT REFERENCED IN THIS DOCUMENT AND IT WILL BE FILED SEPARATELY.
- RELEVANT CODE SECTIONS HAVE BEEN REFERENCED (MOSTLY PARAPHRASED OR SUMMARIZED) IN THESE CODE SHEETS
- FOR CLARIFICATION AND ADDITIONAL INFORMATION, THE SECTION AND/OR RELATED SECTIONS MUST BE REFERENCED AT THE SOURCE IN THE CODE DOCUMENT
- NOT ALL RELEVANT SECTIONS HAVE BEEN CITED IN THESE DOCUMENTS, PLEASE REFER TO RELEVANT CODES FOR CLARIFICATION AND ADDITIONAL INFORMATION
- ALL WORK SHALL BE COORDINATED WITH AND APPROVED BY THE LANDLORD.

### CONSTRUCTION GENERAL NOTES

- VERIFY RESPONSIBILITIES FOR OBTAINING A GENERAL BUILDING PERMIT (OWNER SECURED OR CONTRACTOR SECURED). THE ARCHITECT MAY ASSIST IN PROVIDING INFORMATION FOR SUBMITTING THE PERMIT APPLICATION BUT IS NOT RESPONSIBLE FOR FINALIZING OWNER AND CONTRACTOR DATA (LICENSE CERTIFICATES, INSURANCE CERTIFICATES, ETC) OR SUBMITTING PERMIT FEES. WHERE THE PERMIT PROCESS REQUIRES CERTIFICATIONS BY THE ARCHITECT AT ANY POINT DURING THE PERMIT, CONSTRUCTION OR CERTIFICATE OF OCCUPANCY PROCESS, DURING INITIAL PERMIT PROCESS, CONTRACTORS, SUB-CONTRACTORS AND/OR VENDORS SHALL SECURE ALL REQUIRED LICENSES, TRADE PERMITS AND INSPECTIONS.
- THE CONSTRUCTION AND/OR PERMIT DOCUMENTS REPRESENT A GENERAL OVERVIEW OF THE CONSTRUCTION WORK AND CONTAIN VARIOUS DETAIL DRAWINGS IN SUPPORT OF MEANS AND METHODS. THE CONSTRUCTION DOCUMENTS DO NOT REPRESENT EXHAUSTIVE INFORMATION DEPICTING ALL ASPECTS OF GENERALLY ACCEPTED INDUSTRY STANDARDS AND/OR CODE REQUIREMENTS. THE CONTRACT DRAWINGS DO NOT DESCRIBE ALL MEANS, METHODS AND COMPONENTS TO COMPLETE THE CONTRACT WORK. VARIOUS ASPECTS OF INSTALLATIONS AND ASSEMBLIES ARE ALSO AS REQUIRED AND DIRECTED BY EACH MANUFACTURERS UNIQUE PRODUCTS. THESE REQUIREMENTS MAY BE PERFORMANCE ED OR BOTH. ITEMS, ASSEMBLIES, COMPONENTS, MEANS AND METHODS REQUIRED TO SUPPLY AND INSTALL THE WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENTS (DRAWINGS, SPECIFICATIONS AND CONSTRUCTION CONTRACT) ARE CONSIDERED TO BE INCLUDED IN THE SCOPE OF CONTRACT WORK.
- DISCREPANCIES, CONFLICTS OR PERCEIVED OMISSIONS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. RELY ON THE NUMERICAL DIMENSION AS PRIMARY DIMENSIONAL INFORMATION QUESTIONS OCCUR DURING THE BIDDING OR CONSTRUCTION PROCESS. CONFIRM ALL CIRCUMSTANCES REGARDING DIMENSIONAL QUESTIONS OR CONFLICTS WITH THE ARCHITECT PRIOR TO PROCEEDING.
- TYPICALLY, DIMENSIONS ARE TO EDGE OF SLAB, FACE OF STUD, FACE OF CONCRETE, CENTER OF DOOR, CENTER OF WINDOW AND CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.
- WHERE LOCATION OF DOORS ARE NOT DIMENSIONED THEY SHALL REMAIN AT EXISTING LOCATION.
- PRODUCT SUBSTITUTIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO THE COMMENCEMENT OF THE RELATED INSTALLATION FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT. WHERE PROCUREMENT TIME FOR A PROPOSED SUBSTITUTION IS GREATER THAN TWO WEEKS, ALLOW AN ADEQUATE PERIOD FOR REVIEW TO PREVENT DELAYS IN THE CONSTRUCTION SEQUENCE.
- INSTALL ALL FIXTURES, EQUIPMENT AND MATERIAL PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. PROVIDE ALL WARRANTY MANUALS, CERTIFICATES OR LITERATURE. REGISTER PRODUCTS AS REQUIRED BY MANUFACTURER. ALL MATERIAL COMPONENTS AND WORKMANSHIP SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR.
- ALL TRADES SHALL VERIFY EXISTING CONDITIONS, COORDINATE AND CONFIRM CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC., BEFORE INSTALLATION OF SAME.
- FRAMING MATERIAL IN CONTACT WITH FOUNDATION OR OTHER POTENTIAL HIGH MOISTURE ENVIRONMENTS SHALL BE WOLMANIZED 'PRESSURE TREATED' MATERIAL. INSTALLATION REQUIREMENTS MAY ALSO INCLUDE FLASHING AND OTHER MOISTURE MANAGING COMPONENTS AND MATERIALS.
- FIRE/SMOKE DETECTION OR ALARM DEVICES SHALL REMAIN OPERATIONAL DURING CONSTRUCTION ONCE INSTALLED AND ACTIVE PROVIDE TEMPORARY SUPPORT FOR DEVICES.
- FIRE EXTINGUISHERS SHALL BE ON SITE DURING CONSTRUCTION AS PER NYS FIRE CODE
- SIGNS SHOWN FOR GRAPHIC REFS ONLY.

### DRAWING LIST

#### ARCHITECTURAL

- G-000 COVER SHEET
- A5-001 ARCHITECTURAL - WORK AREA LOCATION PLAN
- D-101 BUILDING 3 DEMOLITION PLAN AND ELEVATION
- D-102 BUILDING 4 DEMOLITION PLAN AND ELEVATION
- A-201 BUILDING 3 PROPOSED ELEVATIONS AND PLANS
- A-202 BUILDING 4 PROPOSED ELEVATIONS AND SIDEWALK PLANS
- A-300 BUILDING 3 PROPOSED WALL SECTIONS
- A-301 BUILDING 4 PROPOSED WALL SECTIONS
- A-500 SECTION DETAILS AND NOTES
- A-501 SECTION DETAILS AND NOTES
- A-502 SECTION DETAILS AND NOTES
- A-503 SECTION DETAILS AND NOTES

**ISSUED FOR  
BUILDING PERMIT**

ARCHITECT:



**Design Development, pllc.**  
165 Mamaroneck Ave, fl. 2  
White Plains, NY 10601  
914.949.4272 t.  
914.949.4278 f.

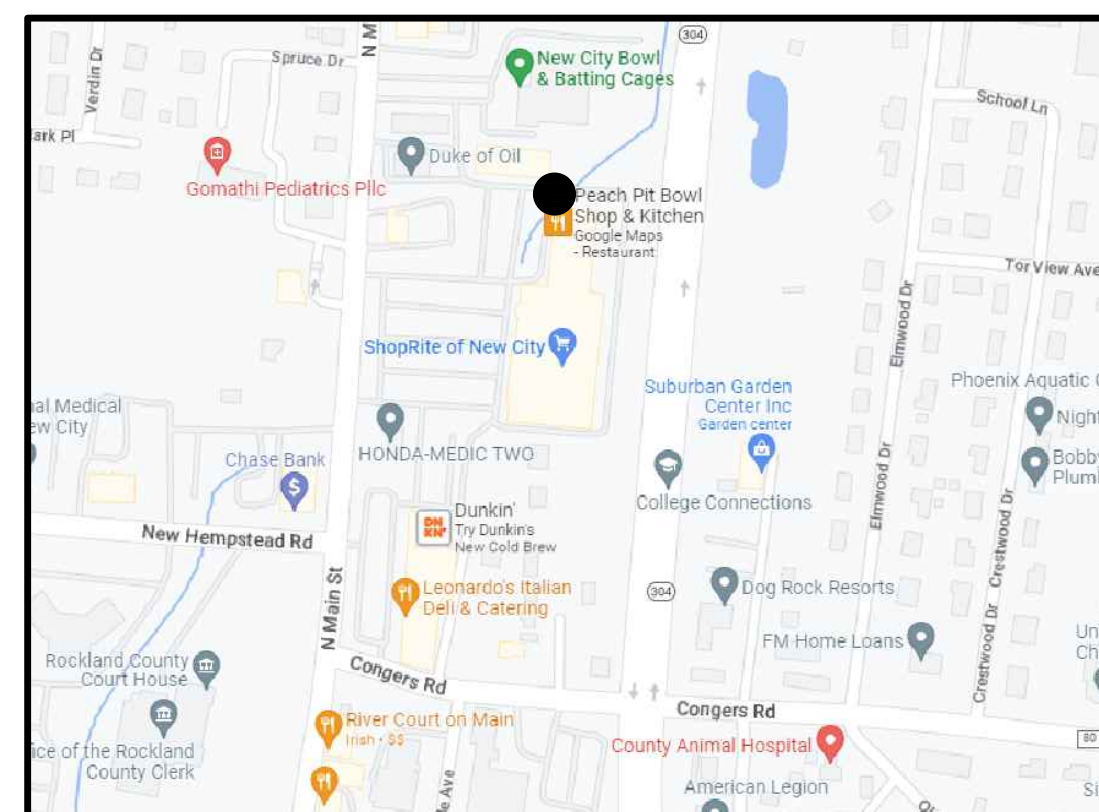
ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE. DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

ARCHITECT OF RECORD

### LOCATION PLANS

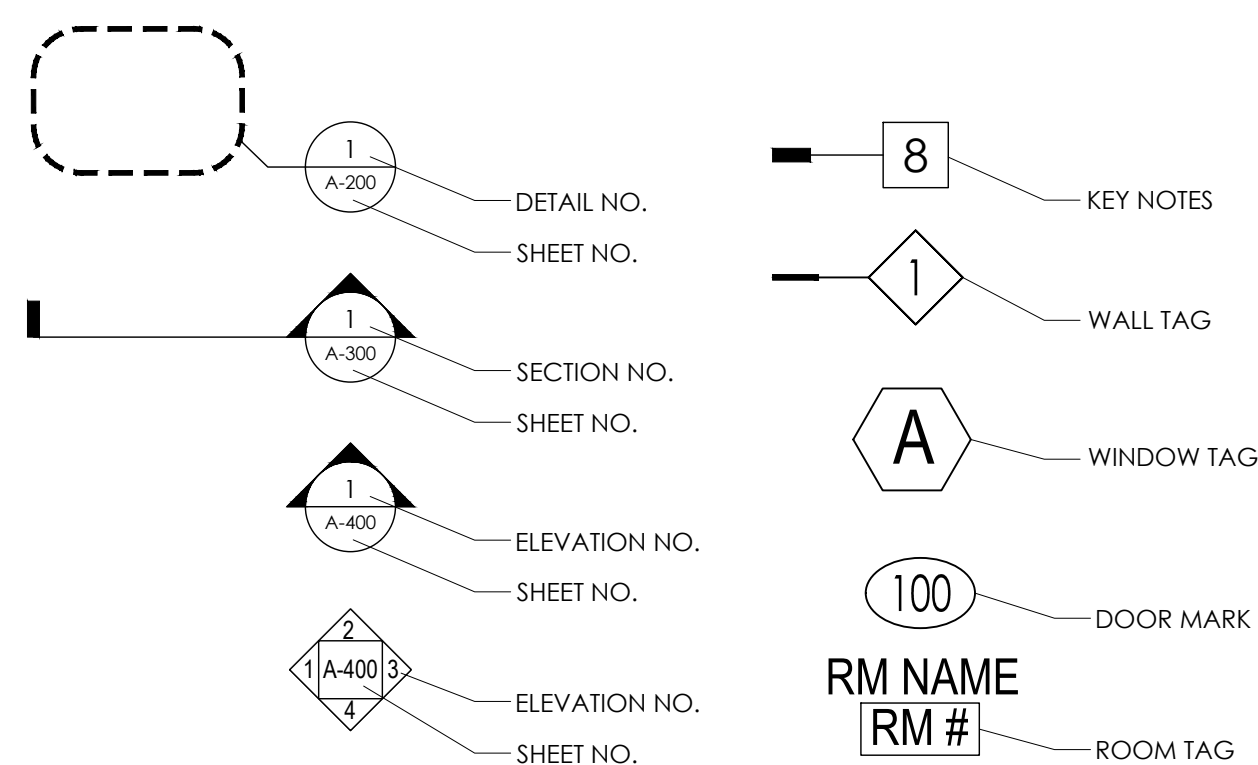


AERIAL PLAN



MAP PLAN

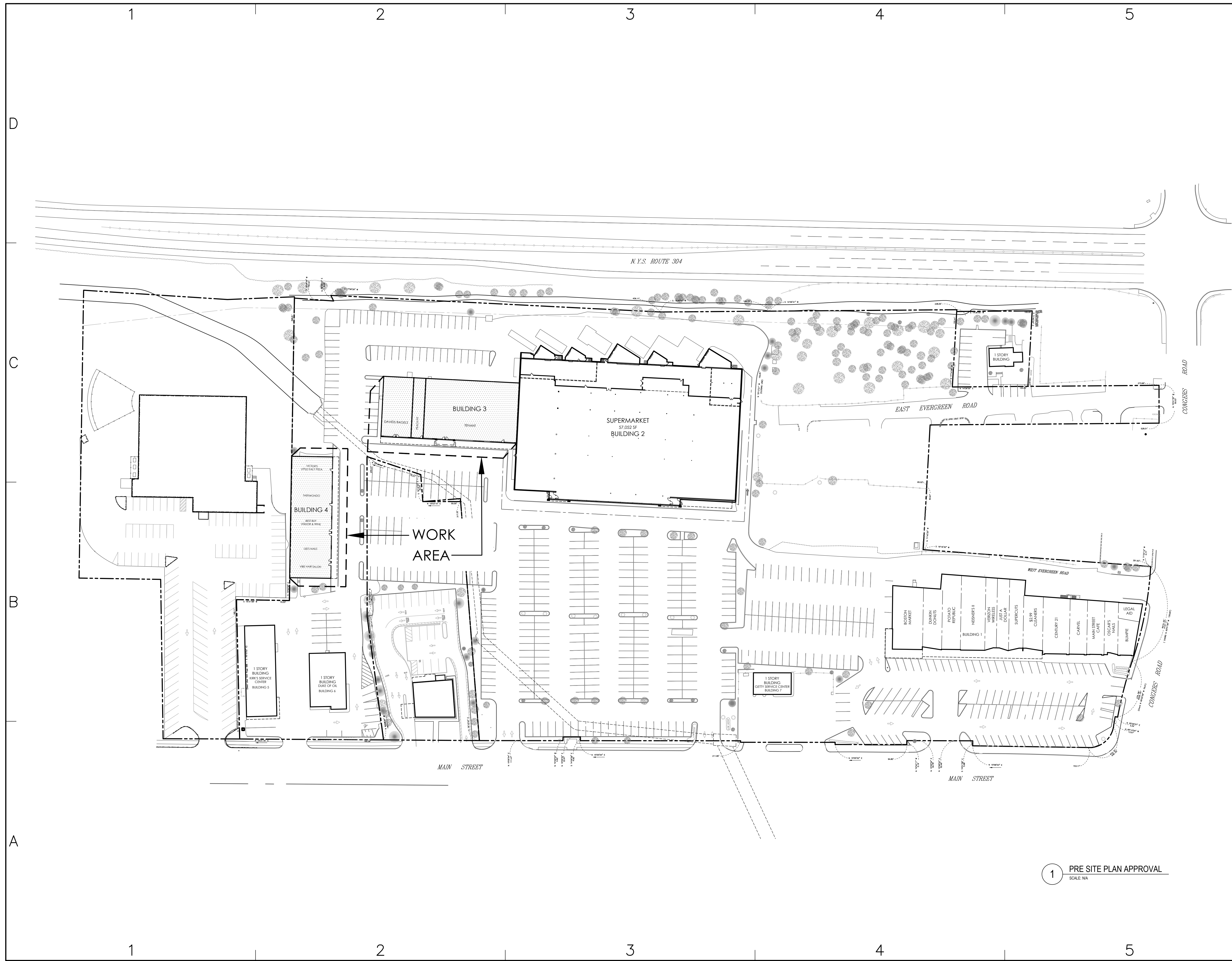
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09-13-2023	ISSUED FOR BUILDING PERMIT	
MARK	DATE	ISSUE
REVISIONS		
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CAD DWG FILE:	G-000 SERIES - COVER.DWG	
DRAWN BY:		
CHK'D BY:		
SHEET TITLE:	COVER SHEET	
DRAWING NO.:	G-000	

G-000





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**NEW CITY CENTER**  
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 NEW CITY, NY  
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MARK	DATE	ISSUE

PROJECT NO: SIM18  
 CAD DWG FILE: AS-100 SERIES - ARCHITECTURAL SITE PLANS.DWG  
 DRAWN BY:  
 CHK'D BY:  
 SHEET TITLE:

**ARCHITECTURAL-WORK AREA LOCATION PLAN**

DRAWING NO.:

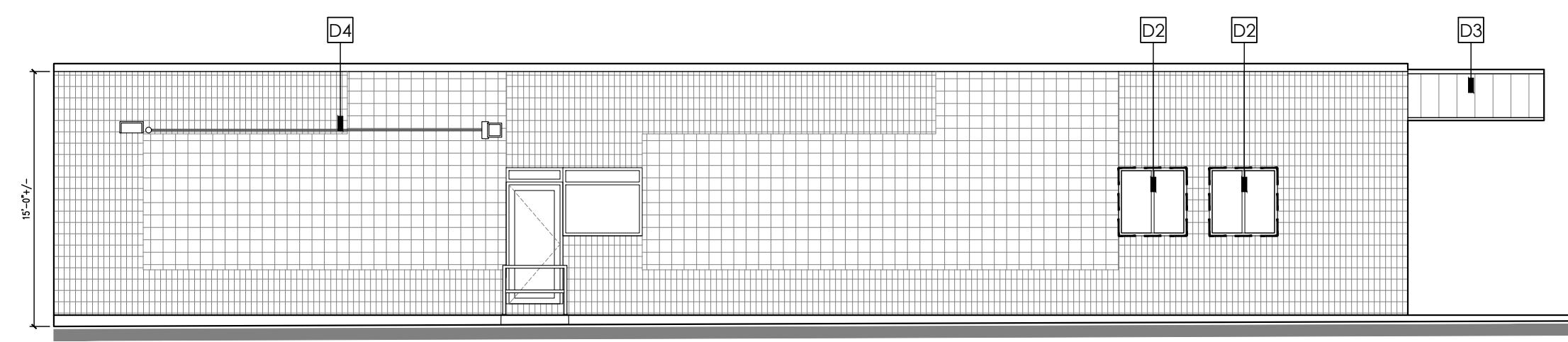
**AS-001**

SHEET 2 OF 12

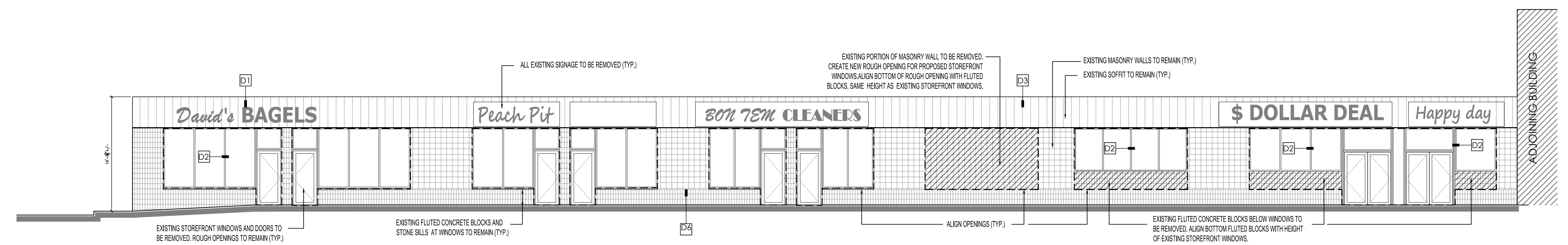
1 PRE SITE PLAN APPROVAL  
 SCALE: N/A

9/18/2023 2:28 PM, C:\01 STUDIO R\0801 - NEW CITY CENTER\BUILDING 3 & 4\SHEETS\AS-100.SERIES - ARCHITECTURAL SITE PLANS.DWG

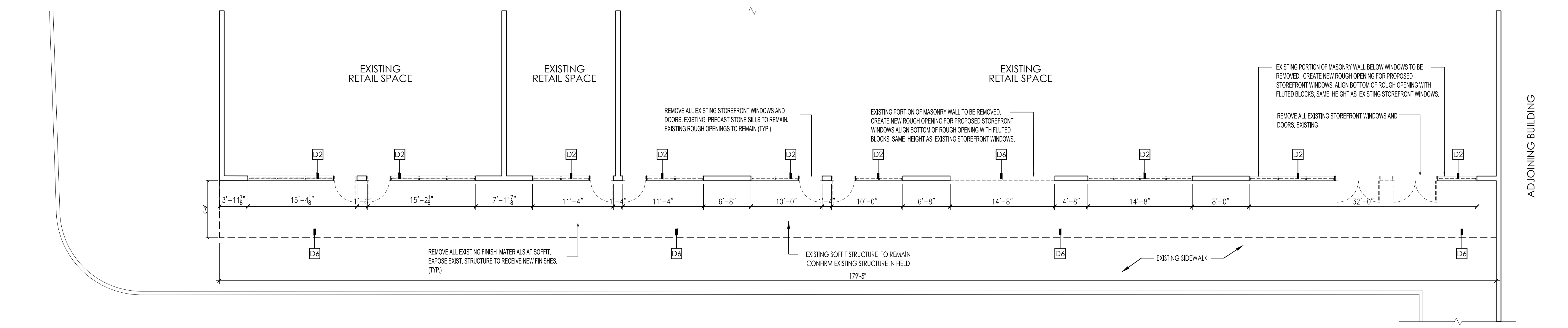
- DEMOLITION KEYNOTES**
- D1 REMOVE EXISTING BUILDING SIGNAGE
  - D2 REMOVE EXISTING STOREFRONT FRAMING SYSTEM, MISC. FRAMING, BLOCKING AND ASSOCIATED HARDWARE, FASTENING CLIPS, ANCHORS, ETC.
  - D3 REMOVE EXISTING EIFS, METAL PANELS, METAL FRAMING, MISC. METALS, ETC.
  - D4 SALVAGE EXISTING A/V EQUIPMENT FOR REUSE
  - D5 PRIME AND PAINT EXISTING HM DOOR
  - D6 REMOVE EXISTING METAL PAN CEILING, FRAMING AND SUPPORTS. REMOVE EXISTING LINEAR LIGHTS.
- NOTE:**  
EXISTING STRUCTURAL SYSTEM TO REMAIN. CONFIRM CONDITION IN FIELD.



**3 BUILDING 3- EXISITNG NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BUILDING 3- EXISITNG WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 BUILDING 3- EXISITNG SIDEWALK PLAN**  
SCALE: 1/8" = 1'-0"

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STRUCTURAL ENGINEER:  
MEP ENGINEER:

ISSUED FOR BUILDING PERMIT

ARCHITECT:  
 Design Development, p.l.l.c.  
165 Mamaroneck Ave, fl. 2  
White Plains, NY 10601  
914.949.4272 t.  
914.949.4278 f.

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ARCHITECT OF RECORD

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

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09-13-2023 ISSUED FOR BUILDING PERMIT

MARK	DATE	ISSUE

REVISIONS

PROJECT NO: SIM18

CAD DWG FILE: A-200 SERIES- ELEV&PLAN.DWG

DRAWN BY:

CHK'D BY:

SHEET TITLE:  
**BUILDING - 3 DEMOLITION PLAN, ELEVATION AND KEYNOTES**

DRAWING NO.:

**D-101**

SHEET 3 OF 12

9/18/2023 2:28 PM, C:\01 STUDIO R\08101 - NEW CITY CENTER BUILDING 3 & SHEEDS A-200 SERIES- ELEV&PLAN.DWG

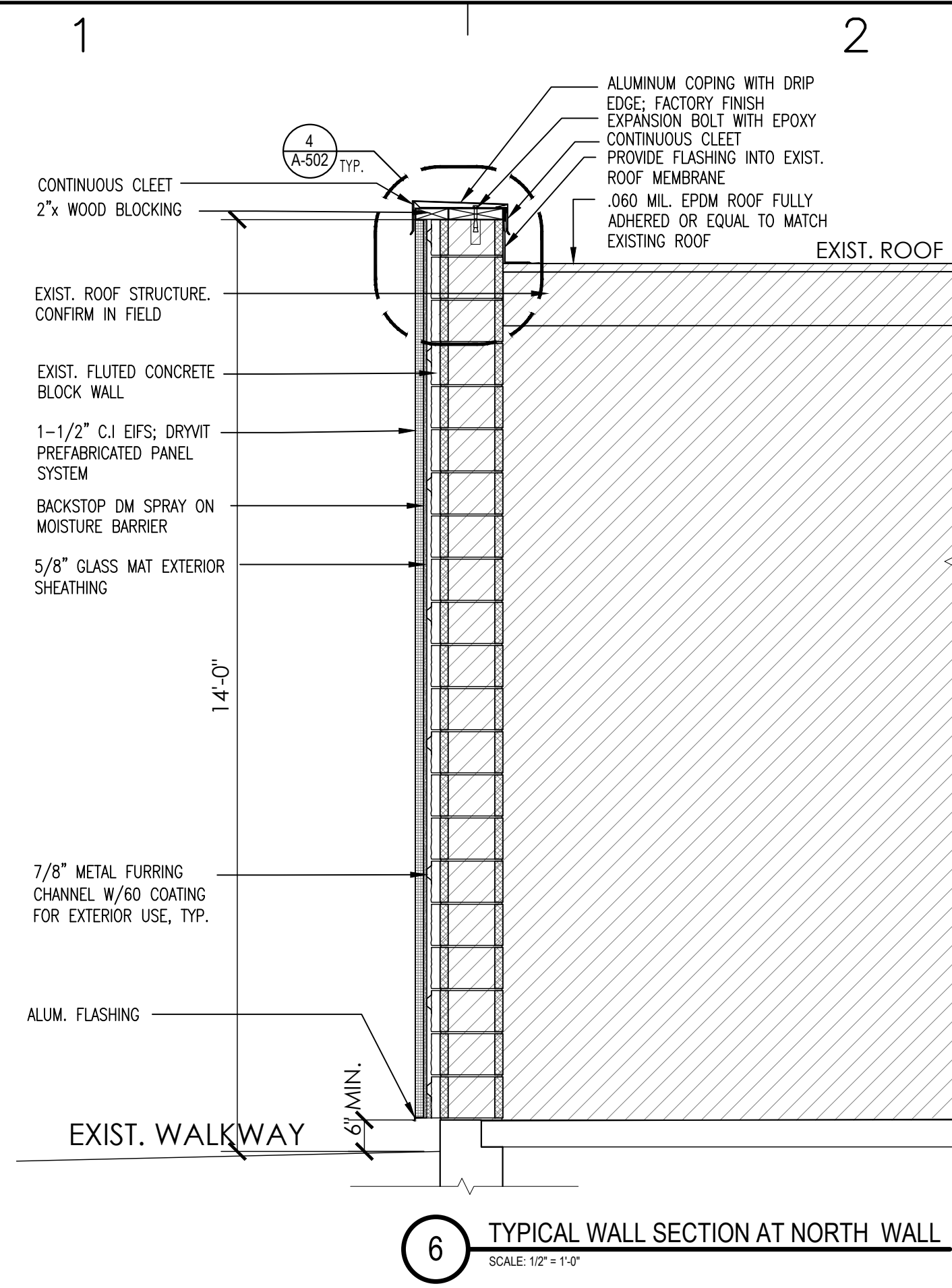




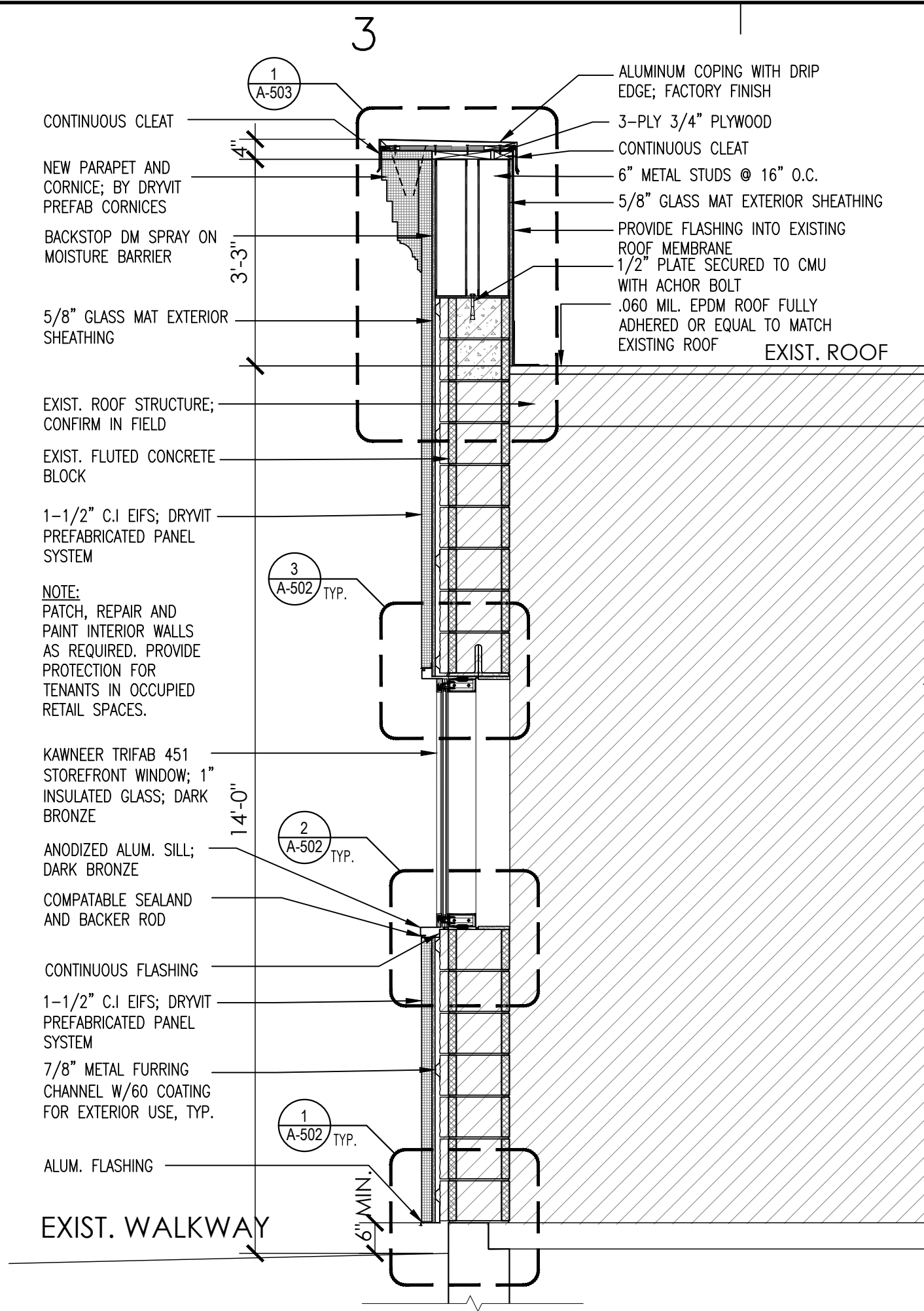




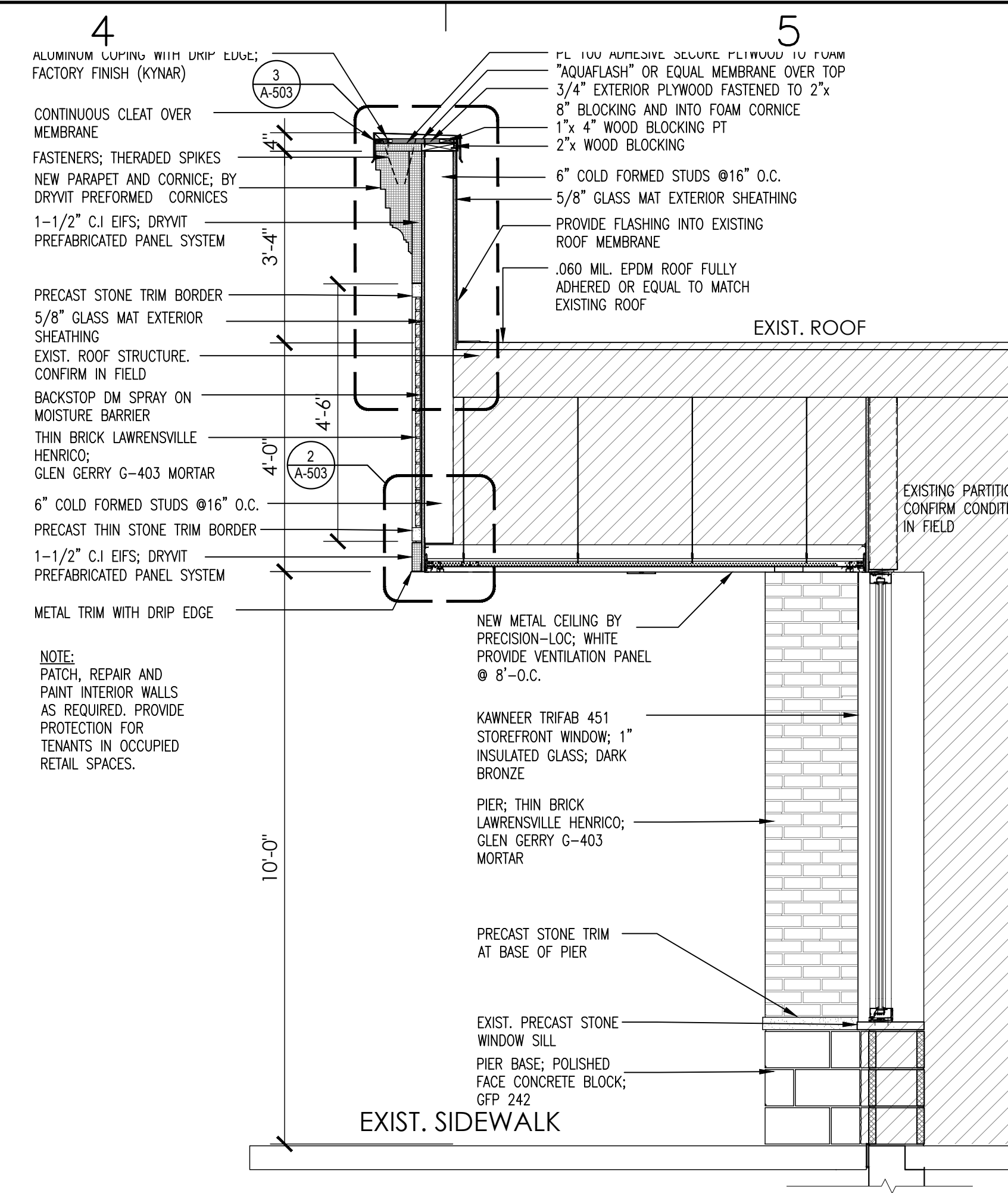




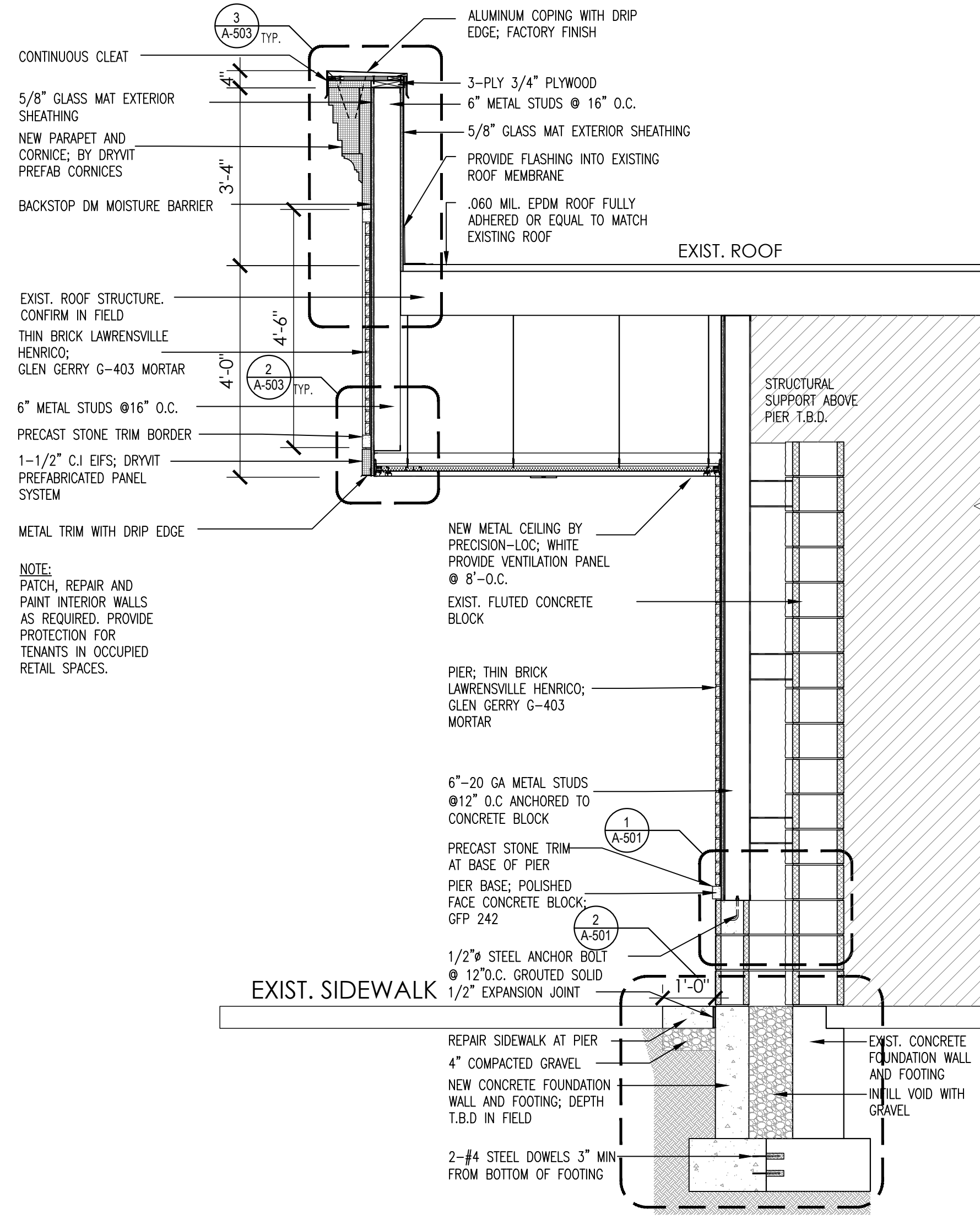
6 TYPICAL WALL SECTION AT NORTH WALL  
SCALE: 1/2" = 1'-0"



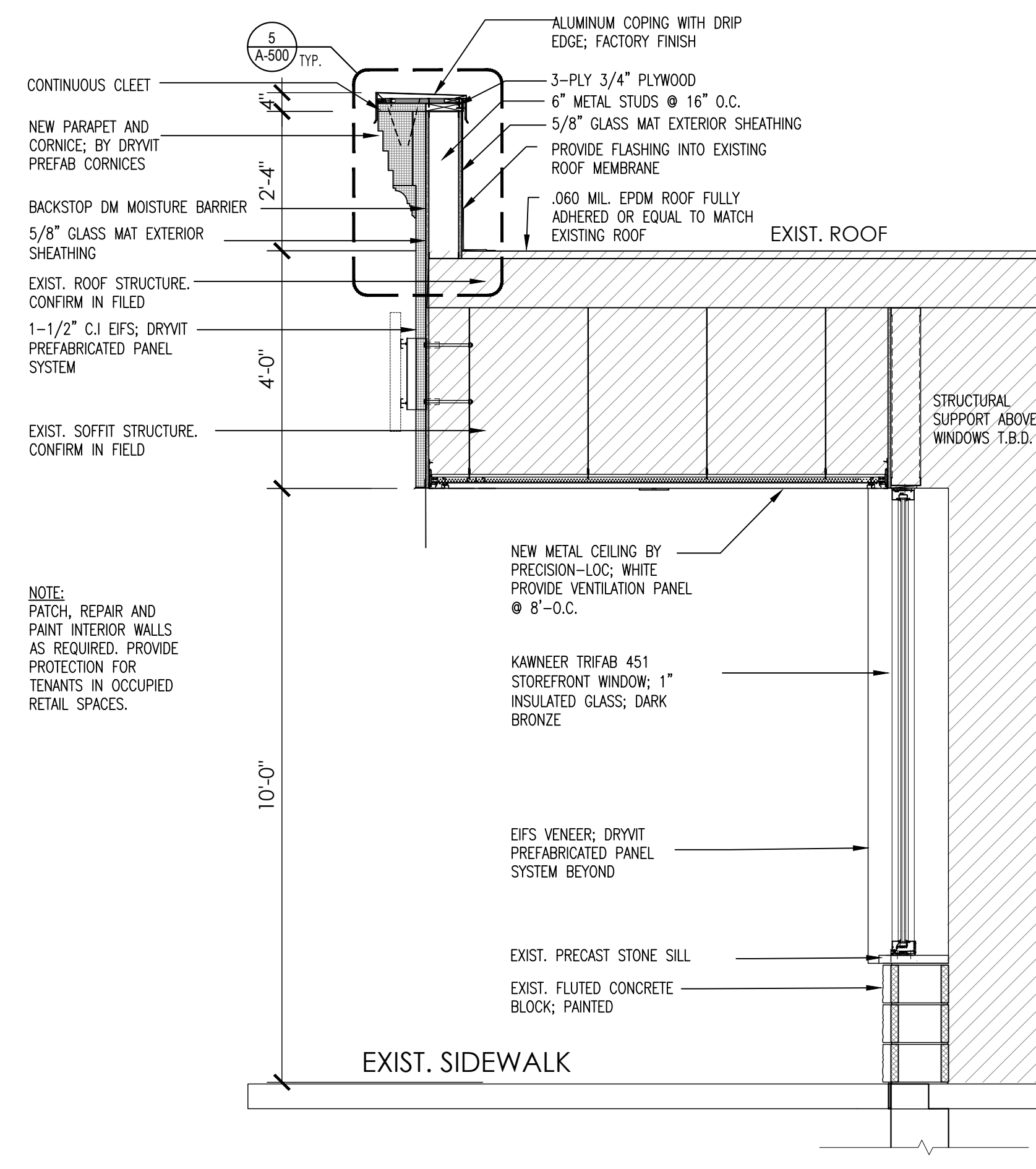
5 SECTION THRU NORTH SIDE AT WINDOW  
SCALE: 1/2" = 1'-0"



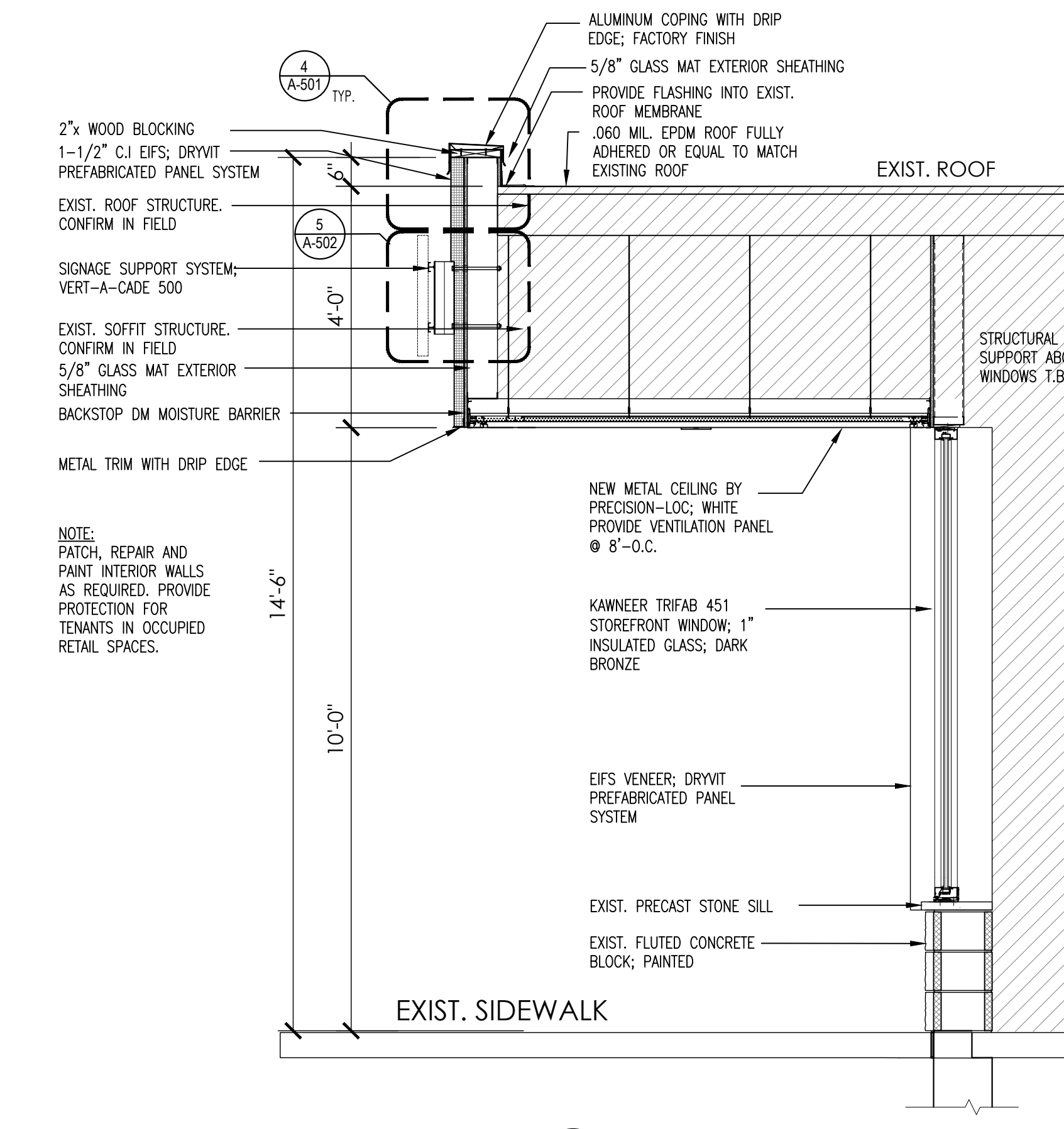
4 SECTION THRU STOREFRONT  
SCALE: 1/2" = 1'-0"



3 SECTION THRU PIER  
SCALE: 1/2" = 1'-0"



2 SECTION THRU EIFS BUILDOUT  
SCALE: 1/2" = 1'-0"



1 TYPICAL WALL SECTION AT NEW WINDOW  
SCALE: 1/2" = 1'-0"

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ARCHITECT OF RECORD

09-13-2023 ISSUED FOR BUILDING PERMIT

MARK	DATE	ISSUE

PROJECT NO: SIM18  
CAD DWG FILE: A-300 SERIES- WALL SECTIONS.DWG  
DRAWN BY:  
CHK'D BY:  
SHEET TITLE:  
**BUILDING 3 PROPOSED WALL SECTIONS**  
DRAWING NO.:  
**A-300**  
SHEET 7 OF 12

9/18/2023 2:28 PM, C:\01 STUDIO R\08101 - NEW CITY CENTER BUILDING 3 A SHEETS A-300 SERIES- WALL SECTIONS.DWG

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**NEW CITY CENTER**  
 2-88 N MAIN STREET  
 NEW CITY, NY  
 SIM18  
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ARCHITECT OF RECORD

0 2 4  
 SCALE: 1/2" = 1'-0"

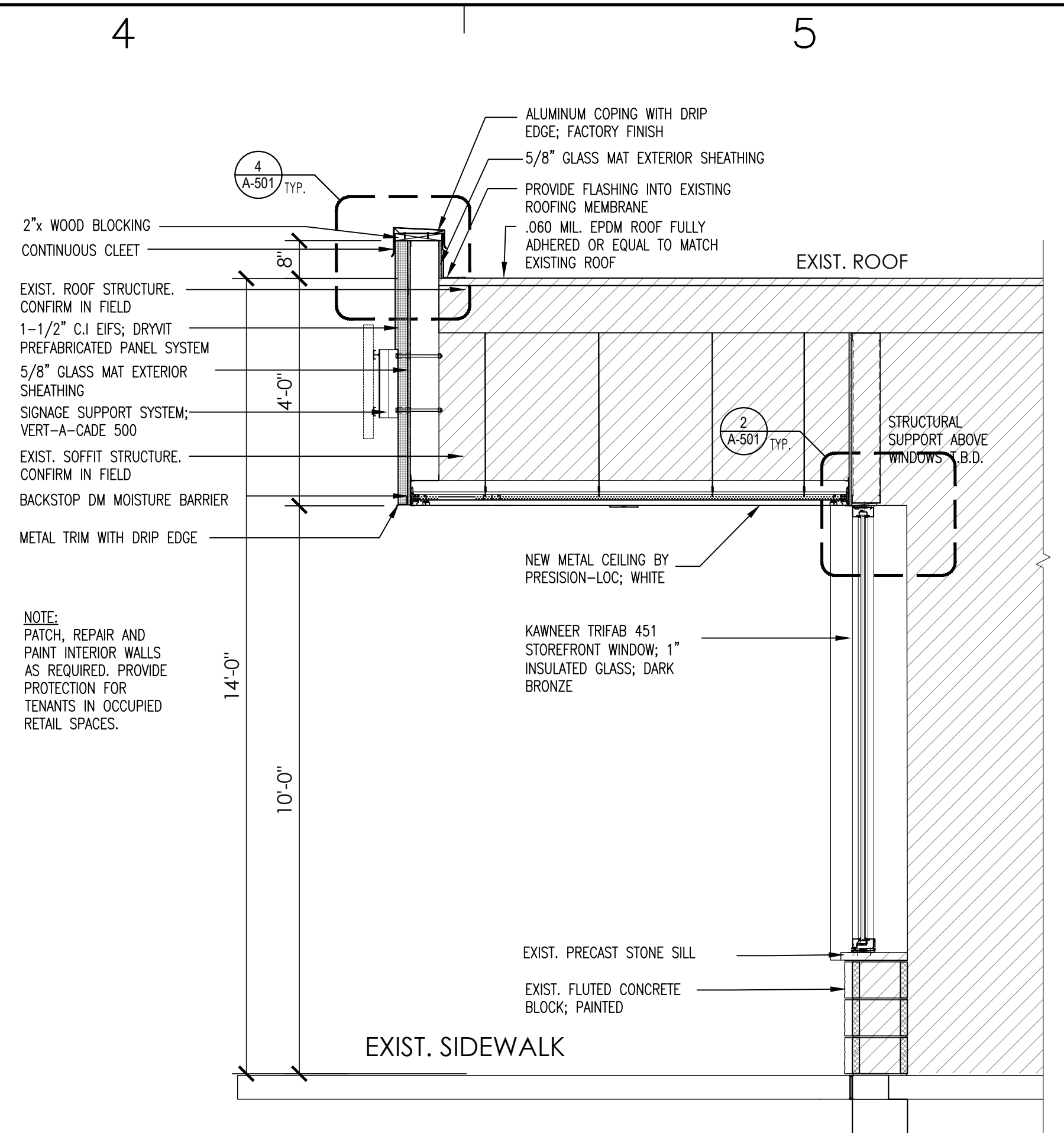
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MARK	DATE	ISSUE

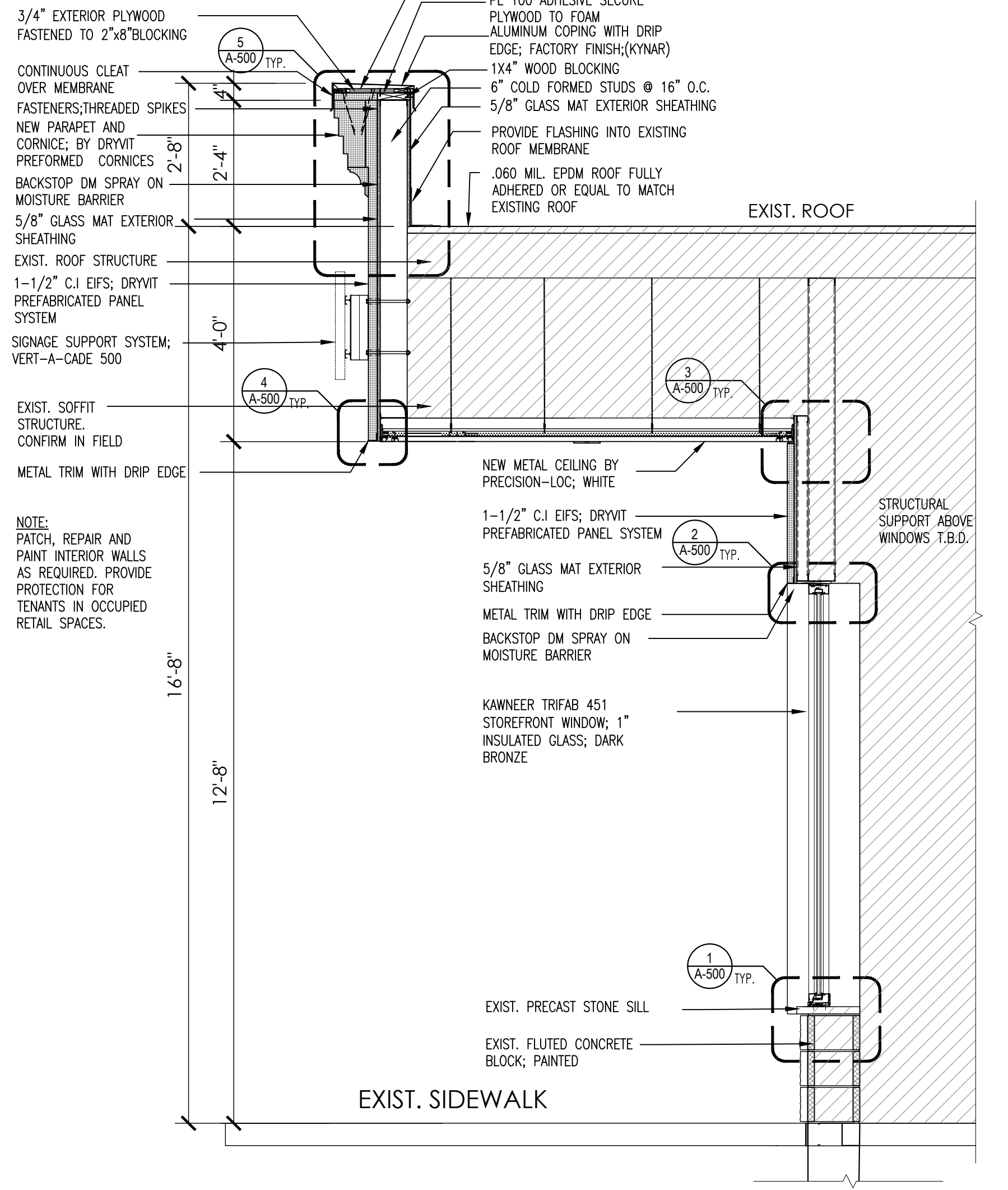
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 CAD DWG FILE: A-300 SERIES- WALL SECTIONS.DWG  
 DRAWN BY:  
 CHK'D BY:  
 SHEET TITLE:  
**BUILDING 4 PROPOSED WALL SECTIONS**

DRAWING NO.:  
**A-301**

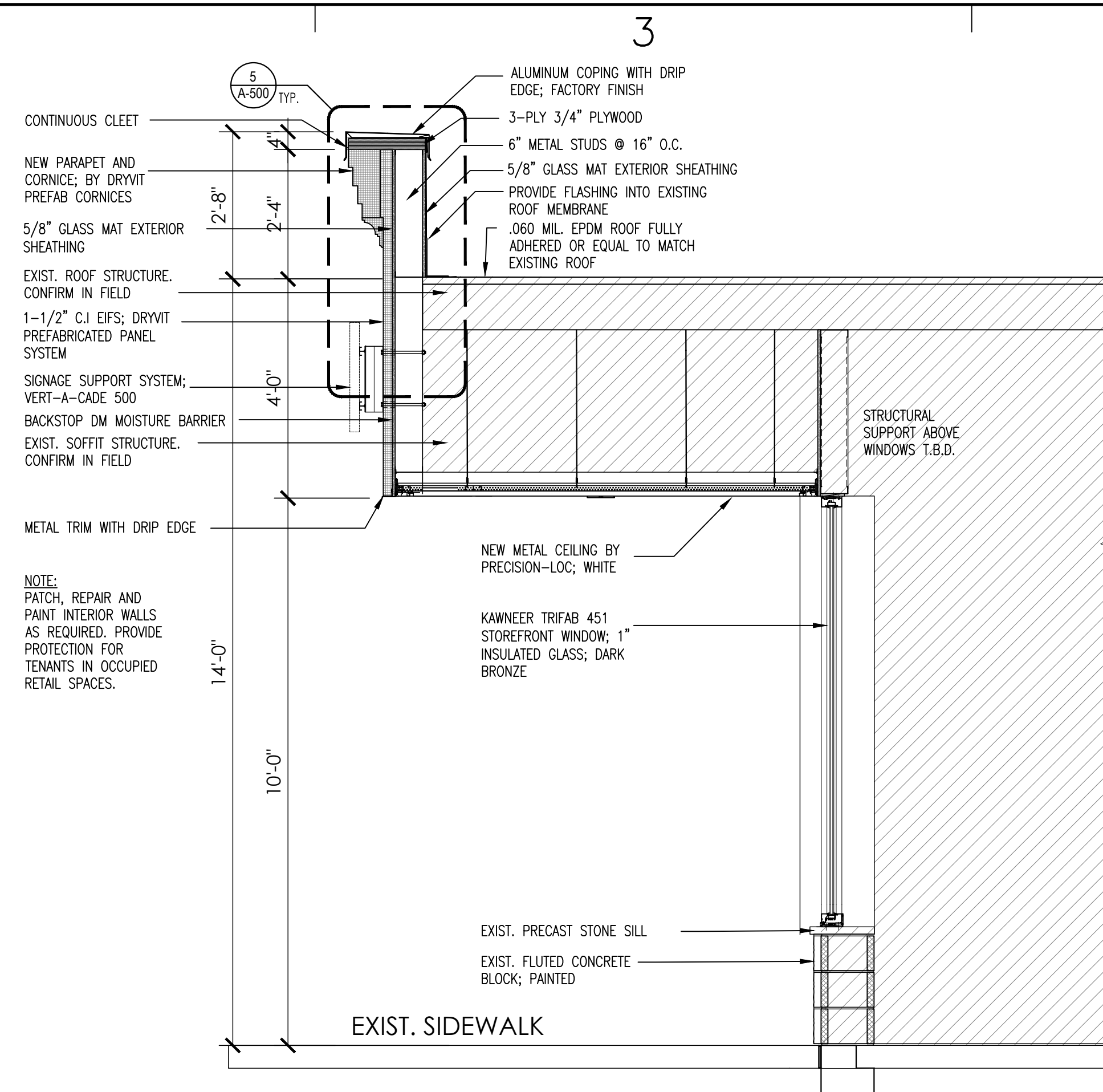
SHEET 8 OF 12



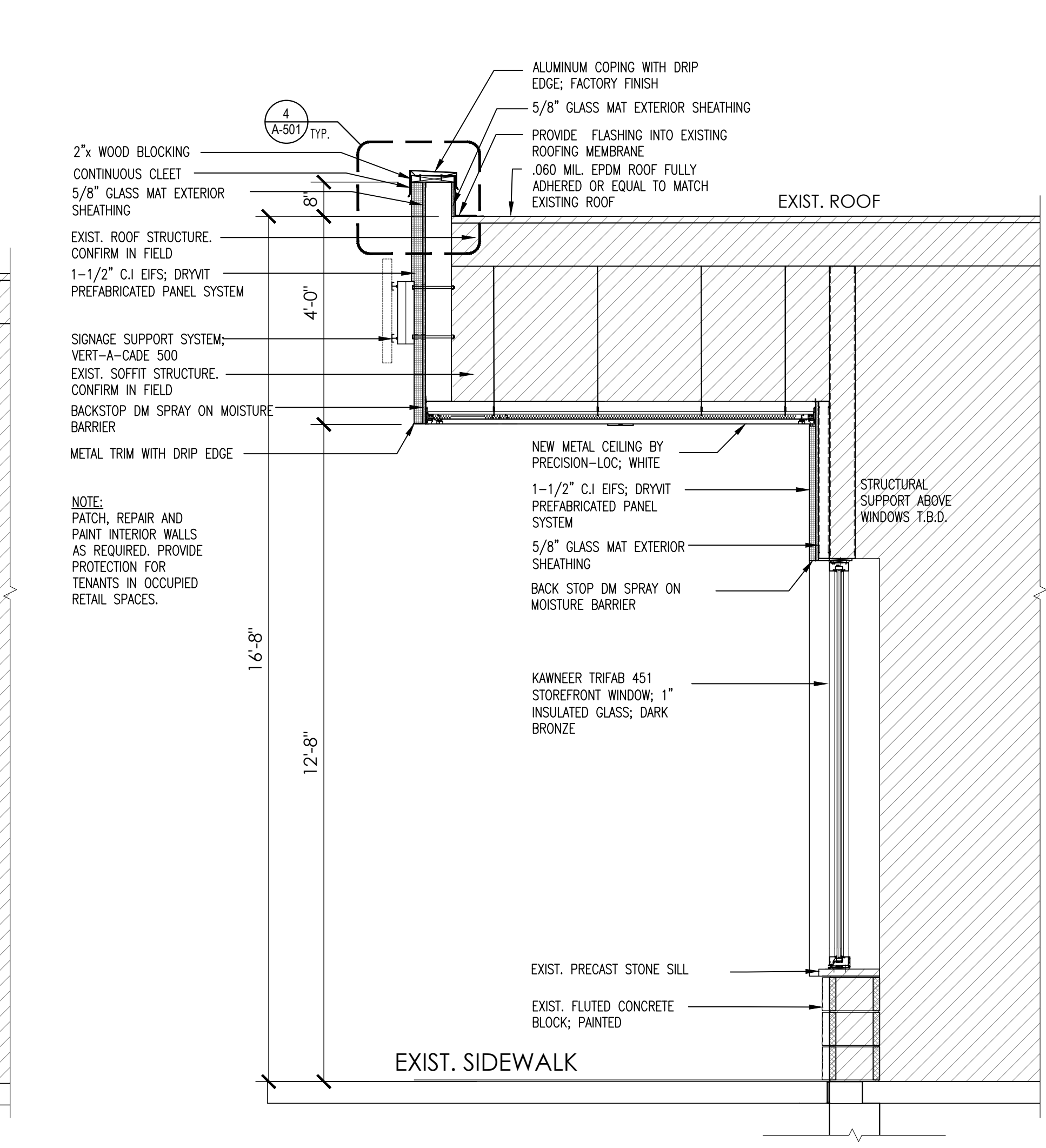
4 SECTION THRU STOREFRONT - LOW PARAPET  
 SCALE: 1/2" = 1'-0"



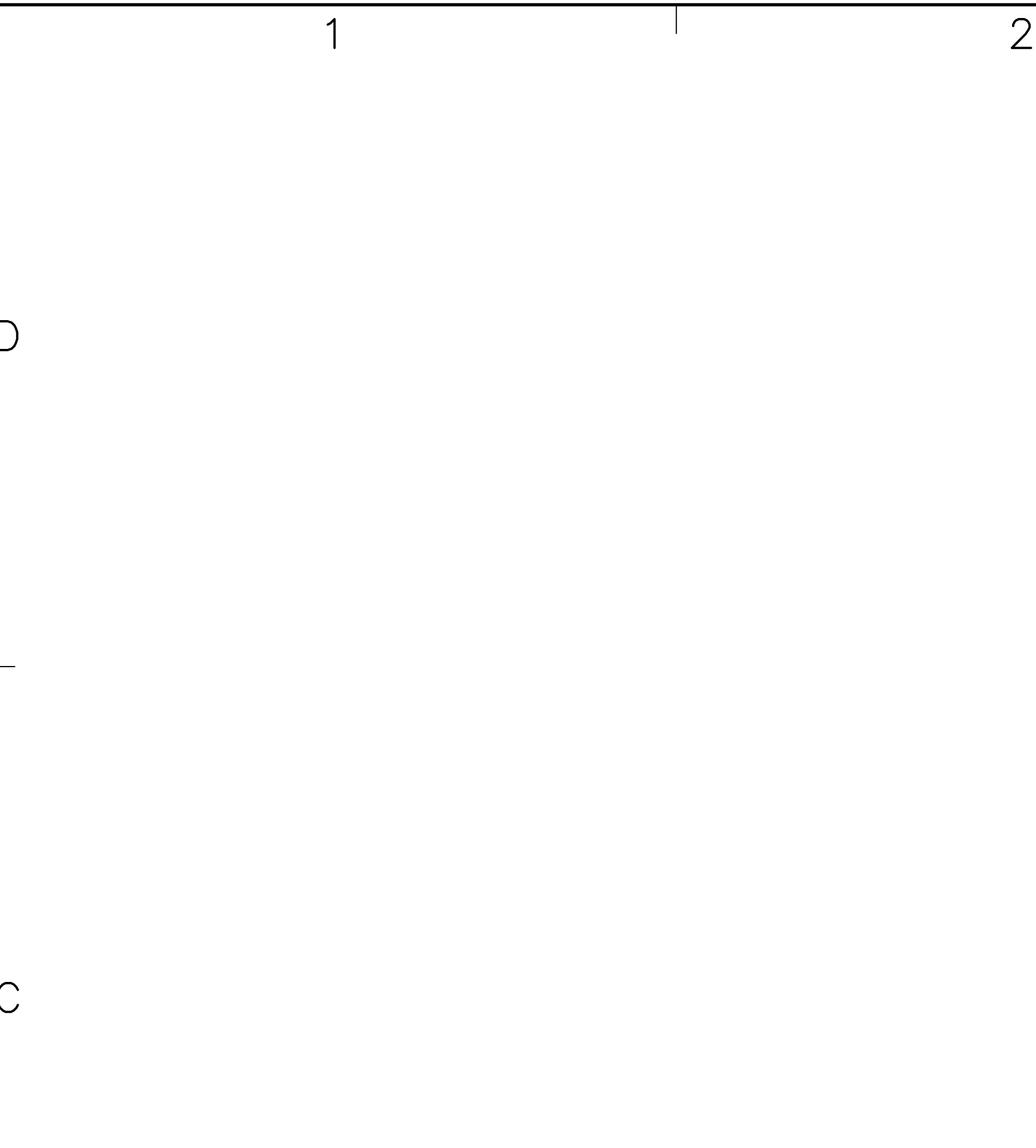
1 SECTION THRU EIFS CORNICE BUILD-OUT  
 SCALE: 1/2" = 1'-0"



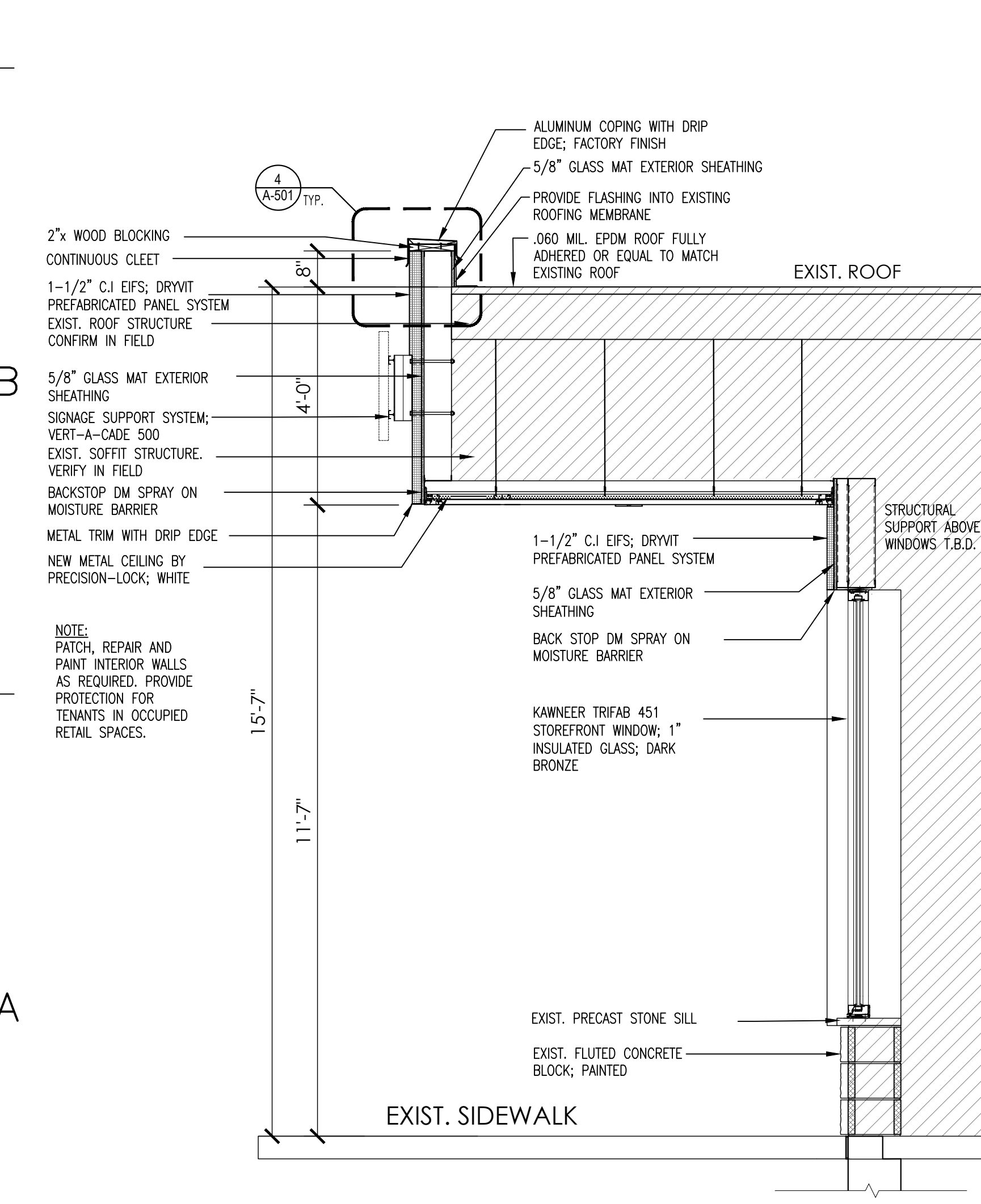
5 SECTION THRU EIFS BUILD-OUT  
 SCALE: 1/2" = 1'-0"



2 SECTION THRU STOREFRONT  
 SCALE: 1/2" = 1'-0"



3 SECTION THRU STOREFRONT  
 SCALE: 1/2" = 1'-0"



4 SECTION THRU STOREFRONT - LOW PARAPET  
 SCALE: 1/2" = 1'-0"



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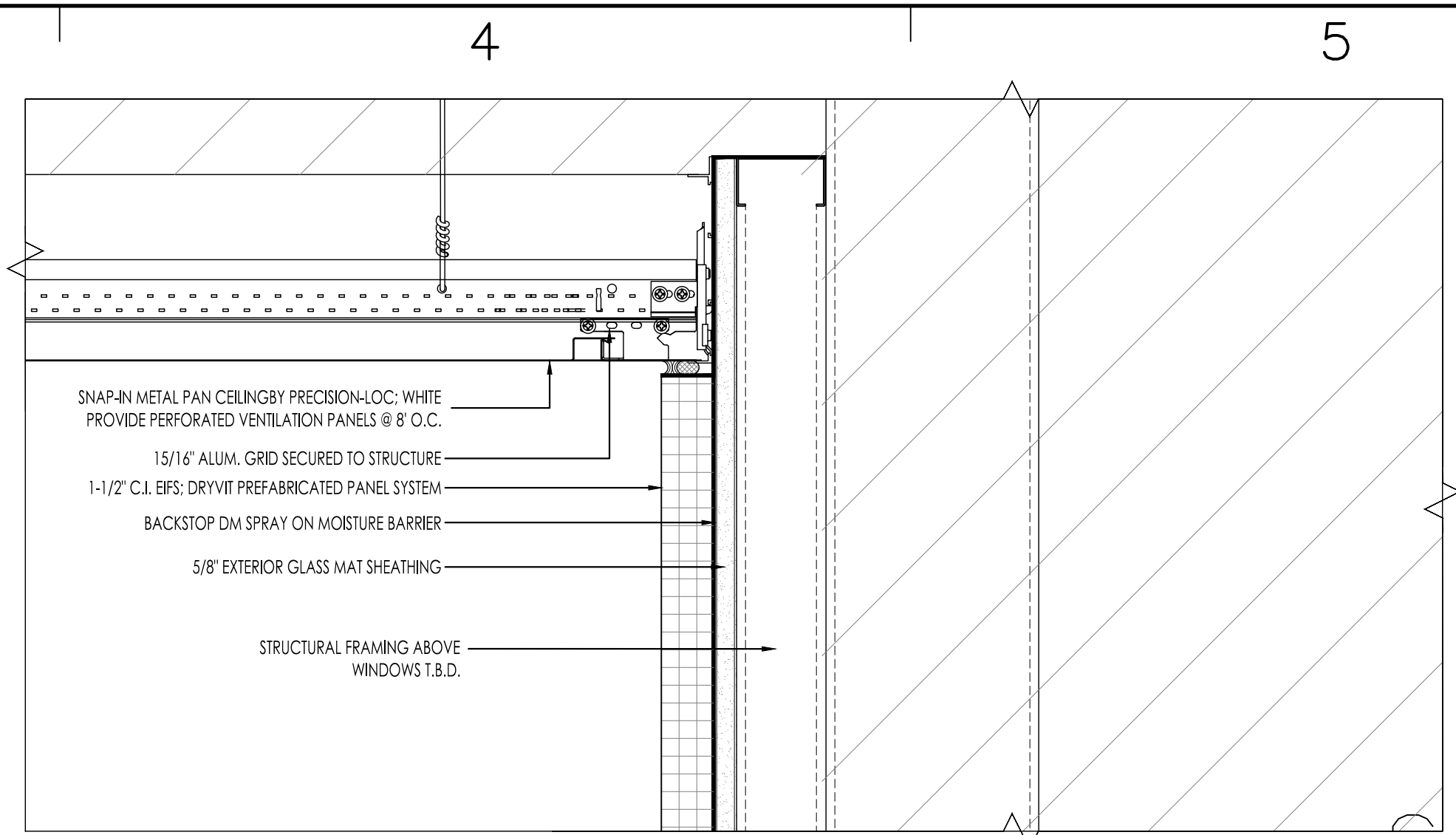
ARCHITECT OF RECORD

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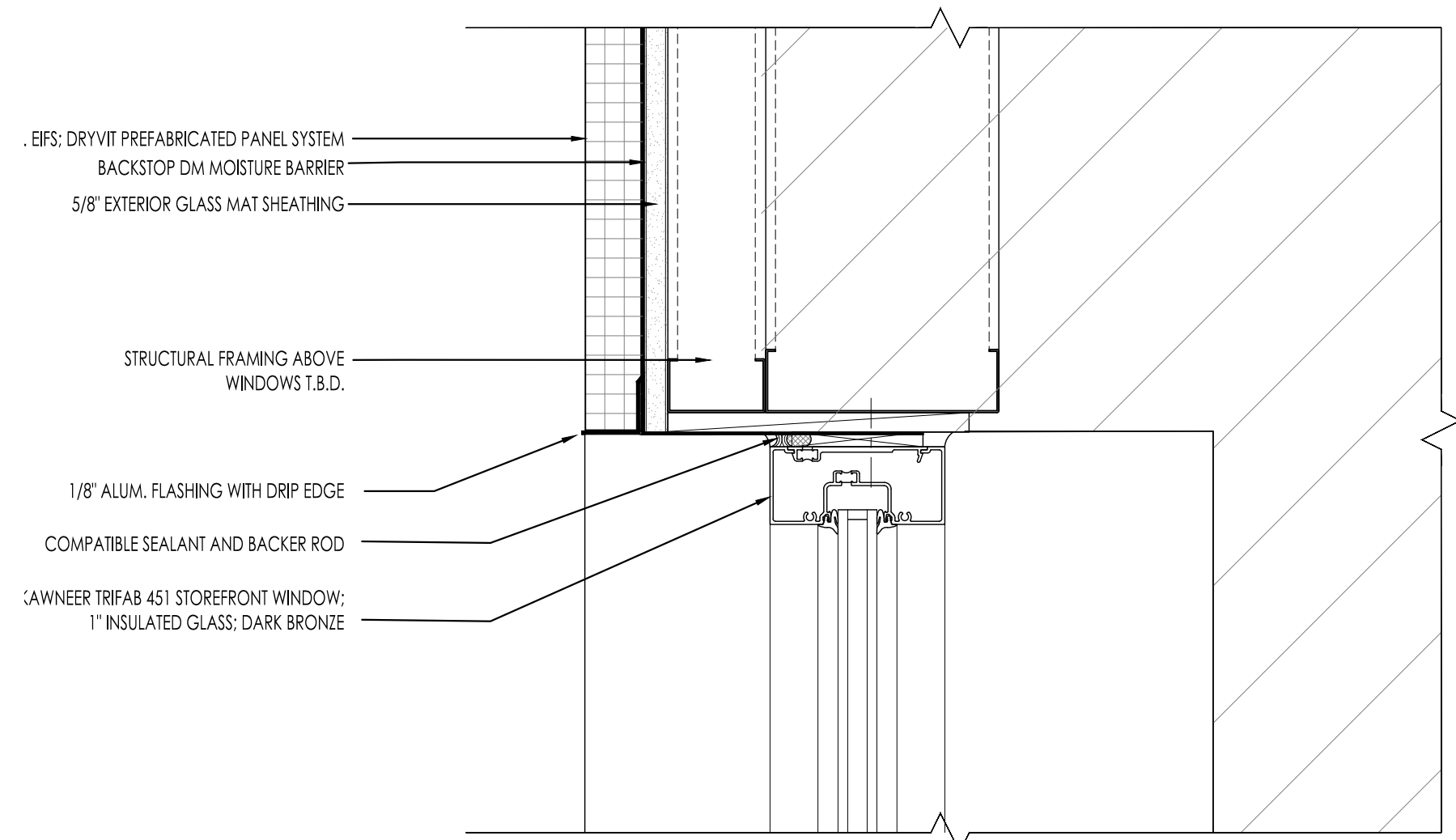
MARK	DATE	ISSUE

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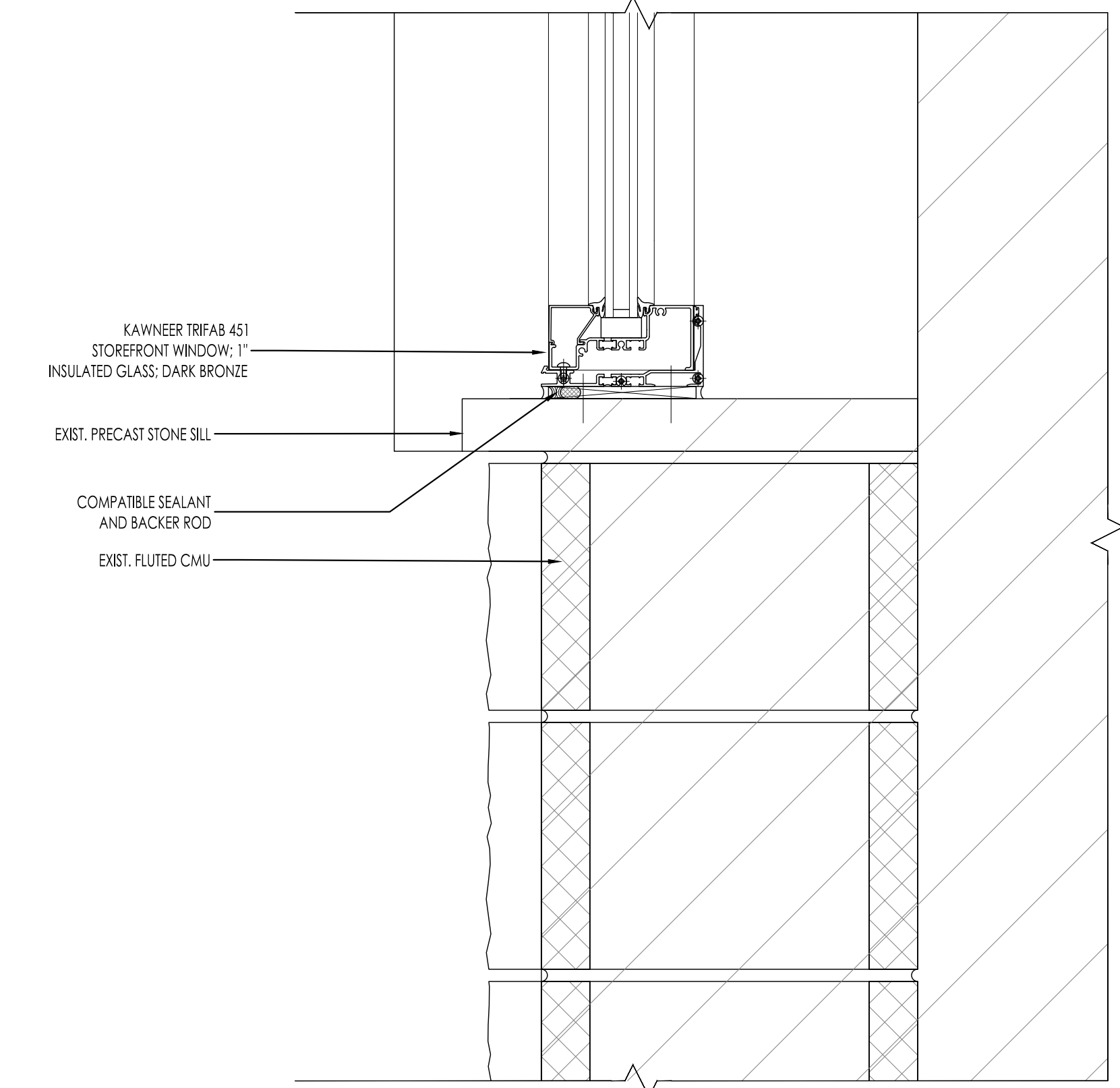
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 CAD DWG FILE: A-500 SERIES- DETAILS.DWG  
 DRAWN BY:  
 CHK'D BY:  
 SHEET TITLE:  
**SECTION DETAILS & NOTES**  
 DRAWING NO.  
**A-500**  
 SHEET 9 OF 12



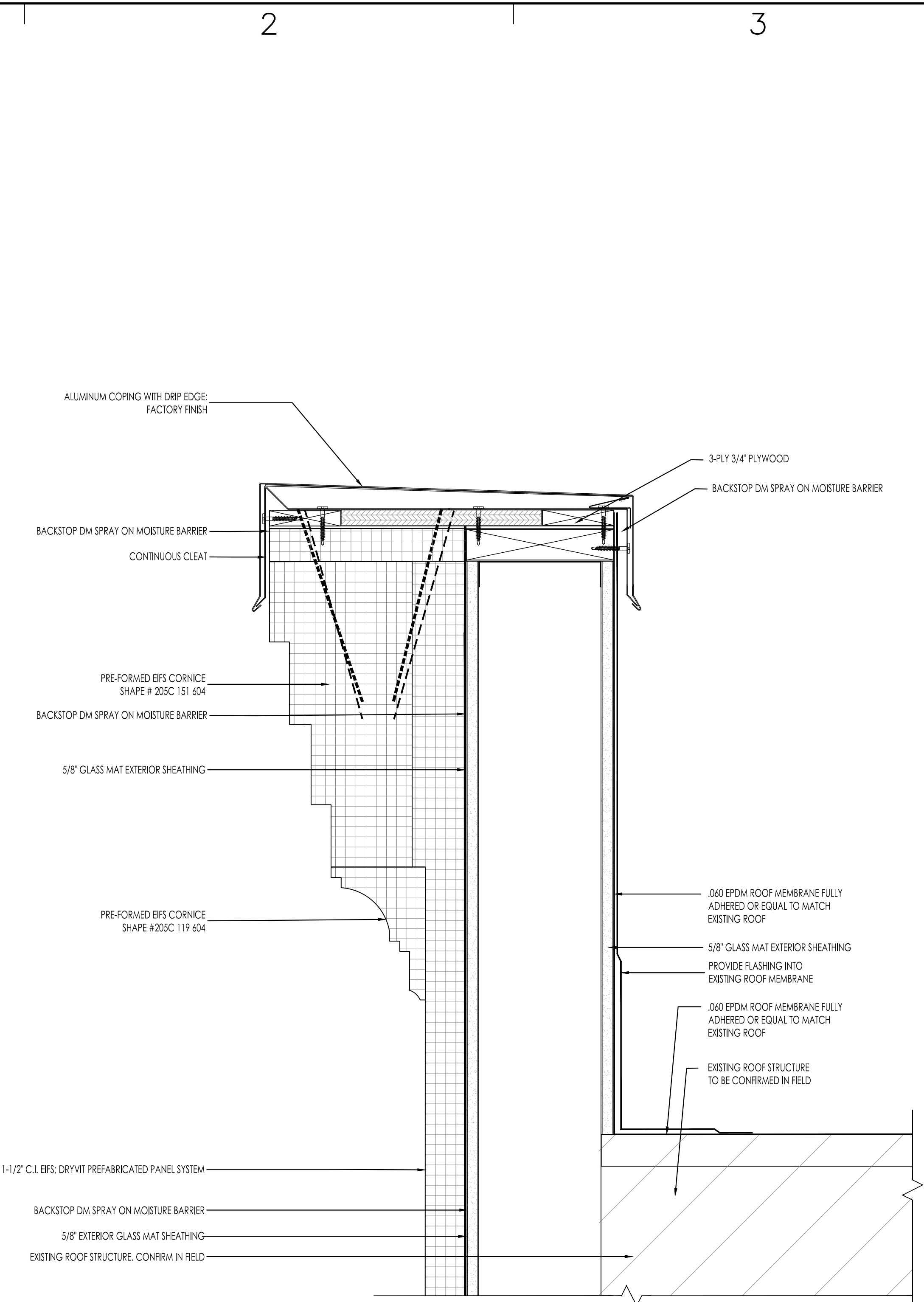
**3** DETAIL THRU STOREFRONT - EIFS AT SOFFIT  
 SCALE: 3" = 1'-0"



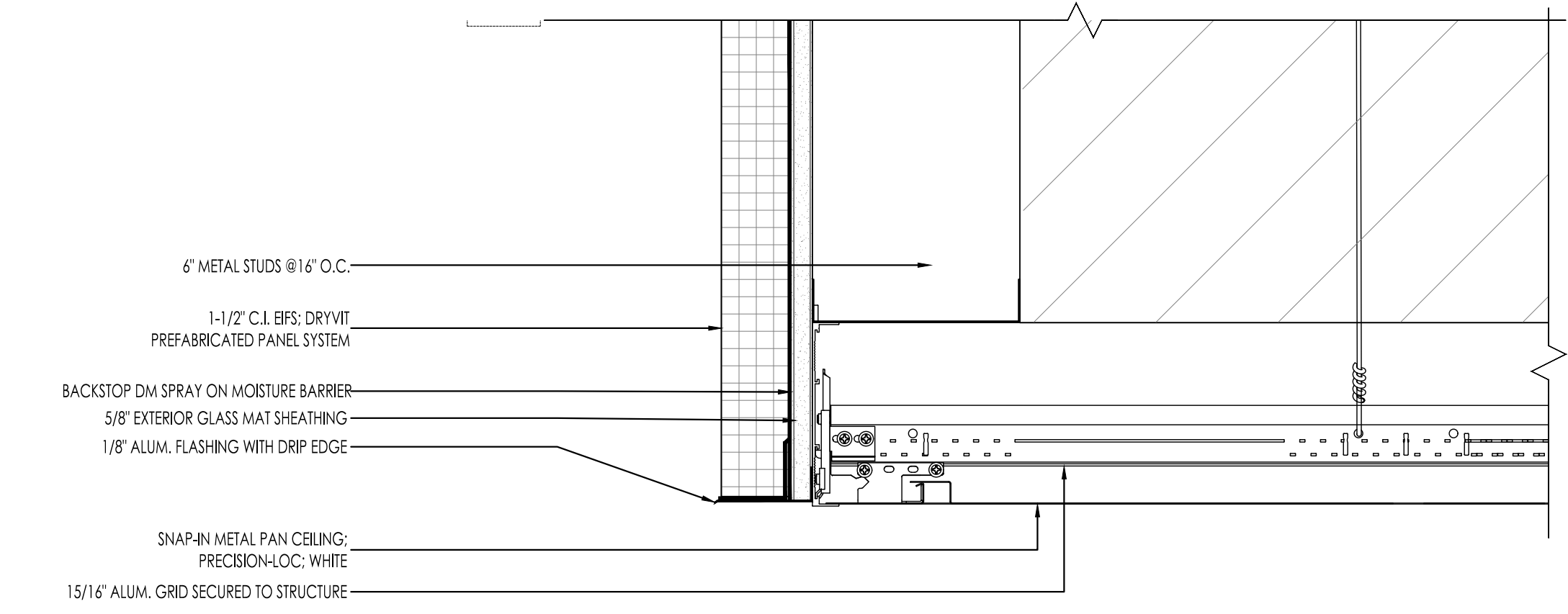
**2** DETAIL THRU STOREFRONT - WINDOW HEAD  
 SCALE: 3" = 1'-0"



**1** DETAIL THRU STOREFRONT - WINDOW SILL  
 SCALE: 3" = 1'-0"



**5** DETAIL THRU PARAPET AT CORNICE  
 SCALE: 3" = 1'-0"



**4** DETAIL THRU EIFS AT SOFFIT  
 SCALE: 3" = 1'-0"

1 2 3 4 5

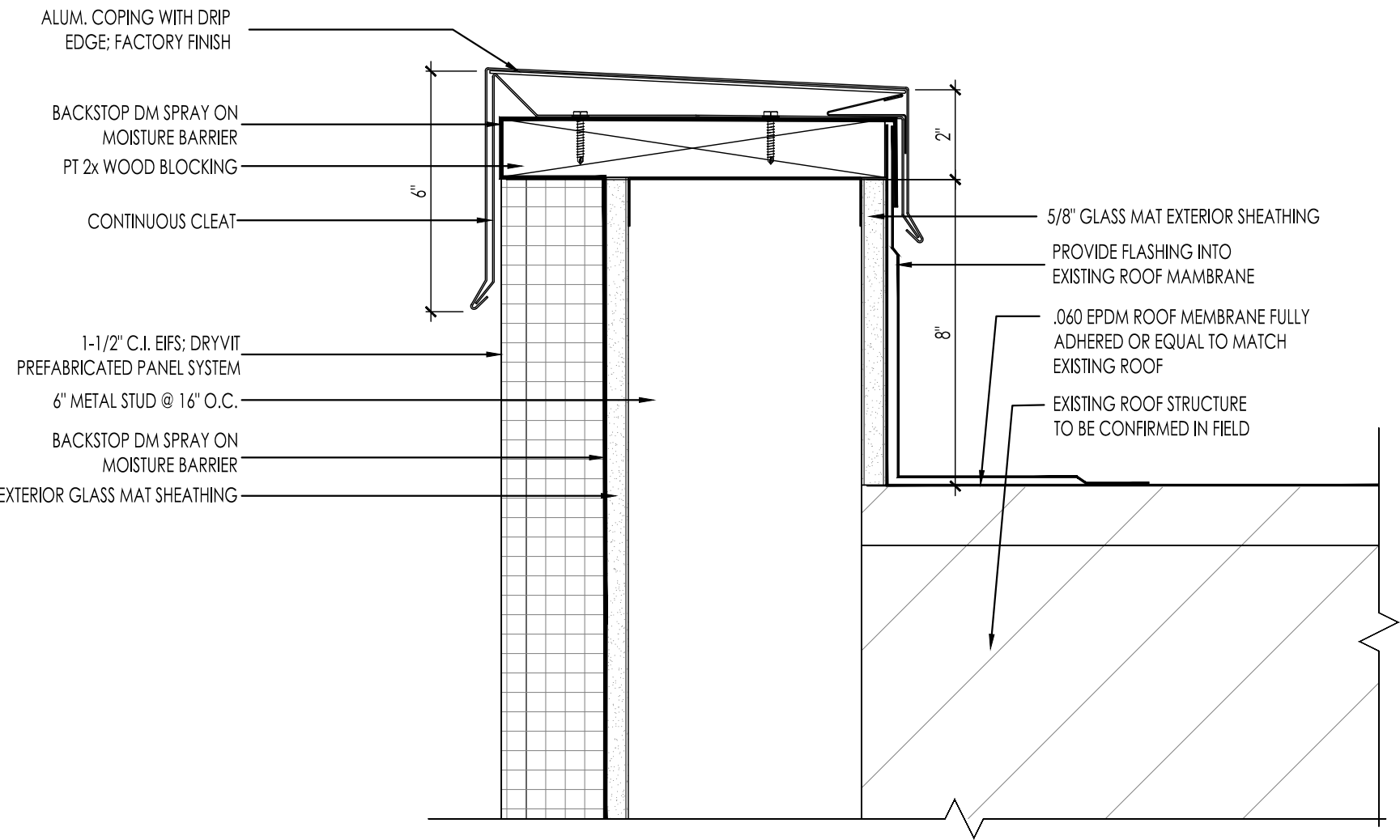
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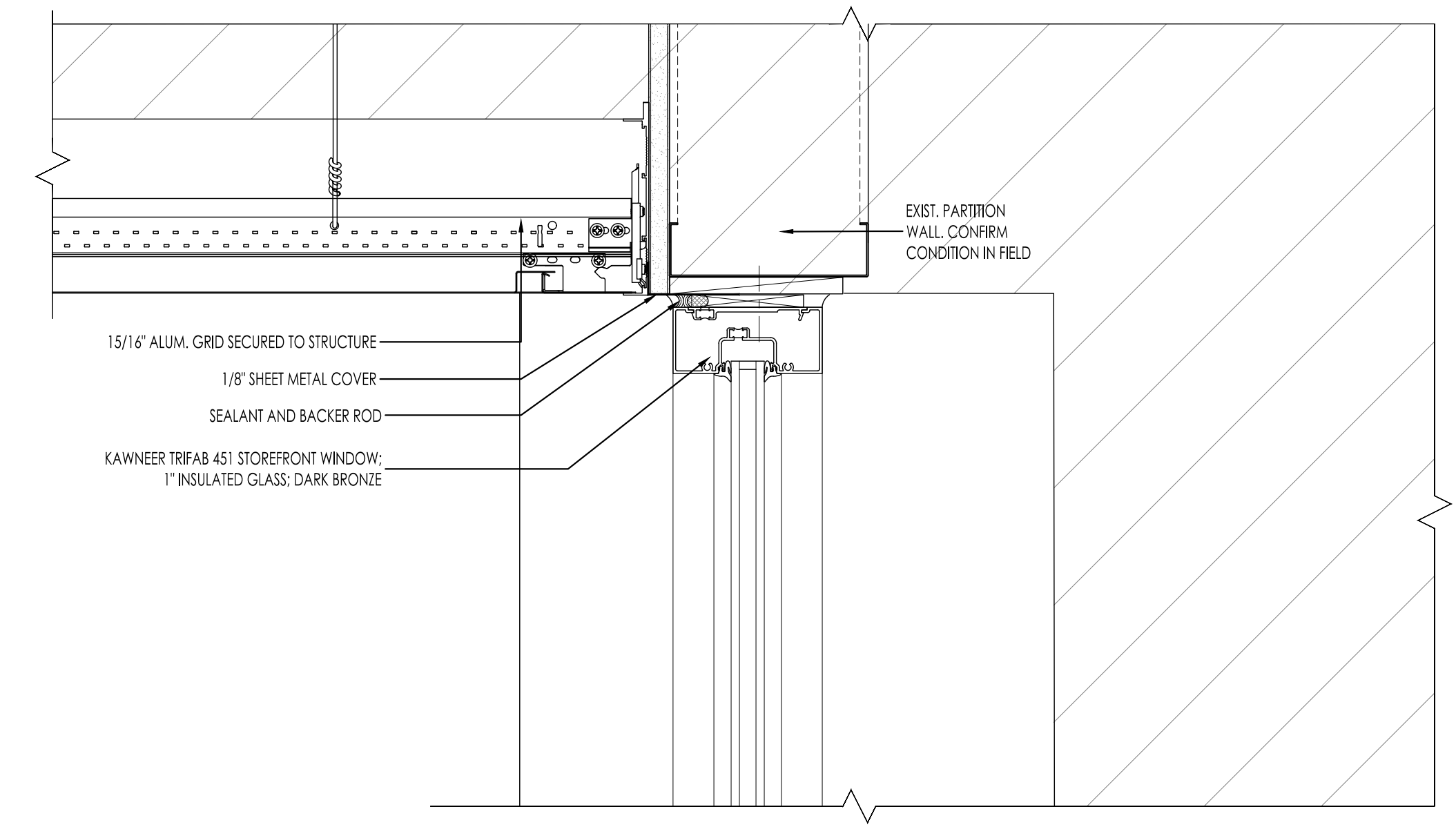
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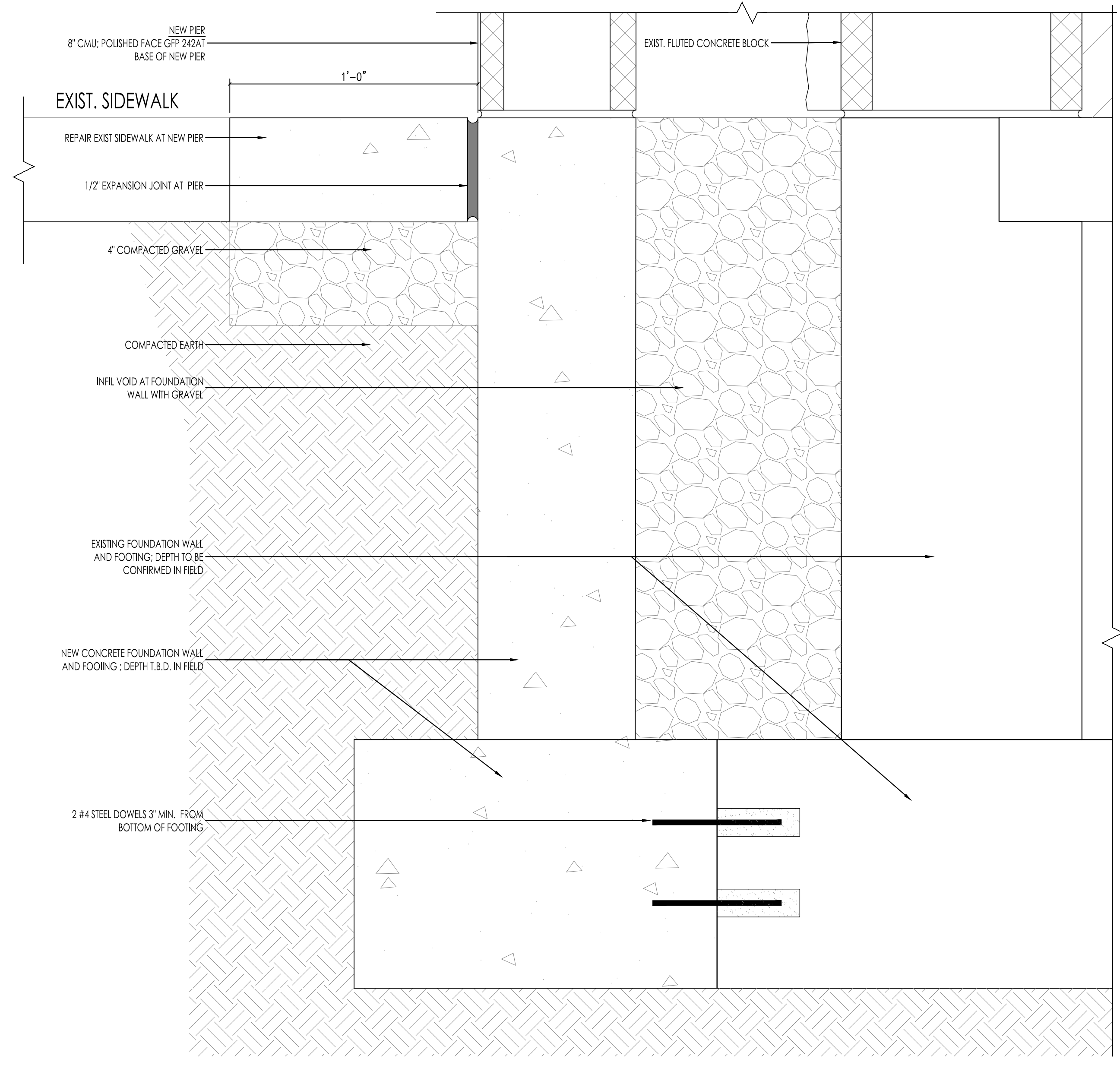
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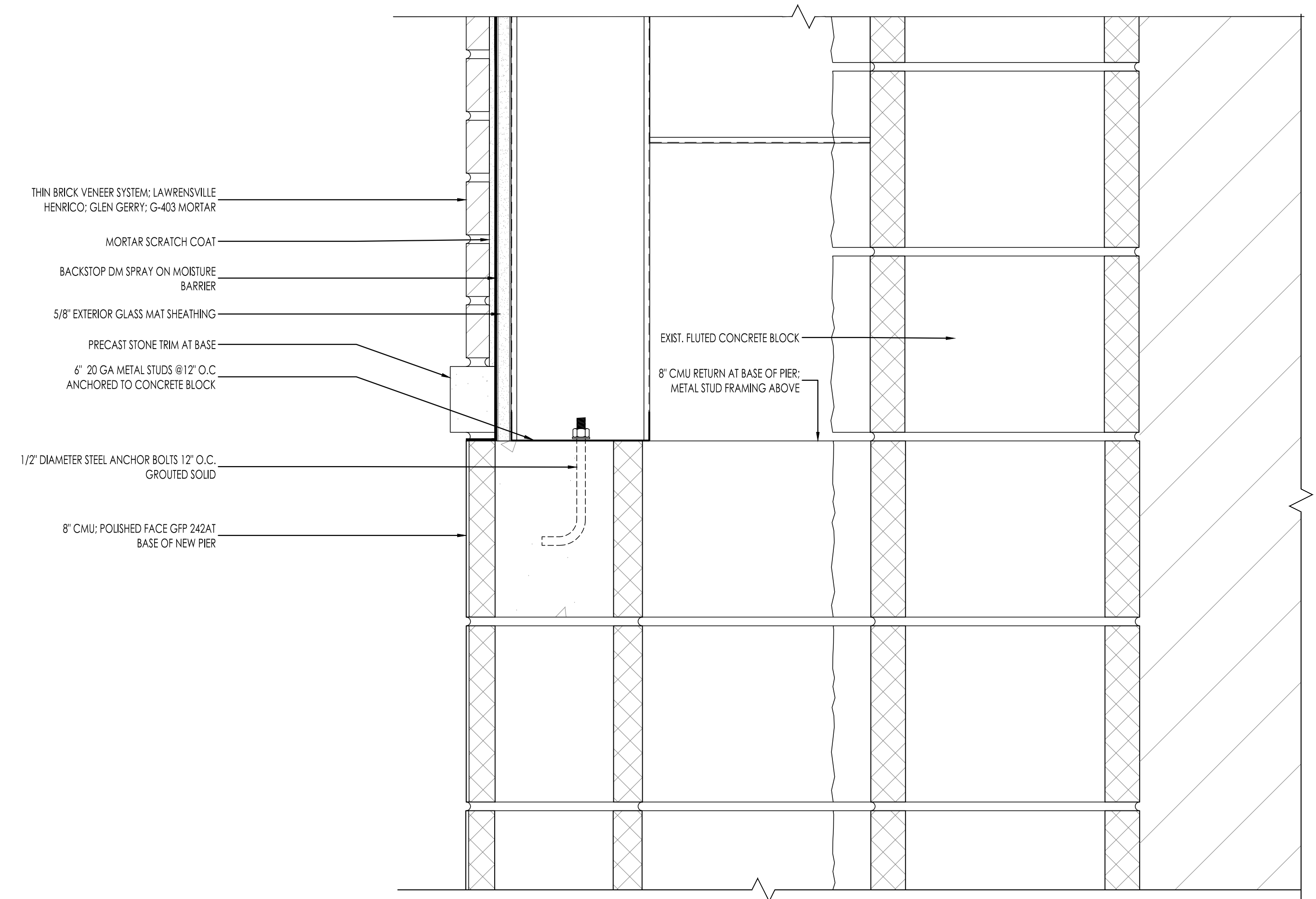
**4** DETAIL THRU EIFS - LOW PARAPET  
SCALE: 3" = 1'-0"



**2** DETAIL THRU WINDOW HEAD  
SCALE: 3" = 1'-0"



**1** DETAIL THRU PIER BASE AND FOUNDATION  
SCALE: 3" = 1'-0"



**1** DETAIL THRU PIER AT BASE  
SCALE: 3" = 1'-0"

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**OWNER:**  
**K/BTF NEW CITY LLC**  
 34 S. DEAN STREET, SUITE 200  
 ENGLEWOOD, NJ 07631

**CONSULTANTS:**  
 STRUCTURAL ENGINEER:  
 MEP ENGINEER:

**ISSUED FOR BUILDING PERMIT**

**ARCHITECT:**  
  
 Design Development, p.l.l.c.  
 165 Mamaroneck Ave, fl. 2  
 White Plains, NY 10601  
 914.949.4272 t.  
 914.949.4278 f.

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**ARCHITECT OF RECORD**

09-13-2023 ISSUED FOR BUILDING PERMIT

MARK	DATE	ISSUE

PROJECT NO: SIM18  
 CAD DWG FILE: A-500 SERIES- DETAILS.DWG  
 DRAWN BY:  
 CHKD BY:  
 SHEET TITLE:

**SECTION DETAILS & NOTES**

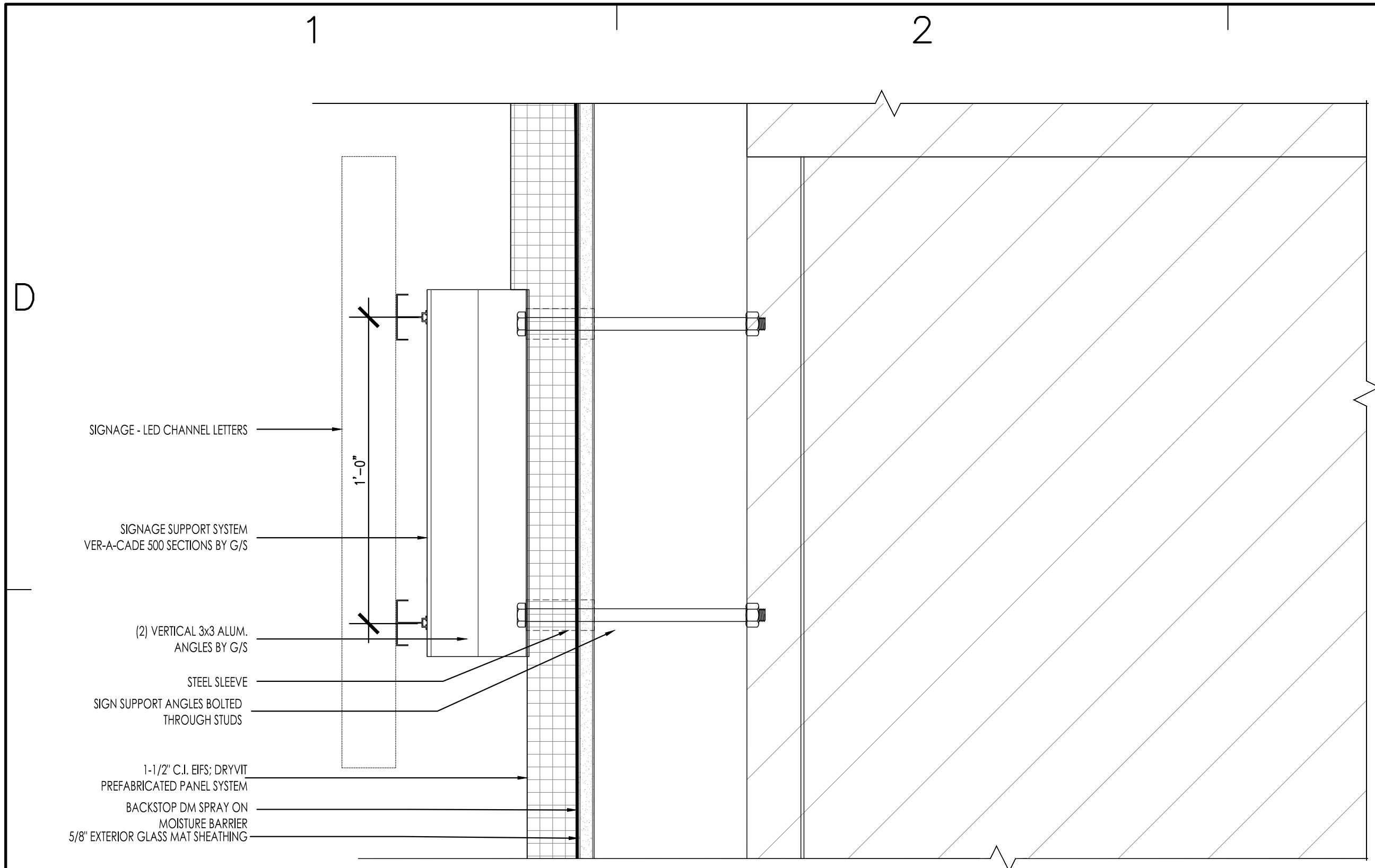
DRAWING NO.:

**A-501**

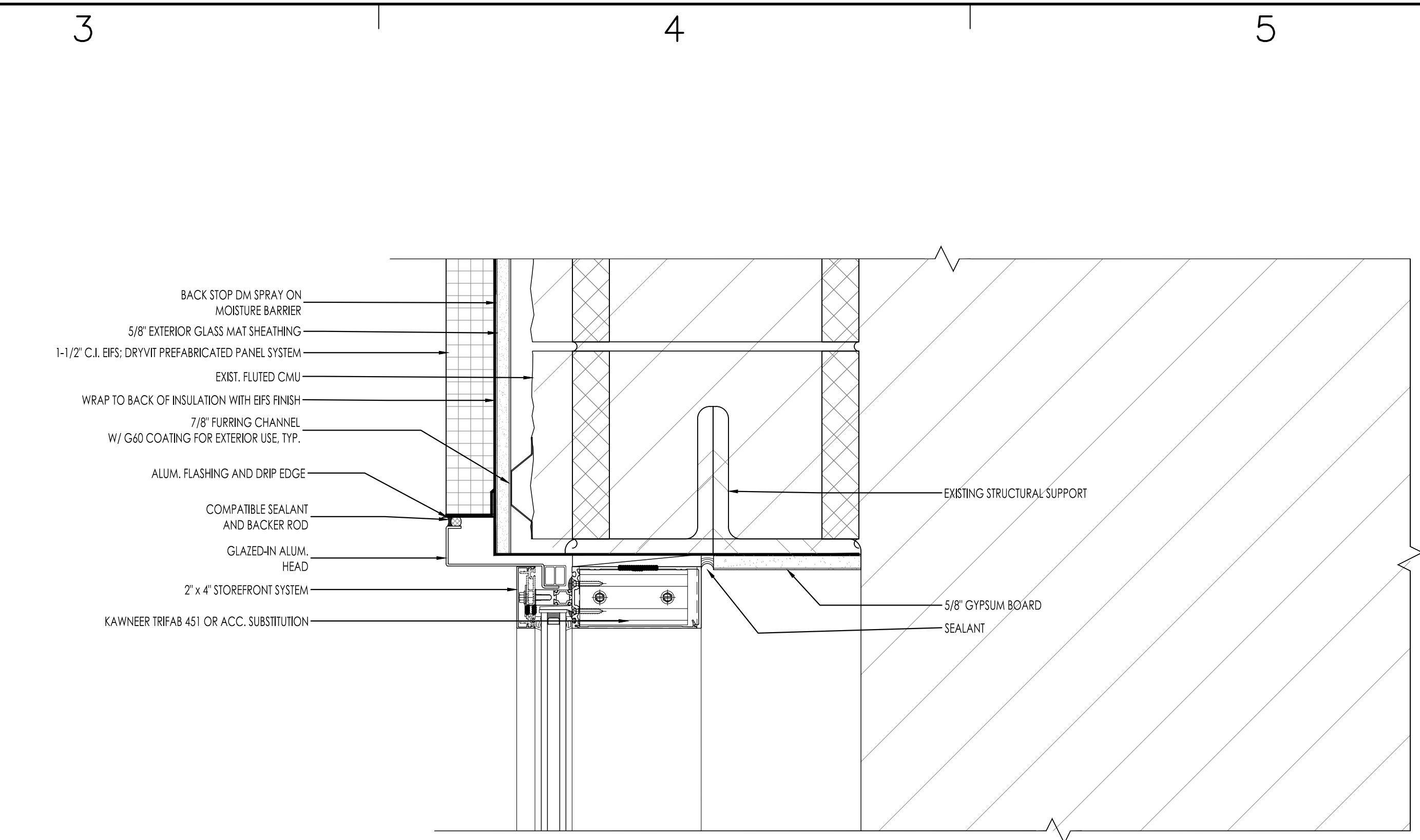
SHEET 10 OF 12

9/18/2023 2:28 PM, C:\01 STUDIO R\08101 - NEW CITY CENTER BUILDING 3A - SHEETS A-500 SERIES- DETAILS.DWG

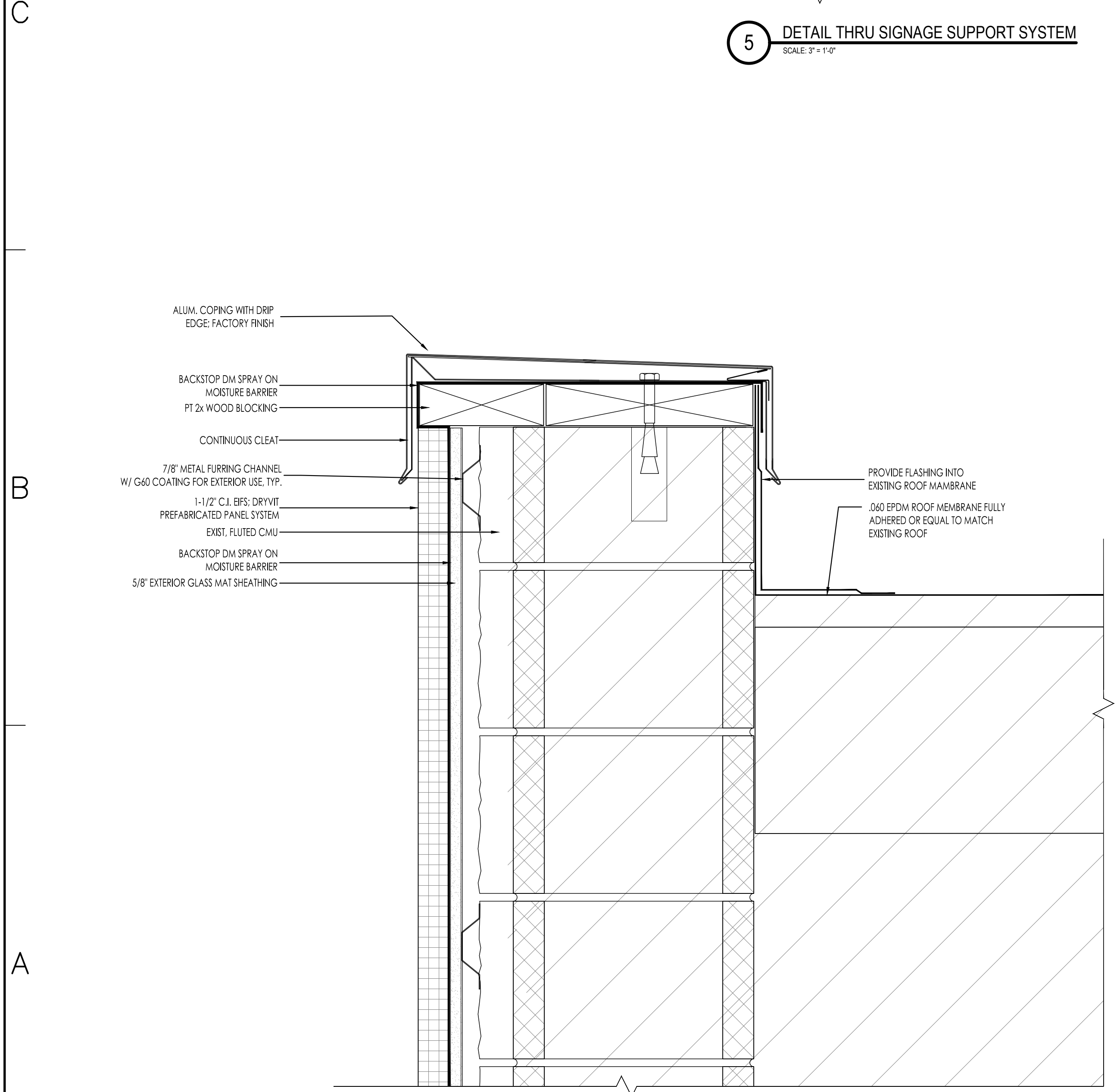




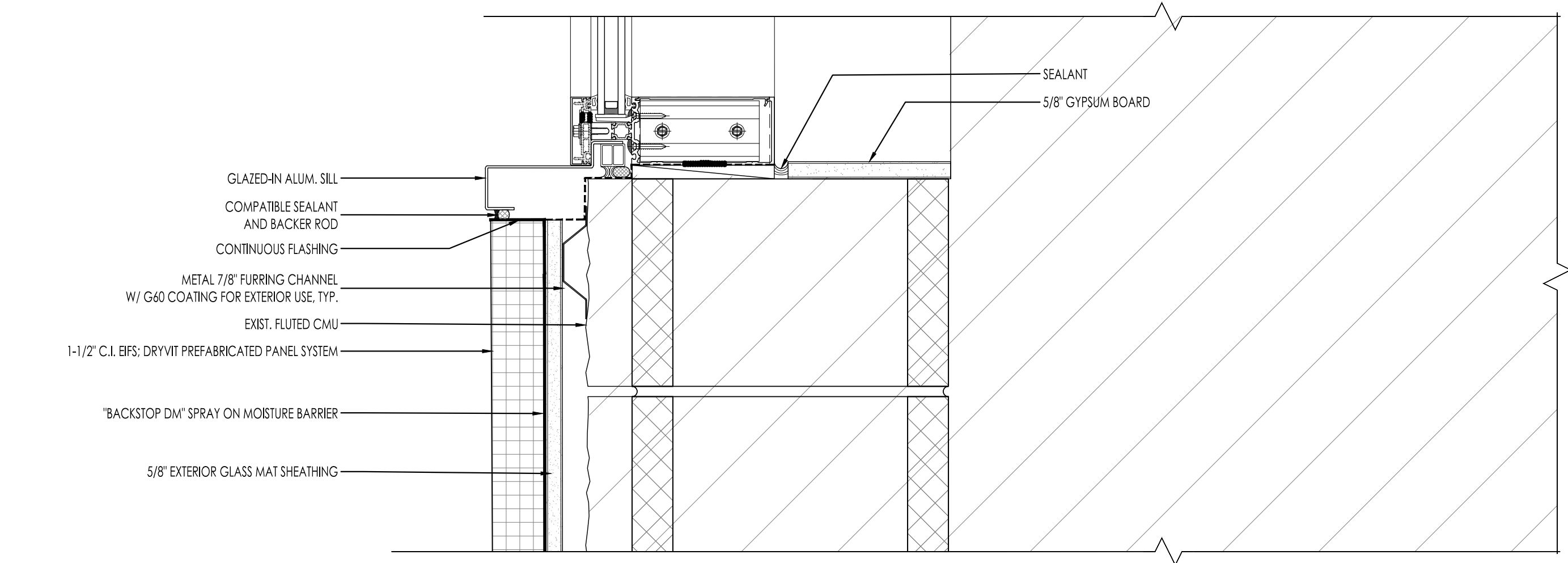
**5** DETAIL THRU SIGNAGE SUPPORT SYSTEM  
SCALE: 3" = 1'-0"



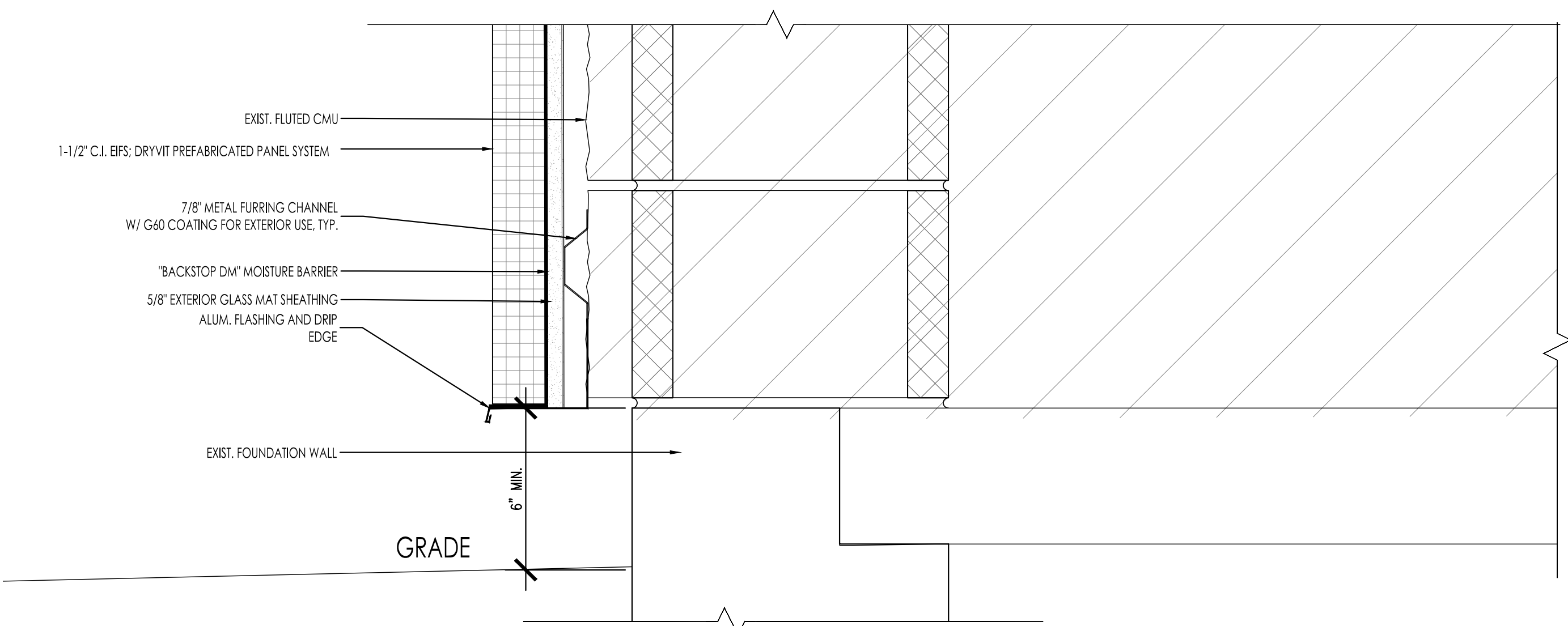
**3** DETAIL THRU WINDOW HEAD  
SCALE: 3" = 1'-0"



**4** TYPICAL DETAIL - LOW PARAPET  
SCALE: 3" = 1'-0"



**2** DETAIL THRU WINDOW SILL  
SCALE: 3" = 1'-0"



**1** DETAIL AT CONCRETE CURB  
SCALE: 3" = 1'-0"

PROJECT:  
**NEW CITY CENTER**  
2-88 N MAIN STREET  
NEW CITY, NY  
SIM18  
SECTION: 3 BLOCK: 3415 LOT: 46

OWNER:  
**K/BTF NEW CITY LLC**  
34 S. DEAN STREET, SUITE 200  
ENGLEWOOD, NJ 07631

CONSULTANTS:  
STRUCTURAL ENGINEER:

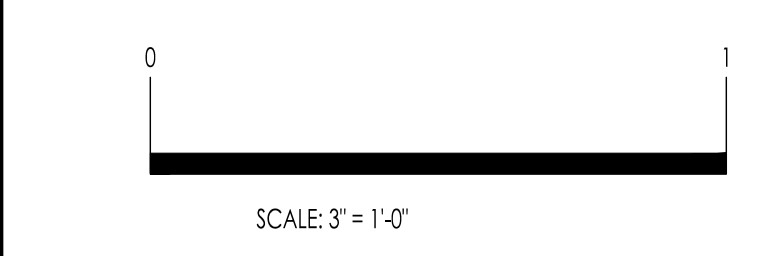
MEP ENGINEER:

**ISSUED FOR BUILDING PERMIT**

ARCHITECT:  
 Design Development, pllc.  
165 Mamaroneck Ave, fl. 2  
White Plains, NY 10601  
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ARCHITECT OF RECORD



MARK	DATE	ISSUE
	09-13-2023	ISSUED FOR BUILDING PERMIT
		REVISIONS
		PROJECT NO: SIM18
		CAD DWG FILE: A-500 SERIES- DETAILS.DWG
		DRAWN BY:
		CHK'D BY:
		SHEET TITLE:

**SECTION DETAILS & NOTES**

DRAWING NO.:

**A-502**

9/18/2023 2:28 PM, C:\01 STUDIO R\0801 - NEW CITY CENTER BUILDING 3 & 4\SHEETS\A-500 SERIES-DETAILS.DWG

PROJECT:  
**NEW CITY CENTER**  
 2-88 N MAIN STREET  
 NEW CITY, NY  
 SIM18  
 SECTION: 3 BLOCK: 3415 LOT: 46

OWNER:  
**K/BTF NEW CITY LLC**  
 34 S. DEAN STREET, SUITE 200  
 ENGLEWOOD, NJ 07631

CONSULTANTS:  
 STRUCTURAL ENGINEER:  
 MEP ENGINEER:

ISSUED FOR BUILDING PERMIT

ARCHITECT:  

**Design Development, p.l.l.c.**  
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ARCHITECT OF RECORD

SCALE: 3" = 1'-0"

MARK	DATE	ISSUE
	09-13-2023	ISSUED FOR BUILDING PERMIT

REVISIONS

PROJECT NO: SIM18

CAD DWG FILE: A-500 SERIES- DETAILS.DWG

DRAWN BY:

CHK'D BY:

SHEET TITLE:  
**SECTION DETAILS & NOTES**

DRAWING NO.:

**A-503**

SHEET 12 OF 12

