



# GLOBAL RESEARCH AND DEVELOPMENT PFIZER PEARL RIVER PROJECT VITALITY

401 N Middletown Rd, Pearl River, NY 10965  
Project Location

Flad Project Number  
**23661-00**

Description of Package  
**ORANGETOWN ACABOR APPLICATION**

Issue Date  
**07/06/2023**

### Site Key Plan - Location Plan



AREA OF WORK



DRAWING LIST - ACABOR		
SHEET NUMBER	SHEET NAME	DATE
G-000	SHEET INDEX & PROJECT SUMMARY	07/06/2023
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CS-101	SITE LAYOUT PLAN	X
CS-102	SITE LAYOUT PLAN	X
CS-103	SITE LAYOUT PLAN	X
CS-104	SITE LAYOUT PLAN	X
CS-105	SITE LAYOUT PLAN	X
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L-203	ENLARGEMENT - LANDSCAPE GRADING PLAN	X
L-300	OVERALL PLANTING PLAN	X
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A-100	ARCHITECTURAL SITE PLAN	X
A-200	SITE ELEVATIONS	X
A-201	EXTERIOR ELEVATIONS - VITALITY	X
A-202	EXTERIOR ELEVATIONS - PARKING GARAGE, B200 ENTRY, BRIDGE	X

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**atelier ten**  
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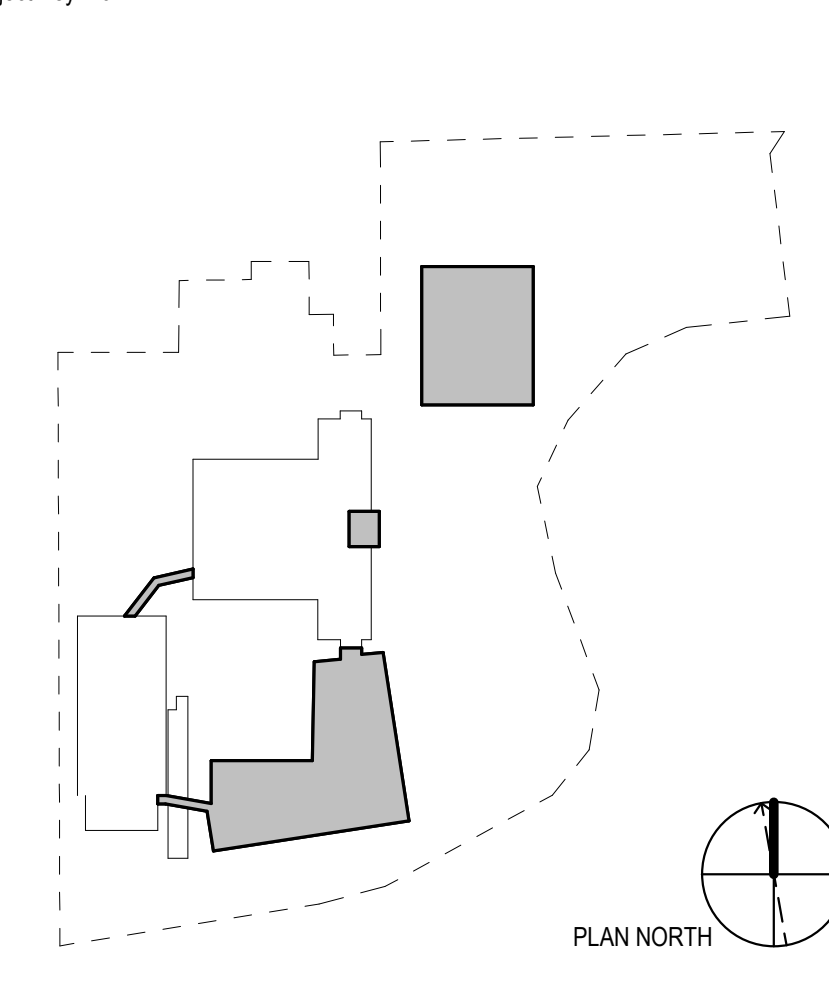
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973.964.9220  
vdaassoc.com



Project Name:  
**PFIZER PEARL RIVER  
PROJECT VITALITY**

401 N Middletown Rd,  
Pearl River, NY 10965



Rev	Date	Description
07/06/2023	07/06/2023	ORANGETOWN ACABOR APPLICATION

REVISIONS

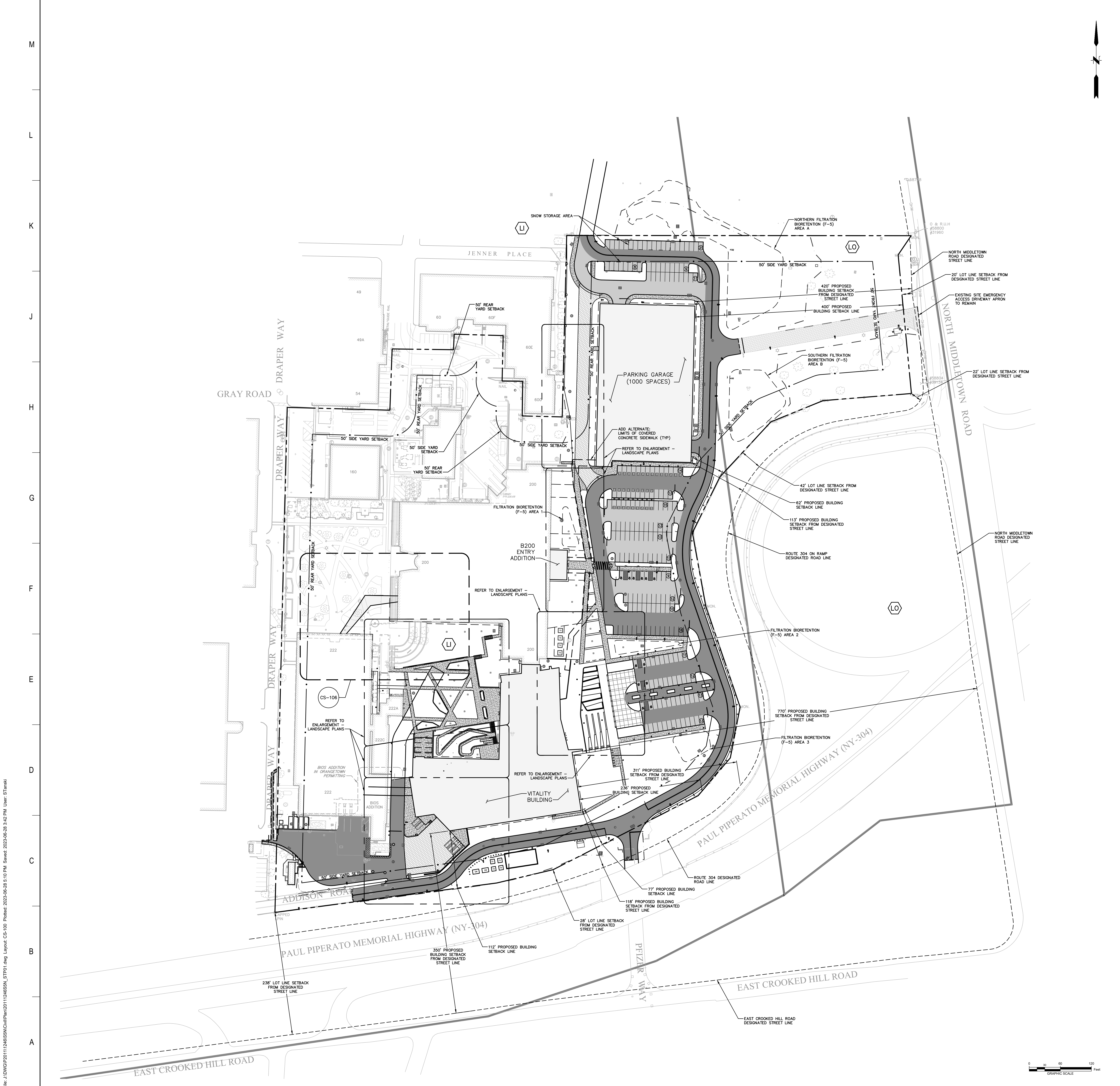
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**GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title:  
**SHEET INDEX & PROJECT SUMMARY**

Scale:	AS NOTED	PR:	KEITH KLOIBER
Date:	07/06/2023	AE:	FLAD/WSP
Drawn By:	Author	Phase:	ORANGETOWN ACABOR
Project #:	23661-00	Sheet:	APPLICATION
File:		REV #	
Dep #:			

**G-000.** REV #



**PLAN NOTES:**

- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:
  - THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK, PREPARED FOR PFIZER, INC." DATED FEBRUARY 11, 2023, PREPARED BY PEREIRA ENGINEERING, LLC, ONE ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484.
  - THE PLAN ENTITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914 AND THE PLAN ENTITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLET" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
  - EASEMENT INFORMATION TAKEN FROM THE PLAN ENTITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
  - "TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, PEARL RIVER, NEW YORK," SHEET VT-01, DATED 10/05/2022, SCALE 1"=20', PREPARED FOR PFIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL.

ZONING TABLE			
	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.50	0.53	1.3
MINIMUM LOT AREA	2 ACRES	22.9± AC	22.9± AC
MINIMUM LOT WIDTH	150 FT	269± FT	269± FT
MINIMUM LOT FRONTAGE	150 FT	269± FT	269± FT
MINIMUM FRONT YARD	50 FT	218± FT	218± FT
MINIMUM SIDE YARD	50 FT	5± FT	5± FT
TOTAL SIDE YARD	100 FT	230± FT	230± FT
MINIMUM REAR YARD	50 FT	5± FT	5± FT

PROPOSED PARKING SUMMARY			
EXISTING USE:	REQUIRED (PER EMPLOYEE)	SITE	TOTAL PROPOSED PARKING
WAREHOUSE, MANUFACTURING, AND LABORATORIES	340	225	1,000
ADA SPACES (2%)	7	12	22
STANDARD SPACES	333	213	978
*PARKING REQUIREMENTS BASED ON 1 SPACE PER TWO EMPLOYEES			

PROPOSED PARKING CALCULATION		
TOTAL BUILDING SQUARE FOOTAGE	NUMBER OF EMPLOYEES	REQUIRED SPACES (PER NO. OF EMPLOYEES)
890,800 SF	679	340
TOWN PARKING REQUIREMENTS: 1 SPACE PER TWO EMPLOYEES.		

SECTION:	68.08
BLOCK:	1
LOT:	5
AMBULANCE:	AM001
FIRE:	PEARL RIVER, FD004
POSTAL:	10965
SCHOOL:	NANUET UNION FREE, USFD 392008
SEWER:	ORANGTOWN SEWER DISTRICT
WATER:	VEQUA NORTH AMERICA, WTD03
LIGHTING:	PEARL RIVER
ZONING:	U & LO

**LEGEND:**

- BUILDING
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
- MILL & OVERLAY
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK/ MONOLITHIC WALK
- PROPERTY LINE
- SETBACK LINE
- LIMIT OF DISTURBANCE
- DESIGNATED STREET LINE
- ZONING DISTRICT LINE
- ZONING DISTRICT LABEL

AREA OF DISTURBANCE = 14.4 AC

Scale: 1"=60'

Date: 06/30/2023

Drawing By: F&O

Project #: 20111246.SSN

Sheet: SIZE E 36X48

File: CS-100

Rev #

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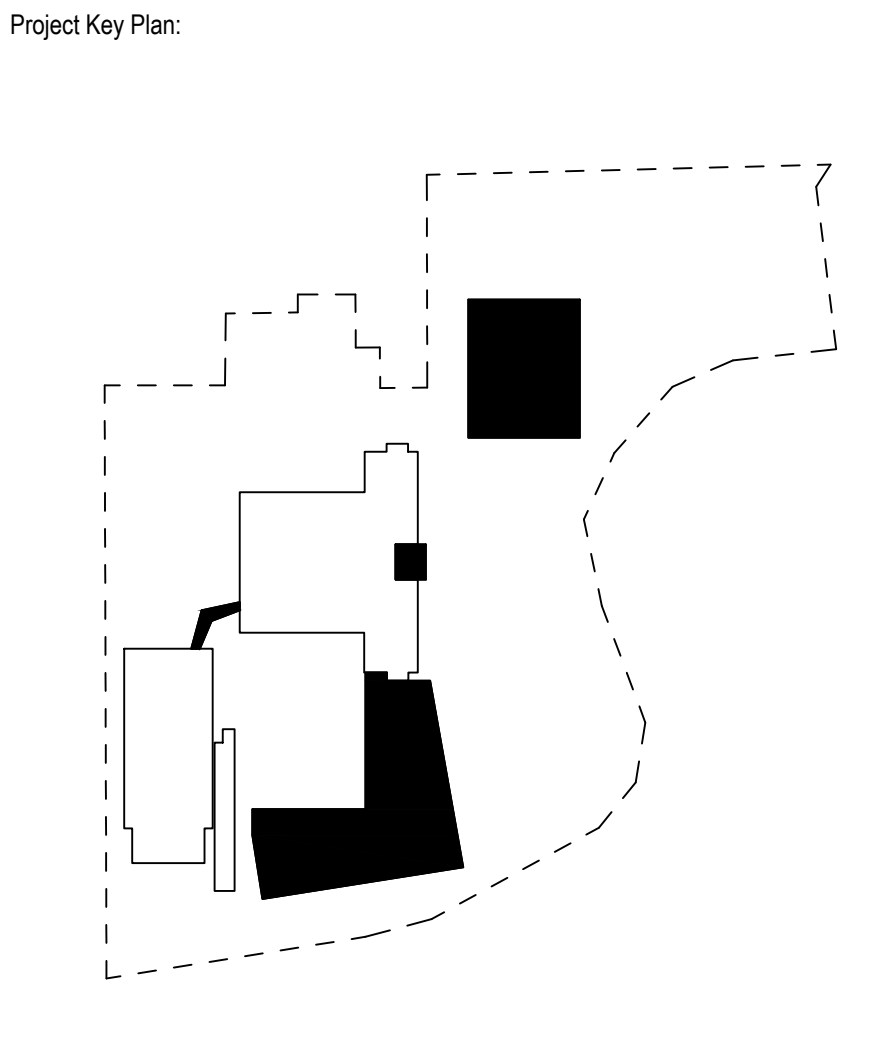
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**NOT FOR CONSTRUCTION**

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

401 N Middletown Rd,  
Pearl River, NY 10965



Rev	Date	Description
1	04/03/2023	SCHEMATIC DESIGN
2	05/19/2023	50% DESIGN DEVELOPMENT
3	06/30/2023	50% DESIGN DEVELOPMENT UPDATE

**REVISIONS**

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**OVERALL SITE LAYOUT PLAN**

Scale: 1"=60'

Date: 06/30/2023

Drawing By: F&O

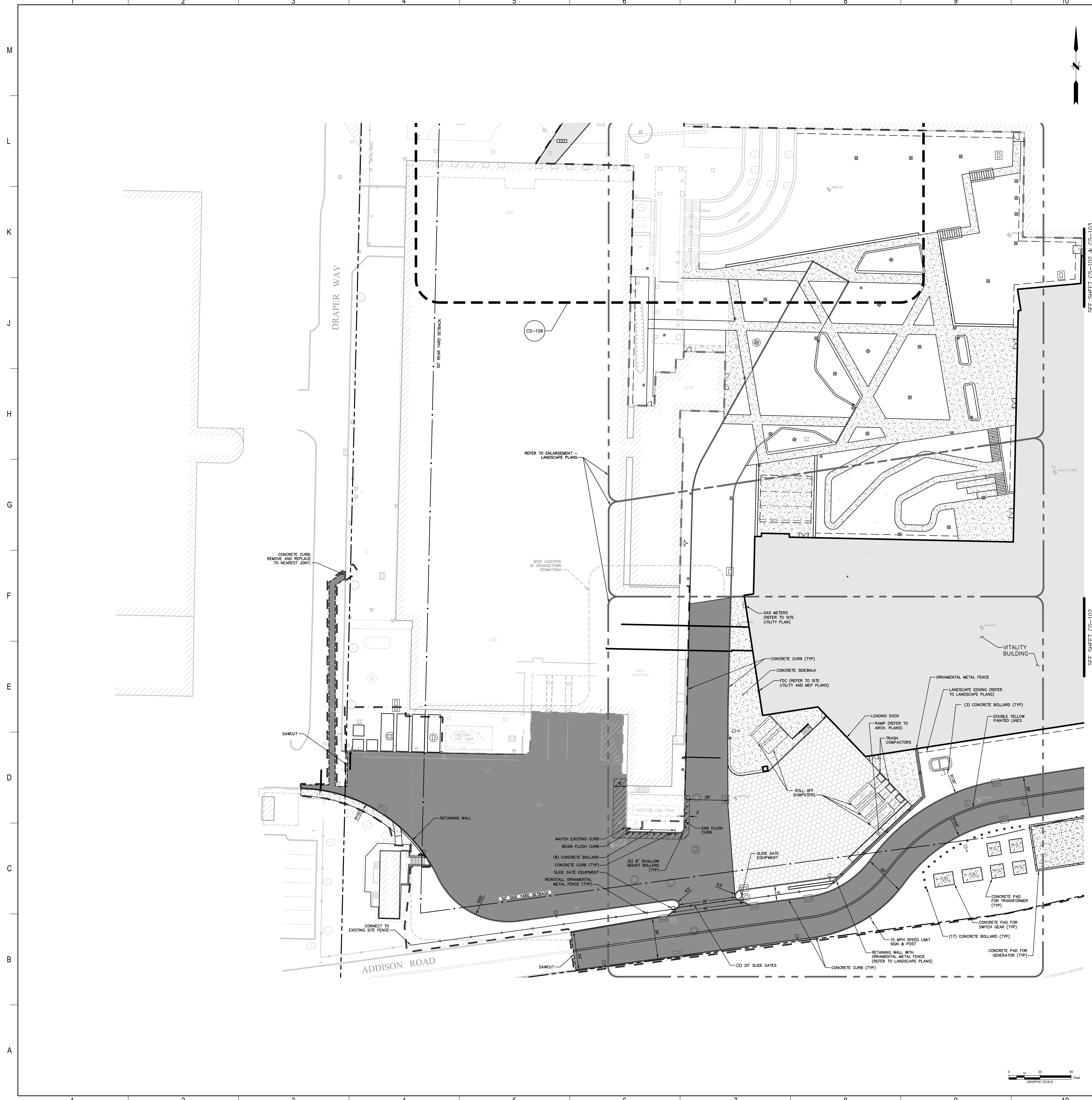
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Sheet: SIZE E 36X48

File: CS-100

Rev #

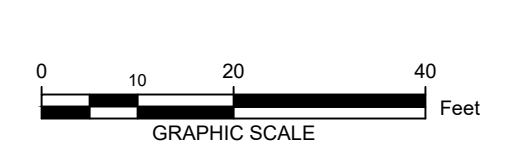
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NOTES:  
1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.

- LEGEND:
- [Symbol] BUILDING
  - [Symbol] STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
  - [Symbol] HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
  - [Symbol] MILL & OVERLAY
  - [Symbol] HEAVY DUTY CONCRETE PAVEMENT
  - [Symbol] CONCRETE SIDEWALK/ MONOLITHIC WALK
  - [Symbol] SAWCUT
  - [Symbol] PROPERTY LINE
  - [Symbol] SETBACK LINE
  - [Symbol] LIMIT OF DISTURBANCE (TYP) REFER TO DETAILS
  - [Symbol] (TBC) TO BE COORDINATED
  - [Symbol] EXISTING SITE CONDITIONS LABEL
  - [Symbol] HEAVY DUTY YARD DRAIN (TYP)
  - [Symbol] TRENCH DRAIN (TYP)
  - [Symbol] 5' DIA. STORM MANHOLE (TYP)
  - [Symbol] PRECAST CONCRETE CATCH BASIN (TYP)
  - [Symbol] BOLLARD / LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - [Symbol] LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - [Symbol] APPROXIMATE BORING/INFILTRATION TEST LOCATIONS

AREA OF DISTURBANCE = 14.4 AC



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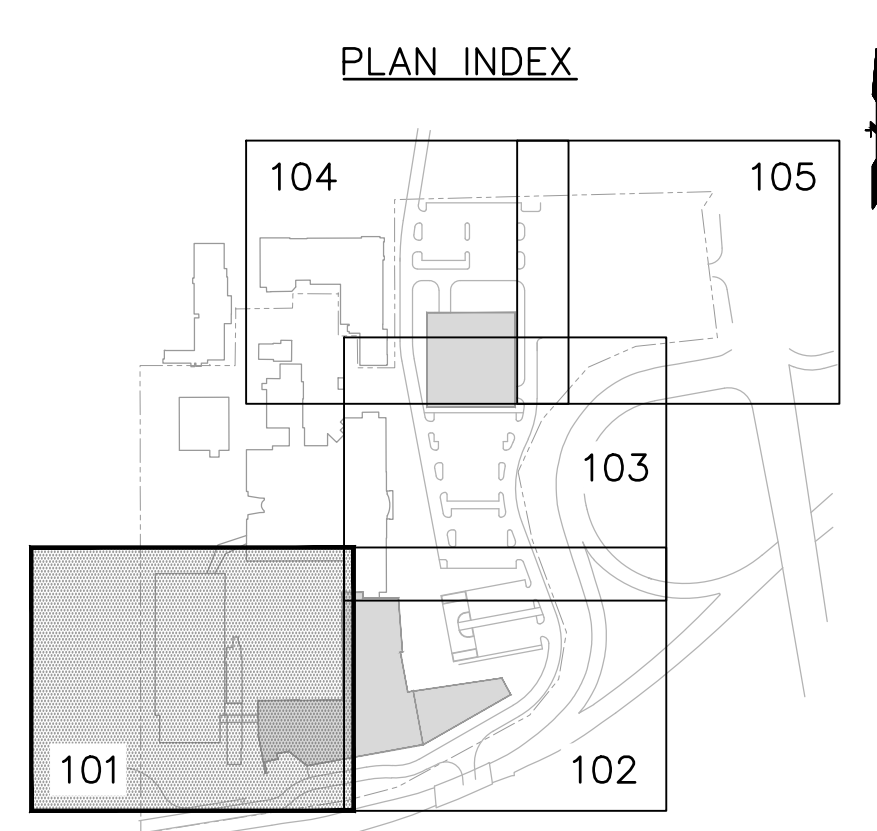
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Rev	Date	Description
1	06/30/2023	50% DESIGN DEVELOPMENT UPDATE

**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE LAYOUT PLAN**

Scale: 1" = 20'  
Date: 06/30/2023  
Drawing By: F&O  
Project #: 20111246.SSN  
Sheet: SIZE E 36X48

File:  
Dwg #:  
Rev #:  
**CS-101**



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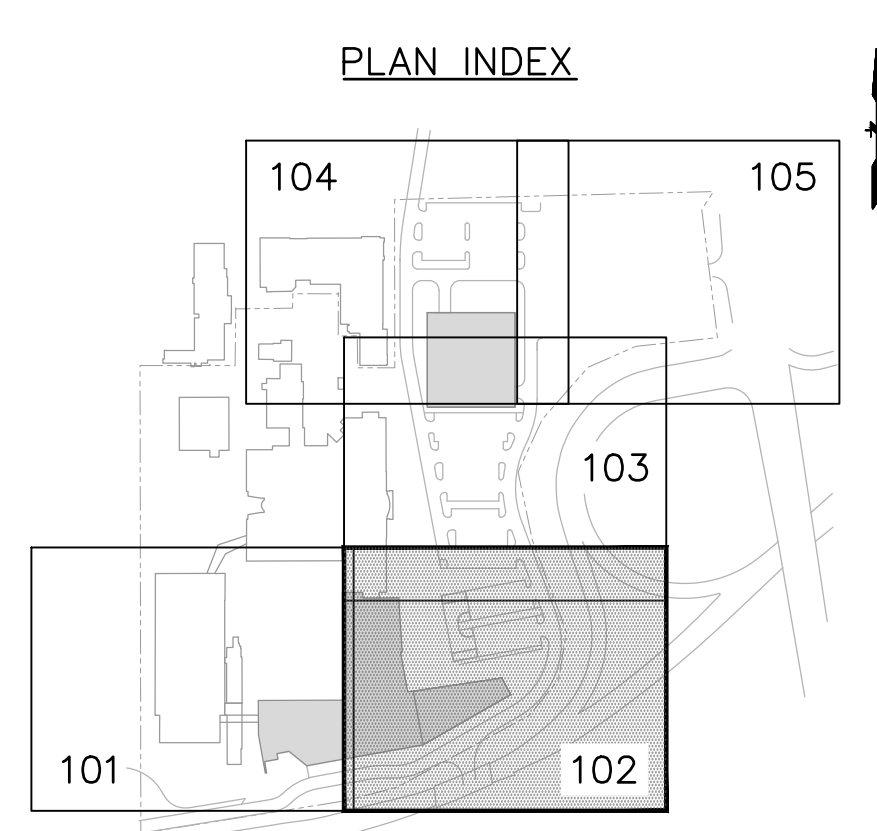
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- HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
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- HEAVY DUTY CONCRETE PAVEMENT
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- LIMIT OF DISTURBANCE
- (TYP) TYPICAL, REFER TO DETAILS
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- APPROXIMATE BORING/INFILTRATION TEST LOCATIONS

AREA OF DISTURBANCE = 14.4 AC

REVISIONS

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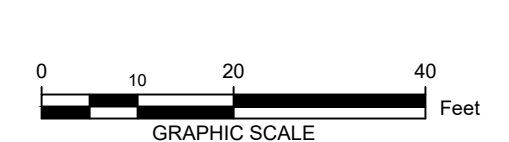
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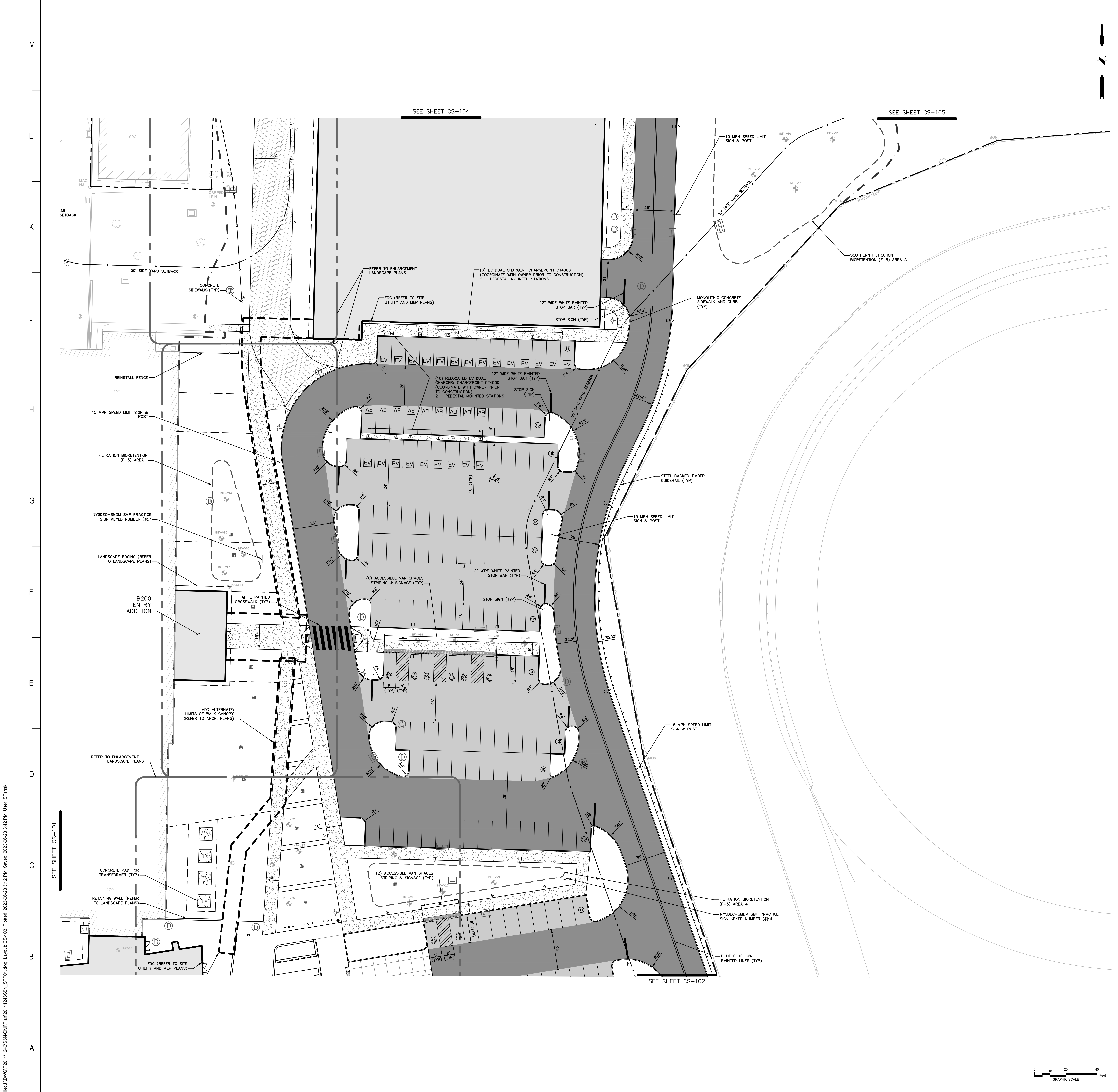
Sheet Title  
**SITE LAYOUT PLAN**

Scale: 1"=20'      PM: KEITH KLOIBER  
 Date: 06/30/2023      AE: FLAD/WSP  
 Drawing By: F&O      Phase:  
 Project #: 20111246.SSN      Sheet: SIZE E 36X48  
 File:  
 Dwg #:      REV #

**CS-102**

File: J:\DWG\20111246.SSN\Comp\Plan\20111246.SSN\_STP1.dwg Layout: CS-102 PlotDate: 2023-06-28 5:11 PM Scale: 2023-06-28 3:42 PM User: STanislav





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GRAPHIC SCALE

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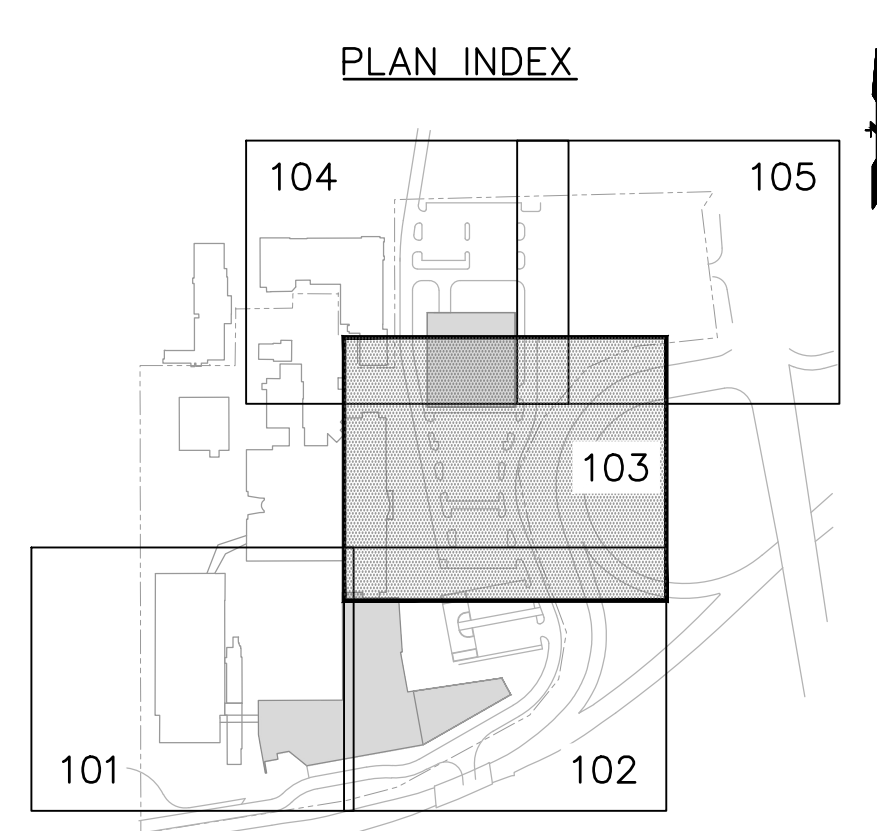
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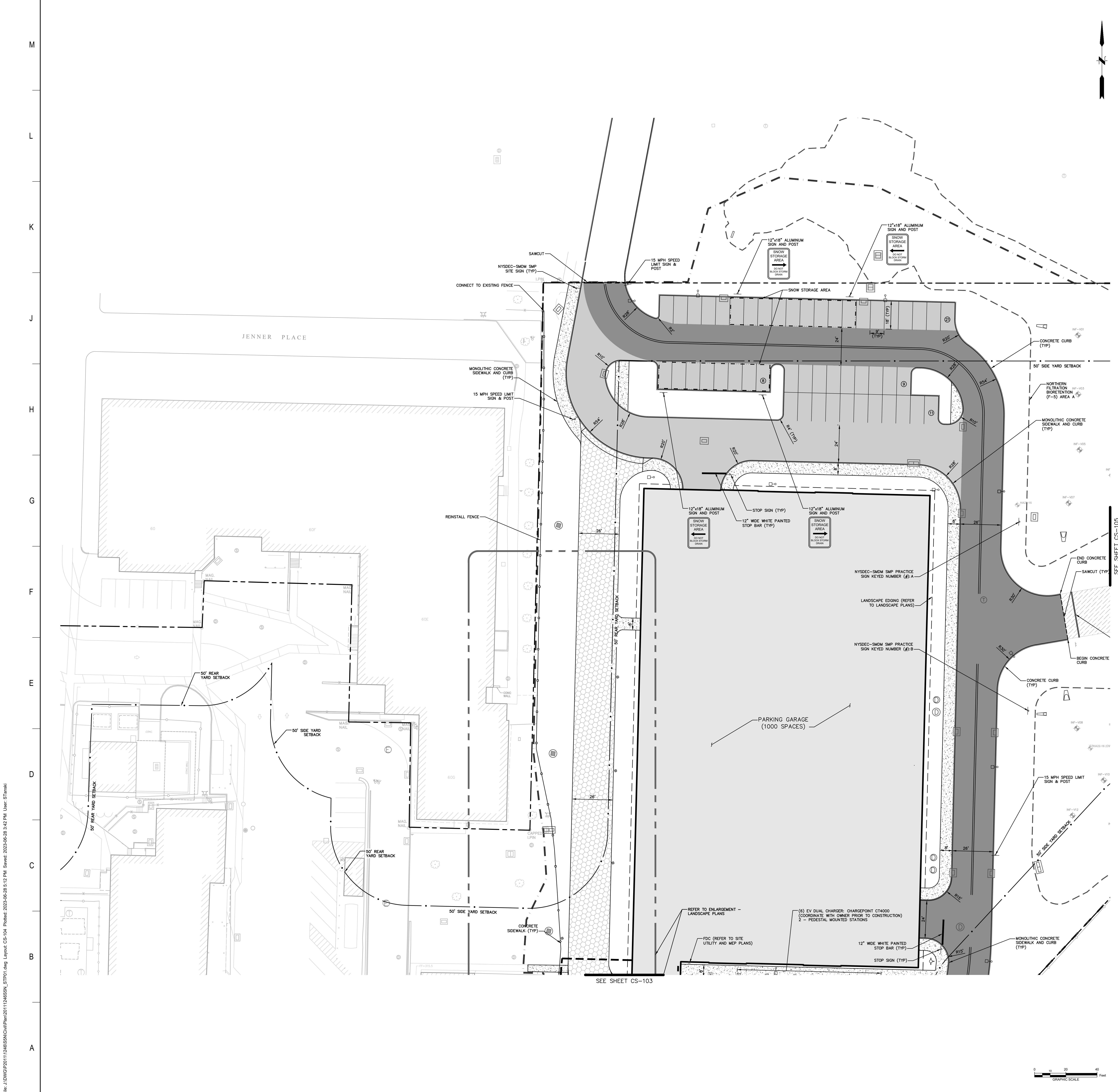
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Sheet Title	Scale	Author
<b>SITE LAYOUT PLAN</b>	1" = 20'	KEITH KLOIBER

Sheet Title	Scale	Author	
<b>SITE LAYOUT PLAN</b>	1" = 20'	KEITH KLOIBER	
Scale:	1" = 20'	Author: KEITH KLOIBER	
Date:	06/30/2023	Author: FLAD/WSP	
Drawn By:	F&O	Phase:	
Project #:	20111246.SSN	Sheet:	SIZE E 36X48
File:			
Dwg #:			

**CS-103** REV #

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- [Symbol] HEAVY DUTY YARD DRAIN (TYP)
- [Symbol] TRENCH DRAIN
- [Symbol] 5' DIA. STORM MANHOLE (TYP)
- [Symbol] PRECAST CONCRETE CATCH BASIN (TYP)
- [Symbol] BOLLARD / LIGHT POLE (REFER TO SITE LIGHTING PLANS)
- [Symbol] LIGHT POLE (REFER TO SITE LIGHTING PLANS)
- [Symbol] APPROXIMATE BORING/INFILTRATION TEST LOCATIONS

AREA OF DISTURBANCE = 14.4 AC

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**DESMAN**  
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212.686.5360  
Desman.com

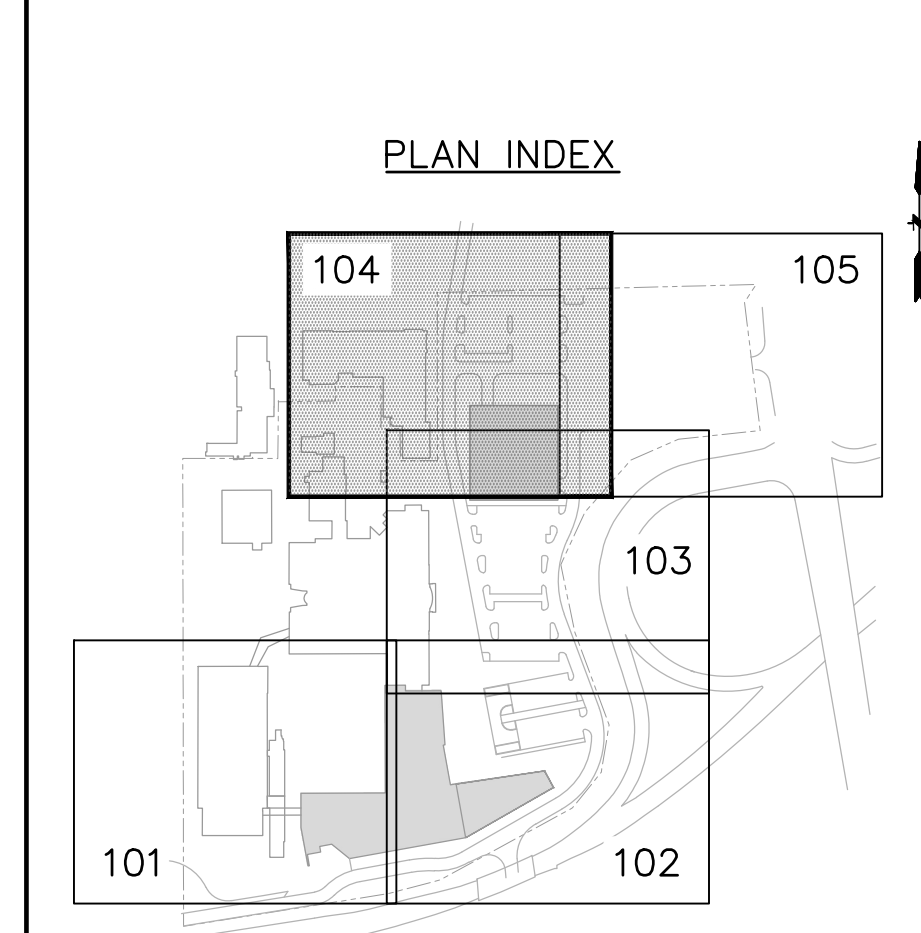
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**Technology & Acoustics**  
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**Architectural Lighting**  
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SLLB Studio  
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New York, NY 10018  
212.391.4230

**NOT FOR CONSTRUCTION**

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

401 N Middletown Rd,  
Pearl River, NY 10965



REV	DATE	DESCRIPTION
1	04/03/2023	SCHEMATIC DESIGN
2	05/19/2023	50% DESIGN DEVELOPMENT
3	06/30/2023	50% DESIGN DEVELOPMENT UPDATE

**REVISIONS**

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**GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title:  
**SITE LAYOUT PLAN**

Scale: 1"=20'	Prepared By: KEITH KLOIBER
Date: 06/30/2023	Checked By: FLAD/WSP
Drawing By: F&O	Phase:
Project #: 20111246.SSN	Sheet: SIZE E 36X48
File:	REV #

**CS-104**

File: J:\DWG\20111246.SSN\Comp\Plan\20111246.SSN\_SLP1.dwg Layout: CS-104 Printed: 2023-06-28 5:12 PM Saved: 2023-06-28 3:42 PM User: S1tanaki



NOTES:  
 1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.

- LEGEND:
- BUILDING
  - STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
  - HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
  - MILL & OVERLAY
  - HEAVY DUTY CONCRETE PAVEMENT
  - CONCRETE SIDEWALK/ MONOLITHIC WALK
  - SAWCUT
  - PROPERTY LINE
  - SETBACK LINE
  - LIMIT OF DISTURBANCE
  - TYPICAL, REFER TO DETAILS
  - (TBC) TO BE COORDINATED
  - EXISTING SITE CONDITIONS LABEL
  - HEAVY DUTY YARD DRAIN (TYP)
  - TRENCH DRAIN (TYP)
  - 5' DIA. STORM MANHOLE (TYP)
  - PRECAST CONCRETE CATCH BASIN (TYP)
  - BOLLARD / LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - APPROXIMATE BORING/INFILTRATION TEST LOCATIONS

AREA OF DISTURBANCE = 14.4 AC

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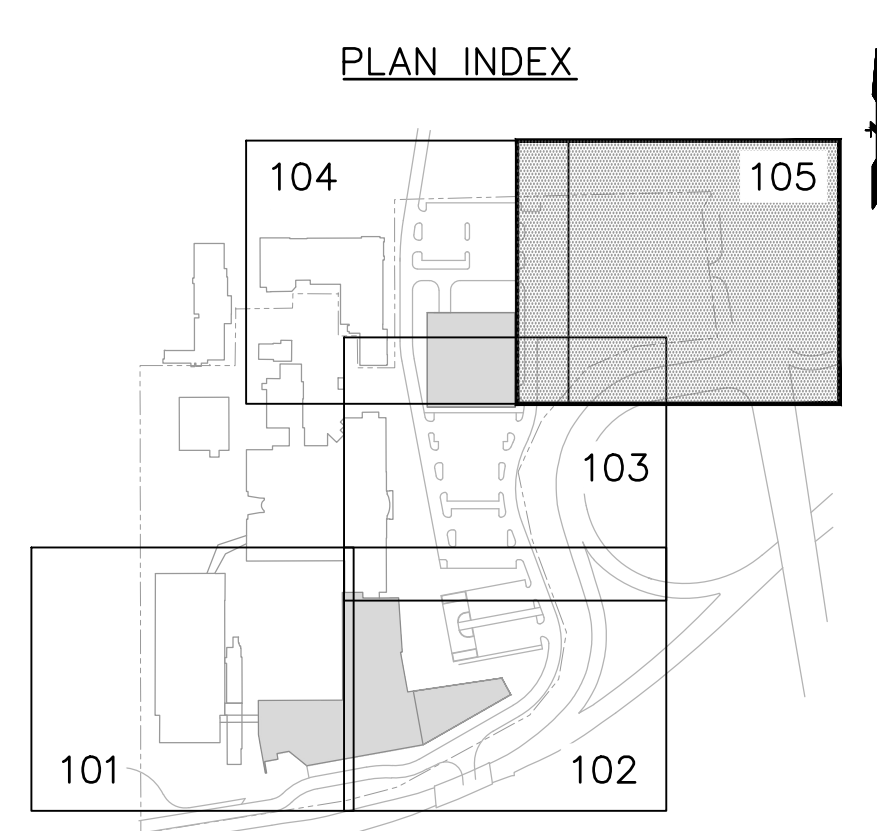
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3	06/30/2023	50% DESIGN DEVELOPMENT UPDATE

REVISIONS

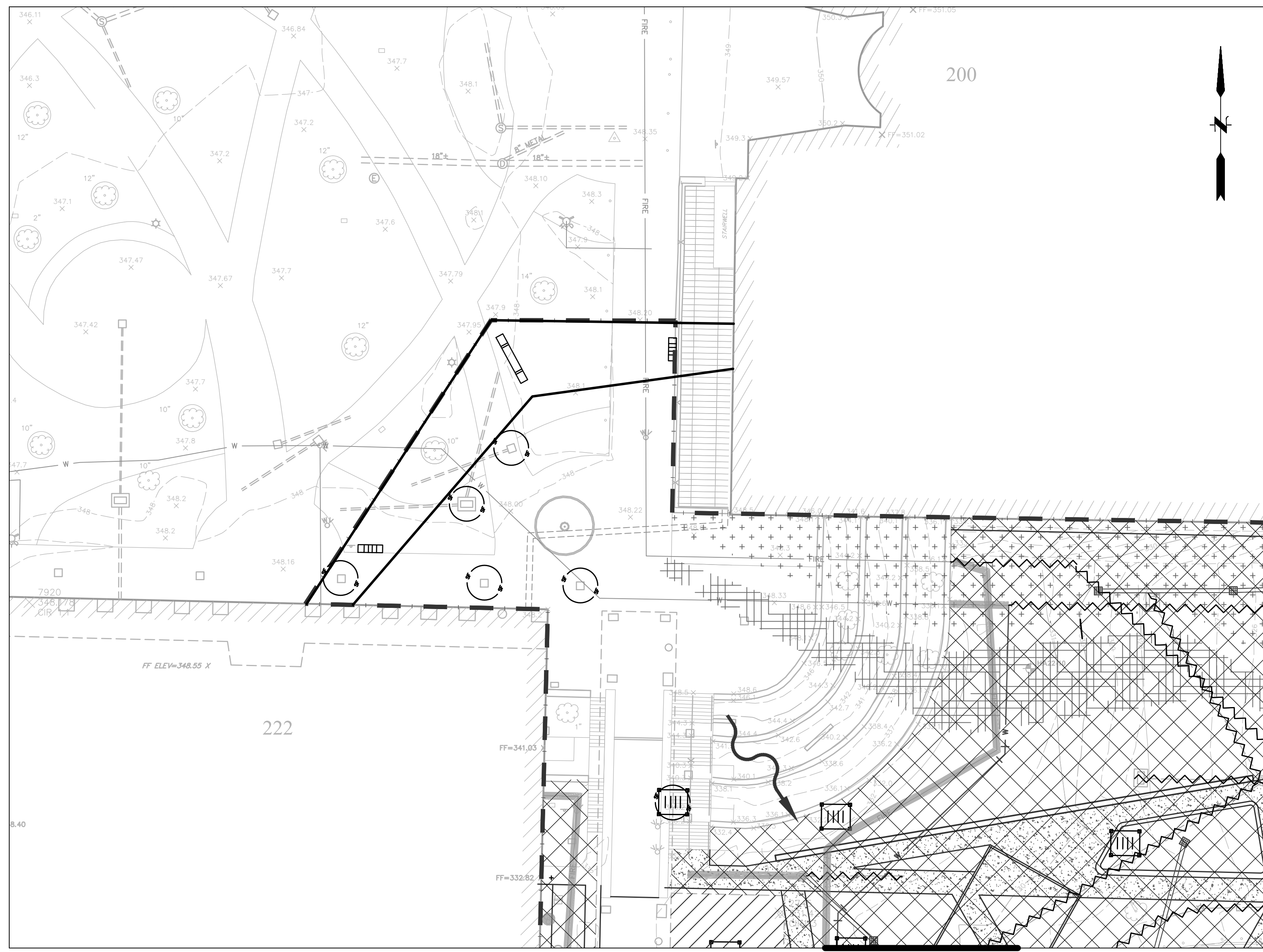
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

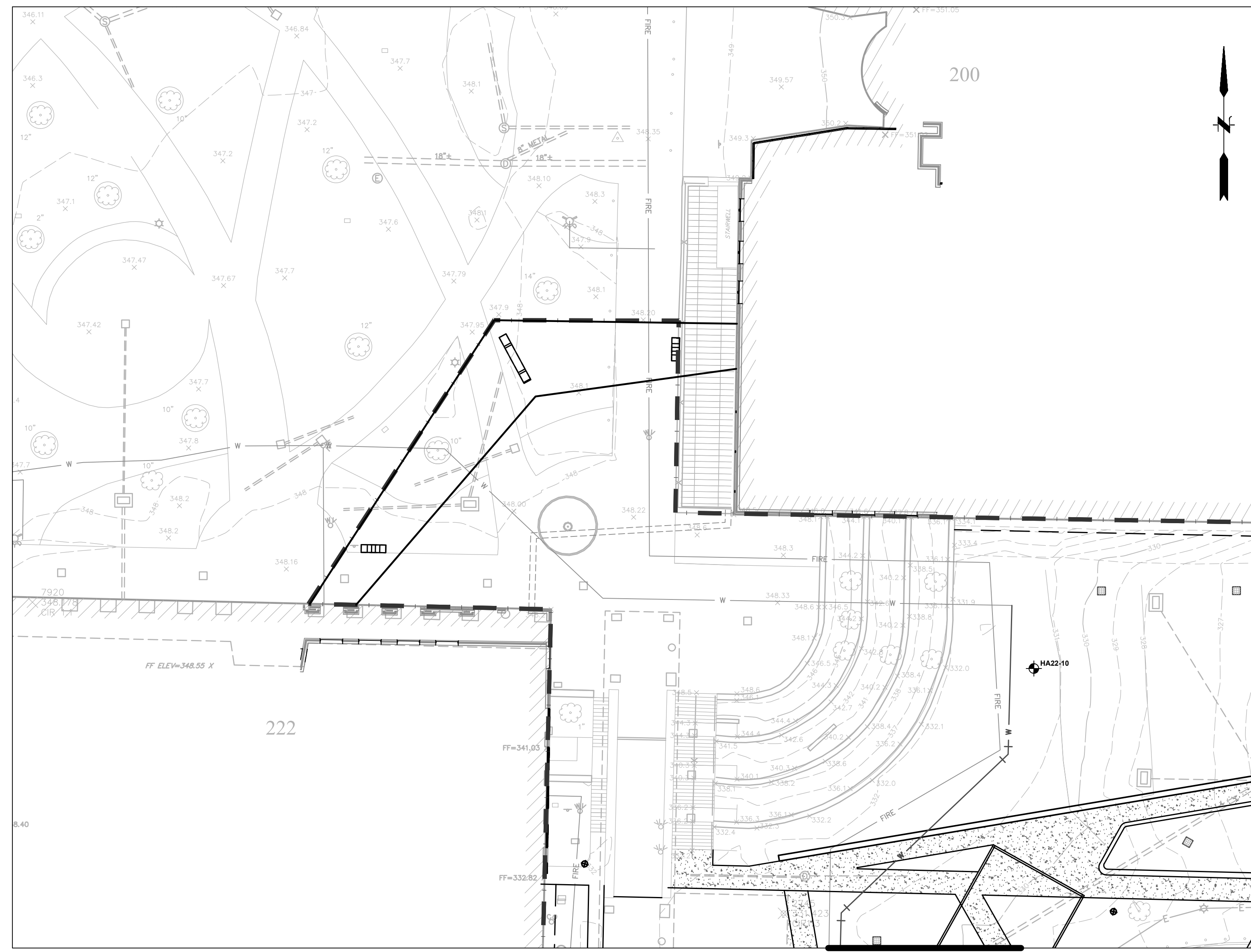
Sheet Title:  
**SITE LAYOUT PLAN**

Scale: 1" = 20'	PM: KEITH KLOIBER
Date: 06/30/2023	A/E: FLAD/WSP
Drawing By: F&O	Phase:
Project #: 20111246.SSN	Sheet: SIZE E 36X48
File:	
Dwg #:	<b>CS-105</b> REV #

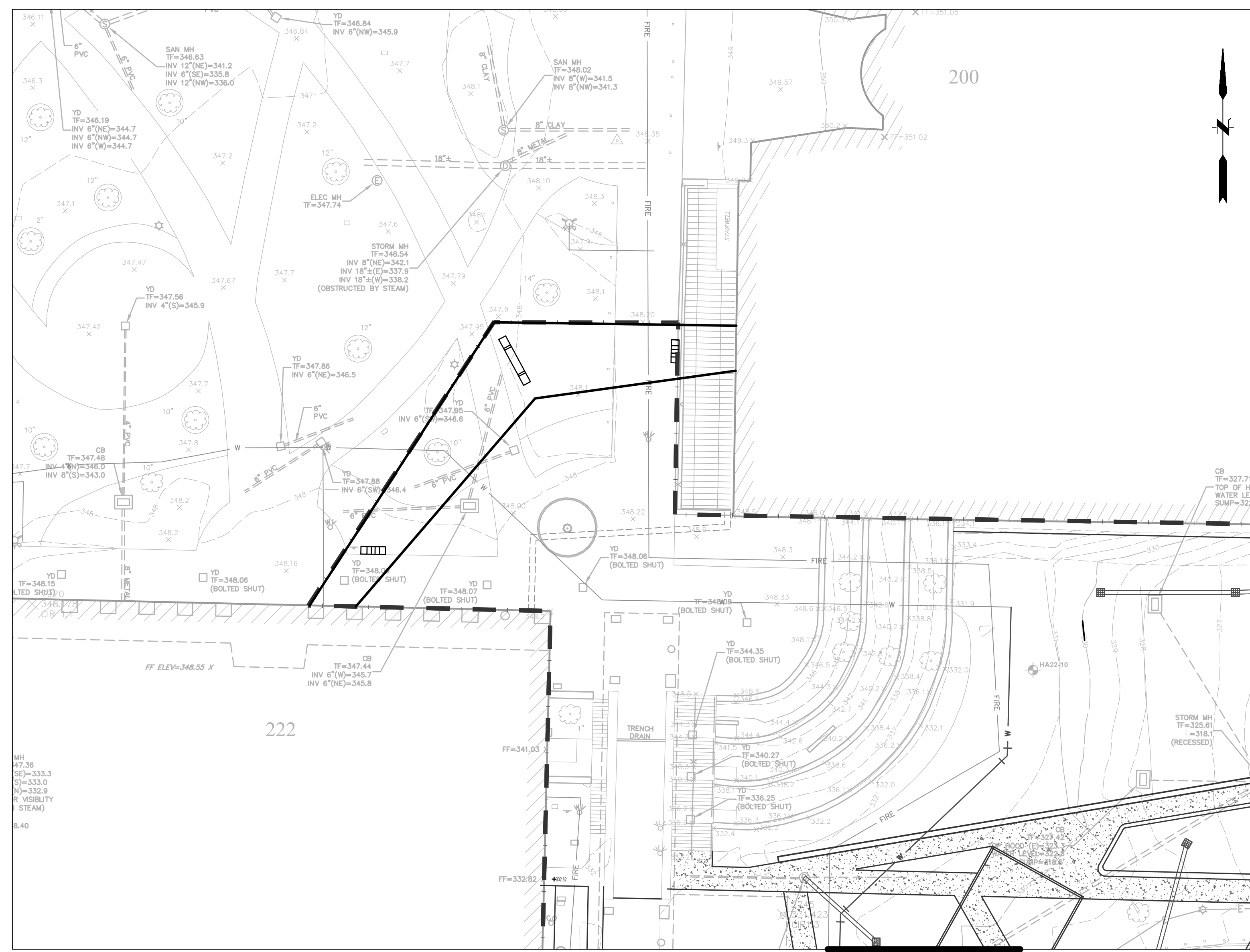
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SITE PREPARATION & EROSION AND SEDIMENT CONTROL PLAN  
1" = 20'



SITE LAYOUT PLAN & UTILITY PLAN  
1" = 20'



SITE GRADING AND DRAINAGE PLAN  
1" = 20'

- LEGEND:**
- BUILDING
  - STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
  - HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
  - MILL & OVERLAY
  - HEAVY DUTY CONCRETE PAVEMENT
  - CONCRETE SIDEWALK / MONOLITHIC WALK
  - SAWCUT
  - PROPERTY LINE
  - SETBACK LINE
  - LIMIT OF DISTURBANCE
  - (TYP) TYPICAL, REFER TO DETAILS
  - (TBC) TO BE COORDINATED
  - EXISTING SITE CONDITIONS LABEL
  - HEAVY DUTY YARD DRAIN (TYP)
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  - PRECAST CONCRETE CATCH BASIN (TYP)
  - BOLLARD / LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - APPROXIMATE BORING/INFILTRATION TEST LOCATIONS
- AREA OF DISTURBANCE = 14.4 AC

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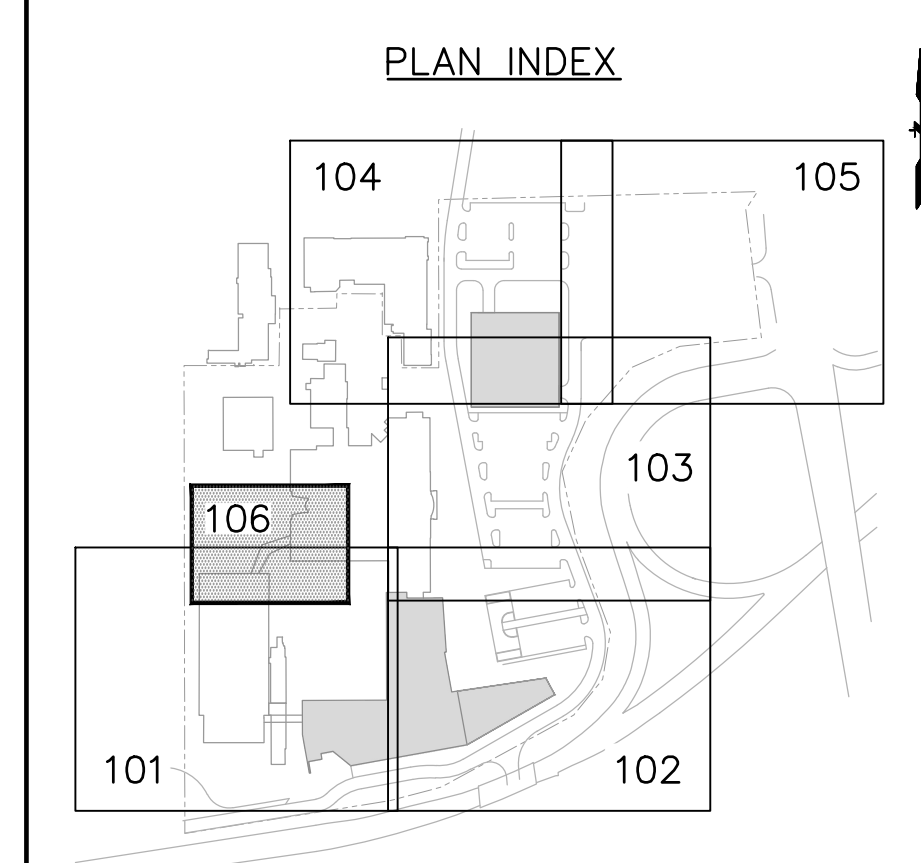
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

401 N Middletown Rd.  
Pearl River, NY 10965



Rev	Date	Description
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	<b>GLOBAL RESEARCH AND DEVELOPMENT</b>
--	--

Sheet Title:  
**B200 BRIDGE SITE PLANS**

Scale: 1" = 20'	PM: KEITH KLOIBER
Date: 06/30/2023	A/E: FLAD/WSP
Drawing By: F&O	Phase:
Project #: 20111246.SSN	Sheet: SIZE E 36X48
File:	REV #
Dwg #:	<b>CS-106</b>

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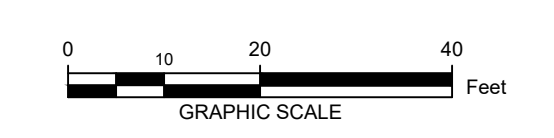




**PLAN NOTES:**

- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:
  - THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK, PREPARED FOR PFIZER, INC." DATED FEBRUARY 17, 2023, PREPARED BY PEREMA ENGINEERING, L.L.C. ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484.
  - THE PLAN ENTITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10014 AND THE PLAN ENTITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLET" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10014.
  - EASEMENT INFORMATION TAKEN FROM THE PLAN ENTITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
  - TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, PEARL RIVER, NEW YORK, SHEET NY-01, DATED 10/09/2022, SCALE 1"=20' PREPARED FOR PFIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL.
- THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

**LEGEND:**  
 - - - - - LIMIT OF DISTURBANCE  
 - - - - - AREA OF DISTURBANCE = 14.4 AC



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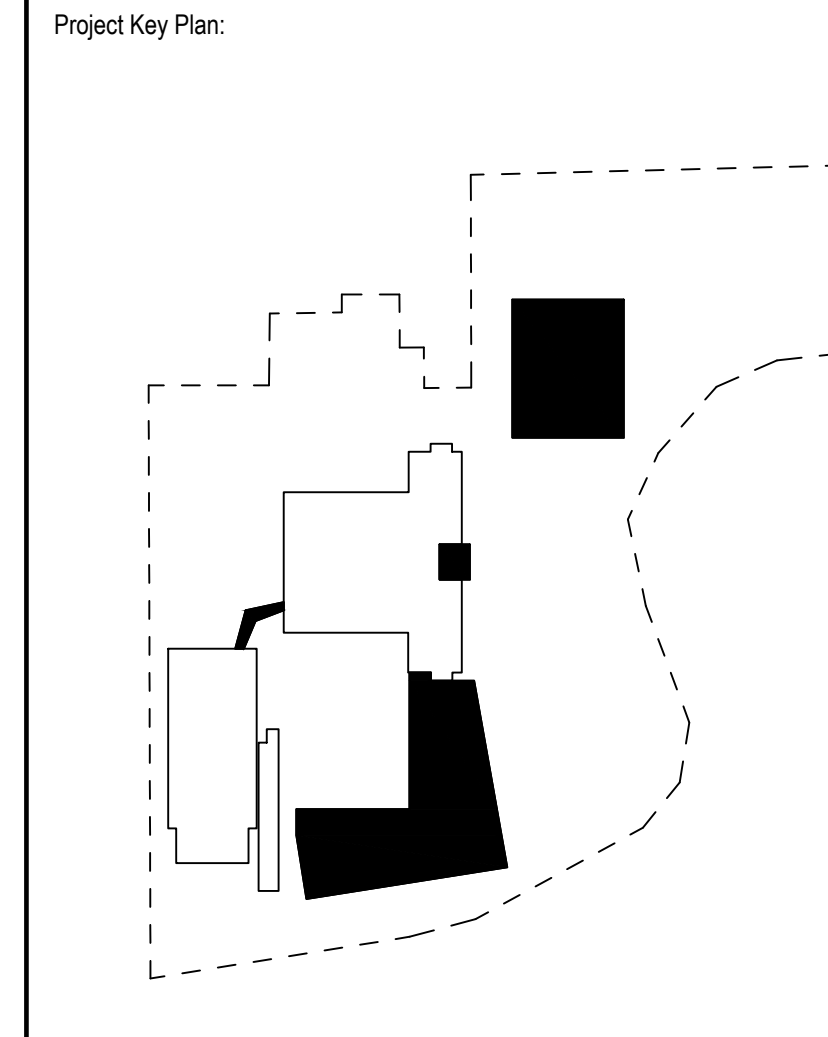
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

401 N Middletown Rd,  
 Pearl River, NY 10965



Rev	Date	Description
1	04/03/2023	SCHEMATIC DESIGN
2	05/19/2023	50% DESIGN DEVELOPMENT
3	06/30/2023	50% DESIGN DEVELOPMENT-UPDATE

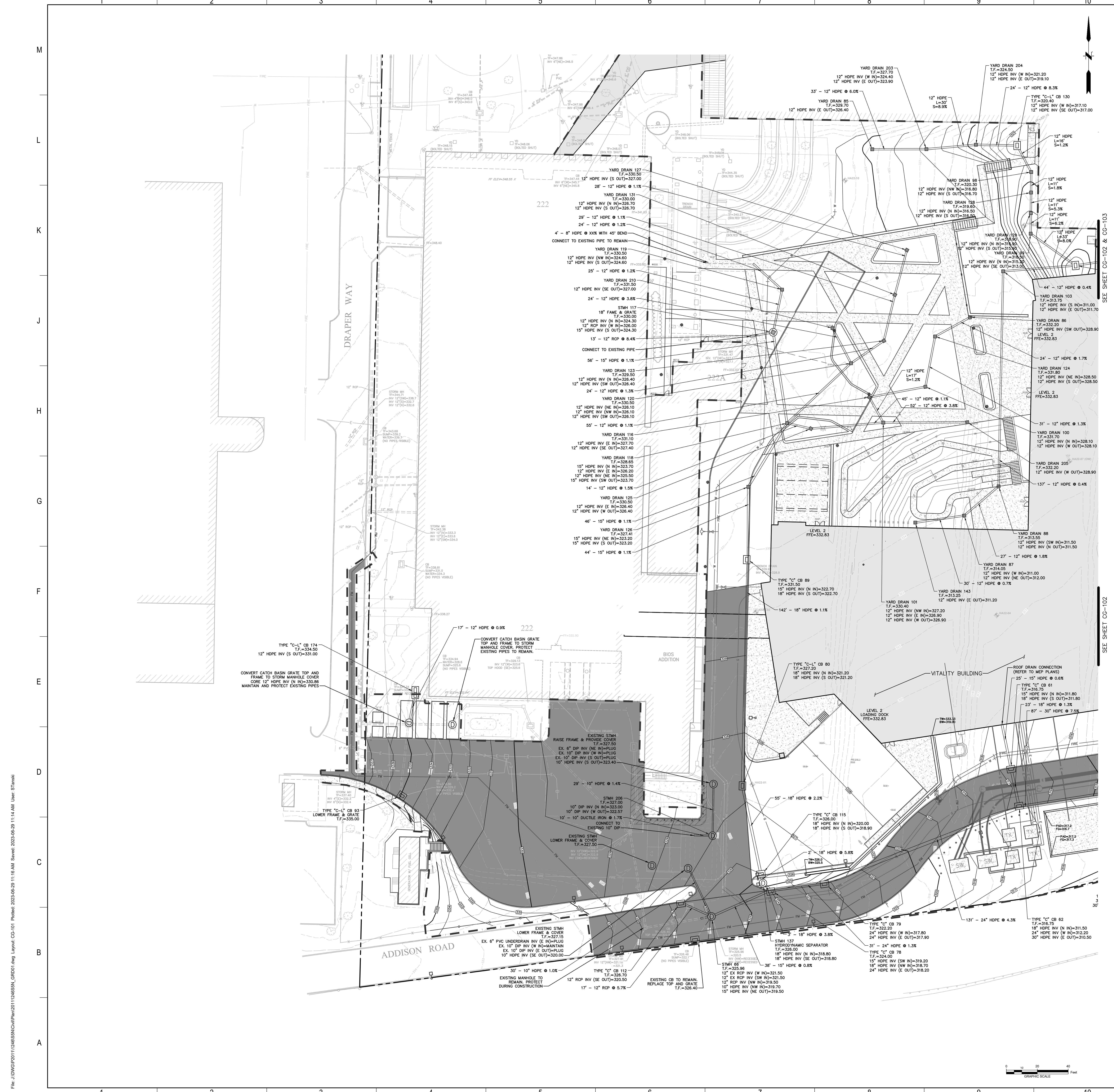
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Sheet Title:  
**OVERALL SITE GRADING & DRAINAGE PLAN**

Scale: 1"=60'      PM: KEITH KLOIBER  
 Date: 06/30/2023      AE: FLAD/WSP  
 Drawing By: F&O      Phase:  
 Project #: 20111246.SSN      Sheet: SIZE E 36X48  
 File:  
 Dwg #: **CG-100**      REV #

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- NOTES:
- REFER TO LANDSCAPE GRADING PLANS FOR SPECIALTY AREA GRADING.
  - PROVIDE SERIES 35 ADS COUPLING, O-RING GASKET, OR WT PIPE JOINT (DARK BELL/SHOULDER) AT STORM DRAINAGE PIPING WITHIN 25 FT OF THE SANITARY SEWER SYSTEM.
  - REFER TO ARCHITECTURAL PLANS FOR ROOF DRAIN CONNECTION DETAILS TO SITE STORMWATER MANAGEMENT SYSTEM.
  - STORM MANHOLES TO BE 4 FT IN DIAMETER UNLESS OTHERWISE NOTED. SEE DETAILS FOR OUTLET CONTROL STRUCTURE AND SEPARATOR DIAMETERS.
  - REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION DRAIN.
  - REFER TO RETAINING WALL DETAILS FOR WALL FOUNDATION DRAIN DESIGN.
  - SEED MIXTURE FOR BOTTOM OF DETENTION PONDS:  
SMOOTH BROMEGRASS, 25 RATE PER ACRE (LBS), 0.60 RATE PER 1,000 SF (LBS)  
CREeping RED FESCUE, 20 RATE PER ACRE (LBS), 0.50 RATE PER 1,000 SF (LBS)  
PERENNIAL RYEGRASS, 10 RATE PER ACRE (LBS), 0.20 RATE PER 1,000 SF (LBS)  
TOTAL: 55 RATE PER ACRE (LBS), 1.30 RATE PER 1,000 SF (LBS)
  - THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

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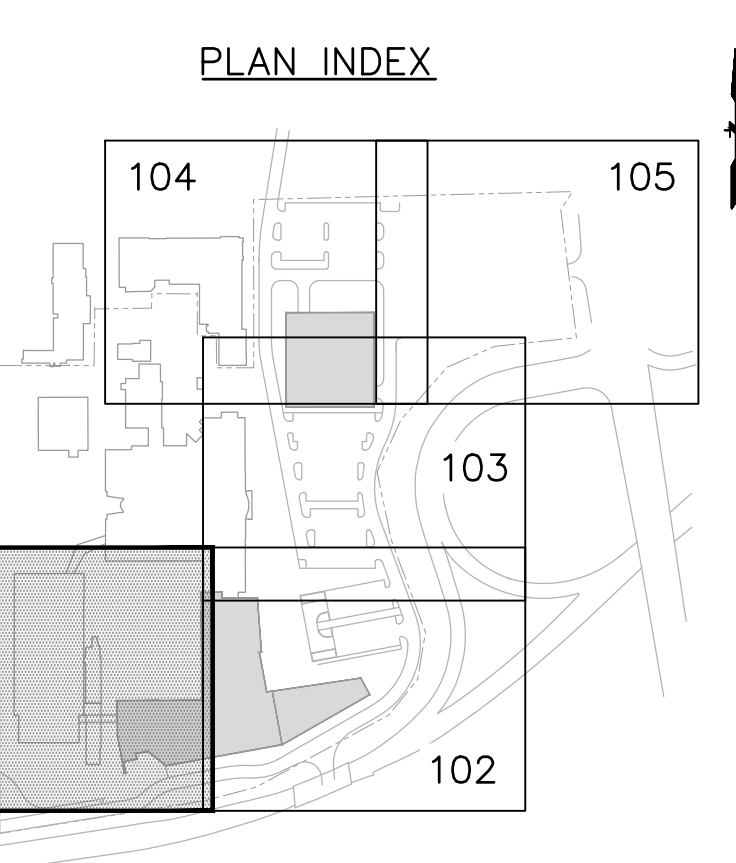
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**SITE GRADING & DRAINAGE PLAN**

Scale: 1"=20'	PM: KEITH KLOIBER
Date: 06/30/2023	A/E: FLAD/WSP
Drawing By: F&O	Phase:
Project #: 20111246.SSN	Sheet: SIZE E 36X48
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Dwg #:	

**CG-101** REV #

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- NOTES:
- REFER TO LANDSCAPE GRADING PLANS FOR SPECIALTY AREA GRADING.
  - PROVIDE SERIES 35 ADS COUPLING, O-RING GASKET, OR WT PIPE JOINT (DARKTED BELL/SPIGOT) AT STORM DRAINAGE PIPING WITHIN 25 FT OF THE SANITARY SEWAGE SYSTEM.
  - REFER TO ARCHITECTURAL PLANS FOR ROOF DRAIN CONNECTION DETAILS TO SITE STORMWATER MANAGEMENT SYSTEM.
  - STORM MANHOLES TO BE 4 FT IN DIAMETER UNLESS OTHERWISE NOTED. SEE DETAILS FOR OUTLET CONTROL STRUCTURE AND SEPARATOR DIAMETERS.
  - REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION DRAIN.
  - REFER TO RETAINING WALL DETAILS FOR WALL FOUNDATION DRAIN DESIGN.
  - SEED MIXTURE FOR BOTTOM OF DETENTION PONDS:  
SMOOTH BROMEGRASS, 25 RATE PER ACRE (LBS), 0.60 RATE PER 1,000 SF (LBS)  
CREeping RED FESCUE, 20 RATE PER ACRE (LBS), 0.50 RATE PER 1,000 SF (LBS)  
PERENNIAL RYEGRASS, 10 RATE PER ACRE (LBS), 0.20 RATE PER 1,000 SF (LBS)  
TOTAL: 55 RATE PER ACRE (LBS), 1.30 RATE PER 1,000 SF (LBS)
  - THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON THE SITE.

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Parking Design  
**DESIGN**  
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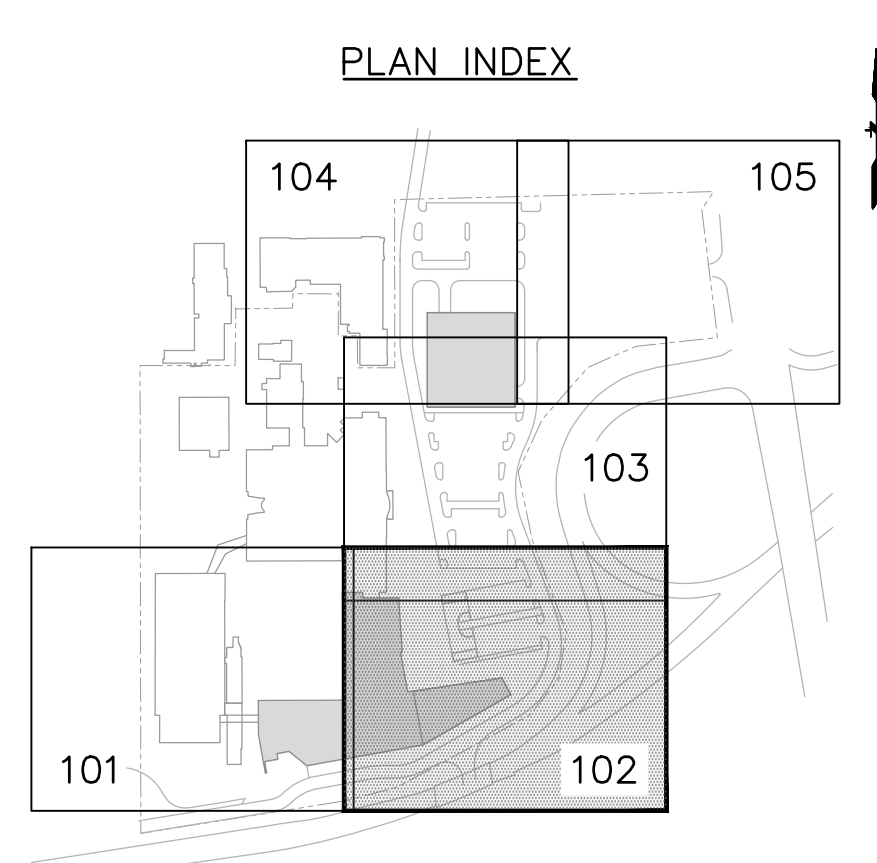
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REVISIONS

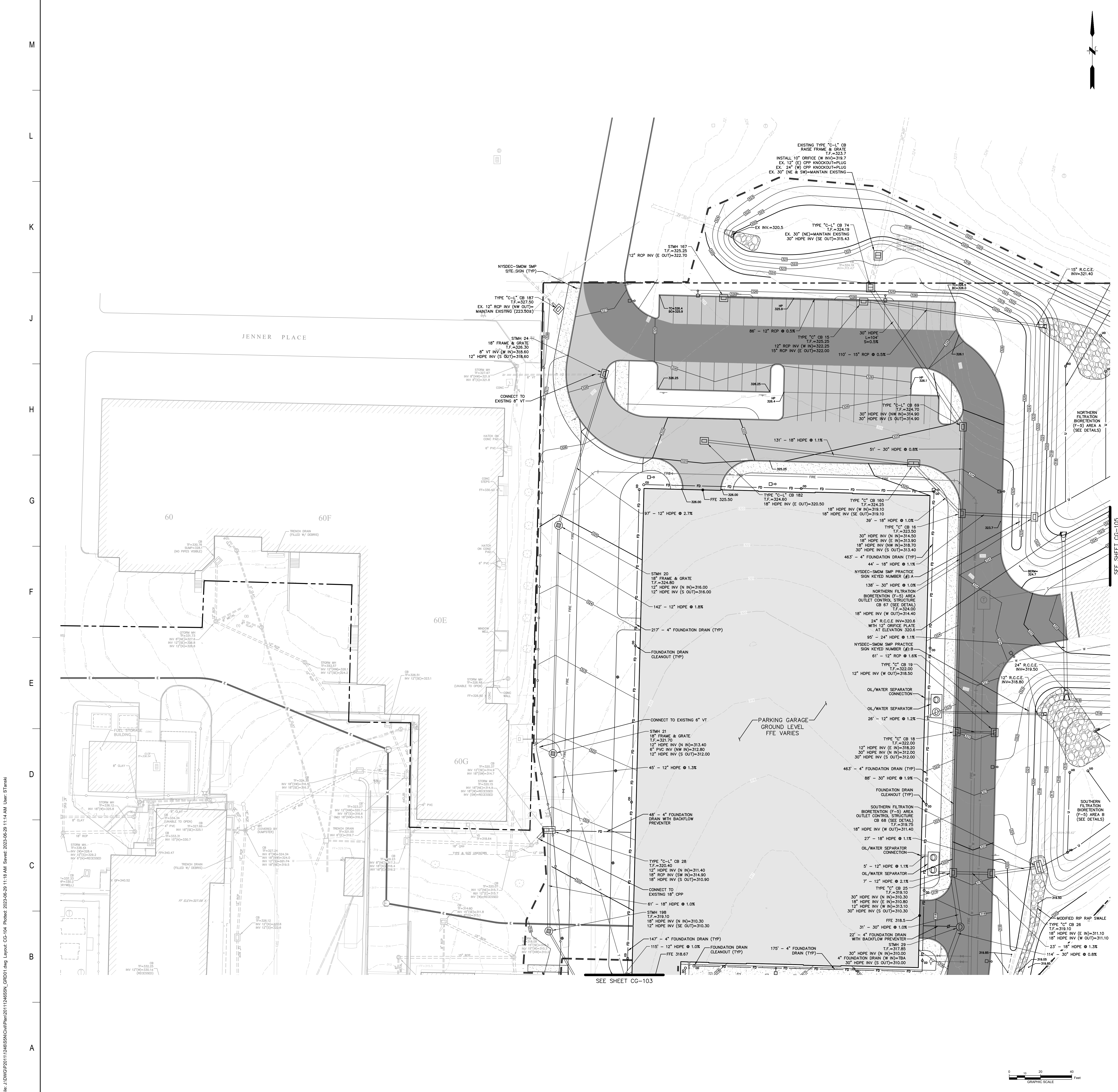
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Sheet Title	Scale	Rev	Author
<b>SITE GRADING &amp; DRAINAGE PLAN</b>	1"=20'	06/30/2023	KEITH KLOIBER

Scale: 1"=20'	Rev: 06/30/2023	Author: KEITH KLOIBER
Drawing By: F&O	Phase:	Author: FLAD/WSP
Project #: 20111246.SSN	Sheet: SIZE E 36X48	Author: FLAD/WSP
File:	Dwg #:	Author: FLAD/WSP
<b>CG-102</b>		REV #

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- NOTES:
- REFER TO LANDSCAPE GRADING PLANS FOR SPECIALTY AREA GRADING.
  - PROVIDE SERIES 35 ADS COUPLING, O-RING GASKET, OR WT PIPE JOINT (DARKTED BELL/SPIGOT) AT STORM DRAINAGE PIPING WITHIN 25 FT OF THE SANITARY SEWAGE SYSTEM.
  - REFER TO ARCHITECTURAL PLANS FOR ROOF DRAIN CONNECTION DETAILS TO SITE STORMWATER MANAGEMENT SYSTEM.
  - STORM MANHOLES TO BE 4 FT IN DIAMETER UNLESS OTHERWISE NOTED. SEE DETAILS FOR OUTLET CONTROL STRUCTURE AND SEPARATOR DIAMETERS.
  - REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION DRAIN.
  - REFER TO RETAINING WALL DETAILS FOR WALL FOUNDATION DRAIN DESIGN.
  - SEED MIXTURE FOR BOTTOM OF DETENTION PONDS:  
SMOOTH BROMEGRASS, 25 RATE PER ACRE (LBS), 0.60 RATE PER 1,000 SF (LBS)  
CREeping RED FESCUE, 20 RATE PER ACRE (LBS), 0.50 RATE PER 1,000 SF (LBS)  
PERENNIAL RYEGRASS, 10 RATE PER ACRE (LBS), 0.20 RATE PER 1,000 SF (LBS)  
TOTAL: 55 RATE PER ACRE (LBS), 1.30 RATE PER 1,000 SF (LBS)
  - THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON THE SANITARY SEWAGE SYSTEM.

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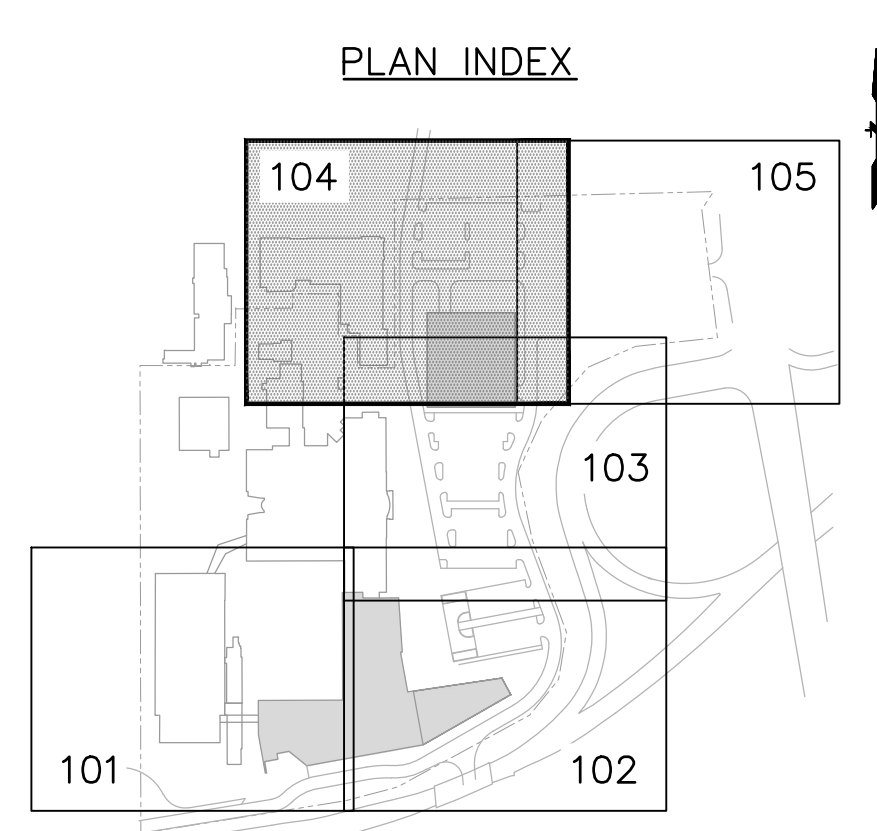
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SLLB studio  
122 West 20th St, 10th Floor  
New York, NY 10018  
212.991.4230

**NOT FOR CONSTRUCTION**

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

401 N Middletown Rd,  
Pearl River, NY 10965



Rev	Date	Description
1	04/03/2023	SCHEMATIC DESIGN
2	05/19/2023	50% DESIGN DEVELOPMENT
3	06/30/2023	50% DESIGN DEVELOPMENT UPDATE

REVISIONS

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Rev	Date	Description
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2	05/19/2023	50% DESIGN DEVELOPMENT
3	06/30/2023	50% DESIGN DEVELOPMENT UPDATE

**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**SITE GRADING & DRAINAGE PLAN**

Scale: 1"=20'  
Date: 06/30/2023  
Drawing By: F&O  
Project #: 20111246.SSN  
Sheet: SIZE E 36X48

PM: KEITH KLOIBER  
AE: FLAD/WSP  
Phase:  
File:  
Dwg #:  
**CG-104** REV #

File: J:\DWG\20111246.SSN\Plan\20111246.SSN\_LGR01.dwg Layout: CG-104 Plotted: 2023-06-29 11:16 AM User: STANSA

File: J:\DWG\20111246\SSN\Comp\Plan\20111246SSN\_LGR01.dwg Layout: CG-105 Plotted: 2023-06-29 11:19 AM Saved: 2023-06-29 11:14 AM User: STanish



- NOTES:**
- REFER TO LANDSCAPE GRADING PLANS FOR SPECIALTY AREA GRADING.
  - PROVIDE SERIES 35 ADS COUPLING, O-RING GASKET, OR WT PIPE JOINT (CASTED BELL/SPIGOT) AT STORM DRAINAGE PIPING WITHIN 25 FT OF THE SANITARY SEWAGE SYSTEM.
  - REFER TO ARCHITECTURAL PLANS FOR ROOF DRAIN CONNECTION DETAILS TO SITE STORMWATER MANAGEMENT SYSTEM.
  - STORM MANHOLES TO BE 4 FT IN DIAMETER UNLESS OTHERWISE NOTED. SEE DETAILS FOR OUTLET CONTROL STRUCTURE AND SEPARATOR DIAMETERS.
  - REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION DRAIN.
  - REFER TO RETAINING WALL DETAILS FOR WALL FOUNDATION DRAIN DESIGN.
  - SEED MIXTURE FOR BOTTOM OF DETENTION PONDS:  
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CREeping RED FESCUE, 20 RATE PER ACRE (LBS), 0.50 RATE PER 1,000 SF (LBS)  
PERENNIAL RYEGRASS, 10 RATE PER ACRE (LBS), 0.20 RATE PER 1,000 SF (LBS)  
TOTAL: 55 RATE PER ACRE (LBS), 1.30 RATE PER 1,000 SF (LBS)
  - THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON THIS SITE.

**LEGEND:**

- LIMIT OF DISTURBANCE
- AREA OF DISTURBANCE = 14.4 AC

**GRAPHIC SCALE**

0 10 20 40 Feet

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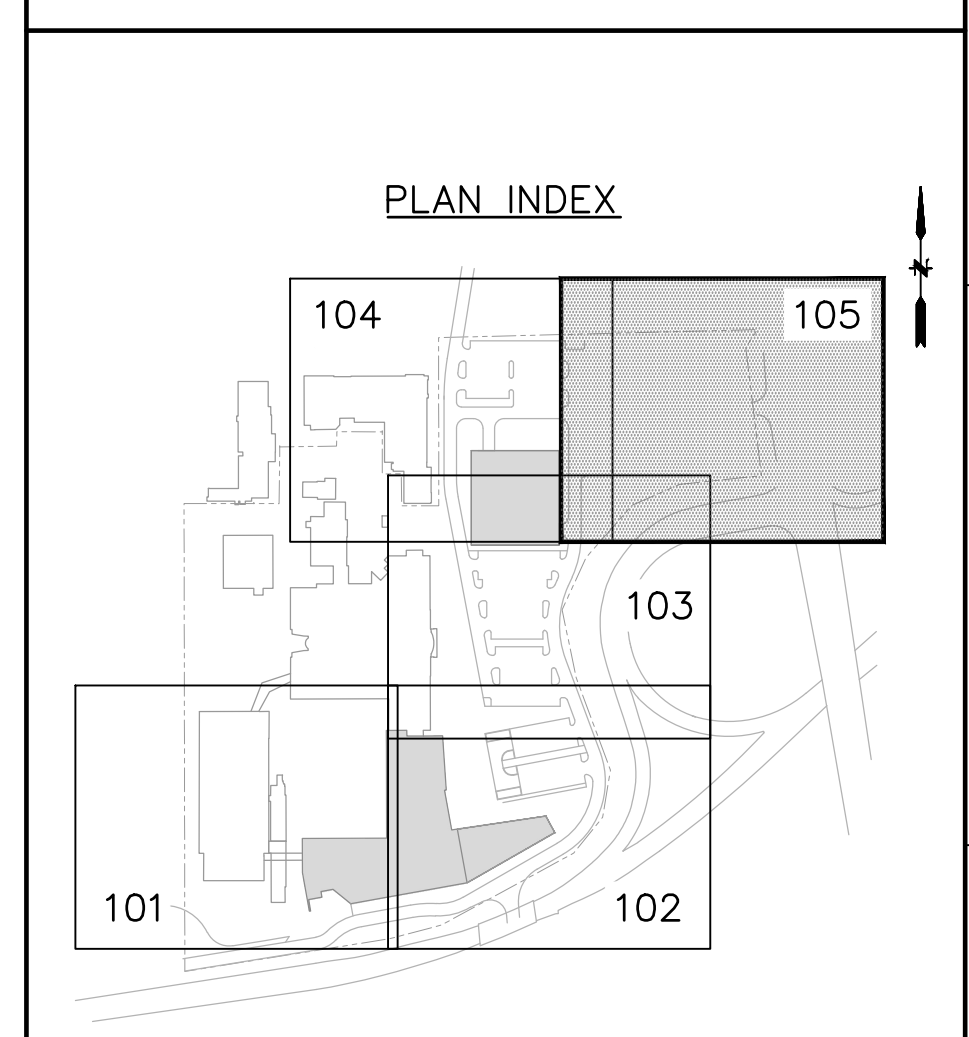
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**NOT FOR CONSTRUCTION**

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

401 N Middletown Rd,  
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Rev	Date	Description
1	04/03/2023	SCHEMATIC DESIGN
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**SITE GRADING & DRAINAGE PLAN**

Scale: 1" = 20'	PM: KEITH KLOIBER
Date: 06/30/2023	A/E: FLAD/WSP
Drawing By: F&O	Phase:
Project #: 20111246.SSN	Sheet: SIZE E 36X48
File:	
Dwg #:	<b>CG-105</b> REV #

- GENERAL NOTES:
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  - EXISTING CONDITIONS BASE MAPPING IS A COMPLETION OF PERERA ENGINEERING FIELD SURVEY, LIMITED FAD FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

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 973.584.9200  
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Project Name:

**Pfizer Pearl River  
 Project Vitality**

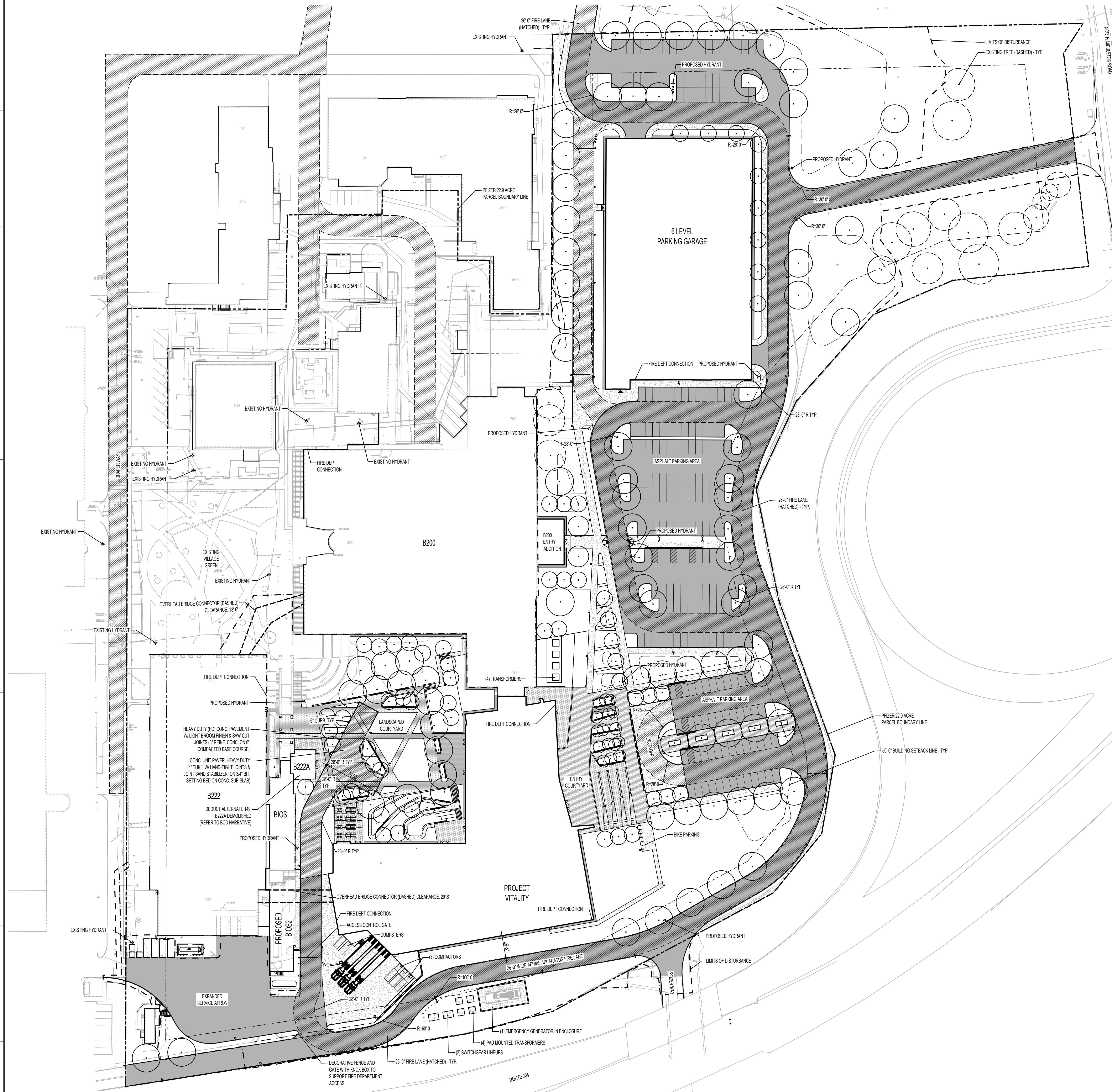
Project Key Plan:



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/17/2023	04/17/2023	ORANGETOWN PLANNING BOARD APPLICATION
07/06/2023	07/06/2023	ORANGETOWN ACASOR APPLICATION

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	GLOBAL RESEARCH AND DEVELOPMENT
Sheet Title:	<b>FIRE ACCESS PLAN</b>
Scale:	AS NOTED
Date:	07/06/23
Drawn By:	FLAD
Project #:	23661-00
File:	FLAD
Dep #:	<b>L-000</b>

Scale:	PN:
AS NOTED	KEITH KLOIBER
Date:	AE:
07/06/23	FLAD/WSP
Drawn By:	Phase:
FLAD	DESIGN DEVELOPMENT
Project #:	Sheet:
23661-00	SIZE E 36X48
File:	REV #
FLAD	
Dep #:	
<b>L-000</b>	



**1 FIRE ACCESS PLAN**  
 SCALE: 1"=50'-0"

<p>1 PEDESTRIAN PAVING</p> <p>1A LIGHT DUTY (L/D) CONC. PAVEMENT W/ LIGHT BROOM FINISH &amp; SAW CUT JOINTS (3" W/ REIN. CONC. ON 4" COMPACTED BASE COURSE)</p> <p>1B TYPE 1 CONC. UNIT PAVEMENT HEAVY DUTY (H/D) W/ HAND-TIGHT JOINTS &amp; JOINT SAND STABILIZER (ON 3" BT. SETTING BED ON CONC. SUB-SLAB)</p> <p>1C TYPE 2 CONC. UNIT PAVEMENT HEAVY DUTY (H/D) W/ HAND-TIGHT JOINTS &amp; JOINT SAND STABILIZER (ON 3" BT. SETTING BED ON CONC. SUB-SLAB)</p> <p>1D TYPE 3 CONC. UNIT PAVEMENT HEAVY DUTY (H/D) W/ HAND-TIGHT JOINTS &amp; JOINT SAND STABILIZER (ON 3" BT. SETTING BED ON CONC. SUB-SLAB)</p> <p>1E CONC. SITE STAR (STANDARD, C.I.P. REIN. CONC. STAR, BLAST FINISH, W/ SURFACE MOUNTED S.S. HANDBALL, W/ CONC. CHECK WALL)</p> <p>1F STD. CONC. CURB RAMP LIGHT DUTY (L/D) CONC. PAVEMENT W/ LIGHT BROOM FINISH &amp; FACILE MARKING STRIP (3" STD. W/ REIN. CONC. ON 4" COMPACTED BASE COURSE)</p> <p>1G WOOD DECKING SYSTEM</p>	<p>2 VEHICULAR PAVING</p> <p>2A HEAVY DUTY (H/D) CONC. PAVEMENT W/ LIGHT BROOM FINISH &amp; SAW CUT JOINTS (3" W/ REIN. CONC. ON 4" COMPACTED BASE COURSE)</p> <p>2B TYPE 4 CONC. UNIT PAVEMENT HEAVY DUTY (H/D) W/ HAND-TIGHT JOINTS &amp; JOINT SAND STABILIZER (ON 3" BT. SETTING BED ON CONC. SUB-SLAB)</p> <p>2C ASPHALT PAVING</p> <p>2D 6" CONC. CURB</p> <p>2E PAVEMENT MARKING</p> <p>2F MOUNTABLE CURB</p> <p>2G TYPE 5 CONC. UNIT PAVEMENT HEAVY DUTY (H/D) W/ HAND-TIGHT JOINTS &amp; JOINT SAND STABILIZER (ON 3" BT. SETTING BED ON CONC. SUB-SLAB)</p>	<p>3 LANDSCAPE MATERIALS</p> <p>3A PLANT BED</p> <p>3B SOODED LAWN</p> <p>3C METAL LANDSCAPE EDGING</p> <p>3D STONE MAINTENANCE EDGE</p> <p>3E STORMWATER DETENTION BASIN</p> <p>3F STORMWATER RAIN GARDEN</p> <p>3G EXISTING TREE (DASHED), TO REMAIN</p>
<p>4 SITE ELEMENTS</p> <p>4A TYPE 1 TABLE AND CHAIRS, BOO TABLE, LANDSCAPE FORMS CHIPMAN TABLE, 42" DIA. POWDER-COATED, W/ UMBRELLA W/ L.E. FREE STANDING, BOO CHAIR, LANDSCAPE FORMS CHIPMAN CHAIR, ARMED, POWDER-COATED</p> <p>4B TYPE 2 TABLE &amp; BENCHES, BOO TABLE, LANDSCAPE FORMS HARVEST TABLE, DINING HEIGHT, POWDER-COATED, FREE STANDING, BOO BENCH, LANDSCAPE FORMS HARVEST BENCH, DINING HEIGHT, POWDER-COATED</p> <p>4C OUTDOOR WORKING FURNITURE, BOO, LANDSCAPE FORMS UPFIT ADAPTIVE STRUCTURE</p> <p>4D BICYCLE RACK, BOO, LANDSCAPE FORMS POP BIKE RACK, POWDER-COATED, SURFACE MOUNT</p> <p>4E UTTER-BAN, BOO, LANDSCAPE FORMS UPFIT UTTER-RECEPTACLE, POWDER-COATED, SURFACE MOUNTED, SEE OPENING</p> <p>4F PRECAST CONC. CURB BY HT PRECAST CONC. SEGMENTS ON C.I.P. CONC. FOOTING AND COMPACTED BASE COURSE</p> <p>4G MONOLITHIC PRECAST WALL W/ C.I.P. REINFORCED CONCRETE SUBWALL TO FROST DEPTH</p> <p>4H SITE FENCING WALL, STD. C.I.P. REIN. CONC. ON SPREAD FOOTING</p> <p>4I COVERED WALKWAY (DASHED) - SEE ARCH. ADD ALTERNATE SA - REFER TO BOO NARRATIVE</p> <p>4J FLAGPOLE</p> <p>4K PRECAST CONC. GRADE BEAM ON COMPACTED AGGREGATE BASE</p> <p>4L EXTERIOR CANOPY STRUCTURE (DASHED) - SEE ARCH. ADD ALTERNATIVE SB - REFER TO BOO NARRATIVE</p> <p>4M WOOD BENCH TOPS, BOO FORMS-SURFACES KNIGHT BENCH</p>	<p>5 SITE LIGHTING/ELECTRICAL/SECURITY FEATURES</p> <p>5A ACCESS CONTROL GATE</p> <p>5B EMERGENCY PHONE</p> <p>5C SECURITY FENCE AND GATE WITH INDOOR BOX TO SUPPORT FIRE DEPARTMENT ACCESS</p> <p>5D SINGLE ARM, POLE LUMINAIRE</p> <p>5E PEDESTRIAN LIGHT COLUMN</p> <p>5F LIGHT BOLLARD ROUND</p> <p>5G FESTOON LINEAR LIGHT</p> <p>5H FLEXIBLE LED TAPE AT SEAT WALL</p> <p>5I WALL RECESSED STEP LIGHT</p> <p>5J FIRE HYDRANT</p> <p>5K FIRE DEPT. CONNECTION</p> <p>5L GRADE RECESSED UP LIGHT</p> <p>5M SECURITY BOLLARD</p>	<p>6 MISC.</p> <p>6A EMERGENCY GENERATOR IN ENCLOSURE</p> <p>6B PAD MOUNTED TRANSFORMER</p> <p>6C SWITCHGEAR LINEUP</p> <p>6D COMPACTOR</p> <p>6E TUMPLER</p> <p>6F OVERHEAD BRIDGE CONNECTOR (DASHED) - SEE ARCH.</p> <p>6G EXISTING SIGN TO REMAIN</p> <p>6H CARD READER</p> <p>6I EXISTING FENCE TO REMAIN</p> <p>6J BZZZA - REMOVE WITH ACCEPTANCE OF ADD ALT 149</p> <p>6K REMOVE CANOPY STRUCTURE - ADD ALT</p>

**1 LANDSCAPE KEYNOTE INDEX**



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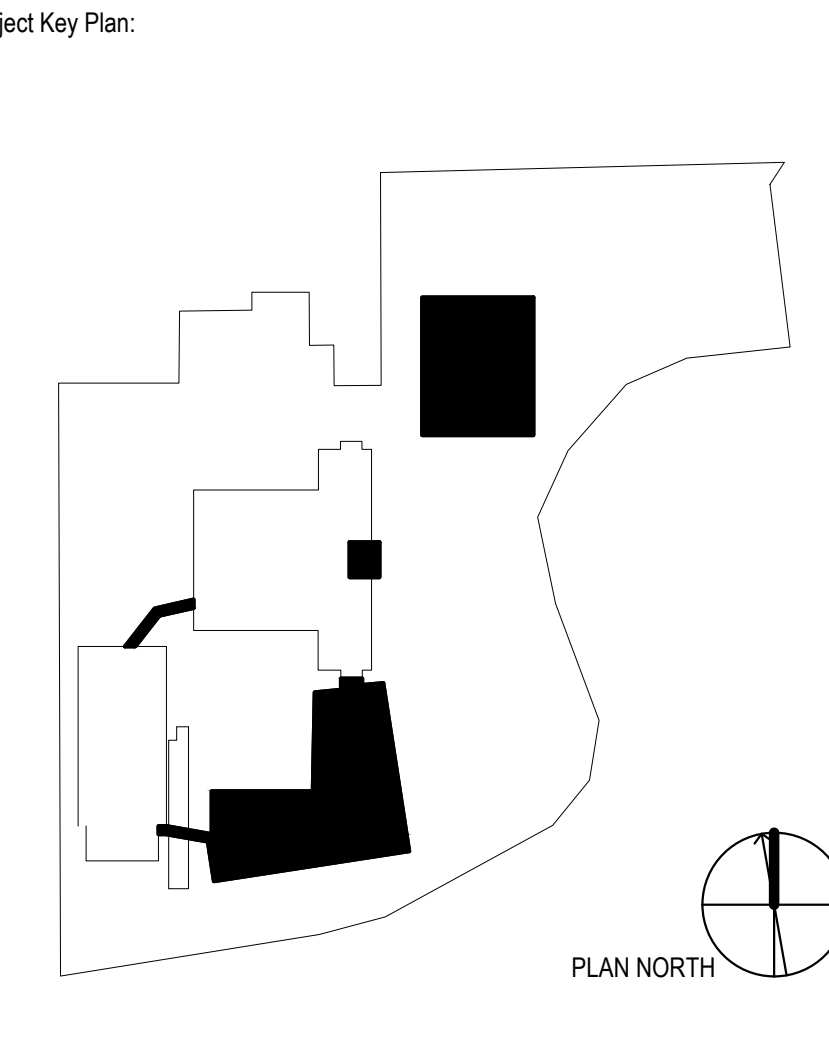
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973.584.0200  
vdaassoc.com



Project Name:  
**PFIZER PEARL RIVER  
PROJECT VITALITY**



Rev	Date	Description
01	05/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	06/03/2023	ISSUED FOR PERMIT
03	06/17/2023	ORANGETOWN PLANNING BOARD APPLICATION
04	07/06/2023	ORANGETOWN ACASOR APPLICATION

REVISIONS

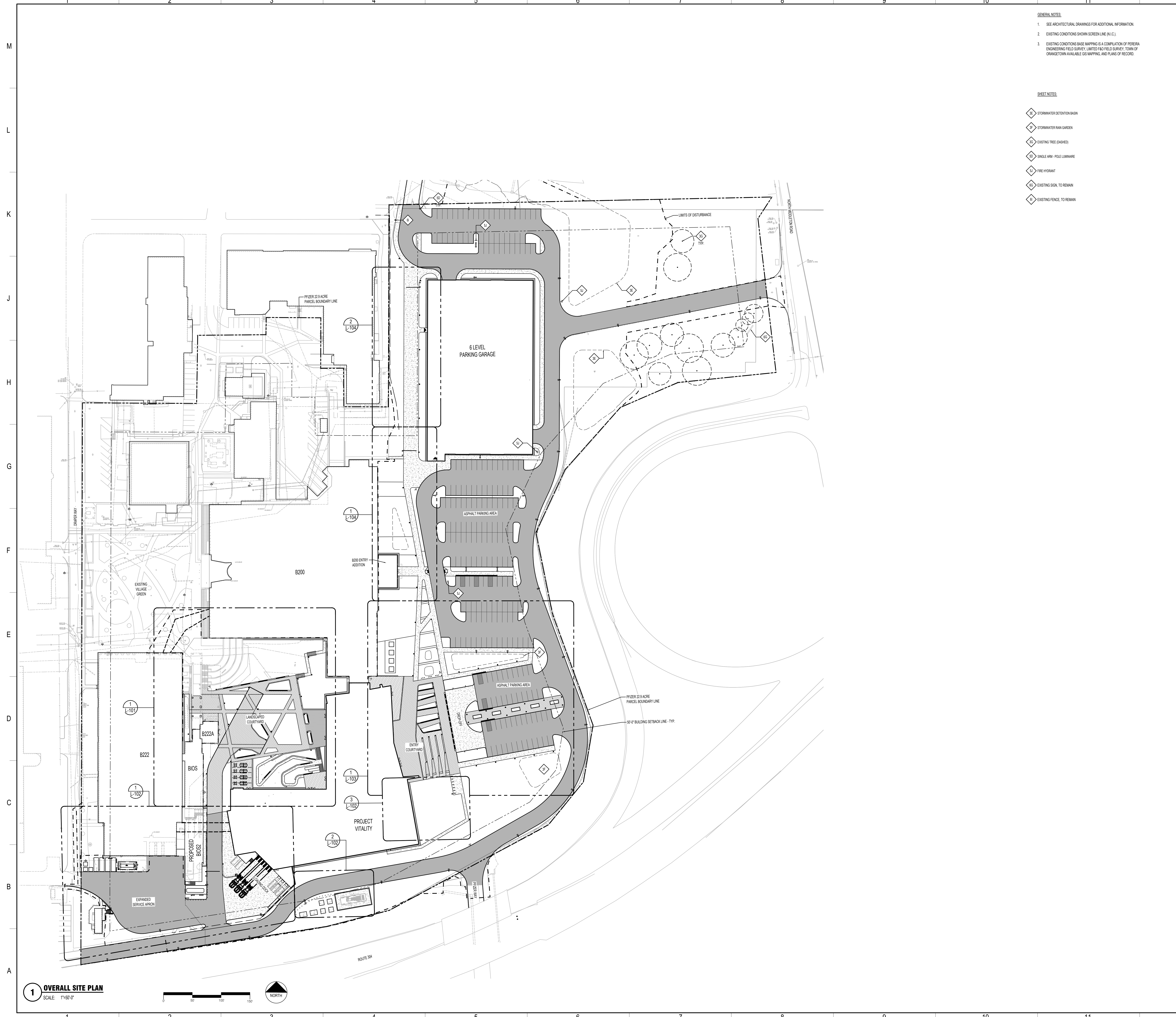
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**GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title: **LANDSCAPE GENERAL NOTES**

Scale: AS NOTED      P/N: KEITH KLOIBER  
Date: 07/06/23      A/E: FLAD/WSP  
Drawn By: FLAD      Phase: DESIGN DEVELOPMENT  
Project #: 23661-00      Sheet: SIZE E 36X48  
File: FLAD  
Dwg #: **L-001**      REV #





- GENERAL NOTES:**
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**SHEET NOTES:**

- ◊ STORMWATER DETENTION BASIN
- ◊ STORMWATER RUN GARDEN
- ◊ EXISTING TREE (DASHED)
- ◊ SINGLE ARM - POLE LUMINAIRE
- ◊ FIRE HYDRANT
- ◊ EXISTING SIGN TO REMAIN
- ◊ EXISTING FENCE, TO REMAIN

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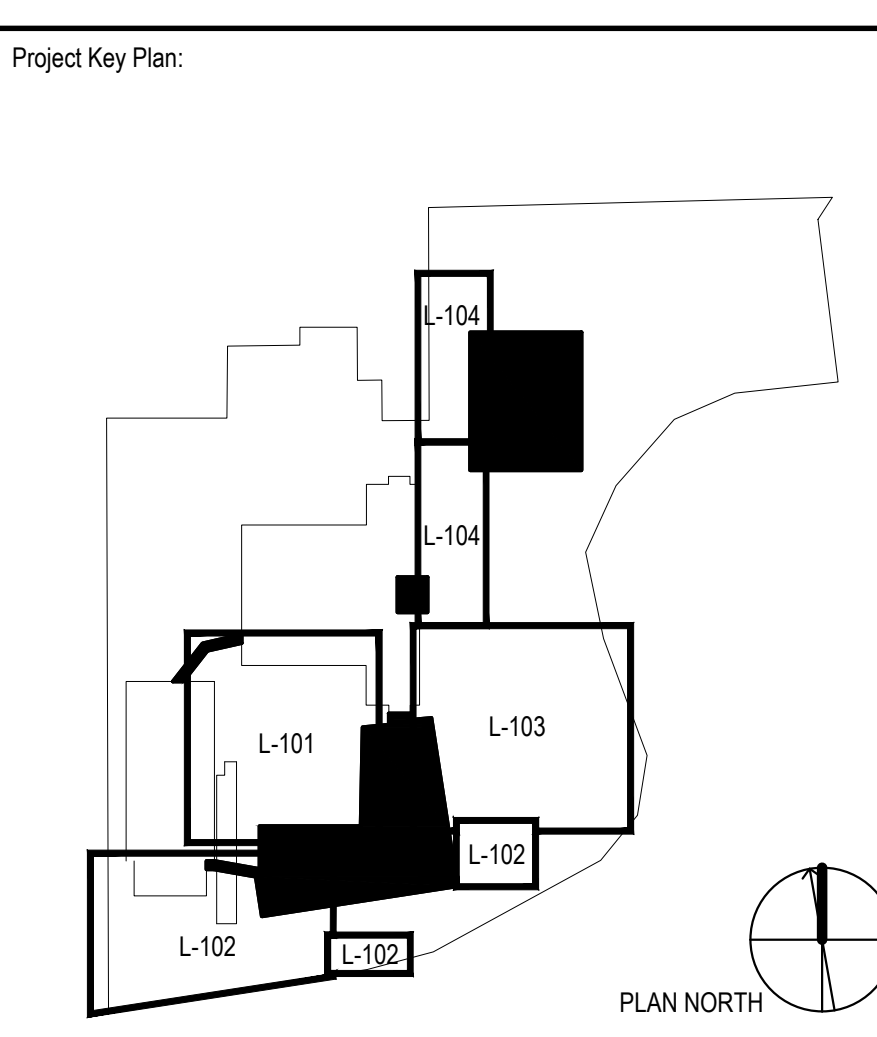
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 973.584.0200  
 vdaassoc.com



Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



Rev	Date	Description
01	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	04/03/2023	ISSUED FOR PERMIT
03	04/11/2023	ORANGETOWN PLANNING BOARD APPLICATION
04	07/06/2023	ORANGETOWN ACASOR APPLICATION

**REVISIONS**

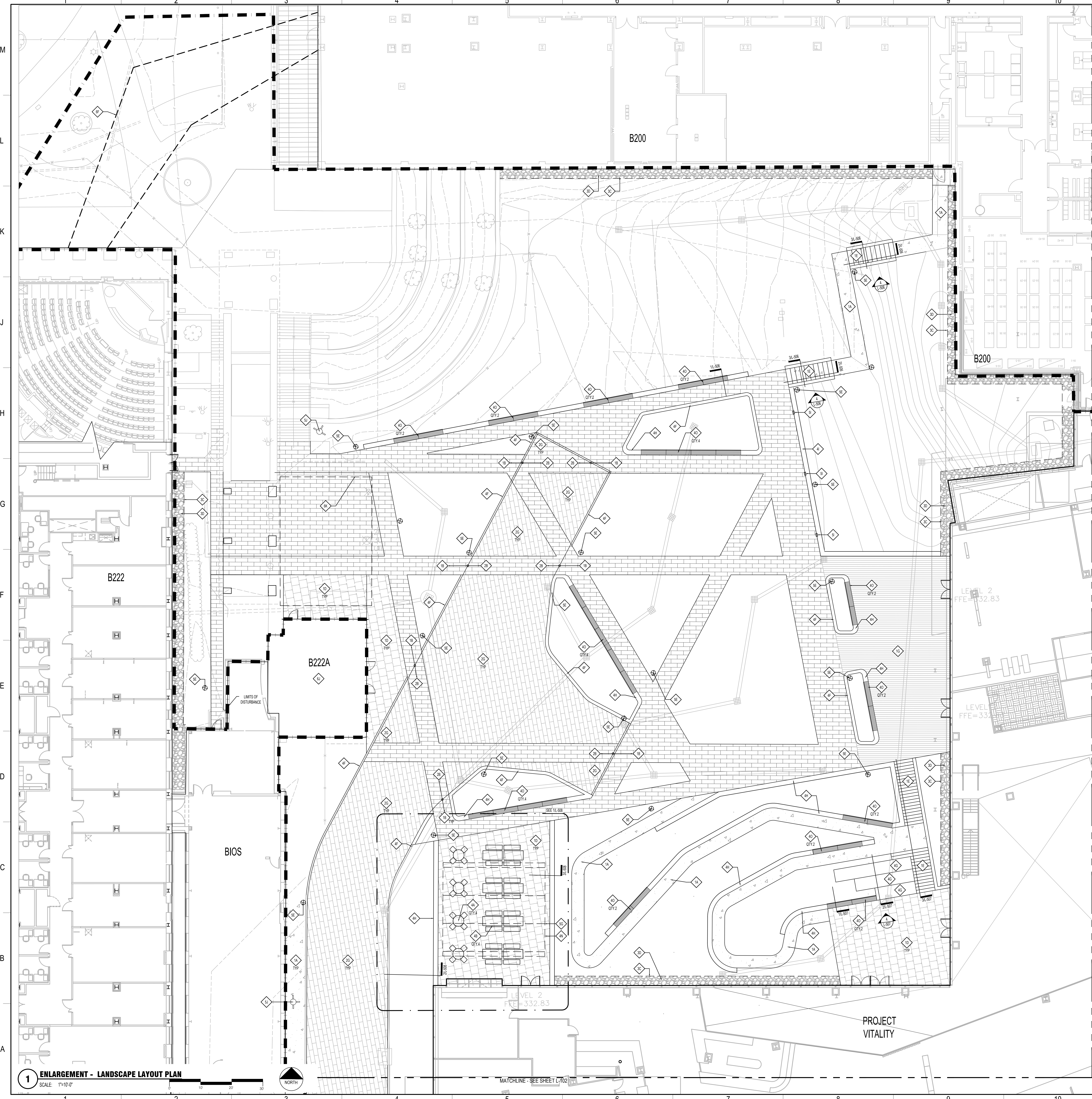
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title: **OVERALL SITE PLAN**

Scale: AS NOTED	PN: KEITH KLOIBER
Date: 07/06/23	AE: FLAD/WSP
Drawn By: FLAD	Phase: DESIGN DEVELOPMENT
Project #: 23661-00	Sheet: SIZE E 36X48
File: FLAD	REV #

**L-100**



- GENERAL NOTES**
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- SHEET NOTES**
- 10 LIGHT DUTY (L.D.) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW CUT JOINTS (FORM CONC. ON CONCRETE BASE COURSE)
  - 11 TYPE 1 CONC. UNIT PAVEMENT HEAVY DUTY (H.D.) W/ WIND-TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT SETTING BED ON CONC. SUB-SLAB)
  - 12 CONC. SITE STAIR STANDARDS, C.I.P. REIN. CONC. STAIR, BLAST FINISH, W/ SURFACE ANCHORED S.S. HANDRAIL W/ CONC. CHECK WALL
  - 13 WOOD DECKING SYSTEM
  - 14 TYPE 1 CONC. UNIT PAVEMENT HEAVY DUTY (H.D.) W/ WIND-TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT SETTING BED ON CONC. SUB-SLAB)
  - 15 TYPE 1 CONC. UNIT PAVEMENT HEAVY DUTY (H.D.) W/ WIND-TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT SETTING BED ON CONC. SUB-SLAB)
  - 16 METAL LANDSCAPE EDGING
  - 17 STONE MAINTENANCE EDGE
  - 18 TYPE 1 TABLE AND CHAIRS, 800 TABLE LANDSCAPE FORMS CHIPMAN TABLE, 42" DIA. POWDER COATED, W/ UMBRELLA HOLE, FREE STANDING, 800 CHAIR LANDSCAPE FORMS CHIPMAN CHAIR, ARMED, POWDER COATED
  - 19 TYPE 1 TABLE BENCHES, 800 TABLE LANDSCAPE FORMS HARVEST TABLE, DINING HEIGHT, POWDER COATED, FREE STANDING, 800 BENCH LANDSCAPE FORMS HARVEST BENCH, DINING HEIGHT, POWDER COATED
  - 20 PRECAST CONC. CURB (H.T. PRECAST CONC. SEGMENTS ON C.I.P. CONC. FOOTING AND COMPACTED BASE COURSE)
  - 21 MONOLITHIC PRECAST WALL W/ C.I.P. REINFORCED CONCRETE SUBRILL TO FROST DEPTH
  - 22 SITE RETAINING WALL (STD. C.I.P. REIN. CONC. ON SPREAD FOOTING)
  - 23 EXTERIOR CANOPY STRUCTURE (DASHED) - SEE ARCH. ADD ALTERNATIVE B - REFER TO BOD NARRATIVE
  - 24 WOOD BENCH TOPS, 800 FORM-SURFACES KNIGHT BENCH
  - 25 PEDESTRIAN LIGHT COLUMN
  - 26 FESTOON LINEAR LIGHT
  - 27 WALL RECESSED STEPLIGHT
  - 28 FIRE HYDRANT
  - 29 FIRE DEPTH CONNECTION
  - 30 OVERHEAD BRIDGE CONNECTOR (DASHED) - SEE ARCH.
  - 31 B222A - REMOVE WITH ACCEPTANCE OF ADD ALT 149
  - 32 REMOVE CANOPY STRUCTURE - ADD ALT

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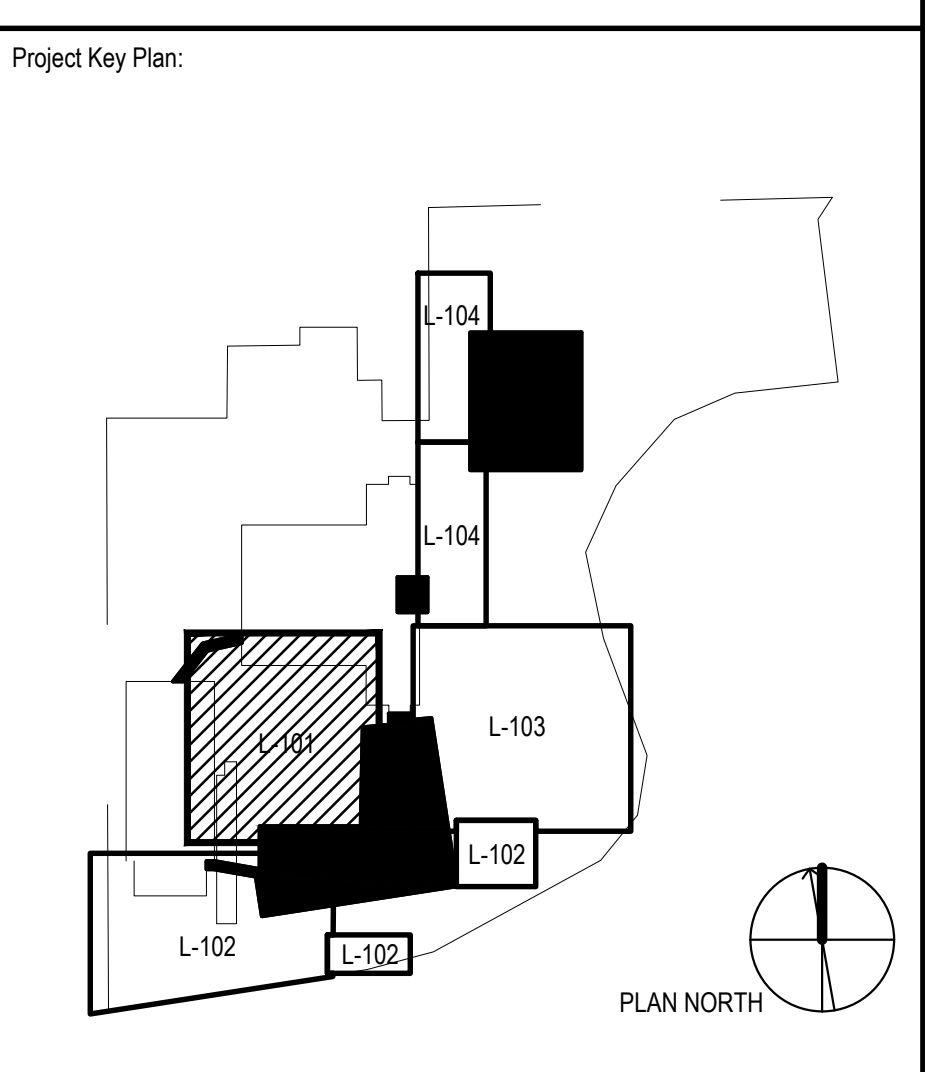
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Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



REV	DATE	DESCRIPTION
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/11/2023	04/11/2023	ORANGETOWN PLANNING BOARD APPLICATION
07/06/2023	07/06/2023	ORANGETOWN ACABOR APPLICATION

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REV	DATE	DESCRIPTION
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04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/11/2023	04/11/2023	ORANGETOWN PLANNING BOARD APPLICATION
07/06/2023	07/06/2023	ORANGETOWN ACABOR APPLICATION

**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**ENLARGEMENT -  
 LANDSCAPE LAYOUT PLAN**

Scale: AS NOTED  
 Date: 07/06/23  
 Drawn By: FLAD  
 Project #: 23661-00  
 File: FLAD

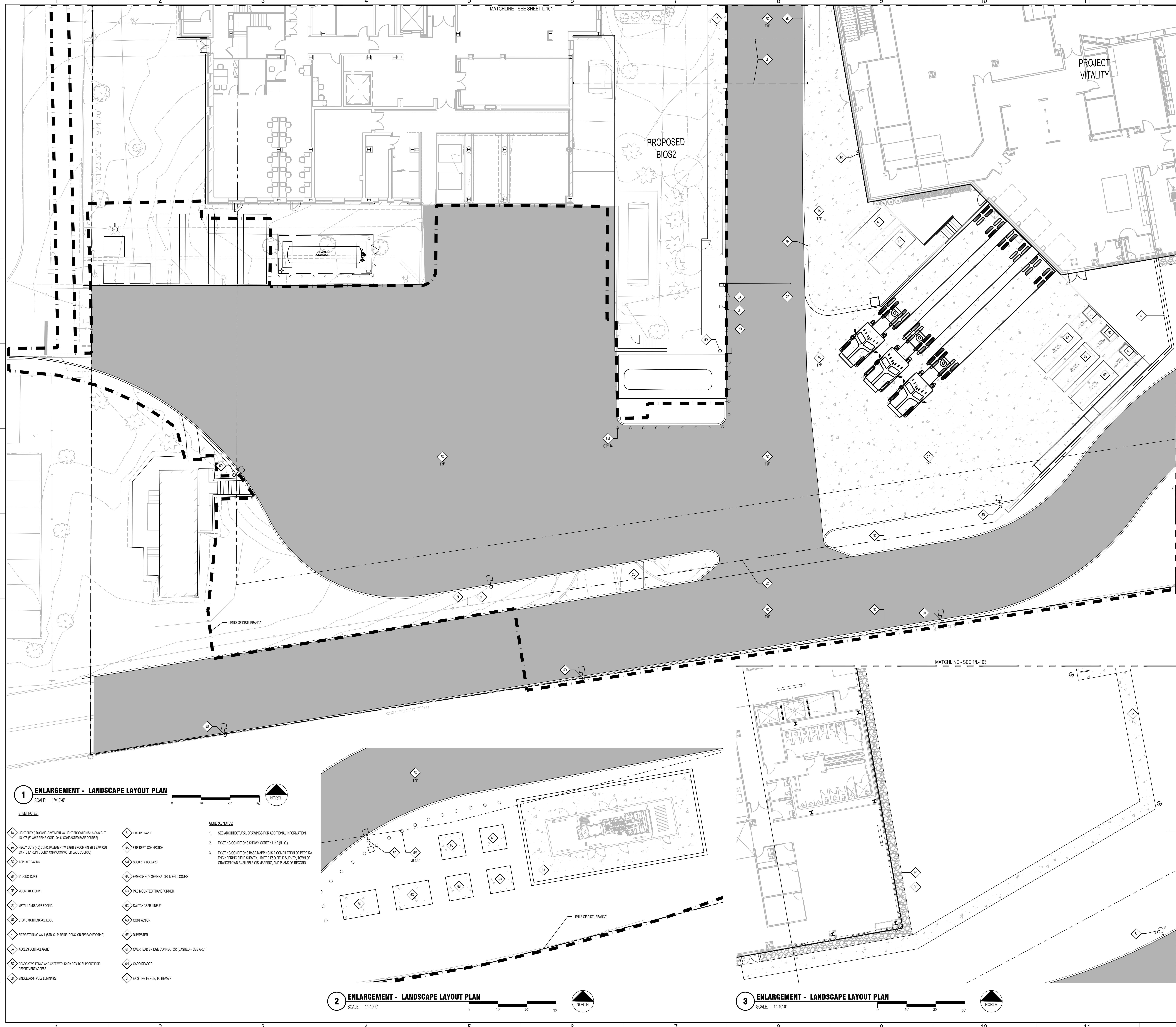
PK: KEITH KLOIBER  
 AE: FLAD/WSP  
 Phase: DESIGN DEVELOPMENT  
 Sheet: SIZE E 36X48

Rev #  
**L-101**

1 ENLARGEMENT - LANDSCAPE LAYOUT PLAN  
 SCALE: 1"=10'-0"

MATCHLINE - SEE SHEET L-102

MATCHLINE - SEE SHEET L-103



**1 ENLARGEMENT - LANDSCAPE LAYOUT PLAN**  
SCALE: 1"=10'-0"

- SHEET NOTES:**
- 14 LIGHT DUTY (L/D) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SHAW-CUT JOINTS (3" WWF REINF. CONC. ON 6" COMPACTED BASE COURSE)
  - 15 HEAVY DUTY (H/D) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SHAW-CUT JOINTS (3" REINF. CONC. ON 6" COMPACTED BASE COURSE)
  - 16 ASPHALT PAVING
  - 17 6" CONC. CURB
  - 18 MOUNTABLE CURB
  - 19 METAL LANDSCAPE EDGING
  - 20 STONE MAINTENANCE EDGE
  - 21 STEREBATING WALL (STD. C.I.P. REINF. CONC. ON SPREAD FOOTING)
  - 22 ACCESS CONTROL GATE
  - 23 DECORATIVE FENCE AND GATE WITH KNOCKBOX TO SUPPORT FIRE DEPARTMENT ACCESS
  - 24 SINGLE ARM - POLE LUMINAIRE
  - 25 FIRE MOUNT
  - 26 FIRE DEPT. CONNECTION
  - 27 SECURITY BOLLARD
  - 28 EMERGENCY GENERATOR IN ENCLOSURE
  - 29 PAD MOUNTED TRANSFORMER
  - 30 SWITCHGEAR LINEUP
  - 31 COMPACTOR
  - 32 CLUMPSTER
  - 33 OVERHEAD BRIDGE CONNECTOR (DASHED) - SEE ARCH.
  - 34 CARD READER
  - 35 EXISTING FENCE TO REMAIN
- GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (IN I.C.).
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY LIMITED (R/O) FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING AND PLANS OF RECORD.

**2 ENLARGEMENT - LANDSCAPE LAYOUT PLAN**  
SCALE: 1"=10'-0"

**3 ENLARGEMENT - LANDSCAPE LAYOUT PLAN**  
SCALE: 1"=10'-0"

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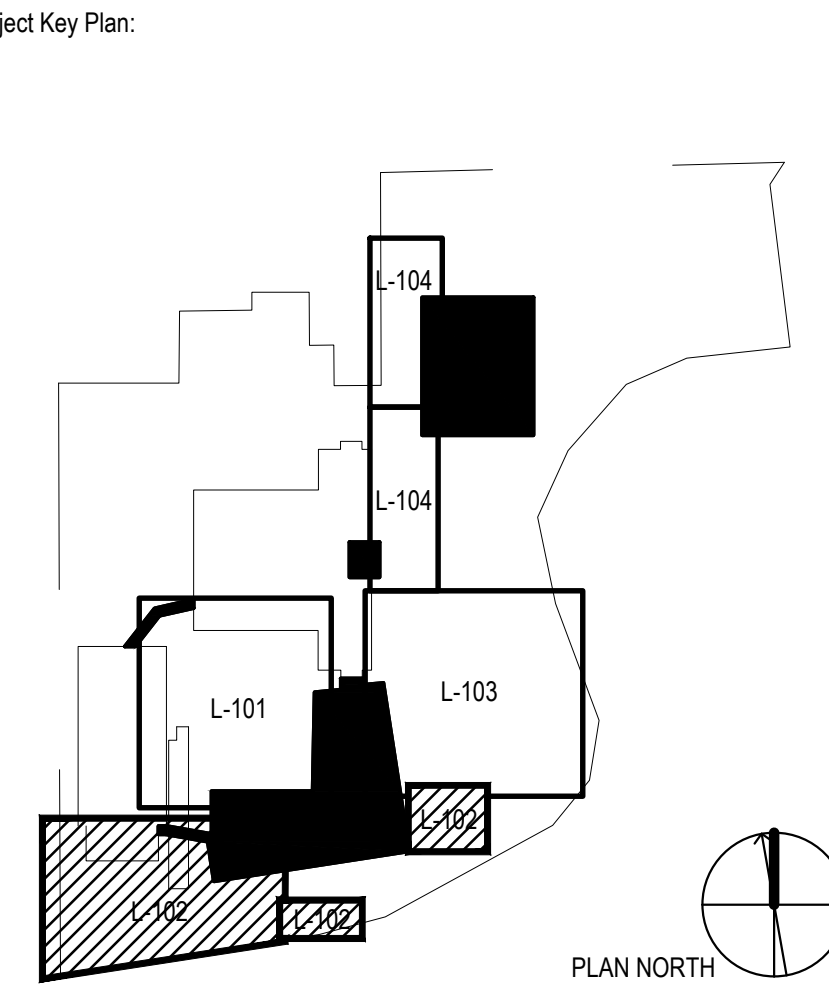
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Project Name:  
**PFIZER PEARL RIVER  
PROJECT VITALITY**



Rev	Date	Description
01	06/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	06/03/2023	ISSUED FOR PERMIT
03	06/12/2023	ORANGETOWN PLANNING BOARD APPLICATION
04	07/06/2023	ORANGETOWN ACABOR APPLICATION

REVISIONS

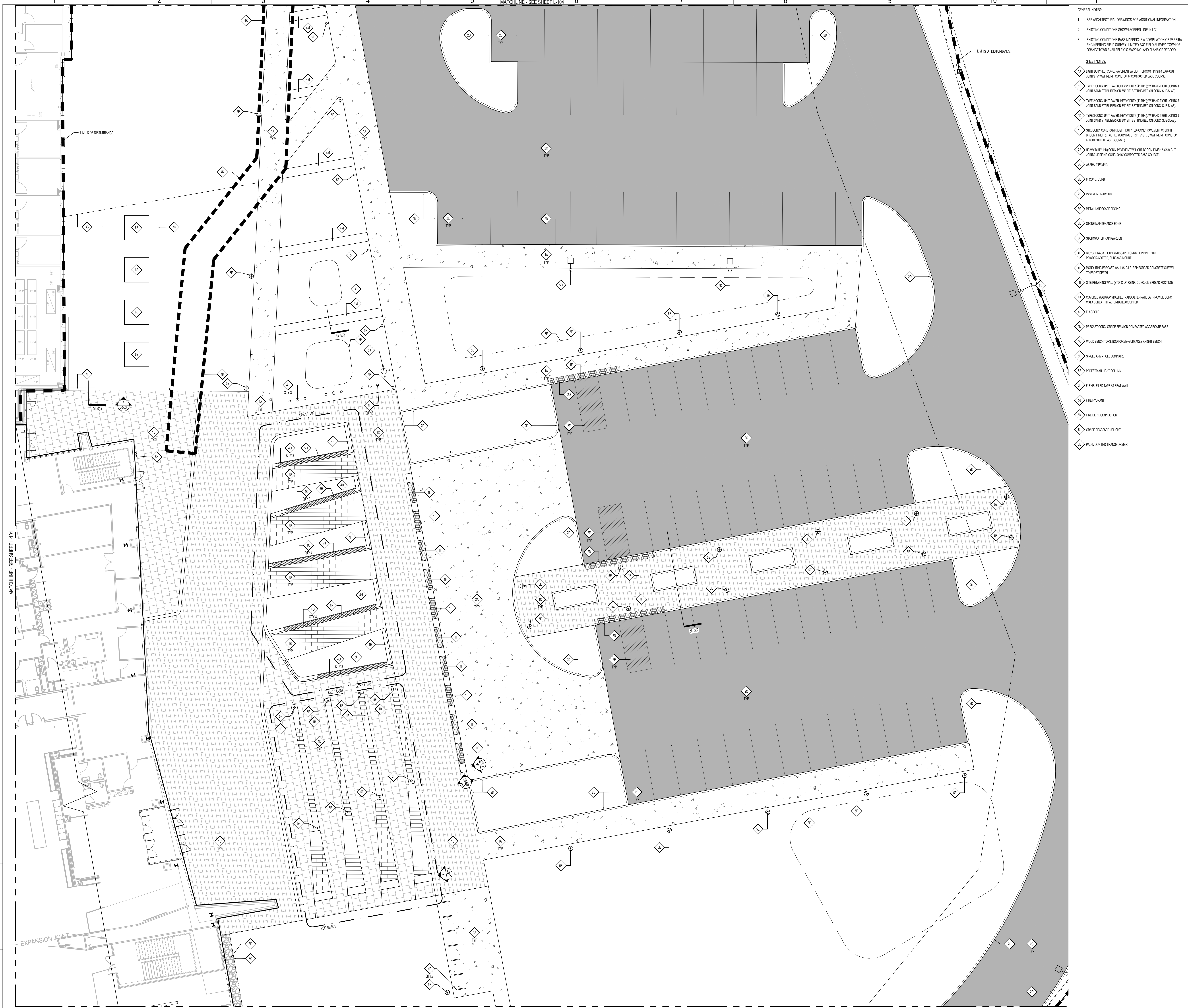
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title: **ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

Scale: AS NOTED	PK: KEITH KLOIBER
Date: 07/06/23	AE: FLAD/WSP
Drawn By: FLAD	Phase: DESIGN DEVELOPMENT
Project #: 23661-00	Sheet: SIZE E 36X48
File: FLAD	

Rev #	
<b>L-102</b>	



- GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.)
  - EXISTING CONDITIONS BASE MAP/APPAS IS A COMPILED OF PERERA ENGINEERING FIELD SURVEY, LIMITED 1/60 FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.
- SHEET NOTES:**
- 1 LIGHT DUTY L/D CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW-CUT JOINTS @ 12' W/ REIN. CONC. ON 4" COMPACTED BASE COURSE
  - 2 TYPE 1 CONC. UNIT PAVEMENT HEAVY DUTY W/ 1" W/ WIND TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-BASE)
  - 3 TYPE 2 CONC. UNIT PAVEMENT HEAVY DUTY W/ 1" W/ WIND TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-BASE)
  - 4 TYPE 3 CONC. UNIT PAVEMENT HEAVY DUTY W/ 1" W/ WIND TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-BASE)
  - 5 STD. CONC. CURB RAMP LIGHT DUTY L/D CONC. PAVEMENT W/ LIGHT BROOM FINISH & FACILE WARNING STRIP @ STD. W/ REIN. CONC. ON 4" COMPACTED BASE COURSE
  - 6 HEAVY DUTY H/D CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW-CUT JOINTS @ 12' W/ REIN. CONC. ON 4" COMPACTED BASE COURSE
  - 7 ASPHALT PAVING
  - 8 6" CONC. CURB
  - 9 PAVEMENT MARKING
  - 10 METAL LANDSCAPE EDGING
  - 11 STONE MAINTENANCE EDGE
  - 12 STORMWATER RAIN GARDEN
  - 13 BICYCLE RACK, BOD. LANDSCAPE FORMS FOR BIKE RACK, POWDER-COATED SURFACE MOUNT
  - 14 BRICKLINE PRECAST WALL W/ C.I.P. REINFORCED CONCRETE SUBWALL TO FROST DEPTH
  - 15 SITE RETAINING WALL STD. C.I.P. REIN. CONC. ON SPREAD FOOTING
  - 16 COVERED WALKWAY (DASHED) - ADD ALTERNATE SIA. PROVIDE CONC. WALK BENEATH ALTERNATE ACCEPTED
  - 17 FLAGPOLE
  - 18 PRECAST CONC. GRADE BEAM ON COMPACTED AGGREGATE BASE
  - 19 WOOD BENCH TOPS, BOD. FORMS-SURFACES KNIGHT BENCH
  - 20 SINGLE ARM - POLE LUMINAIRE
  - 21 PEDESTRIAN LIGHT COLUMN
  - 22 FLEXIBLE LED TAPE AT SEAT WALL
  - 23 FIRE HYDRANT
  - 24 FIRE DEPT. CONNECTION
  - 25 GRADE RECESSED LIGHT
  - 26 PAD MOUNTED TRANSFORMER

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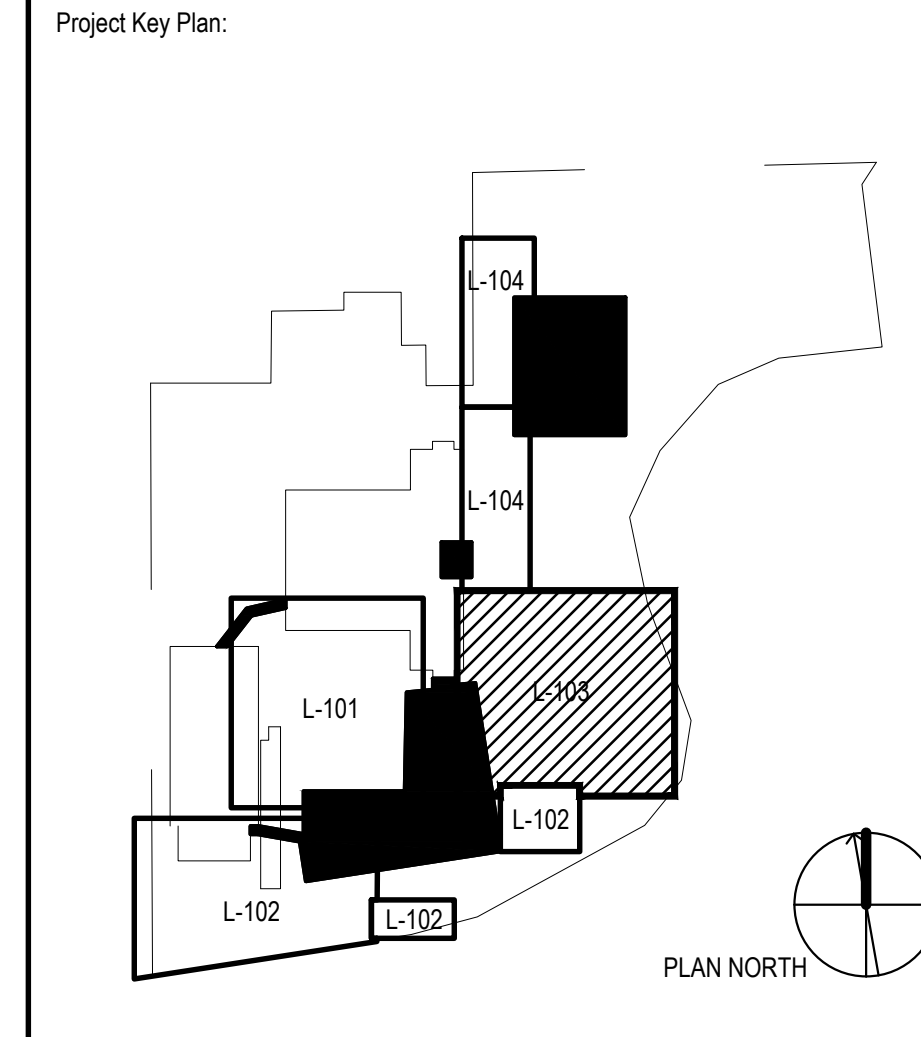
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Rev	Date	Description
01	06/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	06/03/2023	ISSUED FOR PERMIT
03	06/11/2023	ORANGETOWN PLANNING BOARD APPLICATION
04	07/06/2023	ORANGETOWN ACABOR APPLICATION

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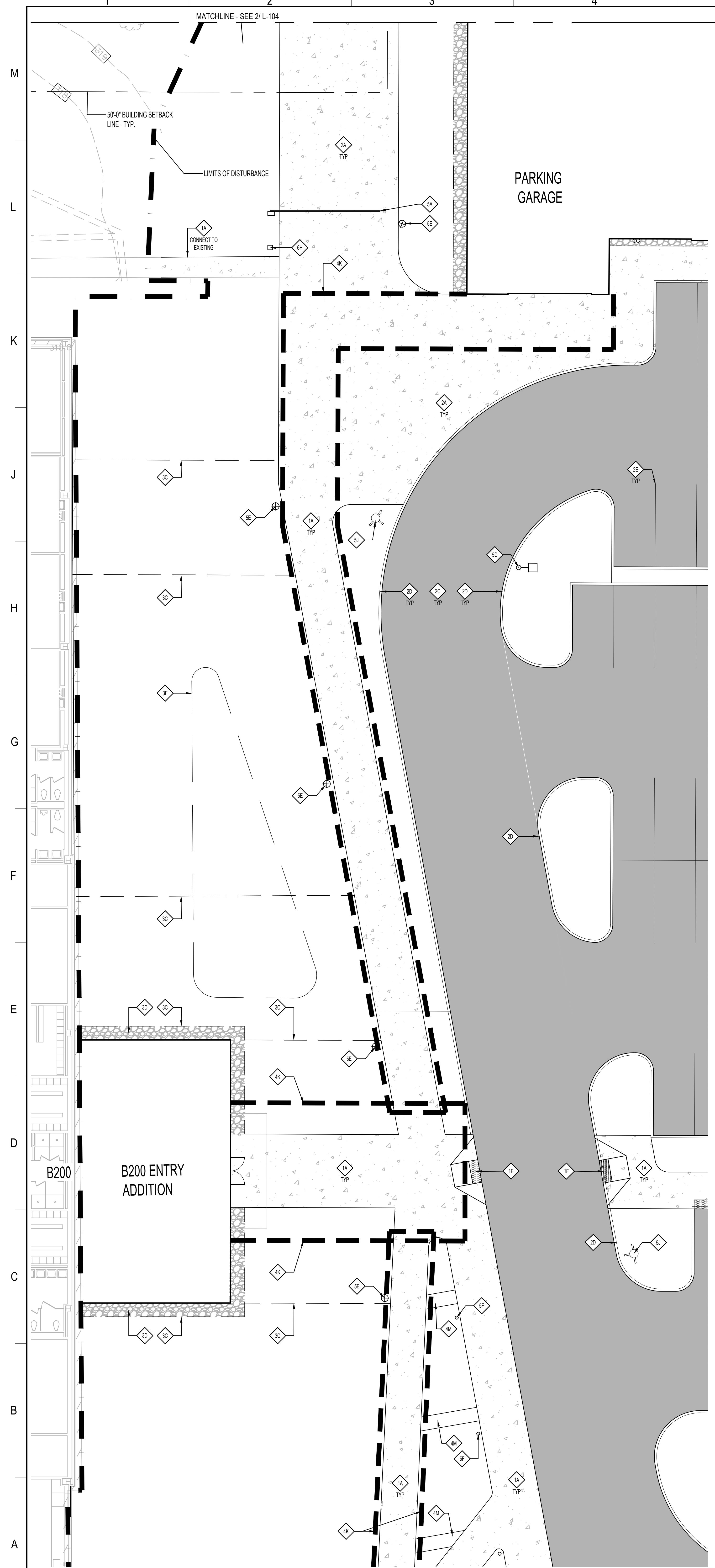
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Sheet Title: **ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

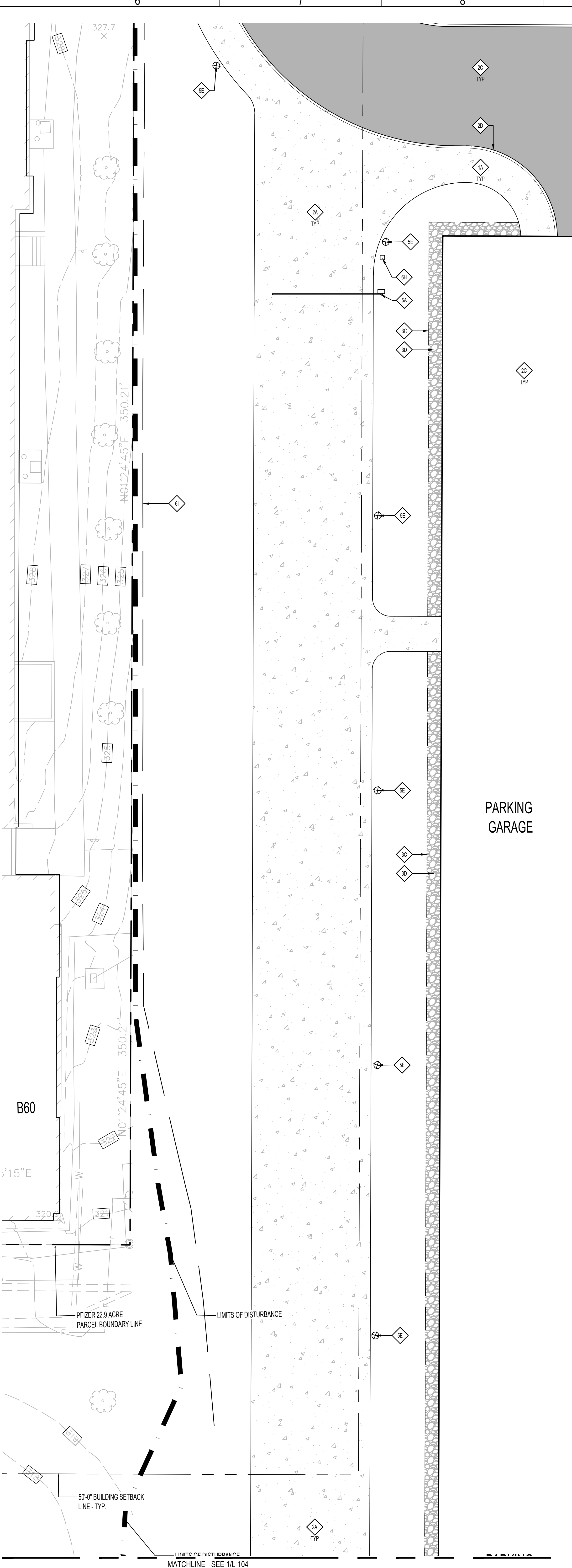
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Drawn By: FLAD	Phase: DESIGN DEVELOPMENT
Project #: 23661-00	Sheet: SIZE E 36X48
File: FLAD	REV #
Dep #: <b>L-103</b>	

**1 ENLARGEMENT - LANDSCAPE LAYOUT PLAN**  
SCALE: 1"=10'-0"

MATCHLINE - SEE 2L-102



**1 ENLARGEMENT - LANDSCAPE LAYOUT PLAN**  
SCALE: 1"=10'-0"



**2 ENLARGEMENT - LANDSCAPE LAYOUT PLAN**  
SCALE: 1"=10'-0"

- GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.C.).
  - EXISTING CONDITIONS BASE MAPING IS A COMPIATION OF PERBRA ENGINEERING, FIELD SURVEY, LIMITED HAS FIELD SURVEY, TOWN OF DRAMGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.
- SHEET NOTES:**
- 1 LIGHT DUTY LED CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW CUT JOINTS (P/W/ REF. CONC. ON 6\"/>
  - 2 STD. CONC. CURB RAMP LIGHT DUTY LED CONC. PAVEMENT W/ LIGHT BROOM FINISH & FLECTE WARNING STRIP (P/ STD. W/ REF. CONC. ON 6\"/>
  - 3 ASPHALT FINING
  - 4 6\"/>
  - 5 PAVEMENT MARKING
  - 6 METAL LANDSCAPE EDGING
  - 7 STONE MAINTENANCE EDGE
  - 8 STORMWATER RAIN GARDEN
  - 9 COVERED WALKWAY (DASHED) - ADD ALTERNATE SA
  - 10 PRECAST CONC. GRADE BEAM ON COMPACTED AGGREGATE BASE
  - 11 ACCESS CONTROL GATE
  - 12 SINGLE ARM - POLE LUMINAIRE
  - 13 PEDESTRIAN LIGHT COLUMN
  - 14 FIRE HYDRANT
  - 15 CARD READER
  - 16 EXISTING FENCE TO REMAIN

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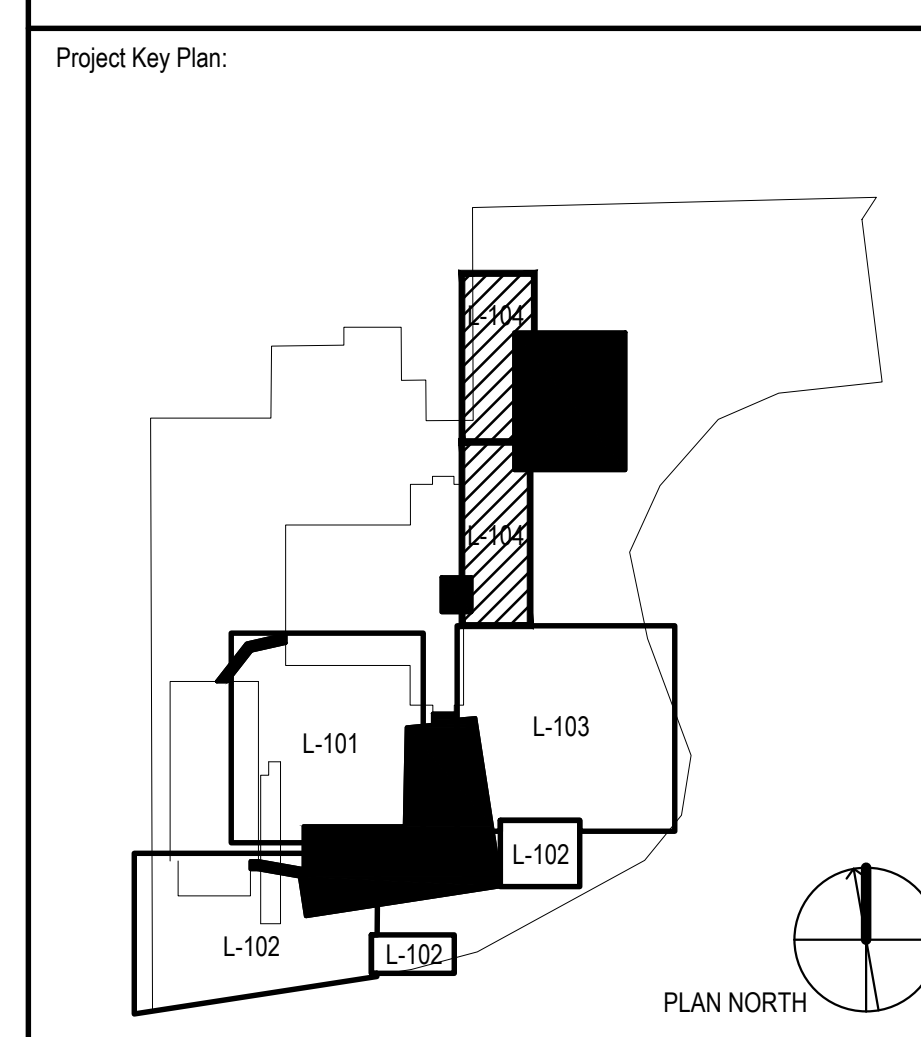
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Project Name:  
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PROJECT VITALITY**



Rev	Date	Description
01	06/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	06/03/2023	ISSUED FOR PERMIT
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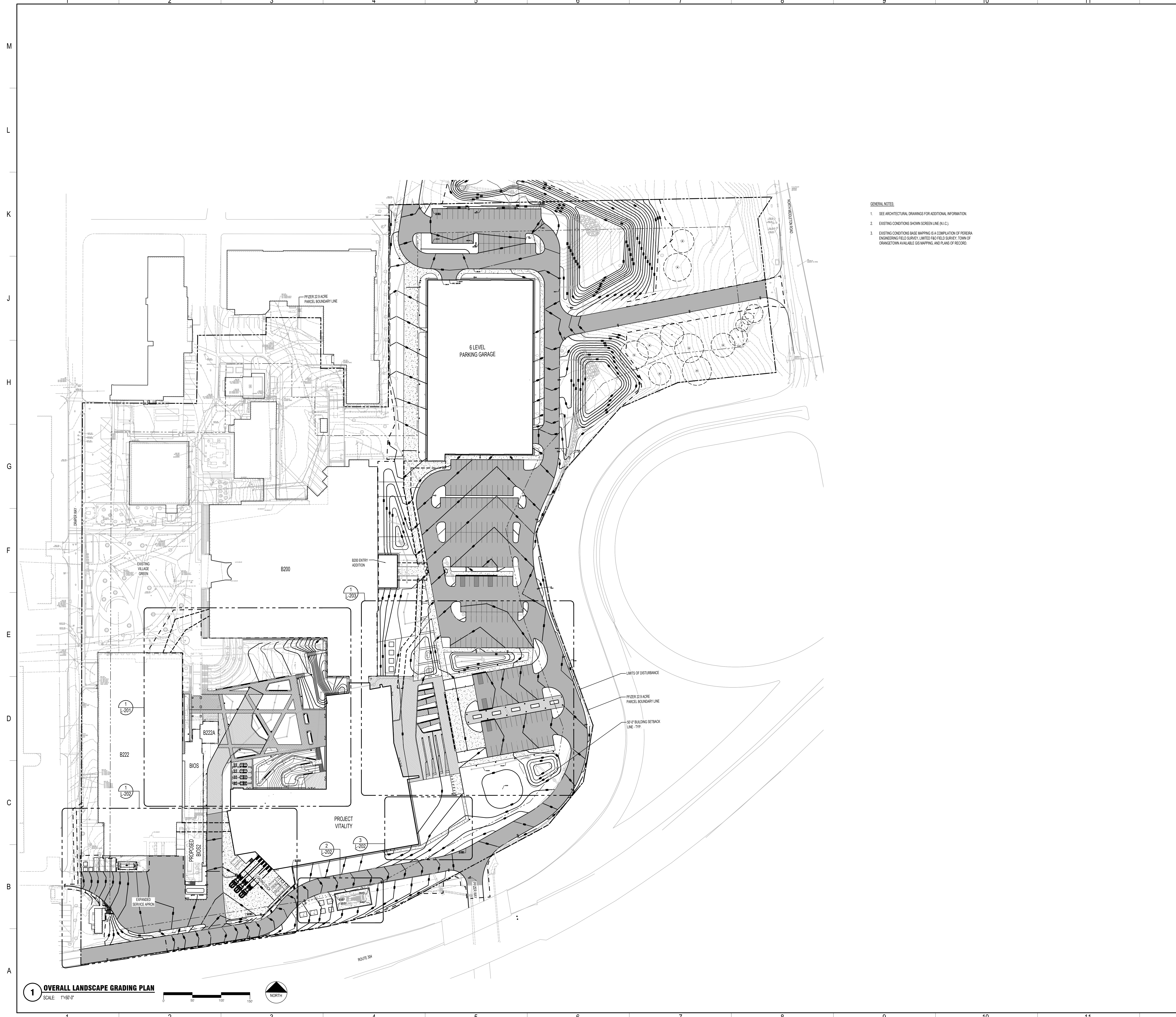
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Sheet Title: **ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

Scale: AS NOTED  
Date: 07/06/23  
Drawn By: FLAD  
Project #: 23661-00  
File: FLAD

PK: KEITH KLOIBER  
AE: FLAD/WSP  
Phase: DESIGN DEVELOPMENT  
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**L-104**



- GENERAL NOTES:**
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  2. EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  3. EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PREREA ENGINEERING FIELD SURVEY LIMITED FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPINGS, AND PLANS OF RECORD.

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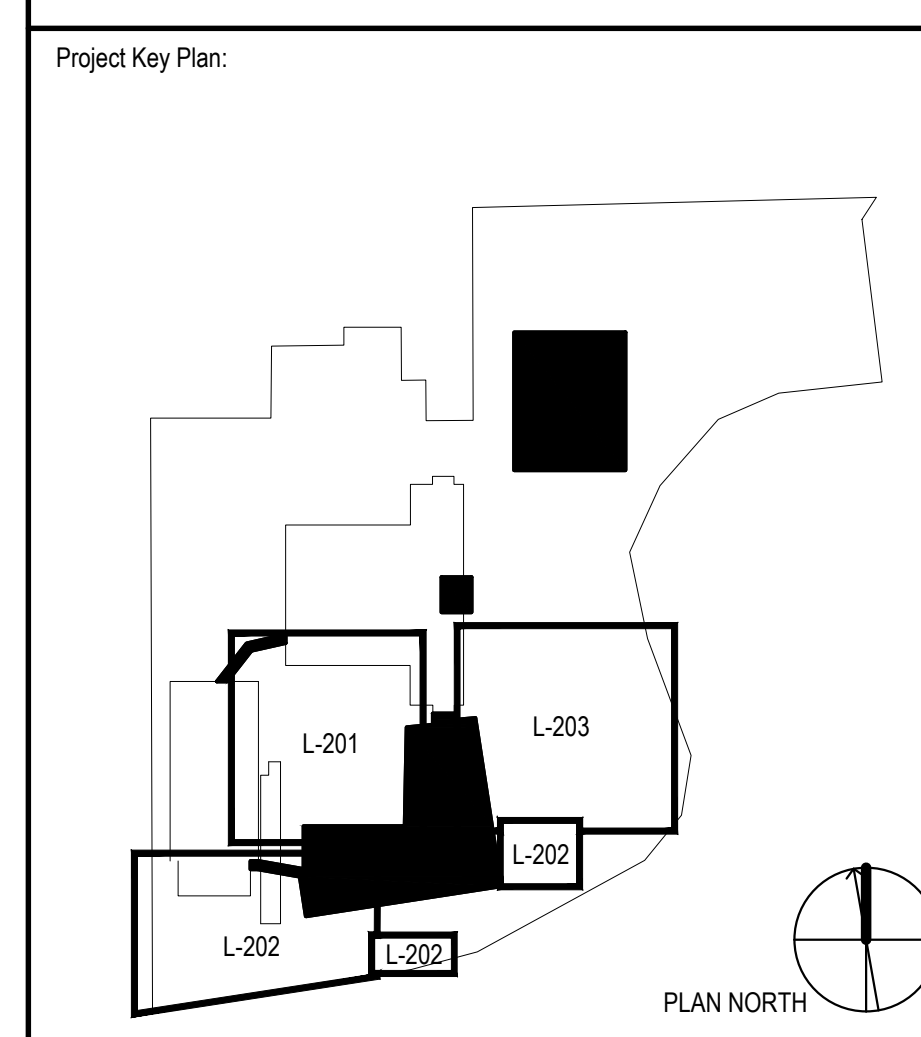
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 PROJECT VITALITY**



REV	DATE	DESCRIPTION
01	01/05/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	04/03/2023	ISSUED FOR PERMIT
03	04/11/2023	ORANGETOWN PLANNING BOARD APPLICATION
04	07/06/2023	ORANGETOWN ACABOR APPLICATION

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REV #	DATE	DESCRIPTION
1	07/06/23	AS NOTED

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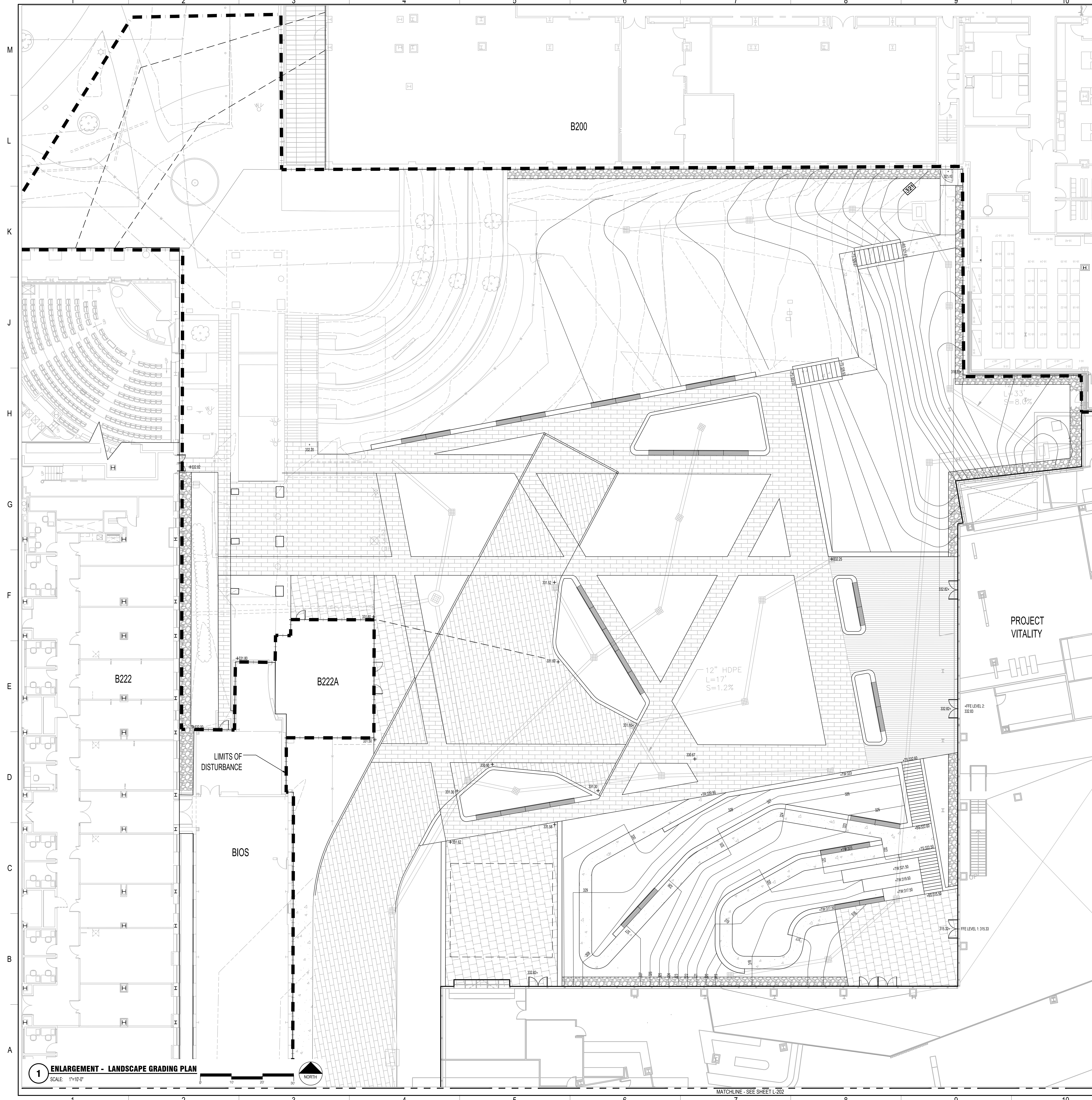
Sheet Title:  
**OVERALL LANDSCAPE  
 GRADING PLAN**

Scale: AS NOTED  
 Date: 07/06/23  
 Drawn By: FLAD  
 Project #: 23661-00  
 File: FLAD

PM: KEITH KLOIBER  
 AE: FLAD/WSP  
 Phase: DESIGN DEVELOPMENT  
 Sheet: SIZE E 36X48

REV #  
**L-200**

**1 OVERALL LANDSCAPE GRADING PLAN**  
 SCALE: 1"=50'-0"



- GENERAL NOTES:
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.C.).
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILED OF PERUBA ENGINEERING FIELD SURVEY, LIMITED FAO FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

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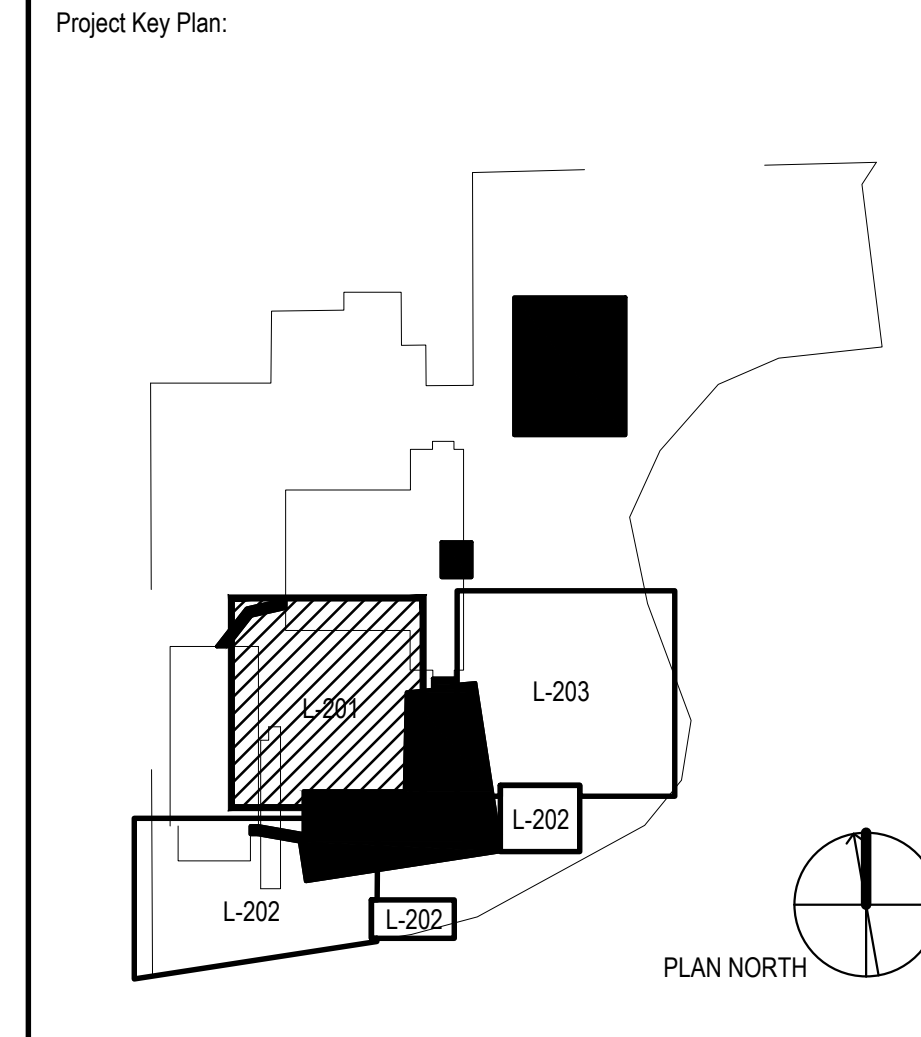
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Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



REV	DATE	DESCRIPTION
01	06/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	06/05/2023	ISSUED FOR PERMIT
03	06/12/2023	ORANGETOWN PLANNING BOARD APPLICATION
04	07/06/2023	ORANGETOWN ACASOR APPLICATION

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	<b>GLOBAL RESEARCH AND DEVELOPMENT</b>
--	--

Sheet Title:  
**ENLARGEMENT -  
 LANDSCAPE GRADING PLAN**

Scale: AS NOTED  
 Date: 07/06/23  
 Drawn By: FLAD  
 Project #: 23661-00  
 File: FLAD

PM: KEITH KLOIBER  
 AE: FLAD/WSP  
 Phase: DESIGN DEVELOPMENT  
 Sheet: SIZE E 36X48

Rev #  
**L-201**

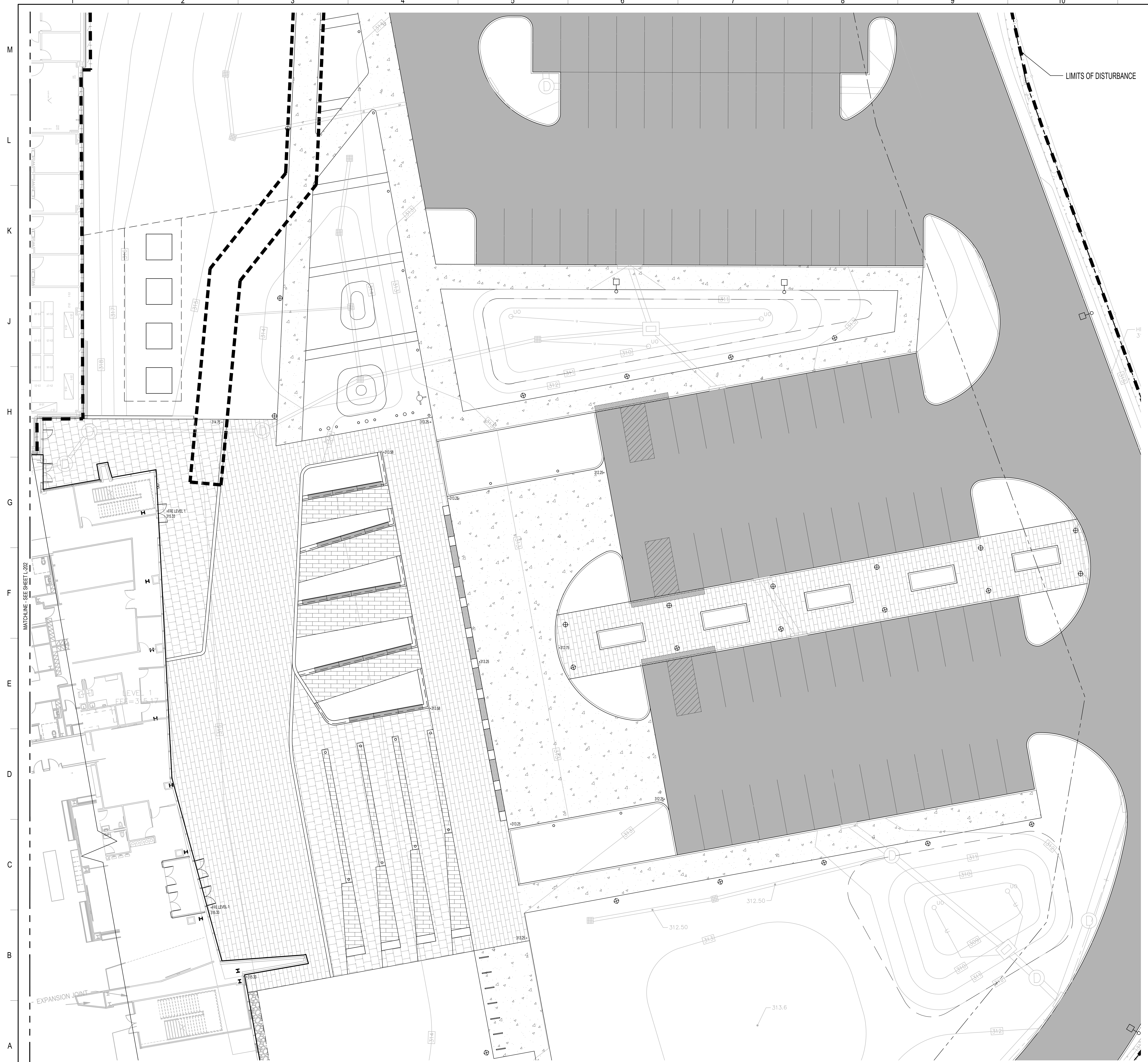
**1 ENLARGEMENT - LANDSCAPE GRADING PLAN**  
 SCALE: 1"=10'-0"  
 NORTH

MATCHLINE - SEE SHEET L-202

MATCHLINE - SEE SHEET L-203







- GENERAL NOTES:
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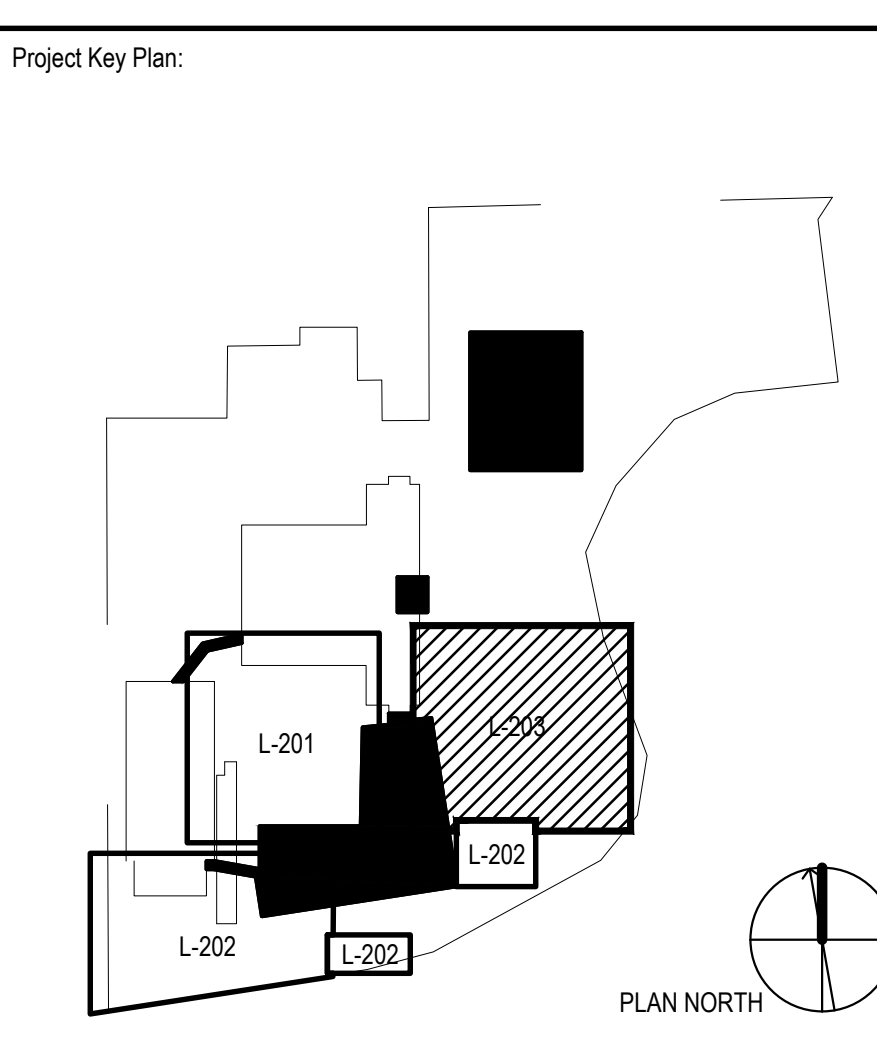
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Project Name:  
**Pfizer Pearl River  
 Project Vitality**



Rev	Date	Description
01	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	04/03/2023	ISSUED FOR PERMIT
03	04/11/2023	ORANGETOWN PLANNING BOARD APPLICATION
04	07/06/2023	ORANGETOWN ACASOR APPLICATION

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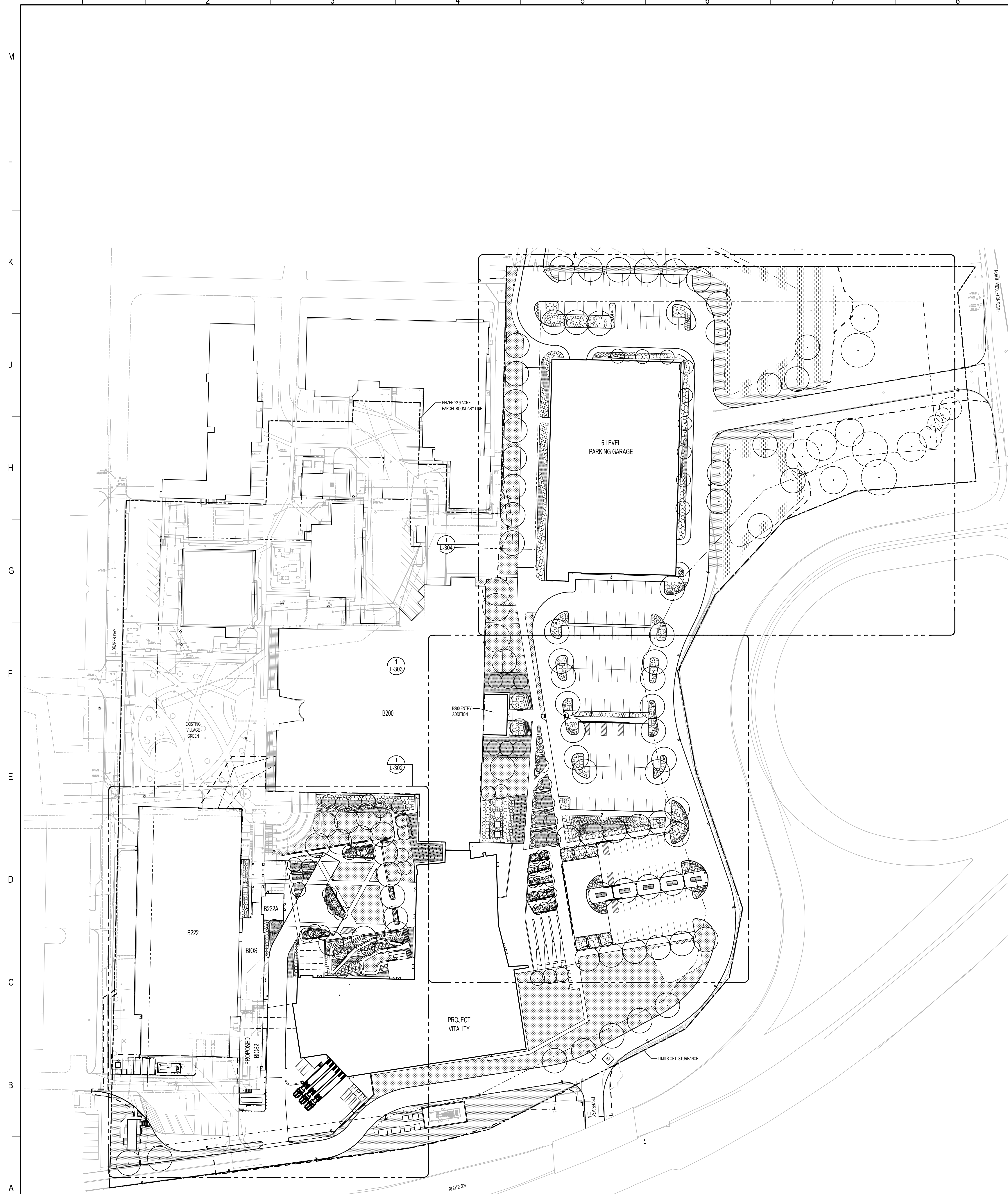
**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title: **ENLARGEMENT - LANDSCAPE GRADING PLAN**

Scale: AS NOTED	PM: KEITH KLOIBER
Date: 07/06/23	AE: FLAD/WSP
Drawn By: FLAD	Phase: DESIGN DEVELOPMENT
Project #: 23661-00	Sheet: SIZE E 36X48
File: FLAD	
Dep #: <b>L-203</b>	REV #

**1 ENLARGEMENT - LANDSCAPE GRADING PLAN**  
 SCALE: 1"=10'-0"  
 NORTH

MATCHLINE - SEE 3/L-202



- GENERAL NOTES:**
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  2. EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
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**SHEET NOTES:**

FIRE HYDRANT  
 PLANT KEY AND QUANTITY  
 TURF-SEEDED  
 TURF-SEEDED  
 GROUNDCOVER  
 NATIVE SEED MIX MEADOW

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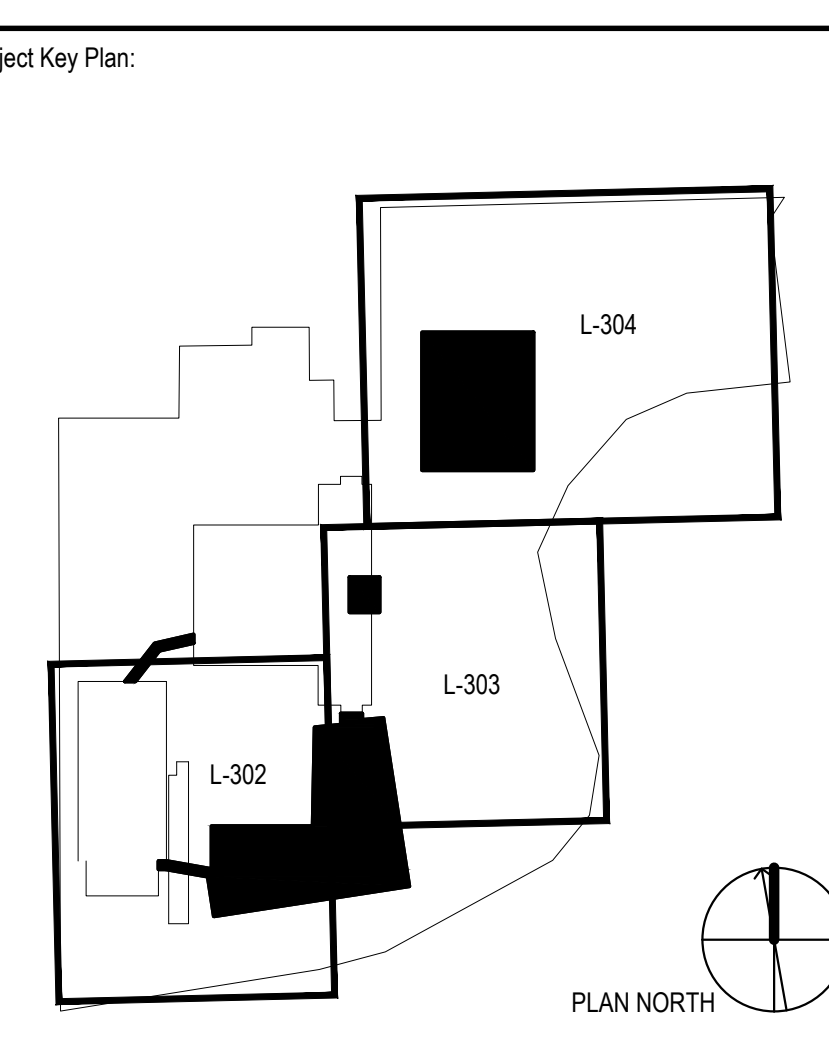
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Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



Rev	Date	Description
01	01/05/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	04/03/2023	ISSUED FOR PERMIT
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07	07/06/2023	ORANGETOWN ACASOR APPLICATION

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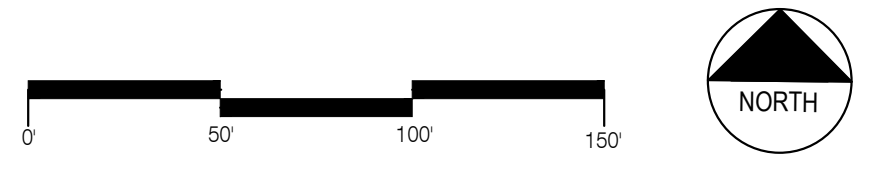
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**GLOBAL RESEARCH AND DEVELOPMENT**

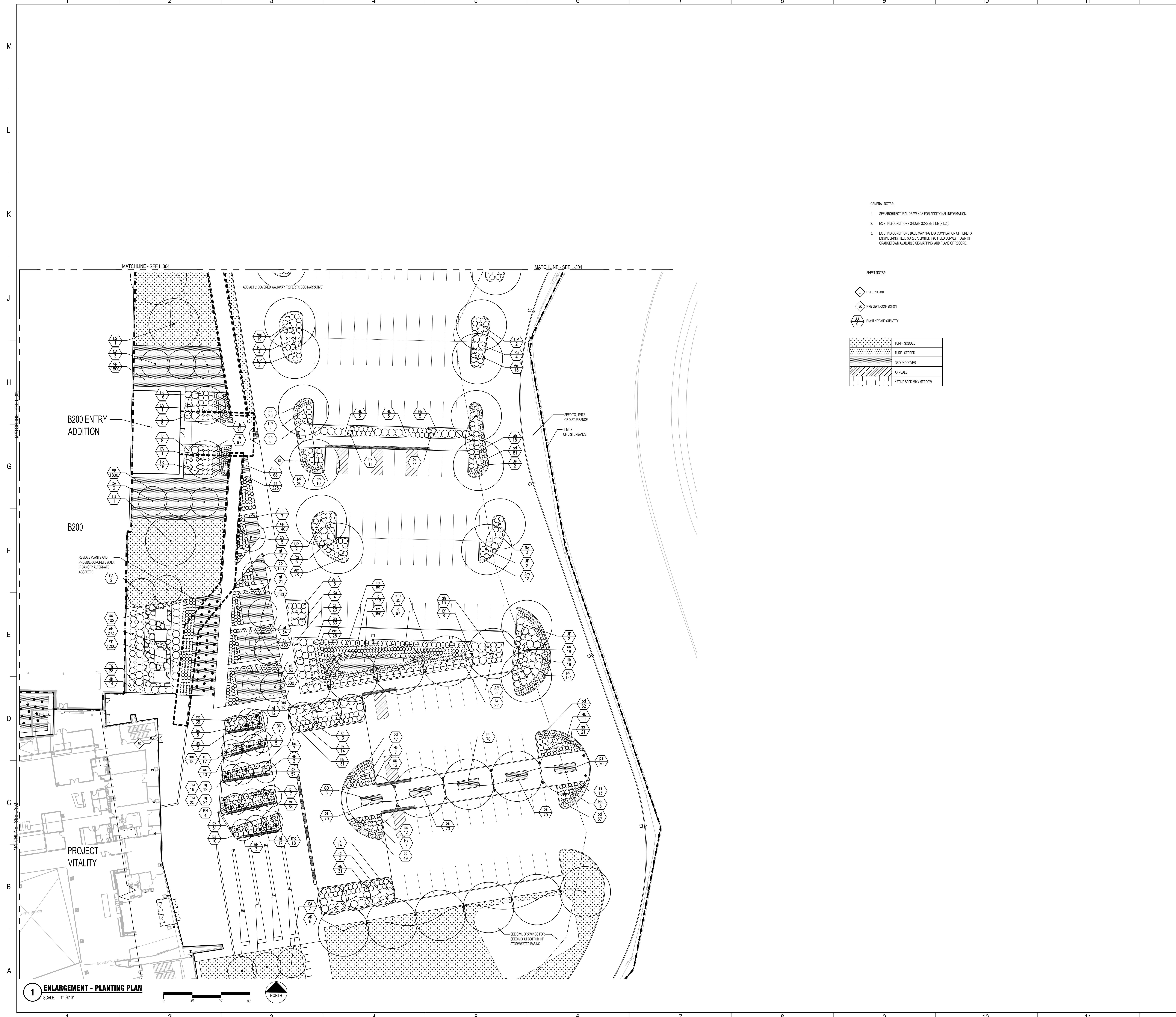
Sheet Title:  
**OVERALL PLANTING PLAN**

Scale: AS NOTED	PN: KEITH KLOIBER
Date: 07/06/23	AE: FLAD/WSP
Drawn By: FLAD	Phase: DESIGN DEVELOPMENT
Project #: 23661-00	Sheet: SIZE E 36X48
File: FLAD	REV #
Dep #: <b>L-300</b>	

**1 OVERALL PLANTING PLAN**  
 SCALE: 1"=50'-0"







**GENERAL NOTES:**

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**SHEET NOTES:**

- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- PLANT KEY AND QUANTITY

	TURF - SODDED
	TURF - SEEDED
	GROUNDCOVER
	ANNUALS
	NATIVE SEED MIX / MEADOW

**1 ENLARGEMENT - PLANTING PLAN**  
SCALE: 1"=20'-0"

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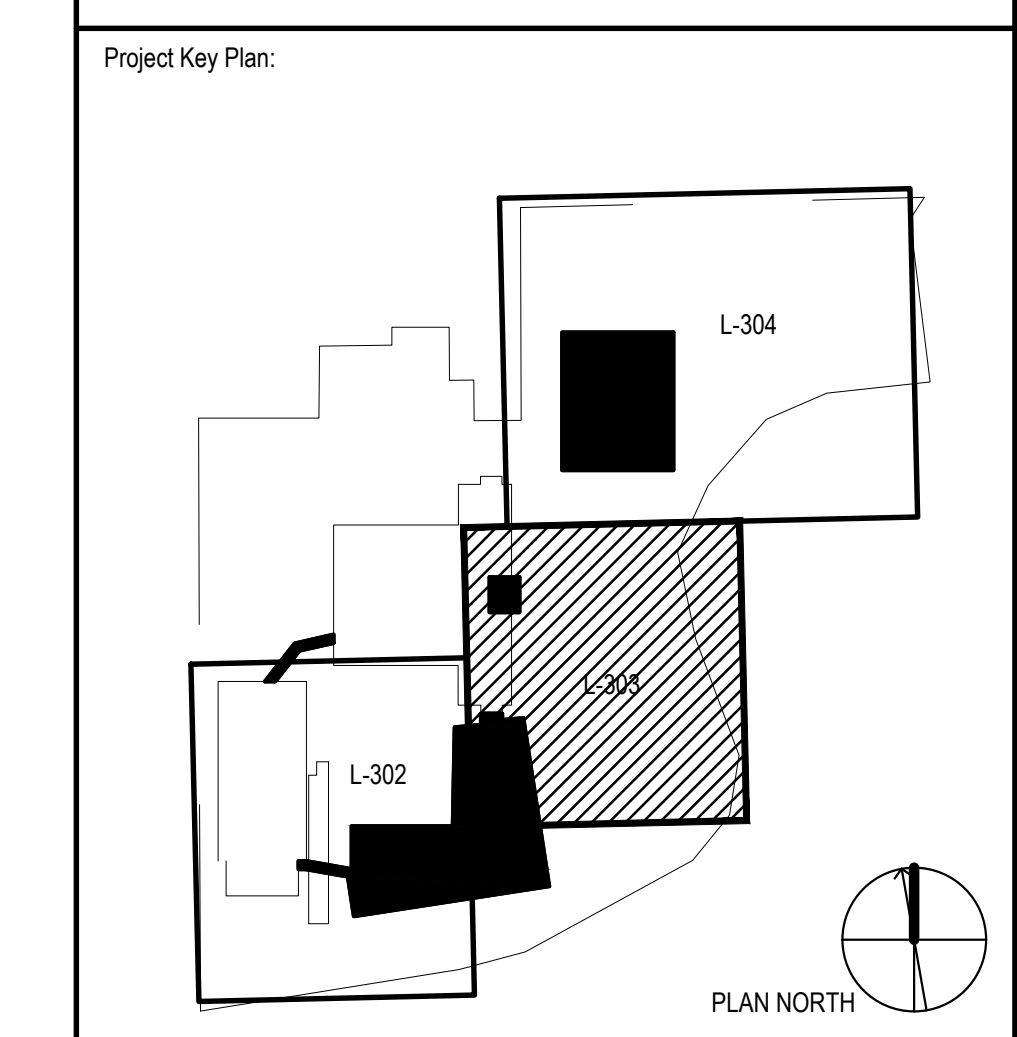
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Project Name:  
**PFIZER PEARL RIVER  
PROJECT VITALITY**



Rev	Date	Description
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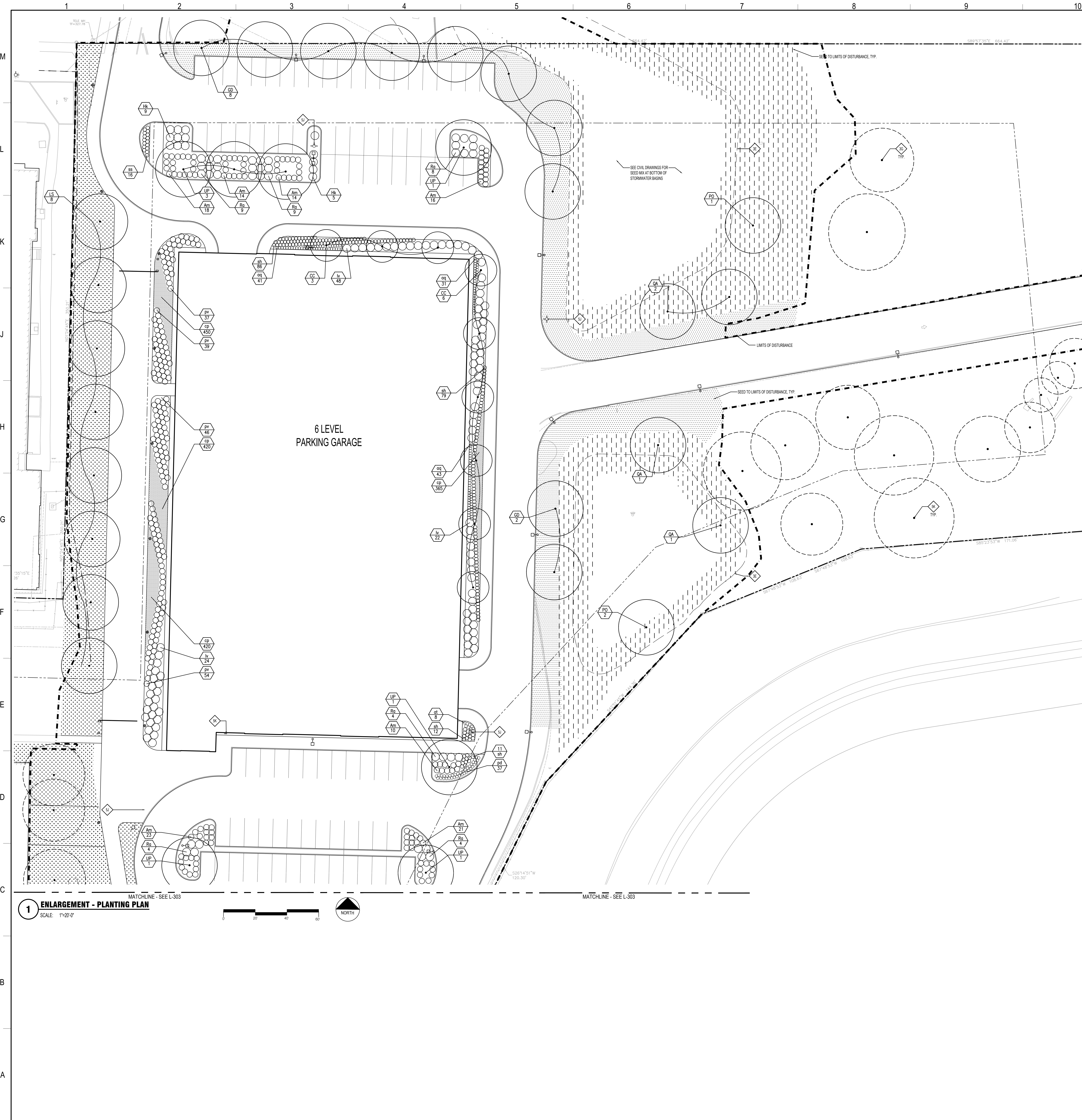
**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**ENLARGEMENT - PLANTING PLAN**

Scale: AS NOTED  
Date: 07/06/23  
Drawn By: FLAD  
Project #: 23661-00  
File: FLAD

PN: KEITH KLOIBER  
AE: FLAD/WSP  
Phase: DESIGN DEVELOPMENT  
Sheet: SIZE E 36X48

Dep #: **L-303**



- GENERAL NOTES:**
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- SHEET NOTES:**
- STORMWATER DETENTION BASIN
  - EXISTING TREE (DAPED), TO REMAIN
  - FIRE HYDRANT
  - FIRE DEPT. CONNECTION
  - PLANT KEY AND QUANTITY
- |           |                        |
|-----------|------------------------|
| [Pattern] | TURF - SEEDING         |
| [Pattern] | TURF - SEEDING         |
| [Pattern] | GROUND COVER           |
| [Pattern] | NATIVE SEED MIX MEADOW |

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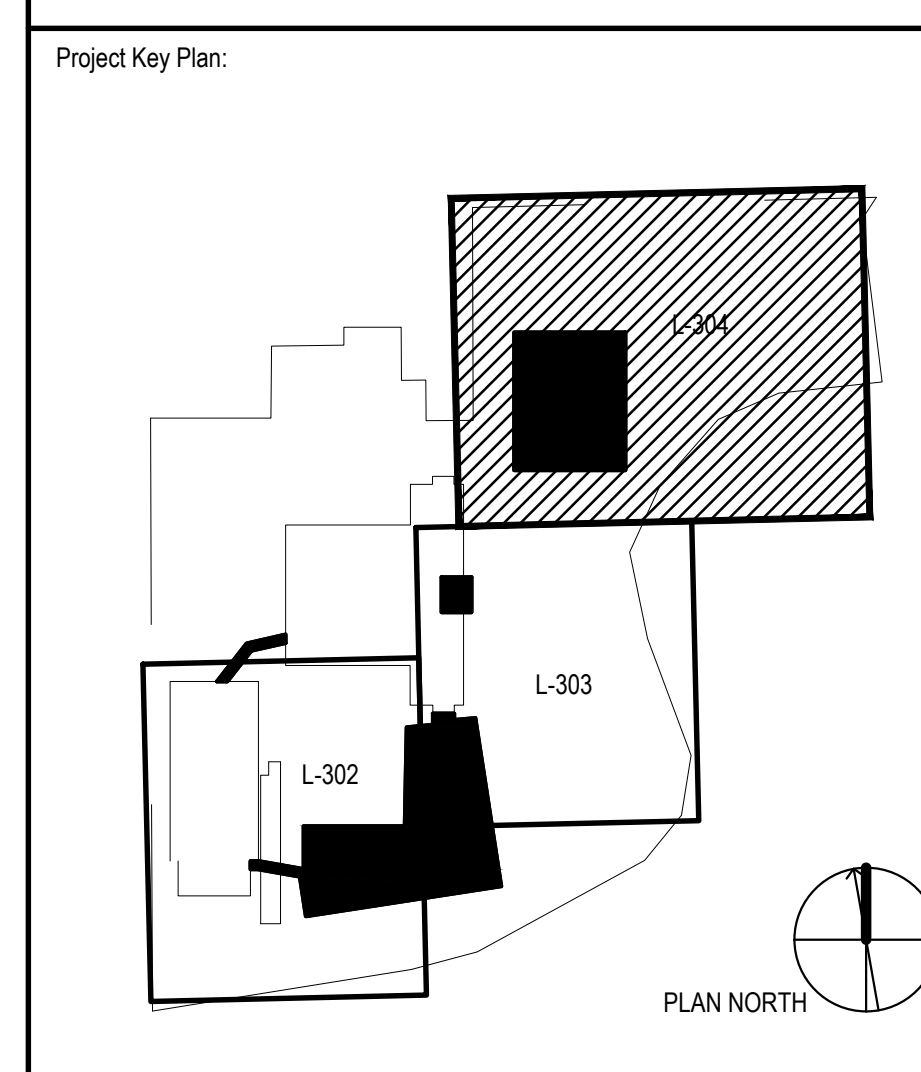
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Project Name:  
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 PROJECT VITALITY**



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**REVISIONS**

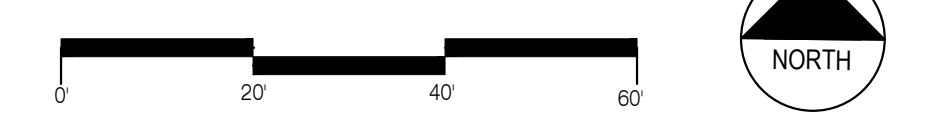
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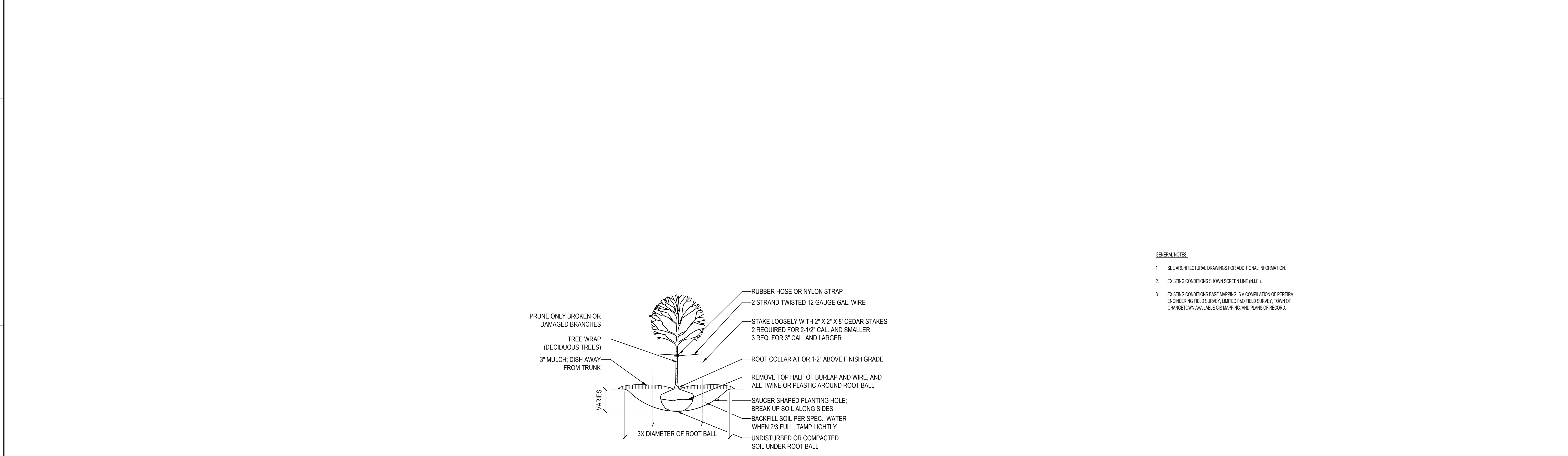
**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**ENLARGEMENT - PLANTING PLAN**

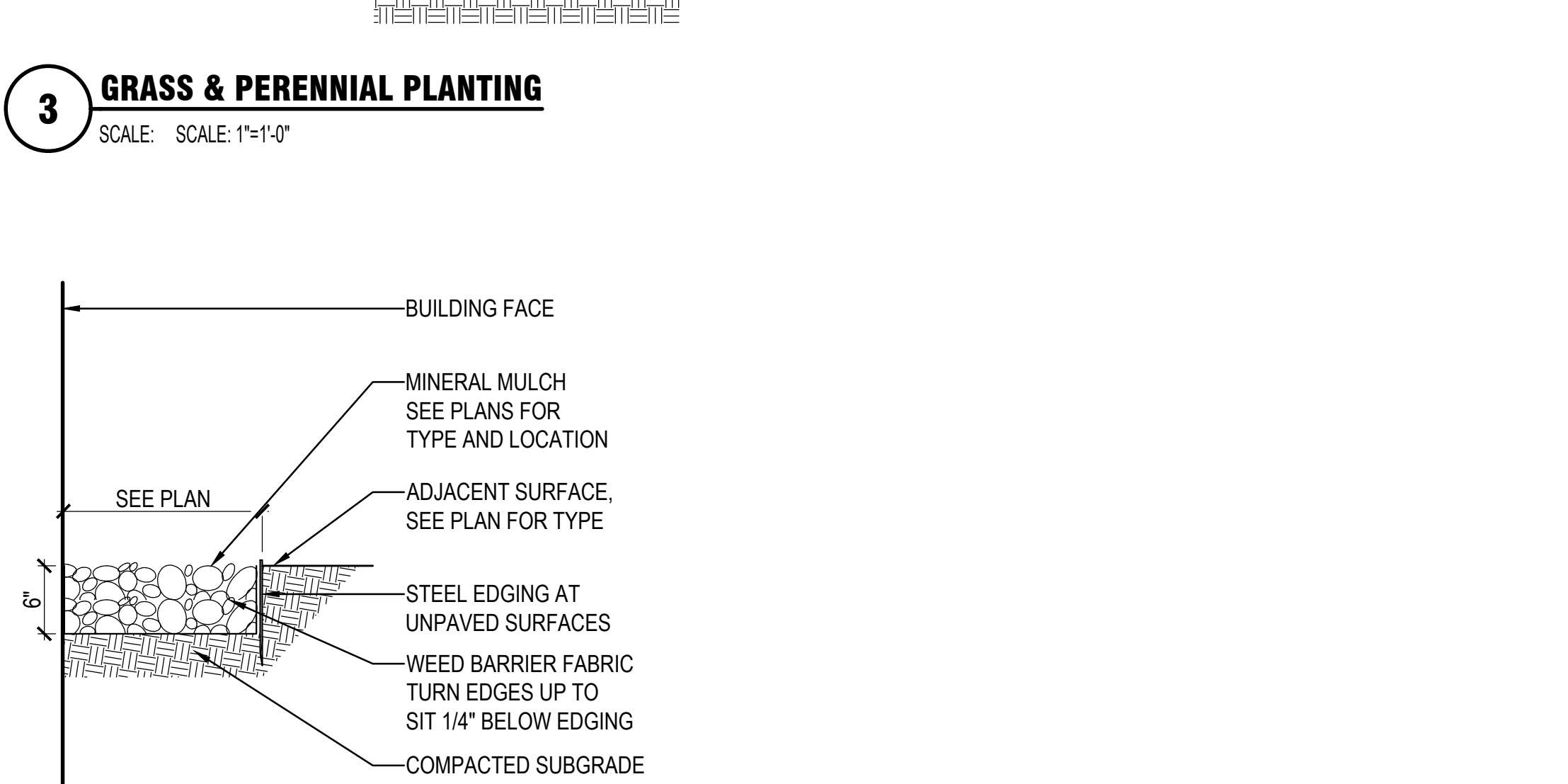
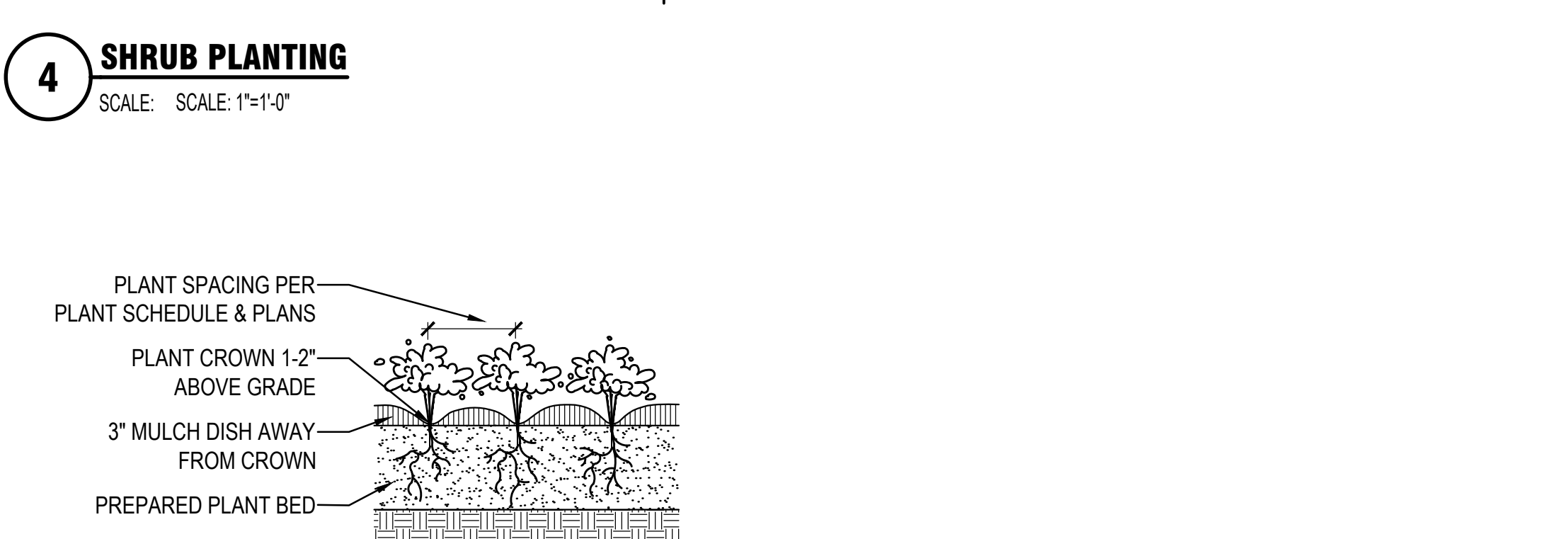
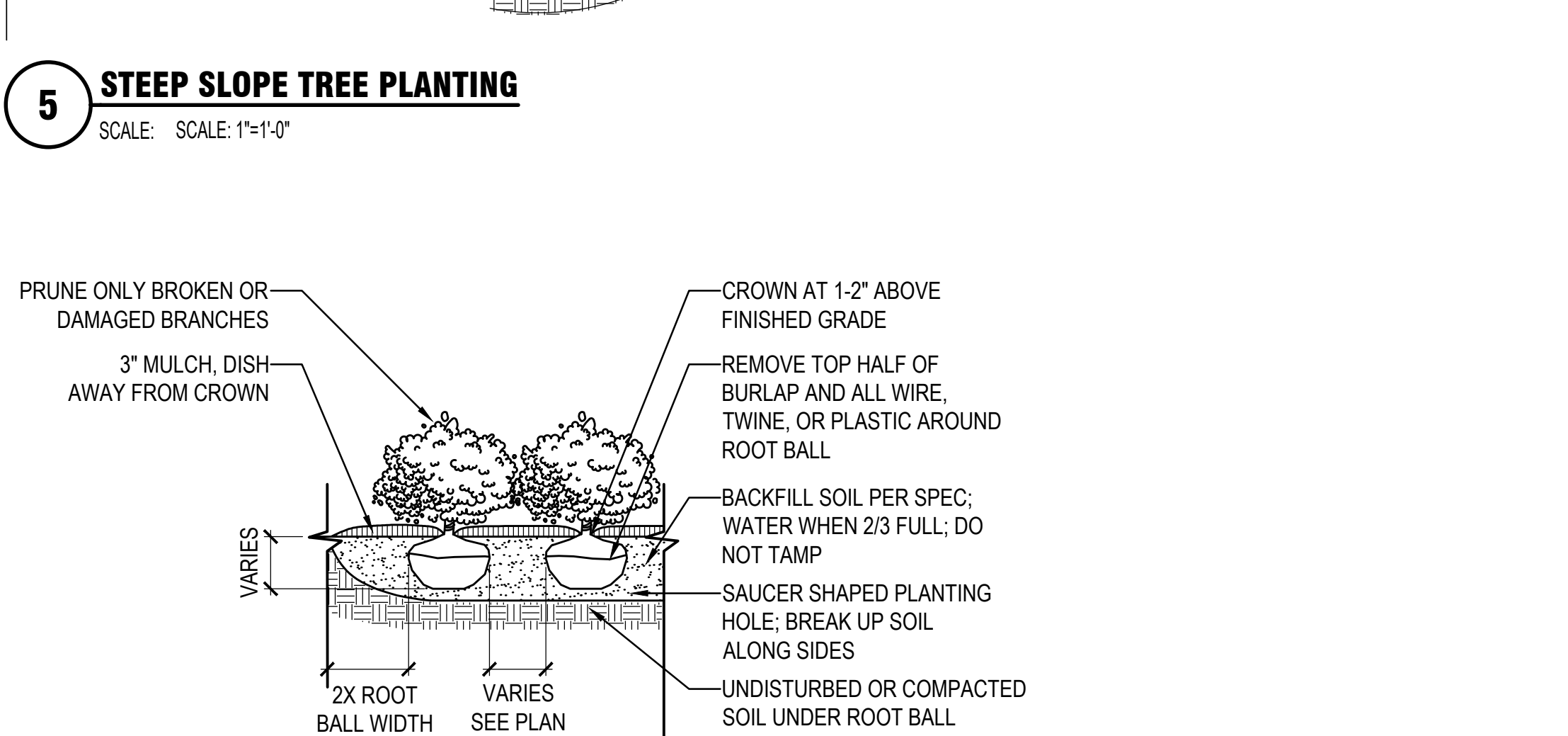
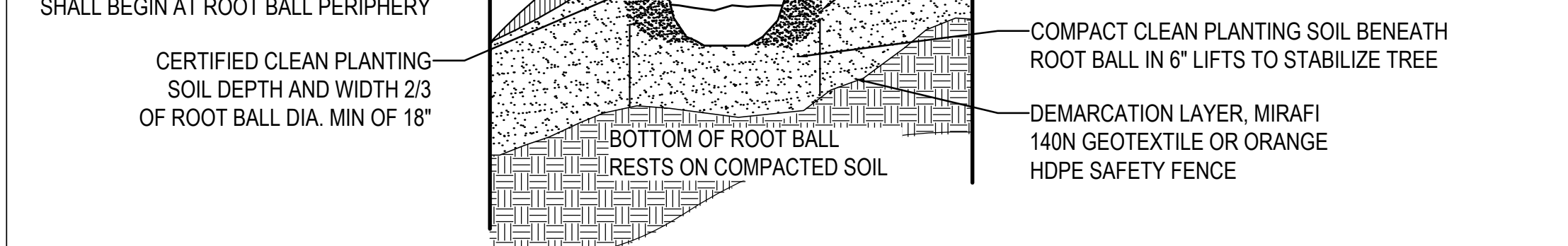
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Project #: 23661-00	Sheet: SIZE E 36X48
File: FLAD	
Dep: <b>L-304</b>	REV #

**1 ENLARGEMENT - PLANTING PLAN**  
 SCALE: 1"=20'-0"





Key	Botanical Name	Common Name	Spacing	Size	Comments	QTY
<b>Deciduous Tree</b>						
AR	<i>Acer rubrum</i>	Red Maple		3" Cal.		13
CC	<i>Carpinus caroliniana</i> 'Palisade'	Palisade American Hornbeam		3" Cal.		9
GD	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree		3" Cal.		23
LS	<i>Liquidambar styraciflua</i>	Sweetgum		3" Cal.		10
NS	<i>Nyssa sylvatica</i> 'Wild Fire'	Wildfire Blackgum		3" Cal.		11
OV	<i>Ostrya virginiana</i>	American Hophornbeam		3" Cal.		12
PJ	<i>Platanus occidentalis</i>	American Sycamore		3" Cal.		3
QA	<i>Quercus alba</i>	White Oak		3" Cal.		4
UP	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm		3" Cal.		21
<b>Evergreen Tree</b>						
TG	<i>Thuja 'Green Giant'</i>	Green Giant Arborvitae		5' Tall		28
<b>Deciduous Understory Tree</b>						
AC	<i>Amelanchier canadensis</i>	Servicberry		6' Tall		9
BN	<i>Betula nigra</i> 'EMMTF'	Dura Heath River Birch		6' Tall	Single Stem	16
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood		6' Tall		16
CI	<i>Crataegus crus-galli</i> var. <i>intermedia</i> 'Crusader'	Crusader Hawthorne		6' Tall		16
<b>Shrub</b>						
Am	<i>Aronia melanocarpa</i> 'Low-Scape Mound'	Low-Scape Mound Black Chokeberry		5 Gal.		199
Cf	<i>Cornus stolonifera</i> 'Farrow'	Arctic Fire Red-osier Dogwood		5 Gal.		31
Fg	<i>Fothergilla gardenii</i>	Dwarf Fothergilla		5 Gal.		54
Ha	<i>Hydrangea arborescens</i> 'NCHAS'	Invincible Limetab Smooth Hydrangea		5 Gal.		66
Hk	<i>Hypericum kalmianum</i> 'SMHKBF'	Blues Festival® St. John's-Wort		5 Gal.		140
Ig	<i>Ilex glabra</i> 'SMWIGAB17'	Gen Box Inkberry		5 Gal.		22
Iv	<i>Ilex virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetspire		5 Gal.		222
Iw	<i>Ilex verticillata</i> 'Roberta Case'	Berry Heavy Gold Winterberry		5 Gal.		20
Iw	<i>Ilex verticillata</i> 'FARROWMRP'	Mr. Poppins Winterberry		5 Gal.		2
Jh	<i>Juniperus horizontalis</i> 'Wiltoni'	Blue Carpet Juniper		5 Gal.		48
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac		5 Gal.		58
Rp	<i>Rhododendron lapponicum</i>	Lapland Rosebay		5 Gal.		135
<b>Perennial</b>						
ah	<i>Amsonia nubicola</i>	Blue Star	36" O.C.	2 Gal.		80
aq	<i>Asclepias canadensis</i>	Wild Columbine	24" O.C.	2 Gal.		229
at	<i>Asclepias tuberosa</i>	Butterfly Weed	18" O.C.	2 Gal.		155
di	<i>Baptisia hybrid</i> 'Lemon Meringue'	Decadence® Lemon Meringue False Indigo	36" O.C.	2 Gal.		12
ds	<i>Baptisia hybrid</i> 'Sparkling Sapphires'	Decadence® Sparkling Sapphires False Indigo	36" O.C.	2 Gal.		64
dt	<i>Chelone lyonii</i>	Pink Turtlehead	12" O.C.	2 Gal.		78
cm	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Threadleaf Coreopsis	18" O.C.	2 Gal.		60
cx	<i>Carex albicans</i>	White-tinged Sedge	12" O.C.	2 Gal.		277
em	<i>Eupatorium maculatum</i>	Joe-Pye-Weed	30" O.C.	2 Gal.		60
lc	<i>Lobelia cardinalis</i>	Cardinal Flower	18" O.C.	2 Gal.		112
lo	<i>Lobelia siphilitica</i>	Great Blue Lobelia	18" O.C.	2 Gal.		67
oc	<i>Osmunda cinnamomea</i>	Cinnamon Fern	36" O.C.	2 Gal.		16
pa	<i>Polystichum acrostichoides</i>	Christmas Fern	24" O.C.	2 Gal.		214
pd	<i>Panstermon digitalis</i> 'Husker's Red'	Husker's Red Beardtongue	18" O.C.	2 Gal.		486
pf	<i>Polygonatum falcatum</i> 'Vanegatum'	Variegated Solomon's Seal	18" O.C.	2 Gal.		34
rh	<i>Rubiockia hirta</i> 'Cherry Brandy'	Cherry Brandy Black-eyed Susan	18" O.C.	2 Gal.		188
rs	<i>Rubricola subserotina</i>	Sweet Coniflower	24" O.C.	2 Gal.		89
so	<i>Symphoricarum oblongifolium</i> 'Raydon's Favorite'	Raydon's Favorite Aromatic Aster	18" O.C.	2 Gal.		135
tc	<i>Tiarella cordifolia</i>	Foamflower	12" O.C.	2 Gal.		390
<b>Groundcover</b>						
ac	<i>Asarum canadense</i>	Wild ginger	12" O.C.	1 Gal.		688
cp	<i>Carex pensylvanica</i>	Pennsylvania Sedge	12" O.C.	1 Gal.		10,534
cv	<i>Carex vulpinoidea</i>	Fox Sedge	12" O.C.	1 Gal.		1740
gn	<i>Geranium maculatum</i>	Wild Geranium	12" O.C.	1 Gal.		1250
ps	<i>Phlox stolonifera</i>	Creeping Phlox	12" O.C.	1 Gal.		350
<b>Ornamental Grass</b>						
pv	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	36" O.C.	3 Gal.		198
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	24" O.C.	3 Gal.		355
ss	<i>Schizachyrium scoparium</i>	Little Bluestem	24" O.C.	3 Gal.		565
<b>Bulbs</b>						
aa	<i>Allium azureum</i>	Blue Allium				158
ap	<i>Allium</i> sp.	Blend of Allium species - Shades of Purple and White			Plant in groups of 7 as shown	273
ma	<i>Muscari armeniacum</i>	Blue Grape Hyacinth				138
na	<i>Narcissus</i> sp.	Blend of Daffodils - Shades of White and Yellow			Plant in groups of 7 as shown	322
nj	<i>Narcissus jonquilla</i>	Bell Song Daffodil				122
<b>Other</b>						
an	Annuals	By Owner				
hrb	Herbs	By Owner				
<b>Native Seed Mix / Meadow</b>						
	<i>Schizachyrium scoparium</i>	Little Bluestem	Apply seed mix at 8 lbs/acre		Basis of design mix:	
	<i>Panicum virgatum</i>	Switchgrass			Roundstone Native Seed: Mix 103	
	<i>Sporobolus compositus</i>	Tall Dropseed			Northern Short Grass Meadow Mix	
	<i>Tidestromia flexilis</i>	Purple Top			https://roundstoneseed.com/	
	<i>Bouteloua curtipendula</i>	Side Oats Grama				
	<i>Achillea millefolium</i>	Yarrow				
	<i>Coreopsis lanceolata</i>	Lance Leaved Coreopsis				
	<i>Dalea purpurea</i>	Purple Prairie Clover				
	<i>Rubiockia hirta</i>	Blackeyed Susan				
	<i>Cassia fasciculata</i>	Partridge Pea				
	<i>Echinacea purpurea</i>	Purple Coneflower				
	<i>Liatris spicata</i>	Spiked Blazing Star				
	<i>Monarda fistulosa</i>	Bergamot				
	<i>Parthenium integrifolium</i>	Wild Quinine				
	<i>Ratibida pinnata</i>	Grey-headed Coneflower				
	<i>Physanthus tenuifolium</i>	Sweet Mountain Mint				
	<i>Ratibida columnaris</i>	Mexican Hat				
	<i>Helenium autumnale</i>	Sneezeweed				
	<i>Lespedeza capitata</i>	Round-headed Lespedeza				
	<i>Aster laevis</i>	Smooth Aster				
	<i>Solidago nemoralis</i>	Gray Goldenrod				



**1 PLANT SCHEDULE**  
SCALE: N.T.S.

**2 STONE MAINTENANCE EDGE**  
SCALE: SCALE: 1"=1'-0"

- GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.)
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PRERA ENGINEERING FIELD SURVEY LIMITED/BO FIELD SURVEY TOWN OF ORANGETOWN AVAILABLE GIS MAPPINGS AND PLANS OF RECORD.

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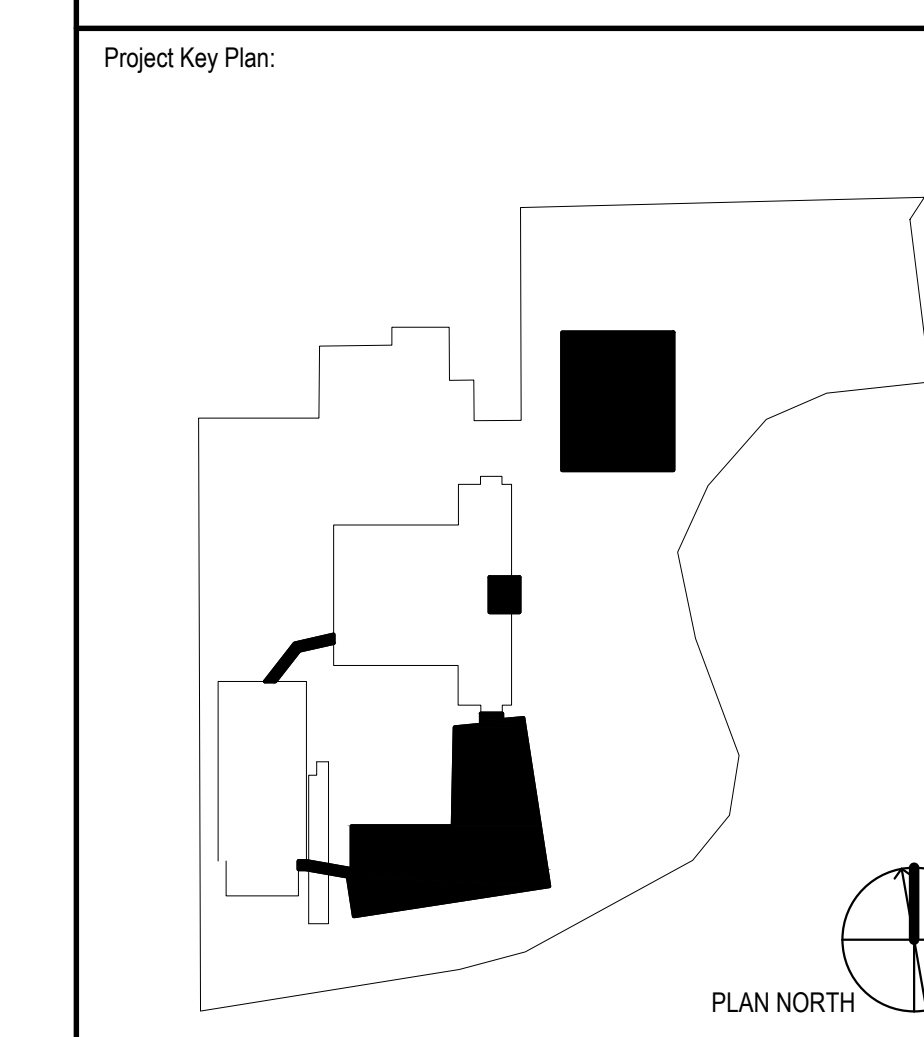
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REV	DATE	DESCRIPTION
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/11/2023	04/11/2023	ORANGETOWN PLANNING BOARD APPLICATION
07/06/2023	07/06/2023	ORANGETOWN ACABOR APPLICATION

**REVISIONS**

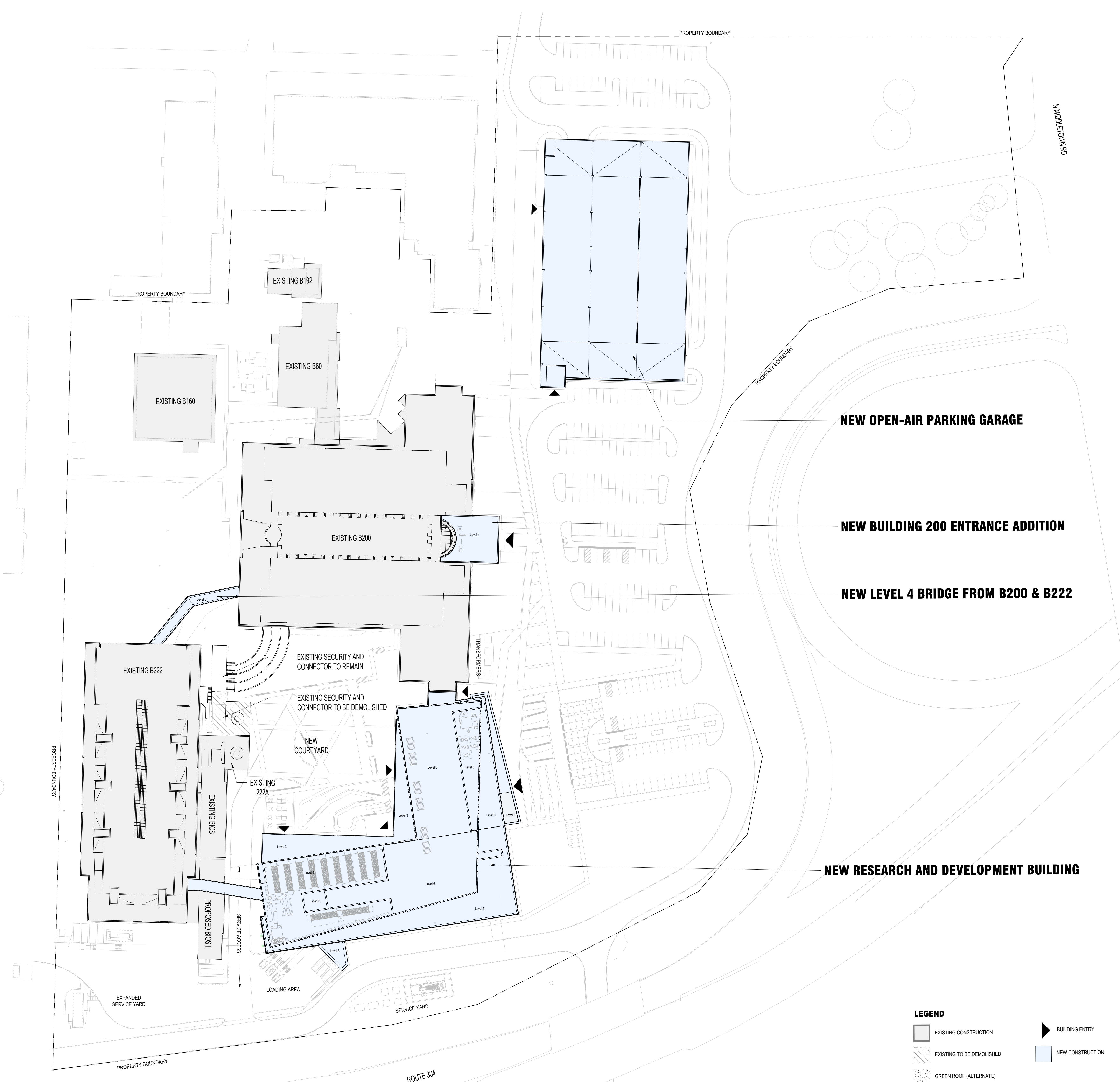
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Sheet Title:  
**PLANT SCHEDULE**

Scale: AS NOTED	PN: KEITH KLOIBER
Date: 07/06/23	AE: FLAD/WSP
Drawn By: FLAD	Phase: DESIGN DEVELOPMENT
Project #: 23661-00	Sheet: SIZE E 36X48
File: FLAD	
Dep #: <b>L-305</b>	REV #

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**LEGEND**

- EXISTING CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- GREEN ROOF (ALTERNATE)
- NEW CONSTRUCTION
- BUILDING ENTRY
- NORTH

**1 ARCHITECTURAL SITE PLAN**  
1" = 50'-0"

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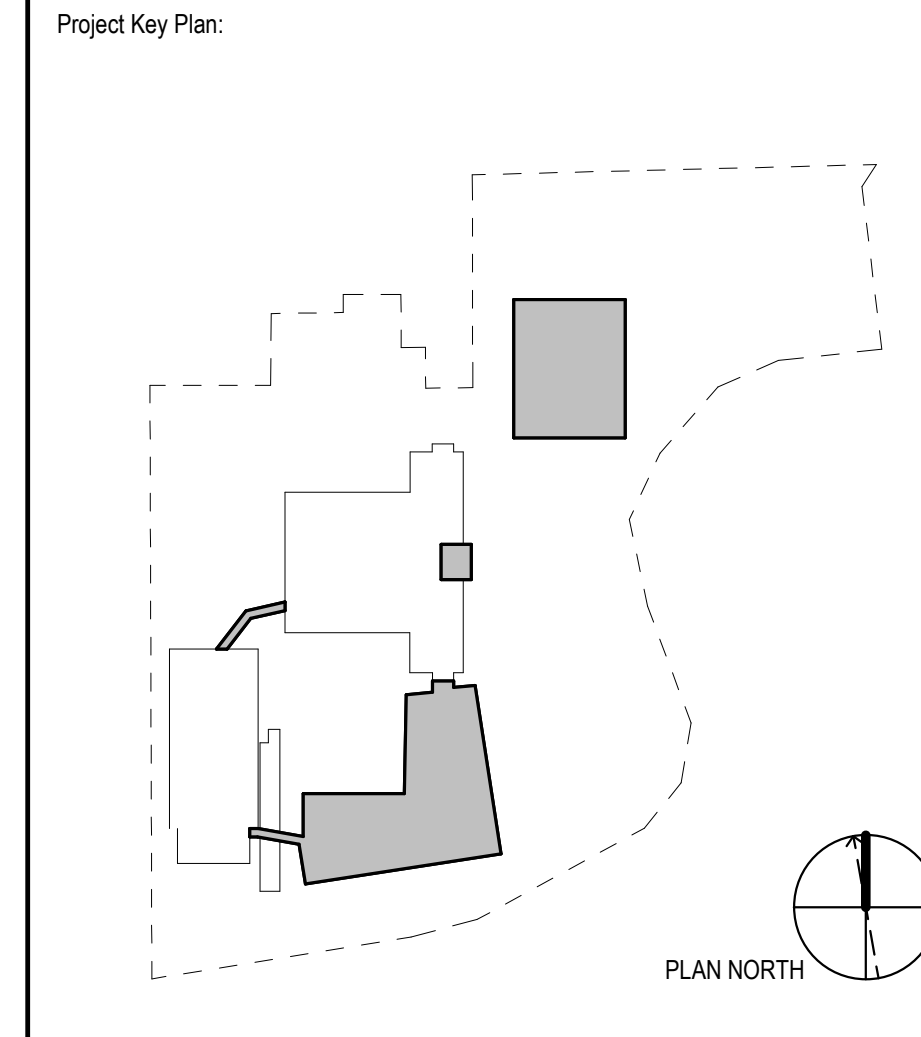
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Rev	Date	Description
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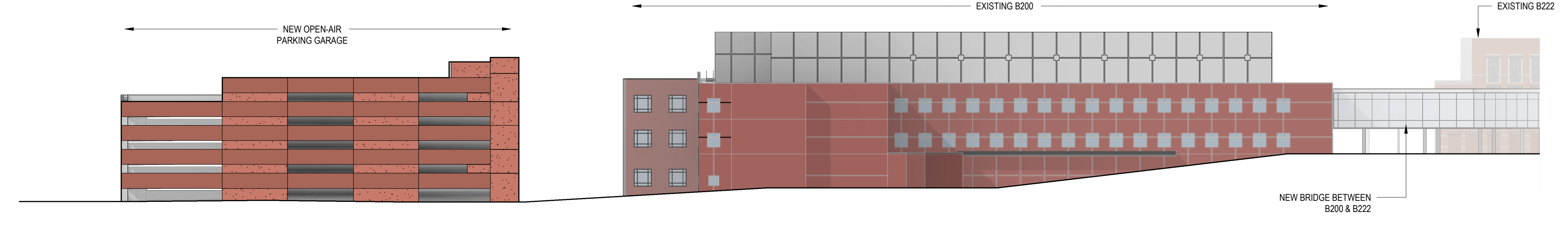
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Date: 07/06/2023	AE: FLAD/WSP
Drawn By: FLAD	Phase:
Project #: 23661-00	Sheet: SIZE E 36X48

File:  
Dwg #:

**A-100.** REV #

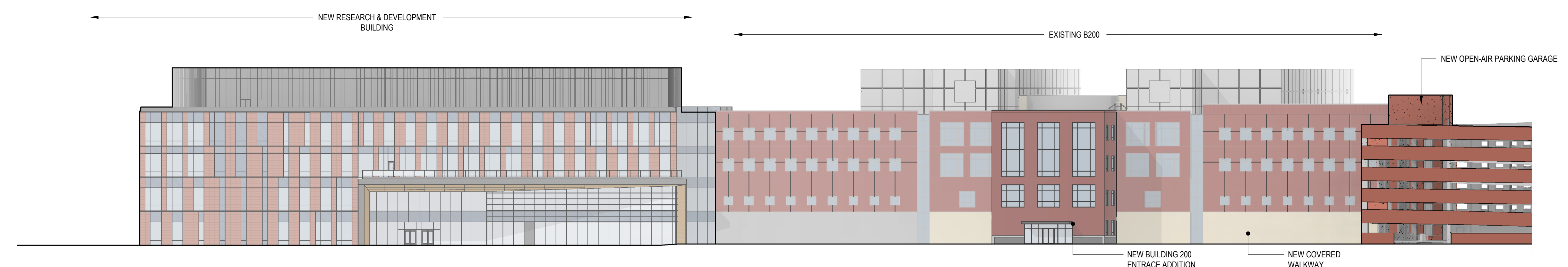
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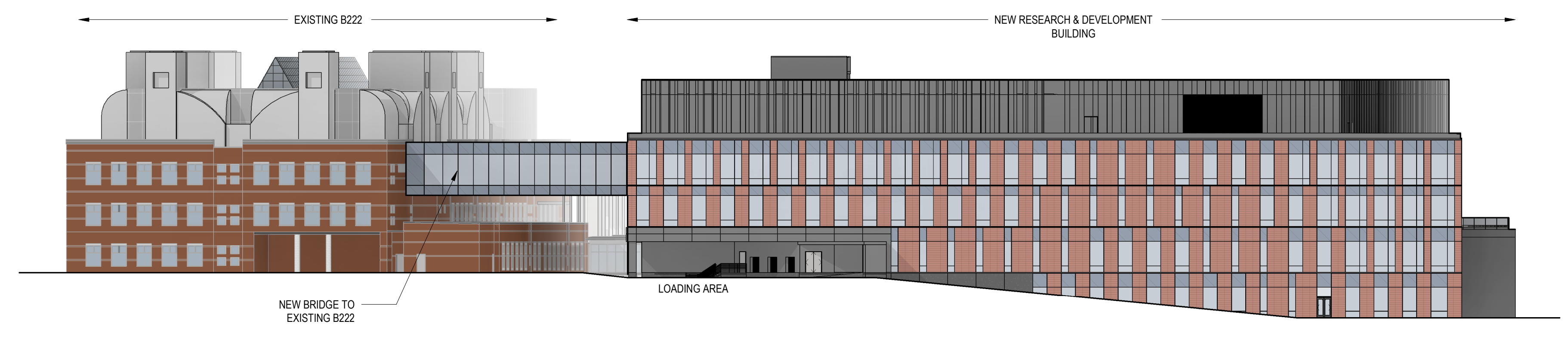
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1/32" = 1'-0"



**3 EAST ELEVATION (PARKING)**  
1/32" = 1'-0"



**2 EAST ELEVATION**  
1/32" = 1'-0"



**1 SOUTH ELEVATION**  
1/32" = 1'-0"

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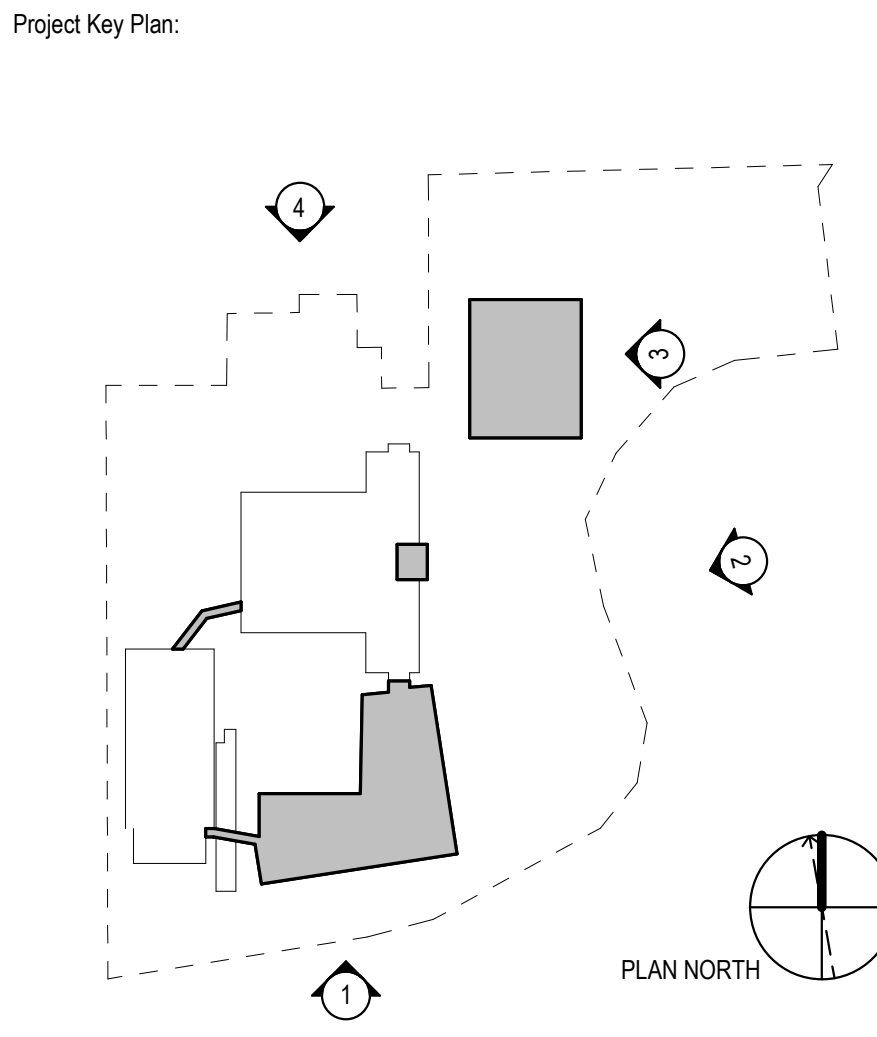
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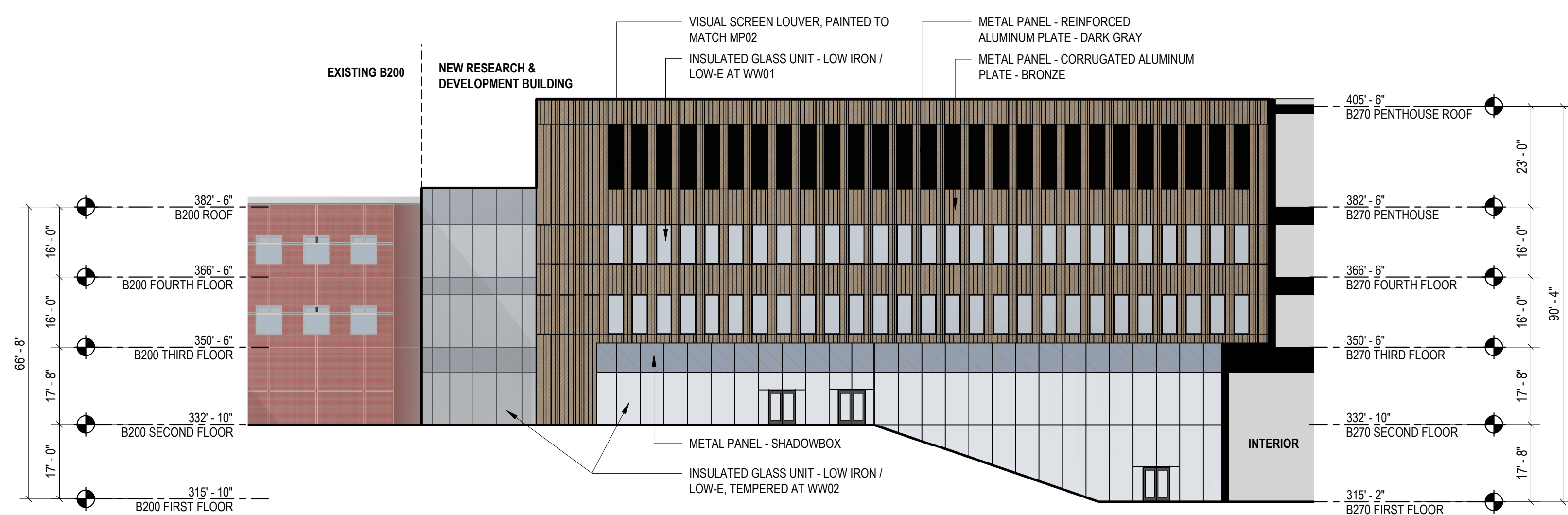
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Date: 07/06/2023	A/E: FLAD/WSP
Drawn By: FLAD	Phase:
Project #: 23661-00	Sheet: SIZE E 36X48

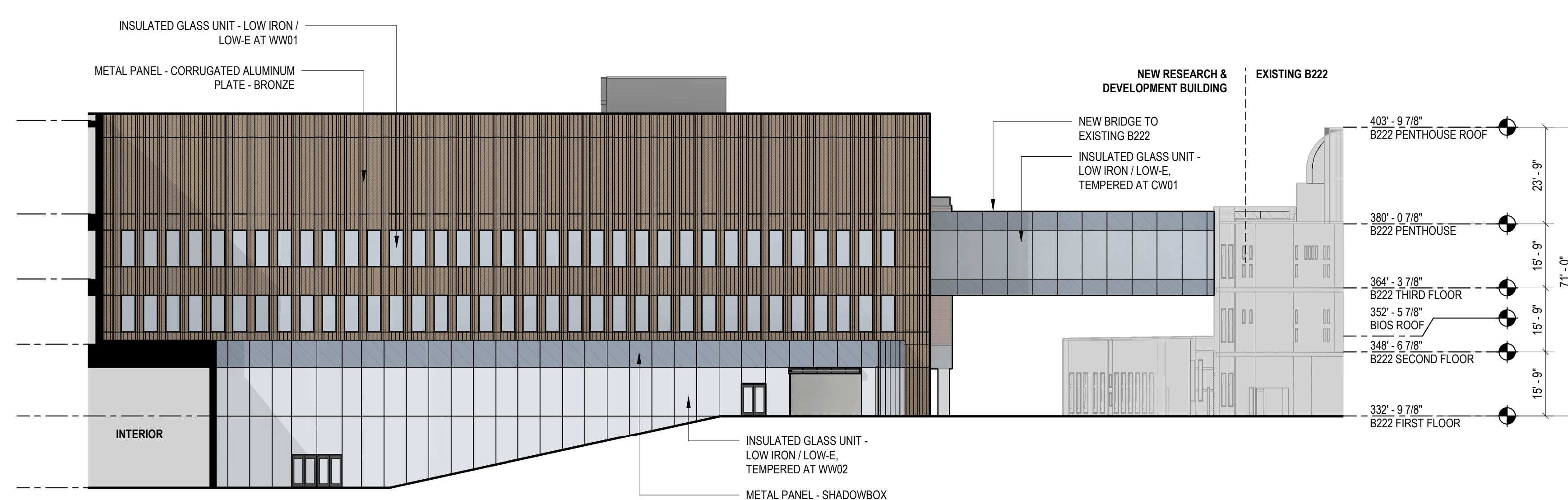
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**A-200.**

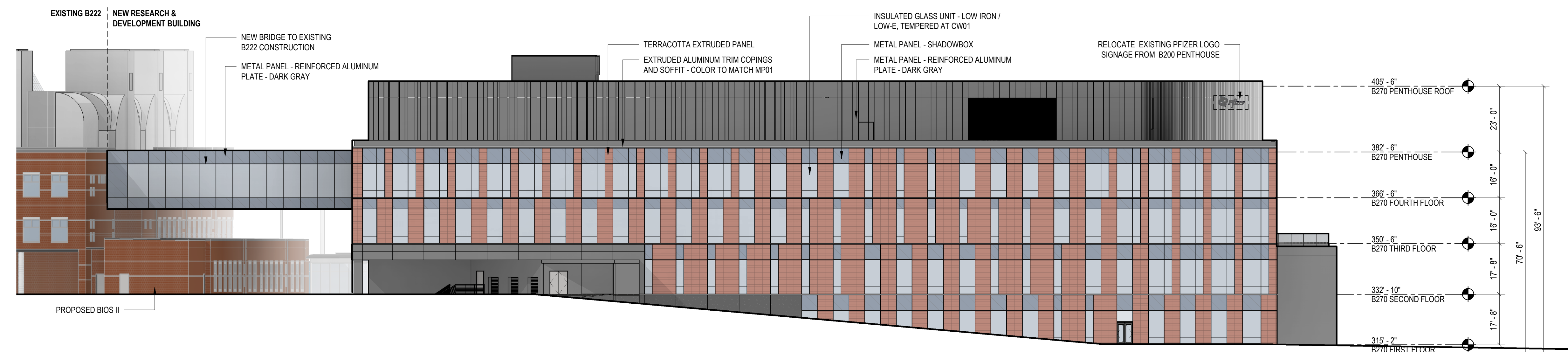




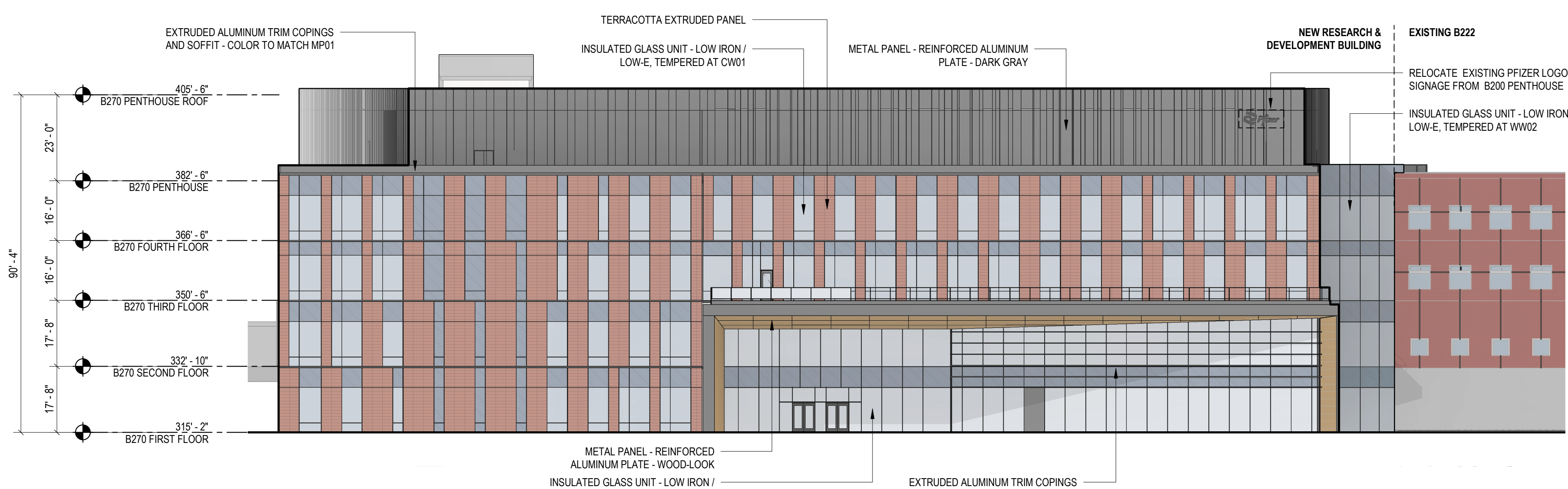
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3/64" = 1'-0"



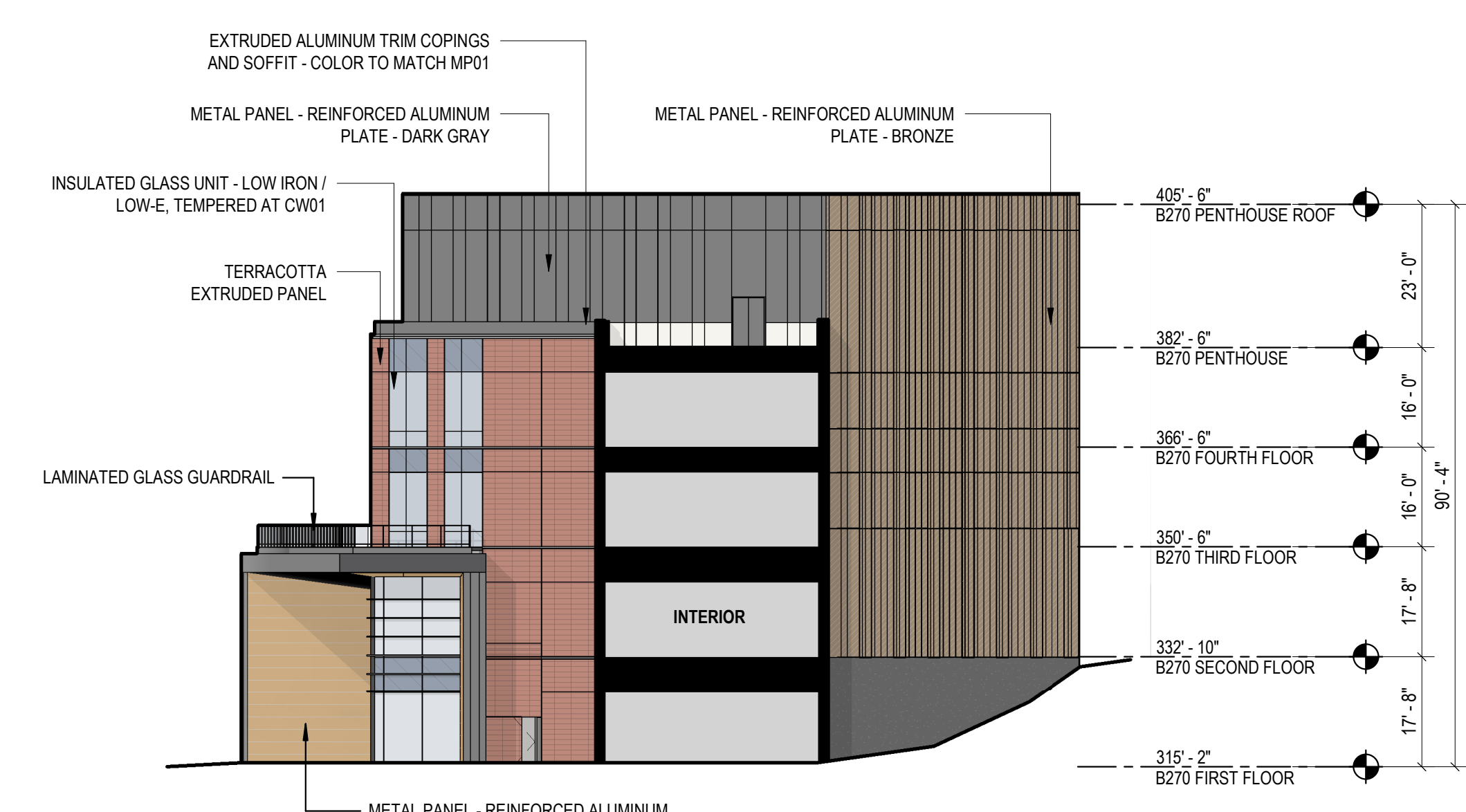
**4 NORTH ELEVATION - COURTYARD**  
3/64" = 1'-0"



**3 SOUTH ELEVATION**  
3/64" = 1'-0"



**2 EAST ELEVATION**  
3/64" = 1'-0"



**1 NORTH ELEVATION**  
3/64" = 1'-0"

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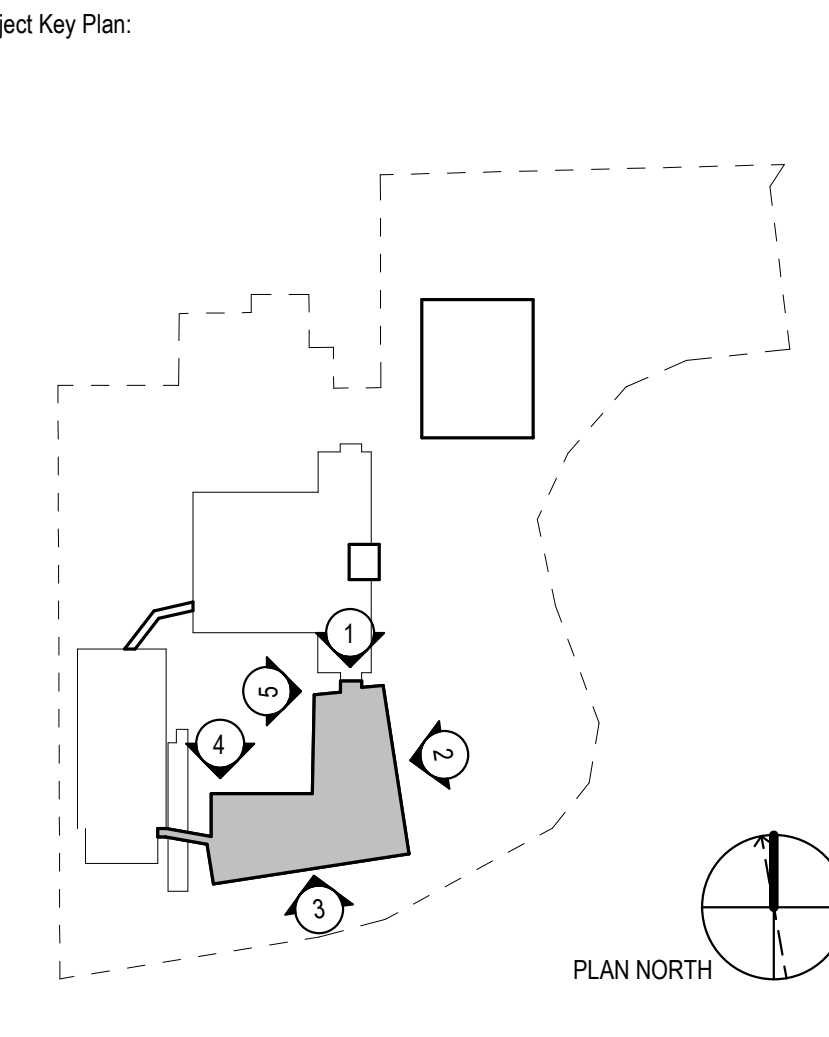
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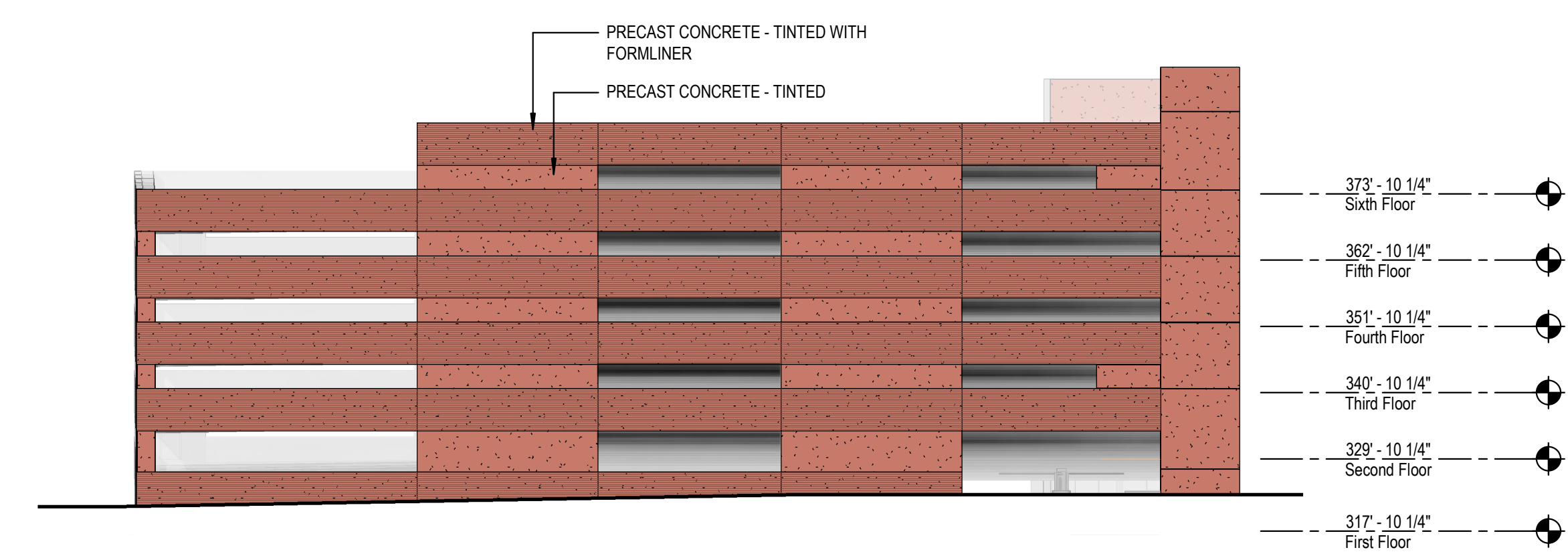
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Sheet Title	<b>EXTERIOR ELEVATIONS - VITALITY</b>
Scale: AS NOTED	PH: KEITH KLOIBER
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Drawn By: FLAD	Phase:
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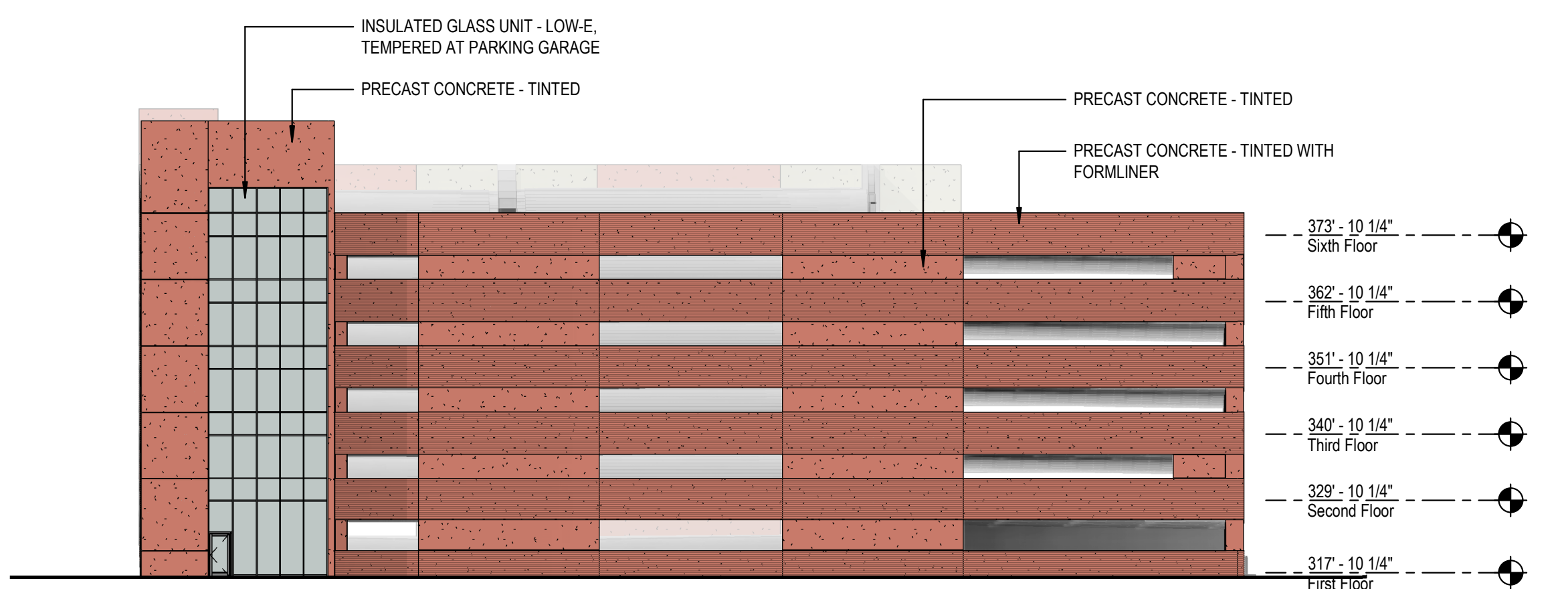
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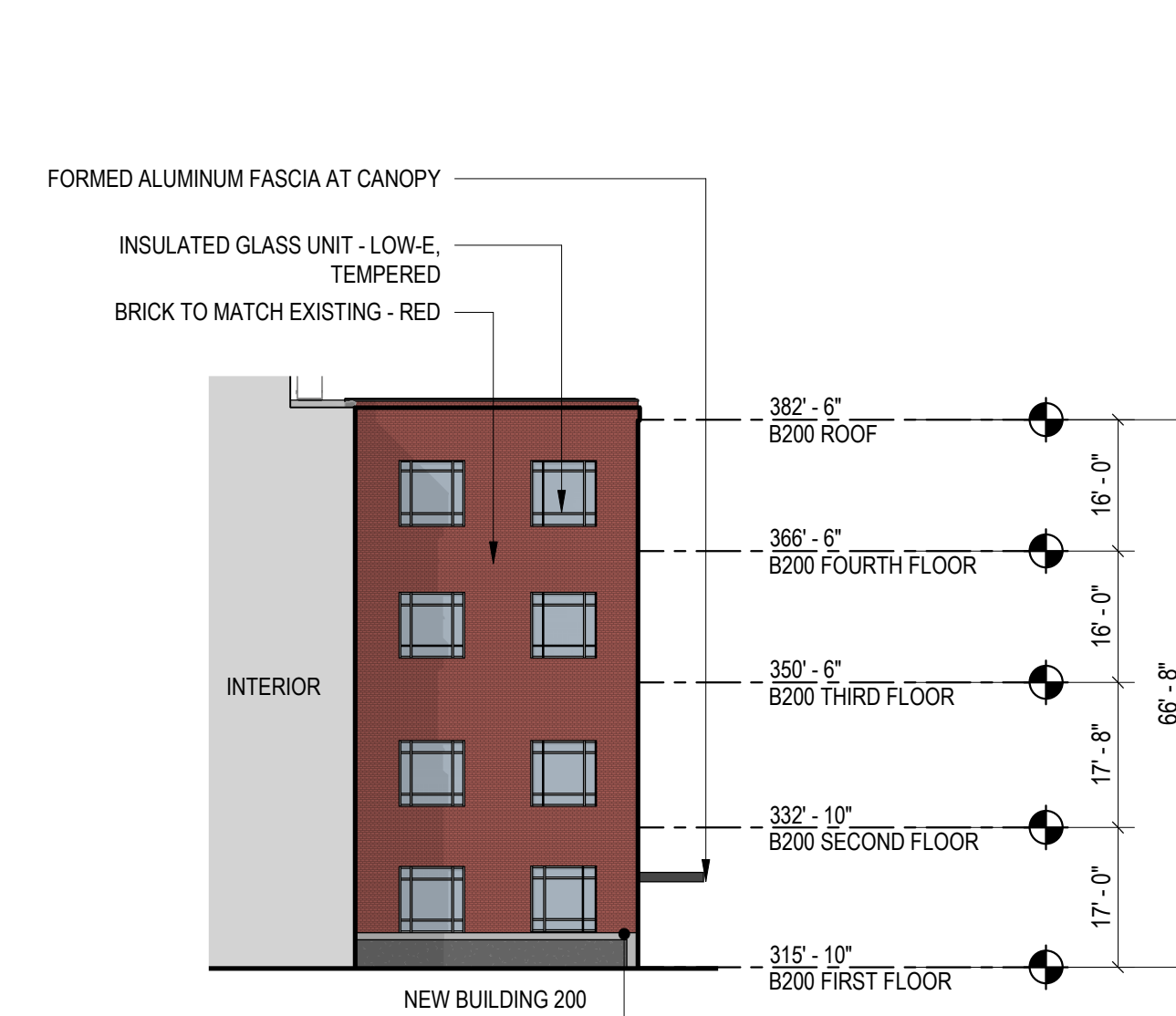
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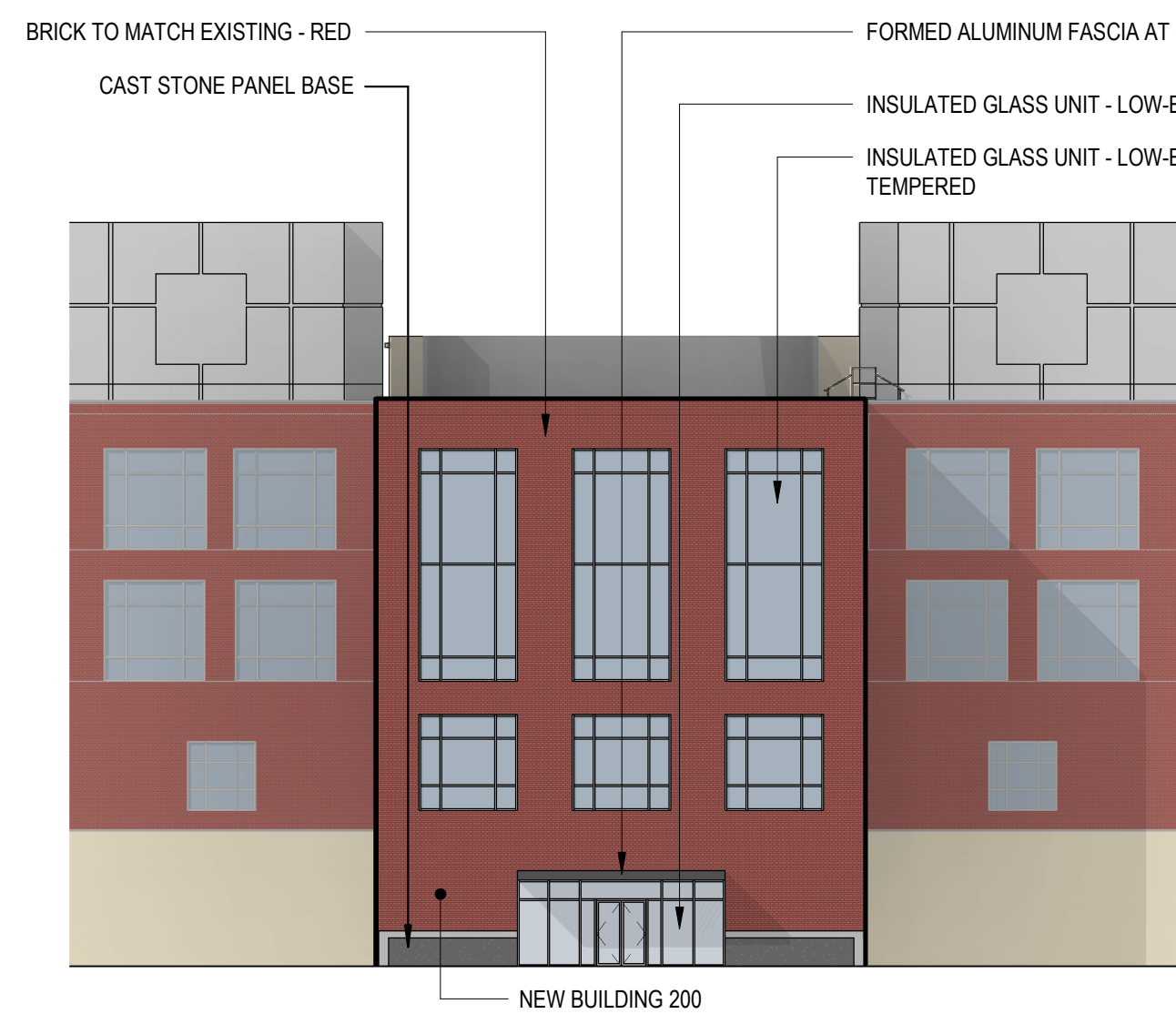
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3/64" = 1'-0"



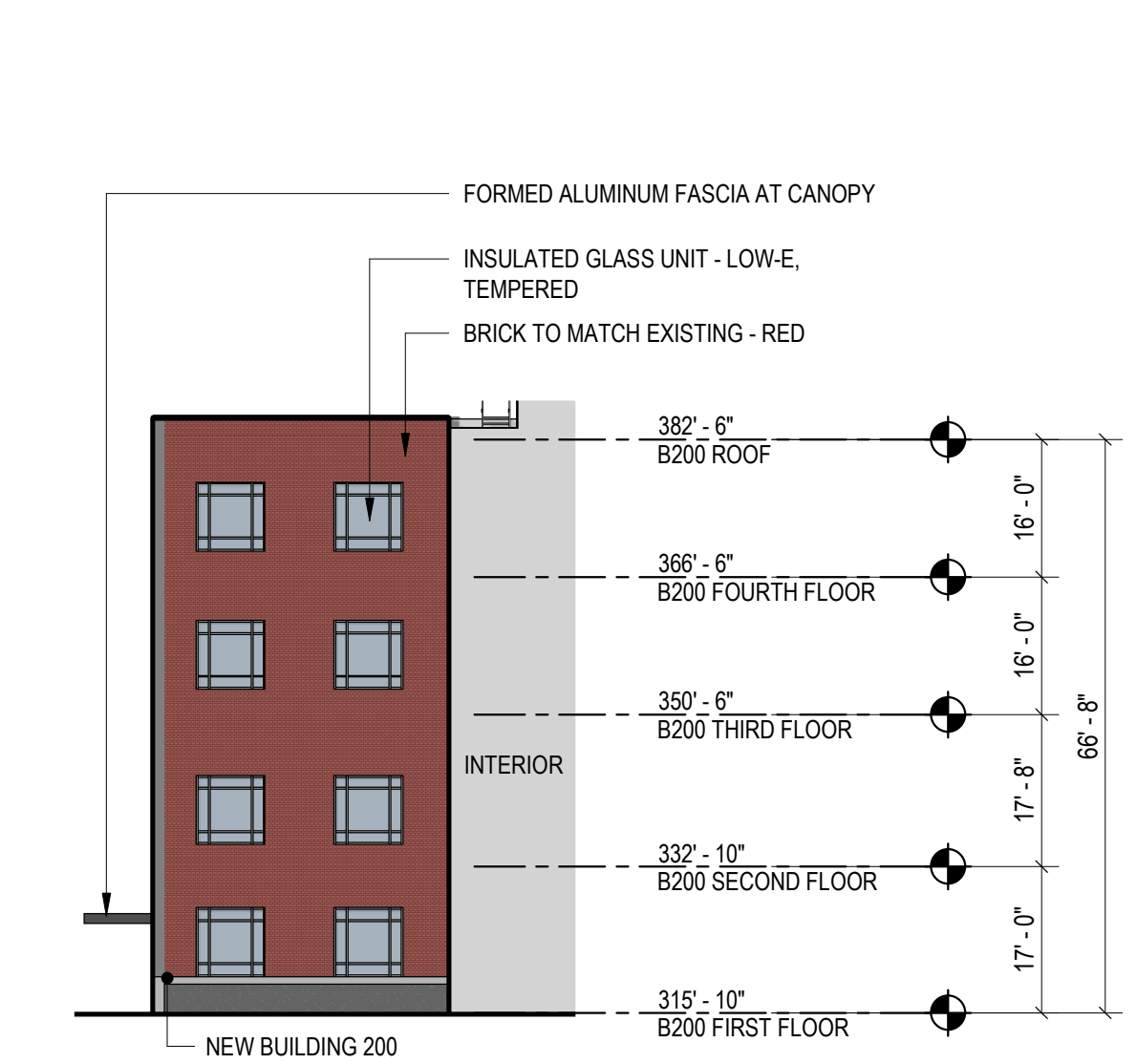
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3/64" = 1'-0"



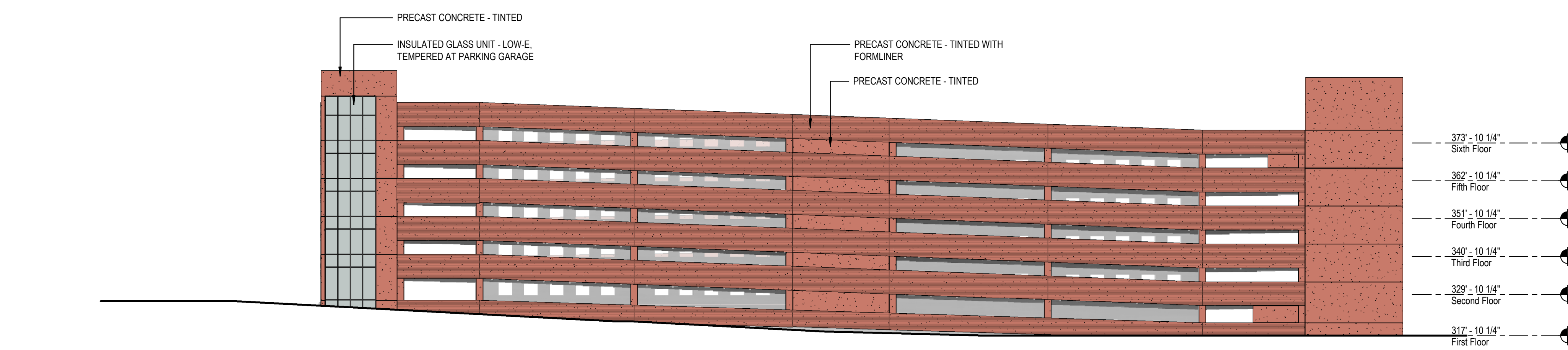
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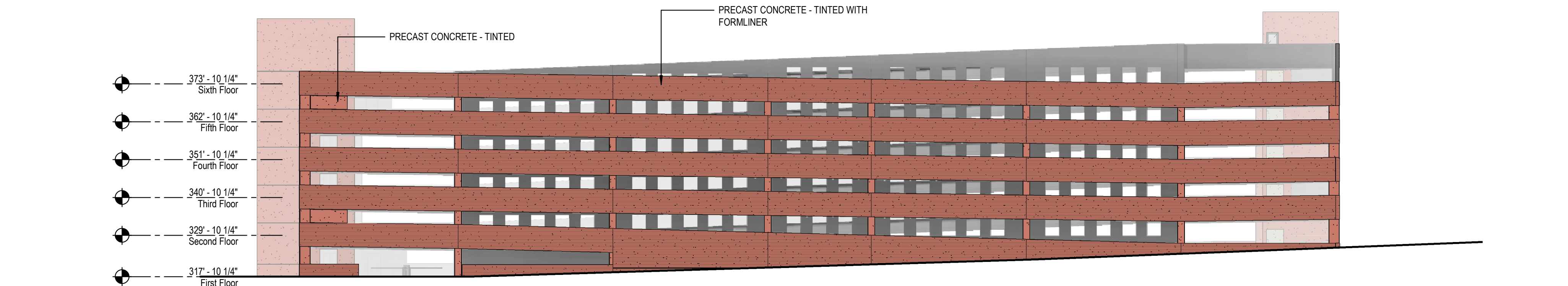
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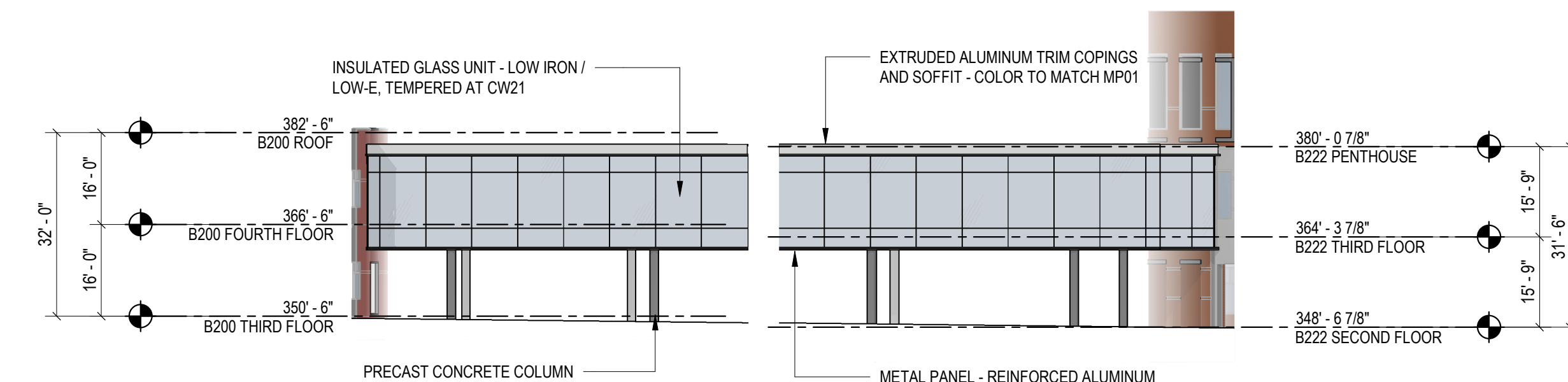
**5 B200 ELEVATION - NORTH**  
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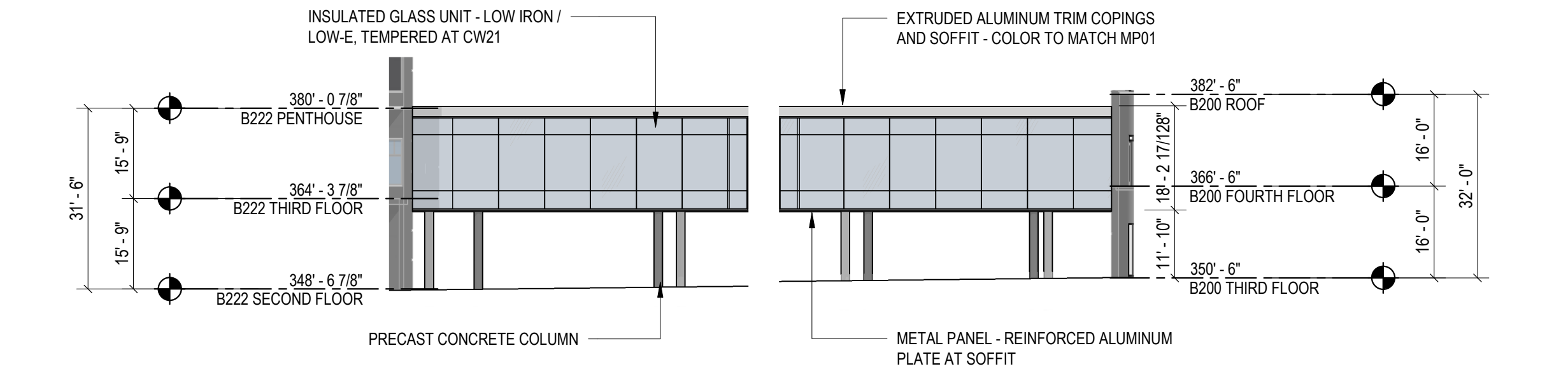
**3 PARKING STRUCTURE - WEST ELEVATION**  
3/64" = 1'-0"



**1 PARKING STRUCTURE - EAST ELEVATION**  
3/64" = 1'-0"



**9 BRIDGE ELEVATION - NORTH**  
3/64" = 1'-0"



**8 BRIDGE ELEVATION - SOUTH**  
3/64" = 1'-0"

**Flad**

Flad Architecture & Engineering, P.C.  
281 Fifth Avenue, Ste. 800  
New York, NY 10016  
Tel: 212.687.3000  
flad.com

Civil Engineer

**FUSS & O'NEILL**

Fuss & O'Neill  
146 Hartford Road  
Manchester, CT 06040  
860.646.2469  
flad.com

MEPPF Engineer

**WSP**

WSP  
1 Pennsylvania Plaza  
New York, NY 10119  
Tel: 212.465.5000  
wsp.com

Structural Engineer

**reuther+bowen**

Reuther + Bowen  
32 West 23rd St., 4th Floor  
New York, NY 10010  
646.680.3465  
ReutherBowen.com

Parking Design

**DESIGN**

Desman Design Management  
3 West 20th St., 3rd Floor  
New York, NY 10011  
212.686.5390  
Desman.com

Architect

Technology & Acoustics

**CERAMI**

Cerami  
1001 Avenue of the Americas, 4th Floor  
New York, NY 10018  
212.370.1776

Architectural Lighting

**S&L B studio**

S&L B studio  
88LD Studio  
122 West 20th St., 10th Floor  
New York, NY 10018  
212.391.4230

Sustainability

**atelier ten**

Atelier Ten  
104 W 29th St 48th  
New York City, NY 10001  
212.254.4800  
atelier-ten.com

Facade and Envelope

**soctec**

SOCTEC Inc  
151 W 42nd Street, 24th Floor  
New York, NY 10036  
212.689.5399  
soctec.com

Vertical Transportation

**vda**

VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.964.6220  
vdaassoc.com

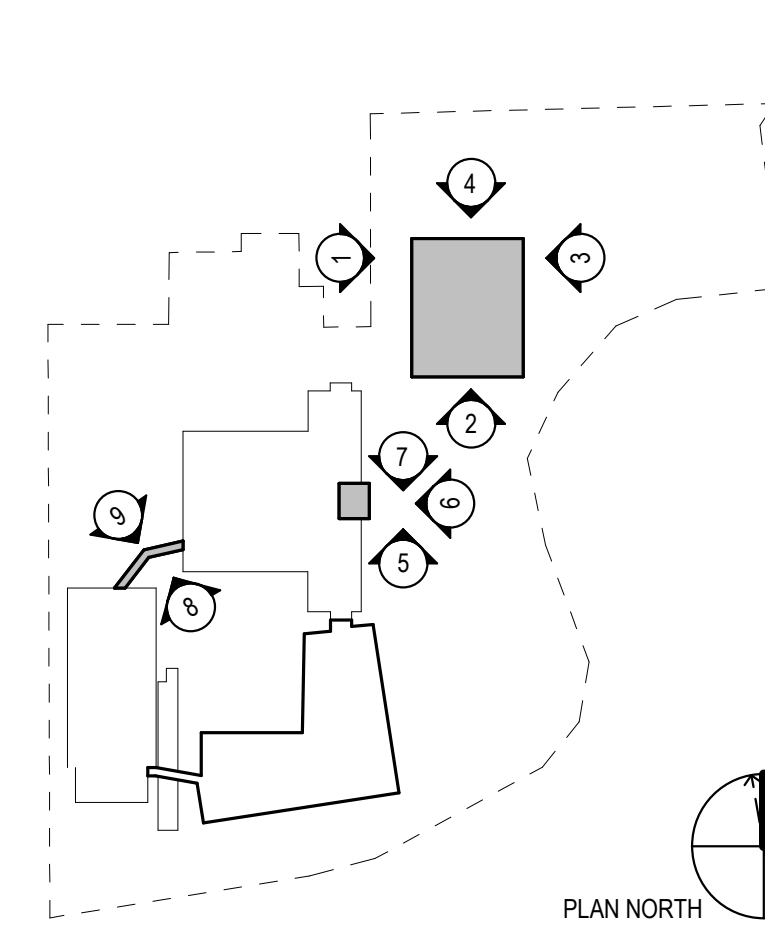


Project Name:

**PFIZER PEARL RIVER PROJECT VITALITY**

401 N Middletown Rd,  
Pearl River, NY 10965

Project Key Plan:



Rev	Date	Description
07/06/2023		ORANGETOWN ACABOR APPLICATION

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REVISIONS

GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title

**EXTERIOR ELEVATIONS - PARKING GARAGE, B200 ENTRY, BRIDGE**

Scale: AS NOTED PH: KEITH KLOIBER

Date: 07/06/2023 AE: FLAD/WSP

Drawn By: FLAD Phase:

Project #: 23661-00 Sheet: SIZE E 36X48

File:

Dep. #:

REV #

**A-202.**