

INTERIOR RENOVATION TO EXISTING CONVENIENCE STORE

552 NORTH MIDDLETOWN ROAD
 PEARL RIVER, NEW YORK 10954
 SEC: 64.17 BLOCK: 1 LOT: 76

A&E

SERVICES

LUIS J. FERNANDEZ
 845 406-7542

DWG. LIST
 T-1 GENERAL NOTES AND LOCATION PLAN
 A-1 EXISTING / DEMO PLANS
 A-2 STORE LAYOUT AND CONSTRUCTION FLOOR PLANS AND DETAILS
 A-3 ELECTRIC AND REFLECTED CEILING PLANS
 A-4 FIRE SAFETY PLAN AND PLUMBING RISER DIAGRAM

GENERAL NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL REQUIREMENTS OF LOCAL BUILDING CODE AND ZONING ORDINANCES; THE 2020 BUILDING CODE OF NEW YORK STATE, ALL RELATED 2020 CONSTRUCTION CODE BOOKS OF NYS AND THE CURRENT NATIONAL ELECTRIC CODE.
2. ALL SUB-CONTRACTORS SHALL CHECK, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
3. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF A.S.T.M. SPECIFICATIONS.
4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS AND DETAIL DRAWINGS OVER SMALL SCALE DRAWINGS.
5. THERE SHALL BE NO PROCESSES TO BE CONDUCTED IN THE BUILDING THAT WILL PRODUCE AIR CONTAMINANTS WHICH MAY BE INJURIOUS TO THE HEALTH OF EMPLOYEES.
6. ELECTRICAL RECEPTACLES, LIGHTS AND OTHER EQUIPMENT SHALL CONFORM TO THE CODES HAVING JURISDICTION.
7. TENANTS AND OWNERS SHALL BE FULLY AWARE OF AND CONFORM TO ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
8. INTERIOR FINISHES SHALL BE IN COMPLIANCE WITH THE I.B.C. 2015 CODE SECTION 803.
9. GLAZING INDOORS SHALL BE SAFETY GLASS IN CONFORMITY WITH I.B.C. CODE SECTIONS 714 AND 2404.
10. NO LOCK OR FASTENINGS TO PREVENT FREE ESCAPE FROM INSIDE OF ANY BUILDING.
11. PER SECTION P410, A DRINKING FOUNTAIN SHALL NOT BE REQUIRED WHERE WATER IS SERVED IN CAFES.
12. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL BE FURNISHED WITH CERTIFICATES OF SAID INSURANCE. CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THE JOB SITE.
13. CONTRACTOR SHALL PROVIDE ALL MATERIALS, PERFORM ALL WORK AND INSTALL ALL MATERIALS IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE, CLEAN AND ORDERLY FASHION FOR THE DURATION OF THE CONSTRUCTION PERIOD. DISPOSE OF ALL CONSTRUCTION DEBRIS AT A LEGAL OFF-SITE WASTE FACILITY.
15. MINOR ITEMS SUCH AS BLOCKING, TRIM, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE WHETHER SHOWN OR NOTED ON THE DRAWINGS OR NOT.

FIRE PREVENTION NOTES:

1. INTERIOR FINISHES ON WALLS AND CEILING SHALL BE MINIMUM CLASS B
2. ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE BUILDING.
3. HANGINGS AND DRAPERIES SHALL NOT BE PLACED OVER EXIT DOORS OR OTHERWISE LOCATED AS TO CONCEAL OR OBSCURE ANY EXIT. MIRRORS SHALL NOT BE PLACED IN OR ADJACENT TO ANY EXIT OR EXTERIOR DOOR.
4. FURNISHINGS AND DECORATIONS OF AN EXPLOSIVE OR HIGHLY FLAMMABLE CHARACTER SHALL NOT BE USED.
5. ALL FLOOR FINISHES SHALL BE AT LEAST CLASS 1 OR 2.

SCOPE OF WORK:

INTERIOR WORK ONLY. ALTERATION LEVEL 2 AND NO CHANGE IN EXTERIOR ENVELOPE OR BULK.

ALL WORK SHOULD BE DONE IN ACCORDANCE WITH THE PRESCRIPTIVE COMPLIANCE METHOD.

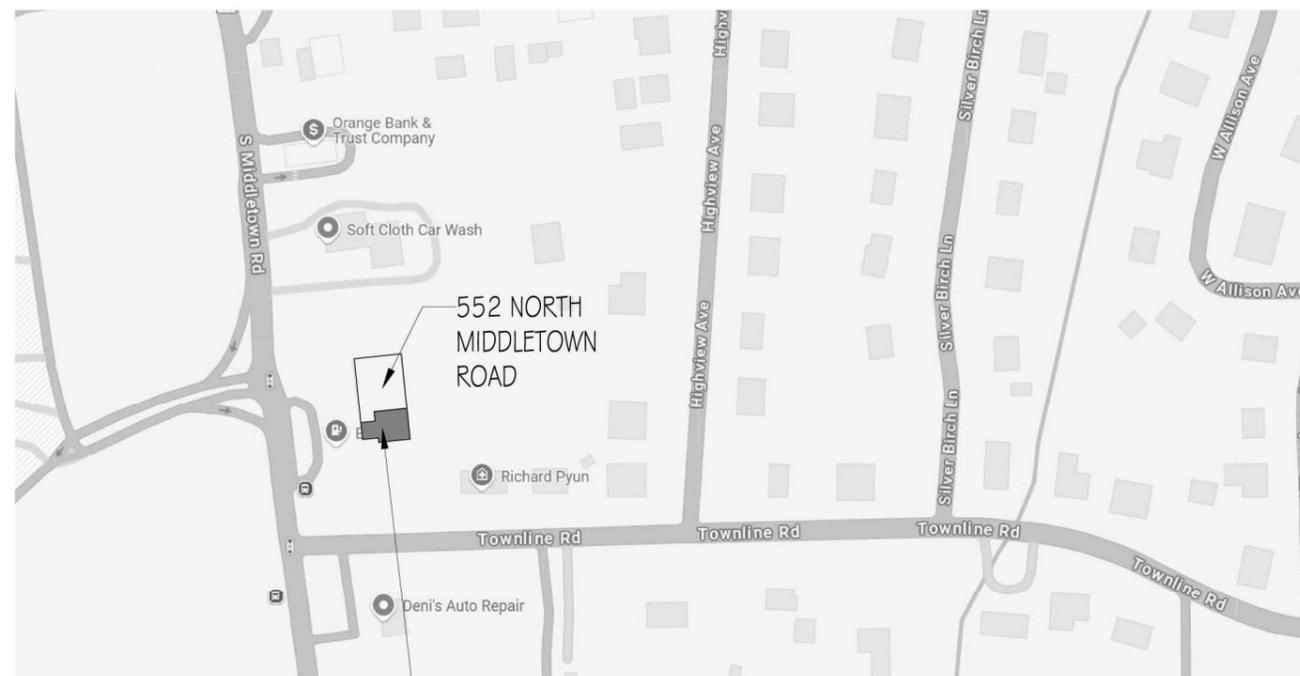
ALL WORK PERFORMED SHALL COMPLY WITH ALL REQUIREMENTS OF LOCAL BUILDING CODE AND ZONING ORDINANCES OF TOWN OF ORANGETOWN, THE ROCKLAND COUNTY DEPARTMENT OF HEALTH REGULATIONS, THE 2020 BUILDING CODE OF NYS, ALL RELATED 2020 CONSTRUCTION CODE BOOKS AND THE 2017 NATIONAL ELECTRIC CODE.

NOTE:

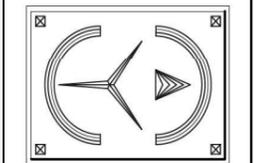
-REPAIR FINISHES AS NEEDED AT CEILING, FLOOR AND WALLS AFTER DEMOLITION.

LOCATION PLAN

SCALE : N.T.S.
 (BASE ON GOOGLE MAPS)



NO	REVISION	DATE
AS PER INSPECTOR'S COMMENTS		9-8-25
DESIGN CHANGES BY CLIENT		7-28-25
DESIGN CHANGES BY CLIENT		3-20-25



ERIC KNUTE OSBORN
 ARCHITECT
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 EMAIL - EKOSBORNARCHITECT@GMAIL.COM
 N.Y. LIC. #021585

PROJECT
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 552 N. MIDDLETOWN RD.
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GENERAL NOTES AND LOCATION PLAN

PLAN DATA

START DATE: 1-11-25
 ISSUE FOR BLDG DPMT PERMIT 2-6-25

SCALE: AS NOTED

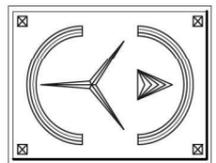
DWG. No. **T-1**

SEAL & SIGNATURE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS



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EXISTING-DEMOLITION FLOOR PLAN

PLAN DATA

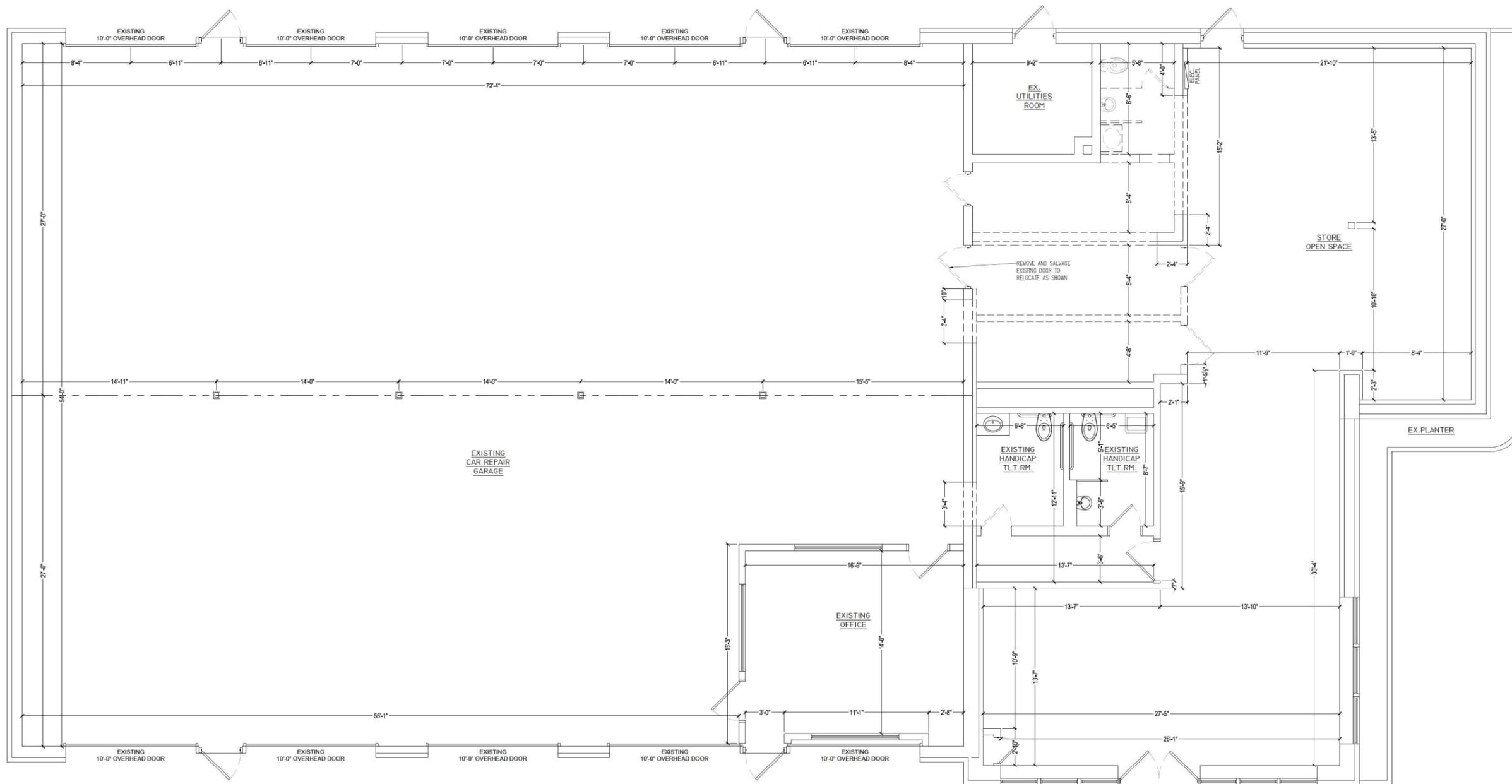
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EXISTING-DEMOLITION FLOOR PLAN

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



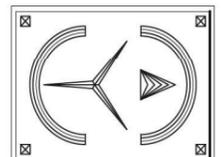
CONSTRUCTION LEGEND

	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW DRYWALL PARTITION OR NEW WOOD FURRING
	NEW DRYWALL PARTITION, 1 HR. FIRE RATED
	NEW WOOD FURRING WITH F.G. INSULATION R15
	NEW OR EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

DWG. LIST

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ELECTRIC AND REFLECTED CEILING PLANS

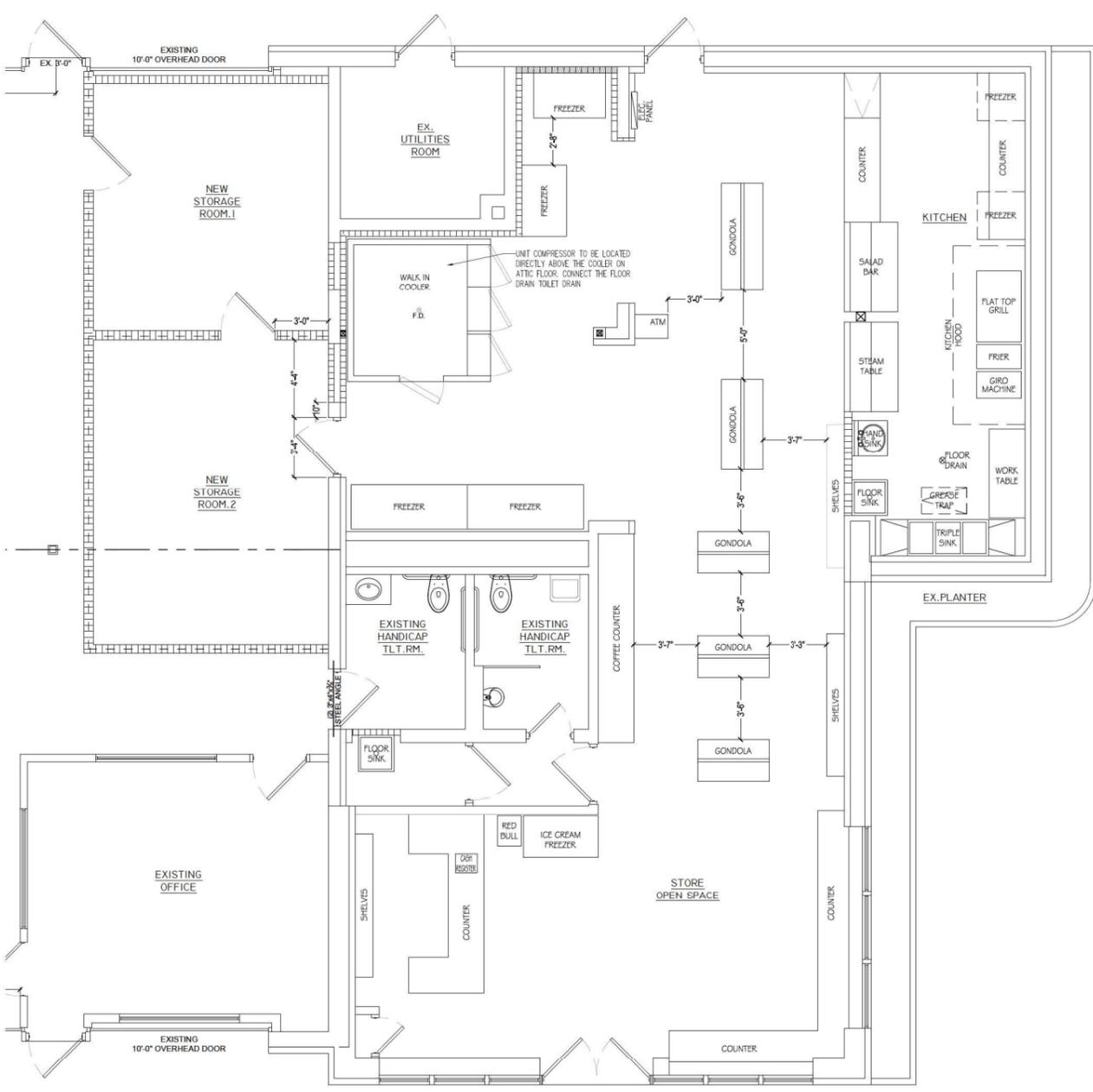
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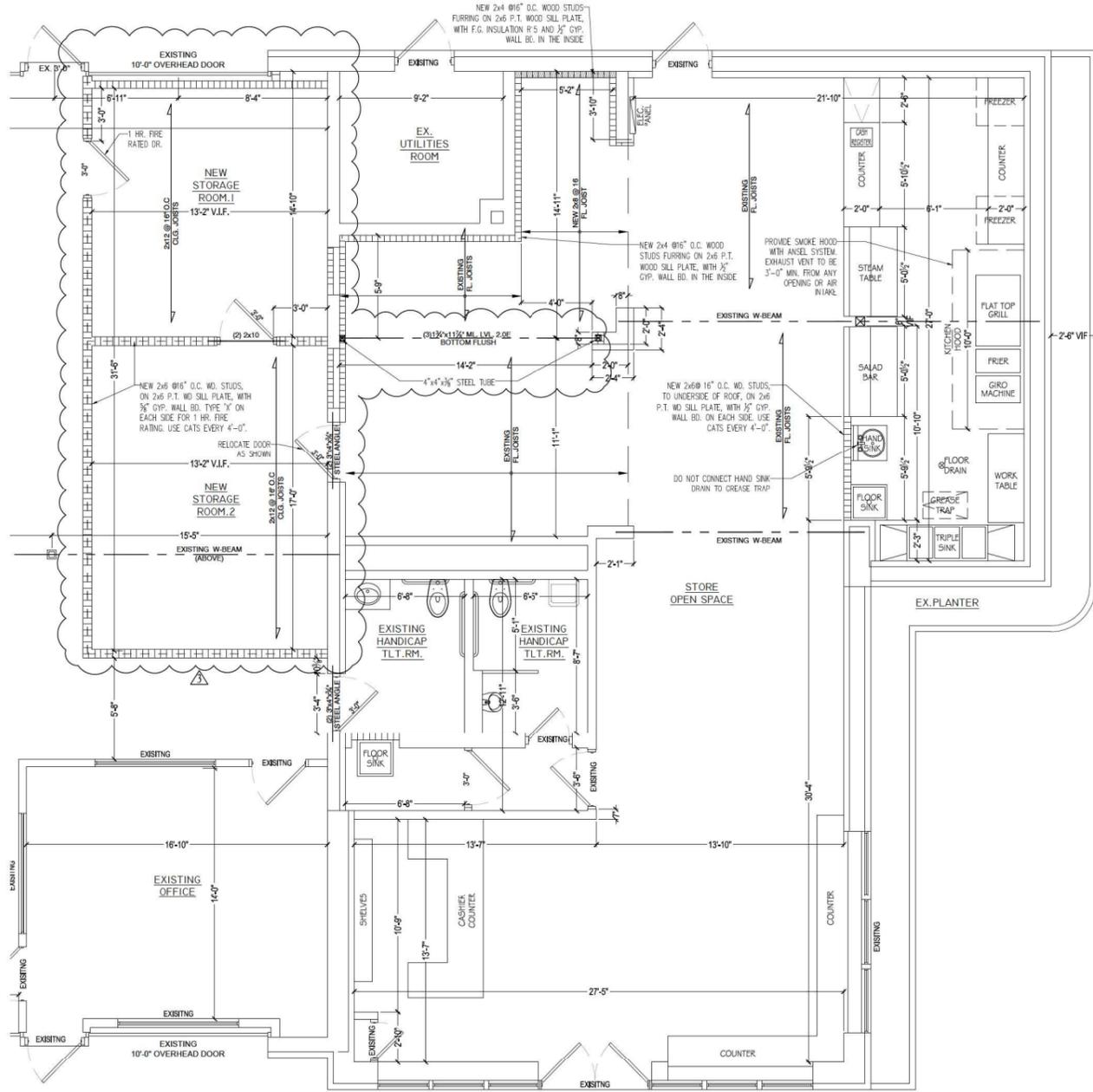
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STORE LAYOUT PLAN
 SCALE: 1/4"=1'-0"

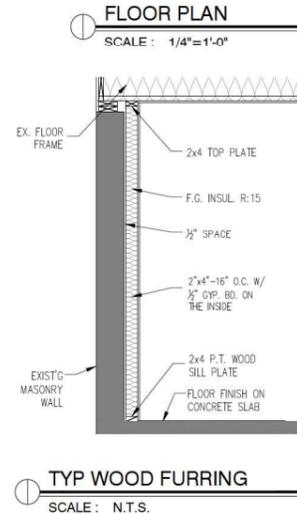
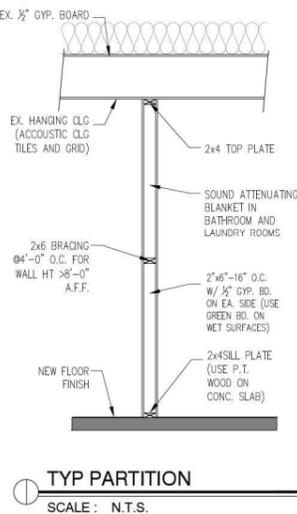
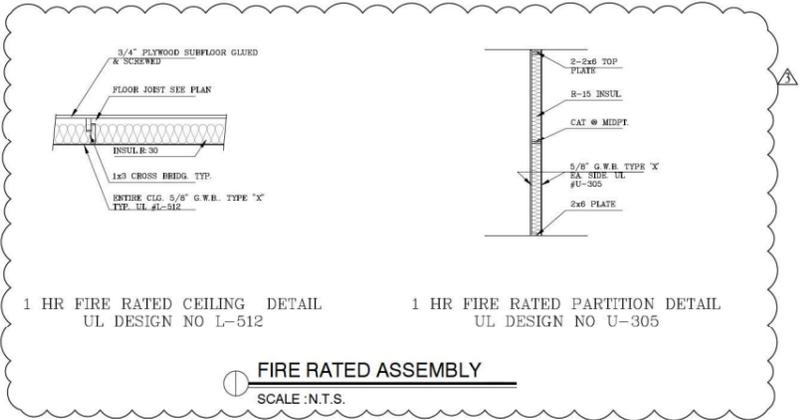


FLOOR PLAN
 SCALE: 1/4"=1'-0"

CONSTRUCTION LEGEND

	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	NEW DRYWALL PARTITION TO BE REMOVED
	NEW DRYWALL PARTITION OR NEW WOOD FURRING
	NEW DRYWALL PARTITION, 1 HR. FIRE RATED
	NEW WOOD FURRING WITH F.G. INSULATION R15
	NEW OR EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

NOTES:
 -PROVIDE MOTION SENSOR ACTIVATED SWITCH IN NEW TOILET ROOM.
 -REMOVE ALL EXISTING CONDUITS, WIRING AND OUTLETS EXPOSED AND REPLACE AS REQUIRED.
 -PATCH ALL HOLES IN THE WALLS RE-TAPE AND SPACKLE AS NECESSARY, AND PAINT (COLORS BY TENANT).
 -PROVIDE SIGNAGE AS PER THE N.Y. ESTATE DEPARTMENT OF HEALTH AND SAFETY REGULATIONS.

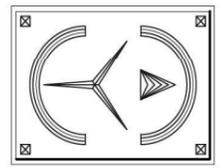


NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

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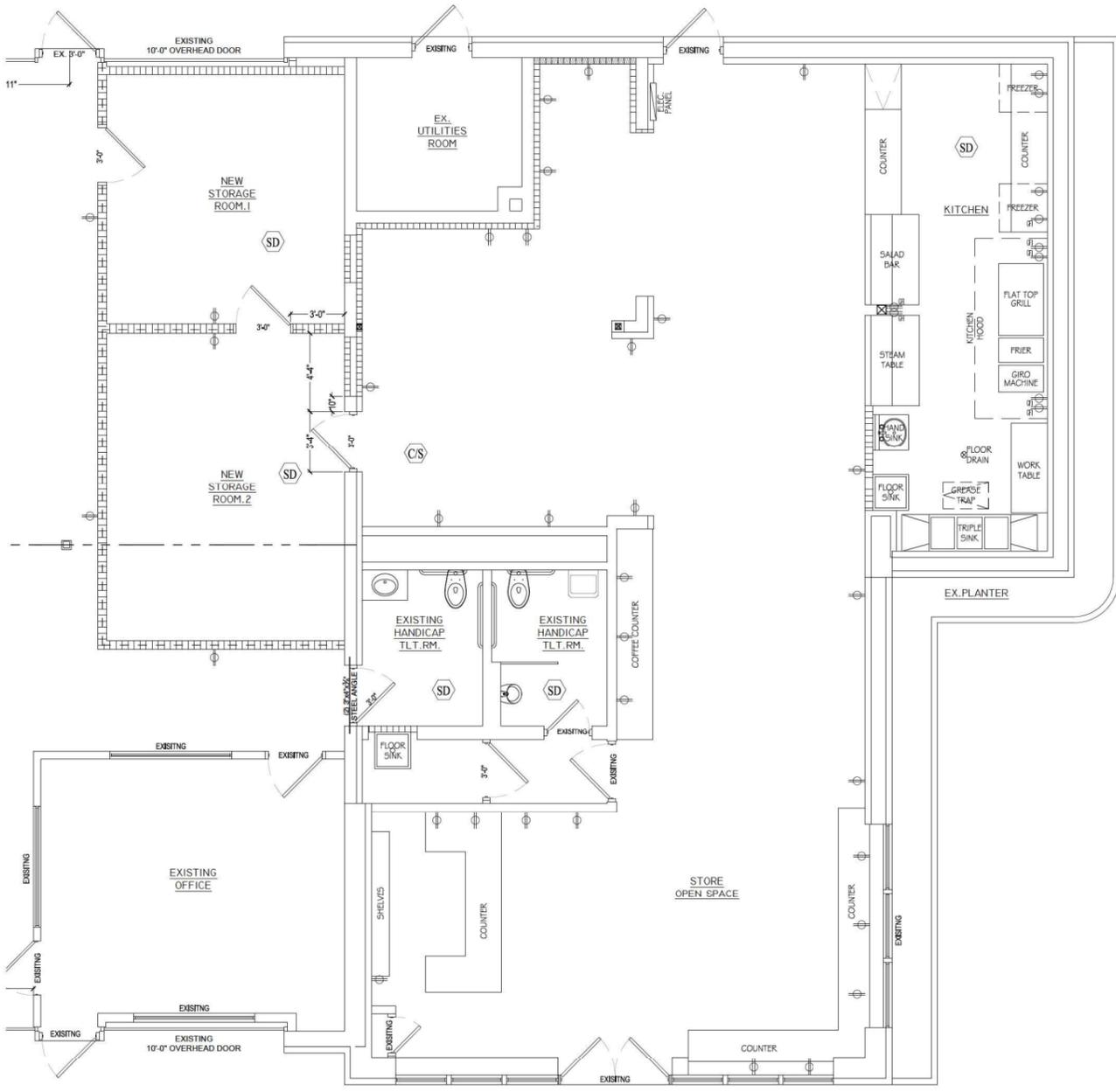
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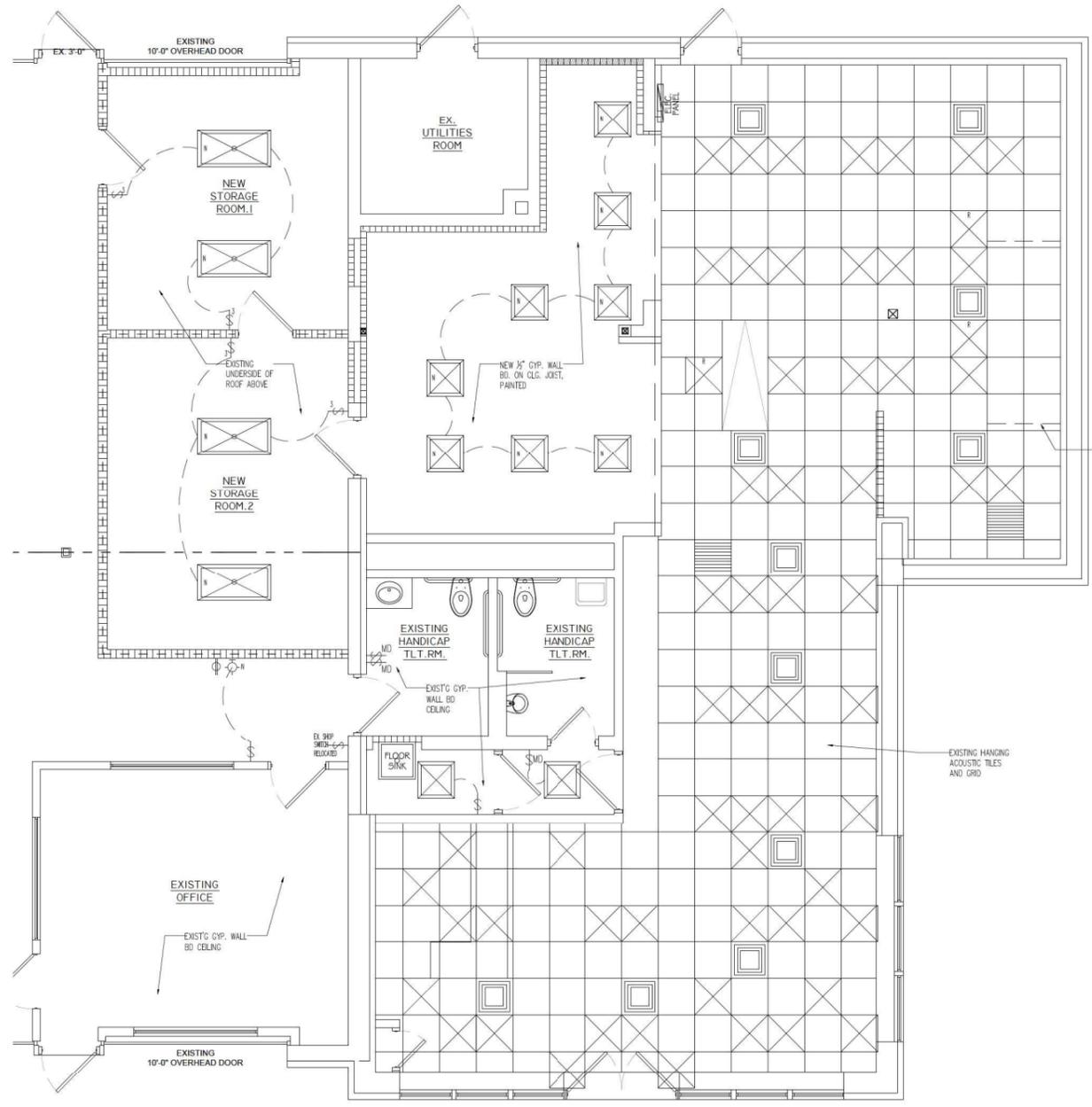
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ELECTRIC FLOOR PLAN
 SCALE: 1/4"=1'-0"



REFLECTED CEILING PLAN
 SCALE: 1/4"=1'-0"

CONSTRUCTION LEGEND

	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW DRYWALL PARTITION OR NEW WOOD FURRING
	NEW DRYWALL PARTITION, 1 HR. FIRE RATED
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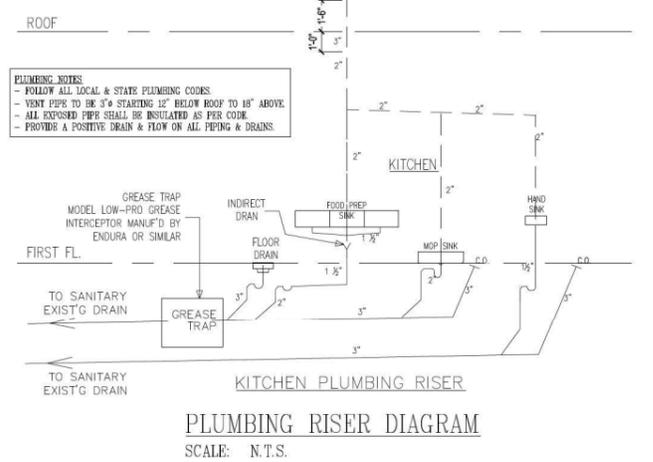
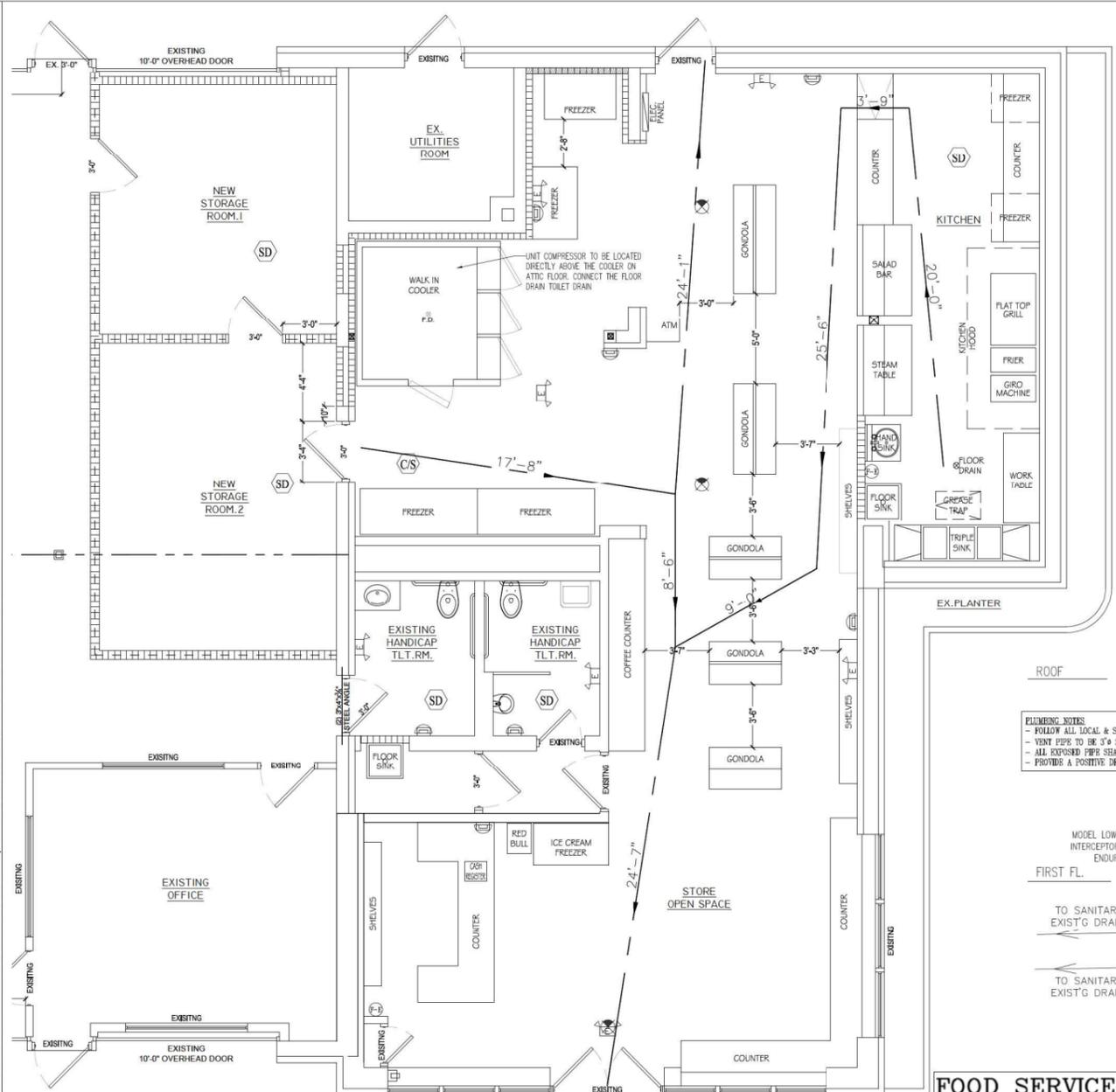
ELECTRICAL LEGEND

	EXHAUST FAN TO OUTSIDE AIR		EXISTING HVAC DIFFUSER
	LIGHT SWITCH		EXISTING HVAC RETURN
	3-WAY LIGHT SWITCH		SMOKE DETECTOR-HARDWIRED WITH BATTERY BACKUP
	MOTION DETECTOR LIGHT SWITCH		CARBON MONOXIDE - SMOKE DETECTOR COMBINATION HARDWIRED WITH BATTERY BACKUP
	DUPLEX RECEPTACLE OUTLET		
	WATERPROOF DUPLEX RECEPTACLE OUTLET		
	GROUND FAULT INTERRUPTED OUTLET		
	CEILING MOUNTED LIGHT FIXTURE		
	WALL MOUNTED LIGHT FIXTURE		
	EXISTING 2x2 RECESSED FLUORESCENT FIXTURE		
	2x2 CEILING MOUNTED FLUORESCENT FIXTURE		
	2x4 CEILING HUNG FLUORESCENT FIXTURE		
	ELECTRIC WIRE		

R= RELOCATED; N= NEW (ALL OTHER FIXTURES ARE EXISTING)

NOTES:
 -PROVIDE INDEPENDENT SWITCH FOR BATHROOM EXHAUST FROM MAIN LIGHT SWITCH.
 -ALL ELECTRICAL WORK SHALL COMPLY WITH ELECTRIC CODE NEC 2017 AND ALL RELATIVE 2020 NEW YORK STATE CONSTRUCTION CODE BOOKS.

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE



FOOD SERVICE PLAN NOTES:

CONSTRUCTION: FLOORS, WALLS, AND CEILINGS IN ALL FOOD PREPARATION, SERVICE, AND STORAGE AREAS, AS WELL AS UTENSIL WASHING AREAS, TOILET ROOMS, AND BAR AREAS MUST BE SMOOTH AND NON-POROUS. WALLS AND CEILINGS MUST BE LIGHT-COLORED. WALL AND FLOOR JUNCTURES SHALL BE COVED IN THESE AREAS.

EQUIPMENT INSTALLATION - UNLESS EASILY MOVABLE, EQUIPMENT IS TO BE SEALED TO THE FLOOR; OR INSTALLED ON A RAISED PLATFORM OF CONCRETE OR OTHER SMOOTH MASONRY; OR ELEVATED ON LEGS TO PROVIDE AT LEAST A 6" CLEARANCE BETWEEN THE FLOOR AND THE EQUIPMENT.

WATER SOURCE: PEARL RIVER WATER DEPARTMENT
SEWER SOURCE: ORANGETOWN SEWER DEPARTMENT

PLUMBING: FIXTURES REQUIRING AN INDIRECT WASTE LINE (A ONE-INCH AIR GAP) INCLUDE FOOD PREPARATION SINKS, ICE MACHINES, ICE BASINS, AND STEAM TABLES USING WATER.

HOT AND COLD POTABLE WATER MUST BE SUPPLIED TO ALL SINKS.

BATHROOM / HAND WASHING NOTES:
PROVIDE (1) BATHROOM FOR BOTH SEX RESTROOMS.

HOT AND COLD WATER TEMPERED BY MEANS OF A MIXING VALVE OR A COMBINATION FAUCET MUST BE INSTALLED AT ALL HAND WASH SINKS.

HAND WASH SINKS ARE REQUIRED ADJACENT TO ALL FOOD PREPARATION AREAS AND TOILET ROOMS.

CONSTRUCTION SHOULD NOT COMMENCE UNTIL THIS OFFICE APPROVES THE PLANS.

THESE GUIDELINES APPLY TO ESTABLISHMENTS REGULATED BY SUBPART 14-1 OF THE NYS STATE SANITARY CODE. EXCEPTIONS FOR REQUIRED EQUIPMENT CAN BE MADE IF FOOD PREPARATION AND/OR SERVICE ARE OF A LIMITED NATURE. A COPY OF THE MENU (IF AVAILABLE) SHOULD BE SUBMITTED WITH THE PLANS TO ASSIST IN DETERMINING EQUIPMENT REQUIREMENTS.

AN APPLICATION AND THE FEE FOR THE FOOD SERVICE ESTABLISHMENT PERMIT MUST BE SUBMITTED AT LEAST 21 DAYS BEFORE OPENING. IN ADDITION, THE OPERATOR MUST REQUEST AN INSPECTION FROM THIS OFFICE AT LEAST THREE DAYS PRIOR TO COMMENCING FOOD PREPARATION. AN APPLICATION PACKET WILL BE PROVIDED AT THE TIME OF THE PLAN REVIEW.

SUBMISSION AND REVIEW OF THE PLANS DOES NOT RELIEVE THE OPERATOR OF A FOOD SERVICE ESTABLISHMENT OR HIS/HER SUCCESSOR FROM MEETING ALL REQUIREMENTS OF PART 14-1 OF THE NEW YORK STATE SANITARY CODE (SECTION 14-1.191) AND ARTICLE VI OF THE ROCKLAND COUNTY SANITARY CODE.

FOOD SERVICE ESTABLISHMENTS MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS. THIS OFFICE MAY REQUEST A LETTER OF APPROVAL FROM THE BUILDING DEPARTMENT OR A CERTIFICATE OF OCCUPANCY PRIOR TO THE ISSUANCE OF A PERMIT TO OPERATE A FOOD SERVICE ESTABLISHMENT.

- SAFETY SYMBOL LEGEND**
- DIRECTIONAL EXIT LIGHT AND EMERGENCY LIGHT COMBINATION (WITH 90 MINUTES BATTERY BACK-UP).
 - DIRECTIONAL EXIT LIGHT (WITH 90 MINUTES BATTERY BACK-UP).
 - EMERGENCY LIGHT (WITH 90 MINUTES BATTERY BACK-UP).
 - FIRE ALARM PULL HANDEL.
 - ALARM SOUND BELL AND STROBE LIGHTING.
 - FIRE EXTINGUISHER.
 - EGRESS PATH & LENGTH OF TRAVEL (ARROW INDICATES DIRECTION OF TRAVEL).
 - SMOKE DETECTOR-HARDWIRED W/ BATTERY BACKUP OR 10 YEAR BATTERY
 - CARBON MONOXIDE-SMOKE DETECTOR COMBINATION HARDWIRED W/ BATTERY BACKUP OR 10 YEAR BATTERY
- NOTES:**
- RELOCATE AND REUSE EXISTING FIRE EQUIPMENT.
 - TEST THE SYSTEMS TO IDENTIFY FAULTY EQUIPMENT AND REPLACE OR SERVICE ANY NON-WORKING SAFETY ELEMENT AS NECESSARY.
 - PROVIDE WALL HANGERS OR CABINETS TO PLACE FIRE EXTINGUISHERS.

FIRE SAFETY PLAN
SCALE: 1/4"=1'-0"

EQUIPMENT SCHEDULE:

NO.	EQUIPMENT	WATER SERVICE	DRAINAGE	POWER
1.	UNDER-COUNTER REFRIGERATOR	N/A	N/A	115v/60/1-ph, 6.9 AMPS
2.	UNDER-COUNTER REFRIGERATOR	N/A	N/A	115v/60/1-ph, 6.9 AMPS
3.	FLAT TOP GRILL	N/A	N/A	115v/60/1-ph, 30,000 BTU
4.	DEEP FRYER	N/A	N/A	115v/60/1-ph, 120,000 BTU
5.	GYRO GRILL MACHINE	N/A	N/A	115v/60/1-ph, 120,000 BTU
6.	WORK TABLE, STAINLESS STEEL TOP.	N/A	N/A	N/A
7.	THREE (3) COMPARTMENT SINK.	HOT/COLD W.	FLOOR DRAIN	N/A
8.	MOP SINK.	HOT/COLD W.	DRAIN	N/A
9.	HAND SINK.	HOT/COLD W.	DRAIN	N/A
10.	CASH REGISTER.	N/A	N/A	115v/60/1-ph, 2.8 wires
11.	SALAD BAR	N/A	N/A	115v/60/1-ph, 6.9 AMPS
12.	STEAM TABLE	N/A	N/A	115v/60/1-ph, 6.9 AMPS

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

Submittal Sheet

Part Description:
2" Gray Endura 25 GPM 50lbs Low Profile Grease Interceptor, Flow Control, Air Intake. Thread X Thread

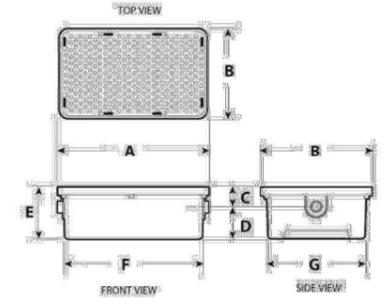
Part Number:
3925A02LOT

Approvals and Listings maintained by:
Canplas Industries Ltd
Canada: 1-800-461-5300 USA: 1-888-461-5307



Part #	Part UPC	Colour	Size (inches)	Ctn Qty	Ctn Bar Code	Ctn. Wt (Kgs)	Ctn. Wt (lbs)	Skid Cubic (m)	Skid Cubic (ft)	Ctns/Skid
3925A02LOT	662671055507	GRAY	2X2	1	10662671055504	20.14	44.31	1.53	54.17	8

Dimensions (inches)						
A	B	C	D	E	G	
27.75	23.5	3.75	7	10.75	2.375	



Endura Lo-PRO Grease Interceptor

Contractor shall install a Canplas Endura[®] Lo-PRO Grease Interceptor, Part No. 3925A02LO. An accessible flow control with a rate of 25gpm will also be installed in accordance to manufacturer's instructions. The interceptor will be able to be serviced with a min. of 5" of overhead clearance. The unit shall be comprised of engineered thermoplastics to withstand operational temperatures up to 220°F (104°C) and incorporate a lid with the capability of supporting 300 lbs. (135 Kgs). The unit will be supported by a 10 year manufacturer's extended warranty. The grease interceptor shall be certified to the current version of the PDI-G101 standard and where locally applicable to ASME 112.14.3 or have UPC listing. Contractor shall provide mechanical connectors to connect the grease interceptor.

DIMENSIONS

Part #	Ctn. Qty.	Size
3925A02LO	1	2"

GPM/ lbs	25/50 LD
A	31.0" (787mm)
B	23.5" (597mm)
C	4" (102mm)
D	7" (178mm)
E	11" (279mm)

FLOW CONTROL

Connection Iron Pipe Size (Solvent weld)	7" h x h
A	3.94" (100 mm)
B	Nom. Dia. 2" (50.8 mm)
C	3.44" (87.4 mm)
D	3" (76 mm)
E	Nom. Dia. 1.5" (38.1 mm)

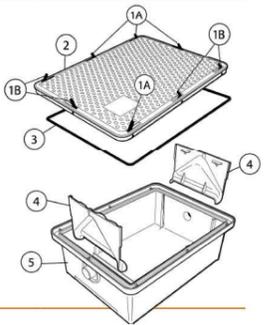
Part #	Ctn. Qty.	Size
3922125CA	1	2"

CAPACITY

Endura 25LO	
- Part Number	3925A02LO
US Gallons Per Minute - GPM (L/Sec)	25 LD (1.6)
Grease Capacity Min - lb (kg)	50 (22.68)
Grease Capacity Actual (ASME AT 12.14.3) - lb (kg)	62.59 (28.39)
Average Efficiency % (ASME AT 12.14.3)	96.3%
Operating Temperature Capabilities	220°F (104°C)
Cover Load Rating- CSA B481.0	300 lb (135 kg)
Min. Test Load for Approval	600 lb (270 kg)
Unit Weight (Empty)	34.35 lb (15.58 kg)
Liquid Capacity	18.9 gal (71.54 l)
Connection size (mechanical joint only)	2"

Components for: Lo-PRO Grease Interceptor

ITEM	Description	Part No
1A	- Latches (left)	#3935A-6LH
1B	- Latches (right)	#3935A-6RH
2	- Reinforced polypropylene cover	#3935A-2
3	- Rubber gasket	#3935A-5
4	- Removable polypropylene baffles	#3925ALO-3
5	- One-piece tank	#3925A02LO-1

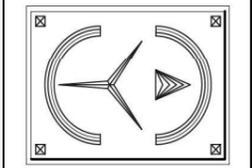


GREASE TRAP SPECIFICATIONS
SCALE: N.T.S.

A&E SERVICES
LUIS J. FERNANDEZ
845 406-7542

- DWG. LIST**
- T-1 GENERAL NOTES AND LOCATION PLAN
 - A-1 EXISTING / DEMO PLANS
 - A-2 STORE LAYOUT AND CONSTRUCTION FLOOR PLANS AND DETAILS
 - A-3 ELECTRIC AND REFLECTED CEILING PLANS
 - A-4 FIRE SAFETY PLAN AND PLUMBING RISER DIAGRAM

NO	REVISION	DATE
AS PER INSPECTOR'S COMMENTS		9-8-25
DESIGN CHANGES BY CLIENT		7-28-25
DESIGN CHANGES BY CLIENT		3-20-25



ERIC KNUTE OSBORN ARCHITECT
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNEYS ROAD
WASHINGTONVILLE, NY 10982 - 849-433-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
N.Y. LIC. #021585

PROJECT
INTERIOR RENOVATION TO EXISTING CONVENIENCE STORE
552 N. MIDDLETOWN RD.
PEARL RIVER, N.Y. 10954

ELECTRIC AND REFLECTED CEILING PLANS

PLAN DATA

START DATE: 1-11-25
ISSUE FOR BLDG DPMT PERMIT 2-6-25

SCALE: AS NOTED
DWG. No. **A-4**

SEAL & SIGNATURE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS