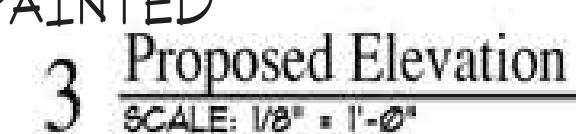
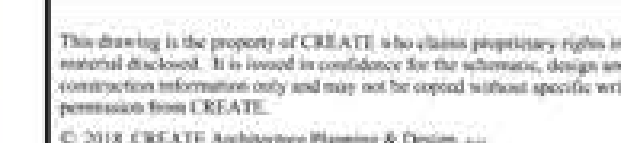
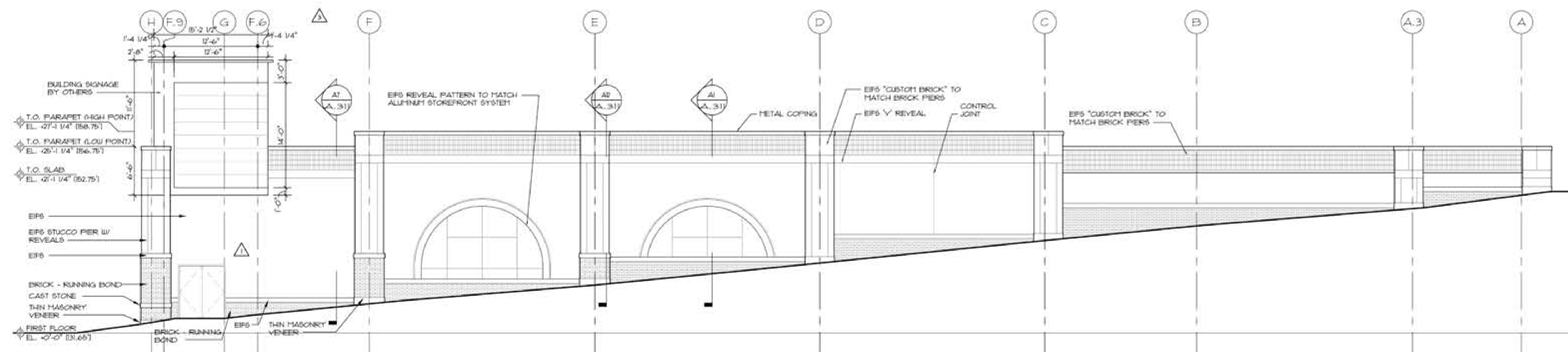


**NOTE: ALL DIMENSIONS FOR CANOPIES AND AWNINGS ARE TO BE VERIFIED IN FIELD (TYPICAL)**



— EXISTING STOREFRONT  
TO REMAIN (TYP.)

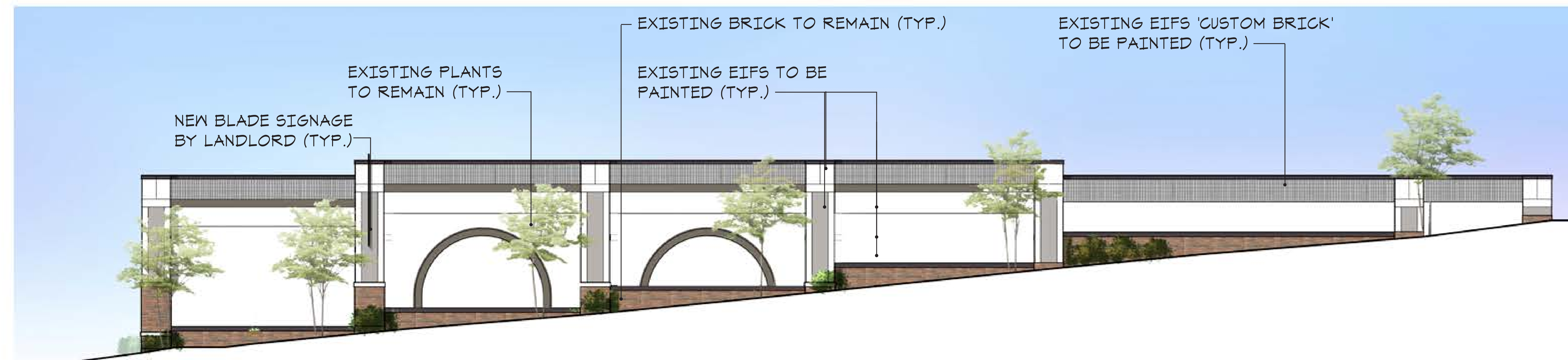




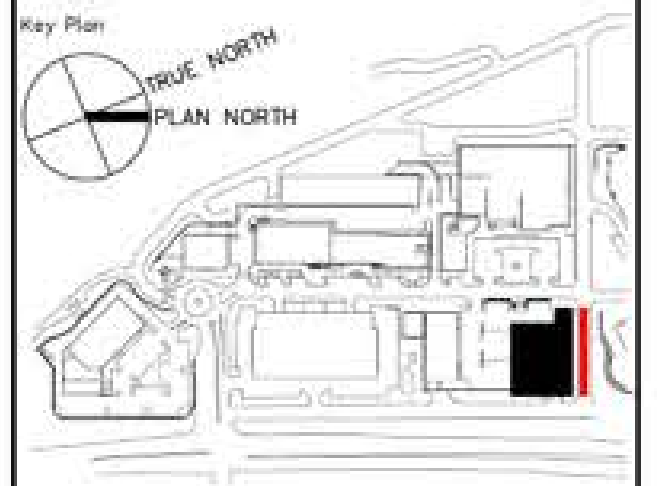
1 Original Elevation  
SCALE: 1/8" = 1'-0"



2 Existing Elevation  
SCALE: 1/8" = 1'-0"

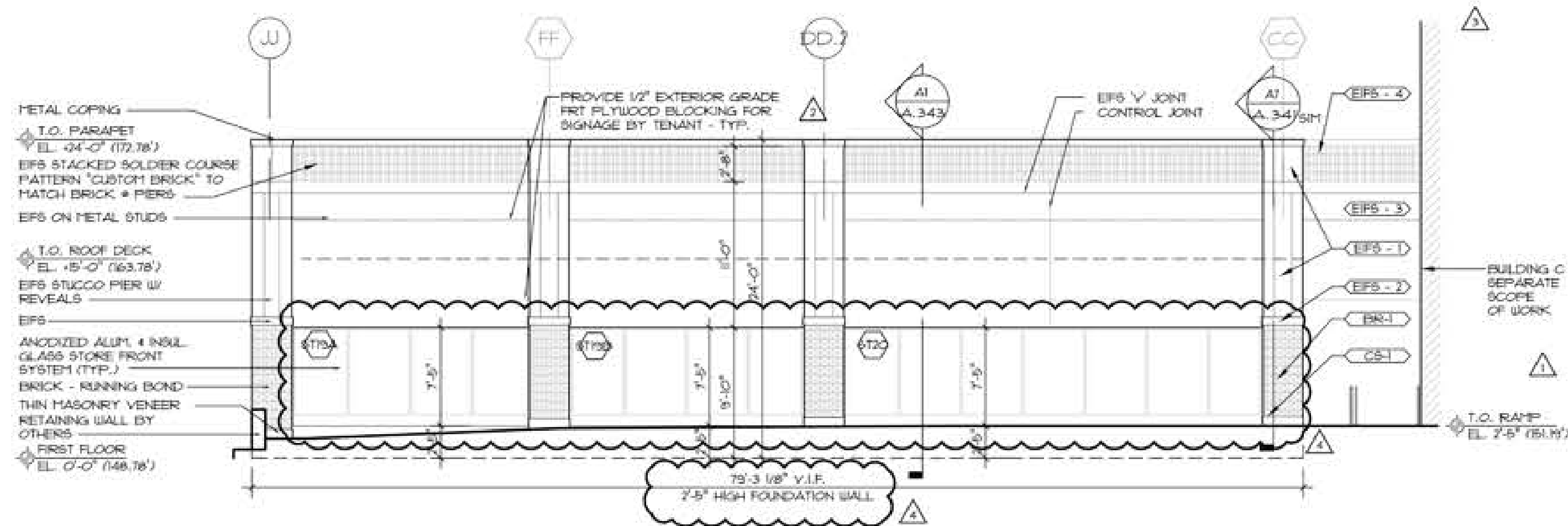


3 Proposed Elevation  
SCALE: 1/8" = 1'-0"

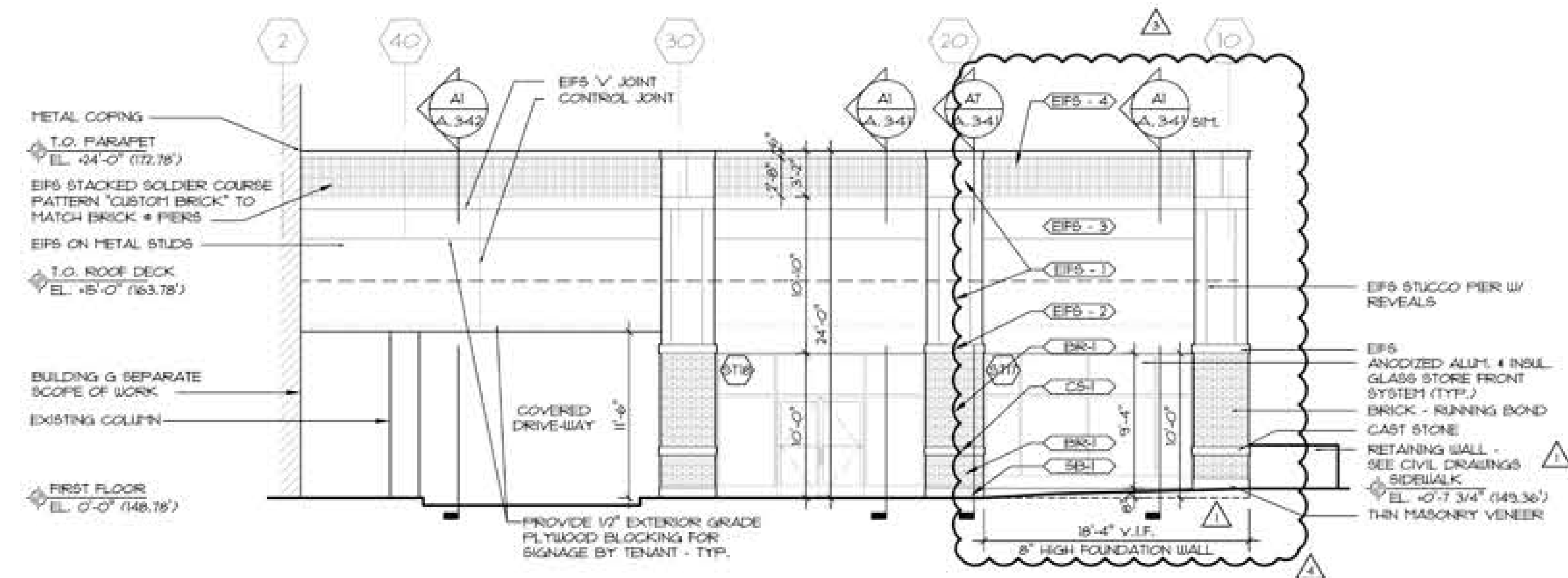


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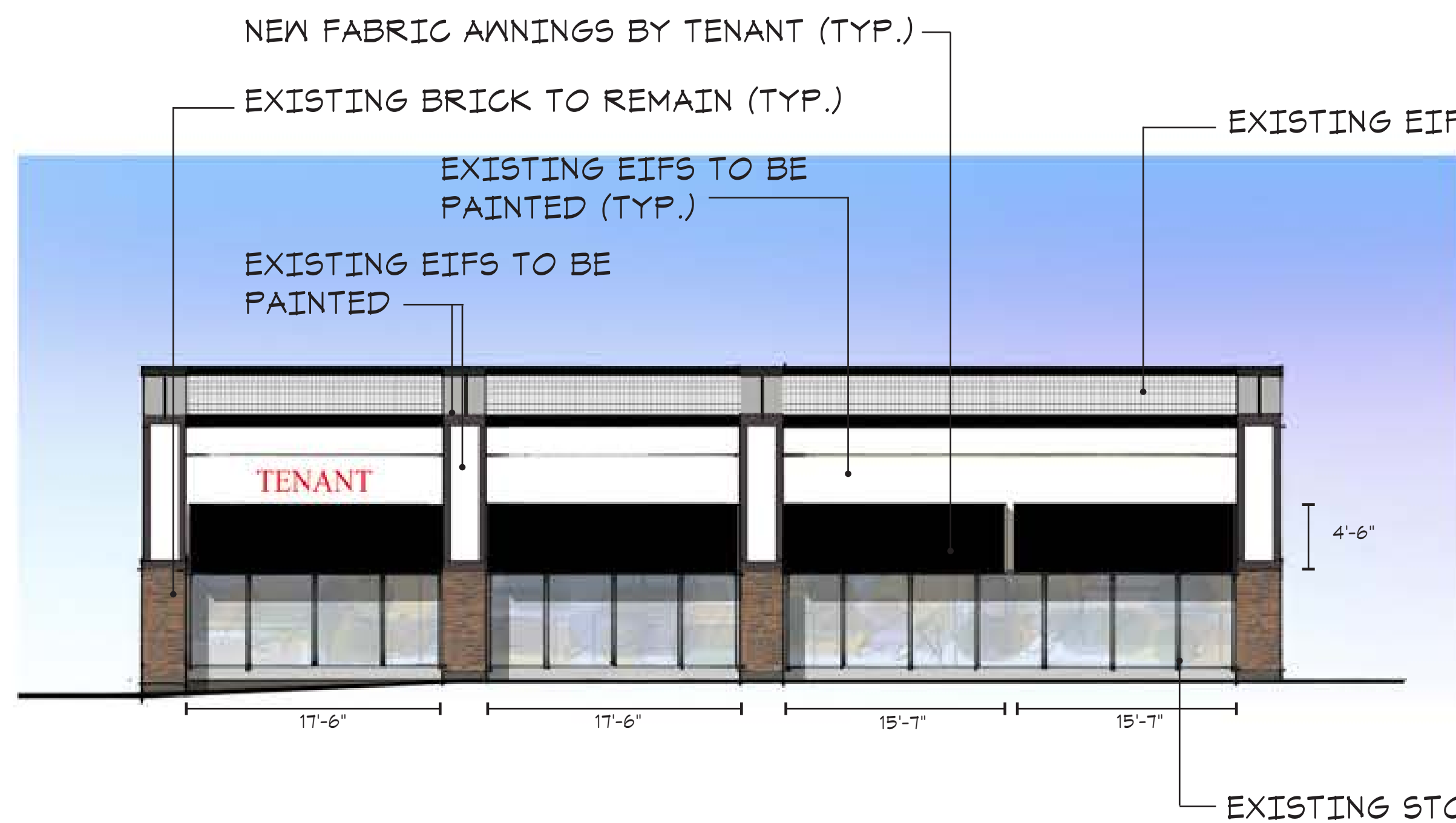
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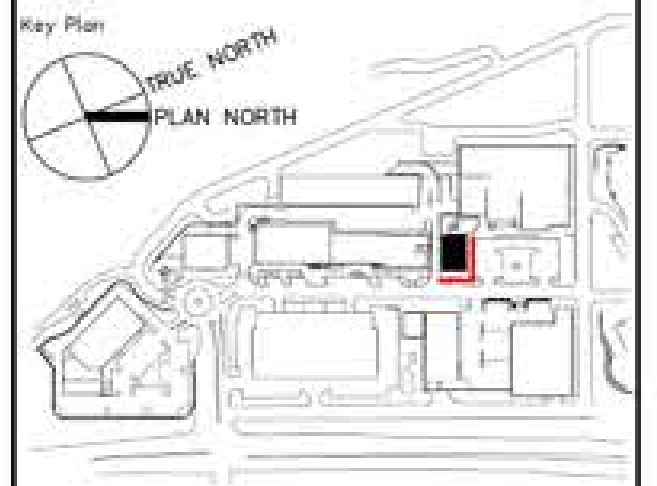
1 Original Elevation  
SCALE: 1/8" = 1'-0"



2 Existing Elevation  
SCALE: 1/8" = 1'-0"



3 Proposed Elevation  
SCALE: 1/8" = 1'-0"



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2 Existing Elevation  
SCALE: 1/8" = 1'-0"

NOTE: AWNINGS WILL BE INSTALLED  
BY OTHER FUTURE TENANT, SHOWN  
FOR RENDERING PURPOSE ONLY

PAINT BRICK HEADERS  
(TYP.)

EXISTING EIFS TO BE  
PAINTED (TYP.)

NEW FABRIC AWNINGS (TYP.)

EXISTING BRICK TO BE PAINTED (TYP.)



3 Proposed Elevation  
SCALE: 1/8" = 1'-0"

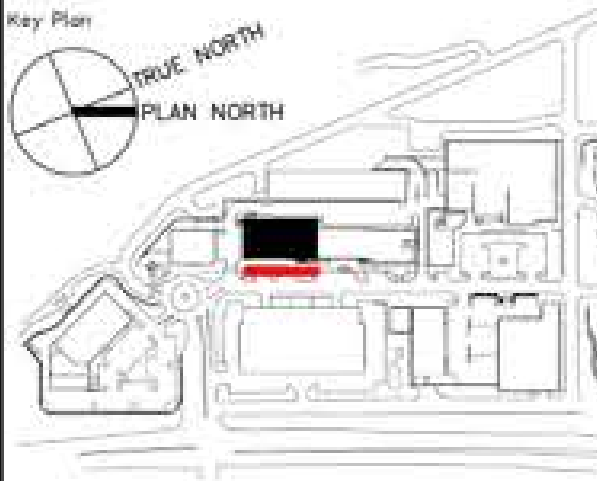
EXISTING STOREFRONT TO REMAIN (TYP.)

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Building G Existing and  
Proposed Elevation

1647 A-202a





2 Existing Elevation  
SCALE: 1/8" = 1'-0"



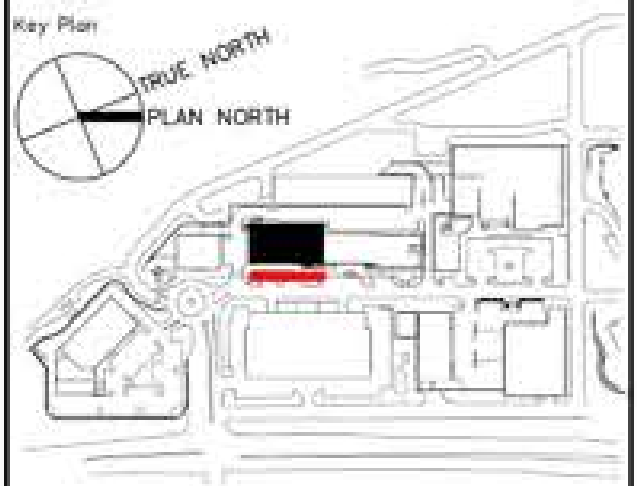
3 Proposed Elevation  
SCALE: 1/8" = 1'-0"

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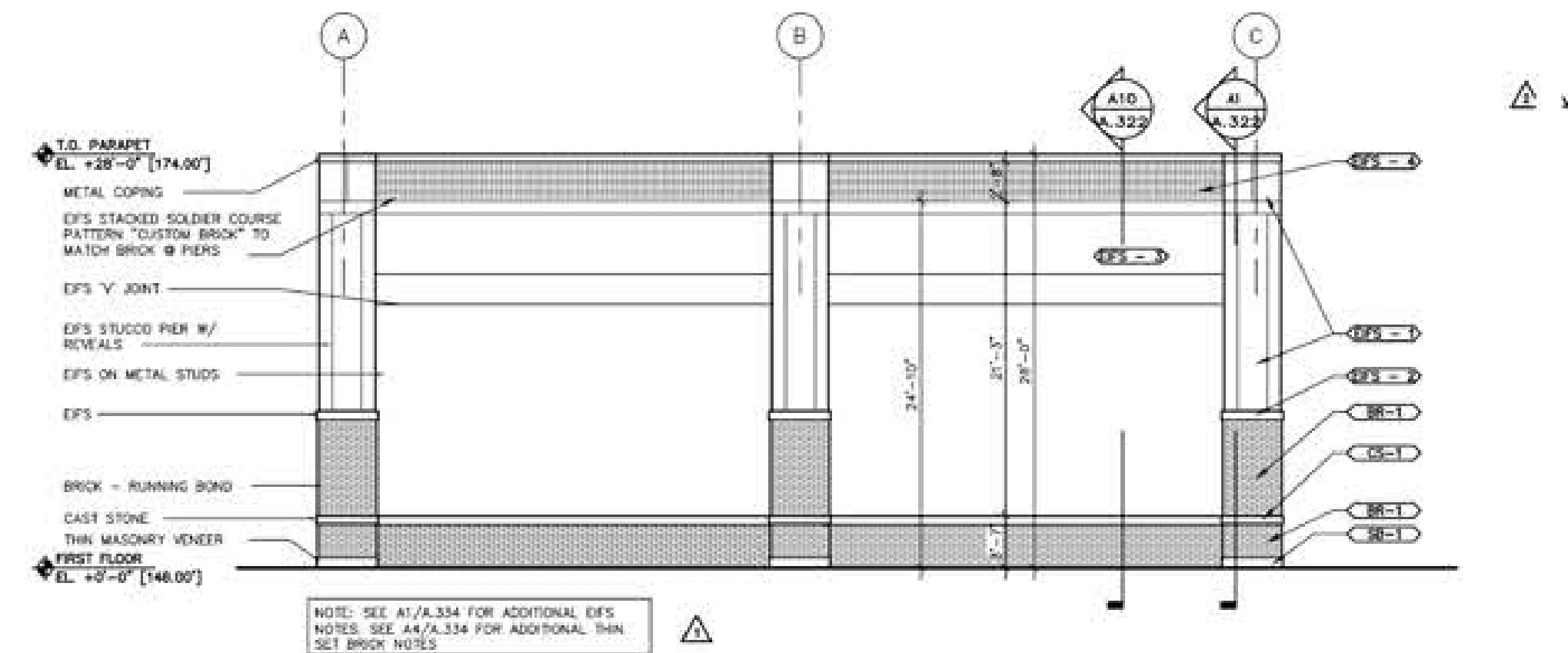
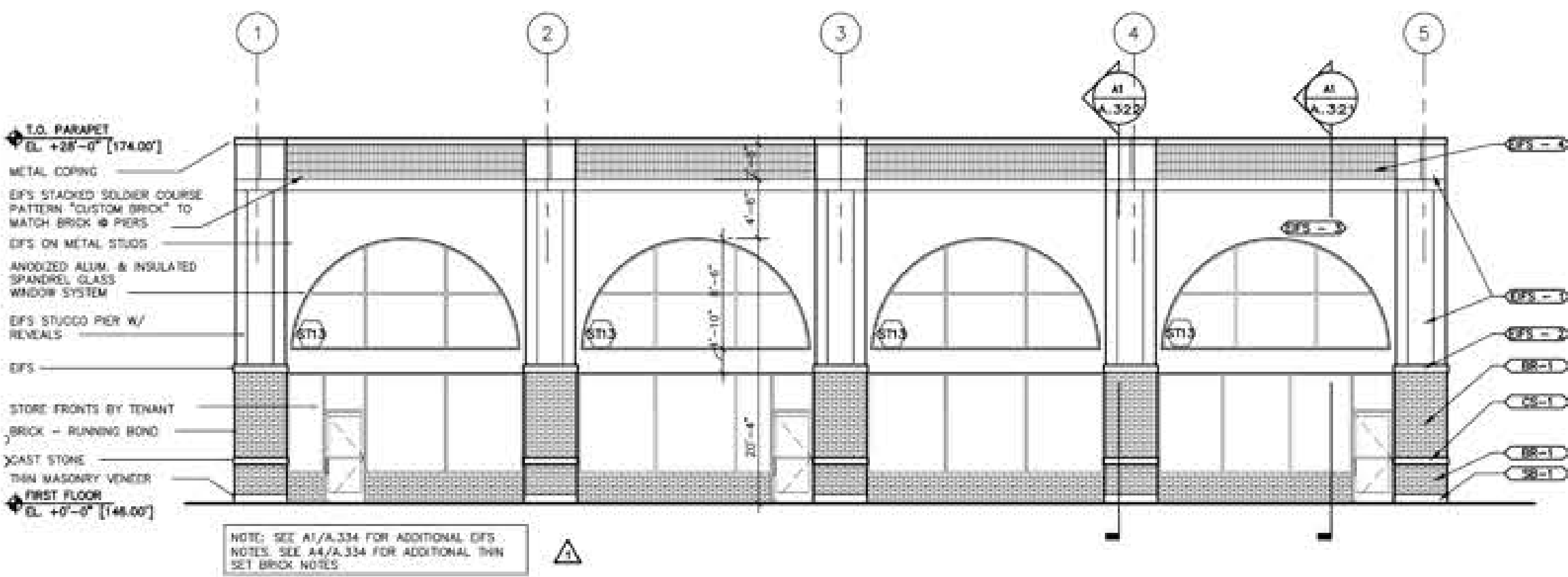
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Building G Existing and  
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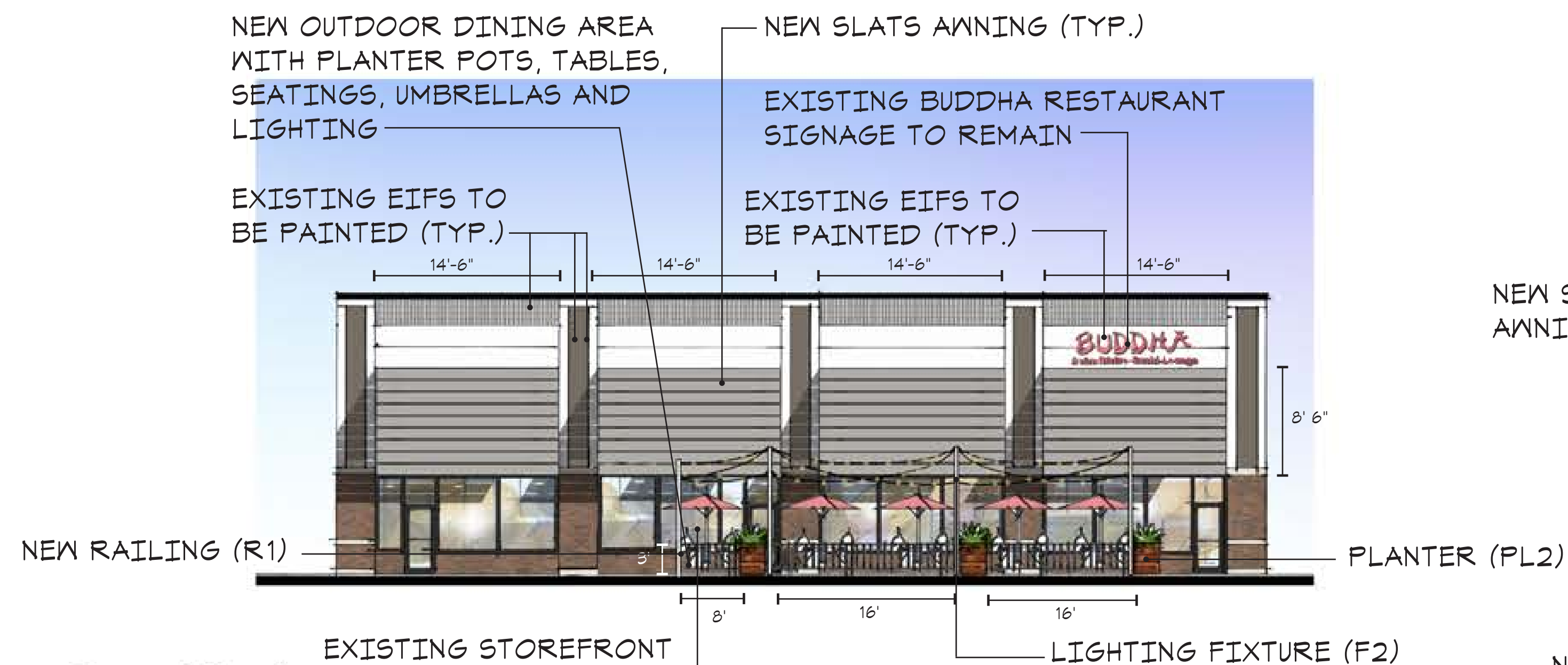




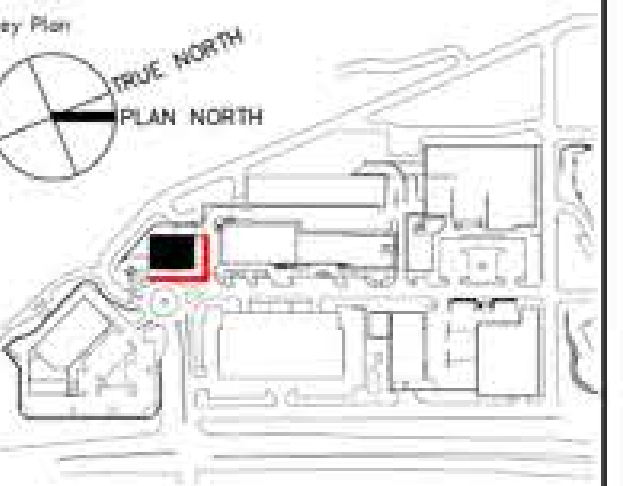
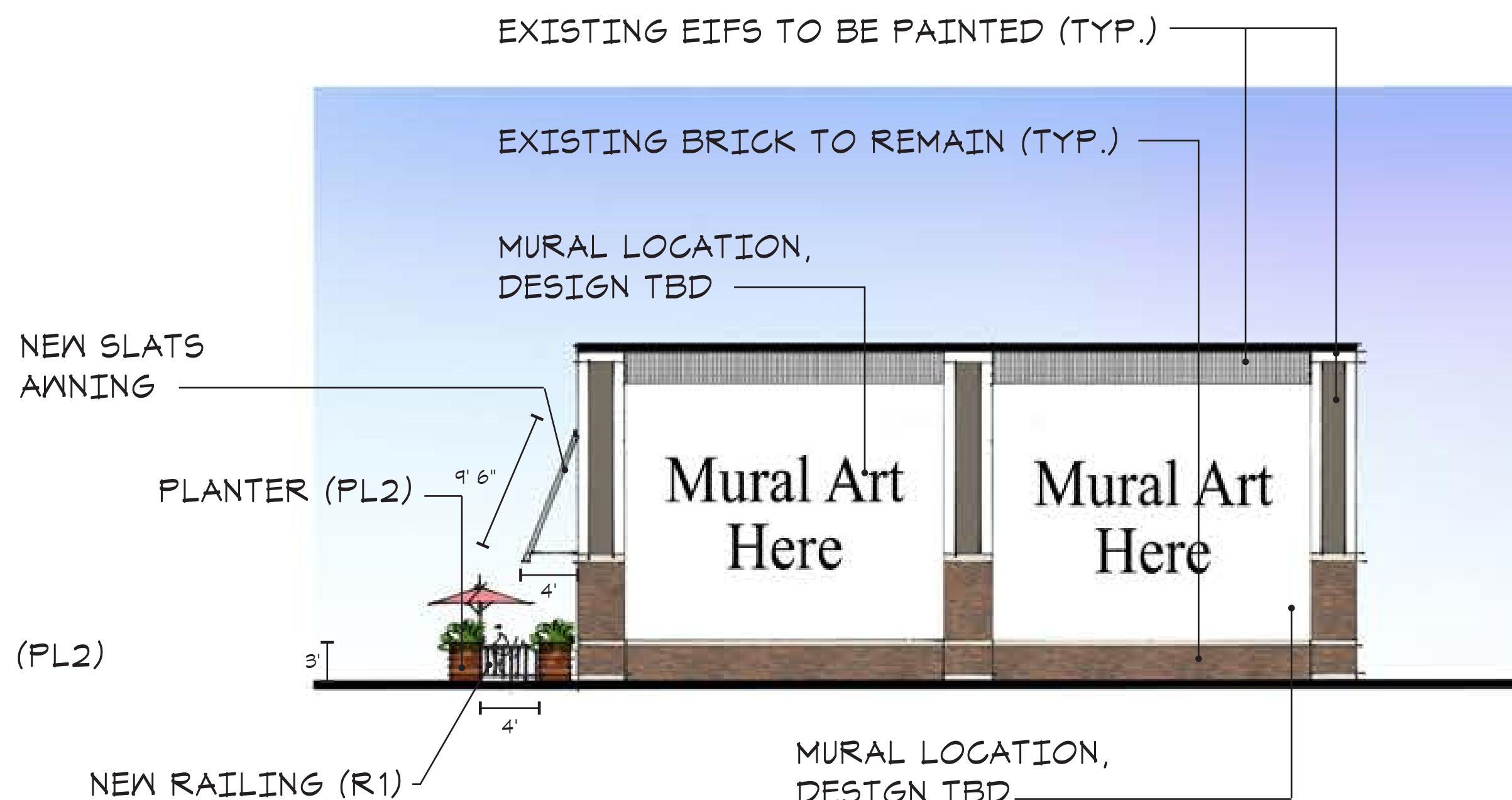
1 Original Elevation  
SCALE: 1/8" = 1'-0"



2 Existing Elevation  
SCALE: 1/8" = 1'-0"



3 Proposed Elevation  
SCALE: 1/8" = 1'-0"



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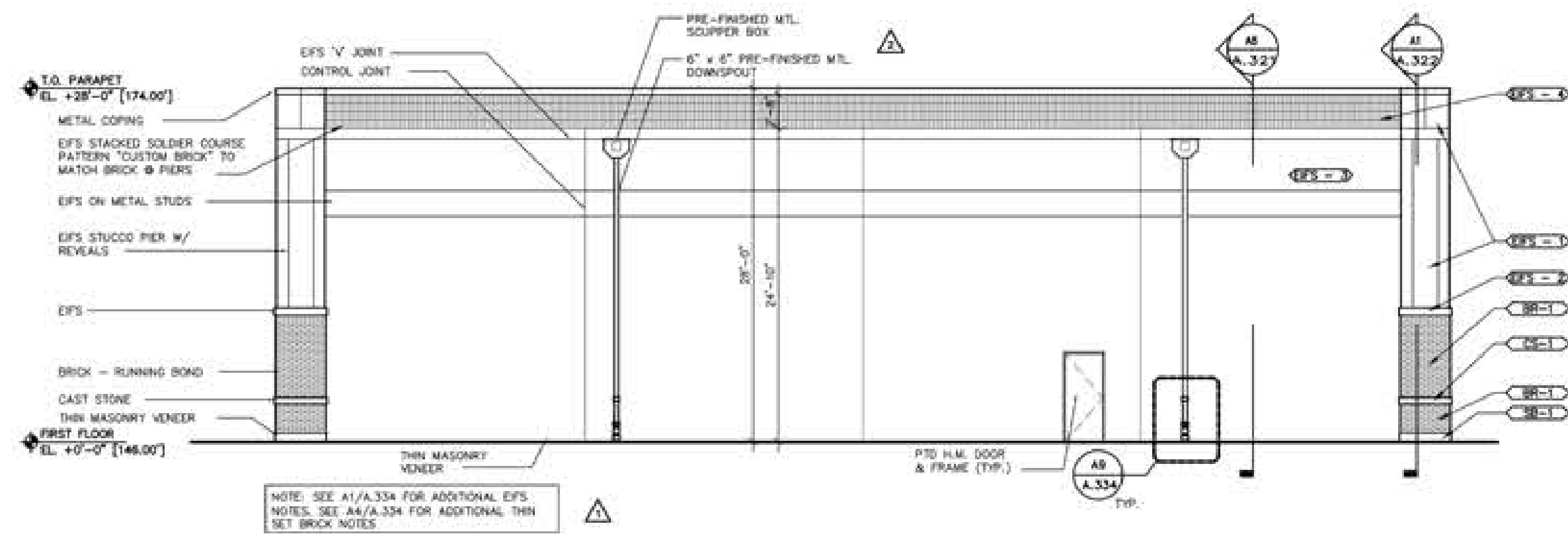
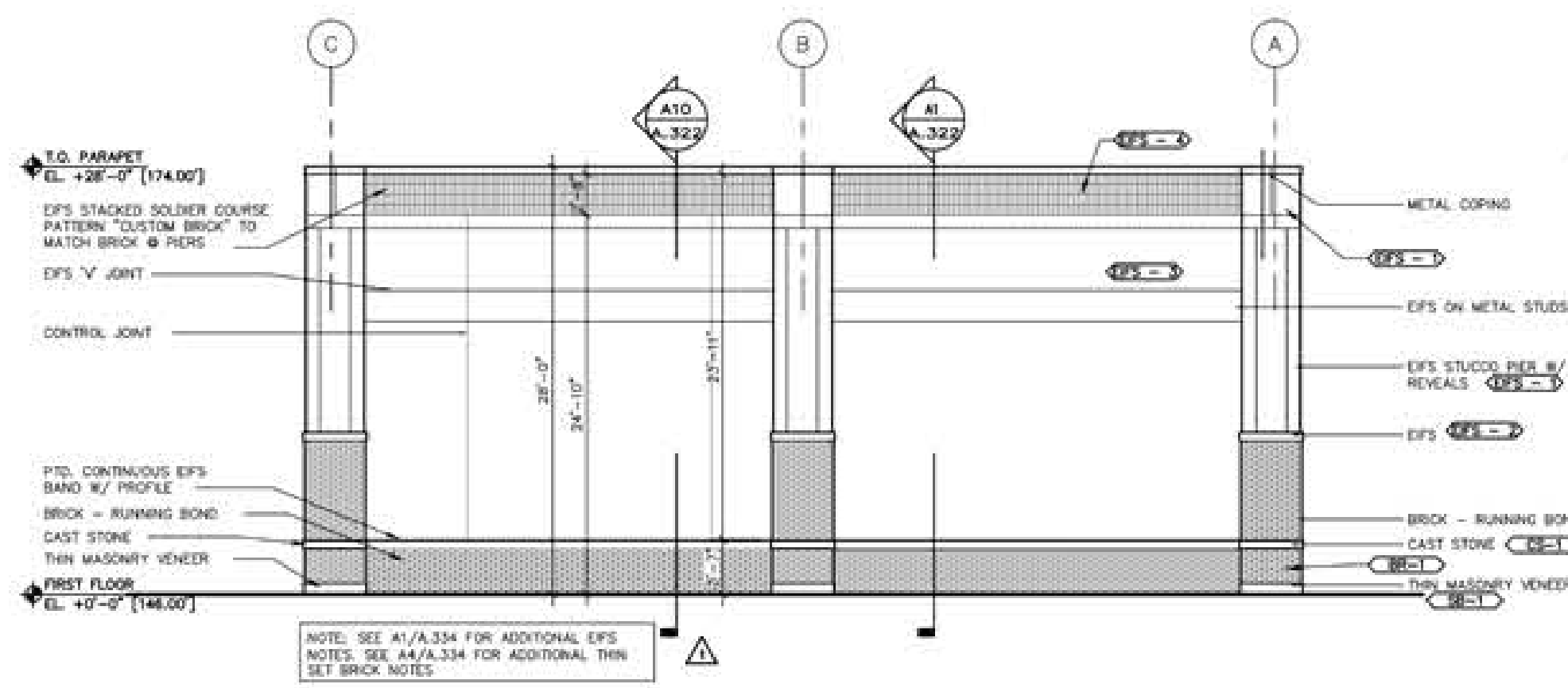
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Building H Existing and  
Proposed Elevation

1647 A-203a

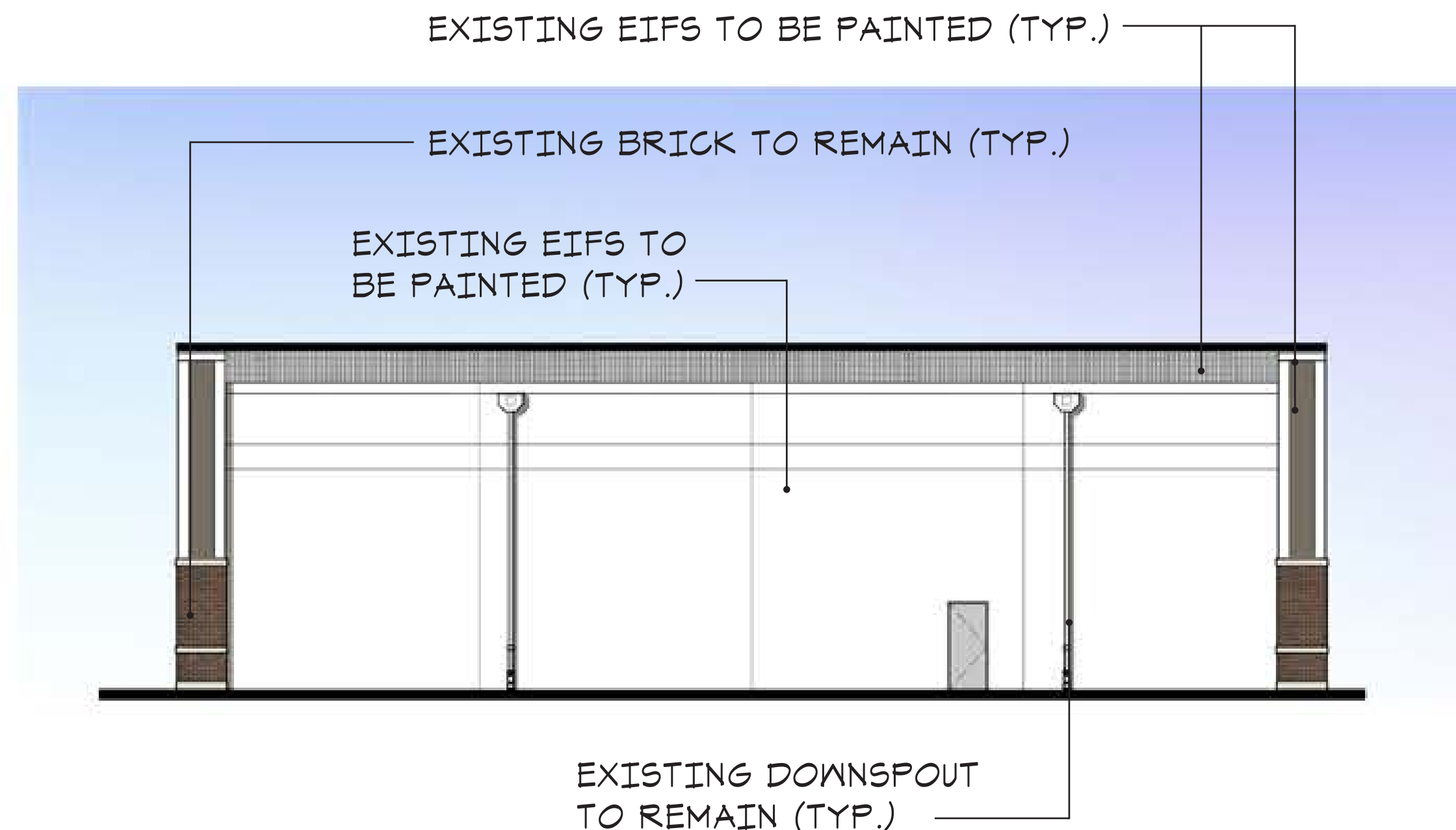
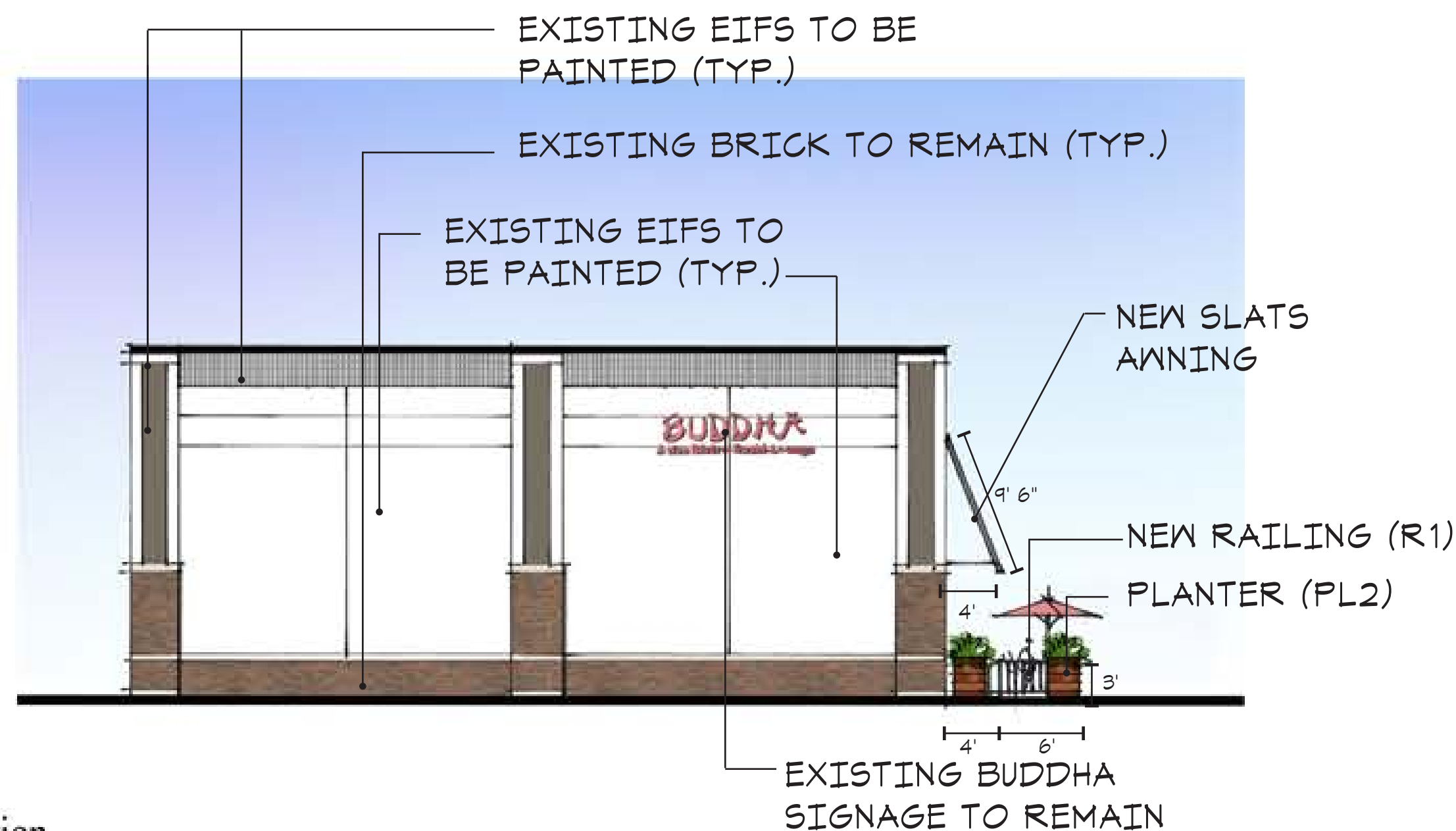




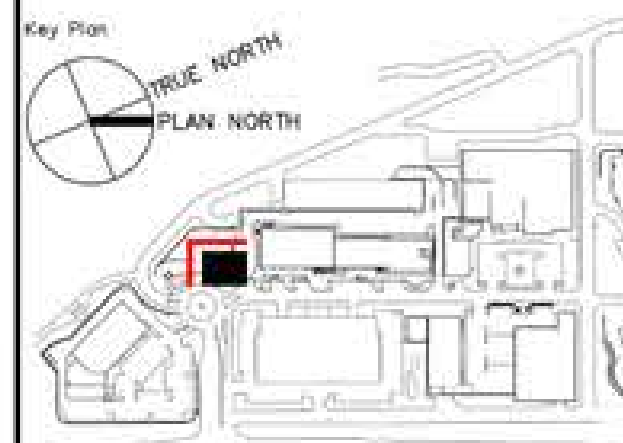
1 Original Elevation  
SCALE: 1/8" = 1'-0"



2 Existing Elevation  
SCALE: 1/8" = 1'-0"



3 Proposed Elevation  
SCALE: 1/8" = 1'-0"



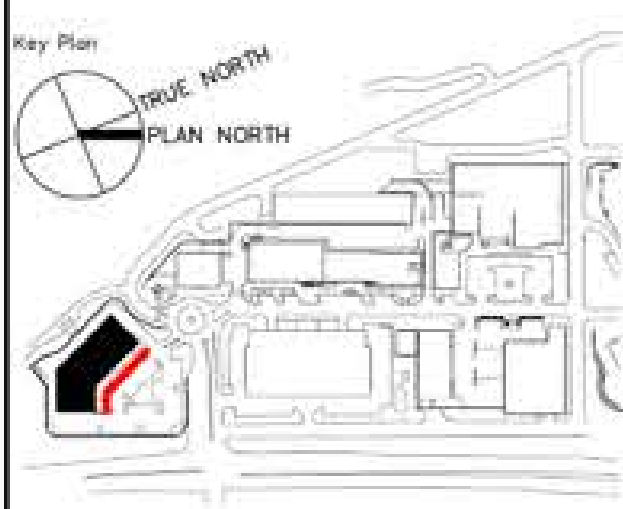
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Building H Existing and  
Proposed Elevation

1647 A-203b





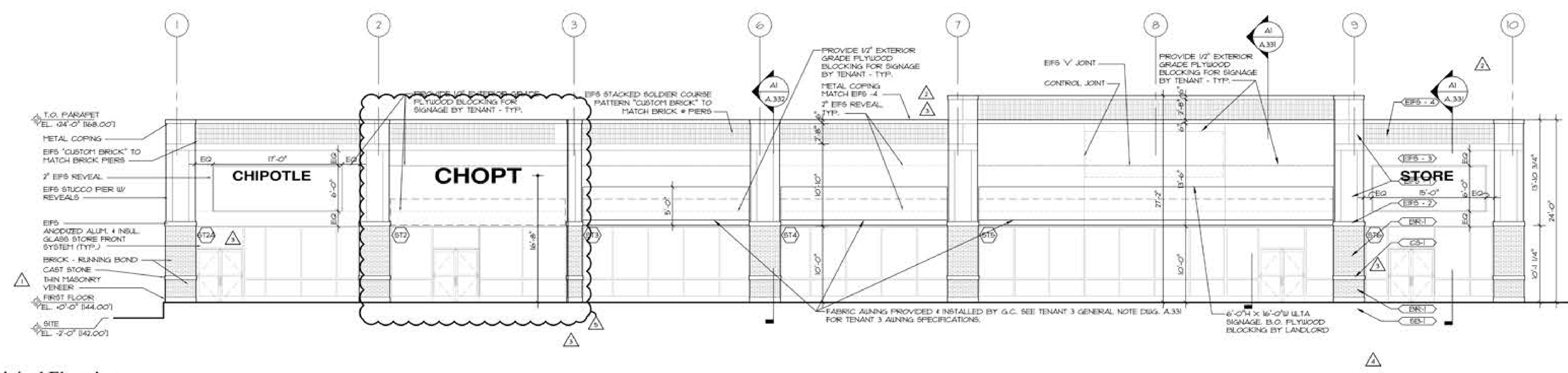
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Building I Existing and  
Proposed Elevation

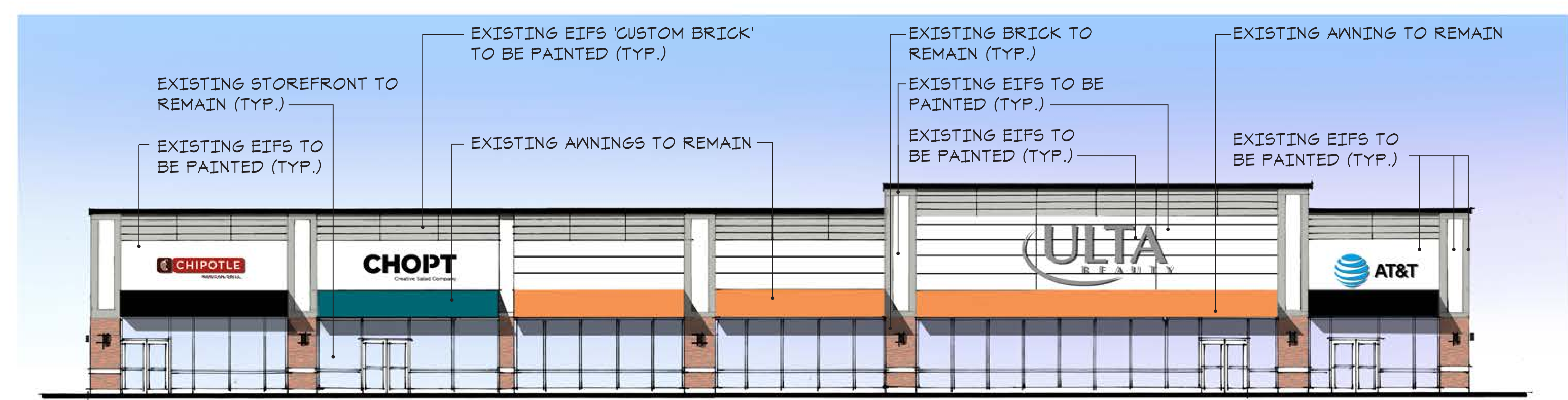
1647 A-204a



1 Original Elevation  
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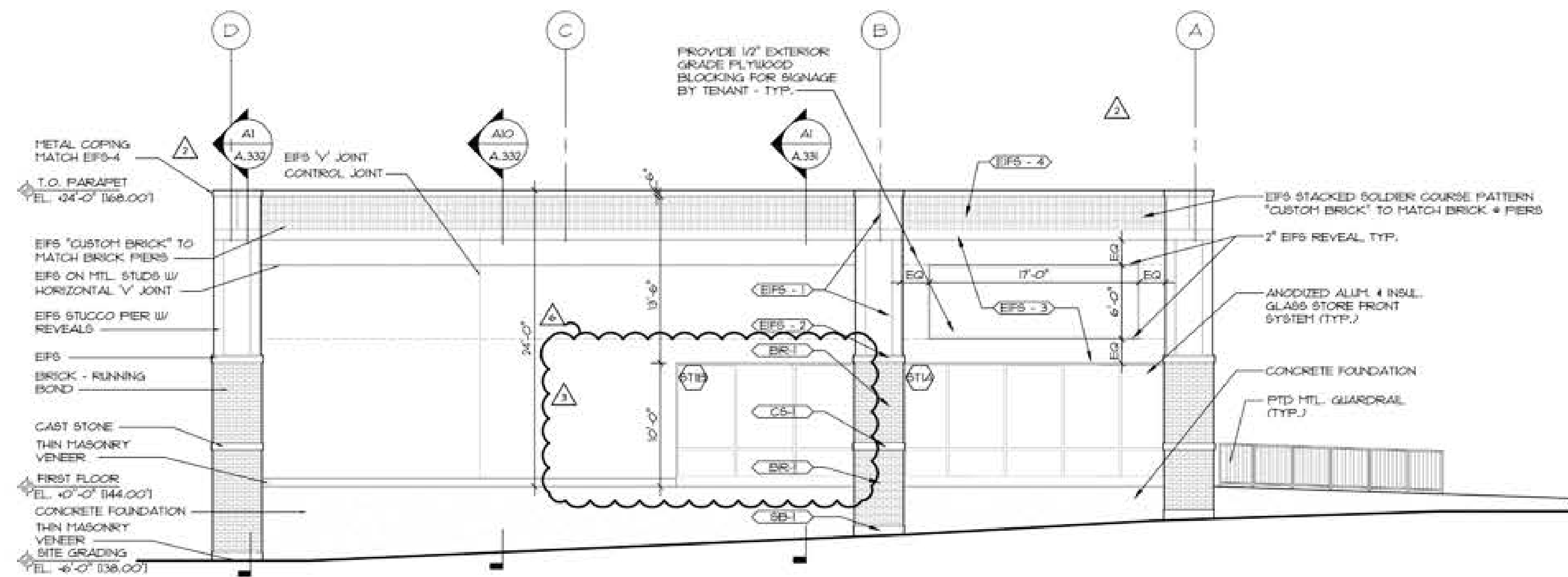


2 Existing Elevation  
SCALE: 1/8" = 1'-0"

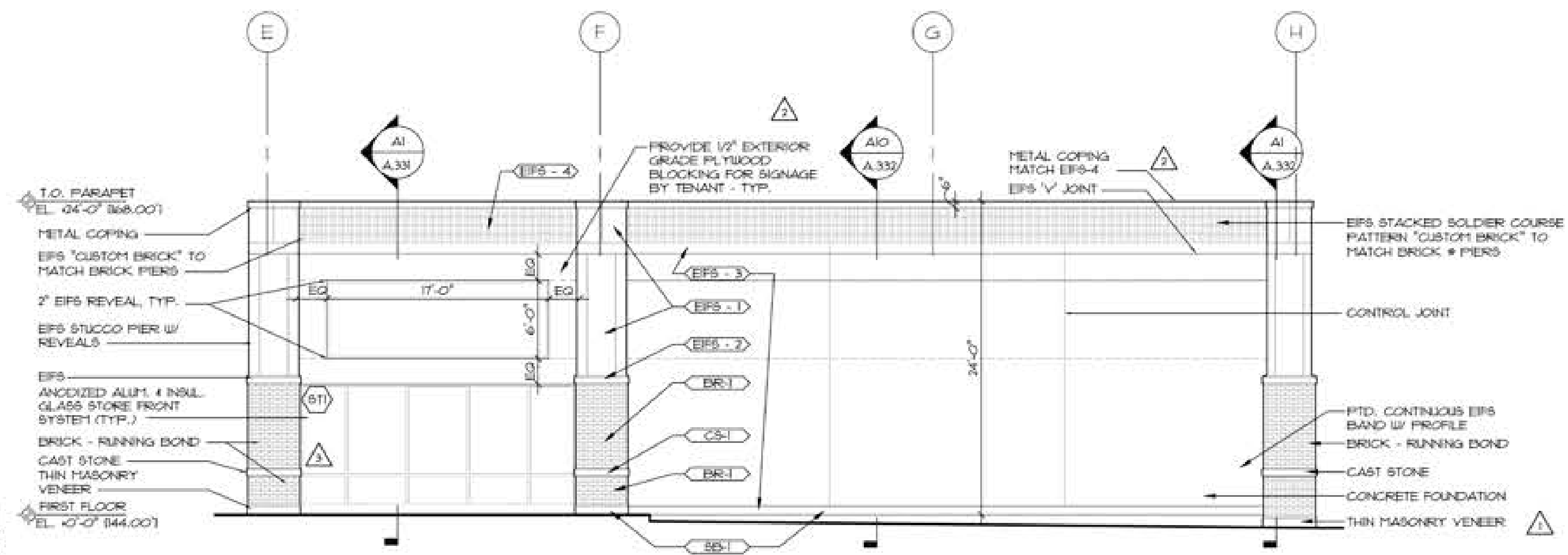


3 Proposed Elevation  
SCALE: 1/8" = 1'-0"

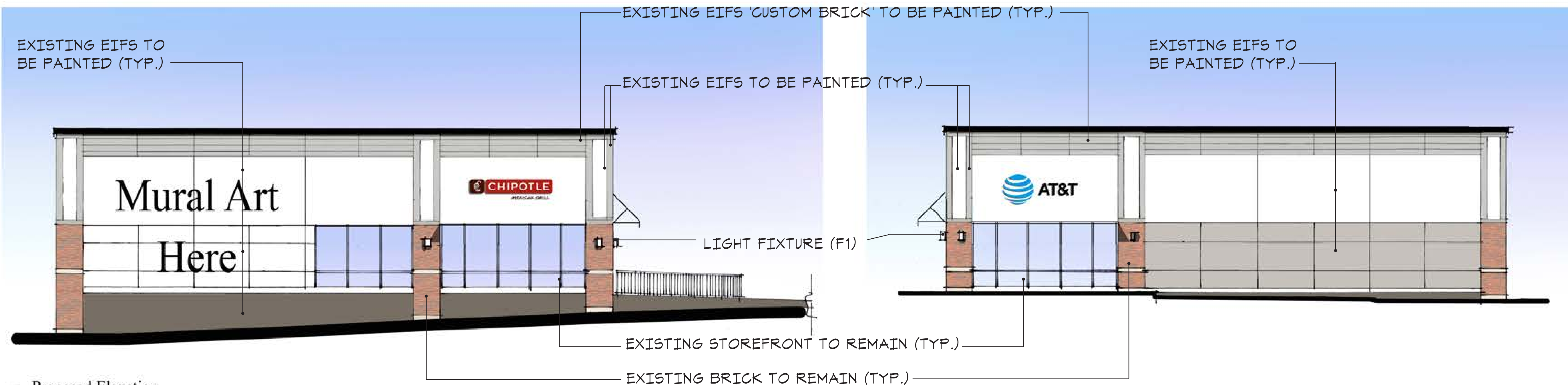




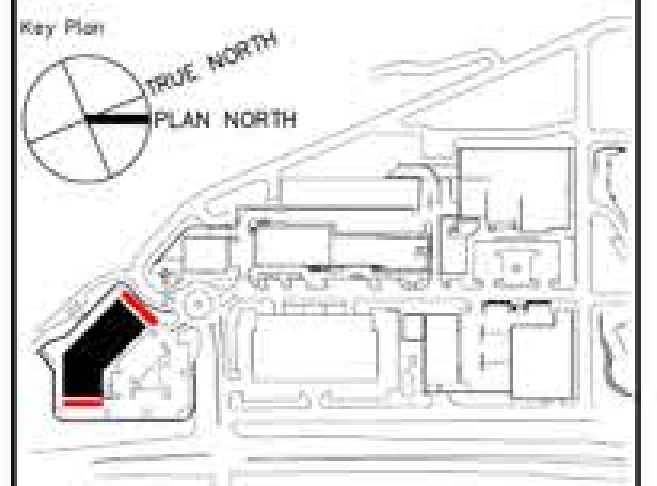
1 Original Elevation  
SCALE: 1/8" = 1'-0"



2 Existing Elevation  
SCALE: 1/8" = 1'-0"



3 Proposed Elevation  
SCALE: 1/8" = 1'-0"

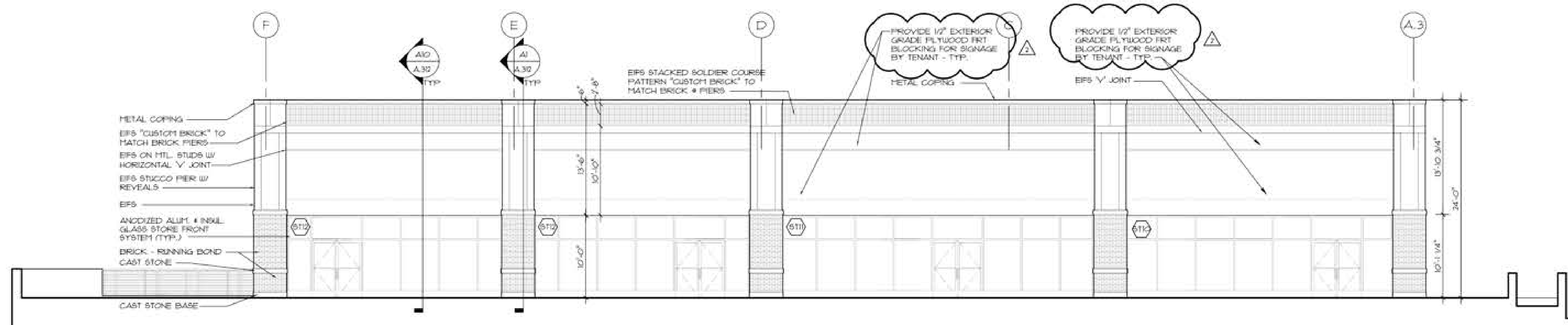


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1 Original Elevation  
SCALE: 1/8" = 1'-0"



2 Existing Elevation  
SCALE: 1/8" = 1'-0"



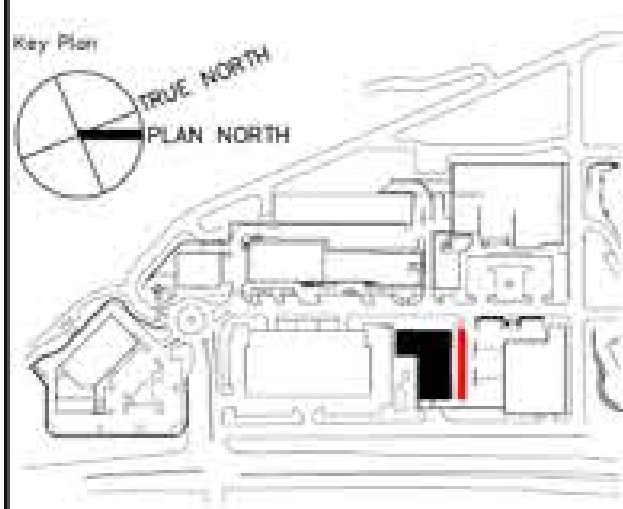
3 Proposed Elevation  
SCALE: 1/8" = 1'-0"

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Dobbs Ferry, NY

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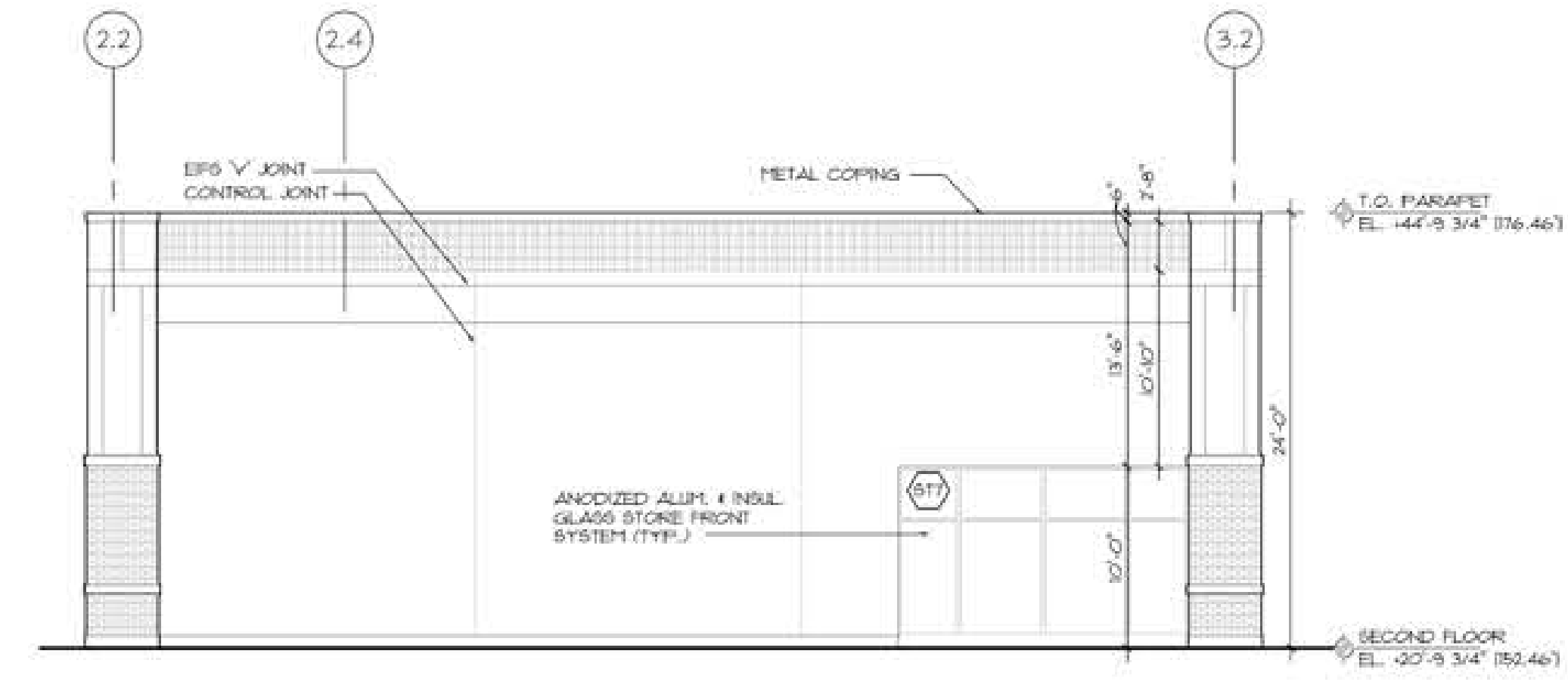
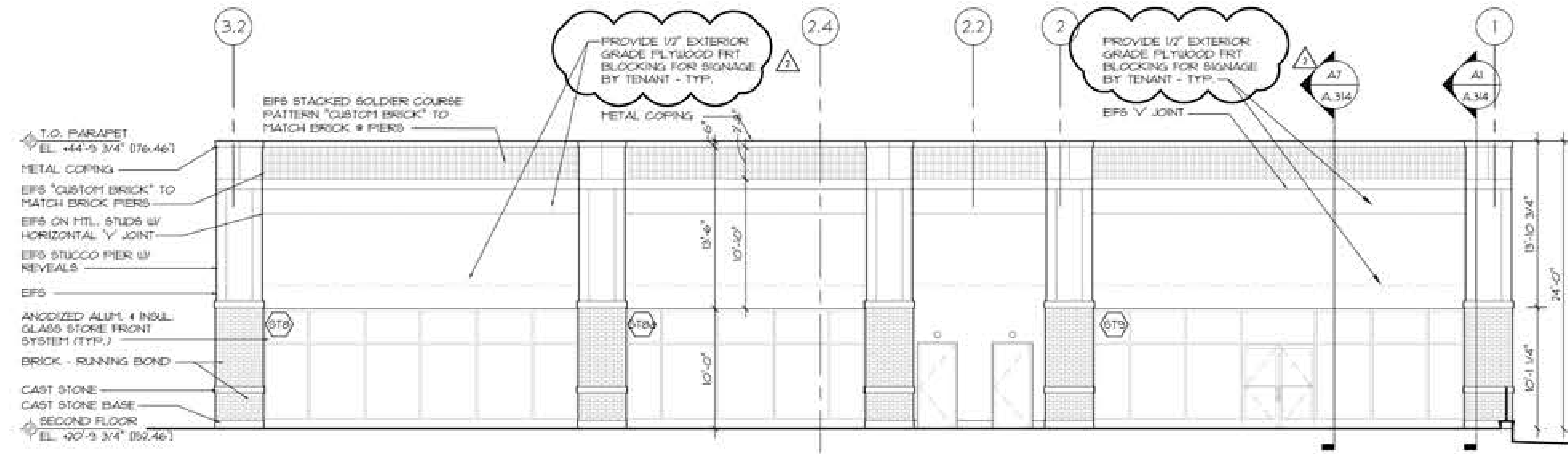
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Building JK Existing and Proposed Elevation

1647 A-205a





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

NEW RAILINGS TO BE INSTALLED

CLEAN & PAINT EXISTING RAMP



2 Existing Elevation  
SCALE: 1/8" = 1'-0"

EXISTING STOREFRONT TO REMAIN (TYP.)

EXISTING ANNING TO REMAIN (TYP.)

EXISTING BRICK TO REMAIN (TYP.)

EXISTING LOMBARDO'S SIGNAGE TO REMAIN

PLANTER (PL2)

EXISTING EIFS 'CUSTOM BRICK' TO BE PAINTED (TYP.)

EXISTING EIFS TO BE PAINTED (TYP.)

EXISTING EIFS TO BE PAINTED

NEW OUTDOOR DINING AREA

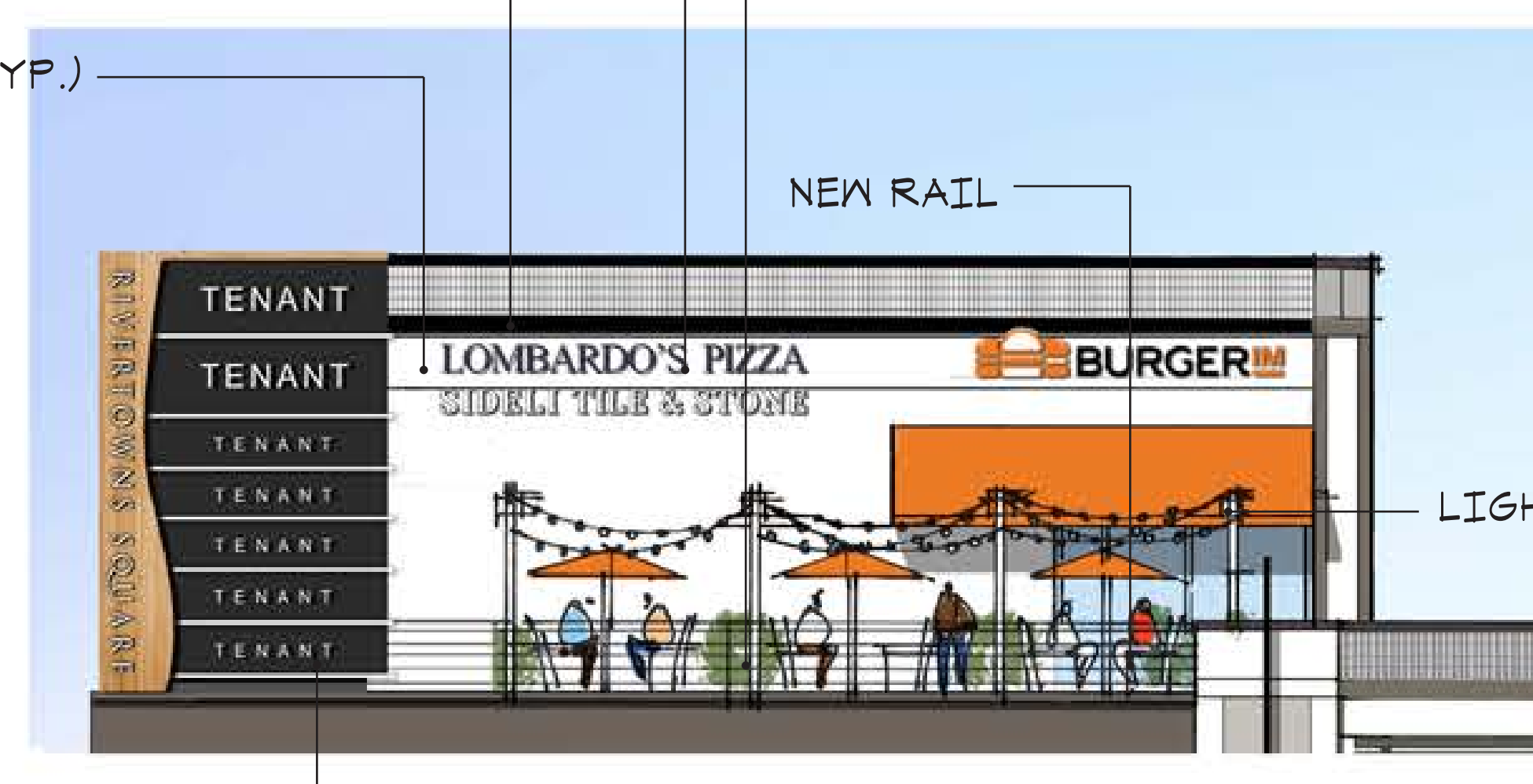
LIGHTING FIXTURE (F2)

NEW OUTDOOR SEATING AREA

NEW RAILING (R1)

NEW SIGN BY OWNER

3 Proposed Elevation  
SCALE: 1/8" = 1'-0"

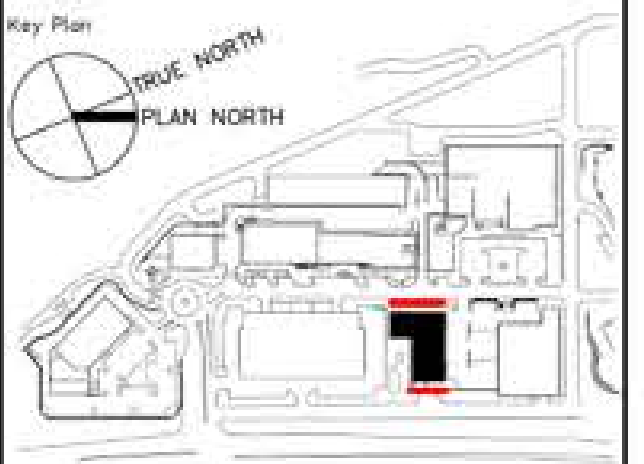


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Building JK Existing and  
Proposed Elevation

1647 A-205b





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



2 Enviornmental Graphics  
SCALE: 1/8" = 1'-0"

Rivertowns Square  
Property Upgrades  
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Enviornmental Graphics  
at the Entry of Garage

1647

A-207



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1 Existing Condition

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



2 Enviornmental Graphics

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





1 Existing Condition

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



EXISTING WALL TO BE PAINTED  
(TYP.)

GRAPHICS LOCATION,  
DESIGN TBD

2 Enviornmental Graphics

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

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MURAL LOCATION,  
DESIGN TBD

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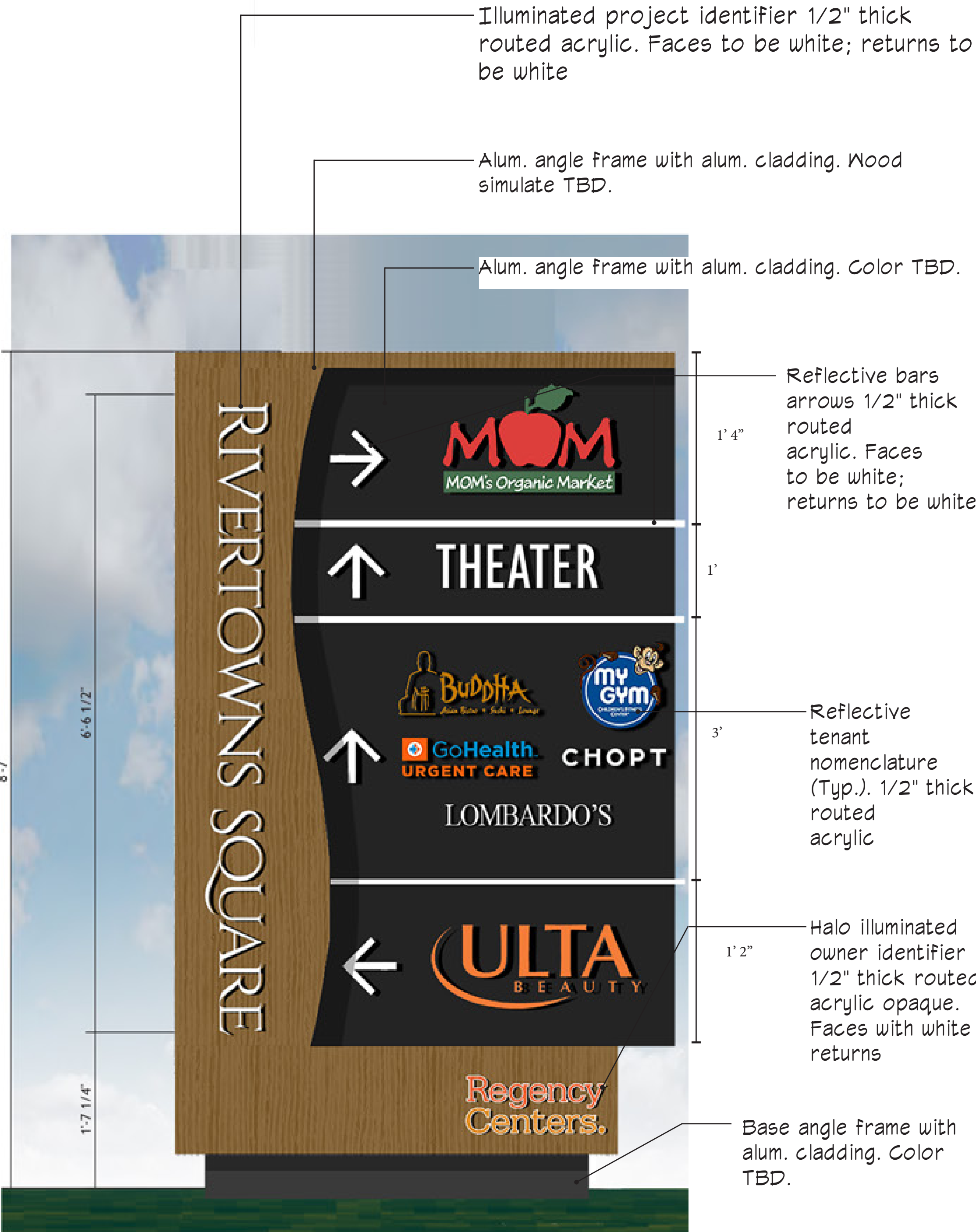
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Enviornmental Graphics  
at Buddha Restaurant

1647      A-210





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Wayfinding Signage





Alum. angle frame with alum. cladding. Wood simulate TBD.

Reflective arrows 1/2" thick routed acrylic. Faces to be white; returns to be white

Alum. angle frame with alum. cladding. Color TBD.

Reflective parking nomenclature (Typ.). 1/2" thick routed acrylic. Faces to be white (UNO), returns to be white

New wall graphic for parking



Illuminated project identifier 1/2" thick routed acrylic. Faces to be white; returns to be white

Alum. angle frame with alum. cladding. Wood simulate TBD.

Reflective bar arrows 1/2" thick routed acrylic. Faces to be white; returns to be white

Reflective bars 1/2" thick routed acrylic. Faces to be white; returns to be white

Base to be alum. angle frame with alum. cladding. Color TBD.

Alum. angle frame with alum. cladding. Color TBD.

Reflective tenant nomenclature (Typ.). 1/2" thick routed acrylic

Halo reflective owner identifier 1/2" thick routed acrylic opaque. Faces with white returns

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Wayfinding Signage





Existing



Rivertowns Square  
Property Upgrades  
Dobbs Ferry, NY



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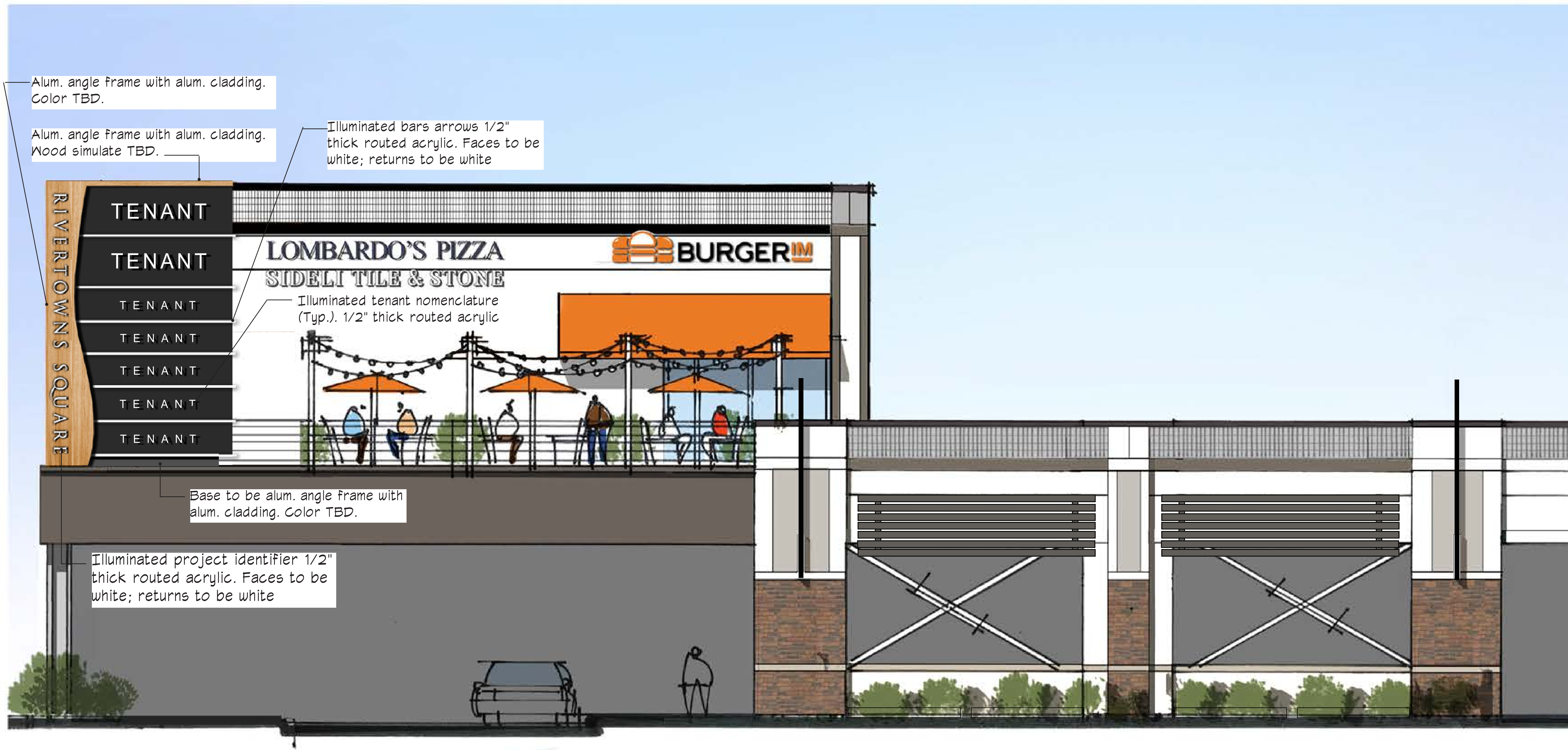
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Wayfinding Signage





Rivertowns Square  
Property Upgrades  
Dobbs Ferry, NY

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Wayfinding Signage





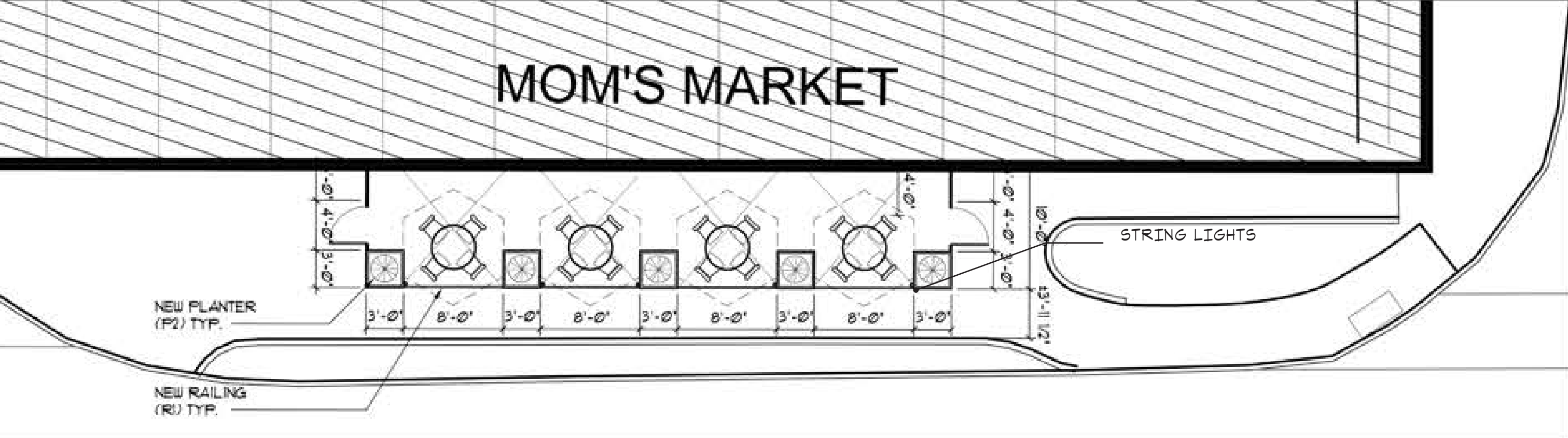
CROSSWALK GRAPHIC CONCEPT







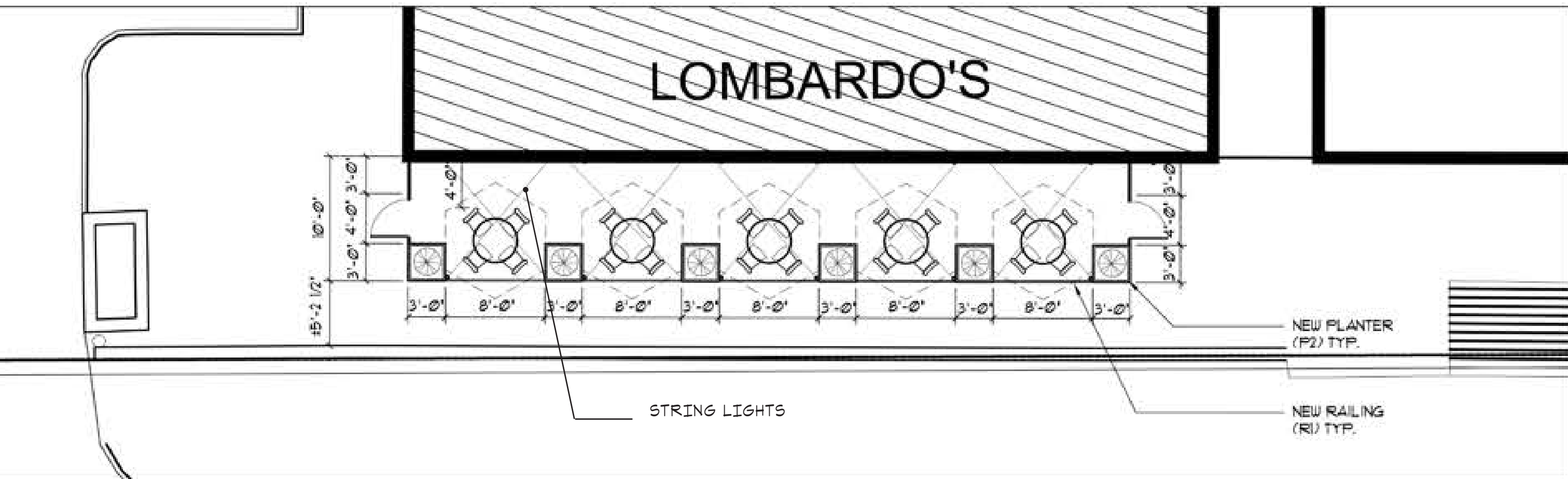
1 SCALE: 1/8" = 1'-0"



3 Proposed Patio Plan SCALE: 1/8" = 1'-0"



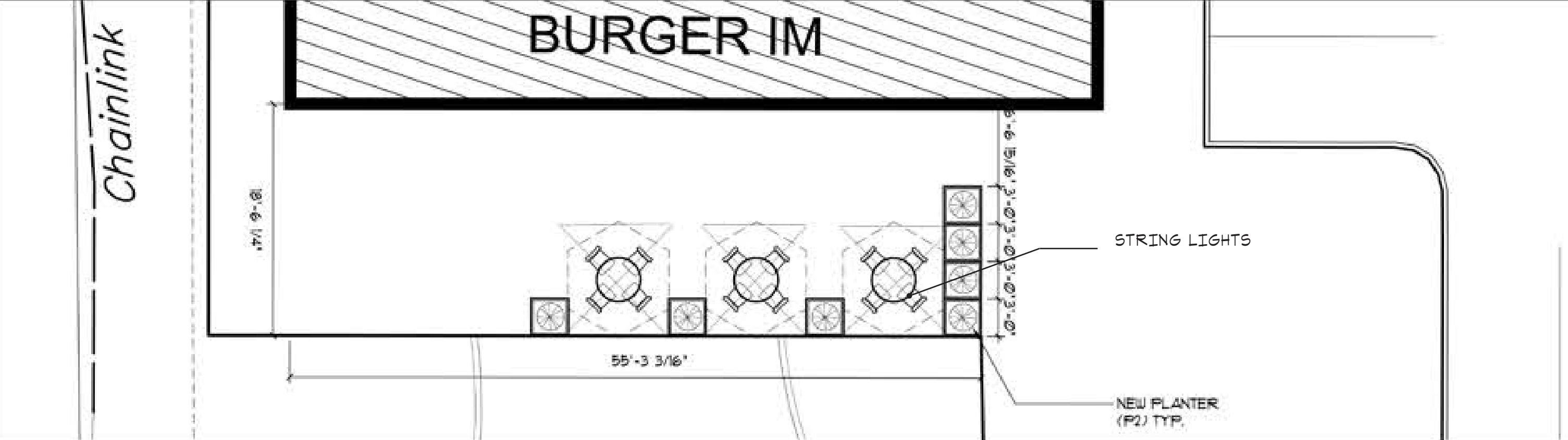
5 Proposed Patio SCALE: 1/8" = 1'-0"



7 Proposed Patio Plan SCALE: 1/8" = 1'-0"



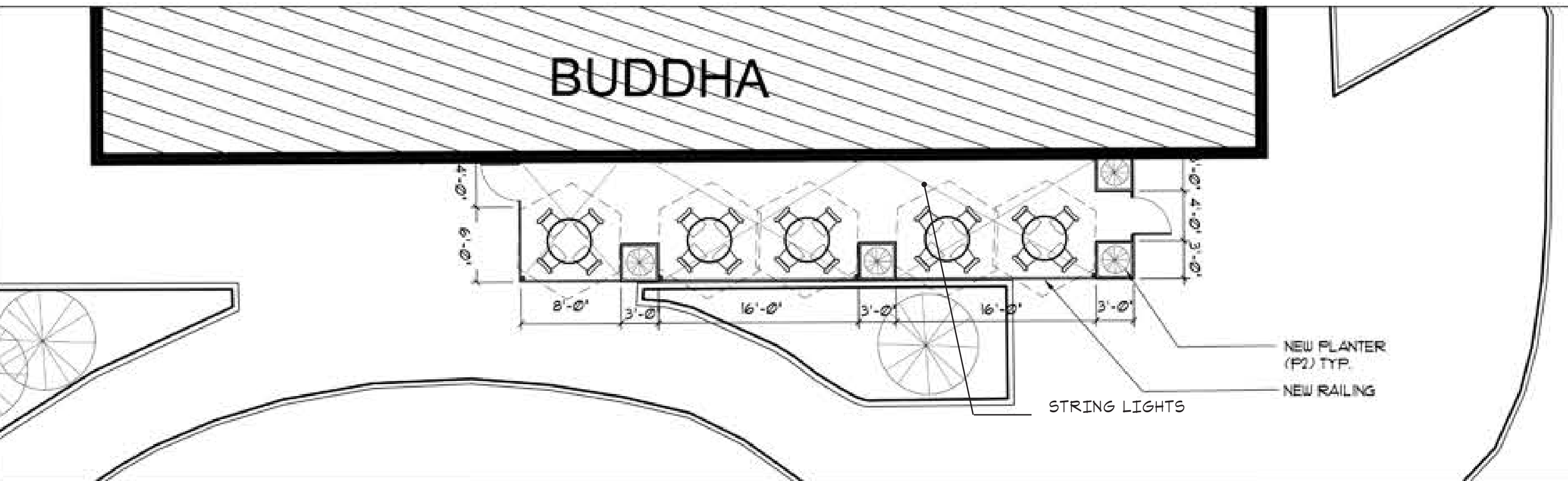
2 Proposed Patio Elevation SCALE: 1/8" = 1'-0"



4 Proposed Patio Plan SCALE: 1/8" = 1'-0"



6 Proposed Patio Elevation SCALE: 1/8" = 1'-0"



8 Proposed Patio Plan SCALE: 1/8" = 1'-0"

Rivertowns Square  
Property Upgrades  
Dobbs Ferry, NY

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Key Plan

TRUE NORTH  
PLAN NORTH

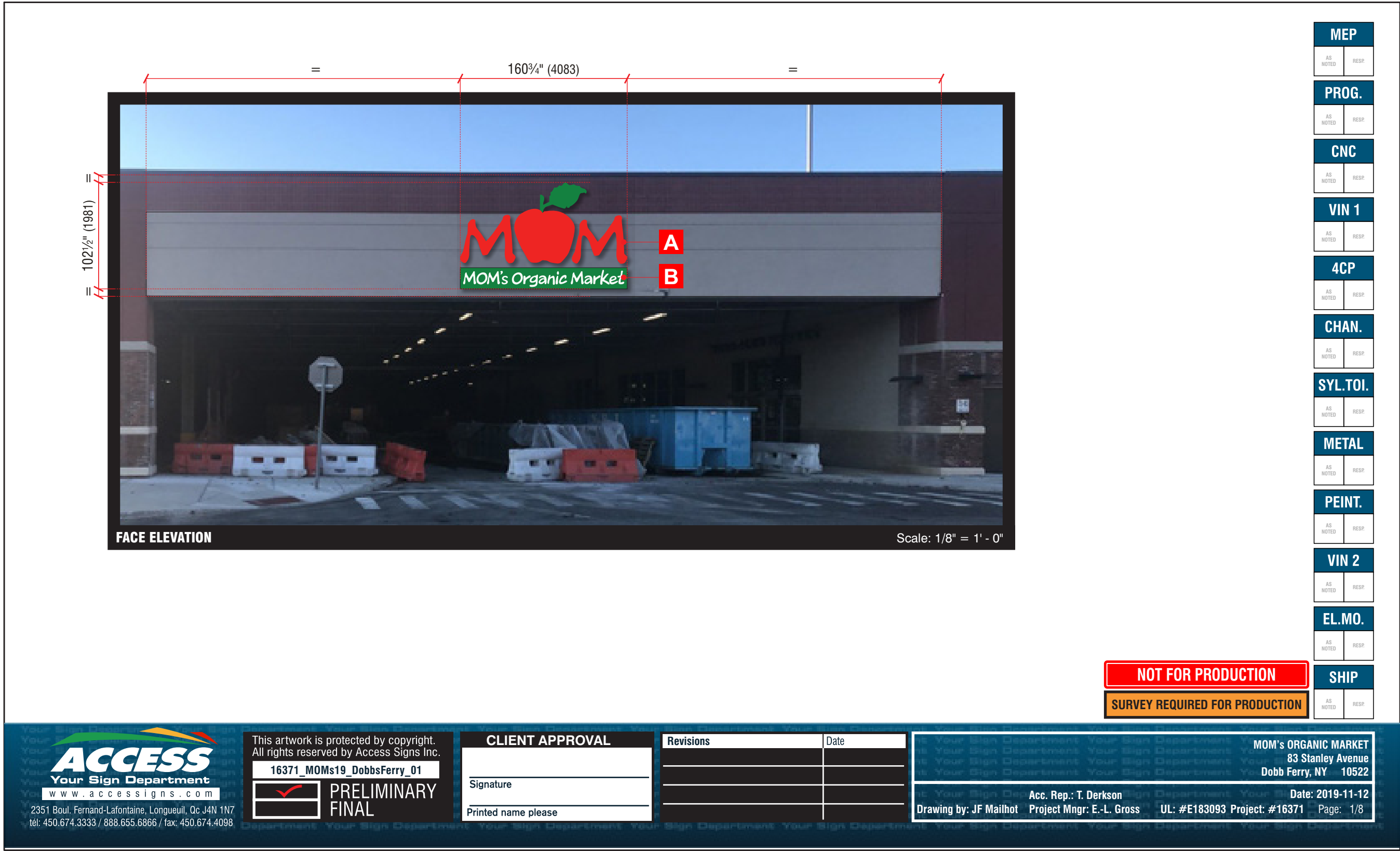
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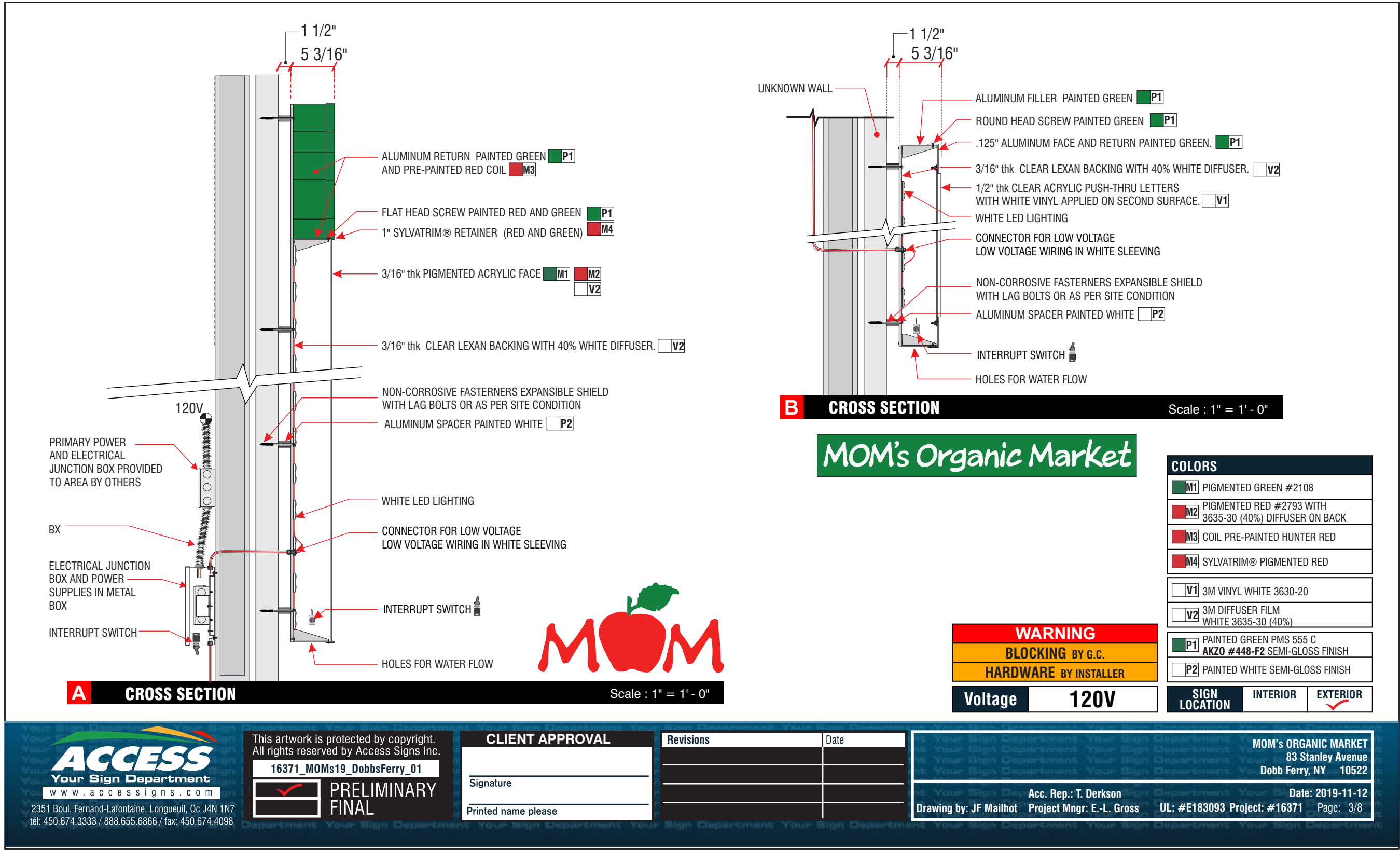
Proposed Patio Plan  
& Elevation

1647 A-217

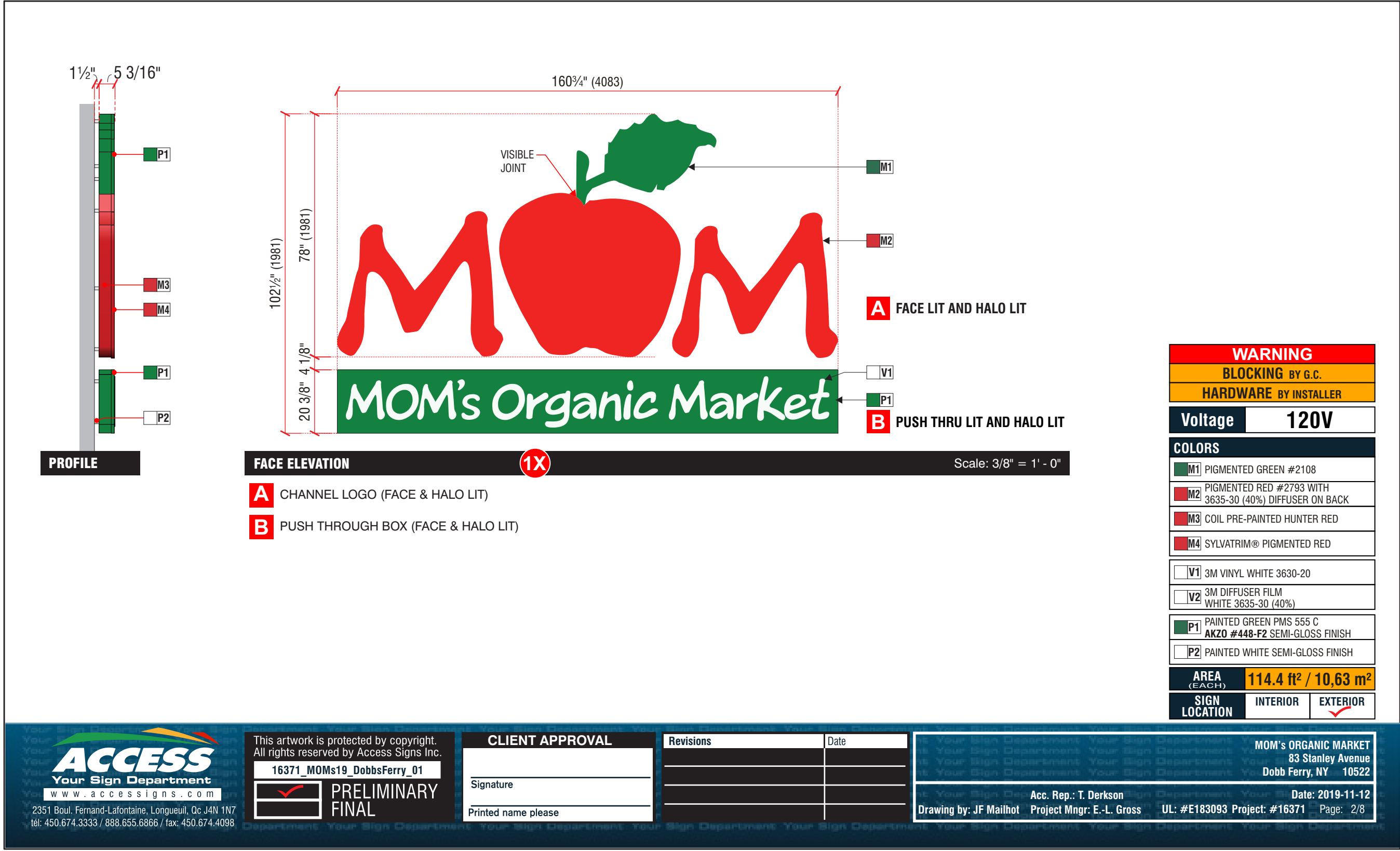




1 Tenant Signage Face Elevation



2 Tenant Signage Cross Section



3 Tenant Signage Face Elevation

Rivertowns Square  
Property Upgrades  
Dobbs Ferry, NY

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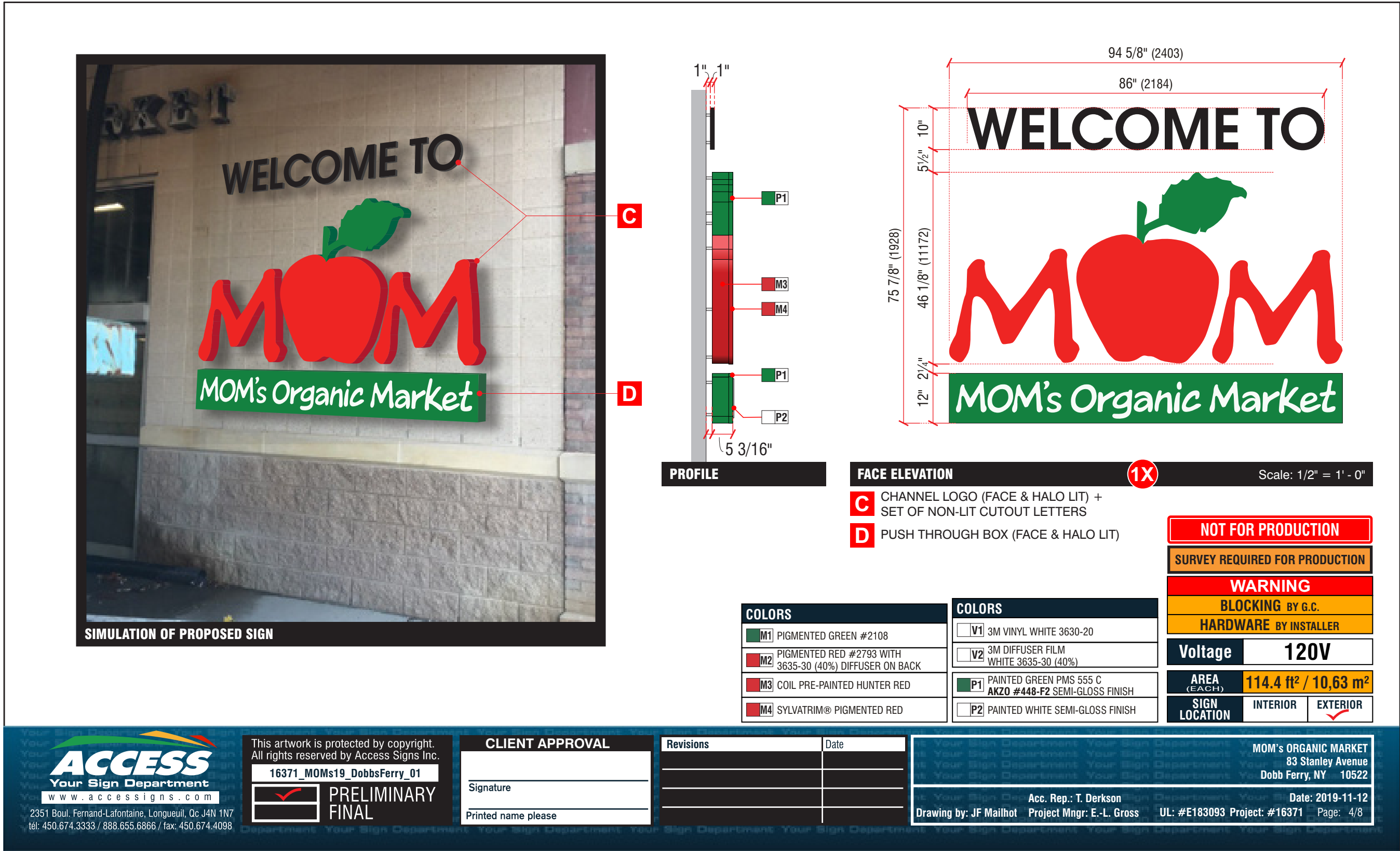
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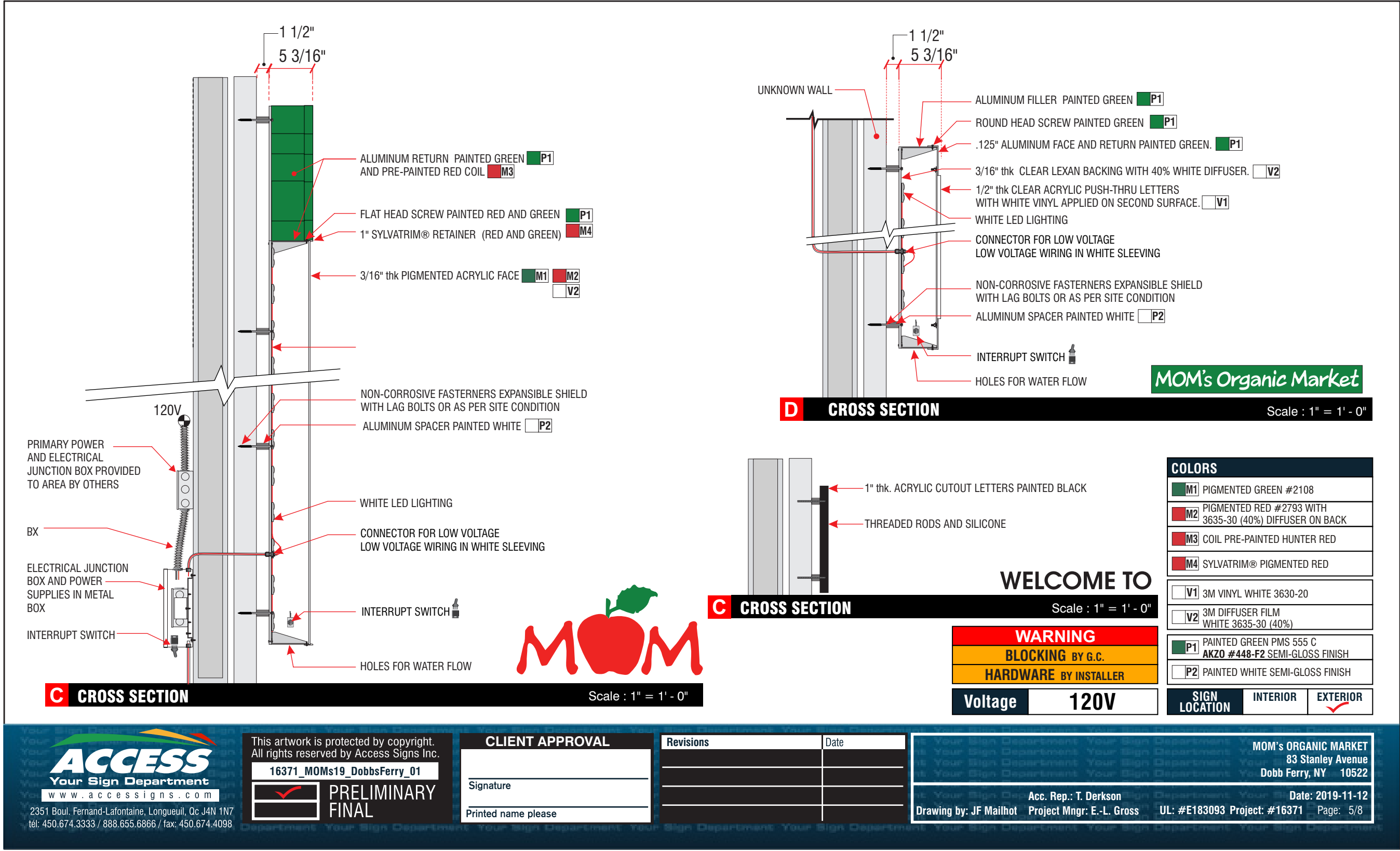
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Signage Details





1 Tenant Garage Signage



3 Tenant Signage Cross Section

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Signage Details



Existing



Proposed  
(see pgs 3-5  
for drawings)



Regency Centers:  
Rivertowns Square

Project Address:  
Dobbs Ferry, NY

SPI WO #:52553  
Issue Date: March 9, 2020  
Salesperson: Pete Rappoccio  
Designer: KRC  
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SPI Revisions:  
RV1: GD 3/11/2020

Customer Approval: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISE & RESUBMIT

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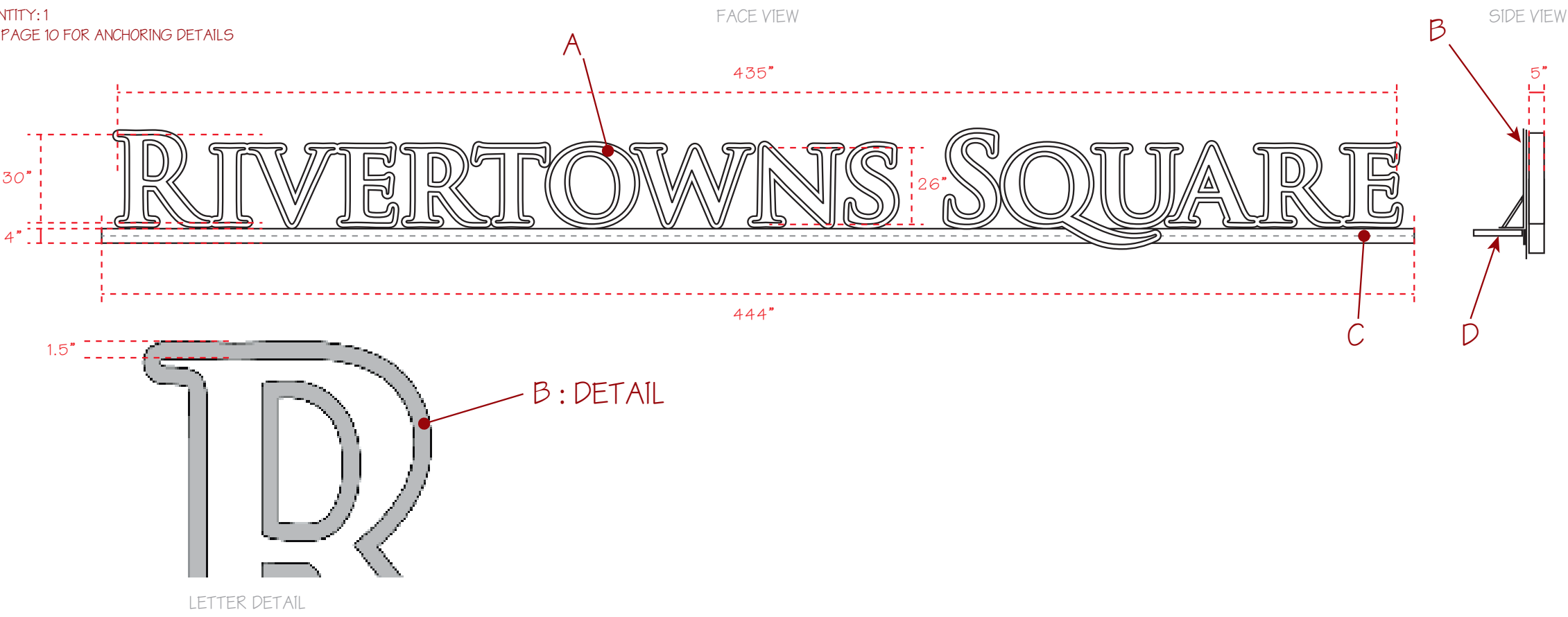
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Plantville, CT 06479  
860.229.1812  


SIGN TYPE  
Exterior  
PAGE  
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A: INTERNALLY LED ILLUMINATED CHANNEL LETTER  
• FACES: BLACK DAY / WHITE NIGHT  
• TRIM: BLACK  
• RETURN: BLACK  
B: 0.125" ALUMINUM BACKER PANEL WITH 90° BEND AND SUPPORTS FOR MOUNTING  
C: 4" X 0.125" ALUMINUM FASCIA PANEL; WOOD GRAIN FINISH  
D: 2" X 2" X 16" ALUMINUM BODY LEDGE; WOOD GRAIN FINISH

• QUANTITY: 1  
• SEE PAGE 10 FOR ANCHORING DETAILS





Regency Centers:  
Rivertowns Square

Project Address:  
Dobbs Ferry, NY








SPI WO #:52553  
Issue Date: March 9, 2020  
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Rivertowns Square  
Property Upgrades  
Dobbs Ferry, NY

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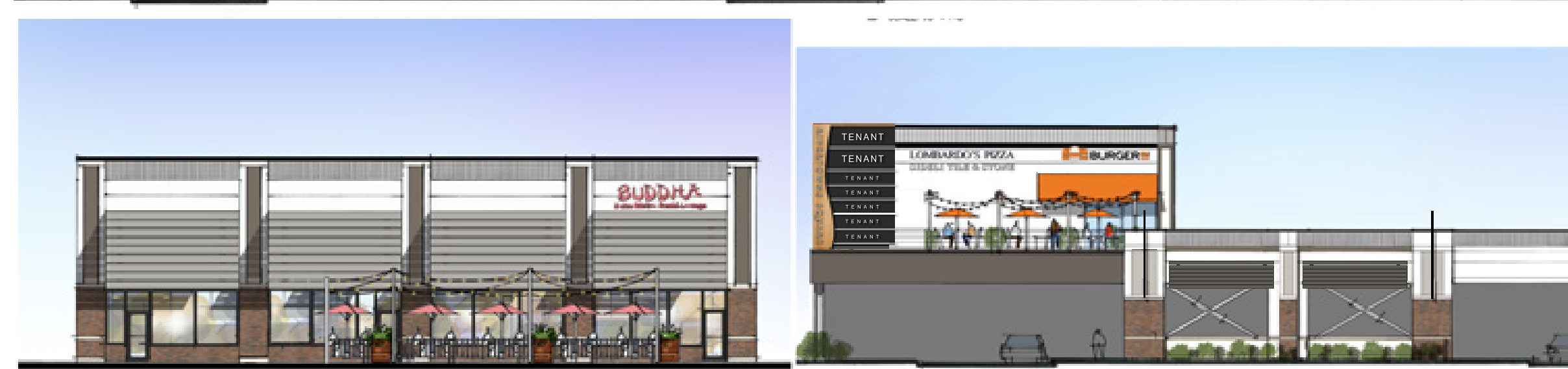
Signage Details

1647A-220



## A wide-angle photograph of a large, modern industrial building with a red brick and tan facade. The building features several large arched windows and a central entrance. The name "BROOKLYN BRICK" is visible on the right side of the building. The sky is overcast.

Architectural rendering of the proposed development at 10000 W. 10th Avenue. The image shows a long, single-story commercial building with a modern design. The left side features a multi-story section with a sign for 'TENANT' and 'BURGER'. The main section has large glass windows and doors, with a sign for 'MOM' visible. The right side has a covered outdoor seating area with tables and chairs. The building is surrounded by a parking lot with several cars parked. The sky is blue with light clouds.



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Exterior

PAGE  
6 of 12

Technical drawing of a wooden bench, showing front and side views with dimensions and callouts.

**FRONT VIEW (Left):**

- Overall width: 2"
- Overall height: 5"
- Callout A points to the top edge of the seat.
- Callout C points to the front edge of the seat.

**SIDE VIEW (Right):**

- Overall depth: 2"
- Callout B points to the top edge of the backrest.
- Callout D points to the front edge of the backrest.
- Callout E points to the bottom edge of the backrest.

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Exterior

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Technical drawing of a parking sign, showing three views: Front View, Side View, and Top View of Base.

**Front View:** The sign is rectangular with a height of 96" and a width of 24". The word "PARKING" is written vertically in large, outlined letters. Above the letters is a stylized arrow pointing up. The sign is mounted on a base. Callout A points to the top left corner. Callout B points to the left edge. Callout C points to the top right corner. Callout D points to the bottom center of the sign. Callout E points to the top center of the sign.

**Side View:** The sign is shown from the side, with a height of 96" and a width of 24". The sign is mounted on a base. Callout D points to the bottom center of the sign.

**Top View of Base:** The base is a square with a side length of 24". It has four mounting holes, one in each corner. Callout E points to the top center of the sign.

**Dimensions:**

- Front View: 96" (height), 24" (width), 16.25" (distance from top edge to top of letters), 9.75" (distance from top of letters to top of sign), 9" (distance from top of sign to top of letters), 2" (distance from bottom of sign to bottom of letters).
- Side View: 96" (height), 24" (width), 1" (thickness).
- Top View of Base: 24" (side length).

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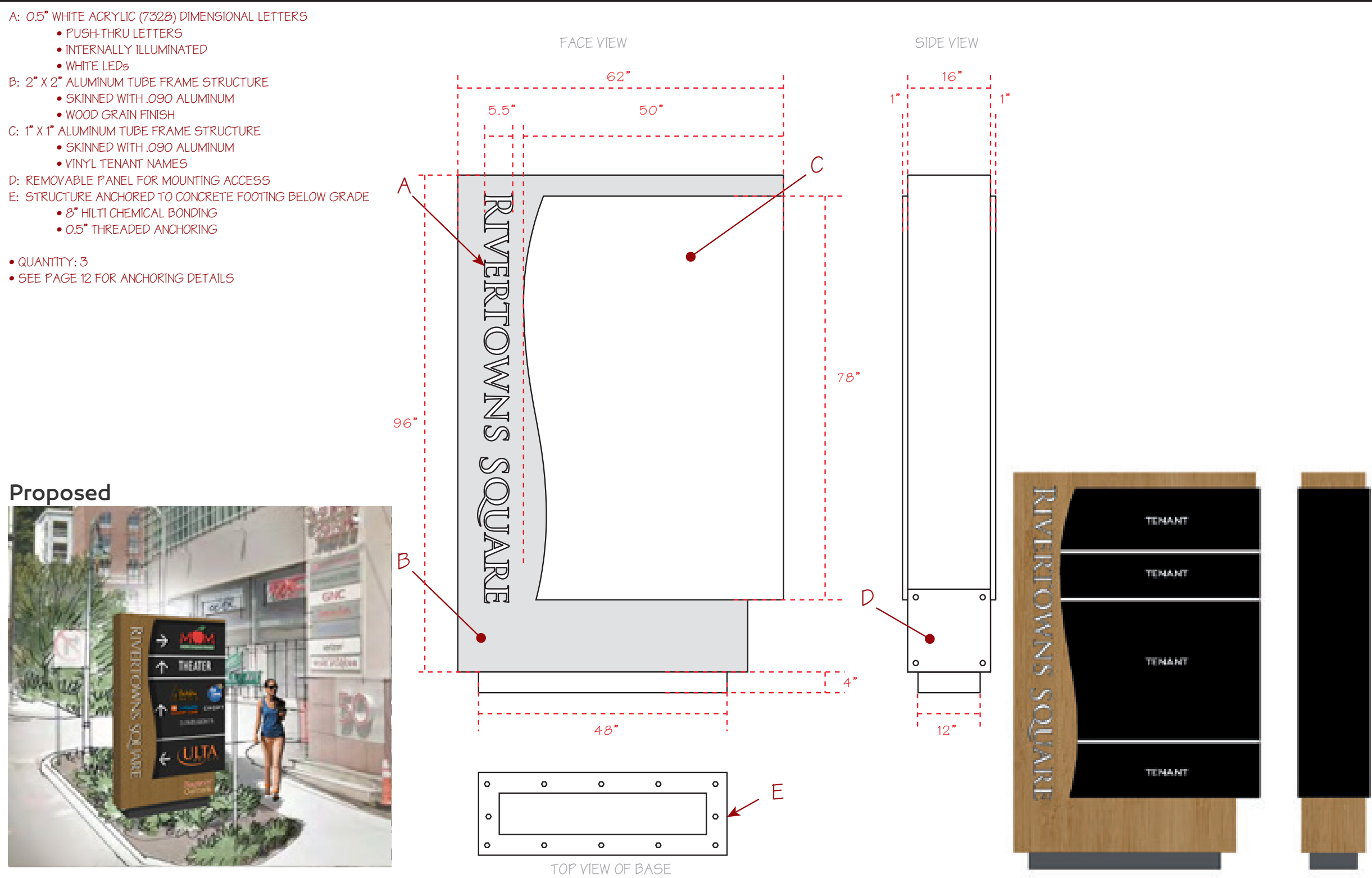
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A-221





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### Regency Centers: Rivertowns Square

Project Address:  
Dobbs Ferry, NY

SPI WO #:52553  
Issue Date: March 9, 2020

Salesperson: Pete Rappocci  
Designer: KRC

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Exterior  
PAGE  
10 of 12



### 1 Input data

Anchor type and diameter: HIT-HY 200 + HIT-Z-R 1/2

Effective embedment depth:  $h_{ef, opti} = 3.622 \text{ in.}$  ( $h_{ef, limit} = 6.000 \text{ in.}$ )

Material: A4

Evaluation Service Report: ESR-3187

Issued I Valid: 11/1/2016 | 3/1/2018

Proof: Design method ACI 318-14 / Chem

Stand-off installation:  $e_b = 0.000 \text{ in.}$  (no stand-off);  $t = 1.125 \text{ in.}$

Anchor plate:  $l_x \times l_y \times t = 11.000 \text{ in.} \times 52.000 \text{ in.} \times 1.125 \text{ in.}$ ; (Recommended plate thickness: not calculated)

Profile: no profile

Base material: cracked concrete, 2500,  $f_c' = 2,500 \text{ psi}$ ;  $h = 36.000 \text{ in.}$ , Temp. short/long: 32/32 °F

Installation: hammer drilled hole, Installation condition: Dry

Reinforcement: tension: condition B, shear: condition B; no supplemental splitting reinforcement present

edge reinforcement: none or < No. 4 bar

Geometry [in.] & Loading [lb, in.lb]



### Regency Centers: Rivertowns Square

Project Address:  
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### Rivertowns Square Property Upgrades

Dobbs Ferry, NY

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