

PFIZER PEARL RIVER

**PROJECT VITALITY
ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
6 JANUARY 2023**

DRAWING LIST - PLANNING BOARD SUBMISSION

SHEET NUMBER	SHEET NAME	
G - 000	SHEET INDEX & PROJECT SUMMARY	X
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DISTRICT SUMMARY

BLOCK	1
LOT	5
ABMULANCE	AM001
FIRE	PEARL RIVER, FD004
POSTAL	10965
SCHOOL	NANUET UNION FREE, UFSO 392008
SEWER	ORANGETOWN SEWER DISTRICT
WATER	UNITED WATER, WT003
ZONING	LI & LO

ZONING TABLE

CURRENT ZONE: LIGHT INDUSTRIAL (LI) & LABORATORY OFFICE (LO)
TOTAL AREA OF DEVELOPMENT (LOT 5): 22.9 ACRES (997,524 SF)

	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA	0.50	0.53	0.96
MINIMUM LOT AREA	2 ACRES	~22.9 ACRES	~22.9 ACRES
MINIMUM LOT WIDTH	150'	~269'	~269'
MINIMUM LOT FRONTAGE	150'	~269'	~269'
MINIMUM FRONT YARD	50'	~218'	~218'
MINIMUM SIDE YARD	50'	~5'	~5'
TOTAL SIDE YARD	100'	~230'	~230'
MINIMUM REAR YARD	50'	~5'	~5'

PARKING CALCULATION

PHASE	BUILDING	BUILDING SQUARE FOOTAGE (EXISTING & PROPOSED)	TOTAL BUILDING SQUARE FOOTAGE BY PHASE	NUMBER OF EMPLOYEES PER BUILDING AREA	REQUIRED SPACES PER NUMBER OF EMPLOYEES	TOTAL REQUIRED PARKING SPACES BY PHASE	TOTAL PROPOSED PARKING SPACES BY PHASE
EXISTING	EXISTING BLDGS	527,200	527,200	668	334	334	882
PHASE 1 (PROPOSED)	NEW RESEARCH BLDG	271,000	291,000	373	187	521	1,158
	B200 ENTRY	6,500					
	B222 - B200 BRIDGE	2,500					
	GARAGE BRIDGE	2,500					
	COVERED WALKWAY	8,500					
FUTURE	ADMIN ADDITION	60,000	140,100	576	288	809	1,592
	BIOS 2	4,100					
	SUPPORT BLDGS	100,000					
	DEMOLISHED BLDGS	-24,000					
TOTALS		958,300	1,617	809			

TOWN PARKING REQUIREMENTS: 1 SPACE PER 2 EMPLOYEES

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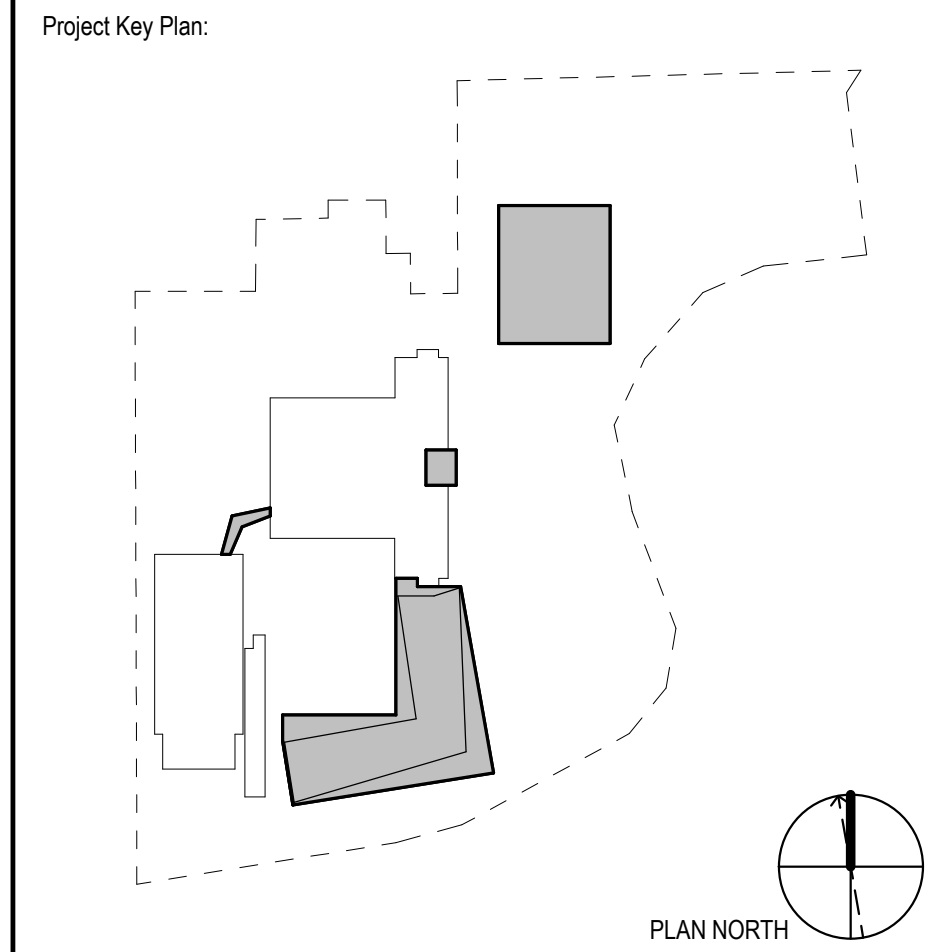
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Project Name:
**PFIZER PEARL RIVER
Project Vitality - Orangetown Planning
Board Site Plan Submission**



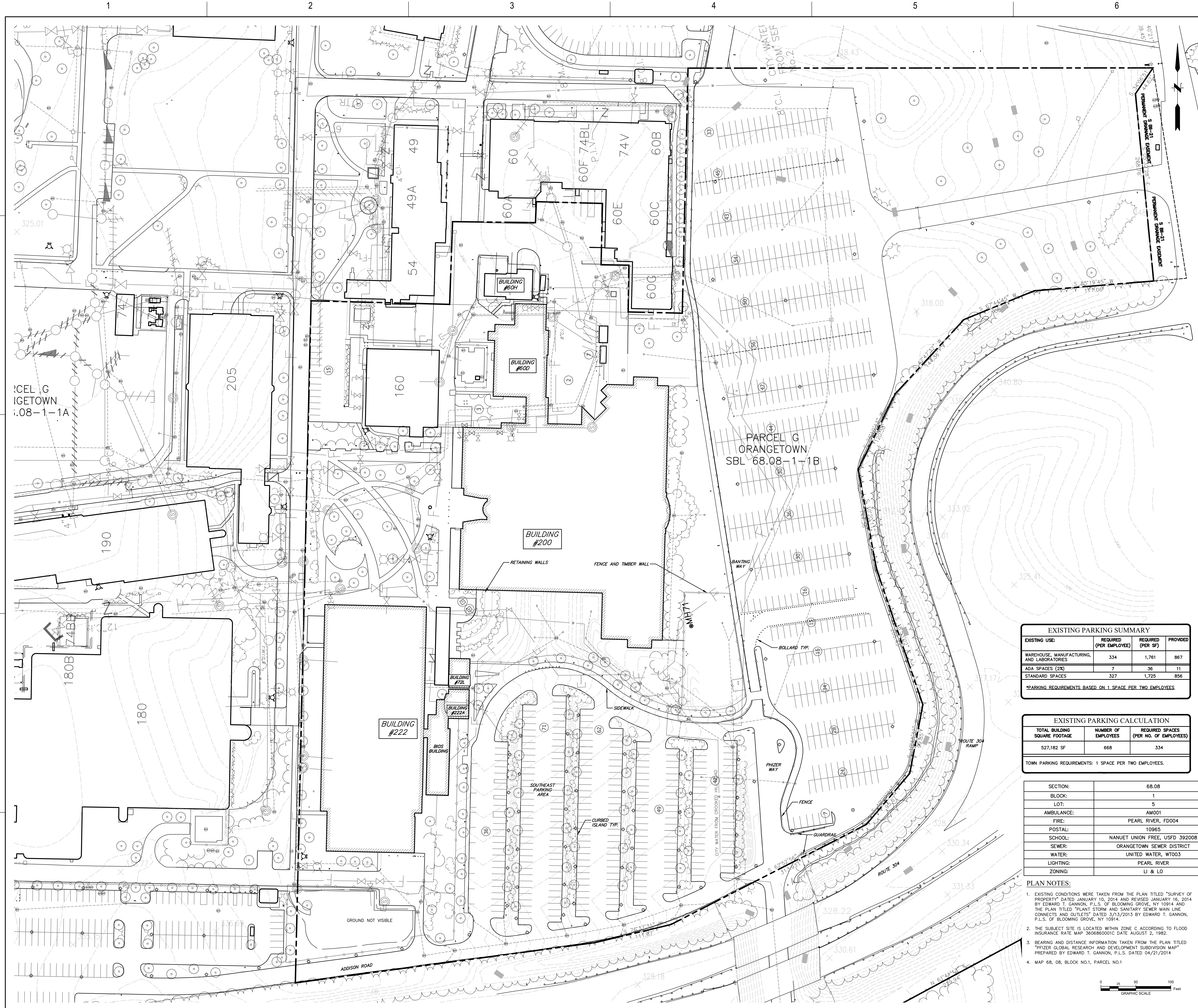
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	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION

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Pfizer GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title
SHEET INDEX & PROJECT SUMMARY

Scale: AS NOTED
Date: 01/06/23
Project #: 23661-00
Dwg #: **G - 000** REV #



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EXISTING PARKING SUMMARY			
EXISTING USE:	REQUIRED (PER EMPLOYEE)	REQUIRED (PER SF)	PROVIDED
WAREHOUSE, MANUFACTURING, AND LABORATORIES	334	1,761	867
ADA SPACES (2%)	7	38	11
STANDARD SPACES	327	1,725	856

*PARKING REQUIREMENTS BASED ON 1 SPACE PER TWO EMPLOYEES.

EXISTING PARKING CALCULATION		
TOTAL BUILDING SQUARE FOOTAGE	NUMBER OF EMPLOYEES	REQUIRED SPACES (PER NO. OF EMPLOYEES)
527,182 SF	668	334

TOWN PARKING REQUIREMENTS: 1 SPACE PER TWO EMPLOYEES.

SECTION:	68.08
BLOCK:	1
LOT:	5
AMBULANCE:	AM001
FIRE:	PEARL RIVER, FD004
POSTAL:	10965
SCHOOL:	NANUTON UNION FREE, USFD 392008
SEWER:	ORANGETOWN SEWER DISTRICT
WATER:	UNITED WATER, WT003
LIGHTING:	PEARL RIVER
ZONING:	LI & LO

- PLANNING NOTES:
- EXISTING CONDITIONS WERE TAKEN FROM THE PLAN TITLED "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 TITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTIONS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
 - THE SUBJECT SITE IS LOCATED WITHIN ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP 3606860001C DATED AUGUST 2, 1982.
 - BEARING AND DISTANCE INFORMATION TAKEN FROM THE PLAN TITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
 - MAP 68, 08, BLOCK NO.1, PARCEL NO.1

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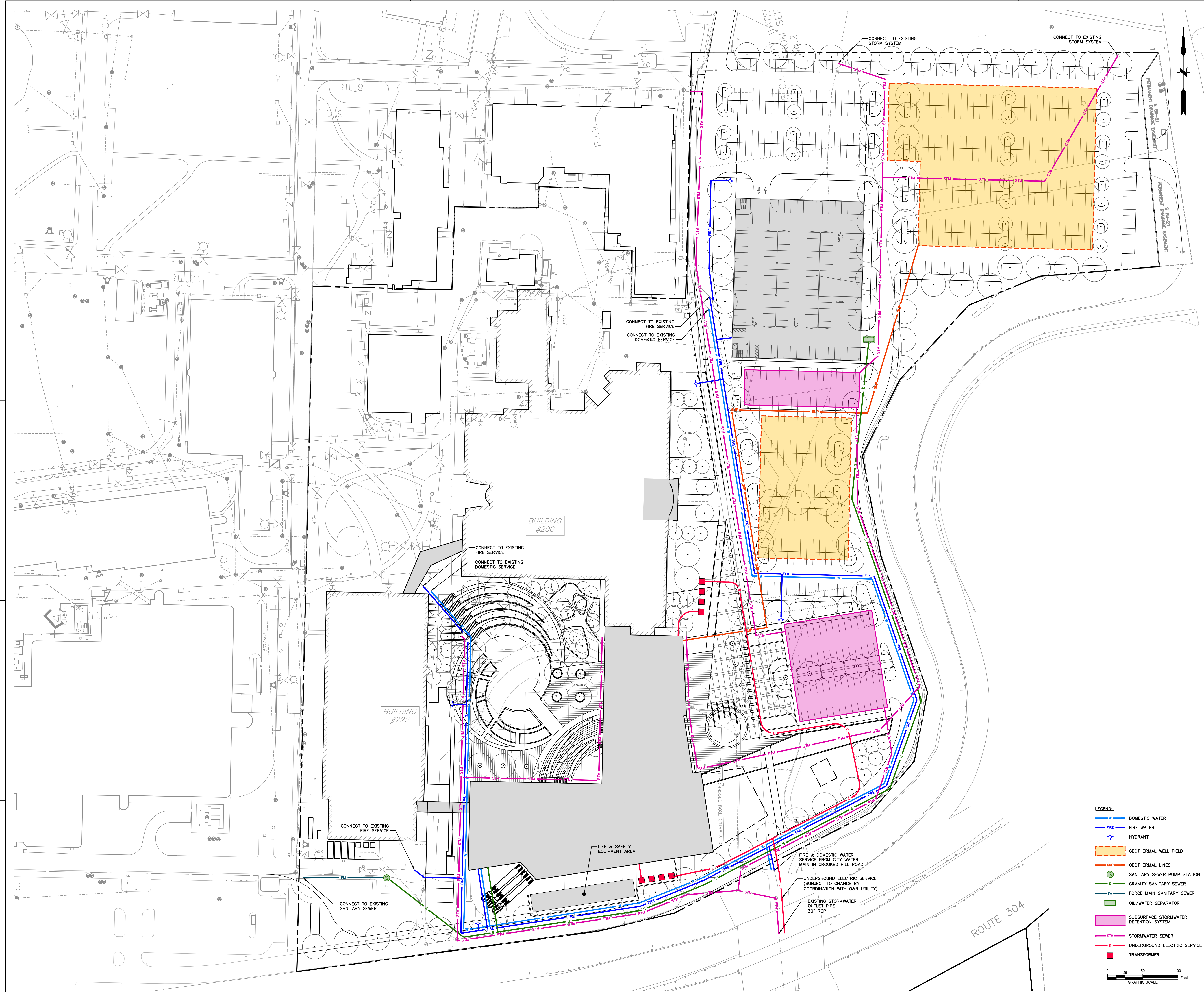
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Sheet Title
EXISTING CONDITIONS PLAN

Scale: 1"=50'
 Date: 01/06/23
 Project #: 20111246.S5N
 Dwg #:

REV #
EX-101

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LEGEND:

- DOMESTIC WATER
- FIRE WATER
- HYDRANT
- GEOTHERMAL WELL FIELD
- GEOTHERMAL LINES
- SANITARY SEWER PUMP STATION
- GRAVITY SANITARY SEWER
- FORCE MAIN SANITARY SEWER
- OIL/WATER SEPARATOR
- SUBSURFACE STORMWATER DETENTION SYSTEM
- STORMWATER SEWER
- UNDERGROUND ELECTRIC SERVICE
- TRANSFORMER

0 25 50 100 Feet
GRAPHIC SCALE

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Project Vitality - Orangetown Planning
Board Site Plan Submission**

Rev	Date	Description

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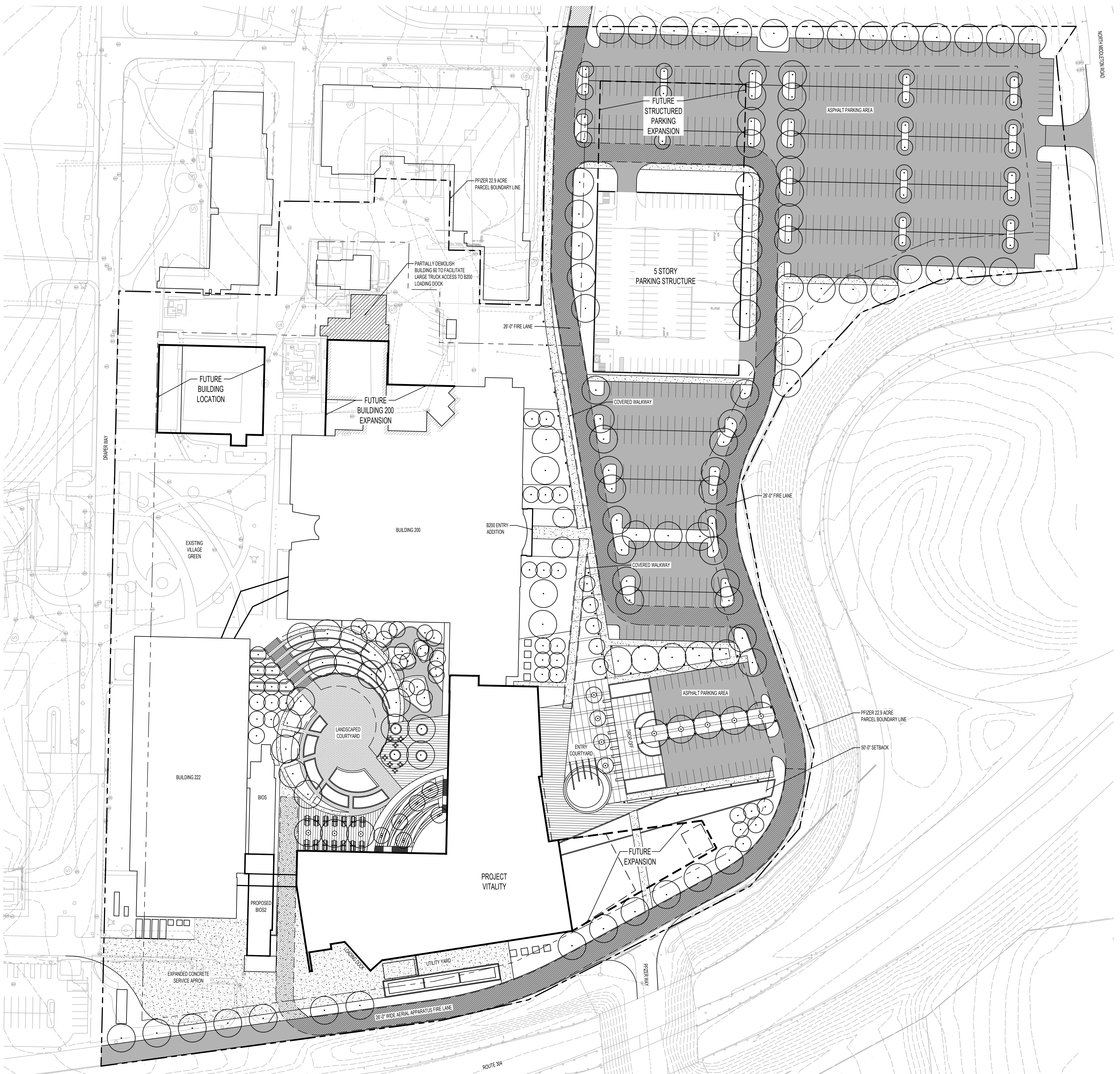
Sheet Title
SITE UTILITY PLAN

Scale: 1"=50'
Date: 01/06/23
Project #: 20111246.S5N
Dwg #: **CU-101** REV #

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- GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.)
- LEGEND:**
- ASPHALT PAVING
 - CONCRETE PAVING
 - UNIT PAVERS
 - NATIVE DECIDUOUS SHADE TREE
 - NATIVE DECIDUOUS ORNAMENTAL TREE
 - 26'-0" WIDE FIRE LANE

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GLOBAL RESEARCH
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Sheet Title
OVERALL LANDSCAPE PLAN

Scale: AS NOTED
Date: 01/06/23
Project #: 23661-00
Dwg #: L-100

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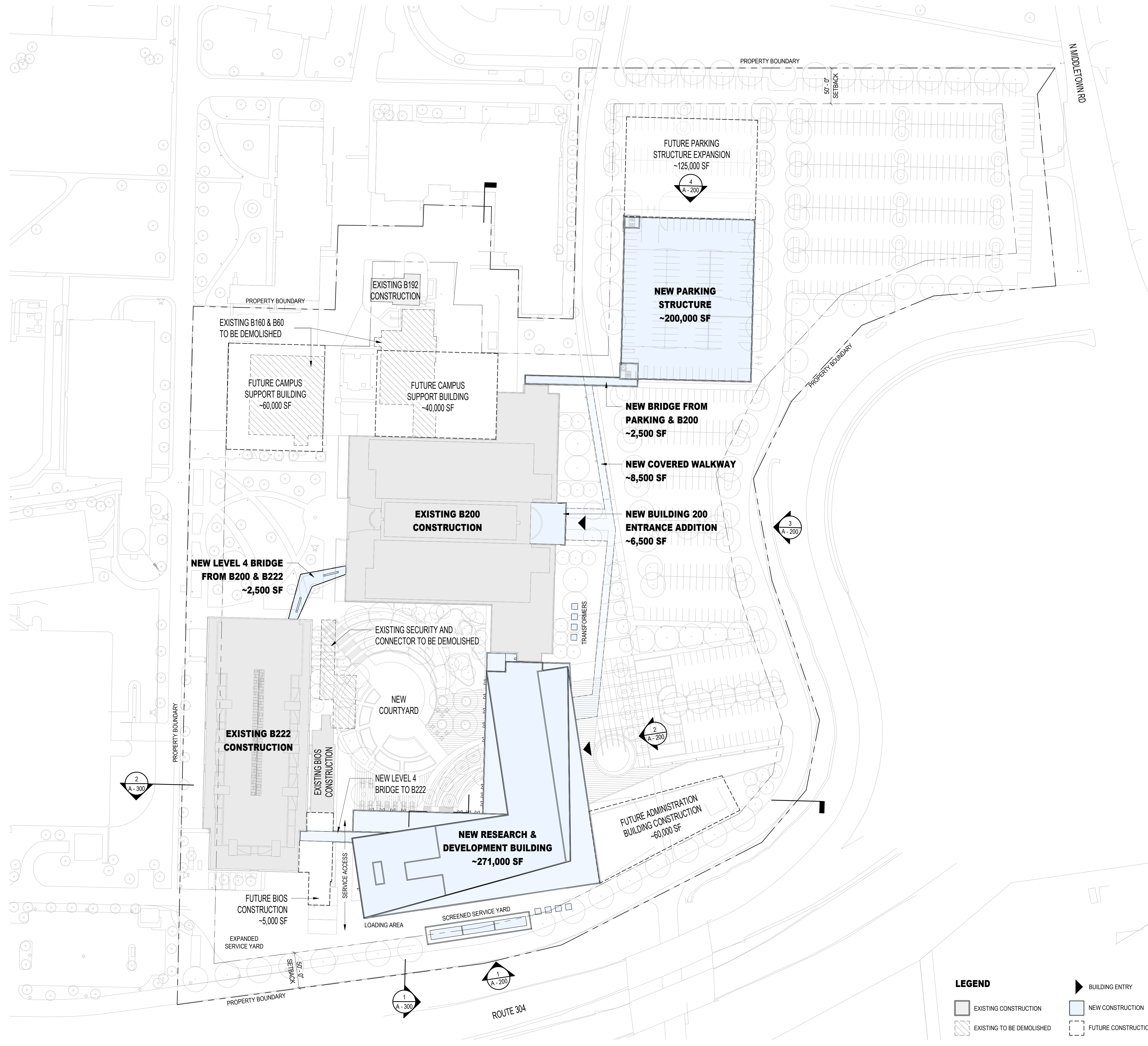
6

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LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- FUTURE CONSTRUCTION
- BUILDING ENTRY



1 ARCHITECTURAL SITE PLAN
1/64" = 1'-0"

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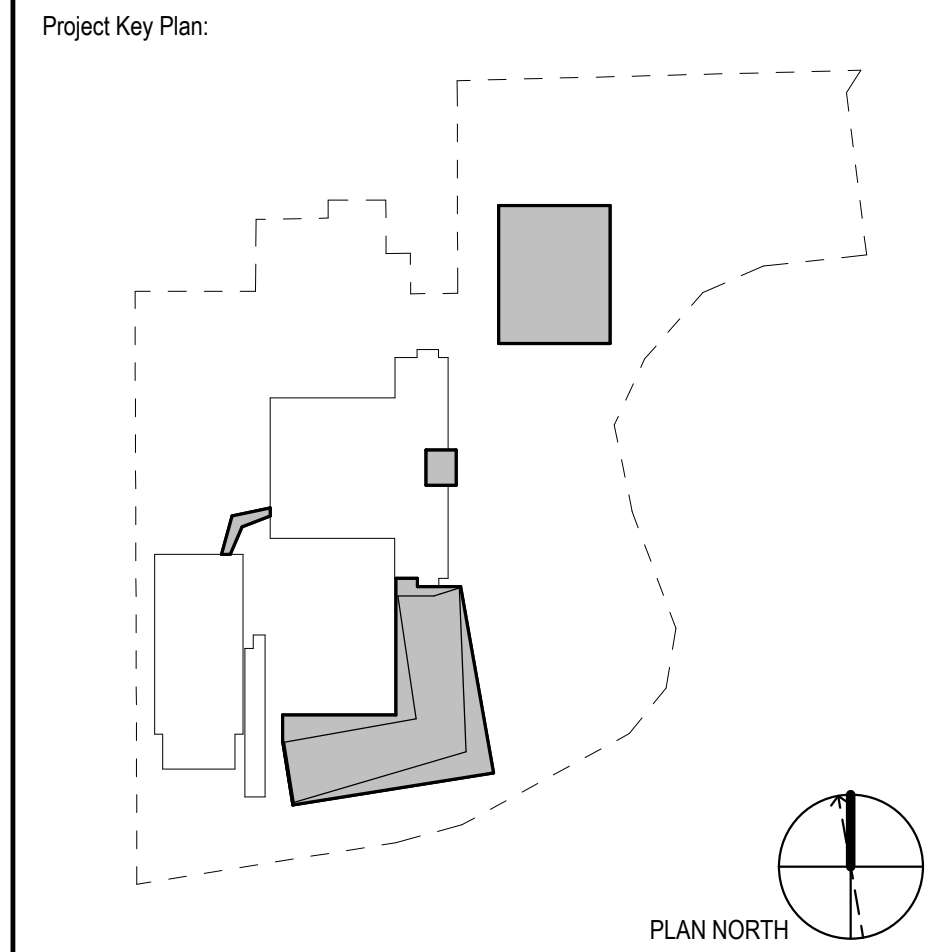
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Sheet Title
ARCHITECTURAL SITE PLAN

Scale:	AS NOTED
Date:	01/06/23
Project #:	23661-00
Dwg #:	

A - 100 REV #

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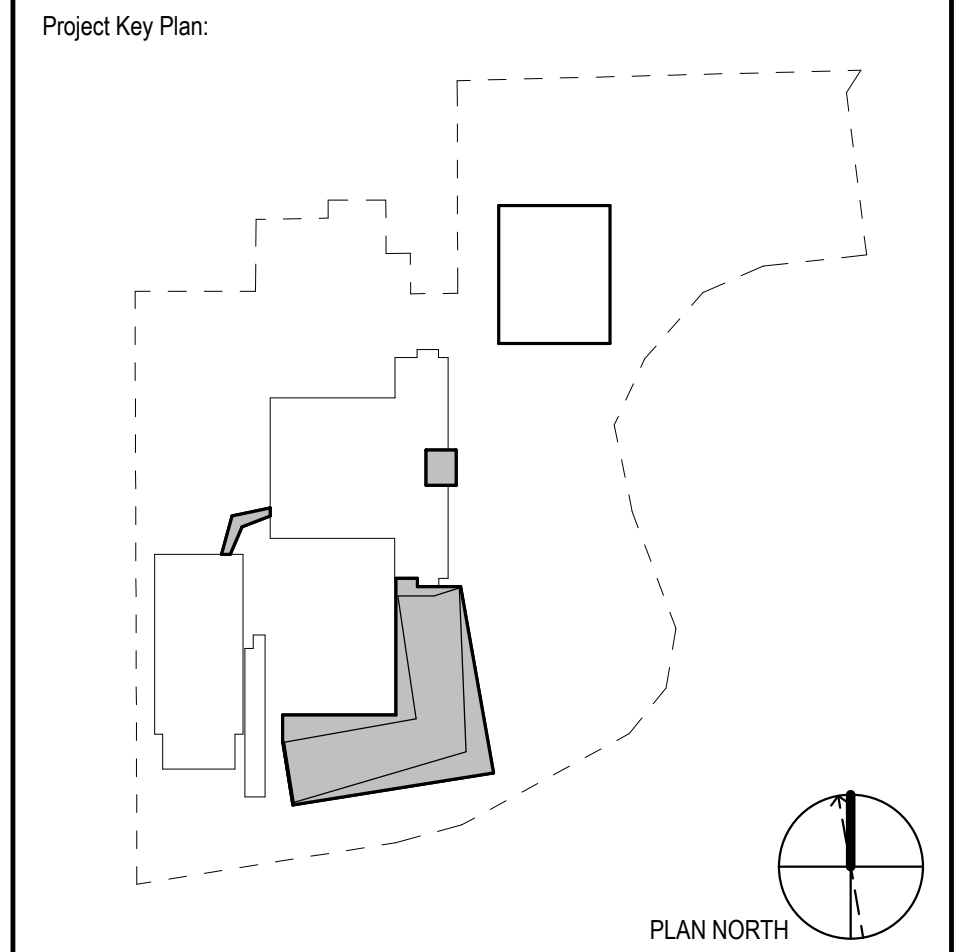
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Sheet Title
FLOOR PLAN - LEVEL 1

Scale:	AS NOTED
Date:	01/06/23
Project #:	23661-00
Dwg #:	A - 101

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1 2 3 4 5 6

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LEGEND

EXISTING CONSTRUCTION	RESEARCH & DEVELOPMENT
EXISTING TO BE DEMOLISHED	CIRCULATION
FUTURE CONSTRUCTION	BUILDING CORE
BUILDING ENTRY	PARKING GARAGE

1 FLOOR PLAN - LEVEL 2
1/32" = 1'-0"

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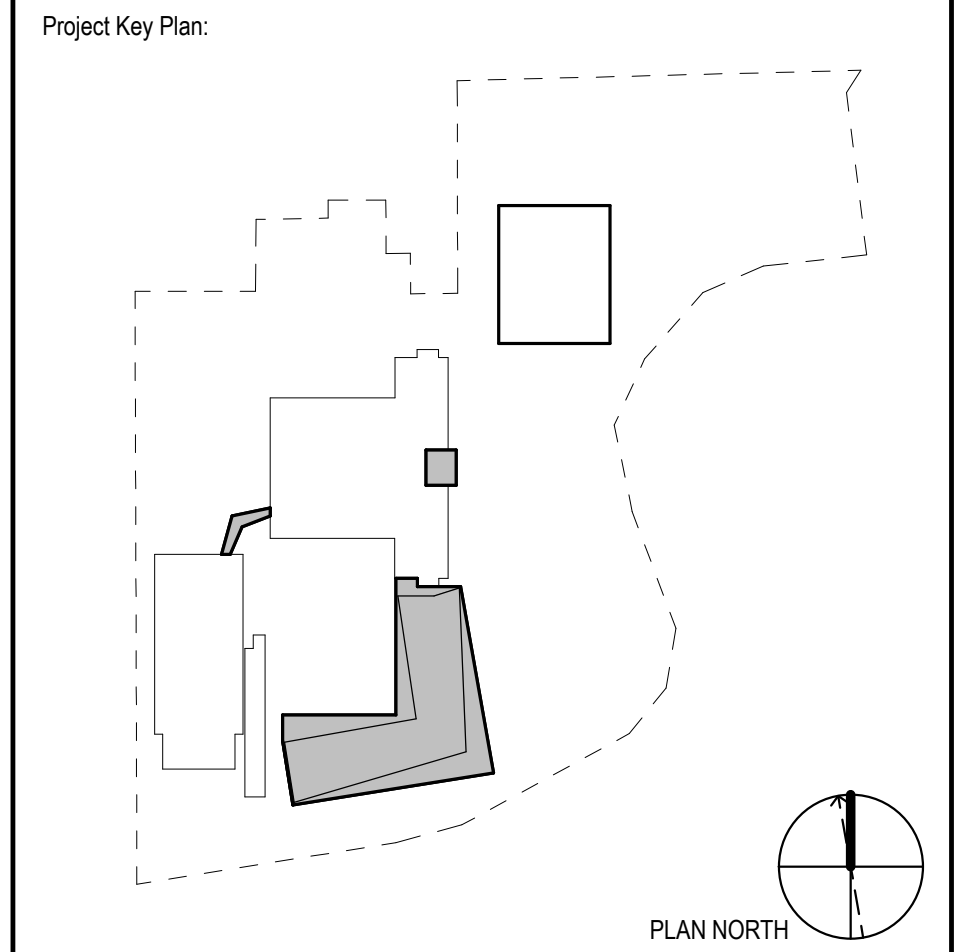
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Sheet Title
FLOOR PLAN - LEVEL 2

Scale:	AS NOTED
Date:	01/06/23
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LEGEND

EXISTING CONSTRUCTION	RESEARCH & DEVELOPMENT
EXISTING TO BE DEMOLISHED	CIRCULATION
FUTURE CONSTRUCTION	BUILDING CORE
BUILDING ENTRY	PARKING GARAGE

1 FLOOR PLAN - LEVEL 3
1/32" = 1'-0"

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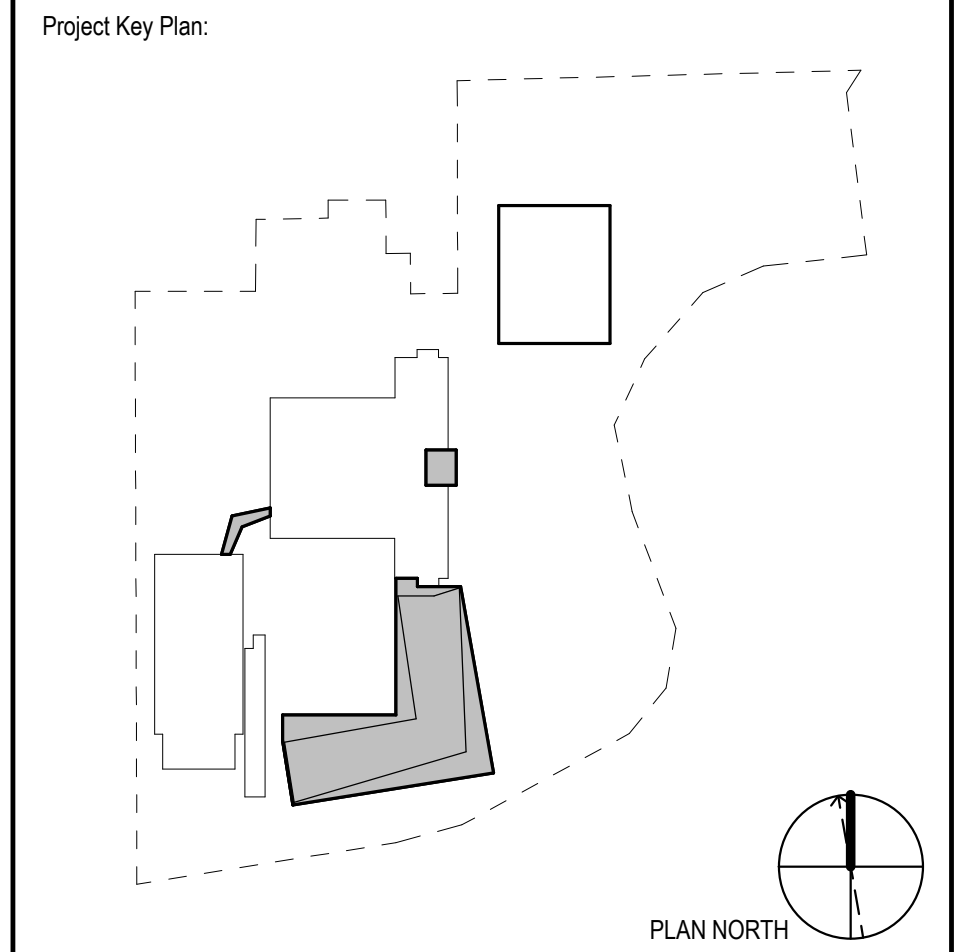
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Sheet Title
FLOOR PLAN - LEVEL 3

Scale: AS NOTED
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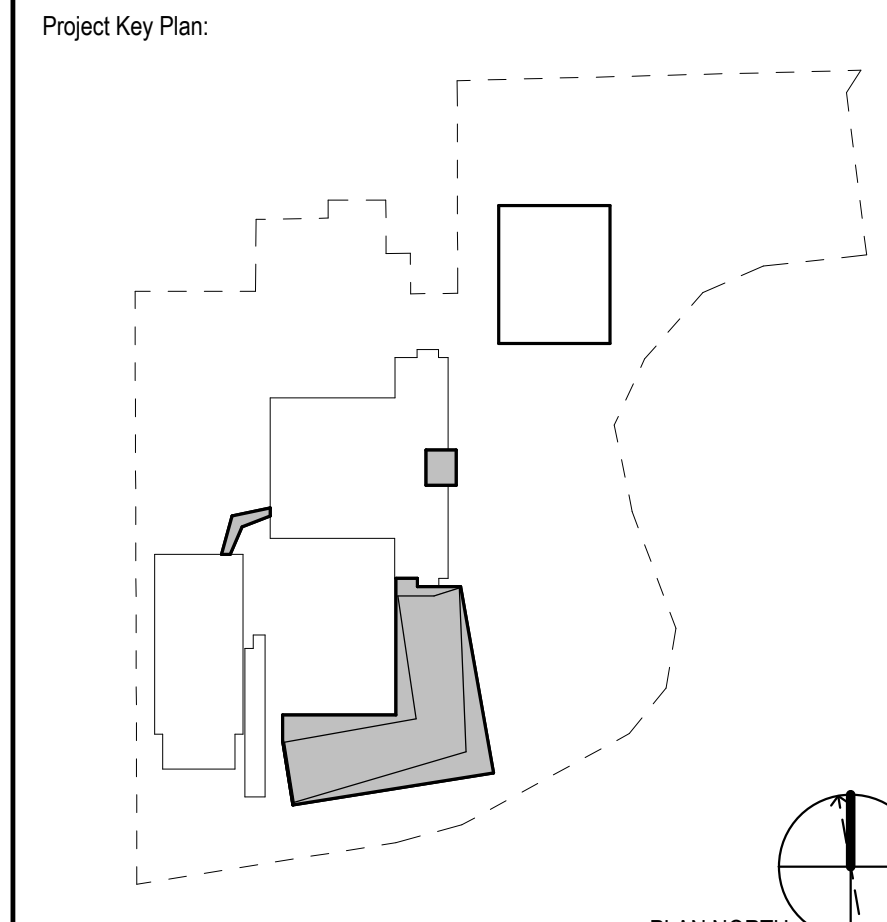
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Sheet Title
FLOOR PLAN - LEVEL 4

Scale:	AS NOTED
Date:	01/06/23
Project #:	23661-00
Dwg #:	

REV #
A - 104



LEGEND

- EXISTING CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- FUTURE CONSTRUCTION
- BUILDING ENTRY
- RESEARCH & DEVELOPMENT
- CIRCULATION
- BUILDING CORE
- PARKING GARAGE

1 FLOOR PLAN - LEVEL 4
1/32" = 1'-0"

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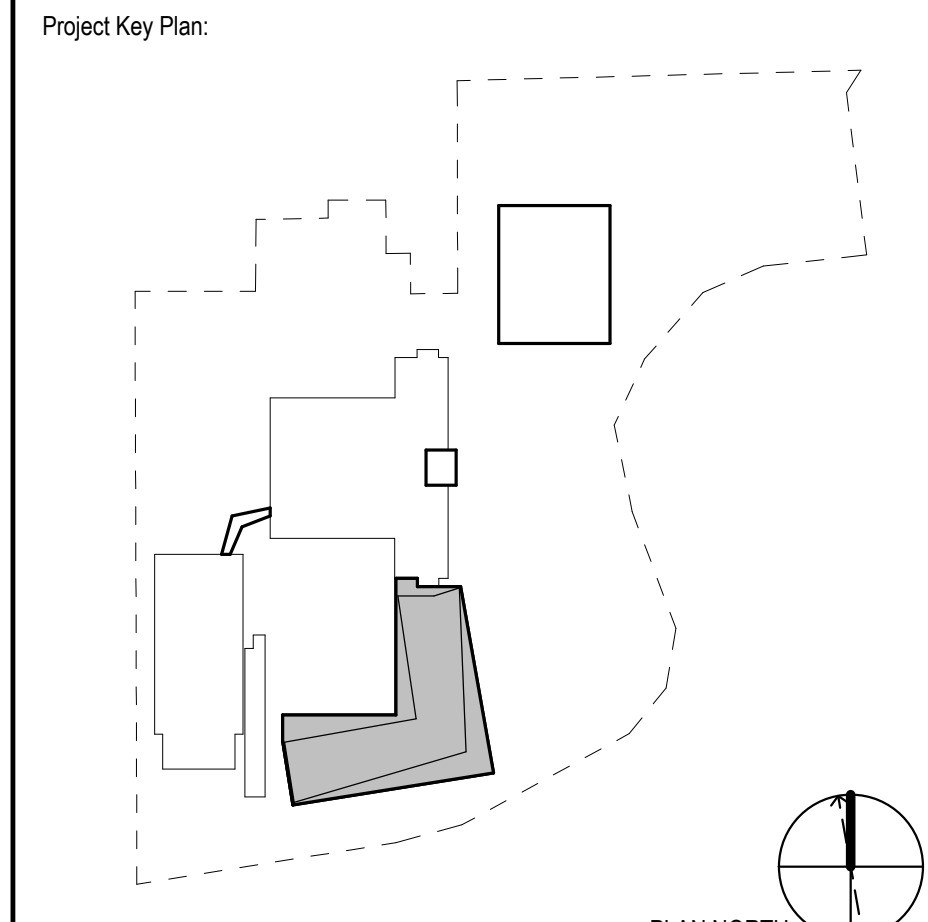
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Project Name:
**PFIZER PEARL RIVER
Project Vitality - Orangetown Planning
Board Site Plan Submission**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION

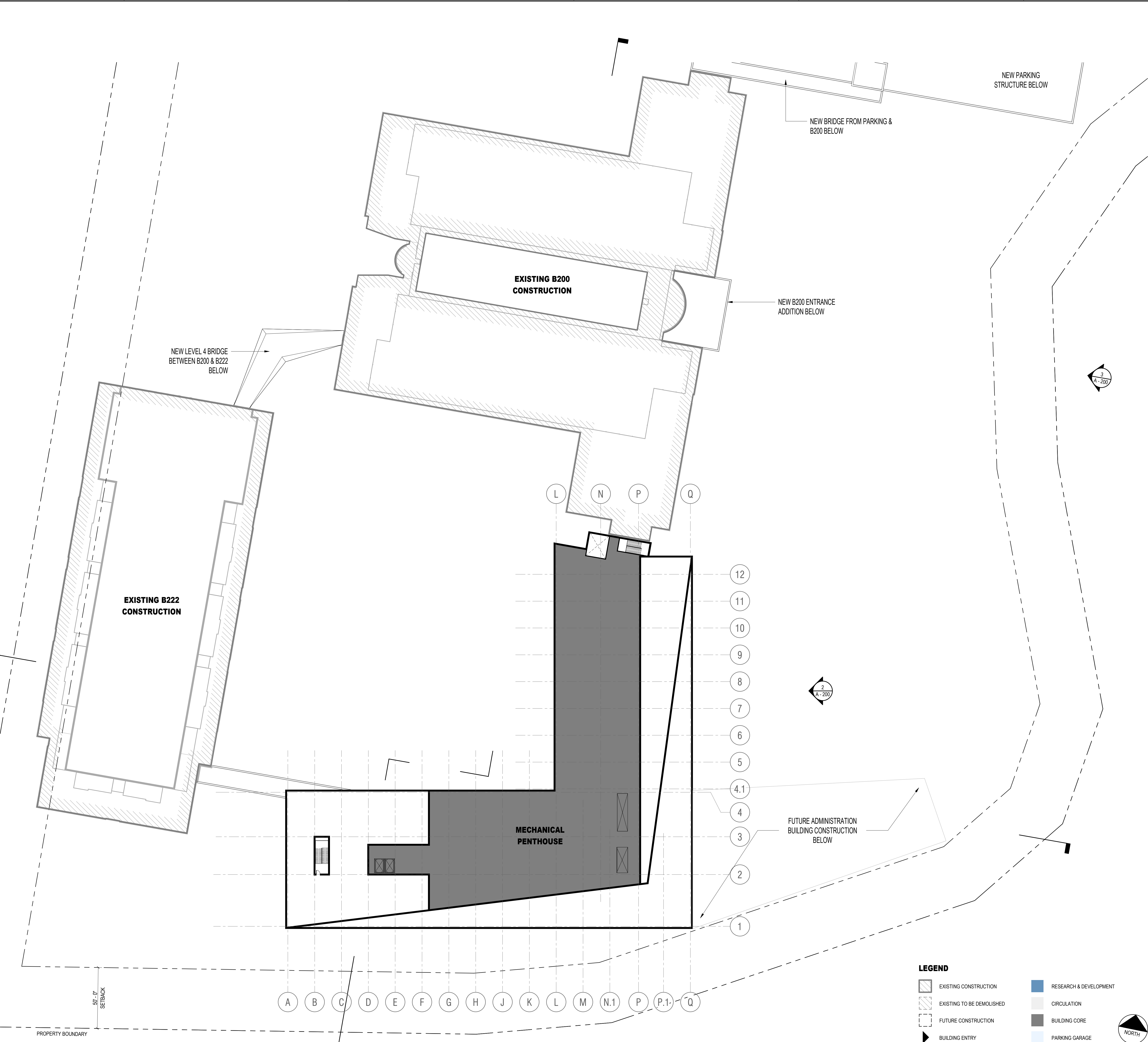
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Sheet Title
FLOOR PLAN - LEVEL 5 - PH

Scale: AS NOTED
 Date: 01/06/23
 Project #: 23661-00
 Dwg #:

A - 105



LEGEND

- EXISTING CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- FUTURE CONSTRUCTION
- BUILDING ENTRY
- RESEARCH & DEVELOPMENT
- CIRCULATION
- BUILDING CORE
- PARKING GARAGE

1 FLOOR PLAN - LEVEL 5 - PH
 1/32" = 1'-0"

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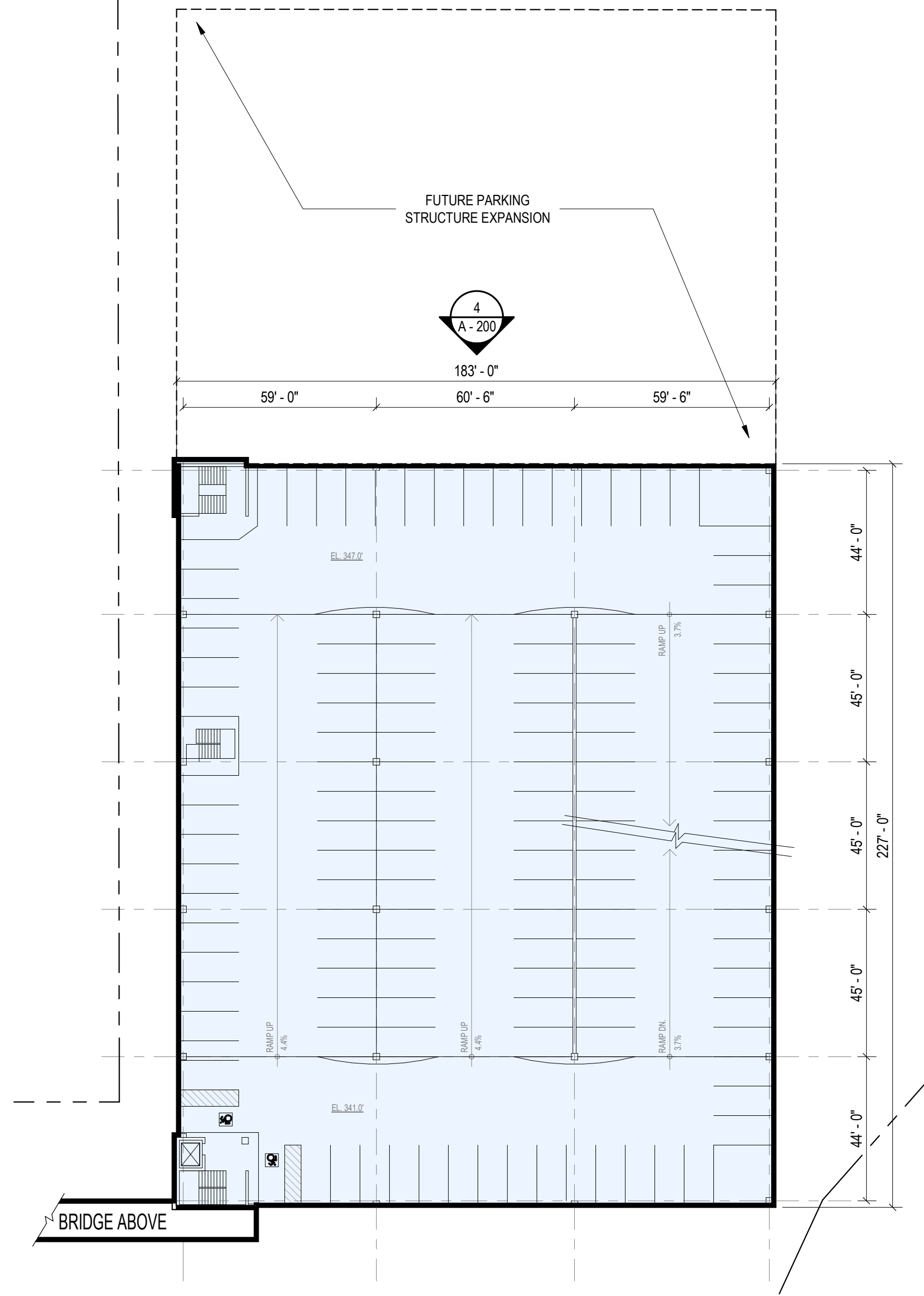
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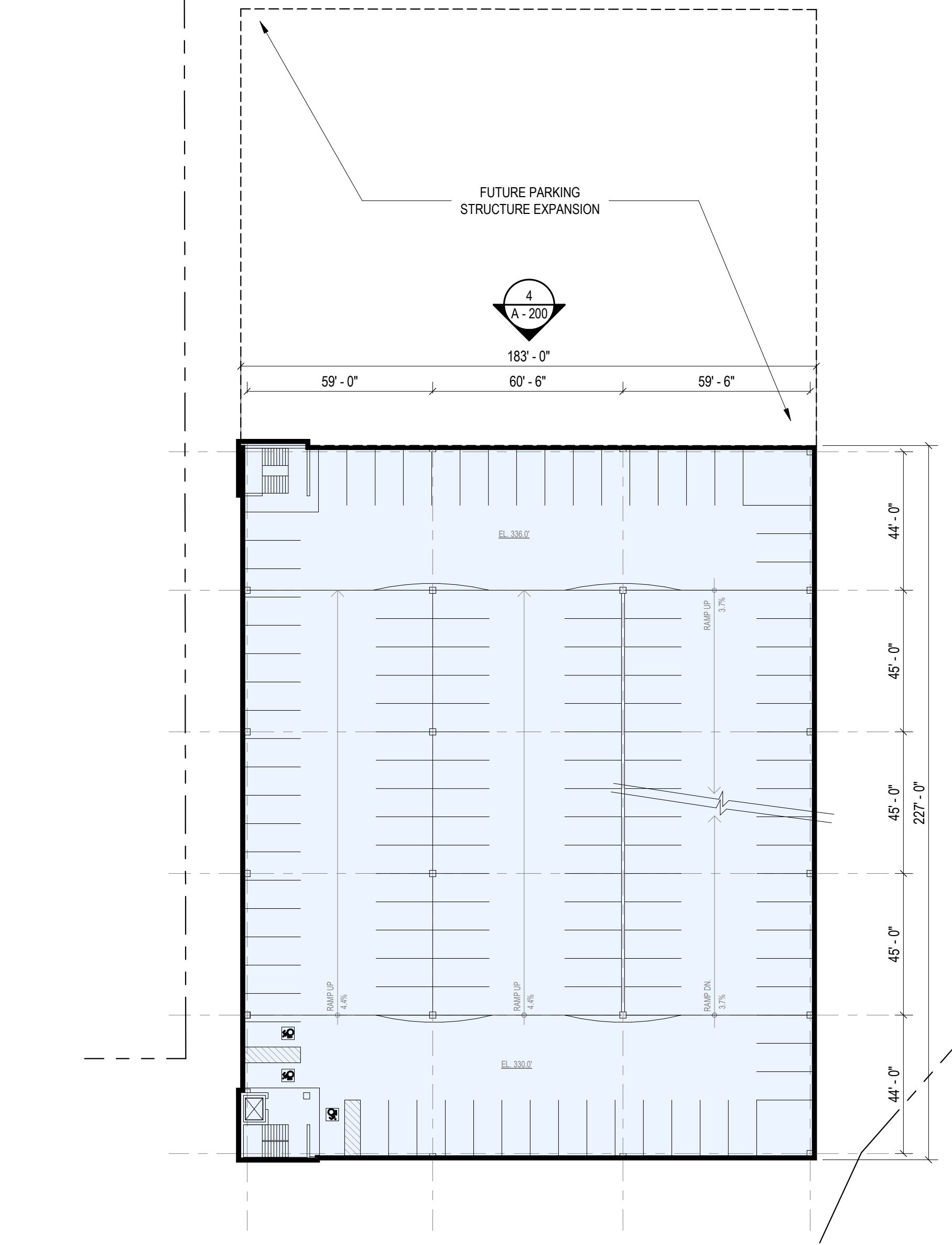
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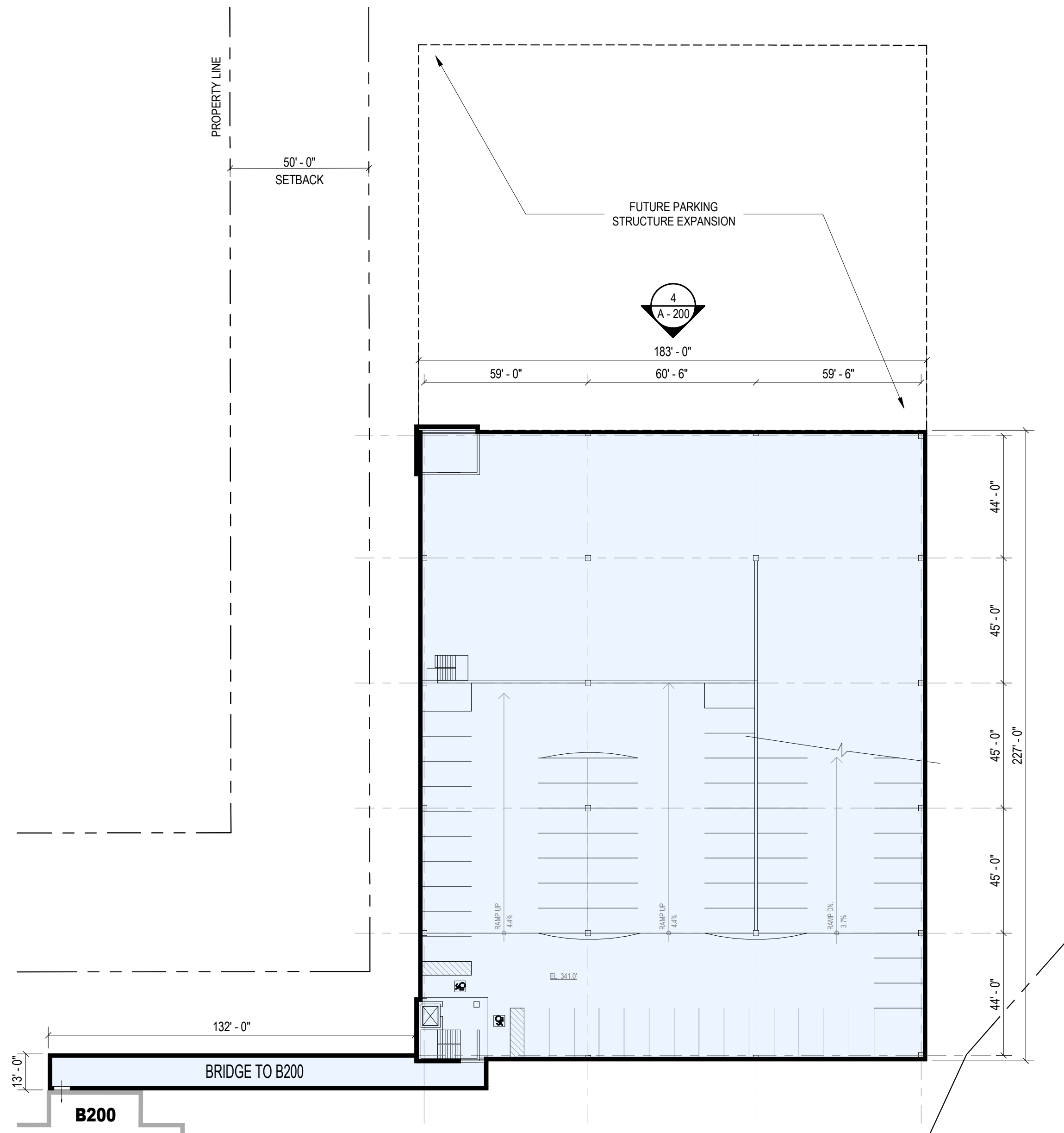
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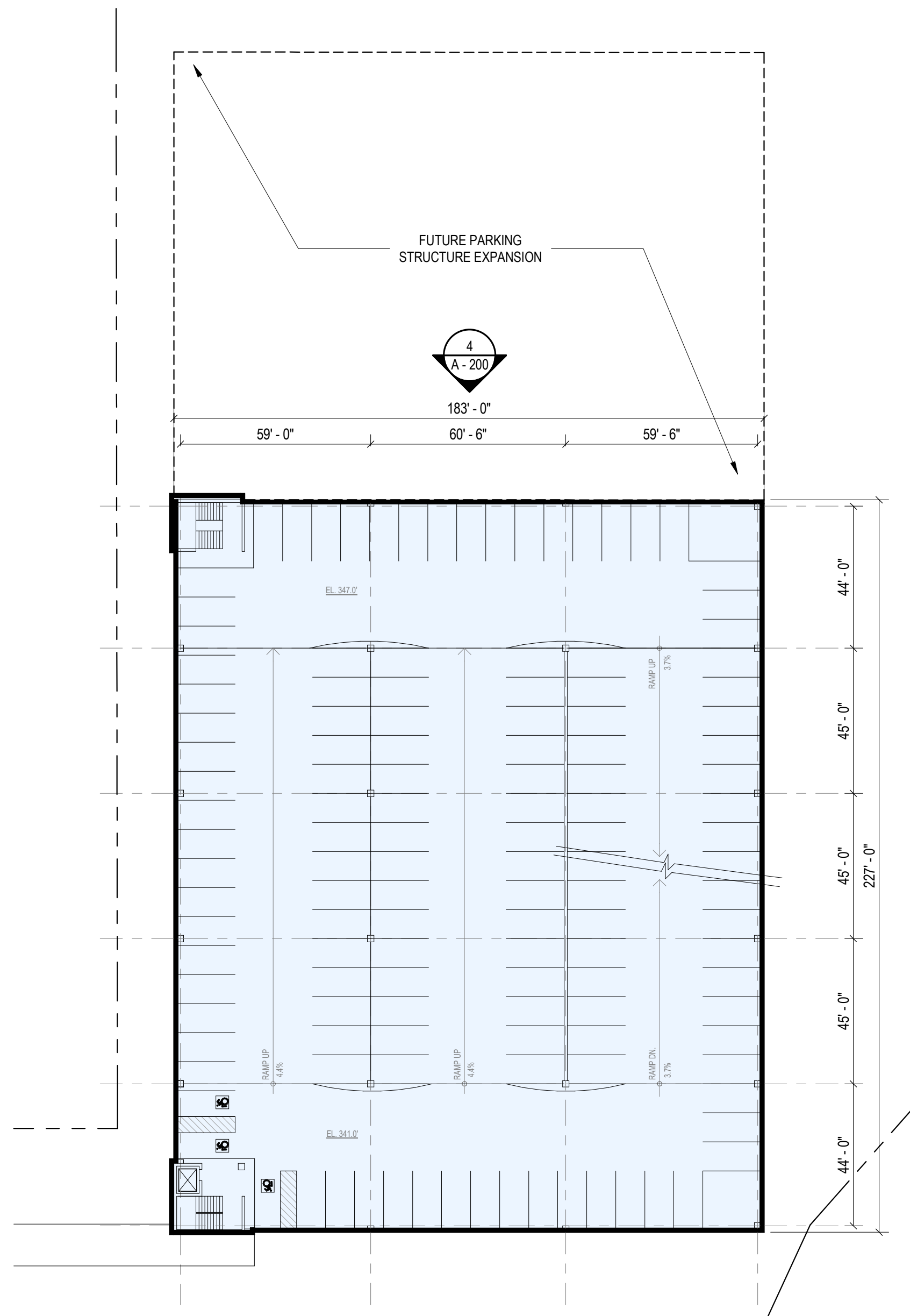
4 PARKING STRUCTURE FLOOR PLAN - LEVEL 4
1/32" = 1'-0"



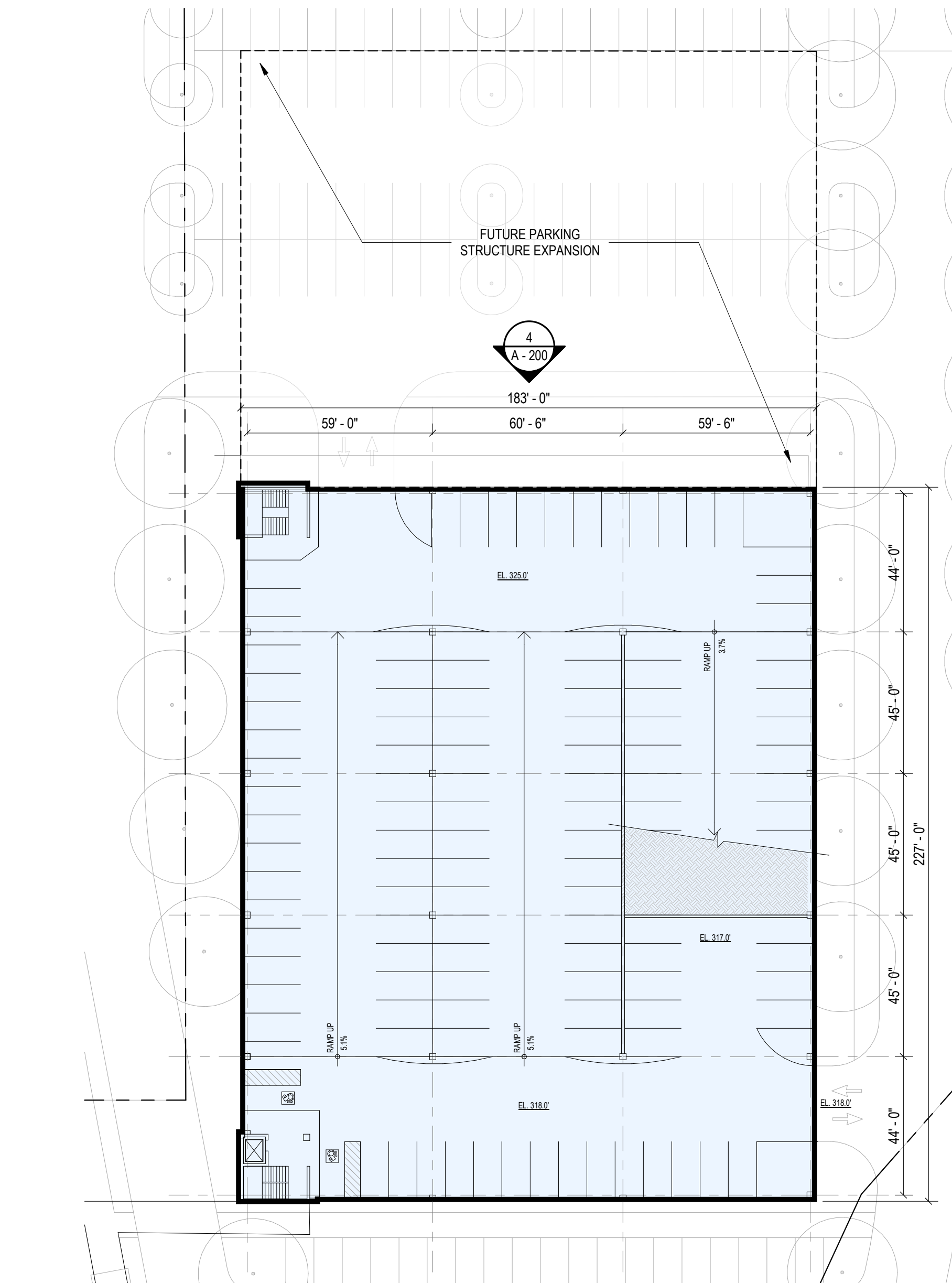
2 PARKING STRUCTURE FLOOR PLAN - LEVEL 2
1/32" = 1'-0"



5 PARKING STRUCTURE FLOOR PLAN - LEVEL 5
1/32" = 1'-0"



3 PARKING STRUCTURE FLOOR PLAN - LEVEL 3
1/32" = 1'-0"



1 PARKING STRUCTURE FLOOR PLAN - LEVEL 1
1/32" = 1'-0"

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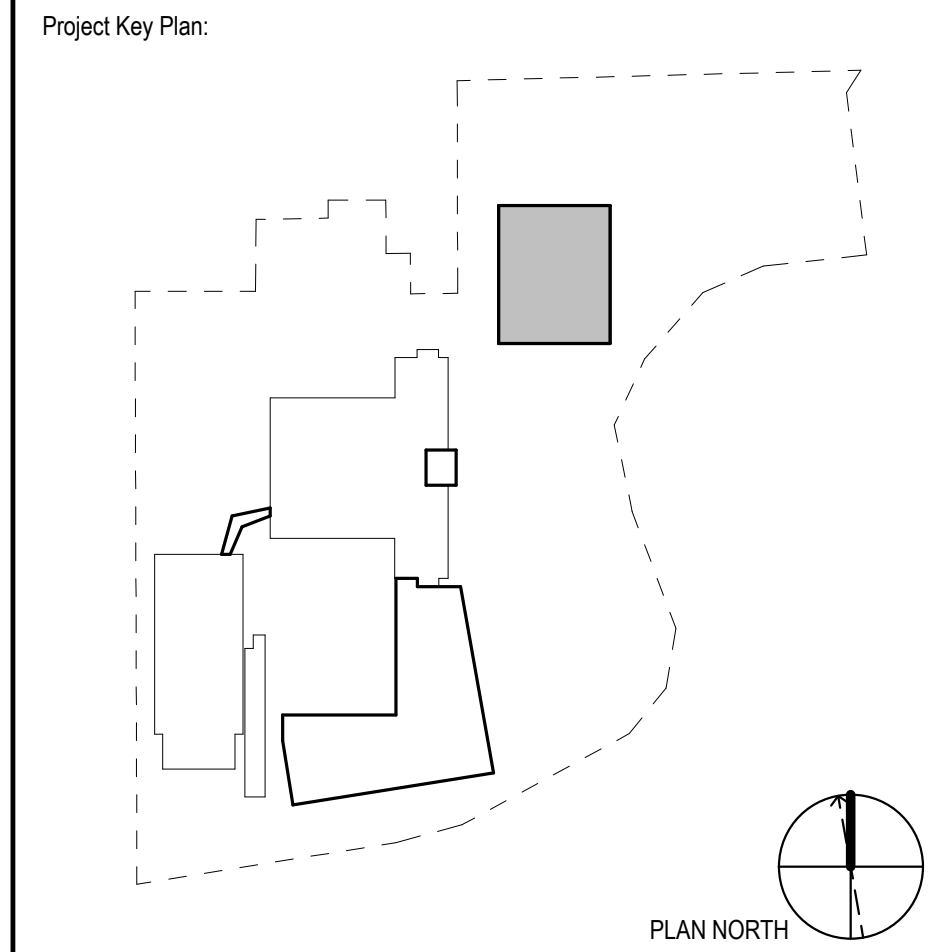
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Sheet Title
FLOOR PLANS - PARKING STRUCTURE

Scale:	AS NOTED
Date:	01/06/23
Project #:	23661-00
Dwg #:	

A - 106 REV #

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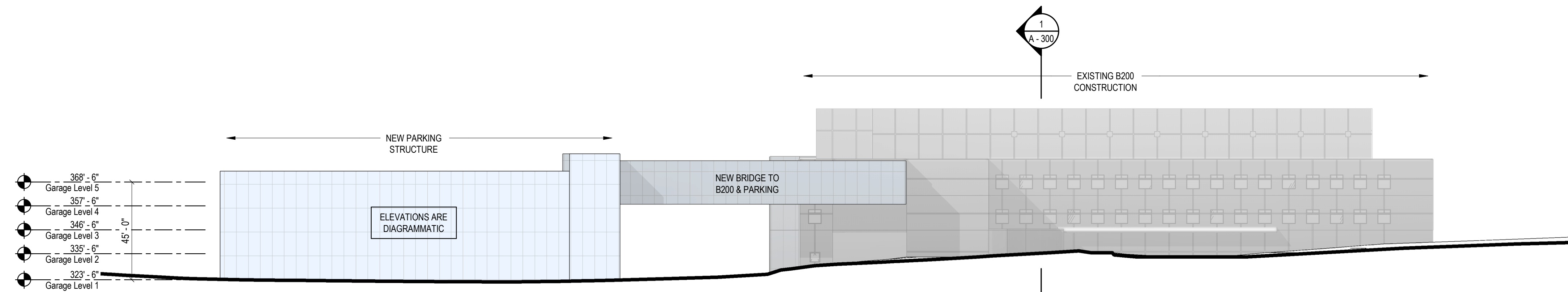
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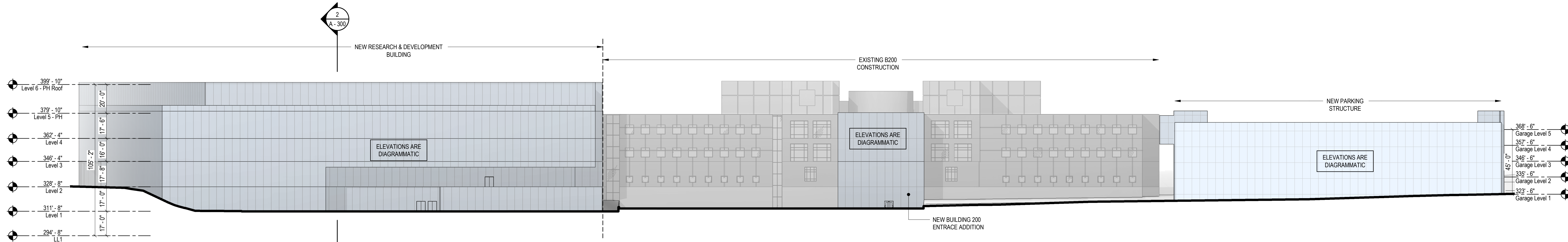
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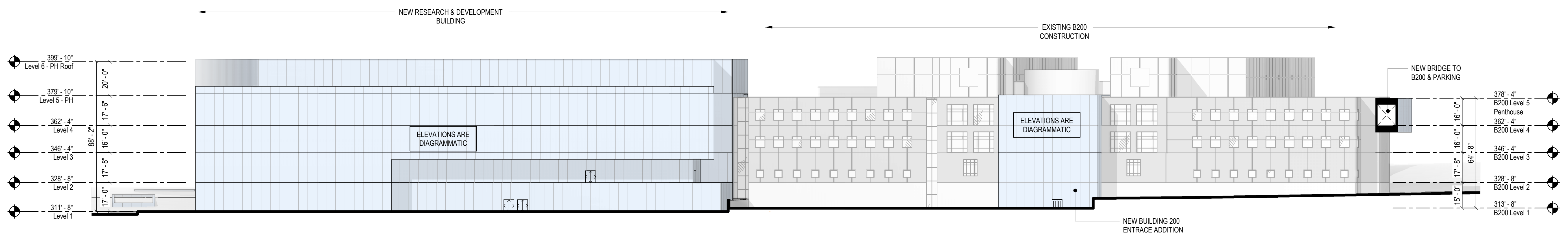
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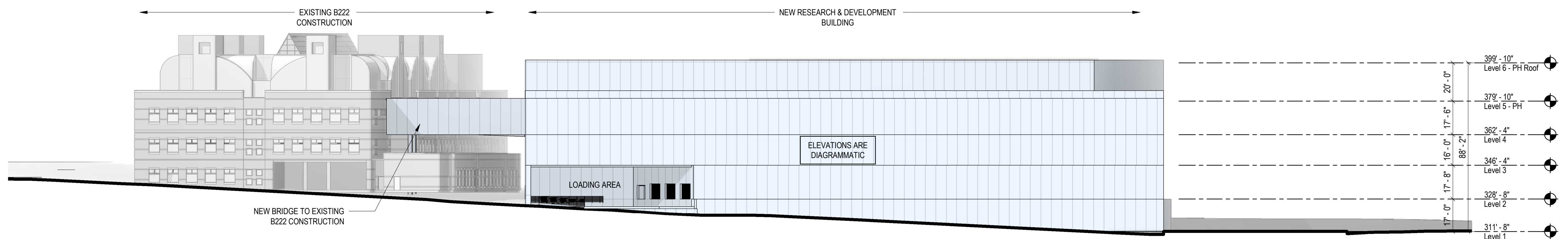
4 NORTH ELEVATION (PARKING)
1/32" = 1'-0"



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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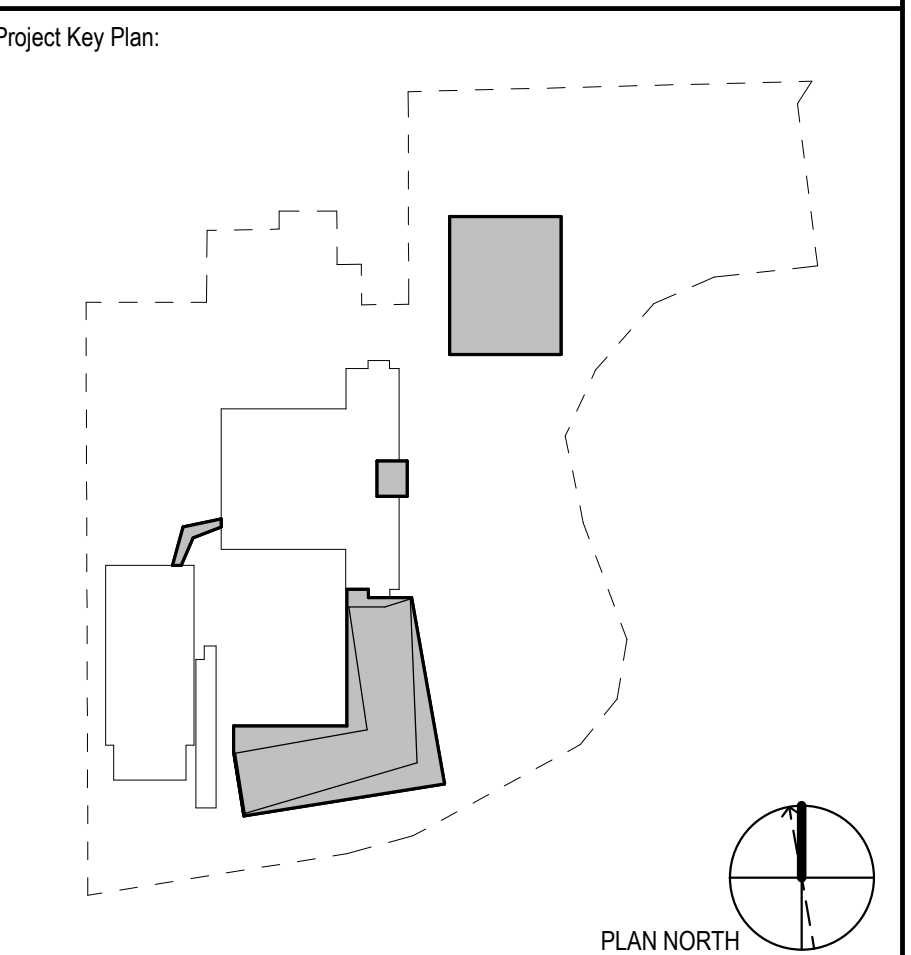
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Project Name:
**PFIZER PEARL RIVER
Project Vitality - Orangetown Planning
Board Site Plan Submission**



Rev	Date	Description
01/06/23	01/06/23	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION

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01/06/23	01/06/23	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION

Scale: AS NOTED

Date: 01/06/23

Project #: 23661-00

Dwg #: **A - 200** REV #

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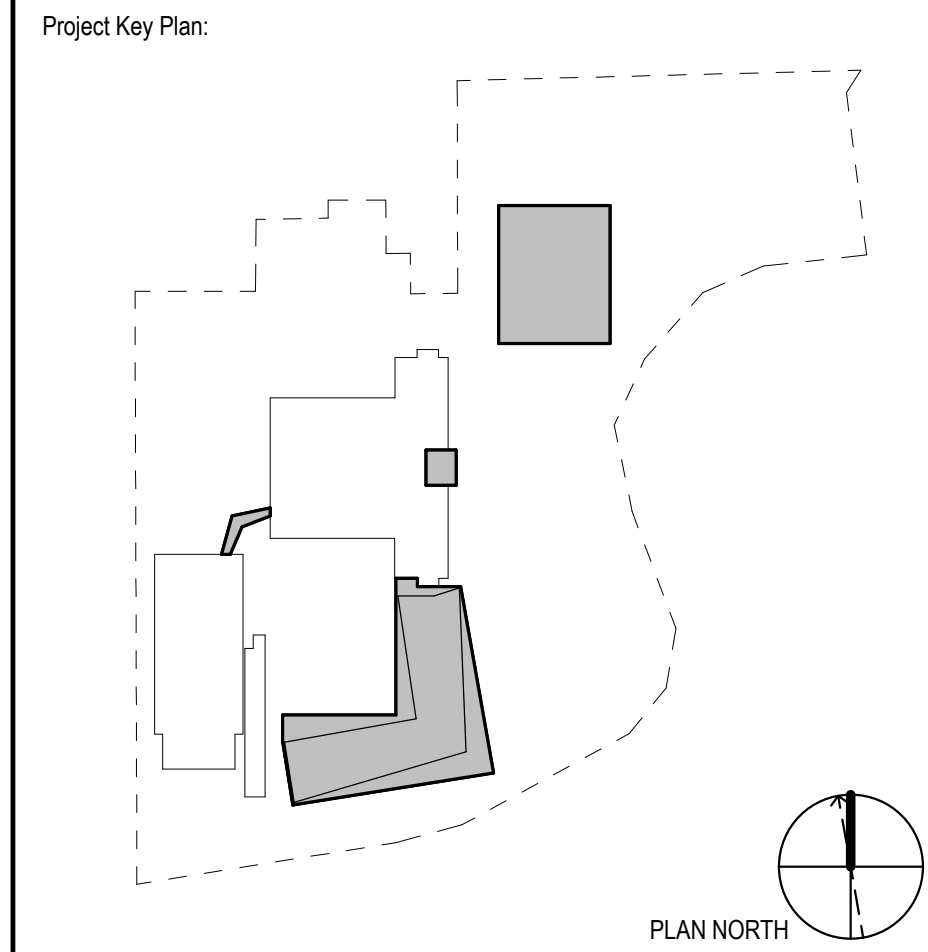
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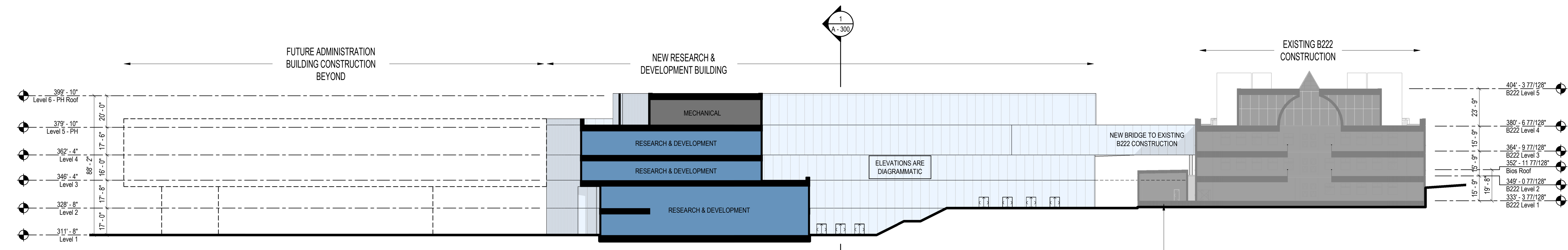
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2 SITE SECTION - EAST-WEST
 1/32" = 1'-0"



1 SITE SECTION - NORTH-SOUTH
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Sheet Title
SITE SECTIONS

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