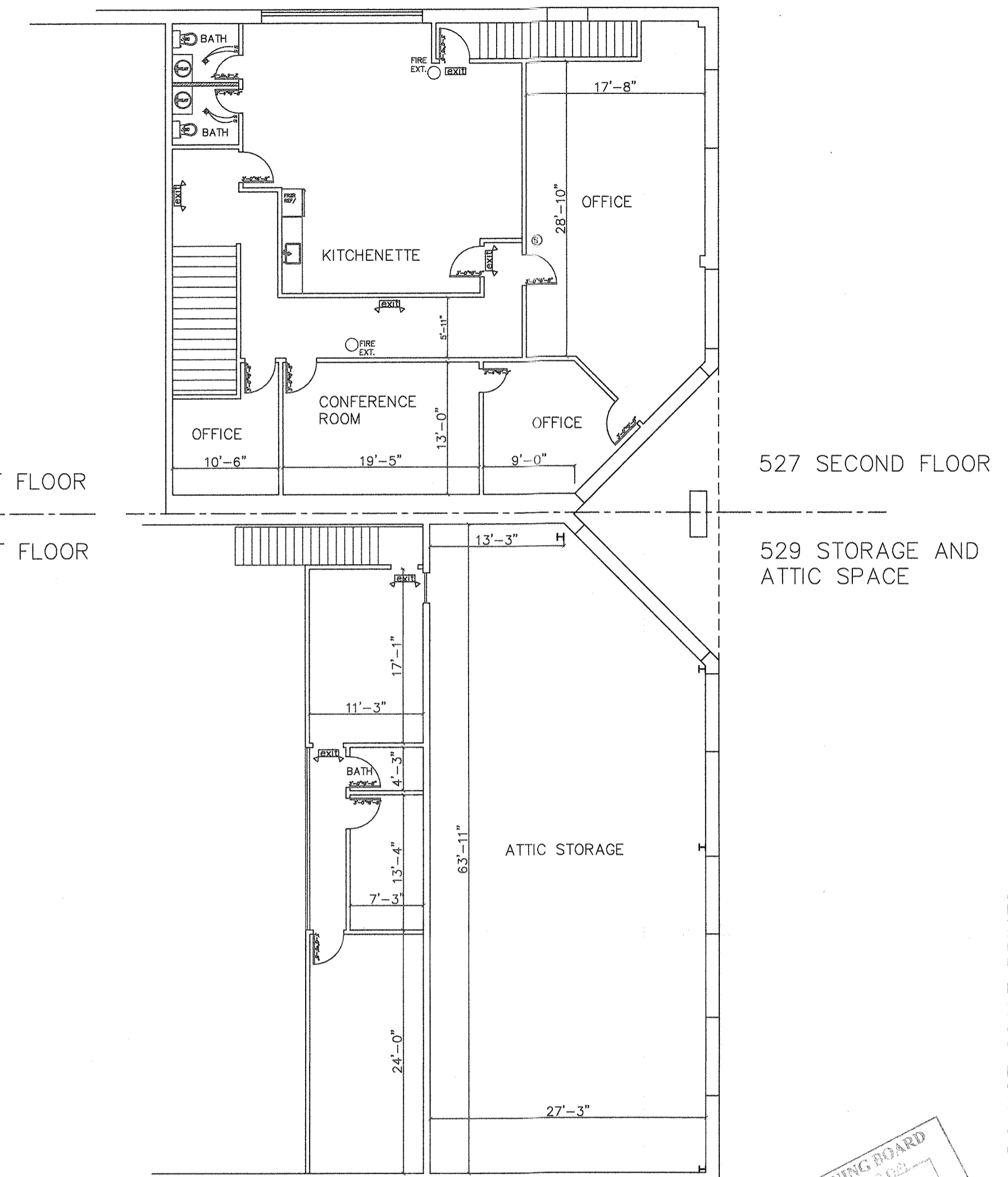


FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

- WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- ▨ NEW WOOD STUD WALL



SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

CODE ANALYSIS: 2020 BUILDING CODE OF NEW YORK STATE

USES

FOOD PROCESSING	GROUP F-1	5,386 SF
STORAGE	GROUP S-1	6,104 SF
OFFICE	GROUP B	4,356 SF

NYS BUILDING CODE – IBC SECTION 906–PORTABLE FIRE EXTINGUISHERS

TABLE 906.3(1)
GROUPS F-1 AND S-1 AND B
1 2-A RATED PORTABLE FIRE EXTINGUISHER PER USE GROUP
3 REQUIRED

NYS BUILDING CODE – IBC SECTION 1004–OCCUPANT LOAD, TABLE 1004.5

GROUP F-1: 1 PER 100
TOTAL SQUARE FOOTAGE = 2,373 – MAXIMUM OCCUPANT LOAD = 23

GROUP S-1: 1 PER 300
TOTAL SQUARE FOOTAGE = 9,788 – MAXIMUM OCCUPANT LOAD = 32

GROUP B: 1 PER 100
TOTAL SQUARE FOOTAGE = 4,356 – MAXIMUM OCCUPANT LOAD = 43

TOTAL OCCUPANCY = 98

NYS BUILDING CODE – IBC SECTION 2902–MINIMUM PLUMBING FACILITIES, TABLE 2902.1

WATER CLOSETS:
GROUP F-1: 1 PER 100 OCCUPANTS
1 REQUIRED, 1 PROPOSED
GROUP S-1: 1 PER 100 OCCUPANTS
1 REQUIRED, 1 PROPOSED
GROUP B: 1 PER 25 OCCUPANTS
2 REQUIRED, 2 PROPOSED

LAVATORIES:
GROUP F-1: 1 PER 100 OCCUPANTS
1 REQUIRED, 1 PROPOSED
GROUP S-1: 1 PER 100 OCCUPANTS
1 REQUIRED, 1 PROPOSED
GROUP B: 1 PER 40
2 REQUIRED, 2 PROPOSED

DRINKING FOUNTAINS:
GROUP F-1: 1 PER 400 OCCUPANTS
.06 REQUIRED
GROUP S-1: 1 PER 1,000 OCCUPANTS
.03 REQUIRED
GROUP B: 1 PER 100 OCCUPANTS
.43 REQUIRED
TOTAL .52 REQUIRED, 1 PROPOSED

SERVICE SINK:
GROUP F-1:
GROUP S-1:
GROUP B:
1 REQUIRED, 1 PROPOSED

NYS BUILDING CODE – IBC SECTION 1006–NUMBER OF EXITS AND EXIT ACCESS DOORS, TABLE 1006.3.2

1-500 OCCUPANTS = MINIMUM 2 EXIT DOORS

NYS BUILDING CODE – IBC SECTION 1017–EXIT ACCESS TRAVEL DISTANCE, TABLE 1017.2

GROUP F-1 = 200 FEET
GROUP S-1 = 200 FEET
GROUP B = 300 FEET

PARKING REQUIREMENTS – LIO ZONE

OFFICES (SAME AS LO ZONE): 1 PER 200SF
INDUSTRIAL SPACE: 1 PER 300SF OR 1 PER 2 EMPLOYEES

527 ROUTE 303 TOTAL OFFICE SPACE(FIRST & SECOND FLOOR OFFICES) = 4,356 SF
22 SPACES REQUIRED

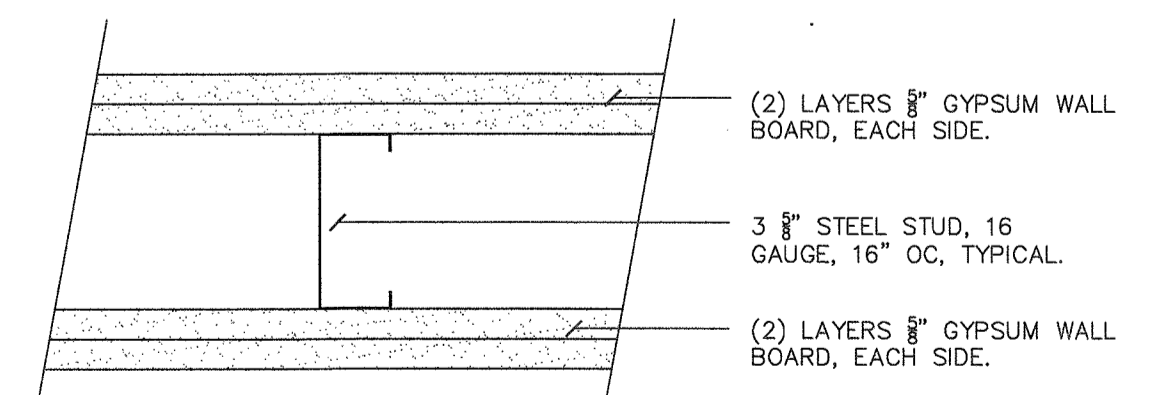
527 TOTAL INDUSTRIAL EMPLOYEES = 4 FOR WAREHOUSE, 4 FOR MANUFACTURING
4 SPACES REQUIRED

529 ROUTE 303 TOTAL OFFICE SPACE = 1,781 SF
9 SPACES REQUIRED

529 ROUTE 303 TOTAL INDUSTRIAL EMPLOYEES = 4 FOR EXISTING WAREHOUSE, 4 FOR MANUFACTURING
4 SPACES REQUIRED

TOTAL SPACES REQUIRED = 39
HANDICAP SPACES REQUIRED: 1 PER 25 SPACES
2 HANDICAP SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED = 39



NEW WALL MEETS UL DES U419 OR EQUIVALENT

NEW WALL DETAIL

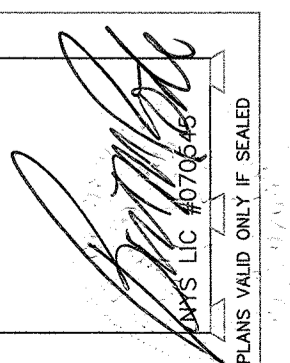
SCALE: 3" = 1'-0"



DO NOT SCALE PRINTS

PROPOSED RENOVATION FOR
527 ROUTE 303

BART M. RODI – ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 268-6663



SPORTANSA
529 ROUTE 303
ORANGEBURG, NEW YORK 10962
SECTION, BLOCK AND LOT:
70.19-1-40

SCALE:
AS NOTED

SHEET:
A-1

DATE:	22 DECEMBER 2021
	23 DECEMBER 2021
	10 JANUARY 2022
	28 FEBRUARY 2022
	3 MARCH 2022
	8 MARCH 2022

DATE:	17 JANUARY 2023
	19 JANUARY 2023
	11 FEBRUARY 2023