

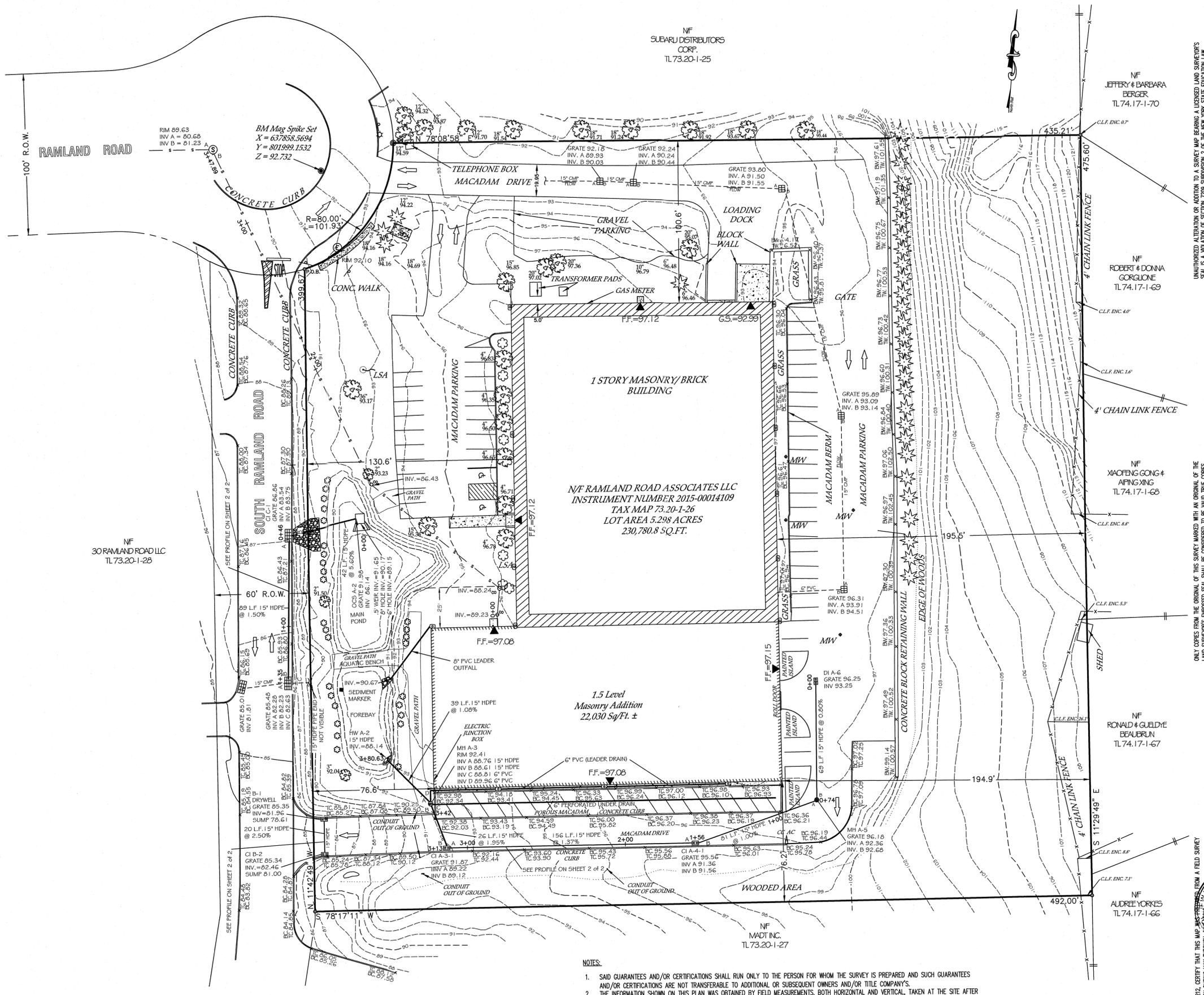
LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	CONTOUR LINE
	INDEX CONTOUR LINE
	POND BUFFER 25'
	TRAFFIC PAINT
	CHAIN LINK FENCE
	CURB LINE
	EDGE OF CONCRETE
	EDGE OF WOODS
	BUILDING OVERHANG
	WALL
	BUILDING/STRUCTURE
	TREE/TYPE/SIZE/EL.
	BUSH
	FIELD INLET
	MANHOLE (SANITARY SEWER)
	MANHOLE (WATER)
	MANHOLE (ELECTRIC)
	MANHOLE (UNKNOWN)
	FLAG POLE
	GAS VALVE
	WATER VALVE
	LIGHT POST
	TRAFFIC FLOW INDICATOR
	SIGN
	LANDSCAPE AREA
	MONITORING WELL
	ROOF LEADER
	CLEAN OUT
	I.PIN WCAP FND
	IRON ROD SET
	SEDIMENT MARKER

CERTIFIED TO:
 • RAMLAND ROAD ASSOCIATES, LLC.
 35 WEST JEFFERSON AVE.
 PEARL RIVER, NY 10965

REFERENCE:

- Boundary Survey performed by LandMetrics P.C. during 01/2017 being Titled: Boundary & Topographic Survey of TL 73.20-1-26 25 Ramland Road.
- Deed Reference INSTR. NO. 2015-0014109 DATED 05-20-2015
- Deed Reference INSTR. NO. 1999-0037625 DATED 07-13-1999
- Deed Reference INSTR. NO. 1996-0009736 DATED 08-07-1996
- Deed Reference INSTR. NO. LA99-0039004 DATED 07-24-1992
- Monitoring Well Survey performed by Langan Engineering, Environmental & Surveying P.C. being Titled: HISTORICAL (POPST 2011) GROUNDWATER SAMPLE DATA (THROUGH AUGUST 2016) DATED 4-24-2015



- NOTES:**
- SAID GUARANTEES AND/OR CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND SUCH GUARANTEES AND/OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL OR SUBSEQUENT OWNERS AND/OR TITLE COMPANIES.
 - THE INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY FIELD MEASUREMENTS, BOTH HORIZONTAL AND VERTICAL, TAKEN AT THE SITE AFTER COMPLETION OF CONSTRUCTION.
 - ANY BELOW GRADE STRUCTURES OR FACILITIES THAT WERE NOT ACCESSIBLE, ARE SHOWN BASED ON INFORMATION RELAYED TO THE CONTRACTOR'S REPRESENTATIVE AS BEING ACCEPTABLE TO THE TOWNSHIP'S REPRESENTATIVE, DUE TO FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
 - MAP REFERENCE: SURVEY MAP PREPARED BY ADLER, CARUSO, & YOUNG, P.C. DATED MAY 12, 2018.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
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 - SUBJECT TO ANY FLOOD PLANES OR WET LANDS THAT EXIST IN AND/OR AROUND THE ABOVE AREA.
 - SUBJECT TO THAT PART OR PORTION USED OR CONVEYED FOR EASEMENTS OR OR RIGHT OF WAY AS OF RECORD

Field Survey Performed 05/2019
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NF JEFFERY & BARBARA BERGER
 TL 74.17-1-70

NF ROBERT & DONNA GORGLIONE
 TL 74.17-1-69

NF XIAOFENG GONG & AIFENG XING
 TL 74.17-1-68

NF RONALD & GLENN BEAULIEU
 TL 74.17-1-67

NF AUDREY YORKES
 TL 74.17-1-66

NF MADT INC.
 TL 73.20-1-27

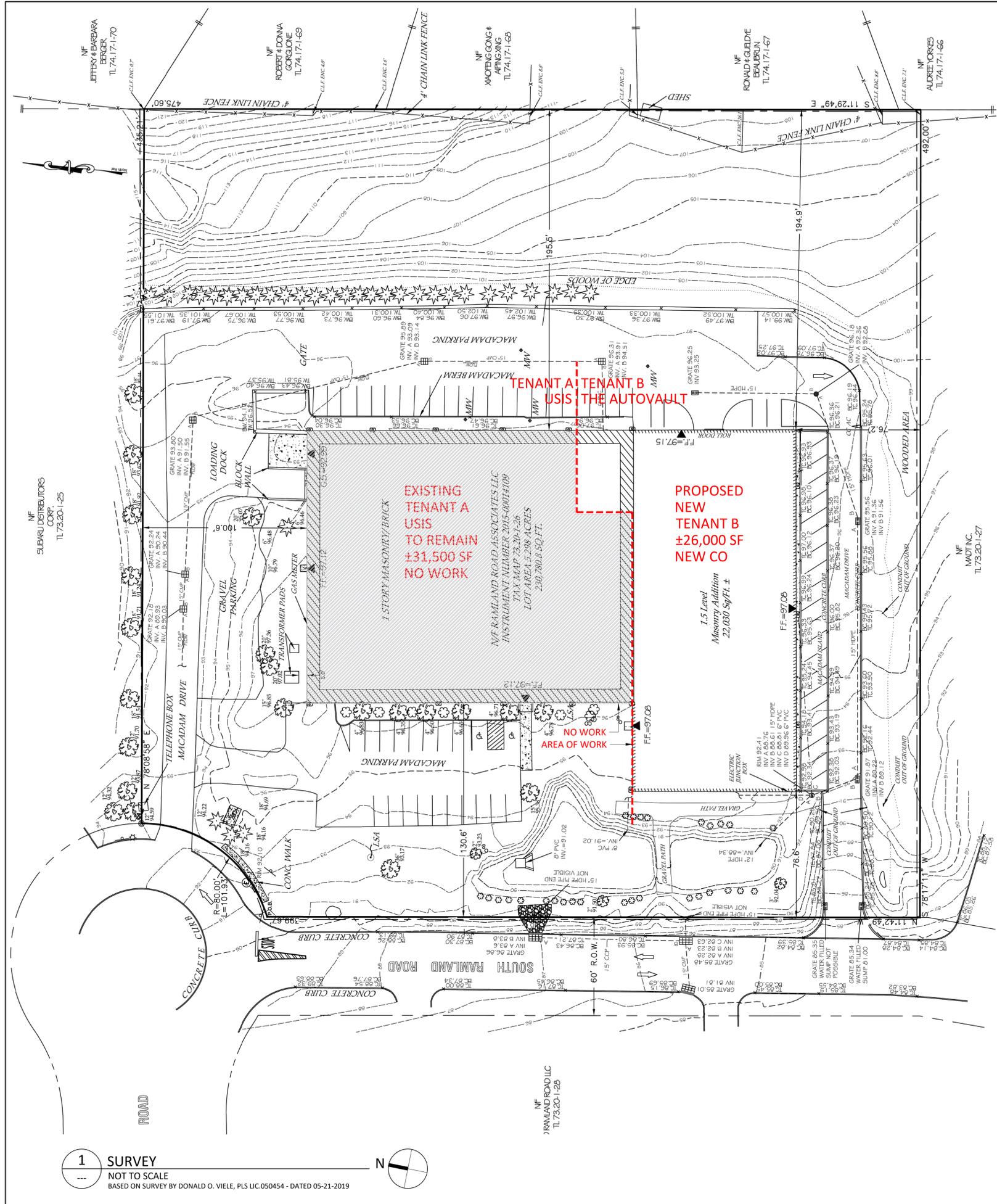
NO.	DATE	BY
1	2020-05-18	TMB
2	2020-05-19	TMB
3	2019-05-21	TMB
4	2019-05-21	LJC

PROJECT: USIS As-Built Survey
 TL 73.20-1-26
 25 Ramland Road
 State of New York
 County of Rockland
 Town of Orangetown

PROJECT NO. 170012
 SCALE 1"=30'
 DATE 2019-05-21
 DRAWN BY TMB
 CHECKED BY LJC
 DRAWING NO.

1 OF 2 SHTS

25 RAMLAND RD. TENANT B- THE ARSENAL



PROJECT SCOPE

- NEW TENANT B, THE ARSENAL AUTO VAULT, CONTINUITY OF WAREHOUSING & LIGHT FABRICATION OCCUPANCY: WAREHOUSING OF MIN. 50 AUTOMOBILES, SECONDARY AUTO SERVICING.
 - DEMOLITION LIMITED TO (1) NON LOAD-BEARING PARTITION AND NEW DOOR OPENING
 - SPRINKLERS TO BE ADJUSTED AFTER PARTITION REMOVAL AS NEEDED
 - EXISTING TENANT A, USIS, TO REMAIN IN PORTION OF EXISTING BUILDING - NO WORK
- NEW TENANT B WORK LIMITED TO:
 AREA OF WORK: ±200 SF
 TENANT A - USIS: 0 SF NO WORK
 TENANT B - THE ARSENAL: ±26,000 SF TOTAL TENANT AREA

PROJECT IDENTIFICATION

PROJECT ADDRESS: 25 RAMLAND RD. ORANGEBURG
 BLOCK & LOT: 73.20-1-26
 USE: CC - COMMERCIAL
 OCCUPANCY: OFFICE / WAREHOUSE / LITE MFG
 ZONING DISTRICT: LIO

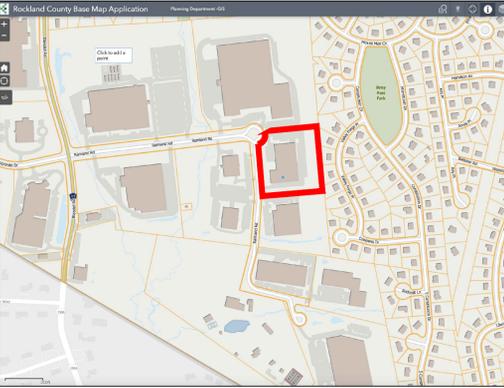
OWNER: RAMLAND RD. ASSOCIATES, LLC
 EXISTING TENANT A: US INFORMATION SYSTEMS (USIS)
 NEW TENANT B: THE ARSENAL AUTO VAULT / TORRENT MOTORWORKS

SCHOOL: PEARL RIVER UNION FREE SCHOOL DISTRICT
 FIRE: ORANGEBURG FIRE DISTRICT
 WATER: VEOLIA WATER
 SEWER: ORANGETOWN SEWER DISTRICT
 LIGHTING: TOWN OF ORANGETOWN

CONSTRUCTION TYPE: II

INDEX OF DRAWINGS

SHEET#	SHEET NAME	REV #	PURPOSE
A-110	DEMO & EGRESS	00	FOR CO
A-111	PROPOSED PLAN	00	FOR CO
T-100	TITLE SHEET	00	FOR CO
G-100	NOTES	00	FOR CO



3 TAX MAP
NOT TO SCALE



2 ZONING MAP
NOT TO SCALE

CODE REVIEW

NYS 2020 ENERGY CONSERVATION CODE
CHAPTER 4 COMMERCIAL ENERGY EFFICIENCY
C405 Electrical Power and Lighting Systems
C405.2.1 Occupant Sensor Controls
 Occupant sensor controls shall be installed to control lights in the following space types:
 Conference/meeting/multipurpose rooms. Copy/print rooms. Lounges/breakrooms. Enclosed offices. Open plan office areas. Restrooms. Storage rooms. Other spaces 300 square feet (28 m²) or less that are enclosed by floor-to-ceiling height partitions. Warehouse storage areas.
ALL NEW SPACES SHALL HAVE OCCUPANT SENSOR CONTROLS. EXISTING SPACES THAT WILL REMAIN UNALTERED ARE NOT REQUIRED TO COMPLY WITH THIS CODE PER CS02.1 OF NYS ECC 2020.

C405.2.1.1 Occupant Sensor Control Function
 Occupant sensor controls for all other spaces specified in Section C405.2.1 shall comply with the following:
 1. They shall automatically turn off lights within 20 minutes after all occupants have left the space.
 2. They shall be manual on or controlled to automatically turn on the lighting to not more than 50-percent power.
 Exception: Full automatic-on controls shall be permitted to control lighting in public corridors, stairways, restrooms, primary building entrance areas and lobbies, and areas where manual-on operation would endanger the safety or security of the room or building occupants.
 3. They shall incorporate a manual control to allow occupants to turn off lights.

C405.2.1.2 Occupant Sensor Control Function in Warehouses
 In warehouses, the lighting in aiseways and open areas shall be controlled with occupant sensors that automatically reduce lighting power by not less than 50 percent when the areas are unoccupied. The occupant sensors shall control lighting in each aiseway independently and shall not control lighting beyond the aiseway being controlled by the sensor.

CHAPTER 5 EXISTING BUILDINGS
CS05 Change of Occupancy or Use
CS05.1 General
 Spaces undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy shall comply with this code. Where the use in a space changes from one use in Table C405.3.2(1) or C405.3.2(2) to another use in Table C405.3.2(1) or C405.3.2(2), the installed lighting wattage shall comply with Section C405.3.
CHANGE WILL NOT INCREASE ELECTRICAL ENERGY DEMAND.

--- CODE REVIEW CONTINUED ON G-100 ---

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE AND NYS TRENCH ENERGY CODE 2020

ENERGY CODE TABULAR ANALYSIS				
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE - COMMERCIAL ENERGY EFFICIENCY				
CLIMATE ZONE 5A				
NYSECC CITATION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
C402	BUILDING THERMAL ENVELOPE	NO WORK	---	---
C403	BUILDING HVAC	NO WORK	---	---
C404	BUILDING LIGHTING	REPLACEMENT & RELOCATION OF LIGHTING FIXTURES	ALL NEW INTERIOR FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS	NOT LESS THAN 90% OF NEW FIXTURES TO CONTAIN ONLY HIGH-EFFICACY LAMPS
		REMOVAL OF NON-LOAD BEARING PARTITIONS	OCCUPANT SENSOR CONTROLS IN ALL NEWLY CONFIGURED SPACES	OCCUPANT SENSOR CONTROLS REQUIRED PER C405.2.1

PROJECT
TENANT B
25 RAMLAND RD
ORANGEBURG

DRAWING
TITLE SHEET

REVISIONS	DESCRIPTION
#	DATE

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.



SEAL AND SIGNATURE
JACQUELINE URRA, R.A.
 NY R.A. 034687

ISSUE FOR CO
 DATE 04/28/2025
 UA PROJECT UA2507
 DRAWN/CHK BY JU
 SCALE AS NOTED
 SHEET

T-100.00
 UA2507 T-001 TITLE SHEET 1 OF 4

BLDC - 7126

1 SURVEY
 NOT TO SCALE
 BASED ON SURVEY BY DONALD Q. VIELE, PLS LIC. 050454 - DATED 05-21-2019

CODE REVIEW

ZONING CODE - TOWN OF ORANGETOWN

LIO USES BY PERMITTED BY RIGHT

- Business and professional offices. **(OFFICES)**
- Wholesale sales or storage; warehouses. **(WAREHOUSE AREAS)**
- All types of manufacturing uses (except those specifically prohibited in § 4.4) subject to performance standards procedure **(LIGHT MANUFACTURING/AUTO SALES AND SERVICE)**

PARKING

TENANT A - USIS LIGHT MANUFACTURING /WAREHS (20 EMPLOYEES = 10 SPACES)	1 SPACE / 2 EMPLOYEES		
OFFICES (2,400 SF = 12 SPACES)	1 SPACE / 200 GSF		

TENANT B - THE ARSENAL AUTO VAULT LIGHT MANUFACTURING /WAREHS (22 EMPLOYEES = 11 SPACES)	1 SPACE / 2 EMPLOYEES		
OFFICES (1,700 SF = 9 SPACES)	1 SPACE / 200 GSF		

STANDARD PARKING SPACES	REQ	EXIST	PROVIDED
ACCESSIBLE PARKING SPACES	2	2	2

2020 NYS BUILDING CODE

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE

302.1 Occupancy Classification
PRIMARY OCCUPANCY - WAREHOUSES = S-2 OCCUPANCY
OFFICES = B OCCUPANCY
SECONDARY OCCUPANCY - AUTO SERVICE = F-1

304.1 Business Group B

Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.

306.1 Factory Industrial Group F

Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Moderate-Hazard Factory Industrial, Group F-1

Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:
AUTOMOBILES AND OTHER MOTOR VEHICLES

311.3 Low-Hazard Storage, Group S-2

Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping.

MAIN OCCUPANCY	S-2
ANCILLARY OCCUPANCY	B
ANCILLARY OCCUPANCY	F-1

508.2.4 Separation of Occupancies

No separation is required between accessory occupancies and the main occupancy.

508.4 Separated Occupancies

Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.

TABLE 508.4 (SPRINKLERED BUILDING)

REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

B and S-2	1H
B and F-1	1H
S-2 and F-1	1H

3-HOUR SEPARATION IS PROVIDED BETWEEN TENANTS.

CHAPTER 6 TYPES OF CONSTRUCTION

Table 601 Fire-Resistance Rating Requirements for Building Elements

Primary structural frame	Type IIB - 0 Hours
--------------------------	---------------------------

Notes:

- a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- b. ... fire protection of structural member in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below.

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

Section 704 Fire-Resistance Rating of Structural Members

704.1 Requirements

The fire-resistance ratings of structural members and assemblies shall comply with this section and the requirements for the type of construction as specified in Table 601. The fire-resistance ratings shall be not less than the ratings required for the fire-resistance-rated assemblies supported by the structural members.

704.2 Column Protection

Where columns are required to have protection to achieve a fire-resistance rating, the entire column shall be provided individual encasement protection by protecting it on all sides for the full column height, including connections to other structural members, with materials having the required fire-resistance rating. Where the column extends through a ceiling, the encasement protection shall be continuous from the top of the foundation or floor/ceiling assembly below through the ceiling space to the top of the column.

EXISTING PRIMARY STRUCTURAL MEMBERS ARE ALL EXISTING TO REMAIN AND APPEAR TO HAVE BEEN TREATED OR COVERED.

706.6 VERTICAL CONTINUITY

FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES (762 MM) ABOVE BOTH ADJACENT ROOFS.

EXCEPTIONS:

1. STEPPED BUILDINGS IN ACCORDANCE WITH SECTION 706.6.1.
2. TWO-HOUR FIRE-RESISTANCE-RATED WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, PROVIDED THAT:
 - 2.1. THE LOWER ROOF ASSEMBLY WITHIN 4 FEET (1220 MM) OF THE WALL HAS NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING AND THE ENTIRE LENGTH AND SPAN OF SUPPORTING ELEMENTS FOR THE RATED ROOF ASSEMBLY

HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

2.2. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET (1220 MM) OF THE FIRE WALL.

2.3. EACH BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.

Section 721 Prescriptive Fire Resistance

TABLE 721.1(1)

MINIMUM PROTECTION OF STRUCTURAL PARTS BASED ON TIME PERIODS FOR VARIOUS NONCOMBUSTIBLE INSULATING MATERIALS

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

903.3.1.1 NFPA 13 SPRINKLER SYSTEMS

Sprinklers shall be installed throughout in accordance with NFPA 13.

Section 907 Fire Alarm and Detection Systems

907.1 General

This section covers the application, installation, performance and maintenance of fire alarm systems and their components.

907.1.2 Fire Alarm Shop Drawings

Shop drawings for fire alarm systems shall be prepared in accordance with NFPA 72 and submitted for review and approval prior to system installation.

EXISTING FIRE ALARMS & SPRINKLERS TO REMAIN. MODIFICATIONS MAY BE REQUIRED DUE TO PARTITION REMOVAL.

915.1 General

Carbon monoxide alarms and carbon monoxide detection shall be installed in new and existing buildings in accordance with Section 915 of the Fire Code of New York State.

EXISTING CARBON MONOXIDE ALARMS/DETECTION TO REMAIN.

CHAPTER 10 MEANS OF EGRESS

TABLE 1004.5

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Business areas	150 gross
Concentrated business use areas	50 gross (See Section 1004.8)
Warehouses	500 gross

1004.8 Concentrated Business Use Areas

The occupant load factor for concentrated business use shall be applied to telephone call centers, trading floors, electronic data processing centers and similar business use areas with a higher density of occupants than would normally be expected in a typical business occupancy environment. Where approved by the building official, the occupant load for concentrated business use areas shall be the actual occupant load, but not less than one occupant per 50 square feet (4.65 m²) of gross occupiable floor space.
CONCENTRATED BUSINESS USE AREA IS LIMITED TO NEW CUSTOMER WAITING ROOM.

1006.3.3Single exits.

A single exit or access to a single exit shall be permitted from any story or occupied roof where one of the following conditions exists:

1. The occupant load, number of dwelling units and common path of egress travel distance do not exceed the values in Table 1006.3.3(1) or 1006.3.3(2).

TABLE 1006.3.3(2)STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

STORY	First story above or below grade plane
OCCUPANCY	A, B(Ø), E F(Ø), M, U
MAXIMUM OCCUPANT LOAD PER STORY	49

MAXIMUM COMMON

PATH OF EGRESS TRAVEL

DISTANCE (feet)	75(Ø)
-----------------	-------

b. Group B, F and S occupancies in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 shall have a maximum exit access travel distance of 100 feet.

MAIN FLOOR OFFICE MAXIMUM OCCUPANT LOAD 12 OCCUPANTS. MEZZANINE OFFICE MAXIMUM OCCUPANT LOAD IS 15 OCCUPANTS. COMMON PATH OF EGRESS TRAVEL DISTANCE IS LESS THAN 75'.

1009.3.1 Exit Access Stairways

Exception: Exit access stairways providing means of egress from mezzanines are permitted as part of an accessible means of egress.

1016.2 Egress Through Intervening Spaces

Egress through intervening spaces shall comply with this section.

2. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a Group H occupancy and provide a discernible path of egress travel to an exit.
Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.
3. An exit access shall not pass through a room that can be locked to prevent egress.
5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

1017 Exit Access Travel Distance

TABLE 1017.2

EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM
S-2	400'
F-1	400' (SEE 1017.2.2)
B	300'

1017.2.2 Groups F-1 and S-1 Increase

The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following conditions are met:

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height.
2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm).
3. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

1024.2 Width and Capacity

The required capacity of exit passageways shall be determined as specified in Section 1005.1 but the minimum width shall be not less than 44 inches (1118 mm), except that exit passageways serving an

occupant load of less than 50 shall be not less than 36 inches (914 mm) in width. The minimum width or required capacity of exit passageways shall be unobstructed.

CHAPTER 11 ACCESSIBILITY

1109.2 Toilet and Bathing Facilities

Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections 1109.2.2 and 1109.2.3, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

Exceptions:

- Toilet rooms or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.
- Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.

EXISTING TOILET ROOMS TO REMAIN.

CHAPTER 12 INTERIOR ENVIRONMENT

1202.6 Other Ventilation and Exhaust Systems

Ventilation and exhaust systems for occupancies and operations involving flammable or combustible hazards or other contaminant sources as covered in the Mechanical Code of New York State or the Fire Code of New York State shall be provided as required by both codes.

1204.3 Artificial Light

Artificial light shall be provided that is adequate to provide an average illumination of 10 footcandles (107 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

CHAPTER 29 PLUMBING SYSTEMS

TABLE 2902.1

Minimum number of required plumbing fixtures per Occupant

Water Closets					
Business	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50				
Storage	1 per 100				

Drinking Fountain

Business	1 per 100
Storage	1 per 1000

FIXTURE CALCULATION PER OCCUPANT LOAD

TENANT B	OFFICES	1,700 SF	12 OCC	1 WC
	OFFICES	2,200 SF	14 OCC	1 WC
	WAREHOUSE	21,100 SF	42 OCC	1 WC

PROVIDED:

TENANT B (EXISTING) 6 WC (1 OF 6 IS ADA)

1 WATER COOLER AT KITCHEN

GENERAL NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE NYS BUILDING CODE.
2. ALL WORK SHALL BE PERFORMED BY LICENSED GENERAL CONTRACTOR, AS WELL AS LICENSED ELECTRICAL AND PLUMBING SUBCONTRACTORS.
3. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEVED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT OF RECORD.
4. THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL OBTAIN ALL PERMITS TO PERFORM THE WORK FROM APPLICABLE AGENCIES PRIOR TO THE START OF WORK. GENERAL CONTRACTOR, AS WELL AS ELECTRICAL AND PLUMBING SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING INSPECTIONS AND SIGNOFFS IN THEIR RESPECTIVE DISCIPLINES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING ALL WORK IN ACCORDANCE TO BUILDING RULES AND ALTERATION REQUIREMENTS, INCLUDING COORDINATION OF ACCESS WITH THE BUILDING SUPERINTENDENT OR OWNER AS APPLICABLE.
6. CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING OR CONSTRUCTION SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF RECORD. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.

7. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS AND DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT OF RECORD PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.

8. ASPECTS OF THE EXISTING CONSTRUCTION MAY DEVIATE FROM THESE DRAWINGS. CONTRACTORS ARE REQUIRED TO VISIT THE PROJECT SITE TO VERIFY PERTINENT INFORMATION, SINCE NO INCREASE IN THE BID AMOUNT OR UNIT PRICES WILL BE APPROVED ON THE BASIS OF ACTUAL DIMENSIONS , CONDITIONS, ETC. BEING DIFFERENT FROM WHAT IS SHOWN IN THE CONTRACT DRAWINGS.

9. THE CONTRACTOR SHALL PROTECT ADJACENT ROOMS AND PROPERTIES FROM DAMAGE. IF DAMAGE OCCURS DURING CONSTRUCTION THE CONTRACTOR SHALL REPAIR OR REPLACE SAID DAMAGED PROPERTY AT NO COST TO THE OWNER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE BUILDING AGAINST UNAUTHORIZED ENTRY THROUGH THE SIDEWALK VAULTS, TEMPORARY BARRICADES, SECURITY PERSONNEL, OR OTHER MEANS SHALL BE UTILIZED AS NECESSARY TO PREVENT UNAUTHORIZED ENTRY

11. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC AND PROPERTY FROM THE WORK, AND SHALL TAKE ALL NECESSARY MEASURES AND PRECAUTIONS TO ACHIEVE ADEQUATE SAFETY AND PROTECTION. IF DAMAGE TO THE OWNER'S PROPERTY OCCURS, IT SHALL BE RECTIFIED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S COST.

12. CONTRACTOR TO PROVIDE TEMPORARY MEASURES AS REQUIRED TO PROTECT EXISTING CONSTRUCTION AND MAINTAIN STRUCTURAL STABILITY. THESE MEASURES INCLUDE BUT ARE NOT LIMITED TO TEMPORARY PROTECTION, BARRICADES, SHORING, BRACING, TEMPORARY ENTRY BRIDGES TO BUILDING ACCESS POINTS, AND PROTECTION FROM DAMAGE TO FINISHED AREAS FROM UNCONTROLLED WATER PENETRATION.

13. THE WORK SHALL BE PROPERLY PROTECTED FROM ADVERSE WEATHER AND TEMPERATURES.

14. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. WHEREVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ENGINEER TO DESIGN AND INSPECT TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

15. FOR BATHROOM RENOVATIONS/DEMOLITIONS INVOLVING PLUMBING, THE CONTRACTOR MUST INSTALL NEW RETURN VALVES, INSTALL NEW PIPING BACK TO THE RISERS AND INSTALL WATERPROOFING. THE BUILDING INSPECTOR MUST INSPECT BEFORE ANY WALLS/CEILING ARE CLOSED. ELECTRICAL WORK REQUIRES INSPECTION BY A CERTIFIED ELECTRICAL INSPECTOR BEFORE ANY WALLS/CEILINGS ARE CLOSED.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL REFUSE AND BULK GARBAGE RESULTING FROM THIS ALTERATION FROM THE BUILDING AND THE PROPERTY THE SAME DAY. IT SHALL NOT BE LEFT IN THE BASEMENT OR THE CURB. MASONITE PROTECTION BOARD TO PROTECT PUBLIC AREAS MUST BE INSTALLED AND REMOVED DAILY.

17. CONTRACTOR SHALL PROVIDE THE OWNER AND BUILDING DEPARTMENT WITH INSURANCE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.

18. IF ASBESTOS IS UNCOVERED DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL PROVIDE FOR REMOVAL AND CONTAINMENT AS PER AGENCY REGULATIONS.

19. IF LEAD IS UNCOVERED DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL PROVIDE FOR REMOVAL AND CONTAINMENT AS PER AGENCY REGULATIONS.

20. ROUTING INTO THE EXTERIOR BUILDING WALLS, DEMISING WALLS, AND FLOOR SLABS TO RUN ELECTRICAL CONDUIT OR FOR ANY OTHER REASON IS NOT PERMITTED.

21. ONLY WATER-BASED PRODUCTS SHALL BE USED WHEN REFINISHING FLOORS.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.

2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.

3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED PROMPTLY BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

4. DISPOSITION OF DEMOLISHED MATERIALS SHALL COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATIONS OF THE AGENCIES HAVING JURISDICTION.

5. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

6. THE CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

7. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED.

8. DISCONNECT, REMOVE OR RELOCATE ALL WIRING , PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY DEMOLITION. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDINGS RULES AND REGULATIONS.

10. DEMOLITION WORK MUST NOT IMPACT THE REQUIRED FIRE RATINGS OF COLUMNS, BEAMS, CHASES, OR OTHER RATED ELEMENTS. IF FIREPROOFING IS DISTURBED DURING THE DEMOLITION PHASE, IT MUST BE RESTORED TO ITS ORIGINAL CONDITION AND/OR EQUAL FIRE RATING.

PLUMBING - NO WORK

1. THE PLUMBING CONTRACTOR SHOULD PROCURE ALL REQUIRED PERMITS BEFORE THE WORK IS PERFORMED. A LICENSED PLUMBER MUST PERFORM WORK AND HIS/HER LICENSE MUST BE ATTACHED TO THE SUBMITTAL.

2. IT SHOULD BE NOTED THAT EXTREME CARE MUST BE TAKEN WHEN EXTENDING AND/OR CUTTING ANY OF THE EXISTING PIPING AND/OR CONNECTIONS SO THAT THE EXISTING SYSTEM IS NOT DAMAGED OR BROKEN WHEN ALTERING EXISTING LINES.

3. NEW HOT AND COLD WATER BRANCH PIPES MUST BE CODE-COMPLIANT COPPER OR RED BRASS, INSULATED AND RUN ABOVE FINISHED FLOOR. WHEREVER WET WALLS OR FIRE RATED SHAFTS ARE OPENED UP DURING CONSTRUCTION, THEY MUST BE PATCHED BY MATERIALS MATCHING THE FIRE RATING ON THE BUILDING'S ORIGINAL CONSTRUCTION.

4. ALL OTHER PLUMBING FIXTURES WILL BE CONNECTED TO THE EXISTING ROUGHING, UNLESS OTHERWISE NOTED.

5. THE ALTERATION AGREEMENT AND/OR HOUSE RULES REQUIRE THAT THE EXPOSED WATER/WASTE AND VENT SUPPLY BRANCH PIPING BE REPLACED WITH NEW COPPER PIPING IN ACCORDANCE WITH BUILDING STANDARDS. SPEEDY CONNECTIONS ARE NOT ACCEPTABLE. AN ACCESSIBLE 600 PSI BALL SHUT-OFF VALVE AND CHECK VALVE MUST BE INSTALLED ON EACH BRANCH LINE NEAR THE RISERS. INSTALL A WATER HAMMER ARRESTER AFTER THE LAST CONNECTED FIXTURE ON EACH WATER LINE.

6. PLUMBING CONTRACTOR TO INSPECT ALL EXISTING PIPE & FITTINGS & REPORT FINDINGS TO ARCHITECT OF RECORD IF REMEDIATION IS REQUIRED.

7. CHECK VALVES/BACKFLOW PREVENTERS AND AIR GAP ARRESTORS SHALL BE INSTALLED ON EVERY SINGLE LEVER FAUCET, DISH WASHER, AND SINGLE LEVER SHOWER BODY. SHOWERS AND TUB SHOWER BODIES SHALL HAVE ANTI SCALE PREVENTORS AS PER THE BUILDING RULES. ALL BATHROOM SINKS AND TUBS SHALL HAVE OVERFLOW DRAINS BUILT IN.

ELECTRICAL

1. THE NEW WIRING FOR THE NEW ELECTRICAL FIXTURES WILL REQUIRE THAT AN ELECTRICAL APPLICATION IS FILED BY A LICENSED ELECTRICAL CONTRACTOR; A LICENSED ELECTRICIAN MUST PERFORM ALL ELECTRICAL WORK.

2. IF THE PROPOSED ADDITIONAL ELECTRICAL FIXTURES REQUIRE NEW CIRCUITS, THEY MUST BE PROVIDED SO THAT THERE IS NO OVERLOAD TO THE MAIN CIRCUIT OF THIS UNIT AND/OR THAT OF THE BUILDING.

3. NEW FIXTURES, SWITCHES AND POWER OUTLETS WILL BE INSTALLED. NOTE THAT NO CHOPPING OF THE SLAB OR DEMISING WALLS WILL BE PERMITTED; NEW WIRING MAY ONLY BE CONCEALED WITHIN THE DEPTH OF THE EXISTING PLASTER OR BEHIND MOLDINGS.

4. THE WORK MAY INCLUDE NEW CEILING FIXTURES. IT SHOULD BE NOTED THAT CHOPPING OR CHASING OF OVERHEAD SLABS IS NOT PERMITTED; DROPPED CEILING MAY BE REQUIRED. ALL DROPPED CEILINGS MUST INCLUDE HANGERS AND BLACK IRON.

FINISHES AND DETAILS

1. STRUCTURAL MEMBERS EXPOSED DURING DEMO MUST BE RESTORED TO THEIR FIRE-RATED COVER IN ACCORDANCE 2020 NYS BUILDING CODE CHAPTER 7 & TABLE 721.1(1) **MINIMUM PROTECTION OF STRUCTURAL PARTS BASED ON TIME PERIODS FOR VARIOUS NONCOMBUSTIBLE INSULATING MATERIALS**

2. INTERIOR COVERINGS OR WALL FINISHES SHALL COMPLY WITH MATERIAL CLASS PER 2020 NYS BUILDING CODE CHAPTER 8 & **TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY.**



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PROJECT

TENANT B
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DRAWING

NOTES

REVISIONS

#	DATE	DESCRIPTION
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TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

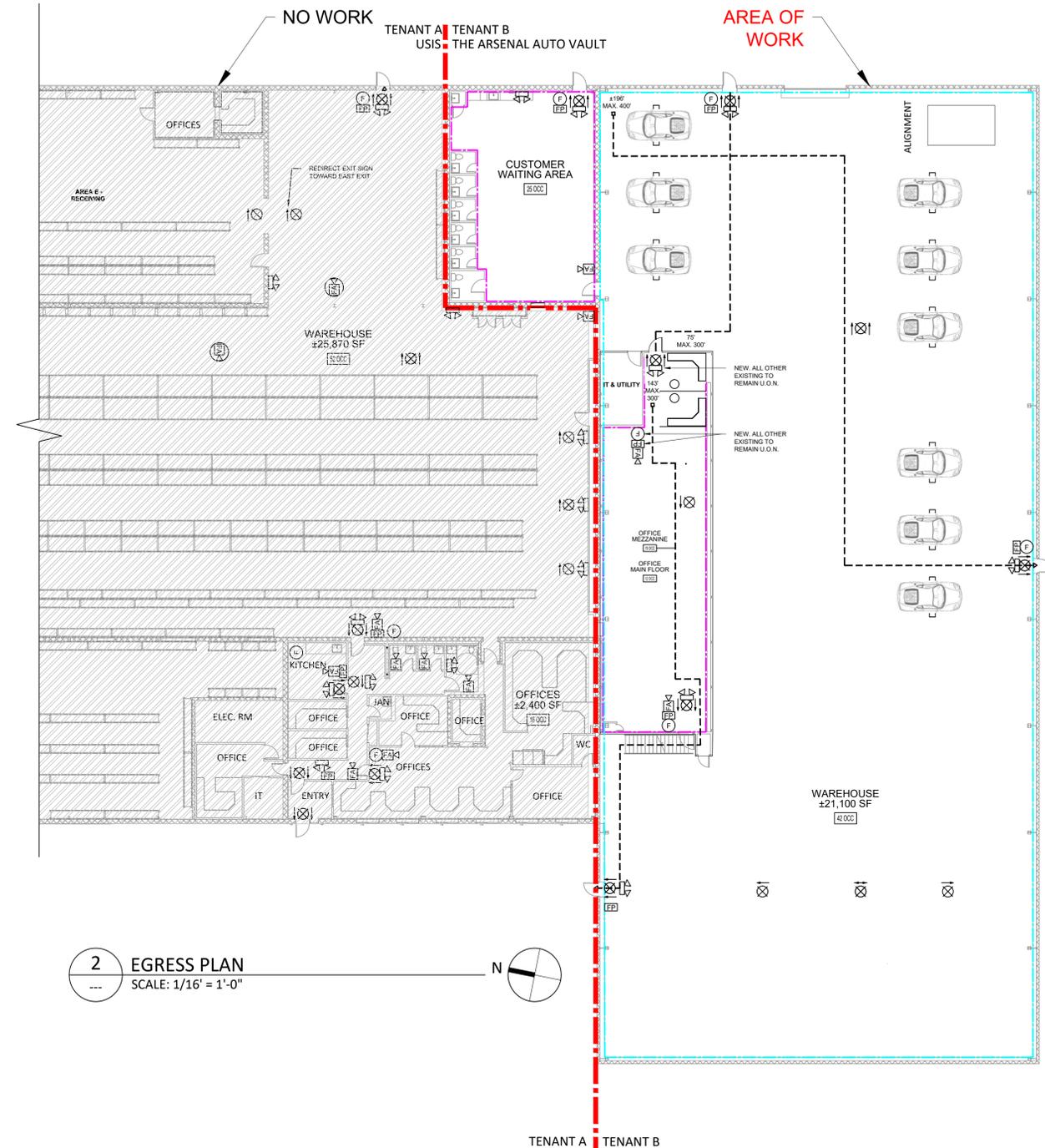
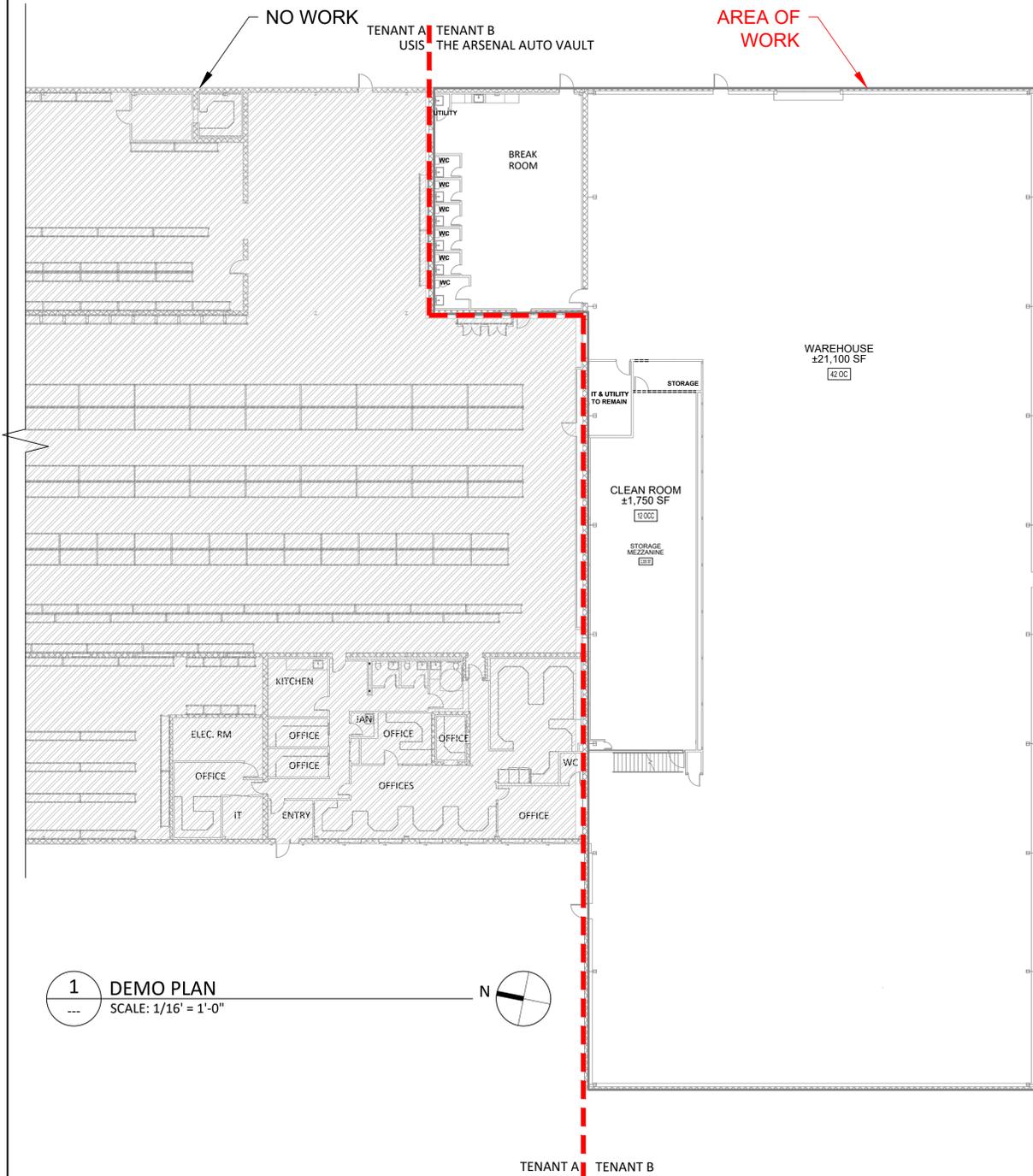
- DEMOLITION NOTES:**
- SALVAGE ALL DOORS REMOVED DURING DEMOLITION FOR REUSE PER PROPOSED PLAN ON A-101.
 - REMOVE NON LOAD-BEARING PARTITION AT TENANT B.
 - CREATE NEW DOOR OPENING FOR OFFICE AT TENANT B.
 - WHERE DROPPED CEILING OR WALL REMOVALS TRIGGER CHANGES TO SMOKE DETECTORS, FIRE ALARMS AND SPRINKLERS, THESE COMPONENTS MUST BE RAISED AND RESTORED TO CEILING LEVEL AND MUST ENSURE COVERAGE OF NEW AREAS.

- CONSTRUCTION NOTES:**
- ALL EXISTING FIRE PROTECTION AND LIFE SAFETY SYSTEMS TO REMAIN. PROVIDE MODIFICATIONS AT ALL DEMO LOCATIONS. REFER TO A-110.
 - SPRINKLER SYSTEMS MAIN TRUNKS TO REMAIN. MODIFY ONLY AS NEEDED AT REMOVED PARTITION.
 - FIRE ALARM (SHOWN) AND SMOKE DETECTION SYSTEMS (NOT SHOWN) TO REMAIN. MODIFY LOCATIONS AS REQUIRED WHERE PARTITIONS ARE BEING REMOVED. NOTE THAT NOT ALL LOCATIONS REQUIRING DEVICES ARE SHOWN AND NOT ALL EXISTING LOCATIONS W/ DEVICES ARE SHOWN.
 - EMERGENCY ALARM SYSTEMS TO REMAIN. LOCATE ALARM STROBES AS REQUIRED PER NFPA 72 GUIDELINES TO BE VISIBLE THROUGHOUT WAREHOUSE SPACE.
 - CARBON MONOXIDE DETECTION SYSTEMS TO REMAIN.
 - FIRE EXTINGUISHERS TO REMAIN. LOCATE AS REQUIRED TO MEET NFPA STANDARDS.
 - EXIT SIGNS & EMERGENCY EGRESS LIGHTING SHALL REMAIN AT EGRESS PATHS AND DOORS TO REMAIN.
 - EXIT SIGNS & EMERGENCY EGRESS LIGHTING SHALL BE REMOVED WHERE THEY NO LONGER DIRECT TO AN EGRESS PATH OR OPENING.
 - ALL PULL STATIONS, FIRE EXTINGUISHERS MUST BE AT EASILY ACCESSIBLE AND UNOBSTRUCTED LOCATIONS WITHOUT BLOCKAGE FROM STORAGE SYSTEMS.

EGRESS LEGEND	
	PATH OF EGRESS
	B OCCUPANCY
	S OCCUPANCY
	3-HOUR SEPARATION

CONSTRUCTION LEGEND	
	EXISTING BLOCK WALL TO REMAIN
	NEW WALL
	NEW RACK
	NOT IN SCOPE
	AREA OF WORK
	TO BE DEMOLISHED
	LINE OF DEMISING WALL

EGRESS LEGEND	
	EMERGENCY LIGHT FIRE
	EXTINGUISHER FIRE ALARM
	PULL FIRE ALARM/STROBE
	CEILING MOUNTED EXIT SIGN
	WALL MOUNTED EXIT SIGN
	EXISTING NOT SHOWN EXISTING FIRE SPRINKLER
	SMOKE DETECTOR



1 DEMO PLAN
SCALE: 1/16" = 1'-0"

2 EGRESS PLAN
SCALE: 1/16" = 1'-0"

REVISIONS	#	DATE	DESCRIPTION

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SEAL AND SIGNATURE
JACQUELINE URRA, R.A.
NY R.A. 034687

ISSUE	FOR CO
DATE	04/28/2025
UA PROJECT	UA2507
DRAWN/CHK BY	JU
SCALE	AS NOTED
SHEET	



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CONSTRUCTION NOTES:

- CAR LIFTS SHALL BE BOLTED TO CONCRETE PER MANUFACTURER'S INSTRUCTIONS. INSTALLER SHALL CONFIRM DEPTH AND COMPRESSIVE STRENGTH OF EXISTING CONCRETE MEETS MANUFACTURER REQUIREMENTS. MOUNTING SURFACE SHALL BE FREE FROM DEFECTS AND DEFECTS LIKE EXPANSION CRACKS ETC.
- SEE DOOR SCHEDULE ON SHEET A-111. CONFIRM THAT ALL EGRESS DOORS CAN OPEN IN EMERGENCY WITHOUT REQUIRING KEY FOB. MODIFY AS REQUIRED TO MEET EGRESS STANDARD. CONSULT W/ ARCHITECT OF RECORD IF CHANGES ARE REQUIRED.
- SEE SHEET A-110 FOR OCCUPANCY SEPARATIONS AND EGRESS PATHS
- CONFIRM THAT 3-HR DEMISING WALL BETWEEN TENANTS IS CONTINUOUS TO CEILING PER NYS BC 706.6 AND ALL GAPS ARE SEALED

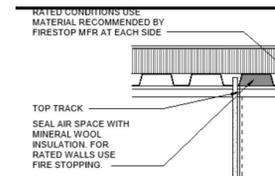
CONSTRUCTION LEGEND

	EXISTING BLOCK WALL TO REMAIN
	NEW WALL
	NEW RACK
	NOT IN SCOPE
	AREA OF WORK
	TO BE DEMOLISHED
	LINE OF DEMISING WALL

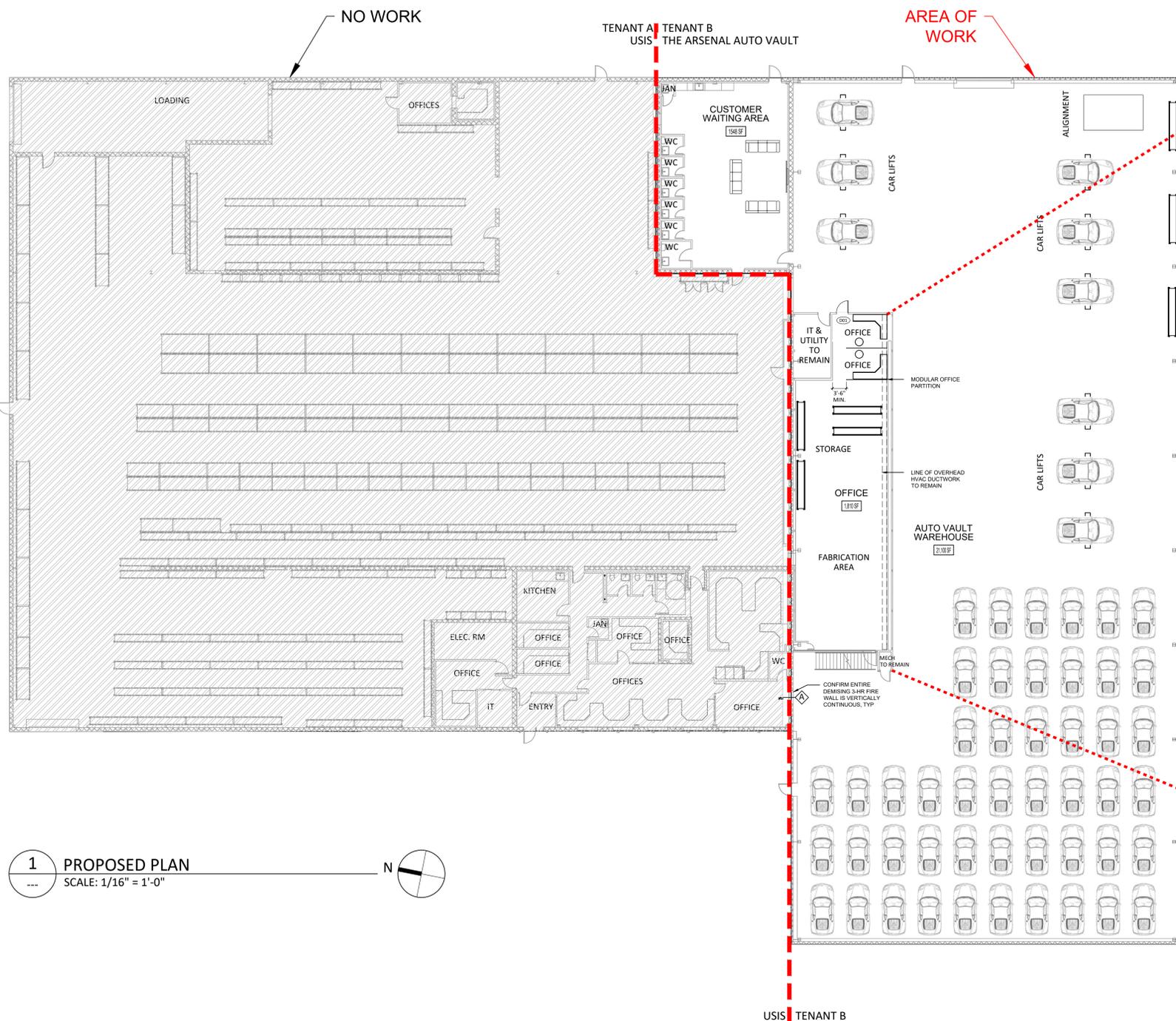
INTERIOR DOOR SCHEDULE

UNIT #	LOCATION (ROOM #)	R.O. DIMENSIONS VERIFY IN FIELD	ITEM DESCRIPTION	FIRE RATING REQUIRED MINIMUM	CLOSING OR LOCKING HARDWARE COORDINATE W/ OWNER WHERE NOT PROHIBITED	EGRESS HARDWARE (LOCKING HARDWARE NOT PERMITTED IN DIRECTION OF EGRESS TRAVEL)	NOTES
D01	BACK OFFICE	36 X 80	SWING	NO	PRIVACY	NO	

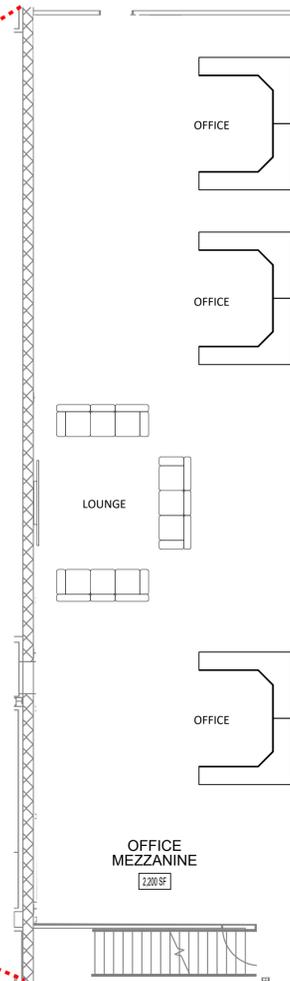
NOTES:
ALL DOORS EXISTING OR FROM SALVAGED OWNER'S STOCK
SEE A-102 FOR EGRESS PATHS AND SEPARATION OF OCCUPANCIES



A FIRESTOPPING DETAIL
NOT TO SCALE
1, 2, 3-HOUR RATED DEMISING WALL



1 PROPOSED PLAN
SCALE: 1/16" = 1'-0"



2 PROPOSED PLAN - MEZZANINE
SCALE: 1/8" = 1'-0"

PROJECT
TENANT B
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DRAWING
PROPOSED PLAN

REVISIONS

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