

LEVEL II ALTERATIONS
TO
119 FRANKLIN AVENUE PEARL RIVER, NEW YORK
FOR
NEW DAYHAB FACILITY
FOR
VENTURE TOGETHER INC.

ARCHITECT
CIRILLO ARCHITECTS, P.C.
 SIX COURTLAND STREET, MIDDLETOWN, NEW YORK, 10940

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ALTERATIONS FOR NEW DAYHAB FACILITY FOR: VENTURE TOGETHER INC. 119 FRANKLIN AVENUE	PEARL RIVER, NEW YORK	TITLE SHEET
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CIRILLO ARCHITECTS, P.C. SIX COURTLAND STREET MIDDLETOWN, N.Y. 10940 PHONE 845-344-1800 FAX NO. 845-344-4451 E-MAIL pcirillo@cirilloarchitectspc.com	 PROJECT NORTH	
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DATE: 5-29-25 PROJ. No. 071124 CHKD. BY: F.A.C. DWG: 1	SHT. No. T-1 OF: 7
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PROJECT CODE DATA SUMMARY

APPLICABLE CODES:
 BUILDING CODE OF NEW YORK STATE 2020 - EXISTING BUILDING CODE OF N.Y.S. 2020
 AMERICANS WITH DISABILITIES ACT (ADA) 1994 EDITION
 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - ICC A117.1-2009
 FIRE CODE OF NEW YORK STATE - 2020
 ENERGY CONSERVATION CODE OF NEW YORK STATE - 2020

CLASSIFICATION WORK:
 CHANGE OF OCCUPANCY - CHAPTER 10 EXISTING BUILDING CODE OF N.Y.S. 2020

CHAPTER 3 - BUILDING DATA: - EXISTING
 OCCUPANCY CLASSIFICATIONS:
 FIRST FLOOR B - BUSINESS - PHYSICIAN (2,000 SQ. FT.)
 (2,000 GROSS SQ. FT.)
 SECOND FLOOR VACANT UNOCCUPIED (1,074 SQ. FT.)
 (1,074 GROSS SQ. FT.)

CHAPTER 3 - BUILDING DATA: - PROPOSED
 OCCUPANCY CLASSIFICATIONS:
 FIRST FLOOR B - BUSINESS - TRAINING AND SKILLS DEVELOPMENT (2,045 SQ. FT.)
 (2,045 GROSS SQ. FT.)
 SECOND FLOOR B - BUSINESS - TRAINING AND SKILLS DEVELOPMENT (1,224 SQ. FT.)
 (1,224 GROSS SQ. FT.)

CHAPTER 5 - BUILDING HEIGHT AREAS [TYPE VB CONSTRUCTION]

HEIGHT AND AREA LIMITATIONS (SECTION 503, SECTION 504, TABLES 504.3, 504.4 AND 506.2)
OCCUPANCY SPRINKLER ALLOWABLE AREA ALLOWABLE HEIGHT (STORIES/FEET)
B N6 9,000 SF. 3 STORIES / 60 FT

ACTUAL BUILDING AREA AND HEIGHT:
 2,045 SF. / 2 STORIES (29 FT. HT.)

CHAPTER 6 - TYPE OF CONSTRUCTION:
 CONSTRUCTION CLASSIFICATION:
 (SECTION 602.5) (TYPE VB - UNPROTECTED WOOD FRAME - WOOD FLOOR JOIST, WOOD ROOF RAFTERS, WOOD FRAMED WALLS)

FIRE RESISTANCE RATINGS:
 (TABLE 601) FIRE - RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TYPE VB)

BUILDING ELEMENTS TYPE	HOURS
STRUCTURAL FRAME	
INCLUDING COLUMNS, GIRDERS, TRUSSES	0
BEARING WALLS	
EXTERIOR WALLS (TABLE 602) (10' - 30' FIRE SEPARATION DISTANCE)	0
INTERIOR WALLS	0
NON BEARING WALLS & PARTITIONS (FROM TABLE 602)	
EXTERIOR WALLS (10' - 30' FIRE SEPARATION DISTANCE)	0
INTERIOR WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

CHAPTER 7 - FIRE RESISTANCE RATED CONSTRUCTION:
 SECTION 710 - CONCEALED SPACES:
 SECTION 710.2 - FIREBLOCKING REQUIRED AS FOLLOWS:
 1. VERTICALLY @ THE CEILING AND FLOOR LEVELS
 2. HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0"

CHAPTER 8 - INTERIOR FINISHES:
 TABLE 803.13
 INTERIOR WALL AND CEILING FINISH REQUIRED BY OCCUPANCY TABLE 803.13
 NON-SPRINKLERED - PER OCCUPANCY: BUSINESS (B)

FINISH TYPE	REQUIREMENT
VERTICAL EXITS & PASSAGEWAYS	A
EXIT ACCESS CORRIDORS & OTHER EXIT WAYS	B
ROOMS & ENCLOSED SPACE	C

CHAPTER 9 - FIRE PROTECTION SYSTEMS:
 FIRE PROTECTION SYSTEM:
 (SECTION 903.1) SPRINKLER SYSTEM REQUIREMENT - NONE REQUIRED NONE PROVIDED
 (SECTION 907) SMOKE & FIRE DETECTION SYSTEM - NONE REQUIRED PROVIDED
 (SECTION 907) FULL STATION DEVICES - REQUIRED PROVIDED
 (SECTION 906) PORTABLE FIRE EXTINGUISHER - REQUIRED PROVIDED

CHAPTER 10 - MEANS OF EGRESS:
 EGRESS COMPONENTS:
 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT: TABLE 1004.5
 OCCUPANCY FLOOR AREA / SQ. FT. / OCCUPANT
 BUSINESS (OFFICES) 150 GROSS
 ACCESSORY STORAGE AREAS & MECHANICAL EQUIPMENT ROOMS 300 GROSS
 ASSEMBLY (CONFERENCE ROOM / TABLES AND CHAIRS) 15 NET
 EDUCATION (CLASSROOMS) 20 NET

OCCUPANT LOAD (SECTION 1004):
 MAXIMUM FLOOR AREA ALLOWABLE PER OCCUPANT (TABLE 1004.5)

FLOOR	AREA	NET	PEOPLE
FIRST FLOOR:			
BUSINESS (OFFICE)	1004 SF.	150 GROSS	7 PEOPLE
ASSEMBLY (CONFERENCE)	146 SF.	15 NET	10 PEOPLE
BUSINESS (CLASSROOM)	151 SF.	20 NET	38 PEOPLE
TOTAL			55 PEOPLE
SECOND FLOOR:			
BUSINESS (OFFICE)	455 SF.	150 GROSS	3 PEOPLE
BUSINESS (CLASSROOM)	113 SF.	20 GROSS	36 PEOPLE
TOTAL			39 PEOPLE

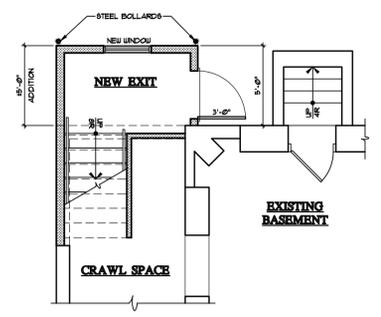
TABLE 1005 (SECTION 1005.3) AND SECTION 1005.3.2
 EGRESS WIDTH PER OCCUPANT SERVED WITHOUT SPRINKLER SYSTEM: (INCHES PER OCCUPANT)

OCCUPANCY	STAIRWAYS (1005.3.1)	OTHER EGRESS (1005.3.2)
B - BUSINESS	0.3"	0.2"
FIRST FLOOR	55 x 0.3" = 16.5" (46" MINIMUM PROVIDED)	55 x 0.2" = 11" (36" PROVIDED)
SECOND FLOOR	39 x 0.3" = 12" (46" MINIMUM PROVIDED)	39 x 0.2" = 8" (36" PROVIDED)

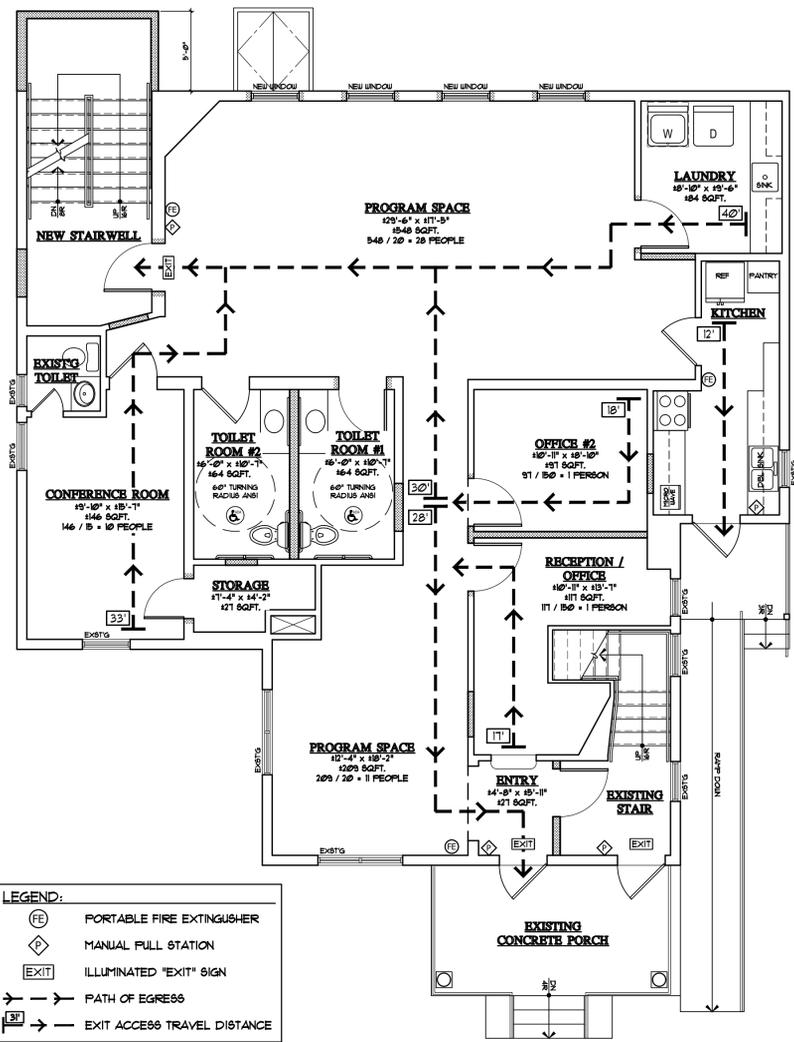
STAIRWAYS (SECTION 1011):
 1011.2 WIDTH AND CAPACITY:
 MINIMUM WIDTH SHALL BE NOT LESS THAN 44" (NOT ACCESSIBLE MEANS OF EGRESS)
 (EXCEPTION (1): STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36" INCHES)

EXIT ACCESS TRAVEL DISTANCE: (TABLE 1012)
 "B" - BUSINESS (WITH OUT-SPRINKLER) 200' ALLOWED 40' MAX PROVIDED

INTERIOR EXIT STAIRWAYS AND RAMPS (SECTION 1023):
 (SECTION 1023.2) ENCLOSURES FOR INTERIOR EXIT STAIRWAYS SHALL BE CONSTRUCTED AS FIREBARRIERS, AND SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECT LESS THAN FOUR STORIES.

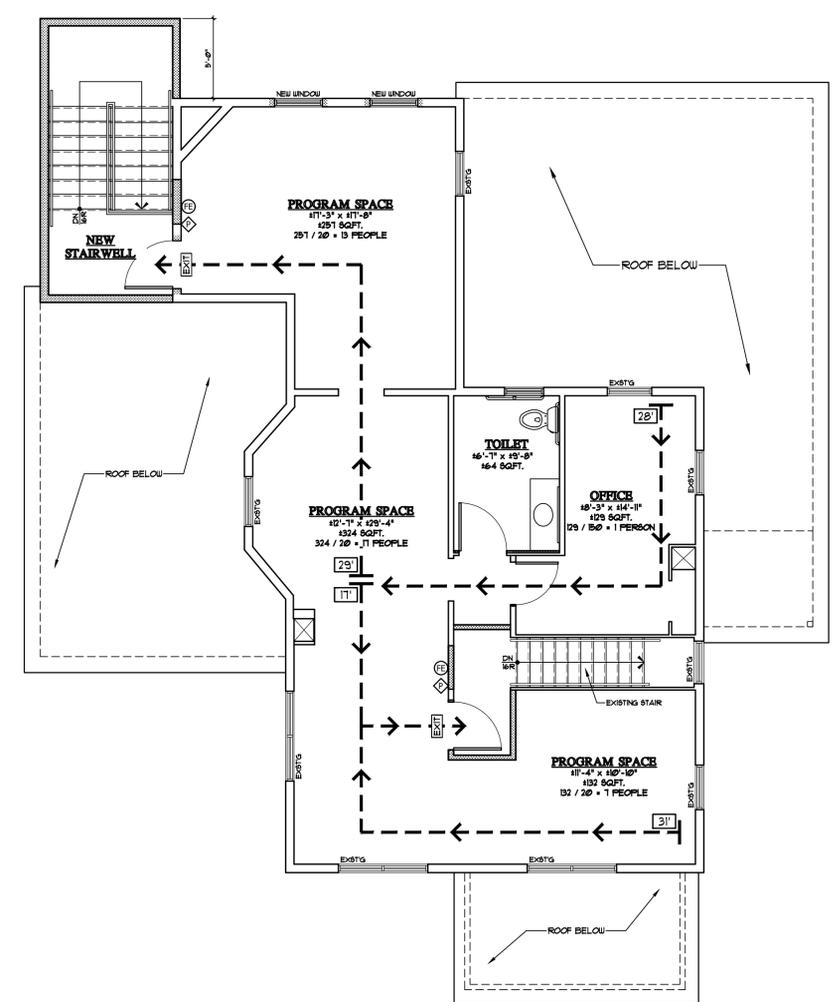


PARTIAL STAIR PLAN
 3/16" = 1'-0"



LEGEND:
 (FE) PORTABLE FIRE EXTINGUISHER
 (M) MANUAL FULL STATION
 (EXIT) ILLUMINATED "EXIT" SIGN
 - - - PATH OF EGRESS
 (E) -> EXIT ACCESS TRAVEL DISTANCE

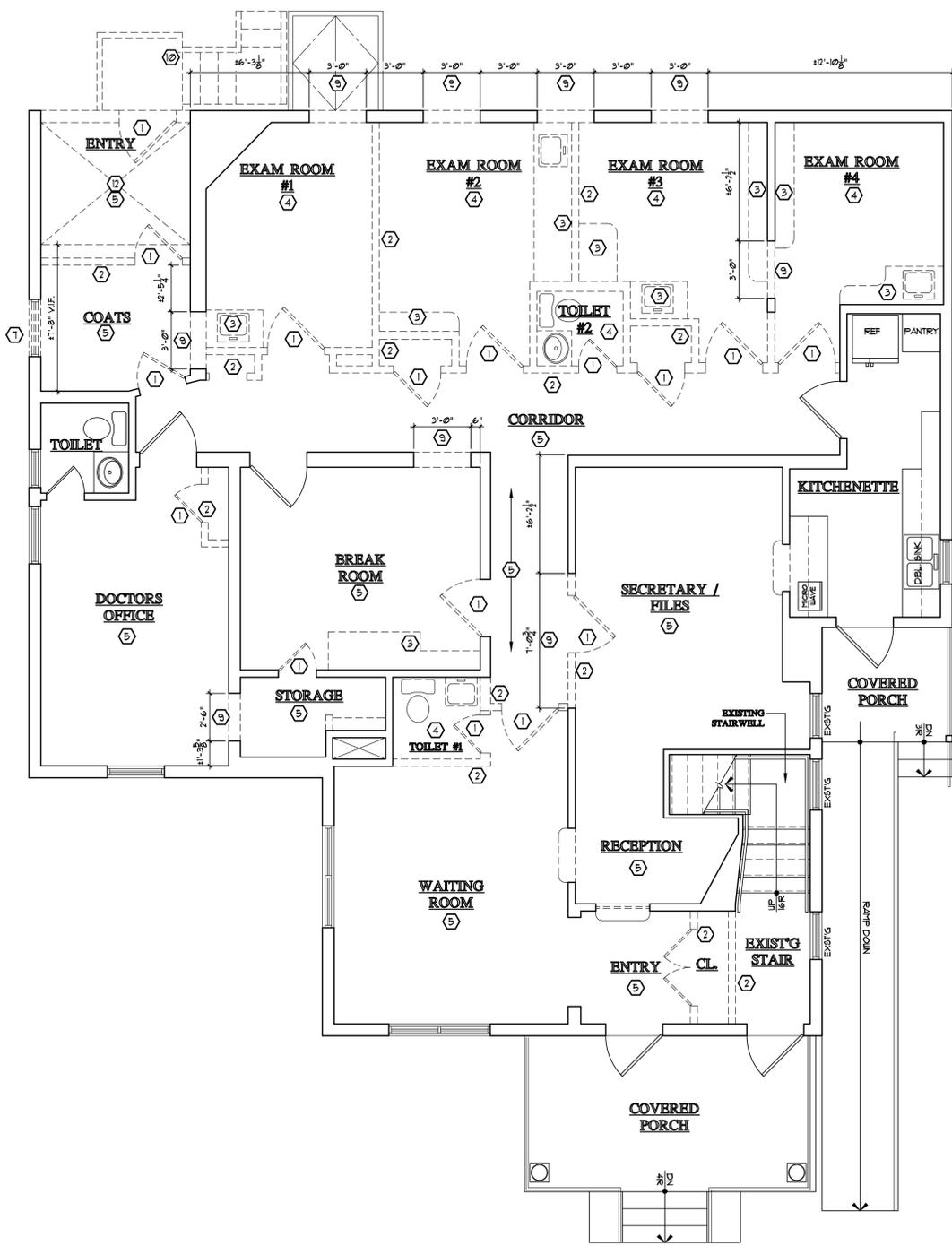
PROPOSED MAIN FLOOR PLAN (B-OCCUPANCY) 2,045 SF.
 3/16" = 1'-0"



PROPOSED UPPER FLOOR PLAN (B-OCCUPANCY) 1,224 SF.
 3/16" = 1'-0"

ALTERATIONS FOR NEW DAYCARE FACILITY FOR: VENTURE TOGETHER INC. 119 FRANKLIN AVENUE		PEARL RIVER, NEW YORK		CODE DATA / OCCUPANCY NOTES	
CIRILLO ARCHITECTS, P.C. SIX COURTLAND STREET MIDDLETOWN, N.Y. 10940 PHONE 845-344-1800 FAX NO. 845-344-4451 E-MAIL pcirillo@cirilloarchitectspc.com		PROJECT NORTH			
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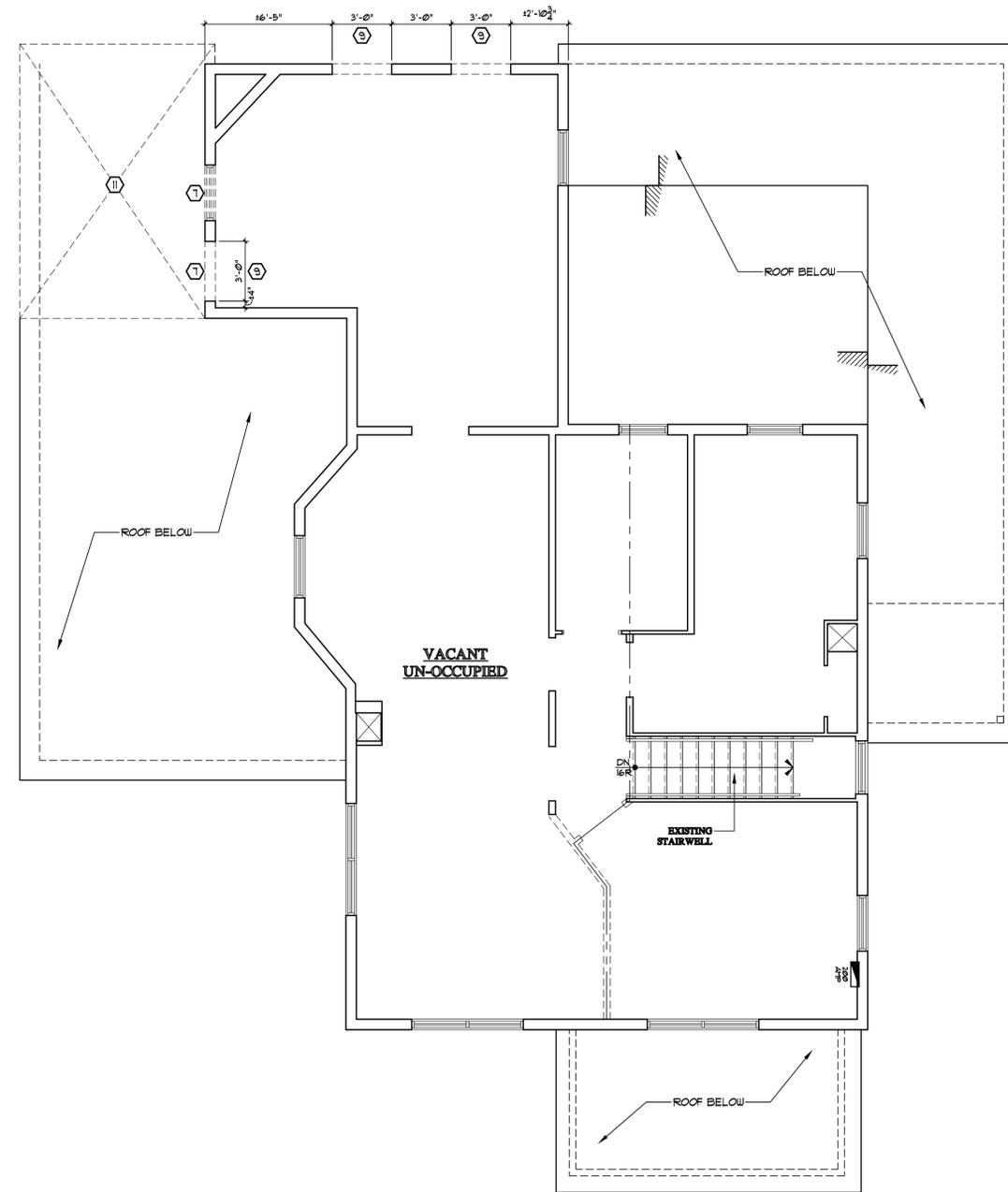
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DEMOLITION: MAIN FLOOR PLAN

1/4" = 1'-0"

DEMOLITION: UPPER FLOOR PLAN



1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.
- CEASE OPERATION AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
- COVER AND PROTECT FURNITURE, EQUIPMENT AND FIXTURES FROM SOILAGE OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN AREAS WHERE SUCH ITEMS HAVE NOT BEEN REMOVED.
- ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND CLOSURES AS REQUIRED TO PREVENT SPREAD OF DUST OR FUMES TO OCCUPIED PORTIONS OF THE BUILDING.
- OWNER WILL OCCUPY PORTION OF THE BUILDING IMMEDIATELY ADJACENT TO AREAS OF SELECTIVE DEMOLITION. CONDUCT SELECTIVE DEMOLITION WORK IN MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF OWNER'S NORMAL OPERATION. PROVIDE MINIMUM OF 12 HOURS ADVANCE NOTICE TO OWNER OF DEMOLITION ACTIVITIES THAT WILL AFFECT OWNER'S NORMAL OPERATIONS.
- WHERE SELECTIVE DEMOLITION OCCURS IMMEDIATELY ADJACENT TO OCCUPIED PORTIONS OF THE BUILDING, CONSTRUCT DUST-PROOF PARTITIONS OF MINIMUM 4" STUDS, 5/8" DRYWALL (JOINTS TAPE) ON OCCUPIED SIDE, 1/2" FIRE RETARDANT PLYWOOD ON DEMOLITION SIDE. FILL PARTITION CAVITY WITH SOUND-DEADENING INSULATION.
- PROVIDE WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS RESULTING FROM DEMOLITION WORK.
- DEMOLITION DRAWINGS DO NOT INCLUDE MECHANICAL/ELECTRICAL DEMOLITION AND ITS EFFECTS ON DEMOLITION OF GENERAL CONSTRUCTION ITEMS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING ELEMENTS TO REMAIN FROM ANY DAMAGE DURING DEMOLITION.
- THE CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING ADJACENT CONSTRUCTION AS MAY BE REQUIRED AFTER DEMOLITION TO PROVIDE A COMPLETE INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL DEBRIS CAUSED BY DEMOLITION. THE CONTRACTOR SHALL NOT ALLOW ANY EXCESSIVE DEBRIS TO ACCUMULATE ON THE SITE AT ANY TIME.
- REMOVE ALL EXISTING CONCRETE PADS, PIERS AND FOOTINGS TO A MIN. DEPTH OF 12" BELOW FINISH GRADE. MOREOVER - REMOVE ANY AND ALL EXISTING UNDERGROUND CONCRETE ENCRANCHING UPON OR IN CONFLICT WITH ANY PORTION OF THE PROPOSED CONSTRUCTION OR RENOVATION INCLUDING DRAINAGE, FOOTINGS, LAYING OF PIPES, CONDUITS AND FLASHING.

DEMOLITION NOTES:

- REMOVE EXISTING DOOR, DOOR CASING AND DOOR FRAME.
- REMOVE EXISTING PARTITION IN ITS ENTIRETY.
- REMOVE EXISTING COUNTERTOP, BASE CABINETS AND/OR WALL CABINETS.
- REMOVE EXISTING LAMINATE FINISH FLOORING THROUGHOUT.
- REMOVE EXISTING CARPET FLOORING THROUGHOUT.
- REMOVE EXISTING SUSPENDED ACOUSTICAL TILE CEILING AND GRID THROUGHOUT.
- REMOVE EXISTING WINDOW, WINDOW FRAME AND CASING.
- REMOVE EXISTING WOOD AND/OR VINYL BASE THROUGHOUT.
- REMOVE PORTION OF WOOD FRAME WALL AS NECESSARY FOR THE INSTALLATION OF NEW WINDOW AND/OR DOOR. SEE FLOOR PLAN FOR NEW HEADER ABOVE NEW OPENING.
- REMOVE EXISTING WOOD FRAME PORCH, RAILING AND STAIRS.
- REMOVE EXISTING ROOF FRAMING AND ROOFING IN THIS AREA TO ALLOW FOR CONSTRUCTION OF NEW STAIRWELL.
- REMOVE FIRST FLOOR FRAMING AND SHEATHING AS NECESSARY FOR CONSTRUCTION OF NEW STAIRWELL.
- SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITION DEMOLITION / REMOVAL.

HAZARDOUS MATERIALS

THE OWNER SHALL BE RESPONSIBLE FOR HAVING ALL EXISTING BUILDING MATERIALS AND THE EXISTING ROOF MATERIALS TESTED FOR HAZARDOUS MATERIALS AND ASBESTOS CONTAINING MATERIALS (ACM). TESTING SHALL BE PERFORMED BY AN INDEPENDENT CONSULTANT QUALIFIED TO PERFORM TESTING. A REPORT WITH TEST RESULTS SHALL BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION, THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS, AND THE ARCHITECT OF RECORD.

IF HAZARDOUS MATERIALS OR ACM'S ARE FOUND TO BE EXISTING PRIOR TO PERFORMING DEMOLITION THE OWNER SHALL HIRE AN INDEPENDENT CERTIFIED ABATEMENT CONSULTING COMPANY TO PROVIDE A PROPER ABATEMENT AND MITIGATION PROCEDURE SPECIFICATION. THE CONTRACTOR SHALL HIRE A LICENSED ABATEMENT COMPANY FOR PROPER ABATEMENT OF ALL ASBESTOS CONTAINING MATERIALS IN ACCORDANCE WITH THE ABATEMENT SPECIFICATIONS AND PROCEDURES, AND ALL LOCAL, STATE AND FEDERAL GUIDELINES. THE ABATEMENT CONTRACTOR SHALL SUBMIT PROOF OF A CURRENT, VALID LICENSE ISSUED BY NEW YORK STATE DEPARTMENT OF LABOR PURSUANT TO THE AUTHORITY VESTED IN THE COMMISSIONER BY SECTION 906 OF THE LABOR LAWS, AND THAT THE EMPLOYEES PERFORMING ASBESTOS RELATED WORK ON THIS PROJECT ARE CERTIFIED BY THE STATE OF NEW YORK AS REQUIRED IN PART 56 OF TITLE 12 OF THE OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK LATEST EDITION.

THE ABATEMENT CONTRACTOR SHALL PROVIDE CODE ENFORCEMENT OFFICIAL WITH TEST RESULTS AND/OR DOCUMENTATION OF COMPLIANCE AND/OR PROPER ABATEMENT.

LEGEND:

- EXISTING FRAME AND/OR MASONRY WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS & STUD WALLS
- NEW FOUNDATION WALLS

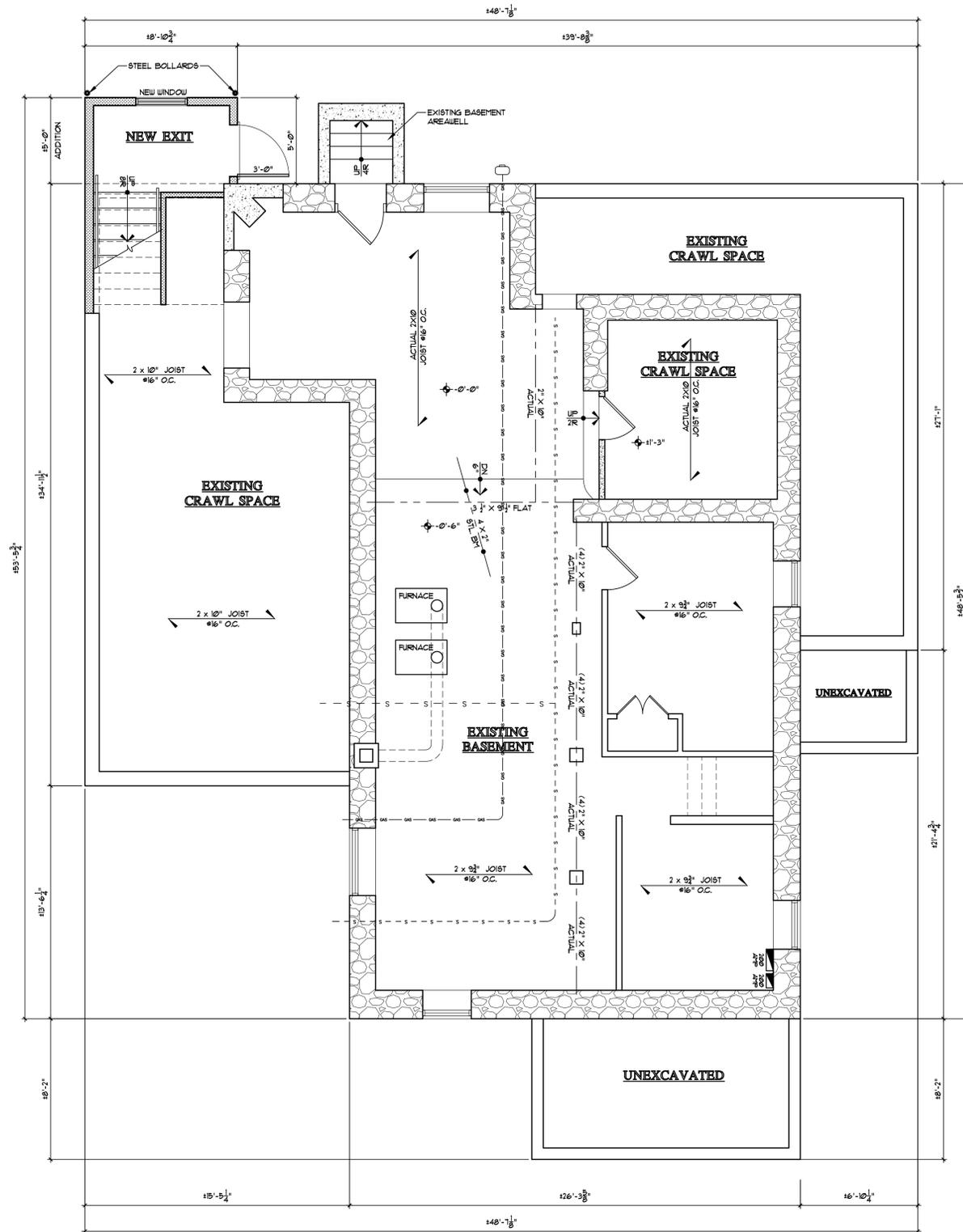
ALTERATIONS FOR NEW DAYHAB FACILITY FOR:
VENTURE TOGETHER INC.
 119 FRANKLIN AVENUE PEARL RIVER, NEW YORK

DEMO/REMOVALS FLOOR PLANS & NOTES

CIRILLO ARCHITECTS, P.C.
 SIX COURTLAND STREET
 MIDDLETOWN, N.Y. 10940
 PHONE 845-344-1800
 FAX NO. 845-344-4451
 E-MAIL pcirillo@cirilloarchitectspc.com



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PROPOSED BASEMENT PLAN

1/4" = 1'-0"

LEGEND:

	EXISTING FRAME AND/OR MASONRY WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS & STUD WALLS
	NEW FOUNDATION WALLS

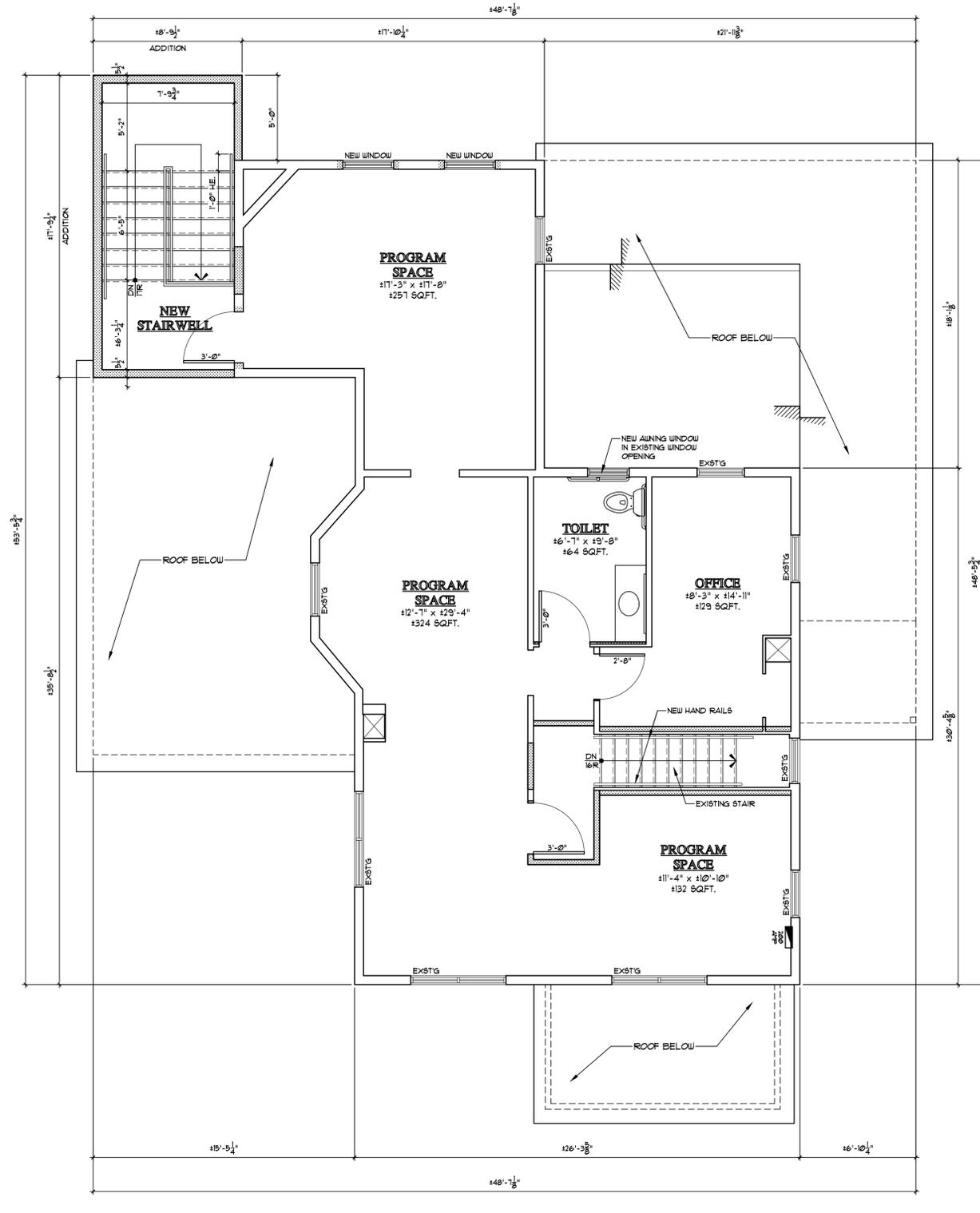
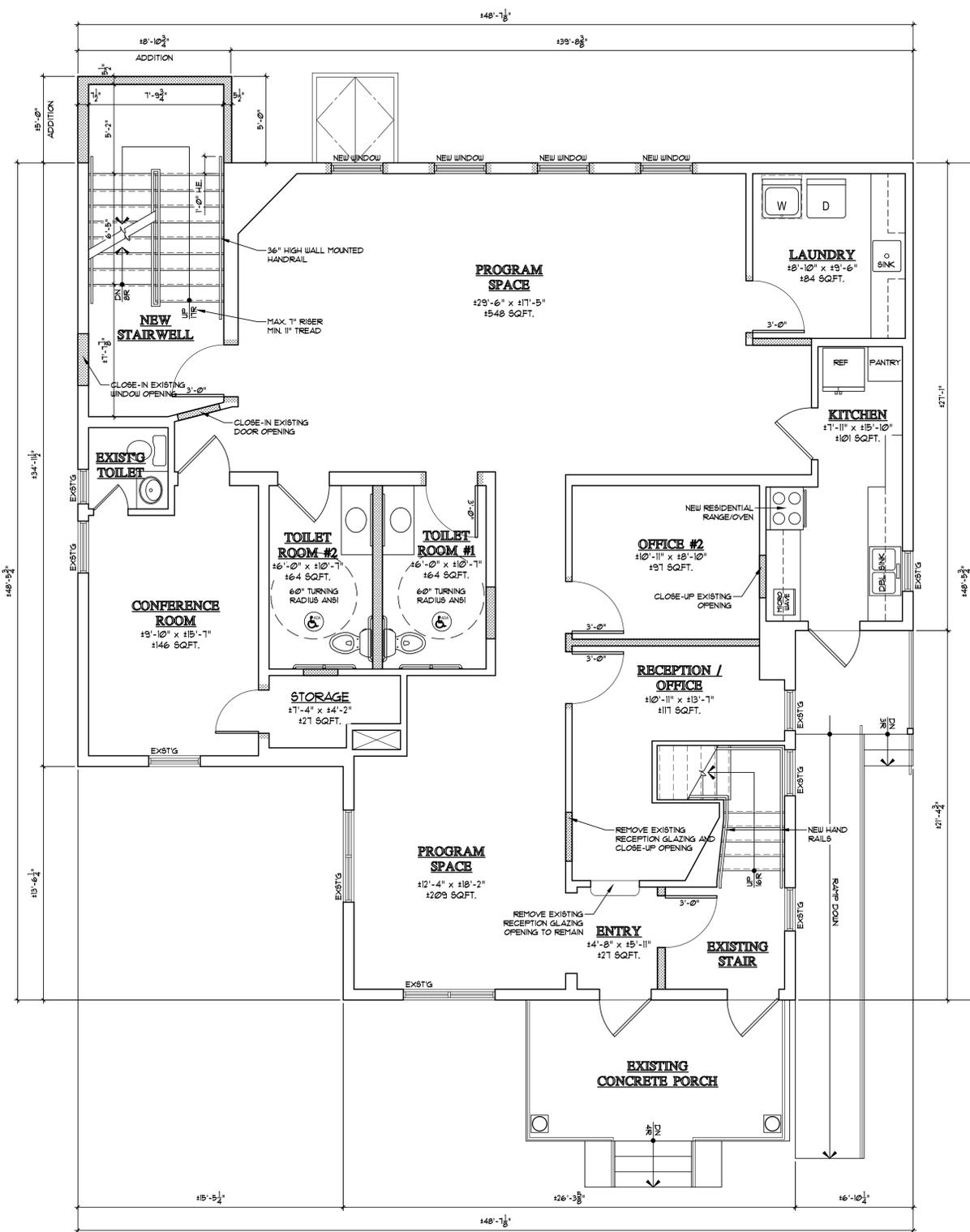
ALTERATIONS FOR NEW DAYHAB FACILITY FOR:
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 119 FRANKLIN AVENUE PEARL RIVER, NEW YORK

PROPOSED BASEMENT FLOOR PLAN

CIRILLO ARCHITECTS, P.C.
 SIX COURTLAND STREET
 MIDDLETOWN, N.Y. 10940
 PHONE 845-344-1800
 FAX NO. 845-344-4451
 E-MAIL pcirillo@cirilloarchitectspc.com



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PROPOSED MAIN FLOOR PLAN (2,045 GROSS S.F.) ("B" OCCUPANCY)

PROPOSED UPPER FLOOR PLAN (1,224 GROSS S.F.) ("B" OCCUPANCY)

1/4" = 1'-0"

1/4" = 1'-0"

LEGEND:

	EXISTING FRAME AND/OR MASONRY WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS & STUD WALLS
	NEW FOUNDATION WALLS

ALTERATIONS FOR NEW DAYHAB FACILITY FOR:
VENTURE TOGETHER INC.
 119 FRANKLIN AVENUE PEARL RIVER, NEW YORK

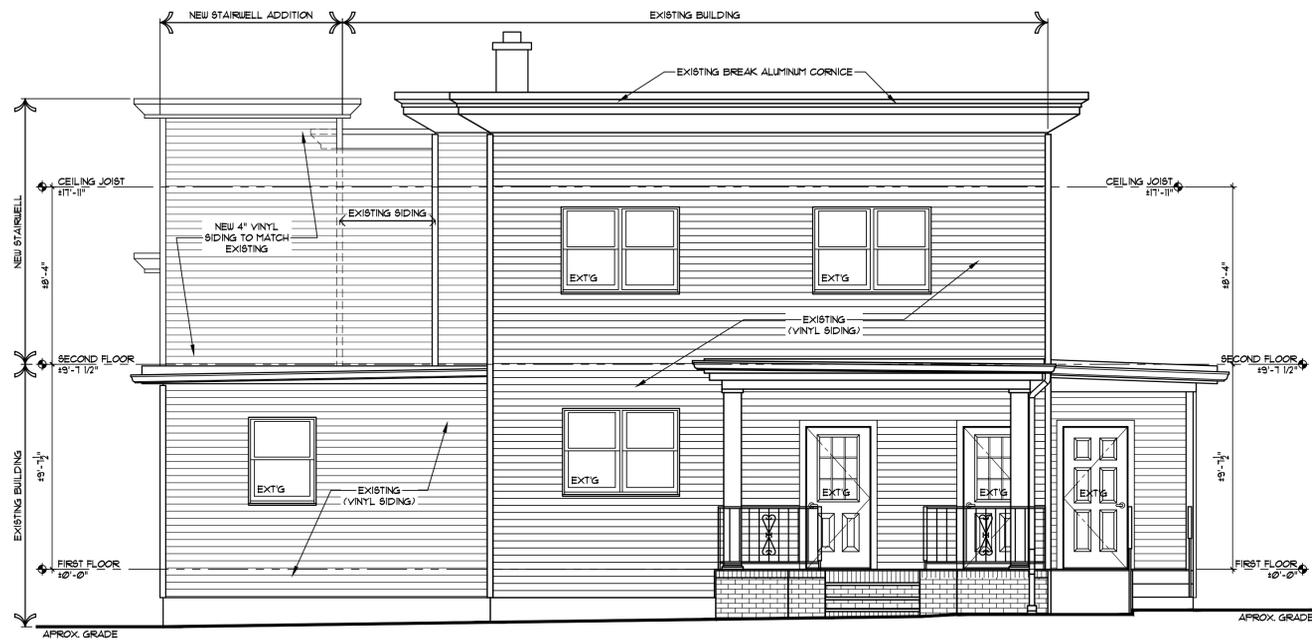
PROPOSED FLOOR PLANS

CIRILLO ARCHITECTS, P.C.
 SIX COURTLAND STREET
 MIDDLETOWN, N.Y. 10940
 PHONE 845-344-1800
 FAX NO. 845-344-4451
 E-MAIL pcirillo@cirilloarchitectspc.com



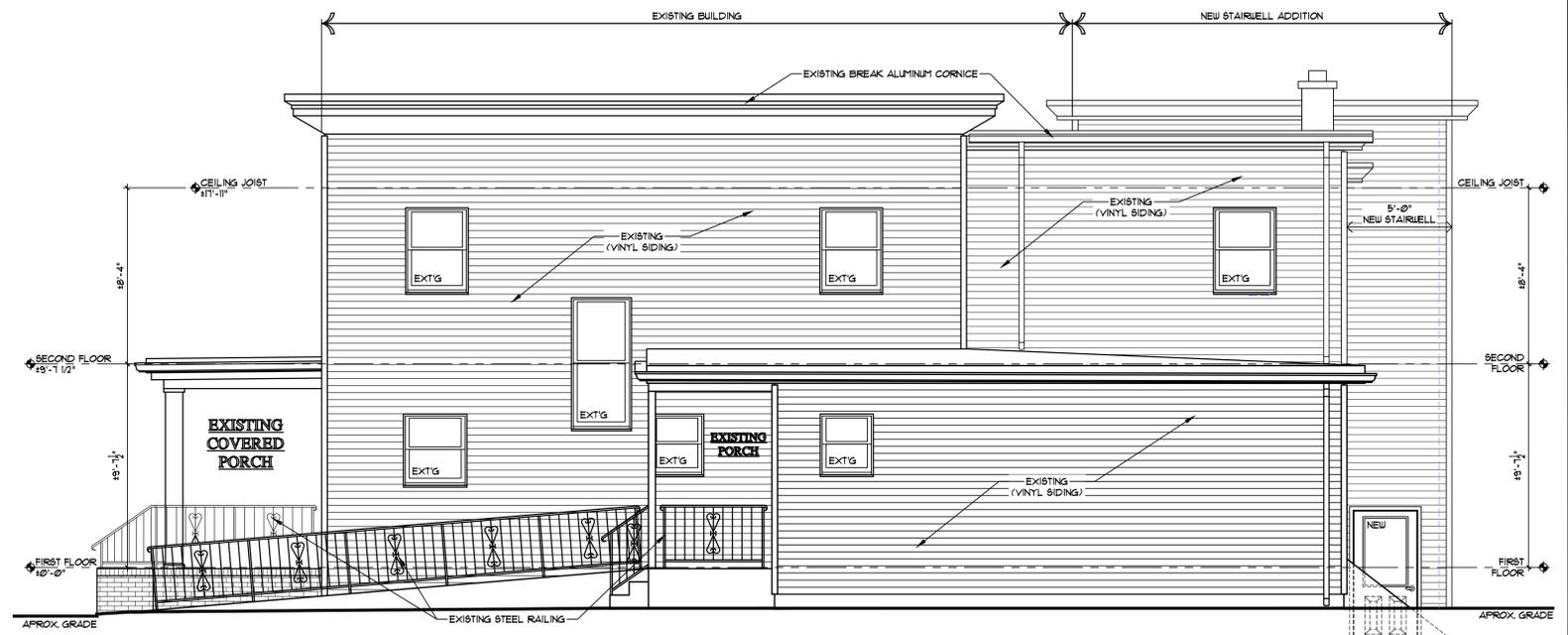
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PROJ. No. 07124	A-2
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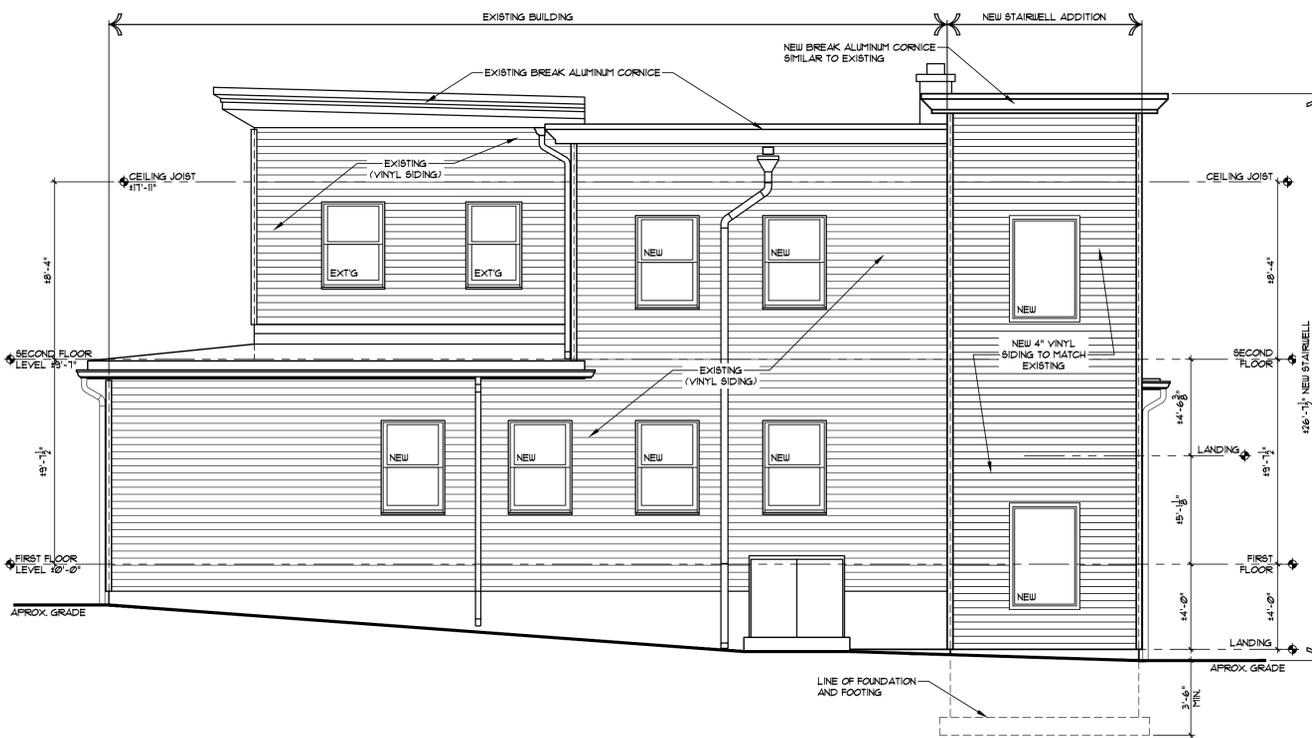
FRONT ELEVATION (SOUTH)

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



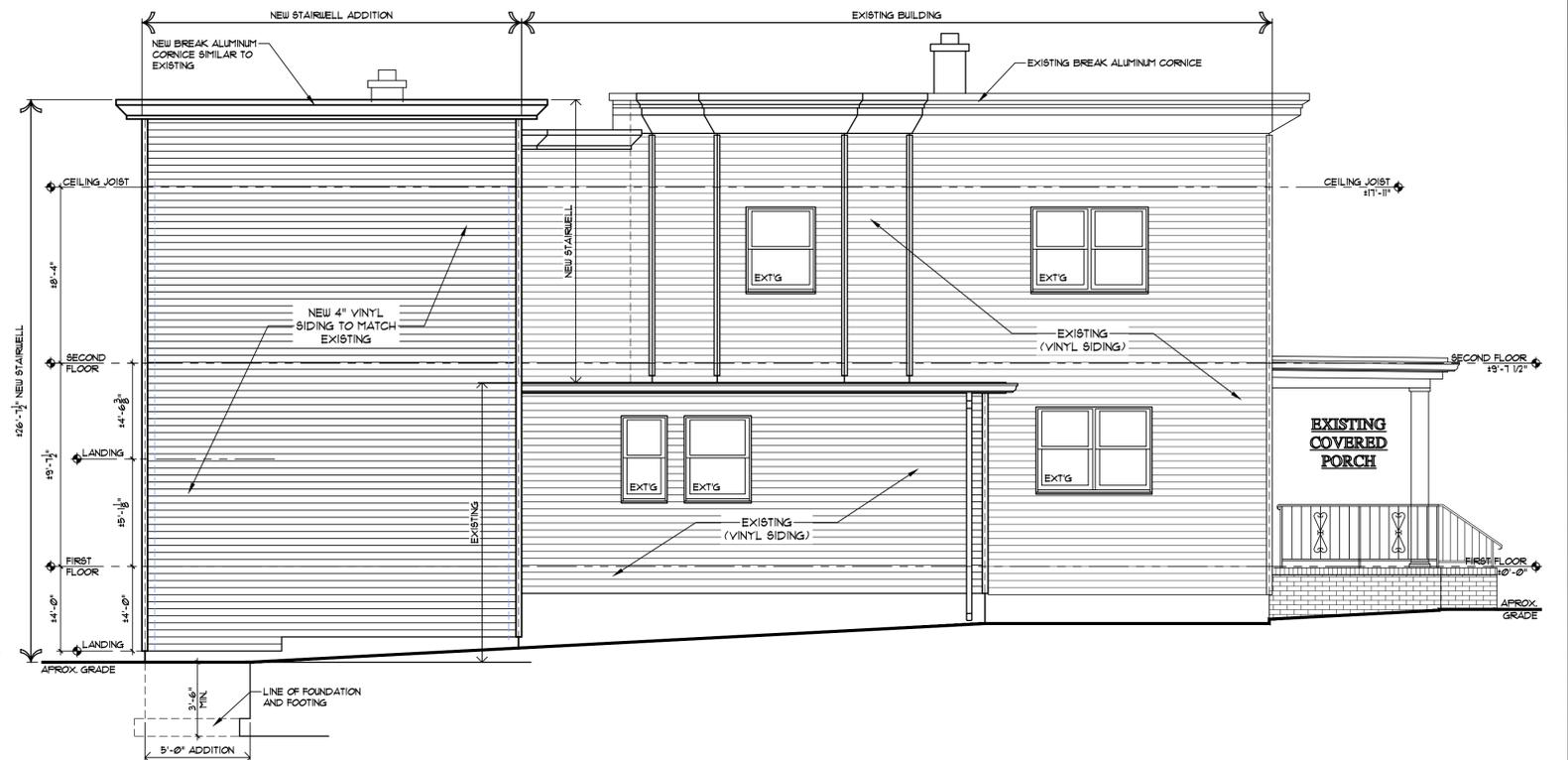
RIGHT SIDE ELEVATION (EAST)

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



REAR ELEVATION (NORTH)

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



LEFT SIDE ELEVATION (WEST)

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

LEGEND:

	EXISTING FRAME AND/OR MASONRY WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS STUD WALLS
	NEW FOUNDATION WALLS

ALTERATIONS FOR NEW DAYHAB FACILITY FOR:
VENTURE TOGETHER INC.
 119 FRANKLIN AVENUE PEARL RIVER, NEW YORK

PROPOSED EXTERIOR ELEVATIONS

CIRILLO ARCHITECTS, P.C.
 SIX COURTLAND STREET
 MIDDLETOWN, N.Y. 10940
 PHONE 845-344-1800
 FAX NO. 845-344-4451
 E-MAIL pcirillo@cirilloarchitectspc.com

PROJECT NORTH

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