

105 ZICHA ROAD  
INDUSTRIAL/WAREHOUSE  
SCHOHARIE, NEW YORK



**Building Delivery: 2Q of 2023**  
40,000± SF

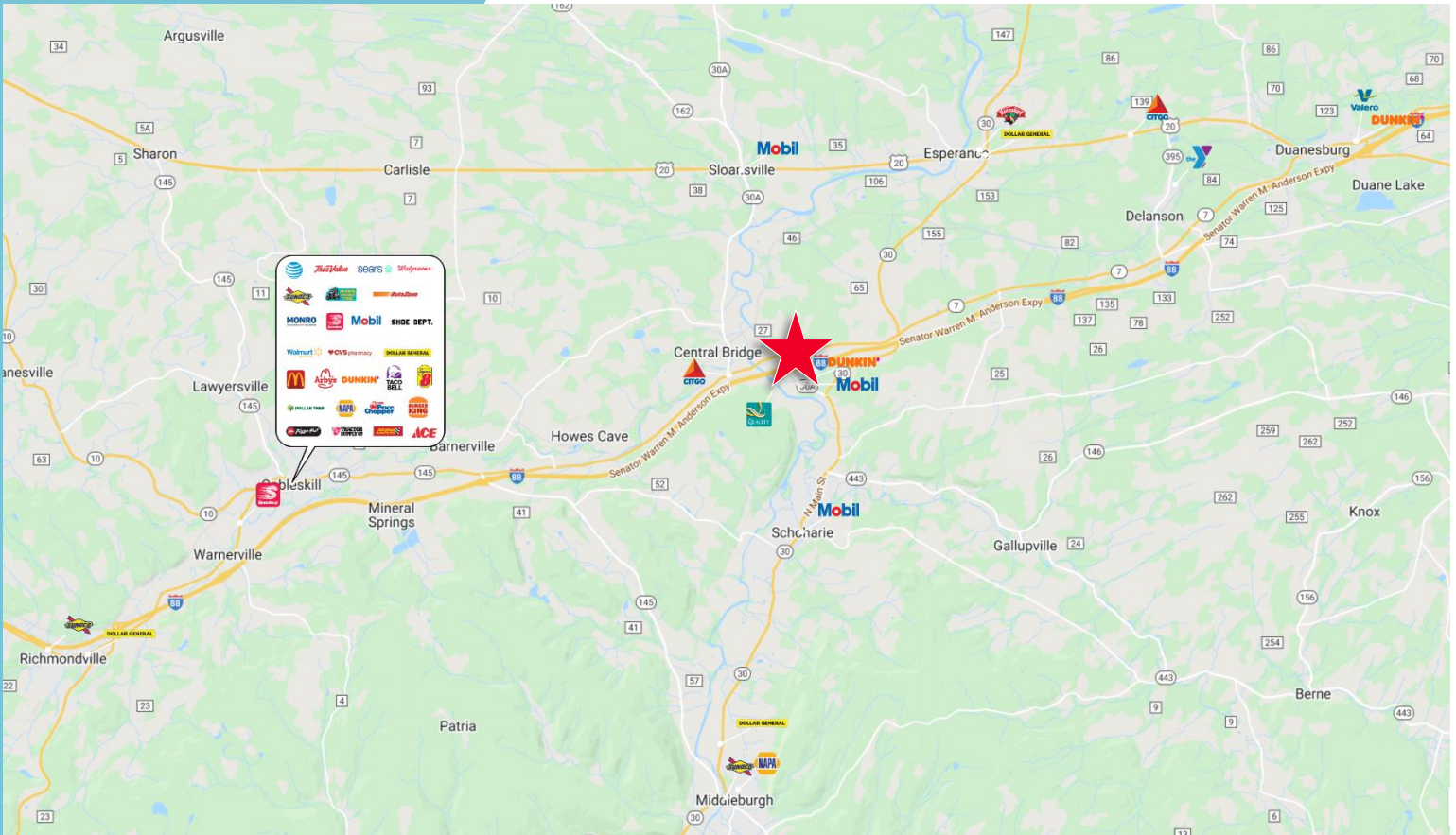
# PROPOSED DESIGN



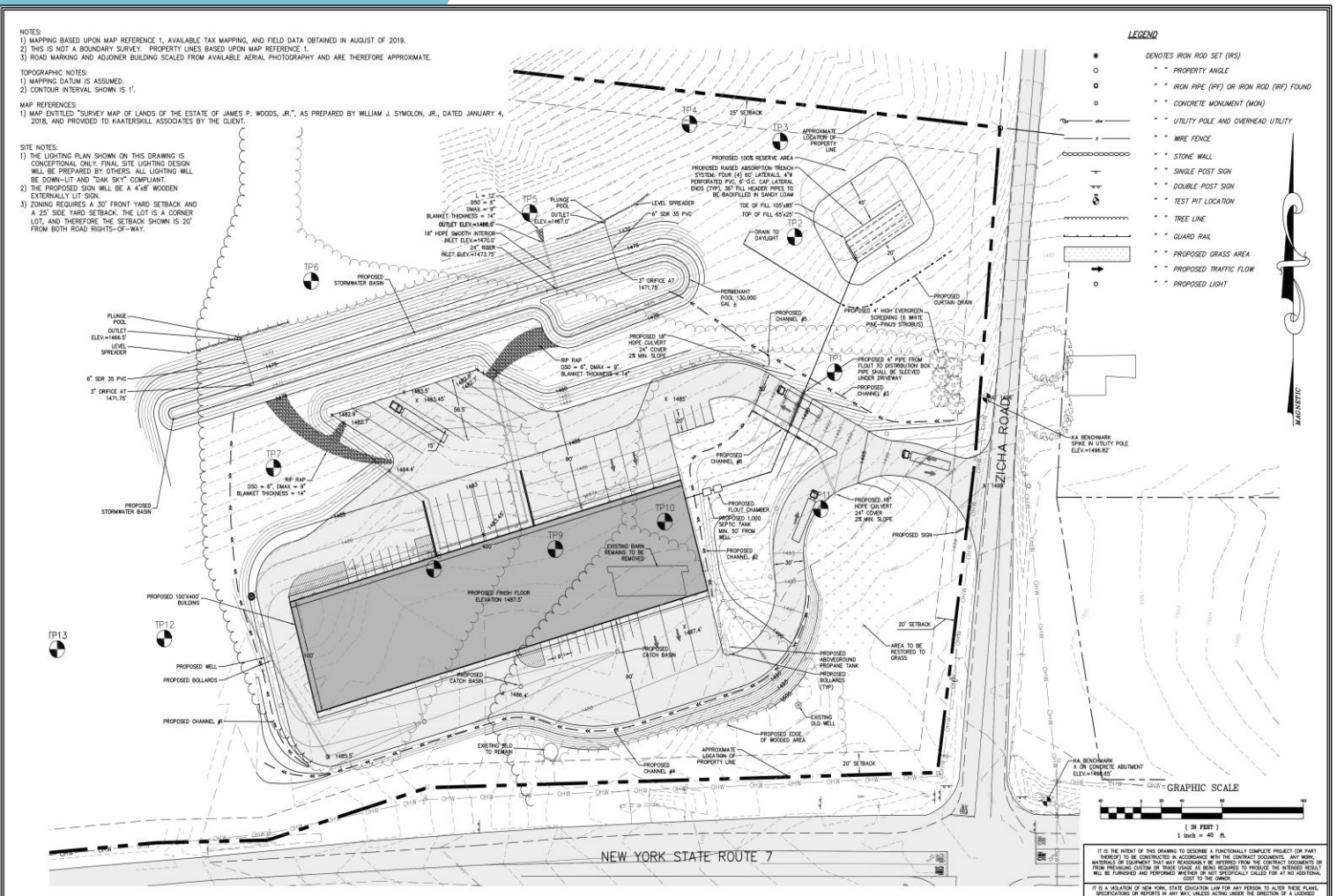
## BUILDING DETAILS

- 40,000± SF Total
- Delivering 2Q of 2023
- 35' Clear Height
- 8 Dock Doors
- 9.42± Acres (An additional 56.57± acres also available if needed)
- Parcel ID #: Portion of 48.-4-2.1

# LOCATION MAP



# SITE PLAN



**KAATERSKILL ASSOCIATES**  
 SURVEYORS-ARCHITECTS-ENGINEERS-LANDSCAPE ARCHITECTS-CONSTRUCTION MANAGERS  
 CAIRO, NY (518) 622-9667 WWW.KEAENG.COM

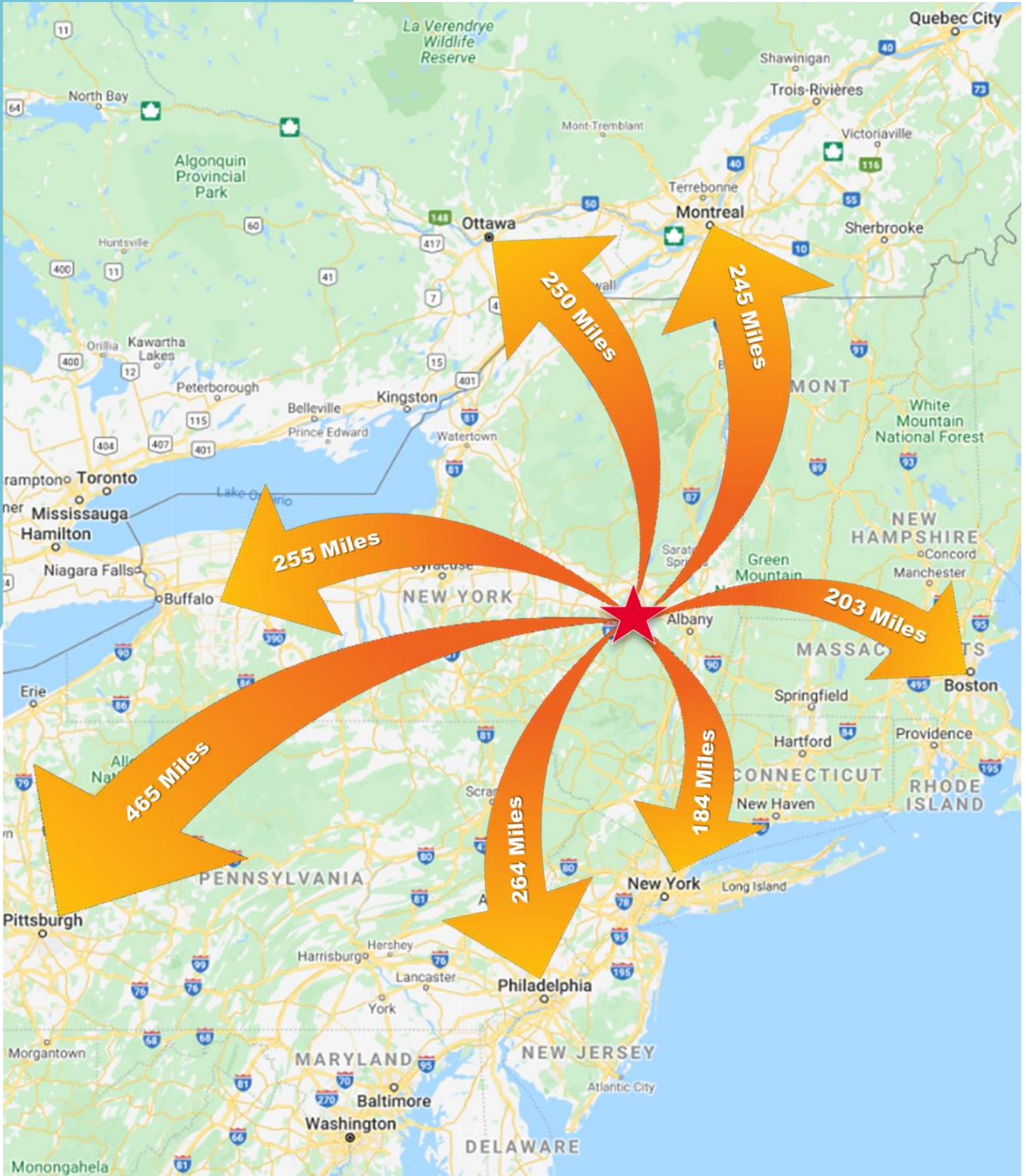
REV.	DATE	DESCRIPTION	APP.
3	05/02/22	GENERAL PARKING AND GRADING	SMD
4	07/15/22	GENERAL REVISIONS	SMD
3	07/22/22	AMENDED SITE PLAN	SMD
2	07/29/22	CHANGE IN BUILDING LENGTH	DOE
1	02/16/21	SITE RESERVE AREA ADDED	DOE
		DESCRIPTION	APP.

**SITE PLAN**  
 FOR  
**AMERICAN RECYCLING MANAGEMENT LLC**  
 PROPOSED MIXED USE COMMERCIAL SPACE  
 NYS ROUTE 7 & ZICHA ROAD  
 SCHENECTADY COUNTY, NY

PROJECT: 267519  
 DATE: 10/19/19  
 SCALE: AS NOTED  
 DRAWN BY: RAP  
 DESIGNED BY: DOE  
 CHECKED BY: DOE  
 FILE: 267519 PSDWG

DRAWING: **SP-4**  
 SHEET 4 OF 10

# DISTRIBUTION MAP



# FLOOR & ELEVATION PLANS

## OPTION #1: 100' x 400' x 35' EAVE HEIGHT

PRELIMINARY DRAWING / SUBMITTAL REVIEW

APPROVED  APPROVED WITH CHANGES NOTED

REUSE AND RESUBMIT  REJECTED

CONCEPTUAL DRAWINGS WERE REVIEWED FOR GENERAL CONFORMANCE TO ISSUED FLOOR PLAN LAYOUT, BUILDING ELEVATIONS AND CROSS-SECTION.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**MACH CON**

202 North Colman Road  
Catskill, New York 11720  
Office: 631-291-8456  
Email: machcorp@gmail.com

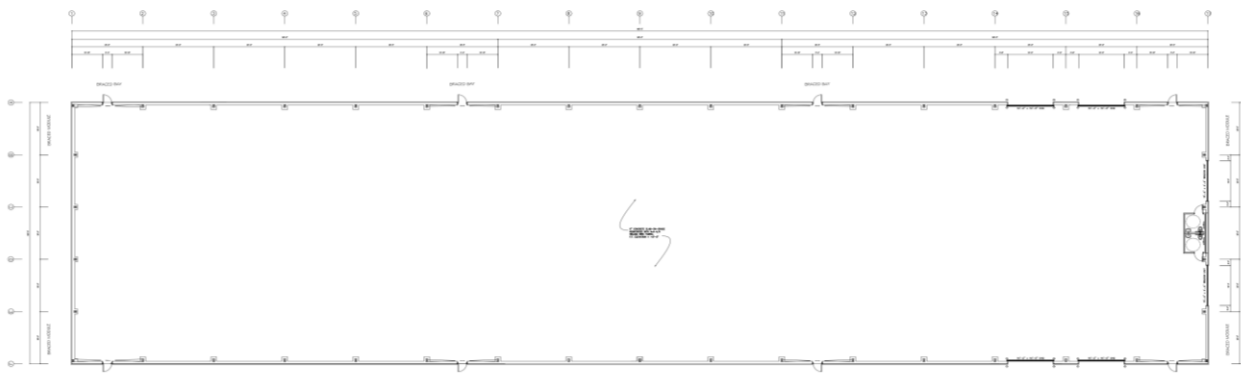
REV. 7 - 7/22/22
REV. 6 - 6/20/22
REV. 5 - 4/14/22
REV. 4 - 3/30/22
REV. 3 - 2/20/22
REV. 2 - 2/18/22
REV. 1 - 2/8/22

FLOOR PLAN

PROPOSED 100' x 400' x 30'  
INDUSTRIAL BUILDING  
FOR  
AMERICAN RECYCLING

105 Zicha Road  
Hones Cove, New York 12092

6/8/22	A-1
db:SR	of 3



FLOOR PLAN

Ch... 6/8/22

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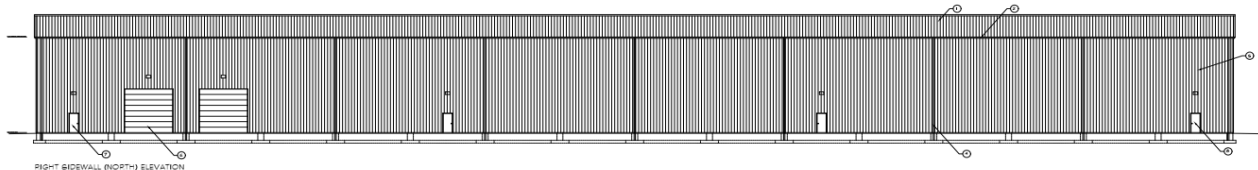
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ELEVATIONS

PROPOSED 100' x 400' x 30'  
INDUSTRIAL BUILDING  
FOR  
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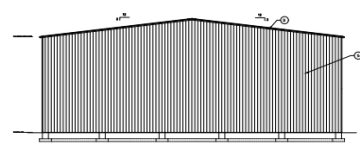
105 Zicha Road  
Hones Cove, New York 12092

2/8/22	A-2
db:SR	of 3

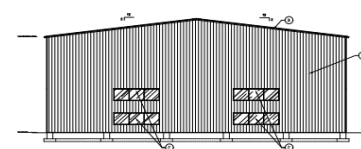


RIGHT SIDEWALL (NORTH) ELEVATION

- MATERIAL SCHEDULE:
- 1 - WALLS: 12" CMU WITH 1/2" POLYSTYRENE INSULATION AND STAINLESS STEEL ROOF BRACKETS WITH REINFORCED CONCRETE SLABS AND STAINLESS STEEL ROOF PANELS.
  - 2 - UP SLOTTED METAL BRACKETS: 200x100x10.
  - 3 - UP SLOTTED METAL BRACKETS: 200x100x10.
  - 4 - UP DOWN SLOTTED METAL BRACKETS: 200x100x10.
  - 5 - WALLS: 12" CMU WITH 1/2" POLYSTYRENE INSULATION AND STAINLESS STEEL ROOF BRACKETS WITH REINFORCED CONCRETE SLABS AND STAINLESS STEEL ROOF PANELS.
  - 6 - 12" x 12" x 1/2" VERTICAL UP SLOTTED METAL BRACKETS WITH REINFORCED CONCRETE SLABS AND STAINLESS STEEL ROOF PANELS.



REAR ENDWALL (WEST) ELEVATION



FRONT ENDWALL (EAST) ELEVATION

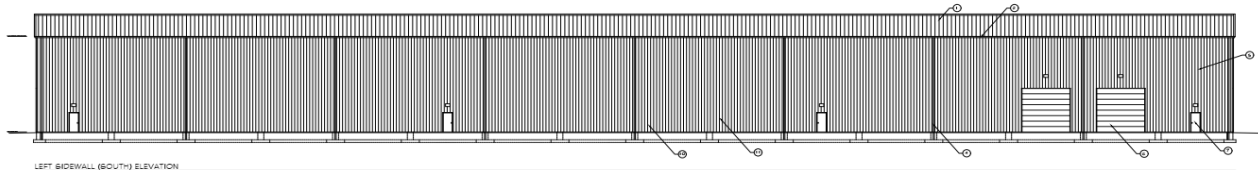
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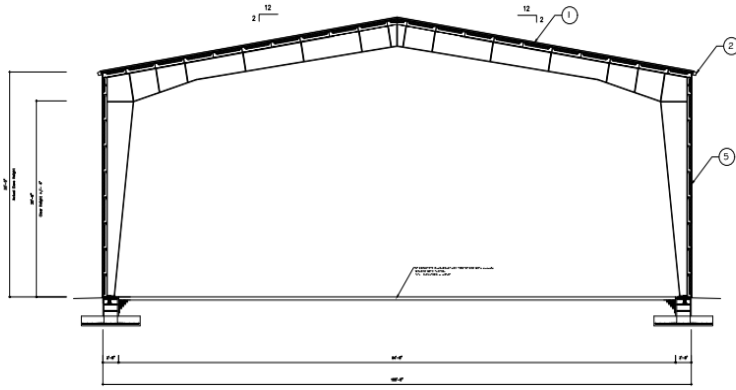


LEFT SIDEWALL (SOUTH) ELEVATION

Ch... 6/8/22

# BUILDING DESIGN PLAN

## OPTION #1: 100' x 400' x 35' EAVE HEIGHT



SECTION 'A-A' - CROSS SECTION AT MAIN FRAMES 2 THRU 16

### DESIGN CRITERIA:

GOVERNING CODE: IBC 18  
 BUILDING RISK CATEGORY: II - NORMAL  
 OCCUPANCY CLASSIFICATION: F-1  
 ZIP CODE: 12092

### DEAD & COLLATERAL LOADS:

- DEAD LOAD: TBD BY VP
- COLLATERAL LOAD: 3.00 PSF
- ROOF LIVE LOAD: 20.00 PSF

### SNOW LOAD:

- GROUND SNOW LOAD,  $P_g$ : 50.00 PSF
- DESIGN ROOF SNOW LOAD,  $P_f$ : 35.00 PSF
- MINIMUM UNIFORM SNOW LOAD: 35.00 PSF
- SNOW EXPOSURE FACTOR,  $C_e$ : 1.00
- THERMAL FACTOR,  $C_t$ : 1.00
- ROOF SLOPE FACTOR,  $C_s$ : 1.00
- SNOW IMPORTANCE,  $I_s$ : 1.00

### WIND LOADS:

- VELOCITY,  $V$ : 117
- WIND EXPOSURE: C
- ENCLOSURE TYPE: CLOSED
- IMPORTANCE,  $I_w$ : 1.00

### SEISMIC LOADS:

- ZIP CODE: 12092
- RISK CATEGORY II
- SEISMIC IMPORTANCE,  $I_E$ : 1.00
- SEISMIC DESIGN CATEGORY: B
- SOIL SITE CLASS: D
- SEISMIC RESPONSE COEFF.,  $S_B$ : 0.215
- SEISMIC RESPONSE COEFF.,  $S_1$ : 0.061
- SPECTRAL ACCELERATION VALUE,  $S_{MS}$ : 0.344

REV. 7 - 7/22/22
REV. 6 - 6/20/22
REV. 5 - 4/14/22
REV. 4 - 3/8/22
REV. 3 - 2/20/22
REV. 2 - 2/18/22
REV. 1 - 2/8/22

### SECTION & DESIGN CRITERIA

PROPOSED 100' x 400' x 35'  
 INDUSTRIAL BUILDING  
 FOR  
 AMERICAN RECYCLING

105 Zilcha Road  
 Howes Cove, New York 12092

A-3	
2/8/22	
db:SR	of 3

**PRELIMINARY DRAWING / SUBMITTAL REVIEW**

APPROVED     APPROVED WITH CHANGES NOTED

REVISIONS AND RESUBMIT     REWORKED

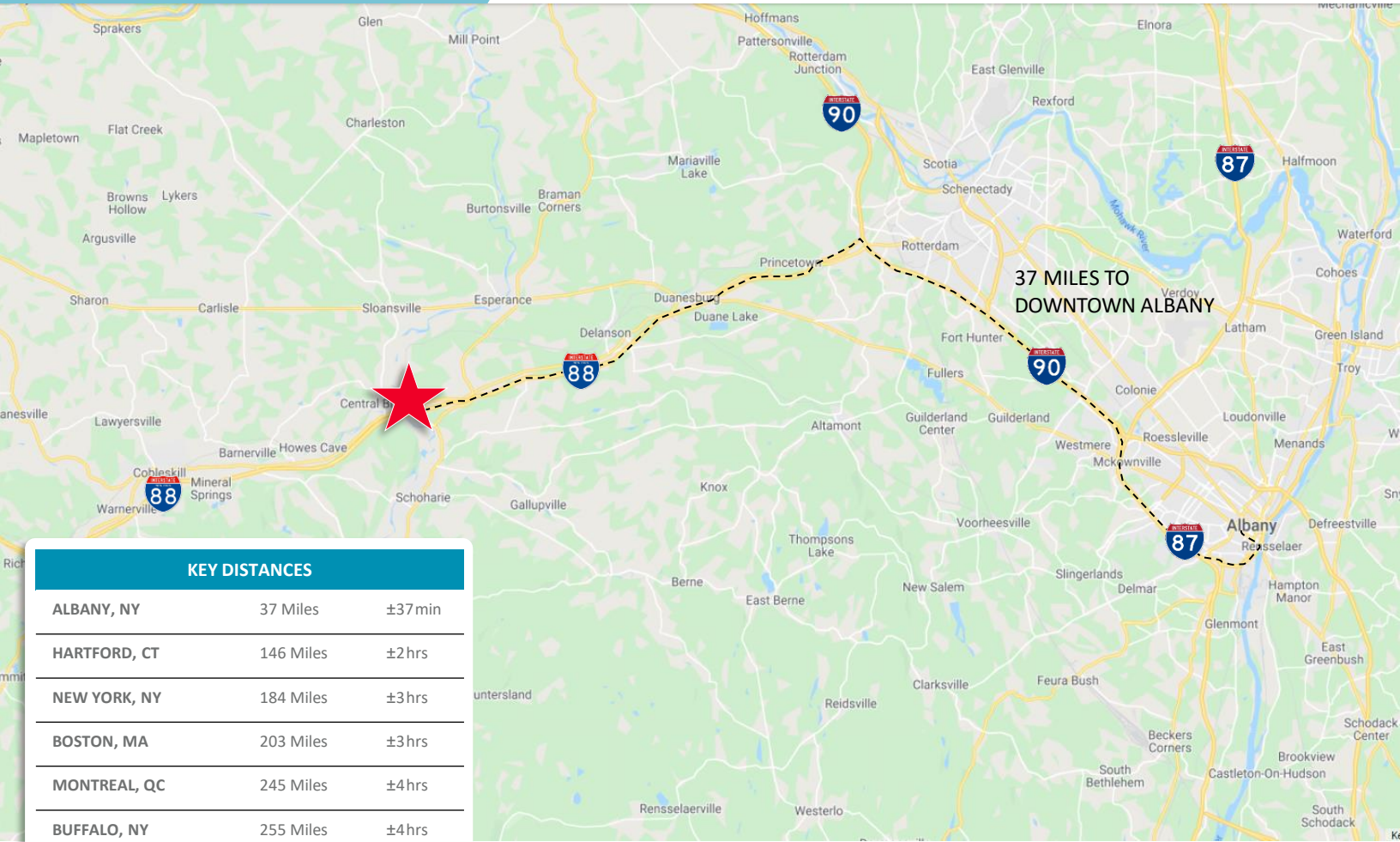
**CONCEPTUAL DRAWINGS WERE REVIEWED FOR GENERAL CONFORMANCE TO DETERMINE FLOOR PLAN LAYOUT, BUILDING ELEVATIONS AND CROSS-SECTION.**

BY: *ch. di.*    DATE: 8/1/2022    DBS

**MATERIAL SCHEDULE**

1. W/ROOF FR. JOIN. INSULATION: 2" G.I. STANDING SEAM ROOF SYSTEM w/ RECYCLED BLANKET INSULATION AND STANDING SEAM: 16" GALV. STEEL
2. VP: SILLER WITH STANDING SEAM: 16" GALV. STEEL
3. VP: DOWNROOF WITH STANDING SEAM: 16" GALV. STEEL
4. VP: DOWNROOF WITH STANDING SEAM: 16" GALV. STEEL
5. W/ROOF FR. JOIN. CEILING PANEL: RECYCLED W/ WALL SYSTEM w/ RECYCLED BLANKET INSULATION AND STANDING SEAM: 16" GALV. STEEL
6. W/ROOF FR. JOIN. CEILING PANEL: RECYCLED W/ WALL SYSTEM w/ RECYCLED BLANKET INSULATION AND STANDING SEAM: 16" GALV. STEEL
7. W/ROOF FR. JOIN. CEILING PANEL: RECYCLED W/ WALL SYSTEM w/ RECYCLED BLANKET INSULATION AND STANDING SEAM: 16" GALV. STEEL
8. W/ROOF FR. JOIN. CEILING PANEL: RECYCLED W/ WALL SYSTEM w/ RECYCLED BLANKET INSULATION AND STANDING SEAM: 16" GALV. STEEL

# LOCATION



## KEY DISTANCES

ALBANY, NY	37 Miles	±37 min
HARTFORD, CT	146 Miles	±2 hrs
NEW YORK, NY	184 Miles	±3 hrs
BOSTON, MA	203 Miles	±3 hrs
MONTREAL, QC	245 Miles	±4 hrs
BUFFALO, NY	255 Miles	±4 hrs
PHILADELPHIA, PA	264 Miles	±4 hrs
PITTSBURGH, PA	465 Miles	±7 hrs

## CONTACT



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 jdamore@pyramidbrokerage.com



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 +1 518 466 8656 (mobile)  
 jskaarup@pyramidbrokerage.com

## CONVENIENT LOCATION

- Conveniently located directly off Exit 23 of I-88 and 18 miles to the NYS Thruway (I-90)
- Ideal location for servicing the Capital Region with convenient access to all major highways to reach all of Upstate, NY
- Growth area with incentive packages available
- Highly visible Route 7 location with signage opportunities



**CUSHMAN & WAKEFIELD**



**Pyramid Brokerage Company**

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