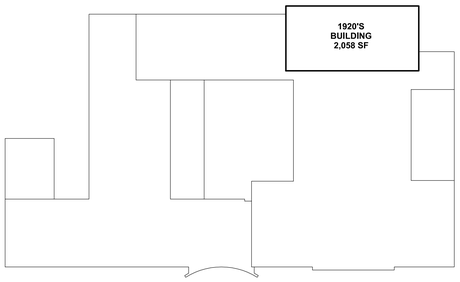
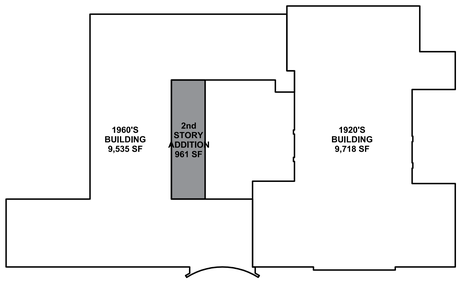
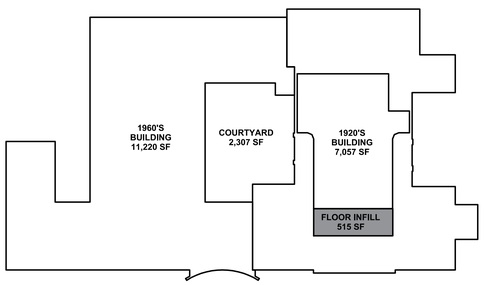


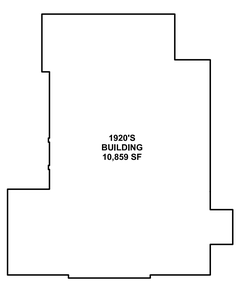
THIRD FLOOR



SECOND FLOOR



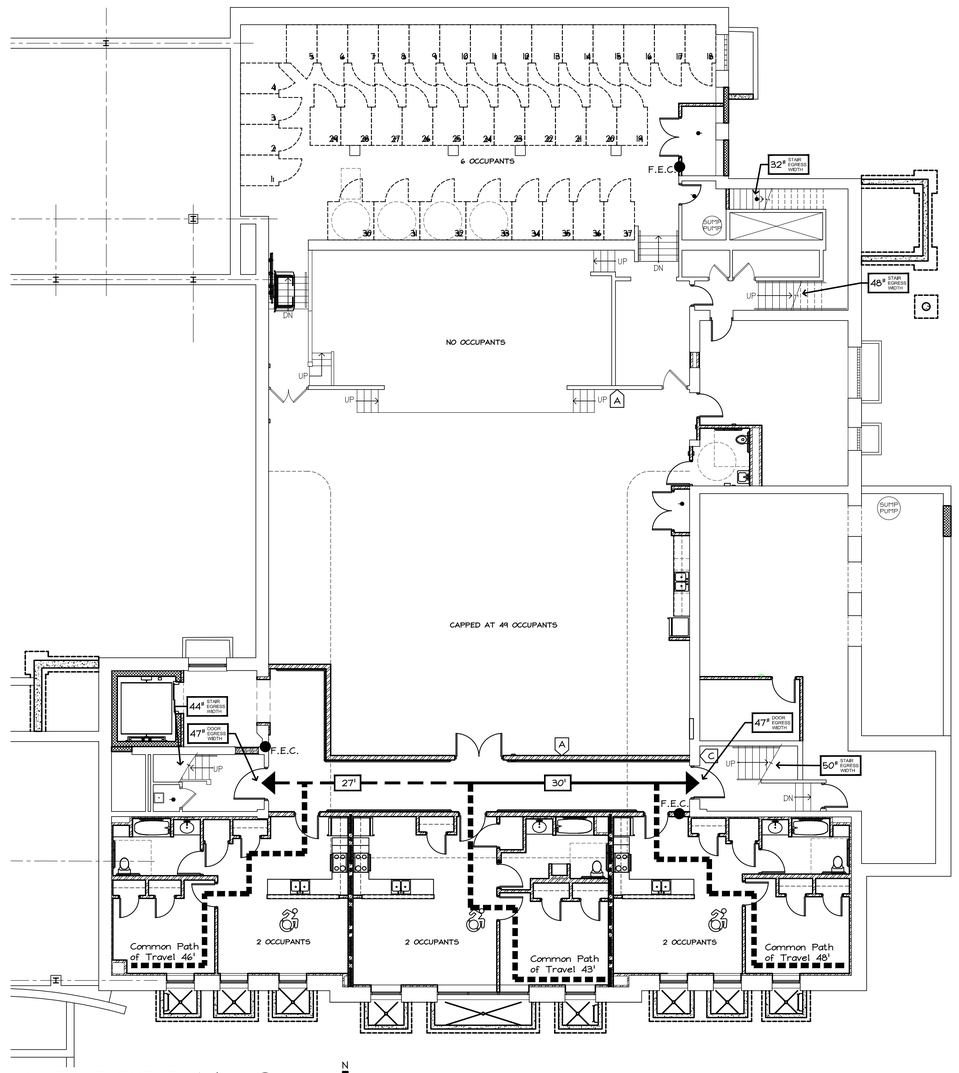
FIRST FLOOR



LOWER FLOOR

KEY PLANS (2)

SCALE 1" = 30'-0"



LOWER FLOOR PLAN (1)

SCALE 1/8" = 1'-0"

LIFE SAFETY | BUILDING CODE SUMMARY

APPLICABLE CODES:
1. 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS).
2. 2020 BUILDING CODE OF NEW YORK STATE (BCNYS).
3. ADA - ICC/ANSI A117.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

BUILDING AREA CALCULATION:

	GROSS AREA
LOWER FLOOR	10,859 sf
FIRST FLOOR	18,277 sf + 515 sf FLOOR INFILL
SECOND FLOOR	19,253 sf + 961 sf ADDITION
THIRD FLOOR	2,058 sf
TOTAL GROSS AREA	**51,923 sf**

BUILDING OCCUPANCY:	**R2**
GYMNASIUM OCCUPANCY:	ACCESSORY TO R2 (limited to 49 people)
CONSTRUCTION TYPE:	**II B**
AUTOMATIC SPRINKLER SYSTEM per 903.1.1 (NFPA13)	PROVIDED
BUILDING AREA ALLOWED:	48,000 sf per floor
LARGEST ACTUAL FLOOR AREA:	20,214 sf
BUILDING HEIGHT ALLOWED:	75 feet
ACTUAL BUILDING HEIGHT:	40 feet
BUILDING STORIES ALLOWED:	5
ACTUAL STORIES:	3
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE:	250 feet for R2
ALLOWABLE COMMON PATH OF TRAVEL:	125 feet for R2

FIRE RATINGS

STRUCTURAL FRAME:	no rating required
BEARING WALLS:	no rating required
FLOOR CONSTRUCTION:	no rating required
ROOF CONSTRUCTION:	no rating required
EXISTING	
STAIR/ELEVATOR WALLS:	no rating required per EBCNYS 1204.10
CORRIDOR WALLS:	no rating required per EBCNYS 1204.10
NEW	
STAIR/ELEVATOR WALLS:	1-hour
CORRIDOR WALLS:	20 minute sprinklered
SEPARATION BETWEEN OCCUPANCIES OR TENANTS:	1-hour

LOWER FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

GYMNASIUM AND STAGE, 15 sf per occupant = 219 OCCUPANTS, but capped by building management to 49 OCCUPANTS

STORAGE AREA, 300 sf per occupant = 6 OCCUPANTS

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

61 OCCUPANTS x 0.3 = 18.3" E.W. REQUIRED = 171" E.W. PROVIDED

FIRST FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 31 OCCUPANTS

EGRESS WIDTH CALCULATION:

31 OCCUPANTS x 0.3 = 9.3" E.W. REQUIRED = 266" E.W. PROVIDED

SECOND FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 45 OCCUPANTS

EGRESS WIDTH CALCULATION:

45 OCCUPANTS x 0.3 = 13.5" E.W. REQUIRED = 266" E.W. PROVIDED

THIRD FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

6 OCCUPANTS x 0.3 = 1.8" E.W. REQUIRED = 44" E.W. PROVIDED

EXIT DIAGRAM SYMBOLS LEGEND

SYMBOL	MEANING
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE TO PRIMARY EXIT
	TRAVEL DISTANCE TO SECONDARY EXIT
	TRAVEL DIRECTION
XX'	TRAVEL DISTANCE FROM COMMON PATH OF TRAVEL
XX" STAIR EGRESS WIDTH	STAIR EGRESS WIDTH
XX" DOOR EGRESS WIDTH	DOOR EGRESS WIDTH
	2 HOUR FIRE RESISTANCE RATED CONSTRUCTION
	1 HOUR FIRE RESISTANCE RATED CONSTRUCTION
AoR	AREA OF REFUGE PER NYSBC 1007.6 WITH TWO-WAY COMMUNICATION PER NYSBC 1007.6.3. SEE ELECTR. DRAWINGS
F.E.C.	FIRE EXTINGUISHER (IN CABINET)

Code Required Signage

Item	Item Description
Type A	Maximum Occupancy
Type B	Stair
Type C	Floor Number
Type D	Area of Refuge/Instructions per NYSBC 1007.6.4
Type E	Access to Area of Refuge per NYSBC 1007.6.5
Type F	In Case of Fire
Type G	Truss Joist Identifier

A — INDICATES SIGN TYPE

ALL SIGNAGE TO BE MOUNTED AT THE LATCH SIDE OF THE DOOR OR ROOM ENTRANCE.

DESIGN OF INTERIOR SIGNAGE TO BE DETERMINED AT A LATER TIME.

STIEGLITZ SNYDER ARCHITECTURE

425 FRANKLIN STREET
BUFFALO, NEW YORK 14202
716.828.9166
www.stieglitzsnyder.com

CONSULTANTS

BUFFALO ENGINEERING, P.C.
M.E.P. ENGINEERS
4245 Union Road, Suite 204
Buffalo, NY 14225
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6333 Route 298, Suite 101
East Syracuse, NY 13057
315.552.9060

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STRUCTURAL ENGINEER
245 Kinsey Avenue
Kenmore, New York 14217
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REVISIONS

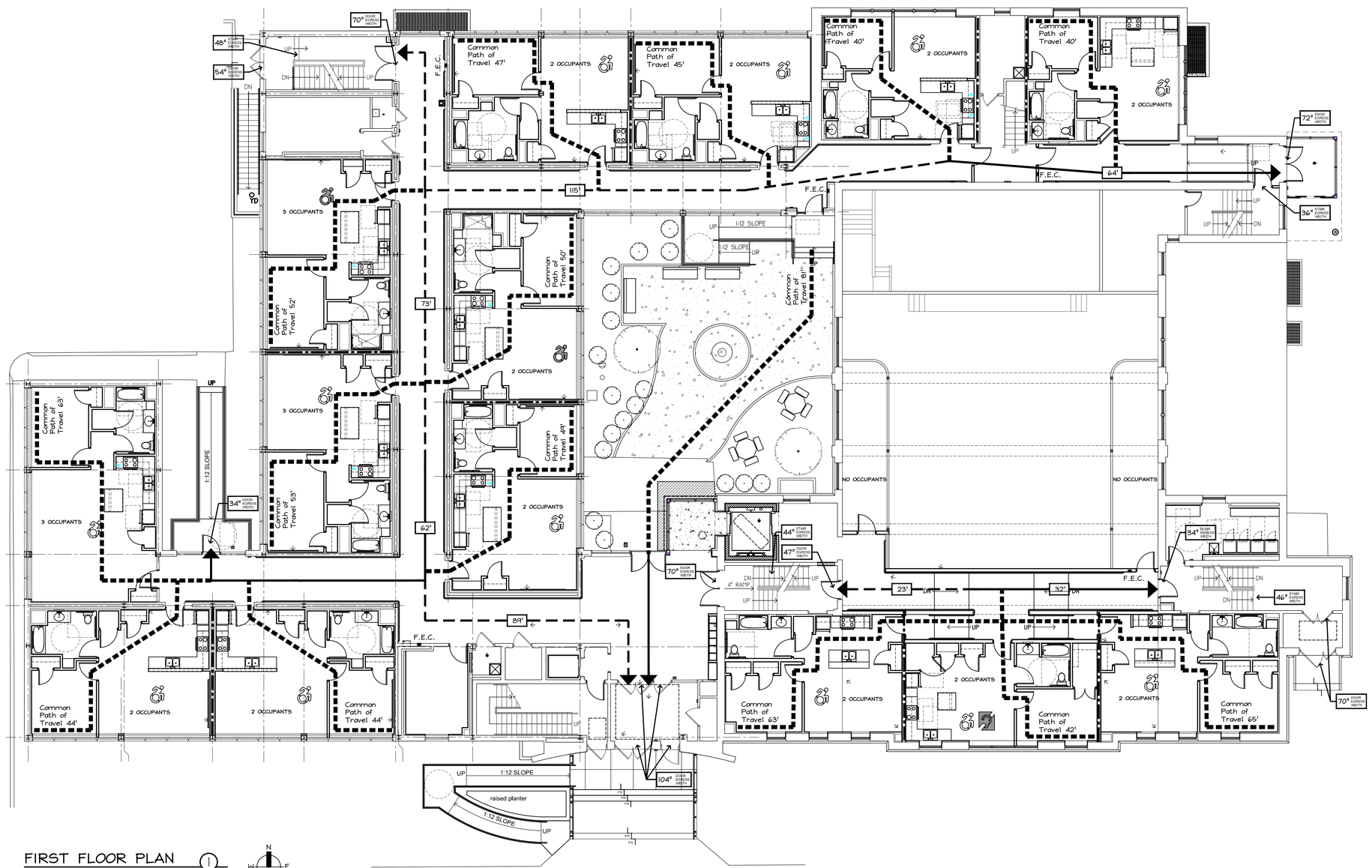
DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

LIFE SAFETY AND CODE ANALYSIS LOWER FLOOR

LS-101



FIRST FLOOR PLAN (1)

SCALE 1/8" = 1'-0"

LIFE SAFETY | BUILDING CODE SUMMARY

APPLICABLE CODES:
1. 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS).
2. 2020 BUILDING CODE OF NEW YORK STATE (IBCNYS).
3. ADA - ICC/ANSI A117.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

BUILDING AREA CALCULATION:

	GROSS AREA
LOWER FLOOR	10,859 sf
FIRST FLOOR	18,277 sf + 515 sf FLOOR INFILL
SECOND FLOOR	19,253 sf + 961 sf ADDITION
THIRD FLOOR	2,058 sf
TOTAL GROSS AREA	**51,923 sf**

BUILDING OCCUPANCY:	**R2**
GYMNASIUM OCCUPANCY:	ACCESSORY TO R2 (limited to 49 people)
CONSTRUCTION TYPE:	**II B**
AUTOMATIC SPRINKLER SYSTEM per 903.1.1 (NFPA13)	PROVIDED
BUILDING AREA ALLOWED:	48,000 sf per floor
LARGEST ACTUAL FLOOR AREA:	20,214 sf
BUILDING HEIGHT ALLOWED:	75 feet
ACTUAL BUILDING HEIGHT:	40 feet
BUILDING STORIES ALLOWED:	5
ACTUAL STORIES:	3
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE:	250 feet for R2
ALLOWABLE COMMON PATH OF TRAVEL:	125 feet for R2

FIRE RATINGS

STRUCTURAL FRAME:	no rating required
BEARING WALLS:	no rating required
FLOOR CONSTRUCTION:	no rating required
ROOF CONSTRUCTION:	no rating required
EXISTING	
STAIR/ELEVATOR WALLS:	no rating required per EBCNYS 1204.10
CORRIDOR WALLS:	no rating required per EBCNYS 1204.10
NEW	
STAIR/ELEVATOR WALLS:	1-hour
CORRIDOR WALLS:	20 minute sprinklered
SEPARATION BETWEEN OCCUPANCIES OR TENANTS:	1-hour

LOWER FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

GYMNASIUM AND STAGE, 15 sf per occupant = 219 OCCUPANTS, but capped by building management to 49 OCCUPANTS

STORAGE AREA, 300 sf per occupant = 6 OCCUPANTS

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

61 OCCUPANTS x 0.3 = 18.3" E.W. REQUIRED = 171" E.W. PROVIDED

FIRST FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 31 OCCUPANTS

EGRESS WIDTH CALCULATION:

31 OCCUPANTS x 0.3 = 9.3" E.W. REQUIRED = 266" E.W. PROVIDED

SECOND FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 45 OCCUPANTS

EGRESS WIDTH CALCULATION:

45 OCCUPANTS x 0.3 = 13.5" E.W. REQUIRED = 266" E.W. PROVIDED

THIRD FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

6 OCCUPANTS x 0.3 = 1.8" E.W. REQUIRED = 44" E.W. PROVIDED

EXIT DIAGRAM SYMBOLS LEGEND

SYMBOL	MEANING
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE TO PRIMARY EXIT
	TRAVEL DISTANCE TO SECONDARY EXIT
	TRAVEL DIRECTION
XX'	TRAVEL DISTANCE FROM COMMON PATH OF TRAVEL
XX" STAIR EGRESS WIDTH	STAIR EGRESS WIDTH
XX" DOOR EGRESS WIDTH	DOOR EGRESS WIDTH
	2 HOUR FIRE RESISTANCE RATED CONSTRUCTION
	1 HOUR FIRE RESISTANCE RATED CONSTRUCTION
AoR	AREA OF REFUGE PER NYSBC 1007.6 WITH TWO-WAY COMMUNICATION PER NYSBC 1007.6.3. SEE ELECTR. DRAWINGS
F.E.C.	FIRE EXTINGUISHER (IN CABINET)

Code Required Signage

Item	Item Description
Type A	Maximum Occupancy
Type B	Stair
Type C	Floor Number
Type D	Area of Refuge/Instructions per NYSBC 1007.6.4
Type E	Access to Area of Refuge per NYSBC 1007.6.5
Type F	In Case of Fire
Type G	Truss Joist Identifier

(A) INDICATES SIGN TYPE

ALL SIGNAGE TO BE MOUNTED AT THE LATCH SIDE OF THE DOOR OR ROOM ENTRANCE.

DESIGN OF INTERIOR SIGNAGE TO BE DETERMINED AT A LATER TIME.

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BUFFALO, NEW YORK 14202
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CONSULTANTS

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REVISIONS

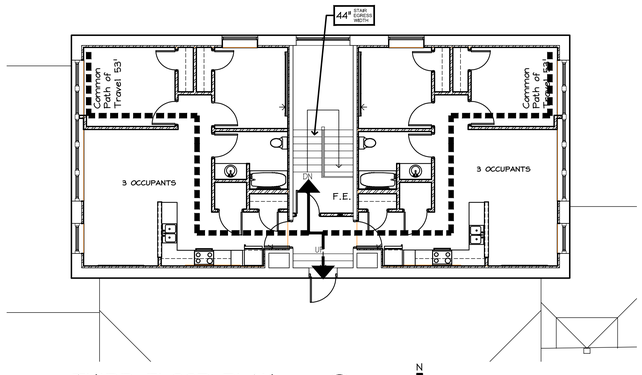
DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

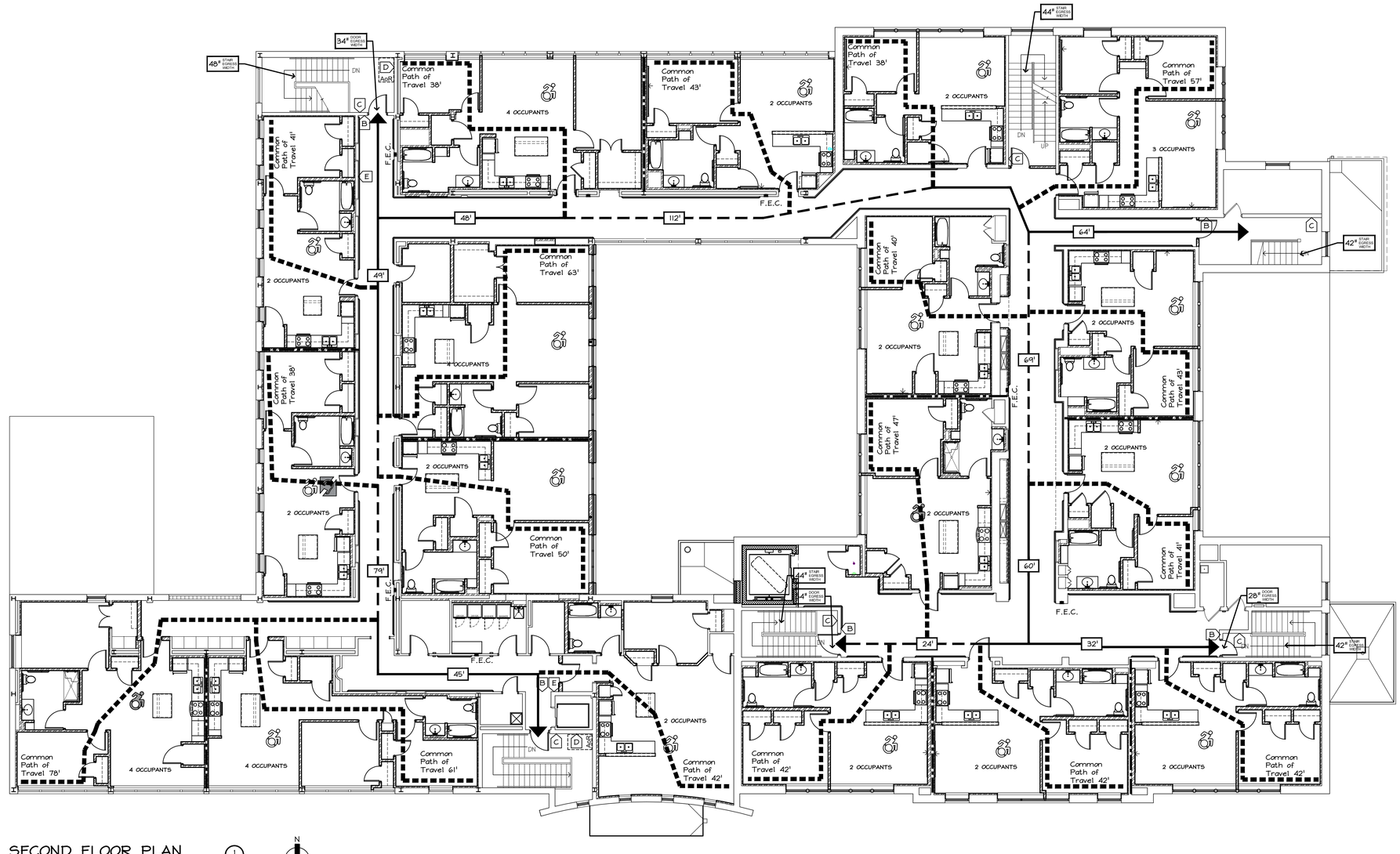
LIFE SAFETY AND CODE ANALYSIS FIRST FLOOR

LS-102



THIRD FLOOR PLAN (2)

SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN (1)

SCALE 1/8" = 1'-0"

LIFE SAFETY | BUILDING CODE SUMMARY

APPLICABLE CODES:
1. 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS).
2. 2020 BUILDING CODE OF NEW YORK STATE (BCNYS).
3. ADA - ICC/ANSI A117.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

BUILDING AREA CALCULATION:

	GROSS AREA
LOWER FLOOR	10,859 sf
FIRST FLOOR	18,277 sf + 515 sf FLOOR INFILL
SECOND FLOOR	19,253 sf + 961 sf ADDITION
THIRD FLOOR	2,058 sf
TOTAL GROSS AREA	**51,923 sf**

BUILDING OCCUPANCY: GYMNASIUM OCCUPANCY:	**R2** ACCESSORY TO R2 (limited to 49 people)
CONSTRUCTION TYPE:	**II B**
AUTOMATIC SPRINKLER SYSTEM per 903.1.1 (NFPA13)	PROVIDED
BUILDING AREA ALLOWED: LARGEST ACTUAL FLOOR AREA:	48,000 sf per floor 20,214 sf
BUILDING HEIGHT ALLOWED: ACTUAL BUILDING HEIGHT:	75 feet 40 feet
BUILDING STORIES ALLOWED: ACTUAL STORIES:	5 3
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE:	250 feet for R2
ALLOWABLE COMMON PATH OF TRAVEL:	125 feet for R2

FIRE RATINGS

STRUCTURAL FRAME:	no rating required
BEARING WALLS:	no rating required
FLOOR CONSTRUCTION:	no rating required
ROOF CONSTRUCTION:	no rating required
EXISTING	
STAIR/ELEVATOR WALLS:	no rating required per EBCNYS 1204.10
CORRIDOR WALLS:	no rating required per EBCNYS 1204.10
NEW	
STAIR/ELEVATOR WALLS:	1-hour
CORRIDOR WALLS:	20 minute sprinklered
SEPARATION BETWEEN OCCUPANCIES OR TENANTS:	1-hour

LOWER FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

GYMNASIUM AND STAGE, 15 sf per occupant = 219 OCCUPANTS, but capped by building management to 49 OCCUPANTS

STORAGE AREA, 300 sf per occupant = 6 OCCUPANTS

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

61 OCCUPANTS x 0.3 = 18.3" E.W. REQUIRED = 171" E.W. PROVIDED

FIRST FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 31 OCCUPANTS

EGRESS WIDTH CALCULATION:

31 OCCUPANTS x 0.3 = 9.3" E.W. REQUIRED = 266" E.W. PROVIDED

SECOND FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 45 OCCUPANTS

EGRESS WIDTH CALCULATION:

45 OCCUPANTS x 0.3 = 13.5" E.W. REQUIRED = 266" E.W. PROVIDED

THIRD FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

6 OCCUPANTS x 0.3 = 1.8" E.W. REQUIRED = 44" E.W. PROVIDED

EXIT DIAGRAM SYMBOLS LEGEND

SYMBOL	MEANING
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE TO PRIMARY EXIT
	TRAVEL DISTANCE TO SECONDARY EXIT
	TRAVEL DIRECTION
XX'	TRAVEL DISTANCE FROM COMMON PATH OF TRAVEL
XX" STAIR EGRESS WIDTH	STAIR EGRESS WIDTH
XX" DOOR EGRESS WIDTH	DOOR EGRESS WIDTH
	2 HOUR FIRE RESISTANCE RATED CONSTRUCTION
	1 HOUR FIRE RESISTANCE RATED CONSTRUCTION
AoR	AREA OF REFUGE PER NYSBC 1007.6 WITH TWO-WAY COMMUNICATION PER NYSBC 1007.6.3. SEE ELECTR. DRAWINGS
F.E.C.	FIRE EXTINGUISHER (IN CABINET)

Code Required Signage

Item	Item Description
Type A	Maximum Occupancy
Type B	Stair
Type C	Floor Number
Type D	Area of Refuge/Instructions per NYSBC 1007.6.4
Type E	Access to Area of Refuge per NYSBC 1007.6.5
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A — INDICATES SIGN TYPE

ALL SIGNAGE TO BE MOUNTED AT THE LATCH SIDE OF THE DOOR OR ROOM ENTRANCE.

DESIGN OF INTERIOR SIGNAGE TO BE DETERMINED AT A LATER TIME.

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REVISIONS

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JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

LIFE SAFETY AND CODE ANALYSIS SECOND AND THIRD FLOORS

LS-103