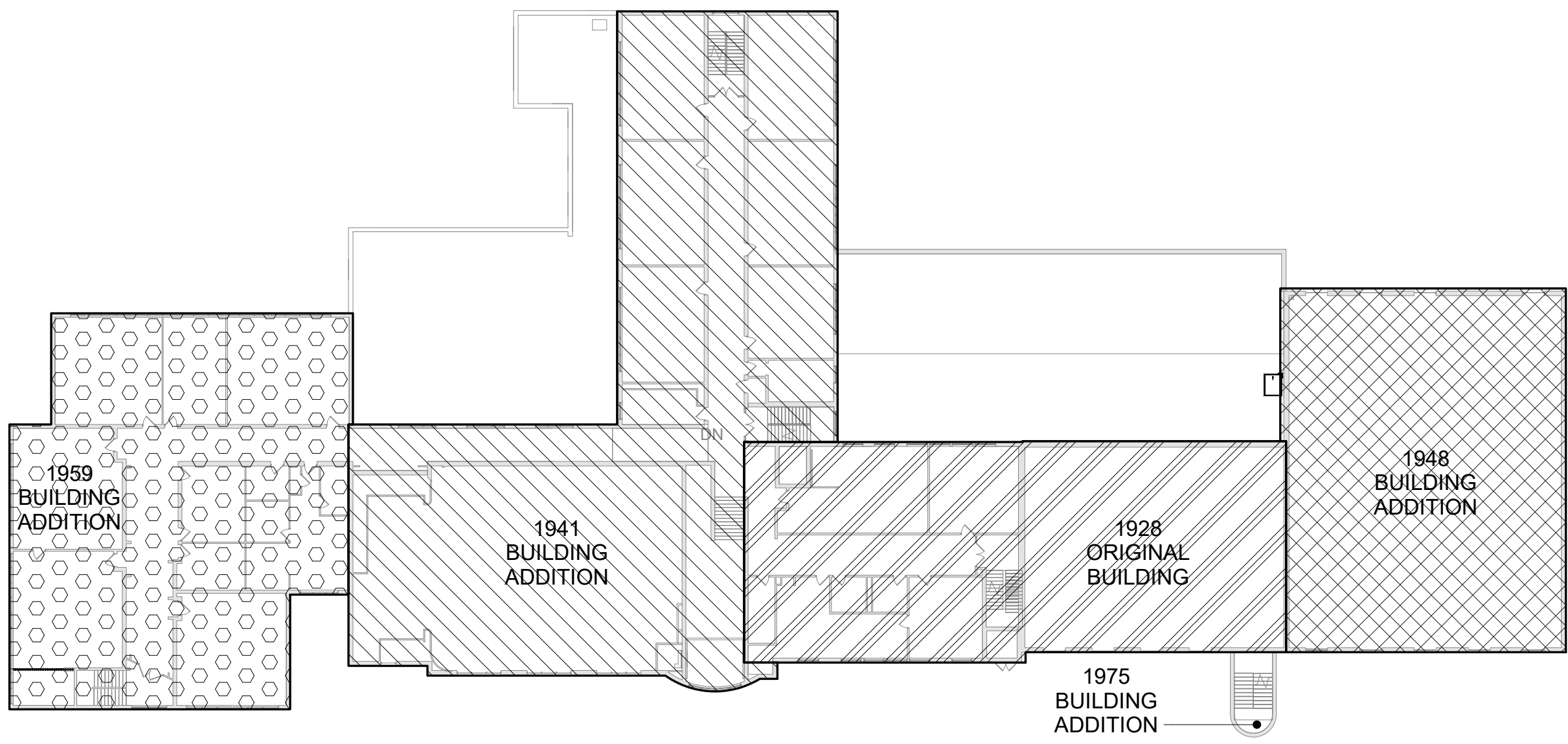
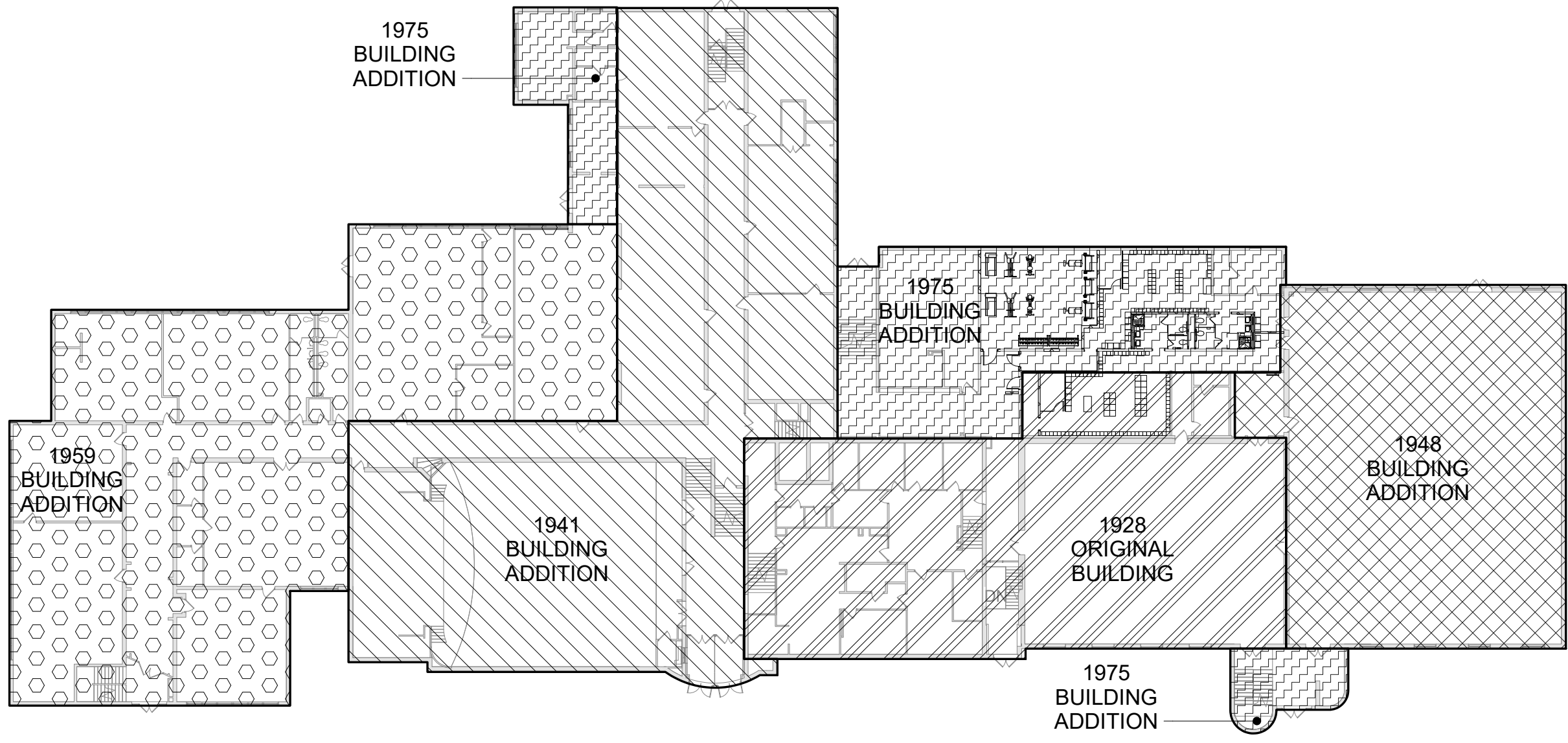


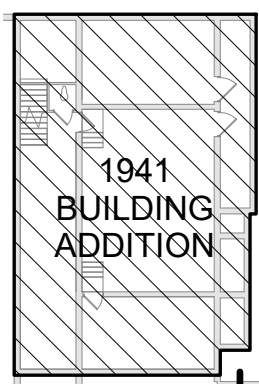
4 Third Floor Key Plan - Vintage  
1/32" = 1'-0"



3 Second Floor Key Plan - Vintage  
1/32" = 1'-0"



2 First Floor Key Plan - Vintage  
1/32" = 1'-0"



1 Basement Key Plan - Vintage  
1/32" = 1'-0"

Code Compliance Review

**PROJECT LOCATION:**  
109 BONA VENTURA AVE, WALLKILL, NY 12589  
BOUNDED BY BONA VENTURA AVENUE TO THE SOUTH, LAVOLETTA STREET TO THE NORTH, AND 3RD STREET TO THE WEST.

**PROJECT DESCRIPTION:**  
THIS PROJECT INCLUDES RENOVATION OF THE BOYS AND GIRLS LOCKER ROOMS WITH A NEW WEIGHT ROOM, AND CEILINGS REPLACEMENTS ON THE FIRST AND SECOND FLOORS. RENOVATION INCLUDED MECHANICAL, ELECTRICAL AND PLUMBING TO SUPPORT RENOVATED SPACES.

WORK GENERALLY CONSISTS OF THE FOLLOWING:  
ALTERATIONS - LEVEL 1  
• CEILING REPLACEMENTS

ALTERATIONS - LEVEL 2  
• RENOVATION OF BOYS' AND GIRLS' LOCKER ROOMS

**APPLICABLE CODES AND STANDARDS:**

BASED ON THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, 2020 BCNYS, 2020 EBCNYS AND 2020 ECNYS, ICC A117.1-09 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES AND COMMISSIONER OF EDUCATIONS 155 REGULATIONS (SED MPS-22).

**BUILDING DATA:**

BUILDING: JOHN G BORDEN MIDDLE SCHOOL  
109 BONA VENTURA AVE  
WALLKILL, NY 12589

DESCRIPTION: THREE STORY MASONRY AND REINFORCED  
CONCRETE BUILDING WITH BASEMENT.

YEAR BUILT: 1928  
ADDITIONS: 1941, 1948, 1959, 1975

BUILDING AREA: BASEMENT 2,437 SQFT  
1ST FLOOR 46,147 SQFT  
2ND FLOOR 19,801 SQFT  
3RD FLOOR 19,090 SQFT

TOTAL GROSS AREA= 87,475 SQFT

**CODE DATA SUMMARY:**

USE GROUP: E : EDUCATION

CONSTRUCTION TYPE -

EXISTING: IIB

NEW: IIB

SPRINKLERED: NO

WORK AREA: LOCATION AREA % OF TOTAL  
1ST FLOOR 3332 SQFT 7.2%

**PATH OF CODE COMPLIANCE:**

2020 EXISTING BUILDING CODE of NYS  
301.3.2 WORK AREA COMPLIANCE METHOD

CHAPTER 6 - CLASSIFICATION OF WORK  
602 ALTERATION - LEVEL 1 (CHAPTER 7)  
603 ALTERATION - LEVEL 2 (CHAPTER 8)

NEW CONSTRUCTION WILL COMPLY WITH REQUIREMENTS OF THE 2020 BCNYS, 2020 EBCNYS AND 2020 ECNYS, ICC A117.1-09 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES AND COMMISSIONER OF EDUCATIONS 155 REGULATIONS (SED MPS-22).

EXIT TRAVEL DISTANCE (PER TABLE 1017.2):  
FOR EXIT TRAVEL DISTANCE - SEE BG351.

CORRIDOR ENCLOSURES (PER TABLE 1020.1):  
FOR CORRIDOR FIRE RESISTANCE - SEE ENLARGED PLANS, PARTITION TYPES AND DOOR SCHEDULE.  
ALL CROSS CORRIDOR PARTITIONS ARE SMOKE PARTITIONS AND EXTEND FROM FINISH FLOOR TO DECK ABOVE.

**UL DESIGN NUMBERS:**

1 HR. STUD PARTITIONS ULR U465

NOTES:  
1. RATING PROVIDED BY 4" SOLID CONCRETE MASONRY UNITS - DETERMINATION OF EQUIVALENT THICKNESS OF CMU REQUIRED IS BASED ON SECTION 721 PRESCRIPTIVE FIRE RESISTANCE, TABLE 721.1 (2) RATED FIRE RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS, ITEM NUMBER 3-1.2

2. ALL CMU CONSTRUCTION SHALL MEET FIRE RESISTANCE REQUIREMENTS INDICATED IN CHART OF SAME NAME ABOVE. BLOCK TYPE AS REQUIRED TO COMPLY WITH UL DESIGN NUMBERS AND AS REQUIRED TO COMPLY WITH RATED WALLS INDICATED ON CODE COMPLIANCE DRAWINGS. PROVIDE MINIMUM 4" SOLID CMU AT SUCH LOCATIONS REGARDLESS IF NOTED AS SUCH ON PLAN DETAILS.

**INTERIOR FINISH REQUIREMENTS:**

ALL FINISHES IN CORRIDORS AND ASSEMBLY SPACES SHALL HAVE A FIRE HAZARD CLASSIFICATION PER MANUAL OF PLANNING STANDARDS SECTION S202-2, a. THROUGH e.

**RESCUE LABEL / SIGNAGE NOTES:**

- REFER TO PLANS FOR RESCUE WINDOW LOCATIONS.
- REFER TO SPECIFICATION SECTION 10 14 00 AND SIGNAGE DRAWINGS FOR TYPES AND LOCATIONS.

PLUMBING FIXTURE COUNT PER TABLE 2902.1									
Occupancy Type	Total Number of Occupants	Water Closets (Urinals) Required		Water Closets (Urinals) Provided		Lavatories Required		Lavatories Provided	
		Male	Female	Male	Female	Male	Female	Male	Female
E	1329	14	14	19	19	14	14	14	14

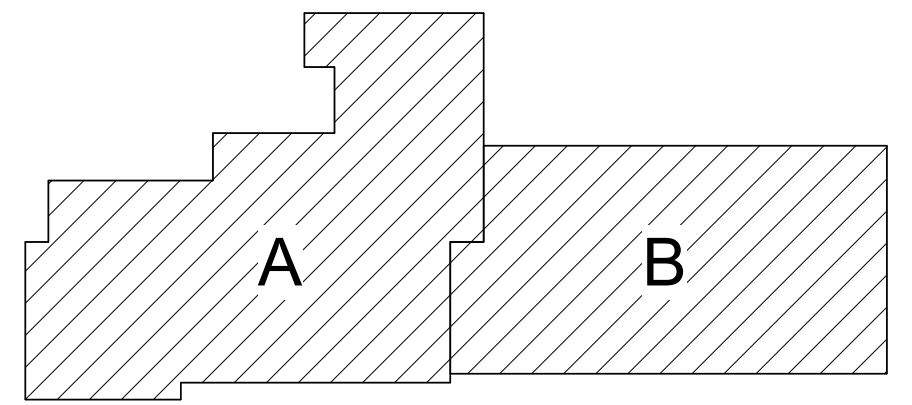
General Code Notes

- COORDINATE WITH FLOOR PLANS, WALL SECTIONS AND PARTITION TYPES FOR RATED WALL TYPES AND LOCATIONS. IMMEDIATELY NOTIFY ARCHITECT OF ANY WALL RATING DISCREPANCIES BETWEEN DRAWINGS.
- ALL WALLS, INCLUDING AT CORRIDORS, SHALL EXTEND COMPLETELY TO THE UNDERSIDE OF DECKING, SUPPORTING STRUCTURE OR ROOF ABOVE, TYPICAL UNLESS NOTED OTHERWISE.
- AT AREAS OF PROJECT WORK, COMPLETELY SEAL ALL PENETRATIONS REQUIRED TO COMPLY WITH FIRE RESISTANCE RATINGS IDENTIFIED ON THE DRAWINGS, REGARDLESS IF WALL IS NEW OR EXISTING. TYPICAL UNLESS NOTED OTHERWISE.

Legend

ALL WALLS, INCLUDING CORRIDOR WALLS, EXTEND TO THE ROOF DECK OR FLOOR DECK ABOVE UNLESS NOTED OTHERWISE.

- COMMON EGRESS PATH
- XX NUMBER OF OCCUPANTS IN EACH SPACE, UNO
- RW RESCUE WINDOW
- 1928 ORIGINAL BUILDING
- 1941 BUILDING ADDITION
- 1948 BUILDING ADDITION
- 1959 BUILDING ADDITION
- 1975 BUILDING ADDITION



Key Plan  
N.T.S.

S.E.D. Control No. 62-18-01-06-0-002-015

Rev. No.:	Date:	Description:



complex world  
CLEAR SOLUTIONS

Tetra Tech Engineers, Architects  
& Landscape Architects, P.C.

BID SET



Wallkill Central School District  
Wallkill, New York

Reconstruction to:  
John G. Borden Middle School

Code Compliance Review and Vintage  
Plans

Drawn By: TS	Date: 06/30/2023	Drawing Number:
Project No.: 17597-22002	BG350	