

Area Increase for Frontage	
$I_f = 100 [F/P - .25] W/30$	
W = 30	W/30 = 1.00
F = 551	
P = 551	
NS = 9,500	
$I_f = 75\%$	
$I_f = 75\%$	

I_f = Area increase due to frontage
F = Building perimeter that fronts on a public way or accessible open space having 20' minimum width
P = Perimeter of entire building
W = Minimum width of public way or accessible open space

Total Allowable Area - 1st Floor	
$A_1 = A_s + (A_f / I_f) + (A_f / I_f)$	
$A_1 = 28,500$	Allowable area from Table 506.2 Based on MOST restrictive Use A-3
$A_1 = 35,625$ SF	Total Allowable Area/Floor

Total Allowable Area - 2nd Floor	
$A_1 = A_s + (A_f / I_f) + (A_f / I_f)$	
$A_1 = 28,500$	Allowable area from Table 506.2 Based on MOST restrictive Use A-3
$A_1 = 35,625$ SF	Total Allowable Area/Floor

Total Allowable Area - 3rd Floor	
$A_1 = A_s + (A_f / I_f) + (A_f / I_f)$	
$A_1 = 28,500$	Allowable area from Table 506.2 Based on MOST restrictive Use A-3
$A_1 = 35,625$ SF	Total Allowable Area/Floor

A_s = Total Allowable Area
 A_f = Area from Table 506.2

Actual 1st Floor Area From Sheet 1: 13,659
Allowable building area conforms

A_s = Total Allowable Area
 A_f = Area from Table 506.2

Actual 2nd Floor Area From Sheet 1: 5,044
Allowable building area conforms

A_s = Total Allowable Area
 A_f = Area from Table 506.2

Actual 3rd Floor Area From Sheet 1: 11,221
Allowable building area conforms

W min for frontage is 20', max value for W/30 is 1 (no matter what the value of W is beyond 30')

Table 506.2: Allowable Building Areas, per floor:

	10	15	20
A-1	28,500	9,500	
A-2	28,500	9,500	
B	69,000	23,000	
R-1	48,000	16,000	
S-1	52,500	17,500	
S-2	78,000	26,000	

Section 903.2: Sprinkler system will be required as follows:
A-2 Fire area exceeds 5,000 s.f. OR occupant load 100 or more OR other than level of exit discharge
A-3 Fire area exceeds 12,000 s.f. OR occupant load 300 or more OR other than level of exit discharge
B Not Required
R-1 Required through out entire building
S-1 Fire area exceeds 12,000 s.f. OR area exceeds 5,000 s.f. is used for the storage of commercial motor vehicles
S-2 Not Required

2020 Building Code of New York State Miscellaneous Code Information	
Use Groups (code section 302)	A-2, A-3, B, R-1, S-1, S-2
Occupancy Classification (code section 508.3) Mixed Use Nonseparated	
Incidental Uses (code section 509)	None
Construction Classification (code section 602)	II-B

Code Areas / Occupant Loads			
2020 Building Code of New York State			
Building Areas (per code section 503.1) Used for Building Size Calculations * See Allowable Building Area Worksheet			
First Floor Net (exclusive of exterior walls)	12,640		
Second Floor Net (exclusive of exterior walls)	4,955		
Third Floor Net (exclusive of exterior walls)	10,585		
Total Building Net Area S.F.	27,580		
Gross/Net Floor Areas (per code section 1004 & Table 1004.5) Used for means of egress occupancy calculations			
Occupancy	Area	S.F. Per Occupant	Occupant Load
First Floor			
Apparatus Bay	6116 sf @	200 gross	31
Office Spaces	167 sf @	150 gross	2
Bunk Rooms	508 sf @	50 gross	11
Day Room	578 sf @	15 net	39
Storage/Mechanical	2229 sf @	300 gross	8
Exercise Room	1044 sf @	50 gross	21
Locker Rooms	149 sf @	50 gross	3
Second Floor			
Storage/Mechanical	1768 sf @	300 gross	6
Mezzanine (adds to bay)	2207 sf @	300 gross	6
Third Floor			
Office Spaces	1450 sf @	150 gross	1
Storage/Mechanical	920 sf @	300 gross	4
Members Room	1063 sf @	15 net	71
Meeting/Training	3075 sf @	15 net	205
Kitchen	844 sf @	200 gross	5
Total First Floor Occupants			115
Total Second Floor Occupants			14
Total Third Floor Occupants			286
Total Occupants			415
Overall Building Size (inclusive of exterior walls) Used for zoning footprint and materials estimates			
First Floor Gross	13,659		
Second Floor Gross	5,044		
Third Floor Gross	11,221		
Total Overall Gross Building Size S.F.	29,924		

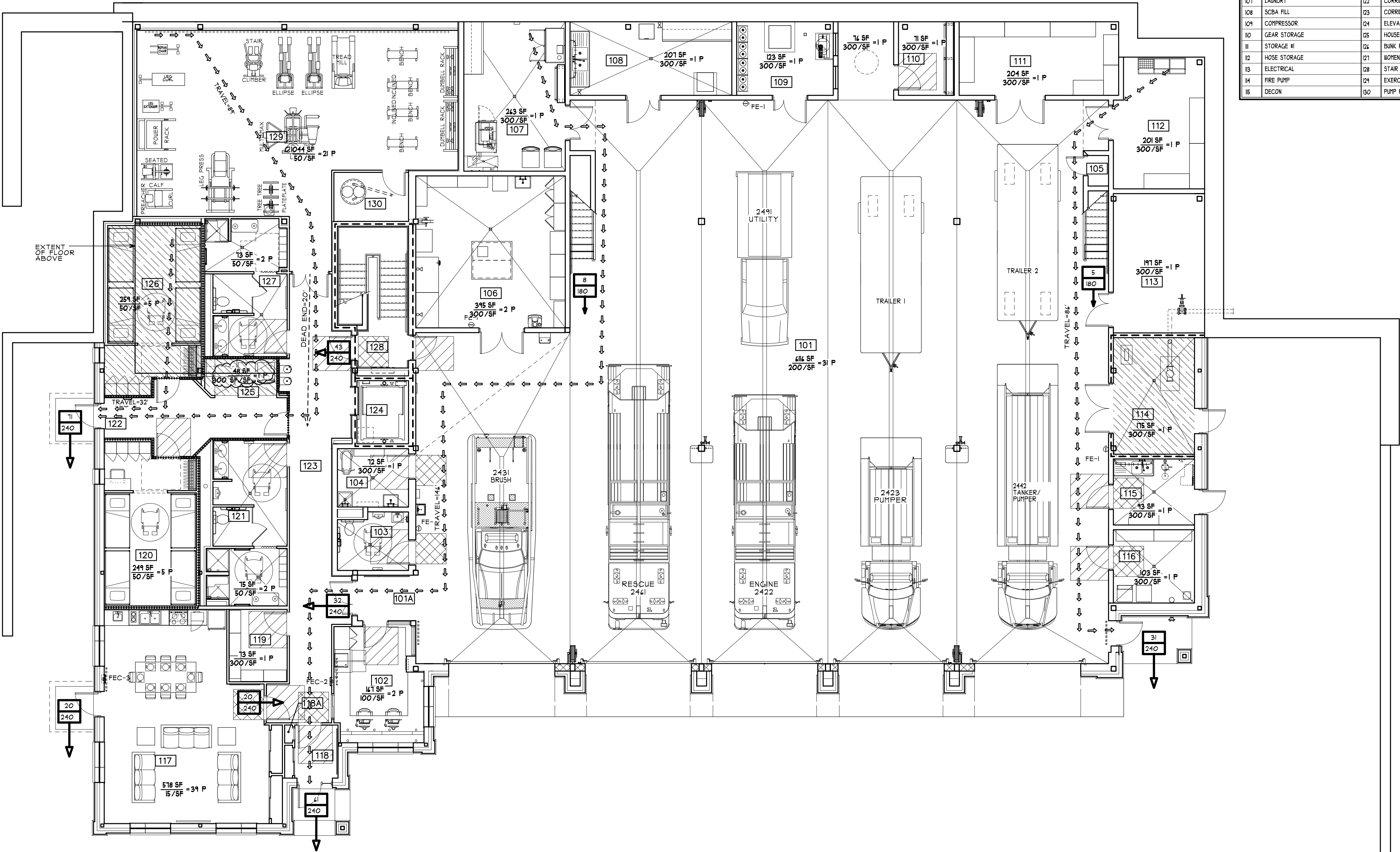
2020 Building Code of New York State

See Code Table 2002.1	OCCUPANCY USE*	POPULATION	WC'S MEN	WC'S WOMEN	LAVS	FOUNTAINS	DRINKING URINALS (PC Sec. 424)	SINK	UNISEX LAV	UNISEX WC	SHOWER MEN	SHOWER WOMEN
1ST FLOOR ROOMS												
Apparatus Bay	S-2	31	0.16	0.16	0.31	0.03	0.08	1.00				
Office Spaces	B	2	0.04	0.04	0.05	0.02	0.02					
Bunk Rooms	R-1	11	0.55	0.55	1.10	0.11	0.28				0.69	0.69
Day Room	A-2	39	0.26	0.26	0.20	0.08	0.17					
Storage/Mechanical	S-2	8	0.04	0.04	0.08	0.01	0.02					
Exercise Room	B	21	0.42	0.42	0.51	0.21	0.21					
Locker Rooms	B	3	0.06	0.06	0.08	0.03	0.03					
SUBTOTAL 1ST FLOOR		115	1.53	1.53	2.34	0.49	0.81	1.00	0.00	0.00	0.69	0.69
2ND FLOOR ROOMS												
Storage/Mechanical	S-2	6	0.03	0.03	0.06	0.01	0.02					
Mezzanine (adds to bay)	S-2	6	0.04	0.04	0.08	0.01	0.02					
SUBTOTAL 2ND FLOOR		14.00	0.07	0.07	0.14	0.01	0.04	0.00	0.00	0.00	0.00	0.00
3RD FLOOR ROOMS												
Office Spaces	B	1	0.02	0.02	0.03	0.01	0.01	1.00				
Storage/Mechanical	S-2	4	0.02	0.02	0.04	0.00	0.01					
Members Room	A-2	71	0.47	0.47	0.36	0.14	0.32					
Meeting/Training	A-3	205	0.82	1.58	1.03	0.41	0.55					
Kitchen	A-2	5	0.03	0.03	0.03	0.01	0.02					
SUBTOTAL 3RD FLOOR		286	1.37	2.12	1.47	0.58	0.91	1.00	0.00	0.00	0.00	0.00
TOTAL OF FIXTURES REQUIRED		415	3	4	4	2	1	2	0	0	1	1
* Occupancy, Accessory Use or Use Group (NOTE ALLOWABLE CHOICES A-2, A-3, B, R-1, S-1, S-2)												
L Maximum # of Substitutions for Water Closets												
TOTAL OF FIXTURES PROVIDED			4	4	9	4	3	2	1	1	2	1

* Occupancy, Accessory Use or Use Group (NOTE ALLOWABLE CHOICES A-2, A-3, B, R-1, S-1, S-2)

CODE PLAN LEGEND	
EXIT CAPACITY:	
00	ACTUAL NUMBER OF OCCUPANTS USING DOOR OR STAIR
00	MAXIMUM ALLOWABLE EGRESS CAPACITY OF DOOR OR STAIR
ROOM OCCUPANCY LOAD:	
495	AREA IN SQUARE FEET
5 P	ACTUAL OCCUPANT LOAD PER ROOM
100	OCCUPANT LOAD FACTOR
100	PATH OF TRAVEL & DISTANCE TO EXIT
100	DIRECTION OF TRAVEL
SEPARATIONS ARE DESIGNATED AS FOLLOWS:	
---	1 HOUR FIRE-RESISTANCE RATED FIRE BARRIER OR FIRE PARTITION
-----	1/2 HOUR FIRE-RESISTANCE RATED FIRE BARRIER OR FIRE PARTITION
-----	1 HOUR FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY ABOVE
-----	FIRE RESISTANCE ASSEMBLY ANSI/UL 253 DESIGN No. NC01
DOOR	DOOR CLEARANCE FLOOR AREAS
NOTE: AT ALL LOCATIONS OF RATED WALLS, PROVIDE SIGNS ABOVE THE CEILING AT 50 FEET ON CENTER STATING "FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS" & PROVIDE HOUR RATING REQUIRED	

1st FLOOR ROOM LEGEND			
NO.	NAME	NO.	NAME
101	APPARATUS BAY	14	HYDRATION ROOM
101A	VESTIBULE	17	DAY ROOM
102	RADIO ROOM	18	VESTIBULE
104	UNISEX LAVATORY	18A	CLOSET
104	JANITOR	19	HK STORAGE
105	RED BAG	20	BUNK ROOM #1
104	ENGINEER'S WORK ROOM	21	MEN'S LAV/SHOWER
107	LAUNDRY	22	CORRIDOR
108	SCBA FILL	23	CORRIDOR
109	COMPRESSOR	24	ELEVATOR
110	GEAR STORAGE	25	HOUSEKEEPING
11	STORAGE #1	26	BUNK ROOM #2
12	HOSE STORAGE	27	WOMEN'S LAV/SHOWER
13	ELECTRICAL	28	STAIR
14	FIRE PUMP	29	EXERCISE
15	DECON	30	PUMP ROOM



1st FLOOR CODE PLAN
SCALE: 1/8" = 1'-0"



BUILDING AREA		S.F.
1st FLOOR		13,659
MEZZANINE (included in 2nd Floor S.F.)		2,201
2nd FLOOR		5,044
3rd FLOOR		11,221
TOTAL		29,924

MA

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NEW STATION FOR PUTNAM VALLEY FIRE STATION #1

OSCAWANA LAKE ROAD
PUTNAM VALLEY, NEW YORK

REVISION HISTORY	
DATE	DESCRIPTION

1ST FLOOR CODE PLAN

SCALE: 1/8" = 1'-0"
DUG BY: PFS/JDA
DUG DATE: 8/14/2020
STATUS: BID DRAWINGS

A020

PLOT TIME: 10:52 AM