

L’DOR ASSISTED LIVING

West Clarkstown Road, New City, New York

OWNER: FRIENDSHIP VENTURES, LLC
32 PINETREE DRIVE, POUGHKEEPSIE, NEW YORK 12603

ARCHITECT: HARRIS A. SANDERS, ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

SITE ENGINEER: ATZL, NASHER & ZIGLER, P.C.
234 NORTH MAIN STREET, NEW CITY, NEW YORK 10956

MEP ENGINEER: M/E ENGINEERING
433 STATE STREET, SUITE 410, SCHENECTADY, NEW YORK 12305



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BUILDING DEPARTMENT NOTES

BUILDING CODE REVIEW

1. BUILDING CODE

ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYS DEPARTMENT OF HEALTH REGULATIONS TITLE 10 SECTION 1001.13 2020 BUILDING CODE OF NEW YORK STATE, AND THE TOWN OF CLARKSTOWN.
2. STRUCTURAL DESIGN

THE STRUCTURAL DESIGN SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE.
3. OCCUPANCY CLASSIFICATION

INSTITUTIONAL - GROUP I-1 CONDITION 2
4. BUILDING HEIGHT - TWO (2) STORIES WITH BASEMENT
5. CONSTRUCTION CLASSIFICATION - TYPE V-A
6. ALLOWABLE AREA PER FLOOR AND BUILDING HEIGHT

INSTITUTIONAL - GROUP I-1 (ASSISTED LIVING)
A. ALLOWABLE HEIGHT AND FIRE AREA (TABLES 504.4 & 506.3)
THREE (3) STORIES 21,000 SQ. FT. (NFPA 13 SPRINKLER SYSTEM)
B. ACTUAL BUILDING AREA -
BASEMENT 6,175 SF
FIRST FLOOR 19,078 SF
SECOND FLOOR 16,384 SF
7. FIRE RESISTANCE REQUIREMENTS

A. STRUCTURAL FRAME - 1 HR (TABLE 601)
B. BEARING WALLS - 1 HR (TABLE 601)
C. FLOOR CONSTRUCTION - 1HR
D. ROOF CONSTRUCTION - 1HR
E. EXIT ENCLOSURES - 1 HR
F. CORRIDORS - 1HR
G. TENANT SEPARATION - 1HR
8. STAIR ENCLOSURES (2010 BCNYS SECTION 1020)

STAIRS 1, 2, 4 & 5 WILL BE ENCLOSED WITH PARTITIONS AND CEILING ASSEMBLY HAVING A MINIMUM FIRE RESISTANCE RATING OF ONE (1) HOUR. PER 2020 BCNYS SECTION 1023. STAIR 3 CONFORMS TO THE REQUIREMENTS OF SECTION 1019.
9. SMOKE BARRIERS

PER DOH REQUIREMENTS SMOKE BARRIERS ARE PROVIDED AS INDICATED ON THE FLOOR PLANS & FRAMING PLANS. SMOKE BARRIERS SHALL CONFORM TO THE REQUIREMENTS OF 2020 BCNYS SECTION 709 INCLUDING 709.4 CONTINUITY EXPRESSION
10. AUTOMATIC SPRINKLER SYSTEM

THE BUILDING WILL BE FULLY SPRINKLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13 AND SECTION 903.3.1.1 OF THE 2020 BCNYS.

11. FIRE ALARM AND DETECTION SYSTEM

A. FIRE ALARM AND DETECTION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 AND THE 2020 BCNYS.
B. SPRINKLER SYSTEM WILL BE INSTALLED IN ALL COMBUSTIBLE CONCEALED SPACES INCLUDING BETWEEN FLOORS, THE ATTIC AND PORCH SPACES.
12. FIRE EXTINGUISHERS

FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF SECTION 906 OF THE 2020 BCNYS.
13. FIRE BLOCKING AND DRAFT STOPPING

FIRE BLOCKING & DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 718 OF THE 2020 BCNYS.
14. DUCT PENETRATIONS OF FIRE RATED ASSEMBLIES

A. FIRE PARTITIONS - FIRE DAMPERS ARE NOT REQUIRED AS NOTED IN 2020 BCNYS SECTION 717.5.4 EXCEPTION 1. ANY VOIDS BETWEEN THE DUCT AND THE ADJACENT PARTITIONS WILL BE FIRE STOPPED WITH A SYSTEM EQUAL TO HILTI FIRESTOP SYSTEMS NO. W-L-7059.
B. PENETRATIONS THROUGH A RATED FLOOR/CEILING ASSEMBLY A FIRE DAMPER WILL BE INSTALLED AT THE FLOOR LINE OF DUCT PENETRATIONS OF FLOOR/CEILING ASSEMBLIES. THE DUCT WILL BE FIRESTOPPED AT THE CEILING LINE. (2020 BCNYS SECTION 717.6.1)
C. PENETRATIONS THROUGH THE CEILING MEMBRANE OF A RATED FLOOR/CEILING ASSEMBLY. AN APPROVED CEILING AT THE CEILING LINE OF DUCTS PENETRATING THE CEILING MEMBRANE OF A RATED FLOOR/CEILING ASSEMBLY. RADIATION DAMPERS WILL ALSO BE INSTALLED WHERE DIFFUSERS PENETRATE THE CEILING MEMBRANE OF A RATED FLOOR CEILING ASSEMBLY. (2020 BCNYS SECTION 717.6.2)
15. PIPE PENETRATIONS OF FIRE RATED ASSEMBLIES

ANY VOIDS AT PIPE PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRESTOPPED IN ACCORDANCE WITH A SYSTEM EQUAL TO AN APPROVED HILTI FIRESTOP SYSTEM FOR THAT SPECIFIC APPLICATION.
16. EXIT SIGNS AND EMERGENCY LIGHTING

EXIT SIGNS AND EMERGENCY LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BCNYS 1008.3 AND 1013.
17. ATTIC ACCESS

ATTIC ACCESS SHALL BE PROVIDED THROUGH FIRE RATED ACCESS PANELS.
18. HANDICAP ACCESSIBILITY

THE BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BCNYS AND ICC A117.1 - 2009. ALL SLEEPING ROOMS HAVE BEEN DESIGNED TO BE TYPE B UNITS (90%) OR ACCESSIBLE UNITS (10%).
19. PLUMBING, HVAC AND ELECTRICAL

ALL PLUMBING, HVAC AND ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BCNYS AND THE TOWN OF CLARKSTOWN.

20. ENERGY ANALYSIS

ALL AREAS OF THE BUILDING HAVE BEEN DESIGNED IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.

FIRE PROTECTION SYSTEM NOTES

1. THE WORK REQUIRED SHALL INCLUDE ALL REQUIRED PIPING, FITTINGS, HANGERS, SPRINKLER HEADS, VALVES, DRAINS, ALARMS, ETC. TO COMPLY WITH NFPA 13, ALL LOCAL AND STATE CODES, AND THE CONSTRUCTION DOCUMENTS.
2. THE AUTOMATIC SPRINKLER SYSTEM SHALL ALSO BE INSTALLED IN ALL COMBUSTIBLE CONCEALED SPACES INCLUDING:

A. FLOOR/CEILING SPACE WHERE OPEN WEB WOOD TRUSSES ARE USED.
B. ATTIC AND PORCH ROOF TRUSS SPACES (2020 BCNYS)
3. THE CONTRACTOR SHALL LAYOUT AND INSTALL A COMPLETE SPRINKLER SYSTEM AS REQUIRED TO MEET CODES AND SHALL OBTAIN APPROVALS REQUIRED FROM THE BUILDING DEPARTMENT AND THE INSURING AGENT.
4. SUBMIT SHOP DRAWINGS FOR THE COMPLETE SYSTEM ALONG WITH REQUIRED CALCULATIONS FOR APPROVAL TO THE ARCHITECT. SHOP DRAWINGS SHALL INCLUDE SPRINKLER FABRICATION DRAWINGS, PIPING AND ALL APPURTENANCES, INDICATORS, ALARMS GAUGES & SPRINKLER HEADS.
5. THE LAYOUT SUBMITTED BY THE CONTRACTOR SHALL INCLUDE ANY ADDITIONAL HEADS AND PIPING REQUIRED TO COMPLETE THE INSTALLATION OF THE SYSTEM TO MEET CODES.
6. PROVIDE FOUR (4) ADDITIONAL HEADS OF EACH TYPE USED ON THE PROJECT TO OWNER AFTER WORK IS COMPLETED.
7. PIPING SHALL BE STEEL CONFORMING WITH FEDERAL SPECIFICATION WW-P-501 OR NFPA APPROVED CPVC FIRE SPRINKLER PIPING WITH APPROVED FITTINGS. OS&Y VALVES SHALL BE DESIGNED FOR 175 LB WORKING PRESSURE. FEDERAL SPECIFICATION WW-V-51. ALL EQUIPMENT SHALL BE U.L. APPROVED AND SHALL BE EQUAL TO VIKING CO.
8. ALL SPRINKLER HEADS IN EXPOSED AREAS SHALL BE THE COLOR WHITE.

BID SET
09-18-20