

STREAM Center for Experiential Learning

SCHOOL OF THE HOLY CHILD

2225 WESTCHESTER AVE, RYE, NY

ISSUED FOR BID 8/12/2021

STREAM Center for Experiential Learning

KG&D Project No.
2018-1078

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CONSTRUCTION DOCUMENTS



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E702	ELECTRICAL DETAILS
E703	ELECTRICAL DETAILS

ADD/ALTERNATE LIST:

ADD/ALT #1

- SECOND FLOOR BUILD-OUT
 - ALL CASEWORK, COUNTERTOPS APPLIANCES
 - DOORS, JAMBS, INTERIOR OPENINGS U.N.O.
 - ALL FINISH WORK ON A403 & A404
 - TOILET ROOMS 14/A430 & A15-22 A430
 - FINISH SCHEDULE - A501 SECOND FLOOR
 - FINISH FLOOR PLANS - 3/A502 & 4/A502
 - REFLECTED CEILING PLANS 2/A601
 - DOOR SCHEDULE - A902 SECOND FLOOR

ADD/ALT #2

- ELEVATOR SYSTEM & EQUIPMENT SEE DETAILS 3/A701 & 4/A701

ADD/ALT #3

- First Floor millwork and cabinetry scope to be clarified via Addendum

FURTHER ALTERNATES AS INDICATED IN RFP ATTACHMENT #3

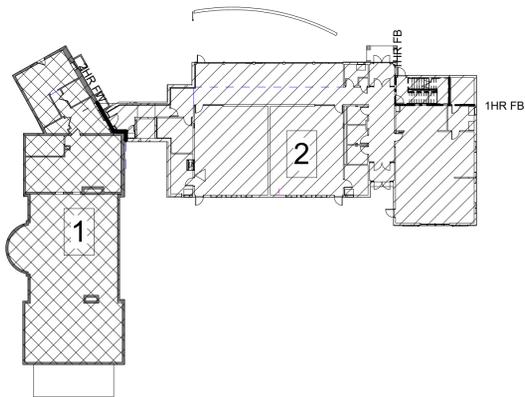
1- BUILDING AREA CALCULATIONS

(As defined by IBC 2015
Does not include elevator shaft space, but includes canopies and includes overhangs if overhangs exceed 2 ft)

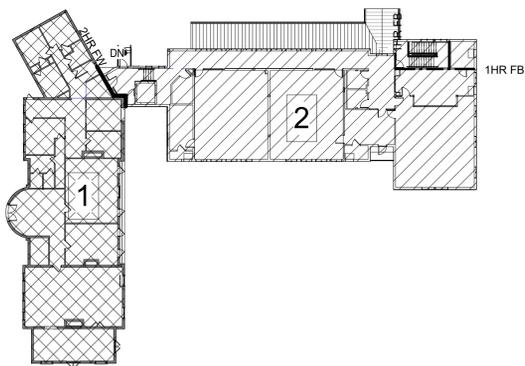
BLDG		CONST TYPE	STORIES		EXISTING	DEMO	NEW	TOTAL
A	1920s Convent Building	VB Wood framed, not sprinklered	2+Basement	BASEMENT	4,048 SF			4,048 SF
				1st FLOOR	4,464 SF			4,464 SF
				2nd FLOOR	4,464 SF			4,464 SF
				Attic	2,070 SF			2,070 SF
				SUBTOTAL	15,046 SF			15,046 SF
B	1950s and 1970s Convent Additions	VB Existing: Wood framed	2+Basement	BASEMENT	7,706 SF	(-) 7,706 SF		0 SF
				1st FLOOR	6,998 SF	(-) 6,998 SF		0 SF
				2nd FLOOR	6,904 SF	(-) 6,904 SF		0 SF
				SUBTOTAL	21,608 SF	(-) 21,608 SF		0 SF
				C	New STREAM Center - Classroom Building	VB Wood and Steel frame, sprinklered	2	1st FLOOR
2nd FLOOR			5,754 SF					5,754 SF
SUBTOTAL			12,355 SF					12,355 SF
TOTAL	36,654 SF	(-) 21,608 SF	12,355 SF					27,401 SF

2- FIRE AREA CALCULATIONS

FIRE AREA		CONST TYPE	STORIES	EXISTING CONSTRUCTION	PROPOSED CONSTRUCTION	PROPOSED FIRE AREA	REMARKS
1	1920s Convent	VB	3	15,046 SF		15,046 SF	EXISTING NONCONFORMING, NON SPRINKLERED NOT IN USE
2	2020 Classroom Building	VB	2		12,550 SF	12,550 SF	NEW FIRE AREA CONFORMING SPRINKLERED



1 FIRST FLOOR AREA PLAN
1/32" = 1'-0"



2 SECOND FLOOR AREA PLAN
1/32" = 1'-0"

3 - USE, CLASSIFICATION, & BUILDING HEIGHTS AND AREAS

EXISTING BUILDING

USE & OCCUPANCY CLASSIFICATION: R-2 (currently not in use)
 CONSTRUCTION TYPE: 5B, not sprinklered
 BUILDING HEIGHT & AREA: PERMITTED ACTUAL
 HEIGHT 60' 30'+/-
 STORIES 2 3+basement*
 FLOOR AREA 45,885 SF 15,046 SF
 STORY AREA, 1ST 15,295 SF 4,464 SF

*PRE-EXISTING NON-CONFORMING
 Single Occupancy Multistory building (506.2.3)
 $Aa = [At + (Ns \times If)] \times Sa$
 $At = NS = 9500$
 $Ns = 9500$
 $If = [F/P - 0.25]W/30$ [281'/325' - .25]30/30 = 0.61
 $W = 30$
 $Aa = [9500 + (9500 \times 0.61)] \times 3 = 45,885 SF$
 No Single story shall exceed Aa where value Sa=1
 $Aa = [9500 + (9500 \times 0.61)] \times 1 = 15,295$

NEW ADDITION

USE & OCCUPANCY CLASSIFICATION: E
 CONSTRUCTION TYPE: VB, sprinklered
 BUILDING HEIGHT & AREA: PERMITTED ACTUAL
 HEIGHT 60' 29' +/-
 STORIES 2 2
 FLOOR AREA 69,350 SF 12,550 SF
 STORY AREA, 1ST 34,675 SF 6,601 SF

Single Occupancy Multistory building (506.2.3)
 $Aa = [At + (Ns \times If)] \times Sa$
 $At = Sm = 28500$
 $Ns = 9500$
 $If = [F/P - 0.25]W/30$ [332'/367' - .25]30/30 = 0.65
 $W = 30$
 $Aa = [28500 + (9500 \times 0.65)] \times 2 = 69,350 SF$
 No Single story shall exceed Aa where value Sa=1
 $Aa = [28500 + (9500 \times 0.65)] \times 1 = 34,675 SF$

4 - FIRE-RESISTANCE-RATED CONSTRUCTION

ASSEMBLY	FIRE-RESISTANCE RATING	LOCATION
FIRE WALL	2 HOURS	BETWEEN BUILDING AREAS
FIRE BARRIER	1 HOUR	ELECTRICAL ROOM, PLUS PREACTION SPRINKLER
	1 HOUR	STAIRS LESS THAN 4 STORIES
	1 HOUR	SHAFT WALLS LESS THAN 4 STORIES
	1 HOUR	ELEVATOR SHAFT LESS THAN 4 STORIES
	1 HOUR	MECHANICAL ROOM
	1 HOUR	KILN ROOM
	1 HOUR	EXTERIOR WALLS & ROOF 10 FT FROM FIREWALL
	1 HOUR	CHEM PREP ROOM

*** SEE DRAWING CC.2 FOR LOCATION OF FIRE-RESISTANCE-RATED CONSTRUCTION ***

5 - MEANS OF EGRESS

EGRESS INFORMATION:	DWG SHOWN
ROOM USE DESIGNATIONS	CC-2
ROOM SQUARE FOOTAGE	CC-2
ROOM OCCUPANCY LOADS	CC-2
EXIT TRAVEL DISTANCES	CC-2
GROUND FL:	250 FT MAX TO EXTERIOR DOOR IN SPRINKLERED BUILDING
AREA OF REFUGE	NOT REQUIRED IN SPRINKLERED BUILDING

MEANS OF EGRESS ARE PROVIDED IN ACCORDANCE WITH IBC 2018 CHAPTER 10

	PROVIDED
EXIT SIGNS	YES
MEANS OF EGRESS ILLUMINATION	YES
ACCESSIBLE MEANS OF EGRESS	YES
PANIC HARDWARE	YES

6 - ACCESSIBILITY

ACCESSIBILITY INFORMATION:	DWG SHOWN
ACCESSIBLE ROUTE	CC.2
ACCESSIBLE ENTRANCES	CC.2
PARKING FACILITIES	SITE PLAN
TOILET FACILITIES	CC.2
SIGNAGE	A530
VERTICAL ACCESS/ ELEVATOR	CC.2

7 - FIRE PROTECTIVE SYSTEMS

SEE MEP DRAWINGS FOR FIRE PROTECTION DEVICES AND LOCATIONS
 THIS BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM

	PROVIDED
AUTO SPRINKLER SYSTEM	YES FOR 1ST FLOOR
STANDPIPE SYSTEMS	NO
PORTABLE FIRE EXTINGUISHERS	YES
FIRE ALARM & DETECTION SYSTEMS	YES
EMERGENCY ALARM SYSTEMS	YES
SMOKE CONTROL SYSTEMS	NO
SMOKE AND HEAT VENTS	NO
FIRE COMMAND CENTER	YES

8 - PLUMBING FIXTURE COUNT

2020 Plumbing Code of NYS
For Educational facilities:
 Water Closets: 1 per 50 occupants 189/50 = 4
 Lavatories: 1 per 50 occupants 189/50 = 4
 Bathtubs/ Showers: Not Applicable
 Water fountains: 1 per 100 = 189/100 = 2
 Others: 1 service sink

9 - ENERGY CODE REQUIREMENTS

Energy Code Review 2018 IECC/ 2020 NYS
 4A Climate Zone
 Using R value method
Fenestration U factor
 Prescriptive:
 Fixed Fenestration U= .38
 Operable Fenestration U=-.45
 Entrance Doors U=0.77
Roof
 Insulation entirely above roof deck R30 ci
 Attic and other: R-38
Walls above grade
 Metal Framed: R-13 + R-7.5 ci
Below grade wall
 R-7.5
Floors
 Joist Framing R-30
Slab on Grade Floors
 Unheated Slabs: R10 for 24" below

NY STATE ENERGY CODE WRITTEN STATEMENT OF COMPLIANCE

To the best of my knowledge, belief, and professional judgement, the STREAM building's plans and specifications are in compliance with the Energy Code.

STREAM Center for Experiential Learning
 SCHOOL OF THE HOLY CHILD
 2225 WESTCHESTER AVE,
 RYE, NY

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CONSTRUCTION DOCUMENTS

KEY PLAN

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Professional Seal

No.	Date	Issue
7	8/12/2021	ISSUED FOR BID
6	6/25/2021	ISSUED FOR PERMIT
3	02/21/2020	DESIGN DEVELOPMENT

Sheet Title

CODE COMPLIANCE INFORMATION

Job No.	2018-1078	Date	02/12/2020
Scale	AS NOTED	Drawn / Checked	KG+D / KG+D

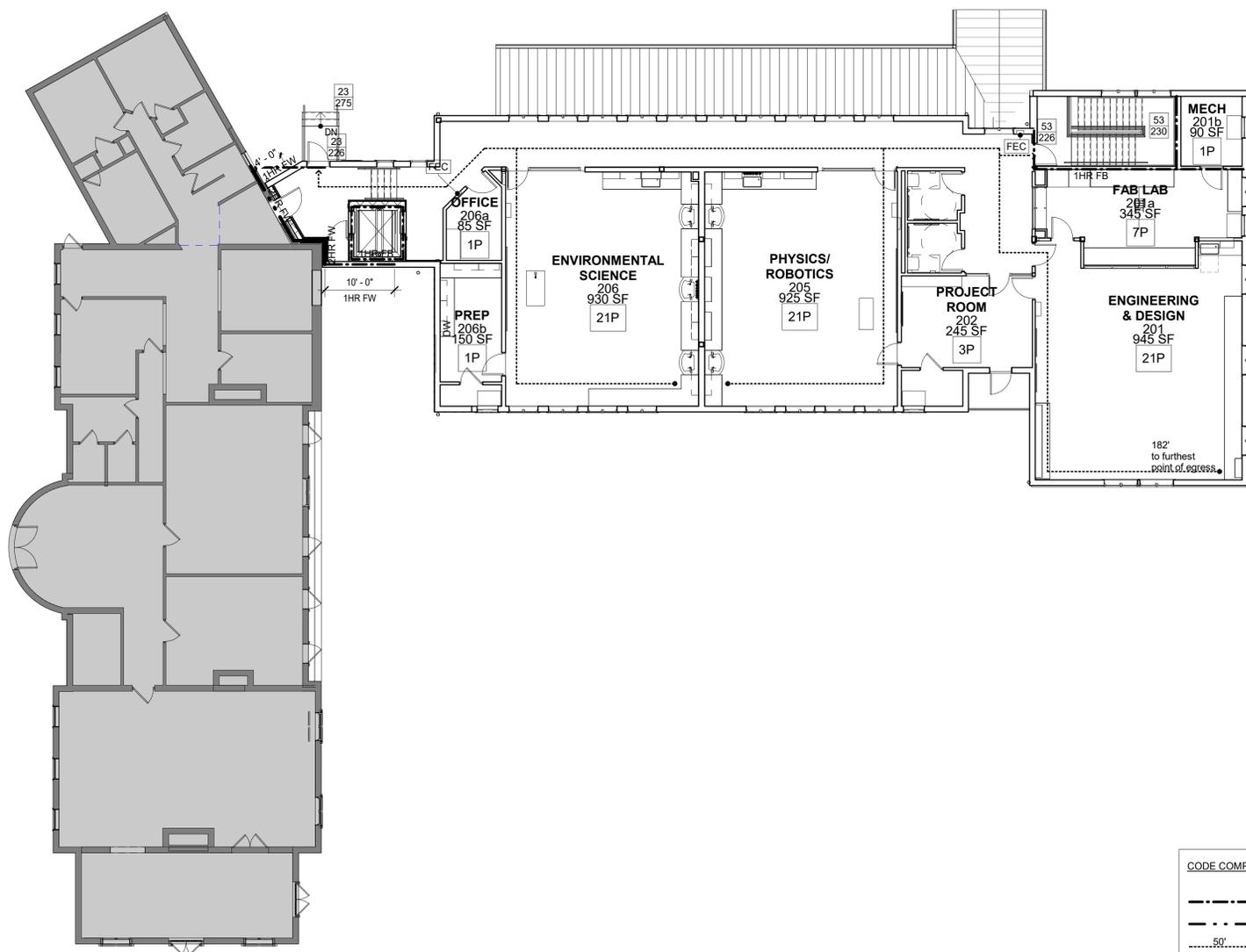
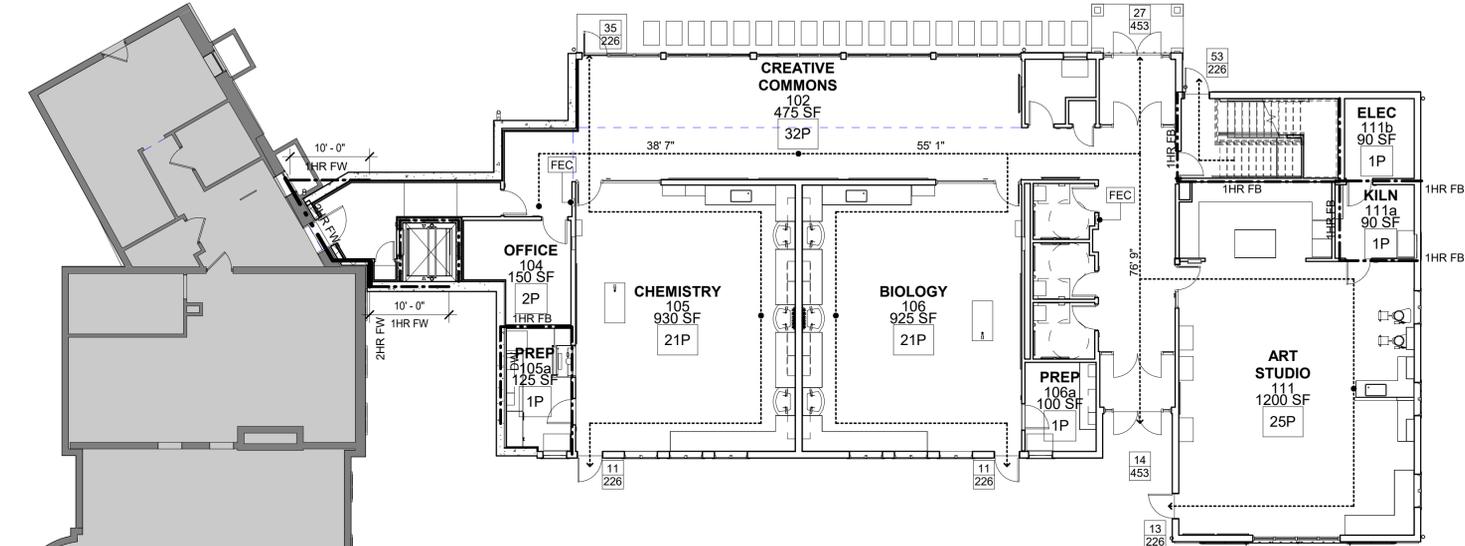
Sheet Number

CC-1



KG+D . ARCHITECTS PC
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P:914.666.5900 KGDARCHITECTS.COM

CONSTRUCTION
DOCUMENTS



1 FIRST FLOOR EGRESS PLAN
3/32" = 1'-0"

2 SECOND FLOOR EGRESS PLAN
3/32" = 1'-0"

CODE COMPLIANCE LEGEND

- 1 HR FIRE BARRIER
- - - 2 HR FIRE WALL
- 50' EXIT DISTANCE
- 10P ROOM OCCUPANCY
- 45 ACTUAL EGRESS OCCUPANCY
- 226 MAX ALLOWABLE LOADING

KEY PLAN

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CODE
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DRAWINGS

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Sheet Number
CC-2

