

SHEET INDEX

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GENERAL NOTES:

1. GENERAL CONTRACTOR TO FIELD CHECK ALL EXISTING CONDITIONS BEFORE COMMENCING WORK.
2. GENERAL CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, PLUMBING & MECHANICAL WORK.
3. ALL WORK SHALL COMPLY WITH THE STATE BUILDING CODE AND LOCAL CODES & ORDINANCES HAVING JURISDICTION.
4. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ANY DAMAGE SUSTAINED TO EXISTING BUILDINGS, PLANTINGS, ECT. DURING CONSTRUCTION.

ELECTRICAL:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF FIRE UNDERWRITER AND LOCAL CODES.

PLUMBING:

1. HOT & COLD WATER PIPING TYPE "L" COPPER WITH SOLDERED FITTINGS.
2. VENT & WASTE PIPING TYPE "DWV" COPPER WITH SOLDERED FITTINGS.
3. PIPE INSULATION: 1/2" FIBERGLASS WITH ALUMINUM BANDS.
4. VALVES: SOLDERED END 125# CLASS

HEATING & VENTILATION:

1. ALL HEATING & VENTILATION SHALL BE INSTALLED IN ACCORDANCE WITH STATE BUILDING CODE.

SAFETY:

1. ALL EXITS SHALL BE MARKED WITH SIGNS IN ACCORDANCE WITH NEW YORK STATE BUILDING CODE.
2. ALL EXIT DOORS SHALL CONFORM TO N.Y.S. BUILDING CODE.
3. ALL EXIT SIGNS TO BE ON SEPERATE CIRCUITS, LETTERS TO BE 8" HIGH.

MISCELLANEOUS:

1. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY MAY NOT BE USED ON ANY OTHER PROJECT EXCEPT B Y WRITTEN AUTHORIZATION OF THE ARCHITECT.
2. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR WORK NOT CONSTRUCTED ACCORDING TO THESE PLANS OR NOT UNDER HIS PERSONAL SUPERVISION.

BUILDING DATA

CONSTRUCTION CLASSIFICATION:	TYPE IIB (MAX. AREA=55,130 SQ. FT (SEE CALCULATIONS), MAX. HEIGHT (1) STORY)
OCCUPANCY CLASSIFICATION:	ASSEMBLY (GROUP A-3)
AREA OF BUILDING :	55,130 SQ.FT.
BUILDING HEIGHT :	ONE (1) STORY
AUTOMATIC FIRE SPRINKLERS PROVIDED:	YES (PLANS PROVIDED BY SPRINKLER INSTALLER)
BUILDING USE :	

ALLOWABLE AREA CALCULATIONS

$$A_a = A_t + \left[ \frac{A_t I_f}{100} \right] + \left[ \frac{A_t I_s}{100} \right]$$
$$A_a = 9,500 + \left[ \frac{9,500 \times 75}{100} \right] + \left[ \frac{9,500 \times 200}{100} \right]$$
$$A_a = 9,500 + 7,125 + 19,000 = 35,625 \text{ SQ. FT.}$$

WHERE:

$A_a$  = ALLOWABLE AREA PER FLOOR (SQUARE FEET)  
 $A_t$  = TABULAR AREA PER FLOOR IN ACCORDANCE WITH TABLE 503 (SQUARE FEET)  
 $I_f$  = AREA INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.2.  
 $I_s$  = AREA INCREASE DUE TO SPRINKLER PROTECTION (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3.

$$I_f = 100 \left[ \frac{F}{P} - 0.25 \right] \frac{W}{30}$$

$$I_f = 100 \left[ \frac{716}{716} - 0.25 \right] \frac{30}{30} = 75\%$$

WHERE:

$I_f$  = AREA INCREASE DUE TO FRONTAGE ( PERCENT)  
 $F$  = BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET (6096 MM) OPEN MINIMUM WIDTH (FEET).  
 $P$  = PERIMETER OF ENTIRE BUILDING (FEET).  
 $W$  = MINIMUM WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET).

MEANS OF EGRESS CALCALATONS  
(BASE ON PERSON CAPACITY)

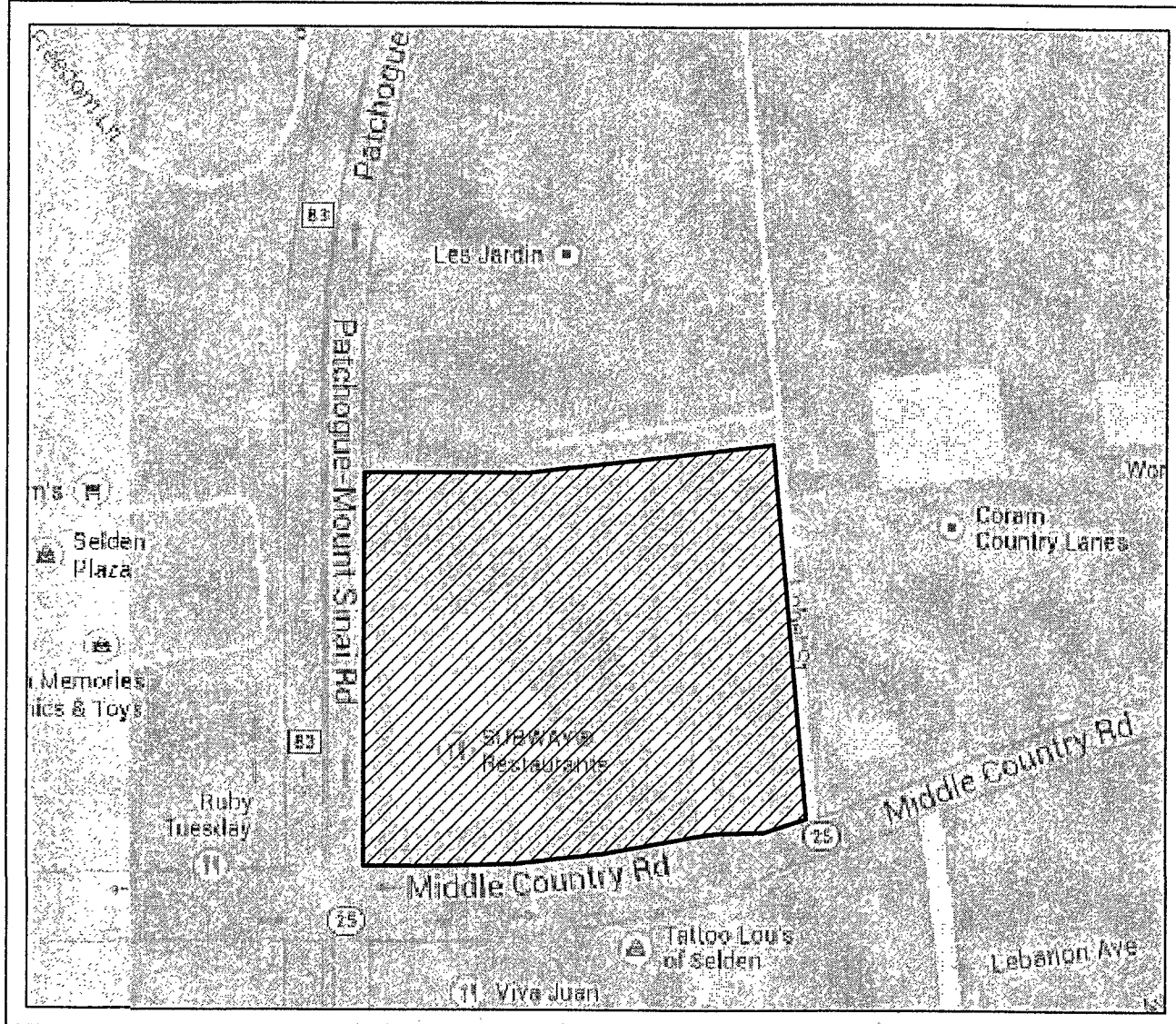
NOTE:  
THESE REQUIREMENTS ARE BASED ON THE BUILDING CODE OF N.Y.S 2010 EDITION, SECTIONS 1003 - 1025.

ASSEMBLY A-3:

1ST FLOOR  
50,000 S.F. / 50 S.F. PER PERSON  
= 1,000.0 PERSON CAPACITY  
MEZZANINE  
5,130 S.F. / 50 S.F. PER PERSON  
= 102.6 PERSON CAPACITY

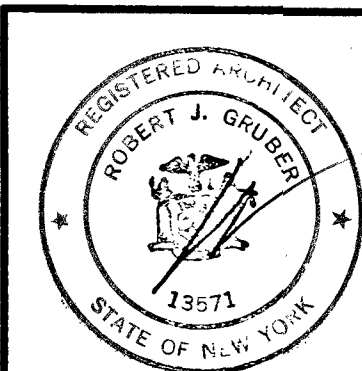
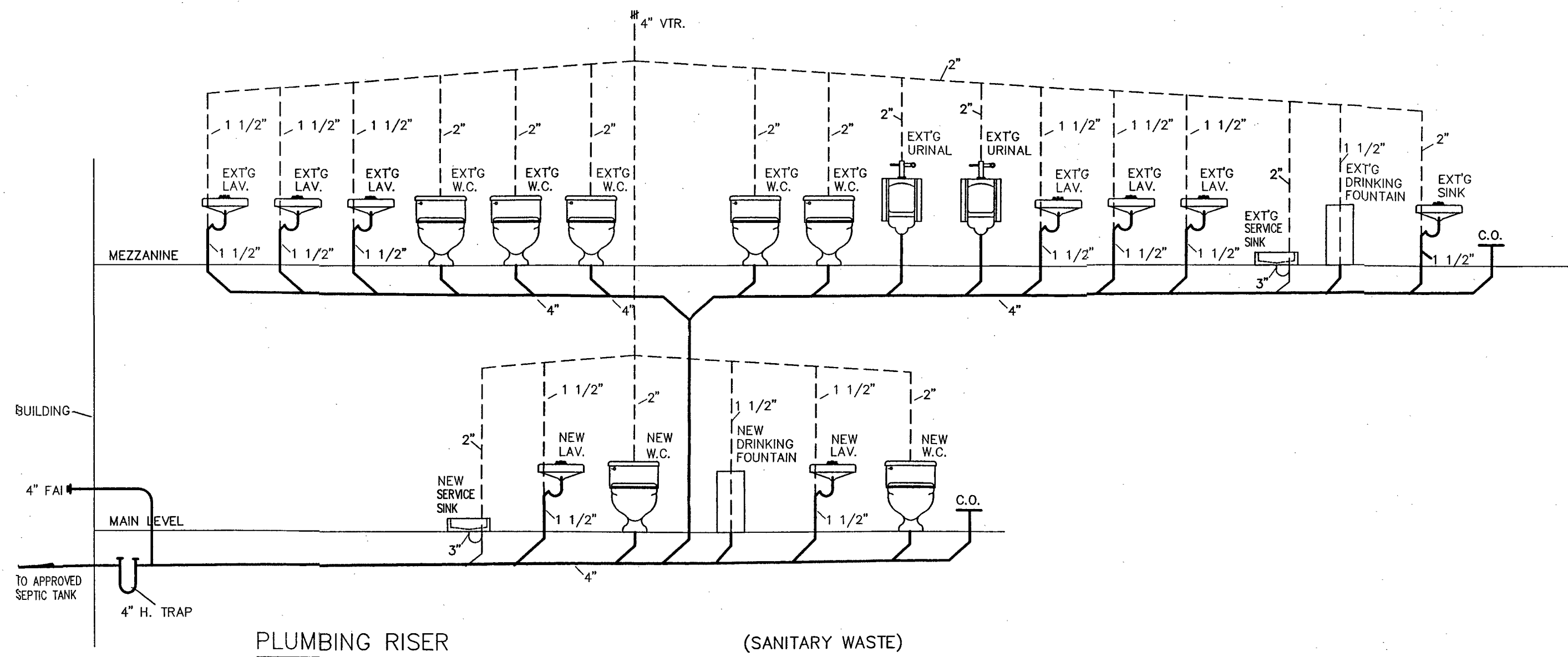
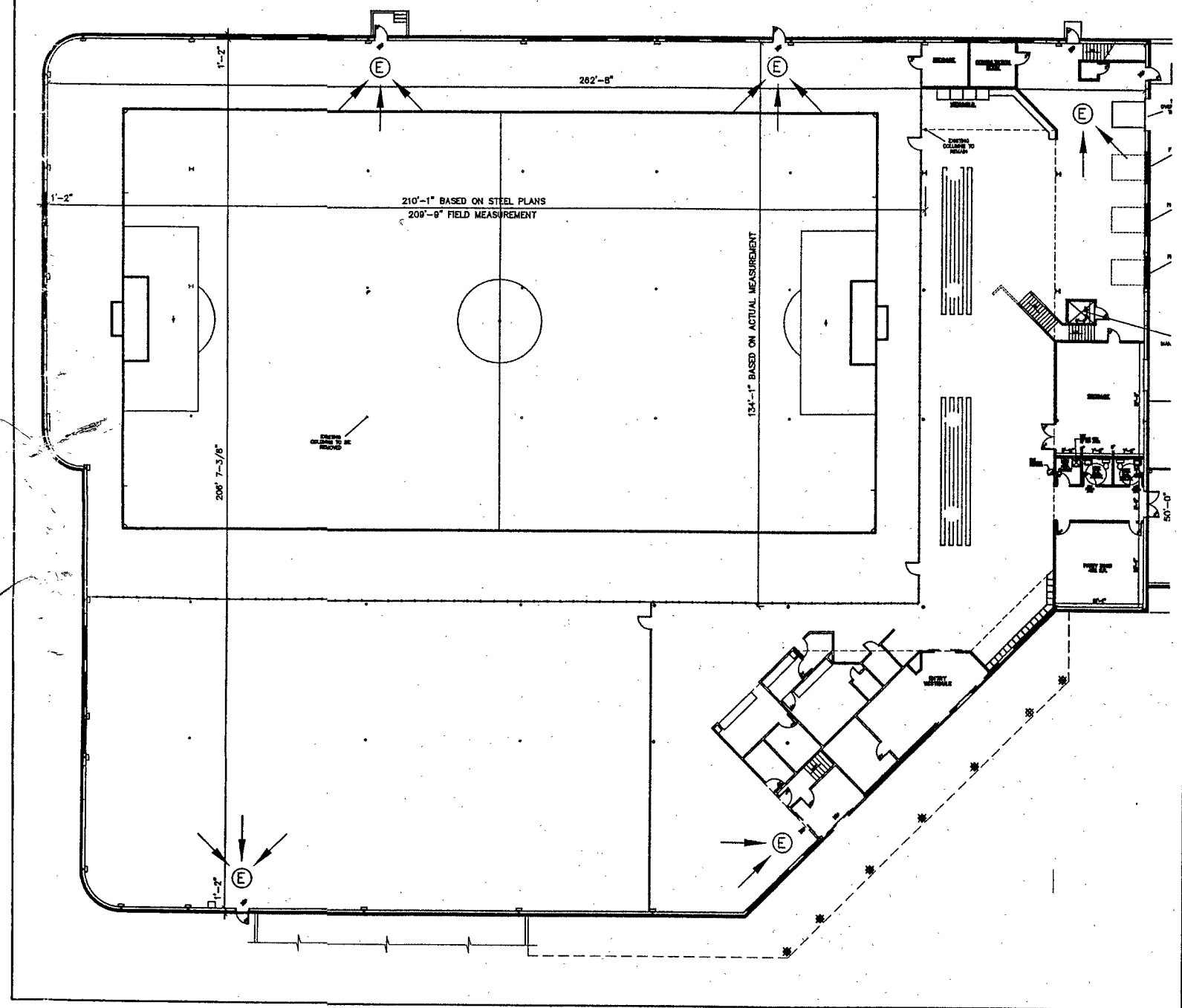
TOTAL PERSON CAPACITY= 1,102.6  
REQUIRED EXITS = 4 (PER TABLE 1019.1)  
-EXIT WIDTH REQUIRED=  
1,102.6 PERSON CAPACITY x .15 (INCHES PER OCCUPANCY) = 165.39"  
-EXIT PROVIDED = 6  
-TOTAL WIDTH OF EGRESS SUPPLIED: 252"

KEY MAP

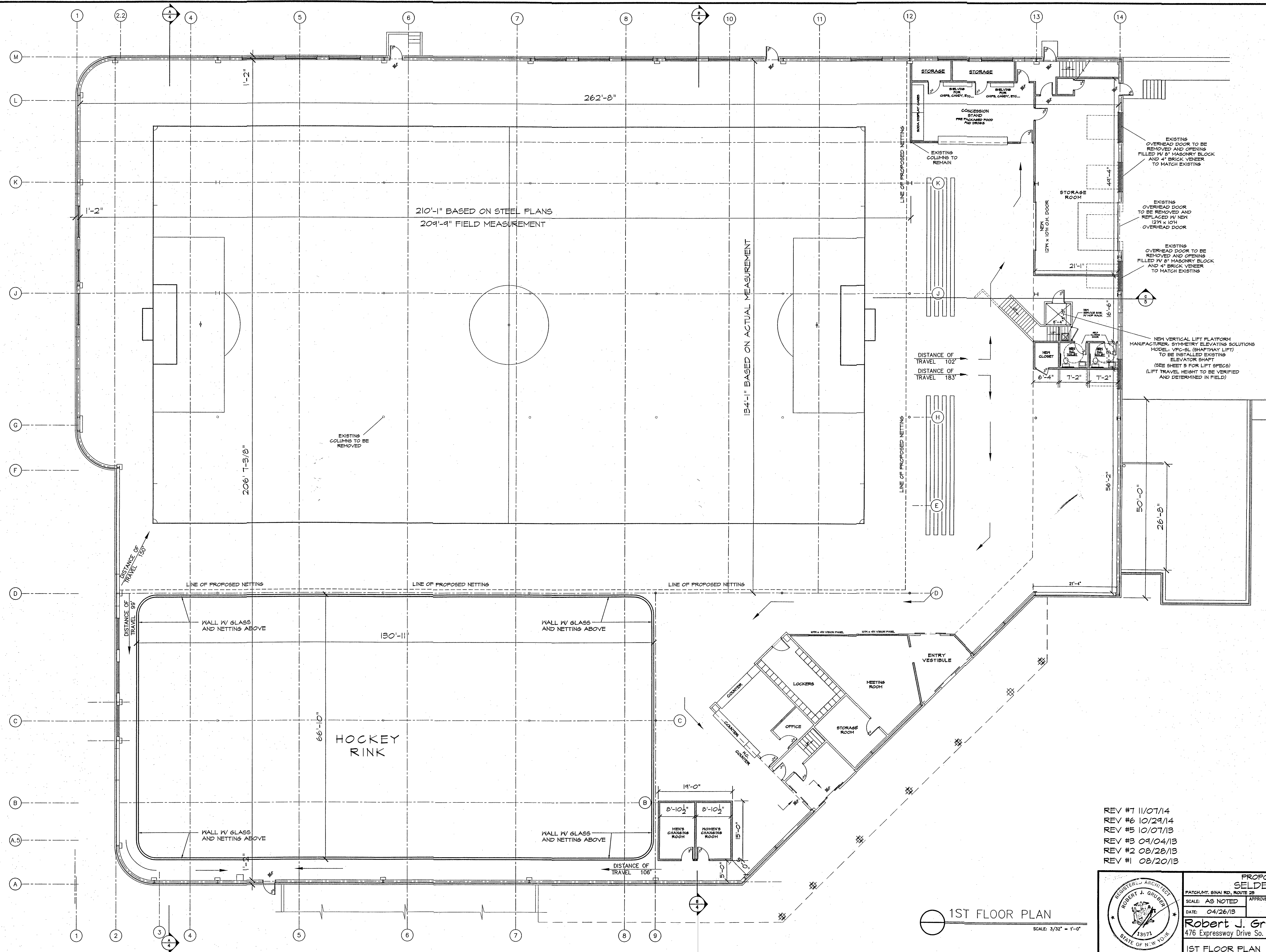


EGRESS DIAGRAM

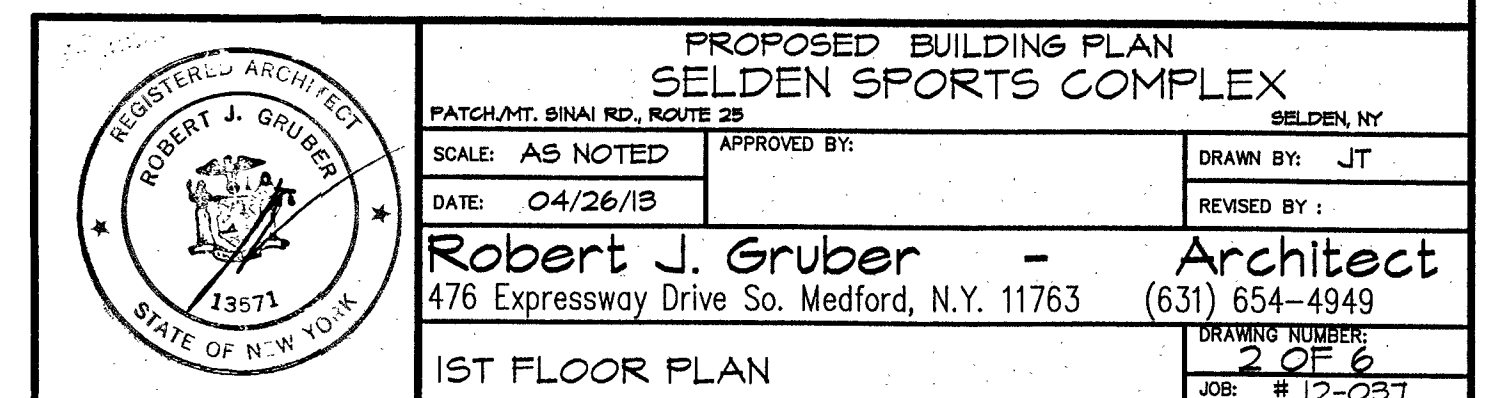
⊙ = EXIT SIGN -- = DIRECTION OF TRAVEL



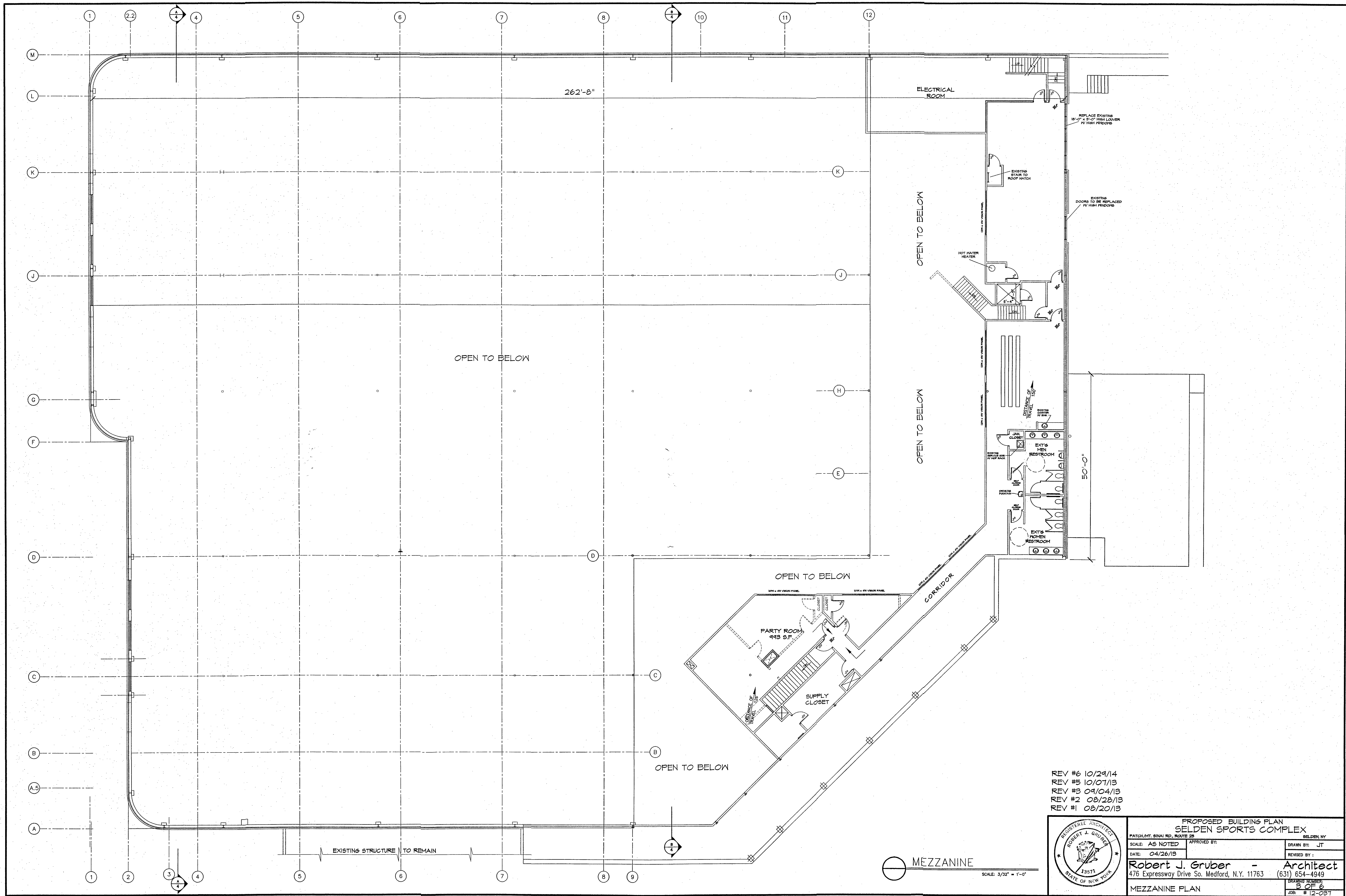
PROPOSED BUILDING PLAN SELDEN SPORTS COMPLEX PATCH/MT. SINAI RD., ROUTE 25 SELDEN, NY			
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: JT	
DATE: 04/26/13	REVISED BY:	REVISED BY:	
Robert J. Gruber		Architect	
476 Expressway Drive So. Medford, N.Y. 11763		(631) 654-4949	
COVER SHEET		DRAWING NUMBER 1 OF 6 JOB: # 12-037	



REV #7 11/07/14  
REV #6 10/29/14  
REV #5 10/07/13  
REV #3 09/04/13  
REV #2 08/28/13  
REV #1 08/20/13

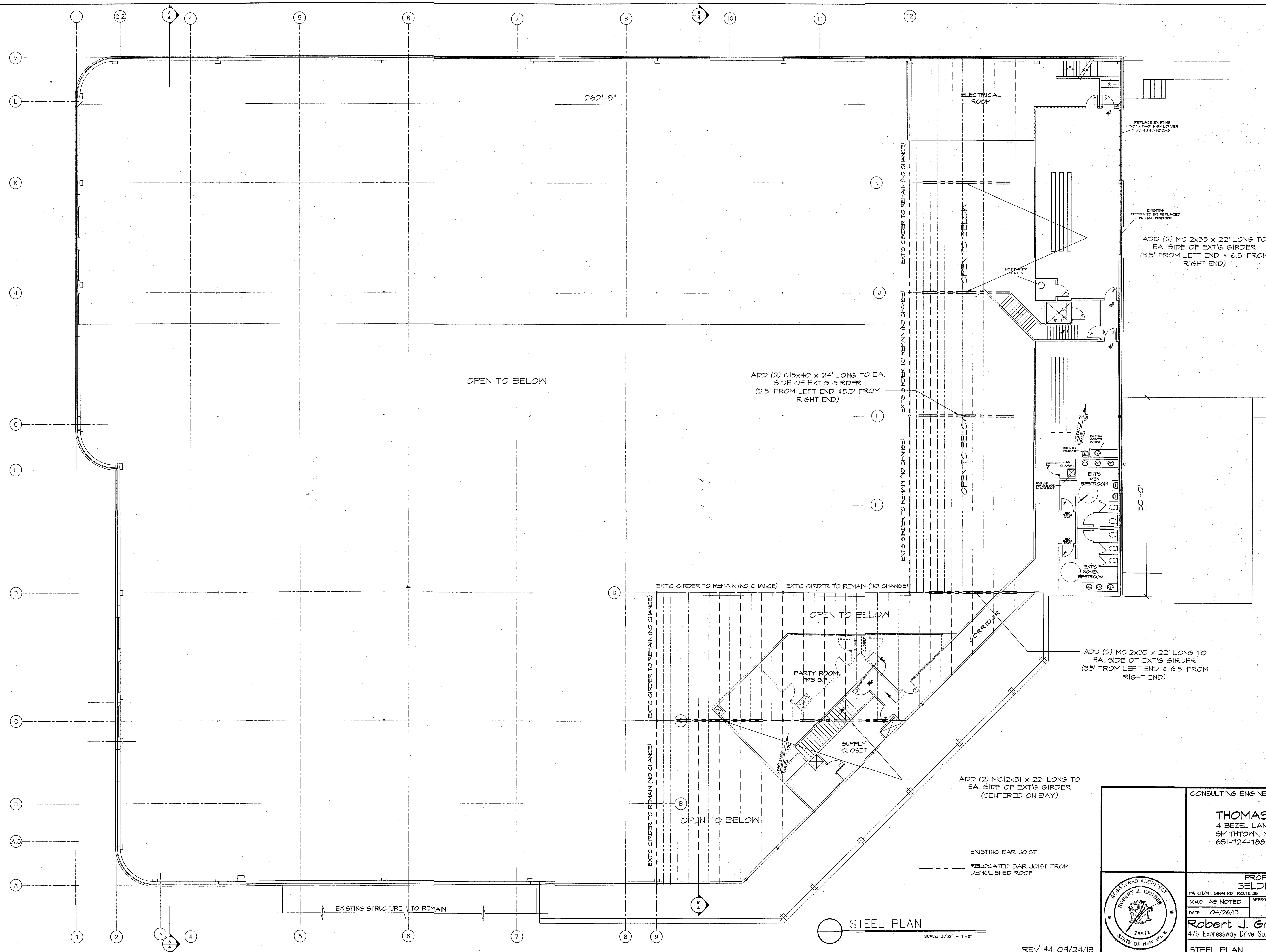






REV #6 10/29/14  
REV #5 10/07/13  
REV #3 09/04/13  
REV #2 08/28/13  
REV #1 08/20/13

		PROPOSED BUILDING PLAN SELDEN SPORTS COMPLEX	
		PATCH, MT. SINAI RD., ROUTE 28 SELDEN, NY	
SCALE: AS NOTED		APPROVED BY:	DRAWN BY: JT
DATE: 04/26/13		REVIEWED BY:	
Robert J. Gruber - Architect		476 Expressway Drive So. Medford, N.Y. 11763 (631) 654-4949	
MEZZANINE PLAN		DRAWING NUMBER: 3 OF 6 JOB: # 12-037	



EXT'G GIRDER

7/8" DIA. PLUG WELDS @ 12" O.C.

## SECTION@ REINFORCED GIRDERS

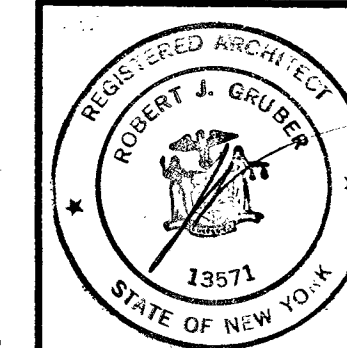
SCALE: 1"=1'-0"

CONSULTING ENGINEER:

THOMAS D. REILLY, P.E.

4 BEZEL LANE  
SMITHTOWN, NY 11787  
631-724-7888 FAX

631-724-7888 FAX 631-724-5740



PROPOSED BUILDING PLAN  
SELDEN SPORTS COMPLEX

PATCHMOUNT, SINAI RD., ROUTE 25

SCALE: AS NOTED

DATE: 04/26/13

DATE: 04/20/15	REVISD BY:
Robert J. Gruber -	Architect

476 Expressway Drive So. Medford, N.Y. 11763

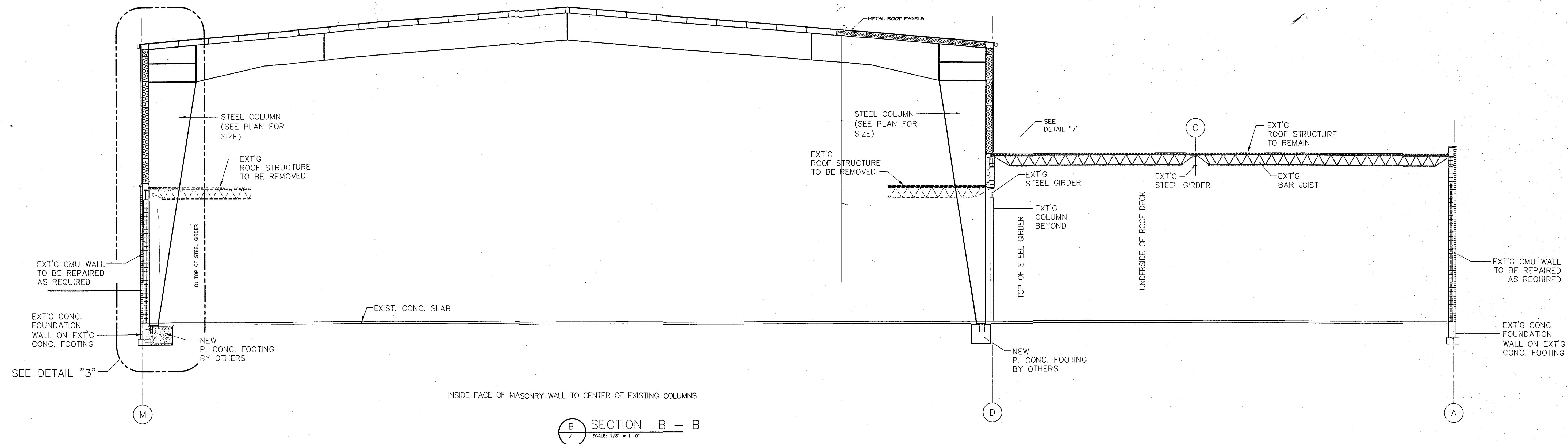
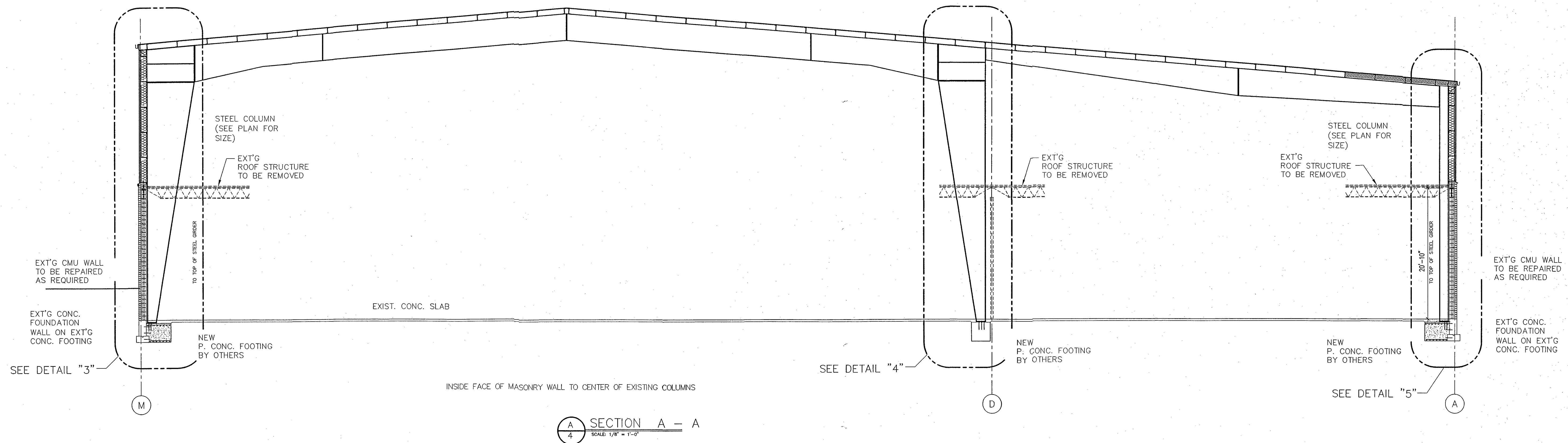
STEEL PLAN

DRAWING NUMBER:  
3a OF 6

JOB: # 12-037

Circumstance	Percentage of respondents (%)
If someone is attacking you	85
If someone is threatening you	75
If someone is harassing you	65
If someone is insulting you	55
If someone is annoying you	45

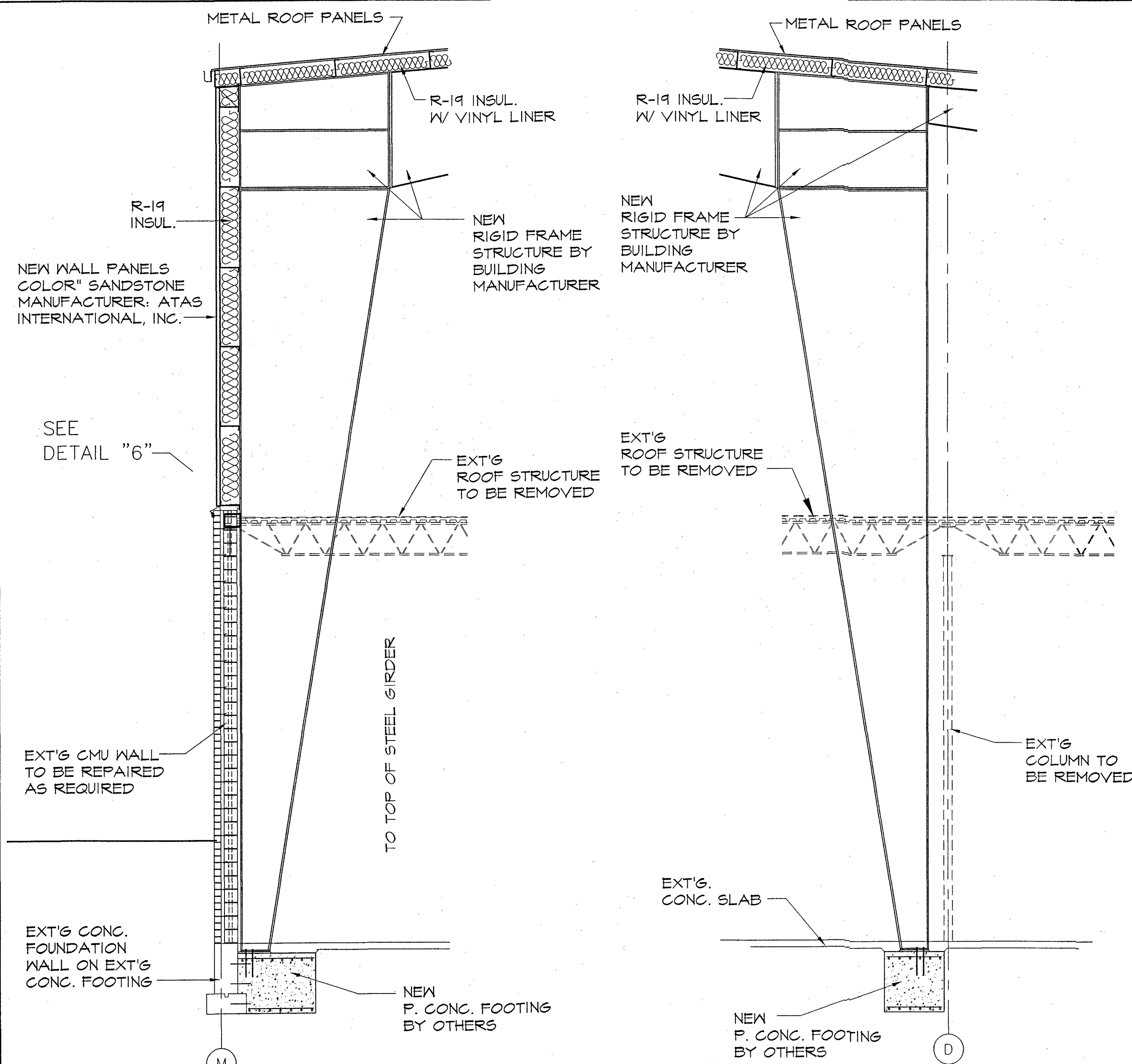
REV #4 09/24/13



REV #3 09/04/13

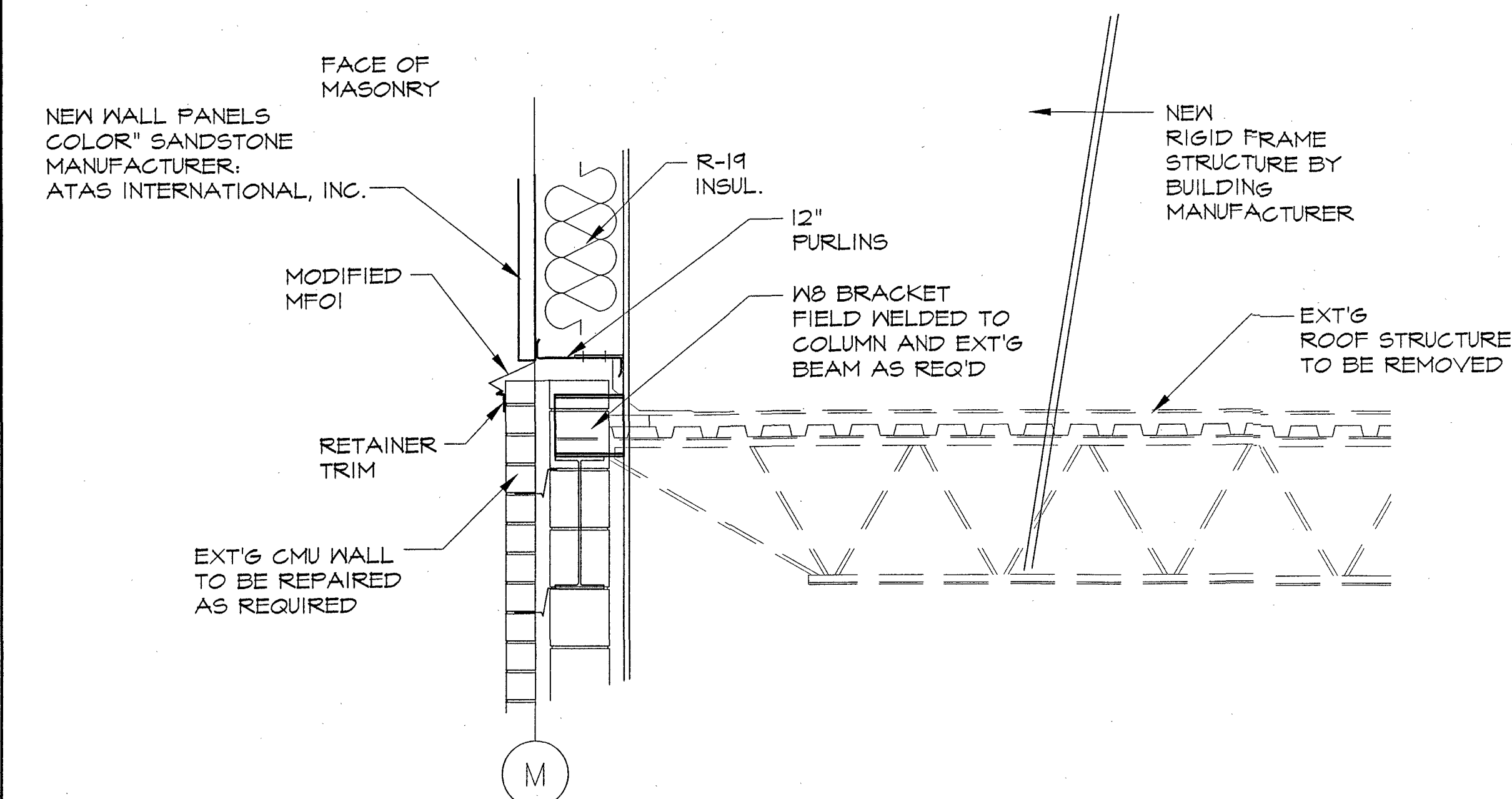
	<b>PROPOSED BUILDING PLAN</b> <b>SELDEN SPORTS COMPLEX</b> <small>PATCHAMT. SINAI RD., ROUTE 28 SELDEN, NY</small>		
	<small>SCALE: AS NOTED</small> <small>DATE: 04/26/13</small>	<small>APPROVED BY:</small> 	<small>DRAWN BY: JT</small> <small>REVISED BY:</small>
	<b>Robert J. Gruber - Architect</b> <small>476 Expressway Drive So. Medford, N.Y. 11763 (631) 654-4949</small>		<small>DRAWING NUMBER</small> <b>4 OF 6</b> <small>JOB: # 12-037</small>
	<b>SECTIONS</b>		



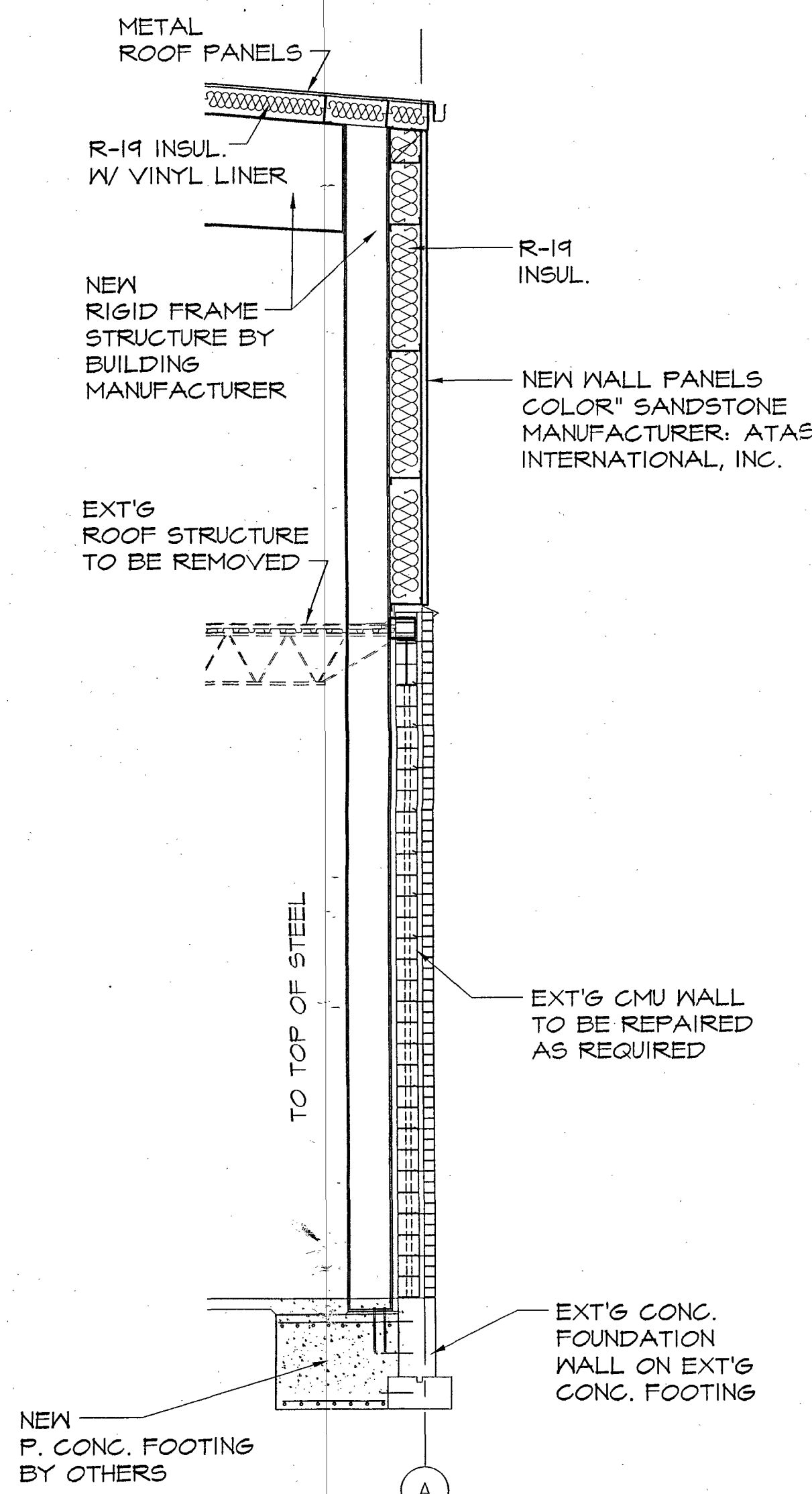


DETAIL - 3  
SCALE: 1/4"=1'-0"

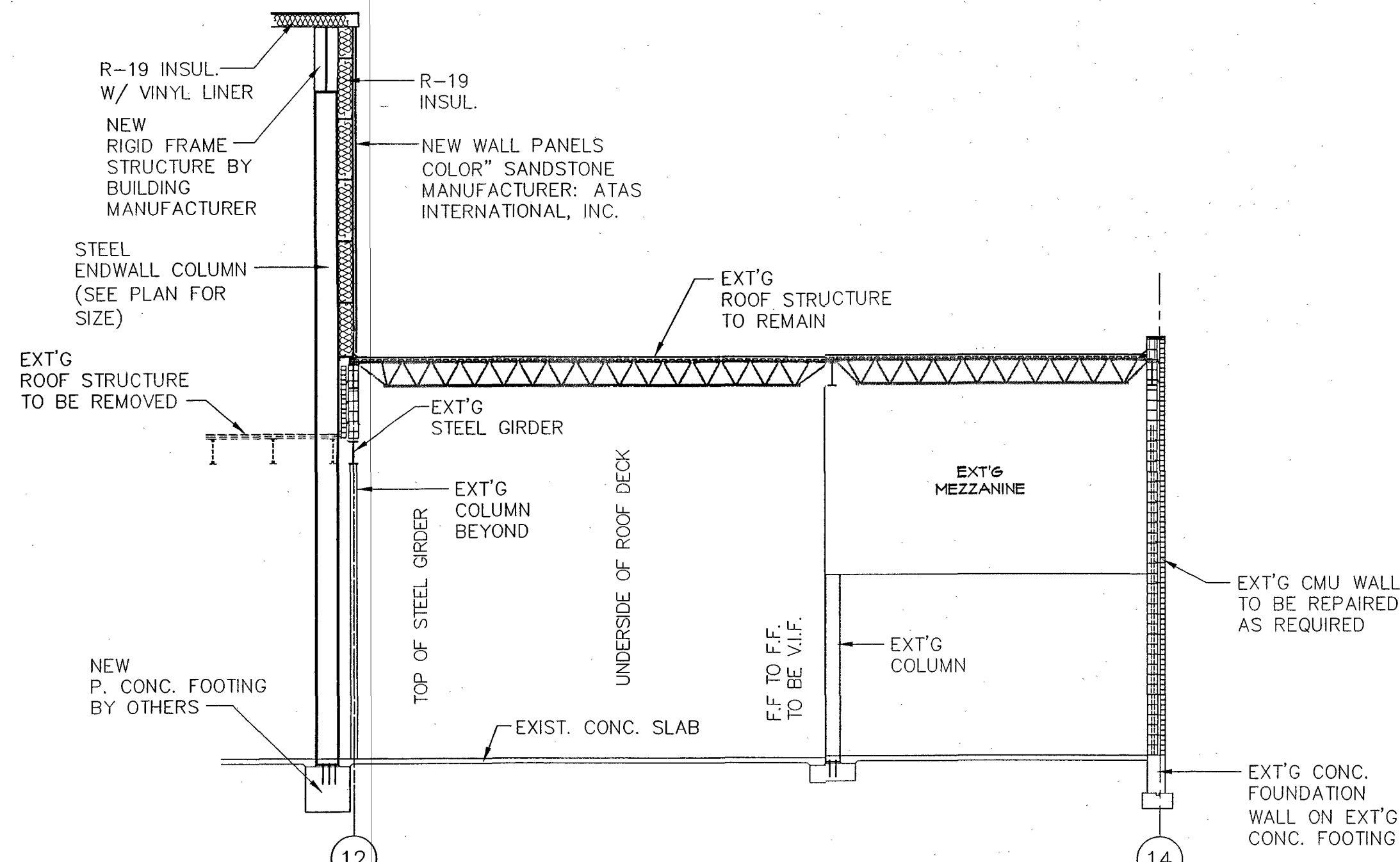
DETAIL - 4  
SCALE: 1/4"=1'-0"



DETAIL - 6  
SCALE: 3/4"=1'-0"



DETAIL - 5  
SCALE: 1/4"=1'-0"

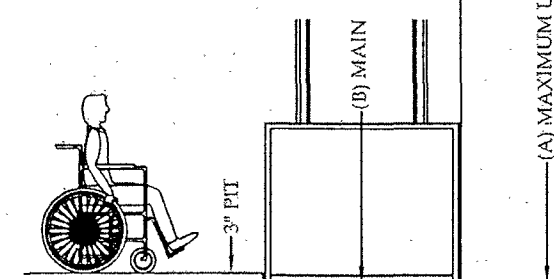


SECTION C - C  
SCALE: 1/8"=1'-0"

## MAIN TOWER HEIGHT INFORMATION

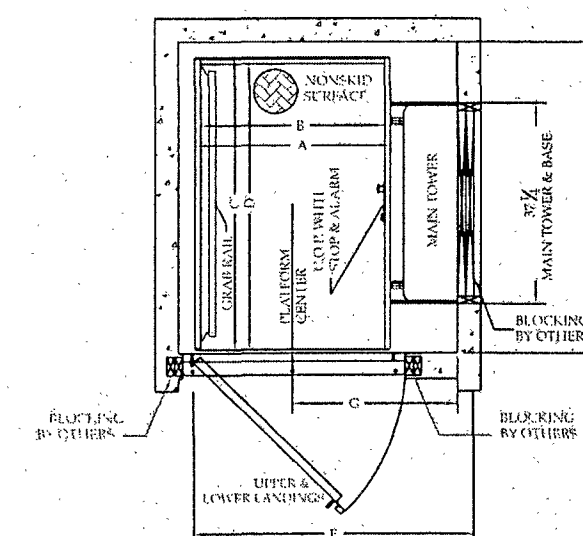
STATIONARY RAMP APPLICATION

MODEL DESIGNATION	(A) MAXIMUM TRAVEL	(B) TOWER HEIGHT
60	63"	85 1/4"
96	99"	121"
120	123"	145"
144	147"	169"
168	171"	193"

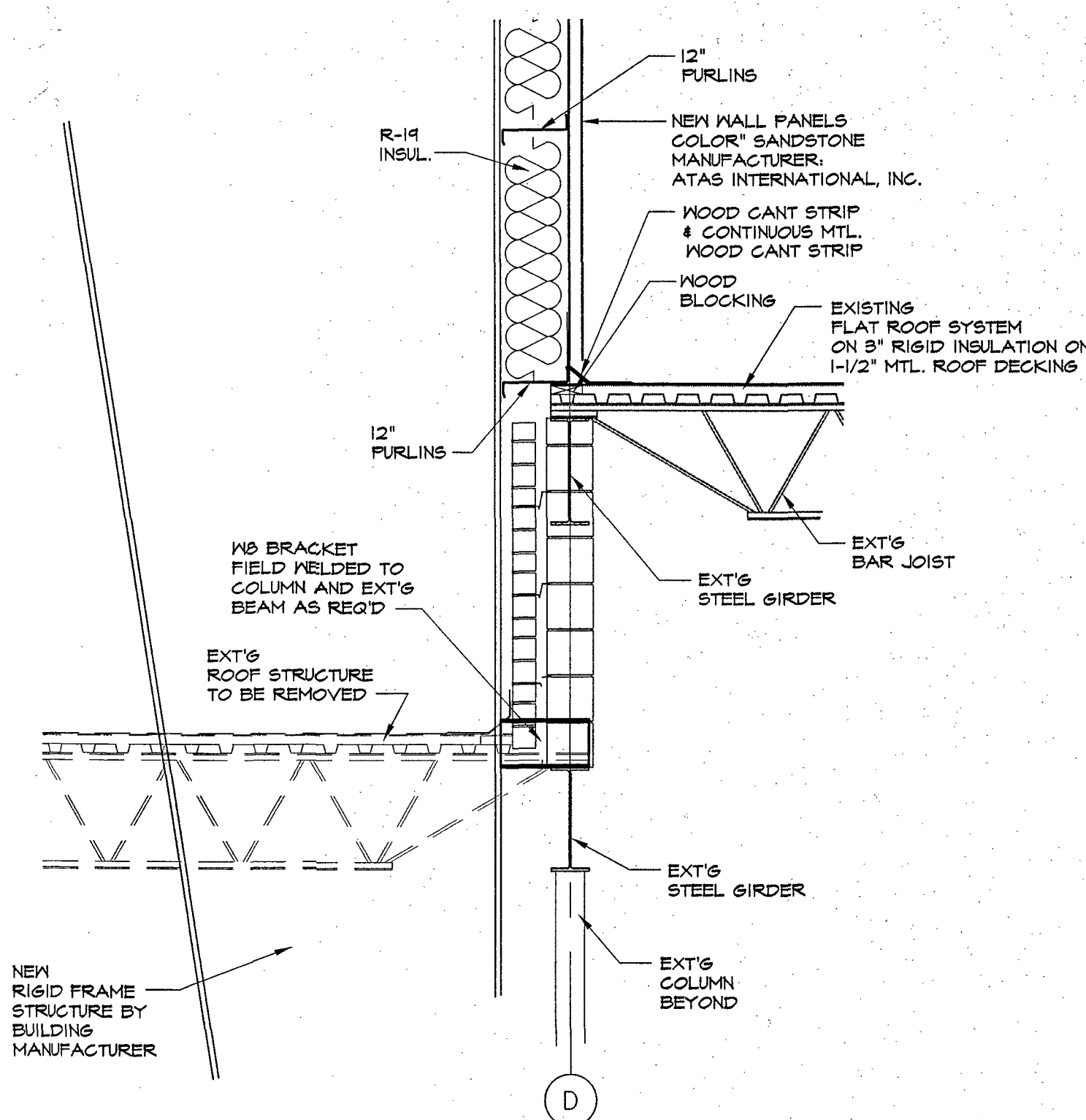


## SHAFTWAY DESIGN - ENTER/EXIT SAME SIDE

Lower Landing Pit Mount & Stationary Ramp Applications shown.



ENTER/EXIT SAME SIDE					
PLATFORM WIDTH (A)	CLEAR PLATFORM WIDTH (B)	PLATFORM LENGTH (C)	CLEAR PLATFORM LENGTH (D)	FINISHED HOISTWAY WIDTH (E)	FINISHED HOISTWAY LENGTH (F)
36"	36"	54"	52 3/4"	51 1/2"	57 1/2"
36"	34"	60"	58 3/4"	51 1/2"	63 1/2"
42"	40"	60"	58 3/4"	57 1/2"	63 1/2"

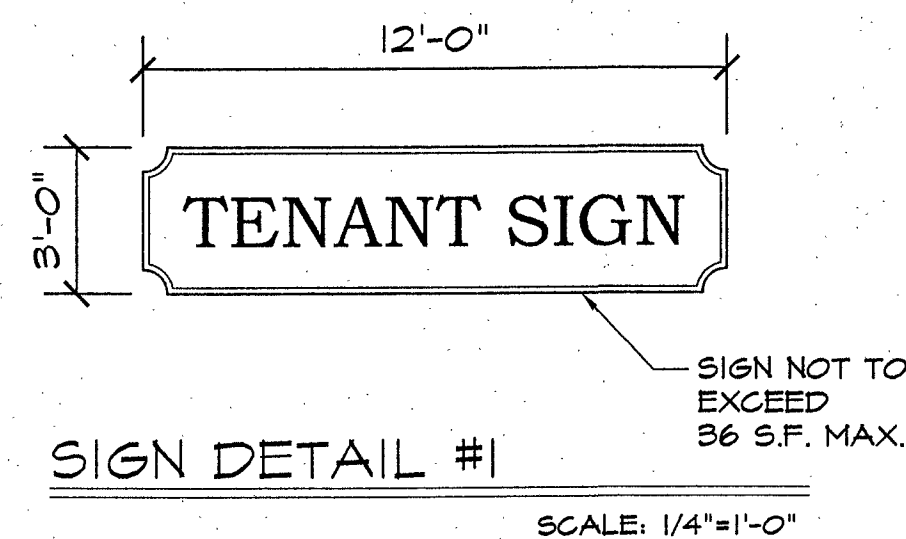


DETAIL - 7  
SCALE: 1/2"=1'-0"

REV #5 10/07/13  
REV #3 09/04/13

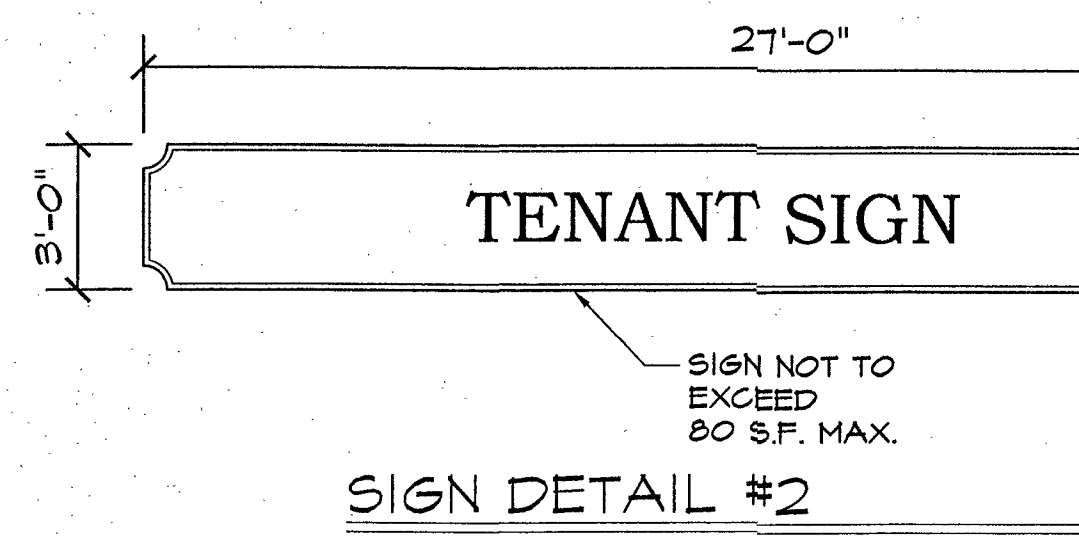
PROPOSED BUILDING PLAN SELDEN SPORTS COMPLEX		SELDEN, NY	
PATCH/MT. SINAI RD., ROUTE 28	SCALE: AS NOTED	APPROVED BY:	DRAWN BY: JT
DATE: 04/26/13		REVISED BY:	
Robert J. Gruber - Architect		476 Expressway Drive So. Medford, N.Y. 11763 (631) 654-4949	
SECTIONS		DRAWING NUMBER: 5 OF 6	
		JOB: # 12-031	





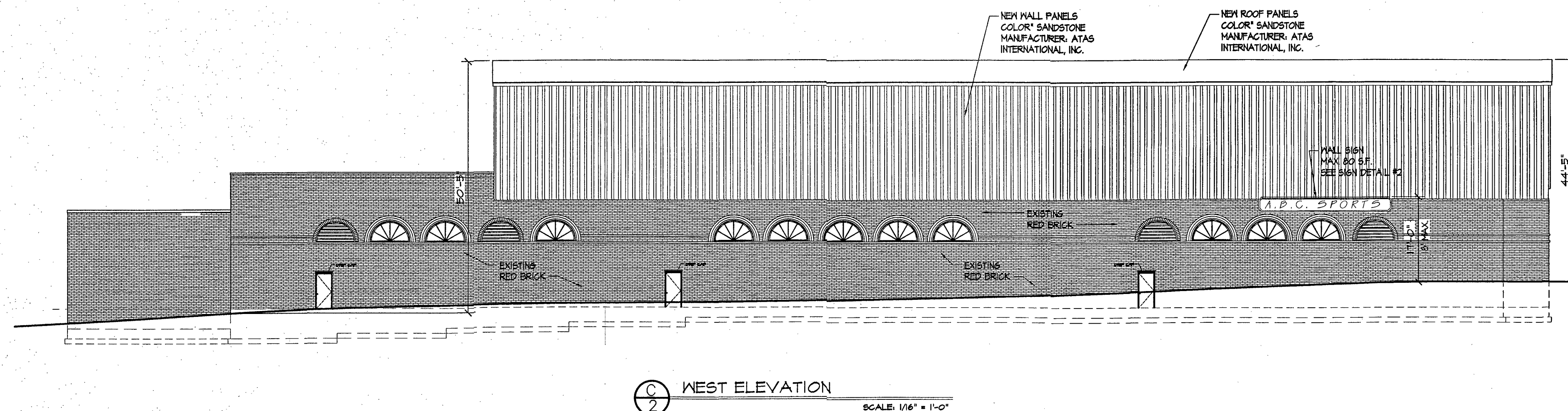
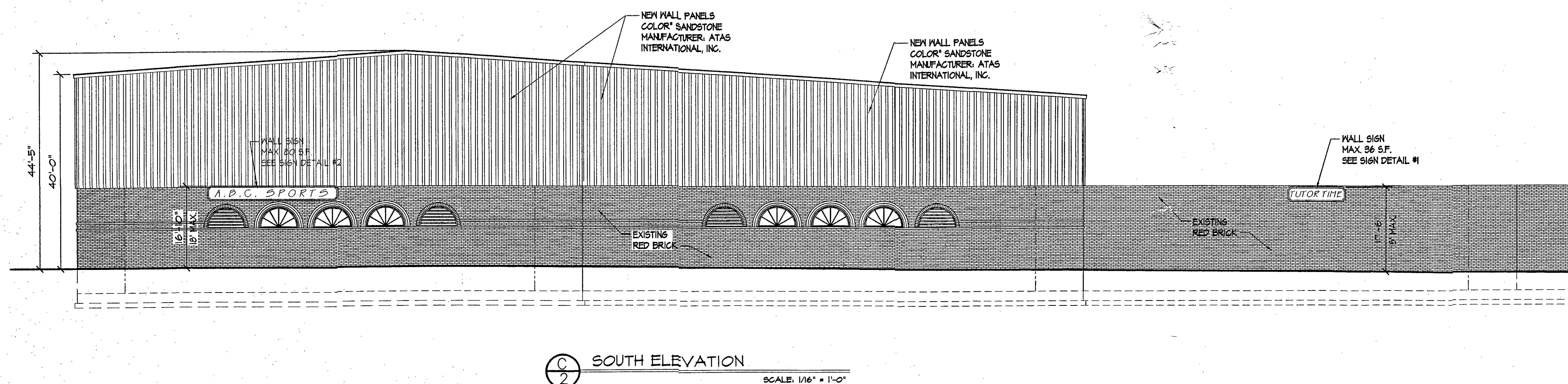
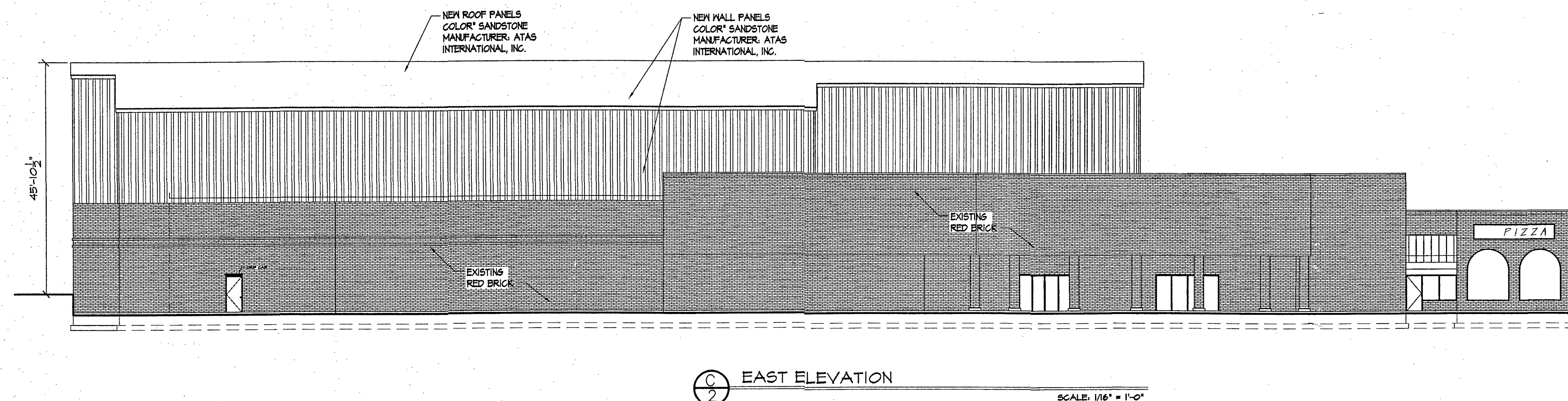
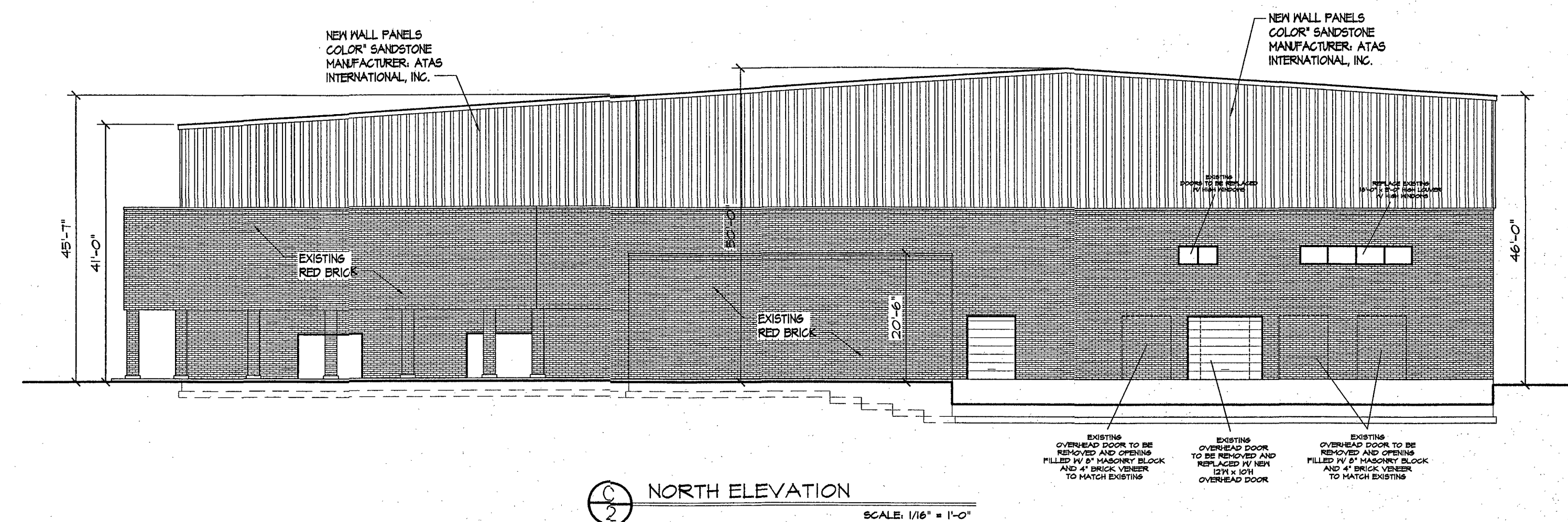
**SIGN CALCULATIONS**

SIGN #1  
36 S.F. MAX. ALLOWED  
PROVIDED 36.00 S.F.



**SIGN CALCULATIONS**

265' WALL LENGTH x 2/3 = 176.67'  
176.67' x 2' = 353.33 S.F.  
105' WALL LENGTH x 2/3 = 70.0'  
70.0' x 2' = 140 S.F.  
80 S.F. MAX. ALLOWED  
PROVIDED 80.00 S.F.



## TOWN PLANNING BOARD APPROVALS AND CONDITIONS

SELDEN COMMERCIAL CENTER AMENDED @ CORAM  
LOG# 125P0023  
TAX MAP# 0200 47400 0200 001000

APRIL 9, 2013

AT A REGULAR MEETING OF THE PLANNING BOARD HELD ON MONDAY, MARCH 25, 2013, THE ABOVE REFERENCED SITE PLAN APPLICATION WAS REVIEWED IN ACCORDANCE WITH THE SITE PLAN ORDINANCE. THE BOARD VOTED TO APPROVE THIS SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

1. OBTAIN FINAL TECHNICAL COMMENTS FROM THE TOWN OF BROOKHAVEN FIRE PREVENTION OR TO THE SATISFACTION OF THE COMMISSIONER OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT. PLEASE NOTE THAT YOU MUST OBTAIN AND SUBMIT DOCUMENTATION THAT THESE FINAL COMMENTS HAVE BEEN RESOLVED PRIOR TO OBTAINING FINAL SIGN-OFF OF YOUR SITE PLAN.
2. OBTAIN FINAL TECHNICAL COMMENTS FROM THE TOWN OF BROOKHAVEN TRAFFIC SAFETY OR TO THE SATISFACTION OF THE COMMISSIONER OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT. PLEASE NOTE THAT YOU MUST OBTAIN AND SUBMIT DOCUMENTATION THAT THESE FINAL COMMENTS HAVE BEEN RESOLVED PRIOR TO OBTAINING FINAL SIGN-OFF OF YOUR SITE PLAN.
3. OBTAIN FINAL TECHNICAL COMMENTS FROM THE TOWN OF BROOKHAVEN ENGINEERING OR TO THE SATISFACTION OF THE COMMISSIONER OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT. PLEASE NOTE THAT YOU MUST OBTAIN AND SUBMIT DOCUMENTATION THAT THESE FINAL COMMENTS HAVE BEEN RESOLVED PRIOR TO OBTAINING FINAL SIGN-OFF OF YOUR SITE PLAN.
4. FULL CONFORMANCE TO ALL CONDITIONS OF THE BOARD OF ZONING APPEALS GRANT OF SEPTEMBER 19, 2012.
5. REVISE SITE PLAN TO SHOW PARKING REQUIREMENTS FOR A COMMERCIAL CENTER. BUILD OUT LANDBANKED PARKING TO THE EAST, AS PER THE SITE PLAN. CONSTRUCT CROSS ACCESS AS PER PLAN AFTER IF APPROVAL GRANTED IN WRITING FROM ADJACENT OWNER TO EAST, SUBMIT DOCUMENTATION OF SUCH.
6. REPAIR AND RESURFACE THE PARKING LOT AND RE-STRIPE WITH ADA COMPLIANT HANDICAP ACCESSIBLE PARKING SPACES AND ACCESS RAMPS TO SIDEWALKS.
7. PLANT EVERGREENS ALONG THE RESIDENTIALLY ZONED PROPERTY TO THE NORTH, 7" TALL AND 10' ON CENTER, AS PER TOWN CODE 85-50. B. (I).
8. SUBMIT ONE PRINT STAMPED APPROVED SITE PLAN BY THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. PROVIDE STREET TREES ALONG CR 83 (PATCHOSUE MT. SINAI RD.) IN CONFORMANCE WITH TOWN CODE, STREET TREES, 4" CALIPER MINIMUM, FROM TOWN RECOMMENDED LIST IN 85-50.1, SPACED AT 30' ON CENTER.
10. PROVIDE PARKING LOT LIGHTING IN CONFORMANCE TO TOWN CODES. REPLACE ALL DAMAGED AND MISSING PARKING LOT, WALL MOUNT, AND GROUND MOUNT LIGHT FIXTURES TO COMPLY WITH DARK SKY REQUIREMENTS.
11. SUBMIT AN INSPECTION FEE IN THE AMOUNT OF TBD, A RECREATION FEE IN THE AMOUNT OF \$0 AND AN EXCESS MATERIALS REMOVAL PERMIT FEE IN THE AMOUNT OF \$0.
12. SUBMIT 7 ADDITIONAL COPIES OF THE BUILDING ELEVATIONS AND 10 REVISED SITE PLANS THAT ADDRESS ALL OF THE PLANNING BOARD'S CONDITIONS (NOTE YOU MAY INITIALLY SUBMIT ONE COPY TO STAFF FOR REVIEW). PLEASE PROVIDE A NOTE ON BOTH THE SITE PLAN AND THE ELEVATIONS INDICATING DATE OF CONDITIONAL PLANNING BOARD GRANT AND LISTING ANY CONDITIONS THERE OF.

PLEASE NOTE THAT THE SITE PLAN/VARIANCE SHALL EXPIRE THREE (3) YEARS AFTER THE DATE OF THE FINAL CONDITIONAL APPROVAL (PLANNING BOARD HEARING), UNLESS A BUILDING PERMIT HAS BEEN ISSUED AND SUBSTANTIAL CONSTRUCTION WITH SUFFICIENT PROOF OF SUCH SUBSTANTIAL CONSTRUCTION, HAVING COMMENCED IN RELIANCE THEREON.

REV. #6 10/29/14  
REV. #1 09/12/13

		<b>PROPOSED BUILDING PLAN</b> <b>SELDEN SPORTS COMPLEX</b>		SELDEN, NY
		PATCHMONT, SINAI RD, ROUTE 29	SCALE: AS NOTED	APPROVED BY:
DATE: 04/26/13		REVISED BY:		REVISED BY:
<b>Robert J. Gruber</b> - Architect 476 Expressway Drive So. Medford, N.Y. 11763		(631) 654-4949		DRAWING NUMBER: <b>6 OF 6</b>
ELEVATIONS		JOB: # 12-037		