

# 41-43 FALL ST. RENOVATIONS

41-43 FALL STREET  
SENECA FALLS, NY 13148

CLIENT:

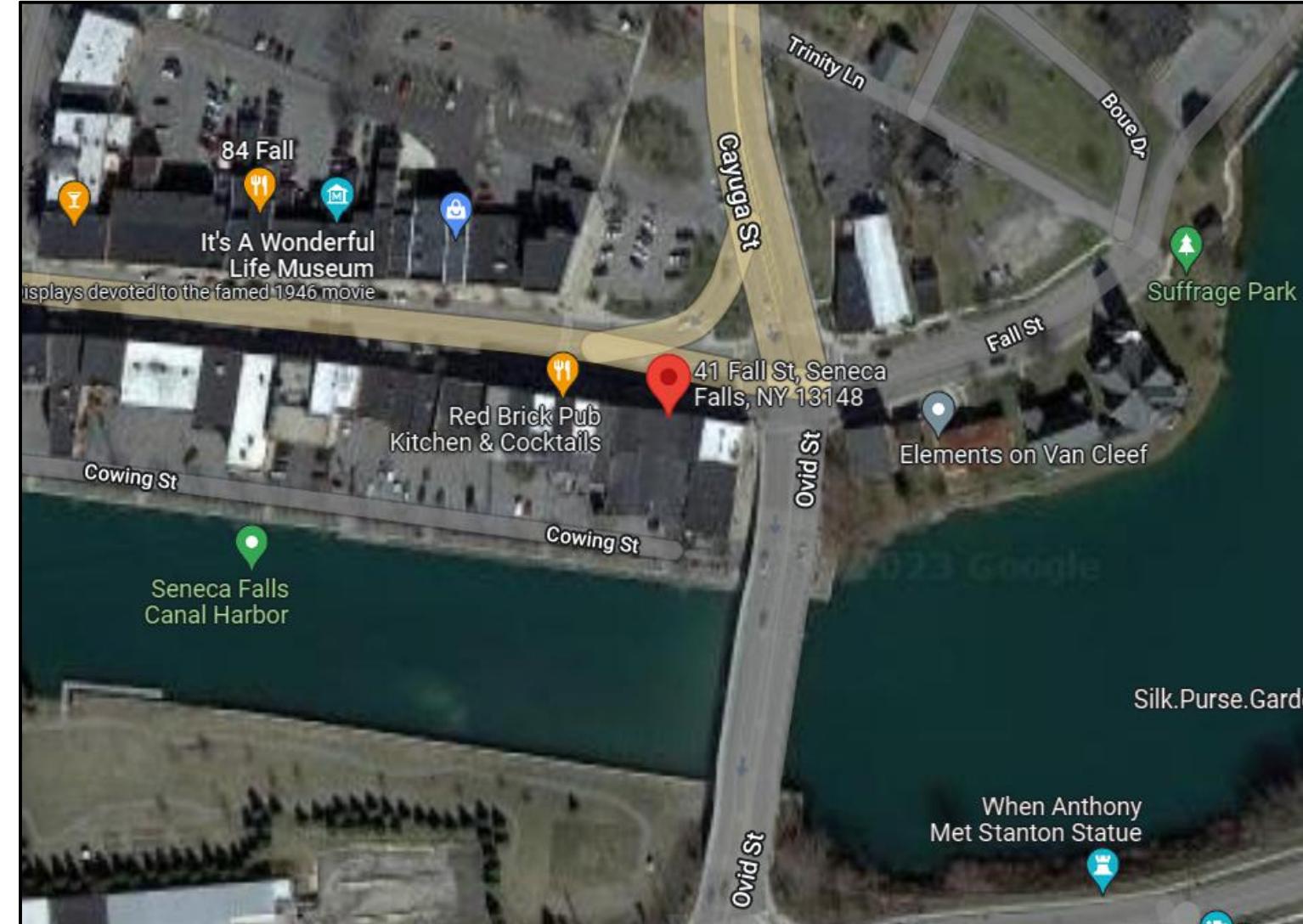
MATT BELL  
OHYH 251 MAIN, LLC  
651 N BROAD  
SUITE 201  
MIDDLETON, DE 19709

ENGINEER:

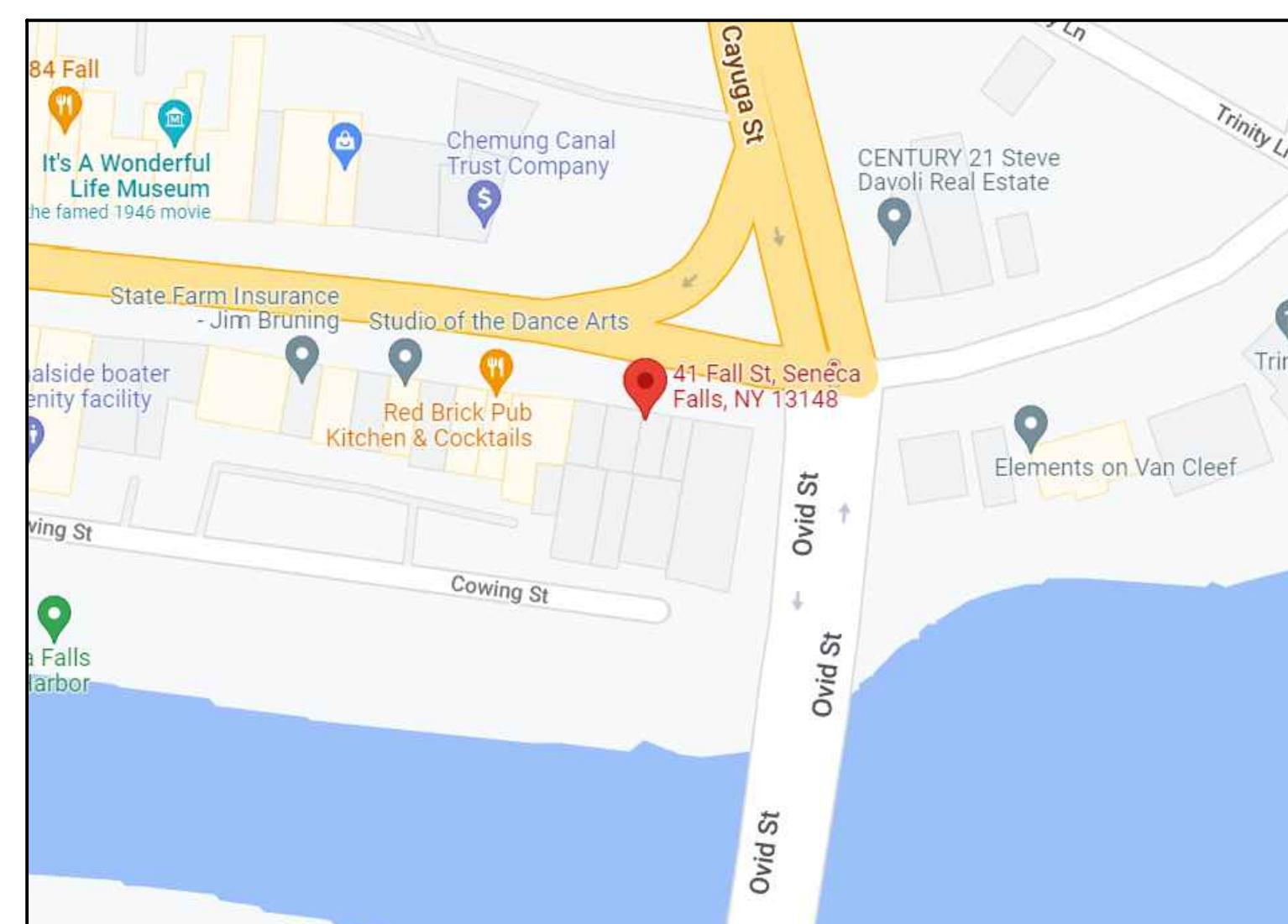
LAKESIDE ENGINEERING  
83 FALL STREET  
SENECA FALLS, NY 13148



LAKESIDE ENGINEERING  
Engineering | Design | Permitting



PROJECT LOCATION  
AERIAL VIEW



VICINITY MAP  
NONE



GENERAL/CIVIL DRAWINGS INDEX	
SHEET NUMBER	SHEET NAME
T-100	TITLE SHEET
G-100	GENERAL INFORMATION
A-101	EXISTING FIRST FLOOR TAVERN PLAN
A-102	EXISTING SECOND FLOOR PLAN
A-103	EXISTING THIRD FLOOR PLAN
A-104	EXISTING FOURTH FLOOR PLAN
A-202	PROPOSED SECOND FLOOR PLAN
A-203	PROPOSED THIRD FLOOR PLAN
A-204	PROPOSED FOURTH FLOOR PLAN

41-43 FALL ST. RENOVATIONS

MATT BELL  
OHYH 251 MAIN, LLC  
651 N BROAD  
SUITE 201  
MIDDLETON, DE 19709

REVISIONS

PROJECT NO:	20220113.11
DATE:	02/22/2023
SCALE:	AS SHOWN

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW\*

TITLE SHEET

T-100

LAKESIDE ENGINEERING  
Engineering | Design | Permitting

LAKESIDE ENGINEERING  
Robert G. Harner, PE, PLLC  
83 Fall Street  
Seneca Falls, NY 13148  
Robert@LakesideEng.com  
www.LakesideEng.com  
607-725-5824

## BUILDING CODE ANALYSIS

BUILDING CODE  
FIRE CODE  
ENERGY CODE  
ACCESSIBILITY  
2020 NYS EXISTING & INTERNATIONAL BUILDING CODES  
2020 NYS FIRE CODE  
2021 IECC  
ICC A117.1-2009

BUILDING:	HEIGHT:	ALLOWABLE	PROPOSED
	STORIES:	55'	30'
	AREA:	3	3
A-2:	9,500	4,525	
B:	19,000	1,518	
R-2:	16,000	9,344	
OCCUPANCY:	FIRST FLOOR	A-2 USE SPACE	
	SECOND FLOOR	B / R-2 MIXED USE SPACE	
	THIRD FLOOR	R-2 USE SPACE	
	FOURTH FLOOR	R-2 USE SPACE	
FLOOR SPACE:	FIRST FLOOR	~4,525 Sq. Ft.	
	SECOND FLOOR	~4,858 Sq. Ft.	
	THIRD FLOOR	~4,571 Sq. Ft.	
	FOURTH FLOOR	~1,433 Sq. Ft.	
OCCUPANT LOAD:	FIRST FLOOR	~2341 NET SF/7 NET	= 334
	SECOND FLOOR	~1518 GROSS SF/150 GROSS + 3340 GROSS SF/200 GROSS	= 26
	THIRD FLOOR	~4571 GROSS SF/200 GROSS	= 22
	FOURTH FLOOR	~1433 GROSS SF/200 GROSS	= 7

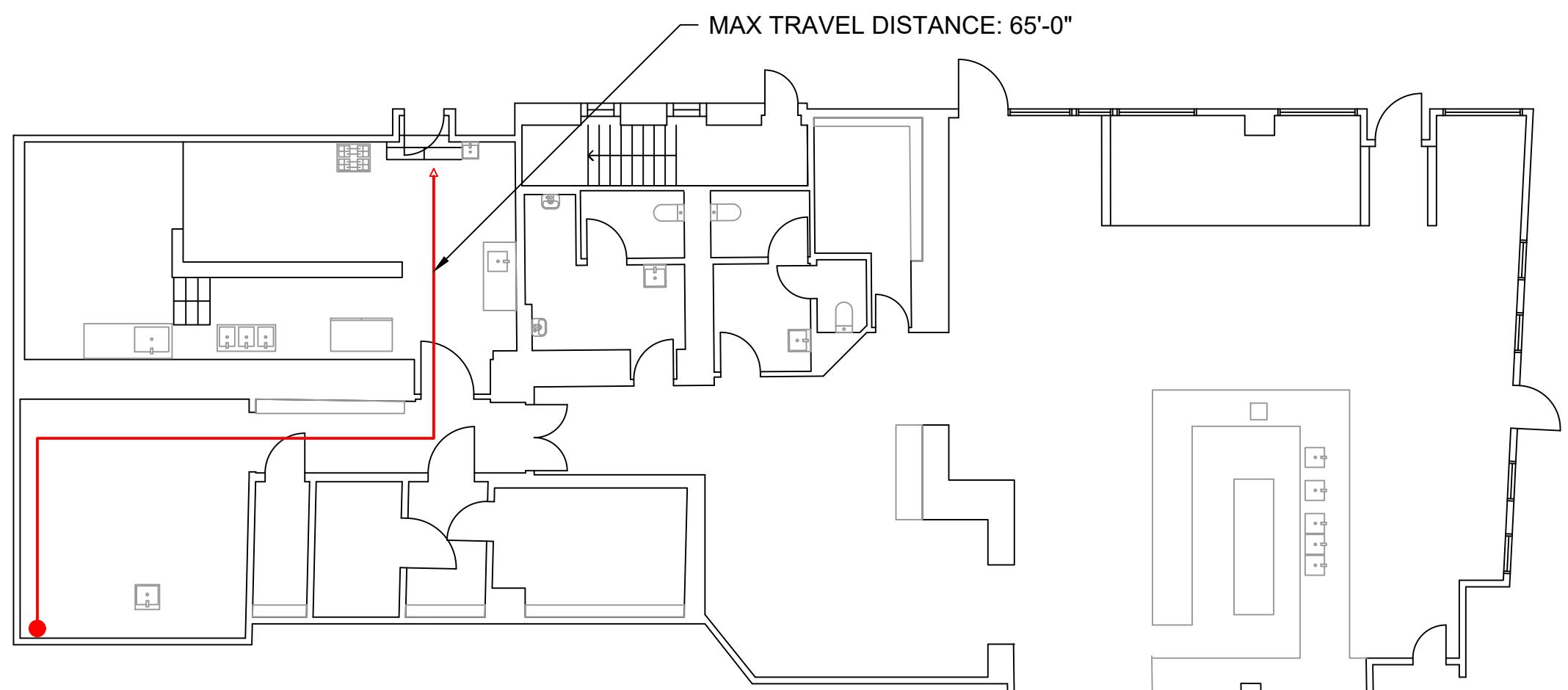
## CODE ANALYSIS

2020 EXISTING BUILDING CODE OF NEW YORK STATE-CHAPTER 13 PERFORMANCE COMPLIANCE METHOD

SECTION	PERFORMANCE	REQUIRED
SEC. 1301.6.3 COMPARTMENT	LESS THAN 5,000 SQ. FT. FOR R-CLASSIFICATION	COMPLY WITH CHAPTER 7
SEC. 1301.6.4 SEPARATION VALUES	2-HOUR RATED ASSEMBLIES <sup>3</sup>	COMPLY WITH CHAPTER 7-SECTION 711
SEC. 1301.6.5 CORRIDOR WALLS	1-HOUR RATED ASSEMBLIES <sup>3</sup>	COMPLY WITH CHAPTER 7
SEC. 1301.6.6 VERTICAL OPENINGS	1-HOUR RATED ASSEMBLY CONNECTING FLOORS <sup>3</sup>	COMPLY WITH CHAPTER 7
SEC. 1301.6.7 HVAC SYSTEM	PROVIDE COMPLIANT HVAC SYSTEM	COMPLY WITH CHAPTER 10 OF BCSNY & CHAPTER 6 MCSNY
SEC. 1301.6.8 FIRE DETECTION	SMOKE DETECTION THROUGHOUT FLOOR SPACE	COMPLY WITH CHAPTER 9
SEC. 1301.6.9 CORRIDOR WALLS	PROVIDE FIRE ALARM SYSTEM <sup>2</sup>	COMPLY WITH CHAPTER 9-SECTION 907
SEC. 1301.6.10 SMOKE CONTROL	NON-SPRINKLERED <sup>1</sup>	COMPLY WITH CHAPTER 9-SECTION 903
SEC. 1301.6.11 MEANS OF EGRESS	MEANS OF EGRESS MEETS CAPACITY AND COMPLIANCE	COMPLY WITH CHAPTER 10
SEC. 1301.6.12 DEAD ENDS	NO DEAD ENDS	COMPLY WITH CHAPTER 10
SEC. 1301.6.13 MAX TRAVEL DISTANCE	MAXIMUM TRAVEL DISTANCE OF 108'	COMPLY WITH CHAPTER 7
SEC. 1301.6.14 ELEVATOR CONTROL	NO ELEVATOR	
SEC. 1301.6.15 EMERGENCY LIGHTING	(2) EXIT SIGNS WITH EMERGENCY BACKUP POWER	COMPLY WITH CHAPTER 27
SEC. 1301.6.16 MIXED OCCUPANCIES	MIXED OCCUPANCIES	COMPLY WITH CHAPTER 5-SECTION 508.4
SEC. 1301.6.17 AUTOMATIC SPRINKLERS	NON-SPRINKLERED <sup>1</sup>	COMPLY WITH CHAPTER 9-SECTION 903
SEC. 1301.6.18 STANDPIPES	STANDPIPES REQUIRED	COMPLY WITH CHAPTER 9-SECTION 905

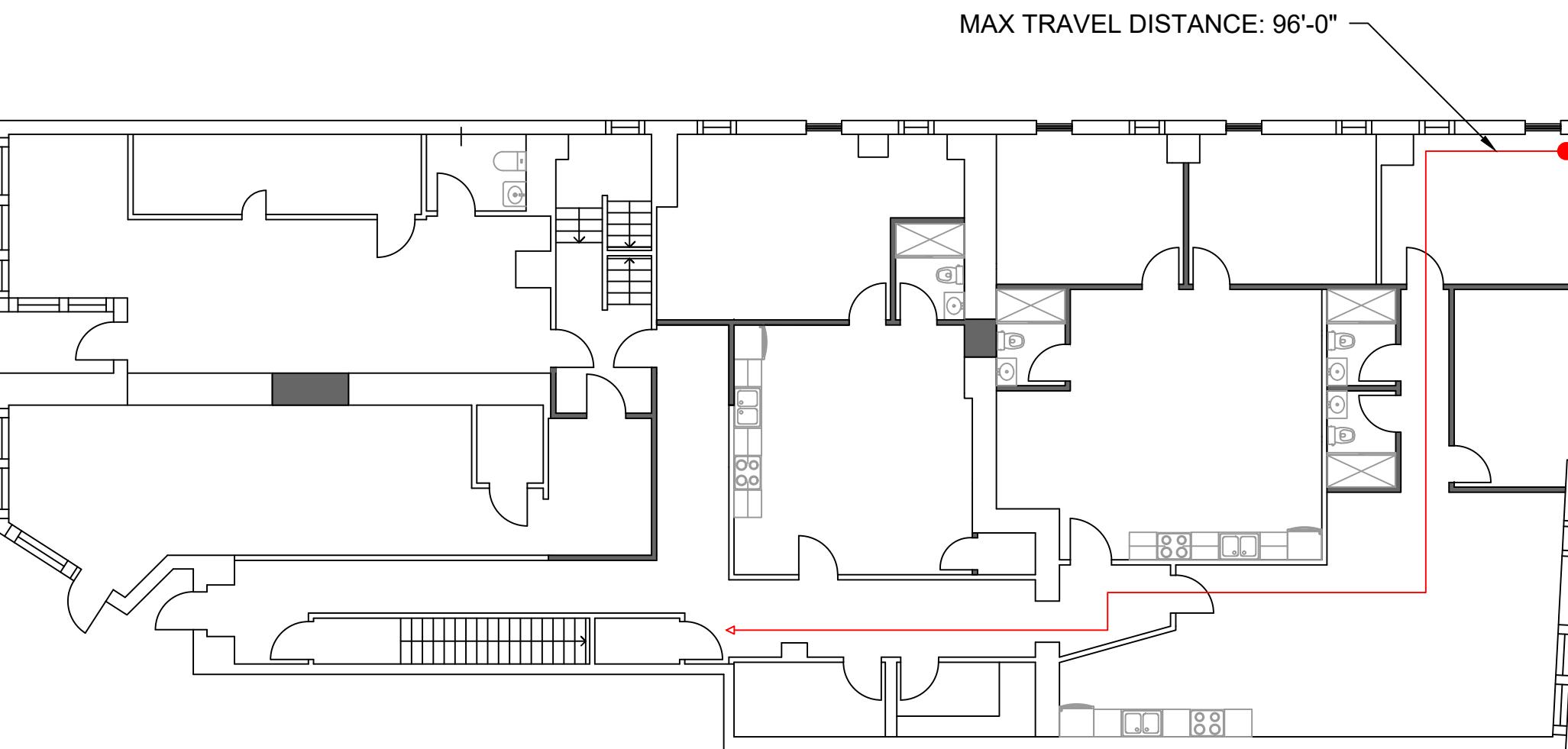
### NOTES:

1. PROVIDE FIRE ALARM SYSTEM IN ACCORDANCE WITH SECTION 907 OF THE NEW YORK STATE BUILDING CODE
2. PROVIDE FIRE SEPARATION BARRIERS IN ACCORDANCE WITH CHAPTER 7 OF THE NEW YORK STATE BUILDING CODE.



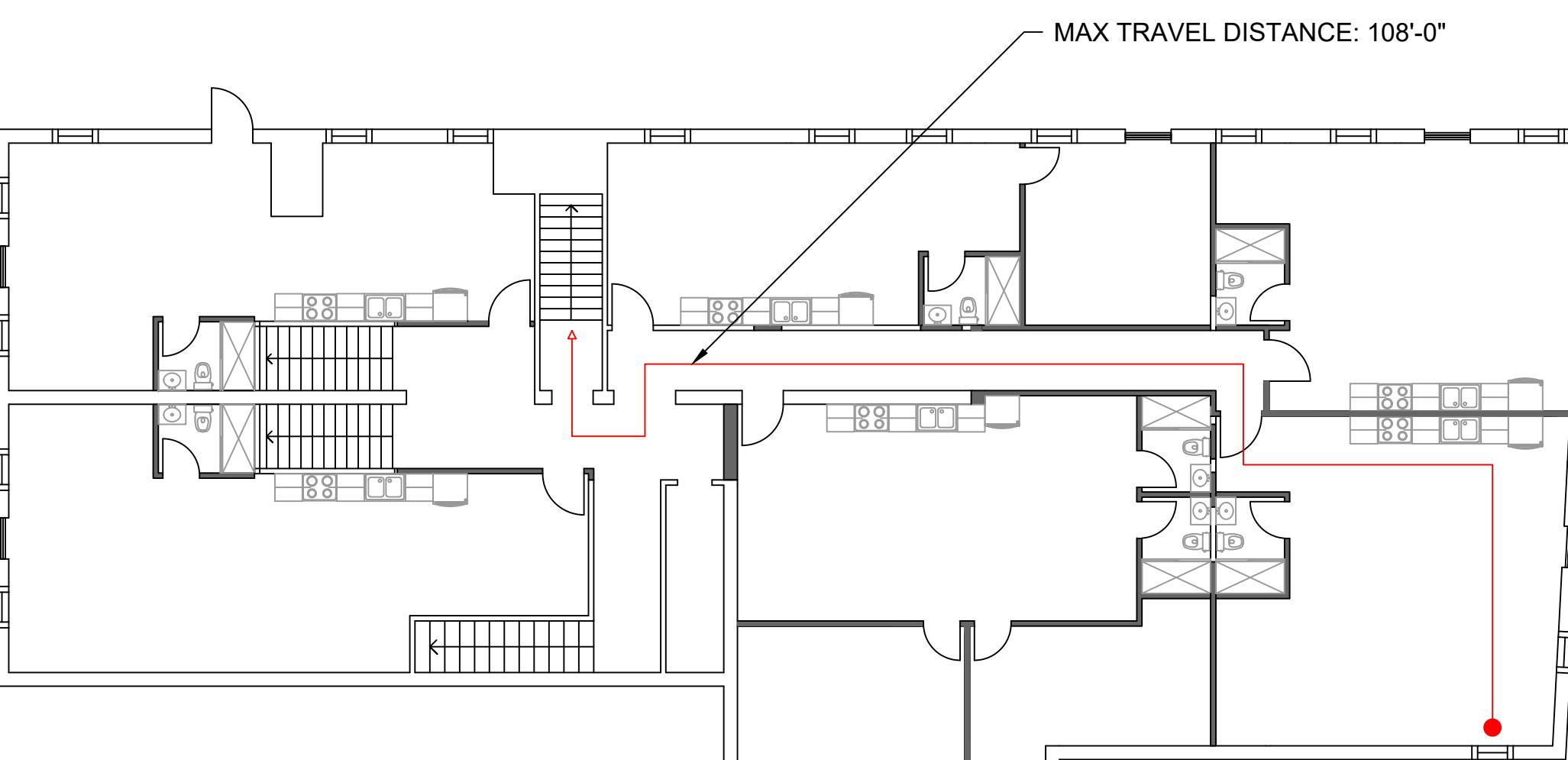
A1 FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"



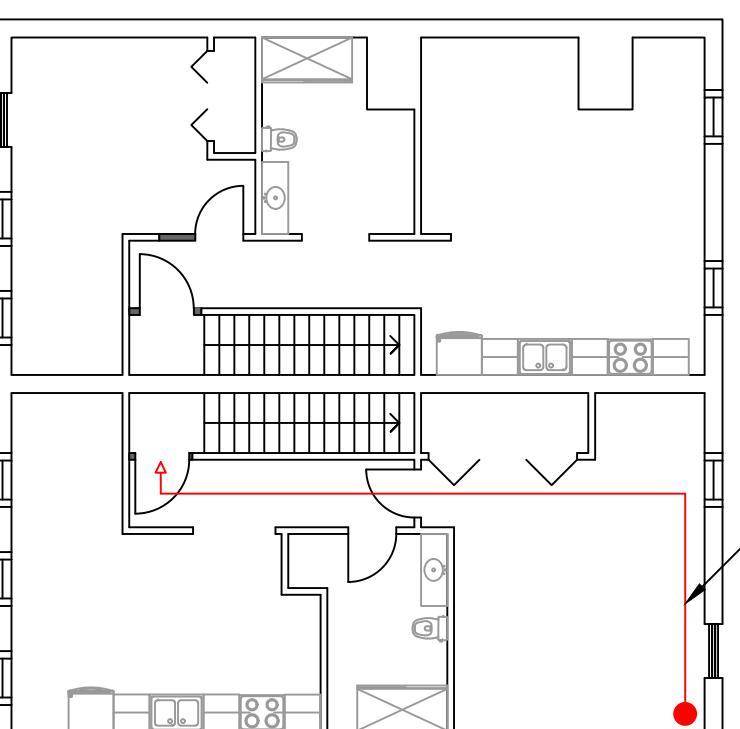
A2 SECOND FLOOR PLAN

SCALE: 3/32"=1'-0"



A3 THIRD FLOOR PLAN

SCALE: 3/32"=1'-0"

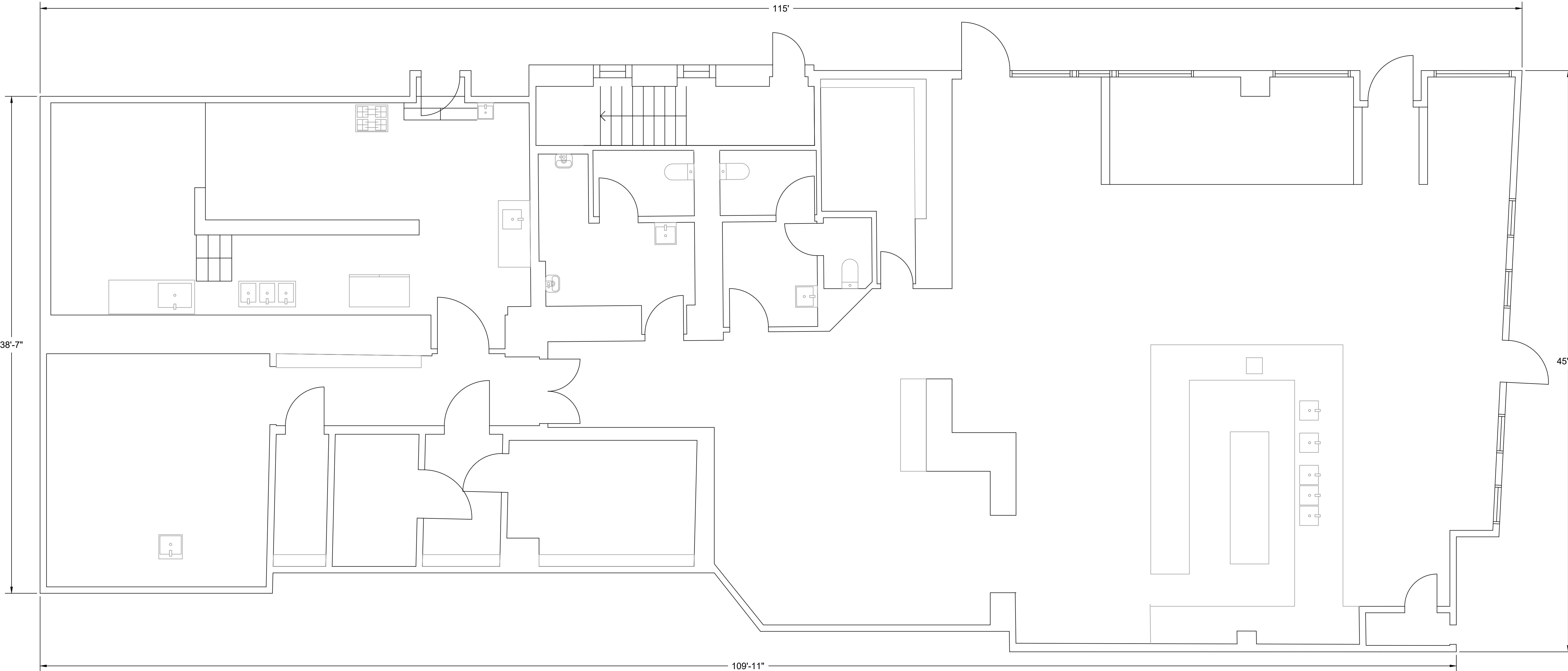


A4 FOURTH FLOOR PLAN

SCALE: 3/32"=1'-0"

GENERAL NOTES:  
1. EXISTING FIRST FLOOR TO REMAIN.

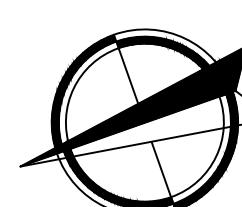
LAKESIDE ENGINEERING  
Robert G. Harner, PE, PLLC  
83 Fall Street  
Seneca Falls, NY 13148  
Robert@LakesideEng.com  
www.LakesideEng.com  
607-725-5824



41-43 FALL ST. RENOVATIONS  
MATT BELL  
OHYH 251 MAIN, LLC  
651 N BROAD  
SUITE 201  
MIDDLETON, DE 19709

MARK DATE DESCRIPTION  
REVISIONS  
PROJECT NO: 20220113.11  
DATE: 02/22/2023  
SCALE: AS SHOWN  
UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

EXISTING  
FIRST FLOOR  
TAVERN  
PLAN



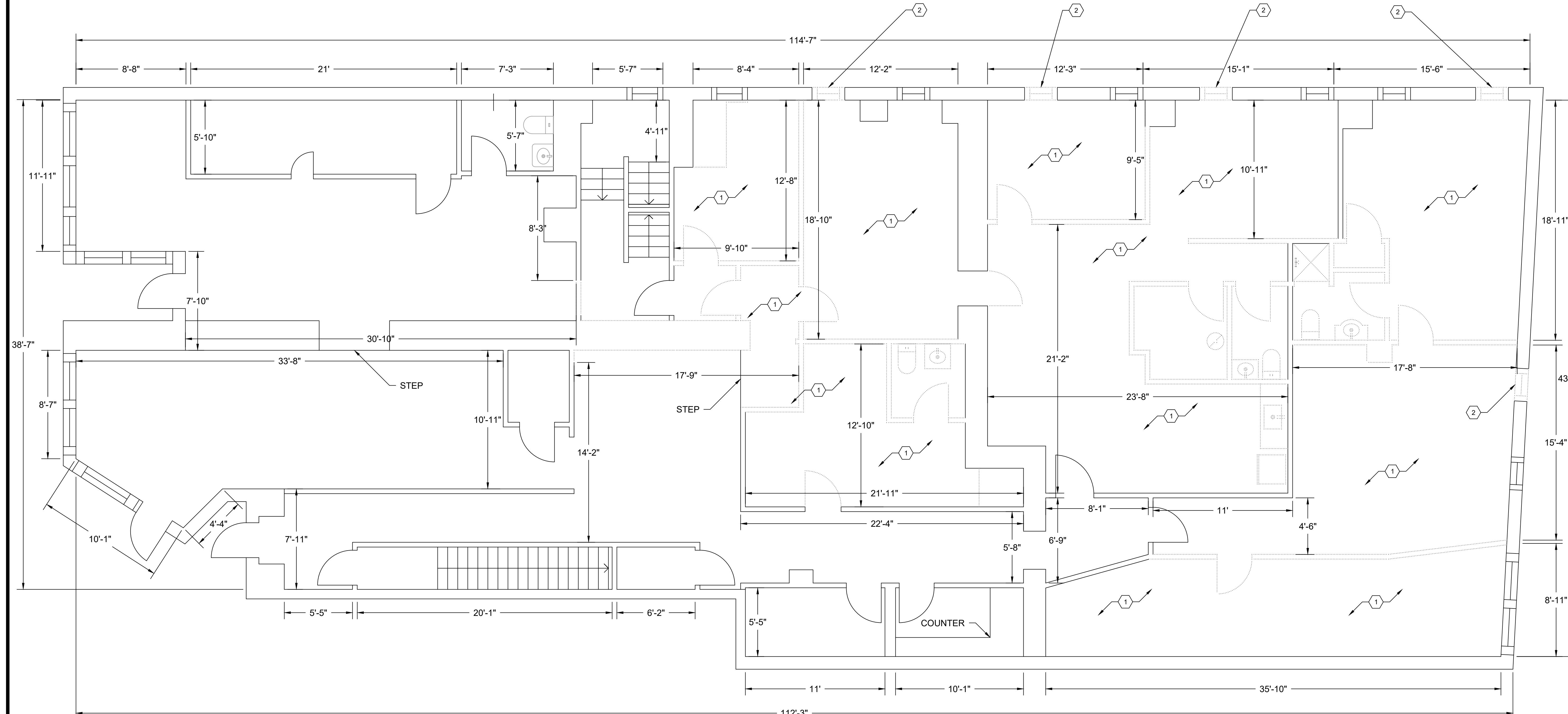
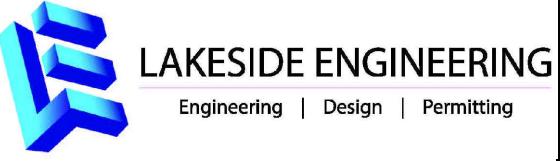
**GENERAL NOTES:**

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK.
2. ANY DISCREPANCIES DISCOVERED IN THE FIELD SHOULD BE REPORTED TO THE ENGINEER FOR REVIEW.
3. ALL WORK SHALL CONFORM WITH THE LATEST LOCAL, STATE, AND FEDERAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
4. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING PRIOR TO THE START OF WORK.

## LEGEND:

WALLS TO REMAIN  
 WALLS TO BE DEMOLISHED

#	KEYED NOTES
1	CLEAN AND PATCH FLOORING AS NECESSARY. PREPARE SUBSTRATE FOR NEW FLOORING.
2	ADJUST/CREATE WINDOW OPENING TO ALLOW FOR PROPER RESCUE WINDOW.

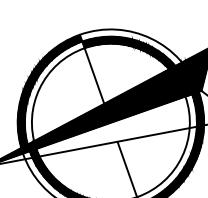


41-43 FALL ST. RENOVA  
MATT BELL  
OHYH 251 MAIN, LLC  
651 N BROAD  
SUITE 201  
MIDDLETON, DE 19709

# EXISTING SECOND FLOOR PLAN

# A1 EXISTING SECOND FLOOR PLAN

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



# A-102

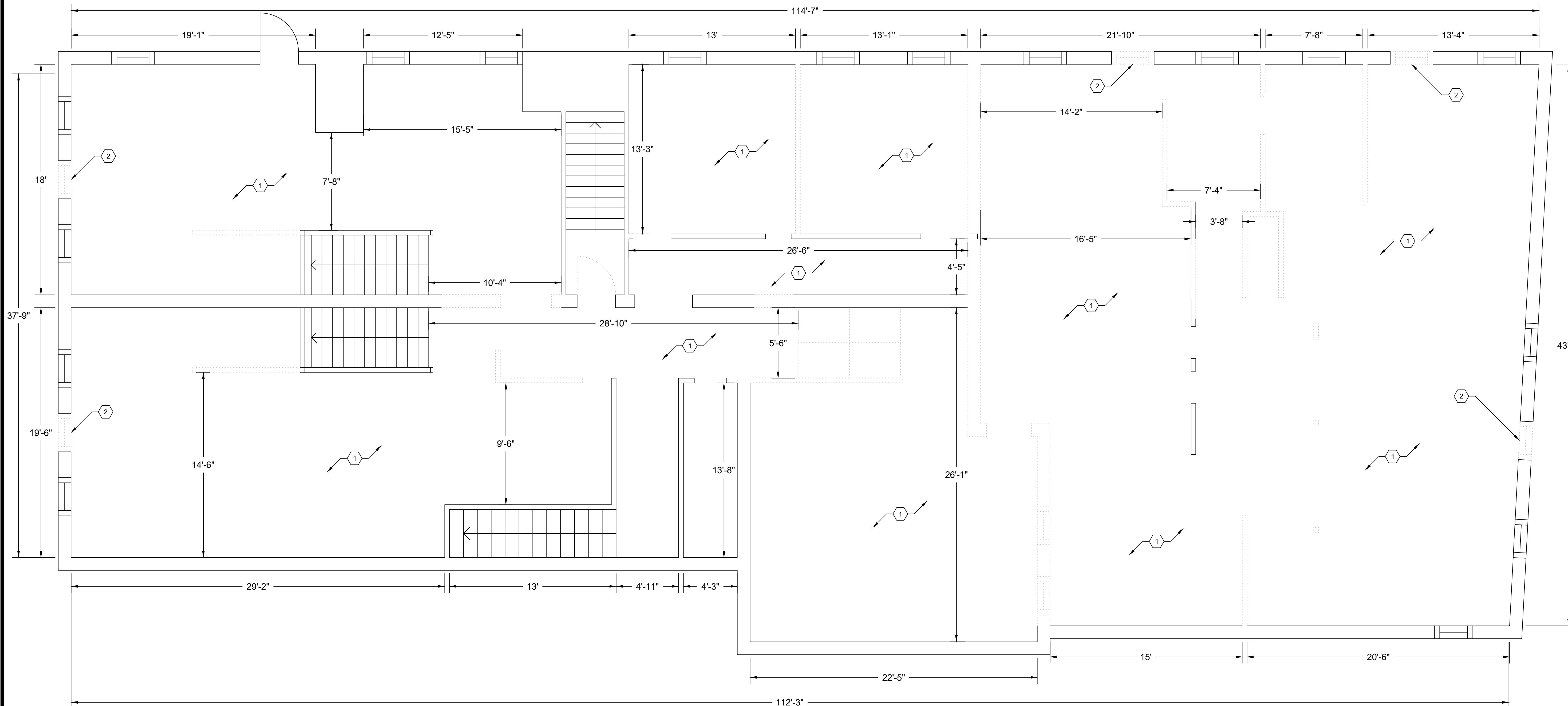
**GENERAL NOTES:**

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK.
2. ANY DISCREPANCIES DISCOVERED IN THE FIELD SHOULD BE REPORTED TO THE ENGINEER FOR REVIEW.
3. ALL WORK SHALL CONFORM WITH THE LATEST LOCAL, STATE, AND FEDERAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
4. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING PRIOR TO THE START OF WORK.

**LEGEND:**

- WALLS TO REMAIN
- WALLS TO BE DEMOLISHED

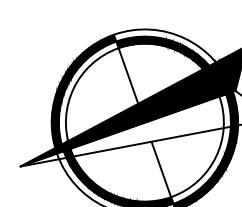
№	KEYED NOTES
①	CLEAN AND PATCH FLOORING AS NECESSARY. PREPARE SUBSTRATE FOR NEW FLOORING.
②	ADJUST/CREATE WINDOW OPENING TO ALLOW FOR PROPER RESCUE WINDOW.



**41-43 FALL ST. RENOVATIONS**

MATT BELL  
OHYH 251 MAIN, LLC  
651 N BROAD  
SUITE 201  
MIDDLETON, DE 19709

**EXISTING  
THIRD  
FLOOR PLAN**



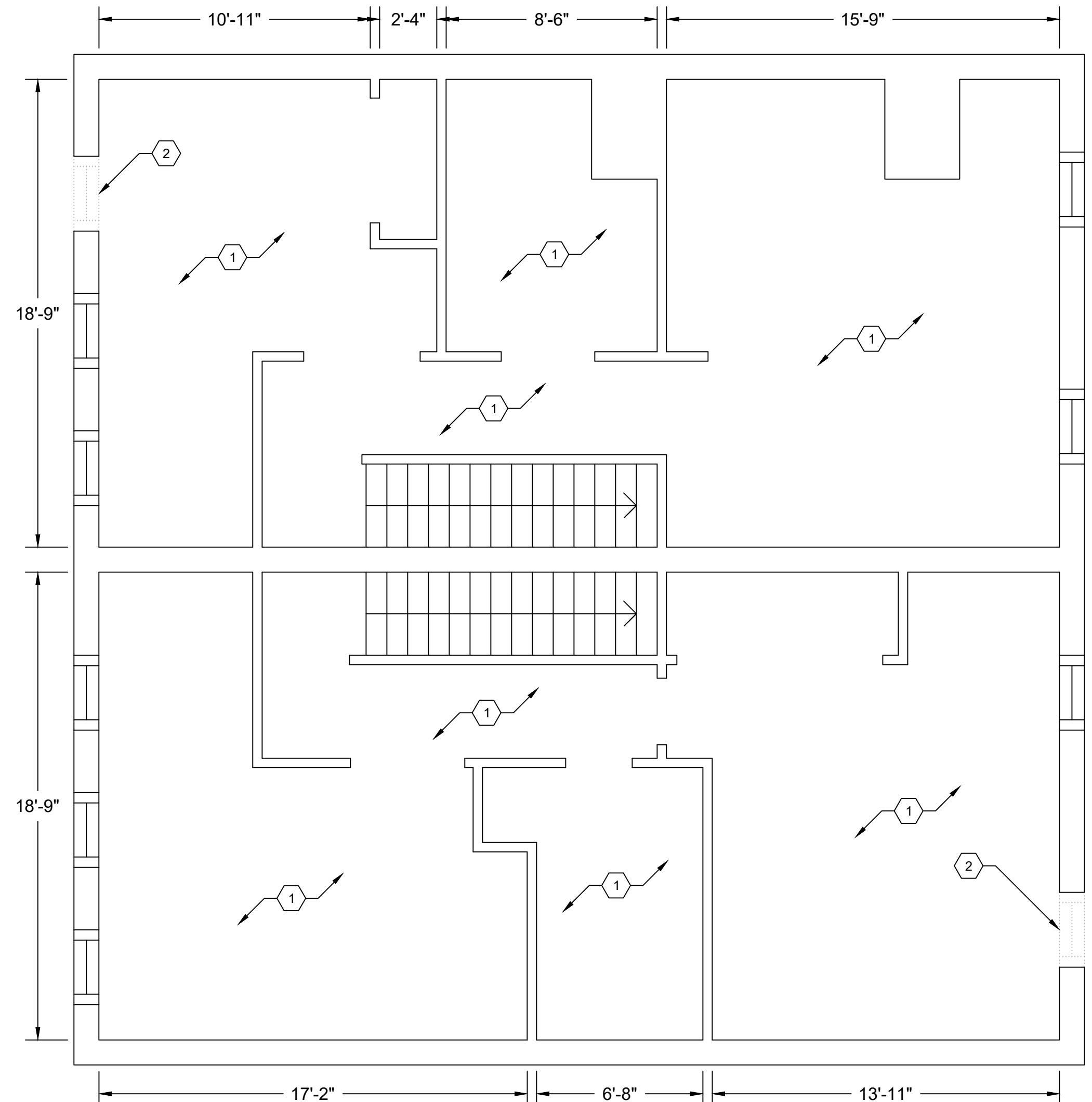
GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK.
2. ANY DISCREPANCIES DISCOVERED IN THE FIELD SHOULD BE REPORTED TO THE ENGINEER FOR REVIEW.
3. ALL WORK SHALL CONFORM WITH THE LATEST LOCAL, STATE, AND FEDERAL CODES INCLUDING, BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
4. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING PRIOR TO THE START OF WORK.

LEGEND:

- WALLS TO REMAIN
- WALLS TO BE DEMOLISHED

KEYED NOTES
① CLEAN AND PATCH FLOORING AS NECESSARY. PREPARE SUBSTRATE FOR NEW FLOORING.
② ADJUST/CREATE WINDOW OPENING TO ALLOW FOR PROPER RESCUE WINDOW.



A1 EXISTING FOURTH FLOOR PLAN  
SCALE: 1/4"=1'-0"

41-43 FALL ST. RENOVATIONS  
MATT BELL  
OHYH 251 MAIN, LLC  
651 N BROAD  
SUITE 201  
MIDDLETON, DE 19709

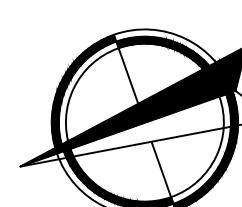
MARK DATE DESCRIPTION

REVISIONS

PROJECT NO: 20220113.11  
DATE: 02/22/2023  
SCALE: AS SHOWN

"UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW."

EXISTING  
FOURTH  
FLOOR PLAN



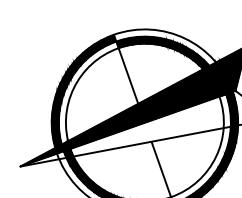
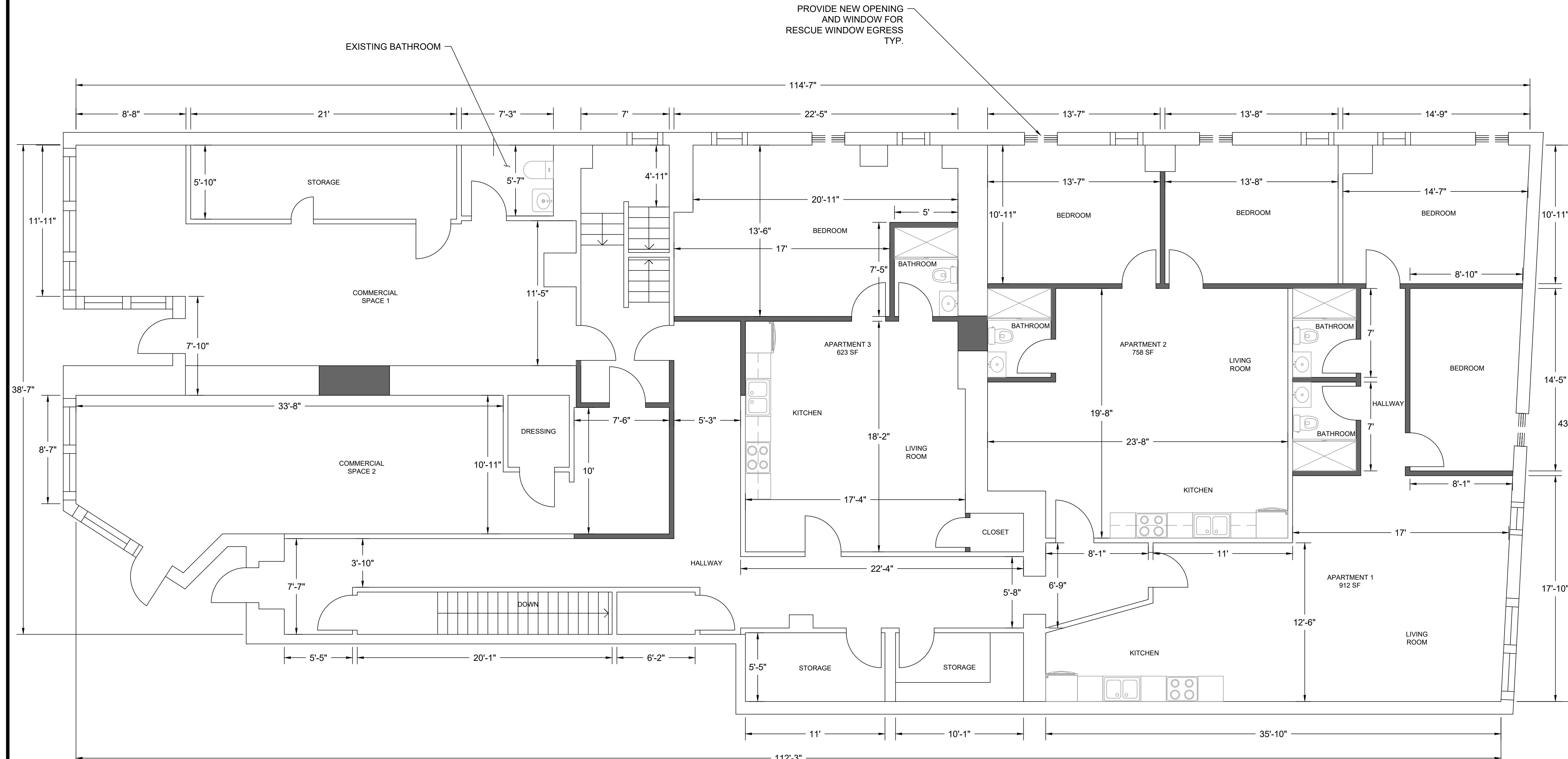
A-104

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK.
2. ANY DISCREPANCIES DISCOVERED IN THE FIELD SHOULD BE REPORTED TO THE ENGINEER FOR REVIEW.
3. ALL WORK SHALL CONFORM WITH THE LATEST LOCAL, STATE, AND FEDERAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
4. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING PRIOR TO THE START OF WORK.

LEGEND:

- WALLS TO REMAIN
- PROPOSED WALLS



GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK.
2. ANY DISCREPANCIES DISCOVERED IN THE FIELD SHOULD BE REPORTED TO THE ENGINEER FOR REVIEW.
3. ALL WORK SHALL CONFORM WITH THE LATEST LOCAL, STATE, AND FEDERAL CODES INCLUDING, BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
4. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING PRIOR TO THE START OF WORK.

LEGEND:

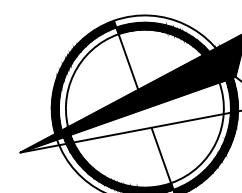
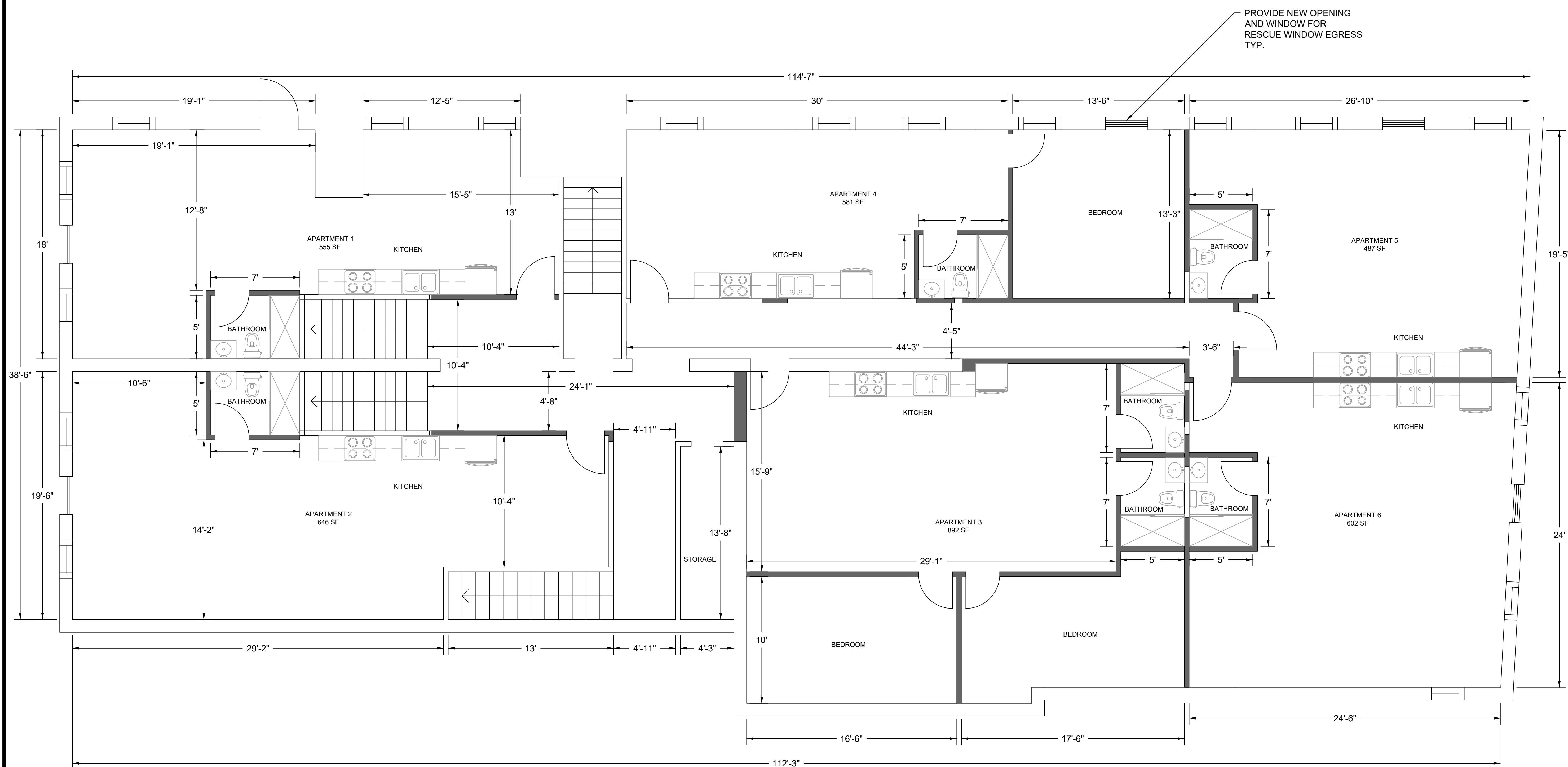
- WALLS TO REMAIN
- PROPOSED WALLS

41-43 FALL ST. RENOVATIONS

MATT BELL  
OHYH 251 MAIN, LLC  
651 N BROAD  
SUITE 201  
MIDDLETON, DE 19709

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: 20220113.11		
DATE: 02/22/2023		
SCALE: AS SHOWN		
"UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL, IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW."		

PROPOSED  
THIRD  
FLOOR PLAN



GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK.
2. ANY DISCREPANCIES DISCOVERED IN THE FIELD SHOULD BE REPORTED TO THE ENGINEER FOR REVIEW.
3. ALL WORK SHALL CONFORM WITH THE LATEST LOCAL, STATE, AND FEDERAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
4. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING PRIOR TO THE START OF WORK.

LEGEND:

- WALLS TO REMAIN
- PROPOSED WALLS

