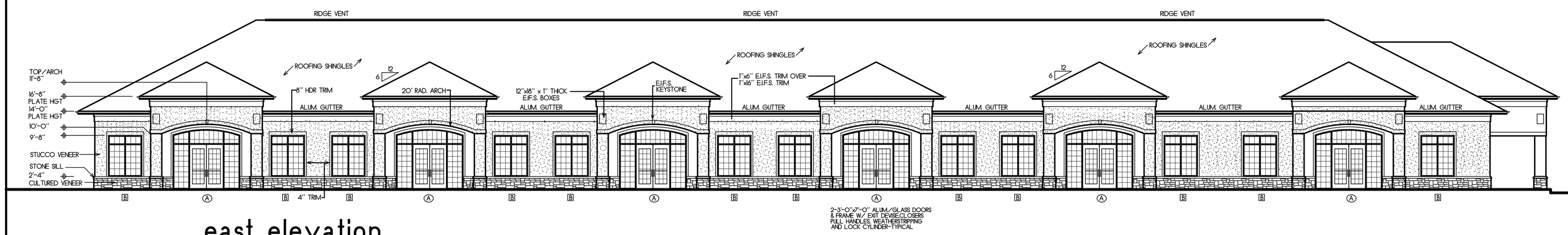
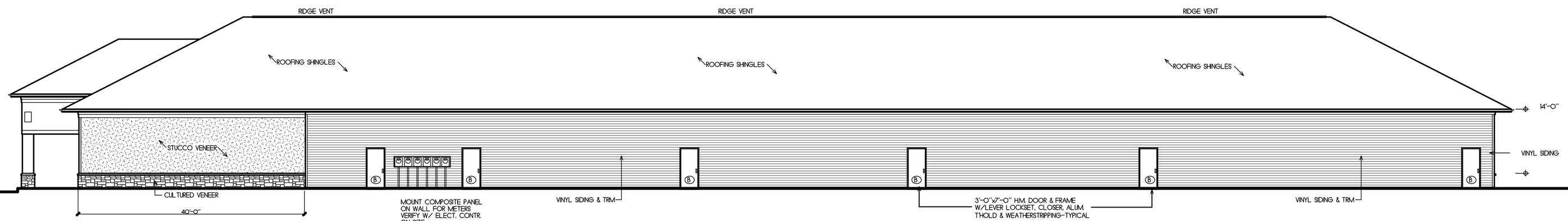


east elevation

SCALE 1/32"=1'-0"

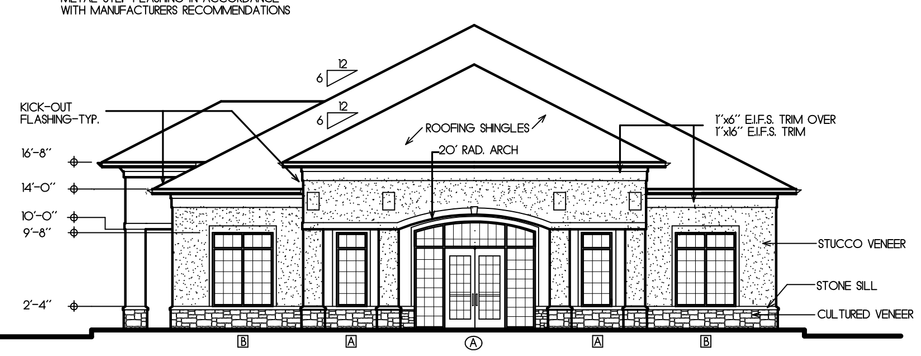


west elevation

SCALE 1/32"=1'-0"

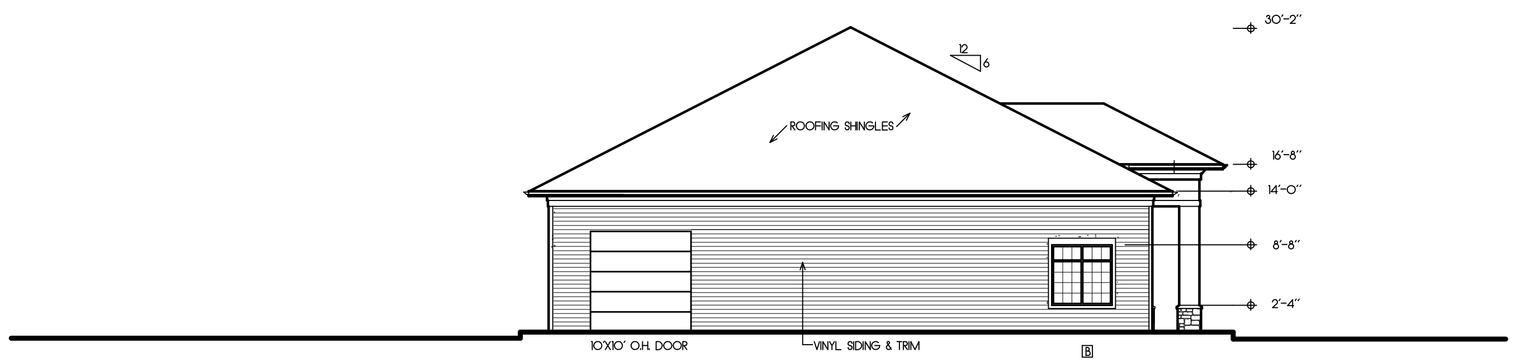
PROVIDE ICE/WATER SHIELD AT ALL EAVE LOCATIONS FROM THE EAVE EDGE TO A POINT 24" IN FROM THE EXTERIOR WALL.

INSTALL ICE/WATER SHIELD AT ALL WALL AND ROOF INTERSECTIONS ALONG WITH METAL STEP FLASHING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS



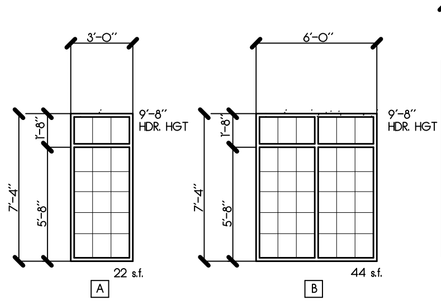
north elevation

SCALE 1/32"=1'-0"

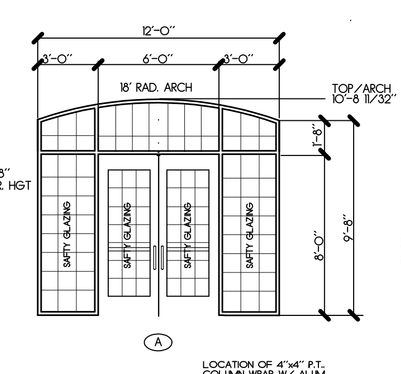


south elevation

SCALE 1/32"=1'-0"

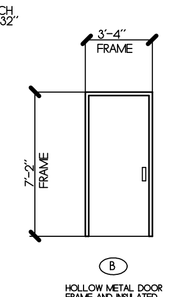


WINDOW ELEVATION



ENTRY ELEVATION

DIMENSIONS INDICATED ARE WOOD FRAMED ROUGH OPENING SIZES. MODIFY ALUM. FRAMES AS NECESSARY AND VERIFY OPENING SIZE PRIOR TO ORDERING



HOLLOW METAL DOOR FRAME AND INSULATED HOLLOW METAL DOORS

KAWNEER OR EQUAL 2"x4"
ALUM. FRAMED WINDOW UNIT.
W/ 1" INSULATED CLEAR GLASS.
PROVIDE GRILLES BETWEEN GLASS
PANEL FRAME COLOR CLEAR ANODIZED FINISH
WINDOW GRILLES MUST BE PLUMB AND SQUARE TO THE WINDOW. COLOR OF GRILLES BY OWNER-SUBMIT SAMPLES

GLAZING IN DOORS, STORM DOORS AND SIDELIGHTS IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE NEW YORK STATE CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R308.1. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS.

KAWNEER OR EQ. ALUM. ENTRANCE DOOR SERIES 500
WIDE STILE- COLOR CLEAR ANODIZED W/ TRIFAB
451 FRAME W/ 1" INSULATED GLASS. FRAME COLOR SHALL BE CLEAR ANODIZED ALUM.

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAY-MENT REQ'D.	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
40	90				B	SEVERE	48"	NONE-SLIGHT	NONE-SLIGHT	1	YES			

BUILDING CODE COMPLIANCE

ITEM	SECTION	REQD/ALLOWED	PROPOSED
CLASSIFICATION & DESIGN			
OCCUPANCY GROUP	CHAPTER 3		TYPE M
INCIDENTAL USE AREAS	CHAPTER 5	ALLOWED	NA
ACCESSORY USE AREA'S	CHAPTER 5	ALLOWED	S-2 NON SEPARATED
WORK AREA	CHAPTER 5		15,000 S.F.
BUILDING AREA	CHAPTER 5	9,000 S.F.	15,000 S.F.
INCREASE W/ FRONTAGE: =50% 9000+(9000X50%/100) =13,500 S.F. INCREASE W/ SPRINKLER 13,500x2 = 27,000 S.F. TOTAL AREA ALLOWED 40,500 SF.	40,500 S.F.		15,000 S.F.
CONSTRUCTION TYPE	CHAPTER 6	VB	VB
CHAPTER 9 CHANGE OF OCCUPANCY			
UNIFORM LOAD	CHAPTER 16	50LB/SF	>50LB/SF
FIREBARRIERS	CHAPTER 7	NR	NR
FIRE PARTITIONS			--
AUTOMATIC SPRINKLER SYSTEM	CHAPTER 9	REQUIRED	PROVIDED
STANDPIPE SYSTEM		NR	--
FIRE EXTINGUISHERS	NYSFC SECTION 906	REQUIRED	PROVIDED
FIRE & SMOKE DETECTION	CHAPTER 9	REQUIRED	PROVIDED-TEMPORARY
FIRE ALARM SYSTEM	CHAPTER 9	NR	--
TOTAL OCCUPANT LOAD	CHAPTER 10	1/100 S.F. GROSS	=156
MIN TTL EGRESS WIDTH-OTHER	CHAPTER 10	.2" PER OCC	23"
ACCESSIBLE MEANS OF EGRESS	CHAPTER 10	REQUIRED	PROVIDED
MIN. EGRESS DOOR WIDTH	CHAPTER 10	32" CLEAR	33" + CLEAR
MAX EXIT TRAVEL	CHAPTER 10	200'	74'
MAX. COMMON PATH/TRAVEL	CHAPTER 10	75'	OPEN BLDG. SHELL
MIN. EGRESS ASILE WIDTH	CHAPTER 10	44"	44"
MAX. DEAD-END CORRIDOR	CHAPTER 10	20'	NA
MIN. NUMBER OF EXITS	CHAPTER 10	2	2 PER TENANT SPACE
STAIRWAY ENCLOSURE	912.7.2	NA	NA
EXTERIOR WALL RATING	912.6	NA	NA
PLUMBING	910	NA	NA
MECHANICAL	909	FUTURE SPLIT SYSTEMS	

NA -NOT APPLICABLE NC - NON COMBUSTIBLE C. - COMBUSTIBLE NR - NOT REQUIRED

JOB. NO 17007

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PROPOSED RETAIL PLAZA
AT
#2997 BUFFALO ROAD
TOWN OF GATES, NEW YORK

REVISIONS

No.	DATE	DESCRIPTION

A-3

MAY 13, 2017