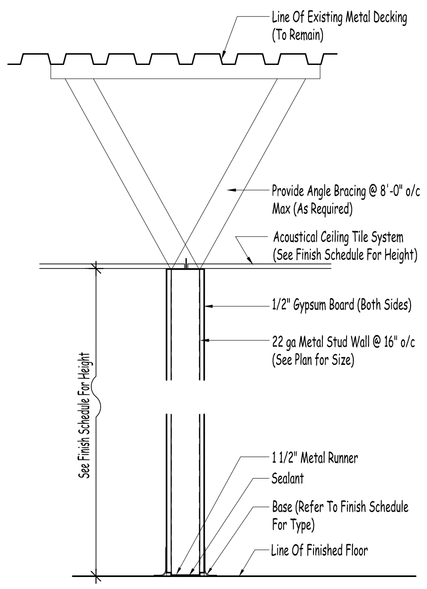
General Notes:

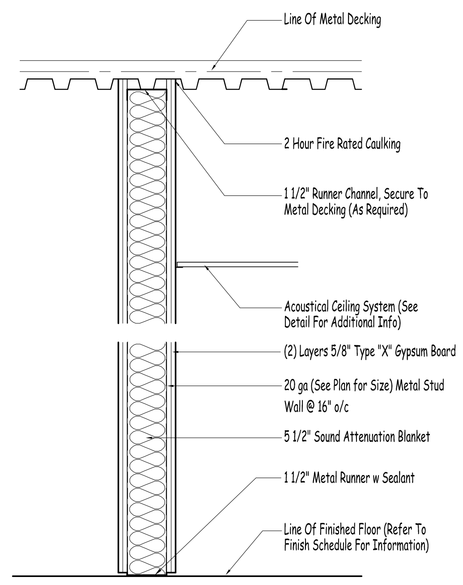
1. Provide a design / build manual fire alarm system, automatic fire detection system or automatic heat detection system installed in accordance with the provisions of this NYS building code and NFPA 72 shall be provided in area, provide occupant notification in accordance with Section 907.9, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with NYS building code is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.
   Emergency voice/alarm communications systems shall be provided with an approved emergency power source.
2. Existing HVAC system to remain, adjust all supply & return duct as required by new layout. Contractor to provide balance report to building department as required. Contractor to verify existing system can handle increased demand of new occupancy.

Building Code Review

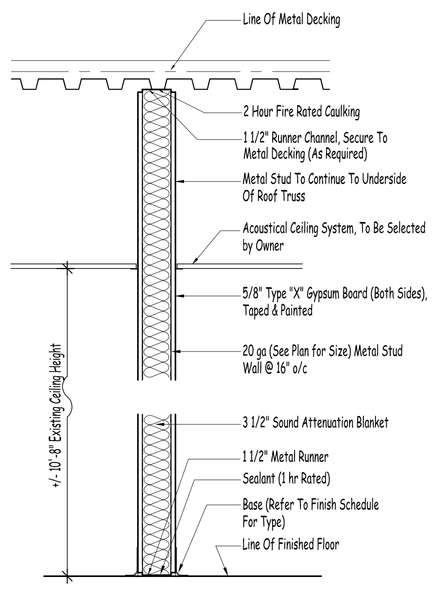
Building Code Used:	2010 New York State Building Code 2010 New York State Existing Building Code	
Occupancy Use:	Business (B) Professional Office	
Construction Type:	Type II a	
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS		
BUILDING ELEMENT (Table 601)	TYPE II b	
Structural frame, including columns, girders, trusses	1 hr	
Bearing walls Exterior Interior	 1 hr 1 hr	
Nonbearing walls and partitions Exterior Interior	 See Table 602 0	
Floor construction, including supporting beams and joists	1 hr	
Roof construction, including supporting beams and joists	1 hr	
Fire Areas:	Maximum Allowed 37,500 sf	Provided +/- 15,000 sf (Non Seperated Uses)
Fire:	Provided	
Alarm & Detecting System	Not Required (907.2.2) Manual System To Be Provided.	
Egress	Provided	
Occupant Load	Business 5,475 sf / 50 sf per Person = 110 max People	
Egress Width	0.15 Other Elements 110 people x 0.20 = 17" min width	108" Provided
Travel Distance	Business 200' (Table 1016.1)	121'-6"" Max Provided



1 A-3 **Partition Detail #1**
Scale: 1" = 1'-0"

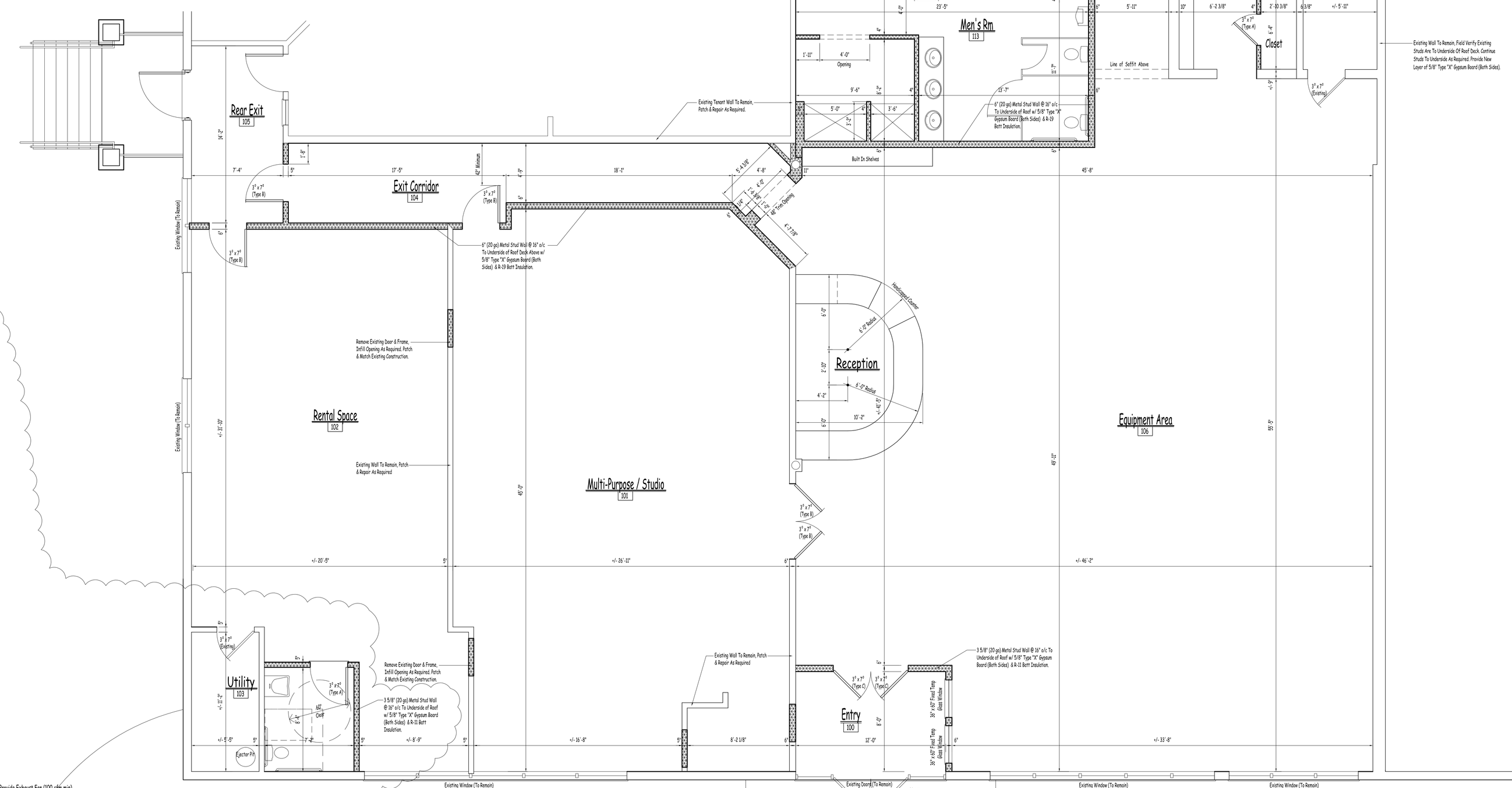


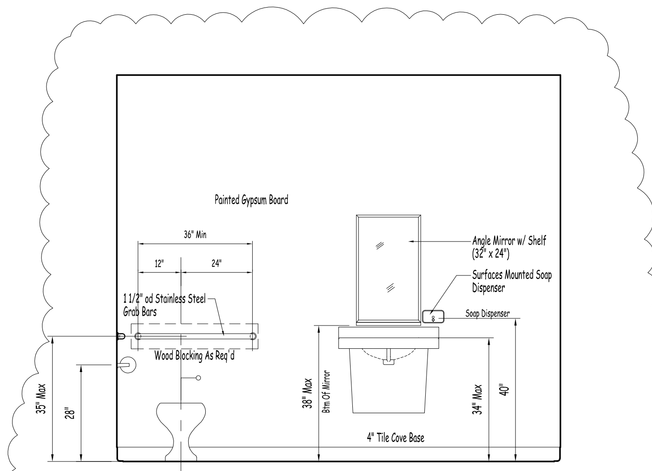
2 A-3 **Partition Detail #2**
Scale: 1" = 1'-0"

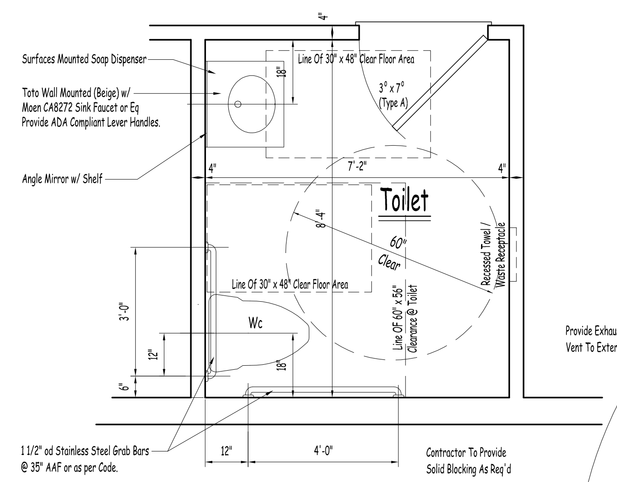


UL # U404 or Approved Equal

3 A-3 **Partition Detail #3**
Scale: 1" = 1'-0"







Plan
Scale: 1/2" = 1'-0"

Provide Exhaust Fan (100 cfm min), Vent To Exterior

First Floor Plan
Scale: 1/4" = 1'-0"

Legend
- Existing Wall (To Be Removed)
- Existing Wall (To Remain)
- New Wall

Note:
It is a violation of the law for any person, unless acting under the direction of a Licensed Architect, to alter an item in any way. If any item bearing the seal of an architect is altered, the altering Architect shall affix to his item the seal and the notation "Altered By" followed by his signature & date of such alteration, and specific description of the alteration.

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Do Not Scale Prints

These plans are not valid for a building permit unless originally signed and sealed by the Architect in red ink. Plans are issued for this house only for the person whose name appears on the plans.

Date	Revision
November 3, 2014	Toilet Added

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Proposed First Floor Plan

Proposed Suite Layout For
John Page Development, LLC
Vadantte Health-Fitness Center
61 Page Park Drive
Poughkeepsie, New York

Date	September 30, 2014
Job No	2013-004
Scale	As Noted
Drawing	A-1
Of	Four