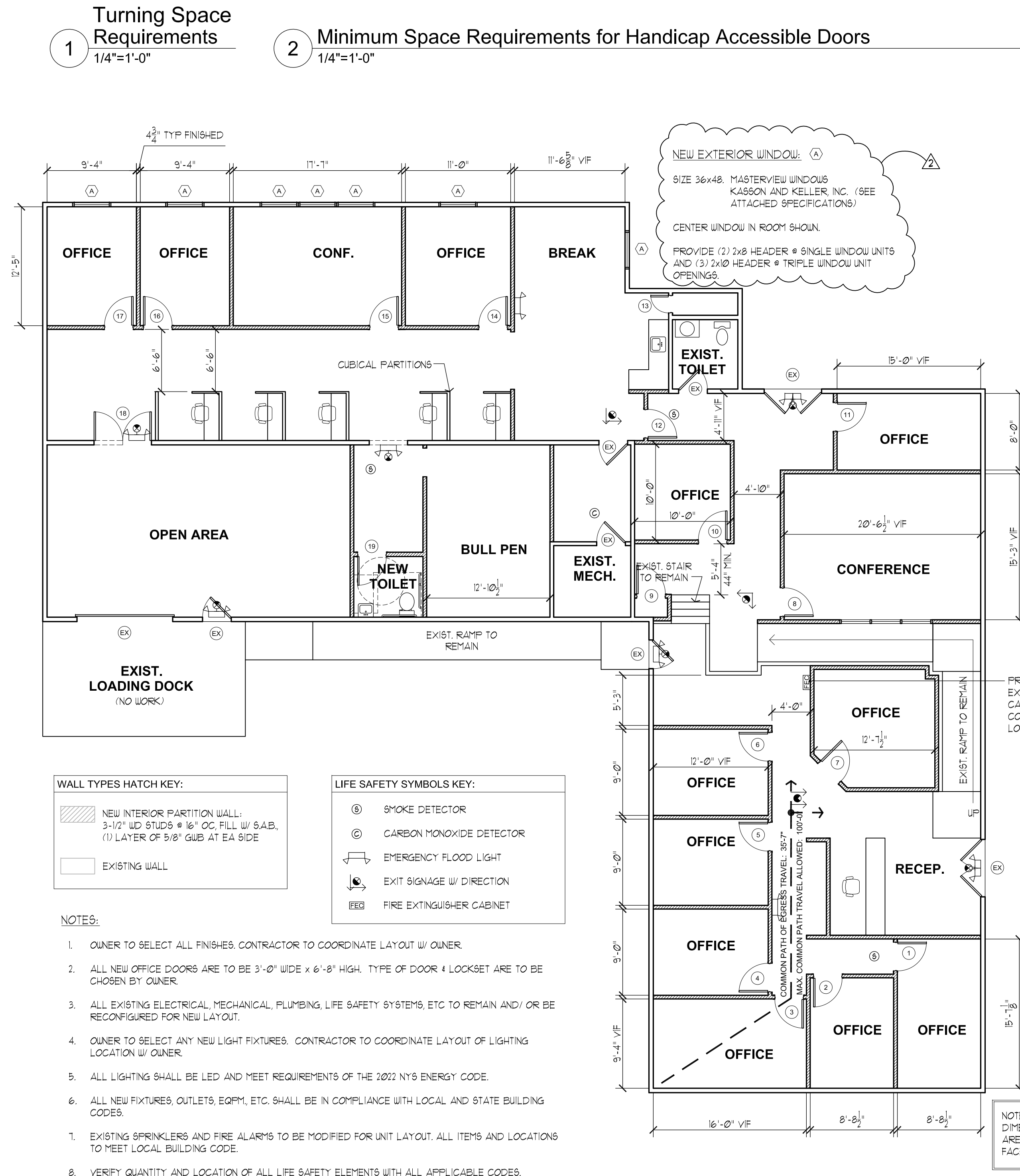
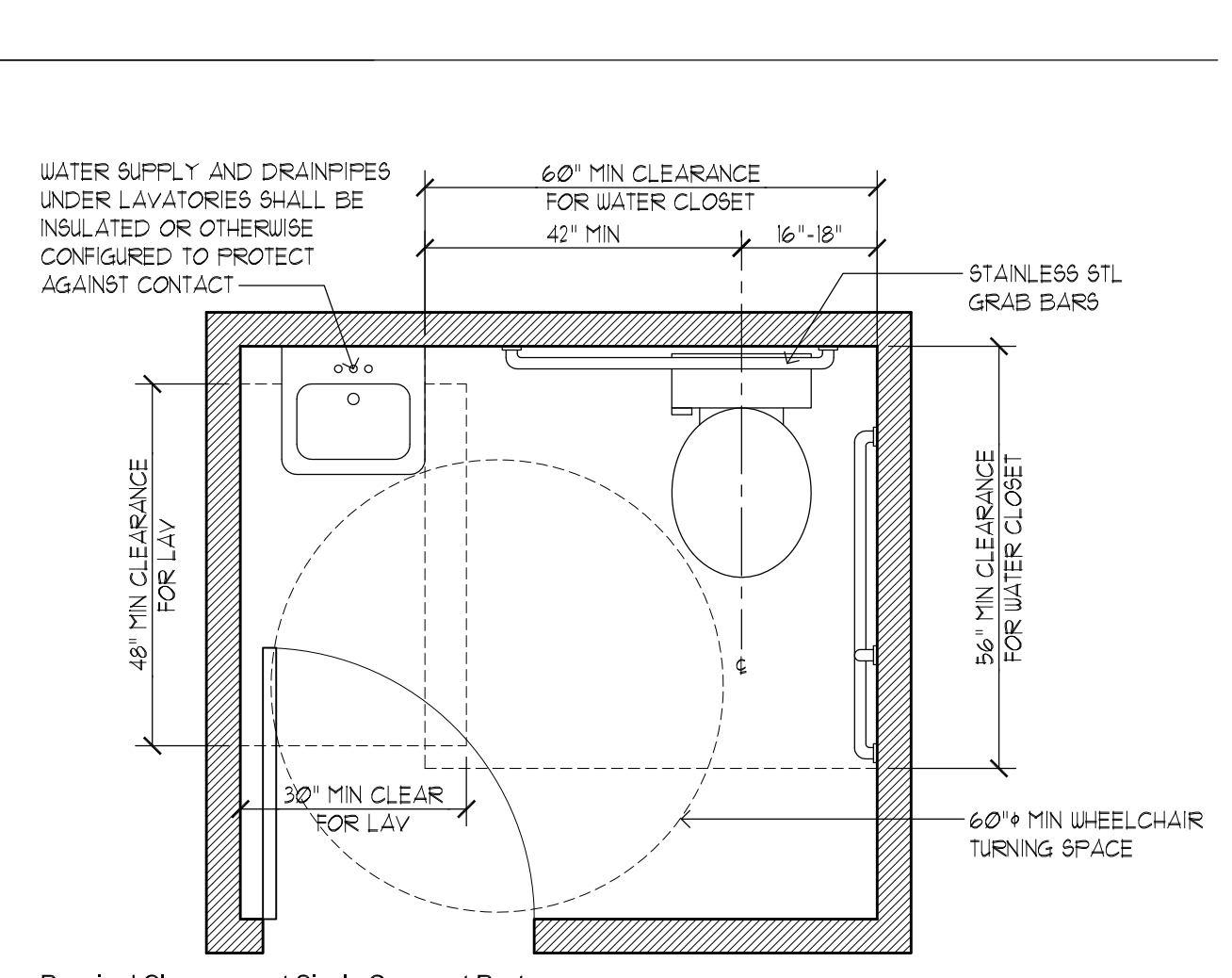
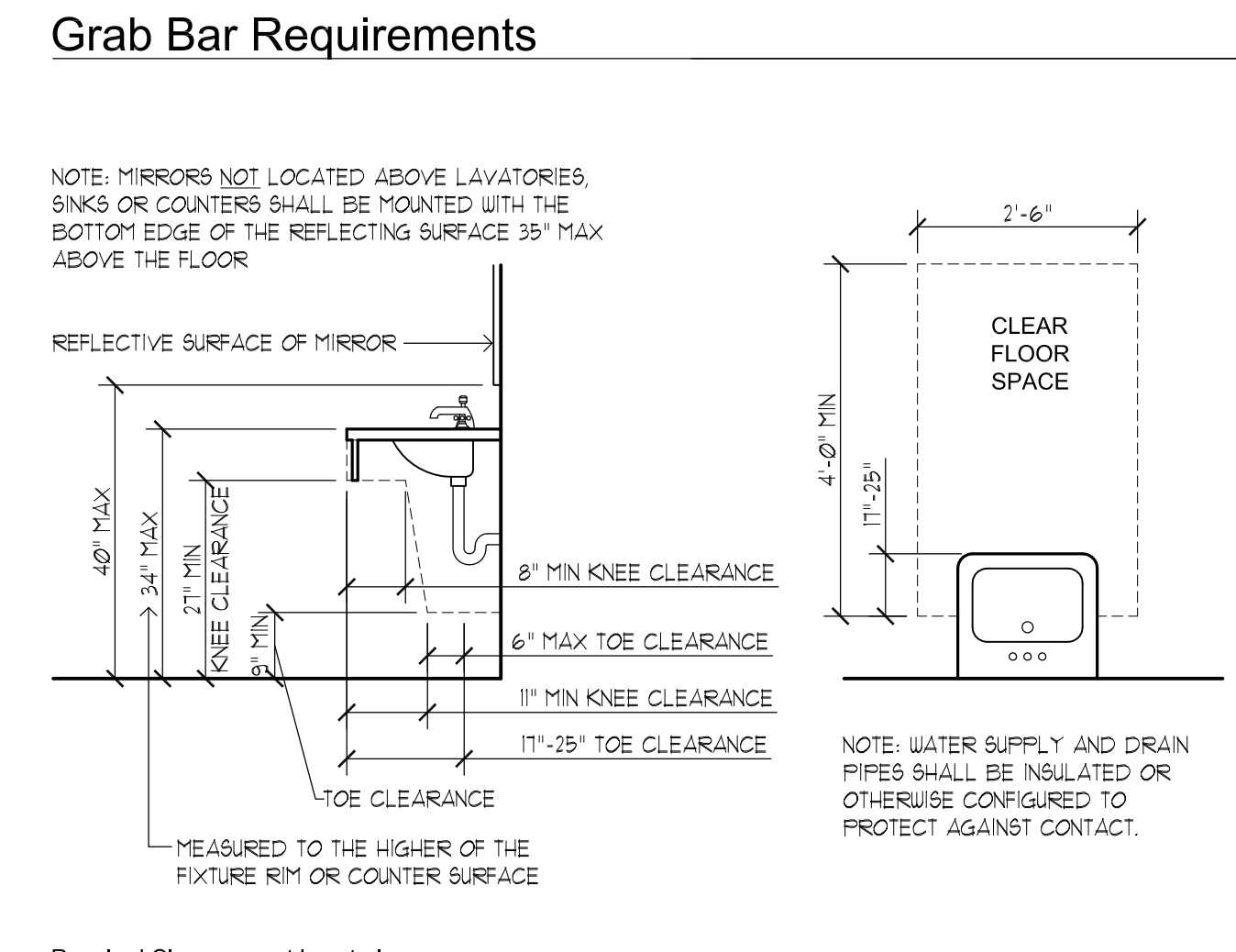
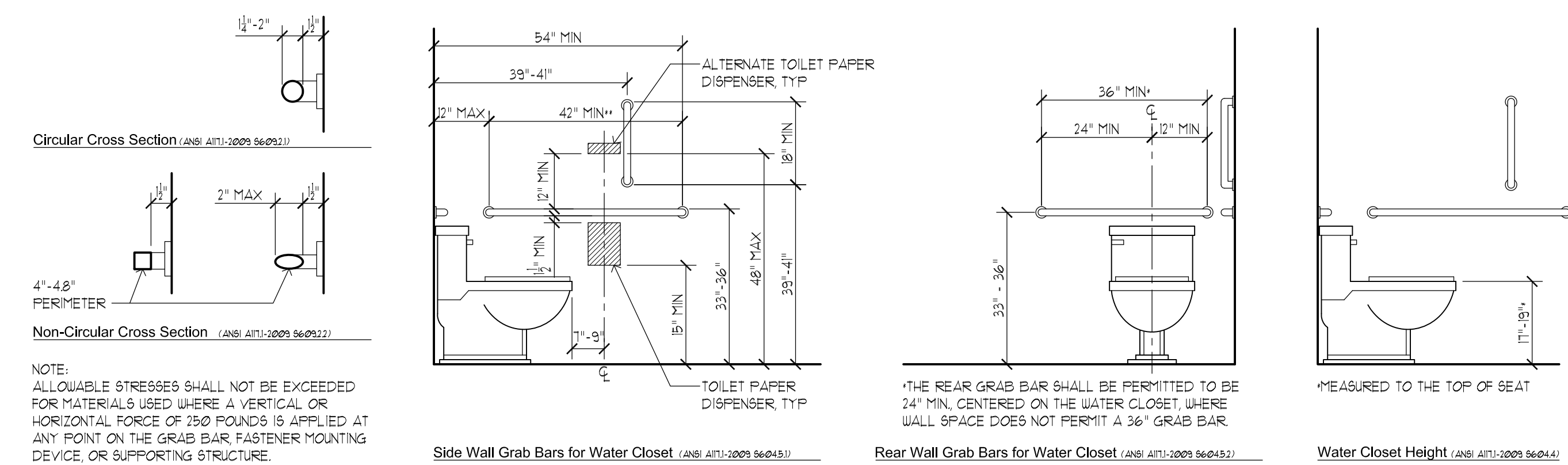
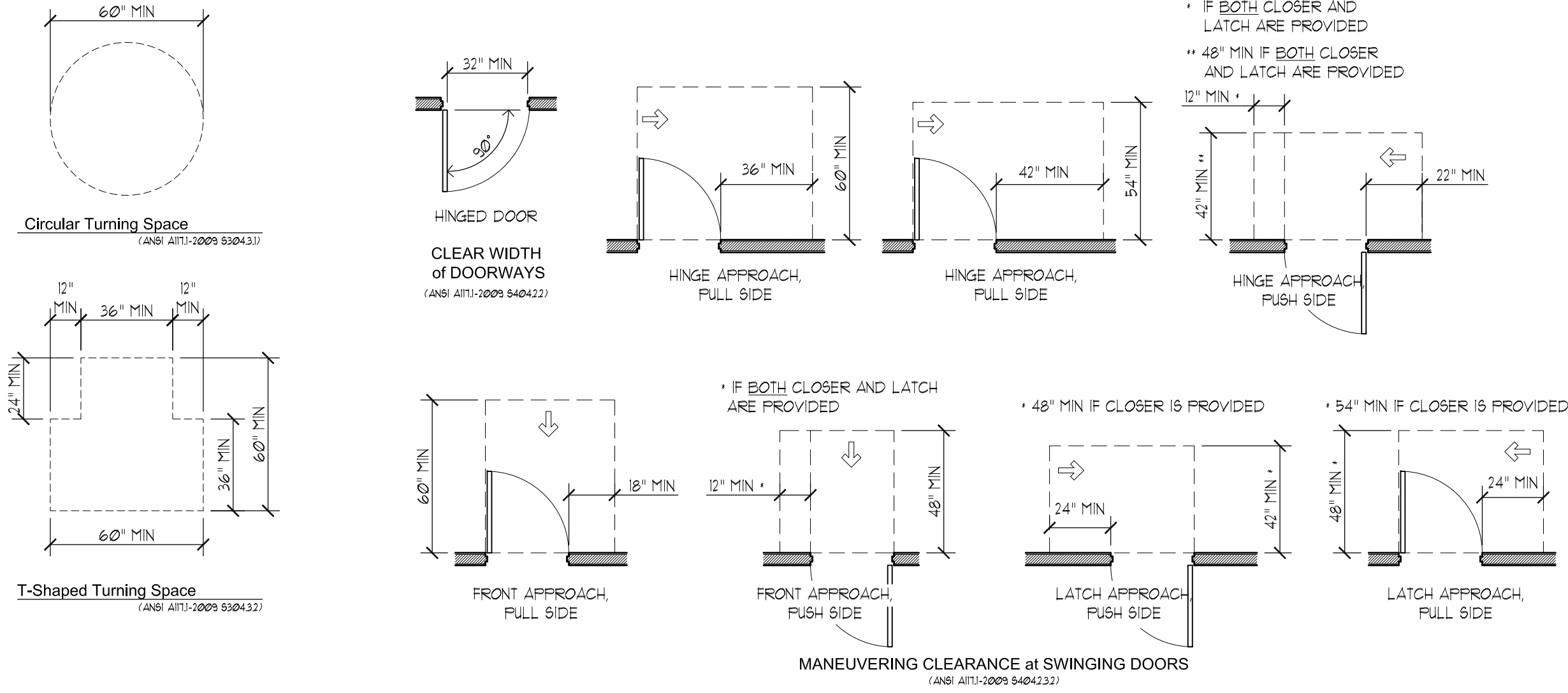


Location:	
Zoning:	UR2
Location:	221 West Circular Street
Section, Block and Lot No.:	165-73-2-47
Town:	City of Saratoga Springs
County:	Saratoga County
Climatic Zone:	5A
Applicable Codes:	
Building Code:	2020 Building Code of New York State
Energy Code:	2020 Energy Conservation Construction Code of New York State
Accessibility Code:	ICC ANS1 117.1-2009 Accessible and Usable Buildings and Facilities
Fire Code:	2020 Fire Code of New York State
Mechanical Code:	2020 Mechanical Code of New York State
Plumbing Code:	2020 Plumbing Code of New York State
Fuel Gas Code:	2020 Fuel Gas Code of New York State
Property Maintenance Code:	2020 Property Maintenance Code of New York State
Electrical Code:	National Electrical Code
Unit Statistics	
First Floor (Gross) Unit Area:	5,196 sf
Project Type:	
New Unit	2020 Building Code of New York State

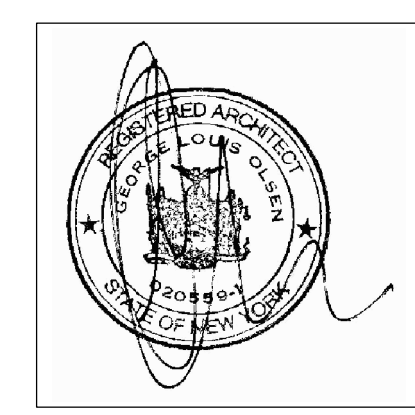
CODE SUMMARY			
	Code Reference	Requirement	Proposed
General			
Use and Occupancy Classification(s)	BC Section 304		Business Group B
Construction Classification(s)	BC Table 601		Type VB
Fire Protection Systems			
Automatic Sprinkler Systems	BC Section 903	No	No
Portable Fire Extinguishers	BC Section 906	Yes	Yes
Fire Alarm and Detection System	BC Section 907.2.2	No	No
Smoke Alarms	BC Section 907.2	No	Yes
Carbon Monoxide Detection	BC Section 915	No	Yes
Occupant Load			
Maximum Floor Area Allowance Per Occupant	BC Table 1004.5		
First Floor Unit (B) Business		Business: 150 gross sf/occupant	35 Occupants
Exit Analysis			
Occupant Load		Required Exits	Exits Provided
First Floor Unit Office (Business)	5,196 SF @ 150 SF/Person = 35 Occupants	1	4
Minimum Plumbing Facilities			
Fixture Calculations			
Office (Business)	BC Table 2902.1		
Minimum Number of Required Plumbing Fixtures	Business Occupancy: Water Closets - 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50. Business Occupancy: Lavatories - 1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80.		
Occupant Load	Water Closets: Required / Actual	Lavatories: Required / Actual	
35	1 Required / 2 Actual	1 Required / 2 Actual	

Door Schedule					
#	Door Size		Hardware Type	Remarks	#
	W	H			
1	3'-0"	7'-0"	office		1
2	3'-0"	7'-0"	office		2
3	3'-0"	7'-0"	office		3
4	3'-0"	7'-0"	office		4
5	3'-0"	7'-0"	office		5
6	3'-0"	7'-0"	office		6
7	3'-0"	7'-0"	office		7
8	3'-0"	7'-0"	office		8
9	3'-0"	7'-0"	closet	Door and frame types, materials and finishes all selected by owner.	9
10	3'-0"	7'-0"	office		10
11	3'-0"	7'-0"	office		11
12	3'-0"	7'-0"	passage		12
13	1'-10"	7'-0"	closet		13
14	3'-0"	7'-0"	office		14
15	3'-0"	7'-0"	office		15
16	3'-0"	7'-0"	office		16
17	3'-0"	7'-0"	office		17
18	(2) 3'-0"	7'-0"	double		18
19	3'-0"	7'-0"	privacy		19
EX	EXISTING DOOR				EX



3 Handicap Requirements
1/2" = 1'-0"

4 Floor Plan
1/8" = 1'-0"



Prepared for:
Bonacio Management
 18 Division Street, Suite 401
 Saratoga Springs, NY 12866

Project:
Offices of Bonacio Management
 221 West Circular Street
 Saratoga Springs, NY 12866

Olsen Associates
 Architects
 456 Broadway, Suite 201
 Saratoga Springs
 New York 12866
 518.583.9004
 Copyright © 2023 Olsen Associates, Architects, P.C.

Issue date: 03/23
 Job Number: 2308
 Revisions: REV 1 room sizes revised 4 door schedule added 10/23
 REV 2 - 10/13/23
 Sheet No. **A1**