

1ST Floor Alterations to 844 COMMERCE ST

LIST OF DRAWINGS:

A-1 NOTES & LEGEND, EXISTING CONDITIONS/DEMOLITION PLANS
FIRST FLOOR CONSTRUCTION PLAN, NOTES AND DETAILS

LEGEND:

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- NEW 2"x6" STUD WALL WITH 5/8" TYPE "X" FIRECODE GYPSUM WALL BOARD
- NEW SMOKE ALARM/DETECTOR
- NEW CARBON MONOXIDE DETECTOR

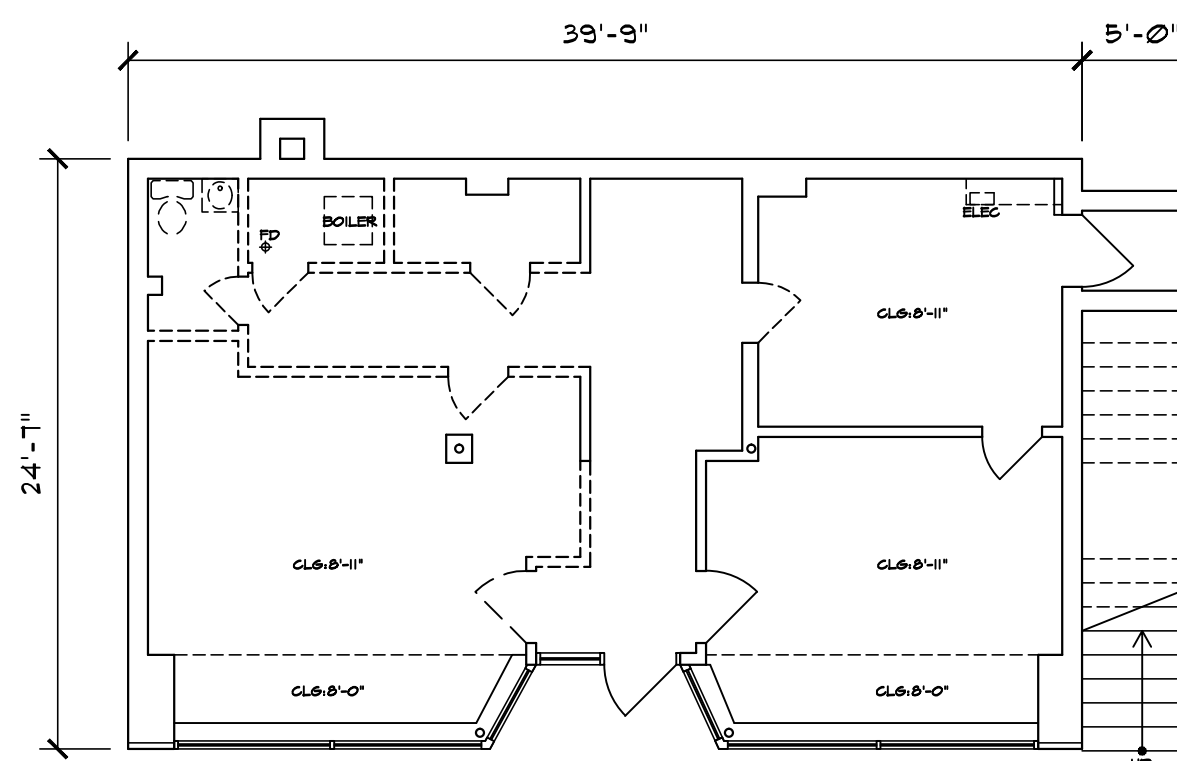
NOTES:

- ALL WORK SHALL COMPLY WITH THE N.Y.S. BUILDING CODE, THE N.Y.S. ENERGY CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THEIR RESPECTIVE TRADE.
- CONTRACTOR TO CHECK AND VERIFY ALL MEASUREMENTS AND DIMENSIONS AND ACTUAL CONDITIONS AT SITE. DO NOT SCALE THE DRAWINGS.
- ALL NOTES, DIMENSIONS, DETAILS AND JOB CONDITIONS ARE TO BE CHECKED AND VERIFIED AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- IF DRAWINGS AND/OR DETAILS ARE SHOWN WITH CONFLICTING INFORMATION, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER PRIOR TO PROVIDING BID AND/OR PROCEEDING WITH WORK. CONTRACTOR'S BID SHALL BE BASED ON MORE EXPENSIVE DRAWING AND/OR DETAIL.
- CONTRACTOR SHALL BE FAMILIAR WITH THE REQUIREMENTS OF ARTICLE 19 "SAFETY OF PUBLIC PROPERTY DURING CONSTRUCTION OPERATIONS" AND SHALL BE HELD RESPONSIBLE FOR THE SAFE MAINTENANCE AS PRESCRIBED THERE-IN UNTIL COMPLETION OF WORK.
- THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT.
- ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ASTM A615, GRADE 60.
- ALL MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C-90 (Fm=1,500 PSI MIN.).
- ALL MORTAR SHALL BE ASTM C-270, TYPE 5.
- PROVIDE GALVANIZED HORIZONTAL TRUSS TYPE JOINT REINFORCING WITH NO. 4 GAUGE CROSS RODS @ 16" O.C. ON ALL CONCRETE BLOCK WALLS.
- CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING AS NEEDED TO ACCOMPLISH ALL WORK IN AN APPROVED MANNER.
- FRAMING LUMBER SHALL BE KILN DRIED DOUGLAS FIR-LARCH GRADE 55 WITH Fp=2,200 PSI, MIN.
- ALL ELECTRICAL WORK SHALL CONFORM WITH THE N.Y.S. ELECTRIC CODE, THE NATIONAL ELECTRIC CODE AND ANY OTHER APPLICABLE CODES.
- ALL PLUMBING WORK SHALL CONFORM TO THE N.Y.S. CODE AND ANY OTHER APPLICABLE CODES.
- SLOPES AND INVERT ELEVATIONS FOR PLUMBING WORK SHALL BE ESTABLISHED BEFORE ANY PIPING IS INSTALLED IN ORDER TO MAINTAIN PROPER SLOPES. ALL PIPING SHALL BE RUN TO AVOID CONFLICTS WITH OTHER TRADES.
- ALL PIPING CONNECTIONS TO FIXTURES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE SMOKE ALARMS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY THE N.Y.S. BUILDING CODE. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND INTER-CONNECTED WITH BATTERY BACK-UP.
- CONTRACTOR SHALL PROVIDE (3) 2"x10" HEADERS OVER ALL NEW OPENINGS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PATCH AND LEVEL ALL FLOORS, WALLS, CEILINGS, ETC. AFTER DEMOLITION, NEW WORK AND/OR INSTALLATION OF PIPING, CONDUIT ETC. IS COMPLETED WITH LIKE MATERIALS.
- CONTRACTOR TO PROVIDE ALL NEW MILLWORK, MOLDINGS, DOORS, DOOR KNOBS, FLOORING, ETC. AS INDICATED ON DRAWINGS OR TO MATCH EXISTING.
- ALL GYPSUM BOARD IN HIGH HUMIDITY AREAS TO BE MOISTURE RESISTANT.
- CONTRACTOR TO PROVIDE DOUBLE FLOOR JOISTS AT ALL NEW AND/OR EXISTING BATHROOMS.
- CONTRACTOR TO PATCH AND REPAIR ALL WALLS/SURFACES/FLOORS/CEILINGS/ETC. WHICH ARE EFFECTED BY DEMOLITION WORK. FINISH TO MATCH EXISTING.
- CONTRACTOR TO VERIFY ALL REMOVALS REQUIRED TO COMPLETE WORK AS SHOWN ON CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, MECH/ELEC/PLUMBING/ETC. AND PROVIDE PRICE FOR SUCH REMOVALS.
- CONTRACTOR SHALL DISCONNECT, RELOCATE AND RECONNECT EXISTING A/C UNIT(S) AS REQUIRED BY NEW CONSTRUCTION.

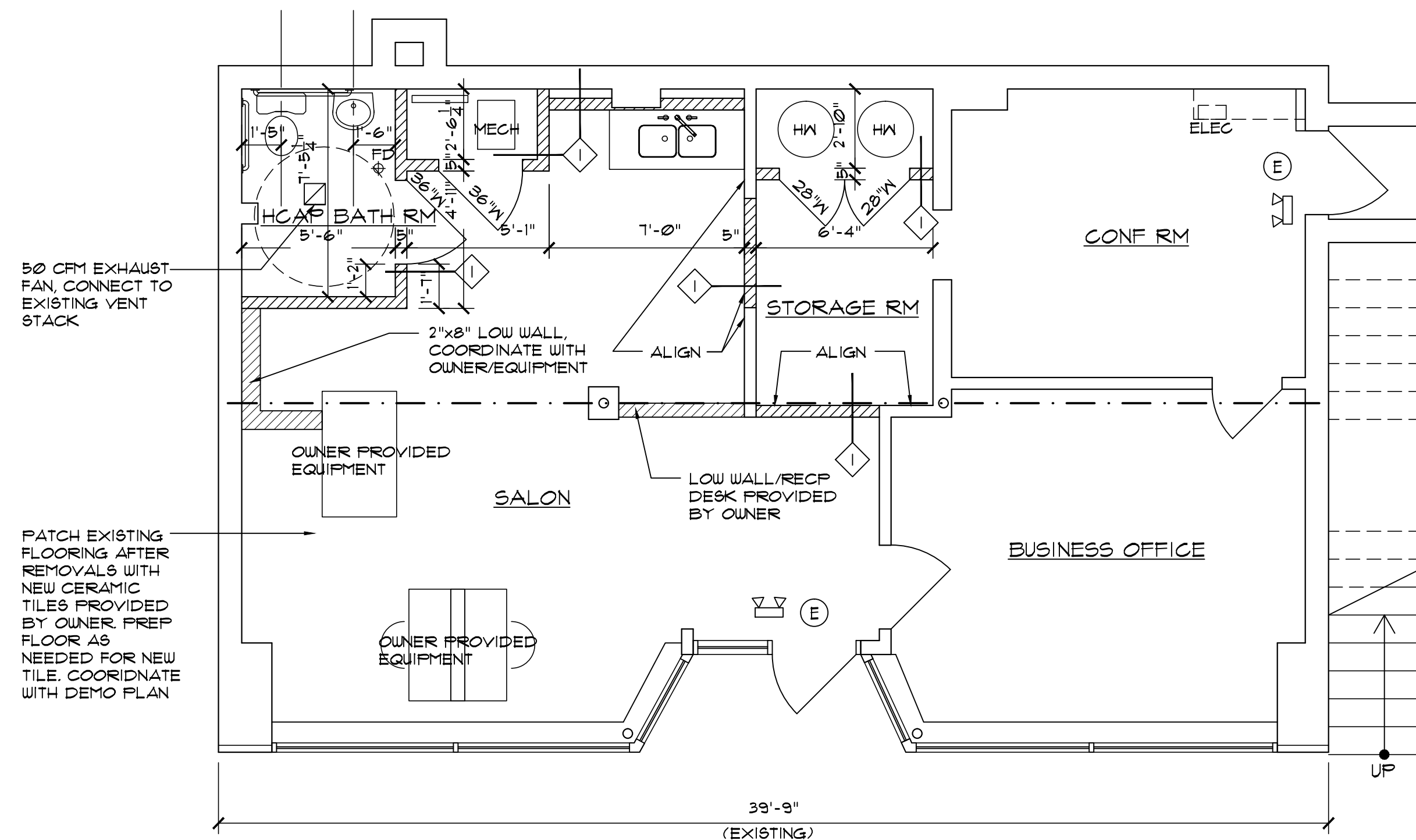
844 COMMERCE STREET
CODE ANALYSIS - 1ST FLOOR BUSINESS OCCUPANCY (NO CHANGE)
BUSINESS - REFERENCE SECTION (218-09)A(12)
LEVEL 2 ALTERATION (NO CHANGE IN USE OR OCCUPANCY)
FLOORING REQUIRED:
1 SPOT/EMPLOYEE OR 1 SPOT/350 SF
EXISTING:
911 SF/350 SF = 3 SPOTS
PROPOSED:
911 SF/350 SF = 3 SPOTS

DEMOLITION NOTES:

- CONTRACTOR SHALL VISIT THE EXISTING BUILDING AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION/CONSTRUCTION WORK.
- CONTRACTOR SHALL EXERCISE CARE IN REMOVAL OF DEMOLITION ITEMS AND SHALL REPAIR OR REPLACE, AT HIS COST, ANY DAMAGE CAUSED TO EXISTING CONSTRUCTION AND/OR EQUIPMENT TO REMAIN.
- CONTRACTOR SHALL CAREFULLY REMOVE PORTIONS OF WALLS, CEILINGS, FLOOR, ETC. AS NEEDED TO COMPLETE PROPOSED CONSTRUCTION WORK.
- CONTRACTOR SHALL REMOVE AND CAP OFF PLUMBING PIPING, ETC. AFTER REMOVALS OF EXISTING FIXTURES ARE COMPLETE. COORDINATE WITH NEW WORK.
- CONTRACTOR SHALL CHOP FLOOR AS NEEDED FOR NEW PLUMBING, ELEC. ETC. WORK. COORDINATE WITH NEW WORK. PATCH FLOOR AFTER REMOVAL ARE COMPLETE WITH LIKE MATERIALS.



FIRST FLOOR EXISTING/DEMO PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

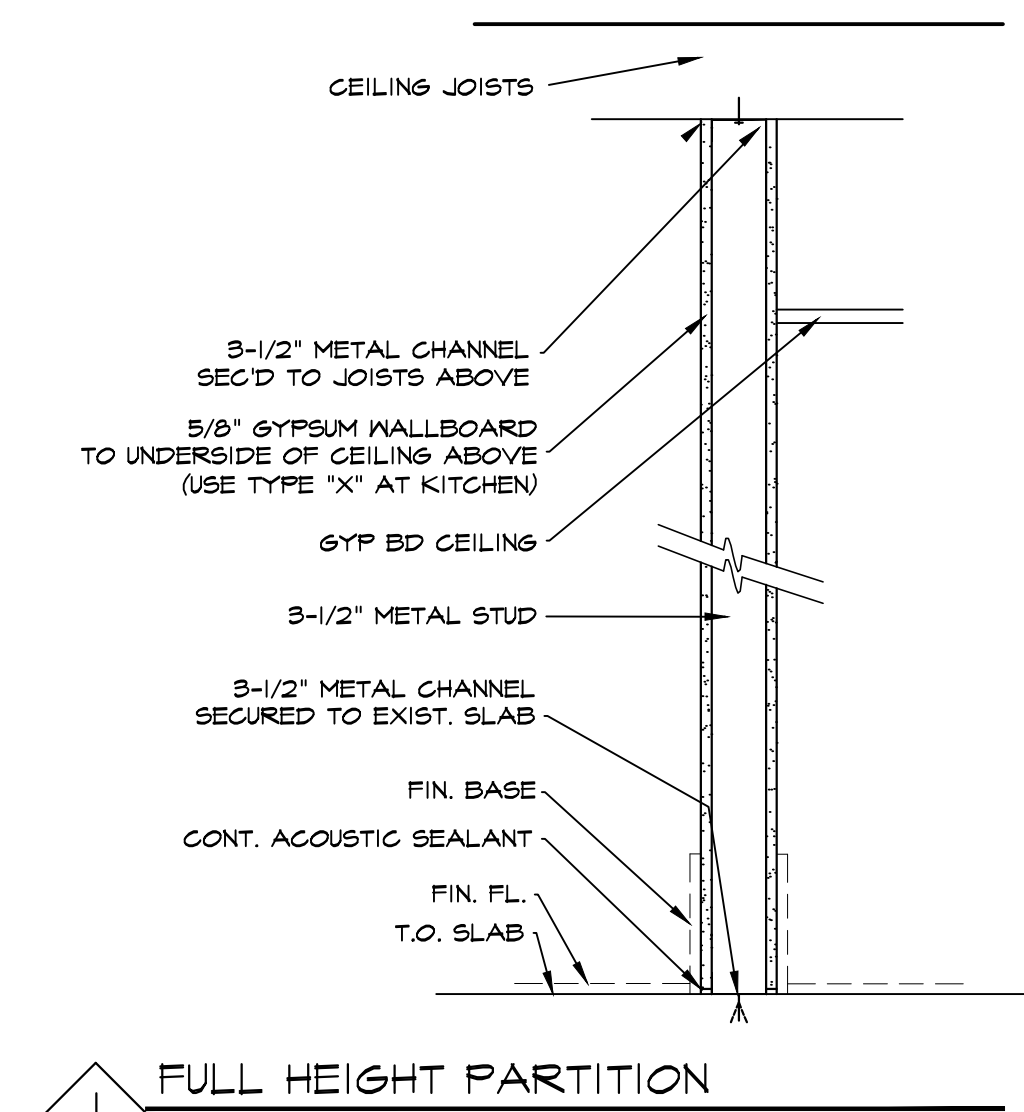
- PROVIDE A FIRE ALARM AND DETECTION SYSTEM AS REQUIRED BY CH 9, SECTION 907 OF THE NYS FIRE CODE AND ALL REQUIREMENTS OF THE NYS BLDG CODE.

WORK NOTES:

- CONTRACTOR TO PATCH FLOOR AS NEEDED TO RECEIVE NEW FINISH FLOOR IN ALL AREAS AFTER EXTENT OF REMOVALS IS DETERMINED IN FIELD.
- CONTRACTOR TO CUT FLOOR AS NEEDED TO PROVIDE FLOOR DRAIN FOR CONDENSATE LINES, PLUMBING, ETC. PATCH FLOOR WITH LIKE MATERIALS.
- CONTRACTOR TO CUT/CHOP FLOOR AND WALLS AS NEEDED TO COMPLETE ALL WORK INCLUDING BUT NOT LIMITED TO PLUMBING/ELECTRICAL/MECHANICAL/ETC. PATCH WITH LIKE MATERIAL AFTER INSTALLATION IS COMPLETE.
- CONTRACTOR TO PROVIDE H-CAP GRAB BARS IN M/M ROOM AS REQ'D BY CODE.
- CONTRACTOR TO PATCH AND REPAIR ALL WALLS AFTER DEMOLITION. TAPE, SPACKEL, PRIME AND PAINT.
- ALL SERVICE CONNECTIONS THROUGH FLOOR OR WALL MUST BE SEALED. EXPOSED HORIZONTAL UTILITY/PLUMBING LINES MUST BE 6" OFF FLOOR AND 1" OFF WALL.
- AFTER REMOVING ALL GYP BD, CONTRACTOR SHALL PROVIDE NEW 1/2" GYP GB.

USE	LIVE LOADS
ATTICS WITH LIMITED STORAGE	20 PSF
ATTICS WITHOUT STORAGE	10 PSF
DECKS	40 PSF
EXTERIOR BALCONIES	60 PSF
FIRE ESCAPES	40 PSF
GUARDRAILS AND HANDRAILS	200 PSF
GUARDRAILS IN-FILL COMPONENTS	50 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

NOTE: DEAD LOADS FOR ALL ABOVE USES SHALL BE 10 PSF
ROOF LOADING SHALL BE DESIGNED WITH A GROUND SNOW LOAD OF 45 PSF AND A DEAD LOAD OF 12 PSF FOR ROOFS OVER ATTIC SPACES OR A DEAD LOAD OF 8 PSF FOR ROOFS WITH CATHEDRAL CEILINGS BELOW
NOTE: SEE NYS RES BLDG CODE FOR ADDITIONAL INFORMATION



ELECTRICAL AND LIGHTING NOTES:

- PROVIDE CIRCUITRY IN 3/4" CONDUIT TO EACH LIGHTING FIXTURE INDICATED.
- LOAD CONNECTED TO CIRCUIT BREAKERS SHALL BE LIMITED TO NO MORE THAN 60% OF TRIP SETTING.
- PROVIDE SWITCHING SCHEME AS DIRECTED BY OWNER.
- CONFIRM FINAL ELECTRICAL REQUIREMENTS WITH OWNER.
- CONFIRM FINAL ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT WITH VENDOR CUT SHEETS. PROVIDE SERVICE TO MEET ALL OPERATING REQUIREMENTS.
- PROVIDE A FIRE ALARM AND DETECTION SYSTEM AS REQUIRED BY CH 9, SECTION 907 OF THE NYS FIRE CODE AND ALL REQUIREMENTS OF THE NYS BLDG CODE.

ELEC. SYMBOL LIST:

- BATTERY PACK/EMERGENCY LIGHTING
- ILLUMINATED EXIT SIGN

REV. #	ISSUE	DATE
DRAWING TITLE: -NOTES & LEGEND -EXISTING CONDITIONS/ -DEMOLITION PLANS -FIRST FLOOR CONSTRUCTION PLAN -DETAILS		
ALTERATION TO 844 COMMERCE STREET THORNWOOD, NY		
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SCALE:		
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