COMMERCIAL GENERAL NOTES

1. GENERAL NOTES

2. EXISTING WOOD FLOORS SHALL BE SANDED AND REFINISHED.

3. CONCRETE TO BE PLAIN, REINFORCED, 3,000 psi. - 28 DAY TEST.

4. THE CONTRACTOR SHALL OBTAIN, SUBMIT, AND PAY FOR ALL PERMITS, LICENSES, LABORATORIES, INC. LABEL AND BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE USED.

5. ALL NEW WINDOWS TO BE THERMAL INSULATED LOW-E GLASS, WITH ARGON GAS, IMPACT RESISTANT AS SHOWN ON DRAWINGS.

6. CARBON MONOXIDE DETECTORS IN CONFORMANCE WITH APPLICABLE CODES AND STANDARDS.

7. INTERIOR TRIM SHALL MATCH EXISTING.

8. CONTRACTOR(S) SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT SHOWN, LISTED, OR AS SHOWN ON DRAWINGS.

9. ALL ROOF RAFTERS SHALL BE ATTACHED TO THE PLATE AND STUD WITH GALVANIZED HURRICANE NAILS

10. PROVIDE DOUBLE FRAMING AROUND ALL OPENINGS (STAIRS, ETC.) OR AS NOTED ON DRAWINGS.

11. NAILING SCHEDULE SHALL BE AS PER BUILDING CODE OF NEW YORK STATE 2020 AS A MINIMUM.

12. ALL INTERIOR AND EXTERIOR FINISHES TO BE SELECTED BY OWNER.

13. THE CONTRACTOR SHALL OBTAIN, SUBMIT, AND PAY FOR ALL PERMITS, LICENSES, AND SPECIFICATIONS AND AS NORMALLY SPECIFIED IN THIS TYPE OF PROJECT.

14. GYPSUM BOARD SHALL BE EASED EDGE TYPE, CONFORMING TO ASTM C36, AND SHALL BE ELECTRICAL OR PLUMBING CONDUIT.

15. ALL NEW FOOTINGS TO REST ON UNDISTURBED SOIL.
GROUND FLOOR SOUTH BUILDING
PROPOSED HOTEL LOBBY

EXISTING SPACE TO REMAIN
OVERFLOW AND EVENT SPACE FOR AMERICAN BEECH RESTAURANT

EXISTING SPACE TO REMAIN
EXISTING DOOR TO REMAIN
EXISTING CONCRETE APRON SIDEWALK EXISTING STAIRS TO REMAIN
5'-0" DIAMETER

EXISTING DOOR SWING TO REMAIN AS PER BUILDING CODE OF NEW YORK STATE SECTION 1010.1.2.1

EXISTING COURTYARD TO REMAIN
EXISTING COVERED PORCH TO REMAIN
EXISTING SPACE TO REMAIN
EXISTING FRON" TO REMAIN AS PER BUILDING CODE OF NEW YORK STATE SECTION 1010.1.2.1

NEW 30" SELF CLOSING 1 HOUR FIRE DOOR SEPARATING BUILDING USES
5/8" FIRE RATED SHEETROCK EACH SIDE

NEW 2x4 FRAME PARTITION
36" HANDRAIL TO CODE. (TYP.)

OCCUPANCY TYPE M
MERCANTILE
1074 SF

OCCUPANCY TYPE B
ASSEMBLY LESS THAN 50
AS PER BUILDING CODE OF NEW YORK STATE SECTION 303.1.1

OCCUPANCY TYPE 2A
RESTAURANT INCLUDING COMMERCIAL KITCHEN

OVERFLOW AND EVENT SPACE FOR AMERICAN BEECH RESTAURANT

PROPOSED NAME CHANGE FROM 'TERRA' TO 'BLACK LLAMA'
EXISTING SPACE TO REMAIN
EXISTING SPACE TO REMAIN

NEW 2x4 FRAME PARTITION

SCALE: 1/4" = 1'-0"
FOUNDATION PLAN SOUTH BUILDING

EXISTING EXCEPT AS NOTED

NEW 2x6 CONSTRUCTION
NEW EXTERIOR DOOR

EXISTING FLOOR JOISTS TO REMAIN

DRAIN AND EJECTOR PUMP TO GRADE

EXISTING EXTERIOR WALL TO REMAIN

NEW POURED CONCRETE RETAINING WALL WITH 6" CURB ABOVE GRADE

EXISTING OPENING

REMOVE EXISTING BILCO DOOR AND STEPS
REPLACE WITH NEW POURED CONCRETE EXTERIOR STAIR AND NEW 36" HANDRAIL TO CODE.

NEW BASEMENT STAIR
RISE: 8"
RUN 10"
NEW 36" HANDRAIL TO CODE (TYP.)

EXISTING BASEMENT
EXISTING GRADE
EXISTING EXTERIOR WALL TO REMAIN

EXISTING BASEMENT STORAGE
30'-5"
19'-1 1/2"
49'-0 1/2"
40'-4"
10'-0"
3'-0"

EXISTING FLOOR TYPICAL
EXISTING EXTERIOR TOILET
EXISTING FLOOR TOILET

NEW 2x6 CONSTRUCTION
NEW 3069 EXTERIOR DOOR

EXISTING BASEMENT TYPICAL
EXISTING EXTERIOR TOILET
EXISTING FLOOR TOILET

EXISTING EXTERIOR TOILET
EXISTING FLOOR TOILET

NEW POURED CONCRETE

EXISTING OPENING

REMOVE EXISTING BILCO DOOR AND STEPS
REPLACE WITH NEW POURED CONCRETE EXTERIOR STAIR AND NEW 36" HANDRAIL TO CODE.

NEW POURED CONCRETE RETAINING WALL WITH 6" CURB ABOVE GRADE

EXISTING OPENING

REMOVE EXISTING BILCO DOOR AND STEPS
REPLACE WITH NEW POURED CONCRETE EXTERIOR STAIR AND NEW 36" HANDRAIL TO CODE.

NEW POURED CONCRETE RETAINING WALL WITH 6" CURB ABOVE GRADE

EXISTING OPENING

REMOVE EXISTING BILCO DOOR AND STEPS
REPLACE WITH NEW POURED CONCRETE EXTERIOR STAIR AND NEW 36" HANDRAIL TO CODE.
EXISTING WINDOW FRAME TO REMAIN
NEW GLASS WINDOW SASHES TO BE INSTALLED TO MATCH EXISTING
REPAIR AND PATCH AS NECESSARY

EXISTING SIDING TO REMAIN
REPAIR AND PATCH AS NECESSARY

EXISTING EXCEPT AS NOTED
SOUTH ELEVATION   (BAY AVENUE)

NEW CONSTRUCTION
NEW 36" FENCE AROUND NEW BASEMENT STAIRWELL
8" HORIZONTAL V-GROOVE SIDING, TO BE PAINTED

EXISTING SIDING TO REMAIN
REPAIR AND PATCH AS NECESSARY

EXISTING AWNING FRAME TO BE REPAIRED, PAINTED BLACK
NEW AWNING FABRIC TO BE INSTALLED
REPAIR AND REPLACE EXISTING STOREFRONT TRANSOM WINDOWS IN KIND AS NECESSARY

EXISTING TRIM TO BE REPAIRED AND PAINTED WHITE (AS EXISTING) AS NECESSARY

EXISTING FRONT DOOR TO REMAIN
EXISTING FRONT DOOR TO BE REPAIRED AND PAINTED BLACK

EXISTING AWNING FRAME TO BE REPAIRED, PAINTED BLACK
NEW AWNING FABRIC TO BE INSTALLED
REPAIR AND REPLACE EXISTING STOREFRONT TRANSOM WINDOWS IN KIND AS NECESSARY

EXISTING TRIM TO BE REPAIRED AND PAINTED WHITE (AS EXISTING) AS NECESSARY

EXISTING TRIM TO BE REPAIRED AND PAINTED WHITE (AS EXISTING) AS NECESSARY

EXISTING TRIM TO BE REPAIRED AND PAINTED WHITE (AS EXISTING) AS NECESSARY

EXISTING FRONT DOOR TO REMAIN
EXISTING FRONT DOOR TO BE REPAIRED AND PAINTED BLACK

EXISTING SIDING TO REMAIN
REPAIR AND PATCH AS NECESSARY

EXISTING SIDING TO REMAIN
REPAIR AND PATCH AS NECESSARY

EXISTING TRIM TO BE REPAIRED AND PAINTED WHITE (AS EXISTING) AS NECESSARY

EXISTING TRIM TO BE REPAIRED AND PAINTED WHITE (AS EXISTING) AS NECESSARY

EXISTING TRIM TO BE REPAIRED AND PAINTED WHITE (AS EXISTING) AS NECESSARY

EXISTING EXCEPT AS NOTED
WEST ELEVATION   (MAIN STREET)