## COMMERCIAL GENERAL NOTES

MISC. GENERAL NOTES

I. THIS PROJECT IS THE INTERIOR AND EXTERIOR RENOVATIONS OF EXISTING 3-STORY WOOD FRAME MIXED-USE STRUCTURE, ZONED AS C-R. 2. THE HEIGHT OF THE EXISTING BUILDING AS DEFINED BY THE BUILDING CODE of NEW YORK STATE 2020 IS 34'-6". THE PROPOSED HEIGHT OF THE BUILDING WILL NOT CHANGE.

3 THE TYPE OF CONSTRUCTION IS TYPE V (B) 4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 BUILDING CODE of NEW YORK STATE, 2020 EXISTING BUILDING CODE of NEW YORK STATE, AND THE AF & PA WOOD FRAME CONSTRUCTION MANUAL 2015 HIGH WIND EDITION.

5. DESIGN LOAD CALCULATION ARE BASED ON: LIVE LOAD: AS PER TABLE R30 I .4, BUILDING CODE of NEW YORK STATE 2020. DEAD LOAD: CALCULATED AS PER R301.3 AS PER BCNYS 2020. SNOW LOAD: 20 PSI GROUND SNOW LOAD (AS PER FIG. R301.2(5) BCNYS 2020. WIND EXPOSURE CATEGORY "C", FOR 130 MPH 3 SECOND GUST.

LIVE DEAD DELECT LIMIT 40 LB. 12 L/360 2ND.FL. (SLEEP AREA) 30 LB. 12 L/360 ATTIC (NON STORAGE) 20 LB. 10 L/360 20 LB. 15 L/360

6. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES, NOR ANY MERCHANTIBILITY OF FITNESS FOR A SPECIFIC USE EXPRESSED

OR IMPLIED IN THE USE OF THESE PLANS. 7. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE STARTING CONSTRUCTION. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. 8. CONTRACTOR(S) SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT SHOWN, LISTED, OR DESCRIBED ON THESE DRAWINGS SUBJECT TO QUALIFICATIONS, CONDITIONS, OR EXCEPTIONS AS NOTED. CONTRACTOR SHALL FURNISH ALL LABOR, SCAFFOLDING, AND TOOLS NECESSARY TO COMPLETE THE WORK.

9. ALL MATERIAL SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURES REQUIREMENTS AND SPECIFICATIONS. 10. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS, APPROVALS AND CERTIFICATE OF

DEMOLITION I. CONTRACTOR SHALL DEMOLISH WALLS, FLOOR, AND EXISTING ROOF AS INDICATED ON DRAWINGS AND AS NECESSARY, AND REMOVE DEBRIS. 2. CONTRACTOR SHALL DO ALL PATCHING REQUIRED DUE TO REMOVAL OF EXISTING WORK AND OR 3. ALL NEW WORK SHALL MATCH AND MEET FLUSH TO EXISTING WORK AS CLOSELY AS POSSIBLE UNLESS OTHERWISE NOTED. 4. EXISTING STRUCTURE AND INTERIORS TO REMAIN SHALL BE PROTECTED AS NECESSARY DURING DEMOLITION AND CONSTRUCTION. 5. CONTRACTOR SHALL PROTECT EXISTING SERVICES TO REMAIN AND SHALL NOTIFY ALL UTILITIES AND TELEPHONE SERVICES AND MAKE ARRANGEMENTS FOR HOOK-UP, REMOVAL, OR CAPPING OF EQUIPMENT

FOUNDATIONS

AS NECESSARY.

I. ASSUMED SOIL BEARING CAPACITY, I,500 lb./Sq.Ft. 2. CONCRETE TO BE PLAIN, REINFORCED, 3,000 psi. -28 DAY TEST. 3. ALL NEW FOOTINGS TO REST ON UNDISTURBED SOIL.

GENERAL CONSTRUCTION

. PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE ALL WOOD AND PLASTIC WORK REQUIRED BY THE DRAWINGS AS SPECIFIED HEREIN, OR 2. FASCIAS, SOFFITS AND EXTERIOR TRIM SHALL MATCH EXISTING 3. INTERIOR TRIM SHALL MATCH EXISTING.

4. FRAMING ELEMENTS: A. ALL FRAMING LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE NO.2 B. ALL ENGINEERED LUMBER SHALL BE AS INDICATED ON DRAWINGS, AND SHALL BE INSTALLED, CUT AND DRILLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS C. ALL SHEATHING TO BE APA RATED, EXPOSURE 1, THICKNESS AS INDICATED.

D. ALL SUB FLOORING TO BE APA RATED STURD-1-FLOOR EXPOSURE 1, 3/4" MIN. THICKNES E. ALL HEADERS 6'-0" AND OVER SHALL BE SUPPORTED WITH DOUBLE UPRIGHTS, 9'-0" AND OVER WITH TRIPLE UPRIGHTS, ALL HEADERS SHALL BE A MIN, OF (2)2"x8" OR AS SHOWN ON DRAWING F. SOLID BLOCKING SHALL BE PROVIDED FOR ALL JOISTS AND FLOOR BEAMS AS PER BCNYS 2020 OR AS NOTED @ 8'-0" O.C. MIN.. PROVIDE 2" SPACE FOR AIR CIRCULATION IN ROOF.
G. PROVIDE DOUBLE FRAMING AROUND ALL OPENINGS (STAIRS, ETC.) OR AS NOTED ON DRAWINGS. H. PROVIDE DOUBLE UP FRAMING UNDER ALL POSTS AND PARALLEL PARTITIONS OR AS NOTED ON

I. ALL FLUSH WOOD CONNECTIONS SHALL BE FASTENED WITH RATED GALVANIZED METAL
CONNECTORS BY "SIMPSON" OR APPROVED EQUAL.
J. NAILING SCHEDULE SHALL BE AS PER BUILDING CODE of NEW YORK STATE 2020 AS A MINIMUM.
ALL 2"KG" STUDDS SHALL RECEIVE (5) I OD NAILS AT SILL AND PLATE. ALL EXTERIOR NAILS SHALL BE GALVANIZED. SEE ATTACHED NAILING SCHEDULE.

K. PLYWOOD SHEATHING TO BE NAILED 8d NAILS @ 4" O.C. EXTERIOR EDGES AND 6d NAILS @ 12"

O.C. INTERMEDIATE. SEE ATTACHED NAILING SCHEDULE.

L. ALL INTERIOR AND EXTERIOR FINISHES TO BE SELECTED BY OWNER. M. ALL ROOF RAFTERS SHALL BE ATTACHED TO THE PLATE AND STUD WITH GALVANIZED HURRICANE TYPE CONNECTORS BY "SIMPSON" OR APPROVED EQUAL. FOR TIMBER PILE FOUNDATIONS, PROVIDE 5. ALL NEW WINDOWS TO BE THERMAL INSULATED LOW-E GLASS, WITH ARGON GAS, IMPACT RESISTANT AS

6. LOAD PATHS ARE INDICATED BY SECTION DRAWINGS. . CONNECTIONS SHALL BE BUILT IN ACCORDANCE WITH ANSI /AF /# PA WCFM- I 995. (SEE NAILING B. FLASHING AT ALL WINDOW AND DOOR OPENINGS SHALL BE EPDM OR APPROVED RUBBERIZED

9. FLASHING AT ROOF CONNECTIONS, VALLEYS, CHIMNEYS AND CRICKETS SHALL BE ALUMINUM. LO STEP FLASHING SHALL BE USED AT ALL INTERSECTIONS OF SLOPED AND VERTICAL SURFACES. EXCEPT STEP FLASHING AND COUNTER- AND CAP- FLASHING SHALL BE USED AT INTERSECTION OF ROOF AND CHIMNEY, AND ROOF AND WALLS. 2-1/2 lb. DENSITY FIBER-GLASS BATTS CONFORMING TO THE SPECIFICATIONS FOR PRE-FORMED FIBROUS INCH) BY ICYNENE OR APPROVED EQUAL SHALL BE PROVIDED AS INDICATED ON DRAWINGS.

13. NEW HARDWARE SHALL MATCH EXISTING. 14. GYPSUM BOARD SHALL BE EASED EDGE TYPE, CONFORMING TO ASTM C36, AND SHALL BE "SHEETROCK SW" BY U.S. GYPSUM CO. OR APPROVED EQUAL. GYPSUM WALLBOARD THICKNESS SHALL BE 15. ALL NEW AND REPAIRED GYP. BOARD SHALL BE TAPED AND SPACKLED THREE (3) COATS. ALL EXTERIOR

**FINISHES** I. NEW WOOD FLOORS TO BE SELECTED BY OWNER, SANDED AND POLYURETHANE, S. EXISTING WOOD FLOORS SHALL BE SANDED AND REFINISHED.
 CERAMIC TILE FLOOR SHALL BE SELECTED BY OWNER AND INSTALLED WITH THIN SET. 4. EXTERIOR PAINT SHALL BE LATEX ACRYLIC BY BENJAMIN MOORE OR APPROVED EQUAL, APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. COLOR TO BE SELECTED. 5. EXISTING INTERIOR WALLS AND CEILINGS IN ROOMS AFFECTED BY THE WORK SHALL BE CLEANED AND REPAINTED. NEW WALLS AND CEILINGS SHALL BE SEALED AND PAINTED. PAINTING SHALL BE TWO (2) COATS BENJAMIN MOORE AQUA PEARL LATEX PAINTED, COLOR TO BE SELECTED. 6. INTERIOR TRIM SHALL BE SANDED SMOOTH, PRIMED, AND FINISHED WITH TWO (2) COATS BENJAMIN MOORE LATEX ACRYLIC SEMI-GLOSS PAINT

I. PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE A HVAC SYSTEM TO HEAT AND COOL THE LIVING SPACES CODE of NEW YORK STATE OR REASONABLY IMPLIED AS NECESSARY TO COMPLETE 2. EXISTING BOILER TO REMAIN.

3. EXISTING AIR HANDLERS AND CONDITIONERS TO REMAIN. 4. PROVIDE AIR-HANDLERS, DUCTWORK, AND CONTROLS AS NECESSARY TO COMPLETE THE WORK FOR AIR CONDITIONING IN ALL ZONES.

5. PROVIDE HOT WATER RADIANT HEAT TUBING AS NECESSARY FOR HEATING IN ALL

CONTROLS

CON

PLUMBING

I. PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE ALL NEW PLUMBING WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS AND THE 2020 PLUMBING CODE of NEW YORK STATE, OR REASONABLY IMPLIED AS NECESSARY TO COMPLETE THE WORK. 2. CONFORM TO THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW WITH REGARDS TO WATER SAVING AND CONSERVATION. ALL FIXTURES SHALL BE ON THE APPROVED "LIST OF CERTIFIED WATER SAVING PLUMBING FIXTURES" AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. 3. ALL WORK ON THE PLUMBING SYSTEM SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF A PROPERLY LICENSED MASTER PLUMBER. UPON COMPLETION, THE PLUMBER SHALL PROVIDE A SOLDER CERTIFICATE AS REQUIRED BY THE VILLAGE OF

4. THE CONTRACTOR SHALL OBTAIN, SUBMIT, AND PAY FOR ALL PERMITS. CERTIFICATIONS, LICENSES AND INSPECTIONS ASS REQUIRED BY LOCAL, STATE, AND FEDERAL AUTHORITIES, AND ANY OTHER APPLICABLE JURISDICTION.

ELECTRICAL

I. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, PLANT. TOOLS, AND SERVICES NECESSARY AND REQUIRED FOR PROPER AND COMPLETE INSTALLATION OF ALL NEW ELECTRICAL SYSTEMS AND RELATED WORK INCLUDING, BUT NOT LIMITED TO: SERVICES, FEEDERS, DISTRIBUTION AND PROTECTION EQUIPMENT, CONNECTIONS TO APPLIANCES, GROUNDING, AND ALL INCLUDING ALL CONNECTIONS AND DEVICES WITHIN THE SCOPE OF THE WORK AS SHOWN ON THE APPLICABLE DRAWINGS AND AND SPCIFICATIONS AND AS NORMALLY SPECIFIED IN THIS TYPE OF PROJECT AND INCLUDING CONNECTIONS TO PREVIOUSLY INSTALLED TRANSFORMERS AND ELECTRICAL DISTRIBUTION SYSTEMS. 2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 BUILDING CODE of NEW YORK STATE, THE NATIONAL ELECTRICAL CODE, NFPA NO, 70-2017 (NEC), LOCAL UTILITY STANDARDS, OCCUPATIONAL SAFETY AND HEALTH CAT (OSHA), THE NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION (NEMA) AND ANY OTHER

APPLICABLE CODES. IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENTS WILL APPLY. 3. ALL PRODUCTS USED FOR ELECTRICAL WORK SHALL BEAR THE UNDERWRITERS LABORATORIES, INC. LABEL AND BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY WILL BE INSTALLED.

4. ALL WORK ON THE ELECTRICAL SYSTEM SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF A PROPERLY LICENSED MASTER ELECTRICIAN.
5. THE CONTRACTOR SHALL OBTAIN, SUBMIT, AND PAY FOR ALL PERMITS, LICENSES

AND INSPECTIONS AS REQUIRED BY THE LOCAL, STATE, AND FEDERAL AUTHORITIES, AND ANY OTHER APPLICABLE JURISDICTION. AND ANY OTHER AFFICABLE JURISDICTION.

G. CARBON MONOXIDE DETECTORS IN CONFORMANCE WITH APPLICABLE CODES

SHALL BE CONNECTED TO THE LIGHTING CIRCUITS WITH NO INTERVENING WALL

SWITCH. LINE CORD-CONNECTED, DIRECT PLUG-IN, AND BATTERY POWERED ALARMS

ARE NOT ACCEPTABLE. ALARMS SHALL BE INSTALLED ON EACH LEVEL ON WHICH SLEEPING QUARTERS ARE LOCATED.

7. SMOKE DETECTORS IN CONFORMANCE WITH THE 2020 BUILDING CODE of NEW YORK STATE, THE NFPA NATIONAL FIRE ALARM CODE NO. 72-1993 SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH SPLEEPING AREA, AND

ON EACH FLOOR LEVEL. CONTRACTOR SHALL COORDINATE WITH OWNER'S ALARM COMPANY FOR SMOKE AND BURGLAR ALARMS AS NECESSARY

CLIMATIC AND GEOGRAPHIC CRITERIA

GROUND SNOW LOAD 20 PSF (PER FIG. 1608.2 BCNYS 2020 WIND SPEED (ULTIMATE DESIGN) 130 MPH (PER FIG. 1609.3(1) BCNYS 2020 SEISMIC DESIGN CATAGORY B (PER SECT. 1613 BCNYS 2020 WINTER DESIGN TEMP (PER TABLE N1101.2) FLOOD ZONE (PER FEMA MAP)

FROST LINE DEPTH DESIGN LOAD CALCULATIONS (UNIFORM LIVE LOADS)

PER TABLE 1607.1 BCNYS 2020 ROOMS OTHER THAN SLEEPING 40 PSI SLEEPING ROOMS ATTICS WITH LIMITED STORAGE 20 PSI ATTICS WITHOUT STORAGE

NAILING SCHEDULE

(PER AF & PA AMERICAN WOOD COUNCIL WFCM FOR ONE AND TWO FAMILY DWELLINGS 2015 SBC HIGH WIND EDITION)

TOP PLATES AT INTERSECTIONS (FACE-NAILED)

JOINT DESCRIPTION NUMBER OF COMMON NAILS NAIL SPACING **ROOF FRAMING** PER RAFTER RAFTER TO TOP PLATE (TOE-NAILED) CEILING JOIST TO TOP PLATE (TOF-NAILED) PER JOIST CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED) EACH LAP CEILING JOIST LAPS OVER PARTITION ((FACE-NAILED) 3 EACH LAP RIDGE STRAP (EACH END) PER TIE BLOCKING TO RAFTER (TOE-NAILED) RIM BOARD TO RAFTER (END-NAILED) EACH END WALL FRAMING PER FOOT TOP PLATE TO TOP PLATE (FACE-NAILED) JOIST EA.SIDE

HEADER TO HEADER (FACE-NAILED) L6"O C ALONG EDGES TOP OR BOTTOM PLATE TO STUD (END-NAILED) 2-16d,3-16d,4-16d PER 2x4,2x6,2x8 RESPECTIVELY BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE-NAILED) PER FOOT FLOOR FRAMING BRIDGING TO JOIST (TOF-NAILED) EACH END BLOCKING TO JOIST (TOE-NAILED) EACH END BLOCKING TO SILL OR TOP PLATE (FACE-NAILED) 3-16d EACH BLOCK LEDGE STRIP TO BEAM (FACE-NAILED) JOIST ON LEDGE TO BEAM (TOE-NAILED) PER JOIST BAND JOIST TO JOIST (END-NAILED) PER JOIST

4-16d

BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED) PER FOOT 2-16d ROOF SHEATHING (TABLE 3.8) STRUCURAL PANELS DIAGONAL BOARD SHEATHING 1"x6" OR 1"x8" PER SUPPORT I "x I O" OR WIDER PER SUPPORT 3-8d CEILING SHEATHING 7"EDGE / 10" FIELD GYPSUM WALLBOARD 5d coolers WALL SHEATHING (TABLE 3.9) FIBERBOARD PANELS

3"FDGE / 6" FIFLD

PER SUPPORT

PER SUPPORT

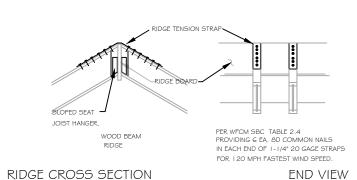
3"EDGE / 6" FIELD GYPSUM WALLBOARD HARDBOARD (TABLE 3.9) PARTICALBOARD PANELS (TABLE 3.9) DIAGONAL BOARD SHEATHING 1"x6" OR 1"x8" PER SUPPORT PER SUPPORT I "x I O" OR WIDER FLOOR SHEATHING STRUCURAL PANELS I" OR LESS 6"EDGE / I 2" FIELD 6"EDGE / 6" FIELD

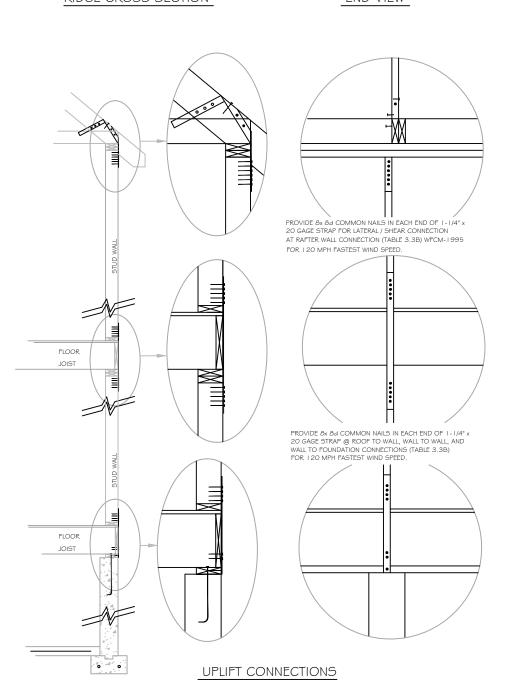
3-8d

HOLDDOWN

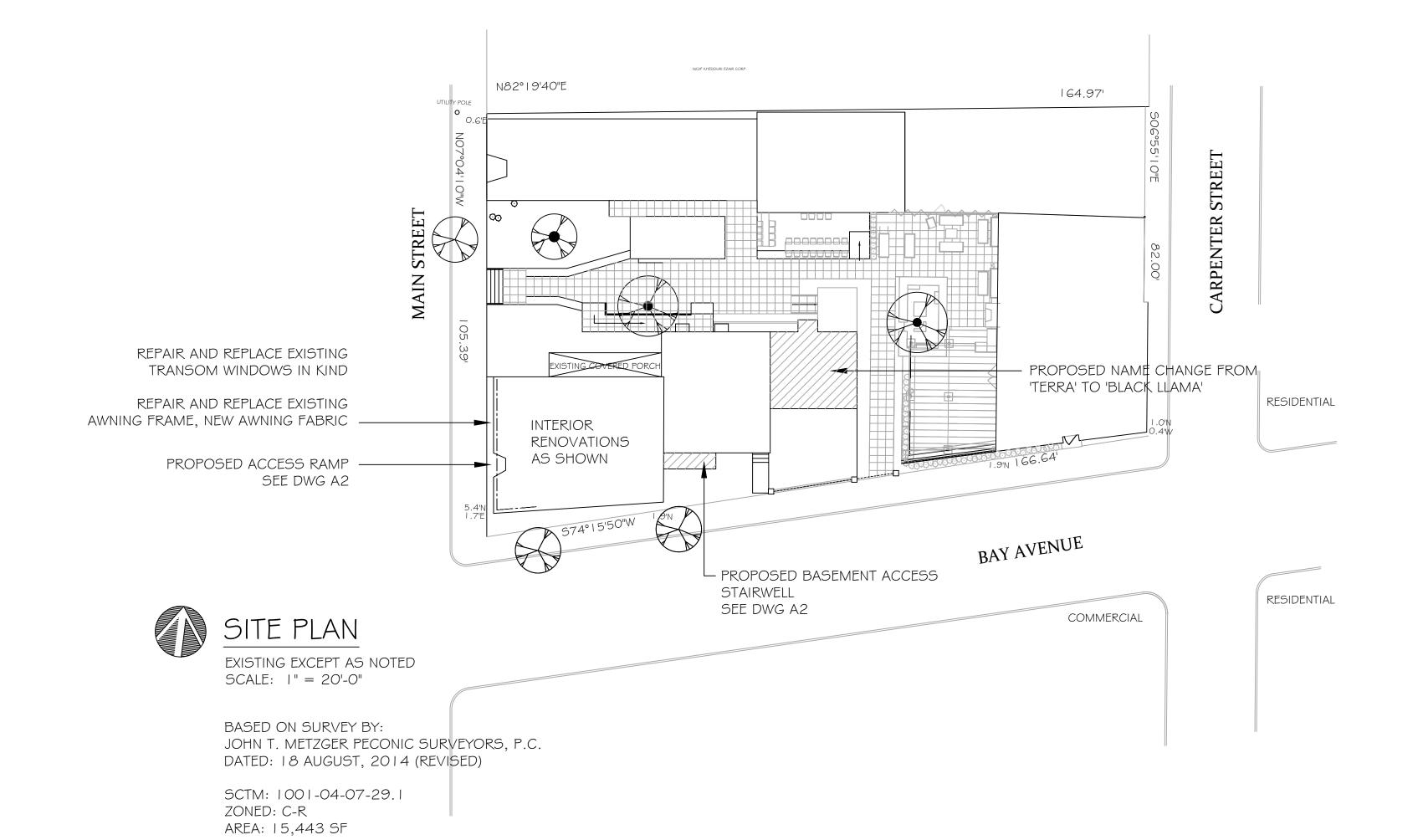
1"x6" OR 1"x8"

I "x I O" OR WIDER





CONNECTIONS DETAIL



06 JULY, 2020

ISSUES / REVISIONS

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CLIENT / OWNER

STIRLING SQUARE LLC 300 MAIN STREET GREENPORT, NY 11944

PROJECT TITLE

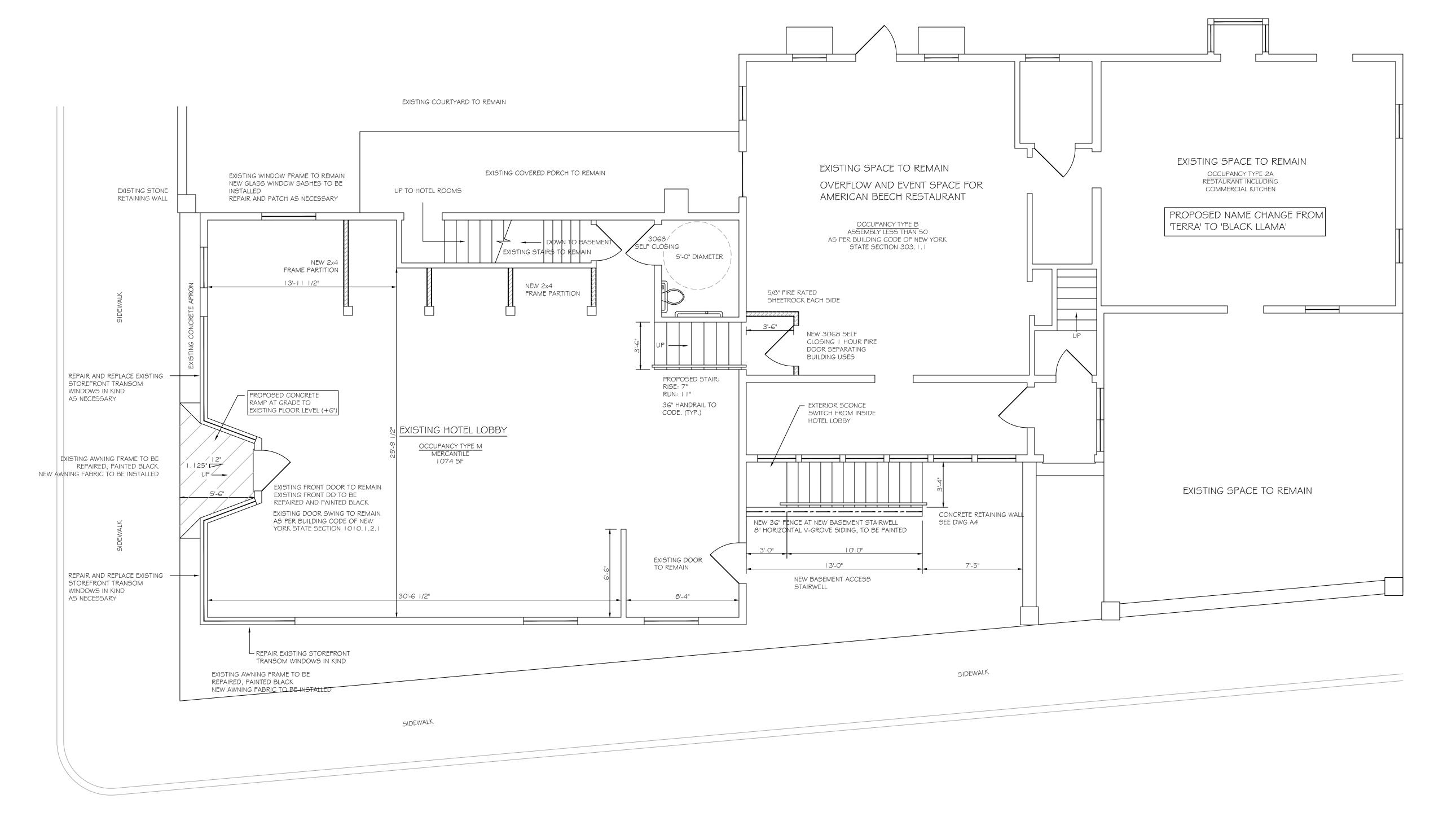
STIRLING SQUARE SOUTH BUILDING RENOVATIONS

DRAWING TITLE SITE PLAN

23 JULY, 2020

SCALE AS NOTED

DRAWING NO



GROUND FLOOR SOUTH BUILDING PROPOSED HOTEL LOBBY

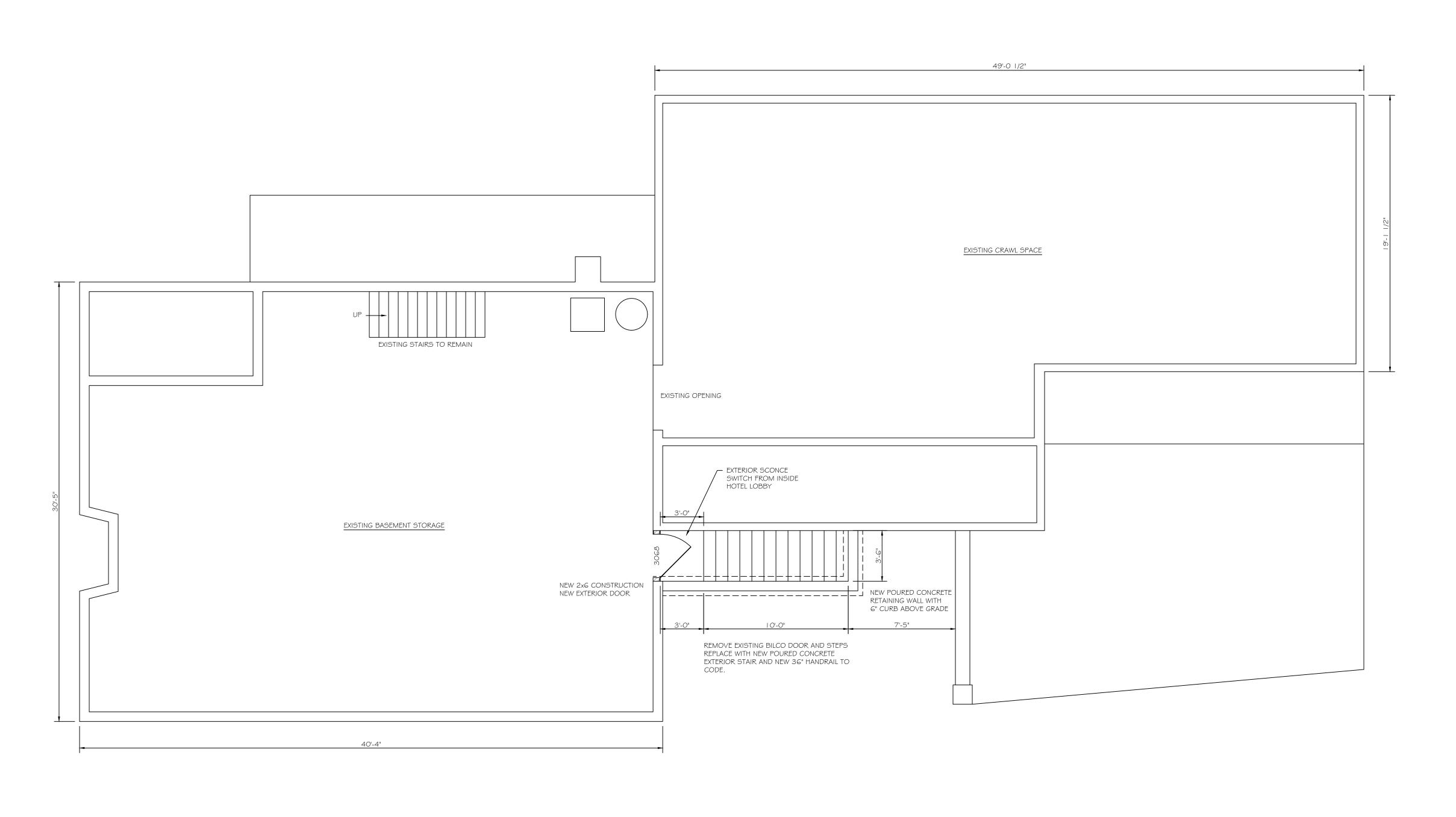
EXISTING EXCEPT AS NOTED SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

23 JULY, 2020

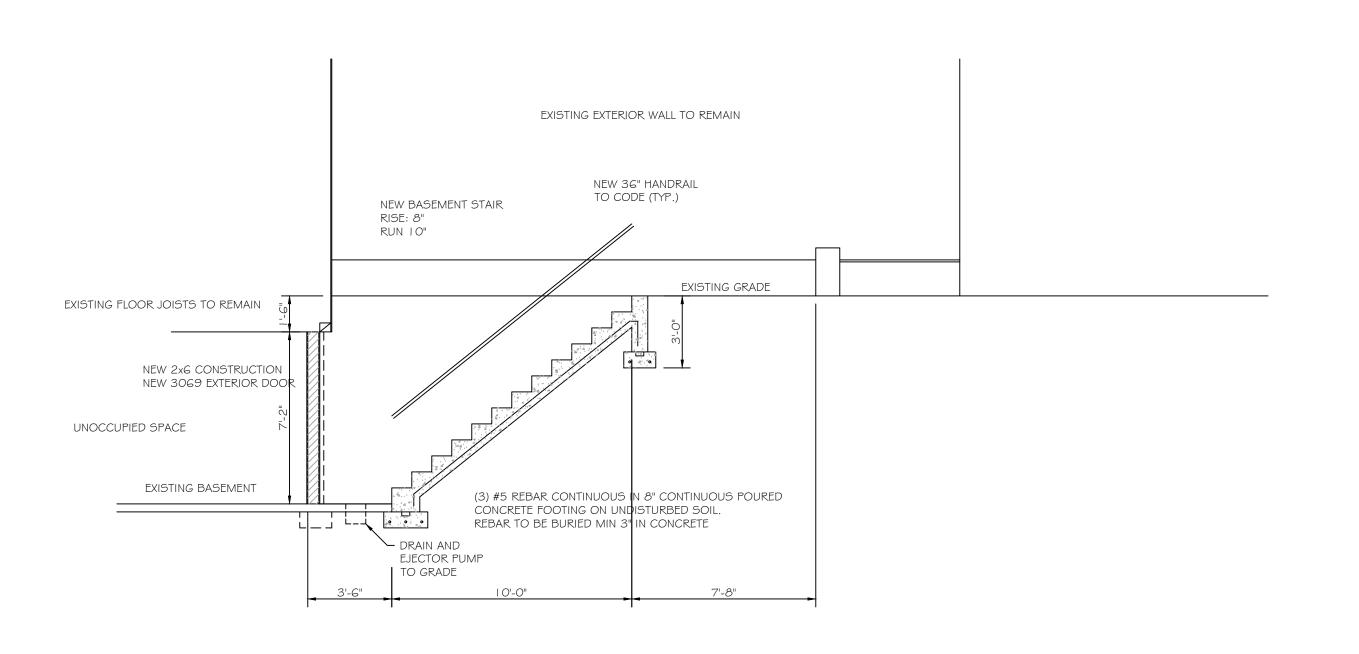
SCALE AS NOTED

DRAWING NO.



## FOUNDATION PLAN SOUTH BUILDING

SCALE: 1/4" = 1'-0" EXISTING EXCEPT AS NOTED



06 JULY, 2020

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CLIENT / OWNER

STIRLING SQUARE LLC 300 MAIN STREET GREENPORT, NY 11944

PROJECT TITLE

STIRLING SQUARE AMERICAN BEECH HOTEL

DRAWING TITLE

FOUNDATION PLAN
SECTIONS

ISSUE
23 JULY, 2020

DRAWING NO.

1/4" = 1'-o"

SCALE

