NEW SHOP & STAIR ADDITION AND 3RD FLR. RENOVATION

162 MAIN STREET, CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

Code Information - International Existing Building Code - 2015 Edition

	CONSTRUCTION TYPE	PERMITTED AREA & HT. (Table 503 - Increases permitted due to sprinklers)	ACTUAL AREA & HT.	REQUIRED SEPARATION
EXISTING BUILDING Occupancy - Mixed: F2 Low Hazard (Glass Shop) B Business (Gallery & Office) R3 Residential	5B (WOOD FRAME - DUE TO ADDITION CONSTRUCTION)	F2 OCCUPANCY (26,000 SF & 3 STORY) B OCCUPANCY (18,000 SF & 3 STORY) R3 OCCUPANCY (UNLIMITED SF & 3 STORY)	TOTAL 2,850 SF & 3 STORY (LESS THAN PERMITTED SQUARE FOOTAGES FOR ALL OPTIONS LISTED)	AS PER SECTION 508.3 OF THE IBC, THE MIXED USE BUILDING FALLS UNDER THE NON-SEPARATED OCCUPANCY CLASSIFICATION (NO SEPARATION REQ'D)

3rd. Floor Renovation Notes:

International Existing Building Code (2015 Edition)

Section 801 Alteration - Level 2 (Third Flr. Renovation)
Level 2 Alterations shall comply with requirements for Level 1 and Level 2 Alterations

A Building Evaluation is shown on this Drawing.
This includes structure, building elements, handicapped accessibility, energy, and information on fire protection systems, electrical systems & mechanical systems.

Section 702 & 803 - Building Elements & Materials
New interior finishes, carpeting and materials & methods must comply with flame spread requirements & radiant flux requirements of the International Building Code.
New interior wall & ceiling finishes shall comply with flame spread requirements of the International Building Code (Class B for exit passageways & Class C for enclosed spaces & rooms for B occupancies)
New interior floor finishes shall comply with radiant flux requirements of the International Building Code and as per NFPA 253 (Class I = 0.45 watts/cm2 or greater & Class II = 0.22 watts/cm2 or greater)

Section 703 & 804 - Fire Protection
The building is sprinklered. Sprinklers will be modified for this job and drawings will be provided by the sprinkler company and will meet all requirements of the International Building Code.

Section 704 & 805 - Means of Egress
The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment leading to the new exit stair with outswinging doors as well as egress windows as required in bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code

Section 707 & 807 - Structural
See Building Evaluation for description of the existing structural system in the building.

Section 808 - Electrical
Existing electrical wiring & equipment may be repaired or replaced with like material. New electrical recepticals shall comply with NFPA 70 and all other applicable codes.

Section 809 - Mechanical
HVAC system for new apartment shall be as directed by Owner. All applicable Mechanical codes will apply.

Section 810 - Plumbing
There are 2 bathrooms and 1 kitchen sink for the proposed apartment. All applicable plumbing codes will apply.

Note: Wherever possible, conformance is checked for compliance with the Building Code of NYS (BC NYS).

Shop & Stair Addition Notes:

Section 1101 - Additions
The new Addition shall comply with all requirements of the International Building Code for new construction.

Section 1102 - Height & Fire Area
The height & fire area for the new addition are within the limits permitted (see chart above).

Section 1102.3 - Fire Protection Systems
The addition will be connected to the existing sprinkler system for the building. Layout will b provided by the sprinkler company.

Section 1103.2 Additional Gravity Loads
There are no new gravity loads for this project.

Section 1103.3.1 Vertical Addition
There is no vertical addition for this project.

Section 1103.3.2 Horizontal Addition
Lateral force resisting elements of the existing structure affected by the horizontal addition shall comply with the IBC wind provisions & seismic forces.

Section 1103.4 Snow Drift Loads
There are no additional loads created by the addition which will affect snow drift.

Section 1104 Smoke Alarms in Group R
Provide smoke alarms in existing portions of building (if not existing) due to the 3rd floor apartment.

Section 1105 - Accessibility
The addition complies with this section.

Section 1106 - Energy Conservation
All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings. For the new Shop & Stair Addition, Insulations will be as per the prescriptive method - see drawings.

Energy Conservation Compliance - Certification

The proposed envelope system represented in these drawings and specifications has been designed to meet the requirements of the International Energy Conservation Code (2015 Edition) and the following compliance method:

☐ Chapter 5 (CE) - (Existing Buildings)

☐ Chapter 4 (RE) - (Residential Energy Efficiency)

☐ Chapter 4 (CE)- (Commercial Energy Efficiency)

I do hereby certify that these drawings and specifications have been prepared under my supervision, and that to the best of my knowledge and professional judgement, the design has been made in conformance with all applicable requirements of the International Energy Conservation Code (2015 edition).

Signed _____
Kathleen Rifkin **Registered Architect NYS License # 023133-1**

General Notes

1. All work shall conform to the International Building Code - 2015 Edition, the International Energy Conservation Construction Code - 2015 Edition, applicable supplements to these codes, and all other applicable codes, ordinances, etc. of the U.S. Federal, New York State, Dutchess County, and City of Beacon governments.
2. All building permits and inspections including but not limited to building and occupancy permits shall be obtained and paid for by the Contractor or the Owner. This also includes electrical inspection fees, plumbing inspections, misc. building inspector fees, filing fees, etc.
3. All contractors shall hold to the intent of the drawings which is to provide complete and finished work, tested and guaranteed for a minimum of one year from the time of completion and ready for occupancy, including all necessary items required regardless of whether specifically called for or not on the drawings.
4. All contractors shall familiarize themselves with the site prior to bidding.
5. All work shall be performed by mechanics skilled in their respective trades.
6. All contractors shall be responsible for cutting, patching, filling, and cleaning up after their own work.
7. In no event shall structural members be cut or drilled without the written approval of the architect.
8. Information appearing on one drawing appears on all drawings.
9. Do not scale dimensions from the drawings. All written or dimensioned information takes precedence over the drawing.
10. All contractors shall check all dimensions, assemblies, etc. and report to the architect in writing any inconsistencies prior to starting work, ordering materials, or fabricating shop built items.
11. All changes shall be requested in writing and approved in writing by the owner and the architect.
12. All waste and removals shall be disposed of legally off site.
13. All electrical work shall be in accordance with all required codes, and must be inspected and approved by the New York Board of Fire Underwriters.
14. Insurance: all contractors shall provide the owner and architect with certificates of insurance prior to starting work for the following types and amounts:
    - Workmen's Compensation - cover all obligations of the Workmen's Compensation and Disability Benefits Laws.
    - General liability and property damage including bodily injury - amount acceptable to the owner.
    - Architect and Construction Manager to be additionally insured under each contractor's policy for the above liability.
15. The contractor shall guarantee all his work and the work of his subcontractors for a period of one year minimum after receiving final acceptance, and do all repair work and replacement as may be necessary during that period at his expense.
16. Upon completion of the contract and before final payment, each contractor shall clean up after his work, removing all debris inside and outside the building created by his work. Each contractor shall repair any property damaged during the course of construction subject to the approval of the owner. The owner will supply dumpsters for each contractor's waste.
17. The architect has the right to reject any sloppy, poorly installed, or unauthorized work or work done contrary to the intent of the contract documents. such work shall be replaced, repaired or removed at the contractor's expense.
18. Shop drawings, where required, must be approved by the architect prior to the start of fabrication of those items.
19. Job site must be kept clean during the course of construction.
20. No workers shall be under the influence of drugs or alcohol while on the job site.
21. All contractors shall provide a release of lien prior to final payment for their work.

Certifications

New York State Education Law

Unauthorized alteration or addition to these plans and specifications is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

International Existing Building Code - 2015 Edition - Certification

I do hereby certify that these drawings have been prepared under my supervision, and that to the best of my knowledge and professional judgment, the design has been made in conformance with all applicable requirements of the "International Existing Building Code - 2015 Edition"

Signed _____
Kathleen Rifkin **Registered Architect NYS License # 023133-1**

Americans with Disabilities Act Access Guidelines - Certification
ICC / ANSI A117.1 - 2009 - Certification

I do hereby certify that these drawings have been prepared under my supervision, and that to the best of my knowledge and professional judgment, the design has been made in conformance with all applicable requirements of the "International Existing Building Code - 2015 Edition", "International Code Council / American National Standards Institute" - (ICC/ANSI A117.1-2009) and the "Americans with Disabilities Act Access Guidelines".

Signed _____
Kathleen Rifkin **Registered Architect NYS License # 023133-1**

Building Evaluation

A. Structural System: The structural system of the existing building is exterior masonry walls with steel & wood beams & columns with wood joists for floor & roof framing, with plywood decking over the wood joists, with a membrane roof. The addition will be wood frame (Type 5B construction).

B. The building is occupied by a shop for glass making, a retail area for glass sales, and gallery space. The proposed addition will house an expanded shop area (one story) and a 3 story enclosed stairway for exit purposes from the 3 floors of the building. The 3rd floor (currently unfinished) will house an apartment. See plans.

C. There is an existing handicapped accessible bathroom which is centrally located on the first floor of the building in the retail area. The building is handicapped accessible from street level.

D. There is an existing Sprinkler system for the building. Piping will be added as req'd for the proposed new addition areas (layout to be provided by sprinkler contractor).

E. Electrical, Plumbing and HVAC work shall meet the required codes.

List of Drawings

TITLE DRAWINGS

T-1 Title Sheet / General Notes / Certifications
T-2 Specifications

ARCHITECTURAL DRAWINGS

A-1 Foundation Plan & First Floor Plan
A-2 Second Floor Plan & Third Floor Plan
A-3 Front & Rear Elevations & Demolition Notes
A-4 Left Side Elevation & Building Section A-A
A-5 Right Side Elevation & Building Sections B-B & C-C

REVISION	DATE

BUILDING INSPECTOR NOTE :
THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS ORIGINALLY SIGNED AND SEALED BY ARCHITECT. BLUEPRINTS OR PHOTO COPIES OF SEAL AND SIGNATURE ARE INVALID. THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY BY THE PERSONS WHOSE NAME APPEARS ON THE PLANS.

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BUILDER / OWNER:
HUDSON BEACH GLASS

JOB TITLE:
NEW SHOP & STAIR ADDITION & 3RD FLR. RENOVATION

JOB LOCATION:
162 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NY

JOB	18-438
DATE	MAY, 2019
SCALE	NOTED
DWN BY	KR

SHEET NO :
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