

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			
EXISTING BUILDING	CONSTRUCTION TYPE	PERMITTED AREA 4-HI. (Table 503 - Increase permitted due to sprinklers)	REQUIRED SEPARATION
Occupancy - Mixed F2 Low Hazard (Glass Shop) B Business (Gallery & Office) R3 Residential	SB (WOOD FRAME - DUE TO ADDITION CONSTRUCTION)	F2 OCCUPANCY (16,000 SF 4 3 STORY) B OCCUPANCY (8,000 SF 4 3 STORY) R3 OCCUPANCY (UNLIMITED SF 4 3 STORY)	AS PER SECTION 509.3 OF THE IBC THE MIXED USE BUILDING FALLS UNDER THE NON-SEPARATION CLASSIFICATION (NO SEPARATION REQ'D)
		ACTUAL AREA 4-HI.	
		TOTAL 2,850 SF 4 3 STORY (LESS THAN PERMITTED SQUARE FOOTAGE FOR ALL OPTIONS LISTED)	

3rd. Floor Renovation Notes:

International Existing Building Code (2015 Edition)

Section 501 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 or fire protection systems, electrical systems & mechanical systems.

Section 107 & 803 - Building Elements & Materials

New interior finishes, ceiling and exterior materials 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 & Class C for enclosed spaces & Class C for enclosed spaces

and as per NFPA 233 Class I - 049 minimum or greater & Class II - 021 minimum or greater

Section 103 & 804 - Fire Protection

The building is sprinklered. Sprinklers will be modified for the job and drawings will be provided by the

architect complying and will meet all requirements of the International Building Code.

Section 104 & 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 outstanding 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 101 & 801 - 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 receptacles

shall comply with NFPA 70 and all other applicable codes.

Section 803 - 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: Overlapper possible compliance is checked for compliance with the Building Code of NYC (BC NYC).

Shop & Stair Addition Notes:

Section 101 - Additions

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

Section 102 - Height & Fire Area

The height & fire area for the new addition are within the limits permitted (see chart above).

Section 102.3 - Fire Protection Systems

The addition will be connected to the existing sprinkler system for the building. Layout will be provided by

the architect complying.

Section 103.2 Additional Gravity Loads

There are no new gravity loads for this project.

Section 103.3.1 Vertical Addition

There is no vertical addition for this project.

Section 103.3.2 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 103.4 Snow Drift Loads

There are no additional loads created by the addition which will affect snow drift.

Section 104 Grade Above in Group R

Provide grade above in existing portions of building (if not existing) due to the 3rd floor apartment.

Section 105 - Accessibility

The addition complies with this section.

Section 106 - 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 judgment, 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

- All work shall conform to the International Building Code - 2015 Edition, the International Energy Conservation Code - 2015 Edition, applicable amendments to these codes, and all other applicable codes, ordinances, etc. of the US Federal, New York State, Dutchess County, and City of Beacon governments.
- 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, building inspection fees, building inspection fees, filing fees, etc.
- All contractors shall hold to the intent of the drawings which is to provide complete and finished work, including all necessary items required regardless of whether specifically called for or not on the drawings.
- All contractors shall familiarize themselves with the site prior to bidding.
- All work shall be performed by mechanics skilled in their respective trades.
- All contractors shall be responsible for cutting, patching, filling and cleaning up after their own work.
- In no event shall structural members be cut or drilled without the written approval of the architect.
- Information appearing on one drawing appears on all drawings.
- Do not scale dimensions from the drawings. All written or dimensioned information takes precedence over the drawings.
- All contractors shall check all dimensions, assemblies, etc. and report to the architect in writing giving measurements prior to starting work, ordering materials, or fabricating shop built items.
- All changes shall be requested in writing and approved in writing by the owner and the architect.
- All waste and removal shall be disposed of legally off site.
- 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.
- Invoices, all contractors shall provide the owner and architect with certificates of insurance prior to starting work for the following types and amounts:
 - Workers Compensation - cover all obligations of the Worker's Compensation and Disability Benefits Laws.
 - General liability and property damage including bodily injury - amount acceptable to the owner.
 - Automobile liability
 - Professional liability
- 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 so all repair work and replacement as may be necessary during that period at his expense.
- 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.
- The contractor shall be responsible for obtaining all necessary permits for any unpermitted work or work done contrary to the intent of the contract documents, such work will be replaced, repaired or removed at the contractor's expense.
- Shop drawings, where required, must be approved by the architect prior to the start of fabrication of those items.
- Job site must be kept clean during the course of construction.
- No workers shall be under the influence of drugs or alcohol while on the job site.
- 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 1705, 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 / ANS1 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", (ANSI A117.1-2009) and the "Americans with Disabilities Act Access Guidelines".

Signed
Kathleen Rifkin Registered Architect NYS License # 023133-1

Building Evaluation

- Structural system: The structural system of the existing building is exterior masonry walls with steel & wood beams & columns with wood joists with a membrane roof. The addition will be wood frame (type 5B construction).
- 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 unimpaired) will house an apartment. See plans.
- There is an existing handicapped accessible bathroom which is currently located on the first floor of the building in the retail area. The building is handicapped accessible from street level.
- 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).
- 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

BUILDING INSPECTOR NOTE :
THESE PLANS ARE NOT VALID FOR BUILDING PERMITS UNLESS SEALED BY ARCHITECT, BLUEPRINTS OR PHOTO COPIES OF SEAL AND SIGNATURE FOR THE CONSTRUCTION OF ONE BUILDING ONLY BY THE PERSONS WHOSE NAME APPEARS ON THE PLANS.
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BUILDER / OWNER: HUDSON BEACH CLANS
JOB TITLE: NEW SHOP & STAIR ADDITION & 3RD FLR RENOVATION
JOB LOCATION: 162 MAIN STREET CITY OF BEACON, DUTCHESS COUNTY, NY
DATE: 7/27/2019
SCALE: NOTED
DATE BY: KR
DRAWN BY: KR

SHEET NO :
T-1
OF 2