

PHILMONT BEAUTIFICATION RENOVATION

PHILMONT, NY
JUNE 2016



DRAWING LEGEND

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GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION PRIOR TO PERFORMING WORK. ALL DISCREPANCIES OBSERVED SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL.
2. ALL NEW ELECTRICAL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE – CH. 27
3. ALL NEW MECHANICAL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE – CH. 28
4. ALL NEW PLUMBING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE – CH. 29
5. AT LEAST ONE SINGLE-STATION CARBON MONOXIDE DETECTING ALARM DEVICE, INSTALLED IN CONFORMITY WITH THE NEW YORK STATE BUILDING CODE RULES AND REGULATIONS, SHALL BE PROVIDED ADJACENT TO SLEEPING SPACES ON EACH FLOOR LEVEL AND SHALL BE LOCATED ON OR NEAR THE CEILING.
6. AT LEAST ONE SINGLE STATION SMOKE ALARM DEVICE, IN ACCORDANCE w\ NFPA 72, SHALL BE PLACED ON EACH FLOOR LEVEL, IN EACH BEDROOM AND ADJOINING HALLWAY. ALL ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVE ALL. SMOKE ALARMS TO BE HOT WIRED AND CONTAIN BATTERY BACKUP.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NY STATE BUILDING CODE & OTHER APPLICABLE CODES.
8. ARCHITECTURAL DRAWINGS ARE IN PART ILLUSTRATIVE AND DO NOT NECESSARILY SHOW FULL CONSTRUCTION DETAILING, REQUIRED MATERIALS, PERFORMANCE OR INSTALLATION METHODOLOGY, & DO NOT NECESSARILY INCORPORATE THE POSSIBLE IMPACTS ON BUILDING CONSTRUCTION OF OTHER ITEMS OF WORK / EQUIPMENT INSTALLATIONS.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE PROPER MATERIAL & ITEM QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL SOLIDITY, INSTALLATION, ANCHORAGE, TEMPORARY SHORING, & TO COORDINATE w/ OTHER TRADES IN CONJUNCTION w/ BUT NOT LIMITED BY THESE PLANS.
10. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL FIELD CONDITIONS & NOTIFY ARCHITECT/OWNER IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES w/ EXISTING CONDITIONS & PLANS.
11. CONSULTANT SHEETS ARE AUXILIARY TO ARCHITECTURAL PLANS. CONTRACTOR SHALL REFERENCE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS/DESIGN FOR ITEMS AND/OR DETAILS NOT SHOWN ON ARCHITECTURAL DRAWINGS, & COORDINATE THIS WORK.
12. NOTED DIMENSIONS ON PLANS HAVE PRECEDENCE OVER SCALING.
13. ALL INTERIOR DIMENSIONS ARE TO FACE OF WALL STUD OR CENTERLINE OF DOOR/WINDOW UNLESS OTHERWISE NOTED.
14. ALL MANUFACTURED EQUIPMENT & MATERIALS SHALL BE INSTALLED & CONDITIONED PER MANUFACTURERS RECOMMENDATIONS INCLUDING ROOFING MATERIAL.
15. FIRE EXTINGUISHERS SHALL BE SUPPLIED & INSTALLED AS REQUIRED BY THE NY STATE BUILDING CODE.
16. ALL DOORS, WINDOWS, INTERIOR, FLOOR, & EXTERIOR FINISHES SHALL BE IN COMPLIANCE w/ THE NY STATE BUILDING CODE & DETERMINED BY OWNER.
17. GENERAL CONTRACTOR TO SUPPLY & INSTALL SOLID BLOCKING AT MOUNTING LOCATIONS FOR ALL MISCELLANEOUS EQUIPMENT INCLUDING BUT NOT LIMITED TO COUNTER TOPS, GRAB BARS, TOILET PARTITIONS, TOILET FIXTURES & GWB PARTITIONS.
18. CONTROL JOINTS TO BE PROVIDED & INSTALLED IN GWB PER MANUFACTURER’S RECOMMENDATIONS.
19. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS, FINISHES, & EQUIPMENT ON SITE DURING CONSTRUCTION & REPAIR OF ANY ITEMS/FINISHES DAMAGED AS A RESULT OF CONSTRUCTION WORK.
20. ALL OPENINGS TO BE CAULKED, SEALED OR WEATHER STRIPPED.

HAZARDOUS MATERIAL GENERAL NOTES:

1. ALL HAZARDOUS MATERIALS TO BE REMEDIATED AS REQUIRED PRIOR TO SITE ALTERING ACTIVITIES AND PRIOR TO OCCUPANCY OF THE BUILDING.
2. REMEDIATION TO BE DESIGNED AND COMPLETED BY OTHERS PER SITE ALTERATION LETTER (SAL) DATED JUNE 8, 2016, BY NEW YORK STATE HOMES AND COMMUNITY RENEWAL. SHARS NUMBER 20156002.

G-001

SCALE:
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TITLE PAGE

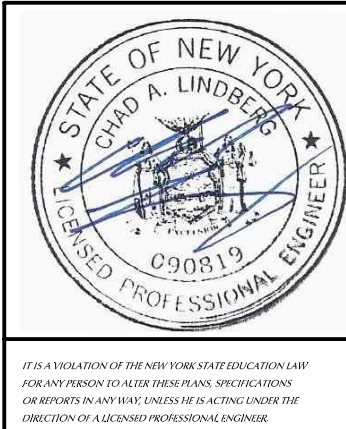
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116 MAIN STREET

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8/1/2016



A-101

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FIRST FLOOR PLAN

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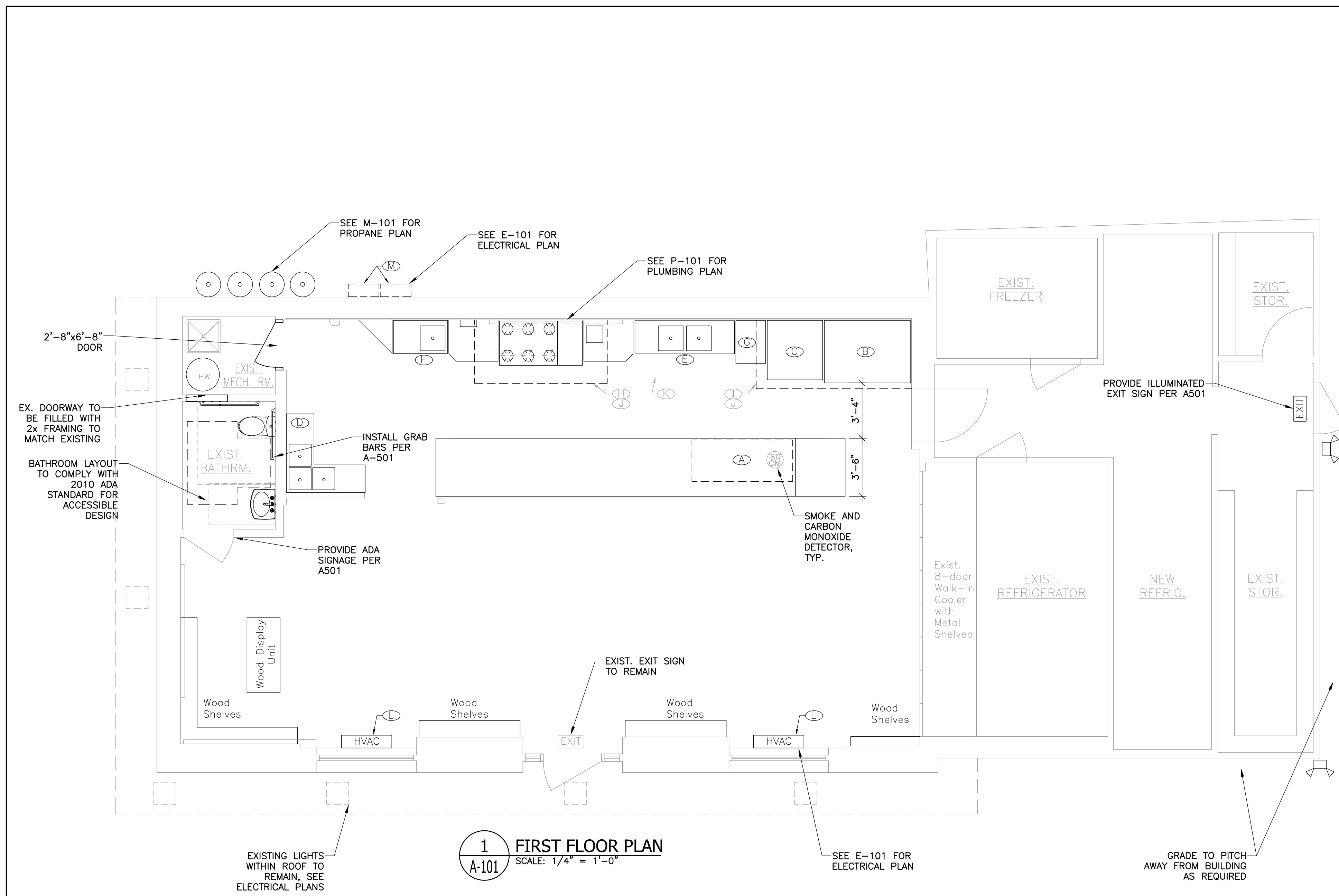
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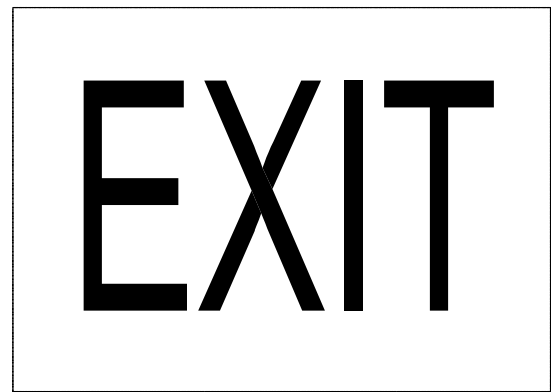
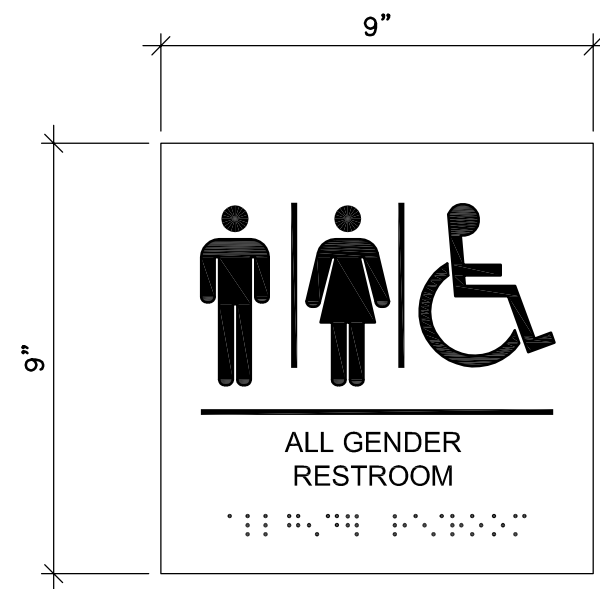
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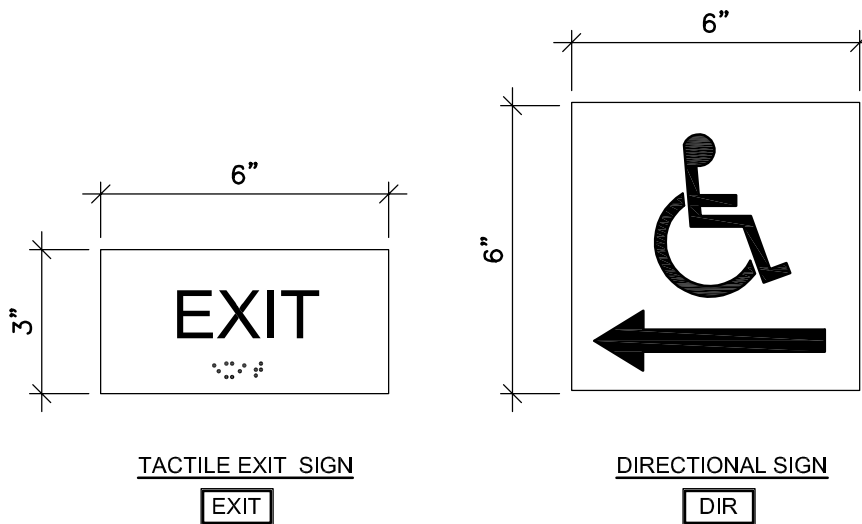


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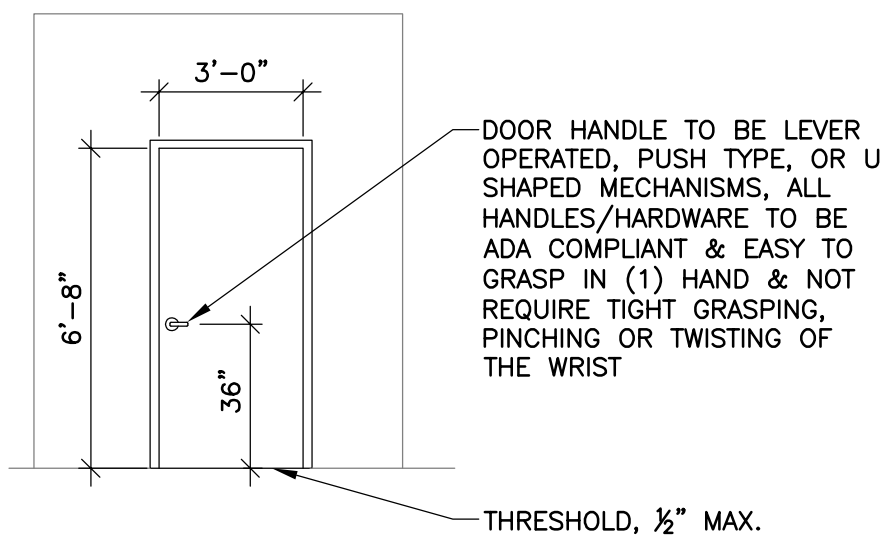
2 ILLUMINATED EXIT SIGN
SCALE: N.T.S.



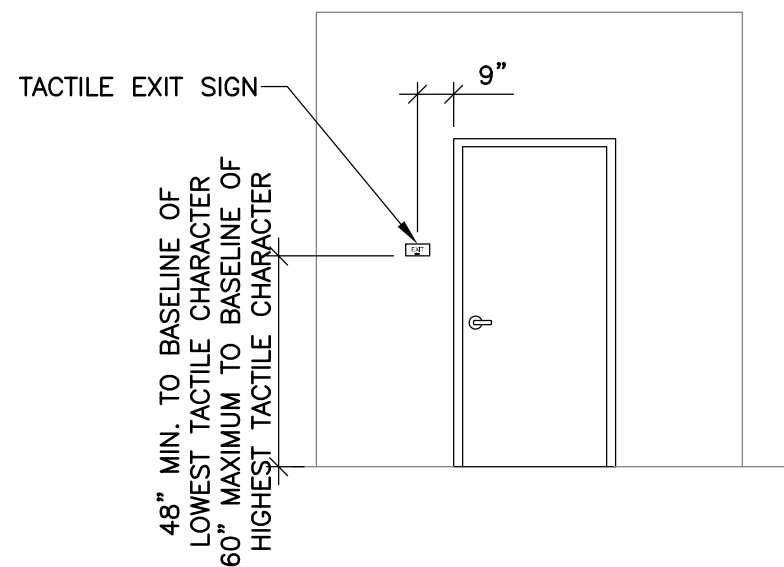
1 ADA SIGNAGE
SCALE: N.T.S.

NOTES:

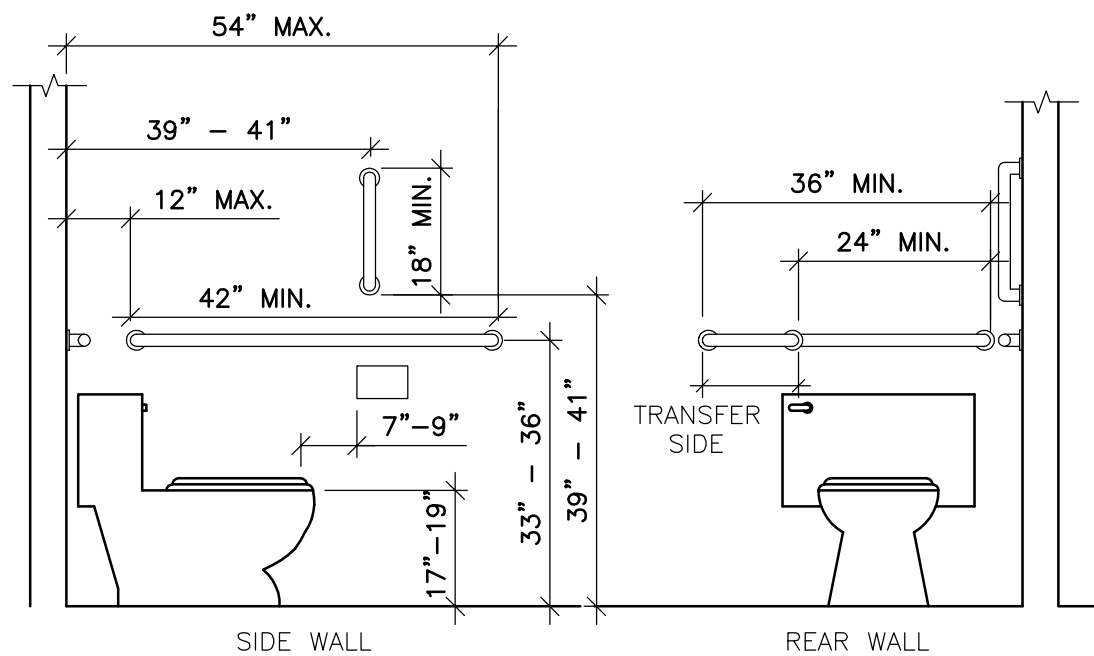
1. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE NYSBC AND ANSI-117.1, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF AND GRADE 2 BRAILLE REQUIREMENTS.
2. CLEARANCE AT DOORWAYS:
 - PROVIDE AN 18" CLEARANCE ON THE PULL SIDE OF INTERIOR DOORS.
 - PROVIDE A 24" CLEARANCE ON THE PULL SIDE OF THE EXTERIOR DOORS.
 - PROVIDE A 12" CLEARANCE ON THE PUSH SIDE OF ALL DOORS WHICH HAVE BOTH A LATCH AND A CLOSER.
3. TACTILE EXIT SIGNAGE:
 - A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR.
 - A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.
 - GENERAL CONTRACTOR TO VERIFY EXISTING SIGNAGE INSTALLATIONS AND PROVIDE NEW AS REQUIRED..
 - CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH.
 - CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND.
 - SIGNS TO INCLUDE BRAILLE AND CHARACTERS AS DEFINED BY CODE.
 - SIGNS SHALL BE MOUNTED AT A MINIMUM HEIGHT OF 40" FROM THE FLOOR TO THE BASE LINE OF THE CHARACTERS



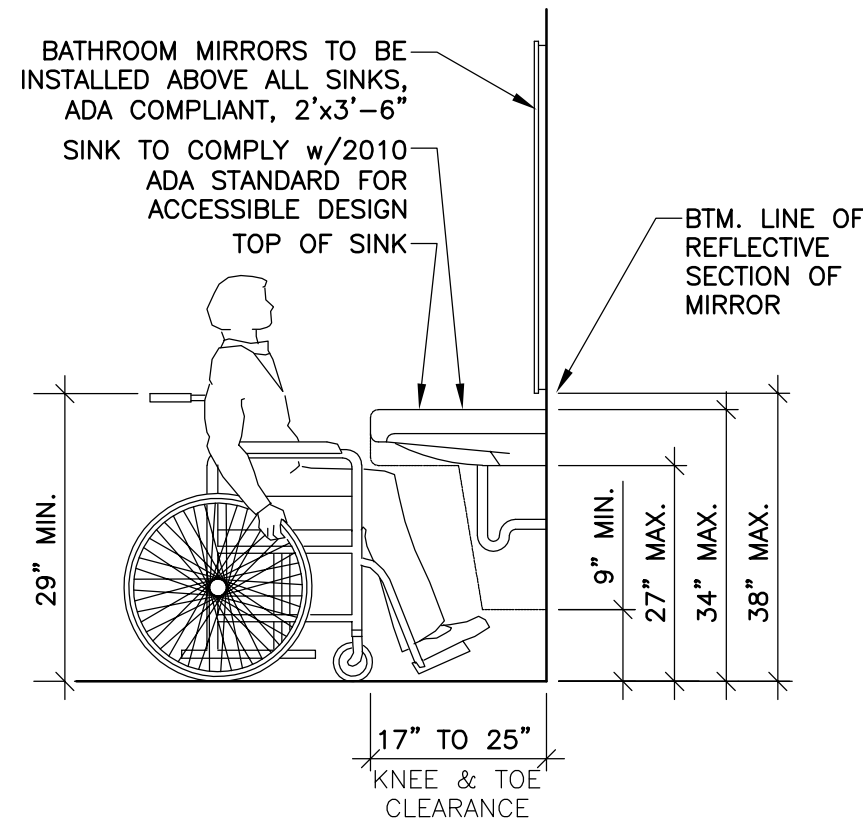
6 DOOR ELEVATION
SCALE: N.T.S.



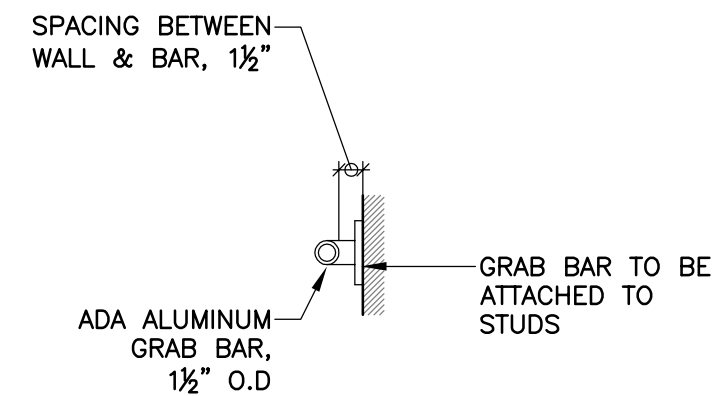
3 TACTILE EXIT SIGN LOCATION
SCALE: N.T.S.



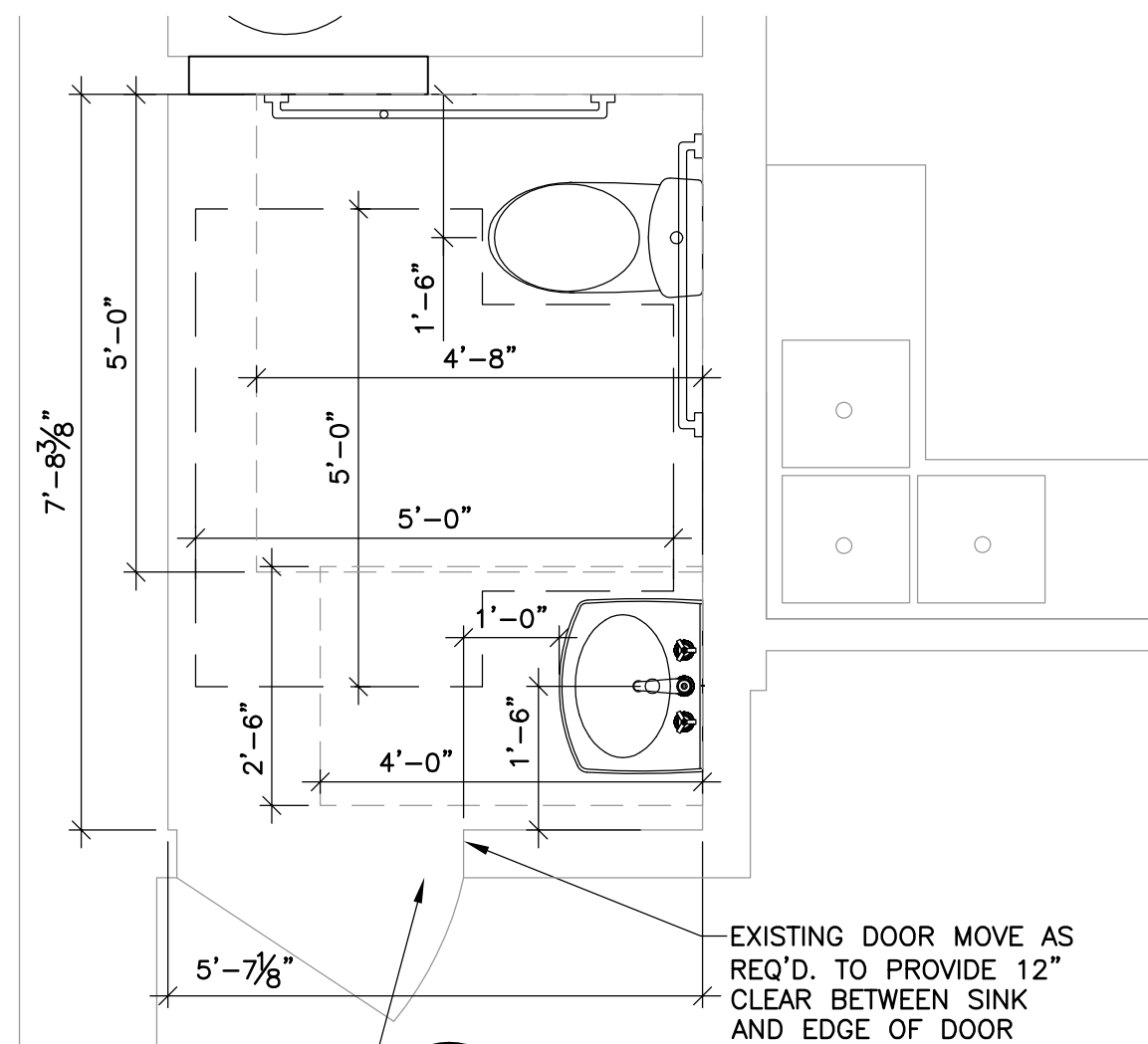
7 ADA GRAB BAR DETAIL
SCALE: NTS



4 ADA SINK DETAIL
SCALE: N.T.S.



5 ADA GRAB BAR DETAIL
SCALE: N.T.S.



8 BATHROOM PLAN
SCALE: 1/2" = 1'-0"

A-501

SCALE:
AS NOTED

BY	DATE	DESCRIPTION	ZONE	REV. No.

ARCHITECTURAL
DETAILS

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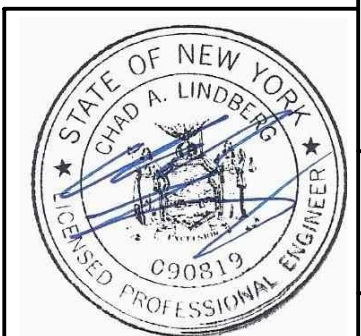
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A-601

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EQUIPMENT SCHEDULE

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EQUIPMENT SCHEDULE			
Mark	Quantity	Item	NOTES
A	1	Kitchen Equipment: Under-counter Refrigeration 3 door 19 cu ft TURBO AIR Model #894-134 72-3/4”L x 30”D x 36-3/8”H	
B	1	Propane operated Pizza Oven Garland GPD-48-2 – Gas pizza – double Deck 63”W Model #595-260, 63”W x 62 ½”H x 45-1/4”D	
C	1	Propane operated – Convection Oven Garland – Economy Counter-top Double stack Model #595-170, 74”H X 40W” X 44 ½”D	
D	1	Advance Tabco Corner Sink	
E	1	Pot & Dish Compact Sink 72”W, 2 bowls, drainboards TURBO AIR Model #894-298, 72”W x 24”D x 44-1/2”H	
F	1	Pot & Dish Compact Sink 39” W, 1 bowl, one drainboard TURBO AIR Model #894-294, 39”L X 24”D X 44 1/2”H	
G	1	Propane Proofing Holding Cabinet – non-insulated 691/2”H Winholt Model #942-032, 21”W X 30 3/4”L X 66 1/2”H	
H	1	Hoods: (Stainless steel with 3 lights, s/s baffles, grease cups) model 5424Vx-2-PSP-F 8ft ansul	
I	1	model 6024VX-2-PSP-F 8ft non-ansul	
J	2	Exhaust Blowers: model VXB14 ¾ H.P., 1920 cfm each wall mount	
K	1	Make-up Air Blowers: Filtered model VA2-G12 non-tempered 1.5HP 3072 cfm	
L	2	HVAC: 2X Mitsubishi Heat Pump Installation 1-1/2 ton Mitsubishi MSZ/MUZ-FH18NA	
M	2	Wall Mount Condensers - Model # MUZ-FH15NA, hand held controllers, refrigeration piping, and condensate piping	
	1	Permanent Fixtures: 24ft prep table with stone counter top / cabinet maker	
	1	retail display unit for dry goods, and interior shelving / cabinet maker	
	2	outdoor display units – wooden / cabinet maker / for store apron.	
		Flat Roof Solar:	



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SOLAR PANEL LAYOUT PLAN

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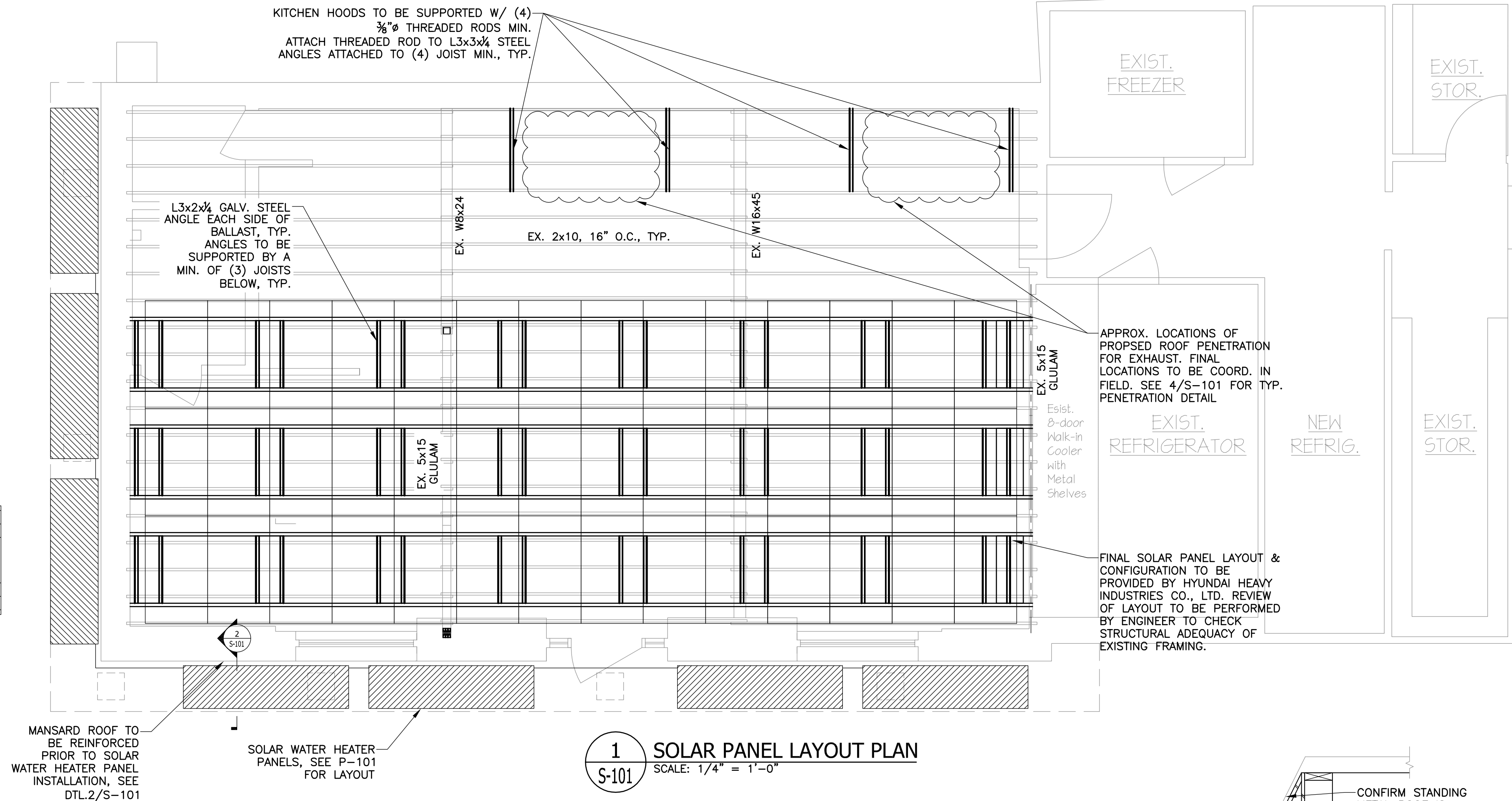


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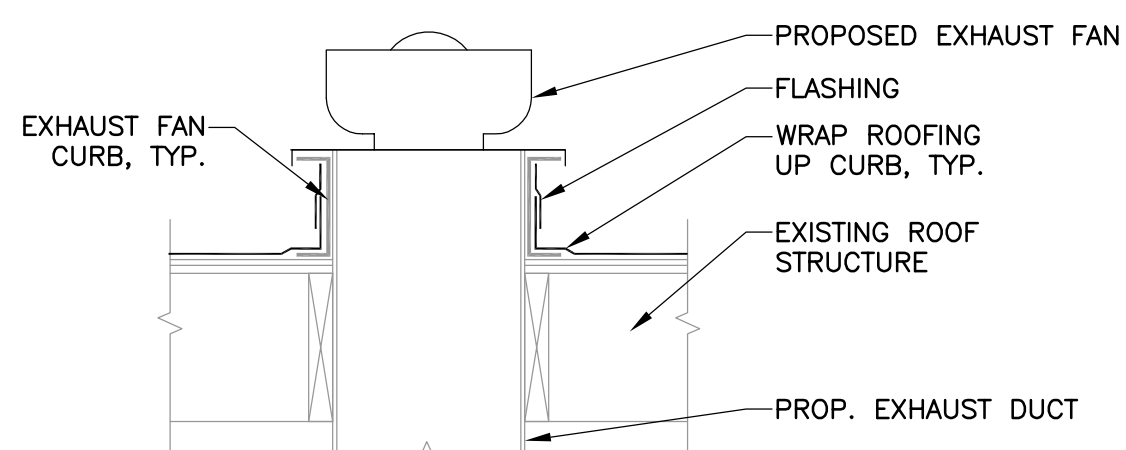
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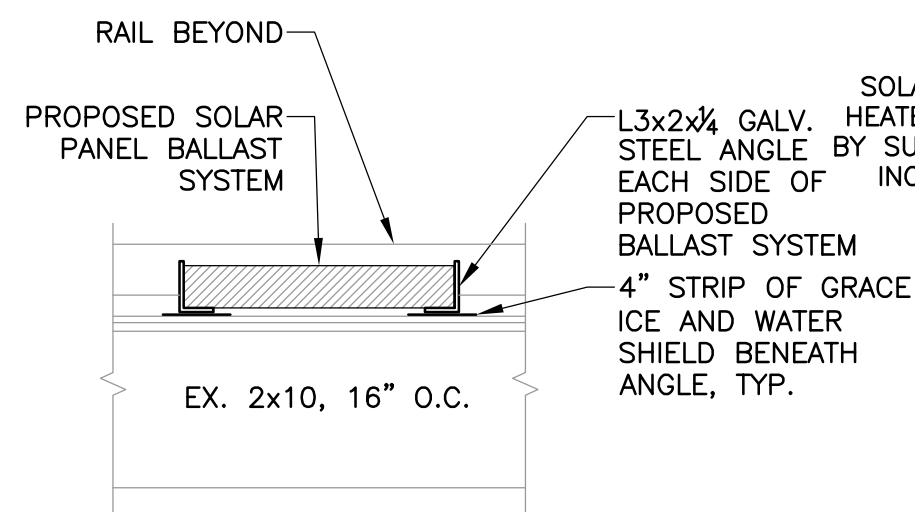
SOLAR PANEL NOTES:

1. SOLAR WATER HEATER/PHOTO VOLTAIC PANEL LAYOUT ON BUILDING IS GRAPHICAL ONLY, FINAL LAYOUT TO BE PROVIDED BY RESPECTIVE MANUFACTURER AND REVIEWED BY ENGINEER.
2. CONNECTION OF SOLAR WATER HEATER PANELS TO BUILDINGS HOT WATER SYSTEM PER SUN EARTH, INC. ENGINEER TO REVIEW AND APPROVE.
3. CONNECTION OF PHOTOVOLTAIC PANELS TO BUILDINGS ELECTRICAL SYSTEM PER HYUNDAI HEAVY INDUSTRIES CO., LTD. ENGINEER TO REVIEW AND APPROVE.

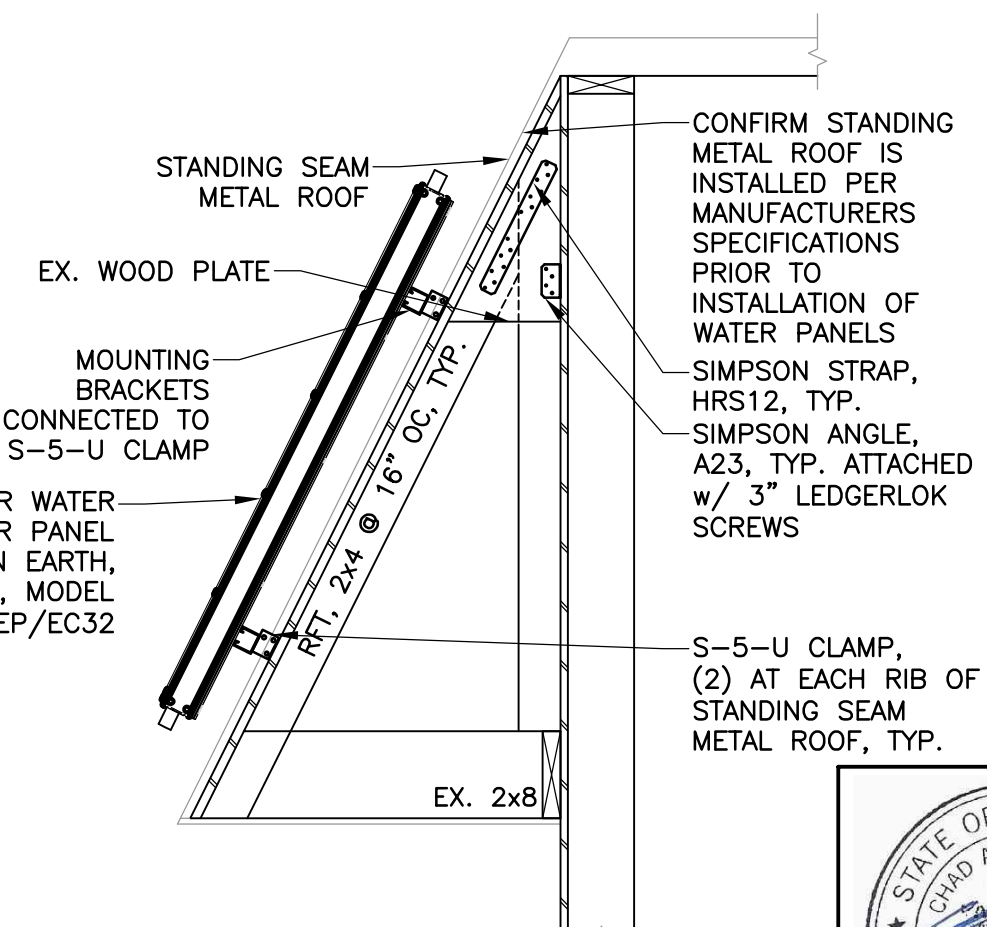
*SOLAR WATER HEATER PANEL INSTALLATION IS INDEPENDENT OF GRANT FUNDING



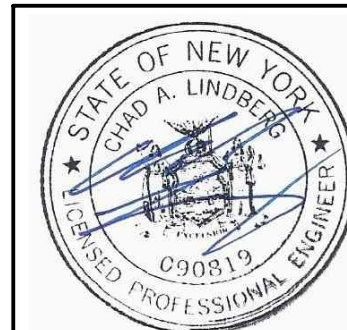
4 ROOF PENETRATION DETAIL



3 STEEL ANGLE DETAIL
SCALE: 1" = 1'-0"



2 MANSARD ROOF REINF. DETAIL



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M-101

SCALE:
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PROPANE/HOOD SYSTEM
LAYOUT PLAN

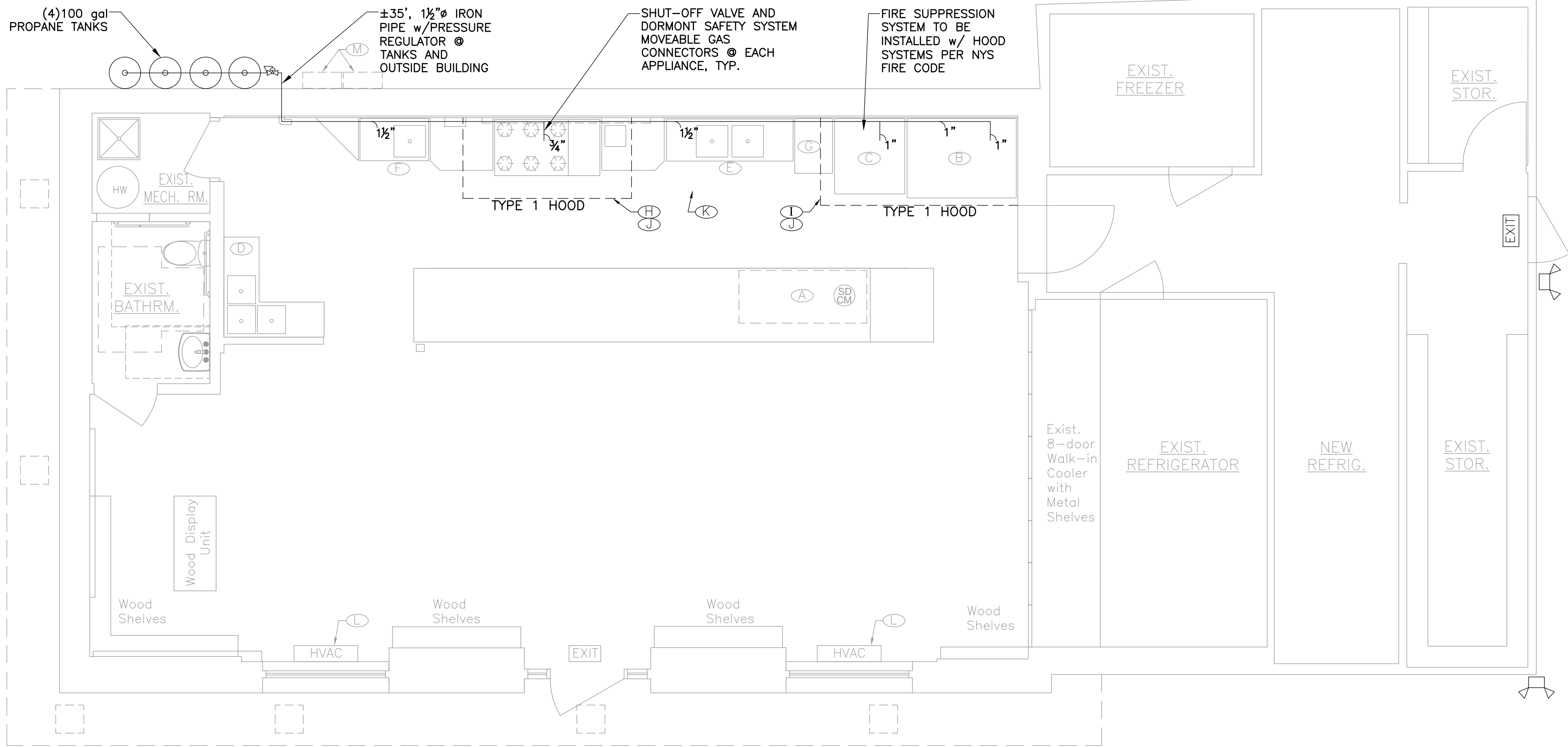
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M-101

PROPANE/HOOD SYSTEM LAYOUT PLAN
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M-102

SCALE:
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HEATING/COOLING
SYSTEM PLAN

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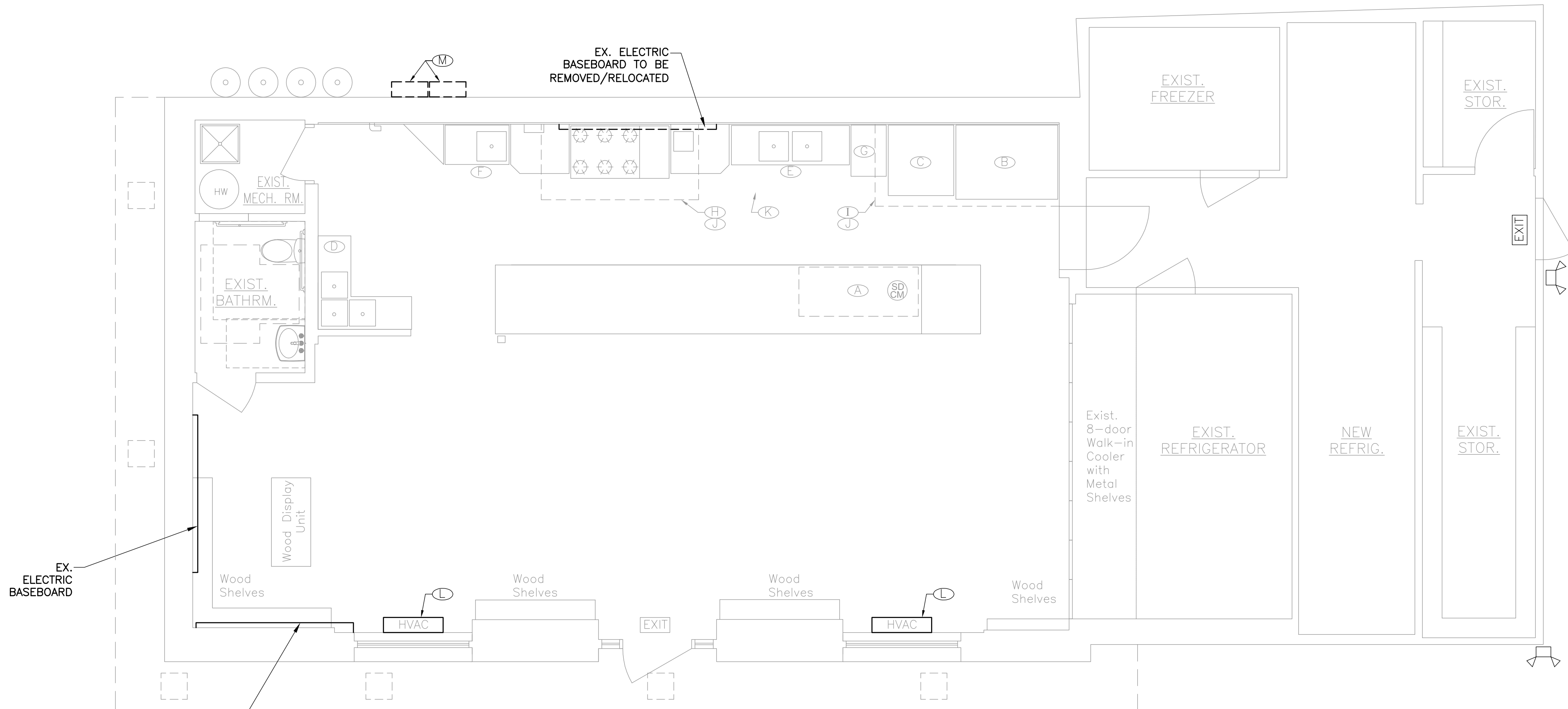
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1 HEATING/COOLING SYSTEM PLAN
M-102 SCALE: 1/4" = 1'-0"

P-101

SCALE:
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PLUMBING PLAN

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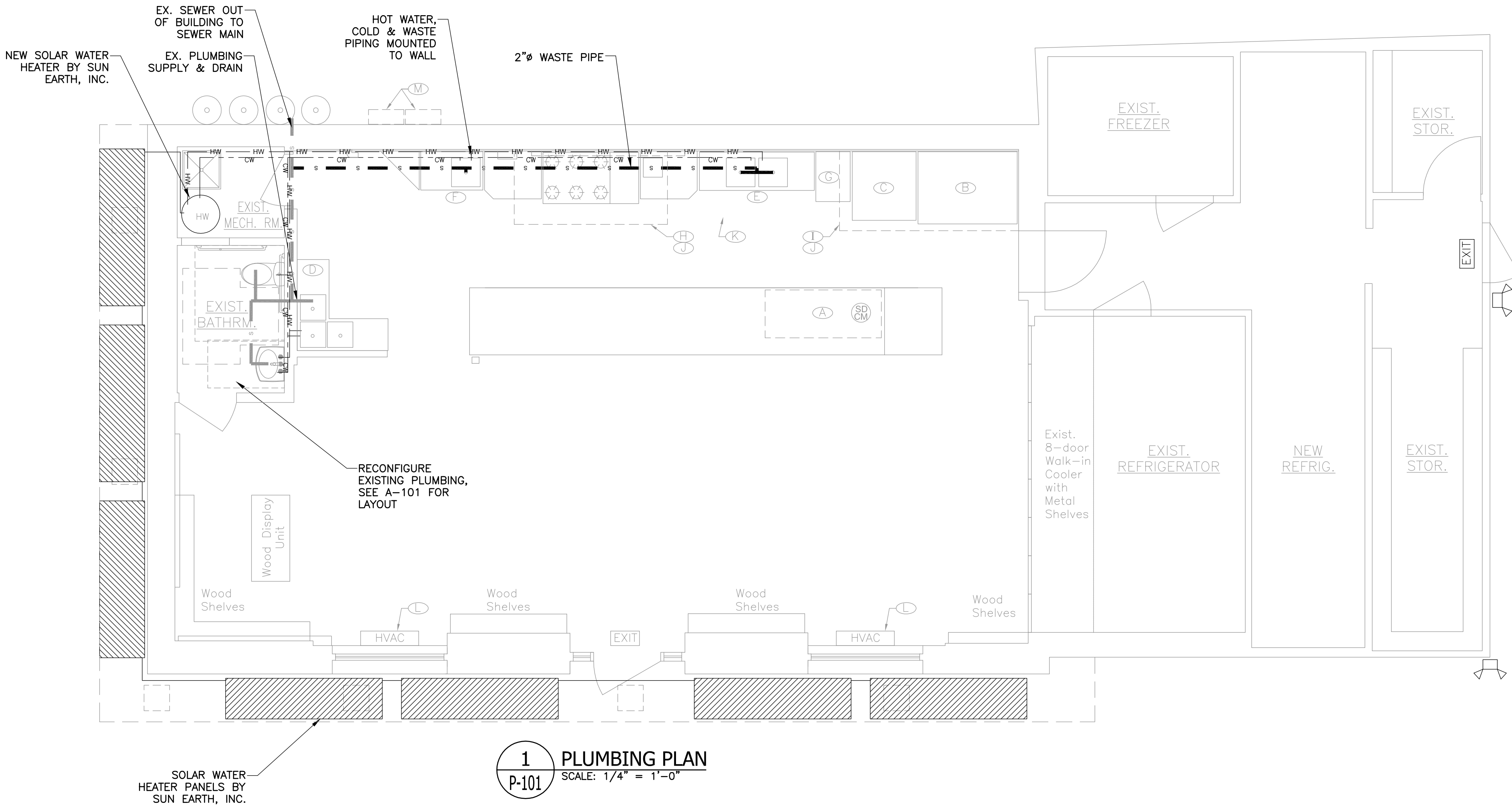
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1 PLUMBING PLAN
P-101 SCALE: 1/4" = 1'-0"

E-101

SCALE:
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ELECTRICAL PLAN

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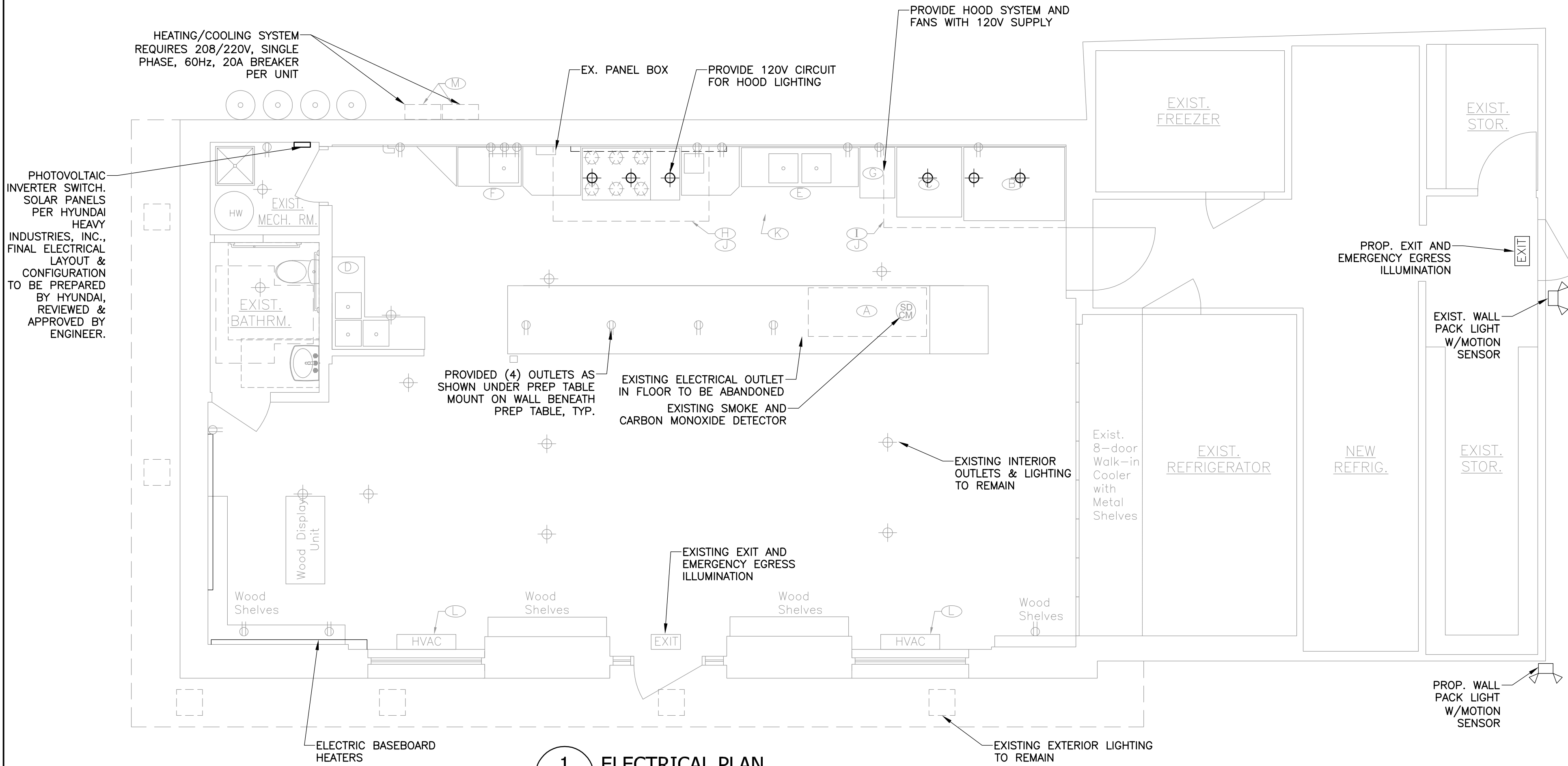
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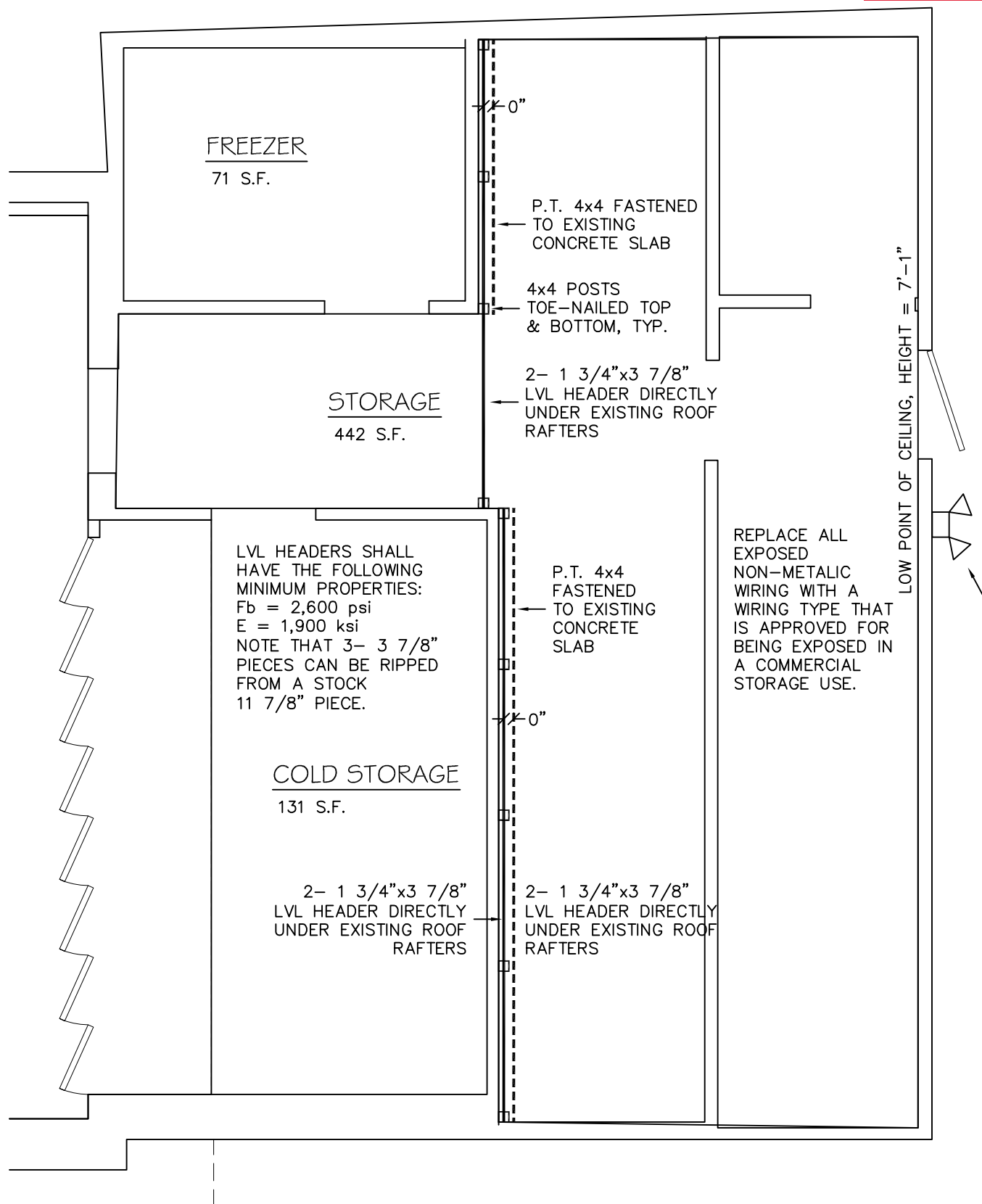
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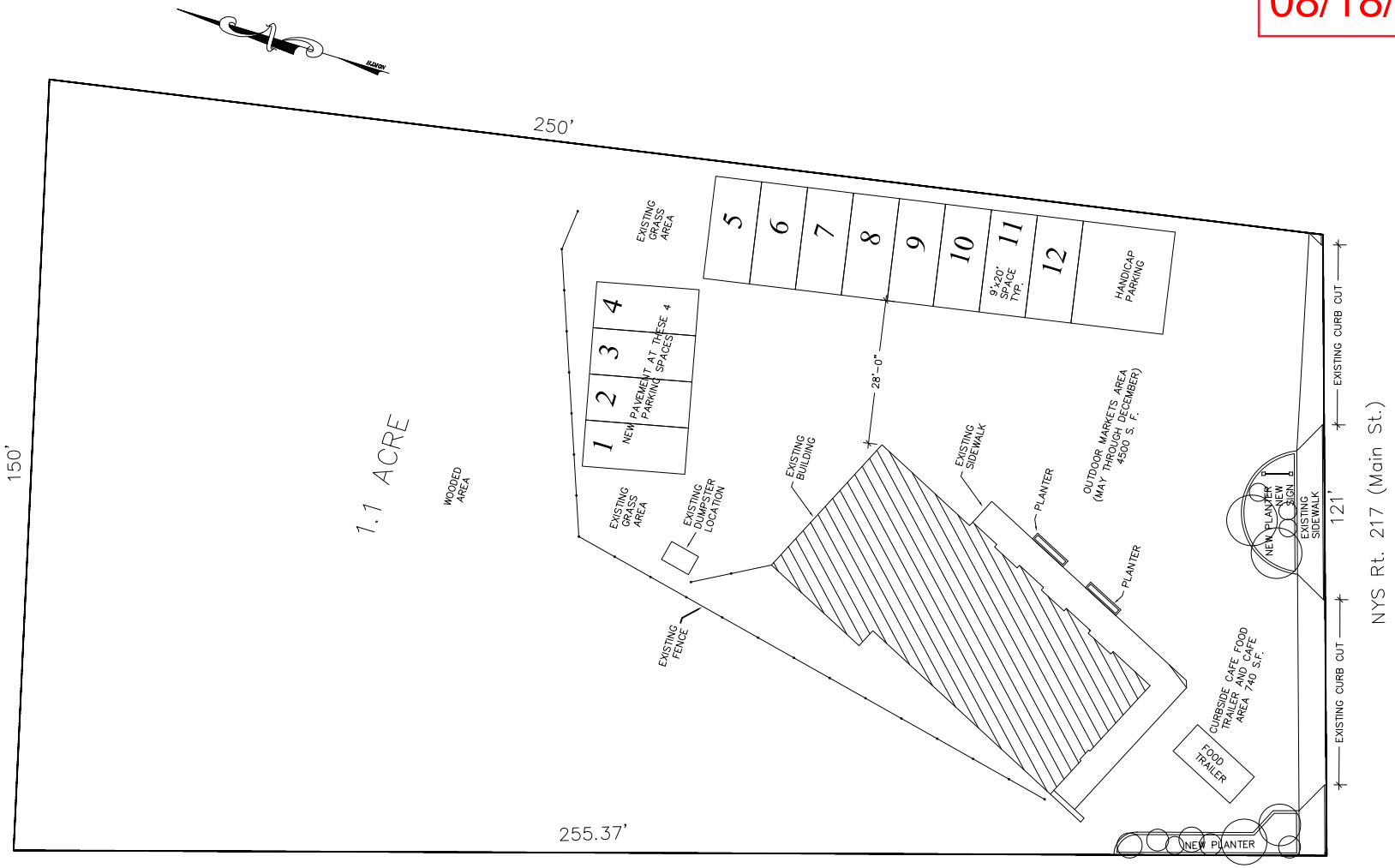
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E-101
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



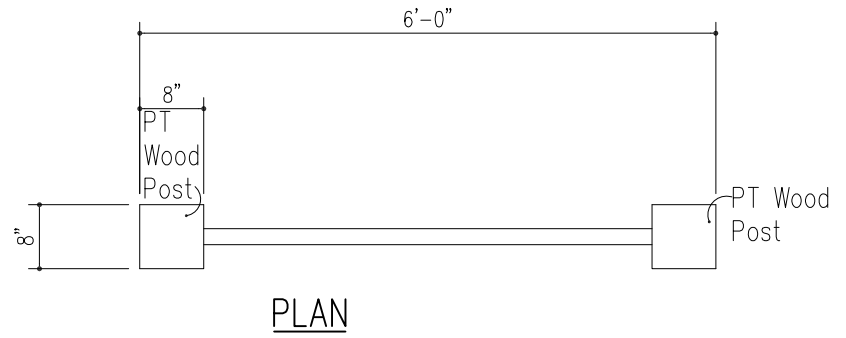
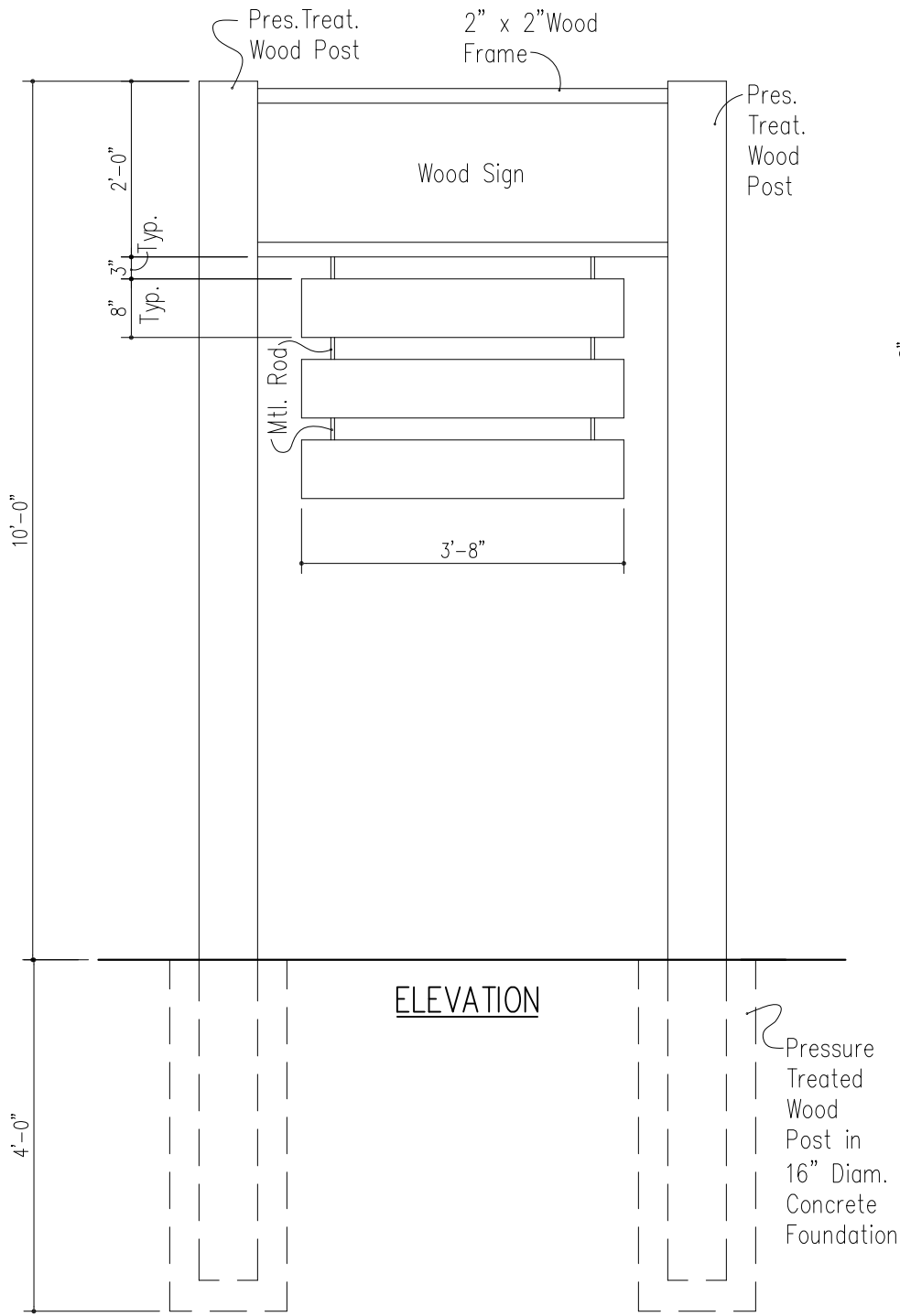
CHRIS HOPPE, P.E.
61 SUMMIT ST.
PHILMONT, NY 12565
PHONE: 518-755-5155

AD-1

JOB: Philmont Market & Cafe
DATE: March 18, 2015
SCALE: 1/4"=1'-0"
SHEET: PARTIAL FLOOR PLAN



HCR -12
08/18/16



 Joel Merker, Architect P.O. Box 123 Chatham, NY 12037 646-554-3858	Philmont Market & Cafe 116 Main Street Philmont, New York, NY 12565		Scale: 1/2" = 1'-0" Date: 3-15-16 Drawing:
	PROPOSED SIGNAGE		D-3