



204 N. FRANKLIN ST. GRAFT RESTAURANT RENOVATION

204 N. FRANKLIN STREET
WATKINS GLEN, NY 14891

PROJECT DIRECTORY

SHEET INDEX

OWNER:

GRAFT WINE AND CIDER BAR, LLC
3335 COUNTY LINE RD.
WATKINS GLEN, NY 14891

O & N RODRIGUEZ, LLC
3335 COUNTY LINE RD.
WATKINS GLEN, NY 14891

CLIENT:

ORLANDO RODRIGUEZ
3335 COUNTY LINE RD.
WATKINS GLEN, NY 14891

STRUCTURAL ENGINEER:

HUNT ENGINEERS ARCHITECTS SURVEYORS
100 HUNT CENTER
MORSESVILLE, NY 14845
607-358-1000

G-000 COVERSHEET

STRUCTURAL
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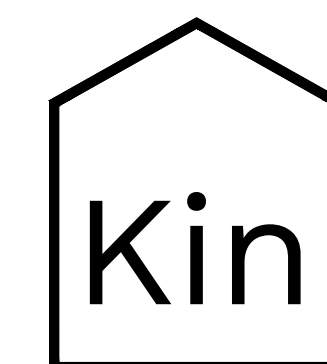
LOCATION MAP



100% Construction Documents



These plans and specifications were prepared by Kin Architecture Studio, P.L.L.C., Syracuse, NY 13203, and to the best of this office's knowledge, information and belief, said plans and specifications meet the requirements of the 2020 International Building Code.



218 HAWLEY AVE.
SYRACUSE, NY 13203
www.kinstudio.co
(315) 313-3718

GENERAL STRUCTURAL NOTES

A. BUILDING CODES AND STANDARDS

- THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATION REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.
 - "2020 BUILDING CODE OF NEW YORK STATE"
 - "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES", (ANSI/ASCE 7) AMERICAN SOCIETY OF CIVIL ENGINEERS.
- ADDITIONAL CODES FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES.

B. DESIGN LOADS

- GRAVITY - DEAD LOADS

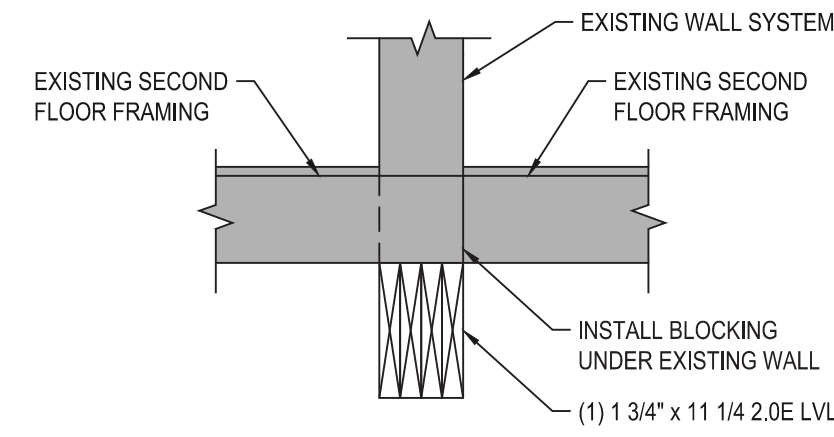
AREA	PSF
EXISTING ROOF	21 PSF
EXISTING FLOOR	16 PSF
- GRAVITY - LIVE LOADS
 - ROOF LIVE LOAD 20 PSF MIN. (SNOW LOAD USED WHEN GREATER)
 - ROOF SNOW LOAD 28 PSF+ DRIFTING (WHERE APPLICABLE)
 - GROUND SNOW LOAD (Pg) = 40 PSF
 - EXPOSURE FACTOR (Ce) = 1.0
 - IMPORTANCE FACTOR (I) = 1.0
 - THERMAL FACTOR (Ct) = 1.00
 - SLOPE FACTOR (Cs) = 1.00
- FLOOR LIVE LOADS

AREA	PSF
SLAB-ON-GRADE, TYPICAL U.N.O.	100 PSF
RESIDENTIAL	40 PSF

E. CONCRETE

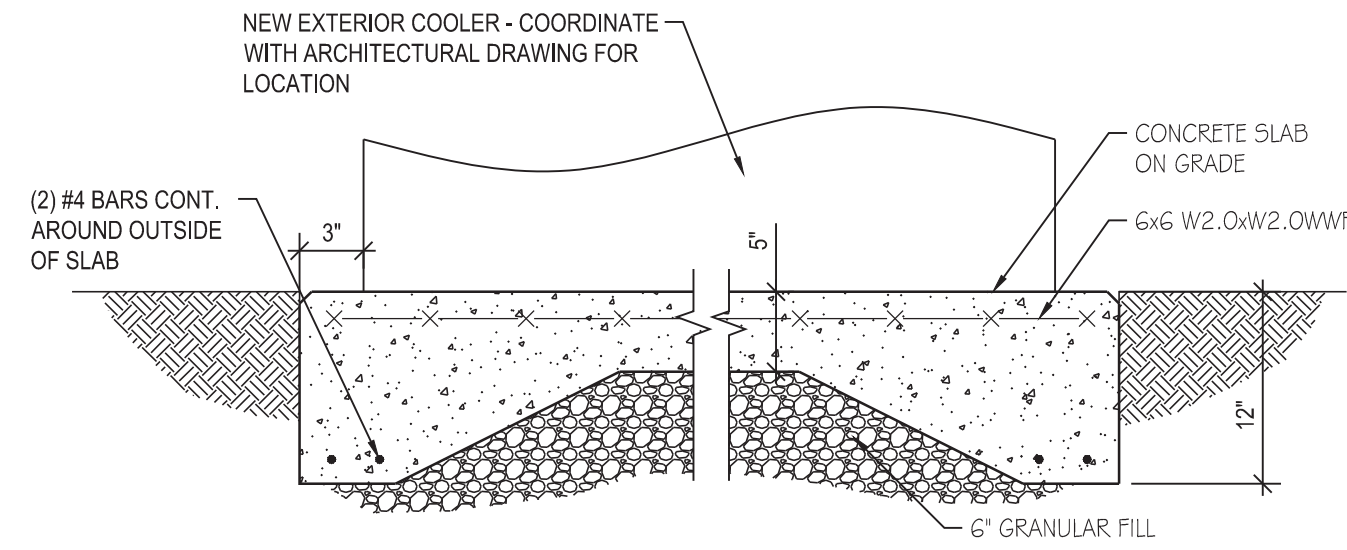
- CODES
 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318", AMERICAN CONCRETE INSTITUTE.
 - "ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 5".
 - "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE.
- MATERIALS
 - THE FOLLOWING ASTM STANDARDS AND DESIGN STRESSES SHALL BE USED FOR THE APPROPRIATE MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.

APPLICATION	F _c 28 DAYS	WEIGHT (FCF)	W/(MAX) [*]
SLABS-ON-GRADE (INTERIOR)	3500	145	0.50
SLABS-ON-GRADE (EXTERIOR)	3500	145	0.45
FOOTINGS	3000	145	0.55

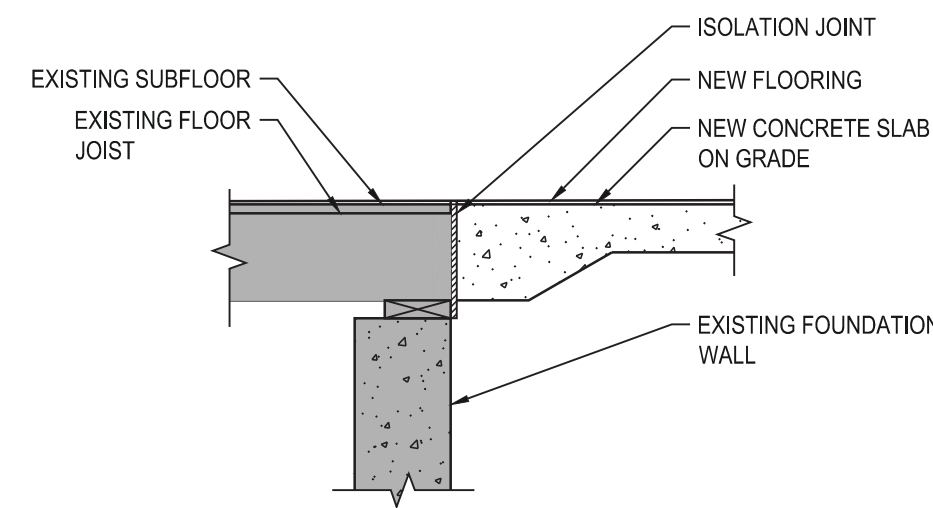


NOTE:
1. SHORE EXISTING SECOND FLOOR FRAMING UNTIL NEW LVL FRAMING IS IN PLACE

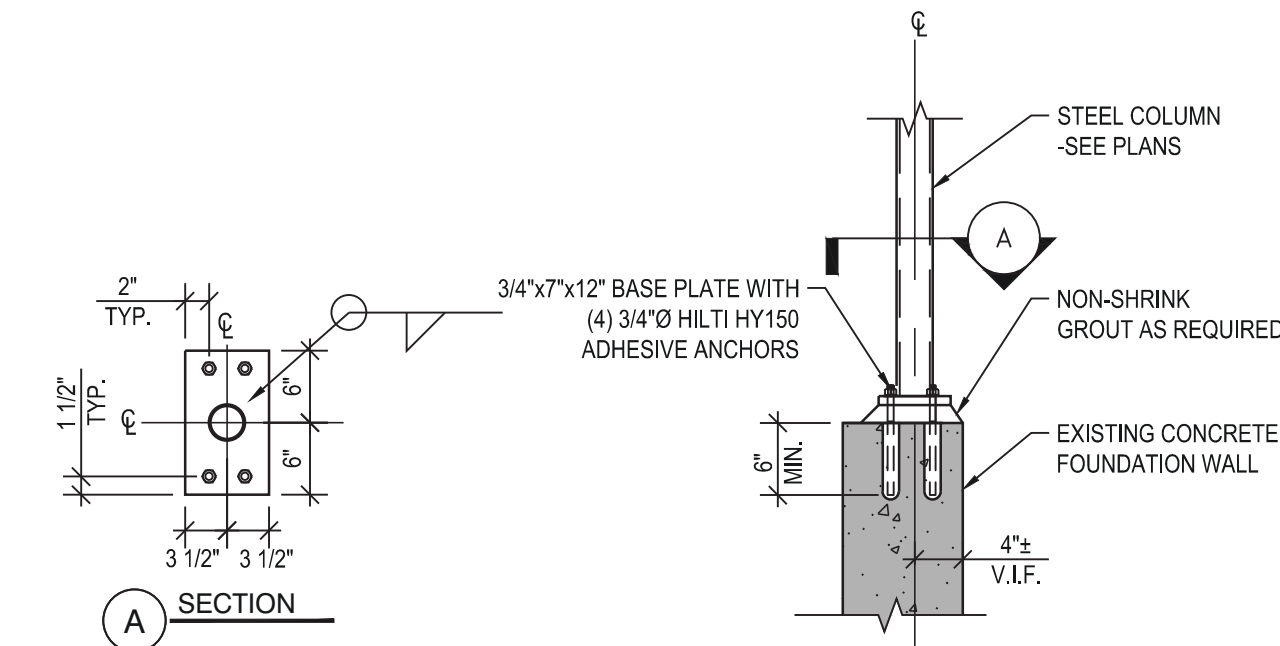
8 NEW BEAM AT EXISTING
3/4" = 1'-0"



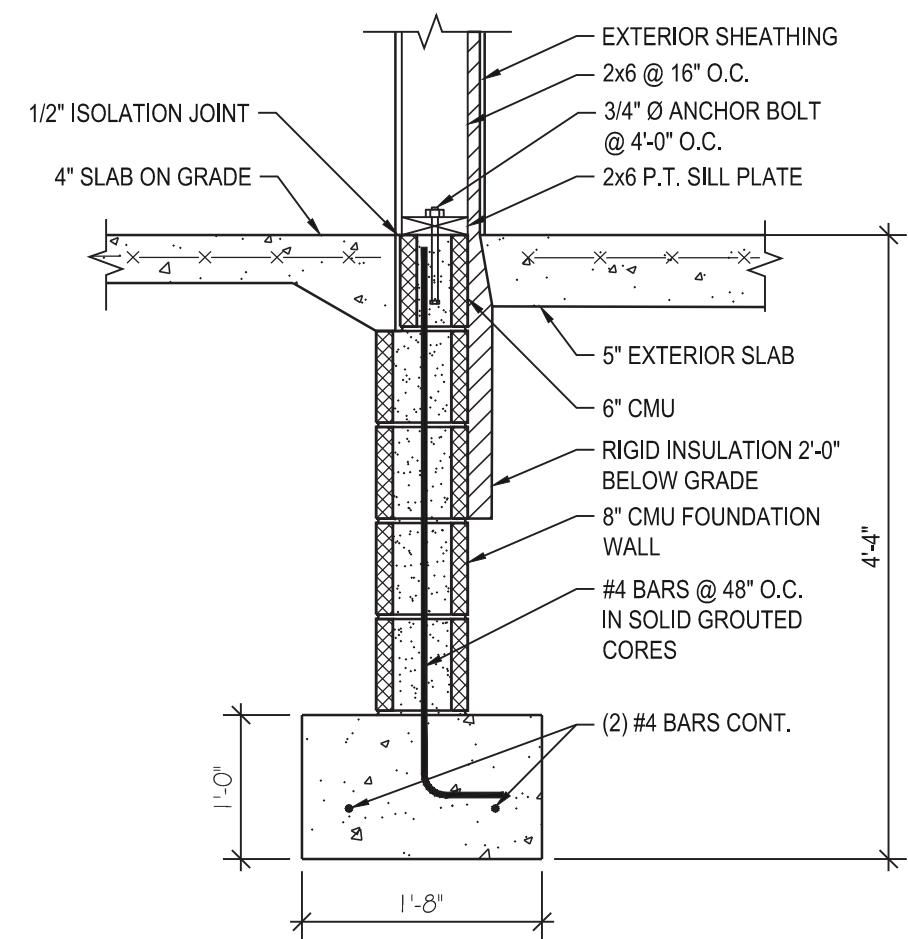
7 EXTERIOR PAD FOR EQUIPMENT
1" = 1'-0"



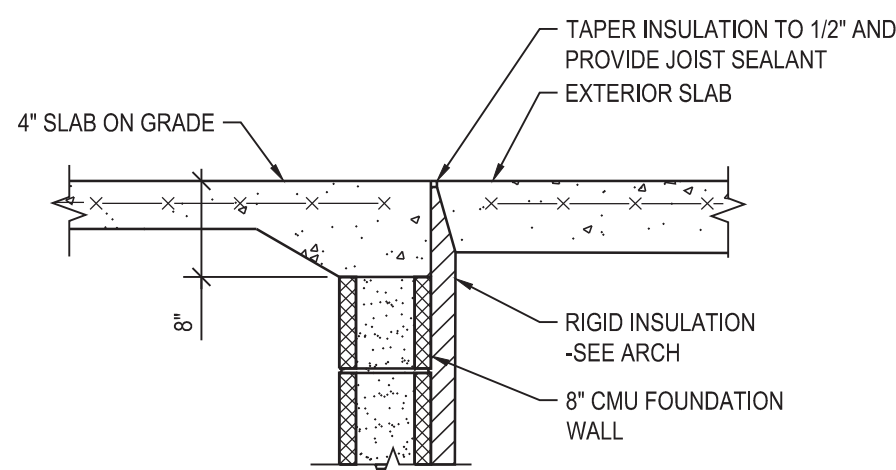
6 FLOOR SLAB AT EXISTING
3/4" = 1'-0"



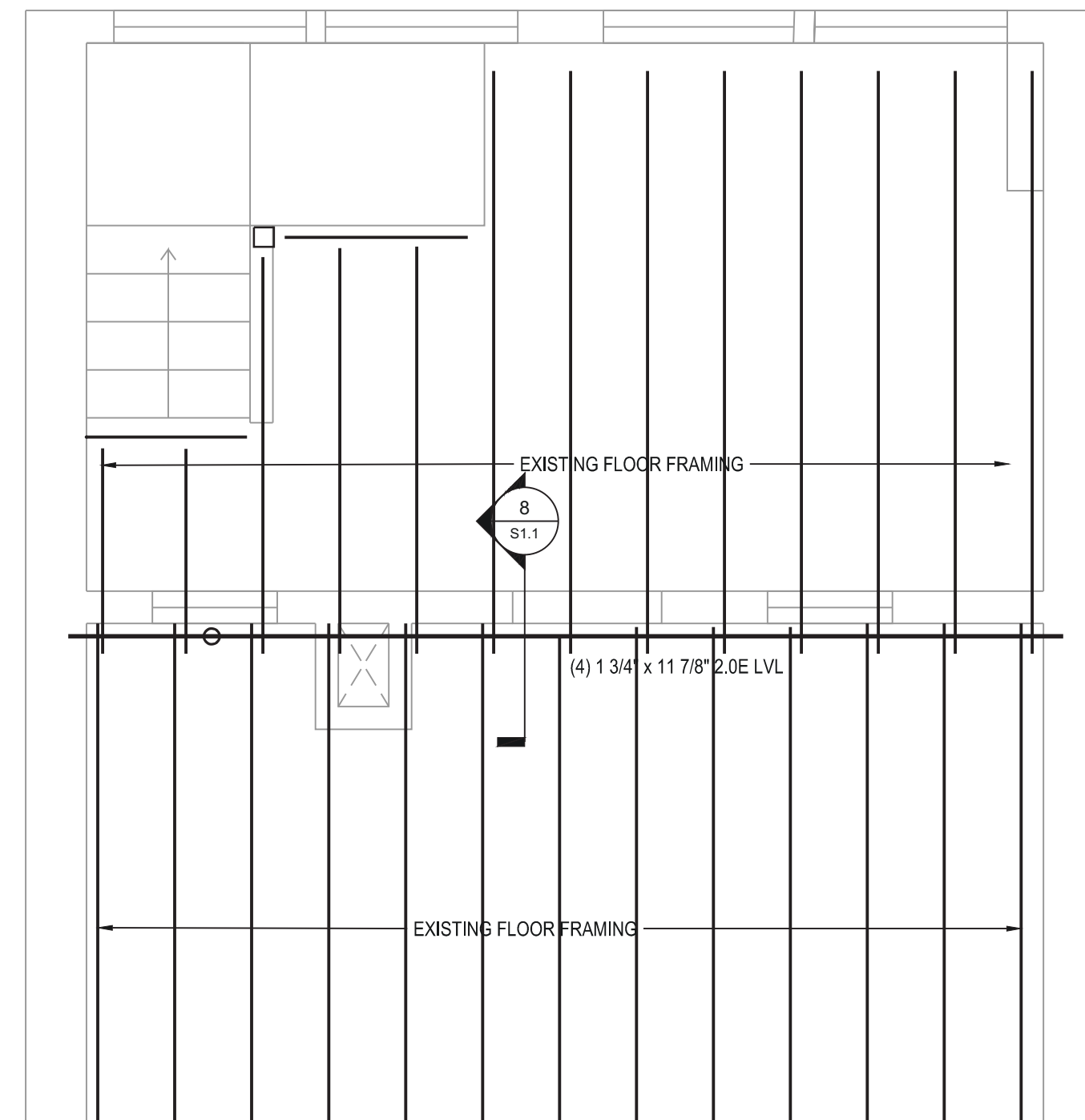
5 NEW COLUMN ON EXISTING FOUNDATION
3/4" = 1'-0"



3 TYPICAL FOUNDATION SECTION
3/4" = 1'-0"

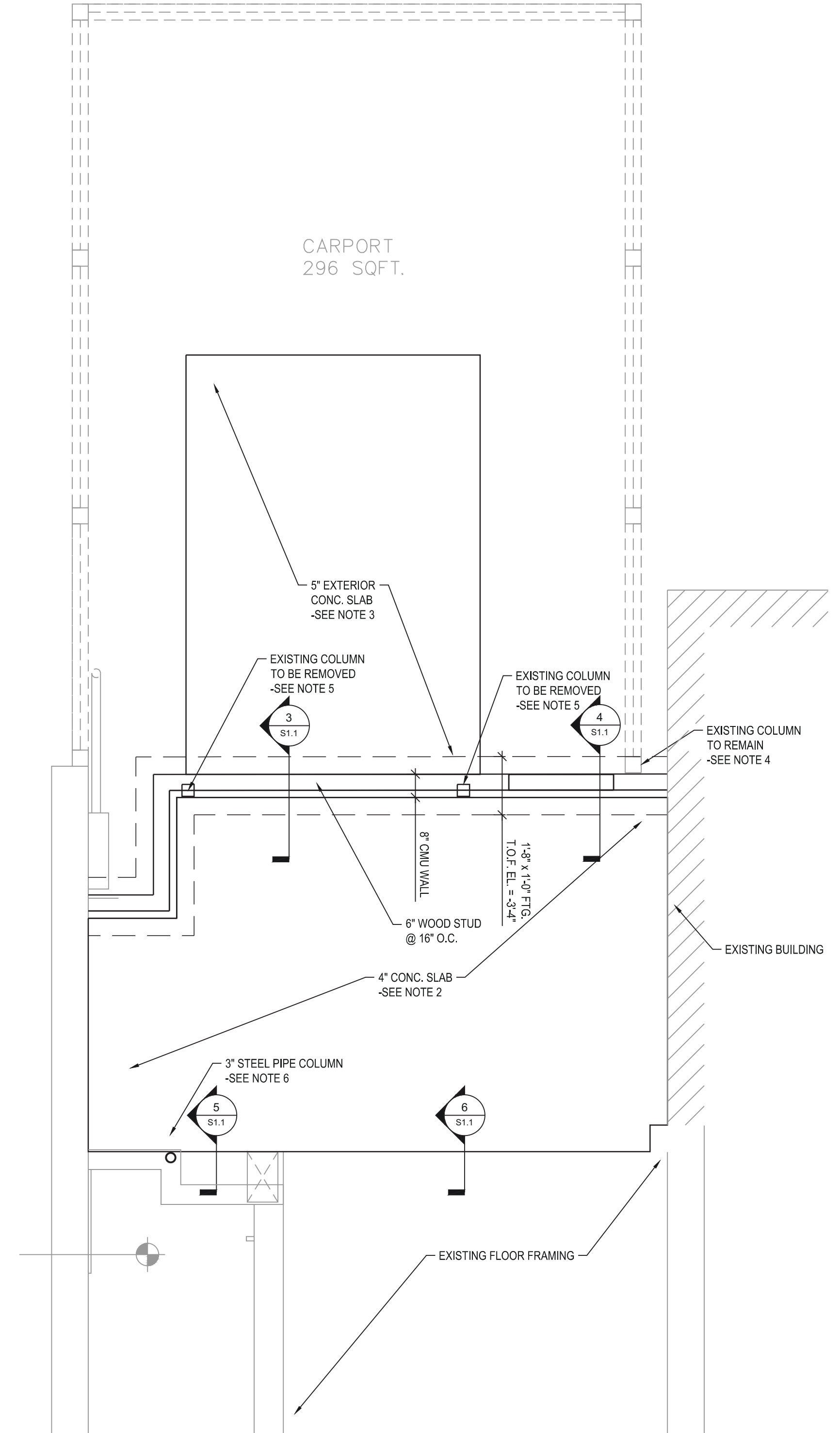


4 FOUNDATION SECTION AT DOORWAY
3/4" = 1'-0"



2 SECOND FLOOR FRAMING PLAN
3/8" = 1'-0"

- FRAMING PLAN NOTES:**
- SHORE EXISTING FLOOR FRAMING AND SECOND FLOOR WALL PRIOR TO REMOVAL OF FIRST FLOOR WALL. SHORING TO REMAIN UNTIL NEW LVL IS IN PLACE.
 - LVL TO BE DIRECTLY UNDER EXISTING FRAMING SHIM AS REQUIRED TO ACCOMMODATE UNEVEN EXISTING FRAMING.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL INFORMATION.
 - EXISTING FRAMING LAYOUT IS ESTIMATED BASED ON FIELD CONDITIONS. CONTACT ENGINEER OR ARCHITECT IF MAJOR DISCREPANCIES ARE DISCOVERED.



1 FOUNDATION PLAN
3/8" = 1'-0"

- FOUNDATION PLAN NOTES:**
- TOP OF SLAB ELEVATION= 0'-0". FINISH FLOOR TO MATCH EXISTING UNLESS NOTED OTHERWISE.
 - 4" FIBER REINFORCED SLAB ON GRADE REINFORCED WITH 6x6 - W2.1 x W2.1 WWF. UNDERSLAB VAPOR BARRIER PLACED ON 6" OF CLEAN STONE OVER PROPERLY PREPARED SUBBASE.
 - 5" SLAB ON GRADE REINFORCED WITH 6x6 - W2.1 x W2.1 WWF. PLACE SLAB ON 6" OF CLEAN STONE OVER PROPERLY PLACED SUBBASE. PROVIDE AIR ENTRAPMENT AT EXTERIOR SLAB. RECESS SLAB FOR COOLER. COORDINATE WITH COOLER REQUIREMENTS.
 - EXISTING COLUMN TO REMAIN. MAINTAIN COLUMN STABILITY DURING FOUNDATION EXCAVATION AND CONSTRUCTION. SHORE AS REQUIRED.
 - EXISTING COLUMN TO BE REMOVED. SHORE SECOND FLOOR FRAMING AND WALL PRIOR TO REMOVAL. SHORING TO REMAIN UNTIL NEW WALL IS IN PLACE.
 - NEW STEEL COLUMN TO SIT ON EXISTING CONCRETE WALL.
 - PROVIDE SAW CUT IN CONCRETE SLAB AT MAXIMUM SPACING OF 12'-0" WITH FIRST 24 HOURS.

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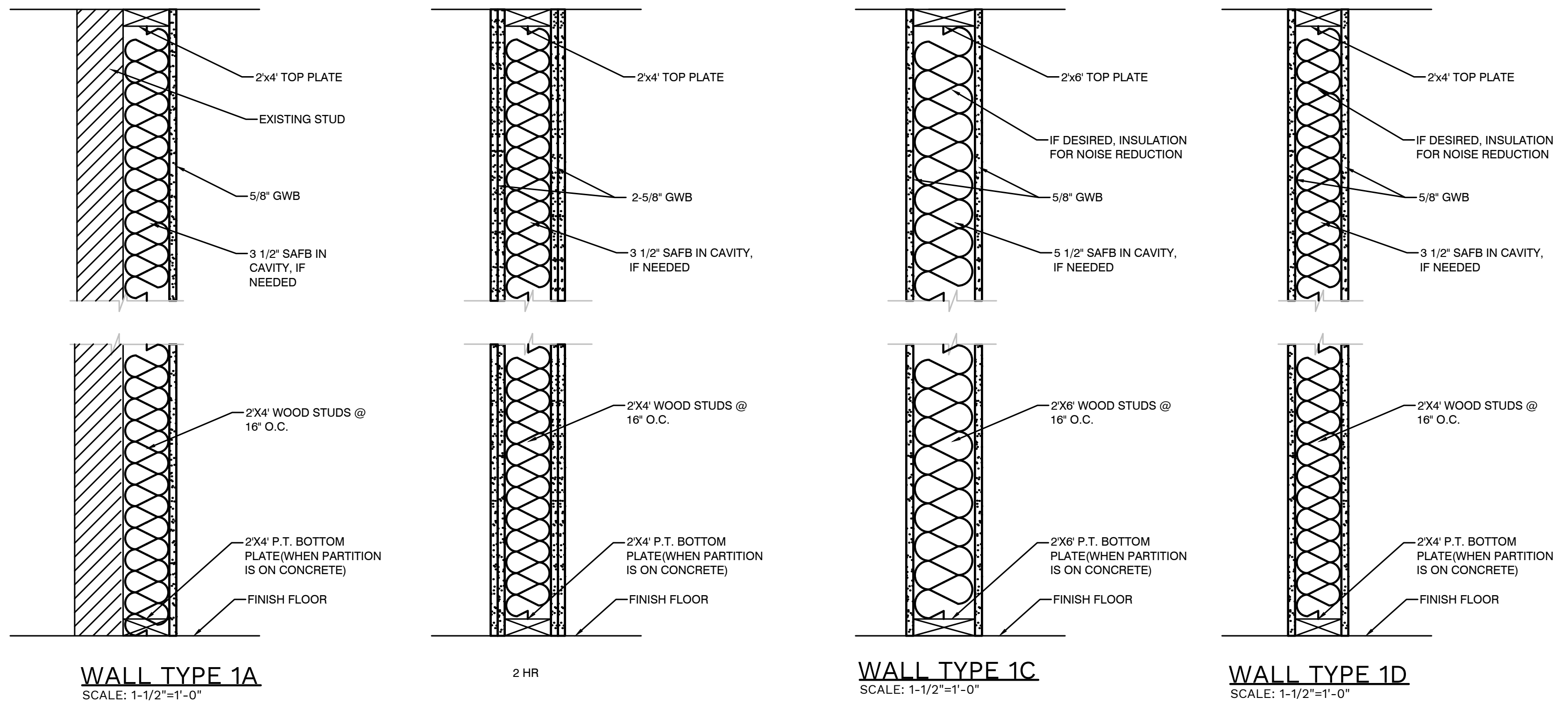
HUNT ENGINEERS | ARCHITECTS | SURVEYORS

HUNT JOB NUMBER: 3400-001
DRAWN BY: JGB
REVIEWED BY: NGB
RECORD DATE: 4/7/22
REVISION DATES:

STRUCTURAL
FOUNDATION AND FRAMING PLANS,
NOTES, AND DETAILS

SHEET NUMBER
S-100

712.1.9 Two-Story Openings
 In other than Groups I-2 and I-3, a vertical opening that is not used as one of the applications listed in this section shall be permitted if the opening complies with all of the following items:
 1. Does not connect more than two stories.
 2. Does not penetrate a horizontal assembly that separates fire areas or smoke barriers that separate smoke compartments. //comment: The former mixed-use occupancy should have a 1-hour fire-rated horizontal assembly, but since the 2nd floor is converted to a restaurant, the entire building is treated as one fire area and does not need to be separated.
 3. Is not concealed within the construction of a wall or a floor/ceiling assembly.
 4. Is not open to a corridor in Group I and R occupancies.
 5. Is not open to a corridor on non-sprinklered floors.
 6. Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.



C5 WALL TYPES
 G-101 SCALE: N/A

2 HR
 FIRE SEPARATION WALL, RUN CONTINUOUS FROM FOUNDATION SILL TO UNDERSIDE OF UPPER FLOOR OR ROOF SHEATHING
 WALL TYPE 1B
 SCALE: 1-1/2"=1'-0"

C5 EXCEPTION VERTICAL OPENING NOTES
 G-101 SCALE: N/A

ABBREVIATIONS

A/C	Air Conditioning
ADA	Americans with Disabilities Act
ALUM	Aluminum
BATT	Batten
B.O.B.	Bottom of beam
DN	Down
DW	Dishwasher
F	Furnace
GWB	Gypsum Board
MANUF.	Manufacturer
MIN.	Minimum
MS	Mop Sink
O.C.	On Center
QNTY	Quantity
REF	Refrigerator
SAFB	Sound Attenuation Fire Blanket
SQFT.	Square foot
T.O.C.	Top of Ceiling
T.O.W.	Top of Wall
TYP	Typical
W/	With
WF	Water Fountain
WH	Water Heater

STANDARD MATERIAL DESIGNATIONS

	FILL/EXISTING
	BRICK
	BOARD AND BATTEN
	DRYWALL
	CERAMIC RED TILE TERRACOTTA STANDARD
	GYPSUM WALL BOARD, SAND, CEMENT, GROUT
	INSULATION (LOOSE OR BATT)
	RIGID INSULATION

PLAN DETAIL

	PARTITION TYPE SCHEDULER
	WINDOW SCHEDULER
	DOOR SCHEDULER
	NOTE INDICATOR
	EQUIPMENT INDICATOR
	REVISION INDICATOR
	REFERENCE ELEVATION
	REFERENCE DRAWING NUMBER
	REFERENCE SHEET NUMBER
	PLAN/DETAIL TITLE SCALE: 1/2"=1'-0"
	EXTERIOR ELEVATION INDICATOR
	WALL SECTION INDICATOR
	INTERIOR ELEVATION INDICATOR
	REFERENCE DRAWING NUMBER

A5 ABBREVIATIONS
 G-101 SCALE: N/A

A5 STANDARD DRAWING SYMBOLS
 G-101 SCALE: N/A

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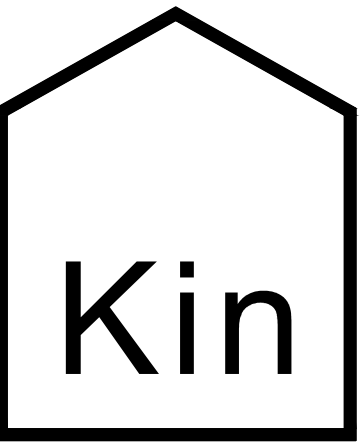
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JOB NUMBER:
 DRAWN BY: AMH
 REVIEWED BY: DVJ
 RECORD DATE: 4/7/22
 REVISION DATES:

ARCHITECTURAL
 PARTITION TYPES,
 ABBREVIATIONS,
 SYMBOLS, & NOTES

SHEET NUMBER

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AND CODE REVIEW

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GENERAL NOTES

- ALL WORK SHALL CONFORM w/ THE REQUIREMENTS OF ALL LOCAL, STATE & NATIONAL CODES, NATIONAL ELECTRIC CODE, N.F.P.A. RECOMMENDATIONS, OSHA & ALL OTHER APPLICABLE CODES, RULES & REGULATIONS OF THE LANDLORD.
- WHERE CONFLICTING INFORMATION EXISTS BETWEEN THESE PLANS AND OTHER REFERENCED REQUIREMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE APPROVED BY THE DESIGN PROFESSIONAL RESPONSIBLE FOR THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND RESOLVE ALL CONFLICTS AND DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION AND FACILITATE PROPER CONSTRUCTION AS INTENDED BY THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE STRUCTURAL SUPPORT OF CONSTRUCTION LOADS DURING ALL PHASES OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, FOUNDATION BACKFILL, BRACING OF WALL FRAMING TO RESIST CONSTRUCTION FLOOR LOADS AND LATERAL BUILDING LOADING, BRACING OF TRUSSES DURING INSTALLATION AND SUBSEQUENT CONSTRUCTION LOADING, AND OTHER CONDITIONS AS DICTATED BY THE CONTRACTOR'S CONSTRUCTION PRACTICE.
- CONTRACTOR SHALL COMPLY WITH THE MOST CURRENT CONSTRUCTION SAFETY REGULATIONS OF OSHA.
- ALL CONSTRUCTION SHALL BE PERFORMED IN A GOOD, WORKMANLIKE MANNER FOLLOWING ACCEPTED CONSTRUCTION PRACTICES AND TOLERANCES. DEFECTIVE OR DAMAGED MATERIALS SHALL NOT BE USED AND SHALL BE REPLACED.
- ALL WORK AS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS, & SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC SHALL BE APPLIED FOR AND PAID FOR BY THE SUBCONTRACTOR IN ALL FIELDS OF HIS WORK, & HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS & APPROVALS OF HIS WORK. PRIME BUILDING PERMITS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE STATED.
- ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE & PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE & PROPERTY & AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE, DRAWINGS, & THE SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY & ALL DISCREPANCIES & OMISSIONS SHALL BE REPORTED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED & CLARIFICATIONS OBTAINED FROM THE OWNER PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED w/ THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
- BEFORE COMMENCING w/ ANY WORK, THE CONTRACTOR SHALL FILE w/ THE OWNER AND/OR LANDLORD CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER AND/OR LANDLORD FOR WORKMAN'S COMPENSATION GENERAL LIABILITY, BODILY INJURY, & PROPERTY DAMAGE. THE OWNER AND/OR LANDLORD SHALL BE "ADDITIONAL INSURED" ON ALL CERTIFICATES OF INSURANCE. THE CONTRACTOR SHALL MAINTAIN SUCH INSURANCES AS ARE REQUIRED BY LAW & BY THE LANDLORD WHERE WORK IS BEING DONE.
- TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR AND ITS SUCCESSORS AND ASSIGNS, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, ARCHITECT'S CONSULTANTS, AGENTS, AND EMPLOYEES OF ANY OF THEM, EACH OF THEIR SUCCESSORS, AND ASSIGNS, AND ANY OTHER ENTITY AS REQUIRED BY CONTRACT (COLLECTIVELY "INDEMNITIES"), FROM AND AGAINST CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE CONTRACTOR'S WORK UNDER THIS AGREEMENT, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS, OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF), BUT ONLY TO THE EXTENT ARISING OUT OF ACTS OR OMISSIONS OF THE CONTRACTOR. SUCH OBLIGATIONS SHALL NOT BE CONSTRUED TO NEGATE, ABRIDGE, OR OTHERWISE REDUCE OTHER RIGHTS OR OBLIGATIONS OF INDEMNITY WHICH WOULD OTHERWISE EXIST AS TO A PARTY OR PERSON DESCRIBED IN THIS ARTICLE.
- THE CONTRACTOR IS TO PROVIDE A SUPERINTENDENT ON THE PROJECT TO COORDINATE ALL SUBCONTRACTORS WORK & SUPERVISE THE DAILY ACTIVITY OF THE PROJECT AS WELL AS MAINTAIN THE SITE IN A SAFE, CLEAN MANNER.
- THE GENERAL CONTRACTOR SHALL REQUIRE THE INSTALLER OF EACH COMPONENT TO INSPECT BOTH THE SUBSTRATE & THE CONDITIONS UNDER WHICH WORK IS PERFORMED. THE G.C. IS RESPONSIBLE FOR THE PREPARATION OF ALL SUBSTRATES & RELATED CONDITIONS REQUIRED FOR ALL COMPONENTS.
- ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMAN LIKE MANNER, MATCHING & ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. THE G.C. SHALL CLEAN ALL SURFACES FREE OF ALL DIRT & REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE G.C.'S WORK TO BE DONE. THE G.C. SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATION. ALL NEW GLASS & HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- THE OWNER AND ARCHITECT AND THEIR RESPECTIVE REPRESENTATIVES SHALL HAVE ACCESS TO THE DEMISED PREMISES AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND & WORK SHALL BE RECONSTRUCTED AS APPROVED BY THE OWNER AT THE G.C.'S SOLE EXPENSE.
- DRAWING SHALL NOT BE SCALED
- A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
- SUBSTITUTIONS FOR MATERIALS, METHODS, AND/OR SEQUENCES OF CONSTRUCTION SHALL BE REVIEWED WITH THE OWNER PRIOR TO AWARDED OF THE CONTRACT AND ALL SUCH SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE OWNER OR ARCHITECT.
- THE G.C. SHALL BE RESPONSIBLE FOR COORDINATION OF WORK & ESTABLISHING SCHEDULES FOR ALL TRADES.
- THE G.C. SHALL BE RESPONSIBLE FOR ALL OF HIS OWN SECURITY, TEMPORARY HEAT, WATER, ELECTRICAL POWER, AND LIGHTING, AND HOISTING. IN ADDITION, THE G.C. SHALL MAKE PROVISIONS TO ALLOW SECURE SPACE AS WELL AS TEMPORARY HEAT, WATER, ELECTRICAL POWER AND LIGHTING AVAILABLE AS REQUIRED FOR ALL SEPARATELY CONTRACTED VENDORS OR CONTRACTORS.
- ALL EXTRA WORK MUST BE WRITTEN UP BY THE G.C. IN THE FORM OF A CHANGE ORDER. INDICATED ON IT MUST BE A FIRM PRICE FOR THE WORK. ALL CHANGE ORDERS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- THE G.C. SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR & MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED OR ON THE DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

Project Information		
Owner:	Rodriguez O & N LLC	Tax Map: 65.53-3-32
Address:	204 N Franklin Street	Sewer: Commercial/Public
City, State, Zip Code:	Watkins Glen, NY 14891	Utilities: Gas & Electric
Year Built:	1940	Water: Commercial/Public
Site Class:	COM-1	Number of Stories: 2
Zoning Class:	Watkin Glen Village	Total Floor Area: 2296

Applicable Codes:
Code review based on 2018 International Building Code (IBC), International Existing Building Code (IEBC), International Residential Code (IRC), International Fire Code (IFC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Energy Conservation Code (IECC), International Property Maintenance Code (IPMC), and 2017 International Code Council (ICC) as adopted by 2020 Building Code of New York State

Topic	IEBC Codes		Code Section
Scope of Work	Square Footage:		4460 sq.ft.
Building Occupancy Classification	Existing Occupancy: Mixed Use		IBC-302
	Proposed: Mixed Use		IBC- 303.4 and IBC- 310.5
Flood Hazard	n/a		Schuyler County Flood plan
Type of Construction	Existing : 5A		Proposed : 5A
	Allowable A-2 w/o Sprinkler: 11,500 SF		IBC - TABLE 506.2
	Allowable R-2 w/o Sprinkler: : 12,000 SF		
Occupancy Load (OL)	Existing:		IBC Table- 1004.1.2
	Restaurant A-2: 38		Restaurant 1st Floor A-2: 38
	Single Family Apartment R-3: 5		TABLE 1006.2.1
	Existing Total for Mixed Use = 43 OL		Proposed Total for Restaurant = 78 OL
	N/A		IBC 1004.2 and IPC-403.3
Sprinkler	N/A		N/A
Interior Environment	Ventilation: 5 ACH - Provide ventilation to all room.		IBC-1203.1
	Minimum Ceiling Height: 7'-6"		IBC-1208.2
Egress	Allowed: 200 feet		IBC- 1017
Travel Distance	Common Path Travel Distance: Existing: Not permitted		Proposed: Allowed up to 75 feet
	Dead End Limit: Existing: Not permitted		Proposed: Allowed up to 20 feet
	Please see drawings.		IBC- 1020.4
Structural	Please see drawings.		
Electrical	Please see drawings.		IEC- 808.1
Fire Protection	Please see drawings.		IFC
Plumbing	Please see drawings.		IPC
Mechanical	Please see drawings.		IMC
Fuel Code	Please see drawings.		IFGC
Energy Code	Please see drawings.		IECC

Topic	IEBC Codes		Code Section
Compliance Method	Method:		IEBC- 301.1
	Prescriptive compliance method to comply with Chapter 5 and IFC.		IEBC- 301.3.1
Smoke Alarms in Existing Portions of a Building	Where an addition is made to a building or structure of a Group R or I-1 occupancy, the existing building shall be provided with smoke alarms in accordance with Section 1103.8 of the Fire Code of New York State.		IEBC- 502.6
Asbestos Abatement	*Owner are responsible for legally disposing hazardous and asbestos containing materials.		Comply with New York State Department of Labor Code Rule 56 for asbestos removal.
Restroom:	A2 Restaurant, 2 restrooms (one must be accessible), 1 mob sink and 2 drinking fountain. (1 accessible drinking fountain/bottle filler and provide free water to customers.)		IPC - 403.1
Fixtures:	Fixtures to comply with ICC A117.1.		ICC A117.1.
Exposed Pipes:	Water supply and drain pipes under accessible lavatories and sinks shall be covered or otherwise configured to protect against contact. Pipe coverings shall comply with ASME A112.18.9.		IPC- 404.3.
Water Supply Protection:	The supply lines and fittings for every plumbing fixture shall be installed so as to prevent backflow.		IPC - 405.1
Worksurfaces, Counter and Shelvings:	5% to comply with ICC A117.1.		IBC- 1109.11 and ICC A117.1.
Clear floor space:	30" x 48"		IBC- 1109.2.16
Route:	At least one accessible route to primary function.		IEBC- 410.4.2.2/1012.8
Signage:	Signage that comply with Section 1111 of IBC.		IEBC- 410.4.2.3/1012.8

Topic	Existing/Require	Actual	Code Section
Fire Codes	Existing stairways in buildings shall be permitted to remain if the rise does not exceed 81/4 inches (210 mm) and the run is not less than 9 inches (229 mm). Existing stairways can be rebuilt.		
Stairs:	Exception: Other stairways approved by the fire code official.		IFC - 1104.10
Floor Number Signs:	Existing stairways shall be marked in accordance with Section 1023.9.		IFC - 1104.24
Exit Sign Illumination	Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose. Exception: Approved self-luminous signs that provide evenly illuminated letters shall have a minimum luminance of 0.06 foot-lamberts (0.21 cd/m2).		IFC - 1104.3

A5
G100 CODE REVIEW

A2
G100 GENERAL NOTES
SCALE: N/A

D

C

B

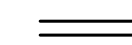
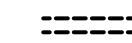
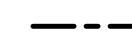
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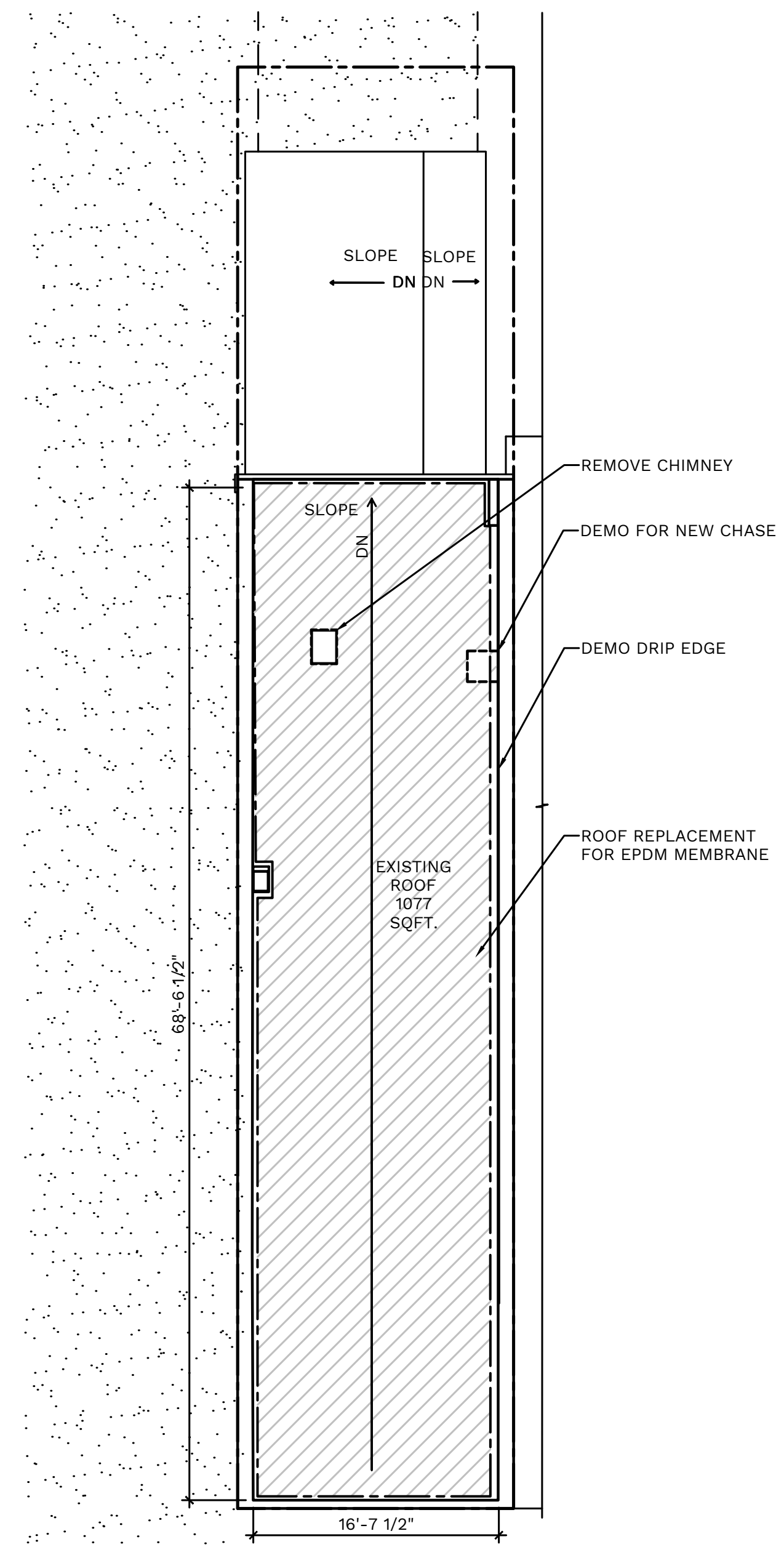
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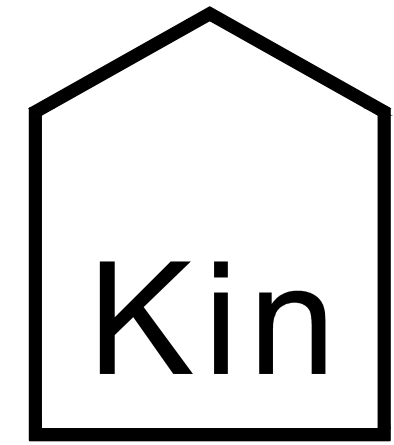
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KEY PLAN	
	EXISTING WALL
	REMOVE EXISTING WALL
	PROPERTY LINE

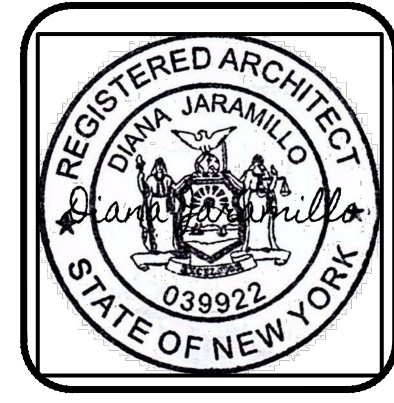


NORTH FRANKLIN STREET

A3 DEMOLITION SITE/ROOF FLOOR PLAN
 AD-100 SCALE: 1/8"=1'-0" 



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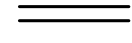
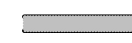
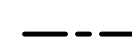
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 REVIEWED BY: DVJ
 RECORD DATE: 4/7/22
 REVISION DATES:

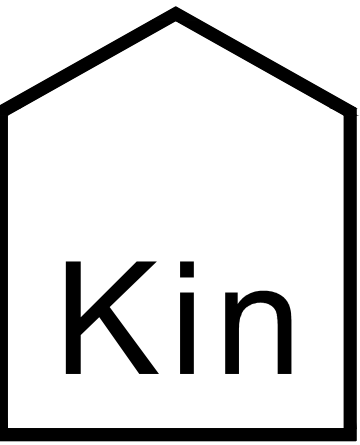
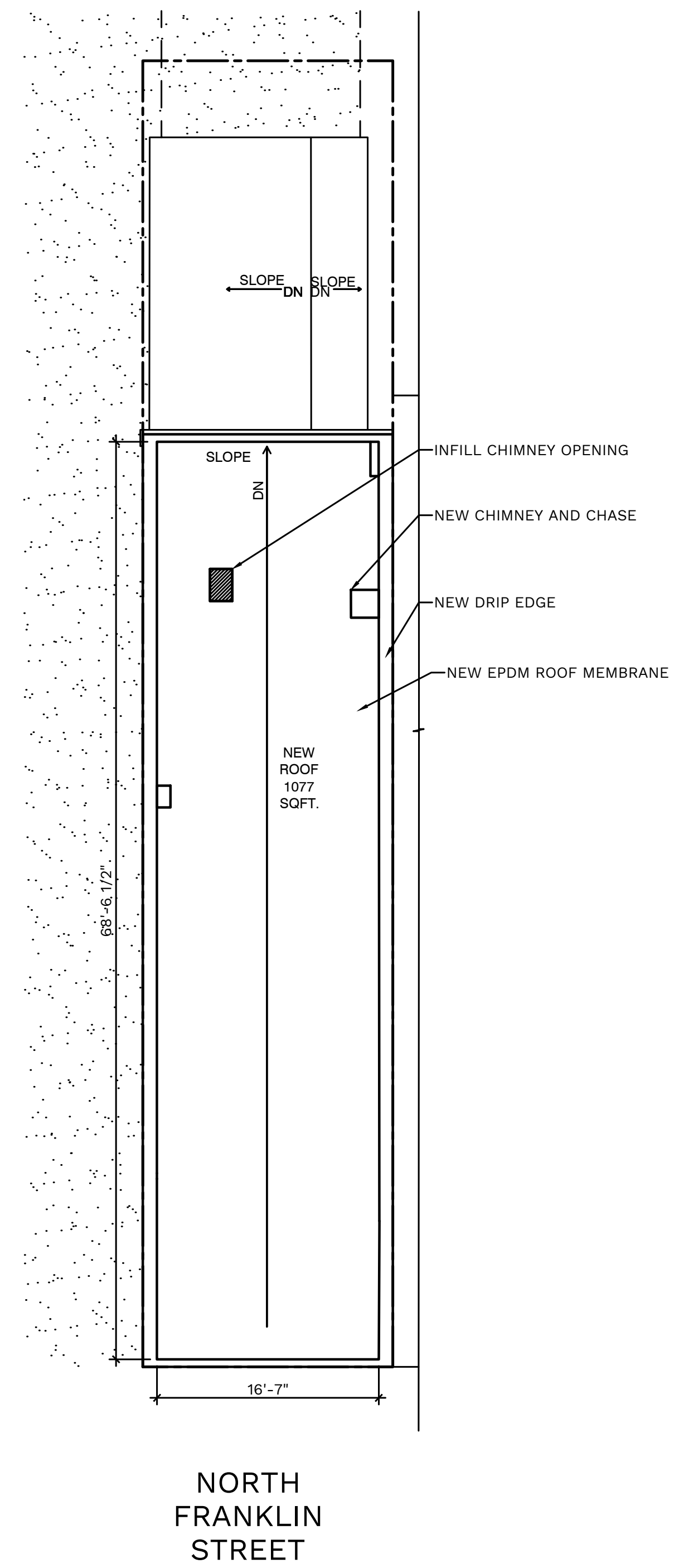
ARCHITECTURAL
 DEMOLITION
 ROOF/SITE PLAN

SHEET NUMBER

AD-100

D
C
B
A

KEY PLAN	
	EXISTING WALL
	NEW WALL
	PROPERTY LINE



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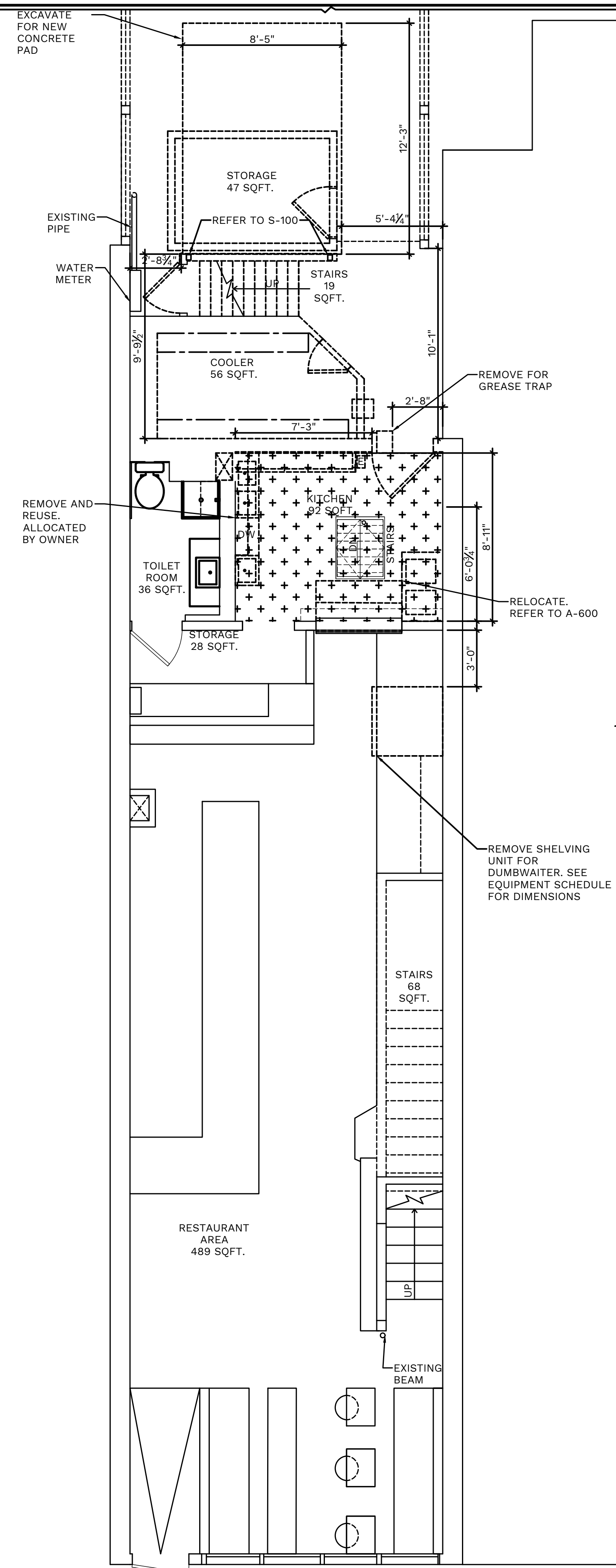
ARCHITECTURAL
PROPOSED
ROOF/SITE PLAN

SHEET NUMBER

A-100

A4 PROPOSED SITE/ROOF FLOOR PLAN
A-100 SCALE: 1/4"=1'-0" 

D
C
B
A

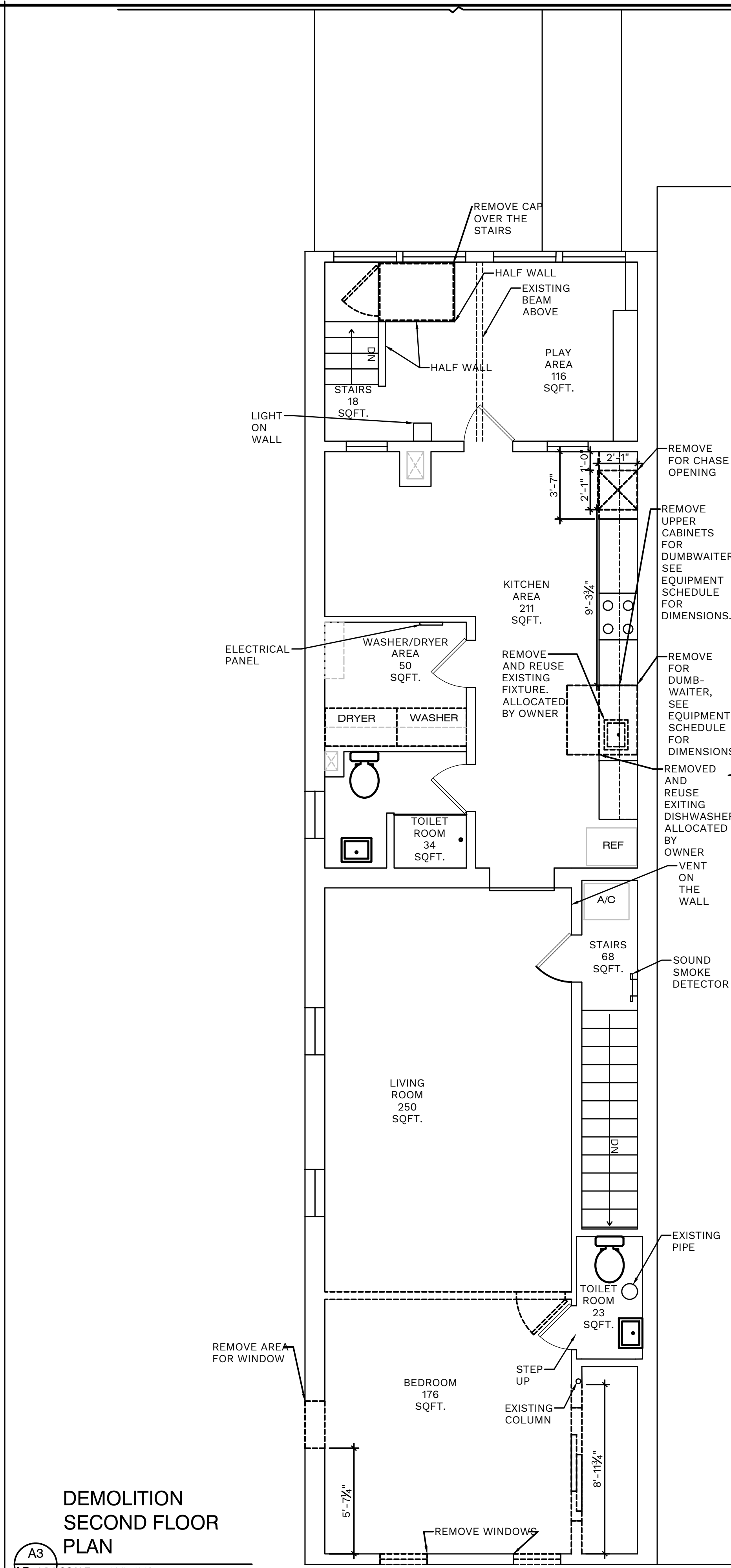


DEMOLITION FIRST FLOOR PLAN

A5
AD-10 SCALE: 1/4"=1'-0"

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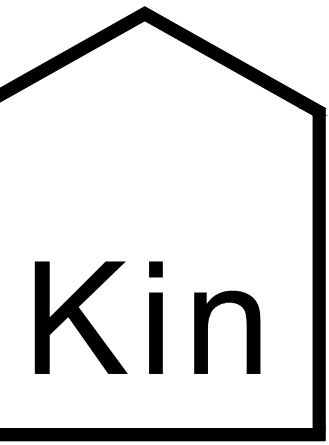
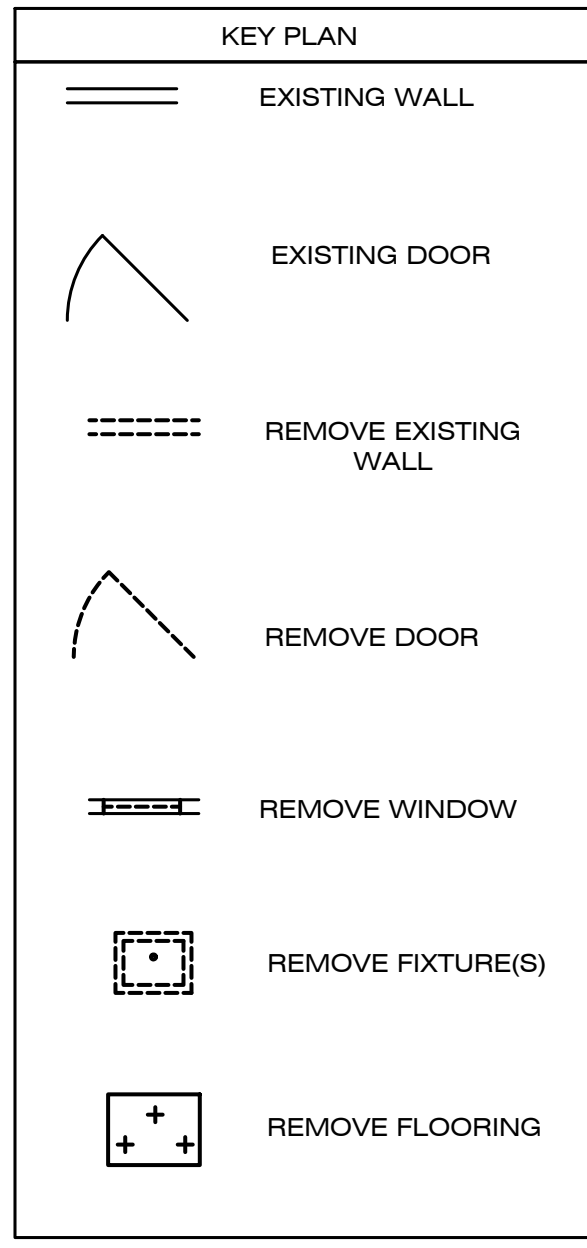


DEMOLITION SECOND FLOOR PLAN

A3
AD-10 SCALE: 1/4"=1'-0"

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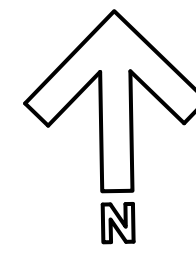
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ARCHITECTURAL
DEMOLITION
FLOOR PLANS

SHEET NUMBER

AD-101



1

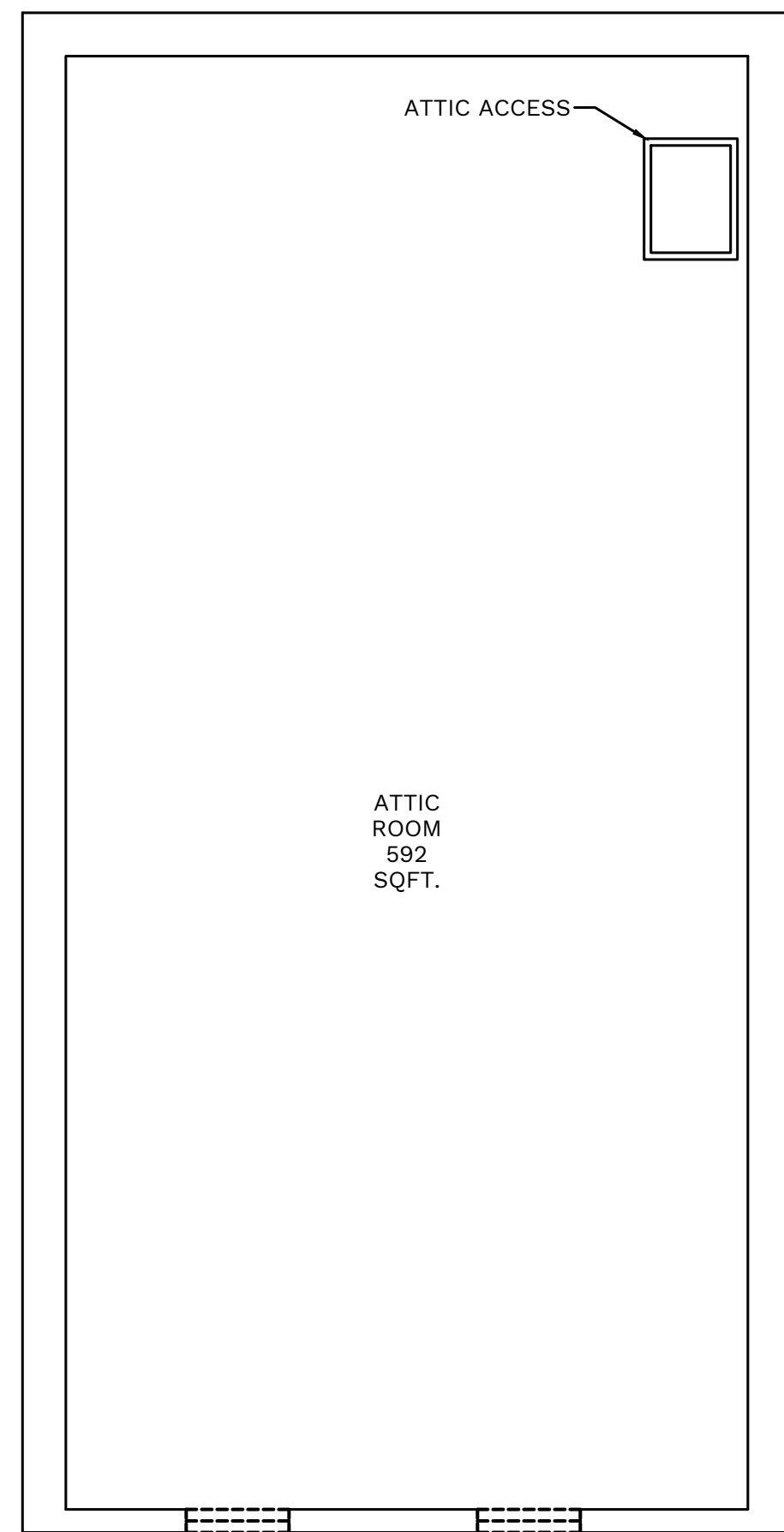
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D

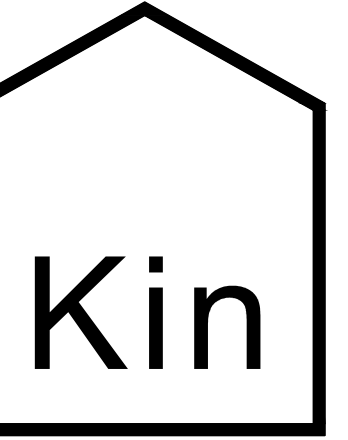
C

B

A



KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	REMOVE EXISTING WALL
	REMOVE DOOR
	REMOVE WINDOW
	REMOVE FIXTURE(S)
	REMOVE FLOORING



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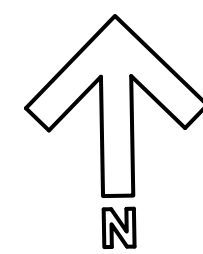
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ARCHITECTURAL
DEMOLITION
FLOOR PLAN

SHEET NUMBER

AD-102

A5 DEMOLITION ATTIC PLAN
AD-102 SCALE: 1/4"=1'-0"



D

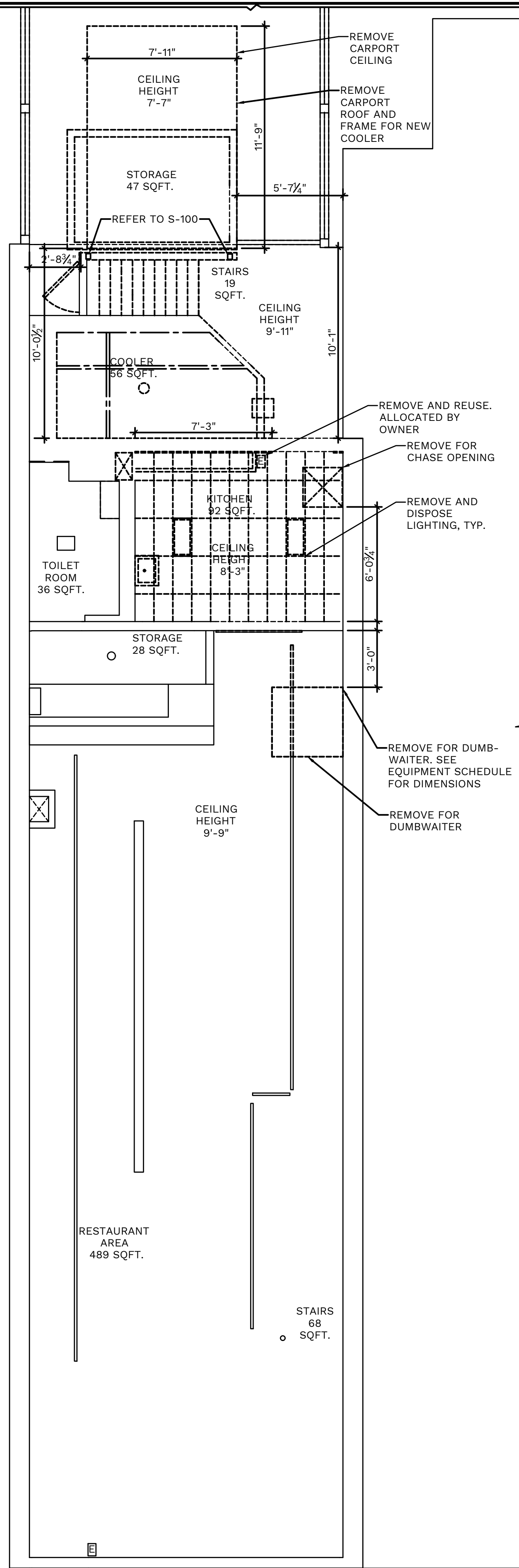
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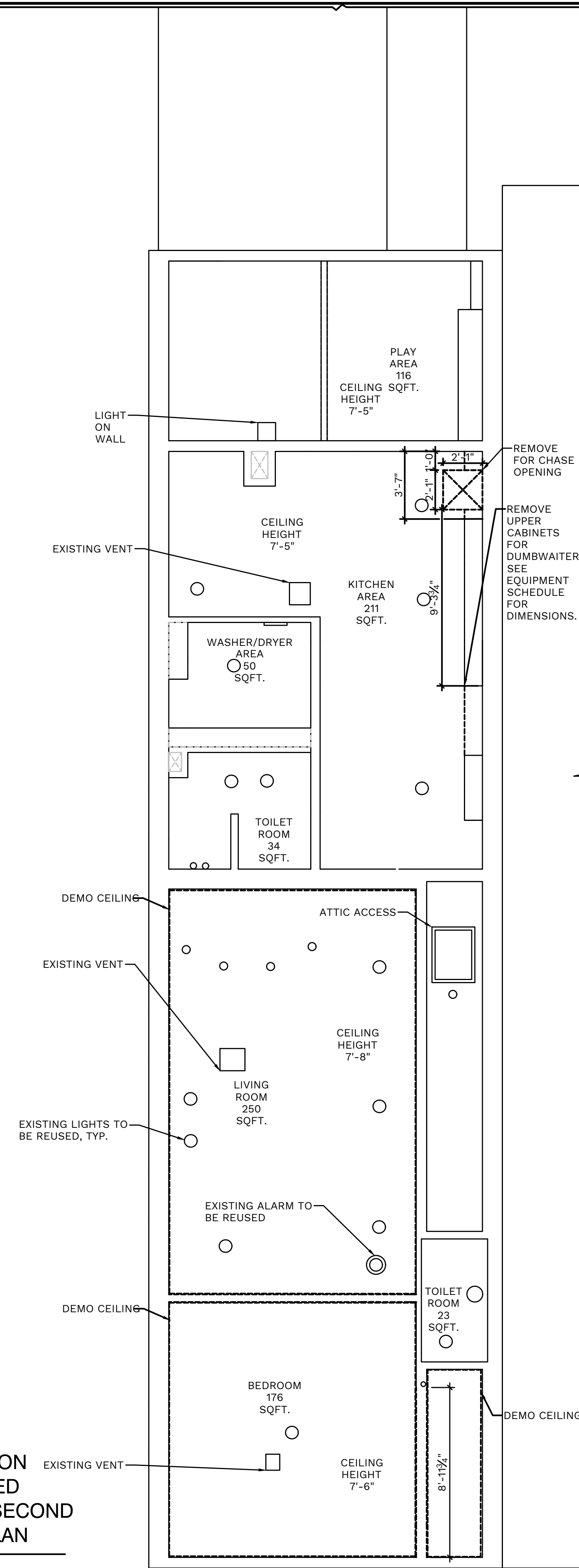
DEMOLITION REFLECTED CEILING FIRST FLOOR PLAN

A5
AD-103 SCALE: 1/4"=1'-0"



DEMOLITION REFLECTED CEILING SECOND FLOOR PLAN

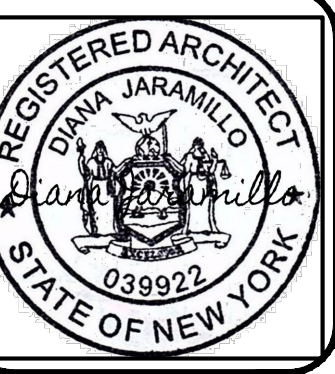
A3
AD-103 SCALE: 1/4"=1'-0"



KEY PLAN	
	EXISTING WALL
	EXISTING LIGHTS
	EXISTING EXIST SIGN
	EXISTING SMOKE DETECTOR
	EXISTING CEILING
	REMOVE EXISTING WALL
	DEMO CEILING
	DEMO LIGHTING
	DEMO EXIST SIGN

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ARCHITECTURAL
DEMOLITION REFLECTED CEILING PLANS

SHEET NUMBER

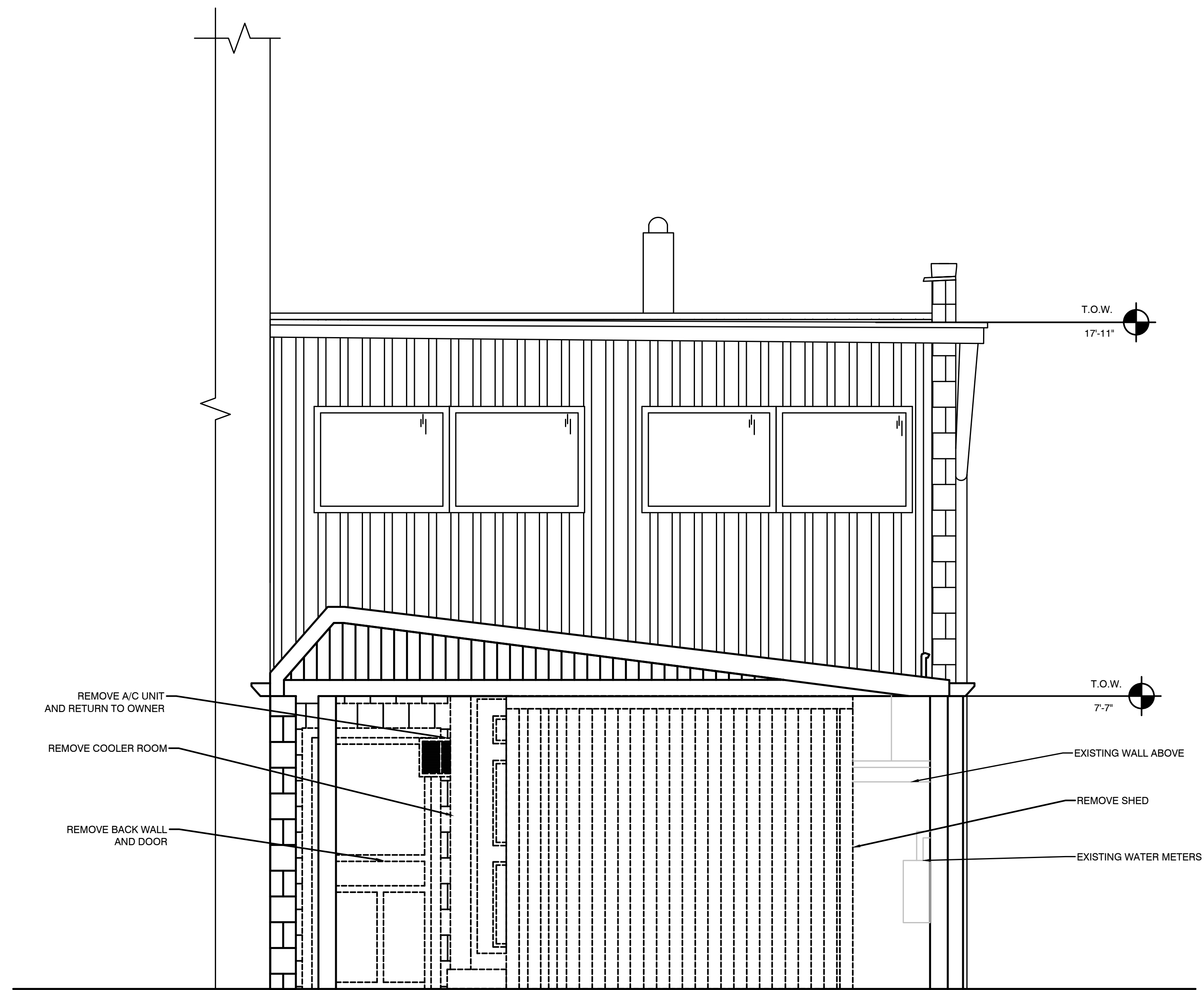
AD-103

D

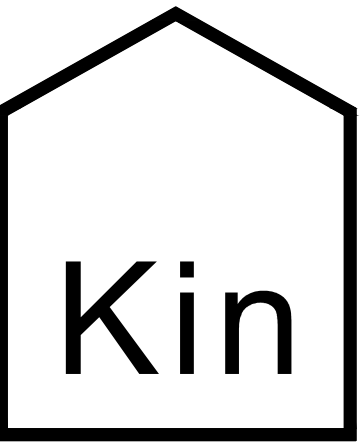
C

B

A



A5 DEMOLITION EXTERIOR EAST ELEVATION
 AD-201 SCALE: 1/2"=1'-0"



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ARCHITECTURAL
 DEMOLITION
 EXTERIOR
 ELEVATION

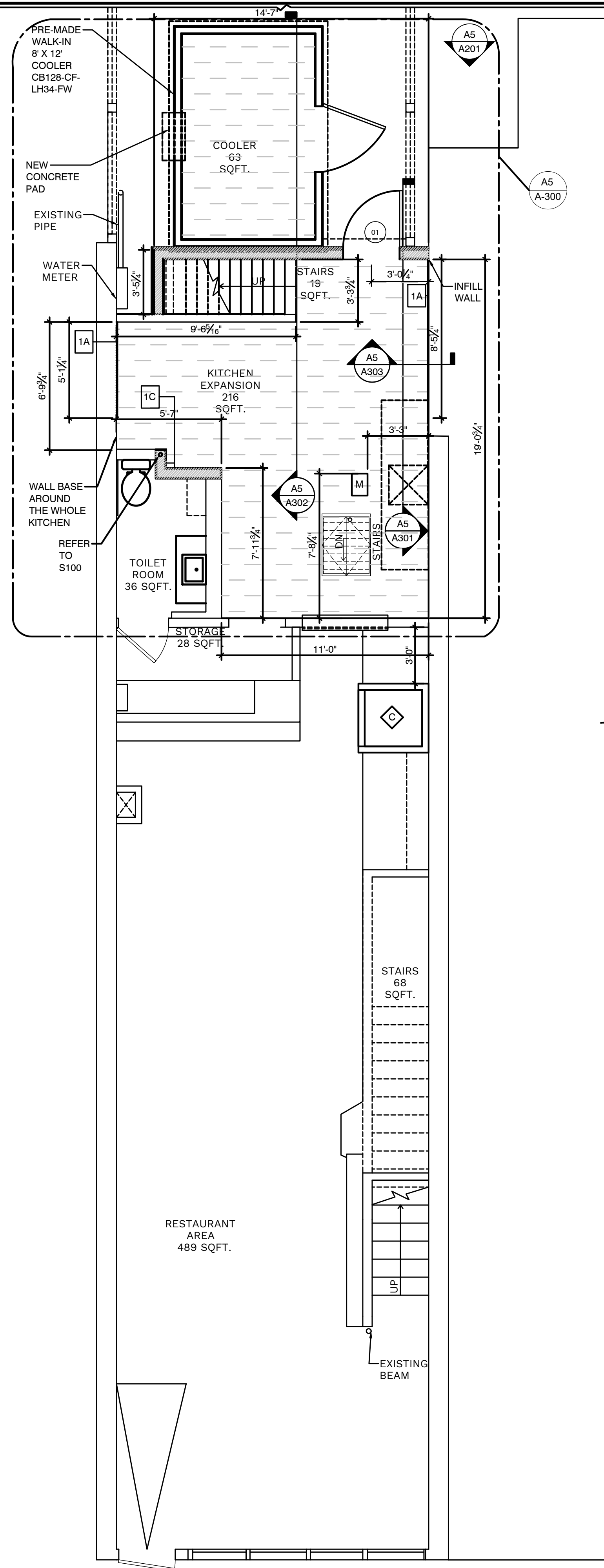
SHEET NUMBER

D

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PROPOSED FIRST FLOOR PLAN

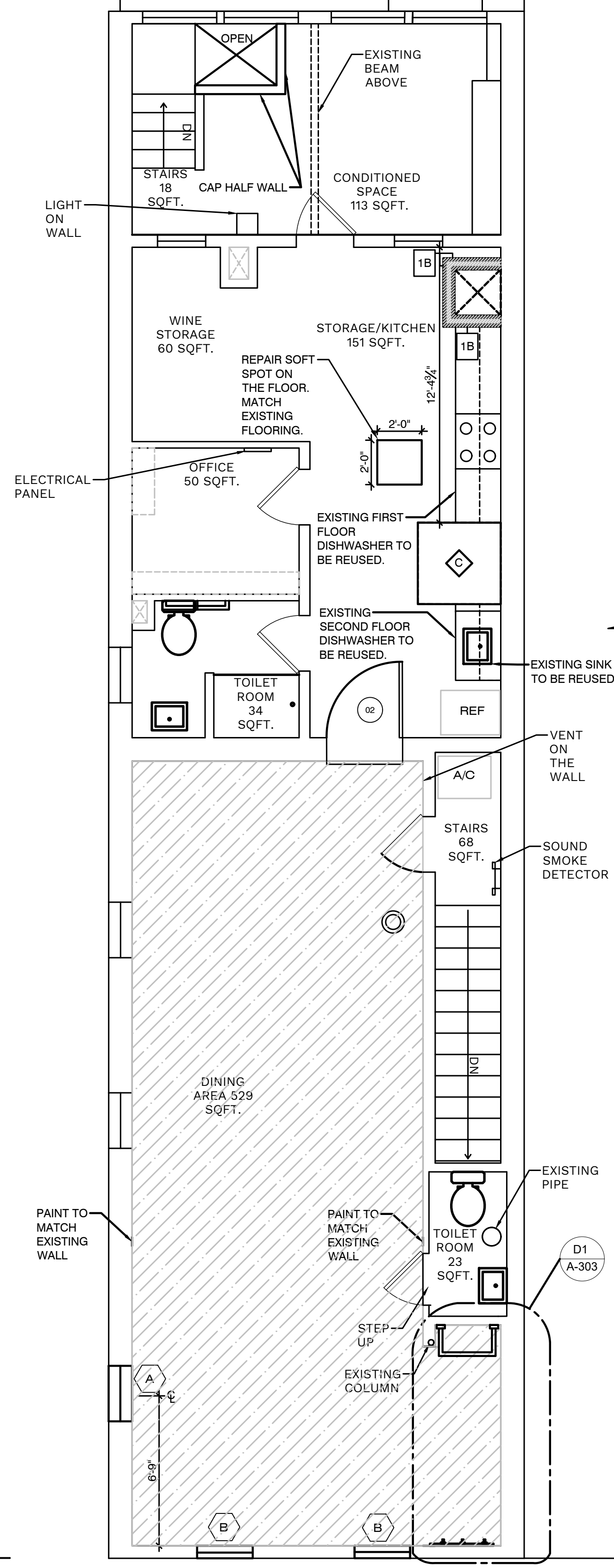
A5 A-101 SCALE: 1/4"=1'-0"

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PROPOSED SECOND FLOOR PLAN

A3 A-101 SCALE: 1/4"=1'-0"

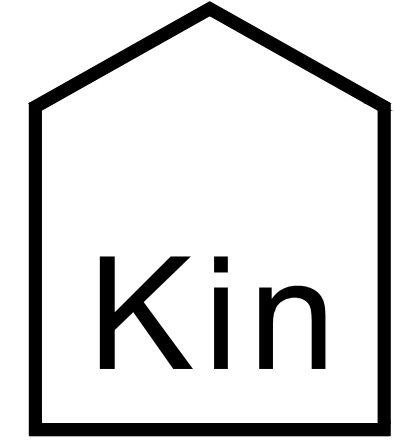


3

2

KEY PLAN

- EXISTING WALL
- EXISTING DOOR
- NEW WALL
- NEW DOOR
- NEW WINDOW
- NEW FLOORING
- REFINISHED HARDWOOD FLOOR



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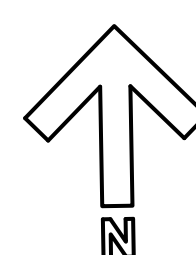
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ARCHITECTURAL
PROPOSED FLOOR
PLANS

SHEET NUMBER

A-101



D
C
B
A

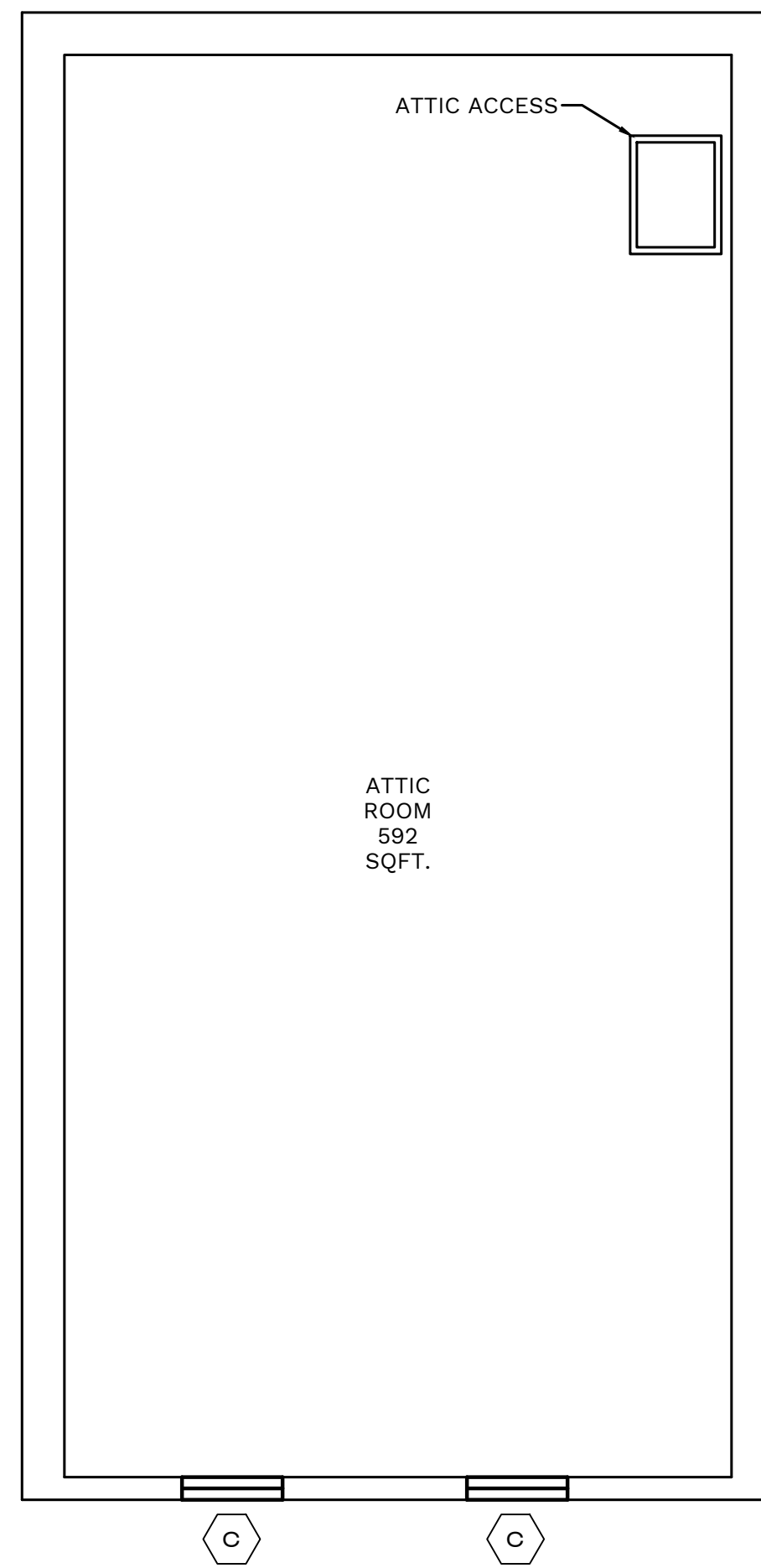
ATTIC FLOOR

WINDOW SCHEDULE

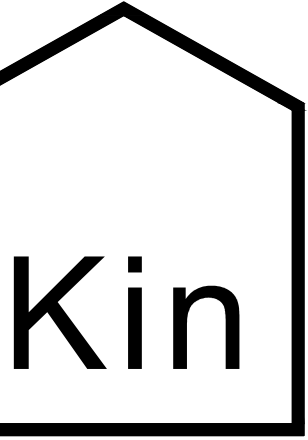
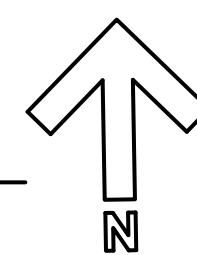
MARK	SIZE		TYPE	FINISH	MATERIAL	MANUF.	MODEL	REMARKS
	WIDTH	HEIGHT						
C	2'-6"	1'-6"	FIXED	FACTORY FINISH	VINYL	-	-	QNTY 2

KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	NEW WALL
	NEW DOOR
	NEW WINDOW

D2 PROPOSED SCHEDULE
A-102 SCALE: N/A



A5 PROPOSED ATTIC PLAN
A-102 SCALE: 1/4"=1'-0"



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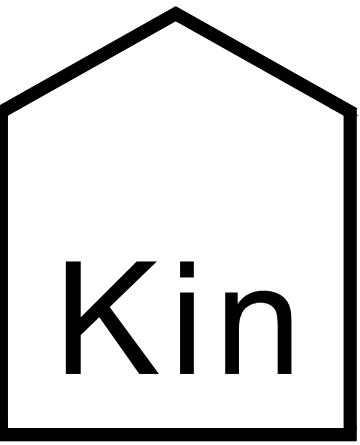
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ARCHITECTURAL
PROPOSED FLOOR
PLAN AND
SCHEDULE

SHEET NUMBER

A-102



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**PROPOSED
SCHEDULES**

SHEET NUMBER

A-103

SECOND FLOOR

WINDOW SCHEDULE

MARK	SIZE		TYPE	FINISH	MATERIAL	MANUF.	MODEL	REMARKS
	WIDTH	HEIGHT						
A	2'-6"	4'-4"	DOUBLE HUNG	FACTORY FINISH	VINYL	-	-	QNTY 1
B	2'-6"	3'-8"	DOUBLE HUNG	FACTORY FINISH	VINYL	-	-	QNTY 1

SECOND FLOOR

LIGHT FIXTURE SCHEDULE

ID	MANUFACTURER/ MODEL	DESCRIPTION	VOLTAGE	MOUNTING	WATTS	LUMEN	COMMENTS
B	HALO-HLB6	DOWNLIGHT	120	CEILING	66.3	900 SERIES	QNTY 4

SECOND FLOOR

DOOR SCHEDULE

MARK	DOOR					FRAME					REMARKS	
	SIZE		THICKNESS	MATERIAL	TYPE	SIZE		MATERIAL	TYPE	HEADER SIZE		
	WIDTH	HEIGHT				WIDTH	HEIGHT					
02	3'-0"	6'-8"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	SF-1	-	-	-

SECOND FLOOR

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	REMARK
CONDITIONED SPACE	-	-	-	
STORAGE/KITCHEN	-	-	-	
OFFICE	-	-	-	
TOILET ROOM IN KITCHEN AREA	-	-	-	
DINING AREA	RH-1	PT-1	GYP	
TOILET ROOM	-	-	-	

INTERIOR FINISH LEGEND

FLOORS
RH-1-REFINISHED HARDWOOD

CEILING
GYP-1- GYPSUM BOARD

WALLS
PT-1 - MATCH EXISTING PAINT

FIRST FLOOR

LIGHT FIXTURE SCHEDULE

ID	MANUFACTURER/ MODEL	DESCRIPTION	VOLTAGE	MOUNTING	WATTS	LUMEN	COMMENTS
A	RAB-EZPAN FA	2'X2'	120-277	CEILING GRID	25	-	QNTY 5
B	HANSON	HEAT LAMP	-	CEILING GRID	-	-	QNTY 3

FIRST FLOOR

DOOR SCHEDULE

MARK	DOOR					FRAME					REMARKS		
	SIZE		THICKNESS	MATERIAL	TYPE	SIZE		MATERIAL	TYPE	HEADER SIZE			
	WIDTH	HEIGHT				WIDTH	HEIGHT						
01	3'-0"	6'-8"	1 3/4"	STEEL	D2	SEE MANUF.	SEE MANUF.	ALUMINUM FRAME	SF-1	2' X 8"	-	-	-

FIRST FLOOR

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	REMARK
RESTAURANT AREA	-	-	-	
STORAGE	-	-	-	
TOILET ROOM	-	-	-	
STAIRCASE	-	-	-	
KITCHEN	-	-	-	
BACK STAIRCASE	CT-1	PT-1	ACT-1	STAINLESS STEEL SURFACE BEHIND EQUIPMENT
CARPORT	-	-	-	

INTERIOR FINISH LEGEND

FLOORS
CT-1-CERAMIC RED TILE TERRACOTTA STANDARD

CEILING
ACT-1-ACOUSTICAL CEILING TILE

WALLS
PT-1 - PAINT- SW 7551 GREEK VILLA

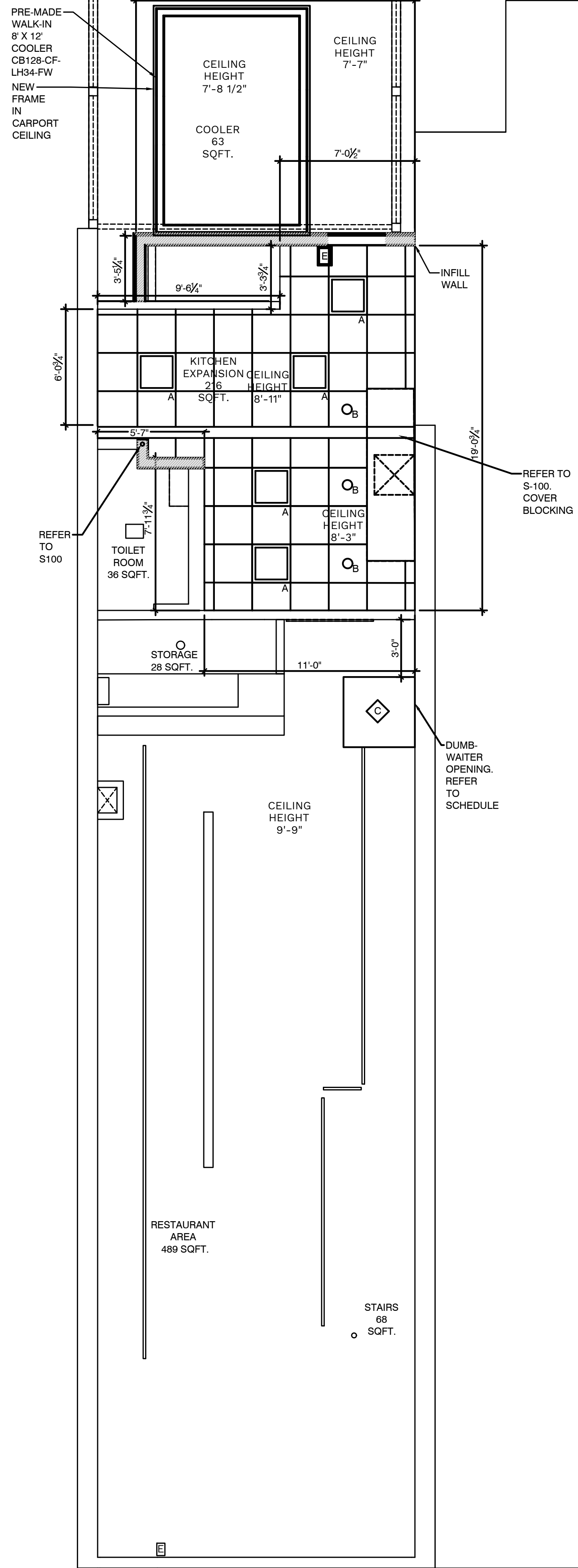
A5 PROPOSED SCHEDULES
A-103 SCALE: N/A

D

C

B

A



PROPOSED
FIRST FLOOR
REFLECTED
CEILING PLAN

A5
A-104 SCALE: 1/4"=1'-0"

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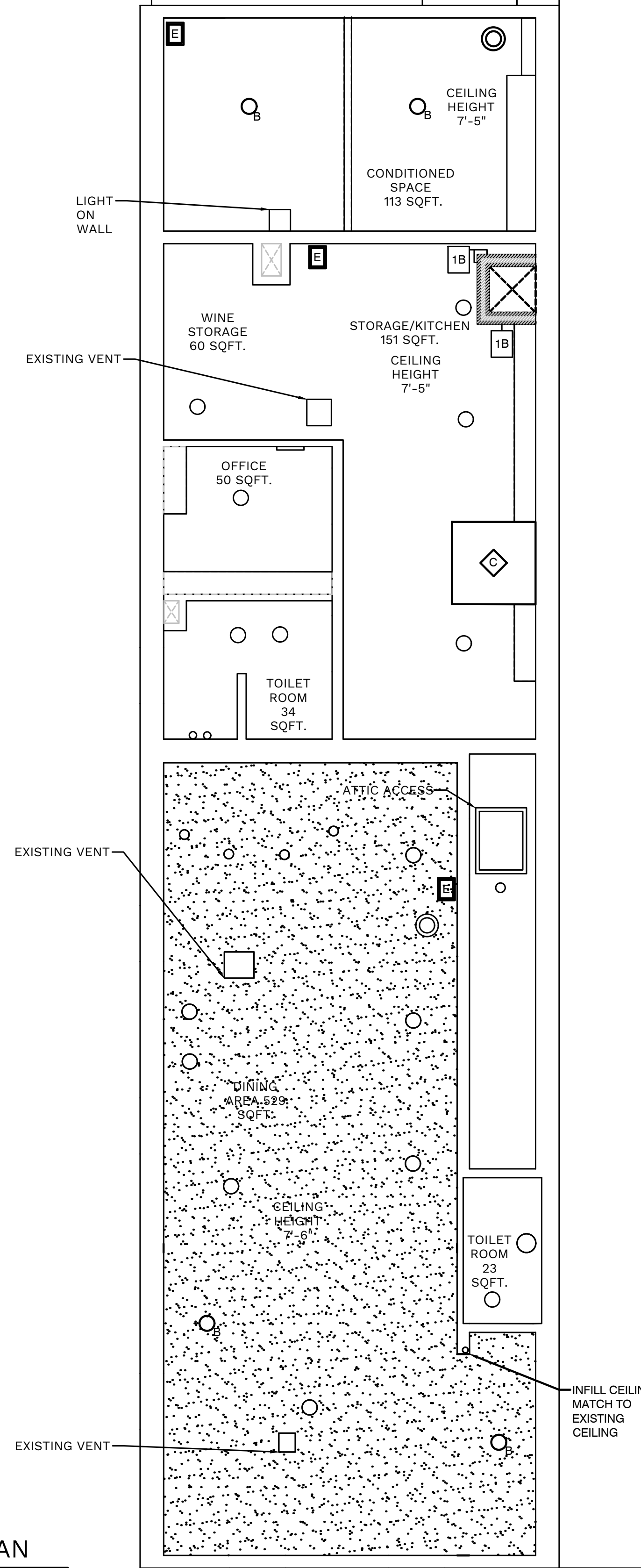
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4

PROPOSED
SECOND
FLOOR
REFLECTED
CEILING PLAN

A3
A-104 SCALE: 1/4"=1'-0"

3



KEY PLAN	
	EXISTING WALL
	EXISTING LIGHT
	NEW WALL
	NEW CEILING
	NEW CEILING
	NEW LIGHTING
	NEW LIGHT
	NEW OR REUSED EXIT SIGN
	NEW SMOKE/CARBON MONOXIDE

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PROPOSED
REFLECTED
CEILING PLANS

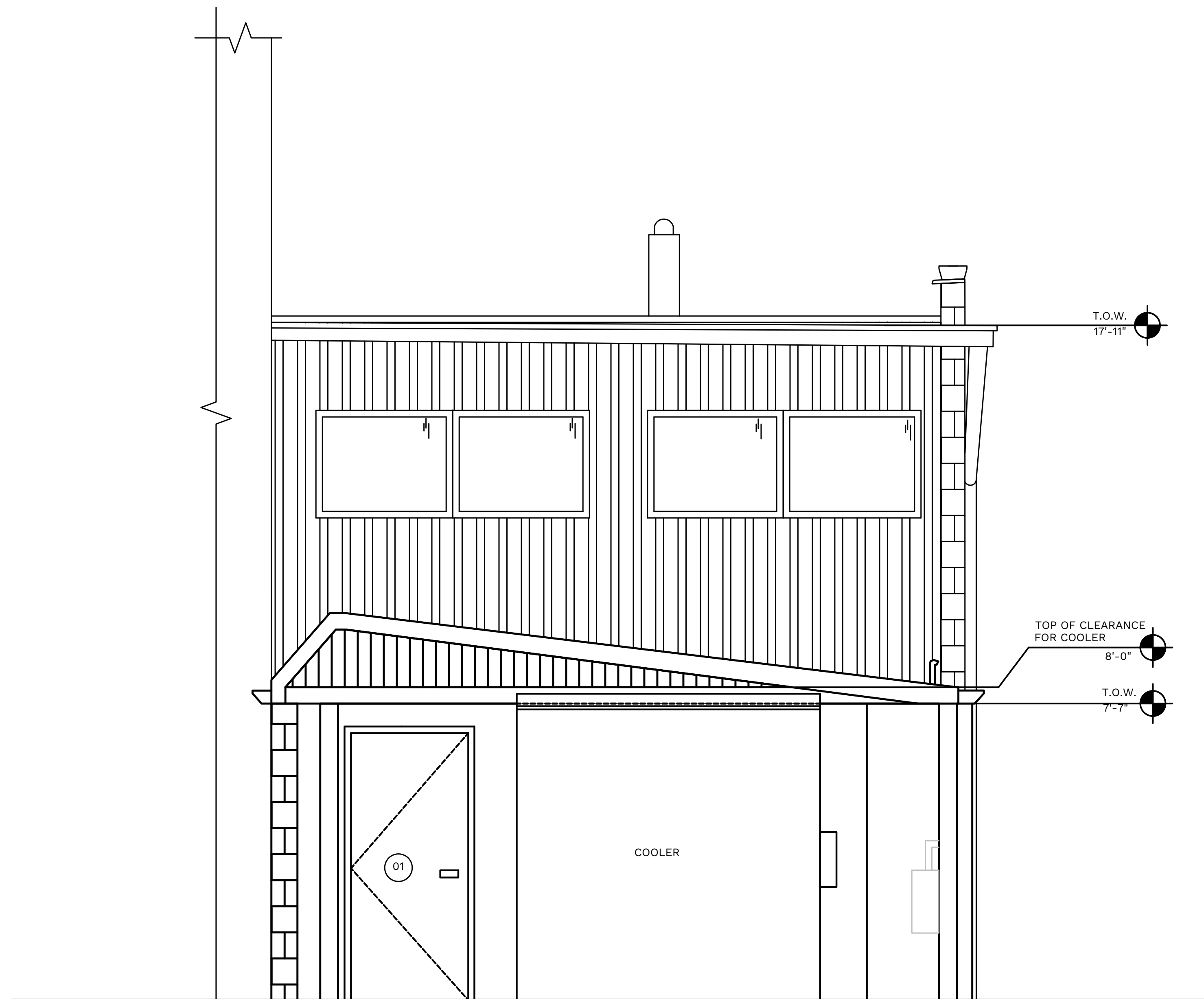
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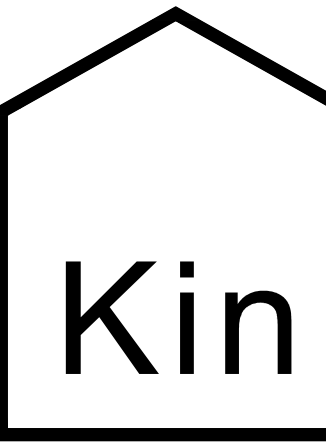
1

2

D
C
B
A



A5 PROPOSED EXTERIOR EAST ELEVATION
 A-300 SCALE: 1/2"=1'-0"



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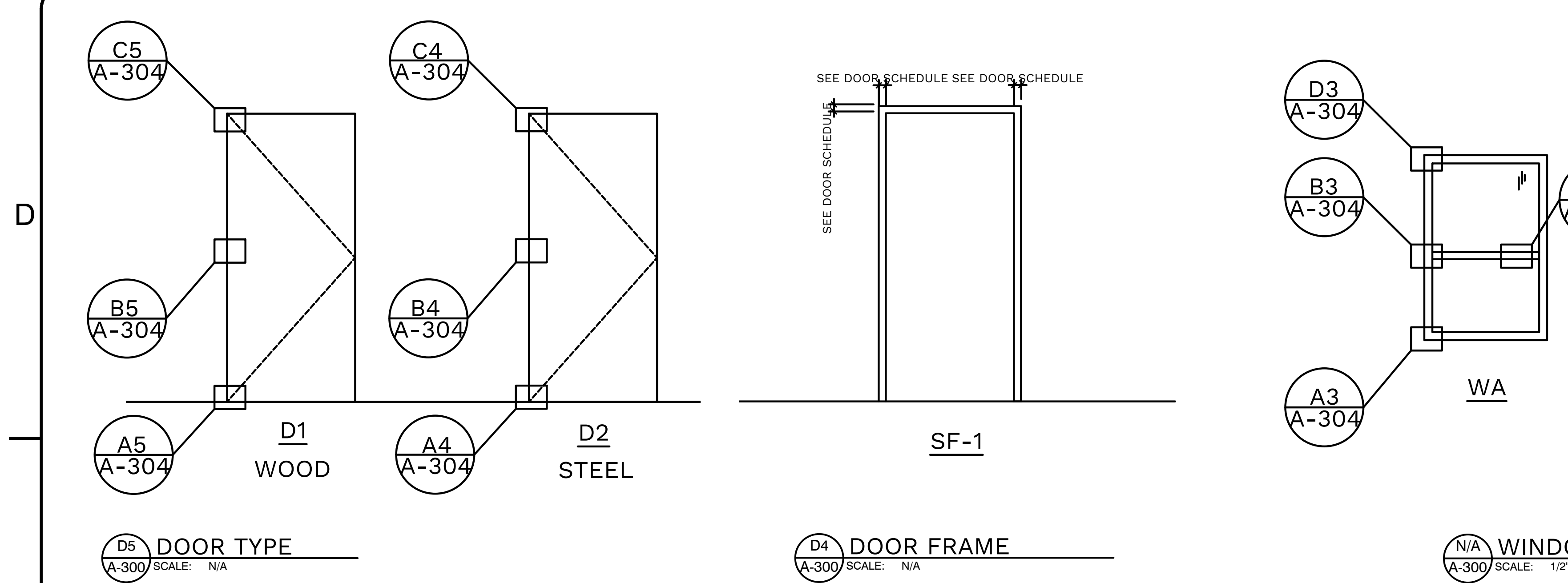
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ARCHITECTURAL
**PROPOSED
 EXTERIOR
 ELEVATION**

SHEET NUMBER

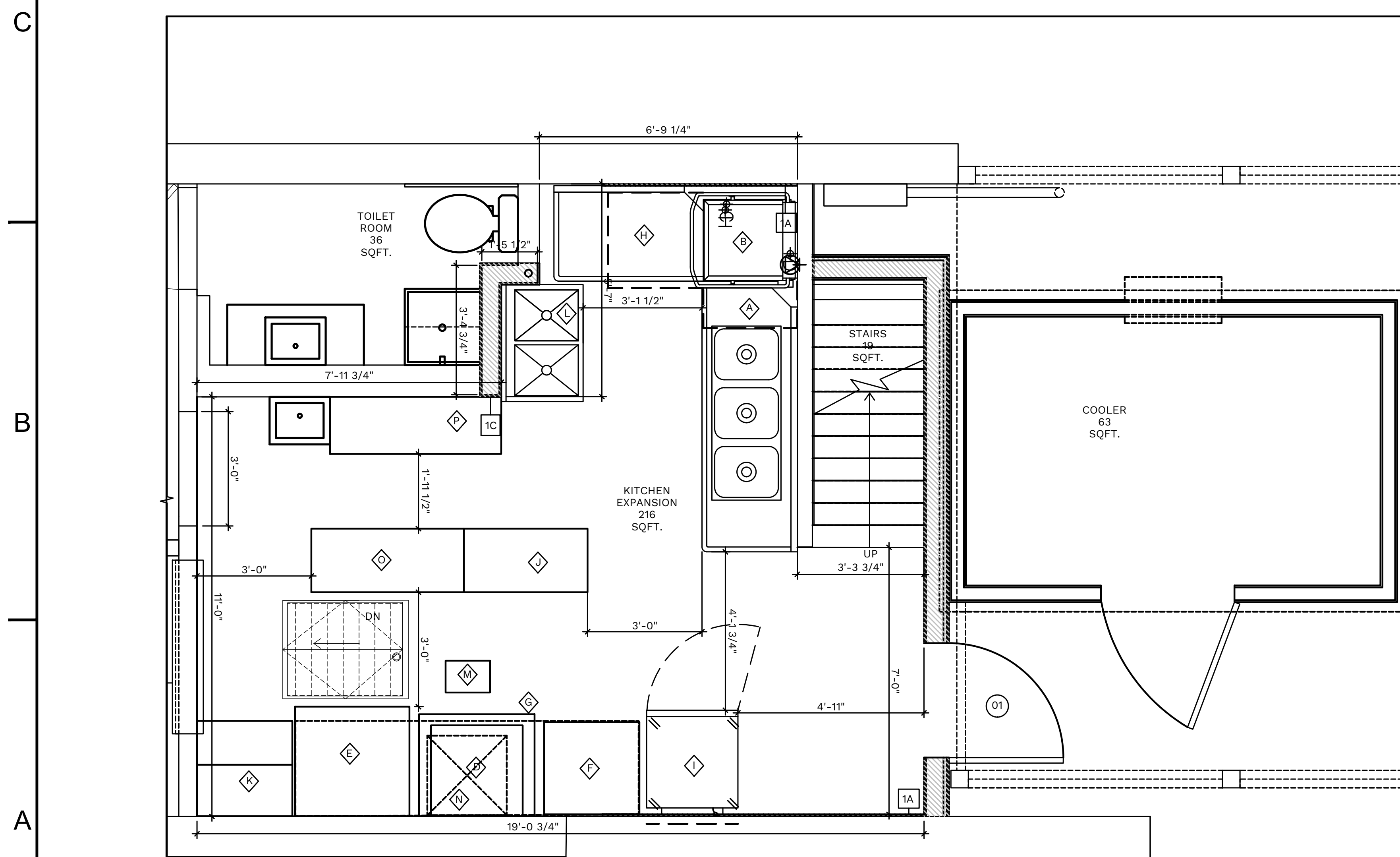
A-201



D5 DOOR TYPE
A-300 SCALE: N/A

D4 DOOR FRAME
A-300 SCALE: N/A

N/A WINDOW TYPES
A-300 SCALE: 1/2"=1'-0"



A5 ENLARGED PLAN-KITCHEN EXPANSION
A-300 SCALE: 1/2"=1'-0"

EQUIPMENT SCHEDULE						
MARK	ROOM NAME	MANUFACTURER	MODEL	DESCRIPTION	QTY.	REMARKS
A	KITCHEN	ADVANCED TABCO	FC-3-1515-15R	3 BAY SINK	1	62 1/2" X20 1/2"
B	KITCHEN	MOYER DIEBEL	MD2000HT	DISHWASHER MACHINE	1	32"X29"
C	KITCHEN/COND. SPACE	AMERIGLIDE	EXPRESS PLUS	DUMBWAITER	1	44"X44"
D	KITCHEN	TURBO FAN	E32D5	CONVECTION OVEN	1	29"X29"
E	KITCHEN	GARLAND	G SERIES 36" GAS REST. RANGE	GAS REST. RANGE	1	36"X34-1/2"
F	KITCHEN	CHAMPION TUFF	TCC-30	CHARBROILER	1	30"X29"
G	KITCHEN	REFRIG. AVANTCO	#178CBE36HC	CHEF BASE	1	36 3/8"X321/8"
H	KITCHEN	REGENCY	600DDT36	DIRTY DISH TABLE REFRIGERATOR	1	36"X30"
I	KITCHEN	-	-	PRE-TABLE	1	20"X38"
J	KITCHEN	-	-	PRE-TABLE	1	30"X30"
K	KITCHEN	EXISTING	EXISTING	DELI CASE & CUTTING BOARD	1	EXISTING
L	KITCHEN	ELKAY	EXISTING	DOUBLE SINK	1	EXISTING
M	KITCHEN	WENTWORTH	WP-GT-7	GREASE TRAP	1	18-3/16"X13-5/16"
N	KITCHEN	CAPTIVE-AIRE MODEL	5415618	HOOD	1	108"X30"
O	KITCHEN	-	-	PREP-TABLE	1	20"X48"
P	KITCHEN	-	-	PREP-TABLE	1	18"X52"

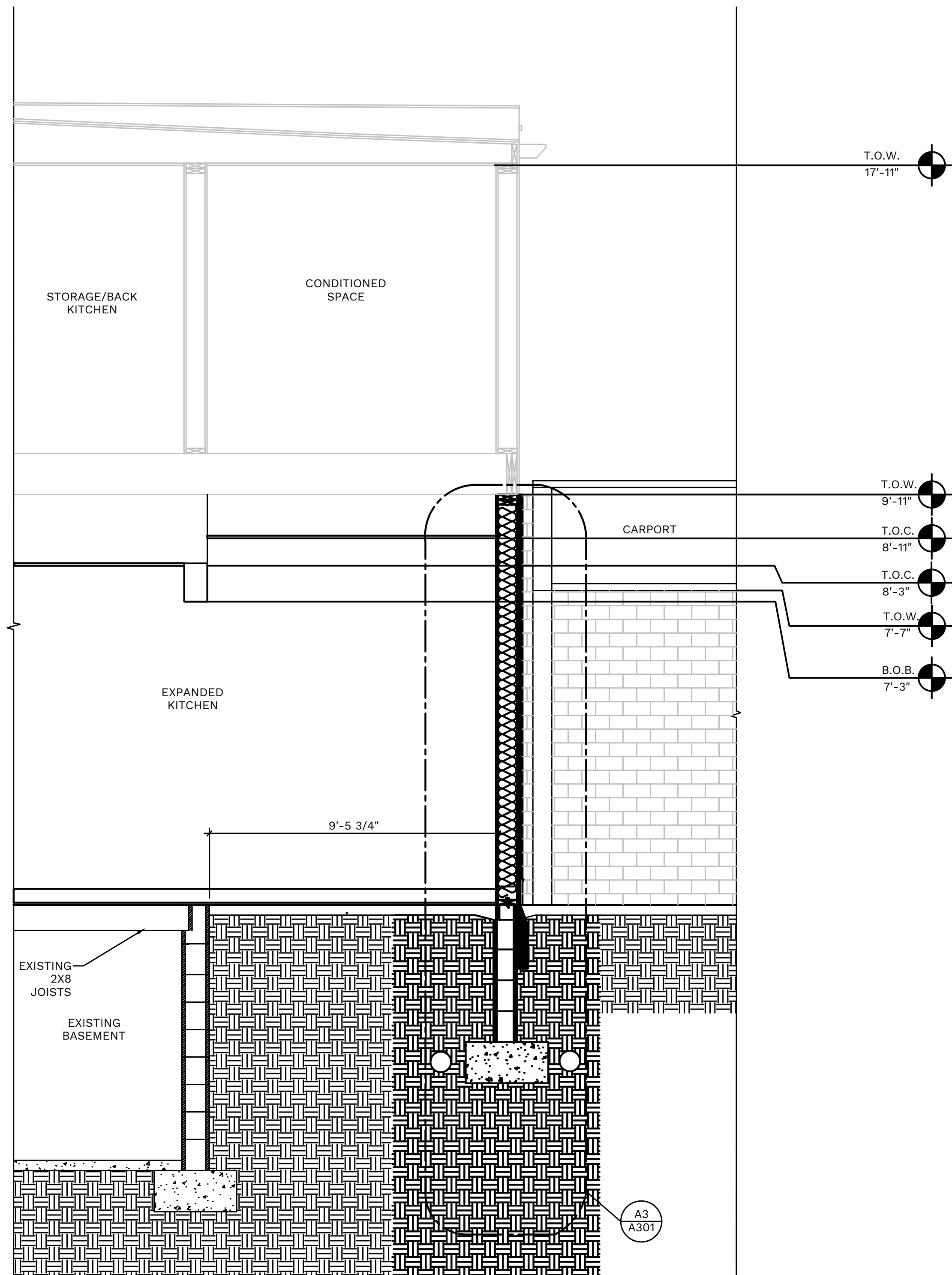
C2 PROPOSED SCHEDULE
A-300 SCALE: N/A

D

C

B

A



T.O.W.
17'-11"

T.O.W.
9'-11"

T.O.C.
8'-11"

T.O.C.
8'-3"

T.O.W.
7'-7"

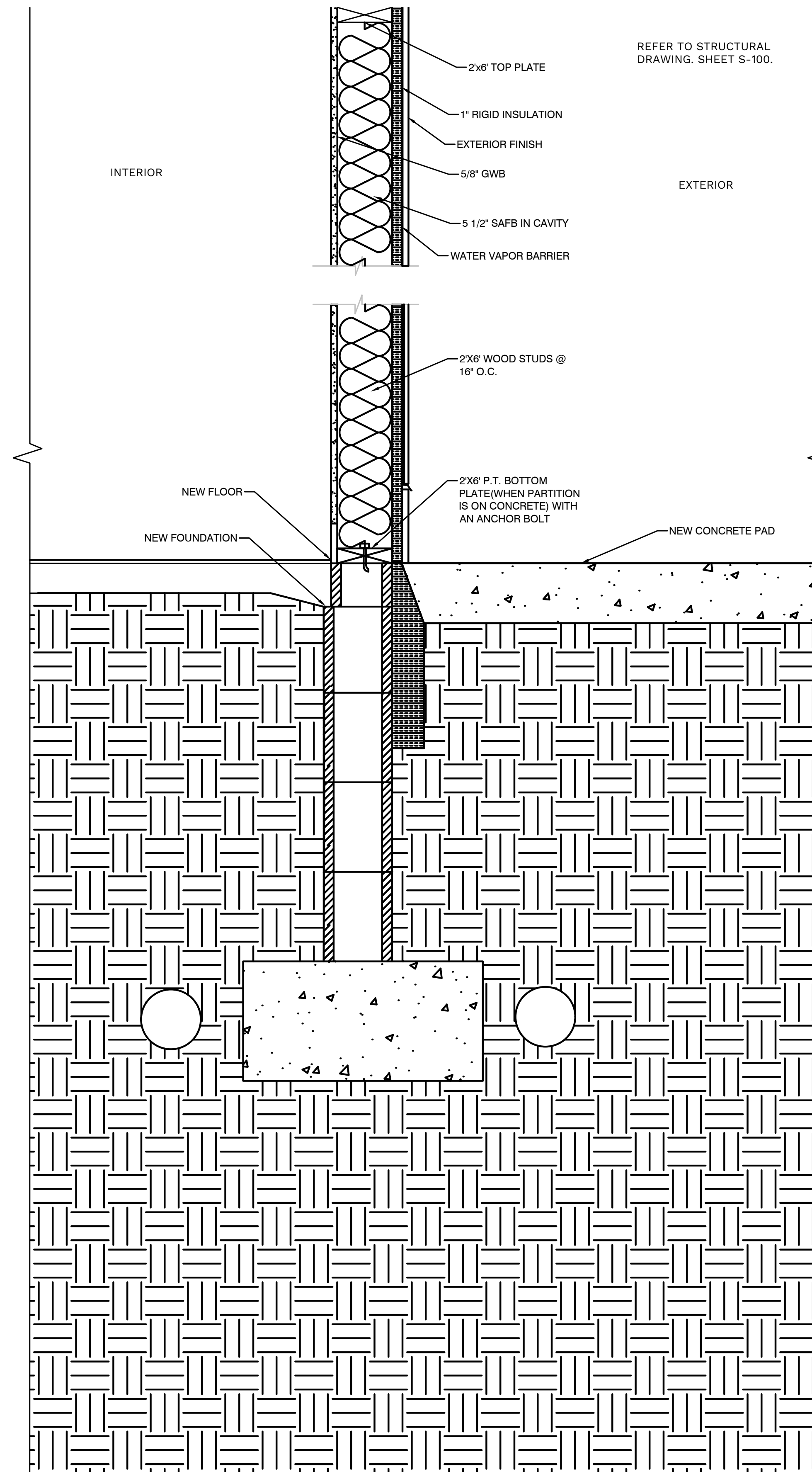
B.O.B.
7'-3"

9'-5 3/4"

A3
A301

A5 PROPOSED WALL SECTION

A-301 SCALE: 1/2"-1'-0"



REFER TO STRUCTURAL
DRAWING, SHEET S-100.

INTERIOR

EXTERIOR

2x6 TOP PLATE

1" RIGID INSULATION

EXTERIOR FINISH

5/8" GWB

5 1/2" SAFB IN CAVITY

WATER VAPOR BARRIER

2x6 WOOD STUDS @
16" O.C.

NEW FLOOR

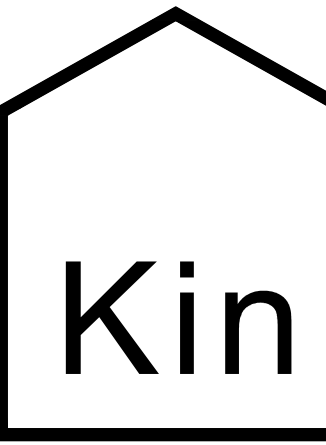
NEW FOUNDATION

2x6 P.T. BOTTOM
PLATE (WHEN PARTITION
IS ON CONCRETE) WITH
AN ANCHOR BOLT

NEW CONCRETE PAD

A3 ENLARGED WALL SECTION

A-301 SCALE: 1/2"-1'-0"



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204 N. FRANKLIN STREET
WATKINS GLEN, NEW YORK, 14891

JOB NUMBER:
DRAWN BY: AMH
REVIEWED BY: DVJ
RECORD DATE: 4/7/22
REVISION DATES:

ARCHITECTURAL
PROPOSED WALL
SECTIONS

SHEET NUMBER

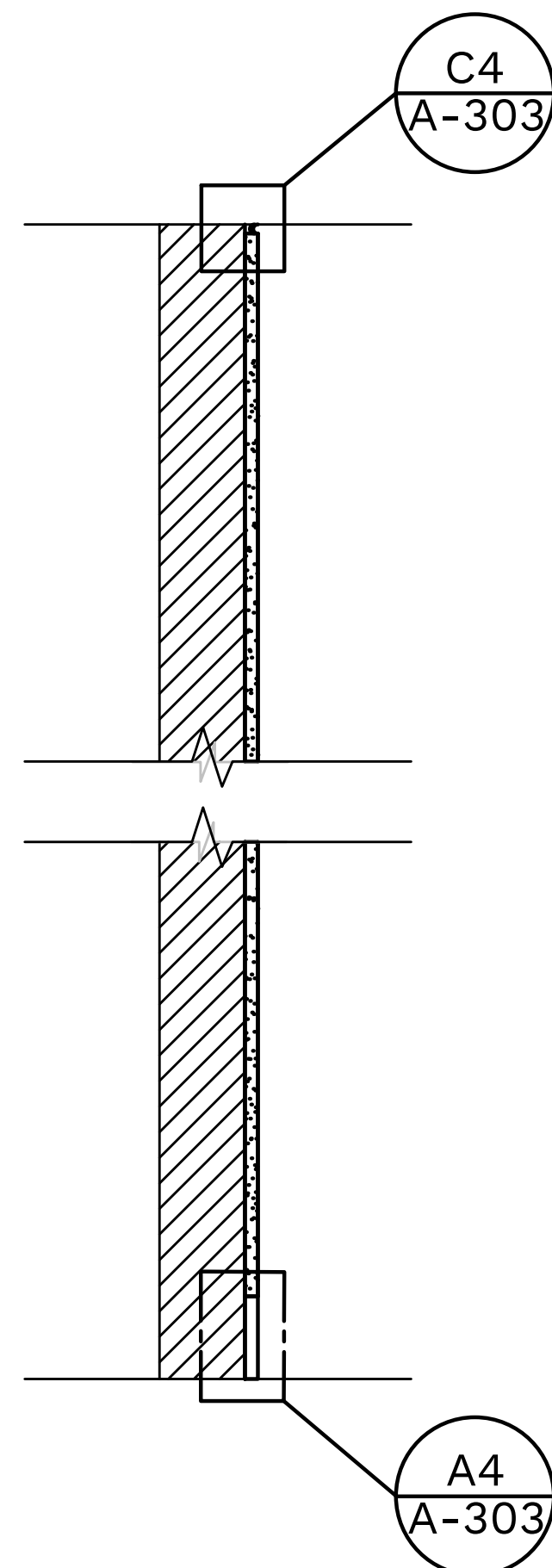
A-301

D

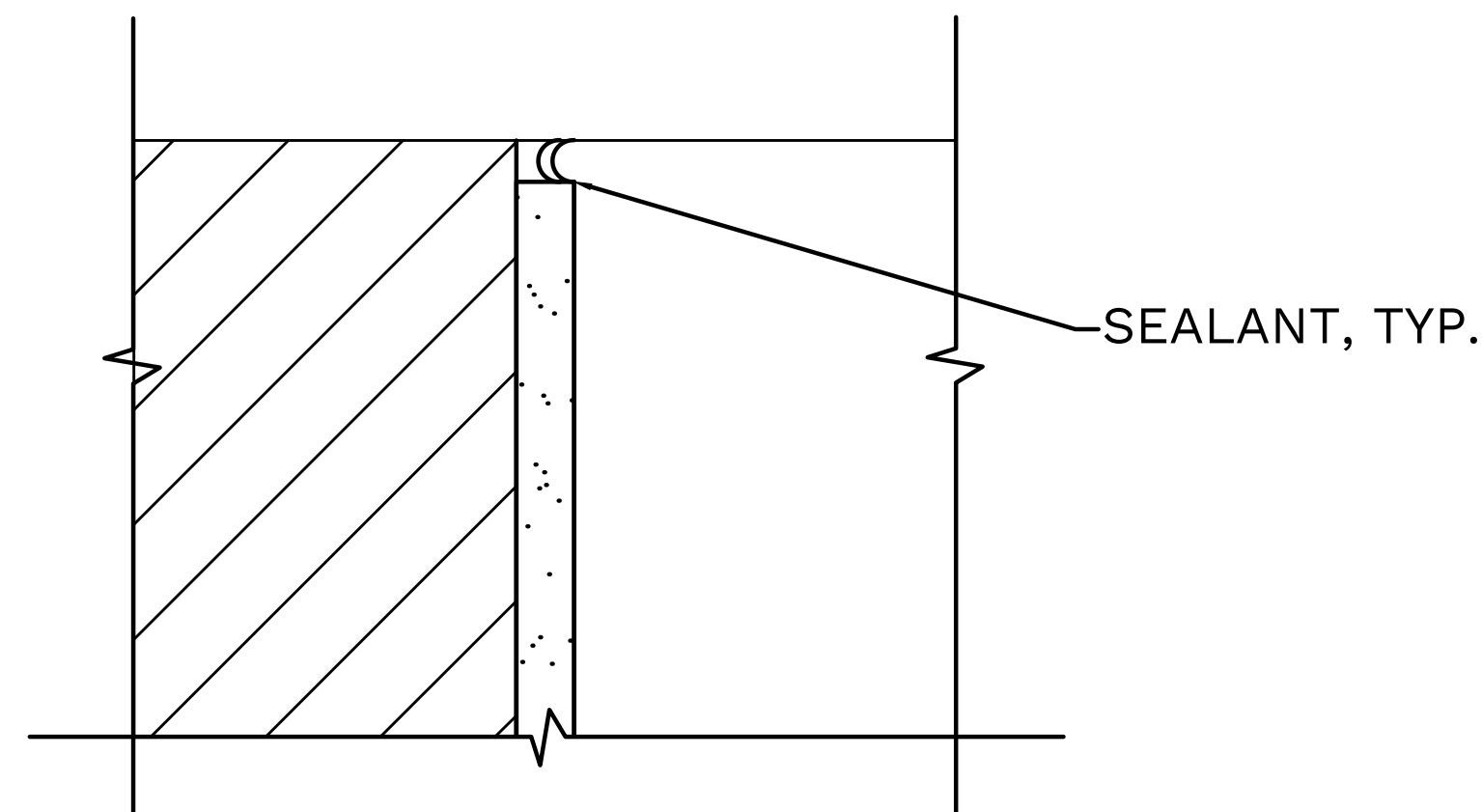
C

B

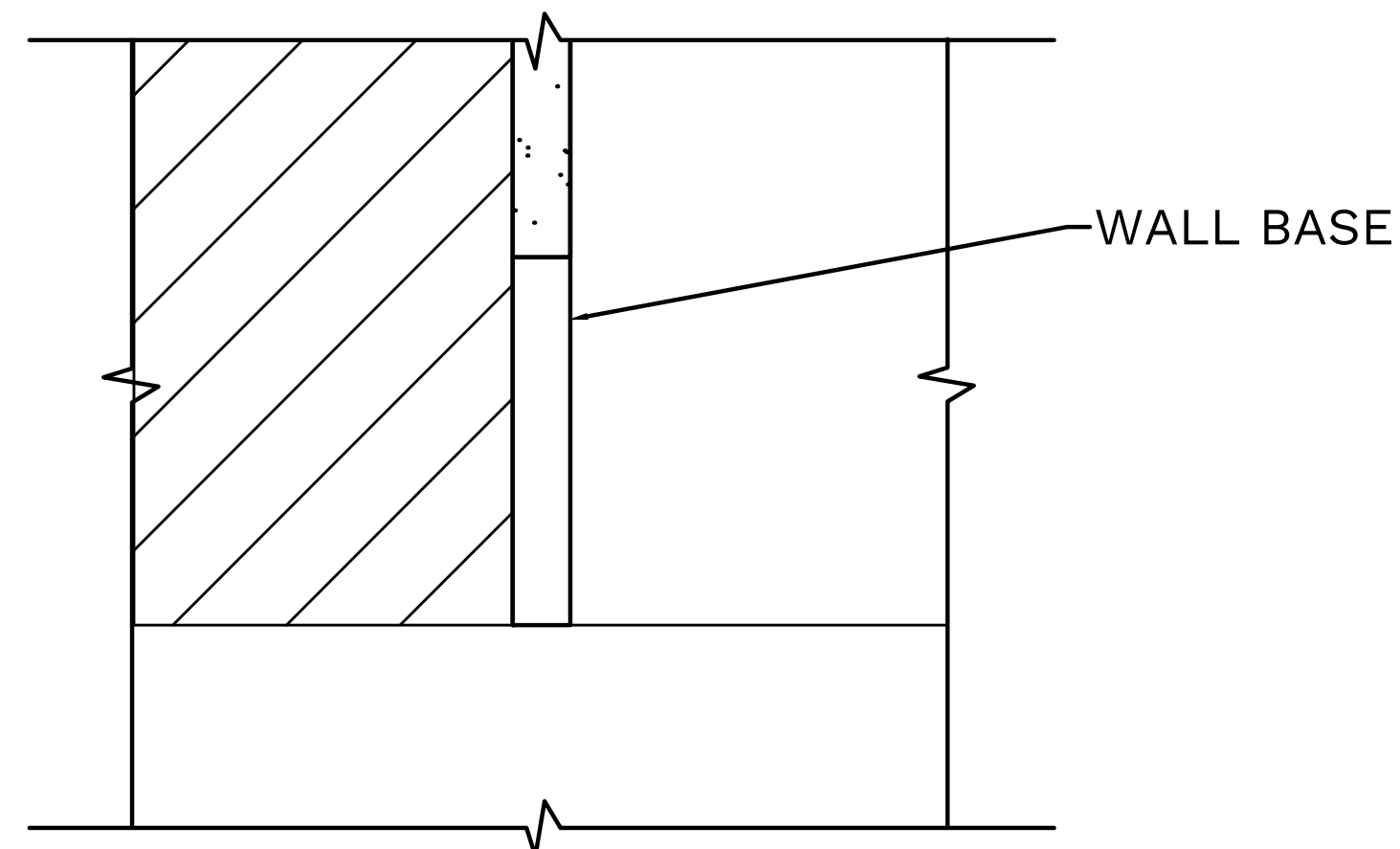
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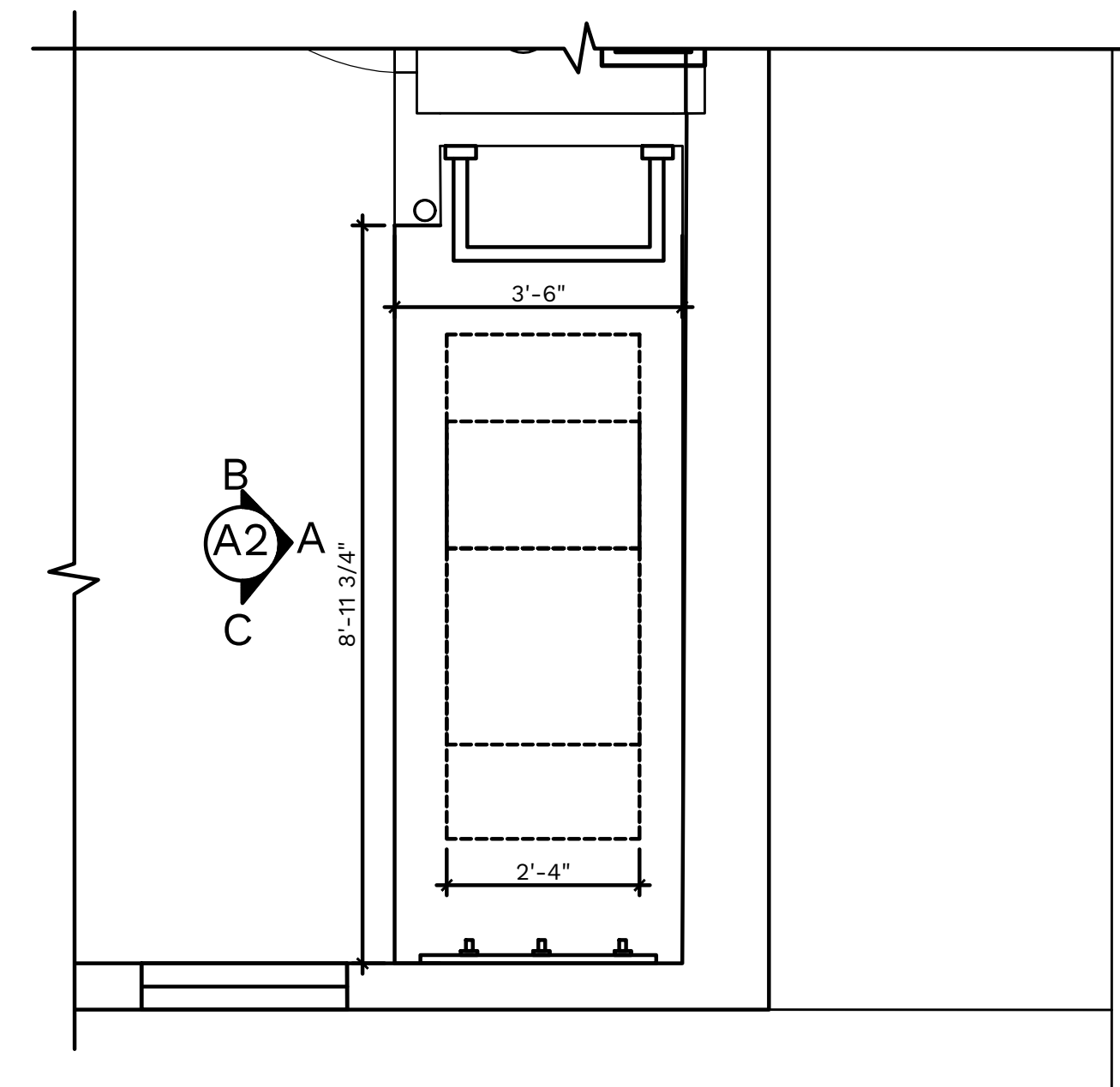
A5 WALL SECTION-INTERIOR
A-303 SCALE: 1 1/2"=1'-0"



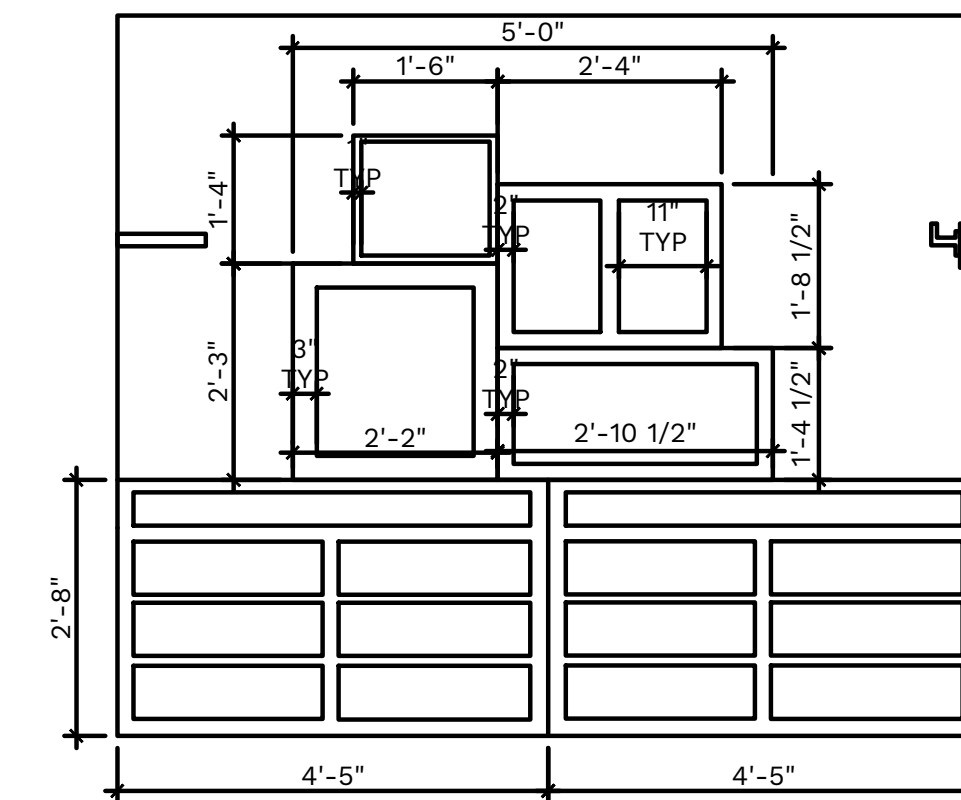
C4 ENLARGED DETAIL
A-303 SCALE: 6"=1'-0"



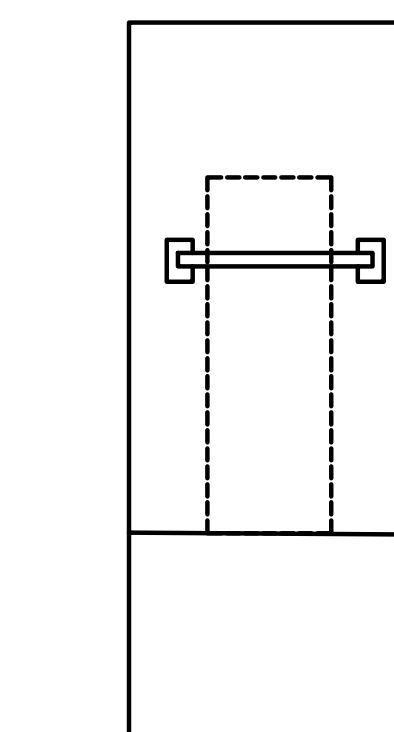
A4 ENLARGED DETAIL
A-303 SCALE: 6"=1'-0"



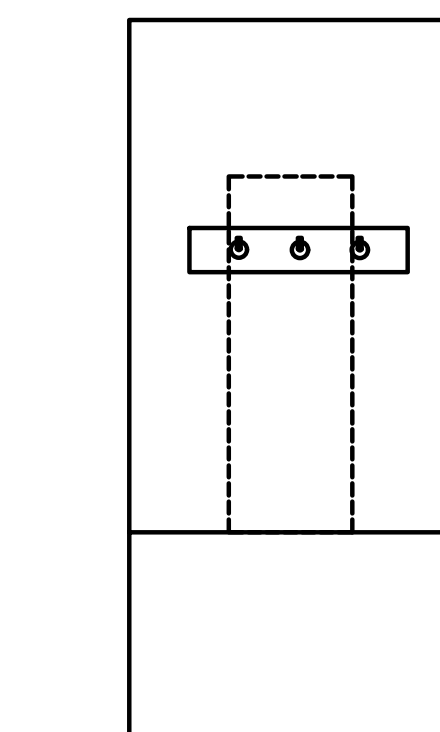
D1 ENLARGED PLAN
A-303 SCALE: 1/2"=1'-0"



ELEVATION A

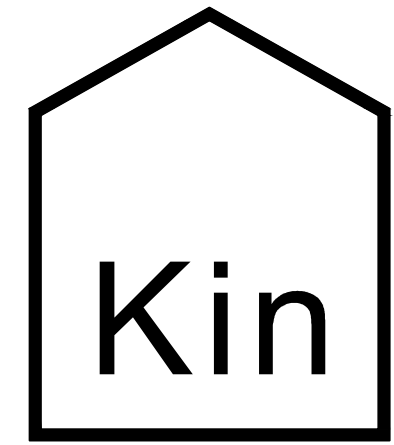


ELEVATION B



ELEVATION C

A2 ENLARGED ELEVATIONS
A-303 SCALE: 1/2"=1'-0"



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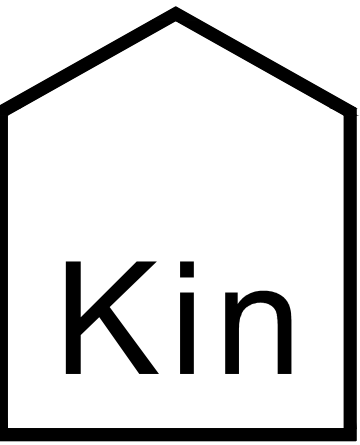
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JOB NUMBER:
DRAWN BY: AMH
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ARCHITECTURAL
PROPOSED WALL
SECTION, PLAN,
ELEVATIONS, AND
DETAILS

SHEET NUMBER

A-303



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PROPOSED WALL
SECTION
AND DETAIL

SHEET NUMBER

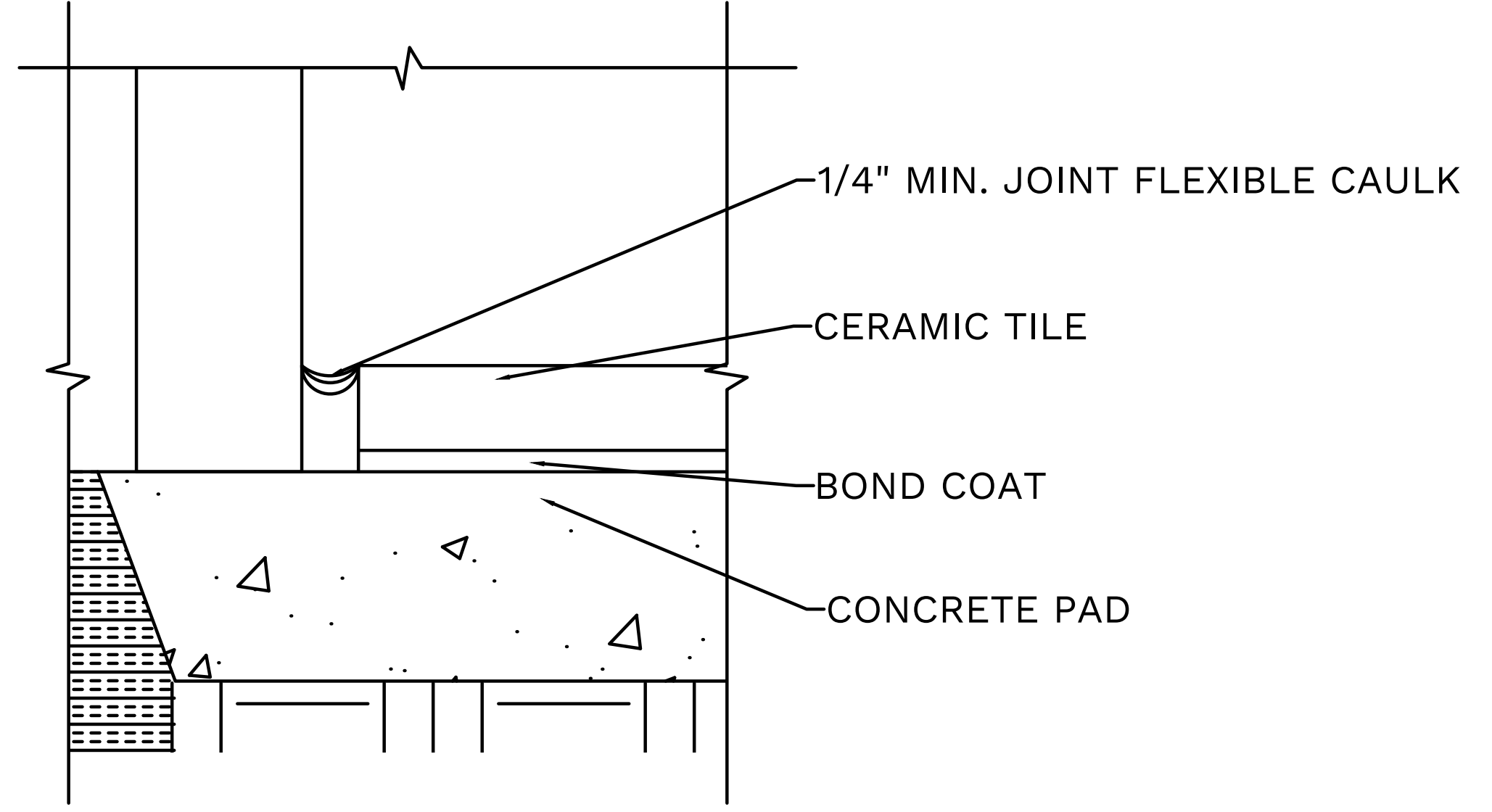
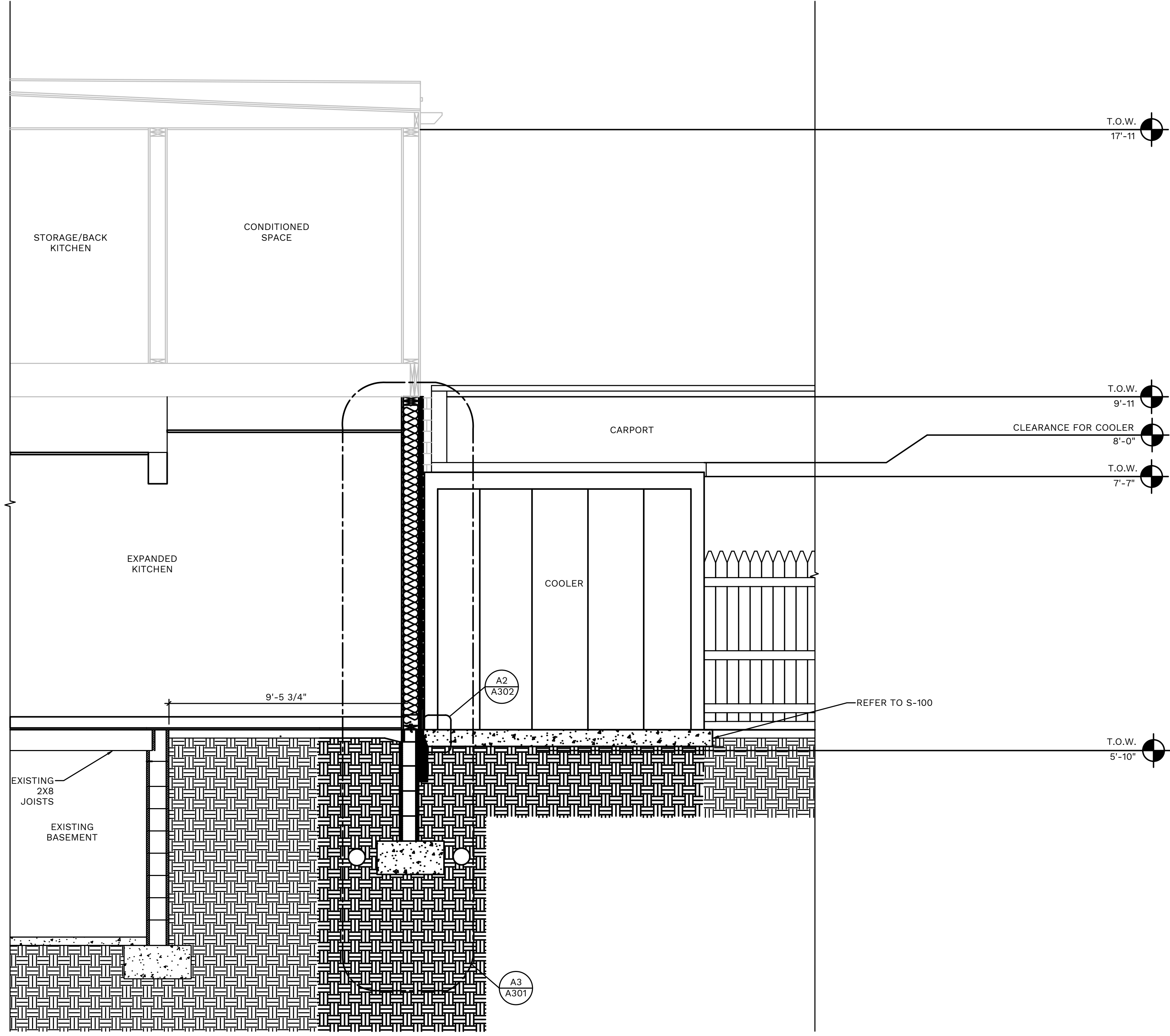
A-302

D

C

B

A



A2 ENLARGED DETAIL
A-302 SCALE: 1/2\"-1'-0\"

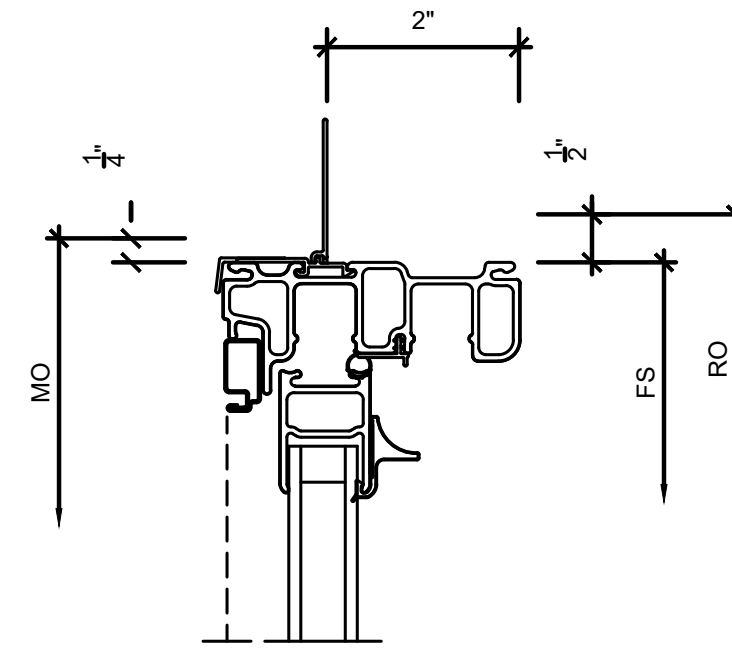
A5 PROPOSED WALL SECTION
A-302 SCALE: 1/2\"-1'-0\"

D

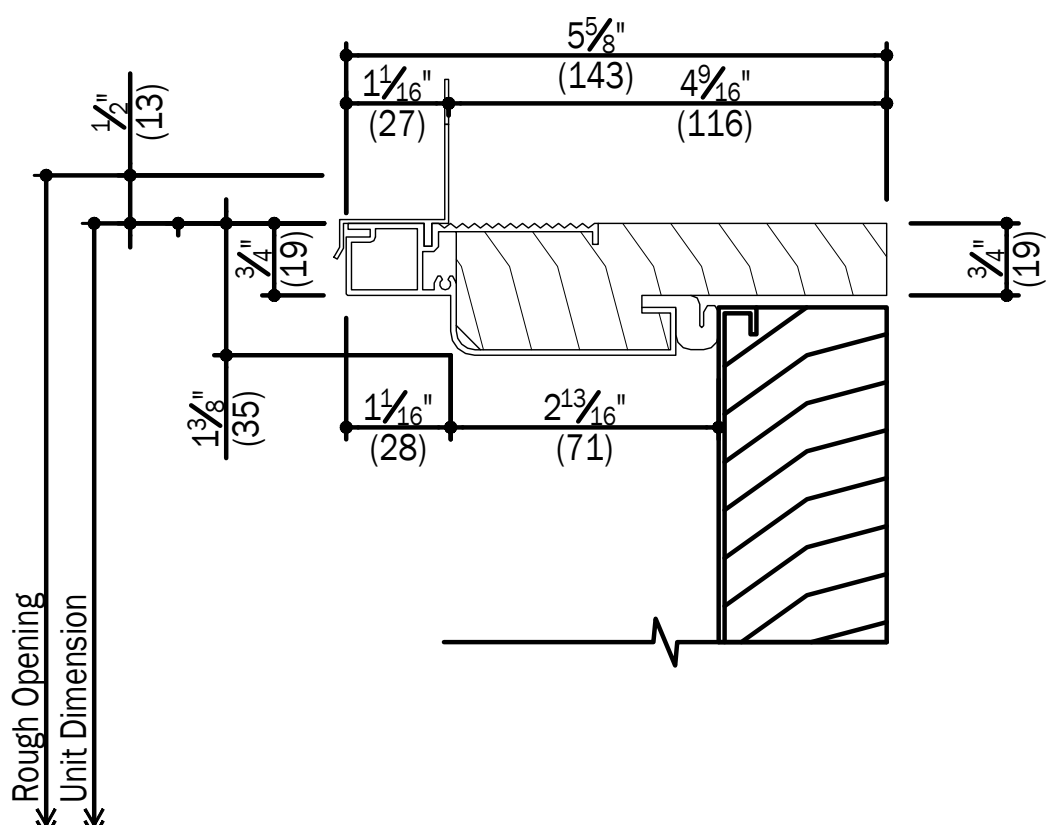
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B

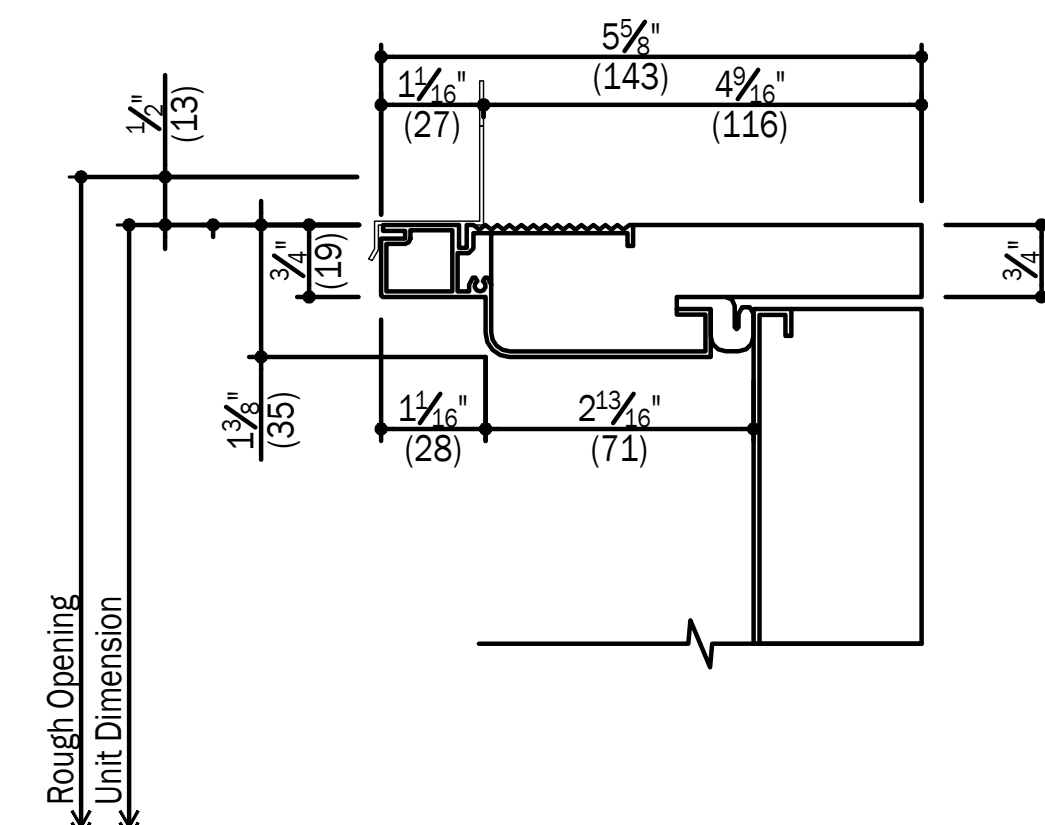
A



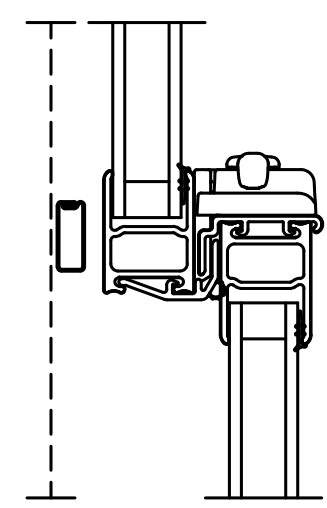
D3 HEAD DETAIL-WA&B
A-304 SCALE: 6"=1'-0"



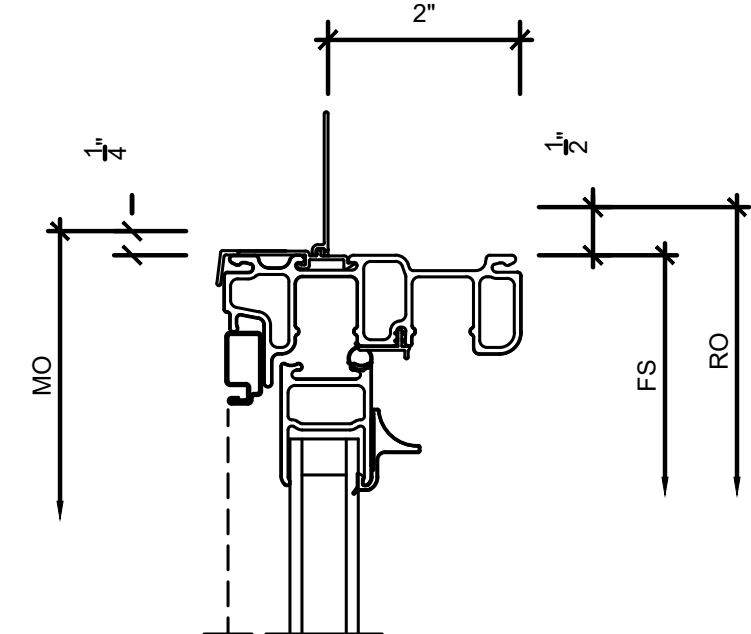
C5 HEAD DETAIL-D1
A-304 SCALE: 6"=1'-0"



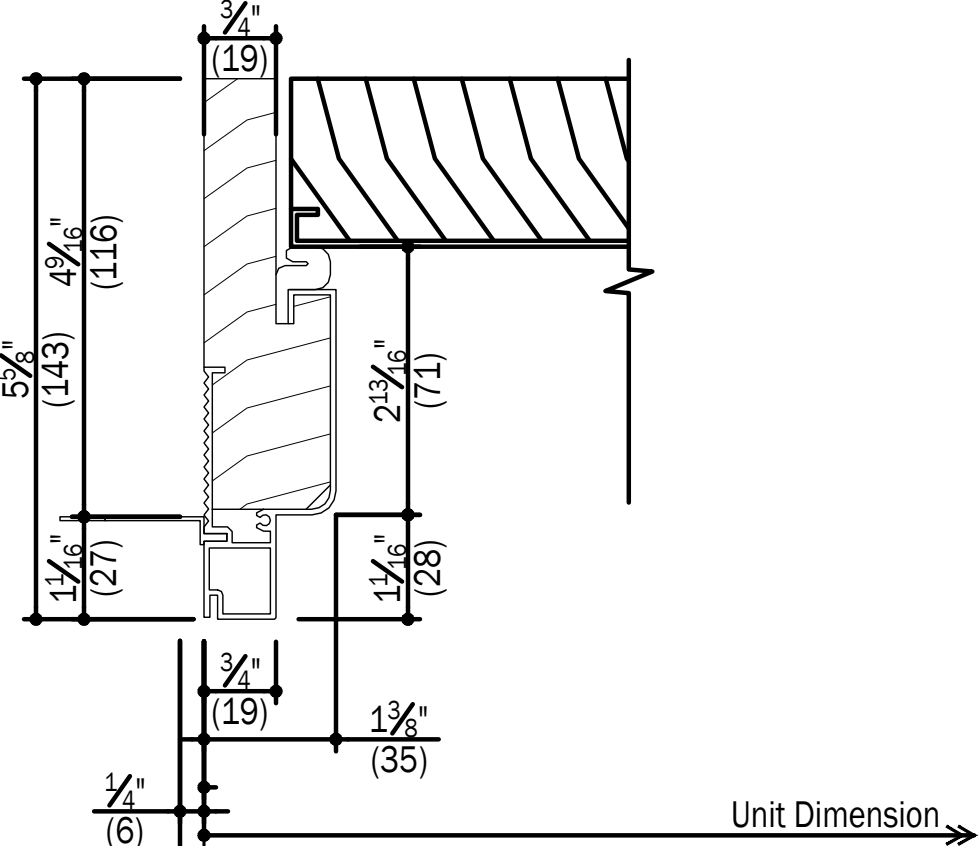
C4 HEAD DETAIL-D2
A-304 SCALE: 6"=1'-0"



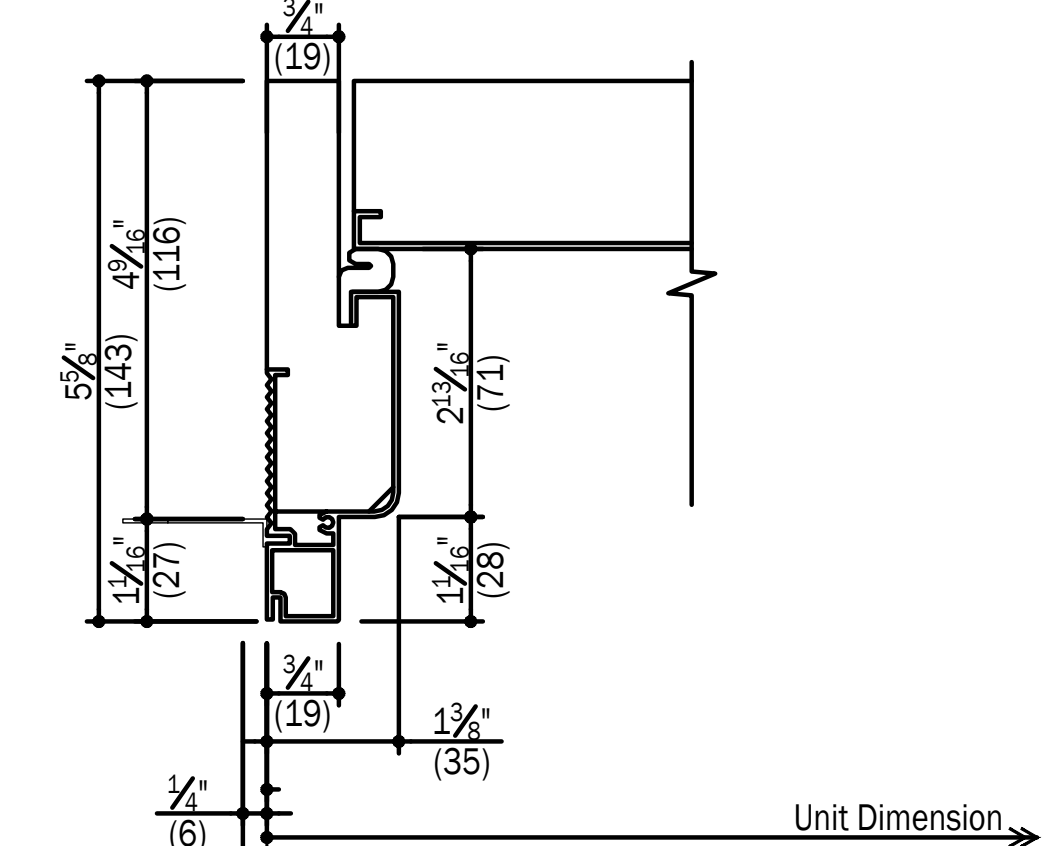
C3 CHECK RAIL DETAIL-WA&B
A-304 SCALE: 6"=1'-0"



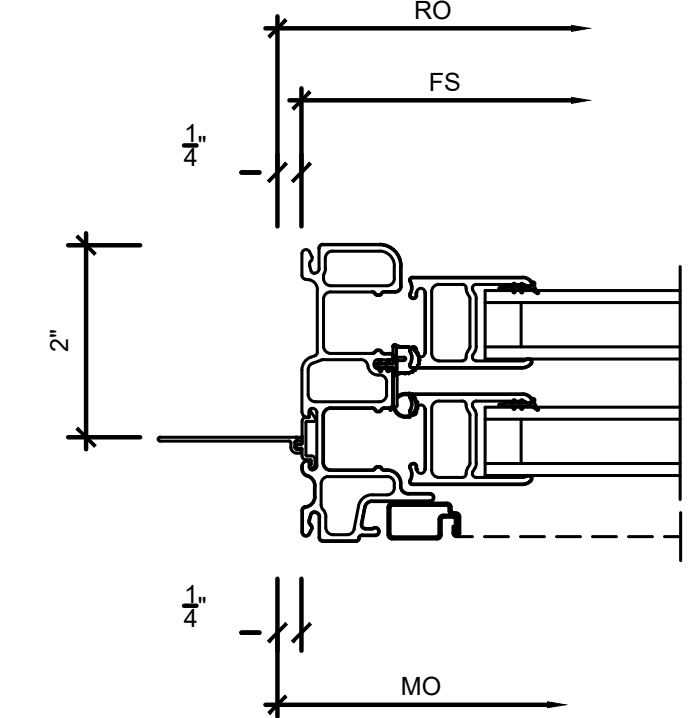
C2 HEAD DETAIL-WC
A-304 SCALE: 6"=1'-0"



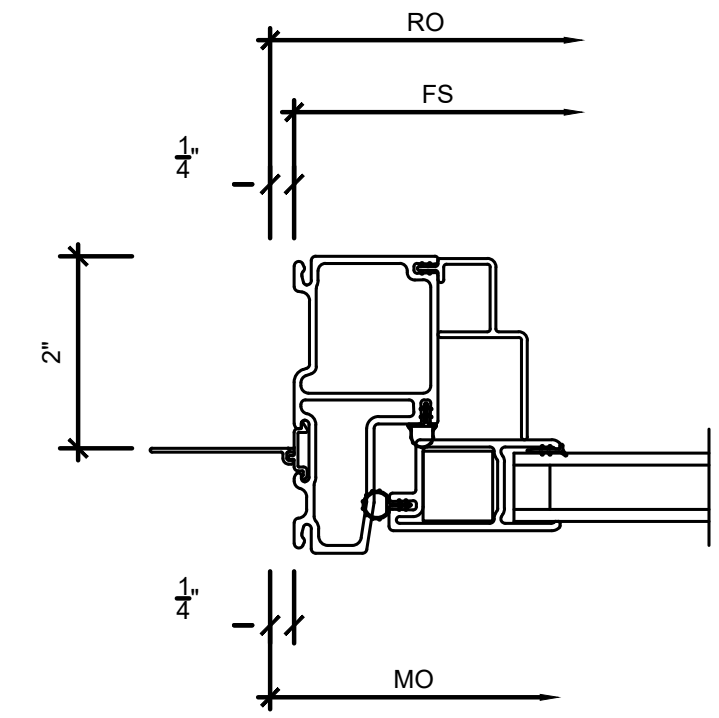
B5 JAMB DETAIL-D1
A-304 SCALE: 6"=1'-0"



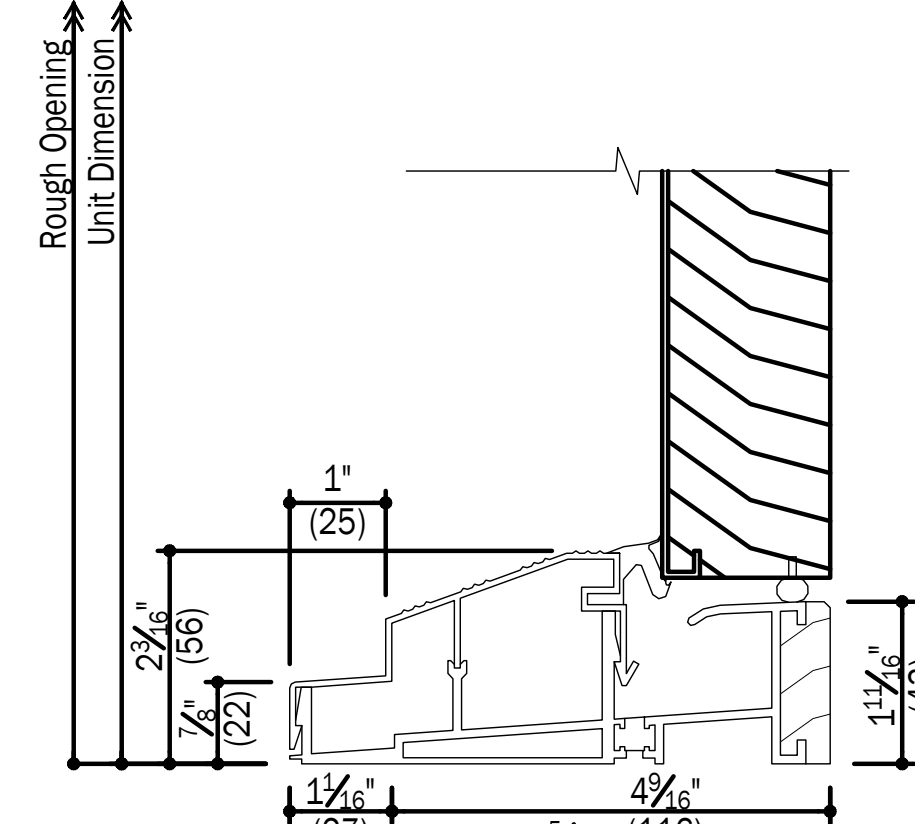
B4 JAMB DETAIL-D2
A-304 SCALE: 6"=1'-0"



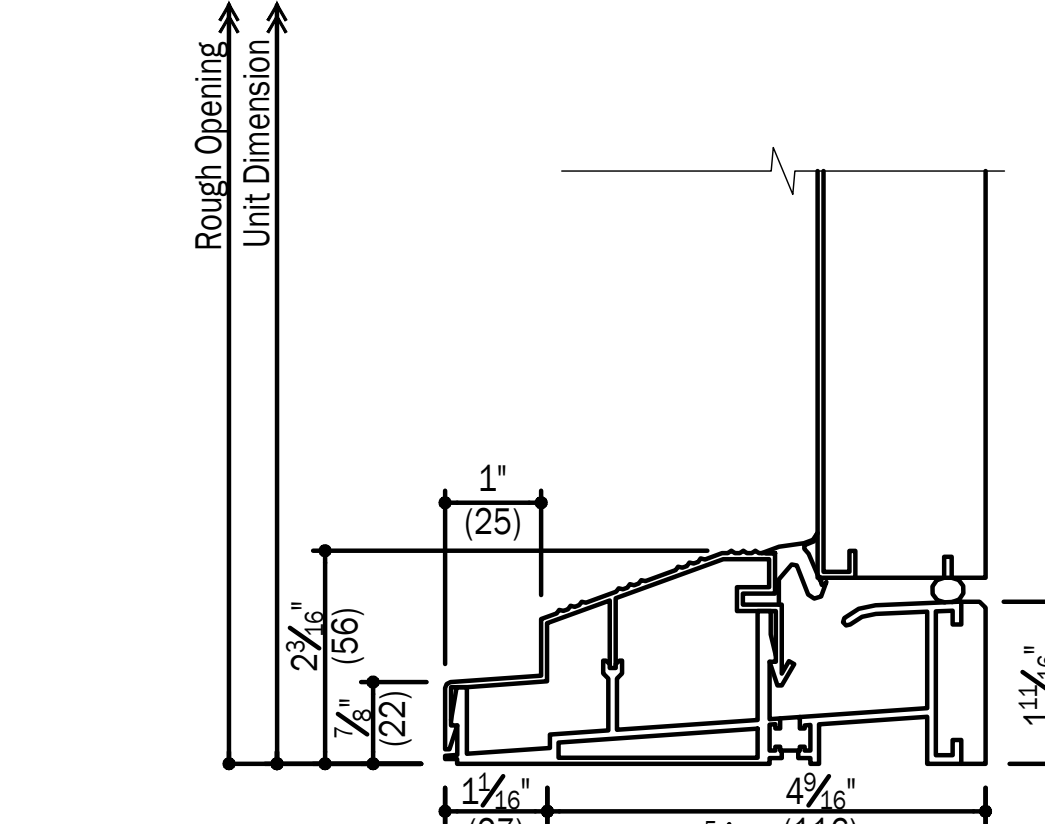
B3 JAMB DETAIL-WA&B
A-304 SCALE: 6"=1'-0"



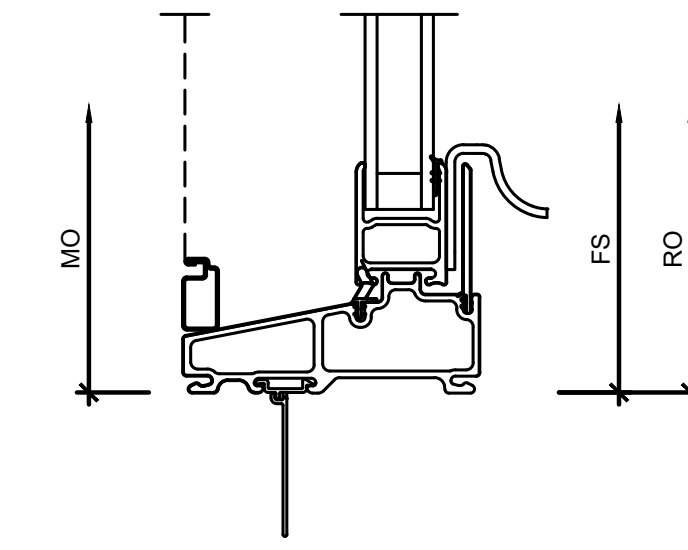
B2 JAMB DETAIL-WC
A-304 SCALE: 6"=1'-0"



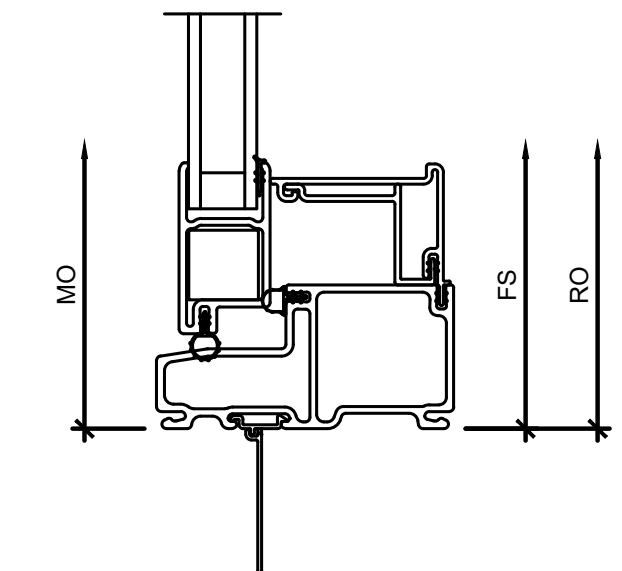
A5 SILL DETAIL-D1
A-304 SCALE: 6"=1'-0"



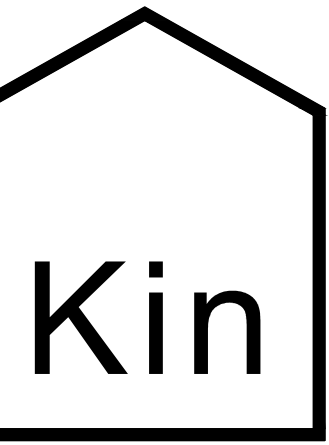
A4 SILL DETAIL-D2
A-304 SCALE: 6"=1'-0"



A3 SILL DETAIL-WA&B
A-304 SCALE: 6"=1'-0"



A2 SILL DETAIL-WC
A-304 SCALE: 6"=1'-0"



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JOB NUMBER:
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ARCHITECTURAL
PROPOSED DOORS
AND WINDOWS
DETAILS

SHEET NUMBER

A-304

D

C

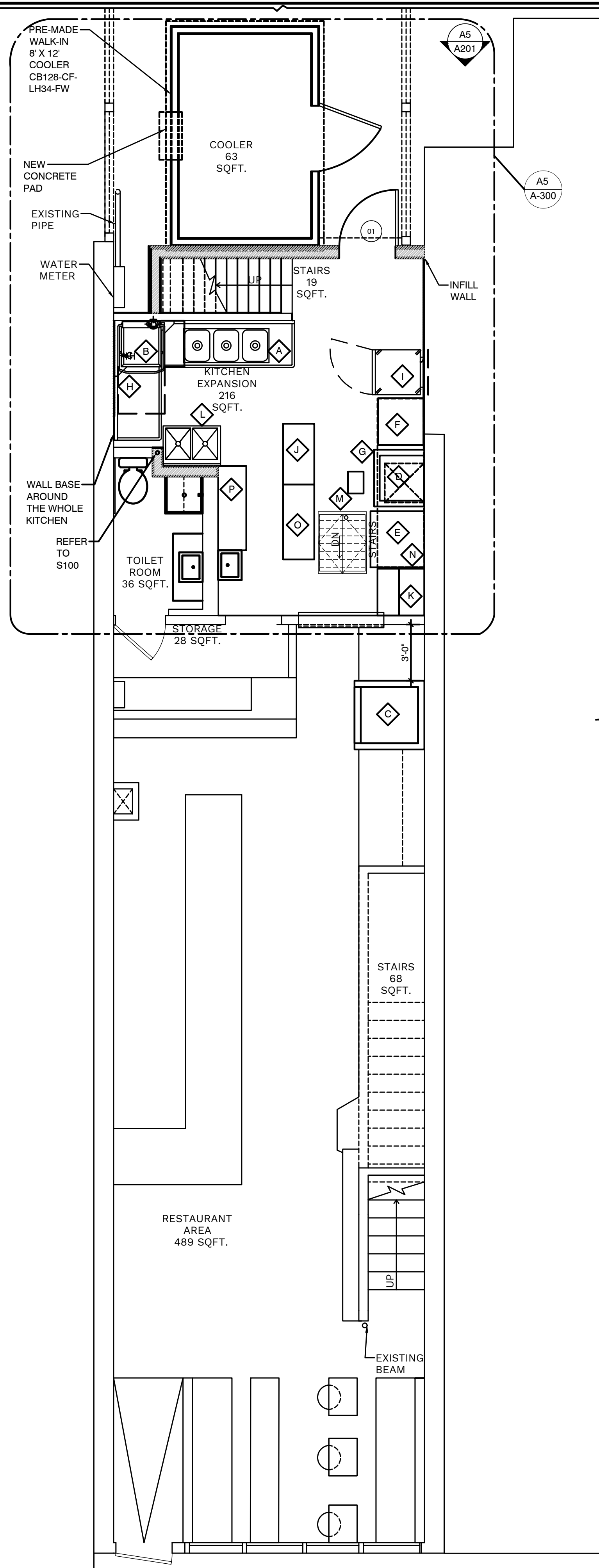
B

A

PROPOSED FIRST FLOOR ROOM FINISH PLAN

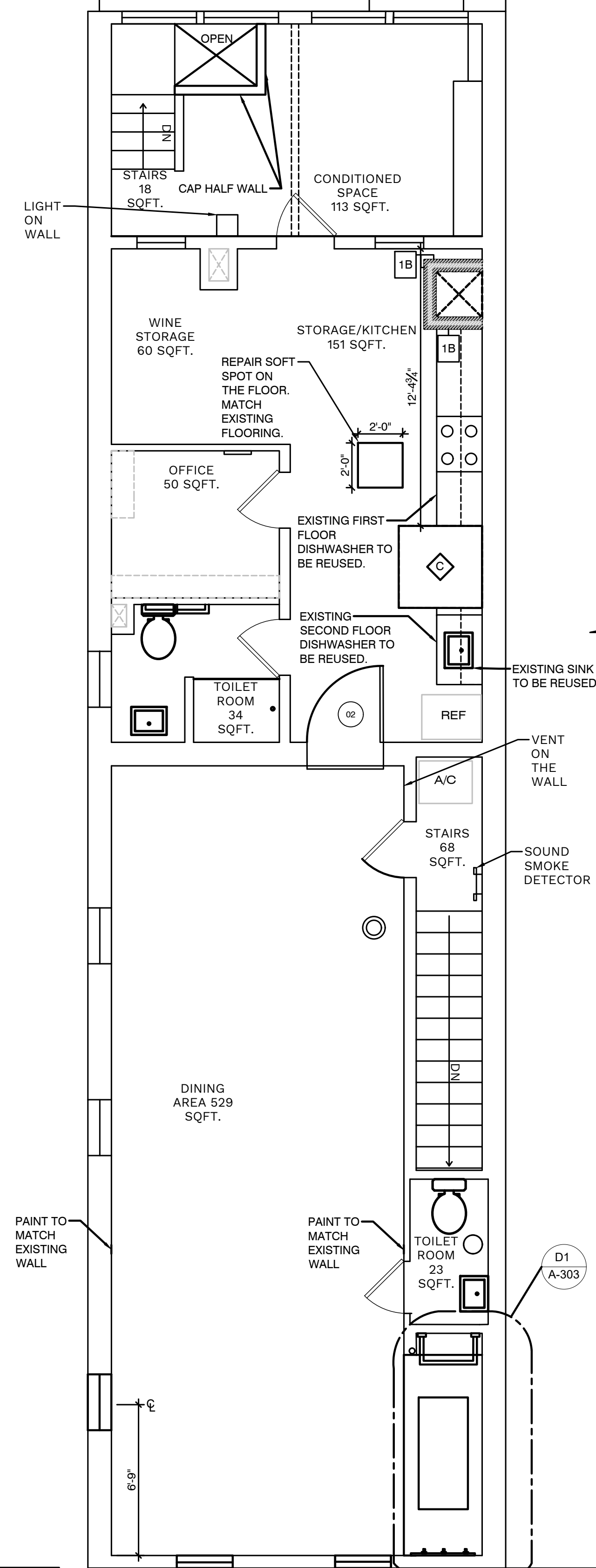
A5
A-101 SCALE: 1/4"=1'-0"

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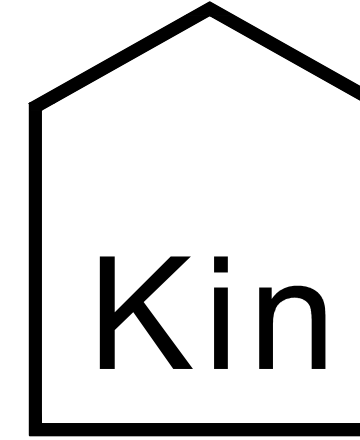
PROPOSED SECOND FLOOR ROOM FINISH PLAN

A3
A-101 SCALE: 1/4"=1'-0"



KEY PLAN

	EXISTING WALL
	EXISTING DOOR
	NEW WALL
	NEW DOOR
	NEW WINDOW



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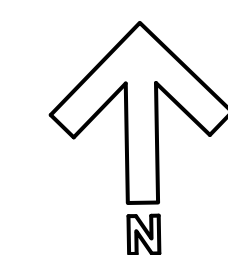
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ARCHITECTURAL
PROPOSED ROOM
FINISH FLOOR
PLANS

SHEET NUMBER

A-600



5

4

3

2

1