GENERAL NOTES

1. REINFORCING TO SUPPORT CONSTRUCTION EQUIPMENT AND THE DESIGN ENGINEERING OF THE FORM WORK, SHORES AND RE-SHORES, AS WELL AS ITS CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SUCH ENGINEERING SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.

2. THE METHODS PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.

3. PRINCIPAL OPENINGS IN THE STRUCTURE ARE INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT HEREIN INDICATED. OPENINGS IN SLABS WITH A MAXIMUM SIDE DIMENSION OR DIAMETER OF 12 INCHES OR LESS SHALL NOT REQUIRE ADDITIONAL FRAMING OR REINFORCEMENT, UNLESS OTHERWISE NOTED. THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND VERIFICATION.

4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, FLOOR ELEVATIONS, SLOPES AND THE LOCATION OF DEPRESSED FLOOR AREAS.

5. CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE SITE PRIOR TO STARTING WORK AND SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THESE PLANS AND MAKE WORK COMPLY WITH THE SAME.

6. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED BY CONTRACTORS PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS.

7. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

8. THE GENERAL CONTRACTOR SHALL COMPARE STRUCTURAL SECTIONS WITH ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLING STRUCTURAL MEMBERS.

9. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, ERECTOR, FABRICATOR, MATERIAL SUPPLIER, ETC. IN LIEU OF PREPARATION OF SHOP DRAWINGS, SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HERE ON AS CORRECT AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HERE ON.

10. ALL CODES, COMMITTEE REPORTS, SUPPLEMENTS, SPECIFICATIONS, ETC. REFERRED TO IN THESE GENERAL NOTES, ON THE DRAWINGS OR IN THE PROJECT SPECIFICATIONS INCLUDE ALL AMENDMENTS, SUPPLEMENTS AND ADDENDA IN FORCE AT THE DATE OF THESE DOCUMENTS.

11. ANY DEVIATION FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER WILL NEGATE THE CERTIFICATION OF THESE PLANS.

12. IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT OR ENGINEER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY THEREFROM.

13. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE CERTIFICATE OF OCCUPANCY.

14. WHERE CONFLICT EXISTS BETWEEN THE GENERAL BUILDING CODE SPECIFIED ABOVE AND OTHER CODES, PUBLICATIONS, SPECIFICATIONS AND DRAWINGS CITED HEREIN, THE REQUIREMENTS OF THE MORE STRINGENT ITEM SHALL GOVERN.

15. ANY SUBSTITUTIONS OR ALTERNATES (DETAILS, MEMBERS, ETC.) MAY BE USED IF SUCH SUBSTITUTION OR ALTERNATES ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND ACCEPTANCE IS GRANTED; HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTABILITY. IN ANY EVENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF SUCH ALTERNATES AND SUBSTITUTIONS WHICH HE PROPOSES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES WITHOUT NOTIFICATION.

16. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IT IS THE INTENTION OF THE DRAWINGS TO PROVIDE FOR A COMPLETE JOB IN ALL RESPECTS AND NO EXTRAS WILL BE ALLOWED FOR MATERIALS AND/OR LABOR REQUIRED TO COMPLETE THE WORK, AS INDICATED.

17. THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR ENGINEER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT OR ENGINEER.

18. CONTRACTOR OR OWNER SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, CERTIFICATES OF OCCUPANCY, INSPECTION APPROVALS, ETC., FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF, IF REQUIRED.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL BUILDING DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY WORK.

20. IF ANY, CONTRACTOR SHALL DISCONNECT, CAP AND REROUTE ANY EXISTING UTILITY LINES IN AREA OF FOUNDATION WORK AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDER GROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.

FRAMING NOTES:

1. PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS.

2. ALL WOOD FRAMING NOTED AS 2x MATERIAL TO BE DOUGLAS FIR GRADE 2 OR BETTER.

3. WOOD SILLS TO BE 1 (2 x 6) A.C.Q. LUMBER WITH 1/2" DIA. ANCHOR BOLTS 12" LONG MINIMUM AT 3'-0" O.C. AND 1'-0" AWAY FROM CORNERS.

4. PROVIDE DOUBLE HEADERS, AND TRIMMERS, AND FRAMING AT ALL STAIR OPENINGS, FLOOR OPENINGS, BATHTUBS, AND ALL POSTS AND PARTITIONS RUNNING PARALLEL TO FLOOR FRAMING. PROVIDE BLOCKING UNDER ALL PARTITION WALLS RUNNING PERPENDICULAR TO JOISTS.

5. BRIDGING TO BE EITHER SOLID OR 1 x 3 OR 18 GA CROSS BRIDGING & NOT TO EXCEED A MAXIMUM 8'-0" O.C.

6. ALL NON-BEARING INTERIOR HEADERS TO BE 2 (2 x 6) UNLESS OTHERWISE NOTED.

7. ALL INTERIOR HEADERS SHALL BE (2) 2" x 8" UNLESS OTHERWISE NOTED.

8. ALL STRUCTURAL WOOD SHALL BE KEPT 2" CLEAR FROM CHIMNEYS.

9. JOIST HANGER TECO CONNECTIONS REQUIRED AT ALL FLUSH STRUCTURAL LOAD CARRYING CONDITIONS, ETC. TO BE BY AN APPROVED MANUFACTURER FOR FLUSH STRUCTURAL FRAMING. WHEN IN CONTACT WITH A.C.Q. USE NEW DOUBLE DIP GALVANIZED FRAMING HARDWARE..

10. FRAMING CONNECTIONS FROM EXTERIOR WALL TO ROOF ARE TO BE TIED WITH FRAME CONNECTIONS.

11. ALL BEAMS MUST HAVE SOLID BEARING TO FOUNDATION, (REFER TO CONSTRUCTION DETAILS).

12. ALL HEADERS EXCEEDING 5'-0" SHALL HAVE A DOUBLE JACK STUD WITH A DOUBLE KING STUD AND A DOUBLE SILL PLATE.

13. 'ACQ' DESIGNATION REFERS TO CURRENT ARSENIC-FREE TREATED WOOD STANDARDS AND SHALL TAKE THE PLACE OF 'CCA'.

14. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

SHEATHING PANELS:

1 SHEATHING PANELS, PLYWOOD OR ORIENTED STRAND BOARD ("OSB"), SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1, AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ONLY PLYWOOD SHALL BE USED ON FLOORS.

2 SHEATHING PANELS FOR FLOORS, ROOF, AND WALLS SHALL BE APA RATED SHEATHING, EXPOSURE 1, WITH A MINIMUM SPAN INDEX RATING OF 32/16. SEE ARCHITECTURAL PLANS FOR THICKNESS.

3 SHEATHING PANELS ON FLAT SURFACES SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR ACROSS SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS. PROVIDE 1/8" SPACE BETWEEN PANEL EDGES PARALLEL TO FACE GRAIN, 1/16" SPACE BETWEEN PANEL EDGES OVER SUPPORTING MEMBERS.

4 FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING MEMBERS WITH CONSTRUCTION ADHESIVE SUCH AS PL200, LAID IN A CONTINUOUS 1/4 INCH WIDE BEAD ALONG THE MEMBER LENGTH.

5 AT DESIGNATED SHEARWALLS, HORIZONTAL EDGES OF WALL SHEATHING SHALL BE BACKED BY SOLID BLOCKING BETWEEN STUDS TO PROVIDE BACKING FOR SPECIFIED PANEL EDGE NAILING.

COLD-FORMED METAL FRAMING NOTES:

1. DESIGN, FABRICATION AND ERECTION OF COLD-FORMED METAL FRAMING SHALL CONFORM TO THE AMERICAN IRON AND STEEL INSTITUTES "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", CURRENT EDITION AS REFERENCED BY THE APPLICABLE BUILDING CODE, AND THE SPECIFICATIONS OF THE MANUFACTURER.

2. ALL STUDS AND/ OR ACCESSORIES SHALL BE OF THE SIZE AND SPACING SHOWN ON THE DRAWINGS. STUDS, TRACKS, BRACING AND BRIDGING SHALL BE MANUFACTURED PER ASTM C-955.

3. ALL STUDS, TRACKS AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQUIREMENTS OF ASTM A-1003 WITH A YIELD AS FOLLOWS:

18 GA. (0.0451")	33 KSI
20 GA. (0.0346")	33 KSI

4. ALL STUDS AND ACCESSORIES SHALL BE GALVANIZED WITH A MINIMUM OF G60 COATING.

5. TOUCHUP PAINT: IMMEDIATELY AFTER FABRICATION AND ERECTION, CLEAN WELDS, FASTENERS, AND DAMAGED GALVANIZED SURFACES. TOUCHUP AND REPAIR SURFACES WITH GALVANIZED REPAIR PAINT IN ACCORDANCE WITH ASTM A-780, APPLIED BY BRUSH OR SPRAY TO PROVIDE MINIMUM DRY FILM THICKNESS OF 2.O MILS.

6. DESIGN FRAMING SYSTEMS FOR THE DESIGN LOADS INDICATED IN THE CONTRACT DOCUMENTS. PROVIDE FOR MOVEMENT OF FRAMING MEMBERS WITHOUT DAMAGE OR OVERSTRESSING, SHEATHING FAILURE, CONNECTION FAILURE, UNDUE STRAIN ON FASTENERS AND ANCHORS, OR OTHER DETRIMENTAL EFFECTS WHEN SUBJECT TO A MAXIMUM AMBIENT TEMPERATURE OF 120 DEG F. DESIGN FRAMING SYSTEM TO MAINTAIN CLEARANCES AT OPENINGS, TO ALLOW FOR CONSTRUCTION TOLERANCES, AND TO ACCOMMODATE LIVE LOAD DEFLECTION OF PRIMARY BUILDING STRUCTURE FOR AN UPWARD AND DOWNWARD MOVEMENT OF L/360 FOR FLOORS AND L/240 FOR ROOFS.

7. CONNECTIONS SHALL BE ACCOMPLISHED WITH SELF-DRIVING SCREWS OR WELDS SO THAT THE CONNECTION MEETS OR EXCEEDS LOADS REQUIRED AT THAT CONNECTION.

8. ALL CONNECTIONS SHALL BE MADE USING A MINIMUM OF (4) #12-16 SCREWS, UNLESS OTHERWISE SHOWN ON DRAWINGS.

9. SCREW SPACING AND EDGE DISTANCE SHALL NOT BE LESS THAN 1".

10. MINIMUM CONNECTION ANGLE THICKNESS SHALL BE 16 GA., BUT NO THINNER THAN THE MATERIAL OF THE MEMBERS THAT ARE BEING CONNECTED.

11. WELDS SHALL CONFORM TO STRUCTURAL WELDING CODE D1.1 AND SPECIFICATION FOR WELDING SHEET IN STRUCTURES E1.3 OF THE AMERICAN WELDING SOCIETY AND BE PERFORMED BY A CERTIFIED WELDER IN ACCORDANCE WITH AWS STANDARDS.

12. TEMPORARY BRACING SHALL BE PROVIDED AND LEFT IN PLACE UNTIL WORK IS PERMANENTLY STABILIZED.

13. PROVIDE LATERAL BLOCKING, BRIDGING, AND WEB STIFFENERS FOR VERTICAL AND HORIZONTAL FRAMING MEMBERS, AND OTHER FRAMING MEMBERS AS REQUIRED AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

14. TRACK: 16 GA. MINIMUM. SECURELY ANCHORED TO ADJACENT STRUCTURE OR MEMBER.

15. ALL FRAMING COMPONENTS: CUT SQUARELY OR AT AN ANGLE TO FIT SQUARELY AGAINST ABUTTING MEMBERS. ALL MEMBERS: HELD FIRMLY IN POSITION UNTIL PROPERLY FASTENED, ERECT MEMBER LEVEL, PLUMB, AND TRUE TO LINE AND TO DIMENSIONS AND ELEVATIONS INDICATED.

16. STUDS: SEATED SQUARELY IN THE TRACK WITH THE STUD WEB AND FLANGES ABUTTING THE TRACK WEB, AND SECURELY ATTACHED TO THE FLANGES OR WEB OF BOTH TRACKS.

17. SPLICE IN STUDS OR OTHER FRAMING COMPONENTS NOT PERMITTED.

18. SUBMITTALS TO THE ENGINEER ARE REQUIRED FOR CERTIFICATES OF COMPLIANCE FOR FRAMING MEMBERS (STUDS, JOISTS, TRACKS, ETC.), SCREWS, AND ACCESSORIES (CONNECTION CLIPS, STIFFENERS, ETC.) PRIOR TO DELIVERY TO THE SITE.

19. SHOP DRAWINGS: SHOW LAYOUT, SPACING SIZES, THICKNESS, MATERIAL SPECIFICATION, AND TYPES OF COLD-FORMED METAL FRAMING. SHOW FASTENING AND ANCHORAGE DETAILS, INCLUDING MECHANICAL FASTENERS. SHOW REINFORCING CHANNELS, OPENING FRAMING, AND SUPPLEMENTAL FRAMING, STRAPPING, BRACING, BRIDGING, SPLICES, ACCESSORIES, CONNECTION DETAILS, AND ATTACHMENT TO ADJOINING WORK.

20. THE COLD-FORMED METAL ENGINEER AND FABRICATOR SHALL DESIGN ONLY MEMBERS AND CONNECTIONS THAT ARE NOT SHOWN ON THE DRAWINGS AND SHALL SUBMIT CALCULATIONS OF ALL DESIGNS, SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF JURISDICTION WHO IS RESPONSIBLE FOR THEIR PREPARATION. THEY SHALL NOT DESIGN ANY CHANGES TO THE COLD-FORMED METAL FRAMING, INCLUDING SIZES, GAGE, SPACING AND CONNECTIONS, THAT ARE INDICATED ON THE DRAWINGS.

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Professional Seal

TITLE : GENERAL STRUCTURAL NOTES

PROJECT : 332 WEST MONTAUK HHWY
HAMPTON BAYS, NY 11946

Revisions

No.	Date	Description
1	09/09/19	PERMIT SET
2	--/--/--	----
3	--/--/--	----
4		
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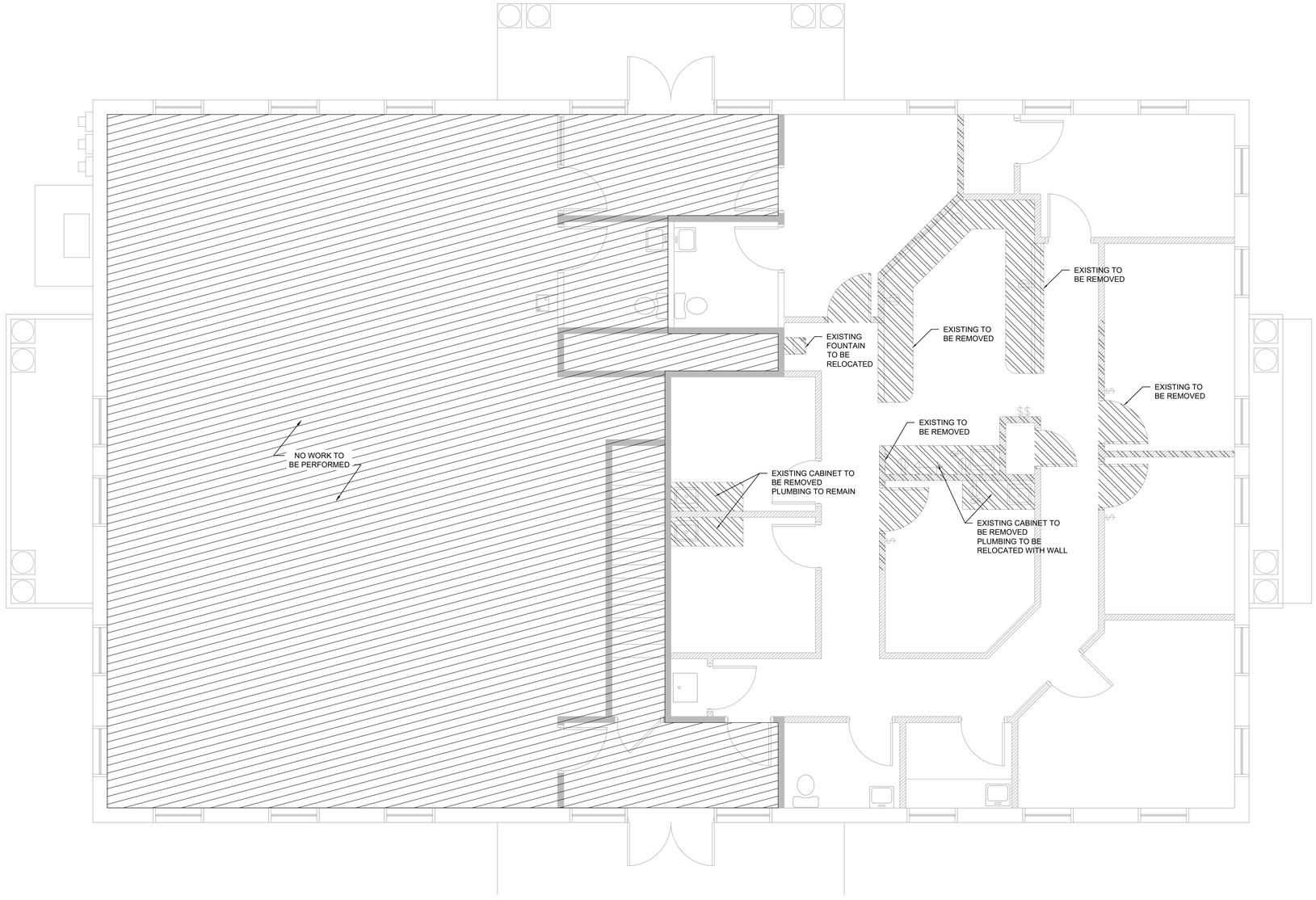
Designed By :	MER
Drawn By :	MER
Checked By :	PD
Date :	09/09/2019
Scale	AS NOTED

S-000

Sheet #



DEMOLITION PLAN FIRST FLOOR

SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO PROTECT AND MAINTAIN AREAS WITH NO WORK PROPOSED

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TITLE : DEMOLITION PLAN

PROJECT : 332 WEST MONTAUK HHWY
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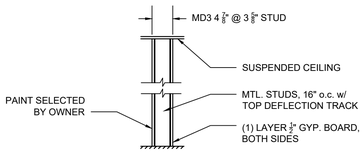
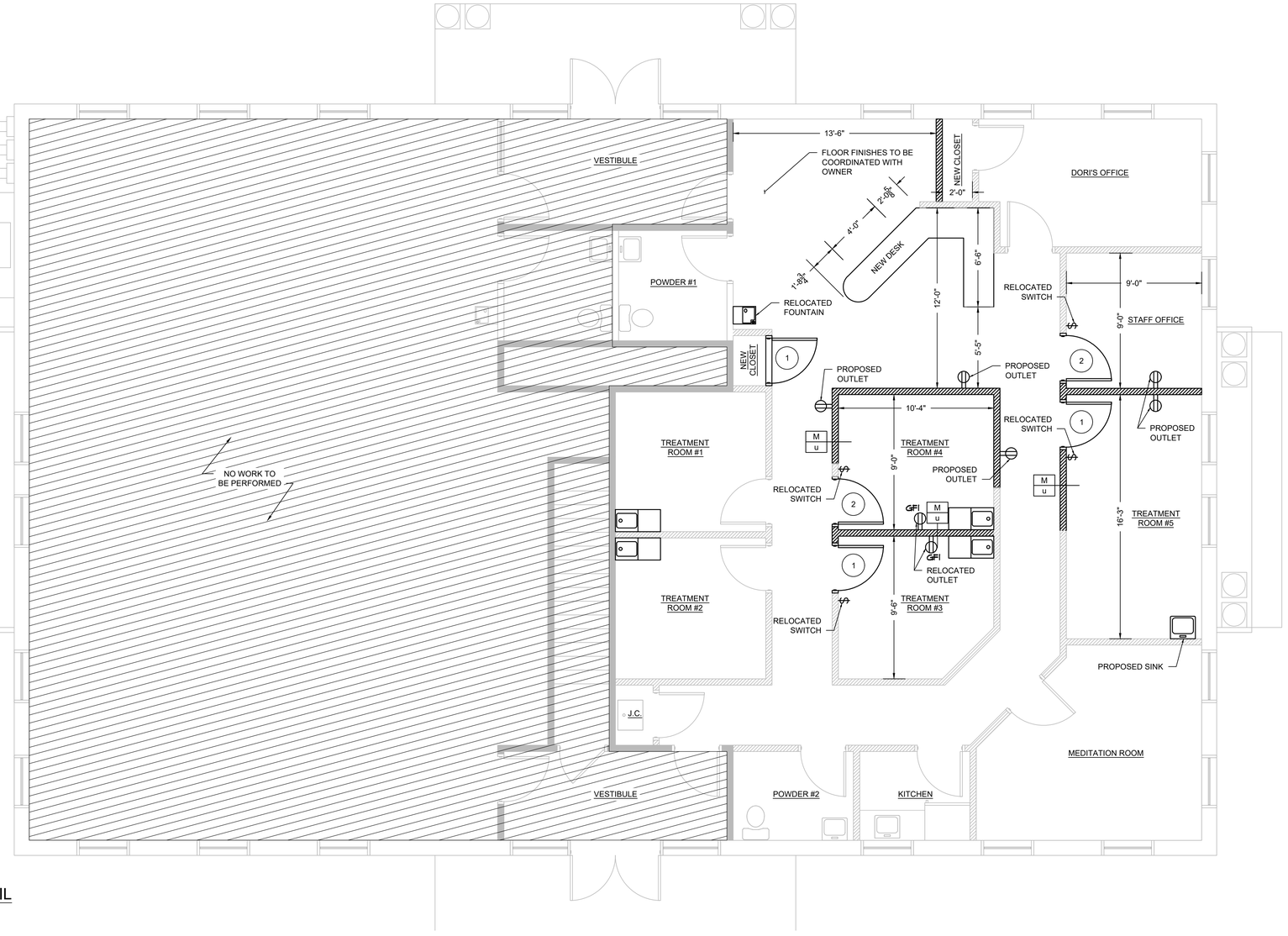
S-001

Sheet #

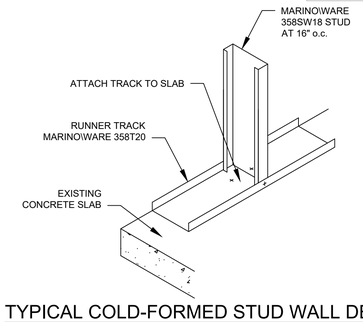


TYPICAL WALL SECTION

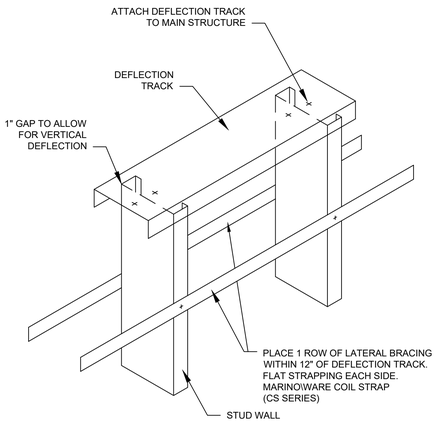


PROPOSED FIRST FLOOR PLAN

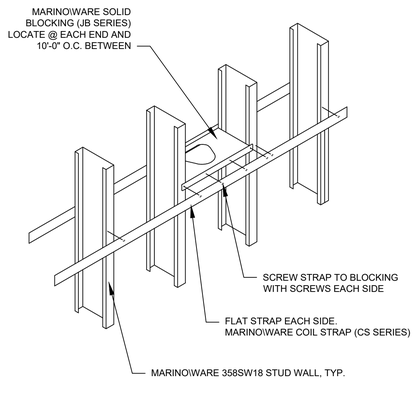
SCALE: 1/4" = 1'-0"



TYPICAL COLD-FORMED STUD WALL DETAIL



TYPICAL DEFLECTION TRACK DETAIL



NOTE:
SOLID BLOCKING FOR STUDS GREATER THAN 8".

TYPICAL STRAPPING DETAIL

DOOR SCHEDULE

MARK	SIZE			MATL	SWING	GLAZING	FIRE RATING LABEL	NOTES
	WD	HGT	THK					
1	3'-0"	7'-0"	1 3/4"	WD	LEFT	N/A	N/A	--
2	3'-0"	7'-0"	1 3/4"	WD	RIGHT	N/A	N/A	--

M
u

SUBSTRATE MATERIAL:
M - METAL STUDS

WALL HEIGHT:
u - UNDERSIDE OF FINISHED CEILING

PARTITION SCHEDULER

LEGEND

- EXISTING
- PROPOSED
- (#) - DOOR ID (NEW ONLY)
- M / u - PARTITION ID
- $ - SINGLE SWITCH
- WALL OUTLET

SCOPE OF WORK:

1. REMOVE ALL EXISTING PARTITIONS AS NOTED ON DRAWING S-001.
2. INSTALL NEW PARTITION WALLS AND RELOCATE ELECTRICAL OUTLETS, SWITCHES AND PLUMBING AS PER DRAWINGS.
3. INSTALL NEW DOORS AND LIGHT FIXTURES IN EXISTING CEILING.
4. WALL AND FLOOR FINISHES TO BE COORDINATED WITH OWNER.

NOTES:

1. NO WORK TO BE PERFORMED IN LOWER LEVEL OF STRUCTURE.
2. NEW DOORS TO MATCH EXISTING DOORS.

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TITLE : PROPOSED FLOOR PLAN

PROJECT : 332 WEST MONTAUK HHWY HAMPTON BAYS, NY 11946

Revisions

No.	Date	Description
1	09/09/19	PERMIT SET
2	--/--/--	----
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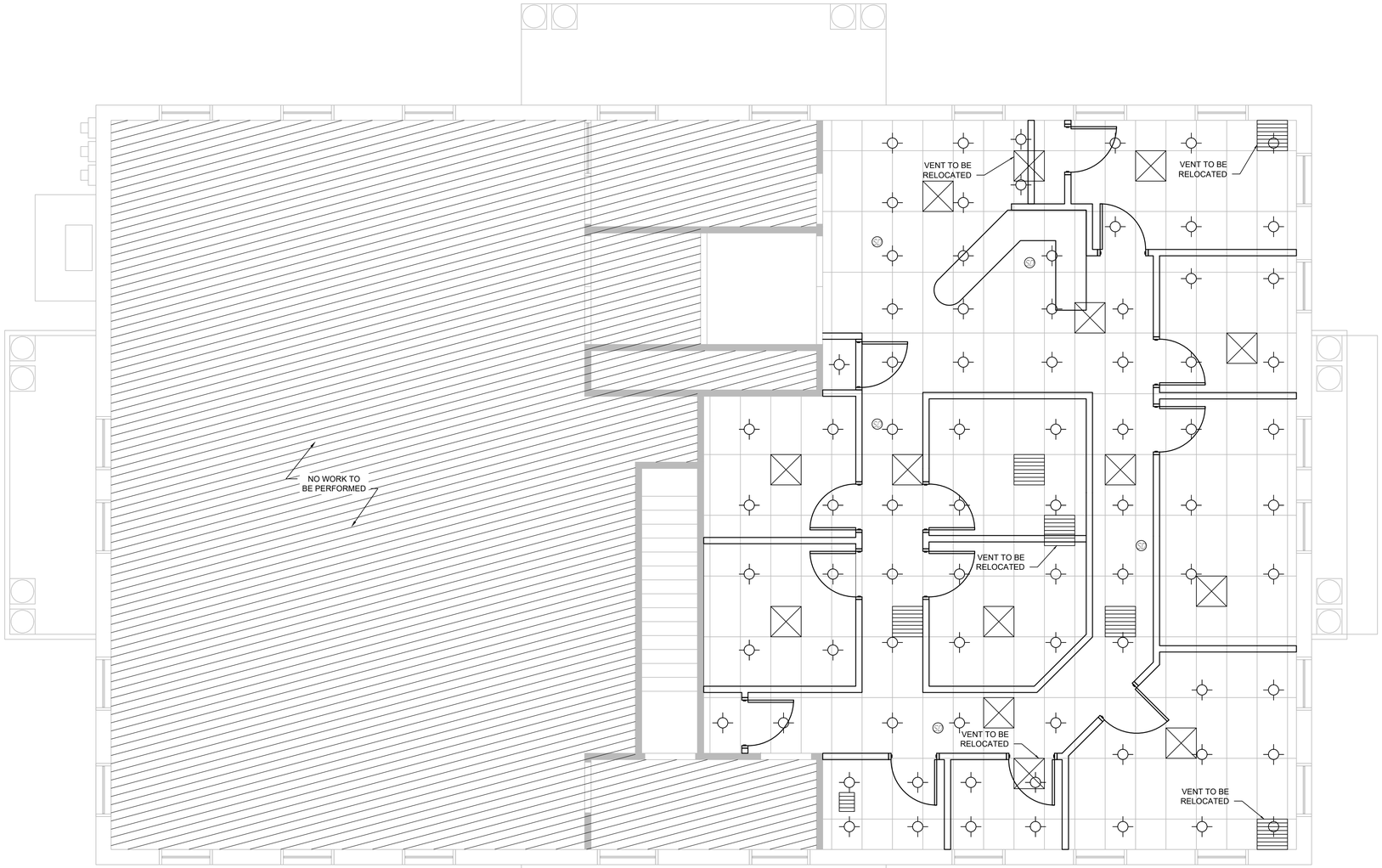
S-002

Sheet #



PROPOSED CEILING PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- SMOKE DETECTOR
- NEW 6" DIA. HH INSTALLED IN DROP CEILING HALO RL560WH6930

NOTES:

1. NO WORK TO BE PERFORMED IN LOWER LEVEL OF STRUCTURE.

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S-003

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