

# Summit School at Nyack Cafeteria Addition

339 N Broadway, Nyack, NY 10960

July 2, 2020

## 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.

## Building Construction Compliance - Code Certification

- Title 19 (NYCRR)
- Chapter XXXIII - State Fire Prevention and Building Code Council

I 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 Title 19 (NYCRR) - Chapter XXXIII, Subchapter A and the following referenced codes:

- 2020 Building Code of New York State
- 2020 Plumbing Code of New York State
- 2020 Mechanical Code of New York State
- 2020 Fuel Gas Code of New York State
- 2020 Fire Code of New York State
- 2020 Existing Buildings Code of New York State
- 2020 Energy Conservation Code of New York State

Christopher JP Collins, Registered Architect NYS License # 028679

## Energy Construction Compliance - Code Certification

- Title 19 (NYCRR)
- Chapter XXXIII - State Fire Prevention and Building Code Council
- Subchapter B - State Energy Construction Conservation Code

I 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 Title 19 (NYCRR) - Chapter XXXIII, Subchapter B and the following referenced codes:

- 2020 Energy Conservation Code of New York State

## Energy Code Data

2020 Energy Conservation Code of New York State

TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD	
CLIMATE ZONE 5	
COMPONENT	R-VALUE
ATTIC / ROOF INSULATION	38
WOOD FRAMED WALLS	20 OR 13 + 3.8 C.I.
SLAB ON GRADE FLOOR	10 FOR 24"

TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR & SHGC REQUIREMENTS		
CLIMATE ZONE 5		
COMPONENT	U-FACTOR	S.H.G.C.
FIXED FENESTRATION	.38	N. = .53 S.E.W. = .40
OPERABLE FENESTRATION	.45	
ENTRANCE DOORS	.77	

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## Project Description

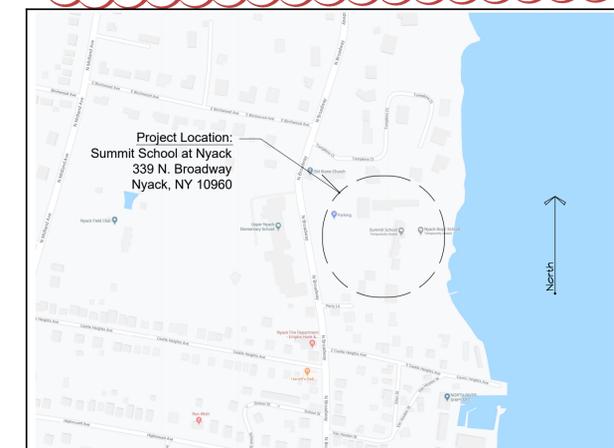
The project depicted in these drawings proposed to increase the size of the existing cafeteria space with a 20-foot by 20-foot addition on the southern end of the existing cafeteria. The area that stands where the addition is to be constructed is an existing impervious patio surface. The intent of the addition is to better serve the existing student population, with no significant increase in student enrollment numbers.

2020 Building Code of New York State				
<b>Code Review:</b>	Summit School at Nyack	339 N. Broadway		
	Cafeteria Addition	Nyack NY 10960		6/5/2020
<b>Code Reference</b>	<b>Title</b>	<b>Notes</b>	<b>Without Sprinkler</b>	<b>With Sprinkler</b>
<b>Chapter 3</b>				
<b>8302</b>	<b>Construction Classification</b>	B305 Educational Group E	Educational	Educational
<b>Chapter 5</b>	<b>General Building Heights and Areas</b>			
<b>Table B506.2</b>	<b>Tabular Area</b>			28500
<b>Table B504.4</b>	<b>Stories Allowed</b>			2
<b>Table B504.3</b>	<b>Building Height</b>			60
<b>Table B506.2</b>	<b>Allowable Area Factor in sq. ft.</b>			
<b>NS =</b>	Non-sprinklered (NS)	9500		
<b>If =</b>	Sprinklered (S13R leave blank if N/A)			
<b>If =</b>	Sprinklered, One Story (S1)	38000		
<b>If =</b>	Sprinklered, Multi-Story (MS)	28500		
<b>Sa =</b>	Actual Number of Stories	1		
	Allowable Floor Area (Sq. Ft.)	Total gross building area		28500
	Actual Floor Area (Sq. Ft.)	Area of Cafeteria space		1055
	Stories Allowed			2
	Actual Stories	Cafeteria space only		1
	Building Height Allowed (Feet)			60
	Actual Height (Feet)	Cafeteria Space only	Under 18 feet	Under 18 feet
<b>Table B508.4</b>	<b>Separation of Occupancies (Hours)</b>	E to E	None	None
<b>Chapter 6</b>	<b>Types of Construction</b>	B602.5	VB	VB
<b>Table B601</b>	<b>Fire-resistance Rating for Building Elements (Hours)</b>			
	<b>Bearing Element</b>			
	Primary Structural Frame			0
	Bearing Walls			
	Exterior			0
	Interior			0
	Non-bearing Walls and Partitions			
	Exterior, from Table 602			0
<b>Table 602</b>	<b>Non-bearing Walls and Partitions</b>			
	Interior			0
	Floor Construction for Secondary Members			0
	Roof Construction and associated secondary members			0
<b>Chapter 10</b>	<b>Areas</b>			
	Existing Cafeteria area	602		
	Addition proposed area	453		
	<b>Total Cafeteria Area</b>	<b>1055</b>		
<b>Table B1004.1.2</b>	<b>Floor Area per occupant</b>			
	Assembly without Fixed Seats (654 sq. ft. Net)	15		41
	<b>Total Occupant Load entire building, 2 stories</b>			41
<b>Table B1005.1</b>	<b>Egress Width Per Occupant</b>	Table 1005.1		
	Stairways (inches) - total area served 1800 sq. ft.	0.3		12.30
	Other Egress Components (inches)	0.2		8.20
<b>B1011.2</b>	<b>Width and Capacity</b>			
	Minimum Width			
	Stairways	44		
	Doors	32 Clear		36
<b>Table 1006.3.2</b>	<b>Minimum Number of Exits or Access to Exits per story</b>	1-500: 2 required for occupant load greater than 50		1

Climactic and Geographic Design Criteria								
Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage from			Ice Barrier Underlayment Required	Ice Shield Underlayment Required	Flood hazards
			Weathering	Frost Line Depth	Termite			
40	110	C	Severe	42"	Moderate to heavy	Yes	Yes	Per Site Plan*

Project Specifics (sq. ft.)			
Space	Existing Conditioned Space	Proposed Conditioned Space	Total After Addition
Cafeteria	602	453	1055

Drawing Index		
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5	A101	Proposed Foundation Plan
6	A102	Proposed Lower Level Plan
7	A103	Proposed Upper Level Plan
8	A104	Proposed Roof Plan
9	A105	Elevations
10	A106	Roof Plan and Details
11	A201	Elevations
12	A301	Building Sections
13	A302	Wall Section at Stone Arch, Property Plan
14	A601	Window and Door Details
15	E101	Electrical Plan



Summit School at Nyack - Cafeteria Addition  
 Summit School at Nyack  
 Section 60.18, Block 1, Lot 1  
 339 North Broadway  
 Nyack, NY 10960

December 18, 2020: Revisions as per Architectural Review Board Comments - cjpc  
 August 10, 2020: Roof Plan added, roof details modified, Pages renumbered minor corrections throughout

ARCHITECT

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 Drawings on this page:  
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 Certifications

Submittal Date:  
 July 2, 2020

G001  
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Unauthorized addition or alteration of these drawings is a violation of Section 7209 (2) of The New York State Education Law

# General Notes

## General Conditions

### Building Code

All applicable work shall conform to the following:

- City, Village or Town zoning ordinances, local code requirements and ordinances, and all other applicable rules and regulations.
- 2020 Building Code of New York State
- 2020 Plumbing Code of New York State
- 2020 Mechanical Code of New York State
- 2020 Fuel Gas Code of New York State
- 2020 Fire Code of New York State
- 2020 Existing Buildings Code of New York State
- 2020 Energy Conservation Code of New York State
- Any discrepancies depicted in these documents from the requirements of the codes listed above shall be brought to the attention of the architect before work is commenced.

### Permits & Inspections

- Building Permits and Certificate of Occupancy permits shall be obtained and paid for by the Contractor.
- The Contractor shall be responsible for obtaining all permits and inspections as required, including but not limited to, electrical inspection fees, plumbing inspections, etc. The Contractor shall not be responsible for fees to lending institutions as required for release of funds. These are the responsibility of the Owner.
- All inspections required by the municipality and all other code enforcing agencies shall be arranged and paid for by the Contractor.

### Miscellaneous

- 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.
- Information appearing on one drawing appears on all documents.
- Workers shall NOT be under the influence of drugs or alcohol while on the job site.
- There shall be no smoking in the structure at any time during the course of construction.
- The contractor shall provide and pay for all labor, materials, equipment, utilities and other services necessary for the complete construction of this project.
- It is the responsibility of the contractor to be educated on the current regulations, requirements, standards, and procedures relating to labor under which the work will be performed. The contractor will be required to utilize methods that adhere to these regulations, requirements, standards, and procedures to avoid any interruption or interference of the project.

### Dimensions - Responsibility for Accuracy

- Do not scale dimensions from the drawings. All written or dimensioned information takes precedence over the drawing. Larger scale drawings take precedence over smaller scale drawings.
- All Contractors shall check all dimensions, assemblies, etc. and report to the Architect any inconsistencies prior to starting work, ordering materials, or fabricating shop built items.
- Additional allowances will NOT be made for the lack of full knowledge of all existing conditions (except for below grade conditions). This includes, but is not limited to hidden utility lines within existing structures or properties, and visible structural considerations.

### Temporary Heat, Electric, Phone, Toilet Facilities

- Temporary heat and electric shall be supplied by the Contractor, up until the end of the last month that the Owner has taken occupancy of the building.
- Contractor shall maintain a portable toilet on site during the entire job.
- Contractor shall maintain a pager or cellular phone to facilitate communication between Contractor and Architect.

### Waste, Removals, & Cleaning

- There shall be no garbage left on the job site during the course of construction. Job site must be kept clean during the course of construction. All waste and removals shall be disposed of legally off site.
- Upon completion of the contract and before final acceptance, the Contractor shall clean the entire job site removing all debris inside and outside the building. The windows shall be cleaned; surfaces shall be dusted, ceramic tile cleaned, floors mopped, etc. The Contractor shall repair any property damaged during the course of construction subject to the approval of the owner.
- Waste materials may NOT be burned on site.

### Deviation from these documents. Acceptance of Work and Aesthetics

- 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.
- All questions between the owner and the contractor relating to the interpretation of these documents, or the kind or quality of work and material shall be referred to the Architect. The decision of the Architect shall be final, conclusive, and without appeal.

### Insurance

- All Contractors shall provide the owner and Architect with certificates of insurance prior to starting work for the following types:
  - Worker's Compensation- to cover all obligations of the Worker's Compensation and Disability Benefits Laws
  - General liability and property damage including bodily injury- amount acceptable to the ownerNote: Architect to be additionally insured under the General Contractor's policy for the above liability.

### Warranties

- All Contractors shall hold to the intent of these documents 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 and labor required for a complete and finished installation, regardless of whether specifically called for or not in these documents.
- The Contractor shall guarantee all work and the work of 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. In addition, the Contractor shall adhere to all New York State requirements regarding warranties of new construction, whichever is more stringent.
- The Contractor is to adhere to all manufacturers' recommended installation methods. This is required to insure that manufacturer's warranties will be in effect. Failure to install materials properly will place all manufacturers' warranties as the responsibility of the General Contractor.

### Changes to the Contract

- All changes shall be requested in writing and approved in writing by the Owner and the Architect.
- Payment will not be made by the Owner or approved by the Architect for additional work, which has been performed without a written change order.

### Shop Drawings

- Approval of shop drawings does not relieve contractors from contractual requirements of completing a finished product, even if items are omitted from shop drawings.
- Any revisions to shop drawings after submission shall be identified with additional or edited drawings and submitted for approval.
- At a minimum, the following shop drawings must be submitted to the Architect prior to fabrication or ordering:
  - Kitchen cabinets
  - Exterior windows and doors
- Roof and floor truss shop drawings are to be signed and sealed by a licensed New York State Engineer. Architect to approve truss shop drawings prior to ordering. If the trusses are ordered without approval, the contractor assumes all liability, and the Architect is not liable.

### Temporary Bracing

- Provide all temporary bracing to ensure all parts of the structure are safe and secure for workers, the general public, and anyone who enters the job site, from surrounding property, or from anything within or outside the perimeter of the job site.

### Safety of workers

- The Contractor is responsible for all safety procedures on the job. In no way is the Owner or Architect responsible for safety methods, procedures, precautions, etc.
- It is not the responsibility of the Architect to patrol safety violations or make any party aware of such violations.

### Site Work

#### Site Notes - General

- Subsurface Rock
- The Contractor is not responsible for the removal of subsurface rock that may be encountered.
- Subsurface shale removal will be the responsibility of the Contractor.

### Protection against Decay and Termites

- The following areas shall be approved pressure preservative treated wood:
  - Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
  - All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
  - Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
  - The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 0.5 inch (12.7 mm) on tops, sides and ends.
  - Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground.
  - Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier
- Use of pressure preservative treated termite protection shall be provided either by treatment of wood as mentioned above, use of metal or plastic termite shields, or any combination of the above. Any methods incorporated shall utilize approved chemicals only.

### Requirements for a Certificate of Occupancy - Site

- The owner shall retain the services of a Professional Land Surveyor to prepare an "As Built Survey" as required by the municipality.

### Subsurface Drainage for Roof Leaders

- Provide 6 inches PVC sub-surface piping at entire building perimeter to accept all storm water runoff from roof leaders. Provide outlet pipes at either end of building to drain to daylight.
- This piping is separate from the PVC footing drains.

### Concrete

#### General Concrete Information

- All concrete work (material & construction) shall be in accordance with American Concrete Institute (ACI) standard 318.
- Concrete shall be capable of developing a minimum compressive strength of 3000 PSI at 28 days.
- All excavations shall be dry prior to placing footings.
- Removal of topsoil, stripping of site and all fill required to bring grades up shall be done by the contractor before starting work on foundations.
- Concrete shall be 3000 PSI, minimum. 5.5 sacks of cement per cubic yard minimum. 6.5 gallons water/sack cement. The concrete shall have a 4 inch maximum slump.
- Concrete shall not be placed on frozen ground and admixtures will not be permitted in concrete. All concrete shall be controlled, complying with ACI and The Building Code of New York State code requirements for a minimum compressive strength of 3000 PSI.
- Concrete shall be mixed and placed only when the temperature is at least 40 degrees Fahrenheit and rising. Contractor shall remove all ice, snow and frost and raise the temperature of all surfaces that the concrete will contact above the freezing point. Protect and maintain concrete temperature for at least 3 days at 55 degrees Fahrenheit after cold weather placement.
- Concrete forms shall remain in place for a minimum of 24 Hours.
- Cold weather placement of concrete shall have not less than 5% or no more than 7% air content by volume.

### Reinforcement

- Reinforcing steel shall be new billet steel, deformed type bars, ASTM A615, grade 40, and shall comply with ACI and The 2020 Building Code of New York State requirements. Provide minimum reinforcing in all concrete where none is shown on drawings to meet ACI and the Building Code of New York State requirements.
- All reinforcing splices shall conform to ACI 318 for strength design.
- Details for concrete reinforcement shall be in accordance with the Concrete Reinforcement Steel Institute "Manual of Standard Practice".
- Provide additional reinforcing around all openings in concrete, and provide vertical and/or horizontal bars projecting from footings and walls for tying into other walls, piers, sills, etc. as detailed or not on the drawings, and as required by the construction.
- All reinforcement shall be accurately placed, rigidly supported, and firmly tied in place with bar supports ("Chairs") and spacers, in accordance with requirements of ACI 301 and ACI 318.
- Welded Wire mesh shall conform to ASTM A 185, "Specification for Steel Welded Wire Fabric, plain for Concrete Reinforcement."

### Footings

- All footings shall rest upon undisturbed soil with a minimum bearing capacity of 3000 lbs/SF. Contractor to fully document the formwork in place with all reinforcing, ready to be poured just prior to pouring. Concrete shall be mechanically vibrated. Do not over vibrate resulting with the settling of aggregate at the bottom of the pour.
- Unless otherwise specified, the footings have been designed for type GM, GC, SM, SM-SC, and ML type soils as described in The Building Code of New York State, or the Residential Code of New York State. See typical wall section for foundation wall reinforcing requirements.
- There shall be a 3 inch minimum cover on reinforcing bars in concrete footings and piers.
- Bottom of all footings shall be carried to a minimum of 4 feet zero inches below finished grade.
- Footings shall rest on undisturbed soil with bottom of footing at least 12 inches below line of undisturbed soil.
- Step footings as required a maximum of two feet vertical and a minimum of four feet horizontal.
- Do not pour footings into wet soil or standing water.

### Foundation Walls

- Concrete shall be mechanically vibrated at all wall pours.
- Wood surface concrete forms are acceptable. All seams must be ground down and snap ties filled inside and out with mortar.
- PVC sleeves in walls must be placed prior to pouring. Jack hammering through walls after the pour is not acceptable.
- For all concrete formwork, use form oil as per ACI, not used oil.
- Concrete walls shall have 2 #5 rebar top & bottom of walls as depicted herein
- Anchor bolts shall be installed as shown on drawings (1/2 inch x 12 inch hook bolts) four feet on center, 2 per board minimum.
- Do not backfill against foundation walls to more than 1/3 the full height of the wall before first floor framing is in place. Do not backfill against walls at all until 7 days after completion of foundation.
- Provide temporary bracing as required and protect tops of walls from damage by vehicles.
- Contractor is responsible for removal and replacement of any concrete deemed unsatisfactory by the Architect. This applies to newly placed concrete and concrete damaged during the course of construction.

### General Slab Notes:

- Slabs shall rest on virgin soil or compacted ROB gravel fill mechanically compacted in 1 foot layers, with 6 inches of 3/4 inches stone directly under all slabs.
- Slabs shall be saw cut with a maximum 400 SF between cuts. Saw cut shall be 1/2 inches in depth, and shall be cut within 24 hours of pouring of concrete. Quick joint is an acceptable alternate to saw cutting.

### Interior Slabs:

- All interior basement, crawl space, and rat slabs to be 4 inches thick 3,000 PSI concrete with 6 inch x 6 inch 10/10 W.W.M., 4 inch maximum slump.
- Fill under interior slabs shall be ROB gravel mechanically compacted in 1-foot layers, with 12 inches of 3/4 inch stone directly under all slabs. Compact all sub-soil and gravel underneath slabs. All interior slabs shall rest on 6 MIL Poly Vapor Barrier
- Slabs to taper to floor drains where applicable.
- Garage slabs to be minimum 5" thick and to taper 2 inches from back wall of garage to doors to allow for positive drainage.

### Sidewalks & Exterior Slabs:

- All concrete slabs exposed to weather conditions shall have a non-skid broom finish.
- All exterior slabs shall rest on 6 inches of 3/4 inch stone.
- All exterior slabs, except as noted, to be 4 inches thick, 4,000 PSI concrete with 6 inch x 6 inch 10/10 W.W.M., 4 inch maximum slump. Provide control joints at five feet on center and expansion joints at twenty feet on center typical.
- Exterior slabs to have a non-skid broom finish.

### Expansion Joints

- Provide expansion joints as shown on the drawings.

### Masonry

#### Concrete Block (As alternate to poured foundation wall)

- All concrete masonry work (material & construction) shall be in accordance with National Concrete Masonry Association (N.C.M.A.) standards.
- All concrete masonry units shall be "Moisture Controlled" Type 1, minimum, and shall conform to ASTM C 90, "Specification for Load bearing Concrete Masonry Units"
- Provide 1 #5 rebar at four feet on center, vertically from footing to top of masonry wall. Fill ALL void solid with 3,000 PSI concrete to top of wall after wall is built. There should be no cold joints in the grout.
- Vertical reinforcement shall be provided at each side of openings in wall, at wall intersections, corners, and ends. This vertical reinforcing shall be 1 #5, minimum or the same reinforcing as shown for wall construction in these documents.
- Provide galvanized Truss-type joint reinforcement embedded in horizontal joints at two feet on center, vertically, unless

otherwise noted on the plans. Size width as required for concrete block work specified. Joint reinforcement should conform to "Tentative Specification for Cold-Drawn Steel Wire for Concrete Reinforcement", ASTM A 82, and should consist of two or more smooth or deformed longitudinal wires No. 9 gauge or larger, weld connected with No. 12 gauge or larger cross wires.

- Place joint reinforcement in first and second bed joints immediately above and below wall openings.
- Joint reinforcement at openings should extend not less than 24 inches, or to the end of the panel, whichever is smaller.
- Place joint reinforcement in bed joints two or three courses immediately below the top of the wall.
- Joint reinforcement should be interrupted at control joints and at expansion joints.

### Stone Veneer

Contractor to select a manufacturer and type of stone that resembles the existing stone on the existing cafeteria space. The stone veneer can be either an manufactured adhered stone, or thin stone. All stone veneer to be installed as per manufacturer's instructions. Pay close attention to requirements of grade contact when selecting a stone.

### Metals

#### General Steel Information

There is no structural steel on this project.

#### Wood, Plastics and Composites

##### Framing Methods

- Provide temporary bracing of all structural members during construction.
- All framing to be 16 inch on center unless otherwise shown. All studs to be face-nailed as well as toe-nailed.
- Provide bridging center of all floor joists, or 7 feet on center, maximum.
- The contractor shall not cut any structural framing members without the approval of the architect. Cutting, Notching, and boring of structural and non-structural member shall be done in a manner as directed by the applicable Building Code of New York State.
- Miscellaneous lumber including blocking, furring and other light framing, shall be of type and size shown on drawings. Provide all miscellaneous carpentry and lumber as required, whether specifically shown or not.
- The framing members specified herein are for the loading conditions (uniform, point and concentrated loads) for this specific project. The spans and girder sizes do not transfer to any other project regardless of conditions or loading. Substitution of other manufacturers / specifications other than those listed above require the approval of the Architect.
- Headers and girder sizes and composition are listed on the drawings.
- All headers in nonbearing partitions to be minimum (1) 2" x 8" with (1) plate underneath.
- All splices in girders and headers to happen centered above posts, bearing points, or lally columns. One splice per post, bearing point, or lally column maximum, for multi-ply girders.
- The rafters shall be tied to the walls with approved hurricane anchors; installed in the correct manner as per the manufacturer's instructions.

##### Plywood

- Sub flooring shall be CDX plywood or OSB structural panel, 3/4 inch thick, tongue & groove, APA and HUD / FHA graded and approved. Sub flooring shall be glued and screwed with exterior glue at all bearing points.
- Exterior wall sheathing shall be 1/2 inch thick CDX plywood or OSB structural panels, APA and HUD / FHA graded and approved.
- Roof sheathing shall be 5/8 inch thick Plywood, APA and HUD / FHA graded and approved.
- In areas with roof trusses, provide 2'-0" wide access walkway with 3/4 inches CDX plywood over 2 inches x 4 inches purlins at 12 inches on center located within truss area. The Location of the walkway is to be determined in the field during construction.

##### Framing Connectors

- Provide all joist hangers as required. Top-mount joist should be first choice over face-mount joist hangers.

##### Engineered Wood Beams

All engineered wood beams (LVL) shall be of the sizes on the drawings and shall have a minimum fiber bending stress ( $F_b$ ) of 2800. This refers to the strength of the engineered wood beam. Beams have been designed with this minimum bending stress, and if an alternate is used and is not as strong, there is a good chance the beam will deflect which will result in callbacks. Certain Manufacturers engineered wood beams (LVL) have a fiber bending stress ( $F_b$ ) as low as 1800. It is vitally important to be sure you are purchasing and installing a product that is equal to or in excess of what is specified herein.

##### Framing Lumber

- All framing lumber shall be kiln dried spruce pine fir, fb=825 PSI minimum unless otherwise noted.
- All framing lumber resting on masonry or concrete sills shall be pressure treated 0.40 CCA southern yellow pine.
- All exterior wall framing to be 2 inches x 6 inches framing at 16 inches on center, unless otherwise shown.
- All studing to be nailed as per nailing schedule.
- Provide blocking at 1/2 points of load-bearing interior walls.
- Substitution of any framing member from those specified in these documents requires the written approval of the Architect. This applies to all dimensional lumber, wood joists, LVL members, steel members, columns, posts, headers, girders, and all other structural members.

##### Fire stopping & Fire Blocking

- All through wall penetrations at 1 Hour fire walls to be filled with a minimum of 1 inches depth of USG fire code compound, flush with both surfaces of wall. The Pipe or conduit is to be rigidly supported on both sides of wall assembly.
- All through wall penetrations at 2 Hour fire walls to be filled with a minimum of 1 inches depth of USG fire code compound flush with both surfaces of wall. The Pipe or conduit is to be rigidly supported on both sides of wall assembly.
- Provide blocking equal to the depth of the concealed space at each of the following locations:
  - At the top and bottom of each story.
  - All points of support including all girders, wall to floor or ceiling intersections, and such that no concealed space exceeds 10 feet horizontally.
  - At all intersections between concealed spaces such as soffits, drop ceilings, and cove ceilings.
  - In concealed spaces between stair stringers at the top and bottom of the run.
  - At openings around vents pipes and ducts at ceiling and floor level.

##### Construction Adhesives

- Franklin construction adhesive, or equal, at sub floors to joists, and all other places as required.

##### Blocking

Provide blocking as required for the following:

- Rallings

##### Thermal & Moisture Protection

#### Exterior Caulking Notes

- All joints shall be caulked with Sonneborn Sonolastic NP 1 one-component gun-grade polyurethane sealant with Sonneborn closed cell (CC) backer-rod or equal. Sealant and backer-rod shall be installed as per manufacturer specifications. Color as required.
- All joints between synthetic stucco and windows shall be caulked with structural sealant as approved by EIFS manufacturer with closed-cell backer rod (where necessary) Color to match stucco finish.
- All joints located at masonry transition with synthetic stucco finish shall be caulked with sealant as approved by EIFS manufacturer for transition between EIFS and stone/ masonry with closed cell (CC) backer-rod or equal. Sealant and backer-rod shall be installed as per manufacturer specifications. Color to match stucco finish.

##### Roofing

- Roofing to be a complete system, fully adhered, single-ply 60 mil TPO system with a minimum 20 year warranty.
- Contractor to adhere to all manufacturer installation methods, installation requirements, and manufacturer approved materials and components.
- Contractor to make every effort to comply with 20 year warranty requirements.
- New roof to be installed over entire cafeteria area, both existing and new. Contractor to remove existing rooftop equipment, remove existing roofing, examine the condition of the existing roof deck and repair and replace where necessary. Including all curbs and wall to roof intersections.
- Contractor to add 1/2" DensDeck on top of the new/ repaired sheathing to meet a class A Fire Rating.
- New and existing roof penetrations are to use manufactured approved flashing products / materials for the size and type of penetration.
- Contractor to include all roofing materials, flashing, adhesives, and other items as per the manufacturer's installation requirements.
- Standard condition roof details are provided herein (A106). Contractor to adhere to all manufacturer roofing requirements and details whether shown herein or omitted.

##### Soffit Material

Soffit, Fascia and Rake to match existing, however, a durable synthetic product approved for wet conditions is to be used in place of the natural wood.

### Styrofoam Vent baffles

- Provide Styrofoam vent baffles, "Sturdi-vent" or equal, as required to allow air movement within rafter cavities.

### Insulation & Energy Notes

- All installations and materials shall be in conformance with the 2020 Energy Conservation Code of New York State.
- All windows and doors shall have insulated glass, unless noted otherwise.
- All metal windows and doors, if any, shall have a thermal break.
- All windows and doors shall be weather-stripped.
- All exterior walls shall be minimum insulation, R-21.
- Roof insulation shall be minimum R-38
- Supply rigid insulation, R-15 underneath slab at new entry.
- Install all insulation and vapor barriers in accordance with Building Code of New York State. Except where otherwise specified, install all insulation in accordance with manufacturer's specifications. Insulate building to completely separate heated spaces from unheated spaces. Seal all joints around exterior windows, doors, and other penetrations. Insulation materials including facings shall have a flame spread index not to exceed 25 and a smoke developed index not to exceed 450.
- Contractor to provide insulation wind baffle or other air barrier to block wind washing at all attic eave bays in roof assemblies with soffit vents. Manufacturers such as Durovent Baffle or AccuVent soffit ventilation system are wind baffles and vent baffle systems together.

### Building wrap at walls

- Provide synthetic building wrap or equal at all perimeter walls.

### Openings

#### Windows & Doors

#### Tempered Glass Notes

- Provide tempered glass on any window that has glass within 18 inches of the floor, tub platforms, etc., in all doors that have glass, including shower doors, and sidelights or windows that are adjacent to a door, whether specifically called for on the drawings or not. Windows opening onto staircases shall be tempered.

### Finishes

#### Gypsum Board

- All wall and ceiling finishes shall have a flame spread class of not greater than 200 and a smoke developed index of not greater than 450
- Gypsum Board installation shall be in accordance with standard practice as set forth in the latest edition of USG "Gypsum Construction Handbook"; and shall include all components and accessories.
- The complete exposed Gypsum Board surfaces shall be taped, spackled with one base coat and two finish coats, and shall be sanded and ready for painting.
- All Gypsum Board shall be size as noted on the drawings. Moisture resistant Gypsum Board shall be used at all bathrooms, toilet rooms, janitor's closets, adjacent to sinks, and in all other locations where moisture or dampness may be a concern.
- Ceiling to be 5/8" Gypsum Board. Walls to be 1/2" gypsum board.

### Interior Painting & Staining

- Paint to be minimum one prime coat and two finished coats. Wall finish coats to be Benjamin Moore paint, flat finish latex. Trim to be one prime coat two finish Benjamin Moore paint, semi gloss latex. Color to be selected by Owner / Architect.

### Caulking

- All gaps, spaces, etc., between woodwork and walls, cracks, etc. shall be filled with clear, pain table, Phenoseal caulk prior to painting. Reapply after prime coat as required.

### Mechanical

#### Mechanical General Notes

- All plumbing & heating work shall meet or exceed the requirements of 2020 Mechanical Code of New York State, the 202 Plumbing Code of New York State, and the 2020 National Electrical Code.
- All appliances shall have permanent factory applied nameplates affixed to each appliance on which shall appear manufacturer's name or trademark, the model number, serial number, and the seal or mark of the testing agency.
- All plumbing work shall be inspected by any local or state building official having jurisdiction.
- Do not run pipes in unheated spaces. Keep all pipes on heated side of insulation.
- Air admittance valves shall not be used unless otherwise noted on plans.
- Provide all scald protection valves, relief valves, pressure relief valves, and temperature relief valves as per Chapter 28 of the Residential Code of New York State.
- General notes apply to all mechanical sections.
- Supply all necessary connections, electrical hookups, and plumbing hookups to appliances.
- Heating and cooling of the cafeteria space to be mini-split ductless units mounted on the new side wall with the condensor/ compressor unit on the roof. Units to be sized for both heat and cooling for the space, fully occupied as per the occupancy load shown on page G001.
- Mini-split units to be on individual independent circuits with new home-run wiring to the main electrical panel. Circuit and wiring to meet National Electrical Code requirements and as per the manufacturer specifications.

### Electrical

#### Electrical General Notes

- All electric work shall meet or exceed the requirements of the National Electrical Code.
- All electric work shall be inspected and approved by a licensed underwriter official. The Contractor is to arrange all required electrical inspections.
- General notes apply to electrical work.
- The size and type of cabling to be as per code minimum for the building use, type of construction, and the conditions of use.
- Provide thermally protected recessed lights at all locations where lights will be in contact with insulation. Provide the regardless of model number specified in these documents.
- All fixtures and outlets shall be as per code minimum.
- All exterior outlets shall be suitable for wet locations and come with a gasket cover.
- New lighting to be operated by the current switch. Contractor may need to create new circuit for lighting as well as retrace back to the electrical panel. This will depend on condition and age of existing electrical system.
- Contractor to extend the existing fire alarm/ emergency address system into the new space. In addition, the following are to be provided in the expanded cafeteria space.
  - New Horn strobes
  - Pull stations
  - Smoke detectors
  - Heat detectors
  - Other apparatus as required to extend and maintain a complete system.

#### Fire suppression system:

Contractor to extend the existing fire suppression system into the new space. Main lines to be run within the new ceiling cavity created by the entrance hallway with and the individual sprinkler head lines running within the new rafter bays.

2020-12-18



Summit School at Nyack - Cafeteria Addition

Summit School at Nyack  
Section 60.18, Block 1, Lot 1  
339 North Broadway  
Nyack, NY 10960

December 18, 2020: Revisions added to Architecture Review Board Comments - see August 10, 2020: Roof Plan added, roof details modified, Pages renumbered minor throughout

ARCHITECT

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Submission Date:  
July 2, 2020

Drawings on this page:  
General Notes

G002  
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Wood Framing Fastener Schedule						
CONNECTION	FASTENING <sub>a,m</sub>	LOCATION	CONNECTION	FASTENING <sub>a,m</sub>	LOCATION	
1. Joist to sill or girder	3 - 8d common (2 1/2" x 0.131")	toenail	19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3 - 8d common (2 1/2" x 0.131")	toenail	
	3 - 3" x 0.131" nails			3 - 3" x 0.131" nails		
	3 - 3" 14 gage staples			3 - 3" 14 gage staples		
2. Bridging to joist	2 - 8d common (2 1/2" x 0.131")	toenail each end	20. 1" diagonal brace to each stud and plate	2 - 8d common (2 1/2" x 0.131")	face nail	
	2 - 3" x 0.131" nails			2 - 3" x 0.131" nails		
	2 - 3" 14 gage staples			2 - 3" 14 gage staples		
	2 - 3" 14 gage staples			2 - 3" 14 gage staples		
3. 1" x 6" subfloor or less to each joist	2 - 8d common (2 1/2" x 0.131")	face nail	21. 1" x 8" sheathing to each bearing	3 - 8d common (2 1/2" x 0.131")	face nail	
4. Wider than 1" x 6" subfloor to each joist	3 - 8d common (2 1/2" x 0.131")	face nail	22. Wider than 1" x 8" sheathing to each bearing	3 - 8d common (2 1/2" x 0.131")	face nail	
5. 2" subfloor to joist or girder	2 - 16d common (3 1/2" x 0.162")	blind and face nail	23. Built-up corner studs	16d common (3 1/2" x 0.162")	24" o.c.	
6. Sole plate to joist or blocking	16d (3 1/2" x 0.135") at 16" o.c.	typical face nail	24. Built-up girder and beams	3" x 0.131" nails	16" o.c.	
	3" x 0.131" nails at 8" o.c.			3" 14 gage staples	16" o.c.	
Sole plate to joist or blocking at braced wall panel	3" 14 gage staples at 12" o.c.	braced wall panels	25. 2" planks	16d common (3 1/2" x 0.162")	at each bearing	
	3 - 16d (3 1/2" x 0.135") at 16" o.c.			26. Collar tie to rafter	3 - 10d common (3" x 0.148")	face nail
7. Top plate to stud	4 - 3" x 0.131" nails at 16" o.c.	end nail	27. Jack rafter to hip	4 - 3" x 0.131" nails	toenail	
	2 - 16d common (3 1/2" x 0.162")			3 - 10d common (3" x 0.148")		
	3 - 3" x 0.131" nails			4 - 3" x 0.131" nails		
8. Stud to sole plate	4 - 8d common (2 1/2" x 0.131")	toenail	28. Roof rafter to 2-by ridge beam	4 - 3" 14 gage staples	face nail	
	4 - 3" x 0.131" nails			2 - 16d common (3 1/2" x 0.162")		
	3 - 3" 14 gage staples			3 - 3" x 0.131" nails		
	2 - 16d common (3 1/2" x 0.162")			3 - 3" 14 gage staples		
9. Double studs	16d (3 1/2" x 0.135") at 24" o.c.	face nail	29. Joist to band joist	3 - 3" x 0.131" nail at 8" o.c.	face nail	
	3" x 0.131" nail at 8" o.c.			3 - 16d common (3 1/2" x 0.162")		
	3" 14 gage staple at 8" o.c.			4 - 3" x 0.131" nails		
10. Double top plates	16d (3 1/2" x 0.135") at 16" o.c.	typical face nail	30. Ledger strip	3 - 3" x 0.131" nail at 12" o.c.	face nail	
	3" x 0.131" nail at 12" o.c.			4 - 3" x 0.131" nails		
11. Blocking between joists or rafters to top plate	3" 14 gage staple at 12" o.c.	toenail	31. Wood structural panels and particleboard	8-16d common (3 1/2" x 0.162")	face nail	
	12-3" x 0.131" nails			3 - 16d common (3 1/2" x 0.162")		
	12-3" 14 gage staples			4 - 3" x 0.131" nails		
	3 - 8d common (2 1/2" x 0.131")			4 - 3" 14 gage staples		
12. Rim joist to top plate	8d (2 1/2" x 0.131") at 6" o.c.	toenail	Subfloor, roof and wall sheathing (to framing)	3 - 3" x 0.131" nails	face nail	
	3" x 0.131" nail at 6" o.c.			1/2" and less		6d (c),1
	3" 14 gage staple at 6" o.c.			23/8" x 0.113" nail (n)		13/4" 16 gage (o)
13. Top plates, laps and intersections	2 - 16d common (3 1/2" x 0.162")	face nail	32. Panel siding (to framing)	23/8" x 0.113" nail (p)	face nail	
	3 - 3" x 0.131" nails			1/2" or less		6df
	3 - 3" 14 gage staples			5/8"		8df
14. Continuous header, two pieces	16d common (3 1/2" x 0.162")	16" o.c. along edge	33. Fiberboard sheathing	2" 16 gage (p)	face nail	
	3 - 8d common (2 1/2" x 0.131")			1/2"		No. 11 gage roofing nail (h)
15. Ceiling joists to plate	3 - 8d common (2 1/2" x 0.131")	toenail	34. Interior paneling	6d common nail (2" x 0.113")	face nail	
	5 - 3" x 0.131" nails			25/32"		No. 16 gage staple (i)
	5 - 3" 14 gage staples			No. 11 gage roofing nail (h)		No. 11 gage roofing nail (h)
16. Continuous header to stud	4 - 8d common (2 1/2" x 0.131")	toenail	34. Interior paneling	8d common nail (2 1/2" x 0.131")	face nail	
	3 - 16d common (3 1/2" x 0.162") minimum,			1/4"		4dj
	Table 2308.10.4.1			3/8"		6dk
	4 - 3" x 0.131" nails					
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	4 - 3" 14 gage staples	face nail	34. Interior paneling		face nail	
	3 - 16d common (3 1/2" x 0.162") minimum,					
	Table 2308.10.4.1					
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	4 - 3" x 0.131" nails	face nail	34. Interior paneling		face nail	
	4 - 3" 14 gage staples					
	3 - 16d common (3 1/2" x 0.162") minimum,					
Notes:						

- a. Common or box nails are permitted to be used except where otherwise stated.
- b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- c. Common or deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148").
- d. Common (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148").
- e. Deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148").
- f. Corrosion-resistant siding (6d - 17/8" x 0.106"; 8d - 23/8" x 0.128") or casing (6d - 2" x 0.099"; 8d - 2 1/2" x 0.113") nail.
- g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
- h. Corrosion-resistant roofing nails with 7/16-inch-diameter head and 1 1/2-inch length for 1/2-inch sheathing and 1 3/4-inch length for 25/32-inch sheathing.
- i. Corrosion-resistant staples with nominal 7/16-inch crown and 1 1/8-inch length for 1/2-inch sheathing and 1 1/2-inch length for 25/32-inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
- j. Casing (1 1/2" x 0.080") or finish (1 1/2" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
- k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
- l. For roof sheathing applications, 8d nails (2 1/2" x 0.113") are the minimum required for wood structural panels.
- m. Staples shall have a minimum crown width of 7/16 inch.
- n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
- o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
- p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

Table B1607.1 Minimum Uniformly Distributed Live Loads, L <sub>o</sub> , and Minimum Concentrated Live Loads <sup>a</sup>		
2020 Building Code of New York State		
Occupancy or Use	Uniform Loads (psf)	Concentrated Loads (pounds)
1. Apartments (see residential)	—	—
2. Access floor systems	—	—
Office use	50	2,000
Computer use	100	2,000
3. Armories and drill rooms	150 <sup>a</sup>	—
4. Assembly areas	—	—
Fixed seats (fastened to floor)	60 <sup>m</sup>	—
Follow spot, projections and control rooms	50	—
Lobbies	100 <sup>m</sup>	—
Movable seats	100 <sup>m</sup>	—
Stage floors	150 <sup>a</sup>	—
Platforms (assembly)	100 <sup>m</sup>	—
Other assembly areas	100 <sup>m</sup>	—
5. Balconies and decks <sup>b</sup>	1.5 times the live for the area served, not required to exceed 100	—
6. Catwalks	40	300
7. Cornices	60	—
8. Corridors	—	—
First floor	100	—
Other floors	Same as occupancy served except as indicated	—
9. Dining rooms and restaurants	100 <sup>m</sup>	—
10. Dwellings (see residential)	—	—
11. Elevator machine room and control room grating (on area of 2 inches by 2 inches)	—	300
12. Finish light floor plate construction (on area of 1 inch by 1 inch)	—	200
13. Fire escapes	100	—
On single-family dwellings only	40	—
14. Garages (passenger vehicles only)	40 <sup>a</sup>	Note a
Trucks and buses	See Section 1607.7	—
15. Handrails, guards and grab bars	See Section 1607.8	—
16. Helipads	See Section 1607.6	—
17. Hospitals	—	—
Corridors above first floor	80	1,000
Operating rooms, laboratories	60	1,000
Patient rooms	40	1,000
18. Hotels (see residential)	—	—
19. Libraries	—	—
Corridors above first floor	80	1,000
Reading rooms	60	1,000
Stack rooms	150 <sup>b,n</sup>	1,000
20. Manufacturing	—	—
Heavy	250 <sup>a</sup>	3,000
Light	125 <sup>a</sup>	2,000
21. Marquees, except one-and two-family dwellings	75	—
22. Office buildings	—	—
Corridors above first floor	80	2,000
File and computer rooms shall be designed for heavier loads based on anticipated occupancy	—	—
Lobbies and first-floor corridors	100	2,000
Offices	50	2,000
23. Penal institutions	—	—
Cell blocks	40	—
Corridors	100	—
24. Recreational uses	—	—
Bowling alleys, poolrooms and similar uses.	75 <sup>m</sup>	—
Dance halls and ballrooms	100 <sup>m</sup>	—
Gymnasiums	100 <sup>m</sup>	—
Ice skating rink	250 <sup>a</sup>	—
Reviewing stands, grandstands and bleachers	100 <sup>c,m</sup>	—
Roller skating rink	100 <sup>m</sup>	—
Stadiums and arenas with fixed seats (fastened to floor)	60 <sup>c,m</sup>	—

Table B1607.1 Minimum Uniformly Distributed Live Loads, L <sub>o</sub> , and Minimum Concentrated Live Loads <sup>a</sup>		
2020 Building Code of New York State		
Occupancy or Use	Uniform Loads (psf)	Concentrated Loads (pounds)
25. Residential	—	—
One- and two-family dwellings	—	—
Uninhabitable attics without storage <sup>l</sup>	—	10
Uninhabitable attics with storage <sup>l,k</sup>	—	20
Habitable attics and sleeping areas <sup>3</sup>	—	30
Canopies, including marquees	—	20
All other areas	—	40
Hotels and multifamily dwellings	—	—
Private rooms and corridors serving them	—	40
Public rooms and corridors serving them	—	100
26. Roofs	—	—
All roof surfaces subject to maintenance workers	—	300
Awnings and canopies:	—	—
Fabric construction supported by a skeleton structure	—	5 <sup>m</sup>
All other construction, except one and two family dwellings	—	20
Ordinary flat, pitched, and curved roof (that are not occupiable)	—	20
Primary roof members exposed to a work floor	—	—
Single panel point of lower chord of roof trusses or ant point along primary structural members supporting roofs over manufacturing, storage warehouses, and repair garages	—	2,000
All other primary roof members	—	300
Occupiable roofs	—	—
Roof gardens	100	—
Assembly areas	100 <sup>m</sup>	—
All other similar areas	Note 1	Note 1
27. Schools	—	—
Classrooms	40	1,000
Corridors above first floor	80	1,000
First-floor corridors	100	1,000
28. Scuttles, skylight ribs and accessible ceilings	—	200
29. Sidewalks, vehicular driveways and yards subject to trucking	250 <sup>b,n</sup>	8,000 <sup>e</sup>
30. Stairs and exits	—	—
One- and two-family dwellings	40	300 <sup>f</sup>
All other	100	300 <sup>f</sup>
31. Storage warehouses (shall be designed for heavier loads if required for anticipated storage)	—	—
Heavy	250 <sup>a</sup>	—
Light	125 <sup>a</sup>	—
32. Stores	—	—
Retail	—	—
First floor	100	1,000
Upper floors	75	1,000
Wholesale, all floors	125 <sup>a</sup>	1,000
33. Vehicle barriers	See Section 1607.9	—
34. Walkways and elevated platforms (other than exitways)	60	—
35. Yards and terraces, pedestrians	100 <sup>m</sup>	—

- For SI, 1 inch = 25.4 mm, 1 square inch = 645.16 mm<sup>2</sup>, 1 square foot = 0.0929 m<sup>2</sup>, 1 pound per square foot = 0.0479 kN/m<sup>2</sup>, 1 pound = 0.004448 kN, 1 pound per cubic foot = 16 kg/m<sup>3</sup>
- a. Floors in garages or portions of buildings used for the storage of motor vehicles shall be designed for the uniformly distributed live loads of this table or the following concentrated loads: (1) for garages restricted to passenger vehicles accommodating not more than nine passengers, 3,000 pounds acting on an area of 4.5 inches by 4.5 inches; (2) for mechanical parking structures without slab or deck that are used for storing passenger vehicles only, 2,250 pounds per wheel.
- b. The loading applies to stack room floors that support nonmobile, double-faced library book stacks, subject to the following limitations:
- The nominal book stack unit height shall not exceed 90 inches.
  - The nominal shelf depth shall not exceed 12 inches for each face.
  - Parallel rows of double-faced book stacks shall be separated by aisles not less than 36 inches wide.
- c. Design in accordance with ICC 300.
- d. Other uniform loads in accordance with an approved method containing provisions for truck loadings shall be considered where appropriate.
- e. The concentrated wheel load shall be applied on an area of 4.5 inches by 4.5 inches.
- f. The minimum concentrated load on stair treads shall be applied on an area of 2 inches by 2 inches. This load need not be assumed to act concurrently with the uniform loads.
- g. Where snow loads occur that are in excess of the design conditions, the structure shall be designed to support the loads due to the increased loads caused by drift.
- h. See Section 1604.8.3 for decks attached to exterior walls.
- i. Uninhabitable attics without storage are those where the maximum clear height between the joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- j. Uninhabitable attics with storage are those where the maximum clear height between the joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where both of the following conditions are met:
- The attic area is accessible from an opening not less than 20 inches in length that is located where the clear height in the attic is not less than 42 inches.
  - The slopes of the joists or truss bottom chords are not greater than two units vertical in 12 units horizontal.
- k. Attic spaces served by stairways other than the pull-down type shall be designed to support the minimum live load specified for habitable attics and sleeping rooms.
- l. Areas of occupiable roofs, other than roof gardens and assembly areas, shall be designed for appropriate loads as approved by the building official. Unoccupied landings and areas of roofs shall be designed in accordance with Section 1607.13.3.
- m. Live load reduction is not permitted.
- n. Live load reduction is only permitted in accordance with Section 1607.11.1.2 or Item 1 of Section 1607.11.2.
- o. Live load reduction is only permitted in accordance with Section 1607.11.1.3 or Item 2 of Section 1607.11.2.



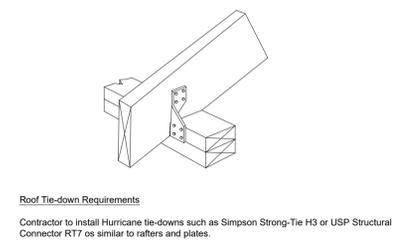
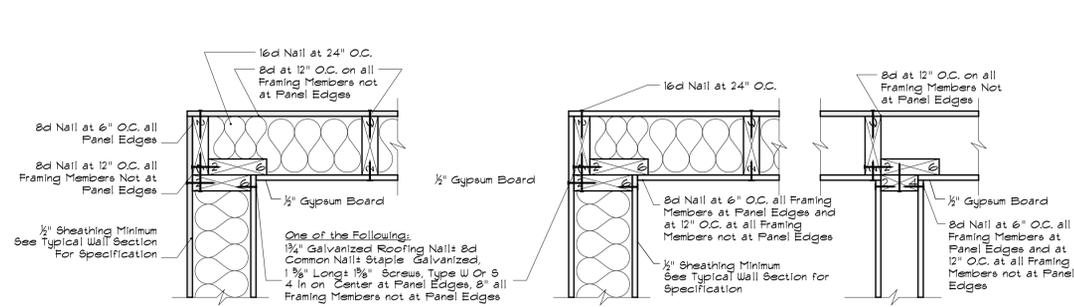
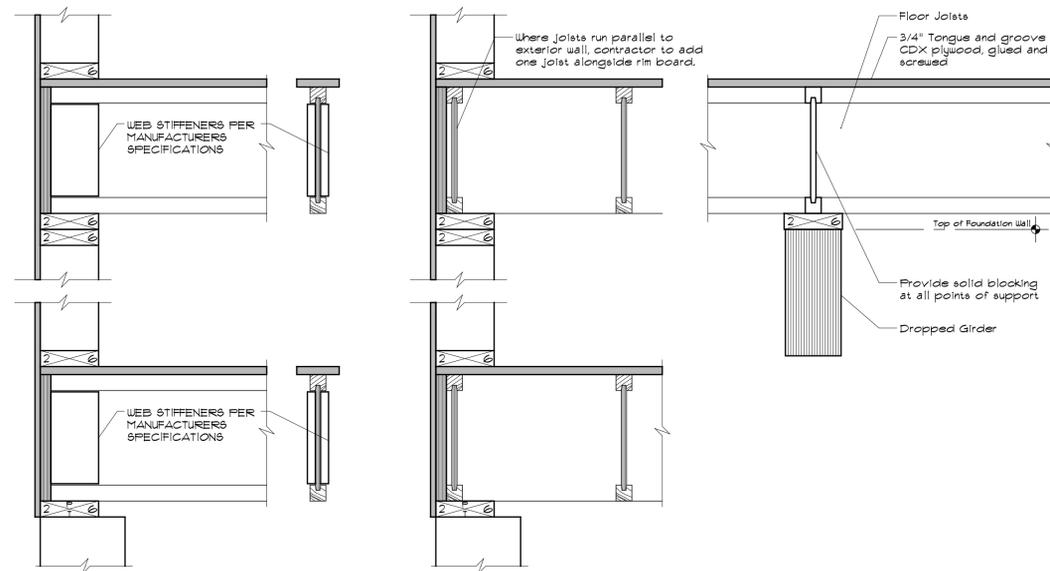
Summit School at Nyack - Cafeteria Addition  
 Summit School at Nyack  
 Section 60.18, Block 1, Lot 1  
 339 North Broadway  
 Nyack, NY 10960

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 Drawings on this page:  
 General Notes

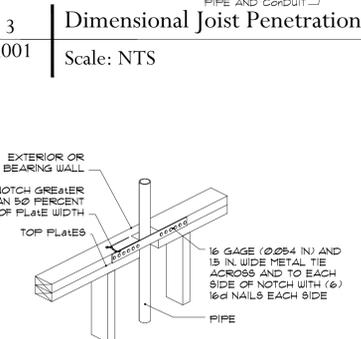
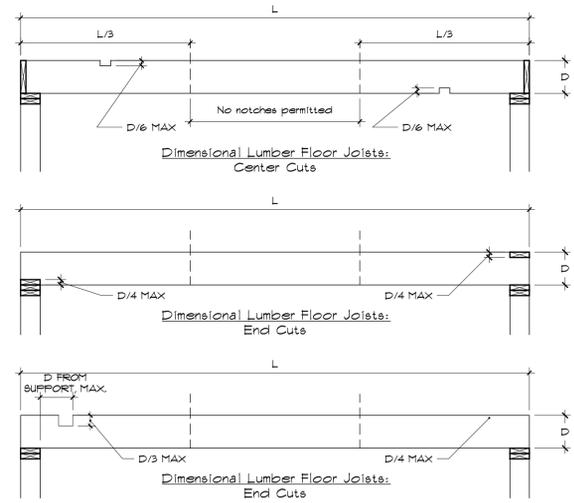
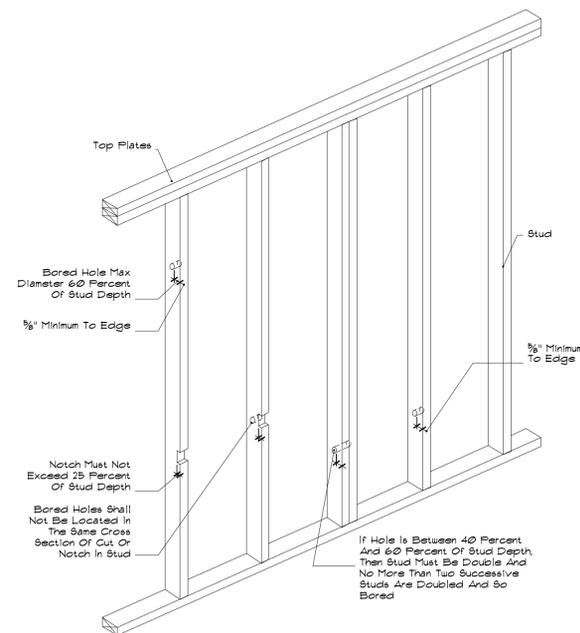
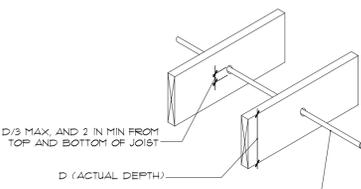
Submittal Date:  
 July 2, 2020  
**G003**  
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Unauthorized addition or alteration of these drawings is a violation of Section 7209 (2) of The New York State Education Law



1 | Engineered Lumber Details  
A001 | Scale: 1 1/2" = 1'-0"

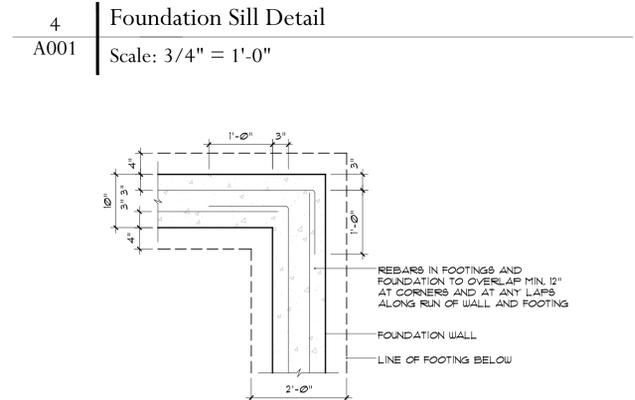
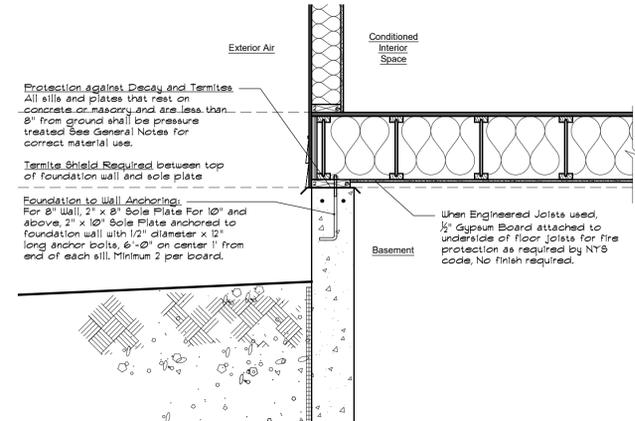
2 | Typical Wall Corner and Wall Intersection Framing Details  
A001 | Scale: 1 1/2" = 1'-0"



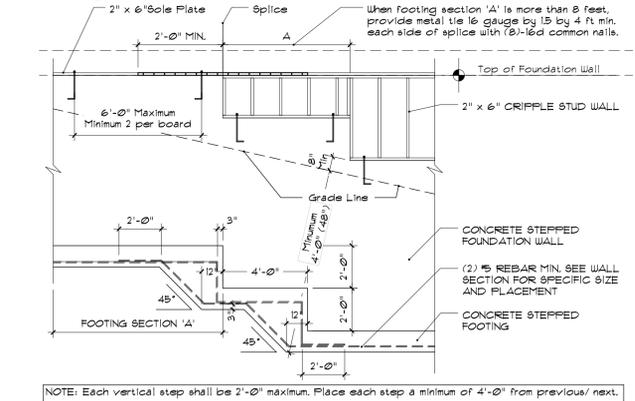
7 | Notching and Bored Hole Limitations  
A001 | Scale: NTS

8 | Cutting, Notching & Drilling of Dimensional Joists  
A001 | Scale: 1/2" = 1'-0"

5 | Top Plate Notch Limitations  
A001 | Scale: NTS



9 | Concrete Corner Reinforcing  
A001 | Scale: 3/4" = 1'-0"



10 | Typical Stepped Footing and Foundation Detail  
A001 | Scale: 1/4" = 1'-0"



Summit School at Nyack - Cafeteria Addition  
Summit School at Nyack  
Section 60.18, Block 1, Lot 1  
339 North Broadway  
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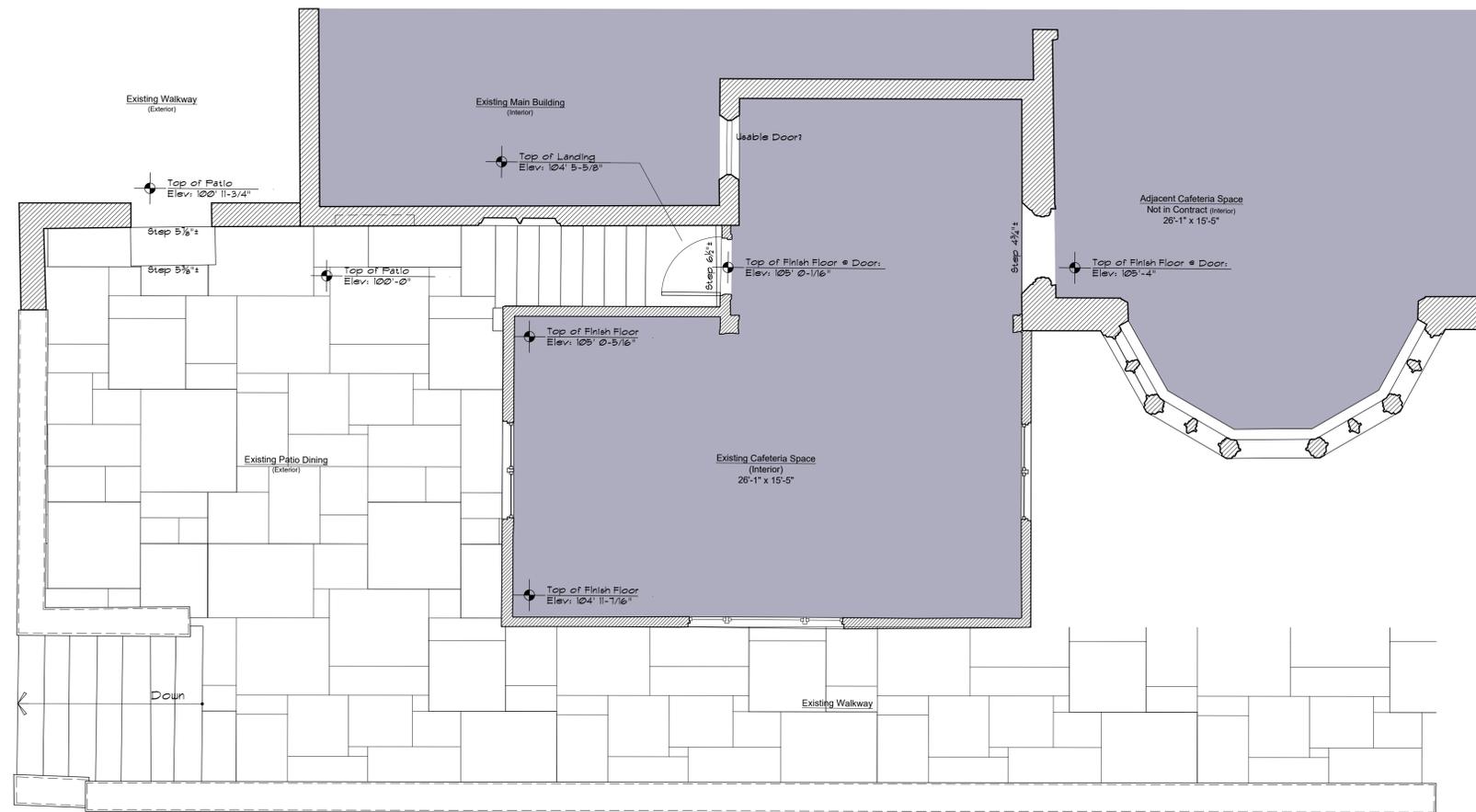
Drawn By: cc  
Checked By: cjpc  
Drawings on this page:  
Framing Details  
Foundation Details

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A001  
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1 Cafeteria Existing Conditions Floor Plan  
A101 Scale: 1/4" = 1'-0"



2 Images from Existing Conditions 3d Scan  
A101 Scale: 1/4" = 1'-0"



Alley/ Stone Arch Elevation



Patio Elevation



River Elevation



Side Elevation

3 Cafeteria Existing Conditions Elevations  
A101 Scale: 1/8" = 1'-0"



Summit School at Nyack - Cafeteria Addition  
Summit School at Nyack  
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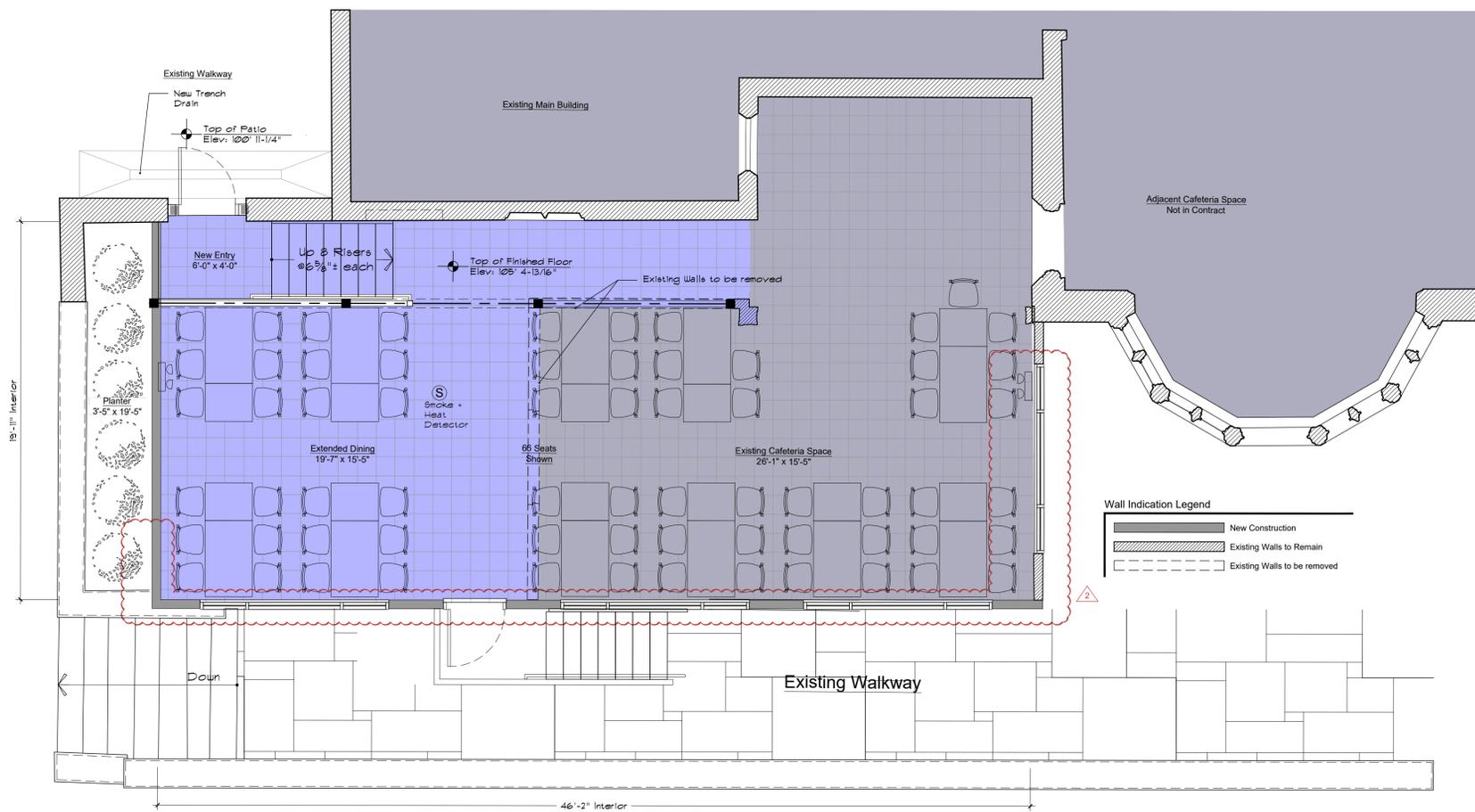
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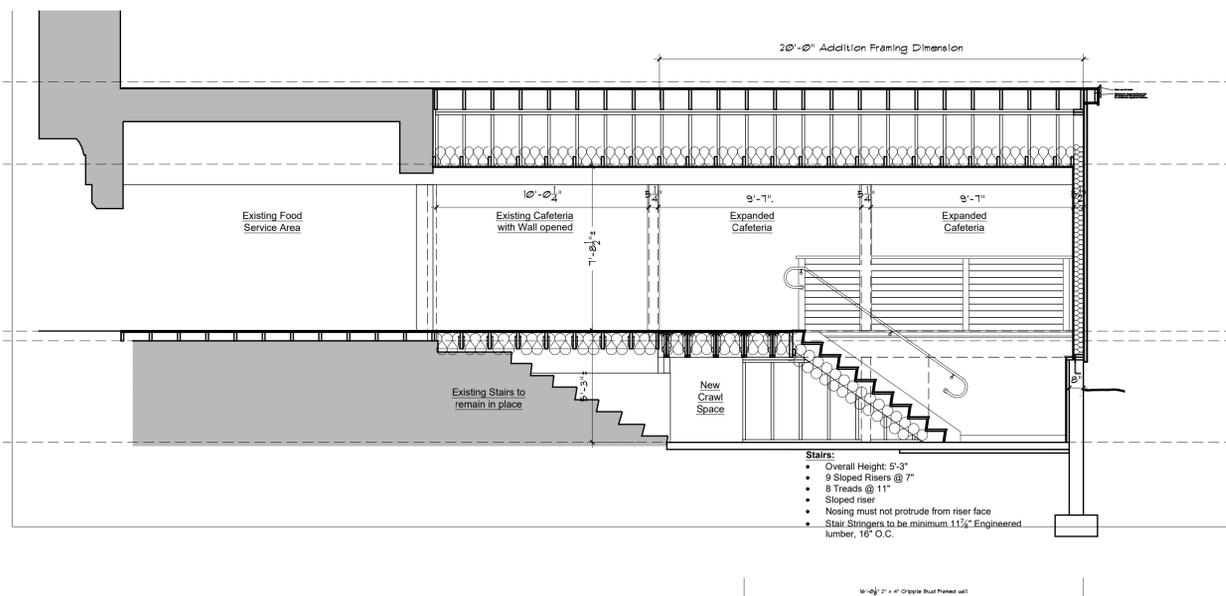
Drawings on this page:  
Cafeteria Existing Floor Plan  
Existing Elevations

A101

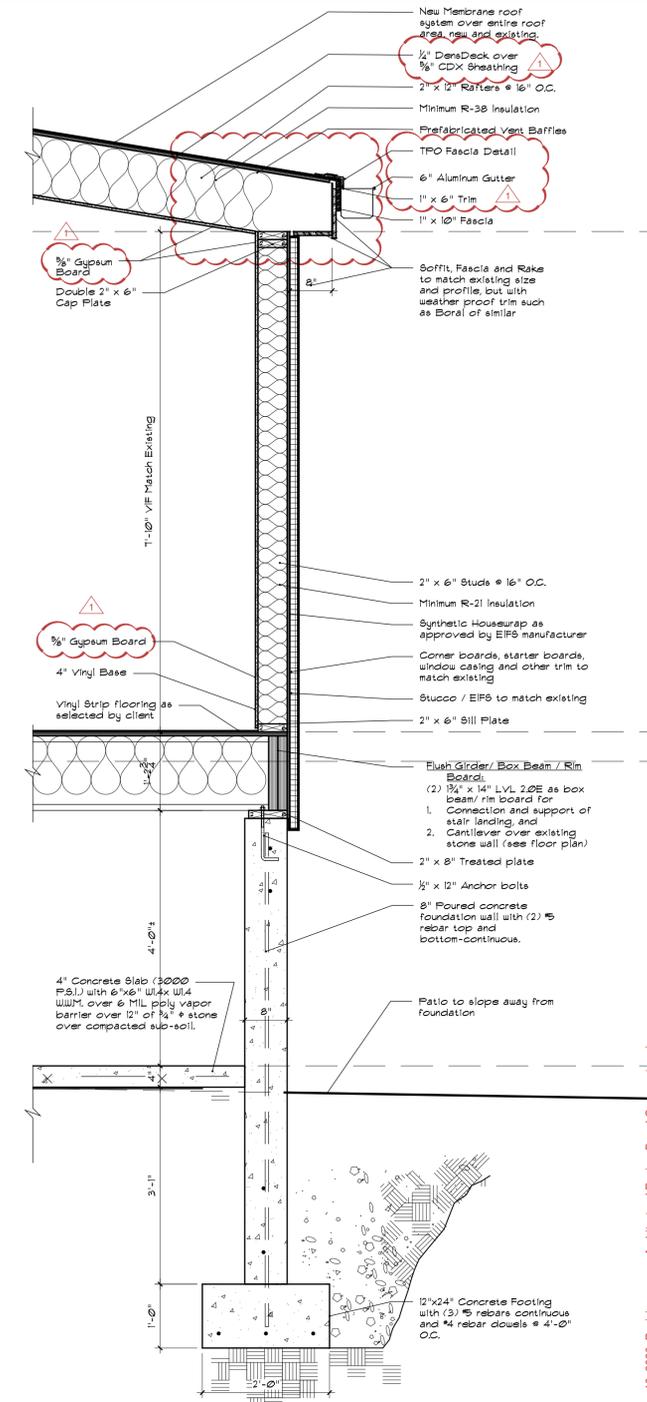
5 of 15



1 Cafeteria Conceptual Floor Plan  
A102 Scale: 1/4" = 1'-0"



2 Section at Proposed Stairs  
A102 Scale: 1/4" = 1'-0"



3 Wall Section at Rear Wall  
A102 Scale: 3/4" = 1'-0"



**Summit School at Nyack - Cafeteria Addition**  
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Section 60.18, Block 1, Lot 1  
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Nyack, NY 10960

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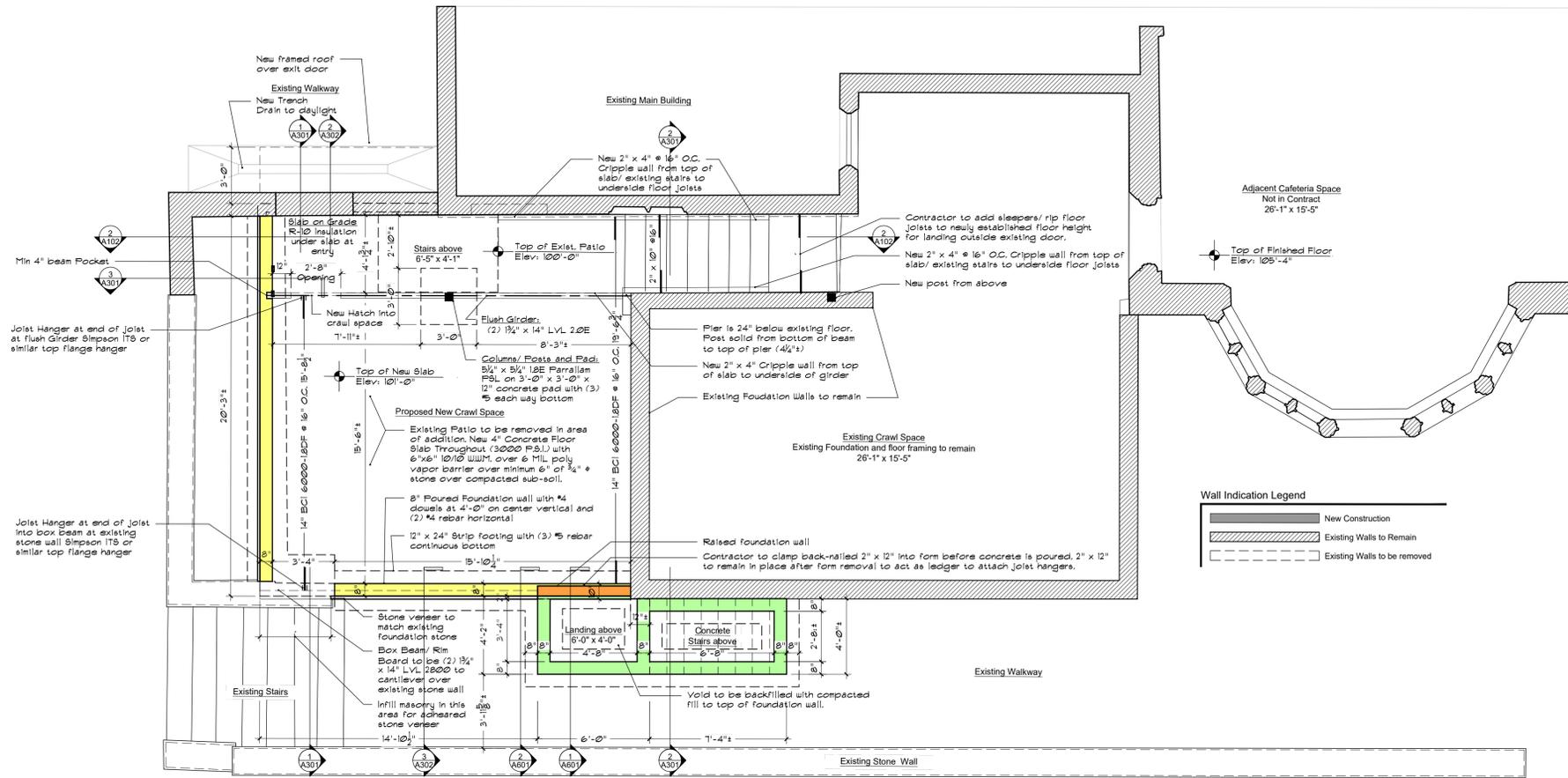
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Drawings on this page:  
Proposed Conceptual Plan  
Wall Section at River View

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**A102**  
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Wall Indication	Wall Height	Location
	103'-10 1/2"	Top of main foundation wall
	104'-2 1/2"	Top of Foundation wall rear landing
	105'-0 1/2"	Top of Foundation wall underneath rear egress door (Top of subfloor minus 2')

1 Cafeteria Proposed Foundation Plan  
 A103 Scale: 1/4" = 1'-0"



Summit School at Nyack - Cafeteria Addition  
 Summit School at Nyack  
 Section 60.18, Block 1, Lot 1  
 339 North Broadway  
 Nyack, NY 10960

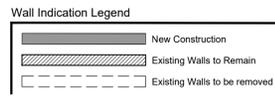
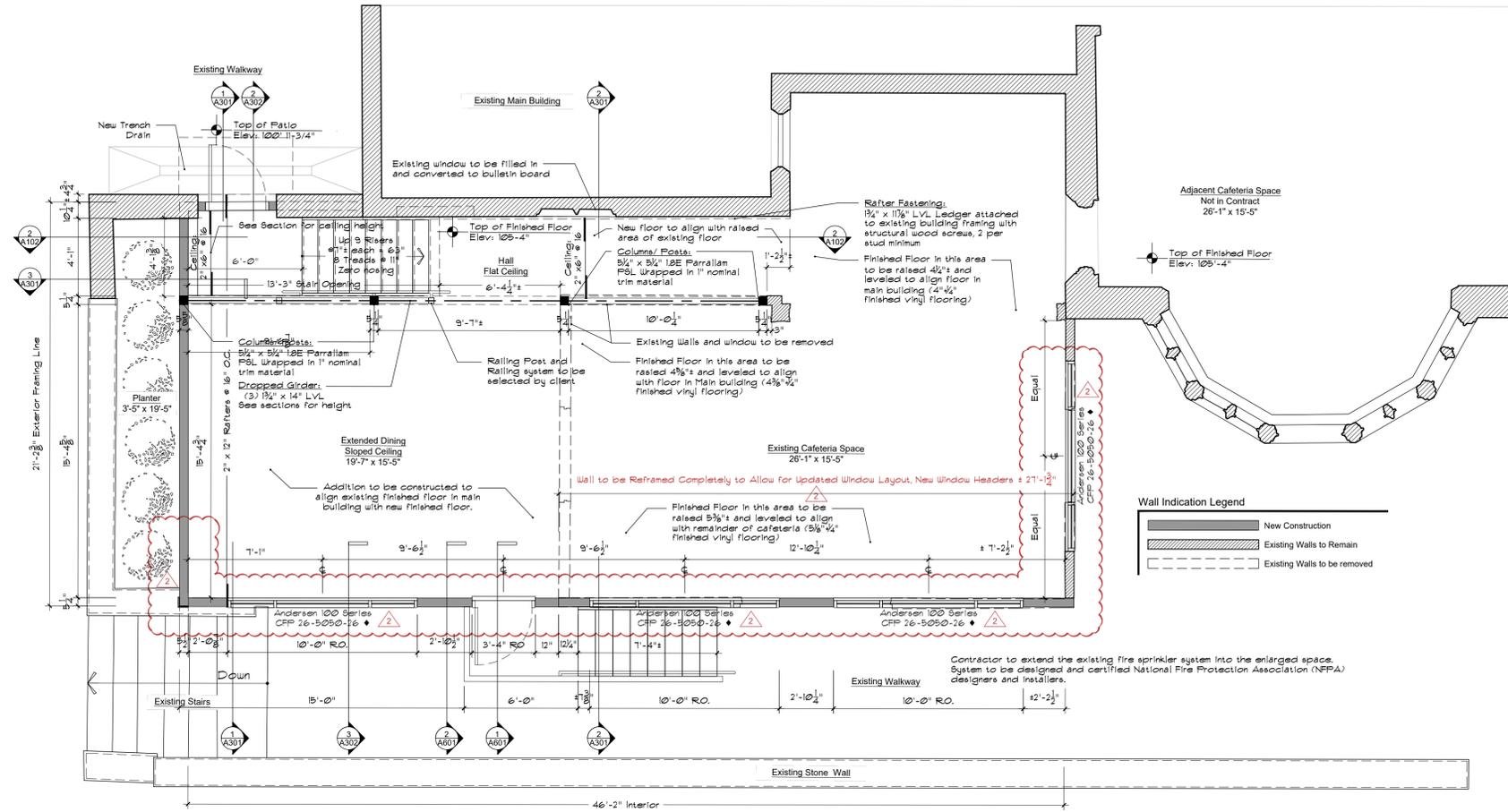
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 Drawings on this page: Proposed Foundation Plan

**A103**  
 7 of 15



Exterior Finishes	
Item	Finish
Exterior Stone Foundation	Adhered Stone veneer to match existing foundation stone
Walls and Trim	EIFS to match existing color and texture, Contractor to create reveal between EIFS "Trim" color and body color by either mechanical methods or using 3/8" vinyl control joint such as those manufactured by AMICO. Vinyl color to match either EIFS trim or EIFS body color.
Fascia, Soffit, Rake	Soffit, Fascia and Rake to match existing size and profile, but with weather proof trim such as Boral of similar, painted to match existing color and finish.
Roofing	Roofing to be a complete system, fully adhered, single-ply Membrane EPDM roof, with a SRI of 0.75-1.0. New roof to be installed over entire cafeteria area, both existing and new. See general notes for more specifics.
Egress Deck/Landing	Egress deck framing to be treated lumber. Finish flooring to be a synthetic porch style flooring with no gaps. Railing to be vinyl as approved by client.
Joints/ Intersections of materials	Joints and intersections of materials to be sealed with a durable, UV resistant color-matched caulk.

Interior Finishes	
Item	Finish
Finished Flooring	Adhesive applied luxury strip vinyl as approved by client
Base	4" Vinyl Cove
Window Head and jams	Gypsum Wallboard returns for head and jamb
Window Sill	Laminate sill, minimum Thickness 1/2"
Walls	1/2" Gypsum Wallboard, 3 coats minimum tape and spackle, one coat new construction primer, 2 top coats Benjamin Moore or Sherwin Williams color coat. Color to be selected by client, eggshell finish.
Ceiling	3/4" Gypsum wallboard, 3 coats minimum tape and spackle, one coat new construction primer, 2 top coats Benjamin Moore or Sherwin Williams ceiling white.
Railings	Railing system to be selected by client. Must include graspable handrails as depicted herein.
Stairs	Risers and Treads: Treads to be pre-fabricated textured rubber or similar material. Risers to be pre-fabricated rubber or similar material in a contrasting color to enhance visibility.
Other	Other items as noted on the drawings. All interior trim to be primed finger-jointed wood or similar durability. Medium Density Fiberboard (MDF) is not acceptable.

1  
A104 | Cafeteria Proposed Floor Plan  
Scale: 1/4" = 1'-0"



Summit School at Nyack - Cafeteria Addition  
 Summit School at Nyack  
 Section 60.18, Block 1, Lot 1  
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 Nyack, NY 10960

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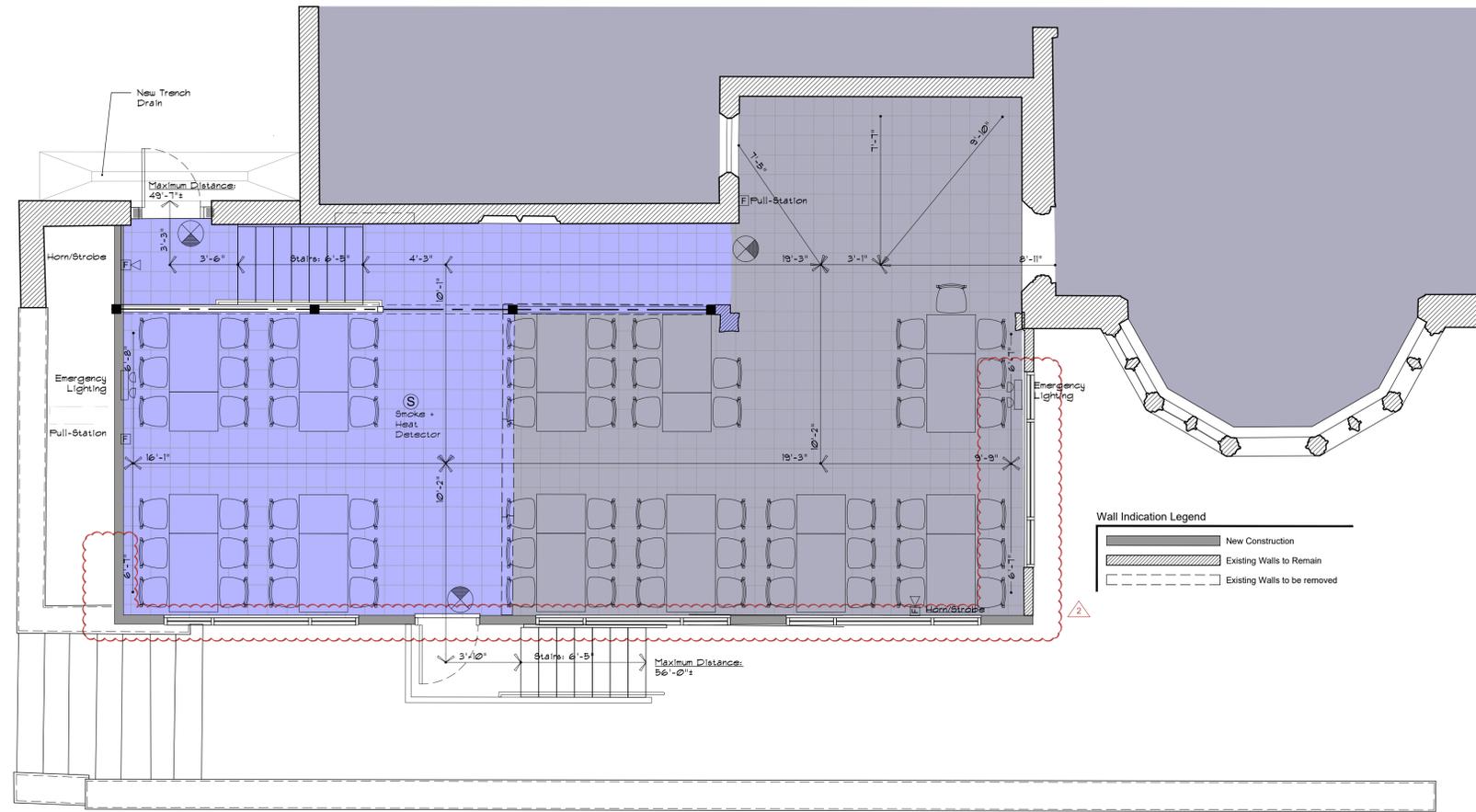
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 Proposed Floor Plan

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**A104**  
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Life Safety Symbol Legend	
Symbol	Description
Ⓢ	Smoke Detector/ Heat Detector and Carbon monoxide detector. Provide minimum one of each in the space. Combination units are acceptable.
Ⓛ	Fire Alarm pull-station. Height to be 42 inches above finished floor
Ⓛ	Fire alarm horn strobe. Mounting height: 80-96 inches
Ⓛ	Battery powered emergency lighting
Ⓛ	Illuminated Exit Sign

Wall Indication Legend	
[Solid Grey Box]	New Construction
[Hatched Box]	Existing Walls to Remain
[Dashed Box]	Existing Walls to be removed

1 | Life Safety/ Exiting Plan  
 A105 | Scale: 1/4" = 1'-0"



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**Summit School at Nyack - Cafeteria Addition**  
 Summit School at Nyack  
 Section 60.18, Block 1, Lot 1  
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 Nyack, NY 10960

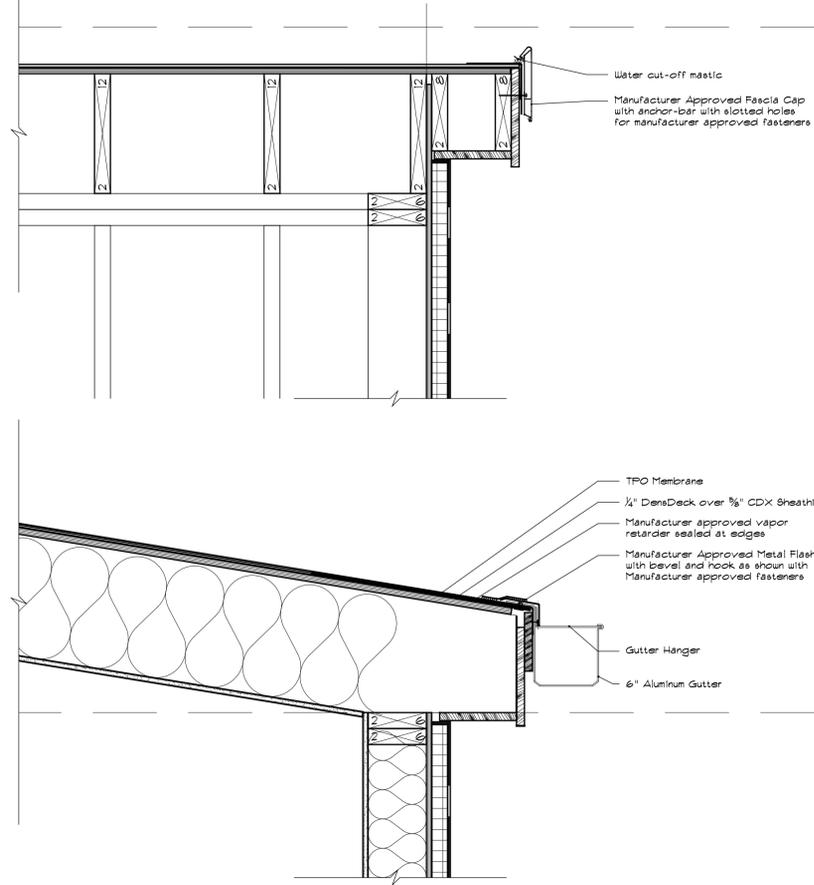
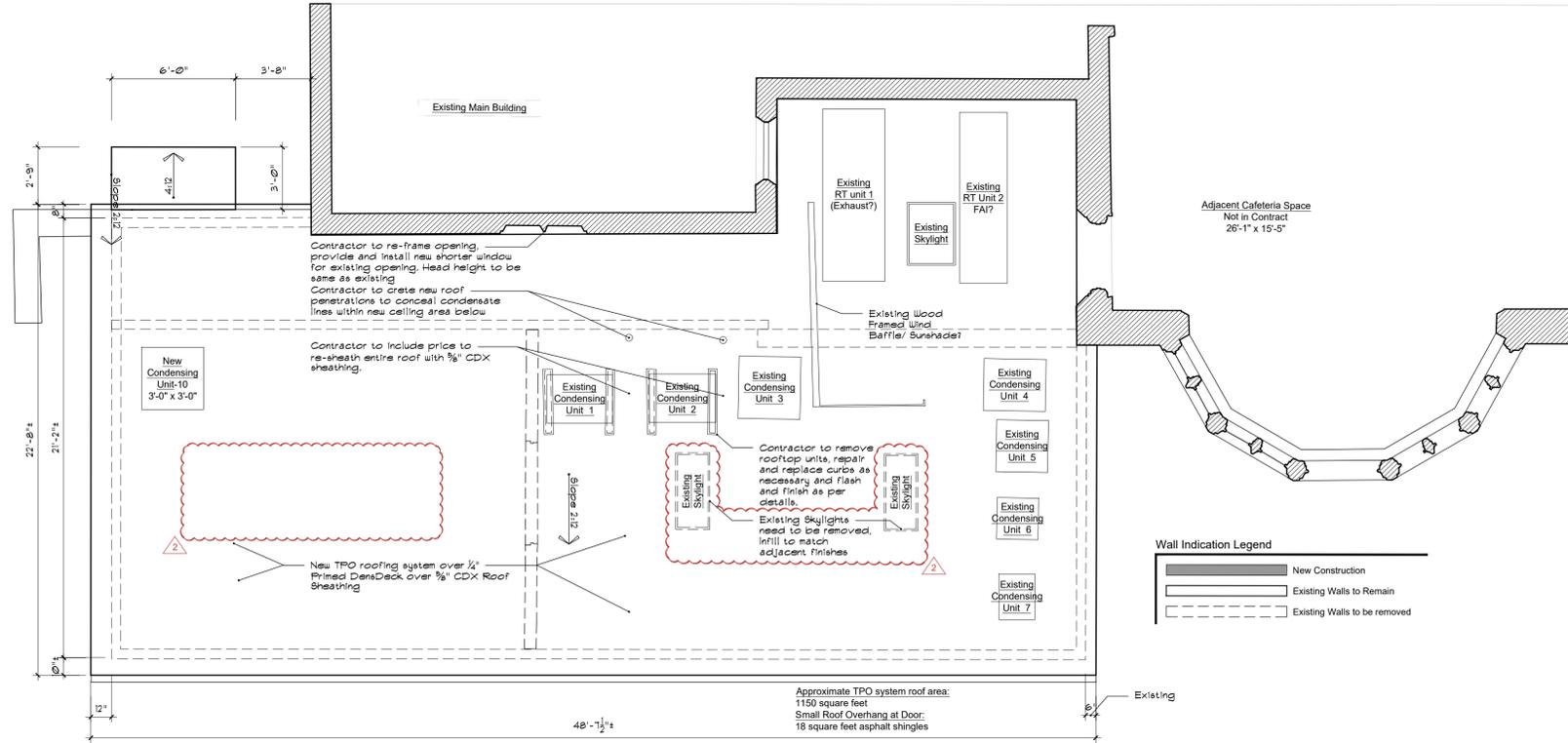
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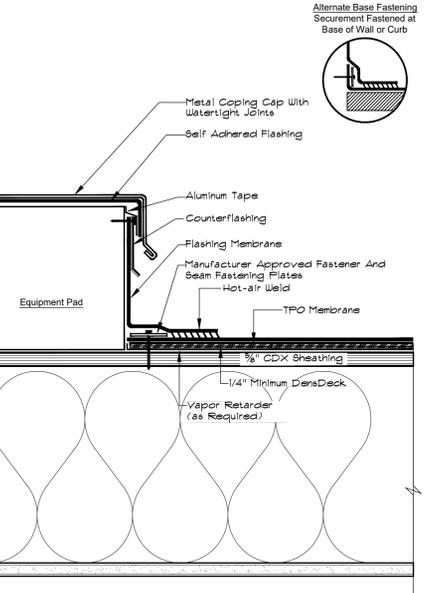
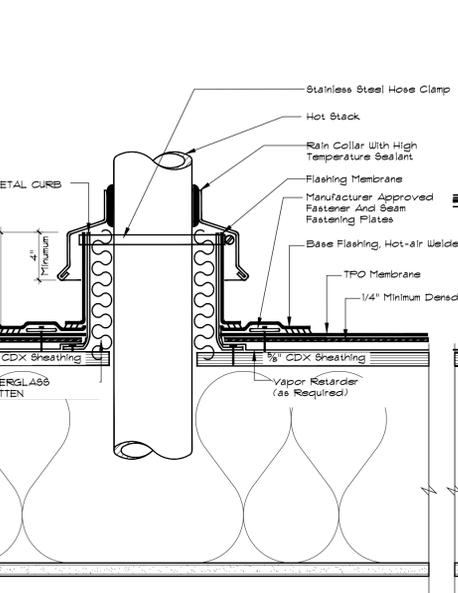
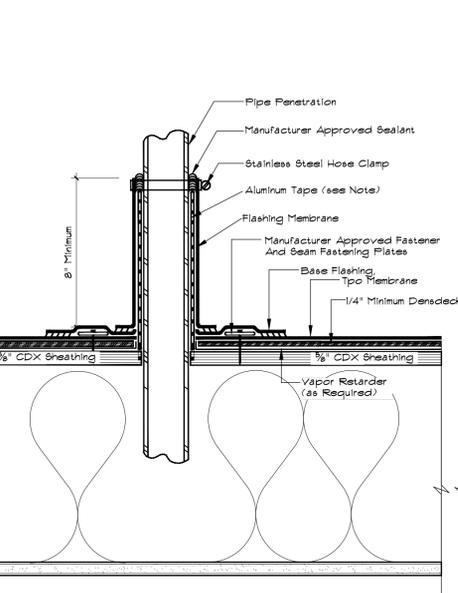
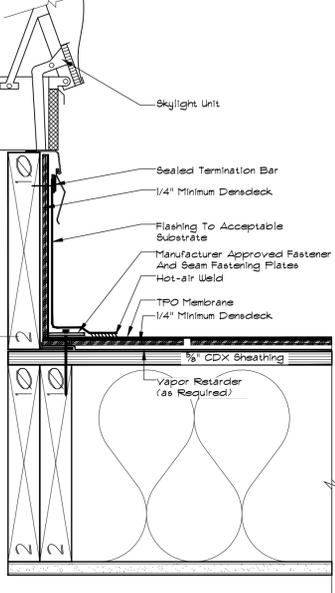
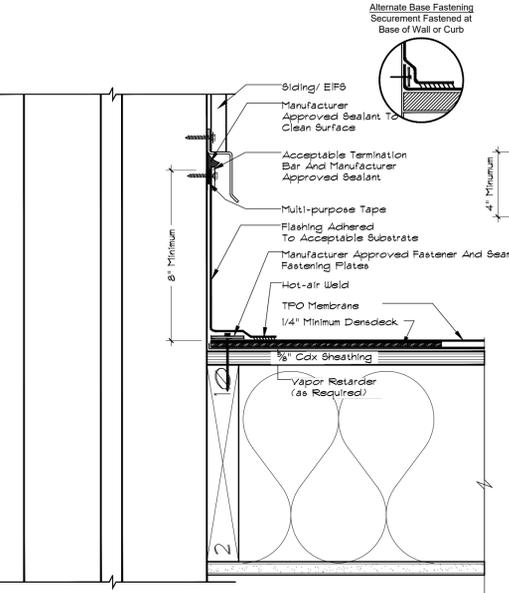
Drawings on this page:  
 Life Safety/ Exiting Plan

**A105**  
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1 | Roof Plan  
A106 | Scale: 1/4" = 1'-0"

2 | Fascia / Rake / Gutter Detail  
A106 | Scale: 3" = 1'-0"



Notes:

- 1) Sealant is a two step application:  
a) Behind top of flashing.  
b) Top of termination bar.
- 2) Sealant shall be applied to clean acceptable surfaces.
- 3) Termination bar shall be securely anchored with grommet fasteners and provide adequate compression of membrane flashing and sealant.
- 4) Vapor retarder shall be sealed at edges.

Note:

- 1) Vapor retarder shall be sealed at edges.

Notes:

- 1) Aluminum tape is required if existing penetration is contaminated.
- 2) Vapor retarder shall be sealed at edges.

Notes:

- 1) Sarafli membrane shall not be in contact with surfaces having sustained temperatures above 160°F.
- 2) Vapor retarder shall be sealed at edges.

3 | Roof to Wall TPO Flashing  
A106 | Scale: NTS

4 | Skylight TPO Detail  
A106 | Scale: NTS

5 | TPO Pipe Penetration  
A106 | Scale: NTS

6 | TPO Heated Stack Flashing  
A106 | Scale: NTS

7 | TPO Equipment Pad Detail  
A106 | Scale: NTS



Summit School at Nyack - Cafeteria Addition  
Summit School at Nyack  
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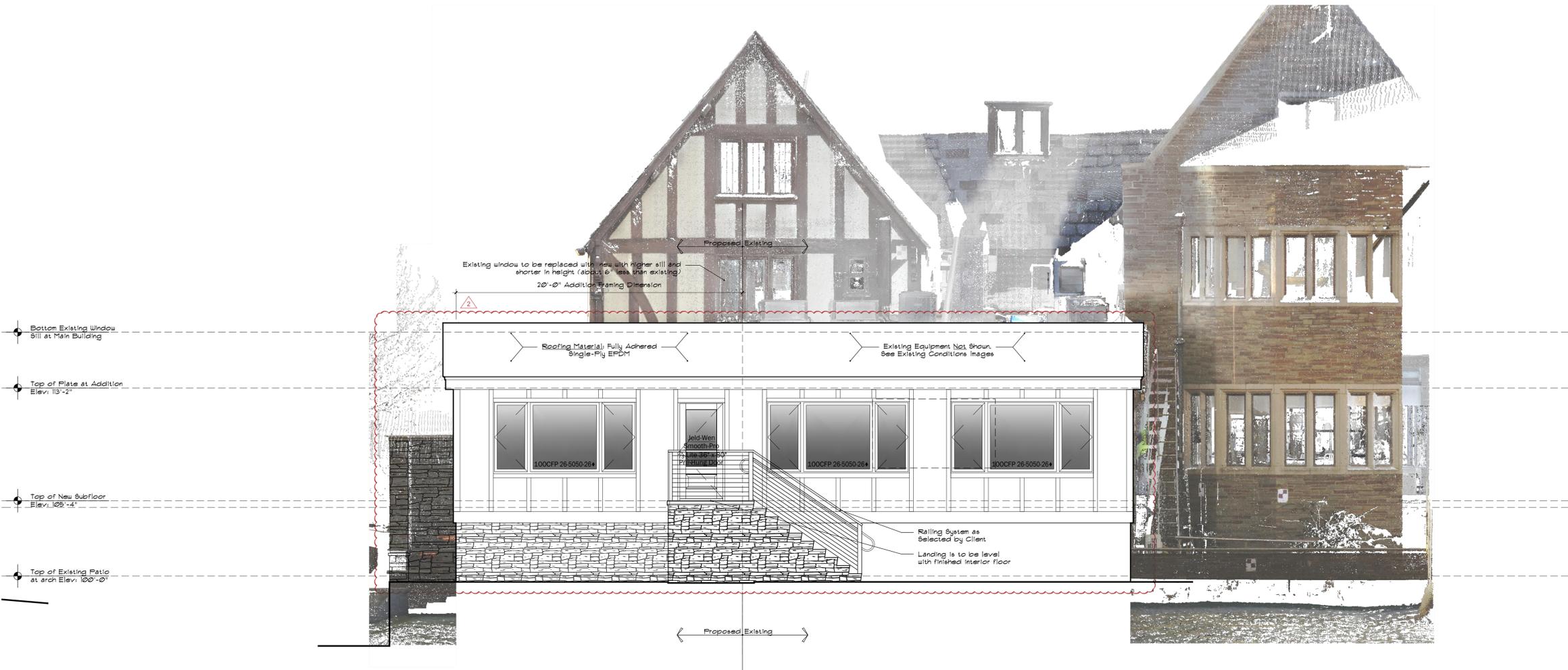
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Drawings on this page:  
Roof Plan  
TPO Roof Details

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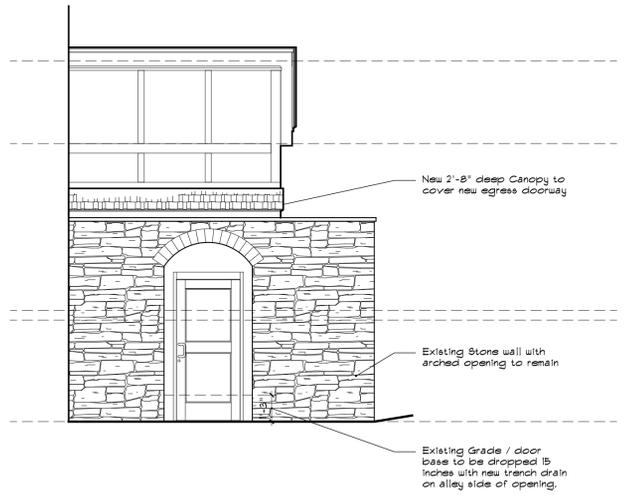
A106  
10 of 15

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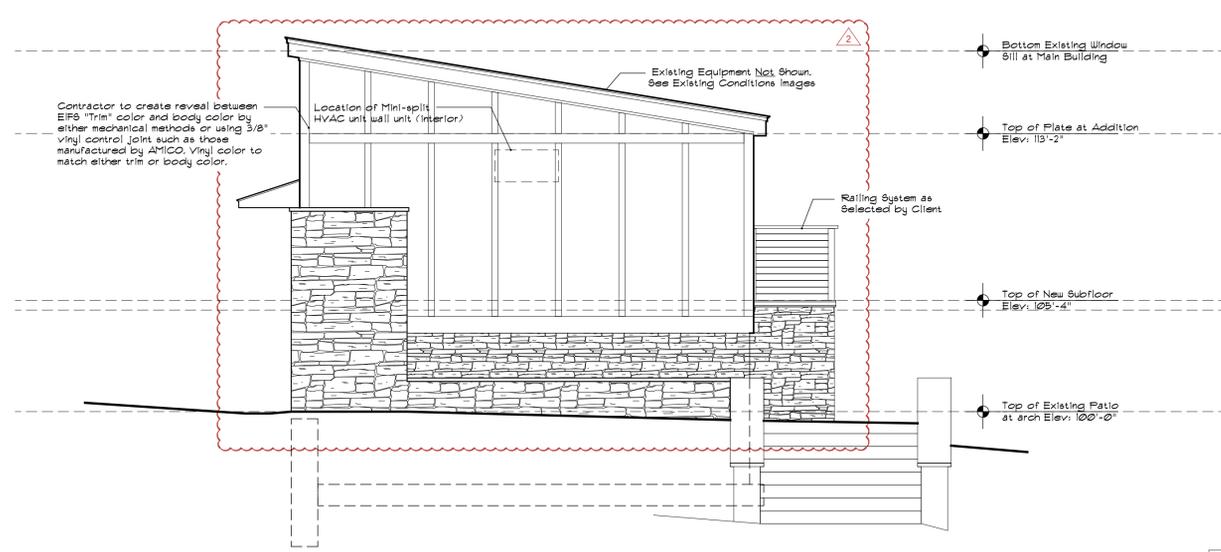
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1 | River Elevation  
A201 | Scale: 1/4" = 1'-0"



2 | Stone Archway Elevation  
A201 | Scale: 1/4" = 1'-0"



3 | Side Elevation  
A201 | Scale: 1/4" = 1'-0"



Summit School at Nyack - Cafeteria Addition  
Summit School at Nyack  
Section 60.18, Block 1, Lot 1  
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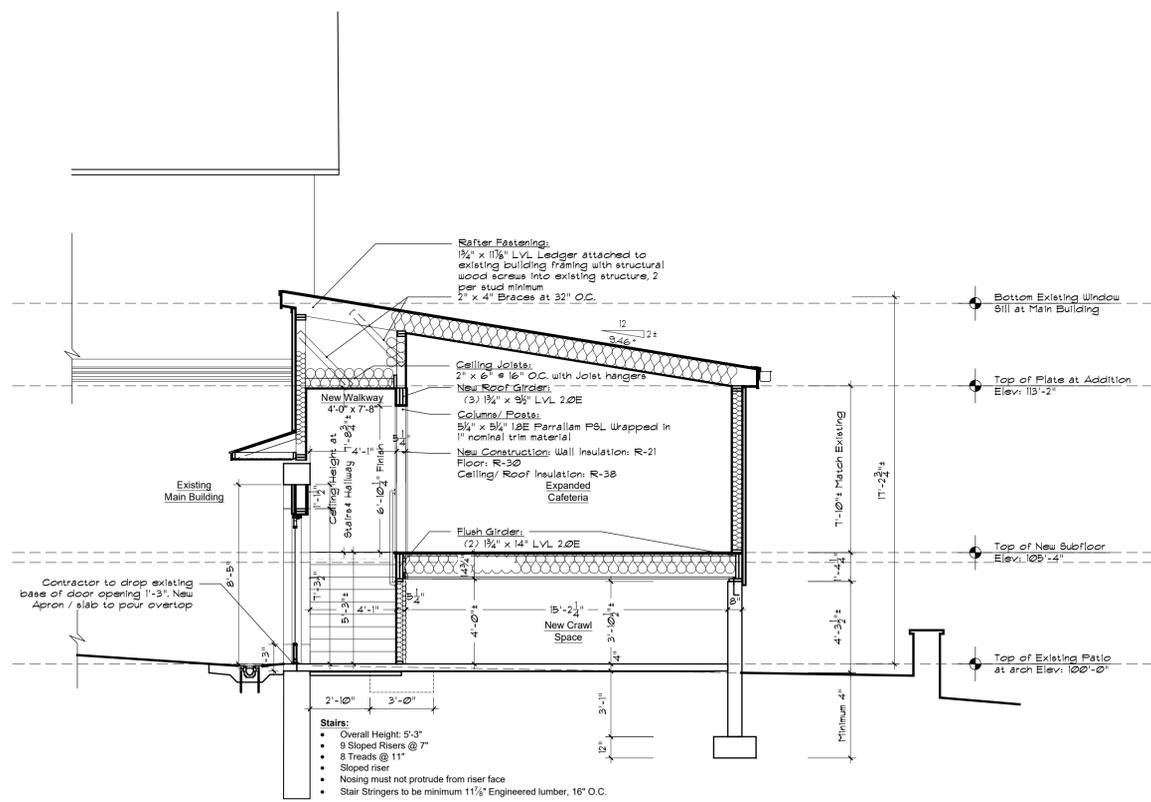
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Drawings on this page:  
Elevations

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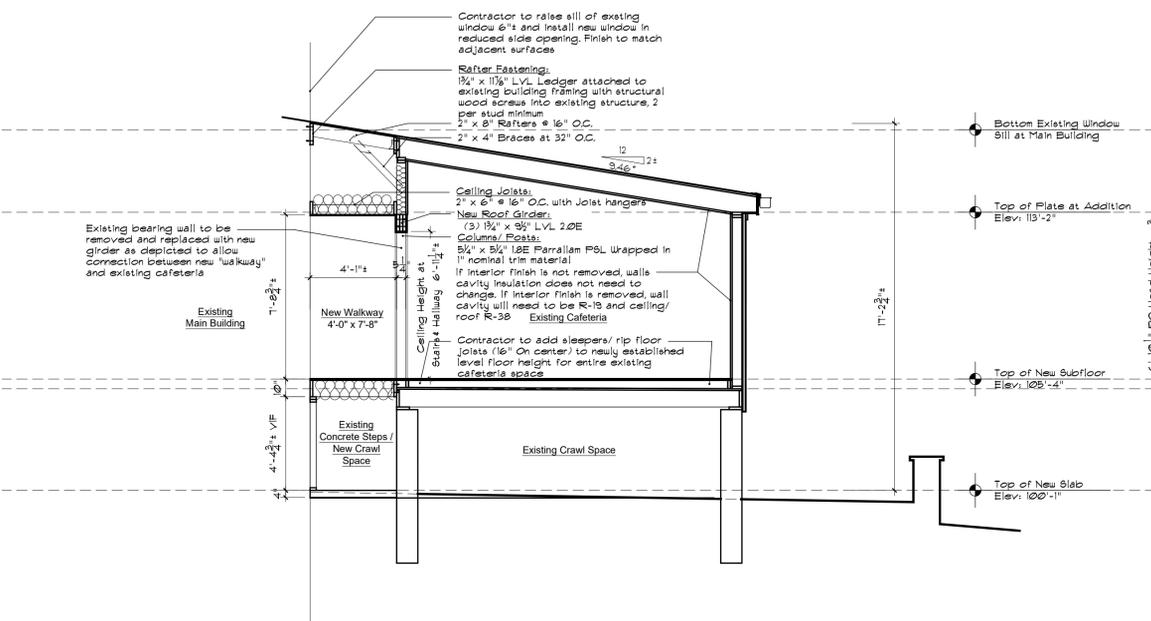
**A201**  
11 of 15

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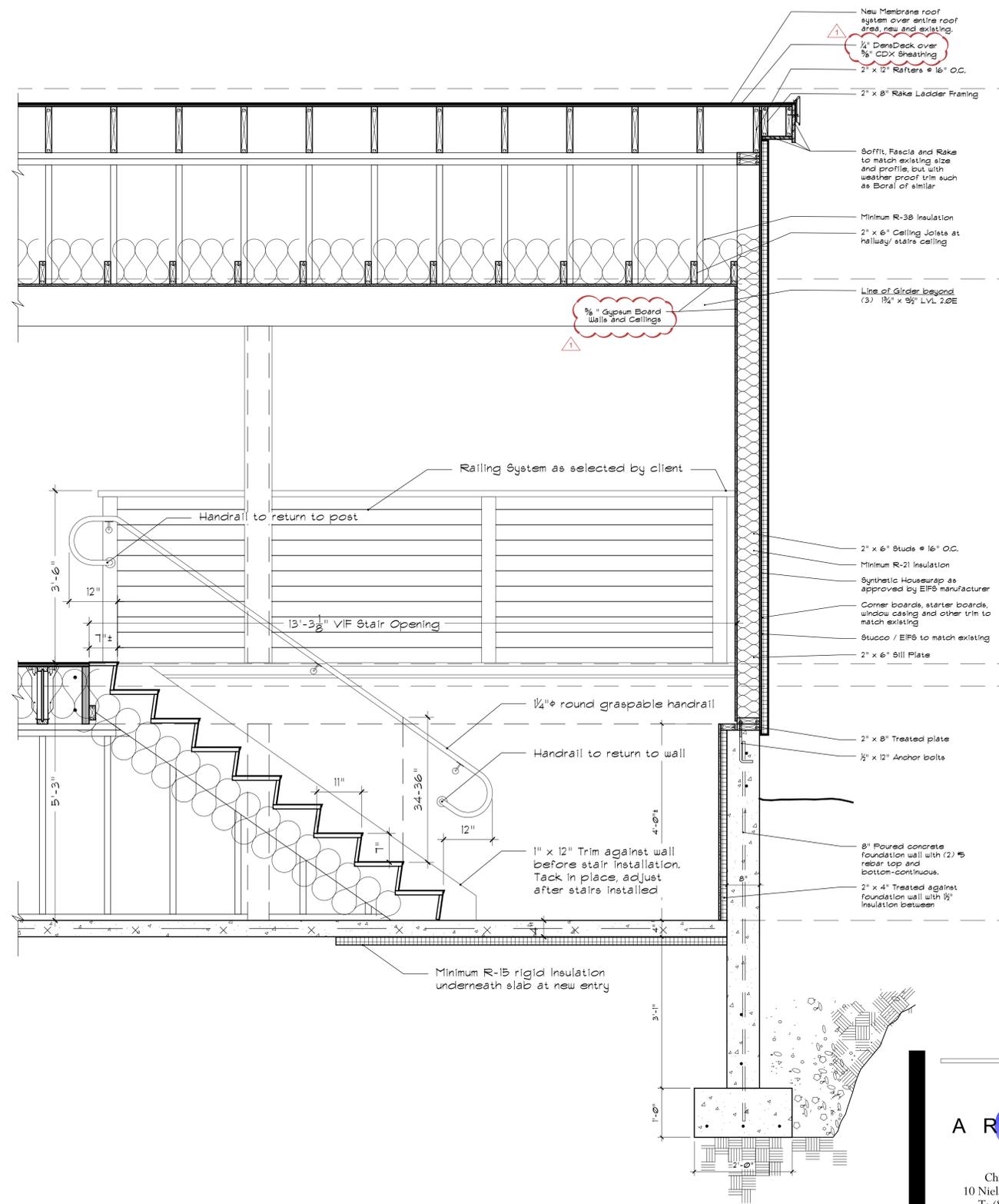
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1 Section at Stone Arch and New Cafeteria Space  
 A301 Scale: 1/4" = 1'-0"



2 Section at New Walkway and Existing Cafeteria  
 A301 Scale: 1/4" = 1'-0"



3 Proposed Stair / Railing Detail  
 A301 Scale: 1/4" = 1'-0"



**Summit School at Nyack - Cafeteria Addition**

Summit School at Nyack  
 Section 60.18, Block 1, Lot 1  
 339 North Broadway  
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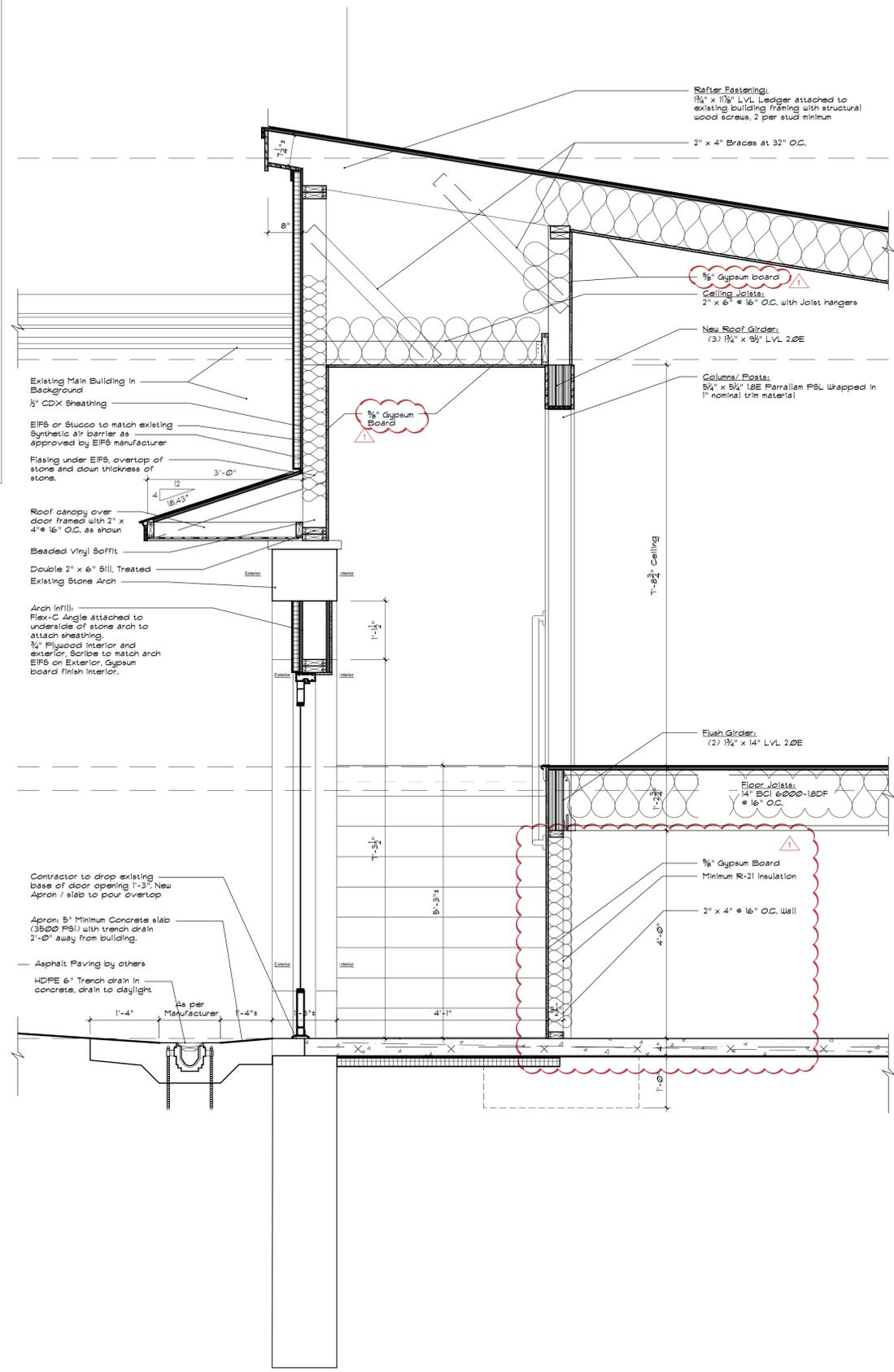
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 Drawings on this page:  
 Building Sections  
 Stair/ Railing Detail

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**A301**  
 12 of 15



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 Summit School at Nyack  
 Section 60.18, Block 1, Lot 1  
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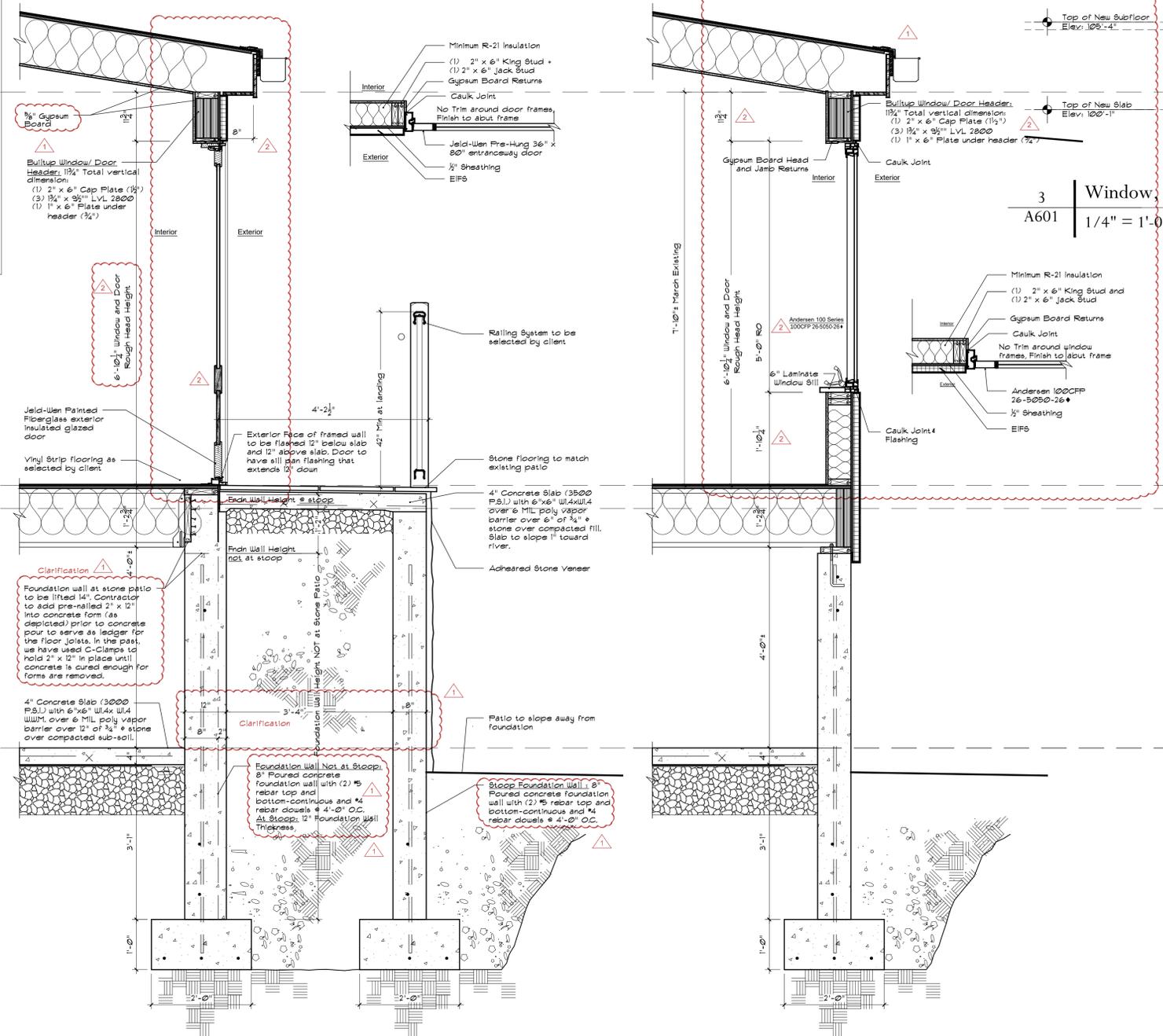
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1  
 A302 Proposed Stair / Railing Detail  
 Scale: 1/4" = 1'-0"

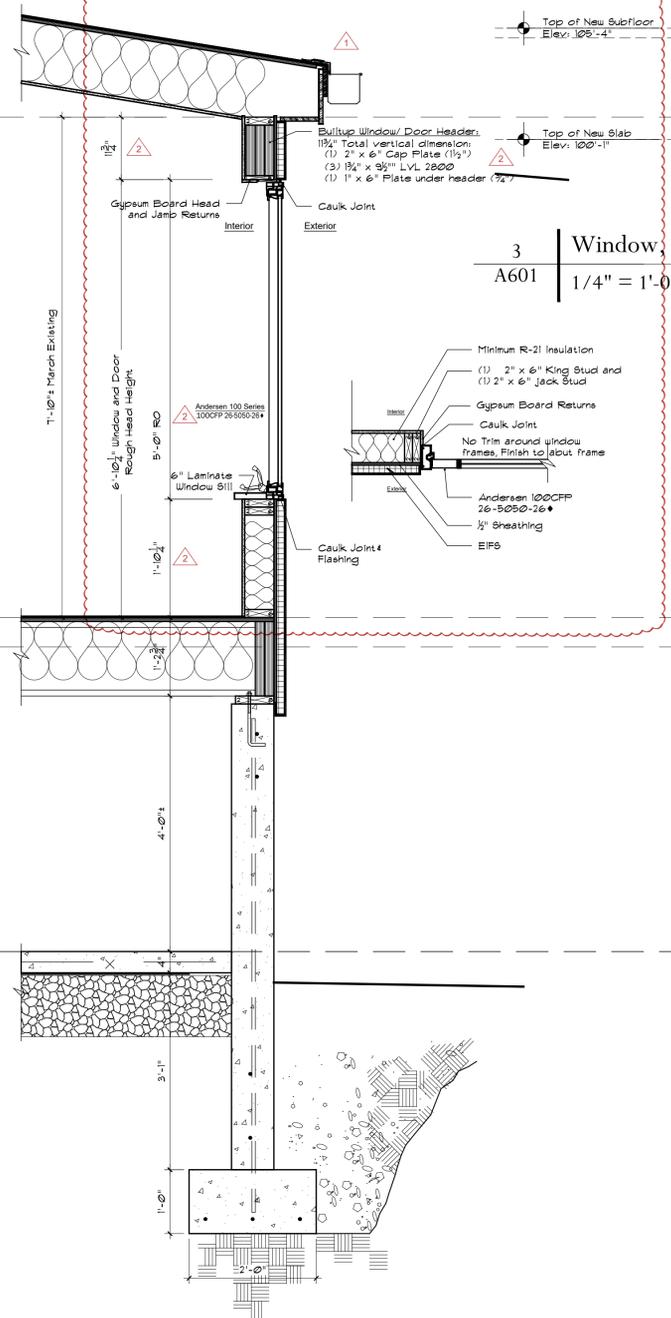
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 Drawings on this page:  
 Wall Section at Stone Arch  
 Property plan

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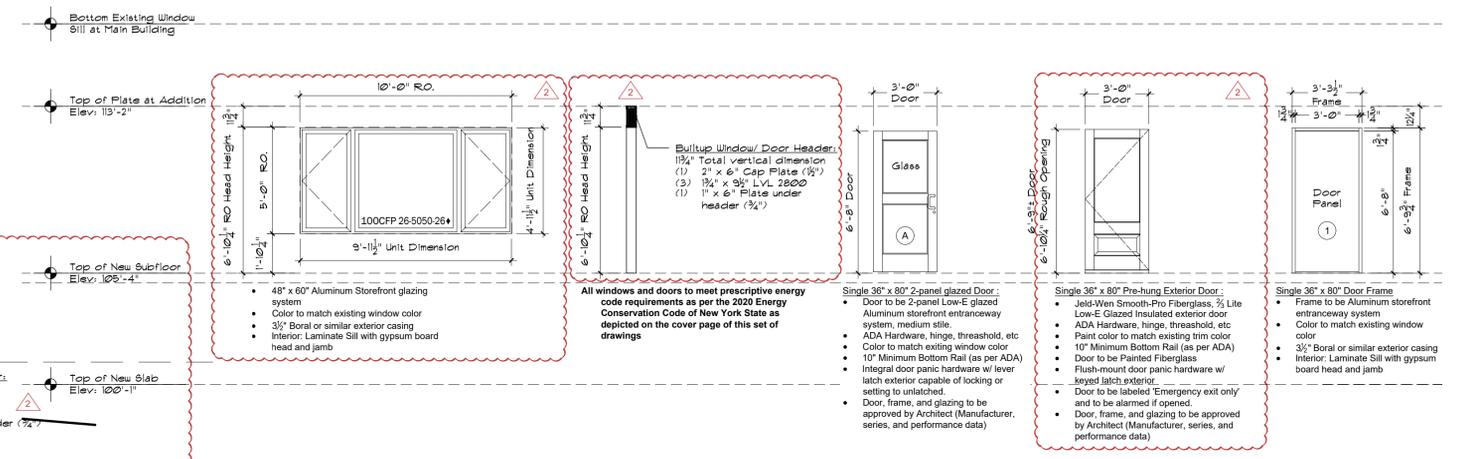
**A302**  
 13 of 15



1 | Door Head, Jamb, and Sill Details and Section at New Exgress Landing  
A601 | Scale: 3/4" = 1'-0"



2 | Aluminum Storefront Window, Head, Jamb and Sill  
A601 | Scale: 3/4" = 1'-0"



3 | Window, Door, and Frame Elevations  
A601 | 1/4" = 1'-0"



Summit School at Nyack - Cafeteria Addition  
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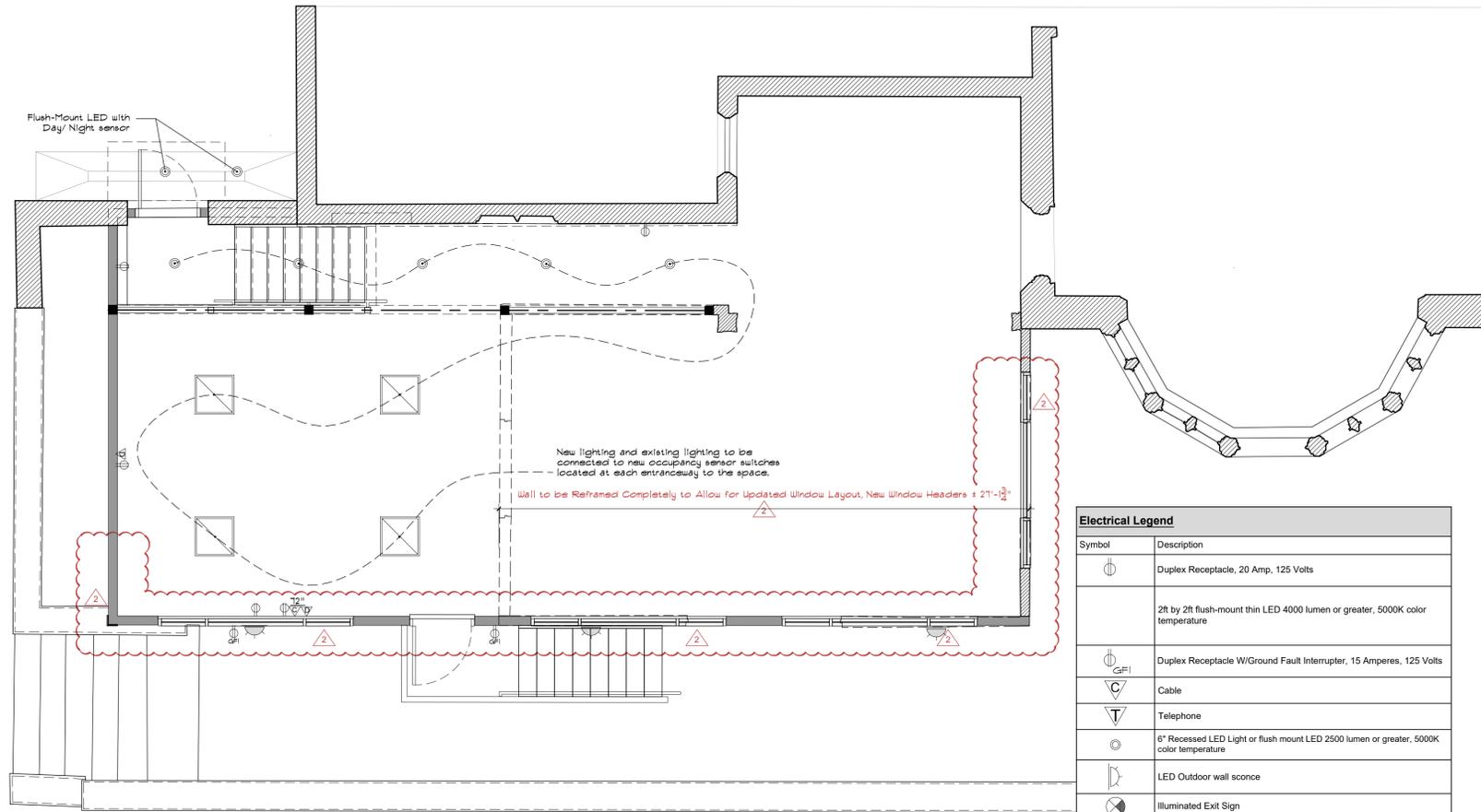
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Drawings on this page:  
Window and Door Head  
Jamb and Sill Details

Submittal Date:  
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**A601**  
14 of 15

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1 | Electrical Plan  
E101 | Scale: 1/4" = 1'-0"



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Drawings on this page:  
Electrical Floor plan

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E101  
15 of 15

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