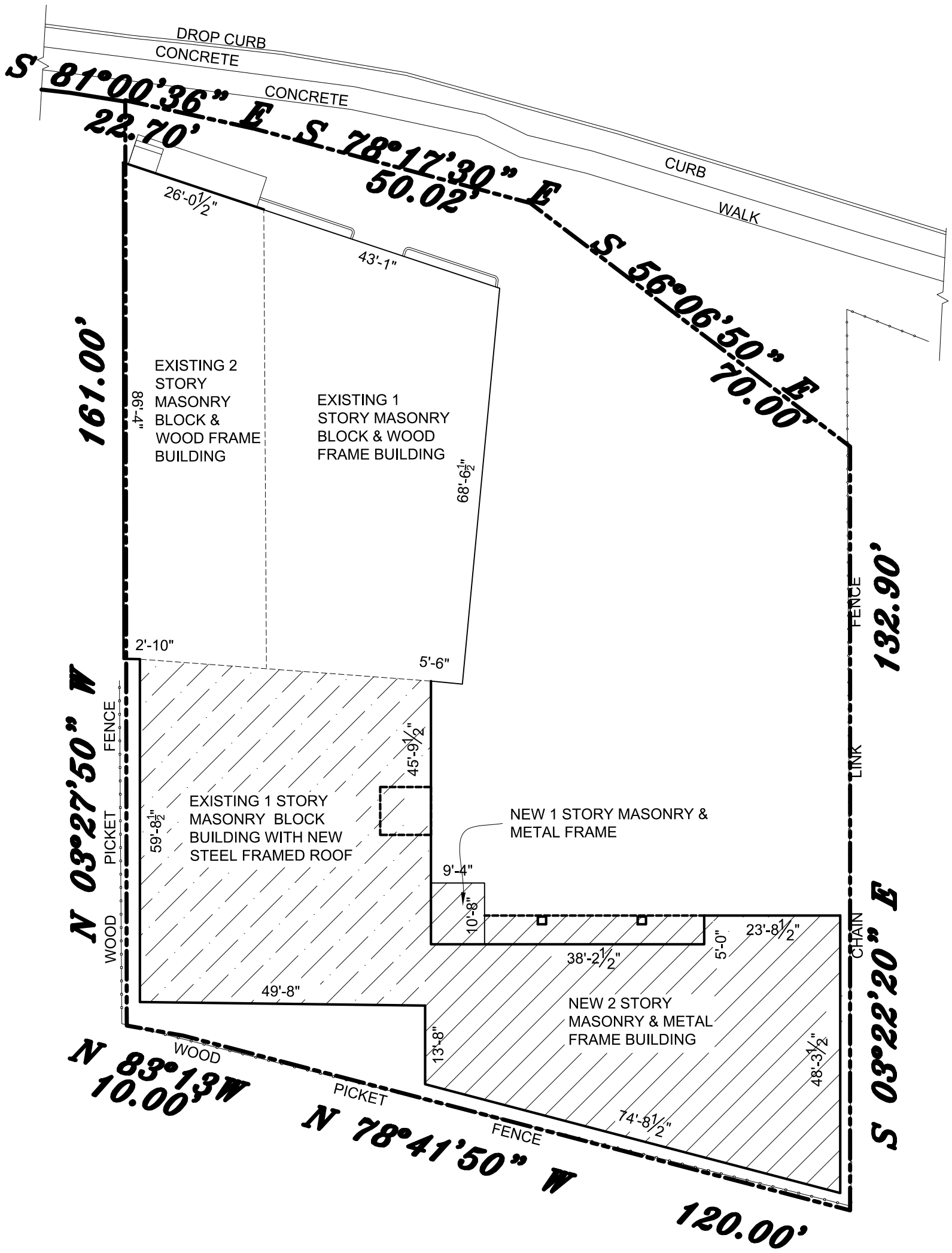


GENERAL NOTES

SECTION 1. GENERAL CONDITIONS

1. All construction shall comply with all applicable provisions of the New York State Building Code, and Building & Zoning Codes of the local governing town or municipality. Requirements specified in the Code shall be adhered to as if called for or shown on the drawings. Any requirements set forth on the drawing more stringent than code are to be followed and not modified without the Architect's permission. Workmanship shall conform to the best acceptable standards for the trades involved.
- The Contractor shall make arrangements with the Owner for the design and modification of all mechanical and electrical equipment.
- Architectural services for this project are limited to the preparation of these plans (general construction plans) conforming with the building code requirements. The Architect is available to the Owner or Contractor for consultation regarding the intent of these plans. Any deviation from the plans shall be reported to the Architect, in writing, prior to commencement of the work.
- All work shall be executed in such a manner as to protect the safety of workers and the public. Barriers and other precautionary measures shall be erected in accordance with the authorities having jurisdiction or as required for safety during the entire construction operation.
- Contractor shall verify all conditions covering or affecting the structural work, obtain all dimensions to insure proper strength, fit and location of structural work; and report to the Architect any and all conditions which may interfere with or effect proper execution and completion of the new work. The architect is to be notified of any and all changes.
- Contractor shall repair all damaged and disturbed surfaces and areas to their original condition, resulting from construction, in existing areas.
- Contractor shall visit the site with the owner prior to submitting a bid. During this time the contractor shall make note of existing finishes and work required to meet the requirements of the drawings and specifications. The bid shall include all work and schedules as required in these documents.
- Contractor shall provide all necessary temporary and/or permanent support, bracing, shoring, etc., as required for the safe installation of new construction.
- Contractor to align all new construction with existing walls and roof lines as indicated. Patch existing surfaces as required to a smooth finish with adjacent new construction.
- Work which requires patching shall be done with the same materials and in the same manner as adjoining work. All due precautions shall be taken to insure bonding between old and new work. Joining between old and new work shall be a smooth continuous finish to eliminate any visual evidence of joining.
- Contractor shall present the building to the owner for acceptance clean and ready for occupancy. All debris is to be contained in dumpsters or trucks and carted away from the site. Contractor is responsible for legal disposal of all items taken from the site.
- Rental charges, safety, protection and maintenance of rented equipment shall be the contractor's responsibility.
- Construction safety, including care of adjacent properties during construction, compliance with state and federal regulations regarding safety shall be the contractor's responsibility.
- All materials used to complete renovation work are to be new. Salvaged materials may be used under certain conditions subject to Architect or Owner's approval.
- All demolition work to be restricted to areas shown on the plan. Care is to be taken not to disturb adjacent walls, ceiling or structure to remain.
- Any structural members encountered during demolition are to remain unless directed to be removed by the Architect. Provide temporary shoring or supports as required.
- All debris is to be contained in dumpsters or trucks and carted away from the site. Contractor is responsible for legal disposal of all items taken from the site.



SYMBOLS LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SECTION TAG		WINDOW TAG
	ELEVATION TAG		PARTITION TAG
	DETAIL TAG		DOOR TAG

ABBREVIATIONS		CLO.	CLOSET	DIA.	DIAMETER	FL.	FLOOR	HDR.	HEADER	LP.	LOW POINT	NO.	NUMBER	REINF.	REINFORCED	T.O.S.	TOP OF SLAB
		C.T.	CERAMIC TILE	DN.	DOWN	F.D.	FLOOR DRAIN	H.M.	HOLLOW METAL	LTG.	LIGHTING	N.I.C.	NOT IN CONTRACT	RES.	RESILIENT	TYP.	TYPICAL
ALUMN.	ALUMINUM	CLG.	CEILING	DWG.	DRAWING	FIN.	FINISH	HVAC.	HEATING, VENTILATION & AIR CONDITIONING	LAV.	LAVATORY	O.C.	ON CENTER	RM.	ROOM	V.I.F.	VERIFY IN FIELD
APPV'D.	APPROVED	COL	COLUMN	E/W	EACH WAY	FIXT.	FIXTURE			MFG.	MANUFACTURER	OPEN'G	OPENING	SECT.	SECTION	VERT.	VERTICAL
BD.	BOARD	CONT.	CONTINUOUS	EA.	EACH	FDN.	FOUNDATION	HD.	HOOD	MTL.	METAL	P.L.	PROPERTY LINE	S/C	SELF CLOSING	VEST.	VESTIBULE
BOT.	BOTTOM	CONST.	CONSTRUCTION	ELEV.	ELEVATION	FTG.	FOOTING	HORIZON.	HORIZONTAL	MAX.	MAXIMUM	PL LAM.	PLASTIC LAMINATE	SPEC.	SPECIFICATIONS	V.T.R.	VENT THRU ROOF
B.O.	BOTTOM OF	C.W.	COLD WATER	ELECT.	ELECTRIC	F/E	FIRE EXTINGUISHER	HT.	HEIGHT	MAS.	MASONRY	PLYWD.	PLYWOOD	STL	STEEL	W.P.	WATERPROOF
B/O	BY OTHERS	CONC.	CONCRETE	EXIST.	EXISTING	GALV.	GALVANIZED	H.W.	HOT WATER	MAT.	MATERIAL	P.S.I.	POUNDS PER SQ. INCH	STRUCT.	STRUCTURE	W/	WITH
BLDG.	BUILDING	C.B.	CATCH BASIN	EQ.	EQUAL	G.C.	GENERAL CONTRACTOR	INSUL.	INSULATION	MIN.	MINIMUM	P.S.F.	POUNDS PER SQ. FOOT	SUSP.	SUSPENDED	W.C.	WATER CLOSET
BLK.	BLOCK	DBL.	DOUBLE	EQUIP.	EQUIPMENT	GYP. BD.	GYPSUM BOARD	INV.	INVERT	MECH.	MECHANICAL	RECEPT.	RECEPTACLE	T & B	TOP AND BOTTOM	WD.	WOOD
BLKING.	BLOCKING	DET.	DETAIL	EXH.	EXHAUST	GL.	GLASS	JT.	JOINT	M.O.	MASONRY OPENING	REQ'D.	REQUIRED	T & G	TONGUE AND GROVE	QT.	QUARRY TILE

DRAWING INDEX

ARCHITECTURAL	
T-100	PROJECT INFORMATION, SHEET INDEX, ARCHITECTURAL SITE PLAN
T-101	COM CHECK
T-102	BUILDING CODE ANALYSIS
T-103	FIRST AND SECOND FLOOR EGRESS PLAN
D-100	DEMOLITION FLOOR PLAN AND NOTES
A-100	FIRST FLOOR CONSTRUCTION PLAN
A-101	SECOND FLOOR CONSTRUCTION PLAN
A-102	ROOF PLAN
A-103	ROOF DETAILS
A-104	ROOF DETAILS
A-120	REFLECTED CEILING PLANS
A-200	EXTERIOR ELEVATIONS
A-300	BUILDING SECTIONS
A-310	WALL SECTIONS
A-400	ENLARGED BATHROOM PLANS
A-401	ENLARGED STAIR PLANS & SECTIONS
A-500	WALL TYPES/FIRESTOPPING DETAILS
A-600	DOOR & WINDOW SCHEDULES
A-601	DOOR & WINDOW DETAILS

STRUCTURAL	
S-001	GENERAL NOTES
S-002	SPECIAL INSPECTION & LOADING REQUIREMENTS
S-100	FOUNDATION PLAN
S-101	SECOND FLOOR/LOW ROOF FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-200	FOUNDATION SECTIONS
S-201	STEEL SECTIONS
S-300	TYPICAL STEEL DETAILS
S-301	TYPICAL JOIST DETAILS
S-400	TYPICAL FOUNDATION DETAILS
S-500	TYPICAL MASONRY DETAILS

MECHANICAL	
M-100	MECHANICAL GENERAL NOTES, SYMBOL LIST, & SCHEDULES
M-101	MECHANICAL SPECIFICATIONS
M-300	MECHANICAL PLAN
M-500	MECHANICAL DETAILS
M-501	MECHANICAL DETAILS

ELECTRICAL	
E-100	ELECTRICAL SPECIFICATIONS
E-200	GENERAL NOTES, ABBREVIATIONS & SYMBOL LIST
E-300	FIRST FLOOR LIGHTING PLAN
E-301	SECOND FLOOR LIGHTING PLAN
E-400	FIRST FLOOR POWER PLAN
E-401	SECOND FLOOR POWER PLAN
E-600	RISER DIAGRAM & PANEL SCHEDULES
E-601	PANEL SCHEDULES

PLUMBING	
P-100	PLUMBING SYMBOLS AND DETAILS
P-101	PLUMBING SPECIFICATIONS
P-102	PLUMBING SCHEDULE AND RISER DIAGRAM
P-103	PLUMBING SCHEDULE AND RISER DIAGRAM
P-200	FIRST FLOOR PLUMBING PLAN
P-201	SECOND FLOOR PLUMBING PLAN
P-202	ROOF PLUMBING PLAN

PROJECT INFO

258-262 MAIN STREET
BABYLON, NY 11702

SCOPE OF WORK

PROPOSED INTERIOR & EXTERIOR RENOVATION OF EXISTING 12,984 S.F. FIRE DAMAGED RETAIL BUILDING. PROPOSAL OF FOUR SECOND STORY STUDIO APARTMENTS WITH IMPROVED PARKING LOT.

TOWN: VILLAGE OF BABYLON
COUNTY: SUFFOLK
TAX MAP #: 102-14-2-35
ZONING: RB (RETAIL BUSINESS)
LOT AREA: 19,602 SF (.45 ACRES)

BLDG AREA: 12,984 SF. EXISTING
2,475 SF. PROPOSED DEMO
10,509 SF. PROPOSED TOTAL

VILLAGE OF BABYLON ZONING CODE:

BLDG HEIGHT: ALLOWABLE: 2 ½ STORIES, 30'
PROVIDED: 2 STORIES, 28'

LOT COVERAGE: ALLOWABLE: 70%
PROVIDED: 55%

SETBACKS:
FRONT YARD: ALLOWABLE: 10'
PROVIDED: 10'
REAR YARD: ALLOWABLE: 10'
PROVIDED: 3'

* SUM OF THE FRONT & REAR YARD SHALL BE EQUAL TO AT LEAST 30% OF LOT DEPTH

GENERAL INFORMATION:

ARCHITECT
MANCINI MUI ARCHITECTURE
222 MIDDLE COUNTRY ROAD, SUITE 226
SMITHTOWN, NY 11787
(631) 979-0104 TEL
(631) 979-3445 FAX

STRUCTURAL ENGINEER
TDM ENGINEERING
CONSULTING ENGINEER, P.C.
550 NORTH COUNTRY ROAD, SUITE F
SAINT JAMES, NY 11780
(631) 686-5234 TEL
(631) 590-1927 FAX

MEP ENGINEERS
ROSINI ENGINEERING, P.C.
24-02 40TH AVENUE
LONG ISLAND CITY, NY 11101
(212) 904-0422 TEL
(212) 575-0718 FAX

CIVIL ENGINEER
(OWNER HIRED)
PRIME ENGINEERING
2410 NORTH OCEAN AVENUE
THIRD FLOOR SUITE 4
FARMINGVILLE, NY 11738
(631) 961-0506 TEL
(631) 619-0367 FAX

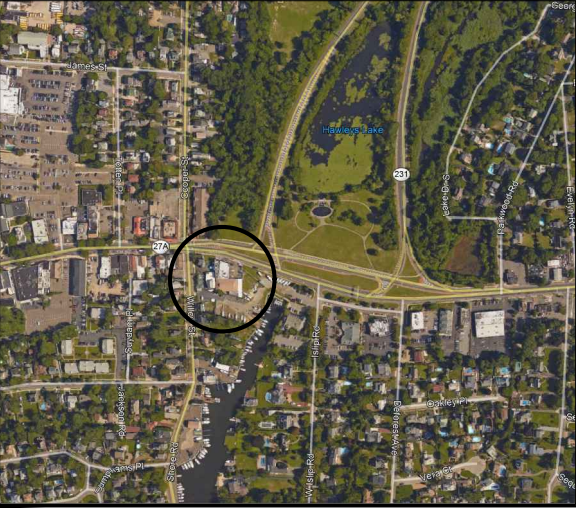
NO.	NOTE	DATE
△	ISSUED FOR PERMIT	12.17.18

MANCINI
MUI ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extend of criminal law

KEY PLAN



PROJECT

MIXED-USE BUILDING

258-262 MAIN STREET, BABYLON

DRAWING TITLE

PROJECT INFO, SHEET INDEX, SITE PLAN

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--

DATE 11/13/18

SHEET NO.

T-100.00

2015 IBC WITH 2016 NEW YORK STATE SUPPLEMENT					
	CODE PART/SECTION	CONTENT		APPLICABILITY	
OCCUPANCY CLASSIFICATION	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 3: SECTION 304 BUSINESS GROUP B CHAPTER 3: SECTION 310 RESIDENTIAL GROUP R	304.1 BUSINESS GROUP B 310.4 RESIDENTIAL GROUP R-2		PROFESSIONAL SERVICES APARTMENTS	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 5: TABLE 504.3: ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE TABLE 504.4: ALLOWABLE BUILDING STORIES ABOVE GRADE PLANE TABLE 506.2: ALLOWABLE BUILDING AREA IN SQUARE FEET	PROPOSED OCCUPANCY B & R-2 TYPE IIB LEGEND: NS: NOT SPRINKLERED S: SPRINKLERED S1: BUILDING A MAX OF ONE STORY ABOVE GRADE PLANE WITH SPRINKLER SYSTEM SM: BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE WITH SPRINKLER SYSTEM TABLE 504.3: ALLOWABLE HEIGHT ABOVE GRADE PLANE: OCCUPANCY B: NS: 55'-0" S: 75'-0" OCCUPANCY R: NS: 55'-0" S: 75'-0" TABLE 504.4: ALLOWABLE BUILDING STORIES ABOVE GRADE PLANE OCCUPANCY B: NS: 3 STORIES S: 4 STORIES OCCUPANCY R: NS: 4 STORIES S: 5 STORIES TABLE 506.2: ALLOWABLE BUILDING AREA IN SQUARE FEET: OCCUPANCY B: NS: 23,000 SF S1: 92,000 SF SM: 69,000 SF OCCUPANCY R: NS: 16,000 SF S1: 64,000 SF SM: 48,000 SF		BUILDING IS CONSTRUCTION CLASSIFIED: IIB BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM BUILDING HAS 2 STORIES ABOVE GRADE PLANE TOTAL ALLOWABLE AREA = 48,000 SF PER AREA NEW ADDITION IS LESS THAN 48,000 SF PER AREA	
HEIGHT AND AREA	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 5: TABLE 508.4: REQUIRED SEPARATION OF OCCUPANCIES (HOURS)	OCCUPANCY USE B SEPARATION FROM USE R, 1-HOUR SEPARATION REQUIRED		1 HOUR SEPARATION PROVIDED BETWEEN THE RETAIL SPACE & APARTMENTS. AUTOMATIC SPRINKLER SYSTEM PROVIDED.	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 6: TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS	BUILDING ELEMENTS PRIMARY STRUCTURAL FRAME BEARING WALLS: EXTERIOR INTERIOR NON-BEARING WALLS: EXTERIOR INTERIOR FLOOR CONSTRUCTION & SECONDARY MEMBERS ROOF CONSTRUCTION & SECONDARY MEMBERS	TYPE IIB 0 2 0 0 0 0 0	0 FIRE RESISTANCE REQUIRED ON BUILDING STRUCTURE	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 6: TABLE 602: FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	FIRE SEPARATION DISTANCE = X (FEET) X<5 5<X<10 10<X<30 X>30	TYPE IIB GROUP B & R 1 1 0 0	SEPARATION DISTANCE IS LESS THAN 5 FEET, THEREFORE 1 HOUR FIRE RESISTANCE REQUIRED	
TYPES OF CONSTRUCTION	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 7: TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS	FIRE SEPARATION DISTANCE = X (FEET) 0 TO LESS THAN 3 3 TO LESS THAN 5 30 OR GREATER	CLASSIFICATION OF OPENING UNPROTECTED UNPROTECTED UNPROTECTED	ALLOWABLE AREA NOT PERMITTED 15% NO LIMIT	THE UNPROTECTED WINDOW AREA IS LESS THAN 15% OF THE WALL AREA.
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 7: SECTION 705: EXTERIOR WALLS	705.11 PARAPETS. PARAPETS SHALL BE PROVIDED ON EXTERIOR WALL OF BUILDINGS.		NEW ADDITION WALLS TO HAVE PARAPETS.	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 7: SECTION 708: FIRE PARTITIONS	708.3: FIRE-RESISTANCE RATING: FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. EXCEPTIONS: (2) DWELLING UNITS AND SLEEPING UNIT SEPARATION IN BUILDINGS OF TYPE IIB, IIIB AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN ½ HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1		1 HOUR FIRE SEPARATION IS BEING PROVIDED FOR BOTH FIRE PARTITIONS AND FLOOR ASSEMBLY	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 7: SECTION 711: FLOOR AND ROOF ASSEMBLIES	711.2.4.3 DWELLING UNITS & SLEEPING UNITS: HORIZONTAL ASSEMBLY SERVING AS SWELLING OR SLEEPING UNIT SEPARATIONS IN A ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION. EXCEPTIONS: HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS HSALL BE NOT LESS THAN ½ HOUR FIRE-RESISTANCE RATED CONSTRUCTION IN A BUILDING OF TYPE IIB, IIIB, & VB CONSTRUCTION, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.			

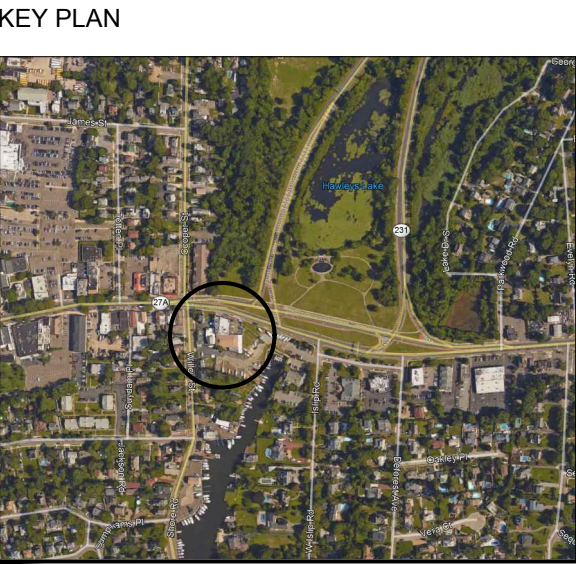
2015 IBC WITH 2016 NEW YORK STATE SUPPLEMENT					
	CODE PART/SECTION	CONTENT		APPLICABILITY	
INTERIOR FINISHES	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 8: INTERIOR FINISHES	803.1.1 INTERIOR WALL AND CEILING FINISH MATERIAL SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL723. SUCH INTERIOR FINISH MATERIAL SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED INDEXES.		BUILDING IS SPRINKLED; FLAME SPREAD CLASSIFICATIONS PER TABLE 803.1.1; OCCUPANCY GROUP B: INTERIOR EXIT STAIRWAYS, RAMPS, AND EXIT PASSAGEWAYS WILL BE CLASS B. CORRIDORS & ENCLOSURES FOR EXIT ACCESS STAIRWAYS & RAMPS WILL BE CLASS C. ROOMS AND ENCLOSED SPACES WILL BE CLASS C. OCCUPANCY GROUP R2: INTERIOR EXIT STAIRWAYS, RAMPS, AND EXIT PASSAGEWAYS WILL BE CLASS C. CORRIDORS & ENCLOSURES FOR EXIT ACCESS STAIRWAYS & RAMPS WILL BE CLASS C. ROOMS AND ENCLOSED SPACES WILL BE CLASS C.	
		CLASS A FLAME SPREAD INDEX OF 0-25; SMOKE DEVELOPMENT INDEX OF 0-450.	CLASS B FLAME SPREAD INDEX OF 26-75; SMOKE DEVELOPMENT INDEX 0-450.	CLASS C FLAME SPREAD INDEX OF 76-200; SMOKE DEVELOPMENT INDEX OF 0-450.	
FIRE PROTECTION SYSTEMS	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 9: SECTION 903: AUTOMATIC SPRINKLER SYSTEMS	903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903. SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA		AUTOMATIC SPRINKLER SYSTEM IS PROVIDED.	
	2015 IBC WITH 2017 SUPPLEMENT CHAPTER 10: SECTION 1003: GENERAL MEANS OF EGRESS	1003.2 CEILING HEIGHT. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES.		ALL CEILING HEIGHTS WITHIN MEANS OF EGRESS SHALL NOT BE LESS THAN 7 FEET 6 INCHES, THEREFORE COMPLIES.	
MEANS OF EGRESS	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 10: TABLE 1004.1.2: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	FUNCTION OF SPACE BUSINESS AREAS MERCANTILE STORAGE, STOCK, SHIPPING AREAS RESIDENTIAL	FLOOR AREA IN SF PER OCCUPANT 100 GROSS 300 GROSS 200 GROSS	SEE SHEET T-103 EGRESS PLANS FOR OCCUPANCY CALCULATIONS	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 10: SECTION 1005: MEANS OF EGRESS SIZING	1005.3.1: STAIRWAYS 0.3 INCHES PER OCCUPANT	1005.3.2: OTHER EGRESS COMPONENTS 0.2 INCHES PER OCCUPANT	SEE SHEET T-103 EGRESS PLANS	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 10: SECTION 1006: NUMBER OF EXITS AND EXIT ACCESS DOORWAYS	1006.2.1: EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUE LISTED IN TABLE 1006.2.1. EXCEPTIONS: (1) IN GROUP R2 AND R3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE WELLING UNITS IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET		FOUR (4) DWELLING UNITS AND ONE MEANS OF EXIT IS PROVIDED AND COMPLIES WITH MAXIMUM PATH OF EGRESS TRAVEL PATH	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 10: TABLE 1006.2.1: SPACES WITH ONE EXIT OR EXIT ACCESS	OCCUPANCY: B	MAX OCCUPANT LOAD OF SPACE: 49	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: 100 FEET (WITH SPRINKLERS)	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 10: TABLE 1006.3.2(1): STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R2 OCCUPANCIES	STORY BASEMENT, FIRST, SECOND, OR THIRD STORY ABOVE GRADE PLANE	OCCUPANCY: R2	MAX # OF DWELLING UNITS: 4 UNITS MAX COMMON PATH OF EGRESS TRAVEL DISTANCE: 125 FEET	
INTERIOR ENVIRONMENT	2015 IBC WITH 2017 SUPPLEMENT CHAPTER 12: SECTION 1208: INTERIOR SPACE DIMENSTIONS	1208.1 MINIMUM ROOM WIDTHS. HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL NOT BE LESS THAN 7 FEET IN ANY PLAN DIMENSION 1208.2 MINIMUM CEILING HEIGHTS. OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.		NO INTERIOR ROOM HAS A WIDTH LESS THAN 7 FEET ANY OCCUPIABLE SPACE WILL BE PROVIDED WITH A CEILING HEIGHT NO LESS THAN 7 FEET 6 INCHES	
	2015 IBC WITH 2017 NYS SUPPLEMENT CHAPTER 15: TABLE 1505.1: MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION	CONSTRUCTION TYPE 1A 1B 11A 11B 111A 111B 111B IV VA VB C	ROOF COVERING CLASSIFICATION B B B B C B C B B C	1505.4 CLASS C ROOF ASSEMBLIES. CLASS C ROOF ASSEMBLIES ARE THOSE THAT ARE EFFECTIVE AGAINST LIGHT FIRE-TEST EXPOSURE. CLASS C ROOF ASSEMBLIES AND ROOF COVERINGS SHALL BE LISTED AND IDENTIFIED AS CLASS C BY AN APPROVED TESTING AGENCY.	TO BE COMPLIANT WITH CLASS C ROOF ASSEMBLIES.

NO.	NOTE	DATE
△	ISSUED FOR PERMIT	12.17.18

MANCINI
MUI ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extend of criminal law



PROJECT
MIXED-USE BUILDING

258-262 MAIN STREET, BABYLON

DRAWING TITLE	
BUILDING CODE ANALYSIS	
SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18
SHEET NO.	

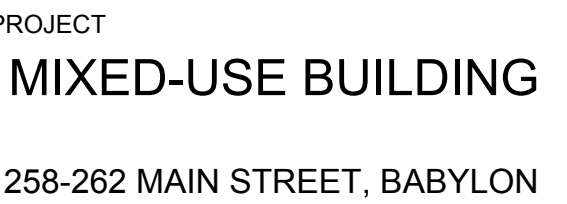
T-102.00

[illegible]

222 Middle Country Rd, Suite 226
 Smithtown, NY 11787
 T: 631-979-0104
 F: 631-979-3445
info@manciniarchitecture.com



KEY PLAN



DRAWING TITLE

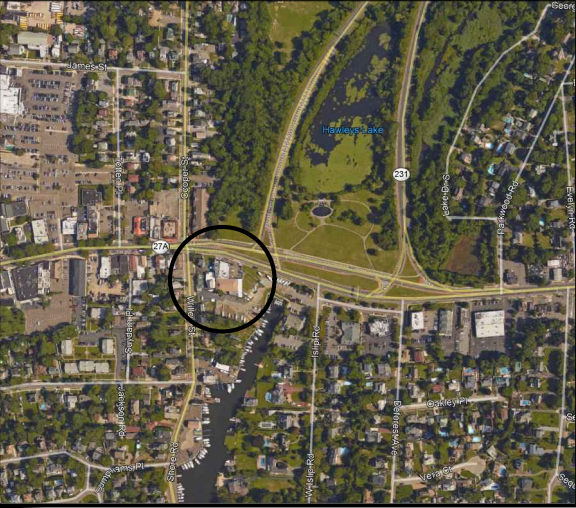
SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18

SHEET NO.

04 SHEET OF 19

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extend of criminal law

KEY PLAN



PROJECT
MIXED-USE BUILDING

258-262 MAIN STREET, BABYLON

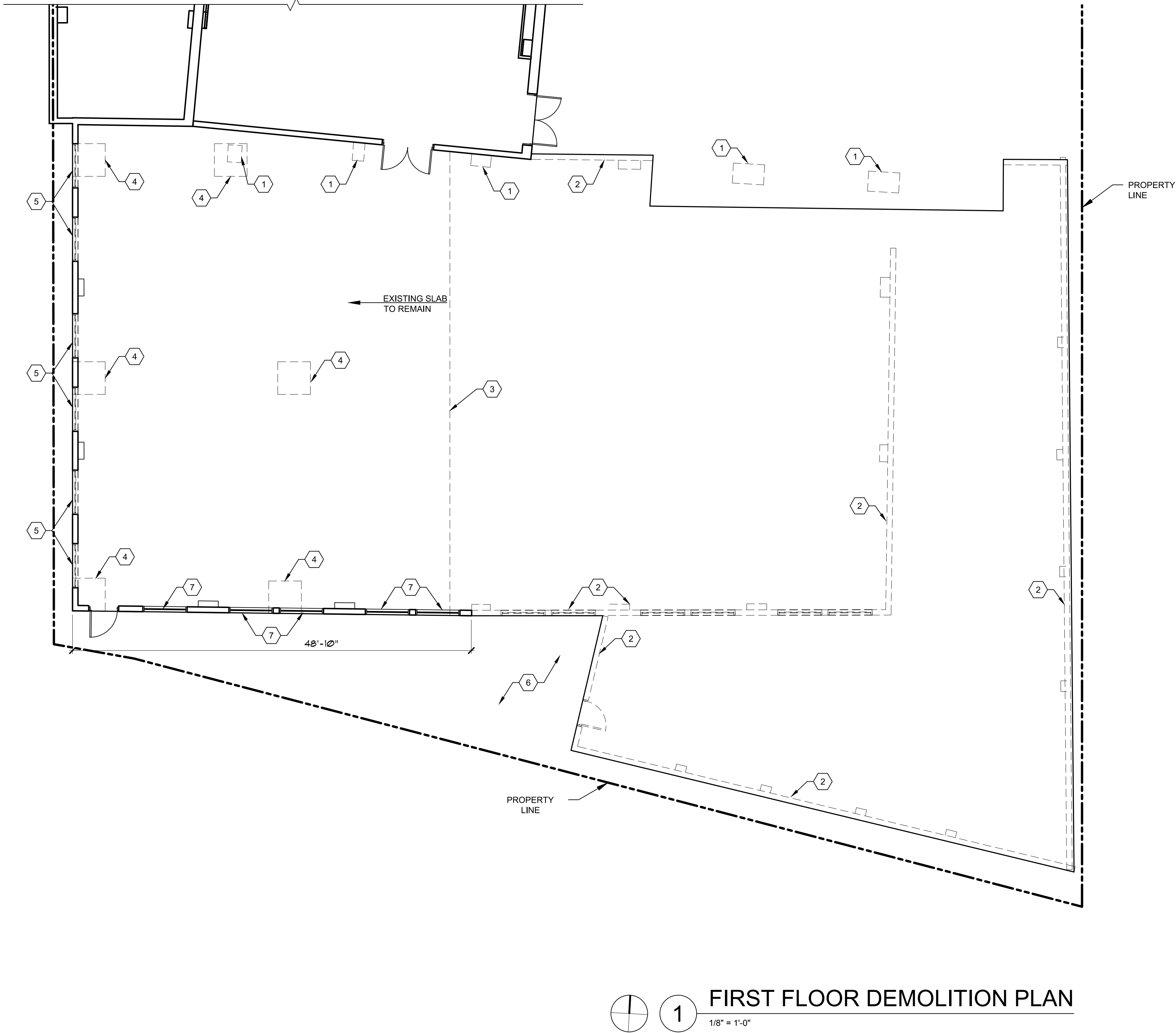
DRAWING TITLE

DEMOLITION PLAN

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18

SHEET NO.

D-100.00



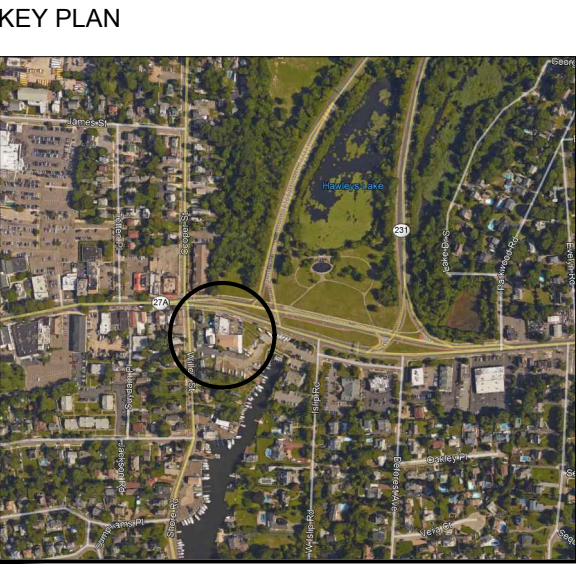
NOTE:
REFER TO SHEET A-500 FOR
PARTITION TYPES

MANCINI
MUI

ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extend of criminal law



PROJECT
MIXED-USE BUILDING

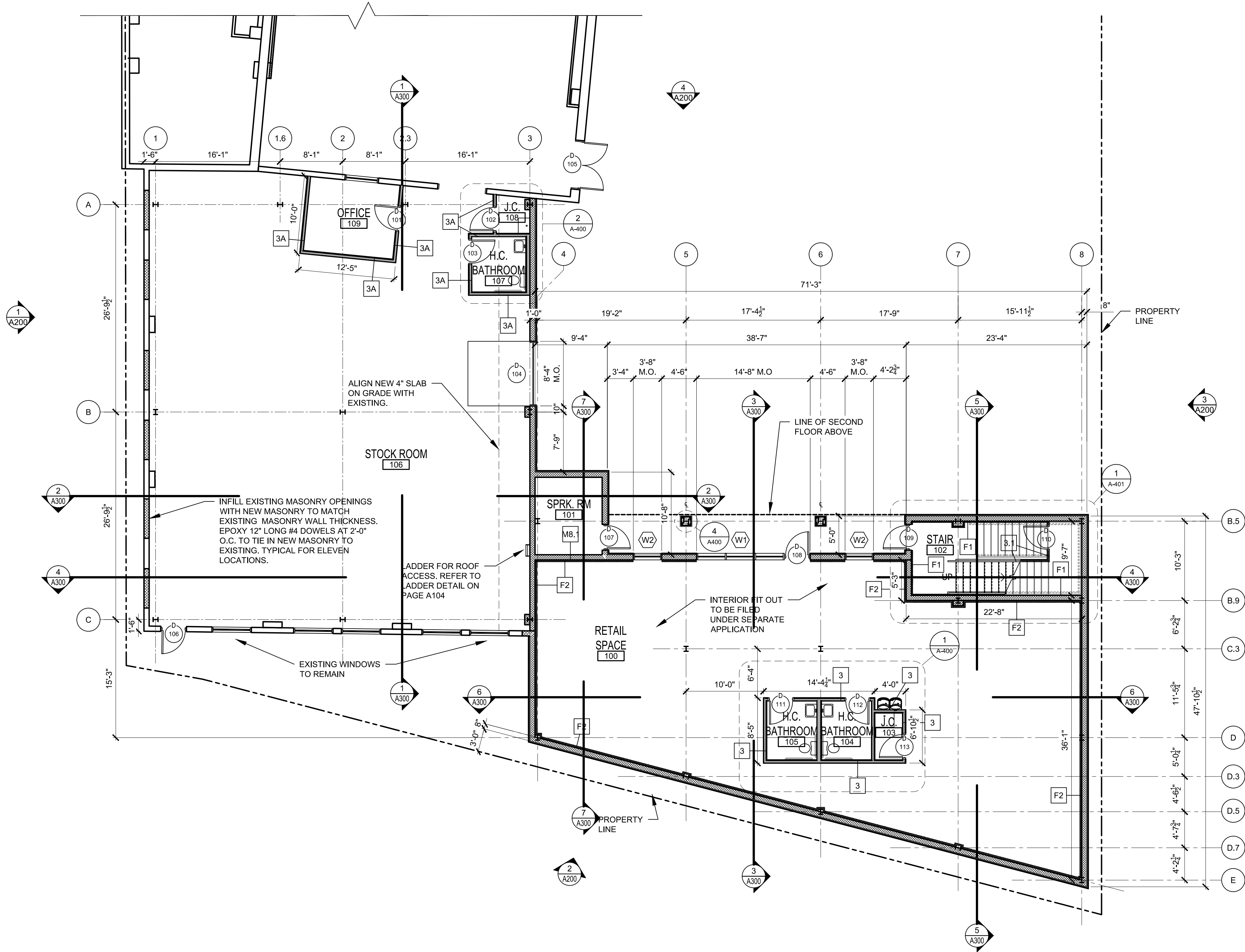
258-262 MAIN STREET, BABYLON

DRAWING TITLE

FIRST FLOOR
CONSTRUCTION PLAN

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18
SHEET NO.	

A-100.00



1

FIRST FLOOR CONSTRUCTION PLAN
1/8" = 1'-0"

NOTE:
REFER TO SHEET A-500 FOR
PARTITION TYPES

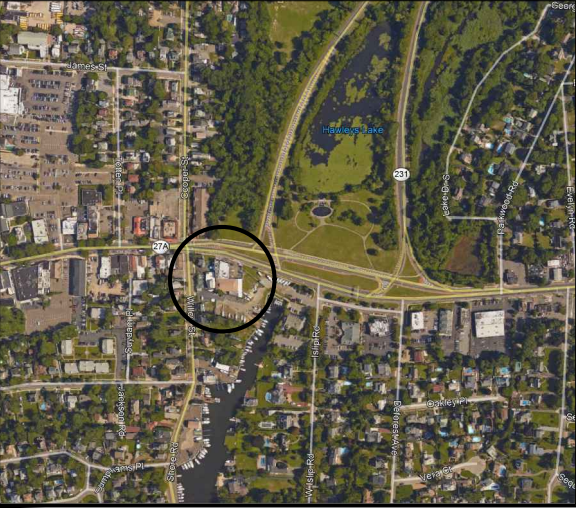
NO.	NOTE	DATE
△	ISSUED FOR PERMIT	12.17.18

MANCINI
MUI ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extend of criminal law

KEY PLAN



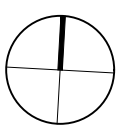
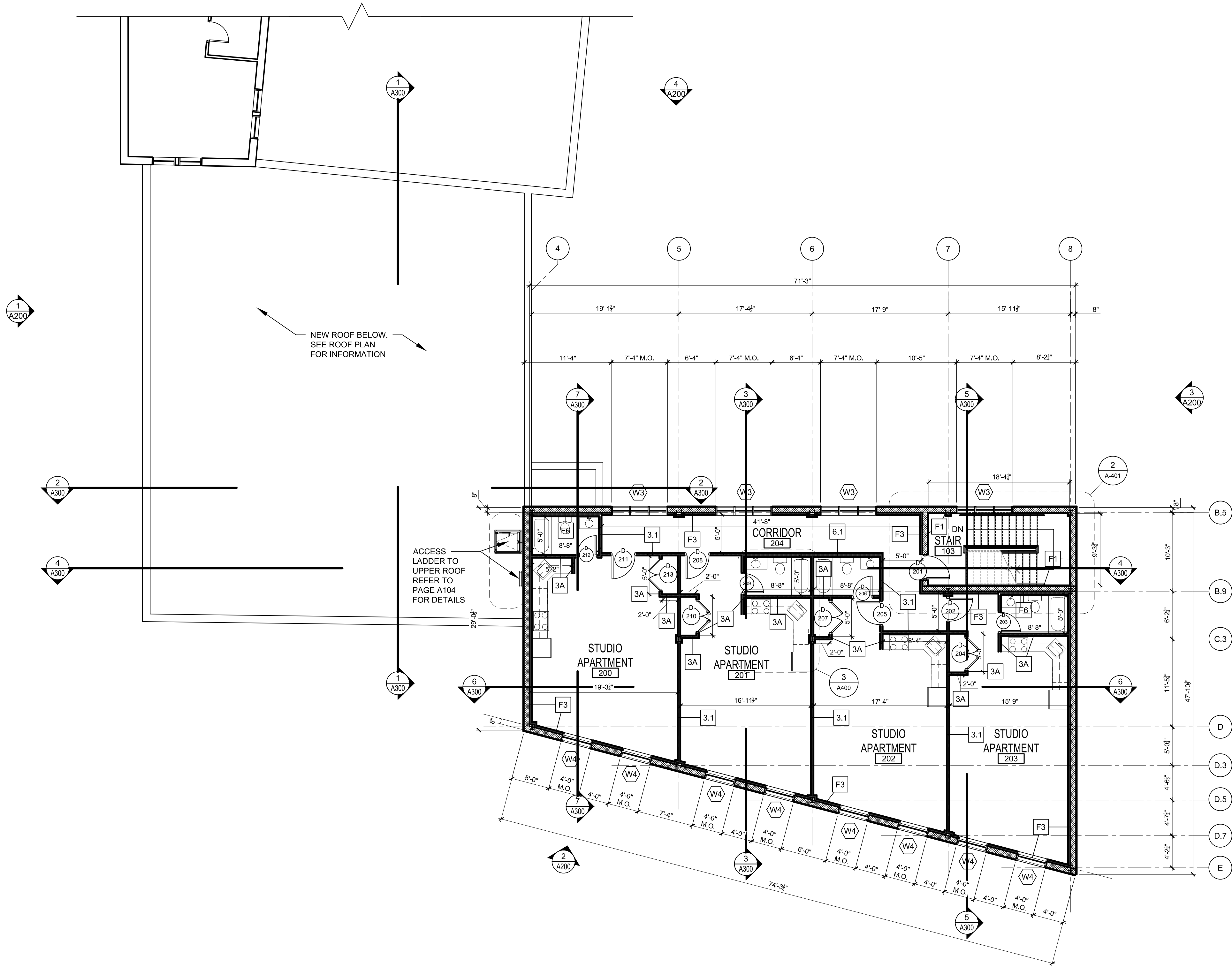
PROJECT
MIXED-USE BUILDING
258-262 MAIN STREET, BABYLON

DRAWING TITLE

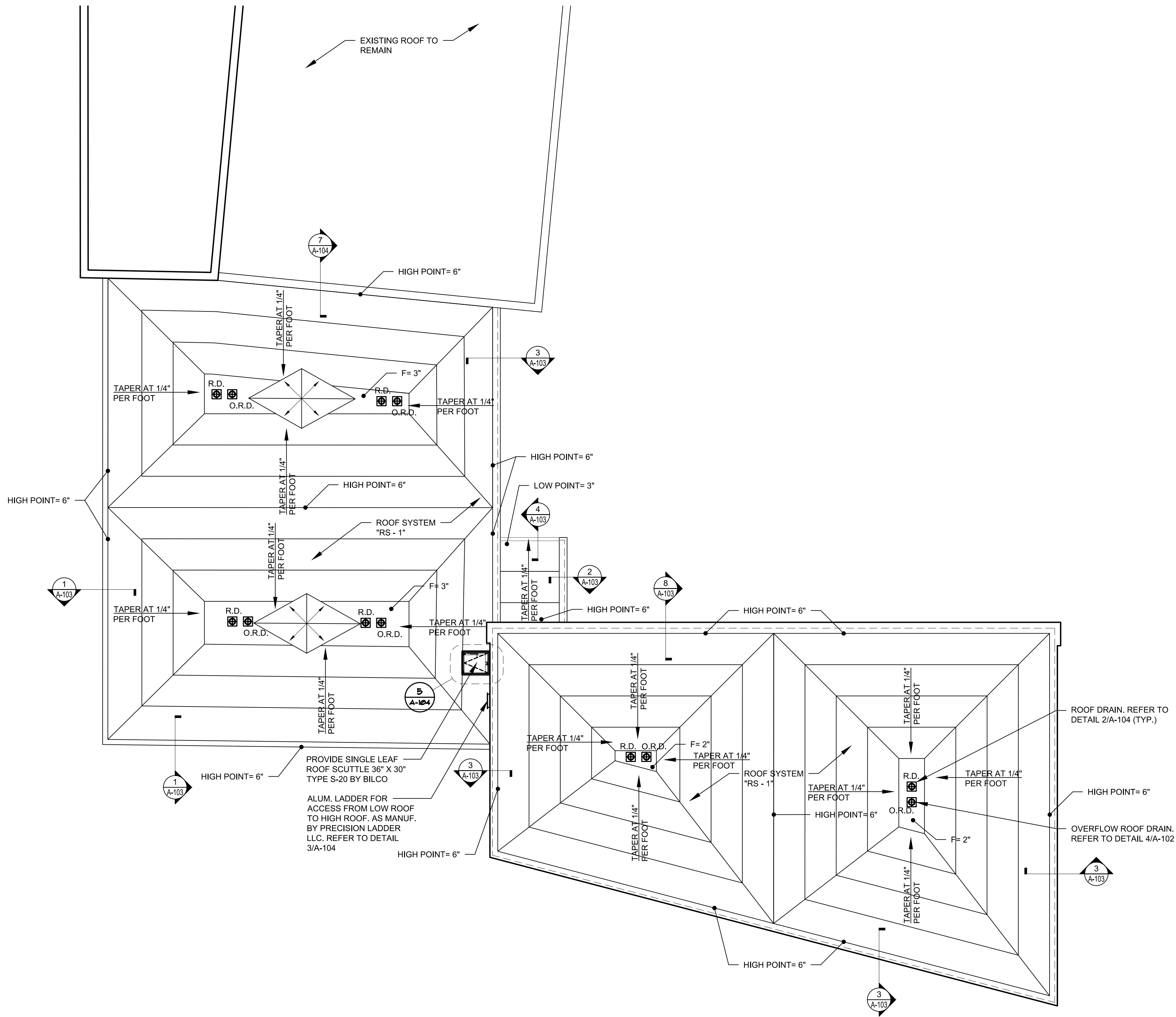
SECOND FLOOR
CONSTRUCTION PLAN

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18
SHEET NO.	

A-101.00



1 SECOND FLOOR CONSTRUCTION PLAN
1/8" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"

- ROOF NOTES:
- "F" DENOTES AREA WITH FLAT INSULATION.
 - ALL ROOF ELEVATION NUMBERS INDICATE TOTAL THICKNESS OF INSULATION IN INCHES ABOVE THE ROOF DECK.
 - ALL TAPERED INSULATION TO BE $\frac{3}{4}$ " PER FOOT (MINIMUM).
 - CONTRACTOR TO STAGGER ALL JOINTS ON MULT-LAYER INSULATION.
 - CONTRACTOR TO PROVIDE AND INSTALL WALKWAY/TRAFFIC PADS ON ROOF AROUND ALL MECHANICAL EQUIPMENT.
 - ALL SPRING CLIPS AND TERMINATION BARS ARE TO BE FASTENED 6" O.C. UNLESS OTHERWISE NOTED.
 - COLOR/FINISH FOR ALL METAL GRAVEL STOPS AND COPINGS TO BE SELECTED BY OWNER.
 - PROVIDE TAPERED "CRICKETS" AT ALL EQUIPMENT CURBS TO ENSURE ADEQUATE DRAINAGE.
 - "BASE" INDICATES DETAIL THROUGH ROOF - WALL INTERSECTION.
 - "HEAD" INDICATES DETAIL AT TOP OF WALL.
 - ALL ROOF PENETRATIONS, RTU'S VENTS, CURBS, DRAINS, ETC. ARE TO BE COORDINATED WITH ALL ME/P DRAWINGS FOR QUANTITIES & LOCATION. FLASH ALL PENETRATIONS AS REQUIRED.

- ROOF SYSTEM "RS-1"
- NEW ROOF METAL DECK.
 - POLYISOCYANURATE TAPERED INSULATION THICKNESS TO BE AS INDICATED ON ROOF PLAN. PRIMARY BASE TO BE MECHANICALLY FASTENED.
 - 1/2" DENS-DECK PRIME BY GEORGIA PACIFIC, INSTALLED IN PARA-STIK ROOF INSULATION ADHESIVE.
 - FIRESTONE RUBBERGUARD ECOWHITE EPDM, 0.060" NON-REINFORCED, BI-LAMINATE, WHITE ON BLACK, CURED SINGLE-PLY ROOFING MEMBRANE FULLY ADHERED FIRESTONE ROOFING SYSTEM. PROVIDE A 20 YEAR RED SHIELD WARRANTY.

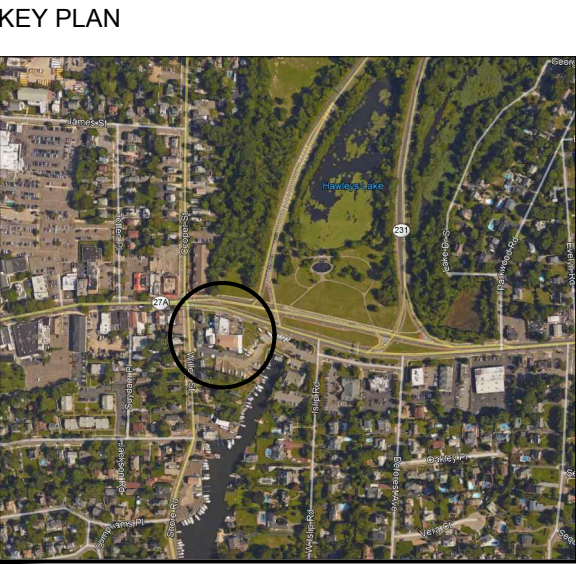
NO.	NOTE	DATE
△	ISSUED FOR PERMIT	12.17.18

MANCINI
MUI

ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extend of criminal law

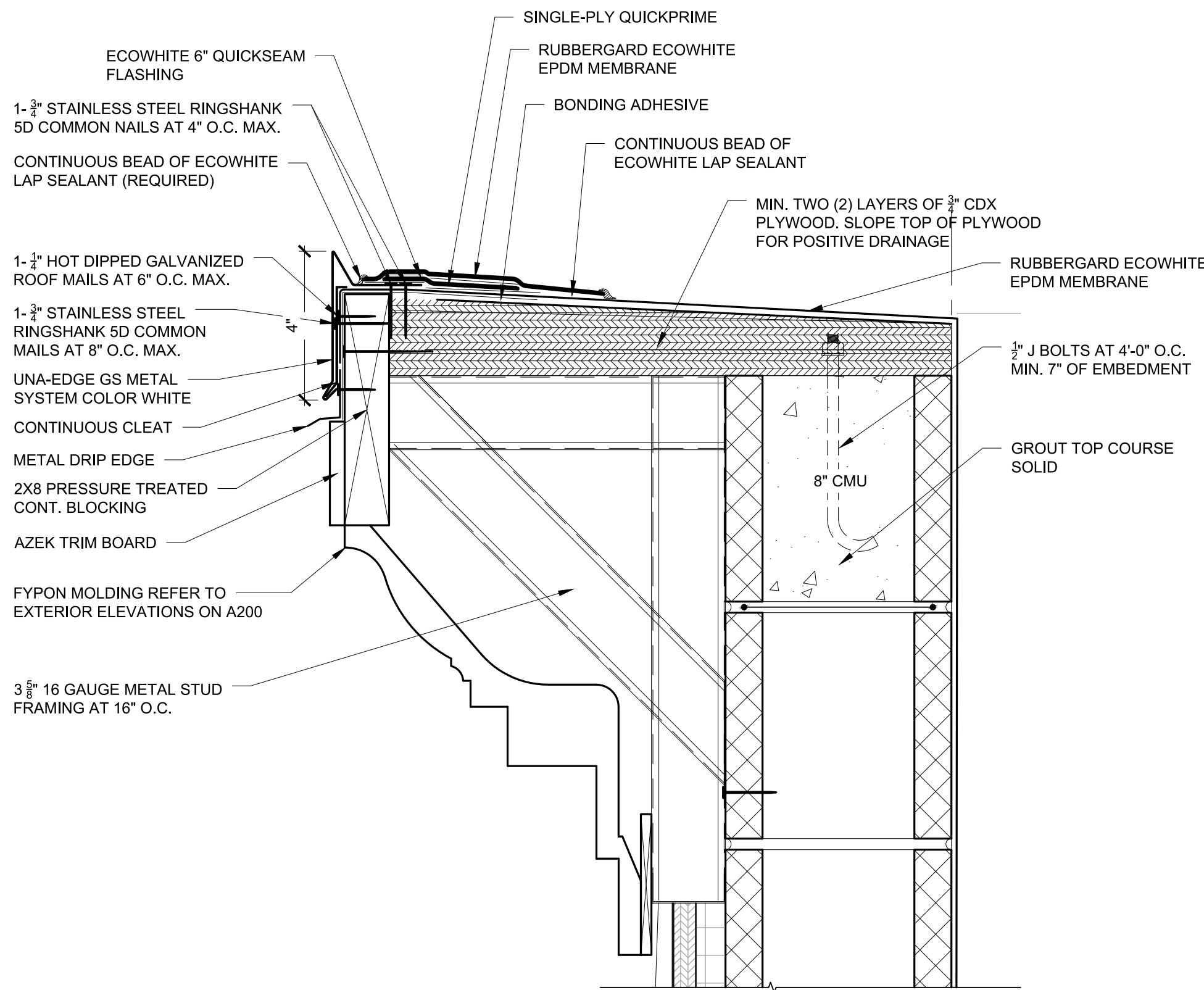


PROJECT
MIXED-USE BUILDING
258-262 MAIN STREET, BABYLON

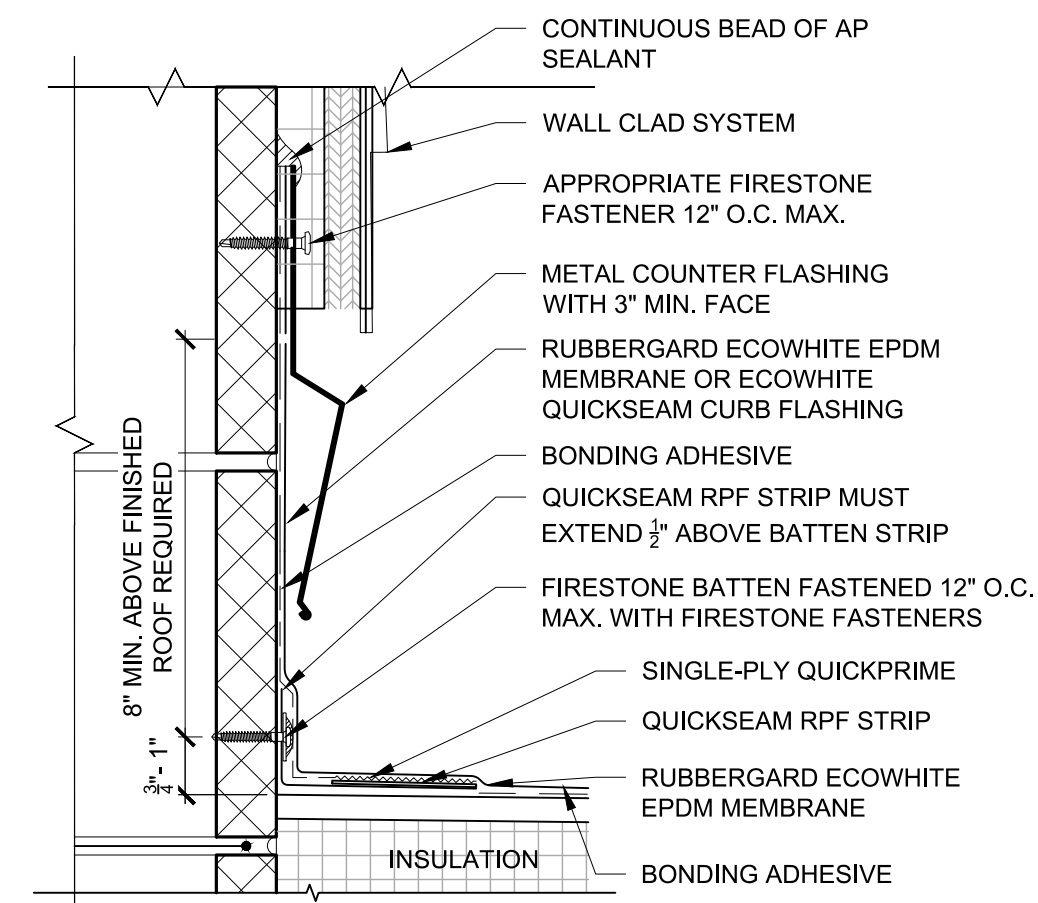
DRAWING TITLE
ROOF PLAN

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18
SHEET NO.	

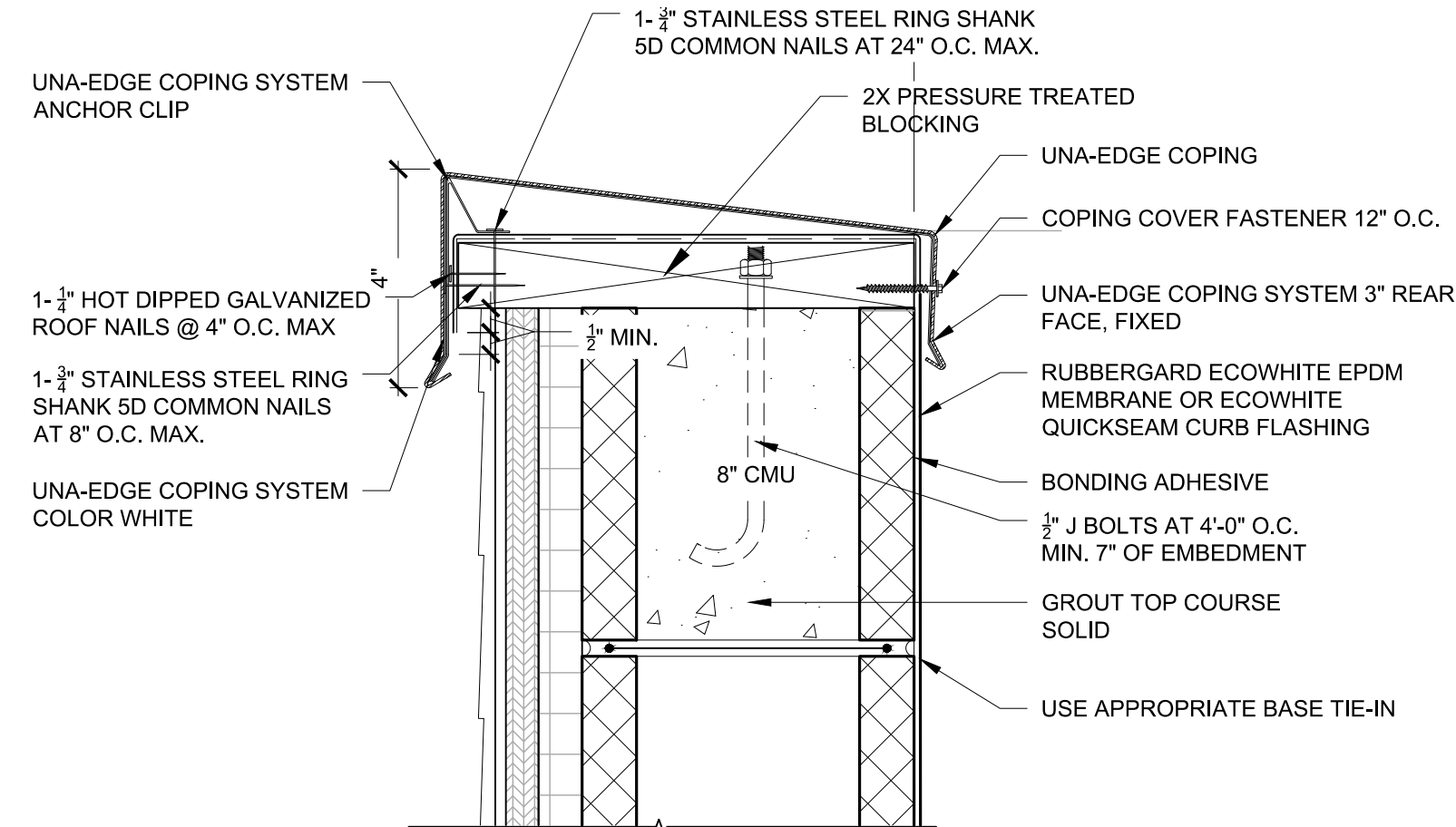
A-102.00



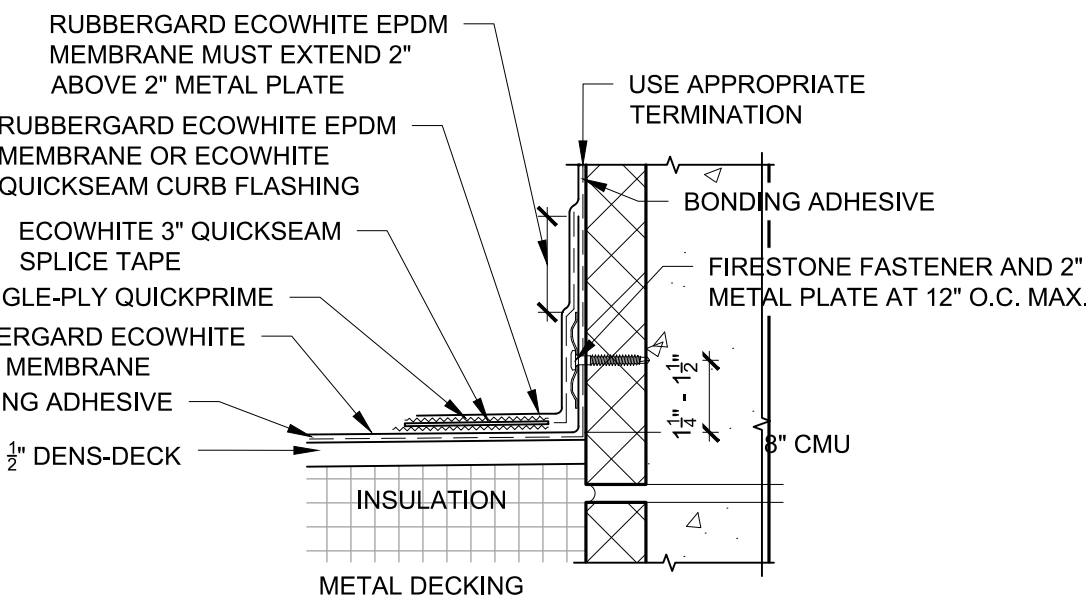
8 CROWN DETAIL AT PARAPET
3"=1'-0"



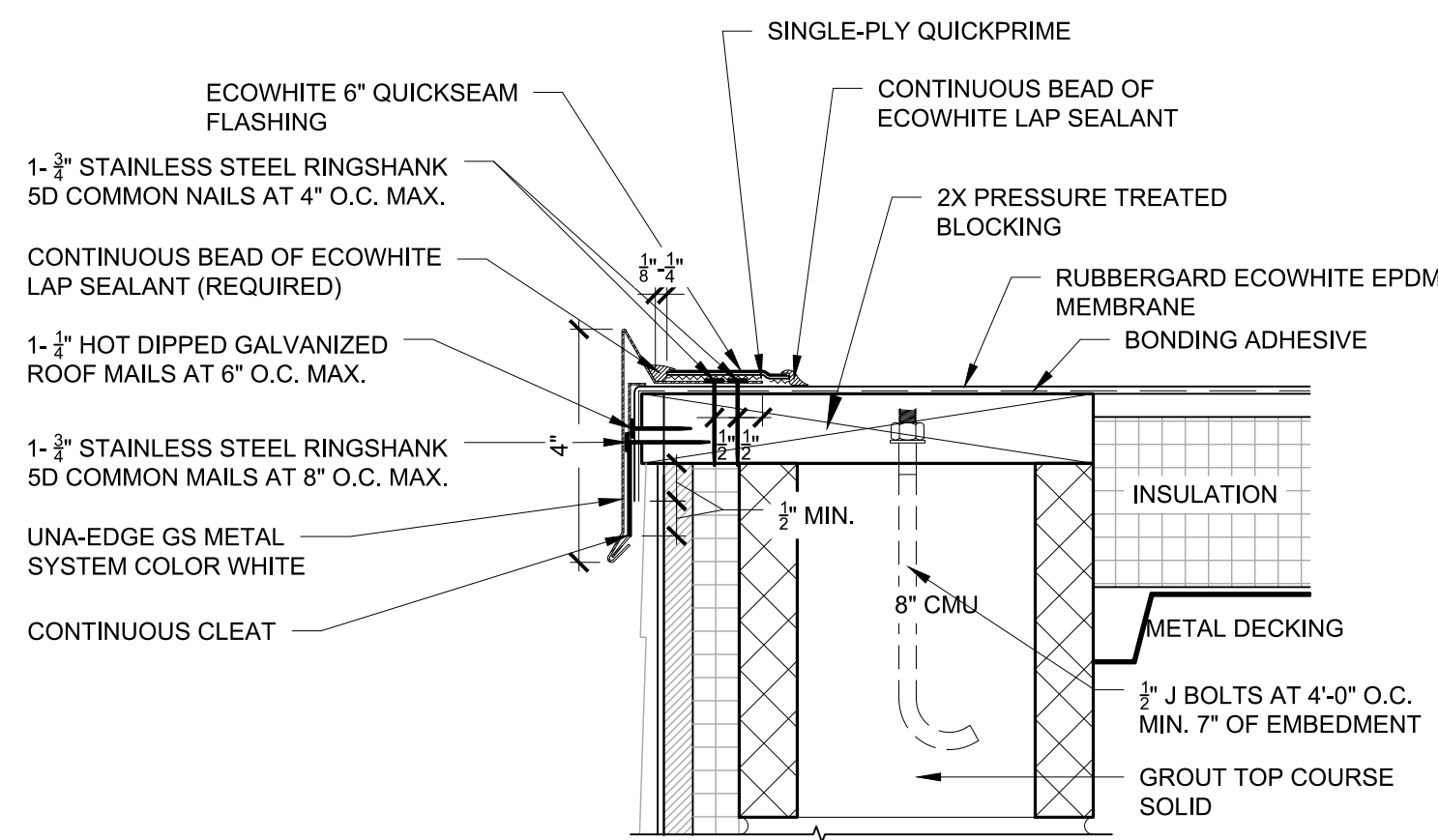
6 TERMINATION DETAIL
3"=1'-0"



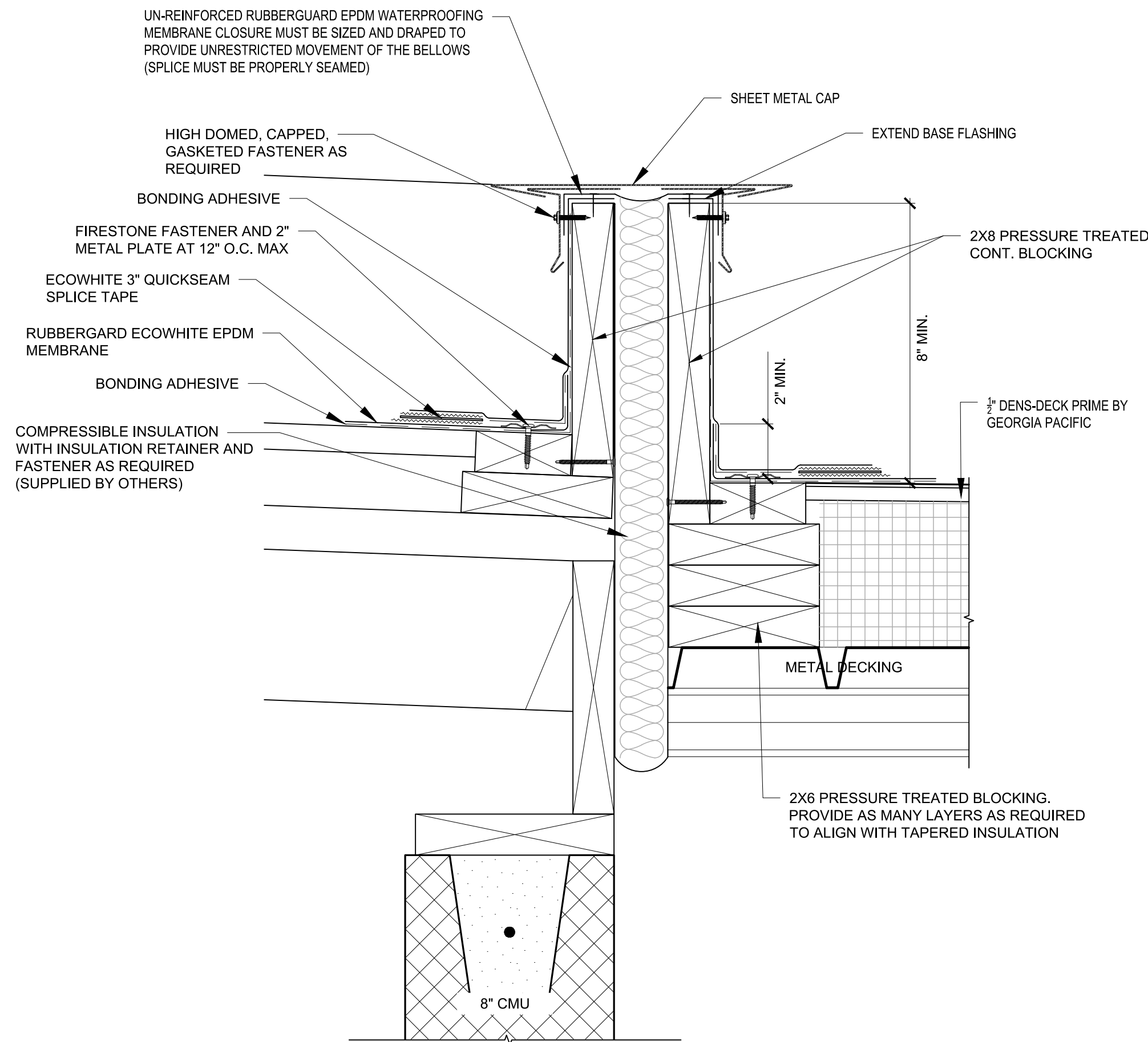
3 COPING DETAIL
3"=1'-0"



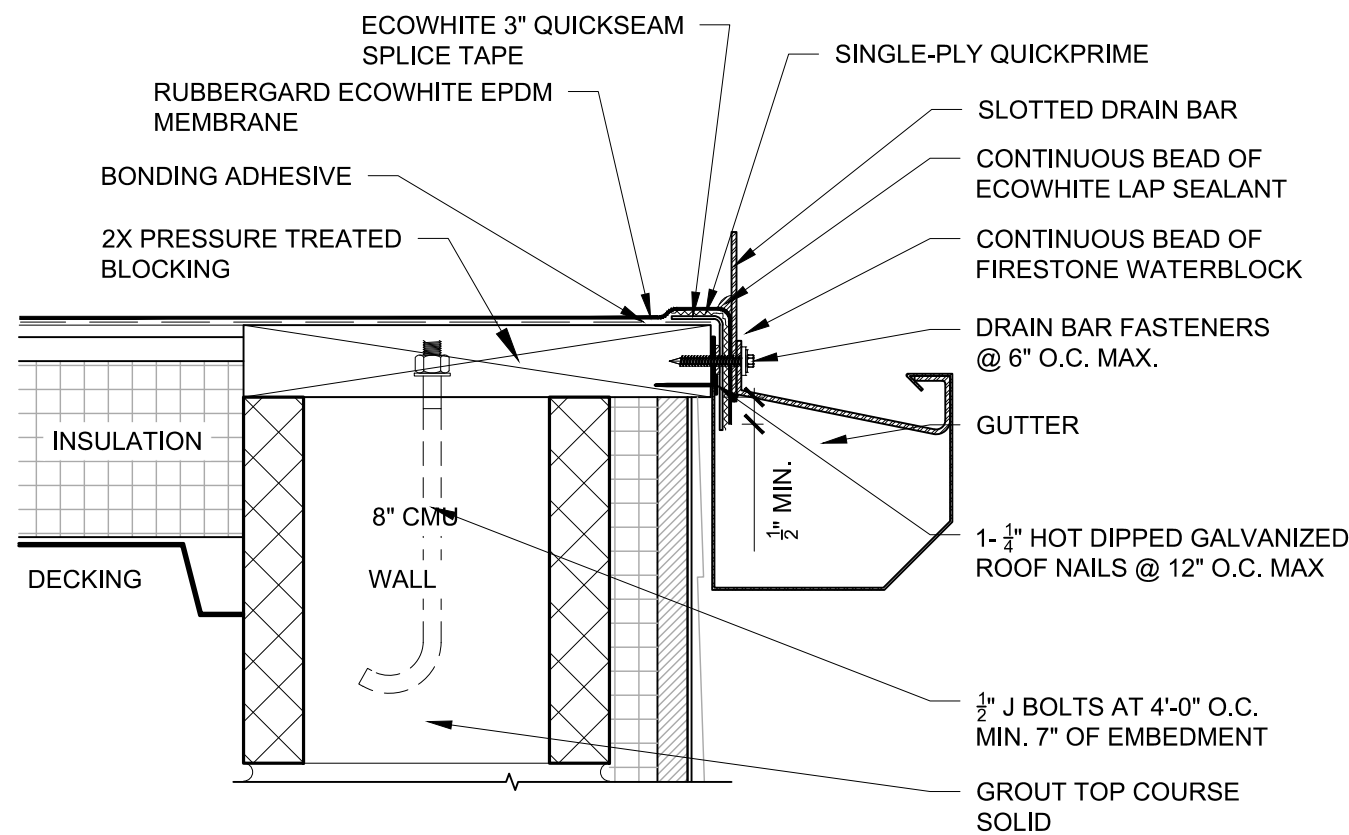
5 BASE TIE IN DETAIL
3"=1'-0"



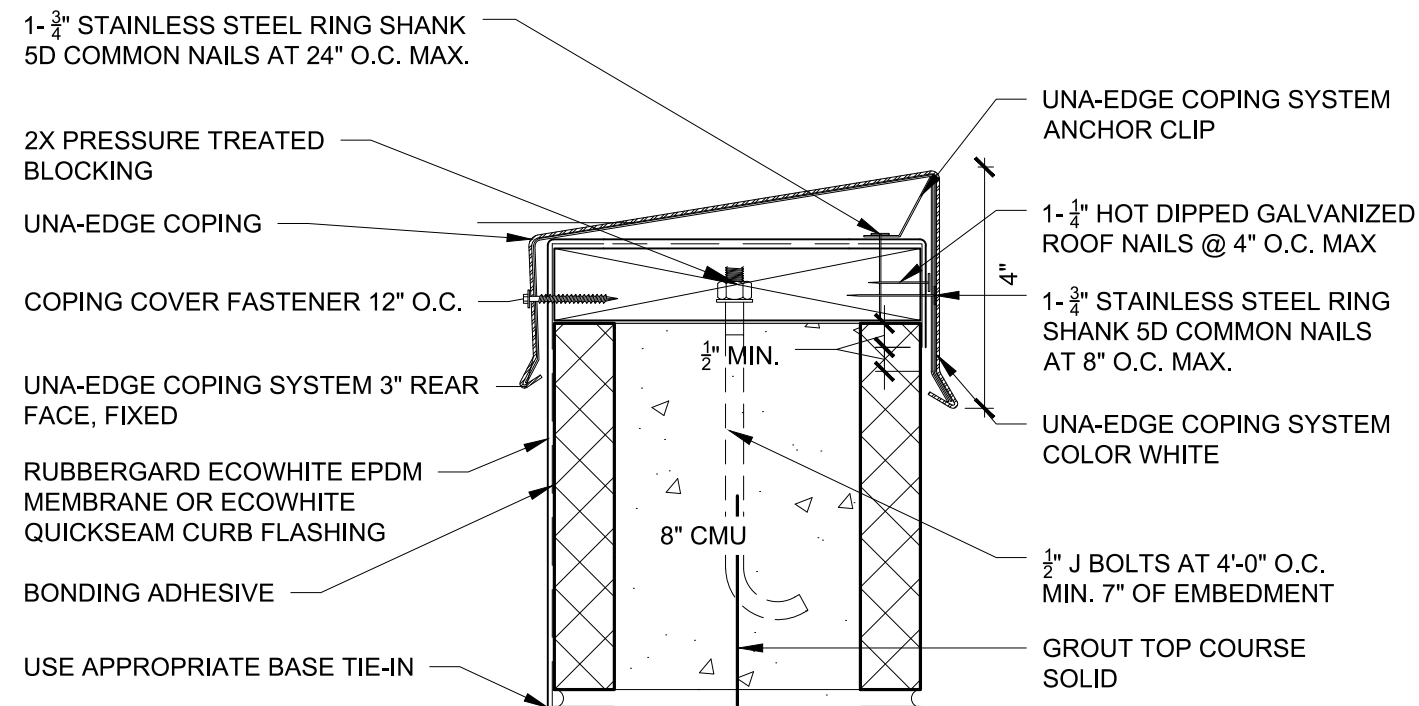
2 GRAVEL STOP DETAIL
3"=1'-0"



7 EXPANSION JOINT DETAIL
3"=1'-0"



4 ROOF EDGE GUTTER DETAIL
3"=1'-0"



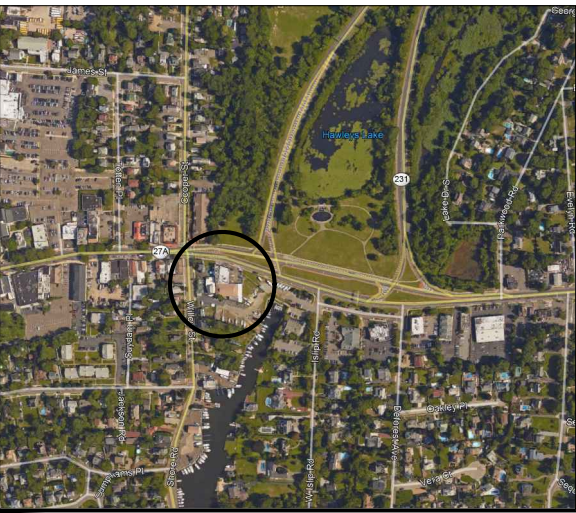
1 COPING DETAIL
3"=1'-0"

**MANCINI
MUI** ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extend of criminal law

KEY PLAN



PROJECT
MIXED-USE BUILDING

258-262 MAIN STREET, BABYLON

DRAWING TITLE

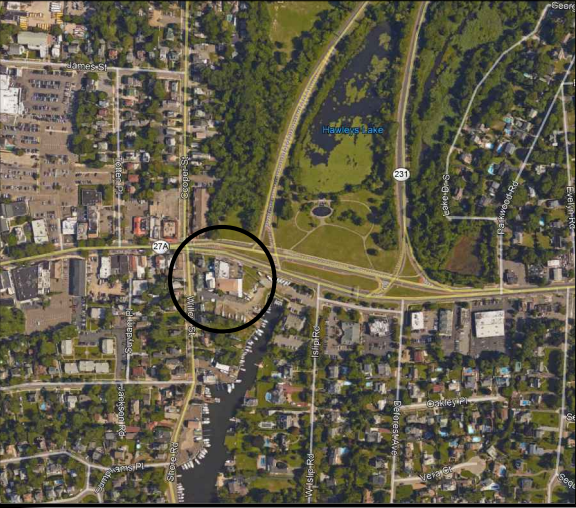
ROOF DETAILS

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18
SHEET NO.	

A-103.00

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extend of criminal law

KEY PLAN

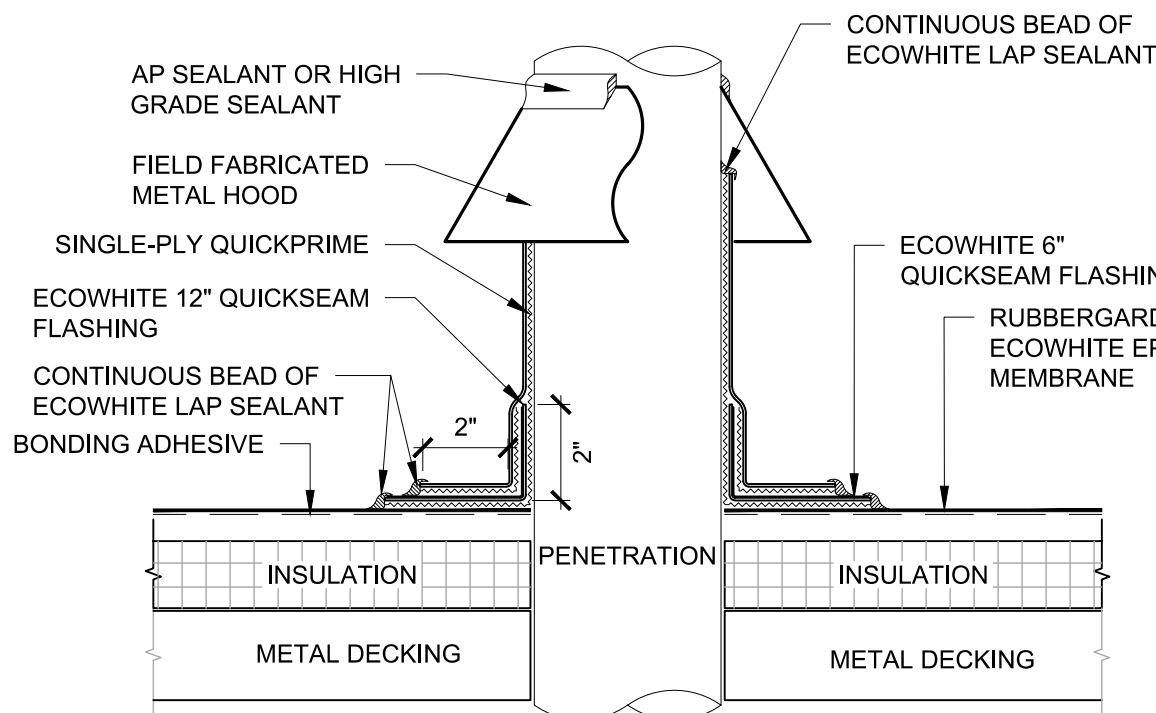


PROJECT
MIXED-USE BUILDING
258-262 MAIN STREET, BABYLON

DRAWING TITLE

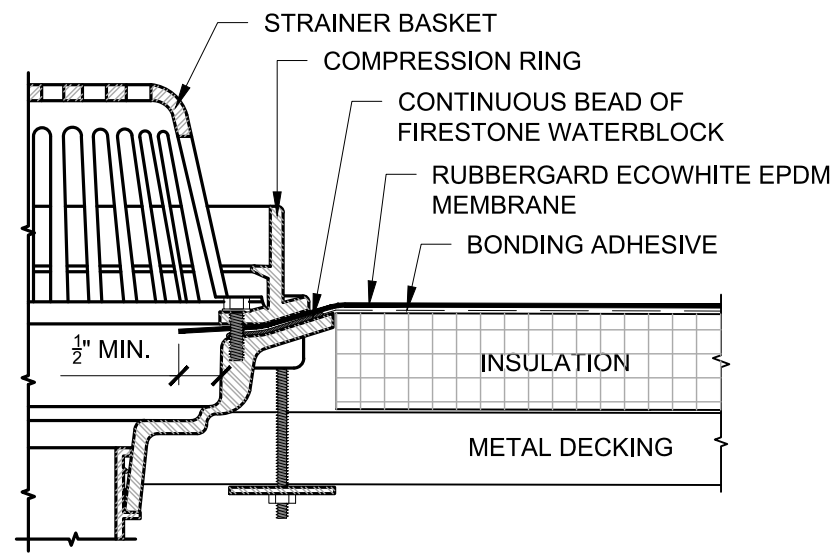
ROOF DETAILS

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18
SHEET NO.	



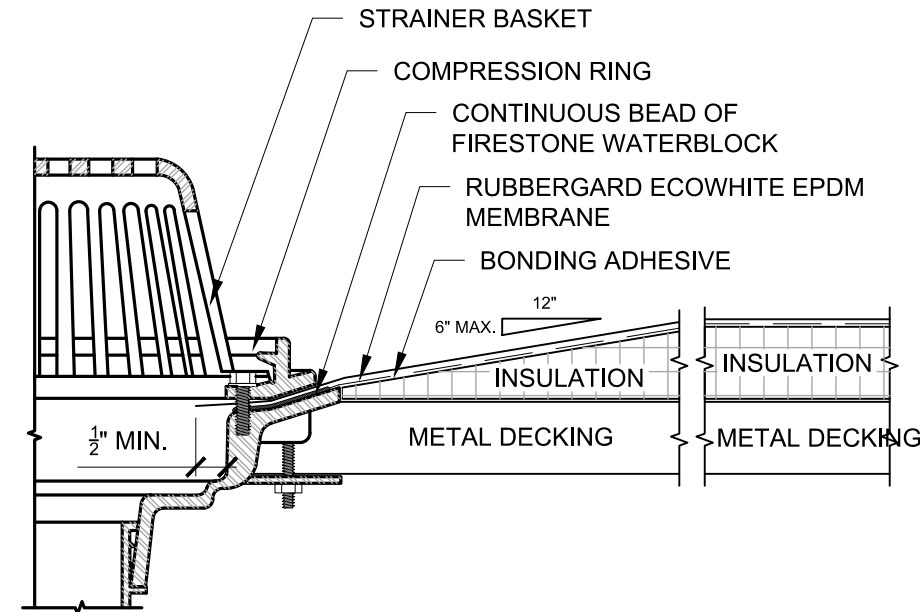
6 PENETRATION DETAIL

3\"/>



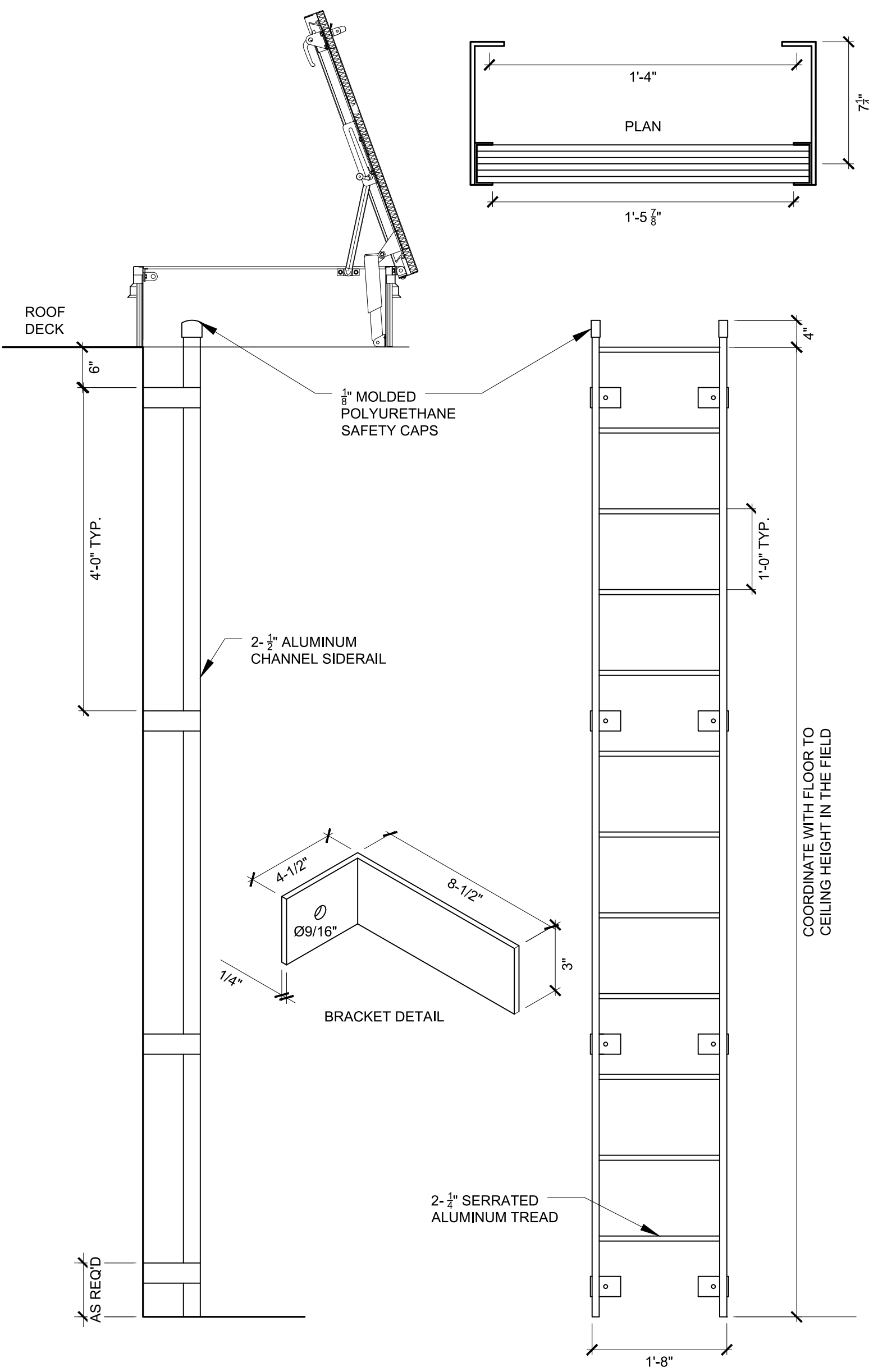
4 OVERFLOW ROOF DRAIN DETAIL

3\"/>



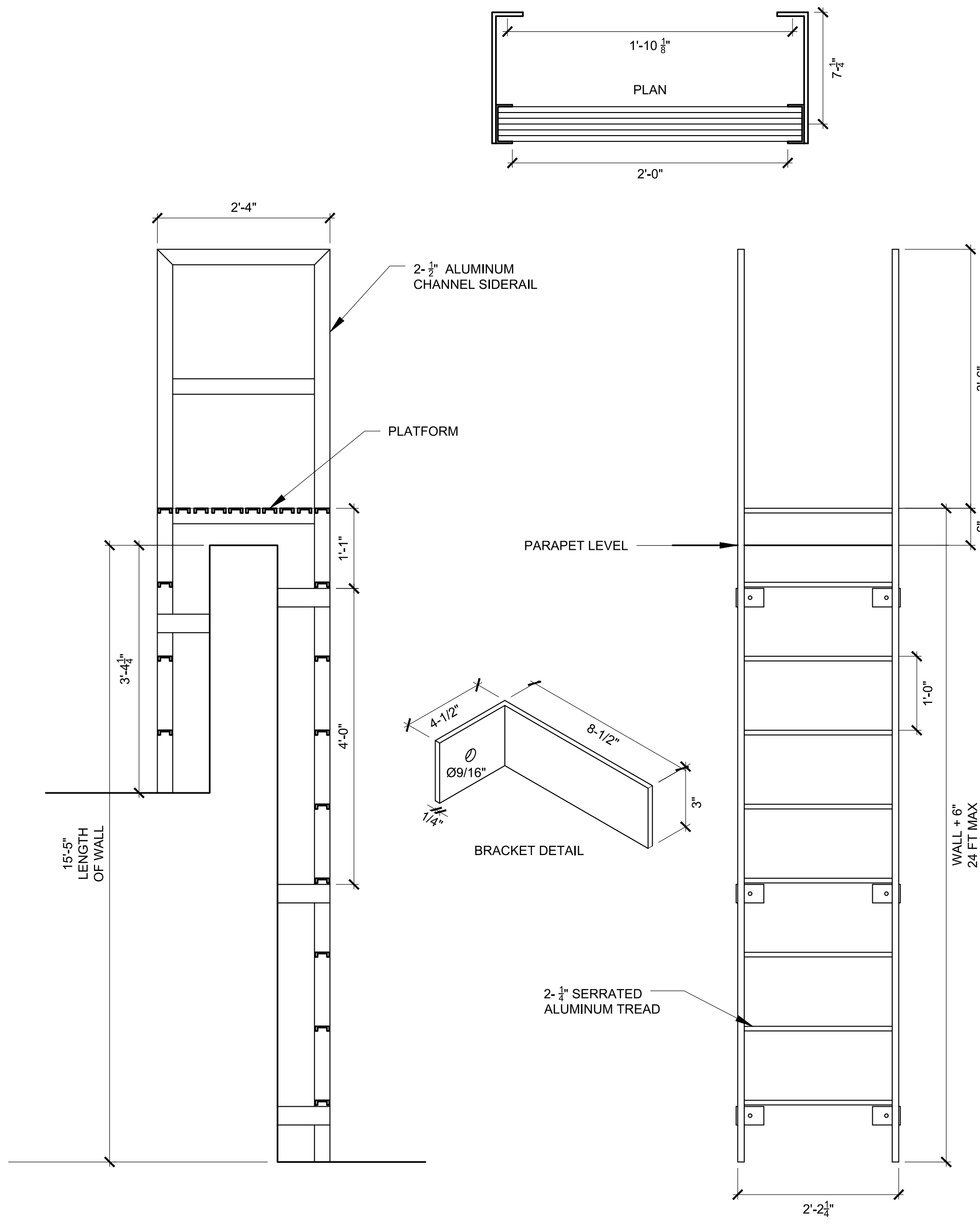
2 ROOF DRAIN DETAIL

3\"/>



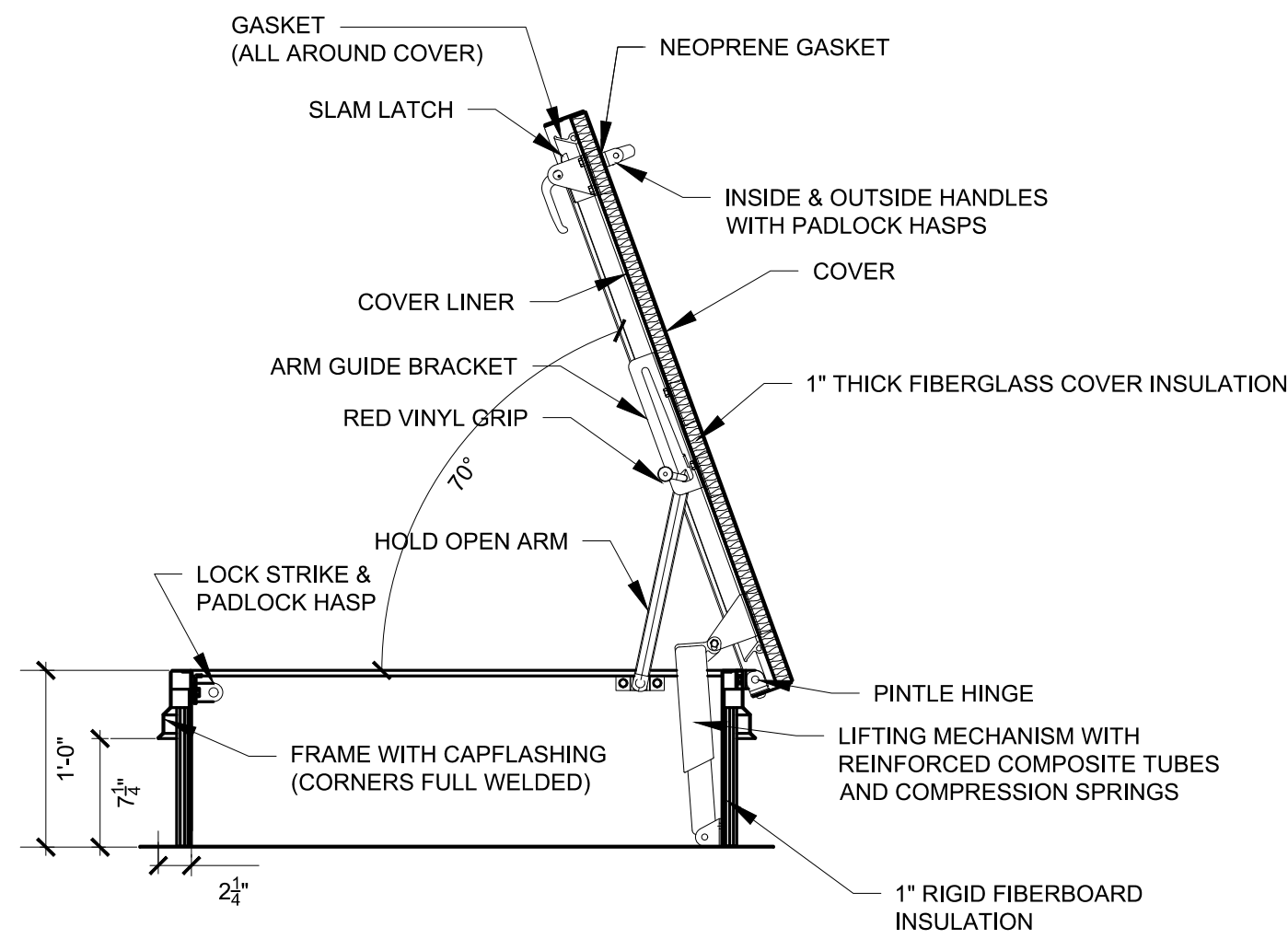
5 FIXED LADDER TO ROOF HATCH

3/4\"/>



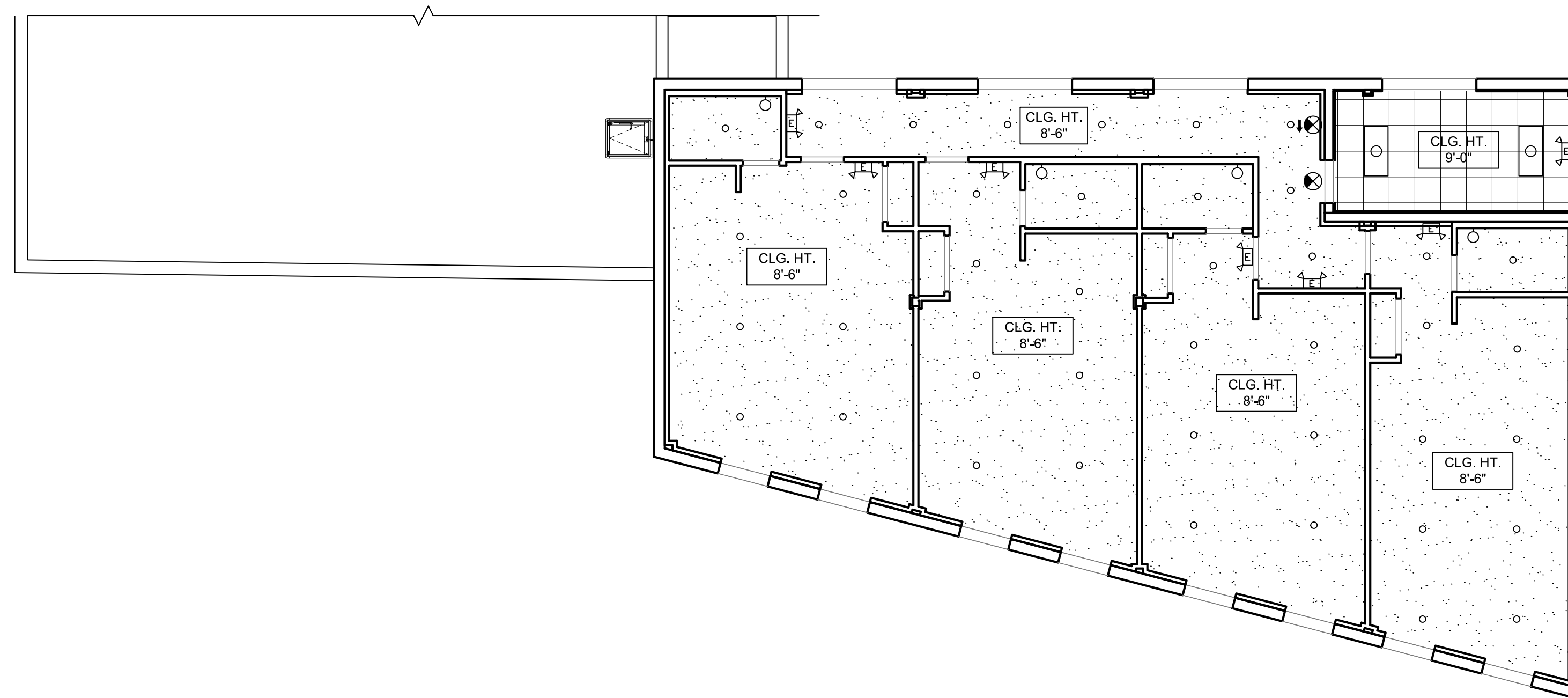
3 FIXED LADDER TO PARAPET

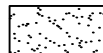
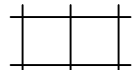
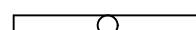
3/4\"/>



1 BILCO ROOF HATCH DETAIL

3/4\"/>



REFLECTED CEILING LEGEND	
	5/8" GYP. BOARD PRIMED AND PAINTED
	2X2 SUSPENDED CEILING SYSTEM (AS SELECTED BY OWNER)
	EXIT SIGN (HATCH DENOTES DIRECTION)
	DIRECTIONAL EXIT SIGN (HATCH DENOTES DIRECTION)
	WALL MOUNTED OUTDOOR EMERGENCY LIGHT
	WALL MOUNTED INTERIOR EMERGENCY LIGHT
	RECESSED LED HI HAT LIGHT FIXTURE AS SELECTED BY OWNER
	1X4 LED LIGHT FIXTURE
	LS SERIES LS9 LIGHT FIXTURE AS PROVIDED BY TENANT
	2X2 LED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
	2X4 LED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
	EXTERIOR WALL MOUNTED SCONCE
	EXTERIOR LED DECORATIVE GOOSENECK SIGN LIGHTING AS SELECTED BY OWNER
	LED VANITY LIGHTING

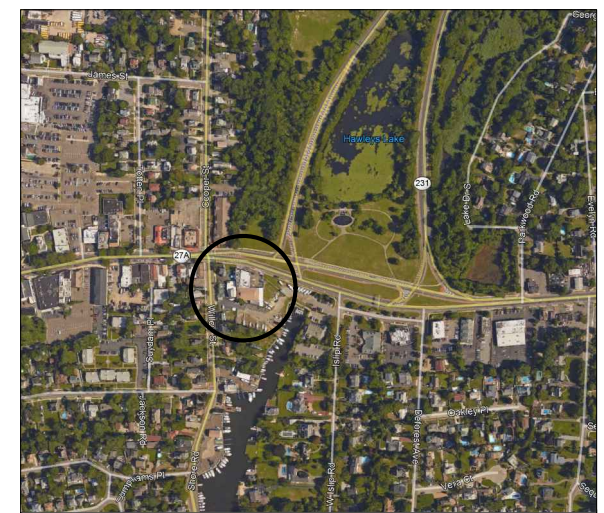
NO.	NOTE	DATE
△	ISSUED FOR PERMIT	12.17.18

MANCINI
MUI ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extent of criminal law.

KEY PLAN



PROJECT

MIXED-USE BUILDING

258-262 MAIN STREET, BABYLON

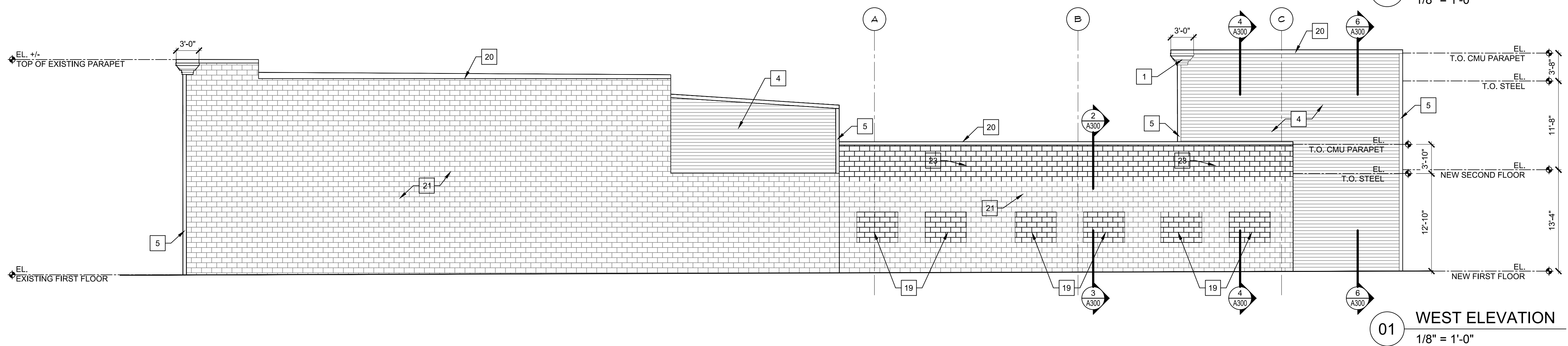
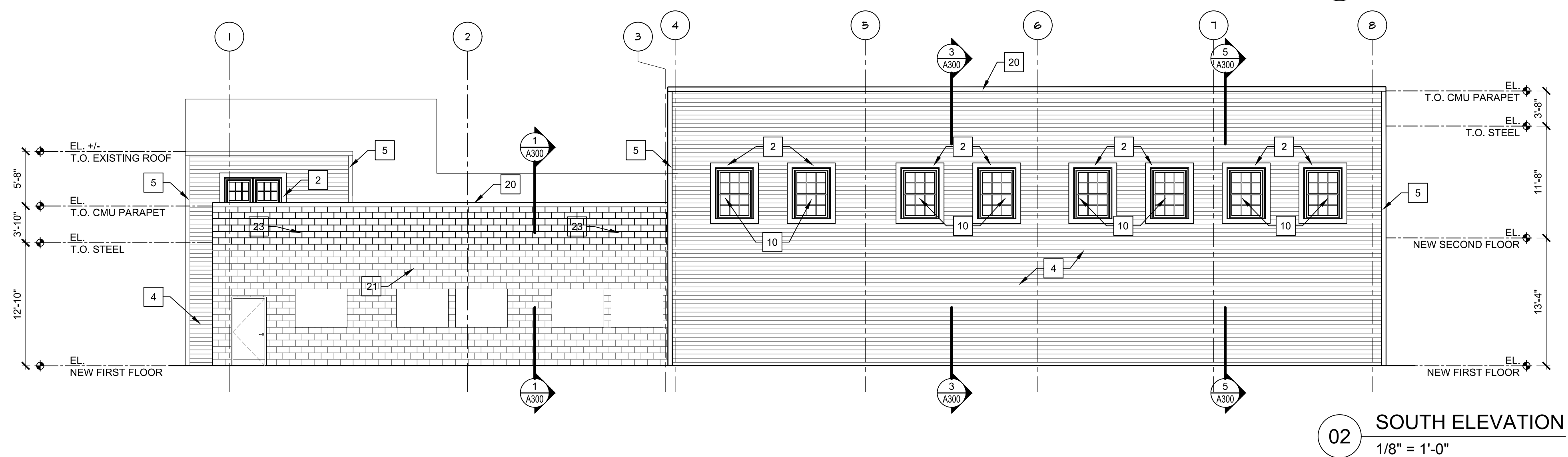
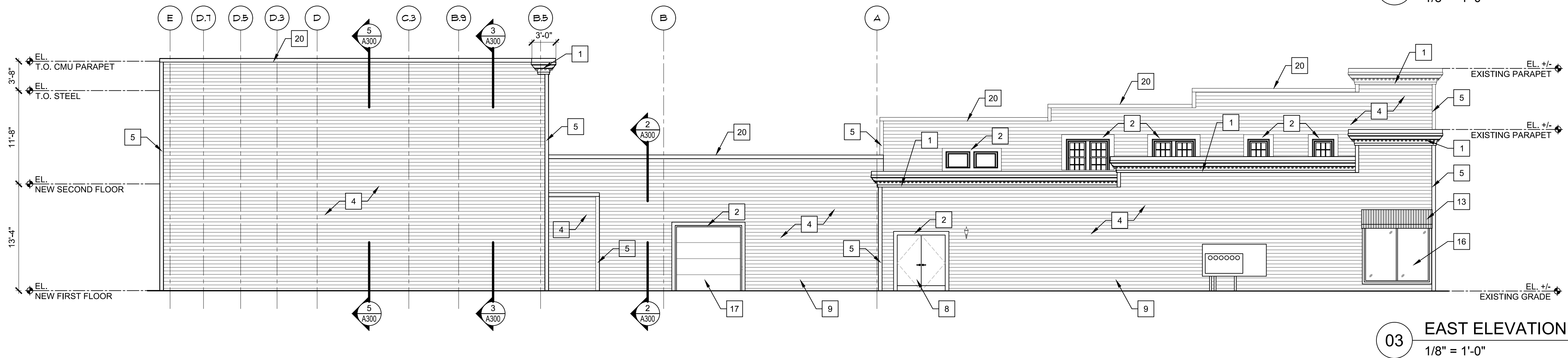
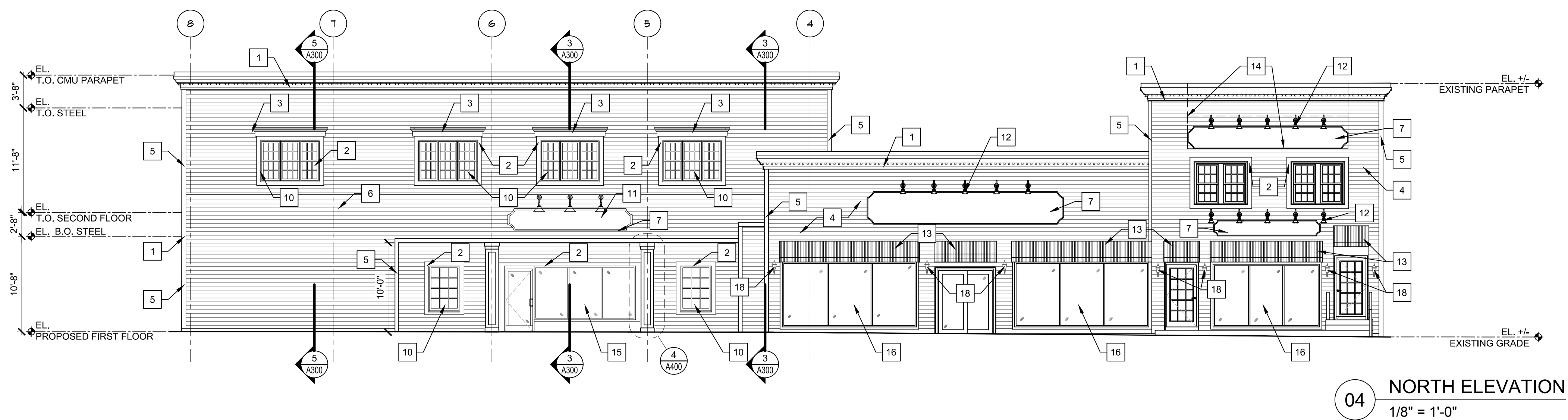
DRAWING TITLE

FIRST AND SECOND
FLOOR RCP

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18

SHEET NO.

A-120.00



KEYED ELEVATION NOTES	
1	PAINTED WHITE FYPON TRIM, MLD421-12 WITH 1" X 4" AZEK TRIM BOARD AT TOP OF MLD421-12.
2	1 X 6 AZEK TRIM, PAINTED WHITE, PROVIDE AT WINDOW AND DOOR SURROUNDS.
3	PAINTED WHITE FYPON TRIM, WCH104X12.
4	NEW CEDAR IMPRESSIONS 7" STRAIGHT EDGE PERFECTION SHINGLES, COLOR TO BE SELECTED BY OWNER. REMOVE EXISTING SIDING ON EXISTING BUILDING.
5	3/4" X 6" AZEK CORNER BOARD, PAINTED WHITE.
6	3/4" X 8" TRIMBOARD, PAINTED WHITE.
7	NEW SIGNAGE AS SELECTED BY OWNER.
8	NEW HOLLOW METAL DOOR AND FRAME, PRIMED AND PAINTED.
9	NEW CULTURED STONE VENEER, COLOR AND STYLE AS SELECTED BY OWNER.
10	NEW WINDOW. REFER TO SHEET A-600 FOR ADDITIONAL INFORMATION.
11	NEW GOOSE NECK LIGHT FIXTURES.
12	EXISTING GOOSE NECK LIGHT FIXTURES TEMPORARILY REMOVE AS REQUIRED FOR THE REPLACEMENT OF THE EXISTING VINYL SIDING. REINSTALL LIGHT FIXTURE AFTER INSTALLATION OF NEW VINYL SIDING.
13	TEMPORARILY REMOVE EXISTING FABRIC AWNINGS AND FRAME TO ACCOMMODATE INSTALLATION OF NEW VINYL SIDING.
14	REMOVE EXISTING MANSARD ROOF FRAMING IN ITS ENTIRETY. PROVIDE NEW 6" 16 GAGE METAL STUDS AT 16" O.C. WITH 5/8" DENS GLASS, BUILDING PAPER AND NEW SIDING TO INFILL AND ALIGN WITH ADJACENT EXISTING WALL.
15	NEW STOREFRONT SYSTEM. REFER TO SHEET A-600 FOR ADDITIONAL INFORMATION.
16	EXISTING STOREFRONT SYSTEM TO REMAIN.
17	NEW 8'-0" X 8'-0" OVERHEAD DOOR.
18	TEMPORARILY REMOVE EXISTING WALL SCONCES TO ACCOMMODATE INSTALLATION OF NEW VINYL SIDING.
19	INFILL EXISTING MASONRY OPENINGS WITH NEW MASONRY TO MATCH EXISTING MASONRY WALL THICKNESS. EPOXY 12" LONG #4 DOWELS AT 2'-0" O.C. TO TIE IN NEW MASONRY TO EXISTING.
20	PREFINISHED UGA-EDGE METAL COPING AS MANUFACTURED BY FIRESTONE.
21	PRIME AND PAINT CMU WALL.
22	3/4" X4 TRIM BOARD, PAINTED WHITE
23	PROVIDE NEW 8" CMU PARAPET. REFER TO STRUCTURAL DRAWINGS

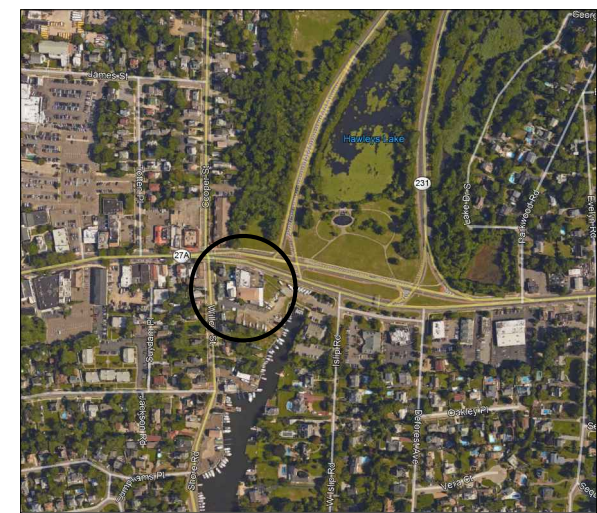
NO.	NOTE	DATE
△	ISSUED FOR PERMIT	12.17.18

MANCINI
MUI ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extent of criminal law

KEY PLAN



PROJECT
MIXED-USE BUILDING

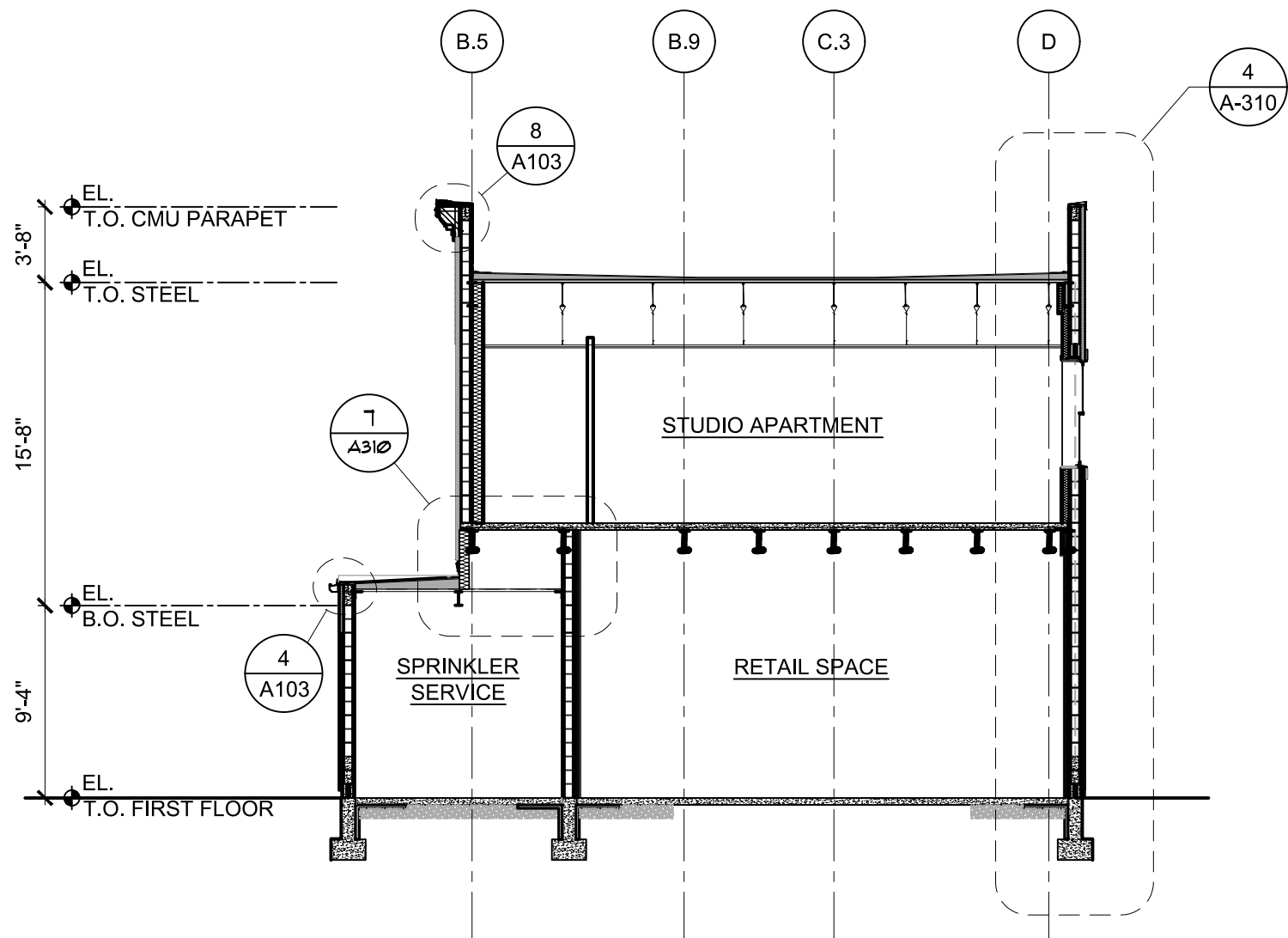
258-262 MAIN STREET, BABYLON

DRAWING TITLE

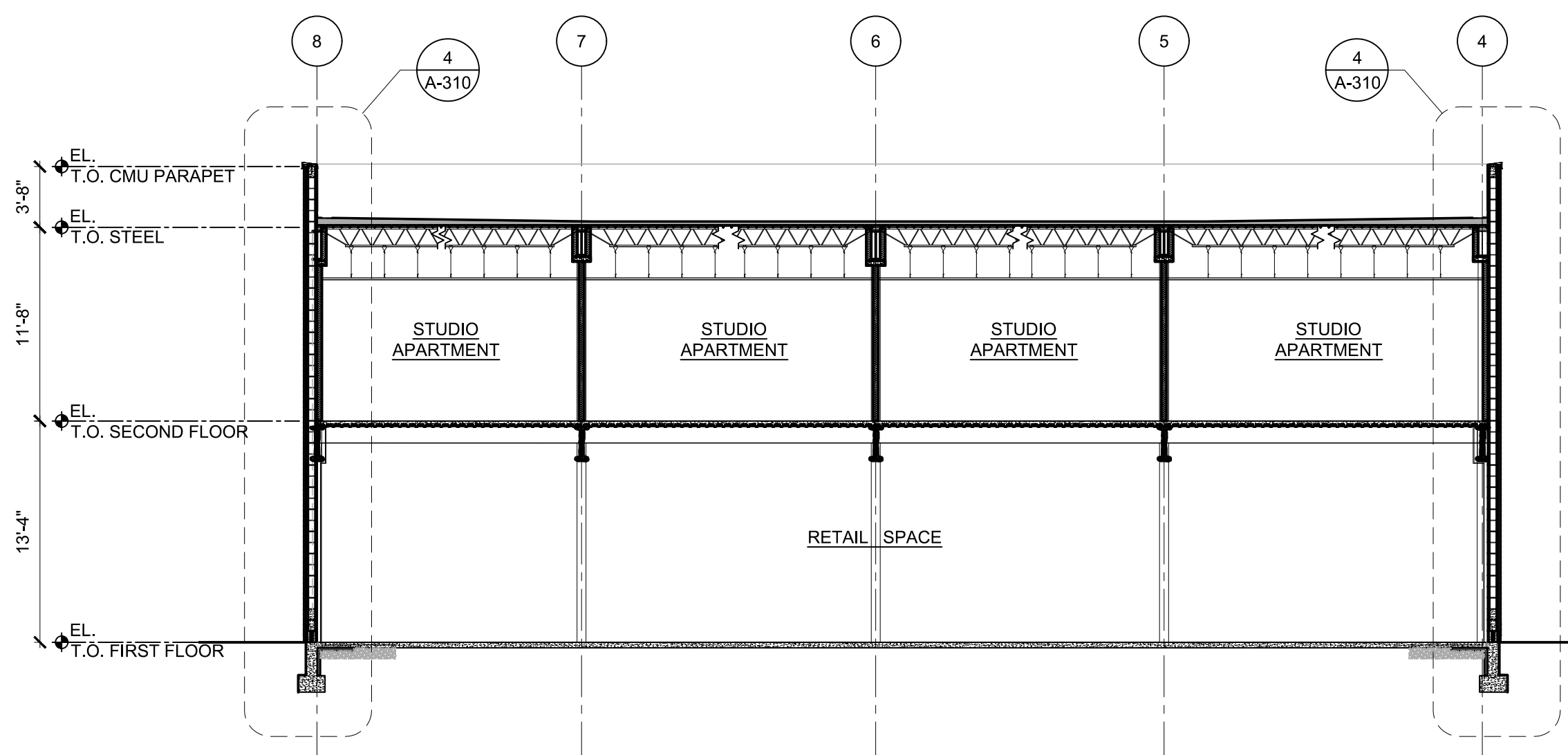
PROPOSED FACADE ELEVATIONS

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18
SHEET NO.	

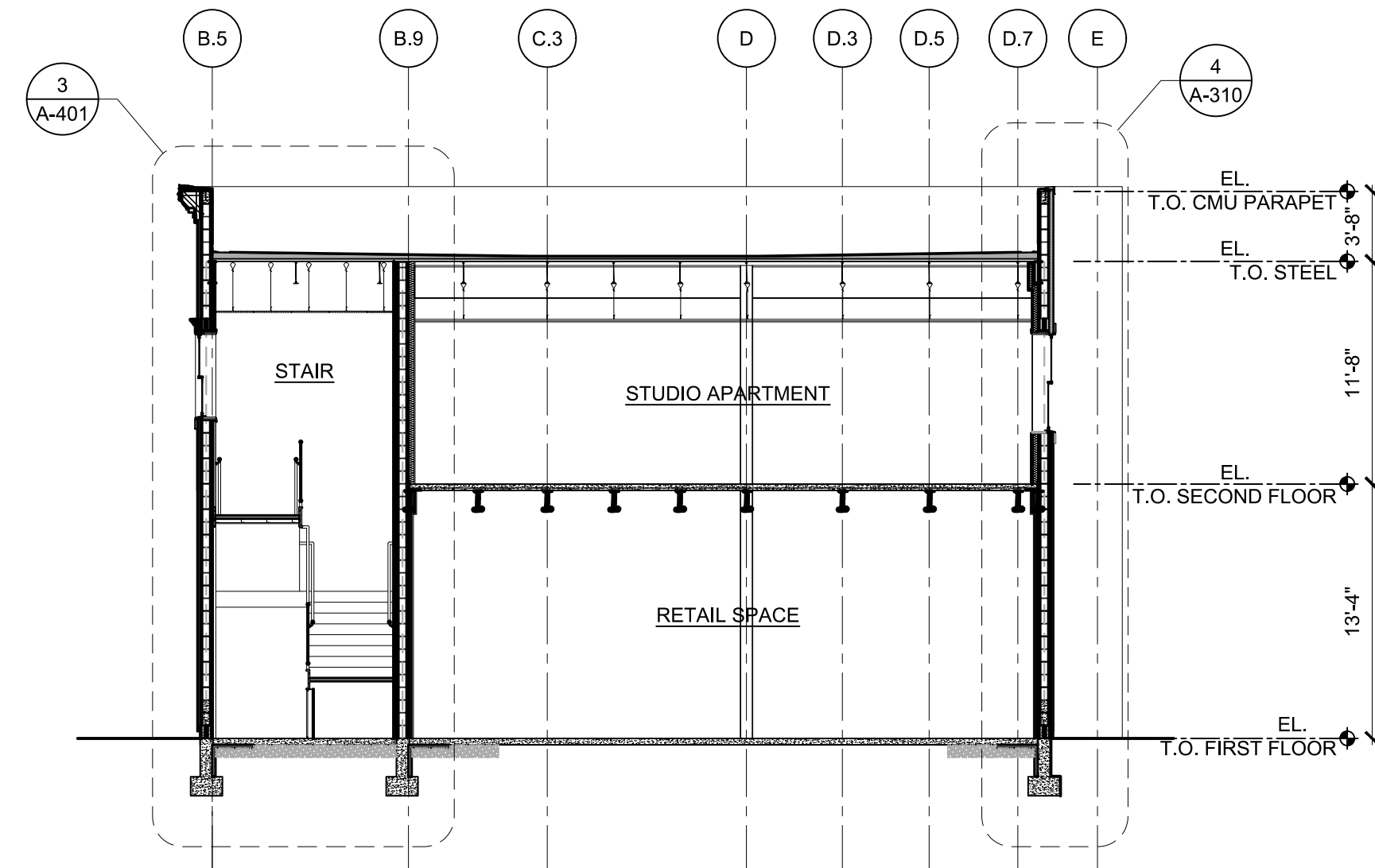
A-200.00



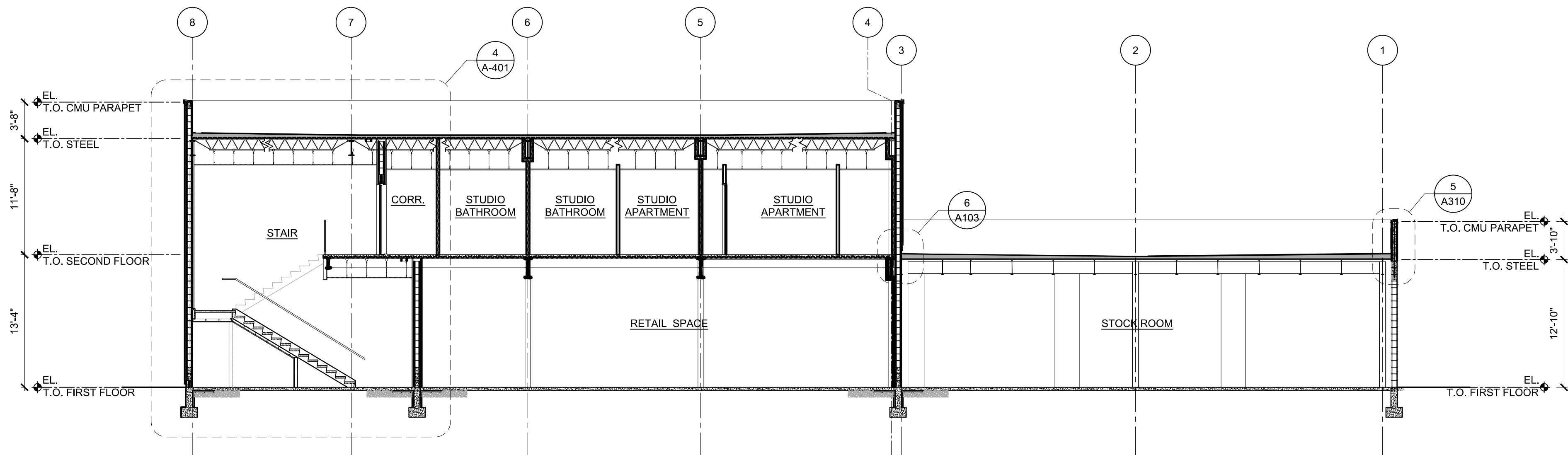
7 BUILDING SECTION
1/8" = 1'-0"



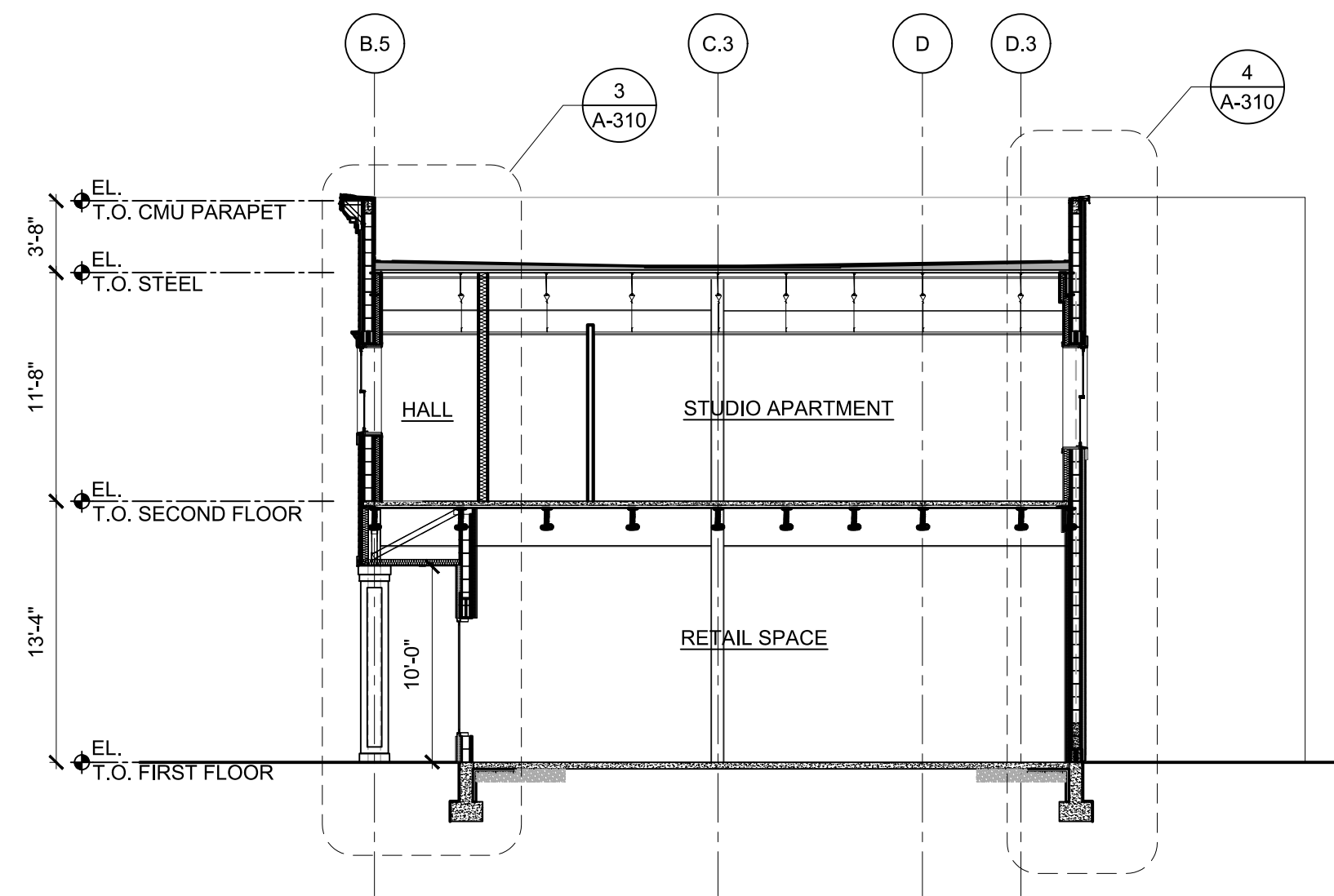
6 BUILDING SECTION
1/8" = 1'-0"



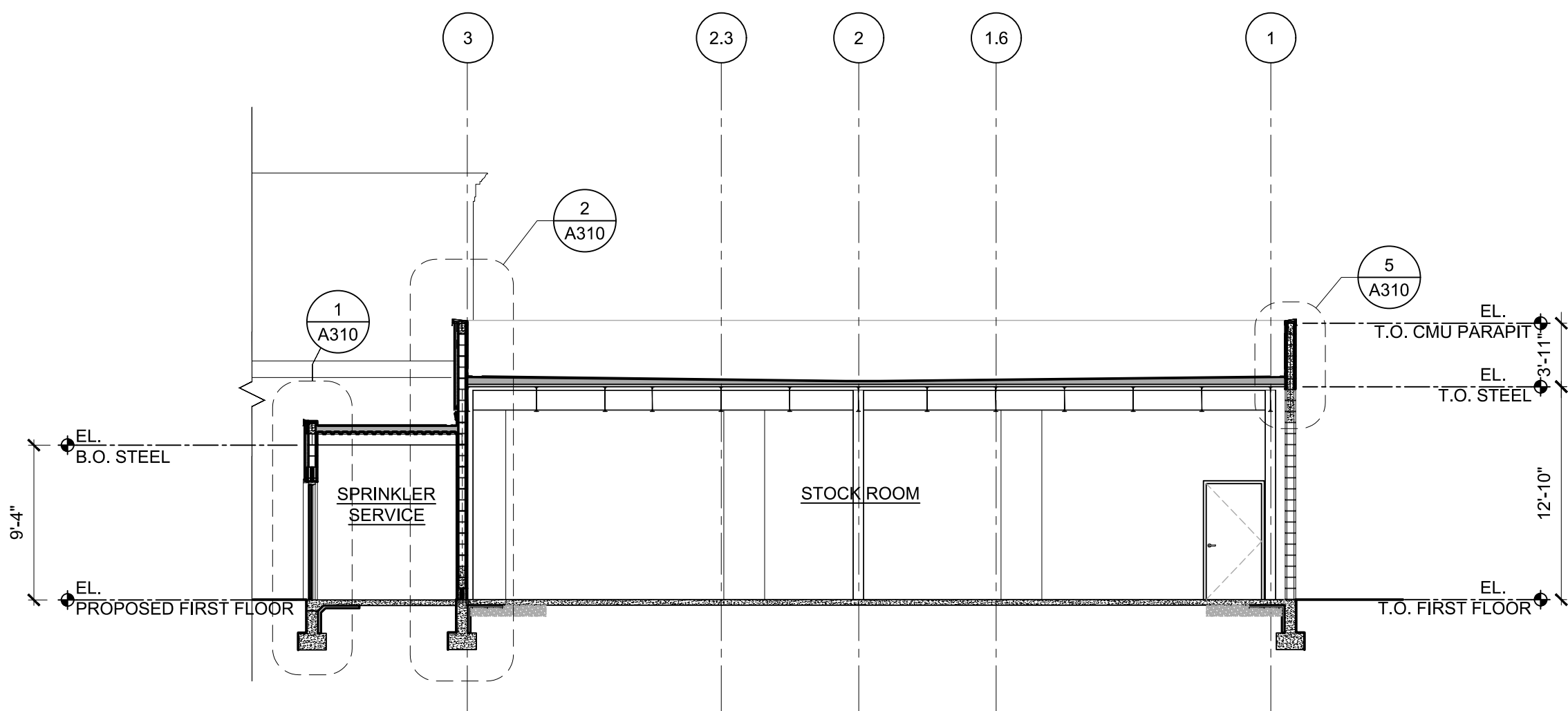
5 BUILDING SECTION
1/8" = 1'-0"



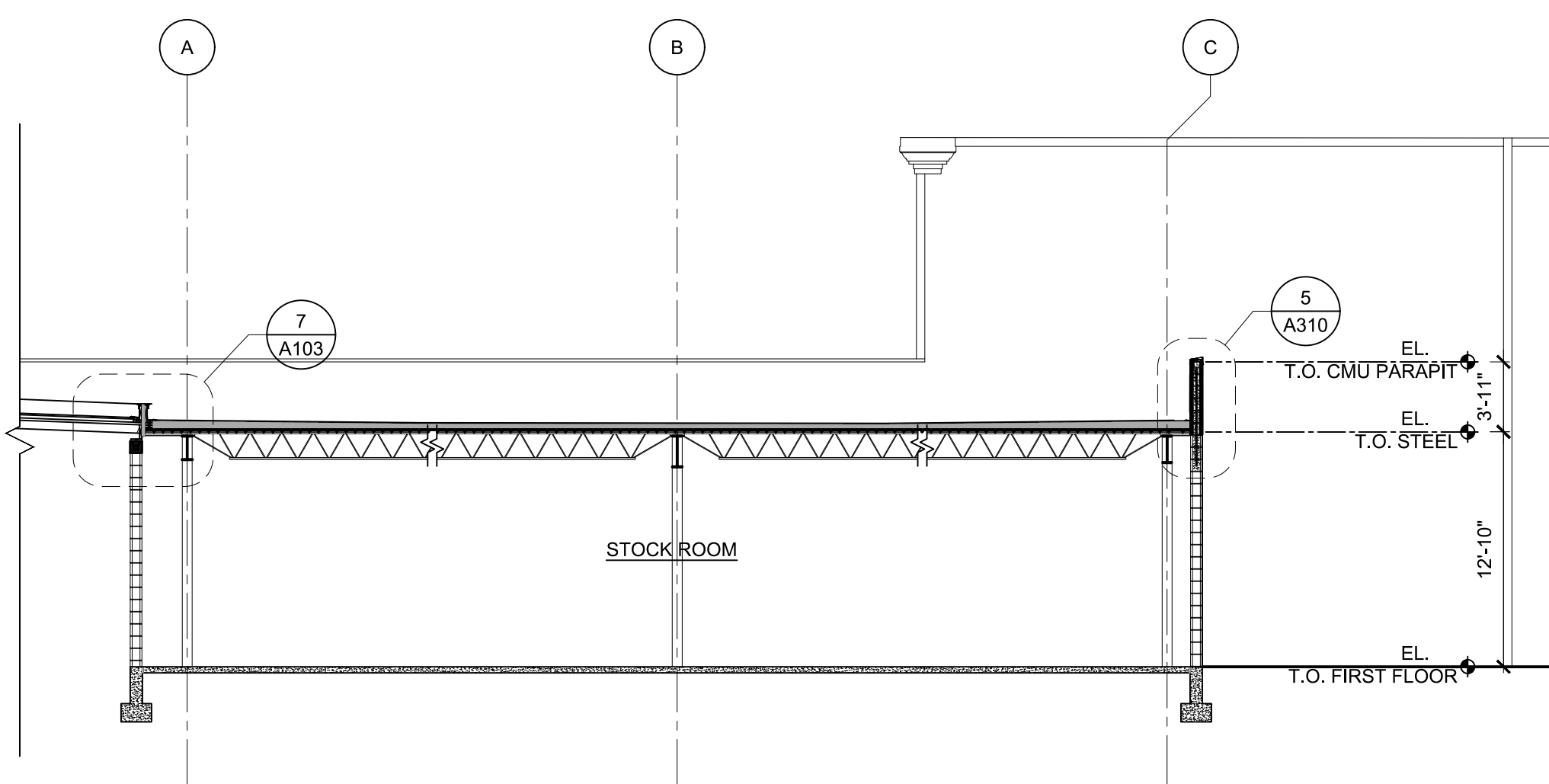
4 BUILDING SECTION
1/8" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



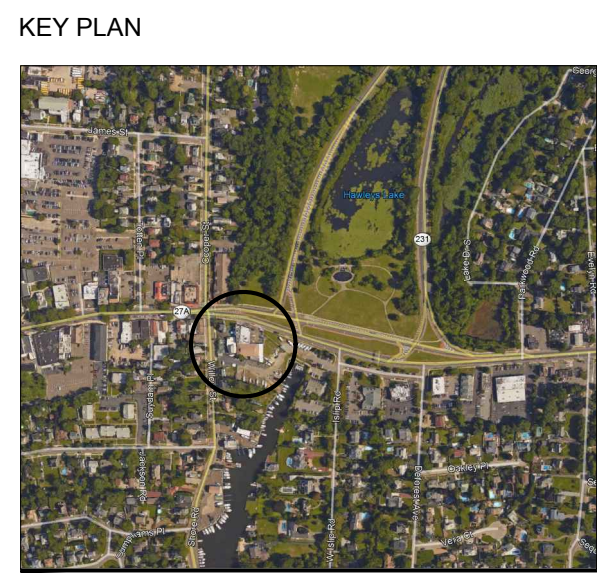
1 BUILDING SECTION
1/8" = 1'-0"

NO.	NOTE	DATE
△	ISSUED FOR PERMIT	12.17.18

**MANCINI
MUI** ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extent of criminal law.

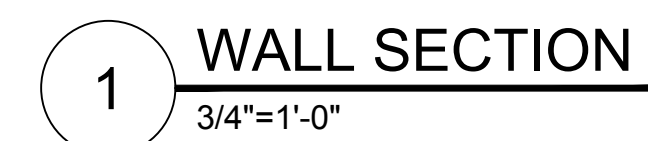
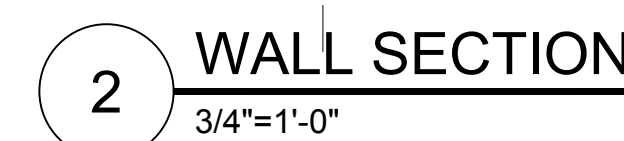
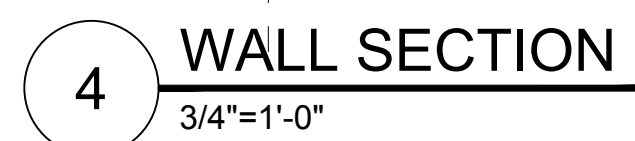
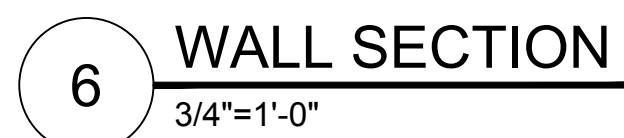
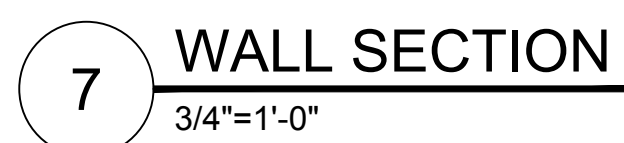


PROJECT
MIXED-USE BUILDING
258-262 MAIN STREET, BABYLON

DRAWING TITLE
BUILDING SECTIONS

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18
SHEET NO.	

A-300.00



This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extent of criminal law

WALL SECTIONS

A-310.00

[illegible]

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

KEY PLAN



DRAWING TITLE

ENLARGED STAIR
PLANS & SECTIONS

A-401.00



STOREFRONT/ GLAZING SCHEDULE								
TYPE	LOCATION	DESCRIPTION	OPENING SIZE	GLASS TYPE	U-FACTOR	SHGC	AIR LEAKAGE	NOTES
W1	EXTERIOR	ALUMINUM FRAMED STOREFRONT SYSTEM	14'-8" X 7'-4"	TEMPERED	0.40	0.33	≤ 0.04 cfm/s.f.	1
W2	EXTERIOR	ANDERSON	3'-6" X 5'-0"	TEMPERED	0.33	0.29	≤ 0.2 cfm/s.f.	2
W3	EXTERIOR	ANDERSON	6'-6" X 4'-6"	TEMPERED	0.36	0.28	≤ 0.2 cfm/s.f.	2
W4	EXTERIOR	ANDERSON	3'-6" X 5'-0"	TEMPERED	0.36	0.28	≤ 0.2 cfm/s.f.	2

1. ALL STOREFRONTS SHALL BE CLEAR ALUMINUM ANODIZED STOREFRONT TUBELITE E44000 SERIES FRAMING 2-1/2" X 5" FLUSH GLAZING SYSTEM WITH 1" INSULATED IMPACT RESISTANT GLASS.

2. ANDERSON WINDOW SHALL BE STORM PROTECTION TW210410 400 SERIES. PROVIDE WHITE EXTERIOR, WHITE INTERIOR, COLONIAL GRILL PATTERN, FINLIGHT GRILLS BETWEEN GLASS, LOW-E4 GLAZING AND INSET SCREENS. COORDINATE HARDWARE COLOR WITH OWNER. ALL UNITS FROM FACTORY. WINDOW CONTRACTOR SHALL SUPPLY ALL NEW WINDOWS WITH THE DP RATING REQUIRED BY THE NEW YORK STATE BUILDING CODE. COORDINATE WITH WINDOW MANUFACTURER.

BUILDING ENVELOPE SEALING NOTES:

THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- A. JOINTS AROUND PENETRATION AND DOOR FRAMES
- B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL WALLS AND FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
- C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS AND FLOORS.
- D. SITE BUILT PENETRATION AND DOORS.
- E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
- F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
- G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

ALL JOINTS AND PENETRATIONS ARE CAULKED, GASKETED OR COVERED WITH MOISTURE VAPOR PERMEABLE WRAPPING MATERIALS INSTALLED IN ACCORDANCE WITH ECC 502.4 AND MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL WINDOWS & DOOR ASSEMBLIES AND DAMPERS IN OUTDOOR AIR INTAKES AND EXHAUST OPENINGS CERTIFIED AS MEETING LEAKAGE REQUIREMENTS. PER TB8 INSPECTIONS OF ALL PENETRATIONS IN BUILDING ENVELOPE TO BE PERFORMED TO CONFIRM PENETRATIONS ARE SEALED IN COMPLIANCE WITH CODE. INSPECTIONS INCLUDE OUTDOOR INTAKE AND EXHAUST DAMPERS IF REQUIRED AND RECESSED LIGHTING SEALS WHERE LIGHTING IS IN THE BUILDING ENVELOPE

DOOR HARDWARE SCHEDULE - PUBLIC SPACES						
SET	LOCATION		DESCRIPTION			
SET #1	RATED STAIR EGRESS AT INTERIOR	3 HINGE 1 FIRE EXIT HARDWARE 1 SURFACE CLOSER 1 CUSH SHOW SUPPORT 1 KICK PLATE 1 DOOR SWEEP 1 THRESHOLD	58B1 4.5 X 4.5 NRP 98L-BE-F 4040XP CUSH TBWMS 4040XP-30 8400 10" X 1 1/2" LDW BAE C627A 425HD	630 626 689 689 630 CL AL	IVE VON LCN LCN IVE NGP NGP	
SET #2	RATED STAIR EGRESS AT EXTERIOR	3 HINGE 1 PANIC HARDWARE 1 SURFACE CLOSER 1 CUSH SHOE SUPPORT 1 KICK PLATE 1 SEALS 1 DOOR SWEEP 1 THRESHOLD	58B1 4.5 X 4.5 NRP 98-L-06 4040XP CUSH TBWMS 4040XP-30 8400 10" X 1 1/2" LDW BAE 7005A C627A 425HD	630 626 689 689 630 CL CL AL	IVE VON LCN LCN IVE NGP NGP NGP	
	INSTALL WEATHER STRIP BEFORE CLOSER. DO NOT NOTCH WEATHER STRIP AROUND CLOSER BRACKET.					
SET #3	EQUIPMENT ROOMS AT INTERIOR OF BUILDING	3 HINGE 1 STOREROOM LOCK 1 SURFACE CLOSER 1 CUSH SHOE SUPPORT 3 SILENCER	58B1 4.5 X 4.5 NRP ND80PD RHO 4040XP SHCUSH 4040XP-30 SR64	632 1626 689 689 SR64	IVE SCH LCN LCN IVE	
SET #4	OFFICE ROOM	3 HINGE 1 OFFICE LOCK 1 SURFACE CLOSER 1 CUSH SHOE SUPPORT 3 SILENCER	58B1 4.5 X 4.5 NRP ND91PD RHO 4040XP SHCUSH 4040XP-30 SR64	632 1626 689 689 IVE	IVE SCH LCN LCN IVE	
SET #5	TOILETS IN-SWING	3 HINGE 1 PRIVACY SET 1 KICK PLATE 1 WALL STOP 1 SEAL 1 DOOR SWEEP 1 THRESHOLD	58B1 4.5 x4.5 AL10S SAT 8400 10" X 1 1/2" LDW BAE WS407CCV 7005A 200NA 425HD	630 619 630 630 CL CL AL	IVE SCH LCN LCN NGP NGP NGP	
SET #6	RETAIL ENTRANCE	1 CONT. HINGE 1 DEADBOLT 1 MORTISE CYLINDER 2 INDICATOR 1 DEADBOLT LEVEL 1 PUSH/PULL BAR 1 SURFACE CLOSER 1 MOUNTING PLATE 1 PERMETER SEALS 1 DOOR SWEEP 1 THRESHOLD	112HD MS1851 2P-001 114 4089 4550 9190-10 STD 4011 MC TBWMS 4010-18 DOOR MFG STD DOOR MFG STD DOOR MFG STD	628 628 626 628 628 630 689 689 - - -	IVE ADA SCH ADA ADA IVE LCN LCN - - -	
SET #7	APARTMENT LOBBY ENTRY	1 CONT. HINGE 1 DEADBOLT LEVEL 1 PUSH/PULL BAR 1 SURFACE CLOSER 1 MOUNTING PLATE 1 PERMETER SEALS 1 DOOR SWEEP 1 THRESHOLD KEYCARD ACCESS BY SECURITY VENDOR	112HD 4550 9190-10 STD 4011 MC TBWMS 4010-18 DOOR MFG STD DOOR MFG STD DOOR MFG STD -	628 628 630 689 689 - - AL -	IVE ADA IVE LCN LCN - - - -	
SET #8	LAUNDRY ROOM	3 HINGE 1 PASSAGE SET 1 KICK PLATE 1 WALL STOP 3 SILENCER	58B1 4.5 x4.5 AL10S SAT 8400 10" X 1 1/2" LDW BAE WS407CCV SR64	652 626 630 630 GRY	IVE SCH IVE IVE IVE	
SET #9	EQUIPMENT ROOMS AT EXTERIOR OF BUILDING	3 HINGE 1 STOREROOM LOCK 1 SURFACE CLOSER 1 CUSH SHOE SUPPORT 3 SILENCER 1 SEALS 1 THRESHOLD	58B1 4.5 x4.5 NRP ND80PD RHO 4040XP SHCUSH 4040XP-30 SR64 7005A 425HD	632 626 689 689 GRY CL AL	IVE SCH LCN LCN IVE NGP NGP	

NOTES:

1. PROVIDE TWO (2) SETS OF HARDWARE FOR ALL DOUBLE SWING DOORS

2. DOOR HARDWARE SHALL BE VERIFIED BY CONTRACTOR AND SUBMITTED TO ARCHITECT FOR REVIEW BEFORE PURCHASING.

DOOR SCHEDULE

GENERAL CONTRACTOR SHALL VERIFY ALL OPENINGS, DOORS AND HARDWARE AND REPORT DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND OWNER'S REPRESENTATIVE.

#	LOCATION	SIZE			OPERATION	DOOR			FRAME		FIRE RATING LABEL	HARDWARE SET	HEAD, JAMB SILL DETAIL	DESCRIPTION
		THICKNESS	WIDTH	HEIGHT		TYP E	MATERIAL	FINISH	MATERIAL	FINISH				
101	OFFICE	1-3/4"	3'-0"	7'-0"	SWING	E	WOOD	PAINT	H.M.	PAINT	-	4		
102	JANITORS CLOSET	1-3/4"	3'-0"	7'-0"	SWING	E	WOOD	PAINT	H.M.	PAINT	-	3		
103	H.C. BATHROOM	1-3/4"	3'-0"	7'-0"	SWING	E	WOOD	PAINT	H.M.	PAINT	-	5		
104	STOCK ROOM ROLL UP	1-3/4"	8'-0"	8'-0"	OVERHEAD	B	*	*	*	*	*	*	*	*SELECTED BY OWNER, R9 MIN.
105	SHERWIN WILLIAMS RETAIL SPACE	EXISTING	EXISTING	EXISTING	SWING		EXISTING	EXISTING	EXISTING	PAINT				EXISTING DOOR TO REMAIN
106	STOCK ROOM	EXISTING	EXISTING	EXISTING	SWING		EXISTING	EXISTING	EXISTING	PAINT				EXISTING DOOR TO REMAIN
107	SPRINKLER ROOM	1-3/4"	3'-0"	7'-0"	SWING	C	H.M.	PAINT	H.M.	PAINT	C	9		
108	Main Entry Retail Space	1-3/4"	3'-0"	7'-0"	SWING	D	H.M.	PAINT	Anodize Alum.	PAINT	-	6		
109	Stairs	1-3/4"	3'-0"	7'-0"	SWING	A	H.M.	PAINT	H.M.	PAINT	C	2		
110	ELEC. closet	1-3/4"	3'-0"	7'-0"	SWING	G	H.M.	PAINT	H.M.	PAINT	C	3		
111	H.C. Bathroom	1-3/4"	3'-0"	6'-8"	SWING	E	H.M.	PAINT	H.M.	PAINT	-	5		
112	H.C. Bathroom	1-3/4"	3'-0"	7'-0"	SWING	E	WOOD	PAINT	H.M.	PAINT	-	5		
113	Janitors Closet	1-3/4"	3'-0"	7'-0"	SWING	E	WOOD	PAINT	H.M.	PAINT	-	3		
201	Stairs	1-3/4"	3'-0"	7'-0"	SWING	A	H.M.	PAINT	H.M.	PAINT	C	1		
202	Apartment Entry	1-3/4"	3'-0"	7'-0"	SWING	F	WOOD	PAINT	H.M.	PAINT	C	10		
203	APARTMENT BATHROOM	1-3/4"	2'-6"	7'-0"	SWING	G	WOOD	PAINT	WOOD	PAINT	-	11		
204	APARTMENT CLOSET	1-3/4"	4'-0"	7'-0"	DOUBLE SWING	H	WOOD	PAINT	WOOD	PAINT	-	12		
205	APARTMENT ENTRY	1-3/4"	3'-0"	7'-0"	SWING	F	WOOD	PAINT	H.M.	PAINT	C	10		
206	APARTMENT BATHROOM	1-3/4"	2'-6"	7'-0"	SWING	G	WOOD	PAINT	WOOD	PAINT	-	11		
207	APARTMENT CLOSET	1-3/4"	4'-0"	7'-0"	DOUBLE SWING	H	WOOD	PAINT	WOOD	PAINT	-	12		
208	APARTMENT ENTRY	1-3/4"	3'-0"	7'-0"	SWING	F	WOOD	PAINT	H.M.	PAINT	C	10		
209	APARTMENT BATHROOM	1-3/4"	2'-6"	7'-0"	SWING	G	WOOD	PAINT	WOOD	PAINT	-	11		
210	APARTMENT CLOSET	1-3/4"	4'-0"	7'-0"	DOUBLE SWING	H	WOOD	PAINT	WOOD	PAINT	-	12		
211	APARTMENT ENTRY	1-3/4"	3'-0"	7'-0"	SWING	F	WOOD	PAINT	H.M.	PAINT	C	10		
212	APARTMENT BATHROOM	1-3/4"	2'-6"	7'-0"	SWING	G	WOOD	PAINT	WOOD	PAINT	-	11		
213	APARTMENT CLOSET	1-3/4"	4'-0"	7'-0"	DOUBLE SWING	H	WOOD	PAINT	WOOD	PAINT	-	12		

NOTES:

1. FIRE RATING:

A LABEL: 3 HOURS

B LABEL: 90 MINUTES

C LABEL: 45 MINUTES

2. All doors in masonry are to have their frames filled/grouted solid. If required, run conduit for keypad prior to filling.

3. all hollow metal doors to have welded steel frames, frames to be 14 gauge galvanized steel. Doors to be 16 ga galvanized steel. Prime and paint per schedule.

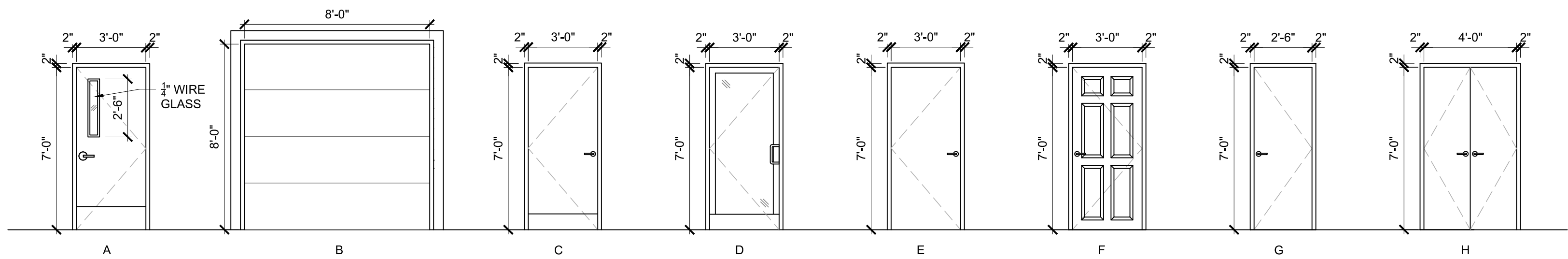
4. Contractor to provide grand master key to open all doors on site (Yale Tumbler type hardware or equal)

5. All exterior hollow metal doors are to be insulated with poly-Urethane foam.

DOOR HARDWARE SCHEDULE - APARTMENTS						
SET	LOCATION	DESCRIPTION				
SET #10	APARTMENT ENTRY	3 HINGE 1 DEADBOLT 1 ENTRANCE LOCK 1 KICK PLATE 1 WALL STOP 1 VIEWER 1 MARBLE/ TILE ADA SADDLE	5881 4.5 X 4.5 BC100P F51 ACC 8400 6" X 2" LDW WS65 698	646 619 619 630 627 626	IVE SCH SCH IVE IVE IVE	LOCK TO HAVE REMOVABLE CORE LOCK TO HAVE REMOVABLE CORE
SET #11	APARTMENT BATHROOMS/BEDROOMS	3 HINGE 1 PRIVACY SET 1 WALL STOP 3 SILENCER SR65	1021 4 X 4 F40 ACC 411 (WHITE, ADHESIVE BACKED)	619 619 GRY	IVE SCH IVE	
SET #12	APARTMENT CLOSETS	3 HINGE 1 PASSAGE SET 1 WALL STOP 3 SILENCER SR65	1021 4 X 4 AL105 411 (WHITE, ADHESIVE BACKED)	619 619 GRY	IVE SCH IVE	

NOTES:

- DOOR HARDWARE SHALL BE VERIFIED BY CONTRACTOR AND SUBMITTED TO ARCHITECT FOR REVIEW BEFORE PURCHASING.



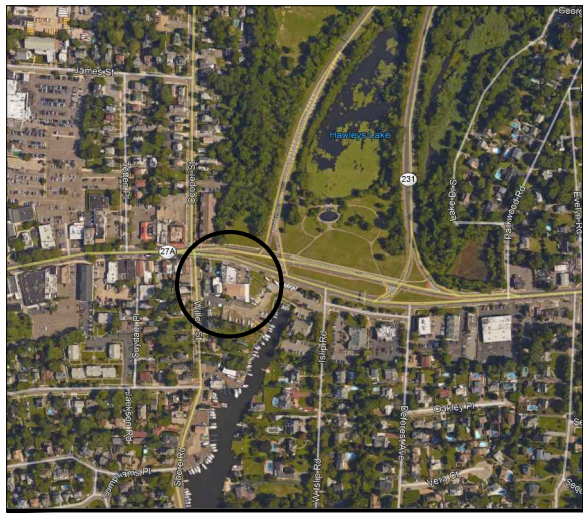
NO.	NOTE	DATE
△	ISSUED FOR PERMIT	12.17.18

MANCINI
MUI ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extent of criminal law

KEY PLAN



PROJECT

MISED-USE BUILDING

258-262 MAIN STREET, BABYLON

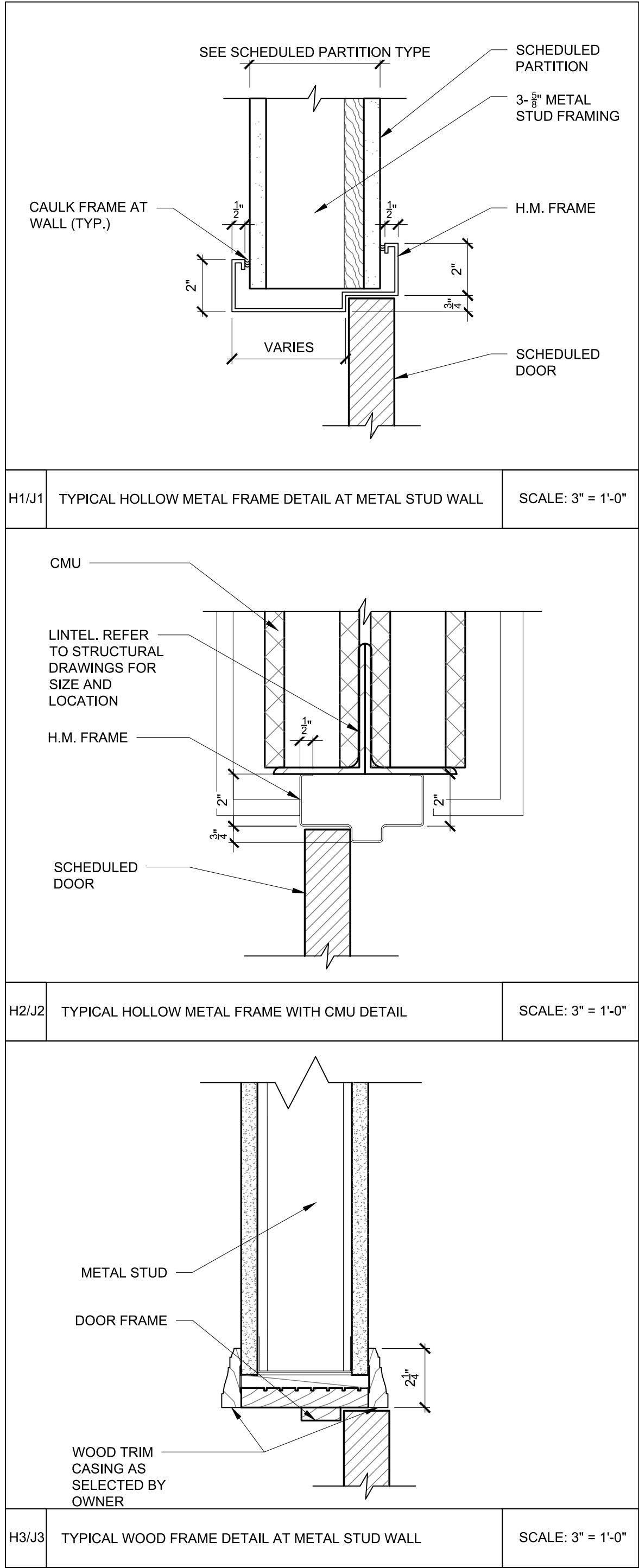
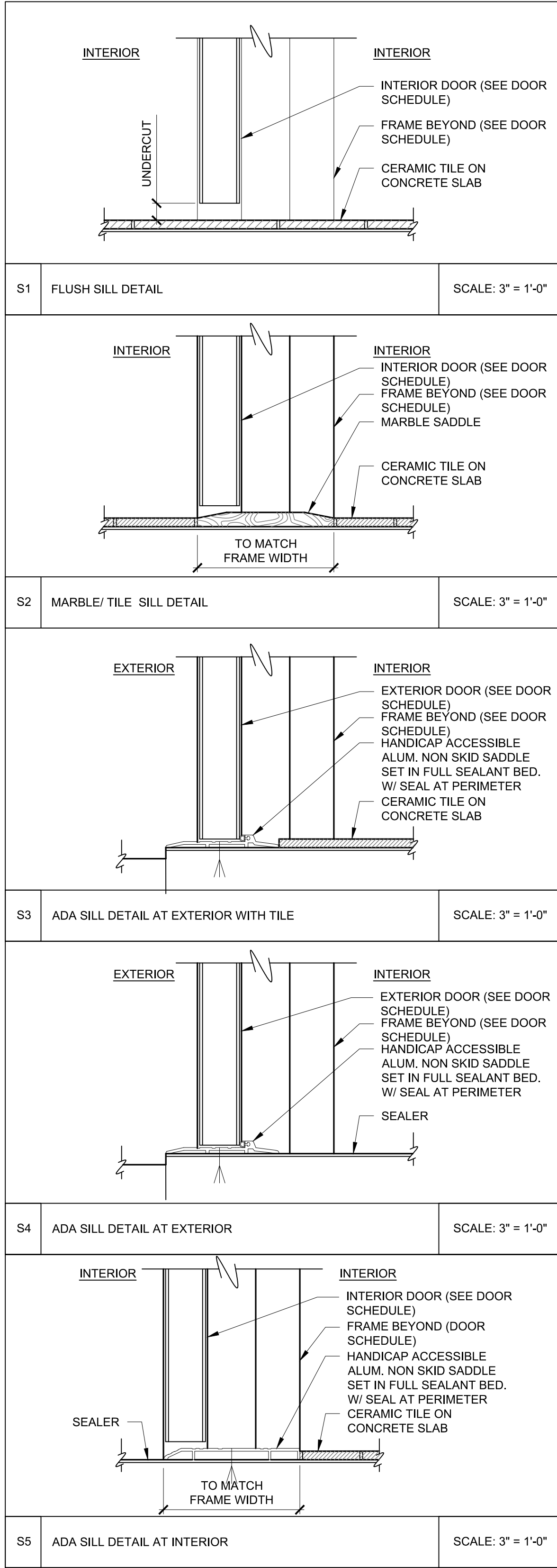
DRAWING TITLE

WINDOW & DOOR SCHEDULES

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18

SHEET NO.

A-600.00



MANCINI
MUI ARCHITECTURE
CONSTRUCTION

222 Middle Country Rd, Suite 226
Smithtown, NY 11787
T: 631-979-0104
F: 631-979-3445
info@manciniarchitecture.com

This drawing has been prepared for the indicated project and is an instrument of service copyrighted by Mancini Architecture PLLC. This drawing may not be copied or used, in whole or in part, by any party without the expressed written consent of Mancini Architecture PLLC. Infringements or any use of this drawing for any other purposes will be prosecuted to the full extend of criminal law

KEY PLAN

PROJECT

MISED-USE BUILDING

258-262 MAIN STREET, BABYLON

DRAWING TITLE

WINDOW & DOOR
DETAILS

SCALE	SCALE AS SHOWN
DRAWN BY	ML
DRAWN FOR	--
CHECKED BY	--
PROJECT #	--
DATE	11/13/18

SHEET NO.

A-601.00