

CONVERSION TO CAST HEADQUARTERS

SUMMARY OF WORK:

CONVERSION OF FORMER CHURCH RENOVATED AS A SINGLE-FAMILY HOME TO CAST HEADQUARTERS.

GROSS FLOOR AREAS: BASEMENT: EXISTING 2,049.02 SQ.FT. ADDITION 565.43 SQ.FT.

2,614.45 SQ.FT FIRST FLOOR: EXISTING 2,829.70 SQ.FT.

ADDITION 551.38 SQ.FT MEZZANINE: EXISTING 359.54 SQ.FT ADDITION 49.50 SQ.FT. (STAIRWAY)

THE SUMMARY OF WORK SHALL INCLUDE BUT IS NOT LIMITED TO:

WEST ENTRY ADDITION

1.1 ADD ELEVATOR, ACCESSIBLE STAIRCASE, ENTRY HALL, AND COVERED RAMP AND LANDING 1.2 BASEMENT ADDITION TO CONNECT NEW STAIRCASE AND EXISTING BASEMENT HALLWAY

409.04 SQ.FT

6,404.57 SQ.FT

1.1 CONVERT EXISTING ROOMS TO OFFICE, PANTRY, FOOD PREP. SHARING, MEETING ROOM, AND DONATION DROP-OFF STORAGE USES.

1.2 CONVERT EXISTING RESTROOMS TO MEN AND WOMEN ACCESSIBLE RESTROOMS

3. FIRST FLOOR ALTERATION

3.1 CONVERT EXISTING MAIN HALL TO COMMUNITY ROOM (INCLUDING PANTRY, CLASSROOM, STAGE,

OFFICE ZONES), AND COUNSELING ROOM. 3.2 ADD NYSBC COMPLYING STAIRWAY TO THE MEZZANINE

3.3 RECONFIGURE STAGE, ELIMINATING LARGE STEP AND PROVIDING NEW COMPLIANT STEPS AND A

4. MEZZANINE ALTERATION

4.1 CONVERT EXISTING MEZZANINE TO A LOFT OFFICE 4.2 ADD STAIR TO MEZZANINE

HVAC SYSTEM UPGRADE FOR VENTILATION AND DEHUMIDIFICATION.

7. ALL RELATED, PLUMBING AND ELECTRICAL WORK

BUILDING CODE NOTES:

THE FOLLOWING NOTES SHALL APPLY THROUGHOUT.

1. ALL WORK SHALL BE EXECUTED IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF ALL LAWS, BY-LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE AND EXECUTION OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE TOWN AND ARCHITECT/ENGINEER OF ANY PORTIONS OF THE WORK IN THE CONTRACT DOCUMENTS THAT ARE AT VARIANCE WITH THE

ALL MATERIALS, ASSEMBLIES, FORMS METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT

SHALL MEET THE FOLLOWING REQUIREMENTS: a) THEY SHALL HAVE BEEN ACCEPTABLE TO THE VILLAGE OF GREENPORT BUILDING DEPARTMENT

THEY SHALL HAVE BEEN ACCEPTED FOR THE USE UNDER THE PRESCRIBED TEST METHODS BY THE REGULATING AGENCIES.

MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:

THEY SHALL CONFORM WITH EITHER THE APPLICABLE CODES OR

THEY SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E119, STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS AND ACCEPTED BY THE VILLAGE OF

GREENPORT BUILDING DEPARTMENT

THEY SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.

ALL MASONRY UNITS SHALL CONFORM TO THE BUILDING CODE. THE CONTRACTOR SHALL OBTAIN EQUIPMENT USE PERMITS REQUIRED IN ACCORDANCE WITH THE BUILDING CODE.

ALL NEW WORK SHALL COMPLY WITH ANSI 117.1 2003 AMERICAN NATIONAL STANDARD ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

ALL NEW INTERIOR FINISHES SHALL COMPLY WITH NYSBC SECTION 803

ALL NEW THERMAL AND SOUND-INSULATING MATERIALS SHALL COMPLY WITH NYSBC SECTION 807. THE CONTRACTOR IS RESPONSIBLE FOR FILING APPLICATIONS AND OBTAINING PERMITS FOR SCAFFOLDING, ANY OTHER CONSTRUCTION EQUIPMENT OR PUBLIC PROTECTIVES REQUIRED TO ENSURE SAFETY OF OPERATION.

BUILDING CODE COMPLIANCE:

I.) Use(s) and Occupancy Classification(s): A3

2.) Height and Fire Area: 64.0'+/-, 1.5 stories, as existing; Fire Area n/a

3.) Type of Construction. Type VB, 2x6 platform construction, as existing)Structural Design criteria: Engineered (No structural changes will be made, except addition)

Tree Types

Tree Type

5.) Framing elements: To be included in Structural Drawings.

6.) Design load calculations: To be included in Structural Drawings 7.) Glazing protection: Required (Wind Speed 130 mile zone; 0.3 mile (<1 mile) to coast line)

Provide Hurricane resistant rated windows and/or protection panels 8.) Load paths from roof to foundation: To be included in Structural Drawings

9.) Nailing and/or connection schedule, framing details: To be included in Structural Drawings 10.) Means of Egress: See G01.

11.) Plumbing riser diagram: To be included in Plumbing Drawings 12.) Location of fire protection equipment, i.e. smoke alarm: To be included in Electrical Drawings

13.) Truss design drawings with certification: n/a 14.) Energy calculations from design professional: To be provided (Prescriptive)

ZONING:

Flood Zone X

Coverage ..

ZONE: R-2 Use: Conditional uses (§150-7-B) (3) Philanthropic organizations subject to approval by the Planning Board

req. ex 1 Acre, or 43,560.15 SI NC for use §150-7-B-3-(b) 7,500 SF §150-12 Width . . 60 FT §150-12 Depth 100 FT 182.5 ... §150-12 Setback, all 50 FT 4.1 as per survey ... existing NC §150-7-B-1-(a) Front Yard 30 FT 4.1 as per survey ... existing NC §150-12 §150-12 One side yard ... 10 FT Both sides 25 FT §150-12 . 30 FT §150-12 78.7. OK Parking .. 1 space for each 200 square feet of floor area §150-16-A (1) 3308/ 200 = 17 11

19.8% ..

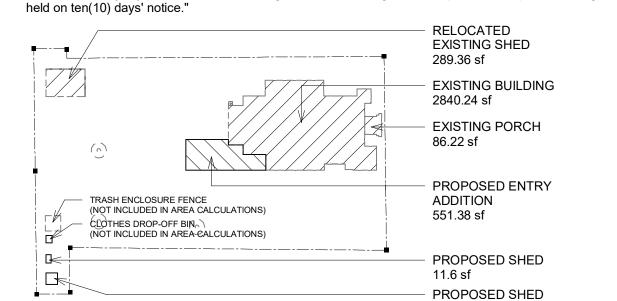
2,829.70 existing addition 551.38 existing shed 289.36 new sheds 36+11.6=47.6 3,718.04 (19.87%) 1 1/2 (Mezzanine) . 64' +/- .. existing NC §150-12 30 or 35 . 12'x33' OK provided.

§150-13 A. Accessory buildings in Residential district: .. in Rear Yard...... Location . OK 15' or less .. OK COVENANT: "Any residences located on the lots created by this subdivision shall be limited to use as

single-family residences."...can be terminated, revoked, or amended only by either the owner of the

premises or by the owners of a majority of the lots on the subdivision map and only with the written

consent of a majority plus one of the Planning Board of the Village of Greenport, after a public hearing



OTHER REGULATORY REQUIREMENTS:

Health Department: Not Required (connect to Village) DEC: Not Required Required

Required

ABBREVIATIONS:

Planning Board:

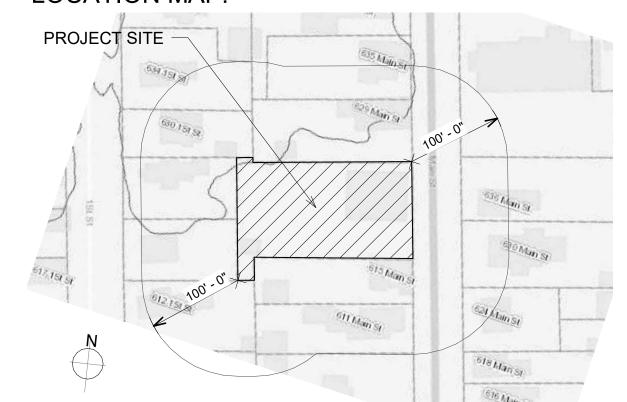
ABOVE FINISHED FLOOR H OR HT HEIGHT H.P. ALUMINUM HIGH POINT ALUM. HRDWD HARDWOOD HEATING VENTILATING AND APPROX. APPROXIMATELY ARCH. ARCHITECT AIR CONDITIONING HORZ. HORIZONTAL BLD'G BUILDING INSUL. INSULATION **INTERIOR** C.I. CAST IRON LINEAR FOOT CL **LOW POINT CENTER LINE** CLG. CEILING MAT **MATERIAL** CLO. CLOSET MAX. MAXIMUM CMU CONCRETE MASONRY UNIT **MECHANICAL** MECH. COL. MINIMUM COLUMN MIN. MTD. MOUNTED CONCRETE CONT. MTL **CONTINUOUS** METAL NOT IN CONTRACT C.J. **CONTROL JOINT** N.I.C. COR. **CORRIDOR** NO. NUMBER CU.FT. **CUBIC FEET** NOM. NOMINAL NTS. CU.YD. CUBIC YARD NOT TO SCALE DET PLY PLYWOOD DETAIL O.C. DIA. DIAMETER ON CENTER DIM. **DIMENSION** RADIUS DIM DR. DIMMER RAIL'G RAILING DOOR REINFORCING R.D. DWG **DRAWING** ROOF DRAIN **EXPANSION JOINT** REQD. REQUIRED RMELEV. **ELEVATION** ROOM ELEC. **ELECTRIC SQUARE FEET** ENT. EQ. **ENTRY** SPEC. **SPECIFICATION EQUAL** EQUIP. **EQUIPMENT** S.S. STAINLESS STEEL ERV **ENERGY RECOVERY VENTILATOR** STD. STANDARD STL. STEEL EV **ELEVATOR** TEL. **TELEPHONE** EXIST. **EXISTING** THICKNESS EXT. **EXTERIOR** FF T.O. TOP OF FINISHED FLOOR FIN. FINISH OR FINISHED **TYPICAL** U.O.N. UNLESS OTHERWISE NOTED **FLOOR** VERIFY IN FIELD FLASH'G **FLASHING** V.I.F. FIRE PROOFING WIDTH FT WITH FEET GΑ WD WOOD **GAUGE** WATER RESISTIVE BARRIER GALV. W.R.B. GALVANIZED

LOCATION MAP:

GL. GWB

GENERAL CONTRACTOR

GYPSUM WALL BOARD



studio a/b architects 651 West Main Street,

Riverhead, NY 11901 631 591 2402 631 323 1426 glynis@studioabarchitects.com mailing address:

PO Box 444, Orient, NY 11957

Community Action Southold Town (CAST)

Description

Date

tax map #: 1001-02-06-49.4

621 Main Street, Greenport, NY 11944

site address:

§150-7-B-1-(b)

§150-16 B.

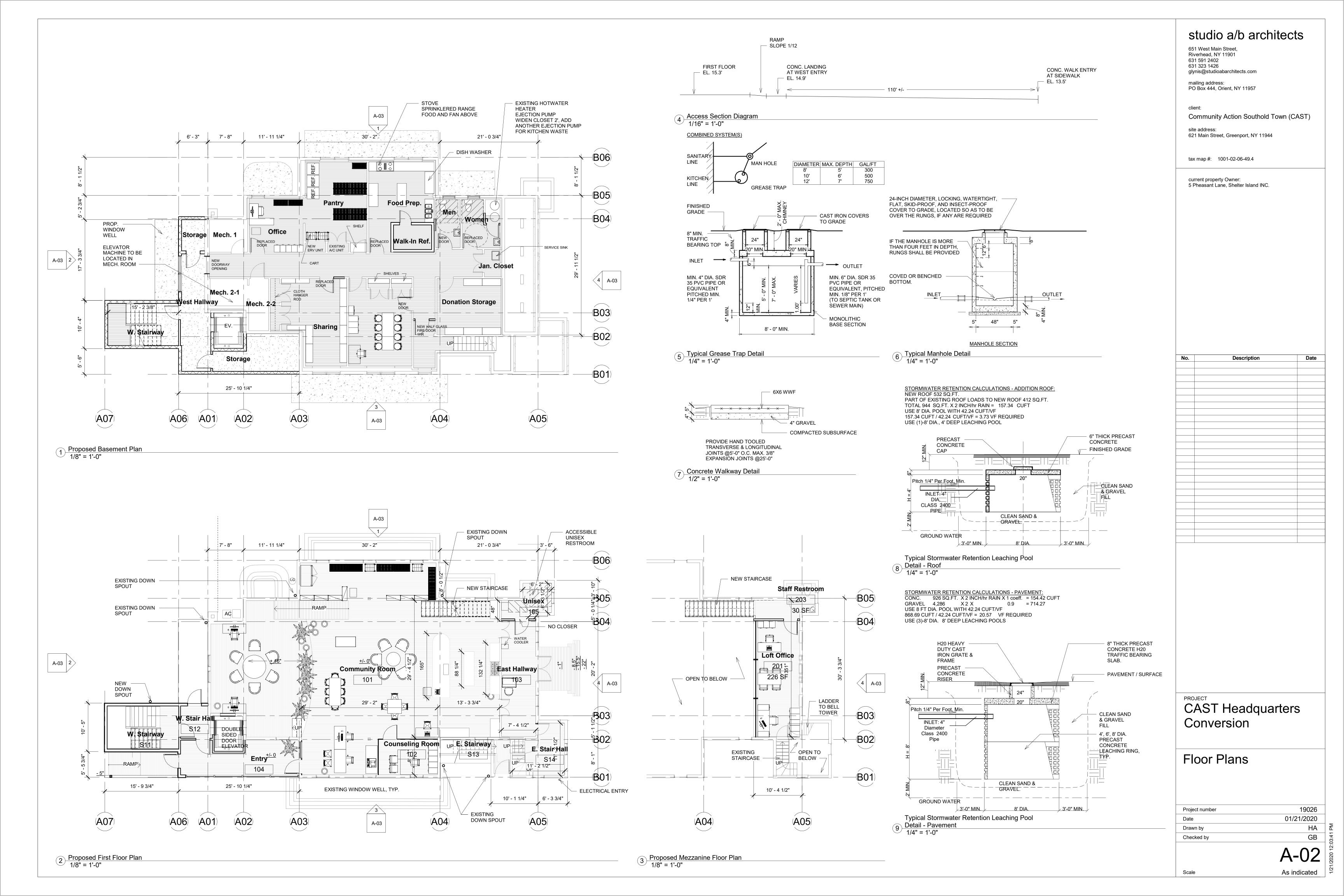
current property Owner: 5 Pheasant Lane, Shelter Island INC.

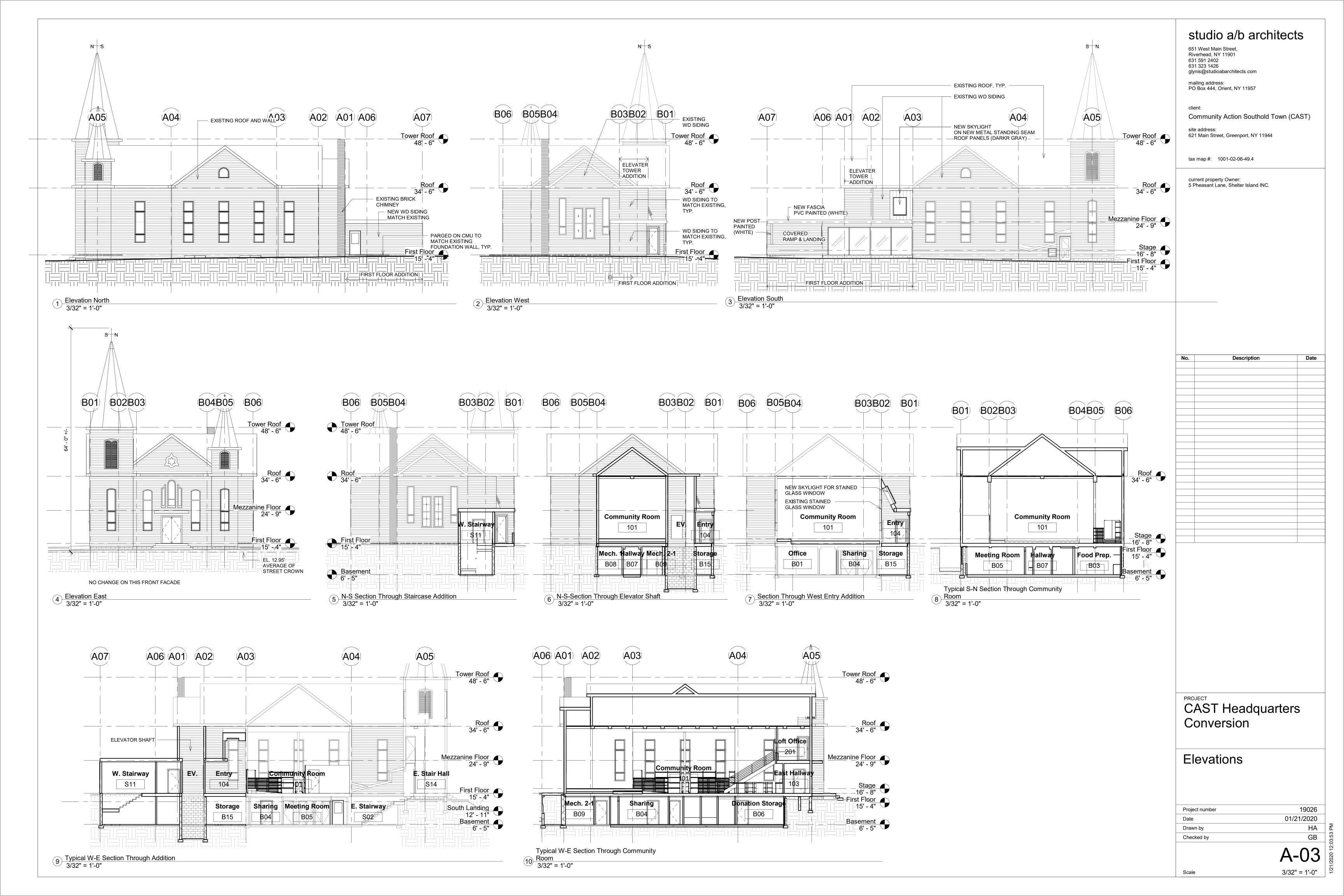
CAST Headquarters Conversion

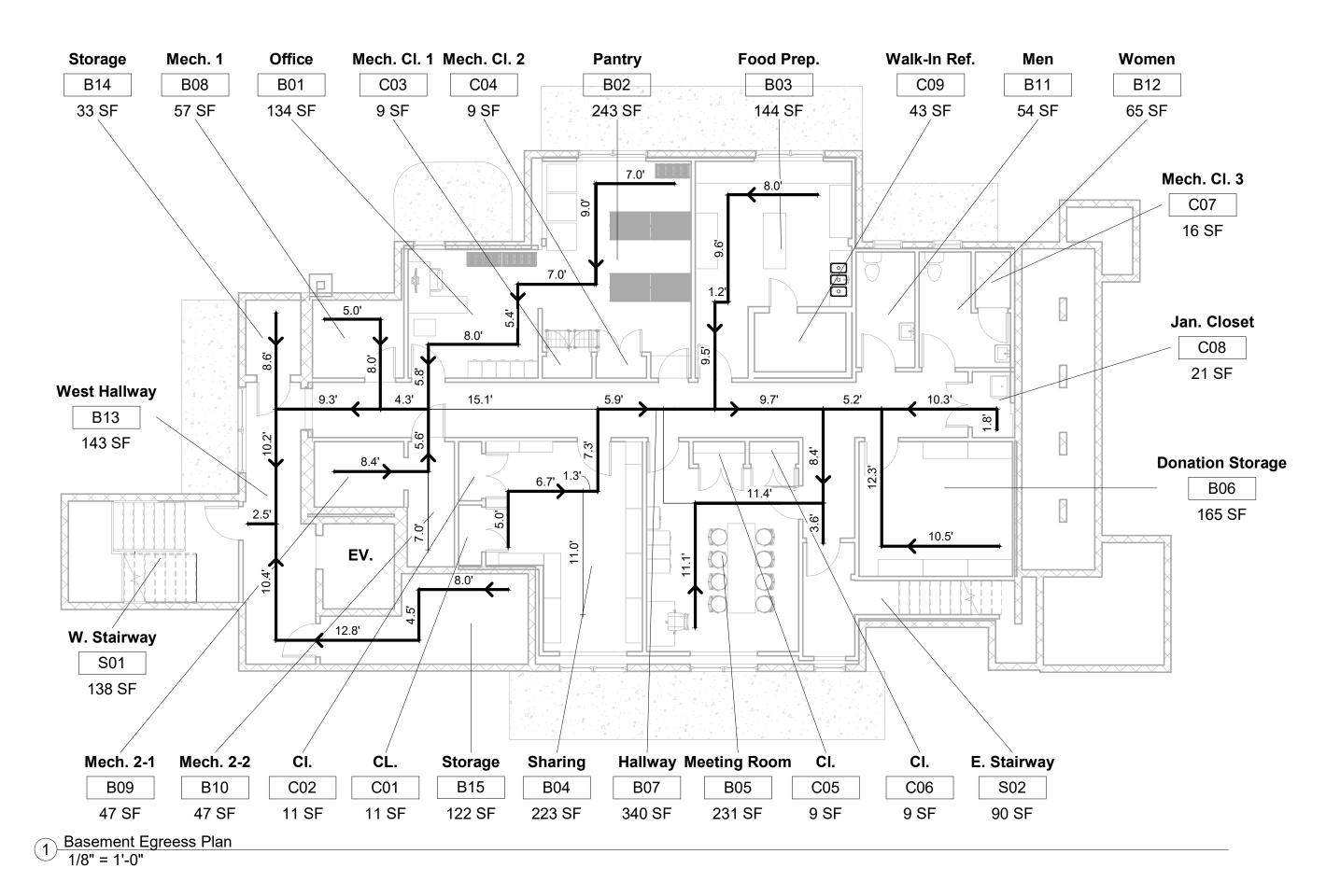
Site Plan

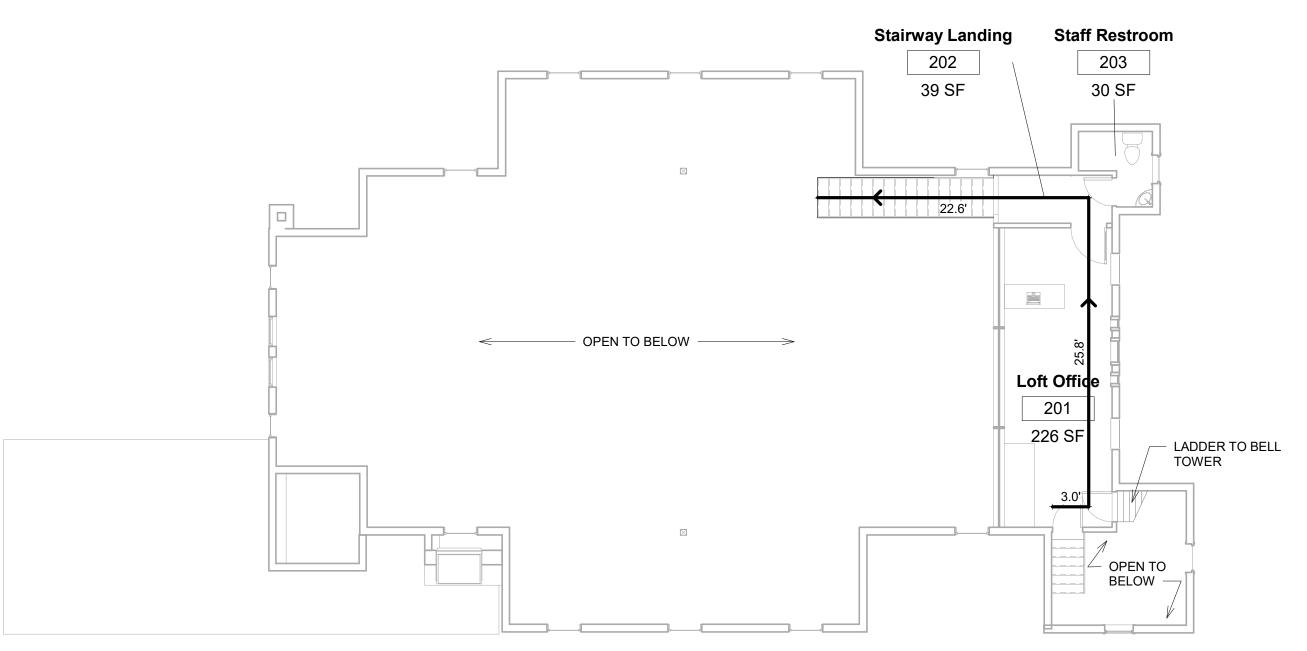
Project number	19026
Date	01/21/2020
Drawn by	HA
Checked by	GB

As indicated









3 Second Floor Egress Plan 1/8" = 1'-0"

	Community Room Pantry Zone: 235 SF 9.5' 11.1' 2.9'	Unisex 105 61 SF
W. Stairway S11 S12 Community Room	6.5' 7 11.1' 24.3'	8.5
142 SF 45 SF Stage Zone: 464 SF	Community Room 101 2019 SF Community Room Classroom Zone: 987 SF 19.6'	3.5' East Hallway 103 183 SF
4.9' 23.8' 23.8'	Community Room Office Zone: 252 SF E. Stairway	E. Stair Hall S14 98 SF
104 177 SF	Counseling Room S13 102 75 SF 97 SF	

2 First Floor Egress Plan 1/8" = 1'-0"

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Rm#	Room1	Occupancy Type	SF / occupancy	Room Area	Occupants Load	Min. # of Exit	Closest Exit	Travel Distance	Common Travel Distance
TAITIT	TOOM	Турс	occupancy	1 toom 7 trea	Load	LXII	Olosest Exit	Diotarioo	Biotarioo
101	Pantry Zone	Mercantile	60	235	4	1	East	68.6	21
101	Classroom Zone	Classroom	20	987	50	2	East	53.9	0
101	Stage Zone	Day care	35	464	14	1	West	85.2	0
101	Office Zone	Business	100	252	3	1	West	63.6	0
102	Counseling Room	Vocational	50	97	2	1	East	61.1	16.7
103	East Hall	Vocational	50	183	4	1	East	16.8	5
201	Loft Office	Business	100	226	3	1	East	94.7	54.1
B01	Office	Business	100	133	2	1	West	45.5	19.2
B02	Pantry	Mercantile	60	235	4	1	West	68.5	42.2
B03	Food Prep.	Kitchen	200	144	1	1	East	50	28.3
B04	Sharing	Mercantile	60	223	4	1	East	52.6	22.4
B05	Meeting Room	Classroom	20	231	12	1	East	26.1	11.1
B06	Donation Drop-off Storage	Storage	300	165	1	1	East	40	28
B08	Mech. 1	Mech.	300	57	1	1	West	35	11.1
B09	Mech. 2.1	Mech.	300	47	1	1	West	40.3	14
B10	Mech. 2.2	Mech.	300	47	1	1	West	38.9	12.6
B14	Storage	Storage	300	35	1	1	West	21.3	8.6
B15	Storage	Storage	300	122	1	1	West	38.2	35.7

TRAVEL DISTANCE COMPLIES WITH NYSBC T1017.2 COMMON TRAVEL DISTANCE COMPLIES WITH NYSBC T1006.2.1

OCCUPANT LOAD MEZZANINE TOTAL: OCCUPANT LOAD FIRST FLOOR TOTAL:
OCCUPANT LOAD BASEMENT FLOOR TOTAL:

TOTAL OCCUPANT LOAD:

CUMULATIVE OCCUPANT LOAD AT EAST EXIT: 81 (INCLUDING LOAD FROM CLASS ROOM ZONE IN COMMUNITY ROOM) CUMULATIVE OCCUPANT LOAD AT WEST EXIT: 78 (INCLUDING LOAD FROM CLASS ROOM ZONE IN COMMUNITY ROOM)

MINIMUM REQUIRED DOOR WIDTH AT EXITS: 32" CLEAR (NYSBC 1005.3.2, 1010.1.1, W/ NO SPRINKLER) MINIMUM REQUIRED CORRIDOR WIDTH EXITS: 44" CLEAR

(NYSBC 1005.3.2, 1020.2, W/ NO SPRINKLER) MINIMUM STAIRWAY WIDTH: (NYSBC 1011.2, W/ NO SPRINKLER, OCCUPANT OAD LESS THAN 50) 48" BETWEEN HANDRAILS (NYSBC 1009.3, ACCESSIBLE STAIRWAY)

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CAST Headquarters Conversion

Egress Plans

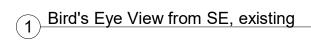
Scale

Project number 19026 01/21/2020 Drawn by HA GB Checked by

As indicated







2 Bird's Eye View from SE, proposed



3 SE View from across the Main Street



4 View from the property SE corner



5 View from SW in the property

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