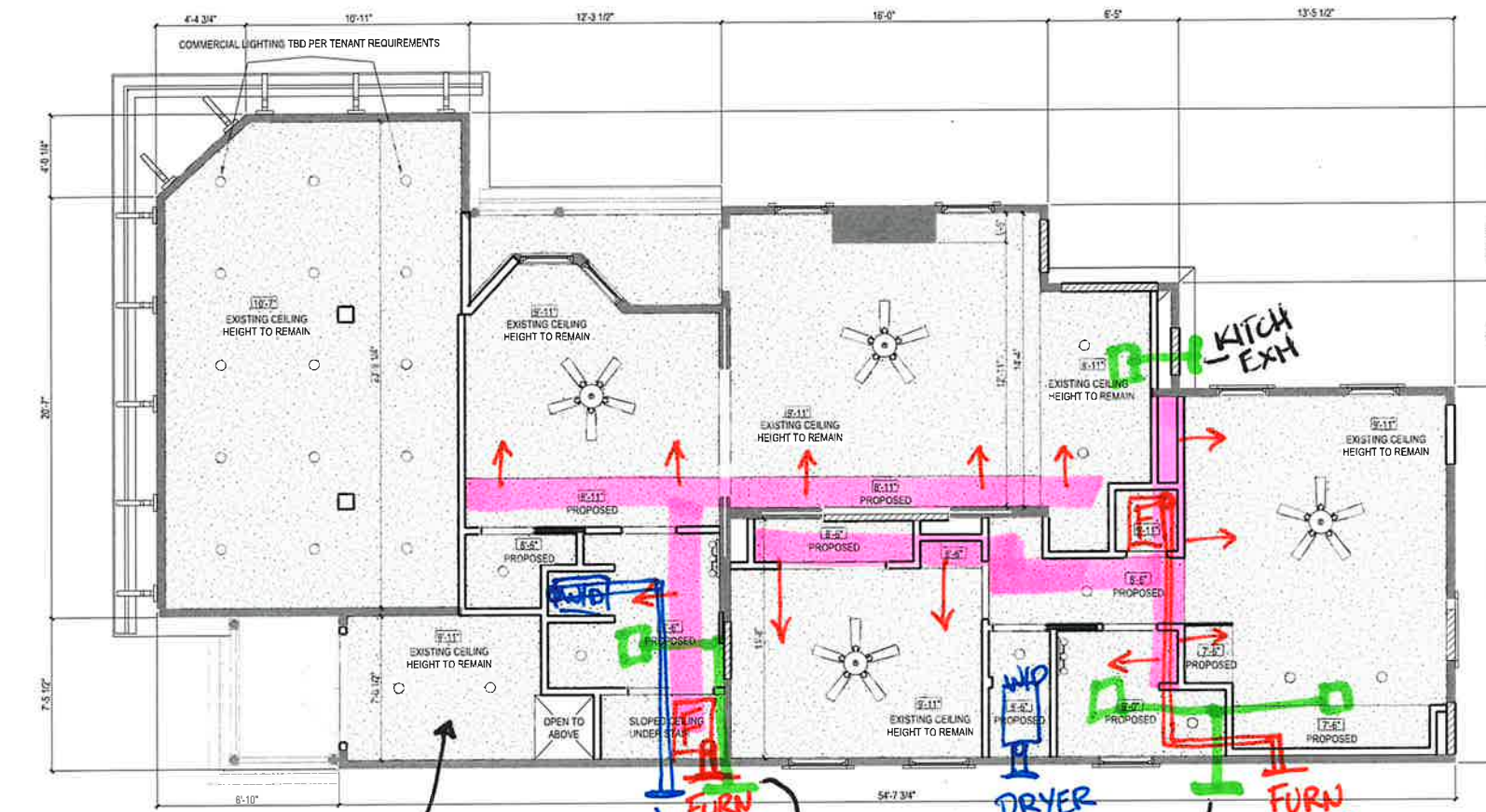


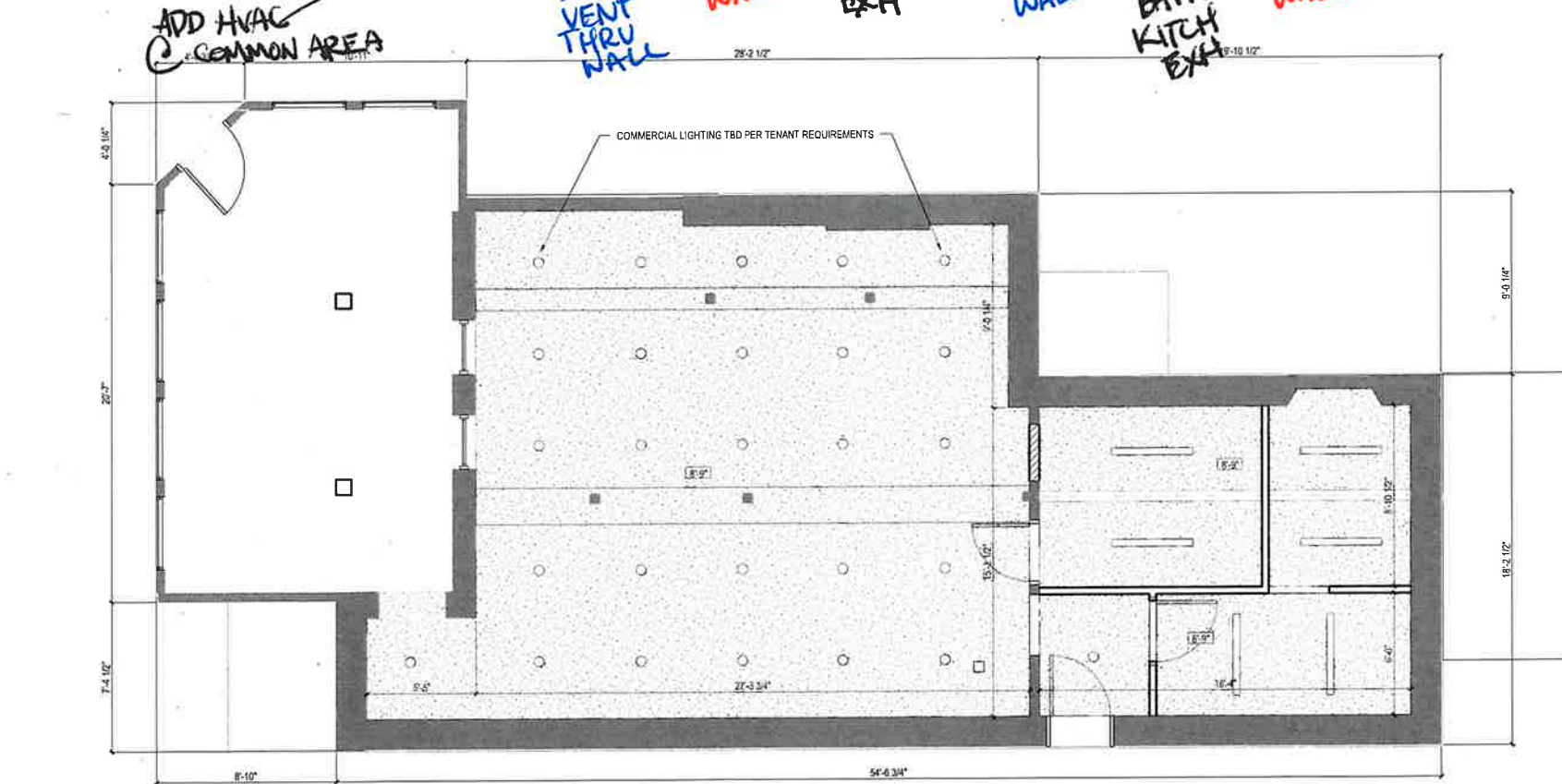
AUBURN SIDE →

↑ NIAGARA ST.

← AWLEY SIDE



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



2 BASEMENT REFLECTED CEILING PLAN
1/4" = 1'-0"

Consultants:

Signature & Seal:

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Client: BREESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: DD - NOT FOR CONSTRUCTION

Date: 03/14/2025

Project Number: 24032

Sheet Title: BASEMENT & FIRST FLOOR REFLECTED CEILING PLAN

Sheet Number: A121

Consultants:

Signature & Seal:

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Client: BREESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: DD - NOT FOR CONSTRUCTION

Date: 03/14/2025
Project Number: 24032
Sheet Title: SECOND & THIRD FLOOR REFLECTED CEILING PLAN

Sheet Number: **A122**

SYMBOL LEGEND

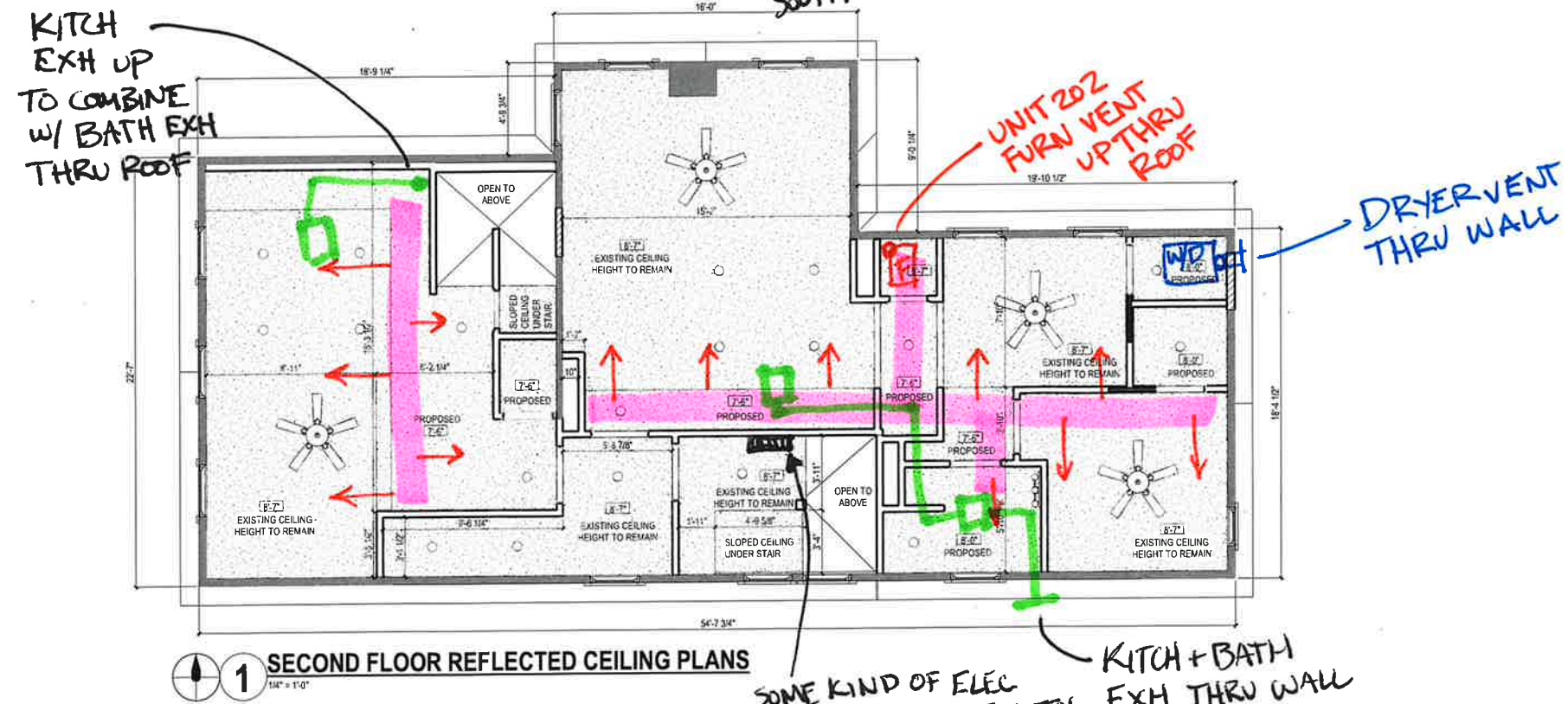
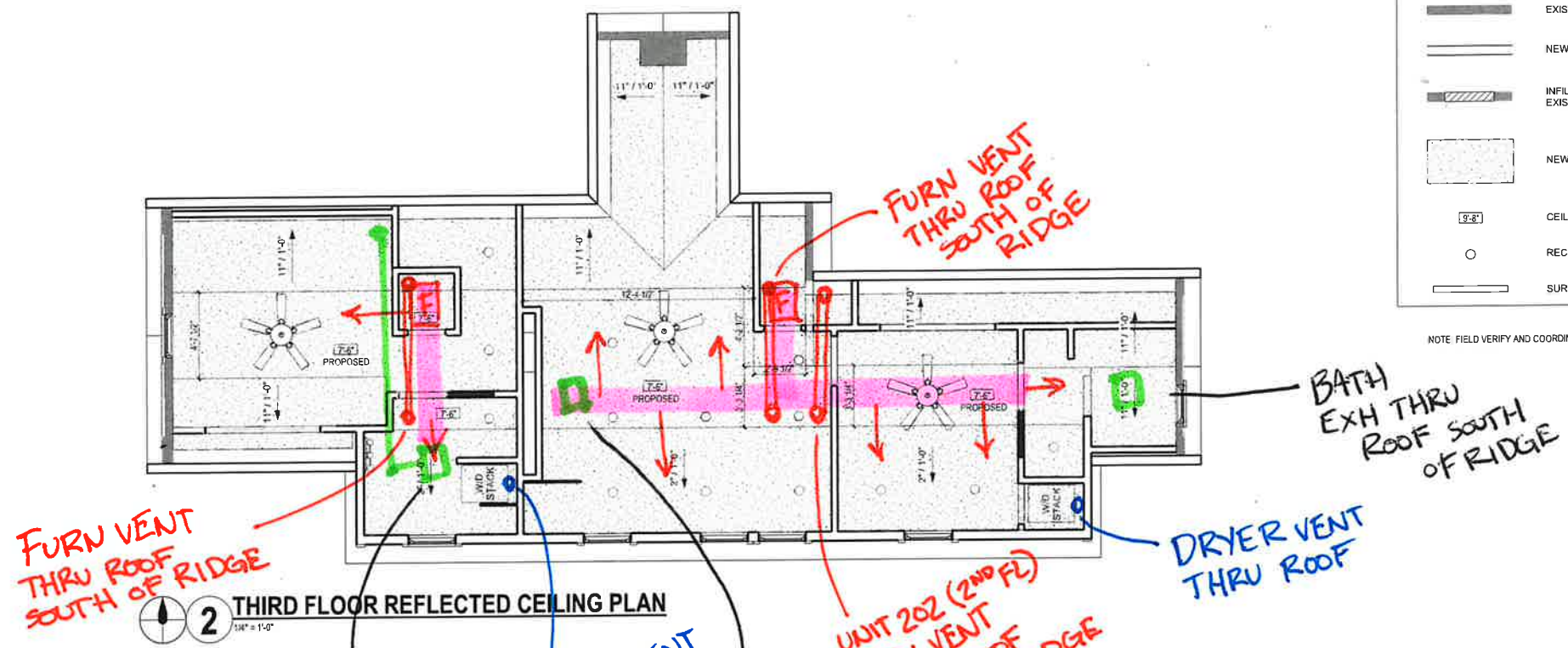
	EXISTING WALL
	NEW WALL
	INFILL EXISTING OPENING IN EXISTING WALL
	NEW GYPSUM BOARD CEILING
	CEILING HEIGHT
	RECESSED CAN LIGHT
	SURFACE MOUNTED LINEAR LIGHT

NOTE: FIELD VERIFY AND COORDINATE ALL DIMENSIONS WITH ALL TRADES.

AUBURN SIDE →

↑ NIAGARA ST.

← ALLEY SIDE



SOME KIND OF ELEC HEATER AT UNIT ENTRY TO HEAT THIS STAIR AREA ASSUME COOL AIR WILL CONVECT DOWN FROM OPEN ABOVE

Consultants:

Signature & Seal:

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Client: BRESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

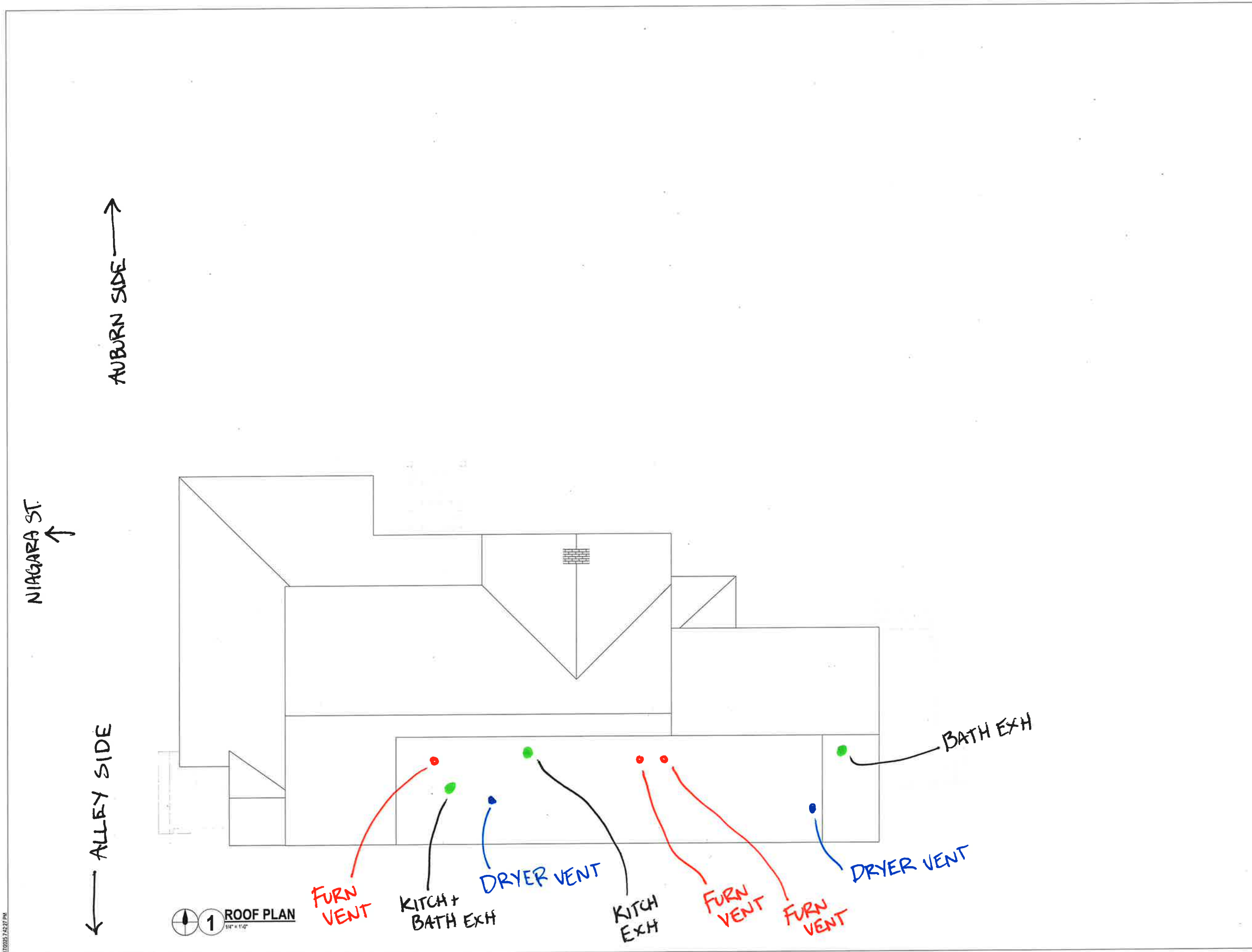
Project Address: 1277 NIAGARA STREET
 BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: DD - NOT FOR CONSTRUCTION

Date: 03/14/2025
 Project Number: 24032
 Sheet Title: ROOF PLAN

Sheet Number: **A103**



1 ROOF PLAN
 1/4" = 1'-0"

3/17/2025 7:45:27 PM

Consultants:

Signature & Seal:

Client: BRESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: DD - NOT FOR CONSTRUCTION





Date: 03/14/2025

Project Number: 24032

Sheet Title: EAST & WEST EXTERIOR ELEVATIONS, DORMER ADDITION

Sheet Number: A201

SYMBOL LEGEND

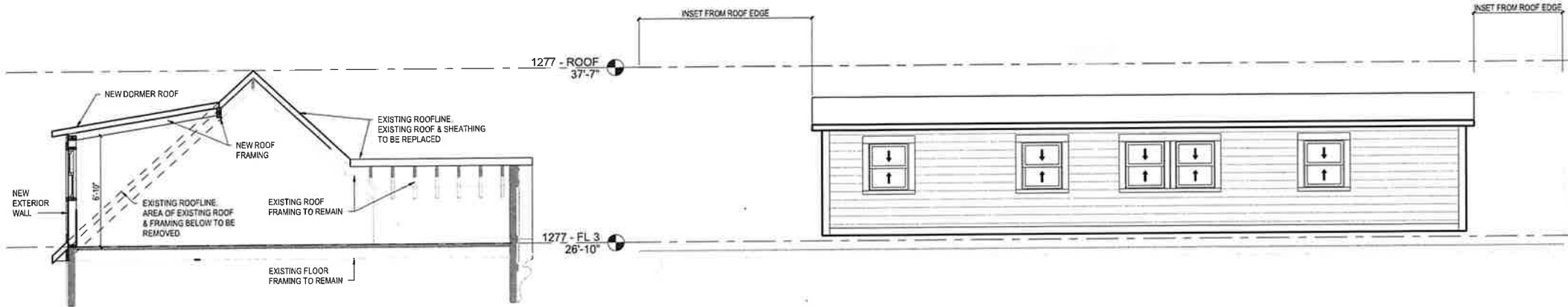
-  DAMAGED/DETERIORATED AREA TO BE REPLACED WITH NEW SHEATHING & NEW WOOD SIDING TO MATCH
-  EXTERIOR WALL OPENING TO BE INFILLED AND REPLACED WITH NEW SHEATHING & NEW WOOD SIDING TO MATCH
-  NEW DOOR AND HARDWARE TO BE INSTALLED
-  NEW WOOD WINDOW SASH, STOPS AND STOOL TO BE INSTALLED

NEW ELEVATION NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

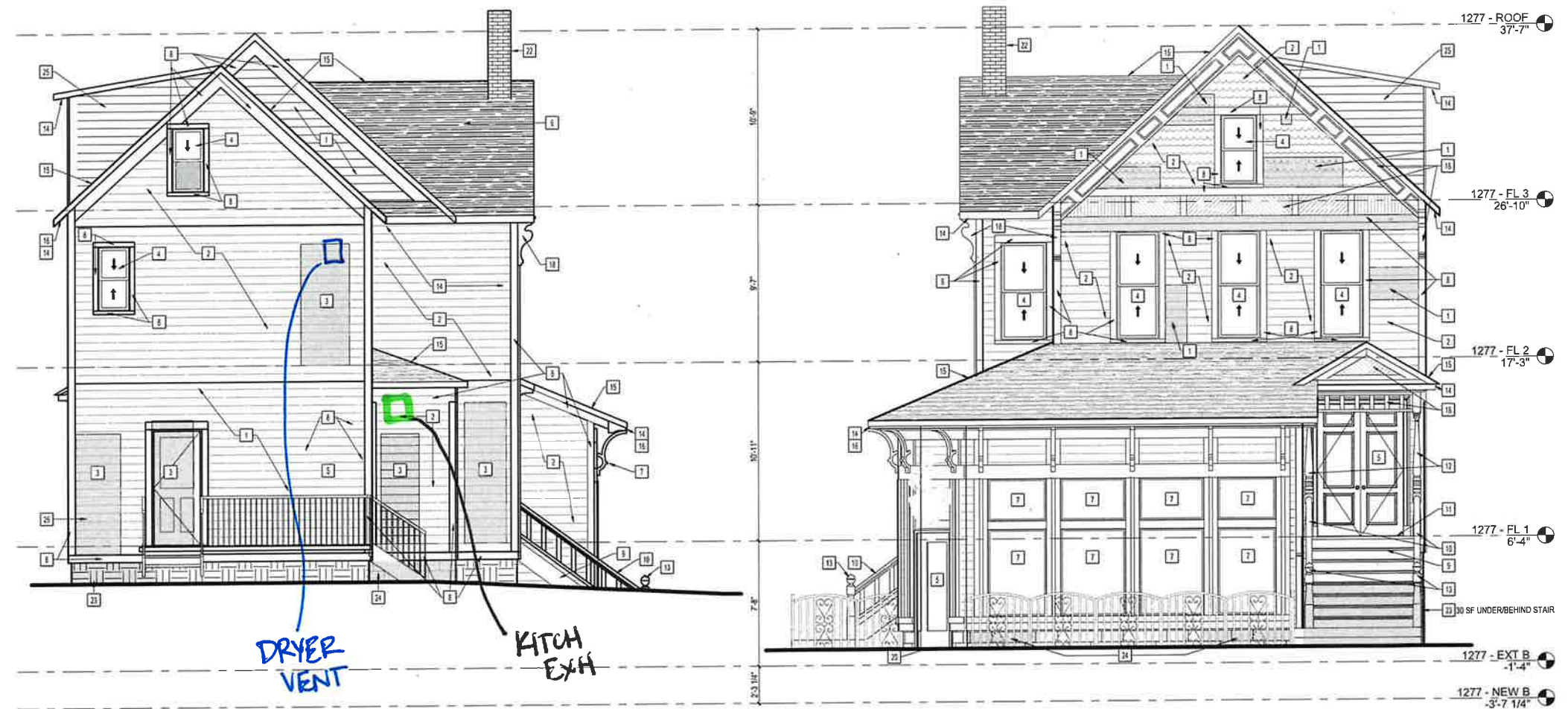
KEYNOTES

- 1 REPLACE EXTERIOR SHEATHING. REPLACE DETERIORATED AND MISSING AREAS OF SIDING WITH NEW WOOD SIDING TO MATCH
- 2 REPAIR SHEATHING AND SIDING. PREP AND PAINT ALL EXISTING AND NEW WOOD SIDING TO ACHIEVE CONSISTENT FINISH.
- 3 INFILL WALL OPENING. PROVIDE SHEATHING AND WOOD SIDING, FINISHED TO MATCH.
- 4 PROVIDE NEW WINDOW AND FRAME. REFER TO NEW WINDOW SCHEDULE.
- 5 PROVIDE DOOR, FRAME AND ASSOCIATED HARDWARE. REFER TO DOOR SCHEDULE.
- 6 REPAIR SALVAGED WOOD DOOR. FIX CLOSED AND SEAL TO PROVIDE CONTINUOUS AIR BARRIER. PREP AND PAINT DOOR AND FRAME.
- 7 PROVIDE WOOD STOREFRONT, WINDOWS AND ASSOCIATED TRIM.
- 8 REPLACE DETERIORATED AND MISSING WOOD TRIM WITH NEW WOOD TRIM TO MATCH. REPAIR REMAINING TRIM. PREP AND PAINT ALL TRIM TO ACHIEVE CONSISTENT FINISH.
- 9 REBUILD AND PAINT NEW WOOD STAIR TO MATCH ORIGINAL.
- 10 PROVIDE PAINTED WOOD RAILING, PROFILE TO MATCH ORIGINAL.
- 11 REBUILD WOOD PORCH AND ASSOCIATED STRUCTURE.
- 12 REPAIR, REINSTALL, AND PAINT SALVAGED WOOD POSTS.
- 13 PROVIDE PAINTED WOOD POSTS, PROFILE TO MATCH SALVAGED POSTS.
- 14 PROVIDE FACTORY FINISHED METAL GUTTERS AND DOWNSPOUTS.
- 15 REPLACE ROOF SHEATHING ON EXISTING RAFTERS. PROVIDE R-30 CONTINUOUS RIGID INSULATION OUTBOARD OF SHEATHING. PROVIDE FURRING FOR VENTILATION BETWEEN INSULATION AND ROOF SHINGLES. PROVIDE ADDITIONAL SHEATHING, WEATHER RESISTANT BARRIER AND ASPHALT SHINGLE ROOFING.
- 16 REPLACE DETERIORATED AND MISSING PORTIONS OF SOFFIT AND FACIA BOARD. PREP AND PAINT ALL TO ACHIEVE CONSISTENT FINISH.
- 17 REPLACE DETERIORATED AND MISSING PORTIONS OF DECORATIVE WOOD CORNICE, PROFILE TO MATCH. REPAIR AND REINSTALL SALVAGED PIECES. PREP AND PAINT ALL TO ACHIEVE CONSISTENT FINISH.
- 18 PATCH AND REPAIR SALVAGED WOOD DECORATION. IF DETERIORATED BEYOND REPAIR, RECREATE NEW WOOD ELEMENTS TO MATCH. PREP AND PAINT ALL NEW AND EXISTING ELEMENTS TO ACHIEVE CONSISTENT FINISH.
- 19 PROVIDE WOOD LATTICE SCREEN, FINISHED TO MATCH.
- 20 PROVIDE SLOPED CONCRETE APPROACH (5% MAX. RISE NOT TO EXCEED 3').
- 21 REBUILD CMU BLOCK WALL.
- 22 EXISTING CHIMNEY TO REMAIN. WASH BRICK AND REPOINT JOINTS.
- 23 REPAIR AND REPOINT EXISTING STONE FOUNDATION.
- 24 REPAIR AND REPOINT EXISTING CMU FOUNDATION.
- 25 BUILD NEW ROOF DORMER. PROVIDE EXTERIOR SHEATHING, R-30 CONTINUOUS RIGID INSULATION, FURRING, ADDITIONAL SHEATHING, WEATHER RESISTANT BARRIER AND NEW ASPHALT SHINGLE ROOFING. SAME AS THE REST OF THE ROOF. PROVIDE EXTERIOR SHEATHING, WOOD SIDING AND INSULATION AT NEW EXTERIOR WALLS.
- 26 PROVIDE WOOD PORCH.
- 27 PROVIDE WOOD STAIRS AND RAILINGS.
- 28 PROVIDE ADA COMPLIANT CONCRETE RAMP WITH METAL RAILINGS.



3 DORMER ADDITION - SECTION DIAGRAM
1/4" = 1'-0"

4 DORMER ADDITION - SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION (REAR)
1/4" = 1'-0"

1 WEST ELEVATION
1/4" = 1'-0"

Consultants:

Signature & Seal:

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Client: **BREESER DEVELOPMENT**
 Project: **1277 NIAGARA ST. RENOVATION**

Project Address: 1277 NIAGARA STREET
 BUFFALO, NY 14213





Drawing History: # Date Description

Project Status: **DD - NOT FOR CONSTRUCTION**

Date: 03/14/2025
 Project Number: 24032
 Sheet Title: **NORTH & SOUTH EXTERIOR ELEVATIONS**

Sheet Number: **A202**

SYMBOL LEGEND

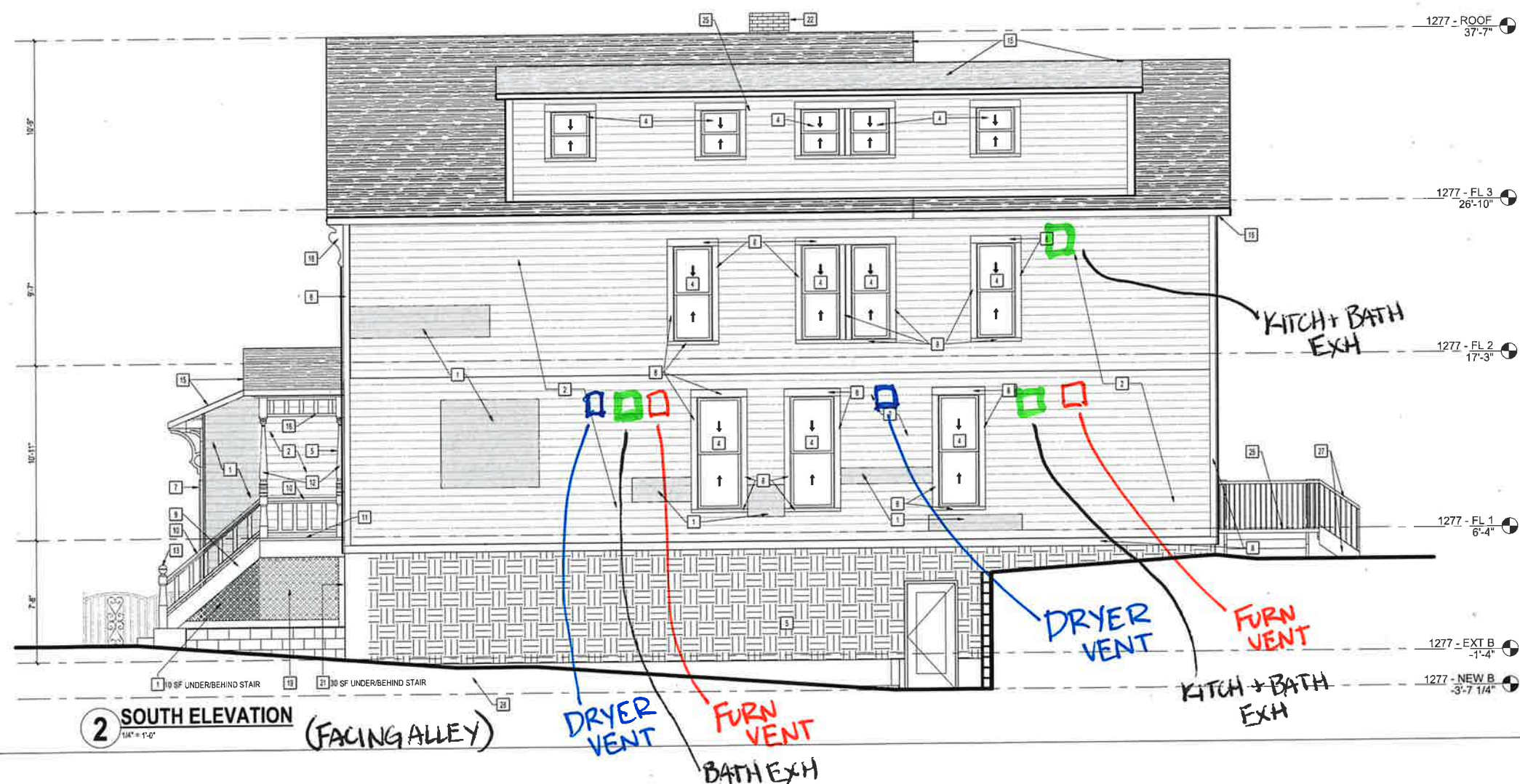
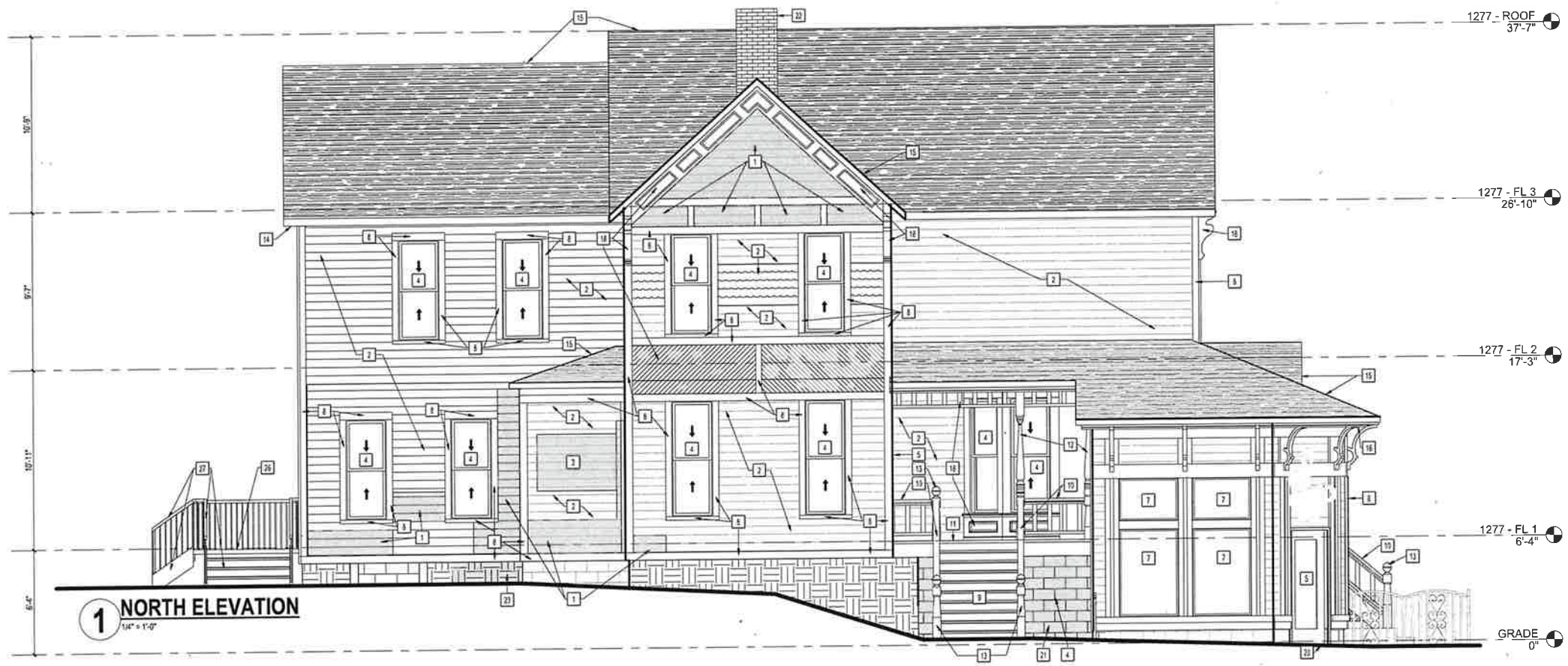
-  DAMAGED/DETERIORATED AREA TO BE REPLACED WITH NEW SHEATHING & NEW WOOD SIDING TO MATCH
-  EXTERIOR WALL OPENING TO BE FILLED AND REPLACED WITH NEW SHEATHING & NEW WOOD SIDING TO MATCH
-  NEW DOOR AND HARDWARE TO BE INSTALLED
-  NEW WOOD WINDOW SASH, STOPS AND STOOL TO BE INSTALLED

NEW ELEVATION NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING

KEYNOTES

- 1 REPLACE EXTERIOR SHEATHING. REPLACE DETERIORATED AND MISSING AREAS OF SIDING WITH NEW WOOD SIDING TO MATCH
- 2 REPAIR SHEATHING AND SIDING. PREP AND PAINT ALL EXISTING AND NEW WOOD SIDING TO ACHIEVE CONSISTENT FINISH
- 3 INFILL WALL OPENING. PROVIDE SHEATHING AND WOOD SIDING, FINISHED TO MATCH
- 4 PROVIDE NEW WINDOW AND FRAME. REFER TO NEW WINDOW SCHEDULE. PROVIDE DOOR, FRAME AND ASSOCIATED HARDWARE. REFER TO DOOR SCHEDULE
- 5 REPAIR SALVAGED WOOD DOOR. FIX CLOSED AND SEAL. TO PROVIDE CONTINUOUS AIR BARRIER. PREP AND PAINT DOOR AND FRAME
- 6 PROVIDE WOOD STOREFRONT, WINDOWS AND ASSOCIATED TRIM
- 7 REPLACE DETERIORATED AND MISSING WOOD TRIM WITH NEW WOOD TRIM TO MATCH. REPAIR REMAINING TRIM. PREP AND PAINT ALL TRIM TO ACHIEVE CONSISTENT FINISH
- 8 REBUILD AND PAINT NEW WOOD STAIR TO MATCH ORIGINAL
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- 26 PROVIDE WOOD PORCH
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- 28 PROVIDE ADA COMPLIANT CONCRETE RAMP WITH METAL RAILINGS



BREESER DEVELOPMENT NIAGARA STREET DEVELOPMENT 1277 NIAGARA ST. DESIGN DEVELOPMENT MARCH 14, 2025



**TRAUTMAN
ASSOCIATES**

ARCHITECTS / ENGINEERS

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Consultants:

Signature & Seal:

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Client: **BREESER
DEVELOPMENT**

Project: **1277 NIAGARA ST.
RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: **DD - NOT FOR
CONSTRUCTION**

Date: 03/14/2025
Project Number: 24032
Sheet Title: **TITLE SHEET**

Sheet Number: **G001**

DRAWING LIST	
NUM	SHEET NAME
G001	TITLE SHEET
AD101	DEMO BASEMENT & FIRST FLOOR PLANS
AD102	DEMO SECOND & THIRD FLOOR PLANS
AD103	DEMO ROOF PLAN
AD201	EAST & WEST DEMO ELEVATIONS
AD202	NORTH & SOUTH DEMO ELEVATIONS
A101	BASEMENT & FIRST FLOOR PLANS
A102	SECOND & THIRD FLOOR PLANS
A103	ROOF PLAN
A121	BASEMENT & FIRST FLOOR REFLECTED CEILING PLAN
A122	SECOND & THIRD FLOOR REFLECTED CEILING PLAN
A201	EAST & WEST EXTERIOR ELEVATIONS, DORMER ADDITION
A202	NORTH & SOUTH EXTERIOR ELEVATIONS
A350	HISTORIC GRAND STAIR INFORMATION
A500	DOOR INFORMATION
A505	WINDOW INFORMATION
A560	MISCELLANEOUS HISTORIC DETAILS
A800	FINISH INFORMATION
A801	BASEMENT & FIRST FLOOR FINISH PLANS
A802	SECOND & THIRD FLOOR FINISH PLANS

SYMBOL LEGEND

	SECTION TAG
	ELEVATION TAG
	NORTH ARROW
	FINISH FACE OF SURFACES ALIGN
	STRUCTURAL GRID TAG
	ROOM TAG
	DOOR TAG
	WALL TAG
	WINDOW / LOUVER TAG
	REFER TO DRAWING NOTE
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION
	NEW METAL STUD W/ GWB PARTITION

GENERAL NOTES:

1. CONTRACT DOCUMENTS — ALL CONTRACTORS SHALL EXAMINE THE CONTRACT DOCUMENTS, AND REFERENCED, NON-CONTRACTUAL DOCUMENTS, AND SHALL BE INFORMED OF THE ENTIRE CONTENTS THEREOF PRIOR TO SUBMISSION OF PROPOSAL. ANY QUESTIONS OR AMBIGUITIES DURING SAID EXAMINATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. PRIOR TO THE SUBMISSION OF A BID, THE ARCHITECT WILL ISSUE AN ADDENDUM OF INTERPRETATION OF THE CITED ERROR OR AMBIGUITY.

NO SUBSEQUENT CLAIM FOR EXTRA WORK WILL BE ALLOWED ON ACCOUNT OF CLAIMED MISUNDERSTANDING OF THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS OF ANY PORTION THEREOF IF THE ITEM OCCASIONING THE CLAIM APPEARED IN, OR WAS INFERRABLE FROM, SAID CONTRACT DOCUMENTS AS FURNISHED FOR BIDDING. CONTRACTORS PROPOSE TO PROVIDE ALL REQUIRED MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK.

2. CODES — ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE 2020 BUILDING CODES OF NEW YORK STATE, ICC/ANSI 117.1-2017, OSHA REGULATIONS, AND ALL AGENCIES HAVING JURISDICTION OF THIS PROJECT.

3. EXISTING CONDITIONS — ALL CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS AT THE SITE PRIOR TO BID, COMMENCING WORK, AND FABRICATION OF ANY MATERIALS. CONTRACTORS SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT PRIOR TO CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING UTILITIES.

4. SAFETY — IMPLEMENTING JOB SITE SAFETY CONSTRUCTION PROCEDURES AND COMPLIANCE WITH ALL (OSHA) RELATED SAFETY REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTORS AND THEIR SUBCONTRACTORS.

THE FOLLOWING SHALL BE MAINTAINED AND/OR PROVIDED IN COMPLIANCE WITH CURRENT OSHA STANDARDS IN ADDITION TO ALL OTHER GOVERNING CODES AND ORDINANCES:

- ADEQUATE EXITS AND UNOBSTRUCTED ACCESS TO SUCH SHALL BE MAINTAINED
- VISIBLE EXIT SIGNAGE SHALL BE PROVIDED OR MAINTAINED
- FIRE PROTECTION PROGRAM AS WELL AS EQUIPMENT SHALL BE PROVIDED BY CONTRACTOR
- ACCESS TO A SUFFICIENT WATER SUPPLY SHALL BE AVAILABLE UPON ACCUMULATION OF COMBUSTIBLE MATERIAL
- FIRE EXTINGUISHING DEVICES AND EQUIPMENT OF PROPER RATING, STANDARD, AND LOCATION
- SERVICE OF FIRE RESPONSE SYSTEMS SHALL BE MAINTAINED AND CHECKED DAILY TO INSURE THAT PROTECTION IS IN SERVICE. INSIDES OF ALL ELECTRICAL AND TELEPHONE ROOMS.

5. MEANS AND METHODS — THE MEANS AND METHODS OF CONSTRUCTION ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTORS AND THEIR SUBCONTRACTORS. ALL CONTRACTORS ARE RESPONSIBLE TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FORMWORK, STAGING, BRACING, SHEETING AND SHORING, RESHORING, ETC.—THIS INCLUDES THAT REQUIRED FOR THE CONTRACTOR VEHICLES, FORKLIFTS, MOBILE CRANES, MATERIALS STORAGE, ETC.

6. COORDINATION — ALL CONTRACTORS AND THEIR SUBCONTRACTORS ARE RESPONSIBLE FOR THE THOROUGH COORDINATION OF THE WORK WITH EACH OTHER. OBTAIN ALL NECESSARY INFORMATION REQUIRED FOR A WELL-COORDINATED INSTALLATION OF THE WORK. NO CLAIMS FOR ADDITIONAL WORK WILL BE ACCEPTED FOR WORK RELATED TO SUCH COORDINATION.

7. JOB SITE — EACH CONTRACTOR SHALL KEEP THE JOB SITE FREE OF DEBRIS AND IS RESPONSIBLE FOR DAILY CLEAN UP. ROADWAYS AND SIDEWALKS SHALL BE KEPT FREE OF DEBRIS. TRASH CONTAINERS SHALL BE EMPTIED IN A TIMELY MANNER.

8. PROTECTION AND RESTORATION — ALL CONTRACTORS AND THEIR SUBCONTRACTORS SHALL PROTECT AND NOT DAMAGE EXISTING FINISHES, EQUIPMENT, PROPERTY, ETC. DURING THE WORK. ALL DAMAGED AREAS SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITIONS.

ALL CONTRACTORS SHALL RESTORE EXISTING WALL ASSEMBLIES TO MATCH EXISTING CONSTRUCTION AND FINISH AS REQUIRED AT ALL NEW PENETRATIONS AND OPENINGS. ALL ABANDONED OPENINGS AT WALLS, ROOF, OR FLOOR SHALL BE INFILLED WITH PERMANENT CONSTRUCTION.

WHERE REMOVAL OF EXISTING CONSTRUCTION RESULTS IN DEPRESSIONS AND/OR UNEVEN CONDITIONS, PATCH, LEVEL, AND FEATHER AREAS AS REQUIRED TO PROVIDE UNIFORMITY OF NEW CONSTRUCTION.

9. FIRE RATINGS — THE EXISTING MEANS OF FIRE RATING, INCLUDING BUT NOT LIMITED TO RATED WALL AND FLOOR ASSEMBLIES, FIRE STOPS, DRAFT STOPS, PENETRATION, AND FIRE SAFING, MUST BE MAINTAINED. FIRE ALARM, SPRINKLER AND STANDPIPE SYSTEMS SHALL BE MAINTAINED IN AN OPERABLE CONDITION AT ALL TIMES. FIRE PROTECTION SYSTEMS DISTURBED OR DAMAGED DUE TO CONSTRUCTION ACTIONS, SHALL BE REPAIRED BY THE CONTRACTOR TO MAINTAIN FIRE RATINGS AND PROTECTIONS.

10. FACILITY OPERATIONS — CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF ADJACENT FUNCTIONS/BUILDINGS. ALL WORK, DELIVERIES AND OTHER CONSTRUCTION RELATED ACTIVITIES SHALL ADHERE IN STRICT ACCORDANCE TO LOCAL RESTRICTIONS AND CONDITIONS. CONTRACTORS ARE TO HAVE A COPY OF SAID REQUIREMENTS AND CONDITIONS AVAILABLE AT THE JOB SITE AT ALL TIMES FOR REVIEW.

11. QUALITY — ALL CONTRACTORS SHALL PROVIDE ALL MATERIALS INDICATED GRAPHICALLY OR AS NOTED. MATERIALS USED IN CONSTRUCTION SHALL BE NEW AND FREE FROM DEFECTS. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND TO ACCEPTABLE PROFESSIONAL TRADE INDUSTRY STANDARDS FOR WORK OF SIMILAR SCOPE AND CHARACTER. WORK SHALL NOT VOID ANY WARRANTIES OR IMPEDE THE PERFORMANCE OF ANY INSTALLED SYSTEM.

ALL WORK OF THE PROJECT SHALL BE PERFORMED CAREFULLY AND SKILLFULLY BY WORKERS ADEPT IN THEIR TRADES. SHOULD ANY MATERIAL OR WORKMANSHIP BE FOUND TO BE DEFECTIVE, IT SHALL BE REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

12. DRAWINGS — DO NOT SCALE DRAWINGS. ALL WALL, PARTITION AND STRUCTURAL DIMENSIONS ARE ACTUAL AND ARE DIMENSIONED TO THE FACE OF THE PARTITION, UNLESS INDICATED OTHERWISE. ALL DIMENSIONS, NOTES, AND DETAILS SHOWING A PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS REQUIRED FOR THE SCOPE OF WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

13. INCIDENTAL BLOCKING — PROVIDE ALL INCIDENTAL WOOD BLOCKING AS REQUIRED FOR ATTACHMENT OF FINISHES, AND ACCESSORIES, INCLUDING BUT NOT LIMITED TO MILLWORK, CASEWORK, AND COUNTERTOPS.

14. INSPECTIONS — CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR ALL REQUIRED INSPECTIONS.

15. OWNER-PROVIDED EQUIPMENT — ALL CONTRACTORS SHALL OBTAIN ALL REQUIREMENTS FOR INSTALLATION OF OWNER PROVIDED EQUIPMENT FROM OWNER PRIOR TO INSTALLATION.

16. HAZARDOUS MATERIALS — TESTING WAS PERFORMED PRIOR TO THE PROJECT TO IDENTIFY HAZARDOUS MATERIALS THAT MAY BE DISTURBED BY THE PLANNED DEMOLITION.

REFER TO THE SURVEY REPORT BY REQUEST TO THE OWNER FOR A LIST OF BUILDING COMPONENTS ASSOCIATED WITH THE PROPOSED RENOVATIONS IDENTIFIED TO BE ASBESTOS OR LEAD-CONTAINING, IF ANY.

PER THE REPORT: "ASBESTOS CONTAINING MATERIALS WERE NOT IDENTIFIED ABOVE 1% IN MATERIALS THAT WERE SAMPLED. LEAD BASED PAINT WAS NOT IDENTIFIED FOR AREAS THAT WERE TESTED. PCBs IN CAULK HAZARDS WERE ALSO NOT IDENTIFIED."

FURNISHING OF THIS INFORMATION IS NOT INTENDED TO RELIEVE THE CONTRACTOR OF ITS RESPONSIBILITIES UNDER OSHA TO DETERMINE THE PRESENCE, LOCATION, AND QUANTITY OF EXISTING LEAD-CONTAINING MATERIALS THAT THEIR EMPLOYEES MAY BE EXPOSED TO, AND TO WARN THEIR EMPLOYEES OF THE POTENTIAL DANGERS OF THE DISTURBANCE OF ASBESTOS OR LEAD-CONTAINING MATERIALS.

ALL CONTRACTORS ARE RESPONSIBLE FOR MAKING THEMSELVES AND THEIR EMPLOYEES AWARE OF THE PRESENCE, LOCATION, AND QUANTITY OF EXISTING ASBESTOS CONTAINING BUILDING MATERIALS, AND TO WARN THEIR EMPLOYEES OF THE POTENTIAL DANGERS OF EXPOSURE TO ASBESTOS. ANY DISTURBANCE OF ASBESTOS CONTAINING MATERIALS SHALL BE PERFORMED BY A LICENSED ASBESTOS ABATEMENT CONTRACTOR, EMPLOYING CERTIFIED WORKERS.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH OSHA 29 CFR 1926.62 LEAD EXPOSURE IN CONSTRUCTION, INTERIM FINAL RULE FOR ALL ACTIVITIES DURING WHICH AN EMPLOYEE MAY BE OCCUPATIONALLY EXPOSED TO LEAD.

ANY QUESTIONABLE MATERIAL OR MATERIAL SUSPECTED TO CONTAIN ASBESTOS SHALL NOT BE DISTURBED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THE OWNER'S REPRESENTATIVE FOR AN ACCURATE INTERPRETATION AND/OR SAMPLING AND ANALYSIS. ASBESTOS TESTING REPORTS ARE AVAILABLE BY REQUEST TO THE OWNER.

ABBREVIATIONS:

AB	ANCHOR BOLT	FE	FIRE EXTINGUISHER	PLBG	PLUMBING
ABV	ABOVE	FF	FINISHED FLOOR	PNT	PAINT / PAINTED
AC	AIR CONDITIONING	FF&E	FURNITURE, FIXTURE, & EQUIPMENT	PSF	POUNDS PER SQUARE FOOT
ACT	ACOUSTICAL TILE OR PANEL	FIN	FINISH	PSI	POUNDS PER SQUARE INCH
ADA	AMERICANS W/ DISABILITIES ACT	FLR	FLOOR	PT	PORCELAIN TILE / PAVER TILE
ADD	ADDENDUM	FLM	FLOOR MAT	PVMT	PAVEMENT
AFF	ABOVE FINISHED FLOOR	FOS	FACE OF STUD	PVC	POLYVINYL CHLORIDE
AFG	ABOVE FINISHED GRADE	FOW	FACE OF WALL	QT	QUARRY TILE
AHU	AIR HANDLING UNIT	FR	FRAME	QTY	QUANTITY
AL	ALUMINUM	FT	FEET / FOOT	R	RADIUS / RISER / THERMAL RESISTANCE
ALT	ALTERNATE / ALTERNATIVE	FTG	FOOTING	RA	RETURN AIR
ANOD	ANODIZED	FURR	FURRING	RAD	RADIATOR
APPROX	APPROXIMATE	FV	FIELD VERIFY	RB	RUBBER BASE
ARCH	ARCHITECT / ARCHITECTURAL	G	GAS	RCP	REFLECTED CEILING PLAN
ASSY	ASSEMBLY	GA	GAUGE	RD	ROOF DRAIN
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	GALV	GALVANIZED	REC	RECESSED
AV	AUDIO VISUAL	GB	GRAB BAR / GRADE BEAM	RECPT	RECEPTACLE
AWG	AMERICAN WIRE GAUGE	GC	GENERAL CONTRACTOR	REF	REFERENCE
BC	BUILDING CODE	GL	GLASS	REF	REFERENCE
BD	BOARD	GND	GROUND	REIN	REINFORCING
BFF	BELOW FINISH FLOOR	GR	GRADE	REQD	REQUIRED
BITUM	BITUMINOUS	GWB	GYP SUM WALL BOARD	RES	RESILIENT
BKSP	BACKSPLASH	GYP	GYP SUM	REV	REVISION
BLDG	BUILDING	H	HIGH	RH	RIGHT HAND
BLK	BLOCK	HB	HOSE BIB	RHR	RIGHT HAND REVERSE
BLKG	BLOCKING	HC	HANDICAPPED	RL	ROOF LEADER
BM	BEAM / BENCH MARK	HM	HOLLOW METAL	RM	ROOM
BOS	BOTTOM OF STEEL	HP	HIGH POINT / HORSEPOWER	RO	ROUGH OPENING
BTHN	BETWEEN	HT	HEIGHT	ROW	RIGHT OF WAY
BTM	BOTTOM	HVAC	HEATING, VENTILATING, AIR CONDITIONING	RTU	ROOF TOP UNIT
BTU	BRITISH THERMAL UNIT	IBC	INTERNATIONAL BUILDING CODE	RV	ROOF VENT
BUR	BUILT UP ROOF	IMP	INSULATED METAL PANEL	SF	SQUARE FOOT / SQUARE FEET
CAB	CABINET	IN	INCH	SHT	SHEET
CB	CATCH BASIN	INCL	INCLUDING / INCLUDED	SIM	SIMILAR
CEM	CEMENT	INCL	INCLUDING / INCLUDED	SP	SPACE / STAND PIPE
CG	CORNER GUARD	INSUL	INSULATION / INSULATED	SPECS	SPECIFICATIONS
CGT	CERAMIC GLAZED TILE	INT	INTERIOR	SQ	SQUARE
CJ	CONTROL JOINT	INV	INVERT	SS	STAINLESS STEEL
CL	CENTERLINE	IP	IRON PIPE	ST	STORM DRAINAGE LINE
CLG	CEILING	JAN	JANITOR	STC	SCOUND TRANSMISSION COEFFICIENT STANDARD
CLO	CLOSET	JT	JOINT	STD	STANDARD
CLR	CLEAR	LAB	LABORATORY	STL	STEEL
CLS	CLOSURE	LAM	LAMINATED	STRUCT	STRUCTURAL
CMT	CERAMIC MOSAIC TILE	LAV	LAVATORY	SUSP	SUSPENDED
CMU	CONCRETE MASONRY UNIT	LB	POUND	SYM	SYMMETRICAL
CO	CLEANOUT	LF	LINEAR FEET / LINEAR FEET	TB	TROUGH BOLT
COL	COLUMN	LG	LONG	TEL	TELEPHONE
COMB	COMBINATION	LH	LEFT HAND	TER	TERRAZZO
CONC	CONCRETE	LHR	LEFT HAND REVERSE	T&G	TONGUE & GROOVE
COND	CONDENSER	LN	LINEAR	THK	THICK
CONF	CONFERENCE	LKR	LOCKER	TOC	TOP OF CONCRETE
CONST	CONSTRUCTION	LLH	LONG LEG HORIZONTAL	TOF	TOP OF FOOTING
CONT	CONTINUOUS	LLV	LONG LEG VERTICAL	TOJ	TOP OF JOIST
COORD	COORDINATE	LL	LIVE LOAD	TOP	TOP OF PIER
CORR	CORRIDOR / CORRUGATED	LOC	LOCATION	TOS	TOP OF STEEL
CPT	CARPET	LOC	LOCATION	TOW	TOP OF WALL
CT	CERAMIC TILE	LP	LOW POINT	TP	TOP OF PAVEMENT
CTR	CENTER	LT	LIGHT	TYP	TYPICAL
		LVR	LOUVER	UBC	UNIFORM BUILDING CODE
DEMO	DEMOLISH / DEMOLITION	MAX	MAXIMUM	UC	UNDERCUT
DET	DETAIL	MB	MACHINE BOLT	UG	UNDERGROUND
DF	DRINKING FOUNTAIN	MC	MECHANICAL CONTRACTOR	UH	UNIT HEATER
DH	DOUBLE HUNG	MCH	MECHANICAL	UL	UNDERWRITERS LABORATORIES
DIA	DIAMETER	MED	MEDIUM	UNFIN	UNFINISHED
DIAG	DIAGONAL	MET	METAL	UNO	UNLESS NOTED OTHERWISE
DIFF	DIFFUSER	MEZZ	MEZZANINE	UTIL	UTILITY
DIM	DIMENSION	MFG	MANUFACTURING	VAR	VARIES
DISP	DISPENSER	MFR	MANUFACTURER	VCT	VINYL COMPOSITION TILE
DL	DEAD LOAD	MH	MANHOLE	VERT	VERTICAL
DN	DOWN	MHT	MOUNTING HEIGHT	VEST	VESTIBULE
DR	DOOR	MIN	MINIMUM	VIF	VERIFY IN FIELD
DS	DOWN SPOUT	MISC	MISCELLANEOUS	W/	WITH
DWG	DRAWING	ML	MATCH LINE	W/O	WITHOUT
		N	NORTH	WC	WATER CLOSET
EA	EACH	NA	NOT APPLICABLE	WID	WOOD
EC	ELECTRICAL CONTRACTOR	NIC	NOT IN CONTRACT	WL	WIND LOAD
EF	EXHAUST FAN / EACH FACE	NOM	NOMINAL		
EFS	EXTERIOR FINISH SYSTEM	NRC	NOISE REDUCTION COEFFICIENT		
EJ	EXPANSION JOINT	NTS	NOT TO SCALE		
EL	ELEVATION				
ELECT	ELECTRICAL	OC	ON CENTER		
ELEV	ELEVATOR	OCFCI	OWNER FURNISHED CONTRACTOR INSTALLED		
ENCL	ENCLOSURE	OH	OVERHEAD		
EP	ELECTRICAL PANEL	OPG	OPENING		
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	OPP	OPPOSITE		
EQ	EQUAL	OPH	OPPOSITE HAND		
EQUIP	EQUIPMENT	PC	PLUMBING CONTRACTOR		
EXIST	EXISTING	PCC	PRECAST CONCRETE		
EXP	EXPANSION	PCF	POUNDS PER CUBIC FOOT		
EXT	EXTERIOR	PERF	PERFORATED		
EXTR	EXTRUDED / EXTRUSION	PL	PLATE / PROPERTY LINE		
		PLAM	PLASTIC LAMINATE		

LOCATION MAP

PROJECT LOCATION



1277 NIAGARA ST.
BUFFALO, NY 14213



Consultants:

Signature & Seal:

Client: **BREESER DEVELOPMENT**

Project: **1277 NIAGARA ST. RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: **DD - NOT FOR CONSTRUCTION**

Date: 03/14/2025
Project Number: 24032
Sheet Title: **DEMO BASEMENT & FIRST FLOOR PLANS**

Sheet Number: **AD101**

SYMBOL LEGEND

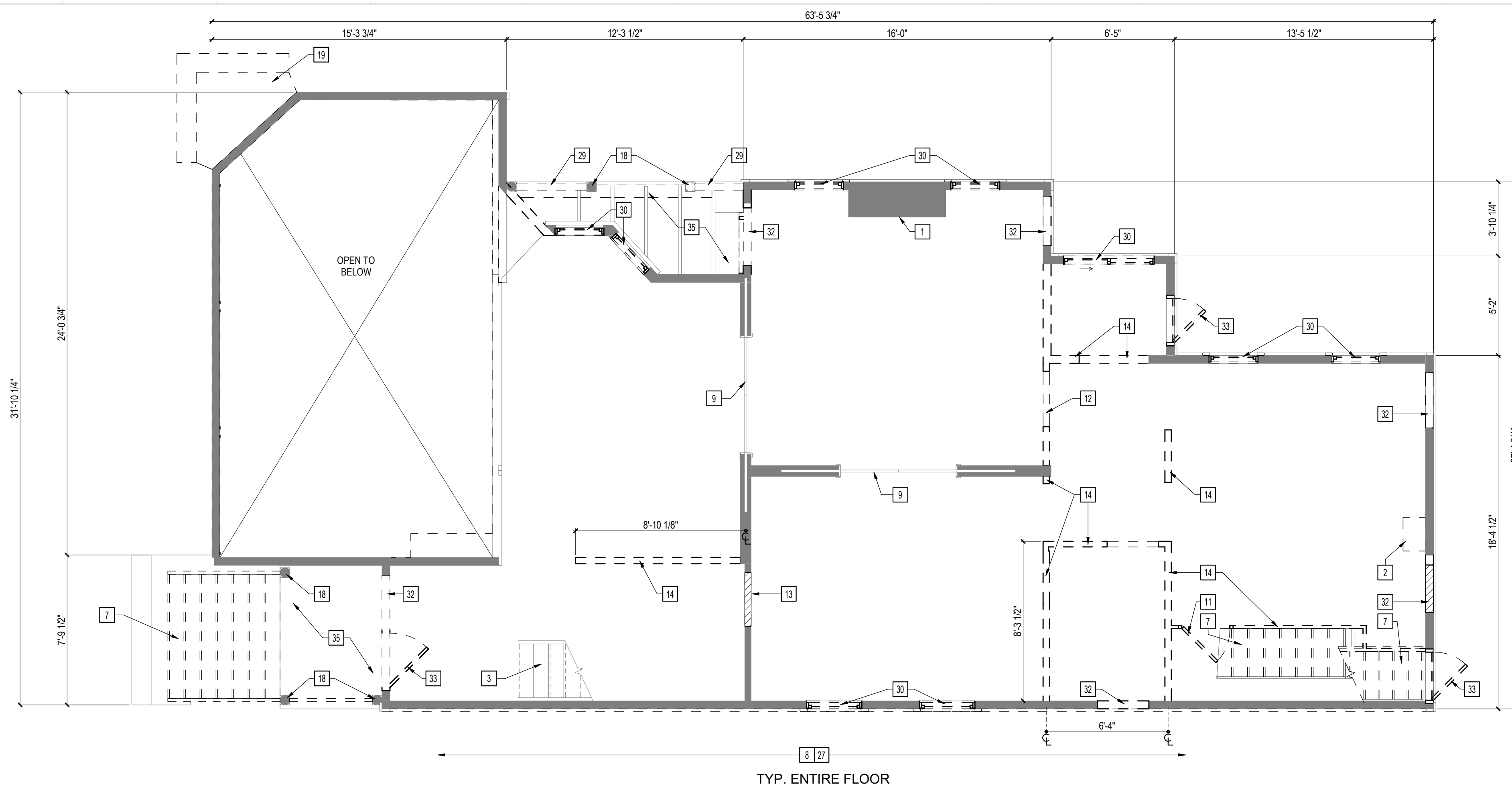
- EXISTING WALLS TO REMAIN, REFER TO DEMO PLAN NOTES FOR MORE SPECIFIC SCOPE OF WORK
- NEW OPENING IN EXISTING WALL
- EXISTING WALL OR LINE OF STUDS TO BE REMOVED
- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING WOOD WINDOW SASH, STOPS AND STOOL TO BE REMOVED
- REMOVE EXISTING OPENING AS PART OF WALL TO BE REMOVED
- PREP EXISTING OPENING TO BE INFILLED
- EXISTING OPENING IN EXISTING WALL TO REMAIN

DEMO PLAN NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

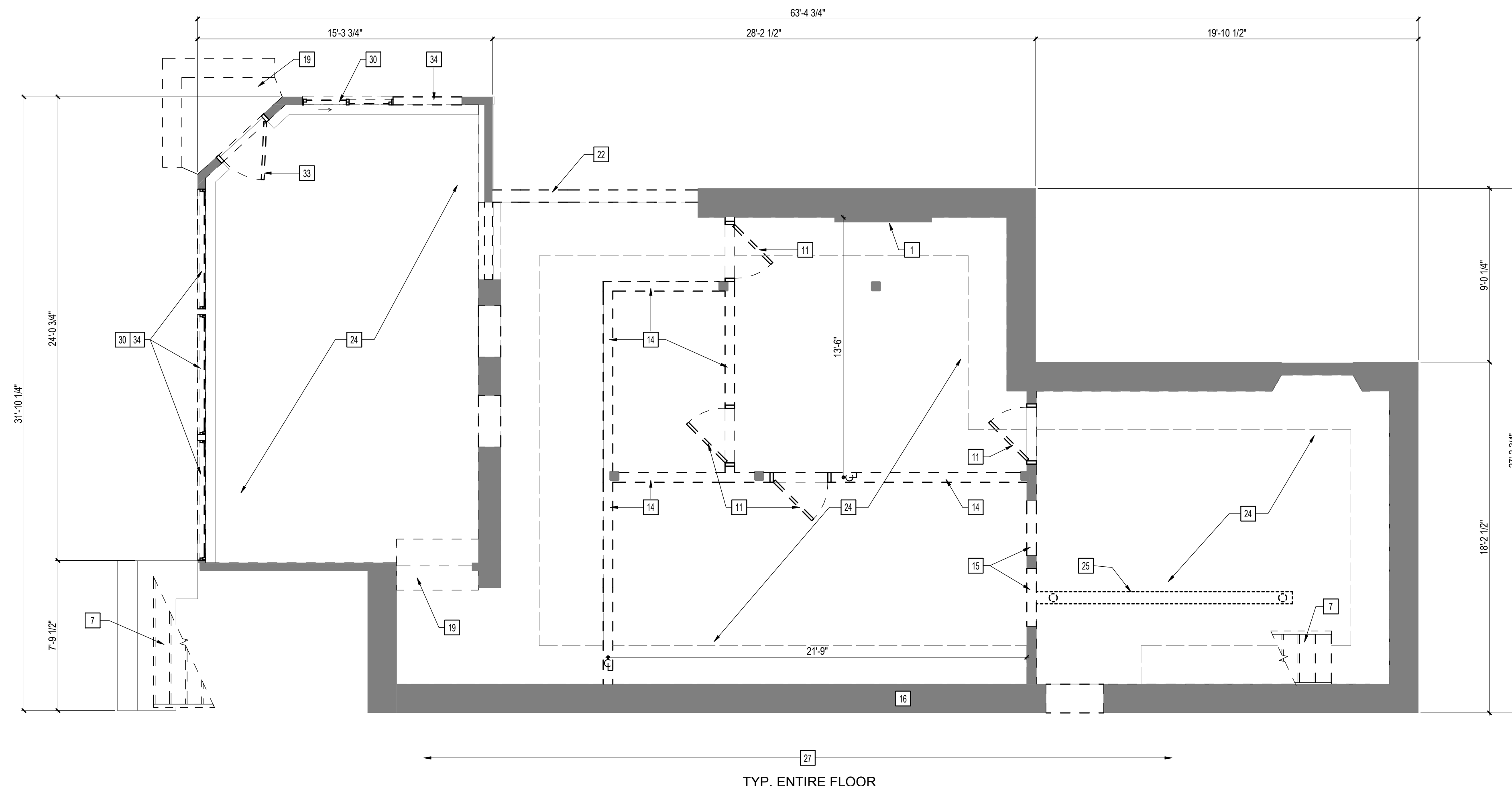
- # KEYNOTES
- 1 EXISTING BRICK FIREPLACE & CHIMNEY TO REMAIN. CLEAN, PROTECT & PREP FOR REPOINTING.
 - 2 REMOVE EXISTING BRICK FIREPLACE & CHIMNEY IN ITS ENTIRETY.
 - 3 EXISTING WOOD STAIR & RAILS TO REMAIN. PRETECT & SALVAGE DECORATIVE WOOD SPINDLES & POSTS.
 - 4 CAREFULLY SALVAGE HISTORIC WAINSCOTING.
 - 5 SALVAGE HISTORIC MANTLE.
 - 6 CAREFULLY SALVAGE HISTORIC WOOD BASE.
 - 7 REMOVE EXISTING WOOD STAIR & RAILINGS IN THEIR ENTIRETY.
 - 8 REMOVE EXISTING FINISHED FLOOR IN ITS ENTIRETY. REMOVE DAMAGED & DETERIORATED AREAS OF SUBFLOORING. PREP ALL SUBFLOORING TO RECEIVE NEW FINISHED FLOOR.
 - 9 EXISTING WOOD POCKET DOORS AND TRIM TO REMAIN. PROTECT & SALVAGE FOR REFINISHING.
 - 10 REMOVE EXISTING INTERIOR DOOR & ASSOCIATED HARDWARE. FRAME TO REMAIN, PROTECT AS REQUIRED.
 - 11 REMOVE EXISTING INTERIOR DOOR, FRAME & ASSOCIATED HARDWARE.
 - 12 EXISTING FRAMED OPENING TO REMAIN. PROTECT AS REQUIRED.
 - 13 PREP EXISTING FRAMED OPENING TO BE INFILLED.
 - 14 REMOVE EXISTING LINE OF STUDS, INCLUDING ASSOCIATED SILL & TOP PLATES, AND EXISTING FRAMED OPENINGS.
 - 15 FRAME NEW OPENING IN EXISTING LINE OF STUDS. PREP TO RECEIVE NEW DOOR.
 - 16 CREATE NEW OPENING IN EXISTING FOUNDATION WALL. PREP TO RECEIVE NEW DOOR.
 - 17 SALVAGE EXISTING DOOR TO BE REFINISHED & FIXED CLOSED.
 - 18 CAREFULLY SALVAGE EXISTING WOOD POSTS.
 - 19 REMOVE EXISTING CONCRETE PAD & STEPS.
 - 20 REMOVE EXISTING SLOPED CONCRETE PAD.
 - 21 REMOVE EXISTING CMU BLOCK WALL.
 - 22 CREATE NEW OPENING IN CMU WALL. PREP TO RECEIVE NEW WINDOW.
 - 23 REMOVE EXISTING PEG BOARD PARTITION WALL IN ITS ENTIRETY.
 - 24 EXCAVATE BASEMENT FLOOR. DO NOT UNDERMINE EXISTING FOUNDATIONS OR FOOTINGS. COORDINATE WITH STRUCTURAL.
 - 25 REMOVE EXISTING WOOD BEAM & METAL JACK POSTS AS PART OF STAIR REMOVAL. PROVIDE TEMPORARY SHORING AS REQUIRED.
 - 26 EXISTING STRUCTURAL WOOD POST TO REMAIN (MF).
 - 27 REMOVE ALL EXISTING PIPING, WIRING, FIXTURES, DEVICES, AND DUCTWORK.
 - 28 EXISTING LOW ROOF AREAS. SEE AD200 SERIES FOR DEMO WORK.
 - 29 EXISTING PORCH RAIL COMPONENTS. SEE AD200 SERIES FOR DEMO WORK.
 - 30 EXISTING WINDOW & FRAME. SEE AD200 SERIES FOR DEMO WORK.
 - 31 EXISTING GLASS BLOCK WINDOW. SEE AD200 SERIES FOR DEMO WORK.
 - 32 EXISTING AREA OF WALL INFILL. SEE AD200 SERIES FOR DEMO WORK.
 - 33 EXISTING EXTERIOR DOOR & FRAME. SEE AD200 SERIES FOR DEMO WORK.
 - 34 NEW WALL OPENING. SEE AD200 SERIES FOR DEMO WORK.
 - 35 EXISTING WOOD PORCH. SEE AD200 SERIES FOR DEMO WORK.

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TYP. ENTIRE FLOOR

2 DEMO FIRST FLOOR PLAN
1/4" = 1'-0"



TYP. ENTIRE FLOOR

1 DEMO BASEMENT PLAN
1/4" = 1'-0"

Consultants:

Signature & Seal:

Client: **BREESER DEVELOPMENT**

Project: **1277 NIAGARA ST. RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: **DD - NOT FOR CONSTRUCTION**



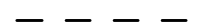
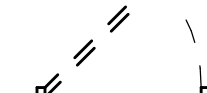
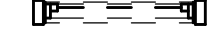
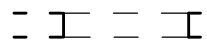
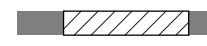
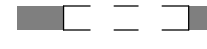
Date: 03/14/2025

Project Number: 24032

Sheet Title: **DEMO SECOND & THIRD FLOOR PLANS**

Sheet Number: **AD102**

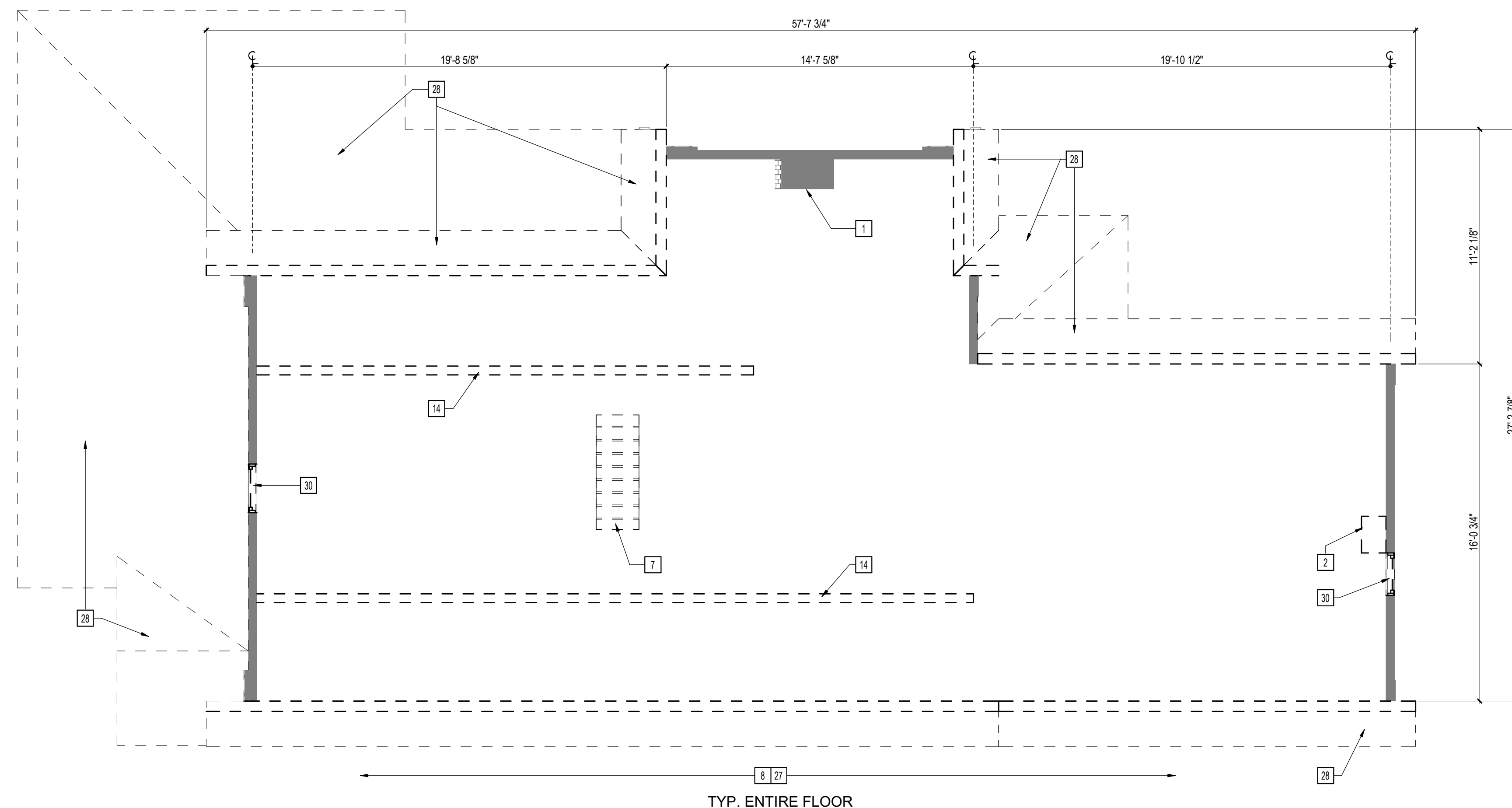
SYMBOL LEGEND

-  EXISTING WALLS TO REMAIN, REFER TO DEMO PLAN NOTES FOR MORE SPECIFIC SCOPE OF WORK
-  NEW OPENING IN EXISTING WALL
-  EXISTING WALL OR LINE OF STUDS TO BE REMOVED
-  EXISTING DOOR AND HARDWARE TO BE REMOVED
-  EXISTING WOOD WINDOW SASH, STOPS AND STOOL TO BE REMOVED
-  REMOVE EXISTING OPENING AS PART OF WALL TO BE REMOVED
-  PREP EXISTING OPENING TO BE INFILLED
-  EXISTING OPENING IN EXISTING WALL TO REMAIN

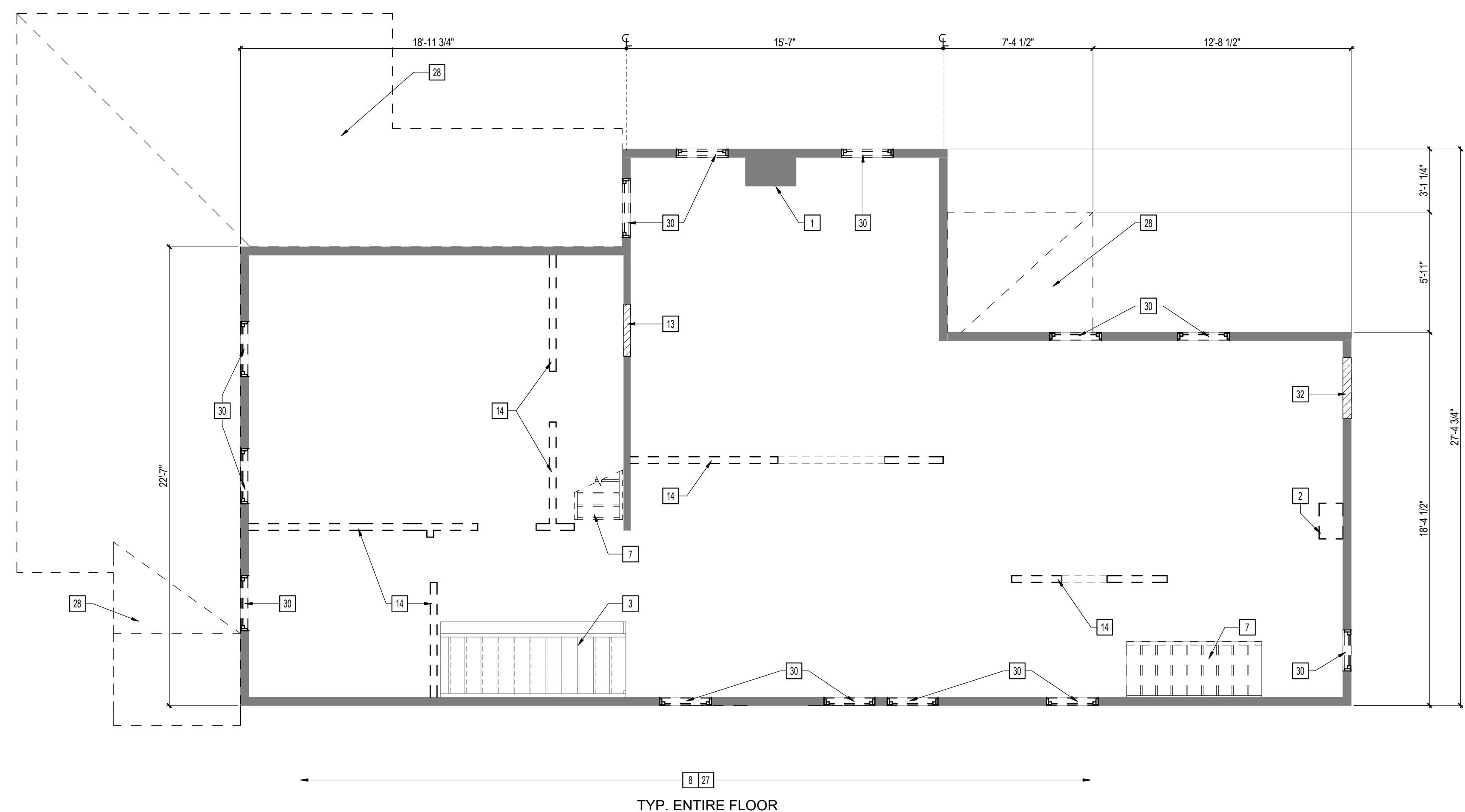
DEMO PLAN NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

- # KEYNOTES
- 1 EXISTING BRICK FIREPLACE & CHIMNEY TO REMAIN. CLEAN, PROTECT & PREP FOR REPOINTING.
 - 2 REMOVE EXISTING BRICK FIREPLACE & CHIMNEY IN ITS ENTIRETY.
 - 3 EXISTING WOOD STAIR & RAILS TO REMAIN. PROTECT & SALVAGE DECORATIVE WOOD SPINDLES & POSTS.
 - 4 CAREFULLY SALVAGE HISTORIC WAINSCOTING.
 - 5 SALVAGE HISTORIC MANTLE.
 - 6 CAREFULLY SALVAGE HISTORIC WOOD BASE.
 - 7 REMOVE EXISTING WOOD STAIR & RAILINGS IN THEIR ENTIRETY.
 - 8 REMOVE EXISTING FINISHED FLOOR IN ITS ENTIRETY. REMOVE DAMAGED & DETERIORATED AREAS OF SUBFLOORING. PREP ALL SUBFLOORING TO RECEIVE NEW FINISHED FLOOR.
 - 9 EXISTING WOOD POCKET DOORS AND TRIM TO REMAIN. PROTECT & SALVAGE FOR REFINISHING.
 - 10 REMOVE EXISTING INTERIOR DOOR & ASSOCIATED HARDWARE. FRAME TO REMAIN. PROTECT AS REQUIRED.
 - 11 REMOVE EXISTING INTERIOR DOOR, FRAME & ASSOCIATED HARDWARE.
 - 12 EXISTING FRAMED OPENING TO REMAIN. PROTECT AS REQUIRED.
 - 13 PREP EXISTING FRAMED OPENING TO BE INFILLED.
 - 14 REMOVE EXISTING LINE OF STUDS, INCLUDING ASSOCIATED SILL & TOP PLATES, AND EXISTING FRAMED OPENINGS.
 - 15 FRAME NEW OPENING IN EXISTING LINE OF STUDS. PREP TO RECEIVE NEW DOOR.
 - 16 CREATE NEW OPENING IN EXISTING FOUNDATION WALL. PREP TO RECEIVE NEW DOOR.
 - 17 SALVAGE EXISTING DOOR TO BE REFINISHED & FIXED CLOSED.
 - 18 CAREFULLY SALVAGE EXISTING WOOD POSTS.
 - 19 REMOVE EXISTING CONCRETE PAD & STEPS.
 - 20 REMOVE EXISTING SLOPED CONCRETE PAD.
 - 21 REMOVE EXISTING CMU BLOCK WALL.
 - 22 CREATE NEW OPENING IN CMU WALL. PREP TO RECEIVE NEW WINDOW.
 - 23 REMOVE EXISTING PEG BOARD PARTITION WALL IN ITS ENTIRETY.
 - 24 EXCAVATE BASEMENT FLOOR. DO NOT UNDERMINE EXISTING FOUNDATIONS OR FOOTINGS. COORDINATE WITH STRUCTURAL.
 - 25 REMOVE EXISTING WOOD BEAM & METAL JACK POSTS AS PART OF STAIR REMOVAL. PROVIDE TEMPORARY SHORING AS REQUIRED.
 - 26 EXISTING STRUCTURAL WOOD POST TO REMAIN (VIF).
 - 27 REMOVE ALL EXISTING PIPING, WIRING, FIXTURES, DEVICES, AND DUCTWORK.
 - 28 EXISTING LOW ROOF AREAS. SEE AD200 SERIES FOR DEMO WORK.
 - 29 EXISTING PORCH RAIL COMPONENTS. SEE AD200 SERIES FOR DEMO WORK.
 - 30 EXISTING WINDOW & FRAME. SEE AD200 SERIES FOR DEMO WORK.
 - 31 EXISTING GLASS BLOCK WINDOW. SEE AD200 SERIES FOR DEMO WORK.
 - 32 EXISTING AREA OF WALL INFILL. SEE AD200 SERIES FOR DEMO WORK.
 - 33 EXISTING EXTERIOR DOOR & FRAME. SEE AD200 SERIES FOR DEMO WORK.
 - 34 NEW WALL OPENING. SEE AD200 SERIES FOR DEMO WORK.
 - 35 EXISTING WOOD PORCH. SEE AD200 SERIES FOR DEMO WORK.



2 DEMO THIRD FLOOR PLAN
1/4" = 1'-0"



1 DEMO SECOND FLOOR PLAN
1/4" = 1'-0"



**TRAUTMAN
ASSOCIATES**

ARCHITECTS / ENGINEERS

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TrautmanAssociates.com

Consultants:

Signature & Seal:

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Client: **BREESER
DEVELOPMENT**

Project: **1277 NIAGARA ST.
RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

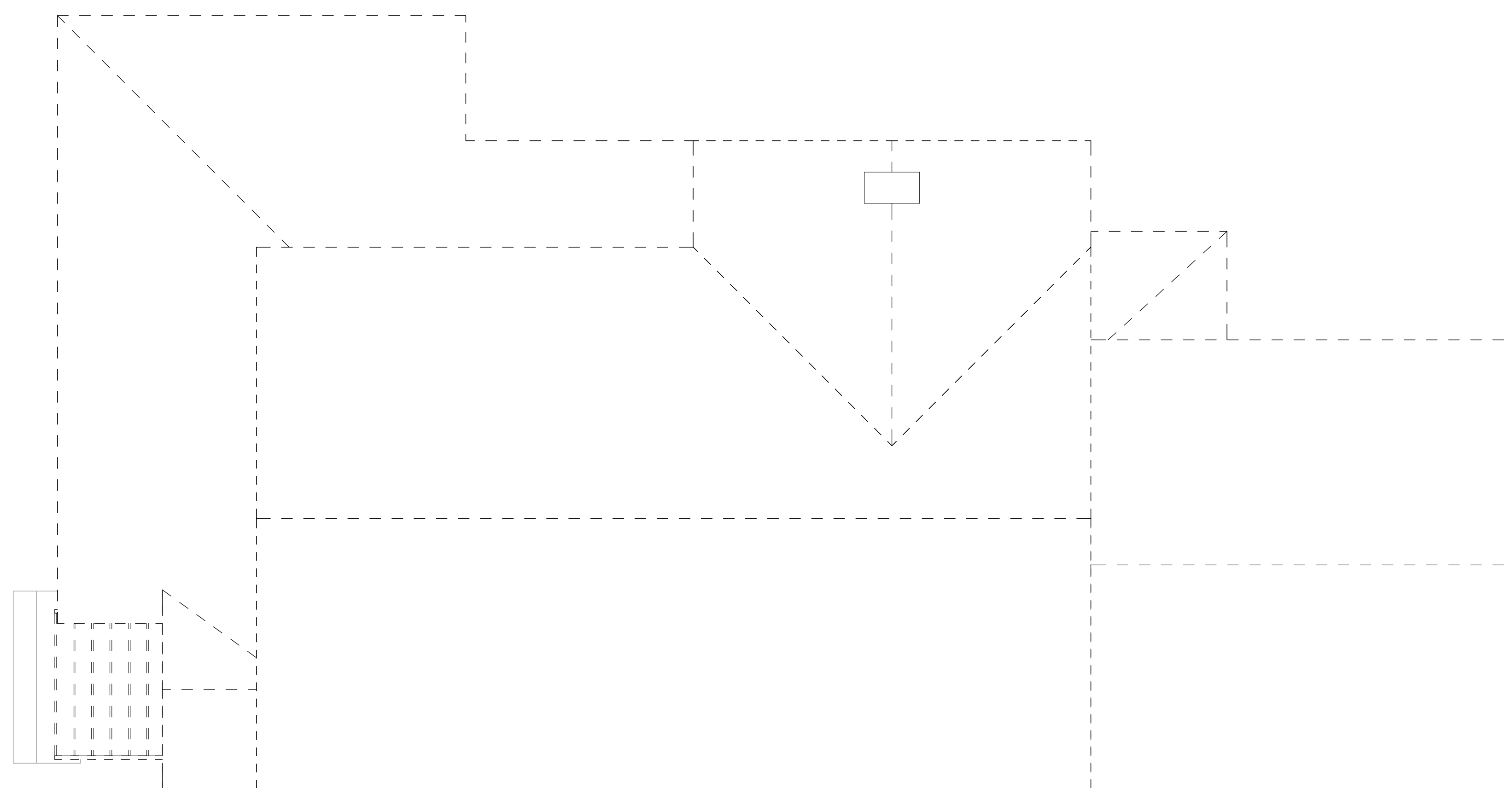
Project Status: **DD - NOT FOR
CONSTRUCTION**

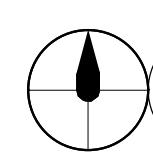
Date: 03/14/2025

Project Number: 24032

Sheet Title: **DEMO ROOF PLAN**

Sheet Number: **AD103**



 **1** DEMO ROOF PLAN
1/4" = 1'-0"

Consultants:

Signature & Seal:

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Client: BRESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

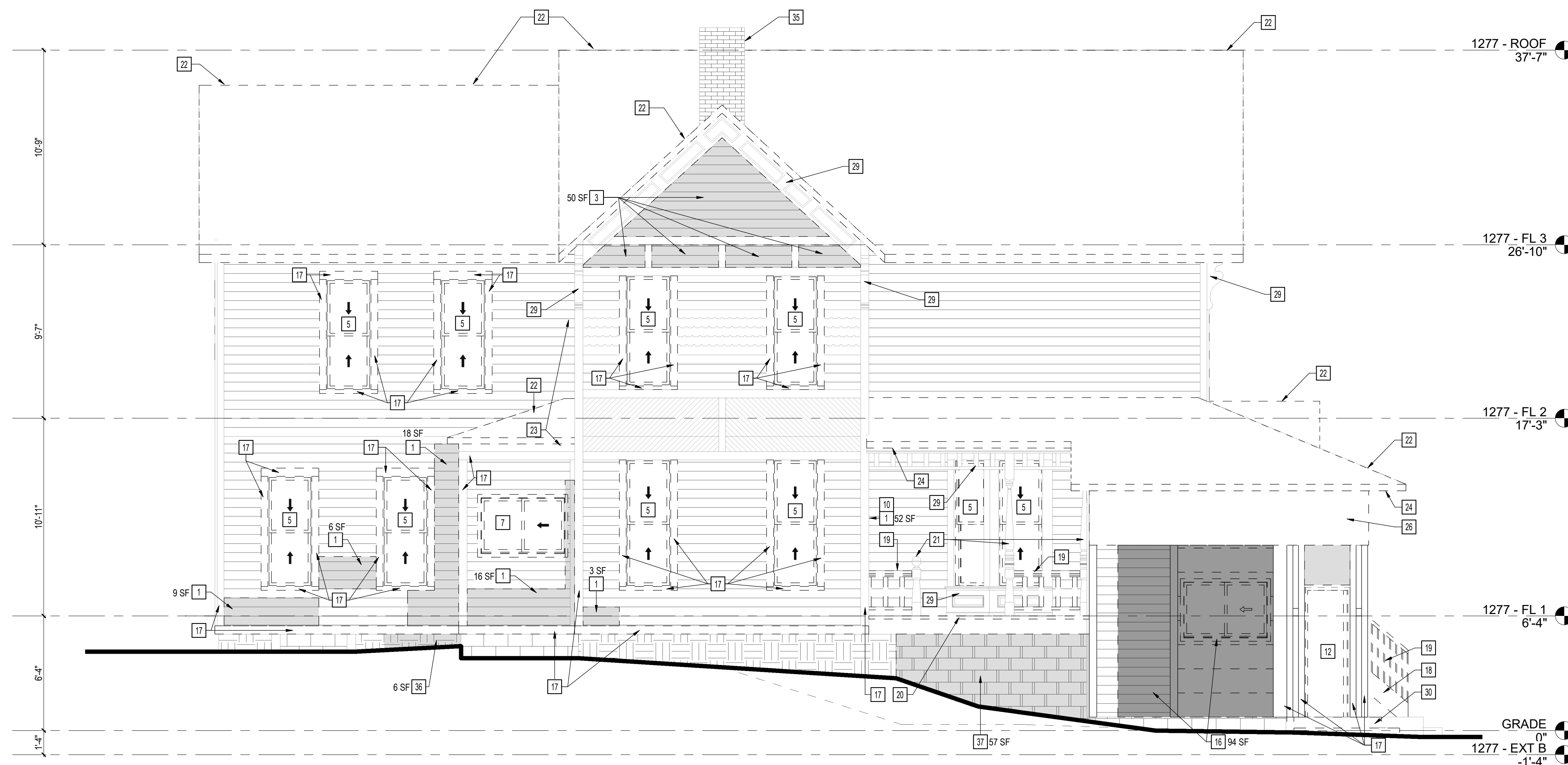
Project Status: **DD - NOT FOR CONSTRUCTION**

Date: 03/14/2025

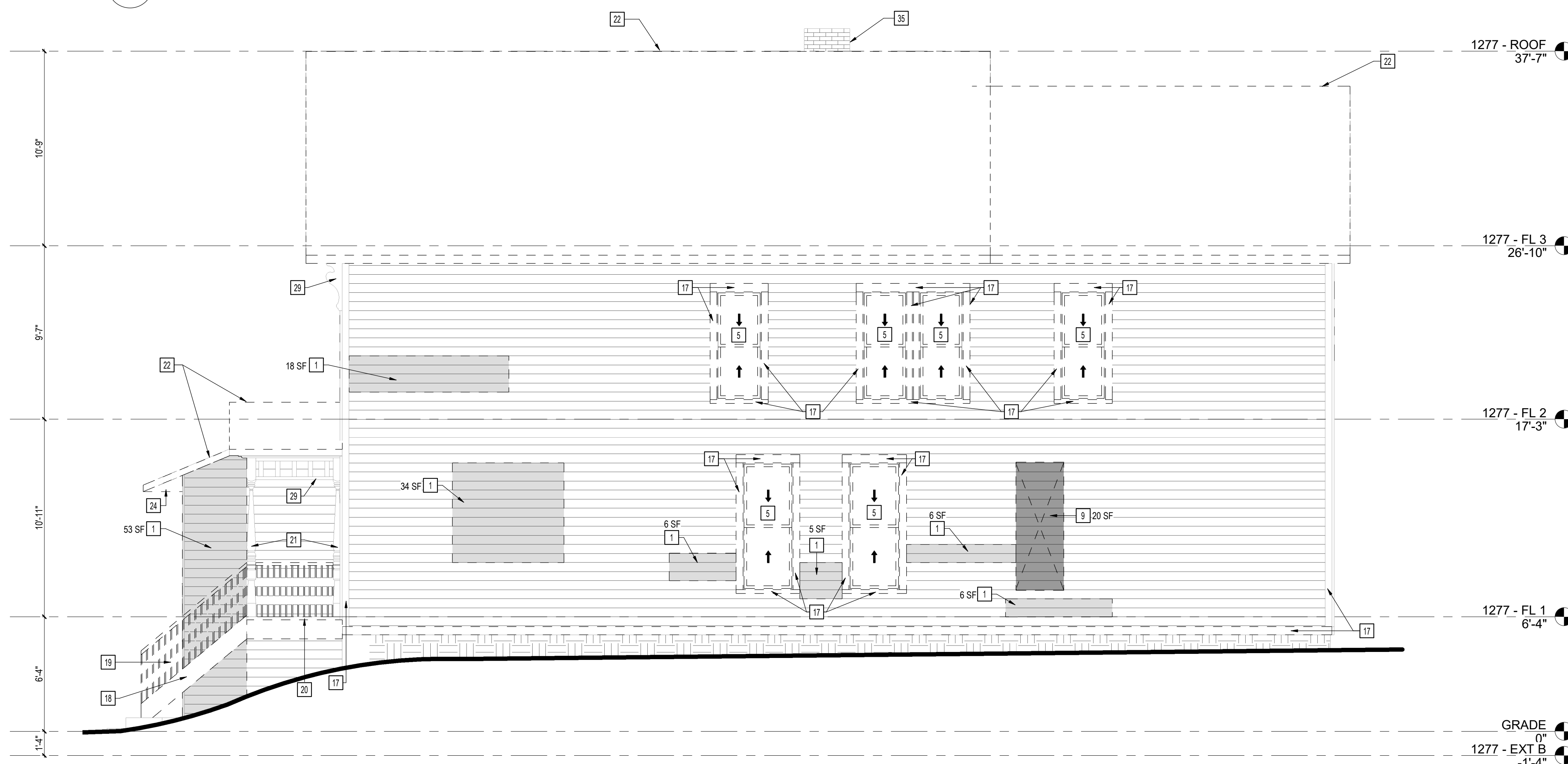
Project Number: 24032

Sheet Title: **NORTH & SOUTH DEMO ELEVATIONS**

Sheet Number: **AD202**

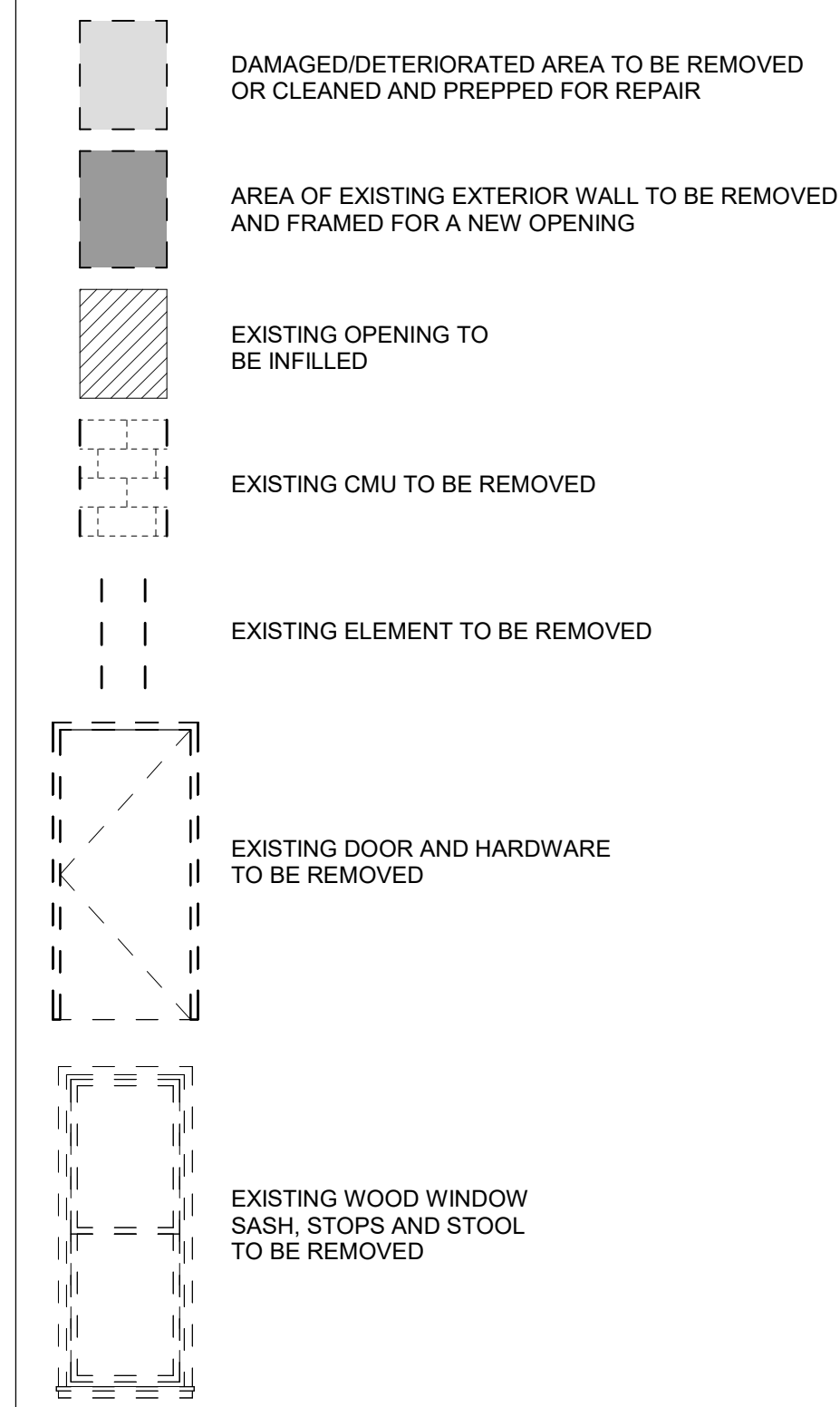


1 DEMO ELEVATION- NORTH
1/4" = 1'-0"



2 DEMO ELEVATION - SOUTH
1/4" = 1'-0"

SYMBOL LEGEND



DEMO ELEVATION NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

- | # | KEYNOTES |
|----|--|
| 1 | REMOVE EXISTING WOOD SIDING & EXTERIOR SHEATHING. |
| 2 | REMOVE EXISTING VINYL SIDING, ASSOCIATED VINYL TRIM & EXTERIOR SHEATHING. |
| 3 | REMOVE METAL SIDING MATERIAL. ASSESS CONDITION OF SHEATHING & SIDING MATERIALS BENEATH. |
| 4 | PREP EXISTING WALL OPENING TO BE INFILLED. |
| 5 | REMOVE EXISTING WINDOW & FRAME. PREP WALL OPENING TO RECEIVE NEW WINDOW & FRAME. |
| 6 | REMOVE EXISTING WINDOW & FRAME. PREP WALL OPENING TO RECEIVE NEW DOOR & FRAME. |
| 7 | REMOVE EXISTING WINDOW & FRAME. PREP WALL OPENING TO BE INFILLED. |
| 8 | REMOVE EXISTING GLASS BLOCK WINDOW IN ITS ENTIRETY. |
| 9 | REMOVE EXISTING WALL INFILL, EXTERIOR SHEATHING & SIDING FROM ORIGINAL OPENING. PREP TO RECEIVE NEW WINDOW & FRAME. |
| 10 | REMOVE EXISTING WALL INFILL, EXTERIOR SHEATHING & SIDING FROM ORIGINAL OPENING. PREP TO RECEIVE NEW DOOR & FRAME. |
| 11 | REMOVE EXISTING DOOR, FRAME, & ASSOCIATED HARDWARE. PREP WALL OPENING TO BE INFILLED. |
| 12 | REMOVE EXISTING DOOR, FRAME, & ASSOCIATED HARDWARE. PREP ORIGINAL WALL OPENING TO RECEIVE NEW DOOR & FRAME. |
| 13 | REMOVE EXISTING DOOR, FRAME & ASSOCIATED HARDWARE. |
| 14 | SALVAGE EXISTING DOOR TO BE REFINISHED & FIXED CLOSED. |
| 15 | REMOVE EXISTING WOOD SIDING, EXTERIOR SHEATHING, INSULATION & WOOD STUDS. PREP NEW WALL OPENING TO RECEIVE NEW WINDOW & FRAME. |
| 16 | REMOVE EXISTING WINDOWS, SIDING, EXTERIOR SHEATHING & WOOD STUDS. PREP WALL OPENING TO RECEIVE NEW STOREFRONT WINDOWS. |
| 17 | REMOVE DETERIORATED WOOD TRIM & EXISTING NON-WOOD TRIM. |
| 18 | REMOVE EXISTING WOOD STAIR IN ITS ENTIRETY. |
| 19 | REMOVE EXISTING RAILING IN ITS ENTIRETY. |
| 20 | REMOVE EXISTING WOOD PORCH FLOORING & ASSOCIATED STRUCTURE. |
| 21 | SALVAGE EXISTING WOOD POST. |
| 22 | REMOVE EXISTING ROOF & SHEATHING IN ITS ENTIRETY. |
| 23 | REMOVE EXISTING GUTTERS & DOWNSPOUTS. |
| 24 | REMOVE DETERIORATED PORTION OF EXISTING SOFFIT. |
| 25 | REMOVE EXISTING VINYL SOFFIT IN ITS ENTIRETY. |
| 26 | REMOVE EXISTING SIGNAGE IN ITS ENTIRETY. |
| 27 | SALVAGE DECORATIVE WOOD CORNICE. |
| 28 | REMOVE EXISTING DECORATIVE METAL CORNICE IN ITS ENTIRETY. |
| 29 | SALVAGE DECORATIVE WOOD BRACKETS & OTHER DECORATIVE WOOD ELEMENTS. |
| 30 | REMOVE EXISTING CONCRETE PAD & STEPS |
| 31 | REMOVE EXISTING SLOPED CONCRETE PAD. |
| 32 | REMOVE EXISTING CMU BLOCK WALL. |
| 33 | CREATE NEW OPENING IN CMU WALL. PREP TO RECEIVE NEW WINDOW. |
| 34 | REMOVE EXISTING BRICK CHIMNEY IN ITS ENTIRETY. |
| 35 | EXISTING CHIMNEY TO REMAIN. CLEAN BRICK & PREP FOR REPOINTING. |
| 36 | CLEAN EXISTING STONE FOUNDATION. PREP FOR REPOINTING. |
| 37 | CLEAN EXISTING CMU FOUNDATION. PREP FOR REPOINTING. |
| 38 | REMOVE EXISTING SATELLITE DISH. |

Consultants:

Signature & Seal:

Client: **BREESER DEVELOPMENT**

Project: **1277 NIAGARA ST. RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: **DD - NOT FOR CONSTRUCTION**


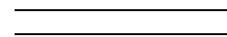
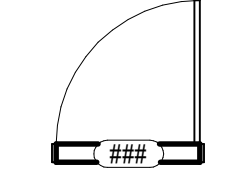

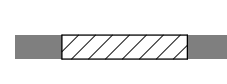
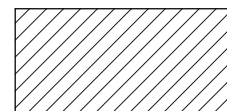
Date: 03/14/2025

Project Number: 24032

Sheet Title: **BASEMENT & FIRST FLOOR PLANS**

Sheet Number: **A101**

SYMBOL LEGEND

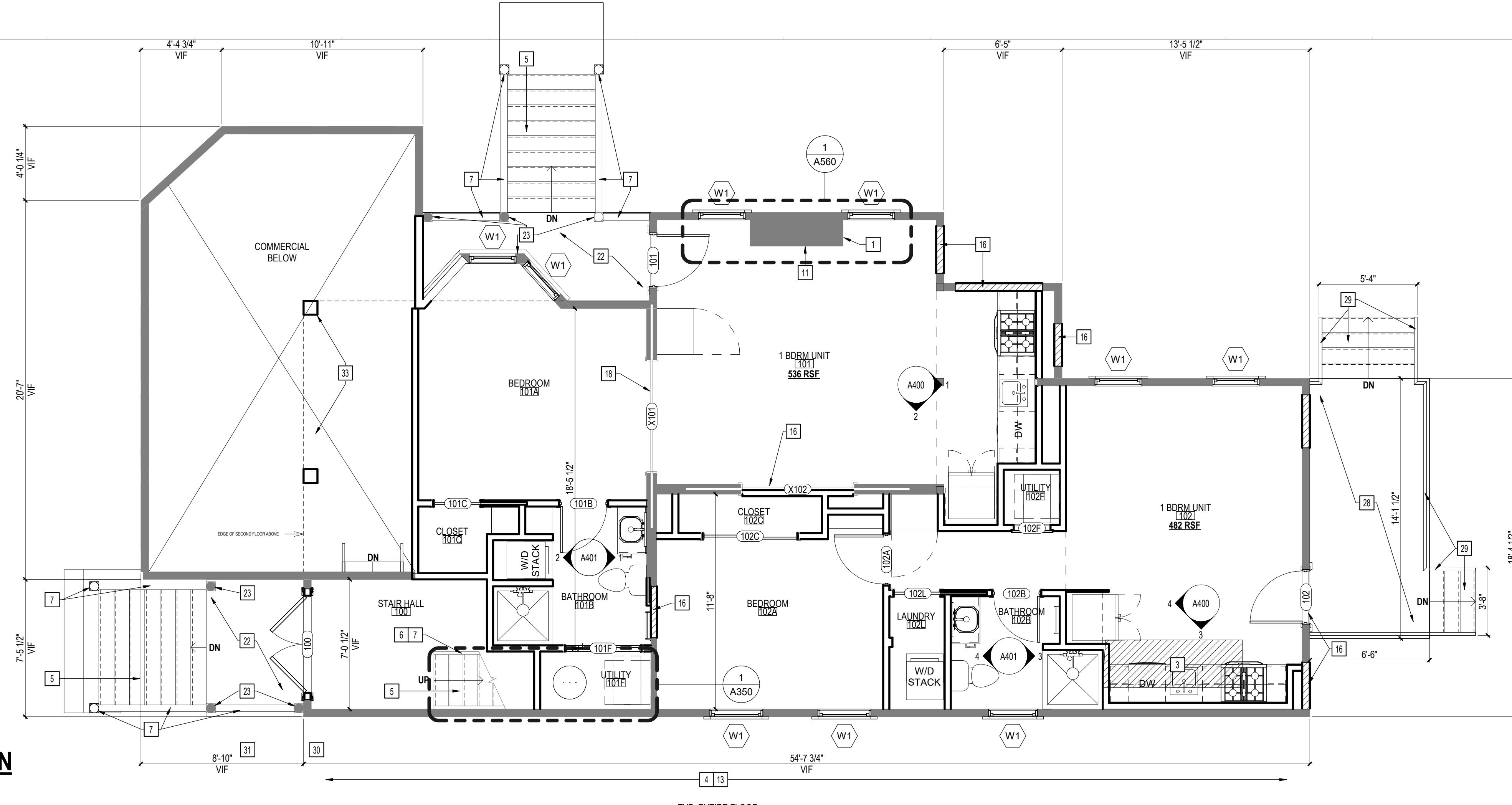
-  EXISTING WALL
-  NEW WALL (2x WOOD STUD, GWB FINISH)
-  INSTALL NEW DOOR, FRAME & HARDWARE
-  INSTALL NEW WINDOW & FRAME
-  INFILL EXISTING OPENING IN EXISTING WALL
-  INFILL EXISTING FLOOR OPENING

NEW PLAN NOTES

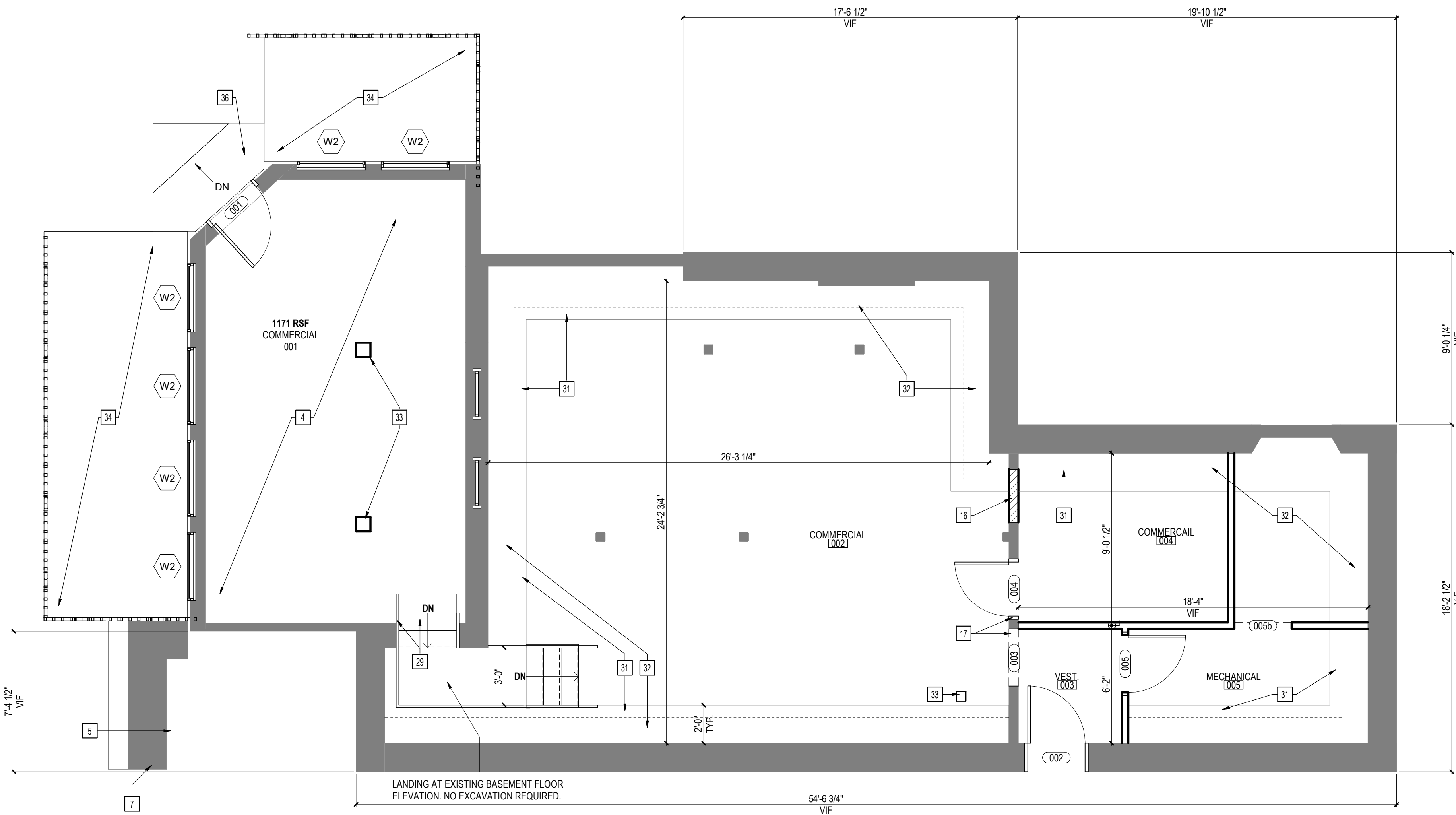
NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

KEYNOTES

- 1 CLEAN AND REPOINT EXISTING BRICK FIREPLACE AND CHIMNEY.
- 2 FRAME NEW FLOOR OPENING. REFER TO FRAMING PLAN AND DETAILS.
- 3 INFILL EXISTING FLOOR OPENING. SISTER NEW FLOOR JOISTS TO EXISTING STRUCTURE AND PROVIDE NEW SUBFLOORING.
- 4 REPLACE DAMAGED AND DETERIORATED AREAS OF SUBFLOORING. PROVIDE FINISHED FLOOR THROUGHOUT.
- 5 REBUILD WOOD STAIR, DIMENSIONS AND NOSING PROFILE TO MATCH ORIGINAL.
- 6 REPAIR, REINSTALL, AND REFINISH SALVAGED STAIR SPINDLES AND POSTS.
- 7 PROVIDE WOOD SPINDLES AND POSTS, PROFILE AND FINISH TO MATCH SALVAGED ORIGINALS.
- 8 PROVIDE LOW WALL WITH WOOD TOP AND TRIM. REFER TO DETAILS.
- 9 REPAIR, REINSTALL, AND REFINISH HISTORIC WAINSCOTING.
- 10 PROVIDE WOOD WAINSCOTING TO MATCH HISTORIC.
- 11 REPAIR, REINSTALL, AND REFINISH HISTORIC WOOD MANTLE.
- 12 REPAIR, REINSTALL, AND REFINISH HISTORIC WOOD BASE.
- 13 PROVIDE WOOD BASE, PROFILE TO MATCH SALVAGED HISTORIC WOOD BASE. INSTALL THROUGHOUT AND FINISH TO MATCH.
- 14 PROVIDE WOOD STAIR, RAILING, AND ASSOCIATED STRUCTURE. REFER TO STAIR DETAILS AND INFORMATION.
- 15 PROVIDE METAL SPIRAL STAIRCASE.
- 16 INFILL EXISTING FRAMED OPENING. REFER TO DETAILS.
- 17 FRAME NEW OPENING IN EXISTING WALL. REFER TO FRAMING PLAN AND DETAILS.
- 18 REPAIR AND REINSTALL SALVAGED WOOD POCKET DOORS AND TRIM. PREP AND PAINT.
- 19 REPAIR EXISTING FRAME AND TRIM. PREP AND PAINT.
- 20 REPAIR AND REFINISH SALVAGED WOOD DOOR. FIX CLOSED AND SEAL TO PROVIDE CONTINUOUS AIR BARRIER. BLACK OUT LIGHTS. PROVIDE FURRING, INSULATION, AND CONTINUOUS NEW INTERIOR FINISH. REFER TO DETAILS.
- 21 REBUILD CMU BLOCK WALL.
- 22 REBUILD WOOD PORCH AND ASSOCIATED STRUCTURE. REFER TO FRAMING PLANS.
- 23 SALVAGED AND REBUILT POSTS, PORCH RAILINGS AND DECORATIVE ELEMENTS. REFER TO A200 SERIES AND DETAILS FOR NEW WORK.
- 24 PROVIDE BASEMENT FLOOR FINISH. REFER TO FINISH PLANS AND SCHEDULE.
- 25 WRAP EXISTING STRUCTURAL WOOD POSTS WITH GWB. PAINT TO MATCH.
- 26 LOW ROOF AREAS. REFER TO A200 SERIES AND NEW ELEVATION NOTES FOR NEW WORK.
- 27 DECORATIVE WOOD CORNICE. REFER TO A200 SERIES AND DETAILS FOR NEW WORK.
- 28 PROVIDE WOOD PORCH.
- 29 PROVIDE WOOD STAIRS AND RAILINGS.
- 30 PROVIDE ADA COMPLIANT CONCRETE RAMP WITH METAL RAILINGS.
- 31 PROVIDE CONCRETE RETAINING WALL. DO NOT UNDERMINE EXISTING FOUNDATIONS AND FOOTINGS. COORDINATE WITH CIVIL/STRUCTURAL.
- 32 PROVIDE BENCH SURFACE AT EXISTING FLOOR LEVEL, TYP. ENTIRE BASEMENT.
- 33 PROVIDE CONCRETE FOOTER AND STRUCTURAL POST AT NEW BASEMENT FLOOR LEVEL. COORDINATE WITH STRUCTURAL.
- 34 PROVIDE CONCRETE PAD, SLOPED TO DRAIN. COORDINATE WITH CIVIL/STRUCTURAL.
- 35 BUILD DORMER ADDITION. REFER TO A202, NEW ELEVATION NOTES, FRAMING PLANS, AND DETAILS FOR NEW WORK.
- 36 PROVIDE SLOPED CONCRETE APPROACH (5% MAX. RISE NOT TO EXCEED 3').
- 37 PROVIDE WOOD LATTICE SCREEN, FINISHED TO MATCH.



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 BASEMENT PLAN
1/4" = 1'-0"

3/17/2025 7:42:26 PM

Consultants:

Signature & Seal:

Client: **BREESER DEVELOPMENT**

Project: **1277 NIAGARA ST. RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: **DD - NOT FOR CONSTRUCTION**


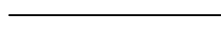
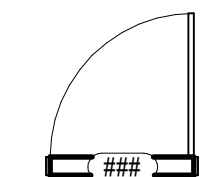
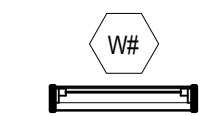
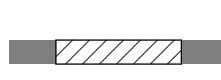

Date: 03/14/2025

Project Number: 24032

Sheet Title: **SECOND & THIRD FLOOR PLANS**

Sheet Number: **A102**

SYMBOL LEGEND

-  EXISTING WALL
-  NEW WALL (2x WOOD STUD, GWB FINISH)
-  INSTALL NEW DOOR, FRAME & HARDWARE
-  INSTALL NEW WINDOW & FRAME
-  INFILL EXISTING OPENING IN EXISTING WALL
-  INFILL EXISTING FLOOR OPENING

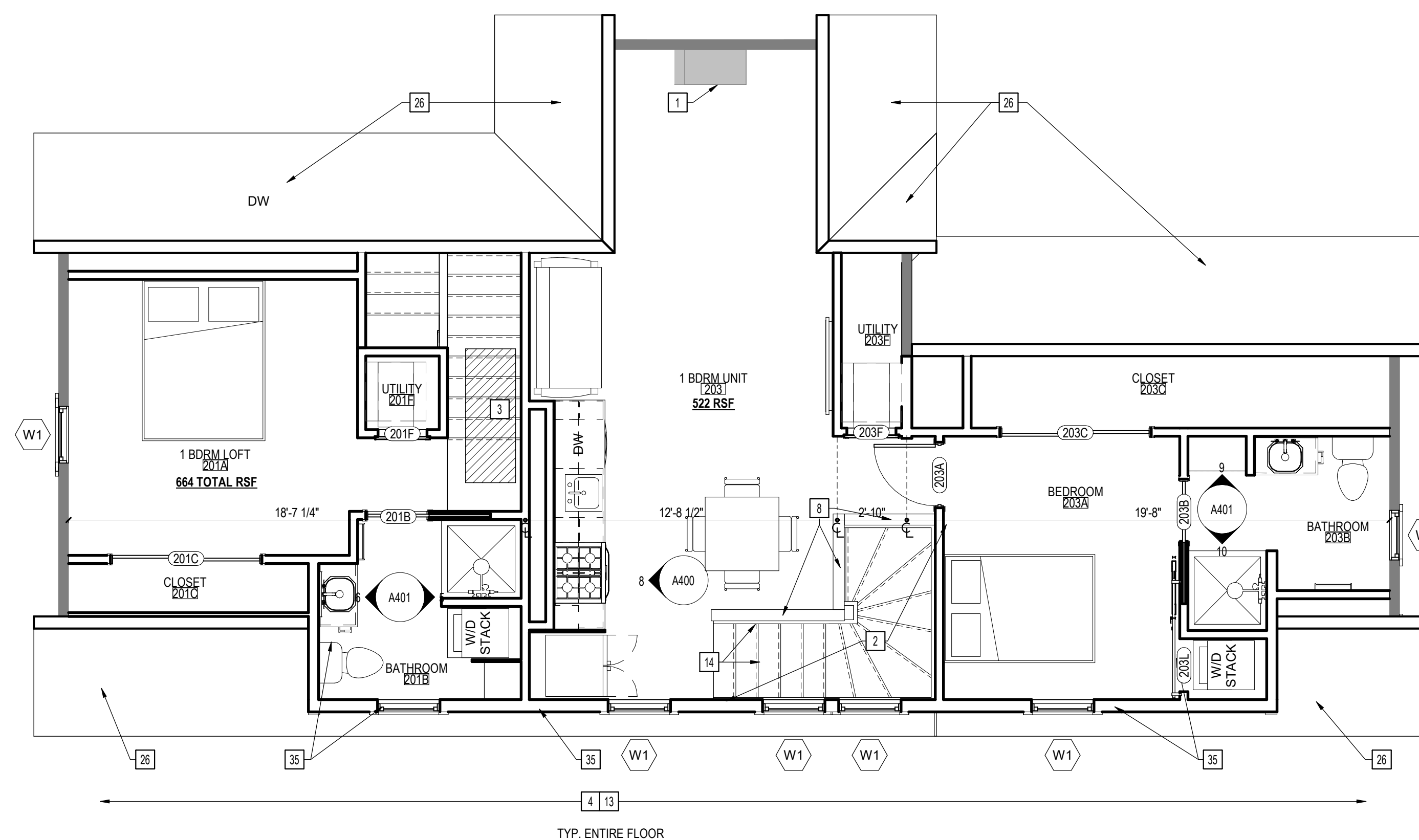
NEW PLAN NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

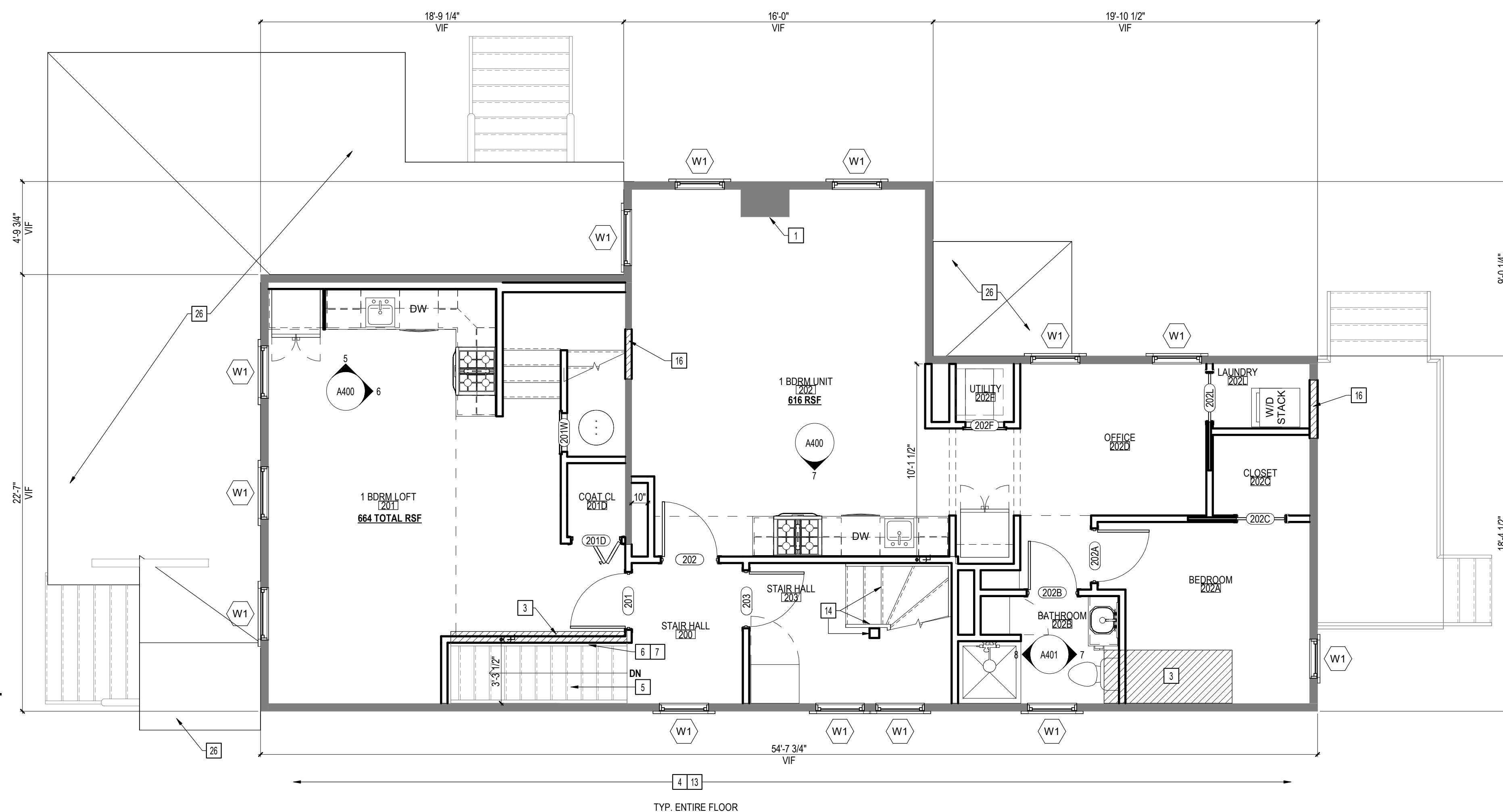
KEYNOTES

- 1 CLEAN AND REPOINT EXISTING BRICK FIREPLACE AND CHIMNEY.
- 2 FRAME NEW FLOOR OPENING. REFER TO FRAMING PLAN AND DETAILS.
- 3 INFILL EXISTING FLOOR OPENING. SISTER NEW FLOOR JOISTS TO EXISTING STRUCTURE AND PROVIDE NEW SUBFLOORING.
- 4 REPLACE DAMAGED AND DETERIORATED AREAS OF SUBFLOORING. PROVIDE FINISHED FLOOR THROUGHOUT.
- 5 REBUILD WOOD STAIR, DIMENSIONS AND NOSING PROFILE TO MATCH ORIGINAL.
- 6 REPAIR, REINSTALL, AND REFINISH SALVAGED STAIR SPINDLES AND POSTS.
- 7 PROVIDE WOOD SPINDLES AND POSTS, PROFILE AND FINISH TO MATCH SALVAGED ORIGINALS.
- 8 PROVIDE LOW WALL WITH WOOD TOP AND TRIM. REFER TO DETAILS.
- 9 REPAIR, REINSTALL, AND REFINISH HISTORIC WAINSCOTING.
- 10 PROVIDE WOOD WAINSCOTING TO MATCH HISTORIC.
- 11 REPAIR, REINSTALL, AND REFINISH HISTORIC WOOD MANTLE.
- 12 REPAIR, REINSTALL, AND REFINISH HISTORIC WOOD BASE.
- 13 PROVIDE WOOD BASE, PROFILE TO MATCH SALVAGED HISTORIC WOOD BASE. INSTALL THROUGHOUT AND FINISH TO MATCH.
- 14 PROVIDE WOOD STAIR, RAILING, AND ASSOCIATED STRUCTURE. REFER TO STAIR DETAILS AND INFORMATION.
- 15 PROVIDE METAL SPIRAL STAIRCASE.
- 16 INFILL EXISTING FRAMED OPENING. REFER TO DETAILS.
- 17 FRAME NEW OPENING IN EXISTING WALL. REFER TO FRAMING PLAN AND DETAILS.
- 18 REPAIR AND REINSTALL SALVAGED WOOD POCKET DOORS AND TRIM. PREP AND PAINT.
- 19 REPAIR EXISTING FRAME AND TRIM. PREP AND PAINT.
- 20 REPAIR AND REFINISH SALVAGED WOOD DOOR. FIX CLOSED AND SEAL TO PROVIDE CONTINUOUS AIR BARRIER. BLACK OUT LIGHTS. PROVIDE FURRING, INSULATION, AND CONTINUOUS NEW INTERIOR FINISH. REFER TO DETAILS.
- 21 REBUILD CMU BLOCK WALL.
- 22 REBUILD WOOD PORCH AND ASSOCIATED STRUCTURE. REFER TO FRAMING PLANS.
- 23 SALVAGED AND REBUILD POSTS, PORCH RAILINGS AND DECORATIVE ELEMENTS. REFER TO A200 SERIES AND DETAILS FOR NEW WORK.
- 24 PROVIDE BASEMENT FLOOR FINISH. REFER TO FINISH PLANS AND SCHEDULE.
- 25 WRAP EXISTING STRUCTURAL WOOD POSTS WITH GWB, PAINT TO MATCH.
- 26 LOW ROOF AREAS. REFER TO A200 SERIES AND NEW ELEVATION NOTES FOR NEW WORK.
- 27 DECORATIVE WOOD CORNICE. REFER TO A200 SERIES AND DETAILS FOR NEW WORK.
- 28 PROVIDE WOOD PORCH.
- 29 PROVIDE WOOD STAIRS AND RAILINGS.
- 30 PROVIDE ADA COMPLIANT CONCRETE RAMP WITH METAL RAILINGS.
- 31 PROVIDE CONCRETE RETAINING WALL. DO NOT UNDERMINE EXISTING FOUNDATIONS AND FOOTINGS. COORDINATE WITH CIVIL/STRUCTURAL.
- 32 PROVIDE BENCH SURFACE AT EXISTING FLOOR LEVEL, TYP. ENTIRE BASEMENT.
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- 34 PROVIDE CONCRETE PAD, SLOPED TO DRAIN. COORDINATE WITH CIVIL/STRUCTURAL.
- 35 BUILD DORMER ADDITION. REFER TO A202, NEW ELEVATION NOTES, FRAMING PLANS, AND DETAILS FOR NEW WORK.
- 36 PROVIDE SLOPED CONCRETE APPROACH (5% MAX. RISE NOT TO EXCEED 3').
- 37 PROVIDE WOOD LATTICE SCREEN, FINISHED TO MATCH.

2 THIRD FLOOR PLAN
1/4" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"





**TRAUTMAN
ASSOCIATES**

ARCHITECTS / ENGINEERS

37 Franklin Street, Suite 100
Buffalo, New York 14202

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TrautmanAssociates.com

Consultants:

Signature & Seal:

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Client: **BREESER
DEVELOPMENT**

Project: **1277 NIAGARA ST.
RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

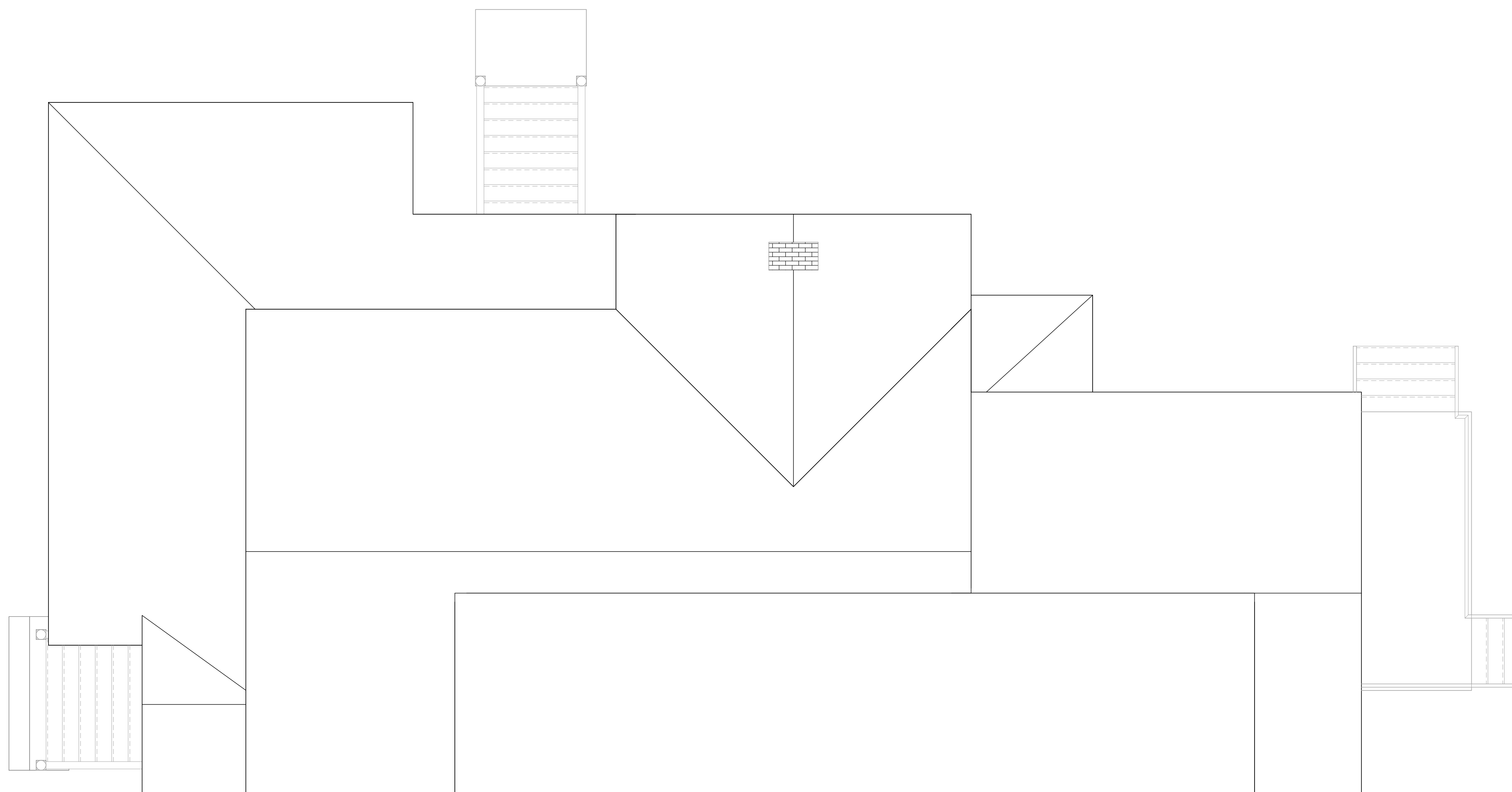
Project Status: **DD - NOT FOR
CONSTRUCTION**

Date: 03/14/2025

Project Number: 24032

Sheet Title: **ROOF PLAN**

Sheet Number: **A103**



1 ROOF PLAN
1/4" = 1'-0"

Consultants:

Signature & Seal:

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Client: BRESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: **DD - NOT FOR CONSTRUCTION**



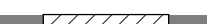
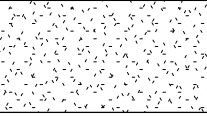


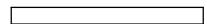
Date: 03/14/2025

Project Number: 24032

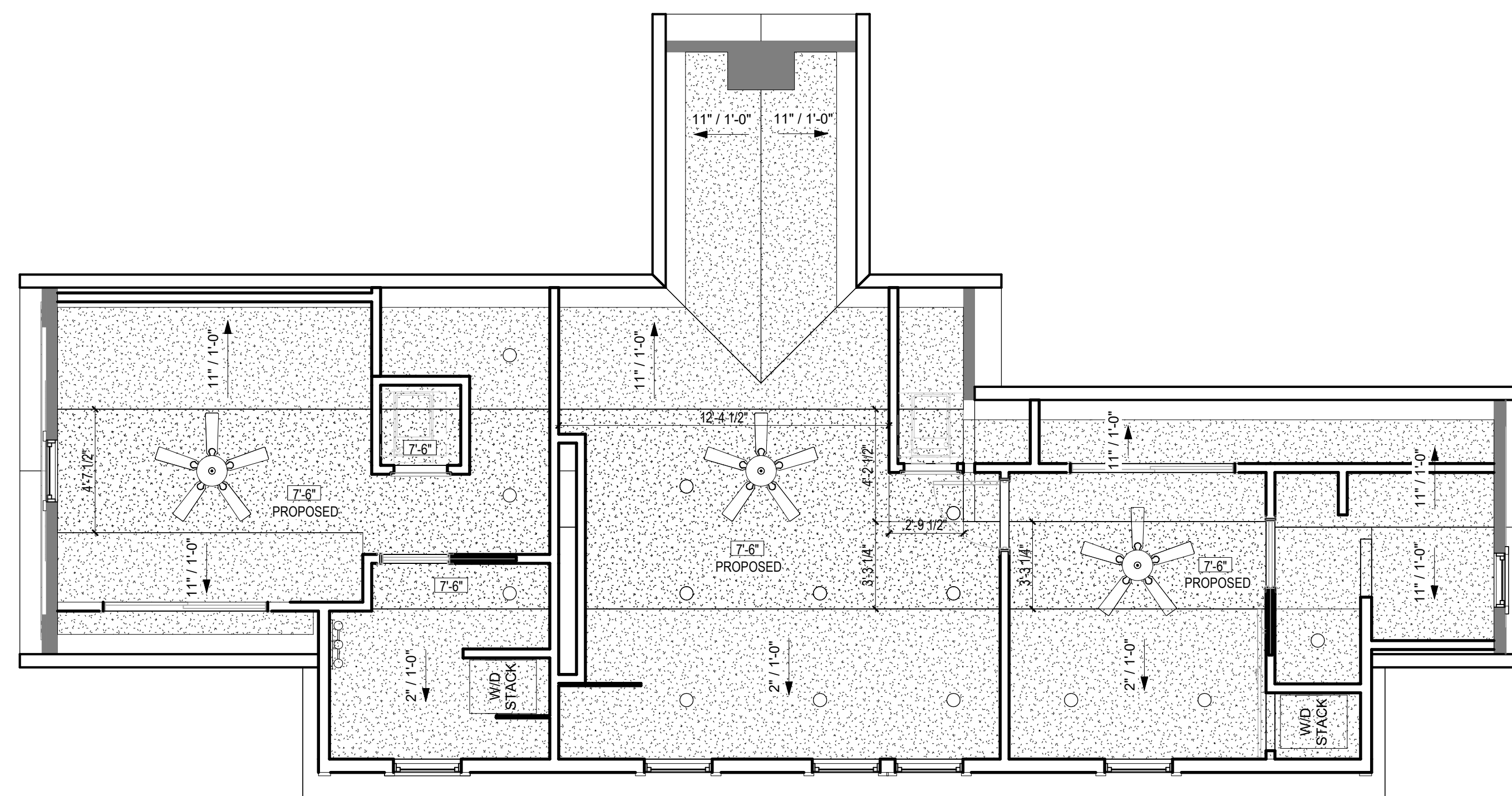
Sheet Title: **SECOND & THIRD FLOOR REFLECTED CEILING PLAN**

Sheet Number: **A122**

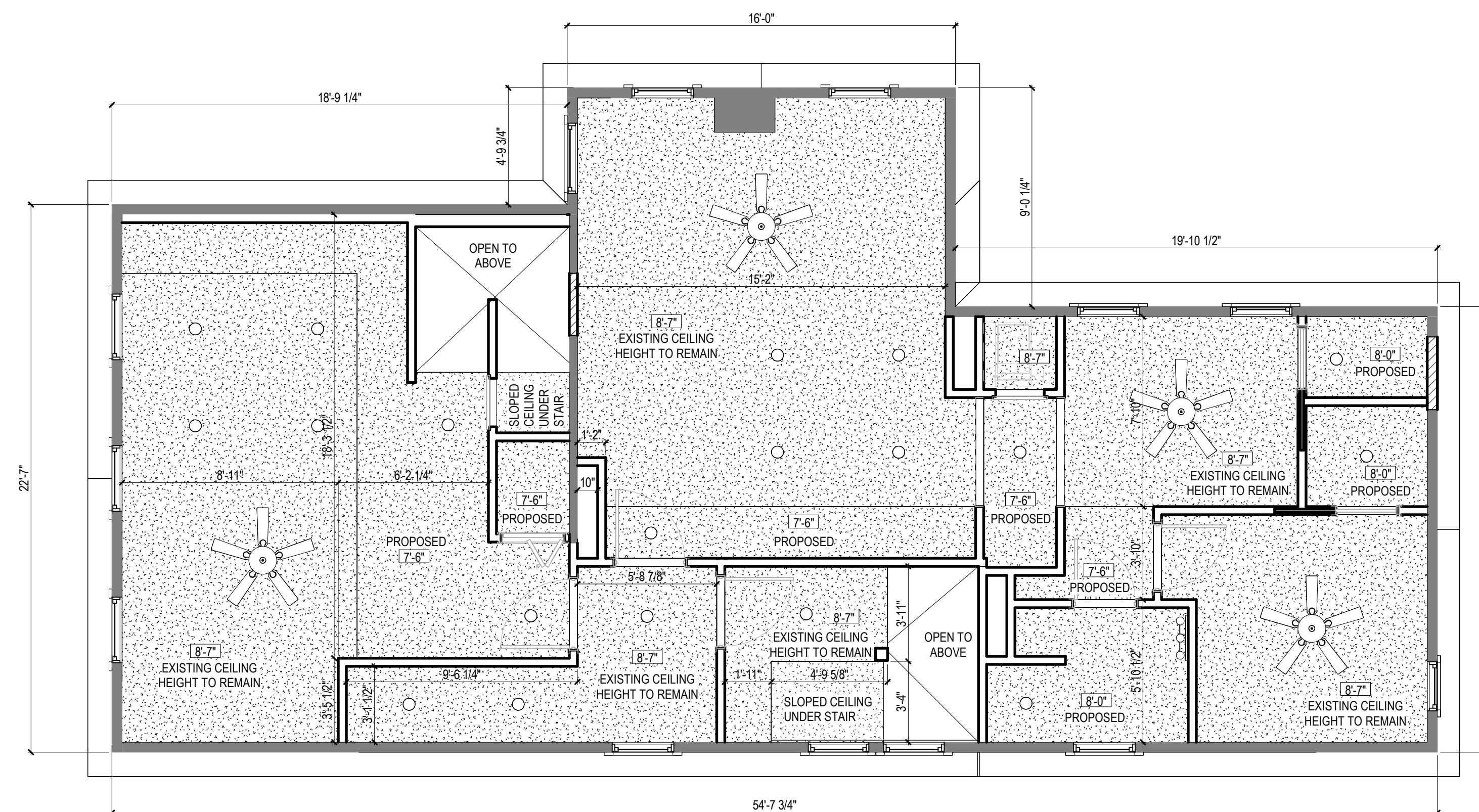
SYMBOL LEGEND

-  EXISTING WALL
-  NEW WALL
-  INFILL EXISTING OPENING IN EXISTING WALL
-  NEW GYPSUM BOARD CEILING
-  CEILING HEIGHT
-  RECESSED CAN LIGHT
-  SURFACE MOUNTED LINEAR LIGHT

NOTE: FIELD VERIFY AND COORDINATE ALL DIMENSIONS WITH ALL TRADES.



2 THIRD FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 SECOND FLOOR REFLECTED CEILING PLANS
1/4" = 1'-0"

Consultants:

Signature & Seal:

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Client: **BREESER DEVELOPMENT**

Project: **1277 NIAGARA ST. RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: **DD - NOT FOR CONSTRUCTION**

Date: 03/14/2025

Project Number: 24032

Sheet Title: **EAST & WEST EXTERIOR ELEVATIONS, DORMER ADDITION**

Sheet Number: **A201**

SYMBOL LEGEND

DAMAGED/DETERIORATED AREA TO BE REPLACED WITH NEW SHEATHING & NEW WOOD SIDING TO MATCH

EXTERIOR WALL OPENING TO BE INFILLED AND REPLACED WITH NEW SHEATHING & NEW WOOD SIDING TO MATCH

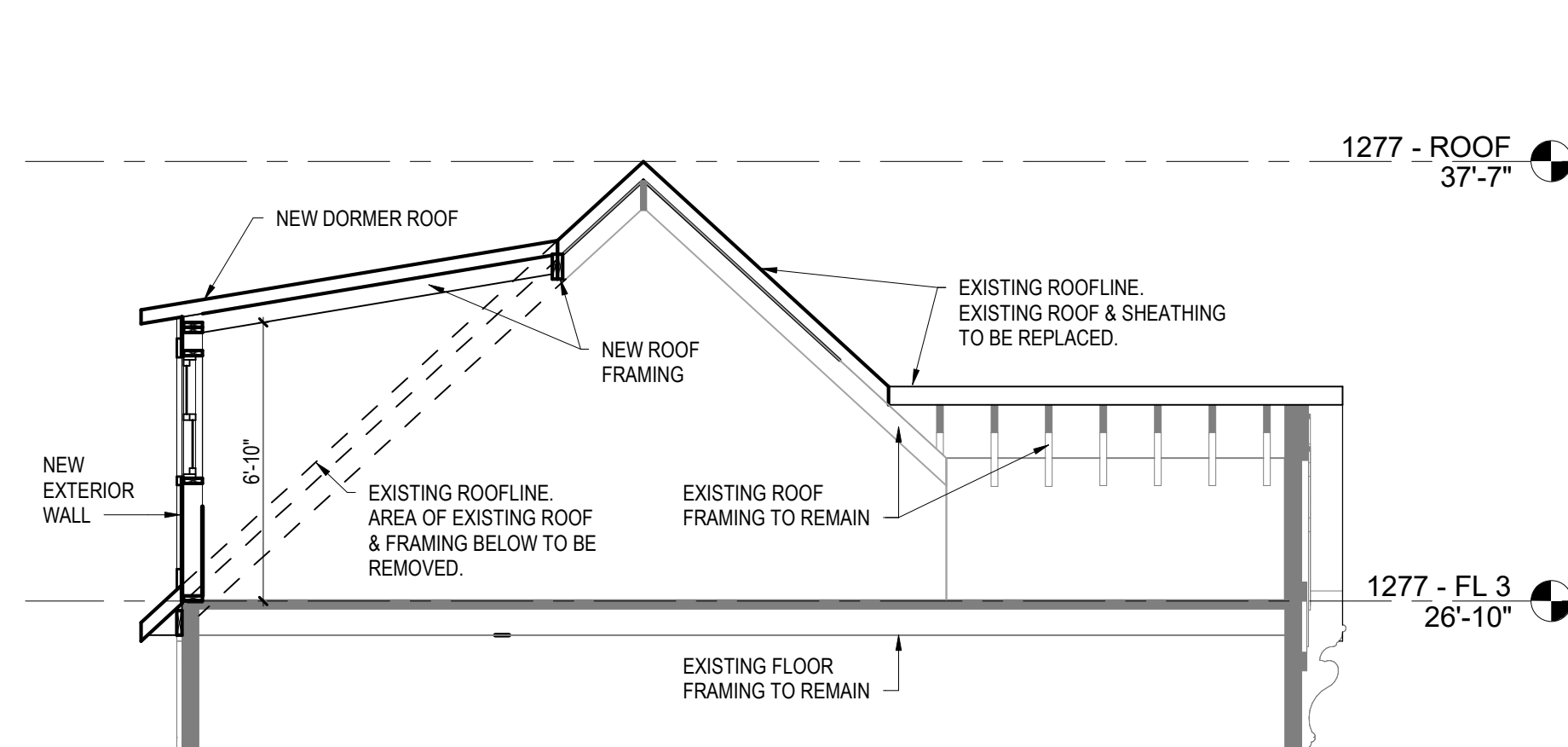
NEW DOOR AND HARDWARE TO BE INSTALLED

NEW WOOD WINDOW SASH, STOPS AND STOOL TO BE INSTALLED

NEW ELEVATION NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

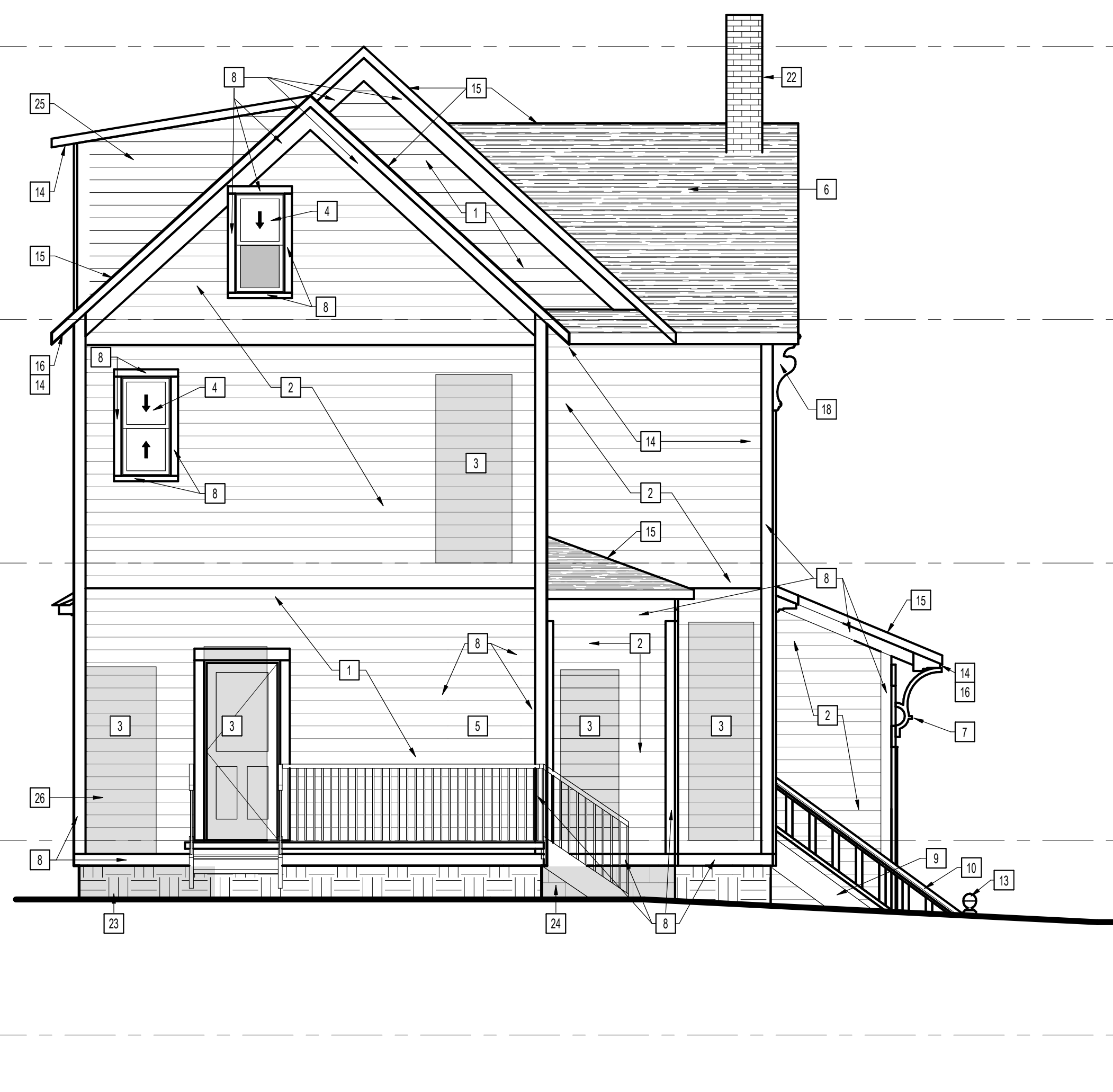
- | # | KEYNOTES |
|----|--|
| 1 | REPLACE EXTERIOR SHEATHING. REPLACE DETERIORATED AND MISSING AREAS OF SIDING WITH NEW WOOD SIDING TO MATCH. |
| 2 | REPAIR SHEATHING AND SIDING. PREP AND PAINT ALL EXISTING AND NEW WOOD SIDING TO ACHIEVE CONSISTENT FINISH. |
| 3 | INFILL WALL OPENING. PROVIDE SHEATHING AND WOOD SIDING, FINISHED TO MATCH. |
| 4 | PROVIDE NEW WINDOW AND FRAME. REFER TO NEW WINDOW SCHEDULE. |
| 5 | PROVIDE DOOR, FRAME AND ASSOCIATED HARDWARE. REFER TO DOOR SCHEDULE. |
| 6 | REPAIR SALVAGED WOOD DOOR. FIX CLOSED AND SEAL TO PROVIDE CONTINUOUS AIR BARRIER. PREP AND PAINT DOOR AND FRAME. |
| 7 | PROVIDE WOOD STOREFRONT, WINDOWS AND ASSOCIATED TRIM. |
| 8 | REPLACE DETERIORATED AND MISSING WOOD TRIM WITH NEW WOOD TRIM TO MATCH. REPAIR REMAINING TRIM. PREP AND PAINT ALL TRIM TO ACHIEVE CONSISTENT FINISH. |
| 9 | REBUILD AND PAINT NEW WOOD STAIR TO MATCH ORIGINAL. |
| 10 | PROVIDE PAINTED WOOD RAILING, PROFILE TO MATCH ORIGINAL. |
| 11 | REBUILD WOOD PORCH AND ASSOCIATED STRUCTURE. |
| 12 | REPAIR, REINSTALL, AND PAINT SALVAGED WOOD POSTS. |
| 13 | PROVIDE PAINTED WOOD POSTS, PROFILE TO MATCH SALVAGED POSTS. |
| 14 | PROVIDE FACTORY FINISHED METAL GUTTERS AND DOWNSPOUTS. |
| 15 | REPLACE ROOF SHEATHING ON EXISTING RAFTERS. PROVIDE R-30 CONTINUOUS RIGID INSULATION OUTBOARD OF SHEATHING. PROVIDE FURRING FOR VENTILATION BETWEEN INSULATION AND ROOF SHINGLES. PROVIDE ADDITIONAL SHEATHING, WEATHER RESISTANT BARRIER AND ASPHALT SHINGLE ROOFING. |
| 16 | REPLACE DETERIORATED AND MISSING PORTIONS OF SOFFIT AND FACIA BOARD. PREP AND PAINT ALL TO ACHIEVE CONSISTENT FINISH. |
| 17 | REPLACE DETERIORATED AND MISSING PORTIONS OF DECORATIVE WOOD CORNICE. PROFILE TO MATCH. REPAIR AND REINSTALL SALVAGED PIECES. PREP AND PAINT ALL TO ACHIEVE CONSISTENT FINISH. |
| 18 | PATCH AND REPAIR SALVAGED WOOD DECORATION. IF DETERIORATED BEYOND REPAIR, RECREATE NEW WOOD ELEMENTS TO MATCH. PREP AND PAINT ALL NEW AND EXISTING ELEMENTS TO ACHIEVE CONSISTENT FINISH. |
| 19 | PROVIDE WOOD LATTICE SCREEN, FINISHED TO MATCH. |
| 20 | PROVIDE SLOPED CONCRETE APPROACH (5% MAX, RISE NOT TO EXCEED 3'). |
| 21 | REBUILD CMU BLOCK WALL. |
| 22 | EXISTING CHIMNEY TO REMAIN. WASH BRICK AND REPOINT JOINTS. |
| 23 | REPAIR AND REPOINT EXISTING STONE FOUNDATION. |
| 24 | REPAIR AND REPOINT EXISTING CMU FOUNDATION. |
| 25 | BUILD NEW ROOF DORMER. PROVIDE EXTERIOR SHEATHING, R-30 CONTINUOUS RIGID INSULATION, FURRING, ADDITIONAL SHEATHING, WEATHER RESISTANT BARRIER AND NEW ASPHALT SHINGLE ROOFING. SAME AS THE REST OF THE ROOF. PROVIDE EXTERIOR SHEATHING, WOOD SIDING AND INSULATION AT NEW EXTERIOR WALLS. |
| 26 | PROVIDE WOOD PORCH. |
| 27 | PROVIDE WOOD STAIRS AND RAILINGS. |
| 28 | PROVIDE ADA COMPLIANT CONCRETE RAMP WITH METAL RAILINGS. |



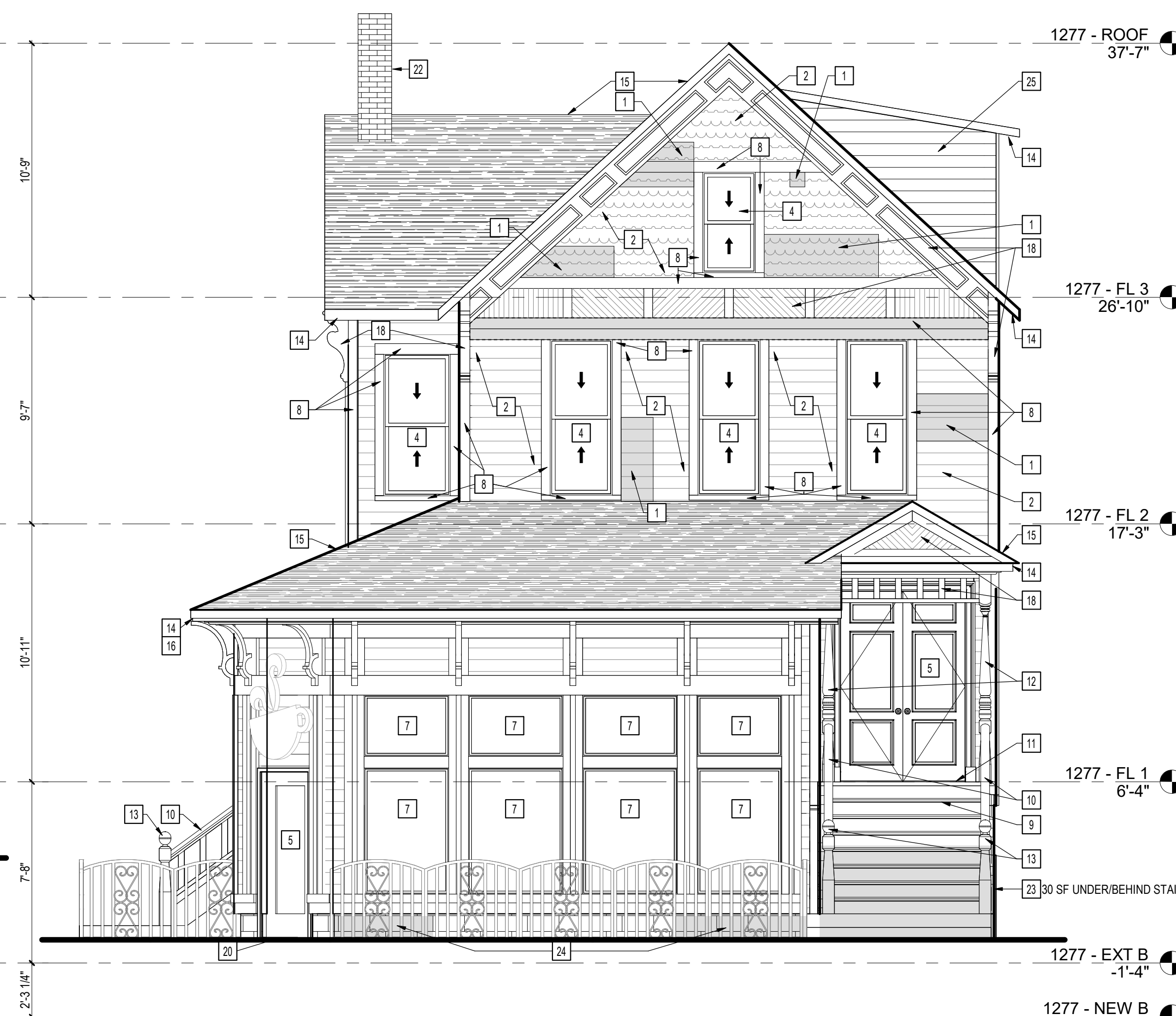
3 DORMER ADDITION - SECTION DIAGRAM
1/4" = 1'-0"



4 DORMER ADDITION - SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

Consultants:

Signature & Seal:

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Client: **BREESER DEVELOPMENT**

Project: **1277 NIAGARA ST. RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

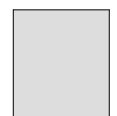
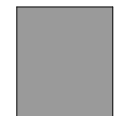
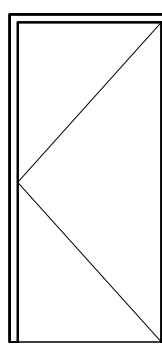
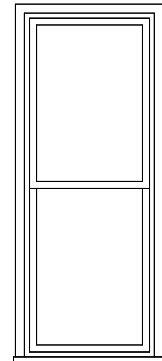
Drawing History: # Date Description

Project Status: **DD - NOT FOR CONSTRUCTION**

Date: 03/14/2025
Project Number: 24032
Sheet Title: **NORTH & SOUTH EXTERIOR ELEVATIONS**

Sheet Number: **A202**

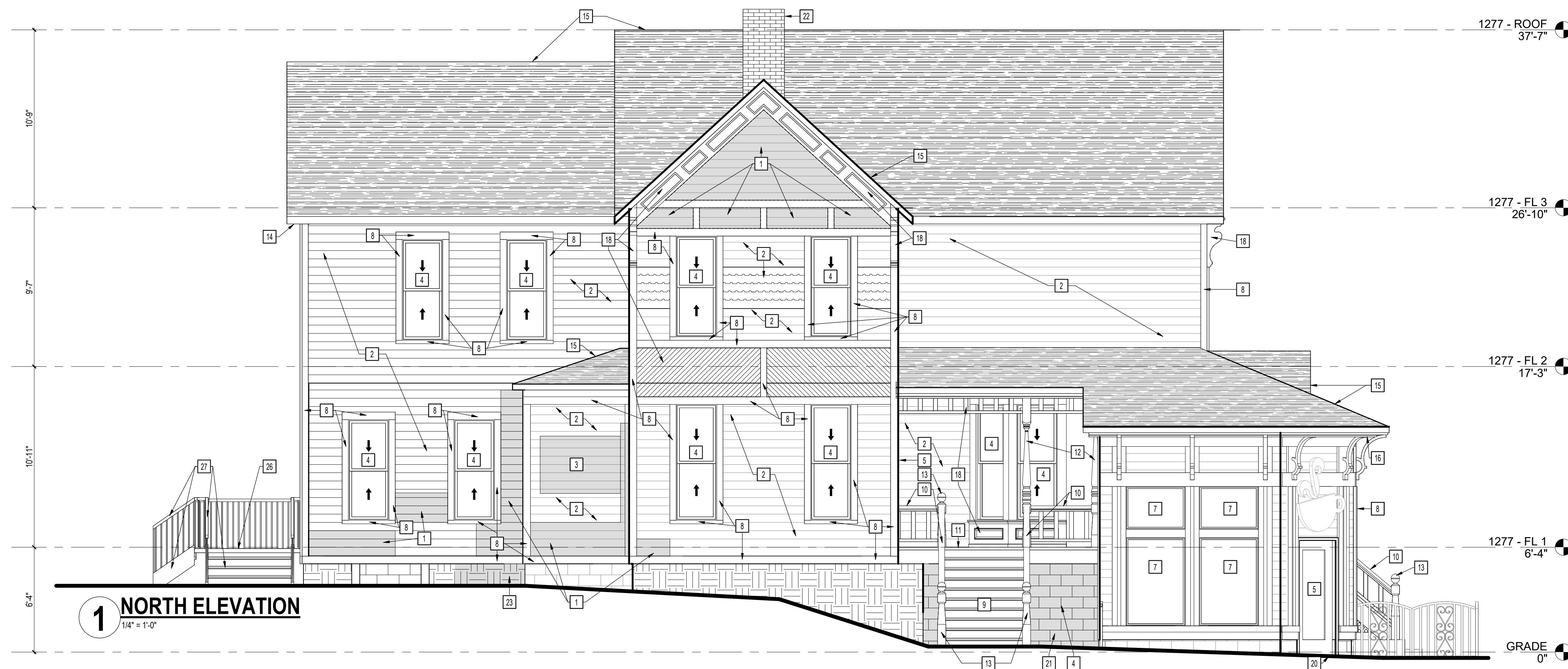
SYMBOL LEGEND

-  DAMAGED/DETERIORATED AREA TO BE REPLACED WITH NEW SHEATHING & NEW WOOD SIDING TO MATCH
-  EXTERIOR WALL OPENING TO BE INFILLED AND REPLACED WITH NEW SHEATHING & NEW WOOD SIDING TO MATCH
-  NEW DOOR AND HARDWARE TO BE INSTALLED
-  NEW WOOD WINDOW SASH, STOPS AND STOOL TO BE INSTALLED

NEW ELEVATION NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

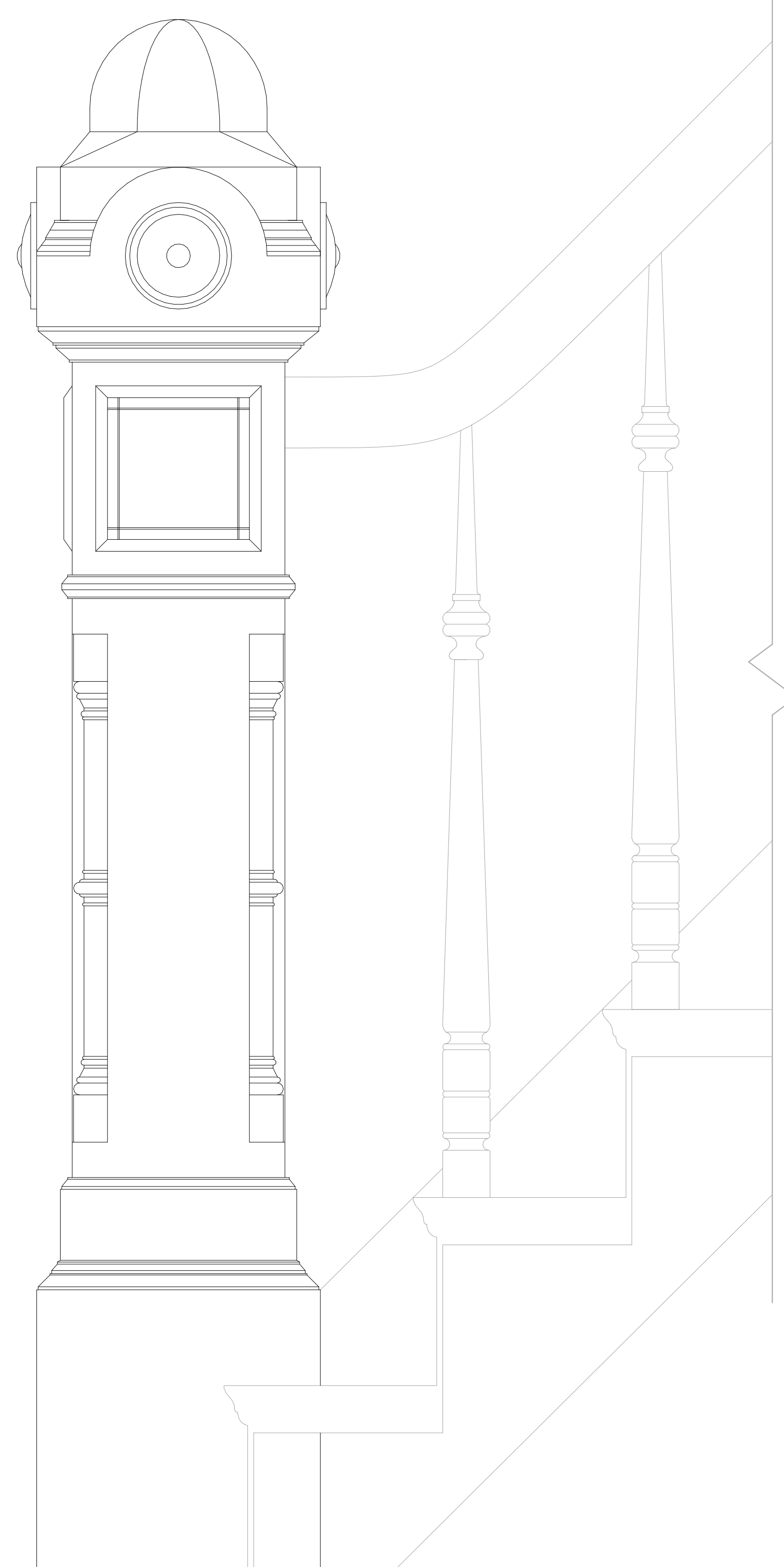
- | # | KEYNOTES |
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| 3 | INFILL WALL OPENING. PROVIDE SHEATHING AND WOOD SIDING, FINISHED TO MATCH. |
| 4 | PROVIDE NEW WINDOW AND FRAME. REFER TO NEW WINDOW SCHEDULE. |
| 5 | PROVIDE DOOR, FRAME AND ASSOCIATED HARDWARE. REFER TO DOOR SCHEDULE. |
| 6 | REPAIR SALVAGED WOOD DOOR. FIX CLOSED AND SEAL TO PROVIDE CONTINUOUS AIR BARRIER. PREP AND PAINT DOOR AND FRAME. |
| 7 | PROVIDE WOOD STOREFRONT, WINDOWS AND ASSOCIATED TRIM. |
| 8 | REPLACE DETERIORATED AND MISSING WOOD TRIM WITH NEW WOOD TRIM TO MATCH. REPAIR REMAINING TRIM. PREP AND PAINT ALL TRIM TO ACHIEVE CONSISTENT FINISH. |
| 9 | REBUILD AND PAINT NEW WOOD STAIR TO MATCH ORIGINAL. |
| 10 | PROVIDE PAINTED WOOD RAILING, PROFILE TO MATCH ORIGINAL. |
| 11 | REBUILD WOOD PORCH AND ASSOCIATED STRUCTURE. |
| 12 | REPAIR, REINSTALL, AND PAINT SALVAGED WOOD POSTS. |
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| 19 | PROVIDE WOOD LATTICE SCREEN, FINISHED TO MATCH. |
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| 27 | PROVIDE WOOD STAIRS AND RAILINGS. |
| 28 | PROVIDE ADA COMPLIANT CONCRETE RAMP WITH METAL RAILINGS. |



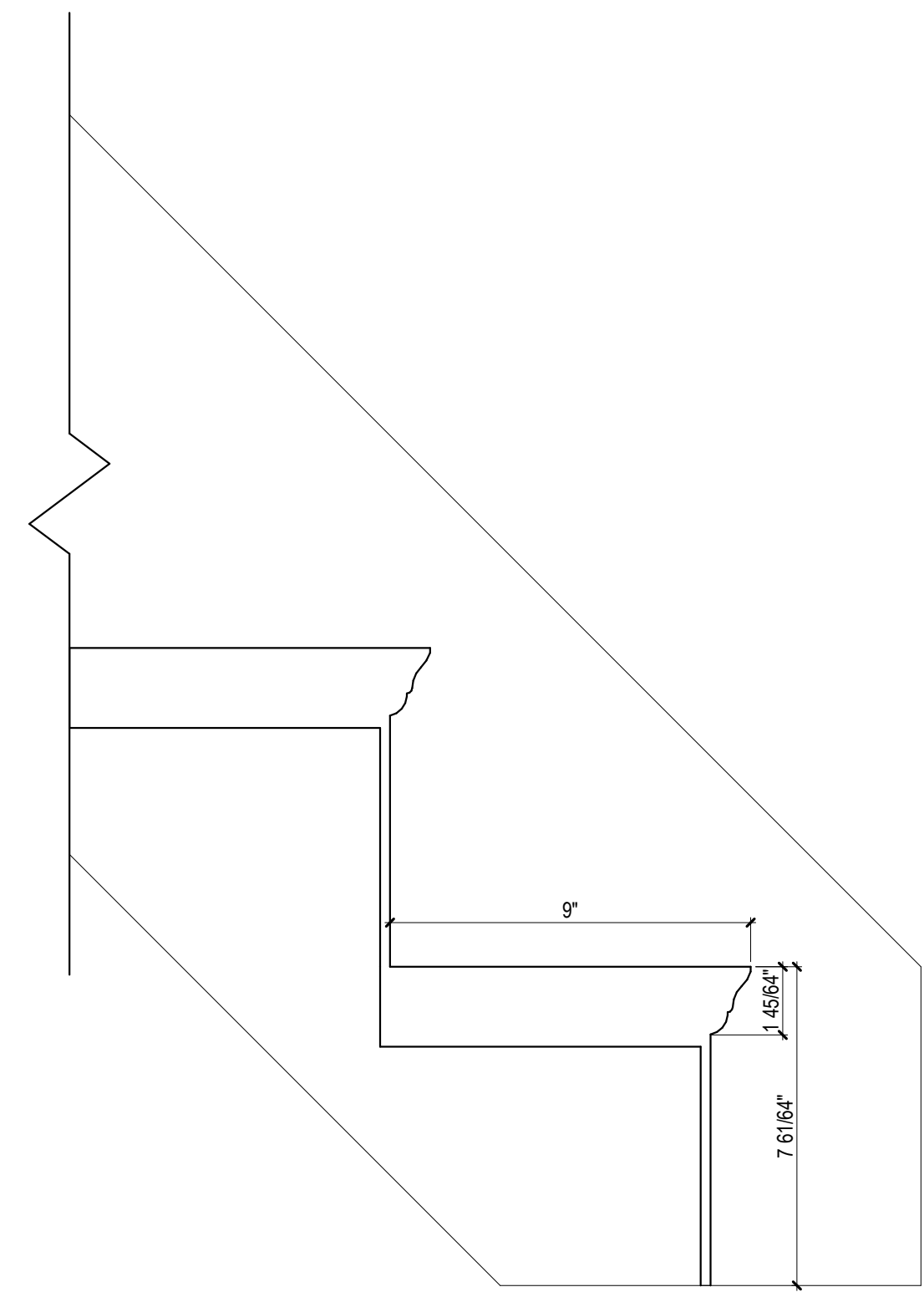
1 NORTH ELEVATION
1/4" = 1'-0"



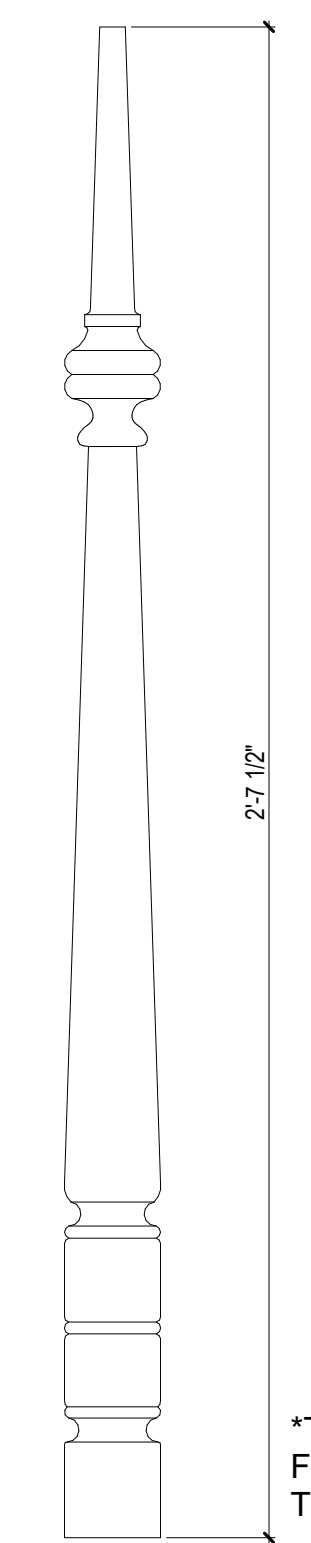
2 SOUTH ELEVATION
1/4" = 1'-0"



5 NEWEL POST
3" = 1'-0"



3 TYP. STAIR NOSING PROFILE
3" = 1'-0"

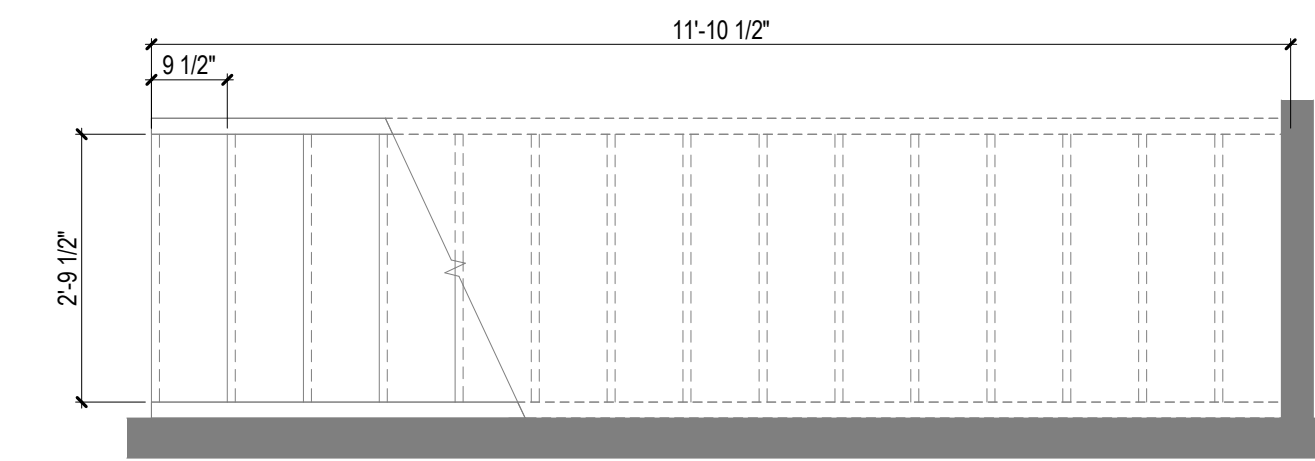


*THIS PROFILE IS ONLY FOR THE EXISTING STAIRCASE THAT WILL REMIAN

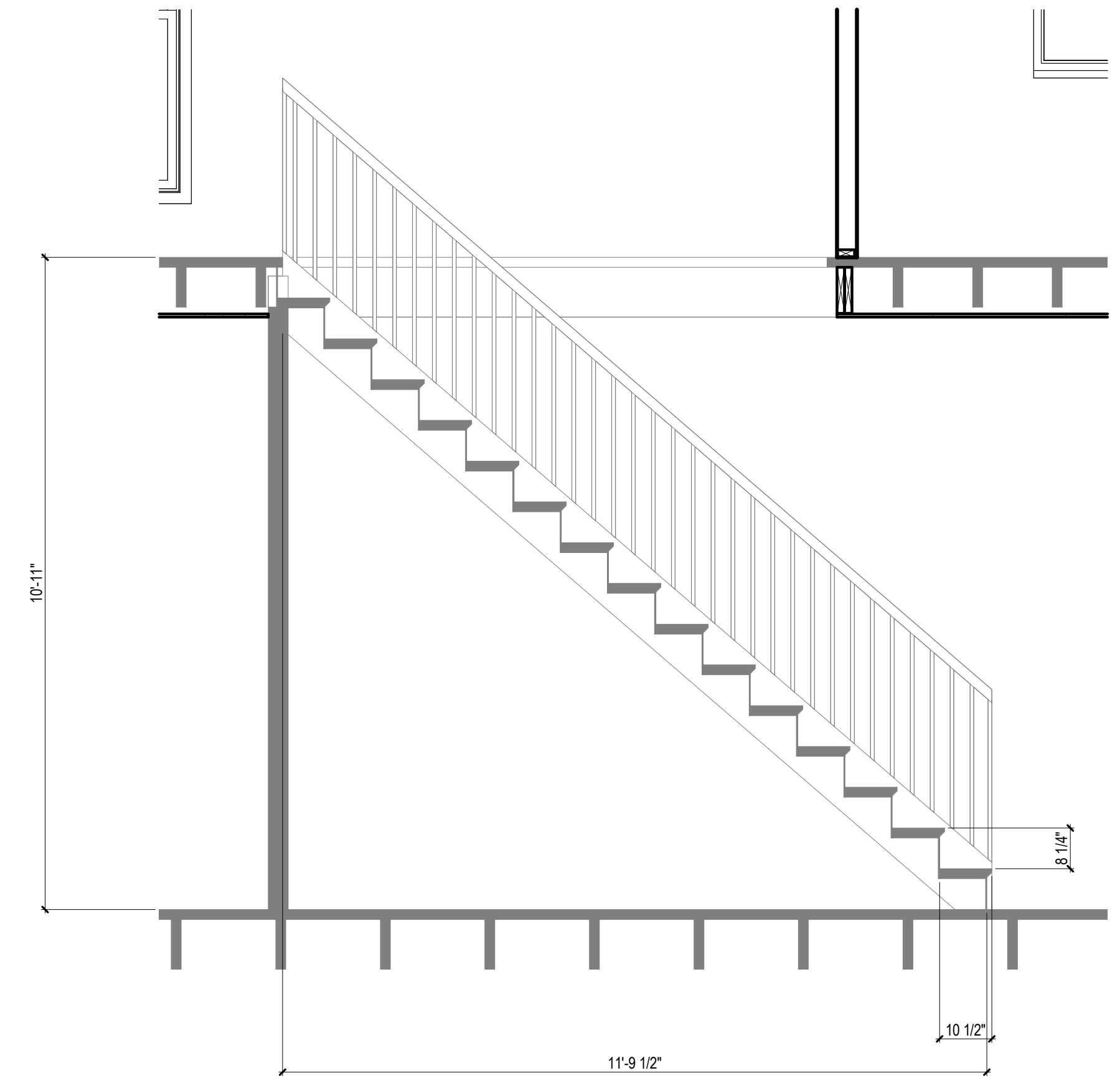
4 TYP. STAIR SPINDLE PROFILE
3" = 1'-0"

GENERAL NOTES

A. NOT USED.



1 HISTORIC GRAND STAIR PLAN
1/2" = 1'-0"
REFERENCED FROM SHEET: A101



2 HISTORIC GRAND STAIR SECTION SOUTH
1/2" = 1'-0"



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Client: BREESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

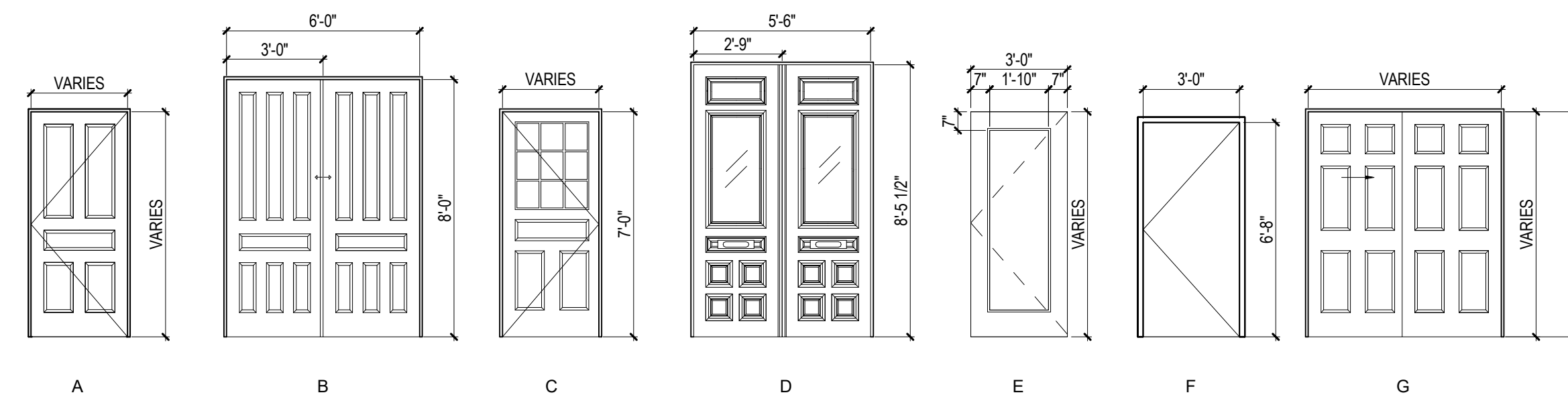
Drawing History: # Date Description

Project Status: **DD - NOT FOR CONSTRUCTION**

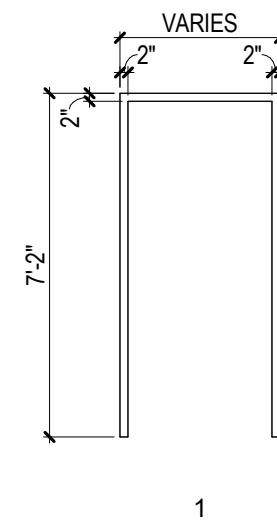
Date: 03/14/2025
Project Number: 24032

Sheet Title: **HISTORIC GRAND STAIR INFORMATION**

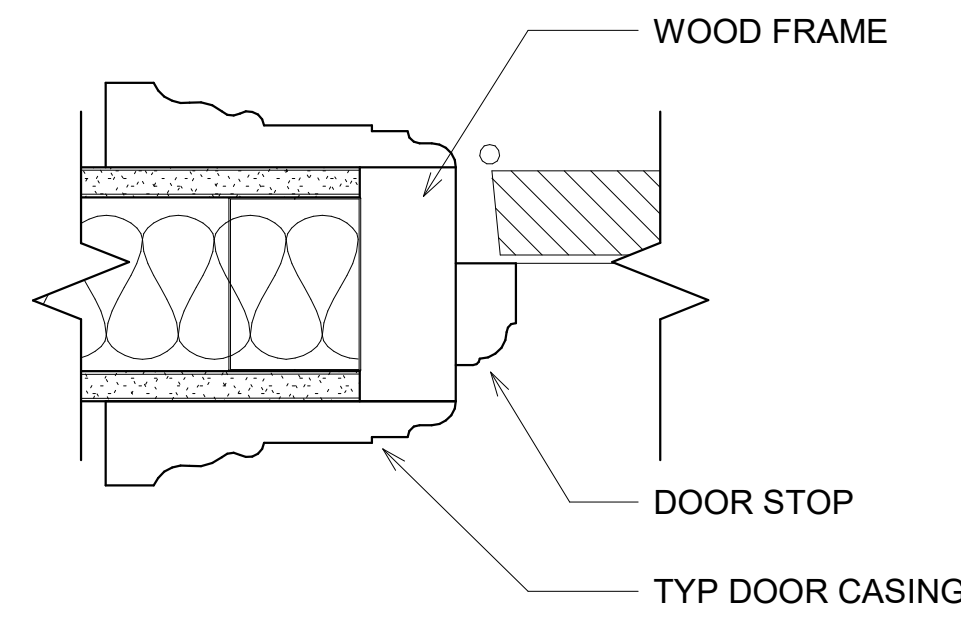
Sheet Number: **A350**



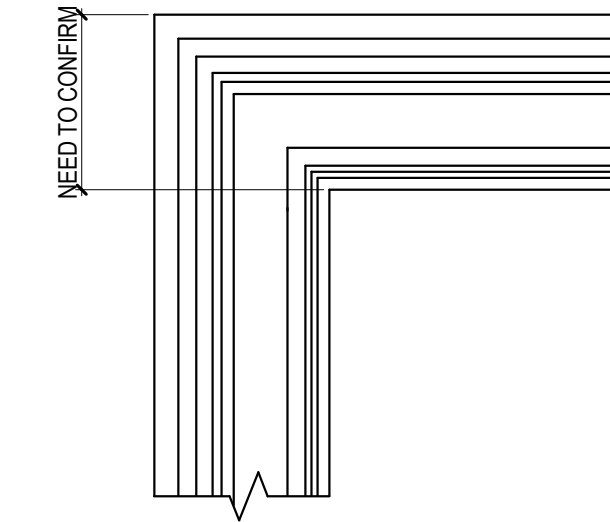
DOOR TYPES
1/4" = 1'-0"



FRAME TYPES
1/4" = 1'-0"



1 TYP JAMB DETAIL - INTERIOR DOORS
3" = 1'-0"



2 TYP ENLARGED CASING ELEVATION
1 1/2" = 1'-0"

DOOR SCHEDULE													
DOOR NO.	WIDTH	HEIGHT	DOOR		FRAME		DETAILS			HARDWARE GROUP	FIRE RATING	REMARKS	DOOR NO.
			TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD				
001	3'-0"	7'-0"	E	ALUM	1	HM							001
002	3'-0"	6'-8"	E	ALUM	1	HM							002
003	0'	0'	FRAMED OPENING	---	---	---							003
004	2'-10"	6'-8"	F	HM	1	HM							004
005	3'-0"	6'-8"	F	HM	1	HM							005
005b	0'	0'	FRAMED OPENING	---	---	---							005b
100	5'-3 1/4"	8'-0 3/4"	D	WD	1	WD							100
101	2'-10"	7'-0"	C	WD	1	WD							101
101B	2'-6"	7'-0"	A	WD	1	WD							101B
101C	2'-6"	6'-8"	G	WD	1	WD							101C
101F	4'-0"	5'-0"	G	WD	1	WD							101F
102	2'-10"	7'-0"	C	WD	1	WD							102
102A	2'-8"	7'-0"	A	WD	1	WD							102A
102B	2'-6"	7'-0"	A	WD	1	WD							102B
102C	5'-0"	7'-0"	G	WD	1	WD							102C
102F	2'-0"	6'-0"	ACCESS PANEL	MTL	---	MTL							102F
102L	2'-6"	6'-8"	G	WD	1	WD							102L
201	2'-10"	7'-0"	A	WD	1	HM				20 MIN			201
201B	2'-6"	6'-8"	G	WD	1	WD							201B
201C	6'-0"	5'-0"	G	WD	1	WD							201C
201D	2'-0"	7'-0"	BIFOLD	WD	---	MTL							201D
201F	2'-0"	6'-0"	ACCESS PANEL	MTL	---	MTL							201F
201W	2'-0"	6'-0"	ACCESS PANEL	MTL	---	MTL							201W
202	2'-10"	7'-0"	A	WD	1	HM					20 MIN		202
202A	2'-8"	7'-0"	A	WD	1	WD							202A
202ARCH-A	0'	0'	FRAMED OPENING	---	---	---							202ARCH-A
202ARCH-B	0'	0'	FRAMED OPENING	---	---	---							202ARCH-B
202B	2'-6"	7'-0"	A	WD	1	WD							202B
202C	2'-6"	6'-8"	G	WD	1	WD							202C
202F	2'-0"	6'-0"	ACCESS PANEL	MTL	---	MTL							202F
202L	2'-6"	6'-8"	G	WD	1	WD							202L
203	2'-10"	7'-0"	A	WD	1	HM					20 MIN		203
203A	2'-6"	6'-6"	A	WD	1	WD							203A
203B	2'-6"	6'-8"	G	WD	1	WD							203B
203C	6'-0"	5'-0"	G	WD	1	WD							203C
203F	2'-0"	6'-0"	ACCESS PANEL	MTL	---	MTL							203F
203L	2'-2"	6'-0"	P	WD	S	WD							203L
X101	6'-0"	8'-0"	B	WOOD	EX	WD						SALVAGED	X101
X102	6'-0"	8'-0"	B	WOOD	EX	WD						SALVAGED	X102

GENERAL NOTES

- DOOR TYPES REPRESENT
 - A. TYPE A: ALL INTERIOR DOORS
 - B. TYPE B: POCKET DOOR PROFILE
 - C. TYPE C: EXTERIOR APARTMENT ENTRANCES
 - D. TYPE D: FRONT DOOR REPLICA PROFILE (BASED ON 1273)
 - E. TYPE E: EXTERIOR COMMERCIAL ENTRANCES
 - F. TYPE F: INTERIOR COMMERCIAL DOORS
 - G. TYPE G: SLIDING CLOSET DOORS
- DOOR TYPES A, B, D, AND G REPRESENT PROFILES BASED ON EXISTING CONDITIONS OR ATTACHED INSTANCES
- TYPE B DOORS WILL BE REFERBISHED AND MADE USEABLE OR FIXED IN PLACE (REFER TO FLOOR PLANS)
- CASING AND JAMB PROFILES REPRESENT A BASIS OF DESIGN INTENT FOR THE DOORS THROUGHOUT THE SPACE
- PROFILES OF DOOR DETAILS WILL BE RE-EVALUATED



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Client: BREESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

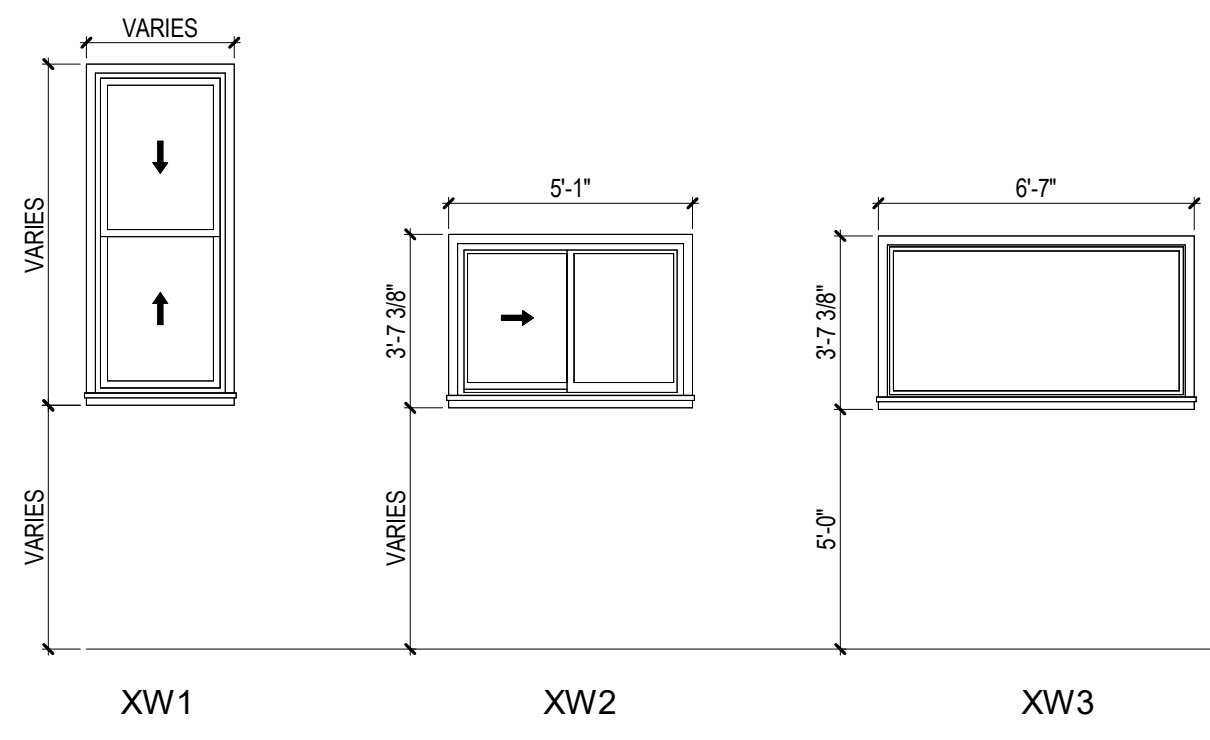
Project Status: DD - NOT FOR CONSTRUCTION

Date: 03/14/2025

Project Number: 24032

Sheet Title: DOOR INFORMATION

Sheet Number: A500

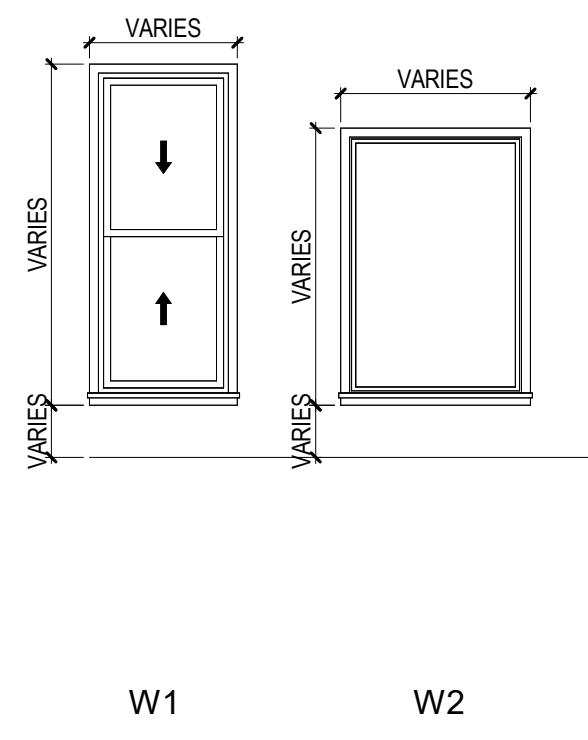


EXISTING WINDOW ELEVATIONS

1/4" = 1'-0"

EXISTING WINDOW SCHEDULE

WINDOW NO.	WIDTH	HEIGHT	SILL HEIGHT
XW1	2'-6 1/2"	7'-1"	1'-7"
XW1	2'-6 1/2"	7'-1"	1'-7"
XW1	2'-8 1/2"	6'-8"	1'-2"
XW1	2'-8 1/2"	6'-8"	1'-2"
XW1	2'-8 1/2"	6'-8"	1'-2"
XW1	2'-6 1/2"	6'-0 1/2"	1'-0 1/2"
XW1	2'-6"	6'-0 1/2"	1'-0 1/2"
XW1	2'-6 1/2"	6'-0 1/2"	1'-0 1/2"
XW1	2'-0 1/4"	4'-0"	3'-4 1/2"
XW1	2'-10 1/2"	7'-1"	1'-5 1/2"
XW1	2'-10 1/2"	7'-1"	1'-5 1/2"
XW1	2'-6 1/2"	6'-2"	1'-7"
XW1	2'-6 1/2"	6'-2"	1'-7"
XW1	2'-3 3/4"	4'-4"	1'-0"
XW1	2'-6 1/2"	7'-1"	1'-7"
XW1	2'-6 1/2"	7'-1"	1'-7"
XW1	2'-10 3/4"	6'-1"	1'-1 3/4"
XW1	2'-0 1/4"	4'-0"	1'-0"
XW1	2'-6 1/2"	6'-2"	1'-9"
XW1	2'-6 1/2"	6'-2"	1'-9"
XW1	2'-6 1/2"	6'-2"	1'-9"
XW1	2'-6 1/2"	6'-2"	1'-6 1/2"
XW1	2'-6 1/2"	6'-2"	1'-6 1/2"
XW2	4'-8 1/2"	3'-2"	3'-4 3/4"
XW2	4'-8 1/2"	3'-2"	5'-1"
XW3	6'-2 1/2"	3'-2"	5'-0"
XW3	6'-2 1/2"	3'-2"	5'-0"



NEW WINDOW ELEVATIONS

1/4" = 1'-0"

NEW WINDOW SCHEDULE

Type Mark	HEIGHT	WIDTH	Sill Height
W1	3'-0"	2'-6 1/2"	3'-0"
W1	7'-1"	2'-8"	1'-5 1/2"
W1	3'-0"	2'-6 1/2"	3'-0"
W1	3'-0"	2'-6 1/2"	3'-0"
W1	6'-8"	2'-8 1/2"	1'-2"
W1	6'-8"	2'-8 1/2"	1'-2"
W1	6'-8"	2'-8 1/2"	1'-2"
W1	6'-0 1/2"	2'-6 1/2"	1'-0 1/2"
W1	6'-0 1/2"	2'-6"	1'-0 1/2"
W1	6'-0 1/2"	2'-6"	1'-0 1/2"
W1	6'-0 1/2"	2'-6 1/2"	1'-0 1/2"
W1	4'-0"	2'-0 1/4"	3'-4 1/2"
W1	6'-2"	2'-6 1/2"	1'-6 1/2"
W1	6'-2"	2'-6 1/2"	1'-6 1/2"
W1	6'-2"	2'-6 1/2"	1'-9"
W1	6'-2"	2'-6 1/2"	1'-9"
W1	6'-1"	2'-10 3/4"	1'-1 3/4"
W1	4'-4"	2'-3 3/4"	1'-0"
W1	4'-0"	2'-0 1/4"	1'-0"
W1	6'-2"	2'-6 1/2"	1'-7"
W1	6'-2"	2'-6 1/2"	1'-7"
W1	7'-1"	2'-6 1/2"	1'-7"
W1	7'-1"	2'-6 1/2"	1'-7"
W1	7'-1"	2'-6 1/2"	1'-7"
W1	7'-1"	2'-10 1/2"	1'-5 1/2"
W1	7'-1"	2'-10 1/2"	1'-5 1/2"
W1	3'-0"	2'-6 1/2"	3'-0"
W1	3'-0"	2'-6 1/2"	3'-0"
W2	2'-7"	3'-7"	1'-1"
W2	5'-4"	3'-7"	1'-7"
W2	5'-4"	3'-7"	1'-7"
W2	5'-4"	3'-7"	1'-7"
W2	2'-7"	3'-7"	1'-1"
W2	2'-7"	3'-7"	1'-1"
W2	2'-7"	4'-0"	1'-1"
W2	2'-7"	4'-0"	1'-1"
W2	5'-4"	4'-0"	1'-7"
W2	5'-4"	4'-0"	1'-7"
W539	1'-6"		3'-0"
W539	1'-6"		3'-0"

GENERAL NOTES

1. REPLACEMENT WINDOW TYPE:
 - A. MANUFACTURER: MARVIN
 - B. COLLECTION: SIGNATURE ULTIMATE
 - C. TYPES
 - a. DOUBLE HUNG G2
 - b. CASEMENT
 - D. FINISHES:
 - a. EXTERIOR: ALUMINUM-CLAD WOOD
 - b. INTERIOR: WOOD
 - E. CASING PROFILE: W1445
 - F. SASH PROFILE: W8487 OR STANDARD OGEE PROFILE
 - G. SIMULATED DIVIDED LITE (W3 ONLY)
 - H. *SASH PROFILE REPRESENTS STANDARD OGEE PROFILE
 - I. **CASING PROFILE ONLY REQUIRED IF NOT CUSTOM WOODWORK

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Client: BRESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

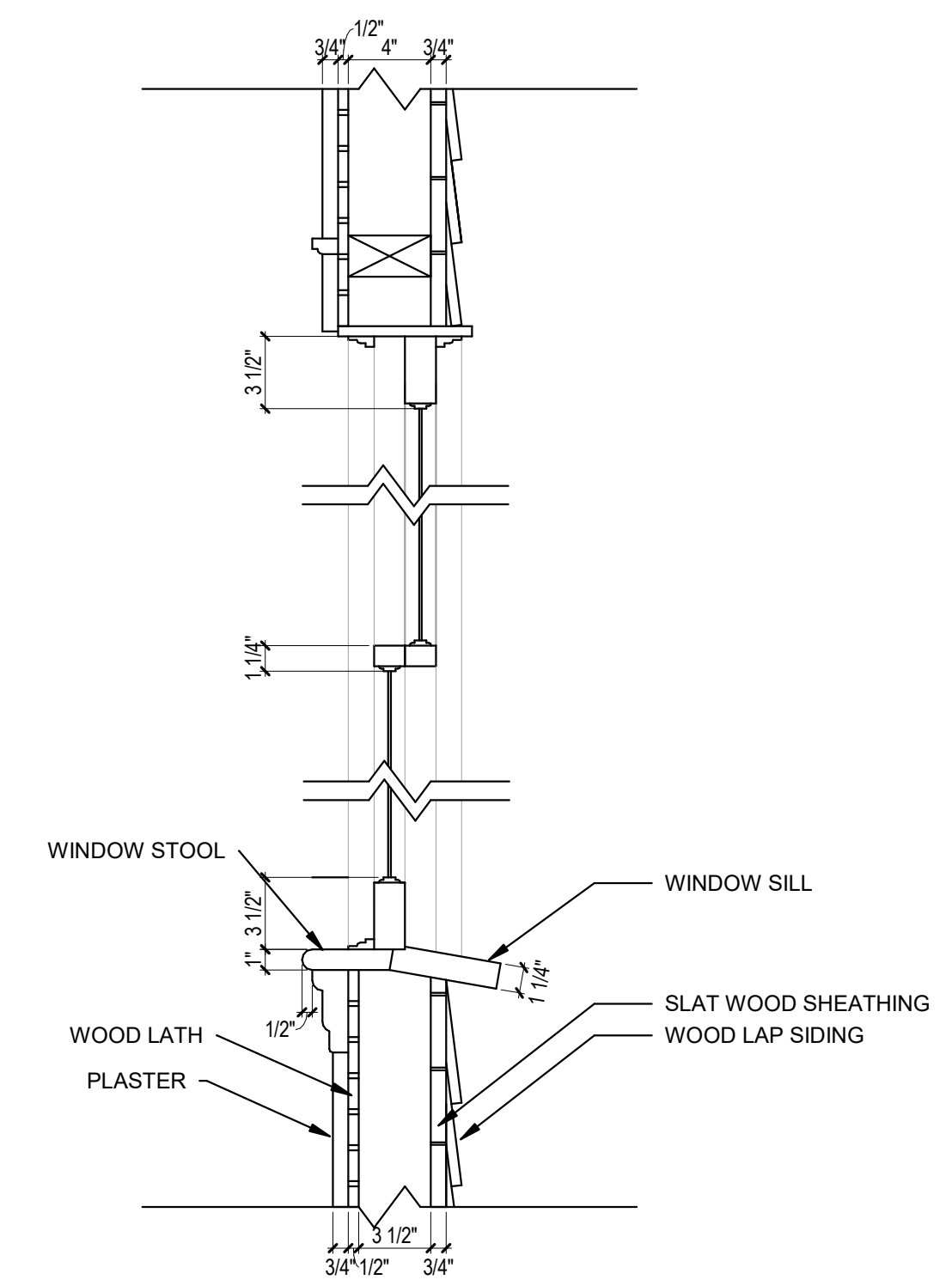
Project Address: 1277 NIAGARA STREET
 BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: DD - NOT FOR CONSTRUCTION

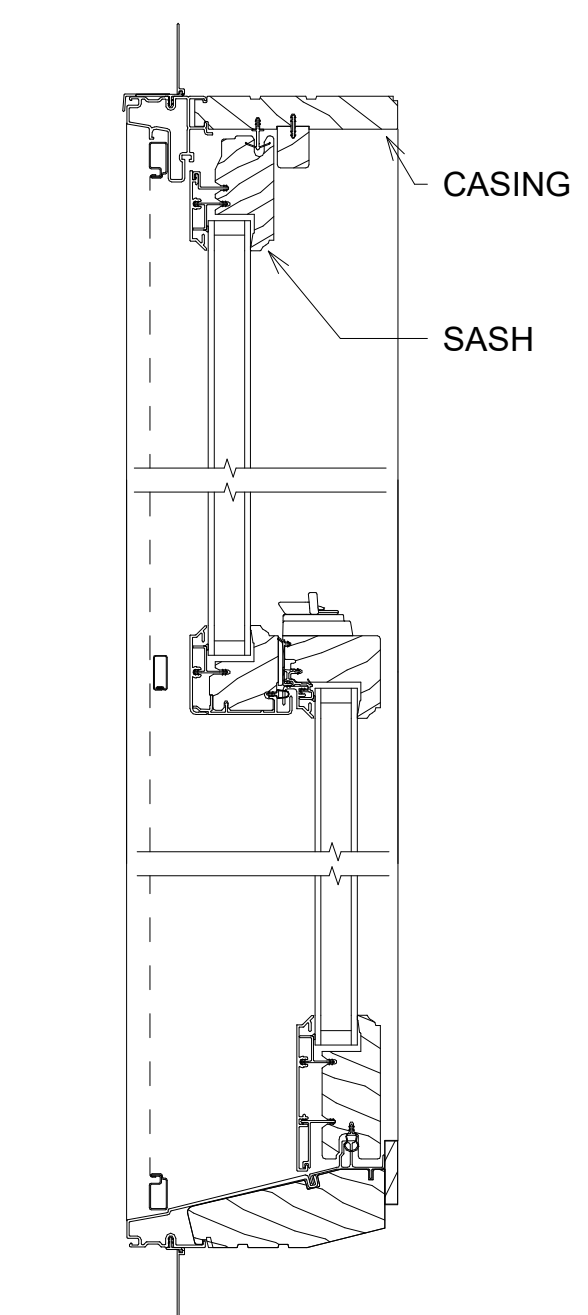
Date: 03/14/2025
 Project Number: 24032
 Sheet Title: WINDOW INFORMATION

Sheet Number: A505



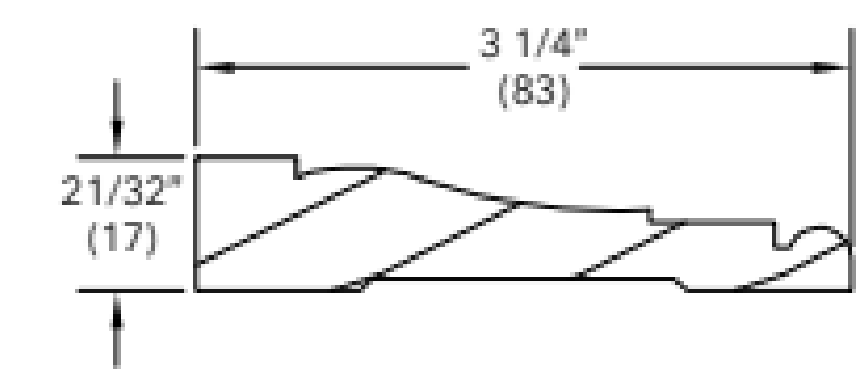
2 TYP. EXISTING DBL HUNG WINDOW SECTION

1 1/2" = 1'-0"

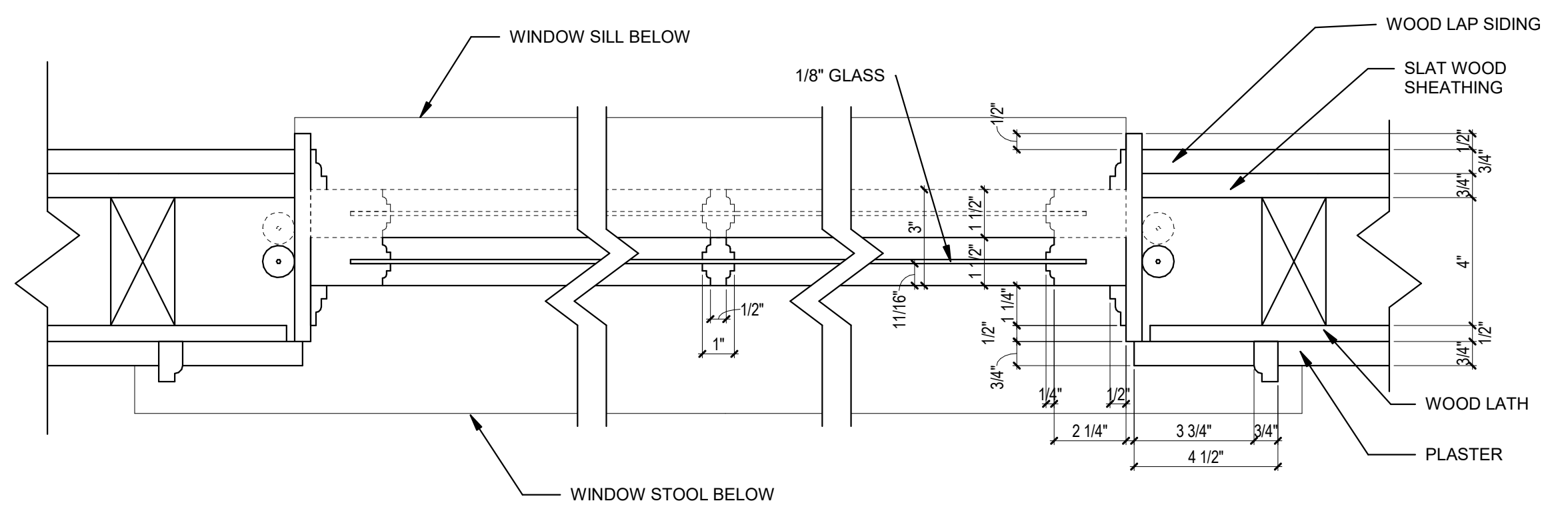


4 TYP. REPLACEMENT WINDOW SECTION DETAIL

3" = 1'-0"

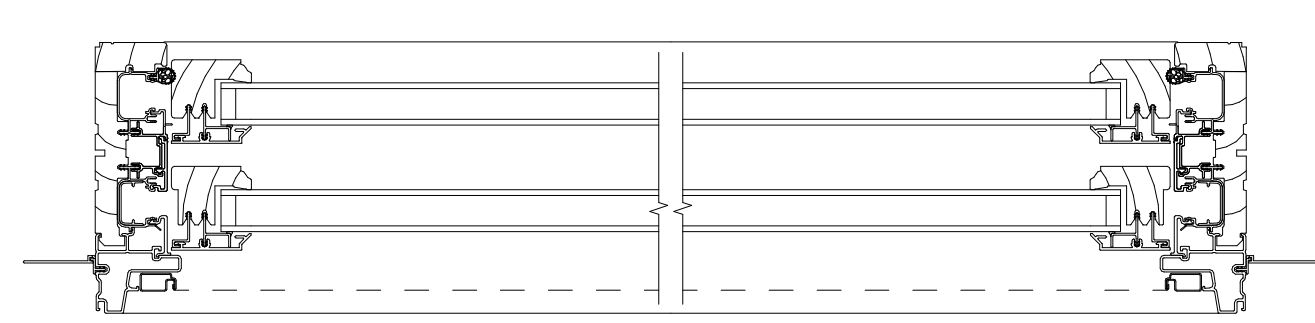


INTERIOR CASING PROFILE - BASIS OF DESIGN (NOT TO SCALE)**



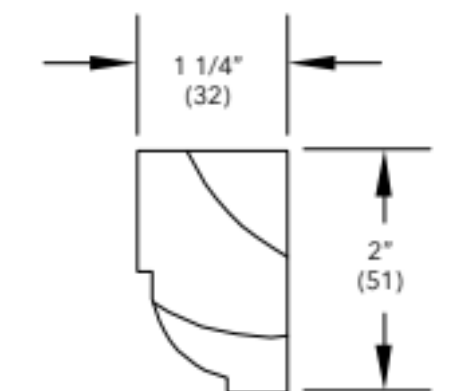
1 TYP. EXISTING DBL HUNG JAMB SECTION

3" = 1'-0"

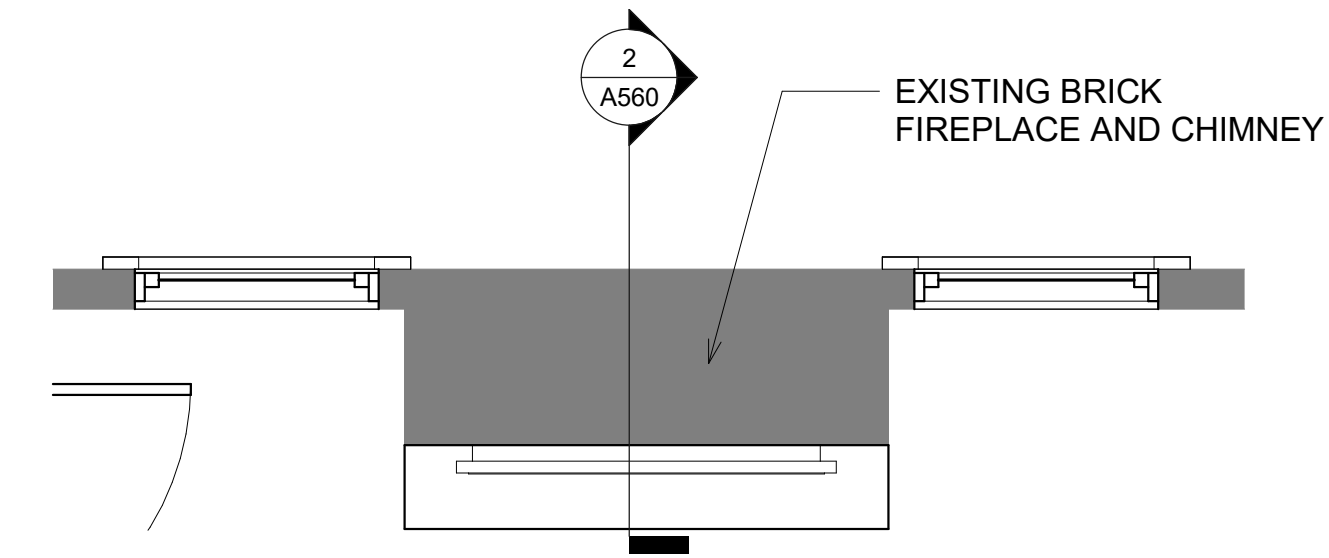


3 TYP REPLACEMENT WINDOW PLAN DETAIL

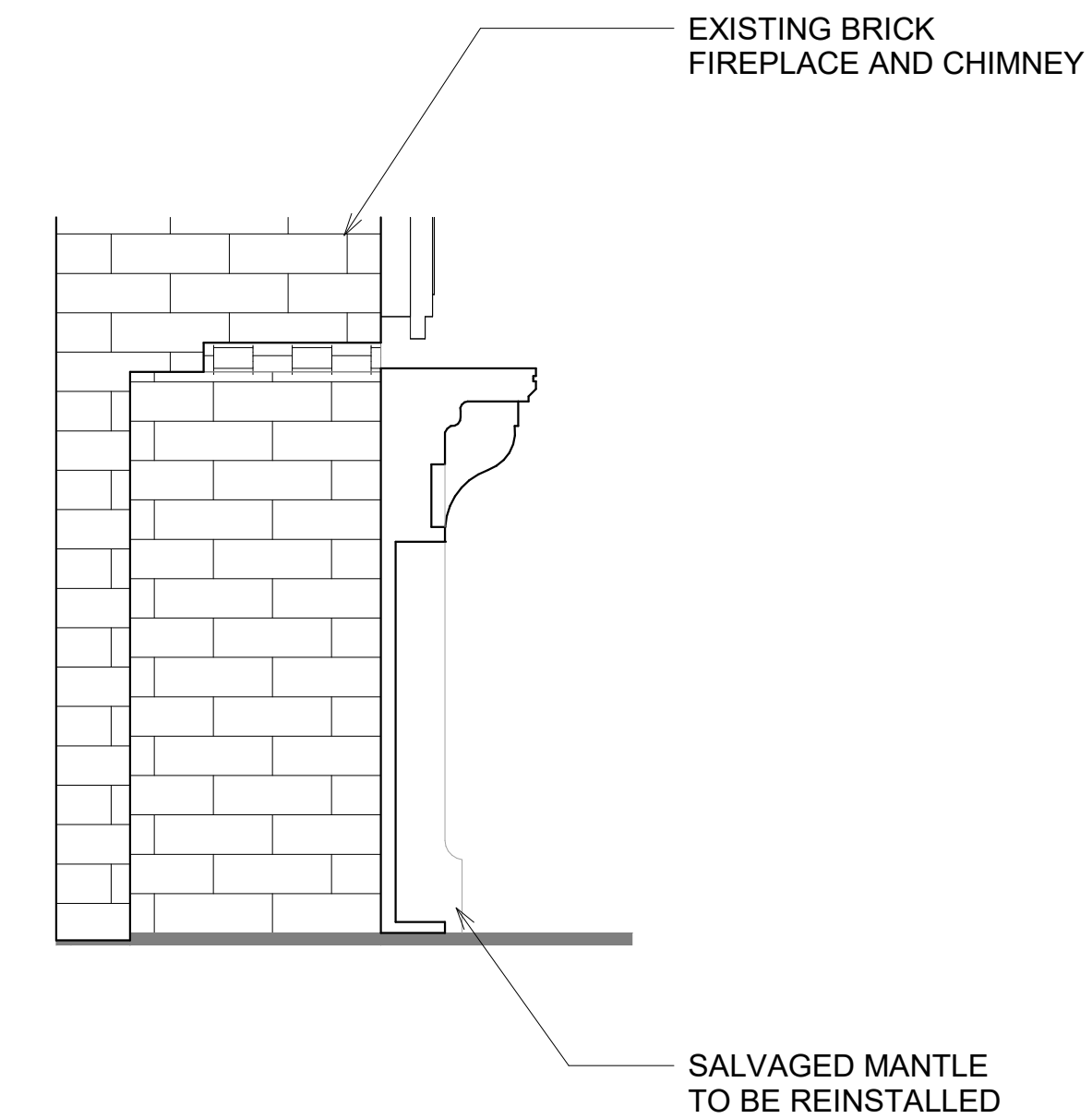
3" = 1'-0"



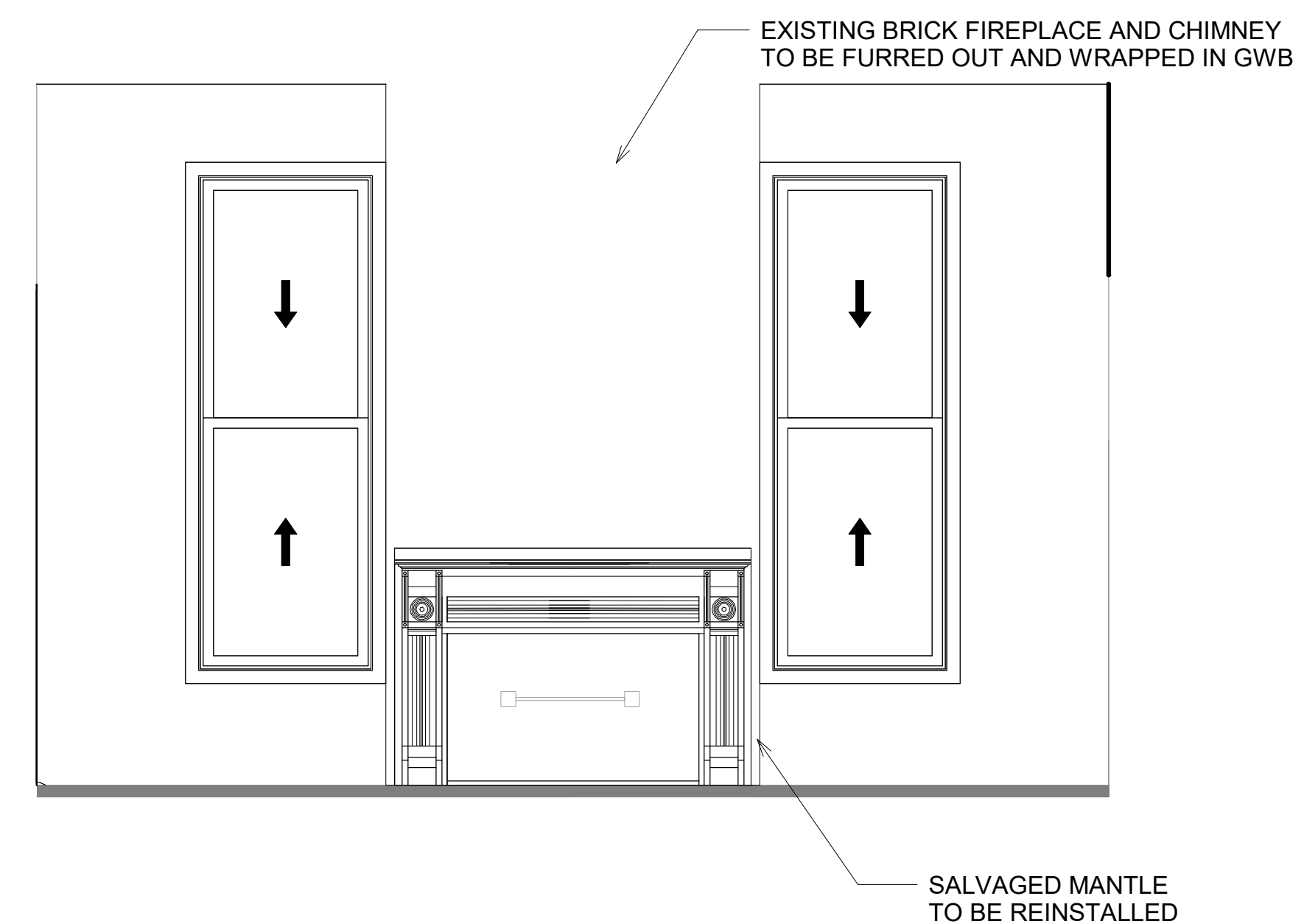
INTERIOR SASH PROFILE - BASIS OF DESIGN (NOT TO SCALE)*



1 ENLARGED PLAN WITH MANTLE
 1/2" = 1'-0"
 REFERENCED FROM SHEET: A101



2 EXISTING MANTLE SECTION
 1" = 1'-0"
 REFERENCED FROM SHEET: A560



3 EXISTING MANTLE ELEVATION
 1/2" = 1'-0"



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Client: BRESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: DD - NOT FOR CONSTRUCTION

Date: 03/14/2025

Project Number: 24032

Sheet Title: MISCELLANEOUS HISTORIC DETAILS

Sheet Number: **A560**

ROOM FINISH SCHEDULE					
ROOM #	ROOM NAME	CEILING FINISH	BASE FINISH	FLOOR FINISH	WALL FINISH
001	COMMERCIAL	GWB-1		CONC-1	PNT-1
002	COMMERCIAL	GWB-1		CONC-1	PNT-1
003	VEST.	GWB-1		CONC-1	PNT-1
004	COMMERCIAL	GWB-1		CONC-1	PNT-1
005	MECHANICAL	GWB-1		CONC-1	PNT-1
005b	MECHANICAL	GWB-1		CONC-1	PNT-1
100	STAIR HALL	GWB-1	WB-1	WD-1	PNT-1
101	1 BDORM UNIT	GWB-1	WB-1	WD-1	PNT-1
101A	BEDROOM	GWB-1	WB-1	WD-1	PNT-1
101B	BATHROOM	GWB-1	WB-1	PT-1	PNT-1
101C	CLOSET	GWB-1	WB-1	WD-1	PNT-1
101F	UTILITY	GWB-1	WB-1	PT-2	PNT-1
102	1 BDORM UNIT	GWB-1	WB-1	WD-1	PNT-1
102A	BEDROOM	GWB-1	WB-1	WD-1	PNT-1
102B	BATHROOM	GWB-1	WB-1	PT-1	PNT-1
102C	CLOSET	GWB-1	WB-1	WD-1	PNT-1
102F	UTILITY	GWB-1	WB-1	PT-2	PNT-1
102L	LAUNDRY	GWB-1	WB-1	PT-1	PNT-1
200	STAIR HALL	GWB-1	WB-1	WD-1	PNT-1
201	1 BDORM LOFT	GWB-1	WB-1	WD-1	PNT-1
201A	1 BDORM LOFT	GWB-1	WB-1	WD-1	PNT-1
201B	BATHROOM	GWB-1	WB-1	PT-1	PNT-1
201C	CLOSET	GWB-1	WB-1	WD-1	PNT-1
201D	COAT CL	GWB-1	WB-1	WD-1	PNT-1
201F	UTILITY	GWB-1	WB-1	PT-2	PNT-1
202	1 BDORM UNIT	GWB-1	WB-1	WD-1	PNT-1
202A	BEDROOM	GWB-1	WB-1	WD-1	PNT-1
202B	BATHROOM	GWB-1	WB-1	PT-1	PNT-1
202C	CLOSET	GWB-1	WB-1	WD-1	PNT-1
202D	OFFICE	GWB-1	WB-1	WD-1	PNT-1
202F	UTILITY	GWB-1	WB-1	PT-2	PNT-1
202L	LAUNDRY	GWB-1	WB-1	PT-1	PNT-1
203	STAIR HALL	GWB-1	WB-1	WD-1	PNT-1
203	1 BDORM UNIT	GWB-1	WB-1	WD-1	PNT-1
203A	BEDROOM	GWB-1	WB-1	WD-1	PNT-1
203B	BATHROOM	GWB-1	WB-1	PT-1	PNT-1
203C	CLOSET	GWB-1	WB-1	WD-1	PNT-1
203F	UTILITY	GWB-1	WB-1	PT-2	PNT-1

ROOM FINISH MATERIALS:

NOTE: ALL PRODUCTS NOTED ARE BASIS OF DESIGN

WALLS

PNT-1 MATERIAL: PAINT 1
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 9542 NATURAL WHITE

FLOORS

WD-1 MATERIAL: ENGINEERED HARDWOOD
MANUFACTURER: BJELIN
COLLECTION: WOODURA PLANKS
STYLE: SCHULT 3.0 S
COLOR: EARTH GREY
SIZE: 5.94" X 46.06"
PATTERN: PLANK

CONC-1 MATERIAL: CONCRETE

PT-1 MATERIAL: PORCELAIN TILE FLOOR
MANUFACTURER: DAL TILE
COLLECTION: PERPETUO
COLOR: BRILLIANT WHITE
SIZE: 12"x24"
PATTERN: HERRINGBONE

PT-2 MATERIAL: PORCELAIN TILE FLOOR
MANUFACTURER: DAL TILE
COLLECTION: MODERN HEARTH
COLOR: CHIMNEY CORNER
SIZE: 12"x12"
PATTERN: OFFSET

BASE

WB-1 WOOD BASE TO MATCH EXISTING
HISTORIC CONDITIONS IN SIZE,
PROFILE AND FINISH - VIF

CEILING

GWB-1 MATERIAL: GYPSUM WALL BOARD
PAINT: SW 9542 NATURAL WHITE



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Client: **BREESER
DEVELOPMENT**

Project: **1277 NIAGARA ST.
RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

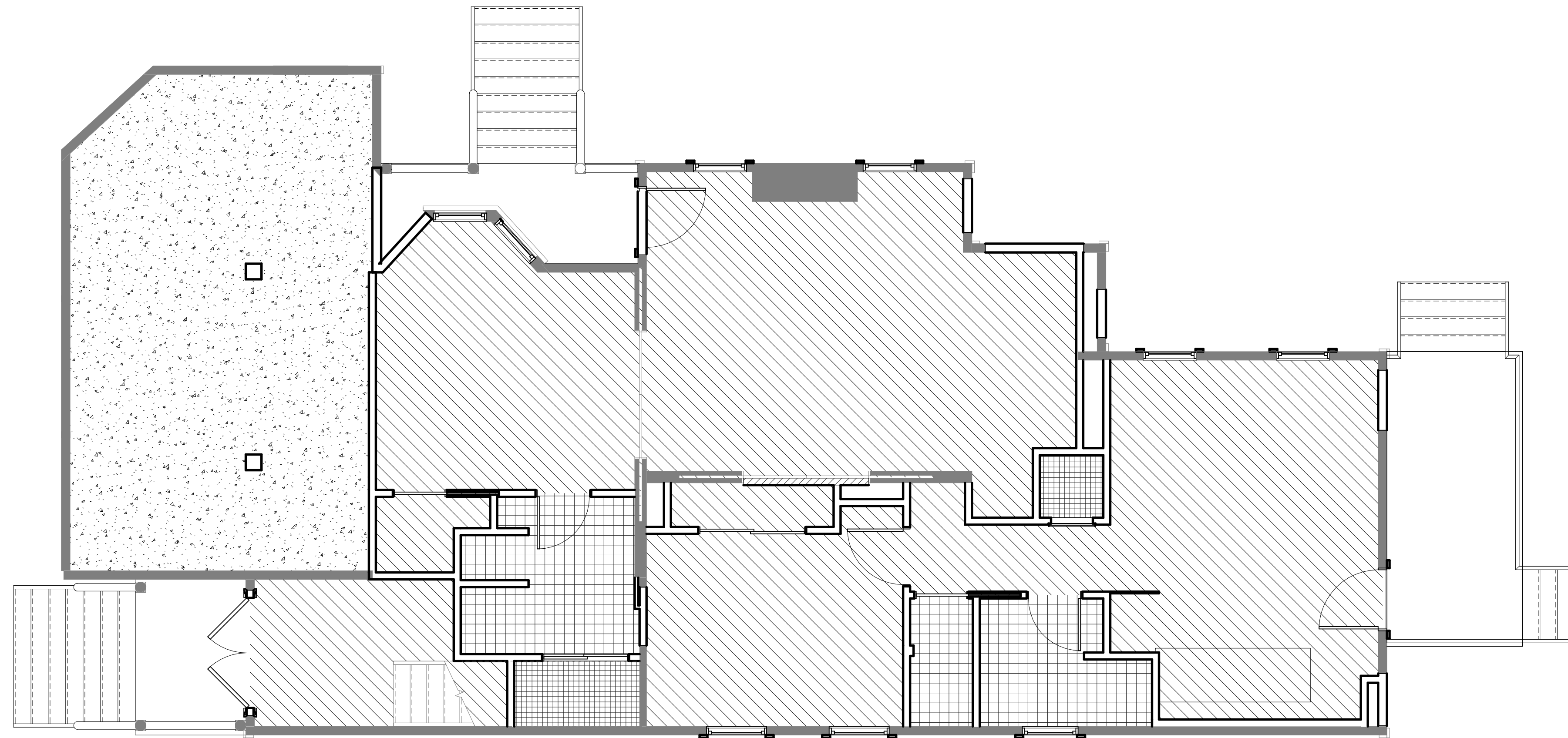
Project Status: **DD - NOT FOR
CONSTRUCTION**

Date: 03/14/2025

Project Number: 24032

Sheet Title: **FINISH
INFORMATION**

Sheet Number: **A800**

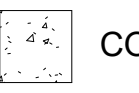
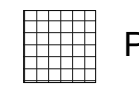
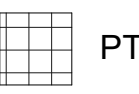
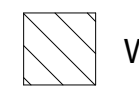


1 FIRST FLOOR PLAN FINISH PLAN
 1/4" = 1'-0"
 REFERENCED FROM SHEET: A201



2 BASEMENT PLAN FINISH PLAN
 1/4" = 1'-0"
 REFERENCED FROM SHEET: A201

ROOM FLOOR FINISH LEGEND:

 CONC-1	 PT-2
 PT-1	 WD-1

Consultants:

Signature & Seal:

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Client: BREESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

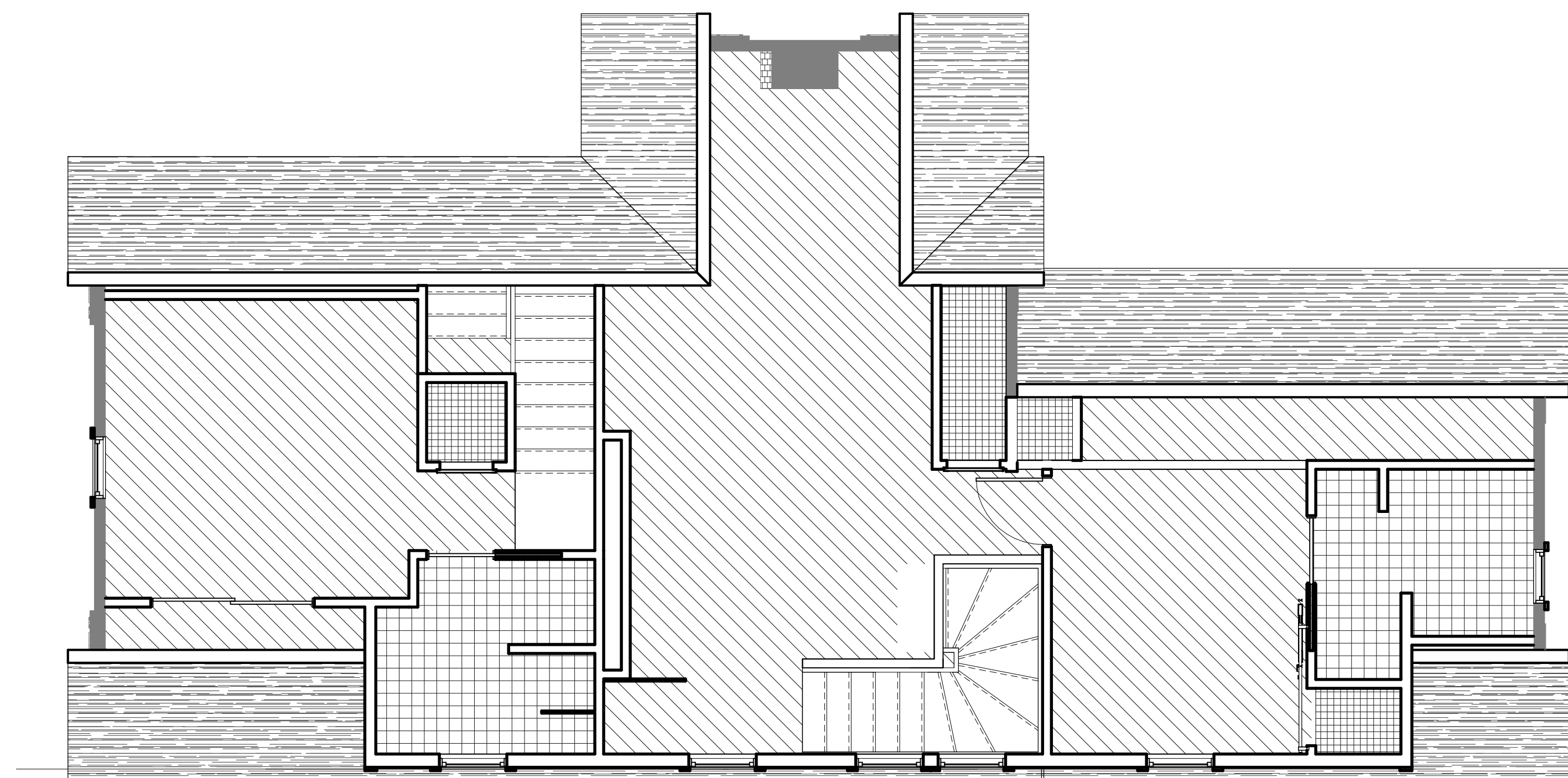
Project Address: 1277 NIAGARA STREET
 BUFFALO, NY 14213

Drawing History: # Date Description

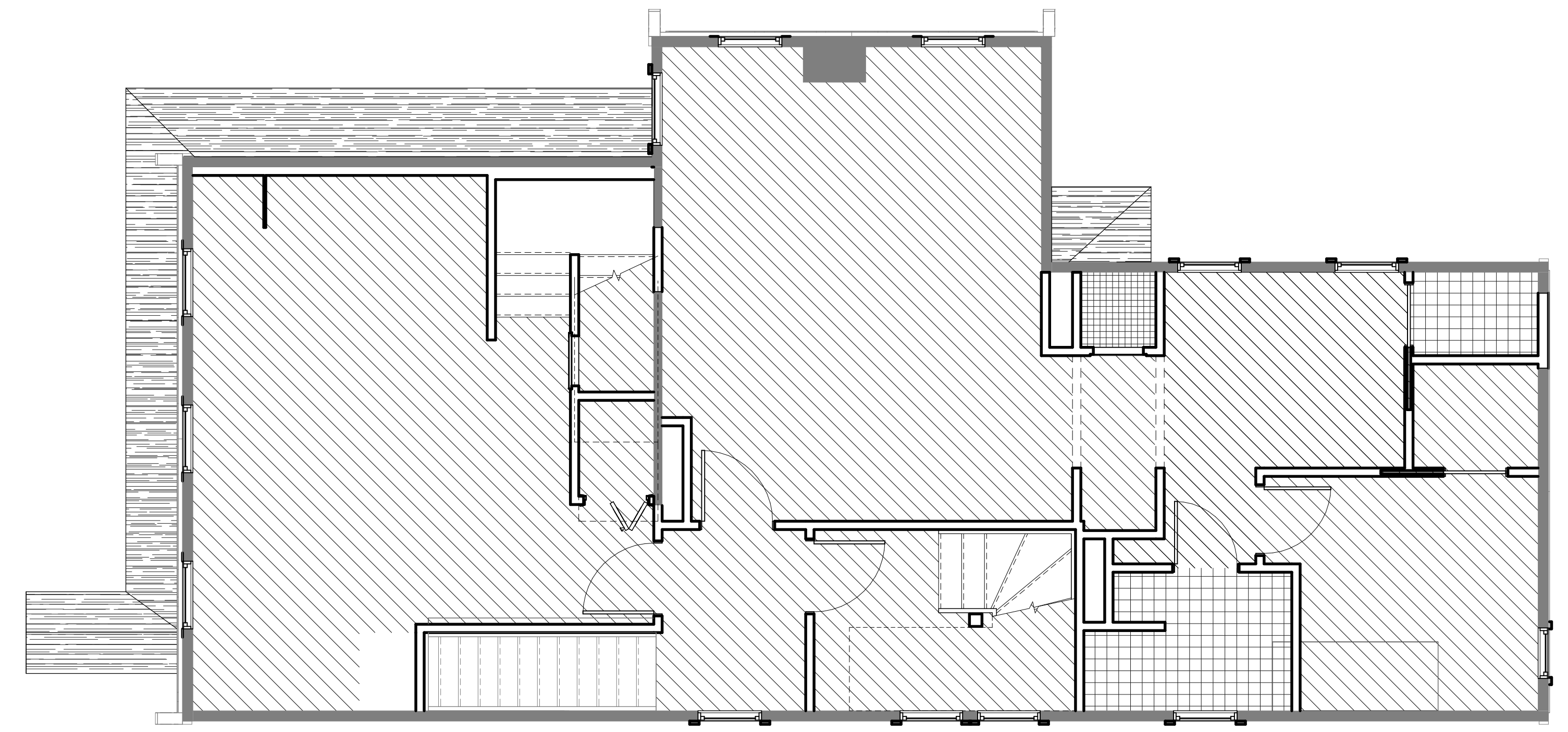
Project Status: DD - NOT FOR CONSTRUCTION

Date: 03/14/2025
 Project Number: 24032
 Sheet Title: BASEMENT & FIRST FLOOR FINISH PLANS

Sheet Number: **A801**



1 THIRD FLOOR PLAN FINISH PLAN
 1/4" = 1'-0"
 REFERENCED FROM SHEET: A201



2 SECOND FLOOR PLAN FINISH PLAN
 1/4" = 1'-0"
 REFERENCED FROM SHEET: A201

ROOM FLOOR FINISH LEGEND:

	CONC-1		PT-2
	PT-1		WD-1



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Client: BRESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
 BUFFALO, NY 14213

Drawing History: # Date Description

Project Status: DD - NOT FOR CONSTRUCTION

Date: 03/14/2025
 Project Number: 24032

Sheet Title: SECOND & THIRD FLOOR FINISH PLANS

Sheet Number: **A802**