

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**


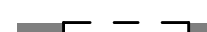
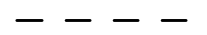
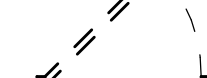
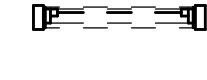

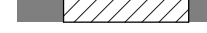


Date: 04/11/2025

Project Number: 24032

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

Sheet Number: **AD101**

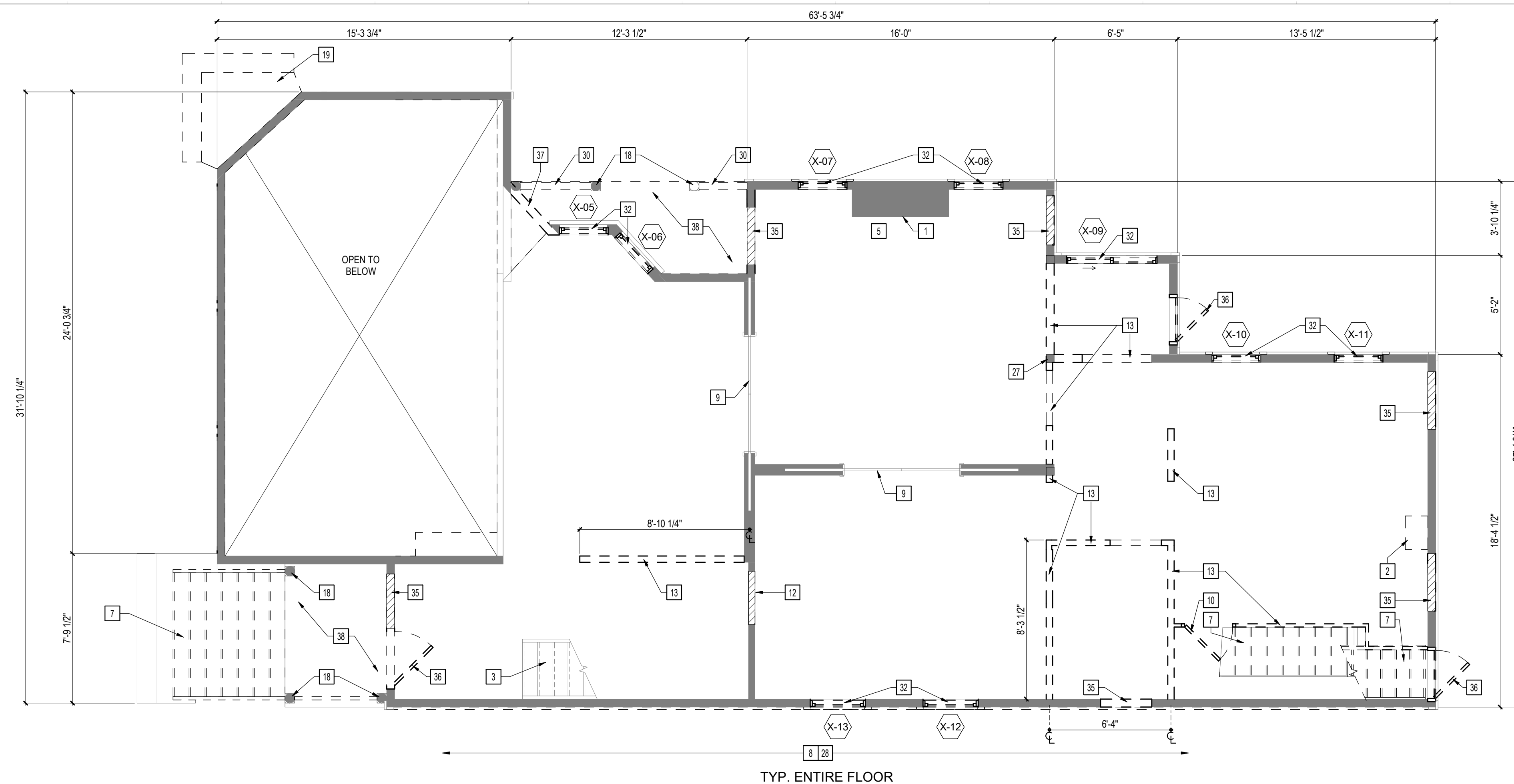
SYMBOL LEGEND

-  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
-  APPROXIMATE AREA TO BE EXCAVATED. COORDINATE WITH STRUCTURAL.

DEMO PLAN NOTES

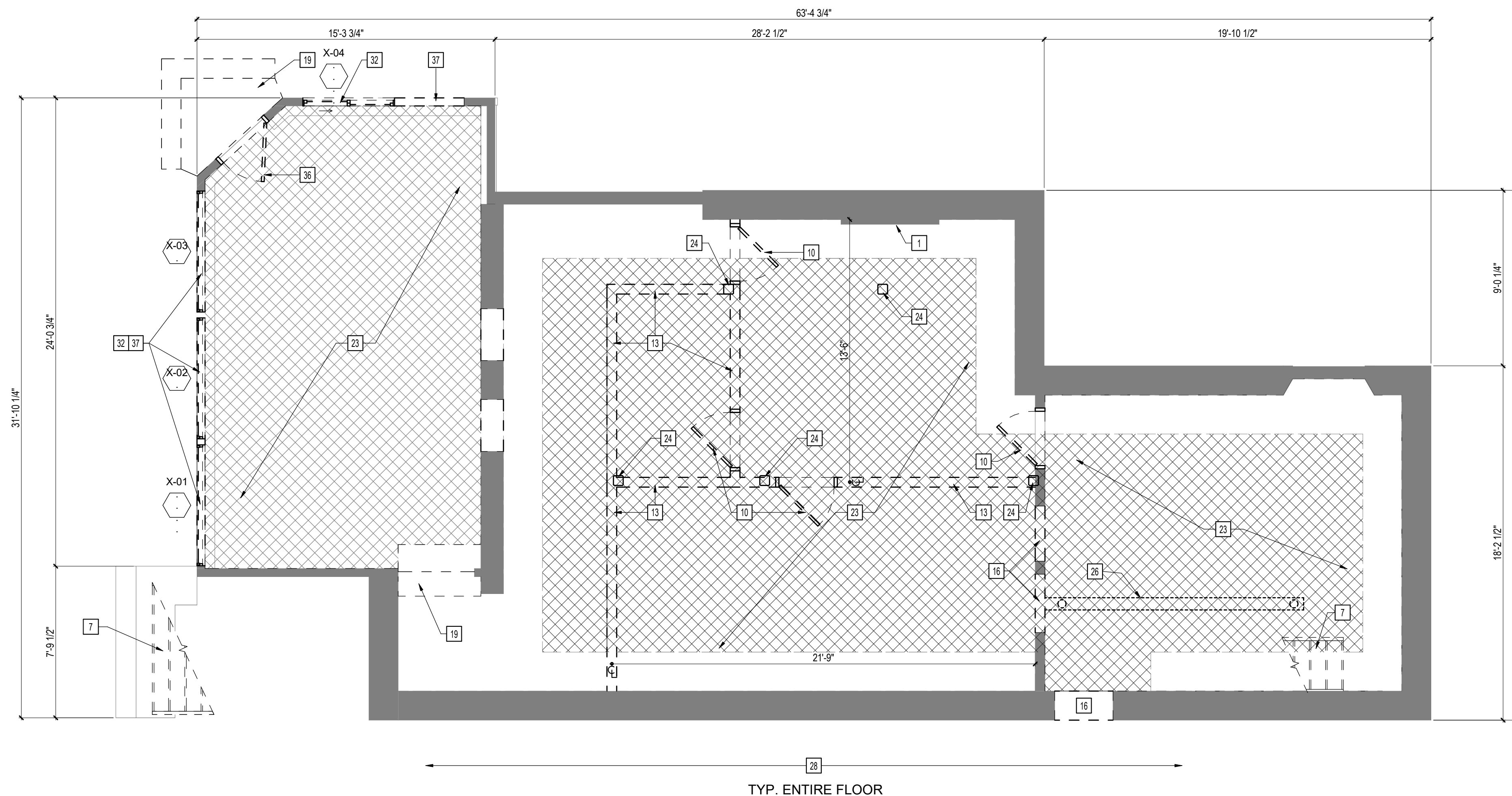
NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

- # KEYNOTES
- 1 EXISTING BRICK FIREPLACE AND CHIMNEY TO REMAIN. CLEAN, PROTECT AND PREP FOR REPOINTING.
 - 2 REMOVE EXISTING BRICK FIREPLACE AND CHIMNEY IN ITS ENTIRETY.
 - 3 EXISTING WOOD STAIR AND RAILS TO REMAIN. PRETECT AND SALVAGE DECORATIVE WOOD SPINDLES AND POSTS.
 - 4 CAREFULLY SALVAGE HISTORIC WAINSCOTING.
 - 5 SALVAGE HISTORIC MANTLE.
 - 6 CAREFULLY SALVAGE HISTORIC WOOD BASE.
 - 7 REMOVE EXISTING WOOD STAIR AND RAILINGS IN THEIR ENTIRETY.
 - 8 REMOVE EXISTING FINISHED FLOOR IN ITS ENTIRETY. REMOVE DAMAGED AND DETERIORATED AREAS OF SUBFLOORING. PREP ALL SUBFLOORING TO RECEIVE NEW FINISHED FLOOR.
 - 9 EXISTING WOOD POCKET DOORS AND TRIM TO REMAIN. PROTECT AND SALVAGE FOR REFINISHING.
 - 10 REMOVE EXISTING INTERIOR DOOR, FRAME AND ASSOCIATED HARDWARE.
 - 11 EXISTING FRAMED OPENING TO REMAIN. PROTECT AS REQUIRED.
 - 12 PREP EXISTING FRAMED OPENING TO BE INFILLED.
 - 13 REMOVE EXISTING LINE OF STUDS, INCLUDING ASSOCIATED SILL AND TOP PLATES, AND EXISTING FRAMED OPENINGS.
 - 14 REMOVE METAL FRAMING AT CEILING.
 - 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 AND FIXED CLOSED.
 - 18 CAREFULLY SALVAGE EXISTING WOOD POSTS.
 - 19 REMOVE EXISTING CONCRETE PAD AND STEPS.
 - 20 REMOVE EXISTING SLOPED CONCRETE PAD.
 - 21 REMOVE EXISTING CMU BLOCK WALL. PROVIDE TEMPORARY SHORING AS REQUIRED.
 - 22 REMOVE EXISTING PEG BOARD PARTITION WALL IN ITS ENTIRETY.
 - 23 EXCAVATE BASEMENT FLOOR. DO NOT UNDERMINE EXISTING FOUNDATIONS OR FOOTINGS. COORDINATE WITH STRUCTURAL TO ESTABLISH MINIMUM DISTANCE FROM EXISTING FOUNDATIONS.
 - 24 REMOVE EXISTING COLUMNS. PROVIDE TEMPORARY SHORING DURING EXCAVATION. PREP FOR NEW SPREAD FOOTINGS AND COLUMNS.
 - 25 EXCAVATE AREAWAY AT FRONT COMMERCIAL ENTRY. PROVIDE TEMPORARY SHORING. PREP FOR NEW FOUNDATION, RETAINING WALLS AND CONCRETE PAD.
 - 26 REMOVE EXISTING WOOD BEAM AND METAL JACK POSTS AS PART OF STAIR REMOVAL. PROVIDE TEMPORARY SHORING AS REQUIRED.
 - 27 EXISTING STRUCTURAL WOOD POST TO REMAIN. VERIFY DIMENSIONS AND LOCATION IN FIELD.
 - 28 REMOVE ALL EXISTING PIPING, WIRING, FIXTURES, DEVICES, AND DUCTWORK.
 - 29 EXISTING ROOF. SEE AD200 SERIES FOR DEMOREPAIR WORK.
 - 30 EXISTING PORCH RAIL COMPONENTS. SEE AD200 SERIES FOR DEMO WORK.
 - 31 EXISTING WOOD CORNICE OR DECORATIVE ELEMENTS. SEE AD200 SERIES FOR DEMOSALVAGE WORK.
 - 32 EXISTING WINDOW AND FRAME. SEE AD200 SERIES FOR DEMO WORK.
 - 33 EXISTING GLASS BLOCK WINDOW TO REMAIN. CLEAN AND PROTECT.
 - 34 EXISTING GLASS BLOCK WINDOW. SEE AD200 SERIES FOR DEMO WORK.
 - 35 EXISTING AREA OF WALL INFILL. SEE AD200 SERIES FOR DEMO WORK.
 - 36 EXISTING EXTERIOR DOOR AND FRAME. SEE AD200 SERIES FOR DEMO WORK.
 - 37 REMOVE PORTION OF EXISTING EXTERIOR WALL. SEE AD200 SERIES FOR DEMO WORK.
 - 38 EXISTING WOOD PORCH. SEE AD200 SERIES FOR DEMO WORK.



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:

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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**



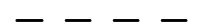
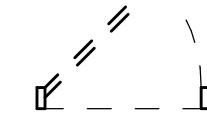
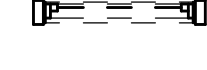

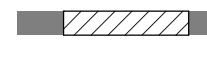

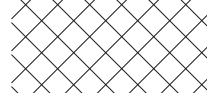
Date: 04/11/2025

Project Number: 24032

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

Sheet Number: **AD102**

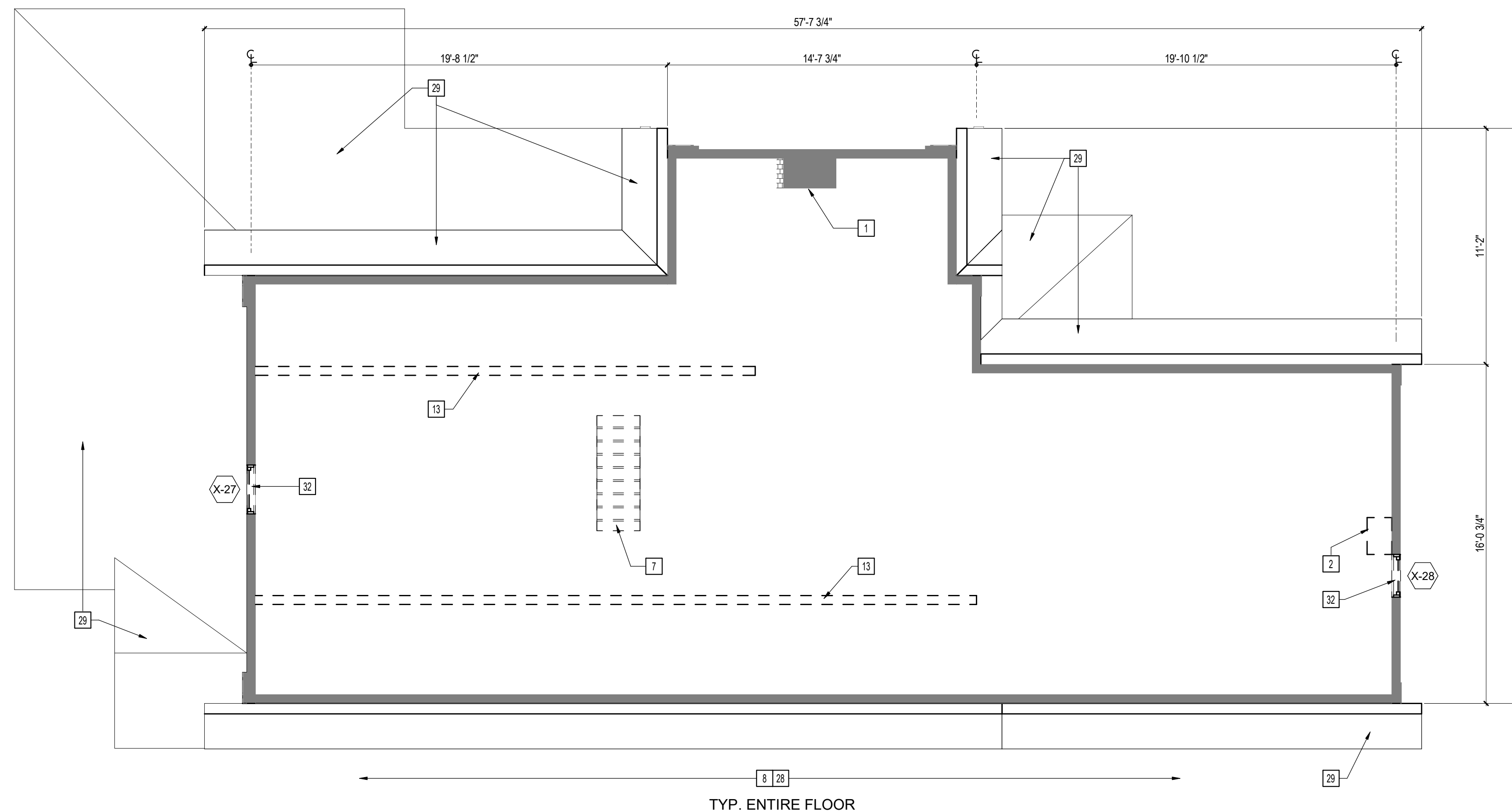
SYMBOL LEGEND

-  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
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-  APPROXIMATE AREA TO BE EXCAVATED. COORDINATE WITH STRUCTURAL.

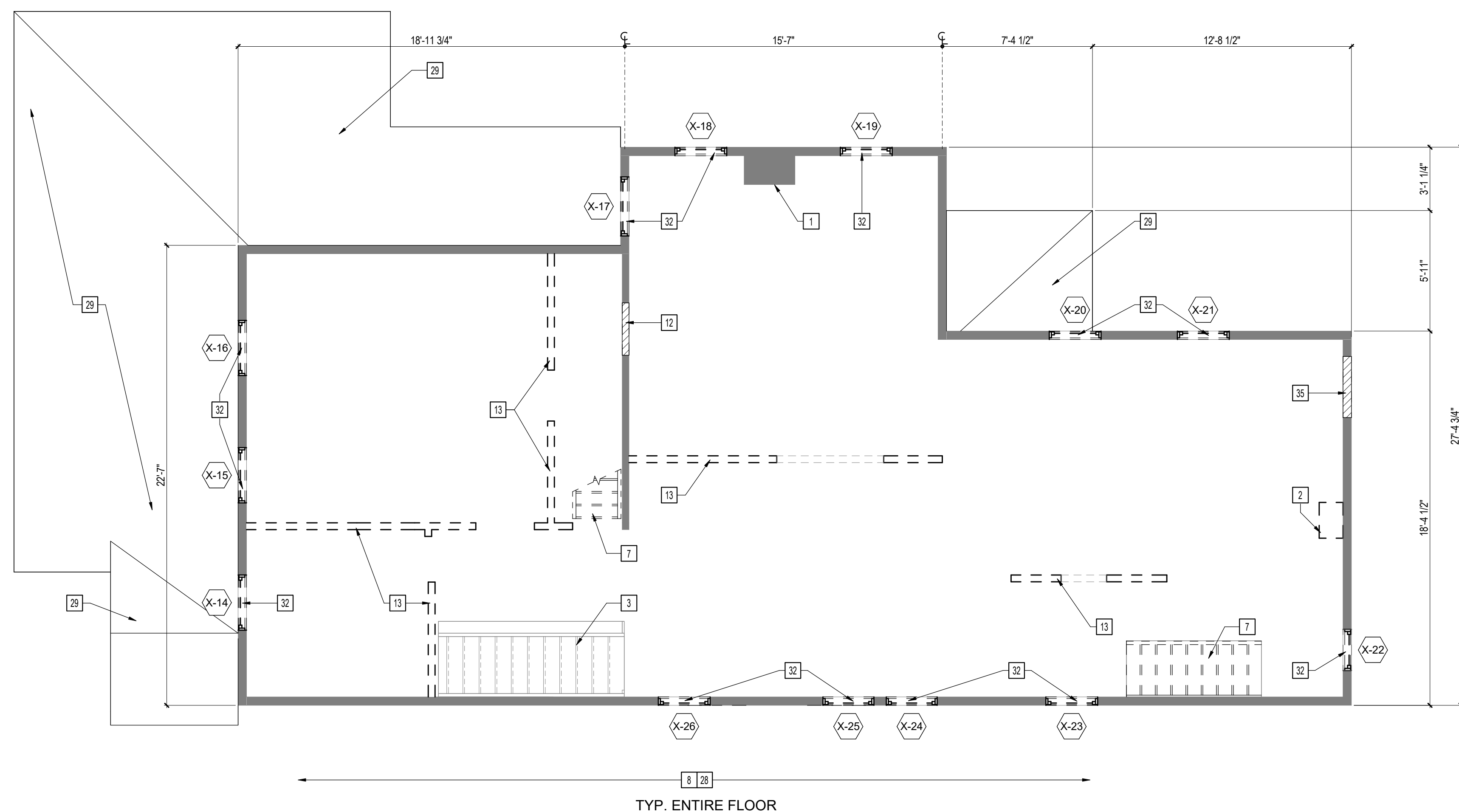
DEMO PLAN NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

- | # | KEYNOTES |
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| 1 | EXISTING BRICK FIREPLACE AND CHIMNEY TO REMAIN. CLEAN, PROTECT AND PREP FOR REPOINTING. |
| 2 | REMOVE EXISTING BRICK FIREPLACE AND CHIMNEY IN ITS ENTIRETY. |
| 3 | EXISTING WOOD STAIR AND RAILS TO REMAIN. PRETECT AND SALVAGE DECORATIVE WOOD SPINDLES AND POSTS. |
| 4 | CAREFULLY SALVAGE HISTORIC WAINSCOTING. |
| 5 | SALVAGE HISTORIC MANTLE. |
| 6 | CAREFULLY SALVAGE HISTORIC WOOD BASE. |
| 7 | REMOVE EXISTING WOOD STAIR AND RAILINGS IN THEIR ENTIRETY. |
| 8 | REMOVE EXISTING FINISHED FLOOR IN ITS ENTIRETY. REMOVE DAMAGED AND DETERIORATED AREAS OF SUBFLOORING. PREP ALL SUBFLOORING TO RECEIVE NEW FINISHED FLOOR. |
| 9 | EXISTING WOOD POCKET DOORS AND TRIM TO REMAIN. PROTECT AND SALVAGE FOR REFINISHING. |
| 10 | REMOVE EXISTING INTERIOR DOOR, FRAME AND ASSOCIATED HARDWARE. |
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| 14 | REMOVE METAL FRAMING AT CEILING. |
| 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 AND FIXED CLOSED. |
| 18 | CAREFULLY SALVAGE EXISTING WOOD POSTS. |
| 19 | REMOVE EXISTING CONCRETE PAD AND STEPS. |
| 20 | REMOVE EXISTING SLOPED CONCRETE PAD. |
| 21 | REMOVE EXISTING CMU BLOCK WALL. PROVIDE TEMPORARY SHORING AS REQUIRED. |
| 22 | REMOVE EXISTING PEG BOARD PARTITION WALL IN ITS ENTIRETY. |
| 23 | EXCAVATE BASEMENT FLOOR. DO NOT UNDERMINE EXISTING FOUNDATIONS OR FOOTINGS. COORDINATE WITH STRUCTURAL TO ESTABLISH MINIMUM DISTANCE FROM EXISTING FOUNDATIONS. |
| 24 | REMOVE EXISTING COLUMNS. PROVIDE TEMPORARY SHORING DURING EXCAVATION. PREP FOR NEW SPREAD FOOTINGS AND COLUMNS. |
| 25 | EXCAVATE AREAWAY AT FRONT COMMERCIAL ENTRY. PROVIDE TEMPORARY SHORING. PREP FOR NEW FOUNDATION, RETAINING WALLS AND CONCRETE PAD. |
| 26 | REMOVE EXISTING WOOD BEAM AND METAL JACK POSTS AS PART OF STAIR REMOVAL. PROVIDE TEMPORARY SHORING AS REQUIRED. |
| 27 | EXISTING STRUCTURAL WOOD POST TO REMAIN. VERIFY DIMENSIONS AND LOCATION IN FIELD. |
| 28 | REMOVE ALL EXISTING PIPING, WIRING, FIXTURES, DEVICES, AND DUCTWORK. |
| 29 | EXISTING ROOF. SEE AD200 SERIES FOR DEMO/REPAIR WORK. |
| 30 | EXISTING PORCH RAIL COMPONENTS. SEE AD200 SERIES FOR DEMO WORK. |
| 31 | EXISTING WOOD CORNICE OR DECORATIVE ELEMENTS. SEE AD200 SERIES FOR DEMO/SALVAGE WORK. |
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| 37 | REMOVE PORTION OF EXISTING EXTERIOR WALL. SEE AD200 SERIES FOR DEMO WORK. |
| 38 | 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"

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Client: BRESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History:

#	Date	Description

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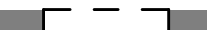
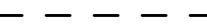
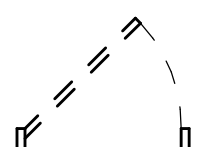
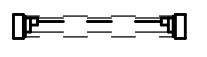



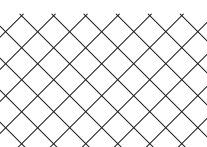
Date: 04/11/2025

Project Number: 24032

Sheet Title: DEMO ROOF PLAN

Sheet Number: AD103

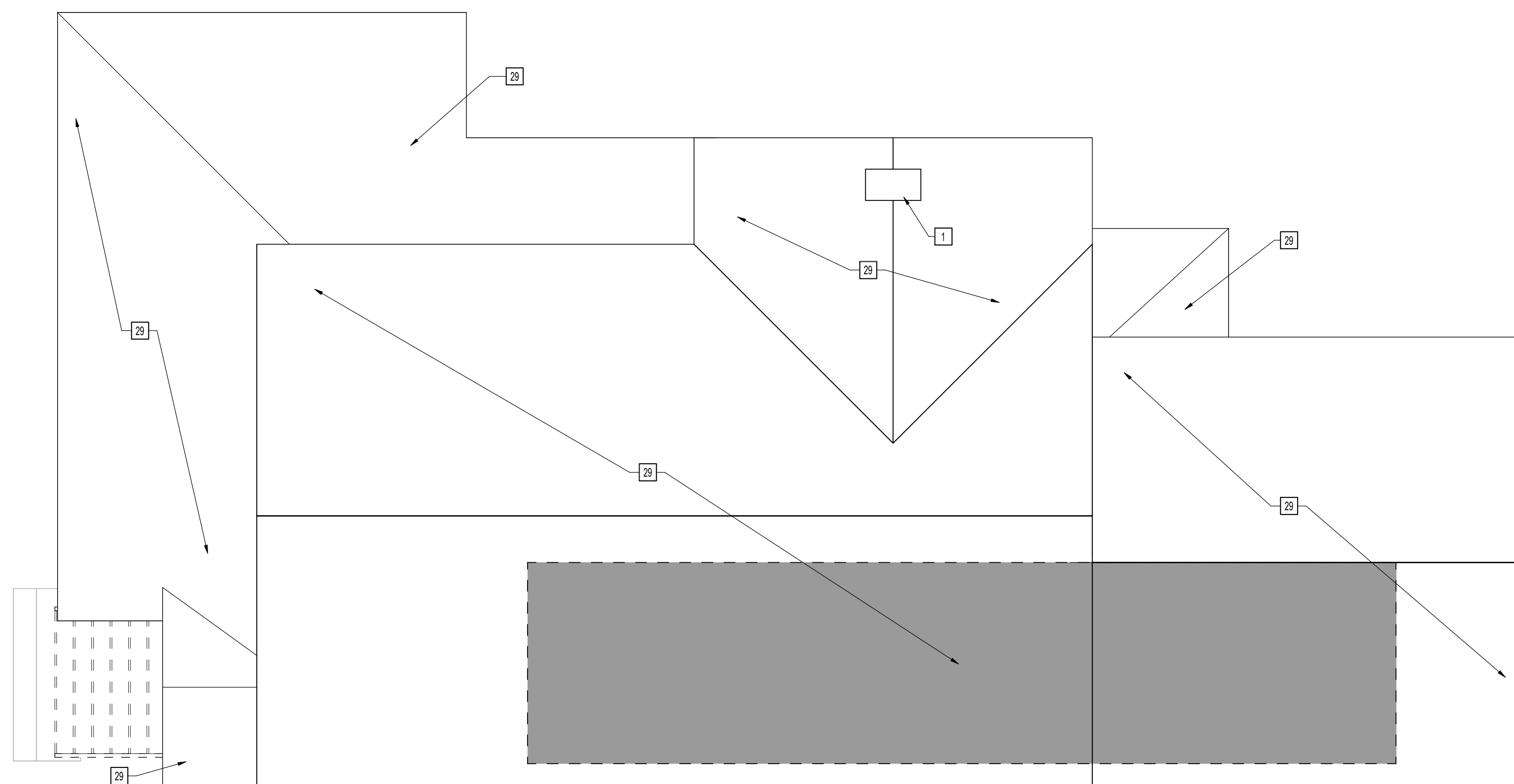
SYMBOL LEGEND

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-  NEW OPENING IN EXISTING WALL
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-  APPROXIMATE AREA TO BE EXCAVATED. COORDINATE WITH STRUCTURAL.

DEMO PLAN NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

- | # | KEYNOTES |
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| 1 | EXISTING BRICK FIREPLACE AND CHIMNEY TO REMAIN. CLEAN, PROTECT AND PREP FOR REPOINTING. |
| 2 | REMOVE EXISTING BRICK FIREPLACE AND CHIMNEY IN ITS ENTIRETY. |
| 3 | EXISTING WOOD STAIR AND RAILS TO REMAIN. PRETECT AND SALVAGE DECORATIVE WOOD SPINDLES AND POSTS. |
| 4 | CAREFULLY SALVAGE HISTORIC WAINSCOTING. |
| 5 | SALVAGE HISTORIC MANTLE. |
| 6 | CAREFULLY SALVAGE HISTORIC WOOD BASE. |
| 7 | REMOVE EXISTING WOOD STAIR AND RAILINGS IN THEIR ENTIRETY. |
| 8 | REMOVE EXISTING FINISHED FLOOR IN ITS ENTIRETY. REMOVE DAMAGED AND DETERIORATED AREAS OF SUBFLOORING. PREP ALL SUBFLOORING TO RECEIVE NEW FINISHED FLOOR. |
| 9 | EXISTING WOOD POCKET DOORS AND TRIM TO REMAIN. PROTECT AND SALVAGE FOR REFINISHING. |
| 10 | REMOVE EXISTING INTERIOR DOOR, FRAME AND ASSOCIATED HARDWARE. |
| 11 | EXISTING FRAMED OPENING TO REMAIN. PROTECT AS REQUIRED. |
| 12 | PREP EXISTING FRAMED OPENING TO BE INFILLED. |
| 13 | REMOVE EXISTING LINE OF STUDS, INCLUDING ASSOCIATED SILL AND TOP PLATES, AND EXISTING FRAMED OPENINGS. |
| 14 | REMOVE METAL FRAMING AT CEILING. |
| 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 AND FIXED CLOSED. |
| 18 | CAREFULLY SALVAGE EXISTING WOOD POSTS. |
| 19 | REMOVE EXISTING CONCRETE PAD AND STEPS. |
| 20 | REMOVE EXISTING SLOPED CONCRETE PAD. |
| 21 | REMOVE EXISTING CMU BLOCK WALL. PROVIDE TEMPORARY SHORING AS REQUIRED. |
| 22 | REMOVE EXISTING PEG BOARD PARTITION WALL IN ITS ENTIRETY. |
| 23 | EXCAVATE BASEMENT FLOOR. DO NOT UNDERMINE EXISTING FOUNDATIONS OR FOOTINGS. COORDINATE WITH STRUCTURAL TO ESTABLISH MINIMUM DISTANCE FROM EXISTING FOUNDATIONS. |
| 24 | REMOVE EXISTING COLUMNS. PROVIDE TEMPORARY SHORING DURING EXCAVATION. PREP FOR NEW SPREAD FOOTINGS AND COLUMNS. |
| 25 | EXCAVATE AREAWAY AT FRONT COMMERCIAL ENTRY. PROVIDE TEMPORARY SHORING. PREP FOR NEW FOUNDATION, RETAINING WALLS AND CONCRETE PAD. |
| 26 | REMOVE EXISTING WOOD BEAM AND METAL JACK POSTS AS PART OF STAIR REMOVAL. PROVIDE TEMPORARY SHORING AS REQUIRED. |
| 27 | EXISTING STRUCTURAL WOOD POST TO REMAIN. VERIFY DIMENSIONS AND LOCATION IN FIELD. |
| 28 | REMOVE ALL EXISTING PIPING, WIRING, FIXTURES, DEVICES, AND DUCTWORK. |
| 29 | EXISTING ROOF. SEE AD200 SERIES FOR DEMO/REPAIR WORK. |
| 30 | EXISTING PORCH RAIL COMPONENTS. SEE AD200 SERIES FOR DEMO WORK. |
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| 33 | EXISTING GLASS BLOCK WINDOW TO REMAIN. CLEAN AND PROTECT. |
| 34 | EXISTING GLASS BLOCK WINDOW. SEE AD200 SERIES FOR DEMO WORK. |
| 35 | EXISTING AREA OF WALL INFILL. SEE AD200 SERIES FOR DEMO WORK. |
| 36 | EXISTING EXTERIOR DOOR AND FRAME. SEE AD200 SERIES FOR DEMO WORK. |
| 37 | REMOVE PORTION OF EXISTING EXTERIOR WALL. SEE AD200 SERIES FOR DEMO WORK. |
| 38 | EXISTING WOOD PORCH. SEE AD200 SERIES FOR DEMO WORK. |



1 DEMO ROOF 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
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Drawing History: # Date Description

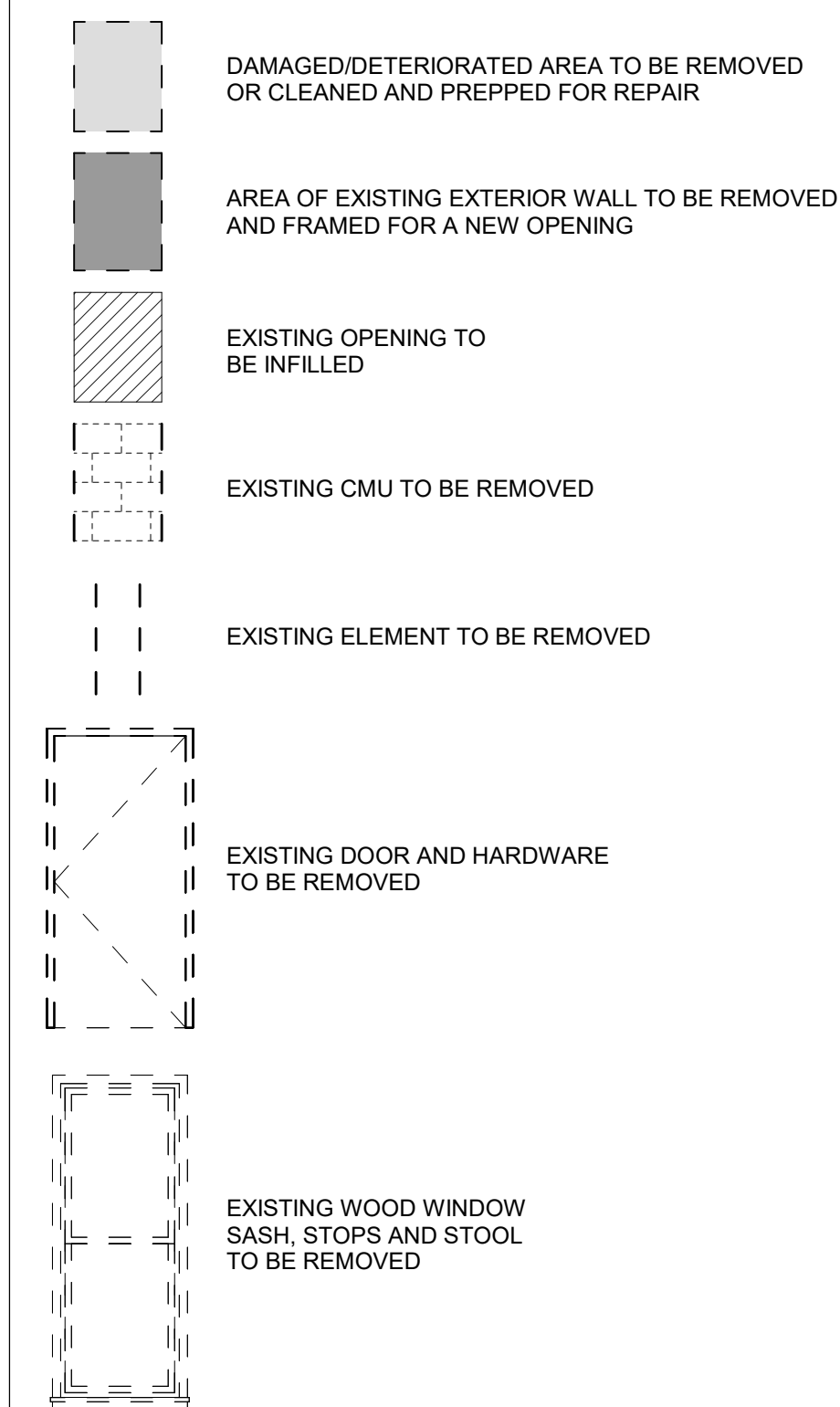
Project Status: **DD - NOT FOR CONSTRUCTION**

Date: 04/11/2025
Project Number: 24032

Sheet Title: **EAST & WEST DEMO ELEVATIONS**

Sheet Number: **AD201**

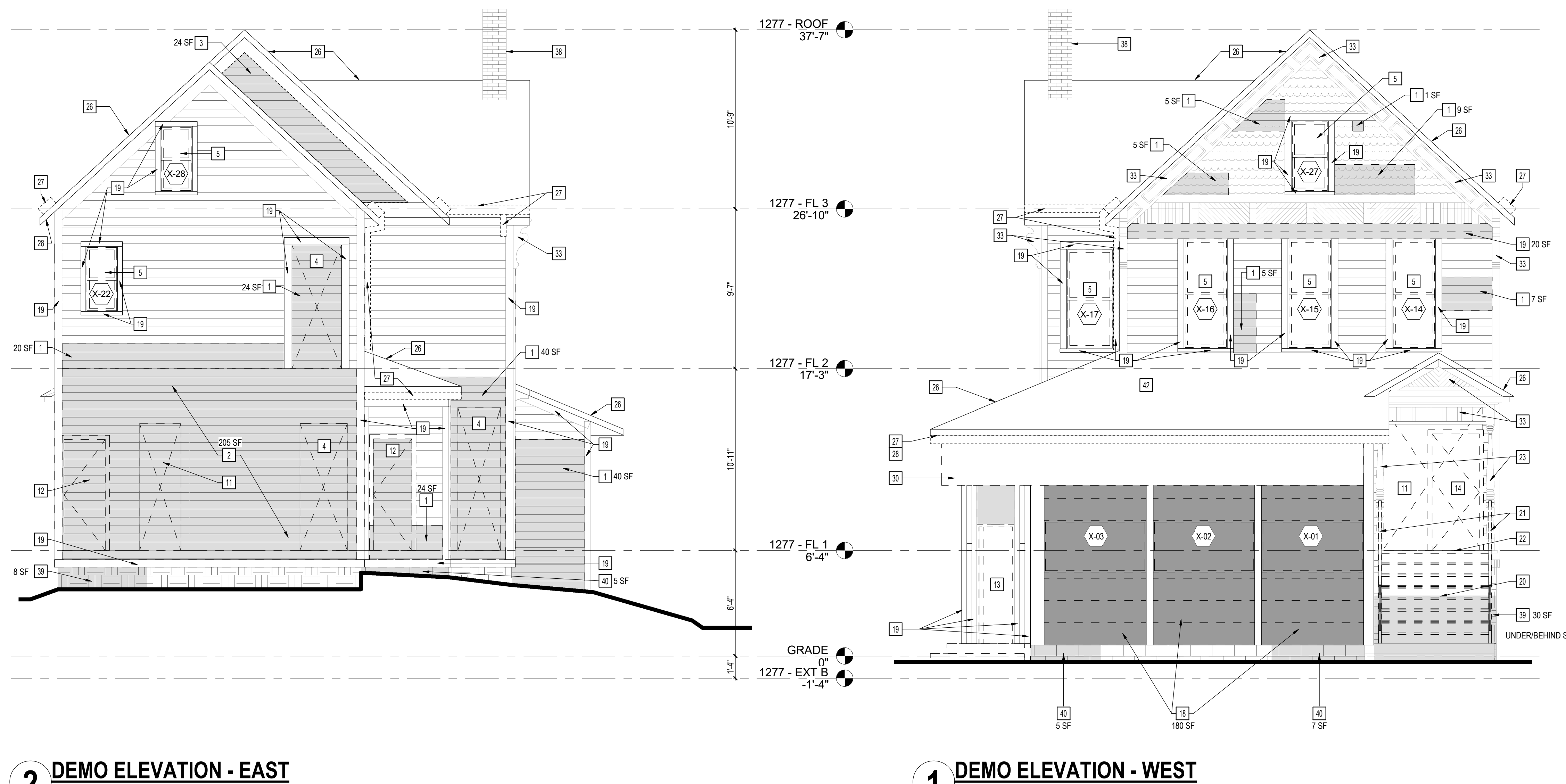
SYMBOL LEGEND



DEMO ELEVATION NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

- | # | KEYNOTES |
|----|--|
| 1 | REMOVE EXISTING WOOD SIDING AND EXTERIOR SHEATHING. |
| 2 | REMOVE EXISTING VINYL SIDING, ASSOCIATED VINYL TRIM AND EXTERIOR SHEATHING. |
| 3 | REMOVE METAL SIDING MATERIAL. ASSESS CONDITION OF SHEATHING AND SIDING MATERIALS BENEATH. |
| 4 | PREP EXISTING WALL OPENING TO BE INFILLED. |
| 5 | REMOVE EXISTING WINDOW AND FRAME. PREP WALL OPENING TO RECEIVE NEW WINDOW AND FRAME. |
| 6 | REMOVE EXISTING WINDOW AND FRAME. PREP WALL OPENING TO RECEIVE NEW WINDOW AND FRAME. |
| 7 | REMOVE EXISTING WINDOW AND FRAME. PREP WALL OPENING TO BE INFILLED. |
| 8 | EXISTING GLASS BLOCK WINDOW TO REMAIN. CLEAN AND PROTECT. |
| 9 | REMOVE EXISTING GLASS BLOCK WINDOW IN ITS ENTIRETY. |
| 10 | REMOVE EXISTING WALL INFILL, EXTERIOR SHEATHING AND SIDING FROM ORIGINAL OPENING. PREP TO RECEIVE NEW WINDOW AND FRAME. |
| 11 | REMOVE EXISTING WALL INFILL, EXTERIOR SHEATHING AND SIDING FROM ORIGINAL OPENING. PREP TO RECEIVE NEW WINDOW AND FRAME. |
| 12 | REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE. PREP WALL OPENING TO BE INFILLED. |
| 13 | REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE. PREP ORIGINAL WALL OPENING TO RECEIVE NEW DOOR AND FRAME. |
| 14 | REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE. |
| 15 | SALVAGE EXISTING DOOR TO BE REFINISHED AND FIXED CLOSED. |
| 16 | REMOVE PORTION OF EXISTING EXTERIOR WALL IN ITS ENTIRETY, INCLUDING WOOD SIDING, SHEATHING AND WOOD STUDS. |
| 17 | REMOVE EXISTING WOOD SIDING, EXTERIOR SHEATHING, INSULATION AND WOOD STUDS. PREP NEW WALL OPENING TO RECEIVE NEW WINDOW AND FRAME. |
| 18 | REMOVE EXISTING WINDOWS, SIDING, EXTERIOR SHEATHING AND WOOD STUDS. PREP WALL OPENING TO RECEIVE NEW STOREFRONT WINDOWS. |
| 19 | REMOVE DETERIORATED WOOD TRIM AND EXISTING NON-WOOD TRIM. |
| 20 | REMOVE EXISTING WOOD STAIR IN ITS ENTIRETY. |
| 21 | REMOVE EXISTING RAILING IN ITS ENTIRETY. |
| 22 | REMOVE EXISTING WOOD PORCH FLOORING AND ASSOCIATED STRUCTURE. |
| 23 | SALVAGE EXISTING WOOD POST. |
| 24 | REMOVE EXISTING PORCH ROOF, SHEATHING AND ASSOCIATED STRUCTURE IN ITS ENTIRETY. |
| 25 | REMOVE AREA OF EXISTING ROOF, SHEATHING AND RAFTERS. COORDINATE WITH STRUCTURAL FOR NEW DORMER FRAMING. |
| 26 | REMOVE EXISTING ROOF AND SHEATHING IN ITS ENTIRETY. EXISTING WOOD RAFTERS TO REMAIN. REPLACE DETERIORATED OR STRUCTURALLY UNSOUND RAFTERS AS REQUIRED. |
| 27 | REMOVE EXISTING GUTTERS AND DOWNSPOUTS. |
| 28 | REMOVE EXISTING PORTIONS OF EXISTING SOFFIT. |
| 29 | REMOVE EXISTING VINYL SOFFIT IN ITS ENTIRETY. |
| 30 | REMOVE EXISTING SIGNAGE IN ITS ENTIRETY. |
| 31 | SALVAGE DECORATIVE WOOD CORNICE. |
| 32 | REMOVE EXISTING DECORATIVE METAL CORNICE IN ITS ENTIRETY. |
| 33 | SALVAGE DECORATIVE WOOD BRACKETS AND OTHER DECORATIVE WOOD ELEMENTS. |
| 34 | REMOVE EXISTING CONCRETE PAD AND STEPS. |
| 35 | REMOVE EXISTING, SLOPED CONCRETE PAD. |
| 36 | REMOVE EXISTING CMU BLOCK WALL. PROVIDE TEMPORARY SHORING AS REQUIRED. |
| 37 | REMOVE EXISTING BRICK CHIMNEY IN ITS ENTIRETY. |
| 38 | EXISTING CHIMNEY TO REMAIN. CLEAN BRICK AND PREP FOR REPOINTING. |
| 39 | CLEAN EXISTING STONE FOUNDATION. PREP FOR REPOINTING. |
| 40 | CLEAN EXISTING CMU FOUNDATION. PREP FOR REPOINTING. |
| 41 | EXCAVATE AREAWAY AT FRONT COMMERCIAL ENTRY. REFER TO AD100 SERIES FOR SCOPE. |
| 42 | REMOVE EXISTING SATELLITE DISH. |



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

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

4/15/2025 10:32:52 PM

Consultants:

Signature & Seal:

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Client: BRESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

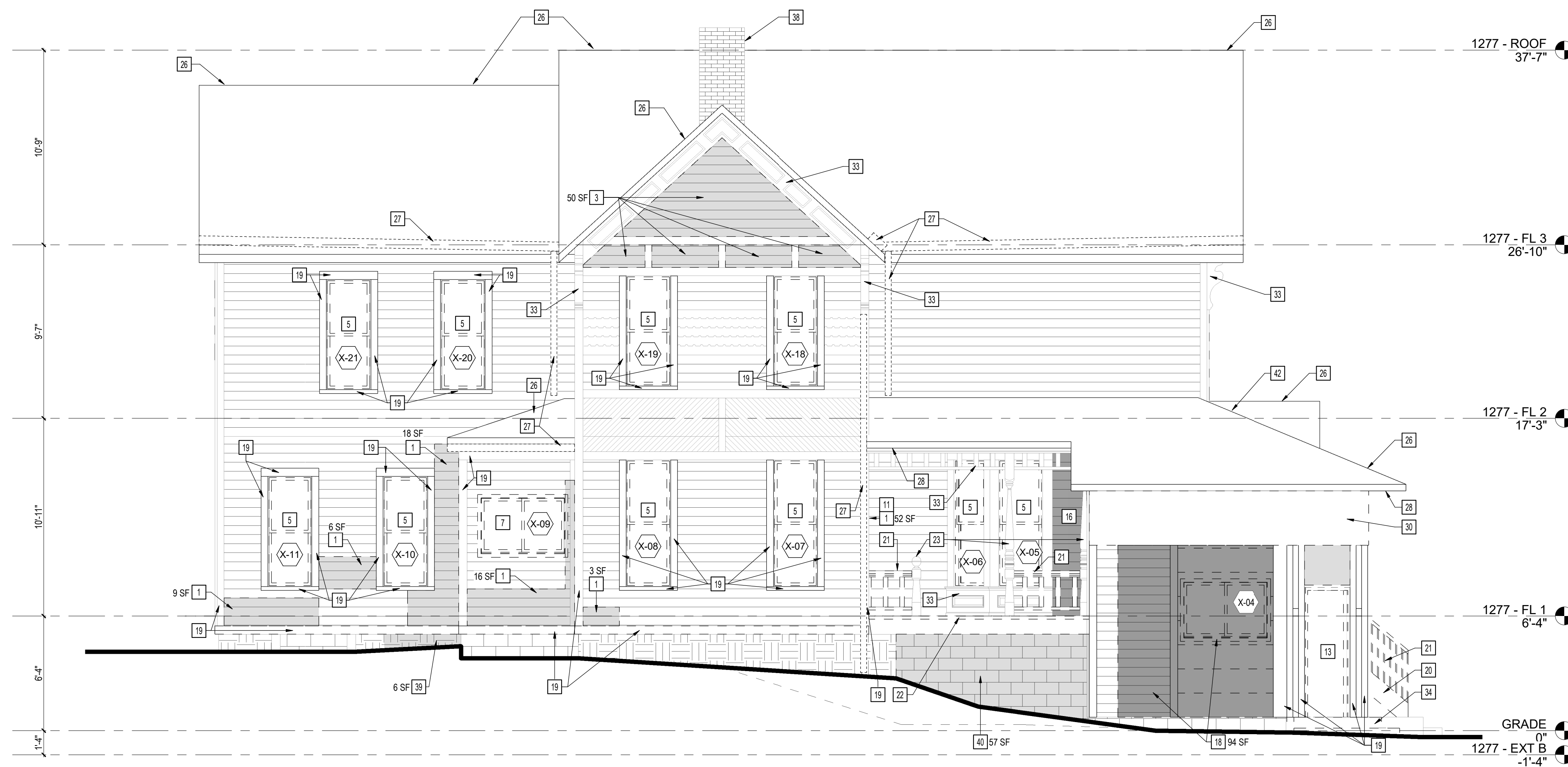
Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

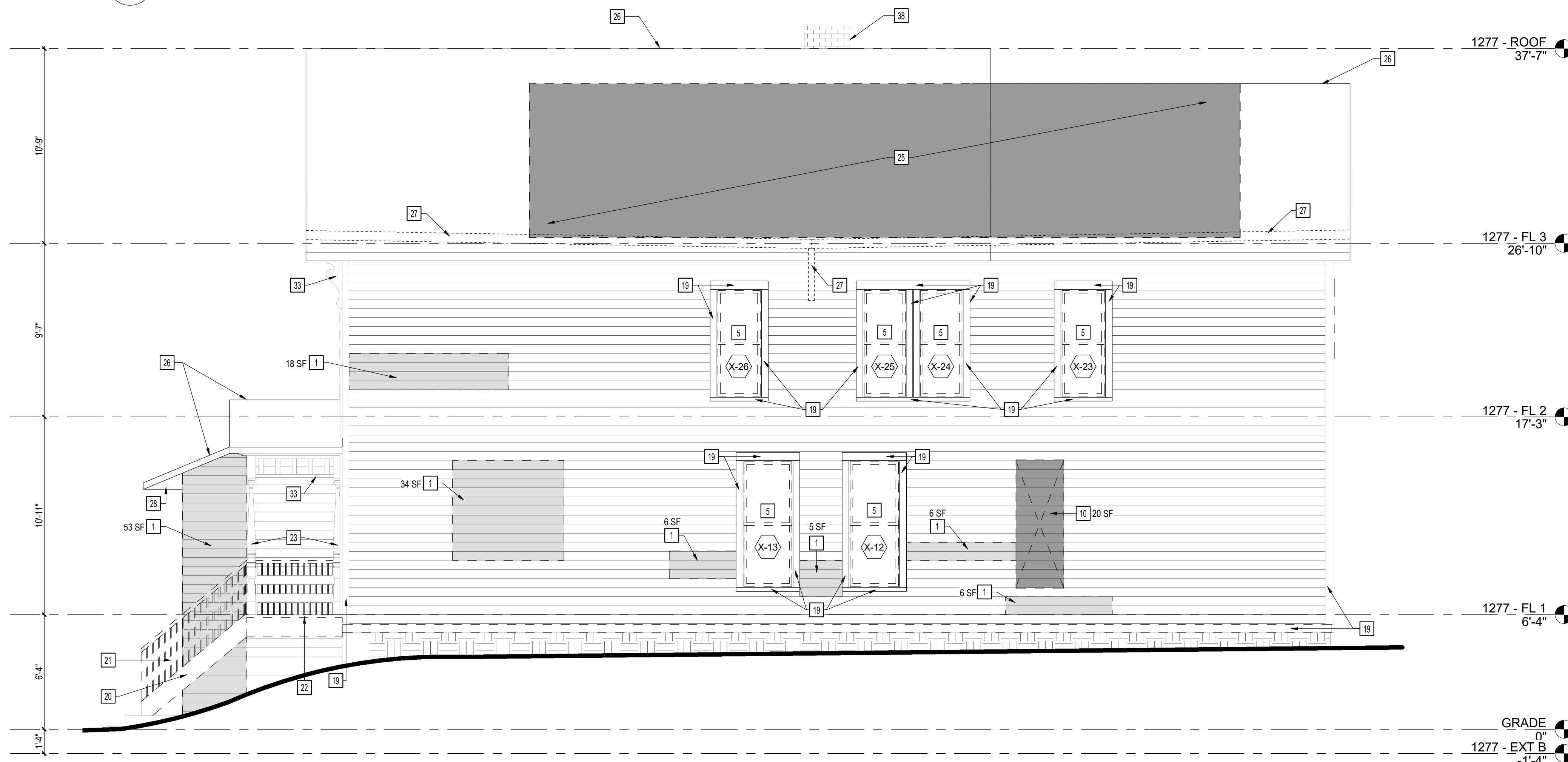
Project Status: **DD - NOT FOR CONSTRUCTION**

Date: 04/11/2025
Project Number: 24032
Sheet Title: **NORTH & SOUTH DEMO ELEVATIONS**

Sheet Number: **AD202**

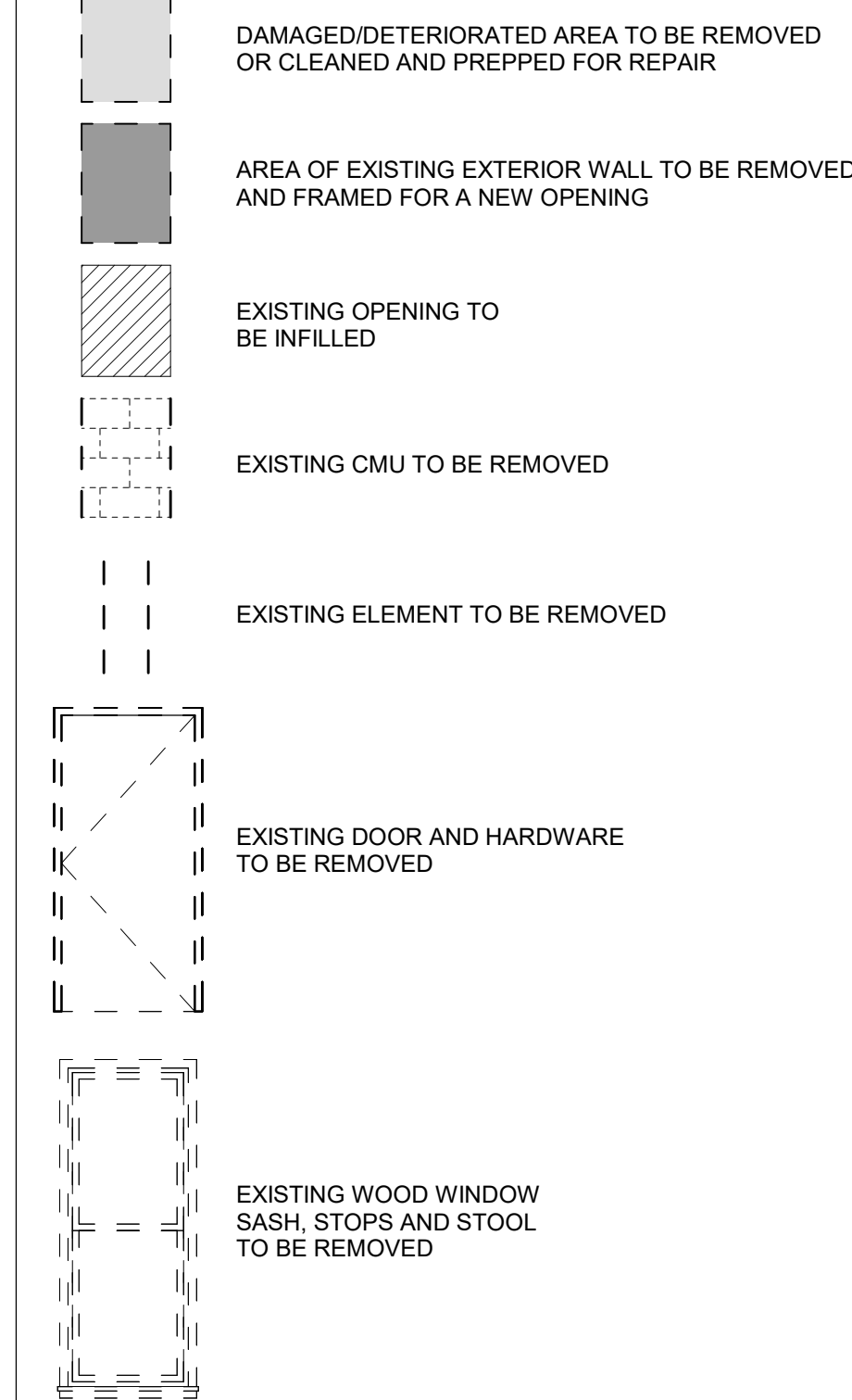


1 DEMO ELEVATION- NORTH
1/4" = 1'-0"



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 AND EXTERIOR SHEATHING. |
| 2 | REMOVE EXISTING VINYL SIDING, ASSOCIATED VINYL TRIM AND EXTERIOR SHEATHING. |
| 3 | REMOVE METAL SIDING MATERIAL, ASSESS CONDITION OF SHEATHING AND SIDING MATERIALS BENEATH. |
| 4 | PREP EXISTING WALL OPENING TO BE INFILLED. |
| 5 | REMOVE EXISTING WINDOW AND FRAME. PREP WALL OPENING TO RECEIVE NEW WINDOW AND FRAME. |
| 6 | REMOVE EXISTING WINDOW AND FRAME. PREP WALL OPENING TO RECEIVE NEW DOOR AND FRAME. |
| 7 | REMOVE EXISTING WINDOW AND FRAME. PREP WALL OPENING TO BE INFILLED. |
| 8 | EXISTING GLASS BLOCK WINDOW TO REMAIN. CLEAN AND PROTECT. |
| 9 | REMOVE EXISTING GLASS BLOCK WINDOW IN ITS ENTIRETY. |
| 10 | REMOVE EXISTING WALL INFILL, EXTERIOR SHEATHING AND SIDING FROM ORIGINAL OPENING. PREP TO RECEIVE NEW WINDOW AND FRAME. |
| 11 | REMOVE EXISTING WALL INFILL, EXTERIOR SHEATHING AND SIDING FROM ORIGINAL OPENING. PREP TO RECEIVE NEW DOOR AND FRAME. |
| 12 | REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE. PREP WALL OPENING TO BE INFILLED. |
| 13 | REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE. PREP ORIGINAL WALL OPENING TO RECEIVE NEW DOOR AND FRAME. |
| 14 | REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE. |
| 15 | SALVAGE EXISTING DOOR TO BE REFINISHED AND FIXED CLOSED. |
| 16 | REMOVE PORTION OF EXISTING EXTERIOR WALL IN ITS ENTIRETY, INCLUDING WOOD SIDING, SHEATHING AND WOOD STUDS. |
| 17 | REMOVE EXISTING WOOD SIDING, EXTERIOR SHEATHING, INSULATION AND WOOD STUDS. PREP NEW WALL OPENING TO RECEIVE NEW WINDOW AND FRAME. |
| 18 | REMOVE EXISTING WINDOWS, SIDING, EXTERIOR SHEATHING AND WOOD STUDS. PREP WALL OPENING TO RECEIVE NEW STOREFRONT WINDOWS. |
| 19 | REMOVE DETERIORATED WOOD TRIM AND EXISTING NON-WOOD TRIM. |
| 20 | REMOVE EXISTING WOOD STAIR IN ITS ENTIRETY. |
| 21 | REMOVE EXISTING RAILING IN ITS ENTIRETY. |
| 22 | REMOVE EXISTING WOOD PORCH FLOORING AND ASSOCIATED STRUCTURE. |
| 23 | SALVAGE EXISTING WOOD POST. |
| 24 | REMOVE EXISTING PORCH ROOF, SHEATHING AND ASSOCIATED STRUCTURE IN ITS ENTIRETY. |
| 25 | REMOVE AREA OF EXISTING ROOF, SHEATHING AND RAFTERS. COORDINATE WITH STRUCTURAL FOR NEW DORMER FRAMING. |
| 26 | REMOVE EXISTING ROOF AND SHEATHING IN ITS ENTIRETY. EXISTING WOOD RAFTERS TO REMAIN, REPLACE DETERIORATED OR STRUCTURALLY UNSOUND RAFTERS AS REQUIRED. |
| 27 | REMOVE EXISTING GUTTERS AND DOWNSPOUTS. |
| 28 | REMOVE DETERIORATED PORTIONS OF EXISTING SOFFIT. |
| 29 | REMOVE EXISTING VINYL SOFFIT IN ITS ENTIRETY. |
| 30 | REMOVE EXISTING SIGNAGE IN ITS ENTIRETY. |
| 31 | SALVAGE DECORATIVE WOOD CORNICE. |
| 32 | REMOVE EXISTING DECORATIVE METAL CORNICE IN ITS ENTIRETY. |
| 33 | SALVAGE DECORATIVE WOOD BRACKETS AND OTHER DECORATIVE WOOD ELEMENTS. |
| 34 | REMOVE EXISTING CONCRETE PAD AND STEPS. |
| 35 | REMOVE EXISTING, SLOPED CONCRETE PAD. |
| 36 | REMOVE EXISTING CMU BLOCK WALL. PROVIDE TEMPORARY SHORING AS REQUIRED. |
| 37 | REMOVE EXISTING BRICK CHIMNEY IN ITS ENTIRETY. |
| 38 | EXISTING CHIMNEY TO REMAIN. CLEAN BRICK AND PREP FOR REPOINTING. |
| 39 | CLEAN EXISTING STONE FOUNDATION. PREP FOR REPOINTING. |
| 40 | CLEAN EXISTING CMU FOUNDATION. PREP FOR REPOINTING. |
| 41 | EXCAVATE AREAWAY AT FRONT COMMERCIAL ENTRY. REFER TO AD100 SERIES FOR SCOPE. |
| 42 | 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**


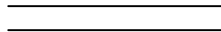
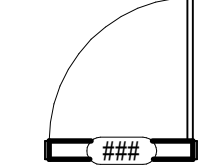

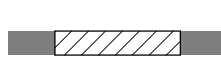
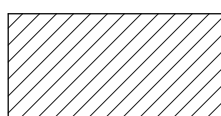
Date: 04/11/2025

Project Number: 24032

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

Sheet Number: **A101**

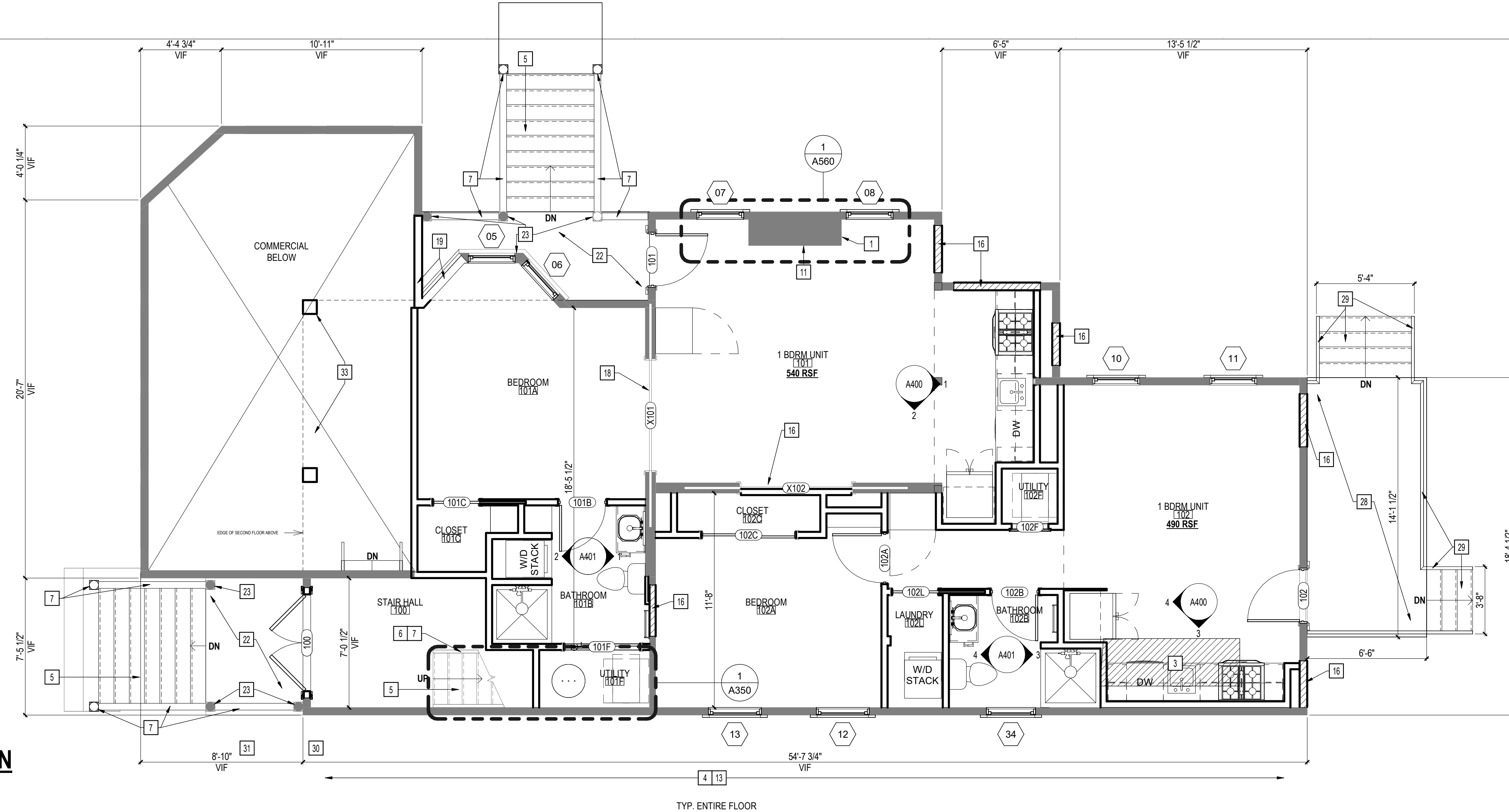
SYMBOL LEGEND

-  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

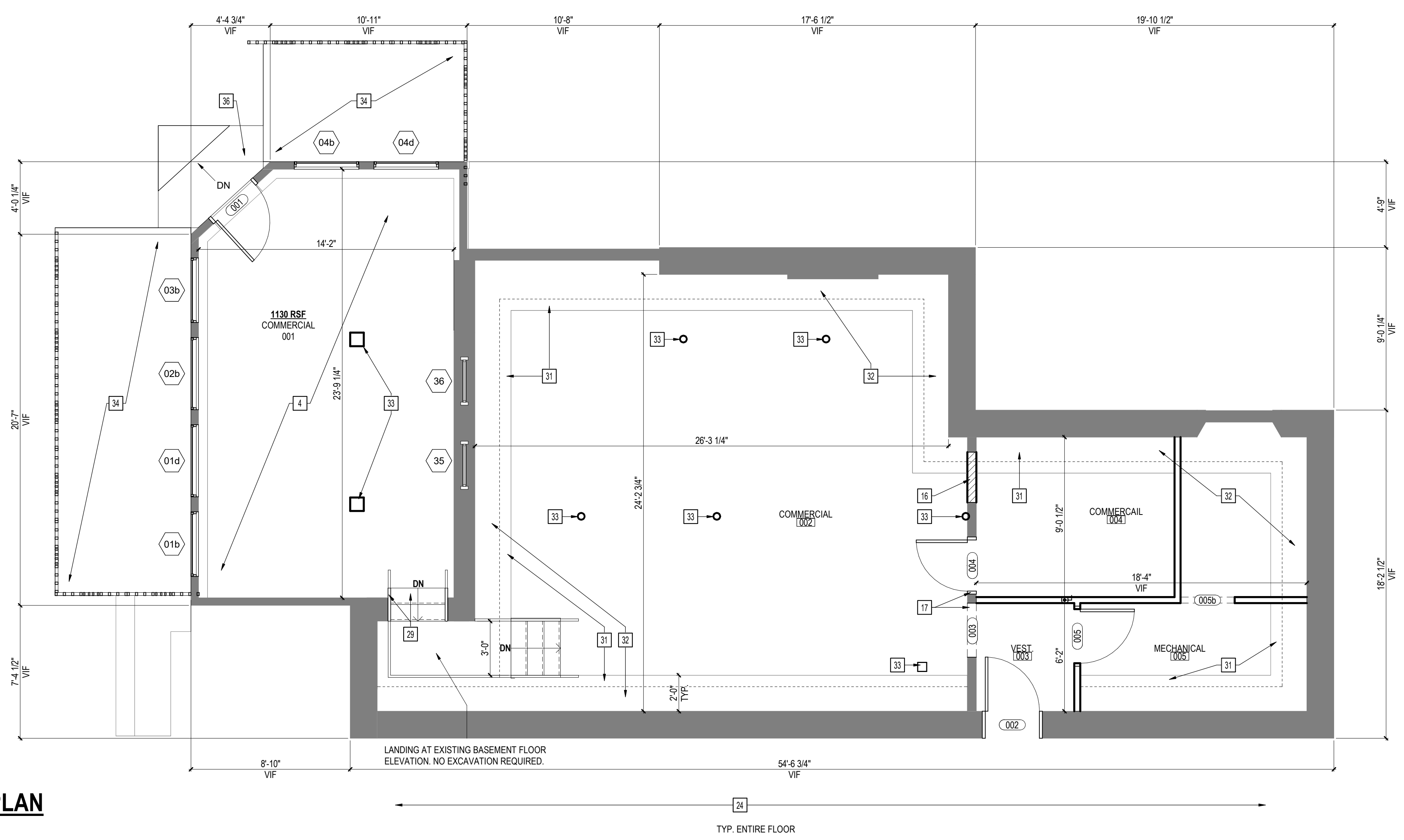
NEW PLAN NOTES

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 APPROXIMATE LOCATION OF MECHANICAL AND PLUMBING VENTS. COORDINATE WITH MECHANICAL AND PLUMBING WORK. PROVIDE FLASHING WITH AIR AND WEATHER SEALING AT ALL ROOF PENETRATIONS.
 - 16 INFILL EXISTING FRAMED OPENING. REFER TO DETAILS.
 - 17 FRAME NEW OPENING IN EXISTING WALL. REFER TO FRAMING PLANS AND DETAILS.
 - 18 REPAIR AND REINSTALL SALVAGED WOOD POCKET DOORS AND TRIM. PREP AND PAINT.
 - 19 REBUILD PORTION OF EXTERIOR WALL, ANGLED TO COMPLETE ORIGINAL THREE-PART BAY. REFER TO A200 SERIES, NEW ELEVATION NOTES AND DETAILS FOR NEW WORK.
 - 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 WALL AS STRUCTURAL LAYER OF NEW. INSULATED CAVITY WALL WITH MODULAR CAST STONE, JUMBO BRICK, OR SIMILAR MASONRY FACADE MATERIAL.
 - 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 CONCEAL EXISTING STRUCTURAL WOOD POSTS IN NEW WALLS. BEHIND GWB.
 - 26 PROVIDE NEW ROOFING, SHEATHING AND INSULATION ON EXISTING RAFTERS. 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 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"

4/11/2025 10:32:29 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**


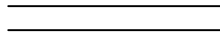
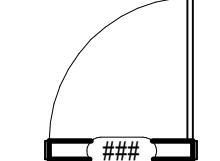
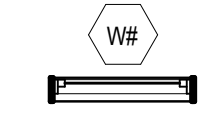
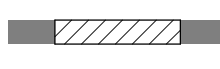
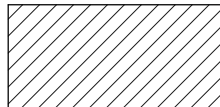
Date: 04/11/2025

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

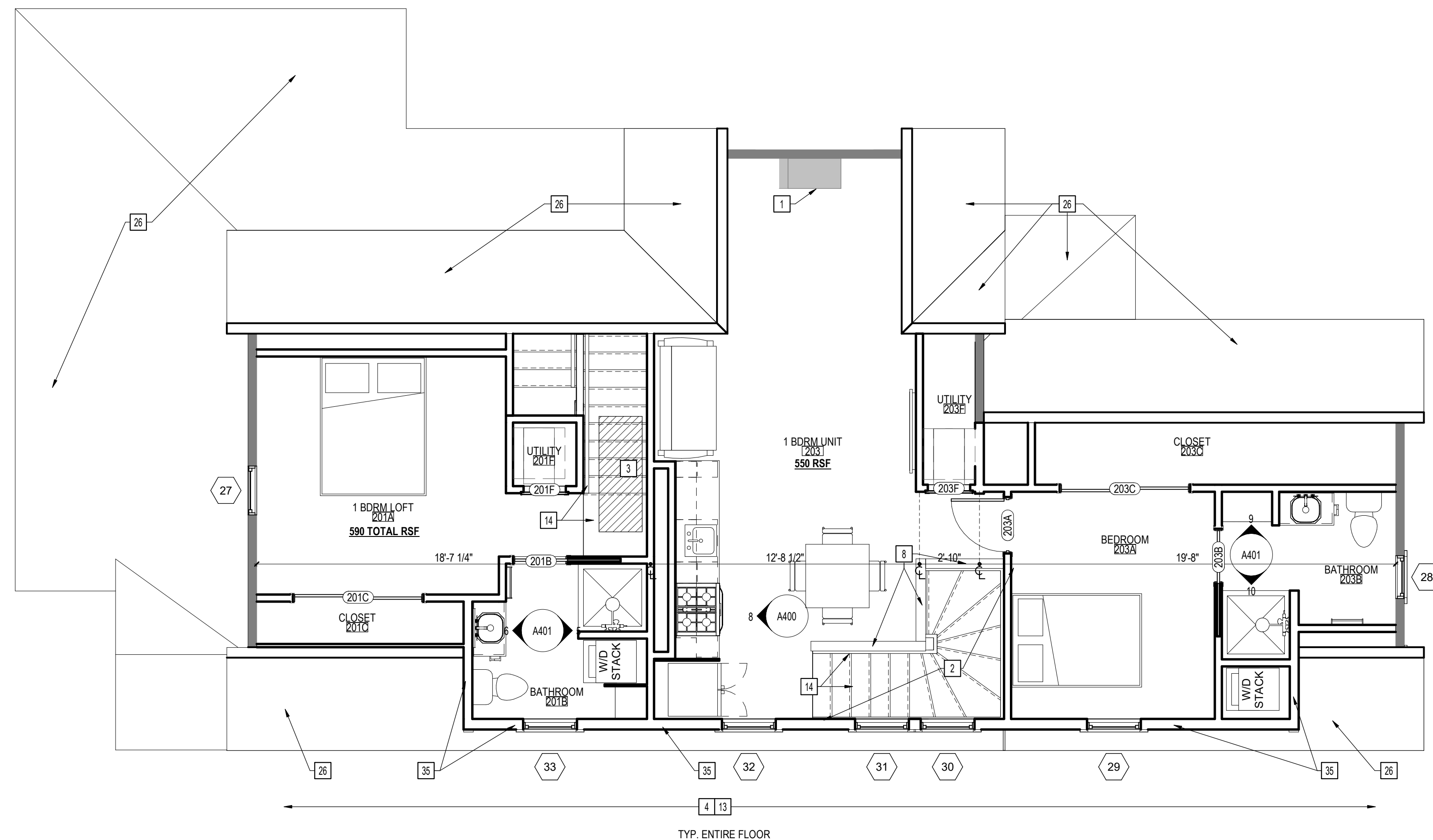
NEW PLAN NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

KEYNOTES

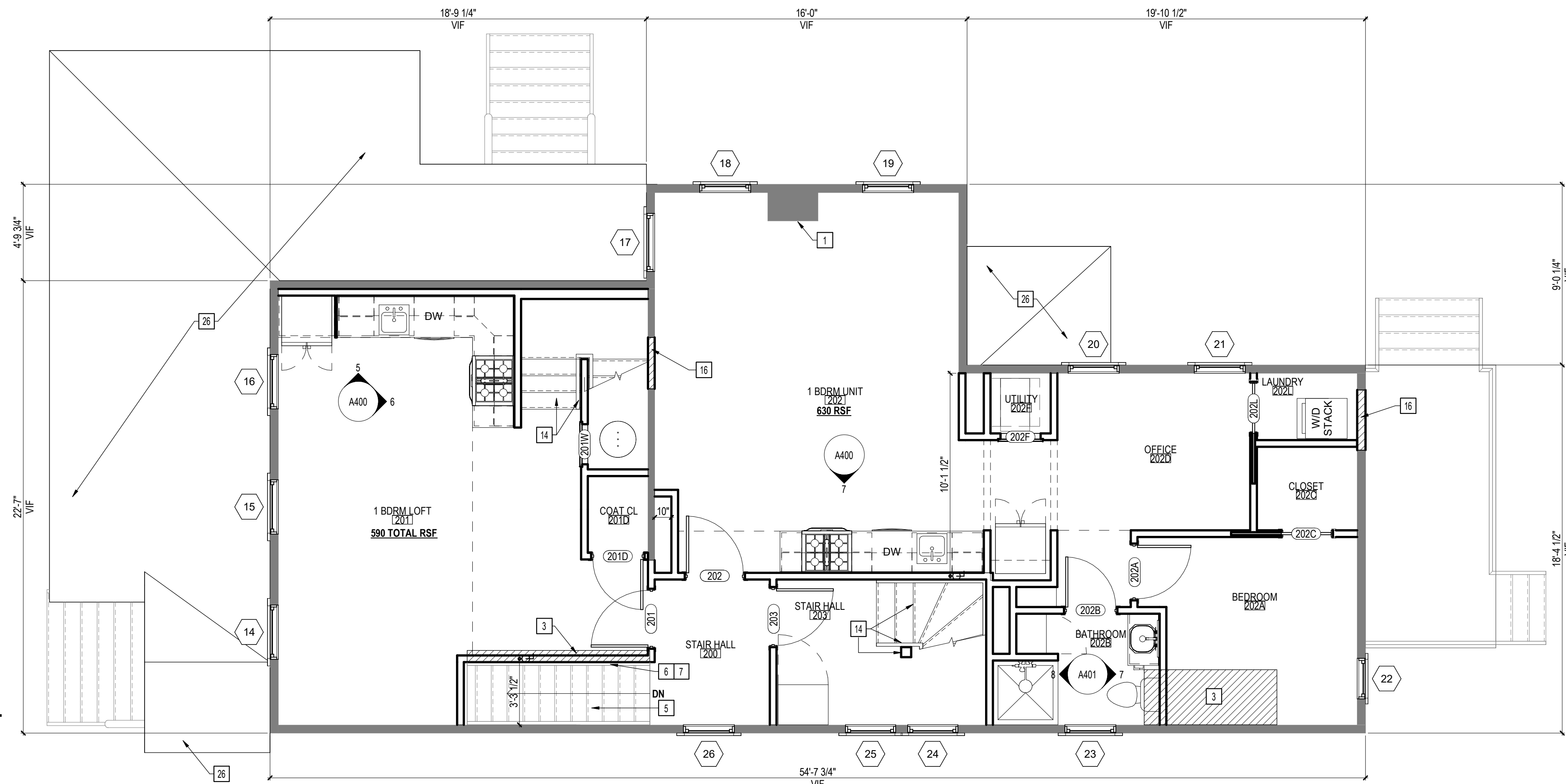
- 1 CLEAN AND REPOINT EXISTING BRICK FIREPLACE AND CHIMNEY.
- 2 FRAME NEW FLOOR OPENING. REFER TO FRAMING PLAN AND DETAILS.
- 3 INFILL EXISTING FLOOR OPENING. SISTER NEW FLOOR JOISTS TO EXISTING STRUCTURE AND PROVIDE NEW SUBFLOORING.
- 4 REPLACE DAMAGED AND DETERIORATED AREAS OF SUBFLOORING. PROVIDE 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 APPROXIMATE LOCATION OF MECHANICAL AND PLUMBING VENTS. COORDINATE WITH MECHANICAL AND PLUMBING WORK. PROVIDE FLASHING WITH AIR AND WEATHER SEALING AT ALL ROOF PENETRATIONS.
- 16 INFILL EXISTING FRAMED OPENING. REFER TO DETAILS.
- 17 FRAME NEW OPENING IN EXISTING WALL. REFER TO FRAMING PLANS AND DETAILS.
- 18 REPAIR AND REINSTALL SALVAGED WOOD POCKET DOORS AND TRIM. PREP AND PAINT.
- 19 REBUILD PORTION OF EXTERIOR WALL, ANGLED TO COMPLETE ORIGINAL THREE-PART BAY. REFER TO A200 SERIES, NEW ELEVATION NOTES AND DETAILS FOR NEW WORK.
- 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 WALL AS STRUCTURAL LAYER OF NEW, INSULATED CAVITY WALL WITH MODULAR CAST STONE, JUMBO BRICK, OR SIMILAR MASONRY FACADE MATERIAL.
- 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 CONCEAL EXISTING STRUCTURAL WOOD POSTS IN NEW WALLS. BEHIND GWB.
- 26 PROVIDE NEW ROOFING, SHEATHING AND INSULATION ON EXISTING RAFTERS. 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 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.

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



TYP. ENTIRE FLOOR

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



TYP. ENTIRE FLOOR

Consultants:

Signature & Seal:

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Client: **BREESER DEVELOPMENT**

Project: **1277 NIAGARA ST. RENOVATION**

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213



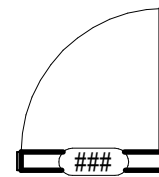


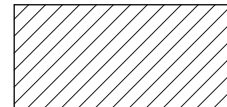
Drawing History: # Date Description

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

Date: 04/11/2025
Project Number: 24032
Sheet Title: **ROOF PLAN**

Sheet Number: **A103**

SYMBOL LEGEND

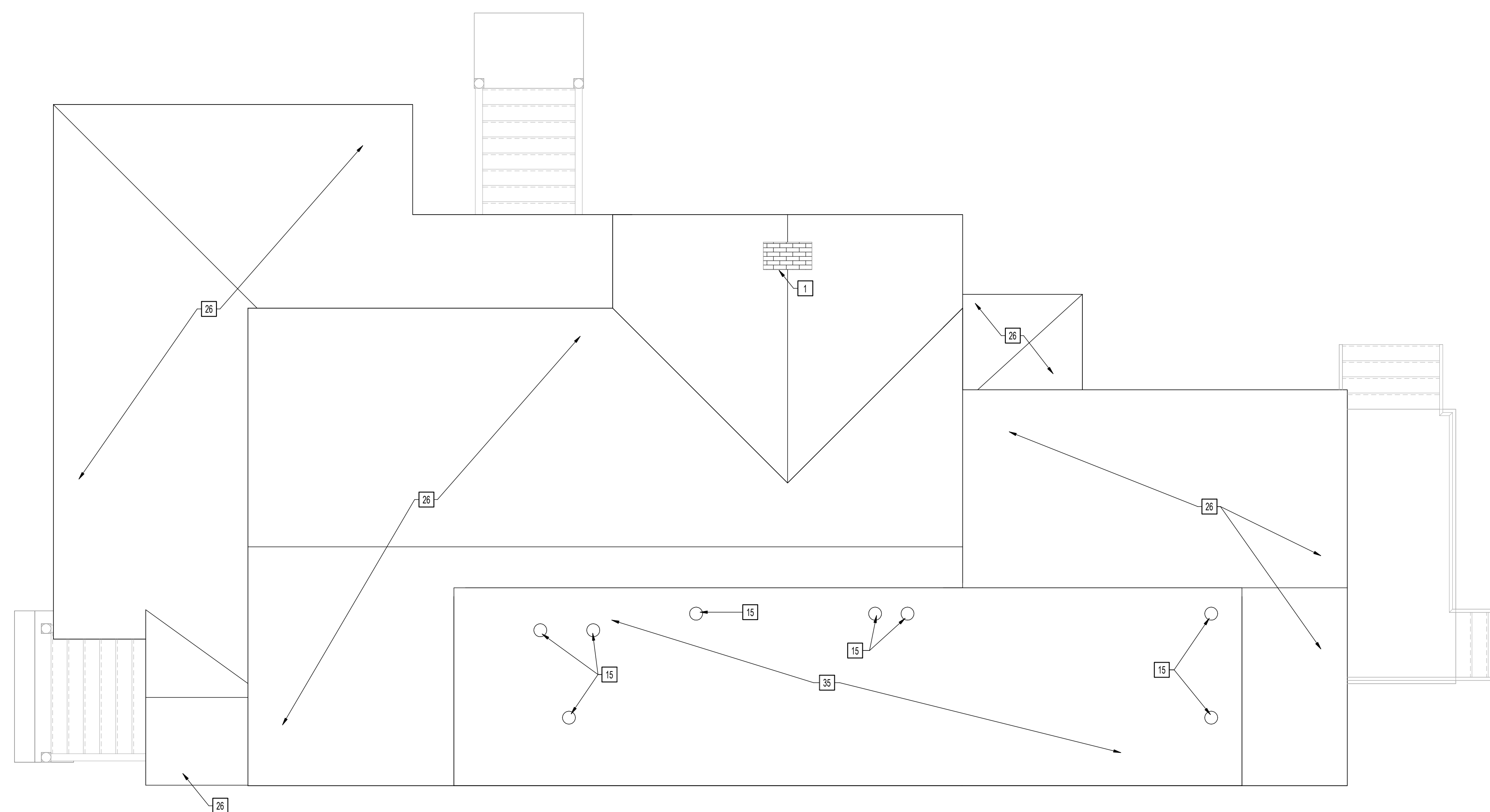
-  EXISTING WALL
-  NEW WALL (2x WOOD STUD, GWB FINISH)
-  INSTALL NEW DOOR, FRAME & HARDWARE
-  INSTALL NEW WINDOW & FRAME
-  INFILL EXISTING OPENING IN EXISTING WALL
-  INFILL EXISTING FLOOR OPENING

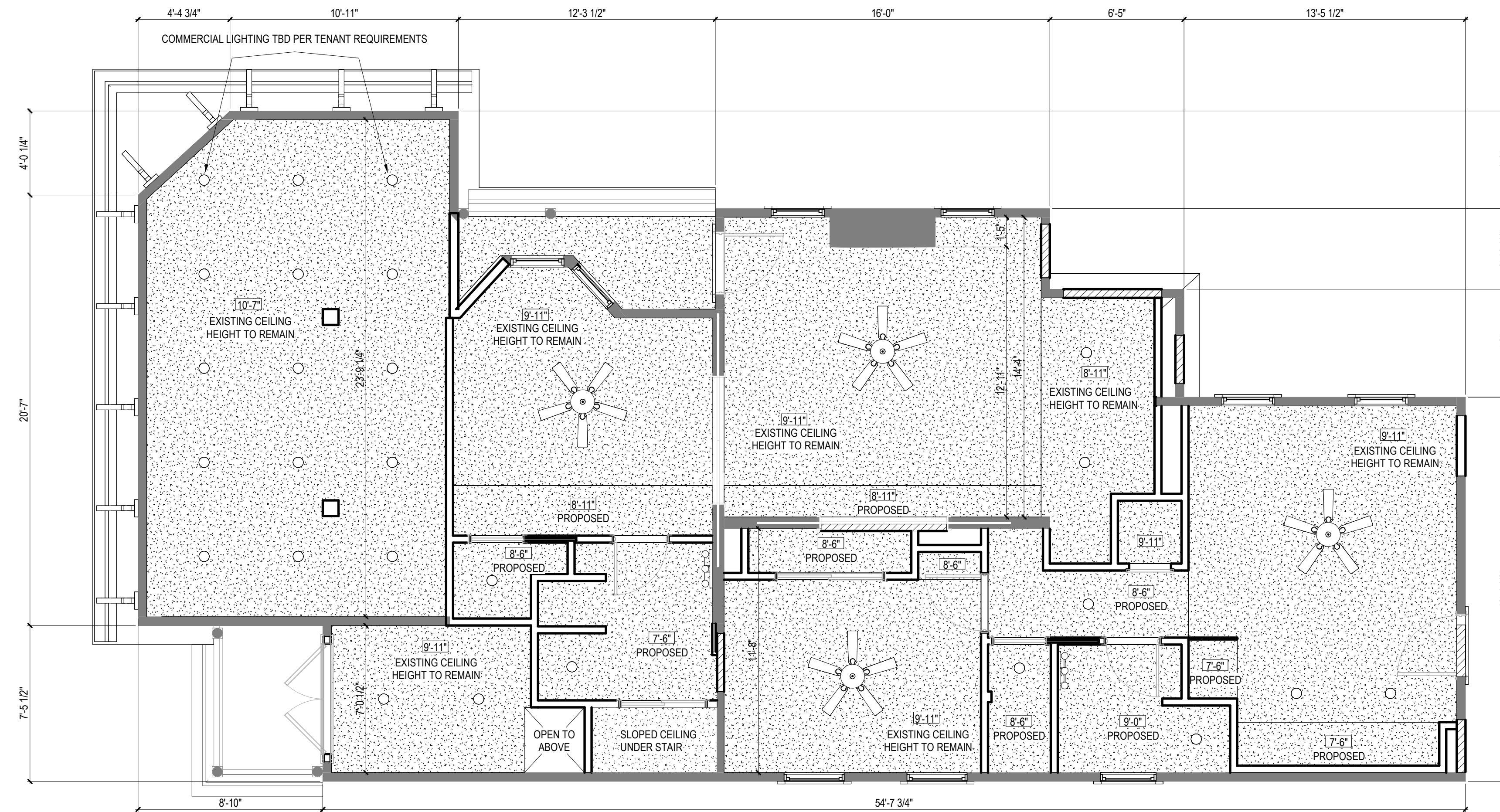
NEW PLAN NOTES

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.
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- 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 APPROXIMATE LOCATION OF MECHANICAL AND PLUMBING VENTS. COORDINATE WITH MECHANICAL AND PLUMBING WORK. PROVIDE FLASHING WITH AIR AND WEATHER SEALING AT ALL ROOF PENETRATIONS.
- 16 INFILL EXISTING FRAMED OPENING. REFER TO DETAILS.
- 17 FRAME NEW OPENING IN EXISTING WALL. REFER TO FRAMING PLANS AND DETAILS.
- 18 REPAIR AND REINSTALL SALVAGED WOOD POCKET DOORS AND TRIM. PREP AND PAINT.
- 19 REBUILD PORTION OF EXTERIOR WALL, ANGLED TO COMPLETE ORIGINAL THREE-PART BAY. REFER TO A200 SERIES, NEW ELEVATION NOTES AND DETAILS FOR NEW WORK.
- 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 WALL AS STRUCTURAL LAYER OF NEW. INSULATED CAVITY WALL WITH MODULAR CAST STONE, JUMBO BRICK, OR SIMILAR MASONRY FACADE MATERIAL.
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- 24 PROVIDE BASEMENT FLOOR FINISH. REFER TO FINISH PLANS AND SCHEDULE.
- 25 CONCEAL EXISTING STRUCTURAL WOOD POSTS IN NEW WALLS. BEHIND GWB.
- 26 PROVIDE NEW ROOFING, SHEATHING AND INSULATION ON EXISTING RAFTERS. 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 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.



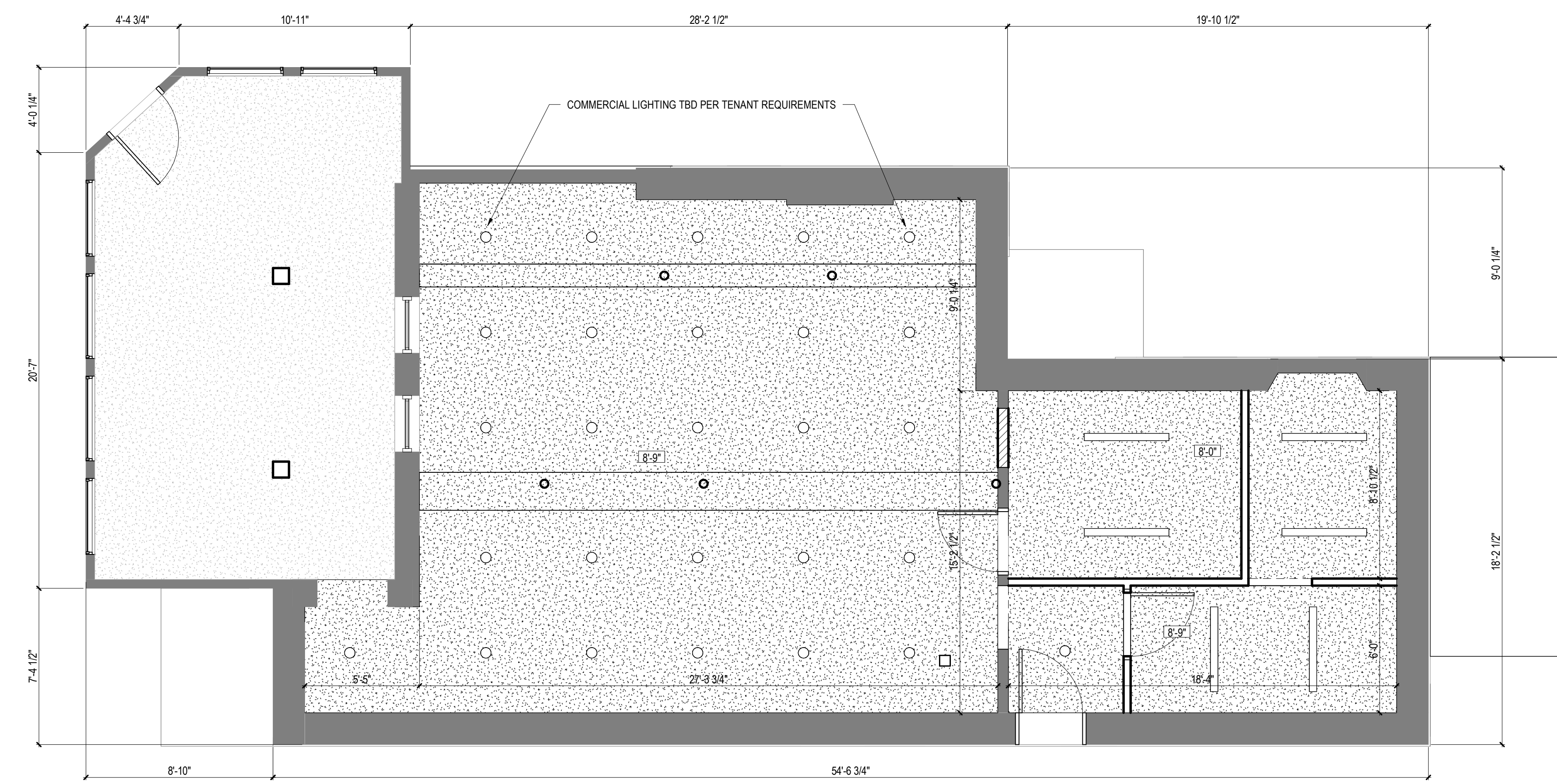


SYMBOL LEGEND

- 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.

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: 04/11/2025
Project Number: 24032
Sheet Title: **BASEMENT & FIRST FLOOR REFLECTED CEILING PLAN**

Sheet Number: **A121**

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**



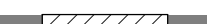
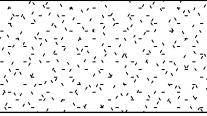


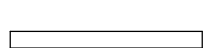
Date: 04/11/2025

Project Number: 24032

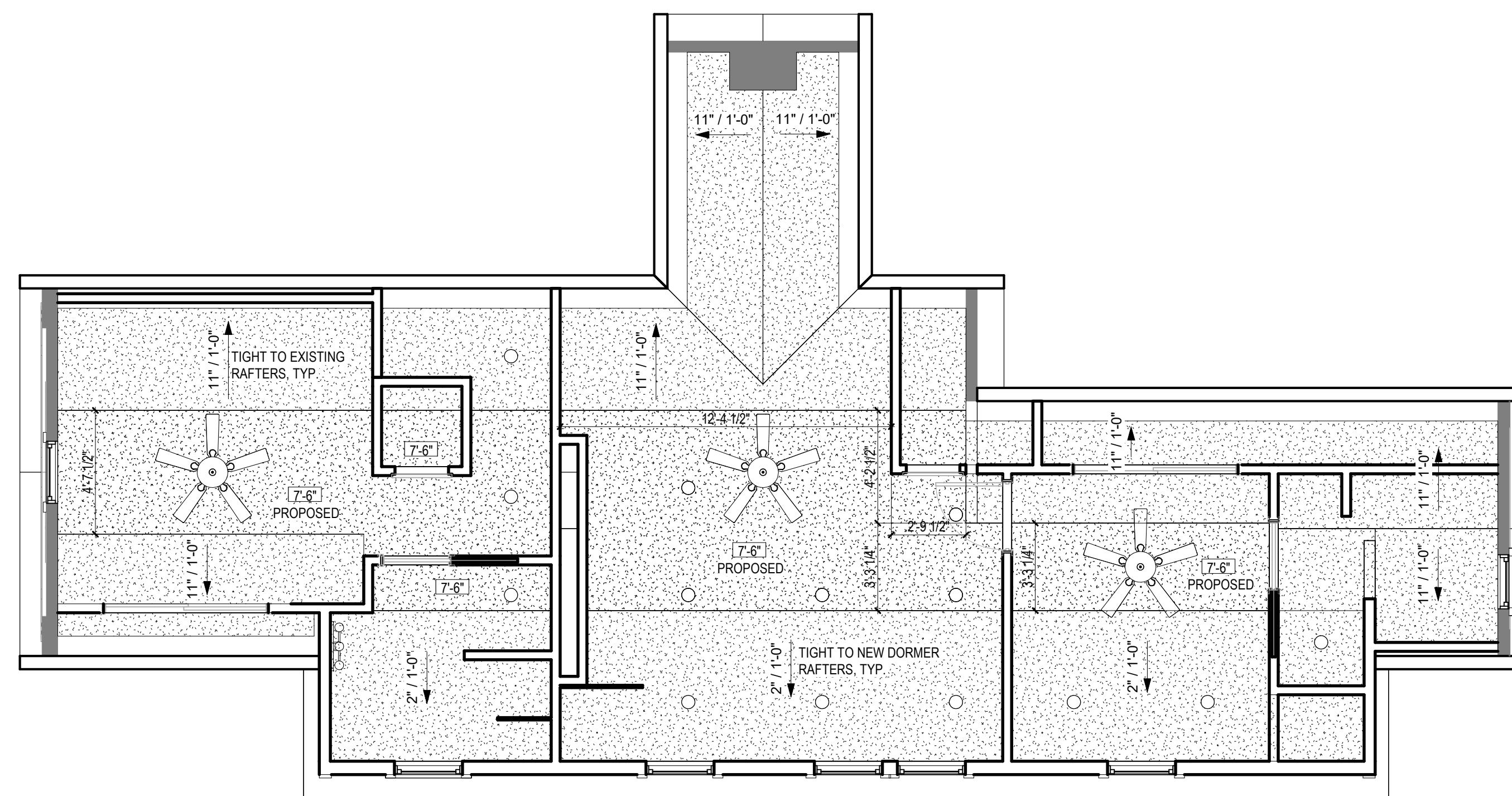
Sheet Title: **SECOND & THIRD FLOOR REFLECTED CEILING PLAN**

Sheet Number: **A122**

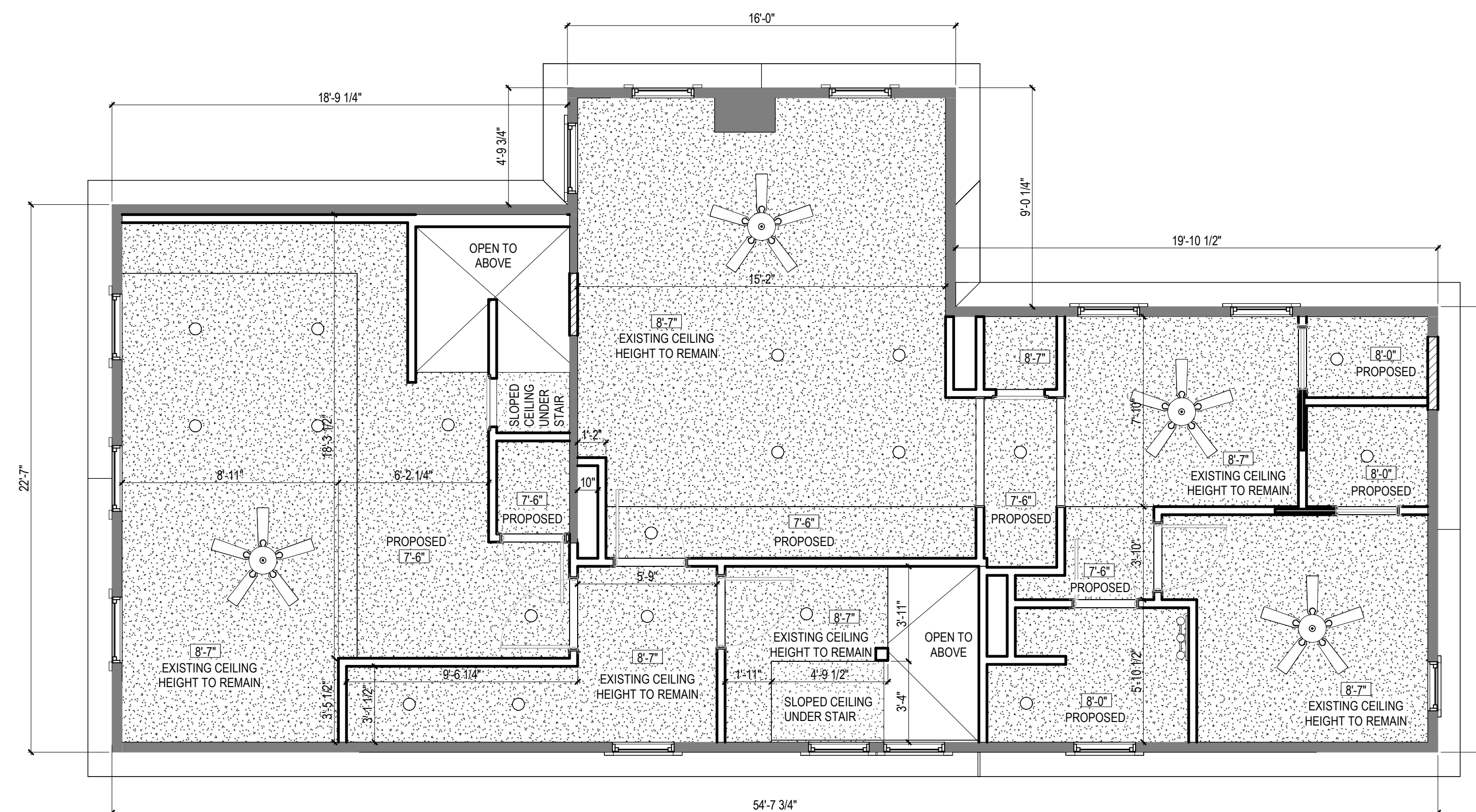
SYMBOL LEGEND

-  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**

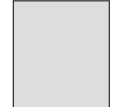
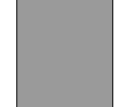
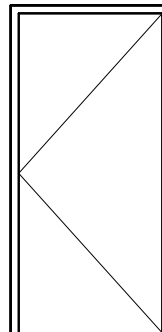
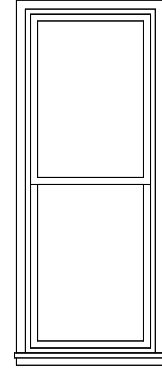
Date: 04/11/2025

Project Number: 24032

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

Sheet Number: **A201**

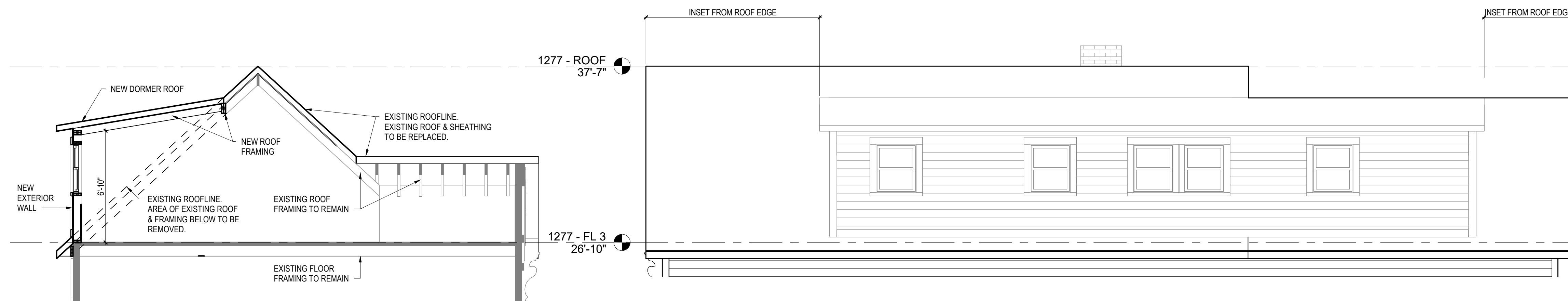
SYMBOL LEGEND

-  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

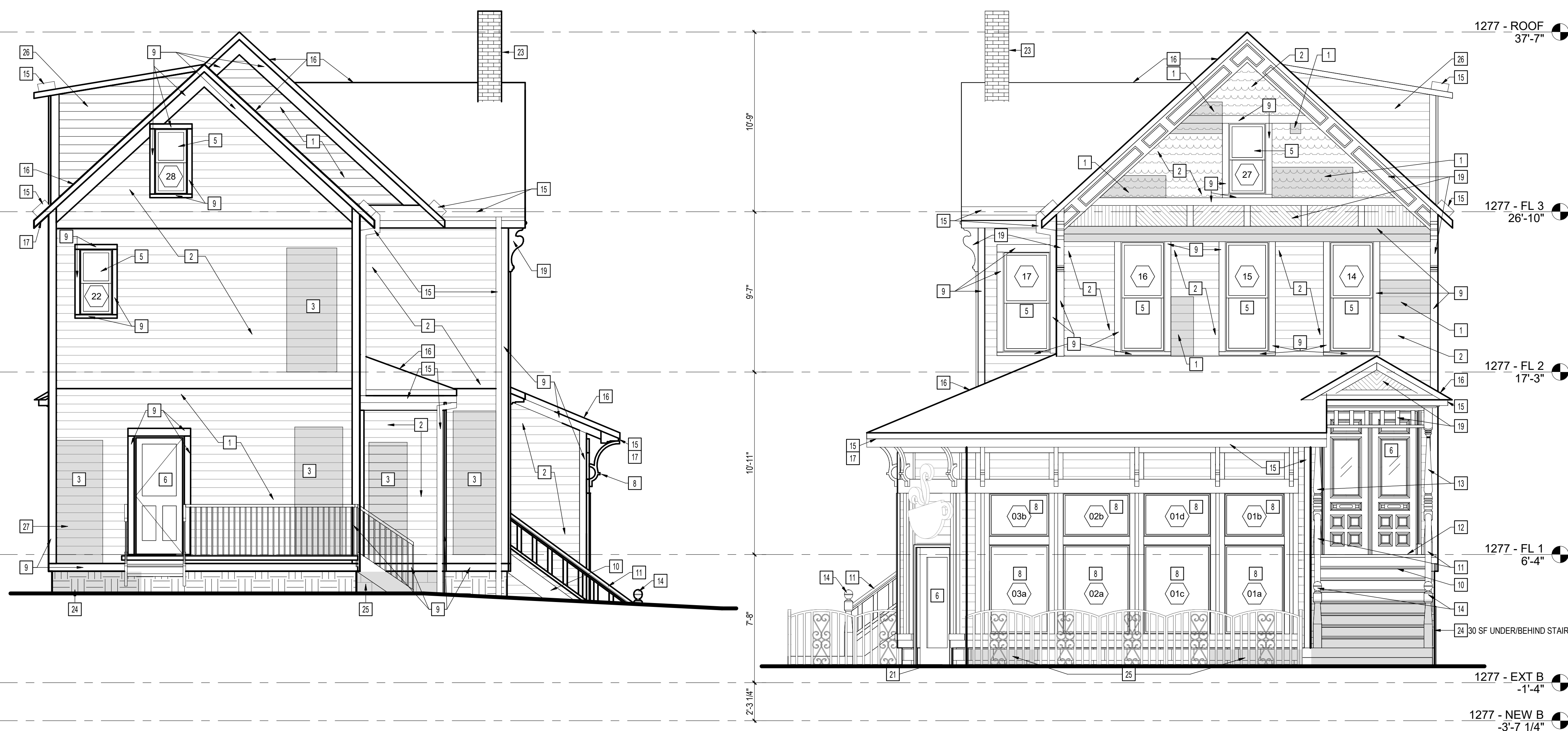
NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

- | # | KEYNOTES |
|----|--|
| 1 | REPLACE DETERIORATED AND MISSING AREAS OF EXTERIOR SHEATHING AND WOOD SIDING WITH PLYWOOD SHEATHING AND NEW WOOD SIDING TO MATCH EXISTING. |
| 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 | REBUILD PORTION OF EXTERIOR WALL, ANGLED TO COMPLETE ORIGINAL THREE-PART BAY. PROVIDE WOOD STUDS, EXTERIOR SHEATHING, CAVITY INSULATION AND WOOD SIDING, FINISHED TO MATCH. |
| 5 | PROVIDE WINDOW AND FRAME. REFER TO NEW WINDOW SCHEDULE. |
| 6 | PROVIDE DOOR, FRAME AND ASSOCIATED HARDWARE. REFER TO DOOR SCHEDULE. |
| 7 | REPAIR SALVAGED WOOD DOOR. FIX CLOSED AND SEAL TO PROVIDE CONTINUOUS AIR BARRIER. PREP AND PAINT DOOR AND FRAME. |
| 8 | PROVIDE WOOD STOREFRONT, WINDOWS AND ASSOCIATED TRIM. |
| 9 | REPLACE DETERIORATED AND MISSING WOOD TRIM WITH NEW WOOD TRIM TO MATCH. REPAIR REMAINING TRIM. PREP AND PAINT ALL TRIM TO ACHIEVE CONSISTENT FINISH. |
| 10 | REBUILD AND PAINT NEW WOOD STAIR TO MATCH HISTORIC ORIGINAL. |
| 11 | PROVIDE PAINTED WOOD RAILING, PROFILE TO MATCH HISTORIC ORIGINAL. |
| 12 | REBUILD WOOD PORCH AND ASSOCIATED STRUCTURE. |
| 13 | REPAIR, REINSTALL, AND PAINT SALVAGED WOOD POSTS. |
| 14 | PROVIDE PAINTED WOOD POSTS, PROFILE TO MATCH SALVAGED POSTS. |
| 15 | PROVIDE FACTORY FINISHED METAL GUTTERS AND DOWNSPOUTS. |
| 16 | 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. |
| 17 | REPLACE DETERIORATED AND MISSING PORTIONS OF SOFFIT AND FACIA BOARD. PREP AND PAINT ALL TO ACHIEVE CONSISTENT FINISH. |
| 18 | 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. |
| 19 | 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. |
| 20 | PROVIDE WOOD LATTICE SCREEN, FINISHED TO MATCH. |
| 21 | PROVIDE SLOPED CONCRETE APPROACH (5% MAX. RISE NOT TO EXCEED 3'). |
| 22 | REBUILD CMU WALL AS STRUCTURAL LAYER OF NEW, INSULATED CAVITY WALL WITH MODULAR CAST STONE, JUMBO BRICK, OR SIMILAR MASONRY FACADE MATERIAL. |
| 23 | EXISTING CHIMNEY TO REMAIN. WASH BRICK AND REPOINT JOINTS. |
| 24 | REPAIR AND REPOINT EXISTING STONE FOUNDATION. |
| 25 | REPAIR AND REPOINT EXISTING CMU FOUNDATION. |
| 26 | 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. |
| 27 | PROVIDE WOOD PORCH. |
| 28 | PROVIDE STAIRS AND RAILINGS. |
| 29 | 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: 04/11/2025
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

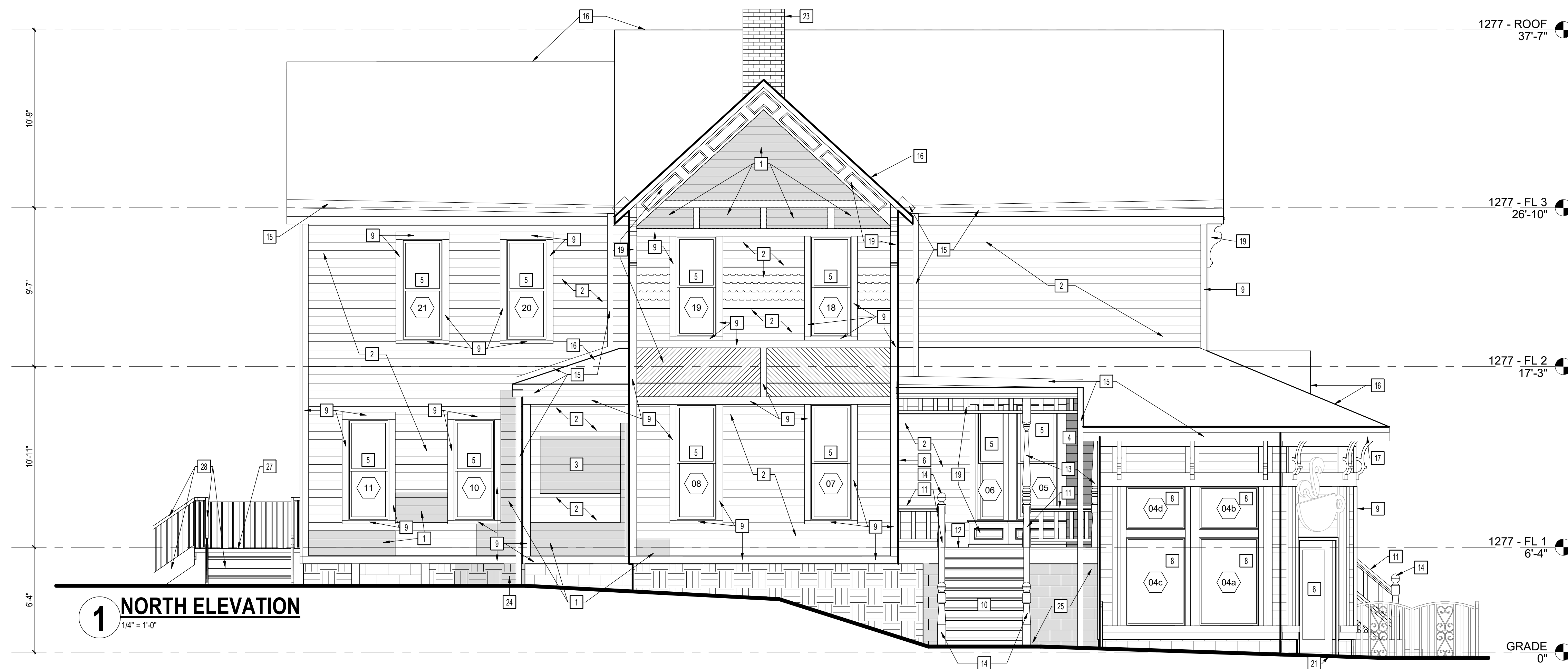
 NEW DOOR AND HARDWARE TO BE INSTALLED

 NEW WOOD WINDOW SASH, STOPS AND STOOL TO BE INSTALLED

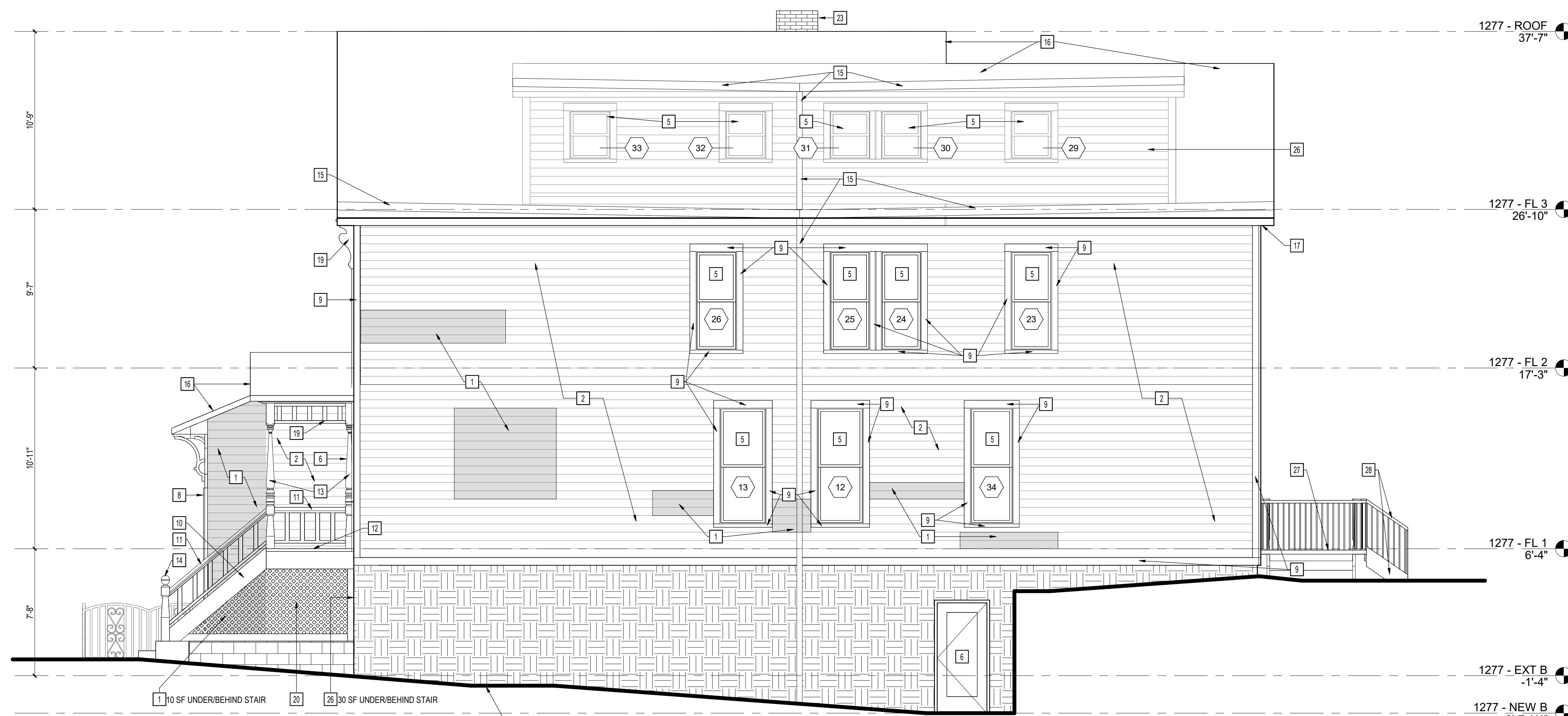
NEW ELEVATION NOTES

NOT ALL NOTES ARE APPLICABLE TO EACH DRAWING.

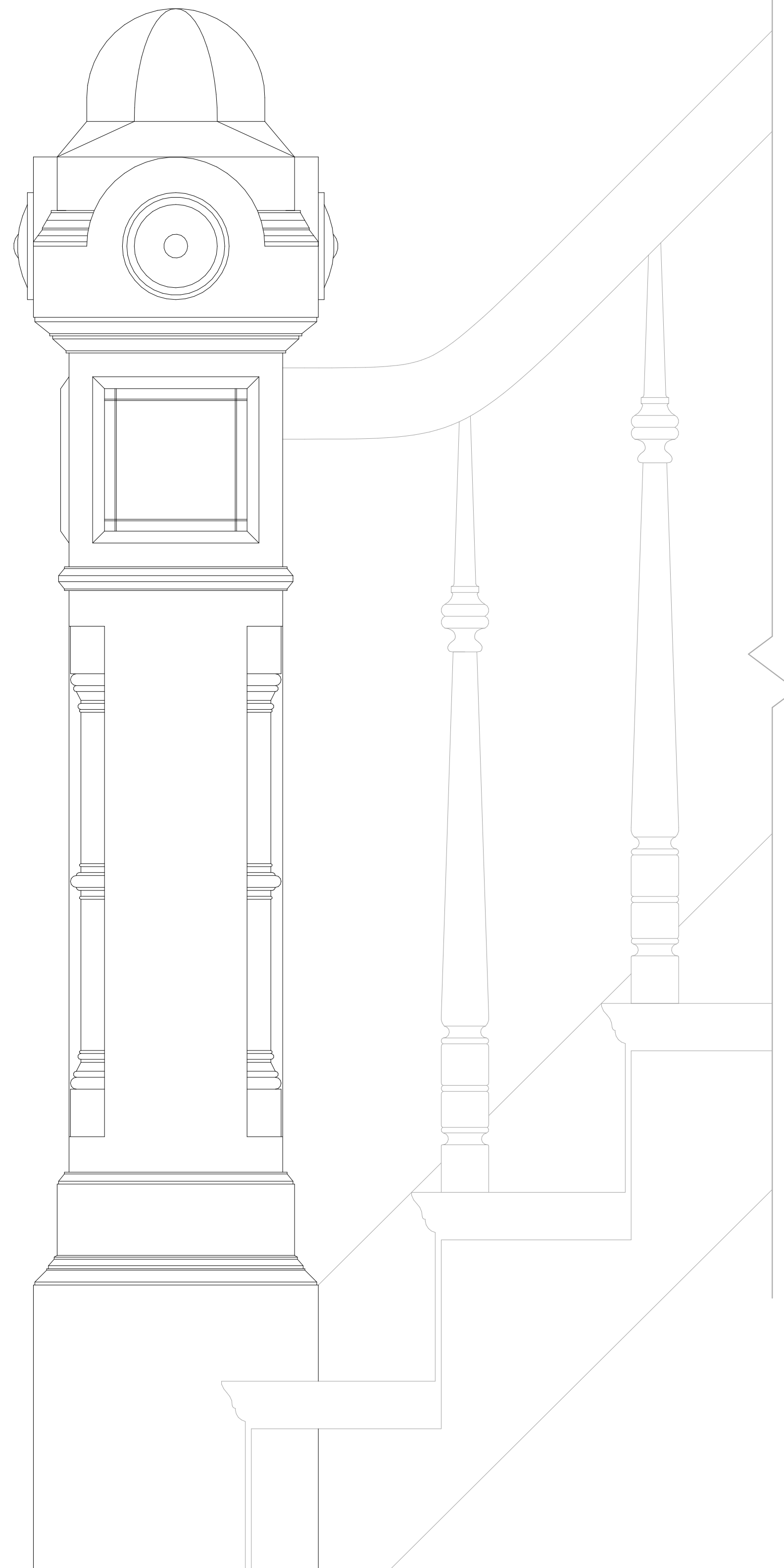
- | # | KEYNOTES |
|----|--|
| 1 | REPLACE DETERIORATED AND MISSING AREAS OF EXTERIOR SHEATHING AND WOOD SIDING WITH PLYWOOD SHEATHING AND NEW WOOD SIDING TO MATCH EXISTING. |
| 2 | REPAIR SHEATHING AND SIDING. PREP AND PAINT ALL EXISTING AND NEW WOOD SIDING TO ACHIEVE CONSISTENT FINISH. |
| 3 | INFILL WALL OPENING. PROVIDE SHEATHING AND WOOD SIDING. FINISHED TO MATCH. |
| 4 | REBUILD PORTION OF EXTERIOR WALL. ANGLED TO COMPLETE ORIGINAL THREE-PART BAY. PROVIDE WOOD STUDS, EXTERIOR SHEATHING, CAVITY INSULATION AND WOOD SIDING. FINISHED TO MATCH. |
| 5 | PROVIDE WINDOW AND FRAME. REFER TO NEW WINDOW SCHEDULE. |
| 6 | PROVIDE DOOR, FRAME AND ASSOCIATED HARDWARE. REFER TO DOOR SCHEDULE. |
| 7 | REPAIR SALVAGED WOOD DOOR. FIX CLOSED AND SEAL TO PROVIDE CONTINUOUS AIR BARRIER. PREP AND PAINT DOOR AND FRAME. |
| 8 | PROVIDE WOOD STOREFRONT, WINDOWS AND ASSOCIATED TRIM. |
| 9 | REPLACE DETERIORATED AND MISSING WOOD TRIM WITH NEW WOOD TRIM TO MATCH. REPAIR REMAINING TRIM. PREP AND PAINT ALL TRIM TO ACHIEVE CONSISTENT FINISH. |
| 10 | REBUILD AND PAINT NEW WOOD STAIR TO MATCH HISTORIC ORIGINAL. |
| 11 | PROVIDE PAINTED WOOD RAILING. PROFILE TO MATCH HISTORIC ORIGINAL. |
| 12 | REBUILD WOOD PORCH AND ASSOCIATED STRUCTURE. |
| 13 | REPAIR, REINSTALL, AND PAINT SALVAGED WOOD POSTS. |
| 14 | PROVIDE PAINTED WOOD POSTS. PROFILE TO MATCH SALVAGED POSTS. |
| 15 | PROVIDE FACTORY FINISHED METAL GUTTERS AND DOWNSPOUTS. |
| 16 | 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. |
| 17 | REPLACE DETERIORATED AND MISSING PORTIONS OF SOFFIT AND FACIA BOARD. PREP AND PAINT ALL TO ACHIEVE CONSISTENT FINISH. |
| 18 | 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. |
| 19 | 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. |
| 20 | PROVIDE WOOD LATTICE SCREEN. FINISHED TO MATCH. |
| 21 | PROVIDE SLOPED CONCRETE APPROACH (5% MAX. RISE NOT TO EXCEED 3'). |
| 22 | REBUILD CMU WALL AS STRUCTURAL LAYER OF NEW, INSULATED CAVITY WALL WITH MODULAR CAST STONE, JUMBO BRICK, OR SIMILAR MASONRY FACADE MATERIAL. |
| 23 | EXISTING CHIMNEY TO REMAIN. WASH BRICK AND REPOINT JOINTS. |
| 24 | REPAIR AND REPOINT EXISTING STONE FOUNDATION. |
| 25 | REPAIR AND REPOINT EXISTING CMU FOUNDATION. |
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| 27 | PROVIDE WOOD PORCH. |
| 28 | PROVIDE STAIRS AND RAILINGS. |
| 29 | PROVIDE ADA COMPLIANT CONCRETE RAMP WITH METAL RAILINGS. |



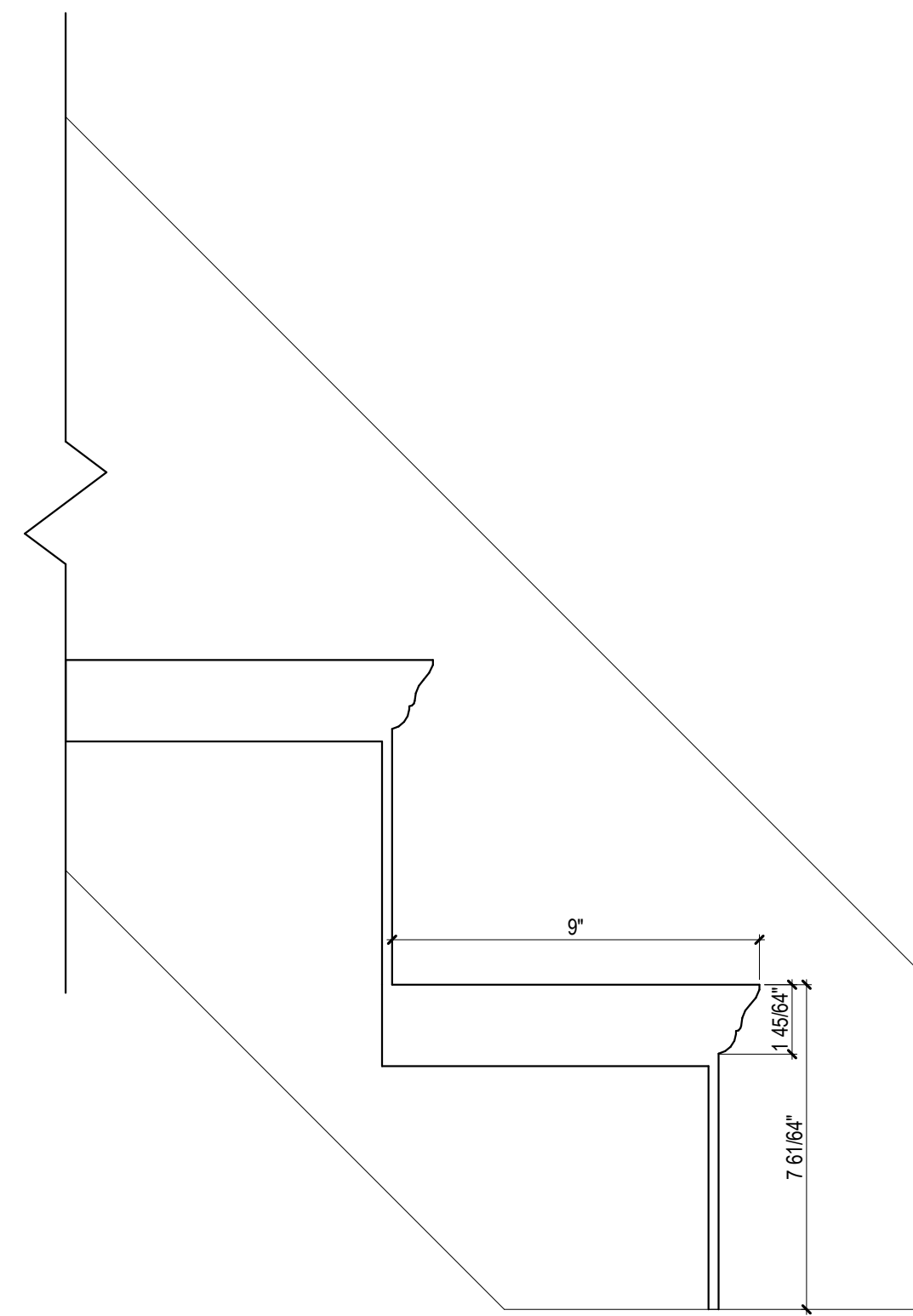
1 NORTH ELEVATION
1/4" = 1'-0"



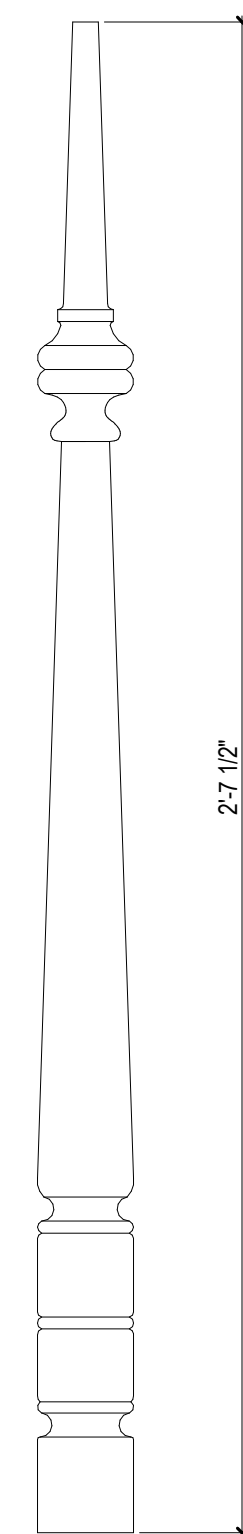
2 SOUTH ELEVATION
1/4" = 1'-0"



5 NEWEL POST
3" = 1'-0"



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

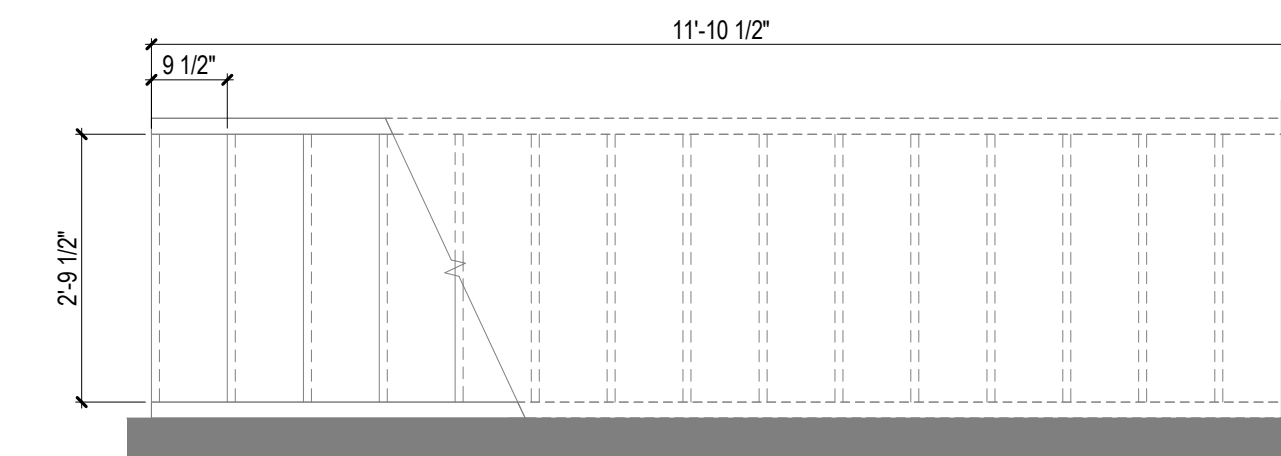


*THIS PROFILE IS ONLY FOR THE EXISTING STAIRCASE THAT WILL REMIAN

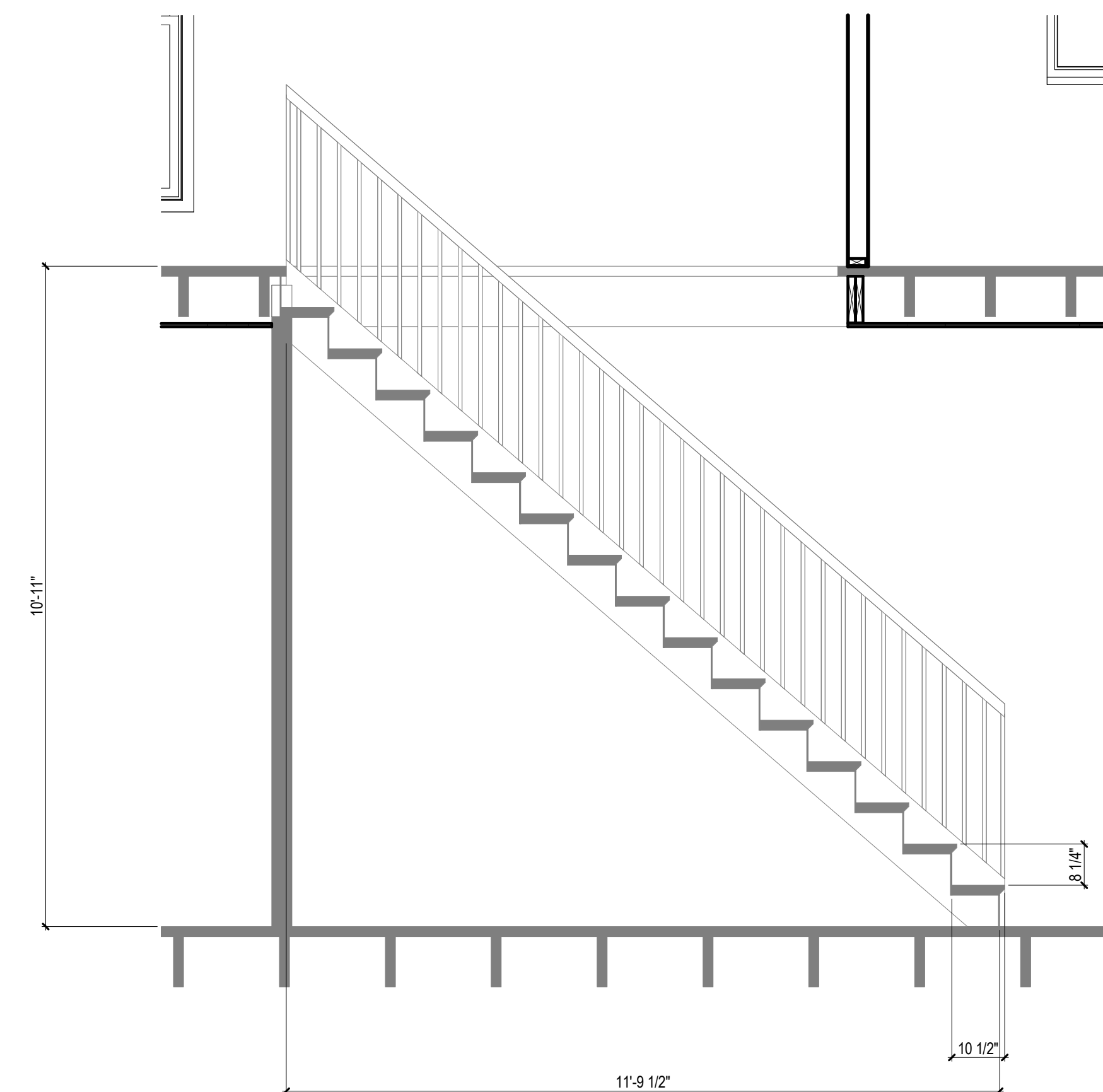
4 TYP. STAIR SPINDLE PROFILE
3" = 1'-0"

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"



ARCHITECTS / ENGINEERS

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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

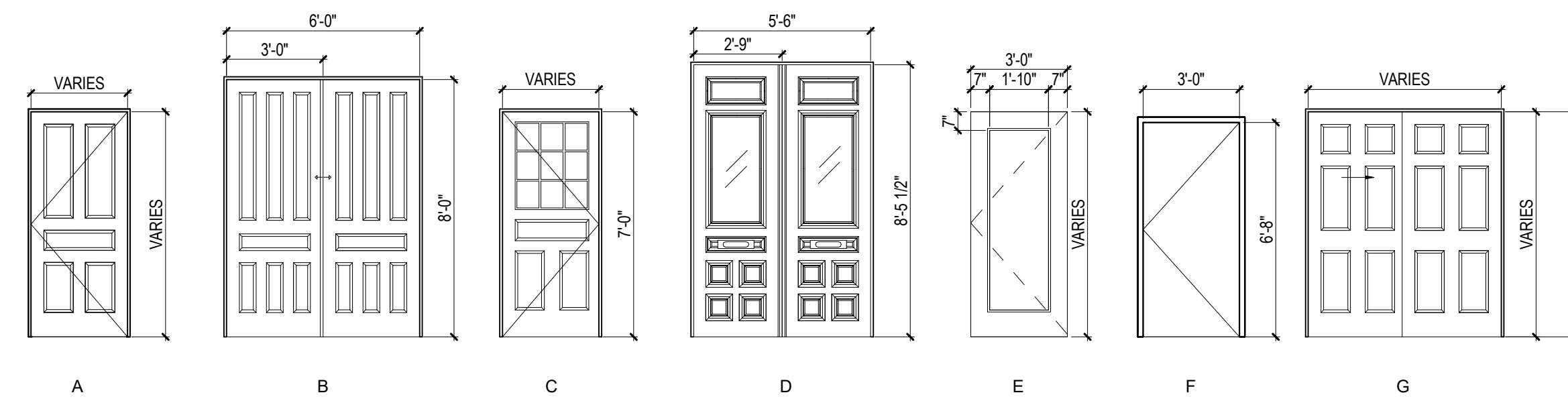
Project Status: **DD - NOT FOR CONSTRUCTION**

Date: 04/11/2025

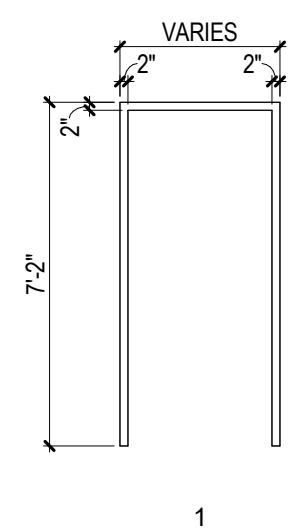
Project Number: 24032

Sheet Title: **HISTORIC GRAND STAIR INFORMATION**

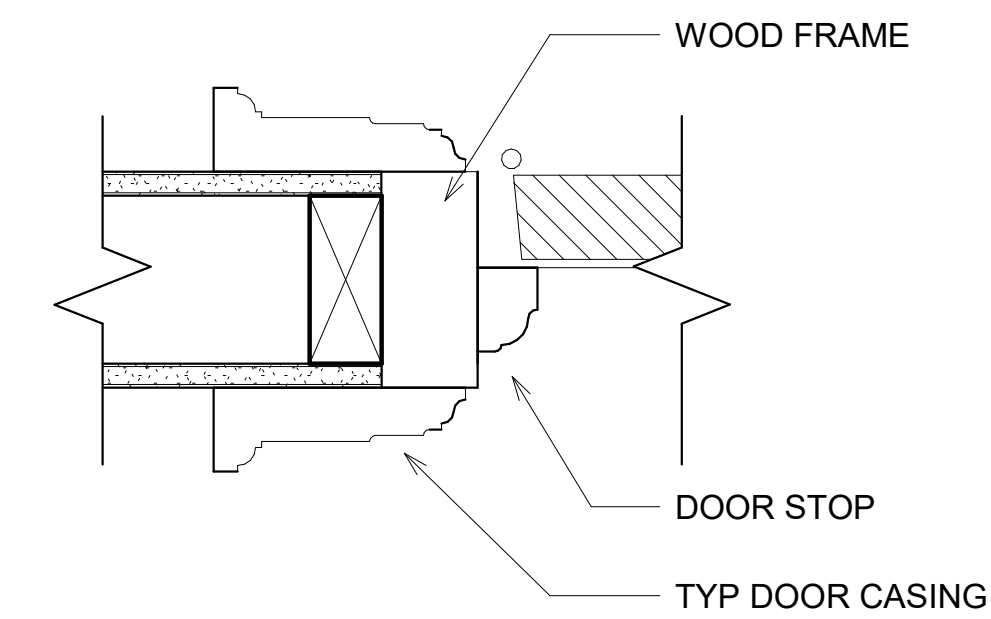
Sheet Number: **A350**



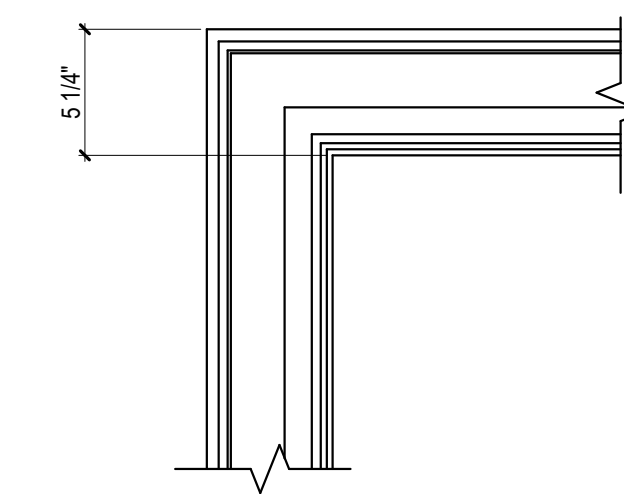
DOOR TYPES
1/4" = 1'-0"



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'-6"	7'-0"	A	WD	1	WD							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
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



ARCHITECTS / ENGINEERS

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TrautmanAssociates.com

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Client: BREESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

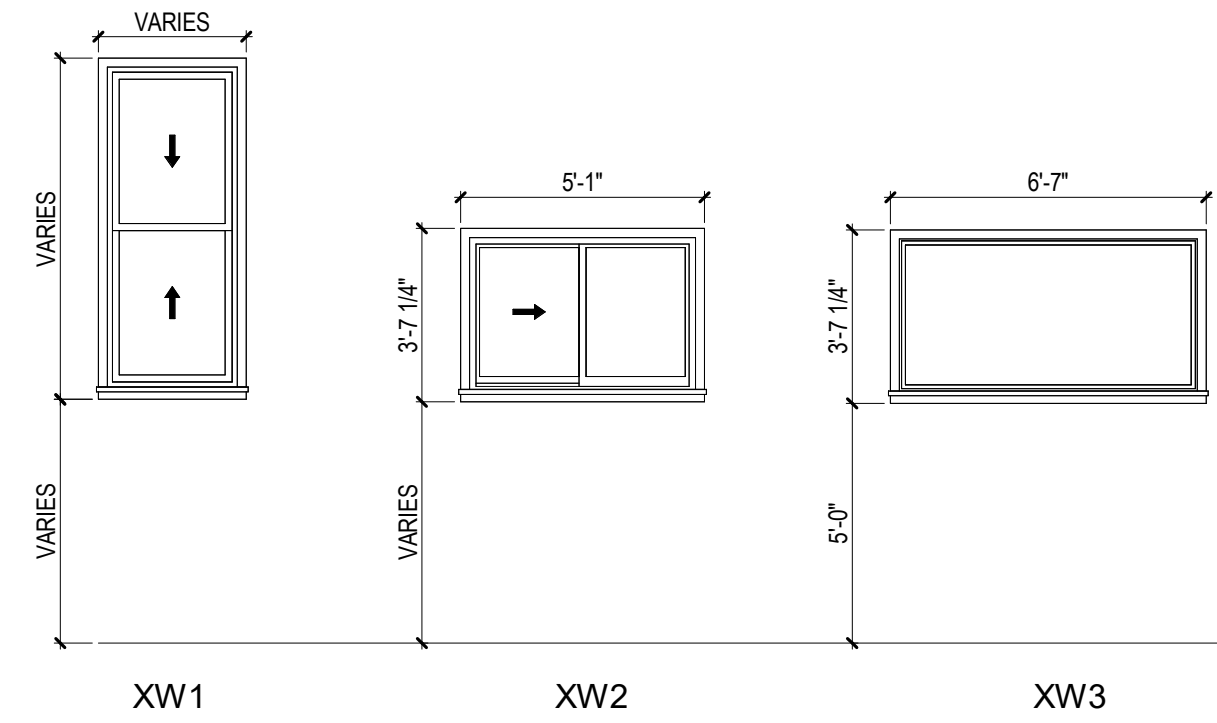
Project Status: DD - NOT FOR CONSTRUCTION

Date: 04/11/2025

Project Number: 24032

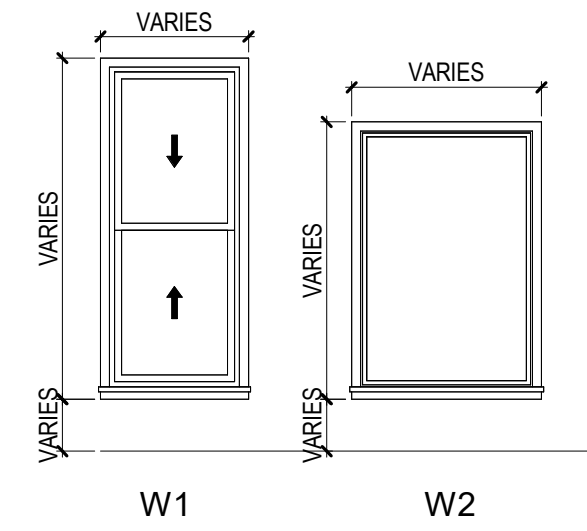
Sheet Title: DOOR INFORMATION

Sheet Number: A500



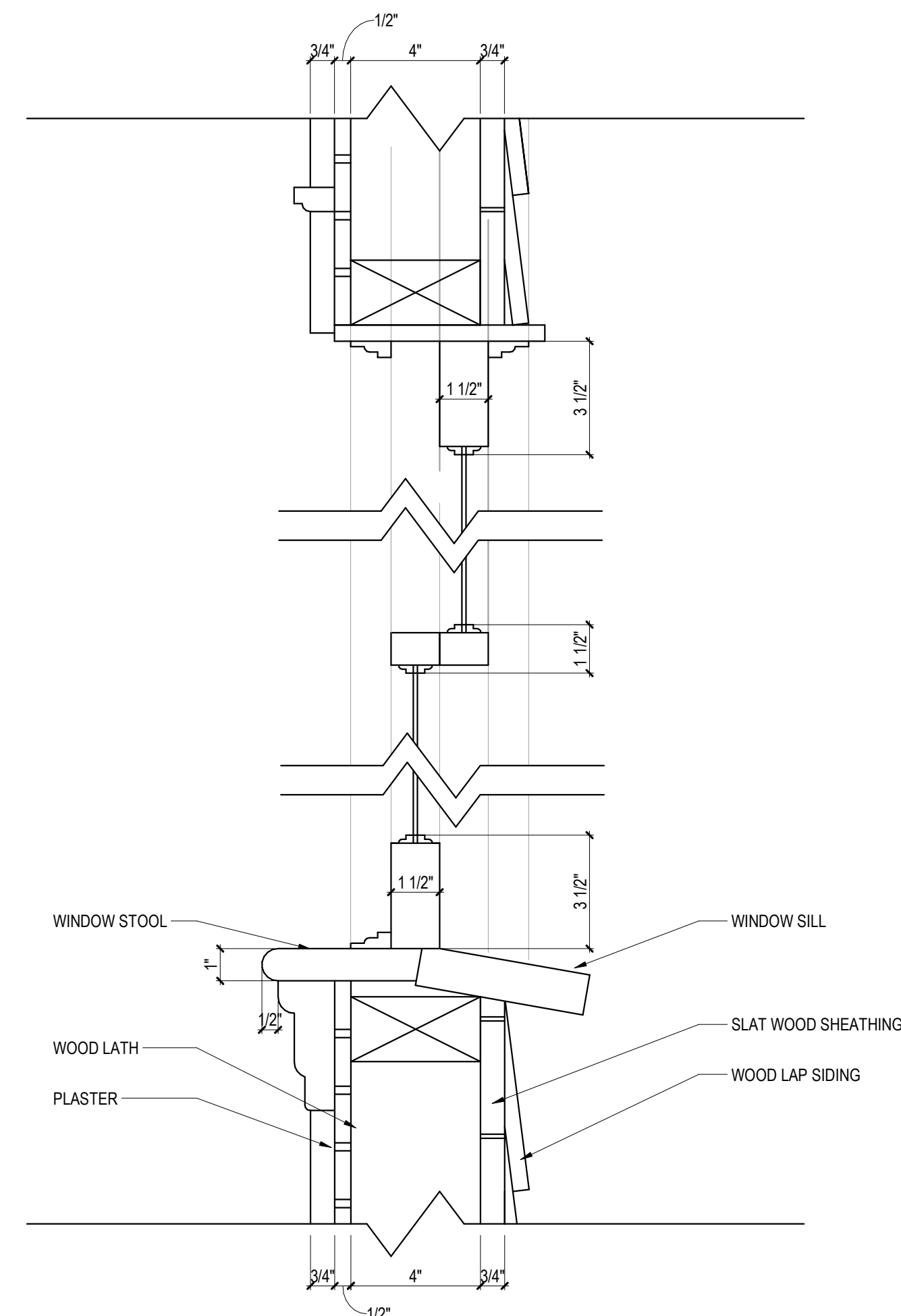
EXISTING WINDOW ELEVATIONS

1/4" = 1'-0"



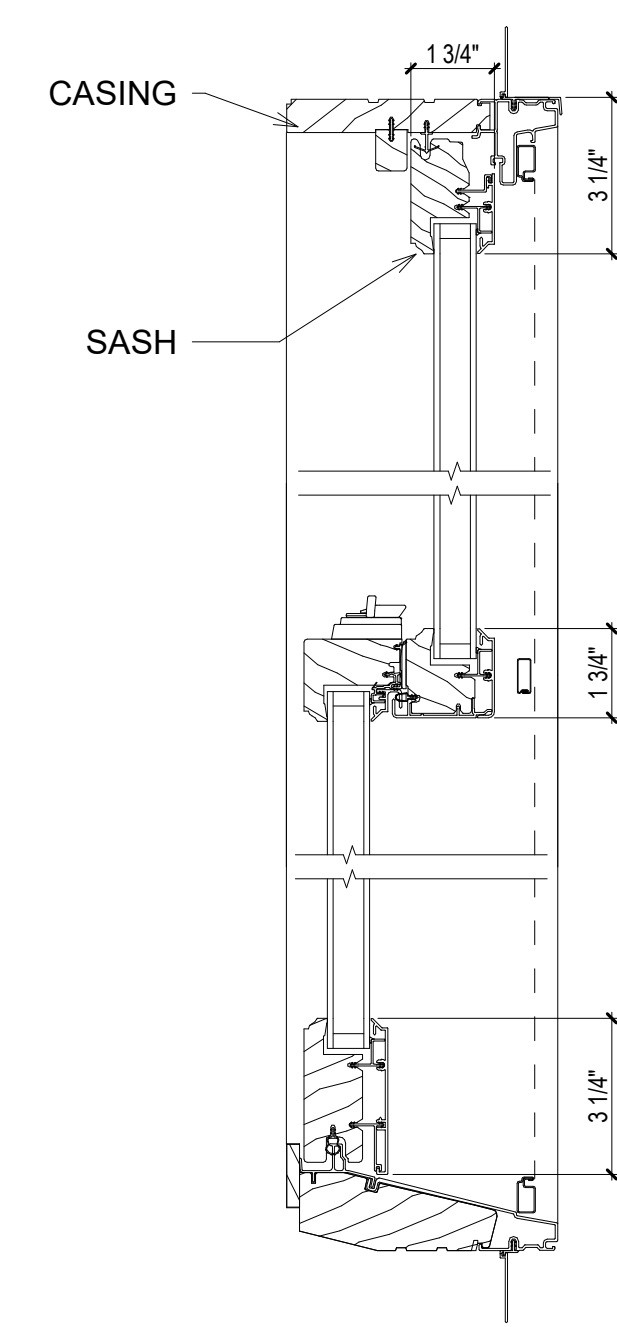
NEW WINDOW ELEVATIONS

1/4" = 1'-0"



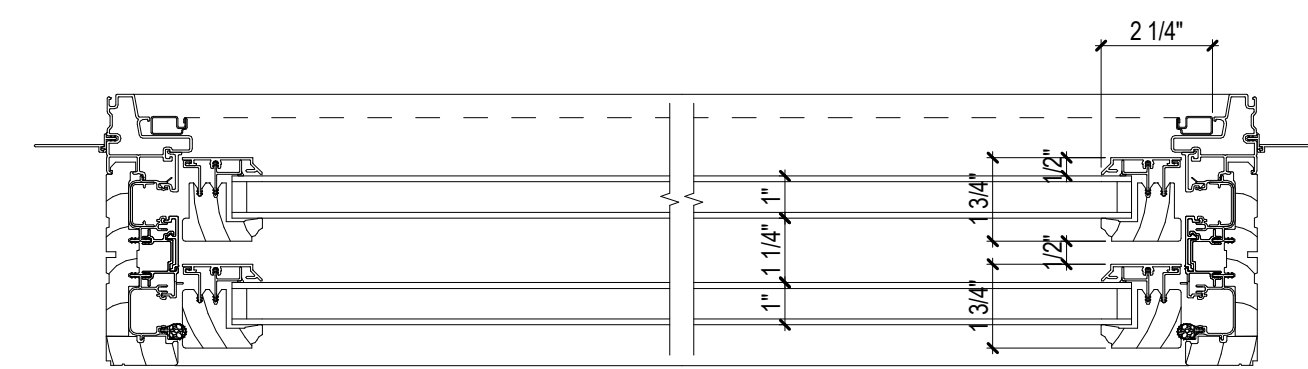
2 TYP. EXISTING DBL HUNG WINDOW SECTION

3" = 1'-0"



3 TYP. REPLACEMENT WINDOW SECTION DETAIL

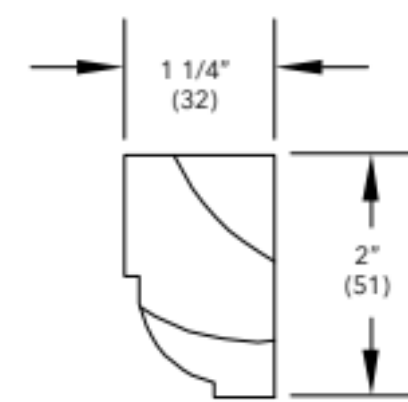
3" = 1'-0"



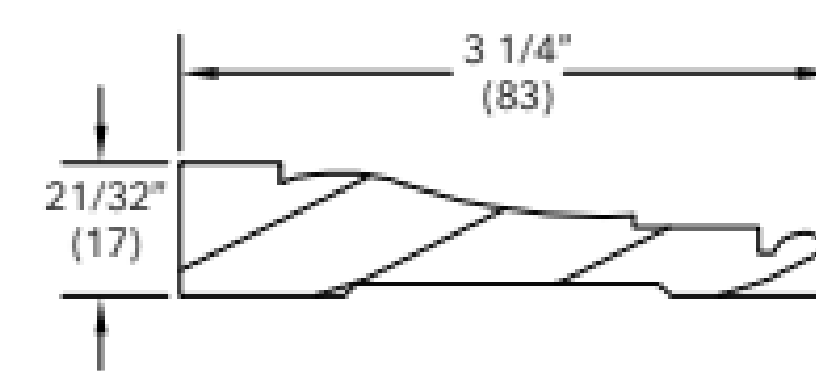
4 TYP. REPLACEMENT WINDOW PLAN DETAIL

3" = 1'-0"

EXISTING WINDOW SCHEDULE					NEW WINDOW SCHEDULE				
WINDOW NO.	WINDOW TYPE	WIDTH	HEIGHT	SILL HEIGHT	WINDOW NO.	WINDOW TYPE	HEIGHT	WIDTH	SILL HEIGHT
X-01	XW3	6'-2 1/2"	3'-2"	5'-0"	01a	W2	5'-4"	3'-7"	1'-7"
.	.	.	.	.	01b	W2	2'-7"	3'-7"	1'-1"
.	.	.	.	.	01c	W2	5'-4"	4'-0"	1'-7"
.	.	.	.	.	01d	W2	2'-7"	4'-0"	1'-1"
X-02	XW3	6'-2 1/2"	3'-2"	5'-0"	02a	W2	5'-4"	4'-0"	1'-7"
.	.	.	.	.	02b	W2	2'-7"	4'-0"	1'-1"
X-03	XW3	6'-2 1/2"	3'-2"	5'-0"	03a	W2	5'-4"	3'-7"	1'-7"
.	.	.	.	.	03b	W2	2'-7"	3'-7"	1'-1"
X-04	XW2	4'-8 1/2"	3'-2"	5'-1"	04a	W2	5'-4"	3'-7"	1'-7"
.	.	.	.	.	04b	W2	2'-7"	3'-7"	1'-1"
.	.	.	.	.	04c	W2	5'-4"	3'-7"	1'-7"
.	.	.	.	.	04d	W2	2'-7"	3'-7"	1'-1"
X-05	XW1	2'-6 1/2"	7'-1"	1'-7"	05	W1	7'-1"	2'-6 1/2"	1'-7"
X-06	XW1	2'-6 1/2"	7'-1"	1'-7"	06	W1	7'-1"	2'-6 1/2"	1'-7"
X-07	XW1	2'-6 1/2"	7'-1"	1'-7"	07	W1	7'-1"	2'-6 1/2"	1'-7"
X-08	XW1	2'-6 1/2"	7'-1"	1'-7"	08	W1	7'-1"	2'-6 1/2"	1'-7"
X-09	XW2	4'-8 1/2"	3'-2"	3'-4 3/4"	---	---	0"	0"	0"
X-10	XW1	2'-6 1/2"	6'-2"	1'-7"	10	W1	6'-2"	2'-6 1/2"	1'-7"
X-11	XW1	2'-6 1/2"	6'-2"	1'-7"	11	W1	6'-2"	2'-6 1/2"	1'-7"
X-12	XW1	2'-10 1/2"	7'-1"	1'-5 1/2"	12	W1	7'-1"	2'-10 1/2"	1'-5 1/2"
X-13	XW1	2'-10 1/2"	7'-1"	1'-5 1/2"	13	W1	7'-1"	2'-10 1/2"	1'-5 1/2"
X-14	XW1	2'-8 1/2"	6'-8"	1'-2"	14	W1	6'-8"	2'-8 1/2"	1'-2"
X-15	XW1	2'-8 1/2"	6'-8"	1'-2"	15	W1	6'-8"	2'-8 1/2"	1'-2"
X-16	XW1	2'-8 1/2"	6'-8"	1'-2"	16	W1	6'-8"	2'-8 1/2"	1'-2"
X-17	XW1	2'-10 3/4"	6'-1"	1'-1 3/4"	17	W1	6'-1"	2'-10 3/4"	1'-1 3/4"
X-18	XW1	2'-6 1/2"	6'-2"	1'-9"	18	W1	6'-2"	2'-6 1/2"	1'-9"
X-19	XW1	2'-6 1/2"	6'-2"	1'-9"	19	W1	6'-2"	2'-6 1/2"	1'-9"
X-20	XW1	2'-6 1/2"	6'-2"	1'-6 1/2"	20	W1	6'-2"	2'-6 1/2"	1'-6 1/2"
X-21	XW1	2'-6 1/2"	6'-2"	1'-6 1/2"	21	W1	6'-2"	2'-6 1/2"	1'-6 1/2"
X-22	XW1	2'-0 1/4"	4'-0"	3'-4 1/2"	22	W1	4'-0"	2'-0 1/4"	3'-4 1/2"
X-23	XW1	2'-6 1/2"	6'-0 1/2"	1'-0 1/2"	23	W1	6'-0 1/2"	2'-6 1/2"	1'-0 1/2"
X-24	XW1	2'-6"	6'-0 1/2"	1'-0 1/2"	24	W1	6'-0 1/2"	2'-6"	1'-0 1/2"
X-25	XW1	2'-6"	6'-0 1/2"	1'-0 1/2"	25	W1	6'-0 1/2"	2'-6"	1'-0 1/2"
X-26	XW1	2'-6 1/2"	6'-0 1/2"	1'-0 1/2"	26	W1	6'-0 1/2"	2'-6 1/2"	1'-0 1/2"
X-27	XW1	2'-3 3/4"	4'-4"	1'-0"	27	W1	4'-4"	2'-3 3/4"	1'-0"
X-28	XW1	2'-0 1/4"	4'-0"	1'-0"	28	W1	4'-0"	2'-0 1/4"	1'-0"
.	.	.	.	.	29	W1	3'-0"	2'-6 1/2"	3'-0"
.	.	.	.	.	30	W1	3'-0"	2'-6 1/2"	3'-0"
.	.	.	.	.	31	W1	3'-0"	2'-6 1/2"	3'-0"
.	.	.	.	.	32	W1	3'-0"	2'-6 1/2"	3'-0"
.	.	.	.	.	33	W1	3'-0"	2'-6 1/2"	3'-0"
.	.	.	.	.	34	W1	7'-1"	2'-8"	1'-5 1/2"
.	.	.	.	.	35	W2	1'-6"	3'-0"	3'-0"
.	.	.	.	.	36	W2	1'-6"	3'-0"	3'-0"



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



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

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: BREESER DEVELOPMENT

Project: 1277 NIAGARA ST. RENOVATION

Project Address: 1277 NIAGARA STREET
BUFFALO, NY 14213

Drawing History: # Date Description

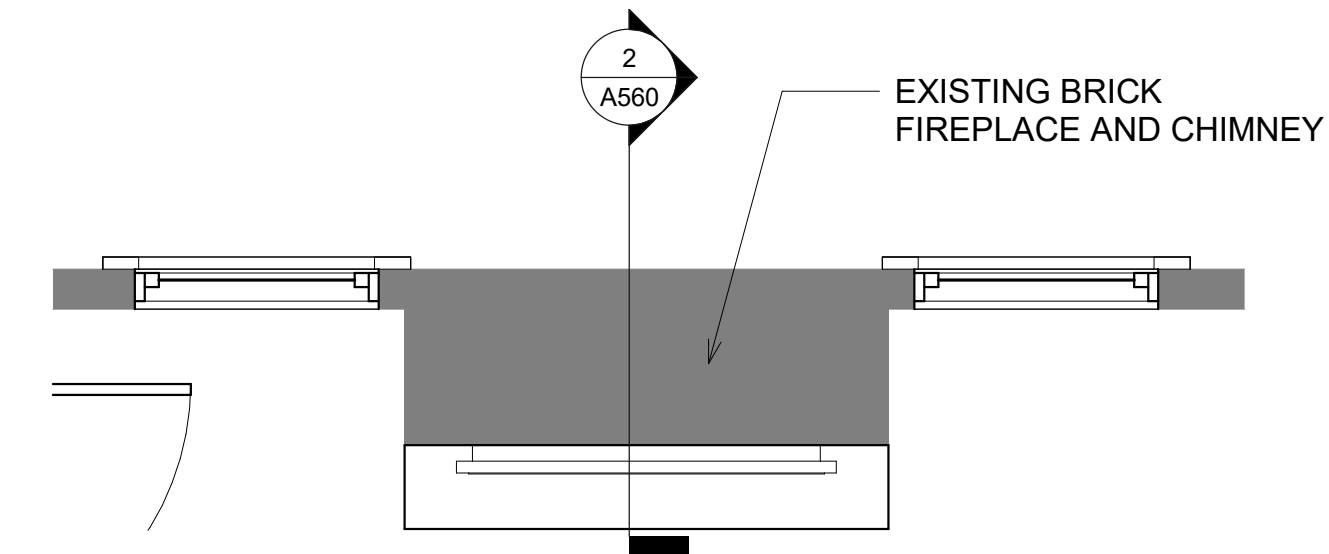
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Date: 04/11/2025

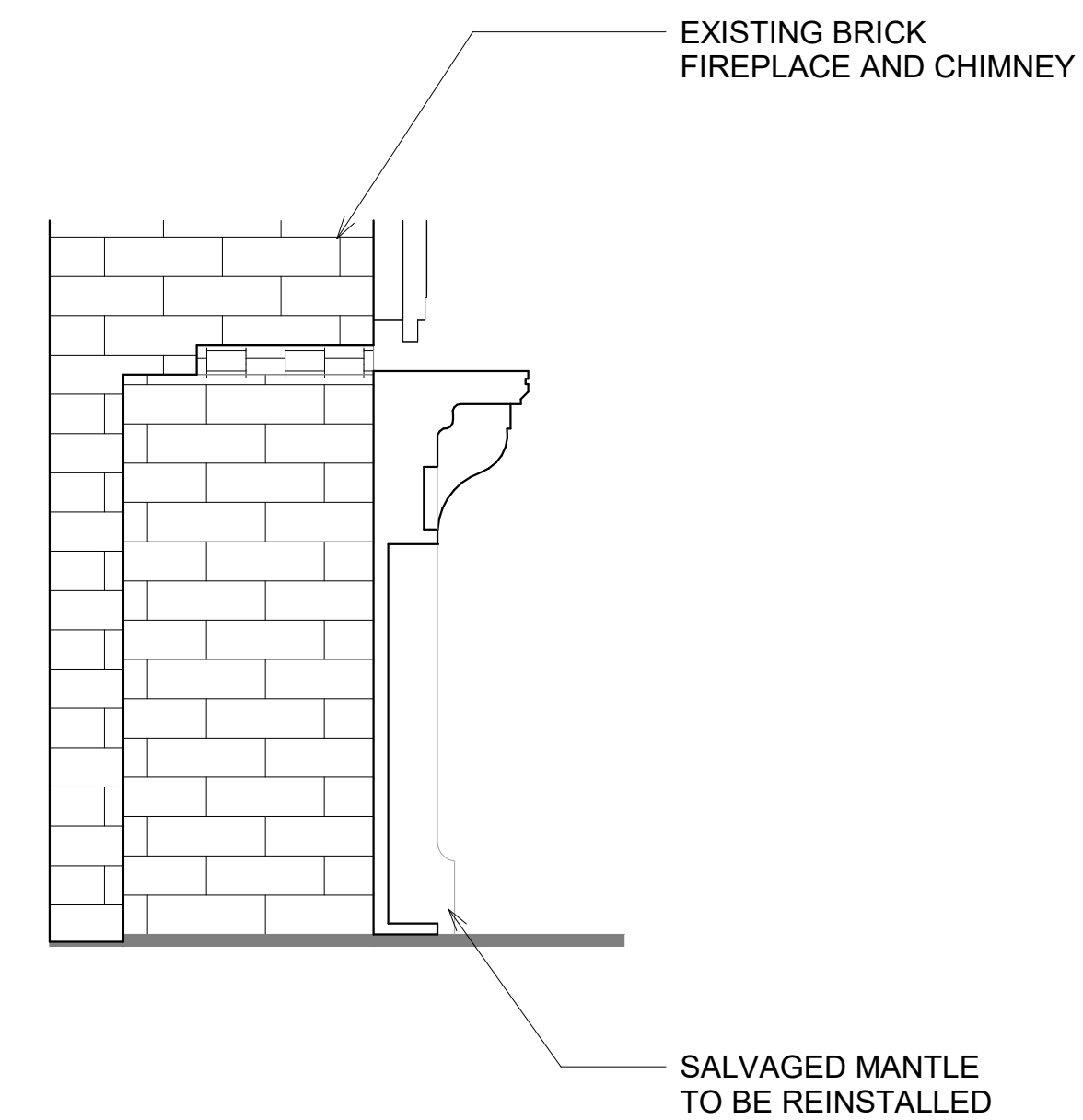
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Sheet Title: WINDOW INFORMATION

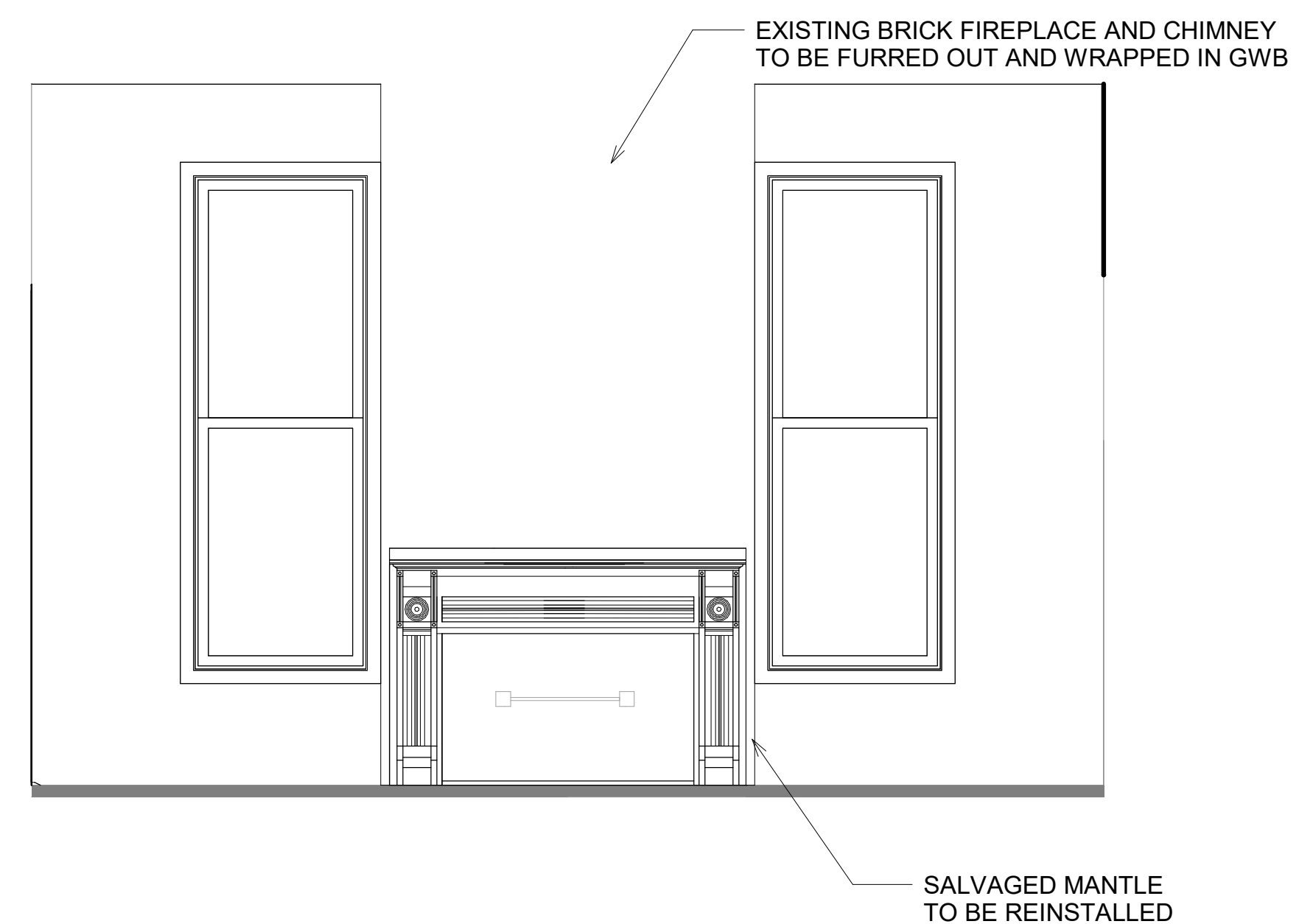
Sheet Number: A505



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: 04/11/2025

Project Number: 24032

Sheet Title: MISCELLANEOUS HISTORIC DETAILS

Sheet Number: **A560**



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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: 04/11/2025

Project Number: 24032

Sheet Title: **FINISH INFORMATION**

Sheet Number: **A800**

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: DALTILE
COLLECTION: PERPETUO
COLOR: BRILLIANT WHITE
SIZE: 12"x24"
PATTERN: HERRINGBONE

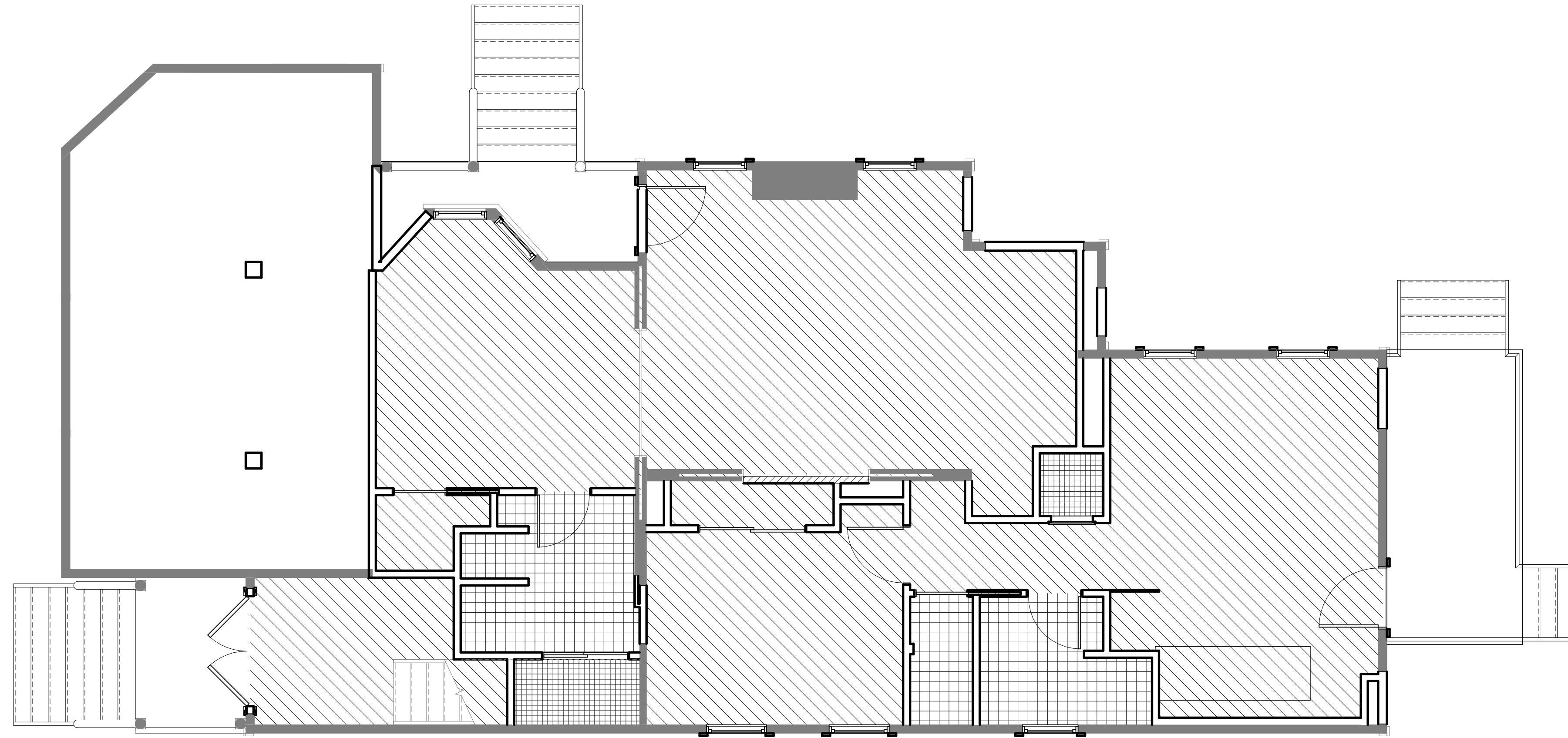
PT-2 MATERIAL: PORCELAIN TILE FLOOR
MANUFACTURER: DALTILE
COLLECTION: MODERN HEARTH
COLOR: CHIMNEY CORNER
SIZE: 12"x12"
PATTERN: OFFSET

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



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



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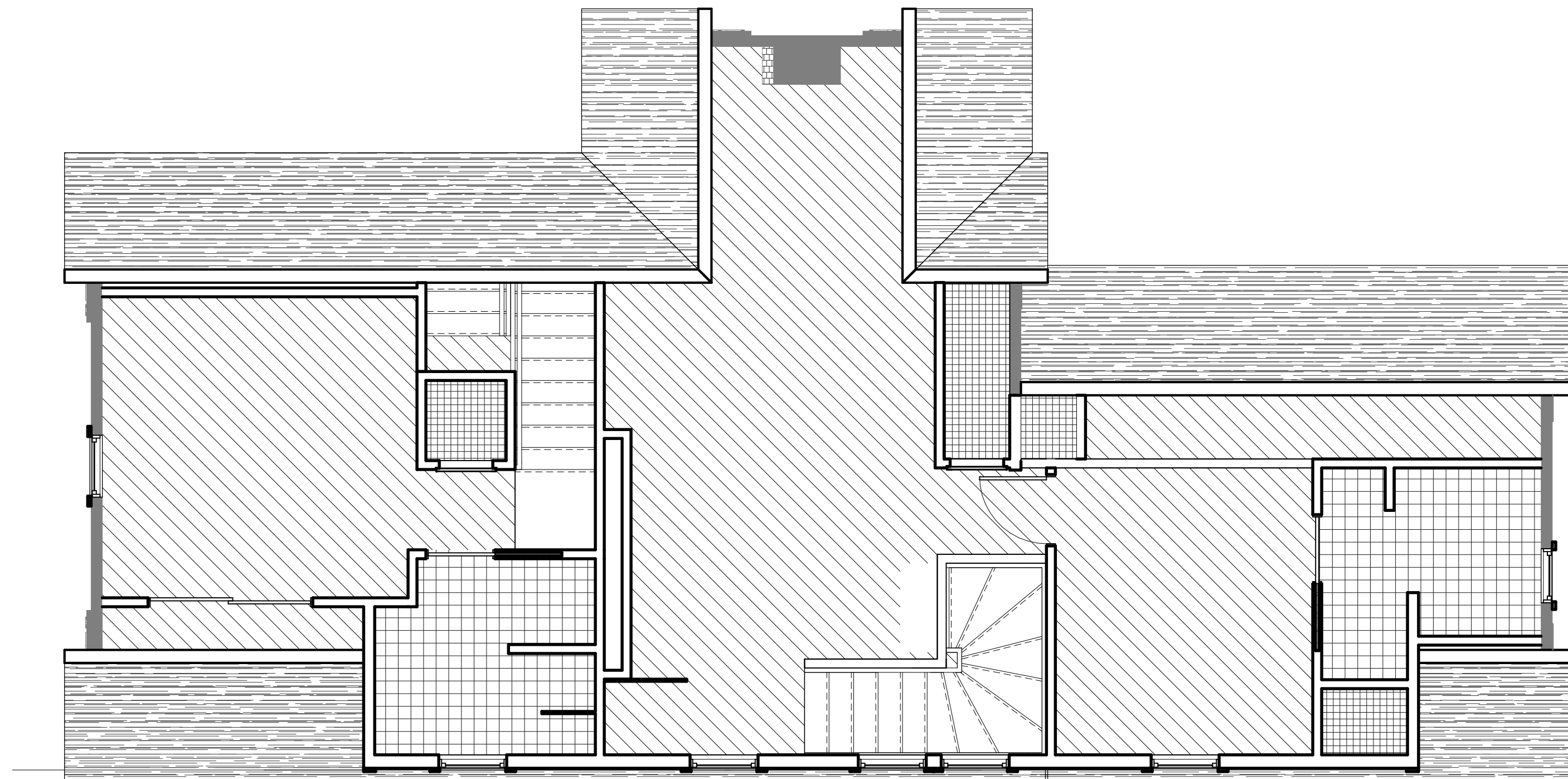
Project Address: 1277 NIAGARA STREET
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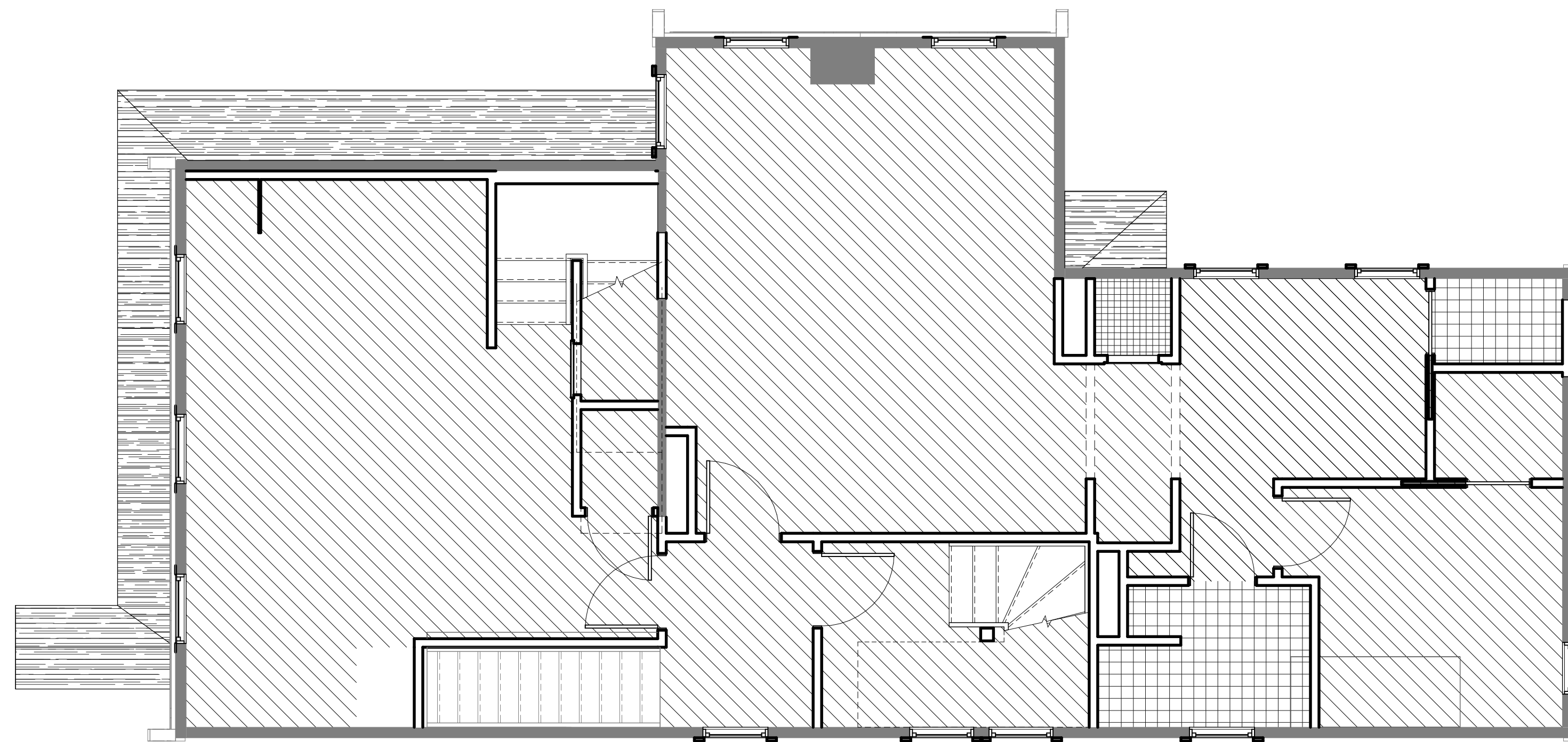
Project Status: DD - NOT FOR CONSTRUCTION

Date: 04/11/2025
 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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Drawing History: # Date Description

Project Status: DD - NOT FOR CONSTRUCTION

Date: 04/11/2025
 Project Number: 24032

Sheet Title: SECOND & THIRD FLOOR FINISH PLANS

Sheet Number: **A802**