VICTORIA PLACE APARTMENTS

45 VICTORIA BOULEVARD
KENMORE, NEW YORK 14217

STIEGLITZ SNYDER ARCHITECTURE
300 Pearl Street, Suite 130
Buffalo, NY 14202
Tel. 716.551.6281

Construction Manager as Constructor:
Kanaka Construction Management, LLC
2150 Wherle Drive
Buffalo, NY 14221

Mechanical, Electrical and Plumbing Consultant:
Buffalo Engineering, P.C.
4245 Union Road
Buffalo, NY 14225
Tel 716 . 633 . 5300
Fax 716 . 633 . 5598

Structural Engineering Consultant:
Petrelli Structural & Consulting
245 Kinsey Avenue
Kenmore, NY 14217
Tel 716 . 854 . 53508

Energy Consultant:
Sustainable Comfort, Inc.
6333 Route 298, Suite 101
East Syracuse, NY 13057
Tel 315. 552. 9060

LaBella
Powered by partnership.

DRAWING LIST

CIVIL DRAWINGS

CD-101	SITE DEMOLITION PLAN
C-101	SITE PLAN
C-102	LANDSCAPING PLAN AND SITE DETAILS
SP-101	SITE GRADING, DRAINAGE & UTILITIES SOUTH
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HM-002	HAZARDOUS MATERIALS SPECIFICATIONS
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LOCATION MAP
NO SCALE

N

HCR 100% SUBMISSION SET
SEPTEMBER 21, 2023

SSA/LaBella
Project No. 19.19/2223452

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021679 STATE OF NEW YORK

The undersigned Architect / Engineer certifies that to the best of their knowledge, these plans and specifications are in accordance with the applicable requirements of the entire suite of Building Codes of New York State.

VICTORIA PLACE APARTMENTS - KENMORE, NY - SSA PROJECT No. 19.19
LaBella PROJECT No. 2223452

VICTORIA PLACE APARTMENTS

45 VICTORIA BOULEVARD
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LOCATION MAP
NO SCALE

N

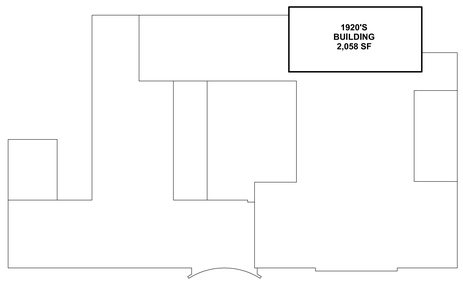
HCR 100% SUBMISSION SET
SEPTEMBER 21, 2023

SSA/LaBella
Project No. 19.19/2223452

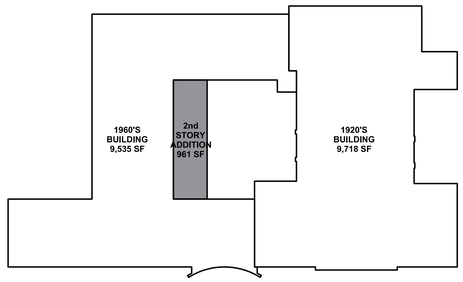
REGISTERED ARCHITECT PHILIP JOHN SNYDER 021679 STATE OF NEW YORK

The undersigned Architect / Engineer certifies that to the best of their knowledge, these plans and specifications are in accordance with the applicable requirements of the entire suite of Building Codes of New York State.

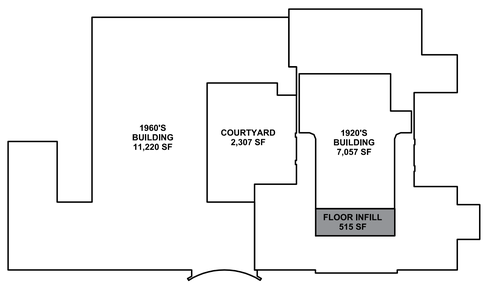
VICTORIA PLACE APARTMENTS - KENMORE, NY - SSA PROJECT No. 19.19
LaBella PROJECT No. 2223452



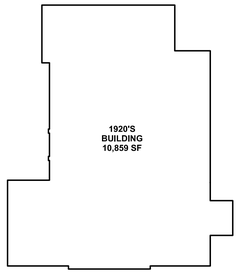
THIRD FLOOR



SECOND FLOOR



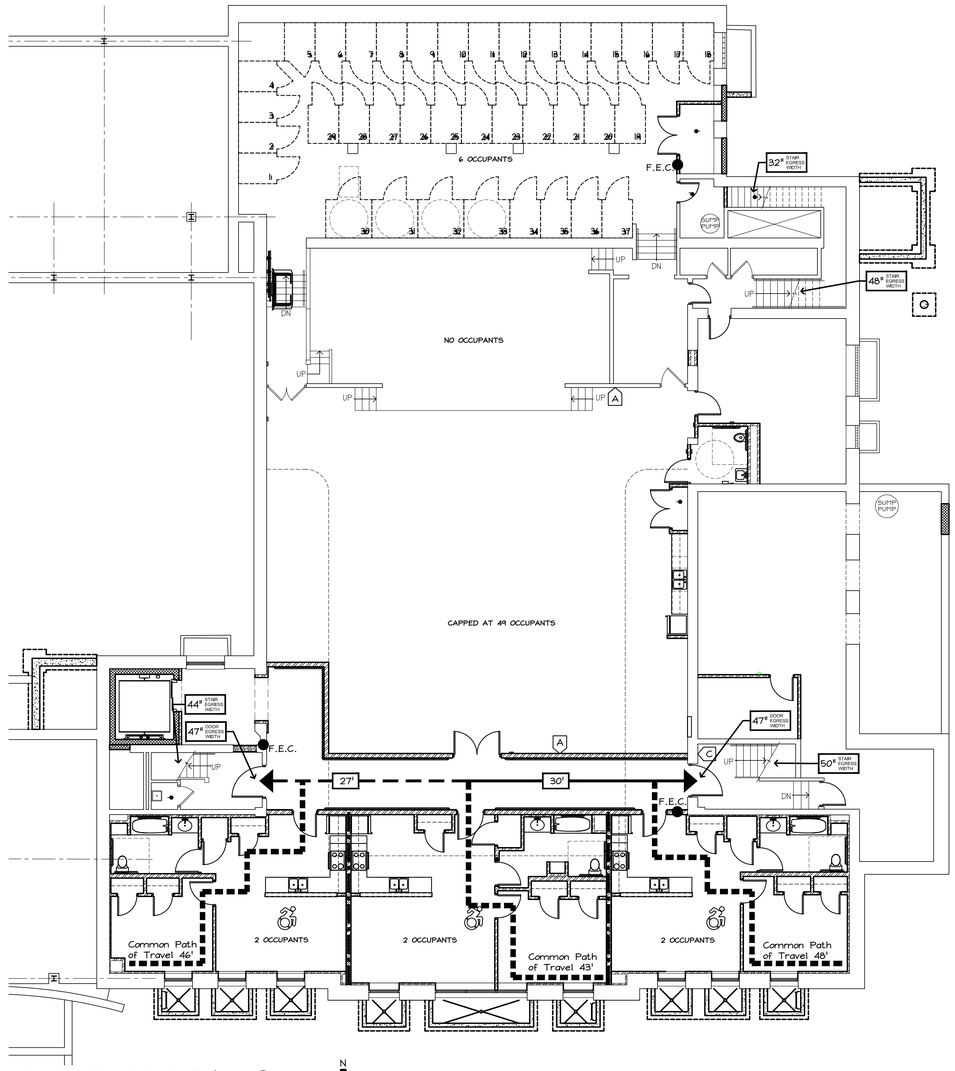
FIRST FLOOR



LOWER FLOOR

KEY PLANS (2)

SCALE 1" = 30'-0"



LOWER FLOOR PLAN (1)

SCALE 1/8" = 1'-0"

LIFE SAFETY | BUILDING CODE SUMMARY

APPLICABLE CODES:
1. 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS).
2. 2020 BUILDING CODE OF NEW YORK STATE (IBCNYS).
3. ADA - ICC/ANSI A117.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

BUILDING AREA CALCULATION:

	GROSS AREA
LOWER FLOOR	10,859 sf
FIRST FLOOR	18,277 sf + 515 sf FLOOR INFILL
SECOND FLOOR	19,253 sf + 961 sf ADDITION
THIRD FLOOR	2,058 sf
TOTAL GROSS AREA	**51,923 sf**

BUILDING OCCUPANCY: GYMNASIUM OCCUPANCY:	**R2** ACCESSORY TO R2 (limited to 49 people)
CONSTRUCTION TYPE:	**II B**
AUTOMATIC SPRINKLER SYSTEM per 903.1.1 (NFPA13)	PROVIDED
BUILDING AREA ALLOWED: LARGEST ACTUAL FLOOR AREA:	48,000 sf per floor 20,214 sf
BUILDING HEIGHT ALLOWED: ACTUAL BUILDING HEIGHT:	75 feet 40 feet
BUILDING STORIES ALLOWED: ACTUAL STORIES:	5 3
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE:	250 feet for R2
ALLOWABLE COMMON PATH OF TRAVEL:	125 feet for R2
FIRE RATINGS	
STRUCTURAL FRAME: BEARING WALLS: FLOOR CONSTRUCTION: ROOF CONSTRUCTION:	no rating required no rating required no rating required no rating required
EXISTING STAIR/ELEVATOR WALLS: CORRIDOR WALLS:	 no rating required per EBCNYS 1204.10 no rating required per EBCNYS 1204.10
NEW STAIR/ELEVATOR WALLS: CORRIDOR WALLS:	 1-hour 20 minute sprinklered
SEPARATION BETWEEN OCCUPANCIES OR TENANTS:	1-hour

LOWER FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

GYMNASIUM AND STAGE, 15 sf per occupant = 219 OCCUPANTS, but capped by building management to 49 OCCUPANTS

STORAGE AREA, 300 sf per occupant = 6 OCCUPANTS

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

61 OCCUPANTS x 0.3 = 18.3" E.W. REQUIRED = 171" E.W. PROVIDED

FIRST FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 31 OCCUPANTS

EGRESS WIDTH CALCULATION:

31 OCCUPANTS x 0.3 = 9.3" E.W. REQUIRED = 266" E.W. PROVIDED

SECOND FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 45 OCCUPANTS

EGRESS WIDTH CALCULATION:

45 OCCUPANTS x 0.3 = 13.5" E.W. REQUIRED = 266" E.W. PROVIDED

THIRD FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

6 OCCUPANTS x 0.3 = 1.8" E.W. REQUIRED = 44" E.W. PROVIDED

EXIT DIAGRAM SYMBOLS LEGEND

SYMBOL	MEANING
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE TO PRIMARY EXIT
	TRAVEL DISTANCE TO SECONDARY EXIT
	TRAVEL DIRECTION
XX'	TRAVEL DISTANCE FROM COMMON PATH OF TRAVEL
XX" STAIR EGRESS WIDTH	STAIR EGRESS WIDTH
XX" DOOR EGRESS WIDTH	DOOR EGRESS WIDTH
	2 HOUR FIRE RESISTANCE RATED CONSTRUCTION
	1 HOUR FIRE RESISTANCE RATED CONSTRUCTION
AoR	AREA OF REFUGE PER NYSBC 1007.6 WITH TWO-WAY COMMUNICATION PER NYSBC 1007.6.3. SEE ELECTR. DRAWINGS
F.E.C.	FIRE EXTINGUISHER (IN CABINET)

Code Required Signage

Item	Item Description
Type A	Maximum Occupancy
Type B	Stair
Type C	Floor Number
Type D	Area of Refuge/Instructions per NYSBC 1007.6.4
Type E	Access to Area of Refuge per NYSBC 1007.6.5
Type F	In Case of Fire
Type G	Truss Joist Identifier

A — INDICATES SIGN TYPE

ALL SIGNAGE TO BE MOUNTED AT THE LATCH SIDE OF THE DOOR OR ROOM ENTRANCE.

DESIGN OF INTERIOR SIGNAGE TO BE DETERMINED AT A LATER TIME.

STIEGLITZ SNYDER ARCHITECTURE

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 1919 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT — PHILIP JOHN SNYDER — 021279 — STATE OF NEW YORK

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REVISIONS

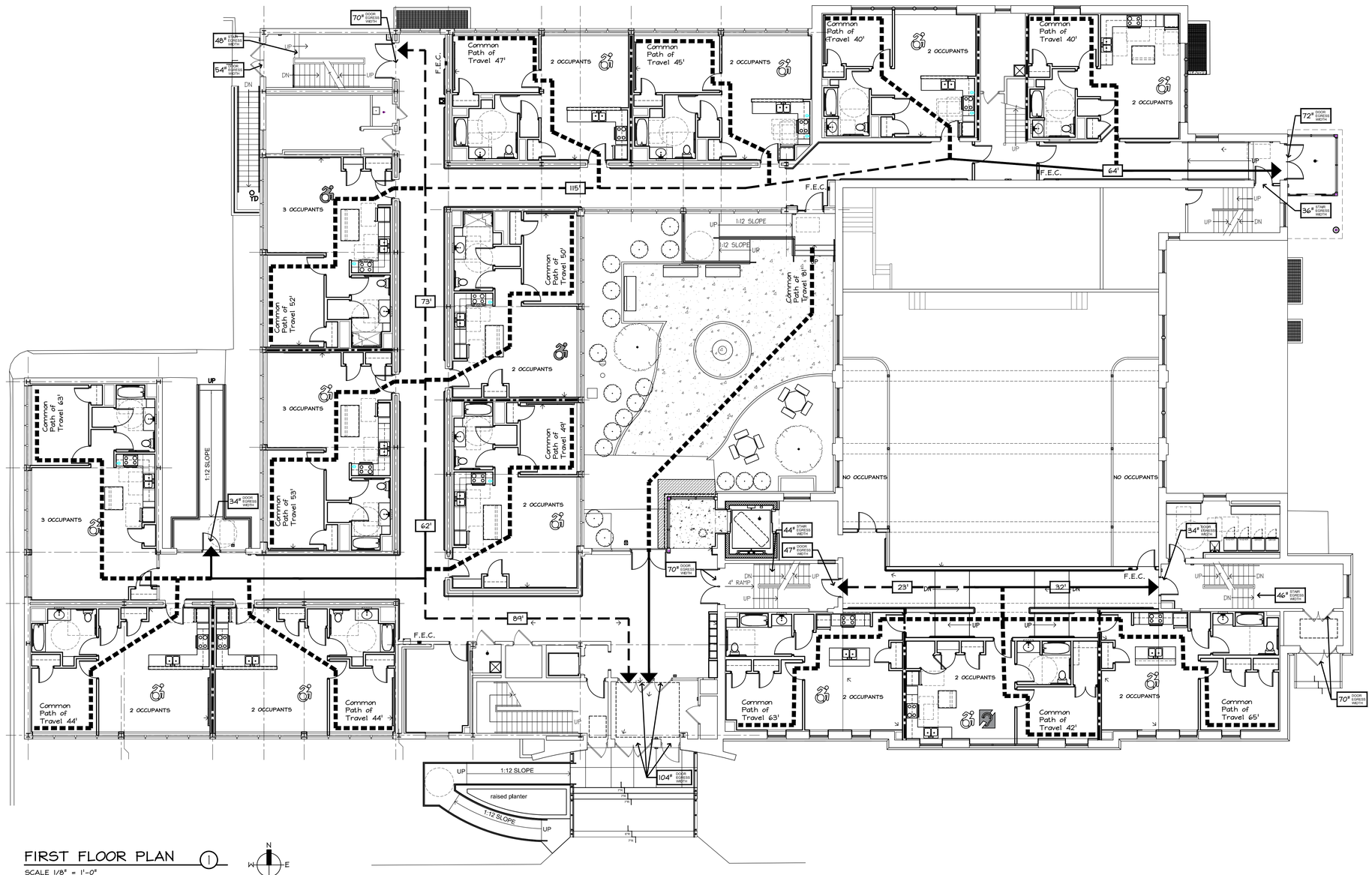
DRAWN BY JMR | CHECKED BY JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

LIFE SAFETY AND CODE ANALYSIS LOWER FLOOR

LS-101



FIRST FLOOR PLAN (1)

SCALE 1/8" = 1'-0"

LIFE SAFETY | BUILDING CODE SUMMARY

APPLICABLE CODES:
1. 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS).
2. 2020 BUILDING CODE OF NEW YORK STATE (IBCNYS).
3. ADA - ICC/ANSI A117.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

BUILDING AREA CALCULATION:

	GROSS AREA
LOWER FLOOR	10,859 sf
FIRST FLOOR	18,277 sf + 515 sf FLOOR INFILL
SECOND FLOOR	19,253 sf + 961 sf ADDITION
THIRD FLOOR	2,058 sf
TOTAL GROSS AREA	**51,923 sf**

BUILDING OCCUPANCY:	**R2**
GYMNASIUM OCCUPANCY:	ACCESSORY TO R2 (limited to 49 people)
CONSTRUCTION TYPE:	**II B**
AUTOMATIC SPRINKLER SYSTEM per 903.1.1 (NFPA13)	PROVIDED
BUILDING AREA ALLOWED:	48,000 sf per floor
LARGEST ACTUAL FLOOR AREA:	20,214 sf
BUILDING HEIGHT ALLOWED:	75 feet
ACTUAL BUILDING HEIGHT:	40 feet
BUILDING STORIES ALLOWED:	5
ACTUAL STORIES:	3
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE:	250 feet for R2
ALLOWABLE COMMON PATH OF TRAVEL:	125 feet for R2

FIRE RATINGS

STRUCTURAL FRAME:	no rating required
BEARING WALLS:	no rating required
FLOOR CONSTRUCTION:	no rating required
ROOF CONSTRUCTION:	no rating required
EXISTING STAIR/ELEVATOR WALLS:	no rating required per EBCNYS 1204.10
CORRIDOR WALLS:	no rating required per EBCNYS 1204.10
NEW STAIR/ELEVATOR WALLS:	1-hour
CORRIDOR WALLS:	20 minute sprinklered
SEPARATION BETWEEN OCCUPANCIES OR TENANTS:	1-hour

LOWER FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

GYMNASIUM AND STAGE, 15 sf per occupant = 219 OCCUPANTS, but capped by building management to 49 OCCUPANTS

STORAGE AREA, 300 sf per occupant = 6 OCCUPANTS

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

61 OCCUPANTS x 0.3 = 18.3" E.W. REQUIRED = 171" E.W. PROVIDED

FIRST FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 31 OCCUPANTS

EGRESS WIDTH CALCULATION:

31 OCCUPANTS x 0.3 = 9.3" E.W. REQUIRED = 266" E.W. PROVIDED

SECOND FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 45 OCCUPANTS

EGRESS WIDTH CALCULATION:

45 OCCUPANTS x 0.3 = 13.5" E.W. REQUIRED = 266" E.W. PROVIDED

THIRD FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

6 OCCUPANTS x 0.3 = 1.8" E.W. REQUIRED = 44" E.W. PROVIDED

EXIT DIAGRAM SYMBOLS LEGEND

SYMBOL	MEANING
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE TO PRIMARY EXIT
	TRAVEL DISTANCE TO SECONDARY EXIT
	TRAVEL DIRECTION
XX'	TRAVEL DISTANCE FROM COMMON PATH OF TRAVEL
XX" STAIR EGRESS WIDTH	STAIR EGRESS WIDTH
XX" DOOR EGRESS WIDTH	DOOR EGRESS WIDTH
	2 HOUR FIRE RESISTANCE RATED CONSTRUCTION
	1 HOUR FIRE RESISTANCE RATED CONSTRUCTION
AoR	AREA OF REFUGE PER NYSBC 1007.6 WITH TWO-WAY COMMUNICATION PER NYSBC 1007.6.3. SEE ELECTR. DRAWINGS
F.E.C.	FIRE EXTINGUISHER (IN CABINET)

Code Required Signage

Item	Item Description
Type A	Maximum Occupancy
Type B	Stair
Type C	Floor Number
Type D	Area of Refuge/Instructions per NYSBC 1007.6.4
Type E	Access to Area of Refuge per NYSBC 1007.6.5
Type F	In Case of Fire
Type G	Truss Joist Identifier

A — INDICATES SIGN TYPE

ALL SIGNAGE TO BE MOUNTED AT THE LATCH SIDE OF THE DOOR OR ROOM ENTRANCE.

DESIGN OF INTERIOR SIGNAGE TO BE DETERMINED AT A LATER TIME.

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REVISIONS

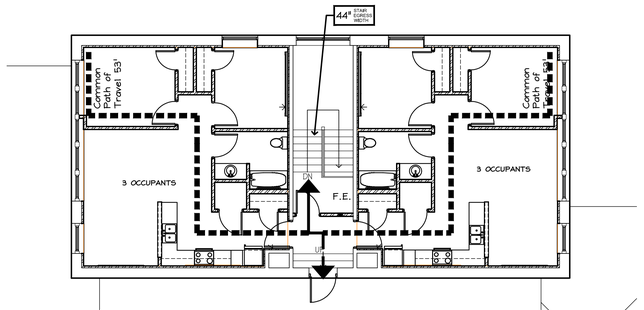
DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

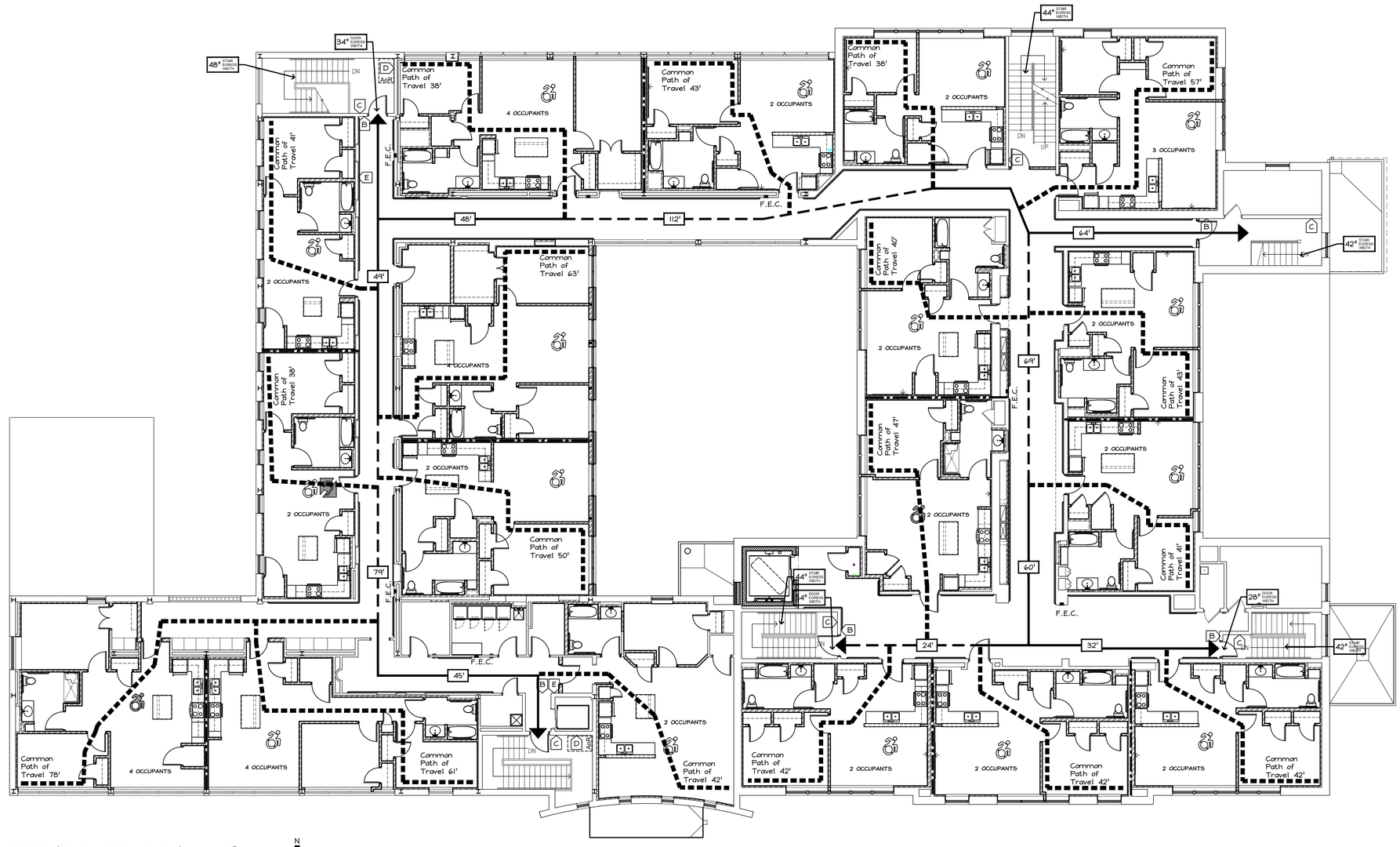
DATE SEPTEMBER 21, 2023

LIFE SAFETY AND CODE ANALYSIS FIRST FLOOR

LS-102



THIRD FLOOR PLAN (2)
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN (1)
SCALE 1/8" = 1'-0"

LIFE SAFETY | BUILDING CODE SUMMARY

APPLICABLE CODES:
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ACTUAL BUILDING HEIGHT:	40 feet
BUILDING STORIES ALLOWED:	5
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ALLOWABLE EXIT ACCESS TRAVEL DISTANCE:	250 feet for R2
ALLOWABLE COMMON PATH OF TRAVEL:	125 feet for R2

FIRE RATINGS

STRUCTURAL FRAME:	no rating required
BEARING WALLS:	no rating required
FLOOR CONSTRUCTION:	no rating required
ROOF CONSTRUCTION:	no rating required
EXISTING STAIR/ELEVATOR WALLS:	no rating required per EBCNYS 1204.10
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LOWER FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

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FIRST FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 31 OCCUPANTS

EGRESS WIDTH CALCULATION:

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SECOND FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 45 OCCUPANTS

EGRESS WIDTH CALCULATION:

45 OCCUPANTS x 0.3 = 13.5" E.W. REQUIRED = 266" E.W. PROVIDED

THIRD FLOOR EGRESS ANALYSIS

OCCUPANT CALCULATION:

RESIDENTIAL AREA, 200 sf per occupant (min. 50 sf per occupant in bedroom) = 6 OCCUPANTS

EGRESS WIDTH CALCULATION:

6 OCCUPANTS x 0.3 = 1.8" E.W. REQUIRED = 44" E.W. PROVIDED

EXIT DIAGRAM SYMBOLS LEGEND

SYMBOL	MEANING
	COMMON PATH OF TRAVEL
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Code Required Signage

Item	Item Description
Type A	Maximum Occupancy
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REVISIONS

DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

LIFE SAFETY AND CODE ANALYSIS SECOND AND THIRD FLOORS

LS-103

PART 1 - GENERAL

1.1 SCOPE OF WORK

A. Work of this Section shall be performed in accordance with the requirements of the Contract Documents, including but not limited to Instructions to Bidders, Agreement and General Conditions, and General Requirements.

B. This Section references procedures for the removal of existing asbestos-containing materials (ACM) that will be disturbed or are disturbed during constriction of this Project.

C. Furnish all labor, materials, supervision, constriction tools and equipment necessary to remove and dispose of all asbestos- containing materials disturbed during construction. An asbestos inspection report titled "Pre-Renovation Asbestos-Containing Materials and Lead-Based Paint Inspection Report" dated January 18, 2017 and prepared by AMD Environmental can be found as an Attachment. This report incorporates and includes all testing data obtained for the site, based on project scope and materials reported to be disturbed by planning renovations. See the attached report for detailed descriptions of the types of ACM identified and the locations.

The asbestos-containing materials identified at the site per the "Pre-Renovation Asbestos-Containing Material and Lead-Based Paint Inspection Report" are shown on the following Drawings and are listed below:

1. 9x9 Floor Tile
2. Mudded Fittings
3. Duct Jacketing
4. Pipe Wrap
5. Fire Doors
6. Window Sills
7. Window Caulk (Basement Level Glass Block)
8. Window Glaze (Steel Finish Windows New Addition)
9. Window Caulk (Original Construction Glass Block)
10. Window Glaze & Caulk (Original Construction North, East, and North Courtyard Wood Double Hung)
11. Roof Flashing Tar (Roof Perimeter, Protrusions, and Penetrations)

D. The Contractor shall be aware of all conditions of the Project and is responsible for verifying quantities and locations of all Work to be performed referenced in the Contract Documents. Failure to do so shall not relieve the Contractor of its obligation to furnish all labor and materials necessary to perform the Work.

E. Removal or disturbance of ACM shall be completed in compliance with all governing regulations, including Code Rule 56. Any Contractor, other than the asbestos abatement contractor, who requires the removal or disturbance of asbestos-contacting material (ACM) to complete their work shall obtain the services of a certified asbestos abatement contractor to remove the ACM in compliance with this specification and all applicable rules and regulations.

F. The Owner's Representative shall approve the asbestos abatement contractor prior to the beginning of the Work.

G. Working hours shall be required and approved by the Owner. Asbestos abatement activities including, but not limited to, work area preparation, gross removal activities, cleaning activities, waste removal, etc. may need to be performed during "off-hours" (including nights and weekends).

In addition, multiple mobilizations may be required to perform the Work identified in this Project. The Contractor shall coordinate and schedule all Work with the facility and Owner's representative.

H. Locations and quantities of all materials to be removed by the abatement contractor must be field verified. Information given on drawings and in the specifications is for general orientation and information only.

I. The Contractor shall have at least one supervisor on the job site at all times who can read and write and is fluent in English, while the Project is in progress. The supervisor must be able to communicate fluently with all employees.

J. Contractor shall provide temporary protection to keep the work areas enclosed, where required, during the performance of the Contract Work. The Contractor shall be responsible for any damage caused as a result of improper temporary protection.

K. The Contractor is responsible for keeping the work area in a clean and safe condition at all times.

L. Contractor is to coordinate with other trades on the job concerning scheduling, phasing, etc.

1.2 SPECIAL CONDITIONS

A. Any special job conditions, including variances obtained by the Owner, are described below:

[X] No Variance Petitions have been submitted to date.

1.3 CODES AND REGULATIONS

A. General Applicability of Codes, Regulations, and Standards: Except to the extent that more explicit or stringent requirements are written directly into the Contract Documents, all applicable codes, regulations, and standards have the same force and effect (and are made a part of the Contract Documents by reference) as if copied directly into the Contract Documents, or as if published copies are bound herewith.

B. Contractor Responsibility: The Contractor shall assume full responsibility and liability for the compliance with all applicable Federal, State, and Local regulations pertaining to work practices, hauling, disposal, and protection of workers, visitors to the site, and persons occupying areas adjacent to the site. The Contractor is responsible for providing medical examinations and maintaining medical records of personnel as required by the applicable Federal, State, and Local regulations. The Contractor shall hold the Owner and Owner's Representative harmless for failure to comply with any applicable work, hauling, disposal, safety, health, or other regulation on the part of themselves, their employees, or their subcontractors.

C. Federal Requirements which govern asbestos abatement work or hauling and disposal of asbestos waste material include but are not limited to the following:

-OSHA: U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), including but not limited to: Occupational Exposure to Asbestos, Tremolite, Anthophyllite, and Actinolite; Final Rules Title 29, Part 1926, Section 1101 of the Code of Federal Regulations; Respiratory Protection Title 29, Part 1910, Section 134 of the Code of Federal Regulations; Access to Employee Exposure and Medical Records Title 29, Part 1910, Section 2 of the Code of Federal Regulations; Hazard Communication Title 29, Part 1910, Section 1200 of the Code of Federal Regulations

-DOT: U.S. Department of Transportation (DOT), including but not limited to: Hazardous Substances Title 19, Part 171 and 172 of the Code of Federal Regulations

-EPA: U.S. Environmental Protection Agency (EPA) including but not limited to: National Emission Standard for Hazardous Air Pollutants (NESHAPS); National Emission Standard for Asbestos Title 40, Part 61, Subpart A and revised Subpart M (Revised Subpart B) of the Code of Federal Regulations, dated November 20, 1990

D. State Requirements which govern asbestos abatement work or hauling and disposal of asbestos waste materials include but are not limited to the following:

-New York State Department of Labor (NYSDOL) 12 NYCCR Part 56, as amended March 21, 2007. Also known as Industrial Code Rule 56 (ICR 56).

-New York State Department of Environmental Conservation (DEC) Regulations regarding waste collector registration Title 6, Part 364 of the New York State Official compilation of Codes, Rules, and Regulations. An annual "Industrial Waste Hauler Permit" specifically for asbestos-containing materials is required for transportation of asbestos-containing waste to the disposal site.

E. Local Requirements: Abide by all local requirements which govern asbestos abatement work or hauling and disposal of asbestos waste materials.

1.4 SUBMITTALS

A. Prior to commencement of any work (minimum of seven days prior to starting work) involving the disturbance of ACM, the Contractor shall submit the following to the Owner's Representative for review and approval:

1. Copy of current NYSDOL Asbestos Contractor's License (DOH-432)
2. Copies of current workers' Asbestos Handler's Certificates
3. Provide a statement signed by an authorized representative of the company stating that the Building Occupants/Other Trades notification required by ICR 56 will be or has been posted at least 10 days prior to the start of abatement. Provide a copy of the notification that will be posted at the job site.
4. Copies of all proposed site-specific variances
5. Copy of the current insurance certificate held by the Asbestos Contractor that names Village of Kenmore as an additional insured and provides the following coverages:
   1) Pollution liability in a general aggregate of $2,000,000
   2) General liability with $1,000,000/$2,000,000 for each occurrence/general aggregate
   3) Workers Compensation
6. Copies of Project Notifications and proof of submittal (i.e. certified mail receipt) to NYSDOL and USEPA
7. Copy of NYSDEC permit for waste hauler
8. Name and address of landfill where asbestos-containing waste materials are to be buried. Include contact person, telephone number, and NYSDEC Part 360 permit number or other applicable permits.
9. Site specific work plan in accordance with Section 1.5 D10. On a weekly basis submit copies of all waste shipment records and disposal site receipt to the Owner.

B. During the Project, legible copies of the following items must be submitted to the Owner's Representative. If personnel records are not available at this time, workers will not be able to work on-site until copies are provided:

1. NYSDOL Asbestos Handling Certificates (DOH-442) for all person employed on the Project
2. Project Logbook entries
3. Any and all changes to the Contract, should any occur
4. Personal sampling results within 24 hours of sampling

C. Upon completion of the Project, legible copies of the following items must be submitted to the Owner's Representative:

1. Waste manifests, shipment records, and landfill receipts signed by the landfill operator submitted within 30 days after the waste leaves the site. A percentage of final payment will be withheld until the Owner and Owner's Representative receives the waste shipment record.

1.5 QUALITY ASSURANCE

A. Comply with the most recent edition of compilation of Codes, Rules, and Regulations of the State of New York (Statutory Authority: Labor Law Section 906), including Rule 56 of Title 12 NYCCR, New York State, Department of Labor, most currently amended (hereinafter referred to in this Specification as Code Rule 56). Note: Article 30 of the Labor Law sets forth procedures and standards that must be met by parties who desire to obtain variations of any of the requirements of this rule.

B. Comply with all current and appropriate Federal, State, and Local rules and regulations regarding work of this Section, including those of the following agencies:

[X] New York State Uniform Fire Prevention and Building Code

[X] New York State Department of Labor

[X] New York State Department of Environmental Conservation (DEC)

[X] Occupational Safety and Health Administration (OSHA)

[X]United States Environmental Protection Agency (EPA)

C. Pre-Work Conference: Before the Work of this Section is scheduled to commence, a conference may be held at the site for the purpose of reviewing the Contract Documents, discussing requirements for the Work and reviewing the work procedures. The conference shall be attended by the asbestos abatement contractor.

C. Work Plan: The Contractor shall prepare a detailed work plan and submit the plan no later than one week prior to the state of the abatement project. The work plan shall include, but not be limited to:

1. A preliminary schedule for completion of the Work:
   a. Show the complete sequence of abatement activities and the sequencing of Work within each building or building section.
   b. Show the dates for the beginning and completion of each major element of Work including substantial completion dates for each Work Area, building, or phase.
2. Work procedures that will be utilized (including anticipated decontamination and negative air exhaust locations)
3. Estimated crew size
4. The anticipated work hours
5. Emergency procedures for fire and medical emergencies and for failure of containment barriers
6. Project Notifications: As required by Federal and State regulatory agencies together with proof of transmittal (i.e. certified mail return receipt)
7. Building Occupant Notification: As required by regulatory agencies
8. Abatement Work Plan: Provide plans that clearly indicate the following:
   a. All Work Areas/containments numbered sequentially.
   b. Locations and types of all decontamination enclosures
   c. Entrances and exist to each Work Area/containment
   d. Type of abatement activity/technique for each Work Area/containment
   e. Number and location of negative air units and exhaust. Also provide calculations of determining number of negative air pressure units.
   f. Proposed location and construction of storage facilities and field office
   g. Location of water and electrical connections to building services
   h. Waste transport routes through the building to the waste storage container
9. Disposal Site/Landfill Permit from the applicable regulatory agency
10. NYS Department of Environmental Conservation Waste Transporter Permit

E. Progress Meetings: The Owner's Representative will hold general progress meetings as required. A representative of the Contractor and the Owner is to be properly represented at each meeting.

F. Daily Log: The Contractor is to maintain within the Decontamination Unit a daily log documenting the dates and times of, but not limited to, the following items:

1. Meetings: purpose, attendees, brief discussion
2. Special or unusual events, i.e. barrier breeching, equipment failures, accidents
3. Air monitoring testing and test results
4. Other entries as detailed in Code Rule 56-7.3 Asbestos Contractor Daily Project Log. Submit three (3) copies of this log at final closeout of the Project as a Project closeout submittal.

DRAWING NOTES:

A. THE FLOOR PLANS, NOTES, AND SPECIFICATIONS SHOWN ON THESE HAZARDOUS MATERIAL DRAWINGS WERE COMPLETED BY AMD ENVIRONMENTAL UNDER SEPARATE CONTRACT WITH THE OWNER AND INCORPORATED INTO THE LABELLA ASSOCIATE'S DOCUMENTS AT THE REQUEST OF THE OWNER.
B. LABELLA ASSOCIATES WERE PROVIDED THE ORIGINAL DRAWINGS FOR COORDINATION PURPOSES ONLY AND TAKE NO RESPONSIBILITY OF THEIR ACCURACY.

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VICTORIA PLACE APARTMENTS

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

HAZARDOUS MATERIALS SPECIFICATIONS

HM-001

G. Project Monitor: The Project Monitor shall be a representative of the Owner during the asbestos abatement portion of the Project. The Project Monitor has the following responsibilities:

1. The Project Monitor shall oversee work practices and insect for compliance with all applicable regulations and standards, and the Contract Documents.
2. The Project Monitor shall have at all times access to the Work Areas whenever it is in preparation or in progress. The Contractor shall provide the Project Monitor with keys to all locks located on the entrance(s) to the decontamination unit(s) and all other secured areas.
3. The Project Monitor, in conjunction with the Owner, will be the interpreter of the requirements of the Contract Documents and the judge of the performance thereunder.
4. The Project Monitor and/or the Owner will have the authority to reject work which is not in compliance with the requirements of the Contract Documents or Federal, State, or Local regulations. The decision of the Owner will be final.

H. Air Sampling and Analysis

1. Area Air Sampling and Analysis
   a. The Owner will be responsible for hiring an independent third-party firm to perform the required area air sampling and analysis in accordance with ICR 56.
   b. The Contractor is required to ensure cooperation of its personnel with the Air Sampling Technician (AST) for general air sampling and testing of each Work Area after completion of asbestos work prior to removal of containment barriers.
   c. All air samples shall be analyzed using Phase Contrast Microscopy (PCM) in accordance with NIOSH method 7400.
2. Personal Air Sampling
   a. As per the requirements of OSHA 1926.1101, the Contractor shall be required to perform personal air monitoring in order to determine that appropriate respiratory protection is being utilized.
   b. The analysis of personal air samples shall be conducted by an ELAP approved laboratory, subject to approval of the Owner or the Owner's Representative.
   c. Results of personnel air sample analyses shall be available, verbally, within twenty-four (24) hours of sampling and shall be posted at the work site within forty-eight (48) hours. Results shall be submitted in accordance with the requirements of Section 1.5 paragraph F.
3. Final Clearance Air Sampling
   a. For Code Rule 56 PCM Analysis: When required, the clearance air monitoring results shall be considered satisfactory when every sample demonstrates an airborne concentration of asbestos fibers of less than 0.01 fibers per cubic centimeter, or the background level, whichever is greater.
   b. The Contractor shall pay for all additional costs incurred by the Owner, including additional air monitoring, project monitoring, engineering fees, and sample analysis required if clearance air monitoring fails, or if completion of abatement work is not in accordance with approved progress schedule.

1.6 GENERAL PROCEDURES

A. General Requirements: Comply with Code Rule 56's procedures for entry, exit, logging in, showering, personal protective equipment, tools, clothing, etc., throughout the asbestos abatement. Respiratory equipment shall be as required by OSHA and air monitoring results. (Except for authorized visitors as required by Rule 56.) Non-certified workers will not be allowed in the Work Area.

B. Equipment and Waste Container Decontamination and Removal: Code Rule 56's procedures for large projects (cleaning, re-containerization, holding areas, etc.) shall be followed.

ASBESTOS HAZARD CONTROL

Building materials have been tested for the presence of asbestos, and asbestos-containing materials (ACBMs) have been identified within the building. The asbestos survey is attached to the Specifications. All building materials that were identified as ACBM and are scheduled for demolition or disturbance have been included for abatement under the hazardous materials drawings. It is the responsibility of the contractors to review the asbestos survey and determine if their work will be disturbing ACBMs. If any work is identified that may disturb ACBM, please notify the Construction Manager. During renovation work, if non-fiber glass pipe insulation or other suspect materials (i.e. fireproofing, mastics, asbestos cement boards) are discovered (i.e. inside walls and above ceilings), do not disturb materials and notify the Construction Manager.

PART 2 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

A. General Requirements: Code Rule 56's requirements for materials and equipment shall apply.

B. Miscellaneous Protective Materials: Provide plywood sheathing, hardboard, etc., as required to provide protective cover over surfaces of existing construction and finishes to eliminate damage resulting from work of this Section, including impact and water damage. Poly shall comply with Code Rule 56 including fire retardant requirements.

C. Water and electricity shall be furnished by Owner without charge. Contractor shall provide an inline backflow preventer at water source and utilize non-leaking hoses.

D. The Contractor shall supply the Project Monitor and Air Monitor with sufficient electricity to operate all high-volume air monitoring pumps as may be required during the course of the Project.

E. Asbestos Encapsulation Products: The encapsulation product used to seal exposed edges of asbestos-containing flooring scheduled to remain may be any commercially available bridging type encapsulant, specifically designed for the purpose of encapsulation of asbestos-containing materials.

PART 3 - EXECUTION

3.1 REMOVAL REQUIREMENTS

A. Perform work under this Contract in accordance with the standards referenced in Part 1 of this Section. The provisions of any site-specific variances to Code Rule 56, or other asbestos standards, obtained for this Project may not be implemented until approval is given by the Owner or Owner's Representative.

B. Work that results in the disturbance of asbestos-containing materials shall be performed by a licensed asbestos abatement contractor who employs certified workers in accordance with all applicable standards referenced herein. If additional suspect ACM is discovered during the course of abatement, the Contractor shall notify the Owner or Owner's Representative immediately.

C. The Contractor shall protect all items/existing construction intended to remain.

D. Should the area beyond the asbestos Work Area(s) become contaminated with asbestos-containing dust or debris as a consequence of the Work, immediately institute emergency procedures established for asbestos removal. All costs incurred in decontaminating such non-work areas shall be borne by the Contractor at no additional cost to the Owner.

3.2 WORK AREA PROTECTION

A. General Requirements: Code Rule 56's requirements for general work area preparation shall apply, including vacating, signs, power, timing, HVAC isolation, isolation barriers, objects, exits, toilets, etc.

3.3 PERSONAL AND WASTE DECONTAMINATION ENCLOSURE SYSTEMS

A. Comply with Code Rule 56's requirements for enclosure, showers, room types, and configuration, etc.

3.4 DECONTAMINATION ENCLOSURE SYSTEMS/WORK AREA BARRIERS

A. General Requirements: Comply with Code Rule 56's requirements for maintenance of Work Area barriers. (Setting inspection, repairs, cleaning, etc.)

3.5 HANDLING AND REMOVAL PROCEDURES

A. General Requirements: Comply with Code Rule 56's requirements regarding handling and removal procedures.

B. Dry Removal or Disturbance: No dry removal or disturbance of asbestos materials shall be permitted.

C. Wetting Requirements: The asbestos material shall be wetted as necessary with amended water to keep asbestos fibers from becoming airborne. If any friable material is encountered, all of its surfaces shall be saturated.

D. The use of open flame, torches, welding, and other Hot Work is not permitted without review and approval by the Owner or Owner's Representative. A Hot Work Permit system shall be required for authorized use.

E. Cleaning of Surfaces: After completion of all stripping work, surfaces where asbestos material has been removed or handled shall be HEPA vacuumed. Exposed edges of remaining asbestos-containing flooring shall be encapsulated with approved bridging type encapsulant.

3.6 CLEANING PROCEDURES

A. General Requirements: Code Rule 56's requirements for containerization, dust cleanup, tools and enclosure cleanup, etc., shall apply. Cleanup shall be by HEPA vacuum.

B. Post Abatement Requirements: Code Rule 56's requirements shall apply (tool/equipment cleanup, general cleanup, waste removal, clearance air monitoring, etc.).

3.7 ASBESTOS WASTE TRANSPORTATION AND DISPOSAL

A. Contractor shall minimally transport and dispose of all the Category I nonfriable asbestos waste material according to correct applicable NYSDEC transportation requirements, Part 364, and solid waste requirements Part 360.

B. If any removed material is “friable,” Contractor shall handle it as such and transport and dispose of as “friable” asbestos waste per regulations referenced in Part 1 of this Section.

C. All waste generated as a result of this Work shall be removed from the site within 10 days of completion and clearance of abatement work.

D. Log disposal site transportation names, etc., per Code Rule 56.

E. All loading, transportation, and disposal shall also comply with NESHAPS 40 CFR 61_150 paragraphs C, D, and E including all requirements for loading signs, shipment, records, content certificate, record receipts, notifications, etc.

3.8 TEMPROARY PROTECTION OF FACILITIES

A. Contractor shall provide temporary enclosure as required to protect the existing facilities from adverse weather conditions and maintain the interior environment in its normal condition. The Contractor shall maintain the building secure from intrusion at all times, and exits shall be operational during construction whenever the building is occupied. Temporary door and window enclosures shall be secure, weather resistant and lockable, if operable.

3.9 RESTORATION

A. Remove temporary decontamination facilities and restore area designated for these facilities to its original condition or better.

B. After final clearance, the Contractor shall replace all filter of the associated portions of the existing building HVAC system that were affected by the abatement operations, remove locks, and restore power. All temporary power supplies shall be disconnected, power lockouts removed, and building power restored. All temporary plumbing shall be removed.

C. Finishes damaged by asbestos removal operation including, but not limited to, plaster/paint damage due to taping of polyethylene sheeting and floor tile lifted due to humid conditions, shall be restored prior to final payment.

1. Finishes unable to be restored shall be replaced under this Contract.
2. All foam and expandable foam products and materials used to seal Work Area openings shall be completely removed up completion of abatement activities.

D. All penetrations (including, but not limited to, pipes, ducts, etc.) through fire rated construction shall be fire stopped using materials and systems tested in accordance with ASTM E814 on projects where re-insulation is part of the required work.

3.10 PROJECT COMPLETION REQUIREMENTS

A. Submission by the Contractor to the Owner's Representative of the job logbook as described in Section 1.5 paragraph F.

B. Inspection of the work sites by the Contractor's Project Manager's representative and the Owner's Representative for substantial completion of the Scope of Work.

C. Submission by the Contractor to the Owner of the waste disposal manifest verifying that all waste generated at the project site has been disposed of at an EPA approved waste site. A 10% payment retainage shall be withheld by the Owner until receipt of all waste manifests.

GENERAL ASBESTOS NOTES

1. All asbestos abatement work to be done under this contract shall be in compliance with Code Rule 56 of New York State Rules and Regulations, and all other applicable Federal, State and Local regulations.
2. In lieu of the above referenced requirements, the Contractor may apply for a site-specific variance. To utilize a site-specific variance, the Contractor shall meet all conditions of the variance, as stated by the NYS Department of Labor. All costs associated with the application of the site-specific variance shall be borne by the Contractor. All proposed site-specific variances shall be reviewed by the consultant prior to submittal to the NYSDOL.
3. It is the responsibility of the Contractor to determine current waste handling, transportation, and disposal of all asbestos materials removed and comply fully with all applicable Federal, State, and Local regulations.
4. Coordinate the location of decontamination enclosure, ACM disposal routes, negative air exhaust, locations, and ACM disposal dumpster with the Owner.
5. The abatement contractor shall coordinate the water and electricity supply with the Owner.
6. The Owner shall be responsible for hiring and paying independent third party firm to perform all of the requirements of monitoring as called for in Code Rule 56.
7. If additional suspect ACM is discovered during the course of the Work, the Contractor shall stop work and notify the consultant immediately.
8. Marked areas depicting project limits are approximate. Exact cutoff points shall be coordinated by the Contractor with Owner's Representative.
9. The conditions shown on this drawing are based on field observations and are not guaranteed to be complete and accurate. Contractor shall field verify existing conditions prior to the submission of bid. Consequences of failure to field verify conditions shall be borne by the Contractor. More information on the asbestos containing materials associated with this Project can be found in the “Pre-Renovation Asbestos-Containing Materials Inspection Report” enclosed within the project specifications.
10. The Contractor shall properly remove and dispose of all asbestos-containing materials as indicated on the contract drawings. Additional information concerning confirmed ACMs is contained in the “Pre-Renovation Asbestos-Containing Materials Inspection Report.”
11. Asbestos-containing materials, such as TSI and Mud Fittings, may be found and/or extending into inaccessible locations of the building. The Contractor shall verify all TSI and mud fitting locations. The Contractor shall provide a unit rate per LF for pipe insulation and mud fittings. Mud fittings and insulation identified on this drawing are based on the finding and observation in the “Pre-Renovation Asbestos-Containing Materials Inspection Report” by AMD Environmental.

DRAWING NOTES:

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B. LABELLA ASSOCIATES WERE PROVIDED THE ORIGINAL DRAWINGS FOR COORDINATION PURPOSES ONLY AND TAKE NO RESPONSIBILITY OF THEIR ACCURACY.

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REVISIONS

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JMR	JAK

SCALE
AS NOTED

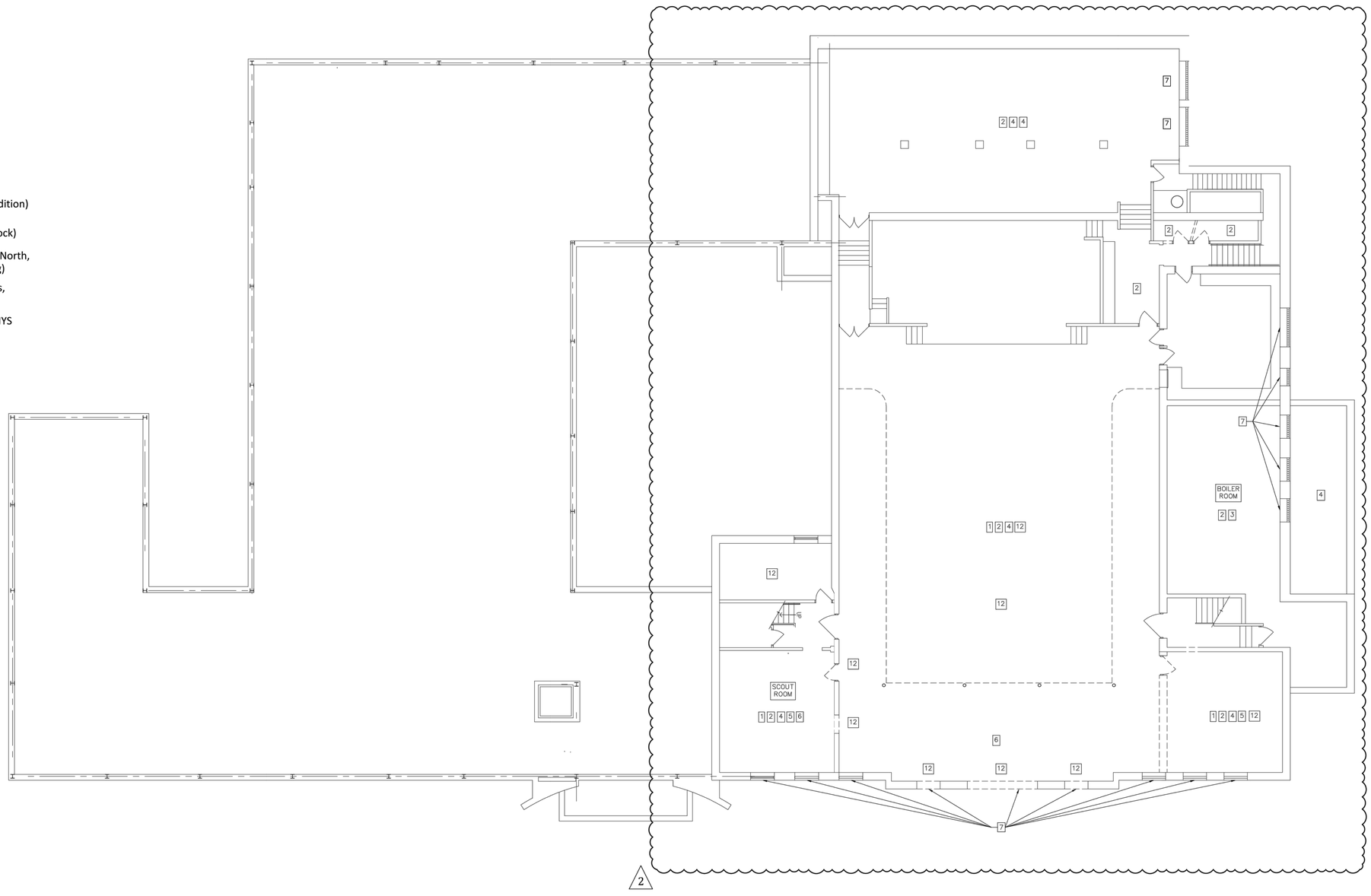
DATE
SEPTEMBER 21, 2023

HAZARDOUS MATERIALS SPECIFICATIONS

HM-002

LEGEND - ASBESTOS-CONTAINING COMPONENT

1	9x9 Floor Tile
2	Mudded Fittings
3	Duct Jacketing
4	Pipe Wrap
5	Fire Doors
6	Window Sills
7	Window Caulk (Basement Level Glass Block)
8	Window Glaze (Steel Finish Windows New Addition)
9	Window Caulk (Original Construction Glass Block)
10	Window Glaze & Caulk (Original Construction North, East, and North Courtyard Wood Double Hung)
11	Roof Flashing Tar (Roof Perimeter, Protrusions, and Penetrations)
12	Areas of Asbestos Pipe Debris - Will Require NYS Variance



LOWER LEVEL ABATEMENT PLAN

SCALE: 1/8" = 1'-0"

ASBESTOS HAZARD CONTROL

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SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

LOWER LEVEL ABATEMENT PLAN

HM-100

LEGEND - ASBESTOS-CONTAINING COMPONENT

1	9x9 Floor Tile
2	Mudded Fittings
3	Duct Jacketing
4	Pipe Wrap
5	Fire Doors
6	Window Sills
7	Window Caulk (Basement Level Glass Block)
8	Window Glaze (Steel Finish Windows New Addition)
9	Window Caulk (Original Construction Glass Block)
10	Window Glaze & Caulk (Original Construction North, East, and North Courtyard Wood Double Hung)
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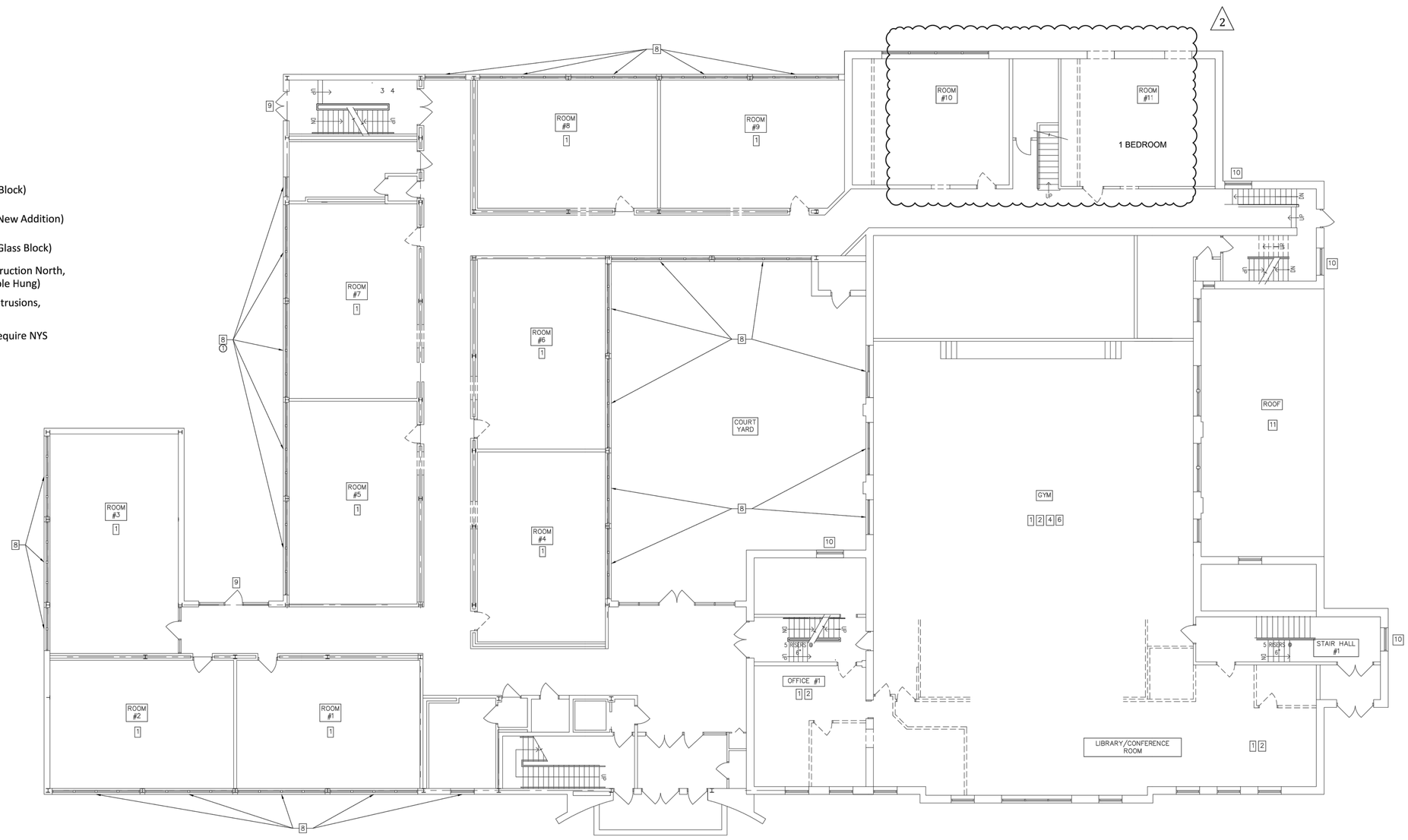

FIRST FLOOR ABATEMENT PLAN

SCALE: 1/8" = 1'-0"

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FIRST FLOOR ABATEMENT PLAN

HM-101

LEGEND - ASBESTOS-CONTAINING COMPONENT

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8	Window Glaze (Steel Finish Windows New Addition)
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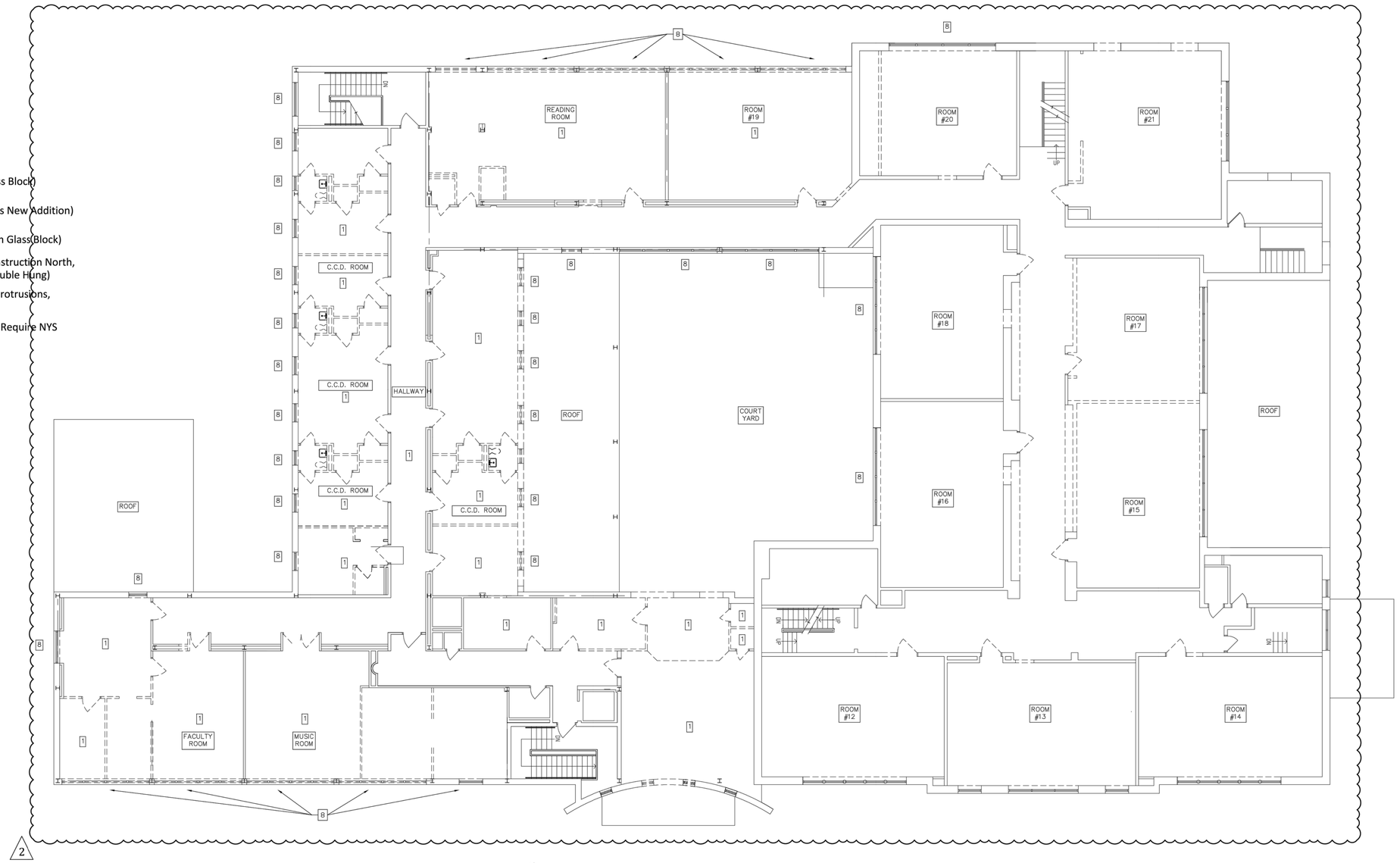

SECOND FLOOR ABATEMENT PLAN

SCALE: 1/8" = 1'-0"

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SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

SECOND FLOOR ABATEMENT PLAN

HM-102

GENERAL ASBESTOS ABATEMENT NOTE

A. ALL ASBESTOS ABATEMENT AND PCB CAULK REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, LOCAL REGULATIONS, AND THE TERMS OF THE CONTRACT. ALL ABATEMENT ACTIVITY WITHIN THE BUILDING SHALL BE PERFORMED INSIDE A CONT WORK AREA THAT MEETS THE REQUIREMENTS OF OSHA 1926.1101, THE ASBESTOS HAZARD EMERGENCY RESPONSE ACT AND NEW YORK STATE DEPARTMENT OF LABOR CODE RULE 56.

B. NEW YORK STATE DEPARTMENT OF LABOR APPLICABLE VARIANCES OR SPECIFIC VARIANCES MAY BE OBTAINED AND UTILIZED FOR PORTIONS OF THE ABATEMENT.

C. ALL ABATEMENT ACTIVITY ON THE EXTERIOR OF THE BUILDING SHALL BE PERFORMED WITH THE REQUIREMENTS OF OSHA 1926.1101, THE ASBESTOS HAZARD EMERGENCY RESPONSE ACT AND NEW YORK STATE DEPARTMENT OF LABOR CODE RULE 56. ALL EXTERIOR ABATEMENT ACTIVITY THAT DISTURB FRIABLE ASBESTOS MATERIALS OR RESULTS IN NON-FRIABLE ASBESTOS MATERIALS BEING MADE FRIABLE SHALL BE PERFORMED UN NEGATIVE PRESSURE WITHIN AN ISOLATED WORK AREA.

D. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING THE COMPLETION OF ALL PORTIONS OF THE SCOPE OF W WITHIN THE SPECIFIED CONSTRUCTION SCHEDULE.

E. THE HAZARDOUS MATERIALS DRAWINGS ASSOCIATED WITH THIS PROJEC WERE REPRODUCED FROM AVAILABLE FLOOR PLANS. ACCORDINGLY, VARIATIONS WITHIN THE DEMARCATED WORK AREAS ARE EXPECTED AN SHALL HAVE NO IMPACT ON THE CONTRACT PRICE OR SCHEDULE.

F. THE LOCATION OF ANY ON-SITE STORAGE OF MATERIALS, EQUIPMENT DUMPSTER/WASTE TRAILER AND DECONTAMINATION FACILITIES SHALL B COORDINATED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE ARCHITECT.

G. ALL CONTRACTORS SHALL REFER TO THE ASBESTOS, LEAD BASED PAI AND PCB'S PRE-RENOVATION REPORT PREPARED BY AMD ENVIRONMEN CONSULTANTS, INC. DATED OCTOBER 4TH, 2016 FOR MATERIALS AND/O LOCATIONS WHERE LEAD-BASED PAINT IS PRESENT OR LEAD WAS BEEN IDENTIFIED IN MATERIALS. COORDINATE WITH CONSTRUCTION MANAGER.

H. THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR COORDINATING THI REMOVAL OF DOOR UNITS, ROOFING AND/OR FLASHING MATERIALS WITH APPROPRIATE CONTRACTOR TO CONTROL BUILDING SECURITY AND SAF REQUIREMENTS AND MAINTAIN WATERTIGHT OPENINGS. THE ABATEMENT CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING WEATHER-TIGHT BARRIERS TO SECURE ALL LOCATIONS WHERE THE ABATEMENT CONTRA REMOVED DOOR UNITS, ROOFING AND/OR FLASHING MATERIALS. THE ABATEMENT CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE SECURITY OF THESE LOCATIONS UNTIL THE ABATED AREA PASSES CLEARANCE REQUIREMENTS AND THE CONSTRUCTION MANAGER RECEIVE WRITTEN NOTIFICATION THAT THE AREA IS RELEASED FOR ACCESS.

I. WHERE FLOORING MATERIALS ARE SCHEDULED FOR REMOVAL. THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR REMOVING THE FINISH FLOORING MATERIAL, ANY ASSOCIATED MASTIC OR ADHESIVE, ANY MA OR ADHESIVE THAT REMAINS FORM PREVIOUSLY REMOVED FINISH FLOO AND ANY DISCOVERED FLOOR LEVELER THAT MAY NOT HAVE BEEN PREVIOUSLY IDENTIFIED DOWN TO THE CONCRETE SUBSTRATE.

J. THE ASBESTOS ABATEMENT CONTRACTOR IS TO NOTIFY THE ARCHITEC WRITING OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS FIELD CONDITIONS PRIOR TO THE START OF WORK.

GENERAL DEMOLITION NOTES:

ALL GENERAL DEMOLITION NOTES TO BE USED IN CONJUNCTION WITH ALL DEMOLITION PLAN NOTES FOR ALL ROOMS, SPACES, LOCATIONS AND FLOOR LEVELS.

A. JOBSITE INSPECTION MUST BE CONDUCTED TO EXAMINE EXISTING CONDITIONS, TO DETERMINE NATURE AND SCOPE OF WORK OR ANY DIFFICULTIES THAT MIGHT ARISE AT TIME OF WORK. IN ADDITION, EXAMINE ALL WORK THAT IS INTENDED TO REMAIN AS PART OF THE COMPLETED PROJECT AND REPORT ALL UNSATISFACTORY CONDITIONS TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. EXERCISE EXTREME CARE DURING SAW CUTTING, DEMOLITION AND REMOVALS SO AS NOT TO DAMAGE CONSTRUCTION AND OTHER STRUCTURES THAT ARE INTENDED TO REMAIN. ITEMS DAMAGED AT TIME OF WORK ARE TO BE REFINISHED, REPAIRED AND/OR REPLACED TO MATCH EXISTING CONSTRUCTION AT CONTRACTOR'S EXPENSE.

B. AREAS OF REMOVALS HAVE BEEN DERIVED FROM EXISTING BUILDING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ILLUSTRATIONS, DIMENSIONS AND INFORMATION IN THESE DRAWINGS ARE BASED, IN PART, ON EXISTING DRAWINGS FURNISHED BY THE OWNER. ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS. THE DEMOLITION NOTES IDENTIFY SPECIFIC AREAS OF WORK BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS COMPLETE.

C. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION, DRAWINGS FOR ADDITIONAL TRADE SPECIFIC DEMOLITION INFORMATION.

D. CONTRACTOR SHALL CHECK WITH OWNER'S REPRESENTATIVE FOR SALVAGING OF ANY ITEMS PRIOR TO DEMOLITION.

E. ALL DEMOLITION TO INCLUDE DISPOSAL OF ALL DEMOLISHED MATERIALS TO APPROPRIATE RECYCLING CENTER AND LANDFILL.

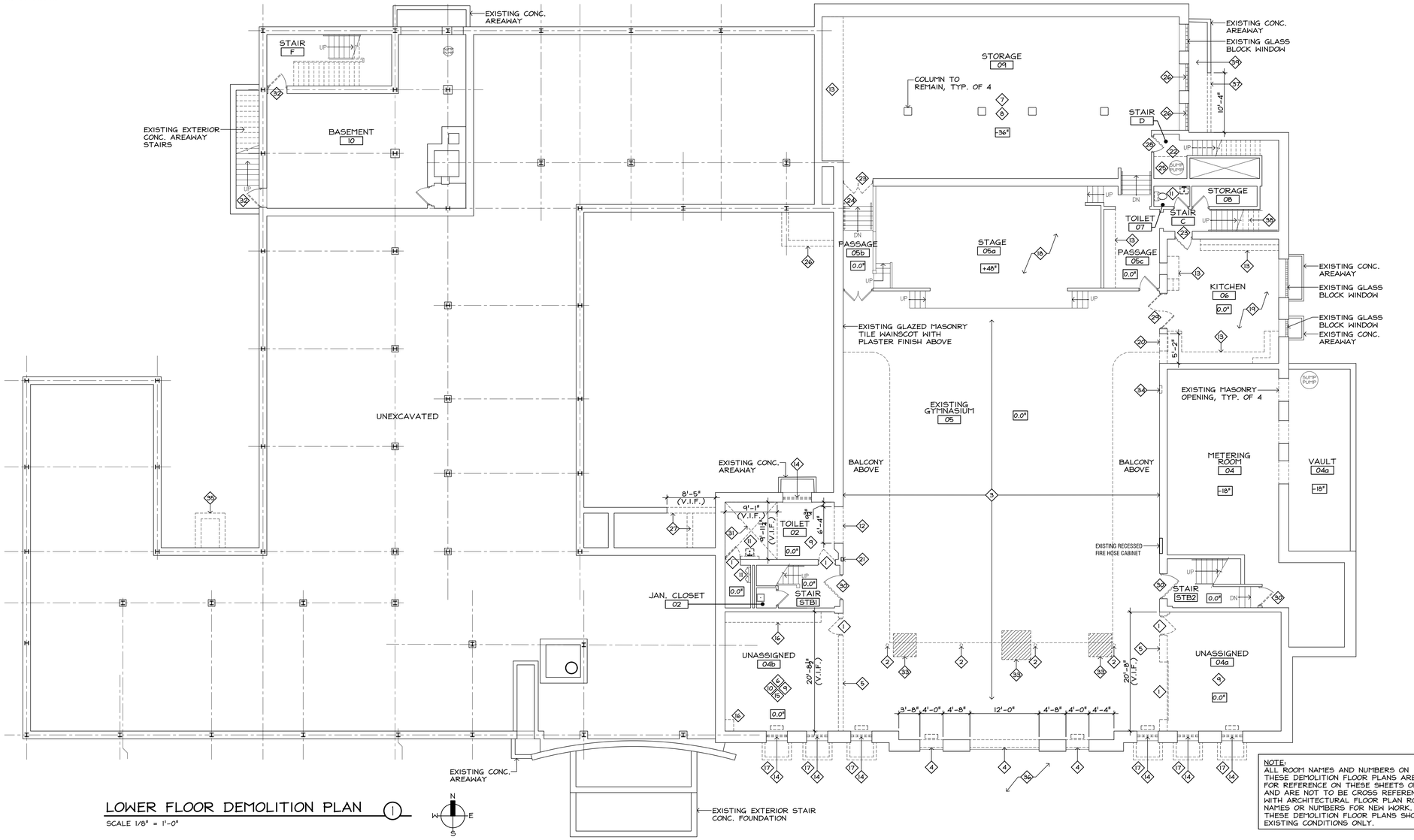
F. ROOMS WHERE DEMOLITION OCCURS SHOULD BE LEFT AS A "CLEAN SLATE" FOR NEW WORK TO BEGIN.

G. ALL EXISTING PLASTER AND MASONRY WALLS AND CONCRETE FLOORS AND CEILINGS TO REMAIN EXPOSED IN ANY ROOM IS TO BE SCRAPED OF ALL LOOSE PAINT, PATCHED AND PREPARED FOR NEW FINISH PER ROOM FINISH SCHEDULE. THESE ROOMS INCLUDE BUT ARE NOT LIMITED TO ENTRANCES, CORRIDORS, STAIRWAYS AND VESTIBULES, JANITOR CLOSETS, MAINTENANCE AND HOUSEKEEPING ROOMS, AND RESIDENT UNITS.

H. ALL EXISTING CONCRETE CEILINGS ABOVE NEW DROP GYPSUM BOARD OR SUSPENDED ACOUSTIC CEILINGS ARE TO BE SCRAPED OF ALL LOOSE PAINT AND ALL PENETRATIONS INFILLED, INCLUDING THOSE REMAINING FROM DEMOLITION.

DEMOLITION PLAN NOTES:

1. REMOVE EXISTING DOOR(S), DOOR FRAME, AND HARDWARE. REFER TO HAZARDOUS MATERIALS DRAWINGS FOR DOORS AND HARDWARE THAT MAY REQUIRE SPECIAL ATTENTION.
2. REMOVE AND SALVAGE EXISTING COLUMN FOR REUSE. SHORE AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REMOVAL INFORMATION.
3. REMOVE AND DISCARD EXISTING RUBBER FLOORING, VAT FLOOR TILE, ADHESIVE AND SCRAPE FLOOR TO CONCRETE. PREP SURFACE FOR INSTALLATION OF NEW FLOORING. REFER TO HAZARDOUS MATERIAL DRAWINGS.
4. REMOVE EXISTING MASONRY WALL FOR EXTENDS SHOWN. PREP FOR INSTALLATION OF NEW WINDOW, SEE WINDOW SCHEDULE. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO STRUCTURAL DRAWINGS FOR LINTEL SIZES. REFER TO HAZARDOUS MATERIALS DRAWINGS.
5. REMOVE EXISTING MASONRY WALL AND SHORE AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REMOVAL INFORMATION. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO HAZARDOUS MATERIALS DRAWINGS.
6. REMOVE APPLIED TILE CEILING, PLASTER CEILING FRAMING AND ALL ASSOCIATED ITEMS. REFER TO HAZARDOUS MATERIALS DRAWING.
7. REMOVE EXISTING VCT AND SCRAPE FLOOR DOWN TO CONCRETE. PREP FLOOR TO RECEIVE NEW SCHEDULED FINISH.
8. REMOVE EXISTING ACOUSTICAL CEILING TILES, SUSPENSION GRID SYSTEM, LIGHTING, AND ALL ASSOCIATED TRIM AND SUSPENSION WIRES.
9. REMOVE VAT TILE FLOORING, ADHESIVE AND ALL ASSOCIATED ITEMS, SCRAPE FLOOR TO CONCRETE. PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING. REFER TO HAZARDOUS MATERIALS DRAWINGS.
10. REMOVE CARPET FLOORING, PADDING, ADHESIVE AND TRANSITION STRIPS, SCRAPE FLOOR TO CONCRETE. PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING. REFER TO HAZARDOUS MATERIALS DRAWINGS.
11. REMOVE AND DISPOSE OF WATER CLOSET, LAVATORY AND ALL TOILET ROOM ACCESSORIES (SUCH AS TOILET PAPER DISPENSER, GRAB BARS, SOAP DISPENSERS, MIRRORS, PAPER TOWEL DISPENSERS, ETC.). CAP ALL PLUMBING LINES UNLESS NOTED OTHERWISE.
12. REMOVE PORTION OF EXISTING MASONRY WALL TO THE EXTENTS SHOWN IN PLAN. SHORE AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR LINTEL SCHEDULES. REFER TO HAZARDOUS MATERIALS DRAWINGS.
13. REMOVE AND DISCARD ALL STORAGE UNITS IN THEIR ENTIRETY. (UPPER / LOWER CABINETS AND ALL ASSOCIATED FASTENERS AND TRIM).
14. REMOVE EXISTING WINDOW/GLASS BLOCK WINDOW, ALL ASSOCIATED TRIM, SEALANT, AND FASTENERS. REFER TO HAZARDOUS MATERIAL DRAWINGS. PREP OPENING FOR NEW WINDOW INSTALLATION.
15. REMOVE CERAMIC FLOOR TILE AND SCRAPE FLOOR TO CONCRETE. PREP FLOOR TO RECEIVE NEW SCHEDULED FINISH.
16. REMOVE AND DISCARD CABINETRY IN ITS ENTIRETY INCLUDING ALL FASTENERS AND TRIM.
17. REMOVE EXISTING CONCRETE AREAWAY AND METAL GRATING TOP. PREP FOR INSTALLATION OF NEW CAST IN PLACE CONCRETE AREAWAY. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
18. EXISTING GYM STAGE WOOD FLOORING TO REMAIN.
19. REMOVE EXISTING QUARRY TILE AND SCRAPE FLOOR DOWN TO CONCRETE. PREP FLOOR TO RECEIVE NEW SCHEDULED FINISH.
20. REMOVE EXISTING MASONRY WALL FOR EXTENTS SHOWN. SHORE AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REMOVAL INFORMATION. REFER TO HAZARDOUS MATERIALS DRAWINGS.
21. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. CLEAN AND REPAIR TO LIKE NEW CONDITION. INSTALL NEW GLASS VISION PANEL, HANDLE, AND SIGNAGE AS REQUIRED.
22. REMOVE AND PROPERLY DISPOSE OF METAL FENCE AND GATE IN ITS ENTIRETY.
23. REMOVE AND PROPERLY DISPOSE OF DAMAGED WOOD DOOR IN ITS ENTIRETY. PREP FRAME FOR NEW DOOR PANEL INSTALLATION.
24. REMOVE HANDRAIL AND ASSOCIATED WALL BRACKETS FOR INSTALLATION OF INCLINED PLATFORM LIFT.
25. PROVIDE AND INSTALL NEW SUMP PUMP COVER. VERIFY SIZE IN FIELD.
26. DEMOLISH AND PROPERLY DISPOSE OF EXISTING ADDITION FOUNDATION IN ITS ENTIRETY.
27. DEMOLISH AND PROPERLY DISPOSE OF PORTION OF EXISTING FOUNDATION TO EXTENTS SHOWN ON THE PLANS. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
28. SALVAGE, STORE, AND PROTECT DOOR PANEL FOR REUSE. REMOVE AND PROPERLY DISPOSE OF DOOR HARDWARE NOT SPECIFICALLY CALLED OUT IN THE DOOR SCHEDULE TO REMAIN. DOOR FRAME TO REMAIN. SCRAPE ALL LOOSE PAINT AND PREP SURFACES FOR NEW SCHEDULED FINISH.
29. DEMOLISH AND PROPERLY DISPOSE OF DOORS AND DOOR FRAME IN THEIR ENTIRETY. PROTECT SURROUNDING GLAZED MASONRY WALL TILE AND PLASTER WALL FINISH.
30. DOOR FRAME TO REMAIN. DEMOLISH AND PROPERLY DISPOSE OF DOOR IN ITS ENTIRETY. PREP DOOR FRAME FOR NEW DOOR PANEL INSTALLATION.
31. CONCRETE SLAB ON GRADE TO BE DEMOLISHED AND PROPERLY DISPOSED OF IT IS ENTIRETY. COORDINATE REMOVALS WITH NEW ELEVATOR SHAFT CONSTRUCTION.
32. DEMOLISH AND PROPERLY DISPOSE OF DAMAGED/DETERIORATED DOOR, DOOR FRAME, AND DOOR HARDWARE IN THEIR ENTIRETY. PREP MASONRY OPENING FOR NEW DOOR AND DOOR FRAME INSTALLATION.
33. AFTER FLOORING REMOVALS, THE EXISTING CONC. SLAB-ON-GRADE IS TO BE SAW CUT FOR THE INSTALLATION OF NEW CONC. FOOTINGS FOR STEEL COLUMN SUPPORT OF NEW SECOND FLOOR EXTENSION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION AND EXTENTS OF REMOVALS.
34. EXISTING RECESSED DRINKING FOUNTAIN TO BE REMOVED AND PROPERLY DISPOSE OF IN ITS ENTIRETY. PREP MASONRY OPENING FOR INFILL.
35. EXISTING STAIR CONC. FOUNDATION WALLS AND FOOTINGS TO BE DEMOLISHED AND PROPERLY DISPOSED OF IN THEIR ENTIRETY.
36. EXCAVATION OF EXISTING SOILS TO ALLOW INSTALLATION OF NEW CONC. AREAWAYS. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
37. SAW CUT AND REMOVE PORTION OF EXISTING CONC. AREAWAY FOUNDATION TO THE EXTENTS SHOWN ON PLAN WITH ANY ASSOCIATED METAL GRATING. PREP EXISTING ADJ. CONSTRUCTION FOR NEW FOUNDATION TIE IN WORK. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
38. REMOVE EXISTING RUBBER TREAD AND RISER COVERS AND PROPERLY DISPOSE OF IN THEIR ENTIRETY. PREP STAIRS FOR NEW TREAD/RISER COVERINGS SPECIFIED.
39. REMOVE EXISTING BAR GRATING AND PROPERLY DISPOSE OF IT ITS ENTIRETY. EXISTING SHELF ANGLE ATTACHED TO BUILDING TO REMAIN. CLEAN AND PREP ANGLE FOR NEW PAINT SYSTEM. IF LOOSE, REATTACH TO WALL WITH APPROPRIATE MECHANICAL FASTENER.



LOWER FLOOR DEMOLITION PLAN

SCALE 1/8" = 1'-0"

NOTE:
ALL ROOM NAMES AND NUMBERS ON THESE DEMOLITION FLOOR PLANS ARE FOR REFERENCE ON THESE SHEETS ONLY AND ARE NOT TO BE CROSS REFERENCED WITH ARCHITECTURAL FLOOR PLAN ROOM NAMES OR NUMBERS FOR NEW WORK. THESE DEMOLITION FLOOR PLANS SHOW EXISTING CONDITIONS ONLY.

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021273 STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

LOWER FLOOR DEMOLITION PLAN AND NOTES

D-101

GENERAL ASBESTOS ABATEMENT NOT

A. ALL ASBESTOS ABATEMENT AND PCB CAULK REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, LOCAL REGULATIONS, AND THE TERMS OF THE CONTRACT. ALL ABATEMENT ACTIVITY WITHIN THE BUILDING SHALL BE PERFORMED INSIDE A CON' WORK AREA THAT MEETS THE REQUIREMENTS OF OSHA 1926.1101, THE ASBESTOS HAZARD EMERGENCY RESPONSE ACT AND NEW YORK' STATE DEPARTMENT OF LABOR CODE RULE 56.

B. NEW YORK STATE DEPARTMENT OF LABOR APPLICABLE VARIANCES OR SPECIFIC VARIANCES MAY BE OBTAINED AND UTILIZED FOR PORTIONS THE ABATEMENT.

C. ALL ABATEMENT ACTIVITY ON THE EXTERIOR OF THE BUILDING SHALL PERFORMED WITH THE REQUIREMENTS OF OSHA 1926.1101, THE ASBESTO HAZARD EMERGENCY RESPONSE ACT AND NEW YORK STATE DEPARTM OF LABOR CODE RULE 56. ALL EXTERIOR ABATEMENT ACTIVITY THAT DISTURB FRIABLE ASBESTOS MATERIALS OR RESULTS IN NON-FRIABLE ASBESTOS MATERIALS BEING MADE FRIABLE SHALL BE PERFORMED U NEGATIVE PRESSURE WITHIN AN ISOLATED WORK AREA.

D. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING THE COMPLETION OF ALL PORTIONS OF THE SCOPE OF WITHIN THE SPECIFIED CONSTRUCTION SCHEDULE.

E. THE HAZARDOUS MATERIALS DRAWINGS ASSOCIATED WITH THIS PROJE WERE REPRODUCED FROM AVAILABLE FLOOR PLANS. ACCORDINGLY, VARIATIONS WITHIN THE DEMARCATED WORK AREAS ARE EXPECTED A SHALL HAVE NO IMPACT ON THE CONTRACT PRICE OR SCHEDULE.

F. THE LOCATION OF ANY ON-SITE STORAGE OF MATERIALS, EQUIPMENT DUMPSTER/WASTE TRAILER AND DECONTAMINATION FACILITIES SHALL COORDINATED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVI ARCHITECT.

G. ALL CONTRACTORS SHALL REFER TO THE ASBESTOS, LEAD BASED PA AND PCB'S PRE-RENOVATION REPORT PREPARED BY AMD ENVIRONMEN CONSULTANTS, INC. DATED OCTOBER 4TH, 2016 FOR MATERIALS AND/O LOCATIONS WHERE LEAD-BASED PAINT IS PRESENT OR LEAD HAS BEE IDENTIFIED IN MATERIALS. COORDINATE WITH CONSTRUCTION MANAGER

H. THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR COORDINATING TH REMOVAL OF DOOR UNITS, ROOFING AND/OR FLASHING MATERIALS WIT APPROPRIATE CONTRACTOR TO CONTROL BUILDING SECURITY AND SAF REQUIREMENTS AND MAINTAIN WATERTIGHT OPENINGS. THE ABATEMEN CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING WEATHER-TIGHT BARRIERS TO SECURE ALL LOCATIONS WHERE THE ABATEMENT CONTR REMOVED DOOR UNITS, ROOFING AND/OR FLASHING MATERIALS. THE ABATEMENT CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING TH SECURITY OF THESE LOCATIONS UNTIL THE ABATED AREA PASSES CLEARANCE REQUIREMENTS AND THE CONSTRUCTION MANAGER RECEIVI WRITTEN NOTIFICATION THAT THE AREA IS RELEASED FOR ACCESS.

I. WHERE FLOORING MATERIALS ARE SCHEDULED FOR REMOVAL, THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR REMOVING THE FINISH FLOORING MATERIAL, ANY ASSOCIATED MASTIC OR ADHESIVE, ANY MA OR ADHESIVE THAT REMAINS FORM PREVIOUSLY REMOVED FINISH FLOO AND ANY DISCOVERED FLOOR LEVELER THAT MAY NOT HAVE BEEN PREVIOUSLY IDENTIFIED DOWN TO THE CONCRETE SUBSTRATE.

J. THE ASBESTOS ABATEMENT CONTRACTOR IS TO NOTIFY THE ARCHITEC WRITING OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS FIELD CONDITIONS PRIOR TO THE START OF WORK.

GENERAL DEMOLITION NOTES:

ALL GENERAL DEMOLITION NOTES TO BE USED IN CONJUNCTION WITH ALL DEMOLITION PLAN NOTES FOR ALL ROOMS, SPACES, LOCATIONS AND FLOOR LEVELS.

A. JOBSITE INSPECTION MUST BE CONDUCTED TO EXAMINE EXISTING CONDITIONS, TO DETERMINE NATURE AND SCOPE OF WORK OR ANY DIFFICULTIES THAT MIGHT ARISE AT TIME OF WORK. IN ADDITION, EXAMINE ALL WORK THAT IS INTENDED TO REMAIN AS PART OF THE COMPLETED PROJECT AND REPORT ALL UNSATISFACTORY CONDITIONS TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. EXERCISE EXTREME CARE DURING SAW CUTTING, DEMOLITION AND REMOVALS SO AS NOT TO DAMAGE CONSTRUCTION AND OTHER STRUCTURES THAT ARE INTENDED TO REMAIN. ITEMS DAMAGED AT TIME OF WORK ARE TO BE REFINISHED, REPAIRED AND/OR REPLACED TO MATCH EXISTING CONSTRUCTION AT CONTRACTOR'S EXPENSE.

B. AREAS OF REMOVALS HAVE BEEN DERIVED FROM EXISTING BUILDING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ILLUSTRATIONS, DIMENSIONS AND INFORMATION IN THESE DRAWINGS ARE BASED, IN PART, ON EXISTING DRAWINGS FURNISHED BY THE OWNER. ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS. THE DEMOLITION NOTES IDENTIFY SPECIFIC AREAS OF WORK BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS COMPLETE.

C. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION, DRAWINGS FOR ADDITIONAL TRADE SPECIFIC DEMOLITION INFORMATION.

D. CONTRACTOR SHALL CHECK WITH OWNER'S REPRESENTATIVE FOR SALVAGING OF ANY ITEMS PRIOR TO DEMOLITION.

E. ALL DEMOLITION TO INCLUDE DISPOSAL OF ALL DEMOLISHED MATERIALS TO APPROPRIATE RECYCLING CENTER AND LANDFILL.

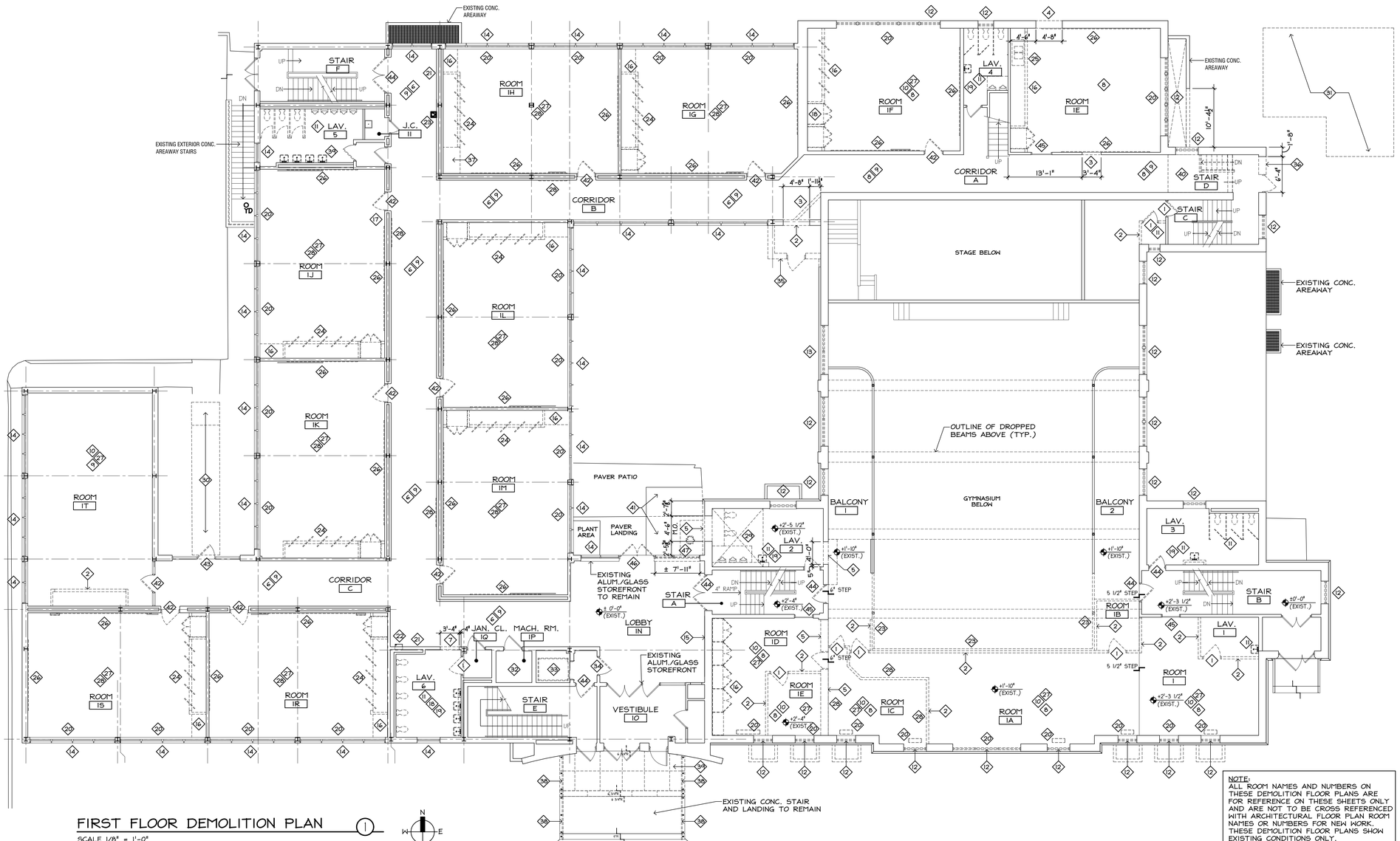
F. ROOMS WHERE DEMOLITION OCCURS SHOULD BE LEFT AS A "CLEAN SLATE" FOR NEW WORK TO BEGIN.

G. ALL EXISTING PLASTER AND MASONRY WALLS AND CONCRETE FLOORS AND CEILINGS TO REMAIN EXPOSED IN ANY ROOM IS TO BE SCRAPED OF ALL LOOSE PAINT, PATCHED AND PREPARED FOR NEW FINISH PER ROOM FINISH SCHEDULE. THESE ROOMS INCLUDE BUT ARE NOT LIMITED TO ENTRANCES, CORRIDORS, STAIRWAYS AND VESTIBULES, JANITOR CLOSETS, MAINTENANCE AND HOUSEKEEPING ROOMS, AND RESIDENT UNITS.

H. ALL EXISTING CONCRETE CEILINGS ABOVE NEW DROP GYPSUM BOARD OR SUSPENDED ACOUSTIC CEILINGS ARE TO BE SCRAPED OF ALL LOOSE PAINT AND ALL PENETRATIONS INFILLED, INCLUDING THOSE REMAINING FROM DEMOLITION.

⊕ DEMOLITION PLAN NOTES:

1. REMOVE EXISTING DOOR(S), DOOR FRAME, AND HARDWARE. REFER TO HAZARDOUS MATERIALS DRAWINGS FOR DOORS AND HARDWARE THAT MAY REQUIRE SPECIAL ATTENTION.
2. REMOVE PORTION OF EXISTING WALL FOR EXTENDS SHOWN. PREP FOR INSTALLATION OF NEW DOOR, SEE DOOR SCHEDULE. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO STRUCTURAL DRAWINGS. REFER TO HAZARDOUS MATERIALS DRAWINGS.
3. DEMOLISH EXISTING ANGLED WALL AND DISPOSE OF IN ITS ENTIRETY.
4. REMOVE EXISTING MASONRY WALL FOR EXTENDS SHOWN. PREP FOR INSTALLATION OF NEW WINDOW, SEE WINDOW SCHEDULE. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO STRUCTURAL DRAWINGS FOR LINTEL SIZES. REFER TO HAZARDOUS MATERIALS DRAWINGS.
5. REMOVE EXISTING MASONRY WALL AND SHORE AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REMOVAL INFORMATION. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO HAZARDOUS MATERIALS DRAWINGS.
6. REMOVE APPLIED TILE CEILING, PLASTER CEILING FRAMING AND ALL ASSOCIATED ITEMS. REFER TO HAZARDOUS MATERIALS DRAWING.
7. REMOVE PORTION OF EXISTING MASONRY WALL FOR EXTENDS SHOWN. SALVAGE ANY GLAZED BLOCK FOR POSSIBLE REUSE. PREP FOR INSTALLATION OF NEW DOOR, SEE DOOR SCHEDULE. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO STRUCTURAL DRAWINGS. REFER TO HAZARDOUS MATERIALS DRAWINGS.
8. REMOVE EXISTING ACOUSTICAL CEILING TILES, SUSPENSION GRID SYSTEM, LIGHTING, AND ALL ASSOCIATED TRIM AND SUSPENSION WIRES.
9. REMOVE VAT TILE FLOORING, ADHESIVE AND ALL ASSOCIATED MATERIALS, SCRAPE FLOOR TO CONCRETE. PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING. REFER TO HAZARDOUS MATERIALS DRAWINGS.
10. REMOVE CARPET FLOORING, PADDING, ADHESIVE AND TRANSITION STRIPS, SCRAPE FLOOR TO CONCRETE. PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING. REFER TO HAZARDOUS MATERIALS DRAWINGS.
11. REMOVE AND PROPERLY DISPOSE OF WATER CLOSET, LAVATORY AND ALL TOILET ROOM ACCESSORIES (SUCH AS TOILET PAPER DISPENSER, GRAB BARS, SOAP DISPENSERS, MIRRORS, PAPER TOWEL DISPENSERS, ETC.). CAP ALL PLUMBING LINES UNLESS NOTED OTHERWISE.
12. REMOVE EXISTING WINDOW, INFILL PANELS, ALL ASSOCIATED TRIM, SEALANT, AND FASTENERS AND PROPERLY DISPOSE OF IN THEIR ENTIRETY. REFER TO HAZARDOUS MATERIAL DRAWINGS.
13. REMOVE EXISTING INFILL PANELS, ALL ASSOCIATED TRIM, SEALANT, AND FASTENERS AND PROPERLY DISPOSE OF IN THEIR ENTIRETY. REFER TO HAZARDOUS MATERIAL DRAWINGS.
14. REMOVE ALL EXISTING WINDOW SINGLE PANE GLAZING, INTERIOR ALUMINUM STOPS (ALL AROUND OPENING), SEALANT, AND FASTENERS. REMAINDER OF CURTAINWALL FRAMING TO REMAIN. REFER TO HAZARDOUS MATERIAL DRAWINGS. PREP OPENING FOR NEW GLAZING INSTALLATION.
15. REMOVE AND PROPERLY DISPOSE OF EXISTING WALL MURAL. PREP WALL FOR NEW FINISHES.
16. REMOVE AND DISCARD CABINETRY IN ITS ENTIRETY INCLUDING ALL FASTENERS AND TRIM.
17. REMOVE AND PROPERLY DISPOSE OF SPEAKER, ALL MOUNTING HARDWARE, AND FASTENERS IN THEIR ENTIRETY.
18. REMOVE AND DISCARD STONE SHELF AND ALL MOUNTING HARDWARE AND FASTENERS.
19. REMOVE AND PROPERLY DISPOSE OF MIRROR, ALL MOUNTING HARDWARE, AND FASTENERS IN THEIR ENTIRETY.
20. REMOVE AND PROPERLY DISPOSE OF WINDOW BLINDS AND/OR TREATMENTS, ANCHORS AND FASTENERS IN THEIR ENTIRETY.
21. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. CLEAN AND REPAIR TO LIKE NEW CONDITION. INSTALL NEW GLASS VISION PANEL, HANDLE, AND SIGNAGE AS REQUIRED.
22. EXISTING SEMI-RECESSED DRINKING FOUNTAIN TO REMAIN.
23. EXISTING WALL MOUNTED DRINKING FOUNTAIN TO BE REMOVED AND PROPERLY DISPOSED OF IN ITS ENTIRETY.
24. REMOVE AND SALVAGE EXISTING WARDROBE DOORS, TRIM, HARDWARE AND SHELF AND HOOKS FOR REUSE. REMOVE WALL ABOVE AND AROUND WARDROBE CLOSETS. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO HAZARDOUS MATERIAL DRAWINGS.
25. REMOVE AND PROPERLY DISPOSE OF SINK, FAUCET, AND SINK BASE IN THEIR ENTIRETY.
26. REMOVE, SALVAGE, STORE AND PROTECT EXISTING CHALK BOARD, CHALK TRAY, ANCHORS, AND TRIM FOR REUSE.
27. REMOVE AND PROPERLY DISPOSE OF RUBBER BASE MOLDING IN ITS ENTIRETY. SCRAPE WALLS CLEAN OF ADHESIVE AND PREP FOR NEW FINISHES.
28. REMOVE AND PROPERLY DISPOSE OF CORK BOARD AND/OR TACK STRIPS, ANCHORS AND FASTENERS IN THEIR ENTIRETY.
29. ELEVATED CONCRETE SLAB TO BE DEMOLISHED AND PROPERLY DISPOSED OF IT IS ENTIRETY. COORDINATE REMOVALS WITH NEW ELEVATOR SHAFT CONSTRUCTION.
30. DEMOLISH AND PROPERLY DISPOSE OF CONC. SIDEWALK, WOOD RAMP AND LANDING, AND CONC. STEPS BELOW RAMP IN THEIR ENTIRETY.
31. EXISTING GARAGE TO BE DEMOLISHED BY OTHERS AND NOT PART OF THIS CONTRACT. COORDINATE WITH CONSTRUCTION MANAGER.
32. EXISTING ELEVATOR MACHINE ROOM EQUIPMENT TO BE REMOVED AND PROPERLY DISPOSED OF IN ITS ENTIRETY. CLEAN AND PREP FLOORS AND WALLS FOR NEW FINISHES.
33. EXISTING ELEVATOR CAB TO REMAIN. REFER TO ELEVATOR MANUFACTURER MODERNIZATION SPECIFICATION FOR EXTENT OF REMOVALS AND MORE INFORMATION.
34. REMOVE EXISTING DOOR PANEL AND ASSOCIATED HARDWARE. DOOR FRAME TO REMAIN. PREP DOOR FRAME FOR NEW FINISHES.
35. DEMOLISH AND PROPERLY DISPOSE OF ADDITION IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO EXTERIOR WALLS, ROOF, FLOOR SYSTEM, DOORS, ETC. REPAIR ADJACENT WALL SURFACES AS REQUIRED.
36. DEMOLISH PORTION OF EXTERIOR WALL INCLUDING DOOR, DOOR FRAME, AND HARDWARE. PROPERLY DISPOSE OF IN THEIR ENTIRETY. SHORE AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR LINTEL SCHEDULE FOR OPENING SIZE.
37. CHIMNEY TO BE DEMOLISHED AND PROPERLY DISPOSED OF IN ITS ENTIRETY. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF FLOOR INFILL.
38. CAREFULLY REMOVE, SALVAGE, STORE AND PROTECT S.S. RAILING SYSTEM FOR REUSE.
39. CAREFULLY REMOVE, SALVAGE, STORE AND PROTECT MARBLE SLABS FOR REUSE.
40. REMOVE AND PROPERLY DISPOSE OF EXISTING CONC. FLOOR SYSTEM AS INDICATED IN PLAN. SEE STRUCTURAL DWGS. FOR EXTENT OF REMOVALS. STAIRS TO LOWER LEVEL TO REMAIN.
41. SECTION OF EXISTING PATIO AND LANDING PAVERS TO BE REMOVED AS REQUIRED FOR INSTALLATION OF NEW ELEVATOR LOBBY ADDITION. SALVAGE, STORED, AND PROTECTED FOR REUSE/REINSTALLATION. COORDINATE REMOVALS WITH ADDITION CONSTRUCTION. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
42. DOOR PANEL TO BE SALVAGED, STORED, AND PROTECTED FOR REUSE IN SAME OPENING. DOOR FRAME TO REMAIN AND REPAIRED AS NEEDED.
43. EXTERIOR DOOR PANEL AND H.M. FRAME TO REMAIN IN GLASS BLOCK WINDOW WALL. FRAME AT FLOOR LEVEL HAS RUST DAMAGE AND THE FRAME IS TO BE REPAIRED AS REQUIRED TO LIKE NEW CONDITION. REFER TO DOOR SCHEDULE FOR INSTALLATION OF NEW DOOR HARDWARE.
44. REMOVE AND DISPOSE OF DOOR PANEL AND DOOR HARDWARE. DOOR FRAME TO REMAIN AND REPAIRED/AUGMENTED AS REQUIRED FOR DOOR PANEL INSTALLATION.
45. DOOR PANEL AND FRAME TO REMAIN. REMOVED REQUIRED HARDWARE AND PREP DOOR PANEL TO BE CLOSED SHUT PERMANENTLY.
46. ALUMINUM/GLASS DOOR PAIR TO BE SALVAGED FOR REUSE. EXISTING ALUMINUM FRAME TO BE AUGMENTED FOR DOOR REINSTALLATION.
47. DEMOLISH AND PROPERLY DISPOSE OF ALUMINUM/GLASS CURTAINWALL AND MASONRY KNEEWALL FROM FLOOR TO HEAD OF CURTAINWALL AND EXTENTS SHOWN IN PLAN. ALUMINUM VERTICAL MULLION FOR DOOR TO REMAIN. PROTECT REMAINING CURTAINWALL DURING CONSTRUCTION.



FIRST FLOOR DEMOLITION PLAN (1)

SCALE 1/8" = 1'-0"

NOTE:
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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021179 STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

FIRST FLOOR DEMOLITION PLAN AND NOTES

D-102

GENERAL ASBESTOS ABATEMENT NO

A. ALL ASBESTOS ABATEMENT AND PCB CAULK REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, LOCAL REGULATIONS, AND THE TERMS OF THE CONTRACT. ALL ABATEMENT ACTIVITY WITHIN THE BUILDING SHALL BE PERFORMED INSIDE A CO WORK AREA THAT MEETS THE REQUIREMENTS OF OSHA 1926.1101. TH ASBESTOS HAZARD EMERGENCY RESPONSE ACT AND NEW YORK STA DEPARTMENT OF LABOR CODE RULE 56.

B. NEW YORK STATE DEPARTMENT OF LABOR APPLICABLE VARIANCES SPECIFIC VARIANCES MAY BE OBTAINED AND UTILIZED FOR PORTION THE ABATEMENT.

C. ALL ABATEMENT ACTIVITY ON THE EXTERIOR OF THE BUILDING SHA PERFORMED WITH THE REQUIREMENTS OF OSHA 1926.1101, THE ASBES HAZARD EMERGENCY RESPONSE ACT AND NEW YORK STATE DEPART OF LABOR CODE RULE 56. ALL EXTERIOR ABATEMENT ACTIVITY THA DISTURB FRIABLE ASBESTOS MATERIALS OR RESULTS IN NON-FRIAE ASBESTOS MATERIALS BEING MADE FRIABLE SHALL BE PERFORMED NEGATIVE PRESSURE WITHIN AN ISOLATED WORK AREA.

D. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING THE COMPLETION OF ALL PORTIONS OF THE SCOPE C WITHIN THE SPECIFIED CONSTRUCTION SCHEDULE.

E. THE HAZARDOUS MATERIALS DRAWINGS ASSOCIATED WITH THIS PRO WERE REPRODUCED FROM AVAILABLE FLOOR PLANS. ACCORDINGLY, VARIATIONS WITHIN THE DEMARCATED WORK AREAS ARE EXPECTED SHALL HAVE NO IMPACT ON THE CONTRACT PRICE OR SCHEDULE.

F. THE LOCATION OF ANY ON-SITE STORAGE OF MATERIALS, EQUIPMEN DUMPSTER/WASTE TRAILER AND DECONTAMINATION FACILITIES SHAL COORDINATED WITH AND APPROVED BY THE OWNER'S REPRESENTAT ARCHITECT.

G. ALL CONTRACTORS SHALL REFER TO THE ASBESTOS, LEAD BASED AND PCB'S PRE-RENOVATION REPORT PREPARED BY AMD ENVIRONM CONSULTANTS, INC. DATED OCTOBER 4TH, 2016 FOR MATERIALS ANI LOCATIONS WHERE LEAD-BASED PAINT IS PRESENT OR LEAD HAS B IDENTIFIED IN MATERIALS. COORDINATE WITH CONSTRUCTION MANAG

H. THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR COORDINATING REMOVAL OF DOOR UNITS, ROOFING AND/OR FLASHING MATERIALS W APPROPRIATE CONTRACTOR TO CONTROL BUILDING SECURITY AND S REQUIREMENTS AND MAINTAIN WATERTIGHT OPENINGS. THE ABATEM CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING WEATHER-TIGH BARRIERS TO SECURE ALL LOCATIONS WHERE THE ABATEMENT CON REMOVED DOOR UNITS, ROOFING AND/OR FLASHING MATERIALS. THE ABATEMENT CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING SECURITY OF THESE LOCATIONS UNTIL THE ABATED AREA PASSES CLEARANCE REQUIREMENTS AND THE CONSTRUCTION MANAGER RECE WRITTEN NOTIFICATION THAT THE AREA IS RELEASED FOR ACCESS.

I. WHERE FLOORING MATERIALS ARE SCHEDULED FOR REMOVAL, THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR REMOVING THE FINIS FLOORING MATERIAL, ANY ASSOCIATED MASTIC OR ADHESIVE, ANY OR ADHESIVE THAT REMAINS FORM PREVIOUSLY REMOVED FINISH FL AND ANY DISCOVERED FLOOR LEVELER THAT MAY NOT HAVE BEEN PREVIOUSLY IDENTIFIED DOWN TO THE CONCRETE SUBSTRATE.

J. THE ASBESTOS ABATEMENT CONTRACTOR IS TO NOTIFY THE ARCHI WRITING OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMEN FIELD CONDITIONS PRIOR TO THE START OF WORK.

GENERAL DEMOLITION NOTES:

ALL GENERAL DEMOLITION NOTES TO BE USED IN CONJUNCTION WITH ALL DEMOLITION PLAN NOTES FOR ALL ROOMS, SPACES, LOCATIONS AND FLOOR LEVELS.

A. JOBSITE INSPECTION MUST BE CONDUCTED TO EXAMINE EXISTING CONDITIONS, TO DETERMINE NATURE AND SCOPE OF WORK OR ANY DIFFICULTIES THAT MIGHT ARISE AT TIME OF WORK. IN ADDITION, EXAMINE ALL WORK THAT IS INTENDED TO REMAIN AS PART OF THE COMPLETED PROJECT AND REPORT ALL UNSATISFACTORY CONDITIONS TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. EXERCISE EXTREME CARE DURING SAW CUTTING, DEMOLITION AND REMOVALS SO AS NOT TO DAMAGE CONSTRUCTION AND OTHER STRUCTURES THAT ARE INTENDED TO REMAIN. ITEMS DAMAGED AT TIME OF WORK ARE TO BE REFINISHED, REPAIRED AND/OR REPLACED TO MATCH EXISTING CONSTRUCTION AT CONTRACTOR'S EXPENSE.

B. AREAS OF REMOVALS HAVE BEEN DERIVED FROM EXISTING BUILDING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ILLUSTRATIONS, DIMENSIONS AND INFORMATION IN THESE DRAWINGS ARE BASED, IN PART, ON EXISTING DRAWINGS FURNISHED BY THE OWNER. ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS. THE DEMOLITION NOTES IDENTIFY SPECIFIC AREAS OF WORK BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS COMPLETE.

C. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION, DRAWINGS FOR ADDITIONAL TRADE SPECIFIC DEMOLITION INFORMATION.

D. CONTRACTOR SHALL CHECK WITH OWNER'S REPRESENTATIVE FOR SALVAGING OF ANY ITEMS PRIOR TO DEMOLITION.

E. ALL DEMOLITION TO INCLUDE DISPOSAL OF ALL DEMOLISHED MATERIALS TO APPROPRIATE RECYCLING CENTER AND LANDFILL.

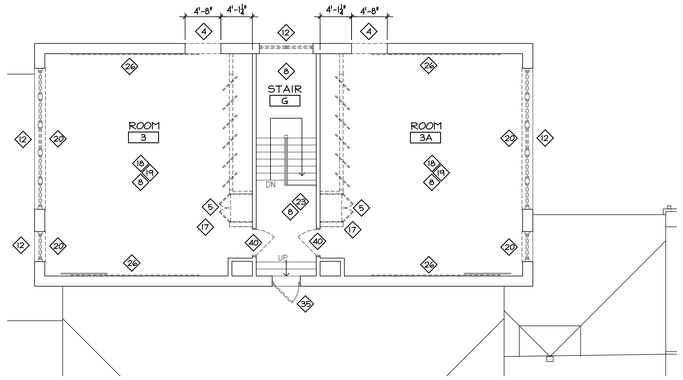
F. ROOMS WHERE DEMOLITION OCCURS SHOULD BE LEFT AS A "CLEAN SLATE" FOR NEW WORK TO BEGIN.

G. ALL EXISTING PLASTER AND MASONRY WALLS AND CONCRETE FLOORS AND CEILINGS TO REMAIN EXPOSED IN ANY ROOM IS TO BE SCRAPED OF ALL LOOSE PAINT, PATCHED AND PREPARED FOR NEW FINISH PER ROOM FINISH SCHEDULE. THESE ROOMS INCLUDE BUT ARE NOT LIMITED TO ENTRANCES, CORRIDORS, STAIRWAYS AND VESTIBULES, JANITOR CLOSETS, MAINTENANCE AND HOUSEKEEPING ROOMS, AND RESIDENT UNITS.

H. ALL EXISTING CONCRETE CEILINGS ABOVE NEW DROP GYPSUM BOARD OR SUSPENDED ACOUSTIC CEILINGS ARE TO BE SCRAPED OF ALL LOOSE PAINT AND ALL PENETRATIONS INFILLED, INCLUDING THOSE REMAINING FROM DEMOLITION.

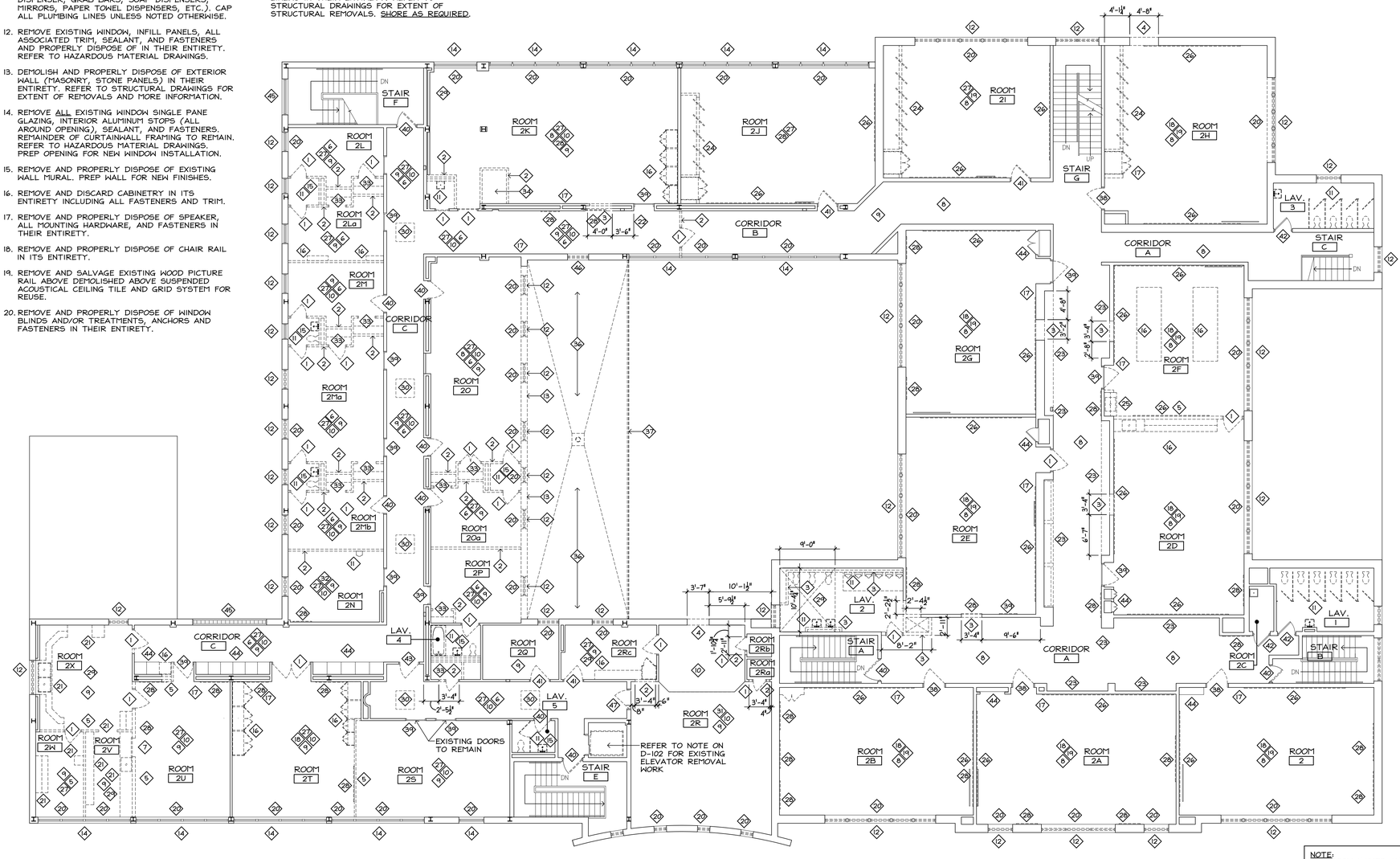
DEMOLITION PLAN NOTES:

1. REMOVE EXISTING DOOR(S), DOOR FRAME, AND HARDWARE. REFER TO HAZARDOUS MATERIALS DRAWINGS FOR DOORS AND HARDWARE THAT MAY REQUIRE SPECIAL ATTENTION.
2. REMOVE PORTION OF EXISTING WALL FOR EXTENDS SHOWN. PREP FOR INSTALLATION OF NEW DOOR, SEE DOOR SCHEDULE. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO STRUCTURAL DRAWINGS. REFER TO HAZARDOUS MATERIALS DRAWINGS.
3. REMOVE EXISTING MASONRY WALL FOR EXTENDS SHOWN. SALVAGE ANY GLAZED BLOCK FOR POSSIBLE REUSE. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO STRUCTURAL DRAWINGS. REFER TO HAZARDOUS MATERIALS DRAWINGS.
4. REMOVE EXISTING MASONRY WALL FOR EXTENDS SHOWN. PREP FOR INSTALLATION OF NEW WINDOW, SEE WINDOW SCHEDULE. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO STRUCTURAL DRAWINGS FOR LINTEL SIZES. REFER TO HAZARDOUS MATERIALS DRAWINGS.
5. REMOVE EXISTING MASONRY WALL AND SHORE AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REMOVAL INFORMATION. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO HAZARDOUS MATERIALS DRAWINGS.
6. REMOVE APPLIED TILE CEILING, PLASTER CEILING FRAMING AND ALL ASSOCIATED ITEMS. REFER TO HAZARDOUS MATERIALS DRAWING.
7. REMOVE AND PROPERLY DISPOSE OF FIRE SHUTTER IN ITS ENTIRETY.
8. REMOVE EXISTING ACOUSTICAL CEILING TILES, SUSPENSION GRID SYSTEM, LIGHTING, AND ALL ASSOCIATED TRIM AND SUSPENSION WIRES.
9. REMOVE VAT TILE FLOORING, ADHESIVE AND ALL ASSOCIATED ITEMS, SCRAPE FLOOR TO CONCRETE. PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING. REFER TO HAZARDOUS MATERIALS DRAWINGS.
10. REMOVE CARPET FLOORING, PADDING, ADHESIVE AND TRANSITION STRIPS, SCRAPE FLOOR TO CONCRETE. PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING. REFER TO HAZARDOUS MATERIALS DRAWINGS.
11. REMOVE AND PROPERY DISPOSE OF WATER CLOSET, LAVATORY AND ALL TOILET ROOM ACCESSORIES (SUCH AS TOILET PAPER DISPENSER, GRAB BARS, SOAP DISPENSERS, MIRRORS, PAPER TOWEL DISPENSERS, ETC.). CAP ALL PLUMBING LINES UNLESS NOTED OTHERWISE.
12. REMOVE EXISTING WINDOW, INFILL PANELS, ALL ASSOCIATED TRIM, SEALANT, AND FASTENERS AND PROPERLY DISPOSE OF IN THEIR ENTIRETY. REFER TO HAZARDOUS MATERIAL DRAWINGS.
13. DEMOLISH AND PROPERLY DISPOSE OF EXTERIOR WALL (MASONRY, STONE PANELS) IN THEIR ENTIRETY. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF REMOVALS AND MORE INFORMATION.
14. REMOVE ALL EXISTING WINDOW SINGLE PANE GLAZING, INTERIOR ALUMINUM STOPS (ALL AROUND OPENING), SEALANT, AND FASTENERS. REMAINDER OF CURTAINWALL FRAMING TO REMAIN. REFER TO HAZARDOUS MATERIAL DRAWINGS. PREP OPENING FOR NEW WINDOW INSTALLATION.
15. REMOVE AND PROPERLY DISPOSE OF EXISTING WALL MURAL. PREP WALL FOR NEW FINISHES.
16. REMOVE AND DISCARD CABINETRY IN ITS ENTIRETY INCLUDING ALL FASTENERS AND TRIM.
17. REMOVE AND PROPERLY DISPOSE OF SPEAKER, ALL MOUNTING HARDWARE, AND FASTENERS IN THEIR ENTIRETY.
18. REMOVE AND PROPERLY DISPOSE OF CHAIR RAIL IN ITS ENTIRETY.
19. REMOVE AND SALVAGE EXISTING WOOD PICTURE RAIL ABOVE DEMOLISHED ABOVE SUSPENDED ACOUSTICAL CEILING TILE AND GRID SYSTEM FOR REUSE.
20. REMOVE AND PROPERLY DISPOSE OF WINDOW BLINDS AND/OR TREATMENTS, ANCHORS AND FASTENERS IN THEIR ENTIRETY.
21. REMOVE AND PROPERLY DISPOSE OF ALL STORAGE UNITS, UPPER/ LOWER CABINETS, ALL ASSOCIATED FASTENERS, AND TRIM.
22. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. CLEAN AND REPAIR TO LIKE NEW CONDITION. INSTALL NEW GLASS VISION PANEL, HANDLE, AND SIGNAGE AS REQUIRED.
23. REMOVE AND PROPERLY DISPOSE OF WOOD BLOCKING. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO HAZARDOUS MATERIALS DRAWINGS.
24. REMOVE AND SALVAGE EXISTING WARDROBE DOORS, TRIM, HARDWARE AND SHELF AND HOOKS FOR REUSE. REMOVE WALL ABOVE AND AROUND WARDROBE CLOSETS. PATCH DISTURBED AREAS TO MATCH EXISTING ADJACENT SURFACES. REFER TO HAZARDOUS MATERIAL DRAWINGS.
25. REMOVE AND PROPERLY DISPOSE OF SINK, FAUCET, AND SINK BASE IN THEIR ENTIRETY.
26. REMOVE, SALVAGE, STORE AND PROTECT EXISTING CHALK BOARD, CHALK TRAY, ANCHORS, AND TRIM FOR REUSE.
27. REMOVE AND PROPERLY DISPOSE OF RUBBER BASE MOLDING IN ITS ENTIRETY. SCRAPE WALLS CLEAN OF ADHESIVE AND PREP FOR NEW FINISHES.
28. REMOVE AND PROPERLY DISPOSE OF CORK BOARD AND/OR TACK STRIPS, ANCHORS AND FASTENERS IN THEIR ENTIRETY.
29. ELEVATED CONCRETE SLAB TO BE DEMOLISHED AND PROPERLY DISPOSED OF IT IS ENTIRETY. COORDINATE REMOVALS WITH NEW ELEVATOR SHAFT CONSTRUCTION.
30. REMOVE AND PROPERLY DISPOSE OF ROOF MOUNTED SKYLIGHT, ALL ASSOCIATED CONSTRUCTION DOWN TO EXISTING ROOF DECK, AND CEILING REMOVAL WORK.
31. REMOVE WALL PAPER, PRESERVE, AND PROTECT ALL WOOD TRIM IF APPLICABLE.
32. REMOVE POPCORN CEILING, PREP EXISTING SURFACE FOR NEW FINISH. REFER TO HAZARDOUS MATERIAL DRAWINGS.
33. REMOVE EXISTING ROD, SHELF AND/OR SHELVING AND PROPERLY DISPOSE OF IN ITS ENTIRETY.
34. REMOVE AND PROPERLY DISPOSE OF EXISTING BRICK CHIMNEY AND ASSOCIATED MASONRY FLUE LINERS IN THEIR ENTIRETY. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF STRUCTURAL REMOVALS. SHORE AS REQUIRED.
35. REMOVE AND PROPERLY DISPOSE OF EXISTING METAL DOOR, METAL DOOR FRAME, AND ALL ASSOCIATED HARDWARE. PREP MASONRY OPENING FOR INSTALLATION OF NEW METAL DOOR.
36. REMOVE AND PROPERLY DISPOSE OF ENTIRE ROOF ASSEMBLY OVER FIRST FLOOR INCLUDING BUT NOT LIMITED TO ROOF FASCIA EDGE, BLOCKING/NAILERS, AND ASSOCIATED STRUCTURAL STEEL FRAMING. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF STRUCTURAL REMOVALS. SHORE AS REQUIRED.
37. REMOVE AND PROPERLY DISPOSE OF EXISTING GUARD RAILING SYSTEM IN ITS ENTIRETY. REFER TO HAZARDOUS MATERIAL DRAWINGS.
38. DOOR PANEL TO BE SALVAGED, STORED, AND PROTECTED FOR REUSE IN SAME OPENING. DOOR FRAME TO REMAIN AND REPAIRED/AUGMENTED AS REQUIRED FOR DOOR PANEL INSTALLATION.
39. DOOR PANEL AND FRAME TO REMAIN. REMOVED REQUIRED HARDWARE AND PREP DOOR PANEL TO BE CLOSED SHUT PERMANENTLY.
40. REMOVE AND DISPOSE OF DOOR PANEL AND DOOR HARDWARE. DOOR FRAME TO REMAIN AND REPAIRED/AUGMENTED AS REQUIRED FOR DOOR PANEL INSTALLATION.
41. REMOVE AND DISPOSE OF DOOR PANEL AND DOOR HARDWARE. DOOR FRAME TO REMAIN AND PREPPED AS REQUIRED FOR NEW DOOR PANEL INSTALLATION.
42. DOOR PANEL AND DOOR FRAME TO REMAIN. PREP FOR NEW SCHEDULED DOOR HARDWARE.
43. REMOVE AND DISPOSE OF DOOR PANEL AND DOOR HARDWARE. DOOR FRAME TO REMAIN AND AUGMENTED AS REQUIRED TO CREATE CASED OPENING.
44. BUILT-IN CASEWORK TO REMAIN AND PREP FOR NEW FINISHES. PROTECT DURING CONSTRUCTION.
45. EXISTING DECORATIVE GLASS BLOCK WINDOW TO REMAIN. CLEAN AS REQUIRED.
46. REMOVE AND PROPERLY DISPOSE OF EXISTING DOOR AND STORM DOOR IN THEIR ENTIRETY. PREP OPENING FOR NEW IN-KIND MATERIAL INFILL.
47. EXISTING GLASS DOOR TO BE SALVAGED, STORED, AND PROTECTED FOR RE-INSTALLATION. REFER TO NEW WORK PLANS.



THIRD FLOOR DEMOLITION PLAN (2)

SCALE 1/8" = 1'-0"



SECOND FLOOR DEMOLITION PLAN (1)

SCALE 1/8" = 1'-0"

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

SECOND AND THIRD FLOOR DEMOLITION PLAN AND NOTES

D-103

GENERAL ASBESTOS ABATEMENT NOTES:

A. ALL ASBESTOS ABATEMENT AND PCB CAULK REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, LOCAL REGULATIONS, AND THE TERMS OF THE CONTRACT. ALL ABATEMENT ACTIVITY WITHIN THE BUILDING SHALL BE PERFORMED INSIDE A CONTAINED WORK AREA THAT MEETS THE REQUIREMENTS OF OSHA 1926.1101, THE ASBESTOS HAZARD EMERGENCY RESPONSE ACT AND NEW YORK STATE DEPARTMENT OF LABOR CODE RULE 56.

B. NEW YORK STATE DEPARTMENT OF LABOR APPLICABLE VARIANCES OR SITE SPECIFIC VARIANCES MAY BE OBTAINED AND UTILIZED FOR PORTIONS OF THE ABATEMENT.

C. ALL ABATEMENT ACTIVITY ON THE EXTERIOR OF THE BUILDING SHALL BE PERFORMED WITH THE REQUIREMENTS OF OSHA 1926.1011, THE ASBESTOS HAZARD EMERGENCY RESPONSE ACT AND NEW YORK STATE DEPARTMENT OF LABOR CODE RULE 56. ALL EXTERIOR ABATEMENT ACTIVITY THAT DISTURB FRIABLE ASBESTOS MATERIALS OR RESULTS IN NON-FRIABLE ASBESTOS MATERIALS BEING MADE FRIABLE SHALL BE PERFORMED UNDER NEGATIVE PRESSURE WITHIN AN ISOLATED WORK AREA.

D. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING THE COMPLETION OF ALL PORTIONS OF THE SCOPE OF WORK WITHIN THE SPECIFIED CONSTRUCTION SCHEDULE.

E. THE HAZARDOUS MATERIALS DRAWINGS ASSOCIATED WITH THIS PROJECT WERE REPRODUCED FROM AVAILABLE FLOOR PLANS. ACCORDINGLY, VARIATIONS WITHIN THE DEMARCATED WORK AREAS ARE EXPECTED AND SHALL HAVE NO IMPACT ON THE CONTRACT PRICE OR SCHEDULE.

F. THE LOCATION OF ANY ON-SITE STORAGE OF MATERIALS, EQUIPMENT DUMPSTER/WASTE TRAILER AND DECONTAMINATION FACILITIES SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE AND ARCHITECT.

G. ALL CONTRACTORS SHALL REFER TO THE ASBESTOS, LEAD BASED PAINT, AND PCB'S PRE-RENOVATION REPORT PREPARED BY AMD ENVIRONMENTAL CONSULTANTS, INC. DATED OCTOBER 4TH, 2016 FOR MATERIALS AND/OR LOCATIONS WHERE LEAD-BASED PAINT IS PRESENT OR LEAD HAS BEEN IDENTIFIED IN MATERIALS. COORDINATE WITH CONSTRUCTION MANAGER.

H. THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL OF DOOR UNITS, ROOFING AND/OR FLASHING MATERIALS WITH THE APPROPRIATE CONTRACTOR TO CONTROL BUILDING SECURITY AND SAFETY REQUIREMENTS AND MAINTAIN WATERTIGHT OPENINGS. THE ABATEMENT CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING WEATHER-TIGHT BARRIERS TO SECURE ALL LOCATIONS WHERE THE ABATEMENT CONTRACTOR REMOVED DOOR UNITS, ROOFING AND/OR FLASHING MATERIALS. THE ABATEMENT CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE SECURITY OF THESE LOCATIONS UNTIL THE ABATED AREA PASSES CLEARANCE REQUIREMENTS AND THE CONSTRUCTION MANAGER RECEIVES WRITTEN NOTIFICATION THAT THE AREA IS RELEASED FOR ACCESS.

I. WHERE FLOORING MATERIALS ARE SCHEDULED FOR REMOVAL. THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR REMOVING THE FINISH FLOORING MATERIAL, ANY ASSOCIATED MASTIC OR ADHESIVE, ANY MASTIC OR ADHESIVE THAT REMAINS FORM PREVIOUSLY REMOVED FINISH FLOORING, AND ANY DISCOVERED FLOOR LEVELER THAT MAY NOT HAVE BEEN PREVIOUSLY IDENTIFIED DOWN TO THE CONCRETE SUBSTRATE.

J. THE ASBESTOS ABATEMENT CONTRACTOR IS TO NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.

ROOF ASBESTOS NOTES:

1. ROOF FLASHING TAR LOCATED ON PERIMETER FLASHINGS, PROTRUSIONS, AND PENETRATIONS FOR ALL ROOFS WAS BEEN IDENTIFIED IN A ENVIRONMENTAL INSPECTION REPORT COMPLETED BY AMD ENVIRONMENTAL CONSULTANTS, INC. IN 2020.
2. COPY OF ASBESTOS, LEAD BASED PAINT AND PCB'S PRE-RENOVATION INSPECTION REPORT CAN BE OBTAINED FROM THE OWNER OR CONSTRUCTION MANAGER.
3. REFER TO THIS SHEET FOR GENERAL ASBESTOS ABATEMENT NOTES.
4. NO NEW ROOF WORK TO START UNTIL ABATEMENT OF EXISTING ROOF MATERIALS IS COMPLETED AND DEEMED SAFE.

GENERAL DEMOLITION NOTES:

ALL GENERAL DEMOLITION NOTES TO BE USED IN CONJUNCTION WITH ALL DEMOLITION PLAN NOTES FOR ALL ROOMS, SPACES, LOCATIONS AND FLOOR LEVELS.

A. JOBSITE INSPECTION MUST BE CONDUCTED TO EXAMINE EXISTING CONDITIONS, TO DETERMINE NATURE AND SCOPE OF WORK OR ANY DIFFICULTIES THAT MIGHT ARISE AT TIME OF WORK. IN ADDITION, EXAMINE ALL WORK THAT IS INTENDED TO REMAIN AS PART OF THE COMPLETED PROJECT AND REPORT ALL UNSATISFACTORY CONDITIONS TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. EXERCISE EXTREME CARE DURING SAW CUTTING, DEMOLITION AND REMOVALS SO AS NOT TO DAMAGE CONSTRUCTION AND OTHER STRUCTURES THAT ARE INTENDED TO REMAIN. ITEMS DAMAGED AT TIME OF WORK ARE TO BE REFINISHED, REPAIRED AND/OR REPLACED TO MATCH EXISTING CONSTRUCTION AT CONTRACTOR'S EXPENSE.

B. AREAS OF REMOVALS HAVE BEEN DERIVED FROM EXISTING BUILDING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ILLUSTRATIONS, DIMENSIONS AND INFORMATION IN THESE DRAWINGS ARE BASED, IN PART, ON EXISTING DRAWINGS FURNISHED BY THE OWNER. ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS. THE DEMOLITION NOTES IDENTIFY SPECIFIC AREAS OF WORK BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS COMPLETE.

C. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION, DRAWINGS FOR ADDITIONAL TRADE SPECIFIC DEMOLITION INFORMATION.

D. CONTRACTOR SHALL CHECK WITH OWNER'S REPRESENTATIVE FOR SALVAGING OF ANY ITEMS PRIOR TO DEMOLITION.

E. ALL DEMOLITION TO INCLUDE DISPOSAL OF ALL DEMOLISHED MATERIALS TO APPROPRIATE RECYCLING CENTER AND LANDFILL.

F. ROOMS WHERE DEMOLITION OCCURS SHOULD BE LEFT AS A "CLEAN SLATE" FOR NEW WORK TO BEGIN.

G. ALL EXISTING PLASTER AND MASONRY WALLS AND CONCRETE FLOORS AND CEILINGS TO REMAIN EXPOSED IN ANY ROOM IS TO BE SCRAPED OF ALL LOOSE PAINT, PATCHED AND PREPARED FOR NEW FINISH PER ROOM FINISH SCHEDULE. THESE ROOMS INCLUDE BUT ARE NOT LIMITED TO ENTRANCES, CORRIDORS, STAIRWAYS AND VESTIBULES, JANITOR CLOSETS, MAINTENANCE AND HOUSEKEEPING ROOMS, AND RESIDENT UNITS.

H. ALL EXISTING CONCRETE CEILINGS ABOVE NEW DROP GYPSUM BOARD OR SUSPENDED ACOUSTIC CEILINGS ARE TO BE SCRAPED OF ALL LOOSE PAINT AND ALL PENETRATIONS INFILLED, INCLUDING THOSE REMAINING FROM DEMOLITION.

GENERAL CONSTRUCTION NOTES

A. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ALL DETAILS INVOLVED IN THE ROOFING CONTRACT.

B. THE CONTRACTOR SHALL COORDINATE ROOFING WORK WITH THE OWNERS' OPERATIONS SCHEDULE.

C. ALL DRAWINGS ARE GRAPHIC REPRESENTATION OF APPROXIMATE LOCATIONS OF EXISTING AND NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

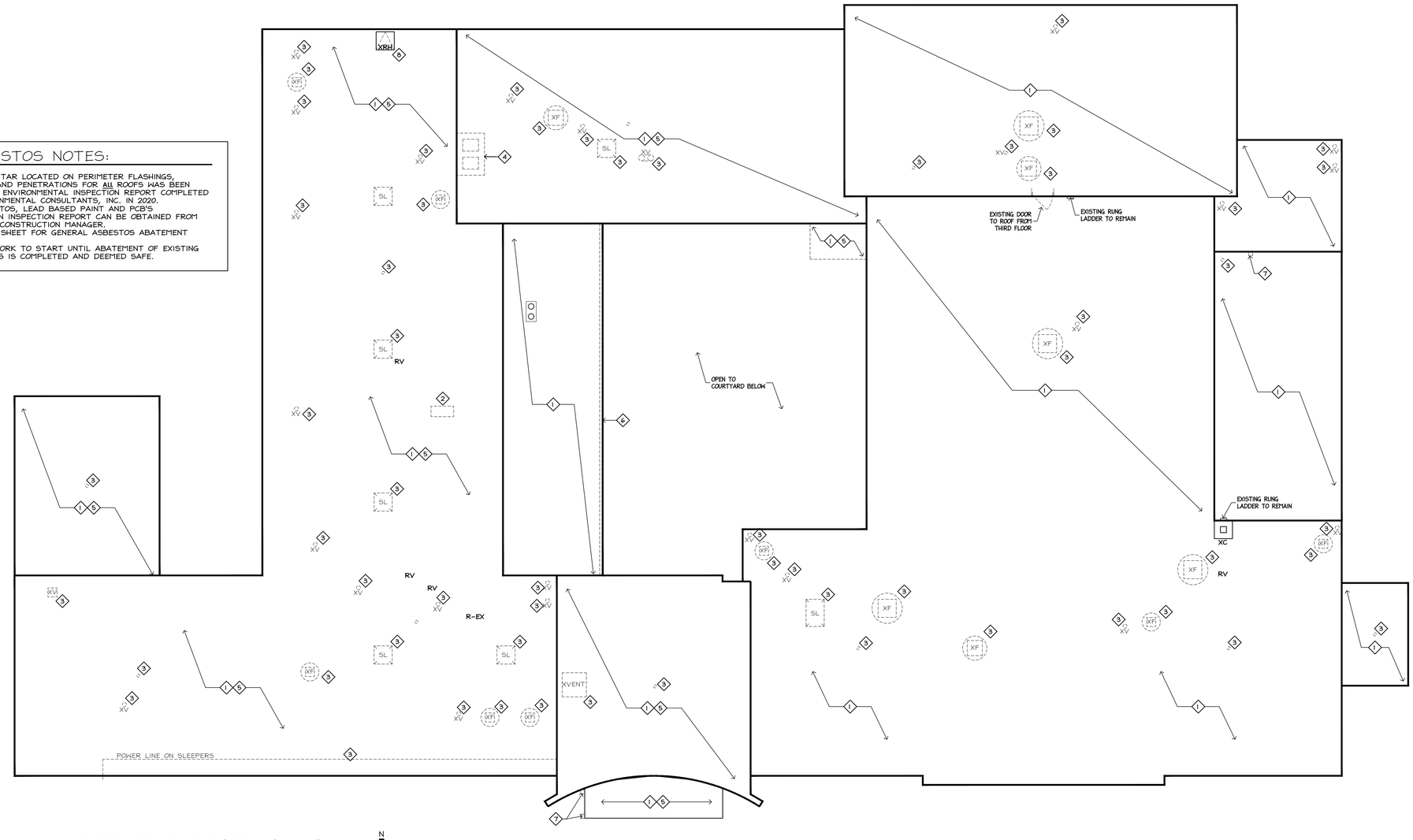
D. CONTRACTOR TO PROTECT ALL ADJACENT SURFACES NOT SCHEDULED FOR WORK AND TO REPAIR ANY DAMAGED AREAS AS A RESULT OF CONTRACTOR WORK AT NO ADDITIONAL COST TO THE OWNER.

ROOF DEMOLITION NOTES:

1. REMOVE AND PROPERLY DISPOSE OF ENTIRE ROOF ASSEMBLY, FASCIAS, BLOCKING AND ASSOCIATED ITEMS DOWN TO CONCRETE DECK. REFER TO HAZARDOUS MATERIALS DRAWINGS. SEE ROOF DRAWING A104 FOR MORE INFORMATION.
2. REMOVE CONCRETE SLAB AND ANY ASSOCIATED ITEMS FOR NEW ROOF PENETRATION. REFER TO STRUCTURAL DRAWINGS, HAZARDOUS MATERIAL DRAWINGS AND MECHANICAL DRAWINGS.
3. REMOVE AND PROPERLY DISPOSE OF ABANDONED EXHAUST FAN, VENT PIPE PENETRATION, AIR INTAKE, SKYLIGHT, POWER LINE, ETC. AND ALL ASSOCIATED ITEMS.
4. DEMOLISH MASONRY CHIMNEY AND FLUE IN ITS ENTIRETY. REFER TO STRUCTURAL DRAWINGS FOR CLOSURE OF OPENING IN EXISTING ROOF DECK. SALVAGE EXISTING FACE BRICK TO THE MAXIMUM EXTENT POSSIBLE FOR RESTORATION PURPOSES.
5. REMOVE AND PROPERLY DISPOSE OF BALLAST AND FLASHINGS. REFER TO HAZARDOUS MATERIALS DRAWINGS AND ROOF DRAWINGS A104 FOR MORE INFORMATION.
6. DEMOLISH PIPE GUARD RAILING SYSTEM AND PROPERLY DISPOSE OF IN ITS ENTIRETY.
7. DEMOLISH OVERFLOW GUTTER, DOWNSPOUT, AND ASSOCIATED DOWNSPOUT WALL BRACKETS/FASTENERS IN THEIR ENTIRETY.
8. EXISTING ROOF ACCESS HATCH TO BE REMOVED AND PROPERLY DISPOSED OF IN ITS ENTIRETY. RUNG LADDER TO REMAIN.

SYMBOLS LEGEND:

○RD	ROOF DRAIN ASSEMBLY
▭	ROOF SCUPPER WITH DOWNSPOUT
○V	VENT PIPE PENETRATION
XF	EXHAUST FAN
SL	SKYLIGHT
XRH	EXISTING ROOF HATCH (TO REMAIN)



ROOF DEMOLITION PLAN (1)
SCALE 1/8" = 1'-0"

N E S W

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

ROOF DEMOLITION PLAN AND NOTES

D-104

EXISTING WOOD FENCE TO REMAIN, TO BE IMPROVED

MASONRY BLAST WALL, SEE STRUCT. DWGS.

GENERATOR ON NEW CONC. PAD, SEE ELEC. DWGS.

NEIGHBOR GARAGE

NEIGHBOR GARAGE

NEIGHBOR GARAGE

NEIGHBOR GARAGE

NEIGHBOR GARAGE

APARTMENT PARKING

21 20 19 18 17 16 15 14 13 12 11 10

22 23 24 25 26 27

32 31 30 29 28

EXISTING ASPHALT DRIVEWAY

EXISTING PARKING STRIPING TO REMAIN, TYP. FOR THIS ENTIRE LOT

NE BI

NEW ASPHALT PAVEMENT INFILL

EXISTING SPEED BUMP

± 18'-4"

9'-0" TYP.

18'-0" TYP. 9

NEW EV CHARGING STATION CENTERED ON PARKING SPOTS, SEE ELEC. DWGS.

2'-10½"

NEW ACCESSIBLE GLASS VESTIBULE WITH SLIDING DOORS

NEW CONC. SIDEWALK, SEE STRUCT. DWGS.

SIDE/GYM ENTRANCE

18'-9"

7'-9"

9'-3"

PROVIDE NO PARKING SIGN, TYP.

PROVIDE TWO HANDICAP PARKING SPOTS AS SHOWN

PARKING

WALL MOUNTED HANDICAP SIGN, SEE DETAILS

EXIST. CATCH BASIN TO BE REMOVED AND RESET

EXISTING CONC. PARKING STOP BLOCKS TO REMAIN

17'-0" TYP

18'-6" TYP.

9'-10"

± 12'-2" AISLE

EXISTING RAISED CONC. PAD TO REMAIN

7'-6½"

NEW 2" WIDE WHITE PARKING STRIPING, TYP.

CONC. STEPS AND LANDING TO REMAIN

EXISTING ASPHALT DRIVEWAY

ST. PAULS PARISH CENTER

ST. PAULS RECTORY

ST. PAULS CHURCH

SIDE ENTRANCE

UP

DN

DUMPSTER AREA WITH ENCLOSURE

TRANSFORMER ON CONC. PAD WITH BOLLARDS

NEW GUARD RAILING SYSTEM WITH ADA COMPLIANT HANDRAILS ON BOTH SIDES, SEE EXTERIOR ELEVATIONS

PARKING

18'-0" TYP.

9'-0" TYP.

EXISTING FLUSH CONC. SIDEWALK TRANSITION TO PARKING TO REMAIN

NEW CONC. SIDEWALK SECTIONS PER CODE

1:12 SLOPE

10 C102

10 C102

SIDE ENTRANCE

EXISTING 2 STORY 1960's BUILDING

1:12 SLOPE

1:12 SLOPE

COURT YARD

SALVAGED PAVERS

EXISTING PAVERS

ELEV. LOBBY ADDITION

EXISTING 3 STORY 1920's BUILDING

VICTORIA PLACE APARTMENTS

MAIN ENTRANCE

1:12 SLOPE

RAISED PLANTER

1:12 SLOPE

NEW ACCESSIBLE RAMP SLOPED AT 1:12 MAX.

REINSTALL EXISTING RAILING, TYP.

NEW CONC. WINDOW WELLS, SEE ARCH. & STRUCT. DWGS

FLAG POLE TO REMAIN

CONC. STEPS AND LANDING TO REMAIN

MARBLE SLABS AND STEPS TO BE RAISED TO ALIGN WITH FIRST FLOOR LEVEL

REFURBISHED OR REPLACED SIGN AT EXISTING LOCATION

VICTORIA BOULEVARD

SITE PLAN 1

SCALE 3/32" = 1'-0"

N W E S

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REVISIONS

1 HCR 95% REVIEW COMMENTS 9/21/2023

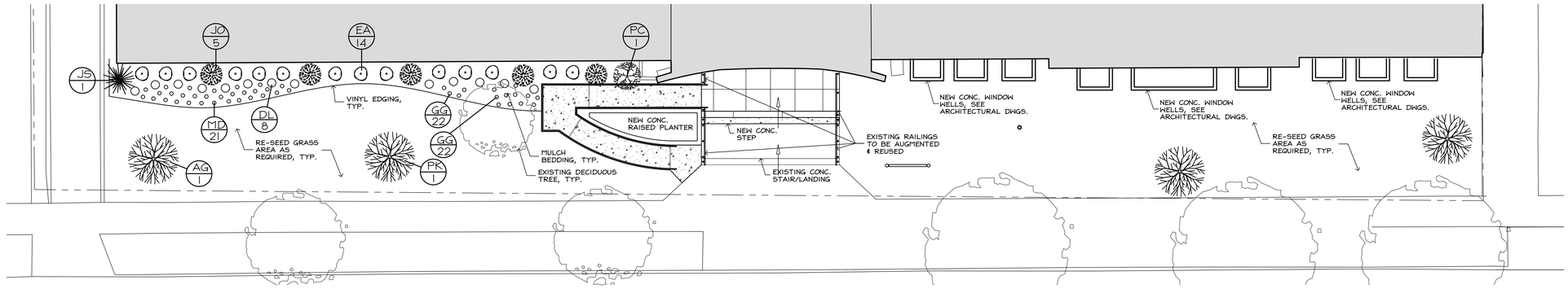
DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

SITE PLAN

C-101

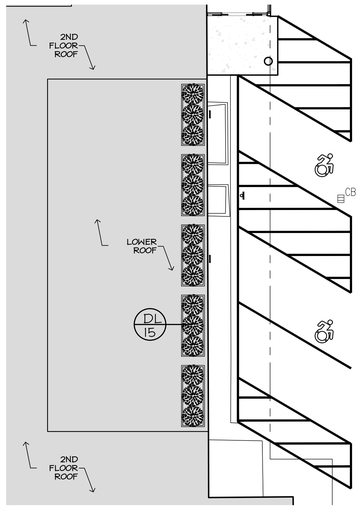


PARTIAL LANDSCAPING PLAN (1)

SCALE 1/4" = 1'-0"

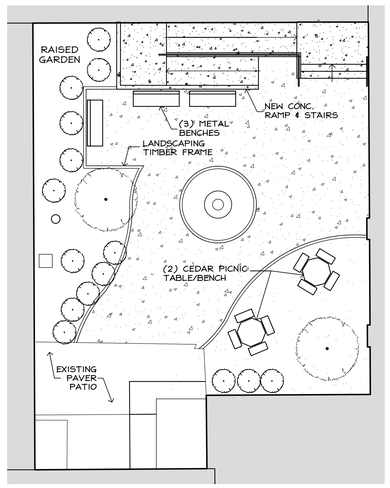
PLANTING SCHEDULE

Key	Qty.	Botanical Name	Common Name	Min. Size	Remarks
Trees & Shrubs					
AG	2	AMELANCHIER GRANDIFLORA " AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2 1/2 - 3" CAL.	
PC	2	PRUNUS "KWANZAN"	KWANZAN CHERRY	2 1/2 - 3" CAL.	
PC	3	PRUNUS X CISTENA	SAND CHERRY	4' HT.	
PP	1	PICEA PUNGENS	COLORADO SPRUCE	16' HT.	SPECIES ASSUMED, MATCH EXISTING
JS	5	JUNIPERUS SCOPULORUM "MOFFATTII"	BLUE MOFFAT JUNIPER	4' HT.	FULL TO GROUND
KJ	1	KERRIA JAPONICA	JAPANESE KERRIA	4' HT.	FULL TO GROUND
KL	1	KALMIA LATIFOLIA	MOUNTAIN LAUREL	4' HT.	FULL TO GROUND
HV	1	HAMAMELIS VIRGINIANA	AMERICAN WITCH HAZEL	4' HT.	FULL TO GROUND
JO	13	JUNIPERUS CHINENSIS "OLD GOLD"	OLD GOLD JUNIPER	18 - 24"	
EA	22	EUONYMUS ALATUS "COMPACTUS"	DWARF BURNING BUSH	18 - 24"	
DL	19	DIERVILLA LONICERA	NORTHERN BUSH HONEYSUCKLE	15 - 18"	PLANT THESE SPECIES IN ALTERNATE PATTERN
WM	18	WEIGELA FLORIDA "MIDNIGHT WINE"	MIDNIGHT WINE WEIGELA	15 - 18"	
BG	15	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24 - 30"	IN PLANTERS ON LOW ROOF
Flowers					
GG	33	GAILLARDIA GRANDIFLORA "GOBLIN"	GOBLIN BLANKET FLOWER	NO. 1 CONT.	PLANT THESE SPECIES IN ALTERNATE PATTERN
MD	32	MONARDA DIDYMA	BEE-BALM	NO. 1 CONT.	



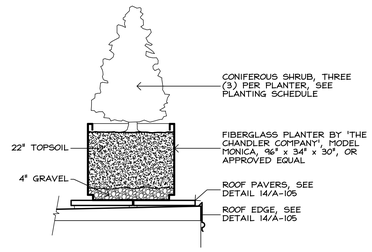
ROOF PLANTER PLAN (3)

SCALE 1/4" = 1'-0"



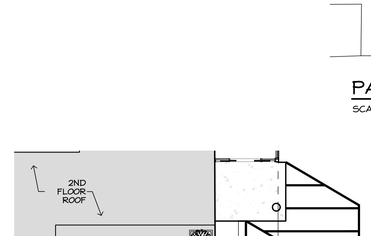
PARTIAL LANDSCAPING PLAN (2)

SCALE 1/4" = 1'-0"



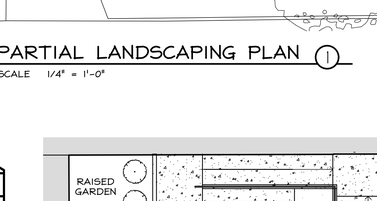
ROOF PLANTER DETAIL (6)

SCALE 1/2" = 1'-0"



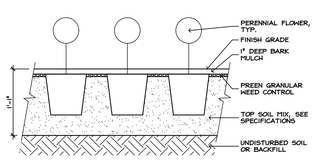
TREE PLANTING DETAIL (4)

SCALE 1/4" = 1'-0"



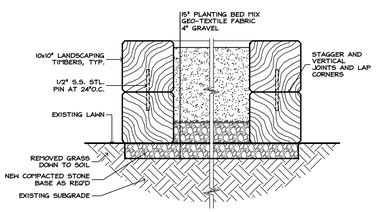
SHRUB PLANTING DETAIL (5)

SCALE 1/4" = 1'-0"



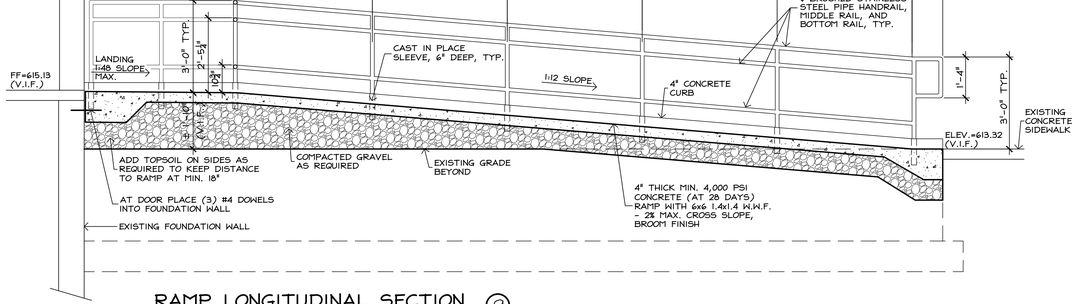
FLOWER PLANTING DETAIL (7)

SCALE 1" = 1'-0"



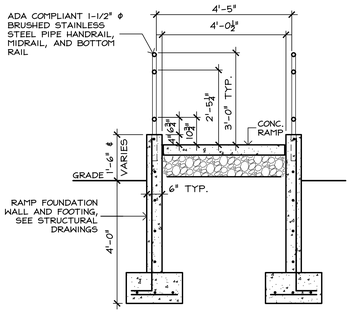
PLANTER DETAIL (8)

SCALE 1" = 1'-0"



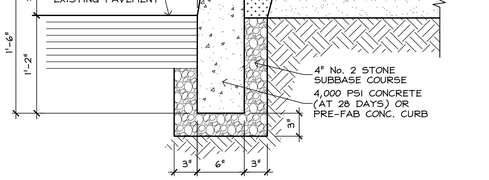
RAMP LONGITUDINAL SECTION (9)

SCALE 1/2" = 1'-0"



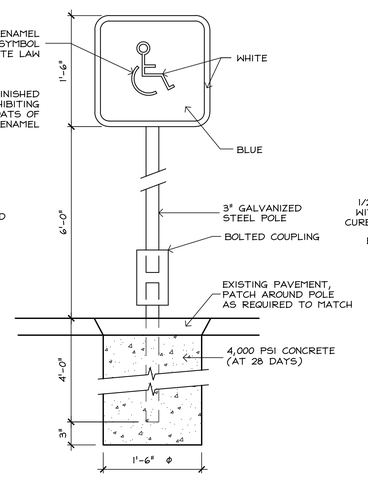
RAMP CROSS SECTION (10)

SCALE 1/2" = 1'-0"



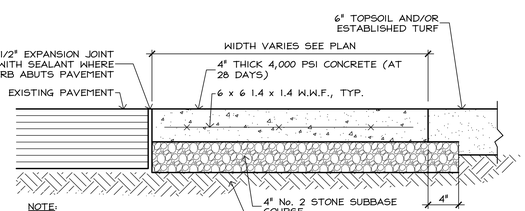
TYP. CURB DETAIL (11)

SCALE 1 1/2" = 1'-0"



TYP. H/C PARKING SIGN DETAIL (12)

SCALE 1 1/2" = 1'-0"



TYP. SIDEWALK DETAIL (13)

SCALE 1 1/2" = 1'-0"

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REVISIONS

DRAWN BY JMR
CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

LANDSCAPING PLAN AND SITE DETAILS

C-102

NEIGHBOR GARAGE

NEIGHBOR GARAGE

NEIGHBOR GARAGE

NEIGHBOR GARAGE

NEIGHBOR GARAGE

NEIGHBOR GARAGE

NEIGHBOR GARAGE

REMOVE CLIMBING VINE IN ITS ENTIRETY

REMOVE SECTION OF CONC. AREA FOUNDATION & METAL GRATING

REMOVE FENCE TO DEMOLISHED BUILDING

REMOVE CONC. SIDEWALK

REMOVE GARAGE STRUCTURE (BY OTHERS - N.I.C.)

REMOVE INCINERATOR

REMOVE ASPHALT PAVEMENT FOR NEW VESTIBULE CONSTRUCTION, V.I.F. EXTENTS IN FIELD

REMOVE STOP BLOCKS AS REQUIRED FOR VESTIBULE CONSTRUCTION, V.I.F.

EXISTING CONC. AREAWAYS TO REMAIN

REMOVE CATCH BASIN AND REPAIR ASPHALT

EXISTING CONC. STOP BLOCKS TO REMAIN, U.N.O.

REMOVE ANGLED PARKING STRIPES, TYP.

EXISTING RAISED CONC. SLAB TO REMAIN

ST. PAUL'S APARTMENT PARKING

EXISTING ASPHALT DRIVEWAY

REMOVE ASPHALT PAVEMENT FOR CONC. PAD AND BLAST WALL CONSTRUCTION

REMOVE PARKING STRIPES ON THIS LOT

REMOVE METAL RAILING AND HANDRAILS IN THEIR ENTIRETY

ST. PAUL'S PARKING

REMOVE CONC. SIDEWALK AS REQUIRED FOR INSTALLATION OF NEW RAMP

REMOVE THREE (3) CONC. SIDEWALK SLABS IN THEIR ENTIRETY

REMOVE WOOD RAMP IN ITS ENTIRETY

EXISTING 2 STORY 1960's BUILDING

CLEAR AND GRUB THE ENTIRE COURTYARD TO MAKE READY FOR GRADING AND NEW WORK

EXISTING COURTYARD

SECTION OF PAVER PATIO, LANDING, AND PLANTER AREA TO REMAIN

REMOVE AND SALVAGE FLAGSTONE PAVER PIECES FOR REUSE

SEE ARCH. DWGS FOR EXTENT OF FOUNDATION REMOVALS

PAVER PATIO 10'-0"

PLANT AREA

PAVER LANDING

PLANT AREA

EXISTING 3 STORY 1920's BUILDING

ST. PAULS APARTMENTS

ST. PAULS PARISH CENTER

ST. PAULS RECTORY

ST. PAULS CHURCH

EXISTING ASPHALT DRIVEWAY

CAREFULLY REMOVE EXISTING MARBLE SLABS AND STEPS, SALVAGE, STORE, AND PROTECT FOR RE-INSTALLATION

EXCAVATION GROUND AS REQUIRED FOR RAMP INSTALLATION

REMOVE CONC. WINDOW WELLS

REMOVE SIGN POSTS IN THEIR ENTIRETY

REMOVE INSIGNIA POST IN ITS ENTIRETY

REMOVE CONC. WINDOW WELLS

EXCAVATION GROUND AS REQUIRED FOR NEW WINDOW WELL INSTALLATION

CAREFULLY REMOVE EXISTING RAILINGS, SALVAGE, STORE, & PROTECT FOR REUSE

VICTORIA BOULEVARD

SITE DEMOLITION PLAN (1)

SCALE 3/32" = 1'-0"

N

W E

S

STIEGLITZ SNYDER ARCHITECTURE

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VICTORIA PLACE APARTMENTS

45 Victoria Boulevard (Saint Paul's Church School)
Kenmore, New York

STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021378 STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

SITE DEMOLITION PLAN

CD-101

SCALE BAR IN FEET

PROPOSED POWER POLE -REF 'E' DWGS. COORD EXACT LOCATION w/SUPPLIER

WATER METER & BACKFLOW PREVENTION INSIDE FACILITY MECH'L ROOM REF. 'P' & 'FP' DWGS.

219.87' Deed 220.34' Measure

NEW EV CHARGER REF 'E' DWGS.

RESTRIPE w/4"w TRAFFIC PAINT (TYP)

RESTRAINED JOINTS & CONC THRUST BLK (TYP)

SHT. SP102 MATCHLINE

END CURB

20.18' Deed 20.54' Measure

NEW WATER & FP SERVICES REF. SP102 REDUCE TO 3" METER INSIDE REF. 'P' DWGS.

PROPOSED 22.8' UTILITY EASEMENT

17.35' Deed 16.93' Measure

EX GARAGE TO BE DEMOLISHED REF. 'CD' DWGS.

North Line Map Cover 1100

137.50' Measure

NEW PAVT SECTION AT GARAGE DEMO

DUMPSTER PAD W/ENCLOSURE

CMU BLAST WALL GENERATOR ON CONC PAD -REF. M&E DWGS. FOR GAS & POWER CONDUITS

PROPOSED EQUIPMENT, ENCLOSURES, BOLLARDS & SCREENING PER ARCH'L & M.E.P. DWGS. (TYP)

REMOVE EX VESTIBULE-REF. 'A' DWGS.

NEW RAMP UP & STAIRS PER 'A' DWGS

REMOVE & REPLACE COURTYARD LANDSCAPE & SURFACING -REF. 'C' & 'CD' DWGS.

NEW VESTIBULE ADDITION-REF. 'A' DWGS.

REMOVE PORTION OF EX AREAWAY-REF. 'A' DWGS.

EXTERIOR MECH'L EQUIP. TO BE REMOVED-REF. 'D' DWGS.

NEW GAS SERVICE & METERING PER 'P' DWGS.

NEW VESTIBULE ADDITION-REF. 'A' DWGS.

SAWCUT, REMOVE & REPLACE PAVT (TYP)

EX GAS METER TO BE REMOVED -REF 'PD' DWGS.

CONTRACTOR NOTE: VERIFY ALL EX GRADES AND BLEND TO MATCH -NOTIFY ARCHITECT OF CONFLICT (TYP)

EX CONC WALK & WOOD-FRAME RAMP OVER TO BE REMOVED REF. 'D' DWGS

NEW RAMP UP & RAILINGS PER 'C' DWGS

148.77' Map & Measure

148.14' Map & Measure

70.75' Deed & Measure

10.93' Deed & Measure

3 Story Stone Residence No. 33

SBL-66.78-5-22.129

+42LF 6" PVC SAN at 1.0% MIN.

NOTE: REMOVE/ABANDON EX SEWER LATERAL(S) PER DISTRICT STANDARDS (TYP)

PORTION OF EX RAIL TO BE REMOVED RESET PAVERS PER 'A' DWGS.

NOTE: EXISTING WATER LINES/VALVES TO BE REMOVED/ABANDONED PER DISTRICT STANDARDS (TYP)

NEW SAN TRAP, VT & CO

REMOVE EX CLEANOUT(S) (TYP)

NEW SAN TRAP & VT INV +605.09

REMOVE & REPLACE FRONT YARD LANDSCAPE & SURFACING -REF. 'C' & 'CD' DWGS.

NEW ACCESSIBLE WALKWAY PER 'C' DWGS.

NEW AREAWAYS w/ DRAINS TO SUMP -REF. 'A' & 'P' DWGS (TYP).

+38LF 6" PVC RD at 0.50%

EX CONC WALK & MTL RAMPING OVER TO BE REMOVED REF. 'D' DWGS.

EX 6" WATERMAIN: 49psi STATIC, 19psi RESIDUAL (8/6/21)

EX WATERLINE TO BE REMOVED

566.58' Map & Measure to West Line Delaware Avenue

EX 15" ST at 0.26%

248.15' Deed & Measure

4" PVC ST INV 608.8 TAP 15" VCT

6" PVC SAN DROP TO TAP OR WYE TO 9" VCT (VERIFY EX TAP) IN DIRECTION OF FLOW

6" PVC SAN LATERAL DROP TO WYE TO 9" VCT IN DIRECTION OF FLOW

NOTE: EXISTING WATER SERVICE & VALVES TO BE REMOVED/ABANDONED PER DISTRICT STANDARDS (TYP)

+28LF 6" PVC RD at 0.50%

Victoria Boulevard (70' Wide)

6" INV 608.8 TAP 15" VCT -ADD ALTERNATE: NEW CB ON 15" VCT

6" INV 608.8 TAP 15" VCT -ADD ALTERNATE: NEW CB ON 15" VCT

LATERAL AND TAP CONNECTIONS SHOWN SUBJECT TO REVIEW AND APPROVAL BY THE VILLAGE OF KENMORE

NOTE: EXISTING GAS SERVICE TO BE REMOVED/ABANDONED PER DISTRICT STANDARDS (TYP)

+28LF 4" PVC COURTYARD DRAIN at 0.50%

Asphalt Apron | Concrete Curb | Asphalt Apron | Concrete Curb | Concrete Apron | Concrete Apron | Concrete Apron | Concrete Curb | Concrete Apron | San MH (939) Rim: 612.11 | Concrete Apron | Concrete Curb | Concrete Apron | San MH (928) Rim: 612.45

NOTES:

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3. SITE LIGHTING, POWER AND GAS LINES ARE SHOWN FOR INFORMATION ONLY, AND ARE NOT DESIGNED BY TREDO ENGINEERS.
4. WORK WITH 'C' DWGS FOR ALL SITEWORK FEATURES AND LANDSCAPING NOT SHOWN
5. APPROXIMATE AREA OF SOIL DISTURBANCE: 0.08 AC

LEGEND:

DENOTES PROPOSED SPOT ELEVATIONS	DENOTES EXISTING SPOT ELEVATIONS
DENOTES PROPOSED 8"ø COMPOST FILTER SOCK SURROUND	DENOTES EXISTING STORM SEWER DROP INLET
DENOTES PROPOSED CLEANOUT	DENOTES EXISTING STORM SEWER MANHOLE
DENOTES CONNECTION TO EXISTING UTILITY	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING HYDRANT
	DENOTES EXISTING LIGHT POLE
DENOTES PROPOSED ROOF DRAIN	DENOTES EXISTING WATER VALVE
DENOTES NEW CONTOURS	DENOTES EXISTING CONTOURS
	DENOTES EXISTING CHAIN LINK FENCE
	DENOTES EXISTING UTILITY POLE AND OVERHEAD UTILITIES
	DENOTES EXISTING STORM SEWER LINE
	DENOTES EXISTING SANITARY SEWER LINE
	DENOTES EXISTING WATER LINE
	DENOTES EXISTING ELECTRIC LINE
	DENOTES EXISTING GAS LINE
ST	DENOTES PROPOSED STORM SEWER LINE
SAN	DENOTES PROPOSED SANITARY SEWER LINE
W	DENOTES PROPOSED WATER/FIRE-PROTECTION LINE

SITE GRADING, DRAINAGE & UTILITIES PLAN

1" = 10'

N

GRAVITY SEWER PVC SHALL BE SDR35; WATERLINE PVC SHALL BE C900 (OR DUCTILE IRON PIPE ALTERNATE PER DISTRICT)

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REVISIONS

DRAWN BY: avm | CHECKED BY: AVM

SCALE: AS NOTED

DATE: OCTOBER 6, 2023

SITE GRADING, DRAINAGE & UTILITIES SOUTH

SP-101

TAP CONNECTIONS AND WATERLINE SERVICES SUBJECT TO REVIEW AND APPROVAL BY THE VILLAGE OF KENMORE WATER DISTRICT

APPROX R.O.W.

San MH (1709)
Rim: 612.74

San MH (1710)
Rim: 612.88

HYD

8" Water

Westgate Road (55' Wide)
(Formerly Commonwealth Boulevard)
(Formerly Westgate Road)

Curb | Concrete Apron | Asphalt Apron | Concrete Apron | Asphalt Apron | Curb | Asphalt Apron

4"x10" TS&V &
6"x10" TS&V

REPORTED 10" WATERMAIN
(50psi STATIC, 48psi RESIDUAL (8/12/21))

ROAD CUT & REPLACEMENT SECTION
PER VILLAGE DPW STANDARDS

Crown of Pavement

Site Benchmark (1738)
Sol.K Rim MH
Elevation= 613.00

REMOVE & REPLACE CONC
SW AT UTIL CUT (TYP)

Survey Control Point 3
⅝" Iron Pin
N 1 080 252.63
E 1 071 232.02
Elev. 612.77

ABANDONED 6" WATERMAIN

6" Water

(2)WV

8" SAN

Concrete Walk

Edge of Pavement

8" SA

Southerly Line Westgate Road

R.O.W.

137.50' Measure

San MH (A)
Rim: 612.51
Inv E: 604.59
Inv W: 604.49

Meta Fence

Utility Boxes

90°00.0"

PL

CAREFULLY REMOVE PORTION OF EX
MTL FENCE & REINSTALL AFTER WATER

Concrete Drive

House No. 32

Gate

120.0' Deed & Measure

+212LF 6" DIP FIRE-PROTECTION
& 4" DIP DOMESTIC IN
SAME TRENCH w/ 5' MIN COVER

EXISTING
ASPHALT
PARKING LOT

SBL-66.78-5-17

Concrete Curb

6' Vinyl Fence

Lands Now or Formerly
Jennifer Knock
Liber 11267 Page 2379
Tax Parcel Id 66.78-5-16

PROPOSED 15'
UTILITY EASEMENT

SAWCUT, REMOVE & REPLACE PAVT
CAREFULLY REMOVE CURB BLOCKS FOR REPLACEMENT

Storm DI (G) Downward Pipe
Rim: 613.92
Bott: 612.52

RESTRIPE w/4"w TRAFFIC PAINT (TYP)

RESTRAINED JOINTS &
CONC THRUST BLK (TYP)

Asphalt Parking Lot

MATCHLINE
SHT. SP101

Lands Now or Formerly
St. Pauls Roman Catholic
Church Society
Liber 2104 Page 343
Tax Parcel Id 66.78-5-17.1

3 Story
Concrete
Block Building

YD
Yard Drain : (2068)
Rim : 614.61

MP

Grass

Asphalt

Concrete Walk

PK
(0.76' S)

San MH (b)
Rim: 613.15
Inv S: 608.13
Inv W: 605.84

4" Gas

WATER METER & BACKFLOW PREVENTION
INSIDE FACILITY MECH'L ROOM
REF. 'P' & 'FP' DWGS.

NEW EV
CHARGER REF
'E' DWGS.

Ex Pin
(0.5' S)
(0.3' W)

Vinyl Fence End
(On Corner)

6' Wood Fence

Garage

219.87' Deed 220.34' Measure

4" C/L Fnc

Window Well

Fnc Cor
(1.0' S)

Fnc Cor
(0.7' S)

20.18' Deed
20.54' Measure

17.35' Deed
16.93' Measure

Brick
Garage
Finished Floor (859)
Elevation= 614.21

PROPOSED +22.8'
UTILITY EASEMENT

NEW WATER & FP SERVICES
REF. SP102
REDUCE TO 3" METER INSIDE
REF. 'P' DWGS.

Finished Floor (536)
Elevation= 614.04

FFE614.16

Finished Floor
Elevation= 614.16

REMOVE EX
VESTIBULE-REF. 'A'
DWGS.

REMOVE PORTION OF
EX AREAWAY-REF. 'A'
DWGS.

EXTERIOR MECH'L

NEW VESTIBULE
ADDITION-REF. 'A'
DWGS.

EX GARAGE TO BE
DEMOLISHED REF.
'D' DWGS.

North Line Map Cover 1100

137.50' Measure

NEW PAVT SECTION AT GARAGE DEMO

SAWCUT, REMOVE &
REPLACE PAVT (TYP)

Concrete Ramp

Concrete Curb

Concrete Walk

Ex Pipe
(0.75' S)

Guy Wire

ELHH

ICV

Metal Fence

Cherry

1:12 SLOPE

Finished Floor (832)
Elevations 613.98

LEGEND:

×	DENOTES PROPOSED SPOT ELEVATIONS
	DENOTES PROPOSED 12" COMPOST FILTER SOCK
CO ○	DENOTES PROPOSED CLEANOUT
⊂C	DENOTES CONNECTION TO EXISTING UTILITY
RD	DENOTES PROPOSED ROOF DRAIN
ELEV	DENOTES NEW CONTOURS
ST	DENOTES PROPOSED STORM SEWER LINE
SAN	DENOTES PROPOSED SANITARY SEWER LINE
W	DENOTES PROPOSED WATER/FIRE-PROTECTION LINE
·	DENOTES EXISTING SPOT ELEVATIONS
	DENOTES EXISTING STORM SEWER DROP INLET
	DENOTES EXISTING STORM SEWER MANHOLE
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING HYDRANT
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING LIGHT POLE
	DENOTES EXISTING CONTOURS
	DENOTES EXISTING CHAIN LINK FENCE
	DENOTES EXISTING UTILITY POLE AND OVERHEAD UTILITIES
	DENOTES EXISTING STORM SEWER LINE
	DENOTES EXISTING SANITARY SEWER LINE
	DENOTES EXISTING WATER LINE
	DENOTES EXISTING ELECTRIC LINE
	DENOTES EXISTING GAS LINE

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SITE GRADING, DRAINAGE AND UTILITY PLAN

1" = 10'

N

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REVISIONS

DRAWN BY	CHECKED BY
avm	AVM

SCALE
AS NOTED

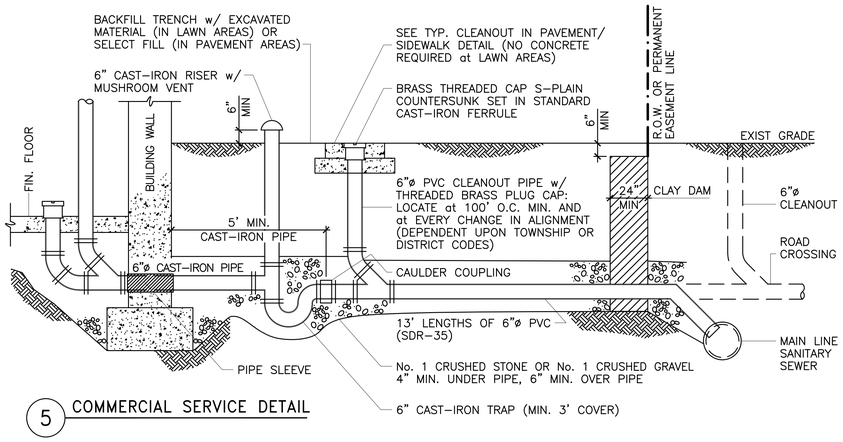
DATE
OCTOBER 6, 2023

SITE GRADING, DRAINAGE & UTILITIES NORTH

SP-102

GENERAL SITE NOTES

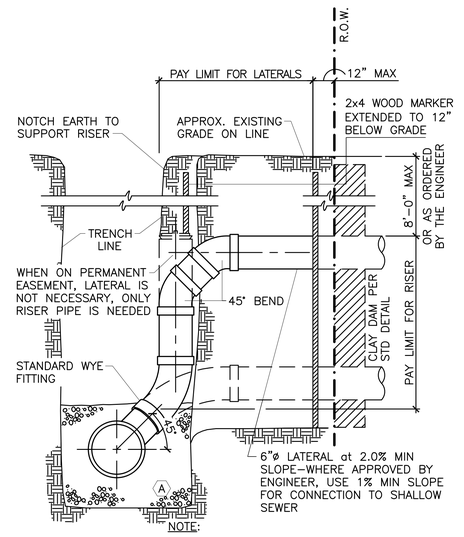
1. ALL WATERLINE, SANITARY SEWER AND OTHER WORK SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE VILLAGE OF KENMORE AND NEW YORK STATE DEPT. OF TRANSPORTATION SPECIFICATIONS.
2. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF THE TRADE INVOLVED.
3. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER APPROVAL AND SHALL BE EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
4. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
5. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER OF ANY DISCREPANCIES IN CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
7. CONTRACTOR SHALL KEEP THE JOB SITE FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER.
8. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK DOES NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
9. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO PERFORM THE WORK.
10. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SILT FENCES TO CONTROL EROSION FROM THE SITE.
11. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND UTILITY CONNECTIONS.
12. ALL UTILITY TRENCHES UNDER PAVEMENT, CURBS, SIDEWALKS, AND DRIVEWAYS SHALL BE FULLY BACKFILLED WITH No 2 CRUSHER RUN STONE AND PROPERLY COMPACTED TO AVOID SETTLEMENT.
13. CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING IMPROVEMENTS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, CURBS, ROAD PAVEMENTS, SIDEWALKS, AND EXISTING UTILITIES.



5 COMMERCIAL SERVICE DETAIL

COMMERCIAL SERVICE NOTES:

1. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF ASTM D-3033 / D-3034. CAST-IRON PIPE MATERIAL SHALL BE EXTRA HEAVY ASTM A74-42.
2. PURSUANT TO TOWN RULES AND REGULATIONS, PIPE SHALL BE LAID at 1/4" PER FOOT GRADE. ANY VARIANCE MUST BE APPROVED BY THE DISTRICT MANAGER. IN NO CASE SHALL PIPE SLOPE BE LESS THAN 1/8" PER FOOT.
3. VENTS AND CLEANOUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.
4. CONCRETE ENCASEMENT IS REQUIRED IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
5. SELECT BACKFILL IS REQUIRED UNDER PAVED AREAS.
6. MINIMUM DEPTH OF COVER SHALL BE 3'-0".
7. A GREASE TRAP AND OIL SEPARATOR IS REQUIRED WHERE APPLICABLE.
8. CLEANOUT MEASUREMENTS SHALL START FROM THE CENTERLINE OF THE MAIN SEWER FOR NEARSIDE LATERALS, AND FROM THE 0" CLEANOUT FOR FARSIDE CONNECTIONS. A CLEANOUT MAY BE REQUIRED FOR ANY ABRUPT CHANGES IN LATERAL DIRECTION FLOW.
9. A 6" CLEANOUT IS REQUIRED at THE R.O.W. WHENEVER THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR at THE FAR SIDE OF PAVEMENT.
10. ANY SEWER LAID THROUGH OR OVER A SEPTIC TANK MUST BE CAST-IRON (SEPTIC TANK MUST BE FILLED WITH BANK-RUN GRAVEL.
11. ANY SEPTIC TANK THAT IS REMOVED FROM SERVICE MUST BE PUMPED OUT AND CRUSHED, OR FILLED WITH BANK-RUN GRAVEL, WHEN SEPTIC SYSTEM IS BEING CONVERTED TO A SANITARY SEWER LINE.
12. NO SEWER WORK SHALL BE BACKFILLED BEFORE THE WORK HAS BEEN INSPECTED BY A COUNTY INSPECTOR.
13. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY COVERED WITH STEEL PLATES.
14. DOWNSPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE SANITARY LATERAL.
15. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 24 HR. ADVANCE NOTICE FOR SCHEDULING.
16. FOR NEW STRUCTURES, NO CONNECTION SHALL BE MADE UNTIL BUILDING BASEMENT FLOOR IS POURED.
17. A TOWN INSPECTOR MUST BE PRESENT WHEN A CAP OR PLUG IS PULLED FROM A WYE OR LATERAL.



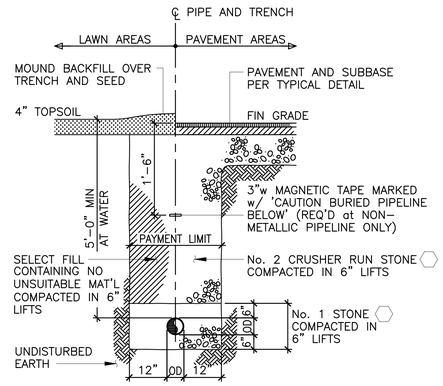
NOTE:
THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(A) No. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703.02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER. NO SLAG WILL BE ALLOWED.

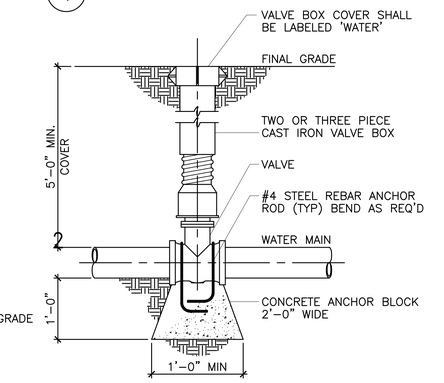
4 TYP. RISER AND CONNECTION FOR SEWERS UP TO 18"ø



NOTES:
1. PIPE SHALL BE IN ACCORDANCE w/ MANUFACTURER'S RECOMMENDATIONS
2. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING
3. TRENCH DETAILS ARE ONLY SHOWN FOR MATERIAL PLACEMENT PURPOSES
4. AN OSHA APPROVED MOVEABLE PROTECTIVE TRENCH SHIELD MAY BE USED.

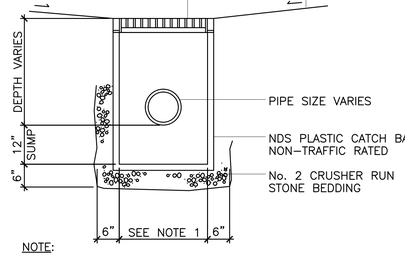
MATERIALS:
(A) No. 1 STONE WITH A GRADATION CONFORMING TO NYSDOT SECTION 703-02, LATEST EDITION. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN (1) INCH AND HAVING A MAX. GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. NO SLAG SHALL BE USED IN PLACE OF MATERIAL 'A'.
(B) No. 2 CRUSHER RUN STONE OR No. 2 RUN OF CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02 (COMPACTED IN 6" LIFTS TO 90% DENSITY), NO SLAG SHALL BE USED IN PLACE OF MATERIAL 'B'.

1 TYPICAL UTILITY TRENCH SECTION



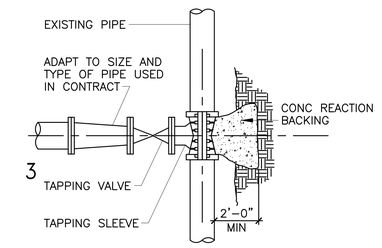
2 TYP. LINE VALVE SETTING WITH ANCHORED BLOCKING

NOTE: TO BE USED ON BOTH GATE AND BUTTERFLY VALVES



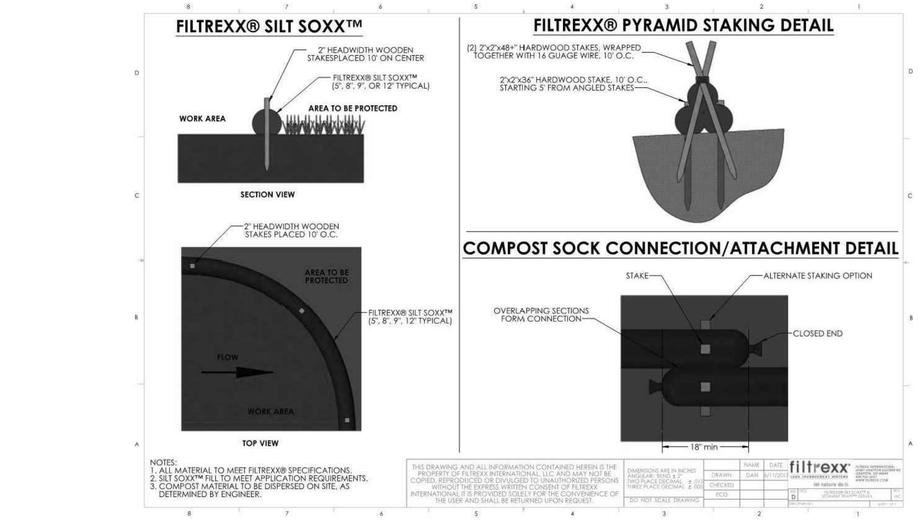
NOTE:
1. 24" SQUARE FOR PIPES 18"ø OR LESS
2. 30" SQUARE FOR PIPES > 18"ø

6 TYP. NON-TRAFFIC CATCH BASIN ADD ALTERNATE IN R.O.W.



3 TYPICAL TAPPING SLEEVE AND VALVE DETAIL

≥ 3-INCH PIPE



NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILT SOXX™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

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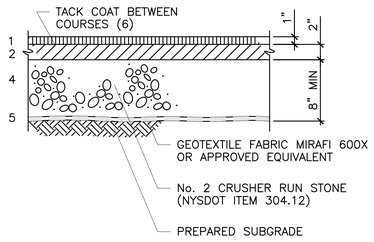
DIMENSIONS ARE IN INCHES ANGULAR: BEND ± 2° TWO PLACE DECIMAL ± .02 THREE PLACE DECIMAL ± .010 DO NOT SCALE DRAWING

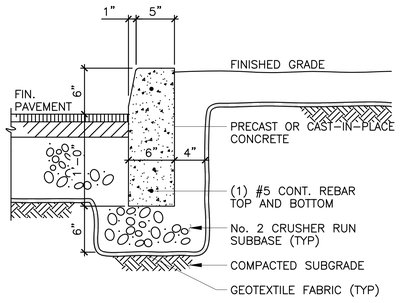
	NAME	DATE
DRAWN	DAN	8/1/2021
CHECKED		
ECO		

filtrexx INTERNATIONAL 548 Industrial Drive Unit 4 Youngsville, NC 27596 www.filtrexx.com

ITEM	DESCRIPTION	NYSDOT REF.	DEPTH
1	TOP COURSE	402.099803-9.5 F2-80	1"
2	BINDER COURSE	402.198203-19 F9-80	2"
3	NOT USED		
4	SUBBASE COURSE	304.12000	8"
5	GEOTEXTILE FABRIC (NONWOVEN/HEAT BONDED)		
6	TACK COAT ITEM	407.01020	



7 TYPICAL TYPE I BITUMINOUS PAVEMENT SECTION



8 TYPICAL CONCRETE CURB

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

PERMIT SUBMISSION

STATE OF NEW YORK · MATTHEW JOHN PITO · LICENSED PROFESSIONAL ENGINEER · 102395

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REVISIONS

DRAWN BY avm
CHECKED BY AVM
SCALE AS NOTED
DATE OCTOBER 6, 2023

SITE UTILITY DETAILS

SP-201

GENERAL NOTES:

1. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.
2. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT THE PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIM/HERSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE OWNERS REPRESENTATIVE.
3. BIDDERS SHALL MAKE KNOWN TO THE OWNER ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE PRICING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY THE OWNER.
4. ALL CONTRACTORS INVOLVED IN THIS WORK SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION AND COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION. THEY WILL COMPLY WITH ALL RULES AND REGULATIONS DICTATED BY THE OWNER AND THE CONDITIONS OF THE JOB. INSURANCE SHALL PROTECT THE OWNER AND ANY OTHER GROUP TO BE NAMED FROM LIABILITY DUE TO THE CONTRACTOR'S NEGLIGENCE. A PROPERLY EXECUTED CERTIFICATE OF EXECUTED INSURANCE, AIA DOCUMENT G705, SHALL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
5. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. DIMENSIONS SHOWN ARE FROM FINISHED FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE
6. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR.
7. THE GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS/HER WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDIENCY TO THE ARCHITECT PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND WILL COORDINATE WITH THE OWNER, OR THE OWNER'S REPRESENTATIVE, THE INTERFACING OF THE OWNER'S WORK WITH THAT INDICATED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS WITH THE EXCEPTION OF THOSE ITEMS NOTED AS SEPARATE CONTRACTS OR "N.I.C." THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THAT OF ALL OTHER TRADES INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACT WITH THE OWNER.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OR DRAWINGS TO ALL TRADES UNDER HIS/HER JURISDICTION.
10. ANY INFORMATION REQUIRED BY THE CONTRACTORS THAT IS NOT SHOWN ON DRAWINGS OR OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE ARCHITECT.
11. THE CONTRACTORS SHALL COMPLY WITH THE RULES & REGULATIONS OF THE BUILDING AS TO THE HOURS OF AVAILABILITY OF ELEVATORS AND/OR LOADING DOCKS FOR THE PURPOSE OF DELIVERY AND ALSO AS TO THE MANNER OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS, TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS.
12. BEFORE COMMENCING WORK THE CONTRACTORS SHALL NOTIFY THE OWNER OF ANY AREAS THAT HAVE NOT BEEN SATISFACTORILY COMPLETED BY THE OWNER AND/OR THE PREVIOUS TENANT TO MEET THE BASE BUILDING REQUIREMENTS (DUCTWORK, CONDITION OF SLAB, CONDITION OF CORE AND DEMISING WALLS, UTILITY HOOK-UPS, ELECTRICAL PANELS, ETC.).
13. THE CONTRACTOR SHALL NOT ACCEPT INSTRUCTION FROM PERSONNEL WITHOUT VERIFICATION FROM THE ARCHITECT AND/OR OWNER. CONTRACTOR WILL BE LIABLE FOR ANY EXPENSE CAUSED BY THE EXECUTION OF SUCH WORK WITHOUT SUCH VERIFICATION AND FOR THE EXPENSES CAUSED BY ITS REMOVAL OR CORRECTION.
14. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND''' NEW WORK AREAS. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED, OR PATCHED AT THE DISCRETION OF THE OWNER AND/OR ARCHITECT THE CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
15. THE CONTRACTOR SHALL EXERCISE GREAT CARE IN PROTECTING ALL MATERIALS EXISTING ON THE JOB FROM DAMAGE AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF THE BUILDING TO BE USED DURING THE EXECUTION OF WORK RELATING TO THIS CONTACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL RECTIFY ANY DAMAGE ATTRIBUTABLE TO HIS/HER OPERATIONS.
16. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MISCELLANEOUS STEEL WORK, ALL WOODWORK, DOORS, FRAMES, HARDWARE, FINISHES AND SUCH WORK AS MAY BE SPECIFICALLY REQUESTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS AND SHALL BE SUBMITTED IN ELECTRONIC FORM. WHEN THE ARCHITECT REQUIRES THE REVISION AND RESUBMITTAL OF SHOP DRAWINGS. SUCH RESUBMITTAL SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.
17. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES, OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
18. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.
19. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
20. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
21. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS, OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT IN WRITING.
22. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
23. TIME IS OF THE ESSENCE AND THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND THE BEST INTERESTS OF THE OWNER.
24. SHOULD THE OWNER REQUEST WORK TO BE PERFORMED ON PREMIUM TIME ABOVE AND BEYOND THAT IMPLIED BY THE CONTRACT DOCUMENTS, THE OWNER SHALL GIVE WRITTEN NOTICE AND THE CONTRACTOR SHALL COMPLY THEREWITH.
25. IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.
26. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADE FOLLOWING THEM.
27. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS AND CODES ABOUT WHICH THE CONTRACTOR COULD HAVE REASONABLY BEEN EXPECTED TO HAVE HAD FOREWARNING AND TO HAVE MADE APPROPRIATE CONTINGENCY PLANS PRIOR TO THE SIGNING OF THE CONTRACT.
28. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR ARCHITECT FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.
29. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP AND MATERIALS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM THE OWNERS APPROVAL FOR FINAL PAYMENT.
30. EACH CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS/HER OPERATIONS OR THE OPERATIONS OF THE OWNERS SEPARATE CONTRACTORS. CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND /OR ARCHITECT AND THE DISPOSITION OF ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEPT CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.
31. DURING THE COURSE OF CONSTRUCTION, INSTALLATION LOCATIONS SHALL BE RECORDED TO SCALE IN CONTRASTING INK ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK INCLUDING SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING THE PUNCH LIST, THIS INFORMATION SHALL BE TRANSFERRED TO ELECTRONIC MEDIA (PDF FORMAT) THIS SET SHALL BE MARKED "AS BUILT SET" AND RETURNED TO THE OWNER WITH ONE (1) HARDCOPY AND ONE (1) DISK TO THE OWNER.
32. IT IS INTENDED THAT EACH CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES AS ARE IMPLIED BY THE SCOPE OF THE WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
33. SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UN-ENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISION OF THE CONTRACT UNLESS IT BE SHOWN THAT THE CONTRACT OR THE PROVISIONS THEREOF ARE DEPENDENT UPON THE UNENFORCEABLE PARTS FOR THEIR MEANING.
34. THROUGHOUT THE DURATION OF THE PROJECT EACH CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF A CLAIM OF LIEN AGAINST THE OWNER BY SUB-CONTRACTORS OR SUPPLIERS OF LABOR, MATERIALS, SERVICES, OR EQUIPMENT OR ANY OTHER INDIVIDUAL, COMPANY, OR ENTITY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE. APPROVAL FOR FINAL PAYMENT SHALL BE CONTINGENT UPON THE GENERAL CONTRACTOR'S OBTAINING AND FURNISHING TO THE OWNER SIGNED RELEASES FROM SUCH INDIVIDUALS, COMPANIES, OR ENTITIES.

GENERAL DEMOLITION NOTES:

1. PROTECT EXISTING WALLS, FLOORS AND ANY OTHER ELEMENTS TO REMAIN DURING DEMOLITION.
2. THE REMOVALS ON THESE DRAWINGS SHALL NOT BE CONSTRUED TO INDICATE THE FULL EXTENT OF DEMOLITION REQUIRED. CONTRACTOR SHALL REFER TO ALL TRADES FOR EXTENT OF DEMOLITION / REMOVAL SCOPE OF WORK. THE SCOPE OF WORK PROVIDES THE GENERAL CONCEPT OF THE REMOVALS REQUIRED.
3. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN STRICT ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND AUTHORITIES HAVING JURISDICTION, UNLESS NOTED OTHERWISE.
4. DEMOLITION CONTRACTOR TO PROVIDE DUMPSTERS AND MEANS OF MATERIAL REMOVAL FROM SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND AUTHORITIES HAVING JURISDICTION.
5. DEMOLITION CONTRACTOR TO CARRY FORTH DAILY CLEAN UP OF THE SITE.
6. DEMOLITION CONTRACTOR TO PROVIDE PROOF OF INSURANCE TO ARCHITECT AND OWNER PRIOR TO STARTING WORK EFFORTS.
7. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CONTINUOUS ON SITE SUPERVISION OF DEMOLITION WORK.
8. DEMOLITION CONTRACTOR SHALL SHORE AND BRACE ANY FLOOR OR WALL SYSTEM INVOLVED IN SUBSTANTIAL DEMOLITION THAT COULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
9. REMOVE ANY AND ALL UNUSED SCREWS, CLIPS, FASTENERS, ETC. FROM WALL, CEILING OR FLOOR. PATCH & PREP ALL HOLES FOR NEW FINISH MATERIAL.
10. ANY ITEM NOT SPECIFICALLY CALLED OUT TO BE REMOVED OR RELOCATED, BUT NECESSARY TO DO AS PART OF THE PROJECT, SHALL BE REMOVED AND STORED ON SITE IF REQUIRED. ZITEMS SHALL INCLUDE BUT NOT BE LIMITED TO RECESSED AND SURFACE MOUNTED HVAC, ELECTRICAL, FIRE ALARM, TELEPHONE, THERMOSTAT, SIGNAGE, PUBLIC ADDRESS, ASSOCIATED OR EXPOSED WIRING, CONDUIT AND PIPING OR OTHER DEVICES AND EQUIPMENT.
11. THE ELECTRICAL CONTRACTOR SHALL TURN OFF POWER AND DEEM SAFE PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK THAT MAY INCLUDE ELECTRICAL COMPONENTS. DEMOLITION CONTRACTOR TO COORDINATE W/ ELECTRICAL CONTRACTOR.
12. MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR DISCONNECTION, TERMINATION, REMOVAL AND DISPOSAL OF THEIR RESPECTIVE TRADES. EXISTING ELECTRICAL CIRCUITS NOT TO BE REUSED SHALL BE REMOVED BACK TO PANELS. DUCTWORK NOT TO BE REUSED SHALL BE REMOVED BACK TO MAIN. THE GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK AMONG MECHANICAL, ELECTRICAL, AND PLUMBING TRADES. REFER TO SELECTIVE DEMOLITION SPECIFICATION SECTION.
13. COORDINATE INSTALLATION AND RELOCATION OF NEW AND EXISTING WALL AND CEILING MOUNTED ELECTRICAL AND EMERGENCY EQUIPMENT INCLUDING BUT NOT LIMITED TO: FIRE ALARM PULL STATIONS, AUDIO AND VISUAL ALARMS, FIRE EXTINGUISHERS, EMERGENCY LIGHTING, SWITCHES, OUTLETS, AND MECHANICAL CONTROLS.
14. PATCH, REPAIR AND PREPARE ALL WALLS AS NECESSARY TO ACCEPT NEW FINISHES.

AIR SEALING NOTES:

RATER-MEASURED COMPARTMENTALIZATION IS NO GREATER THAN 0.30 CFM50 PER SQUARE FEET OF DWELLING UNIT ENCLOSURE AREA, FOLLOWING PROCEDURES IN ANSI / RESNET / ICC STD. 380.

1. BELOW APPROACH TO AIR SEALING WAS CREATED TO ASSIST CONTRACTOR IN COMPLYING WITH ENERGY STAR HOMES 3.1 (REV 08) REQUIREMENTS.
2. EACH APARTMENT IS TO BE A COMPLETELY SEALED INDEPENDENT BOX, MADE TIGHT WITH GASKETS OR CAULK AT ALL PENETRATIONS AND SEAMS.

PRE-INSTALLATION MEETINGS:
A. CONDUCT REGULAR SCHEDULED MEETINGS WITH FRAMERS, INSULATION, INSTALLERS, DRYWALLERS, MECHANICAL AND PLUMBING CONTRACTORS,
B. ELECTRICIANS AND ANY OTHER TRADES ASSOCIATED WITH THE BUILDING ENVELOPE.
C. INSPECT DAILY OPERATIONS WITH SUBCONTRACTORS AND MAKE IMMEDIATE CORRECTIONS IN NONCONFORMING WORK.

ALL WOOD FRAMED FLOORS (IF APPLICABLE):
A. SEAL RIM JOIST TO MINIMIZE AIR CURRENTS AROUND FLOOR INSULATION.
B. SEAL JOINTS BETWEEN BOTTOM PLATE AND SUBFLOOR.
C. SEAL JOINTS BETWEEN SHEETS OF SUBFLOOR WITH SEALANT.

ALL SLAB FLOORS:
A. SEAL ISOLATION JOINTS AND PENETRATIONS WITH A CONCRETE SEALANT SUCH AS ONE-PART URETHANE.

ALL EXTERIOR WALL LOCATIONS
A. CAULK ALL PENETRATIONS THRU SHEATHING.
B. SEAL JOINTS IN AIR INFILTRATION BARRIER MEMBRANE WITH APPROVED TAPE.
C. CAULK BOTH SIDES OF SILL SEALER.
D. INSTALL SEALANT AT THE TOP AND BOTTOM PLATES OF EXTERIOR WALLS SO THAT WHEN GYPSUM BOARD IS INSTALLED IT COMPRESSES SEALANT TO FORM AN AIRTIGHT SEAL AGAINST FRAMING.
E. INSTALL SEALANT TO FILL GAP BETWEEN GYPSUM BOARD AND SUB FLOOR.
F. INSTALL SEALANT TO FILL GAP BETWEEN GYPSUM BOARD AND CEILING.
G. USE SEALANT TO SEAL SEAMS BETWEEN GYPSUM BOARD AND ELECTRICAL BOXES.
H. INSTALL VAPOR RETARDER PER DRAWINGS AND SPECIFICATIONS. OVERLAP OF MINIMUM 1 FOOT. REPLACE ANY DAMAGED VAPOR RETARDER AFTER INSTALLATION.
I. SEAL BETWEEN THE BOTTOM PLATE AND SUBFLOOR.
J. SEAL AROUND WINDOW AND DOOR HEADERS.
K. SEAL PENETRATIONS THROUGH THE TOP AND BOTTOM PLATES AT ALL AREAS FOR PLUMBING, WIRING AND DUCTS.
L. SEAL WIRING TO OUTLET OPENINGS.
M. INSTALL GYPSUM BOARD ON WALLS AND CEILINGS PRIOR TO SOFFIT FRAMING AND FURRED DOWN CEILING INSTALLATION. JOINTS IN CONCEALED.
N. GYPSUM BOARD TO BE 100% FIRE-TAPED.

ALL PARTITION WALLS:
A. SEAL GYPSUM BOARD AT TOP AND BOTTOM PLATE OF PARTITION WALLS OR AT INTERSECTION WITH WALL AT DEFINED APARTMENT
B. ENVELOPE. PROVIDE ADDITIONAL WOOD BLOCKING AT METAL STUD WALLS AS REQUIRED TO PROVIDE BACKING FOR SOLID SEAL.
C. SEAL THE DUCTWORK AT INTERSECTION OF PARTITIONS AND EXTERIOR WALLS.

D. SEAL PENETRATIONS THROUGH TOP AND BOTTOM PLATES FOR PLUMBING, WIRING, ELECTRICAL BOXES AND DUCTS (AND ANY OTHER PENETRATIONS).
E. SEAL AROUND OUTLET OPENINGS.

ALL EXTERIOR WINDOWS AND DOORS:
A. FLASH WINDOWS AND DOORS PER DRAWINGS.
B. SEAL DRYWALL EDGES TO FRAMING OR JAMBS FOR WINDOWS AND DOORS.
C. FILL SHIM SPACE WITH LOW-EXPANDING SPRAY FOAM SEALANT.
D. CAULK WINDOW AND DOOR TRIM TO DRYWALL WITH CLEAR OR PAINTABLE SEALANT.

ALL CEILINGS:
A. FOLLOW STANDARD FINISHING TECHNIQUES TO SEAL JUNCTIONS AND JOINTS BETWEEN CEILING AND WALLS.
B. WHENEVER POSSIBLE, USE CONTINUOUS DRYWALL SHEETS FOR CEILING AND WALLS IN ORDER TO MINIMIZE JOINTS THAT NEED TO BE SEALED.
C. SEAL PENETRATIONS IN CEILING FOR WIRING, PLUMBING, DUCTS, ATTIC ACCESS OPENINGS.
D. SEAL AROUND ALL LIGHT FIXTURES, DEVICES, ETC. THAT PENETRATE THE CEILING PLANE.

HAZARDOUS MATERIAL NOTES:

1. IF ANY TRADE SUSPECTS THEY HAVE ENCOUNTERED HAZARDOUS MATERIALS, THEY SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT AND THE OWNER.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TESTING ANY ADDITIONAL QUESTIONABLE MATERIALS ON THE PROJECT.
3. SUBCONTRACTORS ARE REQUIRED TO PROVIDE A LIST OF ALL MATERIALS THAT ARE OF A SUSPICIOUS NATURE AND REQUIRE TESTING.
4. HAZARDOUS MATERIAL REMOVAL, INCLUDING BUT NOT LIMITED TO MOLD, ASBESTOS AND LEAD SHALL BE PERFORMED BY A LICENSED ABATEMENT CONTRACTOR. ALL ABATEMENT WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS & AUTHORITIES HAVING JURISDICTION.

STANDARD ABBREVIATIONS

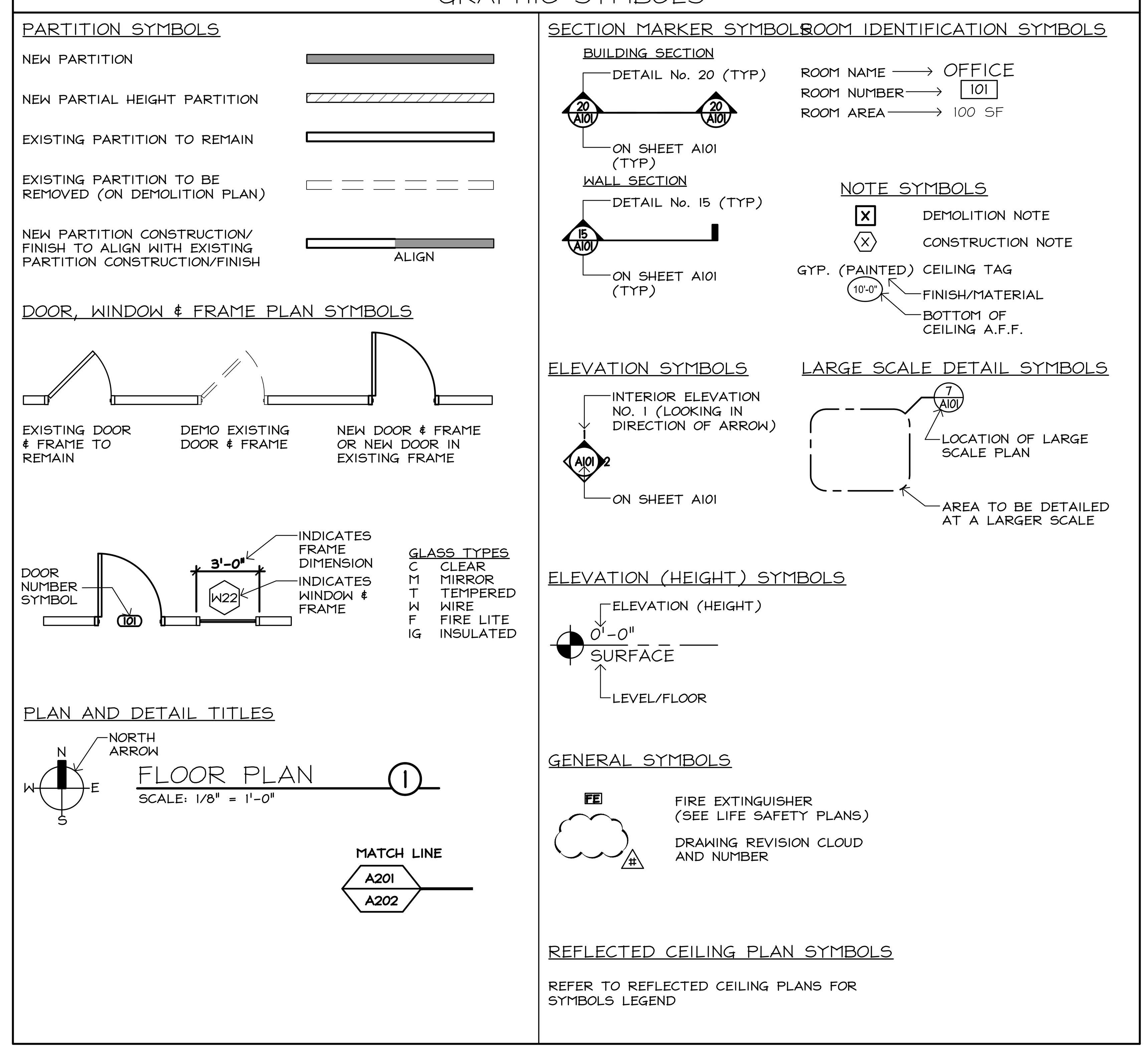
AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
ACT.	ACOUSTICAL TILE
ADD	ADDENDUM
ADJ	ADJACENT
A.C.	AIR CONDITION
ALT	ALTERNATE
ALUM	ALUMINUM
A.B.	ANCHOR BOLT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AD	AREA DRAIN
AUTO	AUTOMATIC
B.E.J.	BRICK EXPANSION JOINT
BSMT	BASEMENT
BM	BEAM
BRG	BEARING
B.M.	BENCH MARK
BET	BETWEEN
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
B.C.	BRICK COURSE
BLDG	BUILDING
BUR	BUILT-UP ROOFING
B.O.	BY OWNER
CAB	CABINET
C.H.	CABINET HEATER
CPT	CARPET
C.O.	CLEAN OUT
CO_2	CARBON DIOXIDE
C.W.	COLD WATER
C.I.	CAST IRON
C.B.	CATCH BASIN
℄	CENTER LINE
CEM	CEMENT
CM	CENTIMETER
CT	CERAMIC TILE
CLG.	CEILING
CLR	CLEAR
COL	COLUMN
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
CJ	CONTROL JOINT
CONV.	CONVECTOR
CORR.	CORRIDOR
CRS	COURSE
DEMO	DEMOLISH / DEMOLITION
DET.	DETAIL
DIAG.	DIAGONAL
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER
DO	DITTO
DR	DOOR
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
D.F.	DRINKING FOUNTAIN
EA	EACH
ELEC	ELECTRIC (AL)
EWC	ELECTRIC WATER COOLER
EL	ELEVATION

ELEV.	ELEVATOR
EQ	EQUAL
EF	EXHAUST FAN
EXIST.	EXISTING
EXP. JT.	EXPANSION JOINT
EXP'D	EXPOSED
EXT	EXTERIOR
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
FCU	FAN COIL UNIT
FIN	FINISH (ED)
F.A.	FIRE ALARM
FEC	FIRE EXTINGUISHER CAB.
FHC	FIRE HOSE CABINET
F.P.	FIRE PROOFING
FL.	FLOOR
F.D.	FLOOR DRAIN
FR	FRAME
FT	FOOT
FTG	FOOTING
FDTN	FOUNDATION
FUR	FURRING
GAL	GALLON
GALV	GALVANIZED
GI	GALVANIZED IRON
GA	GAUGE
G.C.	GENERAL CONTRACT
G.W.B.	GYPSUM WALL BOARD
HDW	HARDWARE
HD.WD.	HARDWOOD
HTR	HEATER
HTG	HEATING
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIB
H.C.	HANDICAPPED
H.P.L.	HIGH PRESSURE PLASTIC LAMINATE
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
IG	INSULATED GLASS
INT.	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
KO	KNOCK OUT
LAM	LAMINATED
LH	LEFT HAND
LEN.	LENGTH
LTWT	LIGHT WEIGHT
L.F.	LINEAR FEET
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
L.P.	LOW POINT

M.H.	MANHOLE
MFGR	MANUFACTURER
M.O.	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MTD	MOUNTED
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.L.	NIGHT LIGHT
N_2O	NITROUS OXIDE
NRC	NOISE REDUCTION COEIF.
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM	NOMINAL
NO.	NUMBER
O.C.	ON CENTER
OPP	OPPOSITE
O.D.	OUTSIDE DIAMETER
OH	OVERHEAD
O_2	OXYGEN
PNL	PANEL
P.T.D.	PAPER TOWEL DISPENSER
PVMT	PAVEMENT
P.LAM	PLASTIC LAMINATE
PL	PLATE
PLMB	PLUMBING
PT	POINT
PVC	POLYVINYL CHLORIDE
PCF	POUNDS PER CU.FT.
PSI	POUNDS PER SQ.INCH
PSF	POUNDS PER SQ.FT.
P.P.	POWER PANEL
PRE.FAB.	PREFABRICATED
PREF.	PREFINISHED
PROJ.	PROJECTION
PL	PROPERTY LINE
QTY	QUANTITY
QT	QUARRY TILE
RAD	RADIUS
R.W.C.	RAIN WATER CONDUCTOR
RECPT.	RECEPTICALE, ELECTRIC
REC.	RECESS (ED)
RE:	REFER TO
R.C.P.	REFLECTED CEILING PLAN
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCE (D)(ING)
REQ'D	REQUIRED
RET	RETURN
RA	RETURN AIR
REV	REVISION
RH	RIGHT HAND
ROW	RIGHT OF WAY
R.D.	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RND	ROUND
S.N.C.	SAN.NAP.CABINET
S.N.D.	SAN.NAP.DISPOSER
SECT	SECTION

SS	STAINLESS STEEL
SHT	SHEET
SIM	SIMILAR
SPKR	SPEAKER
SPEC	SPECIFICATIONS
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
SD	STORM DRAIN
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICK (NESS)
T&G	TONGUE & GROOVE
T.O.F.	TOP OF FOUNDATION
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP	TYPICAL
U.C.	UNDERCUT
U/C	UNDER COUNTER
U.L.	UNDERWRITERS LABORATORIES INC.
U.H.	UNIT HEATER
U.V.	UNIT VENTILATOR
U.O.N.	UNLESS OTHERWISE NOTED
UR	URINAL
V.T.R.	VENT THRU ROOF
VENT	VENTILATOR
V.I.F.	VERIFY IN FIELD PRIOR TO FABRICATION
VERT	VERTICAL
VEST	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
V.W.C.	VINYL WALL COVERING
WC	WATER CLOSET
W.L.	WATER LINE
W.P.	WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WD	WOOD

GRAPHIC SYMBOLS



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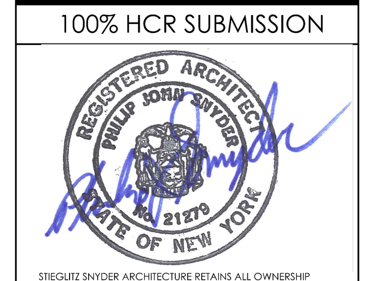

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REVISIONS

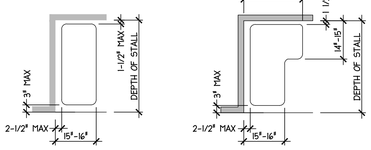
DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

SYMBOLS, ABBREVIATIONS AND GENERAL NOTES

A-001

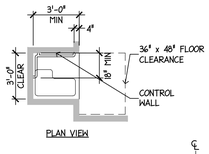


RECTANGULAR SHOWER COMPARTMENT SEAT

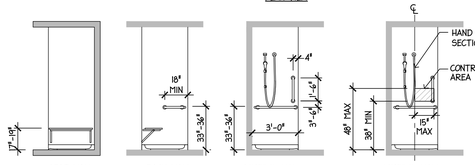
L-SHAPED SHOWER COMPARTMENT SEAT

SHOWER SEAT DESIGN

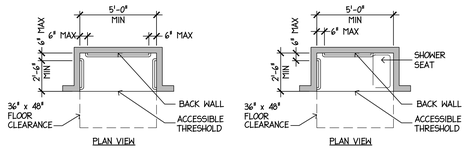
STRUCTURAL STRENGTH. ANY COMPONENT OF SEAT SYSTEM MUST WITHSTAND / VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS PER ANSI-2009 - SECTION 610.4.



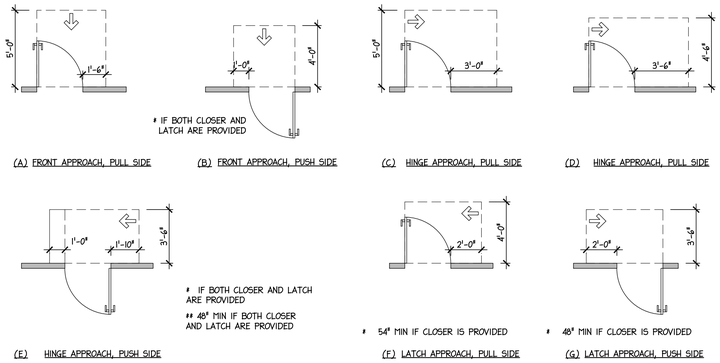
PLAN VIEW



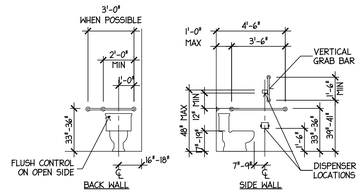
GRAB BARS & CONTROLS @ TRANSFER TYPE SHOWERS



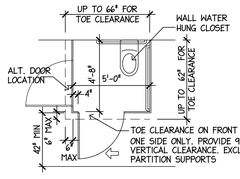
GRAB BARS & CONTROLS @ ROLL-IN TYPE SHOWERS

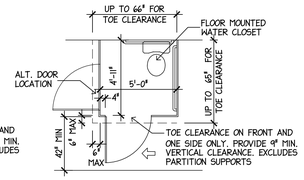


MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

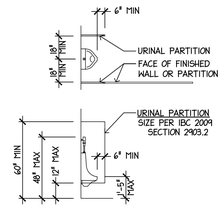


GRAB BARS @ WATER CLOSETS AND DISPENSER LOCATIONS

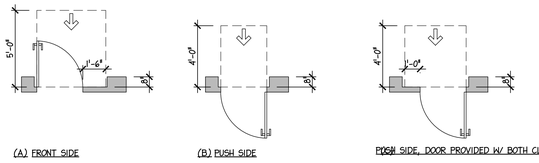




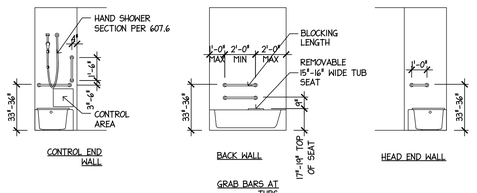
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS

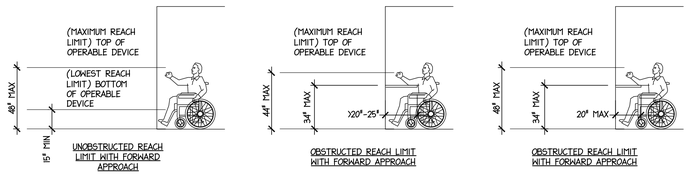


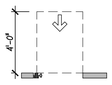
URINAL & PARTITION REQUIREMENTS

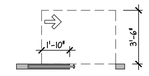


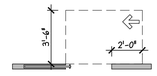
MANEUVERING CLEARANCE AT RECESSED DOORS



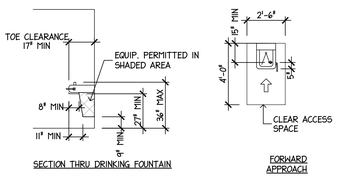


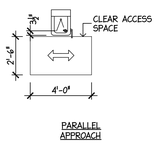




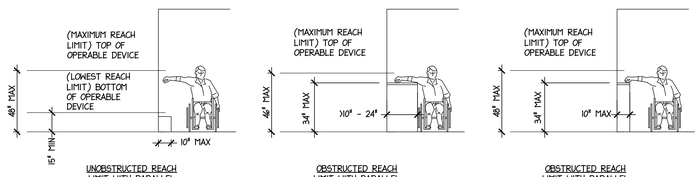


MANEUVERING CLEARANCE AT SLIDING & FOLDING DOORS

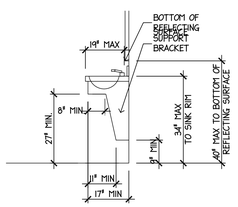




CLEARANCES @ DRINKING FOUNTAINS

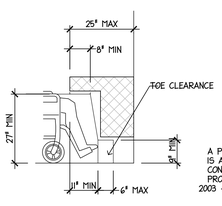


ACCESSIBLE MOUNTING HEIGHTS / REACH RANGE



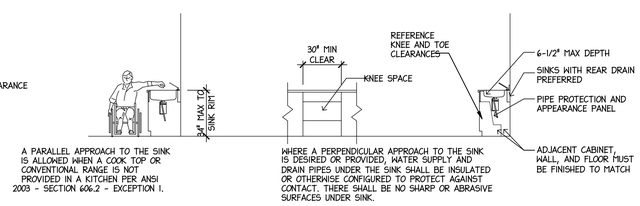
CLEARANCES @ ACCESSIBLE SINKS AND LAVATORIES

NOTE:
WATER SUPPLY AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINK.



KNEE & TOE CLEARANCES

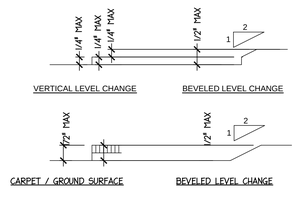
NOTE:
THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINK. CONFIGURE TO PROTECT AGAINST CONTACT OR TO PROTECT FROM BURNS, ABRASIONS, OR ELECTRICAL SHOCK.



A PARALLEL APPROACH TO THE SINK IS ALLOWED WHEN A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED IN A KITCHEN PER ANSI 2003 - SECTION 606.2 - EXCEPTION 1.

WHERE A PERPENDICULAR APPROACH TO THE SINK IS DESIRED OR PROVIDED, WATER SUPPLY AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINK.

34" HEIGHT TO RIM OF SINK @ CLUBHOUSE KITCHENETTE



ACCESSIBLE FLOOR LEVEL CHANGES

ICC A117.1-09 ACCESSIBLE AND USUABLE BUILDINGS AND FACILITIES - MOUNTING HEIGHTS AND DESIGN CRITERIA (1)

SCALE 1/4" = 1'-0"

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REVISIONS

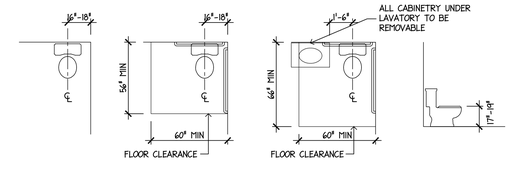
DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

ICC A117.1 MOUNTING HEIGHTS AND DESIGN CRITERIA

A-002



(A) WATER CLOSET LOCATION

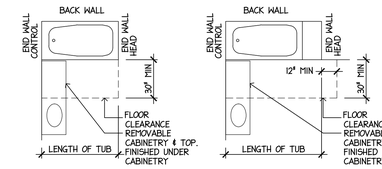
(B) MINIMUM CLEARANCES

(C) CLEARANCE WITH LAVATORY (OVERLAP EXCEPTION)

(D) WATER CLOSET HEIGHT

(C) CLEARANCE WITH LAVATORY AND SWING-UP GRAB BARS (SIDE GRAB BAR USED WHEN NO SIDEWALL IS AVAILABLE FOR WALL MOUNTED GRAB BAR)

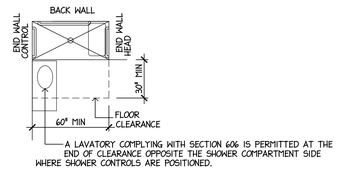
WATER CLOSETS IN TYPE A UNITS



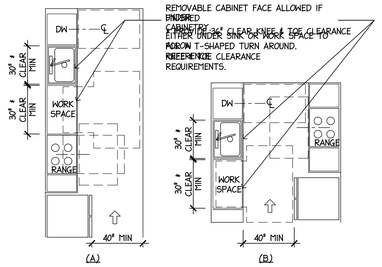
(A) WITHOUT PERMANENT SEAT

(B) WITH PERMANENT SEAT

CLEARANCE FOR BATH TUBS IN TYPE A UNITS



STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT IN TYPE A UNITS

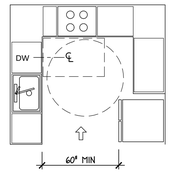


(A)

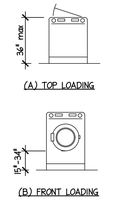
(B)

MINIMUM KITCHEN CLEARANCE IN TYPE A UNITS

NOTE:
1. A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR A FORWARD APPROACH SHALL BE PROVIDED FOR EACH KITCHEN APPLIANCE.
2. REFERENCE KNEE AND TOE CLEARANCES WHERE FORWARD APPROACH IS PROVIDED.
3. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.



U-SHAPED KITCHEN CLEARANCE IN TYPE A UNITS



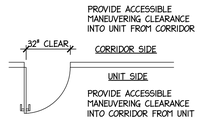
(A) TOP LOADING

(B) FRONT LOADING

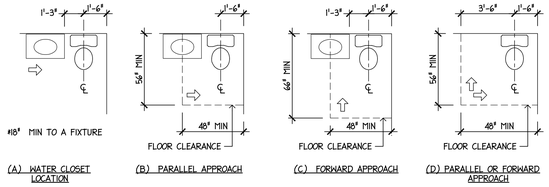
(C) PLAN VIEW

HEIGHT OF LAUNDRY EQUIPMENT

NOTE:
ALL OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL BE WITHIN ACCESSIBLE REACH RANGE.



PASSAGE DOOR WIDTH - TYPE A UNITS



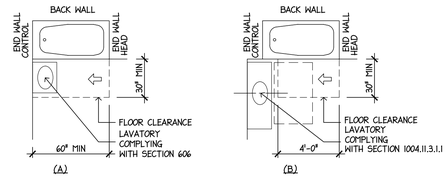
(A) WATER CLOSET LOCATION

(B) PARALLEL APPROACH

(C) FORWARD APPROACH

(D) PARALLEL OR FORWARD APPROACH

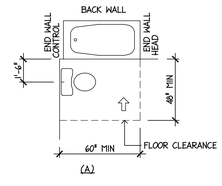
WATER CLOSETS IN TYPE B UNITS



(A)

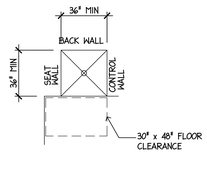
(B)

PARALLEL APPROACH FOR BATH TUBS IN TYPE B UNITS - OPTION A BATHROOMS

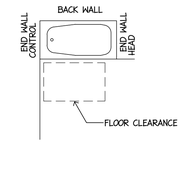


(A)

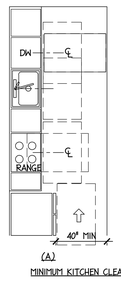
TYPE B UNITS - OPTION A BATHROOMS FORWARD APPROACH FOR BATH TUBS IN



TRANSFER TYPE SHOWER COMPARTMENT IN TYPE B UNITS



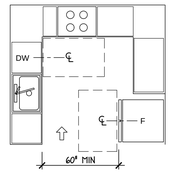
BATHTUB CLEARANCE IN TYPE B UNITS - OPTION B BATHROOMS



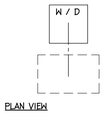
(A)

(B)

MINIMUM KITCHEN CLEARANCE IN TYPE B UNITS



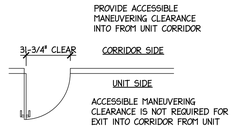
U-SHAPED KITCHEN CLEARANCE IN TYPE B UNITS



PLAN VIEW

CLEARANCES @ LAUNDRY EQUIPMENT

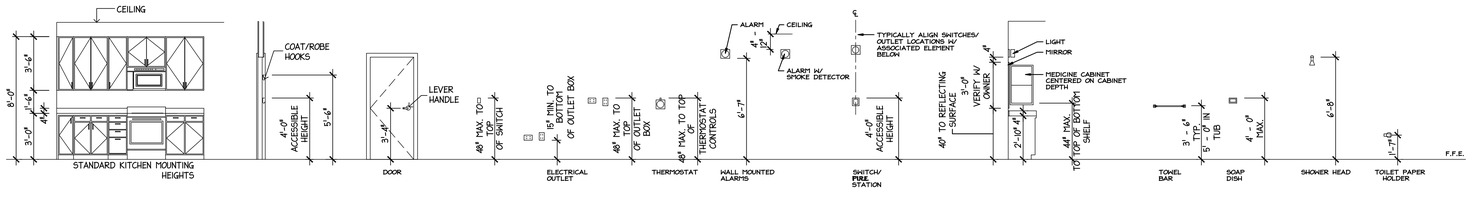
NOTE:
PROVIDE A 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH, CENTERED ON THE APPLIANCE.



PASSAGE DOOR WIDTH - TYPE B UNITS

ICC A117.1-09 ACCESSIBLE AND USUABLE BUILDINGS AND FACILITIES - CONTINUATION FOR TYPE A AND TYPE B UNITS (2)

SCALE 1/4" = 1'-0"



ICC A117.1-09 ACCESSIBLE AND USUABLE BUILDINGS AND FACILITIES - MOUNTING HEIGHTS KITCHEN ND BATHROOM (1)

SCALE 1/4" = 1'-0"

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REVISIONS

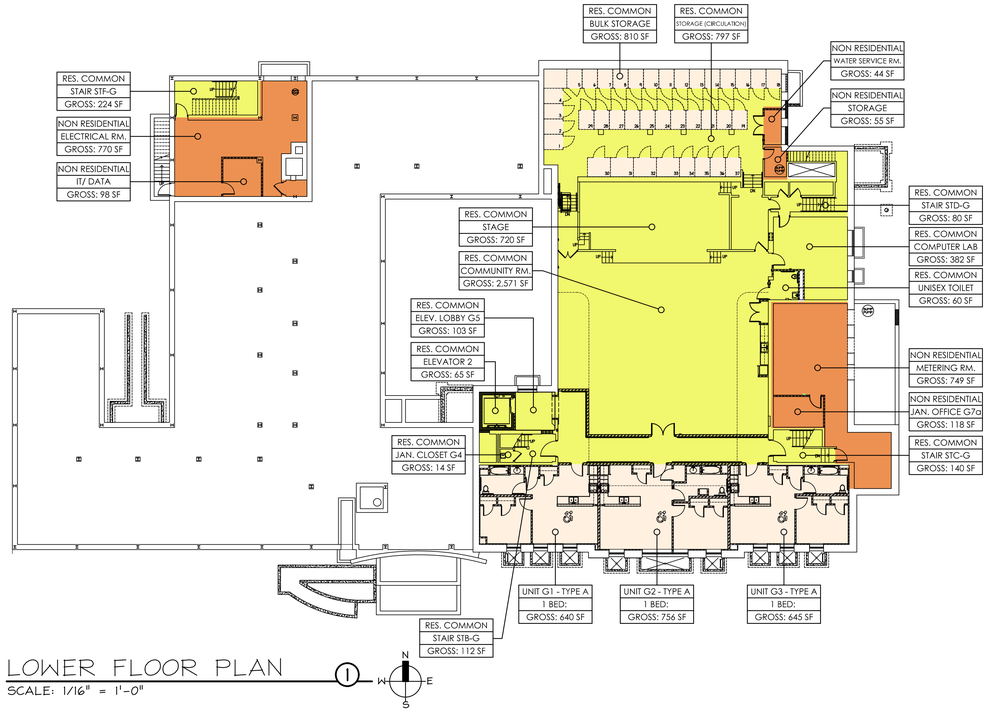
DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

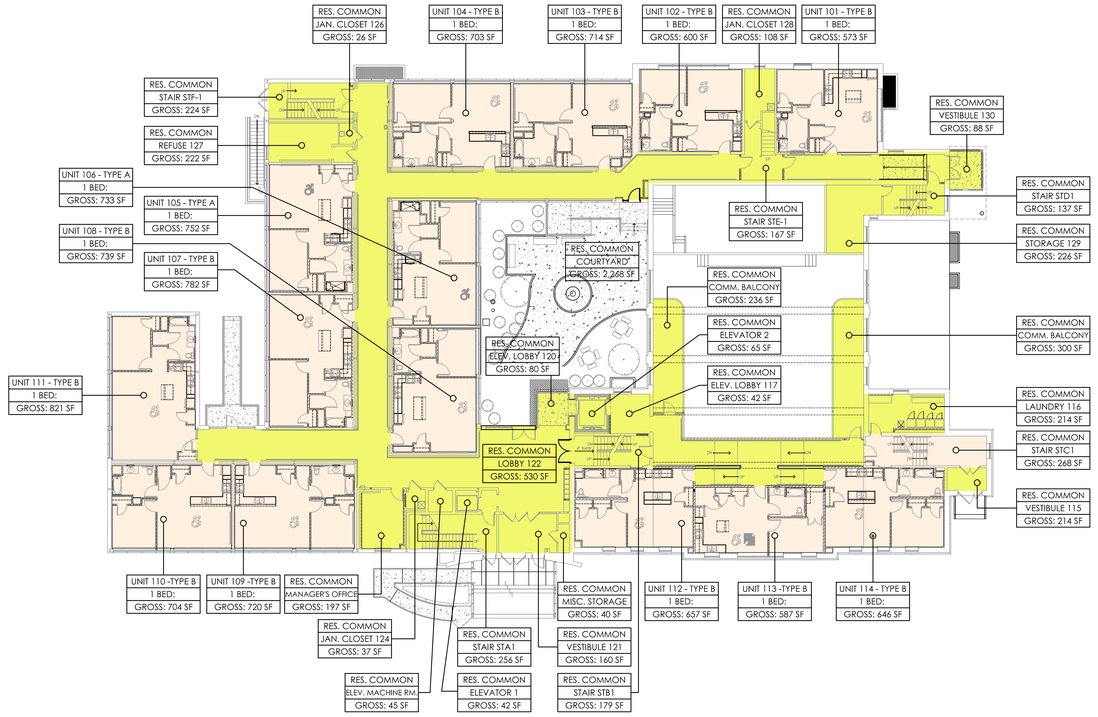
DATE
SEPTEMBER 21, 2023

ICC A117.1 MOUNTING HEIGHTS AND DESIGN CRITERIA

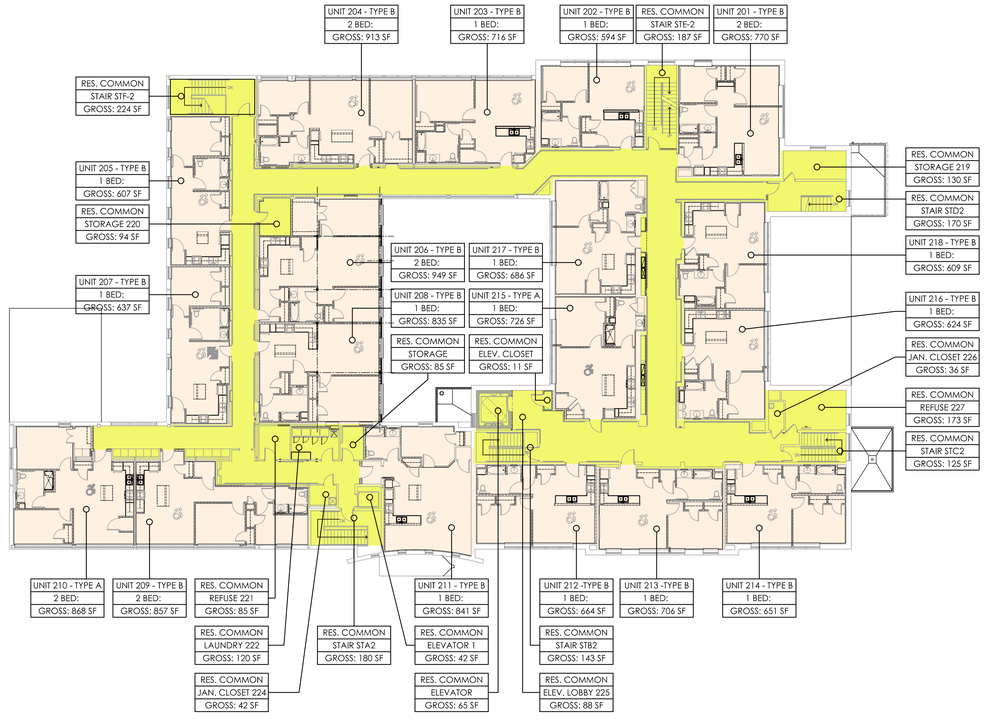
A-003



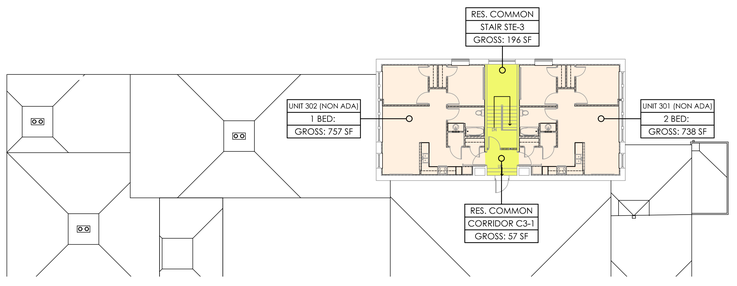
LOWER FLOOR PLAN ① SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN ② SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN ③ SCALE: 1/16" = 1'-0"



THIRD FLOOR PLAN ④ SCALE: 1/16" = 1'-0"

NON-RESIDENTAL SPACE

Non-Residential Space	Number of Each Space	Interior Gross Area Each Space	Total Interior Gross Area
Electrical Room/IT Data	1	868	868
Water Service Room	1	44	44
Storage G10/G11/G14	1	136	136
Janitor's Office G7A	1	118	118
Metering Room	1	749	749
			0
Totals	5		1,915

TOTAL RESIDENTIAL INTERIOR GROSS AREA PERCENTAGES

Total Residential Space	Total Interior Gross Area	Percent of Total Interior Residential Gross Area
Residential Dwelling Unit Space	27,281	57%
Residential Common Space	20,603	43%
Totals	47,884	

RESIDENTIAL - APARTMENTS

Dwelling Unit Space	Number of Each Space	Interior Gross Area Each Space	Total Interior Gross Area
G1 - Type A - 1 Bdrm B	1	660	660
G2 - Type A - 1 Bdrm B	1	776	776
G3 - Type A - 1 Bdrm B	1	665	665
101 - Type B - 1 Bdrm	1	593	593
102 - Type B - 1 Bdrm	1	620	620
103 - Type B - 1 Bdrm	1	734	734
104 - Type B - 1 Bdrm	1	723	723
105 - Type A - 1 Bdrm	1	782	782
106 - Type A - 1 Bdrm	1	763	763
107 - Type B - 1 Bdrm	1	802	802
108 - Type B - 1 Bdrm	1	759	759
109 - Type B - 1 Bdrm	1	740	740
110 - Type B - 1 Bdrm	1	724	724
111 - Type B - 1 Bdrm	1	841	841
112 - Type B - 1 Bdrm	1	677	677
113 - Type B - 1 Bdrm	1	607	607
114 - Type B - 1 Bdrm	1	667	667
201 - Type B - 2 Bdrm	1	790	790
202 - Type B - 1 Bdrm	1	614	614
203 - Type B - 1 Bdrm	1	736	736
204 - Type B - 2 Bdrm	1	933	933
205 - Type B - 1 Bdrm	1	627	627
206 - Type B - 2 Bdrm	1	969	969
207 - Type B - 1 Bdrm	1	657	657
208 - Type B - 1 Bdrm	1	855	855
209 - Type B - 2 Bdrm	1	877	877
210 - Type A - 2 Bdrm	1	898	898
211 - Type B - 1 Bdrm	1	841	841
212 - Type B - 1 Bdrm	1	684	684
213 - Type B - 1 Bdrm	1	726	726
214 - Type B - 1 Bdrm	1	671	671
215 - Type A - 1 Bdrm	1	756	756
216 - Type B - 1 Bdrm	1	644	644
217 - Type B - 1 Bdrm	1	706	706
218 - Type B - 1 Bdrm	1	629	629
301 - Non ADA - 2 Bdrm	1	758	758
302 - Non ADA - 1 Bdrm	1	777	777
Totals	37		27,281

RESIDENTIAL - COMMON SPACE

Residential Common Space	Number of Each Space	Interior Gross Area Each Space	Total Interior Gross Area
Storage G12 Circulation	1	797	797
Vestibule 115	1	214	214
Vestibule 121	1	160	160
Vestibule 130	1	88	88
Lobby 122	1	530	530
Elevator Lobby G5	1	103	103
Elevator Lobby 117	1	42	42
Elevator Lobby 120	1	68	68
Elevator 1	2	42	84
Elevator 1 Machine Room	1	45	45
Elevator 2	3	65	195
Elevator 2 Electrical Closet	1	11	11
Managers Office	1	197	197
Janitor's Closet G4	1	14	14
Janitor's Closet 124	1	37	37
Janitor's Closet 126	1	26	26
Janitor's Closet 128	1	108	108
Janitor's Closet 224	1	42	42
Janitor's Closet 226	1	36	36
Refuse 127	1	222	222
Refuse 221	1	85	85
Refuse 227	1	173	173
Laundry 116	1	214	214
Laundry 222	1	120	120
Community Room	1	2,571	2,571
Stage/Balconies	1	1,256	1,256
Courtyard	1	2,268	2,268
Computer Lab	1	382	382
Unisex Toilet	1	60	60
Misc. Storage	1	40	40
Building Storage 129	1	226	226
Building Storage 219	1	130	130
Building Storage 220	1	94	94
Stair A - STA1 (1st Floor)	1	256	256
Stair A - STA2 (2nd Floor)	1	180	180
Stair B - STB-G (lower level)	1	112	112
Stair B - STB-1 (1st Floor)	1	179	179
Stair B - STB-2 (2nd Floor)	1	143	143
Stair C - STC-G (lower level)	1	140	140
Stair C - STC-1 (1st Floor)	1	268	268
Stair C - STC-2 (2nd Floor)	1	125	125
Stair D - STD-G (lower level)	1	80	80
Stair D - STD-1 (1st Floor)	1	137	137
Stair D - STD-2 (2nd Floor)	1	170	170
Stair E - STE-1 (1st Floor)	1	167	167
Stair E - STE-2 (2nd Floor)	1	187	187
Stair E - STE-3 (3rd Floor)	1	196	196
Stair F - STF-G/STF-1/STF-2	3	224	672
Corridors (CG-1, CG-2)	1	814	814
Corridor C1-1	1	199	199
Corridor C1-2	1	367	367
Corridor C1-3	1	993	993
Corridor C1-4	1	481	481
Corridor C1-5	1	265	265
Corridor C1-6	1	335	335
Corridor C1-7	1	635	635
Corridor C2-1	1	274	274
Corridor C2-2	1	917	917
Corridor C2-3	1	884	884
Corridor C2-4	1	113	113
Corridor C2-5	1	662	662
Corridor C2-6	1	758	758
Corridor C3-1	1	53	53
Totals	67		20,603

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REVISIONS

DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

SPACE BREAKDOWN PLANS

A-004

AIR SEALING NOTES:

1. BELOW APPROACH TO AIR SEALING WAS CREATED TO ASSIST CONTRACTOR IN COMPLYING WITH ENERGY STAR HOMES 3.1 (REV 08) REQUIREMENTS.
2. EACH APARTMENT IS TO BE A COMPLETELY SEALED INDEPENDENT BOX, MADE TIGHT WITH GASKETS OR CAULK AT ALL PENETRATIONS AND SEAMS.

PRE-INSTALLATION MEETINGS:
A. CONDUCT REGULAR SCHEDULED MEETINGS WITH FRAMERS, INSULATION, INSTALLERS, DRYWALLERS, MECHANICAL AND PLUMBING CONTRACTORS,
B. ELECTRICIANS AND ANY OTHER TRADES ASSOCIATED WITH THE BUILDING ENVELOPE.
C. INSPECT DAILY OPERATIONS WITH SUBCONTRACTORS AND MAKE IMMEDIATE CORRECTIONS IN NONCONFORMING WORK.

ALL WOOD FRAMED FLOORS (IF APPLICABLE):
A. SEAL RIM JOIST TO MINIMIZE AIR CURRENTS AROUND FLOOR INSULATION.
B. SEAL JOINTS BETWEEN BOTTOM PLATE AND SUBFLOOR.
C. SEAL JOINTS BETWEEN SHEETS OF SUBFLOOR WITH SEALANT.

ALL SLAB FLOORS:
A. SEAL ISOLATION JOINTS AND PENETRATIONS WITH A CONCRETE SEALANT SUCH AS ONE-PART URETHANE.

ALL EXTERIOR WALL LOCATIONS
A. CAULK ALL PENETRATIONS THRU SHEATHING.
B. SEAL JOINTS IN AIR INFILTRATION BARRIER MEMBRANE WITH APPROVED TAPE.
C. CAULK BOTH SIDES OF SILL SEALER.
D. INSTALL SEALANT AT THE TOP AND BOTTOM PLATES OF EXTERIOR WALLS SO THAT WHEN GYPSUM BOARD IS INSTALLED IT COMPRESSES SEALANT TO FORM AN AIRTIGHT SEAL AGAINST FRAMING.
E. INSTALL SEALANT TO FILL GAP BETWEEN GYPSUM BOARD AND SUB FLOOR.
F. INSTALL SEALANT TO FILL GAP BETWEEN GYPSUM BOARD AND CEILING.
G. USE SEALANT TO SEAL SEAMS BETWEEN GYPSUM BOARD AND ELECTRICAL BOXES.
H. INSTALL VAPOR RETARDER PER DRAWINGS AND SPECIFICATIONS. OVERLAP OF MINIMUM 1 FOOT. REPLACE ANY DAMAGED VAPOR RETARDER AFTER INSTALLATION.
I. SEAL BETWEEN THE BOTTOM PLATE AND SUBFLOOR.
J. SEAL AROUND WINDOW AND DOOR HEADERS.
K. SEAL PENETRATIONS THROUGH THE TOP AND BOTTOM PLATES AT ALL AREAS FOR PLUMBING, WIRING AND DUCTS.
L. SEAL WIRING TO OUTLET OPENINGS.
M. INSTALL GYPSUM BOARD ON WALLS AND CEILINGS PRIOR TO SOFFIT FRAMING AND FURRED DOWN CEILING INSTALLATION. JOINTS IN CONCEALED.
N. GYPSUM BOARD TO BE 100% FIRE-TAPED.

ALL PARTITION WALLS:
A. SEAL GYPSUM BOARD AT TOP AND BOTTOM PLATE OF PARTITION WALLS OR AT INTERSECTION WITH WALL AT DEFINED APARTMENT
B. ENVELOPE. PROVIDE ADDITIONAL WOOD BLOCKING AT METAL STUD WALLS AS REQUIRED TO PROVIDE BACKING FOR SOLID SEAL.
C. SEAL THE DUCTWORK AT INTERSECTION OF PARTITIONS AND EXTERIOR WALLS.
D. SEAL PENETRATIONS THROUGH TOP AND BOTTOM PLATES FOR PLUMBING, WIRING, ELECTRICAL BOXES AND DUCTS (AND ANY OTHER PENETRATIONS).
E. SEAL AROUND OUTLET OPENINGS.

ALL EXTERIOR WINDOWS AND DOORS:
A. FLASH WINDOWS AND DOORS PER DRAWINGS.
B. SEAL DRYWALL EDGES TO FRAMING OR JAMBS FOR WINDOWS AND DOORS.
C. FILL SHIM SPACE WITH LOW-EXPANDING SPRAY FOAM SEALANT.
D. CAULK WINDOW AND DOOR TRIM TO DRYWALL WITH CLEAR OR PAINTABLE SEALANT.

ALL CEILINGS:
A. FOLLOW STANDARD FINISHING TECHNIQUES TO SEAL JUNCTIONS AND JOINTS BETWEEN CEILING AND WALLS.
B. WHENEVER POSSIBLE, USE CONTINUOUS DRYWALL SHEETS FOR CEILING AND WALLS IN ORDER TO MINIMIZE JOINTS THAT NEED TO BE SEALED.
C. SEAL PENETRATIONS IN CEILING FOR WIRING, PLUMBING, DUCTS, ATTIC ACCESS OPENINGS.

SYMBOLS LEGEND:

[NO MARK] INDICATES NON ACCESSIBLE UNIT

INDICATES TYPE 'B' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

V/AHU INDICATES VISUAL/ HEARING ACCOMMODATING UNIT

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

B. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

C. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

D. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, U.N.O. DEMISING, CORRIDOR, AND UNIT INTERIOR PARTITIONS PARTITIONS ARE DIMENSIONED IN THE A-200 SERIES DRAWINGS.

E. PARTITION TYPES ARE LABELED ON THE A-1000 SERIES DRAWINGS. PARTITION TYPES ARE LABELED ON THE A-200 SERIES DRAWINGS.

GENERAL NOTES (ALL UNITS):

A. PROVIDE SOLID WOOD BLOCKING AT ALL TUB WALLS AND TOILET WALLS FOR INSTALLATION OF GRAB BARS IN THE FUTURE. ALL UNITS SHOWN WITH GRAB BARS FOR CLARITY OF PLACEMENT OF BLOCKING.

B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST A TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

D. ALL BATHROOM UNITS MUST HAVE.
- SAFETY GRAB BARS AT TOILETS, SHOWER/TUBS, AND SHOWERS.
- A SOAP DISH IN THE SHOWER/TUB.
- ALL SHOWER CURTAIN RODS ARE TO BE SECURELY FIXED TO THE WALL.
- A TOILET PAPER HOLDER.
- A MINIMUM OF TWO TOWEL BARS.
- A ROBE HOOK.

E. PROVIDE TRANSITION STRIPS AT ALL VINYL TO CARPET TRANSITIONS, TO BE VINYL/RUBBER AS SPECIFIED.

F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

G. PROVIDE FOUR (4) ADJUSTABLE VINYL COATED WIRE SHELVES WITH ALL ACCESSORIES NECESSARY (BRACKETS, STANDARDS, ETC.). FINISH T.B.D.

H. ALL VANITY CABINETS AND KITCHEN CABINETS TO BE MANUFACTURED WITH SOLID WOOD AND PLYWOOD DOORS.

I. ALL COUNTERTOPS AND BACKSLASHES TO BE MANUFACTURED WITH EXTERIOR GRADE PLYWOOD AND PLASTIC LAMINATE FINISH.

J. ALL APPLIANCES AND LIGHT FIXTURES TO BE ENERGY STAR CERTIFIED.

K. ALL FURNACE TO BE 96.5% DIRECT VENT - 14.75 SEER. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

L. REFER TO INDICATED UNITS THAT ARE TO BE FULLY EQUIPPED WITH AUDIO/VISUAL NOTIFICATION DEVICES. ADDITIONAL UNITS ARE RECOMMENDED TO BE ADAPTABLE TO AUDIO/VISUAL BUT IS NOT REQUIRED AS PER NYS DHCR.

M. WALL CABINETS AND SHELVING ABOVE WORK COUNTERS TO BE 48" MAXIMUM ABOVE FINISHED FLOOR.

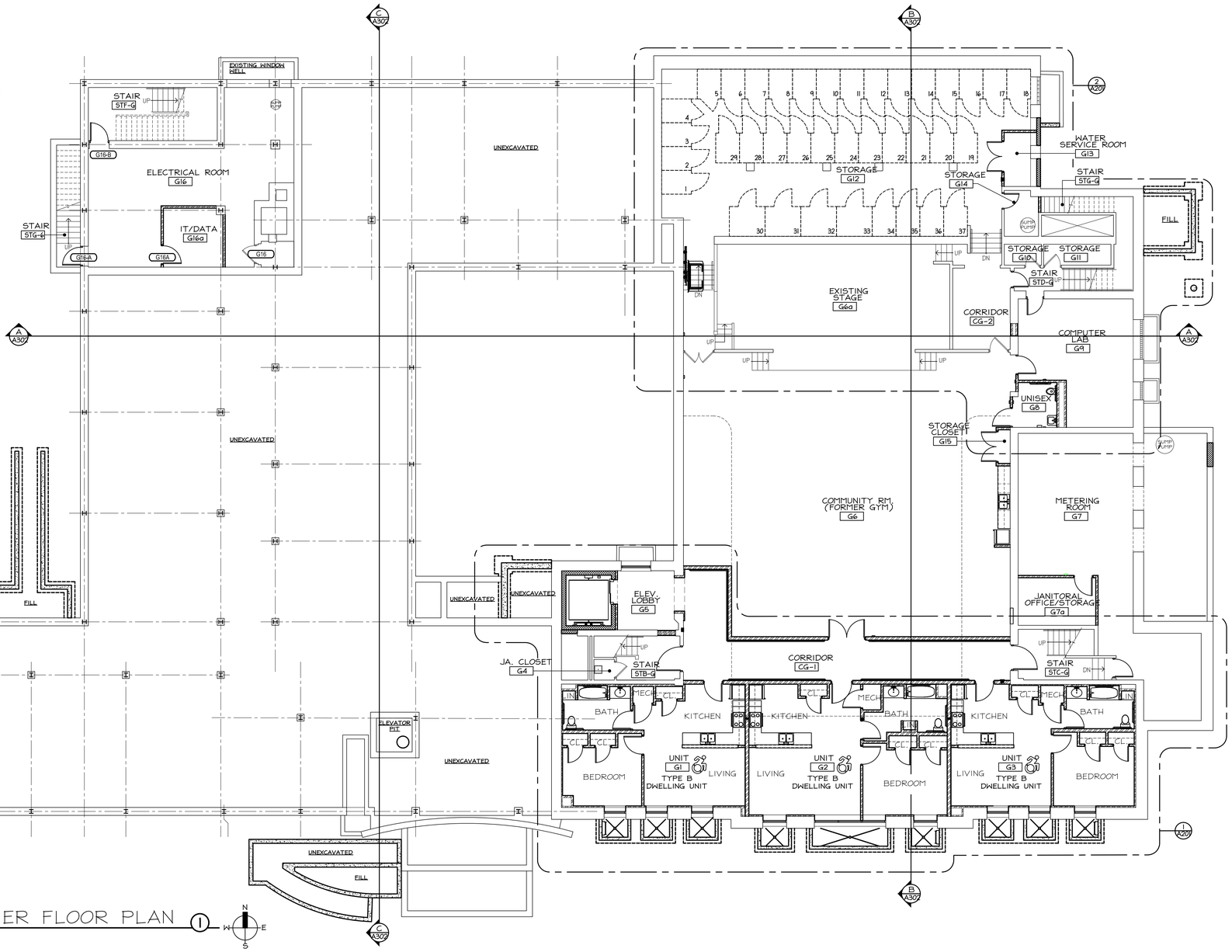
N. PROVIDE KITCHEN COUNTER WORK SURFACE WITH MINIMUM 30" CLEAR OPENING UNDER COUNTER AND MAXIMUM 2" APRON AT A HEIGHT BETWEEN 28" - 34" ABOVE FINISHED FLOOR AT TYPE 'A' DWELLING UNITS.
- ADAPTABLE UNITS CAN HAVE REMOVABLE BASE CABINET OPTION.

O. PROVIDE 1" HORIZONTAL VINYL BLINDS AT ALL WINDOWS WITHIN UNITS.

P. GYPSUM WALL BOARD TO BE MOISTURE RESISTANT AT ALL BATHROOM WALLS. AT ALL TILE INSTALLATIONS PROVIDE APPROVED CEMENTITIOUS BACKER BOARD.

Q. PROVIDE ALL UNITS WITH TWO (2) STOVETOP AUTOMATIC COOKTOP FIRE SUPPRESSOR BY FIRESTOP OR APPROVED EQUAL.

R. KITCHEN LAYOUTS SHOWN IN PLAN AND ELEVATION ARE NOT FINAL AND TO BE DESIGNED BY OTHERS. ALL KITCHEN LAYOUTS TO INCLUDE A FULL HEIGHT PANTRY CABINET UNLESS A HARD WALL SPACE IS PROVIDED. ALL TYPE 'A' DWELLING UNIT KITCHENS TO HAVE AN ACCESSIBLE COUNTER WORK SURFACE. REFER TO GENERAL NOTE N ABOVE.



OVERALL LOWER FLOOR PLAN (1)
SCALE: 1/8" = 1'-0"

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021579 STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

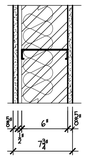
SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

OVERALL LOWER FLOOR PLAN

A-100

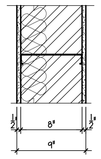
PARTITION SCHEDULE



UL DESIGN U419

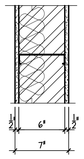
(A) 5/8" TYPE 'C' GYPSUM WALL BD.
RC-1 RESILIENT CHANNEL ONE SIDE @ 24" O.C.
6" MTL. STUDS @ 24" O.C.
3" MINERAL WOOL SAFB (SOUND ATTENUATION FIRE BLANKET) INSULATION
5/8" GYPSUM WALL BOARD
56 STC RATING PER RAL-TL84-141

(A1) SAME AT TYPE 'A' BUT WITH STRUCTURAL MTL. STUDS, ANCHORED TO EXISTING CONCRETE FLOOR, SEE STRUCTURAL DWGS.



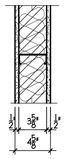
(B) 1/2" GYPSUM WALL BOARD
8" MTL. STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD

(B1) SAME AS TYPE 'B' BUT WITH 3" THERMAFIBER SOUND BATT INSULATION



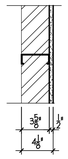
(C) 1/2" GYPSUM WALL BOARD
6" MTL. STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD

(C1) SAME AS TYPE 'C' BUT WITH 3" THERMAFIBER SOUND BATT INSULATION



(D) 1/2" GYPSUM WALL BOARD
3 5/8" MTL. STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD

(D1) SAME AS TYPE 'C' BUT WITH 3" THERMAFIBER SOUND BATT INSULATION

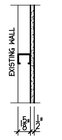


(E) 1/2" GYPSUM WALL BOARD
3 5/8" MTL. STUDS @ 16" O.C.

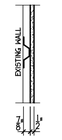
(E1) SAME AS TYPE 'E' BUT WITH 6" STUD

(E2) 1/2" GYPSUM WALL BOARD
3 5/8" MTL. STUDS @ 16" O.C.
SOUND ATTENUATION BATT INSULATION, EVERY STUD CAVITY AND FULL HEIGHT OF PARTITION

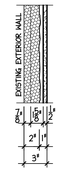
(E3) SAME AS TYPE 'E2' BUT WITH 6" METAL STUDS



(F) 1/2" GYPSUM WALL BOARD
1 5/8" MTL. STUDS @ 16" O.C., BRACED AGAINST EXISTING WALL AT 32" O.C.



(G) 5/8" GYPSUM WALL BOARD
7/8" MTL. FURRING ON EXISTING INTERIOR MASONRY/PLASTER WALL



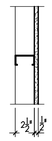
(H) 1/2" GYPSUM WALL BOARD
1 5/8" MTL. STUDS @ 16" O.C., BRACED AGAINST EXISTING WALL AT 32" O.C.
2" CLOSED CELL POLYURETHANE SPRAY FOAM INSULATION (R-12), DIRECT APPLIED TO INTERIOR PLASTER OF EXISTING EXTERIOR WALL CONSTRUCTION

(H1) SAME AS TYPE 'H' BUT WITH 3-5/8" METAL STUDS

NOTE:
ALL WIRING AND DEVICES TO BE INSTALLED ON EXTERIOR WALLS PRIOR TO APPLICATION OF SPRAY FOAM.

(J) 1/2" GYPSUM WALL BOARD
1 5/8" MTL. STUDS @ 16" O.C., BRACED AGAINST EXISTING WALL AT 32" O.C.

(K) 1/2" GYPSUM WALL BOARD, DIRECT APPLIED TO EXISTING WALL



(L) 1/2" GYPSUM WALL BOARD
2 1/2" MTL. STUDS @ 16" O.C.

PARTITION NOTES:

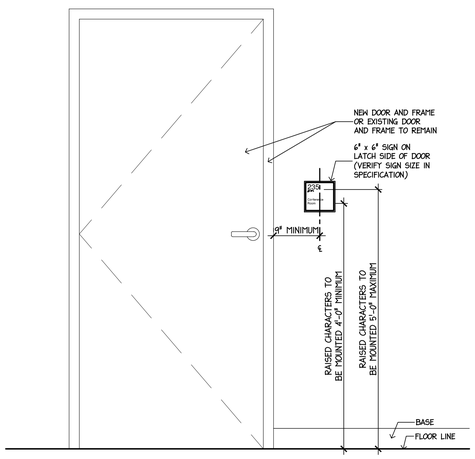
A. DEMISING AND CORRIDOR PARTITIONS SHALL BE CONSTRUCTED FIRST AND COMPLETELY BOARDED ON BOTH SIDES. UNIT INTERIOR PARTITIONS SHALL BE CONSTRUCTED SEPARATELY FROM THE MAIN DEMISING PARTITIONS.

B. REFER TO LIFE SAFETY DRAWINGS FOR FIRE RATING OF PARTITIONS.

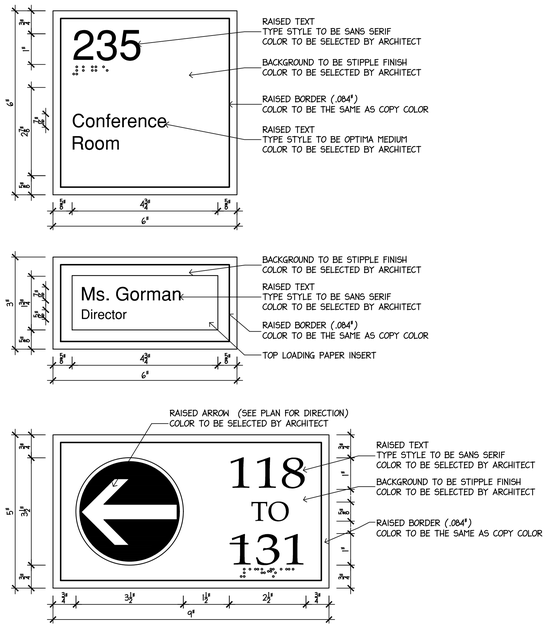
C. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR CONSTRUCTION ABOVE CEILING AND COORDINATE WITH PARTITIONS. SEAL TIGHT AROUND ALL PENETRATIONS AS REQUIRED FOR FIRE AND/OR ACOUSTICAL RATING.

D. ALL BATHROOM PARTITIONS AND WET PARTITIONS SHALL RECEIVE MOISTURE RESISTANT GYPSUM WALL BOARD.

E. GYPSUM WALL BOARD TO BE SUBSTITUTED WITH CEMENT BOARD AT ALL LOCATIONS RECEIVING WALL TILE, SEE ROOM FINISH SCHEDULE.



SIGN MOUNTING ELEVATION (1)
SCALE 1" = 1'-0"



SIGN MOUNTING DETAILS (2)
SCALE 6" = 1'-0"

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT
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021279
STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

PARTITION SCHEDULE AND INTERIOR SIGNAGE DETAILS

A-1000

DOOR SCHEDULE - LOWER FLOOR

DOOR NO.	DOOR SIZE	DOOR TYPE	FRAME TYPE	HEAD TYPE	JAMB TYPE	SILL TYPE	LABEL	HARDWARE	REMARKS
G1	3'-0" x 7'-0" x 1 3/4"	D-1	F-1A	H1, H5	J1, J9	S3	20 MIN.	UHW-1	1, 9
G10	2'-4" x 7'-0" x 1 3/4"	HM (ETR)	ETR	--	--	--	--	PHW-12	
G11	2'-8" x 7'-0" x 1 3/4"	HM (ETR)	ETR	--	--	--	--	PHW-12	
G12	2'-6" x 7'-0" x 1 3/4"	XD-6	WD (ETR)	--	--	--	--	PHW-14	
G13	2 @ 2'-6" x 7'-0" x 1 3/4"	D-6	F-1	H1	J1	--	--	PHW-15	
G15	2 @ 2'-6" x 7'-0" x 1 3/4"	D-1A	F-1	H1	J1	--	--	PHW-15	
G16	2'-10" x 7'-0" x 1 3/4"	HM (ETR)	HM (ETR)	--	--	--	--	PHW-11	
G16-A	3'-0" x 7'-0" x 1 3/4"	D-6B	HM (ETR)	--	--	--	--	PHW-11	
G16-B	3'-0" x 7'-0" x 1 3/4"	D-6	F-1	--	--	--	--	PHW-11	8
G16A	3'-0" x 7'-0" x 1 3/4"	D-6	F-1	H1	J1	--	--	PHW-11	
G2	3'-4" x 7'-0" x 1 3/4"	D-1	F-1A	H1, H5	J1, J9	S3	20 MIN.	UHW-1	1, 9
G3	3'-0" x 7'-0" x 1 3/4"	D-1	F-1A	H1, H5	J1, J9	S3	20 MIN.	UHW-1	1, 9
G4	2'-6" x 7'-0" x 1 3/4"	HM (ETR)	HM (ETR)	--	--	--	--	PHW-13	
G6-A	2 @ 2'-5" x 7'-0" x 1 3/4"	WD (ETR)	WD (ETR)	--	--	--	----	PHW-18	
G6-B	3'-0" x 7'-0" x 1 3/4"	WD (ETR)	WD (ETR)	--	--	--	--	PHW-19	
G6-C	2 @ 3'-0" x 7'-0" x 1 3/4"	D-1A	F-1	H1	J1	--	--	PHW-20	
G7	3'-0" x 7'-0" x 1 3/4"	D-6	HM (ETR)	--	--	--	--	PHW-19	8
G7A	3'-0" x 7'-0" x 1 3/4"	D-6A	F-1	H1	J1	--	--	PHW-21	
G8	3'-0" x 7'-0" x 1 3/4"	D-1	F-1	H1	J1	--	--	PHW-16	
G9-A	3'-0" x 7'-0" x 1 3/4"	D-1	F-1	H1	J1	--	--	PHW-17	
G9-B	2'-8" x 7'-0" x 1 3/4"	D-1	WD (ETR)	--	--	--	--	PHW-14	8
STB-G	4'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-22	8
STC-G	4'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-22	8
STD-G	2'-6" x 7'-0" x 1 3/4"	D-1	F-1	--	--	--	--	PHW-20	8

DOOR SCHEDULE - FIRST FLOOR

DOOR NO.	DOOR SIZE	DOOR TYPE	FRAME TYPE	HEAD TYPE	JAMB TYPE	SILL TYPE	LABEL	HARDWARE	REMARKS
101	3'-0" x 7'-0" x 1 3/4"	D-1	F-1A	H1A	J1A	--	20 MIN.	UHW-1	1, 9
102	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9
103	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9
104	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9
105	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9
106	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9
107	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9
108	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9
109	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9
110	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9
111	3'-0" x 7'-0" x 1 3/4"	XD-5	HM (ETR)	H5	J9	S3	--	UHW-1	2, 9, 11
112	3'-0" x 7'-0" x 1 3/4"	D-1	F-1	H1	J1	--	20 MIN.	UHW-1	1, 9
113	3'-0" x 7'-0" x 1 3/4"	D-1	F-1	H1	J1	--	20 MIN.	UHW-1	1, 9
114	3'-0" x 7'-0" x 1 3/4"	D-1	F-1	H1	J1	--	20 MIN.	UHW-1	1, 9
115	2'-0"(4'-0") x 7'-0" x 1 3/4"	XD-14	HM (ETR)	--	--	--	--	PHW-25	10
116	2'-8" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-24	
118	3'-0" x 7'-0" x 1 3/4"	D-7	F-1	H1	J1	--	--	PHW-13	
119	3'-0" x 5'-6" x 1 3/4"	D-7	F-1	H1	J1	--	--	PHW-13	
121-A	3'-0" x 7'-0" x 1 3/4"	XD-12	ALUM (ETR)	--	--	--	--	PHW-1	
121-B	2 @ 3'-0" x 7'-0" x 1 3/4"	XD-11A	ALUM (ETR)	--	--	--	--	PHW-2	
121A	3'-0" x 7'-0" x 1 3/4"	WD (ETR)	HM (ETR)	--	--	--	--	PHW-13	
122	3'-0" x 7'-0"	--	HM (ETR)	--	--	--	--	N/A	
122-A	3'-0" x 7'-0" x 1 3/4"	XD-9	ALUM (ETR)	--	--	--	--	PHW-4	
122-B	2 @ 3'-0" x 7'-0" x 1 3/4"	XD-10	ALUM (ETR)	--	--	--	--	PHW-3	
122-C	2 @ 3'-0" x 7'-0" x 1 3/4"	XD-10	ALUM (ETR)	--	--	--	--	PHW-5	
123	3'-0" x 7'-0" x 1 3/4"	XD-8	HM (ETR)	--	--	--	--	PHW-13	
124	3'-0" x 7'-0" x 1 3/4"	XD-8	HM (ETR)	--	--	--	--	PHW-13	
125	3'-0" x 7'-0" x 1 3/4"	D-6A	F-1	H1A	J1A	--	--	PHW-26	
126	2'-0" x 7'-0" x 1 3/4"	XD-4	HM (ETR)	--	--	--	--	PHW-13	
127	2'-8" x 7'-0" x 1 3/4"	XD-4A	HM (ETR)	--	--	--	--	PHW-17	
128	2'-6" x 7'-0" x 1 3/4"	XD-8	HM (ETR)	--	--	--	--	PHW-13	
129	2'-6" x 7'-0" x 1 3/4"	D-6	HM (ETR)	--	--	--	--	PHW-11	8
130-A	33" CL'R. D.O. (8'-2"w x 9'-6"h)	D-4	--	H4	J4, J5	S2	--	PHW-10	12
130-B	2 @ 3'-0" x 7'-0" x 1 3/4"	D-5	F-4	H3	J3	S1	--	PHW-9	
C1-2	3'-0" x 7'-0" x 1 3/4"	XD-13	HM (ETR)	--	--	--	--	PHW-27	
C1-4	3'-0" x 7'-0" x 1 3/4"	D-5A	F-5	H3	J6, J7	S1	--	PHW-8	
C1-5	3'-0" x 7'-0" x 1 3/4"	D-6A	F-1	H1	J1	--	--	PHW-17	8
C1-6-A	3'-0" x 7'-0" x 1 3/4"	D-6A	F-1	H1	J1	--	--	PHW-17	8
STA1-A	3'-2" x 7'-0" x 1 3/4"	XD-12	ALUM (ETR)	--	--	--	--	PHW-6	
STA1-B	3'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-22	8
STB1-A	2 @ 3'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-23	8
STB1-B	3'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-22	8
STC1-A	3'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-22	8
STC1-B	2 @ 2'-6" x 7'-0" x 1 3/4"	XD-7	WD (ETR)	--	--	--	--	ETR	
STD1	3'-0" x 6'-8" x 1 3/4"	D-6A	F-1	--	--	--	--	PHW-22	8
STF1-A	2 @ 2'-8 3/4" x 7'-0" x 1 3/4"	XD-11	ALUM (ETR)	--	--	--	--	PHW-7	
STF1-B	2 @ 3'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-23	8

DOOR SCHEDULE - SECOND FLOOR

DOOR NO.	DOOR SIZE	DOOR TYPE	FRAME TYPE	HEAD TYPE	JAMB TYPE	SILL TYPE	LABEL	HARDWARE	REMARKS
201	3'-4" x 7'-0" x 1 3/4"	D-1	XF-1	--	J8	--	20 MIN.	UHW-1	3, 9
202	3'-0" x 7'-0" x 1 3/4"	D-1	XF-1	--	--	--	20 MIN.	UHW-1	3, 9
203	3'-0" x 7'-0" x 1 3/4"	D-1	XF-1	--	--	--	20 MIN.	UHW-1	3, 9
204	3'-0" x 7'-0" x 1 3/4"	D-2	F-1A	H1	J1	--	20 MIN.	UHW-1	4, 9
205	2'-8" x 7'-0" x 1 3/4"	D-2	HM (ETR)	--	--	--	20 MIN.	UHW-1	4, 9
206	2'-8" x 7'-0" x 1 3/4"	D-2	HM (ETR)	--	--	--	20 MIN.	UHW-1	4, 9
207	2'-8" x 7'-0" x 1 3/4"	D-2	HM (ETR)	--	--	--	20 MIN.	UHW-1	4, 9
208	2'-8" x 7'-0" x 1 3/4"	D-2	HM (ETR)	--	--	--	20 MIN.	UHW-1	4, 9
209	3'-0" x 7'-0" x 1 3/4"	D-2	F-1A	H1	J1	--	20 MIN.	UHW-1	6, 9
210	3'-0" x 7'-0" x 1 3/4"	XD-6	F-1A	H1, H5	J1, J9	S3	--	UHW-1	5, 9
211	3'-0" x 7'-0" x 1 3/4"	D-1	F-1A	H1	J1	--	20 MIN.	UHW-1	1, 9
212	3'-4" x 7'-0" x 1 3/4"	D-1	XF-1	--	J8	--	20 MIN.	UHW-1	3, 9
213	3'-4" x 7'-0" x 1 3/4"	D-1	XF-1	--	J8	--	20 MIN.	UHW-6	9
214	3'-4" x 7'-0" x 1 3/4"	D-1	XF-1	--	J8	--	20 MIN.	UHW-1	3, 9
215	3'-0" x 7'-0" x 1 3/4"	D-1	XF-1	--	J8	--	20 MIN.	UHW-1	1
216	3'-0" x 7'-0" x 1 3/4"	D-1	F-1A	H1A	J1A	--	20 MIN.	UHW-1	1
217	3'-0" x 7'-0" x 1 3/4"	D-1	F-1A	H1A	J1A	--	20 MIN.	UHW-1	1
218	3'-0" x 7'-0" x 1 3/4"	D-1	F-1A	H1A	J1A	--	20 MIN.	UHW-1	1
219	2'-8" x 7'-0" x 1 3/4"	XD-8	HM (ETR)	--	--	--	--	PHW-13	
220	2'-8" x 7'-0" x 1 3/4"	D-6	HM (ETR)	--	--	--	--	PHW-11	4
221	3'-0" x 7'-0" x 1 3/4"	D-6	HM (ETR)	--	--	--	--	PHW-17	
222	3'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-17	
223	3'-0" x 7'-0" x 1 3/4"	D-6	HM (ETR)	--	--	--	--	PHW-13	
224	2'-6" x 7'-0" x 1 3/4"	D-6	HM (ETR)	--	--	--	--	PHW-13	
225A	3'-0" x 7'-0" x 1 3/4"	D-6	F-1	H1	J1	--	--	PHW-11	
226	2'-6" x 7'-0" x 1 3/4"	D-2	WD (ETR)	--	--	--	--	PHW-13	
227	2'-8" x 7'-0" x 1 3/4"	D-6	HM (ETR)	--	--	--	--	PHW-17	
C2-1	3'-0" x 7'-0"	--	HM (ETR)	--	--	--	--	N/A	7
STA2	3'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-22	
STB2	3'-4" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-22	8
STC2	2'-6" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-22	8
STD2	3'-0" x 7'-0" x 1 3/4"	D-6A	F-1	H1	J1	--	--	PHW-22	8
STE2	3'-0" x 7'-0" x 1 3/4"	D-6A	F-1	H1	J1	--	--	PHW-22	8
STF2	3'-0" x 7'-0" x 1 3/4"	D-6A	HM (ETR)	--	--	--	--	PHW-22	8

DOOR SCHEDULE - THIRD FLOOR

DOOR NO.	DOOR SIZE	DOOR TYPE	FRAME TYPE	HEAD TYPE	JAMB TYPE	SILL TYPE	LABEL	HARDWARE	REMARKS
301	3'-4" x 7'-0" x 1 3/4"	D-1	XF-1	--	J8	--	20 MIN.	UHW-1	3, 9
302	3'-4" x 7'-0" x 1 3/4"	D-1	XF-1	--	J8	--	20 MIN.	UHW-1	3, 9
C3-1	3'-4" x 7'-0" x 1 3/4"	D-6B	F-2	--	--	--	--	PHW-28	
STE3	3'-0" x 7'-0" x 1 3/4"	D-6A	F-1	H1	J1	--	--	PHW-22	8

DOOR SCHEDULE - APARTMENT INTERIOR

DOOR NO.	DOOR SIZE	DOOR TYPE	FRAME TYPE	HEAD TYPE	JAMB TYPE	SILL TYPE	LABEL	HARDWARE	REMARKS
A	3'-0" x 7'-0" x 1 3/8"	D-3	F-3	H2	J2	--	--		
B	2'-8" x 7'-0" x 1 3/8"	D-3	F-3	H2	J2	--	--		
C	2'-6" x 7'-0" x 1 3/8"	D-3	F-3	H2	J2	--	--		
D	2'-4" x 7'-0" x 1 3/8"	D-3	F-3	H2	J2	--	--		
E	(2) @ 1'-10" x 7'-0" x 1 3/8"	D-3	F-3	H2	J2	--	--		
F	3'-0" x 7'-0" x 1 3/8"	D-3A	F-3	H2	J2	--	--		

DOOR SCHEDULE REMARKS:

1. NEW APARTMENT ENTRY DOOR IN NEW FIRE RATED H.M. DOOR FRAME.
2. SALVAGED CLASSROOM WOOD/GLASS DOOR PANEL IN EXISTING H.M. DOOR FRAME. DOOR PANEL TO RECEIVE NEW BACK PANEL CONSTRUCTION OVER GLASS SECTION. REFER TO DOOR MODIFICATION DETAILS ON DRAWING A-1002 FOR MORE INFORMATION. PREP FOR SCHEDULED DOOR HARDWARE.
3. NEW DOOR PANEL IN EXISTING WOOD DOOR FRAME. MODIFY FRAME AS REQUIRED TO CHANGE THE SWING OF THE DOOR PANEL AS SHOWN IN PLAN. REFER TO DOOR FRAME DETAILS ON DRAWING A-1002 FOR MORE INFORMATION. PREP FOR SCHEDULED DOOR HARDWARE.
4. NEW DOOR PANEL IN EXISTING H.M. DOOR FRAME. PREP FOR SCHEDULED DOOR HARDWARE. PAINT DOOR FRAME.
5. SALVAGED CLASSROOM WOOD/GLASS DOOR PANEL IN NEW H.M. DOOR FRAME. DOOR PANEL TO RECEIVE NEW BACK PANEL CONSTRUCTION OVER GLASS SECTION. REFER TO DOOR MODIFICATION DETAILS ON DRAWING A-1002 FOR MORE INFORMATION. PREP FOR SCHEDULED DOOR HARDWARE.
6. NEW DOOR PANEL IN NEW H.M. DOOR FRAME. PREP FOR SCHEDULED DOOR HARDWARE.
7. EXISTING H.M. DOOR FRAME TO REMAIN. REMOVE ALL DOOR HARDWARE AND FILL IN ALL PUNCHED OPENINGS IN FRAME. PAINT AS REQUIRED.
8. DOOR TO RECEIVE SMOKE SEALS FOR SMOKE TIGHT STAIRWELL ENCLOSURE.
9. DOOR TO RECEIVE TWO DOOR VIEWERS. REFER TO DOOR TYPE ELEVATIONS FOR INSTALLATION HEIGHTS AND DOOR DETAILS FOR SPECIFIED VIEWERS.
10. EXTERIOR UNEVEN DOOR AND FRAME TO REMAIN. PREPARE FOR NEW DOOR HARDWARE AS SPECIFIED IN DOOR SCHEDULE. PREPARE FOR NEW FINISHES.
11. APPLY ON APARTMENT SIDE, 3M DUST CRYSTAL FILM TO ALL EXISTING GLASS.
12. AUTOMATIC SLIDING GLASS DOOR. PACKAGE UNIT DIMENSIONS: 8'-2" WIDE x 9'-6" HIGH (WITH TRANSOM - BY SLIDING DOOR MANUFACTURER). CLEAR DOOR OPENING WIDTH = ± 2'-9" (33").

GENERAL DOOR AND FRAME NOTES:

A. PROVIDE ARCHITECT WITH SHOP DRAWINGS FOR ALL DOORS AND HARDWARE FOR APPROVAL PRIOR TO WORK EFFORTS. ALL HOLLOW METAL DOORS AND FRAMES SHALL BE MANUFACTURED BY AN SDI APPROVED MANUFACTURER.
B. ALL DOORS AND FRAMES SHALL HAVE A BAKED ON PRIMER FINISH.
C. ALL DOORS AND FRAMES SHALL BE REINFORCED AND PREPARED FOR HARDWARE.
D. COORDINATE ALL DOOR HEIGHTS AND CLEARANCES WITH EXISTING/NEW FLOOR FINISHES PRIOR TO ORDERING.
E. ALL FRAMES FOR FIRE RATED DOORS SHALL BE FIRE RATED TO MATCH DOOR.
F. VERIFY ALL FRAME DEPTHS W/PARTITION TYPES. PROVIDE WRAP AROUND FRAMES AT ALL STUD FRAMED PARTITIONS.
G. PROVIDE BACK BOXES FOR ALL HARDWARE ITEMS INCLUDING ELECTRICAL.
H. PROVIDE DOOR MARKINGS ON GLASS DOORS PER NYS DEPARTMENT OF LABOR INDUSTRIAL CODE RULE NO. 47.
I. CONTRACTOR TO COORDINATE ANY SPECIALTY DOOR, FRAME AND/OR HARDWARE REQUIRED WITH OWNER IN FIELD PRIOR TO CONSTRUCTION.

GENERAL HARDWARE NOTES:

A. ALL DOOR HARDWARE TO BE ADA ACCESSIBLE IN COMPLIANCE WITH CHAPTER 11 OF THE 2020 BUILDING CODE OF NEW YORK STATE AND ICC/ANSI A117.1 2009 STANDARD WITH FINISHES AND KEYING PER BUILDING STANDARDS.
B. VERIFY ALL DOOR HARDWARE FUNCTIONS WITH OWNER AND/OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING.
C. ANY HARDWARE ITEM NOT SPECIFICALLY CALLED OUT, BUT REQUIRED TO MAKE ANY ASSEMBLY OPERATIONAL, SHALL BE INCLUDED BY THE HARDWARE SUPPLIER IN THEIR BASE BID.

UNIT (APARTMENT) HARDWARE GROUPS (UHW-#):

HARDWARE SET UHW-1 (APARTMENT ENTRY DOORS)

3	HINGES	BB1279 4-1/2" x 4-1/2" NRP	US26D	HAGER
1	INTERCONNECTED LOCK	3710 AUGUST SFIC	US26D	HAGER
1	COMBINATED CORE	3981-C	US4	HAGER
1	CLOSER	5200 5911-HD	DBZ	HAGER
1	WALL STOP	232W	US26D	HAGER
1	PRIVACY DOOR LATCH	277D	US26D	HAGER
1	DOOR GUARD BRACKET	277F		HAGER
2	DOOR VIEWER	622	US26D	ROCK
1	WEATHERSTRIP	738S (VIF LENGTH REQ'D.)		HAGER
1	VINYL THRESHOLD	903S (VIF LENGTH REQ'D.)	BLACK	HAGER
1	DOOR BOTTOM SHOE	906S (VIF LENGTH REQ'D.)	BROWN	HAGER

HARDWARE SET UHW-2 (MECHANICAL ROOM - STORE ROOM FUNCTION)

3	HINGES		US26D	HAGER
1	LOCKSET	3480 AUGUST	US26D	HAGER
1	FLEXIBLE DOOR STOP	6211	US26D	HAGER

HARDWARE SET UHW-3 (BEDROOM ENTRY & BATHROOM DOORS - PRIVACY FUNCTION)

3	HINGES		US26D	HAGER
1	LOCKSET	3440 AUGUST	US26D	HAGER
1	HINGE PIN STOP	301D	US26D	HAGER

HARDWARE SET UHW-4 (ENTRY CLOSET DOORS - PASSAGE FUNCTION)

3	HINGES		US26D	HAGER
1	LOCKSET	3410 AUGUST	US26D	HAGER
1	HINGE PIN STOP	301D	US26D	HAGER

HARDWARE SET UHW-5 (BEDROOM CLOSET DOORS - DUMMY FUNCTION)

3	HINGES		US26D	HAGER
1	LOCKSET	3417 AUGUST	US26D	HAGER
1	HINGE PIN STOP	301D	US26D	HAGER

HARDWARE SET UHW-6 (APARTMENT ENTRY DOOR 213)

3	SPRING HINGES	BB1279 4-1/2" x 4-1/2" NRP	US26D	HAGER
1	INTERCONNECTED LOCK	3710 AUGUST SFIC	US26D	HAGER
1	COMBINATED CORE	3981-C	US4	HAGER
1	WALL STOP	232W	US26D	HAGER
1	PRIVACY DOOR LATCH	277D	US26D	HAGER
1	DOOR GUARD BRACKET	277F		HAGER
2	DOOR VIEWER	622	US26D	ROCK
1	WEATHERSTRIP	738S (VIF LENGTH REQ'D.)		HAGER
1	VINYL THRESHOLD	903S (VIF LENGTH REQ'D.)	BLACK	HAGER
1	DOOR BOTTOM SHOE	906S (VIF LENGTH REQ'D.)	BROWN	HAGER

DESCRIPTION OF OPERATION:
- VERIFY SPRING HINGE SPECIFIED COMPLIES WITH ICC/ANSI 117.1 2009 SECTION 404.2.7.2 TO MEET THE CLOSING SPEED REQUIRED FROM OPEN POSITION.

PUBLIC HARDWARE GROUPS (PHW-#):

HARDWARE SET PHW-1 (EXTERIOR ALUMINUM SINGLE DOOR - EXISTING 121-A)

1	ELECTRIC STRIKE	9600 SERIES SURFACE MOUNTED	US32D	HES
1	RIM CYLINDER	3901 SFIC	US26D	HAGER
1	PERMANENT CORE (NEW)	80-037 (7-PIN) - COORDINATE WITH OWNER		
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
1	DOOR BOTTOM	770S (S.S. TEK SCREWS)	MIL	HAGER
1	WEATHERSTRIP	NEOPRENE (VIF LENGTH REQ'D.)		HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER
1	CARD READER	ACCESS CONTROL READER BY OTHERS		
1	WIRING DIAGRAM	RISER/POINT TO POINT		

NOTES:
1. EXISTING HINGES, EXTERIOR PULLS, AND EXIT DEVICE TO REMAIN. CLEAN AND VERIFY OPERATES CORRECTLY.
2. REPLACE WEATHER STRIPPING, DOOR BOTTOM, AND THRESHOLD.

DESCRIPTION OF OPERATION:
- DOOR IS NORMALLY CLOSED AND LOCKED.
- PRESENTING AUTHORIZED CREDENTIAL, UNLOCKS ELECTRIC STRIKE FIRST, THEN POWERS OPERATOR, GRANTING ACCESS. OR BY KEY OVERRIDE.
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN LOCKED (FAIL SECURE) IN THE EVENT OF POWER LOSS.
- DOOR CONTACTS/SECURITY SYSTEM/ACCESS CONTROL BY DIVISION 28 CONTRACTOR (COORDINATE WITH OWNER).
- DOOR IS MONITORED WITH DOOR POSITION SWITCH AND REQUEST TO EXIT SWITCH.

HARDWARE SET PHW-2 (EXTERIOR ALUMINUM DOUBLE DOOR - EXISTING 121-B)

1	PERMANENT CORE (NEW)	80-037 (7-PIN) - COORDINATE WITH OWNER		
1	PANIC REMOVABLE MULLION	4900U x 7 FT.		HAGER
1	RIM CYLINDER	3901 SFIC	US26D	HAGER
2	DOOR BOTTOM	770S (S.S. TEK SCREWS)	MIL	HAGER
2	WEATHERSTRIP	NEOPRENE (VIF LENGTH REQ'D.)		HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER

NOTES:
1. EXISTING HINGES, EXTERIOR PULLS, CLOSERS, AND EXIT DEVICES TO REMAIN. CLEAN AND VERIFY OPERATES CORRECTLY.
2. REPLACE WEATHER STRIPPING, DOOR BOTTOMS, AND THRESHOLD.

DESCRIPTION OF OPERATION:
- DOOR IS NORMALLY CLOSED AND LOCKED.
- FREE EGRESS AT ALL TIMES.

HARDWARE SET PHW-3 (INTERIOR ALUMINUM DOUBLE DOORS - EXISTING 122-B)

2	CLOSERS	5200 SERIES (GRADE 1 HD)	ALUM	HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER

NOTES:
1. EXISTING HINGES, PUSH/PULLS, AND EXIT DEVICES TO REMAIN. CLEAN AND VERIFY OPERATES CORRECTLY.
2. REPLACE THRESHOLD.

DESCRIPTION OF OPERATION:
- DOORS ARE NORMALLY CLOSED AND UNLOCKED.
- FREE EGRESS AT ALL TIMES.

HARDWARE SET PHW-4 (INTERIOR ALUMINUM SINGLE DOOR - EXISTING 122-A)

1	ELECTRIC STRIKE	9600 SERIES SURFACE MOUNTED	US32D	HES
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER

NOTES:
1. EXISTING PIVOT HINGES, PULL, AND EXIT DEVICE TO REMAIN. CLEAN AND VERIFY OPERATES CORRECTLY.
2. REPLACE THRESHOLD.

DESCRIPTION OF OPERATION:
- DOOR IS NORMALLY CLOSED AND UNLOCKED.
- POWER OPERATOR ENERGIZED WHEN OPERATOR ACTUATOR PUSHED.
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN UNLOCKED (FAIL SAFE) IN THE EVENT OF POWER LOSS.

HARDWARE SET PHW-5 (EXTERIOR ALUMINUM DOUBLE DOOR - EXISTING 122-C)

1	LOCKSET (ACTIVE)	3810E - PASSAGE - F01 (AUGUST)	US32D	HAGER
1	LOCKSET (INACTIVE)	3827E - DOUBLE DUMMY (AUGUST)	US32D	HAGER
1	ELECTRIC STRIKE	7100 SERIES	US32D	AR
1	SURFACE BOLT	275D		HAGER
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
2	DOOR BOTTOM	770S (S.S. TEK SCREWS)	MIL	HAGER
1	WEATHERSTRIP	NEOPRENE (VIF LENGTH REQ'D.)		HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER
1	CARD READER	ACCESS CONTROL READER BY OTHERS		
1	WIRING DIAGRAM	RISER/POINT TO POINT		

NOTES:
1. EXISTING PIVOT HINGES TO REMAIN. PUSH BARS AND LEVERSETS TO BE REMOVED. PROVIDE FILLER PLATES AS REQUIRED. CLEAN AND VERIFY DOORS OPERATE CORRECTLY.
2. REPLACE WEATHER STRIPPING AND THRESHOLD.

DESCRIPTION OF OPERATION:
- DOORS ARE NORMALLY CLOSED AND LOCKED.
- PRESENTING AUTHORIZED CREDENTIAL, UNLOCKS ELECTRIC STRIKE FIRST, THEN POWERS OPERATOR, GRANTING ACCESS. OR BY KEY OVERRIDE IN ACTIVE LEAF.
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN UNLOCKED (FAIL SAFE) IN THE EVENT OF POWER LOSS.
- DOOR CONTACTS/SECURITY SYSTEM/ACCESS CONTROL BY DIVISION 28 CONTRACTOR (COORDINATE WITH OWNER).
- DOOR IS MONITORED WITH DOOR POSITION SWITCH AND REQUEST TO EXIT SWITCH SIGNALING A VALID RELEASE.

HARDWARE SET PHW-6 (EXTERIOR ALUMINUM SINGLE DOOR - EXISTING STA1-A)

1	RIM CYLINDER	3901 SFIC	US26D	HAGER
1	PERMANENT CORE (NEW)	80-037 (7-PIN) - COORDINATE WITH OWNER		
1	DOOR BOTTOM	770S (S.S. TEK SCREWS)	MIL	HAGER
1	WEATHERSTRIP	NEOPRENE (VIF LENGTH REQ'D.)		HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER

NOTES:
1. EXISTING BUTT HINGES, EXIT DEVICE, AND EXTERIOR PULL TO REMAIN. CLEAN AND VERIFY OPERATES CORRECTLY.
2. REPLACE WEATHER STRIPPING, DOOR BOTTOM, AND THRESHOLD.

HARDWARE SET PHW-7 (EXTERIOR ALUMINUM DOUBLE DOOR - EXISTING STF1-A)

1	PERMANENT CORE (NEW)	80-037 (7-PIN) - COORDINATE WITH OWNER		
1	RIM CYLINDER	3901 SFIC	US26D	HAGER
2	EXIT DEVICES	4500 SERIES	US32D	HAGER
1	EXIT TRIM	45DT - AUGUST	US32D	HAGER
1	EXIT TRIM	45NL - AUGUST	US32D	HAGER
1	ELECTRIC STRIKE	9600 SERIES - SURFACE MOUNTED	US32D	HES
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	CLOSER	5200 SERIES (GRADE 1 HD)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
2	DOOR BOTTOM	770S (S.S. TEK SCREWS)	MIL	HAGER
1	WEATHERSTRIP	NEOPRENE (VIF LENGTH REQ'D.)		HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER
1	CARD READER	ACCESS CONTROL READER BY OTHERS		
1	WIRING DIAGRAM	RISER/POINT TO POINT		

NOTES:
1. EXISTING PIVOT HINGES AND CENTER MULLION TO REMAIN. PUSH BARS AND LEVERSETS TO BE REMOVED. CLEAN AND VERIFY DOORS OPERATE CORRECTLY.
2. REPLACE WEATHER STRIPPING AND THRESHOLD.

DESCRIPTION OF OPERATION:
- DOORS ARE NORMALLY CLOSED AND LOCKED.
- PRESENTING AUTHORIZED CREDENTIAL, UNLOCKS ELECTRIC STRIKE FIRST, THEN POWERS OPERATOR, GRANTING ACCESS. OR BY KEY OVERRIDE IN ACTIVE LEAF.
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN LOCKED (FAIL SECURE) IN THE EVENT OF POWER LOSS.
- DOOR CONTACTS/SECURITY SYSTEM/ACCESS CONTROL BY DIVISION 28 CONTRACTOR (COORDINATE WITH OWNER).
- DOOR IS MONITORED WITH DOOR POSITION SWITCH AND REQUEST TO EXIT SWITCH SIGNALING A VALID RELEASE.

HARDWARE SET PHW-8 (EXTERIOR ALUMINUM SINGLE DOOR - NEW C1-4)

1	CONTINUOUS HINGE	780 SERIES - ROTON GEARED	ANOD	HAGER
1	EXIT TRIM	3800 SERIES AUGUST	US32D	HAGER
1	RIM CYLINDER	3901 SFIC	US32D	HAGER
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
1	DOOR BOTTOM	770S (S.S. TEK SCREWS)	MIL	HAGER
1	WEATHERSTRIP	NEOPRENE (VIF LENGTH REQ'D.)		HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER
1	CARD READER	ACCESS CONTROL READER BY OTHERS		
1	WIRING DIAGRAM	RISER/POINT TO POINT		

NOTES:
1. EXISTING PIVOT HINGES TO REMAIN. PUSH BARS AND LEVERSETS TO BE REMOVED. PROVIDE FILLER PLATES AS REQUIRED. CLEAN AND VERIFY DOORS OPERATE CORRECTLY.
2. REPLACE WEATHER STRIPPING AND THRESHOLD.

DESCRIPTION OF OPERATION:
- DOORS ARE NORMALLY CLOSED AND LOCKED.
- PRESENTING AUTHORIZED CREDENTIAL, UNLOCKS ELECTRIC STRIKE FIRST, THEN POWERS OPERATOR, GRANTING ACCESS. OR BY KEY OVERRIDE IN ACTIVE LEAF.
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN UNLOCKED (FAIL SAFE) IN THE EVENT OF POWER LOSS.
- DOOR CONTACTS/SECURITY SYSTEM/ACCESS CONTROL BY DIVISION 28 CONTRACTOR (COORDINATE WITH OWNER).
- DOOR IS MONITORED WITH DOOR POSITION SWITCH AND REQUEST TO EXIT SWITCH SIGNALING A VALID RELEASE.

HARDWARE SET PHW-9 (INTERIOR ALUMINUM VESTIBULE DOUBLE DOORS - NEW C1-6)

2	EXIT DEVICE (NEW)	4501 CVR 36" x 84" 1-3/4" CD	US26D	HAGER
1	EXIT TRIM	45DT AUGUST	US26D	HAGER
1	EXIT TRIM	45NL AUGUST	US26D	HAGER
1	ELECTRIC STRIKE	2928	US32D	HAGER
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
1	RIM CYLINDER	3901 SFIC	US26D	HAGER
1	CLOSER	5200 SERIES (GRADE 1 HD)	ALUM	HAGER
2	DOOR BOTTOM	750S (S.S. TEK SCREWS)	MIL	HAGER
1	WEATHERSTRIP	NEOPRENE (VIF LENGTH REQ'D.)		HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER
1	CARD READER	ACCESS CONTROL READER BY OTHERS		
1	WIRING DIAGRAM	RISER/POINT TO POINT		

NOTES:
1. NEW ALUMINUM/GLASS ENTRANCE DOORS AND ALUMINUM FRAME.

DESCRIPTION OF OPERATION:
- DOORS ARE NORMALLY CLOSED AND LOCKED.
- PRESENTING AUTHORIZED CREDENTIAL, UNLOCKS ELECTRIC STRIKE FIRST, THEN POWERS OPERATOR, GRANTING ACCESS. OR BY KEY OVERRIDE IN ACTIVE LEAF.
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN LOCKED (FAIL SECURE) IN THE EVENT OF POWER LOSS.
- DOOR CONTACTS/SECURITY SYSTEM/ACCESS CONTROL BY DIVISION 28 CONTRACTOR (COORDINATE WITH OWNER).
- DOOR IS MONITORED WITH DOOR POSITION SWITCH AND REQUEST TO EXIT SWITCH SIGNALING A VALID RELEASE.

HARDWARE SET PHW-10 (EXTERIOR ALUMINUM AUTO SLIDING DOORS - NEW 130-A)

NOTES:
1. AUTOMATIC SLIDING DOOR HARDWARE TO BE PROVIDED BY MANUFACTURER WHERE REQUIRED.
2. DOOR CONTACTS/SECURITY SYSTEM/ACCESS CONTROL BY DIVISION 28 CONTRACTOR (COORDINATE WITH OWNER).

HARDWARE SET PHW-11 (STORE ROOM FUNCTION)

3	HINGES	BB1279 4-1/2" x 4-1/2" NRP	US26D	HGER
1	LOCKSET	3480 AUGUST	US26D	HAGER
3	METAL FRAME SILENCER	307D	GREY	HAGER

HARDWARE SET PHW-12 (STORE ROOM FUNCTION)

1	LOCKSET	3480 AUGUST	US26D	HAGER
1	DEADLOCK	3100 SERIES	US26D	HAGER
3	METAL FRAME SILENCER	307D	GREY	HAGER

HARDWARE SET PHW-13 (STORE ROOM FUNCTION)

1	LOCKSET	3480 AUGUST	US26D	HAGER

NOTES:
1. ADD METAL FRAME SILENCERS TO DOORS WHERE NECESSARY.

HARDWARE SET PHW-14 (STORE ROOM FUNCTION)

3	HINGES		US26D	HAGER
1	LOCKSET	3480 AUGUST	US26D	HAGER
1	SMOKE SEAL	726S (VIF. LENGTH REQ'D)	GREY	HAGER

NOTES:
1. NEW HINGES TO MATCH EXISTING SIZE. VERIFY IN FIELD.

HARDWARE SET PHW-15 (STORE ROOM FUNCTION)

6	HINGES		US26D	HAGER
1	DEADLOCK	3100 SERIES	US26D	HAGER
2	LEVERSET (DUMMY)	3417 AUGUST	US26D	HAGER

HARDWARE SET PHW-16 (PRIVACY FUNCTION - TOILET RM. G8)

3	HINGES	BB1279 4-1/2" x 4-1/2" NRP	US26D	HAGER
1	LEVERSET (DUMMY)	3417 AUGUST	US26D	HAGER
1	ELECTRIC STRIKE	29 SERIES		HAGER
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
1	RESTROOM KIT	2-659-0368		HAGER
1	RESTRM OCC. INDICATOR	2-659-0371		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
3	METAL FRAME SILENCER	307D	GREY	HAGER
1	CARD READER	ACCESS CONTROL READER BY OTHERS		
1	WIRING DIAGRAM	RISER/POINT TO POINT		

DESCRIPTION OF OPERATION:
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN UNLOCKED (FAIL SAFE) IN THE EVENT OF POWER LOSS.

HARDWARE SET PHW-17 (PASSAGE FUNCTION)

3	HINGES		US26D	HAGER
1	LEVERSET	3410 AUGUST	US26D	HAGER
1	ELECTRIC STRIKE	29 SERIES		HAGER
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
3	METAL FRAME SILENCER	307D	GREY	HAGER
1	WIRING DIAGRAM	RISER/POINT TO POINT		

DESCRIPTION OF OPERATION:
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN UNLOCKED (FAIL SAFE) IN THE EVENT OF POWER LOSS.

HARDWARE SET PHW-18 (PASSAGE FUNCTION)

6	HINGES		US26D	HAGER
2	LEVERSET	3410 AUGUST	US26D	HAGER
2	POWER OPERATORS	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
1	DOOR WALL STOP	250W	US26D	HAGER
1	WIRING DIAGRAM	RISER/POINT TO POINT		

DESCRIPTION OF OPERATION:
- BOTH DOORS ACTIVE WITH REQUEST TO EXIT SWITCH SIGNALING A VALID RELEASE.
- FREE EGRESS AT ALL TIMES.
- DOORS TO REMAIN UNLOCKED (FAIL SAFE) IN THE EVENT OF POWER LOSS.

HARDWARE SET PHW-19 (PASSAGE FUNCTION)

3	HINGES		US26D	HAGER
1	LEVERSET	3410 AUGUST	US26D	HAGER
1	CLOSER	5200 SERIES (GRADE 1 HD)	ALUM	HAGER
1	DOOR WALL STOP	250W	US26D	HAGER

HARDWARE SET PHW-20 (PASSAGE FUNCTION)

6	HINGES		US26D	HAGER
2	LEVERSET	3410 AUGUST	US26D	HAGER
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	CLOSER	5200 SERIES (GRADE 1 HD)	ALUM	HAGER
1	FLUSH BOLT	283D (INACTIVE LEAF)		
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
1	DOOR WALL STOP	250W	US26D	HAGER
1	WIRING DIAGRAM	RISER/POINT TO POINT		

DESCRIPTION OF OPERATION:
- ONE DOOR ACTIVE WITH REQUEST TO EXIT SWITCH SIGNALING A VALID RELEASE.
- FREE EGRESS AT ALL TIMES.
- DOORS TO REMAIN UNLOCKED (FAIL SAFE) IN THE EVENT OF POWER LOSS.

HARDWARE SET PHW-21 (OFFICE FUNCTION)

3	HINGES		US26D	HAGER
1	LEVERSET	3450 AUGUST	US26D	HAGER
1	DOOR WALL STOP	250W	US26D	HAGER

HARDWARE SET PHW-22 (CORRIDOR TO STAIRWELL DOOR)

3	HINGES		US26D	HAGER
1	LEVERSET	3410 AUGUST	US26D	HAGER
1	CLOSER	5200 SERIES (GRADE 1 HD)	ALUM	HAGER
1	SMOKE SEAL	726S (VIF. LENGTH REQ'D)	GREY	HAGER

NOTES:
1. EXISTING DOOR FRAME TO REMAIN.
2. STAIRWELL DOOR STE2 IS A NEW PANEL IN NEW FRAME. ALL LISTED HARDWARE ABOVE APPLIES.

DESCRIPTION OF OPERATION:
- DOORS TO BE IN CLOSED POSITION AT ALL TIMES.

HARDWARE SET PHW-23 (CORRIDOR TO STAIRWELL DOOR)

6	HINGES		US26D	HAGER
2	LEVERSET	3410 AUGUST	US26D	HAGER
2	CLOSER	5200 SERIES (GRADE 1 HD)	ALUM	HAGER
1	SMOKE SEAL	726S (VIF. LENGTH REQ'D)	GREY	HAGER

NOTES:
1. EXISTING DOOR FRAME TO REMAIN.

DESCRIPTION OF OPERATION:
- DOORS TO BE IN CLOSED POSITION AT ALL TIMES.

HARDWARE SET PHW-24 (PASSAGE FUNCTION)

1	LEVERSET	3410 AUGUST	US26D	HAGER
1	SMOKE SEAL	726S (VIF. LENGTH REQ'D)	GREY	HAGER
3	METAL FRAME SILENCER	307D	GREY	HAGER

HARDWARE SET PHW-25 (EXISTING EXTERIOR METAL UNEVEN DOOR - XD-14)

1	ELECTRIC STRIKE	SURFACE MOUNTED		HAGER
1	SADDLE THRESHOLD	413S 1/4-20 MS/LEAD ANCHORS	MIL	HAGER
1	CARD READER	ACCESS CONTROL READER BY OTHERS		
1	WIRING DIAGRAM	RISER/POINT TO POINT		

NOTES:
1. EXISTING BUTT HINGES, CLOSER, PULL HANDLE, AND EXIT DEVICE TO REMAIN. CLEAN AND VERIFY OPERATES CORRECTLY.
2. REPLACE WEATHER STRIPPING AND THRESHOLD.

DESCRIPTION OF OPERATION:
- DOOR IS NORMALLY CLOSED AND LOCKED.
- PRESENTING AUTHORIZED CREDENTIAL, UNLOCKS ELECTRIC STRIKE, GRANTING ACCESS. OR BY KEY OVERRIDE.
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN LOCKED (FAIL SECURE) IN THE EVENT OF POWER LOSS.
- DOOR CONTACTS/SECURITY SYSTEM/ACCESS CONTROL BY DIVISION 28 CONTRACTOR (COORDINATE WITH OWNER).
- DOOR IS MONITORED WITH DOOR POSITION SWITCH.

HARDWARE SET PHW-26 (OFFICE FUNCTION)

3	HINGES	BB1279 4-1/2" x 4-1/2" NRP	US10B	HAGER
1	LOCKSET	3450 WTN	US26D	HAGER
3	METAL FRAME SILENCER	307D		

HARDWARE SET PHW-27 (EXTERIOR H.M./GLASS DOOR - EXISTING C1-2)

1	ELECTRIC STRIKE	9600 SERIES SURFACE MOUNTED	US32D	HES
1	POWER OPERATOR	8418 - A - 36" (LOW ENERGY)	ALUM	HAGER
1	POWER SUPPLY	2900 SERIES		HAGER
2	OPERATOR ACTUATOR	2-569-0357 (4.5" SQUARE)	US32D	HAGER
1	OPERATOR BOLLARD POST	2-659-0180	BLACK	HAGER
1	WEATHERSTRIP	NEOPRENE (VIF LENGTH REQ'D.)		HAGER
1	THRESHOLD		MIL	HAGER
1	CARD READER	ACCESS CONTROL READER BY OTHERS		
1	WIRING DIAGRAM	RISER/POINT TO POINT		

NOTES:
1. EXISTING HINGES, EXTERIOR PULLS, AND EXIT DEVICE TO REMAIN. CLEAN AND VERIFY OPERATES CORRECTLY.
2. REPLACE WEATHER STRIPPING, DOOR BOTTOM, AND THRESHOLD.

DESCRIPTION OF OPERATION:
- DOOR IS NORMALLY CLOSED AND LOCKED.
- PRESENTING AUTHORIZED CREDENTIAL, UNLOCKS ELECTRIC STRIKE FIRST, THEN POWERS OPERATOR, GRANTING ACCESS. OR BY KEY OVERRIDE.
- FREE EGRESS AT ALL TIMES.
- DOOR TO REMAIN LOCKED (FAIL SECURE) IN THE EVENT OF POWER LOSS.
- DOOR CONTACTS/SECURITY SYSTEM/ACCESS CONTROL BY DIVISION 28 CONTRACTOR (COORDINATE WITH OWNER).
- DOOR IS MONITORED WITH DOOR POSITION SWITCH AND REQUEST TO EXIT SWITCH.

HARDWARE SET PHW-28 (EXTERIOR H.M.DOOR - ROOF ACCESS DOOR C3-1)

3	HINGES		US26D	HAGER
1	DEADLOCK	3114 - DBL CYLINDER - E2151	US26D	HAGER
1	LEVERSET (PASSAGE)	3410 AUGUST	US26D	HAGER
1	CLOSER	5200 SERIES (GRADE 1 HD)	ALUM	HAGER
1	RAIN DRIP CAP	810S (VIF LENGTH REQ'D.)	MIL	HAGER

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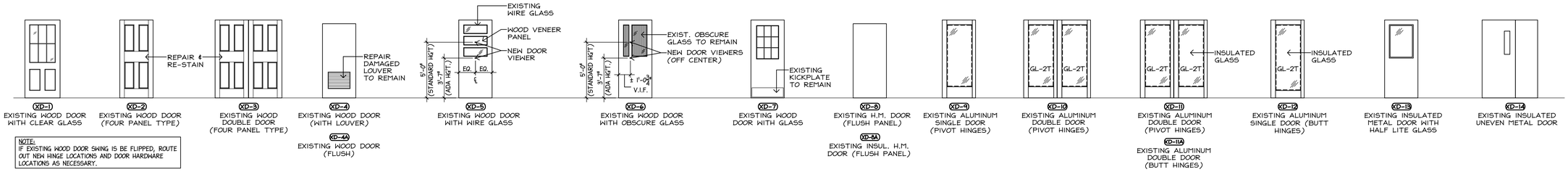
REVISIONS

DRAWN BY: JMR
CHECKED BY: JAK
SCALE: AS NOTED
DATE: SEPTEMBER 21, 2023

DOOR SCHEDULE

A-1001

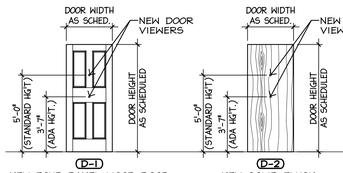


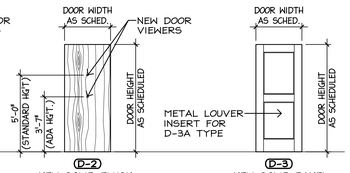
NOTE:
IF EXISTING WOOD DOOR SWING IS BE FLIPPED, ROUTE OUT NEW HINGE LOCATIONS AND DOOR HARDWARE LOCATIONS AS NECESSARY.

EXISTING DOOR TYPES (1)
SCALE 1/4" = 1'-0"

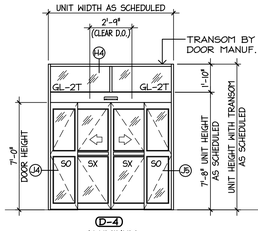
PUBLIC DOORS

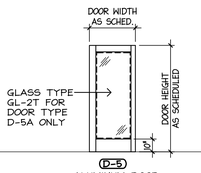
APARTMENT ENTRY DOORS

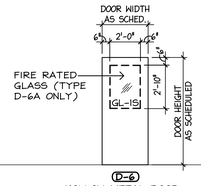


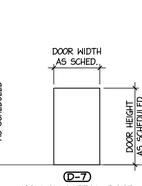


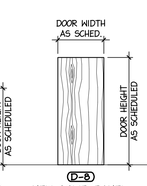
APARTMENT INTERIOR DOORS



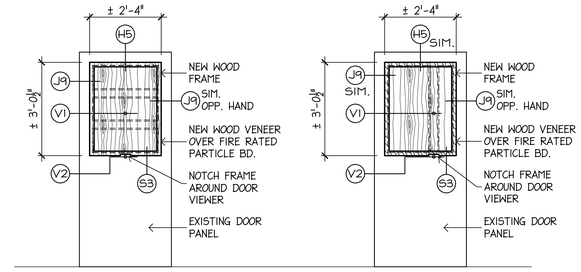






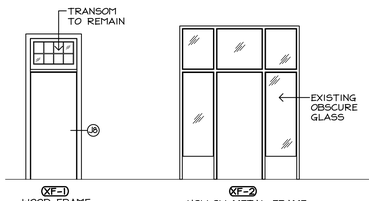


NEW DOOR TYPES (2)
SCALE 1/4" = 1'-0"

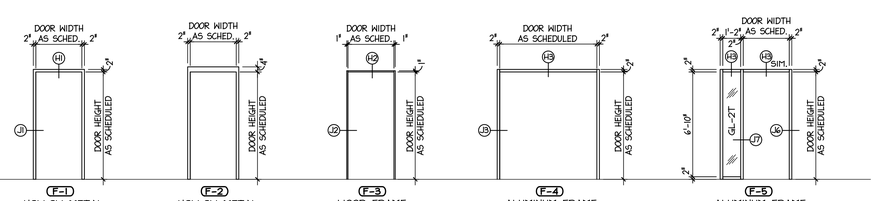


DOOR MODIFICATION ELEVATIONS FOR TYPES XD-5 AND XD-6 (6)
SCALE 1/2" = 1'-0"

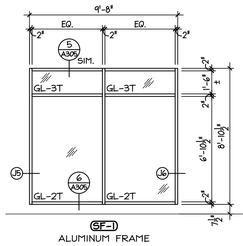
EXISTING DOOR FRAMES

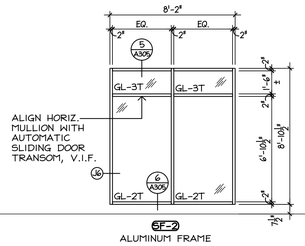


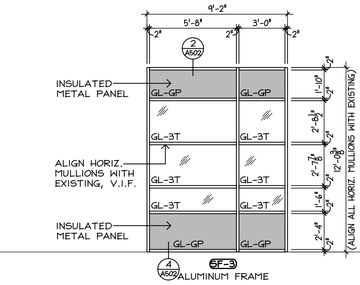
NEW DOOR FRAMES

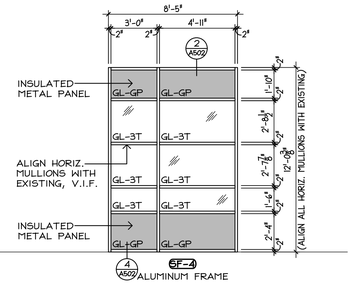


DOOR FRAME TYPES (3)
SCALE 1/4" = 1'-0"

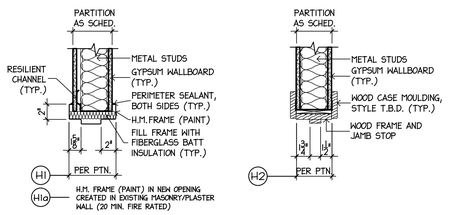


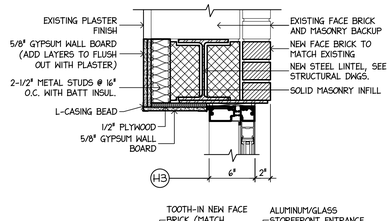


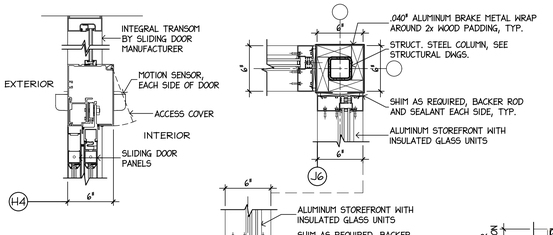


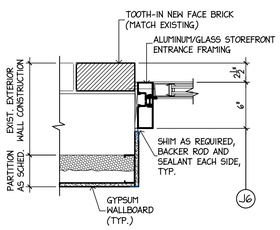


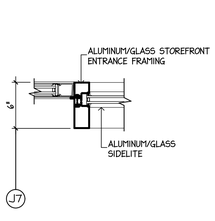
STOREFRONT FRAME TYPES (4)
SCALE 1/4" = 1'-0"

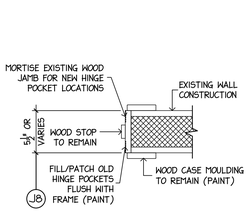


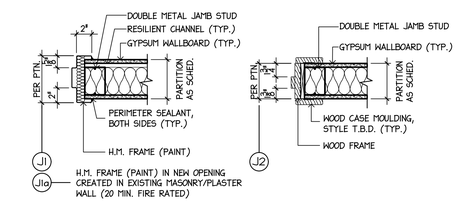


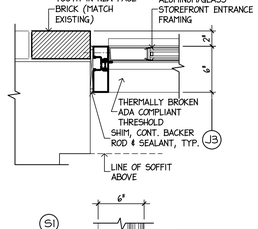


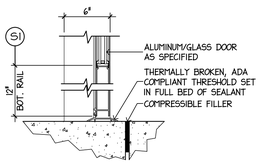


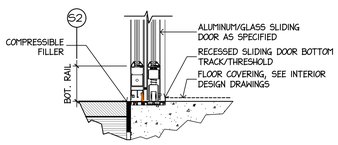




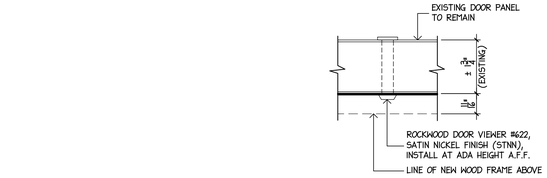


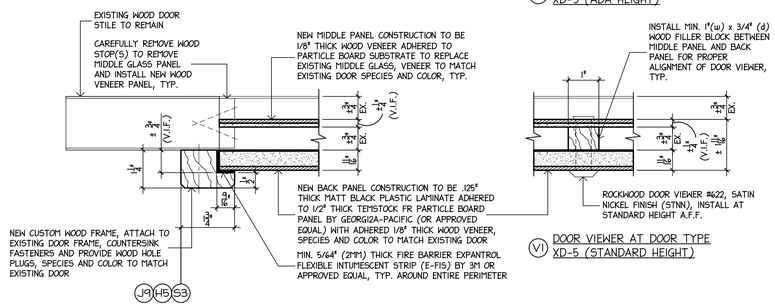






DOOR FRAME DETAILS (5)
SCALE 1-1/2" = 1'-0"





DOOR MODIFICATION DETAILS (7)
SCALE 6" = 1'-0"

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716.633.5300

SUSTAINABLE COMFORT, INC.
ENERGY ENGINEERS
6333 Route 298, Suite 101
East Syracuse, NY 13057
315.552.9060

PITRILLI STRUCTURAL ENGINEERING & CONSULTING, P.C.
STRUCTURAL ENGINEER
245 Kinsey Avenue
Kenmore, New York 14217
716.854.3508

VICTORIA PLACE APARTMENTS
45 Victoria Boulevard (Saint Paul's Church School)
Kenmore, New York

STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021579 STATE OF NEW YORK

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REVISIONS

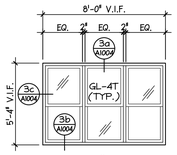
DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

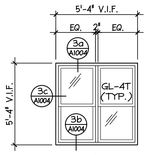
DATE: SEPTEMBER 21, 2023

DOOR AND STOREFRONT FRAME TYPES AND DETAILS

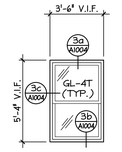
A-1002



ALUMINUM SINGLE HUNG
(NEW IN MASONRY OPENING)



ALUMINUM SINGLE HUNG
(NEW IN MASONRY OPENING)



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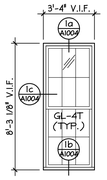
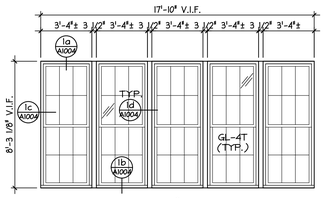
(NEW IN MASONRY OPENING)



ALUMINUM CLAD WOOD
SINGLE HUNG
(REPLACEMENT)



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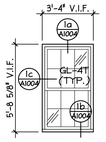
SINGLE HUNG
(REPLACEMENT)



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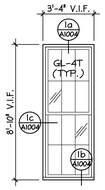
SINGLE HUNG
(REPLACEMENT)



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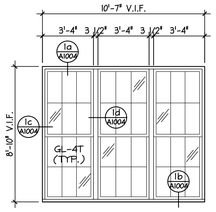
(REPLACEMENT)



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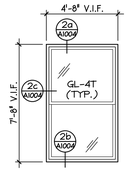
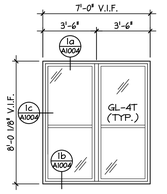
(REPLACEMENT)



ALUMINUM CLAD WOOD
SINGLE HUNG
(NEW IN MASONRY OPENING)



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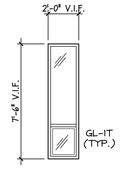
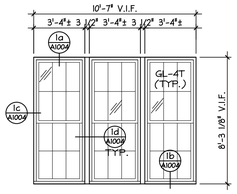
(REPLACEMENT)



EXISTING ALUMINUM
WINDOW
(GLAZING REPLACEMENT)



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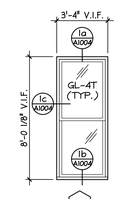
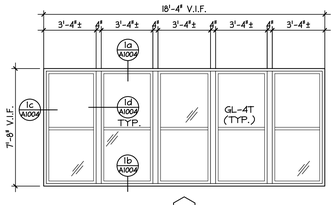
(REPLACEMENT)



ALUMINUM CLAD WOOD
SINGLE HUNG
(NEW IN MASONRY OPENING)



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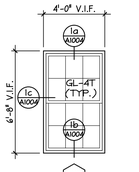
(REPLACEMENT)



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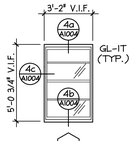
(REPLACEMENT)



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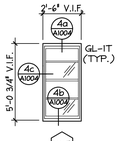

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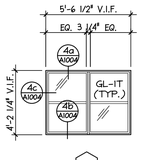

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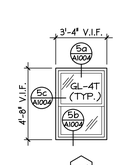
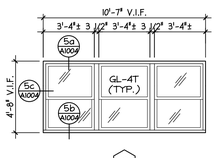
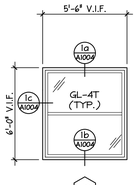


ALUMINUM CLAD WOOD
SINGLE HUNG
(NEW IN MASONRY OPENING)



ALUMINUM CLAD WOOD
SINGLE HUNG
(NEW IN MASONRY OPENING)



ALUMINUM CLAD WOOD
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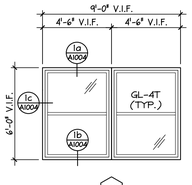
(REPLACEMENT)



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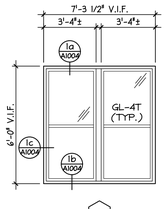

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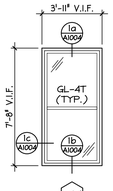
(REPLACEMENT)



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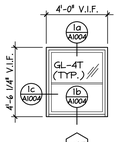
(REPLACEMENT)



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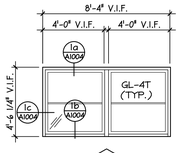
SINGLE HUNG
(REPLACEMENT)



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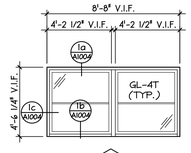
SINGLE HUNG
(REPLACEMENT)



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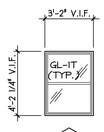
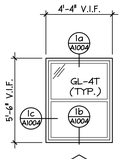
(REPLACEMENT)



ALUMINUM SINGLE HUNG
(REPLACEMENT)



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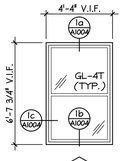
(REPLACEMENT)



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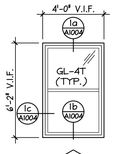
(REPLACEMENT)



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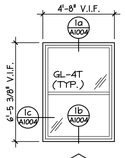

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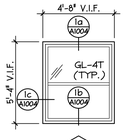
(REPLACEMENT)



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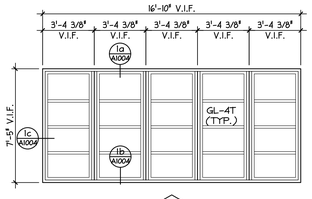
SINGLE HUNG
(REPLACEMENT)



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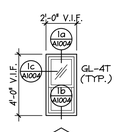
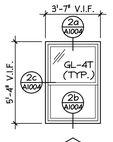
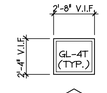
(REPLACEMENT)



ALUMINUM CLAD WOOD
SINGLE HUNG
(REPLACEMENT)



ALUMINUM CLAD WOOD
SINGLE HUNG
(NEW IN MASONRY OPENING)



ALUMINUM CLAD WOOD
FIXED
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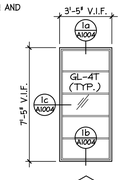
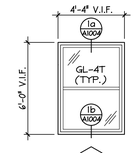


ALUMINUM SINGLE HUNG
(REPLACEMENT)



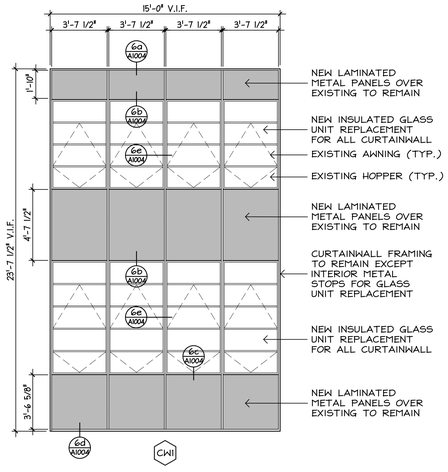
ALUMINUM CLAD WOOD
SINGLE HUNG
(REPLACEMENT)

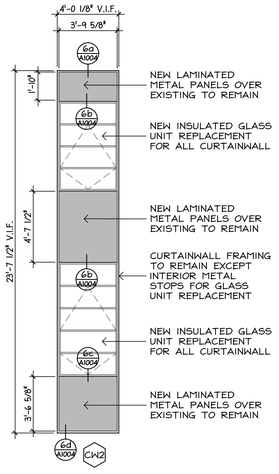
GENERAL NOTES:

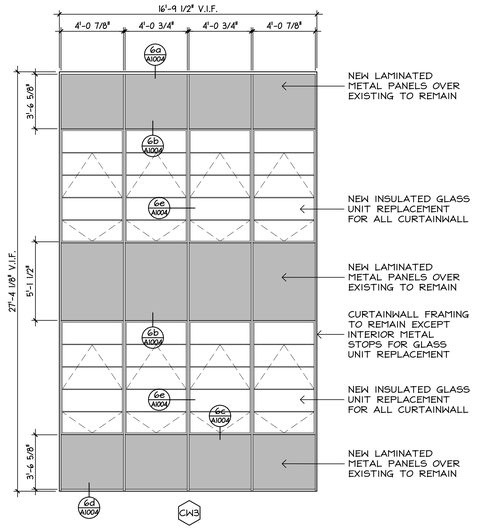
A. REFER TO DRAWING A-1004 FOR GLAZING SCHEDULE.
B. REFER TO DRAWING A-1004 FOR WINDOW AND CURTAINWALL DETAILS.

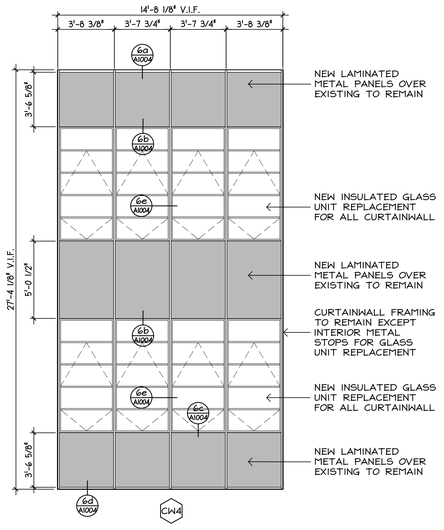
WINDOW TYPES ①

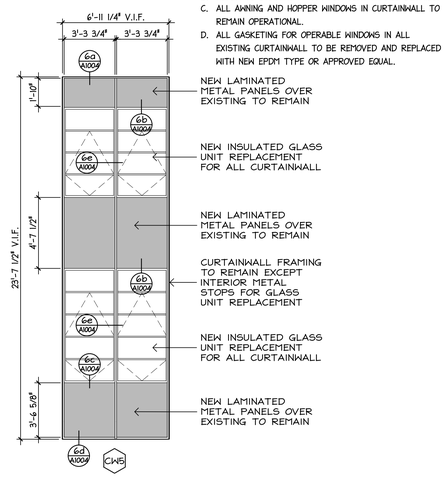
SCALE 1/4" = 1'-0"

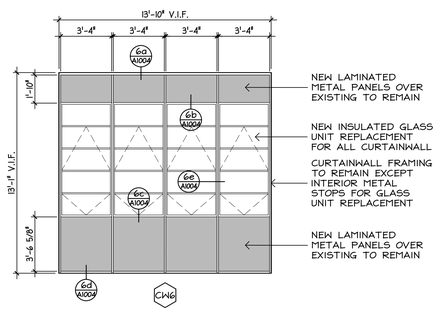


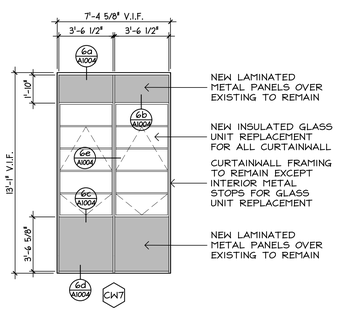


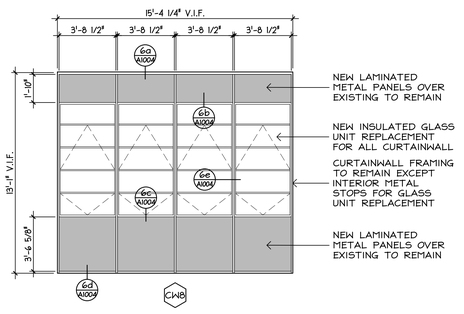


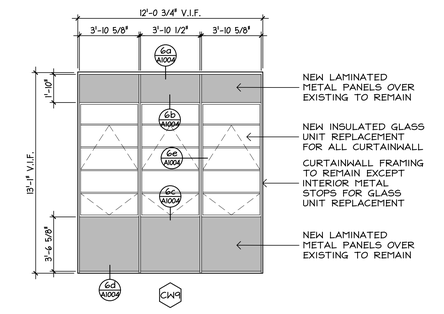


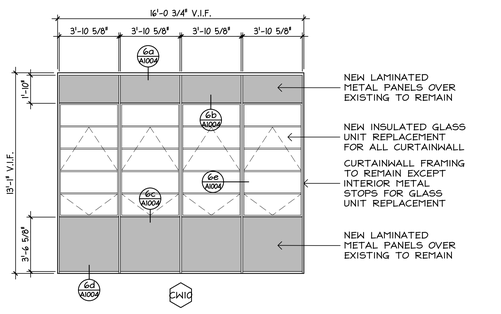












CURTAIN WALL TYPES ②

SCALE 1/4" = 1'-0"

CURTAINWALL NOTES:

A. ALL CURTAINWALL SINGLE PANE GLASS TO BE REPLACED WITH NEW INSULATED GLASS UNITS GL-1T. SEE GLAZING SCHEDULE FOR GLASS TYPES.
B. REFER TO DRAWING A-1004 FOR CURTAINWALL DETAILS.
C. ALL AWNING AND HOPPER WINDOWS IN CURTAINWALL TO REMAIN OPERATIONAL.
D. ALL GASKETING FOR OPERABLE WINDOWS IN ALL EXISTING CURTAINWALL TO BE REMOVED AND REPLACED WITH NEW EPDM TYPE OR APPROVED EQUAL.

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100% HCR SUBMISSION

REGISTERED ARCHITECT
PHILIP JOSHUA SNYDER
021279
STATE OF NEW YORK

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REVISIONS

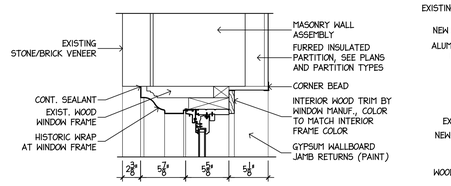
DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

WINDOW AND CURTAINWALL TYPES

A-1003



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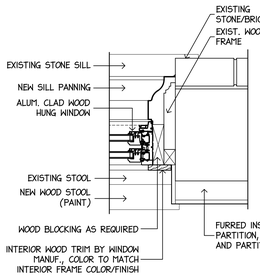

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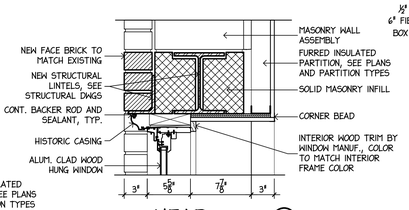

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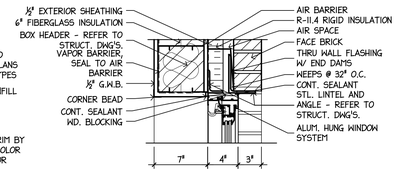

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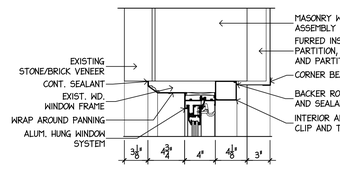

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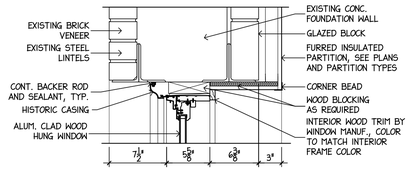

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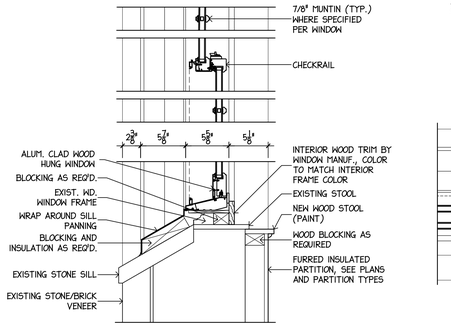

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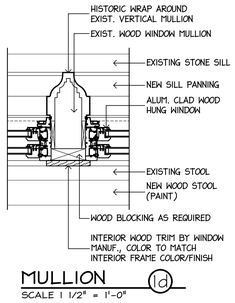

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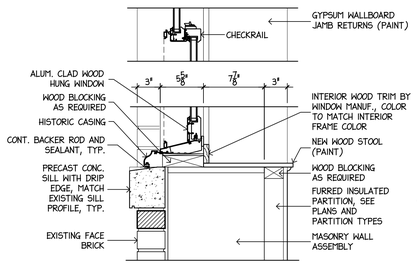

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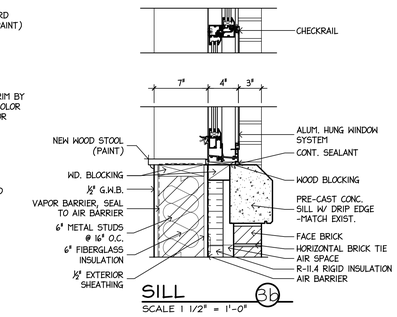

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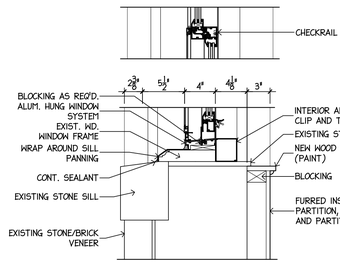

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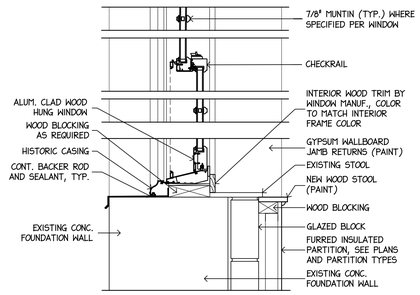

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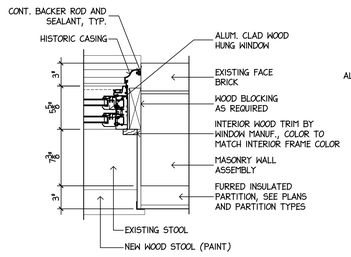

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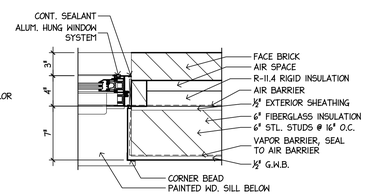

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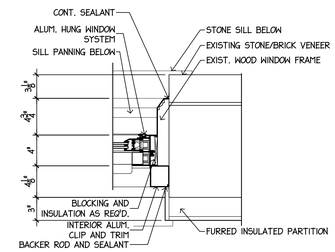

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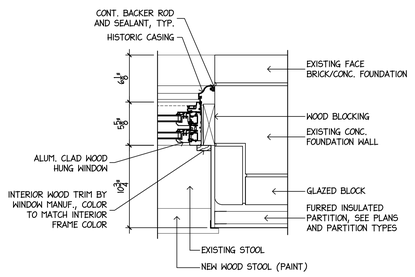
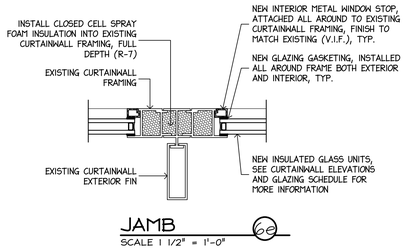


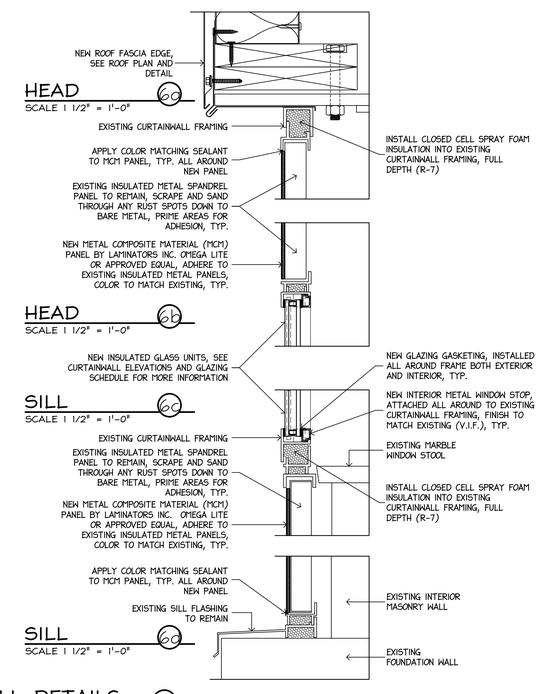
JAMB 5c
SCALE 1 1/2" = 1'-0"

WINDOW DETAILS 1
SCALE 1-1/2" = 1'-0"

GLAZING SCHEDULE:	
GLASS TYPE	DESCRIPTION
GL-1T (EXISTING CURTAINWALL AND ALUMINUM WINDOW GLASS REPLACEMENT)	1" INSULATED GLASS UNIT (U-VALUE = 0.232 / SHGC = 0.27) • OUTBOARD LITE: 1/4" CLEAR GLASS WITH GUARDIAN GLASS SUNGUARD SNX 70+ ON SURFACE #2 • AIRSPACE: 1/2", 5% AIR / 95% ARGON FILLED • INBOARD LITE: 1/4" CLEAR GLASS
GL-2T (NEW STOREFRONT GLASS)	1" INSULATED GLASS UNIT (U-VALUE = 0.232 / SHGC = 0.27) • OUTBOARD LITE: 1/4" CLEAR TEMPERED GLASS WITH GUARDIAN GLASS SUNGUARD SNX 62/27 ON SURFACE #3. • AIRSPACE: 1/2", 5% AIR / 95% ARGON FILLED • INBOARD LITE: 1/4" CLEAR TEMPERED GLASS
GL-3T (NEW STOREFRONT GLASS)	1" INSULATED GLASS UNIT (U-VALUE = 0.232 / SHGC = 0.27) • OUTBOARD LITE: 1/4" CLEAR GLASS WITH GUARDIAN GLASS SUNGUARD SNX 62/27 ON SURFACE #3. • AIRSPACE: 1/2", 5% AIR / 95% ARGON FILLED • INBOARD LITE: 1/4" CLEAR GLASS
GL-4T (ALUMINUM CLAD WOOD HUNG WINDOW REPLACEMENTS)	INSULATED GLASS UNIT BY WINDOW MANUFACTURER BASIS OF DESIGN: MARVIN (U-VALUE = 0.26 / SHGC = 0.29) • CLEAR GLASS (INTERIOR & EXTERIOR), 100% ARGON FILLED AIRSPACE, LOW E2/ERS COATINGS
GL-GP (STOREFRONT GLAZING INFILL PANEL)	1" THICK INSULATED PANEL BY LAMINATORS INC. THERMOLITE FLAT INSULATED GLAZING PANEL (BASIS OF DESIGN) • EXTERIOR FACE: .015" SMOOTH ALUMINUM SHEET (COLOR TO MATCH EXISTING) • EXTRUDED CORRUGATED POLYPROPYLENE (THERMOPLASTIC STABILIZER) • POLYISOCYANURATE CORE (2.0 PCF DENSITY (TYPE I) - R-VALUE = 3.9) • EXTRUDED CORRUGATED POLYPROPYLENE (THERMOPLASTIC STABILIZER) • INTERIOR: .0125" SMOOTH ALUMINUM SHEET (COLOR TO MATCH STOREFRONT FRAMING)
GL-IS (INTERIOR STAIRWELL DOORS)	1/4" CLEAR FIRE GLASS - 45 MINUTES
GENERAL NOTES: A. PROVIDE TEMPERED GLASS AT ALL LOCATIONS WITHIN 18 INCHES OF FLOOR, ALL DOORS, AND WITHIN THREE (3) FEET OF ALL DOORS, TYPICAL. B. PROVIDE INSULATED GLASS UNIT SAMPLES TO ARCHITECT FOR APPROVAL. C. INTERIOR WINDOW / DOOR ASSEMBLY GLAZING SIZES TO COMPLY WITH NFPA 80 OR ASTM E119.	



JAMB 6e
SCALE 1 1/2" = 1'-0"



HEAD 6a
SCALE 1 1/2" = 1'-0"

HEAD 6b
SCALE 1 1/2" = 1'-0"

SILL 6c
SCALE 1 1/2" = 1'-0"

SILL 6d
SCALE 1 1/2" = 1'-0"

CURTAINWALL DETAILS 2
SCALE 3" = 1'-0"

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REGISTERED ARCHITECT PHILIP JOSHUA SNYDER STATE OF NEW YORK 021179

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

WINDOW AND CURTAINWALL DETAILS

A-1004

AIR SEALING NOTES:

1. BELOW APPROACH TO AIR SEALING WAS CREATED TO ASSIST CONTRACTOR IN COMPLYING WITH ENERGY STAR HOMES 3.1 (REV 09) REQUIREMENTS.
2. EACH APARTMENT IS TO BE A COMPLETELY SEALED INDEPENDENT BOX, MADE TIGHT WITH GASKETS OR CAULK AT ALL PENETRATIONS AND SEAMS.

PRE-INSTALLATION MEETINGS:
A. CONDUCT REGULAR SCHEDULED MEETINGS WITH FRAMERS, INSULATION, INSTALLERS, DRYWALLERS, MECHANICAL AND PLUMBING CONTRACTORS,
B. ELECTRICIANS AND ANY OTHER TRADES ASSOCIATED WITH THE BUILDING ENVELOPE.
C. INSPECT DAILY OPERATIONS WITH SUBCONTRACTORS AND MAKE IMMEDIATE CORRECTIONS IN NONCONFORMING WORK.

ALL WOOD FRAMED FLOORS (IF APPLICABLE):
A. SEAL RIM JOIST TO MINIMIZE AIR CURRENTS AROUND FLOOR INSULATION.
B. SEAL JOINTS BETWEEN BOTTOM PLATE AND SUBFLOOR.
C. SEAL JOINTS BETWEEN SHEETS OF SUBFLOOR WITH SEALANT.

ALL SLAB FLOORS:
A. SEAL ISOLATION JOINTS AND PENETRATIONS WITH A CONCRETE SEALANT SUCH AS ONE-PART URETHANE.

ALL EXTERIOR WALL LOCATIONS
A. CAULK ALL PENETRATIONS THRU SHEATHING.
B. SEAL JOINTS IN AIR INFILTRATION BARRIER MEMBRANE WITH APPROVED TAPE.
C. CAULK BOTH SIDES OF SILL SEALER.
D. INSTALL SEALANT AT THE TOP AND BOTTOM PLATES OF EXTERIOR WALLS SO THAT WHEN GYPSUM BOARD IS INSTALLED IT COMPRESSES SEALANT TO FORM AN AIRTIGHT SEAL AGAINST FRAMING.
E. INSTALL SEALANT TO FILL GAP BETWEEN GYPSUM BOARD AND SUB FLOOR.
F. INSTALL SEALANT TO FILL GAP BETWEEN GYPSUM BOARD AND CEILING.
G. USE SEALANT TO SEAL SEAMS BETWEEN GYPSUM BOARD AND ELECTRICAL BOXES.
H. INSTALL VAPOR RETARDER PER DRAWINGS AND SPECIFICATIONS. OVERLAP OF MINIMUM 1 FOOT. REPLACE ANY DAMAGED VAPOR RETARDER AFTER INSTALLATION.
I. SEAL BETWEEN THE BOTTOM PLATE AND SUBFLOOR.
J. SEAL AROUND WINDOW AND DOOR HEADERS.
K. SEAL PENETRATIONS THROUGH THE TOP AND BOTTOM PLATES AT ALL AREAS FOR PLUMBING, WIRING AND DUCTS.
L. SEAL WIRING TO OUTLET OPENINGS.
M. INSTALL GYPSUM BOARD ON WALLS AND CEILINGS PRIOR TO SOFFIT FRAMING AND FURRED DOWN CEILING INSTALLATION. JOINTS IN CONCEALED.
N. GYPSUM BOARD TO BE 100% FIRE-TAPED.

ALL PARTITION WALLS:
A. SEAL GYPSUM BOARD AT TOP AND BOTTOM PLATE OF PARTITION WALLS OR AT INTERSECTION WITH WALL AT DEFINED APARTMENT
B. ENVELOPE. PROVIDE ADDITIONAL WOOD BLOCKING AT METAL STUD WALLS AS REQUIRED TO PROVIDE BACKING FOR SOLID SEAL.
C. SEAL THE DUCTWORK AT INTERSECTION OF PARTITIONS AND EXTERIOR WALLS.
D. SEAL PENETRATIONS THROUGH TOP AND BOTTOM PLATES FOR PLUMBING, WIRING, ELECTRICAL BOXES AND DUCTS (AND ANY OTHER PENETRATIONS).
E. SEAL AROUND OUTLET OPENINGS.

ALL EXTERIOR WINDOWS AND DOORS:
A. FLASH WINDOWS AND DOORS PER DRAWINGS.
B. SEAL DRYWALL EDGES TO FRAMING OR JAMBS FOR WINDOWS AND DOORS.
C. FILL SHIM SPACE WITH LOW-EXPANDING SPRAY FOAM SEALANT.
D. CAULK WINDOW AND DOOR TRIM TO DRYWALL WITH CLEAR OR PAINTABLE SEALANT.

ALL CEILINGS:
A. FOLLOW STANDARD FINISHING TECHNIQUES TO SEAL JUNCTIONS AND JOINTS BETWEEN CEILING AND WALLS.
B. WHENEVER POSSIBLE, USE CONTINUOUS DRYWALL SHEETS FOR CEILING AND WALLS IN ORDER TO MINIMIZE JOINTS THAT NEED TO BE SEALED.
C. SEAL PENETRATIONS IN CEILING FOR WIRING, PLUMBING, DUCTS, ATTIC ACCESS OPENINGS.

SYMBOLS LEGEND:

[NO MARK] INDICATES NON ACCESSIBLE UNIT

INDICATES TYPE 'B' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

V/AHU INDICATES VISUAL/ HEARING ACCOMMODATING UNIT

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

B. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

C. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

D. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, U.N.O. DEMISING, CORRIDOR, AND UNIT INTERIOR PARTITIONS PARTITIONS ARE DIMENSIONED IN THE A-200 SERIES DRAWINGS.

E. PARTITION TYPES ARE LABELED ON THE A-1000 SERIES DRAWINGS. PARTITION TYPES ARE LABELED ON THE A-200 SERIES DRAWINGS.

GENERAL NOTES (ALL UNITS):

A. PROVIDE SOLID WOOD BLOCKING AT ALL TUB WALLS AND TOILET WALLS FOR INSTALLATION OF GRAB BARS IN THE FUTURE. ALL UNITS SHOWN WITH GRAB BARS FOR CLARITY OF PLACEMENT OF BLOCKING.

B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST A TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

D. ALL BATHROOM UNITS MUST HAVE:
- SAFETY GRAB BARS AT TOILETS, SHOWER/TUBS, AND SHOWERS.
- A SOAP DISH IN THE SHOWER/TUB.
- ALL SHOWER CURTAIN RODS ARE TO BE SECURELY FIXED TO THE WALL.
- A TOILET PAPER HOLDER.
- A MINIMUM OF TWO TOWEL BARS.
- A ROBE HOOK.

E. PROVIDE TRANSITION STRIPS AT ALL VINYL TO CARPET TRANSITIONS, TO BE VINYL/RUBBER AS SPECIFIED.

F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

G. PROVIDE FOUR (4) ADJUSTABLE VINYL COATED WIRE SHELVES WITH ALL ACCESSORIES NECESSARY (BRACKETS, STANDARDS, ETC.). FINISH T.B.D.

H. ALL VANITY CABINETS AND KITCHEN CABINETS TO BE MANUFACTURED WITH SOLID WOOD AND PLYWOOD DOORS.

I. ALL COUNTERTOPS AND BACKSLASHES TO BE MANUFACTURED WITH EXTERIOR GRADE PLYWOOD AND PLASTIC LAMINATE FINISH.

J. ALL APPLIANCES AND LIGHT FIXTURES TO BE ENERGY STAR CERTIFIED.

K. ALL FURNACE TO BE 95.5% DIRECT VENT - 14.75 SEER. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

L. REFER TO INDICATED UNITS THAT ARE TO BE FULLY EQUIPPED WITH AUDIO/VISUAL NOTIFICATION DEVICES. ADDITIONAL UNITS ARE RECOMMENDED TO BE ADAPTABLE TO AUDIO/VISUAL BUT IS NOT REQUIRED AS PER NYS DHCR.

M. WALL CABINETS AND SHELVING ABOVE WORK COUNTERS TO BE 48" MAXIMUM ABOVE FINISHED FLOOR.

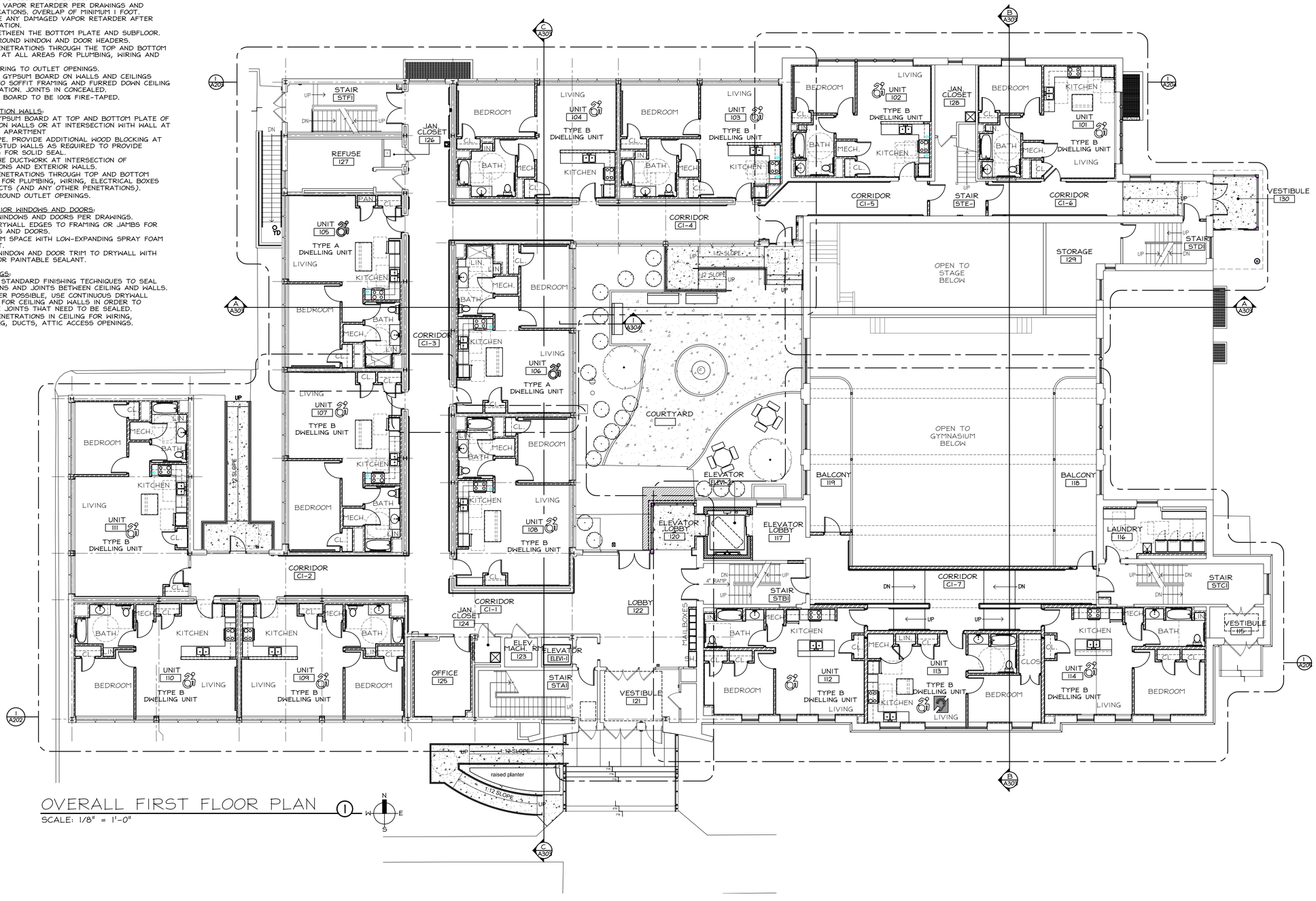
N. PROVIDE KITCHEN COUNTER WORK SURFACE WITH MINIMUM 30" CLEAR OPENING UNDER COUNTER AND MAXIMUM 2" APRON AT A HEIGHT BETWEEN 28" - 34" ABOVE FINISHED FLOOR AT TYPE 'A' DWELLING UNITS.
- ADAPTABLE UNITS CAN HAVE REMOVABLE BASE CABINET OPTION.

O. PROVIDE 1" HORIZONTAL VINYL BLINDS AT ALL WINDOWS WITHIN UNITS.

P. GYPSUM WALL BOARD TO BE MOISTURE RESISTANT AT ALL BATHROOM WALLS. AT ALL TILE INSTALLATIONS PROVIDE APPROVED CEMENTITIOUS BACKER BOARD.

Q. PROVIDE ALL UNITS WITH TWO (2) STOVETOP AUTOMATIC COOKTOP FIRE SUPPRESSOR BY FIRESTOP OR APPROVED EQUAL.

R. KITCHEN LAYOUTS SHOWN IN PLAN AND ELEVATION ARE NOT FINAL AND TO BE DESIGNED BY OTHERS. ALL KITCHEN LAYOUTS TO INCLUDE A FULL HEIGHT PANTRY CABINET UNLESS A HARD WALL SPACE IS PROVIDED. ALL TYPE 'A' DWELLING UNIT KITCHENS TO HAVE AN ACCESSIBLE COUNTER WORK SURFACE. REFER TO GENERAL NOTE N ABOVE.



OVERALL FIRST FLOOR PLAN (1)
SCALE: 1/8" = 1'-0"

STIEGLITZ SNYDER ARCHITECTURE
425 FRANKLIN STREET
BUFFALO, NEW YORK 14202
716.828.9166
www.stieglitzsnyder.com

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021279 STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

OVERALL FIRST FLOOR PLAN

A-101

AIR SEALING NOTES:

1. BELOW APPROACH TO AIR SEALING WAS CREATED TO ASSIST CONTRACTOR IN COMPLYING WITH ENERGY STAR HOMES 3.1 (REV 08) REQUIREMENTS.
2. EACH APARTMENT IS TO BE A COMPLETELY SEALED INDEPENDENT BOX, MADE TIGHT WITH GASKETS OR CAULK AT ALL PENETRATIONS AND SEAMS.

PRE-INSTALLATION MEETINGS:
A. CONDUCT REGULAR SCHEDULED MEETINGS WITH FRAMERS, INSULATION, INSTALLERS, DRYWALLERS, MECHANICAL AND PLUMBING CONTRACTORS,
B. ELECTRICIANS AND ANY OTHER TRADES ASSOCIATED WITH THE BUILDING ENVELOPE.
C. INSPECT DAILY OPERATIONS WITH SUBCONTRACTORS AND MAKE IMMEDIATE CORRECTIONS IN NONCONFORMING WORK.

ALL WOOD FRAMED FLOORS (IF APPLICABLE):
A. SEAL RIM JOIST TO MINIMIZE AIR CURRENTS AROUND FLOOR INSULATION.
B. SEAL JOINTS BETWEEN BOTTOM PLATE AND SUBFLOOR.
C. SEAL JOINTS BETWEEN SHEETS OF SUBFLOOR WITH SEALANT.

ALL SLAB FLOORS:
A. SEAL ISOLATION JOINTS AND PENETRATIONS WITH A CONCRETE SEALANT SUCH AS ONE-PART URETHANE.

ALL EXTERIOR WALL LOCATIONS
A. CAULK ALL PENETRATIONS THRU SHEATHING.
B. SEAL JOINTS IN AIR INFILTRATION BARRIER MEMBRANE WITH APPROVED TAPE.
C. CAULK BOTH SIDES OF SILL SEALER.
D. INSTALL SEALANT AT THE TOP AND BOTTOM PLATES OF EXTERIOR WALLS SO THAT WHEN GYPSUM BOARD IS INSTALLED IT COMPRESSES SEALANT TO FORM AN AIRTIGHT SEAL AGAINST FRAMING.
E. INSTALL SEALANT TO FILL GAP BETWEEN GYPSUM BOARD AND SUB FLOOR.
F. INSTALL SEALANT TO FILL GAP BETWEEN GYPSUM BOARD AND CEILING.
G. USE SEALANT TO SEAL SEAMS BETWEEN GYPSUM BOARD AND ELECTRICAL BOXES.
H. INSTALL VAPOR RETARDER PER DRAWINGS AND SPECIFICATIONS. OVERLAP OF MINIMUM 1 FOOT. REPLACE ANY DAMAGED VAPOR RETARDER AFTER INSTALLATION.
I. SEAL BETWEEN THE BOTTOM PLATE AND SUBFLOOR.
J. SEAL AROUND WINDOW AND DOOR HEADERS.
K. SEAL PENETRATIONS THROUGH THE TOP AND BOTTOM PLATES AT ALL AREAS FOR PLUMBING, WIRING AND DUCTS.
L. SEAL WIRING TO OUTLET OPENINGS.
M. INSTALL GYPSUM BOARD ON WALLS AND CEILINGS PRIOR TO SOFFIT FRAMING AND FURRED DOWN CEILING INSTALLATION. JOINTS IN CONCEALED.
N. GYPSUM BOARD TO BE 100% FIRE-TAPED.

ALL PARTITION WALLS:
A. SEAL GYPSUM BOARD AT TOP AND BOTTOM PLATE OF PARTITION WALLS OR AT INTERSECTION WITH WALL AT DEFINED APARTMENT
B. ENVELOPE. PROVIDE ADDITIONAL WOOD BLOCKING AT METAL STUD WALLS AS REQUIRED TO PROVIDE BACKING FOR SOLID SEAL.
C. SEAL THE DUCTWORK AT INTERSECTION OF PARTITIONS AND EXTERIOR WALLS.
D. SEAL PENETRATIONS THROUGH TOP AND BOTTOM PLATES FOR PLUMBING, WIRING, ELECTRICAL BOXES AND DUCTS (AND ANY OTHER PENETRATIONS).
E. SEAL AROUND OUTLET OPENINGS.

ALL EXTERIOR WINDOWS AND DOORS:
A. FLASH WINDOWS AND DOORS PER DRAWINGS.
B. SEAL DRYWALL EDGES TO FRAMING OR JAMBS FOR WINDOWS AND DOORS.
C. FILL SHIM SPACE WITH LOW-EXPANDING SPRAY FOAM SEALANT.
D. CAULK WINDOW AND DOOR TRIM TO DRYWALL WITH CLEAR OR PAINTABLE SEALANT.

ALL CEILINGS:
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B. WHENEVER POSSIBLE, USE CONTINUOUS DRYWALL SHEETS FOR CEILING AND WALLS IN ORDER TO MINIMIZE JOINTS THAT NEED TO BE SEALED.
C. SEAL PENETRATIONS IN CEILING FOR WIRING, PLUMBING, DUCTS, ATTIC ACCESS OPENINGS.

SYMBOLS LEGEND:

[NO MARK] INDICATES NON ACCESSIBLE UNIT

INDICATES TYPE 'B' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

V/AHU INDICATES VISUAL/ HEARING ACCOMMODATING UNIT

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

B. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

C. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

D. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, U.N.O. DEMISING, CORRIDOR, AND UNIT INTERIOR PARTITIONS PARTITIONS ARE DIMENSIONED IN THE A-200 SERIES DRAWINGS.

E. PARTITION TYPES ARE LABELED ON THE A-1000 SERIES DRAWINGS. PARTITION TYPES ARE LABELED ON THE A-200 SERIES DRAWINGS.

GENERAL NOTES (ALL UNITS):

A. PROVIDE SOLID WOOD BLOCKING AT ALL TUB WALLS AND TOILET WALLS FOR INSTALLATION OF GRAB BARS IN THE FUTURE. ALL UNITS SHOWN WITH GRAB BARS FOR CLARITY OF PLACEMENT OF BLOCKING.

B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST A TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

D. ALL BATHROOM UNITS MUST HAVE:
- SAFETY GRAB BARS AT TOILETS, SHOWER/TUBS, AND SHOWERS.
- A SOAP DISH IN THE SHOWER/TUB.
- ALL SHOWER CURTAIN RODS ARE TO BE SECURELY FIXED TO THE WALL.
- A TOILET PAPER HOLDER.
- A MINIMUM OF TWO TOWEL BARS.
- A ROBE HOOK.

E. PROVIDE TRANSITION STRIPS AT ALL VINYL TO CARPET TRANSITIONS, TO BE VINYL/RUBBER AS SPECIFIED.

F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

G. PROVIDE FOUR (4) ADJUSTABLE VINYL COATED WIRE SHELVES WITH ALL ACCESSORIES NECESSARY (BRACKETS, STANDARDS, ETC.). FINISH T.B.D.

H. ALL VANITY CABINETS AND KITCHEN CABINETS TO BE MANUFACTURED WITH SOLID WOOD AND PLYWOOD DOORS.

I. ALL COUNTERTOPS AND BACKSLASHES TO BE MANUFACTURED WITH EXTERIOR GRADE PLYWOOD AND PLASTIC LAMINATE FINISH.

J. ALL APPLIANCES AND LIGHT FIXTURES TO BE ENERGY STAR CERTIFIED.

K. ALL FURNACE TO BE 95.5% DIRECT VENT - 14.75 SEER. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

L. REFER TO INDICATED UNITS THAT ARE TO BE FULLY EQUIPPED WITH AUDIO/VISUAL NOTIFICATION DEVICES. ADDITIONAL UNITS ARE RECOMMENDED TO BE ADAPTABLE TO AUDIO/VISUAL BUT IS NOT REQUIRED AS PER NYS DHCR.

M. WALL CABINETS AND SHELVING ABOVE WORK COUNTERS TO BE 48" MAXIMUM ABOVE FINISHED FLOOR.

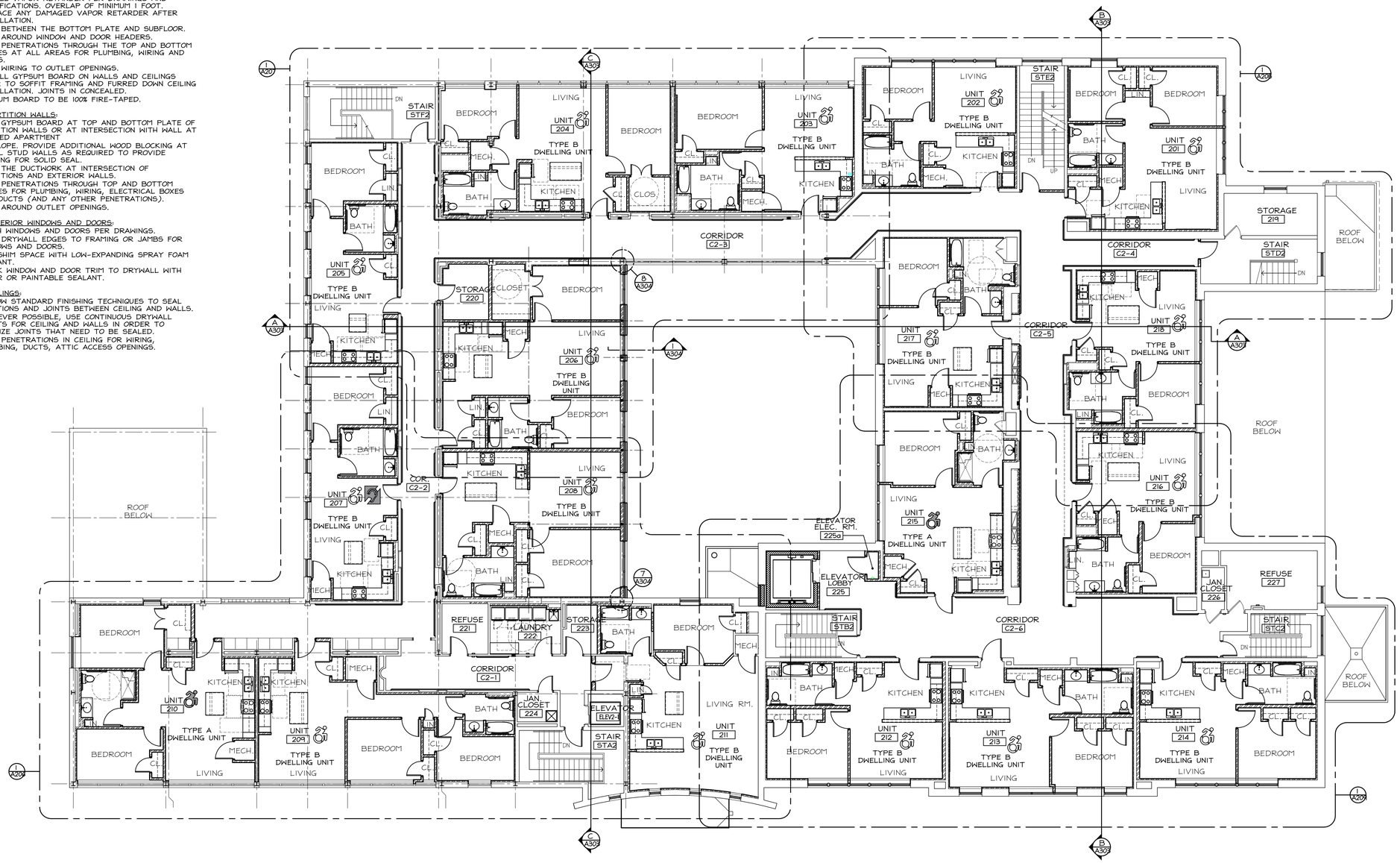
N. PROVIDE KITCHEN COUNTER WORK SURFACE WITH MINIMUM 30" CLEAR OPENING UNDER COUNTER AND MAXIMUM 2" APRON AT A HEIGHT BETWEEN 28" - 34" ABOVE FINISHED FLOOR AT TYPE 'A' DWELLING UNITS.
- ADAPTABLE UNITS CAN HAVE REMOVABLE BASE CABINET OPTION.

O. PROVIDE 1" HORIZONTAL VINYL BLINDS AT ALL WINDOWS WITHIN UNITS.

P. GYPSUM WALL BOARD TO BE MOISTURE RESISTANT AT ALL BATHROOM WALLS. AT ALL TILE INSTALLATIONS PROVIDE APPROVED CEMENTITIOUS BACKER BOARD.

Q. PROVIDE ALL UNITS WITH TWO (2) STOVETOP AUTOMATIC COOKTOP FIRE SUPPRESSOR BY FIRESTOP OR APPROVED EQUAL.

R. KITCHEN LAYOUTS SHOWN IN PLAN AND ELEVATION ARE NOT FINAL AND TO BE DESIGNED BY OTHERS. ALL KITCHEN LAYOUTS TO INCLUDE A FULL HEIGHT PANTRY CABINET UNLESS A HARD WALL SPACE IS PROVIDED. ALL TYPE 'A' DWELLING UNIT KITCHENS TO HAVE AN ACCESSIBLE COUNTER WORK SURFACE. REFER TO GENERAL NOTE N ABOVE.



OVERALL SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

OVERALL SECOND FLOOR PLAN

A-102

AIR SEALING NOTES:

1. BELOW APPROACH TO AIR SEALING WAS CREATED TO ASSIST CONTRACTOR IN COMPLYING WITH ENERGY STAR HOMES 3.1 (REV 08) REQUIREMENTS.
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F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

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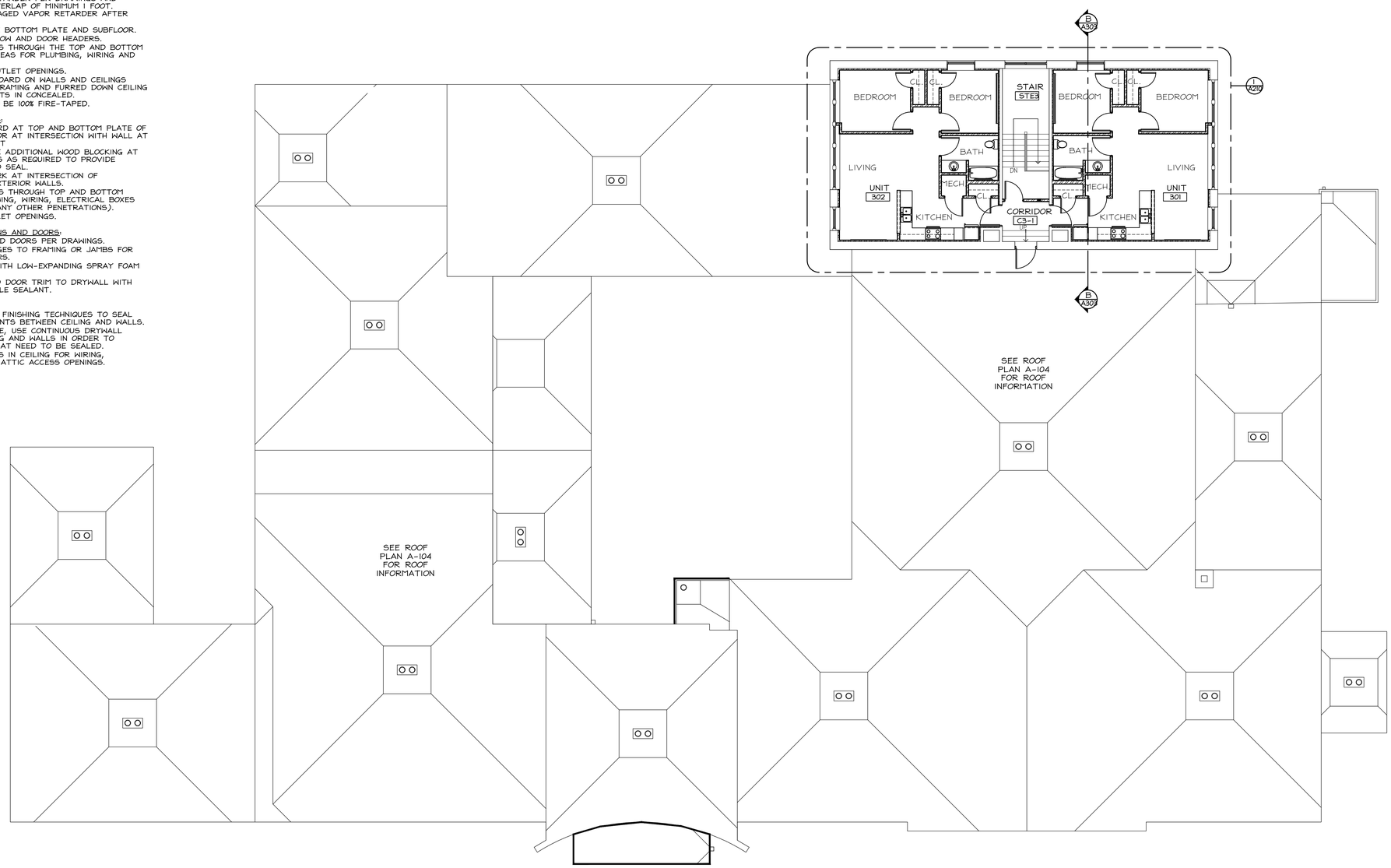

OVERALL THIRD FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

N W E S

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REGISTERED ARCHITECT PHILIP JOHN SNYDER 021278 STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

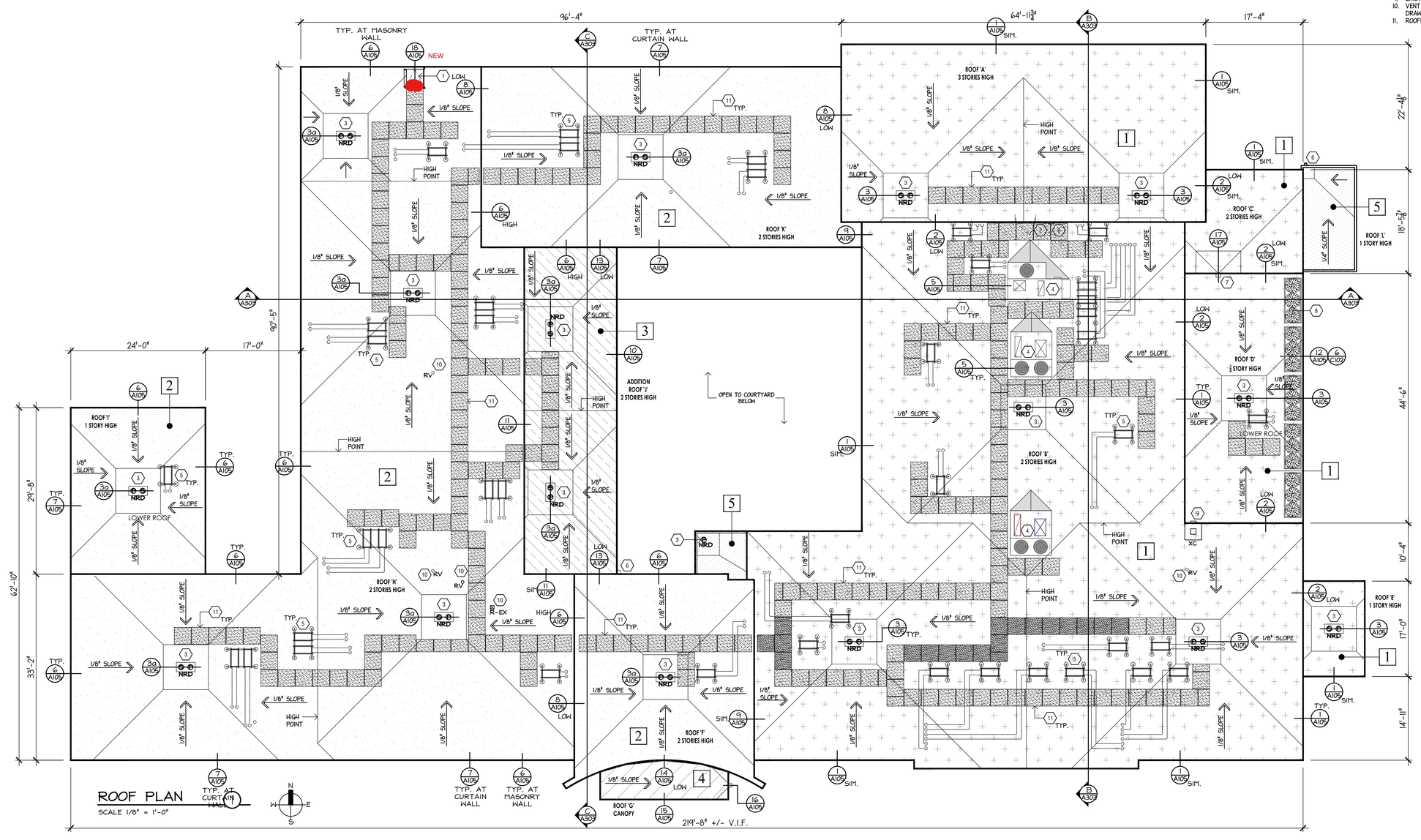
SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

OVERALL THIRD FLOOR PLAN

A-103

ROOF AREAS:	EXISTING ROOF CONSTRUCTION:	ROOF DEMOLITION / PREPARATION:	NEW ROOF CONSTRUCTION:
1	• ALUMINUM COATING ON MODIFIED ROOFING SYSTEM ON 1" FIBER BOARD ON MODIFIED ROOF SYSTEM APPLIED TO SLOPED CONCRETE DECK. • APPROX. 10,850 SF OF ROOF (ROOFS - A, B, C, D, E).	• ASBESTOS ABATEMENT: REMOVAL OF IDENTIFIED ASBESTOS CONTAINING COMPONENTS (ROOF FLASHING TAR). • GENERAL DEMOLITION: REMOVE AND DISPOSE OF ENTIRE ROOF ASSEMBLY, FASCIAS, BLOCKING AND ASSOCIATED ITEMS DOWN TO SLOPED CONCRETE DECK. • REMOVE ALL DEBRIS, ADHESIVES, ETC. FROM EXISTING CONCRETE DECK AND MAKE READY TO ACCEPT NEW VAPOR BARRIER INSTALLATION.	• ADD AND REPLACE WOOD BLOCKING AT ROOF'S EDGE AS REQUIRED TO ALIGN WITH NEW ROOF INSULATION THICKNESS AND PROVIDE ADEQUATE SUPPORT FOR NEW ROOF EDGE FASCIA/COPING. • INSTALL NEW FULLY ADHERED VAPOR BARRIER DIRECTLY ON EXISTING CONC. DECK, FULLY ADHERED CONTINUOUS 6" OF NON-TAPERED POLY-ISO INSULATION (MIN. R-30) AND A FULLY ADHERED1/2" COVER BOARD. • INSTALL NEW 20 YEAR ADHERED .060" THICK SINGLE PLY EPDM MEMBRANE SYSTEM OVER COVER BOARD. • INSTALL NEW ROOF EDGE TO MATCH COLOR AND PROFILE OF EXISTING FASCIA, SEE DRAWINGS AND SPECIFICATIONS.
2	• GRAVEL/BALLASTED ON EPDM ROOF SYSTEM ON TAPERED INSULATION SYSTEM APPLIED DIRECTLY TO FLAT INSULROCK DECK. • APPROX. 10,230 SF OF ROOF (ROOFS - F, H, I, K).	• ASBESTOS ABATEMENT: REMOVAL OF IDENTIFIED ASBESTOS CONTAINING COMPONENTS (ROOF FLASHING TAR). • GENERAL DEMOLITION: REMOVE AND DISPOSE OF GRAVEL/BALLAST, ENTIRE ROOF ASSEMBLY, FASCIAS, BLOCKING AND ASSOCIATED ITEMS DOWN TO EXISTING FLAT INSULROCK DECK TO REMAIN. • REMOVE ALL DEBRIS, ADHESIVES, MOISTURE, ETC. FROM EXISTING CONCRETE DECK AND MAKE READY TO ACCEPT NEW VAPOR BARRIER INSTALLATION.	• ADD AND REPLACE WOOD BLOCKING AT ROOF'S EDGE AS REQUIRED TO ALIGN WITH NEW ROOF INSULATION THICKNESS AND PROVIDE ADEQUATE SUPPORT FOR NEW ROOF EDGE FASCIA/COPING. • INSTALL NEW FULLY ADHERED VAPOR BARRIER ON 1/2" COVER BOARD, FULLY ADHERED CONTINUOUS TAPERED POLY-ISO INSULATION (AVERAGE R-39) AND A FULLY ADHERED 1/2" COVER BOARD. • INSTALL NEW 20 YEAR ADHERED .060" THICK SINGLE PLY EPDM MEMBRANE SYSTEM OVER COVER BOARD. • INSTALL NEW ROOF EDGE TO MATCH COLOR AND PROFILE OF EXISTING FASCIA, SEE DRAWINGS AND SPECIFICATIONS.
3	• MODIFIED ROOF SYSTEM APPLIED DIRECTLY TO SLOPED CONCRETE DECK. • APPROX. 965 S.F. OF ROOF (ROOF J).	• ASBESTOS ABATEMENT: REMOVAL OF IDENTIFIED ASBESTOS CONTAINING COMPONENTS (ROOF FLASHING TAR). • GENERAL DEMOLITION: REMOVE AND DISPOSE OF ENTIRE FIRST FLOOR ROOF ASSEMBLY, FASCIAS, BLOCKING AND ASSOCIATED ITEMS DOWN TO EXISTING SLOPED CONC. DECK. SEE STRUCTURAL DRAWINGS FOR EXTENT OF STRUCTURAL FRAMING REMOVALS. • REMOVE ALL DEBRIS, ADHESIVES, MOISTURE, ETC. FROM EXISTING CONCRETE DECK AND MAKE READY TO ACCEPT NEW VAPOR BARRIER INSTALLATION.	• ADD AND REPLACE WOOD BLOCKING AT ROOF'S EDGE AS REQUIRED TO ALIGN WITH NEW ROOF INSULATION THICKNESS AND PROVIDE ADEQUATE SUPPORT FOR NEW ROOF EDGE FASCIA/COPING. • INSTALL NEW FULLY ADHERED VAPOR BARRIER ON MECH. FASTENED 1/2" COVER BOARD ON NEW METAL DECK, FULLY ADHERED CONTINUOUS NON-TAPERED POLY-ISO INSULATION (MIN. R-30) AND MECH. FASTENED 1/2" COVER BOARD. • INSTALL NEW 20 YEAR ADHERED .060" THICK SINGLE PLY EPDM MEMBRANE SYSTEM OVER COVER BOARD. • INSTALL NEW ROOF EDGE TO MATCH COLOR AND PROFILE OF EXISTING FASCIA, SEE DRAWINGS AND SPECIFICATIONS.
4	• GRAVEL/BALLASTED ON EPDM ROOF SYSTEM APPLIED DIRECTLY TO FLAT INSULROCK DECK. • APPROX. 145 SF OF ROOF (ROOF G).	• GENERAL DEMOLITION: REMOVE AND DISPOSE OF GRAVEL/BALLAST, ENTIRE ROOF ASSEMBLY, FASCIAS, BLOCKING AND ASSOCIATED ITEMS DOWN TO EXISTING FLAT DECK TO REMAIN. • REMOVE ALL DEBRIS, ADHESIVES, MOISTURE, ETC. FROM EXISTING DECK AND MAKE READY TO ACCEPT NEW VAPOR BARRIER INSTALLATION.	• ADD AND REPLACE WOOD BLOCKING AT ROOF'S EDGE AS REQUIRED TO ALIGN WITH NEW ROOF INSULATION THICKNESS AND PROVIDE ADEQUATE SUPPORT FOR NEW ROOF EDGE FASCIA/COPING. • INSTALL NEW FULLY ADHERED 1/2" COVER BOARD OVER EXISTING FLAT INSULROCK DECK, FULLY ADHERED CONTINUOUS TAPERED POLY-ISO INSULATION (FOR SLOPE ONLY) AND FULLY ADHERED 1/2" COVER BOARD. • INSTALL NEW 20 YEAR ADHERED .060" THICK SINGLE PLY EPDM MEMBRANE SYSTEM OVER COVER BOARD. • INSTALL NEW ROOF EDGE TO MATCH COLOR AND PROFILE OF EXISTING FASCIA, SEE DRAWINGS AND SPECIFICATIONS.
5	• N/A - NEW CONSTRUCTION	• N/A - NEW CONSTRUCTION	• NEW WOOD BLOCKING AT ROOF'S EDGE AS REQUIRED TO ALIGN WITH NEW ROOF INSULATION THICKNESS AND PROVIDE ADEQUATE SUPPORT FOR NEW ROOF EDGE FASCIA/COPING. • INSTALL NEW FULLY ADHERED VAPOR BARRIER ON 1/2" COVER BOARD MECH. FASTENED ON NEW METAL DECK , MECH. FASTENED CONTINUOUS TAPERED POLY-ISO INSULATION (AVERAGE R-39) AND A FULLY ADHERED 1/2" COVER BOARD. INSTALL NEW 20 YEAR ADHERED .060" THICK SINGLE PLY EPDM MEMBRANE SYSTEM OVER COVER BOARD. • INSTALL NEW ROOF EDGE TO MATCH COLOR AND PROFILE OF EXISTING EXISTING BUILDING FASCIA, SEE DRAWINGS AND SPECIFICATIONS.



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

GENERAL ROOFING NOTES:

A. PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS BY EMPLOYING RIGID TAPERED INSULATION CRICKET PANELS, KITES, AND SADDLES.
B. PROVIDE CRICKETS FOR DIVERSION OF WATER AT ALL CURBS, RAILS, ETC. WHICH RUN PERPENDICULAR TO SLOPE OF INSULATION.
C. ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN WATER TIGHTNESS & PROVIDE PROTECTION AT ANY/ALL OPENINGS IN ROOF LEFT AT THE END OF EACH CONSTRUCTION DAY.
D. ROOF INSULATION SLOPE SHOWN FOR MECHANICAL CURB SADDLES TO BE 1/2" PER FOOT, U.N.O.
E. R-VALUE OF ROOFING INSULATION SHALL BE CONTINUOUS R-30 FOR NON-TAPERED INSULATION. PROVIDE AVERAGE R-VALUE OF R-30 FOR TAPERED INSULATION, SEE PLAN.
F. PROVIDE NEW ROOF FASCIA WHERE INDICATED. NEW FASCIA TO MATCH EXISTING.
G. REUSE ANCHOR BOLTS IN MASONRY WALLS WHERE SECURE. PROVIDE "PULL-OUT" TEST TO ASSURE SECUREMENT.
H. DO NOT COVER EXISTING CAVITY WALL WEEP HOLES. NOTIFY ARCHITECT IF THIS CONDITION ARISES DURING INSTALLATION.
I. ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION, REMOVAL, SALVAGING & REINSTALLATION OF ANY EXISTING EQUIPMENT, FIXTURES, CONDUIT, FASTENERS, AND WIRING MOUNTED TO, OR DIRECTLY BELOW, THE EXISTING ROOF EDGE WHICH COULD INHIBIT ROOFING WORK (V.I.F.). COORDINATE WITH SUBCONTRACTED MECHANICAL AND ELECTRICAL CONTRACTORS FOR EQUIPMENT DISCONNECTIONS AND RECONNECTIONS.
J. ROOFING CONTRACTOR SHALL BE RESPONSIBLE ENSURING THAT ALL ROOF DRAINS ARE FREE-FLOWING AND FREE OF DEBRIS.
K. ALL SEALANTS AT ALL ROOFS BY ROOFING CONTRACTOR.
L. LOCATE WALKING PADS TO ALL ROOF TOP EQUIPMENT AS REQUIRED FOR ACCESS, COORDINATE WITH EQUIPMENT MANUFACTURER'S ACCESS/SERVICING REQUIREMENTS.
M. ALL CURBS AND ROOF PENETRATIONS TO BE FLASHED PER ROOF MANUFACTURER'S STANDARD DETAILS, WRITTEN INSTALLATION INSTRUCTIONS, AND RECOMMENDATIONS.

(#) CONSTRUCTION NOTES:

1. PROVIDE AND INSTALL NEW BILCO TYPE S ROOF ACCESS HATCH, BIL-GUARD 2.0 SAFETY RAILING SYSTEM, AND BILCO LU-1 LADDER SAFETY POST (OR APPROVED EQUAL)TO EXISTING OPENING IN ROOF DECK. MODIFY OPENING AS REQUIRED FOR PROPER INSTALLATION.
2. COORDINATE NEW ROOF SYSTEM TAPER WITH EXISTING DOOR THRESHOLD CONDITION.
3. NEW ROOF DRAIN TO BE CONNECTED TO STORM DRAINAGE SYSTEM. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
4. NEW ROOFTOP UNIT ON BUILT UP CURB. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION. COORDINATE WITH MECHANICAL CONTRACTOR.
5. NEW HEAT PUMP ON ROOF EQUIPMENT SUPPORTS BY EBERL IRON WORKS, MODEL RTSEQ-R- MINI SPLIT EQUIPMENT SUPPORT OR APPROVED EQUAL. COORDINATE WITH MECHANICAL DRAWINGS AND CONTRACTOR FOR SUPPORT SIZES AND REQUIREMENTS.
6. NEW OVERFLOW SCUPPER WITH DOWNSPOUT TO SPLASH BLOCK AT GRADE.
7. NEW OVERFLOW SCUPPER WITH DOWNSPOUT TO SPLASH BLOCK AT ROOFS SURFACE.
8. FIVE (5) 96" x 34" x 30" PLANTER BOXES WITH THREE (3) EVERGREEN SHRUBS EACH. SEE PLANTER DETAILS FOR MORE INFORMATION.
9. EXISTING WALL MOUNTED RUNG LADDER TO REMAIN.
10. VENT PIPE/EXHAUST FOR RADON MITIGATION SYSTEM. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
11. ROOFING MANUFACTURER RUBBER PAD WALKWAY, TYPICAL.

ROOF SYMBOLS LEGEND:

- NRD — NEW ROOF DRAIN ASSEMBLY WITH 8'-0" x 8'-0" TAPERED DRAIN SUPP (SEE PLUMBING DWGS)
- ROOF SCUPPER WITH DOWNSPOUT (SEE PLUMBING DWGS)
- V — VENT PIPE PENETRATION
- RV — RADON VENT PENETRATION
- R-EX — RADON EXHAUST FAN
- NEW HEAT PUMP (SEE MECHANICAL DWGS)
- MINI SPLIT EQUIPMENT SUPPORT, TYPICAL
- New — NEW WALKWAY PAD
- x/x" SLOPE — DIRECTION OF ROOF DRAINAGE, SLOPED AS NOTED ON DRAWING
- CRICKET, SLOPE 1/2" PER FOOT, U.N.O.

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REVISIONS

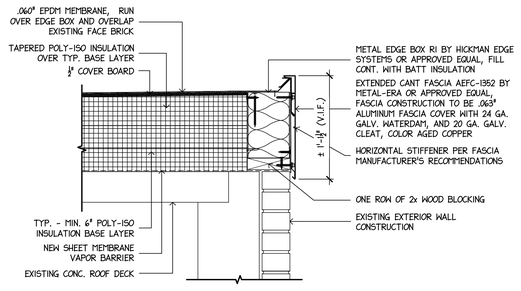
DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

ROOF PLAN AND ROOF TYPES

A-104



ROOF DETAIL 1
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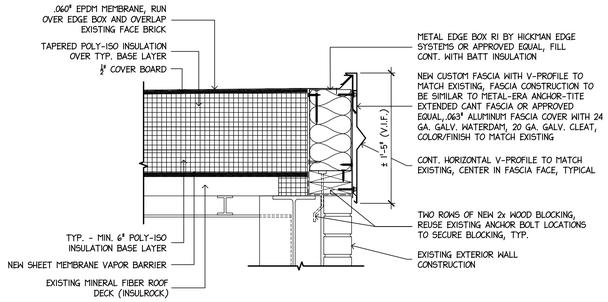

ROOF DETAIL 6
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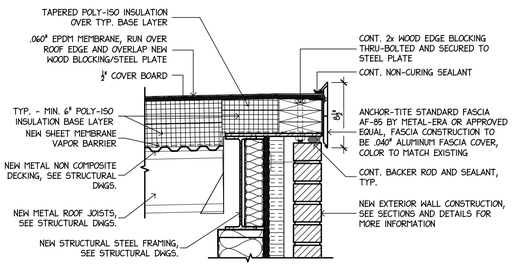

ROOF DETAIL 10
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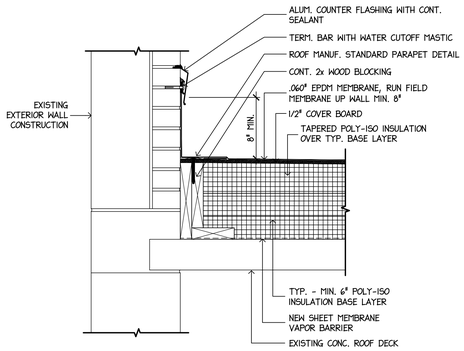

ROOF DETAIL 2
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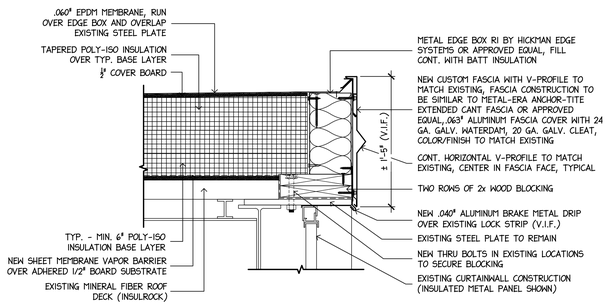

ROOF DETAIL 7
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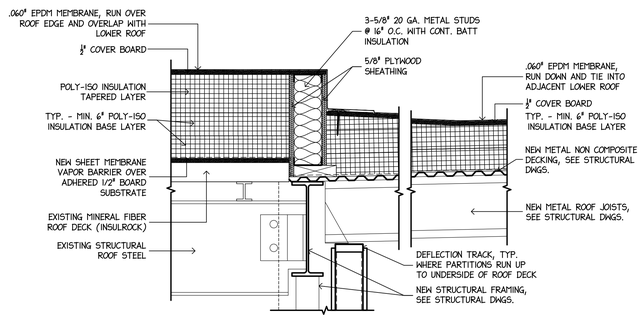

ROOF DETAIL 11
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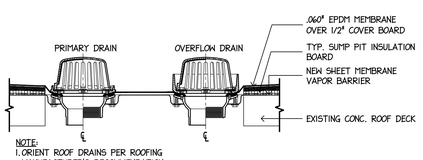

ROOF DETAIL 3
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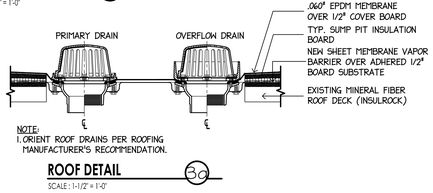
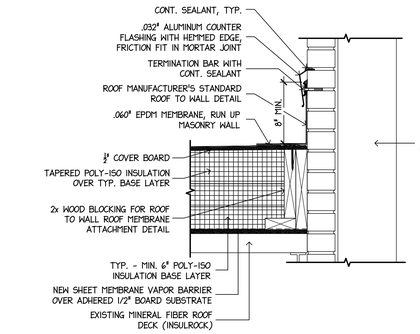


ROOF DETAIL 3a
SCALE: 1-1/2" = 1'-0"



ROOF DETAIL 8
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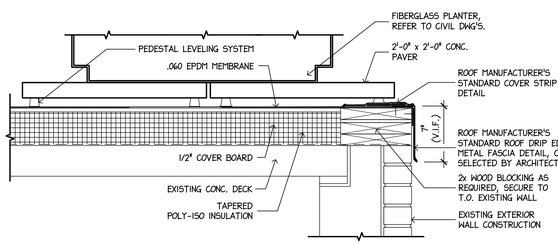
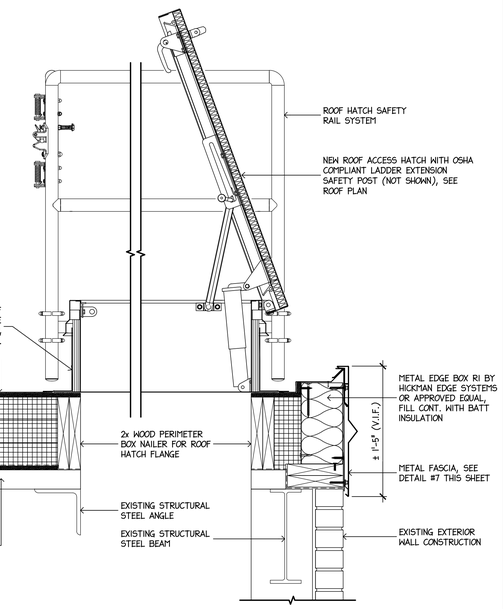


ROOF DETAIL 12
SCALE: 1-1/2" = 1'-0"



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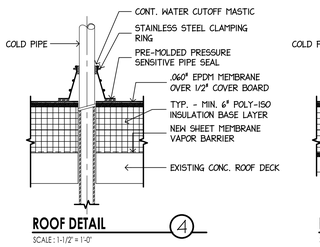

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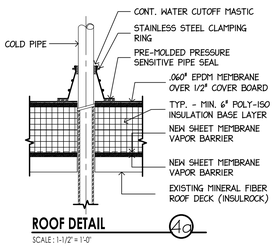

ROOF DETAIL 4a
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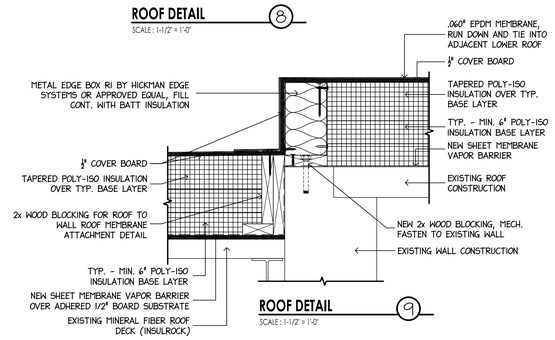

ROOF DETAIL 9
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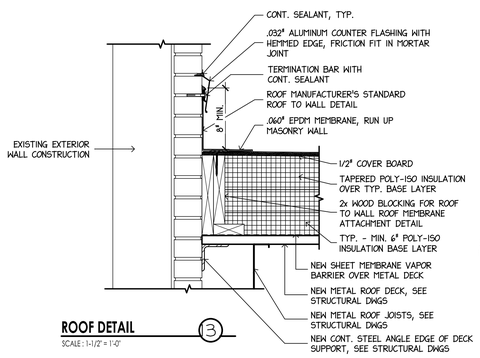

ROOF DETAIL 3
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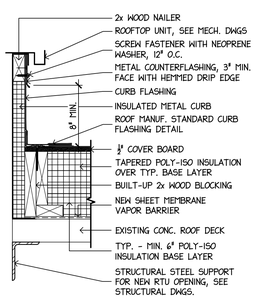

ROOF DETAIL 5
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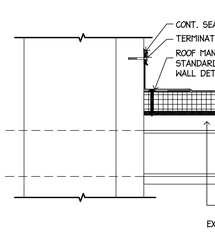

ROOF DETAIL 14
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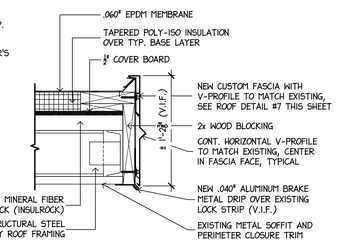

ROOF DETAIL 15
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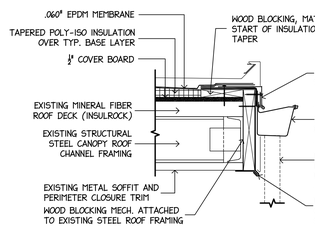

ROOF DETAIL 16
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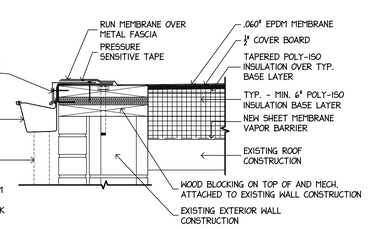

ROOF DETAIL 17
SCALE: 1-1/2" = 1'-0"

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 22234S2

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REVISIONS

DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

ROOF DETAILS

A-105

INTERIOR FINISH SPECIFICATIONS

064023 INTERIOR ARCHITECTURAL WOODWORK

PL-1: PLASTIC LAMINATE
- MANF: WILSONART
- PATTERN: POTTERS CLAY 5011K-22
- FINISH: ANTIQUE FINISH
- NOTE: ALL COUNTERTOPS

WD-1: WOOD SPECIES CABINETRY
- MANF: SMART CABINETRY
- PATTERN: DOVER
- FINISH: SLATE OAK
- NOTE: ALL CABINETRY

HW-1: CABINET PULLS; 5 25/32"
- MANF: RICHELIEU HARDWARE
- PATTERN: TRANSITIONAL BOW PULL - 3753
- FINISH: BRUSHED NICKEL
- NOTE: ALL PULLS
- PRODUCT #: BP3753096195

093000 CERAMIC TILING;

CT-1: GLAZED CERAMIC WALL TILE: 4" X 12" X 5/16"
- MANUFACTURER: AMERICAN OLEAN
- COLLECTION: COLORSTORY WALL
- STYLE: GLOSS
- COLOR: CALM 0035
- DCOF: INSTALLED AT KITCHEN BACKSPLASHES
- GROUT: LATICRETE, EPOXY, -
- NOTE: ASHLAR INSTALL AT KITCHEN BACKSPLASHES

PORC-1: PORCELAIN TILE; 12" X 24"
- MANUFACTURER: DALTILE
- COLLECTION: PORTFOLIO
- STYLE: CONCRETE
- COLOR: ASH GREY PF05
- PATTERN: STAGGERED BRICKWORK
- NOTE: INSTALLED IN ALL BATHROOMS
  6" COVE BASE

096513 RESILIENT BASE AND ACCESSORIES

RB-1: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: CG SHARK FIN
- TOE STYLE: COVE
- NOTE: INSTALLED IN OOD # UNITS

RB-2: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: 283 TOAST
- TOE STYLE: COVE
- NOTE: INSTALLED IN EVEN # UNITS

RB-3: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: 86 HUNTER GREEN
- TOE STYLE: COVE
- NOTE: INSTALLED WITH LVT-6

RB-4: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: 281 GRIZZLY CB
- TOE STYLE: COVE
- NOTE: INSTALLED WITH LVT-6

096519 RESILEINT TILE FLOORING

LVT-1: LUXURY VINYL TILE;
- MANUFACTURER: INTERFACE
- COLLECTION: BRUSHED LINES 4.5mil
- STYLE: DIFFUSED LINEAR TEXTURE
- COLOR: GALENA A01604
- NOTE: INSTALLED IN OOD # UNITS

LVT-2: LUXURY VINYL TILE;
- MANUFACTURER: INTERFACE
- COLLECTION: BRUSHED LINES 4.5mil
- STYLE: DIFFUSED LINEAR TEXTURE
- COLOR: MOUSSE A01611
- NOTE: INSTALLED IN EVEN # UNITS

LVT-3: LUXURY VINYL TILE;
- MANUFACTURER: INTERFACE
- COLLECTION: BRUSHED LINES 4.5mil
- STYLE: DIFFUSED LINEAR TEXTURE
- COLOR: SANDALWOOD A01608
- NOTE: INSTALLED IN ALL UNIT KITCHENS

LVT-4: LUXURY VINYL TILE;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: AMTICO
- STYLE: STONE
- COLOR: BASILICA SHALE AR05BS31
- NOTE: FIELD

LVT-5: LUXURY VINYL TILE;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: AMTICO
- STYLE: STONE
- COLOR: BASILICA SHELL AR05BS41
- NOTE: BORDER

LVT-6: LUXURY VINYL TILE;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: AMTICO
- STYLE: STONE
- COLOR: ENCAUSTIC TOURMALINE AR0AEN89
- NOTE: BORDER IN COMMUNITY SPACE G6 ONLY

RSF-1: RESILIENT SHEET FLOORING;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: PARADIGM II
- STYLE: STREAMLINE
- COLOR: FOUNDATION P0211
- NOTE:

096723 RESINOUS FLOORING

EP-1: EPOXY FLOORING
- MANF: ABATRON
- PRODUCT: ABOCOAT 8508-1 ALL PURPOSE EPOXY FLOOR PAINT WITH FLAKES AND CLEAR POLY TOPCOAT
  VINYL CHIP COLOR: LIGHT GRAY

099123 INTERIOR PAINTING

PT-1: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: COTTON WHITE SW7104
- FINISH: PROMAR 200 ZERO
- NOTE: FIELD COLOR

PT-2: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: ACCESSIBLE BEIGE SW7036
- FINISH: PROMAR 200 ZERO
- NOTE: ACCENT COLOR

PT-3: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: SUMMIT GRAY SW7669
- FINISH: PROMAR 200 ZERO
- NOTE: WOOD BASE IN OOD # UNITS/ METAL DOOR FRAMES

PT-4: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: HOMESTEAD BROWN SW7515
- FINISH: PROMAR 200 ZERO
- NOTE: WOOD BASE IN EVEN # UNITS/ METAL DOOR FRAMES

PT-5: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: TEAL STENCIL SW0018
- FINISH: PROMAR 200 ZERO
- NOTE: PAINTED WAINSCOT IN CORRIDORS CG-1 - CG-2 C2-1 - C2-7

PT-6: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: FUNCTIONAL GRAY SW 7024
- FINISH: PROMAR 200 ZERO
- NOTE: PAINTED WAINSCOT IN CORRIDORS C1-2 - C1-8 3RD FLOOR CORRIDOR

PT-7: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: SUPERIOR BRONZE SW 6152
- FINISH: PROMAR 200 ZERO
- NOTE: ENTRY DOORS @ APARTMENTS HOLLOW METAL DOORS/FRAMES

102600 WALL AND DOOR PROTECTION

HRW-1: HARDWOOD HANDRAILS
- MANUFACTURER: CONSTRUCTION SPECIALITIES
- STYLE: ACROVYN® HANDRAILS - HRW SERIES
- WOOD: OAK
- FINISH: SMOKEY ELM
- NOTE: INSTALLED IN CORRIDORS

FINISH SYMBOLS LEGEND AND ABBREVIATIONS:

WALL FINISH(ES) | PT-X, PT-X, PT-X | CT-X | RB-X | FLOOR FINISH(ES) / BASE FINISH

#FIRST LISTED IS FIELD FINISH, TYP.

PT# — FULL HEIGHT ACCENT FINISH TO EXTENTS

ACT	ACOUSTIC CEILING TILE	NC	NOT IN CONTRACT
AD	APPLIED DECAL	PT	PAINT
AFF	ABOVE FINISHED FLOOR	QT	QUARRY TILE
AP	ACOUSTIC PANEL	QTZ	QUARTZ
ART	ART GLASS	RB	RESILIENT BASE
AWP	ATHLETIC WALL PADS	RBF	RUBBER FLOOR
CC	CUBICLE CURTAIN	RF	RESINOUS FLOOR
CHR	CHAIR RAIL	SC	SEALED CONCRETE
COVE	COVE WALL BASE		
CPT	CARPET	SSR	SOLID SURFACE
CT	TILE	ST	STAIN
EM	ENTRANCE MAT		
EP	EPOXY FLOORING	RST	RESILIENT STAIR TREAD
EPT	EPOXY PAINT	SV	SHEET VINYL
ETR	EXISTING TO REMAIN	TAC	TACKABLE SURFACE
EXP	EXPOSED	TER	TERRAZO
FRP	FIBERGLASS WALL PROTECTION	TS	TRANSITION STRIP
GRT	GROUT	VCT	VINYL COMPOSITE TILE
GWB	GYPSUM WALL BOARD	VD	VINYL DECAL
HPL	HIGH PRESSURE LAMINATE	WAF	WOOD ATHLETIC FLOORING
HRW	HARDWOOD HANDRAILS	WC	WALL COVERING
INT	INTEGRAL BASE	WD	WOOD SPECIES CABINETRY
LFT	LINOLEUM FLOOR TILE	WF	WINDOW FILM
LS	LINOLEUM SHEET	WP	WALL PROTECTION
LVT	LUXURY VINYL TILE	WT	WINDOW TREATMENT

SIGNAGE SCHEDULE

ITEM	ITEM DESCRIPTION
Type A	Room Title Signage (match floor plan & text)
Type B	Room Number
Type C	Women's Toilet Room
Type D	Men's Toilet Room
Type E	Unisex Restroom
Type F	Stair
Type G	Area of Refuge and Instructions
Type H	Floor Number
Type I	In Case Of Fire
Type J	Maximum Occupancy
Type K	Please Ring Bell
Type L	Visitor Entrance
Type M	Truss Joist Identifier
Type N	Elevator/Lift Instructions
Type O	Direction Sign

See Specification Section 101400 for sign diagrams and more information

A — INDICATES SIGN TYPE

FOR ROOMS WITH MORE THAN ONE ENTRANCE SIGNAGE SHALL BE MOUNTED AT MAIN ENTRANCE TO THAT ROOM UNLESS INDICATED OTHERWISE ON DRAWINGS.

ALL SIGNAGE TO BE MOUNTED AT THE LATCH SIDE OF THE DOOR OR ROOM ENTRANCE.

TEXT FOR TYPE 'B' SIGNS TO BE COORDINATED WITH ARCHITECT AND OWNER.

GENERAL NOTES:

1. PAINTING SCOPE WILL INCLUDE PREPARATION AND IS TO INCLUDE A MINIMUM OF TWO(2) PAINT COLORS PER ROOM, UNLESS OTHERWISE NOTED.
2. ALL EXPOSED CONCRETE FLOOR TO BE FINISHED PER SPECS.
3. ALL SCHEDULED WOOD BASE TO RECEIVE NEW PAINT FINISH.
4. PAINT ALL METAL LOUVERS, GRILLS, VENTS, RADIATORS, RADIATOR COVERS, EXPOSED PIPES, CONDUITS, BRACKETS, HANGERS, STEEL STAIRS, LADDERS, EXHAUST FANS, FAN ENCLOSURES, DUCT WORK, RAILINGS, ELECTRICAL PANEL COVERS TO MATCH WALL.
5. PROVIDE LVT-4 TO MID-LANDINGS, UNLESS NOTED OTHERWISE.
6. INSTALL TRANSITION STRIP AT ALL CHANGES IN FLOOR MATERIALS AT DOOR OPENINGS.
7. RUBBER BASE TO BE 4" HIGH,UNLESS NOTED OTHERWISE.
8. BASE DETAILS SHOWN ON SHEET A1001/4.
9. PROVIDE NEW COLOR MATCHED FLOOR TILES TO MATCH WHERE EXISTING TILE WORK IS TO REMAIN AND HAS MISSING OR DAMAGED PIECES.

FLOORING LEGEND:

TRANSITION STRIPS

TRANSITION STRIPS ARE TO BE PROVIDED AT DOORWAYS AT ANY CHANGE OF MATERIAL AND/OR MATERIAL DIRECTION.

ALL TRANSITION STRIPS TO BE BRUSHED STAINLESS STEEL OR VINYL AS SHOWN. HEIGHT TO BE SELECTED TO MATCH FINISHED FLOORING INSTALLATION.

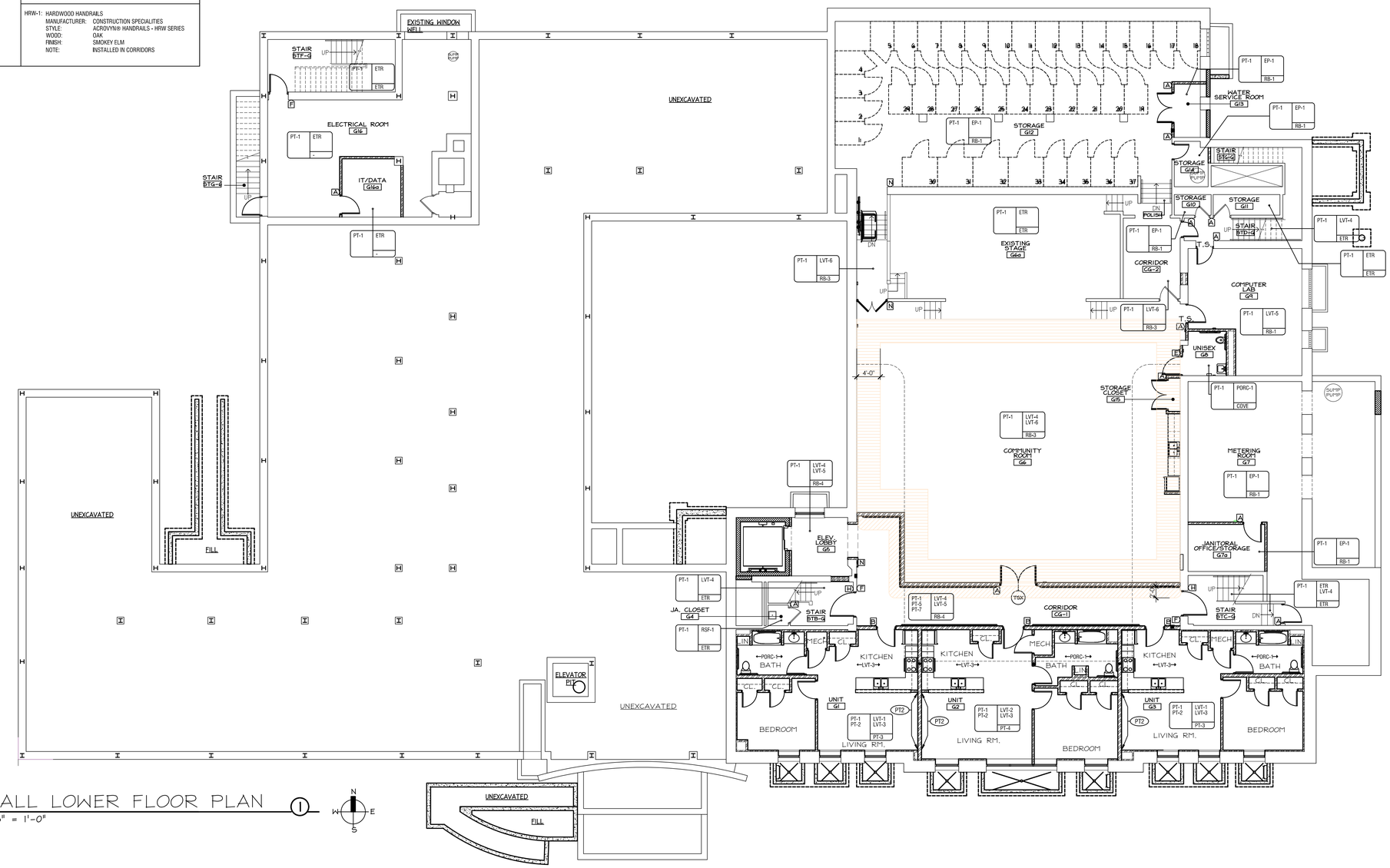
(SSTS) STAINLESS STEEL TRANSITION STRIPS PROFILES AS FOLLOWS:
- EQUAL HEIGHT TRANSITION TO BE 'SCHLUTER SCHIENE'
- UNEQUAL HEIGHT TO BE 'SCHLUTER RENO-RAMP/K'

FLOORING PATTERN LEGEND:

LVT 5 - BASILICA SHELL

LVT 6 - ENCAUSTIC TOURMALINE

WHERE NO HATCH IS SHOWN, INSTALL LVT-4, PER INTERIOR FINISH SCHEDULE, UNLESS NOTED OTHERWISE.



OVERALL LOWER FLOOR PLAN ①
SCALE: 1/8" = 1'-0"

N W E S

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT — PHILIP JOHN SNYDER — No. 021274 — STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

LOWER FLOOR FINISH AND SIGNAGE PLAN

A-1200

INTERIOR FINISH SPECIFICATIONS

064023 INTERIOR ARCHITECTURAL WOODWORK

PL-1: PLASTIC LAMINATE
- MANF: WILSONART
- PATTERN: POTTER'S CLAY 5011K-22
- FINISH: ANTIQUE FINISH
- NOTE: ALL COUNTERTOPS

WD-1: WOOD SPECIES CABINETRY
- MANF: SMART CABINETRY
- PATTERN: DOVER
- FINISH: SLATE OAK
- NOTE: ALL CABINETRY

HW-1: CABINET PULLS; 5 25/32"
- MANF: RICHELIEU HARDWARE
- PATTERN: TRANSITIONAL BOW PULL - 3753
- FINISH: BRUSHED NICKEL
- NOTE: ALL PULLS
- PRODUCT #: BP3753096195

093000 CERAMIC TILING;

CT-1: GLAZED CERAMIC WALL TILE: 4" X 12" X 5/16"
- MANUFACTURER: AMERICAN OLEAN
- COLLECTION: COLORSTORY WALL
- STYLE: GLOSS
- COLOR: CALM 0035
- DCOP: INSTALLED AT KITCHEN BACKSPLASHES
- GROUT: LATICRETE, EPOXY, -
- NOTE: ASHLAR INSTALL AT KITCHEN BACKSPLASHES

PORC-1: PORCELAIN TILE; 12" X 24"
- MANUFACTURER: DALTILE
- COLLECTION: PORTFOLIO
- STYLE: CONCRETE
- COLOR: ASH GREY PF05
- PATTERN: STAGGERED BRICKWORK
- NOTE: INSTALLED IN ALL BATHROOMS 6" COVE BASE

096513 RESILIENT BASE AND ACCESSORIES

RB-1: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: CG SHARK FIN
- TOE STYLE: COVE
- NOTE: INSTALLED IN ODD # UNITS

RB-2: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: 283 TOAST
- TOE STYLE: COVE
- NOTE: INSTALLED IN EVEN # UNITS

RB-3: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: 86 HUNTER GREEN
- TOE STYLE: COVE
- NOTE: INSTALLED WITH LVT-6

RB-4: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: 281 GRIZZLY OB
- TOE STYLE: COVE
- NOTE: INSTALLED WITH LVT-6

096519 RESILIENT TILE FLOORING

LVT-1: LUXURY VINYL TILE;
- MANUFACTURER: INTERFACE
- COLLECTION: BRUSHED LINES 4.5mil
- STYLE: DIFFUSED LINEAR TEXTURE
- COLOR: GALENA A01604
- NOTE: INSTALLED IN ODD # UNITS

LVT-2: LUXURY VINYL TILE;
- MANUFACTURER: INTERFACE
- COLLECTION: BRUSHED LINES 4.5mil
- STYLE: DIFFUSED LINEAR TEXTURE
- COLOR: MOUSSE A01611
- NOTE: INSTALLED IN EVEN # UNITS

LVT-3: LUXURY VINYL TILE;
- MANUFACTURER: INTERFACE
- COLLECTION: BRUSHED LINES 4.5mil
- STYLE: DIFFUSED LINEAR TEXTURE
- COLOR: SANDALWOOD A01608
- NOTE: INSTALLED IN ALL UNIT KITCHENS

LVT-4: LUXURY VINYL TILE;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: AMTICO
- STYLE: STONE
- COLOR: BASILICA SHALE AROSBS31
- NOTE: FIELD

LVT-5: LUXURY VINYL TILE;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: AMTICO
- STYLE: STONE
- COLOR: BASILICA SHELL AROSBS41
- NOTE: BORDER

LVT-6: LUXURY VINYL TILE;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: AMTICO
- STYLE: STONE
- COLOR: ENCAUSTIC TOURMALINE ARQAEN89
- NOTE: BORDER IN COMMUNITY SPACE G6 ONLY

RSF-1: RESILIENT SHEET FLOORING;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: PARADIGM II
- STYLE: STREAMLINE
- COLOR: FOUNDATION PD211
- NOTE:

096723 RESINOUS FLOORING

EP-1: EPOXY FLOORING
- MANF: ABATRON
- PRODUCT: ABOCOAT 8508-1 ALL PURPOSE EPOXY FLOOR PAINT WITH FLAKES AND CLEAR POLY TOPCOAT VINYL CHIP COLOR: LIGHT GRAY

099123 INTERIOR PAINTING

PT-1: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: COTTON WHITE SW7104
- FINISH: PROMAR 200 ZERO
- NOTE: FIELD COLOR

PT-2: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: ACCESSIBLE BEIGE SW7036
- FINISH: PROMAR 200 ZERO
- NOTE: ACCENT COLOR

PT-3: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: SUMMIT GRAY SW7669
- FINISH: PROMAR 200 ZERO
- NOTE: WOOD BASE IN ODD # UNITS/ METAL DOOR FRAMES

PT-4: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: HOMESTEAD BROWN SW7515
- FINISH: PROMAR 200 ZERO
- NOTE: WOOD BASE IN EVEN # UNITS/ METAL DOOR FRAMES

PT-5: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: TEAL STENCIL SW0018
- FINISH: PROMAR 200 ZERO
- NOTE: PAINTED WAINSCOT IN CORRIDORS CG-1 - CG-2 C2-1 - C2-7

PT-6: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: FUNCTIONAL GRAY SW 7024
- FINISH: PROMAR 200 ZERO
- NOTE: PAINTED WAINSCOT IN CORRIDORS C1-2 - C1-8 3RD FLOOR CORRIDOR

PT-7: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: SUPERIOR BRONZE SW 6152
- FINISH: PROMAR 200 ZERO
- NOTE: ENTRY DOORS @ APARTMENTS HOLLOW METAL DOORS/FRAMES

102600 WALL AND DOOR PROTECTION

HRW-1: HARDWOOD HANDRAILS
- MANUFACTURER: CONSTRUCTION SPECIALITIES
- STYLE: ACROVYN® HANDRAILS - HRW SERIES
- WOOD: OAK
- FINISH: SMOKEY ELM
- NOTE: INSTALLED IN CORRIDORS

FINISH SYMBOLS LEGEND AND ABBREVIATIONS:

WALL FINISH(ES) PT-X / PT-X / PT-X — CT-X / RB-X — FLOOR FINISH(ES) / BASE FINISH

*FIRST LISTED IS FIELD FINISH, TYP.

FULL HEIGHT ACCENT FINISH TO EXTENTS

ACT	ACOUSTIC CEILING TILE	NC	NOT IN CONTRACT
AD	APPLIED DECAL	PT	PAINT
AFF	ABOVE FINISHED FLOOR	QT	QUARRY TILE
AP	ACOUSTIC PANEL	QTZ	QUARTZ
ART	ART GLASS	RB	RESILIENT BASE
AWP	ATHLETIC WALL PADS	RBF	RUBBER FLOOR
CC	CUBICLE CURTAIN	RF	RESINOUS FLOOR
CHR	CHAIR RAIL	SC	SEALED CONCRETE
COVE	COVE WALL BASE		
CPT	CARPET	SSR	SOLID SURFACE
CT	TILE	ST	STAIN
EM	ENTRANCE MAT		
EP	EPOXY FLOORING	RST	RESILIENT STAIR TREAD
EPT	EPOXY PAINT	SV	SHEET VINYL
ETR	EXISTING TO REMAIN	TAC	TACKABLE SURFACE
EXP	EXPOSED	TER	TERRAZO
FRP	FIBERGLASS WALL PROTECTION	TS	TRANSITION STRIP
GRT	GROUT	VCT	VINYL COMPOSITE TILE
GWB	GYPSUM WALL BOARD	VD	VINYL DECAL
HPL	HIGH PRESSURE LAMINATE	WAF	WOOD ATHLETIC FLOORING
HRW	HARDWOOD HANDRAILS	WC	WALL COVERING
INT	INTEGRAL BASE	WD	WOOD SPECIES CABINETRY
LFT	LINOLEUM FLOOR TILE	WF	WINDOW FILM
LS	LINOLEUM SHEET	WP	WALL PROTECTION
LVT	LUXURY VINYL TILE	WT	WINDOW TREATMENT

SIGNAGE SCHEDULE

ITEM	ITEM DESCRIPTION
Type A	Room Title Signage (match floor plan & text)
Type B	Room Number
Type C	Women's Toilet Room
Type D	Men's Toilet Room
Type E	Unisex Restroom
Type F	Stair
Type G	Area of Refuge and Instructions
Type H	Floor Number
Type I	In Case Of Fire
Type J	Maximum Occupancy
Type K	Please Ring Bell
Type L	Visitor Entrance
Type M	Truss Joist Identifier
Type N	Elevator/Lift Instructions
Type O	Direction Sign

See Specification Section 101400 for sign diagrams and more information

A — INDICATES SIGN TYPE

FOR ROOMS WITH MORE THAN ONE ENTRANCE SIGNAGE SHALL BE MOUNTED AT MAIN ENTRANCE TO THAT ROOM UNLESS INDICATED OTHERWISE ON DRAWINGS.

ALL SIGNAGE TO BE MOUNTED AT THE LATCH SIDE OF THE DOOR OR ROOM ENTRANCE.

TEXT FOR TYPE 'B' SIGNS TO BE COORDINATED WITH ARCHITECT AND OWNER.

GENERAL NOTES:

1. PAINTING SCOPE WILL INCLUDE PREPARATION AND IS TO INCLUDE A MINIMUM OF TWO(2) PAINT COLORS PER ROOM, UNLESS OTHERWISE NOTED.
2. ALL EXPOSED CONCRETE FLOOR TO BE FINISHED PER SPECS.
3. ALL SCHEDULED WOOD BASE TO RECEIVE NEW PAINT FINISH.
4. PAINT ALL METAL LOUVERS, GRILLS, VENTS, RADIATORS, RADIATOR COVERS, EXPOSED PIPES, CONDUITS, BRACKETS, HANGERS, STEEL STAIRS, LADDERS, EXHAUST FANS, FAN ENCLOSURES, DUCT WORK, RAILINGS, ELECTRICAL PANEL COVERS TO MATCH WALL.
5. PROVIDE LVT-4 TO MID-LANDINGS, UNLESS NOTED OTHERWISE.
6. INSTALL TRANSITION STRIP AT ALL CHANGES IN FLOOR MATERIALS AT DOOR OPENINGS.
7. RUBBER BASE TO BE 4" HIGH,UNLESS NOTED OTHERWISE.
8. BASE DETAILS SHOWN ON SHEET A1001/4.
9. PROVIDE NEW COLOR MATCHED FLOOR TILES TO MATCH WHERE EXISTING TILE WORK IS TO REMAIN AND HAS MISSING OR DAMAGED PIECES.

FLOORING LEGEND:

TRANSITION STRIPS

TRANSITION STRIPS ARE TO BE PROVIDED AT DOORWAYS AT ANY CHANGE OF MATERIAL AND/OR MATERIAL DIRECTION.

ALL TRANSITION STRIPS TO BE BRUSHED STAINLESS STEEL OR VINYL AS SHOWN. HEIGHT TO BE SELECTED TO MATCH FINISHED FLOORING INSTALLATION.

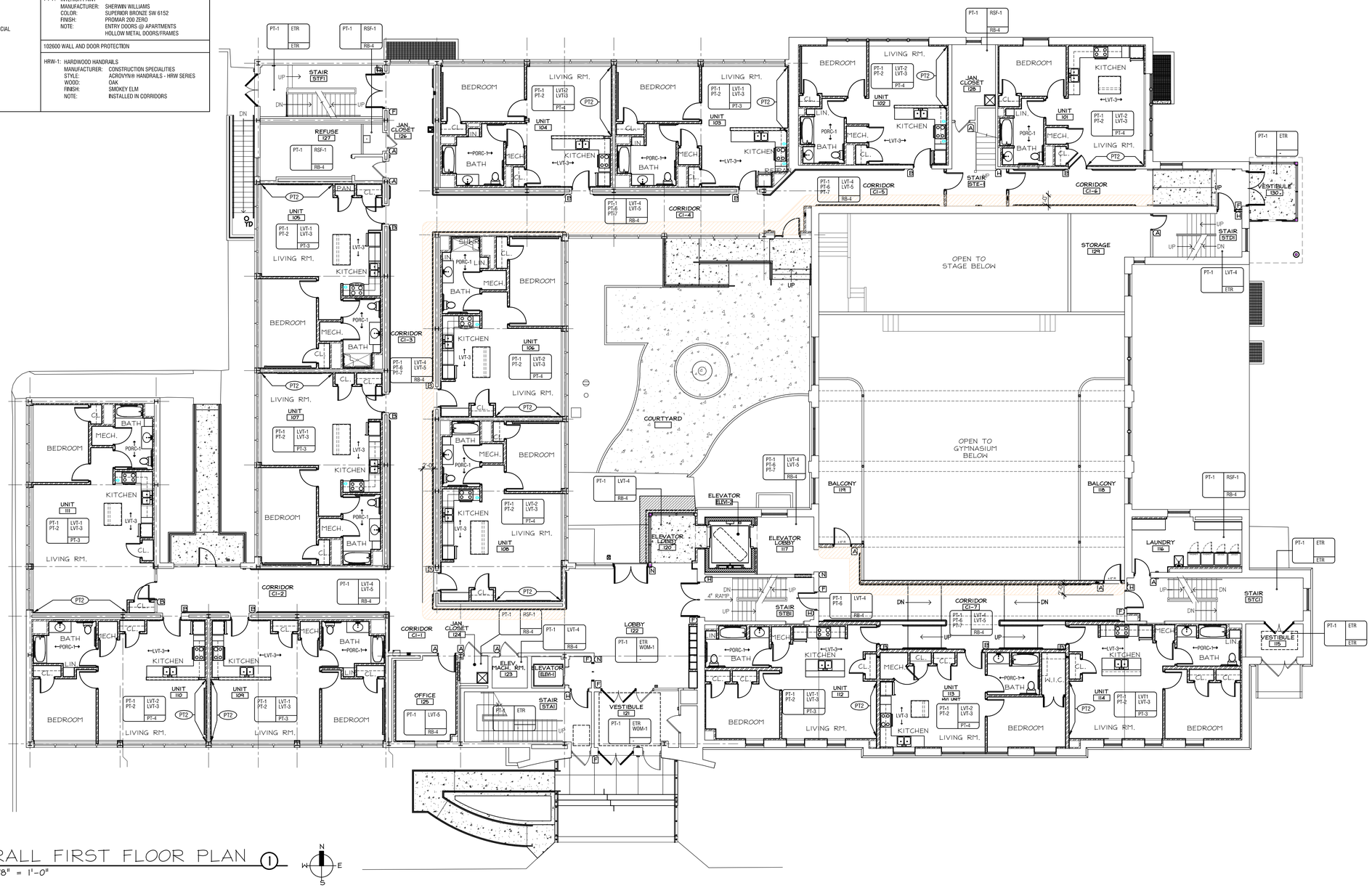
(SSTS) STAINLESS STEEL TRANSITION STRIPS PROFILES AS FOLLOWS:
- EQUAL HEIGHT TRANSITION TO BE 'SCHLUTER SCHIENE'
- UNEQUAL HEIGHT TO BE 'SCHLUTER RENO-RAMP/K'

FLOORING PATTERN LEGEND:

LVT 5 - BASILICA SHELL

LVT 6 - ENCAUSTIC TOURMALINE

WHERE NO HATCH IS SHOWN, INSTALL LVT-4, PER INTERIOR FINISH SCHEDULE, UNLESS NOTED OTHERWISE.



OVERALL FIRST FLOOR PLAN ①

SCALE: 1/8" = 1'-0"

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021272 STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

FIRST FLOOR FINISH AND SIGNAGE PLAN

A-1201

INTERIOR FINISH SPECIFICATIONS

064023 INTERIOR ARCHITECTURAL WOODWORK

PL-1: PLASTIC LAMINATE
- MANF: WILSONART
- PATTERN: POTTER'S CLAY 5011K-22
- FINISH: ANTIQUE FINISH
- NOTE: ALL COUNTERTOPS

WD-1: WOOD SPECIES CABINETRY
- MANF: SMART CABINETRY
- PATTERN: DOVER
- FINISH: SLATE OAK
- NOTE: ALL CABINETRY

HW-1: CABINET PULLS; 5 25/32"
- MANF: RICHELIEU HARDWARE
- PATTERN: TRANSITIONAL BOW PULL - 3753
- FINISH: BRUSHED NICKEL
- NOTE: ALL PULLS
- PRODUCT #: BP3753096195

093000 CERAMIC TILING;

CT-1: GLAZED CERAMIC WALL TILE: 4" X 12" X 5/16"
- MANUFACTURER: AMERICAN OLEAN
- COLLECTION: COLORSTORY WALL
- STYLE: GLOSS
- COLOR: CALM 0035
- DCOF: INSTALLED AT KITCHEN BACKSPLASHES
- GROUT: LATICRETE, EPOXY, -
- NOTE: ASHLAR INSTALL AT KITCHEN BACKSPLASHES

PORC-1: PORCELAIN TILE; 12" X 24"
- MANUFACTURER: DALTILE
- COLLECTION: PORTFOLIO
- STYLE: CONCRETE
- COLOR: ASH GREY PF05
- PATTERN: STAGGERED BRICKWORK
- NOTE: INSTALLED IN ALL BATHROOMS 6" COVE BASE

095513 RESILIENT BASE AND ACCESSORIES

RB-1: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: CG SHARK FIN
- TOE STYLE: COVE
- NOTE: INSTALLED IN ODD # UNITS

RB-2: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: 283 TOAST
- TOE STYLE: COVE
- NOTE: INSTALLED IN EVEN # UNITS

RB-3: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: 86 HUNTER GREEN
- TOE STYLE: COVE
- NOTE: INSTALLED WITH LVT-6

RB-4: RESILIENT RUBBER WALL BASE; 4" H.
- MANUFACTURER: JOHNSONITE
- STYLE: TRADITIONAL VINYL 1/8"
- COLOR: 281 GRIZZLY CB
- TOE STYLE: COVE
- NOTE: INSTALLED WITH LVT-6

096519 RESILIENT TILE FLOORING

LVT-1: LUXURY VINYL TILE;
- MANUFACTURER: INTERFACE
- COLLECTION: BRUSHED LINES 4.5mil
- STYLE: DIFFUSED LINEAR TEXTURE
- COLOR: GALENA A01604
- NOTE: INSTALLED IN ODD # UNITS

LVT-2: LUXURY VINYL TILE;
- MANUFACTURER: INTERFACE
- COLLECTION: BRUSHED LINES 4.5mil
- STYLE: DIFFUSED LINEAR TEXTURE
- COLOR: MOUSSE A01611
- NOTE: INSTALLED IN EVEN # UNITS

LVT-3: LUXURY VINYL TILE;
- MANUFACTURER: INTERFACE
- COLLECTION: BRUSHED LINES 4.5mil
- STYLE: DIFFUSED LINEAR TEXTURE
- COLOR: SANDALWOOD A01608
- NOTE: INSTALLED IN ALL UNIT KITCHENS

LVT-4: LUXURY VINYL TILE;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: AMTICO
- STYLE: STONE
- COLOR: BASILICA SHALE AROSBS31
- NOTE: FIELD

LVT-5: LUXURY VINYL TILE;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: AMTICO
- STYLE: STONE
- COLOR: BASILICA SHELL AROSBS41
- NOTE: BORDER

LVT-6: LUXURY VINYL TILE;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: AMTICO
- STYLE: STONE
- COLOR: ENCAUSTIC TOURMALINE ARQAEN89
- NOTE: BORDER IN COMMUNITY SPACE G6 ONLY

RSF-1: RESILIENT SHEET FLOORING;
- MANUFACTURER: MANNINGTON COMMERCIAL
- COLLECTION: PARADIGM II
- STYLE: STREAMLINE
- COLOR: FOUNDATION PD211
- NOTE:

096723 RESINOUS FLOORING

EP-1: EPOXY FLOORING
- MANF: ABATRON
- PRODUCT: ABOCOAT 8508-1 ALL PURPOSE EPOXY FLOOR PAINT WITH FLAKES AND CLEAR POLY TOPCOAT VINYL CHIP COLOR: LIGHT GRAY

099123 INTERIOR PAINTING

PT-1: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: COTTON WHITE SW7104
- FINISH: PROMAR 200 ZERO
- NOTE: FIELD COLOR

PT-2: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: ACCESSIBLE BEIGE SW7036
- FINISH: PROMAR 200 ZERO
- NOTE: ACCENT COLOR

PT-3: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: SUMMIT GRAY SW7669
- FINISH: PROMAR 200 ZERO
- NOTE: WOOD BASE IN ODD # UNITS/ METAL DOOR FRAMES

PT-4: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: HOMESTEAD BROWN SW7515
- FINISH: PROMAR 200 ZERO
- NOTE: WOOD BASE IN EVEN # UNITS/ METAL DOOR FRAMES

PT-5: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: TEAL STENCIL SW0018
- FINISH: PROMAR 200 ZERO
- NOTE: PAINTED WAINSCOT IN CORRIDORS CG-1 - CG-2 C2-1 - C2-7

PT-6: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: FUNCTIONAL GRAY SW 7024
- FINISH: PROMAR 200 ZERO
- NOTE: PAINTED WAINSCOT IN CORRIDORS C1-2 - C1-8 3RD FLOOR CORRIDOR

PT-7: INTERIOR PAINT
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: SUPERIOR BRONZE SW 6152
- FINISH: PROMAR 200 ZERO
- NOTE: ENTRY DOORS @ APARTMENTS HOLLOW METAL DOORS/FRAMES

102600 WALL AND DOOR PROTECTION

HRW-1: HARDWOOD HANDRAILS
- MANUFACTURER: CONSTRUCTION SPECIALITIES
- STYLE: ACRYLYN® HANDRAILS - HRW SERIES
- WOOD: OAK
- FINISH: SMOKEY ELM
- NOTE: INSTALLED IN CORRIDORS

FINISH SYMBOLS LEGEND AND ABBREVIATIONS:

WALL FINISH(ES) PT-X / PT-X / PT-X; CT-X; RB-X — FLOOR FINISH(ES) — BASE FINISH

#FIRST LISTED IS FIELD FINISH, TYP.

PT# — FULL HEIGHT ACCENT FINISH TO EXTENTS

ACT	ACOUSTIC CEILING TILE	NC	NOT IN CONTRACT
AD	APPLIED DECAL	PT	PAINT
AFF	ABOVE FINISHED FLOOR	QT	QUARRY TILE
AP	ACOUSTIC PANEL	QTZ	QUARTZ
ART	ART GLASS	RB	RESILIENT BASE
AWP	ATHLETIC WALL PADS	RBF	RUBBER FLOOR
CC	CUBICLE CURTAIN	RF	RESINOUS FLOOR
CHR	CHAIR RAIL	SC	SEALED CONCRETE
COVE	COVE WALL BASE		
CPT	CARPET	SSR	SOLID SURFACE
CT	TILE	ST	STAIN
EM	ENTRANCE MAT		
EP	EPOXY FLOORING	RST	RESILIENT STAIR TREAD
EPT	EPOXY PAINT	SV	SHEET VINYL
ETR	EXISTING TO REMAIN	TAC	TACKABLE SURFACE
EXP	EXPOSED	TER	TERRAZO
FRP	FIBERGLASS WALL PROTECTION	TS	TRANSITION STRIP
GRT	GROUT	VCT	VINYL COMPOSITE TILE
GWB	GYPSUM WALL BOARD	VD	VINYL DECAL
HPL	HIGH PRESSURE LAMINATE	WAF	WOOD ATHLETIC FLOORING
HRW	HARDWOOD HANDRAILS	WC	WALL COVERING
INT	INTEGRAL BASE	WD	WOOD SPECIES CABINETRY
LFT	LINOLEUM FLOOR TILE	WF	WINDOW FILM
LS	LINOLEUM SHEET	WP	WALL PROTECTION
LVT	LUXURY VINYL TILE	WT	WINDOW TREATMENT

SIGNAGE SCHEDULE

ITEM	ITEM DESCRIPTION
Type A	Room Title Signage (match floor plan & text)
Type B	Room Number
Type C	Women's Toilet Room
Type D	Men's Toilet Room
Type E	Unisex Restroom
Type F	Stair
Type G	Area of Refuge and Instructions
Type H	Floor Number
Type I	In Case Of Fire
Type J	Maximum Occupancy
Type K	Please Ring Bell
Type L	Visitor Entrance
Type M	Truss Joist Identifier
Type N	Elevator/Lift Instructions
Type O	Direction Sign

See Specification Section 101400 for sign diagrams and more information

A — INDICATES SIGN TYPE

FOR ROOMS WITH MORE THAN ONE ENTRANCE SIGNAGE SHALL BE MOUNTED AT MAIN ENTRANCE TO THAT ROOM UNLESS INDICATED OTHERWISE ON DRAWINGS.

ALL SIGNAGE TO BE MOUNTED AT THE LATCH SIDE OF THE DOOR OR ROOM ENTRANCE.

TEXT FOR TYPE 'B' SIGNS TO BE COORDINATED WITH ARCHITECT AND OWNER.

GENERAL NOTES:

1. PAINTING SCOPE WILL INCLUDE PREPARATION AND IS TO INCLUDE A MINIMUM OF TWO(2) PAINT COLORS PER ROOM, UNLESS OTHERWISE NOTED.
2. ALL EXPOSED CONCRETE FLOOR TO BE FINISHED PER SPECS.
3. ALL SCHEDULED WOOD BASE TO RECEIVE NEW PAINT FINISH.
4. PAINT ALL METAL LOUVERS, GRILLS, VENTS, RADIATORS, RADIATOR COVERS, EXPOSED PIPES, CONDUITS, BRACKETS, HANGERS, STEEL STAIRS, LADDERS, EXHAUST FANS, FAN ENCLOSURES, DUCT WORK, RAILINGS, ELECTRICAL PANEL COVERS TO MATCH WALL.
5. PROVIDE LVT-4 TO MID-LANDINGS, UNLESS NOTED OTHERWISE.
6. INSTALL TRANSITION STRIP AT ALL CHANGES IN FLOOR MATERIALS AT DOOR OPENINGS.
7. RUBBER BASE TO BE 4" HIGH,UNLESS NOTED OTHERWISE.
8. BASE DETAILS SHOWN ON SHEET A1001/4.
9. PROVIDE NEW COLOR MATCHED FLOOR TILES TO MATCH WHERE EXISTING TILE WORK IS TO REMAIN AND HAS MISSING OR DAMAGED PIECES.

FLOORING LEGEND:

TRANSITION STRIPS

TRANSITION STRIPS ARE TO BE PROVIDED AT DOORWAYS AT ANY CHANGE OF MATERIAL AND/OR MATERIAL DIRECTION.

ALL TRANSITION STRIPS TO BE BRUSHED STAINLESS STEEL OR VINYL AS SHOWN. HEIGHT TO BE SELECTED TO MATCH FINISHED FLOORING INSTALLATION.

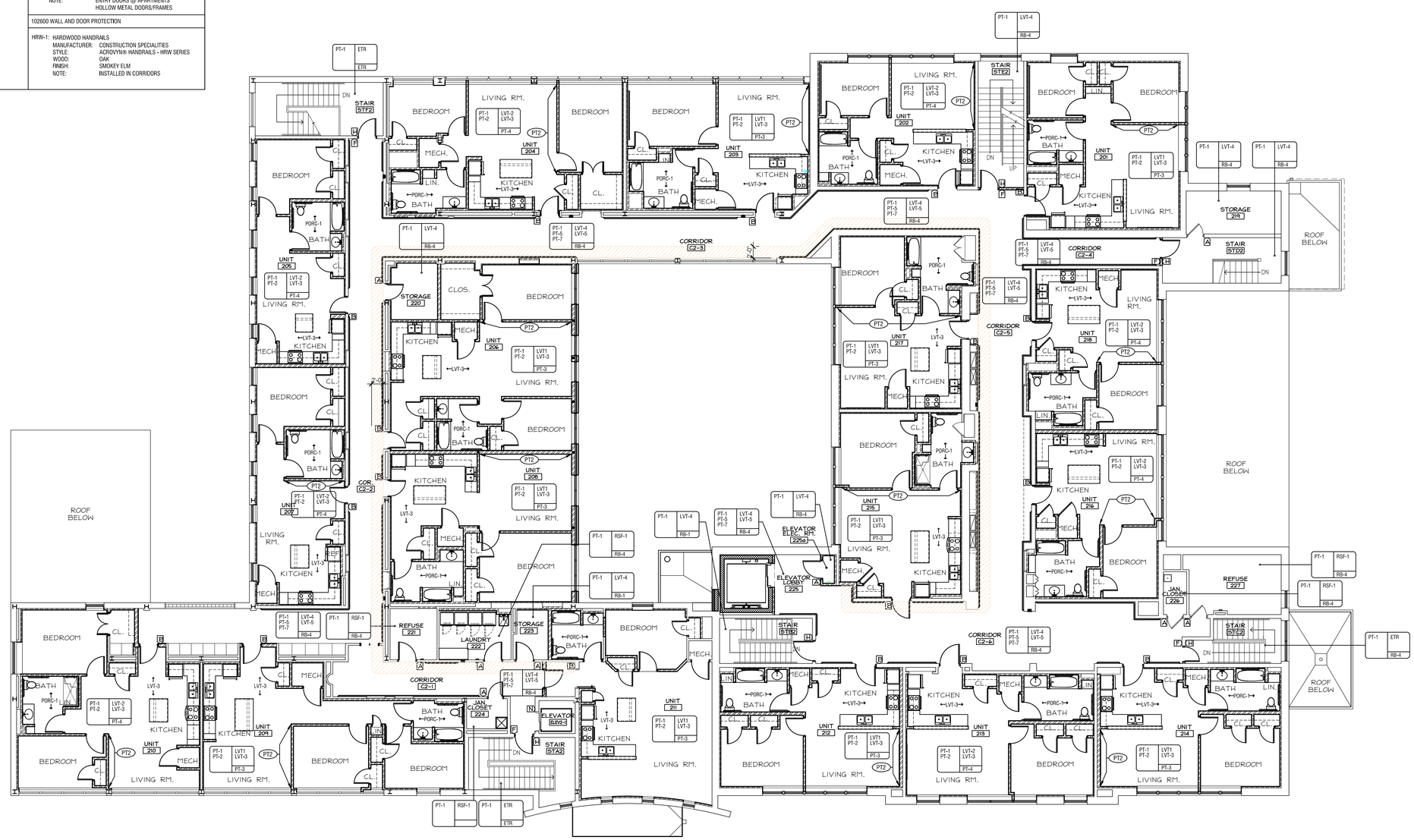
(SSTS) STAINLESS STEEL TRANSITION STRIPS PROFILES AS FOLLOWS:
- EQUAL HEIGHT TRANSITION TO BE 'SCHLUTER SCHIENE'
- UNEQUAL HEIGHT TO BE 'SCHLUTER RENO-RAMP/K'

FLOORING PATTERN LEGEND:

LVT 5 - BASILICA SHELL

LVT 6 - ENCAUSTIC TOURMALINE

WHERE NO HATCH IS SHOWN, INSTALL LVT-4, PER INTERIOR FINISH SCHEDULE, UNLESS NOTED OTHERWISE.



OVERALL SECOND FLOOR PLAN (1)
SCALE: 1/8" = 1'-0"

N / W / E / S

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Kenmore, New York

STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

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REVISIONS

DRAWN BY: JMR
CHECKED BY: JAK
SCALE: AS NOTED
DATE: OCTOBER 28, 2022

SECOND FLOOR FINISH AND SIGNAGE PLAN

A-1202

INTERIOR FINISH SPECIFICATIONS

064023 INTERIOR ARCHITECTURAL WOODWORK

PL-1: PLASTIC LAMINATE
MANF: WILSONART
PATTERN: POTTER'S CLAY 5011K-22
FINISH: ANTIQUE FINISH
NOTE: ALL COUNTERTOPS

WD-1: WOOD SPECIES CABINETRY
MANF: SMART CABINETRY
PATTERN: DOVER
FINISH: SLATE OAK
NOTE: ALL CABINETRY

HW-1: CABINET PULLS; 5 25/32"
MANF: RICHELIEU HARDWARE
PATTERN: TRANSITIONAL BOW PULL - 3753
FINISH: BRUSHED NICKEL
NOTE: ALL PULLS
PRODUCT #: BP3753096195

093000 CERAMIC TILING;

CT-1: GLAZED CERAMIC WALL TILE: 4" X 12" X 5/16"
MANUFACTURER: AMERICAN OLEAN
COLLECTION: COLORSTORY WALL
STYLE: GLOSS
COLOR: CALM 0035
DCOF: INSTALLED AT KITCHEN BACKSPLASHES
GROUT: LATICRETE, EPOXY, -
NOTE: ASHLAR INSTALL AT KITCHEN BACKSPLASHES

PORC-1: PORCELAIN TILE; 12" X 24"
MANUFACTURER: DALTILE
COLLECTION: PORTFOLIO
STYLE: CONCRETE
COLOR: ASH GREY PF05
PATTERN: STAGGERED BRICKWORK
NOTE: INSTALLED IN ALL BATHROOMS
6" COVE BASE

096513 RESILIENT BASE AND ACCESSORIES

RB-1: RESILIENT RUBBER WALL BASE; 4" H.
MANUFACTURER: JOHNSONITE
STYLE: TRADITIONAL VINYL 1/8"
COLOR: CG SHARK FIN
TOE STYLE: COVE
NOTE: INSTALLED IN ODD # UNITS

RB-2: RESILIENT RUBBER WALL BASE; 4" H.
MANUFACTURER: JOHNSONITE
STYLE: TRADITIONAL VINYL 1/8"
COLOR: 283 TOAST
TOE STYLE: COVE
NOTE: INSTALLED IN EVEN # UNITS

RB-3: RESILIENT RUBBER WALL BASE; 4" H.
MANUFACTURER: JOHNSONITE
STYLE: TRADITIONAL VINYL 1/8"
COLOR: 86 HUNTER GREEN
TOE STYLE: COVE
NOTE: INSTALLED WITH LVT-6

RB-4: RESILIENT RUBBER WALL BASE; 4" H.
MANUFACTURER: JOHNSONITE
STYLE: TRADITIONAL VINYL 1/8"
COLOR: 281 GRIZZLY CB
TOE STYLE: COVE
NOTE: INSTALLED WITH LVT-6

096519 RESILEINT TILE FLOORING

LVT-1: LUXURY VINYL TILE;
MANUFACTURER: INTERFACE
COLLECTION: BRUSHED LINES 4.5mil
STYLE: DIFFUSED LINEAR TEXTURE
COLOR: GALENA A01604
NOTE: INSTALLED IN ODD # UNITS

LVT-2: LUXURY VINYL TILE;
MANUFACTURER: INTERFACE
COLLECTION: BRUSHED LINES 4.5mil
STYLE: DIFFUSED LINEAR TEXTURE
COLOR: MOUSSE A01611
NOTE: INSTALLED IN EVEN # UNITS

LVT-3: LUXURY VINYL TILE;
MANUFACTURER: INTERFACE
COLLECTION: BRUSHED LINES 4.5mil
STYLE: DIFFUSED LINEAR TEXTURE
COLOR: SANDALWOOD A01608
NOTE: INSTALLED IN ALL UNIT KITCHENS

LVT-4: LUXURY VINYL TILE;
MANUFACTURER: MANNINGTON COMMERCIAL
COLLECTION: AMTICO
STYLE: STONE
COLOR: BASILICA SHALE AROSBS31
NOTE: FIELD

LVT-5: LUXURY VINYL TILE;
MANUFACTURER: MANNINGTON COMMERCIAL
COLLECTION: AMTICO
STYLE: STONE
COLOR: BASILICA SHELL AROSBS41
NOTE: BORDER

LVT-6: LUXURY VINYL TILE;
MANUFACTURER: MANNINGTON COMMERCIAL
COLLECTION: AMTICO
STYLE: STONE
COLOR: ENCAUSTIC TOURMALINE ARQAEN89
NOTE: BORDER IN COMMUNITY SPACE G6 ONLY

RSF-1: RESILIENT SHEET FLOORING;
MANUFACTURER: MANNINGTON COMMERCIAL
COLLECTION: PARADIGM II
STYLE: STREAMLINE
COLOR: FOUNDATION PD211
NOTE:

096723 RESINOUS FLOORING

EP-1: EPOXY FLOORING
MANF: ABATRON
PRODUCT: ABOCOAT 8508-1 ALL PURPOSE EPOXY FLOOR PAINT
WITH FLAKES AND CLEAR POLY TOPCOAT
VINYL CHIP COLOR: LIGHT GRAY

099123 INTERIOR PAINTING

PT-1: INTERIOR PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: COTTON WHITE SW7104
FINISH: PROMAR 200 ZERO
NOTE: FIELD COLOR

PT-2: INTERIOR PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ACCESSIBLE BEIGE SW7036
FINISH: PROMAR 200 ZERO
NOTE: ACCENT COLOR

PT-3: INTERIOR PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SUMMIT GRAY SW7669
FINISH: PROMAR 200 ZERO
NOTE: WOOD BASE IN ODD # UNITS/
METAL DOOR FRAMES

PT-4: INTERIOR PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: HOMESTEAD BROWN SW7515
FINISH: PROMAR 200 ZERO
NOTE: WOOD BASE IN EVEN # UNITS/
METAL DOOR FRAMES

PT-5: INTERIOR PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TEAL STENCIL SW0018
FINISH: PROMAR 200 ZERO
NOTE: PAINTED WAINSCOT IN CORRIDORS
CG-1 - CG-2
C2-1 - C2-7

PT-6: INTERIOR PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: FUNCTIONAL GRAY SW 7024
FINISH: PROMAR 200 ZERO
NOTE: PAINTED WAINSCOT IN CORRIDORS
C1-2 - C1-8
3RD FLOOR CORRIDOR

PT-7: INTERIOR PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SUPERIOR BRONZE SW 6152
FINISH: PROMAR 200 ZERO
NOTE: ENTRY DOORS @ APARTMENTS
HOLLOW METAL DOORS/FRAMES

102600 WALL AND DOOR PROTECTION

HRW-1: HARDWOOD HANDRAILS
MANUFACTURER: CONSTRUCTION SPECIALITIES
STYLE: ACROVYN® HANDRAILS - HRW SERIES
WOOD: OAK
FINISH: SMOKEY ELM
NOTE: INSTALLED IN CORRIDORS

FINISH SYMBOLS LEGEND AND ABBREVIATIONS:

WALL FINISH(ES) PT-X / PT-X / PT-X | CT-X | RB-X — FLOOR FINISH(ES) / BASE FINISH

#FIRST LISTED IS FIELD FINISH, TYP.

FULL HEIGHT ACCENT FINISH TO EXTENTS

ACT	ACOUSTIC CEILING TILE	NC	NOT IN CONTRACT
AD	APPLIED DECAL	PT	PAINT
AFF	ABOVE FINISHED FLOOR	QT	QUARRY TILE
AP	ACOUSTIC PANEL	QTZ	QUARTZ
ART	ART GLASS	RB	RESILIENT BASE
AWP	ATHLETIC WALL PADS	RBF	RUBBER FLOOR
CC	CUBICLE CURTAIN	RF	RESINOUS FLOOR
CHR	CHAIR RAIL	SC	SEALED CONCRETE
COVE	COVE WALL BASE		
CPT	CARPET	SSR	SOLID SURFACE
CT	TILE	ST	STAIN
EM	ENTRANCE MAT		
EP	EPOXY FLOORING	RST	RESILIENT STAIR TREAD
EPT	EPOXY PAINT	SV	SHEET VINYL
ETR	EXISTING TO REMAIN	TAC	TACKABLE SURFACE
EXP	EXPOSED	TER	TERRAZO
FRP	FIBERGLASS WALL PROTECTION	TS	TRANSITION STRIP
GRT	GROUT	VCT	VINYL COMPOSITE TILE
GWB	GYPSUM WALL BOARD	VD	VINYL DECAL
HPL	HIGH PRESSURE LAMINATE	WAF	WOOD ATHLETIC FLOORING
HRW	HARDWOOD HANDRAILS	WC	WALL COVERING
INT	INTEGRAL BASE	WD	WOOD SPECIES CABINETRY
LFT	LINOLEUM FLOOR TILE	WF	WINDOW FILM
LS	LINOLEUM SHEET	WP	WALL PROTECTION
LVT	LUXURY VINYL TILE	WT	WINDOW TREATMENT

SIGNAGE SCHEDULE

ITEM	ITEM DESCRIPTION
Type A	Room Title Signage (match floor plan & text)
Type B	Room Number
Type C	Women's Toilet Room
Type D	Men's Toilet Room
Type E	Unisex Restroom
Type F	Stair
Type G	Area of Refuge and Instructions
Type H	Floor Number
Type I	In Case Of Fire
Type J	Maximum Occupancy
Type K	Please Ring Bell
Type L	Visitor Entrance
Type M	Truss Joist Identifier
Type N	Elevator/Lift Instructions
Type O	Direction Sign

See Specification Section 101400 for sign diagrams and more information

A — INDICATES SIGN TYPE

FOR ROOMS WITH MORE THAN ONE ENTRANCE SIGNAGE SHALL BE MOUNTED AT MAIN ENTRANCE TO THAT ROOM UNLESS INDICATED OTHERWISE ON DRAWINGS.

ALL SIGNAGE TO BE MOUNTED AT THE LATCH SIDE OF THE DOOR OR ROOM ENTRANCE.

TEXT FOR TYPE 'B' SIGNS TO BE COORDINATED WITH ARCHITECT AND OWNER.

GENERAL NOTES:

1. PAINTING SCOPE WILL INCLUDE PREPARATION AND IS TO INCLUDE A MINIMUM OF TWO(2) PAINT COLORS PER ROOM, UNLESS OTHERWISE NOTED.
2. ALL EXPOSED CONCRETE FLOOR TO BE FINISHED PER SPECS.
3. ALL SCHEDULED WOOD BASE TO RECEIVE NEW PAINT FINISH.
4. PAINT ALL METAL LOUVERS, GRILLS, VENTS, RADIATORS, RADIATOR COVERS, EXPOSED PIPES, CONDUITS, BRACKETS, HANGERS, STEEL STAIRS, LADDERS, EXHAUST FANS, FAN ENCLOSURES, DUCT WORK, RAILINGS, ELECTRICAL PANEL COVERS TO MATCH WALL.
5. PROVIDE LVT-4 TO MID-LANDINGS, UNLESS NOTED OTHERWISE.
6. INSTALL TRANSITION STRIP AT ALL CHANGES IN FLOOR MATERIALS AT DOOR OPENINGS.
7. RUBBER BASE TO BE 4" HIGH,UNLESS NOTED OTHERWISE.
8. BASE DETAILS SHOWN ON SHEET A1001/4.
9. PROVIDE NEW COLOR MATCHED FLOOR TILES TO MATCH WHERE EXISTING TILE WORK IS TO REMAIN AND HAS MISSING OR DAMAGED PIECES.

FLOORING LEGEND:

TRANSITION STRIPS

TRANSITION STRIPS ARE TO BE PROVIDED AT DOORWAYS AT ANY CHANGE OF MATERIAL AND/OR MATERIAL DIRECTION.

ALL TRANSITION STRIPS TO BE BRUSHED STAINLESS STEEL OR VINYL AS SHOWN. HEIGHT TO BE SELECTED TO MATCH FINISHED FLOORING INSTALLATION.

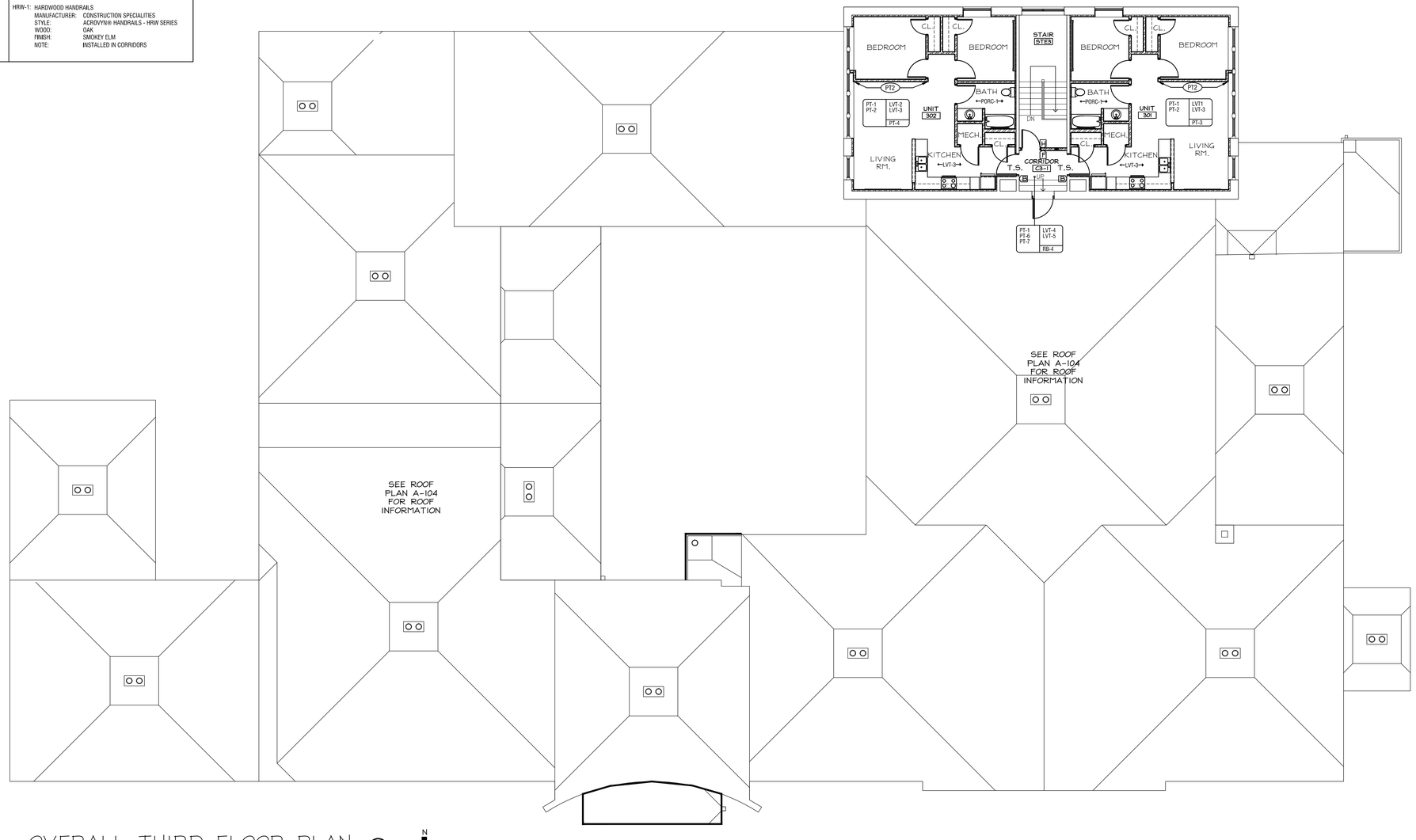
(SSTS) STAINLESS STEEL TRANSITION STRIPS PROFILES AS FOLLOWS:
- EQUAL HEIGHT TRANSITION TO BE 'SCHLUTER SCHIENE'
- UNEQUAL HEIGHT TO BE 'SCHLUTER RENO-RAMP/K'

FLOORING PATTERN LEGEND:

LVT 5 - BASILICA SHELL

LVT 6 - ENCAUSTIC TOURMALINE

WHERE NO HATCH IS SHOWN, INSTALL LVT-4, PER INTERIOR FINISH SCHEDULE, UNLESS NOTED OTHERWISE.



OVERALL THIRD FLOOR PLAN (1)
SCALE: 1/8" = 1'-0"

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Kenmore, New York

STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

THIRD FLOOR FINISH AND SIGNAGE PLAN

A-1203

LEGEND:

[NO MARK] INDICATES NON ACCESSIBLE UNIT

INDICATES TYPE 'B' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

V/AHU INDICATES VISUAL/ HEARING ACCOMMODATING UNIT

NOTE:

A. REFER TO DRAWING A202 FOR GENERAL NOTES AND GENERAL NOTES (ALL UNITS).

CONSTRUCTION NOTES:

1. EXISTING FULLY RECESSED MOUNTED FIRE EXTINGUISHER CABINET TO REMAIN AND REPAIRED TO LIKE NEW CONDITION (PAINT, NEW GLAZING, HANDLE, SIGNAGE). PROVIDE AND INSTALL NEW CLEAR ACRYLIC GLAZING IN EXISTING OPENING. PROVIDE A NEW COSMIC 10E ABC DRY CHEMICAL 10 LB. FIRE EXTINGUISHER OR APPROVED EQUAL. CONFIRM CABINET BOX CAN FIT FIRE EXTINGUISHER, TYPICAL.
2. PROVIDE AND INSTALL A NEW SEMI RECESSED FIRE EXTINGUISHER CABINET WITH COSMIC 10E ABC DRY CHEMICAL 10 LB FIRE EXTINGUISHER (UL RATING 4A-80B:C.). FIRE RATED CABINET WHERE REQUIRED. (SEE LIFE SAFETY PLAN FOR FIRE RATED PARTITION LOCATIONS). MAX. TRAVEL DISTANCE BETWEEN CABINETS TO BE 75 FEET UNLESS NOTED OTHERWISE.
3. PROVIDE AND INSTALL A NEW COSMIC 10E ABC DRY CHEMICAL 10 LB FIRE EXTINGUISHER (UL RATING 4A-80B:C.) OR APPROVED EQUAL WITH WALL BRACKET.
4. NEW INCLINED PLATFORM LIFT MOUNTED TO EXISTING STAIR. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATION SECTION 144200 - WHEELCHAIR LIFTS FOR MORE INFORMATION.
5. NEW VESTIBULE ADDITION CONCRETE FOUNDATION. REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND MORE INFORMATION.
6. NEW MRL PASSENGER ELEVATOR IN NEW MASONRY HOISTWAY. REFER TO SPECIFICATION SECTION 142123.16 - MACHINE ROOM LESS ELECTRIC TRACTION PASSENGER ELEVATORS FOR MORE INFORMATION. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SECTIONS/DETAILS.
7. NEW UPPER AND BASE CABINETRY WITH SINK. REFER TO INTERIOR ELEVATIONS FOR MORE INFORMATION. COORDINATE WITH PLUMBING AND ELECTRICAL DRAWINGS.
8. NEW CONCRETE WINDOW WELL FOUNDATION WITH FLOOR DRAIN. REFER TO STRUCTURAL DRAWINGS FOR SECTION AND DETAILS. SEE CIVIL DRAWINGS FOR FLOOR DRAIN CONNECTIONS.
9. NEW CONTINUOUS HANDRAIL ON BOTH SIDES OF CORRIDOR, TYPICAL. MOUNTING HEIGHT T.B.D. PROVIDE MIN. 18" FROM END OF HANDRAIL TO EDGE OF DOOR TO MAINTAIN MANEUVERING CLEARANCES. COORDINATE WITH ARCHITECT AND REFER TO INTERIOR DESIGN DRAWINGS FOR MORE INFORMATION.
10. TOTAL OF (37) NEW SINGLE TIER BULK TENANT STORAGE LOCKER WITH 8 GA. WIRE MESH ENCLOSURE. 3'-0" WIDE SINGLE WIRE DOOR PANEL WITH LOCKABLE HASP. (33) LOCKERS TO BE 4'-0" w x 5'-0" d x 7'-6" h AND (4) LOCKERS TO 5'-0" w x 6'-0" d x 7'-6" h (WHEELCHAIR ACCESSIBLE). FINAL LAYOUT BY OTHERS.
11. CLEAN EXISTING STAIR HANDRAILS/GUARDRAILS (WOOD OR METAL) AND WALL BRACKETS FROM DIRT AND GRIME. REPAIR IF LOOSE OR DAMAGED.
12. EXISTING STAIRS TO BE THOROUGHLY CLEANED, REMOVE ANY RUST FROM METAL SECTIONS, PREP FOR NEW PAINT FINISH, AND REMOVE EXISTING GRIT SURFACE TAPE. INSTALL NEW ANTI-SLIP/GRIT SURFACE TAPE ON TREADS.
13. INFILL MASONRY OPENING WITH CMU, ALIGN NEW CMU FACE WITH EXISTING GRADE SIDE OF FOUNDATION WALL. APPLY FOUNDATION DAMP PROOFING TO ALL FOUNDATION WALL AREA THAT WILL COME IN CONTACT WITH NEW BACKFILL MATERIAL.
14. NEW CONC. FOUNDATION WALL AND FOOTING TO ENCLOSE AREAWAY. TOP OF WALL TO MATCH EXISTING, SEE DETAILS. PROVIDE AND INSTALL NEW METAL BAR GRATING COVER.
15. EXISTING FIRE HOSE CABINET. THOROUGHLY CLEAN, REFURBISH, AND PAINT TO LIKE NEW CONDITION.
16. NEW STRUCTURAL COLUMNS. TYPICAL OF 3. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
17. INFILL EXISTING MASONRY OPENING WITH CMU.
18. NEW 3" MAX. DEEP FURRED OUT KNEE WALL FROM FLOOR TO UNDERSIDE OF WINDOW SILL. REFER TO DETAILS FOR MORE INFORMATION.
19. NEW 3" DEEP MAX. FURRED OUT FULL HEIGHT PARTITION. REFER TO PARTITION TYPES FOR MORE INFORMATION.
20. WALL MOUNTED ADA PUSH PADS. REFER TO DOOR SCHEDULE FOR EXACT LOCATION AND CONFIGURATION OF DEVICES.
21. EXISTING GLASS BLOCK WINDOW TO REMAIN. WINDOW AND SURROUNDING CONSTRUCTION TO BE CLEANED.

ENLARGED PARTIAL LOWER FLOOR PLAN (2)
SCALE 1/4" = 1'-0"

ENLARGED PARTIAL LOWER FLOOR PLAN (1)
SCALE 1/4" = 1'-0"

LOWER FLOOR KEY PLAN
NOT TO SCALE

STIEGLITZ SNYDER ARCHITECTURE
425 FRANKLIN STREET
BUFFALO, NEW YORK 14202
716.828.9166
www.stieglitzsnyder.com

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VICTORIA PLACE APARTMENTS
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Kenmore, New York

STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN STIEGLITZ 031379 STATE OF NEW YORK

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REVISIONS
1 HCR 95% REVIEW COMMENTS 9/21/2023

DRAWN BY JMR | CHECKED BY JAK
SCALE AS NOTED
DATE SEPTEMBER 21, 2023

ENLARGED FLOOR PLANS - LOWER LEVEL

A-201

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

B. THE CONSTRUCTION KEY NOTES PROVIDED ON THIS DRAWING PERTAIN TO THIS SHEET ONLY TO DESCRIBE THE WORK. REFER TO EACH DRAWING FOR THEIR SPECIFIC CONSTRUCTION KEY NOTES.

C. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

D. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

E. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, U.N.O. DEMISING, CORRIDOR, AND UNIT INTERIOR PARTITIONS PARTITIONS ARE DIMENSIONED IN THE A-200 SERIES DRAWINGS.

F. PARTITION TYPES ARE LABELED ON THE A-1000 SERIES DRAWINGS. PARTITION TYPES ARE LABELED ON THE A-200 SERIES DRAWINGS.

G. REFER TO THE A-100 SERIES DRAWINGS FOR TYPICAL AIR SEALING NOTES THAT ARE TO APPLY THROUGHOUT CONSTRUCTION.

GENERAL NOTES (ALL UNITS):

A. PROVIDE SOLID WOOD BLOCKING AT ALL TUB WALLS AND TOILET WALLS FOR INSTALLATION OF GRAB BARS IN THE FUTURE. ALL UNITS SHOWN WITH GRAB BARS FOR CLARITY OF PLACEMENT OF BLOCKING.

B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST ONE (1) TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

D. ALL BATHROOM UNITS MUST HAVE:
- SAFETY GRAB BARS AT TOILETS, SHOWER/TUBS, AND SHOWERS.
- A SOAP DISH IN THE SHOWER/TUB.
- ALL SHOWER CURTAIN RODS ARE TO BE SECURELY FIXED TO THE WALL.
- A TOILET PAPER HOLDER.
- A MINIMUM OF TWO TOWEL BARS.
- A ROBE HOOK.

E. PROVIDE TRANSITION STRIPS AT ALL VINYL TO CARPET TRANSITIONS, TO BE VINYL/RUBBER AS SPECIFIED.

F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

G. PROVIDE FOUR (4) ADJUSTABLE VINYL COATED WIRE SHELVES WITH ALL ACCESSORIES NECESSARY (BRACKETS, STANDARDS, ETC.). FINISH T.B.D.

H. ALL VANITY CABINETS AND KITCHEN CABINETS TO BE MANUFACTURED WITH SOLID WOOD AND PLYWOOD DOORS.

I. ALL COUNTERTOPS AND BACKSLASHES TO BE MANUFACTURED WITH EXTERIOR GRADE PLYWOOD AND PLASTIC LAMINATE FINISH.

J. ALL APPLIANCES AND LIGHT FIXTURES TO BE ENERGY STAR CERTIFIED.

K. ALL FURNACE TO BE 95.5% DIRECT VENT - 14.75 SEER. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

L. REFER TO INDICATED UNITS THAT ARE TO BE FULLY EQUIPPED WITH AUDIO/VISUAL NOTIFICATION DEVICES. ADDITIONAL UNITS ARE RECOMMENDED TO BE ADAPTABLE TO AUDIO/VISUAL BUT IS NOT REQUIRED AS PER NYS DHCR.

M. WALL CABINETS AND SHELVING ABOVE WORK COUNTERS TO BE 48" MAXIMUM ABOVE FINISHED FLOOR.

N. PROVIDE KITCHEN COUNTER WORK SURFACE WITH MINIMUM 30" CLEAR OPENING UNDER COUNTER AND MAXIMUM 2" APRON AT A HEIGHT BETWEEN 28" - 34" ABOVE FINISHED FLOOR AT TYPE 'A' DWELLING UNITS.
- ADAPTABLE UNITS CAN HAVE REMOVABLE BASE CABINET OPTION.

O. PROVIDE 1" HORIZONTAL VINYL BLINDS AT ALL WINDOWS WITHIN UNITS.

P. GYPSUM WALL BOARD TO BE MOISTURE RESISTANT AT ALL BATHROOM WALLS. AT ALL TILE INSTALLATIONS PROVIDE APPROVED CEMENTITIOUS BACKER BOARD.

Q. PROVIDE ALL UNITS WITH TWO (2) STOVETOP AUTOMATIC COOKTOP FIRE SUPPRESSOR BY FIRESTOP OR APPROVED EQUAL.

R. KITCHEN LAYOUTS SHOWN IN PLAN AND ELEVATION ARE NOT FINAL AND TO BE DESIGNED BY OTHERS. ALL KITCHEN LAYOUTS TO INCLUDE A FULL HEIGHT PANTRY CABINET UNLESS A HARD WALL SPACE IS PROVIDED. ALL TYPE 'A' DWELLING UNIT KITCHENS TO HAVE A COUNTER WORK SURFACE. SEE GENERAL NOTE N ABOVE.

LEGEND:

[NO MARK] INDICATES NON ACCESSIBLE UNIT

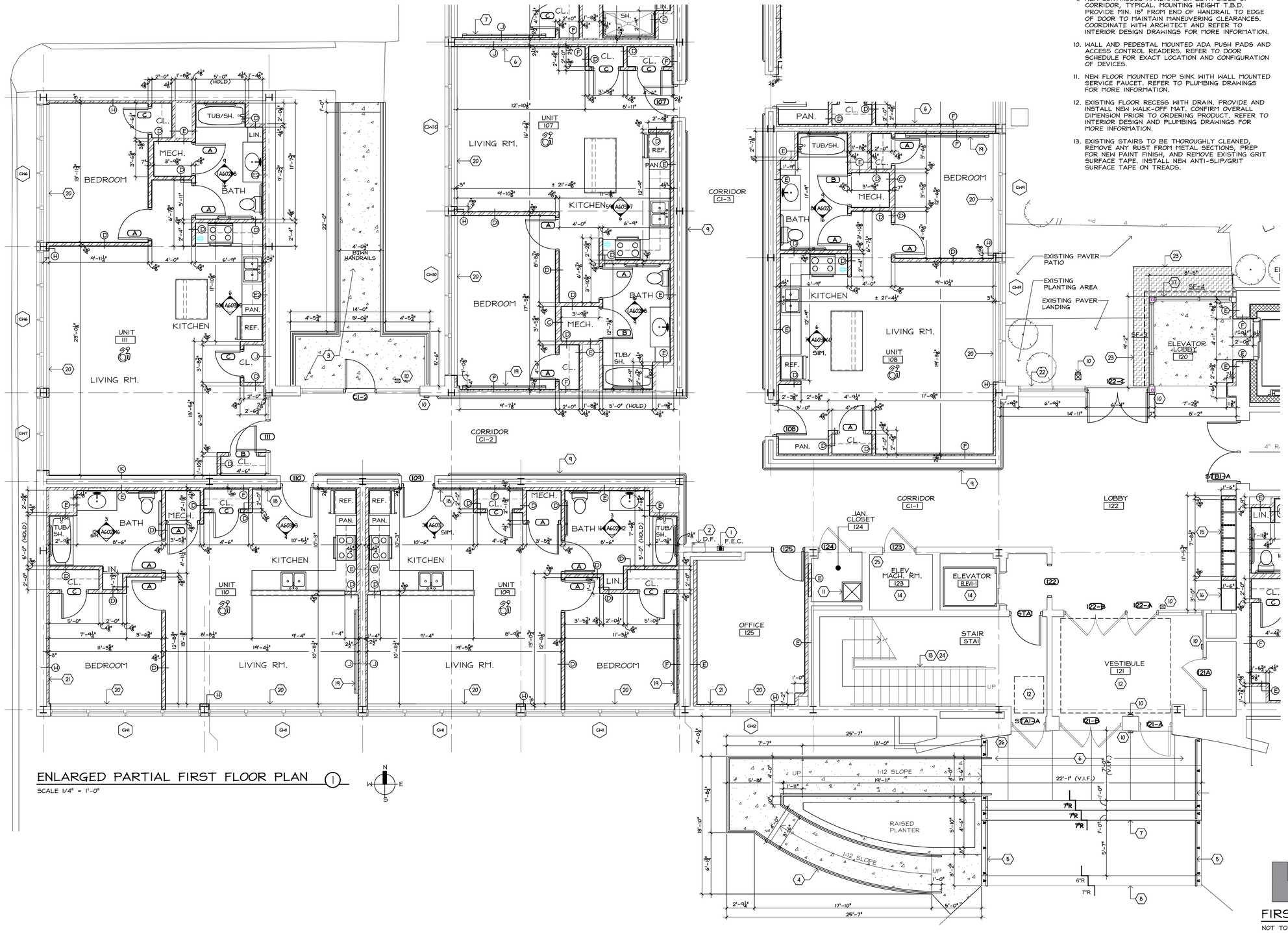
INDICATES TYPE 'B' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

V/AHU INDICATES VISUAL/ HEARING ACCOMMODATING UNIT

(#) CONSTRUCTION NOTES:

1. EXISTING FULLY RECESSED MOUNTED FIRE EXTINGUISHER CABINET TO REMAIN AND REPAIRED TO LIKE NEW CONDITION (PAINT, NEW GLAZING, HANDLE, SIGNAGE). PROVIDE AND INSTALL NEW CLEAR ACRYLIC GLAZING IN EXISTING OPENING. PROVIDE A NEW COSMIC 10E ABC DRY CHEMICAL 10 LB. FIRE EXTINGUISHER OR APPROVED EQUAL. CONFIRM CABINET BOX CAN FIT FIRE EXTINGUISHER, TYPICAL.
2. EXISTING WALL MOUNTED SEMI RECESSED DRINKING FOUNTAIN TO REMAIN. CLEAN AS REQUIRED.
3. NEW CONC. RAMP WITH ADA COMPLIANT GUARD/HAND RAILING SYSTEM. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR DETAILS AND MORE INFORMATION.
4. NEW CONC. RAMP WITH ADA COMPLIANT GUARD/HAND RAILING SYSTEM AND RAISED PLANTER. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR DETAILS AND MORE INFORMATION.
5. SALVAGED METAL HANDRAILS.
6. REINSTALL WHITE MARBLE SLABS TO ALIGN WITH LOBBY FLOOR.
7. NEW AND EXISTING WHITE MARBLE STEPS TO BE INSTALLED. PROVIDE EQUAL RISER HEIGHTS FROM EXISTING LANDING TO NEW LANDING HEIGHT.
8. EXISTING CONC. LANDING AND STEPS TO REMAIN.
9. NEW CONTINUOUS HANDRAIL ON BOTH SIDES OF CORRIDOR, TYPICAL. MOUNTING HEIGHT T.B.D. PROVIDE MIN. 18" FROM END OF HANDRAIL TO EDGE OF DOOR TO MAINTAIN MANEUVERING CLEARANCES. COORDINATE WITH ARCHITECT AND REFER TO INTERIOR DESIGN DRAWINGS FOR MORE INFORMATION.
10. WALL AND PEDESTAL MOUNTED ADA PUSH PADS AND ACCESS CONTROL READERS. REFER TO DOOR SCHEDULE FOR EXACT LOCATION AND CONFIGURATION OF DEVICES.
11. NEW FLOOR MOUNTED MOP SINK WITH WALL MOUNTED SERVICE FAUCET. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
12. EXISTING FLOOR RECESS WITH DRAIN. PROVIDE AND INSTALL NEW WALK-OFF MAT. CONFIRM OVERALL DIMENSION PRIOR TO ORDERING PRODUCT. REFER TO INTERIOR DESIGN AND PLUMBING DRAWINGS FOR MORE INFORMATION.
13. EXISTING STAIRS TO BE THOROUGHLY CLEANED. REMOVE ANY RUST FROM METAL SECTIONS. PREP FOR NEW PAINT FINISH, AND REMOVE EXISTING GRIT SURFACE TAPE. INSTALL NEW ANTI-SLIP/GRIT SURFACE TAPE ON TREADS.
14. EXISTING ELEVATOR TO BE MODERNIZED. THE EXISTING ELEVATOR CAB TO REMAIN AND BE AUGMENTED TO ACCEPT NEW CONTROLS. EXISTING WALL FRAMES TO REMAIN AND RECEIVE NEW PAINT FINISH. THE ELEVATOR MACHINE ROOM TO RECEIVE NEW EQUIPMENT AS REQUIRED TO MODERNIZE. THE EXISTING ELEVATOR SHAFT WILL BE UPDATED TO COMPLY WITH CURRENT CODE.
15. USPS APPROVED MAILBOX UNIT.
16. PLASTIC LAMINATE SHELVING AT 30" AND 42" A.F.F.
17. NEW ALUMINUM STOREFRONT FRAMING WITH INSULATED GLASS. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR MORE INFORMATION AND DETAILS.
18. SALVAGED CHALKBOARD WITH CHALK TRAY AND PERIMETER WOOD TRIM RECONSTRUCTED IN SMALLER UNIT SIZES. MOUNT ON WALL.
19. MOUNT SALVAGED WOOD DOOR, PIVOT HARDWARE, AND FRAME FROM CLASSROOM WARDROBES TO WALL TO GIVE ILLUSION OF HISTORIC MULTI-PIVOT DOOR APPEARANCE.
20. NEW 3" MAX. DEEP FURRED OUT KNEE WALL FROM FLOOR TO UNDERSIDE OF WINDOW SILL. REFER TO DETAILS FOR MORE INFORMATION.
21. NEW 3" DEEP MAX. FURRED OUT FULL HEIGHT PARTITION. REFER TO PARTITION TYPES FOR MORE INFORMATION.
22. SECTION OF EXISTING CURTAINWALL TO REMAIN. PIVOT HINGE DOORS SWING TO BE AUGMENTED PER DOOR SCHEDULE.
23. REINSTALL SALVAGED PAVERS FOR EXISTING PATIO AND LANDING AREAS.
24. CLEAN EXISTING STAIR HANDRAILS/GUARDRAILS (WOOD OR METAL) AND WALL BRACKETS FROM DIRT AND GRIME. REPAIR IF LOOSE OR DAMAGED.
25. PROVIDE AND INSTALL ABC RATED FIRE EXTINGUISHER WITH WALL BRACKET. COORDINATE MOUNTING LOCATION WITH ELEVATOR CONTRACTOR.
26. PROVIDE AND INSTALL A FIRE KEY BOX, SURFACE MOUNTED TO EXISTING MASONRY WALL. FINAL LOCATION TO BE DETERMINED BY LOCAL FIRE DEPARTMENT. SEE SPECIFICATION SECTION 283111 - "DIGITAL, ADDRESSABLE FIR ALARM SYSTEM" FOR MORE INFORMATION ON THE KEY BOX.



ENLARGED PARTIAL FIRST FLOOR PLAN (1)

SCALE 1/4" = 1'-0"

FIRST FLOOR KEY PLAN

NOT TO SCALE

STIEGLITZ SNYDER ARCHITECTURE

425 FRANKLIN STREET
BUFFALO, NEW YORK 14202
716.828.9166
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VICTORIA PLACE APARTMENTS

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021279 STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

ENLARGED PARTIAL FIRST FLOOR PLAN

A-202

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

B. THE CONSTRUCTION KEY NOTES PROVIDED ON THIS DRAWING PERTAIN TO THIS SHEET ONLY TO DESCRIBE THE WORK. REFER TO EACH DRAWING FOR THEIR SPECIFIC CONSTRUCTION KEY NOTES.

C. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

D. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

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B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST ONE (1) TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

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E. PROVIDE TRANSITION STRIPS AT ALL VINYL TO CARPET TRANSITIONS, TO BE VINYL/RUBBER AS SPECIFIED.

F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

G. PROVIDE FOUR (4) ADJUSTABLE VINYL COATED WIRE SHELVES WITH ALL ACCESSORIES NECESSARY (BRACKETS, STANDARDS, ETC.). FINISH T.B.D.

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K. ALL FURNACE TO BE 95.5% DIRECT VENT - 14.75 SEER. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

L. REFER TO INDICATED UNITS THAT ARE TO BE FULLY EQUIPPED WITH AUDIO/VISUAL NOTIFICATION DEVICES. ADDITIONAL UNITS ARE RECOMMENDED TO BE ADAPTABLE TO AUDIO/VISUAL BUT IS NOT REQUIRED AS PER NYS DHCR.

M. WALL CABINETS AND SHELVING ABOVE WORK COUNTERS TO BE 48" MAXIMUM ABOVE FINISHED FLOOR.

N. PROVIDE KITCHEN COUNTER WORK SURFACE WITH MINIMUM 30" CLEAR OPENING UNDER COUNTER AND MAXIMUM 2" APRON AT A HEIGHT BETWEEN 28" - 34" ABOVE FINISHED FLOOR AT TYPE 'A' DWELLING UNITS.
- ADAPTABLE UNITS CAN HAVE REMOVABLE BASE CABINET OPTION.

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Q. PROVIDE ALL UNITS WITH TWO (2) STOVETOP AUTOMATIC COOKTOP FIRE SUPPRESSOR BY FIRESTOP OR APPROVED EQUAL.

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LEGEND:

[NO MARK]	INDICATES NON ACCESSIBLE UNIT
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	INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)
V/AHU	INDICATES VISUAL/ HEARING ACCOMMODATING UNIT

(#) CONSTRUCTION NOTES:

1. EXISTING FULLY RECESSED MOUNTED FIRE EXTINGUISHER CABINET TO REMAIN AND REPAIRED TO LIKE NEW CONDITION (PAINT, NEW GLAZING, HANDLE, SIGNAGE). PROVIDE AND INSTALL NEW CLEAR ACRYLIC GLAZING IN EXISTING OPENING. PROVIDE A NEW COSMIC 10E ABC DRY CHEMICAL 10 LB. FIRE EXTINGUISHER OR APPROVED EQUAL. CONFIRM CABINET BOX CAN FIT FIRE EXTINGUISHER, TYPICAL.
2. EXISTING WALL DRINKING FOUNTAIN TO REMAIN.
3. NEW EXTERIOR CONC. STAIRS AND RAMP WITH ADA COMPLIANT GUARD/HAND RAILING SYSTEM. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR DETAILS AND MORE INFORMATION.
4. NEW 3" MAX. DEEP FURRED OUT KNEE WALL FROM FLOOR TO UNDERSIDE OF WINDOW SILL. REFER TO DETAILS FOR MORE INFORMATION.
5. NEW 3" DEEP MAX. FURRED OUT FULL HEIGHT PARTITION. REFER TO PARTITION TYPES FOR MORE INFORMATION.
6. SALVAGED CHALKBOARD WITH CHALK TRAY AND PERIMETER WOOD TRIM RECONSTRUCTED IN SMALLER UNIT SIZES. MOUNT ON WALL.
7. MOUNT SALVAGED WOOD DOOR, PIVOT HARDWARE, AND FRAME FROM CLASSROOM WARDROBES TO WALL TO GIVE ILLUSION OF HISTORIC MULTI-PIVOT DOOR APPEARANCE.
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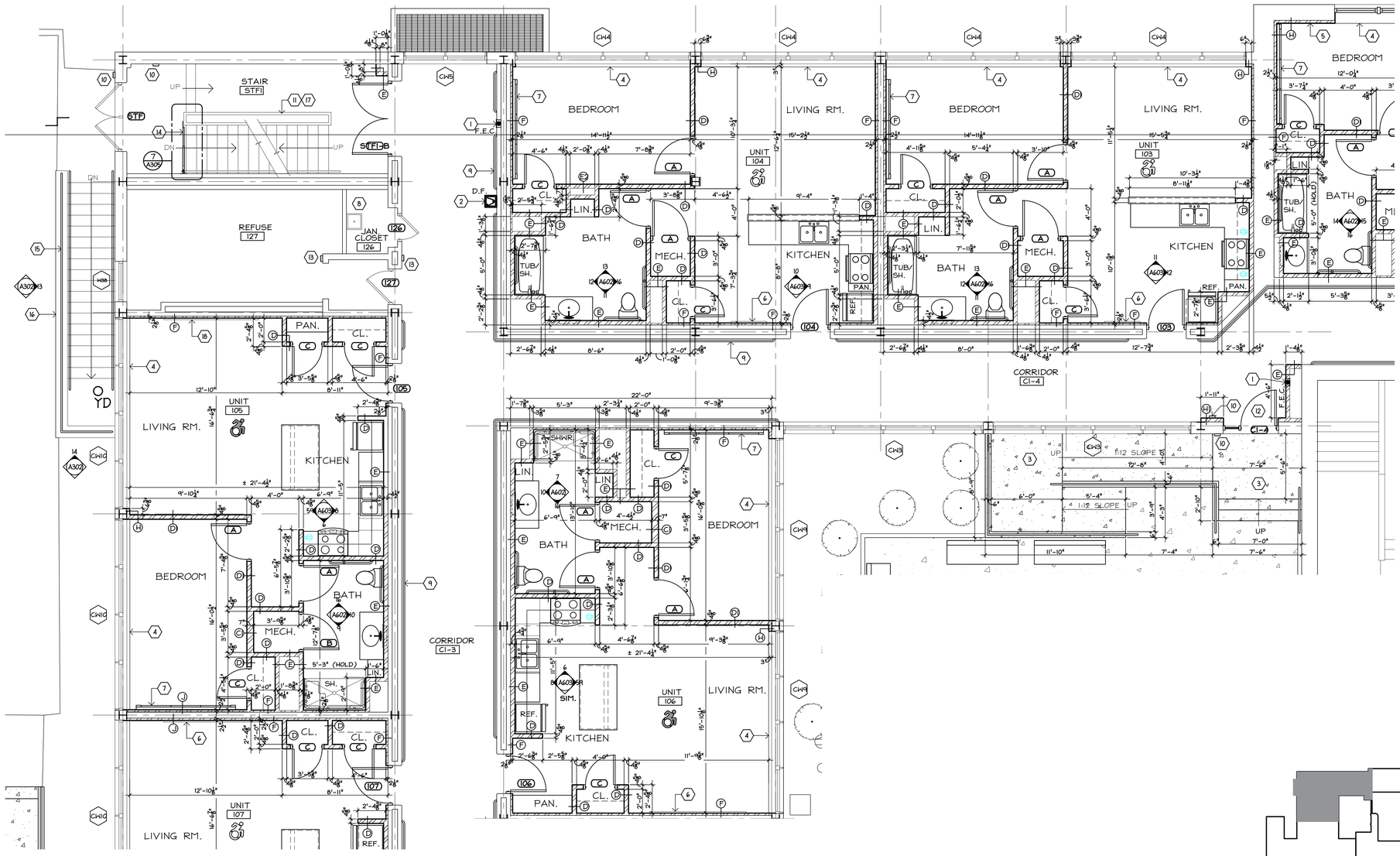
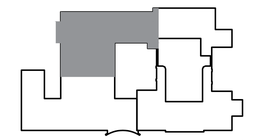
10. WALL MOUNTED ADA PUSH PAD AND ACCESS CONTROL READER. REFER TO DOOR SCHEDULE FOR EXACT LOCATION AND CONFIGURATION OF DEVICES.
11. EXISTING STAIRS TO BE THOROUGHLY CLEANED, REMOVE ANY RUST FROM METAL SECTIONS, PREP FOR NEW PAINT FINISH, AND REMOVE EXISTING GRIT SURFACE TAPE. INSTALL NEW ANTI-SLIP/GRIT SURFACE TAPE ON TREADS.
12. NEW ALUMINUM STOREFRONT FRAMING WITH INSULATED GLASS. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
13. WALL MOUNTED ADA PUSH PAD. REFER TO DOOR SCHEDULE FOR EXACT LOCATION AND CONFIGURATION OF DEVICES.
14. METAL "EGRESS GATE" BY PACIFIC STAIR CORP. OR APPROVED EQUAL. WALL MOUNT AT TOP OF STAIRS. STOP PLATE TO BE ADJUSTED TO REST AGAINST EXISTING STAIR GUARD RAILING. REFER TO DETAILS FOR MORE INFORMATION.
15. NEW CODE COMPLIANT PIPE GUARD RAILING SYSTEM WITH HANDRAILS ON BOTH SIDES OF STAIRS. REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION.
16. EXISTING CONC. WALL REPAIR WORK REQUIRED. REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS AND MORE INFORMATION.
17. CLEAN EXISTING STAIR HANDRAILS/GUARDRAILS (WOOD OR METAL) AND WALL BRACKETS FROM DIRT AND GRIME. REPAIR IF LOOSE OR DAMAGED.



ENLARGED PARTIAL FIRST FLOOR PLAN (1)
SCALE 1/4" = 1'-0"



FIRST FLOOR KEY PLAN
NOT TO SCALE

STIEGLITZ SNYDER ARCHITECTURE
425 FRANKLIN STREET
BUFFALO, NEW YORK 14202
716.828.9166
www.stieglitzsnyder.com

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VICTORIA PLACE APARTMENTS
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Kenmore, New York

STIEGLITZ SNYDER ARCHITECTURE PROJECT 2223452 | LABELLA ASSOCIATES

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021279 STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

ENLARGED PARTIAL FIRST FLOOR PLAN

A-203

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

B. THE CONSTRUCTION KEY NOTES PROVIDED ON THIS DRAWING PERTAIN TO THIS SHEET ONLY TO DESCRIBE THE WORK. REFER TO EACH DRAWING FOR THEIR SPECIFIC CONSTRUCTION KEY NOTES.

C. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

D. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

E. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, U.N.O. DEMISING, CORRIDOR, AND UNIT INTERIOR PARTITIONS PARTITIONS ARE DIMENSIONED IN THE A-200 SERIES DRAWINGS.

F. PARTITION TYPES ARE LABELED ON THE A-1000 SERIES DRAWINGS. PARTITION TYPES ARE LABELED ON THE A-200 SERIES DRAWINGS.

G. REFER TO THE A-100 SERIES DRAWINGS FOR TYPICAL AIR SEALING NOTES THAT ARE TO APPLY THROUGHOUT CONSTRUCTION.

GENERAL NOTES (ALL UNITS):

A. PROVIDE SOLID WOOD BLOCKING AT ALL TUB WALLS AND TOILET WALLS FOR INSTALLATION OF GRAB BARS IN THE FUTURE. ALL UNITS SHOWN WITH GRAB BARS FOR CLARITY OF PLACEMENT OF BLOCKING.

B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST ONE (1) TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

D. ALL BATHROOM UNITS MUST HAVE:
- SAFETY GRAB BARS AT TOILETS, SHOWER/TUBS, AND SHOWERS.
- A SOAP DISH IN THE SHOWER/TUB.
- ALL SHOWER CURTAIN RODS ARE TO BE SECURELY FIXED TO THE WALL.
- A TOILET PAPER HOLDER.
- A MINIMUM OF TWO TOWEL BARS.
- A ROBE HOOK.

E. PROVIDE TRANSITION STRIPS AT ALL VINYL TO CARPET TRANSITIONS, TO BE VINYL/RUBBER AS SPECIFIED.

F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

G. PROVIDE FOUR (4) ADJUSTABLE VINYL COATED WIRE SHELVES WITH ALL ACCESSORIES NECESSARY (BRACKETS, STANDARDS, ETC.). FINISH T.B.D.

H. ALL VANITY CABINETS AND KITCHEN CABINETS TO BE MANUFACTURED WITH SOLID WOOD AND PLYWOOD DOORS.

I. ALL COUNTERTOPS AND BACKSLASHES TO BE MANUFACTURED WITH EXTERIOR GRADE PLYWOOD AND PLASTIC LAMINATE FINISH.

J. ALL APPLIANCES AND LIGHT FIXTURES TO BE ENERGY STAR CERTIFIED.

K. ALL FURNACE TO BE 95.5% DIRECT VENT - 14.75 SEER. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

L. REFER TO INDICATED UNITS THAT ARE TO BE FULLY EQUIPPED WITH AUDIO/VISUAL NOTIFICATION DEVICES. ADDITIONAL UNITS ARE RECOMMENDED TO BE ADAPTABLE TO AUDIO/VISUAL BUT IS NOT REQUIRED AS PER NYS DHCR.

M. WALL CABINETS AND SHELVING ABOVE WORK COUNTERS TO BE 48" MAXIMUM ABOVE FINISHED FLOOR.

N. PROVIDE KITCHEN COUNTER WORK SURFACE WITH MINIMUM 30" CLEAR OPENING UNDER COUNTER AND MAXIMUM 2" APRON AT A HEIGHT BETWEEN 28" - 34" ABOVE FINISHED FLOOR AT TYPE 'A' DWELLING UNITS.
- ADAPTABLE UNITS CAN HAVE REMOVABLE BASE CABINET OPTION.

O. PROVIDE 1" HORIZONTAL VINYL BLINDS AT ALL WINDOWS WITHIN UNITS.

P. GYPSUM WALL BOARD TO BE MOISTURE RESISTANT AT ALL BATHROOM WALLS. AT ALL TILE INSTALLATIONS PROVIDE APPROVED CEMENTITIOUS BACKER BOARD.

Q. PROVIDE ALL UNITS WITH TWO (2) STOVETOP AUTOMATIC COOKTOP FIRE SUPPRESSOR BY FIRESTOP OR APPROVED EQUAL.

R. KITCHEN LAYOUTS SHOWN IN PLAN AND ELEVATION ARE NOT FINAL AND TO BE DESIGNED BY OTHERS. ALL KITCHEN LAYOUTS TO INCLUDE A FULL HEIGHT PANTRY CABINET UNLESS A HARD WALL SPACE IS PROVIDED. ALL TYPE 'A' DWELLING UNIT KITCHENS TO HAVE A COUNTER WORK SURFACE. SEE GENERAL NOTE N ABOVE.

LEGEND:

[NO MARK] INDICATES NON ACCESSIBLE UNIT

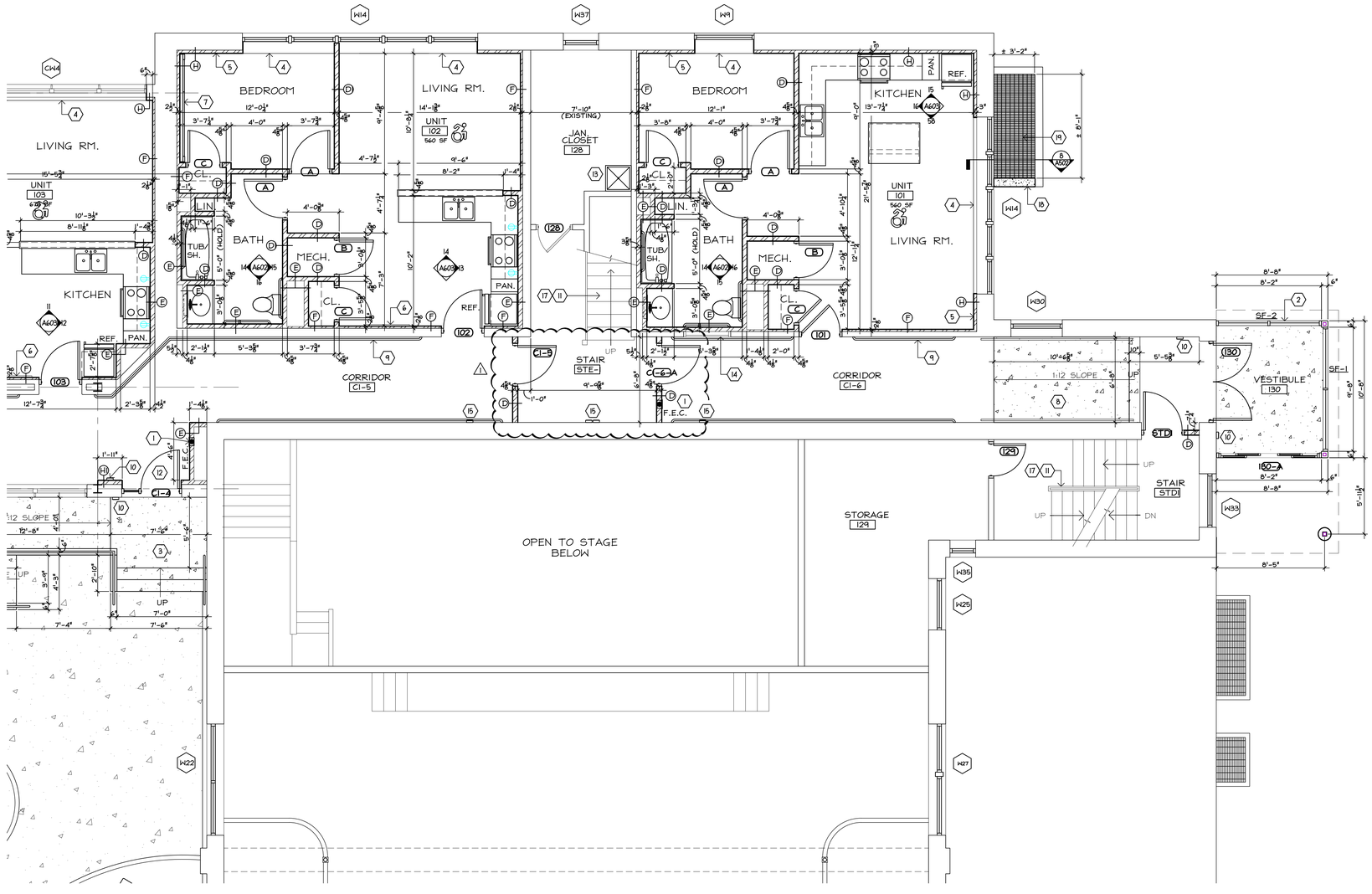
INDICATES TYPE 'B' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

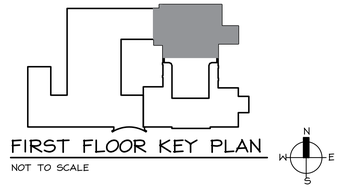
V/AHU INDICATES VISUAL/ HEARING ACCOMMODATING UNIT

CONSTRUCTION NOTES:

1. PROVIDE AND INSTALL A NEW SEMI RECESSED FIRE EXTINGUISHER CABINET WITH COSMIC 10E ABC DRY CHEMICAL 10 LB FIRE EXTINGUISHER (UL RATING 4A-80B:C). FIRE RATED CABINET WHERE REQUIRED. (SEE LIFE SAFETY PLAN FOR FIRE RATED PARTITION LOCATIONS).
2. NEW VESTIBULE ADDITION. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
3. NEW EXTERIOR CONC. STAIRS AND RAMP WITH ADA COMPLIANT GUARD/HAND RAILING SYSTEM. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR DETAILS AND MORE INFORMATION.
4. NEW 3" MAX. DEEP FURRED OUT KNEE WALL FROM FLOOR TO UNDERSIDE OF WINDOW SILL. REFER TO DETAILS FOR MORE INFORMATION.
5. NEW 3" DEEP MAX. FURRED OUT FULL HEIGHT PARTITION. REFER TO PARTITION TYPES FOR MORE INFORMATION.
6. SALVAGED CHALKBOARD WITH CHALK TRAY AND PERIMETER WOOD TRIM RECONSTRUCTED IN SMALLER UNIT SIZES. MOUNT ON WALL.
7. MOUNT SALVAGED WOOD DOOR, PIVOT HARDWARE, AND FRAME FROM CLASSROOM WARDROBES TO WALL TO GIVE ILLUSION OF HISTORIC MULTI-PIVOT DOOR APPEARANCE.
8. NEW RAMP WITH ADA COMPLIANT HAND RAILING SYSTEM. REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND MORE INFORMATION.
9. NEW CONTINUOUS HANDRAIL ON BOTH SIDES OF CORRIDOR, TYPICAL. MOUNTING HEIGHT T.B.D. PROVIDE MIN. 18" FROM END OF HANDRAIL TO EDGE OF DOOR TO MAINTAIN MANEUVERING CLEARANCES. COORDINATE WITH ARCHITECT AND REFER TO INTERIOR DESIGN DRAWINGS FOR MORE INFORMATION.
10. WALL MOUNTED ADA PUSH PAD AND ACCESS CONTROL READER. REFER TO DOOR SCHEDULE FOR EXACT LOCATION AND CONFIGURATION OF DEVICES.
12. EXISTING STAIRS TO BE THOROUGHLY CLEANED, REMOVE ANY RUST FROM METAL SECTIONS, PREP FOR NEW PAINT FINISH, AND REMOVE EXISTING GRIT SURFACE TAPE. INSTALL NEW ANTI-SLIP/GRIT SURFACE TAPE ON TREADS.
13. NEW ALUMINUM STOREFRONT FRAMING WITH INSULATED GLASS. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
14. NEW FLOOR MOUNTED MOP SINK WITH WALL MOUNTED SERVICE FAUCET. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
15. EXISTING CLASSROOM ENTRY DOOR AND DOOR FRAME TO REMAIN. PIN DOOR CLOSED. SEAL AROUND ENTIRE DOOR, DOOR FRAME, AND TRANSOM WITH SEALANT. APPLY 3M BLACK BLOCKOUT FILM TO GLASS.
16. WALL MOUNTED ADA PUSH PAD. REFER TO DOOR SCHEDULE FOR EXACT LOCATION AND CONFIGURATION OF DEVICES.
17. CLEAN EXISTING STAIR HANDRAILS/GUARDRAILS (WOOD OR METAL) AND WALL BRACKETS FROM DIRT AND GRIME. REPAIR IF LOOSE OR DAMAGED.
18. NEW CONC. FOUNDATION WALL AND FOOTING TO ENCLOSE AREAWAY. TOP OF WALL TO MATCH EXISTING, SEE DETAILS.
19. PROVIDE AND INSTALL NEW METAL BAR GRATING COVER SPECIFIED. GRATING TO BE SUPPORTED AT BUILDING FROM EXISTING SHELF ANGLE (TO BE CLEANED AND PAINTED) AND AT ALL CONC. WALLS WITH AN EXISTING/NEW INTERIOR LEDGE. PROVIDE A BOND BREAKER MATERIAL FOR ANY DISSIMILAR METAL CONTACT AND ANY METALS WITH CONC. SUBSTRATE.



ENLARGED PARTIAL FIRST FLOOR PLAN (1)
SCALE 1/4" = 1'-0"



FIRST FLOOR KEY PLAN
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REVISIONS
1 HCR 95% REVIEW COMMENTS 9/21/2023

DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

ENLARGED PARTIAL FIRST FLOOR PLAN

A-204

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

B. THE CONSTRUCTION KEY NOTES PROVIDED ON THIS DRAWING PERTAIN TO THIS SHEET ONLY TO DESCRIBE THE WORK. REFER TO EACH DRAWING FOR THEIR SPECIFIC CONSTRUCTION KEY NOTES.

C. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

D. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

E. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, U.N.O. DEMISING, CORRIDOR, AND UNIT INTERIOR PARTITIONS PARTITIONS ARE DIMENSIONED IN THE A-200 SERIES DRAWINGS.

F. PARTITION TYPES ARE LABELED ON THE A-1000 SERIES DRAWINGS. PARTITION TYPES ARE LABELED ON THE A-200 SERIES DRAWINGS.

G. REFER TO THE A-100 SERIES DRAWINGS FOR TYPICAL AIR SEALING NOTES THAT ARE TO APPLY THROUGHOUT CONSTRUCTION.

GENERAL NOTES (ALL UNITS):

A. PROVIDE SOLID WOOD BLOCKING AT ALL TUB WALLS AND TOILET WALLS FOR INSTALLATION OF GRAB BARS IN THE FUTURE. ALL UNITS SHOWN WITH GRAB BARS FOR CLARITY OF PLACEMENT OF BLOCKING.

B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST ONE (1) TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

D. ALL BATHROOM UNITS MUST HAVE:
- SAFETY GRAB BARS AT TOILETS, SHOWER/TUBS, AND SHOWERS.
- A SOAP DISH IN THE SHOWER/TUB.
- ALL SHOWER CURTAIN RODS ARE TO BE SECURELY FIXED TO THE WALL.
- A TOILET PAPER HOLDER.
- A MINIMUM OF TWO TOWEL BARS.
- A ROBE HOOK.

E. PROVIDE TRANSITION STRIPS AT ALL VINYL TO CARPET TRANSITIONS, TO BE VINYL/RUBBER AS SPECIFIED.

F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

G. PROVIDE FOUR (4) ADJUSTABLE VINYL COATED WIRE SHELVES WITH ALL ACCESSORIES NECESSARY (BRACKETS, STANDARDS, ETC.). FINISH T.B.D.

H. ALL VANITY CABINETS AND KITCHEN CABINETS TO BE MANUFACTURED WITH SOLID WOOD AND PLYWOOD DOORS.

I. ALL COUNTERTOPS AND BACKSLASHES TO BE MANUFACTURED WITH EXTERIOR GRADE PLYWOOD AND PLASTIC LAMINATE FINISH.

J. ALL APPLIANCES AND LIGHT FIXTURES TO BE ENERGY STAR CERTIFIED.

K. ALL FURNACE TO BE 95.5% DIRECT VENT - 14.75 SEER. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

L. REFER TO INDICATED UNITS THAT ARE TO BE FULLY EQUIPPED WITH AUDIO/VISUAL NOTIFICATION DEVICES. ADDITIONAL UNITS ARE RECOMMENDED TO BE ADAPTABLE TO AUDIO/VISUAL BUT IS NOT REQUIRED AS PER NYS DHCR.

M. WALL CABINETS AND SHELVING ABOVE WORK COUNTERS TO BE 48" MAXIMUM ABOVE FINISHED FLOOR.

N. PROVIDE KITCHEN COUNTER WORK SURFACE WITH MINIMUM 30" CLEAR OPENING UNDER COUNTER AND MAXIMUM 2" APRON AT A HEIGHT BETWEEN 28" - 34" ABOVE FINISHED FLOOR AT TYPE 'A' DWELLING UNITS.
- ADAPTABLE UNITS CAN HAVE REMOVABLE BASE CABINET OPTION.

O. PROVIDE 1" HORIZONTAL VINYL BLINDS AT ALL WINDOWS WITHIN UNITS.

P. GYPSUM WALL BOARD TO BE MOISTURE RESISTANT AT ALL BATHROOM WALLS. AT ALL TILE INSTALLATIONS PROVIDE APPROVED CEMENTITIOUS BACKER BOARD.

Q. PROVIDE ALL UNITS WITH TWO (2) STOVETOP AUTOMATIC COOKTOP FIRE SUPPRESSOR BY FIRESTOP OR APPROVED EQUAL.

R. KITCHEN LAYOUTS SHOWN IN PLAN AND ELEVATION ARE NOT FINAL AND TO BE DESIGNED BY OTHERS. ALL KITCHEN LAYOUTS TO INCLUDE A FULL HEIGHT PANTRY CABINET UNLESS A HARD WALL SPACE IS PROVIDED. ALL TYPE 'A' DWELLING UNIT KITCHENS TO HAVE A COUNTER WORK SURFACE. SEE GENERAL NOTE N ABOVE.

LEGEND:

[NO MARK] INDICATES NON ACCESSIBLE UNIT

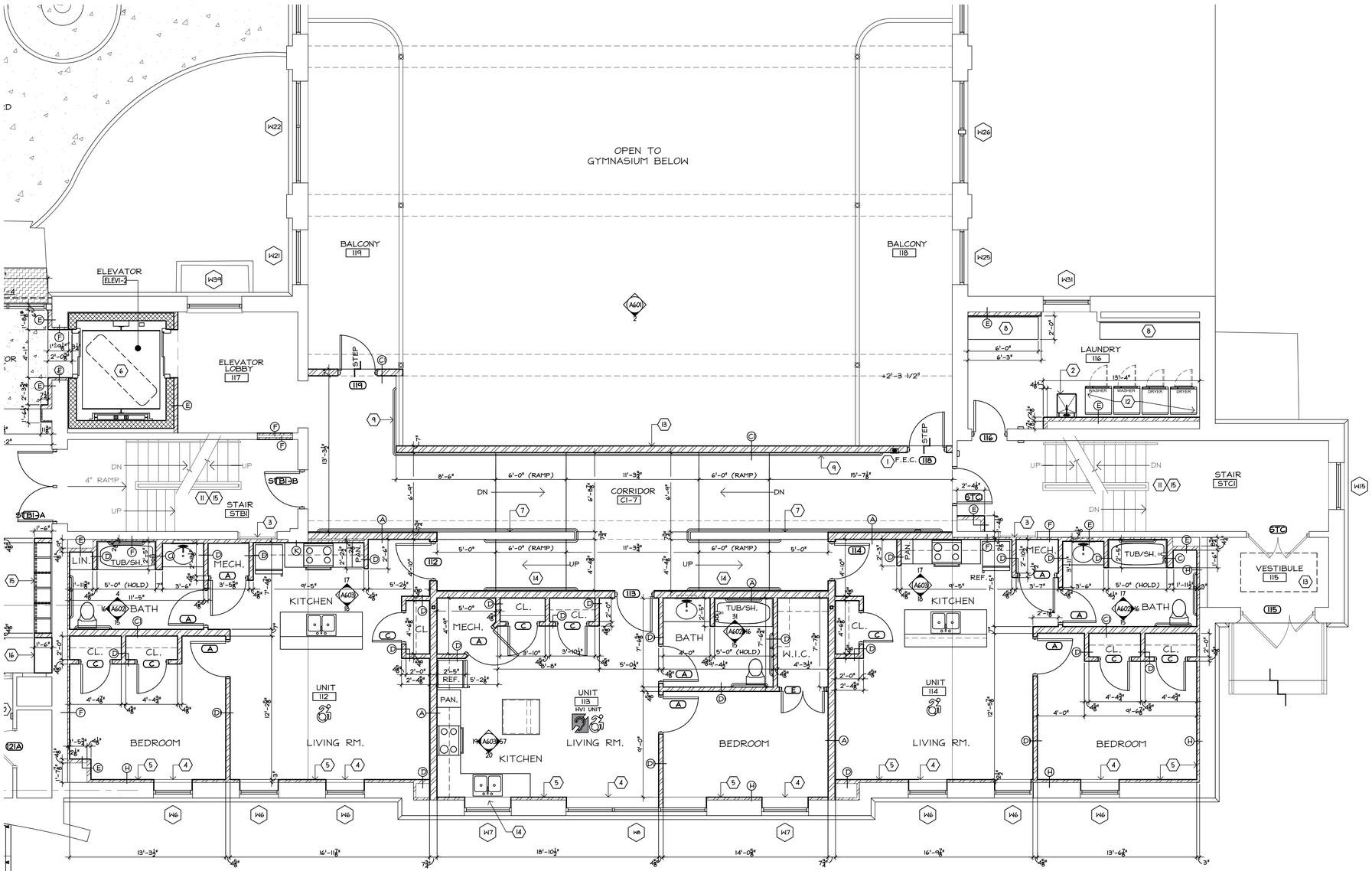
INDICATES TYPE 'B' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

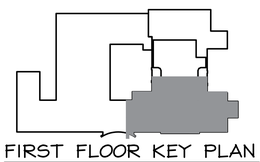
V/AHU INDICATES VISUAL/ HEARING ACCOMMODATING UNIT

CONSTRUCTION NOTES:

1. PROVIDE AND INSTALL A NEW SEMI RECESSED FIRE EXTINGUISHER CABINET WITH COSMIC 10E ABC DRY CHEMICAL 10 LB FIRE EXTINGUISHER (UL RATING 4A-80B:C). FIRE RATED CABINET WHERE REQUIRED. (SEE LIFE SAFETY PLAN FOR FIRE RATED PARTITION LOCATIONS).
2. NEW LAUNDRY SINK WITH FAUCET. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
3. EXISTING STAIRWELL DOOR AND DOOR FRAME TO REMAIN. PIN DOOR CLOSED. SEAL AROUND ENTIRE DOOR AND DOOR FRAME WITH SEALANT. APPLY 3M BLACK BLOCKOUT FILM TO GLASS VIEW LITE.
4. NEW 3" MAX. DEEP FURRED OUT KNEE WALL FROM FLOOR TO UNDERSIDE OF WINDOW SILL. REFER TO DETAILS FOR MORE INFORMATION.
5. NEW 3" DEEP MAX. FURRED OUT FULL HEIGHT PARTITION. REFER TO PARTITION TYPES FOR MORE INFORMATION.
6. NEW MACHINE ROOM LESS PASSENGER ELEVATOR.
7. NEW METAL STUD AND GYPSUM WALLBOARD HALF WALL CONSTRUCTION.
8. NEW PLASTIC LAMINATE COUNTERTOP AND WALL BRACKETS AT 3'-0" O.C. MAX.
9. NEW CONTINUOUS HANDRAIL ON BOTH SIDES OF CORRIDOR, TYPICAL. MOUNTING HEIGHT T.B.D. PROVIDE MIN. 18" FROM END OF HANDRAIL TO EDGE OF DOOR TO MAINTAIN MANEUVERING CLEARANCES. COORDINATE WITH ARCHITECT AND REFER TO INTERIOR DESIGN DRAWINGS FOR MORE INFORMATION.
10. WALL MOUNTED ADA PUSH PAD AND ACCESS CONTROL READER. REFER TO DOOR SCHEDULE FOR EXACT LOCATION AND CONFIGURATION OF DEVICES.
11. EXISTING STAIRS TO BE THOROUGHLY CLEANED, REMOVE ANY RUST FROM METAL SECTIONS, PREP FOR NEW PAINT FINISH, AND REMOVE EXISTING GRIT SURFACE TAPE. INSTALL NEW ANTI-SLIP/GRIT SURFACE TAPE ON TREADS.
12. WASHERS AND DRYERS PROVIDED BY OWNER. REFER TO PLUMBING AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
13. EXISTING FLOOR RECESS WITH DRAIN. PROVIDE AND INSTALL NEW WALK-OFF MAT. CONFIRM OVERALL DIMENSION PRIOR TO ORDERING PRODUCT. REFER TO INTERIOR DESIGN AND PLUMBING DRAWINGS FOR MORE INFORMATION.
14. INSTALL REMOVABLE SHELF TO COVER THE GAP FROM BACK OF COUNTERTOP TO INTERIOR FACE OF WINDOW CHECKRAIL. APPLY BLACKOUT FILM TO LOWER WINDOW SASH PRIOR TO INSTALLATION OF KITCHEN BASE CABINETS.
15. CLEAN EXISTING STAIR HANDRAILS/GUARDRAILS (WOOD OR METAL) AND WALL BRACKETS FROM DIRT AND GRIME. REPAIR IF LOOSE OR DAMAGED.



ENLARGED PARTIAL FIRST FLOOR PLAN (1)
SCALE 1/4" = 1'-0"



FIRST FLOOR KEY PLAN
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100% HCR SUBMISSION

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

ENLARGED PARTIAL FIRST FLOOR PLAN

A-205

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

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D. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

E. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, U.N.O. DEMISING, CORRIDOR, AND UNIT INTERIOR PARTITIONS PARTITIONS ARE DIMENSIONED IN THE A-200 SERIES DRAWINGS.

F. PARTITION TYPES ARE LABELED ON THE A-1000 SERIES DRAWINGS. PARTITION TYPES ARE LABELED ON THE A-200 SERIES DRAWINGS.

G. REFER TO THE A-100 SERIES DRAWINGS FOR TYPICAL AIR SEALING NOTES THAT ARE TO APPLY THROUGHOUT CONSTRUCTION.

GENERAL NOTES (ALL UNITS):

A. PROVIDE SOLID WOOD BLOCKING AT ALL TUB WALLS AND TOILET WALLS FOR INSTALLATION OF GRAB BARS IN THE FUTURE. ALL UNITS SHOWN WITH GRAB BARS FOR CLARITY OF PLACEMENT OF BLOCKING.

B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST ONE (1) TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

D. ALL BATHROOM UNITS MUST HAVE:
- SAFETY GRAB BARS AT TOILETS, SHOWER/TUBS, AND SHOWERS.
- A SOAP DISH IN THE SHOWER/TUB.
- ALL SHOWER CURTAIN RODS ARE TO BE SECURELY FIXED TO THE WALL.
- A TOILET PAPER HOLDER.
- A MINIMUM OF TWO TOWEL BARS.
- A ROBE HOOK.

E. PROVIDE TRANSITION STRIPS AT ALL VINYL TO CARPET TRANSITIONS, TO BE VINYL/RUBBER AS SPECIFIED.

F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

G. PROVIDE FOUR (4) ADJUSTABLE VINYL COATED WIRE SHELVES WITH ALL ACCESSORIES NECESSARY (BRACKETS, STANDARDS, ETC.). FINISH T.B.D.

H. ALL VANITY CABINETS AND KITCHEN CABINETS TO BE MANUFACTURED WITH SOLID WOOD AND PLYWOOD DOORS.

I. ALL COUNTERTOPS AND BACKSLASHES TO BE MANUFACTURED WITH EXTERIOR GRADE PLYWOOD AND PLASTIC LAMINATE FINISH.

J. ALL APPLIANCES AND LIGHT FIXTURES TO BE ENERGY STAR CERTIFIED.

K. ALL FURNACE TO BE 95.5% DIRECT VENT - 14.75 SEER. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

L. REFER TO INDICATED UNITS THAT ARE TO BE FULLY EQUIPPED WITH AUDIO/VISUAL NOTIFICATION DEVICES. ADDITIONAL UNITS ARE RECOMMENDED TO BE ADAPTABLE TO AUDIO/VISUAL BUT IS NOT REQUIRED AS PER NYS DHCR.

M. WALL CABINETS AND SHELVING ABOVE WORK COUNTERS TO BE 48" MAXIMUM ABOVE FINISHED FLOOR.

N. PROVIDE KITCHEN COUNTER WORK SURFACE WITH MINIMUM 30" CLEAR OPENING UNDER COUNTER AND MAXIMUM 2" APRON AT A HEIGHT BETWEEN 28" - 34" ABOVE FINISHED FLOOR AT TYPE 'A' DWELLING UNITS.
- ADAPTABLE UNITS CAN HAVE REMOVABLE BASE CABINET OPTION.

O. PROVIDE 1" HORIZONTAL VINYL BLINDS AT ALL WINDOWS WITHIN UNITS.

P. GYPSUM WALL BOARD TO BE MOISTURE RESISTANT AT ALL BATHROOM WALLS. AT ALL TILE INSTALLATIONS PROVIDE APPROVED CEMENTITIOUS BACKER BOARD.

Q. PROVIDE ALL UNITS WITH TWO (2) STOVETOP AUTOMATIC COOKTOP FIRE SUPPRESSOR BY FIRESTOP OR APPROVED EQUAL.

R. KITCHEN LAYOUTS SHOWN IN PLAN AND ELEVATION ARE NOT FINAL AND TO BE DESIGNED BY OTHERS. ALL KITCHEN LAYOUTS TO INCLUDE A FULL HEIGHT PANTRY CABINET UNLESS A HARD WALL SPACE IS PROVIDED. ALL TYPE 'A' DWELLING UNIT KITCHENS TO HAVE A COUNTER WORK SURFACE. SEE GENERAL NOTE N ABOVE.

LEGEND:

[NO MARK] INDICATES NON ACCESSIBLE UNIT

INDICATES TYPE 'B' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

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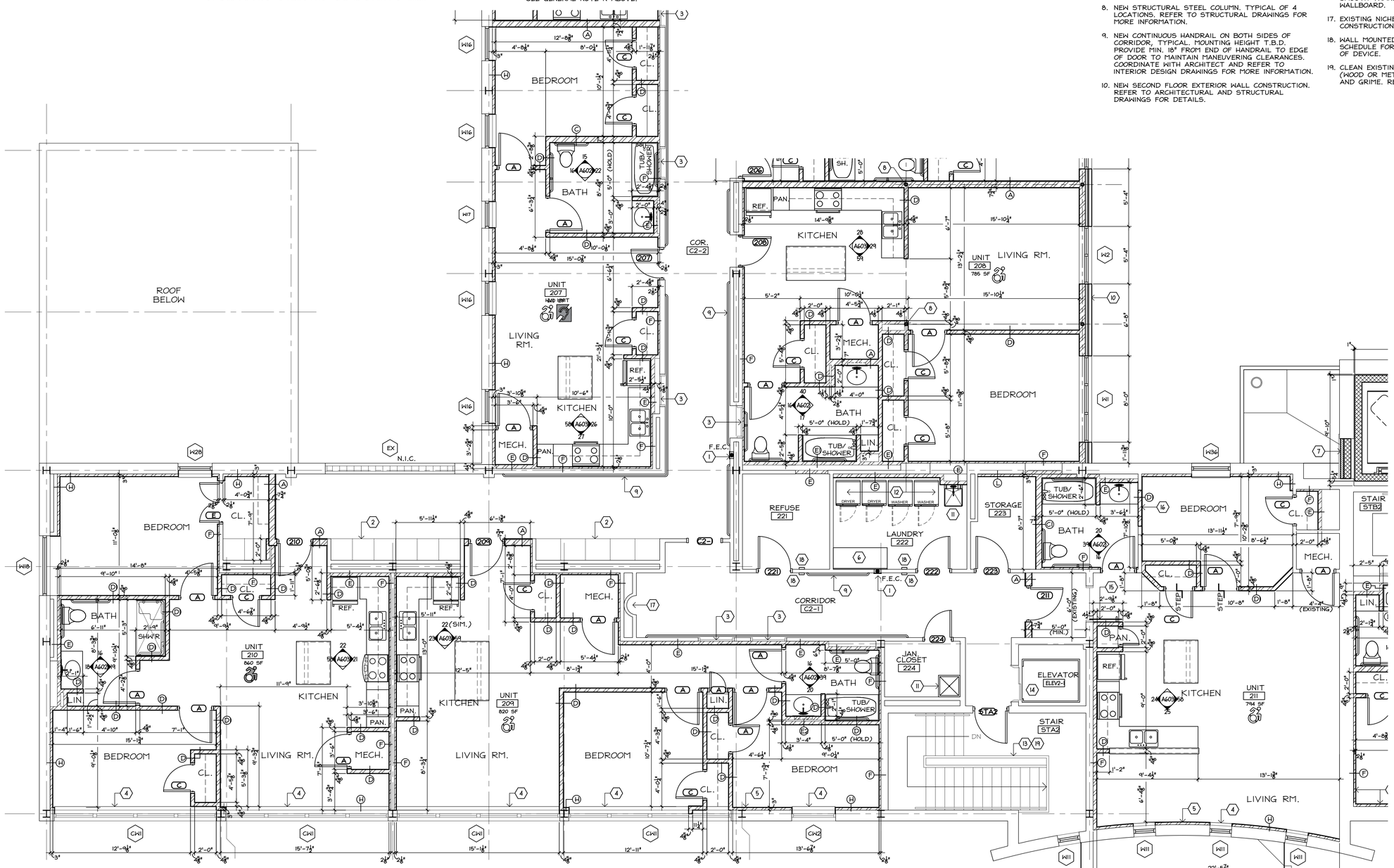
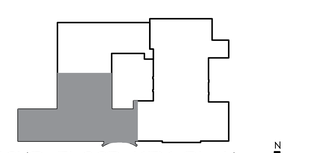
(#) CONSTRUCTION NOTES:

1. EXISTING FULLY RECESSED MOUNTED FIRE EXTINGUISHER CABINET TO REMAIN AND REPAIRED TO LIKE NEW CONDITION (PAINT, NEW GLAZING, HANDLE, SIGNAGE). PROVIDE AND INSTALL NEW CLEAR ACRYLIC GLAZING IN EXISTING OPENING. PROVIDE A NEW COSMIC 10E ABC DRY CHEMICAL 10 LB. FIRE EXTINGUISHER OR APPROVED EQUAL. CONFIRM CABINET BOX CAN FIT FIRE EXTINGUISHER, TYPICAL.
2. EXISTING BUILT-IN CABINETRY TO REMAIN.
3. EXISTING DOOR AND DOOR FRAME TO REMAIN. PIN DOOR CLOSED. SEAL AROUND ENTIRE DOOR AND DOOR FRAME WITH SEALANT. APPLY BLACKOUT FILM TO GLASS VIEW LITE (IF APPLICABLE).
4. NEW 3" MAX. DEEP FURRED OUT KNEE WALL FROM FLOOR TO UNDERSIDE OF WINDOW SILL. REFER TO DETAILS FOR MORE INFORMATION.
5. NEW 3" DEEP MAX. FURRED OUT FULL HEIGHT PARTITION. REFER TO PARTITION TYPES FOR MORE INFORMATION.
6. NEW PLASTIC LAMINATE COUNTERTOP AND WALL BRACKETS AT 3'-0" O.C. MAX.
7. INFILL OPENING WITH SALVAGED FACE BRICK FROM CHIMNEY REMOVALS OR NEW AND CMU BACKUP. RECESS BRICK 1" FROM FACE OF EXISTING. STONE SILL TO REMAIN.
8. NEW STRUCTURAL STEEL COLUMN. TYPICAL OF 4 LOCATIONS. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
9. NEW CONTINUOUS HANDRAIL ON BOTH SIDES OF CORRIDOR, TYPICAL. MOUNTING HEIGHT T.B.D. PROVIDE MIN. 18" FROM END OF HANDRAIL TO EDGE OF DOOR TO MAINTAIN MANEUVERING CLEARANCES. COORDINATE WITH ARCHITECT AND REFER TO INTERIOR DESIGN DRAWINGS FOR MORE INFORMATION.
10. NEW SECOND FLOOR EXTERIOR WALL CONSTRUCTION. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS.
11. NEW LAUNDRY SINK WITH FAUCET. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
12. WASHERS AND DRYERS PROVIDED BY OWNER. REFER TO PLUMBING AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
13. EXISTING STAIRS TO BE THOROUGHLY CLEANED, REMOVE ANY RUST FROM METAL SECTIONS, PREP FOR NEW PAINT FINISH, AND REMOVE EXISTING GRIT SURFACE TAPE. INSTALL NEW ANTI-SLIP/GRIT SURFACE TAPE ON TREADS.
14. EXISTING ELEVATOR TO BE MODERNIZED. THE EXISTING ELEVATOR CAB TO REMAIN AND BE AUGMENTED TO ACCEPT NEW CONTROLS. EXISTING WALL FRAMES TO REMAIN AND RECEIVE NEW PAINT FINISH. THE ELEVATOR MACHINE ROOM TO RECEIVE NEW EQUIPMENT AS REQUIRED TO MODERNIZE. THE EXISTING ELEVATOR SHAFT WILL BE UPDATED TO COMPLY WITH CURRENT CODE.
15. EXISTING GLASS DOOR AND ALUMINUM FRAME TO REMAIN. GLASS DOOR TO BE REPOSITIONED AS SHOWN IN PLAN IN A PERMANENT OPEN POSITION. PROTECT DURING DEMOLITION AND CONSTRUCTION.
16. INFILL OPENING IN WALL WITH NEW PARTITION CONSTRUCTION AS INDICATED IN PLAN. EXISTING WALL THICKNESS IS APPROXIMATE AND TO BE VERIFIED IN FIELD. ADJUST INFILL TO ALLOW SMOOTH TRANSITION OF NEW TO EXISTING GYPSUM WALLBOARD.
17. EXISTING NICHE WALL TO REMAIN. PROTECT DURING CONSTRUCTION.
18. WALL MOUNTED ADA PUSH PAD. REFER TO DOOR SCHEDULE FOR EXACT LOCATION AND CONFIGURATION OF DEVICE.
19. CLEAN EXISTING STAIR HANDRAILS/GUARDRAILS (WOOD OR METAL) AND WALL BRACKETS FROM DIRT AND GRIME. REPAIR IF LOOSE OR DAMAGED.



ENLARGED PARTIAL SECOND FLOOR PLAN (1)

SCALE 1/4" = 1'-0"



SECOND FLOOR KEY PLAN

NOT TO SCALE

STIEGLITZ SNYDER ARCHITECTURE

425 FRANKLIN STREET
BUFFALO, NEW YORK 14202
716.828.9166
www.stieglitzsnyder.com

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Kenmore, New York 14217
716.854.3008

VICTORIA PLACE APARTMENTS

45 Victoria Boulevard (Saint Paul's Church School)
Kenmore, New York

STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021179 STATE OF NEW YORK

STIEGLITZ SNYDER ARCHITECTURE RETAINS ALL OWNERSHIP AND COPYRIGHT PROPERTY RIGHTS IN THESE PLANS, SPECIFICATIONS, AND THE DESIGN WITHAL. ANY USE OR REUSE WITHOUT WRITTEN VERIFICATION BY STIEGLITZ SNYDER ARCHITECTURE WILL BE PROSECUTED TO THE FULLEST EXTENT PERMITTED BY LAW AND FURTHERMORE, STIEGLITZ SNYDER ARCHITECTURE, ITS OFFICERS, AGENTS AND EMPLOYEES SHALL BE INDEMNIFIED, DEFENDED AND HELD HARMLESS FROM ANY AND ALL CLAIMS, SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

ENLARGED PARTIAL SECOND FLOOR PLAN

A-206

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

B. THE CONSTRUCTION KEY NOTES PROVIDED ON THIS DRAWING PERTAIN TO THIS SHEET ONLY TO DESCRIBE THE WORK. REFER TO EACH DRAWING FOR THEIR SPECIFIC CONSTRUCTION KEY NOTES.

C. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

D. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

E. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, U.N.O. DEMISING, CORRIDOR, AND UNIT INTERIOR PARTITIONS PARTITIONS ARE DIMENSIONED IN THE A-200 SERIES DRAWINGS.

F. PARTITION TYPES ARE LABELED ON THE A-1000 SERIES DRAWINGS. PARTITION TYPES ARE LABELED ON THE A-200 SERIES DRAWINGS.

G. REFER TO THE A-100 SERIES DRAWINGS FOR TYPICAL AIR SEALING NOTES THAT ARE TO APPLY THROUGHOUT CONSTRUCTION.

GENERAL NOTES (ALL UNITS):

A. PROVIDE SOLID WOOD BLOCKING AT ALL TUB WALLS AND TOILET WALLS FOR INSTALLATION OF GRAB BARS IN THE FUTURE. ALL UNITS SHOWN WITH GRAB BARS FOR CLARITY OF PLACEMENT OF BLOCKING.

B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST ONE (1) TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

D. ALL BATHROOM UNITS MUST HAVE:
- SAFETY GRAB BARS AT TOILETS, SHOWER/TUBS, AND SHOWERS.
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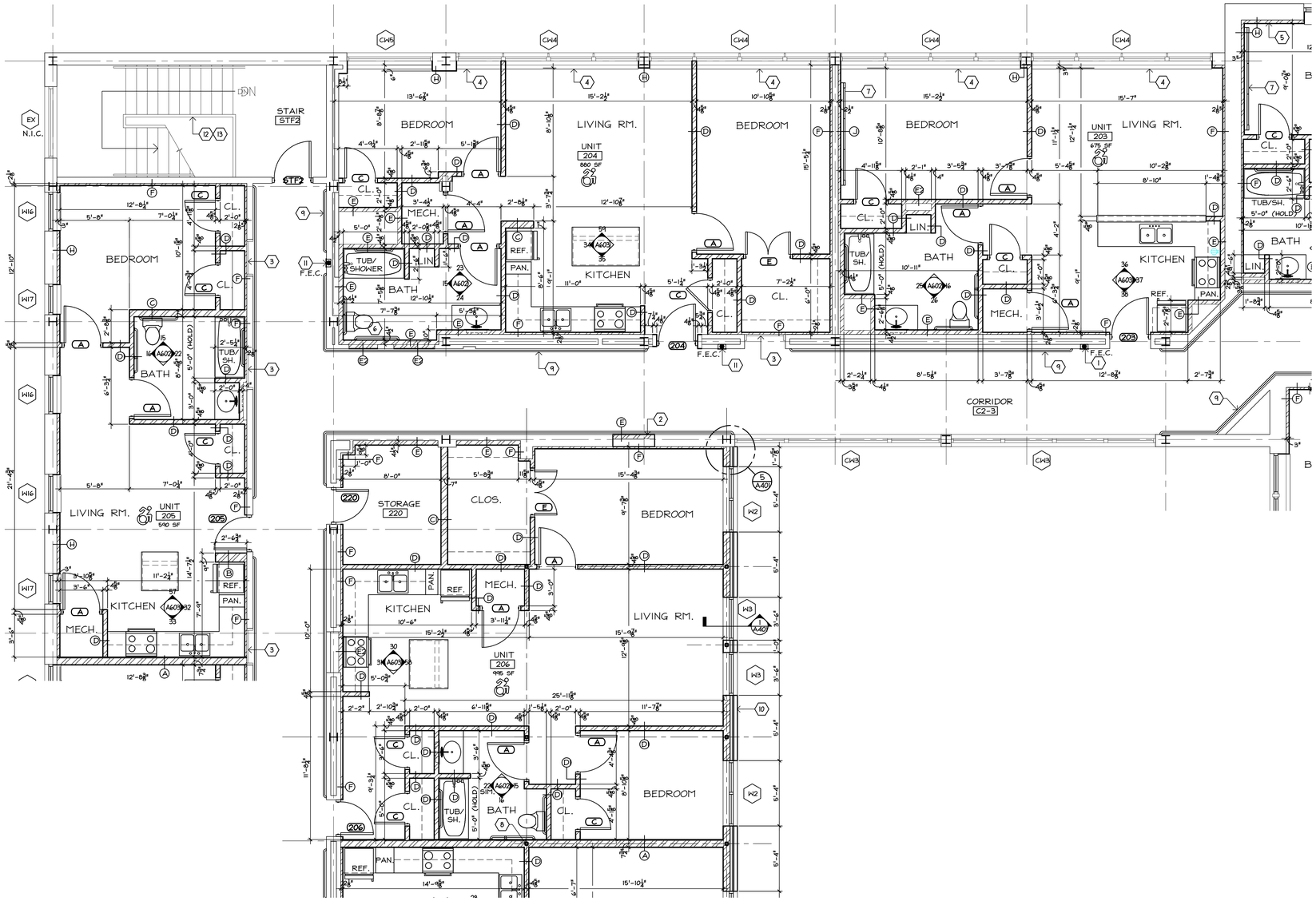
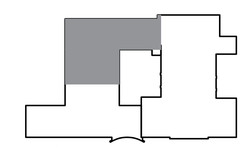


ENLARGED PARTIAL SECOND FLOOR PLAN (1)
SCALE 1/4" = 1'-0"



SECOND FLOOR KEY PLAN
NOT TO SCALE

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT — PHILIP JOHN PITRILLI — 021279 — STATE OF NEW YORK

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

ENLARGED PARTIAL SECOND FLOOR PLAN

A-207

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3. EXISTING DOOR AND DOOR FRAME TO REMAIN. PIN DOOR CLOSED. SEAL AROUND ENTIRE DOOR AND DOOR FRAME WITH SEALANT. APPLY BLACKOUT FILM TO GLASS VIEW LITE (IF APPLICABLE).
4. NEW 3" MAX. DEEP FURRED OUT KNEE WALL FROM FLOOR TO UNDERSIDE OF WINDOW SILL. REFER TO DETAILS FOR MORE INFORMATION.
5. NEW 3" DEEP MAX. FURRED OUT FULL HEIGHT PARTITION. REFER TO PARTITION TYPES FOR MORE INFORMATION.
6. SALVAGED CHALKBOARD WITH CHALK TRAY AND PERIMETER WOOD TRIM RECONSTRUCTED IN SMALLER UNIT SIZES. MOUNT ON WALL.
7. MOUNT SALVAGED WOOD DOOR, PIVOT HARDWARE, AND FRAME FROM CLASSROOM WARDROBES TO WALL TO GIVE ILLUSION OF HISTORIC MULTI-PIVOT DOOR APPEARANCE.
8. EXISTING BUILT-IN CABINETRY TO REMAIN INTACT. PROTECT DURING CONSTRUCTION. CLEAN AND REPAIR AS REQUIRED.
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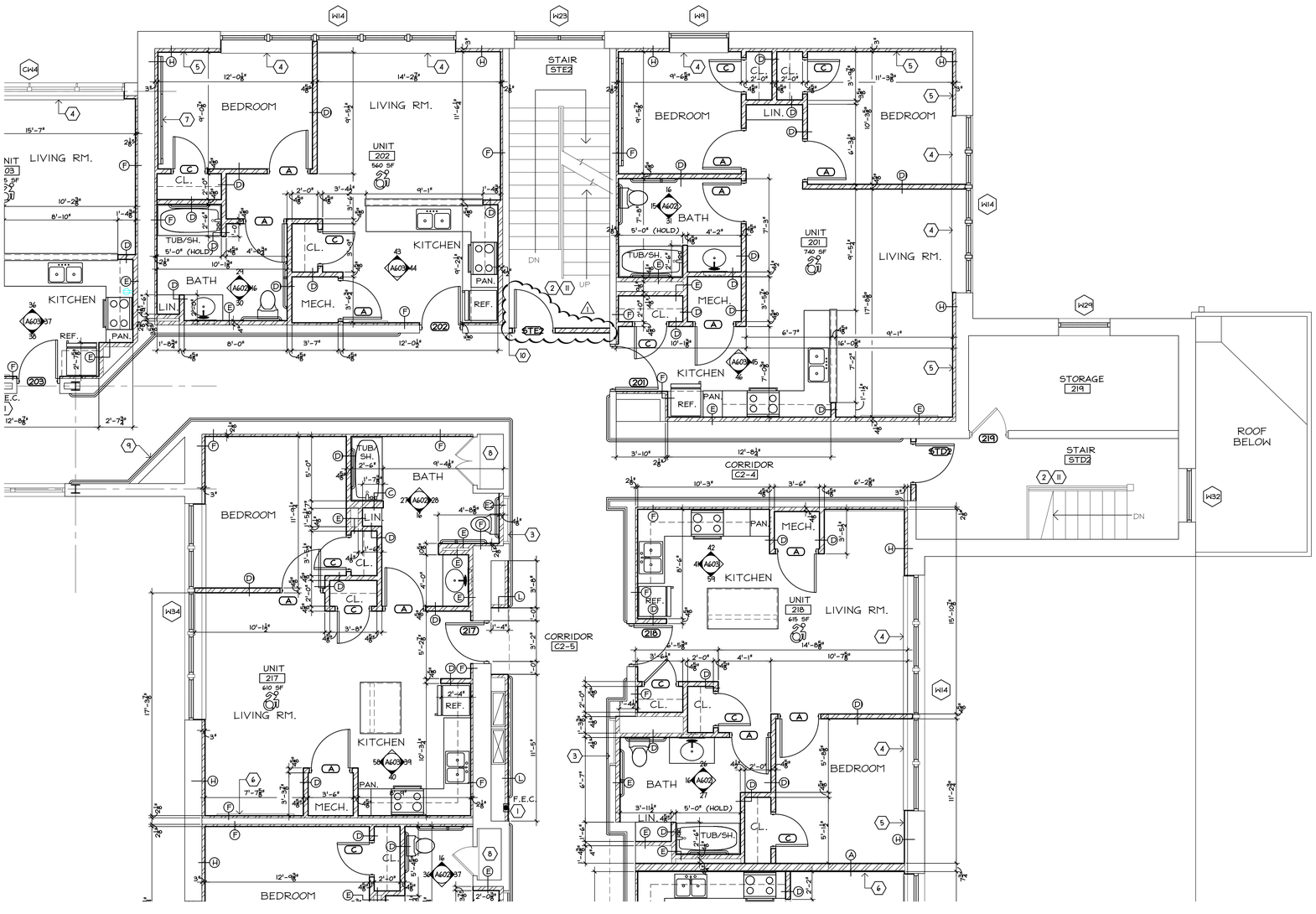
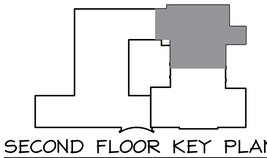
10. ALIGN FACE OF NEW PARTITION WITH EXISTING WALL CORNER. PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING, TYP.
11. CLEAN EXISTING STAIR HANDRAILS/GUARDRAILS (WOOD OR METAL) AND WALL BRACKETS FROM DIRT AND GRIME. REPAIR IF LOOSE OR DAMAGED.



ENLARGED PARTIAL SECOND FLOOR PLAN (1)

SCALE 1/4" = 1'-0"



SECOND FLOOR KEY PLAN

NOT TO SCALE

STIEGLITZ SNYDER ARCHITECTURE

425 FRANKLIN STREET
BUFFALO, NEW YORK 14202
716.828.9166
www.stieglitzsnyder.com

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Buffalo, NY 14225
716.633.5300

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716.854.3308

VICTORIA PLACE APARTMENTS

45 Victoria Boulevard (Saint Paul's Church School)
Kenmore, New York

STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 031279 STATE OF NEW YORK

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REVISIONS
1 HCR 95% REVIEW COMMENTS 9/21/2023

DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

ENLARGED PARTIAL SECOND FLOOR PLAN

A-208

GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH THE GOVERNING CODES OF NEW YORK STATE AND THE VILLAGE OF KENMORE.

B. THE CONSTRUCTION KEY NOTES PROVIDED ON THIS DRAWING PERTAIN TO THIS SHEET ONLY TO DESCRIBE THE WORK. REFER TO EACH DRAWING FOR THEIR SPECIFIC CONSTRUCTION KEY NOTES.

C. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

D. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, HAZARDOUS MATERIALS AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH M.E.P. DRAWINGS.

E. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, U.N.O. DEMISING, CORRIDOR, AND UNIT INTERIOR PARTITIONS PARTITIONS ARE DIMENSIONED IN THE A-200 SERIES DRAWINGS.

F. PARTITION TYPES ARE LABELED ON THE A-1000 SERIES DRAWINGS. PARTITION TYPES ARE LABELED ON THE A-200 SERIES DRAWINGS.

G. REFER TO THE A-100 SERIES DRAWINGS FOR TYPICAL AIR SEALING NOTES THAT ARE TO APPLY THROUGHOUT CONSTRUCTION.

GENERAL NOTES (ALL UNITS):

A. PROVIDE SOLID WOOD BLOCKING AT ALL TUB WALLS AND TOILET WALLS FOR INSTALLATION OF GRAB BARS IN THE FUTURE. ALL UNITS SHOWN WITH GRAB BARS FOR CLARITY OF PLACEMENT OF BLOCKING.

B. ALL UNITS ARE TO BE PROVIDED WITH ACCESSIBLE CLEARANCES, REACH HEIGHTS AND MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS.

C. ALL APARTMENTS MUST HAVE AT LEAST ONE (1) TYPE 'A' BATHROOM PER THE NYS BUILDING CODE.

D. ALL BATHROOM UNITS MUST HAVE:
- SAFETY GRAB BARS AT TOILETS, SHOWER/TUBS, AND SHOWERS.
- A SOAP DISH IN THE SHOWER/TUB.
- ALL SHOWER CURTAIN RODS ARE TO BE SECURELY FIXED TO THE WALL.
- A TOILET PAPER HOLDER.
- A MINIMUM OF TWO TOWEL BARS.
- A ROBE HOOK.

E. PROVIDE TRANSITION STRIPS AT ALL VINYL TO CARPET TRANSITIONS, TO BE VINYL/RUBBER AS SPECIFIED.

F. ALL SHELVING AND RODS TO BE VINYL COATED WIRE WITH ALL ACCESSORIES NECESSARY.

G. PROVIDE FOUR (4) ADJUSTABLE VINYL COATED WIRE SHELVES WITH ALL ACCESSORIES NECESSARY (BRACKETS, STANDARDS, ETC.). FINISH T.B.D.

H. ALL VANITY CABINETS AND KITCHEN CABINETS TO BE MANUFACTURED WITH SOLID WOOD AND PLYWOOD DOORS.

I. ALL COUNTERTOPS AND BACKSLASHES TO BE MANUFACTURED WITH EXTERIOR GRADE PLYWOOD AND PLASTIC LAMINATE FINISH.

J. ALL APPLIANCES AND LIGHT FIXTURES TO BE ENERGY STAR CERTIFIED.

K. ALL FURNACE TO BE 95.5% DIRECT VENT - 14.75 SEER. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

L. REFER TO INDICATED UNITS THAT ARE TO BE FULLY EQUIPPED WITH AUDIO/VISUAL NOTIFICATION DEVICES. ADDITIONAL UNITS ARE RECOMMENDED TO BE ADAPTABLE TO AUDIO/VISUAL BUT IS NOT REQUIRED AS PER NYS DHCR.

M. WALL CABINETS AND SHELVING ABOVE WORK COUNTERS TO BE 48" MAXIMUM ABOVE FINISHED FLOOR.

N. PROVIDE KITCHEN COUNTER WORK SURFACE WITH MINIMUM 30" CLEAR OPENING UNDER COUNTER AND MAXIMUM 2" APRON AT A HEIGHT BETWEEN 28" - 34" ABOVE FINISHED FLOOR AT TYPE 'A' DWELLING UNITS.
- ADAPTABLE UNITS CAN HAVE REMOVABLE BASE CABINET OPTION.

O. PROVIDE 1" HORIZONTAL VINYL BLINDS AT ALL WINDOWS WITHIN UNITS.

P. GYPSUM WALL BOARD TO BE MOISTURE RESISTANT AT ALL BATHROOM WALLS. AT ALL TILE INSTALLATIONS PROVIDE APPROVED CEMENTITIOUS BACKER BOARD.

Q. PROVIDE ALL UNITS WITH TWO (2) STOVETOP AUTOMATIC COOKTOP FIRE SUPPRESSOR BY FIRESTOP OR APPROVED EQUAL.

R. KITCHEN LAYOUTS SHOWN IN PLAN AND ELEVATION ARE NOT FINAL AND TO BE DESIGNED BY OTHERS. ALL KITCHEN LAYOUTS TO INCLUDE A FULL HEIGHT PANTRY CABINET UNLESS A HARD WALL SPACE IS PROVIDED. ALL TYPE 'A' DWELLING UNIT KITCHENS TO HAVE A COUNTER WORK SURFACE. SEE GENERAL NOTE N ABOVE.

LEGEND:

(NO MARK) INDICATES NON ACCESSIBLE UNIT

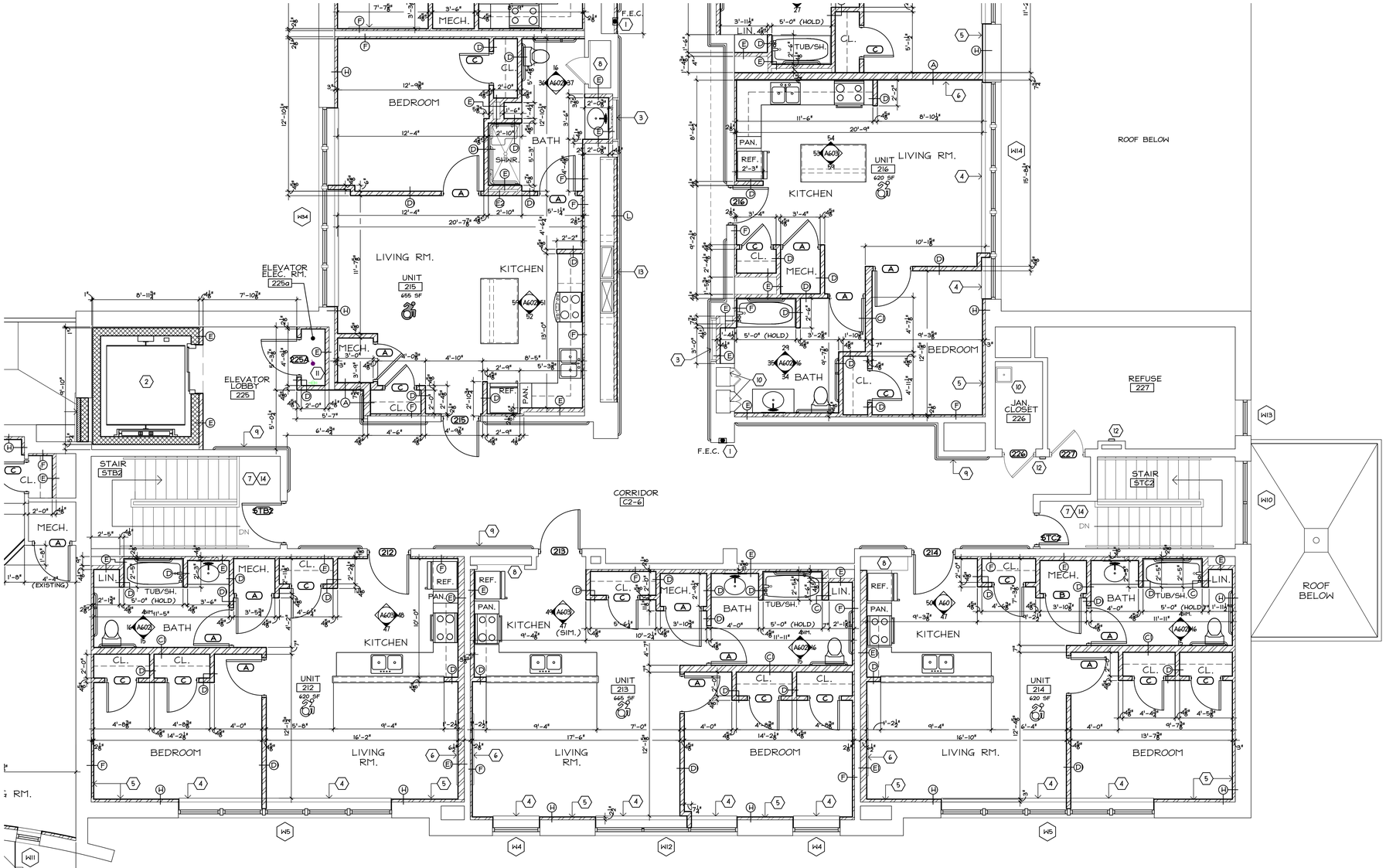
INDICATES TYPE 'B' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

INDICATES TYPE 'A' (ACCESSIBLE) UNIT (PER ICC/ANSI A117.1)

V/AHU INDICATES VISUAL/ HEARING ACCOMMODATING UNIT

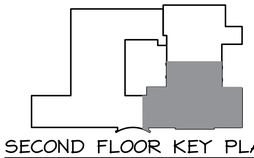
CONSTRUCTION NOTES:

1. PROVIDE AND INSTALL A NEW SEMI RECESSED FIRE EXTINGUISHER CABINET WITH COSMIC 10E ABC DRY CHEMICAL 10 LB FIRE EXTINGUISHER (UL RATING 4A-60B:C). FIRE RATED CABINET WHERE REQUIRED. (SEE LIFE SAFETY PLAN FOR FIRE RATED PARTITION LOCATIONS).
2. NEW MACHINE ROOM LESS PASSENGER ELEVATOR.
3. EXISTING DOOR AND DOOR FRAME TO REMAIN. PIN DOOR CLOSED. SEAL AROUND ENTIRE DOOR AND DOOR FRAME WITH SEALANT. APPLY BLACKOUT FILM TO GLASS VIEW LITE (IF APPLICABLE).
4. NEW 3" MAX. DEEP FURRED OUT KNEE WALL FROM FLOOR TO UNDERSIDE OF WINDOW SILL. REFER TO DETAILS FOR MORE INFORMATION.
5. NEW 3" DEEP MAX. FURRED OUT FULL HEIGHT PARTITION. REFER TO PARTITION TYPES FOR MORE INFORMATION.
6. SALVAGED CHALKBOARD WITH CHALK TRAY AND PERIMETER WOOD TRIM RECONSTRUCTED IN SMALLER UNIT SIZES. MOUNT ON WALL.
7. EXISTING STAIRS TO BE THOROUGHLY CLEANED, REMOVE ANY RUST FROM METAL SECTIONS, PREP FOR NEW PAINT FINISH, AND REMOVE EXISTING GRIT SURFACE TAPE. INSTALL NEW ANTI-SLIP/GRIT SURFACE TAPE ON TREADS.
8. EXISTING BUILT-IN CABINETRY TO REMAIN INTACT. PROTECT DURING CONSTRUCTION. CLEAN AND REPAIR AS REQUIRED.
9. NEW CONTINUOUS HANDRAIL ON BOTH SIDES OF CORRIDOR, TYPICAL. MOUNTING HEIGHT T.B.D. PROVIDE MIN. 18" FROM END OF HANDRAIL TO EDGE OF DOOR TO MAINTAIN MANEUVERING CLEARANCES. COORDINATE WITH ARCHITECT AND REFER TO INTERIOR DESIGN DRAWINGS FOR MORE INFORMATION.
10. CLEAN AND REPAIR EXISTING WALL MOUNTED SINK. MAKE OPERATIONAL.
11. PROVIDE AND INSTALL FIRE EXTINGUISHER WITH WALL MOUNTING BRACKET.
12. WALL MOUNTED ADA PUSH PAD. REFER TO DOOR SCHEDULE FOR EXACT LOCATION AND CONFIGURATION OF DEVICES.
13. EXISTING WALL HUNG WOOD CABINETS TO REMAIN. REFER TO DRAWING A-601 FOR MODIFICATIONS TO CABINETS AND RELATED MECHANICAL SCOPE OF WORK.
14. CLEAN EXISTING STAIR HANDRAILS/GUARDRAILS (WOOD OR METAL) AND WALL BRACKETS FROM DIRT AND GRIME. REPAIR IF LOOSE OR DAMAGED.



ENLARGED PARTIAL SECOND FLOOR PLAN (1)
SCALE 1/4" = 1'-0"

ROOF BELOW



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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

ENLARGED PARTIAL SECOND FLOOR PLAN

A-209

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(PER ICC/ANSI A117.1)

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3. MOUNT SALVAGED WOOD DOOR, PIVOT HARDWARE, AND FRAME FROM CLASSROOM WARDROBES TO WALL TO GIVE ILLUSION OF HISTORIC MULTI-PIVOT DOOR APPEARANCE.
4. NEW 3" MAX. DEEP FURRED OUT KNEE WALL FROM FLOOR TO UNDERSIDE OF WINDOW SILL. REFER TO DETAILS FOR MORE INFORMATION.
5. NEW 3" DEEP MAX. FURRED OUT FULL HEIGHT PARTITION. REFER TO PARTITION TYPES FOR MORE INFORMATION.
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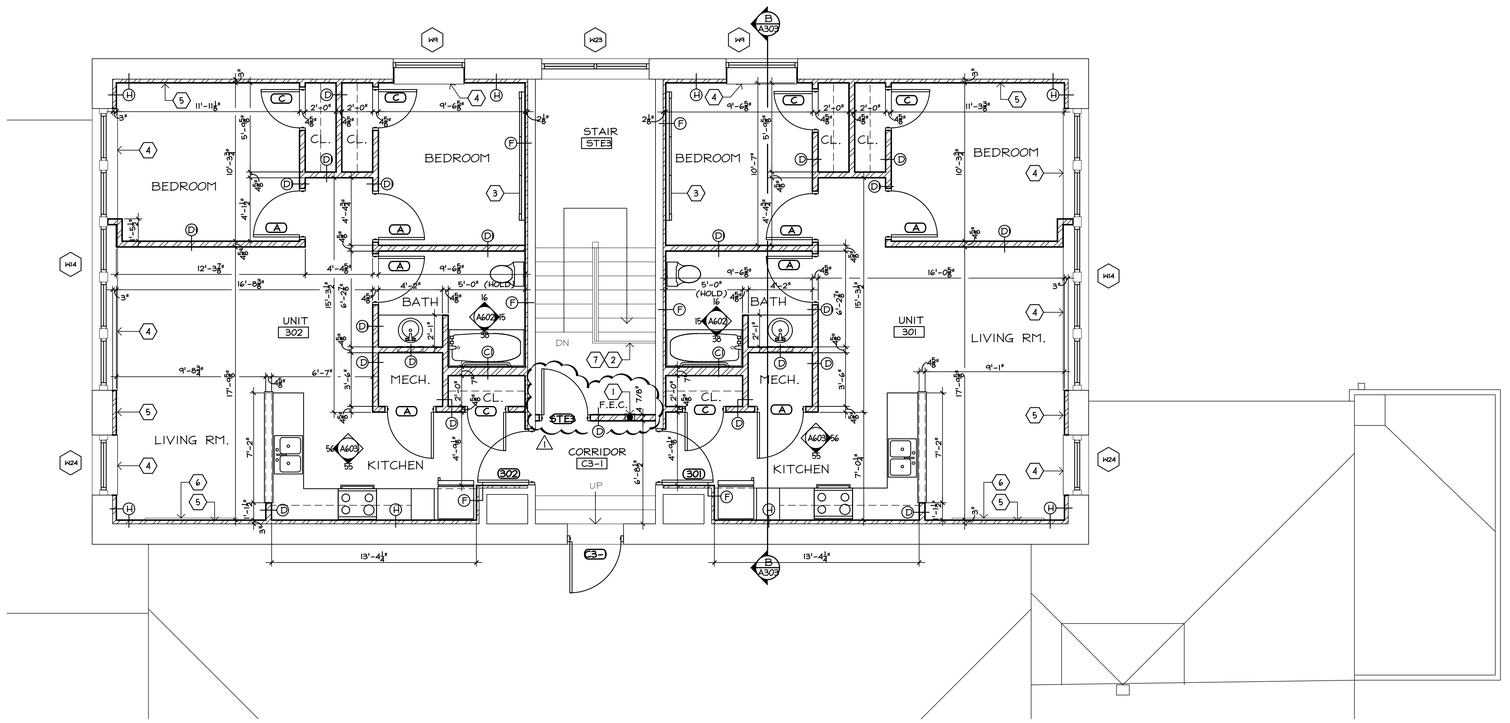
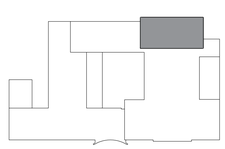


ENLARGED THIRD FLOOR PLAN (1)
SCALE 1/4" = 1'-0"



THIRD FLOOR KEY PLAN
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REGISTERED ARCHITECT — JOHN KARL SCHNEIDER — 021379 — STATE OF NEW YORK

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REVISIONS
1 HCR 95% REVIEW COMMENTS 9/21/2023

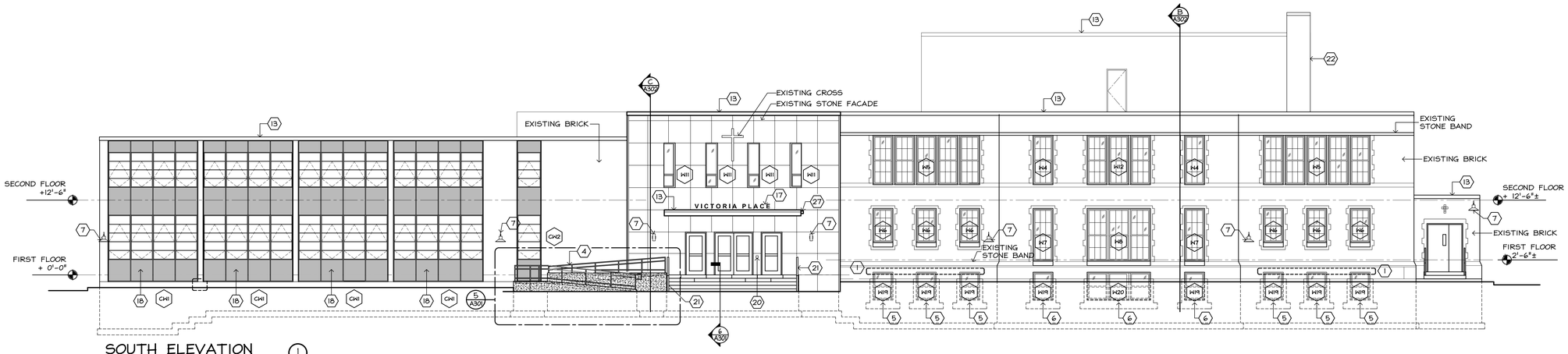
DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

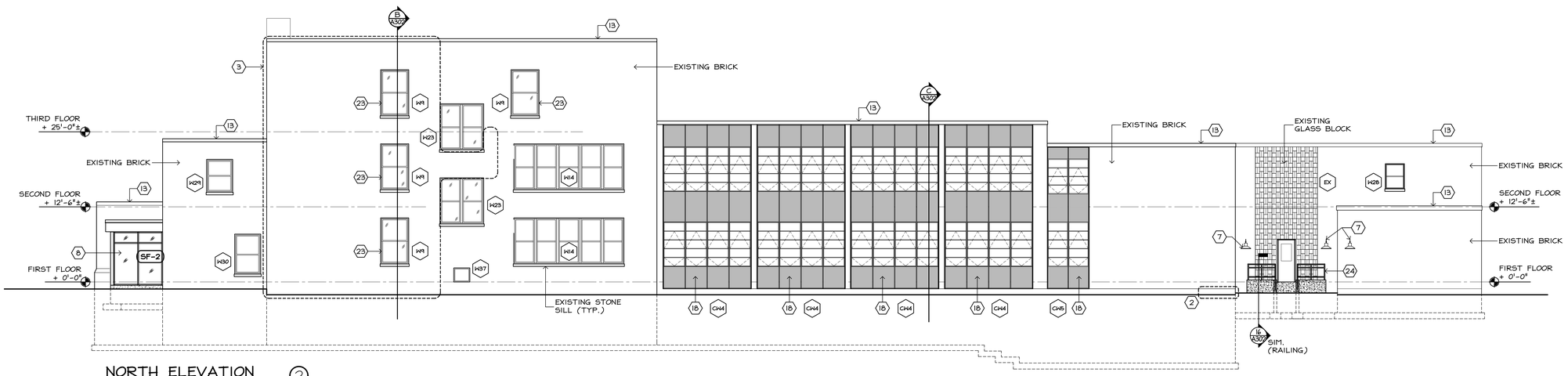
ENLARGED THIRD FLOOR PLAN

A-210



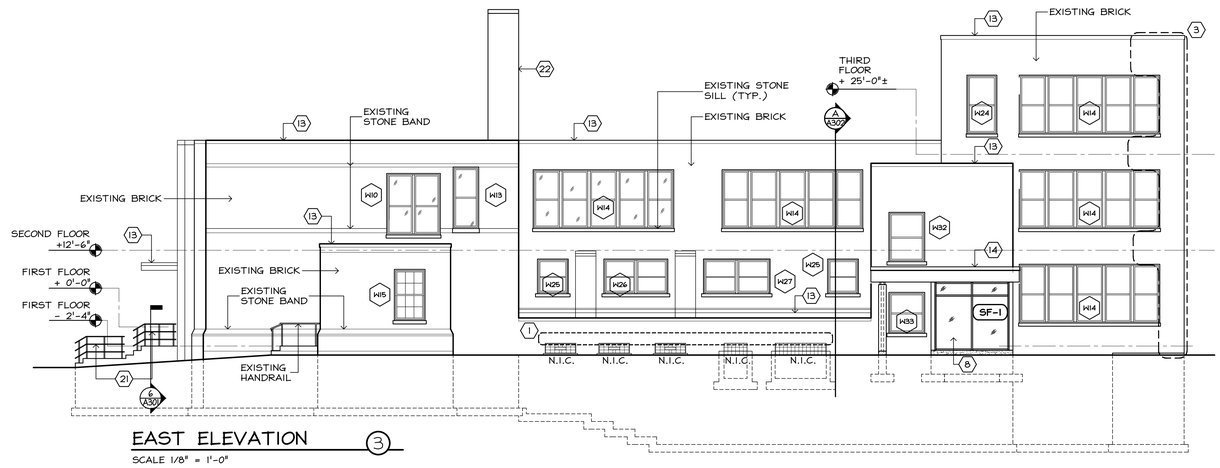
SOUTH ELEVATION (1)

SCALE 1/8" = 1'-0"



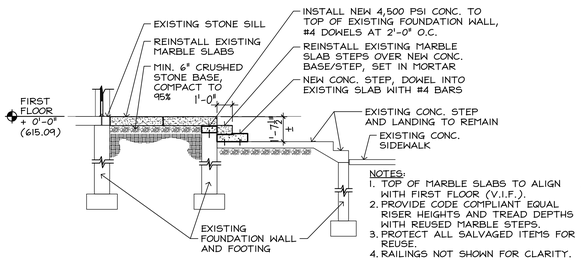
NORTH ELEVATION (2)

SCALE 1/8" = 1'-0"



EAST ELEVATION (3)

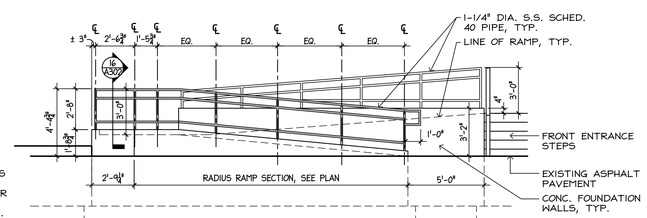
SCALE 1/8" = 1'-0"



NOTES:
1. TOP OF MARBLE SLABS TO ALIGN WITH FIRST FLOOR (V.I.F.).
2. PROVIDE CODE COMPLIANT EQUAL RISER HEIGHTS AND TREAD DEPTHS WITH REUSED MARBLE STEPS.
3. PROTECT ALL SALVAGED ITEMS FOR REUSE.
4. RAILINGS NOT SHOWN FOR CLARITY.

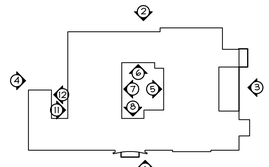
STAIR SECTION (6)

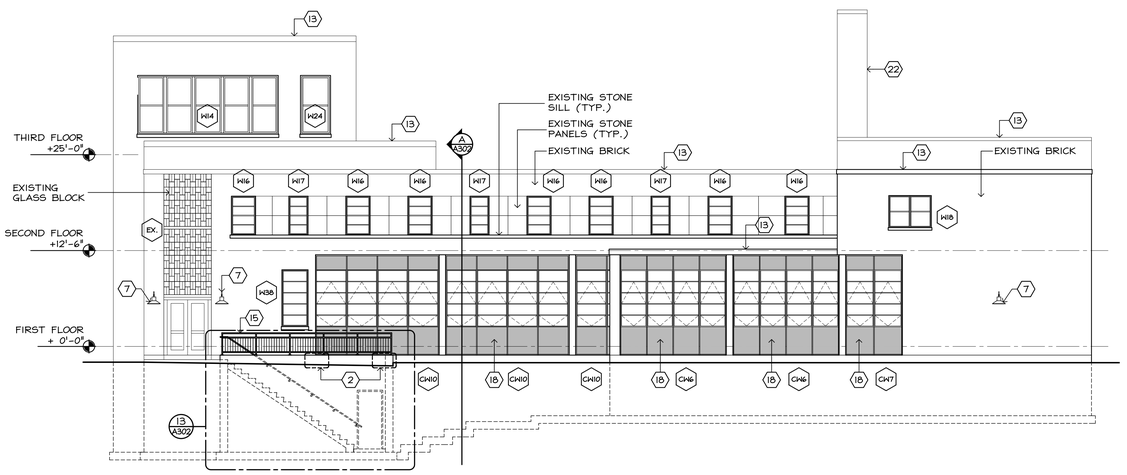
SCALE 1/4" = 1'-0"



RAMP ELEVATION (5)

SCALE 1/4" = 1'-0"





WEST ELEVATION (4)

SCALE 1/8" = 1'-0"

LEGEND

- LAMINATED METAL PANEL
- NEW FACE BRICK

GENERAL NOTES:

A. REFER TO DRAWING A1003 FOR WINDOW TYPES.

B. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTS, CAMERA LOCATIONS, ETC.

C. REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR LOCATIONS OF LOUVERS, GRILLES ETC.

D. CLEAN AND SEAL ALL BRICK AREAS, LIMESTONE SILLS AND VERTICAL/HORIZONTAL BANDS.

E. MASONRY RESTORATION QUANTITIES GIVEN ARE APPROXIMATE AND FOR BIDDING PURPOSES ONLY. QUANTITIES TO BE VERIFIED IN FIELD PRIOR TO WORK BEGINNING.

F. ALL EXTERIOR STEEL LINTELS TO BE CLEANED, SCRAPED, PRIMED AND PAINTED.

G. RE-SEAL ALL CONTROL AND EXPANSION JOINTS.

H. RE-SEAL ALL BRICK TO WINDOW/ DOOR/ LOUVER JOINTS.

(#) CONSTRUCTION NOTES:

1. REPAIR AND REPOINT APPOX. 25% AREA INDICATED. SCRAP, PRIME, AND PAINT EXISTING STEEL LINTELS IN THIS AREA.
2. PATCH AND REPAIR CONCRETE FOUNDATION WALL.
3. REMOVE AND CLEAN ALL GROUND COVER FROM BUILDING, INCLUDING ROOTS. REPAIR AND REPOINT AS NECESSARY AFTER FULL REMOVAL.
4. NEW ADA COMPLIANT RAMP AND HAND RAILING SYSTEM. SEE ENLARGED ELEVATION ON THIS SHEET AND A302 FOR RAILING DETAIL. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
5. NEW WINDOW IN EXISTING MASONRY OPENING WITH NEW CONC. AREAWAY. SEE STRUCTURAL DRAWINGS FOR AREAWAY INFORMATION.
6. NEW WINDOWS IN NEW MASONRY OPENINGS WITH NEW CONC. AREAWAYS. SEE STRUCTURAL DRAWINGS FOR AREAWAY INFORMATION.
7. NEW EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR LOCATIONS AND MORE INFORMATION.
8. NEW ALUMINUM AND GLASS STOREFRONT VESTIBULE.
9. NEW ALUMINUM AND GLASS STOREFRONT LOBBY ADDITION FOR NEW PASSENGER ELEVATOR. STOREFRONT HORIZONTAL MULLION FRAMING TO ALIGN WITH EXISTING CURTAINWALL FRAMING TO REMAIN.
10. NEW CONC. RAMP AND LANDING WITH ADA COMPLIANT HAND/GUARD RAILING SYSTEM. SEE CIVIL AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
11. NEW CONC. STAIR, RAMP, AND LANDING WITH ADA COMPLIANT HAND/GUARD RAILING SYSTEM. SEE CIVIL AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
12. INFILL EXISTING WINDOW OPENING WITH MATCHING FACE BRICK. STONE WINDOW SILL TO REMAIN.
13. NEW CONT. ROOF EDGE METAL FASCIA. SEE DETAILS FOR MORE INFORMATION.
14. NEW METAL FASCIA TO MATCH EXISTING 1920's BUILDING FASCIA.
15. NEW ADA COMPLIANT STAINLESS STEEL PIPE GUARD/HAND RAILING SYSTEM WITH PICKET INFILL. NEW HANDRAILS TO BE PROVIDED ON BOTH SIDES OF STAIR. SEE STAIR/RAILING ELEVATIONS ON A302 FOR MORE INFORMATION.
16. EXISTING METAL RUNG LADDER TO REMAIN.
17. NEW SIGNAGE LETTERS TO MATCH EXISTING MATERIAL, COLOR/FINISH, AND DIMENSIONS. MODIFY EXISTING SUPPORT SYSTEM TO ACCEPT NEW ROOF SYSTEM AND SIGNAGE CONFIGURATION.
18. EXISTING ALUMINUM CURTAINWALL SYSTEM WITH NEW INSULATED GLASS UNITS AND LAMINATED METAL PANELS. SEE WINDOW DETAILS FOR MORE INFORMATION.
19. NEW DOWNSPOUT WITH SPLASH BLOCK ON LOWER ROOF. SEE ROOF PLAN AND DETAILS FOR MORE INFORMATION.
20. NEW WALL MOUNTED ADA PUSH BUTTON ACTUATOR.
21. SALVAGED RAILING SYSTEM TO BE REUSED, AUGMENTED WITH NEW IN KIND MATERIALS AS REQUIRED TO WORK WITH NEW STAIR, STAIR LANDINGS, AND RAMP CONFIGURATION.
22. EXISTING CHIMNEY TO REMAIN.
23. NEW WINDOW AND PRECAST CONC. SILL IN NEW MASONRY OPENING. NEW CONC. SILL TO MATCH EXISTING ADJACENT WINDOW SILLS, TYP.
24. NEW ADA COMPLIANT CONC. RAMP AND LANDING. SEE CIVIL AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
25. NEW WINDOW IN EXISTING MASONRY OPENING. CONC. AREAWAY TO REMAIN. SEE STRUCTURAL DRAWINGS FOR AREAWAY INFORMATION
26. SECOND FLOOR ADDITION FACADE TO BE FACE BRICK TO MATCH EXISTING, TYP.
27. NEW SCUPPER BOX LOCATION WITH DOWNSPOUT AND SPLASH BLOCK DOWN TO GRADE. SEE ROOF PLAN AND DETAILS FOR MORE INFORMATION.

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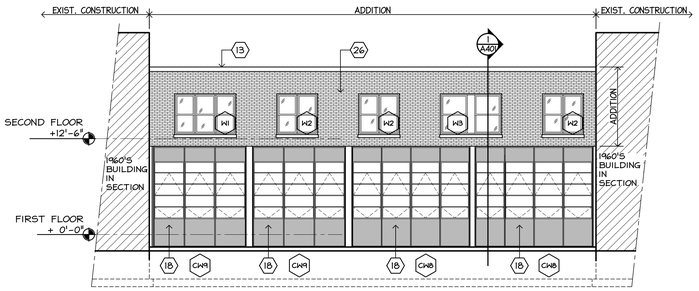
SCALE: AS NOTED

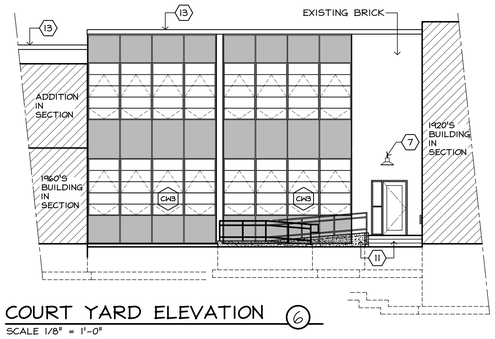
DATE: SEPTEMBER 21, 2023

EXTERIOR BUILDING ELEVATIONS

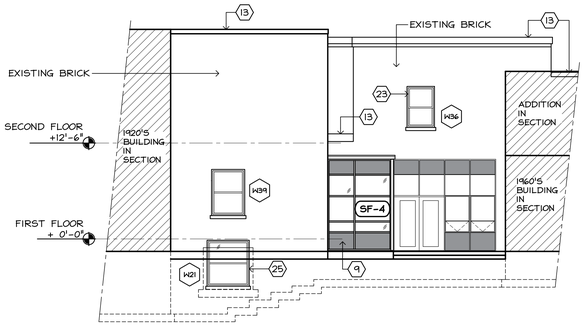
A-301



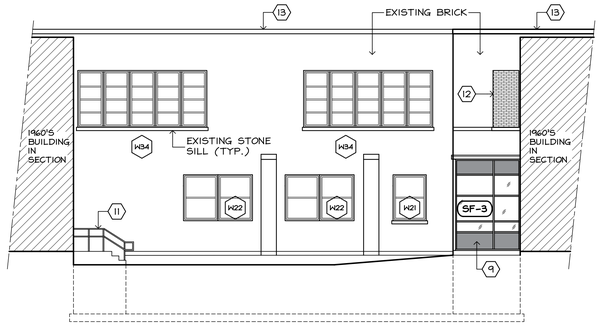
COURT YARD ELEVATION 5
SCALE 1/8" = 1'-0"



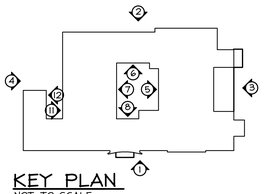
COURT YARD ELEVATION 6
SCALE 1/8" = 1'-0"



COURT YARD ELEVATION 8
SCALE 1/8" = 1'-0"



COURT YARD ELEVATION 7
SCALE 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

LEGEND

- LAMINATED METAL PANEL
- NEW FACE BRICK

GENERAL NOTES:

A. SEE DRAWING A301 FOR LISTED CONSTRUCTION KEYNOTES.

B. REFER TO DRAWING A1003 FOR WINDOW TYPES.

C. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTS, CAMERA LOCATIONS, ETC.

D. REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR LOCATIONS OF LOUVERS, GRILLES ETC.

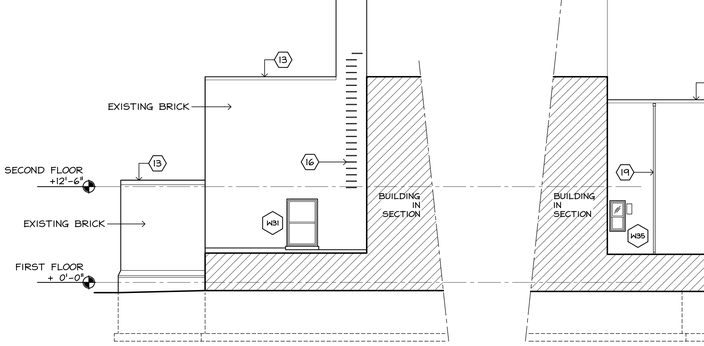
E. CLEAN AND SEAL ALL BRICK AREAS, LIMESTONE SILLS AND VERTICAL/HORIZONTAL BANDS.

F. MASONRY RESTORATION QUANTITIES GIVEN ARE APPROXIMATE AND FOR BIDDING PURPOSES ONLY. QUANTITIES TO BE VERIFIED IN FIELD PRIOR TO WORK BEGINNING.

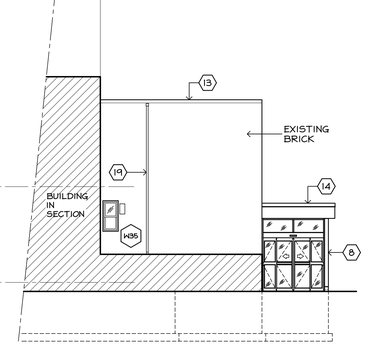
G. ALL EXTERIOR STEEL LINTELS TO BE CLEANED, SCRAPED, PRIMED AND PAINTED.

H. RE-SEAL ALL CONTROL AND EXPANSION JOINTS.

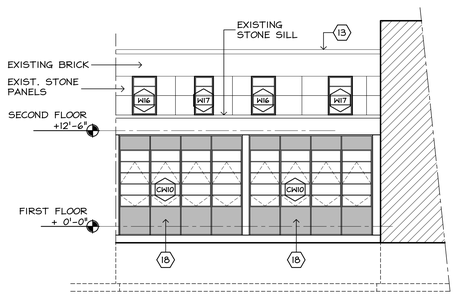
I. RE-SEAL ALL BRICK TO WINDOW/ DOOR/ LOUVER JOINTS.



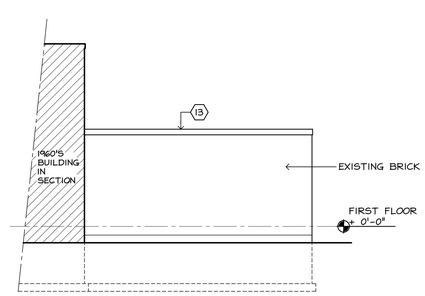
RETURN ELEVATION 9
SCALE 1/8" = 1'-0"



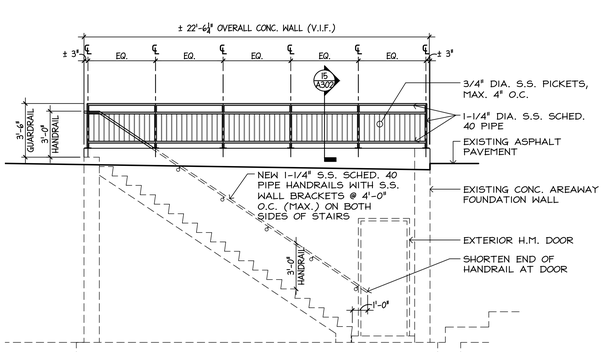
RETURN ELEVATION 10
SCALE 1/8" = 1'-0"



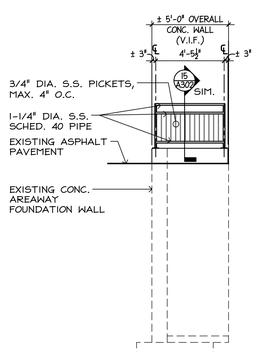
RETURN ELEVATION 11
SCALE 1/8" = 1'-0"



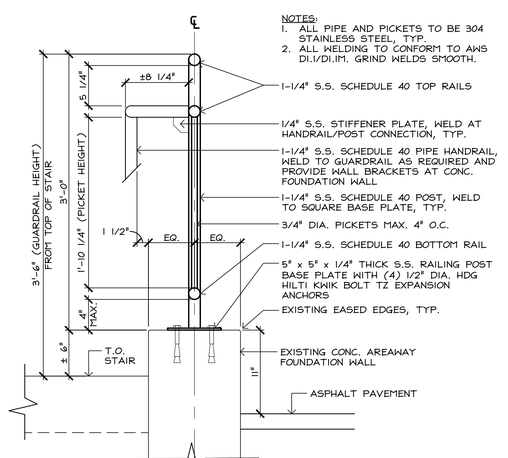
RETURN ELEVATION 12
SCALE 1/8" = 1'-0"



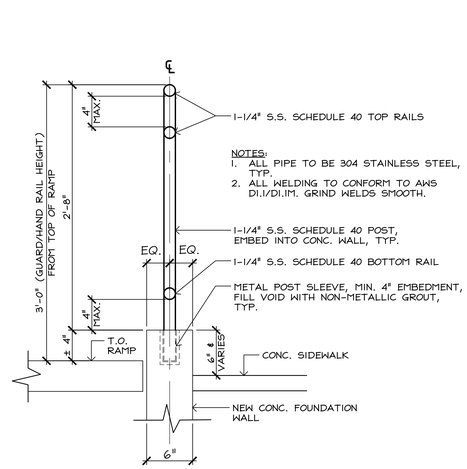
EXTERIOR STAIR/RAILING ELEVATION 13
SCALE 1/4" = 1'-0"



EXTERIOR STAIR/RAILING ELEVATION 14
SCALE 1/4" = 1'-0"



RAILING SECTION 15
SCALE 1-1/2" = 1'-0"



RAILING SECTION 16
SCALE 1-1/2" = 1'-0"

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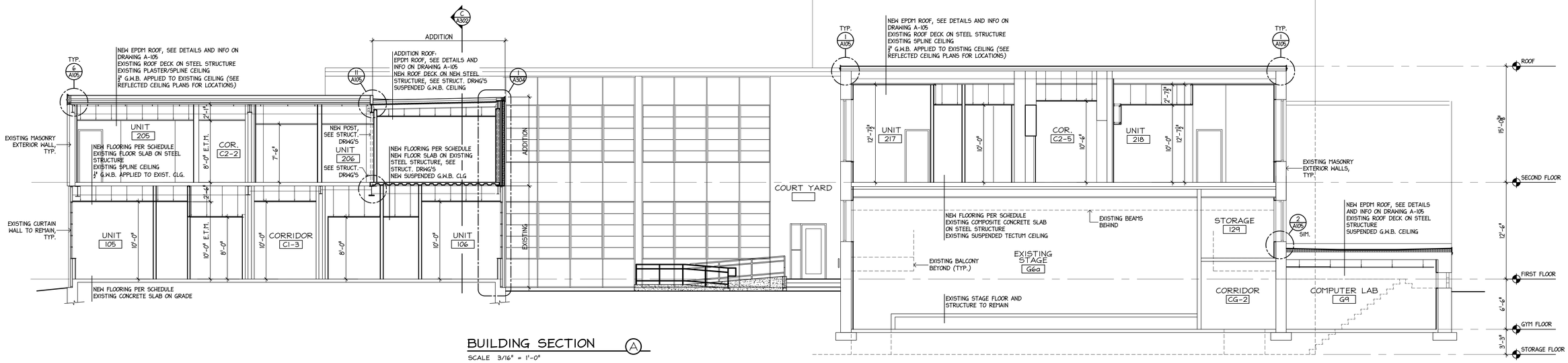
SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

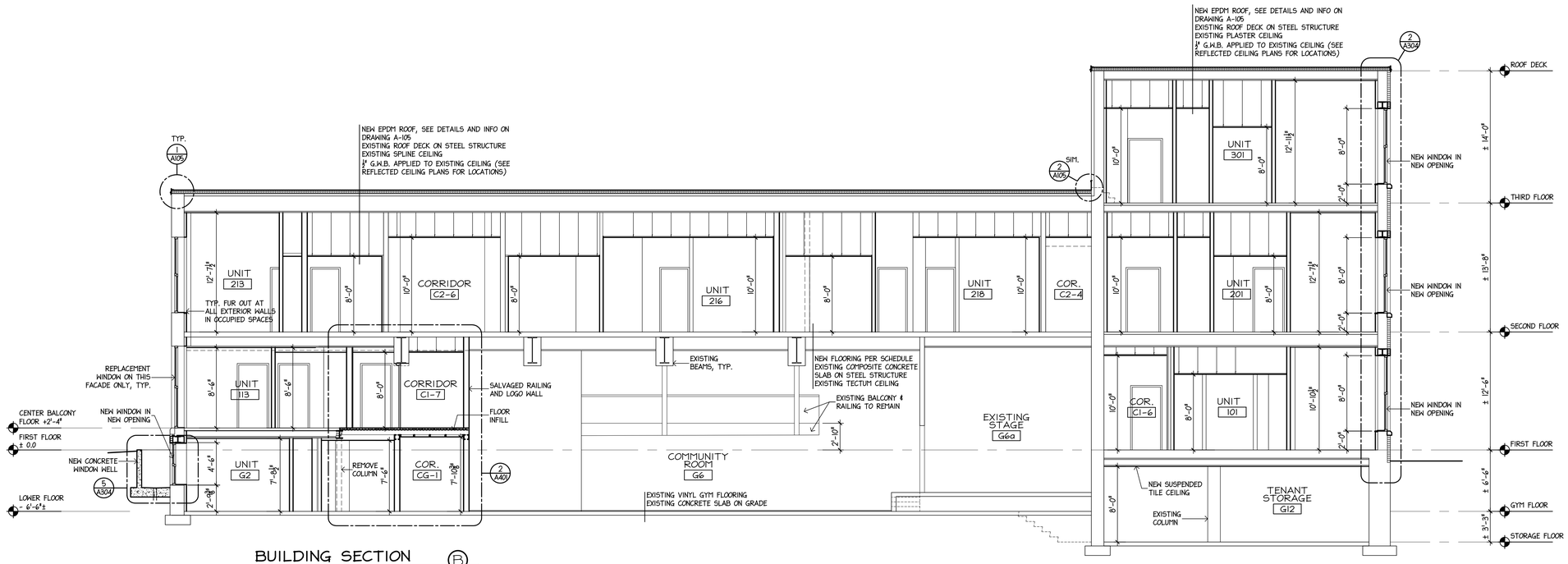
EXTERIOR BUILDING ELEVATIONS

A-302



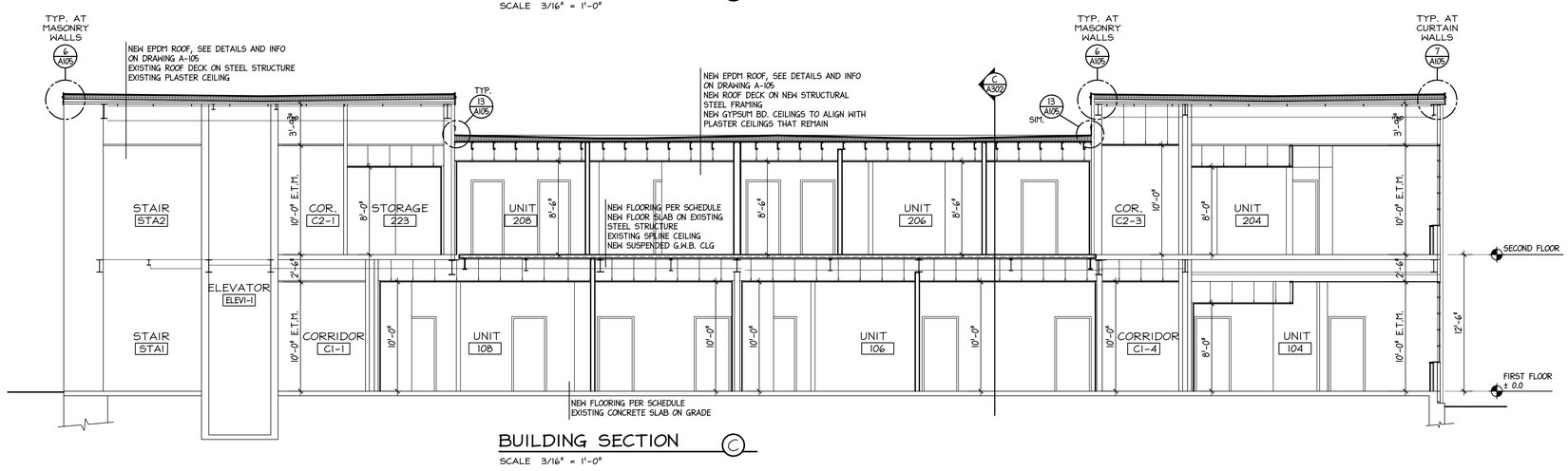
BUILDING SECTION A

SCALE 3/16" = 1'-0"



BUILDING SECTION B

SCALE 3/16" = 1'-0"



BUILDING SECTION C

SCALE 3/16" = 1'-0"

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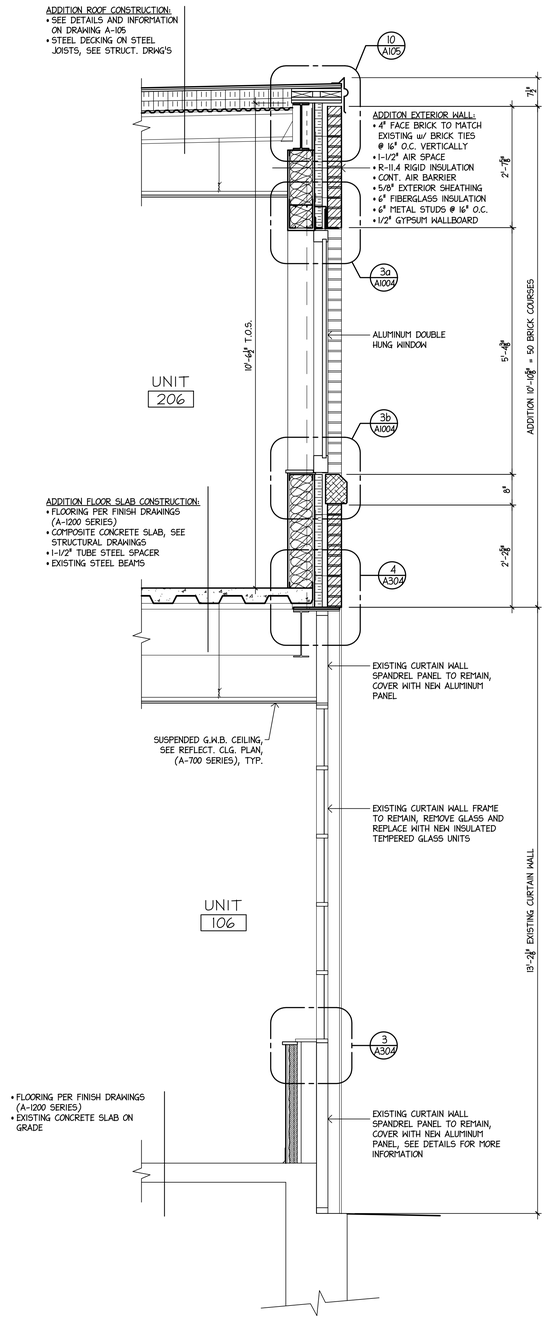
SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

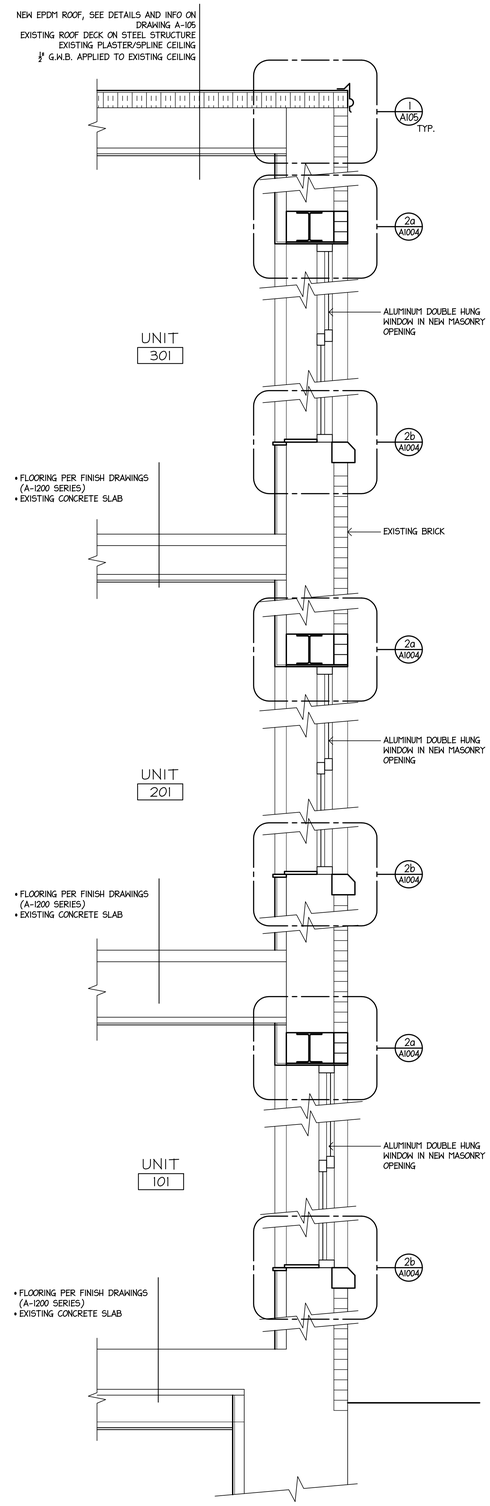
BUILDING SECTIONS

A-303



ADDITION WALL SECTION (1)

SCALE 3/4" = 1'-0"



ADDITION WALL SECTION (2)

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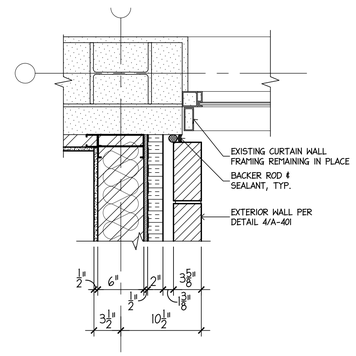
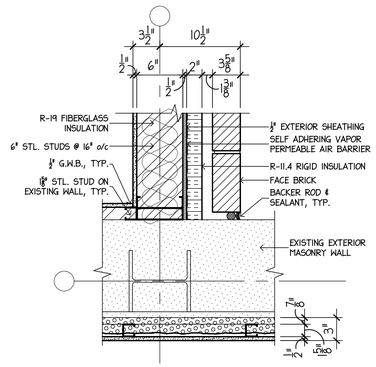


PLAN DETAIL (8)

SCALE 1-1/2" = 1'-0"

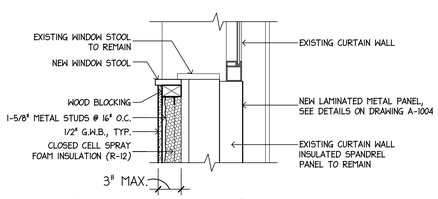


PLAN DETAIL (7)

SCALE 1-1/2" = 1'-0"

SECTION DETAIL (4)

SCALE 1-1/2" = 1'-0"



SECTION DETAIL (3)

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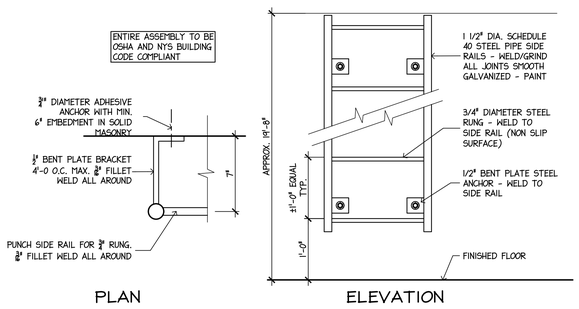
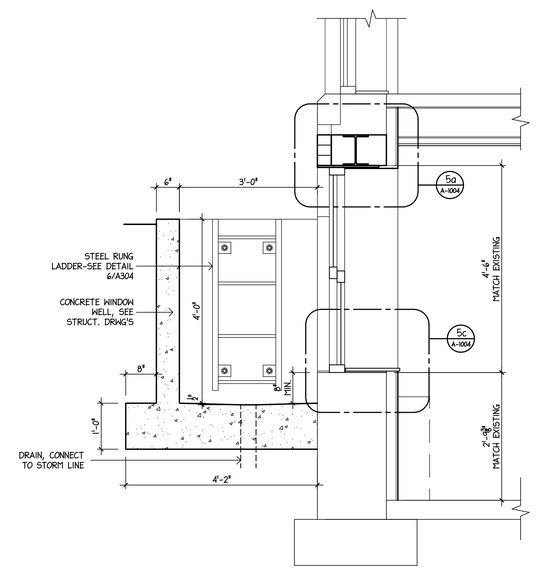


WINDOW WELL LADDER DETAIL (6)

SCALE 1" = 1'-0"



WINDOW WELL WALL SECTION (5)

SCALE 3/4" = 1'-0"

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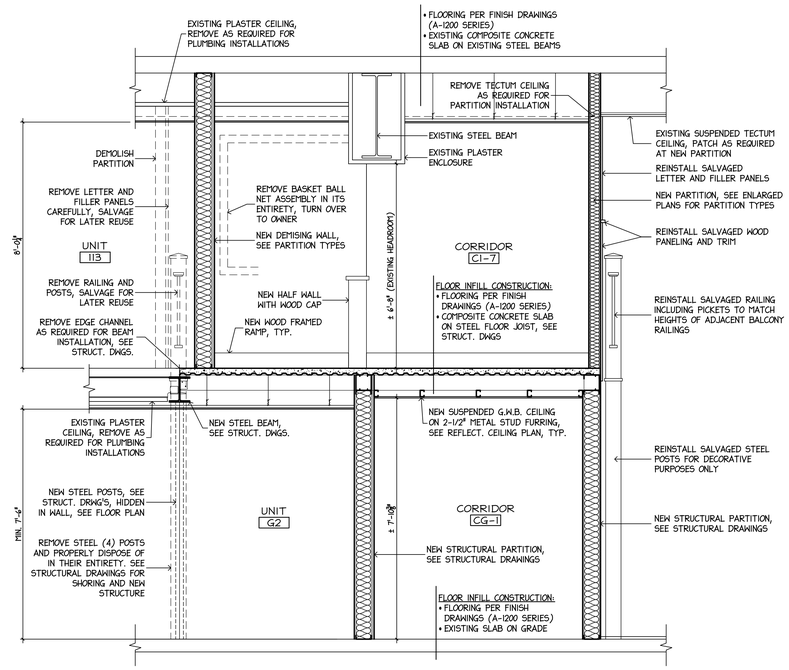
SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

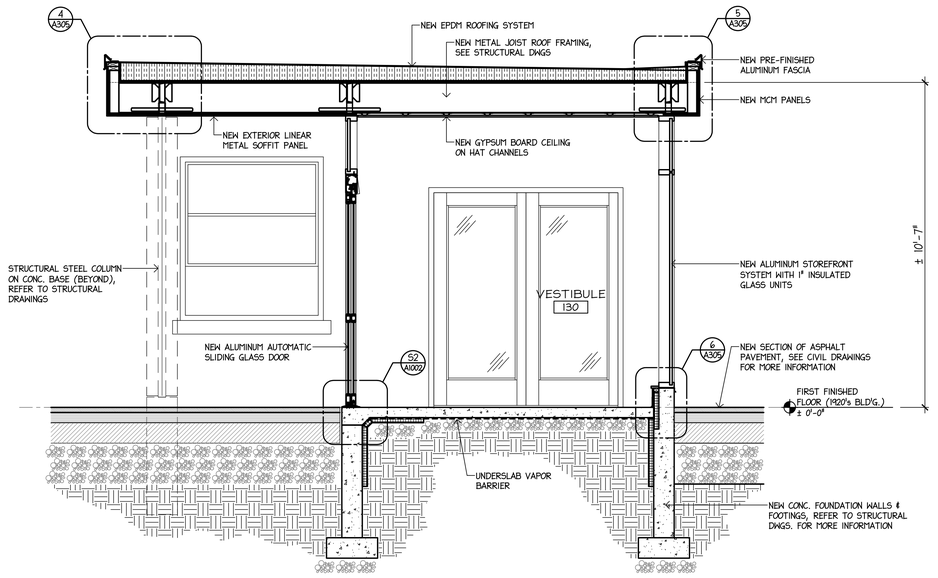
WALL SECTIONS AND DETAILS

A-304



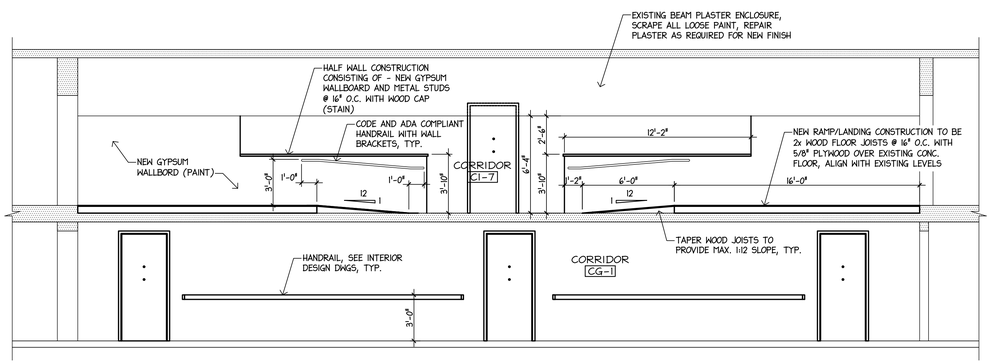
FLOOR INFILL BUILDING SECTION (1)

SCALE 1/2" = 1'-0"



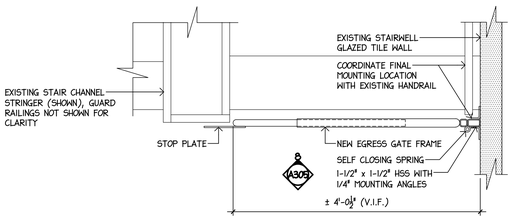
VESTIBULE BUILDING SECTION (2)

SCALE 1/2" = 1'-0"



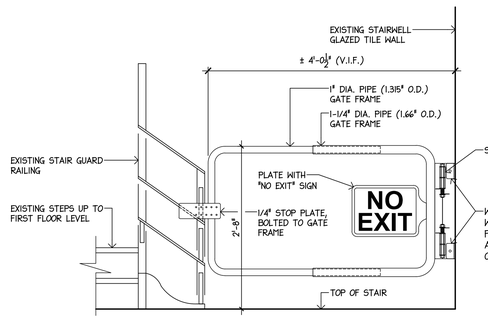
CORRIDOR BUILDING SECTION (3)

SCALE 1/4" = 1'-0"



EGRESS GATE PLAN VIEW (7)

SCALE 1" = 1'-0"

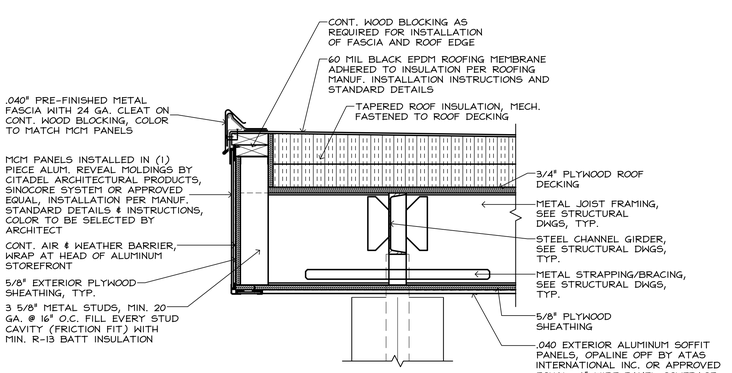


SWING GATE ELEVATION (8)

SCALE 1" = 1'-0"

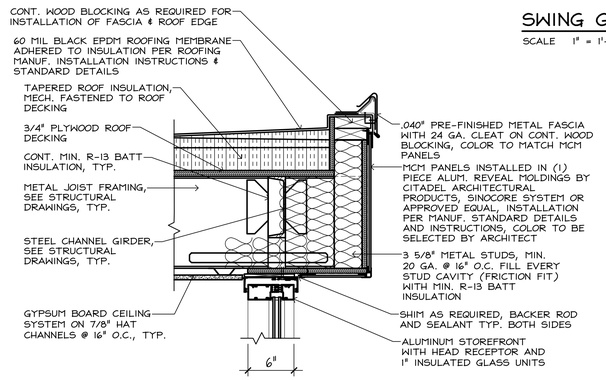
SPECIFICATION NOTES:

1. EGRESS GATE BASIS OF DESIGN: PACIFIC STAIR CORP. OR APPROVED EQUAL.
2. COMPLIANCE WITH THE 2020 NYSBC AND NFPA 101.
3. SUBMIT GATE MANUFACTURER'S DESCRIPTIVE DATA INCLUDING DIMENSIONS, MATERIALS, FINISHES, AND MOUNTING DETAILS.
4. PROVIDE 12" x 9" UL LISTED CODE COMPLIANT NON-FLEXIBLE PHOTOLUMINESCENT "NO EXIT" SIGN WITH TACTILE RAISED NUMBERS AND BRAILLE MARKINGS.
5. SHOP ASSEMBLE GATE AND READY FOR DELIVERY TO SITE.
6. ALL WELDING TO CONFORM TO AWS D1.1/D1.1M. GRIND EXPOSED WELDS SMOOTH. EASE EXPOSED EDGES TO SMALL UNIFORM RADIUS.
7. SHOP PAINT WITH ONE COAT RED OXIDE PRIMER PAINT.
8. MATERIALS:
   a. STEEL SHAPES, TUBE, PIPE, AND PLATE: ASTM A36/A36M.
   b. HINGES: SELF CLOSING TYPE, SINGLE ACTING, OF SUFFICIENT SPRING POWER TO COMPLETELY CLOSE GATE WITHOUT EXCESSIVE NOISE UPON IMPACTING STRIKE PLATE.
   c. PHOTOLUMINESCENT SIGN LUMINANCE PROPERTIES: ASTM E2072 AND UL 1994.
9. STORE GATE ABOVE GROUND. DO NOT ALLOW DIRECT CONTACT WITH THE GROUND.
10. PROTECT STEEL FROM CORROSION.
11. PREVENT DAMAGE TO PRIME COAT.
12. INSTALLER QUALIFICATIONS: TWO YEARS EXPERIENCE IN WORK OF THIS SECTION.
13. INSTALLATION:
    a. INSTALL GATE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
    b. EXTEND GATE TO REQUIRED WIDTH, THEN WELD EXPANSION JOINTS ON TOP AND BOTTOM TUBES.
    c. WELD STOP PLATE TO GATE. WELDING TO CONFORM TO AWS D1.1/D1.1M. GRIND WELDS SMOOTH.
    d. CLEAN AND TOUCH UP DAMAGED PRIMER PAINT AS REQUIRED.



SECTION DETAIL (4)

SCALE 1-1/2" = 1'-0"



SECTION DETAIL (5)

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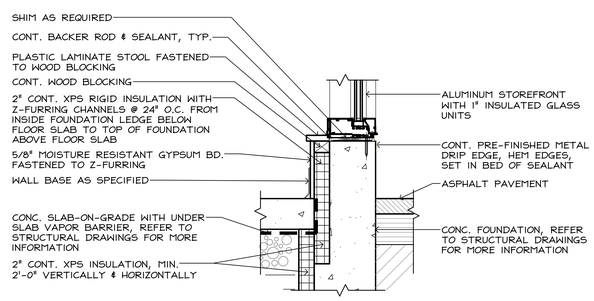

SECTION DETAIL (6)

SCALE 1-1/2" = 1'-0"

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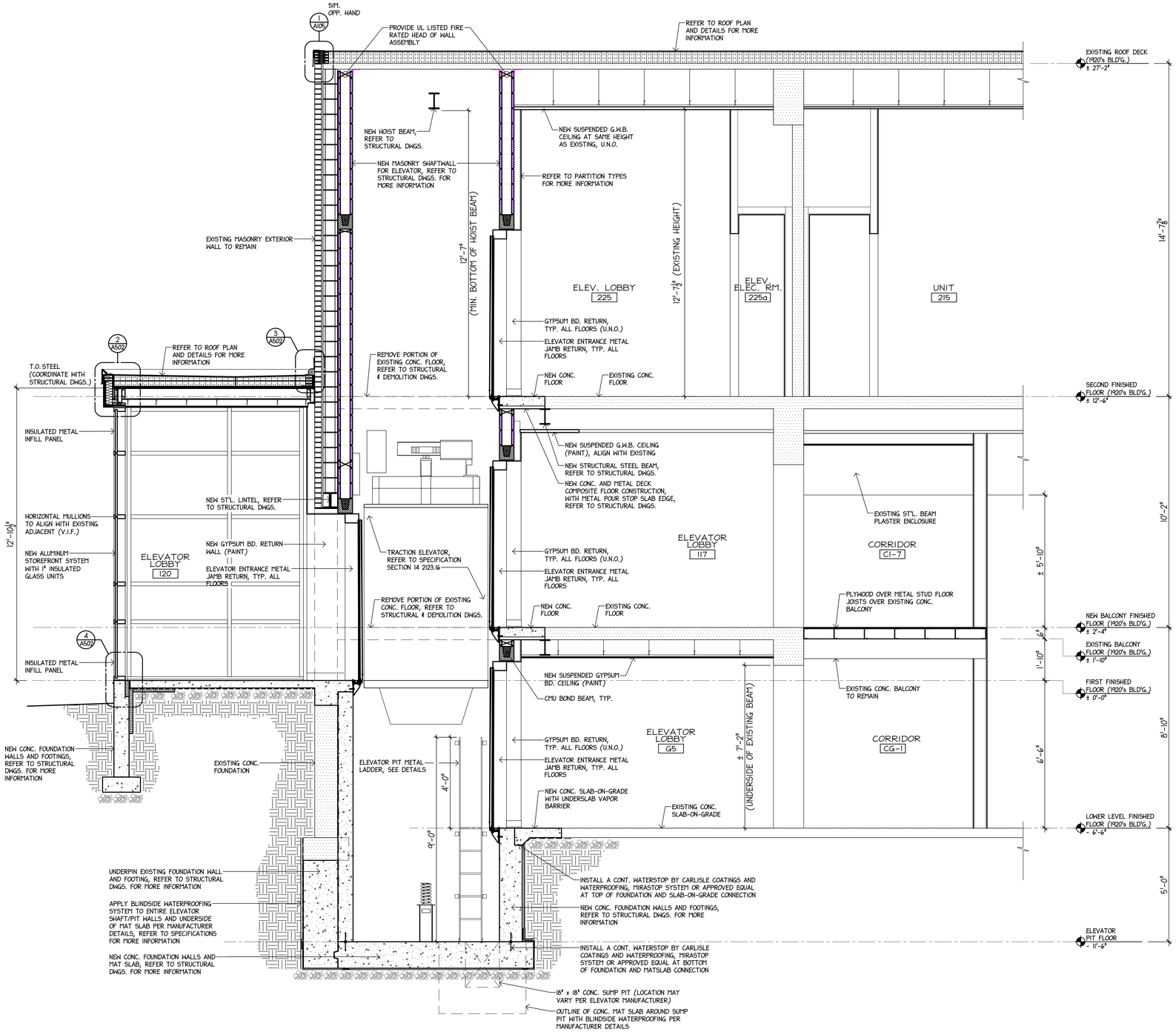
SCALE
AS NOTED

DATE
SEPTEMBER 21, 2023

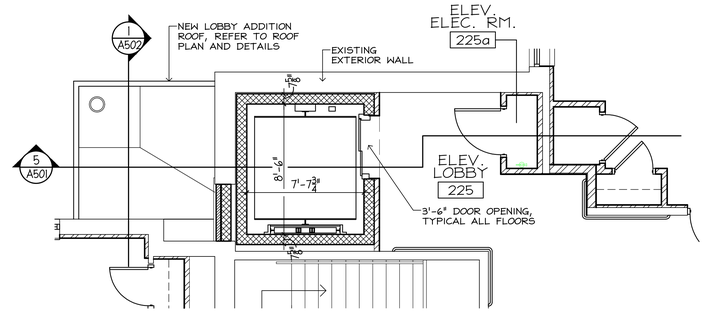
WALL SECTIONS AND DETAILS

A-305



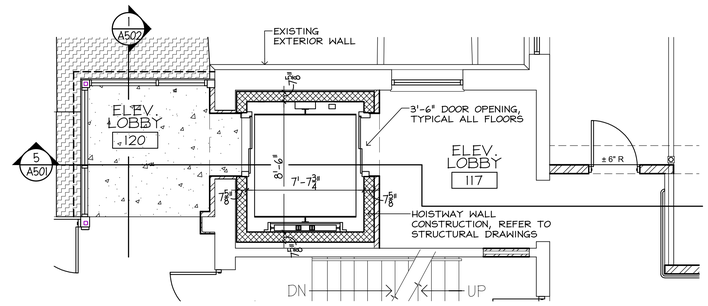
ELEVATOR SHAFT SECTION (5)

SCALE 1/2" = 1'-0"



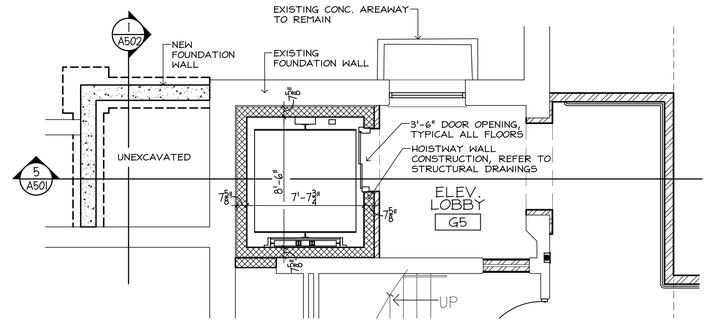
SECOND FLOOR ELEVATOR PLAN (4)

SCALE 1/4" = 1'-0"



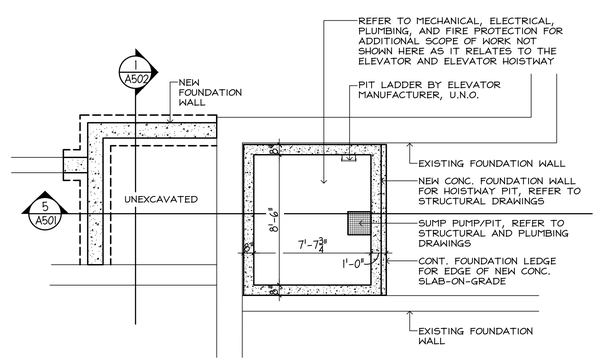
FIRST FLOOR ELEVATOR PLAN (3)

SCALE 1/4" = 1'-0"



LOWER LEVEL ELEVATOR PLAN (2)

SCALE 1/4" = 1'-0"



ELEVATOR PIT PLAN (1)

SCALE 1/4" = 1'-0"

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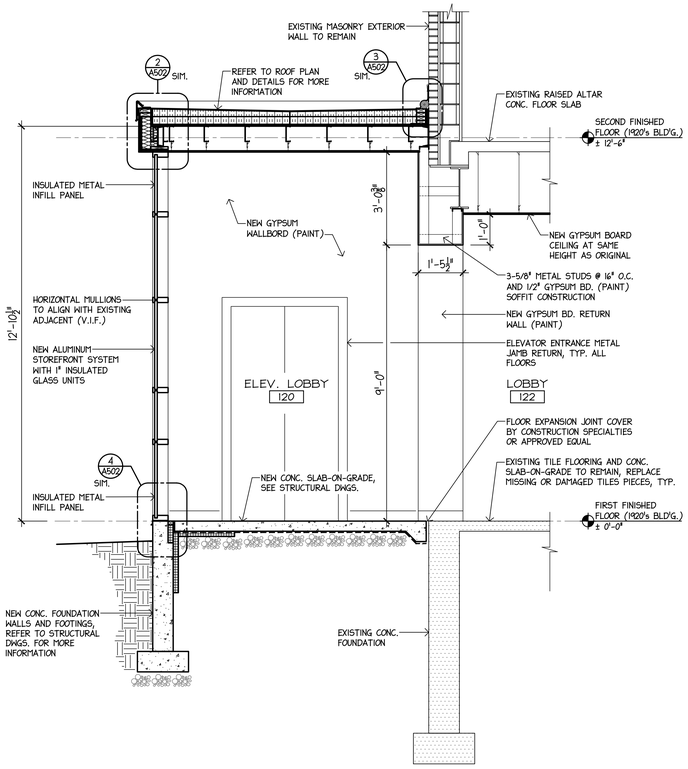
AS NOTED

DATE
SEPTEMBER 21, 2023

ELEVATOR PLANS, SECTIONS, AND DETAILS

A-501



ELEVATOR LOBBY SECTION (1)

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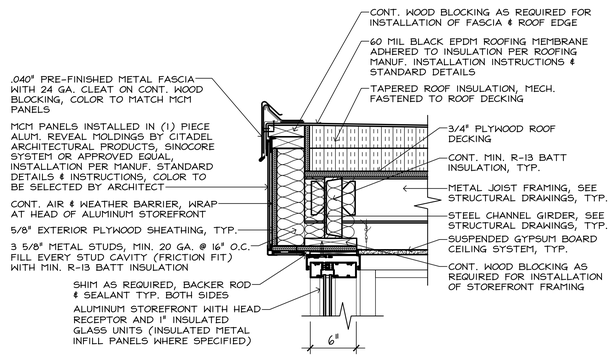
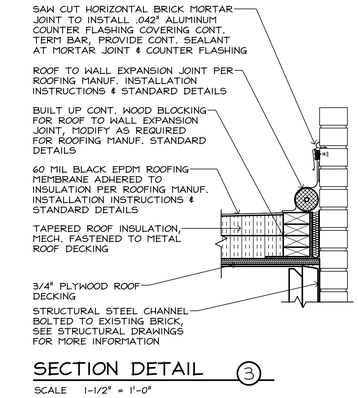


SECTION DETAIL (2)

SCALE 1-1/2" = 1'-0"



SECTION DETAIL (3)

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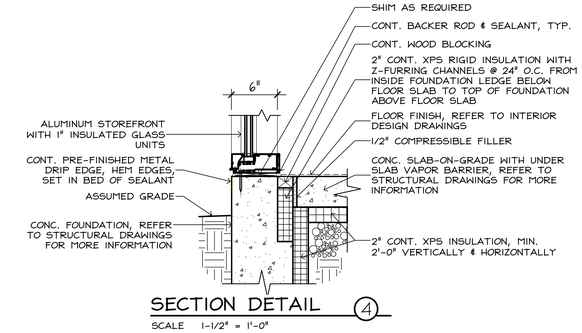
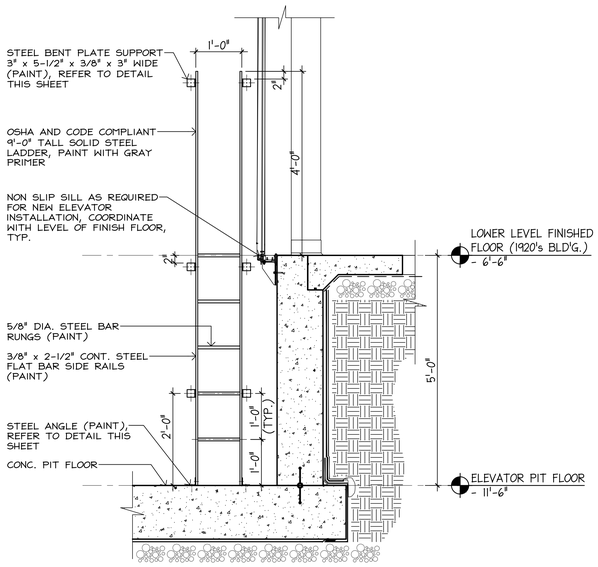


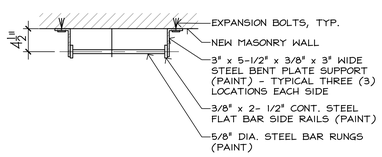
SECTION DETAIL (4)

SCALE 1-1/2" = 1'-0"



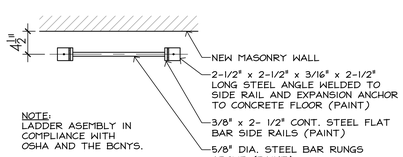
ELEVATOR PIT LADDER (TYP.) (5)

SCALE 3/4" = 1'-0"



LADDER DETAIL AT WALL BRACKETS (TYP.) (6)

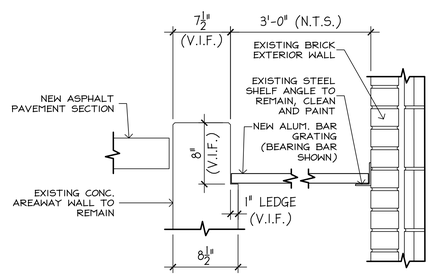
SCALE 1" = 1'-0"



LADDER DETAIL AT BASE OF LADDER (7)

SCALE 1" = 1'-0"

NOTES:
1. SEE SPECIFICATION SECTION 055313 "BAR GRATINGS" FOR GRATING SIZES, HANDLING OF DISSIMILAR METALS OR CLOSE CONTACT WITH CONCRETE, AND MORE INFORMATION.



BAR GRATING DETAIL (8)

SCALE 1-1/2" = 1'-0"

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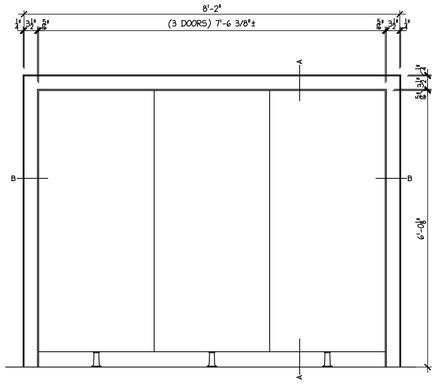
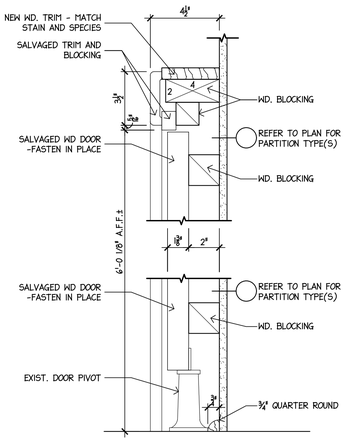
ELEVATOR DETAILS

A-502



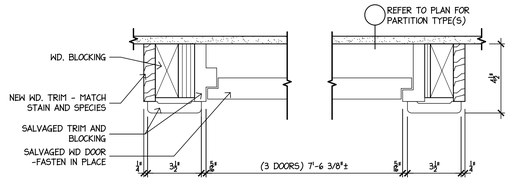
WARDROBE CLOSET ELEVATION (1)

SCALE 3/4" = 1'-0"



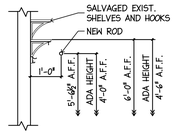
WARDROBE CLOSET DETAILS (A)

SCALE 3" = 1'-0"



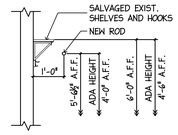
WARDROBE CLOSET DETAILS (B)

SCALE 3" = 1'-0"



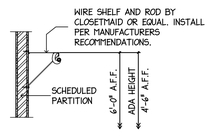
ROD AND SHELF DETAIL (E)

SCALE 1/2" = 1'-0"



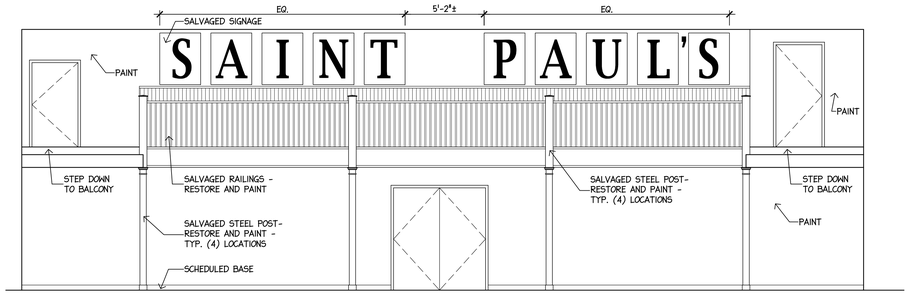
ROD AND SHELF DETAIL (F)

SCALE 1/2" = 1'-0"



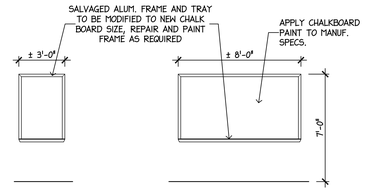
ROD AND SHELF DETAIL (G)

SCALE 1/2" = 1'-0"



SALVAGED GYM WALL ELEVATION (2)

SCALE 1/4" = 1'-0"

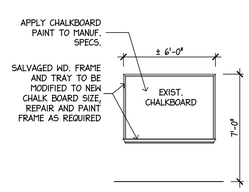


ALUM. FRAMED CHALKBOARD (C1)

SCALE 1/4" = 1'-0"

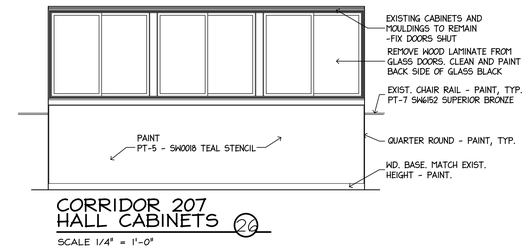
ALUM. FRAMED CHALKBOARD (C2)

SCALE 1/4" = 1'-0"



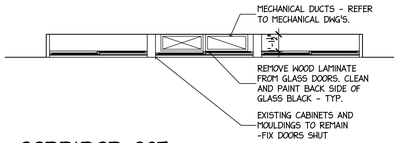
ALUM. FRAMED CHALKBOARD (D)

SCALE 1/4" = 1'-0"



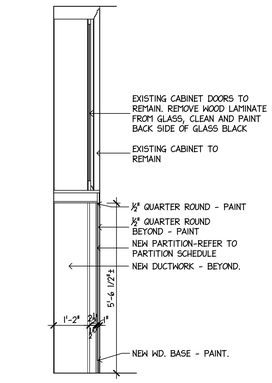
CORRIDOR 207 HALL CABINETS (2G)

SCALE 1/4" = 1'-0"



CORRIDOR 207 HALL CABINETS PLAN (H)

SCALE 1/4" = 1'-0"



CORRIDOR 207 HALL CABINETS SECTIONS (I)

SCALE 1/2" = 1'-0"

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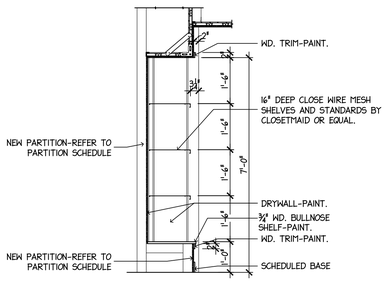
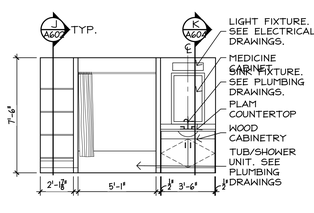
INTERIOR ELEVATIONS AND DETAILS

A-601



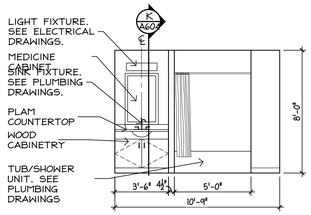
LINEN CLOSET SECTION (J)

SCALE 1/2" = 1'-0"



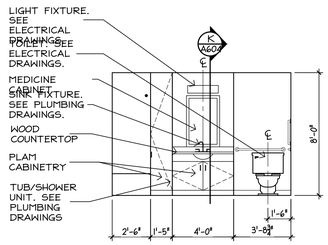
BATHROOM ELEVATION (1)

SCALE 1/4" = 1'-0" TYPE B
UNIT: G1, G3



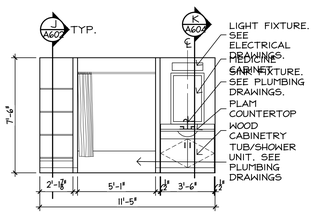
BATHROOM ELEVATION (2)

SCALE 1/4" = 1'-0" TYPE B
UNIT:G2



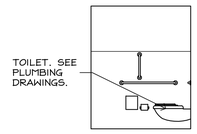
BATHROOM ELEVATION (3)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 109, 110



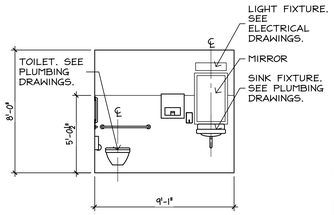
BATHROOM ELEVATION (4)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 112, 211, 212, 213, 214



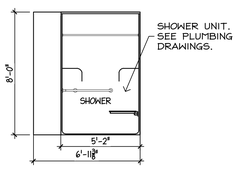
TOILET RM. ELEVATION (5)

SCALE 1/4" = 1'-0" UNNISEX
UNIT: G8



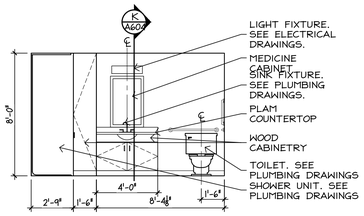
TOILET RM. ELEVATION (6)

SCALE 1/4" = 1'-0" UNNISEX
UNIT: G8



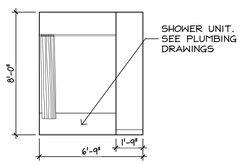
BATHROOM ELEVATION (7)

SCALE 1/4" = 1'-0" TYPE A
UNIT: 105, 106



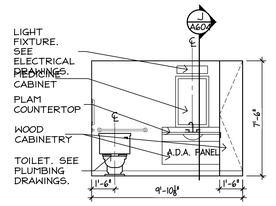
BATHROOM ELEVATION (8)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 107, 108, 111



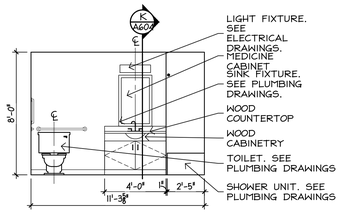
BATHROOM ELEVATION (9)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 107, 108, 111



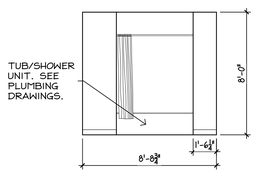
BATHROOM ELEVATION (10)

SCALE 1/4" = 1'-0" TYPE A
UNIT: 105, 106



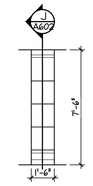
BATHROOM ELEVATION (11)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 103, 104



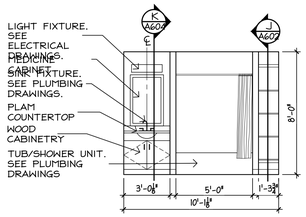
BATHROOM ELEVATION (12)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 103, 104, 109, 110



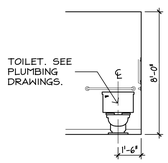
BATHROOM ELEVATION (13)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 103, 104



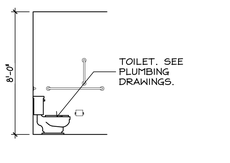
BATHROOM ELEVATION (14)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 101, 102



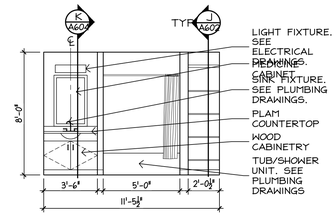
BATHROOM ELEVATION (15)

SCALE 1/4" = 1'-0" TYPE B
UNIT:G1, G2, G3, 101, 102, 112, 113, 114, 201, 204, 205, 206, 207, 211, 212, 213, 214, 301



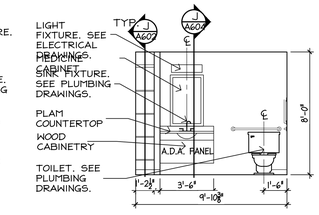
BATHROOM ELEVATION (16)

SCALE 1/4" = 1'-0" TYPE A
UNIT: 105, 106, 210, 215
TYPE B
UNIT: G1, G2, G3, 101, 102, 103, 104, 107, 108, 109, 110, 111, 112, 113, 114, 201, 202, 203, 205, 206, 207, 208, 209, 211, 212, 213, 214, 216, 217, 218, 301



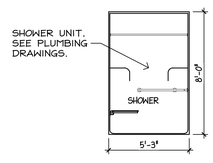
BATHROOM ELEVATION (17)

SCALE 1/4" = 1'-0" TYPE B
UNIT:114, 208



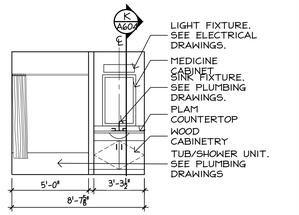
BATHROOM ELEVATION (18)

SCALE 1/4" = 1'-0" TYPE A
UNIT: 210



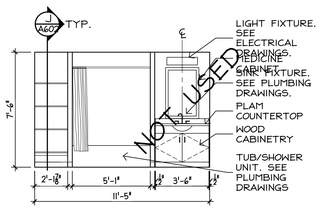
BATHROOM ELEVATION (19)

SCALE 1/4" = 1'-0" TYPE A
UNIT: 210



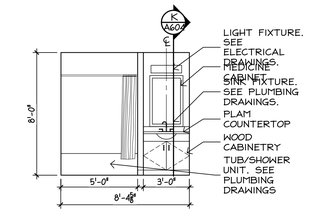
BATHROOM ELEVATION (20)

SCALE 1/4" = 1'-0" TYPE B
UNIT:209, 211



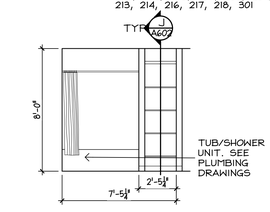
BATHROOM ELEVATION (21)

SCALE 1/4" = 1'-0" TYPE
UNIT:



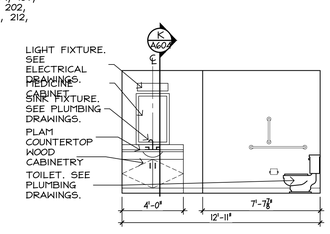
BATHROOM ELEVATION (22)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 205, 206, 207



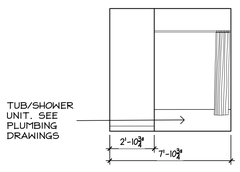
BATHROOM ELEVATION (23)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 204



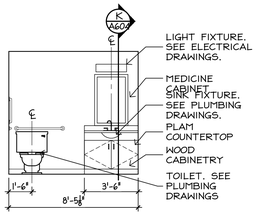
BATHROOM ELEVATION (24)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 204



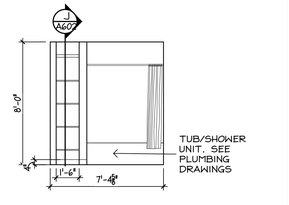
BATHROOM ELEVATION (25)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 203



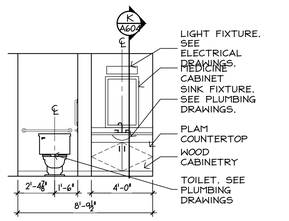
BATHROOM ELEVATION (26)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 203, 218



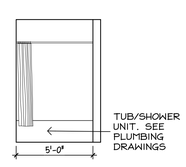
BATHROOM ELEVATION (27)

SCALE 1/4" = 1'-0" TYPE B
UNIT:217, 218



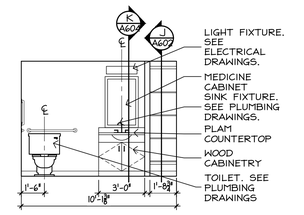
BATHROOM ELEVATION (28)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 217



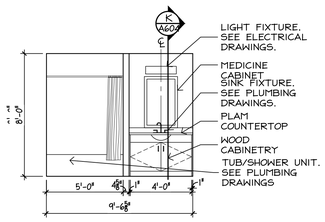
BATHROOM ELEVATION (29)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 202, 216



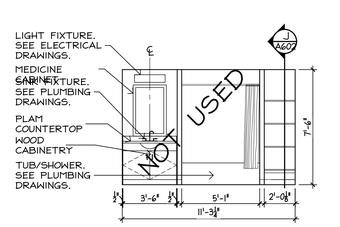
BATHROOM ELEVATION (30)

SCALE 1/4" = 1'-0" TYPE B
UNIT:202



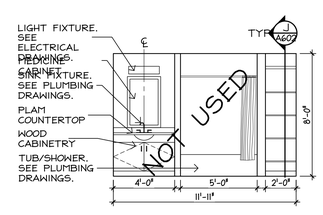
BATHROOM ELEVATION (31)

SCALE 1/4" = 1'-0" TYPE B
UNIT:113, 201



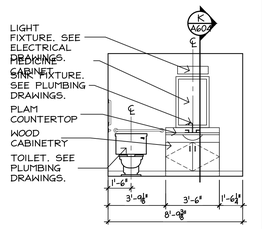
BATHROOM ELEVATION (32)

SCALE 1/4" = 1'-0" TYPE
UNIT:



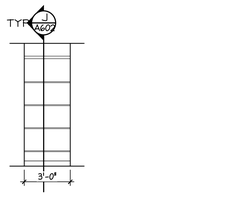
BATHROOM ELEVATION (33)

SCALE 1/4" = 1'-0" TYPE
UNIT:



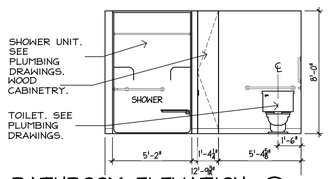
BATHROOM ELEVATION (34)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 216



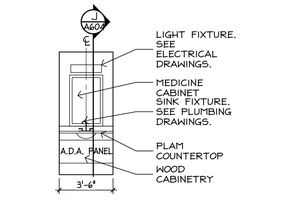
BATHROOM ELEVATION (35)

SCALE 1/4" = 1'-0" TYPE B
UNIT:216,



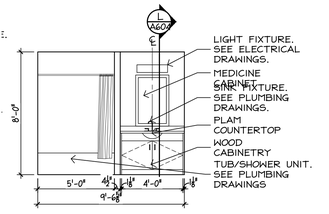
BATHROOM ELEVATION (36)

SCALE 1/4" = 1'-0" TYPE A
UNIT:215



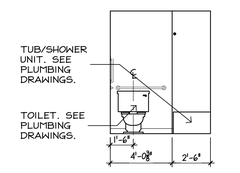
BATHROOM ELEVATION (37)

SCALE 1/4" = 1'-0" TYPE A
UNIT:215



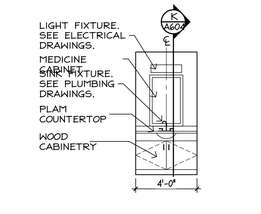
BATHROOM ELEVATION (38)

SCALE 1/4" = 1'-0" NON ADA TYPE
UNIT:301, 302



BATHROOM ELEVATION (39)

SCALE 1/4" = 1'-0" TYPE B
UNIT:209, 211



BATHROOM ELEVATION (40)

SCALE 1/4" = 1'-0" TYPE B
UNIT: 208

GENERAL NOTES:

A. GRAB BARS AND CONTROLS NOT SHOWN IN TUB/SHOWER UNITS FOR CLARITY. SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE FOR FIXTURE INFORMATION AND DRAWINGS A002 AND A003 FOR ACCESSIBILITY REQUIREMENTS.

B. CONTROLS NOT SHOWN IN TUB/SHOWER UNITS FOR CLARITY. SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE FOR FIXTURE INFORMATION AND DRAWINGS A002 AND A003 FOR CONTROLS ACCESSIBILITY REQUIREMENTS.

C. SEE A100 AND A200 DRAWING SERIES FOR ADDITIONAL INFORMATION ON BATHROOMS.

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOHN SNYDER 021279 STATE OF NEW YORK

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REVISIONS

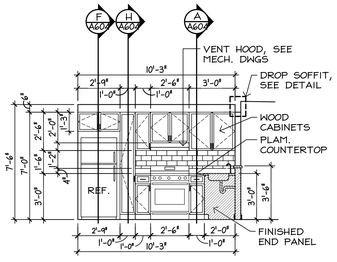
DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

DATE: SEPTEMBER 21, 2023

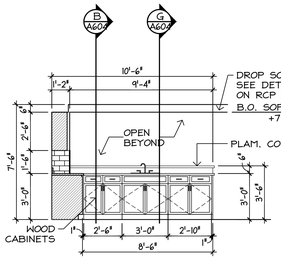
INTERIOR ELEVATIONS AND DETAILS

A-602



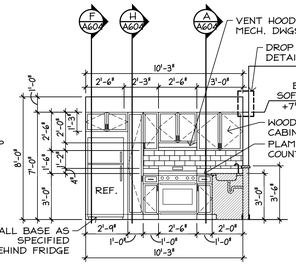
KITCHEN ELEVATION 1

SCALE 1/4" = 1'-0" TYPE B UNITS G1, G2 & G3 (SIM.)



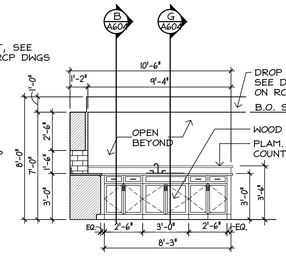
KITCHEN ELEVATION 2

SCALE 1/4" = 1'-0" TYPE B UNITS G1, G2 & G3 (SIM.)



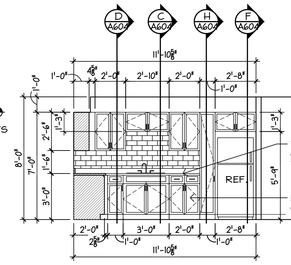
KITCHEN ELEVATION 3

SCALE 1/4" = 1'-0" TYPE B UNITS 110, 109 (SIM.)



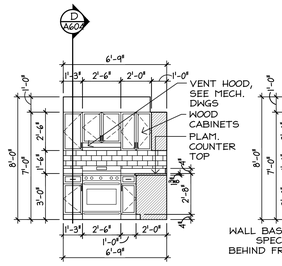
KITCHEN ELEVATION 4

SCALE 1/4" = 1'-0" TYPE B UNITS 110, 109 (SIM.)



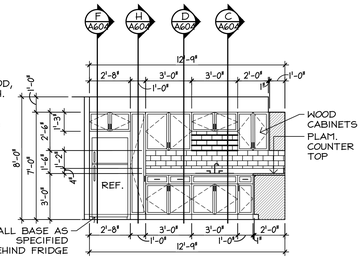
KITCHEN ELEVATION 5

SCALE 1/4" = 1'-0" TYPE B UNITS 111



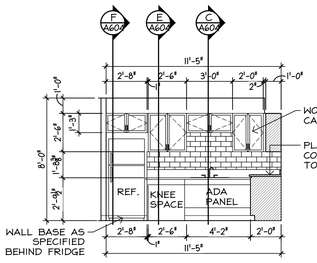
KITCHEN ELEVATION 6

SCALE 1/4" = 1'-0" TYPE A UNITS 105 & 106 (SIM.) TYPE B UNITS 111, 107 & 108 (SIM.)



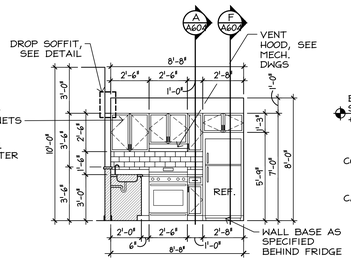
KITCHEN ELEVATION 7

SCALE 1/4" = 1'-0" TYPE B UNITS 107 & 108



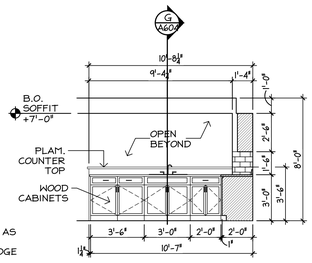
KITCHEN ELEVATION 8

SCALE 1/4" = 1'-0" TYPE A UNITS 105 & 106 (SIM.)



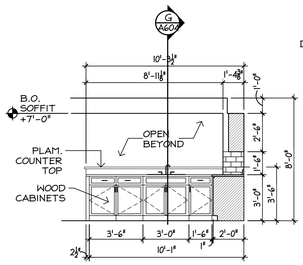
KITCHEN ELEVATION 9

SCALE 1/4" = 1'-0" TYPE B UNIT 104



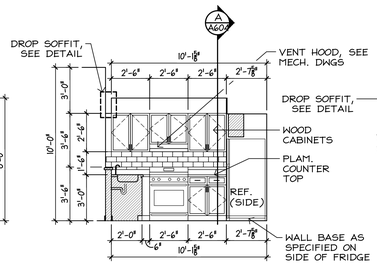
KITCHEN ELEVATION 10

SCALE 1/4" = 1'-0" TYPE B UNIT 104



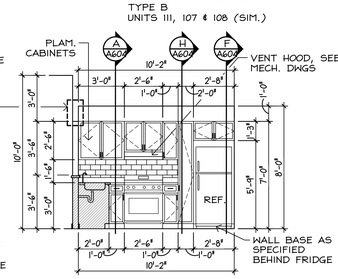
KITCHEN ELEVATION 11

SCALE 1/4" = 1'-0" TYPE B UNIT 103



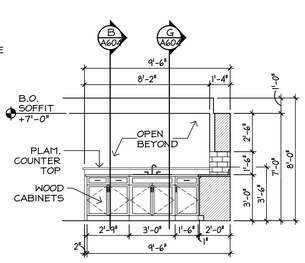
KITCHEN ELEVATION 12

SCALE 1/4" = 1'-0" TYPE B UNIT 103



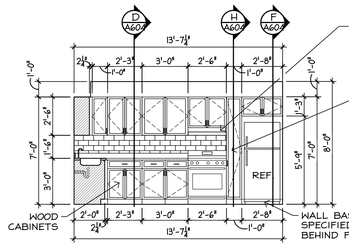
KITCHEN ELEVATION 13

SCALE 1/4" = 1'-0" TYPE B UNIT 102



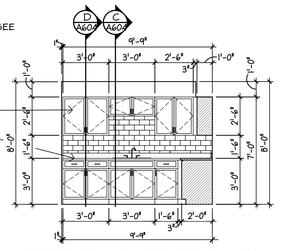
KITCHEN ELEVATION 14

SCALE 1/4" = 1'-0" TYPE B UNIT 102



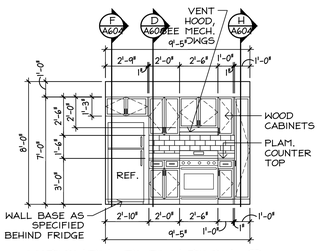
KITCHEN ELEVATION 15

SCALE 1/4" = 1'-0" TYPE B UNIT 101



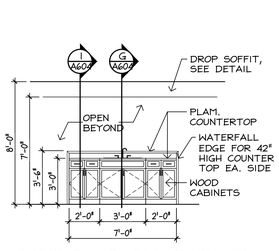
KITCHEN ELEVATION 16

SCALE 1/4" = 1'-0" TYPE B UNIT 101



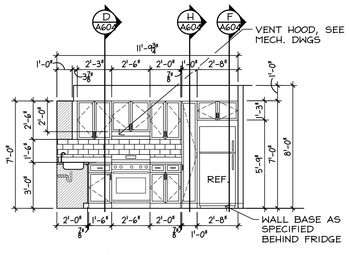
KITCHEN ELEVATION 17

SCALE 1/4" = 1'-0" TYPE B UNITS 112 & 114



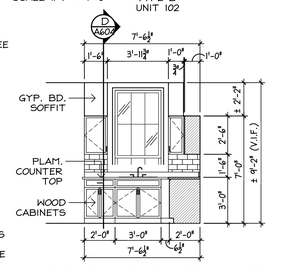
KITCHEN ELEVATION 18

SCALE 1/4" = 1'-0" TYPE B UNITS 112 & 114



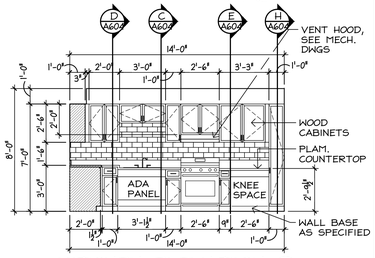
KITCHEN ELEVATION 19

SCALE 1/4" = 1'-0" TYPE B UNIT 113



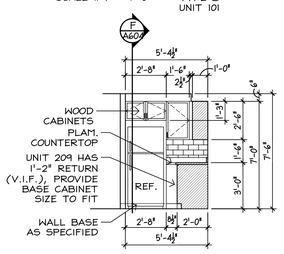
KITCHEN ELEVATION 20

SCALE 1/4" = 1'-0" TYPE B UNIT 113



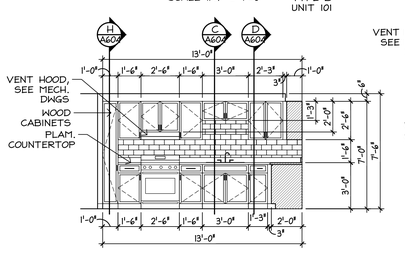
KITCHEN ELEVATION 21

SCALE 1/4" = 1'-0" TYPE A UNIT 210



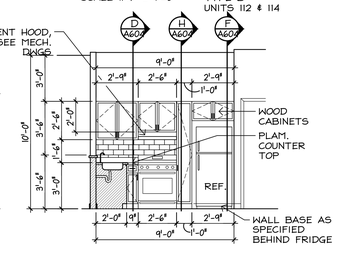
KITCHEN ELEVATION 22

SCALE 1/4" = 1'-0" TYPE A UNIT 210 UNIT 209 (SIM.)



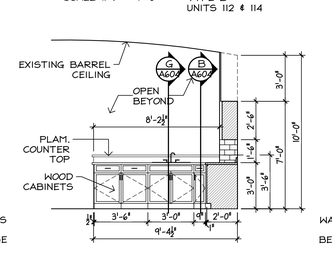
KITCHEN ELEVATION 23

SCALE 1/4" = 1'-0" TYPE B UNIT 209



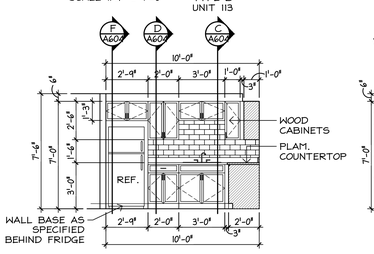
KITCHEN ELEVATION 24

SCALE 1/4" = 1'-0" TYPE B UNIT 211



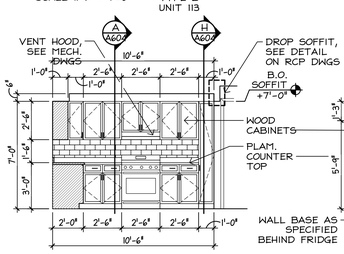
KITCHEN ELEVATION 25

SCALE 1/4" = 1'-0" TYPE B UNIT 211



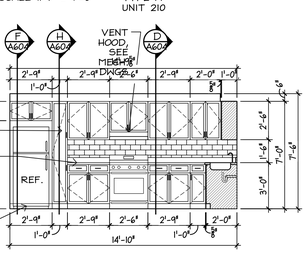
KITCHEN ELEVATION 26

SCALE 1/4" = 1'-0" TYPE B UNIT 207



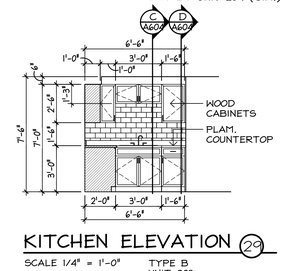
KITCHEN ELEVATION 27

SCALE 1/4" = 1'-0" TYPE B UNIT 207



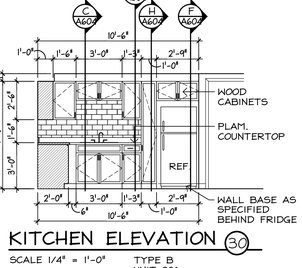
KITCHEN ELEVATION 28

SCALE 1/4" = 1'-0" TYPE B UNIT 208



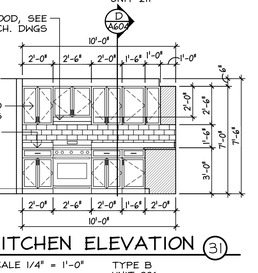
KITCHEN ELEVATION 29

SCALE 1/4" = 1'-0" TYPE B UNIT 208



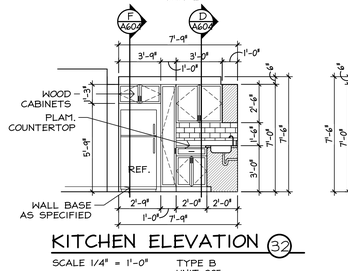
KITCHEN ELEVATION 30

SCALE 1/4" = 1'-0" TYPE B UNIT 206



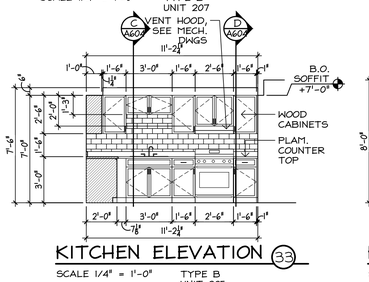
KITCHEN ELEVATION 31

SCALE 1/4" = 1'-0" TYPE B UNIT 206



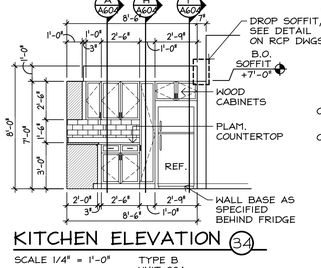
KITCHEN ELEVATION 32

SCALE 1/4" = 1'-0" TYPE B UNIT 205



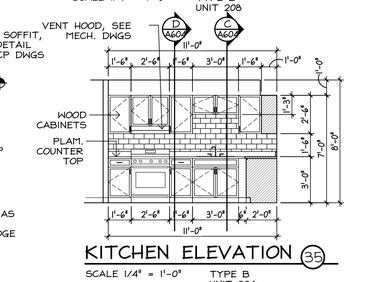
KITCHEN ELEVATION 33

SCALE 1/4" = 1'-0" TYPE B UNIT 205



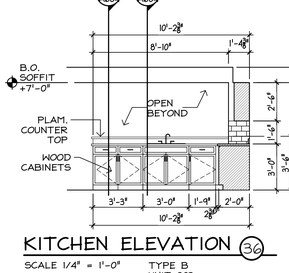
KITCHEN ELEVATION 34

SCALE 1/4" = 1'-0" TYPE B UNIT 204



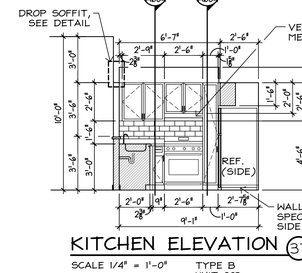
KITCHEN ELEVATION 35

SCALE 1/4" = 1'-0" TYPE B UNIT 204



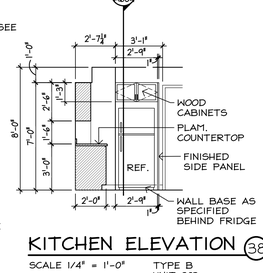
KITCHEN ELEVATION 36

SCALE 1/4" = 1'-0" TYPE B UNIT 203



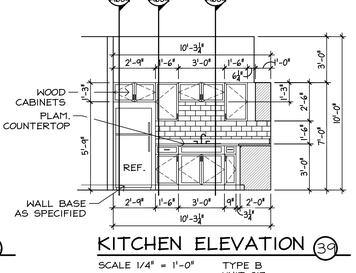
KITCHEN ELEVATION 37

SCALE 1/4" = 1'-0" TYPE B UNIT 203



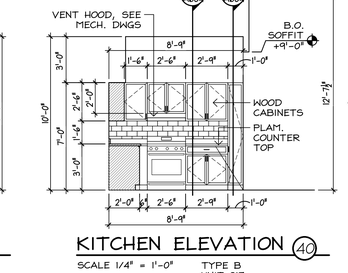
KITCHEN ELEVATION 38

SCALE 1/4" = 1'-0" TYPE B UNIT 203



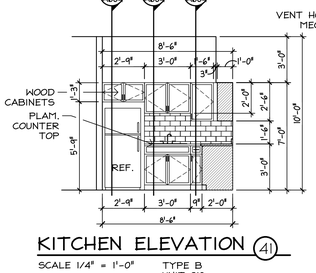
KITCHEN ELEVATION 39

SCALE 1/4" = 1'-0" TYPE B UNIT 217



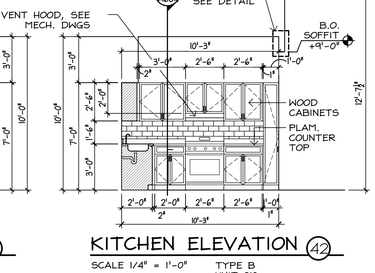
KITCHEN ELEVATION 40

SCALE 1/4" = 1'-0" TYPE B UNIT 217



KITCHEN ELEVATION 41

SCALE 1/4" = 1'-0" TYPE B UNIT 218



KITCHEN ELEVATION 42

SCALE 1/4" = 1'-0" TYPE B UNIT 218

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

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REVISIONS

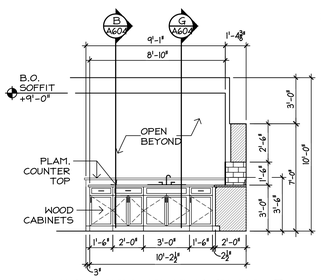
DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

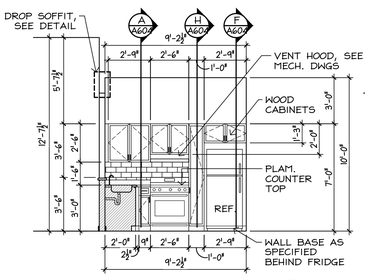
INTERIOR ELEVATIONS AND DETAILS

A-603



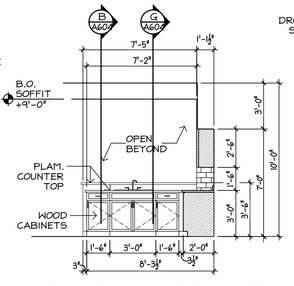
KITCHEN ELEVATION (43)

SCALE 1/4" = 1'-0" TYPE B UNIT 202



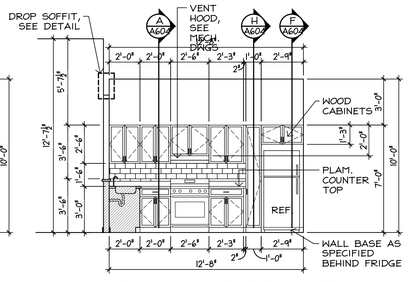
KITCHEN ELEVATION (44)

SCALE 1/4" = 1'-0" TYPE B UNIT 202



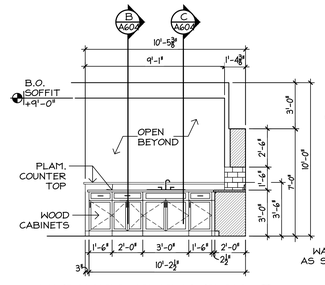
KITCHEN ELEVATION (45)

SCALE 1/4" = 1'-0" TYPE B UNIT 201



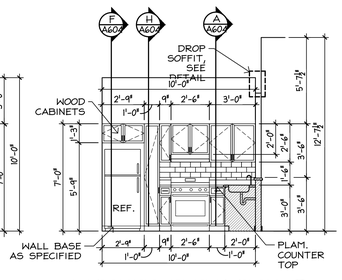
KITCHEN ELEVATION (46)

SCALE 1/4" = 1'-0" TYPE B UNIT 201



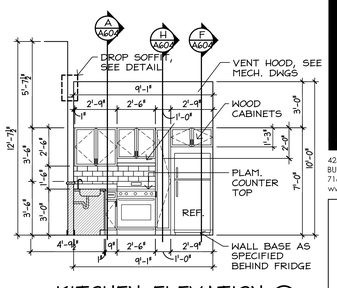
KITCHEN ELEVATION (47)

SCALE 1/4" = 1'-0" TYPE B UNITS 212, 213 & 214 (SIM.)



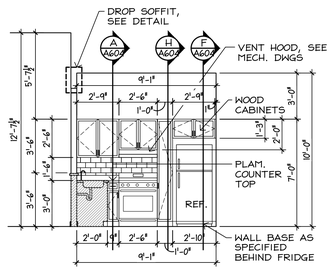
KITCHEN ELEVATION (48)

SCALE 1/4" = 1'-0" TYPE B UNIT 212



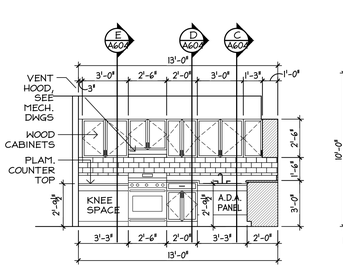
KITCHEN ELEVATION (49)

SCALE 1/4" = 1'-0" TYPE B UNIT 213



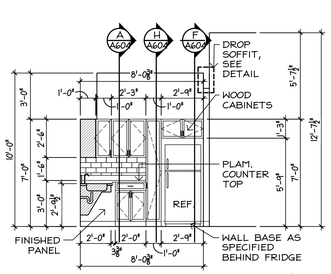
KITCHEN ELEVATION (50)

SCALE 1/4" = 1'-0" TYPE B UNIT 214



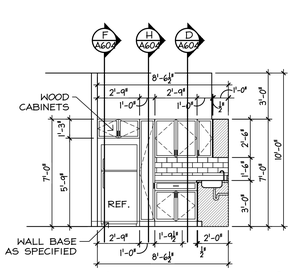
KITCHEN ELEVATION (51)

SCALE 1/4" = 1'-0" TYPE A UNIT 215



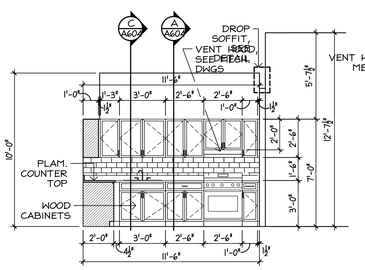
KITCHEN ELEVATION (52)

SCALE 1/4" = 1'-0" TYPE A UNIT 215



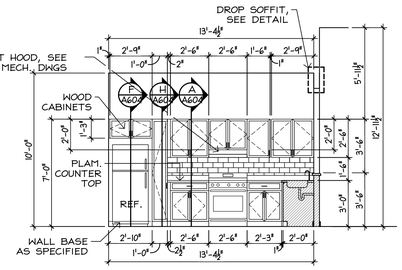
KITCHEN ELEVATION (53)

SCALE 1/4" = 1'-0" TYPE B UNIT 216



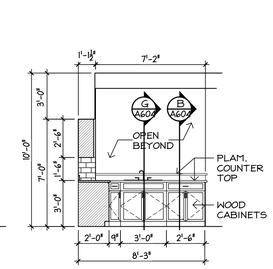
KITCHEN ELEVATION (54)

SCALE 1/4" = 1'-0" TYPE B UNIT 216



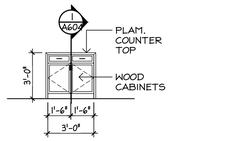
KITCHEN ELEVATION (55)

SCALE 1/4" = 1'-0" NON ADA TYPE UNITS 301, 302 (SIM.)



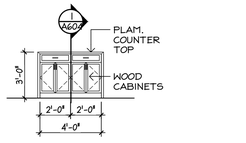
KITCHEN ELEVATION (56)

SCALE 1/4" = 1'-0" NON ADA TYPE UNITS 301, 302 (SIM.)



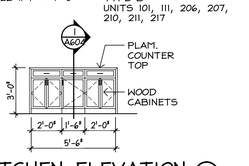
KITCHEN ELEVATION (57)

SCALE 1/4" = 1'-0" TYPE B UNITS 113, 205



KITCHEN ELEVATION (58)

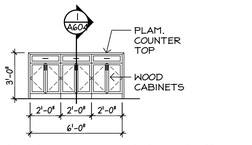
SCALE 1/4" = 1'-0" TYPE B UNITS 101, 111, 206, 207, 210, 211, 217



KITCHEN ELEVATION (59)

SCALE 1/4" = 1'-0" TYPE A UNITS 105, 106, 215

TYPE B UNITS 107, 204, 209, 216, 218



KITCHEN ELEVATION (60)

SCALE 1/4" = 1'-0" TYPE B UNITS 108

TYP. KITCHEN MILLWORK (A)

SCALE 3/4" = 1'-0"

TYP. KITCHEN MILLWORK (B)

SCALE 3/4" = 1'-0"

TYP. KITCHEN MILLWORK (C)

SCALE 3/4" = 1'-0"

TYP. KITCHEN MILLWORK (D)

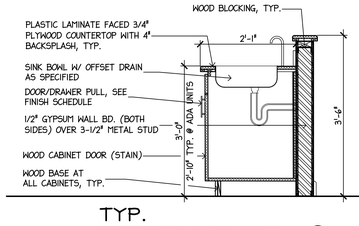
SCALE 3/4" = 1'-0"

TYP. KITCHEN MILLWORK (E)

SCALE 3/4" = 1'-0"

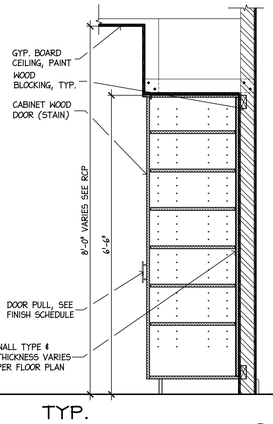
TYP. KITCHEN MILLWORK (F)

SCALE 3/4" = 1'-0"



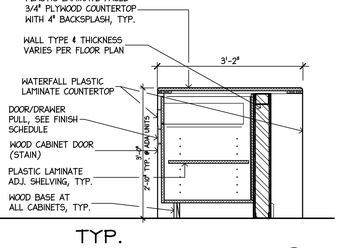
TYP. KITCHEN MILLWORK (G)

SCALE 3/4" = 1'-0"



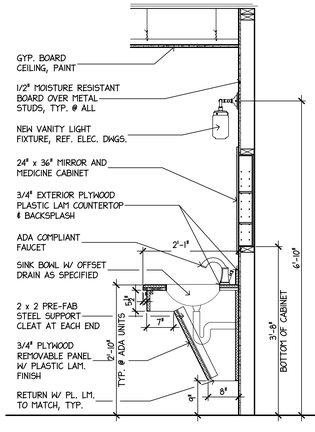
TYP. KITCHEN MILLWORK (H)

SCALE 3/4" = 1'-0"



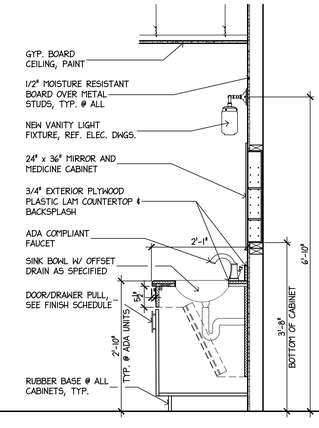
TYP. KITCHEN MILLWORK (I)

SCALE 3/4" = 1'-0"



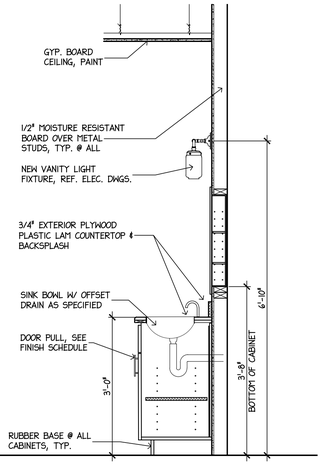
ADA BATHROOM VANITY DETAIL (J)

SCALE 3/4" = 1'-0"



ADA BATHROOM VANITY DETAIL (K)

SCALE 3/4" = 1'-0"



BATHROOM VANITY DETAIL (L)

SCALE 3/4" = 1'-0"

GENERAL NOTES:

A. SEE A100 AND A200 DRAWING SERIES FOR ADDITIONAL KITCHEN INFORMATION.

B. PROVIDE A CONTINUOUS GYPSUM WALLBOARD SOFFIT ABOVE ALL UPPER CABINETS. SEE A700 DRAWING SERIES FOR CEILING SOFFIT DETAILS AND HEIGHTS A.F.F.

C. TYPE 'A' DWELLING UNIT KITCHENS ARE REQUIRED TO HAVE A FORWARD APPROACH AT SINK AND LOWER WORK SURFACE. SEE A002 AND A003 DRAWINGS FOR ACCESSIBILITY REQUIREMENTS.

D. ALL KITCHENS TO RECEIVE A WALL TILE BACKSPLASH FROM TOP OF COUNTER TO UNDERSIDE OF UPPER CABINETS, AT SINK LOCATIONS. ADDITIONAL WALL TILE IS REQUIRED FOR SHORTER UPPER CABINET. SEE INTERIOR DESIGN A1200 SERIES DRAWINGS FOR MORE INFORMATION.

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REVISIONS

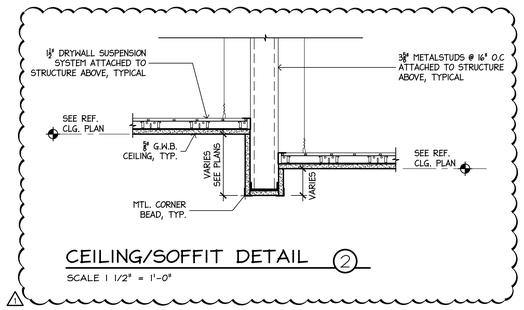
DRAWN BY JMR | CHECKED BY JAK

SCALE AS NOTED

DATE SEPTEMBER 21, 2023

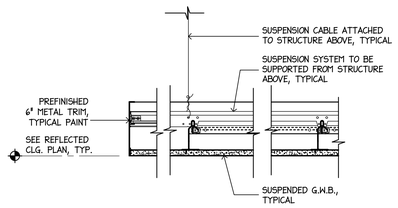
INTERIOR ELEVATIONS AND DETAILS

A-604



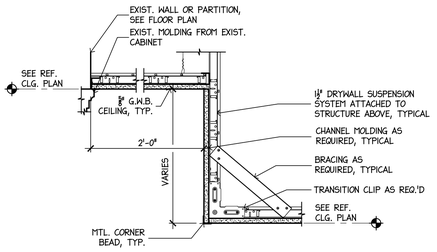
CEILING/SOFFIT DETAIL 2

SCALE 1 1/2" = 1'-0"



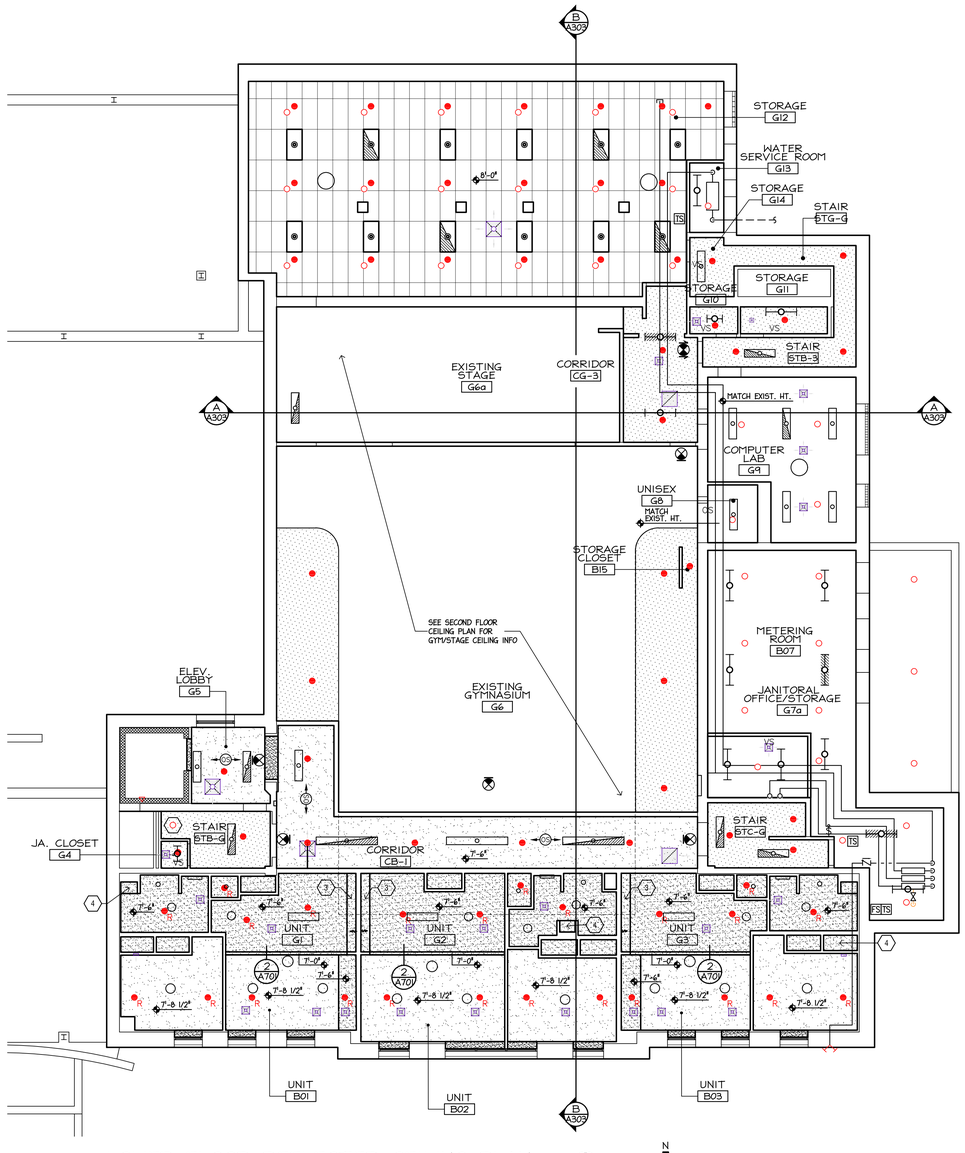
CEILING DETAIL 3

SCALE 1 1/2" = 1'-0"



CEILING DETAIL 4

SCALE 1 1/2" = 1'-0"



LOWER FLOOR REFLECTED CEILING PLAN 1

SCALE 1/8" = 1'-0"

REFLECTED CEILING SYMBOL LEGEND:

- RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - 2'x2', SEE ELECTRICAL DRAWINGS
- RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - 2'x4', SEE ELECTRICAL DRAWINGS
- RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - 1'x4', SEE ELECTRICAL DRAWINGS
- DIRECT/INDIRECT PENDANT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- PENDANT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- RECESSED DOWNLIGHT, SEE ELECTRICAL DRAWINGS
- WALL SCONCE, SEE ELECTRICAL DRAWINGS
- 2' x 4' SUSPENDED TILE CEILING, LAYOUT PER REFLECTED CEILING PLAN
- SUSPENDED GYPSUM BOARD CEILING - PAINT
- DIRECT APPLIED GYPSUM BOARD ON EXISTING PLASTER CEILING - PAINT, ALL SPLINE TILES TO BE REMOVED U.N.O.
- EXISTING PLASTER CEILING, PATCH ALL HOLES, GAUGES, SCRATCHES TO MATCH FOR A COMPLETELY NEW APPEARANCE - PAINT
- SUSPENDED GYPSUM BOARD CLOUD, SEE CEILING DETAILS
- EXISTING CEILING TO REMAIN - PAINT
- SUPPLY DIFFUSER, SEE MECHANICAL DRAWINGS
- RETURN OR EXHAUST GRILLE, SEE MECHANICAL DRAWINGS
- A ACCESS PANEL, COORDINATE FINAL LOCATION WITH MECHANICAL UNIT REQUIREMENTS
- X'-X" CEILING HEIGHT ELEVATION
  - NEW CEILINGS 8'-0" HEIGHT UNLESS NOTED OTHERWISE
  - EXISTING PLASTER CEILINGS ARE NOT NOTED AND NEED TO BE VERIFIED IN FIELD AS REQUIRED
- 101 ROOM NUMBER, SEE FLOOR PLANS FOR ROOM NAME
- EXIT SIGN, SEE ELECTRICAL DRAWINGS
- EXTERIOR LIGHT, SEE ELECTRICAL DRAWINGS
- ▽ OR ● OR ⊠ SPRINKLER HEAD, SEE FIRE PROTECTION DRAWINGS

REFLECTED CEILING GENERAL NOTES:

A. ALL ELECTRICAL, MECHANICAL OR OTHER CEILING EQUIPMENT IS SHOWN FOR DESIGN INTENT ONLY. SEE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, DIFFUSERS AND EXIST SIGNS, E.T.C.

B. ALL LIGHTING, SMOKE, HEAT, AND OCCUPANCY SENSORS AND ANY OTHER SMALL EQUIPMENT TO BE INSTALLED CENTER BETWEEN WALLS AND IN LINE TO EACH OTHER.

C. COORDINATE CEILING HEIGHTS WITH ALL OTHER TRADES. INFORM OWNER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

D. ALL SHOWER CEILINGS TO RECEIVE CEMENT BOARD.

E. ALL CEILINGS TO BE PAINTED "FLAT WHITE".

(#) REFLECTED CEILING PLAN NOTES:

1. SCRAPE, REPAIR, AND PAINT UNDERSIDE OF STAIR AND LANDINGS WHEREVER EXPOSED.
2. NOT USED.
3. 1'-1" DEEP SOFFIT ABOVE KITCHEN CABINETS, 8'-0" AT 10' TALL KITCHENS ONLY, 7'-0" IN ALL OTHER KITCHENS.
4. OPEN LINEN CLOSETS SOFFIT AT 7'-0", SEE DETAIL FOR MORE INFORMATION.
5. GYPSUM BOARD CLOUD CEILING. SEE CEILING DETAIL #3 ON DRAWING A701 FOR MORE INFORMATION.

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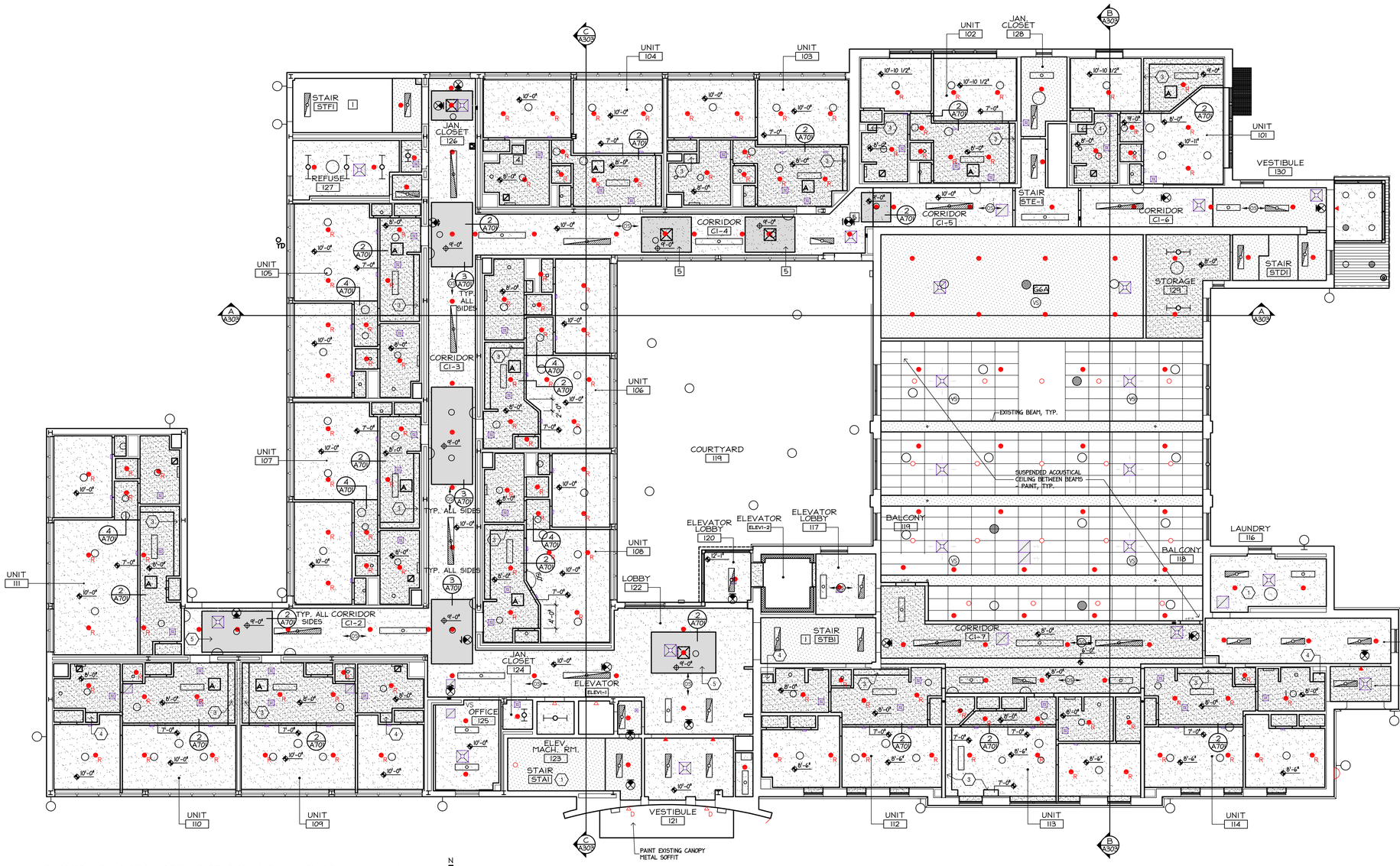
REVISIONS
1 HCR 95% COMMENTS 9/21/2023

DRAWN BY JMR | CHECKED BY JAK
SCALE AS NOTED
DATE SEPTEMBER 21, 2023

LOWER FLOOR REFLECTED CEILING PLAN AND DETAILS

A-701



FIRST FLOOR REFLECTED CEILING PLAN

SCALE 1/8" = 1'-0"

REFLECTED CEILING SYMBOL LEGEND:

- RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - 2'x2', SEE ELECTRICAL DRAWINGS
- RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - 2'x4', SEE ELECTRICAL DRAWINGS
- RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - 1'x4', SEE ELECTRICAL DRAWINGS
- DIRECT/INDIRECT PENDANT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- PENDANT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- RECESSED DOWNLIGHT, SEE ELECTRICAL DRAWINGS
- WALL SCONCE, SEE ELECTRICAL DRAWINGS
- 2' x 4' SUSPENDED TILE CEILING, LAYOUT PER REFLECTED CEILING PLAN
- SUSPENDED GYPSUM BOARD CEILING - PAINT
- DIRECT APPLIED GYPSUM BOARD ON EXISTING PLASTER CEILING - PAINT, ALL SPLINE TILES TO BE REMOVED U.N.O.
- EXISTING PLASTER CEILING, PATCH ALL HOLES, GAUGES, SCRATCHES TO MATCH FOR A COMPLETELY NEW APPEARANCE - PAINT
- SUSPENDED GYPSUM BOARD CLOUD, SEE CEILING DETAILS
- EXISTING CEILING TO REMAIN - PAINT
- SUPPLY DIFFUSER, SEE MECHANICAL DRAWINGS
- RETURN OR EXHAUST GRILLE, SEE MECHANICAL DRAWINGS
- ACCESS PANEL, COORDINATE FINAL LOCATION WITH MECHANICAL UNIT REQUIREMENTS
- X'-X" CEILING HEIGHT ELEVATION
  - NEW CEILINGS 8'-0" HEIGHT UNLESS NOTED OTHERWISE
  - EXISTING PLASTER CEILINGS ARE NOT NOTED AND NEED TO BE VERIFIED IN FIELD AS REQUIRED
- 101 ROOM NUMBER, SEE FLOOR PLANS FOR ROOM NAME
- EXIT SIGN, SEE ELECTRICAL DRAWINGS
- EXTERIOR LIGHT, SEE ELECTRICAL DRAWINGS
- ▽ OR ● OR ※ SPRINKLER HEAD, SEE FIRE PROTECTION DRAWINGS

REFLECTED CEILING GENERAL NOTES:

A. ALL ELECTRICAL, MECHANICAL OR OTHER CEILING EQUIPMENT IS SHOWN FOR DESIGN INTENT ONLY. SEE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, DIFFUSERS AND EXIST SIGNS, E.T.C.

B. ALL LIGHTING, SMOKE, HEAT, AND OCCUPANCY SENSORS AND ANY OTHER SMALL EQUIPMENT TO BE INSTALLED CENTER BETWEEN WALLS AND IN LINE TO EACH OTHER.

C. COORDINATE CEILING HEIGHTS WITH ALL OTHER TRADES. INFORM OWNER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

D. ALL SHOWER CEILINGS TO RECEIVE CEMENT BOARD.

E. ALL CEILINGS TO BE PAINTED "FLAT WHITE".

(#) REFLECTED CEILING PLAN NOTES:

1. SCRAPE, REPAIR, AND PAINT UNDERSIDE OF STAIR AND LANDINGS WHEREVER EXPOSED.
2. NOT USED.
3. 1'-1" DEEP SOFFIT ABOVE KITCHEN CABINETS, 8'-0" AT 10' TALL KITCHENS ONLY, 7'-0" IN ALL OTHER KITCHENS.
4. OPEN LINEN CLOSETS SOFFIT AT 7'-0", SEE DETAIL FOR MORE INFORMATION.
5. GYPSUM BOARD CLOUD CEILING. SEE CEILING DETAIL #3 ON DRAWING A701 FOR MORE INFORMATION.

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REVISIONS

DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

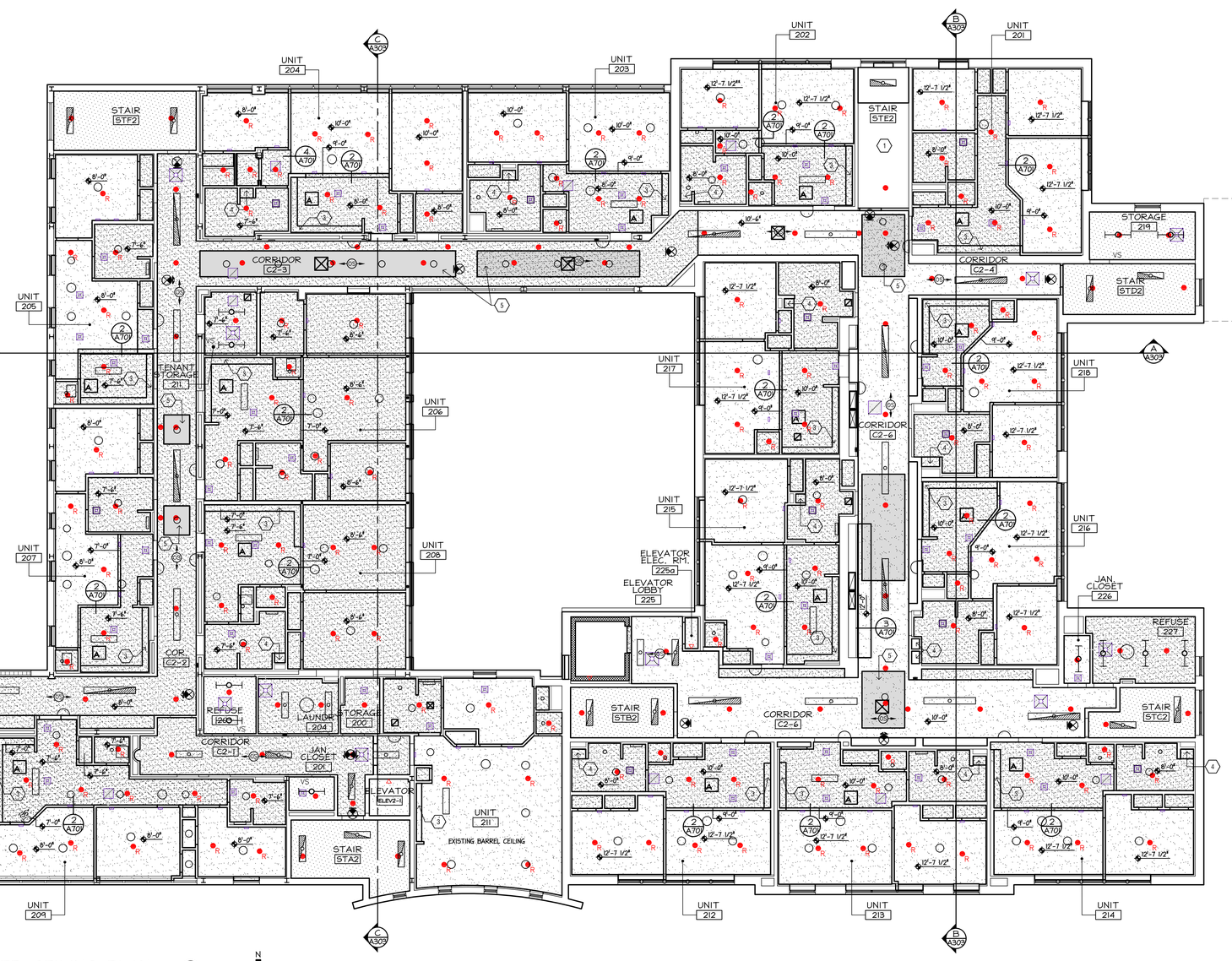
DATE: SEPTEMBER 21, 2023

FIRST FLOOR REFLECTED CEILING PLAN

A-702

THIRD FLOOR REFLECTED CEILING PLAN (2)

SCALE 1/8" = 1'-0"



SECOND FLOOR REFLECTED CEILING PLAN (1)

SCALE 1/8" = 1'-0"

REFLECTED CEILING SYMBOL LEGEND:

- RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - 2'x2', SEE ELECTRICAL DRAWINGS
- RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - 2'x4', SEE ELECTRICAL DRAWINGS
- RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - 1'x4', SEE ELECTRICAL DRAWINGS
- DIRECT/INDIRECT PENDANT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- PENDANT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- RECESSED DOWNLIGHT, SEE ELECTRICAL DRAWINGS
- WALL SCONCE, SEE ELECTRICAL DRAWINGS
- 2' x 4' SUSPENDED TILE CEILING, LAYOUT PER REFLECTED CEILING PLAN
- SUSPENDED GYPSUM BOARD CEILING - PAINT
- DIRECT APPLIED GYPSUM BOARD ON EXISTING PLASTER CEILING - PAINT, ALL SPLINE TILES TO BE REMOVED U.N.O.
- EXISTING PLASTER CEILING, PATCH ALL HOLES, GAUGES, SCRATCHES TO MATCH FOR A COMPLETELY NEW APPEARANCE - PAINT
- SUSPENDED GYPSUM BOARD CLOUD, SEE CEILING DETAILS
- EXISTING CEILING TO REMAIN - PAINT
- SUPPLY DIFFUSER, SEE MECHANICAL DRAWINGS
- RETURN OR EXHAUST GRILLE, SEE MECHANICAL DRAWINGS
- ACCESS PANEL, COORDINATE FINAL LOCATION WITH MECHANICAL UNIT REQUIREMENTS
- X'-X" CEILING HEIGHT ELEVATION
  - NEW CEILINGS 8'-0" HEIGHT UNLESS NOTED OTHERWISE
  - EXISTING PLASTER CEILINGS ARE NOT NOTED AND NEED TO BE VERIFIED IN FIELD AS REQUIRED
- 101 ROOM NUMBER, SEE FLOOR PLANS FOR ROOM NAME
- EXIT SIGN, SEE ELECTRICAL DRAWINGS
- EXTERIOR LIGHT, SEE ELECTRICAL DRAWINGS
- ▽ OR ● OR ⊠ SPRINKLER HEAD, SEE FIRE PROTECTION DRAWINGS

REFLECTED CEILING GENERAL NOTES:

A. ALL ELECTRICAL, MECHANICAL OR OTHER CEILING EQUIPMENT IS SHOWN FOR DESIGN INTENT ONLY. SEE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, DIFFUSERS AND EXIST SIGNS, E.T.C.

B. ALL LIGHTING, SMOKE, HEAT, AND OCCUPANCY SENSORS AND ANY OTHER SMALL EQUIPMENT TO BE INSTALLED CENTER BETWEEN WALLS AND IN LINE TO EACH OTHER.

C. COORDINATE CEILING HEIGHTS WITH ALL OTHER TRADES. INFORM OWNER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

D. ALL SHOWER CEILINGS TO RECEIVE CEMENT BOARD.

E. ALL CEILINGS TO BE PAINTED "FLAT WHITE".

(#) REFLECTED CEILING PLAN NOTES:

1. SCRAPE, REPAIR, AND PAINT UNDERSIDE OF STAIR AND LANDINGS WHEREVER EXPOSED.
2. NOT USED.
3. 1'-1" DEEP SOFFIT ABOVE KITCHEN CABINETS, 8'-0" AT 10' TALL KITCHENS ONLY, 7'-0" IN ALL OTHER KITCHENS.
4. OPEN LINEN CLOSETS SOFFIT AT 7'-0", SEE DETAIL FOR MORE INFORMATION.
5. GYPSUM BOARD CLOUD CEILING. SEE CEILING DETAIL #3 ON DRAWING A701 FOR MORE INFORMATION.

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100% HCR SUBMISSION

REGISTERED ARCHITECT PHILIP JOSHUA SNYDER 021179 STATE OF NEW YORK

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REVISIONS

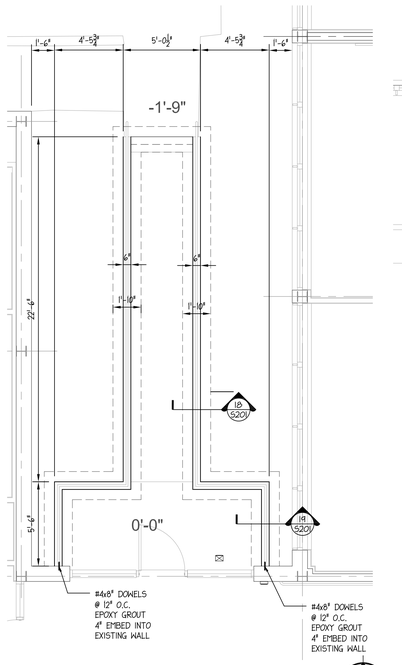
DRAWN BY	CHECKED BY
JMR	JAK

SCALE: AS NOTED

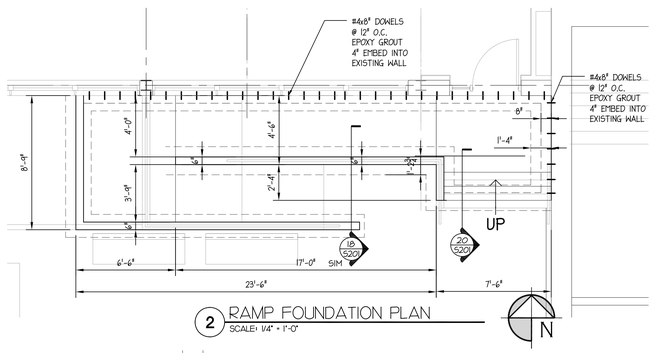
DATE: SEPTEMBER 21, 2023

SECOND AND THIRD FLOOR REFLECTED CEILING PLANS

A-703



1 RAMP FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 RAMP FOUNDATION PLAN
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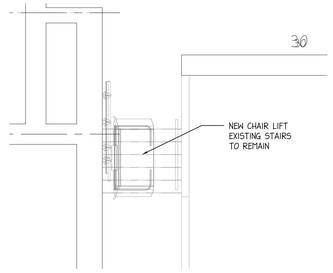
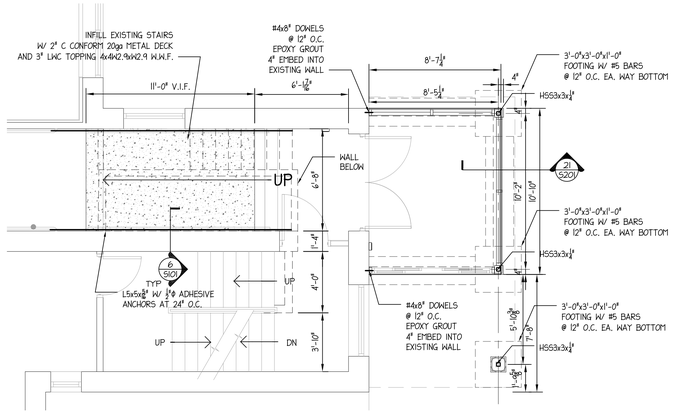
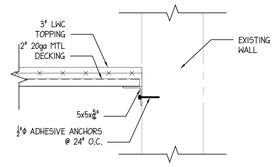


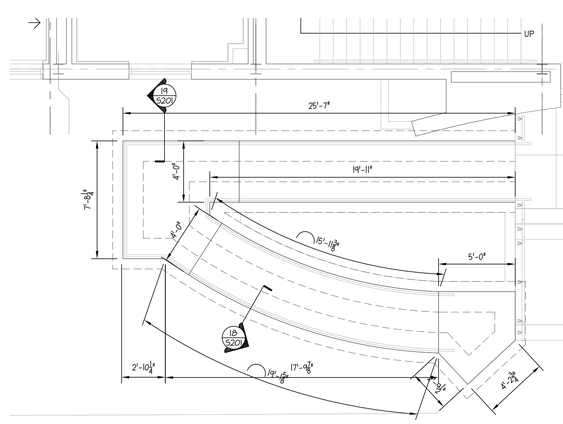
3 STAIR FOUNDATION AND INFILL PLAN
SCALE: 1/4" = 1'-0"



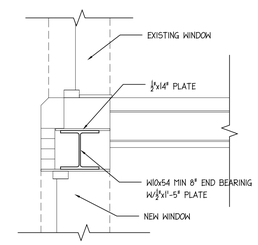
4 NEW VESTIBULE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



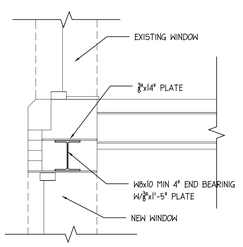
6 SECTION
SCALE: 3/4" = 1'-0"



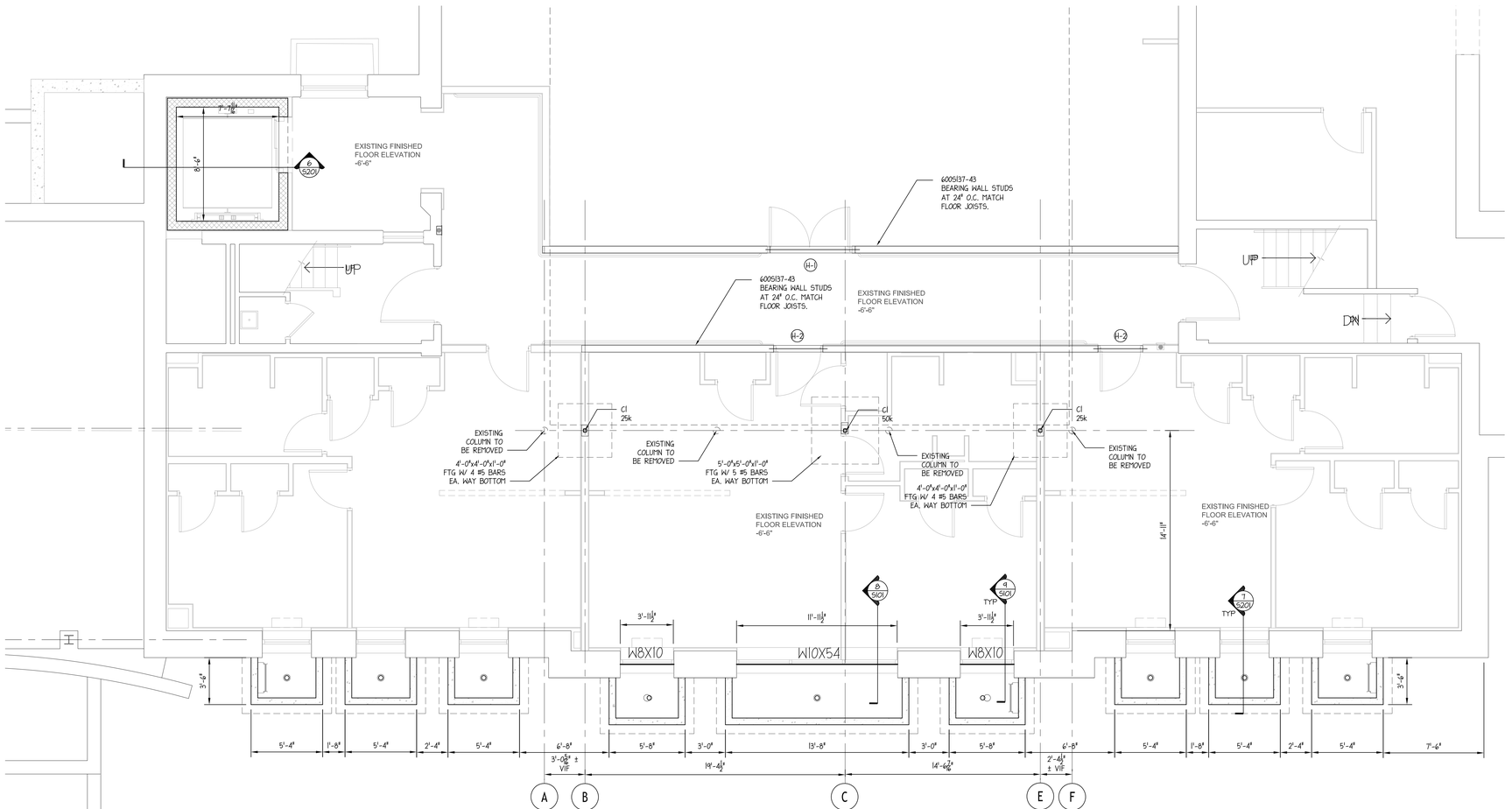
5 RAMP FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



8 SECTION
SCALE: 3/4" = 1'-0"



9 SECTION
SCALE: 3/4" = 1'-0"



7 ELEVATOR FOUNDATION AND LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES

1) NEW SLAB ON GRADE: 4" NWC W/ 6x6 W2.9xW2.9 WWF

2) SHORE EXISTING MEZZANINE AND REMOVE EXISTING COLUMNS

3) CI COLUMNS HSS3x3x1/4 ON 10x6x1/2" BASE PLATE AND (2) 3/4" WEDGE ANCHORS INTO NEW FOOTING AT -0"-4" BELOW TOP OF SLAB.

4) SAW CUT EXISTING SLAB FOR FOOTINGS, PLACE BOTTOM OF FOOTING 1'-4" BELOW EXISTING SLAB, REPLACE 4" SLAB.

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REVISIONS

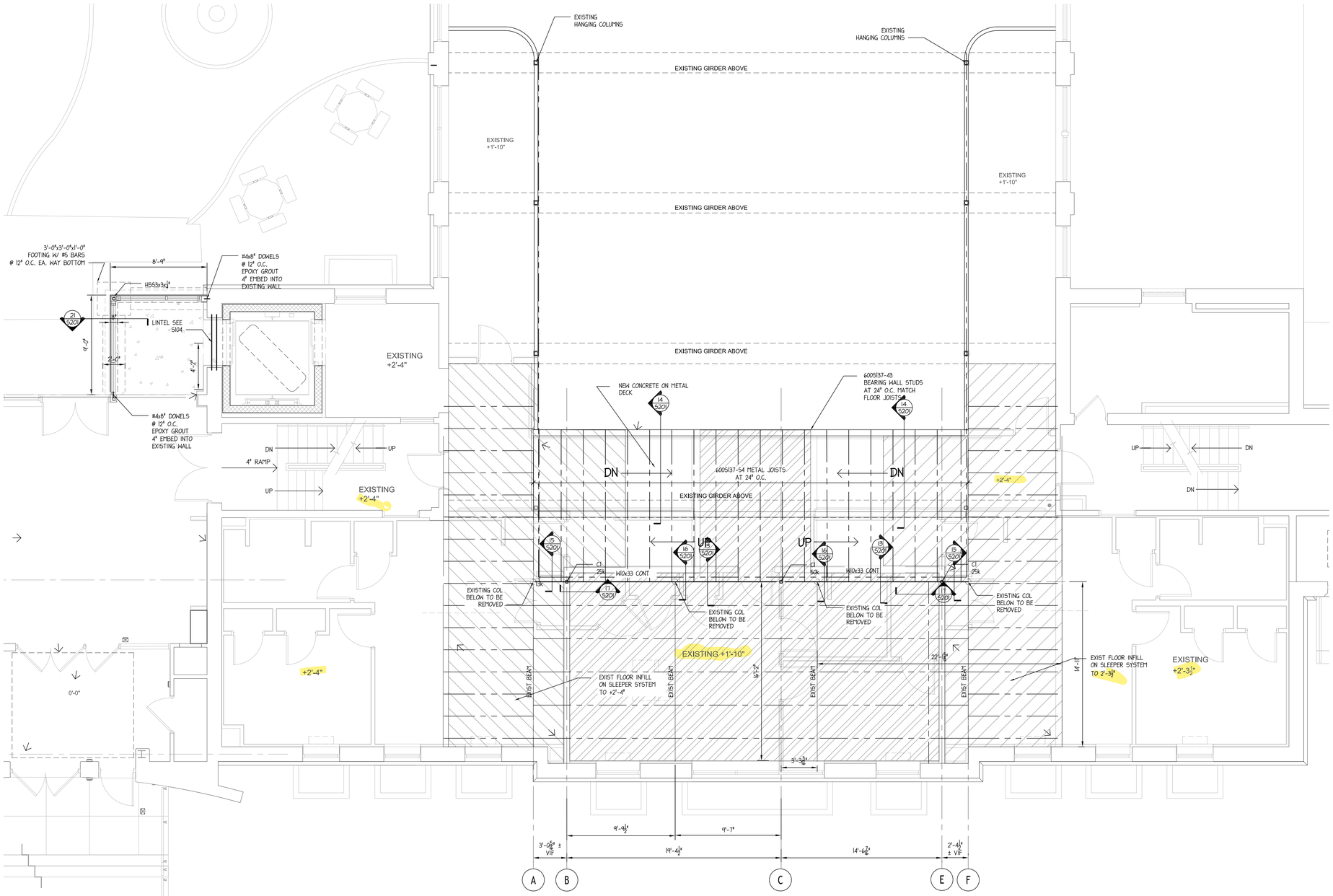
DRAWN BY	CHECKED BY
RPD	AP

SCALE
AS NOTED

DATE
SEPTEMBER 11, 2023

LOWER LEVEL
FLOOR
FOUNDATION
PLANS

S-101



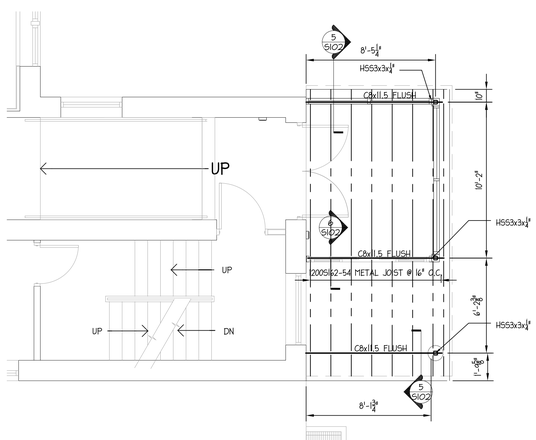
1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES

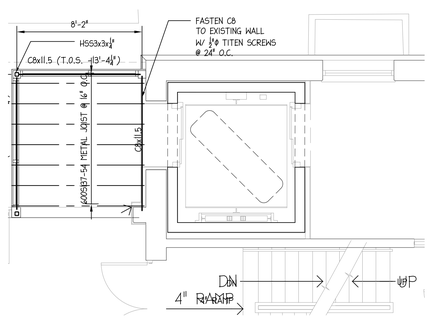
1) MEZZANINE CONSTRUCTION CONSISTS OF 0.6" 24 GA, G60 NON COMPOSITE FLOOR DECK WITH 2" CONCRETE TOPPING (2.6" TOTAL) WITH 1 LAYER 6x6-W2.9xW2.9 WELDED WIRE FABRIC.

2) CI COLUMNS HSS3x3x$\frac{1}{4}$ ON 10x10x$\frac{1}{2}$" BASE PLATE AND (2) $\frac{3}{4}$" WEDGE ANCHORS INTO NEW FOOTING PER DETAILS.

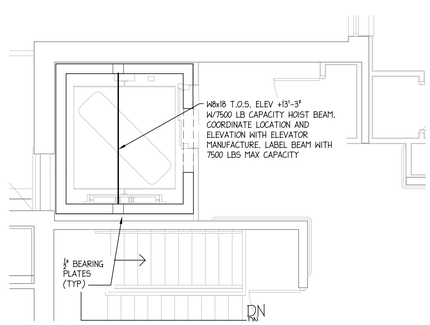
3) SEE S104 FOR LOOSE LINTEL SCHEDULE.



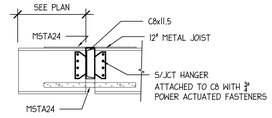
2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



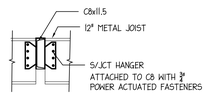
3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



4 ELEVATOR HOIST BEAM
SCALE: 1/4" = 1'-0"



5 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"



6 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"

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REVISIONS

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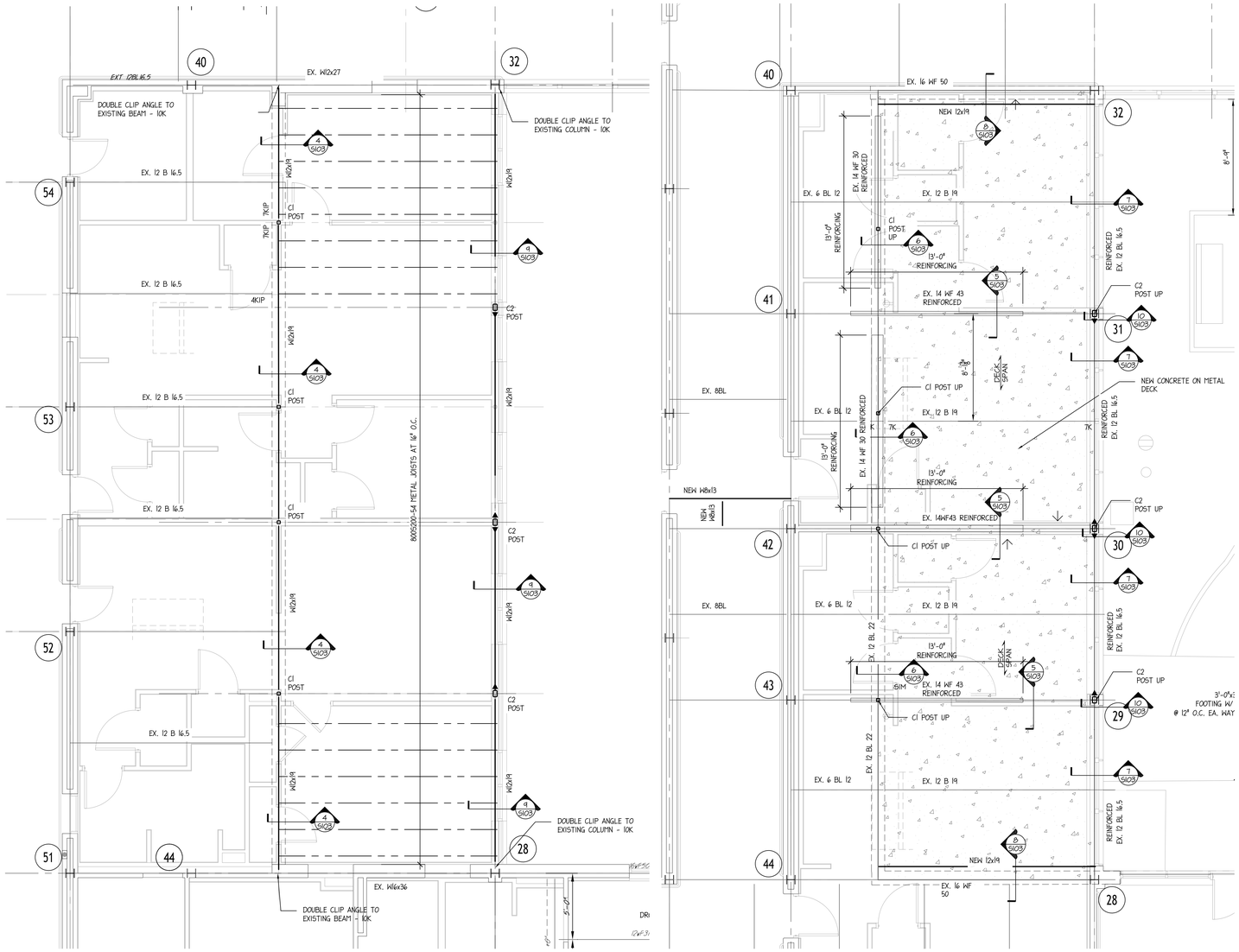
RPD	AP

SCALE: AS NOTED

DATE: SEPTEMBER 11, 2023

FIRST FLOOR AND ELEVATOR FRAMING PLANS

S-102



1 PARTIAL ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

PLAN NOTES

1) ¾" 24 GA, G60 NON COMPOSITE FLOOR DECK OVER METAL JOISTS

2) CI COLUMNS HSS3x3x$\frac{1}{4}$

2 PARTIAL SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

PLAN NOTES

1) FLOOR CONSTRUCTION CONSISTS OF 2" 20 GA, G60 COMPOSITE FLOOR DECK WITH 2" CONCRETE TOPPING (4" TOTAL) WITH 1 LAYER 6x6-W2.9xW2.9 WELDED WIRE FABRIC.
ALL STEEL BEAMS TO RECEIVE AN HSS 3x½x$\frac{3}{8}$" SPACER.

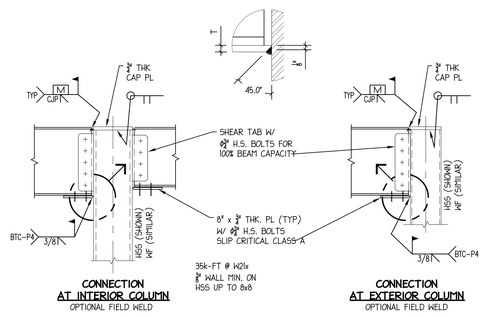
2) CI COLUMNS HSS3x3x$\frac{1}{4}$
C2 COLUMNS HSS6x4x$\frac{1}{4}$ USE 10x10x¾" BASE PLATE, FULLY WELDED TO EXISTING COLUMN

3) ▼ INDICATES FULL MOMENT CONNECTION BEAM TO COLUMN SEE DETAILS

4) EXISTING COLUMN BASES TO HAVE (2) ADDITIONAL ANCHORS INSTALLED AT COLUMNS 29, 30, AND 31, (2) 1" DIA, EPOXY ANCHORS, 1" EMBED, ONCE COLUMN BASES ARE EXPOSED, COORDINATE WITH THE ENGINEER.

3 NOT USED

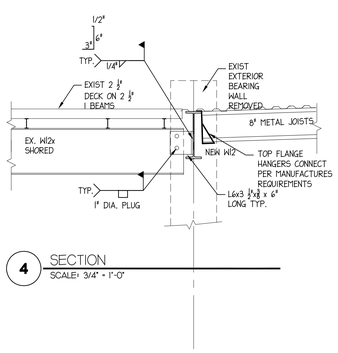
SCALE: N/A



11 MOMENT CONNECTION

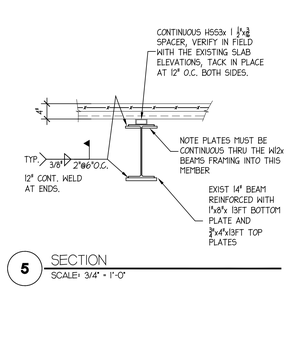
SCALE: N.T.S.

TYPICAL



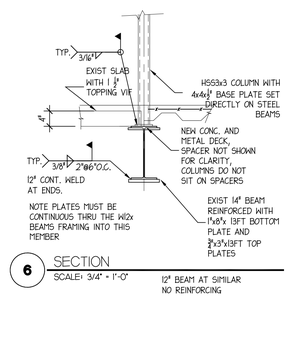
4 SECTION

SCALE: 3/4" = 1'-0"



5 SECTION

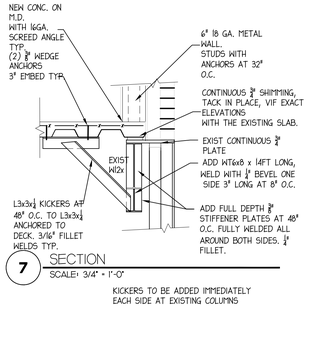
SCALE: 3/4" = 1'-0"



6 SECTION

SCALE: 3/4" = 1'-0"

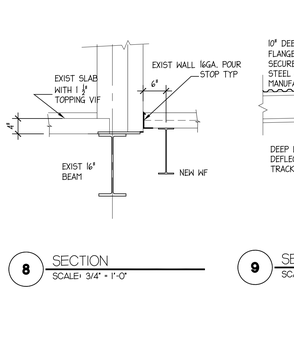
12" BEAM AT SIMILAR NO REINFORCING



7 SECTION

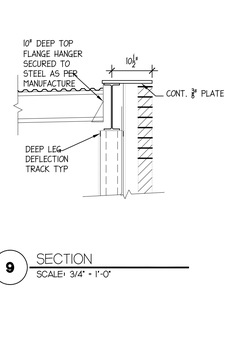
SCALE: 3/4" = 1'-0"

KICKERS TO BE ADDED IMMEDIATELY EACH SIDE AT EXISTING COLUMNS



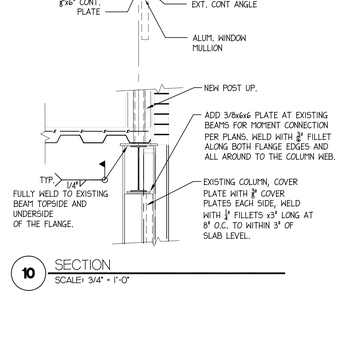
8 SECTION

SCALE: 3/4" = 1'-0"



9 SECTION

SCALE: 3/4" = 1'-0"



10 SECTION

SCALE: 3/4" = 1'-0"

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REVISIONS

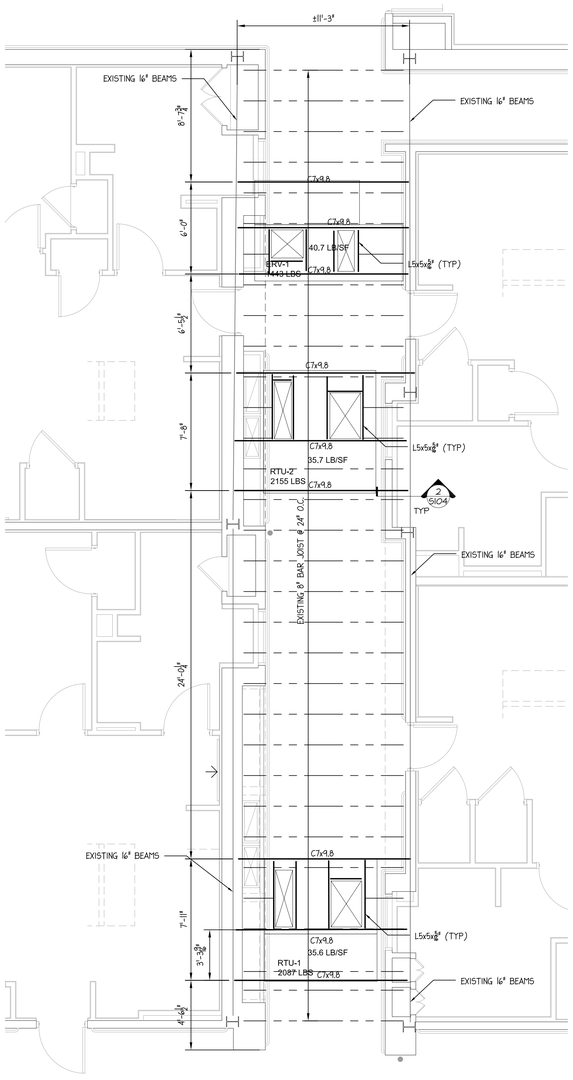
DRAWN BY: RPD
CHECKED BY: AP

SCALE: AS NOTED

DATE: SEPTEMBER 11, 2023

NEW ADDITION FRAMING PLANS

S-103

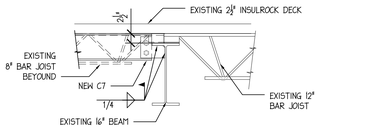


1 PARTIAL EXISTING ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

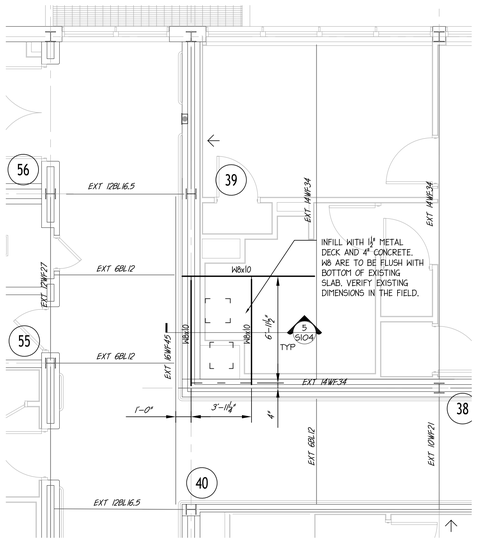
PLAN NOTES

1) VERIFY EXISTING ROOF STRUCTURE

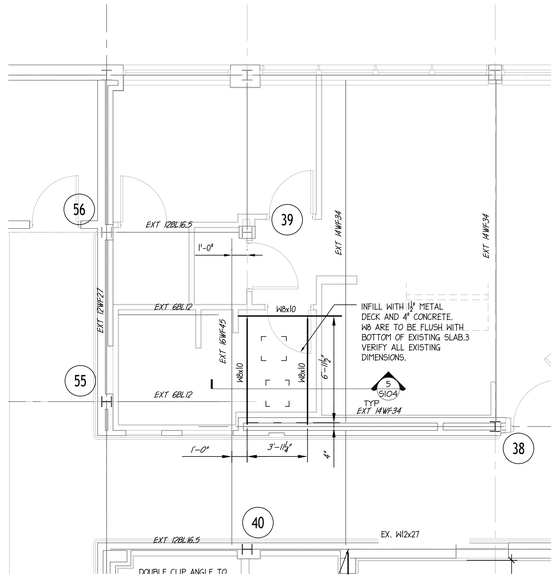
2) ADD SUPPORTING MEMBER BELOW NEW RTU'S



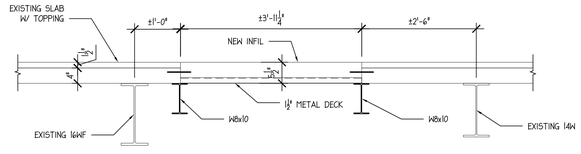
2 CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



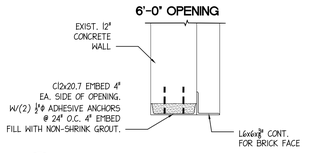
3 CHIMNEY INFILL DETAIL FIRST FLOOR
SCALE: 1/4" = 1'-0"



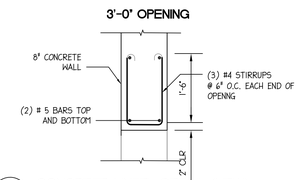
4 CHIMNEY INFILL DETAIL SECOND FLOOR
SCALE: 1/4" = 1'-0"



5 CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



A CONCRETE LINTEL DETAIL (EXISTING)
SCALE: 3/4" = 1'-0"



B CONCRETE LINTEL DETAIL (NEW)
SCALE: 3/4" = 1'-0"

CMU Lintel Schedule

MASONRY PARTITION	MASONRY OPENING	LINTEL
4" PARTITION	UP TO 4'-0" 4'-0" TO 7'-6"	WT 4x6.5 WT 6x9.5
6" PARTITION	UP TO 5'-0" 5'-0" TO 7'-6"	WT 5xII WT 8xI3
8" PARTITION & WIDER I ANGLE FOR EACH 4" OF WALL THICKNESS	UP TO 4'-0" 4'-0" TO 6'-0" 6'-0" TO 7'-6"	L3 1/2"x 3 1/2"x 5/16" L5" x 3 1/2" x 5/16" L6" x 3 1/2" x 5/16"

NOTE:
1.) ALL LINTELS SHALL BEAR ON SOLID MASONRY 1" FOR EACH FOOT OF MASONRY OPENING BUT SHALL NOT BEAR LESS THAN 5".

2.) WHERE NO SPECIAL LINTELS ARE INDICATED FOR THE EXTERIOR WALLS, THIS SCHEDULE SHALL APPLY EXCEPT THAT ALL EXTERIOR LINTELS SHALL BE HOT DIP GALVANIZED (G-90).

3.) FOR OPENINGS IN EXCESS OF THESE NOTED, USE MAXIMUM LINTEL SIZE AND SUSPEND FROM STRUCTURAL STEEL ABOVE AT 7'-6" MAXIMUM O.C.

Brick Lintel Schedule

MASONRY PARTITION	MASONRY OPENING	LINTEL
3 5/8" VENEER	UP TO 4'-0" 4'-0" TO 6'-0" 6'-0" TO 8'-0"	L3 1/2"x 3 1/2"x 5/16" L5" x 3 1/2" x 5/16" L6" x 3 1/2" x 5/16"

NOTE:
1.) ALL LINTELS SHALL BEAR ON SOLID MASONRY 1" FOR EACH FOOT OF MASONRY OPENING BUT SHALL NOT BEAR LESS THAN 5".

2.) ALL EXTERIOR LINTELS SHALL BE HOT DIP GALVANIZED, (G-90).

3.) FOR OPENINGS IN EXCESS OF THESE NOTED, USE MAXIMUM LINTEL SIZE AND SUSPEND FROM STRUCTURAL STEEL ABOVE AT 8'-0"

4.) ALL INTERIOR OPENING MARKED THUS: "BB. LINTEL" WILL USE A BOND BEAM WITH (2) HORIZONTAL #5 BARS.

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

BID SUBMISSION

STATE OF NEW YORK
ARNOLD PETRUS
070041
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REVISIONS

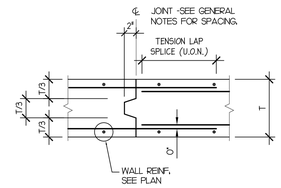
DRAWN BY RPD
CHECKED BY AP

SCALE
AS NOTED

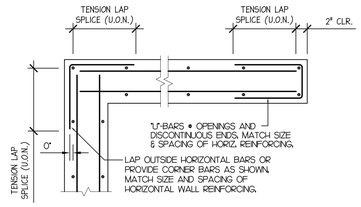
DATE
SEPTEMBER 11, 2023

FRAMING PLANS

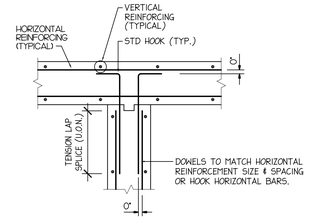
S-104



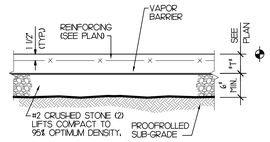
1 TYP. WALL CONSTR. JOINT
SCALE: NONE



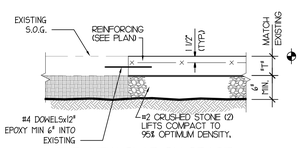
2 TYP. CORNERS AND ENDS OF CONC. WALLS
SCALE: NONE



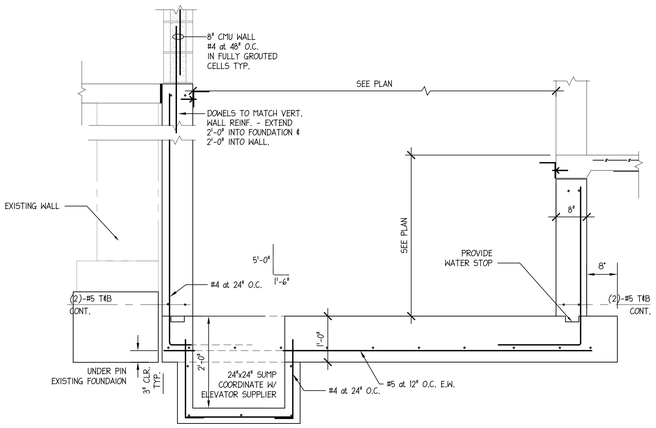
3 TYPICAL CONCRETE WALL INTERSECTION
SCALE: NONE



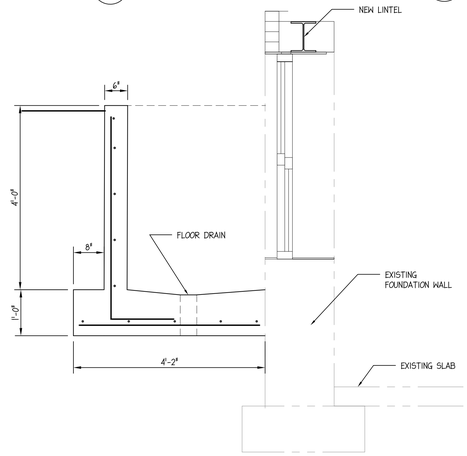
4 TYP. SLAB-ON-GRADE CONSTR.
SCALE: NONE



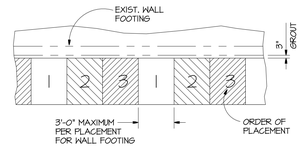
5 TYP. NEW SLAB-ON-GRADE TO EXISTING CONSTR.
SCALE: NONE



6 ELEVATOR FOUNDATION
SCALE: NONE



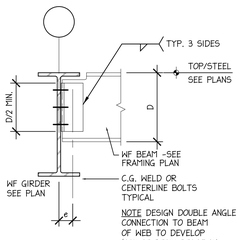
7 WINDOW WELL FOUNDATION
SCALE: NONE



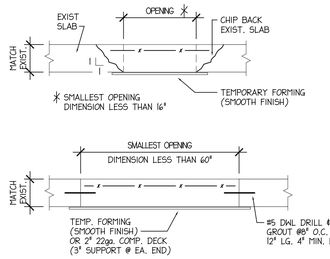
SIDE ELEVATION

1. INSTALL UNDERPINNING IN 3 PLACEMENTS AS SHOWN. USE CONCRETE WHICH OBTAINS 3000 PSI @ 7 DAYS AND GROUT WHICH OBTAINS 3000 PSI @ 3 DAYS.
2. AFTER EXCAVATION OF ALL PLACEMENT "1" SECTIONS, THOROUGHLY CLEAN UNDERSIDE OF EXIST. FOOTING.
3. FORM AND INSTALL FIRST PLACEMENT, LEAVING 3" MIN. SPACE UNDER EXIST. FOOTING FOR GROUTING.
4. ON THE FOURTH DAY AFTER FIRST PLACEMENT, REMOVE DIRT, LAITANCE, OIL, GREASE, ETC. FROM BOTH NEW AND OLD SURFACES. SATURATE SURFACES WITH WATER.
5. REMOVE FREE WATER & COMPLETELY PACK VOID SPACE WITH LOW SLUMP NON-SHRINK GROUT.
6. 3 DAYS AFTER GROUT PLACEMENT REPEAT THE ABOVE OPERATIONS ON THE PLACEMENT "2" SECTIONS, ETC.

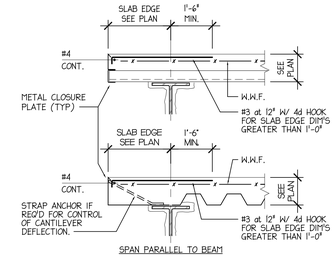
8 UNDERPINNING EXISTING WALLS
SCALE: NONE



9 TYPICAL FRAMED BEAM CONNECTION DETAIL
SCALE: NONE

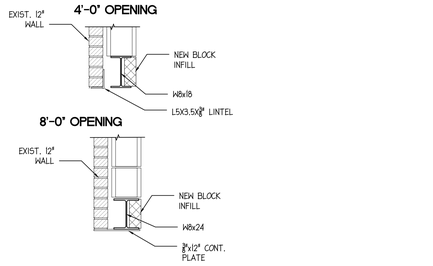


10 TYPICAL EXISTING SLAB OPENING INFILL DETAIL
SCALE: NONE

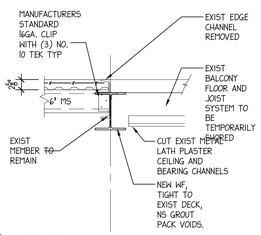


SPAN PARALLEL TO BEAM

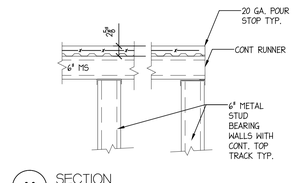
11 TYP EDGE OF SLAB DETAIL
SCALE: NONE



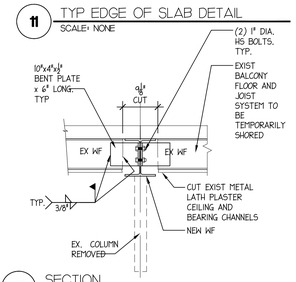
12 LINTEL DETAIL
SCALE: 3/4" = 1'-0"



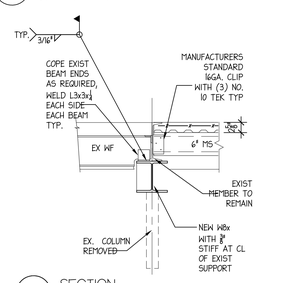
13 SECTION
SCALE: 3/4" = 1'-0"



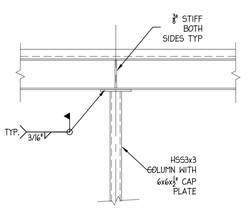
14 SECTION
SCALE: 3/4" = 1'-0"



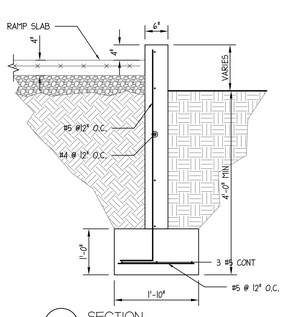
15 SECTION
SCALE: 3/4" = 1'-0"



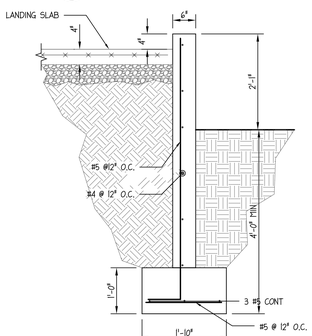
16 SECTION
SCALE: 3/4" = 1'-0"



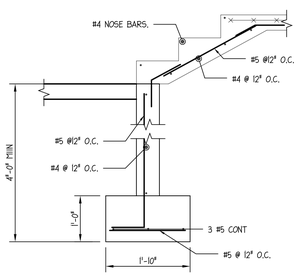
17 SECTION
SCALE: 3/4" = 1'-0"



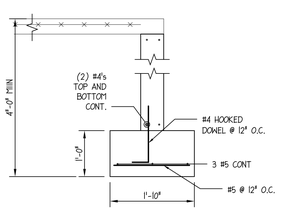
18 SECTION
SCALE: 3/4" = 1'-0"



19 SECTION
SCALE: 3/4" = 1'-0"



20 SECTION
SCALE: 3/4" = 1'-0"



21 SECTION
SCALE: 3/4" = 1'-0"

GENERAL NOTES

(1) THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT, DUE TO THE NATURE OF RECONSTRUCTION PROJECTS, THE EXACT EXTENT OF THE RECONSTRUCTION WORK CAN NOT ALWAYS BE ACCURATELY DETERMINED PRIOR TO THE COMMENCEMENT OF THE WORK. THESE DOCUMENTS HAVE BEEN PREPARED BASED ON FIELD INSPECTIONS AND OTHER INFORMATION AVAILABLE AT THE TIME. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATION TO CONSTRUCTION DETAILS AND WORK QUANTITIES. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH THE FIELD CONDITIONS.

THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT THE EXISTING STEEL STRUCTURE MAY BE COATED IN LEAD PAINT. INASMUCH AS ALTERATIONS TO THE EXISTING STEEL ARE SPECIFIED, THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS IN ACCORDANCE WITH SUBPART D OF TITLE 29 CFR 1926 SECTION 1926.62.

(2) ALL DIMENSIONS SHOWN FOR EXISTING STRUCTURES ARE BASED ON RECORD DRAWINGS ON FILE WITH THE OWNER. THE CONTRACTOR IS ADVISED THAT SAID RECORD DRAWINGS MAY NOT ACCURATELY REFLECT AS BUILT CONDITIONS. FIELD MEASUREMENTS SHOULD BE MADE PRIOR TO ORDERING ANY PREFABRICATED MATERIALS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT, AND SHALL BE REFLECTED ON CONTRACTOR'S SHOP DRAWINGS.

(3) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB. FIELD MEASUREMENTS SHALL BE MADE PRIOR TO THE PREPARATION OF SHOP DRAWINGS.

(4) THE CONTRACTOR SHALL COORDINATE THE INFORMATION SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS. REFER TO THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, DEPRESSIONS AND OTHER REQUIREMENTS.

(5) ALL OPENINGS THROUGH SLABS AND ROOFS SHALL BE PROVIDED WITH AN ANGLE FRAME CONSISTING OF L5x3x5/16, THIS INCLUDES ALL ROOF DRAINS AND ROOF TOP UNIT SUPPORT.

(6) PRODUCTS AND MATERIALS USED SHALL CONFORM WITH THE FOLLOWING:

A. PORTLAND CEMENT	ASTM C-150
B. AIR ENTRAINING AGENT	DAREX OR MBVR
C. REINFORCING BARS	ASTM A-615 GR. 60 TYP.
D. WELDED WIRE FABRIC	ASTM A-185
E. STRUCTURAL STEEL SHAPES	ASTM A-992 GR.50
F. STRUCTURAL PLATES, BAR, AND ANGLES	ASTM A-36
G. STRUCTURAL NUTS, BOLTS AND WASHERS	ASTM A-325
H. HSS TUBE STEEL	ASTM A500B

(6) CONCRETE SHALL BE THE STANDARD DESIGN MIX OF ANY OF THE LOCAL READY-MIX SUPPLIERS APPROVED BY THE N.Y.S.D.O.T. AND MEETING THE FOLLOWING MINIMUM REQUIREMENTS (DESIGN MIXES TO BE SUPPLIED TO THE ARCHITECT FOR APPROVAL.)

CONCRETE ON METAL DECK:

3500 PSI, 3" SLUMP, 5% ENTRAINED FOR EXTERIOR CONC., 0.45 MAX W/C RATIO

THE CONTRACTOR SHALL TAKE FOUR (4) STANDARD CYLINDERS FOR EACH 50 CU.YD. OF CONCRETE POURED IN ANY ONE DAY AND THE TESTING LABORATORY SHALL PERFORM THE STANDARD 7-DAY (TWO CYLINDER) AND 28-DAY (TWO CYLINDER) TESTS.

PROTECTION FOR REINFORCING IN CONCRETE:
FOOTINGS - 3" COVER BOTTOM AND SIDES
WALLS AND GRADE BEAMS - 2" SIDES AND 3" BOTTOM
PIERS- 2" SIDES
FLOOR SLABS - 1" TOP AND BOTTOM

ALL CONCRETE REINFORCEMENT SHALL BE DETAILED AND PLACED IN FULL ACCORDANCE WITH THE ACI CODE OF STANDARD PRACTICE.

MINIMUM REINFORCEMENT LAPS - 36 DIA. FOR BARS AND 6" BEYOND FIRST INTACT CROSS WIRES FOR WELDED WIRE MESH.

WELDED WIRE MESH TO BE PLACED IN UPPER 1/3RD OF SLAB TYPICALLY.

PROVIDE 2 - #5'S X 30" LONG PLACED DIAGONALLY ACROSS EACH REENTRANT CORNER OF SLABS AND WALLS.

SUPPORT REINFORCING BARS IN ACCORDANCE WITH THE ACI CODE OF STANDARD PRACTICE. USE GALVANIZED OR STAINLESS STEEL EXCEPT WHERE BAR SUPPORTS ARE IN CONTACT WITH EXPOSED SURFACES, IN WHICH CASE THEY SHALL BE GALVANIZED AND PLASTIC TIPPED.

(7) NON-SHRINK GROUT SHALL BE MASTER BUILDERS - "SET GROUT", US GROUT CORPS -"S-STAR", OR APPROVED EQUAL MIXING AND PLACEMENT SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

(8) STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-992. FABRICATION AND INSTALLATION SHALL CONFORM FULLY WITH THE REQUIREMENTS AND RECOMMENDATIONS OF "AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AS WELL AS "AISC CODE OF STANDARD PRACTICE".

BOLTED CONNECTIONS SHALL BE MADE USING 3/4" A-325 BOLTS, NUTS, AND WASHERS IN BEARING TYPE CONNECTIONS. TIGHTENING SHALL BE BY THE "TURN OF THE NUT" METHOD, OR WITH A CALIBRATED WRENCH. CONNECTIONS SHALL BE AS SHOWN ON PLAN OR, IF NOT SHOWN, SHALL BE SIZED BY THE FABRICATOR IN ACCORDANCE WITH THE REQUIREMENTS OF AISC FOR MAXIMUM UNIFORM LOAD. ALL BEAM AT COLUMN CONNECTIONS TO BE FULL DEPTH. ALL FIELD CONNECTIONS TO BE HIGH STRENGTH BOLTED.

ALL WELDING SHALL BE PERFORMED BY WELDERS CURRENTLY CERTIFIED IN THESE REQUIRED WELDMENTS, USING E70XX ELECTRODES. COMPLY WITH AISC SPECIFICATION SECTION 1.17 FOR MINIMUM FILLET WELD SIZE, HOWEVER IN NO CASE SHALL A WELD BE LESS THAN 1/4". FOR CARBON STL. TO STAINLESS STL. USE E309 ELECTRODES.

(9) STEEL DECK SHALL BE THE TYPE AND GAGE INDICATED ON PLAN. FABRICATE METAL DECK FROM ASTM A446 GRADE A STEEL HAVING A 33 KSI MINIMUM YIELD STRENGTH.

ALL ROOF DECK SHALL BE HOT DIP GALVANIZED (G-90). ALL FLOOR DECK SHALL BE GALVANIZED (G-60) UNLESS OTHERWISE NOTED. PAINTED DECK IS NOT ACCEPTABLE.

PROVIDE CONTINUOUS SHEET METAL CLOSURES AT ALL SLAB OPENINGS AND SLAB EDGES AND CONTINUOUS DECK CLOSURES AT ALL DECK ENDS. PROVIDE CLOSURES OF SUFFICIENT THICKNESS TO SUPPORT DESIGN LOADS.

ALL DECK INSTALLATIONS SHALL BE THREE SPAN CONTINUOUS. USE TWO SPAN CONDITIONS ONLY WHERE REQUIRED BY FRAMING LAYOUT. SINGLE SPAN INSTALLATIONS ARE NOT PERMITTED.

(10) SHOP DRAWINGS FOR BAR REINFORCEMENT, STRUCTURAL STEEL, STEEL DECKS SHALL BE FURNISHED FOR REVIEW AND APPROVAL. NO FABRICATION SHALL BE STARTED UNTIL DRAWINGS ARE STAMPED "MAKE CORRECTIONS NOTED" OR "NO EXCEPTIONS TAKEN"

(15) INSPECTION AND TESTING - PART OF THE SPECIAL INSPECTIONS PROGRAM.

GENERAL STRUCTURAL CRITERIA

1. PRINCIPAL DESIGN CODES:
   A. 2020 NEW YORK BUILDING CODES

2. DESIGN LOADS
ROOF SNOW LOAD

Pg = 50 psf
Pf = 35 psf FLAT ROOFS
Ce = 1.0
Is = 1.0
Ct = 1.0
Cs = 1.0 FLAT ROOFS

DRIFT LOADS IN ACCORDANCE WITH BUILDING CODE
WIND LOAD

BASIC WIND SPEED = 90 mph
EXPOSURE "B"
Iw = 1.0
SEISMIC

SEISMIC USE GROUP "II" - SEISMIC DESIGN CATEGORY "B"
SDS = 0.227G
SD1 = 0.068G
SITE CLASS "D"
BASIC SEISMIC FORCE RESISTING SYSTEM - ORDINARY MOMENT FRAMES R=3.0

DESIGN BASE SHEAR NEW ADDITION = 10KIPS

ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE

Ie = 1.00

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

BID SUBMISSION

STATE OF NEW YORK · ARMANDO PETRILLI · 079041 · LICENSED PROFESSIONAL ENGINEER

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REVISIONS

DRAWN BY	CHECKED BY
RPD	AP

SCALE: AS NOTED

DATE: SEPTEMBER 11, 2023

STRUCTURAL DETAILS AND NOTES

S-201

SYMBOL LEGEND

Symbol	Description
- - - - - -	CONDUIT CONCEALED UNDERGROUND
————	CONDUIT CONCEALED IN WALL OR CEILING
	120V CIRCUIT HOMERUN, CONCEALED WALLS/CEILING • – INDICATES GROUND WIRE SIZED PER NEC
	208V CIRCUIT HOMERUN, CONCEALED UNDERGROUND
	PANELBOARD, 208/120V – REFER TO SCHEDULES
	PROVIDE COMPLETE CONNECTION TO MOTOR/EQUIPMENT – REFER TO MECHANICAL EQUIPMENT SCHEDULE DRAWING E-002
$T	20 AMP, TOGGLE STYLE MANUAL MOTOR STARTER/DISCONNECT SWITCH
$ II a,b	20 AMP, 120VAC SINGLE POLE TOGGLE SWITCH. ROMAN NUMERAL INDICATES GANG SWITCHING, SMALL CASE LETTER INDICATES SWITCH LEG CONTROL
$3	3-WAY TOGGLE SWITCH.
$4	3-WAY TOGGLE SWITCH.
$KS	KEYED TOGGLE SWITCH.
WP GFI	20 AMP, 120VAC HEAVY DUTY, SPECIFICATION GRADE TAMPER RESISTANT DUPLEX RECEPTACLE; "GFI" INDICATES GROUND FAULT INTERUPTER TYPE. "WP" INDICATES WEATHER RESISTANT TYPE RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE COVER.
	20 AMP, 120VAC HEAVY DUTY, SPECIFICATION GRADE, TAMPER RESISTANT, QUADRUPLEX RECEPTACLE
	20 AMP, 120VAC HEAVY DUTY, SPECIFICATION GRADE TAMPER RESISTANT DUPLEX RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE, REFER TO PLANS FOR ELECTRICAL SPECIFICATIONS.
J JB	JUNCTION BOX (SIZE PER N.E.C.).
⊕	INDICATES PROVIDE COMPLETE ELECTRICAL CONNECTION TO 120V EQUIPMENT.
	INDICATES PROVIDE COMPLETE ELECTRICAL CONNECTION TO 208 EQUIPMENT.
62 F	240 VAC DISCONNECT SWITCH, LEFT NUMERAL INDICATES AMPERE; RATING RIGHT NUMERAL INDICATES NO. OF POLES, HEAVY DUTY TYPE, SQUARE 'D' OR APPROVED EQUAL. F – INDICATES FUSED
FACP	FIRE ALARM SYSTEM CONTROL PANEL
FAAP	FIRE ALARM SYSTEM REMOTE ANNUNCIATOR PANEL
F	FIRE ALARM SYSTEM PULL STATION
F	FIRE ALARM SYSTEM VISUAL STROBE
F P	PROVISIONS FOR FIRE ALARM STROBE. INSTALL J-BOX WITH BLANK COVERPLATE AND ALL WIRING TO FIRE ALARM PANEL
F	FIRE ALARM SYSTEM VISUAL STROBE/HORN
CO	CARBON MONOXIDE HORN/STROBE. WHITE DEVICE WITH AMBER LENS. DEVICE SHALL ALARM UPON ACTIVATION OF THE CARBON MONOXIDE DETECTOR IN METERING ROOM 04. PROVIDE PLACARD ADJACENT TO DEVICE. COORDINATE REQUIREMENTS WITH THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK.
SD	FIRE ALARM SYSTEM SMOKE DETECTOR
H	FIRE ALARM SYSTEM HEAT DETECTOR
S/C	FIRE ALARM SYSTEM SMOKE DETECTOR/CARBON MONOXIDE DETECTOR WITH SOUNDER BASE.
H/C	FIRE ALARM SYSTEM HEAT DETECTOR/CARBON MONOXIDE DETECTOR WITH SOUNDER BASE.
CO	FIRE ALARM SYSTEM CO DETECTOR WITH SOUNDER BASE
FS	FIRE ALARM SYSTEM FLOW SWITCH
TS	FIRE ALARM SYSTEM TAMPER SWITCH
IM	FIRE ALARM SYSTEM ADDRESSABLE RELAY MODULE
SS	120VAC SINGLE STATION SMOKE ALARM WITH SOUNDER BASE AND BATTERY BACKUP. SMOKE ALARM SHALL BE INTERCONNECTED IN A MULTIPLE STATION ARRANGEMENT WITH OTHER DEVICES IN UNIT.
SD CO	120VAC COMBINATION CARBON MONOXIDE & SMOKE ALARM DETECTOR WITH SOUNDER BASE AND BATTERY BACKUP. COMBINATION CARBON MONOXIDE & SMOKE ALARM DETECTOR SHALL BE INTERCONNECTED IN A MULTIPLE STATION ARRANGEMENT WITH OTHER DEVICES IN UNIT.

REFER TO DETAIL #2 ON DRAWING E-500 AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Symbol	Description
DB	INTERCOM ENTRY SYSTEM HEARING IMPAIRED CHIME/STROBE. SYSTEM SENSOR #CHSW SERIES OR APPROVED EQUAL.
I	INTERCOM ENTRY SYSTEM AUDIO TENANT STATION.
I AV	INTERCOM ENTRY SYSTEM AUDIO/VISUAL TENANT STATION.
WP I M	INTERCOM MASTER ENTRY STATION. 'WP' INDICATED EXTERIOR/WEATHERPROOF DEVICE WITH RAIN HOOD.
$DB	ADA LATCHING PUSHBUTTON SWITCH TO TURN OFF VISUAL STROBE OF CHIME/STROBE. ALARMCONTROLS #RP-44
	ADA MOMENTARY PUSHBUTTON FOR DOORBELL. EDWARDS 620 SERIES OR EQUAL.

REFER TO DETAIL #1 ON DRAWING E-500 AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

EMERGENCY CALL SYSTEM

(REFER TO DETAIL #1 ON DRAWING E-501 FOR ADDITIONAL INFORMATION)

Symbol	Description
PC	EMERGENCY CALL SYSTEM PULL CORD STATION. 'WP' INDICATES WATERPROOF DEVICE FOR USE IN SHOWER AREAS.
DL	EMERGENCY CALL SYSTEM DOME LIGHT.

SYMBOL LEGEND (CONTINUED)

Symbol	Description
RC	2-ZONE DIGITAL LIGHTING ROOM CONTROLLER WITH 0-10V DIMMING, ON/OFF CONTROL RELAYS, AND CONTROL INPUTS FROM DAYLIGHT/VACANCY SENSORS AND MANUAL CONTROLS. WATTSTOPPER #LMRC-2 SERIES OR APPROVED EQUAL. REFERENCE ROOM CONTROLLER WIRING DETAIL #1 ON DRAWING E-501.
OS	DUAL TECHNOLOGY PIR/ULTRASONIC CEILING MOUNTED OCCUPANCY SENSOR, 360° COVERAGE, 1000SF. WATTSTOPPER DT-300 OR APPROVED EQUAL. PROVIDE ALL REQUIRED POWER PACKS. REFERENCE TYPICAL OCCUPANCY SENSOR DETAIL #5 ON DRAWING E-501.
OS	ULTRASONIC CEILING MOUNTED CORRIDOR OCCUPANCY SENSOR, 360° 2-SIDED, 90 LINEAR FT. COVERAGE WATTSTOPPER WT-2255 OR APPROVED EQUAL. PROVIDE ALL REQUIRED POWER PACKS. REFERENCE TYPICAL OCCUPANCY SENSOR DETAIL #5 ON DRAWING E-501.
$LV	DECORATOR STYLE LOW VOLTAGE MOMENTARY MANUAL SWITCH. ALLOWS FOR MANUAL ON/OFF CONTROL OF LIGHTING. WATTSTOPPER #LVSW-100 OR APPROVED EQUAL. REFERENCE CEILING MOUNTED VACANCY SENSOR DETAIL #4 ON DRAWING E-501.
VS	CEILING MOUNTED DUAL-TECHNOLOGY VACANCY SENSOR (MANUAL ON, AUTO OFF): WATT STOPPER #DT-305 SERIES OR EQUAL. REFERENCE CEILING MOUNTED VACANCY SENSOR DETAIL #4 ON DRAWING E-501.
VS HB	CEILING MOUNTED HIGH BAY PASSIVE INFRARED VACANCY SENSOR (MANUAL ON, AUTO OFF): WATT STOPPER #HB300B-L7 SERIES OR EQUAL. REFERENCE CEILING MOUNTED VACANCY SENSOR DETAIL #4 ON DRAWING E-501.
OS	DUAL TECHNOLOGY PIR/ULTRASONIC WALL MOUNTED 120VAC OCCUPANCY SENSOR (AUTO ON, AUTO OFF) WITH 15 MINUTE TIME DELAY, 300 SQ. FT. COVERAGE, WATTSTOPPER DW-100 SERIES OR EQUAL.
VS	DUAL TECHNOLOGY PIR/ULTRASONIC WALL MOUNTED 120VAC VACANCY SENSOR (MANUAL ON, AUTO OFF) WITH 15 MINUTE TIME DELAY, 300 SQ. FT. COVERAGE, WATTSTOPPER DW-100 SERIES OR EQUAL.
TC1	LIGHTING CONTROL TIME CLOCK – REFER TO EXTERIOR LIGHTING CONTROL DETAIL #5 ON DRAWING E500 FOR ADDITIONAL INFORMATION.
LC1	LIGHTING CONTACTOR – REFER TO EXTERIOR LIGHTING CONTROL DETAIL #5 ON DRAWING E500 FOR ADDITIONAL INFORMATION.
▼	WALL BOX WITH (1) RJ-45 TELEPHONE OUTLET, +18" A.F.F., UNLESS OTHERWISE NOTED. REFER TO TYPICAL APARTMENT CATV AND TELEPHONE WIRING DIAGRAM DETAIL #7 ON DRAWING E-501 FOR ADDITIONAL INFORMATION.
TV	WALL BOX WITH (1) RJ-45 TELEVISION OUTLET, +18" A.F.F., UNLESS OTHERWISE NOTED. REFER TO TYPICAL APARTMENT CATV AND TELEPHONE WIRING DIAGRAM DETAIL #7 ON DRAWING E-501 FOR ADDITIONAL INFORMATION.
▼	TELE/DATA OUTLET WITH (2) RJ-45 OUTLETS MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED. CONTRACTOR TO PROVIDE (2) CAT6 CABLES FROM OUTLET AND TERMINATE TO BASEMENT DATA RACK.
WAP	FUTURE WIRELESS ACCESS POINT. CONTRACTOR SHALL PROVIDE BACKBOX AND (2) RJ45 OUTLETS WITH CAT6 CABLE IN 3/4" CONDUIT TO BASEMENT DATA RACK. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH OWNER'S IT REPRESENTATIVE PRIOR TO ROUGH-IN.

SECURITY NOTES:

(REFER TO ACCESS CONTROL DETAILS #4 AND #5 ON DRAWING E-501 FOR MORE INFORMATION).

Symbol	Description
WP CR	ACCESS CONTROL SYSTEM READER. 'WP' INDICATES WEATHERPROOF OUTDOOR RATED DEVICE AND BACKBOX.
PIR	ACCESS CONTROL SYSTEM PIR/EGRESS SENSOR.
DC	ACCESS CONTROL SYSTEM DOOR CONTACTS.
ES	ACCESS CONTROL SYSTEM POWER CONNECTION TO ELECTRIC DOOR STRIKE (DEVICE PROVIDED BY OTHERS – VERIFY ELECTRICAL REQUIREMENTS WITH DOOR HARDWARE SUPPLIER.
EB	ACCESS CONTROL SYSTEM POWER CONNECTION TO ELECTRIC DEADBOLT RETRACTION DEVICE (DEVICE PROVIDED BY OTHERS – VERIFY ELECTRICAL REQUIREMENTS WITH DOOR HARDWARE SUPPLIER.
	IP DOMED CAMERA. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO ROUGH IN. PROVIDE CAT 6 CABLE FROM CAMERA TO NEAREST POE SWITCH LOCATED IN GROUND FLOOR DATA CLOSET

1 / E-105 — INDICATES DETAIL REFERENCE NUMBER; INDICATES DRAWING REFERENCE NUMBER

MOUNTING HEIGHTS:

UNLESS OTHERWISE INDICATED OR CALLED FOR, OR BECAUSE OF SPECIAL CONDITIONS THE MOUNTING HEIGHTS OF ALL OUTLETS SHALL GENERALLY BE AS FOLLOWS:

LOCAL SWITCHES	4'-0" ABOVE FLOOR TO CENTER
RECEPTACLES	1'-6" ABOVE FLOOR TO CENTER
WALL MOUNTED FIXTURES	HEIGHT AS DIRECTED
MOTOR CONTROLS	4'-0" ABOVE FLOOR TO CENTER
DISCONNECT AND SAFETY SWITCHES	4'-0" ABOVE FLOOR TO CENTER
PANELBOARDS (COMMERCIAL/ HOUSE SPACE)	6'-6" ABOVE FLOOR TO CENTER OF TOP MOST DEVICE HANDLE
PANELBOARDS (APARTMENTS)	48" A.F.F. TO CENTER OF TOP-MOST DEVICE HANDLE.)
TELEPHONE OUTLET (DESK TYPE) OR COMPUTER OUTLET	1'-6" ABOVE FLOOR TO CENTER
TELEPHONE OUTLET (WALL)	4'-0" ABOVE FLOOR TO CENTER
TELEVISION OUTLET & ASSOCIATED RECEPTACLE OUTLET (LOW)	1'-6" ABOVE FLOOR TO CENTER
TELEVISION OUTLET & ASSOCIATED RECEPTACLE OUTLET (HIGH)	VERIFY WITH OWNER/ARCHITECT
RECEPTACLES/ SWITCHES OVER COUNTERS	COORDINATE W/ ARCH. DRAWINGS FOR COUNTER HEIGHTS/DEPTHS. ALL MOUNTING HEIGHTS TO COMPLY WITH THE ADA STANDARDS. THE OBSTRUCTED HIGH FORWARD REACH SHALL NOT EXCEED 48" MAX. FOR A REACH DEPTH OF 20" MAX.; 44" MAX. FOR A REACH DEPTH THAT EXCEEDS 20" BUT NOT MORE THAN 25" MAX PER 308.2.2. THE OBSTRUCTED HIGH SIDE REACH SHALL NOT EXCEED 48" MAX. FOR A REACH DEPTH OF 10" MAX.; 46" MAX. FOR A REACH DEPTH THAT EXCEEDS 10" BUT NOT MORE THAN 24" MAX PER 308.3.2.
FIRE ALARM PULL STATION	OPERATING HANDLE BETWEEN 42" AND 48" A.F.F.
COMBINATION FIRE ALARM AUDIO VISUAL UNIT (WALL)	ENTIRE LENS ABOVE 80", AND NO GREATER THAN 96" A.F.F.
FIRE ALARM VISUAL NOTIFICATION UNIT (WALL)	ENTIRE LENS ABOVE 80", AND NO GREATER THAN 96" A.F.F.
DUCT SMOKE DETECTOR REMOTE TEST STATION	4'-0" ABOVE FLOOR TO CENTER
VOLUME CONTROL	4'-0" ABOVE FLOOR TO CENTER
EXIT LIGHTS (WALL MOUNTED)	9" ABOVE DOOR HEAD TO CENTER
EMERGENCY LIGHT BATTERY PACKS	96" ABOVE FLOOR TO CENTER
DOOR CHIME	84" ABOVE FLOOR TO CENTER
DOOR BELL	4'-0" ABOVE FLOOR TO CENTER

ABBREVIATIONS

WP	WEATHER PROOF
G.C.	GENERAL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
UT	UNDERGROUND TELEPHONE SERVICE
UE	UNDERGROUND ELECTRIC SERVICE
+	INDICATES ABOVE FINISHED FLOOR
UCATV	UNDERGROUND CABLE SYSTEM
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
OC	ABOVE COUNTER
GFI	GROUND FAULT INTERRUPTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER

GENERAL DRAWING NOTES

(THESE NOTES APPLY TO ALL ELECTRICAL DRAWINGS)

A. ALL CIRCUITING SHALL BE CONCEALED (EXCEPT IN BOILER ROOMS, ELECTRICAL AND MECHANICAL SPACES). ALL CONDUITS SHALL BE INSTALLED AS HIGH AS POSSIBLE ABOVE FINISHED CEILINGS AND CONCEALED IN WALLS UNLESS OTHERWISE INDICATED. UNDER NO CIRCUMSTANCES SHALL ANY RACEWAY OR WIRING BE INSTALLED EXPOSED IN EXISTING ROOMS, CORRIDORS OR FINISHED AREAS.

B. CIRCUIT NUMBERS INDICATED ON THE DRAWINGS ARE SHOWN FOR THE PURPOSE OF CLARIFYING THE GROUPING OF OUTLETS. THE ACTUAL NUMBER ASSIGNED TO THE CIRCUIT IN THE PANELBOARD SHALL SUIT THE BUSSING AND BRANCH CIRCUITING TO THE PANEL. PROVIDE COMPLETE AND ACCURATE TYPEWRITTEN PANEL DIRECTORIES FOR ALL BRANCH CIRCUIT PANELBOARDS.

C. LOCATIONS INDICATED FOR LIGHT FIXTURES ARE APPROXIMATE. LOCATE FIXTURES AS REQUIRED TO AVOID INTERFERENCE WITH EXISTING AND NEW BUILDING STEEL, PIPING, DUCTWORK, CONDUIT, DIFFUSERS, SMOKE DETECTORS, etc. FIELD COORDINATE THE LOCATIONS AS NEAR AS POSSIBLE TO THOSE INDICATED ON THE PLANS. ALSO REFER TO ARCHITECTURAL REFLECTED CEILING PLANS.

D. EXACT LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS AND EXIT SIGNS SHALL BE COORDINATED WITH OTHER CEILING MOUNTED EQUIPMENT TO AVOID CONFLICT. LOCATE DEVICES AS NEAR AS POSSIBLE TO THE LOCATION INDICATED. FIRE ALARM SMOKE AND HEAT DETECTORS SHALL BE REQUIRED TO BE INSTALLED A MINIMUM OF THREE (3) FEET AWAY FROM SUPPLY OR RETURN AIR GRILLES OR PER SYSTEM MANUFACTURERS INSTALLATION REQUIREMENTS AND NFPA 72.

E. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW OTHER TRADES PROJECT CONTRACT DOCUMENTS TO DETERMINE MOUNTING HEIGHTS FOR ELECTRICAL DEVICES OR EQUIPMENT. THE LOCATIONS FOR MECHANICAL AND PLUMBING EQUIPMENT THAT REQUIRES ELECTRICAL CONNECTIONS ARE SHOWN ON THE MECHANICAL AND PLUMBING DRAWINGS. COORDINATE EXACT MOUNTING LOCATIONS AND HEIGHTS IN THE FIELD WITH OTHER TRADES PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED TO BEGIN AND PROCEED WITH CONSTRUCTION.

G. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY OWNER AND/OR ENGINEER IF ANY DISCREPANCIES ARE FOUND ON DRAWINGS PRIOR TO START OF WORK.

H. ALL CONDUIT PASSING THROUGH A FIRE ZONE SHALL HAVE A FIRE RATED INSTALLATION. PROVIDE PROPER FIRE-STOPPING AS REQUIRED.

I. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEC, OSHA AND ALL LOCAL CODES AND ORDINANCES. UNDER NO CIRCUMSTANCES SHALL THE ELECTRICAL CONTRACTOR INSTALL ANY WORK NOT IN ACCORDANCE WITH CODES.

J. ALL WORK IS TO BE IN ACCORDANCE WITH ENERGY STAR HOMES 3.1 (REV 11).AND ENTERPRISE GREEN COMMUNITIES (2020) REQUIREMENTS. SEE ARCHITECTURAL DRAWINGS/SPECS FOR AIR SEALING REQUIREMENTS AND FOR ADDITIONAL GUIDANCE.

K. BUILDING IS CONSIDERED HISTORIC. EXISTING FINISHES ARE TO BE PROTECTED TO THE GREATEST EXTENT POSSIBLE. PATCH/PAINT/REPAIR IF DISTURBED TO MATCH EXISTING. COORDINATE INTENT AND ADDITIONAL REQUIREMENTS WITH THE ARCHITECTURAL DRAWING SET.

L. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER – MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

COMMON AREA LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LENS/DIFFUSER	VOLTAGE/ BALLAST	LAMPS	MANUFACTURER & CATALOG NO.	NOTES/REMARKS
LF-1	8' LED LINEAR WITH STEEL HOUSING WITH WHITE POLYESTER POWDER COAT FINISH.	SUSPENDED	ACRYLIC LENS	UNV LED 0-10V DIMMING	71.0 W LED 7394 LUMEN 3500°K	COOPER LIGHTING #I2-WS-2L35-1D-UNV-8-STD OR APPROVED EQUAL.	PROVIDE WITH AIRCRAFT CABLE KIT AND ALL MOUNTING HARDWARE/SUPPORTS REQUIRED TO SUSPEND FIXTURES FROM STRUCTURAL CEILING. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS AND WITH OTHER TRADES IN FIELD. COLOR/FINISH TO BE SELECTED BY ARCHITECT.
LF-2	4' LED LINEAR WITH STEEL HOUSING WITH WHITE POLYESTER POWDER COAT FINISH.	SUSPENDED	ACRYLIC LENS	UNV LED 0-10V DIMMING	35.5 W LED 3697 LUMEN 3500°K	COOPER LIGHTING #I2-WS-2L35-1D-UNV-4-STD OR APPROVED EQUAL.	PROVIDE WITH AIRCRAFT CABLE KIT AND ALL MOUNTING HARDWARE/SUPPORTS REQUIRED TO SUSPEND FIXTURES FROM STRUCTURAL CEILING. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS AND WITH OTHER TRADES IN FIELD. COLOR/FINISH TO BE SELECTED BY ARCHITECT.
LF-3	4' LED SURFACE MOUNT LENSED STRIP FIXTURE WITH SEMI FROST NARROW ROUND LENS.	SURFACE	SEMI FROST LENS	UNV LED 0-10V DIMMING	18 W LED 2620 LUMEN 3500°K	COOPER LIGHTING 'METALUX' #4SNLED-LD5-26SL-LN-UNV-L835-CD1 OR APPROVED EQUAL.	PROVIDE WITH ALL MOUNTING HARDWARE/SUPPORTS REQUIRED TO MOUNT FIXTURE TO STRUCTURE. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS. COLOR/FINISH TO BE SELECTED BY ARCHITECT.
LF-4	2' LED SURFACE MOUNT LENSED STRIP FIXTURE WITH DIFFUSER LENS.	SURFACE	SEMI FROST LENS	UNV LED 0-10V DIMMING	20W LED 2200 LUMEN 3500°K	ABOVE ALL LIGHTING #STR-06-D-20-LED-35-1-S OR APPROVED EQUAL.	PROVIDE WITH ALL MOUNTING HARDWARE/SUPPORTS REQUIRED TO MOUNT FIXTURE TO STRUCTURE. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS. COLOR/FINISH TO BE SELECTED BY ARCHITECT.
LF-5	4' LED SURFACE MOUNT WRAPAROUND FIXTURE, DIE-FORMED STEEL HOUSING WITH HIGH PERFORMANCE ACRYLIC FROST LENS.	SURFACE	FROST ACRYLIC LENS	UNV LED 0-10V DIMMING	28.8 W LED 3200 LUMEN 3500°K	COOPER LIGHTING 'METALUX' #4WNLED-LD4-32SL-F-UNV-L835-CD1 OR APPROVED EQUAL.	PROVIDE WITH ALL MOUNTING HARDWARE/SUPPORTS REQUIRED TO MOUNT FIXTURE TO STRUCTURE. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS. COLOR/FINISH TO BE SELECTED BY ARCHITECT.
LF-6	2'X4' RECESSED FLAT PANEL LED WITH STEEL HOUSING WITH FLAT STEEL FRAME	RECESSED	ACRYLIC FROSTED LENS	UNV LED DRIVER	29.3W LED 3553 LUMEN 3500°K	COOPER LIGHTING #24FP3135C OR APPROVED EQUAL	COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN AND PROVIDE TRIM KIT AS REQUIRED.
LF-7	6" ROUND SURFACE MOUNT LED DOWNLIGHT, ALUMINUM HOUSING WITH HIGH IMPACT DIFFUSE POLYSTYRENE LENS AND MATTE WHITE FINISH.	SURFACE	ACRYLIC LENS	120V LED DRIVER	15.3W LED 1264 LUMEN 3500°K	HALO 'SMD6' SERIES #SMD6R12-935-WH OR APPROVED EQUAL	COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN AND PROVIDE TRIM KIT AS REQUIRED.
LF-8	EXTERIOR FULL CUTOFF LED WALL MOUNT FIXTURE, WET LOCATION RATED	SURFACE WALL	–	UNV LED DRIVER	12.5W LED 971 LUMEN 4000°K	PERFORMANCE IN LIGHTING SERIES #MSK-M-12.5 SERIES OR APPROVED EQUAL.	COORDINATE FINAL MOUNTING HEIGHT WITH THE ARCHITECT.
LF-9	EXTERIOR FULL CUTOFF LED WALL MOUNT FIXTURE, RUGGED DIE-CAST ALUMINUM GASKETED HOUSING WITH SILICON SEALED OPTICAL LED CHAMBER. UL LISTED FOR WET LOCATION.	SURFACE WALL	–	UNV LED DRIVER	14W LED 1526 LUMEN 4000°K	LUMARK 'AXCS' SERIES #AXCS1A-W OR APPROVED EQUAL.	COORDINATE FINAL MOUNTING HEIGHT WITH THE ARCHITECT.
LF-9A	EXTERIOR FULL CUTOFF TRAPAZOIDAL LED WALL MOUNT FIXTURE, RUGGED DIE-CAST ALUMINUM GASKETED HOUSING WITH SILICON SEALED OPTICAL LED CHAMBER. UL LISTED FOR WET LOCATION.	SURFACE WALL	–	UNV LED DRIVER	20W LED 2762 LUMEN 4000°K	MCGRAW-EDISON #IST-SA1A-740-U-T4FT OR APPROVED EQUAL.	MOUNT FIXTURE AT 14'-0" A.F.G.. COORDINATE FINAL MOUNTING HEIGHT WITH THE ARCHITECT.
LF-10	LED SITE LIGHT FIXTURE HEAD WITH HEAVY DUTY ALUMINUM HOUSING. MOUNT ON SIDE OF BUILDING AT 25'.	WALL MOUNT	TYPE 2 DISTRIBUTION	UNV LED DRIVER	44W LED 5871 LUMEN 4000°K	COOPER LIGHTING #GLEON-SA1-B-740-U-T2-WM	PROVIDE ALL MOUNTING HARDWARE REQUIRED. ARCHITECT TO SELECT FIXTURE COLOR FINISH. PROVIDE WALL MOUNT ADAPTER TO ATTACH FIXTURE TO THE SIDE OF BUILDING.
LF-11	LED ELEVATOR PIT LIGHT WITH GLASS JAR AND GUARD	WALL MOUNTED	–	120 V LED	12 W LED 889 LUMEN 4000°K	ABOVEALL LIGHTING #PVP12LED401W-90029-90031-90034 SERIES OR APPROVED EQUAL.	COORDINATE FINAL LOCATIONS/MOUNTING HEIGHTS IN FIELD WITH THE ELEVATOR EQUIPMENT INSTALLER.
LF-12	PENDANT MOUNTED LED FIXTURE WITH ONE-PIECE DIE-CAST ALUMINUM HOUSING AND INJECTION MOLDED ACRYLIC LENS WITH MEDIUM DISTRIBUTION.	PENDANT MOUNTED AT 16'-6" A.F.F UNLESS OTHERWISE NOTED ON DRAWING	INJECTION MOLDED ACRYLIC LENS	120/277V ELECTRONIC 0-10V LED DIMMING DRIVER	10491 LUMEN, 108 WATT (97 LPW) LED PACKAGE, 3500°K	METALUX #TBLED-LD1-11-M-UNV-L835-CD1-PM SERIES OR APPROVED EQUAL.	PROVIDE PENDANT MOUNTING KIT, COORDINATE PENDANT MOUNTING KIT LENGTH W/ARCHITECT. COLOR AND FINISHES PER ARCHITECT.
LF-13	LED WALL SCONCE, STEEL HOUSING WITH CLEAR OUTER GLASS AND WHITE ACRYLIC INNER DIFFUSER.	WALL MOUNTED	WHITE ACRYLIC INNER DIFFUSER AND CLEAR OUTER GLASS	120/277V ELECTRONIC	1400 LUMEN, 17 WATT (82.4 LPW) LED PACKAGE, 3500°K	AFX LIGHTING 'NOLAN' #NLS SERIES OR APPROVED EQUAL.	PROVIDE WITH ALL MOUNTING HARDWARE/SUPPORTS REQUIRED TO MOUNT FIXTURE TO STRUCTURE. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS. COLOR/FINISH TO BE SELECTED BY ARCHITECT.
LF-14	EXTERIOR WALL MOUNTED LED GOOSENECK LIGHT FIXTURE WITH SHADE	WALL MOUNTED		120V ELECTRONIC	2000 LUMEN, 16 WATT LED PACKAGE, 4000°K	ANP LIGHTING #ORB16CLM016LDW SERIES OR APPROVED EQUAL.	COORDINATE FINAL LOCATIONS/MOUNTING HEIGHTS IN FIELD WITH THE ELEVATOR EQUIPMENT INSTALLER.
LF-15	6" ROUND SURFACE MOUNT LED DOWNLIGHT, WET LOCATION RATED.	SURFACE	ACRYLIC LENS	120V LED DRIVER	15.3W LED 1264 LUMEN 3500°K	HALO 'SMD6' SERIES #SMD6R12-935-WH OR APPROVED EQUAL	COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN AND PROVIDE TRIM KIT AS REQUIRED.
LF-16	EXTERIOR BOLLARD LIGHT FIXTURE	IN-GRADE		UNV LED DRIVER	717 LUMEN, 16 WATT LED PACKAGE, 3000°K	INVUE LIGHTING #ABB-B1-8030-LED-42-D1-S SERIES OR APPROVED EQUAL	COORDINATE FINAL LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
LF-17	EXTERIOR WALL MOUNTED ROUND LIGHT FIXTURE. WET LOCATION LISTED, ADA COMPLIANT	WALL MOUNTED	CLEAR POLYCARBONATE LENS	UNV LED DRIVER	1264 LUMEN, 20 WATT LED PACKAGE, 3000°K	TERON LIGHTING #CRNM-DL-L112.3 SERIES OR APPROVED EQUAL	
	UNIVERSAL EXIT SIGN, HIGH IMPACT ACRYLIC PANEL, LED LAMPS, RED LETTERS (AC ONLY).	UNIVERSAL	LED DIFFUSING PANEL	UNIVERSAL VOLTAGE	RED LED'S	SURE-LITES #LPX-6 SERIES OR APPROVED EQUAL	PROVIDE SINGLE/DOUBLE FACED CONFIGURATIONS AND CHEVRONS AS INDICATED ON FLOOR PLANS.

LIGHTING FIXTURE SCHEDULE NOTES

1. E.C. SHALL PROVIDE ALL NECESSARY FIXTURE LAMPS.
2. E.C. SHALL VERIFY ALL FINAL FIXTURE COLORS WITH ARCHITECT PRIOR TO PURCHASING FIXTURES.
3. E.C. SHALL PROVIDE LIGHTING FIXTURES THAT ARE LISTED, LABELED AND APPROVED BY UNDERWRITERS LABORATORIES INC. FOR USE WITH THE SPECIFIED CEILING TYPE AND RATING. COORDINATE WITH ARCHITECTURAL DRAWINGS, REFLECTED CEILING PLANS AND FILED VERIFICATION OF EXISTING CEILING TYPES AND CONDITIONS BY CONTRACTOR.
4. E.C. SHALL PROVIDE ALL REQUIRED MOUNTING HARDWARE FOR A COMPLETE INSTALLATION.
5. FOR ALL LIGHTING FIXTURES, PROVIDE TRIM KITS AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH ARCH. REFLECTED CEILING PLAN FOR GYP BOARD/GRID CEILING PLACEMENTS. FOR EXISTING CEILINGS FIELD VERIFY TYPES PRIOR TO PURCHASE.
6. ALL FIXTURES LOCATED IN APARTMENTS AND COMMON AREAS FOR APARTMENT TENANT USE SHALL BE COMPLIANT WITH ENERGY STAR 3.1 (REV. 11).

APARTMENT LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LENS/DIFFUSER	VOLTAGE/ BALLAST	LAMPS	MANUFACTURER & CATALOG NO.	NOTES/REMARKS
ALF-1	13" ROUND CEILING MOUNTED DECORATIVE LED LIGHT FIXTURE. STEEL HOUSING WITH TRIM. ENERGY STAR RATED.	SURFACE CEILING	OPAL ACRYLIC LENS	120V LED	19 W LED 1450 LUMEN 3000°K	RP LIGHTING #4350-13 SERIES OR APPROVED EQUAL.	
ALF-2	15" ROUND CEILING MOUNTED DECORATIVE LED LIGHT FIXTURE. STEEL HOUSING WITH TRIM. ENERGY STAR RATED.	SURFACE CEILING	OPAL ACRYLIC LENS	120V LED	28 W LED 1900 LUMEN 3000°K	RP LIGHTING #4350-15 SERIES OR APPROVED EQUAL.	
ALF-3	24" LONG WALL MOUNTED DECORATIVE LED VANITY LIGHT FIXTURE. WHITE COLD STEEL HOUSING WITH END CAPS. ENERGY STAR RATED.	SURFACE WALL	OPAL ACRYLIC LENS	120V LED	23 W LED 1600 LUMEN 3000°K	RP LIGHTING #4906-24 SERIES OR APPROVED EQUAL.	MOUNT ABOVE VANITY MIRROR
ALF-4	4' LONG CEILING MOUNTED CLOUD LINEAR LED FIXTURE. HEAVY GAUGE COLD ROLLED STEEL HOUSING WITH WHITE ACRYLIC LENS. ENERGY STAR RATED.	SURFACE CEILING	WHITE ACRYLIC LENS	120V LED	35 W LED 2800 LUMEN 3000°K	RP LIGHTING #4105 SERIES OR APPROVED EQUAL.	
ALF-5	6" LED LOW PROFILE DISK LIGHT WITH FLAT LENS. ENERGY STAR RATED.	SURFACE CEILING	FROSTED PLASTIC LENS	120V LED	15 W LED 1042 LUMEN 3000°K	RP LIGHTING #8569 SERIES OR APPROVED EQUAL.	
ALF-6	7" LED SLIM ROUND DISK LIGHT, METAL BACKPLATE WITH FROSTED ACRYLIC DIFFUSER. WET LOCATION LISTED. ENERGY STAR RATED.	SURFACE CEILING	FROSTED ACRYLIC DIFFUSER	120V LED	15 W LED 1227 LUMEN 3000°K	RP LIGHTING #8536-1 SERIES OR APPROVED EQUAL.	

LIGHTING FIXTURE SCHEDULE NOTES

1. E.C. SHALL PROVIDE ALL NECESSARY FIXTURE LAMPS.
2. E.C. SHALL VERIFY ALL FINAL FIXTURE COLORS WITH ARCHITECT PRIOR TO PURCHASING FIXTURES.
3. E.C. SHALL PROVIDE LIGHTING FIXTURES THAT ARE LISTED, LABELED AND APPROVED BY UNDERWRITERS LABORATORIES INC. FOR USE WITH THE SPECIFIED CEILING TYPE AND RATING. COORDINATE WITH ARCHITECTURAL DRAWINGS, REFLECTED CEILING PLANS AND FILED VERIFICATION OF EXISTING CEILING TYPES AND CONDITIONS BY CONTRACTOR.
4. E.C. SHALL PROVIDE ALL REQUIRED MOUNTING HARDWARE FOR A COMPLETE INSTALLATION.
5. FOR ALL LIGHTING FIXTURES, PROVIDE TRIM KITS AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH ARCH. REFLECTED CEILING PLAN FOR GYP BOARD/GRID CEILING PLACEMENTS. FOR EXISTING CEILINGS FIELD VERIFY TYPES PRIOR TO PURCHASE.
6. ALL FIXTURES LOCATED IN APARTMENTS AND COMMON AREAS FOR APARTMENT TENANT USE SHALL BE COMPLIANT WITH ENERGY STAR 3.1 VERSION 8.

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REVISIONS
1 HCR 95% COMMENTS 09/12/2023

DRAWN BY: DTB
CHECKED BY:
SCALE: AS NOTED
DATE: OCTOBER 28, 2022

ELECTRICAL SYMBOL LEGEND, GENERAL NOTES AND LIGHT FIXTURE SCHEDULE

E-001

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

EQUIPMENT/MOTOR DATA								SOURCE PROTECTION DEVICE				BRANCH CIRCUIT CONDUIT & WIRE	DISCONNECT SWITCH						REFERENCE NOTES
EQUIPMENT	DESIGNATION	LOCATION	HP OR KW	FLA	MCA	PHASE	VOLTS	BREAKER	POLES	PANELBOARD OR MCC	CIRCUIT NO.	QUANTITIES AND SIZE	FUSE SIZE	TYPE	LOCATION		SIZE		
														FUSED (F) OR NON-FUSED (NF)	AT UNIT	INTEGRAL	RATING	NEMA ENCL.	
RTU-1	ROOF TOP UNIT - 1	ROOF	-	74	79.0	3	208	90A	3	SB1	1,3,5	(3) #2 & (1) #8 GND. IN 1-1/4" C	-	-	-	-	-	-	1,3,6,8,9,13
RTU-2	ROOF TOP UNIT - 2	ROOF	-	93	100	3	208	125A	3	HPG	26,28,30	(3) #1/0 & (1) #6 GND. IN 2" C	-	-	-	-	-	-	1,3,6,8,9,13
ERV-1	ENERGY RECOVERY VENTILATOR - 1	ROOF	-	35	39.0	3	208	50A	3	HPG	32,34,36	(3) #6 & (1) #10 GND. IN 1" C	-	-	-	-	-	-	1,3,13
AHU-1	AIR HANDLING UNIT - 1	APT. MECH. ROOM (SEE ENLARGED PLANS)	-	-	-	1	208	FED FROM OUTDOOR UNIT (HP-1)					-	-	-	-	-	-	1,2,4,5
AHU-2	AIR HANDLING UNIT - 2	APT. MECH. ROOM (SEE ENLARGED PLANS)	-	-	-	1	208	FED FROM OUTDOOR UNIT (HP-2)					-	-	-	-	-	-	1,2,4,5
AHU-2A	AIR HANDLING UNIT - 2A	LOWER LEVEL - METERING ROOM	-	-	-	1	208	FED FROM OUTDOOR UNIT (HP-2A)					-	-	-	-	-	-	1,2,4,5
AHU-4A	AIR HANDLING UNIT - 4A	NEW ELEVATOR SHAFT	-	-	-	1	208	FED FROM OUTDOOR UNIT (HP-4A)					-	-	-	-	-	-	1,2,4,5
AHU-3	AIR HANDLING UNIT -3	ELECTRICAL ROOM 10	-	-	-	1	208	FED FROM OUTDOOR UNIT (HP-5)					-	-	-	-	-	-	1,2,4,5
AHU-4B	AIR HANDLING UNIT - 4B	EXISTING ELEVATOR SHAFT	-	-	-	1	208	FED FROM OUTDOOR UNIT (HP-4B)					-	-	-	-	-	-	1,2,4,5
HP-1	HEAT PUMP CONDENSING UNIT - 1	SEE ROOF PLAN	-	-	14.0	1	208	20A	2	APARTMENT LOAD CENTER	12,14	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,2,4,7
HP-2	HEAT PUMP CONDENSING UNIT - 2	SEE ROOF PLAN	-	-	17.0	-	208	30A	2	APARTMENT LOAD CENTER	12,14	(2) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,2,4,7
HP-2A	HEAT PUMP CONDENSING UNIT - 2A	SEE FIRST FLOOR PLAN (E201)	-	-	17.0	-	208	30A	2	HPG	15,17	(2) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,2,4,7
HP-3	HEAT PUMP CONDENSING UNIT - 3	SEE ROOF PLAN	-		14.0	1	208	20A	2	MDP	2,4	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,2,4,7
HP-4A	HEAT PUMP CONDENSING UNIT - 4	SEE ROOF PLAN	-	-	18.0	1	208	20A	2	SB1	7,9	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,2,4,7
HP-4B	HEAT PUMP CONDENSING UNIT - 4B	SEE ROOF PLAN	-		18.0	1	208	20A	2	SB1	11,13	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,2,4,7
EWH-1	ELECTRIC HEATER-1	WATER SERVICE B13	0.75KW	6.3	-	1	120	20A	1	HPG	23	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EWH-2	ELECTRIC HEATER-2	STORAGE B14	0.75KW	6.3	-	1	120	20A	1	HPG	23	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EWH-3	ELECTRIC HEATER-3	STAIR STB0	1.5KW	12.5	-	1	120	20A	1	HPG	19	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EWH-4	ELECTRIC HEATER-4	STAIR STA1	3.0KW	14.4	-	1	208	20A	2	HP1B	16,18	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EWH-5	ELECTRIC HEATER-5	VESTIBULE 100	2.0KW	9.6	-	1	208	15A	2	HP1B	8,10	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EWH-6	ELECTRIC HEATER-6	STAIR STC1	3.0KW	14.4	-	1	208	20A	2	HP2	15,17	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EWH-7	ELECTRIC HEATER-7	VESTIBULE 127	1.5KW	12.5	-	1	120	20A	1	HP2	19	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EWH-8	ELECTRIC HEATER-8	STAIR STD1	3.0KW	14.4	-	1	208	20A	2	HP1A	12,14	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EWH-9	ELECTRIC HEATER-9	STAIR STF1	4.0KW	11.1	-	3	208	20A	3	HP1A	9,11,13	(3) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EWH-10	ELECTRIC HEATER-10	STAIR STE3	2.0KW	9.6	-	1	208	15A	2	HP2	16,18	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
ECH-1	ELECTRIC CEILING HEATER-1	VESTIBULE 121	2.0KW	9.6	-	1	208	15A	2	HP1A	8,10	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EUH-1	ELECTRIC UNIT HEATER-1	STORAGE B12	5.0KW	14.0	-	3	208	20A	3	MDP	6,8,10	(3) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,10
EUH-2	ELECTRIC UNIT HEATER-2	STORAGE B12	5.0KW	14.0	-	3	208	20A	3	MDP	12,14,16	(3) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,10
UH-1	UNIT HEATER-1	METERING RM B07		1.9	-	1	120	20A	1	HPG	21	(1) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
UH-2	UNIT HEATER-2	METERING RM B07		1.9	-	1	120	20A	1	HPG	21	(1) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,10
EF-1	EXHAUST FAN - 1	IT ROOM B16A	1/15 HP	-	-	1	120	20A	1	MDP	1	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	1	1,2
EF-2	EXHAUST FAN - 2	UNISEX B08	1/15 HP	-	-	1	120	20A	1	HPG	20	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,2,17
EF-3	EXHAUST FAN - 3	REFUSE 112	1/10 HP	-	-	1	120	20A	1	HP1A	16	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,2
EF-4	EXHAUST FAN - 4	REFUSE 203	1/10 HP	-	-	1	120	20A	1	HP1B	12	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,2
EF-5	EXHAUST FAN - 5	REFUSE 222	1/10 HP	-	-	1	120	20A	1	HP2	6	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,2
DWH-1	DOMESTIC WATER HEATER -1	LOWER LEVEL - METERING ROOM	-	6.0	-	1	120	20A	1	SB1	2	(2) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,2
DWH-2	DOMESTIC WATER HEATER -2	LOWER LEVEL - METERING ROOM	-	6.0	-	1	120	20A	1	SB1	4	(2) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,2
DWH-3	DOMESTIC WATER HEATER -3	LOWER LEVEL - METERING ROOM	-	6.0	-	1	120	20A	1	SB1	6	(2) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,2
DWH-4	DOMESTIC WATER HEATER -4	LOWER LEVEL - METERING ROOM	-	6.0	-	1	120	20A	1	SB1	8	(2) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,2
CP-1	CIRCULATION PUMP-1	LOWER LEVEL - METERING ROOM 04	1/2 HP	5.4	-	1	208	15A	2	SB1	14,16	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,2,12
LS-1	LIFT STATION -1	LOWER LEVEL - METERING ROOM	(2) 2 HP	21.2	-	3	208	30A	3	SB1	32,34,36	(3) #10 & (1) #10 GND. IN 3/4" C	-	NF	X	-	30A-3P	1	1,15,16,18
SP-1	SUMP PUMP-1	LOWER LEVEL -JAN/OFFICE/STG 10	1/2 HP	9.8	-	1	120	20A	1	SB1	28	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,14,15
SP-2	SUMP PUMP-2	LOWER LEVEL -STORAGE	1/2 HP	9.8	-	1	120	20A	1	SB1	30	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,14,15
SP-3	SUMP PUMP-3	LOWER LEVEL - METERING ROOM	1/2 HP	9.8	-	1	120	20A	1	SB1	43	(2) #12 & (1) #12 GND. IN 1/2" C	-	-	-	-	-	-	1,14,15
ESP-1	ELEVATOR SUMP PUMP-1	NEW ELEVATOR	3/4 HP	13.8	-	1	120	20A	1	SB1	10	(2) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,14,15
ESP-2	ELEVATOR SUMP PUMP-2	ELEVATOR A	3/4 HP	13.8	-	1	120	20A	1	SB1	12	(2) #10 & (1) #10 GND. IN 3/4" C	-	-	-	-	-	-	1,14,15

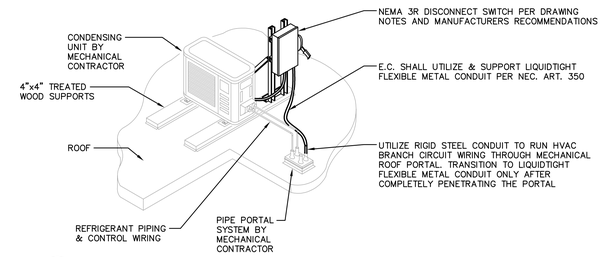
EQUIPMENT CONNECTION SCHEDULE GENERAL NOTES

A. THE ELECTRICAL CONTRACTOR (E.C.) SHALL BE RESPONSIBLE TO VERIFY ALL ELECTRICAL CHARACTERISTICS (VOLTAGE, PHASE, HORSEPOWER, AMPERES, ETC.) OF MECHANICAL EQUIPMENT AGAINST APPROVED MANUFACTURER SHOP DRAWINGS PRIOR TO ELECTRICAL ROUGH-IN. COORDINATE EQUIPMENT LOCATIONS WITH MECHANICAL PLANS.

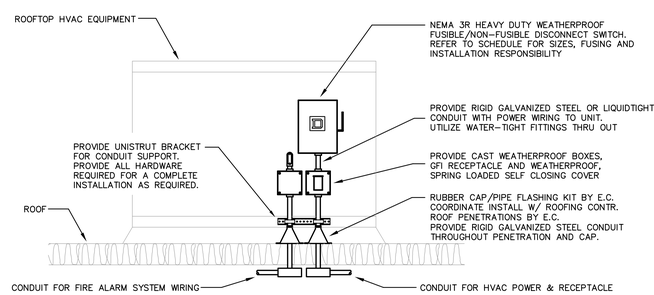
B. WHERE ALLOWED PER SPECIFICATIONS, MC CABLE SHALL BE PERMITTED FOR BRANCH CIRCUIT RUN THROUGH INTERIOR SPACES. REFER TO SPECIFICATION SECTION 260519 FOR MC CABLE REQUIREMENTS & RESTRICTIONS. ALL PENETRATIONS THROUGH FLOORS/ROOF SHALL UTILIZE RIGID CONDUIT. PROVIDE UL APPROVED FIRE-STOPPING MATERIALS FOR ALL PENETRATIONS OF RATED ASSEMBLIES - COORDINATE WITH ARCHITECTURAL DRAWINGS.

EQUIPMENT CONNECTION SCHEDULE REFERENCE NOTES:

1. FURNISH AND INSTALL HACR CIRCUIT BREAKER.
2. RECEIVE AND INSTALL DISCONNECT SWITCH FURNISHED BY MECHANICAL EQUIPMENT PROVIDER. LOCATE ADJACENT TO MECHANICAL EQUIPMENT. FIELD COORDINATE EXACT LOCATION TO MAINTAIN PROPER WORKSPACE CLEARANCES PER NEC ARTICLE 110.
3. UNIT IS PROVIDED WITH A FACTORY INSTALLED 120V POWERED CONVENIENCE OUTLET. POWER TO THE CONVENIENCE RECEPTACLE SHALL BE WIRED ON THE LINE SIDE OF THE EQUIPMENT DISCONNECTING MEANS. COORDINATE REQUIREMENTS WITH MANUFACTURER'S WIRING DIAGRAMS
4. COORDINATE WITH THE MECHANICAL CONTRACTOR FOR CONTROL WIRING/PATHWAY REQUIREMENTS BETWEEN INDOOR AND OUTDOOR CONDENSING UNITS. ALL PENETRATIONS THROUGH FLOORS/ROOF SHALL UTILIZE RGS CONDUIT. PROVIDE UL APPROVED FIRE-STOPPING MATERIALS FOR ALL PENETRATIONS OF RATED ASSEMBLIES - COORDINATE WITH ARCHITECTURAL DRAWINGS.
5. EQUIPMENT IS POWERED FROM ASSOCIATED CONDENSING UNIT (SEE SOURCE PROTECTION DEVICE COLUMN). FURNISH AND INSTALL ALL POWER & CONTROL WIRING/CONDUIT FROM CONDENSING UNIT PER MANUFACTURER'S WIRING DIAGRAMS.
6. REFER TO DETAIL #2 THIS SHEET FOR DETAIL OF ROOF MOUNTED EQUIPMENT INSTALLATIONS. PROVIDE UNISTRUT MOUNTING SUPPORT IF UNIT MOUNTING OF DISCONNECT IS NOT POSSIBLE. COORDINATE USE OF MECHANICAL EQUIPMENT ROOF PORTAL FOR ELECTRICAL WIRING WITH MECHANICAL CONTRACTOR.
7. REFER TO DETAIL #1 THIS SHEET FOR DETAIL OF ROOF MOUNTED CONDENSING UNIT INSTALLATIONS. COORDINATE USE OF MECHANICAL EQUIPMENT ROOF PORTAL FOR ELECTRICAL WIRING WITH MECHANICAL CONTRACTOR.
8. CONTRACTOR TO PROVIDE DUCT TYPE FIRE ALARM SMOKE DETECTOR IN SUPPLY AND RETURN AIR DUCT IN ACCORDANCE WITH MFGR'S INSTRUCTIONS. PROVIDE AND INSTALL ASSOCIATED INTERFACE MODULES, SHUTDOWN RELAYS & REMOTE TEST STATION. REMOTE TEST STATION SHALL BE LOCATED +/- 6" BELOW CEILING (8'-6" ABOVE FLOOR MAX.) AND IN CLOSE PROXIMITY TO THE DETECTOR. E.C. SHALL PROVIDE ALL REQUIRED FIRE ALARM SYSTEM WIRING TO THE MECHANICAL EQUIPMENT CONTROLS FOR PROPER UNIT SHUTDOWN AND RE-START OPERATION IN ACCORDANCE WITH NFPA REQUIREMENTS. FIELD COORDINATE INSTALLATION WITH MECHANICAL EQUIPMENT INSTALLER.
9. CONTRACTOR TO PROVIDE FIRE ALARM FAN SHUTDOWN RELAY/CONTACTOR AS REQUIRED FOR PROPER SHUTDOWN OF EQUIPMENT/POWER CIRCUIT.
10. PROVIDE SINGLE POINT CONNECTION TO EQUIPMENT THROUGH FACTORY PRE-WIRED DISCONNECT SWITCH PER MANUFACTURER'S WIRING DIAGRAMS. COORDINATE WIRING REQUIREMENTS WITH THE EQUIPMENT INSTALLER.
11. CONTRACTOR SHALL PROVIDE 16 AMP RATED, TOGGLE STYLE DISCONNECT SWITCH (THERMAL SWITCH) AS REQUIRED. FIELD COORDINATE LOCATIONS AND CONNECTION REQUIREMENTS WITH MECHANICAL EQUIPMENT INSTALLER.
12. PROVIDE CONNECTION TO LINE VOLTAGE AQUASTAT. FURNISHED AND INSTALLED BY PUMP SUPPLIER, WIRED BY CONTRACTOR.
13. PROVIDE SINGLE POINT CONNECTION TO EQUIPMENT THROUGH FACTORY PRE-WIRED DISCONNECT/VFD AND CONTROLLER PER MANUFACTURER'S WIRING DIAGRAMS. COORDINATE WIRING REQUIREMENT WITH EQUIPMENT PROVIDER.
14. FURNISH AND INSTALL A GFI SIMPLEX RECEPTACLE FOR WALL MOUNTED SUMP PUMP CONTROLLER/ LOCAL ALARM. COORDINATE LOCATION AND MOUNTING HEIGHT WITH THE PLUMBING CONTRACTOR PRIOR TO PERFORMING ANY WORK.
15. WIRING/POWER CORD FROM SUMP PUMP TO CONTROLLER TO BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR - COORDINATE ALL REQUIREMENTS WITH PLUMBING CONTRACTOR.
16. FURNISH AND INSTALL DISCONNECT SWITCH AS SCHEDULED. LOCATE ADJACENT TO MECHANICAL EQUIPMENT. FIELD COORDINATE EXACT LOCATION TO MAINTAIN PROPER WORKSPACE CLEARANCES PER NEC ARTICLE 110.
17. EXHAUST FAN TO BE CONTROLLED BY RESTROOM WALL MOUNTED OCCUPANCY SENSOR SWITCH. ONE SENSOR SWITCH SHALL CONTROL RESTROOM LIGHTING AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
18. PROVIDE 208V/3ø ELECTRICAL CONNECTION FOR WALL MOUNTED LIFT STATION CONTROL/ALARM PANEL PER MANUFACTURERS' WIRING DIAGRAM. COORDINATE LOCATION AND MOUNTING HEIGHT WITH THE PLUMBING CONTRACTOR PRIOR TO PERFORMING ANY WORK.



1 / E-002 ROOFTOP CONDENSING UNIT INSTALLATION DETAIL
SCALE: NONE



DETAIL NOTES:

A. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE LOCATION OF CONDUITS IN FIELD WITH THE MECHANICAL EQUIPMENT INSTALLER PRIOR TO INSTALLATION. DO NOT INSTALL RACEWAY WITHIN THE UNIT UNLESS IT HAS BEEN VERIFIED AND FIELD COORDINATED WITH THE MECHANICAL EQUIPMENT INSTALLER OR LOCAL FACTORY REPRESENTATIVE.

B. THE ELECTRICAL CONTRACTOR SHALL REFER TO ARCHITECTURAL DETAILS AND COORDINATE WITH THE ROOFING CONTRACTOR FOR SPECIAL REQUIREMENTS BEFORE PERFORMING ANY ROOF PENETRATIONS.

2 / E-002 ROOFTOP HVAC EQUIPMENT DETAIL
SCALE: NONE

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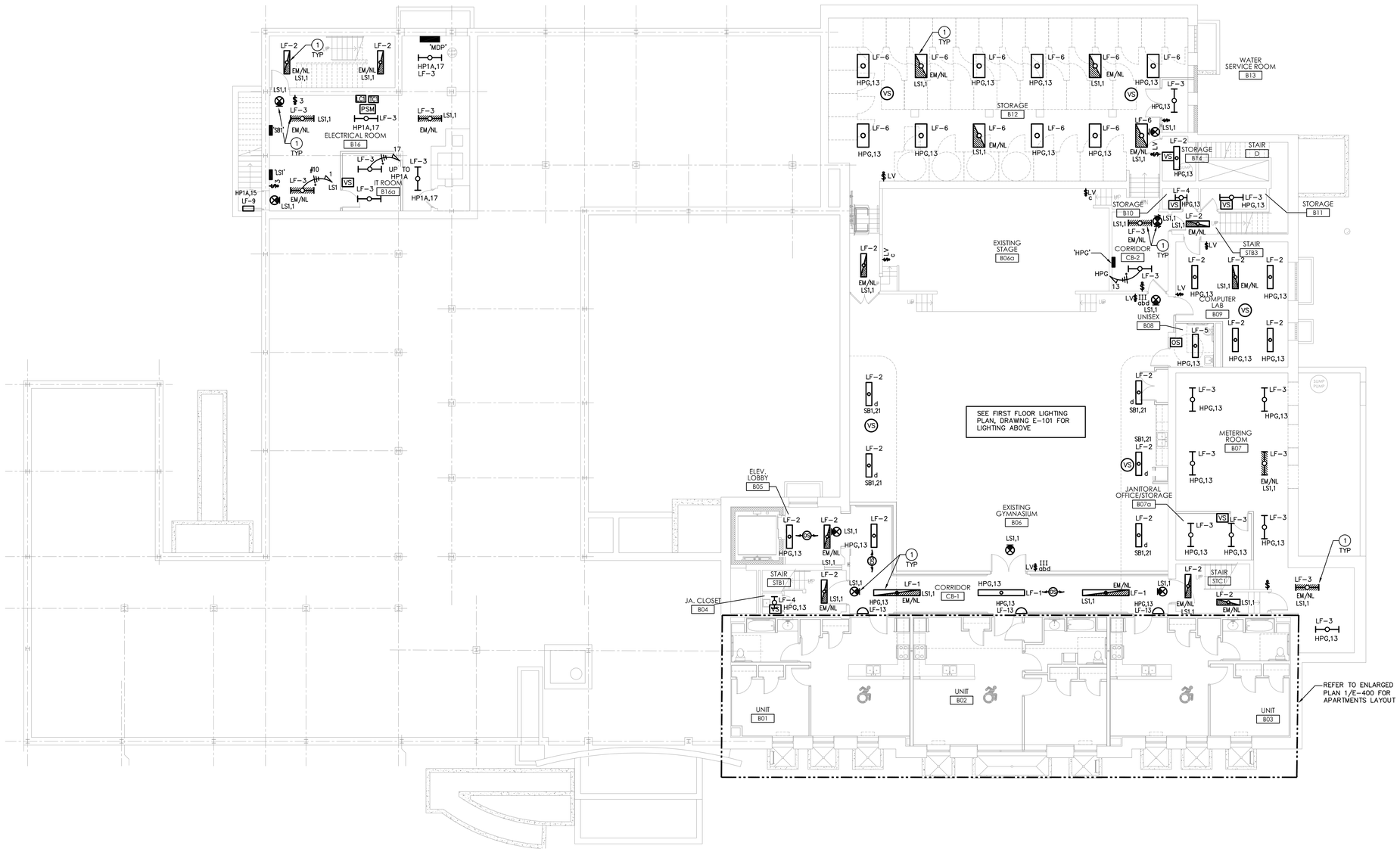
SCALE: AS NOTED

DATE: OCTOBER 28, 2022

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

E-002



1 / E-100 LOWER LEVEL PLAN – ELECTRICAL LIGHTING
SCALE: 1/8" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

G. FEEDERS AND BRANCH CIRCUITS SERVING EMERGENCY/LIFE SAFETY LOADS SHALL BE PROVIDED WITH A MINIMUM OF 1 HOUR FIRE PROTECTION. REFER TO SPECIFICATION 260519 FOR ADDITIONAL REQUIREMENTS.

ELECTRICAL PLAN KEYED NOTES:

(1) WIRE EXIT SIGNS, EMERGENCY LIGHTING AND NIGHT LIGHTS AHEAD OF ALL LOCAL SWITCHING AND CONTROLS.

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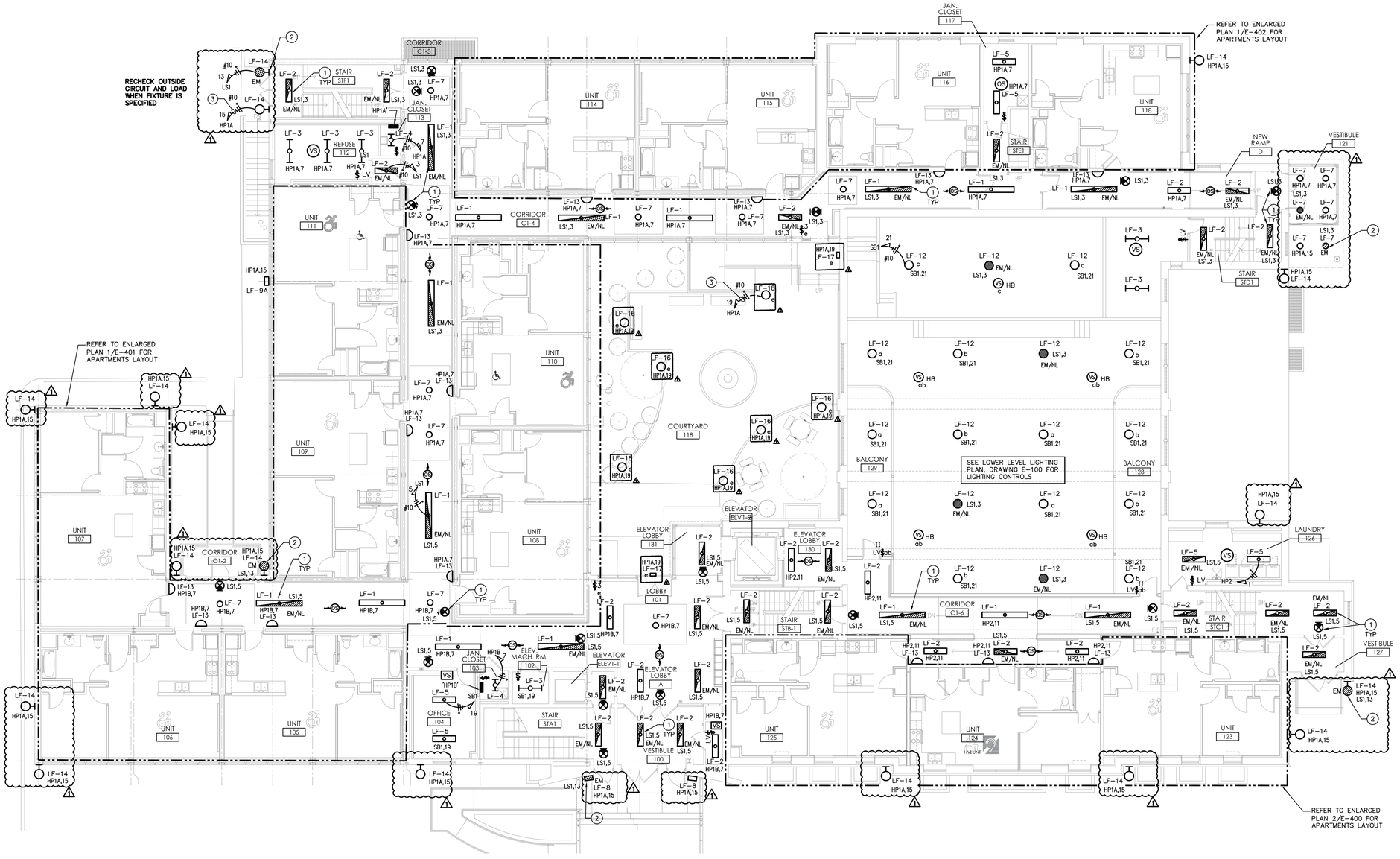
DATE: OCTOBER 28, 2022

LOWER LEVEL PLAN
ELECTRICAL
LIGHTING

E-100



1 FIRST FLOOR PLAN – ELECTRICAL LIGHTING
E-101 SCALE: 1/8" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

G. FEEDERS AND BRANCH CIRCUITS SERVING EMERGENCY/LIFE SAFETY LOADS SHALL BE PROVIDED WITH A MINIMUM OF 1 HOUR FIRE PROTECTION. REFER TO SPECIFICATION 260519 FOR ADDITIONAL REQUIREMENTS.

ELECTRICAL KEYED PLAN NOTES:

1. WIRE EXIT SIGNS, EMERGENCY LIGHTING AND NIGHT LIGHTS AHEAD OF ALL LOCAL SWITCHING AND CONTROLS.
2. EXTERIOR EMERGENCY LIGHTING CIRCUIT TO BE RUN THROUGH EMERGENCY LIGHTING CONTROL RELAY – WATTSTOPPER ELCU-200 OR EQUAL LOCATED IN JAN CLOSET 113. PROVIDE NORMAL AND EMERGENCY BRANCH CIRCUITS AS INDICATED ON DRAWING. REFER TO DETAIL, #4 ON DRAWING E-500 FOR MORE INFORMATION
3. ROUTE LIGHTING BRANCH CIRCUIT TO PANEL INDICATED THROUGH LIGHTING CONTACTOR 'LC1' LOCATED ADJACENT TO PANEL 'HP-1A'. REFER TO DETAIL #9 ON SHEET E-500.

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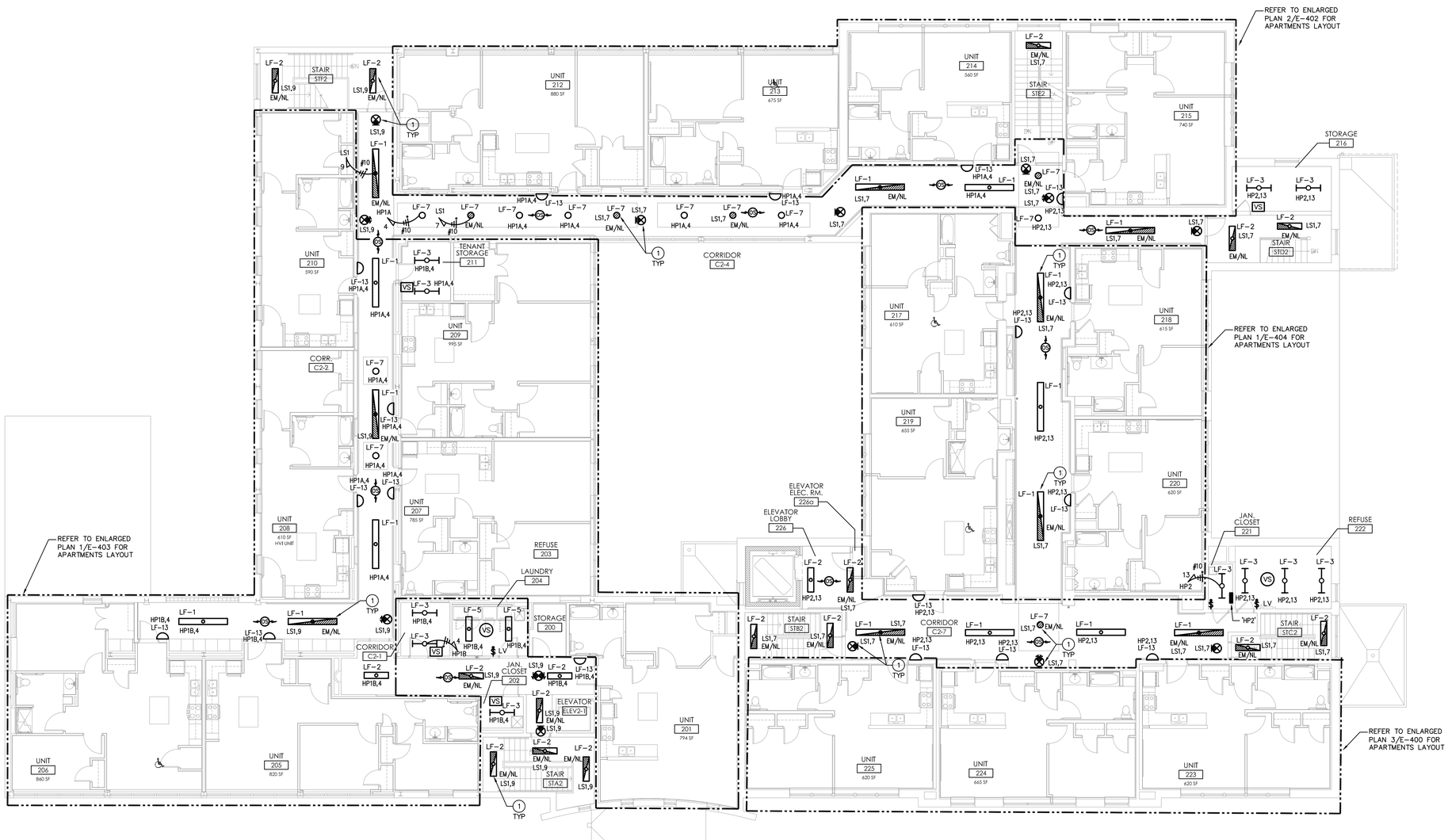
FIRST FLOOR PLAN
ELECTRICAL
LIGHTING

E-101



SECOND FLOOR PLAN – ELECTRICAL LIGHTING

E-102 SCALE: 1/8" = 1'-0"

ELECTRICAL PLAN KEYED NOTES:

1. WIRE EXIT SIGNS, EMERGENCY LIGHTING AND NIGHT LIGHTS AHEAD OF ALL LOCAL SWITCHING AND CONTROLS.

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

G. FEEDERS AND BRANCH CIRCUITS SERVING EMERGENCY/LIFE SAFETY LOADS SHALL BE PROVIDED WITH A MINIMUM OF 1 HOUR FIRE PROTECTION. REFER TO SPECIFICATION 260519 FOR ADDITIONAL REQUIREMENTS.

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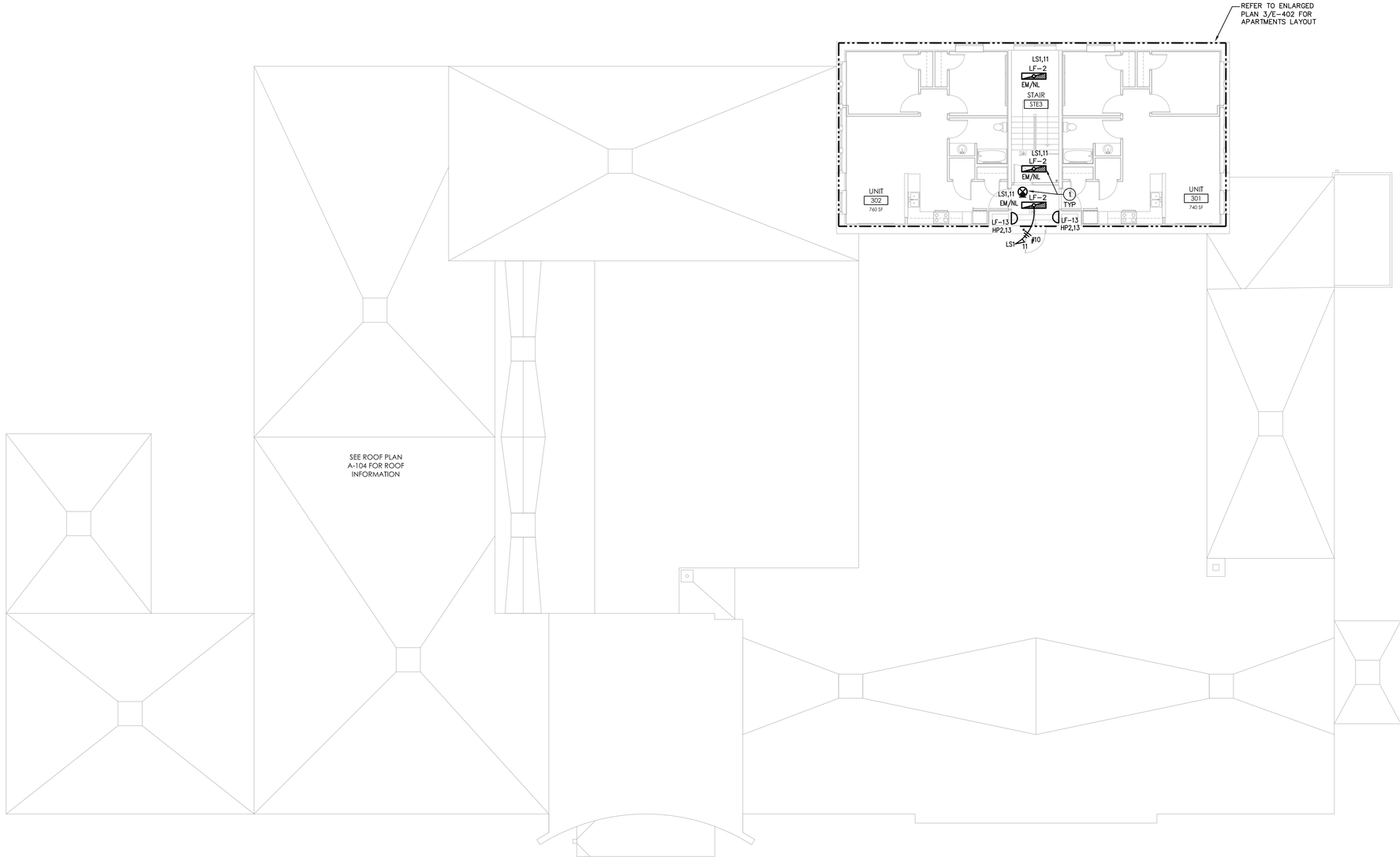
SECOND FLOOR PLAN ELECTRICAL LIGHTING

E-102



1 / E-103 THIRD FLOOR PLAN – ELECTRICAL LIGHTING
SCALE: 1/8" = 1'-0"

ELECTRICAL PLAN KEYED NOTES:

1. WIRE EXIT SIGNS, EMERGENCY LIGHTING AND NIGHT LIGHTS AHEAD OF ALL LOCAL SWITCHING AND CONTROLS.

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

G. FEEDERS AND BRANCH CIRCUITS SERVING EMERGENCY/LIFE SAFETY LOADS SHALL BE PROVIDED WITH A MINIMUM OF 1 HOUR FIRE PROTECTION. REFER TO SPECIFICATION 260519 FOR ADDITIONAL REQUIREMENTS.

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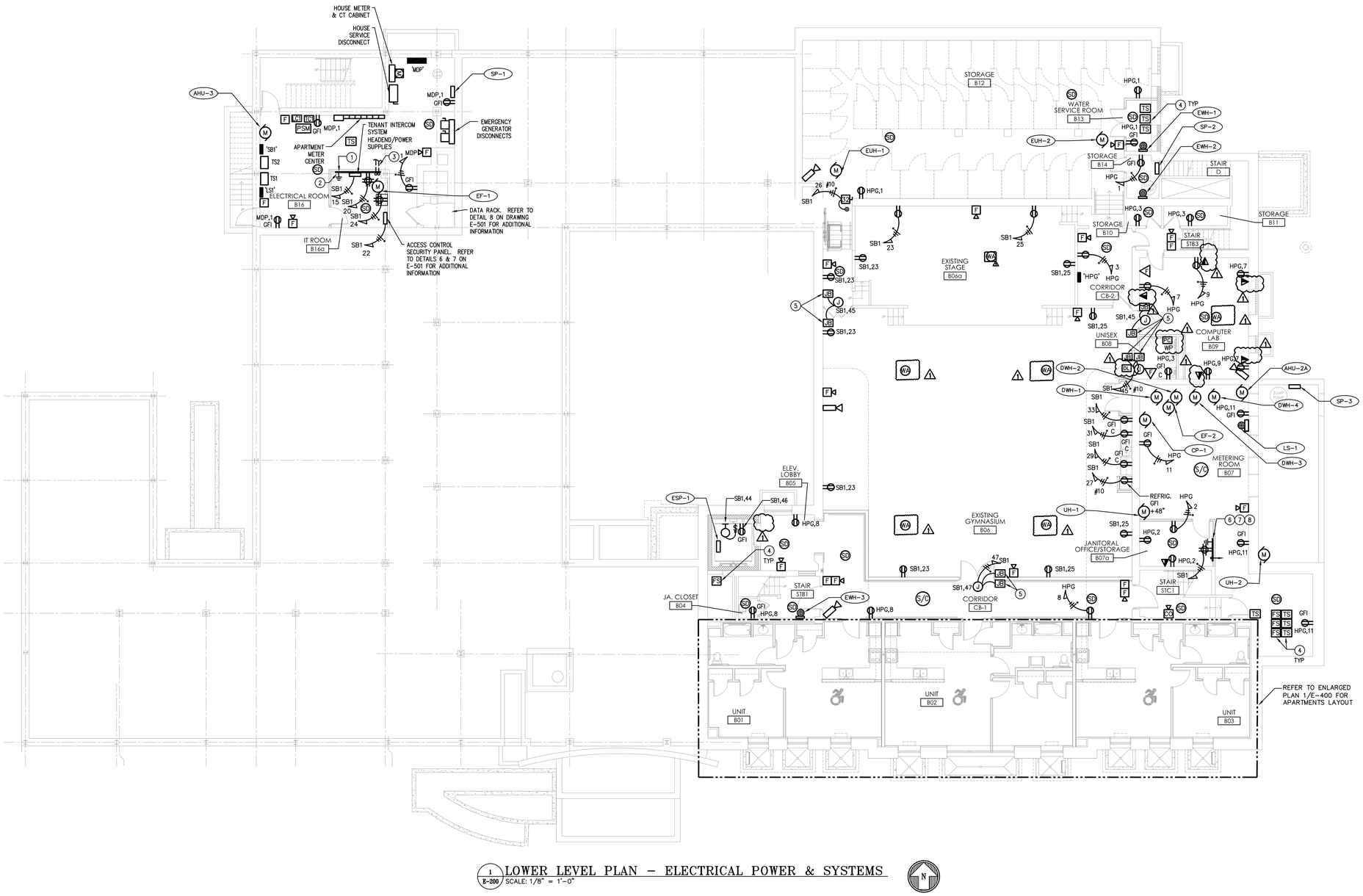
SCALE: AS NOTED

DATE: OCTOBER 28, 2022

THIRD FLOOR PLAN
ELECTRICAL
LIGHTING

E-103



1 / E-200 LOWER LEVEL PLAN – ELECTRICAL POWER & SYSTEMS
SCALE: 1/8" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

ELECTRICAL PLAN KEYED NOTES:

1. E.C. TO PROVIDE 4 'X 8' X 3/4" FIRE-RETARDANT PLYWOOD EQUIPMENT BOARD FOR OWNER'S TELECOMMUNICATIONS EQUIPMENT VERIFY EXACT LOCATION/REQUIREMENTS WITH TELECOMMUNICATIONS SERVICE PROVIDER(S).
2. PROVIDE COPPER GROUND BAR PER SPECIFICATIONS AND #4 AWG INSULATED COPPER GROUNDING CONDUCTOR IN RACEWAY TO SERVICE ENTRANCE EQUIPMENT GROUND. SEE GROUNDING ELECTRODE DETAIL #2 ON DRAWING E-700 FOR ADDITIONAL INFORMATION.
3. PROVIDE (2) 4" CONDUITS W/ PULLSTRINGS TO TELEPHONE UTILITY POLE. REFER TO ELECTRICAL SITE PLAN DRAWING E-600 FOR CONTINUATION.
4. COORDINATE QUANTITY AND LOCATION OF FLOW AND TAMPER SWITCHES WITH THE FIRE PROTECTION CONTRACTOR PRIOR TO PERFORMING ANY WORK.
5. PROVIDE COMPLETE ELECTRICAL CONNECTION TO AUTOMATIC DOOR OPENER. PROVIDE WIRING/CONDUIT TO AL LASSOCIATED SENSORS BUTTONS ECT. COORDINATE FINAL REQUIREMENTS WITH DOOR OPENER INSTALLER.
6. E.C. TO PROVIDE 4 'X 4' X 3/4" FIRE-RETARDANT PLYWOOD EQUIPMENT BOARD FOR OWNER'S TELECOMMUNICATIONS EQUIPMENT VERIFY EXACT LOCATION/REQUIREMENTS WITH TELECOMMUNICATIONS SERVICE PROVIDER(S).
7. PROVIDE COPPER GROUND BAR PER SPECIFICATIONS AND #4 AWG INSULATED COPPER GROUNDING CONDUCTOR IN RACEWAY TO SERVICE ENTRANCE EQUIPMENT GROUND. SEE GROUNDING ELECTRODE DETAIL #2 ON DRAWING E-700 FOR ADDITIONAL INFORMATION.
8. PROVIDE (2) 4" CONDUITS W/ PULLSTRINGS TO MAIN PHONE BOARD IN B16A.

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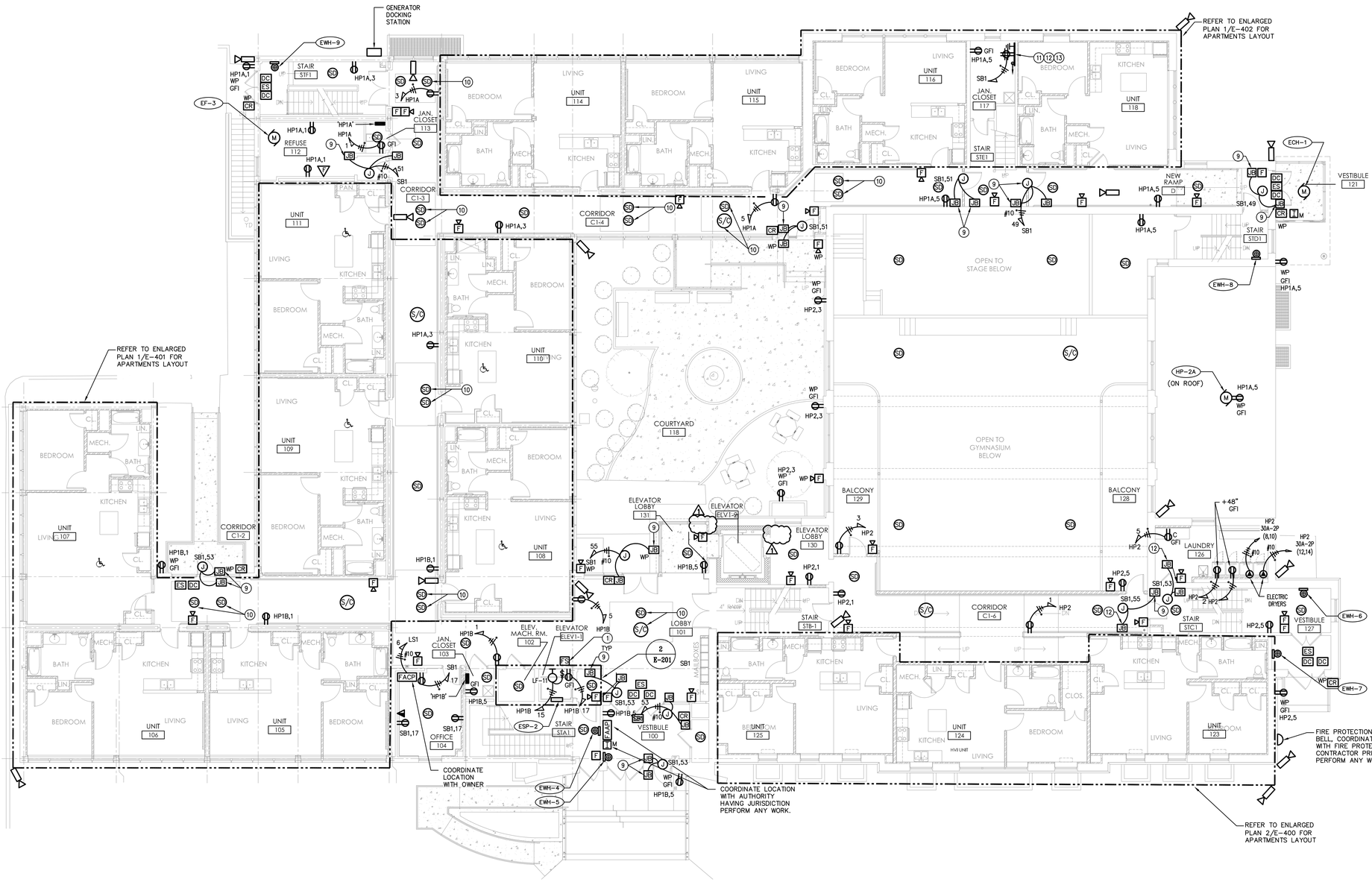
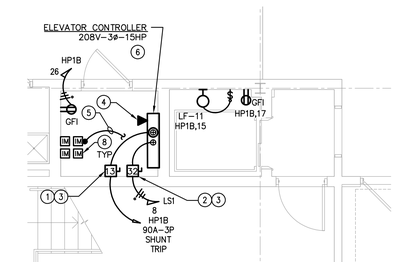
LOWER LEVEL PLAN
ELECTRICAL
POWER & SYSTEMS

E-200



1 E-201 FIRST FLOOR PLAN – ELECTRICAL POWER & SYSTEMS
SCALE: 1/8" = 1'-0"



2 E-201 ENLARGED ELEVATOR PLAN – ELECTRICAL
SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

ELECTRICAL KEY PLAN NOTES:

1. FURNISH AND INSTALL NEW HEAVY DUTY, FUSED DISCONNECT SWITCH, 250VAC, 90 AMP RATED, 3 WIRE, 3-PHASE, FUSED WITH SOLID NEUTRAL AND AUX CONTACTS FOR ELEVATOR. COORDINATE FUSE SIZE WITH ELEVATOR SUPPLIER. DISCONNECT SWITCH SHALL BE PROVIDED WITH A LOCKABLE HANDLE AND TWO (2) PADLOCKS.
2. FURNISH AND INSTALL NEW HEAVY DUTY, FUSED DISCONNECT SWITCH, 250VAC, 30 AMP RATED, 2 WIRE, 1-PHASE, FUSED AT 20 AMPS WITH SOLID NEUTRAL FOR ELEVATOR CAR LIGHTS AND MISCELLANEOUS 120V POWER. COORDINATE FUSE SIZE WITH ELEVATOR SUPPLIER. DISCONNECT SWITCH SHALL BE PROVIDED WITH A LOCKABLE HANDLE AND TWO (2) PADLOCKS.
3. E.C. SHALL PROVIDE SIGNS IDENTIFYING THE LOCATION OF THE SUPPLY SIDE OVERCURRENT PROTECTION DEVICE FOR THE ELEVATOR DISCONNECT AND ELEVATOR LIGHTING DISCONNECT.
4. 3/4" CONDUIT AND CAT 6 WIRING TO TELEPHONE EQUIPMENT BOARD IN MAIN ELECTRICAL ROOM. (DEDICATED PHONE LINES)
5. 3/4" CONDUIT TO FACP. PROVIDE WIRING AND CONNECTIONS PER FIRE ALARM SYSTEM MFGR'S WIRING REQUIREMENTS
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ELEVATOR EQUIPMENT INSTALLER AND PROVIDE ALL NECESSARY PROGRAMMING, TESTING AND COMMISSIONING OF ALL SYSTEMS INCLUDING BUT NOT LIMITED TO ELEVATOR RECALL, FIREFIGHTER'S EMERGENCY OPERATION, ELEVATOR POWER SHUNT TRIP OPERATION, ETC. PRIOR TO COMPLETION OF WORK.
7. LOCATE HEAT DETECTOR WITHIN 24" OF SPRINKLER HEAD IN ELEVATOR HOIST-WAY AND ELEVATOR MACHINE SPACE. COORDINATE EXACT LOCATIONS AND QUANTITIES WITH FINAL THE FIRE PROTECTION DRAWINGS PRIOR TO PERFORMING ANY WORK. REFER TO ELEVATOR SHUNT TRIP DETAIL #3 ON DRAWING E-501 FOR ADDITIONAL INFORMATION.
8. CONTRACTOR TO PROVIDE (4) FIRE ALARM CONTROL MODULES AND ALL NECESSARY PROGRAMMING TO INITIATE ELEVATOR RECALL; (1) FOR PRIMARY FLOOR, (1) FOR ALTERNATE FLOOR, (1) FOR FIRE HAT SIGNAL AND (1) FOR SHUNT TRIP. REFER TO ELEVATOR RECALL SCHEDULE ON THIS DRAWING. FINAL CONNECTIONS TO ELEVATOR CONTROLLER BY ELEVATOR CONTRACT REPRESENTATIVE.
9. PROVIDE COMPLETE ELECTRICAL CONNECTION TO AUTOMATIC DOOR OPENER. PROVIDE WIRING/CONDUIT TO ALL ASSOCIATED SENSORS BUTTONS ETC. COORDINATE FINAL REQUIREMENTS WITH DOOR OPENER INSTALLER. DOOR OPERATOR TO BE TIED INTO DOOR ACCESS SYSTEM. COORDINATE FINAL REQUIREMENTS WITH DOOR OPERATOR INSTALLER PRIOR TO PERFORMING ANY WORK.
9. PROVIDE COMPLETE ELECTRICAL CONNECTION TO AUTOMATIC DOOR OPENER. PROVIDE WIRING/CONDUIT TO ALL ASSOCIATED SENSORS BUTTONS ETC. COORDINATE FINAL REQUIREMENTS WITH DOOR OPENER INSTALLER. DOOR OPERATOR TO BE TIED INTO DOOR ACCESS SYSTEM. COORDINATE FINAL REQUIREMENTS WITH DOOR OPERATOR INSTALLER PRIOR TO PERFORMING ANY WORK.
10. MOUNT (1) DETECTOR ABOVE CLOUD AND MOUNT (1) DETECTOR ON CLOUD.
11. E.C. TO PROVIDE 4 'X 4' X 3/4" FIRE-RETARDANT PLYWOOD EQUIPMENT BOARD FOR OWNER'S TELECOMMUNICATIONS EQUIPMENT VERIFY EXACT LOCATION/REQUIREMENTS WITH TELECOMMUNICATIONS SERVICE PROVIDER(S).
12. PROVIDE COPPER GROUND BAR PER SPECIFICATIONS AND #4 AWG INSULATED COPPER GROUNDING CONDUCTOR IN RACEWAY TO SERVICE ENTRANCE EQUIPMENT GROUND. SEE GROUNDING ELECTRODE DETAIL #2 ON DRAWING E-700 FOR ADDITIONAL INFORMATION.
13. PROVIDE (2) 4" CONDUITS W/ PULLSTRINGS TO MAIN PHONE BOARD IN B16A.

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

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REVISIONS
⚠ HCR 95% COMMENTS 09/12/2023

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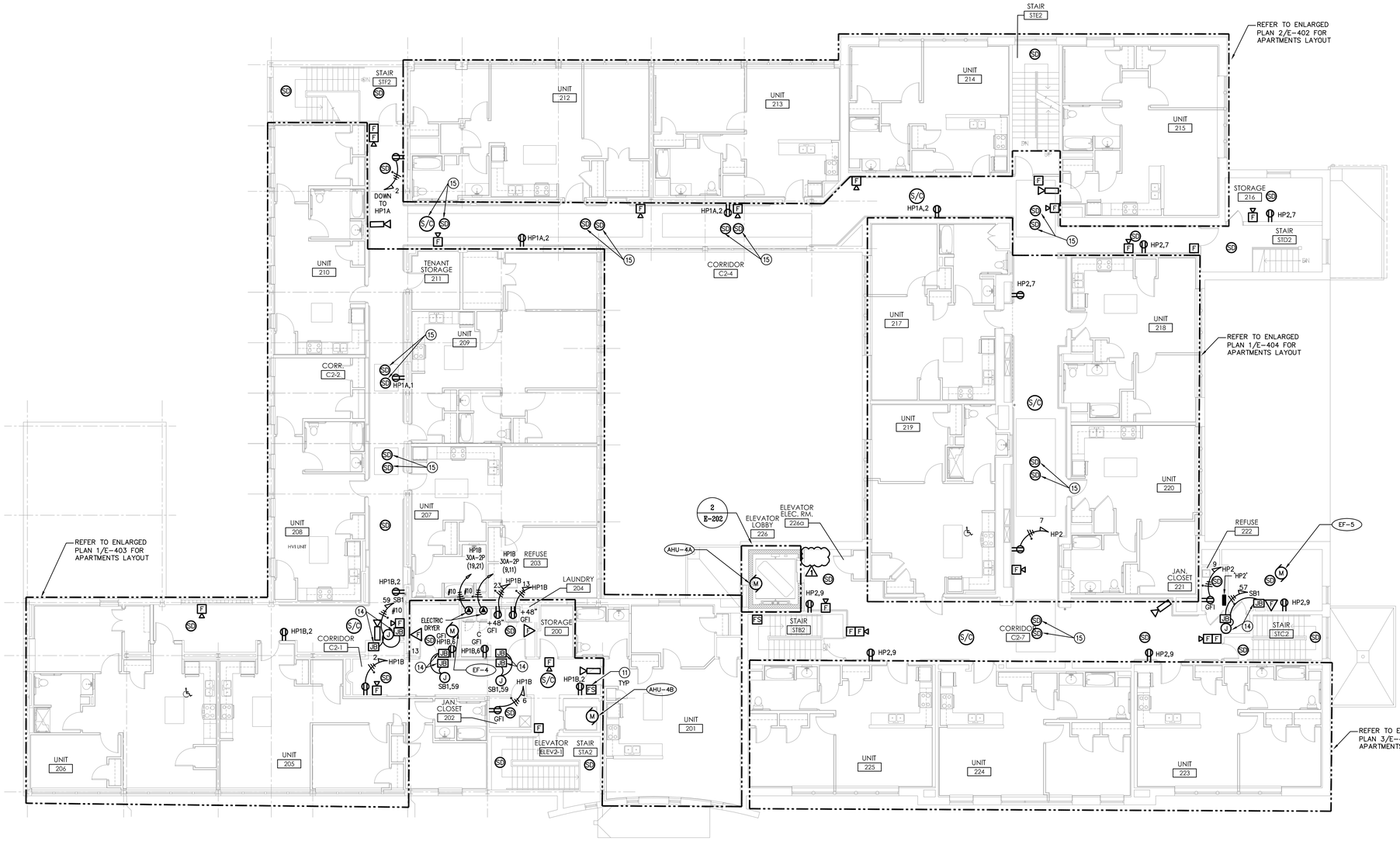
CHECKED BY

SCALE AS NOTED

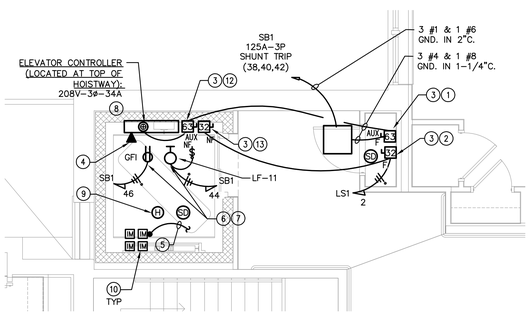
DATE OCTOBER 28, 2022

FIRST FLOOR PLAN ELECTRICAL POWER & SYSTEMS

E-201



1 E-202 SECOND FLOOR PLAN – ELECTRICAL POWER & SYSTEMS
SCALE: 1/8" = 1'-0"



2 E-202 ENLARGED ELEVATOR PLAN – ELECTRICAL
SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWNG E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

PLAN NOTES:

1. FURNISH AND INSTALL NEW HEAVY DUTY, FUSED DISCONNECT SWITCH, 480VAC, 60 AMP RATED, 3 WIRE, 3-PHASE, FUSED OR NON-FUSED AS INDICATED WITH SOLID NEUTRAL AND AUX CONTACTS FOR ELEVATOR MAIN LINE POWER. COORDINATE FUSE SIZE WITH ELEVATOR SUPPLIER. DISCONNECT SWITCH SHALL BE PROVIDED WITH A PAD-LOCKABLE HANDLE.

2. FURNISH AND INSTALL NEW HEAVY DUTY, FUSED DISCONNECT SWITCH, 250VAC, 30 AMP RATED, 2 WIRE, 1-PHASE, FUSED AT 20 AMPS WITH SOLID NEUTRAL FOR ELEVATOR CAR LIGHTS AND MISCELLANEOUS 120V POWER. COORDINATE FUSE SIZE WITH ELEVATOR SUPPLIER. DISCONNECT SWITCH SHALL BE PROVIDED WITH A LOCKABLE HANDLE AND TWO (2) PADLOCKS.

3. E.C. SHALL PROVIDE SIGNS IDENTIFYING THE LOCATION OF THE SUPPLY SIDE OVERCURRENT PROTECTION DEVICE FOR THE ELEVATOR DISCONNECT AND ELEVATOR LIGHTING DISCONNECT.

4. 3/4" CONDUIT AND CAT 6 WIRING TO TELEPHONE EQUIPMENT BOARD IN MAIN ELECTRICAL ROOM. (DEDICATED PHONE LINES)

5. 3/4" CONDUIT TO FACP. PROVIDE WIRING AND CONNECTIONS PER FIRE ALARM SYSTEM MFGR'S WIRING REQUIREMENTS

6. LIGHTING IN THE ELEVATOR HOIST-WAY SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE GFI RECEPTACLE PER NEC 620.23 AND 620.24.

7. LOCATE DEVICES IN THE ELEVATOR HOISTWAY. COORDINATE EXACT LOCATION WITH THE ELEVATOR CONTRACT REPRESENTATIVE PRIOR TO PERFORMING ANY WORK.

8. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ELEVATOR EQUIPMENT INSTALLER AND PROVIDE ALL NECESSARY PROGRAMMING, TESTING AND COMMISSIONING OF ALL SYSTEMS INCLUDING BUT NOT LIMITED TO ELEVATOR RECALL, FIREFIGHTER'S EMERGENCY OPERATION, ELEVATOR POWER SHUNT TRIP OPERATION, ETC. PRIOR TO COMPLETION OF WORK.

9. LOCATE HEAT DETECTOR WITHIN 24" OF SPRINKLER HEAD IN ELEVATOR HOIST-WAY AND ELEVATOR MACHINE SPACE. COORDINATE EXACT LOCATIONS AND QUANTITIES WITH FINAL THE FIRE PROTECTION DRAWINGS PRIOR TO PERFORMING ANY WORK. REFER TO ELEVATOR SHUNT TRIP DETAIL #3 ON DRAWING E-501 FOR ADDITIONAL INFORMATION.

10. CONTRACTOR TO PROVIDE (4) FIRE ALARM CONTROL MODULES AND ALL NECESSARY PROGRAMMING TO INITIATE ELEVATOR RECALL; (1) FOR PRIMARY FLOOR, (1) FOR ALTERNATE FLOOR, (1) FOR FIRE HAT SIGNAL AND (1) FOR SHUNT TRIP. REFER TO ELEVATOR RECALL SCHEDULE ON THIS DRAWING. FINAL CONNECTIONS TO ELEVATOR CONTROLLER BY ELEVATOR CONTRACT REPRESENTATIVE.

11. COORDINATE QUANTITY AND LOCATION OF FLOW AND TAMPER SWITCHES WITH THE FIRE PROTECTION CONTRACTOR PRIOR TO PERFORMING ANY WORK.

12. FURNISH AND INSTALL NEW HEAVY DUTY, NON-FUSED DISCONNECT SWITCH, 480VAC, 60 AMP RATED, 3 WIRE, 3-PHASE, WITH SOLID NEUTRAL AND AUX CONTACTS FOR ELEVATOR MAIN LINE POWER. DISCONNECT SWITCH SHALL BE PROVIDED WITH A PAD-LOCKABLE HANDLE.

13. FURNISH AND INSTALL NEW HEAVY DUTY, NON-FUSED, 250VAC, 30 AMP RATED, 2 WIRE, 1-PHASE, FOR ELEVATOR CAR LIGHTS AND MISCELLANEOUS 120V POWER. DISCONNECT SWITCH SHALL BE PROVIDED WITH A LOCKABLE HANDLE AND TWO (2) PADLOCKS.

14. PROVIDE COMPLETE ELECTRICAL CONNECTION TO AUTOMATIC DOOR OPENER. PROVIDE WIRING/CONDUIT TO ALL ASSOCIATED SENSORS BUTTONS ETC. COORDINATE FINAL REQUIREMENTS WITH DOOR OPENER INSTALLER.

15. MOUNT (1) DETECTOR ABOVE CLOUD AND MOUNT (1) DETECTOR ON CLOUD.

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REVISIONS

DRAWN BY: DTB
CHECKED BY:
SCALE: AS NOTED
DATE: OCTOBER 28, 2022

SECOND FLOOR PLAN ELECTRICAL POWER & SYSTEMS

E-202

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

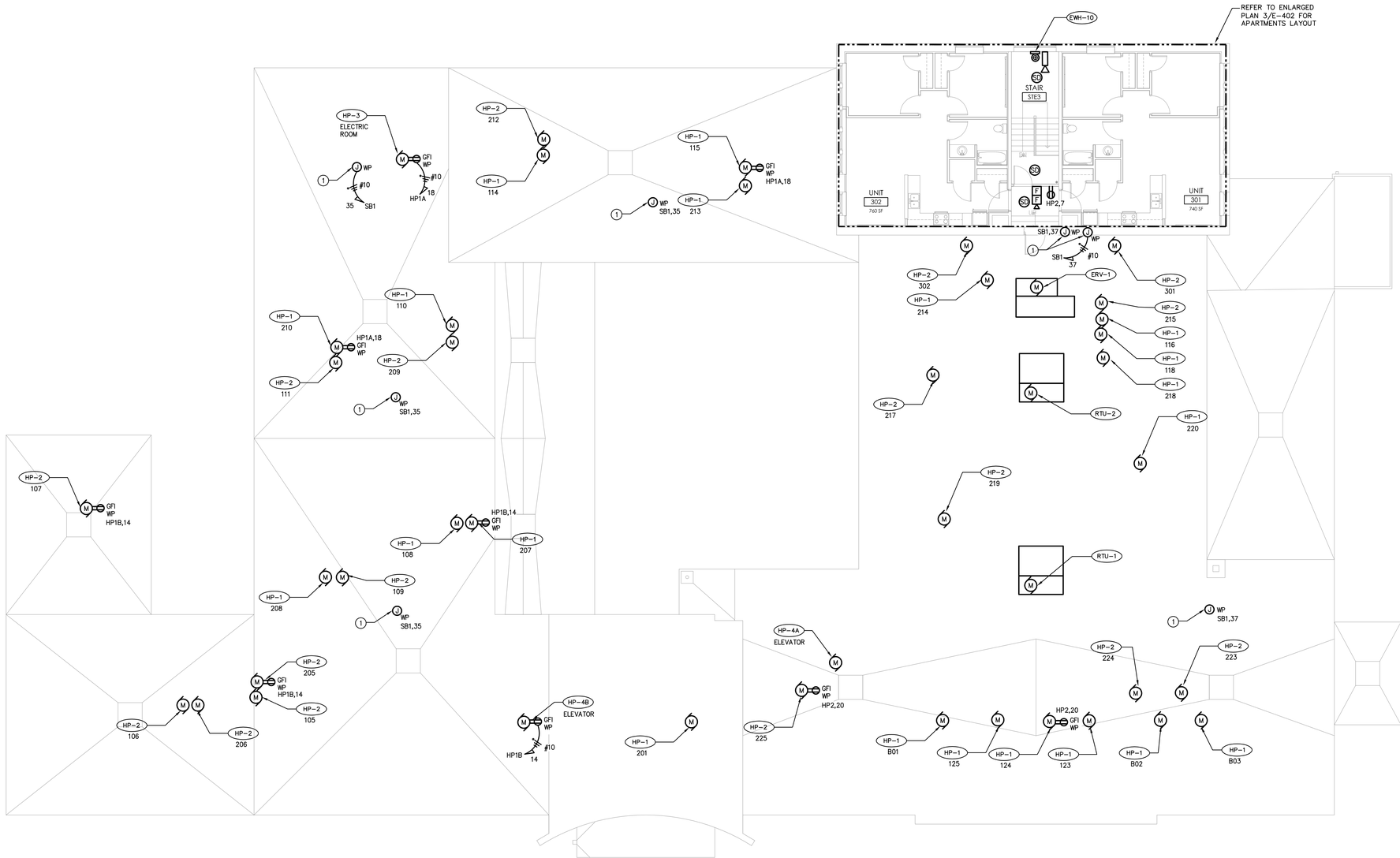
D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

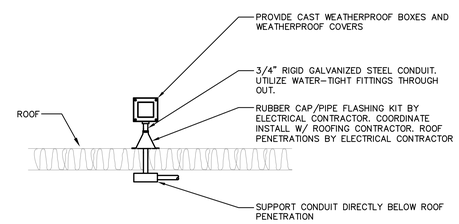
F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

(#) ELECTRICAL KEYED PLAN NOTES:

(1) PROVIDE WEATHERPROOF JUNCTION BOX AND COVER ON ROOF AT LOCATIONS OF FUTURE RADON FANS. COORDINATE EXACT LOCATIONS WITH RADON VENT PIPING BY MECHANICAL CONTRACTOR. REFER TO DETAIL #2 THIS SHEET FOR INSTALLATION DETAILS FOR JUNCTION BOX.



1 E-203 THIRD FLOOR PLAN - ELECTRICAL POWER & SYSTEMS
SCALE: 1/8" = 1'-0"



2 E-203 ROOF MOUNTED JUNCTION BOX DETAIL
SCALE: NONE

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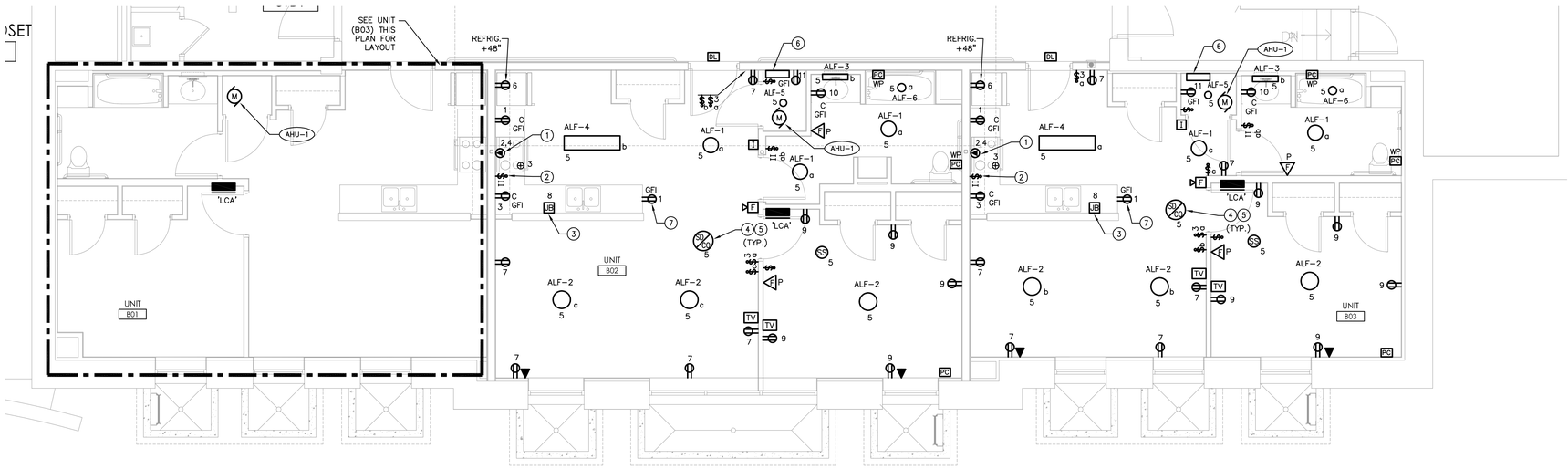
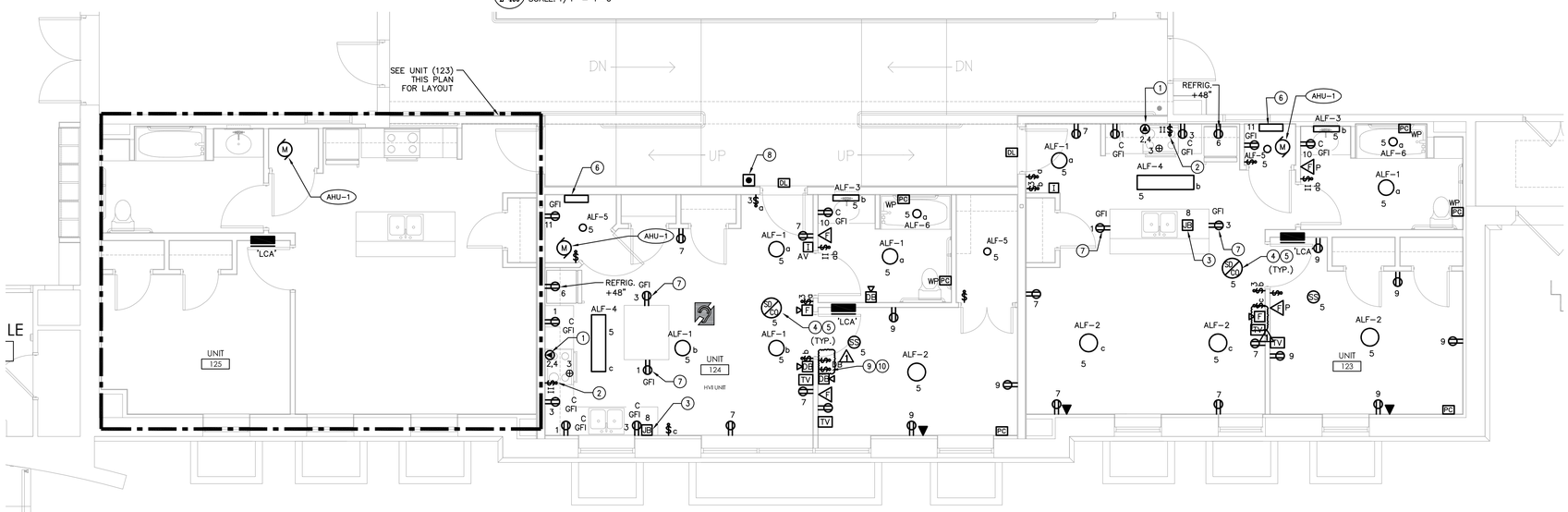
THIRD FLOOR PLAN
ELECTRICAL
POWER & SYSTEMS

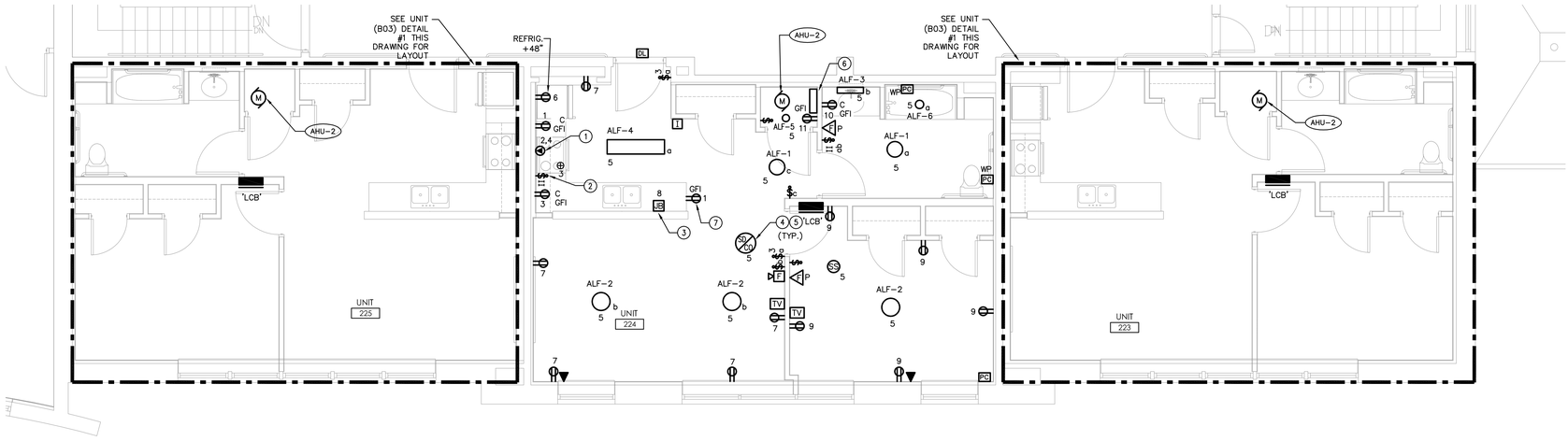
E-203



1 / E-400 LOWER LEVEL ENLARGED PLAN – ELECTRICAL
SCALE: 1/4" = 1'-0"



2 / E-400 FIRST FLOOR ENLARGED PLAN – ELECTRICAL
SCALE: 1/4" = 1'-0"



3 / E-400 SECOND FLOOR ENLARGED PLAN – ELECTRICAL
SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

G. ALL 15A AND 20A, 125VAC RECEPTACLES MUST BE LISTED AS TAMPER RESISTANT IN AREAS AS DEFINED IN 210.52 TO INCLUDE BUT NOT LIMITED TO WALL SPACE, SMALL-APPLIANCE CIRCUIT, COUNTERTOP SPACE, BATHROOM AREA, OUTDOORS, LAUNDRY AREA AND HALLWAYS.

H. E.C. SHALL FURNISH AND INSTALL AFCI TYPE CIRCUIT BREAKERS FOR ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS (INCLUDING SMOKE ALARMS) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS.

I. COORDINATE ALL LIGHT FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS PRIOR TO ROUGH-IN.

J. COORDINATE ALL DIMENSIONS, DEVICE/OUTLET LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.

K. ALL BRANCH CIRCUITS SHALL BE INSTALLED WITH A DEDICATED NEUTRAL CONDUCTOR. WIRE CIRCUITS THROUGH ARC-FAULT (AFCI) CIRCUIT BREAKERS AS INDICATED BY DRAWING KEYED NOTES.

L. WALL OUTLETS SHALL NOT OCCUR WITHIN THE SAME WALL CAVITY FOR ADJACENT (BACK TO BACK) UNITS. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 24 INCHES BETWEEN OUTLET BOXES ON OPPOSITE SIDES OF THE WALL. IF THIS MINIMUM SEPARATION CAN NOT BE MAINTAINED, CONTRACTOR SHALL PROVIDE UL CLASSIFIED WALL OPENING PROTECTIVE MATERIALS AS REQUIRED TO MAINTAIN FIRE SEPARATION. COORDINATE EXACT LOCATIONS FOR ALL OUTLETS IN FIELD.

M. FIRE ALARM VISUAL DEVICES IN SLEEPING AREAS SHALL BE 177cd.

PLAN NOTES:

1. FURNISH AND INSTALL 50 AMP, 125/250 VOLT RATED NEMA 14-50R RECEPTACLE FOR ELECTRIC RANGE. PROVIDE MATCHING CORD AND PLUG. COORDINATE INSTALLATION WITH EQUIPMENT MANUFACTURER'S INSTRUCTIONS PRIOR TO ORDERING ELECTRICAL EQUIPMENT. PROVIDE 3 #6 AWG & 1 #10 AWG GROUND TO UNIT LOAD CENTER AND CONNECT TO 50A-2P CIRCUIT BREAKER.

2. PROVIDE SWITCHES MOUNTED OVER COUNTER FOR RANGE HOOD. PROVIDE ONE SWITCH TO CONTROL RANGE HOOD EXHAUST FAN AND ONE SWITCH TO CONTROL RANGE HOOD LIGHT. REFER TO OVER COUNTER MOUNTING HEIGHTS ON E-001 FOR ADDITIONAL INFORMATION.

3. PROVIDE CONNECTION TO DISHWASHER. COORDINATE CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER AND COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

4. SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE TANDEM WIRED WITH OTHER SMOKE DETECTORS IN UNIT.

5. ALL SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE CONNECTED INTO LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCHES.

6. CATV AND TELEPHONE NETWORK ENCLOSURE. REFER TO DETAIL #3 ON DRAWING E-500 FOR ADDITIONAL INFORMATION.

7. INSTALL RECEPTACLE NO MORE THAN 12" BELOW COUNTERTOP AS PER NEC ARTICLE 210.52(C)(5).

8. PROVIDE DOORBELL SYSTEM IN HEARING IMPAIRED APARTMENTS ONLY.

9. FURNISH AND INSTALL LATCHING PUSH BUTTON SWITCH TO TURN OFF VISUAL STROBE ONLY OF DOORBELL CHIME/VISUAL SIGNAL IN THE BEDROOMS OF HEARING IMPAIRED APARTMENTS ONLY.

10. LABEL LATCHING PUSH BUTTON SWITCH AS DOORBELL VISUAL STROBE TURN OFF, ORANGE INDICATED STROBE IS ON AND BLACK INDICATES STROBE IS OFF.

NOTE:
REFER TO DRAWING E-404 FOR TYPICAL APARTMENT PANELBOARD SCHEDULES

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REVISIONS
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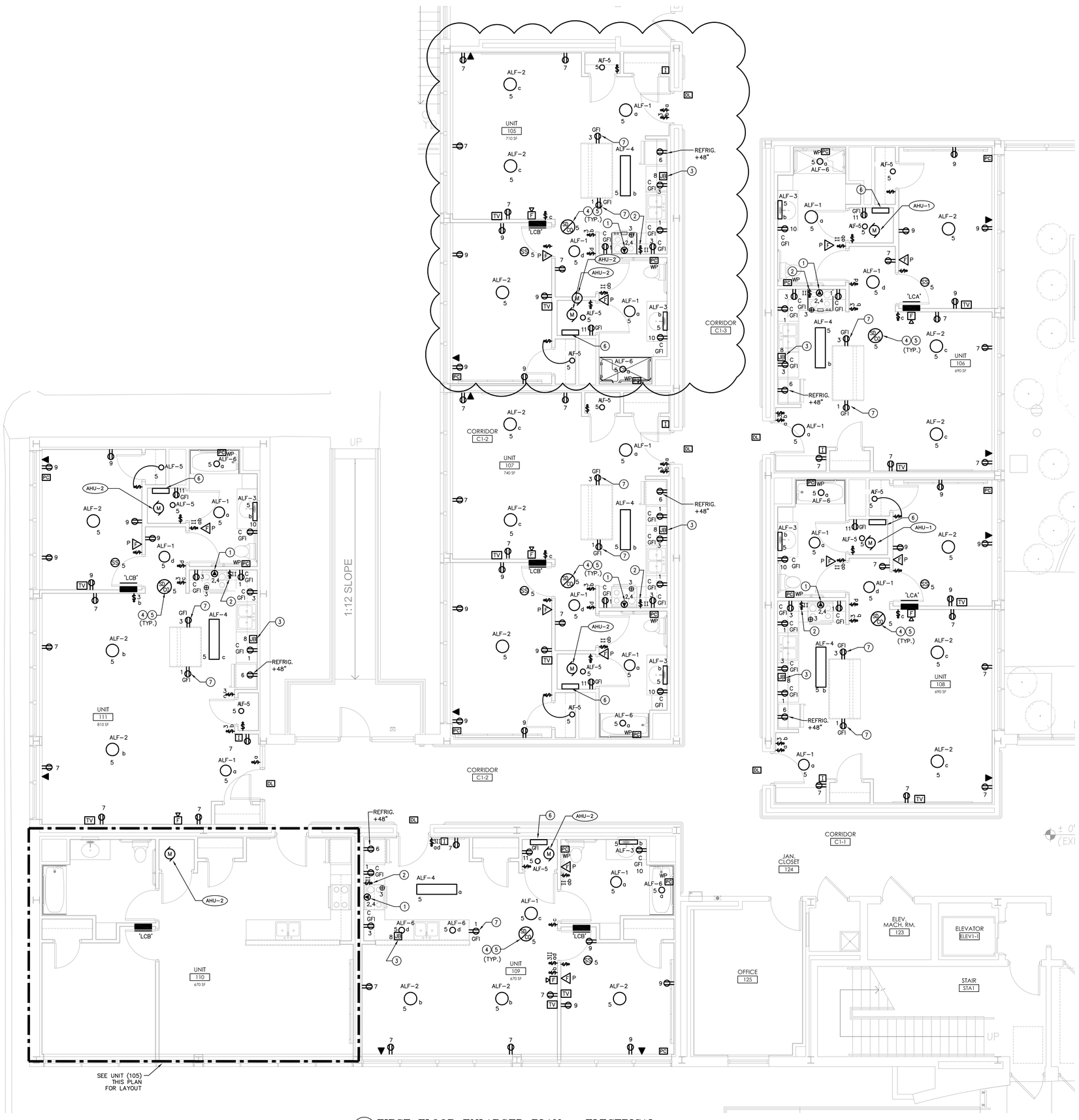
SCALE
AS NOTED

DATE
OCTOBER 28, 2022

ENLARGED PLANS
ELECTRICAL

E-400



1 / E-401 FIRST FLOOR ENLARGED PLAN – ELECTRICAL
SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

G. ALL 15A AND 20A, 125VAC RECEPTACLES MUST BE LISTED AS TAMPER RESISTANT IN AREAS AS DEFINED IN 210.52 TO INCLUDE BUT NOT LIMITED TO WALL SPACE, SMALL-APPLIANCE CIRCUIT, COUNTERTOP SPACE, BATHROOM AREA, OUTDOORS, LAUNDRY AREA AND HALLWAYS.

H. E.C. SHALL FURNISH AND INSTALL AFCI TYPE CIRCUIT BREAKERS FOR ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS (INCLUDING SMOKE ALARMS) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS.

I. COORDINATE ALL LIGHT FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS PRIOR TO ROUGH-IN.

J. COORDINATE ALL DIMENSIONS, DEVICE/OUTLET LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.

K. ALL BRANCH CIRCUITS SHALL BE INSTALLED WITH A DEDICATED NEUTRAL CONDUCTOR. WIRE CIRCUITS THROUGH ARC-FAULT (AFCI) CIRCUIT BREAKERS AS INDICATED BY DRAWING KEYED NOTES.

L. WALL OUTLETS SHALL NOT OCCUR WITHIN THE SAME WALL CAVITY FOR ADJACENT (BACK TO BACK) UNITS. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 24 INCHES BETWEEN OUTLET BOXES ON OPPOSITE SIDES OF THE WALL. IF THIS MINIMUM SEPARATION CAN NOT BE MAINTAINED, CONTRACTOR SHALL PROVIDE UL CLASSIFIED WALL OPENING PROTECTIVE MATERIALS AS REQUIRED TO MAINTAIN FIRE SEPARATION. COORDINATE EXACT LOCATIONS FOR ALL OUTLETS IN FIELD.

M. FIRE ALARM VISUAL DEVICES IN SLEEPING AREAS SHALL BE 177cd.

PLAN NOTES:

(1) FURNISH AND INSTALL 50 AMP, 125/250 VOLT RATED NEMA 14-50R RECEPTACLE FOR ELECTRIC RANGE. PROVIDE MATCHING CORD AND PLUG. COORDINATE INSTALLATION WITH EQUIPMENT MANUFACTURER'S INSTRUCTIONS PRIOR TO ORDERING ELECTRICAL EQUIPMENT. PROVIDE 3 #6 AWG & 1 #10 AWG GROUND TO UNIT LOAD CENTER AND CONNECT TO 50A-2P CIRCUIT BREAKER.

(2) PROVIDE SWITCHES MOUNTED OVER COUNTER FOR RANGE HOOD. PROVIDE ONE SWITCH TO CONTROL RANGE HOOD EXHAUST FAN AND ONE SWTCH TO CONTROL RANGE HOOD LIGHT. REFER TO OVER COUNTER MOUNTING HEIGHTS ON E-001 FOR ADDITIONAL INFORMATION.

(3) PROVIDE CONNECTION TO DISHWASHER. COORDINATE CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER AND COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

(4) SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE TANDEM WIRED WITH OTHER SMOKE DETECTORS IN UNIT.

(5) ALL SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE CONNECTED INTO LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCHES.

(6) CATV AND TELEPHONE NETWORK ENCLOSURE. REFER TO DETAIL #3 ON DRAWING E-500 FOR ADDITIONAL INFORMATION.

(7) INSTALL RECEPTACLE NO MORE THAN 12" BELOW COUNTERTOP AS PER NEC ARTICLE 210.52(C)(5).

NOTE:
REFER TO DRAWING E-404 FOR TYPICAL APARTMENT PANELBOARD SCHEDULES

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Kenmore, New York

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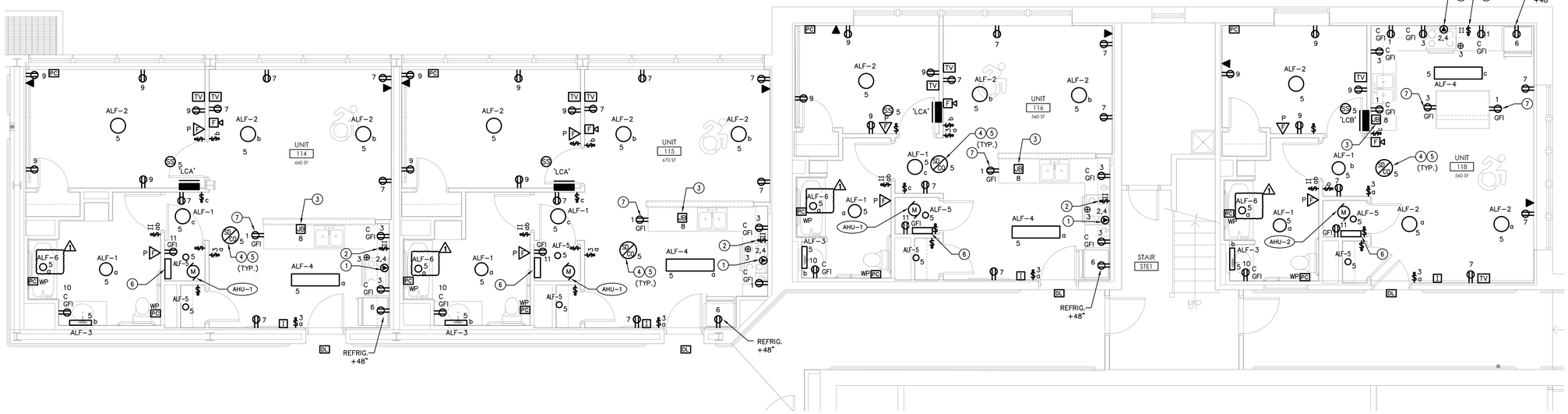
SCALE
AS NOTED

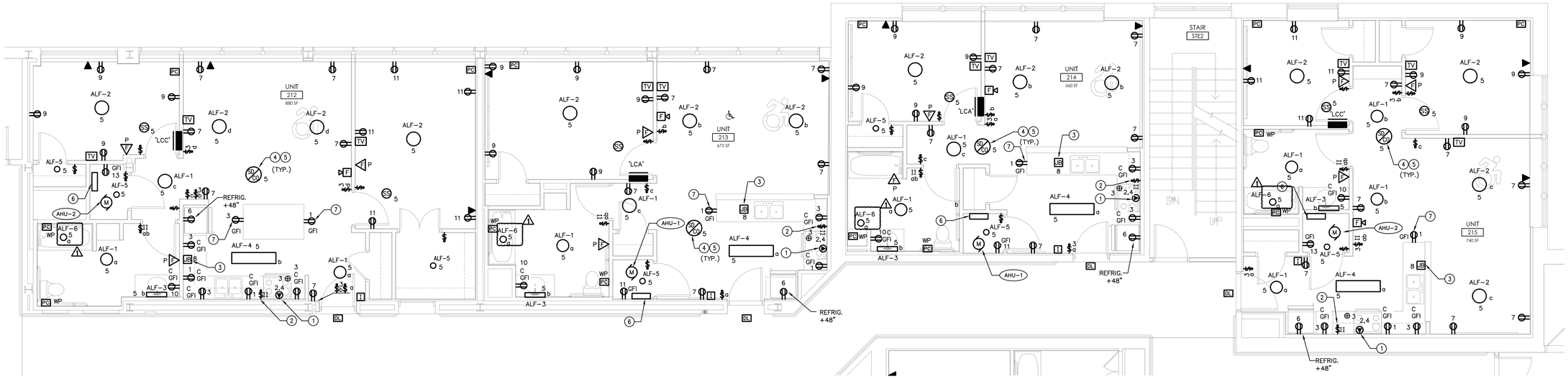
DATE
OCTOBER 28, 2022

ENLARGED PLANS
ELECTRICAL

E-401



1 / E-402 FIRST FLOOR ENLARGED PLAN – ELECTRICAL
SCALE: 1/4" = 1'-0"



2 / E-402 SECOND FLOOR ENLARGED PLAN – ELECTRICAL
SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E–001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E–002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E–500 AND E–501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E–600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E–700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE–STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE–STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

G. ALL 15A AND 20A, 125VAC RECEPTACLES MUST BE LISTED AS TAMPER RESISTANT IN AREAS AS DEFINED IN 210.52 TO INCLUDE BUT NOT LIMITED TO WALL SPACE, SMALL–APPLIANCE CIRCUIT, COUNTERTOP SPACE, BATHROOM AREA, OUTDOORS, LAUNDRY AREA AND HALLWAYS.

H. E.C. SHALL FURNISH AND INSTALL AFCI TYPE CIRCUIT BREAKERS FOR ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS (INCLUDING SMOKE ALARMS) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS.

I. COORDINATE ALL LIGHT FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS PRIOR TO ROUGH–IN.

J. COORDINATE ALL DIMENSIONS, DEVICE/OUTLET LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS PRIOR TO ROUGH–IN.

K. ALL BRANCH CIRCUITS SHALL BE INSTALLED WITH A DEDICATED NEUTRAL CONDUCTOR. WIRE CIRCUITS THROUGH ARC–FAULT (AFCI) CIRCUIT BREAKERS AS INDICATED BY DRAWING KEYED NOTES.

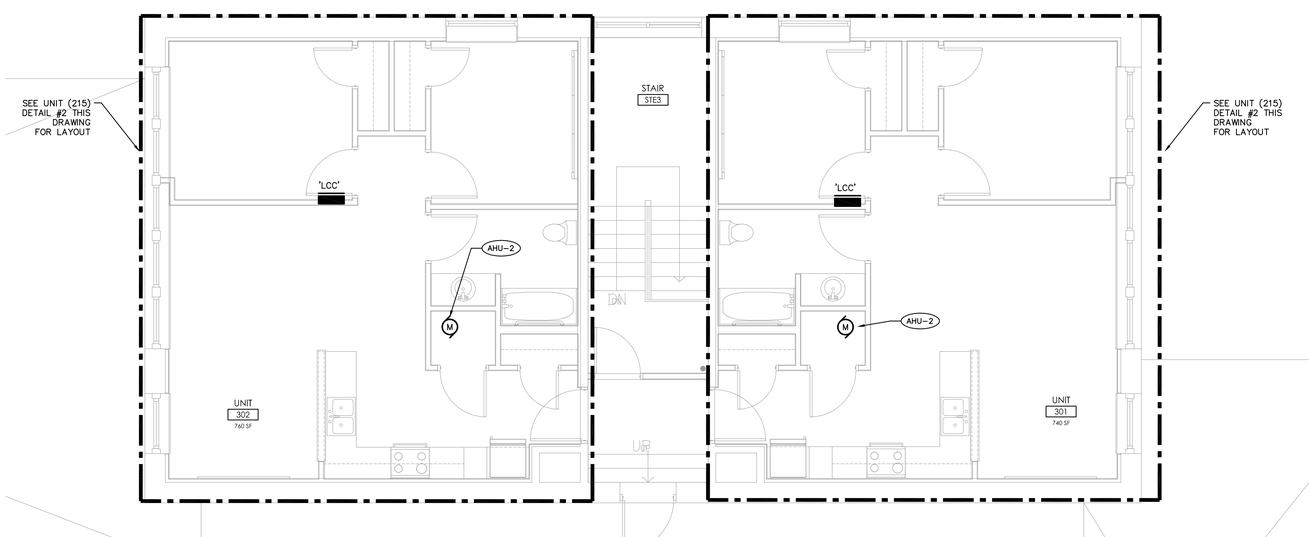
L. WALL OUTLETS SHALL NOT OCCUR WITHIN THE SAME WALL CAVITY FOR ADJACENT (BACK TO BACK) UNITS. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 24 INCHES BETWEEN OUTLET BOXES ON OPPOSITE SIDES OF THE WALL. IF THIS MINIMUM SEPARATION CAN NOT BE MAINTAINED, CONTRACTOR SHALL PROVIDE UL CLASSIFIED WALL OPENING PROTECTIVE MATERIALS AS REQUIRED TO MAINTAIN FIRE SEPARATION. COORDINATE EXACT LOCATIONS FOR ALL OUTLETS IN FIELD.

M. FIRE ALARM VISUAL DEVICES IN SLEEPING AREAS SHALL BE 177cd.

PLAN NOTES:

1. FURNISH AND INSTALL 50 AMP, 125/250 VOLT RATED NEMA 14–50R RECEPTACLE FOR ELECTRIC RANGE. PROVIDE MATCHING CORD AND PLUG. COORDINATE INSTALLATION WITH EQUIPMENT MANUFACTURER'S INSTRUCTIONS PRIOR TO ORDERING ELECTRICAL EQUIPMENT. PROVIDE 3 #6 AWG & 1 #10 AWG GROUND TO UNIT LOAD CENTER AND CONNECT TO 50A–2P CIRCUIT BREAKER.
2. PROVIDE SWITCHES MOUNTED OVER COUNTER FOR RANGE HOOD. PROVIDE ONE SWITCH TO CONTROL RANGE HOOD EXHAUST FAN AND ONE SWITCH TO CONTROL RANGE HOOD LIGHT. REFER TO OVER COUNTER MOUNTING HEIGHTS ON E–001 FOR ADDITIONAL INFORMATION.
3. PROVIDE CONNECTION TO DISHWASHER. COORDINATE CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER AND COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO ROUGH–IN.
4. SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE TANDEM WIRED WITH OTHER SMOKE DETECTORS IN UNIT.
5. ALL SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE CONNECTED INTO LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCHES.
6. CATV AND TELEPHONE NETWORK ENCLOSURE. REFER TO DETAIL #3 ON DRAWING E–500 FOR ADDITIONAL INFORMATION.
7. INSTALL RECEPTACLE NO MORE THAN 12" BELOW COUNTERTOP AS PER NEC ARTICLE 210.52(C)(5).

NOTE:
REFER TO DRAWING E–404 FOR TYPICAL APARTMENT PANELBOARD SCHEDULES



3 / E-402 THIRD FLOOR ENLARGED PLAN – ELECTRICAL
SCALE: 1/4" = 1'-0"

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DATE
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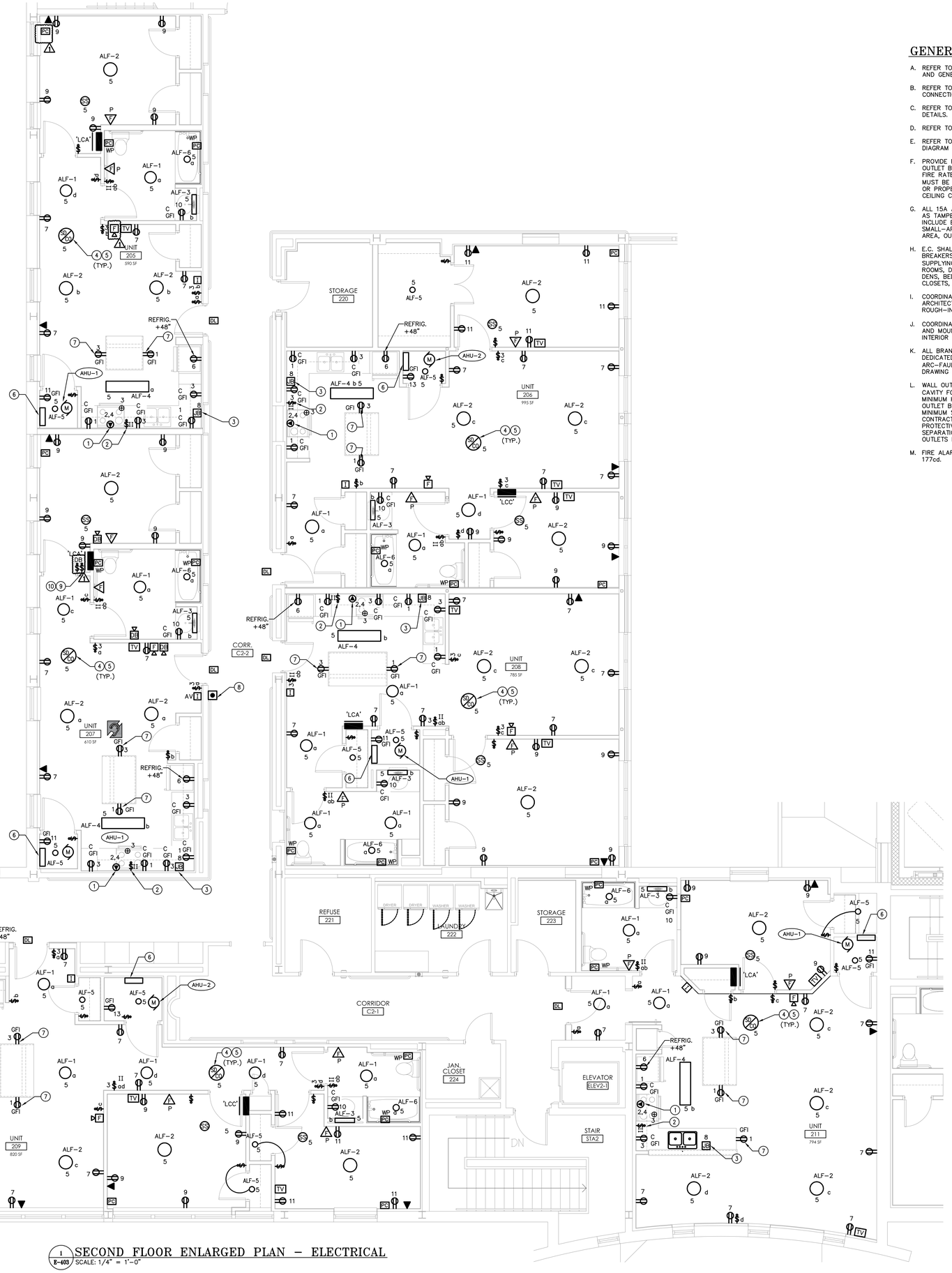
ENLARGED PLANS ELECTRICAL

E-402

PLAN NOTES:

1. FURNISH AND INSTALL 50 AMP, 125/250 VOLT RATED NEMA 14-50R RECEPTACLE FOR ELECTRIC RANGE. PROVIDE MATCHING CORD AND PLUG, COORDINATE INSTALLATION WITH EQUIPMENT MANUFACTURER'S INSTRUCTIONS PRIOR TO ORDERING ELECTRICAL EQUIPMENT. PROVIDE 3 #6 AWG & 1 #10 AWG GROUND TO UNIT LOAD CENTER AND CONNECT TO 50A-2P CIRCUIT BREAKER.
2. PROVIDE SWITCHES MOUNTED OVER COUNTER FOR RANGE HOOD. PROVIDE ONE SWITCH TO CONTROL RANGE HOOD EXHAUST FAN AND ONE SWITCH TO CONTROL RANGE HOOD LIGHT. REFER TO OVER COUNTER MOUNTING HEIGHTS ON E-001 FOR ADDITIONAL INFORMATION.
3. PROVIDE CONNECTION TO DISHWASHER. COORDINATE CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER AND COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
4. SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE TANDEM WIRED WITH OTHER SMOKE DETECTORS IN UNIT.
5. ALL SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE CONNECTED INTO LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCHES.
6. CATV AND TELEPHONE NETWORK ENCLOSURE. REFER TO DETAIL #3 ON DRAWING E-500 FOR ADDITIONAL INFORMATION.
7. INSTALL RECEPTACLE NO MORE THAN 12" BELOW COUNTERTOP AS PER NEC ARTICLE 210.52(C)(5).
8. PROVIDE DOORBELL SYSTEM IN HEARING IMPAIRED APARTMENTS ONLY.
9. FURNISH AND INSTALL LATCHING PUSH BUTTON SWITCH TO TURN OFF VISUAL STROBE ONLY OF DOORBELL CHIME/VISUAL SIGNAL IN THE BEDROOMS OF HEARING IMPAIRED APARTMENTS ONLY.
10. LABEL LATCHING PUSH BUTTON SWITCH AS DOORBELL VISUAL STROBE TURN OFF, ORANGE INDICATED STROBE IS ON AND BLACK INDICATES STROBE IS OFF.

NOTE:
REFER TO DRAWING E-404 FOR TYPICAL APARTMENT PANELBOARD SCHEDULES



1 / E-403 SECOND FLOOR ENLARGED PLAN - ELECTRICAL
SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E-002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E-500 AND E-501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E-600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E-700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE-STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE-STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

G. ALL 15A AND 20A, 125VAC RECEPTACLES MUST BE LISTED AS TAMPER RESISTANT IN AREAS AS DEFINED IN 210.52 TO INCLUDE BUT NOT LIMITED TO WALL SPACE, SMALL-APPLIANCE CIRCUIT, COUNTERTOP SPACE, BATHROOM AREA, OUTDOORS, LAUNDRY AREA AND HALLWAYS.

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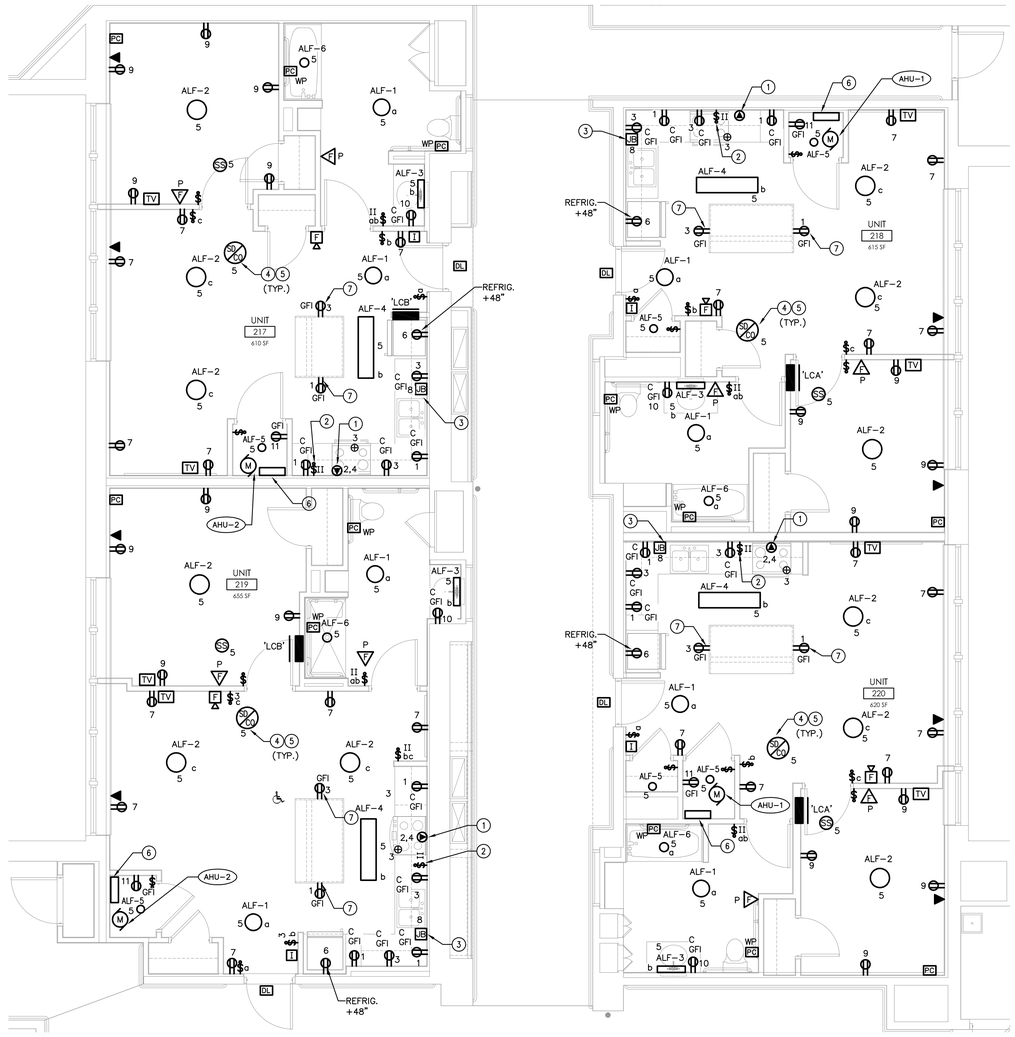
ENLARGED PLANS
ELECTRICAL

E-403



1 SECOND FLOOR ENLARGED PLAN – ELECTRICAL
E-404 SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E–001 FOR ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES.

B. REFER TO DRAWING E–002 FOR MECHANICAL EQUIPMENT CONNECTION SCHEDULE.

C. REFER TO DRAWINGS E–500 AND E–501 FOR ELECTRICAL DETAILS.

D. REFER TO DRAWING E–600 FOR ELECTRICAL SITE PLAN.

E. REFER TO DRAWING E–700 FOR ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE.

F. PROVIDE FIRE–STOPPING MATERIALS FOR ALL PANELS, OUTLET BOXES, RACEWAYS, ETC. PENETRATING THROUGH FIRE RATED WALLS. ALL OUTLETS IN FIRE RATED WALLS MUST BE INSTALLED A MINIMUM OF 12" FROM EACH OTHER OR PROPERLY FIRE–STOPPED IF WITHIN THE SAME WALL OR CEILING CAVITY.

G. ALL 15A AND 20A, 125VAC RECEPTACLES MUST BE LISTED AS TAMPER RESISTANT IN AREAS AS DEFINED IN 210.52 TO INCLUDE BUT NOT LIMITED TO WALL SPACE, SMALL–APPLIANCE CIRCUIT, COUNTERTOP SPACE, BATHROOM AREA, OUTDOORS, LAUNDRY AREA AND HALLWAYS.

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K. ALL BRANCH CIRCUITS SHALL BE INSTALLED WITH A DEDICATED NEUTRAL CONDUCTOR. WIRE CIRCUITS THROUGH ARC–FAULT (AFCI) CIRCUIT BREAKERS AS INDICATED BY DRAWING KEYED NOTES.

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M. FIRE ALARM VISUAL DEVICES IN SLEEPING AREAS SHALL BE 177cd.

PLAN NOTES:

1. FURNISH AND INSTALL 50 AMP, 125/250 VOLT RATED NEMA 14–50R RECEPTACLE FOR ELECTRIC RANGE. PROVIDE MATCHING CORD AND PLUG. COORDINATE INSTALLATION WITH EQUIPMENT MANUFACTURER'S INSTRUCTIONS PRIOR TO ORDERING ELECTRICAL EQUIPMENT. PROVIDE 3 #6 AWG & 1 #10 AWG GROUND TO UNIT LOAD CENTER AND CONNECT TO 50A–2P CIRCUIT BREAKER.
2. PROVIDE SWITCHES MOUNTED OVER COUNTER FOR RANGE HOOD. PROVIDE ONE SWITCH TO CONTROL RANGE HOOD EXHAUST FAN AND ONE SWITCH TO CONTROL RANGE HOOD LIGHT. REFER TO OVER COUNTER MOUNTING HEIGHTS ON E–001 FOR ADDITIONAL INFORMATION.
3. PROVIDE CONNECTION TO DISHWASHER. COORDINATE CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER AND COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO ROUGH–IN.
4. SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE TANDEM WIRED WITH OTHER SMOKE DETECTORS IN UNIT.
5. ALL SINGLE STATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE CONNECTED INTO LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCHES.
6. CATV AND TELEPHONE NETWORK ENCLOSURE. REFER TO DETAIL #3 ON DRAWING E–500 FOR ADDITIONAL INFORMATION.
7. INSTALL RECEPTACLE NO MORE THAN 12" BELOW COUNTERTOP AS PER NEC ARTICLE 210.52(C)(5).

TYPICAL 'ONE BEDROOM APARTMENT' PANELBOARD SCHEDULE

LCA — 120/240 VOLTS, 1 ϕ, 24 CIRCUITS, 125 AMP. MAINS, 3 WIRE, 22 KAIC, FLUSH MOUNTING — ■ LUGS ONLY, □ MAIN BRKR.

		DESCRIPTION	BRKR.	L1		L2		BRKR.	DESCRIPTION		
(1)	1	KITCHEN COUNTER RECEPTS.	20A–1P	4.5	40.0			50A	ELECTRIC	2	
(1)	3	KITCHEN C. RECEPTS. & RANGE HOOD	20A–1P			4.5	40.0	2P	RANGE	4	
(1)	5	LIGHTING & SD/CO DETECTORS	20A–1P		10.0			20A–1P	REFRIGERATOR	6	(1)
(1)	7	LIVING ROOM RECEPTS.	20A–1P			10.5	8.0	20A–1P	DISHWASHER	8	(4)
(1)	9	BEDROOM RECEPTS.	20A–1P	7.5	1.5			20A–1P	BATHROOM GFI	10	
	11	MECH. ROOM GFI RECEPT.	20A–1P			1.5	14.0	20A	HEAT PUMP	12	(3)
	13	SPARE	20A–1P		14.0			2P	CONDENSING UNIT	14	
	15	SPARE	20A–1P						SPACE	16	
	17	SPARE	20A–1P						SPACE	18	
	19	SPACE							SPACE	20	
	21	SPACE							SPACE	22	
	23	SPACE							SPACE	24	

TOTAL CONNECTED AMPS/LEG — NEMA 1 ENCLOSURE — TOTAL CONNECTED KVA

NOTES
1. E.C. SHALL FURNISH AND INSTALL AFCI CIRCUIT BREAKER.
2. PANEL SHALL BE CUTLER–HAMMER LOAD CENTER 'BR SERIES' C/W PLUG–ON BREAKERS, 14" WIDE ENCLOSURE C/W GROUNDING KIT, COPPER BUS.
3. HACR CIRCUIT BREAKER
4. E.C. SHALL FURNISH AND INSTALL AFCI/GFI DUAL FUNCTION CIRCUIT BREAKER.

TYPICAL 'ONE BEDROOM APARTMENT' PANELBOARD SCHEDULE

LCB — 120/240 VOLTS, 1 ϕ, 24 CIRCUITS, 125 AMP. MAINS, 3 WIRE, 22 KAIC, FLUSH MOUNTING — ■ LUGS ONLY, □ MAIN BRKR.

		DESCRIPTION	BRKR.	L1		L2		BRKR.	DESCRIPTION		
(1)	1	KITCHEN COUNTER RECEPTS.	20A–1P	4.5	40.0			50A	ELECTRIC	2	
(1)	3	KITCHEN C. RECEPTS. & RANGE HOOD	20A–1P			4.5	40.0	2P	RANGE	4	
(1)	5	LIGHTING & SD/CO DETECTORS	20A–1P		10.0			20A–1P	REFRIGERATOR	6	(1)
(1)	7	LIVING ROOM RECEPTS.	20A–1P			10.5	8.0	20A–1P	DISHWASHER	8	(4)
(1)	9	BEDROOM RECEPTS.	20A–1P	7.5	1.5			20A–1P	BATHROOM GFI	10	
	11	MECH. ROOM GFI RECEPT.	20A–1P			1.5	17.0	30A	HEAT PUMP	12	(3)
	13	SPARE	20A–1P		17.0			2P	CONDENSING UNIT	14	
	15	SPARE	20A–1P						SPACE	16	
	17	SPARE	20A–1P						SPACE	18	
	19	SPACE							SPACE	20	
	21	SPACE							SPACE	22	
	23	SPACE							SPACE	24	

TOTAL CONNECTED AMPS/LEG — NEMA 1 ENCLOSURE — TOTAL CONNECTED KVA

NOTES
1. E.C. SHALL FURNISH AND INSTALL AFCI CIRCUIT BREAKER.
2. PANEL SHALL BE CUTLER–HAMMER LOAD CENTER 'BR SERIES' C/W PLUG–ON BREAKERS, 14" WIDE ENCLOSURE C/W GROUNDING KIT, COPPER BUS.
3. HACR CIRCUIT BREAKER
4. E.C. SHALL FURNISH AND INSTALL AFCI/GFI DUAL FUNCTION CIRCUIT BREAKER.

TYPICAL 'TWO BEDROOM APARTMENT' PANELBOARD SCHEDULE

LCC — 120/240 VOLTS, 1 ϕ, 24 CIRCUITS, 125 AMP. MAINS, 3 WIRE, 22 KAIC, FLUSH MOUNTING — ■ LUGS ONLY, □ MAIN BRKR.

		DESCRIPTION	BRKR.	L1		L2		BRKR.	DESCRIPTION		
(1)	1	KITCHEN COUNTER RECEPTS.	20A–1P	4.5	40.0			50A	ELECTRIC	2	
(1)	3	KITCHEN C. RECEPTS. & RANGE HOOD	20A–1P			4.5	40.0	2P	RANGE	4	
(1)	5	LIGHTING & SD/CO DETECTORS	20A–1P		10.0			20A–1P	REFRIGERATOR	6	(1)
(1)	7	LIVING ROOM RECEPTS.	20A–1P			10.5	8.0	20A–1P	DISHWASHER	8	(4)
(1)	9	BEDROOM RECEPTS.	20A–1P					20A–1P	BATHROOM GFI	10	
(1)	11	BEDROOM RECEPTS.	20A–1P			7.5	17.0	30A	HEAT PUMP	12	(3)
	13	MECH. ROOM GFI RECEPT.	20A–1P	1.5	17.0			2P	CONDENSING UNIT	14	
	15	SPARE	20A–1P						SPACE	16	
	17	SPARE	20A–1P						SPACE	18	
	19	SPACE							SPACE	20	
	21	SPACE							SPACE	22	
	23	SPACE							SPACE	24	

TOTAL CONNECTED AMPS/LEG — NEMA 1 ENCLOSURE — TOTAL CONNECTED KVA

NOTES
1. E.C. SHALL FURNISH AND INSTALL AFCI CIRCUIT BREAKER.
2. PANEL SHALL BE CUTLER–HAMMER LOAD CENTER 'BR SERIES' C/W PLUG–ON BREAKERS, 14" WIDE ENCLOSURE C/W GROUNDING KIT, COPPER BUS.
3. HACR CIRCUIT BREAKER
4. E.C. SHALL FURNISH AND INSTALL AFCI/GFI DUAL FUNCTION CIRCUIT BREAKER.

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

PERMIT SUBMISSION

JOSEPH MARK DANO — STATE OF NEW YORK — 095081 — LICENSED PROFESSIONAL ENGINEER

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REVISIONS

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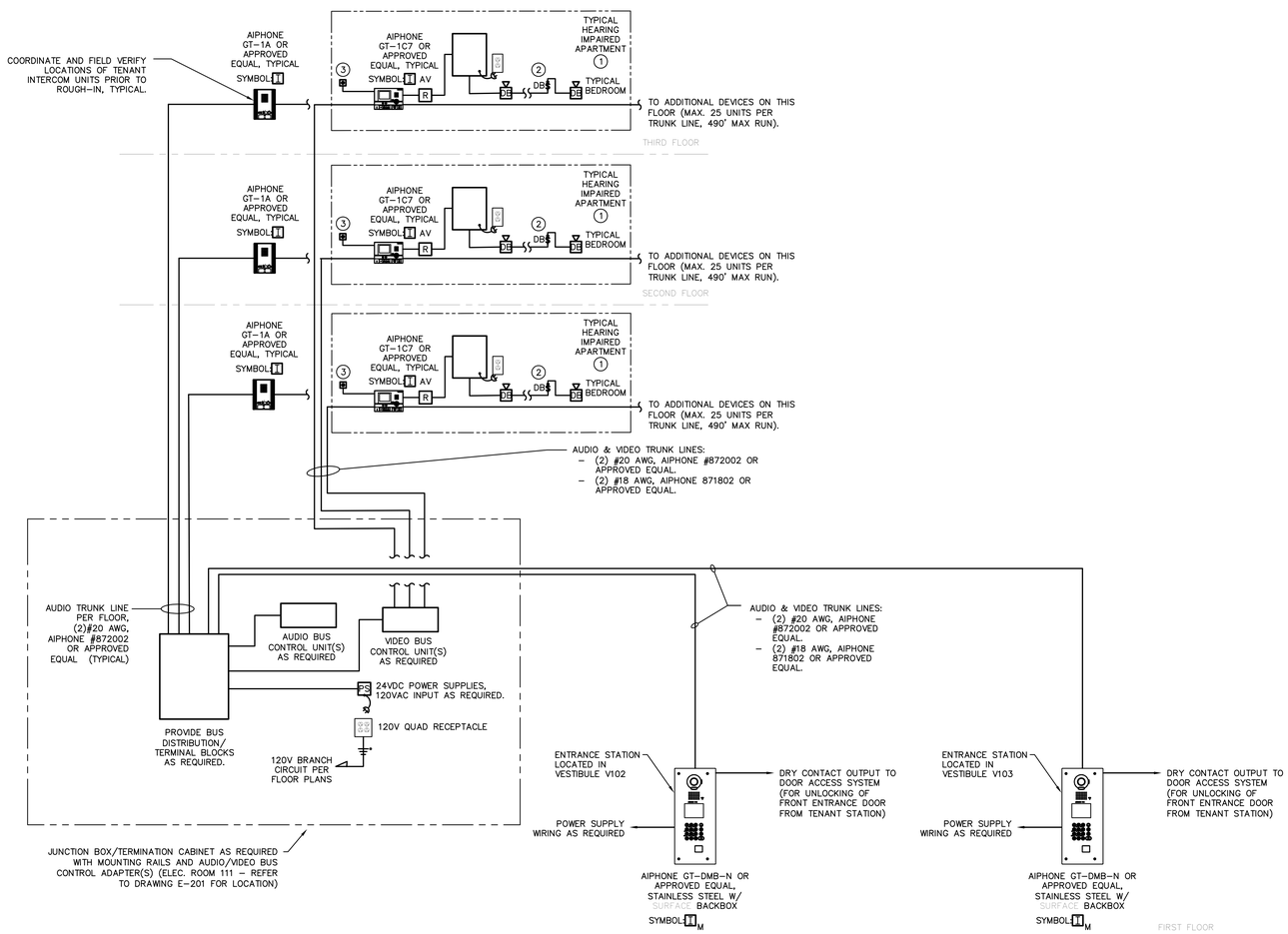
SCALE
AS NOTED

DATE
OCTOBER 28, 2022

ENLARGED PLANS
ELECTRICAL

E-404



1 / E-500 APARTMENT ENTRY INTERCOM SYSTEM RISER

SCALE: NONE

INTERCOM SYSTEM GENERAL NOTES - (AIPHONE OR APPROVED EQUAL:)

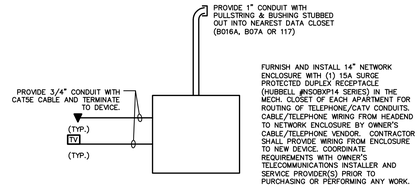
POWER SOURCE:	24V DC
CALLING:	CALL TONE FROM ENTRANCE STATION
COMMUNICATION:	HANDS-FREE, VOICE-ACTUATED.
TALK & VIDEO CHANNEL:	SECURE SINGLE CHANNEL, NON-OPEN
WIRING:	2-WIRE AUDIO BUS LINES, THROUGHOUT SYSTEM, 2-WIRE VIDEO BUS LINES WHERE REQUIRED FOR EACH HEARING IMPAIRED UNIT, 2 CONDUCTORS, NON-SHIELDED (SEE SPECIFICATIONS).
CABLE:	

BASE BID:
– PROVIDE AUDIO/VIDEO INTERCOM WITH VISUAL STROBE FOR HEARING IMPAIRED UNITS ONLY AND PROVIDE AUDIO INTERCOM FOR REMAINING UNITS:

ALTERNATE BID:
– PROVIDE AUDIO/VIDEO INTERCOM WITH VISUAL STROBE FOR ALL UNITS.

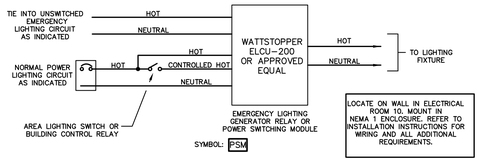
INTERCOM RISER KEYED NOTES:

1. TYPICAL FOR HEARING IMPAIRED UNITS ONLY: PROVIDE 24VDC CHIME/STROBE WIRED TO TENANT INTERCOM STATION. LOCATE DIRECTLY ABOVE INTERCOM STATION, AND PROVIDE A PERMANENT LABEL IDENTIFYING PURPOSE/FUNCTION. PROVIDE AIPHONE #GT-RY OR EQUAL EXTERNAL SIGNALING RELAY AND WIRING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS TO TRIGGER STROBE UPON CALL FROM INTERCOM MASTER STATION. PROVIDE AN ENCLOSURE IN THE APARTMENT MECHANICAL ROOM WITH 24V POWER SUPPLY, 24V TIMER RELAY AND SYSTEM SENSOR #CHSW OR EQUAL CHIME STROBE (WHITE DEVICE WITH AMBER LENS). REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. TYPICAL FOR HEARING IMPAIRED UNITS ONLY: PROVIDE A LATCHING PUSHBUTTON SWITCH TO ALLOW MANUAL SHUTOFF OF CHIME/STROBE DEVICE IN EACH BEDROOM (REFER TO FLOOR PLANS FOR LOCATIONS). PUSHBUTTON COLOR SHALL CHANGE (BLACK TO ORANGE) WHEN DEPRESSED. PROVIDE WITH A PERMANENT LABEL IDENTIFYING FUNCTION AND STATUS INDICATION FOR EACH COLOR. ALARM-CONTROLS #RP44 OR EQUAL.
3. TYPICAL FOR HEARING IMPAIRED UNITS ONLY: PROVIDE A MOMENTARY PUSHBUTTON DOORBELL OUTSIDE APARTMENT ENTRY DOOR. DOORBELL SHALL BE WIRED TO TENANT INTERCOM STATION AND SHALL INITIATE A SIGNAL AT THE TENANT STATION, AND ILLUMINATE THE CHIME/STROBE DEVICES. PROVIDE EDWARDS SIGNALING #620 PUSHBUTTON OR EQUAL WITH STAINLESS STEEL WALL PLATE. PROVIDE PERMANENT LABEL IDENTIFYING FUNCTION.



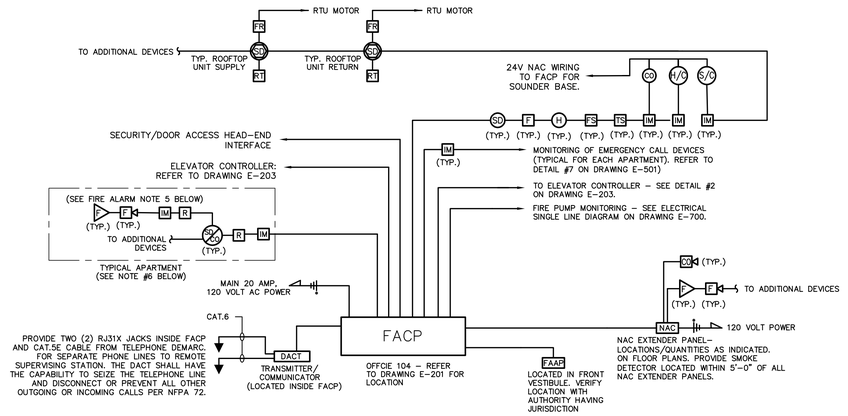
3 / E-500 TYPICAL APARTMENT CATV AND TELEPHONE WIRING DIAGRAM

SCALE: NONE



4 / E-500 DUAL SOURCE LTG. RELAY WIRING DETAIL

SCALE: NONE



FIRE ALARM SYSTEM SEQUENCE OF OPERATION

A. TRANSMIT AUDIBLE TONE OVER ALL SIGNALING DEVICES IN THE ENTIRE BUILDING & FLASH ALL VISUAL ALARM DEVICES.
B. INITIATE AN AUDIBLE ALARM SIGNAL AT THE FIRE ALARM CONTROL PANEL
C. INDICATE THE FIRE ALARM DEVICE ADDRESS ALONG WITH TYPE & LOCATION OF ALARM CONDITION ON FIRE ALARM CONTROL PANEL AND REMOTE ANNUNCIATOR(S).

FIRE ALARM SYSTEM NOTES

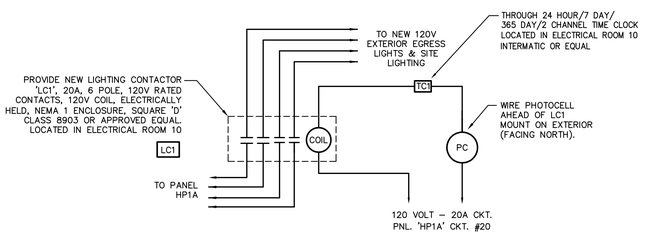
1. FIRE ALARM RISER IS TYPICAL ONLY. REFER TO PLANS FOR EXACT QUANTITY AND LOCATIONS OF DEVICES.
2. SYSTEM SHALL BE CONFIGURED FOR REMOTE MONITORING AND PROVIDE DACT AND BATTERY BACKUP AS PER NFPA 72.
3. ALL WIRING THROUGH FINISHED SPACES SHALL BE CONCEALED. ANY WIRING RUN THROUGH AREAS WITH EXPOSED CEILINGS SHALL BE RUN IN CONDUIT.
4. REFER TO SPECIFICATION SECTION 283111 FOR MORE INFORMATION.
5. HEARING IMPAIRED UNITS ONLY: PROVIDE ALL REQUIRED INTERFACE MODULES AND POWER RELAYS TO ACTIVATE FIRE ALARM STROBES WITHIN THE APARTMENT UPON INITIATION OF A SINGLE STATION SMOKE ALARM.

CARBON MONOXIDE DETECTION NOTES

1. COMBINATION SMOKE/CO DETECTORS SHALL SEND SEPARATE DETECTION SIGNALS TO THE FIRE ALARM CONTROL PANEL FOR SMOKE/FIRE AND CARBON MONOXIDE DETECTION. CARBON MONOXIDE DETECTION SIGNAL SHALL INITIATE A SUPERVISORY CONDITION AT THE FIRE ALARM CONTROL PANEL AND SHALL NOT BE PERMITTED TO ACTIVATE THE FIRE ALARM NOTIFICATION APPLIANCES THROUGHOUT THE BUILDING.
2. DETECTORS SHALL BE PROVIDED WITH A SOUNDER BASE TO GENERATE A LOCAL TEMPORAL 4 PATTERN FOR CARBON MONOXIDE DETECTION WITHIN THE DETECTION ZONE, AND A TEMPORAL 3 PATTERN FOR SMOKE DETECTION.
3. DETECTOR SHALL BE AN INTELLIGENT DEVICE, LISTED AND APPROVED FOR CONNECTION TO THE BUILDING'S FIRE ALARM CONTROL PANEL.
4. DETECTOR SHALL BE LISTED IN ACCORDANCE WITH UL 2075 AND UL 268 STANDARDS AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 720 REQUIREMENTS.
5. PROVIDE SEPARATE 24V NAC CIRCUIT WIRING TO DETECTOR FOR OPERATION OF LOCAL SOUNDER BASE.
6. CARBON MONOXIDE DETECTION SIGNALS FROM SINGLE STATION DEVICES WITHIN A DWELLING UNIT ARE TO BE WIRED THRU FIRE ALARM INTERFACE MODULES AND MONITORED BY THE BUILDING'S FIRE ALARM SYSTEM (SUPERVISORY SIGNAL). PROVIDE ALL REQUIRED INTERFACE MODULES AND POWER RELAYS FOR A COMPLETE INSTALLATION. COORDINATE ALL REQUIREMENTS WITH FIRE ALARM MANUFACTURER'S SPECIFICATIONS AND WIRING DIAGRAMS.

2 / E-500 TYPICAL FIRE ALARM RISER DIAGRAM

SCALE: NOT TO SCALE



9 / E-500 EXTERIOR LIGHTING CONTROL WIRING DETAIL

SCALE: NONE

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REVISIONS

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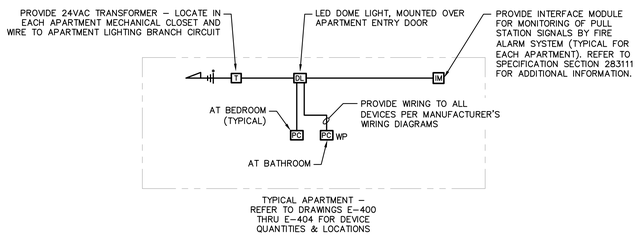
SCALE: AS NOTED

DATE: OCTOBER 28, 2022

ELECTRICAL DETAILS

E-500

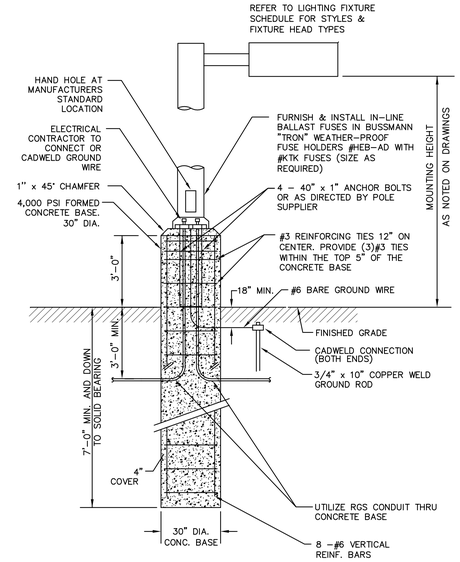


1 E-501 EMERGENCY CALL RISER DIAGRAM

SCALE: NONE

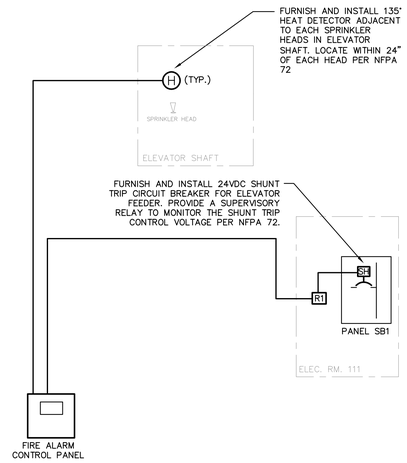
EMERGENCY CALL SYSTEM NOTES:

1. SYSTEM TO BE CONFIGURED FOR MONITORING OF SIGNALS FROM EACH APARTMENT BY THE BUILDING FIRE ALARM SYSTEM.
2. INITIATION OF ANY DEVICE SHALL GENERATE A SUPERVISORY SIGNAL AT THE FIRE ALARM CONTROL PANEL (FACP) AND SHALL NOTIFY THE FACILITY'S CENTRAL MONITORING SERVICE.
3. REFER TO SPECIFICATION SECTION 283111 FOR ADDITIONAL INFORMATION REGARDING DEVICES AND PROGRAMMING/MONITORING REQUIREMENTS.
4. FURNISH AND INSTALL ALL DEVICE BACKBOXES PER MANUFACTURER'S SPECIFICATIONS.
5. PERFORM OPERATION TESTING OF ALL DEVICES (INCLUDING MONITORING BY THE FACP) AND PROVIDE OPERATIONAL & MAINTENANCE TRAINING TO THE OWNER'S REPRESENTATIVE. ALL TESTING SHALL BE IN CONJUNCTION WITH TESTING OF THE BUILDING FIRE ALARM SYSTEM.
6. REFER TO DRAWINGS FOR QUANTITIES AND LOCATIONS OF DEVICES.
7. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL DEVICES WITH OWNER AND WITH FINAL BED/TOILET/SHOWER LOCATIONS PRIOR TO ROUGH-IN
8. PROVIDE ALL WIRING AND CONNECTIONS PER MANUFACTURER'S WIRING DIAGRAMS, INCLUDING ALL 120V POWER CONNECTIONS FOR A COMPLETE FUNCTIONING SYSTEM.



2 E-501 TYPICAL LIGHTING STANDARD DETAIL

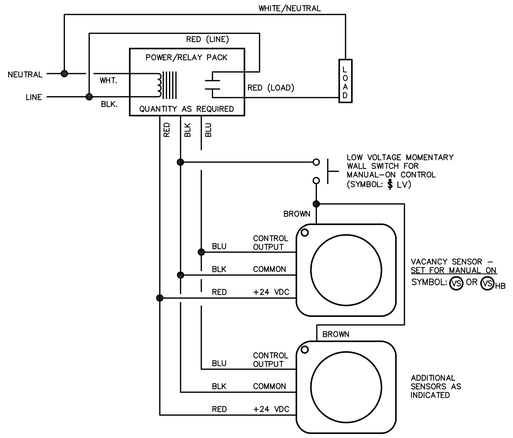
SCALE: NONE



OPERATION SEQUENCE: UPON ACTIVATION OF HEAT DETECTOR, THE ELEVATOR SHUNT TRIP CIRCUIT BREAKER ENERGIZES VIA RELAY 'R1' WHICH TURNS OFF POWER TO THE ELEVATOR CONTROLLER.

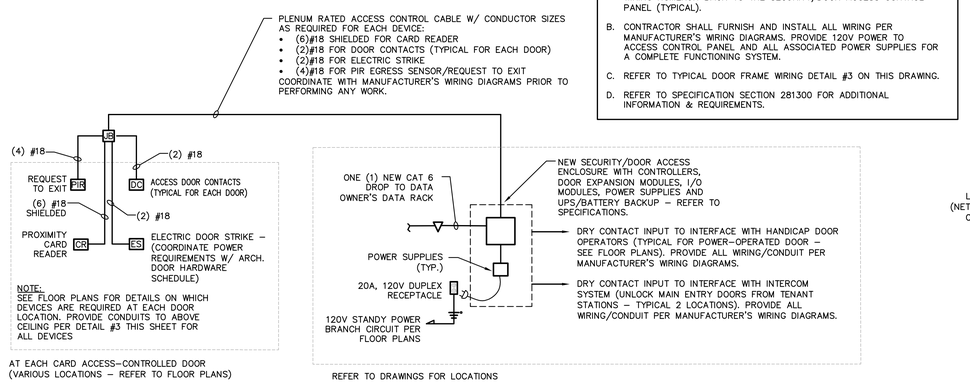
3 E-501 ELEVATOR SHUNT TRIP DIAGRAM

SCALE: NONE



4 E-501 TYPICAL VACANCY SENSOR WIRING DETAIL

SCALE: NONE (MANUAL-ON, AUTO-OFF)



ACCESS CONTROL SYSTEM WIRING NOTES:

A. UNLESS OTHERWISE NOTED, EACH DEVICE SHALL HAVE A SEPARATE WIRING HOMERUN BACK TO THE SECURITY/DOOR ACCESS CONTROL PANEL (TYPICAL).

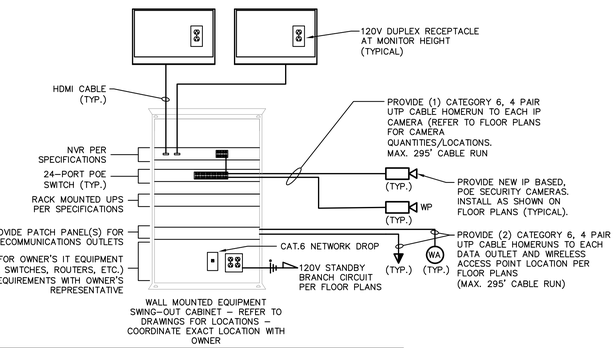
B. CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING PER MANUFACTURER'S WIRING DIAGRAMS. PROVIDE 120V POWER TO ACCESS CONTROL PANEL AND ALL ASSOCIATED POWER SUPPLIES FOR A COMPLETE FUNCTIONING SYSTEM.

C. REFER TO TYPICAL DOOR FRAME WIRING DETAIL #3 ON THIS DRAWING.

D. REFER TO SPECIFICATION SECTION 281300 FOR ADDITIONAL INFORMATION & REQUIREMENTS.

6 E-501 ACCESS CONTROL RISER DIAGRAM

SCALE: NONE

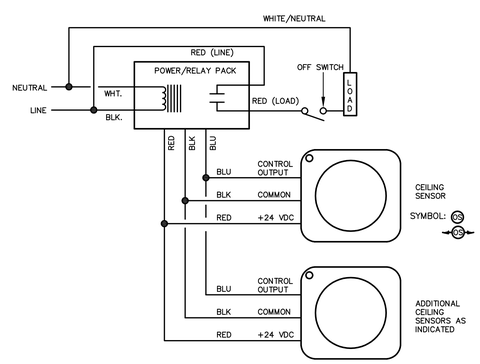


VIDEO SURVEILLANCE SYSTEM NOTES:

1. REFER TO SPECIFICATION SECTION 282300 FOR ADDITIONAL INFORMATION.
2. COORDINATE EXACT LOCATIONS OF ALL CAMERAS, & ASSOCIATED EQUIPMENT/MONITOR(S) WITH ARCHITECT AND WITH OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK.
3. COORDINATE EXACT LOCATIONS AND AIMING OF ALL CAMERAS IN FIELD WITH OWNER'S REPRESENTATIVE AND PROVIDE APPROPRIATE CAMERA MOUNTS AND HARDWARE FOR A COMPLETE INSTALLATION.

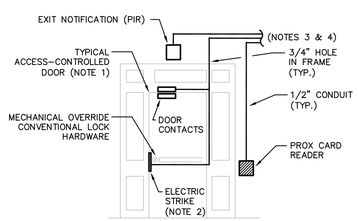
8 E-501 VIDEO SURVEILLANCE SYSTEM/IT RISER DIAGRAM

SCALE: NONE



5 E-501 TYPICAL OCCUPANCY SENSOR WIRING DETAIL

SCALE: NONE (AUTO-ON, AUTO-OFF)



7 E-501 TYPICAL ACCESS CONTROL INSTALLATION DETAIL

SCALE: NONE

ACCESS CONTROL DETAIL NOTES

1. THIS DETAIL IS NOT AN EXACT REPRESENTATION OF EACH DOOR APPLICATION BUT RATHER AN AID TO SHOW HOW WIRING OF INDIVIDUAL DEVICES SHOULD BE INSTALLED. SEE FLOOR PLANS OF EACH BUILDING FOR DETAILS ON WHICH DEVICE TYPES ARE REQUIRED AT EACH DOOR LOCATION
2. COORDINATE ELECTRICAL REQUIREMENTS FOR NEW DOOR HARDWARE WITH THE DOOR HARDWARE SUPPLIER. COORDINATE STRIKE/LATCH VOLTAGE AND ANY ADDITIONAL HARDWARE REQUIREMENTS PRIOR TO ROUGH-IN.
3. ROUTE ALL WIRING TO DEVICES CONCEALED IN WALLS, CEILINGS AND INSIDE DOOR FRAMES. COORDINATE WITH DOOR OPENING AND DOOR HARDWARE SUPPLIERS.
4. REFER TO DETAIL #4 ON THIS DRAWING FOR WIRING REQUIREMENTS

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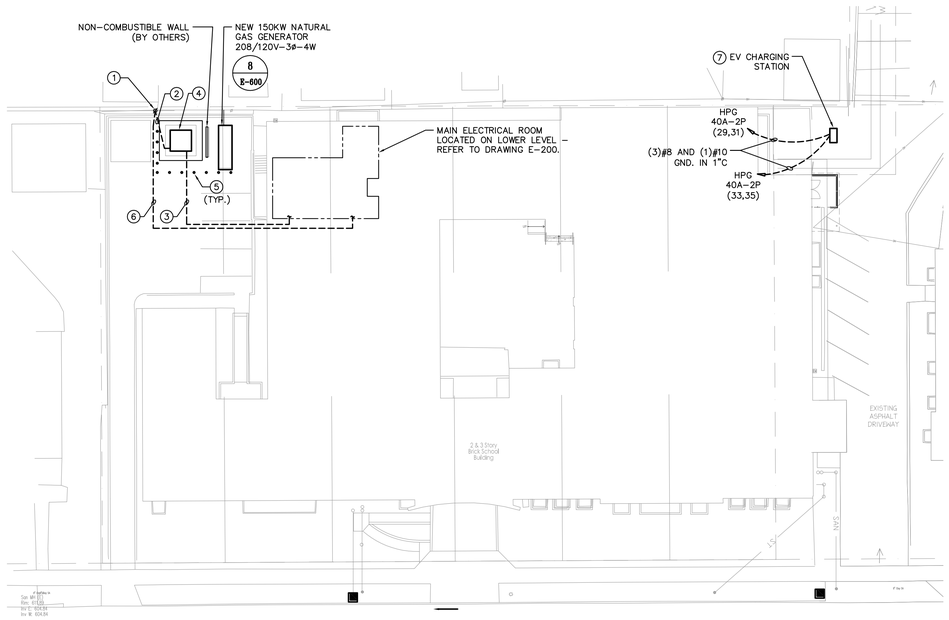
ELECTRICAL DETAILS

E-501



1 / E-600 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

GENERAL SITE NOTES:

A. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TRENCHING, BACKFILL AND NECESSARY PAVING FOR THE INSTALLATION UNDERGROUND CONDUIT FOR ELECTRICAL SERVICE, SITE LIGHTING & TELEPHONE/CABLE SERVICE TO BUILDING.

B. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 OR RGS; A MINIMUM OF 36" BELOW GRADE.

C. CONDUIT RUN UNDERGROUND FOR ELECTRICAL SERVICE SHALL NOT BE RUN UNDER ANY BUILDING.

D. CONDUIT EMERGING FROM UNDERGROUND AND IS EXPOSED TO PHYSICAL DAMAGE BE RIGID GALVANIZED STEEL.

E. PROVIDE NYLON PULLWIRE IN ALL EMPTY CONDUITS.

F. COORDINATE ALL UTILITIES (TELEPHONE AND ELECTRIC) WITH TELEPHONE CO. AND POWER CO. PRIOR TO INSTALLATION.

G. CONDUCTORS SHALL BE COPPER AND HAVE THHN/THWN INSULATION. ALL WIRE SHALL BE NEW AND HAVE SIZE AND INSULATION TYPE INDICATED ON ITS COVER. ALL WIRE TO HAVE BEEN MANUFACTURED WITHIN ONE YEAR OF INSTALLATION. ALL CONDUCTORS SHALL BE STRANDED AND MIN. OF #12 UNLESS OTHERWISE NOTED.

H. ALL WORK SHALL BE IN ACCORDANCE WITH N.E.C. AND LOCAL CODES. UNDER NO CIRCUMSTANCES SHALL THIS CONTRACTOR DO ANY WORK NOT IN ACCORDANCE WITH THE CODES.

I. PROVIDE PANELBOARD SCHEDULES WITH CORRECT NOTES PERTAINING TO EQUIPMENT.

J. COORDINATE ELECTRICAL WORK WITH ALL OTHER TRADES AND SUPPLIERS OF EQUIPMENT.

K. INSPECT THE SITE PRIOR TO BID.

L. PROVIDE BUSHING FOR ALL OPEN CONDUIT ENDS.

M. PROVIDE FIRESTOPPING AT SMOKE AND FIRE PARTITIONS.

N. ELECTRICAL CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINE/INSTALLATION. COORDINATE WORK WITH APPLICABLE UTILITIES.

O. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED TO BEGIN AND PROCEED WITH CONSTRUCTION.

P. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY OWNER AND/OR ENGINEER IF ANY DISCREPANCIES ARE FOUND ON DRAWINGS PRIOR TO START OF WORK.

GENERAL DRAWING NOTES:

A. REFER TO DRAWING E-001 FOR ELECTRICAL LEGENDS, GENERAL DRAWING NOTES AND LIGHTING FIXTURE SCHEDULE.

B. REFER TO E-500 SERIES FOR ELECTRICAL DETAILS.

C. REFER TO DRAWING E-700 FOR SINGLE LINE DIAGRAM.

D. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND CONDUIT ROUTING IN FIELD. COORDINATE WITH SITE UTILITY AND LANDSCAPE DRAWINGS PRIOR TO PERFORMING ANY WORK.

E. CONDUIT RUN UNDERGROUND SHALL NOT BE RUN UNDER ANY BUILDING.

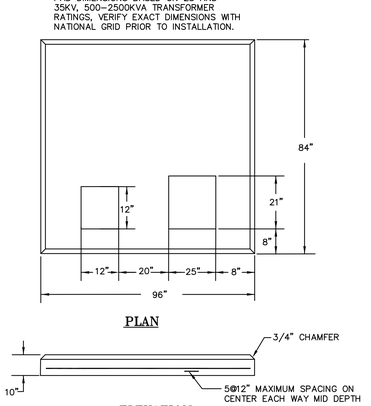
F. COORDINATE WITH ALL EXISTING AND NEW UTILITIES (GAS, WATER, TELEPHONE, CABLE AND ELECTRIC) PRIOR TO DIGGING TO COORDINATE INSTALLATION OF UNDERGROUND CONDUIT/EQUIPMENT.

G. THE CONTRACTOR SHALL BE RESPONSIBLE TO ARRANGE AND COORDINATE INSTALLATION OF ELECTRIC SERVICE WITH THE UTILITY COMPANY (N. GRID) AND SHALL OBTAIN ALL NECESSARY PERMITS & INSPECTIONS REQUIRED TO PROCEED WITH CONSTRUCTION. COORDINATE ALL ELECTRIC SERVICE INSTALLATION REQUIREMENTS WITH THE UTILITY PROVIDER PRIOR TO PERFORMING ANY WORK

H. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE UTILITY COMPANY AND PROVIDE TEMPORARY SERVICE TO SITE, AND TEMPORARY LIGHT AND POWER FOR CONSTRUCTION PER SPECIFICATIONS. THE CONTRACTOR SHALL INCLUDE THE COST OF ALL APPLICABLE UTILITY SERVICE CHARGES IN THEIR BID.

(#) ELECTRICAL SITE PLAN KEYED NOTES:

1. APPROXIMATE LOCATION OF NEW UTILITY PRIMARY POLE. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE EXACT POLE LOCATION WITH UTILITY PROVIDER AND WITH CIVIL DRAWINGS PRIOR TO PERFORMING ANY WORK. REFER TO TYPICAL PRIMARY POLE DETAIL #4 ON THIS DRAWING.
2. FURNISH AND INSTALL (2) 5" CONDUITS WITH PULL STRINGS BELOW GRADE TO PRIMARY POLE PER NATIONAL GRID REQUIREMENTS. REFER TO PRIMARY ELECTRICAL DUCTBANK DETAIL #5 ON THIS DRAWING, AND TO ELECTRICAL SINGLE LINE DIAGRAM ON DRAWING E-700 FOR ADDITIONAL INFORMATION.
3. FURNISH AND INSTALL UNDERGROUND SECONDARY WIRING & CONDUIT FROM TRANSFORMER PAD TO SERVICE ENTRANCE EQUIPMENT. REFER TO SECONDARY ELECTRICAL DUCTBANK DETAIL #6 ON THIS DRAWING, AND TO ELECTRICAL SINGLE LINE DIAGRAM ON DRAWING E-700 FOR MORE INFORMATION.
4. APPROXIMATE LOCATION OF NEW UTILITY CO. PAD MOUNTED TRANSFORMER. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS. CONTRACTOR SHALL PROVIDE CONCRETE PAD PER DETAILS #2 AND #3 ON THIS DRAWING. COORDINATE EXACT LOCATION AND ALL REQUIREMENTS WITH NATIONAL GRID PRIOR TO PERFORMING ANY WORK.
5. PROVIDE PROTECTIVE BOLLARDS AROUND PAD MOUNTED TRANSFORMER. REFER TO TYPICAL BOLLARD DETAIL #7 ON THIS DRAWING.
6. PROVIDE (2) 4" CONDUITS WITH PULL STRINGS TO TELEPHONE/CATV EQUIPMENT BACKBOARD IN BASEMENT ELECTRICAL ROOM FROM UTILITY POLE FOR TELECOMMUNICATIONS SERVICES. REFER TO DRAWING E-200 FOR LOCATION OF EQUIPMENT BACKBOARD IN BASEMENT - COORDINATE EXACT LOCATION AND REQUIREMENTS WITH THE TELECOMMUNICATIONS SERVICES PROVIDER AND WITH OWNER'S I.T. DEPARTMENT PRIOR TO PERFORMING ANY WORK.
7. FURNISH AND INSTALL COMPLETE LEVEL 2 DUAL EV CHARGING STATION. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS. PROVIDE ALL REQUIRE WIRING/CONDUIT AND CONNECTIONS PER MANUFACTURER'S WIRING DIAGRAMS. BASIS OF DESIGN - CHARGEPOINT CT4021-G1 DUAL-CHARGING BOLLARD STATION (TWO INDEPENDENT 40A BRANCH CIRCUITS). CONTRACTOR SHALL INCLUDE ALL OF THE FOLLOWING:
   - PROVIDE INTEGRAL CELLULAR MODEM, POWER MANAGEMENT KIT AND CONCRETE BOLLARD MOUNTING KIT.
   - INITIAL SETUP, ACTIVATION, VALIDATION AND CONFIGURATION IS TO BE INCLUDED IN CONTRACT.
   - PROVIDE 5-YEAR CHARGEPOINT ASSURE (OR SIMILAR BY EQUIVALENT MANUF.) MAINTENANCE AND MANAGEMENT PLAN.
   - ASSIST WITH SETTING UP MONITORING FOR 5-YEAR SERVICE PLAN WITH OWNER.
   - ASSIST WITH INTEGRATION OF SYSTEM SO THAT OWNER CAN MONETIZE UNITS.
   - ASSIST WITH AND COORDINATE WITH LOCAL UTILITY-APPROVED SUBCONTRACTORS SO THAT THE OWNER CAN LEVERAGE AVAILABLE FUNDS/REBATES FOR INSTALLATION.



2 / E-600 XFMR CONCRETE PAD DETAIL
SCALE: NONE

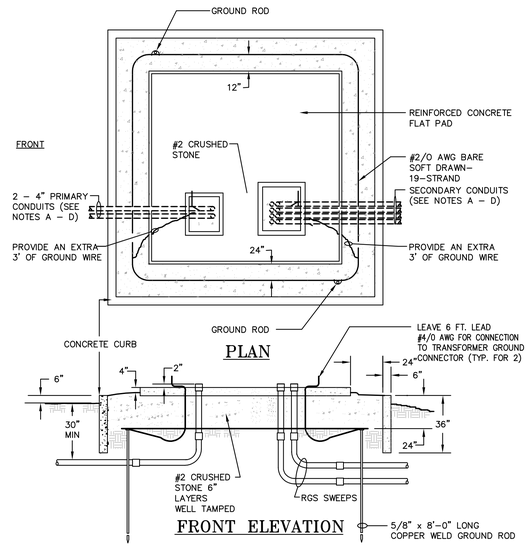
NOTES:

A. DIRECTION OF CONDUITS ARE DIAGRAMMATIC. TO BE DETERMINED BY FIELD APPLICATION.

B. METALLIC PRIMARY AND SECONDARY CONDUITS SHALL BE GROUNDED BUSHINGS CONNECTED TO THE GROUND GRID.

C. PROVIDE DOUBLE HOLE COMPRESSION CONNECTORS WITH 3 CRIMPS PER CONNECTOR.

D. PROVIDE SILICONE BRONZE FASTENERS (NUTS/BOLTS/WASHERS/LOCKWASHERS)



3 / E-600 GROUNDING AND CONDUIT PLAN
THREE PHASE, PAD MOUNT TRANSFORMER
SCALE: NONE

GENERAL TRANSFORMER PAD NOTES:

1 FURNISH TRANSFORMER PAD AND FURNISH AND INSTALL ALL GROUNDING, CONDUIT AND DUCT BANK.

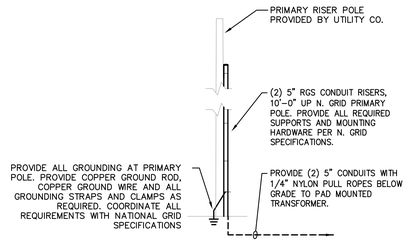
2 THE ABOVE DIMENSIONS ARE FOR ESTIMATING PURPOSES ONLY. VERIFY DIMENSIONS WITH SUPPLIER'S SHOP DRAWINGS.

3 CONCRETE SHALL BE 5000 PSI @ 28 DAYS, AIR ENTRAINMENT TO BE 6% +/- 1%. ALL EXPOSED EDGES TO HAVE 3/4" CHAMFER.

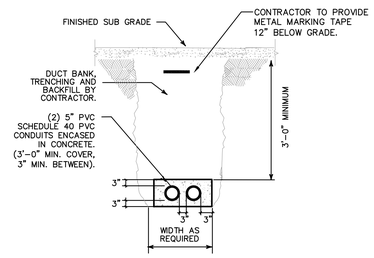
4 REINFORCING SHALL BE 5-GRADE 60 BARS AND SHALL CONFORM TO ASTM A-615 OF LATEST DATE. REINFORCING TO BE PLACED A MIN. OF 2" CLEAR FROM FACE OF CONCRETE.

5 ALL OPENINGS SHALL HAVE ADDITIONAL REBAR REINFORCEMENT OF 1 - #5 EACH CORNER, MID-DEPTH.

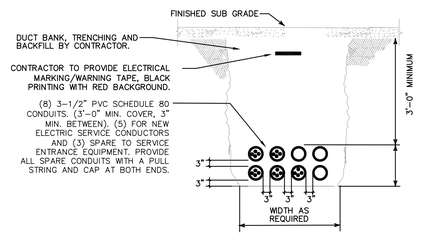
6 LIFTING ANCHORS SHALL BE INSTALLED WITH APPROPRIATE DAYTON LIFTING ANCHORS OR EQUIVALENT.



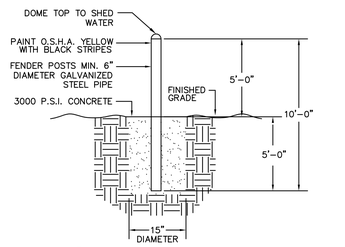
4 / E-600 TYPICAL PRIMARY POLE DETAIL
SCALE: NONE



5 / E-600 PRIMARY ELECTRICAL DUCT BANK DETAIL
SCALE: NONE

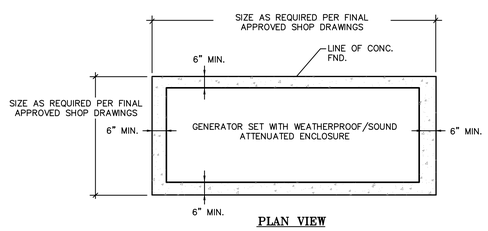


6 / E-600 SECONDARY ELECTRICAL DUCT BANK DETAIL
SCALE: NONE

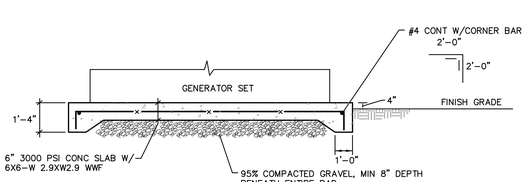


7 / E-600 TYPICAL BOLLARD DETAIL
SCALE: NONE

NOTE:
PROTECTIVE BOLLARDS SHALL BE INSTALLED 3' MINIMUM FROM THE TRANSFORMER ON ALL SIDES EXPOSED TO VEHICLE TRAFFIC. POSTS SHALL BE 4' O.C. AS REQUIRED. EACH POST SHALL BE FILLED WITH CONCRETE AND CAPPED. COORDINATE ALL REQUIREMENTS WITH N. GRID PRIOR TO PERFORMING ANY WORK.



PLAN VIEW



SECTION VIEW

8 / E-600 GENERATOR CONCRETE PAD DETAILS
SCALE: NONE

GENERATOR PAD DETAIL NOTES:

1. GENERATOR PAD TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE EXACT LOCATION WITH THE CIVIL DRAWINGS PRIOR TO PERFORMING ANY WORK.
2. COORDINATE FINAL PAD DIMENSIONS WITH GENERATOR SUPPLIER'S APPROVED SHOP DRAWINGS PRIOR TO CONSTRUCTION.
3. PROVIDE SLEEVE ACCESS FOR ALL CONDUITS AND GAS PIPING. COORDINATE LOCATIONS WITH GENERATOR MANUFACTURER'S APPROVED SHOP DRAWINGS PRIOR TO CONSTRUCTION.
4. GENERATOR ANCHORAGE, HARDWARE AND FOUNDATION SYSTEM TO INCLUDE VIBRATION ISOLATION - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION/REQUIREMENTS.

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REVISIONS

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CHECKED BY

SCALE AS NOTED

DATE OCTOBER 28, 2022

ELECTRICAL SITE PLAN

E-600

SINGLE LINE DIAGRAM KEYED NOTES

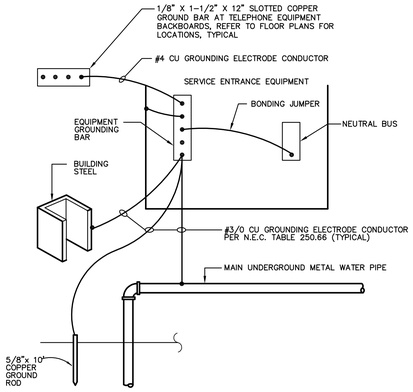
1. WALL MOUNTED NEMA 1 MODULAR METER CENTER (RESIDENTIAL TENANTS). PROVIDE WITH INCOMING MAIN LUG SECTION, AND RESIDENTIAL METER SECTIONS AS SHOWN WITH 100A,2P CIRCUIT BREAKERS FOR EACH TENANT. EQUIPMENT TO BE RATED 208/120V, 3 PHASE, 4 WIRE, 65KAIC. SQUARE D 'EZ METER-PAK' OR APPROVED EQUAL. ALL CIRCUIT BREAKERS TO BE RATED FOR 65,000 AIC. PROVIDE ALL MOUNTING HARDWARE AND SUPPORTS – MOUNTING HEIGHTS OF ALL METERS SHALL CONFORM TO NATIONAL GRID'S SPECIFICATIONS.
2. PROVIDE A FEEDER TO EACH APARTMENT LOAD CENTER FROM CIRCUIT BREAKER IN MODULAR METER CENTER. REFER TO APARTMENT FEEDER SCHEDULE ON THIS DRAWING FOR ADDITIONAL INFORMATION. REFER TO FLOOR PLANS FOR APARTMENT/ LOAD CENTER LOCATIONS.
3. NEW UTILITY METER TO BE FURNISHED BY THE UTILITY COMPANY (TYPICAL). CONTRACTOR TO FURNISH AND INSTALL METER CHANNEL AND PROVIDE ALL REQUIRED CONDUIT/WIRING AND SUPPORTS. COORDINATE ALL METER CHANNEL ARRANGEMENTS AND ELECTRIC SERVICE REQUIREMENTS WITH NATIONAL GRID PRIOR TO PERFORMING ANY WORK.
4. COORDINATE HOT OR COLD SEQUENCING WITH NATIONAL GRID PRIOR TO PURCHASING EQUIPMENT OR PERFORMING ANY WORK.
5. FURNISH AND INSTALL A NEMA 1 CT CABINET WITH LOCKABLE HINGED FRONT DOORS. COMPLY WITH UTILITY CO. REQUIREMENTS. COORDINATE EXACT DIMENSIONS AND REQUIREMENTS WITH NATIONAL GRID PRIOR TO PURCHASING.
6. FEEDER SHALL BE INSTALLED IN THREADED RIGID GAVLANIZED STEEL (RGS) CONDUIT, WITH NO CONDUIT BODIES/JUNCTION BOXES BEFORE UTILITY METER.
7. PROVIDE ALL REQUIRED PROGRAMMING FOR DELAY OF TRANSFER SWITCH 'TS2' (PRIORITY 2 STANDBY LOADS) COORDINATE ALL REQUIREMENTS WITH THE EQUIPMENT MANUFACTURER. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. TRANSFER SWITCH 'TS2' TO BE PROVIDED WITH AUXILIARY CONTACTS AND WIRING PER ELEVATOR MANUFACTURER'S REQUIREMENTS TO THE ELEVATOR CONTROLLER TO PROVIDE (2) SEPARATE SIGNALS TO THE ELEVATOR CONTROLLER: ELEVATOR RUNNING ON STANDBY POWER, AND SIGNAL BEFORE TRANSFER FROM STANDBY BACK TO NORMAL POWER. REFER TO SPECIFICATION SECTION 263600 (TRANSFER SWITCHES) FOR ADDITIONAL INFORMATION & REQUIREMENTS.
9. ALL FEEDER CIRCUIT BREAKERS IN THE EMERGENCY & STANDBY POWER SYSTEMS SHALL BE SELECTIVELY COORDINATED PER NEC ARTICLES 700 AND 701. CIRCUIT BREAKERS SHALL BE LSI TYPE WITH ADJUSTABLE ELECTRONIC TRIP SETTINGS. REFER TO SPECIFICATION SECTION #260572 – OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY/ARC FLASH HAZARD ANALYSIS FOR ADDITIONAL INFORMATION.
10. PROVIDE NEW WALL MOUNTED GENERATOR DOCKING STATION W/ INTEGRAL ROTARY TRANSFER SWITCH AND PHASE ROTATION MONITOR. UNIT SHALL BE RATED FOR 208/120VAC, 3 PH, 4 WIRE, 400A, IN A NEMA 3R ENCLOSURE. TRYSTAR #TMTS-1 SERIES OR APPROVED EQUAL. INCLUDE LUGS FOR PERMANENT CONNECTION OF LOAD SIDE WIRING AND PERMANENT GENERATOR WIRING. PROVIDE MALE CAMLOK CONNECTORS FACTORY WIRED TO THE TRANSFER SWITCH FOR CONNECTION OF PORTABLE GENERATOR CABLES. REFER TO FLOOR PLANS FOR LOCATION, AND TO SPECIFICATION SECTION 263600 (TRANSFER SWITCHES) FOR ADDITIONAL INFORMATION & REQUIREMENTS.
11. PROVIDE PANELBOARD WITH INTEGRAL SURGE PROTECTION DEVICE – REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

APARTMENT LOAD CENTER FEEDER SCHEDULE

ID	ELEC DATA		CIRCUIT PROTECTION			BRANCH CIRCUIT CONDUIT & WIRE (MC FEEDER CABLE) WIRE SIZE & QUANTITIES (MC FEEDER CABLE)					
(APT)	VOLTS	PHASE	BREAKER	POLE	PANELBOARD	LESS THAN 153 FT.	154 FT TO 194 FT.	195 FT TO 244 FT.	245 FT TO 280 FT.	281 FT TO 355 FT.	OVER 355 FT.
	208	1	100A	2	LCA/LCB	3 #1 AL & 1#6 AL GND.	3 #1/0 AL & 1#4 AL GND.	3#2/0 MCM AL & 1#4 AL GND.	3#3/0 MCM AL & 1#2 AL GND.	3#4/0 MCM AL & 1#2 AL GND.	3#250 MCM AL & 1#2 AL GND.

4 WIRE FEEDER SCHEDULE

#		RATING (AMPS)
A	(5) SETS OF (4)#500 MCM EACH IN 3-1/2" C. & (3) SPARE 3-1/2"C	1600
B	(2) SETS OF (4)#500 MCM & #1/0 EQUIP. GND. EACH IN 4" C.	800
C	(4)#500 MCM & #2 EQUIP. GND. IN 3-1/2" C.	400
D	(4)#350 MCM & #4 EQUIP. GND. IN 3" C.	300
E	(4)#3/0 & #6 EQUIP. GND. IN 2" C.	200
F	(4)#2/0 & #4 EQUIP. GND. IN 2" C.	175
G	(4)#2 & #6 EQUIP. GND. IN 1-1/2" C.	100
G1	(3)#2 & #6 EQUIP. GND. IN 1-1/2" C.	100
H	(4)#6 & #10 EQUIP. GND. IN 1" C.	50
H1	(3)#6 & #10 EQUIP. GND. IN 1" C.	50
H2	(4)#6 MI CABLE	50
J1	(3)#1/0 & #6 EQUIP. GND. IN 2" C.	125



2 E-700 GROUNDING ELECTRODE DETAIL
SCALE: NONE

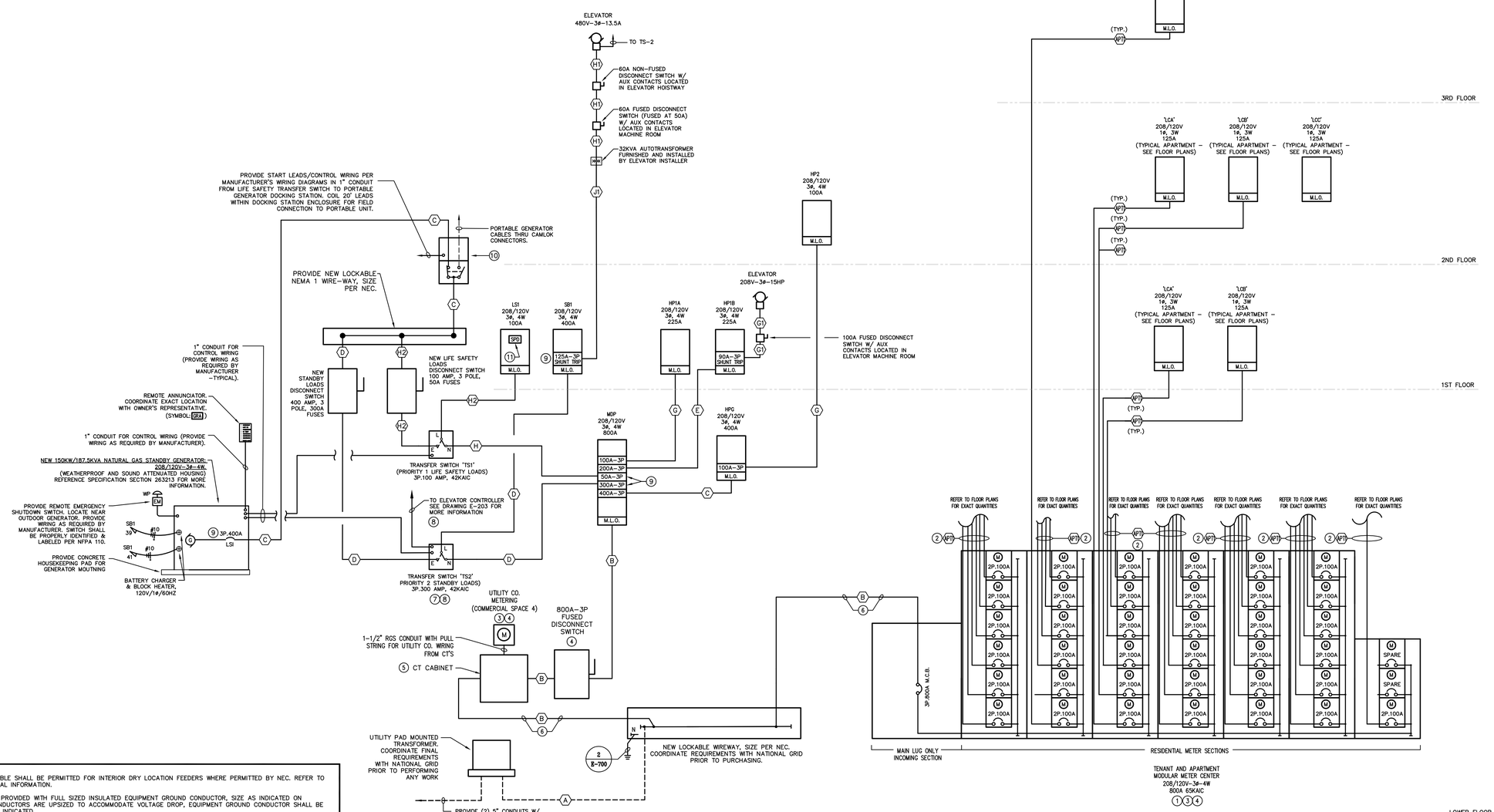
NEW PANELBOARD SCHEDULE

PANEL NAME	VOLTAGE / PHASE & WIRE	INTERRUPT CAPACITY**	MOUNTING	MAIN BUS	MAIN BRK. SIZE	ACTIVE BRANCH CIRCUITS	SPARE BREAKERS	SPACES	REMARKS
MDP	208/120V, 3 ø, 4 W	65 KAIC	SURFACE	800A	M.L.O.	(1) 400A-3P (1) 300A-3P (LSI) (1) 200A-3P (1) 100A-3P (1) 50A-3P (LSI) (2) 20A-3P* (1) 20A-2P* (1) 20A-1P	–	17	SQUARE D 'I-LINE' SERIES OR APPROVED EQUAL.
HPG	208/120V, 3 ø, 4 W	22 KAIC	SURFACE	400A	M.L.O.	(1) 125A-3P* (1) 100A-3P (1) 50A-3P* (2) 40A-2P (1) 20A-2P* (2) 15A-2P* (13) 20A-1P	–	9	42 CIRCUIT PANEL, SQUARE 'D' NQ SERIES OR APPROVED EQUAL.
HP1A	208/120V, 3 ø, 4 W	42 KAIC	SURFACE	225A	M.L.O.	(1) 20A-3P* (1) 20A-2P* (1) 15A-2P* (13) 20A-1P	–	22	42 CIRCUIT PANEL, SQUARE 'D' NQ SERIES OR APPROVED EQUAL.
HP1B	208/120V, 3 ø, 4 W	10 KAIC	SURFACE	225A	M.L.O.	(1) 90A-3P SHUNT TRIP (2) 30A-2P (1) 20A-2P* (1) 15A-2P* (14) 20A-1P	–	17	42 CIRCUIT PANEL, SQUARE 'D' NQ SERIES OR APPROVED EQUAL.
HP2	208/120V, 3 ø, 4 W	10 KAIC	SURFACE	100A	M.L.O.	(2) 30A-2P (2) 15A-2P* (12) 20A-1P	–	22	42 CIRCUIT PANEL, SQUARE 'D' NQ SERIES OR APPROVED EQUAL.
LS1	208/120V, 3 ø, 4 W	10 KAIC	SURFACE	100A	M.L.O.	(12) 20A-1P	–	18	30 CIRCUIT PANEL, SQUARE 'D' NQ SERIES OR APPROVED EQUAL.
SB1	208/120V, 3 ø, 4 W	42 KAIC	SURFACE	400A	M.L.O.	(1) 125A-3P SHUNT TRIP,LSI (1) 90A-3P* (1) 30A-3P* (1) 15A-2P* (2) 20A-2P* (1) 30A-1P (37) 20A-1P	–	32	84 CIRCUIT, 2 SECTION PANEL, SQUARE 'D' NQ SERIES OR APPROVED EQUAL.

* PROVIDE HACR CIRCUIT BREAKER

** COORDINATE FAULT CURRENT WITH UTILITY CO. PRIOR TO PURCHASING EQUIPMENT. A SERIES RATED SYSTEM SHALL BE AN ACCEPTABLE ALTERNATIVE TO A FULLY RATED SYSTEM. CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION OF SERIES RATED UPSTREAM/DOWNSTREAM DEVICES WITH EQUIPMENT SUBMITTALS. ELECTRICAL EQUIPMENT SHALL BE PROVIDED WITH LABELS/SIGNAGE IDENTIFYING SERIES RATED SYSTEM

NOTE:
REFER TO DRAWING E-404 FOR TYPICAL APARTMENT PANELBOARD SCHEDULES



1 E-700 ELECTRICAL SINGLE LINE DIAGRAM
SCALE: NONE

FEEDER SCHEDULE NOTES:
METAL CLAD (MC) FEEDER CABLE SHALL BE PERMITTED FOR INTERIOR DRY LOCATION FEEDERS WHERE PERMITTED BY NEC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

MC FEEDER CABLE SHALL BE PROVIDED WITH FULL SIZED INSULATED EQUIPMENT GROUND CONDUCTOR, SIZE AS INDICATED ON SCHEDULE. WHERE PHASE CONDUCTORS ARE UPSIZED TO ACCOMMODATE VOLTAGE DROP, EQUIPMENT GROUND CONDUCTOR SHALL BE PROPORTIONALLY UPSIZED AS INDICATED.

CONTRACTOR SHALL PROVIDE LISTED CABLE REDUCING FITTINGS WHERE REQUIRED TO TERMINATE UPSIZED CONDUCTORS TO EQUIPMENT TERMINALS/LUGS.

ALL EQUIPMENT TERMINATIONS SHALL UTILIZE MATERIALS SUITABLE FOR COPPER OR ALUMINUM CONDUCTORS.

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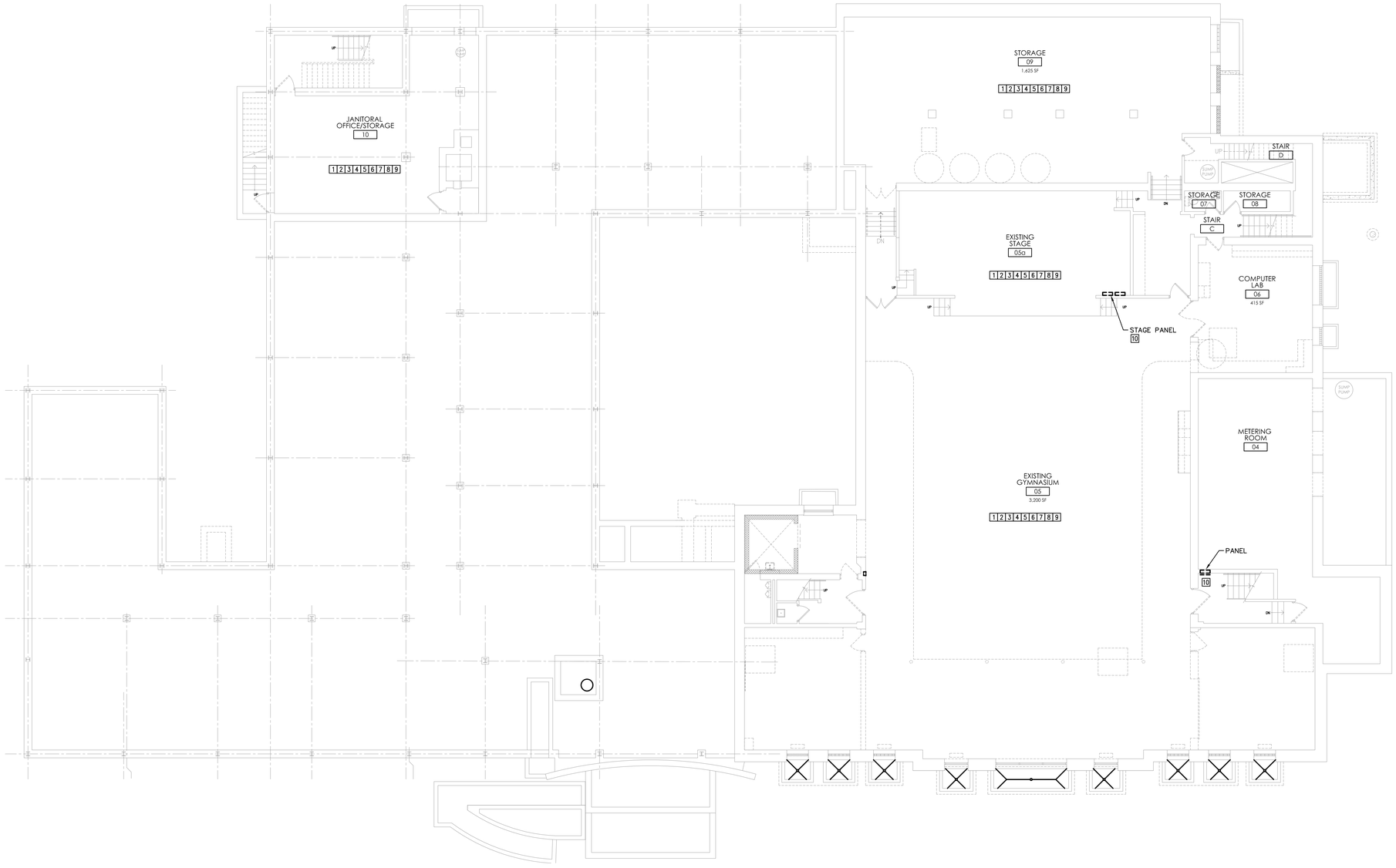
SCALE AS NOTED

DATE OCTOBER 28, 2022

ELECTRICAL SINGLE LINE DIAGRAM

E-700



1 ED-100 LOWER LEVEL PLAN – ELECTRICAL DEMOLITION
SCALE: 1/8" = 1'-0"

UNLESS OTHERWISE NOTED, CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL WORK IN THE BUILDING INCLUDING BUT NOT LIMITED TO; LIGHTING FIXTURES, RECEPTACLES, MECHANICAL EQUIPMENT CONNECTIONS, FIRE ALARM DEVICES, SECURITY SYSTEM DEVICES, PA/SOUND SYSTEM DEVICES, DATA/COMMUNICATIONS OUTLETS, JUNCTION BOXES, SURFACE RACEWAY, ETC. REMOVE ALL EXISTING WIRING AND CONDUIT BACK TO SOURCE. NOTES PERTAINING TO EXISTING SYSTEMS/DEVICES HAVE BEEN ADDED TO DEPICT GENERAL SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO FIELD-VERIFY EXISTING CONDITIONS AND PROVIDE COMPLETE REMOVAL OF ALL EXISTING ELECTRICAL SYSTEMS/EQUIPMENT AS NOTED.

DEMOLITION KEYED NOTES:

1. DISCONNECT AND REMOVE ALL LIGHT FIXTURES AS ASSOCIATED WIRING AND CONDUIT IN THE ROOM BACK TO SOURCE.
2. DISCONNECT AND REMOVE ALL EMERGENCY/EXIT LIGHTING AND ALL ASSOCIATED WIRING AND CONDUIT IN ROOM BACK TO SOURCE.
3. DISCONNECT AND REMOVE EXISTING LIGHT SWITCHES, OCCUPANCY SENSORS AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
4. DISCONNECT AND REMOVE EXISTING RECEPTACLES AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
5. DISCONNECT AND REMOVE EXISTING TELEPHONE/DATA OUTLETS AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
6. DISCONNECT AND REMOVE EXISTING CLOCK AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
7. DISCONNECT AND REMOVE EXISTING SPEAKERS AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
8. DISCONNECT AND REMOVE EXISTING FIRE ALARM DEVICES AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
9. DISCONNECT AND REMOVE EXISTING SECURITY DEVICES AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
10. DISCONNECT AND REMOVE EXISTING PANELBOARD AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
11. DISCONNECT AND REMOVE EXISTING ELECTRIC SERVICE EQUIPMENT INCLUDING OVERHEAD SERVICE MAST/CONDUIT ON BUILDING EXTERIOR. COORDINATE WITH THE UTILITY COMPANY FOR DISCONNECTION OF EXISTING ELECTRIC SERVICE.
12. DISCONNECT AND REMOVE EXISTING TELECOMMUNICATION SERVICE EQUIPMENT INCLUDING ANY WIRING/CONDUIT ON BUILDING EXTERIOR. COORDINATE WITH THE UTILITY COMPANY FOR DISCONNECTION OF EXISTING TELECOMMUNICATIONS SERVICES.

GENERAL DEMOLITION NOTES:

A EXISTING ELECTRICAL EQUIPMENT SHOWN ON DRAWING IS DIAGRAMMATIC AND INDICATES THE GENERAL ARRANGEMENT OF SAME. THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL EQUIPMENT IN THIS AREA AS INDICATED. DISCONNECT AND REMOVE EXISTING CONDUITS, WIREMOLD, RACEWAY, LIGHTING FIXTURES, RECEPTACLES, COMPUTERS/TELEPHONE OUTLETS, LIGHTING SWITCHES, ETC. AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE AS FIELD REQUIRED. THE CONTRACTOR IS HEREBY ADVISED THAT THESE DRAWINGS MAY NOT LOCATE ALL EXISTING WIRING DEVICES AND/OR EQUIPMENT WHICH MUST BE REMOVED, REWORKED OR RELOCATED, ETC. TO ACCOMMODATE DEMOLITION AND RECONSTRUCTION WORK IN THE EXISTING BUILDING. WHERE POSSIBLE, MAJOR PORTIONS OF THE ELECTRICAL SYSTEM HAVE BEEN SHOWN ON THE DRAWINGS TO ASSIST THE CONTRACTOR ONLY. FIELD OBSERVATIONS OF THE EXISTING CONDITIONS WILL GIVE THE CONTRACTOR THE MOST ACCURATE DETAIL AND BETTER UNDERSTANDING OF THE WORK INVOLVED.

B CONTRACTOR SHALL DISCONNECT ALL EXISTING MECHANICAL EQUIPMENT BEING REMOVED BY MECHANICAL CONTRACTOR. REMOVE ALL ASSOCIATED WIRE AND CONDUITS BACK TO ITS POINT OF ORIGIN AT THE PANELBOARD. COORDINATE ALL DEMOLITION WORK WITH MECHANICAL CONTRACTOR, REFER TO MECHANICAL DEMOLITION DRAWINGS FOR ADDITIONAL ELECTRICAL DEMOLITION WORK.

C ALL COST FOR CUTTING, PATCHING, AND PAINTING OF EXISTING WALLS, CEILINGS, AND FLOORS TO ACCOMMODATE THE INSTALLATION OF ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MATERIALS FOR THE RESTORATION OF EXISTING SURFACES SHALL MATCH THE EXISTING MATERIALS.

D THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FIRE RATING OF ANY EXISTING WALLS CUT AND PATCHED TO ACCOMMODATE THE INSTALLATION OF ELECTRICAL WORK. MATERIALS FOR THE RESTORATION OF EXISTING SURFACES SHALL MATCH THE EXISTING MATERIALS.

E THE ELECTRICAL CONTRACTOR SHALL HAVE THE OPTION THAT, WHERE PRACTICAL, IT WILL BE ACCEPTABLE TO RE-USE EXISTING CONCEALED CONDUITS AND OUTLET BOXES REMAINING AFTER DEMOLITION WORK FOR NEW BRANCH CIRCUITING (e.g. CONDUIT BETWEEN SWITCH OUTLET BOX AND LIGHT FIXTURE OUTLET BOX). CONDUITS OR RACEWAYS BEING RE-USED MUST NOT BE DAMAGED, BUT BE IN GOOD PHYSICAL CONDITION, PROPERLY SUPPORTED AND UTILIZED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND NATIONAL ELECTRICAL CODE REQUIREMENTS GOVERNING THE INSTALLATION OF SAME. FIELD COORDINATE REMOVALS/DEMOLITION WITH GENERAL CONTRACTOR.

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REVISIONS

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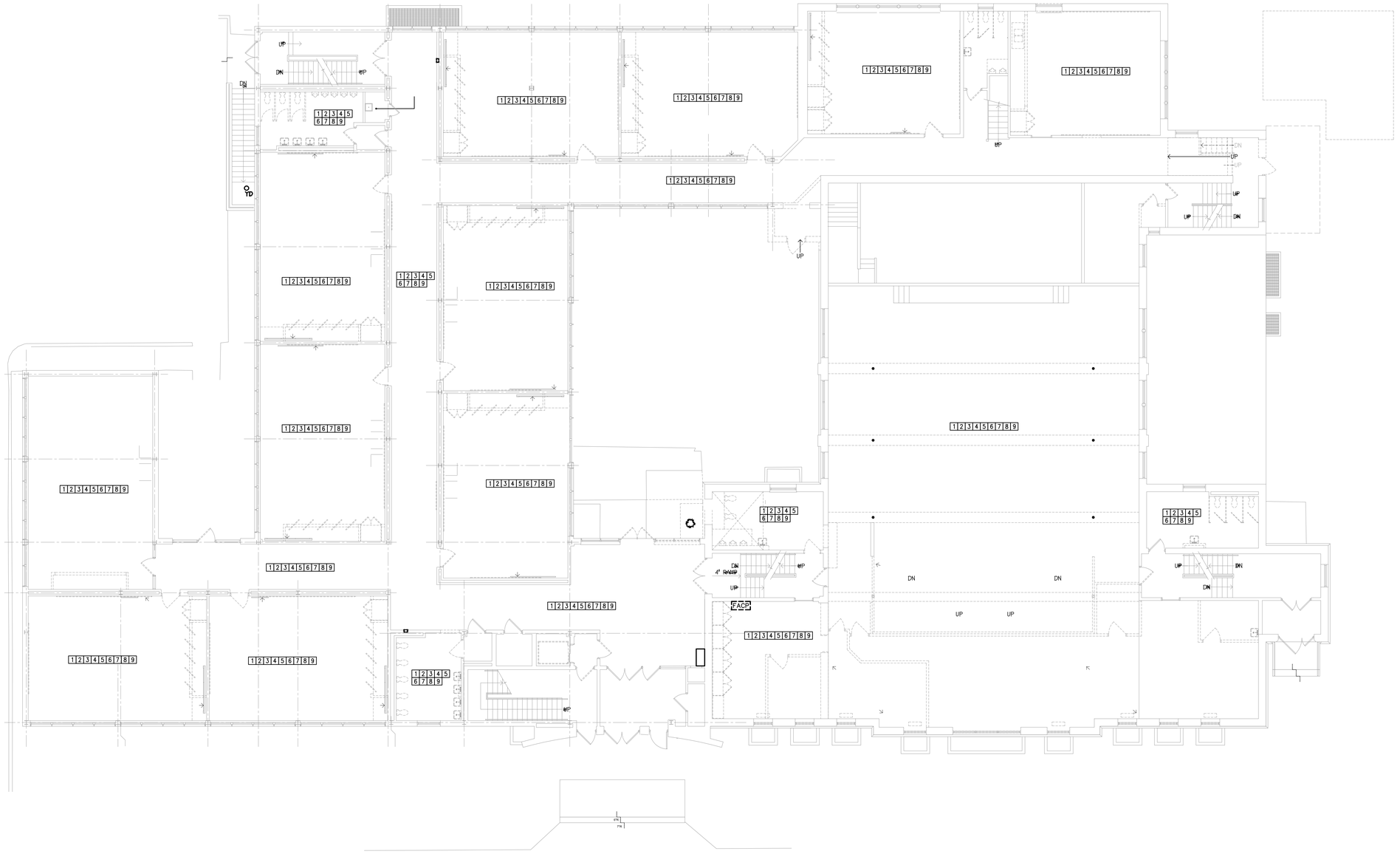
SCALE AS NOTED

DATE OCTOBER 28, 2022

LOWER LEVEL PLAN
ELECTRICAL
DEMOLITION

ED-100



1 ED-101 FIRST FLOOR PLAN – ELECTRICAL DEMOLITION
SCALE: 1/8" = 1'-0"

DEMOLITION KEYED NOTES:

1. DISCONNECT AND REMOVE ALL LIGHT FIXTURES AS ASSOCIATED WIRING AND CONDUIT IN THE ROOM BACK TO SOURCE.
2. DISCONNECT AND REMOVE ALL EMERGENCY/EXIT LIGHTING AND ALL ASSOCIATED WIRING AND CONDUIT IN ROOM BACK TO SOURCE.
3. DISCONNECT AND REMOVE EXISTING LIGHT SWITCHES, OCCUPANCY SENSORS AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
4. DISCONNECT AND REMOVE EXISTING RECEPTACLES AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
5. DISCONNECT AND REMOVE EXISTING TELEPHONE/DATA OUTLETS AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
6. DISCONNECT AND REMOVE EXISTING CLOCK AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
7. DISCONNECT AND REMOVE EXISTING SPEAKERS AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
8. DISCONNECT AND REMOVE EXISTING FIRE ALARM DEVICES AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
9. DISCONNECT AND REMOVE EXISTING SECURITY DEVICES AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
10. DISCONNECT AND REMOVE EXISTING PANELBOARD AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE UNLESS OTHERWISE NOTED.
11. DISCONNECT AND REMOVE EXISTING DATA RACK AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.

UNLESS OTHERWISE NOTED, CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL WORK IN THE BUILDING INCLUDING BUT NOT LIMITED TO; LIGHTING FIXTURES, RECEPTACLES, MECHANICAL EQUIPMENT CONNECTIONS, FIRE ALARM DEVICES, SECURITY SYSTEM DEVICES, PA/SOUND SYSTEM DEVICES, DATA/COMMUNICATIONS OUTLETS, JUNCTION BOXES, SURFACE RACEWAY, ETC. REMOVE ALL EXISTING WIRING AND CONDUIT BACK TO SOURCE. NOTES PERTAINING TO EXISTING SYSTEMS/DEVICES HAVE BEEN ADDED TO DEPICT GENERAL SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO FIELD-VERIFY EXISTING CONDITIONS AND PROVIDE COMPLETE REMOVAL OF ALL EXISTING ELECTRICAL SYSTEMS/EQUIPMENT AS NOTED.

GENERAL DEMOLITION NOTES:

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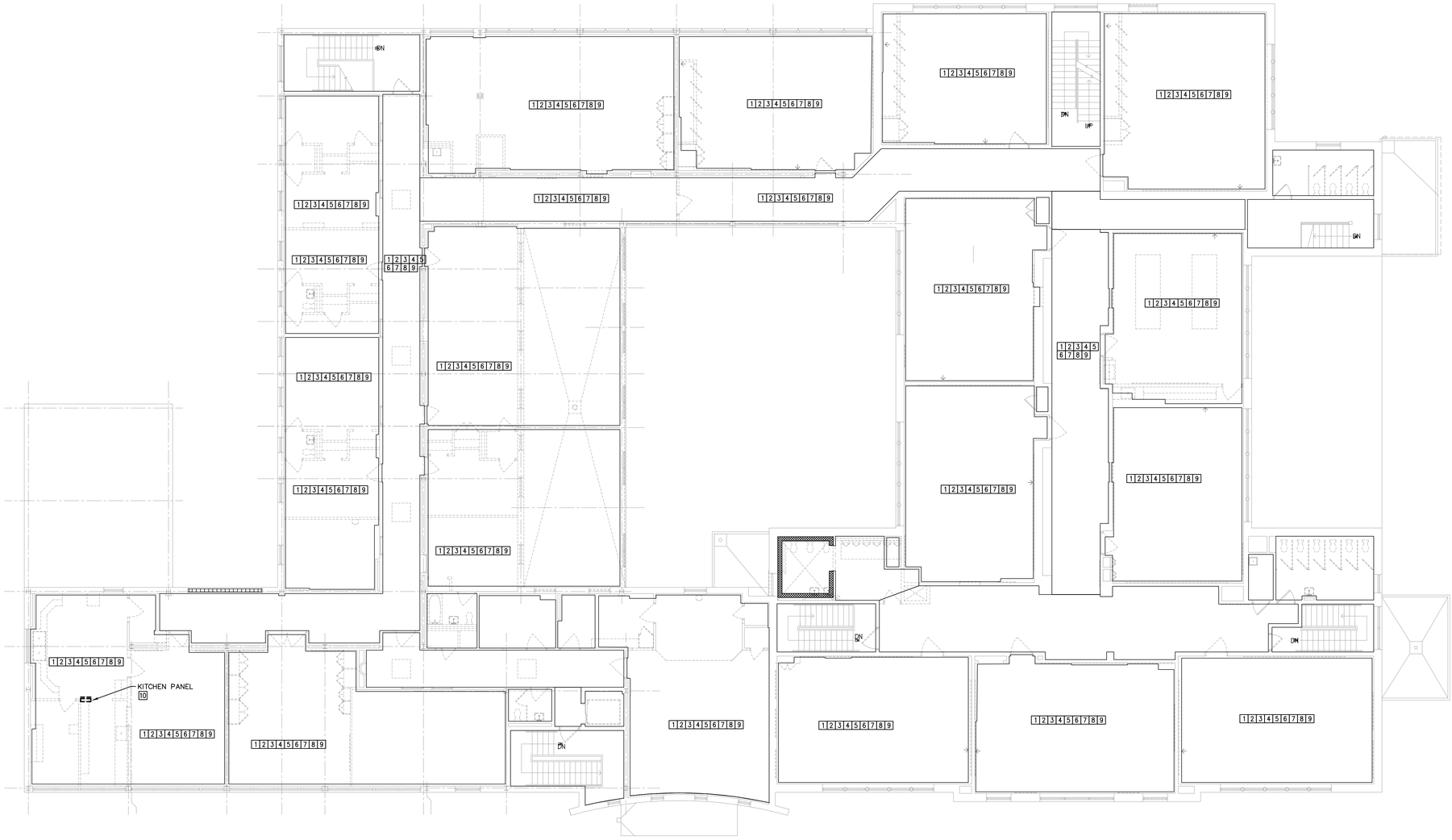
SCALE AS NOTED

DATE OCTOBER 28, 2022

FIRST FLOOR PLAN
ELECTRICAL
DEMOLITION

ED-101



1 ED-102 SECOND FLOOR PLAN – ELECTRICAL DEMOLITION
SCALE: 1/8" = 1'-0"

DEMOLITION KEYED NOTES:

1. DISCONNECT AND REMOVE ALL LIGHT FIXTURES AS ASSOCIATED WIRING AND CONDUIT IN THE ROOM BACK TO SOURCE.
2. DISCONNECT AND REMOVE ALL EMERGENCY/EXIT LIGHTING AND ALL ASSOCIATED WIRING AND CONDUIT IN ROOM BACK TO SOURCE.
3. DISCONNECT AND REMOVE EXISTING LIGHT SWITCHES, OCCUPANCY SENSORS AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
4. DISCONNECT AND REMOVE EXISTING RECEPTACLES AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
5. DISCONNECT AND REMOVE EXISTING TELEPHONE/DATA OUTLETS AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
6. DISCONNECT AND REMOVE EXISTING CLOCK AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
7. DISCONNECT AND REMOVE EXISTING SPEAKERS AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
8. DISCONNECT AND REMOVE EXISTING FIRE ALARM DEVICES AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
9. DISCONNECT AND REMOVE EXISTING SECURITY DEVICES AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
10. DISCONNECT AND REMOVE EXISTING PANELBOARD AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED, CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL WORK IN THE BUILDING INCLUDING BUT NOT LIMITED TO; LIGHTING FIXTURES, RECEPTACLES, MECHANICAL EQUIPMENT CONNECTIONS, FIRE ALARM DEVICES, SECURITY SYSTEM DEVICES, PA/SOUND SYSTEM DEVICES, DATA/COMMUNICATIONS OUTLETS, JUNCTION BOXES, SURFACE RACEWAY, ETC. REMOVE ALL EXISTING WIRING AND CONDUIT BACK TO SOURCE. NOTES PERTAINING TO EXISTING SYSTEMS/DEVICES HAVE BEEN ADDED TO DEPICT GENERAL SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO FIELD-VERIFY EXISTING CONDITIONS AND PROVIDE COMPLETE REMOVAL OF ALL EXISTING ELECTRICAL SYSTEMS/EQUIPMENT AS NOTED.

GENERAL DEMOLITION NOTES:

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B CONTRACTOR SHALL DISCONNECT ALL EXISTING MECHANICAL EQUIPMENT BEING REMOVED BY MECHANICAL CONTRACTOR. REMOVE ALL ASSOCIATED WIRE AND CONDUITS BACK TO ITS POINT OF ORIGIN AT THE PANELBOARD. COORDINATE ALL DEMOLITION WORK WITH MECHANICAL CONTRACTOR, REFER TO MECHANICAL DEMOLITION DRAWINGS FOR ADDITIONAL ELECTRICAL DEMOLITION WORK.

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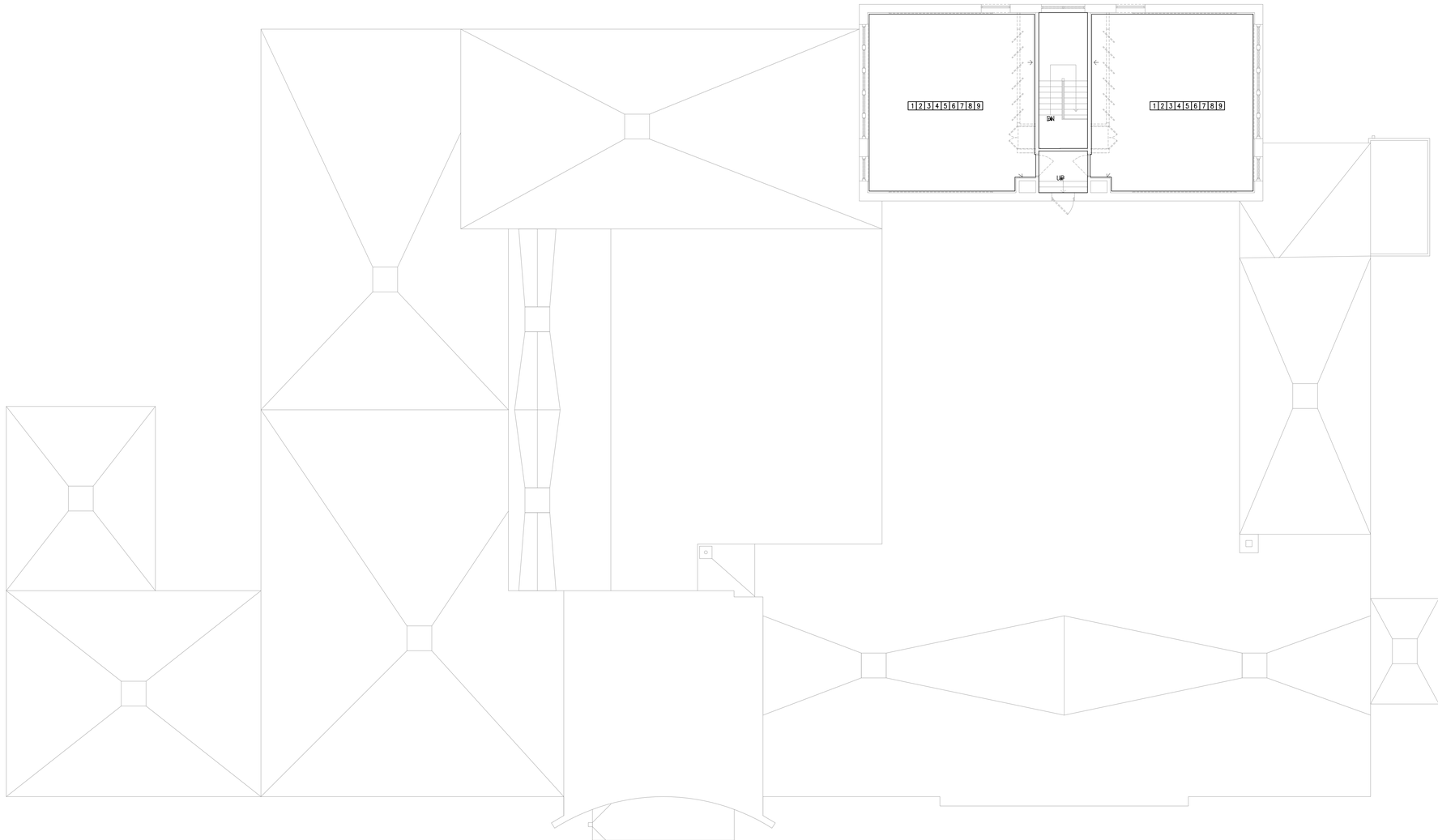
DATE
OCTOBER 28, 2022

SECOND FLOOR PLAN
ELECTRICAL DEMOLITION

ED-102



1 / ED-103 THIRD FLOOR PLAN – ELECTRICAL DEMOLITION
SCALE: 1/8" = 1'-0"

DEMOLITION KEYED NOTES:

1. DISCONNECT AND REMOVE ALL LIGHT FIXTURES AS ASSOCIATED WIRING AND CONDUIT IN THE ROOM BACK TO SOURCE.
2. DISCONNECT AND REMOVE ALL EMERGENCY/EXIT LIGHTING AND ALL ASSOCIATED WIRING AND CONDUIT IN ROOM BACK TO SOURCE.
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SCALE: AS NOTED

DATE: OCTOBER 28, 2022

THIRD FLOOR PLAN
ELECTRICAL
DEMOLITION

ED-103

ENERGY RECOVERY VENTILATOR SCHEDULE (ERV)

UNIT NO.	"AAON" MODEL NO.	SERVICE	FAN SECTION						COOLING (DX)							HEATING (NAT. GAS)						HOT GAS REHEAT			ENERGY RECOVERY WHEEL								ELECTRICAL				OPERATING WEIGHT (LBS)	NOTES
																									SUMMER				WINTER										
			SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	ESP (IN. W.C.)	TSP (IN. W.C.)	SA FAN MOTOR (BHP)	EA FAN MOTOR (BHP)	TOTAL COOLING (MBH)	SENSIBLE COOLING (MBH)	ENTERING AIR TEMP DB/WB (°F)	LEAVING AIR TEMP DB/WB (°F)	EER	SEER	REFRIGERANT	INPUT (MBH)	OUTPUT (MBH)	ENTERING AIR TEMP DB/WB (°F)	LEAVING AIR TEMP DB/WB (°F)	AFUE (%)	TURNDOWN RATIO	CAPACITY (MBH)	LEAVING AIR TEMP DB/WB (°F)	RELATIVE HUMIDITY (%)	TOTAL CAPACITY (MBH)	TOTAL EFFECTIVENESS (%)	SENSIBLE CAPACITY (MBH)	SENSIBLE EFFECTIVENESS (%)	TOTAL CAPACITY (MBH)	TOTAL EFFECTIVENESS (%)	SENSIBLE CAPACITY (MBH)	SENSIBLE EFFECTIVENESS (%)	POWER (V/PHASE/HZ)	FLA	MCA	MOP (A)		
ERV-1	RN-006-8-0-EA09-32B	APARTMENT VENTILATION	1500	1500	1.50	3.11	1.51	0.96	66.32	36.66	79.9/70.7	60.1/58.1	12.5	14.3	R-410A	90.0	72.9	51.9/40.5	95.5/59.6	80%	10:1	21.0	70.0/61.7	63.0	24.6	35.1	24.6	75.6	108.9	70.0	89.6	74.2	208/3/60	35.0	39.0	50	1700	1,2,3,4,5,6,7,8

NOTES:
1. PROVIDE WITH MERV 8 - 2" THICK PLEATED FILTERS.
2. PROVIDE AND INSTALL UNIT ON 14" HIGH ROOF CURB.
3. PROVIDE WITH FACTORY INSTALLED ELECTRICAL DISCONNECT.
4. PROVIDE WITH FACTORY INSTALLED 115V CONVENIENCE OUTLET.
5. PROVIDE WITH PREMIUM EFFICIENCY ECM MOTORS (SUPPLY AND EXHAUST AIRSTREAMS).
6. PROVIDE WITH MODULATING HOT GAS REHEAT SECTION.
7. PROVIDE WITH FULLY MODULATING O.A. AND R.A. DAMPERS.
8. UNIT TO OPERATE CONTINUOUSLY. RESET DISCHARGE AIR SETPOINT BASED ON OUTSIDE AIR TEMPERATURE. REFER TO SPECIFICATIONS.

ROOFTOP UNIT SCHEDULE (RTU)

UNIT NO.	"AAON" MODEL NO.	SERVICE	FAN SECTION						COOLING (DX)							HEATING (NAT. GAS)						HOT GAS REHEAT			ELECTRICAL				OPERATING WEIGHT (LBS)	NOTES
			SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	ESP (IN. W.C.)	TSP (IN. W.C.)	SA FAN MOTOR (BHP)	EA FAN MOTOR (BHP)	TOTAL COOLING (MBH)	SENSIBLE COOLING (MBH)	ENTERING AIR TEMP DB/WB (°F)	LEAVING AIR TEMP DB/WB (°F)	EER	IEER	REFRIGERANT	INPUT (MBH)	OUTPUT (MBH)	ENTERING AIR TEMP DB/WB (°F)	LEAVING AIR TEMP DB/WB (°F)	AFUE (%)	TURNDOWN RATIO	CAPACITY (MBH)	LEAVING AIR TEMP DB/WB (°F)	RELATIVE HUMIDITY (%)	POWER (V/PHASE/HZ)	FLA	MCA	MOP (A)		
RTU-1	RN-013-8-0-HA09-3GB	GYM	3000	1500	2.25	3.21	2.63	1.84	151.2	103.9	85.0/69.0	54.2/52.7	12.2	15.2	R-410A	292.5	234.0	35.0/30.4	107.2/63.6	80%	10:1	58.0	70.0/58.9	52.0	208/3/60	74.0	79.0	90	2200	1,2,3,4,5,6
RTU-2	RN-015-8-0-HA09-36B	COMMON SPACES	4800	1700	2.75	4.28	4.80	2.65	185.7	140.0	82.1/67.0	57.0/54.9	11.0	15.3	R-410A	390.0	315.9	45.2/37.8	106.2/63.9	81%	10:1	81.0	70.0/59.9	56.0	208/3/60	93.0	100.0	125	2400	1,2,3,4,5,6

NOTES:
1. PROVIDE WITH MERV 8 - 2" THICK PLEATED FILTERS.
2. PROVIDE AND INSTALL UNIT ON 14" HIGH ROOF CURB.
3. PROVIDE WITH FACTORY INSTALLED ELECTRICAL DISCONNECT.
4. PROVIDE WITH FACTORY INSTALLED 115V CONVENIENCE OUTLET.
5. PROVIDE WITH PREMIUM EFFICIENCY ECM MOTORS (SUPPLY AND EXHAUST AIRSTREAMS).
6. PROVIDE WITH MODULATING HOT GAS REHEAT SECTION.

SPLIT SYSTEM HEAT PUMP SCHEDULE (AHU / HP)

SERVICE	QUANTITY	INDOOR UNIT													OUTDOOR UNIT							NOTES
		UNIT NO.	"TRANE" MODEL NO.	TYPE	COOLING RANGE (MBH)	SEER	EER	HEATING AT 47°F		HEATING AT 17°F		HEATING AT 5°F		AIR VOLUME (L-M-H) (CFM)	WEIGHT (LBS)	UNIT NO.	"TRANE" MODEL NO.	REFRIGERANT	POWER (V/PHASE/HZ)	MCA	MOP (AMPS)	WEIGHT (LBS)	
								HEATING RANGE (MBH)	COP	HEATING (MBH)	COP	HEATING (MBH)	COP										
APARTMENTS	20	AHU-1	NTXAMT-12A112AA	1:1 MULTI-POSITION AIR HANDLER	5.6-12.0	19.0	13.9	7.7-18.0	3.8	15.0	2.6	15.0	1.7	278-381-448	120	HP-1	NTXSKH-12A112AA	R-410A	208/1/60	14.0	24	160	1,2,3,4,5,6,7
APARTMENTS, COMPUTER LAB	18	AHU-2	NTXAMT-18A112AA	1:1 MULTI-POSITION AIR HANDLER	9.4-18.0	18.4	12.5	8.8-28.0	3.3	21.6	2.3	21.6	1.8	471-573-675	120	HP-2	NTXSKH-18A112AA	R-410A	208/1/60	17.0	31	160	1,2,3,4,5,6,7
ELECTRICAL ROOM	1	AHU-3	NTXWPH-12B112AA	1:1 WALL-MOUNT	2.5-13.6	26.1	13.8	3.7-21.0	4.2	17.4	2.8	14.7	2.2	137-221-424	50	HP-3	NTXSPH-12B112AA	R-410A	208/1/60	14.0	24	150	1,2,3,4,5,6,7
ELEVATOR SHAFTS	2	AHU-4	NTXWPH-18B112AA	1:1 WALL-MOUNT	6.5-21.0	21.0	12.5	5.2-30.0	3.5	27.0	2.1	23.0	2.0	225-304-437	50	HP-4	NTXSPH-18B112AA	R-410A	208/1/60	18.0	20	150	1,2,3,4,5,6,7

NOTES:
1. FURNISH FIELD INSTALLED DISCONNECT SWITCH FOR INSTALLATION BY ELECTRICAL CONTRACTOR AT OUTDOOR UNIT.
2. PROVIDE REFRIGERANT LINESET PIPING BETWEEN INDOOR AND OUTDOOR UNITS. SIZE PIPING PER MANUFACTURERS RECOMMENDATIONS.
3. INDOOR UNIT POWERED FROM OUTDOOR UNIT. PROVIDE 14GA. COMMUNICATION LINE.
4. PROVIDE WITH WALL-MOUNTED 7-DAY PROGRAMMABLE THERMOSTAT.
5. PROVIDE 24" HIGH EQUIPMENT RAILS. SECURE OUTDOOR UNIT TO EQUIPMENT RAILS. REFER TO INSTALLATION DETAILS.
6. PROVIDE OUTDOOR UNIT WITH LOW AMBIENT HEATING AND COOLING CAPABILITY, EQUIPMENT, AND CONTROLS. UNIT SHALL BE CAPABLE OF PROVIDING 100% HEATING CAPACITY DOWN TO 5°F AMBIENT OUTDOOR TEMPERATURE.
7. EQUIPMENT SHALL BE 'ENERGY STAR' CERTIFIED OR EQUIVALENT.

EXHAUST FAN SCHEDULE (EF)

UNIT TYPE	"GREENHECK" MODEL NUMBER	LOCATION	TYPE	CFM	ESP (IN. W.C.)	BLADE TYPE	FAN RPM	DRIVE	MOTOR		NOTES
									HP	POWER (V/PHASE/HZ)	
EF-1	SQ-60-VG	IT ROOM B16A	INLINE	75	0.375	B.I.	1625	DIRECT	1/15	120/1/60	1,2,3,6
EF-2	SQ-60-VG	UNISEX B08	INLINE	75	0.375	B.I.	1625	DIRECT	1/15	120/1/60	1,2,3,5
EF-3	SQ-80-VG	REFUSE 112	INLINE	250	0.5	B.I.	1647	DIRECT	1/10	120/1/60	1,2,3,4
EF-4	SQ-80-VG	REFUSE 203	INLINE	250	0.5	B.I.	1647	DIRECT	1/10	120/1/60	1,2,3,4
EF-5	SQ-80-VG	REFUSE 222	INLINE	250	0.5	B.I.	1647	DIRECT	1/10	120/1/60	1,2,3,4

NOTES:
1. FURNISH DISCONNECT, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR.
2. FAN SHALL BE UL/CUL 705 RATED.
3. PROVIDE WITH BACKDRAFT DAMPER.
4. FAN SHALL OPERATE CONTINUOUSLY.
5. FAN SHALL BE CONTROLLED BY OCCUPANCY SENSOR, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR.
6. PROVIDE LOW VOLTAGE COOLING THERMOSTAT (80°F ADJ.) AND INTERCONNECTING WIRING TO INTERLOCK WITH EXHAUST FAN OPERATION.

GAS FIRED UNIT HEATER SCHEDULE (UH)

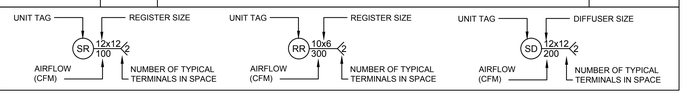
UNIT No.	"REZNOR" MODEL No.	LOCATION	TYPE	CFM	NATURAL GAS			CONNECTIONS		ELECTRICAL			NOTES
					INPUT (MBH)	OUTPUT (MBH)	EFF.	VENT	INTAKE	POWER	FLA	MOP (A)	
UH-1	UDZ-30	METERING ROOM B07	SEPARATED COMBUSTION NON-CONDENSING	450	30.0	24.6	82.0%	4"Ø	4"Ø	120/1/60	1.9	15	1,2,3,4
UH-2	UDZ-30	ROOM EAST OF METERING ROOM B07	SEPARATED COMBUSTION NON-CONDENSING	450	30.0	24.6	82.0%	4"Ø	4"Ø	120/1/60	1.9	15	1,2,3,4

NOTES:
1. PROVIDE WITH FACTORY INSTALLED ELECTRICAL DISCONNECT.
2. SUPPORT FROM STRUCTURE ABOVE. PROVIDE HANGING KIT.
3. PROVIDE VERTICAL COMBUSTION AIR/VENT INCLUDING CONCENTRIC ADAPTER.
4. PROVIDE WITH FACTORY SUPPLIED REMOTE THERMOSTAT.

AIR TERMINAL SCHEDULE

UNIT TAG	SERVICE	SIZE	TYPE	"TITUS" MODEL No.	DESCRIPTION	SYMBOL
SD	SUPPLY	SIZE INDICATED ON PLANS	STEEL SQUARE SUPPLY DIFFUSER	TMS	FURNISH AND INSTALL "TITUS" MODEL "TMS" STEEL SQUARE CEILING DIFFUSERS OF THE SIZE AND AIRFLOW'S INDICATED ON THE PLANS. DIFFUSERS SHALL CONSIST OF PRECISION FORMED BACK CONE OF ONE PIECE SEAMLESS CONSTRUCTION WHICH INCORPORATES A ROUND INLET COLLAR OF SUFFICIENT LENGTH FOR CONNECTING RIGID DUCT. AN INNER CONE ASSEMBLY SHALL CONSIST OF 3 CONES WHICH DROP BELOW THE DIFFUSER. BORDER #1 SURFACE MOUNTED. FINISH SHALL BE WHITE POWDER COAT.	
SR	SUPPLY	SIZE INDICATED ON PLANS	STEEL SIDE WALL SUPPLY GRILLE	272FL	FURNISH AND INSTALL "TITUS" MODEL "272FL" SIDE WALL SUPPLY GRILLE FOR THE SIZES AND AIR FLOWS INDICATED ON THE PLANS. REGISTER SHALL BE DOUBLE DEFLECTION TYPE WITH TWO SETS OF FULLY ADJUSTABLE DEFLECTION BLADES. FINISH SHALL BE WHITE POWDER COAT.	
RR	RETURN/ TRANSFER	SIZE INDICATED ON PLANS	STEEL RETURN/TRANSFER GRILLE	355RL	FURNISH AND INSTALL "TITUS" MODEL "355RL" STEEL RETURN/TRANSFER GRILLES OF THE SIZES AND MOUNTING TYPES INDICATED ON THE PLANS AND OUTLET SCHEDULE. GRILLES SHALL BE 35 DEGREE DEFLECTION FIXED LOUVER TYPE WITH BLADES SPACED 1/2 IN. ON CENTER. THE BLADES SHALL RUN PARALLEL TO THE LONG DIMENSION OF THE GRILLE. THE GRILLE SHALL BE WHITE POWDER COAT.	

NOTES:
1. ALL AIR TERMINAL FINISHES AND COLORS SELECTED BY ARCHITECT.



ELECTRIC UNIT HEATER SCHEDULE (EUH)

UNIT No.	"MARKEL" MODEL No.	AREA SERVED	TYPE	CFM	KW	AMPS	POWER	NOTES
EUH-1	F2FUH05C03	STORAGE B12	HORIZONTAL FAN FORCED	400	5.0	14.0	208/3/60	1,2,3
EUH-2	F2FUH05C03	STORAGE B12	HORIZONTAL FAN FORCED	400	5.0	14.0	208/3/60	1,2,3

NOTES:
1. PROVIDE WITH FACTORY INSTALLED ELECTRICAL DISCONNECT.
2. SUPPORT FROM STRUCTURE ABOVE. PROVIDE HANGING KIT.
3. PROVIDE WITH FACTORY SUPPLIED REMOTE THERMOSTAT.

ELECTRIC CEILING HEATER SCHEDULE (ECH)

UNIT No.	"MARKEL" MODEL No.	AREA SERVED	TYPE	CFM	KW	AMPS	POWER	NOTES
ECH-1	F3482A1	VESTIBULE 121	RECESSED FAN FORCED	600	2.0	9.6	208/1/60	1,2,3,4

NOTES:
1. PROVIDE WITH FACTORY INSTALLED ELECTRICAL DISCONNECT.
2. RECESS UNIT IN CEILING. COORDINATE LOCATION WITH CEILING PLAN.
3. PROVIDE WITH FACTORY INSTALLED THERMOSTAT.
4. PROVIDE WITH MANUAL RESET THERMAL OVERLOAD PROTECTION.

ELECTRIC WALL HEATER SCHEDULE (EWH)

UNIT No.	"MARKEL" MODEL No.	AREA SERVED	TYPE	CFM	KW	AMPS	POWER	NOTES
EWH-1	E3321TD-RP	WATER SERVICE B13	FAN FORCED	175	0.75	6.3	120/1/60	1,2,3
EWH-2	E3321TD-RP	STORAGE B14	FAN FORCED	175	0.75	6.3	120/1/60	1,2,3
EWH-3	E3323TD-RP	STAIR STB0	FAN FORCED	175	1.5	12.5	120/1/60	1,2,3
EWH-4	F3423T	STAIR STA1	FAN FORCED	245	3.0	14.4	208/1/60	1,2,3
EWH-5	F3422T	VESTIBULE 100	FAN FORCED	245	2.0	9.6	208/1/60	1,2,3
EWH-6	F3423T	STAIR STC1	FAN FORCED	245	3.0	14.4	208/1/60	1,2,3
EWH-7	E3323TD-RP	VESTIBULE 127	FAN FORCED	175	1.5	12.5	120/1/60	1,2,3
EWH-8	F3423T	STAIR STD1	FAN FORCED	245	3.0	14.4	208/1/60	1,2,3
EWH-9	J3424T	STAIR STF1	FAN FORCED	245	4.0	11.1	208/3/60	1,2,3
EWH-10	F3422T	STAIR STE3	FAN FORCED	245	2.0	9.6	208/1/60	1,2,3

NOTES:
1. PROVIDE WITH FACTORY INSTALLED INTEGRAL DISCONNECT SWITCH.
2. PROVIDE WITH INTEGRAL TAMPER PROOF THERMOSTAT.
3. PROVIDE WITH HEAVY DUTY STEEL TAMPER PROOF GRILLE.

RADON FAN SCHEDULE (RF) (IF REQUIRED)

UNIT NO.	"FANTECH" MODEL NO.	SERVICE	TYPE	RISER SIZE	CFM	ESP (IN. W.C.)	FAN RPM	DRIVE	WATTS	POWER	NOTES
RF-1	Rn2	RADON MITIGATION	INLINE	4"Ø	65	1.20	1750	DIRECT	60	120/1/60	1,2,3
RF-2	Rn2	RADON MITIGATION	INLINE	4"Ø	65	1.20	1750	DIRECT	60	120/1/60	1,2,3
RF-3	Rn2	RADON MITIGATION	INLINE	4"Ø	65	1.20	1750	DIRECT	60	120/1/60	1,2,3
RF-4	Rn2	RADON MITIGATION	INLINE	3"Ø	25	1.00	1750	DIRECT	60	120/1/60	1,2,3
RF-5	Rn2	RADON MITIGATION	INLINE	4"Ø	40	0.95	1750	DIRECT	60	120/1/60	1,2,3
RF-6	Rn3	RADON MITIGATION	INLINE	6"Ø	145	1.05	1750	DIRECT	150	120/1/60	1,2,3
RF-7	Rn2	RADON MITIGATION	INLINE	3"Ø	25	1.00	1750	DIRECT	60	120/1/60	1,2,3

NOTES:
1. IF INSTALLATION OF RADON FAN IS REQUIRED, INSTALL IN THE VERTICAL RUN OF THE VENT PIPE ABOVE ROOF LINE. REFER TO RADON FAN INSTALLATION DETAIL.
2. FURNISH FIELD INSTALLED NEMA 3R ELECTRICAL DISCONNECT SWITCH. INSTALLATION BY ELECTRICAL CONTRACTOR.
3. CONTRACTOR SHALL VERIFY THE SIZE AND MOVEMENT CAPACITY OF THE VENT SHALL BE SUFFICIENT TO CREATE AND MAINTAIN A PRESSURE FIELD BENEATH THE SLAB/CRAWLSPACE THAT IS LOWER THAN THE PRESSURE ABOVE THE SLAB/CRAWLSPACE.

MECHANICAL DRAWING LEGEND AND SYMBOLS

AIR COOLED CONDENSING UNIT	ACCU	SUPPLY DIFFUSER	SD
ROOFTOP HVAC UNIT	RTU	SUPPLY GRILLE	SG
EXHAUST FAN	EF	SUPPLY REGISTER	SR
ELECTRIC HEATER	EH	RETURN REGISTER	RR
ENERGY RECOVERY UNIT	ERV	EXHAUST REGISTER	ER
NOT IN CONTRACT	NIC	TRANSFER GRILLE	TG
REFRIGERANT LINESET PIPING	RL	ABOVE FINISHED FLOOR	AFF
DRYER VENTING	DV	FIRE DAMPER	F/D
FLUE VENTING/COMBUSTION AIR INTAKE	V/I	SMOKE DAMPER	S/D
SUPPLY AIR	SA	COMBINATION SMOKE/FIRE DAMPER	SF/D
OUTDOOR AIR	OA	DOOR UNDERCUT (1.5")	
RETURN/RELIEF AIR	RA	AIRFLOW DIRECTION (RETURN/EXHAUST)	
EXHAUST AIR	EA	AIRFLOW DIRECTION (SUPPLY/OUTDOOR AIR)	
		THERMOSTAT	T

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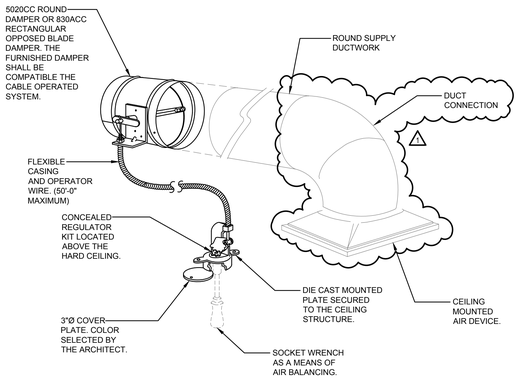
CHECKED BY JWD
SCALE AS NOTED
DATE OCTOBER 28, 2022

MECHANICAL SCHEDULES

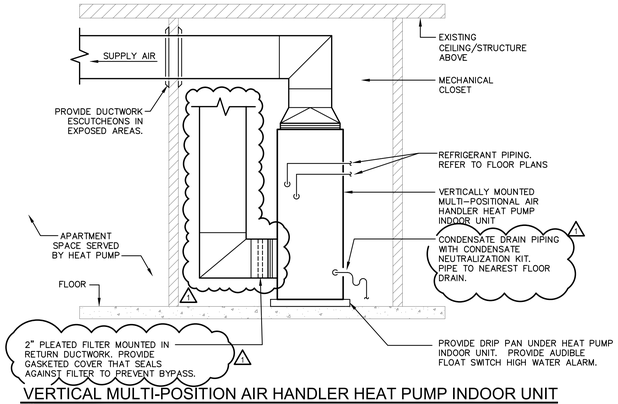
M-001



CABLE OPERATED DAMPER SYSTEM

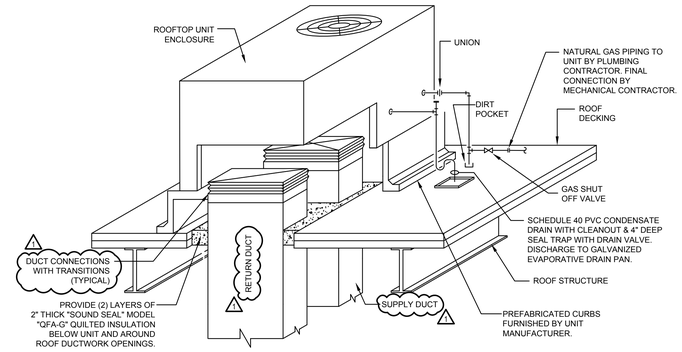
NTS

NOTE: THE CABLE OPERATED DAMPER SYSTEM SHALL BE INSTALLED IN LOCATIONS WHERE BRANCH DUCT DAMPERS ARE INACCESSIBLE. COORDINATE LOCATIONS WITH THE ARCHITECTURAL RCP'S, OTHER DEVICES AND TRADES, ETC. THE 3"Ø COVER PLATE SHALL BE INSTALLED FLUSH WITH THE FINISHED CEILING.



VERTICAL MULTI-POSITION AIR HANDLER HEAT PUMP INDOOR UNIT

NTS



TYPICAL ROOFTOP UNIT INSTALLATION DETAIL

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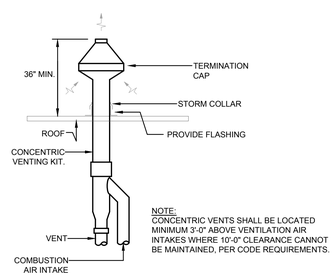

VERTICAL CONCENTRIC VENT INSTALLATION DETAIL

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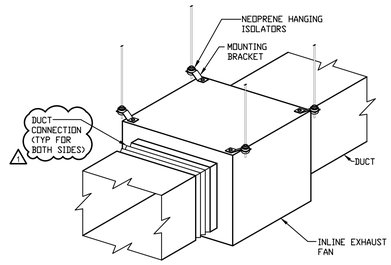
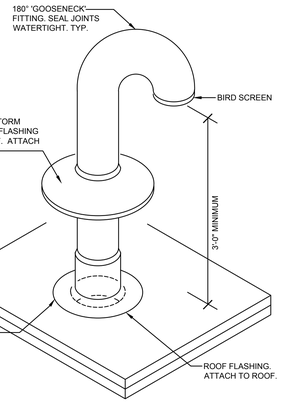


INLINE FAN DETAIL

NTS



GOOSENECK INSTALLATION DETAIL

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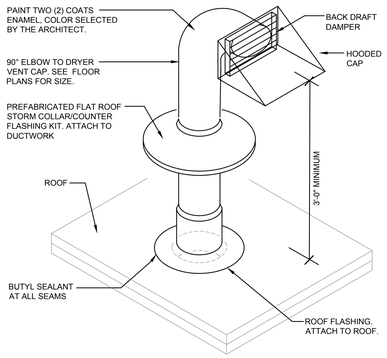

DRYER VENT ROOF TERMINATION DETAIL

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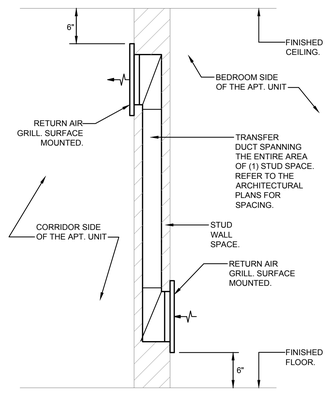
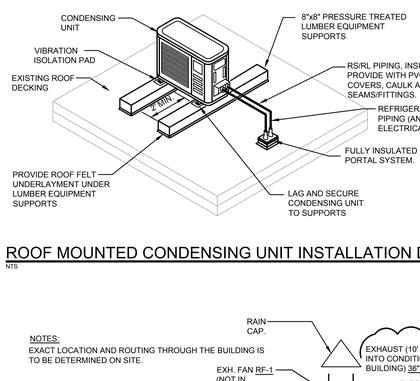


GENERAL NOTES:
FLEXIBLE DUCTWORK IS NOT ALLOWED. COORDINATE FINAL TRANSFER GRILLE MOUNTING HEIGHT WITH CEILING/FLOOR BASEBOARD MOLDINGS.

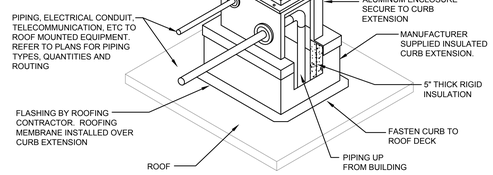
TRANSFER DUCT DETAIL (APARTMENTS)

NTS



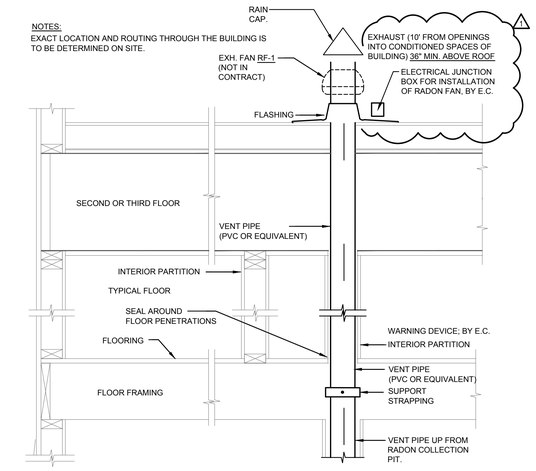
ROOF MOUNTED CONDENSING UNIT INSTALLATION DETAIL

NTS



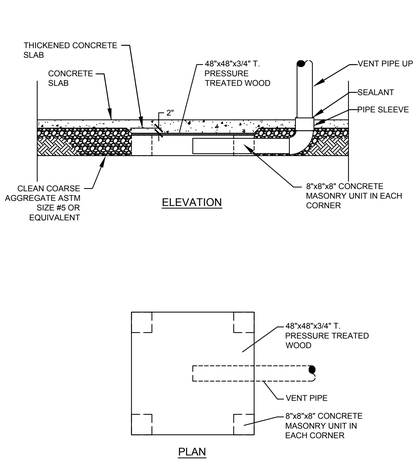
INSULATED PIPING CURB INSTALLATION DETAIL

NTS



PASSIVE RADON CONTROL SYSTEM DETAIL

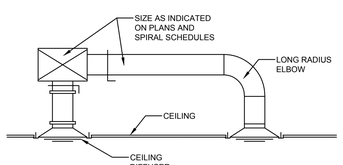
NTS



RADON COLLECTION PIT DETAIL

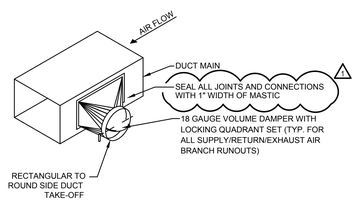
NTS

NOTE: FLEXIBLE DUCTWORK IS NOT ALLOWED.



TYPICAL DIFFUSER INSTALLATION DETAIL

NTS



TYPICAL BRANCH DUCT CONNECTION DETAIL

NTS

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1 HCR 95% COMMENTS 09/12/2023

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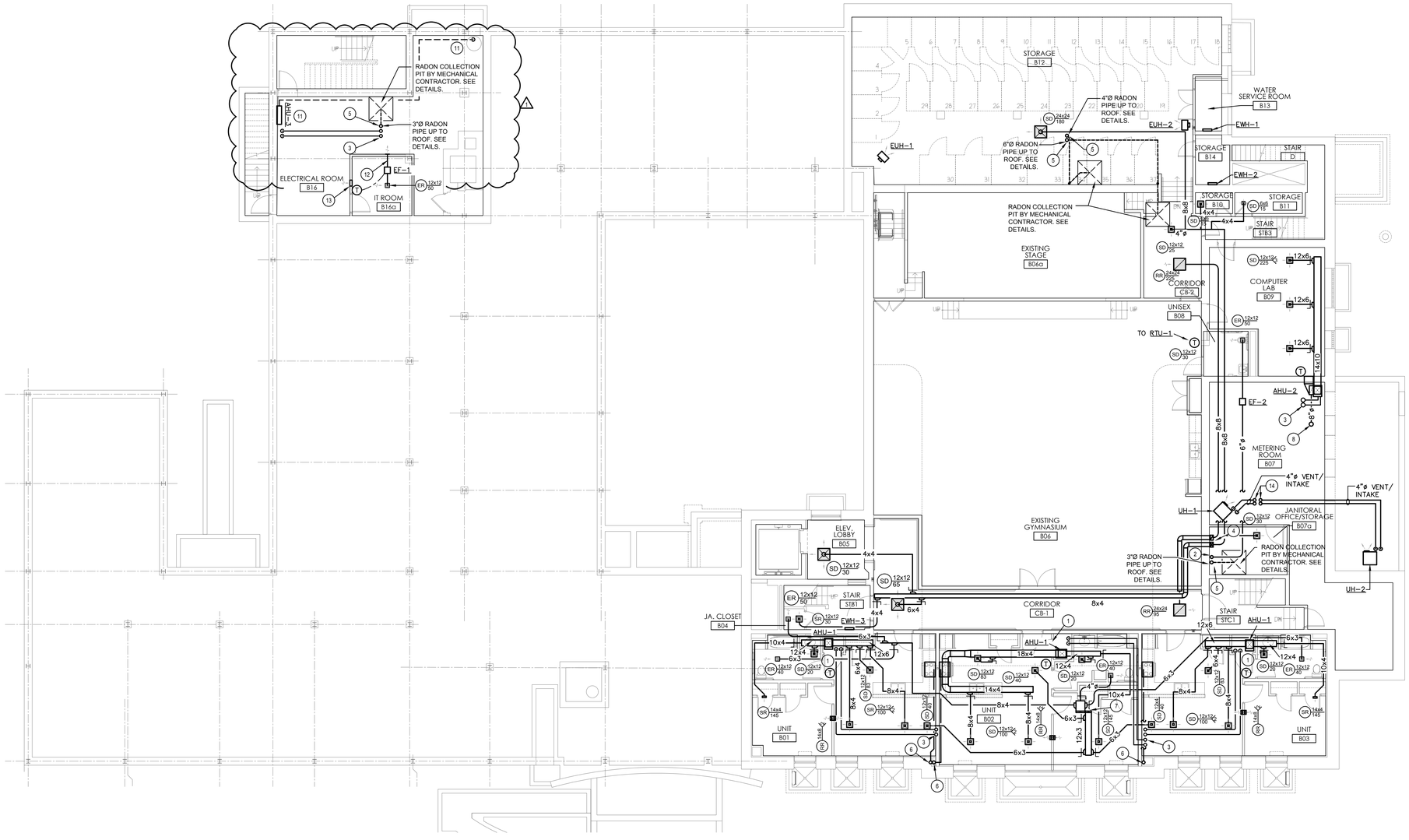
SCALE AS NOTED

DATE OCTOBER 28, 2022

MECHANICAL DETAILS

M-002



1 M-100 BASEMENT MECHANICAL PLAN
SCALE: 1/8"=1'-0"

GENERAL MECHANICAL PLAN NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE SIZE AND GENERAL ARRANGEMENT OF PIPING, DUCTWORK, EQUIPMENT, ETC. EXACT LOCATIONS AND ROUTINGS SHALL BE DETERMINED IN THE FIELD BEFORE AND AS THE WORK PROGRESSES. CAREFULLY COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
2. DRAWINGS DO NOT INDICATE ALL OFFSETS, CHANGES IN ELEVATION, ETC. WHICH MAY BE REQUIRED BY ACTUAL FIELD CONDITIONS. THE CONTRACTOR IS TO FIELD VERIFY CONDITIONS PRIOR TO INSTALLATION AND MAKE SUCH CHANGES IN PIPING, DUCTWORK, EQUIPMENT LOCATIONS, ETC. AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS. COORDINATE ALL CHANGES WITH OTHER TRADES AND ARCHITECT/ENGINEER.
3. ALL CUTTING AND PATCHING OF BUILDING COMPONENTS REQUIRED TO ACCOMMODATE THE WORK OF THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACT. ALL PATCHING SHALL MATCH THE EXISTING COMPONENTS AND FINISHES. CUTTING AND PATCHING WORK SHALL BE PERFORMED BY PERSONNEL TRAINED AND REGULARLY EMPLOYED FOR SUCH SERVICES.
4. INSTALL ALL PIPING, DUCTWORK, EQUIPMENT, ETC. TO AVOID INTERFERENCE WITH THE OPERATION AND SERVICING OF ALL EQUIPMENT. IN GENERAL, DO NOT INSTALL ANYTHING ABOVE OR WITHIN 3 FT. IN FRONT OF ELECTRICAL GEAR.
5. THE WORK INCLUDED IN THIS CONTRACT ENCOMPASSES BOTH THE DRAWINGS AND SPECIFICATIONS. WORK INCLUDED ON THE DRAWINGS ONLY, OR IN THE SPECIFICATION ONLY, SHALL BE INCORPORATED AS IF INCLUDED IN BOTH. SYSTEMS ARE INTENDED TO BE COMPLETE AND FULLY FUNCTIONING. IT IS NOT INTENDED TO SHOW EVERY ITEM OF WORK OR MINOR PIECE OF EQUIPMENT. THE CONTRACTOR SHALL PROVIDE SUCH COMPONENTS, ETC. AS NECESSARY OR REQUIRED FOR A FULLY FUNCTIONING SYSTEM.
6. ALL CONDENSATE DRAIN AND NATURAL GAS PIPING BY PLUMBING CONTRACTOR. REFER TO PLUMBING DRAWINGS FOR SIZES, TERMINATION POINTS, ETC.
7. PROVIDE MANUAL VOLUME DAMPERS AT ALL SUPPLY AND EXHAUST BRANCH TAKE OFFS. THEY HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY. PROVIDE REMOTE CABLE ACTUATED VOLUME DAMPERS IN AREAS WHERE BRANCH DUCTS ARE INACCESSIBLE. REFER TO INSTALLATION DETAILS.
8. SEAL ALL PENETRATIONS THROUGH DRYWALL AIR TIGHT. TO INCLUDE BUT NOT LIMITED TO ALL DUCT WORK, PIPING, GRILLES AND DIFFUSERS.
9. MAINTAIN A MINIMUM OF 10' OF HORIZONTAL SEPARATION FROM ANY EXHAUST OR VENT TERMINATIONS FROM ROOFTOP OUTSIDE AIR INTAKES.
10. AUTOMATIC BALANCING DAMPERS TO BE USED ON ENERGY RECOVERY VENTILATOR SUPPLY AND EXHAUST TO APARTMENTS.

DRAWING NOTES : (#)

1. PROVIDE LOUVERED DOOR TO MECHANICAL CLOSETS IN B01, B02 AND B03 FOR RETURN AIR.
2. 6"Ø BATHROOM EXHAUST DUCT UP. COORDINATE WITH LAUNDRY ROOM LAYOUT ABOVE.
3. REFRIGERANT PIPING DOWN FROM ROOF. COORDINATE ROUTING WITH OTHER TRADES.
4. SUPPLY AND RETURN DUCTS UP TO FIRST FLOOR. COORDINATE WITH LAUNDRY ROOM LAYOUT ABOVE.
5. RADON PIPING UP TO 1ST FLOOR. COORDINATE WITH WALLS AND EQUIPMENT ABOVE.
6. KITCHEN EXHAUST DUCT UP TO ROOF. TERMINATE WITH GOOSE NECK. REFER TO DETAIL.
7. ERV EXHAUST AND OUTSIDE AIR DUCTS UP TO FIRST FLOOR. COORDINATE LOCATION WITH WALL ABOVE.
8. 8"Ø OUTSIDE AIR UP THROUGH ROOF. TERMINATE WITH GOOSE NECK. REFER TO DETAIL.
9. REFERENCE BRANCH DUCT SCHEDULE FOR SUPPLY AND EXHAUST DUCT SIZES NOT INDICATED ON PLANS. RECTANGULAR EQUIVALENTS MAY BE USED WHERE SPACE CONSTRAINTS OCCUR.
10. ROUTE CONDENSATE DRAINS FOR AHU'S TO FLOOR DRAIN IN MECHANICAL CLOSET.
11. PROVIDE DRIP PAN BELOW WALL MOUNTED AHU WITH 1" CONDENSATE PIPING ROUTED TO EXISTING SUMP PIT. COORDINATE ROUTING WITH ELECTRICAL EQUIPMENT. INCLUDE AUDIBLE FLOAT SWITCH HIGH WATER ALARM.
12. PROVIDE EXHAUST FAN IN IT CLOSET. PROVIDE THERMOSTAT TO CONTROL EXHAUST FAN OPERATION AND SET TO 80°F. DISCHARGE DUCT INTO ELECTRICAL ROOM. COVER OPENING WITH WIRE MESH SCREEN.
13. PROVIDE 12x8 TRANSFER GRILL 18" AFF.
14. PROVIDE 4"Ø VENT AND INTAKE PIPING UP THROUGH ROOF. TERMINATE WITH MANUFACTURERS APPROVED VERTICAL CONCENTRIC VENT KIT.
15. COORDINATE ALL DUCTWORK WITH ELECTRICAL PANEL LOCATIONS. NO DUCTWORK TO BE INSTALLED DIRECTLY ABOVE PANELS.

BRANCH DUCT SCHEDULE (9)

SIZE	CFM RANGE
4"Ø	< 35 CFM
6"Ø	36 CFM - 105 CFM
8"Ø	106 CFM - 230 CFM
10"Ø	231 CFM - 420 CFM
12"Ø	421 CFM - 675 CFM

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REVISIONS
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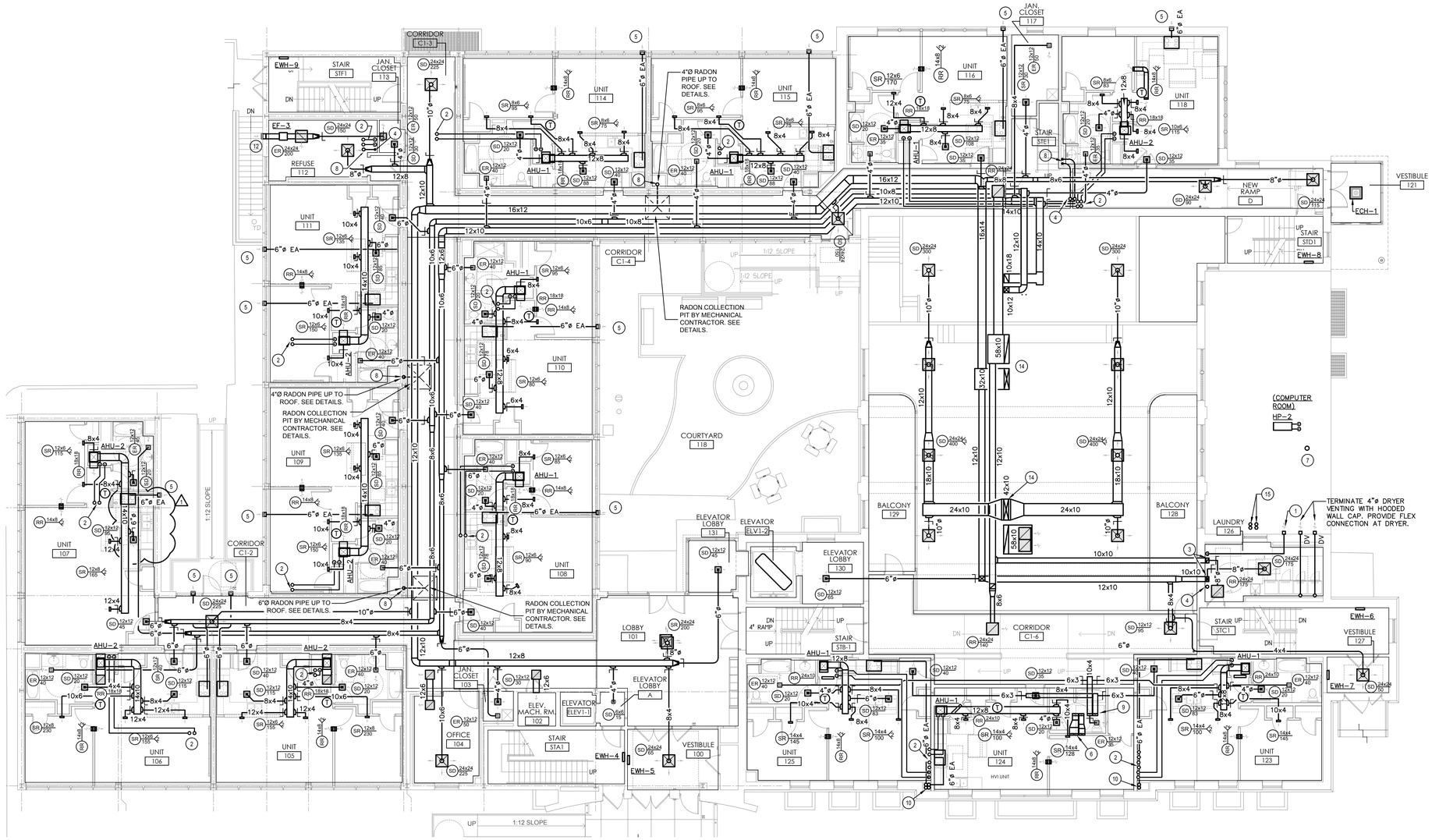
SCALE AS NOTED

DATE OCTOBER 28, 2022

BASEMENT MECHANICAL PLAN

M-100



1 M-101 FIRST FLOOR MECHANICAL PLAN
SCALE: 1/8"=1'-0"

GENERAL MECHANICAL PLAN NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE SIZE AND GENERAL ARRANGEMENT OF PIPING, DUCTWORK, EQUIPMENT, ETC. EXACT LOCATIONS AND ROUTINGS SHALL BE DETERMINED IN THE FIELD BEFORE AND AS THE WORK PROGRESSES. CAREFULLY COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
2. DRAWINGS DO NOT INDICATE ALL OFFSETS, CHANGES IN ELEVATION, ETC. WHICH MAY BE REQUIRED BY ACTUAL FIELD CONDITIONS. THE CONTRACTOR IS TO FIELD VERIFY CONDITIONS PRIOR TO INSTALLATION AND MAKE SUCH CHANGES IN PIPING, DUCTWORK, EQUIPMENT LOCATIONS, ETC. AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS. COORDINATE ALL CHANGES WITH OTHER TRADES AND ARCHITECT/ENGINEER.
3. ALL CUTTING AND PATCHING OF BUILDING COMPONENTS REQUIRED TO ACCOMMODATE THE WORK OF THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACT. ALL PATCHING SHALL MATCH THE EXISTING COMPONENTS AND FINISHES. CUTTING AND PATCHING WORK SHALL BE PERFORMED BY PERSONNEL TRAINED AND REGULARLY EMPLOYED FOR SUCH SERVICES.
4. INSTALL ALL PIPING, DUCTWORK, EQUIPMENT, ETC. TO AVOID INTERFERENCE WITH THE OPERATION AND SERVICING OF ALL EQUIPMENT. IN GENERAL, DO NOT INSTALL ANYTHING ABOVE OR WITHIN 3 FT. IN FRONT OF ELECTRICAL GEAR.
5. THE WORK INCLUDED IN THIS CONTRACT ENCOMPASSES BOTH THE DRAWINGS AND SPECIFICATIONS. WORK INCLUDED ON THE DRAWINGS ONLY, OR IN THE SPECIFICATION ONLY, SHALL BE INCORPORATED AS IF INCLUDED IN BOTH. SYSTEMS ARE INTENDED TO BE COMPLETE AND FULLY FUNCTIONING. IT IS NOT INTENDED TO SHOW EVERY ITEM OF WORK OR MINOR PIECE OF EQUIPMENT. THE CONTRACTOR SHALL PROVIDE SUCH COMPONENTS, ETC. AS NECESSARY OR REQUIRED FOR A FULLY FUNCTIONING SYSTEM.
6. ALL CONDENSATE DRAIN AND NATURAL GAS PIPING BY PLUMBING CONTRACTOR. REFER TO PLUMBING DRAWINGS FOR SIZES, TERMINATION POINTS, ETC.
7. PROVIDE MANUAL VOLUME DAMPERS AT ALL SUPPLY AND EXHAUST BRANCH TAKE OFFS. THEY HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY. PROVIDE REMOTE CABLE ACTUATED VOLUME DAMPERS IN AREAS WHERE BRANCH DUCTS ARE INACCESSIBLE. REFER TO INSTALLATION DETAILS.
8. SEAL ALL PENETRATIONS THROUGH DRYWALL AIR TIGHT. TO INCLUDE BUT NOT LIMITED TO ALL DUCT WORK, PIPING, GRILLES AND DIFFUSERS.
9. MAINTAIN A MINIMUM OF 10' OF HORIZONTAL SEPARATION FROM ANY EXHAUST OR VENT TERMINATIONS FROM ROOFTOP OUTSIDE AIR INTAKES.
10. AUTOMATIC BALANCING DAMPERS TO BE USED ON ENERGY RECOVERY VENTILATOR SUPPLY AND EXHAUST TO APARTMENTS.

DRAWING NOTES : (#)

1. 6"Ø BATHROOM EXHAUST DUCT FROM BASEMENT. DISCHARGE AT HOODED WALL CAP WITH BACK DRAFT DAMPER.
2. REFRIGERANT PIPING DOWN FROM ROOF. COORDINATE ROUTING WITH OTHER TRADES.
3. SUPPLY AND RETURN DUCTS DOWN TO BASEMENT.
4. RADON PIPING UP FROM BASEMENT AND UP TO SECOND FLOOR. COORDINATE WITH WALLS ABOVE.
5. KITCHEN EXHAUST DUCT DISCHARGE THROUGH WALL. DISCHARGE AT HOODED WALL CAP WITH BACK DRAFT DAMPER.
6. ERV EXHAUST AND OUTSIDE AIR DUCTS DOWN TO BASEMENT.
7. 8" OUTSIDE AIR DUCT UP FROM BASEMENT. MAINTAIN A MINIMUM OF 10' SEPARATION BETWEEN EXHAUST AND VENTS.
8. RADON PIPING UP TO SECOND FLOOR. COORDINATE WITH WALLS ABOVE.
9. ERV EXHAUST AND OUTSIDE AIR DUCTS DOWN FROM SECOND FLOOR. COORDINATE WITH WALLS ABOVE.
10. KITCHEN EXHAUST UP TO ROOF. TERMINATE WITH A GOOSE NECK. SEE DETAIL.
11. REFERENCE BRANCH DUCT SCHEDULE FOR SUPPLY AND EXHAUST DUCT SIZES NOT INDICATED ON PLANS. RECTANGULAR EQUIVALENTS MAY BE USED WHERE SPACE CONSTRAINTS OCCUR.
12. 8x8 TRASH ROOM EXHAUST. DISCHARGE AT HOODED WALL CAP WITH BACKDRAFT DAMPER.
13. ROUTE CONDENSATE DRAINS FOR AHU'S TO FLOOR DRAIN IN MECHANICAL CLOSET.
14. 10x42 SUPPLY AND 10x58 RETURN DUCTS DOWN FROM SECOND FLOOR.
15. PROVIDE 4"Ø VENT AND INTAKE PIPING UP THROUGH ROOF. TERMINATE WITH MANUFACTURERS APPROVED VERTICAL CONCENTRIC VENT KIT. REFER TO DETAIL FOR INSTALLATION REQUIREMENTS.
16. COORDINATE ALL DUCTWORK WITH ELECTRICAL PANEL LOCATIONS. NO DUCTWORK TO BE INSTALLED DIRECTLY ABOVE PANELS.

BRANCH DUCT SCHEDULE (11)

SIZE	CFM RANGE
4"Ø	< 35 CFM
6"Ø	36 CFM - 105 CFM
8"Ø	106 CFM - 230 CFM
10"Ø	231 CFM - 420 CFM
12"Ø	421 CFM - 675 CFM

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REVISIONS
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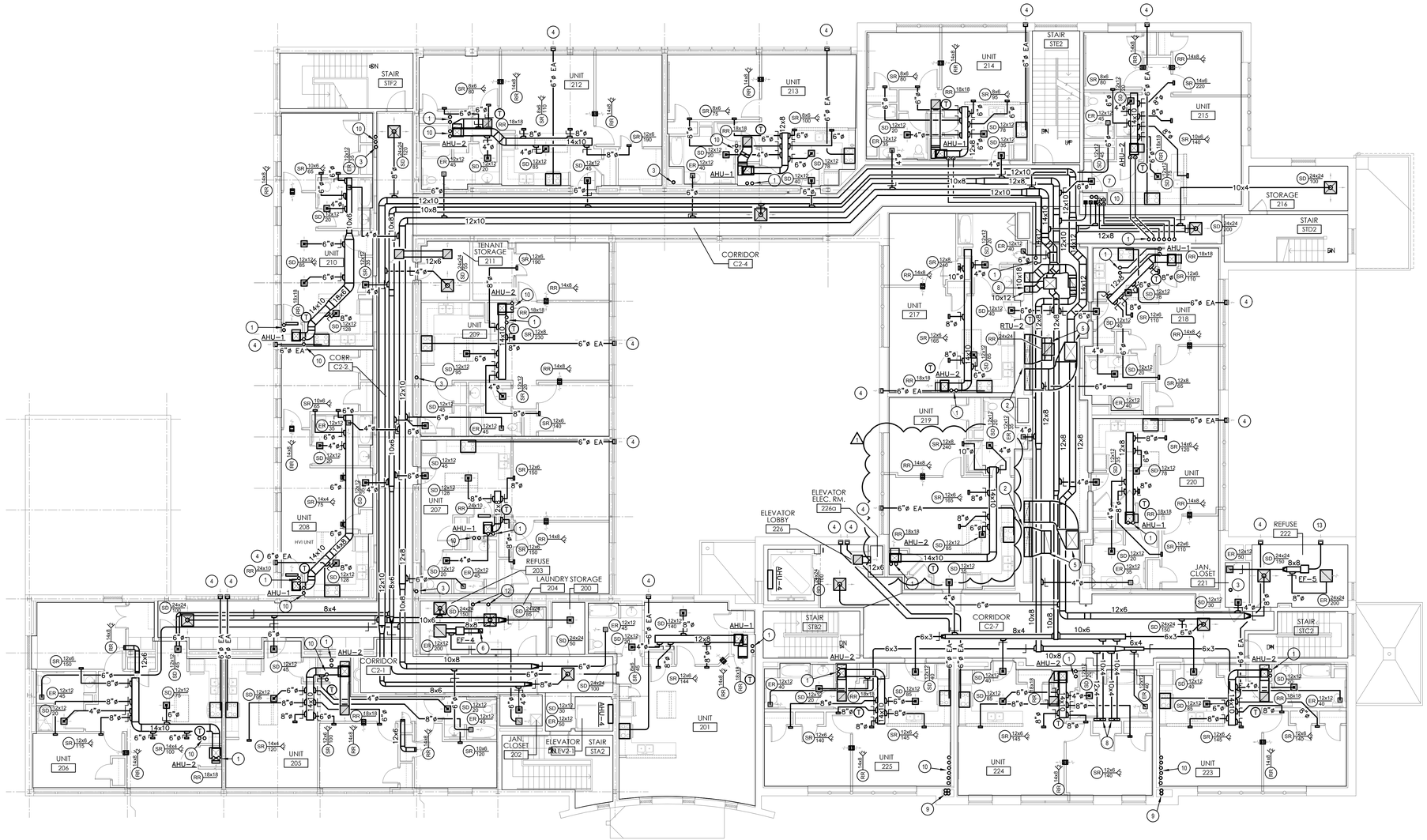
SCALE AS NOTED

DATE OCTOBER 28, 2022

FIRST FLOOR MECHANICAL PLAN

M-101



1 M-102 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/8"=1'-0"

GENERAL MECHANICAL PLAN NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE SIZE AND GENERAL ARRANGEMENT OF PIPING, DUCTWORK, EQUIPMENT, ETC. EXACT LOCATIONS AND ROUTINGS SHALL BE DETERMINED IN THE FIELD BEFORE AND AS THE WORK PROGRESSES. CAREFULLY COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
2. DRAWINGS DO NOT INDICATE ALL OFFSETS, CHANGES IN ELEVATION, ETC. WHICH MAY BE REQUIRED BY ACTUAL FIELD CONDITIONS. THE CONTRACTOR IS TO FIELD VERIFY CONDITIONS PRIOR TO INSTALLATION AND MAKE SUCH CHANGES IN PIPING, DUCTWORK, EQUIPMENT LOCATIONS, ETC. AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS. COORDINATE ALL CHANGES WITH OTHER TRADES AND ARCHITECT/ENGINEER.
3. ALL CUTTING AND PATCHING OF BUILDING COMPONENTS REQUIRED TO ACCOMMODATE THE WORK OF THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACT. ALL PATCHING SHALL MATCH THE EXISTING COMPONENTS AND FINISHES. CUTTING AND PATCHING WORK SHALL BE PERFORMED BY PERSONNEL TRAINED AND REGULARLY EMPLOYED FOR SUCH SERVICES.
4. INSTALL ALL PIPING, DUCTWORK, EQUIPMENT, ETC. TO AVOID INTERFERENCE WITH THE OPERATION AND SERVICING OF ALL EQUIPMENT. IN GENERAL, DO NOT INSTALL ANYTHING ABOVE OR WITHIN 3 FT. IN FRONT OF ELECTRICAL GEAR.
5. THE WORK INCLUDED IN THIS CONTRACT ENCOMPASSES BOTH THE DRAWINGS AND SPECIFICATIONS. WORK INCLUDED ON THE DRAWINGS ONLY, OR IN THE SPECIFICATION ONLY, SHALL BE INCORPORATED AS IF INCLUDED IN BOTH. SYSTEMS ARE INTENDED TO BE COMPLETE AND FULLY FUNCTIONING. IT IS NOT INTENDED TO SHOW EVERY ITEM OF WORK OR MINOR PIECE OF EQUIPMENT. THE CONTRACTOR SHALL PROVIDE SUCH COMPONENTS, ETC. AS NECESSARY OR REQUIRED FOR A FULLY FUNCTIONING SYSTEM.
6. ALL CONDENSATE DRAIN AND NATURAL GAS PIPING BY PLUMBING CONTRACTOR. REFER TO PLUMBING DRAWINGS FOR SIZES, TERMINATION POINTS, ETC.
7. PROVIDE MANUAL VOLUME DAMPERS AT ALL SUPPLY AND EXHAUST BRANCH TAKE OFFS. THEY HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY. PROVIDE REMOTE CABLE ACTUATED VOLUME DAMPERS IN AREAS WHERE BRANCH DUCTS ARE INACCESSIBLE. REFER TO INSTALLATION DETAILS.
8. SEAL ALL PENETRATIONS THROUGH DRYWALL AIR TIGHT. TO INCLUDE BUT NOT LIMITED TO ALL DUCT WORK, PIPING, GRILLES AND DIFFUSERS.
9. MAINTAIN A MINIMUM OF 10' OF HORIZONTAL SEPARATION FROM ANY EXHAUST OR VENT TERMINATIONS FROM ROOFTOP OUTSIDE AIR INTAKES.
10. AUTOMATIC BALANCING DAMPERS TO BE USED ON ENERGY RECOVERY VENTILATOR SUPPLY AND EXHAUST TO APARTMENTS.

DRAWING NOTES : (#)

1. REFRIGERANT PIPING DOWN FROM ROOF. COORDINATE ROUTING WITH OTHER TRADES.
2. 10x42 SUPPLY AND 10x58 RETURN DUCTS DOWN TO FIRST FLOOR.
3. RADON PIPING UP THROUGH ROOF.
4. KITCHEN EXHAUST DUCT DISCHARGE THROUGH WALL. DISCHARGE AT HOODED WALL CAP WITH BACK DRAFT DAMPER.
5. SUPPLY AND RETURN DUCTS DOWN FROM RTU ON ROOF.
6. 8X8 TRASH ROOM EXHAUST UP THROUGH ROOF. TERMINATE WITH A GOOSE NECK. SEE DETAIL.
7. RADON PIPING UP TO THIRD FLOOR. COORDINATE WITH WALLS ABOVE.
8. ERV EXHAUST AND SUPPLY DUCTS DOWN TO FIRST FLOOR. COORDINATE WITH WALLS BELOW.
9. KITCHEN EXHAUST UP TO ROOF. TERMINATE WITH A GOOSE NECK. SEE DETAIL.
10. REFRIGERANT PIPING DOWN TO FIRST FLOOR UNITS.
11. REFERENCE BRANCH DUCT SCHEDULE FOR SUPPLY AND EXHAUST DUCT SIZES NOT INDICATED ON PLANS. RECTANGULAR EQUIVALENTS MAY BE USED WHERE SPACE CONSTRAINTS OCCUR.
12. DRYER EXHAUST UP THROUGH ROOF. TERMINATE PER DRYER VENT ROOF TERMINATION DETAIL.
13. 8x8 TRASH ROOM EXHAUST. DISCHARGE AT HOODED WALL CAP WITH BACKDRAFT DAMPER.
14. COORDINATE ALL DUCTWORK WITH ELECTRICAL PANEL LOCATIONS. NO DUCTWORK TO BE INSTALLED DIRECTLY ABOVE PANELS.

BRANCH DUCT SCHEDULE (11)

SIZE	CFM RANGE
4"Ø	< 35 CFM
6"Ø	36 CFM - 105 CFM
8"Ø	106 CFM - 230 CFM
10"Ø	231 CFM - 420 CFM
12"Ø	421 CFM - 675 CFM

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REVISIONS
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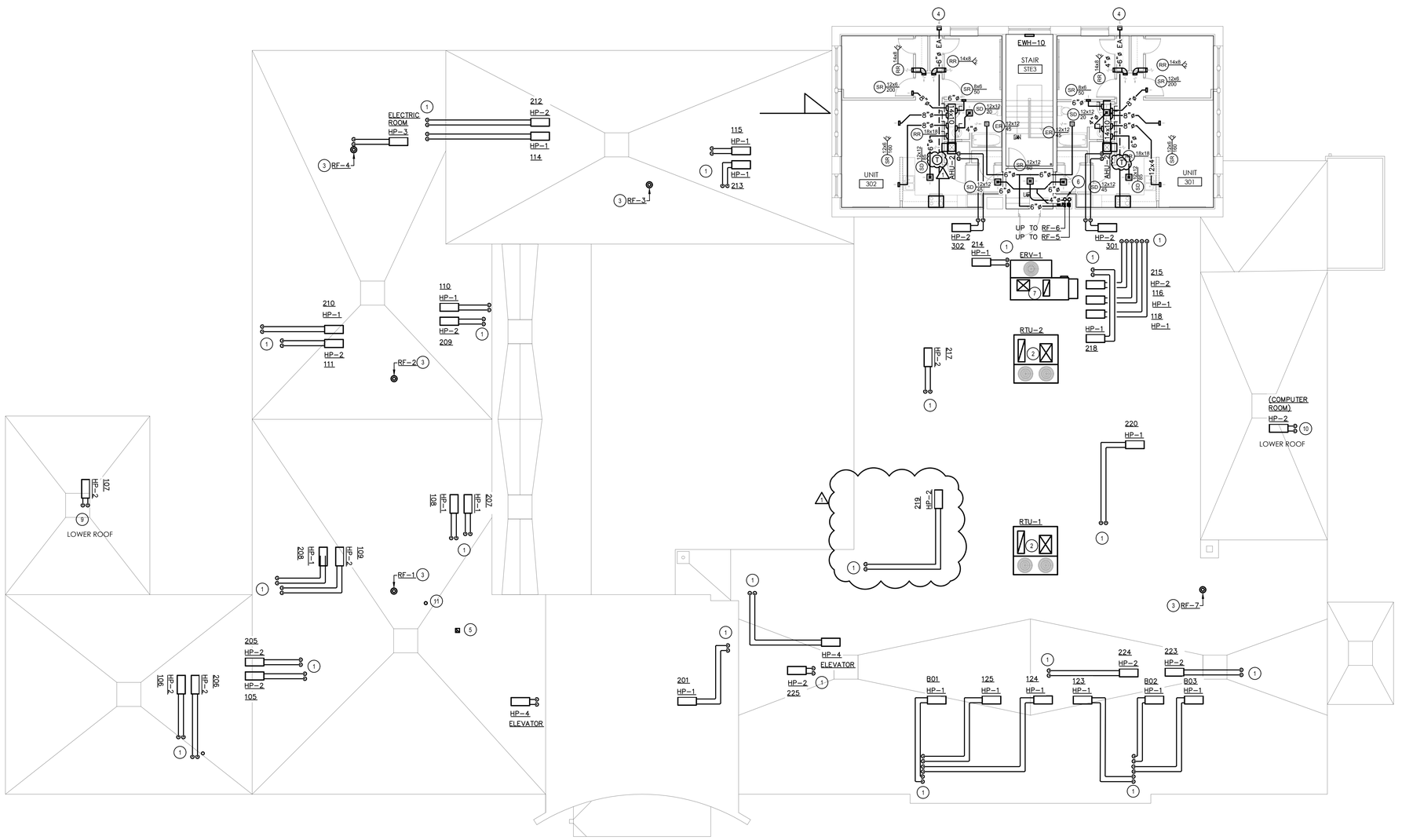
SCALE AS NOTED

DATE OCTOBER 28, 2022

SECOND FLOOR MECHANICAL PLAN

M-102



1 M-103 THIRD FLOOR AND ROOF MECHANICAL PLAN
SCALE: 1/8"=1'-0"

GENERAL MECHANICAL PLAN NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE SIZE AND GENERAL ARRANGEMENT OF PIPING, DUCTWORK, EQUIPMENT, ETC. EXACT LOCATIONS AND ROUTINGS SHALL BE DETERMINED IN THE FIELD BEFORE AND AS THE WORK PROGRESSES. CAREFULLY COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
2. DRAWINGS DO NOT INDICATE ALL OFFSETS, CHANGES IN ELEVATION, ETC. WHICH MAY BE REQUIRED BY ACTUAL FIELD CONDITIONS. THE CONTRACTOR IS TO FIELD VERIFY CONDITIONS PRIOR TO INSTALLATION AND MAKE SUCH CHANGES IN PIPING, DUCTWORK, EQUIPMENT LOCATIONS, ETC. AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS. COORDINATE ALL CHANGES WITH OTHER TRADES AND ARCHITECT/ENGINEER.
3. ALL CUTTING AND PATCHING OF BUILDING COMPONENTS REQUIRED TO ACCOMMODATE THE WORK OF THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACT. ALL PATCHING SHALL MATCH THE EXISTING COMPONENTS AND FINISHES. CUTTING AND PATCHING WORK SHALL BE PERFORMED BY PERSONNEL TRAINED AND REGULARLY EMPLOYED FOR SUCH SERVICES.
4. INSTALL ALL PIPING, DUCTWORK, EQUIPMENT, ETC. TO AVOID INTERFERENCE WITH THE OPERATION AND SERVICING OF ALL EQUIPMENT. IN GENERAL, DO NOT INSTALL ANYTHING ABOVE OR WITHIN 3 FT. IN FRONT OF ELECTRICAL GEAR.
5. THE WORK INCLUDED IN THIS CONTRACT ENCOMPASSES BOTH THE DRAWINGS AND SPECIFICATIONS. WORK INCLUDED ON THE DRAWINGS ONLY, OR IN THE SPECIFICATION ONLY, SHALL BE INCORPORATED AS IF INCLUDED IN BOTH. SYSTEMS ARE INTENDED TO BE COMPLETE AND FULLY FUNCTIONING. IT IS NOT INTENDED TO SHOW EVERY ITEM OF WORK OR MINOR PIECE OF EQUIPMENT. THE CONTRACTOR SHALL PROVIDE SUCH COMPONENTS, ETC. AS NECESSARY OR REQUIRED FOR A FULLY FUNCTIONING SYSTEM.
6. ALL CONDENSATE DRAIN AND NATURAL GAS PIPING BY PLUMBING CONTRACTOR. REFER TO PLUMBING DRAWINGS FOR SIZES, TERMINATION POINTS, ETC.
7. PROVIDE MANUAL VOLUME DAMPERS AT ALL SUPPLY AND EXHAUST BRANCH TAKE OFFS. THEY HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY. PROVIDE REMOTE CABLE ACTUATED VOLUME DAMPERS IN AREAS WHERE BRANCH DUCTS ARE INACCESSIBLE. REFER TO INSTALLATION DETAILS.
8. SEAL ALL PENETRATIONS THROUGH DRYWALL AIR TIGHT. TO INCLUDE BUT NOT LIMITED TO ALL DUCT WORK, PIPING, GRILLES AND DIFFUSERS.
9. MAINTAIN A MINIMUM OF 10' OF HORIZONTAL SEPARATION FROM ANY EXHAUST OR VENT TERMINATIONS FROM ROOFTOP OUTSIDE AIR INTAKES.
10. AUTOMATIC BALANCING DAMPERS TO BE USED ON ENERGY RECOVERY VENTILATOR SUPPLY AND EXHAUST TO APARTMENTS.

DRAWING NOTES : (#)

1. REFRIGERANT PIPING DOWN TO SECOND FLOOR. COORDINATE ROUTING WITH OTHER TRADES.
2. SUPPLY AND RETURN DUCTS DOWN TO SECOND FLOOR. COORDINATE WITH WALLS BELOW AND OTHER TRADES.
3. RADON PIPING. TERMINATE PER DETAIL.
4. KITCHEN EXHAUST DUCT DISCHARGE THROUGH WALL. DISCHARGE AT HOODED WALL CAP WITH BACK DRAFT DAMPER.
5. 8X8 TRASH ROOM EXHAUST UP FROM SECOND FLOOR. TERMINATE WITH A GOOSE NECK. SEE DETAIL.
6. RADON PIPING UP TO THROUGH ROOF. TERMINATE PER DETAIL.
7. ERV EXHAUST AND SUPPLY DUCTS DOWN TO SECOND FLOOR. COORDINATE WITH WALLS BELOW.
8. REFERENCE BRANCH DUCT SCHEDULE FOR SUPPLY AND EXHAUST DUCT SIZES NOT INDICATED ON PLANS. RECTANGULAR EQUIVALENTS MAY BE USED WHERE SPACE CONSTRAINTS OCCUR.
9. REFRIGERANT PIPING DOWN TO FIRST FLOOR. COORDINATE ROUTING WITH OTHER TRADES.
10. REFRIGERANT PIPING DOWN TO BASEMENT. COORDINATE ROUTING WITH OTHER TRADES.
11. DRYER EXHAUST. TERMINATE PER DETAIL.
12. COORDINATE ALL DUCTWORK WITH ELECTRICAL PANEL LOCATIONS. NO DUCTWORK TO BE INSTALLED DIRECTLY ABOVE PANELS.

BRANCH DUCT SCHEDULE (8)

SIZE	CFM RANGE
4"Ø	< 35 CFM
6"Ø	36 CFM - 105 CFM
8"Ø	106 CFM - 230 CFM
10"Ø	231 CFM - 420 CFM
12"Ø	421 CFM - 675 CFM

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REVISIONS
1 HCR 95% COMMENTS 09/12/2023

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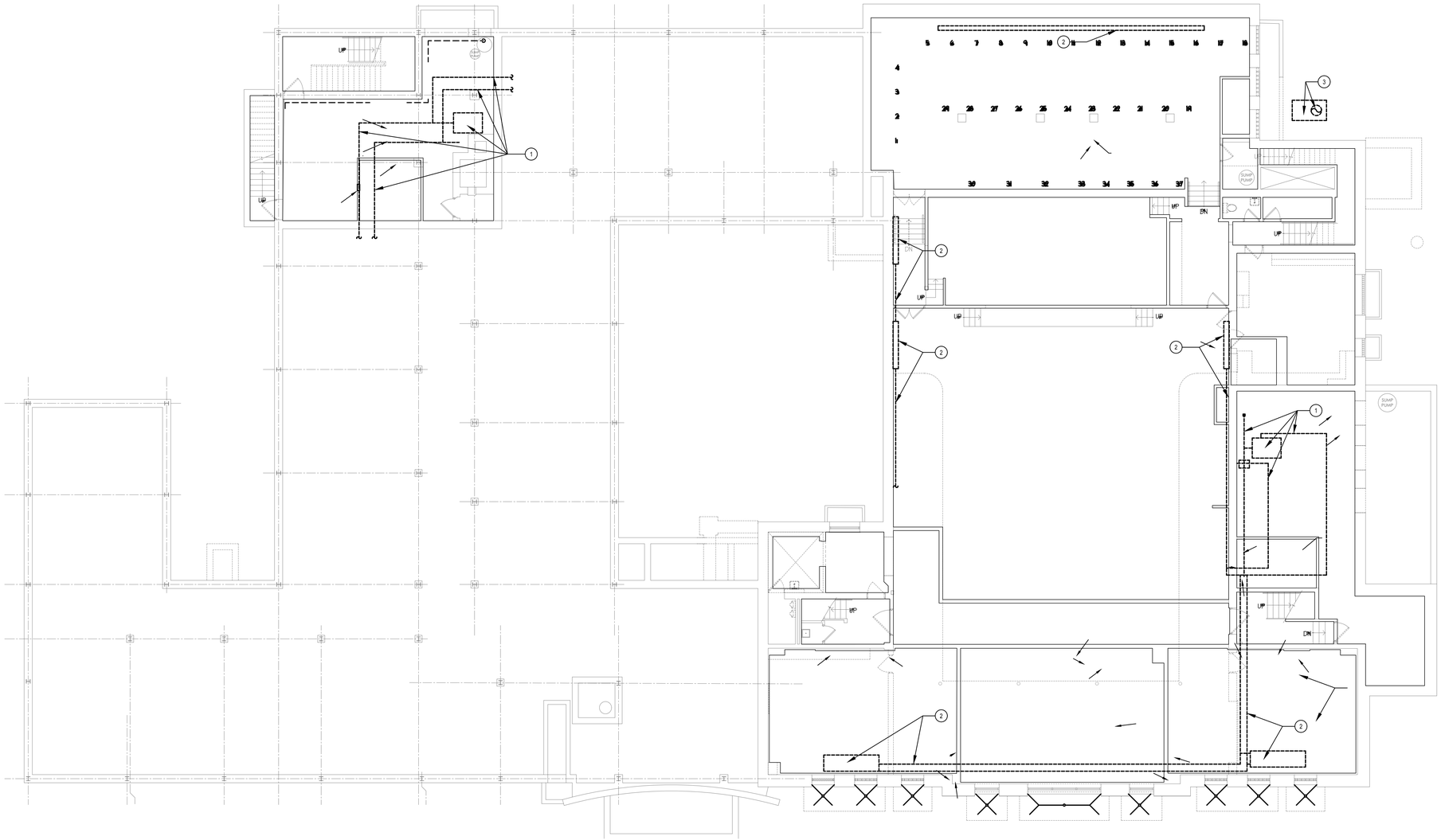
JRA	JWD

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

THIRD FLOOR AND ROOF MECHANICAL PLANS

M-103



1 M-D100 BASEMENT MECHANICAL PLAN – DEMOLITION
SCALE: 1/8"=1'-0"

GENERAL MECHANICAL DEMOLITION NOTES :

1. THE MECHANICAL CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS (IN PARTICULAR DIVISION 02 SECTION "DEMOLITION" FOR DEMOLITION REQUIREMENTS AND LAYOUT WORK IN A COMPATIBLE AND COMPLEMENTARY MANNER. REMOVE ALL EQUIPMENT, DUCTWORK, SUPPORTS, CONTROLS, ACCESSORIES, ETC. ... AND MECHANICAL ITEMS MADE OBSOLETE BY THESE ALTERATIONS AS SHOWN IN THE MECHANICAL DRAWINGS. ALL ITEMS TO BE REMOVED OR MODIFIED MAY NOT BE SHOWN, HOWEVER, THIS CONTRACTOR SHALL REMOVE ANY MECHANICAL WORK AS REQUIRED BY THE CONSTRUCTION.
2. PREPARE A DEMOLITION PLAN AND SUBMIT PROPOSED DEMOLITION, AND REMOVAL PROCEDURES FOR APPROVAL BEFORE WORK IS STARTED. PLAN SHALL BE APPROVED PRIOR TO WORK BEGINNING. DO NOT BEGIN DEMOLITION UNTIL AUTHORIZATION IS RECEIVED.
3. BEFORE BEGINNING ANY DEMOLITION WORK, SURVEY THE SITE AND EXAMINE THE DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF THE WORK. REVIEW EXISTING CONDITIONS FOR POSSIBLE CONFLICTING ELECTRICAL CONDUITS, PLUMBING LINES, AND ALARM SYSTEMS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT ALL REQUIRED OUTAGES WHICH WILL BE REQUIRED DURING THE COURSE OF WORK, AND TO NOTE THESE OUTAGES ON THE RECORD DOCUMENT. COORDINATE FINDINGS WITH OWNER.
4. ALL EXISTING MECHANICAL EQUIPMENT AND DEVICES SHALL REMAIN UNLESS SPECIFICALLY NOTED TO BE REMOVED.
5. THESE DRAWINGS ARE COMPILED BY THE ENGINEER FROM THE OWNER'S RECORD DRAWINGS AND LIMITED FIELD VERIFICATION OF EXISTING CONDITIONS FOR THE PURPOSE OF INDICATING THE WORK REQUIRED AND ARE BELIEVED TO BE CORRECT. NOTWITHSTANDING, THE CONTRACTOR SHALL VERIFY ALL DUCTWORK, EQUIPMENT LOCATIONS, DIMENSIONS AND ALL FIELD CONDITIONS AFFECTING WORK.
6. WHERE MECHANICAL SYSTEMS PASS THROUGH THE DEMOLITION AREAS TO SERVE OTHER PORTIONS OF THE PREMISES, THEY SHALL REMAIN OR BE SUITABLY RELOCATED AND THE SYSTEM RESTORED TO NORMAL OPERATION. ADVISE IMMEDIATELY IF SUCH CONDITIONS ARE UNCOVERED BEFORE PROCEEDING WITH ADDITIONAL WORK.
7. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE GOVERNMENT EXCEPT WHEN APPROVED IN WRITING AND THEN ONLY AFTER TEMPORARY UTILITY SERVICES HAVE BEEN APPROVED AND PROVIDED. DO NOT BEGIN DEMOLITION OR DECONSTRUCTION WORK UNTIL ALL UTILITY DISCONNECTIONS HAVE BEEN MADE. SHUT OFF AND CAP UTILITIES FOR FUTURE USE, AS INDICATED. TEMPORARY SERVICES INCLUDING BUILDING HEAT AND HEATING OF DOMESTIC WATER SHALL BE REQUIRED WHEN ANY INTERRUPTION OF SUCH SERVICES EXCEEDS 12 HOURS EXCEPT WHEN AUTHORIZED IN WRITING.

DRAWING NOTES : (#)

1. REMOVE EXISTING BOILER, ALL ASSOCIATED PIPING, CONTROLS, FLUE AND ASSOCIATED EQUIPMENT COMPLETE.
2. REMOVE EXISTING RADIATOR, ALL ASSOCIATED PIPING AND CONTROLS COMPLETE.
3. REMOVE EXISTING INCINERATOR AND STACK.

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REVISIONS

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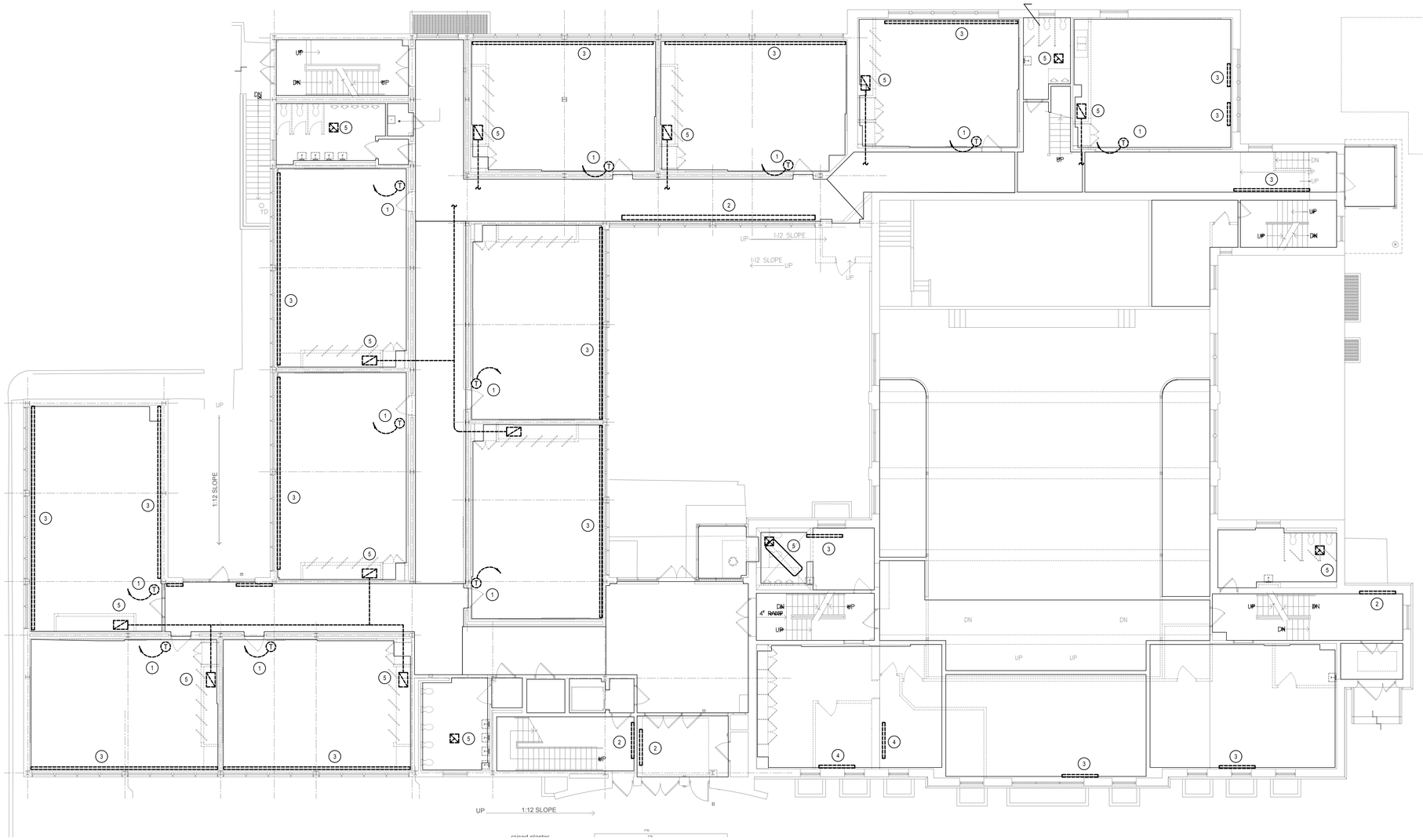
JRA	JWD

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

BASEMENT MECHANICAL DEMOLITION PLAN

MD-100



1 M-D101 FIRST FLOOR MECHANICAL PLAN – DEMOLITION
SCALE: 1/8"=1'-0"

GENERAL MECHANICAL DEMOLITION NOTES :

1. THE MECHANICAL CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS (IN PARTICULAR DIVISION 02 SECTION "DEMOLITION" FOR DEMOLITION REQUIREMENTS AND LAYOUT WORK IN A COMPATIBLE AND COMPLEMENTARY MANNER. REMOVE ALL EQUIPMENT, DUCTWORK, SUPPORTS, CONTROLS, ACCESSORIES, ETC. ... AND MECHANICAL ITEMS MADE OBSOLETE BY THESE ALTERATIONS AS SHOWN IN THE MECHANICAL DRAWINGS. ALL ITEMS TO BE REMOVED OR MODIFIED MAY NOT BE SHOWN, HOWEVER, THIS CONTRACTOR SHALL REMOVE ANY MECHANICAL WORK AS REQUIRED BY THE CONSTRUCTION.
2. PREPARE A DEMOLITION PLAN AND SUBMIT PROPOSED DEMOLITION, AND REMOVAL PROCEDURES FOR APPROVAL BEFORE WORK IS STARTED. PLAN SHALL BE APPROVED PRIOR TO WORK BEGINNING. DO NOT BEGIN DEMOLITION UNTIL AUTHORIZATION IS RECEIVED.
3. BEFORE BEGINNING ANY DEMOLITION WORK, SURVEY THE SITE AND EXAMINE THE DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF THE WORK. REVIEW EXISTING CONDITIONS FOR POSSIBLE CONFLICTING ELECTRICAL CONDUITS, PLUMBING LINES, AND ALARM SYSTEMS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT ALL REQUIRED OUTAGES WHICH WILL BE REQUIRED DURING THE COURSE OF WORK, AND TO NOTE THESE OUTAGES ON THE RECORD DOCUMENT. COORDINATE FINDINGS WITH OWNER.
4. ALL EXISTING MECHANICAL EQUIPMENT AND DEVICES SHALL REMAIN UNLESS SPECIFICALLY NOTED TO BE REMOVED.
5. THESE DRAWINGS ARE COMPILED BY THE ENGINEER FROM THE OWNER'S RECORD DRAWINGS AND LIMITED FIELD VERIFICATION OF EXISTING CONDITIONS FOR THE PURPOSE OF INDICATING THE WORK REQUIRED AND ARE BELIEVED TO BE CORRECT. NOTWITHSTANDING, THE CONTRACTOR SHALL VERIFY ALL DUCTWORK, EQUIPMENT LOCATIONS, DIMENSIONS AND ALL FIELD CONDITIONS AFFECTING WORK.
6. WHERE MECHANICAL SYSTEMS PASS THROUGH THE DEMOLITION AREAS TO SERVE OTHER PORTIONS OF THE PREMISES, THEY SHALL REMAIN OR BE SUITABLY RELOCATED AND THE SYSTEM RESTORED TO NORMAL OPERATION. ADVISE IMMEDIATELY IF SUCH CONDITIONS ARE UNCOVERED BEFORE PROCEEDING WITH ADDITIONAL WORK.
7. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE GOVERNMENT EXCEPT WHEN APPROVED IN WRITING AND THEN ONLY AFTER TEMPORARY UTILITY SERVICES HAVE BEEN APPROVED AND PROVIDED. DO NOT BEGIN DEMOLITION OR DECONSTRUCTION WORK UNTIL ALL UTILITY DISCONNECTIONS HAVE BEEN MADE. SHUT OFF AND CAP UTILITIES FOR FUTURE USE, AS INDICATED. TEMPORARY SERVICES INCLUDING BUILDING HEAT AND HEATING OF DOMESTIC WATER SHALL BE REQUIRED WHEN ANY INTERRUPTION OF SUCH SERVICES EXCEEDS 12 HOURS EXCEPT WHEN AUTHORIZED IN WRITING.

DRAWING NOTES : (#)

1. REMOVE EXISTING THERMOSTAT AND CONTROL WIRING. COMPLETE.
2. DISCONNECT AND REMOVE EXISTING RADIATOR, ASSOCIATED PIPING AND CONTROLS. COMPLETE.
3. REMOVE ALL EXISTING PIPING AND ACCESSORIES LEFT BEHIND FROM PREVIOUSLY DEMOLISHED RADIATOR. COMPLETE
4. REMOVE EXISTING ELECTRIC BASEBOARD HEATER INCLUDING ALL WIRING AND CONTROLS.
5. DISCONNECT AND REMOVE EXISTING EXHAUST/RELIEF FAN, ASSOCIATED DUCTWORK AND CONTROLS, COMPLETE.

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REVISIONS

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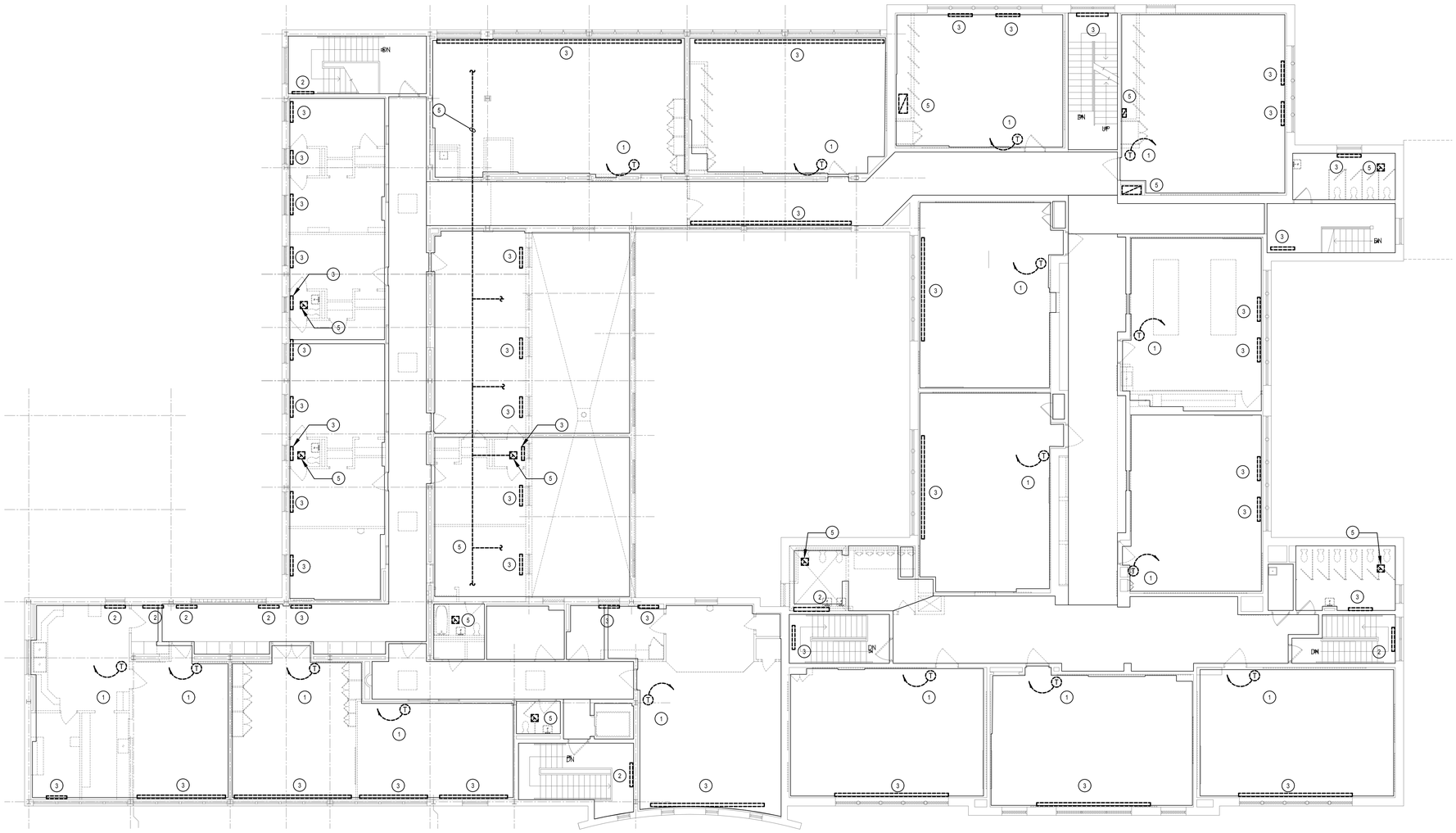
SCALE
AS NOTED

DATE
OCTOBER 28, 2022

FIRST FLOOR MECHANICAL DEMOLITION PLAN

MD-101



1 M-D102 SECOND FLOOR MECHANICAL PLAN – DEMOLITION
SCALE: 1/8"=1'-0"

GENERAL MECHANICAL DEMOLITION NOTES :

1. THE MECHANICAL CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS (IN PARTICULAR DIVISION 02 SECTION "DEMOLITION" FOR DEMOLITION REQUIREMENTS AND LAYOUT WORK IN A COMPATIBLE AND COMPLEMENTARY MANNER. REMOVE ALL EQUIPMENT, DUCTWORK, SUPPORTS, CONTROLS, ACCESSORIES, ETC. ... AND MECHANICAL ITEMS MADE OBSOLETE BY THESE ALTERATIONS AS SHOWN IN THE MECHANICAL DRAWINGS. ALL ITEMS TO BE REMOVED OR MODIFIED MAY NOT BE SHOWN, HOWEVER, THIS CONTRACTOR SHALL REMOVE ANY MECHANICAL WORK AS REQUIRED BY THE CONSTRUCTION.
2. PREPARE A DEMOLITION PLAN AND SUBMIT PROPOSED DEMOLITION, AND REMOVAL PROCEDURES FOR APPROVAL BEFORE WORK IS STARTED. PLAN SHALL BE APPROVED PRIOR TO WORK BEGINNING. DO NOT BEGIN DEMOLITION UNTIL AUTHORIZATION IS RECEIVED.
3. BEFORE BEGINNING ANY DEMOLITION WORK, SURVEY THE SITE AND EXAMINE THE DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF THE WORK. REVIEW EXISTING CONDITIONS FOR POSSIBLE CONFLICTING ELECTRICAL CONDUITS, PLUMBING LINES, AND ALARM SYSTEMS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT ALL REQUIRED OUTAGES WHICH WILL BE REQUIRED DURING THE COURSE OF WORK, AND TO NOTE THESE OUTAGES ON THE RECORD DOCUMENT. COORDINATE FINDINGS WITH OWNER.
4. ALL EXISTING MECHANICAL EQUIPMENT AND DEVICES SHALL REMAIN UNLESS SPECIFICALLY NOTED TO BE REMOVED.
5. THESE DRAWINGS ARE COMPILED BY THE ENGINEER FROM THE OWNER'S RECORD DRAWINGS AND LIMITED FIELD VERIFICATION OF EXISTING CONDITIONS FOR THE PURPOSE OF INDICATING THE WORK REQUIRED AND ARE BELIEVED TO BE CORRECT. NOTWITHSTANDING, THE CONTRACTOR SHALL VERIFY ALL DUCTWORK, EQUIPMENT LOCATIONS, DIMENSIONS AND ALL FIELD CONDITIONS AFFECTING WORK.
6. WHERE MECHANICAL SYSTEMS PASS THROUGH THE DEMOLITION AREAS TO SERVE OTHER PORTIONS OF THE PREMISES, THEY SHALL REMAIN OR BE SUITABLY RELOCATED AND THE SYSTEM RESTORED TO NORMAL OPERATION. ADVISE IMMEDIATELY IF SUCH CONDITIONS ARE UNCOVERED BEFORE PROCEEDING WITH ADDITIONAL WORK.
7. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE GOVERNMENT EXCEPT WHEN APPROVED IN WRITING AND THEN ONLY AFTER TEMPORARY UTILITY SERVICES HAVE BEEN APPROVED AND PROVIDED. DO NOT BEGIN DEMOLITION OR DECONSTRUCTION WORK UNTIL ALL UTILITY DISCONNECTIONS HAVE BEEN MADE. SHUT OFF AND CAP UTILITIES FOR FUTURE USE, AS INDICATED. TEMPORARY SERVICES INCLUDING BUILDING HEAT AND HEATING OF DOMESTIC WATER SHALL BE REQUIRED WHEN ANY INTERRUPTION OF SUCH SERVICES EXCEEDS 12 HOURS EXCEPT WHEN AUTHORIZED IN WRITING.

DRAWING NOTES : (#)

1. REMOVE EXISTING THERMOSTAT AND CONTROL WIRING. COMPLETE.
2. DISCONNECT AND REMOVE EXISTING RADIATOR, ASSOCIATED PIPING AND CONTROLS. COMPLETE.
3. REMOVE ALL EXISTING PIPING AND ACCESSORIES LEFT BEHIND FROM PREVIOUSLY DEMOLISHED RADIATOR. COMPLETE
4. REMOVE EXISTING ELECTRIC BASEBOARD HEATER INCLUDING ALL WIRING AND CONTROLS.
5. DISCONNECT AND REMOVE EXISTING EXHAUST/RELIEF FAN, ASSOCIATED DUCTWORK AND CONTROLS, COMPLETE.

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REVISIONS

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JRA	JWD

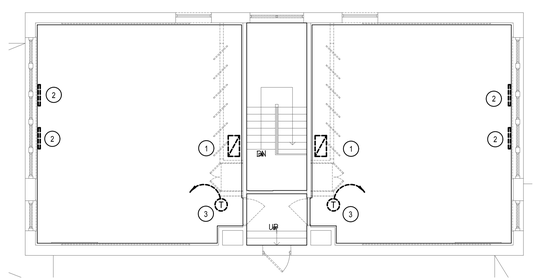
SCALE: AS NOTED

DATE: OCTOBER 28, 2022

SECOND FLOOR MECHANICAL DEMOLITION PLAN

MD-102

1 M-D103 ROOF MECHANICAL PLAN – DEMOLITION
SCALE: 1/8"=1'-0"



2 M-D103 THIRD FLOOR MECHANICAL PLAN – DEMOLITION
SCALE: 1/8"=1'-0"

GENERAL MECHANICAL DEMOLITION NOTES :

1. THE MECHANICAL CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS (IN PARTICULAR DIVISION 02 SECTION "DEMOLITION" FOR DEMOLITION REQUIREMENTS AND LAYOUT WORK IN A COMPATIBLE AND COMPLEMENTARY MANNER. REMOVE ALL EQUIPMENT, DUCTWORK, SUPPORTS, CONTROLS, ACCESSORIES, ETC. ... AND MECHANICAL ITEMS MADE OBSOLETE BY THESE ALTERATIONS AS SHOWN IN THE MECHANICAL DRAWINGS. ALL ITEMS TO BE REMOVED OR MODIFIED MAY NOT BE SHOWN, HOWEVER, THIS CONTRACTOR SHALL REMOVE ANY MECHANICAL WORK AS REQUIRED BY THE CONSTRUCTION.
2. PREPARE A DEMOLITION PLAN AND SUBMIT PROPOSED DEMOLITION, AND REMOVAL PROCEDURES FOR APPROVAL BEFORE WORK IS STARTED. PLAN SHALL BE APPROVED PRIOR TO WORK BEGINNING. DO NOT BEGIN DEMOLITION UNTIL AUTHORIZATION IS RECEIVED.
3. BEFORE BEGINNING ANY DEMOLITION WORK, SURVEY THE SITE AND EXAMINE THE DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF THE WORK. REVIEW EXISTING CONDITIONS FOR POSSIBLE CONFLICTING ELECTRICAL CONDUITS, PLUMBING LINES, AND ALARM SYSTEMS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT ALL REQUIRED OUTAGES WHICH WILL BE REQUIRED DURING THE COURSE OF WORK, AND TO NOTE THESE OUTAGES ON THE RECORD DOCUMENT. COORDINATE FINDINGS WITH OWNER.
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DRAWING NOTES : (#)

1. DISCONNECT AND REMOVE EXISTING EXHAUST/RELIEF FAN, ASSOCIATED DUCTWORK AND CONTROLS, COMPLETE.
2. REMOVE ALL EXISTING PIPING AND ACCESSORIES LEFT BEHIND FROM PREVIOUSLY DEMOLISHED RADIATOR. COMPLETE
3. REMOVE EXISTING THERMOSTAT AND CONTROL WIRING. COMPLETE.

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REVISIONS

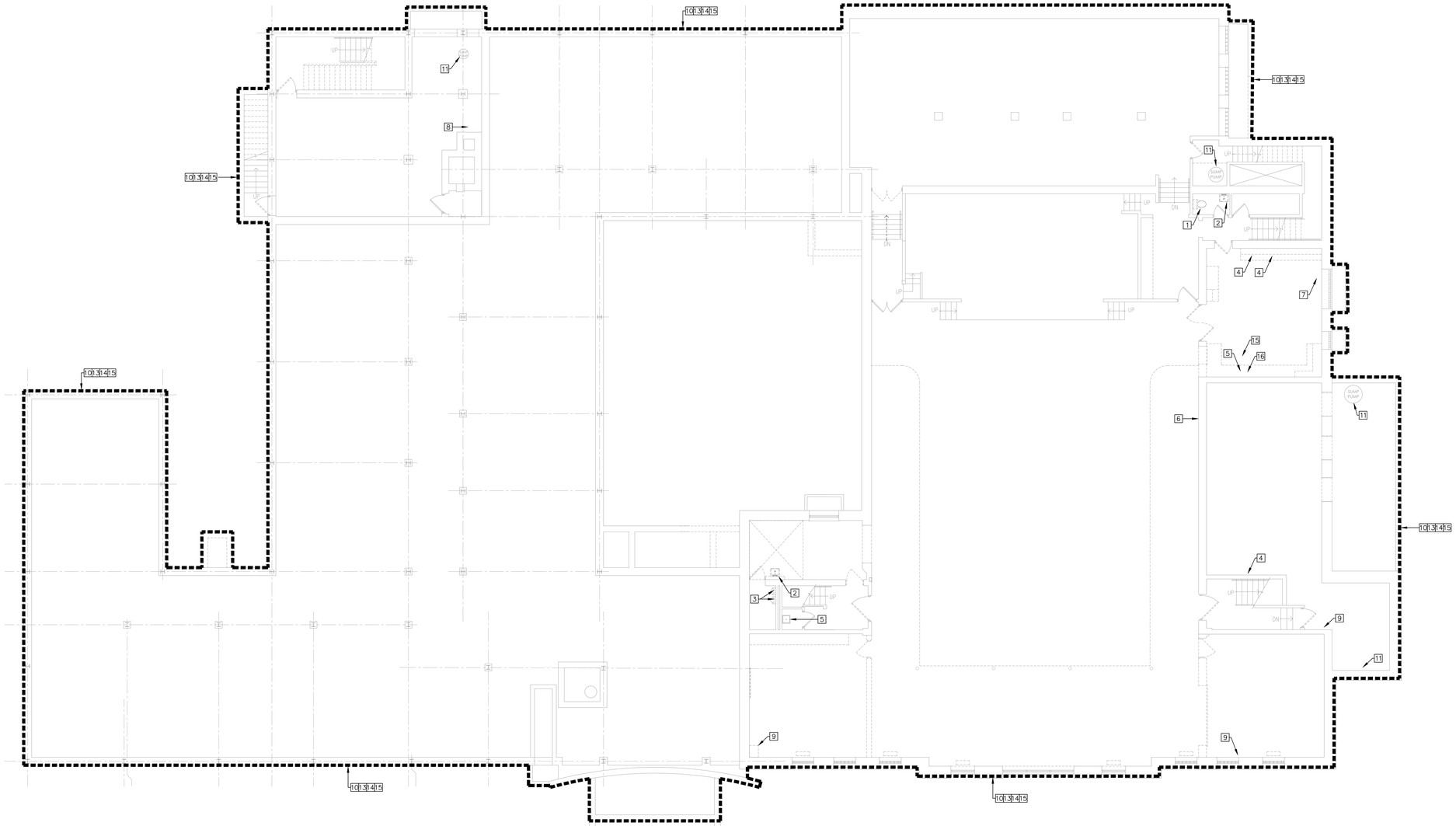
DRAWN BY	CHECKED BY
JRA	JWD

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

THIRD FLOOR AND ROOF MECHANICAL DEMOLITION PLANS

MD-103



1 LOWER LEVEL PLUMBING DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DEMOLITION NOTES [1]:

1. REMOVE EXISTING WATER CLOSET IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
2. REMOVE EXISTING LAVATORY IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
3. REMOVE EXISTING URINAL IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
4. REMOVE EXISTING SINK IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
5. REMOVE EXISTING UTILITY SINK IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
6. REMOVE EXISTING DRINKING FOUNTAIN IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
7. REMOVE EXISTING CAPPED AND ABANDONED DOMESTIC WATER, SANITARY, AND VENT PIPING FOR PREVIOUSLY REMOVED PLUMBING FIXTURE. VERIFY PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
8. REMOVE EXISTING DOMESTIC WATER HEATER IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, DOMESTIC HOT WATER, GAS, INTAKE, AND FLUE PIPING IN THEIR ENTIRETY. VERIFY DOMESTIC WATER HEATER LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
9. REMOVE EXISTING DOMESTIC WATER SERVICE IN ITS ENTIRETY, INCLUDING BACKFLOW PREVENTION DEVICE, WATER METER, VALVES, AND ACCESSORIES. VERIFY LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
10. REMOVE EXISTING ROOF DRAINS IN THEIR ENTIRETY. REMOVE ASSOCIATED STORM PIPING IN ITS ENTIRETY, INCLUDING CLEANOUTS. VERIFY QUANTITIES AND LOCATIONS OF ROOF DRAINS IN FIELD PRIOR TO DEMOLITION. VERIFY ROUTINGS OF STORM PIPING IN FIELD PRIOR TO DEMOLITION.
11. COORDINATE REMOVAL OF EXISTING ABANDONED GAS SERVICE WITH NATIONAL FUEL. REMOVE ASSOCIATED GAS PIPING IN ITS ENTIRETY. VERIFY ROUTING OF GAS PIPING IN FIELD PRIOR TO DEMOLITION.
12. EXISTING SUMP PUMP AND ASSOCIATED PIPING TO REMAIN. DISCONNECT FROM EXISTING STORM MAIN AND PREPARE FOR NEW CONNECTION. VERIFY ROUTING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.
13. REMOVE EXISTING DOMESTIC COLD WATER AND DOMESTIC HOT WATER PIPING THROUGHOUT ENTIRE BUILDING. VERIFY ROUTING AND SIZING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.
14. REMOVE EXISTING SANITARY AND VENT PIPING THROUGHOUT ENTIRE BUILDING. VERIFY ROUTING AND SIZING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.
15. REMOVE EXISTING FLOOR DRAINS AND SANITARY CLEANOUTS LOCATED THROUGHOUT BUILDING IN THEIR ENTIRETY. REMOVE ASSOCIATED SANITARY PIPING. VERIFY QUANTITIES AND LOCATIONS IN FIELD PRIOR TO DEMOLITION.
16. REMOVE EXISTING DISHWASHER IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.

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REVISIONS

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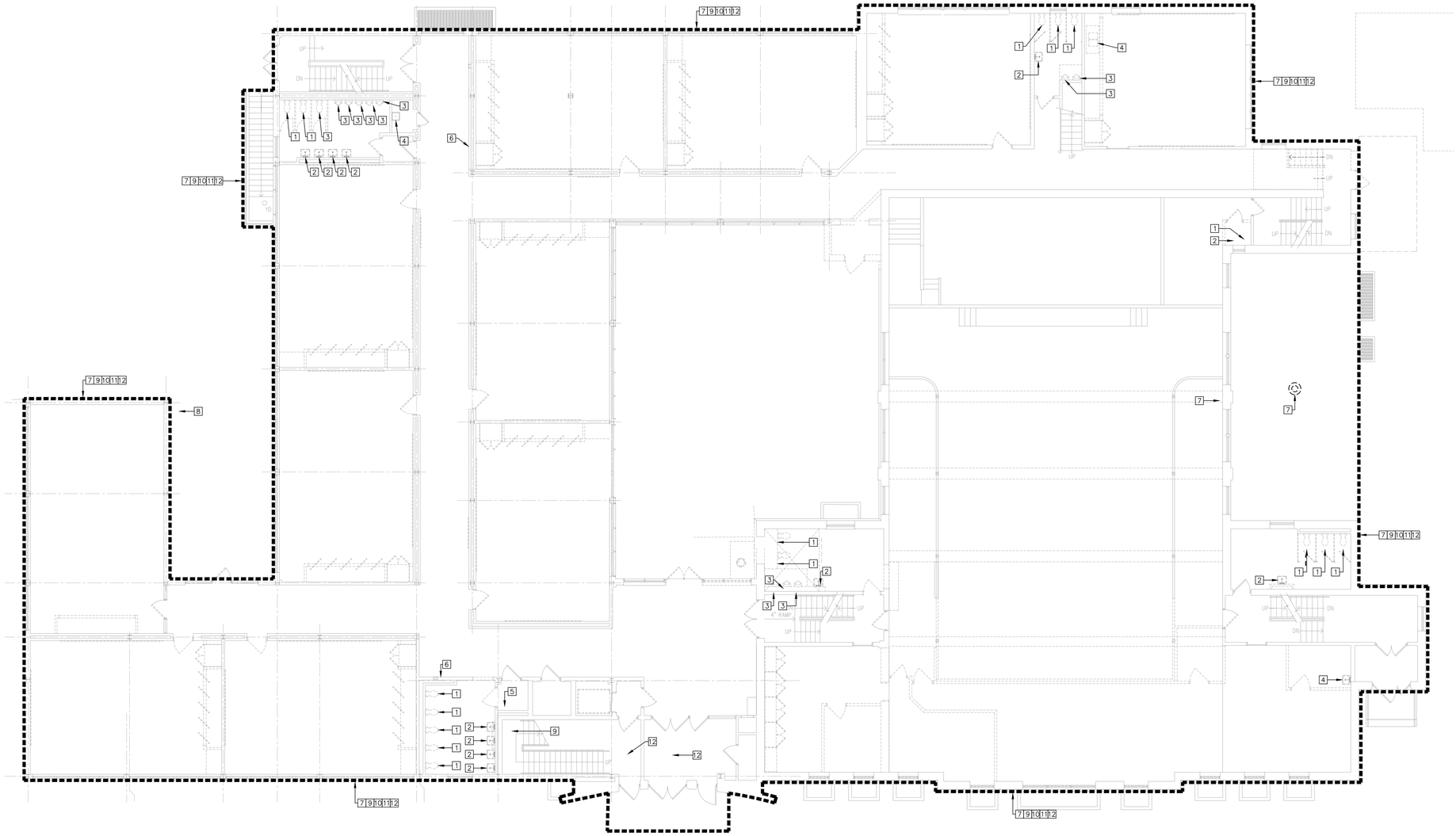
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

LOWER LEVEL PLUMBING DEMOLITION PLAN

PD-100



1 FIRST FLOOR PLUMBING DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DEMOLITION NOTES [1]:

1. REMOVE EXISTING WATER CLOSET IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
2. REMOVE EXISTING LAVATORY IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
3. REMOVE EXISTING URINAL IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
4. REMOVE EXISTING SINK IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
5. REMOVE EXISTING UTILITY SINK IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
6. REMOVE EXISTING DRINKING FOUNTAIN IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
7. REMOVE EXISTING ROOF DRAINS IN THEIR ENTIRETY. REMOVE ASSOCIATED STORM PIPING IN ITS ENTIRETY, INCLUDING CLEANOUTS. VERIFY QUANTITIES AND LOCATIONS OF ROOF DRAINS IN FIELD PRIOR TO DEMOLITION. VERIFY ROUTINGS OF STORM PIPING IN FIELD PRIOR TO DEMOLITION.
8. COORDINATE REMOVAL OF EXISTING ABANDONED GAS SERVICE WITH NATIONAL FUEL. REMOVE ASSOCIATED GAS PIPING IN ITS ENTIRETY. VERIFY ROUTING OF GAS PIPING IN FIELD PRIOR TO DEMOLITION.
9. REMOVE EXISTING HOSE BIBBS LOCATED AT EXTERIOR OF BUILDING. REMOVE ASSOCIATED DOMESTIC COLD WATER PIPING IN ITS ENTIRETY. VERIFY QUANTITIES AND LOCATIONS OF HOSE BIBBS IN FIELD PRIOR TO DEMOLITION.
10. REMOVE EXISTING DOMESTIC COLD WATER AND DOMESTIC HOT WATER PIPING THROUGHOUT ENTIRE BUILDING. VERIFY ROUTING AND SIZING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.
11. REMOVE EXISTING SANITARY AND VENT PIPING THROUGHOUT ENTIRE BUILDING. VERIFY ROUTING AND SIZING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.
12. REMOVE EXISTING FLOOR DRAINS AND SANITARY CLEANOUTS LOCATED THROUGHOUT BUILDING IN THEIR ENTIRETY. REMOVE ASSOCIATED SANITARY PIPING. VERIFY QUANTITIES AND LOCATIONS IN FIELD PRIOR TO DEMOLITION.

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REVISIONS

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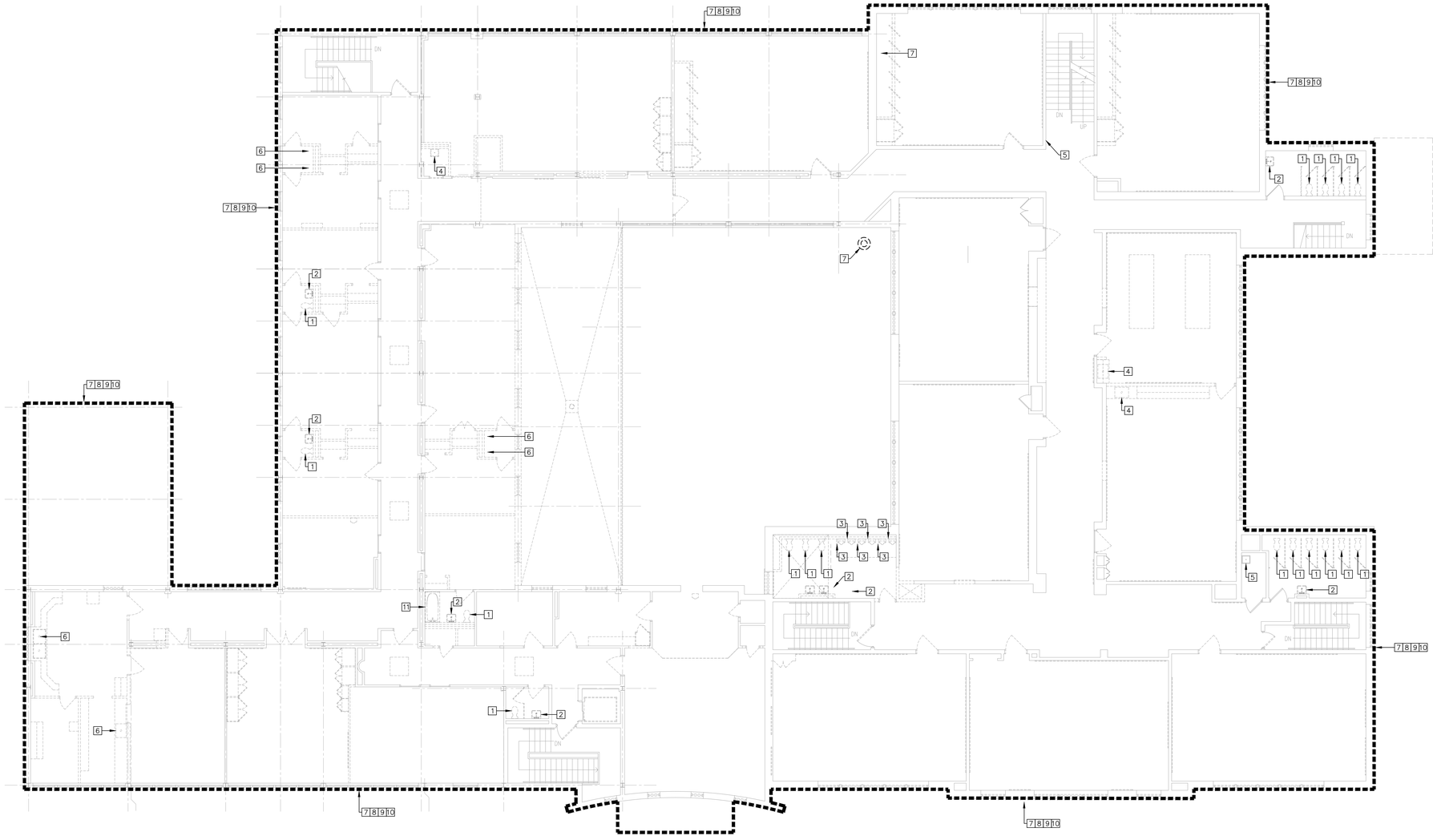
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

FIRST FLOOR PLUMBING DEMOLITION PLAN

PD-101



1 SECOND FLOOR PLUMBING DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DEMOLITION NOTES #:

1. REMOVE EXISTING WATER CLOSET IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
2. REMOVE EXISTING LAVATORY IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
3. REMOVE EXISTING URINAL IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
4. REMOVE EXISTING UTILITY SINK IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
5. REMOVE EXISTING DRINKING FOUNTAIN IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
6. REMOVE EXISTING CAPPED AND ABANDONED DOMESTIC WATER, SANITARY, AND VENT PIPING FOR PREVIOUSLY REMOVED PLUMBING FIXTURE. VERIFY PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
7. REMOVE EXISTING ROOF DRAINS IN THEIR ENTIRETY. REMOVE ASSOCIATED STORM PIPING IN ITS ENTIRETY, INCLUDING CLEANOUTS. VERIFY QUANTITIES AND LOCATIONS OF ROOF DRAINS IN FIELD PRIOR TO DEMOLITION. VERIFY ROUTINGS OF STORM PIPING IN FIELD PRIOR TO DEMOLITION.
8. REMOVE EXISTING DOMESTIC COLD WATER AND DOMESTIC HOT WATER PIPING THROUGHOUT ENTIRE BUILDING. VERIFY ROUTING AND SIZING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.
9. REMOVE EXISTING SANITARY AND VENT PIPING THROUGHOUT ENTIRE BUILDING. VERIFY ROUTING AND SIZING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.
10. REMOVE EXISTING FLOOR DRAINS AND SANITARY CLEANOUTS LOCATED THROUGHOUT BUILDING IN THEIR ENTIRETY. REMOVE ASSOCIATED SANITARY PIPING. VERIFY QUANTITIES AND LOCATIONS IN FIELD PRIOR TO DEMOLITION.
11. REMOVE EXISTING SHOWER IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, DOMESTIC HOT WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.

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REVISIONS

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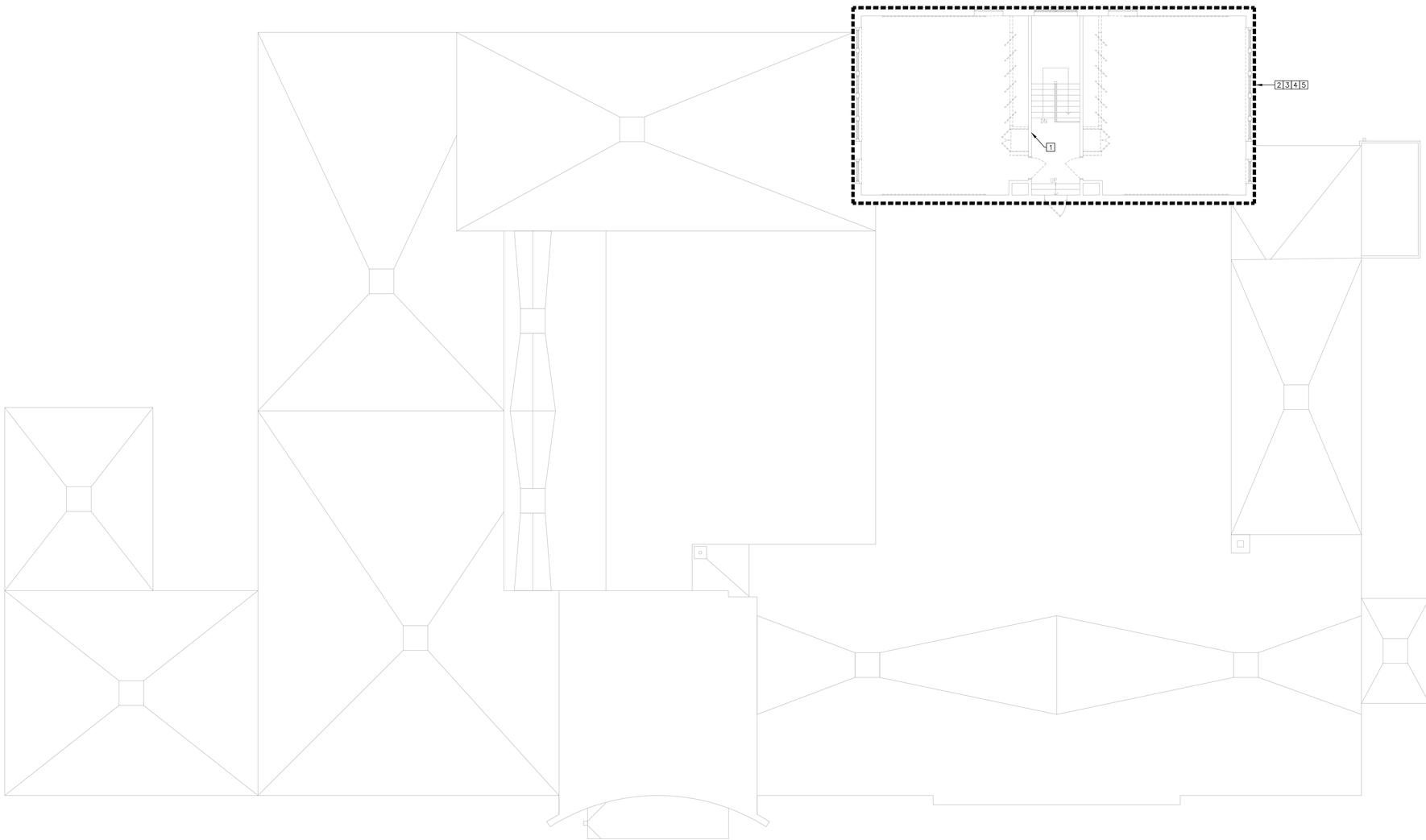
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

SECOND FLOOR PLUMBING DEMOLITION PLAN

PD-102



1 THIRD FLOOR PLUMBING DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DEMOLITION NOTES [1]:

1. REMOVE EXISTING DRINKING FOUNTAIN IN ITS ENTIRETY. REMOVE ASSOCIATED DOMESTIC COLD WATER, SANITARY, AND VENT PIPING IN THEIR ENTIRETY. VERIFY FIXTURE LOCATION AND PIPE ROUTING IN FIELD PRIOR TO DEMOLITION.
2. REMOVE EXISTING ROOF DRAINS IN THEIR ENTIRETY. REMOVE ASSOCIATED STORM PIPING IN ITS ENTIRETY, INCLUDING CLEANOUTS. VERIFY QUANTITIES AND LOCATIONS OF ROOF DRAINS IN FIELD PRIOR TO DEMOLITION. VERIFY ROUTINGS OF STORM PIPING IN FIELD PRIOR TO DEMOLITION.
3. REMOVE EXISTING DOMESTIC COLD WATER AND DOMESTIC HOT WATER PIPING THROUGHOUT ENTIRE BUILDING. VERIFY ROUTING AND SIZING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.
4. REMOVE EXISTING SANITARY AND VENT PIPING THROUGHOUT ENTIRE BUILDING. VERIFY ROUTING AND SIZING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.
5. REMOVE EXISTING FLOOR DRAINS AND SANITARY CLEANOUTS LOCATED THROUGHOUT BUILDING IN THEIR ENTIRETY. REMOVE ASSOCIATED SANITARY PIPING. VERIFY QUANTITIES AND LOCATIONS IN FIELD PRIOR TO DEMOLITION.

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REVISIONS

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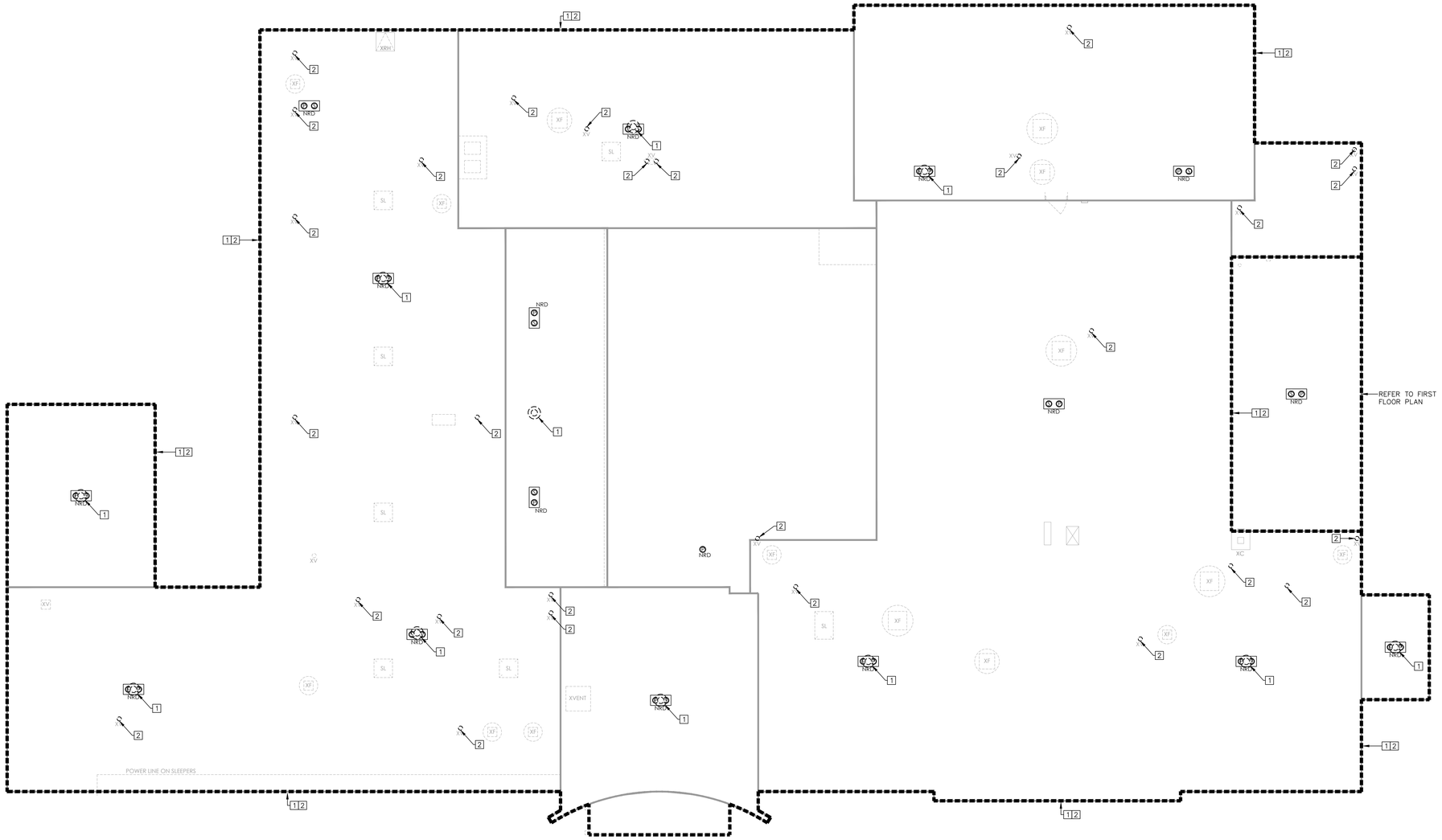
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

THIRD FLOOR PLUMBING DEMOLITION PLAN

PD-103



1 PLUMBING DEMOLITION ROOF PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DEMOLITION NOTES:

1. REMOVE EXISTING ROOF DRAINS IN THEIR ENTIRETY. REMOVE ASSOCIATED STORM PIPING IN ITS ENTIRETY, INCLUDING CLEANOUTS. VERIFY QUANTITIES AND LOCATIONS OF ROOF DRAINS IN FIELD PRIOR TO DEMOLITION. VERIFY ROUTINGS OF STORM PIPING IN FIELD PRIOR TO DEMOLITION.
2. REMOVE EXISTING SANITARY AND VENT PIPING THROUGHOUT ENTIRE BUILDING. VERIFY ROUTING AND SIZING OF EXISTING PIPING IN FIELD PRIOR TO DEMOLITION.

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REVISIONS

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LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

ROOF PLUMBING DEMOLITION PLAN

PD-104

GENERAL NOTES:

A. BACKFILLING REQUIREMENTS WITHIN BUILDING: (CONTRACTOR'S RESPONSIBILITY) SUPPORT BURIED PIPING THROUGHOUT ITS ENTIRE LENGTH. WHERE TRENCHES ARE EXCAVATED SUCH THAT THE BOTTOM OF THE TRENCH FORMS THE BED FOR THE PIPE, SOLID AND CONTINUOUS LOAD BEARING SUPPORT SHALL BE PROVIDED BETWEEN JOINTS. BACKFILL SHALL BE FREE FROM DISCARDED CONSTRUCTION MATERIAL AND DEBRIS. CHECK AND COMPLY WITH LOCAL AND FEDERAL BUILDING CODE REQUIREMENTS.

B. EXISTING UTILITIES, PIPING, AND FIXTURES SHOWN WERE TAKEN FROM EXISTING DRAWINGS, NOTES, AND SURVEYS. PLUMBING CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND QUANTITIES OF EXISTING UTILITIES, PIPING, AND FIXTURES PRIOR TO ANY NEW CONSTRUCTION.

C. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED TO PERFORM ALL WORK SHOWN WITH THE PROPER AUTHORITIES.

D. REFER TO ARCHITECTURAL SITE PLANS AND LANDSCAPE DRAWINGS FOR AREAS OF GRADING, SIDEWALKS, DRIVES, ETC.

E. ALL PIPING UNDER PAVED AREAS TO BE BACKFILLED WITH SELECT FILL.

F. COORDINATE WITH OWNER PRIOR TO MAKING ANY SHUTDOWNS OF EXISTING SERVICES TO LIMIT DISTURBANCES TO BUILDING OPERATION.

G. PROVIDE FINAL CONNECTION TO ALL FIXTURES AND EQUIPMENT INCLUDING ALL REQUIRED VALVES, TRAPS, SUPPLIES, REDUCERS, ETC.

H. FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, FLOORS AND CEILING WITH APPROVED FIRESTOP SEALANT. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS, FLOORS AND CEILINGS.

PIPING INSULATION SCHEDULE

INSULATE THE FOLLOWING:

A. HOT WATER PIPING

B. COLD WATER PIPING

C. LAVATORY TRAP AND WATER SUPPLIES (ON HANDICAPPED INSTALLATION).

D. ROOF DRAINAGE (ROOF DRAIN & ALL HORIZONTAL STORM WATER).

INSULATION PRODUCTS AND INSTALLATION SHALL COMPLY WITH ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE. PROVIDE MINIMUM R-3 INSULATION FOR DOMESTIC HOT WATER PIPING TO THE PEX MANIFOLDS WITHIN THE DWELLING UNIT.

HOT WATER PIPING INSULATION SHALL BE PREFORMED, SNAP-ON FIBERGLASS INSULATION WITH PAINTABLE WHITE KRAFT OR ALUMINUM FOIL JACKET.

DOMESTIC COLD WATER AND ROOF DRAINAGE INSULATION SHALL BE SIMILAR TO HOT WATER WITH VAPOR BARRIER.

INSULATION THICKNESS SCHEDULE

SERVICES	INSULATION THICKNESS			
	CONDUCTIONS ($\frac{BTU/IN.}{HR/FT^2/°F}$)	LESS THAN 1"	1" TO 1-1/4"	1-1/2" TO 4"
<40°F	0.20-0.26	0.5	1.0	1.0
40-60°F	0.21-0.27	0.5	0.5	1.0
105-140°F	0.21-0.28	1.0	1.0	1.5

WATER SUPPLY FIXTURE UNITS

	UNITS W/ SAFETY FACTOR	SAFETY FACTOR	MAIN SIZE
HOT WSFU	236	1.2	2-1/2"
COLD WSFU	273	1.2	2-1/2"
COMBINED WSFU	394	1.2	3"

SANITARY DRAINAGE FIXTURE UNITS

	UNITS W/ SAFETY FACTOR	SAFETY FACTOR	DRAIN SIZE
SDFU	626	1.2	(x2) 6"

GAS LOAD

EQUIPMENT	MBH	GAS PRESSURE (" WC)
DWH-1	150.0	4"-14"
DWH-2	150.0	4"-14"
DWH-3	150.0	4"-14"
DWH-4	150.0	4"-14"
ERV-1	90.0	6"-10.5"
RTU-1	292.5	6"-10.5"
RTU-2	390.0	6"-10.5"
UH-1	30.0	4"-14"
UH-2	30.0	4"-14"
GENERATOR	1873.5	7"-11"

SHOCK ABSORBER SCHEDULE

P.D.I. UNITS	FIXTURE UNITS	PIPE SIZE
A	1-11	1/2"
B	12-32	3/4"
C	33-60	1"
D	61-113	1-1/4"
E	114-154	1-1/2"
F	155-330	2"

LEGENDS AND ABBREVIATIONS

CW	CW	COLD WATER
HW	HW	HOT WATER
RHW	RHW	RECIRCULATING HOT WATER
SAN	SAN	SANITARY SEWER (BELOW FLOOR)
SAN	SAN	SANITARY SEWER (ABOVE FLOOR)
ST	ST	PRIMARY STORM SEWER (BELOW FLOOR)
ST	ST	PRIMARY STORM SEWER (ABOVE FLOOR)
SST	SST	SECONDARY SANITARY SEWER (ABOVE FLOOR)
V	V	VENT
LPG	LPG	LOW PRESSURE GAS PIPING (7-11" W.C.)
MPG	MPG	MEDIUM PRESSURE GAS PIPING (2 PSI)
D	D	DRAIN FROM ELEVATOR SUMP PUMP
		SHUT OFF VALVE
		CHECK VALVE
		GAS VALVE (AGA APPROVED)
		GAS REGULATOR VALVE
		STRAINER
		BALANCING VALVE
		BACKFLOW PREVENTION DEVICE
M		GAS METER

NOTE:
ALL LEGENDS AND ABBREVIATIONS MAY NOT BE USED ON DRAWINGS.

	REMOVE PIPING TO THIS POINT
	CONNECT NEW TO EXISTING
WH	WALL HYDRANT (EXTERIOR)
SA	SHOCK ABSORBER (SIZE PER PDI)
VTR	VENT THRU ROOF
PDI	PLUMBING DRAINAGE INSTITUTE
CFH	CUBIC FEET PER HOUR
RD	ROOF DRAIN
FCO	FLOOR CLEANOUT
WCO	WALL CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK
	CAP
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
FFA	FROM FLOOR ABOVE
FFB	FROM FLOOR BELOW
EX.	EXISTING
DWH	DOMESTIC WATER HEATER
WSFU	WATER SUPPLY FIXTURE UNIT
SDFU	SANITARY DRAINAGE FIXTURE UNIT

PUMP SCHEDULE

UNIT NO.	TYPE	LOCATION	MANUFACTURER	PUMP MODEL NO.	CONTROL PANEL MODEL NO.	FLOW (GPM)	PRESSURE (FT. H20)	MOTOR (HP)	POWER (V/PH/HZ)	NOTES
CP-1	CIRCULATING PUMP	METERING ROOM	BELL & GOSSETT	ECOCIRC XL 55-45	-	15.0	40.0	1/2	208/1/60	7,8
ESP-1	ELEVATOR SUMP PUMP	ELEVATOR	LIBERTY PUMPS	ELV290	OTC-115-5	50.0	20.0	3/4	120/1/60	1,2,3,4,5,6,13
ESP-2	ELEVATOR SUMP PUMP	ELEVATOR	LIBERTY PUMPS	ELV290	OTC-115-5	50.0	20.0	3/4	120/1/60	1,2,3,4,5,6,13
LS-1	SANITARY LIFT STATION	METERING ROOM	LIBERTY PUMPS	D3612OLSG203	AE34=3-511	35.0	20.0	2.0	208/3/60	10,11,12,13
SP-1	SUMP PUMP	SUMP PUMP	LIBERTY PUMPS	451-2	SXL21=3	30.0	20.0	1/2	120/1/60	9,10,12,13
SP-2	SUMP PUMP	SUMP PUMP	LIBERTY PUMPS	451-2	SXL21=3	30.0	20.0	1/2	120/1/60	9,10,12,13
SP-3	SUMP PUMP	SUMP PUMP	LIBERTY PUMPS	451-2	SXL21=3	30.0	20.0	1/2	120/1/60	9,10,12,13

NOTES:
1. PROVIDE HEAVY DUTY 3/4 HP. CAST IRON SUMP PUMP.
2. PROVIDE OIL RESISTANT SJEOOW 50' POWER CORD.
3. PROVIDE 'OILTECTOR' CONTROL AND ALARM.
4. PROVIDE CONTROL PANEL WITH SEPARATE PUMP AND CONTROL CIRCUITS - NEMA 1 ENCLOSURE.
5. PROVIDE PLUG-IN READY PUMP CORD AND POWER TO PANEL CORD.
6. PROVIDE POWER ON, PUMP RUN, HIGH WATER AND HIGH OIL LIGHTS.
7. PROVIDE 120V AQUASTAT.
8. FURNISH DISCONNECT SWITCH FOR INSTALLATION BY E.C.
9. FIT PUMP WITHIN EXISTING PIT AND BASING. PROVIDE ACCESSORIES AND MOUNTING MATERIALS AS REQUIRED. COORDINATE ROUTING OF DISCHARGE PIPING IN FIELD.
10. PROVIDE 25' POWER CORD.
11. PROVIDE 24" DIAMETER, 120" HIGH FIBERGLASS BASIN. COORDINATE INSTALLATION WITH STRUCTURAL AND EXISTING FOUNDATION.
12. PROVIDE 24" FIBERGLASS COVER. COVER SHALL BE MECHANICALLY ATTACHED WITH FULL GASKET SEAL OR EQUIVALENT.
13. THE P.C. SHALL PROVIDE ALL WIRING, LOW VOLTAGE AND LINE-VOLTAGE, BETWEEN THE CONTROL PANEL AND ASSOCIATED PUMPS AND FLOATS. THE E.C. SHALL PROVIDE LINE-VOLTAGE WIRING TO THE CONTROL PANEL. REFER TO MANUFACTURERS INSTALLATION REQUIREMENTS AND WIRING DIAGRAMS.

DOMESTIC WATER HEATER

UNIT NO.	LOCATION	MANUFACTURER	MODEL NO.	GAS INPUT (BTU/HR)	THERMAL EFFICIENCY	STORAGE (GALLONS)	RECOVERY @ 100°F RISE (GPH)	STORED WATER TEMPERATURE (°F)	ENTERING WATER TEMPERATURE (°F)	NOTES
DWH-1	METERING ROOM	LOCHINVAR	SWR150N	150,000	96%	90	175	140	40	1,2,3,4,5,6,7
DWH-2	METERING ROOM	LOCHINVAR	SWR150N	150,000	96%	90	175	140	40	1,2,3,4,5,6,7
DWH-3	METERING ROOM	LOCHINVAR	SWR150N	150,000	96%	90	175	140	40	1,2,3,4,5,6,7
DWH-4	METERING ROOM	LOCHINVAR	SWR150N	150,000	96%	90	175	140	40	1,2,3,4,5,6,7

NOTES:
1. PROVIDE PVC INTAKE VENT AND POLYPROPYLENE FLUE.
2. PROVIDE NSF 61 COMPLIANT ANNEX G, LEAD FREE.
3. PROVIDE 4.4"WC MINIMUM TO 14"WC MAXIMUM GAS PRESSURE.
4. PROVIDE CONDENSATE NEUTRALIZATION KITS.
5. FURNISH DISCONNECT SWITCH FOR INSTALLATION BY E.C.
6. PROVIDE 6" THICK HOUSE KEEPING PAD.
7. PROVIDE DRAIN PANS UNDER DOMESTIC WATER HEATERS.

EXPANSION TANK SCHEDULE

UNIT NO.	LOCATION	MANUFACTURER	MODEL NO.	TANK TYPE	TANK VOLUME (GAL)	FLUID TYPE	WORKING PRESSURE (PSIG)	NOTES
ET-1	JANITOR'S CLOSET	AMTROL	ST-80VC	DIAPHRAGM	53.0	WATER	150.0	1,2,3,4,5,6,7

NOTES:
1. PROVIDE HEAVY DUTY BODY NSF/ANSI 60 DIAPHRAGM.
2. DESIGNED AND CONSTRUCTED PER ASME REQUIREMENTS.
3. PROVIDE POLYPROPYLENE LINER.
4. PROVIDE STAINLESS STEEL CONNECTION.
5. PROVIDE RED OXIDE FINISH.
6. PROVIDE SCHRADER VALVE W/EPDM SEAT.
7. PROVIDE FACTORY CHANNELS.

GAS REGULATOR SCHEDULE

UNIT NO.	LOCATION	INDOOR/ OUTDOOR	VENT TYPE	EQUIPMENT	GAS FLOW (CFH)	INLET PIPE SIZE	INLET PRESSURE	OUTLET PIPE SIZE	OUTLET PRESSURE	REGULATOR MAKE	REGULATOR MODEL	NOTES
GR-1	NORTHEAST CORNER OF BUILDING	OUTDOOR	VENTED	ROOFTOP UNITS, ENERGY RECOVERY VENTILATION UNIT, DOMESTIC WATER HEATERS	1372.5	1-1/4"	2 PSI	3"	7-11" WC	PIETRO FIORENTINI	31154	1,2,3,4
GR-2	NORTHWEST CORNER OF BUILDING	OUTDOOR	VENTED	GENERATOR	1873.5	1-1/2"	2 PSI	4"	7-11" WC	PIETRO FIORENTINI	31154	1,2,3,4,5,6

NOTES:
1. ALL GAS PIPING, VALVES, AND REGULATORS SHALL MEET MANUFACTURERS REQUIREMENTS.
2. REGULATOR SHALL BE ANSI Z21.80A AND ANSI Z21.18 CERTIFIED FOR VENT LIMITED INSTALLATIONS.
3. REGULATOR SHALL INCLUDE DOUBLE DIAPHRAGM.
4. PROVIDE 500 TO 1 TURNDOWN.
5. PROVIDE SIGNAGE NOTING SHUTOFF VALVE FOR GENERATOR.
6. PROVIDE SECURITY WIRING ON SHUTOFF VALVE.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	DRAINAGE SAN	DRAINAGE VENT	WATER CW	WATER HW	MAKE AND MODEL AND ACCESSORIES
BT-1	BATHTUB TYPE A COMPLIANT	2"	2"	1/2"	1/2"	CLARION MODEL # 7920L OR 7920R ONE-PIECE TUB/SHOWER WITH SURROUND, WITH FIBERGLASS COMPOSITE REINFORCEMENT, SLIP RESISTANT FLOOR. COORDINATE DRAIN LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ORDER AND INSTALLATION. SYMMONS MODEL # 9604-PLR 'ORIGINS' TUB/SHOWER TRIM KIT WITH HAND SHOWER AND VERTICAL GRAB BAR, TUB FAUCET, AND CONTROL VALVE. TUB/SHOWER TO BE 2.0 GPM AND 'WATERSENSE' CERTIFIED. HAND SHOWER HOSE LENGTH TO BE 60". CONTROL VALVE SHALL CONTROL WATER VOLUME, TEMPERATURE, AND BE CAPABLE OF DIVERTING FLOW TO TUB FAUCET OR HAND SHOWER. PROVIDE WITH SYMMONS 'TEMPTROL' PRESSURE BALANCING TUB/SHOWER VALVE BODY WITH INTEGRAL DIVERTER AND SERVICE STOPS. COORDINATE GRAB BAR, SEAT, SOAP DISH, AND OTHER ACCESSORIES WITH ARCHITECTURAL PLANS AND PROVIDE REINFORCING AS REQUIRED. SHOWER KIT SHALL BE INSTALLED TO MEET ANSI 'TYPE A' INSTALLATION REQUIREMENTS FOR ADA/ANSI COMPLIANCE.
DCV-1	DOUBLE CHECK VALVE BACKFLOW PREVENTION DEVICE	-	-	3"	-	WATTS MODEL # LF007-0SY 3" DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTION DEVICE, LEAD-FREE, 6 PSI DROP AT 100 GPM.
DSN-1	DOWNSPOUT NOZZLE	-	-	-	-	WATTS MODEL # RD-953-6 3" TYPE 304 STAINLESS STEEL DOWNSPOUT COVER WITH SECURING FLANGE, AND SECURED PERFORATED HINGED COVER.
DSN-2	DOWNSPOUT NOZZLE	-	-	-	-	WATTS MODEL # RD-956-6 6" TYPE 304 STAINLESS STEEL DOWNSPOUT COVER WITH SECURING FLANGE, AND SECURED PERFORATED HINGED COVER.
FD-1	FLOOR DRAIN	3"	2"	-	-	WATTS MODEL # FD-203-A5-NH-6 3" EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES, ADJUSTABLE ROUND HEEL PROOF NICKEL BRONZE STRAINER, AND NO-HUB OUTLET, VANDAL PROOF, WITH TRAP PRIMER CONNECTIONS.
FD-2	FLOOR DRAIN	4"	2"	-	-	WATTS MODEL # FD-204-A5-NH-6 4" EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES, ADJUSTABLE ROUND HEEL PROOF NICKEL BRONZE STRAINER, AND NO-HUB OUTLET, VANDAL PROOF, WITH TRAP PRIMER CONNECTIONS.
L-1	LAVATORY WALL-MOUNT ADA-COMPLIANT	1-1/2"	1-1/2"	1/2"	1/2"	MANSFIELD MODEL # 2008 WALNUT KNOLL' WHITE VITREOUS CHINA, WALL-MOUNT LAVATORY, 4" CENTERS, CONCEALED FRONT OVERFLOW, ADA COMPLIANT. SYMMONS MODEL # SLC-9610-1.0 TWO-HANDLE CENTERSET FAUCET, 4" CENTERS, QUARTER TURN CERAMIC CARTRIDGES, GRID STRAINER, 1.0 GPM, WATERSENSE CERTIFIED, ADA COMPLIANT, WITH 'NEOPERL' 'PCA' 'PERLATOR' FAUCET AERATOR, 1.0 GPM MAX, WATERSENSE CERTIFIED. PROVIDE SUPPLY KITS AND ADA COMPLIANT P-TRAP WITH ADA COMPLIANT P-TRAP WRAPPING. PROVIDE CONCEALED WALL CARRIER AND INSTALL TO MEET MANUFACTURERS REQUIREMENTS.
L-2	LAVATORY DROP-IN ADA-COMPLIANT	1-1/2"	1-1/2"	1/2"	1/2"	MANSFIELD MODEL # 267-4 'MAVERICK II' OVAL, WHITE VITREOUS CHINA, DROP-IN LAVATORY, 4" CENTERS, CONCEALED FRONT OVERFLOW, ADA COMPLIANT. SYMMONS MODEL # SLC-9612-1.0 TWO-HANDLE CENTERSET FAUCET, 4" CENTERS, QUARTER TURN CERAMIC CARTRIDGES, POP-UP DRAIN, 1.0 GPM, WATERSENSE CERTIFIED, ADA COMPLIANT, WITH 'NEOPERL' 'PCA' 'PERLATOR' FAUCET AERATOR, 1.0 GPM MAX, WATERSENSE CERTIFIED. PROVIDE SUPPLY KITS AND ADA COMPLIANT P-TRAP.
LI-1	LINT INTERCEPTOR FLOOR-MOUNT	2"	2"	-	-	WATTS MODEL # LI-803 FLOOR MOUNTED EPOXY COATED STEEL LINT INTERCEPTOR WITH GASKETED EPOXY COATED STEEL SKID-PROOF COVER, SECURED WITH HEAD HEAD CENTER BOLTS, REMOVABLE STEEL FILTER SCREENS, AND IPS THREADED CONNECTIONS. 30 GPM, NO-HUB CONNECTIONS.
LI-2	LINT INTERCEPTOR FLOOR-MOUNT	2"	2"	-	-	WATTS MODEL # LI-803 FLOOR MOUNTED EPOXY COATED STEEL LINT INTERCEPTOR WITH GASKETED EPOXY COATED STEEL SKID-PROOF COVER, SECURED WITH HEAD HEAD CENTER BOLTS, REMOVABLE STEEL FILTER SCREENS, AND IPS THREADED CONNECTIONS. 30 GPM, NO-HUB CONNECTIONS.
M-1	DOMESTIC WATER SUB-METER	-	-	3"	-	NEPTUNE MODEL # 'TRU/FLO' 3" WATER METER, LEAD FREE, TO BE APPROVED BY VILLAGE OF KENMORE.
MS-1	MOP SINK	3"	2"	3/4"	3/4"	MUSTEE MODEL # 63M MOP SERVICE BASIN, 24"x24", WITH INTEGRAL, MOLDED-IN 3" DRAIN. CHICAGO FAUCETS MODEL # 897-RCF WALL-MOUNTED MANUAL SINK FAUCET WITH 8" CENTERS, CHROME PLATED, WITH ROUND WALL ESCUTCHEONS, VANDAL PROOF LEVER HANDLE, AND CERAMIC QUARTER-TURN CARTRIDGES. MUSTEE MODEL # 65.700 HOSE HOLDER. MUSTEE MODEL # 65.600 MOP HANGER. MUSTEE MODEL # 67.2424 WALL GUARDS.
RD-1	ROOF DRAIN COMBINATION PRIMARY AND SECONDARY	-	-	-	-	WATTS MODEL # RD-262-NH-K 2" COMBINATION ROOF DRAIN/OVERFLOW WITH EPOXY COATED CAST IRON DRAIN BODIES, FLASHING CLAMPS WITH INTEGRAL GRAVEL STOPS, 4" HIGH INTERNAL STANDPIPE, SELF-LOCKING POLYETHYLENE DOMES, AND NO-HUB OUTLETS.
RD-2	ROOF DRAIN COMBINATION PRIMARY AND SECONDARY	-	-	-	-	WATTS MODEL # RD-263-NH-K 3" COMBINATION ROOF DRAIN/OVERFLOW WITH EPOXY COATED CAST IRON DRAIN BODIES, FLASHING CLAMPS WITH INTEGRAL GRAVEL STOPS, 4" HIGH INTERNAL STANDPIPE, SELF-LOCKING POLYETHYLENE DOMES, AND NO-HUB OUTLETS.
RD-3	ROOF DRAIN COMBINATION PRIMARY AND SECONDARY	-	-	-	-	WATTS MODEL # RD-264-NH-K 4" COMBINATION ROOF DRAIN/OVERFLOW WITH EPOXY COATED CAST IRON DRAIN BODIES, FLASHING CLAMPS WITH INTEGRAL GRAVEL STOPS, 4" HIGH INTERNAL STANDPIPE, SELF-LOCKING POLYETHYLENE DOMES, AND NO-HUB OUTLETS.
RH-1	ROOF HYDRANT	1"	-	3/4"	-	WATTS MODEL # HY-900 NON-FREEZE ROOF HYDRANT WITH EPOXY COATED CAST IRON HEAD WITH LIFT HANDLE AND LOCK OPTION, GALVANIZED CASING, BRONZE INTERNAL WORKING PARTS AND VALVE HOUSING, INTEGRAL EPOXY COATED CAST IRON ROOF MOUNTING PLATE WITH CLAMPING COLLAR, AND 1/8" NPT DRAIN PORT.
S-1	SINK DROP-IN	1-1/2"	1-1/2"	1/2"	1/2"	ELKAY MODEL # DLR332210 'LUSTERTONE' 304 STAINLESS STEEL, 18 GAUGE, DOUBLE BOWL, DROP-IN SINK, 4" CENTER FAUCET HOLES WITH SIDE SPRAY, 33"x22"x10-1/8" DEEP. ELKAY MODEL # LK1001OR FOUR-HOLE DECK MOUNT FAUCET WITH LEVER HANDLE, SIDE SPRAY, DECK PLATE, AND CERAMIC DISC VALVE, 1.5 GPM, LEAD FREE. PROVIDE SUPPLY KITS, STRAINER, AND P-TRAP.
S-2	SINK DROP-IN ADA COMPLIANT	1-1/2"	1-1/2"	1/2"	1/2"	ELKAY MODEL # LRAD332265 'LUSTERTONE' 304 STAINLESS STEEL, 18 GAUGE, DOUBLE BOWL, DROP-IN SINK, 4" CENTER FAUCET HOLES WITH SIDE SPRAY, ADA COMPLIANT, 33"x22"x6-1/2" DEEP. ELKAY MODEL # LK1001OR FOUR-HOLE DECK MOUNT FAUCET WITH LEVER HANDLE, SIDE SPRAY, DECK PLATE, AND CERAMIC DISC VALVE, 1.5 GPM, ADA COMPLIANT, LEAD FREE. PROVIDE SUPPLY KITS, STRAINER, AND ADA-COMPLIANT P-TRAP.
SH-1	SHOWER ROLL-IN ADA COMPLIANT	2"	2"	1/2"	1/2"	CLARION MODEL # MP8333LBF34 OR # MP8333RBF34 63"x33"x78" ONE-PIECE BARRIER FREE SHOWER SURROUND SYSTEM WITH 3/4" THRESHOLD, SLIP RESISTANT FLOOR, MIXING VALVE, GRAB BARS, AND REAR CENTER DRAIN. LESS HAND SHOWER AND MIXING VALVE. SYMMONS MODEL # S-9603-PLR 'ORIGINS' HAND SHOWER TRIM KIT WITH HAND SHOWER AND VERTICAL GRAB BAR AND CONTROL VALVE. HAND SHOWER TO BE 2.0 GPM AND 'WATERSENSE' CERTIFIED. HAND SHOWER HOSE LENGTH TO BE 60". CONTROL VALVE SHALL CONTROL WATER VOLUME AND TEMPERATURE. PROVIDE WITH SYMMONS 'TEMPTROL' PRESSURE BALANCING SHOWER VALVE WITH INTEGRAL SERVICE STOPS. COORDINATE GRAB BAR, SEAT, SOAP DISH, AND OTHER ACCESSORIES WITH ARCHITECTURAL PLANS AND PROVIDE REINFORCING AS REQUIRED. COORDINATE LEFT HAND OR RIGHT HAND SHOWER LAYOUT WITH ARCHITECTURAL PLANS PRIOR TO ORDER AND INSTALLATION. SHOWER KIT SHALL BE INSTALLED TO MEET ANSI 'TYPE A' INSTALLATION REQUIREMENTS FOR ADA/ANSI COMPLIANCE.
TMV-1	THERMOSTATIC MIXING VALVE	-	-	-	-	ACORN MODEL # MV17-4 LEAD-FREE THERMOSTATIC MASTER MIXING VALVE, INTEGRAL CARTRIDGE STYLE CHECKS, 2 LOCKABLE FULL PORT BRASS BALL VALVES, 10 PSI LOSS AT 70.7 GPM.
UT-1	UTILITY TUB	3"	2"	3/4"	3/4"	MUSTEE MODEL # 19CF COMBINATION LAUNDRY/UTILITY TUB, ONE PIECE MOLDED CONSTRUCTION, 18 GALLON CAPACITY, HEAVY GAUGE STEEL LEGS WITH ADJUSTABLE LEVELERS, WHITE FINISH. PROVIDE WITH 6" SWING SPOUT FAUCET WITH AERATOR AND HOSE END (2.0 GPM), SUPPLY LINES, PVC P-TRAP WITH TAILPIECE, AND DRAIN STOPPER.
WC-1	WATER CLOSET FLOOR MOUNT FLUSH VALVE ELONGATED ADA COMPLIANT	3"	2"	1"	-	SLOAN MODEL # WETS-2020.1001 WATER CLOSET AND FLUSHOMETER COMBO, 1.28 GPF, WHITE VITREOUS CHINA, ELONGATED BOWL, FLOOR MOUNTED, FLOOR OUTLET, 'WATERSENSE' CERTIFIED, ADA COMPLIANT. BEMIS MODEL # 1955CT ELONGATED PLASTIC TOILET SEAT, WHITE, OPEN FRONT LESS COVER. PROVIDE SUPPLY KITS AND ALL REQUIRED ACCESSORIES.
WC-2	WATER CLOSET FLOOR MOUNT FLUSH TANK ELONGATED ADA COMPLIANT	3"	2"	1/2"	-	MANSFIELD MODEL # 384-387 'SUMMIT' ELONGATED FRONT, VITREOUS CHINA, TWO-PIECE FLUSH TANK TOILET, 1.28 GPF, FLOOR MOUNTED, FLOOR OUTLET, 'WATERSENSE' CERTIFIED, ADA COMPLIANT. BEMIS MODEL # 1203SLST ELONGATED PLASTIC TOILET SEAT, WHITE, CLOSED FRONT WITH COVER. PROVIDE SUPPLY KITS AND ALL REQUIRED ACCESSORIES. COORDINATE LOCATION OF TRIP LEVER WITH OPEN SIDE OF ROOM.
WCO	WALL CLEANOUT	-	-	-	-	WATTS MODEL # CO-440-RD WALL CLEANOUT WITH TWO-PIECE EXPANDABLE CLEANOUT PLUG, STAINLESS STEEL ACCESS COVER, AND VANDAL PROOF STAINLESS STEEL SCREW.
WH-1	WALL HYDRANT	-	-	3/4"	-	WATTS MODEL # HY-725 NON-FREEZE WALL HYDRANT WITH LOCKABLE NICKEL BRONZE BOX AND DOOR, CHROME PLATED HYDRANT FACE, INTEGRAL VACUUM BREAKER, AND 3/4" HOSE CONNECTION.
WMB-1	WASHING MACHINE BOX	2"	2"	1/2"	1/2"	SIOUX CHIEF MODEL # 696RG1 FIRE-RATED WASHING MACHINE OUTLET BOX, WITH NO-LEAD VALVES WITH INTEGRAL ARRESTORS. PROVIDE DRAIN PANS UNDER ALL WASHING MACHINES.

NOTE:
REFER TO SPECIFICATIONS FOR LISTING OF ACCEPTABLE MANUFACTURERS AND FURTHER PRODUCT REQUIREMENTS.
MANUFACTURERS LISTED ABOVE WERE USED FOR BASIS OF DESIGN. REFER TO DRAWINGS FOR ADDITIONAL REQUIRED ITEMS.

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STIEGLITZ SNYDER ARCHITECTURE PROJECT 19.19 | LABELLA ASSOCIATES PROJECT 2223452

PERMIT SUBMISSION

STATE OF NEW YORK · JOSEPH WALTER DAVIS · 095081 · REGISTERED PROFESSIONAL ENGINEER

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REVISIONS

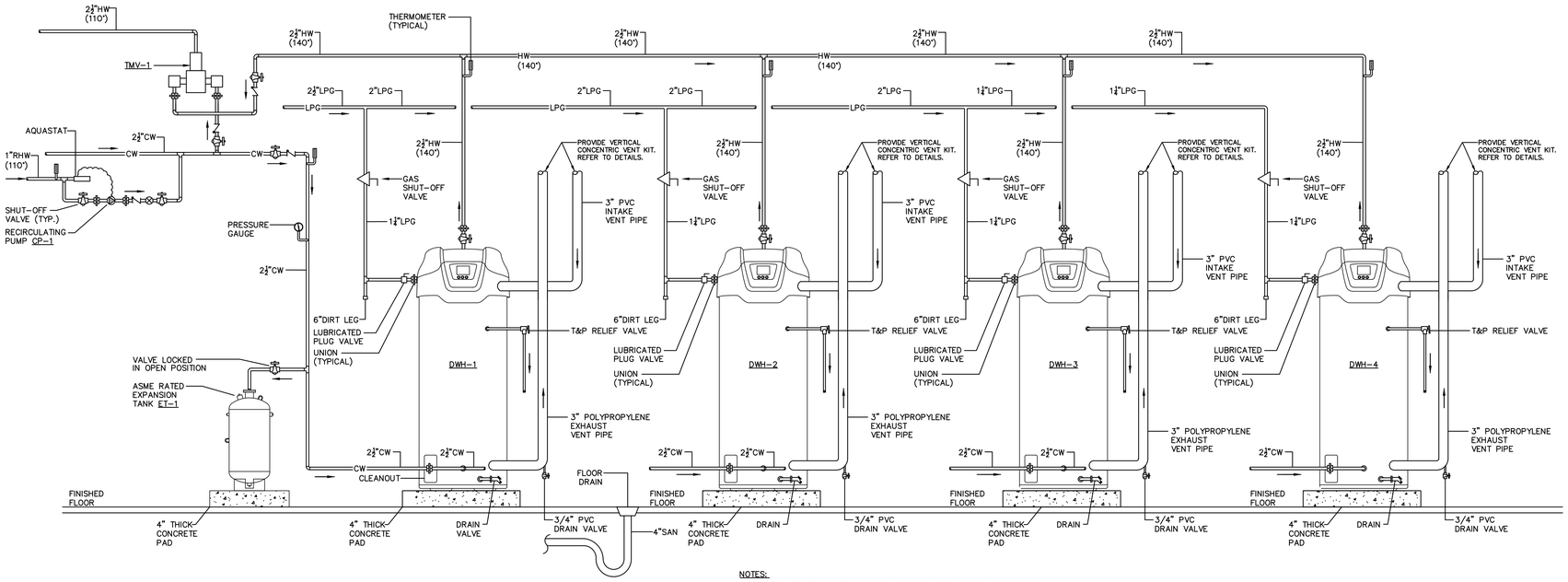
DRAWN BY LAB | CHECKED BY MRS

SCALE AS NOTED

DATE OCTOBER 28, 2022

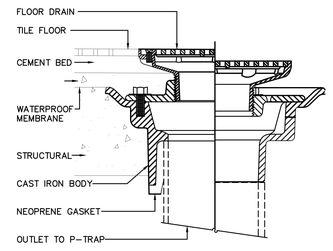
PLUMBING LEGENDS AND SCHEDULES

P-001



NOTES:
1. PROVIDE PROPER SUPPORTS FOR RECIRCULATING PUMPS AND PIPING.
2. INSTALL FLUE PIPING OUT TO EXTERIOR AND PROVIDE REQUIRED TERMINATION FITTING.
3. PROVIDE DRAIN PANS UNDER DOMESTIC WATER HEATERS.

1 DOMESTIC WATER HEATERS DETAIL
SCALE: NOT TO SCALE



2 FLOOR DRAIN DETAIL
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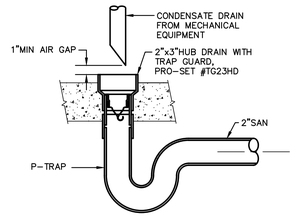
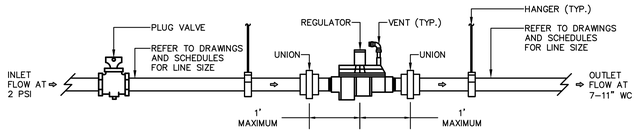
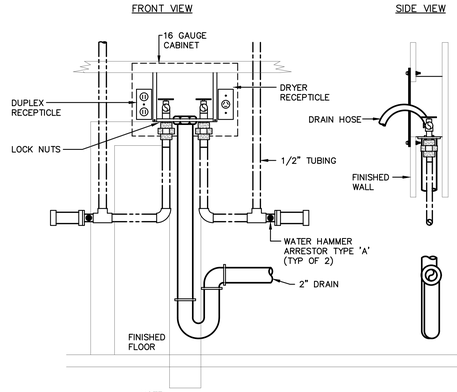


3 TRAP GUARD DETAIL
SCALE: NOT TO SCALE

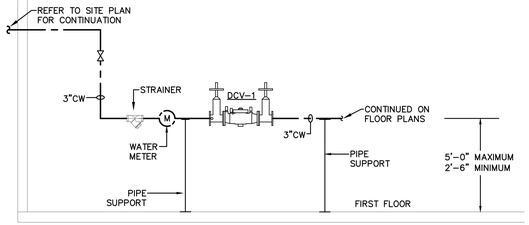


4 HORIZONTAL GAS REGULATOR INSTALLATION DETAIL
SCALE: NOT TO SCALE



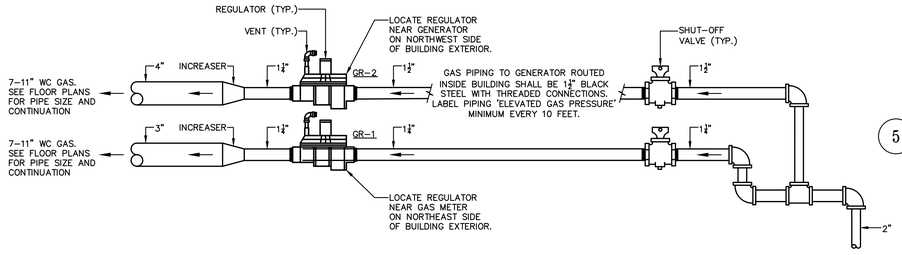
NOTE:
1. PROVIDE WATTS No. 7 DUAL CHECK BACKFLOW PREVENTER ON HOT WATER AND COLD WATER PIPING ABOVE CEILING SPACE.

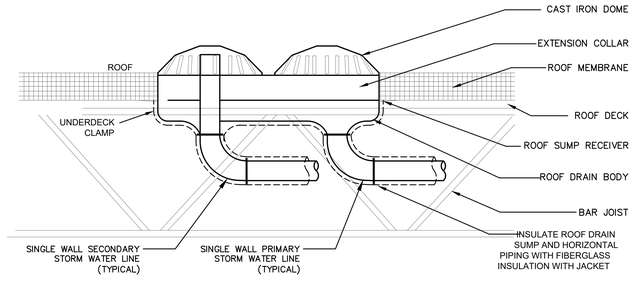
5 WASHING MACHINE BOX INSTALLATION DETAIL
SCALE: NOT TO SCALE



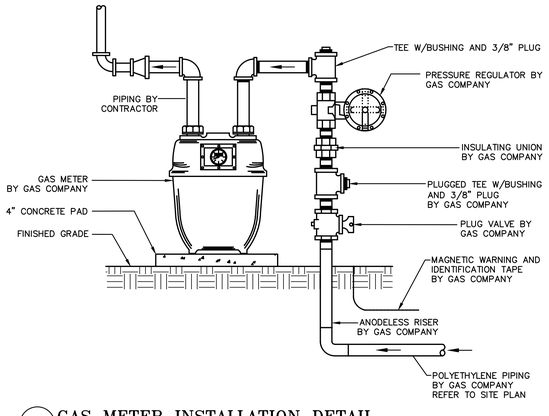
NOTES:
1. LOCATE BACKFLOW PREVENTER A MIN. OF 30" TO A MAXIMUM OF 60" ABOVE FINISHED FLOOR AND 12" AWAY FROM SUPPORTING WALL.
2. PROVIDE 30" MIN. OF CLEARANCE IN FRONT OF DEVICE.
3. PROVIDE 12" MIN. OF CLEARANCE ABOVE DEVICE.
4. PROVIDE 8" MIN. OF CLEARANCE BEHIND DEVICE TO NEAREST WALL AND OR OBSTRUCTION.
5. RPZ DEVICES MUST HAVE AN 18 INCH MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE RELIEF VALVE AND THE FLOOR.
6. PROVIDE MINIMUM 12" STRAIGHT PIPE BEFORE AND AFTER WATER METER,

6 DOMESTIC WATER SERVICE DETAIL
SCALE: NOT TO SCALE

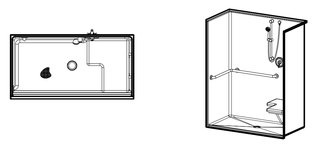


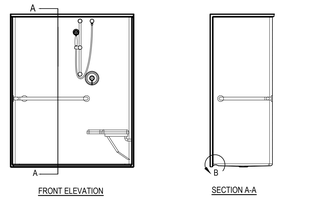


7 COMBINATION ROOF DRAIN DETAIL
SCALE: NOT TO SCALE



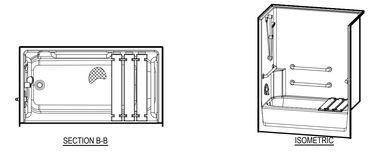
8 GAS METER INSTALLATION DETAIL
SCALE: NOT TO SCALE

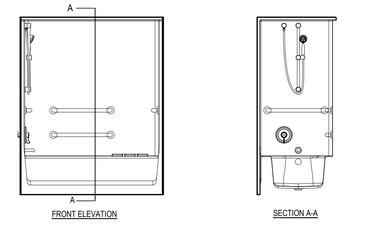




GENERAL NOTES:
1. BASIS OF DESIGN IS A FACTORY FABRICATED ASSEMBLY THAT MEETS ADA REQUIREMENTS. CONTRACTOR SUBMITTED SUBSTITUTIONS SHALL CONFORM TO SAME ADA REQUIREMENTS AND STANDARDS OF BASIS OF DESIGN.
2. COORDINATE APARTMENT UNIT TYPES WITH ARCHITECTURAL PLANS PRIOR TO ORDER AND INSTALLATION.
3. COORDINATE FINAL GRAB BAR LOCATIONS AND QUANTITIES WITH ARCHITECTURAL PLANS PRIOR TO ORDER AND INSTALLATION.
4. ALL NON-ADA FIXTURES SHALL INCLUDE ADEQUATE BACKING TO BE INSTALLED FOR ALL GRAB BARS AND PROVIDE PROVISIONS FOR FUTURE INSTALLATION TO ACCOMMODATE ADA RETROFIT REQUIREMENTS.
5. FINAL SHOWER DIMENSIONS AND ACCESSORIES MAY VARY DEPENDING ON FINAL FIXTURE SELECTIONS/SUBMISSION.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE AND INSTALL ALL PLUMBING COMPONENTS TO MEET ADA REQUIREMENTS FOR ADA INSTALLATIONS.

9 SHOWER ACCESSORY DETAIL
SCALE: NOT TO SCALE





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5. FINAL TUB DIMENSIONS AND ACCESSORIES MAY VARY DEPENDING ON FINAL FIXTURE SELECTIONS/SUBMISSION.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE AND INSTALL ALL PLUMBING COMPONENTS TO MEET ADA REQUIREMENTS FOR ADA INSTALLATIONS.

10 BATHTUB ACCESSORY DETAIL
SCALE: NOT TO SCALE

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REVISIONS

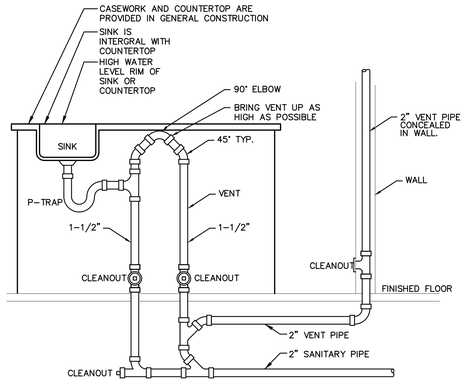
DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

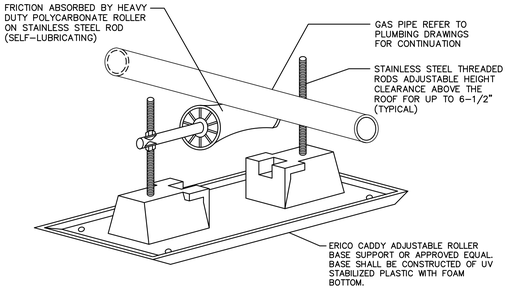
DATE: OCTOBER 28, 2022

PLUMBING DETAILS

P-002



1 ISLAND SINK VENT DETAIL
SCALE: NOT TO SCALE



2 GAS PIPING ROOF SUPPORTS
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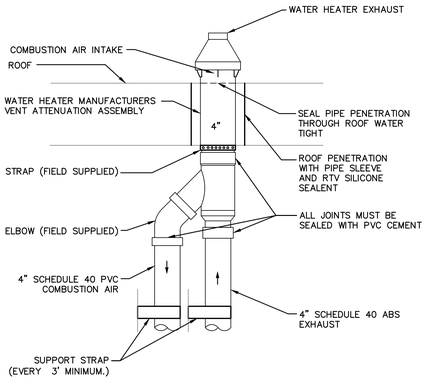
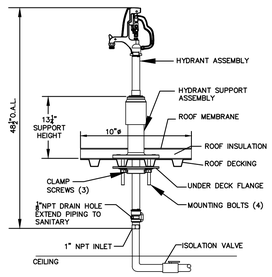
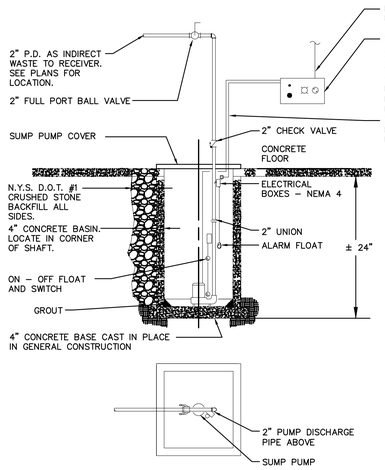


NOTE:
1. STRAP MUST BE FIELD INSTALLED TO PREVENT MOVEMENT OF VENT TERMINAL IN ROOF.
2. OPERATE HEATER THROUGH ONE CYCLE TO ENSURE COMBUSTION-AIR AND VENT PIPES ARE PROPERLY CONNECTED AND SEALED TO CONCENTRIC VENT TERMINATION CONNECTIONS.

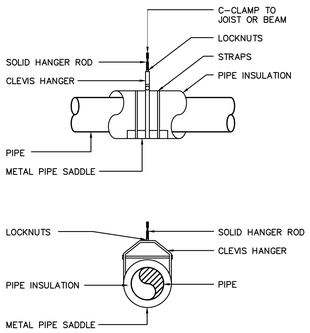
3 VERTICAL CONCENTRIC VENT KIT
SCALE: NOT TO SCALE



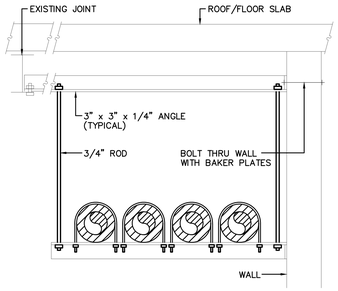
4 ROOF HYDRANT DETAIL
SCALE: NONE



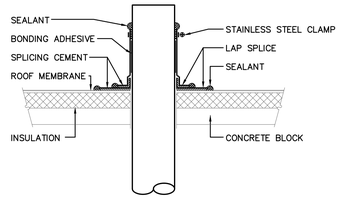
5 ELEVATOR SUMP PUMP DETAIL
SCALE: NOT TO SCALE



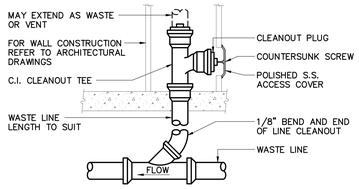
6 PIPE HANGER DETAIL
SCALE: NOT TO SCALE



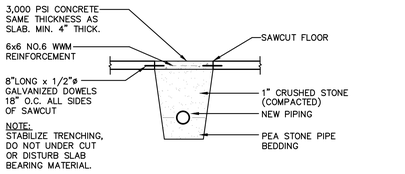
7 PIPE SUPPORTS DETAIL
SCALE: NOT TO SCALE



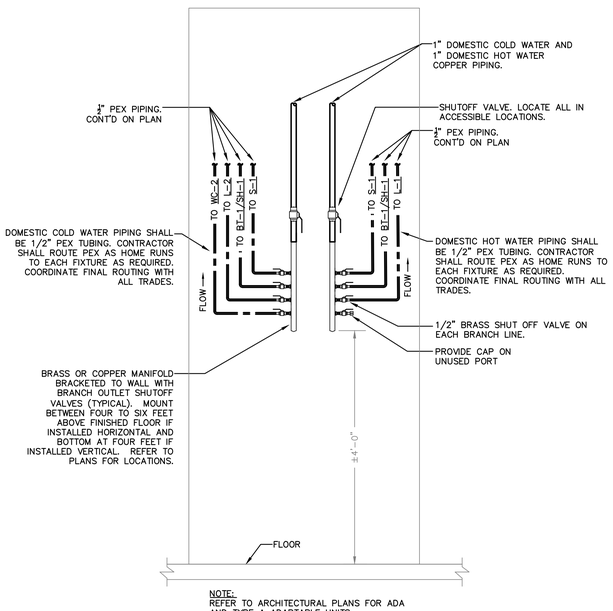
8 ROOF PENETRATION DETAIL
SCALE: NOT TO SCALE



9 WALL CLEANOUT DETAIL
SCALE: NOT TO SCALE

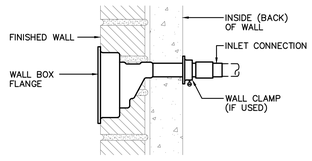


10 SAW CUT DETAIL
SCALE: NOT TO SCALE

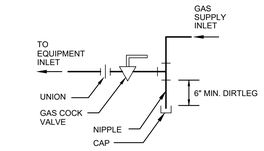


NOTE:
REFER TO ARCHITECTURAL PLANS FOR ADA AND TYPE A ADAPTABLE UNITS. COORDINATE FIXTURE TYPES AND INSTALLATION REQUIREMENTS TO MEET ANSI COMPLIANCES FOR ADA AND TYPE A UNITS.

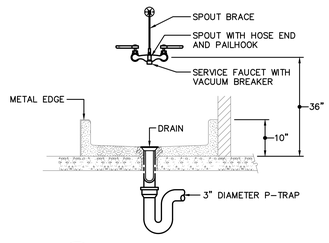
11 PEX MANIFOLD DETAIL
SCALE: NOT TO SCALE



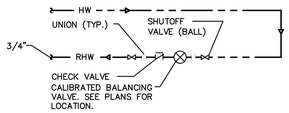
12 OUTDOOR WALL HYDRANT DETAIL
SCALE: NOT TO SCALE



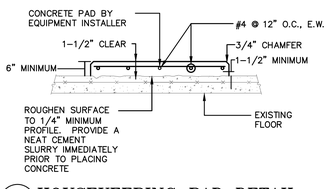
13 GAS CONNECTION DETAIL
SCALE: NOT TO SCALE



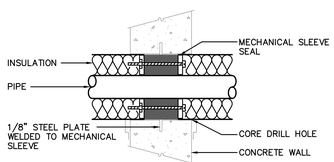
14 MOP SINK DETAIL
SCALE: NOT TO SCALE



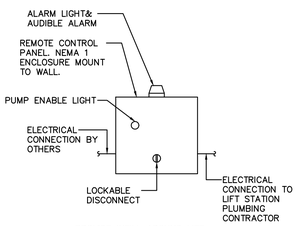
15 BALANCING VALVE DETAIL
SCALE: NOT TO SCALE

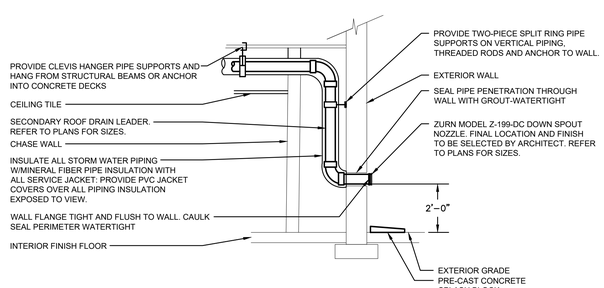


17 HOUSEKEEPING PAD DETAIL
SCALE: NOT TO SCALE

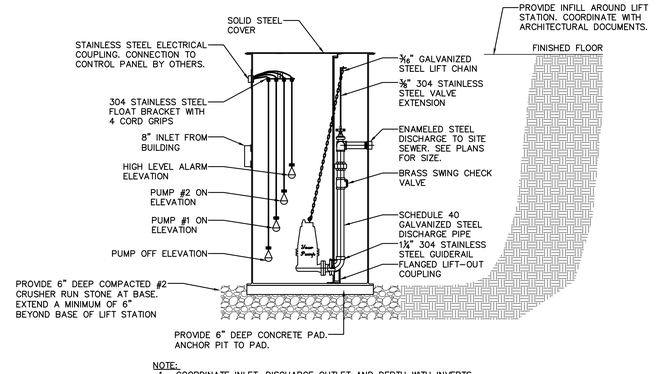


16 PIPE SLEEVE DETAIL
SCALE: NOT TO SCALE





18 SECONDARY STORM OUTLET DETAIL
SCALE: NOT TO SCALE



NOTE:
1. COORDINATE INLET, DISCHARGE OUTLET AND DEPTH WITH INVERTS.

19 LIFT STATION DETAIL
SCALE: NOT TO SCALE

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STATE OF NEW YORK
JOSEPH HALEY SMITH
LICENSED PROFESSIONAL ENGINEER
095087

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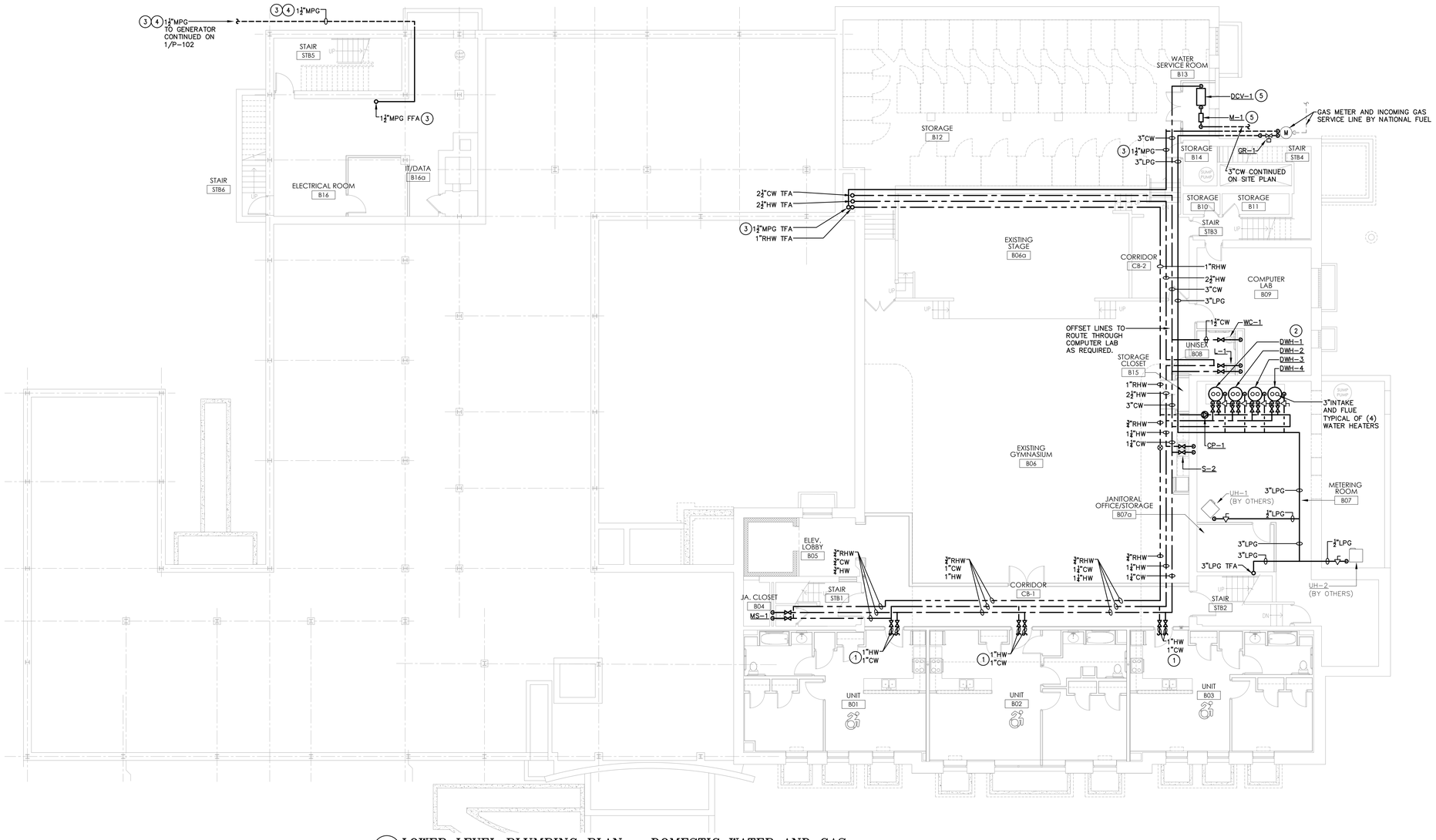
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

PLUMBING DETAILS

P-003



1 LOWER LEVEL PLUMBING PLAN – DOMESTIC WATER AND GAS
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DRAWING NOTES (#):

1. PIPING CONTINUED ON ENLARGED PLANS.
2. REFER TO DETAILS FOR PIPE SIZING FOR DOMESTIC WATER HEATERS. PROVIDE DRAIN PANS UNDER DOMESTIC WATER HEATERS.
3. MEDIUM PRESSURE GAS PIPING (2 PSI) SHALL BE LABELED 'ELEVATED GAS PRESSURE' MINIMUM EVERY (10) FEET. PIPING SHALL BE WELDED.
4. PROVIDE PIPE TRENCHING AND INFILL AS REQUIRED.
5. REFER TO DETAILS FOR ADDITIONAL INFORMATION FOR WATER SERVICE INSTALLATION.

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REVISIONS

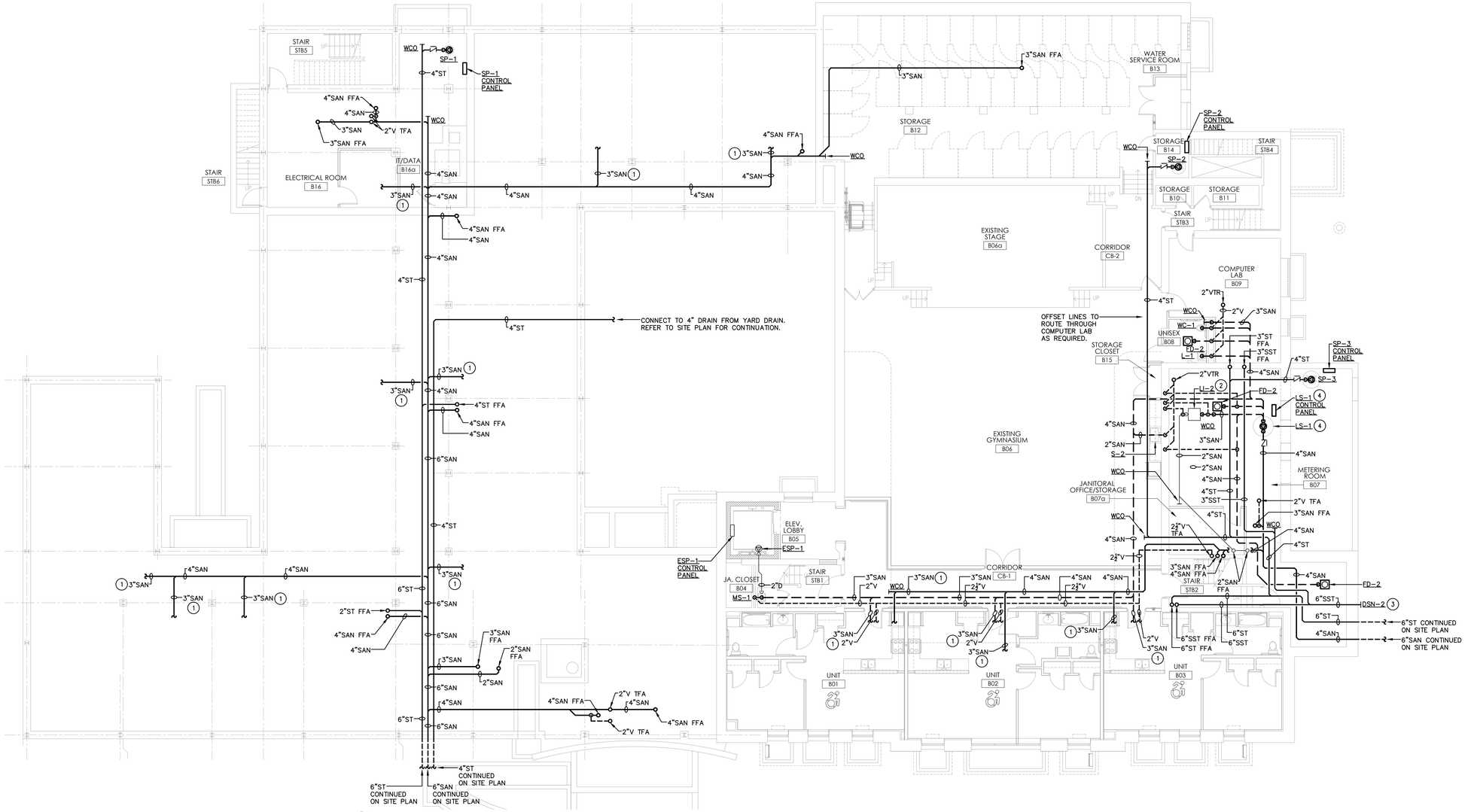
DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

LOWER LEVEL PLUMBING PLAN - DOMESTIC WATER AND GAS

P-100



1 LOWER LEVEL PLUMBING PLAN – SANITARY, VENT, AND STORM
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DRAWING NOTES ⓘ:

1. PIPING CONTINUED ON ENLARGED PLANS.
2. PROVIDE 2" VENT CONNECTIONS ON INTAKE AND DISCHARGE PIPING FROM LINT INTERCEPTOR.
3. COORDINATE FINAL LOCATION OF DOWNSPOUT NOZZLE WITH ARCHITECT PRIOR TO INSTALLATION.
4. COORDINATE LOCATION AND INSTALLATION OF LIFT STATION WITH ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO ORDER AND INSTALLATION. REFER TO DETAILS FOR ADDITIONAL INFORMATION.

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REVISIONS

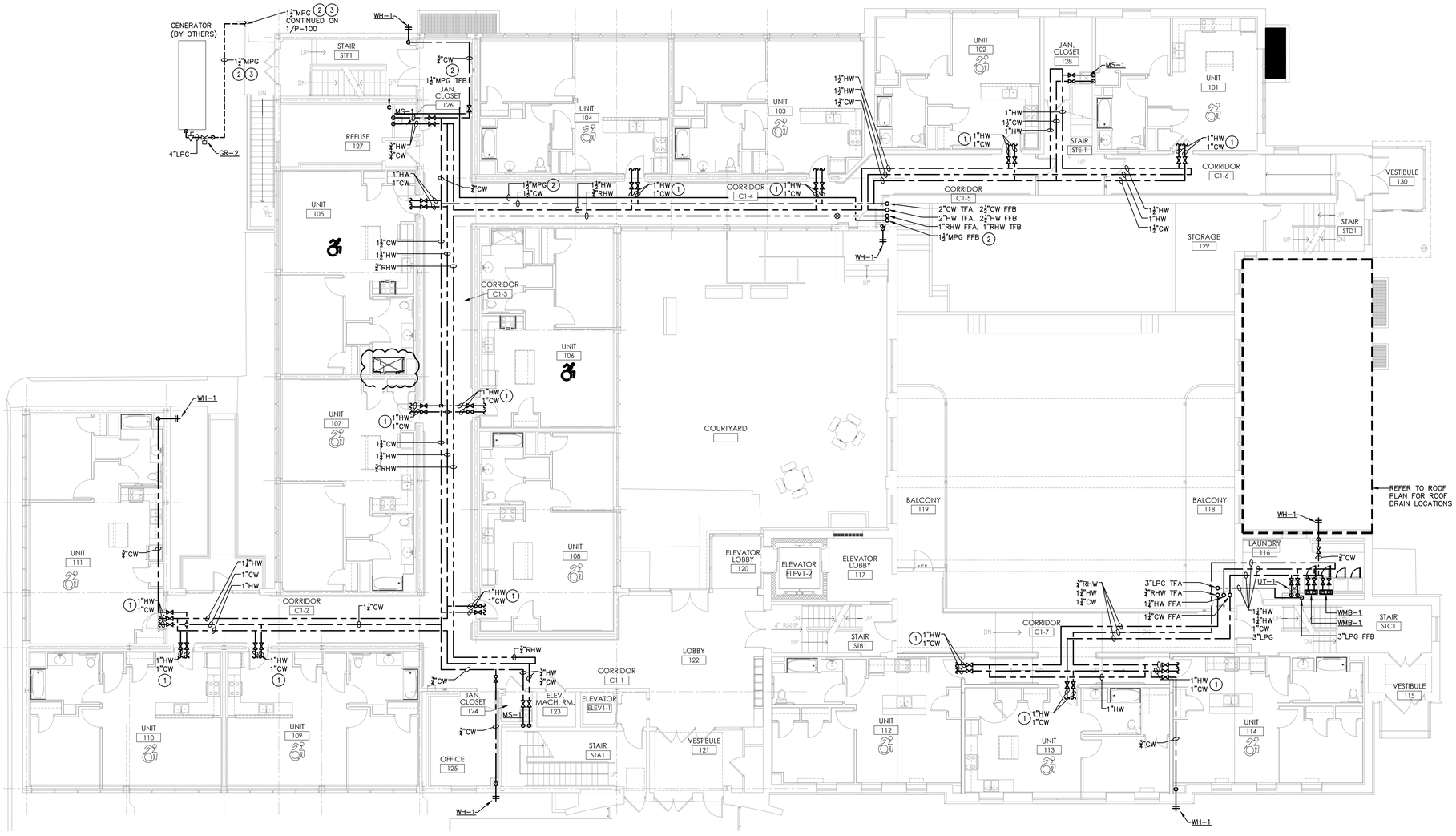
DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

LOWER LEVEL PLUMBING PLAN - SANITARY, VENT, AND STORM

P-101



1 FIRST FLOOR PLUMBING PLAN – DOMESTIC WATER AND GAS
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

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DRAWING NOTES (#):

1. PIPING CONTINUED ON ENLARGED PLANS.
2. MEDIUM PRESSURE GAS PIPING (2 PSI) SHALL BE LABELED 'ELEVATED GAS PRESSURE' MINIMUM EVERY (10) FEET. PIPING SHALL BE WELDED.
3. PROVIDE PIPE TRENCHING AND INFILL AS REQUIRED.

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SCALE
AS NOTED

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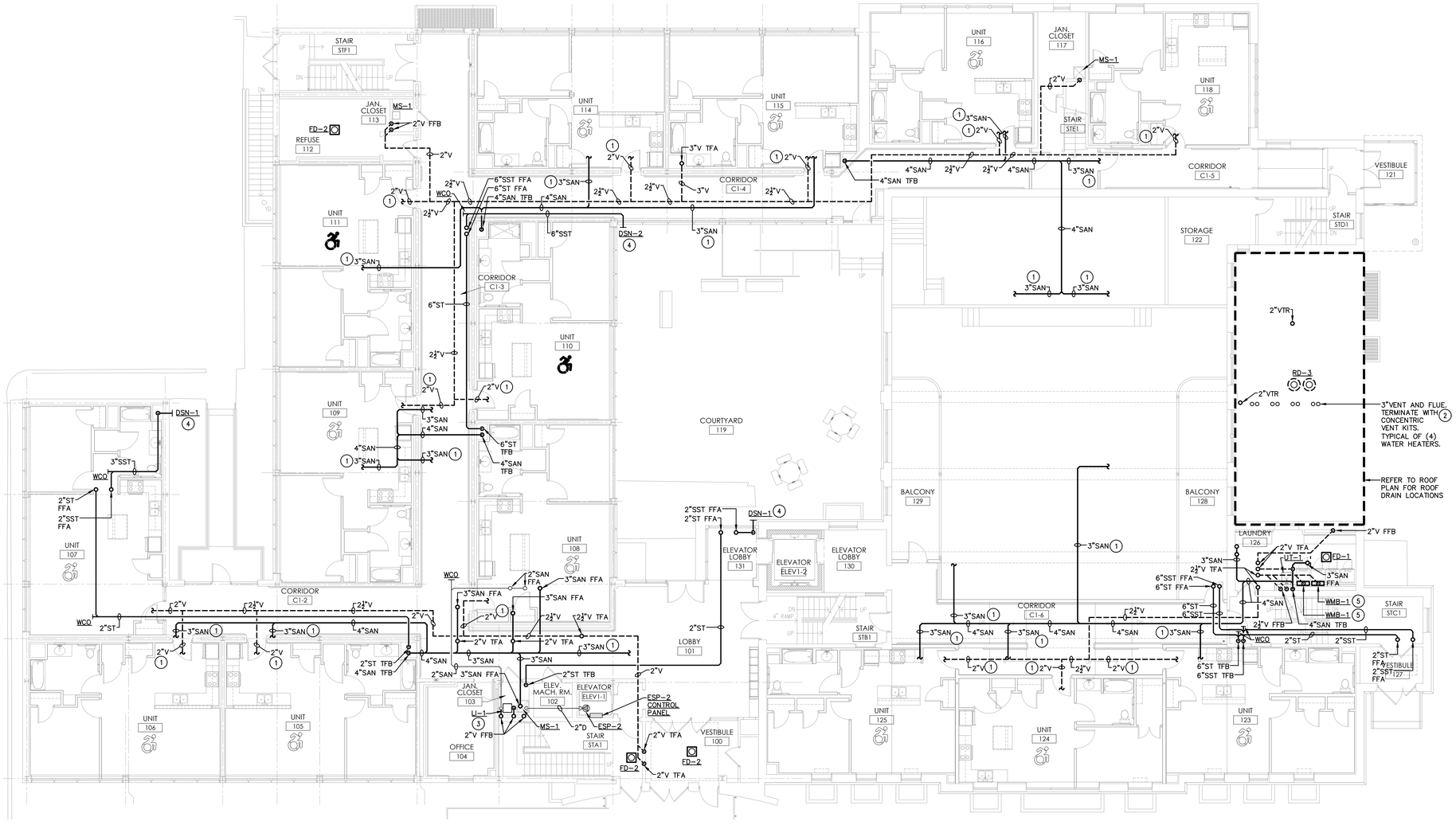
OCTOBER 28, 2022

FIRST FLOOR PLUMBING PLAN - DOMESTIC WATER AND GAS

P-102



1 FIRST FLOOR PLUMBING PLAN – SANITARY, VENT, AND STORM

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P–TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DRAWING NOTES (#):

1. PIPING CONTINUED ON ENLARGED PLANS.
2. TERMINATE 3" INTAKE AND 3" FLUE FROM DOMESTIC WATER HEATERS WITH MANUFACTURER'S APPROVED VERTICAL CONCENTRIC VENT KIT. REFER TO DETAILS.
3. PROVIDE 2" VENT CONNECTIONS ON INTAKE AND DISCHARGE PIPING FROM LINT INTERCEPTOR.
4. COORDINATE FINAL LOCATION OF DOWNSPOUT NOZZLE WITH ARCHITECT PRIOR TO INSTALLATION.
5. PROVIDE DRAIN PANS UNDER WASHING MACHINES.

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REVISIONS

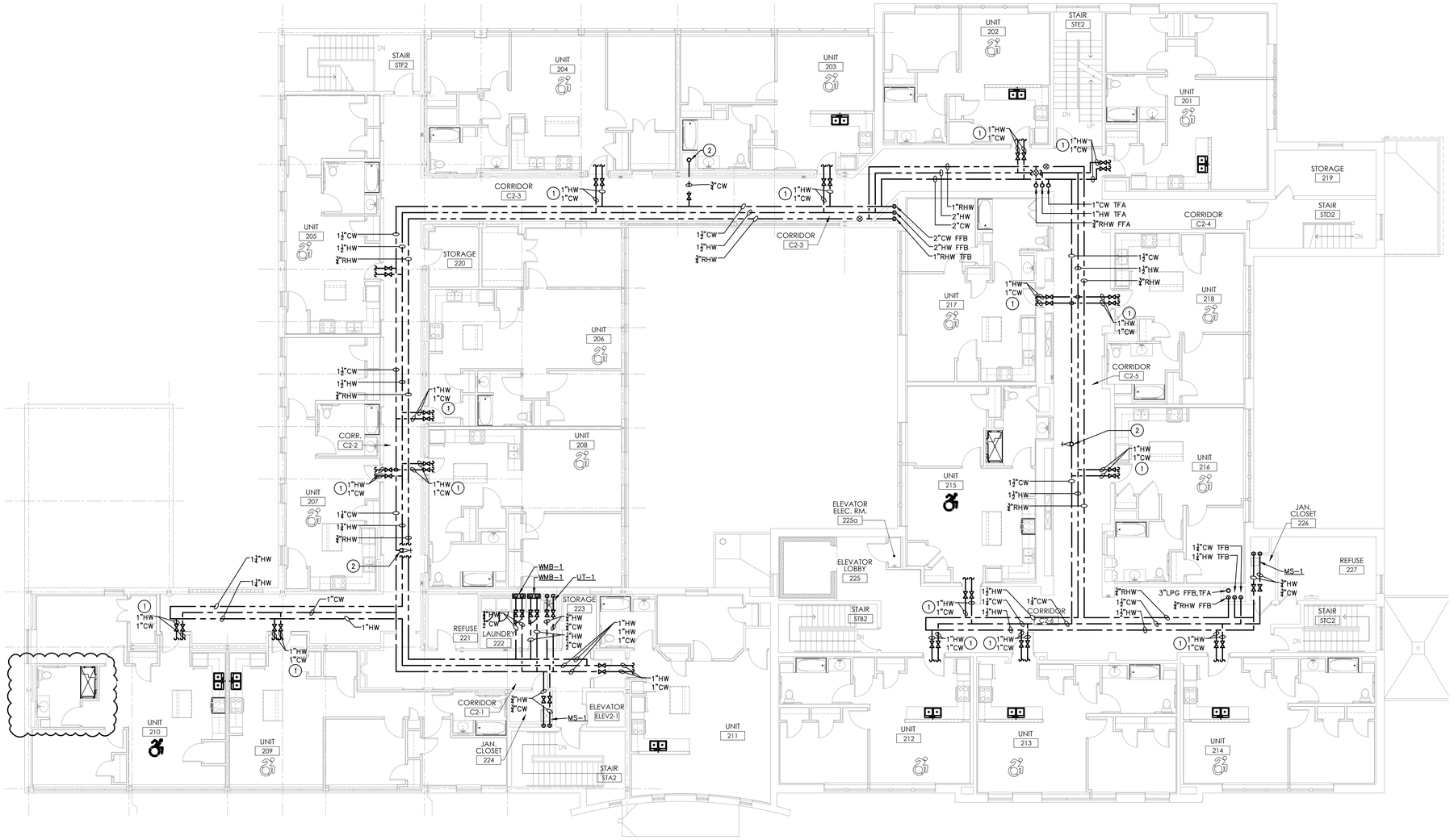
DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

FIRST FLOOR PLUMBING PLAN - SANITARY, VENT, AND STORM

P-103



1 SECOND FLOOR PLUMBING PLAN – DOMESTIC WATER AND GAS

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DRAWING NOTES (#):

1. PIPING CONTINUED ON ENLARGED PLANS.
2. PROVIDE 3/4" DOMESTIC COLD WATER PIPING UP TO ROOF HYDRANT ON ROOF ABOVE. PROVIDE SHUT-OFF VALVE ON PIPE RISER. PROVIDE CUTTING AND PATCHING OF EXISTING ROOF, INSULATION, AND ROOF MEMBRANE. MAINTAIN EXISTING ROOF WARRANTY.

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REVISIONS

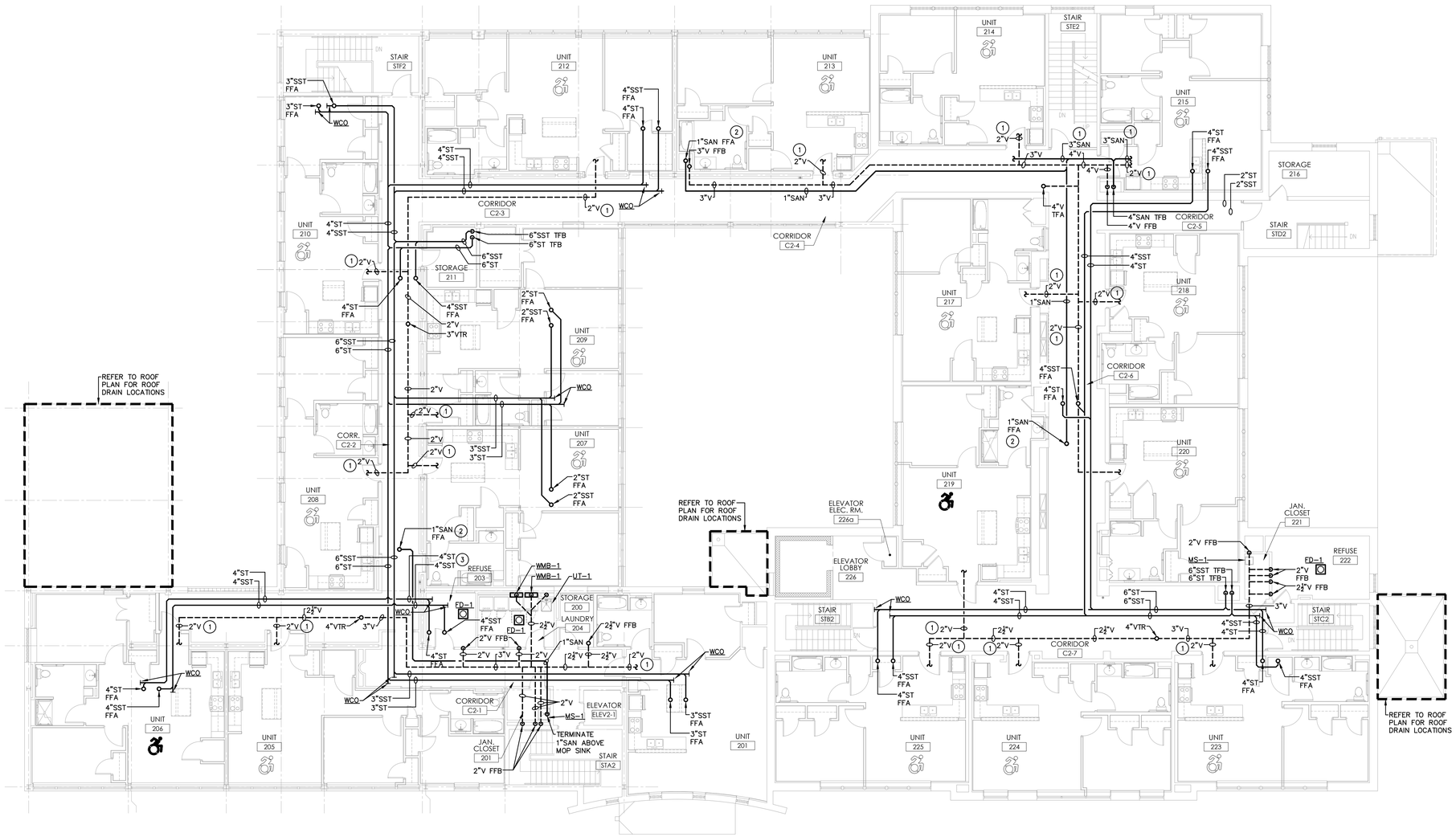
DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

SECOND FLOOR PLUMBING PLAN - DOMESTIC WATER AND GAS

P-104



1 SECOND FLOOR PLUMBING PLAN – SANITARY, VENT, AND STORM

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

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DRAWING NOTES ⓘ:

1. PIPING CONTINUED ON ENLARGED PLANS.
2. PROVIDE 1" SANITARY PIPING FROM ROOF HYDRANT ON ROOF ABOVE.
3. PROVIDE DRAIN PANS UNDER WASHING MACHINES.

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REVISIONS

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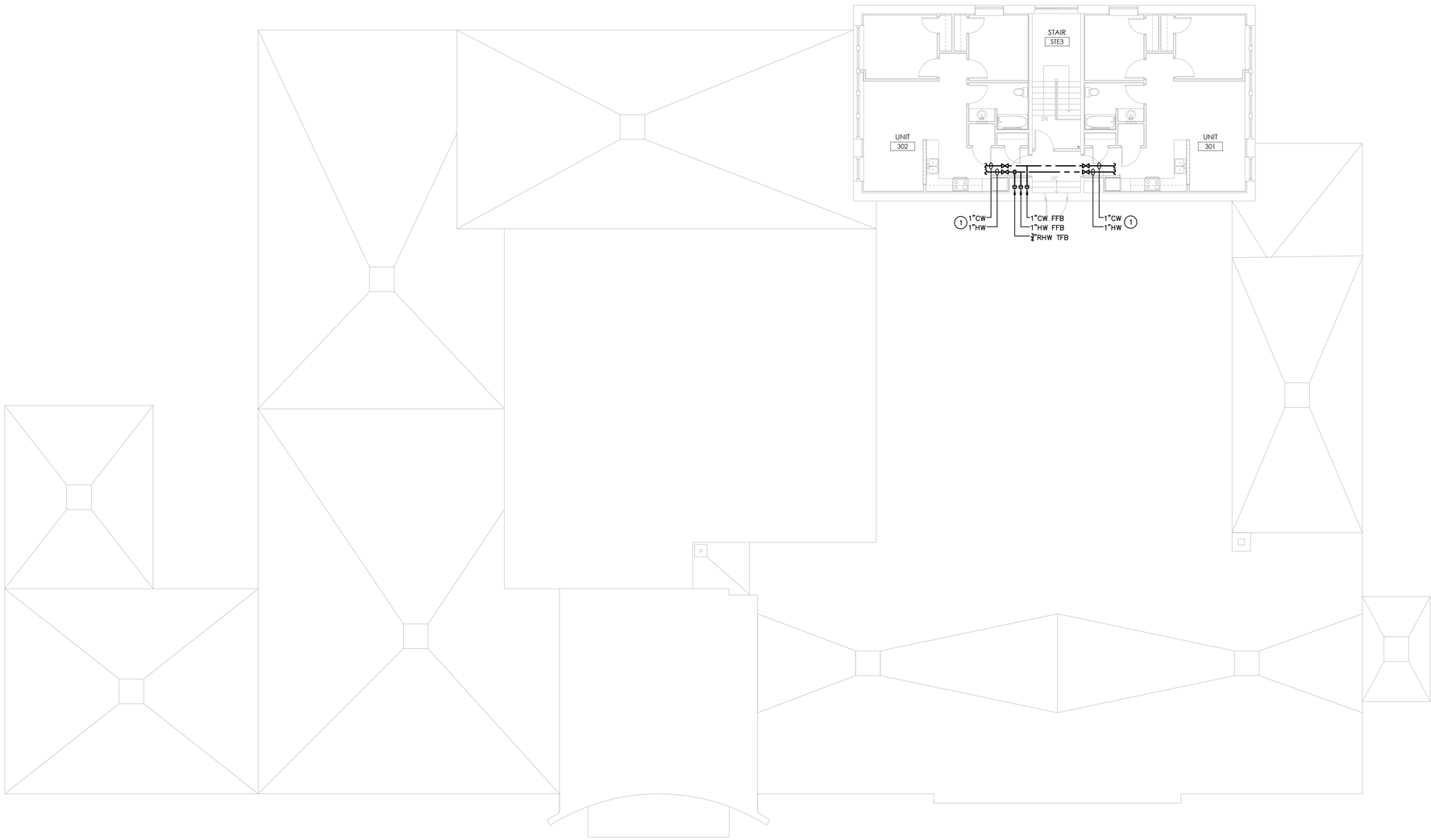
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

SECOND FLOOR PLUMBING PLAN - SANITARY, VENT, AND STORM

P-105



1 THIRD FLOOR PLUMBING PLAN – DOMESTIC WATER AND GAS
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P-TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

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DRAWING NOTES (#):

1. PIPING CONTINUED ON ENLARGED PLANS.

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REVISIONS

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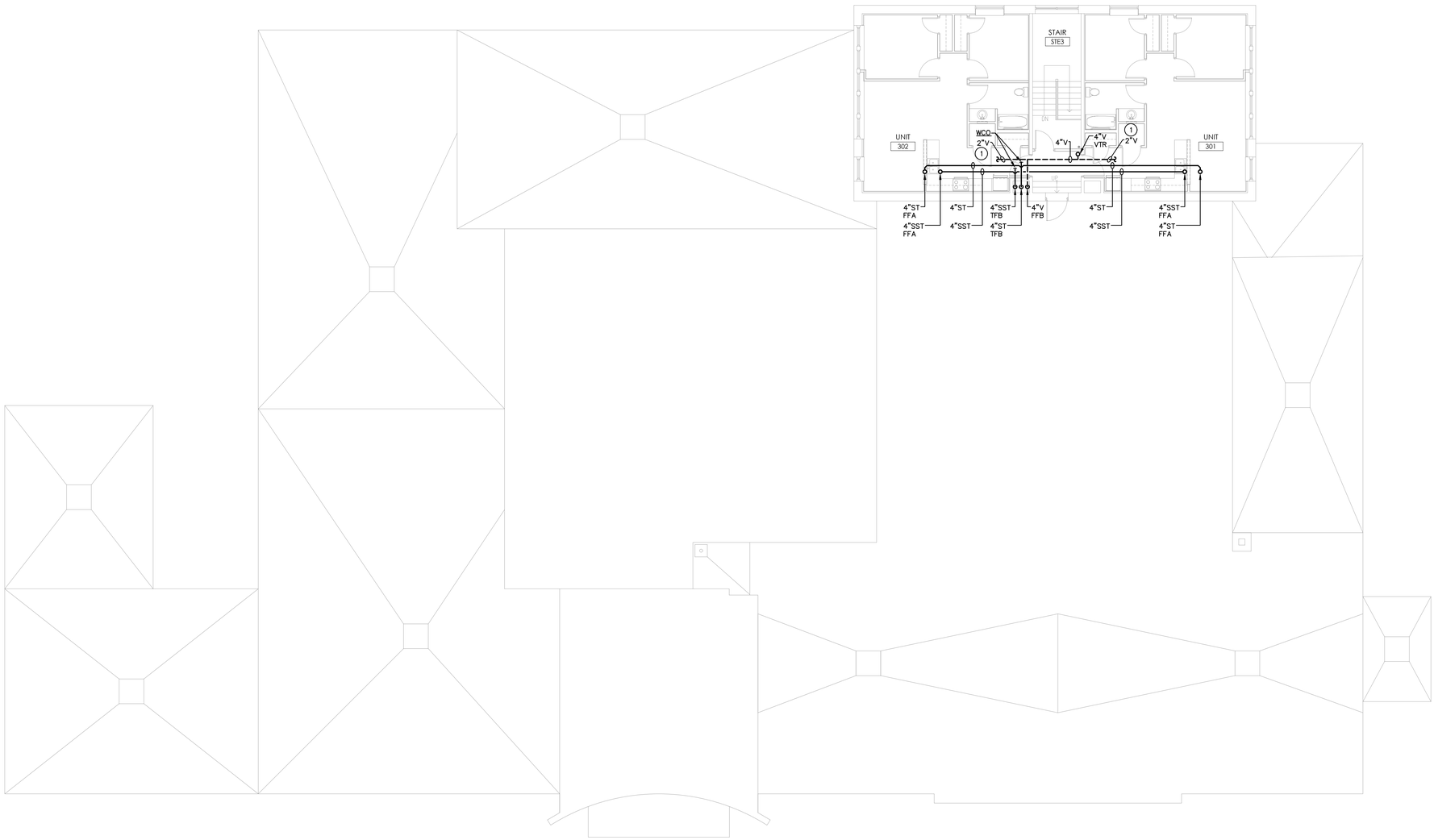
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

THIRD FLOOR PLUMBING PLAN - DOMESTIC WATER AND GAS

P-106



1 THIRD FLOOR PLUMBING PLAN – SANITARY, VENT, AND STORM
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

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H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

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J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

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M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

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DRAWING NOTES #:

1. PIPING CONTINUED ON ENLARGED PLANS.

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REVISIONS

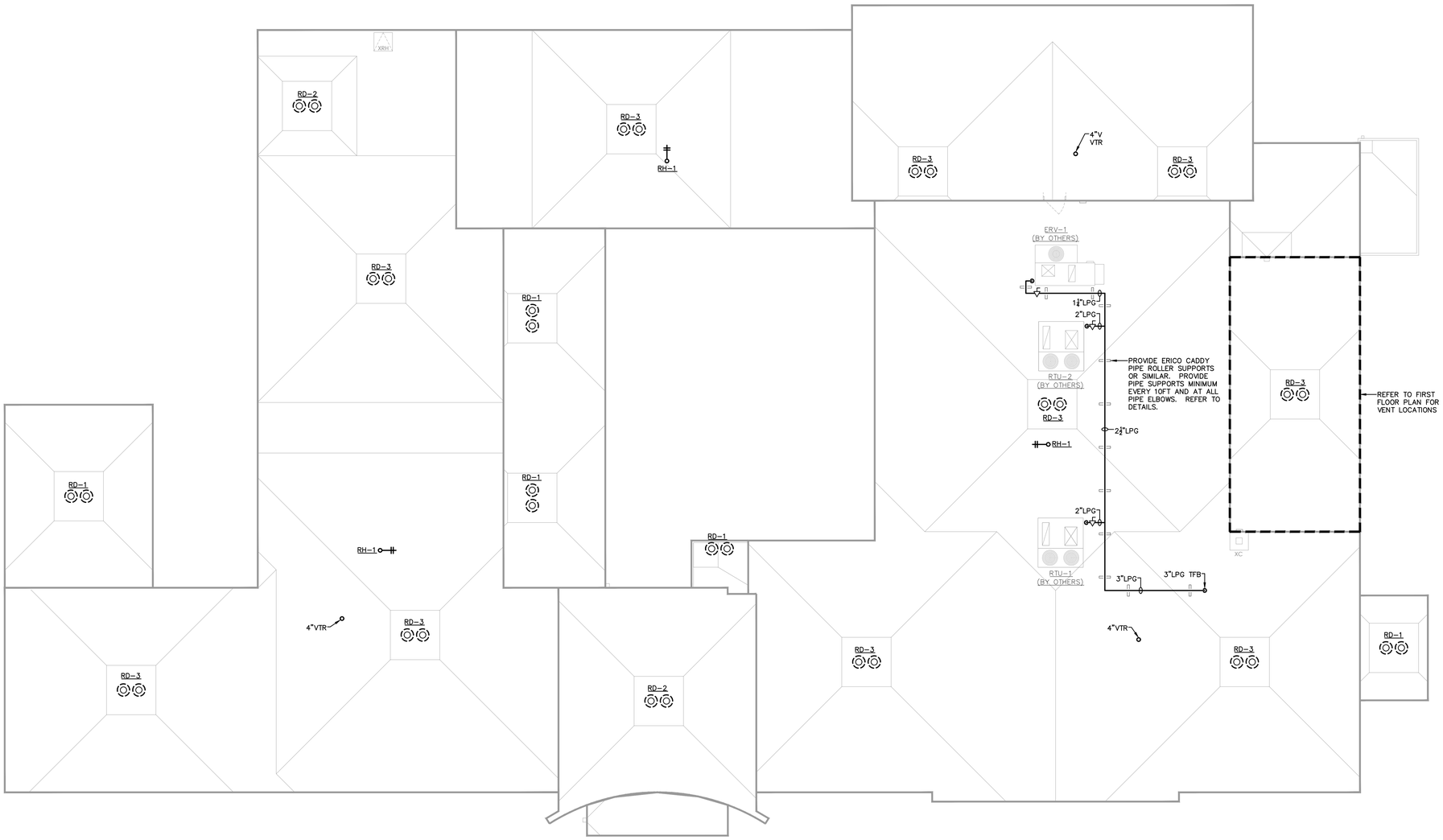
DRAWN BY	CHECKED BY
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

THIRD FLOOR PLUMBING PLAN - SANITARY, VENT, AND STORM

P-107



1 PLUMBING ROOF PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

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K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

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REVISIONS

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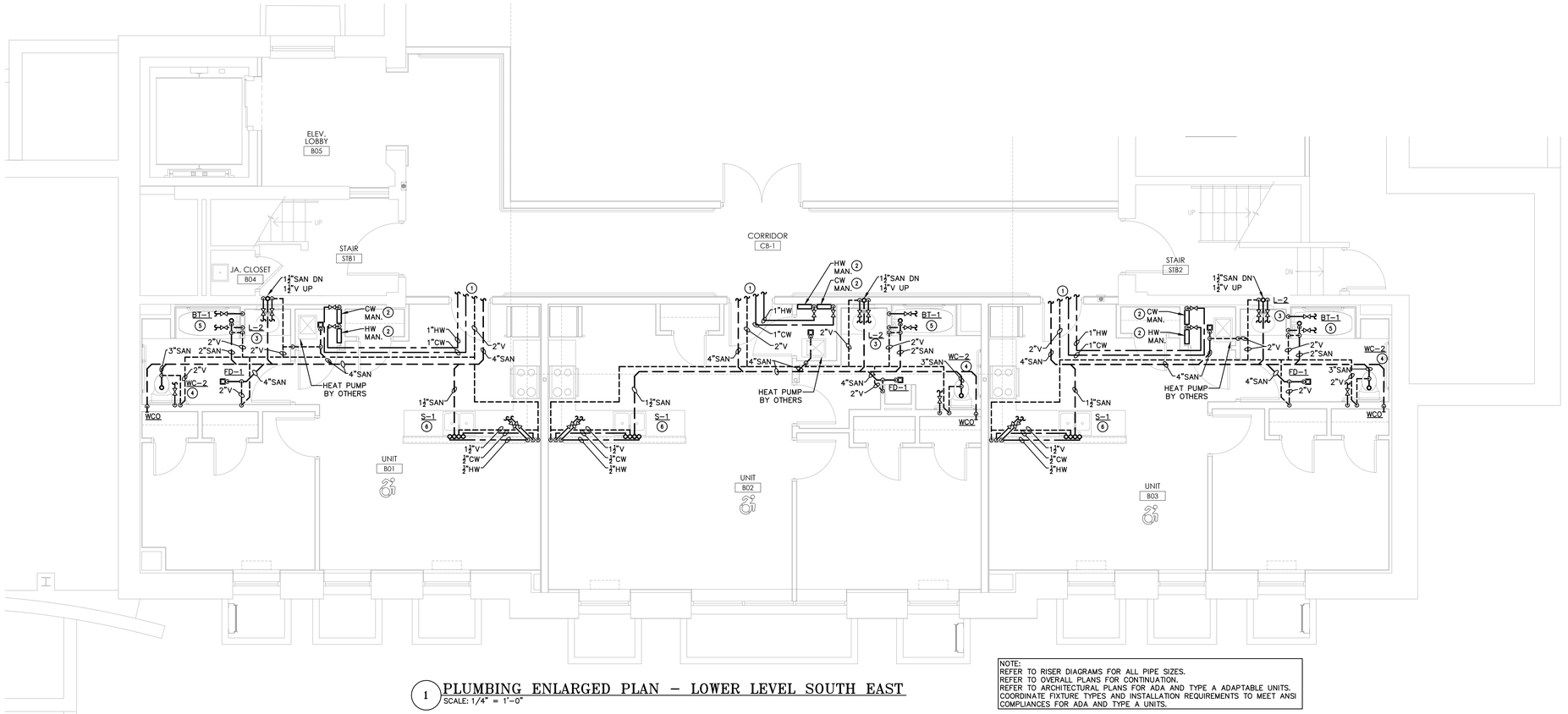
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

ROOF PLUMBING PLAN

P-108



1 PLUMBING ENLARGED PLAN – LOWER LEVEL SOUTH EAST
SCALE: 1/4" = 1'-0"

NOTE:
REFER TO RISER DIAGRAMS FOR ALL PIPE SIZES.
REFER TO OVERALL PLANS FOR CONTINUATION.
REFER TO ARCHITECTURAL PLANS FOR ADA AND TYPE A ADAPTABLE UNITS. COORDINATE FIXTURE TYPES AND INSTALLATION REQUIREMENTS TO MEET ANSI COMPLIANCES FOR ADA AND TYPE A UNITS.

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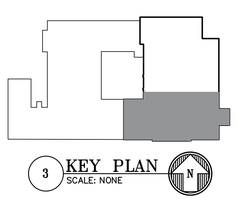

3 KEY PLAN
SCALE: NONE

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REVISIONS

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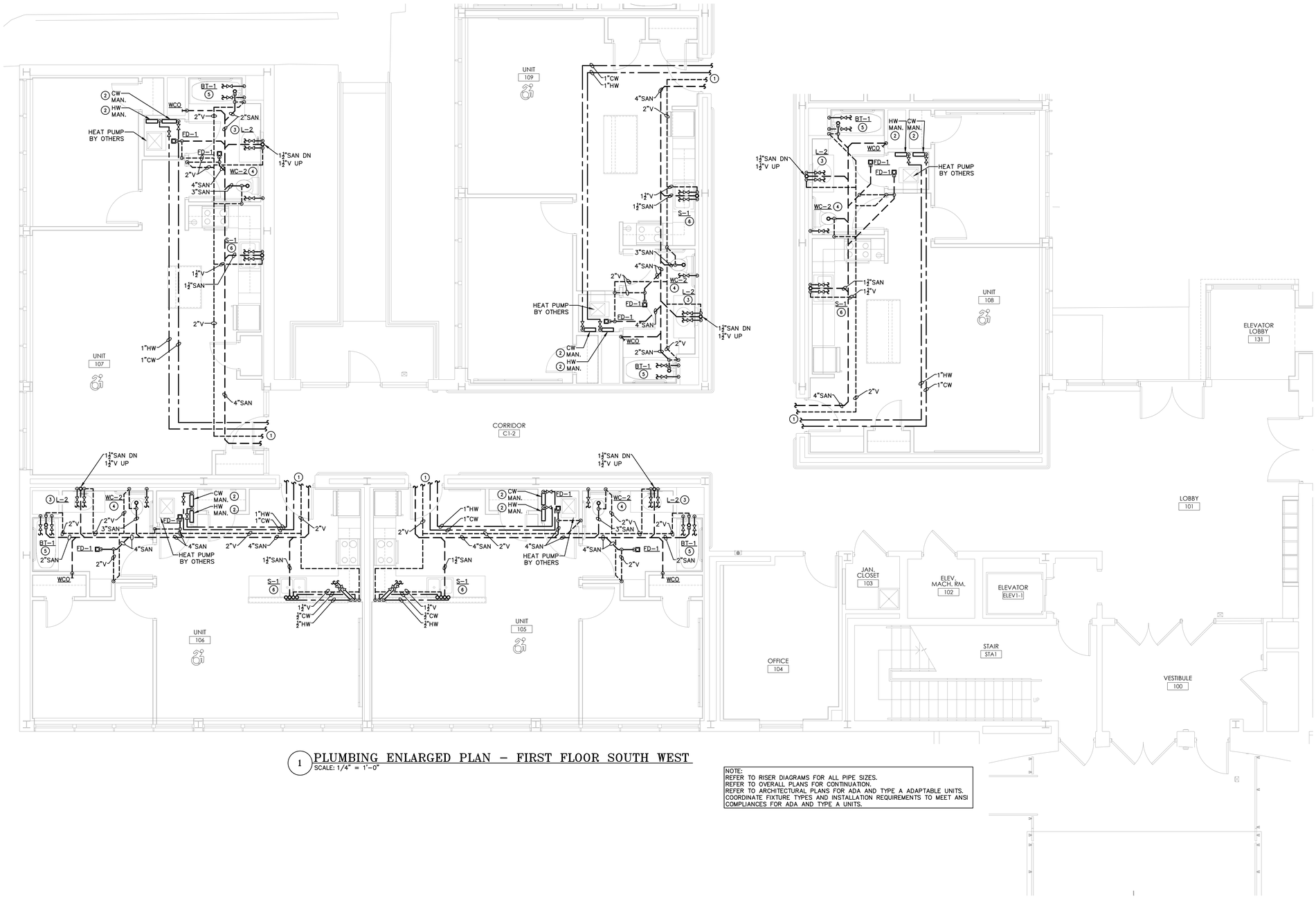
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

PLUMBING ENLARGED PLANS - LOWER LEVEL

P-200



1 PLUMBING ENLARGED PLAN – FIRST FLOOR SOUTH WEST
SCALE: 1/4" = 1'-0"

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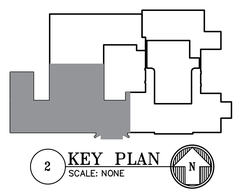

2 KEY PLAN
SCALE: NONE

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REVISIONS

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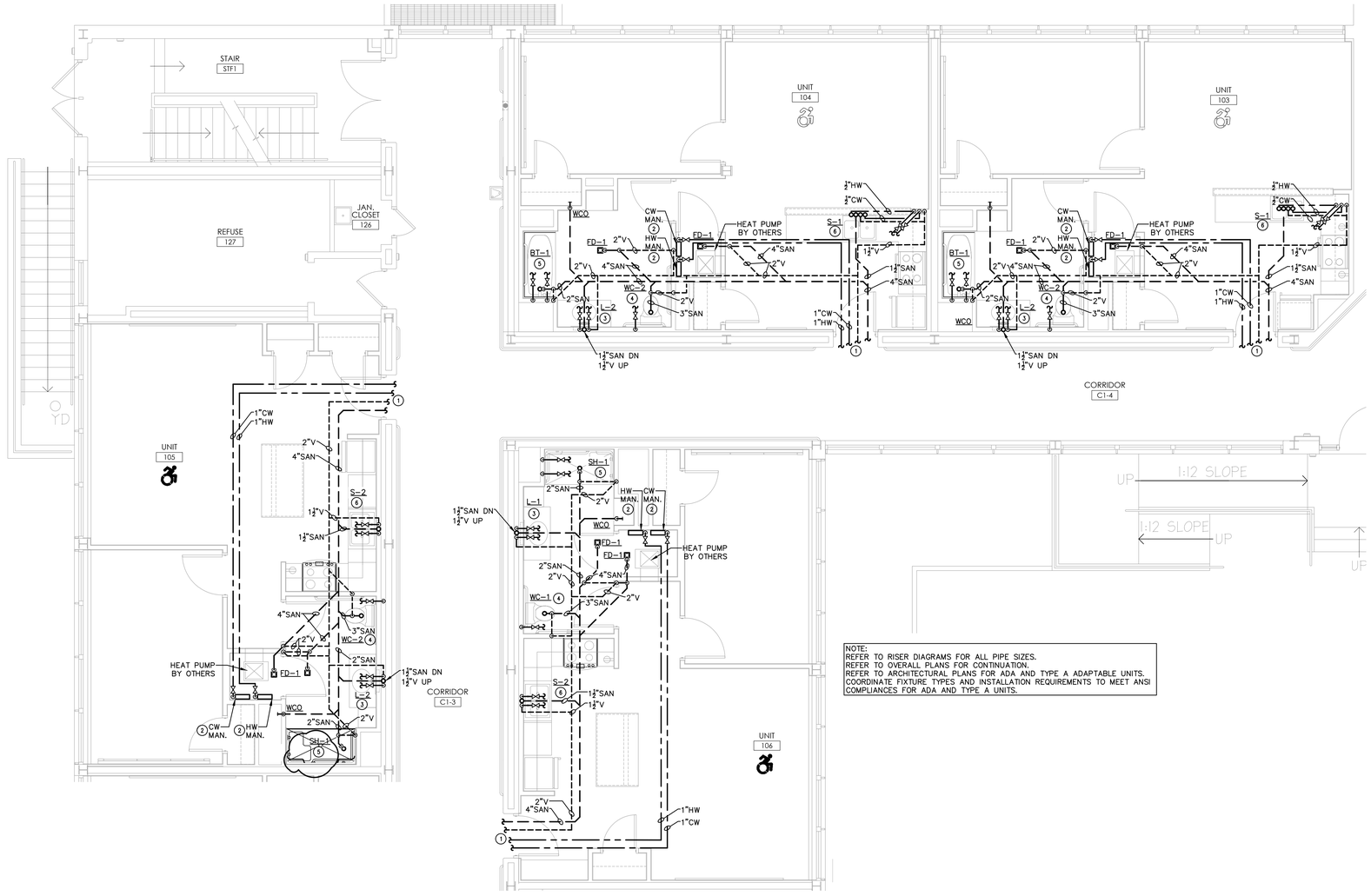
SCALE: AS NOTED

DATE: OCTOBER 28, 2022

PLUMBING ENLARGED PLANS - FIRST FLOOR

P-201



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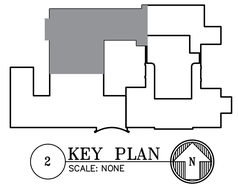
1 PLUMBING ENLARGED PLAN – FIRST FLOOR NORTH WEST
SCALE: 1/4" = 1'-0"



2 KEY PLAN
SCALE: NONE

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REVISIONS

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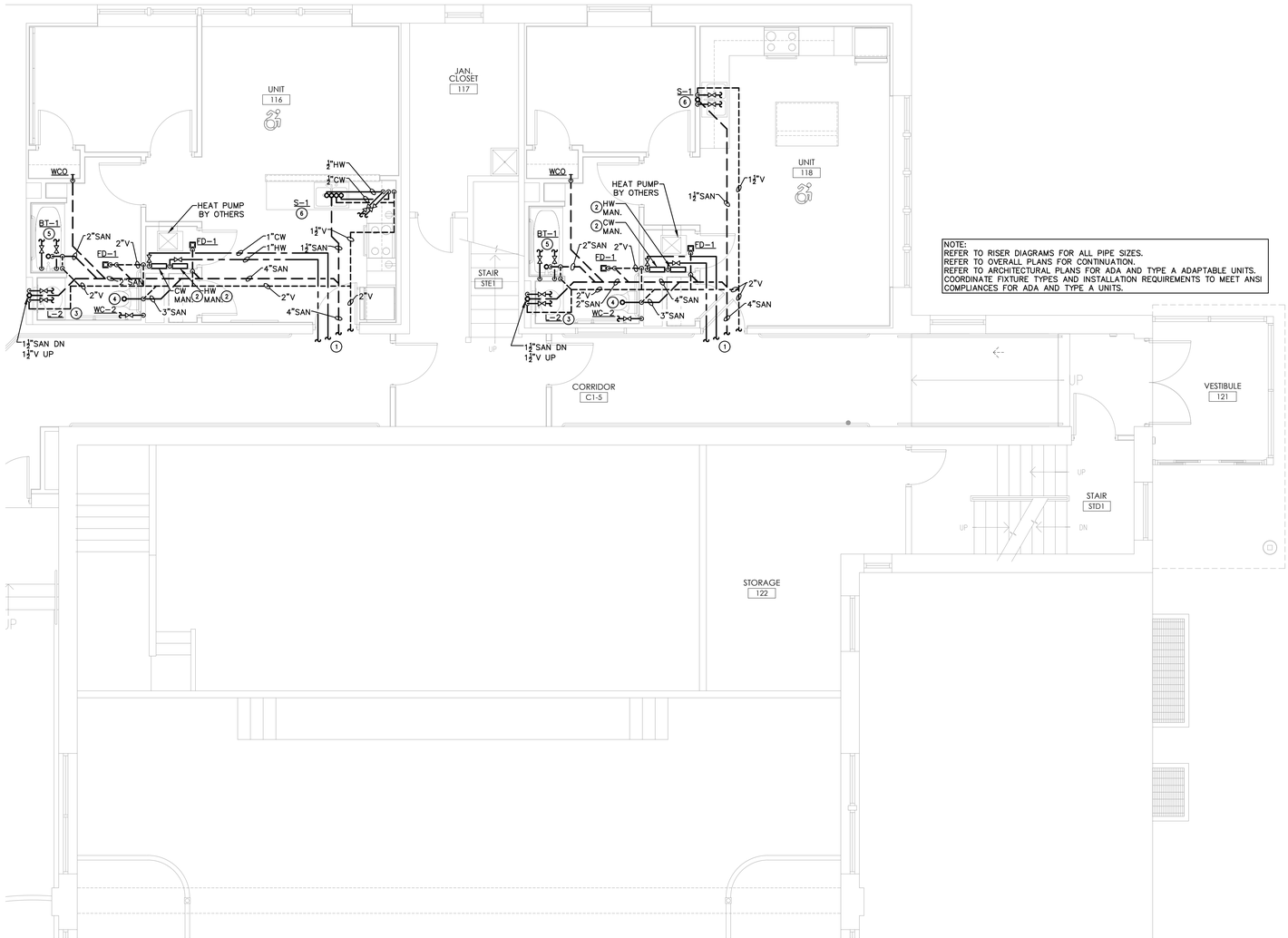
SCALE
AS NOTED

DATE
OCTOBER 28, 2022

PLUMBING ENLARGED PLANS - FIRST FLOOR

P-202



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SCALE: 1/4" = 1'-0"

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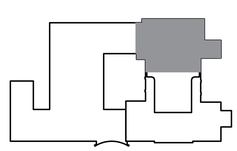

2 KEY PLAN
SCALE: NONE

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STATE OF NEW YORK
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086081
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REVISIONS

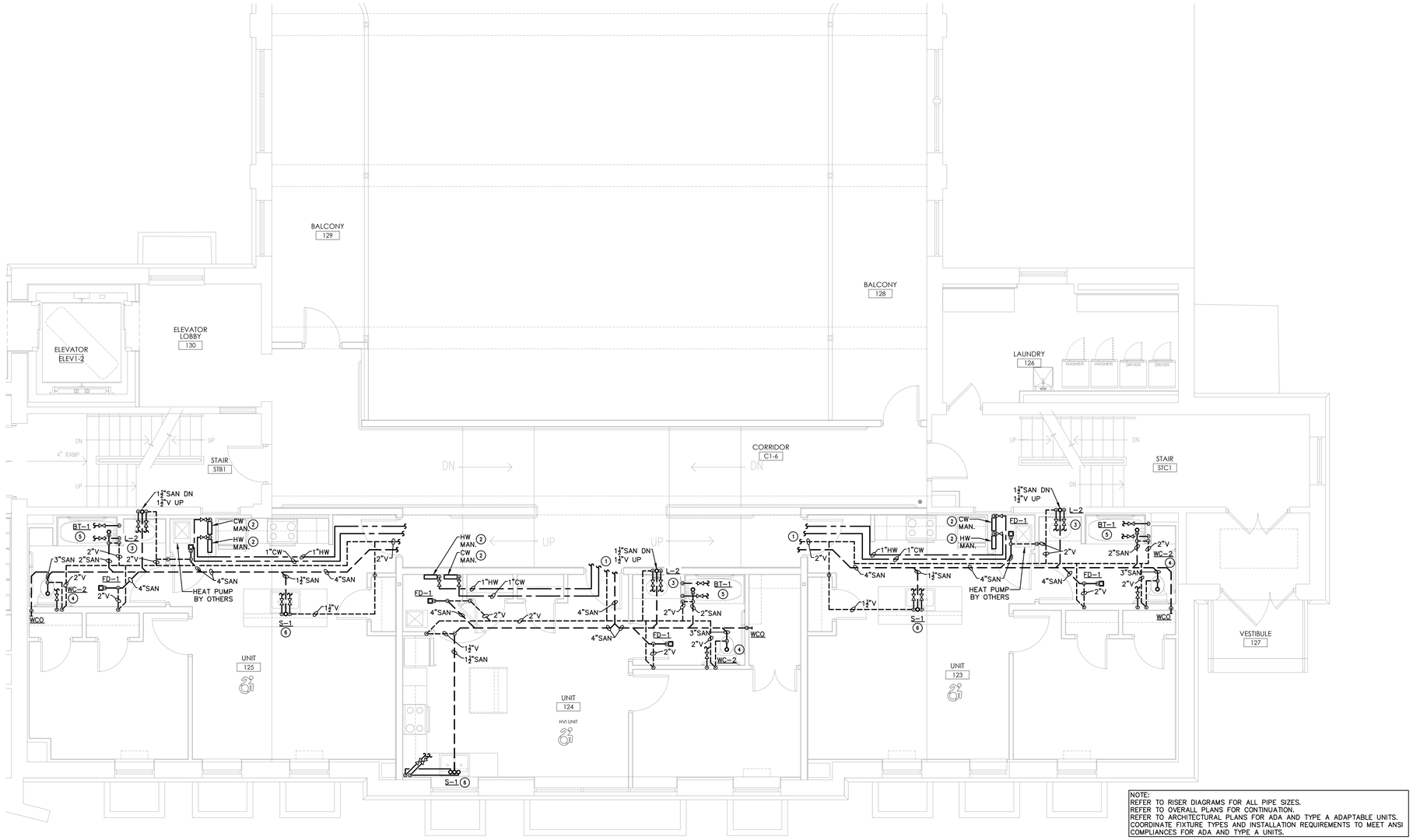
DRAWN BY	CHECKED BY
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

PLUMBING
ENLARGED PLANS
- FIRST FLOOR

P-203



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1 PLUMBING ENLARGED PLAN – FIRST FLOOR SOUTH EAST
SCALE: 1/4" = 1'-0"

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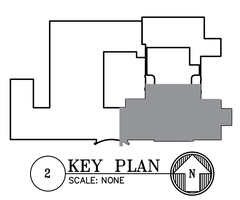

2 KEY PLAN
SCALE: NONE

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REVISIONS

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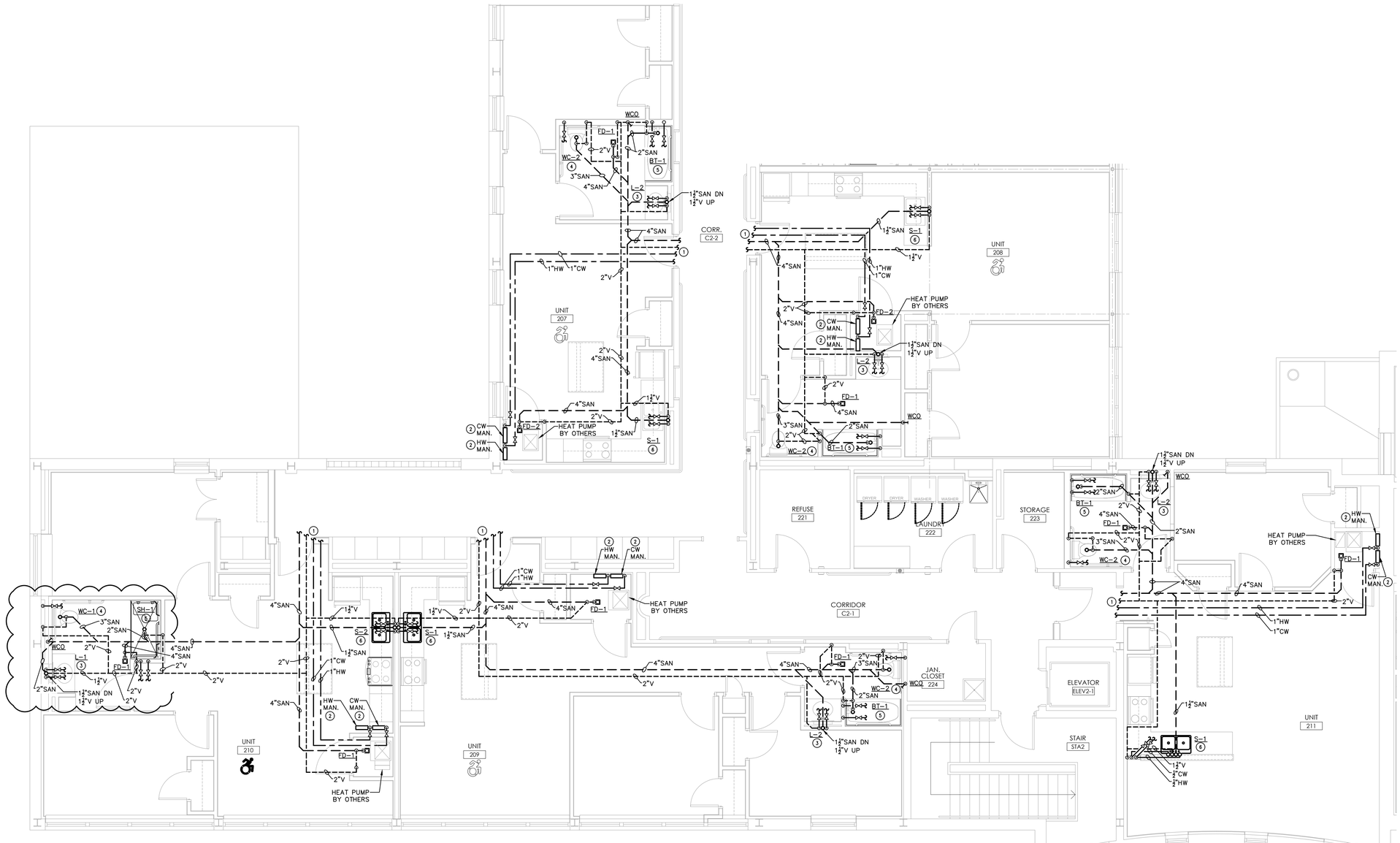
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

PLUMBING ENLARGED PLANS - FIRST FLOOR

P-204



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SCALE: 1/4" = 1'-0"

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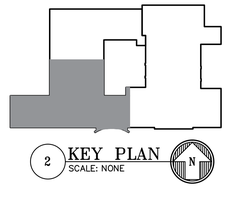

2 KEY PLAN
SCALE: NONE

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REVISIONS

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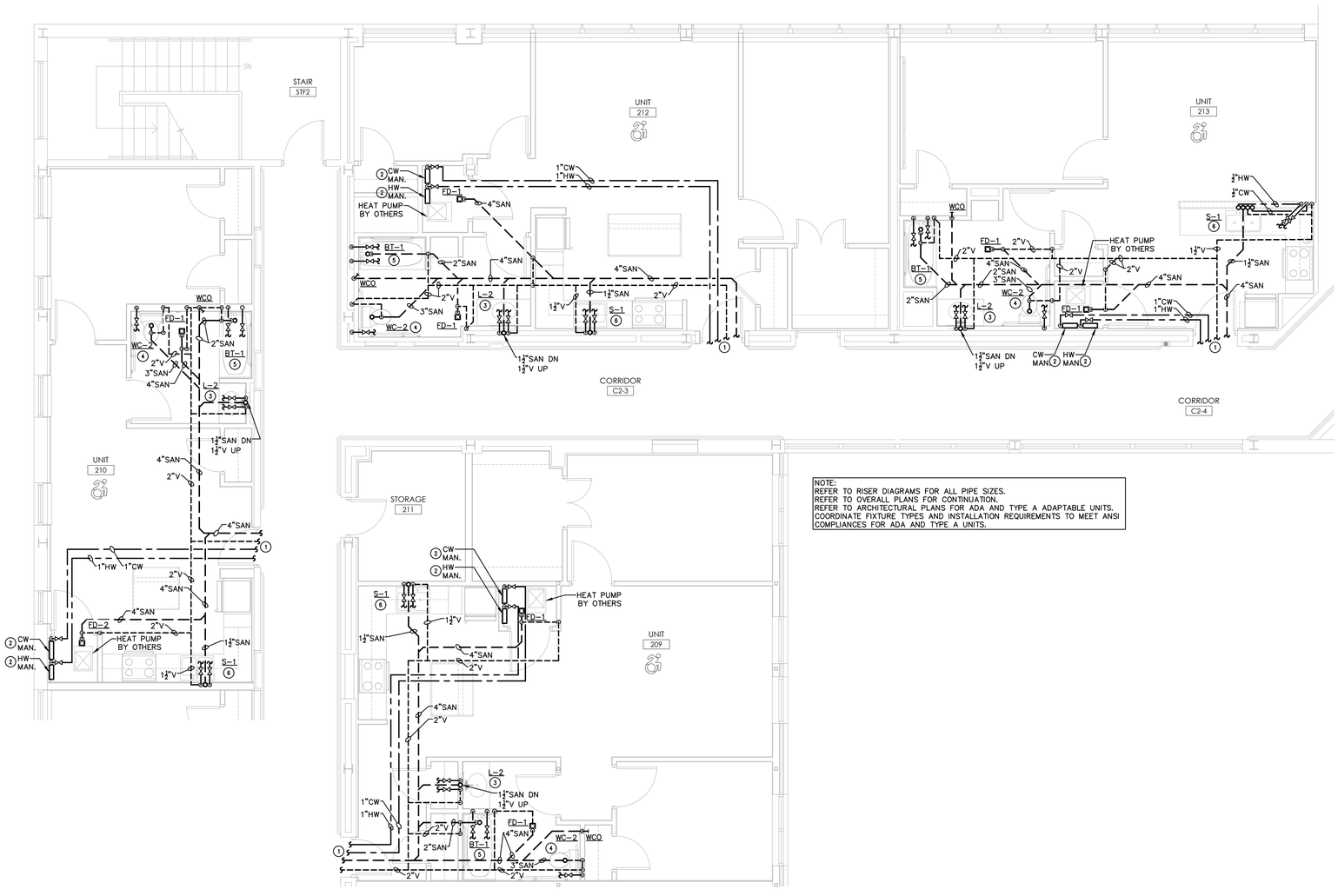
SCALE
AS NOTED

DATE
OCTOBER 28, 2022

PLUMBING ENLARGED PLANS - SECOND FLOOR

P-205



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SCALE: 1/4" = 1'-0"

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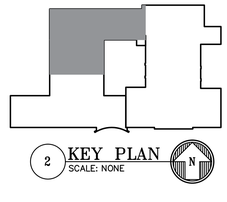

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REVISIONS

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SCALE
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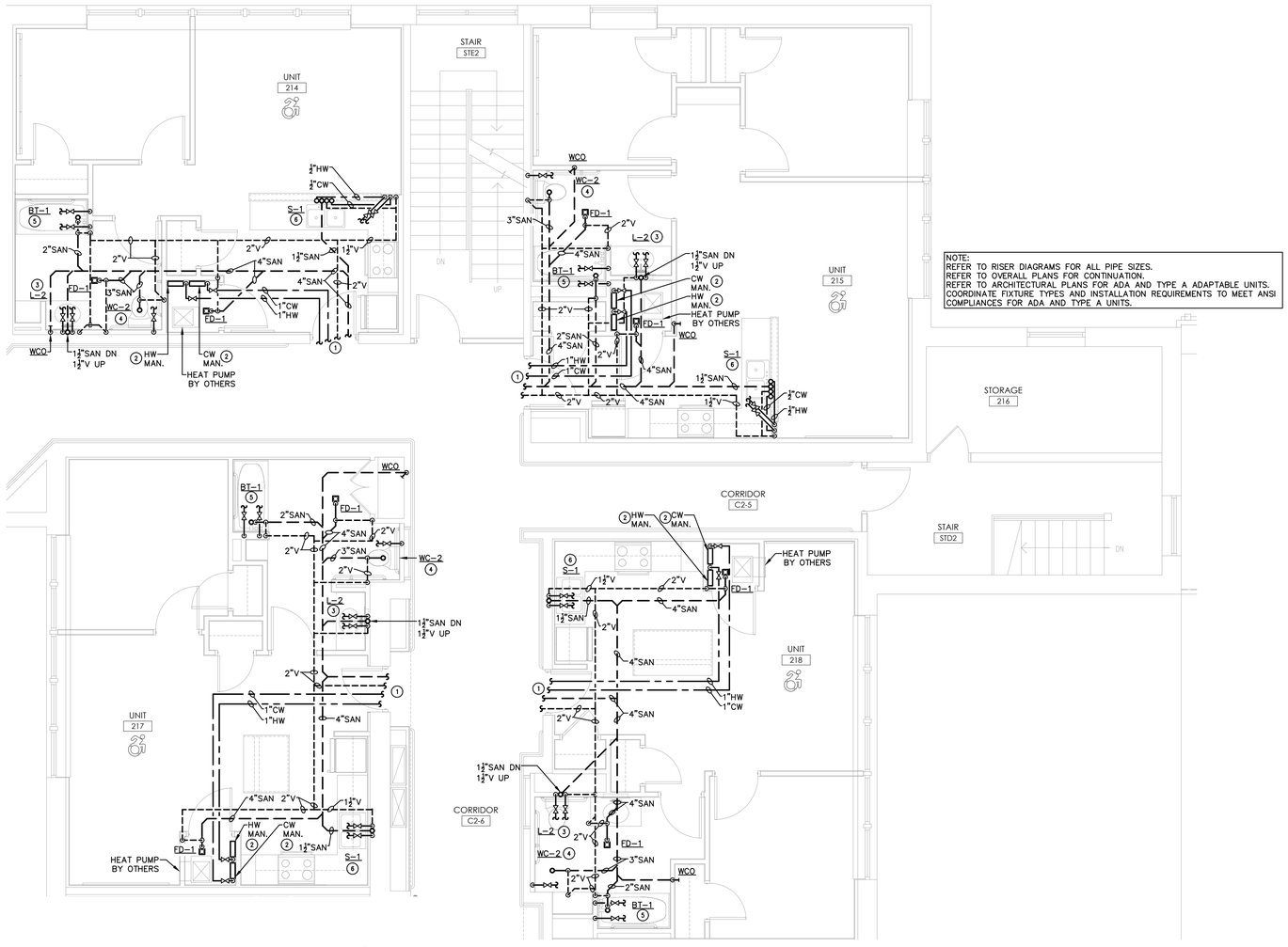
PLUMBING ENLARGED PLANS - SECOND FLOOR

P-206



NOTE:
REFER TO RISER DIAGRAMS FOR ALL PIPE SIZES.
REFER TO OVERALL PLANS FOR CONTINUATION.
REFER TO ARCHITECTURAL PLANS FOR ADA AND TYPE A ADAPTABLE UNITS. COORDINATE FIXTURE TYPES AND INSTALLATION REQUIREMENTS TO MEET ANSI COMPLIANCES FOR ADA AND TYPE A UNITS.

1 PLUMBING ENLARGED PLAN – SECOND FLOOR NORTH EAST
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

A. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ALL TRADES PRIOR TO INSTALLATION. COORDINATE ROUTING OF PIPING WITH RADON PIT LOCATIONS. CONTRACTOR SHALL MAINTAIN ALL REQUIRED CLEARANCES FOR INSTALLED EQUIPMENT BY OTHER TRADES.

B. PROVIDE FIRE STOPPING AT ALL RATED FLOOR AND WALL PENETRATIONS. PROVIDE INTUMESCENT SEAL FOR PLASTIC PIPING PENETRATING FIRE RATED ASSEMBLIES INCLUDING WALLS AND FLOORS.

C. ALL WALL BOXES LOCATED IN FIRE RATED WALLS SHALL HAVE INTUMESCENT BACKING TO MAINTAIN FIRE RATING.

D. PROVIDE ALL CORE DRILLING AND PIPE SLEEVES AS REQUIRED.

E. PROVIDE EXCAVATION AND INFILL AS REQUIRED TO INSTALL PIPING BELOW GRADE/SLABS.

F. PROVIDE TRAP GUARDS FOR FLOOR DRAINS.

G. PROVIDE ALL P–TRAPS, VALVES, HOSES, AND SUPPLIES AS REQUIRED.

H. IT IS NOT ACCEPTABLE TO FLAT VENT. VENTS SHALL RISE IN WALLS PRIOR TO OFFSETTING.

I. CONTRACTOR SHALL COORDINATE ALL VENT / FLUE ROOF PENETRATIONS TO BE MINIMUM TEN FEET CLEAR FROM ALL FRESH AIR INTAKES.

J. CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOF WARRANTIES.

K. COORDINATE CEILING TYPE WITH MATERIALS. IT IS NOT APPROPRIATE TO USE PVC IN PLENUM CEILING.

L. ALL PEX PIPING SHALL BE BY SAME MANUFACTURER.

M. ALL DOMESTIC WATER PIPING OUTSIDE OF APARTMENTS SHALL BE COPPER AND TRANSITION TO PEX MANIFOLDS IN APARTMENT MECHANICAL ROOMS. PEX PIPING FROM MANIFOLDS TO FIXTURE SHALL BE CONTINUOUS RUNS WITHOUT COUPLINGS OR FITTINGS.

N. UNITS SHALL BE ADA ADAPTABLE. OFFSET CONTROLS AT ALL BATHTUBS AND PROVIDE ADA COMPLIANT BLOCKING FOR GRAB BARS FOR FUTURE PROVISIONS. REFER TO ARCHITECTURAL PLANS FOR FINAL UNIT TYPE CLASSIFICATIONS.

O. PROVIDE DRAIN PANS FOR ALL WATER HEATERS AND WASHING MACHINES. PROVIDE DRAIN HOSE AND EXTEND TO NEAREST SANITARY CONNECTION.

P. PROVIDE CLEANOUTS AT THE BASE OF EACH VERTICAL STORM AND SANITARY PIPING STACK 12" TO 24" ABOVE FINISHED FLOOR. PROVIDE CLEANOUTS ON SANITARY AND STORM PIPING PER 2020 PLUMBING CODE OF NEW YORK STATE, SECTION 708 AND PER PLUMBING SPECIFICATIONS. SOME CLEANOUTS HAVE BEEN OMITTED FROM THE DRAWING FOR CLARITY.

DRAWING NOTES (#):

1. CONTINUE 1" DOMESTIC HOT AND COLD WATER INTO APARTMENT MECHANICAL CLOSET. CONNECT TO DOMESTIC HOT AND COLD WATER MANIFOLD. DOMESTIC WATER SHUT–OFFS SHALL BE WITHIN THE CEILING SPACE OF CORRIDORS.
2. PROVIDE DOMESTIC HOT AND COLD WATER MANIFOLDS WITH SHUT–OFFS WITHIN MECHANICAL CLOSET. MOUNT MANIFOLD SECURELY TO WALL TO BE FULLY ACCESSIBLE. PROVIDE HOME–RUN CONNECTIONS TO EACH FIXTURE AND LABEL EACH RUN AT MANIFOLD.
3. PROVIDE 1/2" DOMESTIC HOT AND 1/2" DOMESTIC COLD WATER HOME–RUNS FROM MANIFOLDS WITHIN MECHANICAL CLOSETS TO LAVATORY.
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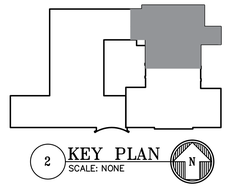
5. PROVIDE 1/2" DOMESTIC HOT AND 1/2" DOMESTIC COLD WATER HOME–RUNS FROM MANIFOLDS WITHIN MECHANICAL CLOSETS TO TUB/SHOWER UNIT.
6. PROVIDE 1/2" DOMESTIC HOT AND 1/2" DOMESTIC COLD WATER HOME–RUNS FROM MANIFOLDS WITHIN MECHANICAL CLOSETS TO KITCHEN SINK. REFER TO DETAILS FOR ISLAND SINK SITUATIONS. PROVIDE DOMESTIC WATER AND DRAIN LINE CONNECTIONS TO DISHWASHER.



2 KEY PLAN
SCALE: NONE

STIEGLITZ SNYDER ARCHITECTURE
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REVISIONS

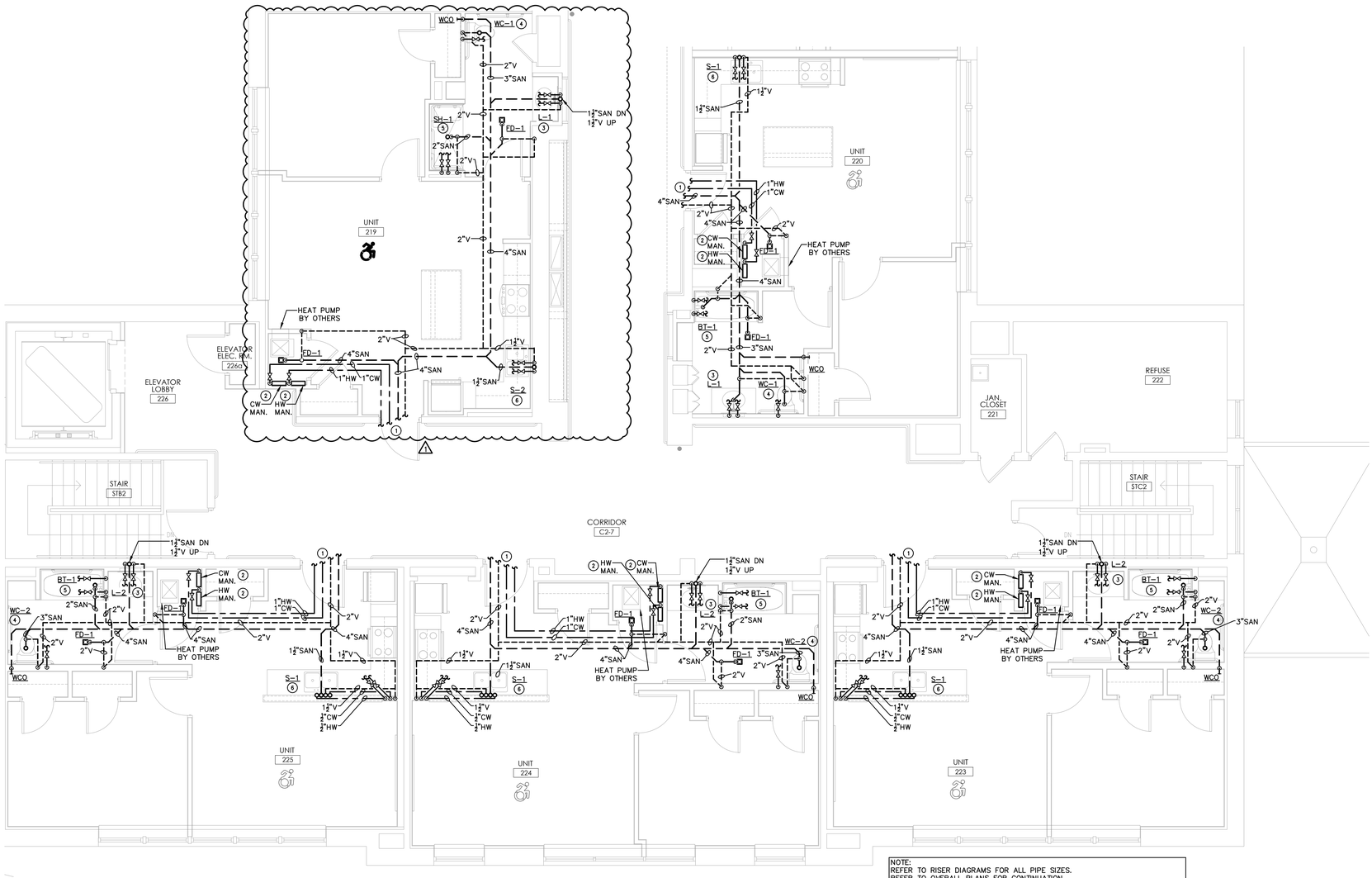
DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

PLUMBING ENLARGED PLANS - SECOND FLOOR

P-207



1 PLUMBING ENLARGED PLAN – SECOND FLOOR SOUTH EAST
SCALE: 1/4" = 1'-0"

NOTE:
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REFER TO OVERALL PLANS FOR CONTINUATION.
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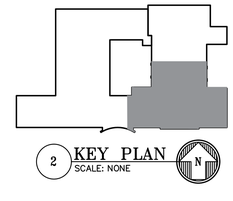

2 KEY PLAN
SCALE: NONE

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STATE OF NEW YORK
JOSEPH M. WALSH, JR.
LICENSED PROFESSIONAL ENGINEER
095087

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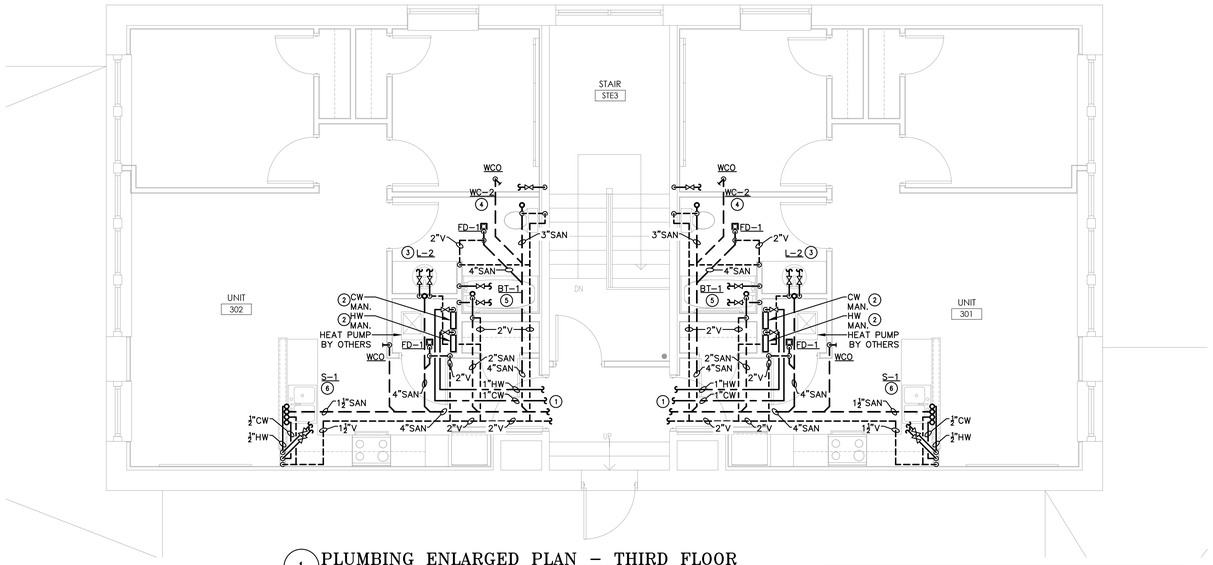
REVISIONS
⚠ HCR 95% COMMENTS 09/12/2023

DRAWN BY LAB | CHECKED BY MRS
SCALE AS NOTED
DATE OCTOBER 28, 2022

PLUMBING ENLARGED PLANS - SECOND FLOOR

P-208



1 PLUMBING ENLARGED PLAN – THIRD FLOOR
SCALE: 1/4" = 1'-0"

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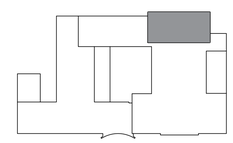

2 KEY PLAN
SCALE: NONE

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JOHN WAJDA JR. STATE OF NEW YORK 095081 LICENSED PROFESSIONAL ENGINEER

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REVISIONS

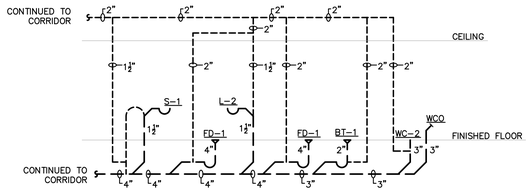
DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

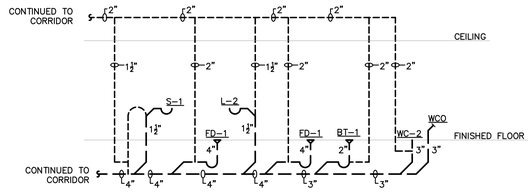
DATE: OCTOBER 28, 2022

PLUMBING ENLARGED PLANS - THIRD FLOOR

P-209



1 UNIT '801' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE



2 UNIT 'B02' SANITARY RISER DIAGRAM
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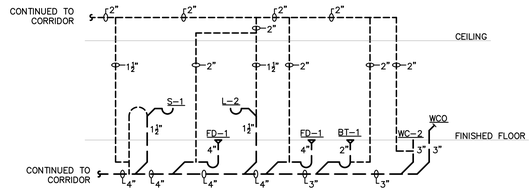

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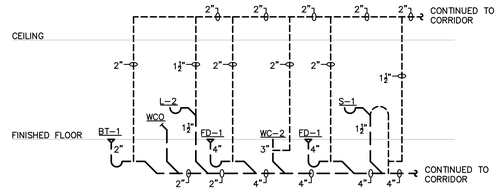
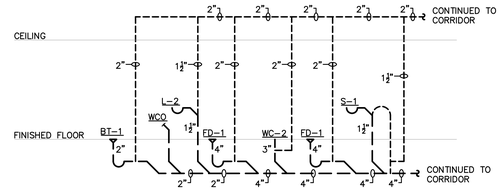
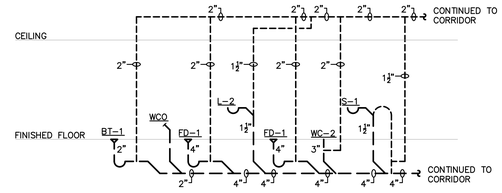


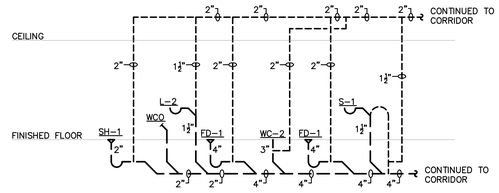
4 UNIT '105' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE



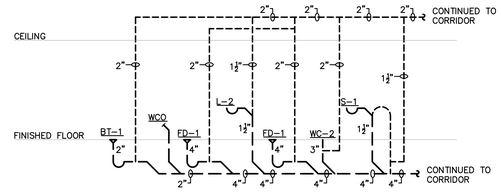
5 UNIT '106' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE



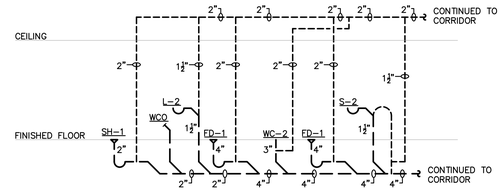
6 UNIT '107' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE



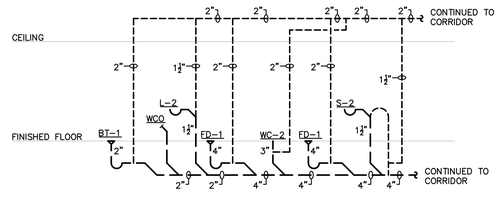
7 UNIT '108' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE



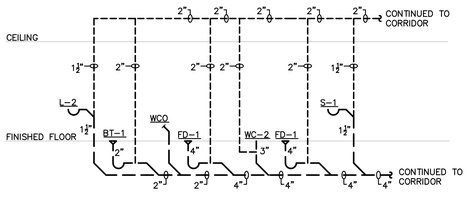
8 UNIT '109' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE



9 UNIT '110' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE



10 UNIT '111' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE



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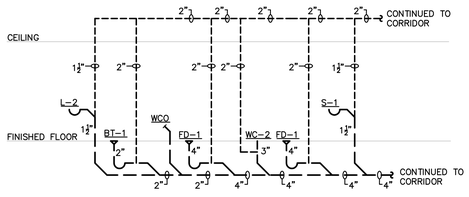

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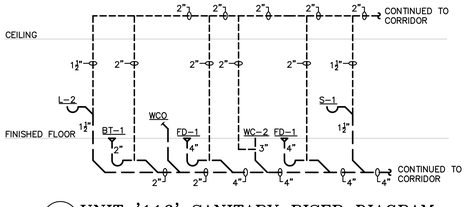

13 UNIT '116' SANITARY RISER DIAGRAM
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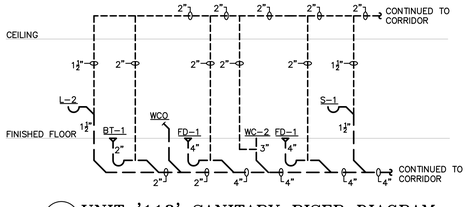

14 UNIT '118' SANITARY RISER DIAGRAM
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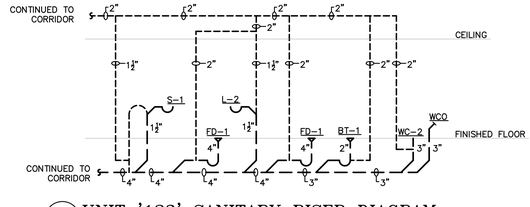

15 UNIT '123' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE

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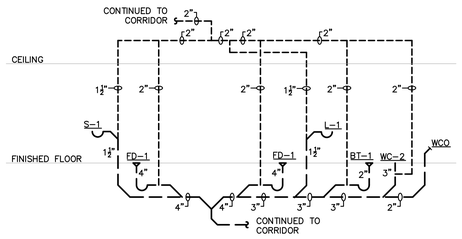
LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

PLUMBING RISER DIAGRAMS

P-300



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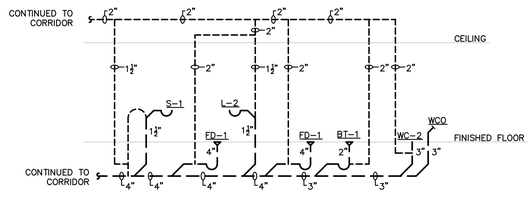

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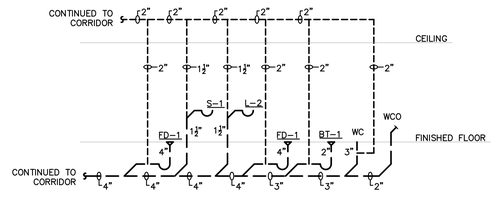

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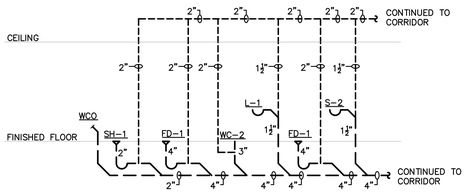

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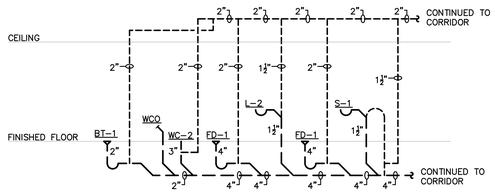

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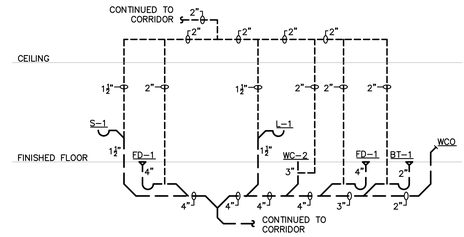

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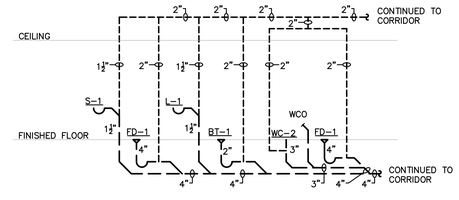

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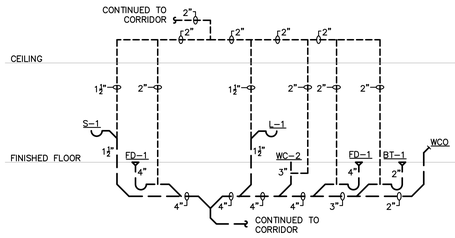

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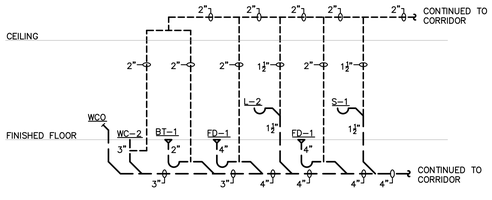

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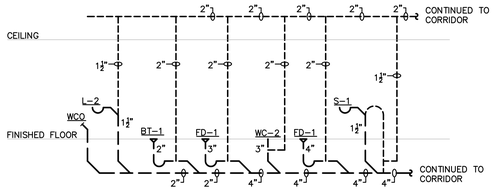

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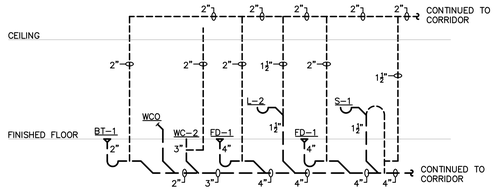

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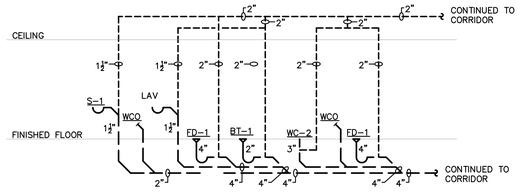

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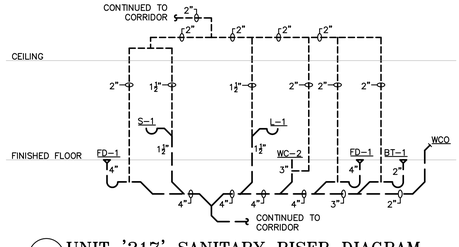

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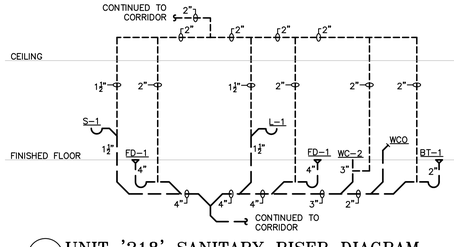

14 UNIT '218' SANITARY RISER DIAGRAM
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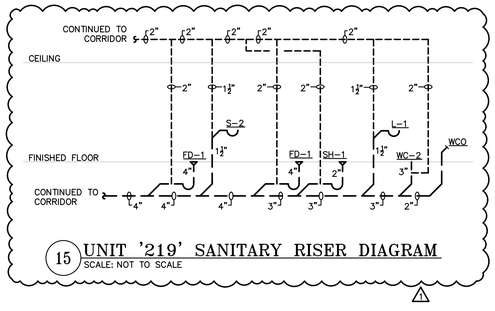

15 UNIT '219' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE

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1 HCR 95% COMMENTS 09/12/2023

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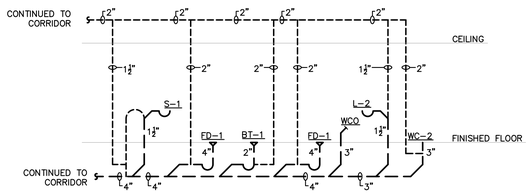
CHECKED BY MRS
SCALE AS NOTED
DATE OCTOBER 28, 2022

PLUMBING RISER DIAGRAMS

P-301



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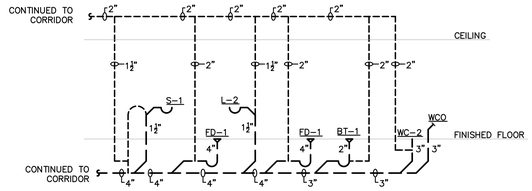

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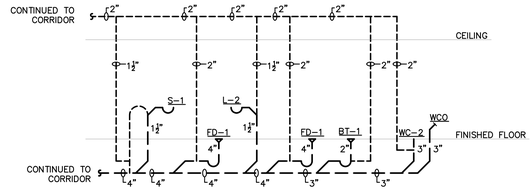

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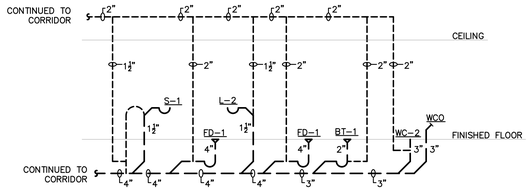

4 UNIT '225' SANITARY RISER DIAGRAM
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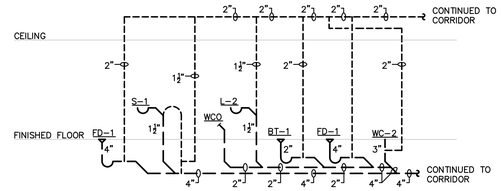

5 UNIT '201' SANITARY RISER DIAGRAM
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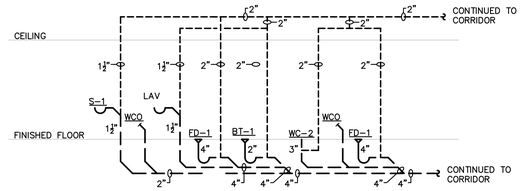

6 UNIT '301' SANITARY RISER DIAGRAM
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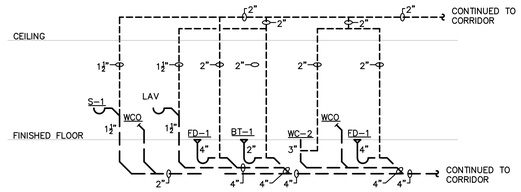

7 UNIT '302' SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE

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LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

PLUMBING RISER DIAGRAMS

P-302

SPRINKLER SCHEDULE

SYMBOL	MAKE / MODEL	DESCRIPTION	TEMP / K FACTOR	FINISH	LOCATIONS	NOTES
●R	VICTAULIC – FL–RES/DC SIN V2742	FLAT CONCEALED PENDENT QUICK RESPONSE RESIDENTIAL	ORDINARY / 4.9K	FACTORY FINISH WHITE	APARTMENTS	1,3,4,5
●	VICTAULIC – FL–QR/C SIN V3802	FLAT CONCEALED PENDENT QUICK RESPONSE	ORDINARY / 5.6K	FACTORY FINISH WHITE	CORRIDORS, OFFICES, LAUNDRY	1,3,4
○	VICTAULIC – FL–QR SIN V2704	UPRIGHT QUICK RESPONSE	ORDINARY / 5.6K	BRASS	MECHANICAL ROOMS, COMPUTER LAB, GYM, STORAGE	1,3,6 ⚠
◁	VICTAULIC – FL–QR/SW SIN V2710	HORIZONTAL SIDEWALL EXPOSED QUICK RESPONSE	HIGH / 5.6K	BRASS	ELEVATOR SHAFT, ELEVATOR MACHINE ROOM	2,3
◀	RELIABLE – G6–56 SIN RA5035	HORIZONTAL SIDEWALL FLAT CONCEALED QUICK RESPONSE	ORDINARY / 5.6K	BRASS	VESTIBULES, IT ROOM	1,3,4
◁D	VICTAULIC – VS1 VICFLEX STYLE SIN V3510	DRY HORIZONTAL SIDEWALL QUICK RESPONSE	ORDINARY / 5.6K	BRASS	EXTERIOR OVERHANGS AND PROJECTIONS	1,3

NOTES:
1. PROVIDE ORDINARY TEMPERATURE RATED SPRINKLERS.
2. PROVIDE HIGH TEMPERATURE RATED SPRINKLERS
3. PROVIDE SPRINKLERS IN COMPLIANCE WITH NFPA–13 (2016) TABLE 6.2.5.1 AND SECTION 8.3.2.
4. COORDINATE COVER PLATE COLOR WITH ARCHITECT PRIOR TO ORDERING AND INSTALLING.
5. ~~REFER TO MANUFACTURERS RECOMMENDATIONS FOR MAXIMUM COVERAGE AREA, SPACING, AND PRESSURE~~
6. PROVIDE LISTED GUARDS ON SPRINKLERS SUBJECT TO MECHANICAL INJURY, INCLUDING SPRINKLERS IN STORAGE ROOMS. ⚠

MINIMUM DENSITY FOR FIRE SPRINKLER PIPING DESIGN

HAZARD CLASSIFICATION	DENSITY	SYSTEM TYPE	AREA OF APPLICATION	MAXIMUM SPACING	HOSE STREAM	LOCATIONS
RESIDENTIAL PENDENTS	0.10	WET NFPA 13R 2016 EDITION	4 MOST DEMANDING HEADS	REFER TO MANUFACTURERS REQUIREMENTS	100 GPM	APARTMENTS
LIGHT HAZARD	0.10	WET NFPA 13R 2016 EDITION	1500 SQ FT	225 SQ FT	100 GPM	CORRIDORS, OFFICES, EXISTING GYMNASIUM, COMPUTER LAB
ORDINARY HAZARD GROUP 1	0.15	WET NFPA 13R 2016 EDITION	1500 SQ FT	130 SQ FT	250 GPM	TRASH ROOMS, STORAGE, MECHANICAL ROOMS, PUBLIC LAUNDRY

PIPE MATERIAL SCHEDULE

SYSTEM TYPE	PIPE MATERIAL	FITTINGS	CONNECTIONS
WET PIPE SYSTEM 2–INCH AND SMALLER	ASTM A53, GRADE B SCHEDULE 40 BLACK STEEL	MALLEABLE IRON	THREADED, FLANGED, OR ROLLED GROOVE ENDS
WET PIPE SYSTEM 2½–INCH AND LARGER	ASTM A53, GRADE B SCHEDULE 10 BLACK STEEL	MALLEABLE IRON	THREADED, FLANGED, OR ROLLED GROOVE ENDS
*WET PIPE SYSTEM	*SCHEDULE 40 CPVC	*SCHEDULE 40 CPVC	*SOLVENT JOINTS

* FOR USE IN CONCEALED / PROTECTED AREAS ONLY.
LIGHT HAZARD AREAS AND ORDINARY HAZARD ROOMS LESS THAN 400 SQ. FT. ONLY.

FIRE PROTECTION GENERAL NOTES:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER FIELD FITTING AND QUANTITY OF WORK. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED AND SHALL BE RESPONSIBLE TO REPAIR ANY EXISTING CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCTION TO MATCH EXISTING SURFACE CONDITIONS.

B. EXAMINE ALL DRAWINGS AND SPECIFICATIONS AND COORDINATE WORK WITH ALL OTHER TRADES.

C. PROVIDE ALL CUTTING, PATCHING AND FIRE STOPPING REQUIRED TO ACCOMPLISH WORK SHOWN. PATCH AND SEAL OPENINGS TO MATCH ADJACENT EXISTING WALLS, FLOORS, CEILINGS, ETC UNLESS OTHERWISE INDICATED. CONCEAL ALL WORK IN FINISHED AREAS UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ARCHITECT.

D. FIELD VERIFY ALL LOCATIONS AND DIMENSIONS OF (PIPING, DUCTWORK, EQUIPMENT, STRUCTURAL ELEMENTS, ETC.) PRIOR TO COMMENCING WITH WORK. COORDINATE AND VERIFY THE INSTALLATION OF SPRINKLER EQUIPMENT AND PIPING AGAINST DUCTWORK, LIGHTING AND PIPING SHOP DRAWINGS FROM OTHER TRADES PRIOR TO COMMENCING WITH WORK. PROVIDE ALL IDENTIFIED CONFLICTS IN WRITING TO THE ARCHITECT. PROVIDE FITTINGS, TRANSITIONS, OFFSETS, ELEVATION CHANGES, ETC. TO MINIMIZE CONFLICTS WITH EXISTING CONDITIONS.

E. THE DRAWINGS ARE SCHEMATIC IN INTENT. PROVIDE AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR A COMPLETE INSTALLATION. ADJUST THE LOCATION OF ALL PIPING, EQUIPMENT AND CONNECTIONS TO ACCOMMODATE CONSTRUCTION CONDITIONS ENCOUNTERED; OBTAIN APPROVAL FROM THE ARCHITECT FOR ALL CHANGES. EQUIPMENT AND DEVICES SHALL BE FULLY ACCESSIBLE.

F. INSTALL ALL EQUIPMENT AND SYSTEMS IN COMPLETE COMPLIANCE WITH GOVERNING CODES AS RECOGNIZED BY THE AUTHORITY HAVING JURISDICTION, MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.

G. ALL PHYSICAL ATTRIBUTES OF SPECIFIED PRODUCTS ARE BASED ON THOSE MANUFACTURERS LISTED IN THE SPECIFICATIONS AND / OR THE EQUIPMENT SCHEDULES. THE CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN CHANGES BROUGHT ABOUT BY THE USE OF ITEMS SUBMITTED BY OTHER MANUFACTURERS AT NO COST TO OWNER. THE ENGINEER HAS RESERVED THE RIGHT TO REJECT ITEMS BY OTHER MANUFACTURERS FOR REASONS INCLUDING, BUT NOT LIMITED TO, THOSE ITEMS NOT MATCHING THE PHYSICAL ATTRIBUTES OF THE MANUFACTURERS LISTED.

H. DO NOT SCALE DRAWINGS: REFER TO DIMENSIONED ARCHITECTURAL DRAWINGS TO DETERMINE EXACT LOCATION AND LENGTH OF ALL PIPING AND EQUIPMENT INSTALLED.

I. LOCATE PIPING TO PREVENT FREEZING. DO NOT LOCATE ANY WET PIPING IN EXTERIOR WALLS OR IN UNHEATED SPACES.

J. PROVIDE FIRE STOPPING MATERIAL WHERE PIPING PENETRATES WALLS AND FLOORS.

K. MAINTAIN SPACING OF SPRINKLERS IN ACCORDANCE WITH NFPA 13, 2016. PROVIDE ADDITIONAL SPRINKLERS AT ALL LOCATIONS WHERE OBSTRUCTIONS OR OTHER ELEMENTS INTERFERE WITH SPRINKLER DISCHARGE REACHING THE PROTECTED AREA.

L. COORDINATE THE LOCATION OF ALL DRAINS AND INSPECTOR'S TEST DRAINS TO PLUMBING DRAINS LOCATED IN UNFINISHED AREAS, AND SPECIFICALLY PROVIDED FOR THIS PURPOSE, OR TO AN APPROVED EXTERIOR DRAINAGE LOCATION.

M. PROVIDE ALL ACCESS PANELS NECESSARY FOR BALL DRIP, INSPECTOR'S TEST STATIONS, AND FOR ALL OTHER CONCEALED EQUIPMENT THAT REQUIRES ACCESS.

N. LOCATE SPRINKLER HEADS IN THE CENTER OR QUARTER PANEL OF CEILING PANELS IN ALL FINISHED AREAS.

O. PAINT ALL FIRE PROTECTION PIPING WHERE EXPOSED, COLOR AS SELECTED BY ARCHITECT. DO NOT PAINT SPRINKLERS.

P. PERFORM ALL WORK IN COMPLIANCE WITH NFPA 13, NFPA 13R, AND NFPA 25 (2016 VERSIONS) AND THE BUILDING CODE AND FIRE CODE OF NEW YORK STATE (2020 VERSION), AS WELL AS WITH ALL LOCAL AND FEDERAL CODES AND ORDINANCES, OTHER APPLICABLE NFPA STANDARDS AND REFERENCED STANDARDS.

Q. PROVIDE PIPING ROUGH IN FOR ALL WORK; OBTAIN ALL NECESSARY INSPECTIONS BY AUTHORITY HAVING JURISDICTION PRIOR TO CLOSING WALLS OR CEILINGS WHERE PIPING IS CONCEALED.

R. THE DRAWINGS DO NOT INDICATE ALL OFFSETS, CHANGES IN ELEVATION, ETC., WHICH MAY BE REQUIRED. MAKE SUCH CHANGES IN THE PIPING AND LOCATION OF EQUIPMENT, ETC., TO ACCOMMODATE WORK, OBSTACLES, AND THE WORK OF OTHER CONTRACTORS.

S. PROVIDE PENDENT OR FLAT COVER CONCEALED SPRINKLERS IN ROOMS WITH SUSPENDED CEILINGS. PROVIDE UPRIGHT SPRINKLERS IN ROOMS WITHOUT SUSPENDED CEILINGS. VERIFY WITH ARCHITECTURAL REFLECTED CEILING PLANS. MATCH EXISTING SPRINKLER MANUFACTURER, TYPES, STYLES, K–FACTORS AND COLOR IN BUILDING.

T. ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED OR FM GLOBAL APPROVED.

U. PROVIDE FOR THE PROPER OFF–SITE DISPOSAL OF ALL CONSTRUCTION DEBRIS AND/OR EXCAVATED MATERIALS ASSOCIATED WITH WORK IN THIS TRADE IN COMPLIANCE WITH LOCAL, NEW YORK STATE AND FEDERAL LAWS AND REQUIREMENTS.

V. INSTALL ALL PIPING, EQUIPMENT, ETC. TO AVOID INTERFERENCE WITH THE OPERATION AND SERVICING OF ALL EQUIPMENT. DO NOT INSTALL ANYTHING ABOVE OR WITHIN 3 FT. IN FRONT OF ELECTRICAL GEAR.

W. CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATION TO ALL EXISTING FINISHES IN AREAS NOT ASSOCIATED WITH CONTRACT.

X. THE PLANS ARE INDICATIVE OF THE END RESULT AND DO NOT INCLUDE INTERIM CONSTRUCTION NECESSARY FOR STORE OPERATION. THE FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION/COSTS NECESSARY FOR INTERIM CONSTRUCTION.

Y. PERFORM SITE INVESTIGATION PRIOR TO START OF WORK TO REVEAL EXISTING CONDITIONS. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING FIRE PROTECTION MAINS AND BRANCH PIPING PRIOR TO REMOVAL AND INSTALLATION.

Z. COORDINATE HOSE THREAD TYPES WITH THE LOCAL FIRE DEPARTMENT HAVING JURISDICTION.

AA. PROVIDE FOR THE ARRANGEMENT OF PIPING IN STAIRWELLS TO BE CLEAR OF THE AREA OF TRAVEL, AND TO NOT OBSTRUCT ANY MEANS OF EGRESS.

AB. ALL PENETRATIONS IN CONCRETE/MASONRY WALLS BELOW GRADE FOR FIRE PROTECTION PIPING SHALL BE INSTALLED WITH SLEEVES. EXACT SLEEVE SIZES AND LOCATIONS SHALL BE DETERMINED AND COORDINATED IN THE FIELD BY THE CONTRACTOR PRIOR TO PLACEMENT OF CONCRETE. NOTE: SIX INCH DIAMETER SLEEVES OR SMALLER SHALL BE POSITIONED TO AVOID CONFLICT WITH STEEL REINFORCEMENT. ANY FOUNDATION WALL SLEEVES THAT ARE LARGER THAN SIX INCH DIAMETER SHALL BE IDENTIFIED BY THE CONTRACTOR ON STEEL REINFORCEMENT SHOP DRAWINGS FOR REVIEW BY STRUCTURAL ENGINEER.

AC. PROVIDE INDICATING–TYPE SPRINKLER CONTROL VALVES.

AD. SPRINKLER CONTROL VALVES SHALL BE LOCKED IN WIDE OPEN POSITION AND PROVIDED WITH TAMPER SWITCHES WIRED TO THE BUILDING FIRE ALARM SYSTEM.

AE. PROVIDE GALVANIZED PIPE FOR ALL FIRE DEPARTMENT SYSTEM PIPING.

AF. HYDROSTATICALLY TEST ALL UNDERGROUND PIPING AT 200 PSIG FOR 2 HOURS. REPAIR LEAKS AND RE–TEST AS NECESSARY.

AG. FLUSH UNDERGROUND MAINS IN ACCORDANCE WITH FM GLOBAL DATA SHEET 3–10 PRIOR TO CONNECTING TO ABOVE GROUND SPRINKLER SYSTEM PIPING.

AH. SUBMIT APPROVED SPRINKLER PIPING DRAWINGS, WORKING PLANS, PREPARED ACCORDING TO NFPA 13, 2016 THAT HAVE BEEN APPROVED BY AUTHORITIES HAVING JURISDICTION, INCLUDING HYDRAULIC CALCULATIONS. HYDRAULIC CALCULATIONS AND SHOP DRAWINGS SHALL BE PREPARED BY A NICET LEVEL III OR HIGHER TECHNICIAN UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER REGISTERED IN NEW YORK STATE AND SHALL BE SEALED.

AI. CONTRACTOR SHALL PERFORM WATER FLOW TEST PRIOR TO SUBMITTING FIRE PROTECTION SHOP DRAWINGS AND HYDRAULIC CALCULATIONS. WATER FLOW TEST USED FOR THE SYSTEM DESIGN AND HYDRAULIC CALCULATIONS SHALL BE NO MORE THAN 12 MONTHS OLD PER NFPA 13, 2016 EDITION, SECTION 23.2.1.1. CONTRACTOR SHALL VERIFY WATER PRESSURES AVAILABLE AND SIZE PIPING ACCORDINGLY.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
FDC	FIRE DEPARTMENT CONNECTION
FFA	FROM FLOOR ABOVE
FFB	FROM FLOOR BELOW
FP	FIRE PROTECTION
FS	FLOW SWITCH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PSI	POUNDS PER SQUARE INCH
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
TS	TAMPER SWITCH
TYP.	TYPICAL
VIF	VERIFY IN FIELD

SYMBOLS

	SPRINKLER PIPING	TS	TAMPER SWITCH
	SPRINKLER PIPING BELOW GRADE	FS	FLOW SWITCH
	SYSTEM DRAIN PIPING		GATE VALVE
	PIPE TURNED UP		CHECK VALVE
	PIPE TURNED DOWN		PRESSURE GAUGE
	CAP		
	FIRE DEPARTMENT CONNECTION		BACKFLOW PREVENTER (DCDA)

NOTE: ABBREVIATIONS AND SYMBOLS ON THIS DRAWING ARE FOR REFERENCE ONLY. ALL SYMBOLS MAY NOT BE USED IN THE FOLLOWING DOCUMENTS.

FIRE DEPARTMENT CONNECTIONS

SERVICE	TYPE	SIZE	QUANTITY	GPM
SPRINKLER INLET	STORZ	4"x5" NPT	1	500

NOTES: COORDINATE FINAL FDC CONNECTION TYPE AND SIZE WITH LOCAL FIRE DEPARTMENT PRIOR TO ORDERING AND INSTALLATION

SITE WATER PRESSURES

STATIC	50	PSI
RESIDUAL	48	PSI
FLOW	540	GPM

NOTE:
1. FLOWED AND GAUGED HYDRANTS ON 10" WATER MAIN ON WESTGATE ROAD, BETWEEN EUGENE AVENUE AND DELAWARE AVENUE. FLOW TEST PERFORMED BY VILLAGE OF KENMORE DEPARTMENT OF PUBLIC WORKS ON 08/16/2021.
2. WATER FLOW DATA IS TO BE NO MORE THAN 12 MONTHS OLD PER NFPA 13, 2016 EDITION. PROVIDE FOR A NEW WATER FLOW FOR HYDRAULIC CALCULATIONS IF DESIGNED PAST THE 12 MONTH REQUIREMENT.

LIGHT HAZARD PIPE SCHEDULE

1 IN.	2 SPRINKLER
1–1/4 IN.	3 SPRINKLERS
1–1/2 IN.	5 SPRINKLERS
2 IN.	10 SPRINKLERS
2–1/2 IN.	30 SPRINKLERS
3 IN.	60 SPRINKLERS

ORDINARY HAZARD PIPE SCHEDULE

1 IN.	2 SPRINKLER
1–1/4 IN.	3 SPRINKLERS
1–1/2 IN.	5 SPRINKLERS
2 IN.	10 SPRINKLERS
2–1/2 IN.	20 SPRINKLERS
3 IN.	40 SPRINKLERS
4 IN.	100 SPRINKLERS

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JOHN MARK LABAR — STATE OF NEW YORK — 095081 — REGISTERED PROFESSIONAL ENGINEER

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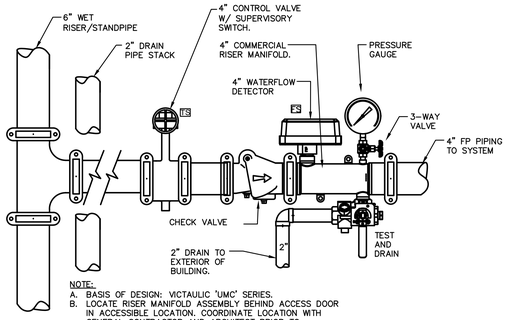
REVISIONS
⚠ HCR 95% COMMENTS 09/12/2023

DRAWN BY: LAB | CHECKED BY: MRS
SCALE: AS NOTED
DATE: OCTOBER 28, 2022

FIRE PROTECTION LEGENDS AND SCHEDULES

FP-001



1 FLOOR CONTROL MANIFOLD RISER
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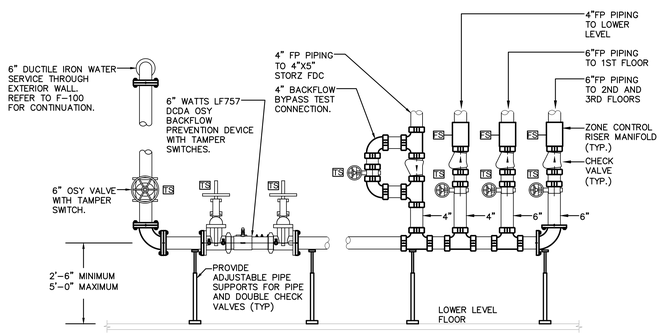
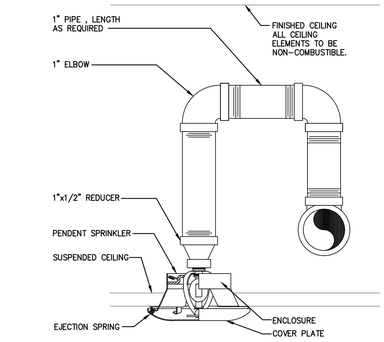
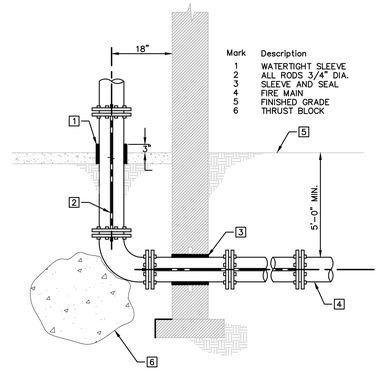


NOTES:
LOCATE BACKFLOW PREVENTION DEVICE AS FOLLOWS:
A. 8" FROM BACK OF DEVICE AWAY FROM SUPPORTING WALL.
B. PROVIDE 30" OF CLEARANCE IN FRONT OF DEVICE.
C. PROVIDE 12" OF CLEARANCE ABOVE DEVICE.

2 WATER SERVICE RISER
SCALE: NOT TO SCALE



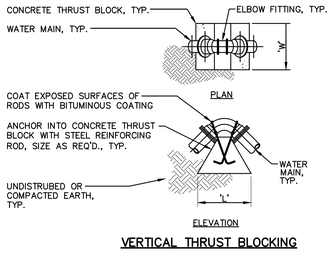
3 CONCEALED PENDENT SPRINKLER HEAD
SCALE: NOT TO SCALE



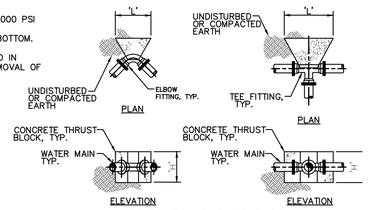
4 FIRE MAIN ENTRANCE
SCALE: NOT TO SCALE

THRUST BLOCK NOTES:

1. THRUST BLOCK DIMENSIONS ASSUME A MINIMUM ALLOWABLE SOIL BEARING OF 2000 PSI AND MAXIMUM INTERNAL PRESSURE OF 200 PSIG.
2. THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED TRENCH WALL AND BOTTOM.
3. CONCRETE SHALL BE 3000 PSI @ 28 DAYS MIX.
4. ALL PIPE, VALVES OR FITTINGS IN CONTACT WITH CONCRETE SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT. THRUST BLOCKS SHALL BE PLACED TO ALLOW REMOVAL OF JOINT BOLTS OR RETAINER GLANDS.



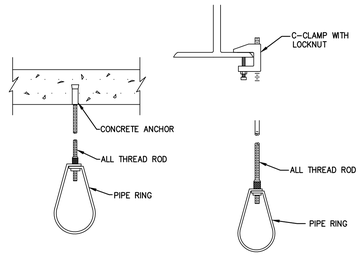
VERTICAL THRUST BLOCKING



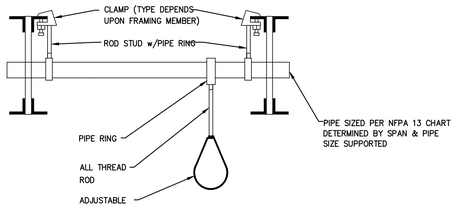
HORIZONTAL THRUST BLOCKING

PIPE SIZE	DIMENSION SCHEDULE (DIMENSIONS IN FEET) 90° ELBOW 'H'	90° ELBOW 'L'	45° ELBOW 'H'	45° ELBOW 'L'	22.5° ELBOW 'H'	22.5° ELBOW 'L'	11.25° ELBOW 'H'	11.25° ELBOW 'L'	TEE OR TAP SLEEVE 'H'	TEE OR TAP SLEEVE 'L'
4"	1.75'	3.5'	1.25'	2.5'	1.0'	2.0'	1.0'	2.0'	2.0'	4.0'
6"	1.75'	3.5'	1.25'	2.5'	1.0'	2.0'	1.0'	2.0'	2.0'	4.0'
8"	2.5'	4.75'	1.75'	3.5'	1.25'	2.5'	1.0'	2.0'	2.75'	5.5'
10"	3.0'	7.0'	2.5'	5.25'	1.75'	4.0'	1.5'	2.0'	3.5'	7.0'

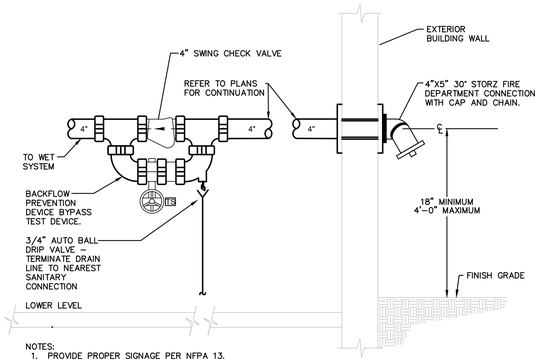
5 THRUST BLOCK DETAIL
SCALE: NOT TO SCALE



6 TYPICAL PIPING HANGERS
SCALE: NOT TO SCALE

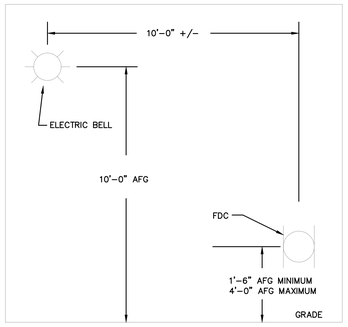


TRAPEZE HANGER
NOTE: USE WHERE SPANNING BETWEEN STRUCTURAL MEMBERS.

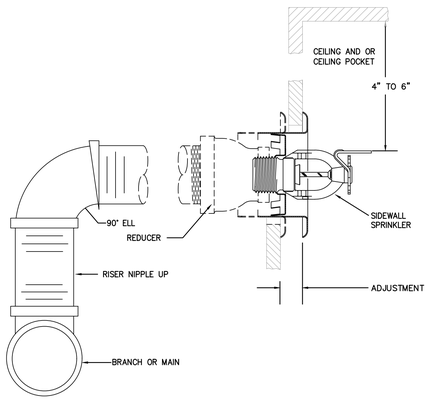


NOTES:
1. PROVIDE PROPER SIGNAGE PER NFPA 13.

7 FIRE DEPARTMENT CONNECTION
SCALE: NOT TO SCALE



8 ELECTRIC BELL
SCALE: NOT TO SCALE



10 HORIZONTAL SIDEWALL SPRINKLER HEAD
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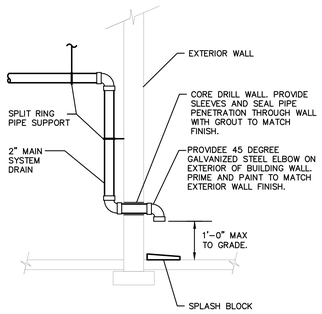
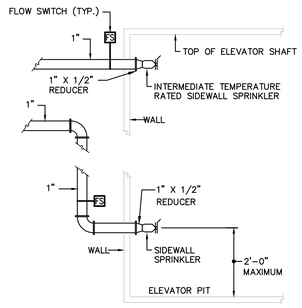
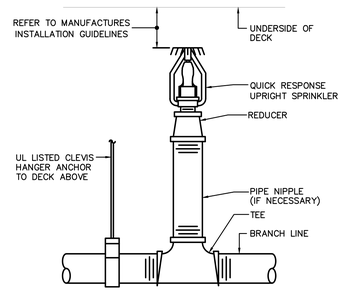


11 SPLASH BLOCK DETAIL
SCALE: NOT TO SCALE



NOTES:
1. PROVIDE FLOW SWITCH FOR ALL ELEVATOR SPRINKLERS.
2. COORDINATE SPRINKLER REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION AND ELEVATOR REQUIREMENTS.

12 ELEVATOR SPRINKLERS DETAIL
SCALE: NOT TO SCALE



13 UPRIGHT SPRINKLER HEAD
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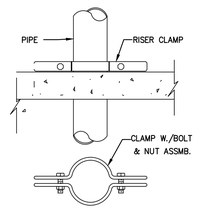

14 RISER CLAMP DETAIL
SCALE: NOT TO SCALE

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REVISIONS

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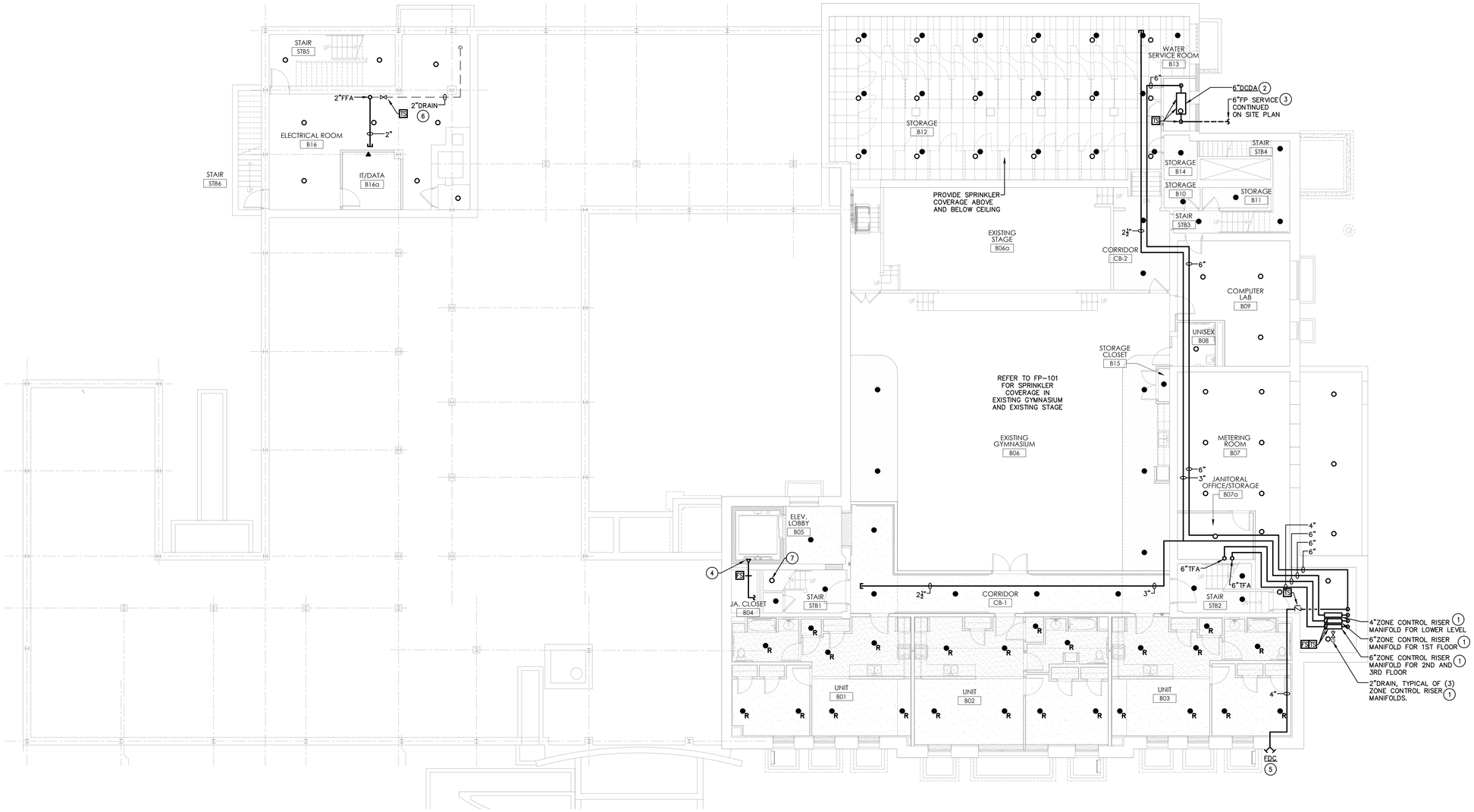
CHECKED BY MRS
SCALE AS NOTED
DATE OCTOBER 28, 2022

FIRE PROTECTION DETAILS

FP-002



1 LOWER LEVEL FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR OBSTRUCTIONS AND PROVIDE ALL ADDITIONAL PIPING AND SPRINKLER HEADS REQUIRED TO PROVIDE APPROPRIATE COVERAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FINAL CEILING PLAN, MECHANICAL EQUIPMENT, AND LIGHTING LAYOUT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SPRINKLER MODIFICATIONS REQUIRED FOR FINAL CEILING PLAN.

B. CONTRACTOR SHALL COORDINATE ALL PIPE ROUTING WITH ARCHITECT, ENGINEER, AND OWNER PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE ALL PIPING MATERIALS AND LABOR TO ACHIEVE DESIRED FINISH.

C. FINAL PIPE SIZES AND LAYOUT SHALL BE DETERMINED BY CONTRACTOR.

D. PROVIDE CORE DRILL AND FIRE STOPPING AT ALL FLOOR AND RATED WALL PENETRATIONS. REFER TO ARCHITECTURAL DOCUMENTS FOR LOCATIONS OF RATED ASSEMBLIES. COORDINATE CORE DRILL REQUIREMENTS WITH STRUCTURAL DOCUMENTS.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REINSTALLATION OF CEILING AS REQUIRED FOR INSTALLATION OF SPRINKLERS, PIPING, ETC.

DRAWING NOTES #:

1. PROVIDE ZONE CONTROL RISER ASSEMBLY. PROVIDE 2" DRAIN FROM ZONE CONTROL ASSEMBLY AND EXTEND TO NEAREST SANITARY CONNECTION. REFER TO DETAILS.
2. PROVIDE 6" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) BACKFLOW PREVENTION DEVICE, WATTS '757DCDA' OR SIMILAR. MAINTAIN ALL REQUIRED CLEARANCES. REFER TO DETAILS.
3. PROVIDE 6" FIRE PROTECTION SERVICE PIPING BELOW GRADE. REFER TO SITE PLAN FOR CONTINUATION. SAW CUT AND PATCH EXTERIOR WALL FOR PIPE PENETRATION THROUGH EXTERIOR WALL.
4. PROVIDE HORIZONTAL SIDEWALL SPRINKLER AT BOTTOM OF ELEVATOR SHAFT. REFER TO DETAILS.
5. PROVIDE 4"x5" STORZ FIRE DEPARTMENT CONNECTION (FDC) WITH 30° DEGREE ANGLE. COORDINATE TYPE OF DEVICE AND FINAL LOCATION OF DEVICE WITH LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION. PROVIDE 4" FIRE PROTECTION PIPING FROM FIRE DEPARTMENT CONNECTION. REFER TO DETAILS.
6. PROVIDE 2" LOW POINT SYSTEM DRAIN WITH BALL VALVE. EXTEND TO NEAREST SANITARY CONNECTION.
7. PROVIDE UPRIGHT SPRINKLER UNDER STAIRS. COORDINATE SPRINKLER LOCATION WITH UNDERSIDE OF STAIRS.

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REVISIONS

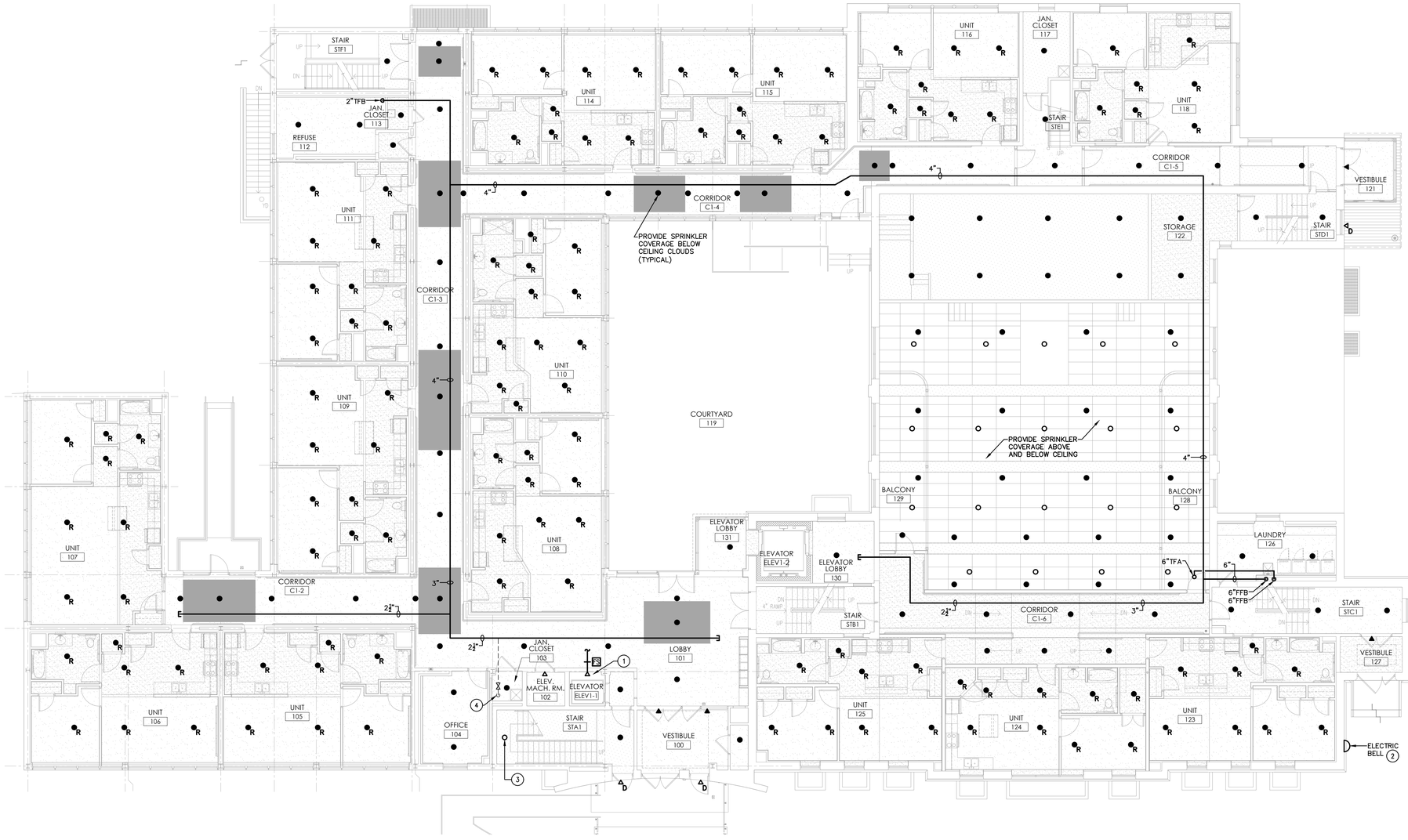
DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

LOWER LEVEL FIRE PROTECTION PLAN

FP-100



1 FIRST FLOOR FIRE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR OBSTRUCTIONS AND PROVIDE ALL ADDITIONAL PIPING AND SPRINKLER HEADS REQUIRED TO PROVIDE APPROPRIATE COVERAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FINAL CEILING PLAN, MECHANICAL EQUIPMENT, AND LIGHTING LAYOUT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SPRINKLER MODIFICATIONS REQUIRED FOR FINAL CEILING PLAN.

B. CONTRACTOR SHALL COORDINATE ALL PIPE ROUTING WITH ARCHITECT, ENGINEER, AND OWNER PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE ALL PIPING MATERIALS AND LABOR TO ACHIEVE DESIRED FINISH.

C. FINAL PIPE SIZES AND LAYOUT SHALL BE DETERMINED BY CONTRACTOR.

D. PROVIDE CORE DRILL AND FIRE STOPPING AT ALL FLOOR AND RATED WALL PENETRATIONS. REFER TO ARCHITECTURAL DOCUMENTS FOR LOCATIONS OF RATED ASSEMBLIES. COORDINATE CORE DRILL REQUIREMENTS WITH STRUCTURAL DOCUMENTS.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REINSTALLATION OF CEILING AS REQUIRED FOR INSTALLATION OF SPRINKLERS, PIPING, ETC.

DRAWING NOTES (1):

1. PROVIDE HORIZONTAL SIDEWALL SPRINKLER AT BOTTOM OF ELEVATOR SHAFT. REFER TO DETAILS.
2. PROVIDE ELECTRIC ALARM BELL. COORDINATE LOCATION OF ELECTRIC ALARM BELL WITH CONTRACTOR, ARCHITECT AND OTHER TRADES PRIOR TO INSTALLATION. PROVIDE WIRING AS REQUIRED. REFER TO DETAILS.
3. PROVIDE UPRIGHT SPRINKLER UNDER STAIRS. COORDINATE SPRINKLER LOCATION WITH UNDERSIDE OF STAIRS.
4. PROVIDE 2" LOW POINT SYSTEM DRAIN WITH BALL VALVE. EXTEND TO NEAREST SANITARY CONNECTION.

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REVISIONS

DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

FIRST FLOOR FIRE PROTECTION PLAN

FP-101

1 SECOND FLOOR FIRE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR OBSTRUCTIONS AND PROVIDE ALL ADDITIONAL PIPING AND SPRINKLER HEADS REQUIRED TO PROVIDE APPROPRIATE COVERAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FINAL CEILING PLAN, MECHANICAL EQUIPMENT, AND LIGHTING LAYOUT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SPRINKLER MODIFICATIONS REQUIRED FOR FINAL CEILING PLAN.

B. CONTRACTOR SHALL COORDINATE ALL PIPE ROUTING WITH ARCHITECT, ENGINEER, AND OWNER PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE ALL PIPING MATERIALS AND LABOR TO ACHIEVE DESIRED FINISH.

C. FINAL PIPE SIZES AND LAYOUT SHALL BE DETERMINED BY CONTRACTOR.

D. PROVIDE CORE DRILL AND FIRE STOPPING AT ALL FLOOR AND RATED WALL PENETRATIONS. REFER TO ARCHITECTURAL DOCUMENTS FOR LOCATIONS OF RATED ASSEMBLIES. COORDINATE CORE DRILL REQUIREMENTS WITH STRUCTURAL DOCUMENTS.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REINSTALLATION OF CEILING AS REQUIRED FOR INSTALLATION OF SPRINKLERS, PIPING, ETC.

DRAWING NOTES (1):

1. PROVIDE HORIZONTAL SIDEWALL SPRINKLER AT TOP OF ELEVATOR SHAFT. REFER TO DETAILS.

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REVISIONS

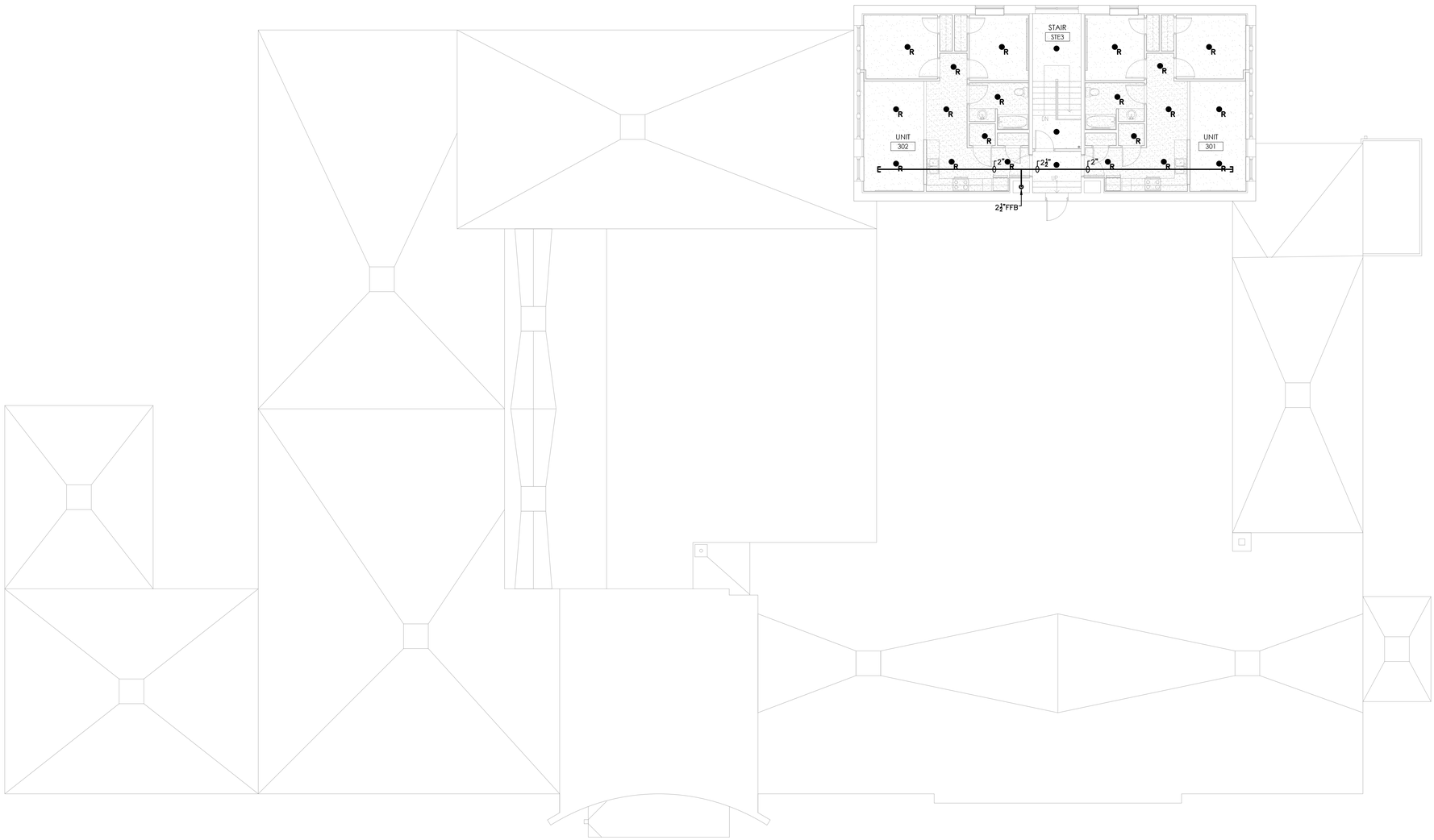
DRAWN BY	CHECKED BY
LAB	MRS

SCALE: AS NOTED

DATE: OCTOBER 28, 2022

SECOND FLOOR FIRE PROTECTION PLAN

FP-102



1 THIRD FLOOR FIRE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR OBSTRUCTIONS AND PROVIDE ALL ADDITIONAL PIPING AND SPRINKLER HEADS REQUIRED TO PROVIDE APPROPRIATE COVERAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FINAL CEILING PLAN, MECHANICAL EQUIPMENT, AND LIGHTING LAYOUT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SPRINKLER MODIFICATIONS REQUIRED FOR FINAL CEILING PLAN.

B. CONTRACTOR SHALL COORDINATE ALL PIPE ROUTING WITH ARCHITECT, ENGINEER, AND OWNER PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE ALL PIPING MATERIALS AND LABOR TO ACHIEVE DESIRED FINISH.

C. FINAL PIPE SIZES AND LAYOUT SHALL BE DETERMINED BY CONTRACTOR.

D. PROVIDE CORE DRILL AND FIRE STOPPING AT ALL FLOOR AND RATED WALL PENETRATIONS. REFER TO ARCHITECTURAL DOCUMENTS FOR LOCATIONS OF RATED ASSEMBLIES. COORDINATE CORE DRILL REQUIREMENTS WITH STRUCTURAL DOCUMENTS.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REINSTALLATION OF CEILING AS REQUIRED FOR INSTALLATION OF SPRINKLERS, PIPING, ETC.

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LAB	MRS

SCALE
AS NOTED

DATE
OCTOBER 28, 2022

THIRD FLOOR FIRE PROTECTION PLAN

FP-103