



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

C-03-BAT-02-23

Review Date

2/9/2023

Municipality
Board Name
Applicant's Name
Referral Type
Variance(s)
Description:

BATAVIA, C.

CITY PLANNING AND DEVELOPMENT COMM.

David Ciurzynski

Special Use Permit

Special Use Permit to create seven apartments in the upper floors of a mixed-use building.

Location
Zoning District

101-103 Main St. (NYS Rts. 5 & 33), Batavia

Central Commercial (C-3) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed use should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the enclosed application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that the addresses of the proposed apartments meet Enhanced 9-1-1 standards.

Director

February 9, 2023

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901



DEPARTMENT USE ONLY:
GCDP Referral # C-03-BAT-02-23

*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
2/2/2023

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Planning and Development Committee
Address One Batavia City Centre
City, State, Zip Batavia, NY 14020
Phone 585) 345 - 6345 Ext. _____

2. APPLICANT INFORMATION

Name David Ciurzynski
Address PO Box102
City, State, Zip Attica, NY 14011
Phone (585) 943 - 1196 Ext. _____ Email david@buildwithcc.com

MUNICIPALITY: City Town Village of Batavia

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|--|--|---|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 101-103 Main St.
B. Nearest intersecting road Jackson St.
C. Tax Map Parcel Number 84.049-1-22
D. Total area of the property _____ Area of property to be disturbed _____
E. Present zoning district(s) _____

5. REFERRAL CASE INFORMATION:

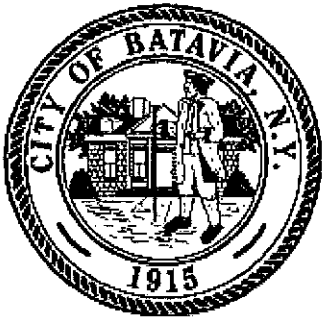
A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken _____
B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
BMC 190-37 I, 190-37 K,
C. Please describe the nature of this request Approval of special use permit application to create dwelling units above the first floor

6. ENCLOSURES -- Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Location map or tax maps | <input type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input checked="" type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Floor plans and cover letter</u> |
| <input checked="" type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer Phone 585) 345 - 6327 Ext. _____
Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 2/2/23

Re: 101-103 Main St.
Tax Parcel No. 84.049-1-22

Zoning Use District: C-3

The applicant, David Ciurzynski, agent for the owner, has applied for a Restricted Residential Use Special Use Permit for the creation of four apartments on the second floor and three apartments on the third floor of this existing building.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (2).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the right of way of a state parkway, throughway, expressway, road or highway.

City Planning and Development Committee-

- 1) Pursuant to section 190-37 of the zoning ordinance, the Planning and Development Committee may authorize special use permits that comply with the terms and specifications listed in BMC 190-37 I and 190-37 K.
- 2) Pursuant to section 190-14 D (2)(a) of the zoning ordinance, the Planning and Development Committee shall review applications involving exterior changes that require issuance of a building permit.



SPECIAL USE PERMIT

CITY OF BATAVIA, NEW YORK

LOCATION: 101-103 Main t, Batavia, NY
OWNER: Carr's Reborn LLC
Address: 4655 E Saile Dr

Application Date: 1/9/2023
Tax Parcel No.: 84.049-1-22
Phone No. _____

Yes COUNTY PLANNING REVIEW

No ZONING VARIANCE REQUIRED

C-3 ZONING DISTRICT

No HISTORIC DISTRICT

C FLOOD ZONE

No HISTORIC LANDMARK

No CORNER LOT

No CITY ENGINEER REVIEW

No SITE PLAN REVIEW

No CITY COUNCIL REVIEW

Yes BID

SUP. OTHER

PROJECT DESCRIPTION:

Renovations to the Carr's Department store into mixed use, with ~~five (5)~~ ^{Three (3)} restricted use residential apartments on second and three (3) restricted use residential apartments third floors

EXISTING USE: Vacant.

PROPOSED USE: Restricted Use Residential Use

N.Y.S. BLDG. CODE OCC. CLASS: _____

N.Y.S. BLDG. CODE OCC. CLASS: _____


LOT SIZE: 46x100

LOT AREA: 0.11

CITY PLANNING & DEVELOPMENT REVIEW:

 APPROVAL AS PRESENTED DISAPPROVAL APPROVAL WITH CONDITIONS

CHAIRMAN SIGNATURE: _____ DATE: _____

	_____ 1/9/2023	_____
Applicant Signature	Date	Issuing Officer
Permit Fee: <u>\$150</u>		Issue Date: _____

Application Date: _____

APPLICANT NAME David Ciurzynski PHONE 585-943-1196

APPLICANT MAILING ADDRESS PO Box 102

APPLICANT EMAIL David @buildwithcc.com

Project Location and Information

Address of Project: 101-103 Main Street, Batavia, NY

Owner: Carr's Reborn LLC Phone: _____

Owners Mailing Address: 4655 E. Saile Drive, Batavia, NY

Project Type/Describe Work

Estimated cost of work: \$2,044,671

Describe project: Renovations to the Carr's Department store into mixed use
Renovate ^{3 apt.} second and ^{3 apt.} third floors into market rate apartments. Install new elevator in the existing shaft. Replace existing windows and add new windows at third floor East elevations for apartments. Clean and prepare lower level for future commercial tenants. Clean and point Limestone façade on Main Street elevation.

Contractor Information – Insurance certificates (liability & worker comp) required to be on file in our office before issuance of any permit. _____ Liability _____ Workers Comp

GENERAL

Name & Address: To be bid

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)

Name & Address: _____

Phone: _____

HEATING

Name & Address: _____

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name & Address: _____

Phone: _____

FOR OFFICE USE ONLY

Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

National Grid Sign Off (Pools): _____ Lot Size: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Carr's Reborn			
Project Location (describe, and attach a location map): 84.049-1-22 - 101-103 Main Street, Batavia, NY 14020			
Brief Description of Proposed Action: Renovation of the existing three story Carr's Department Store Building into Mixed use. The primary project consists of installing a new elevator in the existing shaft, along with renovation of the second & third floors into 6 market rate apartments. The basement & ground floor will be minimally renovated for future occupancy.			
Name of Applicant or Sponsor: David R Ciurzynski - Owner's Representative (Carr's Reborn LLC)		Telephone: 585-943-1196 E-Mail: david@buildwithcc.com	
Address: PO Box 102			
City/PO: Attica		State: NY	Zip Code: 14011
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ acres			
b. <u>Total acreage to be physically disturbed?</u> _____ acres			
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ acres			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	

PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT

OWNER: KENNETH MISTLER & PETER ZELIFF

ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

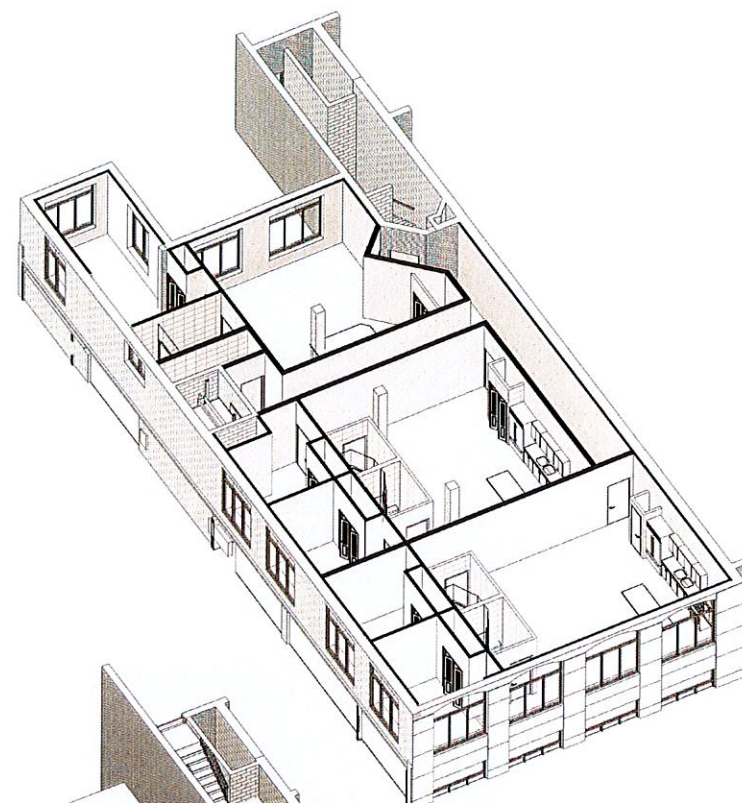
11/30/2022

SHEET LIST:

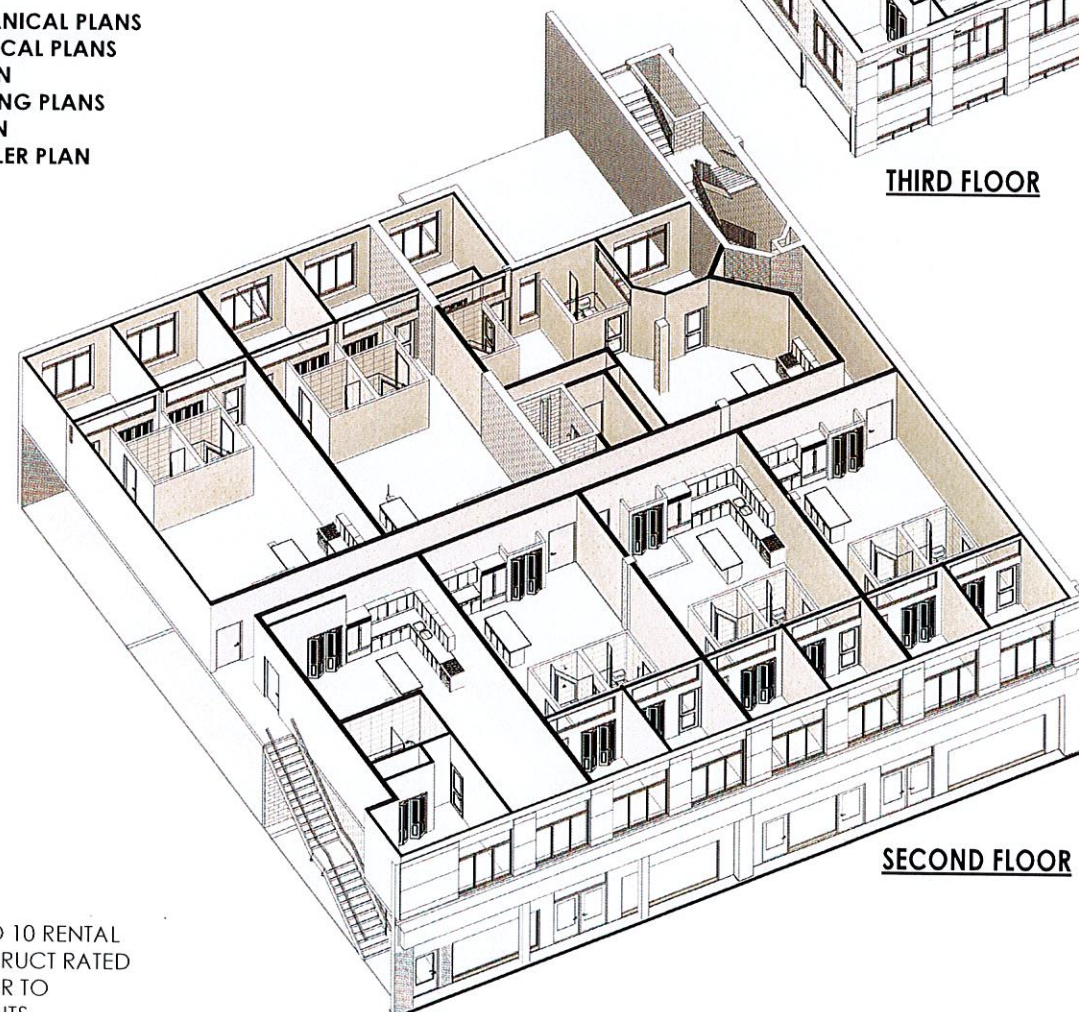
G-100 COVER
 G-101 GROUND FLOOR LIFE SAFETY PLAN
 G-102 SECOND & THIRD FLOOR LIFE SAFETY PLANS

A-101 BASEMENT & GROUND FLOOR ABATEMENT & DEMOLITION PLANS
 A-102 SECOND & THIRD FLOOR ABATEMENT AND DEMOLITION PLANS
 A-201 BASEMENT & GROUND FLOOR PLANS
 A-202 SECOND & THIRD FLOOR PLANS
 A-203 ROOF PLAN
 A-301 NORTH & EAST ELEVATIONS
 A-302 SOUTH & WEST ELEVATIONS
 A-501 VERTICAL CIRCULATION
 A-602 SECOND & THIRD FLOOR REFLECTED CEILING PLANS
 A-700 INTERIOR CONSTRUCTION & FINISHES
 A-701 ENLARGED PLANS AND INTERIOR ELEVATIONS
 A-901 STOREFRONTS, OPENINGS & DOORS
 A-902 ISOMETRICS

M-201 SECOND & THIRD FLOOR MECHANICAL PLANS
 E-202 SECOND & THIRD FLOOR ELECTRICAL PLANS
 P-201 GROUND FLOOR PLUMBING PLAN
 P-202 SECOND & THIRD FLOOR PLUMBING PLANS
 P-203 GROUND FLOOR SPRINKLER PLAN
 P-204 SECOND & THIRD FLOOR SPRINKLER PLAN



THIRD FLOOR



SECOND FLOOR

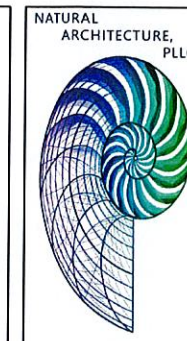
LOCATION PLAN



MAIN STREET ELEVATION



CONSTRUCTION CONSULTANT:



ARCHITECT COPYWRITE:
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PROJECT: CARR 2ND & 3RD FLOOR
 RESIDENTIAL BUILD-OUT
 OWNER: KENNETH MISTLER & PETER ZELIFF
 ADDRESS: 101-107 EAST MAIN STREET,
 BATAVIA NY 14020

REVISION SCHEDULE

DATE	EDITION

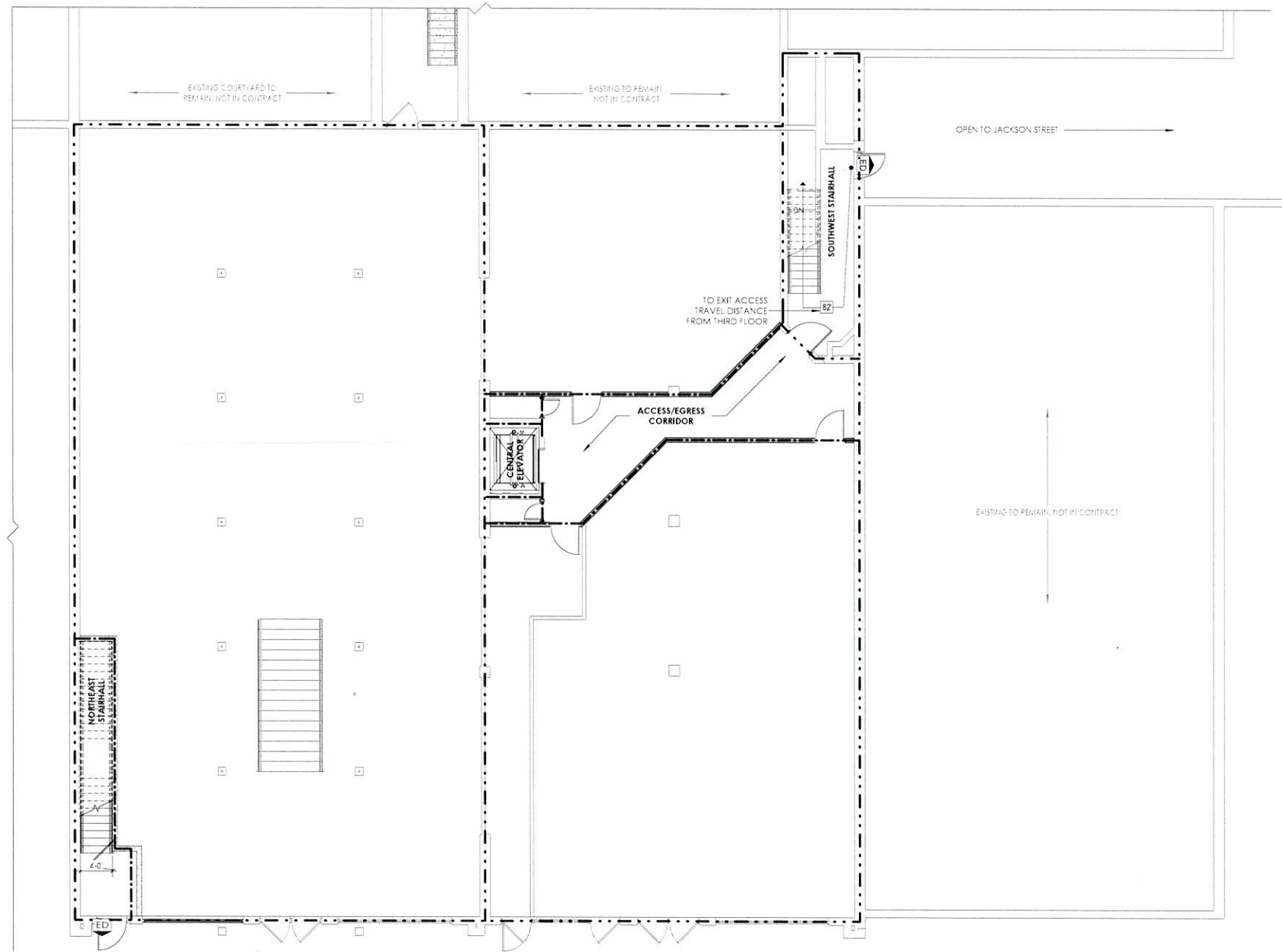
DATE: 11/30/2022 AUTHOR / APPROVED: D. M. SCHOELL

COVER

PROJECT NUMBER
23-90

CARR
G-100

DATE: 11/30/2022



1
G-101
TRUE NORTH
1/8" = 1'-0"
CARR GROUND FLOOR LIFE SAFETY PLAN

LIFE-SAFETY & CODE INFORMATION 2020 EXISTING BUILDING CODE OF NEW YORK STATE

TOPIC	EXISTING / CODE	NEW
SQUARE FOOTAGES		
BASEMENT	8,961 S.F. (GROSS)	EXISTING TO REMAIN
GROUND FLOOR	8,961 S.F. (GROSS)	EXISTING TO REMAIN
SECOND FLOOR	8,961 S.F. (GROSS)	EXISTING TO REMAIN
THIRD FLOOR (16,500)	4,036 S.F. (GROSS)	EXISTING TO REMAIN
SCOPE OF WORK EXISTING STRUCTURE ALTERATION LEVEL 3		
BASEMENT	ABATEMENT, DEMOLITION, AND MECHANICAL, ELECTRICAL, & PLUMBING	
GROUND FLOOR	ABATEMENT, DEMOLITION, AND EGRESS COMPONENTS	
SECOND FLOOR	ABATEMENT, DEMOLITION, AND ALTERATION LEVEL 3 (RESIDENTIAL BUILD-OUT)	
THIRD FLOOR	ABATEMENT, DEMOLITION, AND ALTERATION LEVEL 3 (RESIDENTIAL BUILD-OUT)	
OCCUPANCY TYPE CHANGE IN OCCUPANCY		
BASEMENT	NA	EXISTING TO REMAIN
GROUND FLOOR	BUSINESS - B	EXISTING TO REMAIN
SECOND FLOOR	MERCANTILE - M	RESIDENTIAL R-2
THIRD FLOOR (16,500)	MERCANTILE - M	RESIDENTIAL R-2
CONSTRUCTION TYPE TABLE 601 (UNCHANGED)		
WIB THROUGHOUT	FLOORS: 0 HOUR WALLS: 2 HOUR ROOF: 0 HOUR (a)	EXISTING TO REMAIN EXISTING TO REMAIN EXISTING TO REMAIN
OCCUPANCY LOADS TABLE 1004.5		
BASEMENT	4.26 S.F. ÷ 45	45
GROUND FLOOR	1.94 S.F. ÷ 45 (R)	45
SECOND FLOOR	8.961 S.F. ÷ 200 (R)	45
THIRD FLOOR (16,500)	4.036 S.F. ÷ 200 (R)	20
TOTAL	12,997 S.F.	65
FIRE PROTECTION 2020 BUILDING CODE OF NEW YORK STATE (CHAPTER 7 & 9)		
AUTOMATIC SPRINKLER SYSTEM (SECTION 903.3.1.2)	LOW-RISE RESIDENTIAL NFPA 13R	PROVIDED: REFER TO SPRINKLER PLANS
PORTABLE FIRE EXTINGUISHERS (SECTION 906)	REQUIRED AS PER FIRE CODE OF NEW YORK	PROVIDED: REFER LIFE SAFETY PLANS
SMOKE ALARMS (SECTION 907.2.10.2)	REQUIRED AS PER FIRE CODE OF NEW YORK	PROVIDED: REFER LIFE SAFETY PLANS
FIRE ALARM SYSTEM (SECTION 907.5.3.2.3.3)	AUDIO/VISUAL STROBES CONNECTED TO SYSTEM	PROVIDED: REFER LIFE SAFETY PLANS
CARBON MONOXIDE ALARMS (SECTION 915)	REQUIRED AS PER FIRE CODE OF NEW YORK	PROVIDED: REFER LIFE SAFETY PLANS
MEANS OF EGRESS 2020 BUILDING CODE OF NEW YORK STATE (CHAPTER 10)		
TRAVEL DISTANCE TO EXIT (TABLE 1006.2.1)	125 FT MAXIMUM	DOES NOT EXCEED 60'
MINIMUM NUMBER OF EXITS (TABLE 1006.3.2)	2 FOR OCCUPANT LOAD BETWEEN 1 & 500	TWO STAIRHALLS, BOTH ENCLOSED WITH 2 HOUR RATED WALLS
EXIT ACCESS DOORWAY CONFIGURATION (SECTION 1007)	1/3 OVERALL DIAGONAL	TWO STAIRHALLS ARRANGED AT OPPOSITE ENDS OF BUILDING
EMERGENCY POWER FOR ILLUMINATION (SECTION 1006.3.2)	REQUIRED FOR BUILDINGS WITH 2 OR MORE EXITS	EMERGENCY POWER SYSTEM PROVIDED. REFER TO ELECTRICAL PLANS
AREA OF REFUGE (SECTION 1009.3.3)	EXCEPTIONS 2 & 5	NOT REQUIRED
DOOR SIZES (SECTION 1010.1.1)	MINIMUM CLEAR OPENING = 32"	PROVIDED: REFER TO DOOR SCHEDULE
STAIRWAYS (SECTION 1011.1.2)	MINIMUM WIDTH = 44"	PROVIDED: REFER TO PLANS
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	250 FT MAXIMUM	130' AT SOUTHWEST STAIRHALL (LONGEST PATH OF TRAVEL FROM ANY ONE APARTMENT)
CORRIDOR FIRE RESISTANCE RATING (TABLE 1020.1)	5 HOUR	1 HOUR FIRE RATING PROVIDED AT ALL CORRIDORS
CORRIDORS (TABLE 1020.2)	MINIMUM WIDTH = 44"	48" PROVIDED
LIFE-SAFETY SYMBOLS		
DESCRIPTION	SYMBOL	
ABLE TO RESIST PASSAGE OF SMOKE	
1 HOUR FIRE RATING (WALL)	-----	
2 HOUR FIRE RATING (WALL)	-----	
2 HOUR FIRE RATING (FLOOR PLATE)	-----	
EXIT ACCESS	EA	
EXIT DISCHARGE	ED	
RESCUE WINDOW	RW	
FIRE DAMPERS AT DUCT (1.5 HR RATING) 717.3.2.1 [0784]3	FD	
RECESSED FIRE EXTINGUISHER	FE	
CARBON MONOXIDE DETECTOR & ALARM HARDWIRED TO ELEC. PANEL WITH 90 MIN BATTERY BACK-UP	CO	
SMOKE DETECTOR & ALARM HARDWIRED TO ELEC. PANEL WITH 90 MIN BATTERY BACK-UP	SD	
VISUAL & AUDIO STROBE FIRE ALARM HARDWIRED TO ELEC. PANEL WITH 90 MIN BATTERY BACK-UP	SA	
EXIT LIGHT HARDWIRED TO ELEC. PANEL WITH 90 MIN BATTERY BACK-UP	EL	
	AS INDICATED ON PLAN	

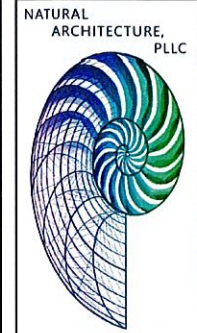


TABLE 2020.1.1.1
ARCHITECT COPYRIGHT:
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**PROJECT: CARR 2ND & 3RD FLOOR
RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
BATAVIA NY 14020**

DATE	AUTHOR / ARCHITECT
11/30/2022	D. M. SCHOELL

GROUND FLOOR LIFE SAFETY PLAN

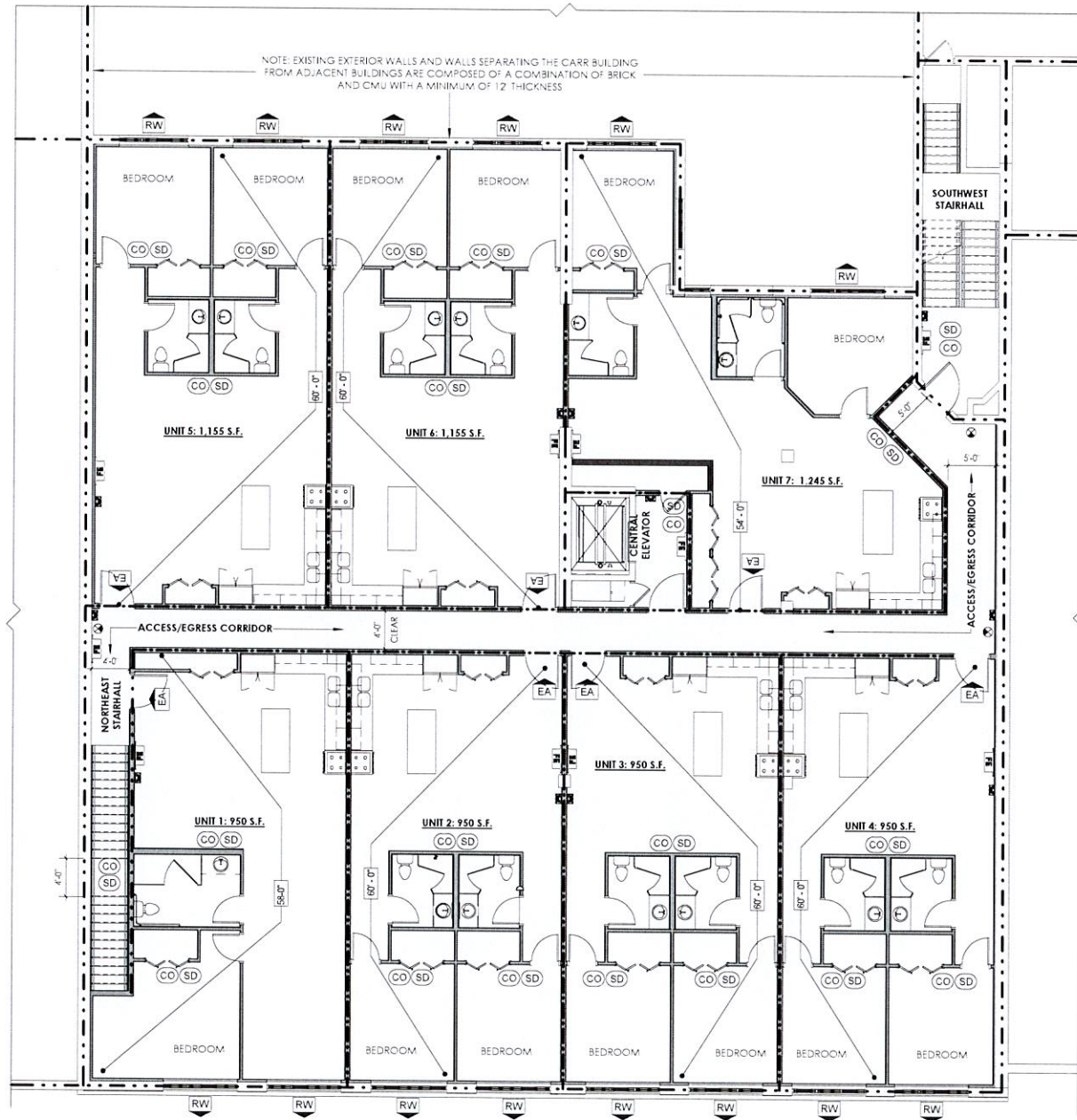
PROJECT NUMBER
23-90

CARR
G-101

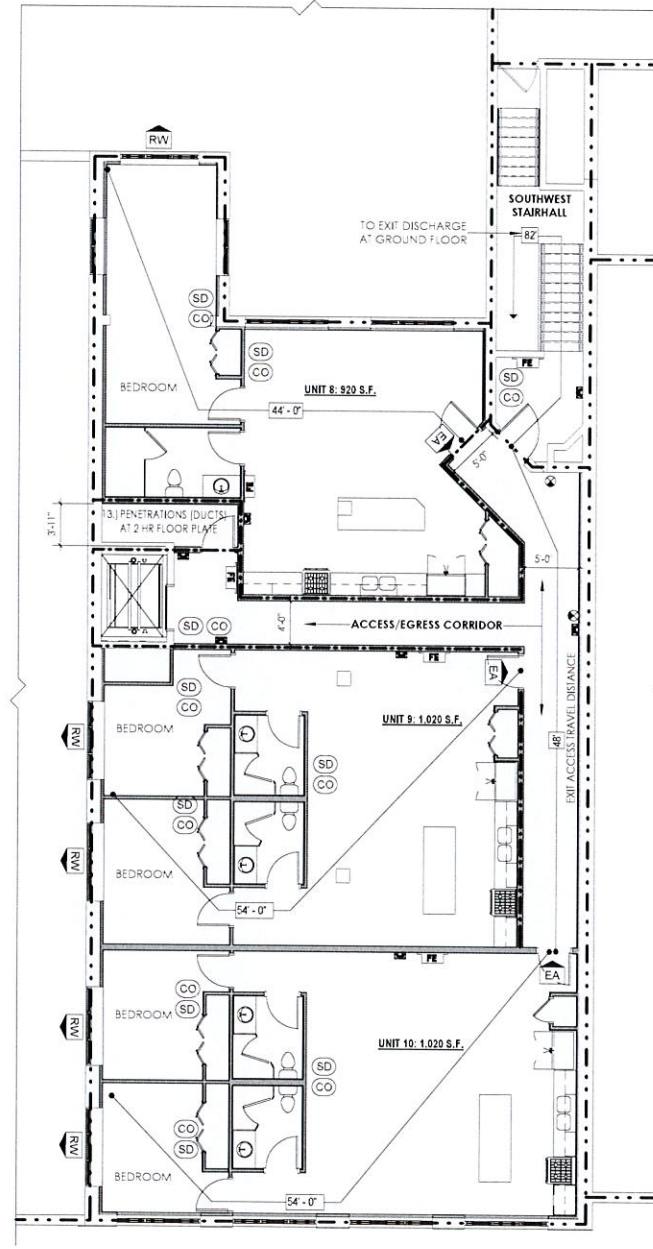
DATE / NUMBER

NATURAL LIGHT REQUIREMENT: 8% OF FLOOR AREA
 TYPICAL LIVING ROOM KITCHEN S.F. = 670 SQUARE FEET
 670 x .08 = 53.6 SF REQUIRED
 66 SF PROVIDED (REFER TO A-700)

NOTE: EXISTING EXTERIOR WALLS AND WALLS SEPARATING THE CARR BUILDING FROM ADJACENT BUILDINGS ARE COMPOSED OF A COMBINATION OF BRICK AND CMU WITH A MINIMUM OF 12" THICKNESS



3 SECOND FLOOR LIFE SAFETY & EGRESS PLANS
 G-102
 1/8" = 1'-0"
 TRUE NORTH



4 THIRD FLOOR LIFE SAFETY & EGRESS PLANS
 G-102
 1/8" = 1'-0"
 TRUE NORTH

LIFE-SAFETY & CODE INFORMATION 2020 EXISTING BUILDING CODE OF NEW YORK STATE

TOPIC	EXISTING / CODE	NEW
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SQUARE FOOTAGES		
BASEMENT	8,961 S.F. (GROSS)	EXISTING TO REMAIN
GROUND FLOOR	8,961 S.F. (GROSS)	EXISTING TO REMAIN
SECOND FLOOR	8,961 S.F. (GROSS)	EXISTING TO REMAIN
THIRD FLOOR (16,500)	4,036 S.F. (GROSS)	EXISTING TO REMAIN

SCOPE OF WORK		
EXISTING STRUCTURE ALTERATION LEVEL 3		
BASEMENT	ABATEMENT, DEMOLITION, AND MECHANICAL, ELECTRICAL, & PLUMBING	
GROUND FLOOR	ABATEMENT, DEMOLITION, AND EGRESS COMPONENTS	
SECOND FLOOR	ABATEMENT, DEMOLITION, AND ALTERATION LEVEL 3 (RESIDENTIAL BUILD-OUT)	
THIRD FLOOR	ABATEMENT, DEMOLITION, AND ALTERATION LEVEL 3 (RESIDENTIAL BUILD-OUT)	

OCCUPANCY TYPE		
CHANGE IN OCCUPANCY		
BASEMENT	NA	EXISTING TO REMAIN
GROUND FLOOR	BUSINESS - B	EXISTING TO REMAIN
SECOND FLOOR	MERCANTILE - M	RESIDENTIAL - R-2
THIRD FLOOR (16,500)	MERCANTILE - M	RESIDENTIAL - R-2

CONSTRUCTION TYPE		
TABLE 601 (UNCHANGED)		
WIR THROUGHOUT	FLOORS: 0 HOUR	EXISTING TO REMAIN
	WALLS: 2 HOUR	EXISTING TO REMAIN
	ROOF: 0 HOUR (a)	EXISTING TO REMAIN

OCCUPANCY LOADS		
TABLE 1004.5		
BASEMENT	14,500 S.F. ÷ 300	48
GROUND FLOOR	8,961 S.F. ÷ 100	89
SECOND FLOOR	8,961 S.F. ÷ 200 (R)	45
THIRD FLOOR (16,500)	4,036 S.F. ÷ 200 (R)	20
TOTAL	12,997 S.F.	65

FIRE PROTECTION		
2020 BUILDING CODE OF NEW YORK STATE (CHAPTER 7 & 9)		
AUTOMATIC SPRINKLER SYSTEM (SECTION 903.3.1.2)	LOW-RISE RESIDENTIAL NFPA 13R	PROVIDED: REFER TO SPRINKLER PLANS
PORTABLE FIRE EXTINGUISHERS (SECTION 906)	REQUIRED AS PER FIRE CODE OF NEW YORK	PROVIDED: REFER LIFE SAFETY PLANS
SMOKE ALARMS (SECTION 907.2.10.2)	REQUIRED AS PER FIRE CODE OF NEW YORK	PROVIDED: REFER LIFE SAFETY PLANS
FIRE ALARM SYSTEM (SECTION 907.5.3.2.3.3)	AUDIO/VISUAL STROBES CONNECTED TO SYSTEM	PROVIDED: REFER LIFE SAFETY PLANS
CARBON MONOXIDE ALARMS (SECTION 915)	REQUIRED AS PER FIRE CODE OF NEW YORK	PROVIDED: REFER LIFE SAFETY PLANS

MEANS OF EGRESS		
2020 BUILDING CODE OF NEW YORK STATE (CHAPTER 10)		
TRAVEL DISTANCE TO EXIT (TABLE 1006.2.1)	125 FT MAXIMUM	DOES NOT EXCEED 60
MINIMUM NUMBER OF EXITS (TABLE 1006.3.2)	2 FOR OCCUPANT LOAD BETWEEN 1 & 500	TWO STAIRHALLS, BOTH ENCLOSED WITH 2 HOUR RATED WALLS
EXIT ACCESS DOORWAY CONFIGURATION (SECTION 1007)	1/3 OVERALL DIAGONAL	TWO STAIRHALLS ARRANGED AT OPPOSITE ENDS OF BUILDING
EMERGENCY POWER FOR ILLUMINATION (SECTION 1008.3.2)	REQUIRED FOR BUILDINGS WITH 2 OR MORE EXITS	EMERGENCY POWER SYSTEM PROVIDED. REFER TO ELECTRICAL PLANS
AREA OF REFUGE (SECTION 1009.3.3)	EXCEPTIONS 2 & 5	NOT REQUIRED
DOOR SIZES (SECTION 1010.1.1)	MINIMUM CLEAR OPENING = 32"	PROVIDED: REFER TO DOOR SCHEDULE
STAIRWAYS (SECTION 1011.1.2)	MINIMUM WIDTH = 44"	PROVIDED: REFER TO PLANS
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	250 FT MAXIMUM	130' AT SOUTHWEST STAIR-HALL (LONGEST PATH OF TRAVEL FROM ANY ONE APARTMENT)
CORRIDOR FIRE RESISTANCE RATING (TABLE 1020.1)	5 HOUR	1 HOUR FIRE RATING PROVIDED AT ALL CORRIDORS
CORRIDORS (TABLE 1020.2)	MINIMUM WIDTH = 44"	48" PROVIDED

LIFE-SAFETY SYMBOLS

DESCRIPTION	SYMBOL
ABLE TO RESIST PASSAGE OF SMOKE
1 HOUR FIRE RATING (WALL)	-----
2 HOUR FIRE RATING (WALL)	-----
2 HOUR FIRE RATING (FLOOR PLATE)	-----
EXIT ACCESS	EA
EXIT DISCHARGE	ED
RESCUE WINDOW	RW
FIRE DAMPERS AT DUCT (1.5 HR RATING) 717.3.2.1 [078413]	FD
RECESSED FIRE EXTINGUISHER	FE
CARBON MONOXIDE DETECTOR & ALARM HARDWIRED TO ELEC. PANEL WITH 90 MIN BATTERY BACK-UP	CO
SMOKE DETECTOR & ALARM HARDWIRED TO ELEC. PANEL WITH 90 MIN BATTERY BACK-UP	SD
VISUAL & AUDIO STROBE FIRE ALARM HARDWIRED TO ELEC. PANEL WITH 90 MIN BATTERY BACK-UP	SA
EXIT LIGHT HARDWIRED TO ELEC. PANEL WITH 90 MIN BATTERY BACK-UP	EL



TABLE SUMMARY

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PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT
OWNER: KENNETH MISTLER & PETER ZELIFF
ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

DATE	EDITION
11/30/2022	D.M. SCHOELL

SECOND & THIRD FLOOR LIFE SAFETY PLANS

DATE	AUTHOR / MODIFIER
11/30/2022	D.M. SCHOELL

PROJECT NUMBER: 23-90

CARR G-102

ABATEMENT GENERAL NOTES:

- ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF MATERIALS TO BE ABATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND REVIEW THE REQUIREMENTS IN ASBESTOS ABATEMENT SPECIFICATION 0282-3 PRIOR TO COMMENCEMENT OF ANY WORK.
- IT IS THE INTENT OF THIS PROJECT TO COMPLETELY REMOVE ASBESTOS CONTAINING MATERIALS (LOCATIONS AS INDICATED ON THE PLANS) AND TO PROVIDE A CLEAN AND ASBESTOS FREE WORK AREA POST-ABATEMENT.
- REFER TO SPECIFICATION SECTION.
- IF ANY DISCREPANCIES ARE DISCOVERED DURING THE COURSE OF WORK WITH WHAT EXISTS AND WHAT IS INDICATED ON THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPORT SAID DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
- ALL ABATEMENT PROCEDURES ARE TO BE IN ACCORDANCE WITH STANDARDS SET FORTH BY N.Y.S.D.O.L. INDUSTRIAL CODE RULE 56 AND ALL OTHER APPLICABLE REGULATIONS. REFER TO ASBESTOS ABATEMENT SPECIFICATION 0282-3 FOR FURTHER CODE REQUIREMENTS AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY IF ANY UNANTICIPATED ASBESTOS CONTAINING MATERIAL IS ENCOUNTERED DURING ABATEMENT.
- THE CONTRACTOR SHALL NOT DISTURB AN ASBESTOS CONTAINING MATERIAL DURING PRE-ABATEMENT DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF AN ASBESTOS DUMPSITE WITH THE OWNER. DUMPSITE SHALL BE AN ENCLOSED TYPE AND LOCKABLE.
- THE CONTRACTOR MAY APPLY FOR PROJECT SPECIFIC VARIANCES. USE OF SUCH VARIANCES ARE SUBJECT TO APPROVAL BY THE ARCHITECT.
- ALL CONTAINMENT ENCLOSURES SHALL EXTEND TO THE UNDERSIDE OF THE CEILING OR DECK. ALL WALL PENETRATIONS WITHIN THE AREA OF CONTAINMENT SHALL BE PROTECTED AS REQUIRED.

ABATEMENT KEY NOTES

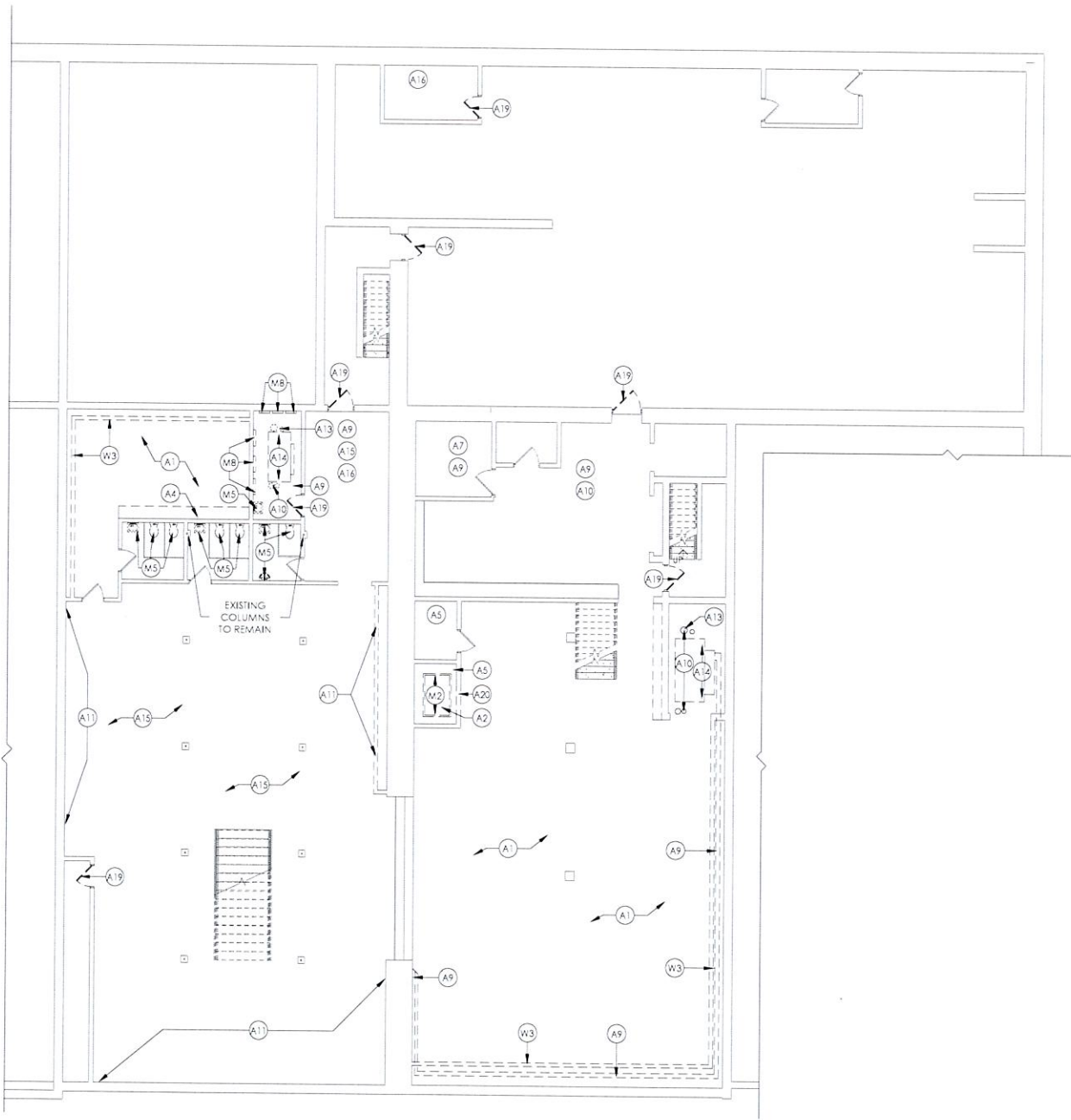
- A1) ABATE 9X9 FLOOR TILE AND ALL ASSOCIATED ADHESIVES & MASTICS.
- A2) ABATE 12X12 FLOOR TILE AND ALL ASSOCIATED ADHESIVES & MASTICS.
- A3) ABATE BASE COVE MASTIC AND ASSOCIATED WALL & FLOOR FINISHES.
- A4) ABATE WALL MASTIC AND ASSOCIATED FLOOR & CEILING FINISHES.
- A5) ABATE WALL JOINT COMPOUND AND ASSOCIATED FLOOR & CEILING FINISHES.
- A6) ABATE CEILING JOINT COMPOUND AND ASSOCIATED FLOOR & CEILING FINISHES.
- A7) ABATE TRANSIT CEILING AND ASSOCIATED FASTENER/ATTACHMENTS TO STRUCTURE.
- A8) ABATE WINDOW GLAZING.
- A9) ABATE PIPE INSULATION AND ASSOCIATED WRAPPINGS AND ADHESIVES.
- A10) ABATE BOILER INSULATION AND ASSOCIATED WRAPPINGS AND ADHESIVES.
- A11) ABATE BLACK FELT ASSOCIATED WITH WOOD STUDS.
- A12) ABATE VERMICULITE DEBRIS FROM WALL SYSTEM ABOVE.
- A13) ABATE FLANGE GASKETS ASSOCIATED WITH BOILER ROOM PIPING.
- A14) ABATE OBSOLETE BOILER.
- A15) ABATE RESIDUAL FLOOR TILE MASTIC.
- A16) ABATE WHITE MUD JOINT PACKING.
- A17) ABATE GRAY ASPHALT AND BLACK TAR ON EXTERIOR WALLS.
- A18) ABATE VERMICULITE FILLED CMU WHERE AREA OF EXTERIOR WALLS ARE TO BE REMOVED FOR WINDOW INFILL.
- A19) ABATE FIRE DOOR.
- A20) ABATE ELEVATOR DOOR.

DEMOLITION GENERAL NOTES

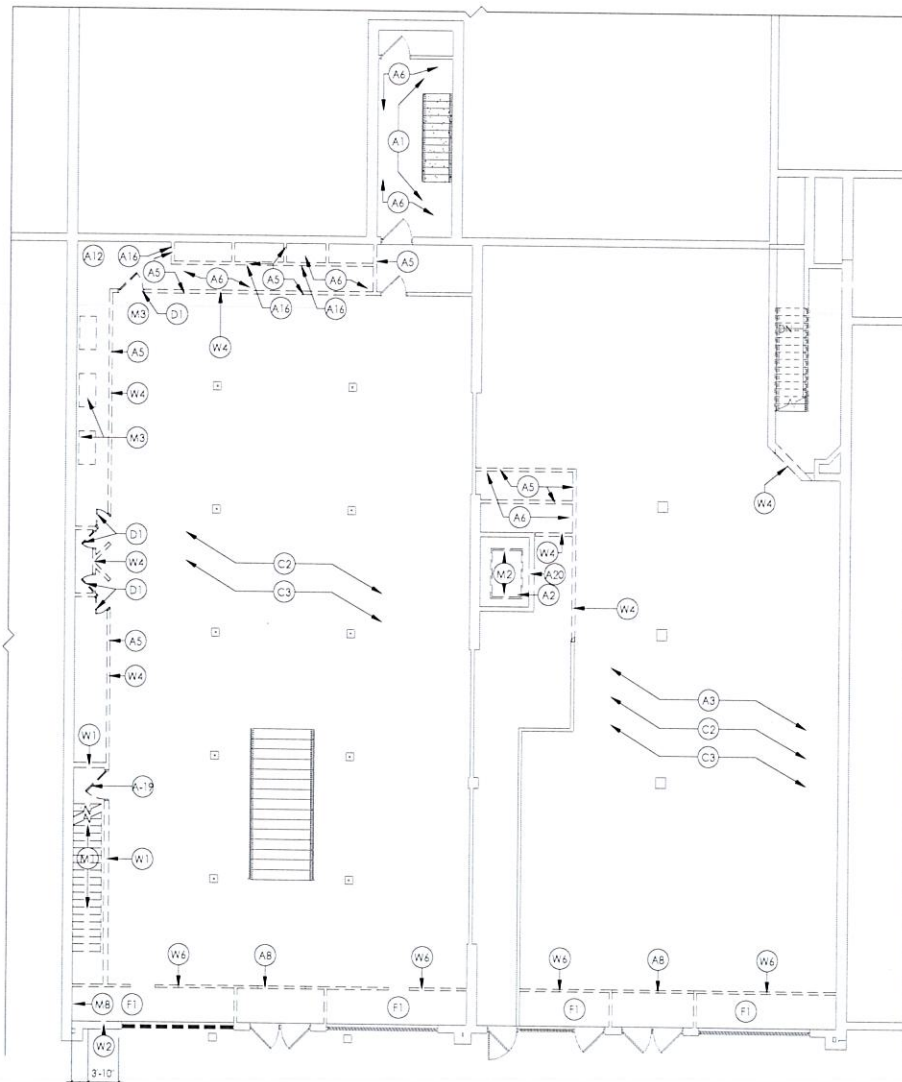
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ALL DETAILS INVOLVED IN THE DEMOLITION CONTRACT.
- GC IS RESPONSIBLE FOR KEEPING BUILDING CLEAN WEATHERTIGHT DURING DEMOLITION WORK.
- GC IS TO PROVIDE DUST CONTROL, BARRIERS AT ALL AREAS OF CONSTRUCTION.
- GC WILL SALVAGE ANY ITEMS PER OWNERS LIST (BID).
- PATCH WALLS, FLOORS AND CEILINGS AT ALL WALL REMOVALS, TO MATCH SCHEDULED FINISHES.
- WORK AREAS SHALL BE MAINTAINED AND LEFT BROOM CLEANED AT END OF EACH DAY.
- EXISTING BUILDING AND STRUCTURE TO REMAIN EXCEPT AS NOTED.

DEMOLITION KEY NOTES

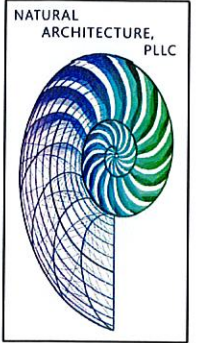
- FLOORS**
- F1) REMOVE WOODEN DISPLAY PLATFORM AND ASSOCIATED FRAMING.
 - F2) REMOVE FLOOR FINISHES AND ALL ASSOCIATED ADHESIVES AND MASTICS.
 - F3) REMOVE AREA OF FLOOR DECK TO ACCOMMODATE NEW STAIRS.
- WALLS**
- W1) REMOVE INTERIOR CMU WALL AND ALL ASSOCIATED MORTAR, GROUT, AND REINFORCEMENT. PROVIDE LOOSE LINTEL AS INDICATED ON LOOSE LINTEL SCHEDULE.
 - W2) REMOVE AREA OF EXTERIOR CMU & MASONRY WALL FOR INSTALLATION OF NEW STOREFRONT, WINDOW, DOOR, OR OPENING.
 - W3) REMOVE WOODEN FRAMED INTERIOR PARTITIONS AND DISPLAY CASES, BUILT-IN COUNTERTOPS, SHELVING, GLASS AND ALL ASSOCIATED ITEMS.
 - W4) REMOVE INTERIOR FRAMED PARTITION WALL AND ASSOCIATED FINISHES. DO NOT DISTURB EXISTING STRUCTURAL COLUMNS, BEAMS, AND LOAD BEARING WALLS.
 - W5) REMOVE INTERIOR FINISHES FROM EXISTING STRUCTURAL WALLS TO EXPOSE CMU/BRICK BEHIND.
 - W6) REMOVE INTERIOR STOREFRONT DISPLAY SYSTEM.
- CEILINGS**
- C1) REMOVE EXISTING DROP CEILINGS AND ALL ASSOCIATED HANGERS, LIGHTING FIXTURES, MECHANICAL GRILLES, OBSOLETE CEILING MOUNTED DEVICES.
 - C2) REMOVE EXISTING PLASTER AND METAL LATH CEILINGS AND ALL ASSOCIATED HANGERS, LIGHTING FIXTURES, MECHANICAL GRILLES, OBSOLETE CEILING MOUNTED DEVICES.
 - C3) REMOVE EXISTING CEILING TILES AND ALL ASSOCIATED HANGERS, LIGHTING, FIXTURES, MECHANICAL GRILLES, AND OBSOLETE CEILING MOUNTED DEVICES.
- DOORS & WINDOWS**
- D1) REMOVE EXISTING DOOR, FRAME AND ALL ASSOCIATED HARDWARE. DO NOT REMOVE ANY LINTELS IN EXISTING MASONRY OPENINGS.
 - D2) REMOVE EXISTING STOREFRONT AND PREPARE EXISTING JAMBS, SILLS & HEADS FOR NEW STOREFRONT INSTALLATION.
- MISCELLANEOUS**
- M1) REMOVE EXISTING STEEL & CONCRETE STAIRS AND ASSOCIATED HANDRAILS. DO NOT DISTURB ADJACENT STRUCTURAL LOAD BEARING WALL.
 - M2) REMOVE EXISTING ELEVATOR CAR, CONTROL MECHANISM, DOORS, MOTOR, AND ALL ASSOCIATED ELEVATOR EQUIPMENT IN ELEVATOR SHAFT, PIT AND PENTHOUSE.
 - M3) REMOVE EXISTING FURNACE, DUCTWORK AND ALL ASSOCIATED HVAC EQUIPMENT.
 - M4) REMOVE ALL CEILING MOUNTED DUCTS AND OBSOLETE VENTILATION EQUIPMENT.
 - M5) REMOVE PLUMBING FIXTURES AND ASSOCIATED FIXTURES, CAP DOMESTIC WATER SUPPLY LINES AND SANITARY AND PREPARE FOR NEW CONNECTIONS.
 - M6) REMOVE AND SALVAGE PIPING AND DISTRIBUTION EQUIPMENT ASSOCIATED WITH PNEUMATIC TUBE DISTRIBUTION SYSTEM. COORDINATE WITH OWNER FOR STORAGE LOCATION IN BASEMENT.
 - M7) REMOVE AND SALVAGE COPPER BUS EQUIPMENT ASSOCIATED WITH ELEVATOR. COORDINATE WITH OWNER FOR STORAGE LOCATION IN BASEMENT.
 - M8) REMOVE ELECTRICAL PANEL AND ASSOCIATED WIRING. REMOVE ALL OBSOLETE ELECTRICAL AND TELECOMMUNICATIONS WIRING THROUGHOUT.



2 CARR BASEMENT ABATEMENT & DEMOLITION PLAN
A-101 3/32" = 1'-0"
TRUE NORTH



1 CARR GROUND FLOOR ABATEMENT & DEMOLITION PLAN
A-101 3/32" = 1'-0"
TRUE NORTH



CLARENCE J. SCHAEFER

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**PROJECT: CARR 2ND & 3RD FLOOR
RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
BATAVIA NY 14020**

REVISION / SCHEDULE	
DATE	EDITION

DATE	AUTHOR / APPROVED
11/30/2022	D. M. SCHOELL

BASEMENT & GROUND FLOOR ABATEMENT & DEMOLITION PLANS

PROJECT NUMBER	23-90
CARR	
A-101	
DRAWING NUMBER	

ABATEMENT GENERAL NOTES:

1. ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF MATERIALS TO BE ABATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND REVIEW THE REQUIREMENTS IN ASBESTOS ABATEMENT SPECIFICATION 02813 PRIOR TO COMMENCEMENT OF ANY WORK.
2. IT IS THE INTENT OF THIS PROJECT TO COMPLETELY REMOVE ASBESTOS CONTAINING MATERIALS (LOCATIONS AS INDICATED ON THE PLANS) AND TO PROVIDE A CLEAN AND ASBESTOS FREE WORK AREA POST-ABATEMENT.
3. REFER TO SPECIFICATION SECTION:
4. IF ANY DISCREPANCIES ARE DISCOVERED DURING THE COURSE OF WORK WITH WHAT EXISTS AND WHAT IS INDICATED ON THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPORT SAID DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
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6. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY IF ANY UNANTICIPATED ASBESTOS CONTAINING MATERIAL IS ENCOUNTERED DURING ABATEMENT.
7. THE CONTRACTOR SHALL NOT DISTURB AN ASBESTOS CONTAINING MATERIAL DURING PRE-ABATEMENT DEMOLITION ACTIVITIES.
8. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF AN ASBESTOS DUMPSTER WITH THE OWNER. DUMPSTER SHALL BE AN ENCLOSED TYPE AND LOCKABLE.
9. THE CONTRACTOR MAY APPLY FOR PROJECT SPECIFIC VARIANCES. USE OF SUCH VARIANCES ARE SUBJECT TO APPROVAL BY THE ARCHITECT.
10. ALL CONTAINMENT ENCLOSURES SHALL EXTEND TO THE UNDERSIDE OF THE CEILING OR DECK. ALL WALL PENETRATIONS WITHIN THE AREA OF CONTAINMENT SHALL BE PROTECTED AS REQUIRED.

ABATEMENT KEY NOTES

- A1 ABATE 9X9 FLOOR TILE AND ALL ASSOCIATED ADHESIVES & MASTICS
- A2 ABATE 12X12 FLOOR TILE AND ALL ASSOCIATED ADHESIVES & MASTICS
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- A9 ABATE PIPE INSULATION AND ASSOCIATED WRAPPINGS AND ADHESIVES
- A10 ABATE BOILER INSULATION AND ASSOCIATED WRAPPINGS AND ADHESIVES
- A11 ABATE BLACK FELT ASSOCIATED WITH WOOD STUDS
- A12 ABATE VERMICULITE DEBRIS FROM WALL SYSTEM ABOVE
- A13 ABATE FLANGE GASKETS ASSOCIATED WITH BOILER ROOM PIPING
- A14 ABATE OBSOLETE BOILER
- A15 ABATE RESIDUAL FLOOR TILE MASTIC
- A16 ABATE WHITE MUD JOINT PACKING
- A17 ABATE GRAY ASPHALT AND BLACK TAR ON EXTERIOR WALLS
- A18 ABATE VERMICULITE FILLED CMU WHERE AREA OF EXTERIOR WALLS ARE TO BE REMOVED FOR WINDOW INFILL
- A19 ABATE FIRE DOOR
- A20 ABATE ELEVATOR DOOR

DEMOLITION GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ALL DETAILS INVOLVED IN THE DEMOLITION CONTRACT.
2. GC IS RESPONSIBLE FOR KEEPING BUILDING CLEAN WEATHERTIGHT DURING DEMOLITION WORK.
3. GC IS TO PROVIDE DUST CONTROL BARRIERS AT ALL AREAS OF CONSTRUCTION.
4. GC WILL SALVAGE ANY ITEMS PER OWNERS LIST (IBD).
5. PATCH WALLS, FLOORS AND CEILINGS AT ALL WALL REMOVALS TO MATCH SCHEDULED FINISHES.
6. WORK AREAS SHALL BE MAINTAINED AND LEFT BROOM CLEANED AT END OF EACH DAY.
7. EXISTING BUILDING AND STRUCTURE TO REMAIN EXCEPT AS NOTED.

DEMOLITION KEY NOTES

- FLOORS**
- F1 REMOVE WOODEN DISPLAY PLATFORM AND ASSOCIATED FRAMING
 - F2 REMOVE FLOOR FINISHES AND ALL ASSOCIATED ADHESIVES AND MASTICS
 - F3 REMOVE AREA OF FLOOR DECK TO ACCOMMODATE NEW STAIRS
- WALLS**
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 - W4 REMOVE INTERIOR FRAMED PARTITION WALL AND ASSOCIATED FINISHES. DO NOT DISTURB EXISTING STRUCTURAL COLUMNS, BEAMS, AND LOAD BEARING WALLS
 - W5 REMOVE INTERIOR FINISHES FROM EXISTING STRUCTURAL WALLS TO EXPOSE CMU/BRICK BEHIND
 - W6 REMOVE INTERIOR STOREFRONT DISPLAY SYSTEM
- CEILINGS**
- C1 REMOVE EXISTING DROP CEILINGS AND ALL ASSOCIATED HANGERS, LIGHTING FIXTURES, MECHANICAL GRILLES, OBSOLETE CEILING MOUNTED DEVICES
 - C2 REMOVE EXISTING PLASTER AND METAL LATH CEILINGS AND ALL ASSOCIATED HANGERS, LIGHTING FIXTURES, MECHANICAL GRILLES, OBSOLETE CEILING MOUNTED DEVICES
 - C3 REMOVE EXISTING CEILING TILES AND ALL ASSOCIATED HANGERS, LIGHTING FIXTURES, MECHANICAL GRILLES, AND OBSOLETE CEILING MOUNTED DEVICES

DOORS & WINDOWS

- D1 REMOVE EXISTING DOOR, FRAME AND ALL ASSOCIATED HARDWARE. DO NOT REMOVE ANY LINELS IN EXISTING MASONRY OPENINGS
- D2 REMOVE EXISTING STOREFRONT AND PREPARE EXISTING JAMBS, SILLS & HEADS FOR NEW STOREFRONT INSTALLATION

MISCELLANEOUS

- M1 REMOVE EXISTING STEEL & CONCRETE STAIRS AND ASSOCIATED HANDRAILS. DO NOT DISTURB ADJACENT STRUCTURAL LOAD BEARING WALL
- M2 REMOVE EXISTING ELEVATOR CAR, CONTROL MECHANISM, DOORS, MOTOR, AND ALL ASSOCIATED ELEVATOR EQUIPMENT IN ELEVATOR SHAFT, PIT AND PENHOUSE
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- M4 REMOVE ALL CEILING MOUNTED DUCTS AND OBSOLETE VENTILATION EQUIPMENT
- M5 REMOVE PLUMBING FIXTURES AND ASSOCIATED FIXTURES. CAP DOMESTIC WATER SUPPLY LINES AND SANITARY AND PREPARE FOR NEW CONNECTIONS
- M6 REMOVE AND SALVAGE PIPING AND DISTRIBUTION EQUIPMENT ASSOCIATED WITH PNEUMATIC TUBE DISTRIBUTION SYSTEM. COORDINATE WITH OWNER FOR STORAGE LOCATION IN BASEMENT
- M7 REMOVE AND SALVAGE COPPER BUS EQUIPMENT ASSOCIATED WITH ELEVATOR. COORDINATE WITH OWNER FOR STORAGE LOCATION IN BASEMENT
- M8 REMOVE ELECTRICAL PANEL AND ASSOCIATED WIRING. REMOVE ALL OBSOLETE ELECTRICAL AND TELECOMMUNICATIONS WIRING THROUGHOUT

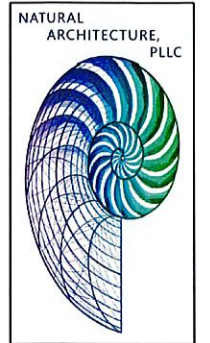


TABLE 1: GENERAL NOTES

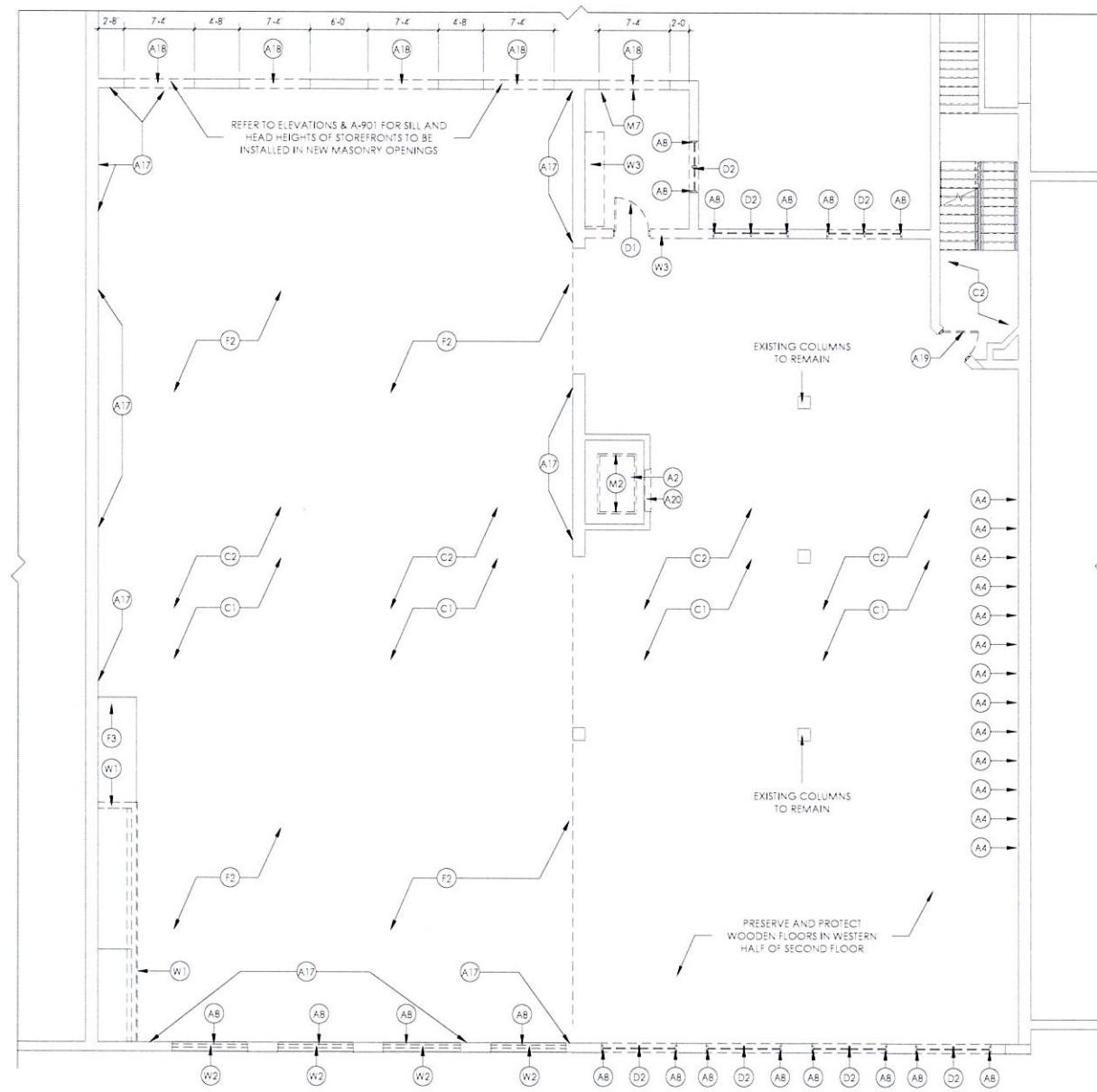
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PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT
OWNER: KENNETH MISTLER & PETER ZELIFF
ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

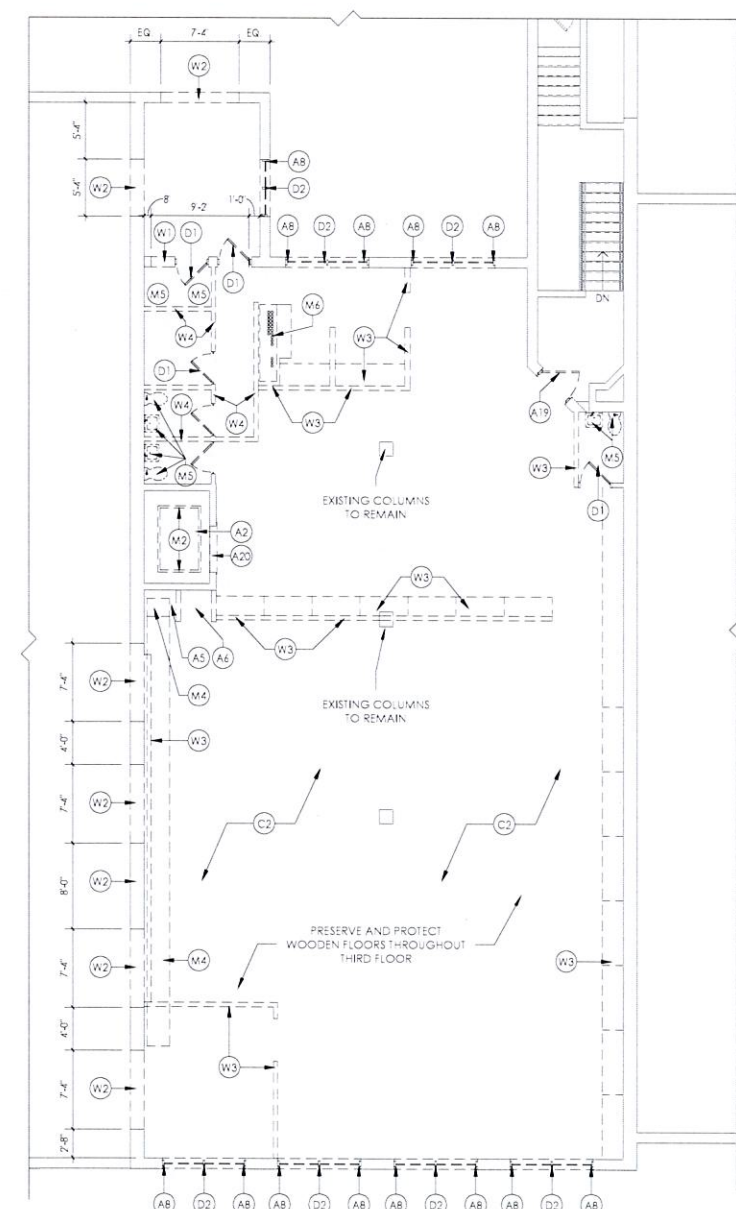
REVISION SCHEDULE	
DATE	DESCRIPTION

DATE	AUTHOR	PROJECT
11/30/2022	D. M. SCHOELL	SECOND & THIRD FLOOR ABATEMENT & DEMOLITION PLANS

PROJECT NUMBER	23-90
CARR	A-102
DATE	11/30/2022



1 CARR SECOND FLOOR ABATEMENT & DEMOLITION PLAN
 A-102 1/8" = 1'-0"
 TRUE NORTH



2 CARR THIRD FLOOR DEMOLITION PLAN
 A-102 1/8" = 1'-0"
 TRUE NORTH

FLOOR PLAN GENERAL NOTES

1. ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE TO FIRESTOP ALL NEW PARTITIONS TO THE STRUCTURAL DECK ABOVE. FIRESTOPPING HEADS OF WALLS IS TO OCCUR AT ALL NEW WALL CONSTRUCTION WITHIN THE PROJECT.
3. ALL WALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO FACE OF STUD FRAMING OR MASONRY UNLESS OTHERWISE NOTED.
4. PROVIDE AN EDGE/TRANSITION STRIP CENTERED UNDER ALL DOORS WHERE ADJACENT FLOOR FINISHES ARE OF DIFFERENT MATERIALS.
5. PROVIDE ACCESS PANELS, MINIMUM 24" x 24" OR OF SIZES REQUIRED, WHERE PLUMBING AND HEATING VALVES, WATER SWITCHES, VENTILATION SPLITTER DAMPERS, ETC. ARE SHOWN ON PLUMBING, HEATING AND VENTILATION DRAWINGS. WORK AREAS SHALL BE MAINTAINED AND ALL WORK AREAS SHALL BE LEFT BROOMED CLEAN AT END OF EACH DAY.
6. ALL DOORS AND WINDOW SYSTEMS TO HAVE EXTERIOR SEALANT AROUND THE ENTIRE PERIMETER (BOTH SIDES) OF FRAMES.
7. CONTRACTOR TO COORDINATE WITH OTHER TRADES FOR SEQUENCING OF WORK.

NEW CONSTRUCTION KEY NOTES

1. RESET AND STABILIZE ANY LOOSE BRICK, SPEED TILE ANY OTHER MASONRY UNITS. REPOINT INTERIOR OF EXISTING MASONRY WALL.
2. REMOVE EXISTING MASONRY INFILL AND OPERABLE VENT LOUVERS. DO NOT REMOVE OR DISTURB EXISTING CMU AND CAST-IN-CONCRETE VENEER PLASTERS. PREPARE JAMBS, SILLS AND HEADS FOR NEW STOREFRONT INSTALLATION. INSTALL STOREFRONTS AS INDICATED ON PLANS, ELEVATIONS AND A-901. PROVIDE NEW STEEL LINTEL (REFER TO A-901).
3. PROVIDE STEEL LINTEL IN NEW MASONRY OPENING AS INDICATED ON LOOSE LINTEL SCHEDULE (REFER TO A-901).
4. REMOVE EXISTING ROOF HATCH AND PROVIDE NEW WEATHERPROOF INSULATED ROOF HATCH OF EQUAL SIZE. REPLACE FLASHING. REFER TO 2/A-203.
5. WASH EXISTING CONCRETE VENEER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
6. CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES.
7. EXISTING METAL PAN STAIR TO REMAIN.
8. INSTALL NEW HYDRAULIC ELEVATOR IN EXISTING SHAFT. BASIS-OF-DESIGN = THE ENDURA TWINPOST ABOVE-GROUND 3STAGE, 100 SPEED, 2100 LB CAPACITY.
9. CONSTRUCT INFILL IN REMAINING OPENING WITH CONCRETE BLOCK AND BRICK. EXTERIOR WALL CONSTRUCTION TO MATCH EXISTING.
10. CONSTRUCT INTERIOR CLERESTORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4-A/700.

DRAWING SYMBOLS

INTERIOR WALL TYPE (REFER TO A-701)	
DOOR TYPE (REFER TO A-801)	
WINDOW TYPE (REFER TO A-802)	
INTERIOR FINISH TYPE (REFER TO A-700)	
CONSTRUCTION KEYNOTE	
SPECIFICATION REFERENCE	
ELEVATION	
SECTION/DETAIL	

NATURAL ARCHITECTURE, PLLC

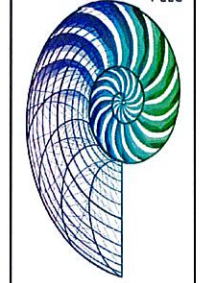


TABLE SIGNATURE

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PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT
OWNER: KENNETH MISTLER & PETER ZELIFF
ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

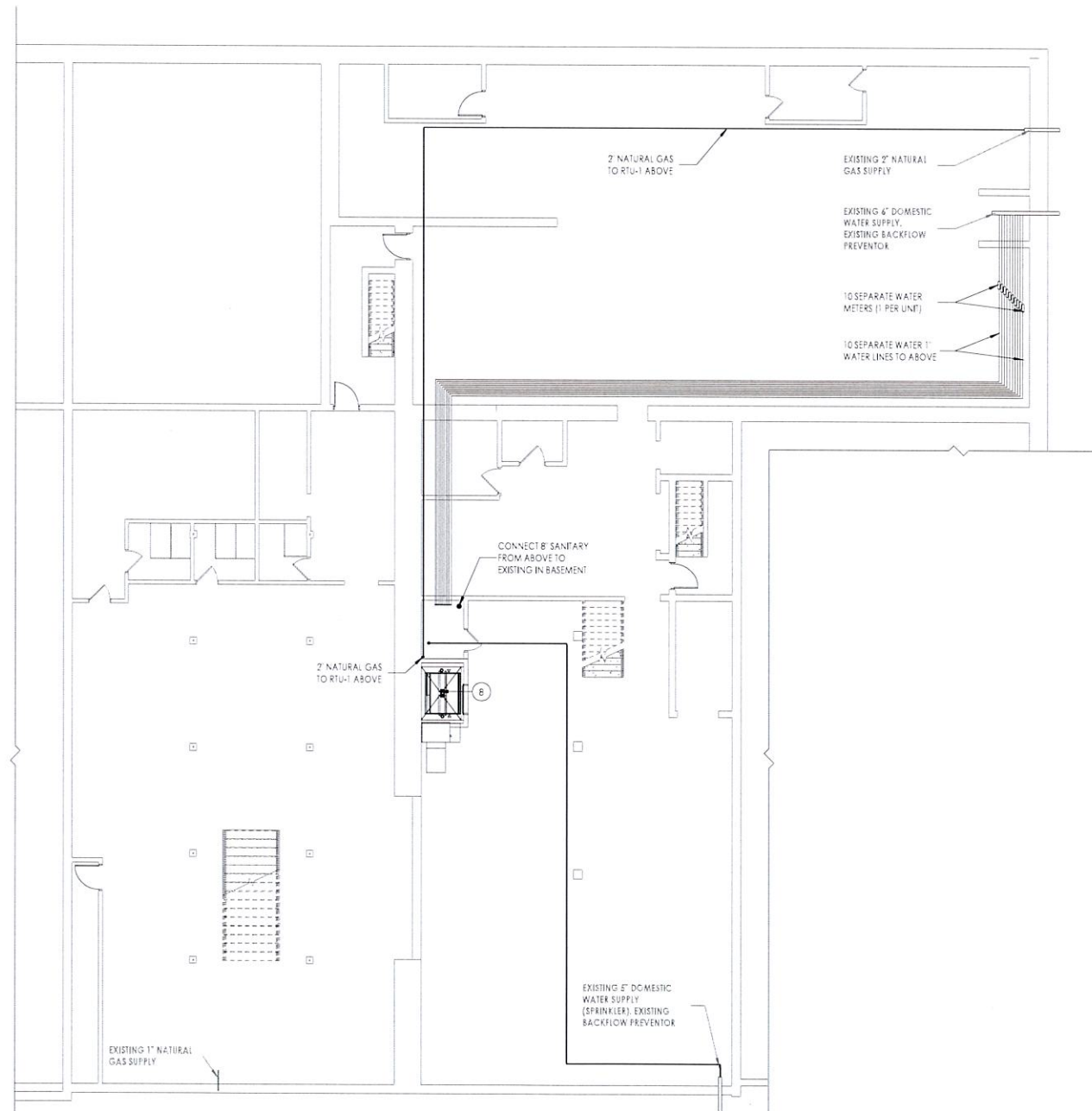
DATE	BY	REVISION

DATE	AUTHOR / CHECKED
11/30/2022	D. M. SCHELL

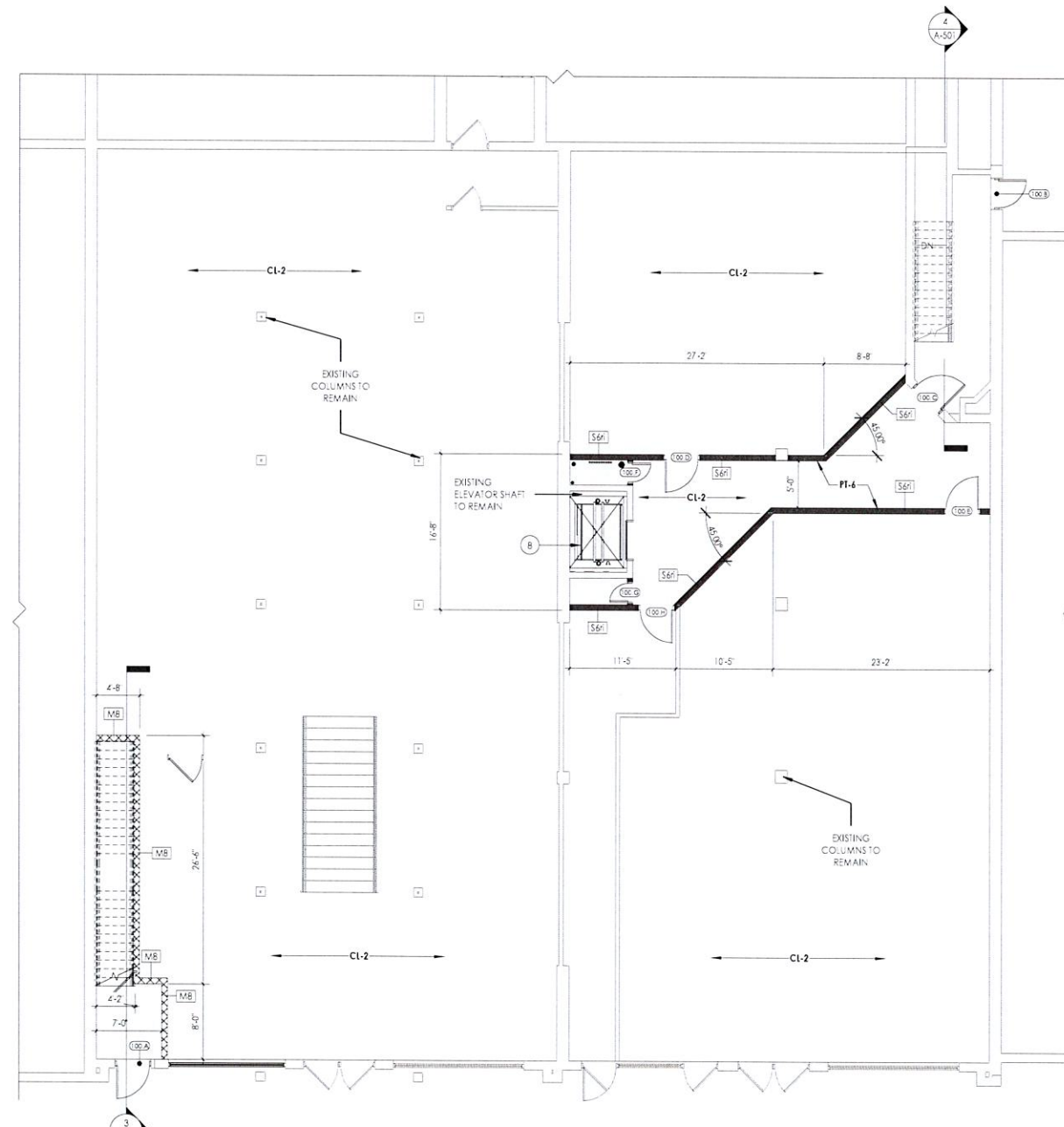
BASEMENT & GROUND FLOOR PLANS

PROJECT NUMBER
23-90

CARR A-201
 DRAWN BY: [Name]



2 CARR BASEMENT PLAN
 3/32 = 1'-0"
 TRUE NORTH



1 CARR GROUND FLOOR
 1/8" = 1'-0"
 TRUE NORTH

FLOOR PLAN GENERAL NOTES

1. ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE TO FIRST STOP ALL NEW PARTITIONS TO THE STRUCTURAL DECK ABOVE. FIRST STOPPING HEADS OF WALLS IS TO OCCUR AT ALL NEW WALL CONSTRUCTION WITHIN THE PROJECT.
3. ALL WALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO FACE OF STUD FRAMING OR MASONRY (UNLESS OTHERWISE NOTED).
4. PROVIDE AN EDGE/TRANSITION STRIP CENTERED UNDER ALL DOORS WHERE ADJACENT FLOOR FINISHES ARE OF DIFFERENT MATERIALS.
5. PROVIDE ACCESS PANELS, MINIMUM 24" x 24", OR OF SIZES REQUIRED, WHERE PLUMBING AND HEATING VALVES, WATER SWITCHES, VENTILATION SPLITTER DAMPERS, ETC. ARE SHOWN ON PLUMBING, HEATING AND VENTILATION DRAWINGS.
6. WORK AREAS SHALL BE MAINTAINED AND ALL WORK AREAS SHALL BE LEFT BROOMED CLEAN AT END OF EACH DAY.
7. ALL DOORS AND WINDOW SYSTEMS TO HAVE EXTERIOR SEALANT AROUND THE ENTIRE PERIMETER (BOTH SIDES) OF FRAMES.
8. CONTRACTOR TO COORDINATE WITH OTHER TRADES FOR SEQUENCING OF WORK.

NEW CONSTRUCTION KEY NOTES

1. RESET AND STABILIZE ANY LOOSE BRICK, SPEED TILE ANY OTHER MASONRY UNITS. REPORT INTERIOR OF EXISTING MASONRY WALL.
2. REMOVE EXISTING MASONRY INFILL AND OPERABLE VENT LOUVERS. DO NOT REMOVE OR DISTURB EXISTING CMU AND CAST-CONCRETE VENEER PLASTERS. PREPARE JAMBS, SILLS AND HEADS FOR NEW STOREFRONT INSTALLATION. INSTALL STOREFRONTS AS INDICATED ON PLANS, ELEVATIONS AND A-901. PROVIDE NEW STEEL LINTEL (REFER TO A-901).
3. PROVIDE STEEL LINTEL IN NEW MASONRY OPENING AS INDICATED ON LOOSE LINTEL SCHEDULE (REFER TO A-901).
4. REMOVE EXISTING ROOF HATCH AND PROVIDE NEW WEATHERPROOF INSULATED ROOF HATCH OF EQUAL SEE. RE-PLACE FLASHING. REFER TO 2/A-203.
5. WASH EXISTING CONCRETE VENEER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
6. CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES.
7. EXISTING METAL PAN STAIR TO REMAIN.
8. INSTALL NEW HYDRAULIC ELEVATOR IN EXISTING SHAFT. BASIS-OF-DESIGN = THE ENDURA TWINPOST ABOVE-GROUND 3-STAGE, 100-SPEED, 2,100-LB CAPACITY.
9. CONSTRUCT INFILL IN REMAINING OPENING WITH CONCRETE BLOCK AND BRICK. EXTERIOR WALL CONSTRUCTION TO MATCH EXISTING.
10. CONSTRUCT INTERIOR CLERESTORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4-A/700.

DRAWING SYMBOLS

INTERIOR WALL TYPE (REFER TO A-701)	SS
DOOR TYPE (REFER TO A-801)	DX-1-1
WINDOW TYPE (REFER TO A-802)	W-5-S
INTERIOR FINISH TYPE (REFER TO A-700)	FL-1
CONSTRUCTION KEYNOTE	A
SPECIFICATION REFERENCE	[000000]
ELEVATION	A-401 2 A-802
SECTION/DETAIL	1 A-802

NATURAL ARCHITECTURE, PLLC

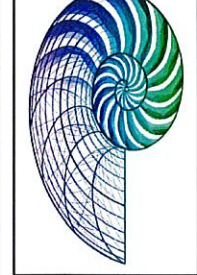


TABLE 1 CONTINUED

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PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT
OWNER: KENNETH MISTLER & PETER ZELIFF
ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

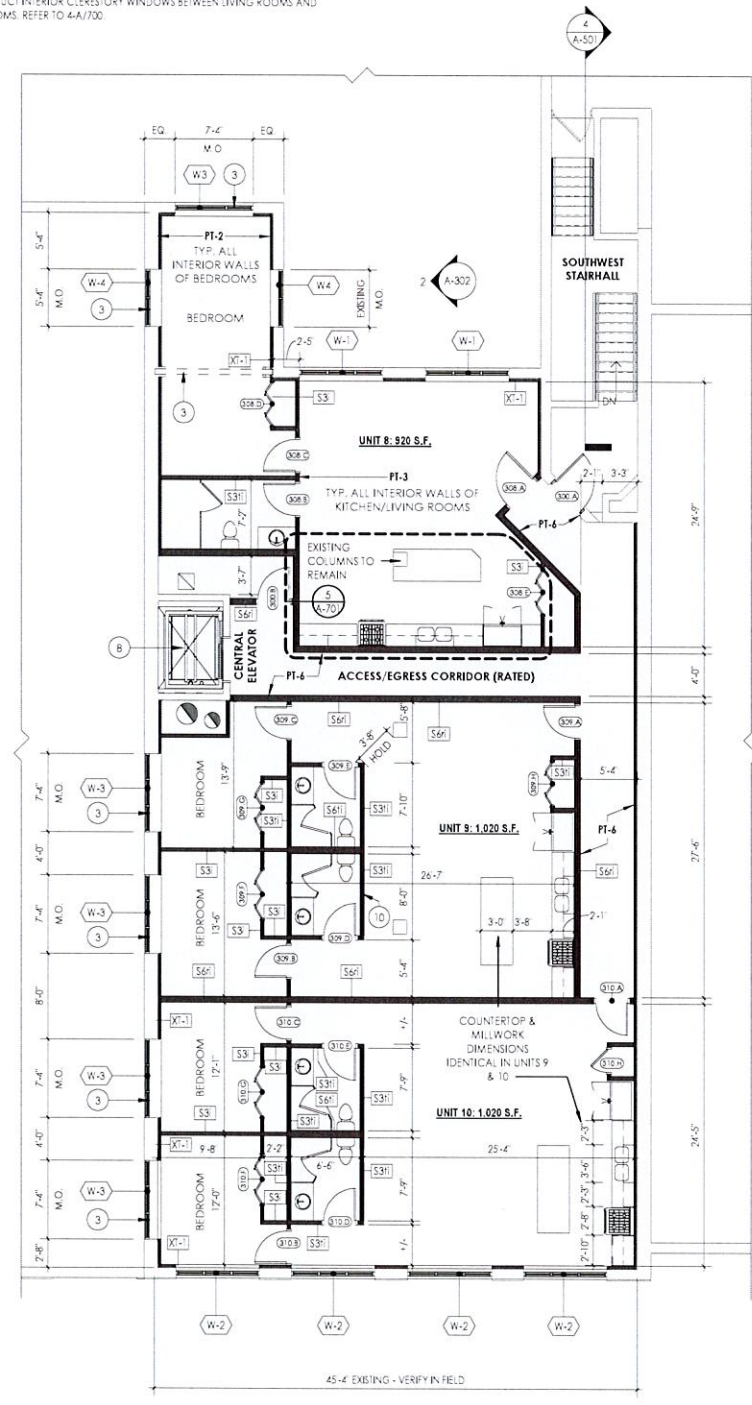
DATE	AUTHOR	REVISION
11/30/2022	D. M. SCHOELL	

SECOND & THIRD FLOOR PLANS

PROJECT NUMBER	23-90
CARR	A-202
DATE/SCALE	



2 SECOND FLOOR
A-202
1/8" = 1'-0"
TRUE NORTH

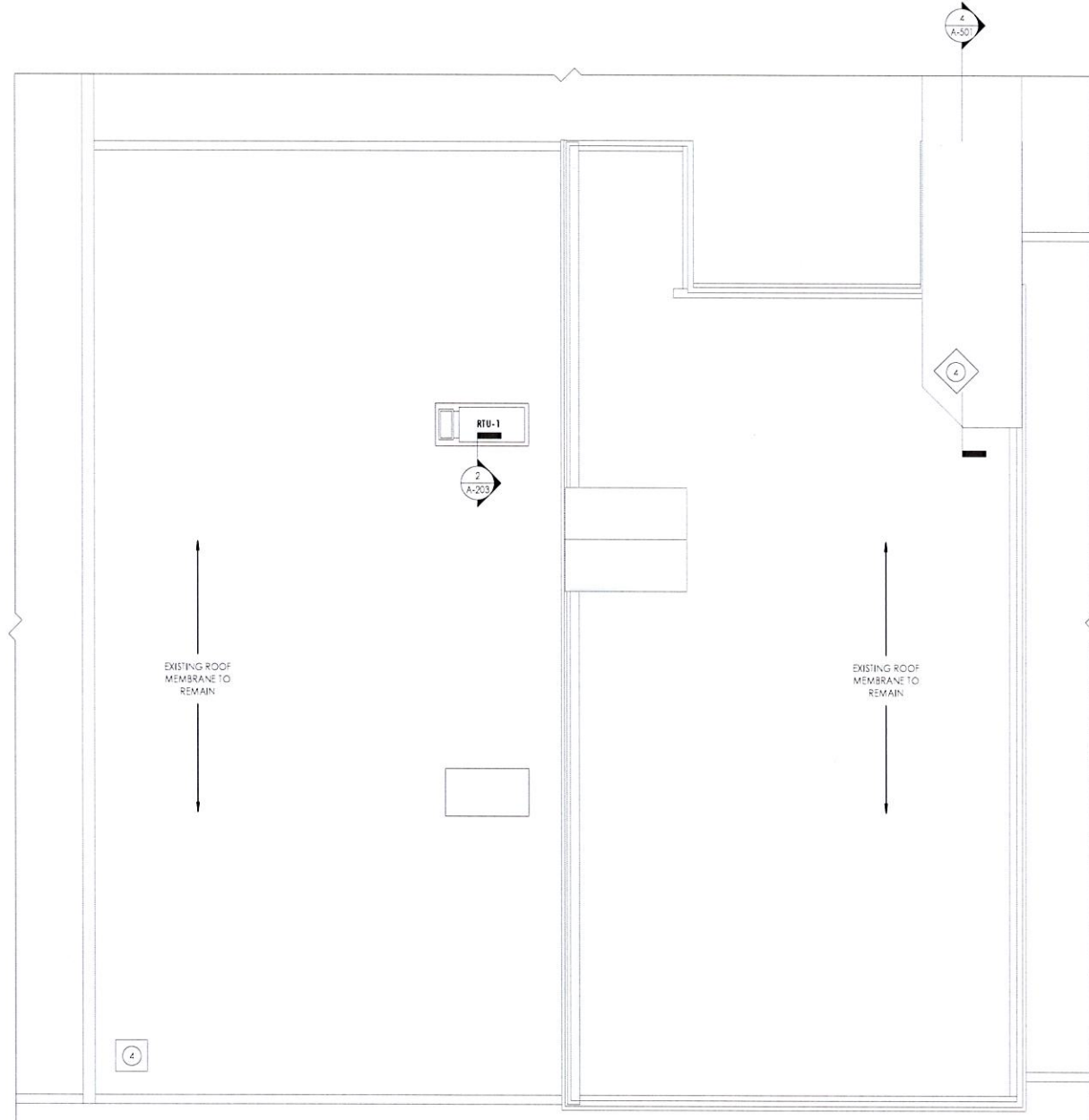


3 THIRD FLOOR PLAN
A-202
1/8" = 1'-0"
TRUE NORTH

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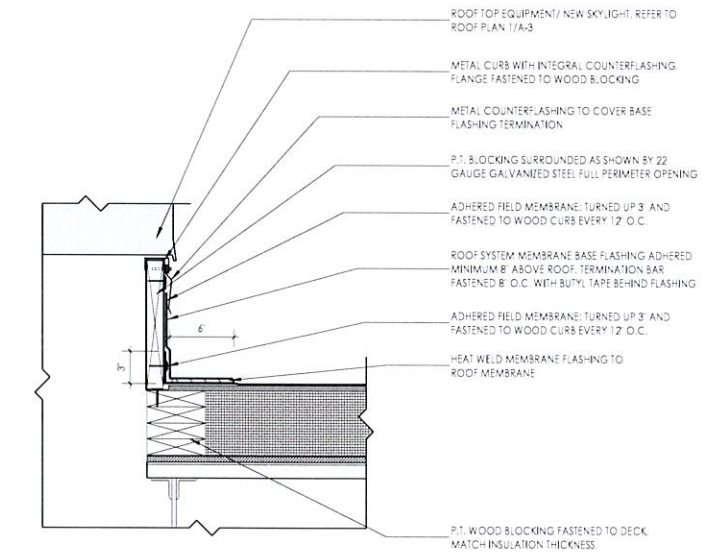
1
A-203
ROOF PLAN
1/8" = 1'-0"
TRUE NORTH



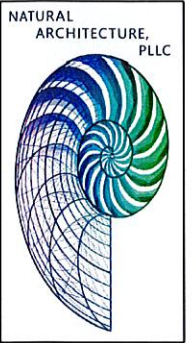
3
G-100

NEW CONSTRUCTION KEY NOTES

1. RESET AND STABILIZE ANY LOOSE BRICK, SPEED TILE ANY OTHER MASONRY UNITS. REPOINT INTERIOR OF EXISTING MASONRY WALL.
2. REMOVE EXISTING MASONRY INFILL AND OPERABLE VENT LOUVERS. DO NOT REMOVE OR DISTURB EXISTING CMU AND CAST-IN-CONCRETE VENER PLASTER. PREPARE JAMBS, SILLS AND HEADS FOR NEW STOREFRONT INSTALLATION. INSTALL STOREFRONT'S AS INDICATED ON PLANS, ELEVATIONS AND A-201. PROVIDE NEW STEEL LINTEL (REFER TO A-201).
3. PROVIDE STEEL LINTEL IN NEW MASONRY OPENING AS INDICATED ON LOOSE LINTEL SCHEDULE (REFER TO A-201).
4. REMOVE EXISTING ROOF HATCH AND PROVIDE NEW WEATHERPROOF INSULATED ROOF HATCH OF EQUAL SEE. REPLACE FLASHING. REFER TO 2/A-203.
5. WASH EXISTING CONCRETE VENER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
6. CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES.
7. EXISTING METAL PAN STAIR TO REMAIN.
8. INSTALL NEW HYDRAULIC ELEVATOR IN EXISTING SHAFT. BASIS-OF-DESIGN = THE ENDURA TWINPOST ABOVE-GROUND 3-STAGE, 100 SPEED, 2,100 LB CAPACITY.
9. CONSTRUCT INFILL IN REMAINING OPENING WITH CONCRETE BLOCK AND BRICK EXTERIOR WALL. CONSTRUCTION TO MATCH EXISTING.
10. CONSTRUCT INTERIOR CLERESTORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4-A/700.



2
A-203
TYPICAL ROOF CURB
1 1/2" = 1'-0"



CLASS: RESIDENTIAL

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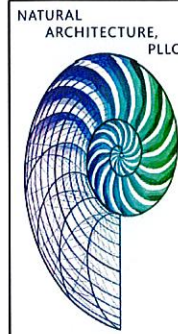
**PROJECT: CARR 2ND & 3RD FLOOR
RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
BATAVIA NY 14020**

REVISION SCHEDULE	
DATE	ED/POI

DATE	AUTHOR	APPROVER
11/30/2022	D. M. SCHOELL	

ROOF PLAN

PROJECT NUMBER	23-90
CARR	A-203
DRAWING NUMBER	



NEW CONSTRUCTION KEY NOTES

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- 5 WASH EXISTING CONCRETE VENEER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
- 6 CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES.
- 7 EXISTING METAL PAN STAIR TO REMAIN.
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- 10 CONSTRUCT INTERIOR CLERESTORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4-A/700.

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**PROJECT: CARR 2ND & 3RD FLOOR
RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
BATAVIA NY 14020**

REVISION SCHEDULE

DATE	ED/NO.

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DATE	AUTHOR / ARCHITECT
11/30/2022	D. M. SCHOELL

NORTH & EAST ELEVATIONS

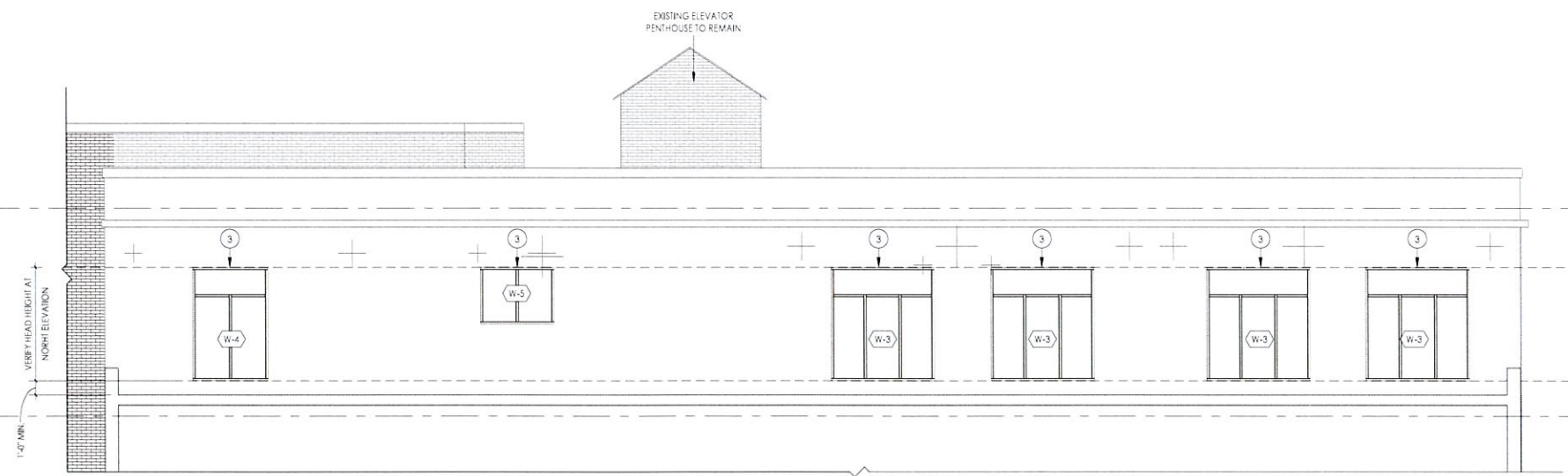
PROJECT NUMBER
23-90

**CARR
A-301**

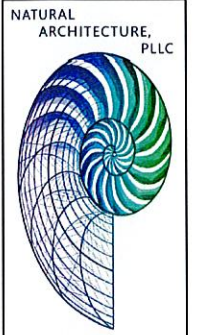
DATE / TIME



1 NORTH ELEVATION
A-301 3/16" = 1'-0"



2 EAST ELEVATION
A-301 3/16" = 1'-0"



NEW CONSTRUCTION KEY NOTES

- 1 RESET AND STABILIZE ANY LOOSE BRICK, SPEED TILE ANY OTHER MASONRY UNITS. REPOINT INTERIOR OF EXISTING MASONRY WALL.
- 2 REMOVE EXISTING MASONRY INFILL AND OPERABLE VENT LOUVERS. DO NOT REMOVE OR DISTURB EXISTING CMU AND CAST-CONCRETE VENEER PLASTERS. PREPARE JAMBS, SILLS AND HEADS FOR NEW STOREFRONT INSTALLATION. INSTALL STOREFRONTS AS INDICATED ON PLANS, ELEVATIONS AND A-901. PROVIDE NEW STEEL LINTEL (REFER TO A-901).
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- 4 REMOVE EXISTING ROOF HATCH AND PROVIDE NEW WEATHERPROOF INSULATED ROOF HATCH OF EQUAL SIZE. REPLACE FLASHING. REFER TO 21A-203.
- 5 WASH EXISTING CONCRETE VENEER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
- 6 CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES.
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- 9 CONSTRUCT INFILL IN REMAINING OPENING WITH CONCRETE BLOCK AND BRICK EXTERIOR WALL CONSTRUCTION TO MATCH EXISTING.
- 10 CONSTRUCT INTERIOR CLERESTORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4A-1720.

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**PROJECT: CARR 2ND & 3RD FLOOR
 RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
 BATAVIA NY 14020**

REVISION SCHEDULE	
DATE	DESCRIPTION

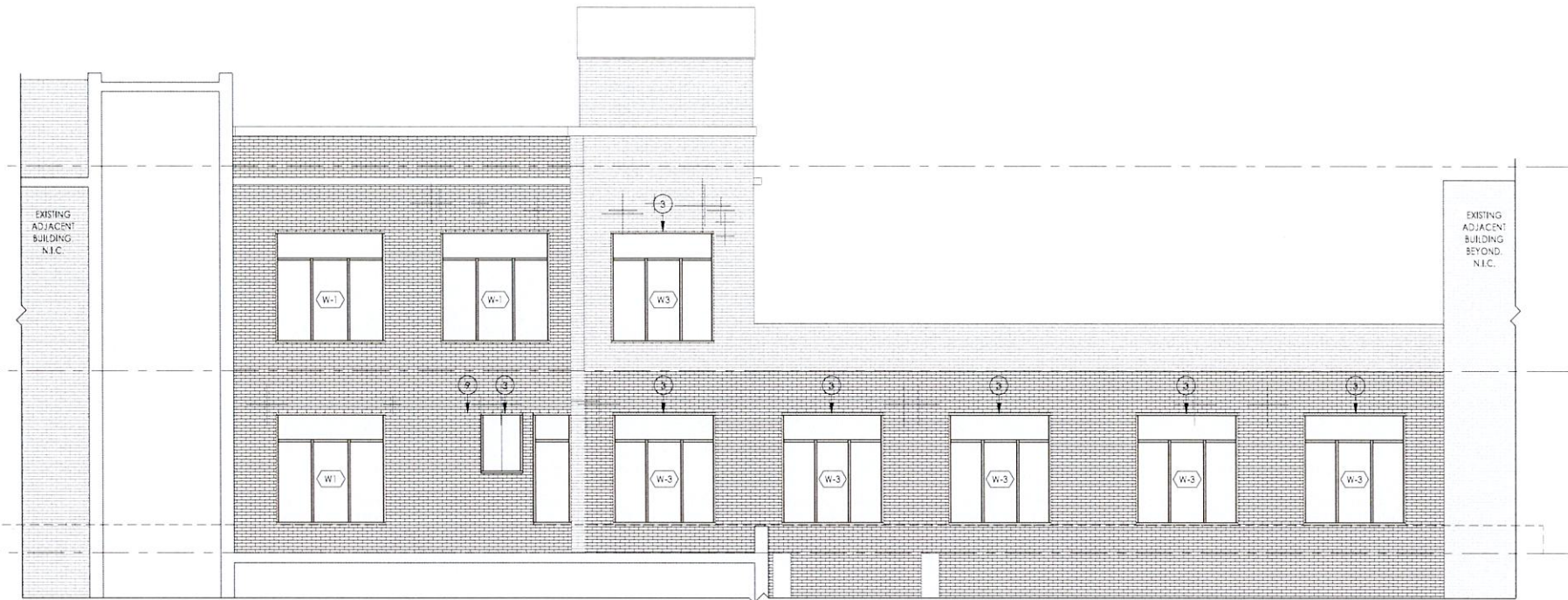
DATE	AUTHOR / ARCHITECT
11/30/2022	D. M. SCHOELL

SOUTH & WEST ELEVATION

PROJECT NUMBER
23-90

**CARR
A-302**

DATE PLOTTED: 11/30/2022 12:05:01 PM



I.O.S. 1990
42 - 4"

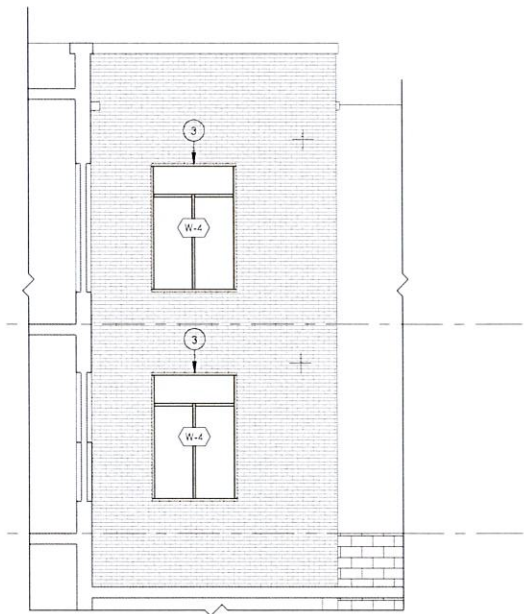
EXISTING ADJACENT BUILDING N.I.C.

EXISTING ADJACENT BUILDING BEYOND N.I.C.

THIRD FLOOR
27 - 8"

SECOND FLOOR
14 - 8"

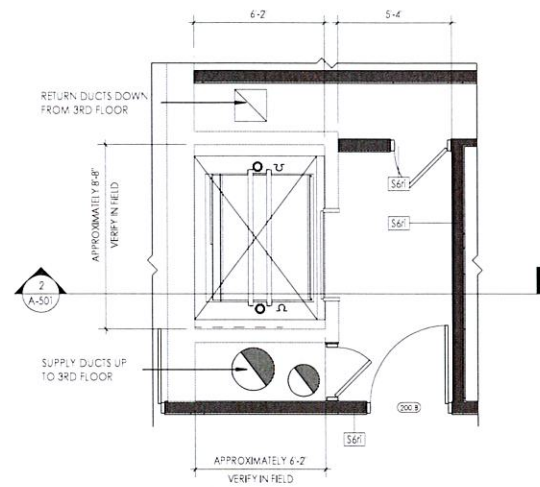
1 SOUTH ELEVATION
 3/16" = 1'-0"



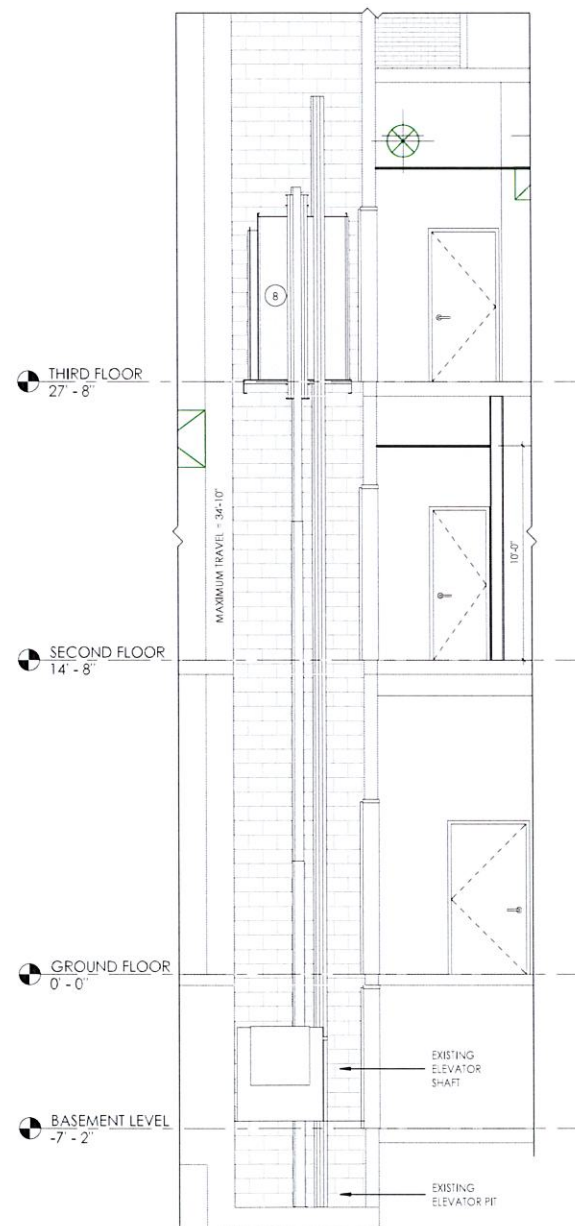
THIRD FLOOR
27 - 8"

SECOND FLOOR
14 - 8"

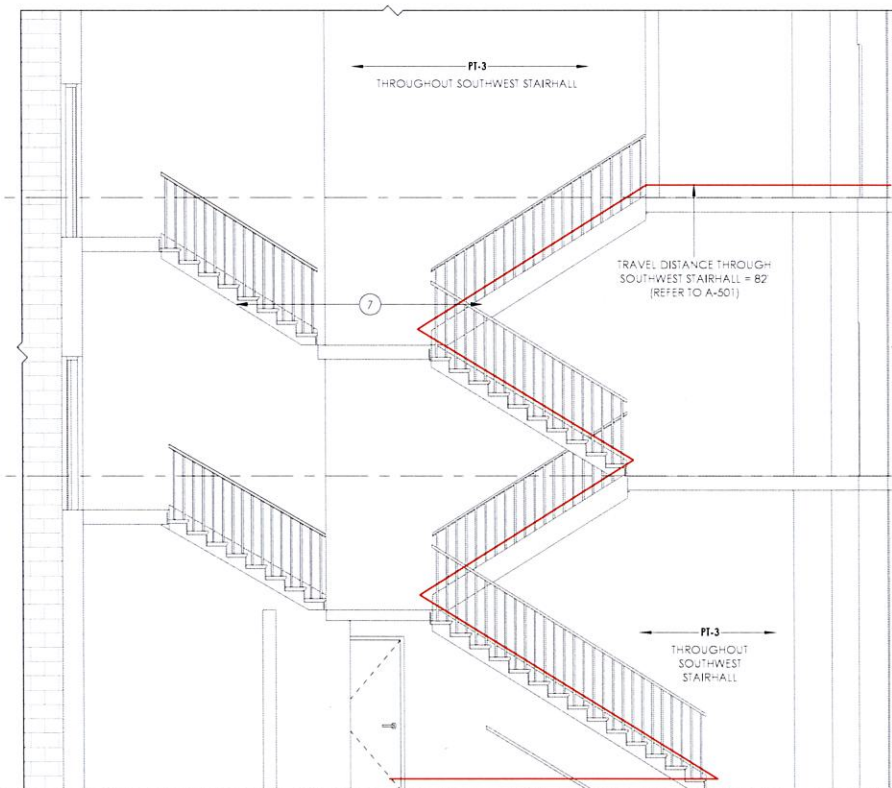
2 WEST ELEVATION
 3/16" = 1'-0"



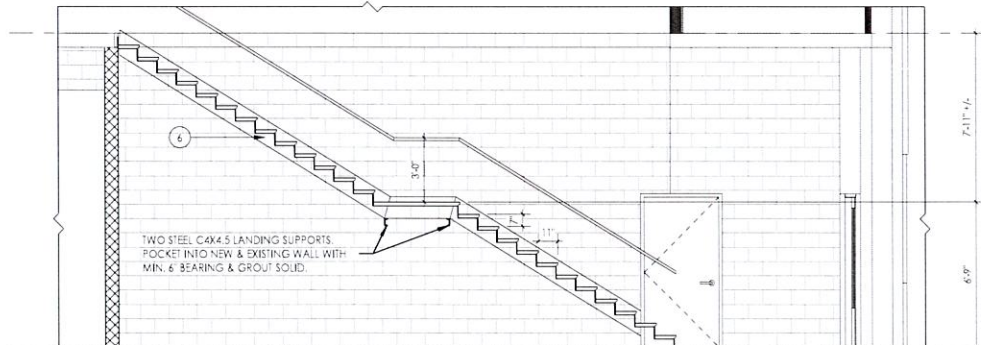
1 ENLARGED ELEVATOR PLAN
A-501 1/4" = 1'-0"



2 ELEVATOR SHAFT SECTION
A-501 1/4" = 1'-0"



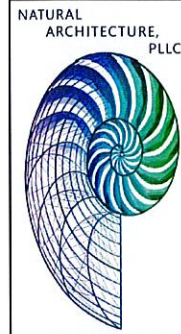
4 SOUTHWEST STAIRHALL
A-501 1/4" = 1'-0"



3 NORTHEAST STAIRHALL
A-501 1/4" = 1'-0"

NEW CONSTRUCTION KEY NOTES

1. RESET AND STABILIZE ANY LOOSE BRICK, SPEED TILE ANY OTHER MASONRY UNITS. REPOINT INTERIOR OF EXISTING MASONRY WALL.
2. REMOVE EXISTING MASONRY INFILL AND OPERABLE VENT LOUVERS. DO NOT REMOVE OR DISTURB EXISTING CMU AND CAST-CONCRETE VENEER PLASTERS. PREPARE JAMBS, SILLS AND HEADS FOR NEW STOREFRONT INSTALLATION. INSTALL STOREFRONTS AS INDICATED ON PLANS, ELEVATIONS AND A-901. PROVIDE NEW STEEL LINTEL (REFER TO A-901).
3. PROVIDE STEEL LINTEL IN NEW MASONRY OPENING AS INDICATED ON LOOSE LINTEL SCHEDULE (REFER TO A-901).
4. REMOVE EXISTING ROOF HATCH AND PROVIDE NEW WEATHERPROOF INSULATED ROOF HATCH OF EQUAL SIZE. REPLACE FLASHING. REFER TO 2/A-203.
5. WASH EXISTING CONCRETE VENEER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
6. CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES.
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9. CONSTRUCT INFILL IN REMAINING OPENING WITH CONCRETE BLOCK AND BRICK EXTERIOR WALL. CONSTRUCTION TO MATCH EXISTING.
10. CONSTRUCT INTERIOR CLERESTORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4-A/700.



TITLE & SIGNATURE

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**PROJECT: CARR 2ND & 3RD FLOOR
RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
BATAVIA NY 14020**

REVISION SCHEDULE	
DATE	DESCRIPTION

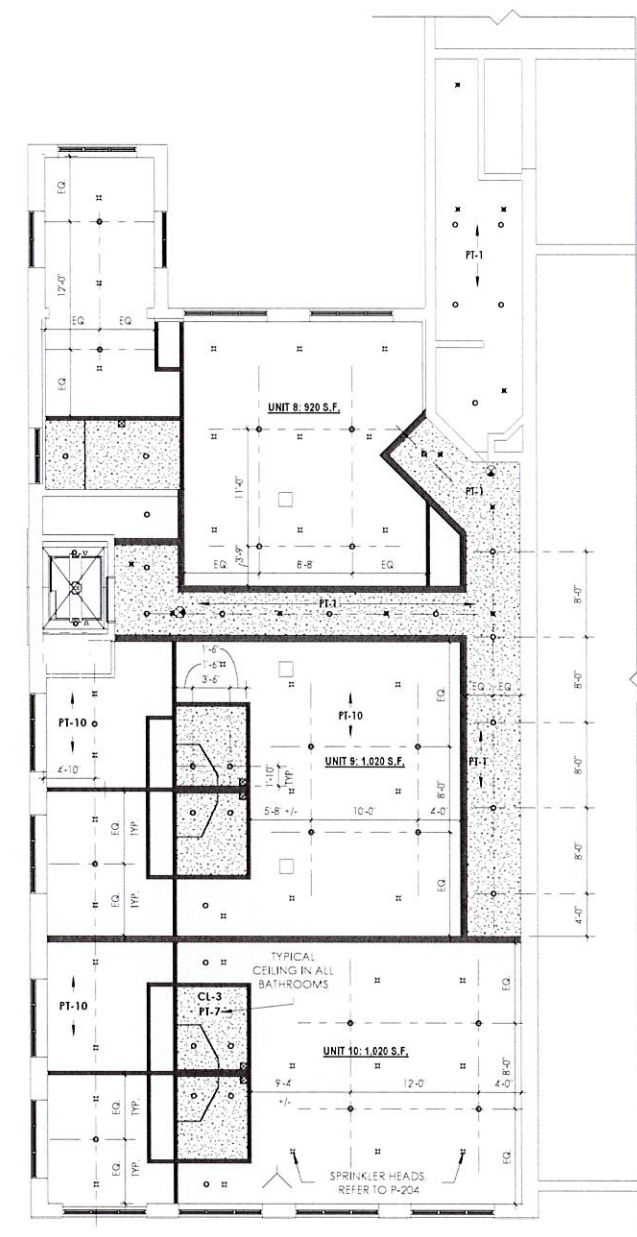
DATE	AUTHOR / ARCHITECT
11/30/2022	D. M. SCHOELL
VERTICAL CIRCULATION	

PROJECT NUMBER	23-90
CARR	A-501
DRAWING NUMBER	

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1 SECOND FLOOR REFLECTED CEILING PLAN
 TRUE NORTH
 A-602
 1/8" = 1'-0"

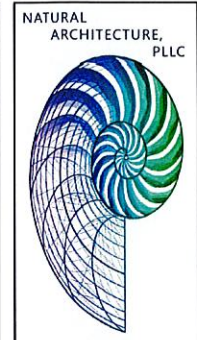


2 THIRD FLOOR REFLECTED CEILING PLAN
 TRUE NORTH
 A-602
 1/8" = 1'-0"

GENERAL CEILING NOTES

1. ALL DRAWINGS ARE GRAPHIC REPRESENTATION OF APPROXIMATE LOCATIONS OF NEW MATERIALS FOR CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. REFER TO A200 SERIES FOR FLOOR PLAN.
3. FOR ANY DISCREPANCY BETWEEN THE REFLECTED CEILING PLAN AND THE FLOOR PLAN, THE FLOOR PLAN SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIRE STOP MECHANICAL, ELECTRICAL AND PLUMBING ITEMS, INCLUDING BUT NOT LIMITED TO DUCTWORK AND CONDUIT PENETRATIONS THROUGH FLOORS AND WALLS.
5. THE CONTRACTOR SHALL COORDINATE CEILING INSTALLATIONS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
6. REFER TO THE SERIES DRAWINGS FOR DIFFUSERS AND GRILLE LOCATIONS.
7. REFER TO THE SERIES DRAWINGS FOR LIGHTING TYPES AND CONTROLS.
8. REFER TO THE SERIES DRAWINGS FOR SPRINKLER HEAD LOCATIONS.
9. WORK AREAS SHALL BE MAINTAINED AND ALL WORK AREAS SHALL BE LEFT BROOMED CLEAN AT THE END OF EACH DAY.
10. CENTER CEILING GRID (EACH WAY) IN ROOMS SCHEDULED TO RECEIVE ACOUSTICAL CEILING SYSTEMS UNLESS OTHERWISE NOTED.
11. CONTRACTOR TO VERIFY WITH ARCHITECT THE INSTALLATION OF ANY CEILING TILES LESS THAN 4" IN WIDTH.
12. PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL TOILET ROOM, JANITORS CLOSET AND OTHER WET LOCATION CEILING ASSEMBLIES.
13. ALL GYP. BD. CEILINGS AND SOFFITS SHALL BE PRIME AND PAINTED SCHEDULED CO. OR ON ALL FACES AND UNDERSIDE SURFACE.
14. CONTRACTOR TO VERIFY SOFFIT SIZE WITH MILLWORK SHOP DRAWINGS. PROVIDE 2" OVER-HANG ON EXPOSED EDGES UNLESS NOTED OTHERWISE. ALL CEILINGS THIS LEVEL @ 10'-0" A.F.F. UNLESS NOTED OTHERWISE.
15. ALL FIXTURES AND DEVICES TO BE CENTERED IN EACH TILE OF SUSPENDED ACT CEILING SYSTEM.

LIGHTING SYMBOL LEGEND		NOTE: FINAL LIGHTING FIXTURE SELECTION TO BE APPROVED BY OWNER PRIOR TO ORDER/INSTALL. PROVIDE PRODUCT DATA FOR APPROVAL.		
SYMBOL	FIXTURE	TEMPERATURE	LUMENS/WATTS	ATTRIBUTES
○	6" Ø LED CEILING MNT. DOWNLIGHT	4,000 K	1,460 - (8 WATT)	DIMMABLE. BRUSHED NICKEL TRIM. RECESSED INTO GYP. CEILINGS.
○	9" LED CEILING MNT. DOWNLIGHT	4,000 K	1,200 - (18.5 WATT)	DIMMABLE. FLUSH MOUNT. BASIS-OF-DESIGN: SATCO BUNK SINGLE (PLUCK LIGHT)
○	LED CEILING MNT. PENDANT LIGHT	3,000 K	1,200 - (35 WATTS)	BASIS-OF-DESIGN: TECH LIGHTING EVO TOOF/EVOS-ED930 SATIN NICKEL
—	4" LINEAR LED	5,000 K	4,000 - (80 WATT)	PERFORATED STEEL GRILL. BASIS-OF-DESIGN: WARELIGHT 4" LED INDIRECT
□	2' X 2' LED PANEL	4,000 K	3,750 - (35 WATT)	DIMMABLE. BASIS-OF-DESIGN = ENERGETIC LIGHTING 6501
◐	INTERIOR WALL SCONCE	3,000 K	2,200 - (120 WATT)	DIMMABLE. BASIS-OF-DESIGN = MINKA LAVERY 345-378 DARK BRONZE VANITY LIGHT
—	LED STRIP LIGHT	3,000 K	2,200 - (120 WATT)	DIMMABLE. BASIS-OF-DESIGN = MINKA LAVERY 345-378 DARK BRONZE
⊙	EXIT LIGHT	LED	NA	HARDWIRED WITH 90 MIN. BATTERY BACKUP. CEILING MOUNTED
⊙	VISUAL/AUDIO ALARM TROBE	NA	NA	HARDWIRED WITH 90 MIN. BATTERY BACKUP. WALL MOUNTED



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PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT
OWNER: KENNETH MISTLER & PETER ZELIFF
ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

REVISION SCHEDULE	
DATE	BY/NO.

DATE	AUTHOR / ARCHITECT
11/30/2022	D. M. SCHOELL

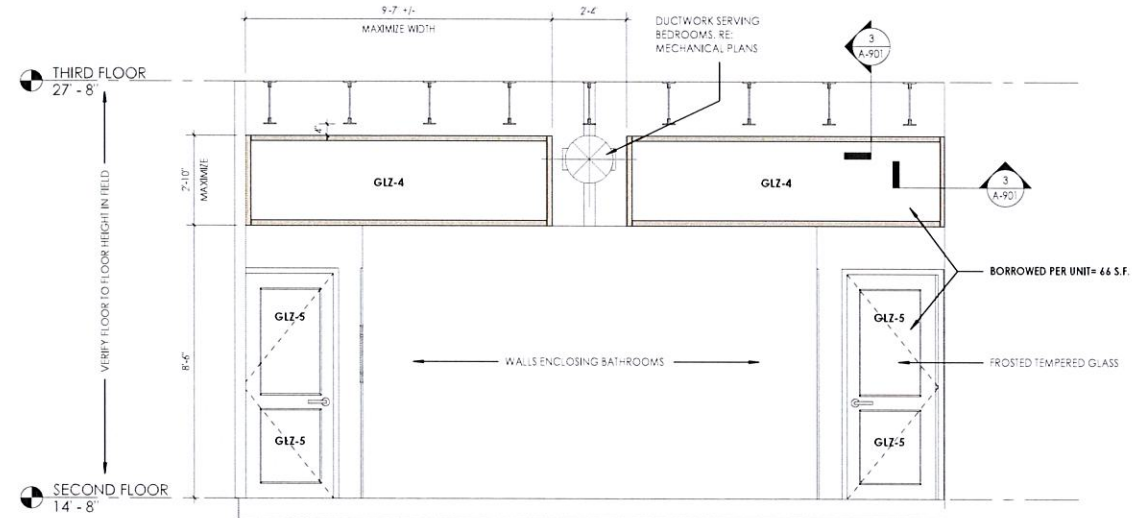
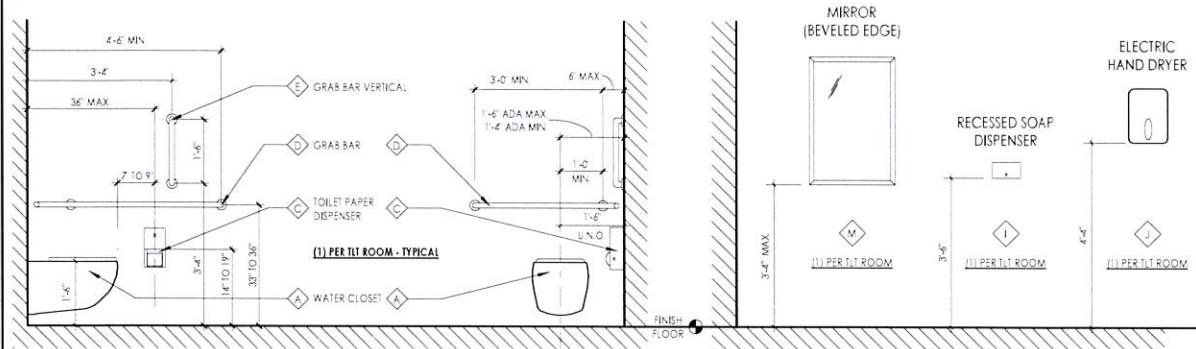
SECOND & THIRD FLOOR REFLECTED CEILING PLANS

PROJECT NUMBER
 23-90

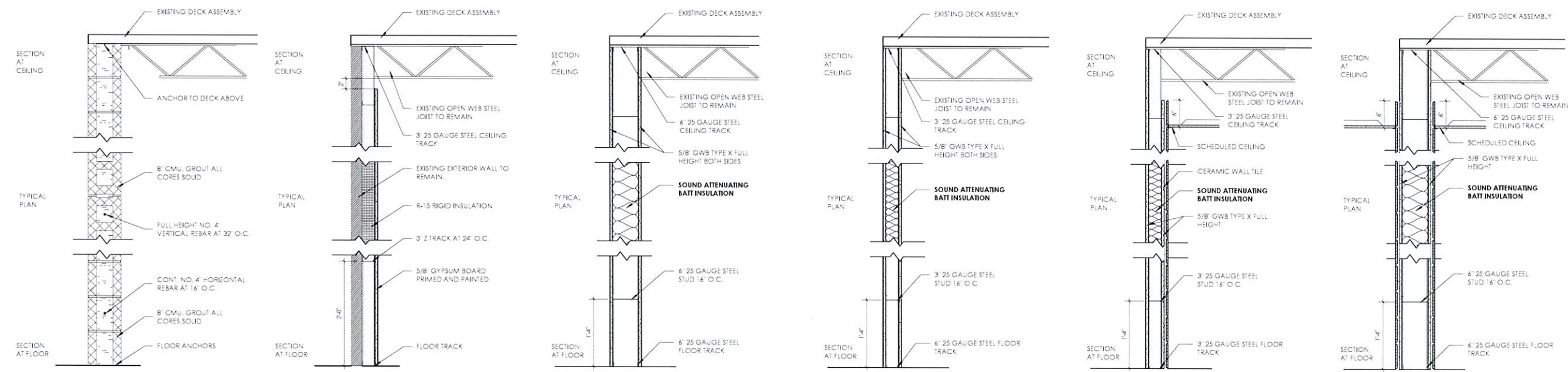
CARR
A-602

DATE PLOTTED

EQUIPMENT/FIXTURE LOCATIONS AT TLT ROOMS
SCALE 1/2"=1'-0"



4 INTERIOR CLERESTORY WINDOWS
A-700 3/8" = 1'-0"



TYPE	FIRE TEST LAB DESIGN NUMBER	FIRE RATING	STC	NOTES
M-B	NA	2-HR		
XT-1	NA	NR		
S61	NA	1-HR	49	
S31	NA	NR	49	
S31	NA	NR	NA	
S61	NA	NR	NA	

WALL TYPES DETAILS
1" = 1'-0"

FINISH SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	COLOR/NAME	PATTERN STYLE	SIZE	REMARKS	LOCATION
BASE MOLDING							
BM-1	SELECT GRADE VERTICAL GRAIN DOUGLAS FIR	NA	STAINED IN FIELD	VERTICAL GRAIN	REFER TO PROFILE	STAIN TBD	THROUGHOUT - REFER TO PLANS & INTERIOR ELEVATIONS
PAINT							
PF-1	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	7006 - EXTRA WHITE	EGGSHELL	NA	ALL PAINT COLORS ARE TO FIRST BE APPLIED IN 4"x4" SWATCHES AT LOCATIONS SHOWN, AND SUBJECT TO OWNER APPROVAL PRIOR TO APPLICATION THROUGHOUT	ALL GYPSUM BOARD CEILING
PF-2	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	6255 - MORNING FOG	EGGSHELL	NA		REFER TO PLANS
PF-3	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	6255 - KARFED AIR	EGGSHELL	NA		REFER TO PLANS
PF-4	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	6189 - OPALINE	EGGSHELL	NA		REFER TO PLANS
PF-5	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	6259 - SPATIAL WHITE	EGGSHELL	NA		REFER TO PLANS
PF-6	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	7061 - NIGHT OWL	EGGSHELL	NA		REFER TO PLANS
PF-7	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	6239 - UPWARD	EGGSHELL	NA		REFER TO PLANS
PF-8	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	9146 - FADED FLAMEFLOWER	EGGSHELL	NA		REFER TO PLANS
PF-9	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	6223 - STILL WATER	EGGSHELL	NA		REFER TO PLANS
PF-10	INTERIOR PAINT: 1 PRIMER AND 2 FINISH COATS	SHERWIN WILLIAMS	7674 - PEPPERCORN	EGGSHELL	NA		EXPOSED DUCTWORK, PIPING, AND CEILING
FLOORING							
FL-1	LVT - LUXURY VINYL TILE	TBD	TBD	TBD	TBD	CLASS A FIRE RATED	THROUGHOUT SECOND & THIRD FLOOR - REFER TO PLANS & INTERIOR ELEVATIONS
FL-2	EXISTING WOOD FLOOR TO REMAIN	NA	EXISTING	T&G	VARIES	SAND & REFINISH	WESTERN HALF OF BUILDING ON SECOND AND THIRD FLOORS
FL-3	LVT - LUXURY VINYL TILE	TBD	TBD	TBD	TBD	CLASS A FIRE RATED	THROUGHOUT SECOND & THIRD FLOOR - REFER TO PLANS & INTERIOR ELEVATIONS
CEILING							
CL-1	5/8" GYPSUM BOARD	NA	REFER TO A-602	NA	NA	NA	THROUGHOUT BASEMENT AND GROUND FLOOR - REFER TO PLANS
CL-2	TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD	NA	REFER TO A-602	NA	NA	NA	NA
CL-3	5/8" MOISTURE RESISTANT GYPSUM BOARD	NA	REFER TO A-602	NA	NA	NA	CEILING IN TLT ROOMS
CL-4	2X2 ACOUSTIC CEILING	NA	REFER TO A-602	NA	NA	NA	OFFICES & CONFERENCE ROOMS - REFER TO PLANS
SOLID SURFACE							
SS-1	CORIAN COUNTERTOP	NA	BLACK	POISHED/SEALED	3/4" THICK, VERIFY L. & W.	SAMPLE SELECTION	KITCHEN
SS-2	CORIAN COUNTERTOP	NA	CHARCOAL GRAY	POISHED/SEALED	3/4" THICK, VERIFY L. & W.	SAMPLE SELECTION	BATHROOM
PORCELAIN TILE							
PT-1	PORCELAIN FLOOR TILE (THEORETICAL)	AMERICAN OLEAN	IMAGINATIVE GRAY TH97	MATTE	12" X 24"	BASIS-OF-DESIGN	TOILET ROOM FLOORS
PT-2	PORCELAIN WALL TILE (THEORETICAL)	AMERICAN OLEAN	LOGICAL GRAY TH95	MATTE	12" X 24"	BASIS-OF-DESIGN	TOILET ROOM WALLS
CROWN MOLDING							
CM-1	SELECT GRADE VERTICAL GRAIN DOUGLAS FIR	NA	STAINED IN FIELD	VERTICAL GRAIN	3/4" X 6" X 8" (MIN.)	STAIN TBD	TYPICAL AT ALL FULL PERIMETER AT ALL CONFERENCE ROOMS
DOOR THRESHOLDS							
DT-1	HONED GRANITE	NA	MATCH CASTLE STONE	MEDIUM GRAIN	1/2" THICK	MATCH DOOR JAMB WIDTH	REFER TO DOOR SCHEDULE

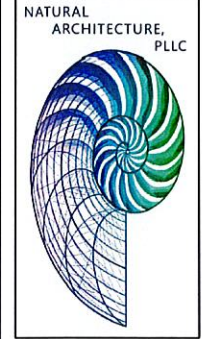


TABLE 205A.01M

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**PROJECT: CARR 2ND & 3RD FLOOR
RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
BATAVIA NY 14020**

DATE	BY	PROJECT
11/30/2022	D.M. SCHOELL	INTERIOR CONSTRUCTION & FINISHES

DATE	AUTHOR	PROJECT
11/30/2022	D.M. SCHOELL	INTERIOR CONSTRUCTION & FINISHES

DATE	AUTHOR	PROJECT
11/30/2022	D.M. SCHOELL	INTERIOR CONSTRUCTION & FINISHES

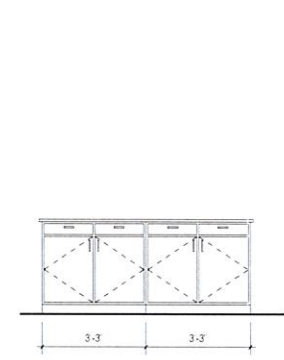
PROJECT NUMBER
23-90

CARR
A-700

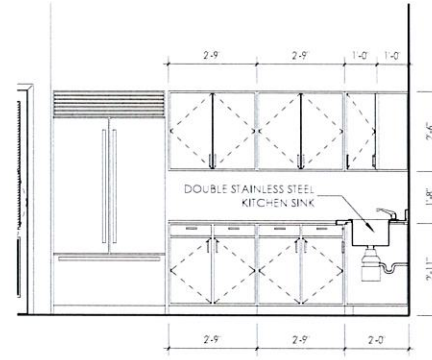
DRAWING NUMBER

FLOOR PLAN GENERAL NOTES

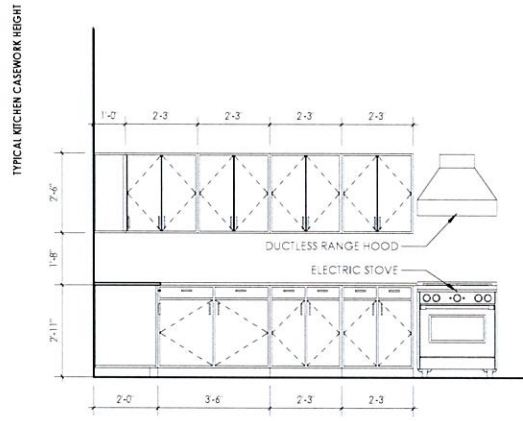
1. ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE TO FIRESTOP ALL NEW PARTITIONS TO THE STRUCTURAL DECK ABOVE. FIRESTOPPING HEADS OF WALLS IS TO OCCUR AT ALL NEW WALL CONSTRUCTION WITHIN THE PROJECT.
3. ALL WALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO FACE OF STUD FRAMING OR MASONRY UNLESS OTHERWISE NOTED.
4. PROVIDE AN EDGE/TRANSITION STRIP COVERED UNDER ALL DOORS WHERE ADJACENT FLOOR FINISHES ARE OF DIFFERENT MATERIALS.
5. PROVIDE ACCESS PANELS, MINIMUM 24" X 24", OR OF SIZES REQUIRED, WHERE PLUMBING AND HEATING VALVES, WATER SWITCHES, VENTILATION SPLITTER DAMPERS, ETC. ARE SHOWN ON PLUMBING, HEATING AND VENTILATION DRAWINGS.
6. WORK AREAS SHALL BE MAINTAINED AND ALL WORK AREAS SHALL BE LEFT BROOMED CLEAN AT END OF EACH DAY.
7. ALL DOORS AND WINDOW SYSTEMS TO HAVE EXTERIOR SEALANT AROUND THE ENTIRE PERIMETER (BOTH SIDES) OF FRAMES.
8. CONTRACTOR TO COORDINATE WITH OTHER TRADES FOR SEQUENCING OF WORK.



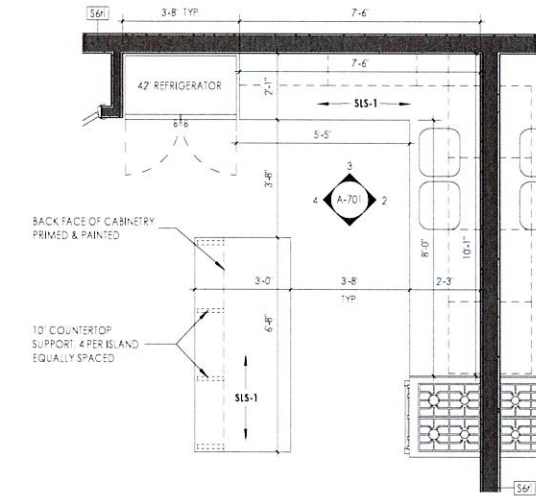
4 TYPICAL KITCHEN ISLAND
A-701 3/8" = 1'-0"



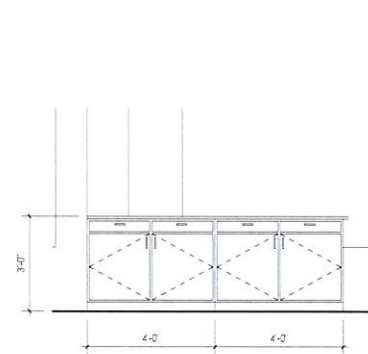
3 TYPICAL KITCHEN REFRIGERATOR ELEVATION
A-701 3/8" = 1'-0"



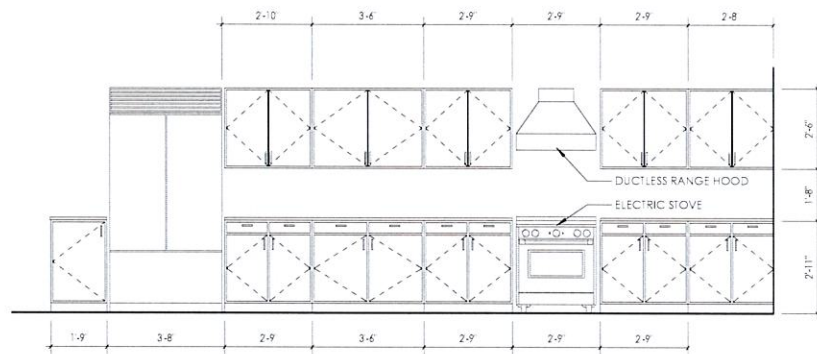
2 TYPICAL KITCHEN SINK ELEVATION
A-701 3/8" = 1'-0"



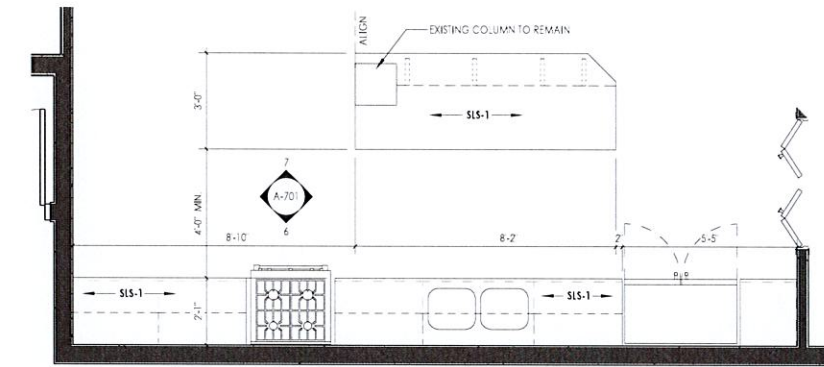
1 TYPICAL KITCHEN PLAN
A-701 3/8" = 1'-0"
TRUE NORTH



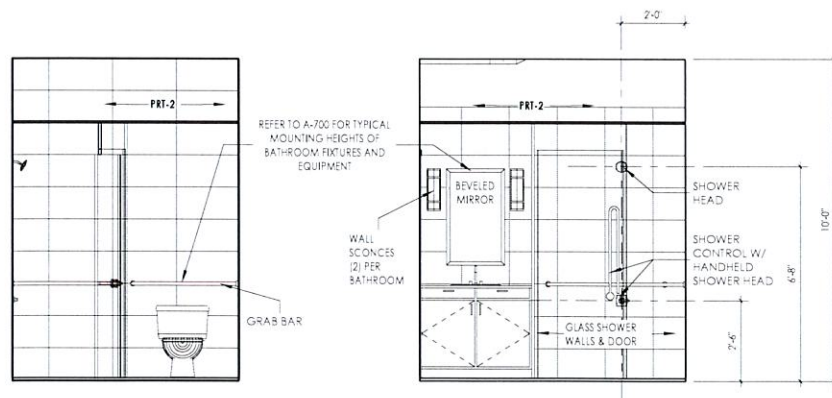
7 ALTERNATE KITCHEN DESIGN
A-701 3/8" = 1'-0"



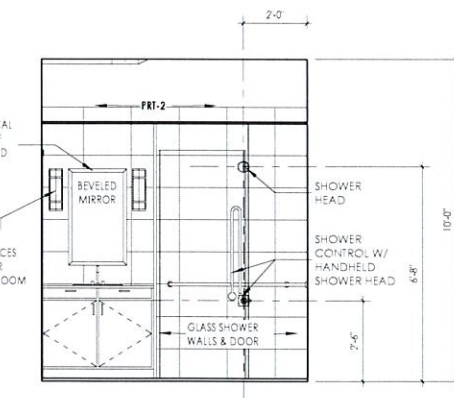
6 ALTERNATE KITCHEN SINK ELEVATION
A-701 3/8" = 1'-0"



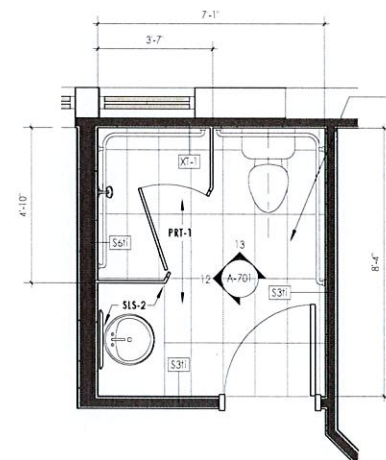
5 ALTERNATE KITCHEN PLAN
A-701 3/8" = 1'-0"
TRUE NORTH



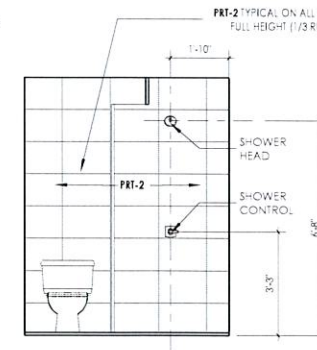
13 ACCESSIBLE BATHROOM SHOWER ELV.
A-701 3/8" = 1'-0"



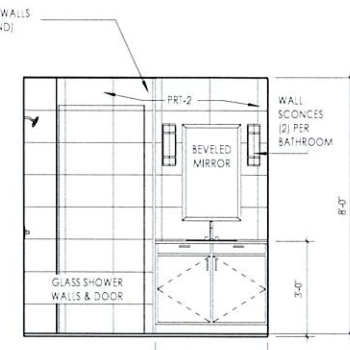
12 ACCESSIBLE BATHROOM VANITY ELV.
A-701 3/8" = 1'-0"



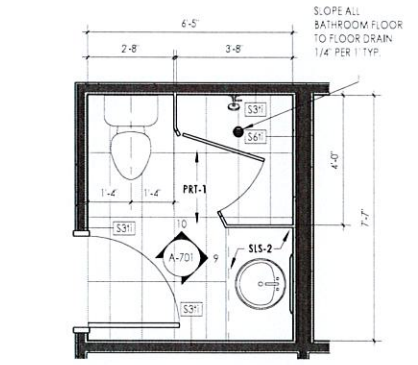
11 ACCESSIBLE BATHROOM PLAN
A-701 3/8" = 1'-0"
TRUE NORTH



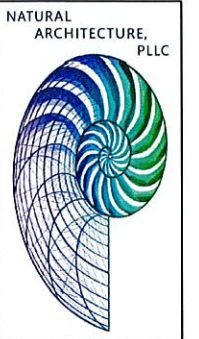
10 TYPICAL SHOWER WALL ELV.
A-701 3/8" = 1'-0"



9 TYPICAL BATHROOM VANITY ELV.
A-701 3/8" = 1'-0"



8 TYPICAL BATHROOM PLAN
A-701 3/8" = 1'-0"
TRUE NORTH



SCALE: AS SHOWN

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**PROJECT: CARR 2ND & 3RD FLOOR
RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
BATAVIA NY 14020**

REVISION SCHEDULE

DATE	BY	NO.

DATE: 11/30/2022
AUTHOR: D.M. SCHOELL
PROJECT: ENLARGED PLANS AND INTERIOR ELEVATIONS

PROJECT NUMBER: 23-90
CARR A-701
DRAWING NUMBER

DOOR #	DOOR SCHEDULE										REMARKS				
	DOOR PANELS			DOOR TYPE	FRAME FINISH	FRAMES	DOOR FRAME			GLASS TYPE		HARDWARE			
	WIDTH	HEIGHT	TH				MAT'L/FRSH	FRAME WIDTH	FRAME HEIGHT				MAT'L/FRSH	HEAD	JAMBS
100A	3'-6"	7'-0"	0'-1 3/4"	ALUM. KYNAR	FG	45 MIN	1-A	3'-10"	7'-2"	ALUM. KYNAR	4	5	GLZ-1	1	BUILDING ENTRANCE
100B	3'-0"	7'-0"	0'-1 3/4"	ALUM. KYNAR	FG	45 MIN	1-A	3'-4"	7'-2"	ALUM. KYNAR	4	5	GLZ-1	1	BUILDING ENTRANCE
100C	3'-8"	7'-0"	0'-1 3/4"	STEEL PNT	F	90 MIN	1-A	4'-0"	7'-2"	HOLLOW METAL PNT	4	5	GLZ-1	1	STAIRHALL DOORS
100D	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	ELEVATOR LOBBY
100E	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	ELEVATOR LOBBY
100F	2'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	2'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	4	MAINTENANCE
100G	2'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	2'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	4	MAINTENANCE
100J	2'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	2'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	4	MAINTENANCE
200A	3'-8"	7'-0"	0'-1 3/4"	STEEL PNT	F	90 MIN	1-A	4'-0"	7'-2"	HOLLOW METAL PNT	4	5	NA	1	STAIRHALL DOORS
200B	3'-8"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	4'-0"	7'-2"	HOLLOW METAL PNT	1	2	NA	1	ELEVATOR LOBBY
200C	2'-4"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	2'-8"	7'-2"	HOLLOW METAL PNT	1	2	NA	4	MAINTENANCE
201A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	APARTMENT ENTRANCE DOORS
201B	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
201C	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
201D	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
201E	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
202A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	APARTMENT ENTRANCE DOORS
202B	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
202C	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
202D	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
202E	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
202F	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
202G	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
202H	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
203A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	APARTMENT ENTRANCE DOORS
203B	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
203C	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
203D	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
203E	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
203F	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
203G	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
203H	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
204A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	APARTMENT ENTRANCE DOORS
204B	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
204C	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
204D	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
204E	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
204F	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
204G	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
204H	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
205A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	APARTMENT ENTRANCE DOORS
205B	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
205C	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
205D	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	3	BATHROOM DOORS
205E	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	3	BATHROOM DOORS
205F	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
205G	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
205H	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
206A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	APARTMENT ENTRANCE DOORS
206B	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
206C	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
206D	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	3	BATHROOM DOORS
206E	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	3	BATHROOM DOORS
206F	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
206G	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
206H	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
207A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	GL-5	3	BEDROOM DOORS
207B	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
207C	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS - 1/4 UNDERCUT
207D	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
207E	2'-10"	7'-0"	0'-1 3/4"	WOOD/JST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	3	BATHROOM DOORS
207F	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
207G	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
207H	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
207I	4'-0"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
300A	3'-8"	7'-0"	0'-1 3/4"	STEEL PNT	F	90 MIN	1-A	4'-0"	7'-2"	HOLLOW METAL PNT	4	5	NA	1	STAIRHALL DOORS
300B	3'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	3	MAINTENANCE
300A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	APARTMENT ENTRANCE DOORS
308B	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	3	BATHROOM DOORS
308C	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	3	BATHROOM DOORS
308D	4'-0"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
308E	4'-0"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
309A	3'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	APARTMENT ENTRANCE DOORS
309B	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
309C	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
309D	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
309E	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
309F	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
309G	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
309H	4'-0"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
310A	3'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MIN	1-A	3'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	5	APARTMENT ENTRANCE DOORS
310B	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
310C	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	3	BEDROOM DOORS
310D	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	3	BATHROOM DOORS
310E	3'-0"	7'-0"	0'-1 3/4"	WOOD/JST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	3	BATHROOM DOORS
310F	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
310G	4'-6"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	NA	NA	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS
310H	2'-2"	7'-0"	0'-1 3/4"	WOOD/JST	BF	NA	NA	2'-6"	7'-2"	WOOD/JST	1	2	NA	NA	BIFOLD CLOSET DOORS

DOOR & FRAME NOTES

- MANUFACTURER TO INSTALL CONCEALED VERTICAL RODS ASSOCIATED WITH FIRE EXIT HARDWARE.
- COORDINATE WITH DOOR MANUFACTURER FOR ALL HARDWARE COMPATIBILITY.
- FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FRAME, STOREFRONT, DOOR & WINDOW FABRICATION/INSTALLATION.
- PROVIDE MANUFACTURER DATA SHEET OF DOORS FOR OWNER & ARCHITECT APPROVAL.
- PROVIDE COLOR/FINISH OPTIONS TO OWNER FOR SELECTION.
- REVIEW FIRE EXIT HARDWARE MOUNTING REQUIREMENTS WITH ARCHITECT PRIOR TO PLACING ORDER.
- SCRAPE CLEAN, PRIME AND PAINT ALL EXISTING LINTELS ABOVE DOORS BEING REPLACED IN MASONRY WALLS.
- WHERE FRAMES ARE TO BE RECONSTRUCTED IN THE FIELD, MATCH EXISTING PROFILES AND DIMENSIONS TO REPLICATE ORIGINAL DESIGN.
- PROVIDE EXTERIOR SEALANT FULL PERIMETER OF EACH FRAME BOTH INTERIOR & EXTERIOR. PROVIDE COLOR CHART AND DATA SHEET FOR SEALANT FOR OWNER/ARCHITECT APPROVAL.
- FINAL DOOR HARDWARE & FINISHES TO BE REVIEWED/APPROVED BY OWNER PRIOR TO FURNISH/INSTALL. PROVIDE FINISH OPTIONS TO FOR OWNER REVIEW & APPROVAL.

LOOSE LINTEL SCHEDULE

WALL TYPE	SPAN	LINTEL
4" BRICK VENEER	0'-0" TO 4'-6" 4'-7" TO 5'-6" 5'-7" TO 6'-6" 6'-7" TO 7'-6" 7'-7" TO 8'-6"	L 3-1/2" X 3-1/2" X 5/16" L 4" X 3-1/2" X 5/16" (LLV) L 5" X 3-1/2" X 5/16" (LL



TABULAR SIGNATURE

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**PROJECT: CARR 2ND & 3RD FLOOR
 RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
 BATAVIA NY 14020**

REVISION SCHEDULE	
DATE	DESCRIPTION

DATE	AUTHOR / ARCHITECT
11/30/2022	D. M. SCHOELL

SECOND & THIRD FLOOR MECHANICAL PLANS

PROJECT NUMBER
23-90

**CARR
M-201**

DATE & NUMBER

GENERAL MECHANICAL NOTES:

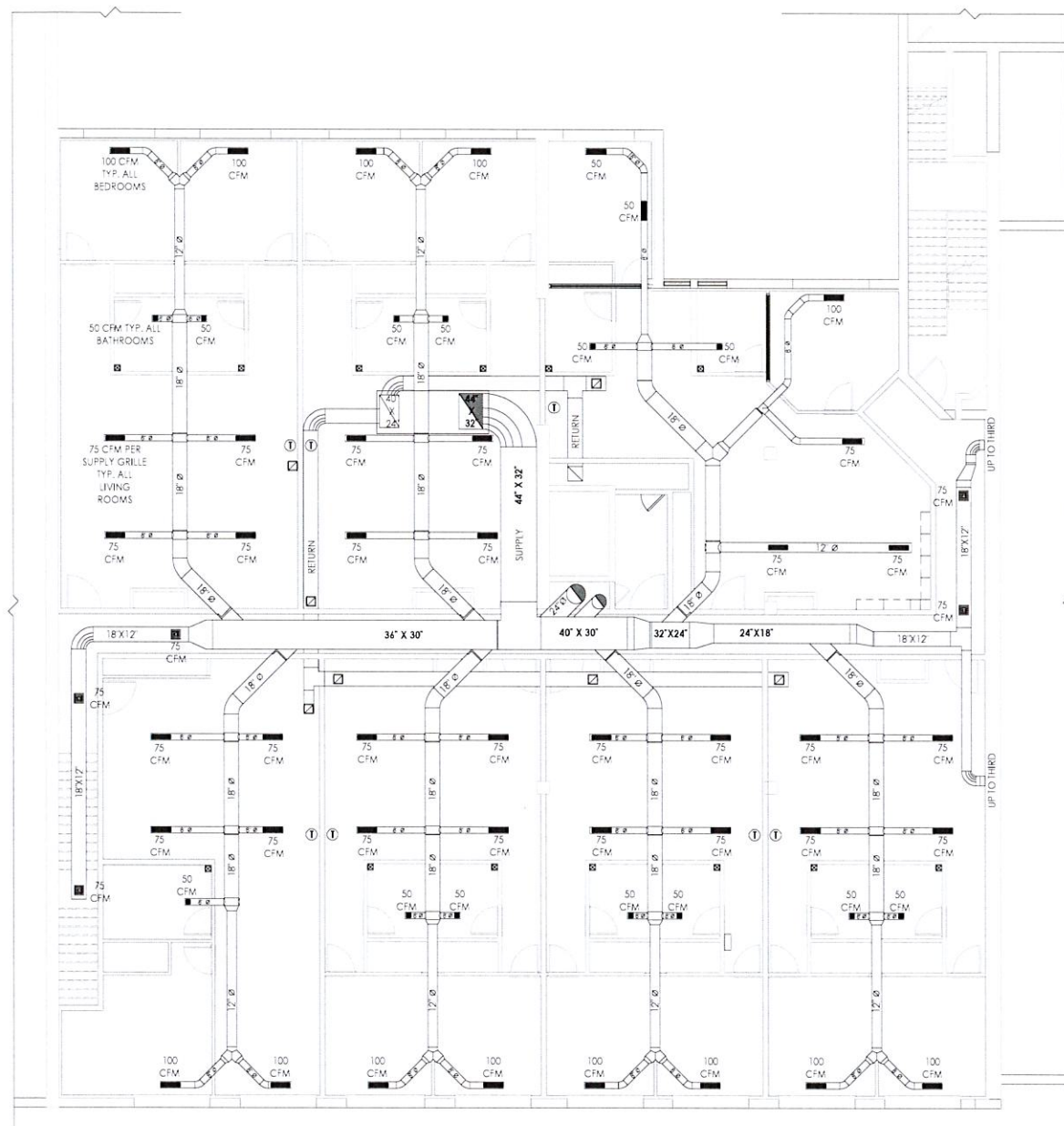
1. ALL HVAC EQUIPMENT SHALL BE UL LISTED AND SHALL MEET NYS ENERGY CODE REQUIREMENTS
2. ALL WORK SHALL COMPLY WITH ALL NYS, LOCAL AND NFPA CODES FOR CONSTRUCTION
3. DRAWINGS ARE DIAGRAMMATIC ONLY VERIFY ALL DIMENSION, PENETRATIONS, EQUIPMENT LOCATION AND TRANSITIONS
4. ALL SYSTEMS SHALL BE COMPLETE AND OPERATIONAL. TEST, ADJUST AND BALANCE EQUIPMENT AND SYSTEMS UNTIL DESIGN PERFORMANCE IS MET. SUBMIT REPORT TO OWNER.
5. PROVIDE ONE YEAR WARRANTY ON MATERIALS, WORKMANSHIP AND EQUIPMENT.
6. PREPARE AND SUBMIT SHOP DRAWINGS FOR ARCHITECT APPROVAL AND TO OTHER TRADES BEFORE FABRICATION AND INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT. COORDINATE ALL CLEARANCES, ROOF OPENING LOCATIONS, AND SIZES. POWER SUPPLY, WATER AND DRAIN EQUIPMENT AND PERFORM ALL CONTROL, INSPECTIONS. PROVIDE OWNER WITH OPERATION AND MAINTENANCE MANUALS AT COMPLETION OF PROJECT.
7. PROVIDE VOLUME DAMPERS, SPLITTER DAMPERS AND TURNING VANES AT ALL TAKEOFFS AND TRANSITIONS
8. PROVIDE DUCT COLLARS FROM DUCT MAIN TO DIFFUSERS, REGISTERS AND GRILLES
9. PROVIDE SUPPLY AND RETURN DUCT WITH UL APPROVED R-8 DUCT WRAP FOL FACED INSULATION.
10. THE HVAC CONTRACTOR SHALL PROVIDE TRANSFORMERS, CONTROL WIRING AND STARTERS AS NECESSARY TO COMPLETE SYSTEM.
11. MAIN AIR MINIMUM 10' SEPARATION BETWEEN ALL INTAKES AND EXHAUSTS AND VENTS
12. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS AND SHALL COMPLY WITH NFPA CODES. PROVIDE FIRE DAMPERS AT RATED WALL PENETRATIONS AS SHOWN AND FIRE DAMPERS AT VERTICAL FLOOR PENETRATIONS. INCLUDE ACCESS DOORS ON BOTH SIDES OF DAMPERS
13. INSTALL ALL EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
14. MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL BE 5'-0". NO FLEX DUCT IN KITCHEN. FLEX SHALL BE INSULATED WITH INTEGRAL VAPOR BARRIER.
15. ALL JOINTS, SEAMS AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, MASTIC PLUS EMBEDDED FABRIC, OR TAPES. DUCT TAPE NOT PERMITTED.
16. KITCHEN EXHAUST DUCT SHALL BE CONSTRUCTED OF 1/8GA. COLD ROLLED BLACK STEEL WITH WELDED SEAMS AND JOINTS.

MECHANICAL SYMBOL LEGEND

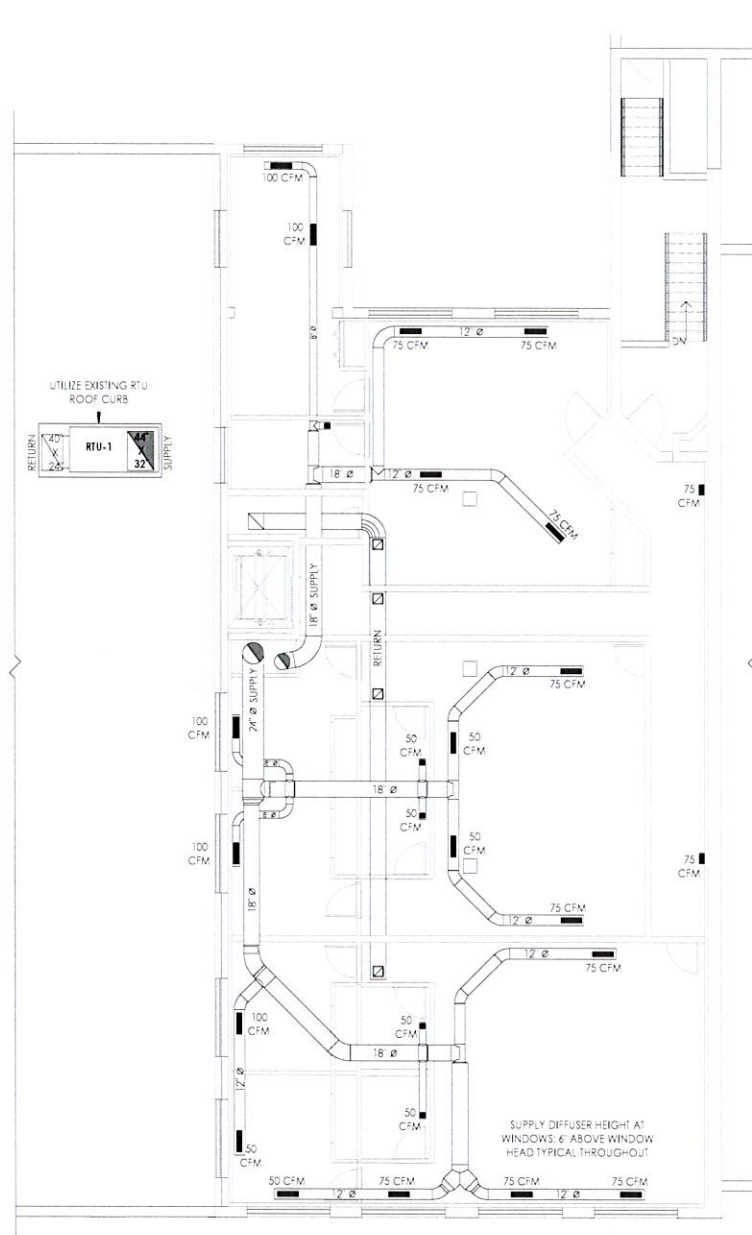
SYMBOL	ITEM	TYPE	ATTRIBUTES
	CORRIDOR CEILING DIFFUSER	8X8 WITH VOLUME DAMPER, PNTD STEEL WITH DUCT CONNECTION.	PROVIDE F.T. 2X WOOD BLOCKING FOR MOUNT BETWEEN JOISTS
	STANDARD ROOM DIFFUSER	24X6 DUCT MOUNTED, PNTD STEEL	
	BATHROOM DIFFUSER	4X6 CEILING MOUNTED, PNTD STEEL	
	CORRIDOR FLOOR DIFFUSER	PNTD STEEL	
	DEDICATED BTHRM EXHAUST FAN	GREENHECK MODEL SP-B080 80 CFM @ 0.25" S.P. 120-1-40. MERGE AND DISCHARGE THROUGH EXISTING ROOF VENT	
	RETURN AIR GRILLE	12 X 12 WALL/DUCT MOUNTED	
	THERMOSTAT	7 DAY ELECTRONIC PROGRAMMABLE SET BACK THERMOSTATS	
	SUPPLY DUCT	ALUMINUM, RE-PLAN FOR SIZE	INSULATED, 3" FIBERGLASS
	RETURN DUCT	ALUMINUM, RE-PLAN FOR SIZE	INSULATED, 3" FIBERGLASS
	VOLUME DAMPER	AUTOMATED	CONNECT TO HVAC CONTROL SYSTEM

RTU-1

15 TON, 14,000 CFM, SINGLE PACKAGED HEATING, VENTILATION & AIR CONDITIONER, HIGH EFFICIENCY, TWO STAGE COOLING
 LOCATED ON EXISTING ROOF CURB.
 PLUMBING CONTRACTOR TO PROVIDE 2" NATURAL GAS LINE CONNECTION TO RTU-1
 ELECTRICAL CONTRACTOR TO PROVIDE 3-PHASE 208 VOLTAGE CONNECTION TO RTU-1



3 SECOND FLOOR MECHANICAL PLAN
 M-201 1/8" = 1'-0"
 TRUE NORTH



4 THIRD FLOOR MECHANICAL PLAN
 M-201 1/8" = 1'-0"
 TRUE NORTH

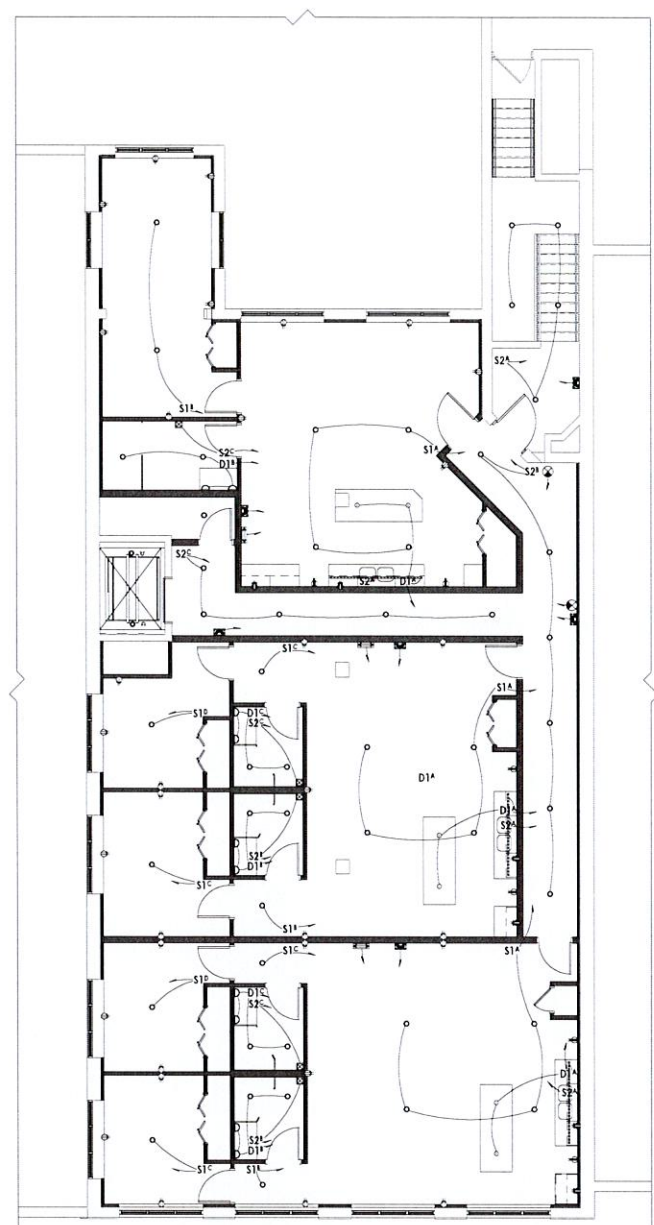
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1 SECOND FLOOR ELECTRICAL PLAN
 1/8" = 1'-0"
 TRUE NORTH



2 THIRD FLOOR ELECTRICAL PLAN
 1/8" = 1'-0"
 TRUE NORTH

ELECTRICAL SYMBOL LEGEND			
SYMBOL	ITEM	BASIS-OF-DESIGN	ATTRIBUTES
⊙	DUPLEX OUTLET	LEVITON COMMERCIAL GRADE, WHITE	HEAVY-GAUGE, RUST-RESISTANT STEEL MOUNTING STRAPS
⊙	GFCI DUPLEX OUTLET	LEVITON COMMERCIAL GRADE, WHITE	HEAVY-GAUGE, RUST-RESISTANT STEEL MOUNTING STRAPS
⊙	DEDICATED APPL. DUPLEX OUTLET	LEVITON COMMERCIAL GRADE, WHITE	HEAVY-GAUGE, RUST-RESISTANT STEEL MOUNTING STRAPS
⊙	ON-DEMAND WATER HEATER	EEMAX BQPM, 36 KILOWATT, 240 VOLT ELECTRIC WATER HEATER	PROVIDE 240 VOLT CONNECTION
S1*	SINGLE DIMMER SWITCH	LUTRON LUMEA LED DIMMER SWITCH WITH WHITE WALLPLATE	ELV/TRIAC DIMMABLE. VERIFY COMPATIBILITY WITH FIXTURE TYPE.
S2*	SINGLE STANDARD SWITCH	STANDARD LUTRON SWITCH WITH WHITE WALLPLATE	T1 ROOM VENTS AND STANDARD DUPLEX OUTLETS IN PUBLIC AREA
D1*	DOUBLE DIMMER SWITCH	LUTRON LUMEA LED DIMMER SWITCH WITH WHITE WALLPLATE	ELV/TRIAC DIMMABLE. VERIFY COMPATIBILITY WITH FIXTURE TYPE.
D2*	DOUBLE STANDARD SWITCH	LUTRON LUMEA LED DIMMER SWITCH WITH WHITE WALLPLATE	ELV/TRIAC DIMMABLE. VERIFY COMPATIBILITY WITH FIXTURE TYPE.
→	HOME RUN TO EXISTING PANEL	VERIFY REQUIREMENT IN FIELD	VERIFY EXISTING PANEL SUITABILITY IN FIELD WITH ELECTRICAL INSPECTOR
→	HOME RUN TO NEW PANEL	VERIFY REQUIREMENT IN FIELD	NEW PANEL LOCATED ON GROUND FLOOR, RE-A-201

LIGHTING SYMBOL LEGEND				
SYMBOL	FIXTURE	TEMPERATURE	LUMENS/WATTS	ATTRIBUTES
○	6" Ø LED CEILING MNT. DOWNLIGHT	4,000 K	1,480 - (88 WATT)	DIMMABLE, BRUSHED NICKEL TRIM, RECESSED INTO GYP CEILINGS.
○	9" LED CEILING MNT. DOWNLIGHT	4,000 K	1,200 - (18.5 WATT)	DIMMABLE, FLUSH MOUNT, BASIS-OF-DESIGN: SATCO BLINK SINGLE (PUCK LIGHT)
○	ED CEILING MNT. PENDANT LIGHT	3,000 K	1,200 - (85 WATTS)	BASIS-OF-DESIGN: TECH LIGHTING EVO 700F-EVOSL; ED930 SATIN NICKEL.
—	4 LINEAR LED	5,000 K	4,000 - (80 WATT)	PERFORATED STEEL GRILL, BASIS-OF-DESIGN: WARELIGHT 4 LED INDIRECT
□	2X2 LED PANEL	4,000 K	3,750 - (85 WATT)	DIMMABLE, BASIS-OF-DESIGN = ENERGETIC LIGHTING 65011
◐	INTERIOR WALL SCONCE	3,000 K	2,200 - (120 WATT)	DIMMABLE, BASIS-OF-DESIGN = MINKA LAVERY 345-378 DARK BRONZE VANITY LIGHT
—	LED STRIP LIGHT	3,000 K	2,200 - (120 WATT)	DIMMABLE, BASIS-OF-DESIGN = MINKA LAVERY 345-378 DARK BRONZE
⊙	EXIT LIGHT	LED	NA	HARDWIRED WITH 90 MIN. BATTERY BACKUP, CEILING MOUNTED
⊙	VISUAL/AUDIO ALARM TROSE	NA	NA	HARDWIRED WITH 90 MIN. BATTERY BACKUP, WALL MOUNTED

GENERAL ELECTRICAL NOTES:

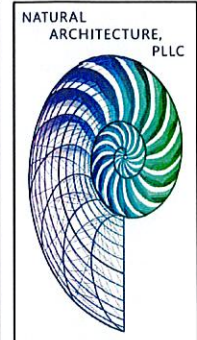
- NOTE: NOT ALL NOTES MAY APPLY.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70).
 - CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND COORDINATE WITH EXISTING ELECTRICAL EQUIPMENT PRIOR TO COMMENCEMENT OF WORK.
 - APPROVE ALL LIGHTING FIXTURES WITH OWNER PRIOR TO ORDER.
 - PROVIDE ELV OR TRIAC DIMMER SWITCHES FOR EACH DIMMABLE LIGHT FIXTURE DEPENDING ON FIXTURE REQUIREMENTS.
 - ALL CONDUIT AND WIRING TO BE CONCEALED IN WALLS, FLOORS, OR ABOVE CEILINGS UNLESS OTHERWISE NOTED OR APPROVED BY THE ARCHITECT/ENGINEER. ALL DEVICE OUTLET BOXES SHALL BE RECESSED UNLESS OTHERWISE NOTED OR APPROVED BY THE ARCHITECT/ENGINEER.
 - WHERE APPROVED OR NOTED, SURFACE METAL RACEWAY AND DEVICE BOXES SHALL BE USED IN-STEAD OF CONDUIT AND CONCEALED BOXES.
 - ALL CONDUIT ROUTES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY FINAL ROUTE.
 - CONDUIT RUNS SHOWN ARE SCHEMATICAL, AND DO NOT INDICATE THE NECESSARY FITTINGS AND JUNCTION BOXES REQUIRED FOR CODE COMPLIANT INSTALLATION.
 - THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL POWER WIRING AND CONDUIT TO JUNCTION BOX, TO DISCONNECT SWITCH ON UNIT, TO MOTOR STARTERS AND CONTACTORS, AND BETWEEN MOTOR STARTERS AND CONTACTORS TO MOTOR OR OTHER LOAD. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DIRECTION OF ROTATION FOR ALL THREE PHASE EQUIPMENT. THE ELECTRICAL CONTRACTOR SHALL MOUNT ALL STARTERS, DISCONNECTS.
 - PROVIDE ALL NECESSARY HOMERUN WIRING TO EXISTING ELECTRICAL PANEL, AS REQUIRED BY SWITCHING & CIRCUIT LAYOUT SHOWN ON ELECTRICAL AND LIGHTING PLAN.
 - IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE EXISTING ELECTRICAL UTILITY, WIRING AND CIRCUITRY.
- GROUNDING:**
- ALL METAL RACEWAYS, INCLUDING CONDUIT, WIRE TROUGHS, WIREMOLD, ETC., SHALL BE GROUNDED. ALL CONNECTIONS IN METAL RACEWAYS SHALL BE COMPLETED IN SUCH A MANNER AS TO MAINTAIN A CONTINUOUS PATH TO GROUND THROUGH THE ENTIRE LENGTH OF THE RACEWAY.
 - ALL POSSIBLE GROUNDING ELECTRODES THAT ARE PRESENT AT BUILDING SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. ELECTRODES TO INCLUDE: METAL UNDERGROUND WATER PIPE, BUILDING STEEL, CONCRETE-ENCASED ELECTRODE, GROUND RODS AND GROUND RING.
 - GROUNDING OF THE ENTIRE BUILDING ELECTRICAL AND COMMUNICATION SYSTEMS TO BE PERFORMED IN ACCORDANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70).
- WIRING:**
- UNLESS NOTED OTHERWISE EACH BRANCH CIRCUIT SHALL BE THREE (3) #12 AWG THHN/THWN (1-HOT, 1-NEUTRAL & 1-EQUIPMENT GROUND IN 3/4" EMT CONDUIT).
 - PROTECT EACH CIRCUIT WITH A 20 AMPERE, 1-POLE OVERCURRENT DEVICE UNLESS OTHERWISE NOTED.
 - PROVIDE #10 AWG FOR 120V BRANCH CIRCUITS LONGER THAN 100 FEET. COMBINED NEUTRALS ARE NOT PERMITTED.
- TYPICAL INSTALLATION HEIGHTS: (TO CENTER OF ITEM ABOVE FINISHED FLOOR)**
- RECEPTACLE = 18"
 - SWITCH = 48"
 - MODULAR JACK FOR WALL MOUNTED TELEPHONE = 52"
 - MODULAR TELEPHONE JACK = 18"
 - AUDIO/VISUAL FIRE ALARM INDICATORS = 88"
 - COMPUTER OUTLET = 18"

ELECTRICAL INSPECTION REQUIREMENTS

- PERMITS: THE CONTRACTOR SHALL APPLY FOR AND PAY THE COST FOR ANY LOCAL PERMITS NECESSARY FOR THE WORK OF THIS CONTRACT.
- INSPECTIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INSPECTION OF AND THE CERTIFICATE BY A 3RD PARTY INSPECTION AGENCY FOR THE ENTIRE ELECTRICAL SYSTEM. TURN OVER CERTIFICATE OF INSPECTION TO THE ARCHITECT.
- THE UNDERTAKING OF PERIODIC INSPECTIONS BY THE OWNER OR ENGINEER SHALL NOT BE CONSIDERED AS SUPERVISION OF ACTUAL CONSTRUCTION. THE OWNER OR ENGINEER IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE OF WORK FOR THE CONTRACTOR, CONTRACTOR'S EMPLOYEES, SUPPLIERS OR SUBCONTRACTORS FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.
- FURNISH AND FILE WITH THE PROPER AUTHORITIES ALL DRAWINGS REQUIRED BY THEM IN CONNECTION WITH THE WORK. OBTAIN ALL PERMITS, LICENSES, AND INSPECTIONS AND PAY ALL LEGAL AND PROPER FEES AND CHARGES IN THIS CONNECTION.
- AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF APPROVAL, IN TRIPlicate, INDICATING FULL APPROVAL OF THE WORK FURNISHED AND INSTALLED IN THE CONTRACT FROM THE LOCAL AUTHORITY HAVING JURISDICTION.

FIRE ALARM REQUIREMENTS

- PROVIDE, FURNISH & INSTALL SMOKE DETECTORS, HEAT DETECTORS, CARBON MONOXIDE DETECTORS, HORNS (A/V/S), VISUALS, ETC. ALL WIRING, CONNECTIONS TO DEVICES, OUTLET BOXES, JUNCTION BOXES, AND ALL OTHER NECESSARY MATERIAL FOR A COMPLETE OPERATING SYSTEM.
- ALL PERIPHERAL DEVICES SHALL BE THE STANDARD PRODUCT OF A SINGLE MANUFACTURER AND SHALL DISPLAY THE MANUFACTURER'S NAME ON EACH COMPONENT.
- PROVIDE AND INSTALL THE SYSTEM IN ACCORDANCE WITH THE PLANS, ALL APPLICABLE CODES AND THE MANUFACTURER'S RECOMMENDATIONS. ALL WIRING SHALL BE INSTALLED IN STRICT COMPLIANCE WITH ALL THE PROVISIONS OF NEC - ARTICLE 760 A AND C. POWER-LIMITED FIRE PROTECTIVE SIGNALING CIRCUITS OR IF REQUIRED MAY BE RECLASSIFIED AS NON-POWER LIMITED AND WIRING IN ACCORDANCE WITH NEC-ARTICLE 760 A AND B. UPON COMPLETION, THE CONTRACTOR SHALL SO CERTIFY IN WRITING TO THE OWNER AND GENERAL CONTRACTOR.
- THE COMPLETED FIRE ALARM SYSTEM SHALL BE FULLY TESTED IN ACCORDANCE WITH NFPA-72H BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE AND THE LOCAL FIRE MARSHAL. UPON COMPLETION OF A SUCCESSFUL TEST, THE CONTRACTOR SHALL CERTIFY IN WRITING TO THE OWNER AND GENERAL CONTRACTOR.



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PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT
OWNER: KENNETH MISTLER & PETER ZELIFF
ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

REVISION SCHEDULE	
DATE	DESCRIPTION

DATE	AUTHOR	PROJECT
11/30/2022	D. M. SCHOELL	

SECOND & THIRD FLOOR ELECTRICAL PLANS

PROJECT NUMBER
 23-90
CARR E-201
 DWG NO. / SHEET



DAVID L. SCHUELLER

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**PROJECT: CARR 2ND & 3RD FLOOR
 RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
 BATAVIA NY 14020**

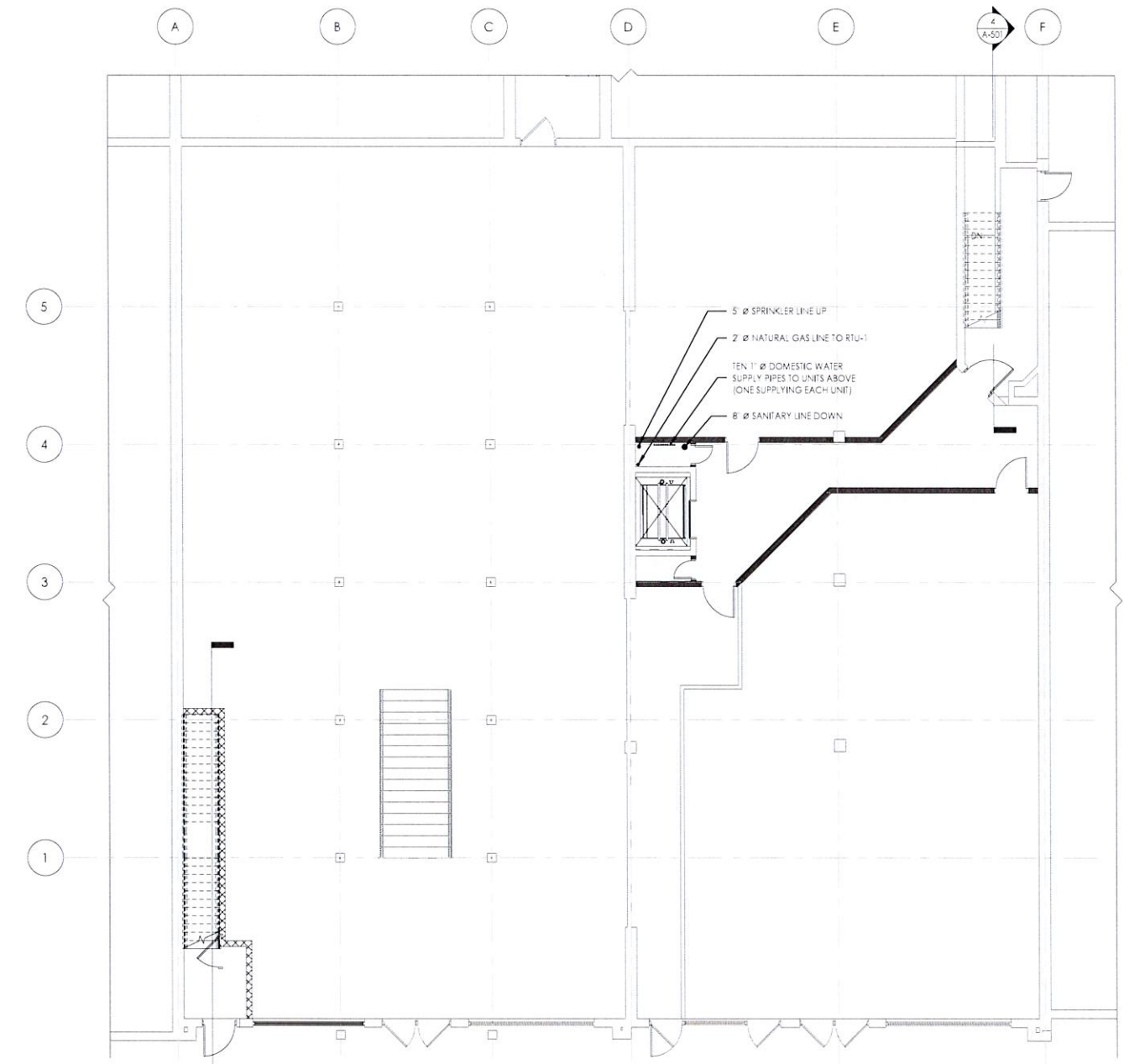
REVISION SCHEDULE	
DATE	ED/PO

DATE	AUTHOR / ARCHITECT
11/30/2022	D. M. SCHUELLER
GROUND FLOOR PLUMBING PLAN	

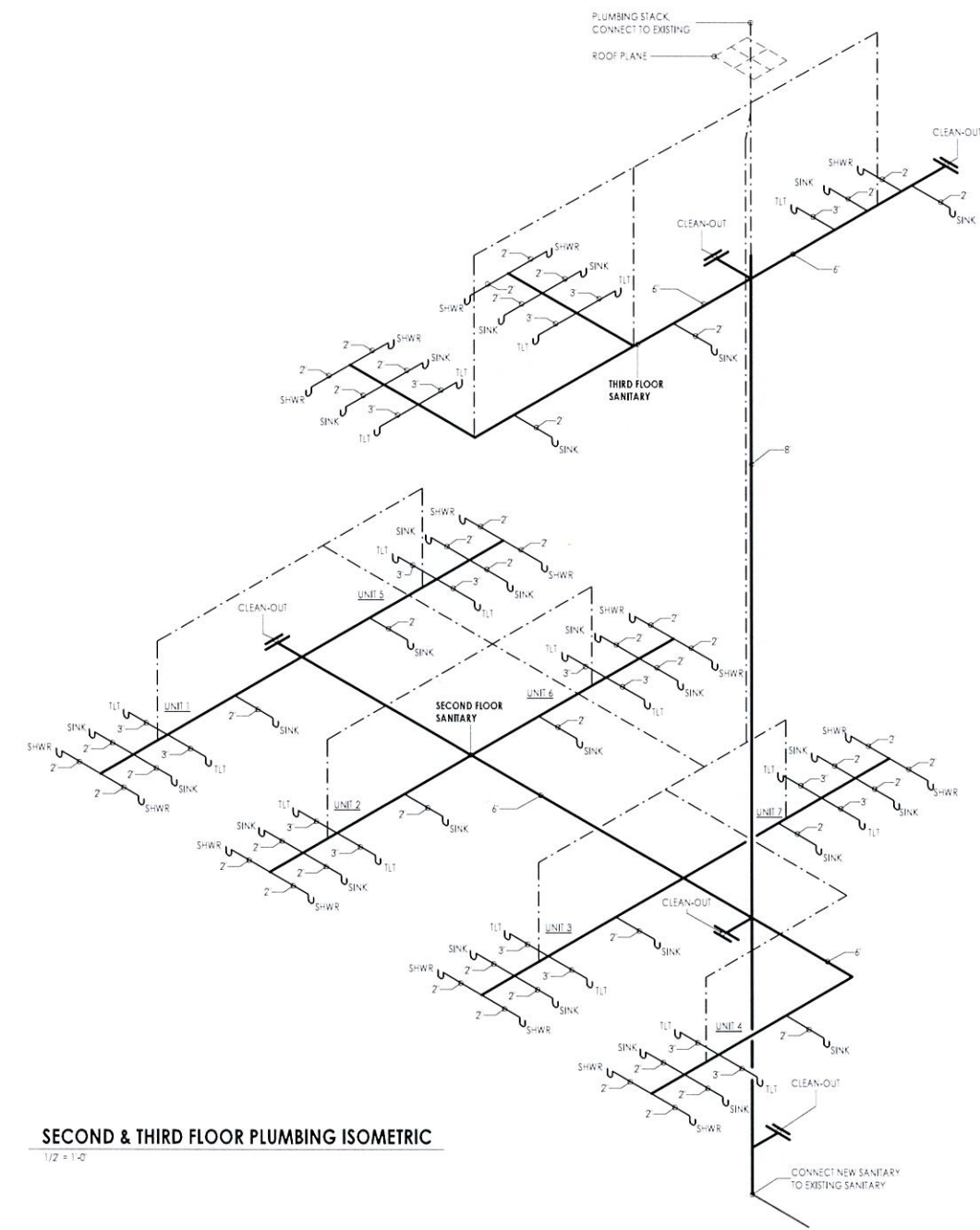
PROJECT NUMBER	23-90
CARR	P-201
DATE / SCALE	

GENERAL PLUMBING NOTES:

1. PIPING MATERIAL (WITHIN BUILDING TO 5' OUTSIDE BUILDING):
 ABOVE GRADE HOT AND COLD DOMESTIC WATER: TYPE L COPPER OR PEX
 UNDERGROUND DOMESTIC SERVICE: TYPE K COPPER
 SANITARY SEWER: CAST IRON TRAP & VENT, SCH 40 PVC
 SANITARY SEWER VENTS: SCH 40 PVC
 NATURAL GAS (ABOVE GRADE: STD. WT. STEEL, (SCH. 40 ASTM A53 GRADE A OR B W/ 50 LB MALLEABLE IRON FITTINGS)
 EXPOSED PIPING IN RESTROOMS CHROME PLATED COPPER OR BRASS
2. PIPING MATERIALS (OUTSIDE OF BUILDING)
 UNDERGROUND DOMESTIC SERVICE: TYPE K COPPER
 SANITARY SEWER LATERALS: SDR-35 PVC
 STORM SEWER: 6" SCH 40 PVC, LARGER DIAMETER HDPE SMOOTH WALL
 NATURAL GAS (BELOW GRADE): PE (ASTM 2513) FUSED JOINT
3. PIPING INSULATION:
 INSULATE THE FOLLOWING:
 HOT WATER PIPING
 COLD WATER PIPING
 LAV. TRAP AND HOT WATER SUPPLY @ ADA LAVATORY W/PVC JACKETS
 INSULATION TYPE AND THICKNESS:
 HOT WATER PIPES: 1" THICK PERFORMED FIBERGLASS W/ KRAFT JACKET
 COLD WATER & DRAIN PIPING: 1" THICK CLOSED CELL PLASTIC (R4IN-CH)
4. PLUMBING CONTRACTOR SHALL CONNECT NEW PIPING TO EXISTING SYSTEM
5. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL SHUT OFF VALVES @ ALL FIXTURES
6. ALL SINKS AND FAUCETS WILL BE CONNECTED BY PLUMBER
7. ALL PIPING WILL BE CONCEALED WITHIN THE WALLS AND/OR THE FLOOR, UNLESS OTHERWISE NOTED ON THE DRAWINGS
8. THE PLUMBER SHALL SEAL ALL PENETRATION THROUGH THE FLOOR WITH FIRESTOP OR EQUIVALENT WATERPROOFING.
9. ALL PIPE WILL BE FURNISHED CLEAR OF ALL DEBRIS BY PLUMBER
10. THE PLUMBER WILL PROVIDE AND INSTALL ALL WATER SAFETY DEVICES (I.E. CHECK VALVES, BACKFLOW PREVENTERS, ECT.) IN ACCORDANCE WITH LOCAL CODES.
11. REFER TO SHEET A-700 FOR DIMENSIONED RESTROOM PLAN AND TYPICAL FIXTURE MOUNTING HEIGHTS
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE PLUMBING SYSTEM THAT COMPLIES WITH APPLICABLE PORTIONS OF LOCAL ORDINANCES, PLUMBING CODE, PUBLIC UTILITIES AND STATE CODES.
13. PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, INSPECTIONS, CONNECTIONS AND PERMITS
14. ALL WORK SHALL BE INSPECTED AND APPROVED AS WORK PROGRESSES.



2 GROUND PLUMBING FLOOR
 P-201
 1/8" = 1'-0"
 TRUE NORTH



SECOND & THIRD FLOOR PLUMBING ISOMETRIC
 1/2" = 1'-0"

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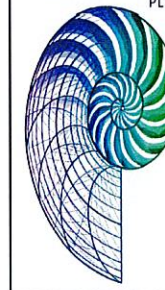


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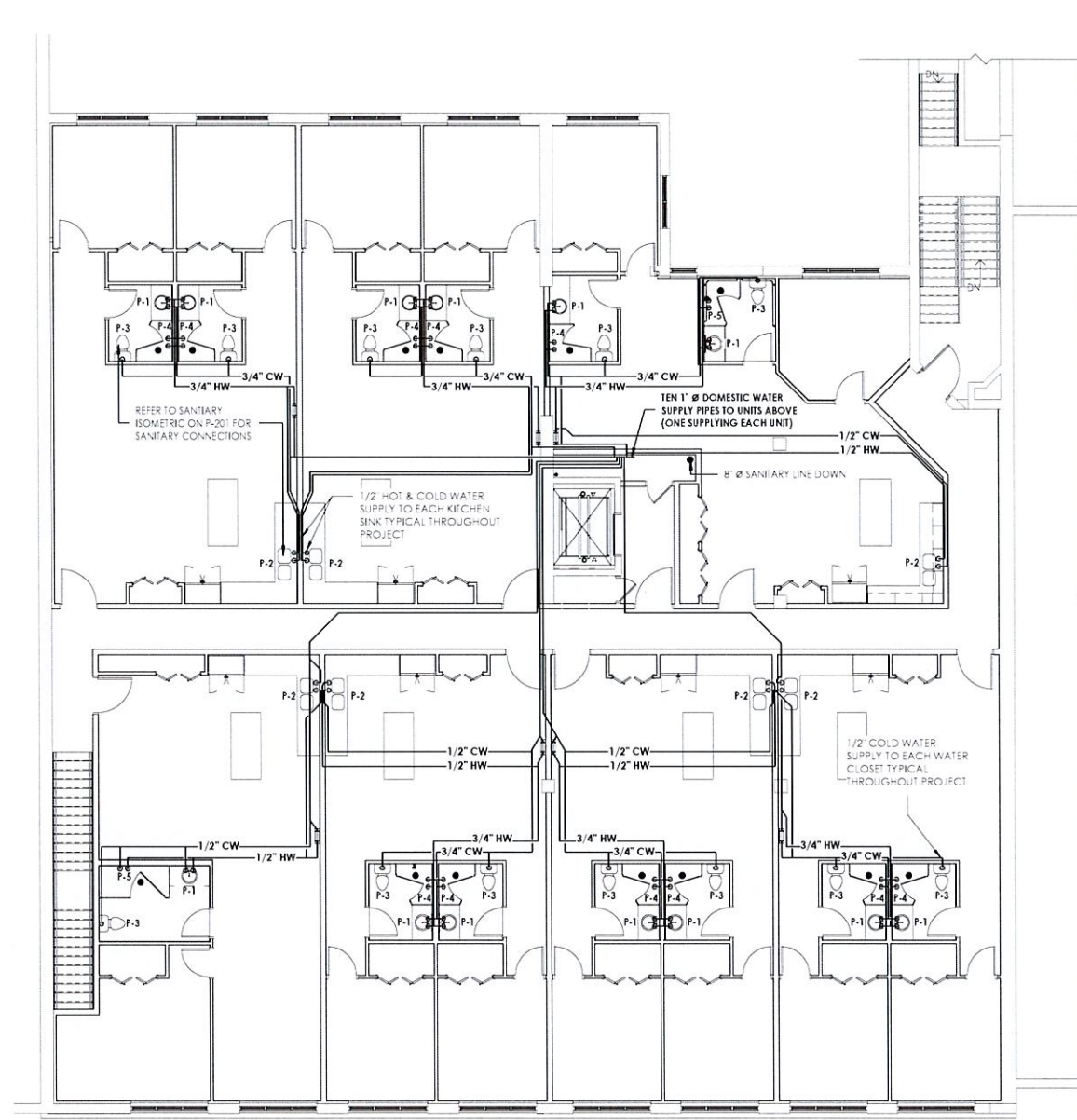
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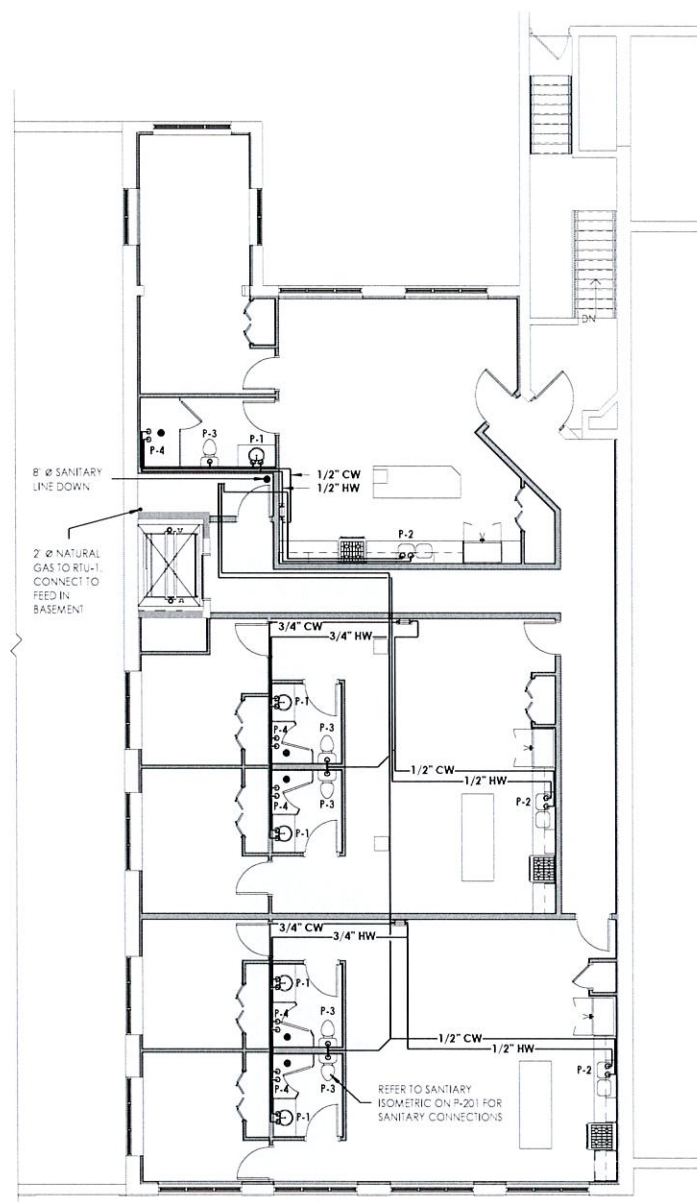
PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT
OWNER: KENNETH MISTLER & PETER ZELIFF
ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

GENERAL PLUMBING NOTES:

1. PIPING MATERIAL (WITHIN BUILDING TO S' OUTSIDE BUILDING): ABOVE GRADE HOT AND COLD DOMESTIC WATER: TYPE L COPPER OR PEK UNDERGROUND DOMESTIC SERVICE: TYPE K COPPER SANITARY SEWER: CAST IRON TRAP & VENT, SCH 40 PVC SANITARY SEWER VENTS: SCH 40 PVC NATURAL GAS (ABOVE GRADE): STD WT. STEEL (SCH. 40 ASTM A53 GRADE A OR B) (50 LB MALLEABLE IRON FITTINGS) EXPOSED PIPING IN RESTROOMS: CHROME PLATED COPPER OR BRASS
2. PIPING MATERIALS (OUTSIDE OF BUILDING): UNDERGROUND DOMESTIC SERVICE: TYPE K COPPER SANITARY SEWER LATERALS: SDR-35 PVC STORM SEWER: 6" SCH 40 PVC, LARGER DIAMETER HOPE-SMOOTH WALL NATURAL GAS (BELOW GRADE): PE (ASTM D2513) FUSED JOINT
3. PIPING INSULATION:
 INSULATE THE FOLLOWING:
 HOT WATER PIPING
 COLD WATER PIPING
 LAV. TRAP AND HOT WATER SUPPLY @ ADA LAVATORY W/PVC JACKETS
 INSULATION TYPE AND THICKNESS:
 HOT WATER PIPES: 1" THICK PREFORMED FIBERGLASS W/KRAFT JACKET
 COLD WATER & DRAIN PIPING: 1" THICK CLOSED CELL PLASTIC (RAI/NCI)
4. PLUMBING CONTRACTOR SHALL CONNECT NEW PIPING TO EXISTING SYSTEM
5. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL SHUT OFF VALVES @ ALL FIXTURES
6. ALL SINKS AND FAUCETS WILL BE CONNECTED BY PLUMBER.
7. ALL PIPING WILL BE CONCEALED WITHIN THE WALLS AND/OR THE FLOOR, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. THE PLUMBER SHALL SEAL ALL PENETRATION THROUGH THE FLOOR WITH FIRESTOP OR EQUIVALENT WATERPROOFING.
9. ALL PIPE WILL BE FURNISHED CLEAR OF ALL DEBRIS BY PLUMBER.
10. THE PLUMBER WILL PROVIDE AND INSTALL ALL WATER SAFETY DEVICES (I.E. CHECK VALVES, BACKFLOW PREVENTERS, ECT.) IN ACCORDANCE WITH LOCAL CODES
11. REFER TO SHEET A-2 FOR DIMENSIONED RESTROOM PLAN AND TYPICAL FIXTURE MOUNTING HEIGHTS
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE PLUMBING SYSTEM THAT COMPLIES WITH APPLICABLE PORTIONS OF LOCAL ORDINANCES, PLUMBING CODE, PUBLIC UTILITIES AND STATE CODES.
13. PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, INSPECTIONS, CONNECTIONS AND PERMITS.
14. ALL WORK SHALL BE INSPECTED AND APPROVED AS WORK PROGRESSES.



1 SECOND FLOOR PLUMBING PLAN
 P-202 1/8" = 1'-0"
 TRUE NORTH



2 THIRD FLOOR PLUMBING PLAN
 P-202 1/8" = 1'-0"
 TRUE NORTH

PLUMBING FIXTURE SCHEDULE								
NO.	FIXTURE	MFR	MODEL	COLOR	FAUCET MFR	FAUCET MODEL	COLOR	REMARKS
P-1	BATHROOM VANITY SINK (INTEGRATED INTO CNTR)	CORIAN	ELIPSE	BY OWNER	AMERICAN STANDARD	RELIANT 3 CENTERSET	CHROME	SUBJECT TO OWNER REVIEW
P-2	KITCHEN DOUBLE SINK STAINLESS UNDERMOUNT	AMERICAN STANDARD	EDGEWATER 33K22	STAINLESS	AMERICAN STANDARD	COLONY PRO	CHROME	COORDINATE MOUNT WITH COUNTERTOP & PLUMBING
P-3	ADA COMPLIANT FLOOR MOUNTED TOILET	AMERICAN STANDARD	MADERA	WHITE	NA	NA	NA	PROVIDE CHROME METAL TRIP LEVER
P-4	SHOWER CONTROLS	AMERICAN STANDARD	TIMES SQUARE	STAINLESS	NA	NA	CHROME	REFER TO PLANS FOR LOCATION
P-5	ADA SHOWER CONTROLS	AMERICAN STANDARD	STUDIO S	STAINLESS	NA	NA	CHROME	REFER TO PLANS FOR LOCATION

PLUMBING SYMBOL LEGEND		
SYMBOL	ITEM	REMARKS
— CW —	COLD WATER	PROVIDE ALL NECESSARY FITTINGS TO CONNECT TO EXISTING PLUMBING (HOT & COLD WATER, SANITARY LINES & VENTS)
— HW —	HOT WATER	
— S —	SANITARY	REFER TO PLUMBING ISOMETRIC
— V —	VENT	PROVIDE ALL HANGERS AND ANCHORS FOR STABLE SUPPORT OF NEW PIPING.
— NG —	NATURAL GAS	PROVIDE ALL HANGERS AND ANCHORS FOR STABLE SUPPORT OF NEW PIPING.
●	4" STAINLESS STEEL FLOOR DRAIN	PITCH BATHROOM FLOORING TOWARDS FLOOR DRAIN 1/4" PER 1'

REVISION SCHEDULE

DATE	BY	REVISION

DATE	AUTHOR / ARCHITECT
11/30/2022	D. M. SCHOELL

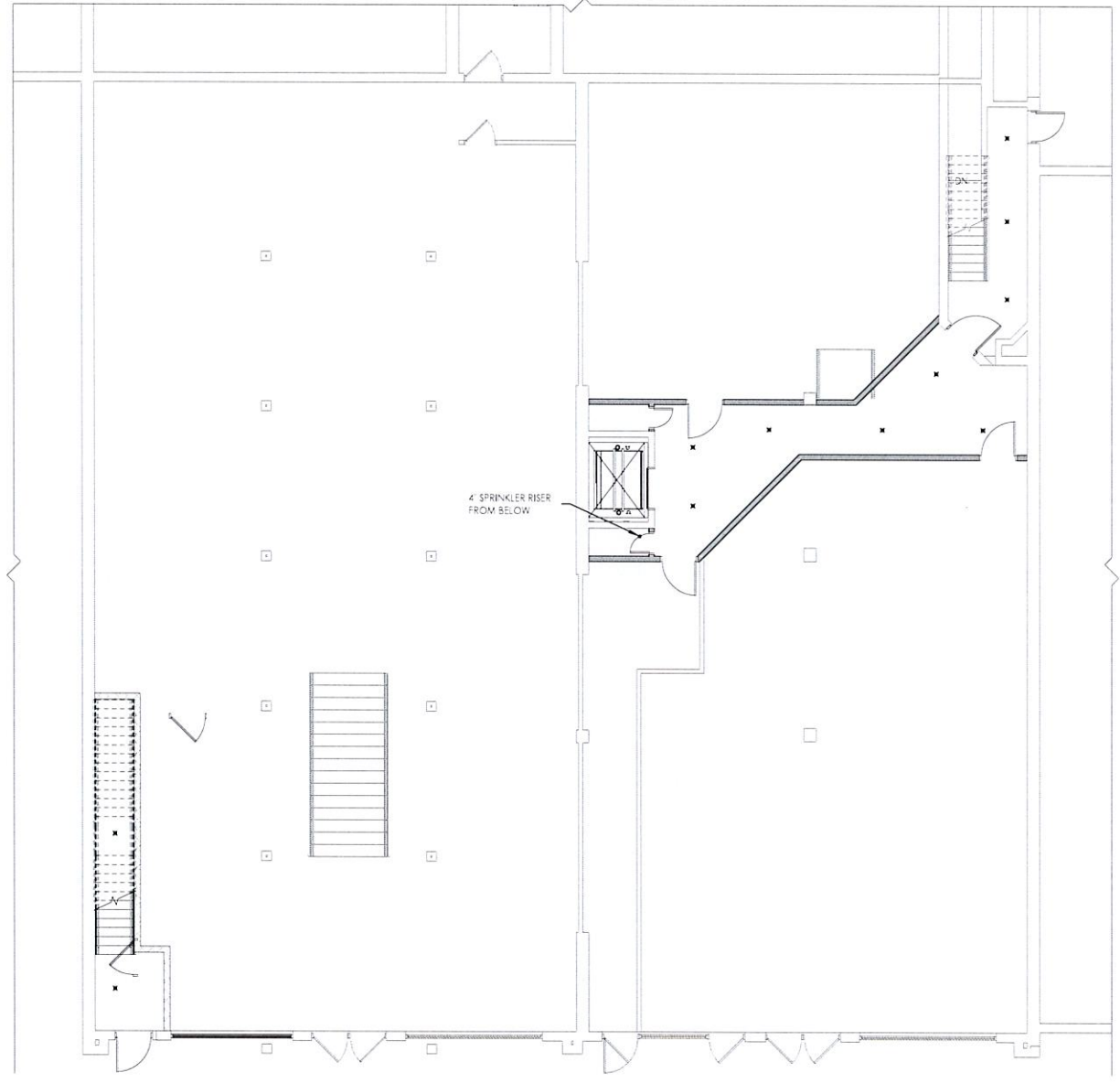
SECOND & THIRD FLOOR PLUMBING PLANS

PROJECT NUMBER
23-90

CARR
P-202

DATE PLOTTED

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1
P-203
GROUND FLOOR SPRINKLER PLAN
1/8" = 1'-0"

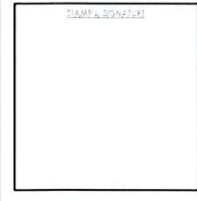
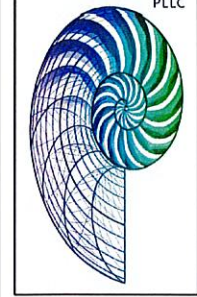
GENERAL SPRINKLER SYSTEM NOTES:

1. SPRINKLER COVERAGE PER NFPA 13R. CORRIDORS AND STAIR-HALLS SHALL BE LIGHT HAZARD (1.0 GPM/FT²).
2. MAINS AND SPRINKLER HEADS ARE SHOWN FOR SUGGESTED LOCATIONS AND SIZING ONLY. CONTRACTOR TO LOCATE MAINS, ALL BRANCH PIPING AND SPRINKLER HEADS, AND SEE PER NFPA 13R USING HYDRAULIC CALCULATIONS. COORDINATE PIPING AND SPRINKLER HEAD LOCATIONS WITH OTHER TRADES. REFER TO ARCHITECTURAL CEILING PLANS FOR CLARIFICATION OF GYPSUM BOARD AREAS.
3. ALL WORK SHALL COMPLY WITH STATE AND LOCAL STANDARDS.
4. ALL PIPING AND CONDUIT PENETRATIONS THROUGH RATED WALLS OR FLOORS SHALL BE PROVIDED WITH FIRE/SMOKE STOPPING.

SPRINKLER SYSTEM SYMBOL LEGEND:

- ✕ RECESSED PENDANT SPRINKLER HEAD
- UPRIGHT SPRINKLER HEAD
- POINT OF CONNECTION
- FIRE DEPARTMENT PUMPER CONNECTION (EXISTING)

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**PROJECT: CARR 2ND & 3RD FLOOR
RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
BATAVIA NY 14020**

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DATE	DESCRIPTION

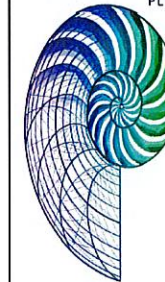
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11/30/2022	D. M. SCHOELL

GROUND FLOOR SPRINKLER PLAN

PROJECT NUMBER
23-90

CARR
P-203

DRAWING LABEL



GENERAL SPRINKLER SYSTEM NOTES:

1. SPRINKLER COVERAGE PER NFPA 13R. CORRIDORS AND STAIRHALLS SHALL BE LIGHT HAZARD (1.0 GPM/FT²).
2. MAINS AND SPRINKLER HEADS ARE SHOWN FOR SUGGESTED LOCATIONS AND SIZING ONLY. CONTRACTOR TO LOCATE MAINS. ALL BRANCH PIPING AND SPRINKLER HEADS AND SIZE PER NFPA 13R USING HYDRAULIC CALCULATIONS. COORDINATE PIPING AND SPRINKLER HEAD LOCATIONS WITH OTHER TRADES. REFER TO ARCHITECTURAL CEILING PLANS FOR CLARIFICATION OF GYPSUM BOARD AREAS.
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SPRINKLER SYSTEM SYMBOL LEGEND:

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- ⊞ UPRIGHT SPRINKLER HEAD
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- FIRE DEPARTMENT PUMPER CONNECTION (EXISTING)

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REVISIONS

DATE	BY	DESCRIPTION

DATE	AUTHOR / MODIFIED
11/30/2022	D. M. SCHOELL

SECOND & THIRD FLOOR
SPRINKLER PLANS

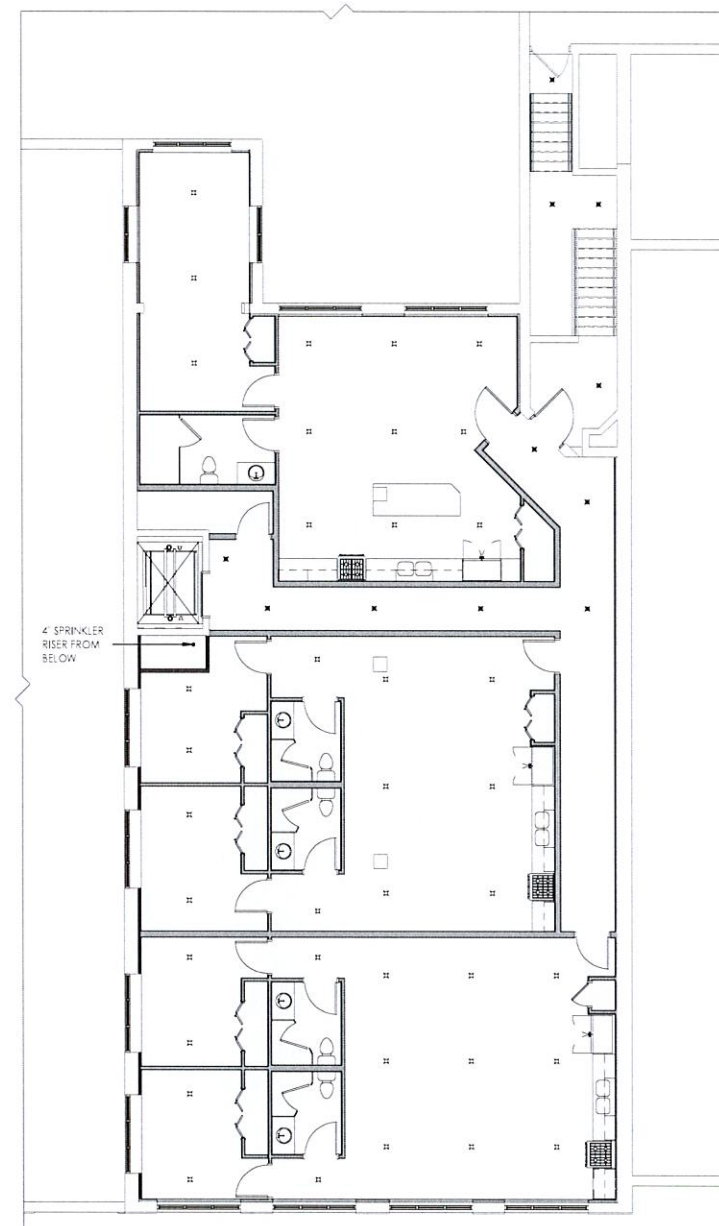
PROJECT NUMBER
23-90

CARR
P-204

DATE PLOTTED



1 SECOND FLOOR SPRINKLER PLAN
P-204
1/8" = 1'-0"
TRUE NORTH



2 THIRD FLOOR SPRINKLER PLAN
P-204
1/8" = 1'-0"
TRUE NORTH

C-03-BAT-02-23



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