

ABBREVIATIONS

AB	ANCHOR BOLT	L	LENGTH/LONG
ADJ	ADJACENT	LIN	LINEAR
AFT	ABOVE FINISHED FLOOR	LH	LONG LEG HORIZONTAL
ALUM	ALUMINUM	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LONG	LONGITUDINAL
APPROX	APPROXIMATELY	LOUV	LOUVER
ARCH	ARCHITECTURAL	LT	LIGHT
ASPH	ASPHALT		
AVG	AVERAGE		
BET	BETWEEN	MAS	MASONRY
BIT	BITUMINOUS	MAX	MAXIMUM
BLDC	BUILDING	MECH	MECHANICAL
BLK	BLOCK	MED	MEDIUM
BLKG	BLOCKING	MEM	MEMBER
BM	BEAM (BENCHMARK)	MEMB	MEMBRANE
BOT (B)	BOTTOM	MET	METAL
BRK	BRICK	MFR	MANUFACTURER
BSMT	BASEMENT	MH	MANHOLE
BUR	BUILT-UP-ROOF	MIN	MINIMUM
		MISC.	MISCELLANEOUS
		MO	MASONRY OPENING
CB	CATCH BASIN		
CEM	CEMENT	N	NORTH
CF	CUBIC FOOT (FEET)	NF	NEAR FACE
CI	CAST IRON	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLR	CLEAR	NOM	NOMINAL
CMU	CONCRETE MASONRY UNIT	NORM	NORMAL
CO	CLEAN OUT (COMPANY)	NTS	NOT TO SCALE
COL	COLUMN		
CONC	CONCRETE	OC	ON CENTER(S)
CONN	CONNECTION	OD	OUTSIDE DIAMETER
CONSTR	CONSTRUCTION	OFF	OFFICE
CONT	CONTINUOUS	OH	OVERHEAD
CONTR	CONTRACTOR	OP	OPPOSITE
CORR	CORRIDOR (CORRUGATED)	OPP	OPPOSITE
CTR	CENTER		
CY	CUBIC YARD(S)	PART	PARTITION
		PAVMT	PAVEMENT
DET	DETAIL	PCC	PRE CAST CONCRETE
DF	DRINKING FOUNTAIN	PERF	PERFORATED
DIA	DIAMETER	PERM	PERMANENT
DIAG	DIAGONAL	PL	PLATE
DN	DIMENSION	PLBG	PLUMBING
DN	DOWN	PLY	PLYWOOD
DS	DOWN SPOUT	PSF	POUNDS PER SQUARE FOOT
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
DWL	DOWEL	PVC	POLYVINYL CHLORIDE
E	EAST	RAD	RADIUS
EA	EACH	RD	ROOF DRAIN
EP	EPOXY COATED	REF	REFERENCE
EF	EACH FACE	REINF	REINFORCE(D), (ING)
EL	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	REV	REVISION(S), REVISED
ELEV	ELEVATOR	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT-OF-WAY
EQUIP	EQUIPMENT		
EST	ESTIMATED	S	SOUTH
ETR	EXISTING TO REMAIN	S/S	STAINLESS STEEL
EW	EACH WAY	SAN	SANITARY
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION (EXPAND)	SEC	SECTION
EXT	EXTERIOR	SF	SQUARE FOOT (FEET)
		SIM	SIMILAR
FDN	FOUNDATION	SPEC	SPECIFICATION(S)
FF	FINISHED FLOOR	SQ	SQUARE
FIN	FINISHED	ST	STREET
FL	FLANGE	STD	STANDARD
FLASH	FLASHING	STEEL	STEEL
FLEX	FLEXIBLE	STR	STRUCTURE(AL)
FLR	FLOOR(ING)	SQ	SQUARE YARD
FOC	FACE OF CONCRETE	SYM	SYMMETRY(CAL)
FOM	FACE OF MASONRY		
FOW	FACE OF WALL	T	TREAD (TOP)
FP	FIRE PROTECTION	T&G	TONGUE AND GROOVE
FT	FOOT OR FEET	TEMP	TEMPORARY
FTG	FOOTING	THK	THICK
FUT	FUTURE	TRANS	TRANSVERSE
		TYP	TYPICAL
GALV	GALVEZ		
GC	GENERAL CONTRACTOR	UNEX	UNEXCAVATED
GEN	GENERAL	UNO	UNLESS NOTED OTHERWISE
GWB	GYP-SUM WALL BOARD	VAR	VARIES(ABLE)
		VERT	VERTICAL
HB	HOSE BIB	W	WEST (WIDE)
HCP	HOLLOW CORE	W	WITH
HDR	HANDICAPPED	W/O	WITHOUT
HDR	HEADER	WO	WOOD
HGT	HEIGHT	WP	WATERPROOFED(ING)
HM	HOLLOW METAL	WT	WEIGHT
HOR	HORIZONTAL	WTF	WELDED WIRE FABRIC
HVAC	HEATING/VENTILATING/ AIR CONDITIONING		
		&	AND
ID	INSIDE DIAMETER	Ø	DIAMETER OR ROUND
IN	INCH OR INCHES	%	PERCENT
INSUL	INSULATED(D)(ION)	L	ANGLE
INT	INTERIOR	CEN	CENTERLINE
INV	INVERT	NUM	NUMBER (BEFORE), POUND (AFTER)
		#	PROPERTY LINE
J	JOIST	E	
JT	JOINT		

GENERAL NOTES:

- THE CONTRACTOR SHALL CAREFULLY REVIEW THE CONTRACT DOCUMENTS AND INFORM THE PROJECT ARCHITECT OF ANY INCONSISTENCIES OR INADEQUATE DESCRIPTIONS OF WORK PRIOR TO THE SUBMITTAL OF BIDS.
- ALL WORK OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, THE STATE ENERGY CONSERVATION CODE, AND ALL OTHER APPLICABLE STATE AND FEDERAL CODES AND REGULATIONS.
- CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO LAYING OUT NEW WORK.
- NOTIFY PROJECT ARCHITECT IMMEDIATELY IF EXISTING CONDITIONS, DIMENSIONS, ETC., VARY FROM THOSE SHOWN ON THE DRAWINGS.
- MATERIALS, DETAILS, AND WORK PRACTICES INDICATED ON ONE PORTION OF CONTRACT DOCUMENTS SHALL BE OF THE SAME NATURE AT SAME OR SIMILAR SITUATIONS SHOWN ON THE DRAWINGS, EXCEPT AS OTHERWISE NOTED.
- WHEN EXISTING CONSTRUCTION IS REMOVED, DISTURBED, DAMAGED, REPLACED, OR RENOVATED IN ANY WAY, CONTRACTOR SHALL PROVIDE PATCHING, PAINTING, AND MATERIALS OF SAME TYPE AND QUALITY AS TO MATCH EXISTING ADJACENT SURFACES. REFINISH SURFACES AS NECESSARY TO PROVIDE AN EVEN CONTIGUOUS FINISH.
- DURING CUTTING, PATCHING, AND REMOVAL OF WORK, CLEAN AND PROTECT WORK IN PROGRESS, ADJOINING WORK, AND EXISTING CONSTRUCTION ON A BASIS OF CONTINUOUS MAINTENANCE.
- ALL SALVAGEABLE ITEMS NOTED ON DRAWINGS SHALL BE DELIVERED TO THE FACILITIES AREA, EXCEPT AS OTHERWISE DIRECTED BY OWNER. ITEMS THAT ARE NOTED ON THE DRAWINGS FOR REUSE SHALL BE PROTECTED, HANDLED, STORED, AND REINSTALLED IN LOCATIONS INDICATED, AND OPERATE CONSISTENT WITH THAT PRIOR TO WORK.
- REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER WASTE MATERIALS RESULTING FROM WORK OF THIS PROJECT.
- PROVIDE ALL BLOCKING, FURRING, AND SHIMMING NECESSARY FOR INSTALLATION AND COMPLETION OF WORK.
- ALL NEW WORK SHALL BE PLUMB, LEVEL, AND SQUARE, SCRIBE AND MAKE FIT ALL NEW WORK TO EXISTING.
- THE CONTRACTOR SHALL INFORM THE PROJECT ARCHITECT, PRIOR TO THE SUBMISSION OF BID, OF ANY ITEMS OR QUANTITY OF ITEMS NOT SPECIFIED OR REFERENCED ON THE DRAWINGS BUT REQUIRED FOR THE COMPLETION OF THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR FROM PROVIDING ALL WORK AS REQUIRED TO COMPLETE PROJECT REQUIREMENTS.

BUILDING CODE INFORMATION:

PROJECT SCOPE IS FOR THE CONSTRUCTION OF THE BUILDING SHELL. ALL FINAL INTERIOR FIT-OUT DRAWINGS FOR EACH TENANT AREA SHALL BE SUBMITTED UNDER SEPARATE COVER.

STANDARDS: BUILDING CODE: 2020 BUILDING CODE OF NEW YORK STATE
EXISTING BUILDING CODE: 2020 EXISTING BUILDING CODE OF NEW YORK STATE
ENERGY CODE: 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
ACCESSIBILITY: ANSI A117.1-2003

COMPLIANCE NOTE:
To the best of my knowledge, information, and belief, the plans and specifications are in accordance with the applicable requirements of the Building Code of NYs and the Energy Conservation Construction Code of NYs.

David J. Hanlon

EXISTING BUILDING: (2020 EBCNYs 603).
ALTERATION LEVEL 2 - FRONT & REAR FACADE WORK AREAS DO NOT EXCEED 50% OF BUILDING AREA.
CHANGE OF OCCUPANCY - PREVIOUS A-1 USE

OCCUPANCY CLASSIFICATION (2020 BCNYs 302).
RESIDENTIAL GROUP (R-2) - APARTMENTS

CONSTRUCTION TYPE CLASSIFICATION (2020 BCNYs 602).
VB CONSTRUCTION - PROPOSED MODIFICATIONS
(IIB CONSTRUCTION - EXISTING BUILDING CONSTRUCTION)

BUILDING AREA (2020 BCNYs 506).
ALLOWABLE AREA PER FLOOR- TYPE VB:
R-2 OCCUPANCY: 21,000 SF
EXISTING BUILDING w/ MODIFICATIONS:
SECOND FLOOR: 3,465 SF +/- (4 UNITS)
FIRST FLOOR: 3,650 SF +/- (4 UNITS)
BASEMENT: 1,996 SF +/-
TOTAL: 7,115 SF +/-
(cni basement per 506.13)
ALLOWABLE: 21,000 SF
(R-2 occupancy in type VB.)

BUILDING HEIGHT: EXISTING: 2- story w/ parapet 28'-4"± PROPOSED: 2- story w/ parapet 28'-4"± (no change)
ALLOWABLE HEIGHT: - (3) story- 60'-0"

OCCUPANT LOAD: (1004)
FINAL OCCUPANT LOAD AND PLUMBING COUNTS SHALL BE DETERMINED UPON SUBMISSION OF INTERIOR BUILD-OUT DRAWINGS FOR EACH INDIVIDUAL TENANT.

SEPARATIONS: (BCNYs 508)
NOT REQUIRED- NOT PROVIDED, UNLESS TENANT FIT OUT AND IMPROVEMENTS DEEM OTHERWISE

SPRINKLERS: (BCNYs 903)
FULLY SPRINKLED ELECTRONICALLY SUPERVISED QUICK RESPONSE WET PIPE NFPA 13 SYSTEM, TO COMPLY WITH 2020 BUILDING CODE SECTION 903.3 & FIRE CODE. FINAL DRAWINGS SHALL BE PROVIDED UNDER SEPARATE COVER PRIOR TO COMMENCEMENT OF SCOPE OF WORK.

FIRE ALARMS: (BCNYs 901)
AUTOMATIC SMOKE OR AUTOMATIC HEAT DETECTION SHALL BE REQUIRED PER CODE SECTION (BCNYs) 901. FINAL DRAWINGS SHALL BE PROVIDED UNDER SEPARATE COVER, AND PRIOR TO COMMENCEMENT OF SCOPE OF WORK.

PORTABLE FIRE EXTINGUISHERS: (906)
FIRE EXTINGUISHERS SHALL BE PROVIDED PER CODE SECTION (BC)-906. FINAL QUANTITIES AND LOCATIONS TO BE DETERMINED PENDING INTERIOR FIT-OUT.

ENERGY CODE INFORMATION:

PRESCRIPTIVE (ECCNYs C402.1)

THE BUILDING DESIGN COMPLIES WITH THE REQUIREMENTS OF SECTION C402.1 FOR PRESCRIPTIVE VALUES OF THERMAL ENVELOPE RESISTANCE - CLIMATE ZONE 5

TABLE C402.1.3 (R)	REQUIRED	PROVIDED
ATTIC & OTHER	R-49	FILL CAVITY ④
WALLS, ABOVE GRADE - WOOD FRAMED	R-20 + 3.2 ci	R-20 + 3.2 ci (MIN.)
WALLS, BELOW GRADE	R-15 ci	R-15 ci
SLAB-ON GRADE FLOORS- UNHEATED	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
TABLE C-402.4 - (U VALUE)	REQUIRED	PROVIDED
VERTICAL FIXED FENESTRATION	0.38 U	min. 0.38 U
OPERABLE FENESTRATION	0.45 U	N / A
ENTRANCE DOORS	0.11 U	0.11 U
SHGC - FF <02	0.40	0.40
SKYLIGHTS - U-FACTOR	0.50 U	0.50 U
SKYLIGHTS - SHGC	0.40 U	0.40 U

④ PER 2020 ECCNYs, CODE SECTION C503.1 ALTERATIONS- EXCEPTION 3: EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION NEED ONLY TO PROVIDE THE CAVITIES BE FILLED WITH INSULATION.

GC & OWNER SHALL PROVIDE FINAL INSULATION VALUES AT CEILING, WALL, AND FLOOR CAVITIES FOR RECORD.

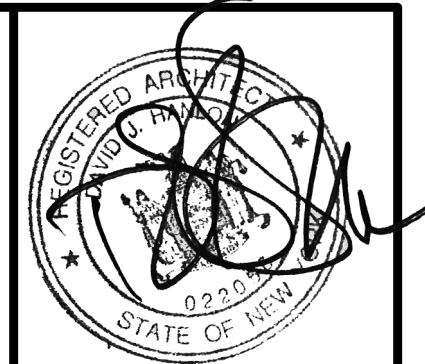
AIR LEAKAGE-THERMAL ENVELOPE (MANDATORY) (ECC C402.5)

- THE BUILDING DESIGN COMPLIES WITH THE REQUIREMENTS OF SECTION C402.5.1 THROUGH C402.5.8 FOR AIR LEAKAGE OF THE THERMAL ENVELOPE.
- A CONTINUOUS AIR BARRIER SHALL BE PROVIDED WITHIN THE THERMAL ENVELOPE, COMPLYING WITH C402.5.1.2.1 - INTERIOR GYPSUM BOARD WITH THICKNESS NOT LESS THAN 1/2", TAPED AND SEALED & FULLY ADHERED SINGLE-PLY ROOF MEMBRANE.
- AIR LEAKAGE OF FENESTRATION SHALL MEET THE REQUIREMENTS OF C402.5.2

ADDITIONAL EFFICIENCY PACKAGE C406.3 REDUCED LIGHTING POWER DENSITY OPTIONS (ECC406.3):

LIST OF DRAWINGS:

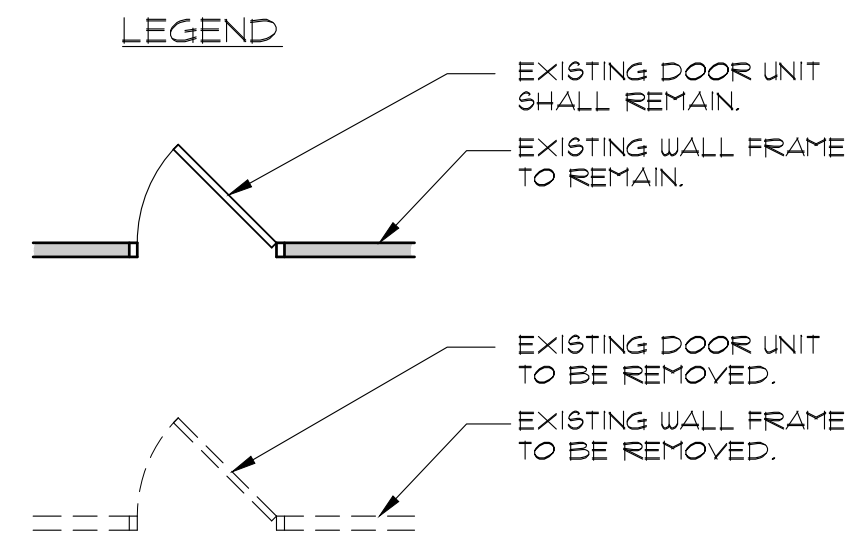
- C1 COVER SHEET
D1 FIRST & SECOND FLOOR DEMO PLANS
A1 FIRST & SECOND FLOOR PLANS
A2 WALL SECTIONS
A3 WALL SECTIONS
A4 EXTERIOR ELEVATIONS
A5 SCHEDULES
S1 STRUCTURAL DETAILS & NOTES



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**WINDSOR STREET
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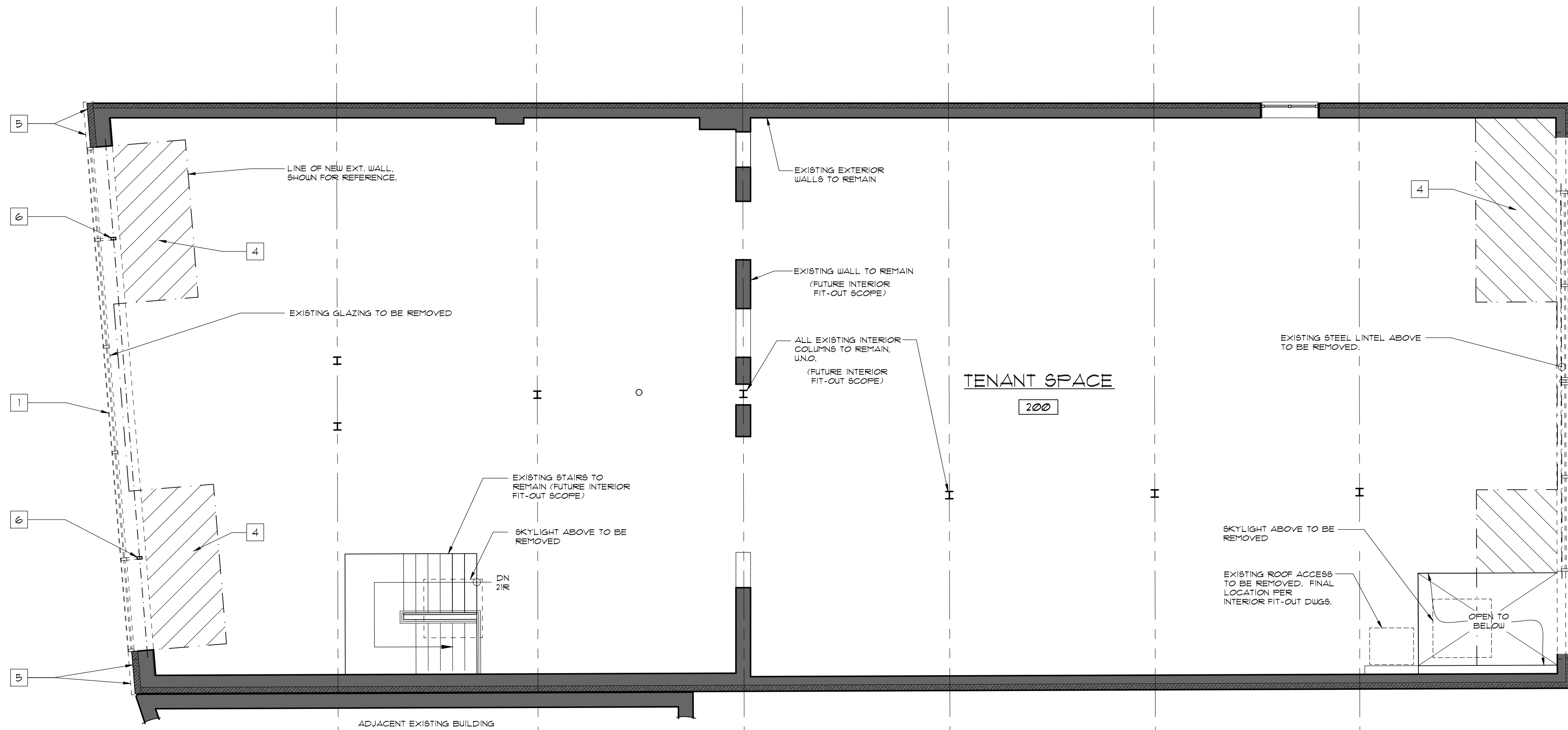
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ISSUED FOR PERMIT
DATE: 6-1-23
COVER SHEET
DRAWING TITLE:
C1
SHEET NO:
PROJECT NO: 22-171



DEMOLITION NOTES:

- SCOPE OF DEMO WORK FOR MECHANICAL/ PLUMBING/ ELECTRIC/ AND FIRE PROTECTION SHALL BE DETERMINED AND COORDINATED BY LL, GC AND M/E/P DESIGN ENGINEER.
- ALL FLOOR AREAS TO BE PATCHED AS NECESSARY PER INTERIOR FIT-OUT. ALL PENETRATIONS/ HOLES IN THE SLAB/ FLOOR ASSEMBLY AT EXISTING PLUMBING & WASTE LINES SHALL BE REPAIRED, UNO.

GENERAL INTENT FOR LIMITS OF INTERIOR DEMOLITION SHALL BE TO REMOVE ALL EXISTING FINISHES DOWN TO SUBSTRATE/ WALL & ROOF FRAMING/ CONCRETE BLOCK. STRUCTURAL COMPONENTS AND PERIMETER BLOCK SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.



2

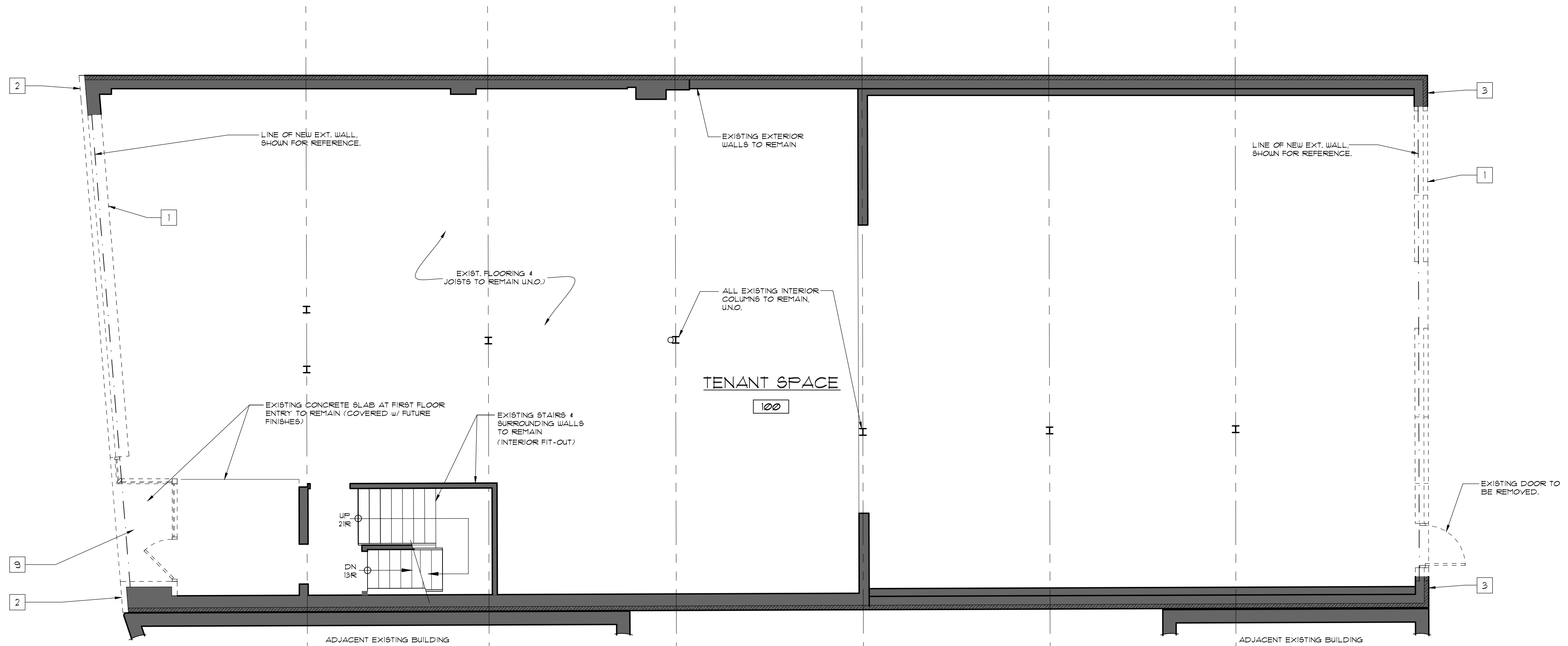
SECOND FLOOR DEMO PLAN

SCALE: 3/16" = 1'-0"



DEMOLITION KEYNOTES:

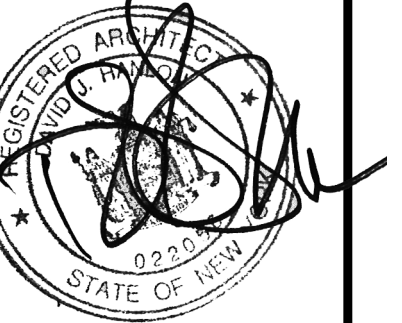
- EXISTING EXTERIOR MASONRY WALL TO BE REMOVED. SEE PLANS & SECTIONS FOR EXTENTS. SHORE STRUCTURE AS REQUIRED TO CUT NEW OPENING.
- REMOVE EXISTING MASONRY VENEER & PREP SUBSTRATE FOR NEW BRICK VENEER, AS SELECTED TO MATCH EXIST.
- EXISTING BRICK VENEER TO REMAIN. CLEAN AND TUCK POINT AS REQ'D TO MAINTAIN STRUCTURAL INTEGRITY.
- EXISTING FLOOR JOISTS TO BE CUT BACK TO BEAR ON HEADER/ WALL (LINE SHOWN FOR REFERENCE). SEE PLAN FOR LOCATION. SHORE AS REQ'D TO INSTALL NEW WALL.
- REMOVE EXISTING FACADE COVERING TO EXPOSE MASONRY. SHOULD UNDERLYING MASONRY MATCH EXISTING FIRST FLOOR. REMOVE AND PREPARE AS SPECIFIED IN NOTE 2. SHOULD UNDERLYING MASONRY MATCH REST OF EXIST. BLDG. REPAIR, CLEAN, AND TUCK POINT AS NECESSARY TO REMAIN AS A FINAL EXPOSED FINISH.
- EXISTING TUBE STEEL POST TO BE REMOVED. STEEL LINTEL & MASONRY ANGLE ABOVE TO BE REMOVED & SALVAGED FOR REUSE AT HIGHER ELEVATION. SHORE STRUCTURE AS REQUIRED TO CUT NEW OPENING. REFER TO NEW SECTIONS & STRUCTURAL DRAWINGS.



1

FIRST FLOOR DEMO PLAN

SCALE: 3/16" = 1'-0"



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**BASEMENT &
FIRST FLOOR
DEMO PLANS**

DRAWING TITLE:

D1

SHEET NO:

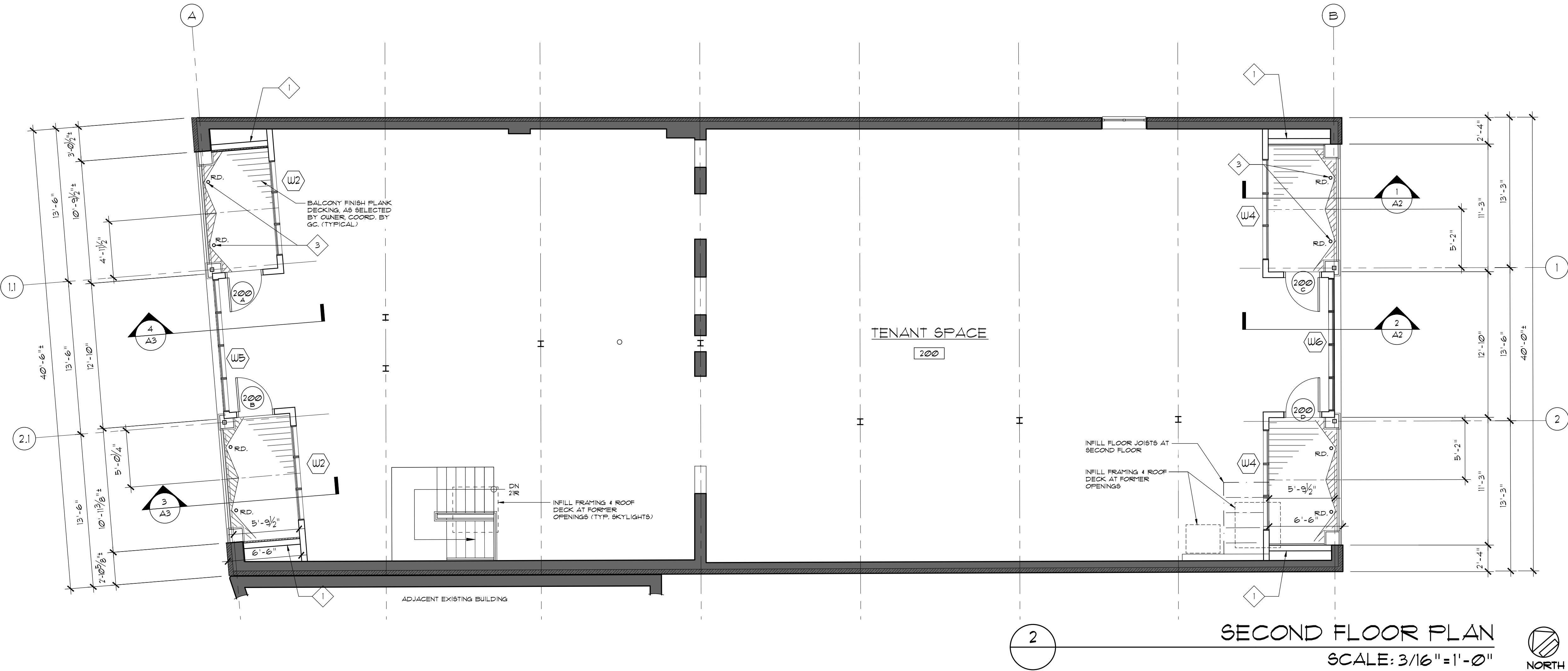
PROJECT NO: 23-031

FLOOR PLAN GENERAL NOTES:

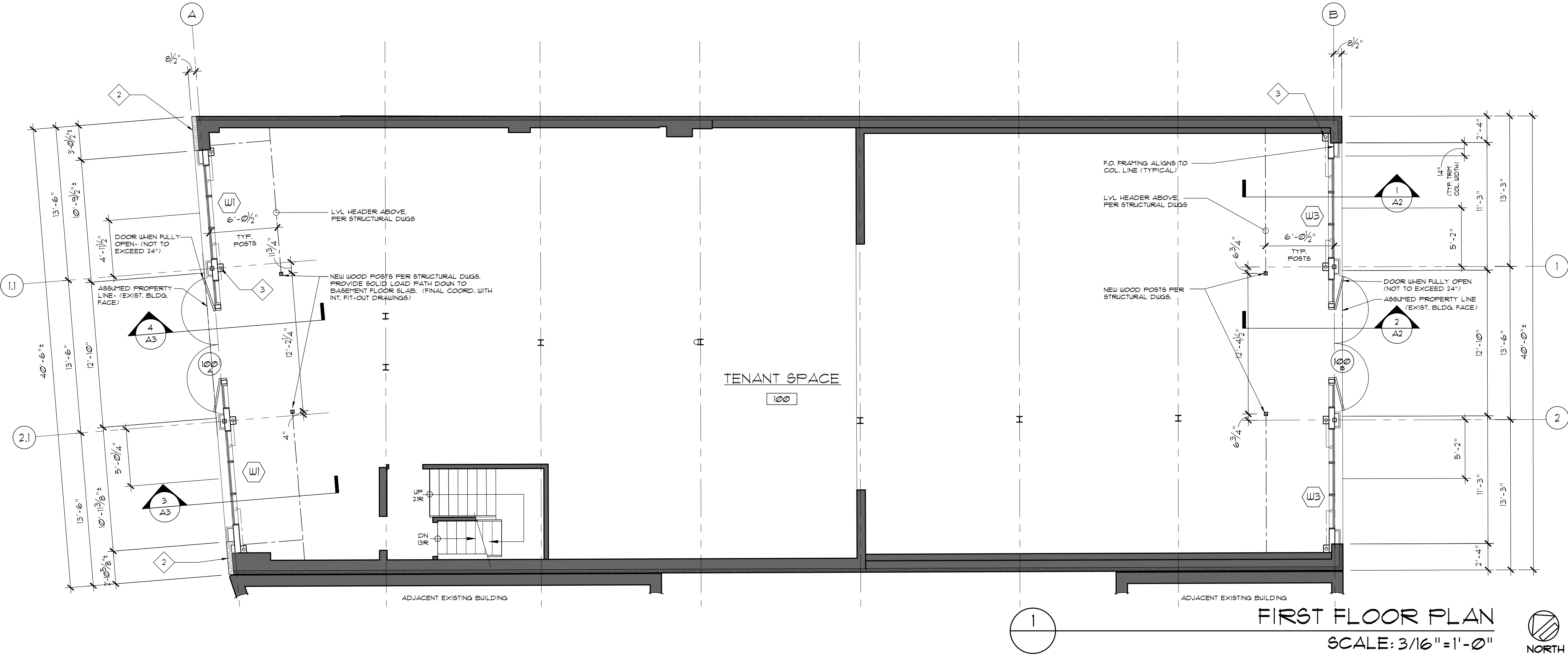
- PROJECT SCOPE IS FOR THE ALTERATION AND CONSTRUCTION OF THE BUILDING SHELL. ALL FINAL INTERIOR FIT-OUT DRAWINGS FOR R-2 USE SHALL BE SUBMITTED UNDER SEPARATE COVER, INCLUDING FINAL OCCUPANT LOADS AND ASSOCIATED PLUMBING COUNTS.
- FINAL LAYOUTS FOR FIRE ALARM TYPES AND LOCATIONS, EXIT SIGNAGE, EMERGENCY LIGHTING LAYOUT, SFRINKLER LAYOUT, RTU QTY, LOCATION, & ORIENTATION, SHALL BE PROVIDED BY OTHERS w/ FINAL LOCATIONS TO BE COORDINATED PENDING INTERIOR FIT-OUT.
- EXISTING ROOF DRAIN LOCATIONS TO BE REUSED, SCOPE OF DEMOLITION & REPAIR BY ROOFING/ PLUMBING CONTRACTOR & TO BE COORDINATED PENDING INTERIOR FIT-OUT.

FIRST FLOOR PLAN KEY NOTES:

- NEW WOOD FRAME WALL, ALIGNED TO MASONRY OPENING, CLAD IN THIN BRICK VENEER, COLOR TO MATCH EXISTING BRICK.
- NEW BRICK VENEER AT BUILDING FACE. COLOR & STYLE TO MATCH EXISTING BRICK.
- NEW ROOF DRAIN (w/ TAPERED INSUL, CRICKET) & LEADER FROM BALCONY THROUGH FIRST FLOOR. CONNECT TO EXISTING SYSTEM. FINAL LOCATION & QTY'S TO BE DETERMINED BY SUBCONTRACTOR & GC, COORDINATED BY GC. FINAL LOCATION TO BE BOXED OUT DURING INTERIOR FIT-OUT. TYPICAL ALL BALCONIES.



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



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



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FIRST & SECOND
FLOOR PLANS

DRAWING TITLE:

SHEET NO: A1

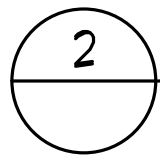
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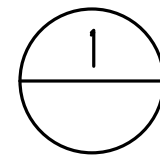
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EXTERIOR ALTERATIONS

20 WINDSOR STREET
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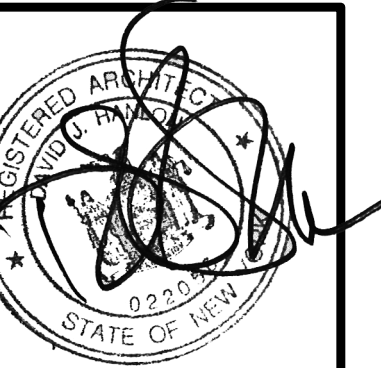
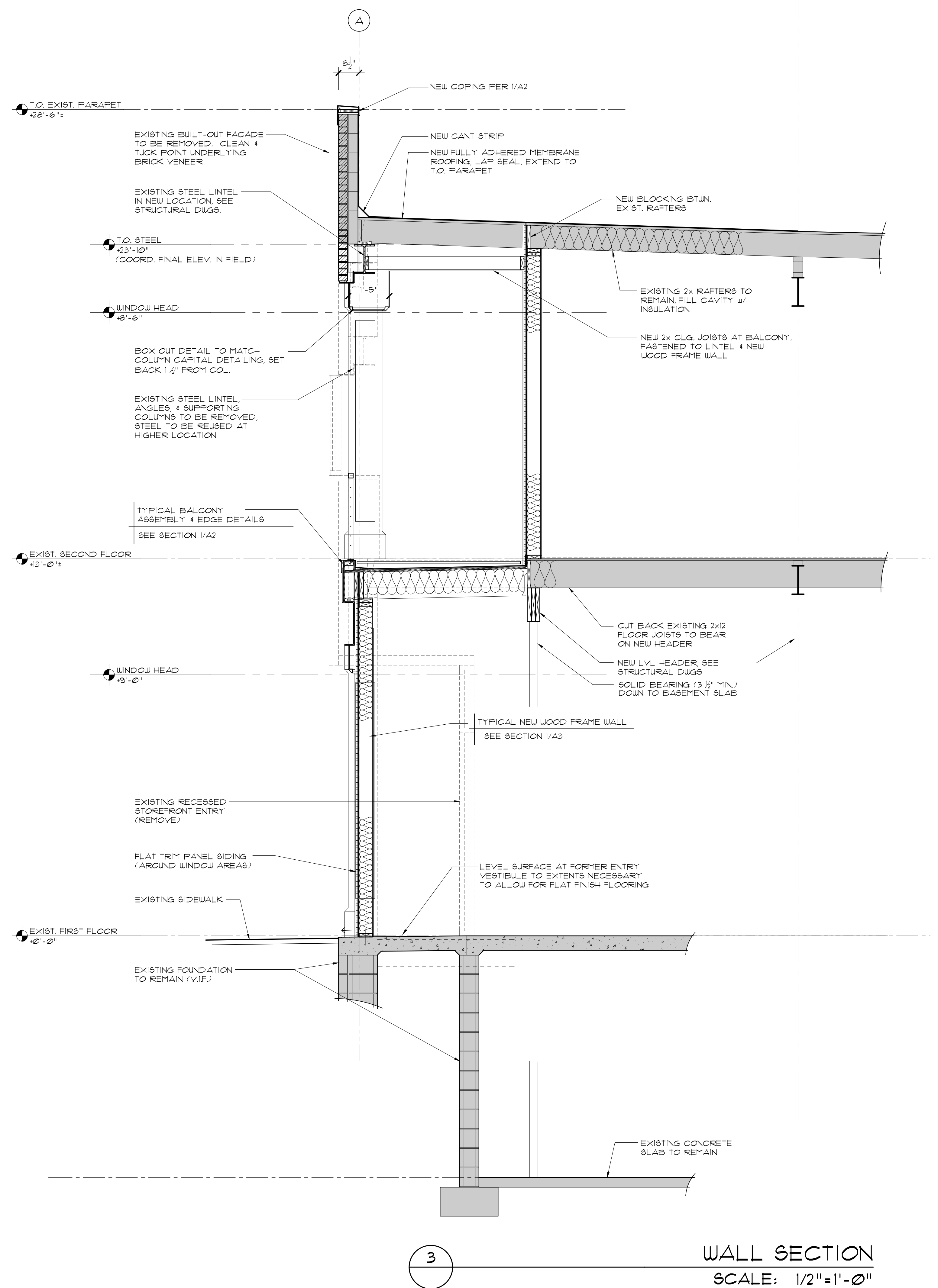
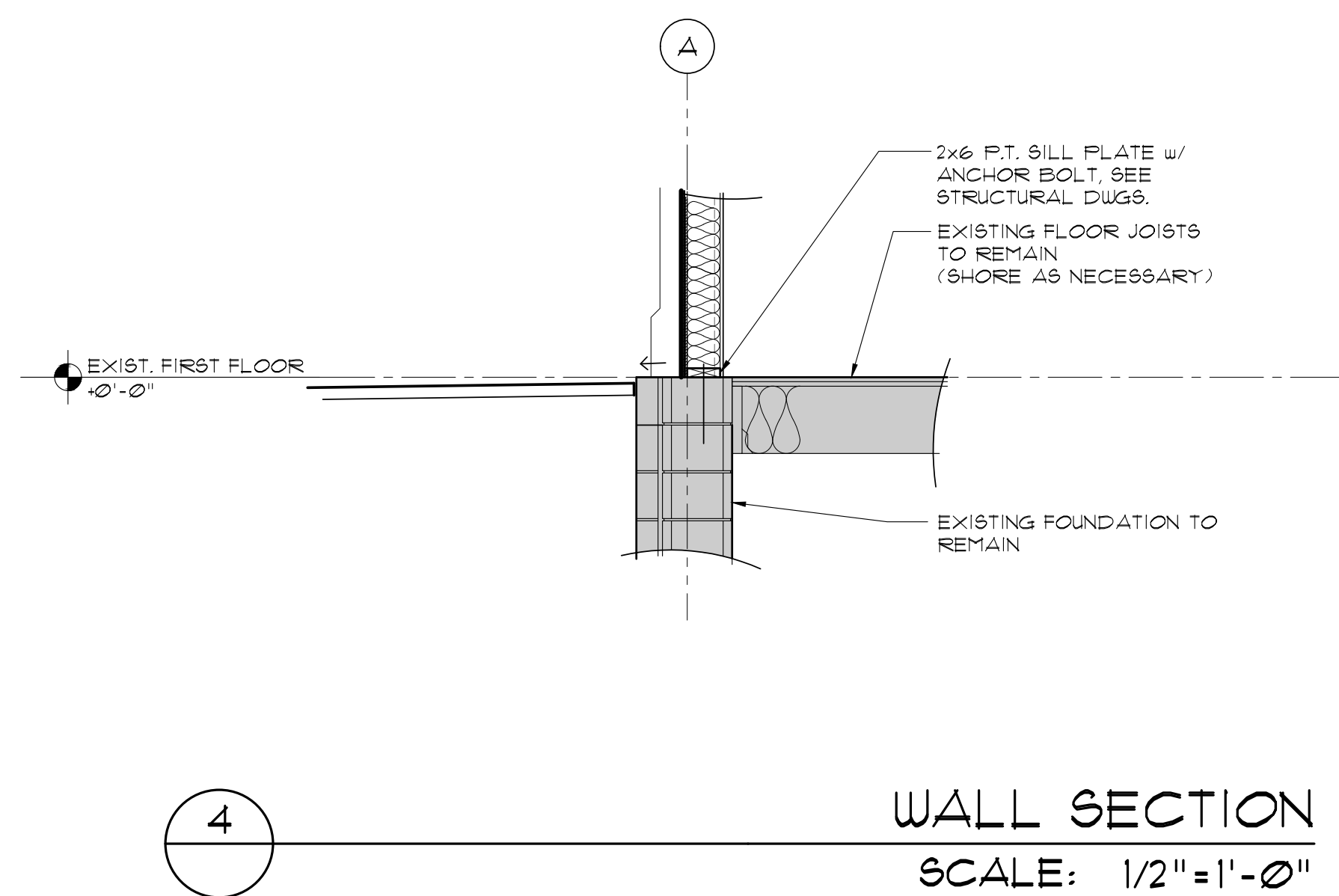
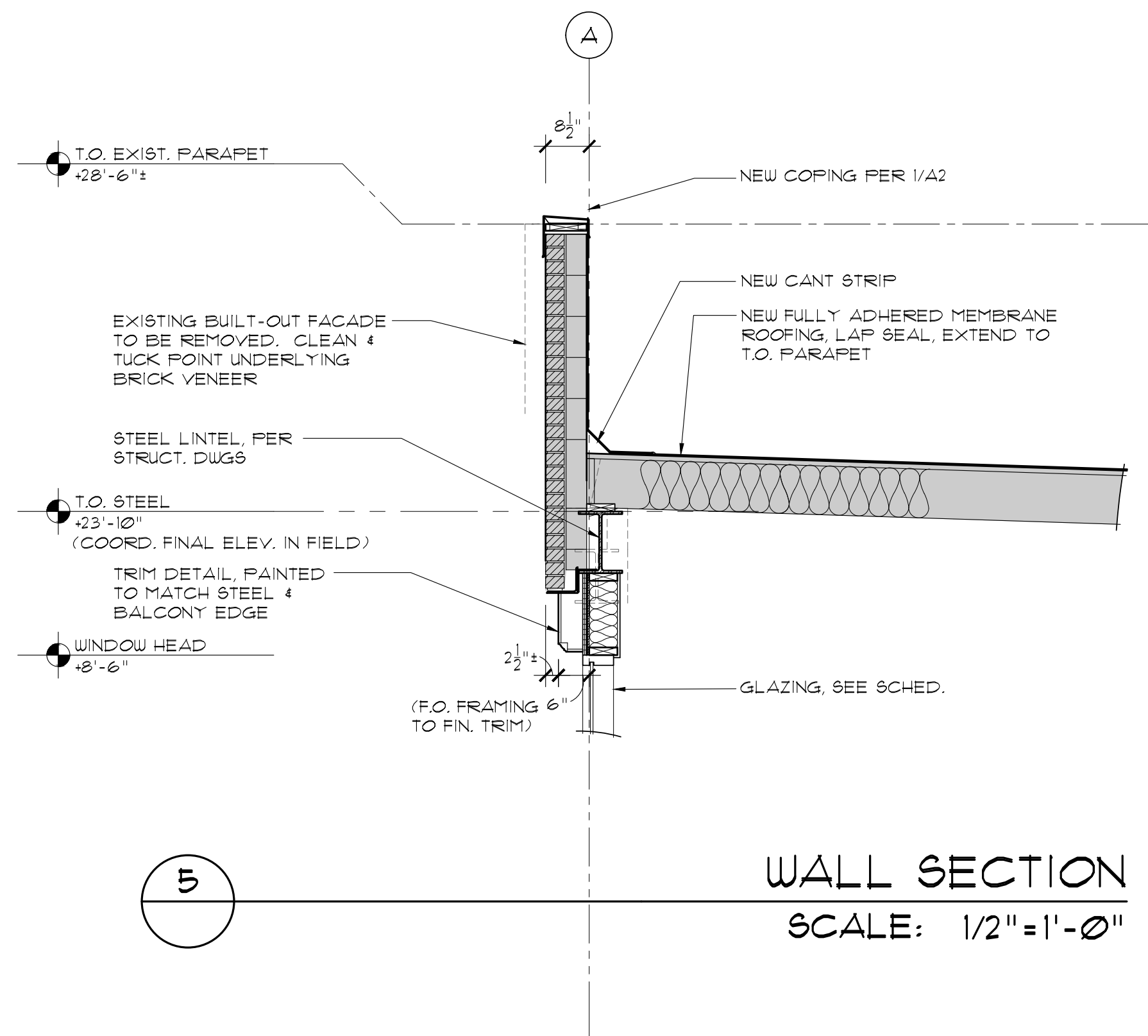
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DATE:	6-1-23
WALL SECTIONS	
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A2	
SHEET NO.:	
PROJECT NO:	23-031



WALL SECTION
SCALE: 1/2"=1'-0"



WALL SECTION
SCALE: 1/2"=1'-0"



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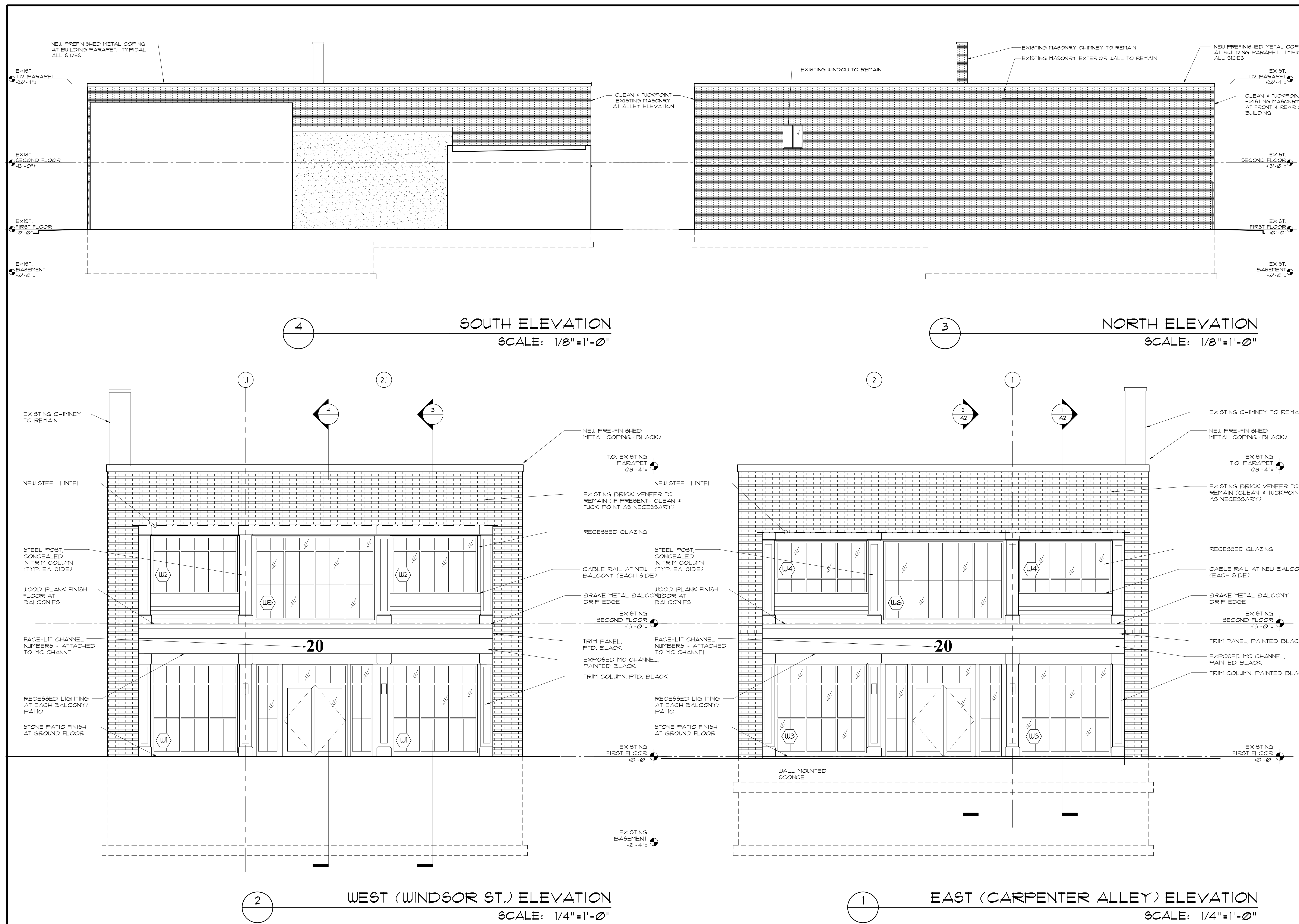
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A3
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PROJECT NO: 23-03





DOOR SCHEDULE							
NO.	SIZE	DOOR		FRAME		HWDURE FUNCTION SEE NOTE 2.	REMARKS
		MAT.	ELEV.	MAT.	ELEV.		
100A	(2) 3'-0" x 1'-0"	AL / GL	B	ALUM		L-BLDG	PROVIDE CLOSER- COORD. FINAL ACCESS CONTROL TBD BY OWNER (FOB OR SIM.)
100B	3'-0" x 1'-0"	AL / GL	B	ALUM		L-BLDG	
200A	3'-0" x 1'-0"	AL / GL	A	ALUM		L-EXT	UNIT BALCONY DOOR
200B	3'-0" x 1'-0"	AL / GL	A	ALUM		L-EXT	UNIT BALCONY DOOR
200C	3'-0" x 1'-0"	AL / GL	C	ALUM		L-EXT	UNIT BALCONY DOOR
200D	3'-0" x 1'-0"	AL / GL	C	ALUM		L-EXT	UNIT BALCONY DOOR

DOOR SCHEDULE NOTES:

- ALL DOORS TO BE 1 3/4" THICK, PROVIDE ANCHORAGE TYPE TO SUIT WALL CONSTRUCTION. ALL FRAMES TO OVERLAP WALL FINISH, PROVIDED (2) 20GA STUDS AT JAMBS IN GYPSUM BOARD WALLS.
- FINAL HARDWARE FUNCTION SHALL BE VERIFIED/COORDINATED W/OWNER.
- ALL GLASS SHALL BE 1/4" TEMPERED.
- ALL DOOR HARDWARE SHALL BE LEVER TYPE.
- ALL EXTERIOR DOOR UNITS SHALL MEET ENERGY CODE COMPLIANCE 'U' & 'R' VALUES, STANDARD OR BETTER, INCLUDING AIR LEAKAGE REQUIREMENTS. REFERENCE COVER SHEET C1.

LEGEND

ALUM	ALUMINUM
AL/GL	ALUMINUM/ GLASS
C	CLOSER
HM	HOLLOW METAL
L EXT	EXTERIOR LEVER HANDLE LOCKSET AT UNIT
L BLDG.	EXTERIOR LEVER HANDLE LOCKSET PER BUILDING STANDARD, CLOSER

2
A1

DOOR SCHEDULE

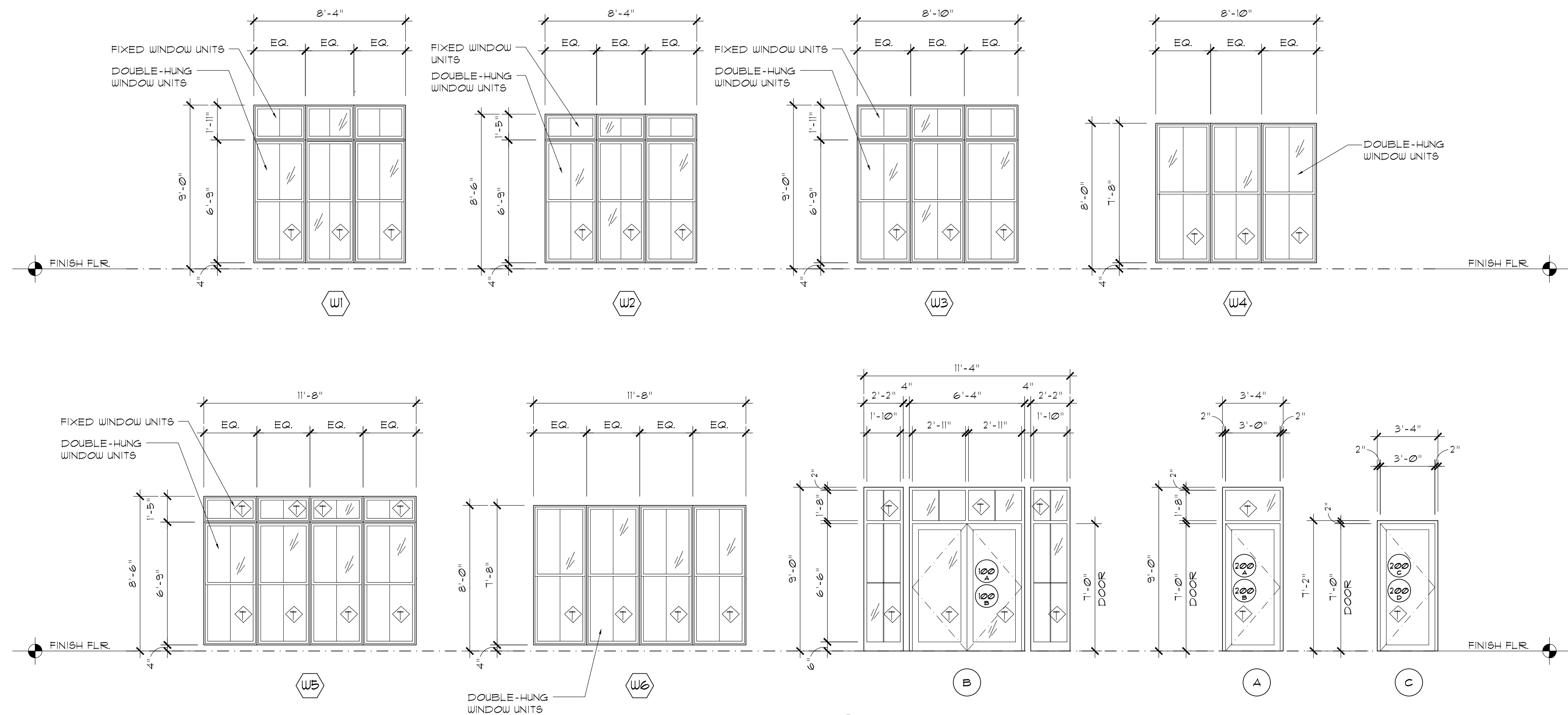
SCALE: NONE

HAZARDOUS LOCATION GLASS SAFETY NOTE (2406.4):

- PROVIDE TEMPERED GLASS AT AREAS ADJACENT TO DOOR UNITS AND WHERE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
- PROVIDE TEMPERED GLASS IN ALL GLAZING THAT EXHIBITS ALL OF THE FOLLOWING CHARACTERISTICS:
 - IS LARGER THAN 9 SF. IN AREA.
 - THE BOTTOM EDGE OF GLAZING IS LESS THAN 18" AFF.
 - THE TOP EDGE OF GLAZING IS MORE THAN 36" AFF.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF GLAZING.
- PROVIDE 1" INSULATED GLAZING IN ALUM. FRAME, UNO

WINDOW NOTES:

- EXTERIOR ALUMINUM FRAME: BLACK POWDER COATED.
- NEW EXTERIOR OPERABLE FENESTRATION 0.45 (CODE PRESCRIPTIVE MIN. U-VALUE)
- NEW EXTERIOR ENTRANCE DOORS 0.11 (CODE PRESCRIPTIVE MIN. U-VALUE)
- FINAL SELECTION OF WINDOW MFR. BY OWNER, COORD. BY GC.
- GC TO VERIFY R.O. IN FIELD PRIOR TO FINAL APPROVAL OF WINDOW DRAWINGS.



2
A1

DOOR SCHEDULE

SCALE: NONE

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SCHEDULES

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A5

SHEET NO:

PROJECT NO: 23-031

DESIGN PARAMETERS

NEW YORK STATE BUILDING CODE 2020 & ASCE 7-16

LIVE LOAD CRITERIA

ROOF:	20 PSF
RESIDENTIAL:	40 PSF
CORRIDOR & STAIRS:	100 PSF

SNOW LOAD CRITERIA

RISK (OCCUPANCY) CATEGORY:	II
FLAT ROOF SNOW LOAD:	28 PSF
GROUND SNOW LOAD:	40 PSF
SNOW EXPOSURE FACTOR (C_e):	1.0
SNOW LOAD IMPORTANCE FACTOR (I_s):	1.0
SNOW LOAD THERMAL FACTOR (C_t):	1.0
SNOW DRIFTING:	PER ASCE 7

WIND LOAD CRITERIA

RISK (OCCUPANCY) CATEGORY:	II
ULTIMATE DESIGN WIND SPEED (V_{ult}):	109 MPH
WIND EXPOSURE CATEGORY:	"B"
INTERNAL PRESSURE COEFFICIENT (C_{gp}):	+/- 0.18

SEISMIC LOAD CRITERIA

RISK (OCCUPANCY) CATEGORY:	II
EARTHQUAKE IMPORTANCE FACTOR (I_e):	1.0
MAPPED SPECTRAL RESPONSE ACCEL., S_s :	0.160
MAPPED SPECTRAL RESPONSE ACCEL., S_1 :	0.048
SPECTRAL RESPONSE COEFFICIENT S_DS :	0.171
SPECTRAL RESPONSE COEFFICIENT S_D1 :	0.077
SITE CLASSIFICATION:	"D"
SEISMIC DESIGN CATEGORY:	"B"
SEISMIC FORCE RESISTING SYSTEM:	ORDINARY REINFORCED MASONRY SHEAR WALLS
RESPONSE MODIFICATION COEFFICIENT R :	2
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.

CONTRACTOR SHALL:

a. VERIFY ALL FIELD CONDITIONS AND COORDINATE DIMENSIONS, ELEVATIONS, AND DETAILS SHOWN ON CONTRACT DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

b. COORDINATE WORK OF ALL DISCIPLINES (ARCH, STRUCT, MECH, ELECT) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS, CONSTRUCTION SCHEDULE, AND OTHER CONTRACTORS PERFORMING WORK AT THE SITE.

c. OBSERVE ALL OSHA AND ANY OTHER STATE/FEDERAL SAFETY REQUIREMENTS INCLUDING THE USE OF SAFETY GLASSES, HARD HATS, AND PROTECTION OF AREA WHEN WORKING OVERHEAD. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.

THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR EACH OF THE STRUCTURAL COMPONENTS.

WOOD

ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES WITH MODIFICATIONS AS SPECIFIED HEREIN.

AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: (STANDARDS MANUAL).

NATIONAL FOREST PRODUCTS ASSOCIATIONS: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

NATIONAL DESIGN SPECIFICATION (NDS)

AMERICAN PLYWOOD ASSOCIATION: GUIDE TO PLYWOOD FOR FLOORS, PLYWOOD SHEATHINGS FOR WALLS AND ROOFS.

AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS.

STRUCTURAL DIMENSION LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

HEM FIR NO.2 OR BETTER.
850 PSI - F_b (SINGLE USE)
977 PSI - F_b (REPETITIVE USE)
405 PSI - F_c (PERP. TO GRAIN)
75 PSI - F_v
1,300,000 PSI - E

ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL".

GRADE LOSS RESULTING FROM EFFECTS OF WEATHERING, HANDLING, STORAGE, RESAWING OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

WOOD WHICH IS IN CONTACT WITH CONCRETE, MASONRY, SOIL OR WITHIN 1'-0" OF GRADE OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE PRESERVATIVE TREATED.

ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF 19% OR LESS.

MULTIPLE PIECE LVL BEAMS SHALL BE NAILED TOGETHER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED NAILING DETAIL. ALL LVL BEAMS SHALL HAVE 3" BEARING UNLESS OTHERWISE NOTED.

NOTCHES, COPES, AND HOLES IN WOOD MEMBERS ARE NOT PERMITTED UNLESS SPECIALLY DETAILED. NOTCHES, COPES, AND HOLES IN PRE-ENGINEERED MEMBER SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF AND APPROVED BY THE MANUFACTURER IN WRITING.

FRAMING ANCHORS AND MISCELLANEOUS METAL DEVICES FOR WOOD FRAMING SHALL BE GALVANIZED STEEL OF AT LEAST 18 GA. THICKNESS. INSTALL IN STRICT ACCORDANCE w/MANUFACTURER RECOMMENDATIONS. USE NAILS SUPPLIED BY OR RECOMMENDED BY THE MANUFACTURERS. JOIST HANGERS FOR LVL MEMBERS, AS WELL AS DIMENSIONAL LUMBER SHALL BE THOSE SPECIFICALLY MANUFACTURED FOR THE TYPE AND SIZE OF MEMBER.

FLOOR SHEATHING SHALL BE "ADVANTECH" OR "STRUCTURWOOD EDGE GOLD" APA STRUCTURAL 1 RATED SHEATHING w/ MIN. THK. OF 3/4". NAILING SHALL BE 8d NAILS 6" O.C. AT EDGES AND 12" O.C. AT INT. SUPPORTS. PROVIDE RECOMMENDED GAP AT ALL PANEL JOINTS.

LAMINATED VENEER LUMBER (L.V.L.) SHALL BE ENGINEERED WOOD PRODUCT AS MANUFACTURED BY ILEVEL OR EQUAL. THE MATERIAL SHALL MEET THE FOLLOWING PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 2,000,000 PSI.

STRUCTURAL STEEL

THE STEEL USED SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

MATERIAL	ASTM DESIGNATION	MINIMUM YIELD STRENGTH (KSI)
"W" SHAPES	A992	50
ANGLES, PLATES & CHANNELS	A36	36
HSS SHAPES	A500 GRADE B	46

ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN STRICT ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS.

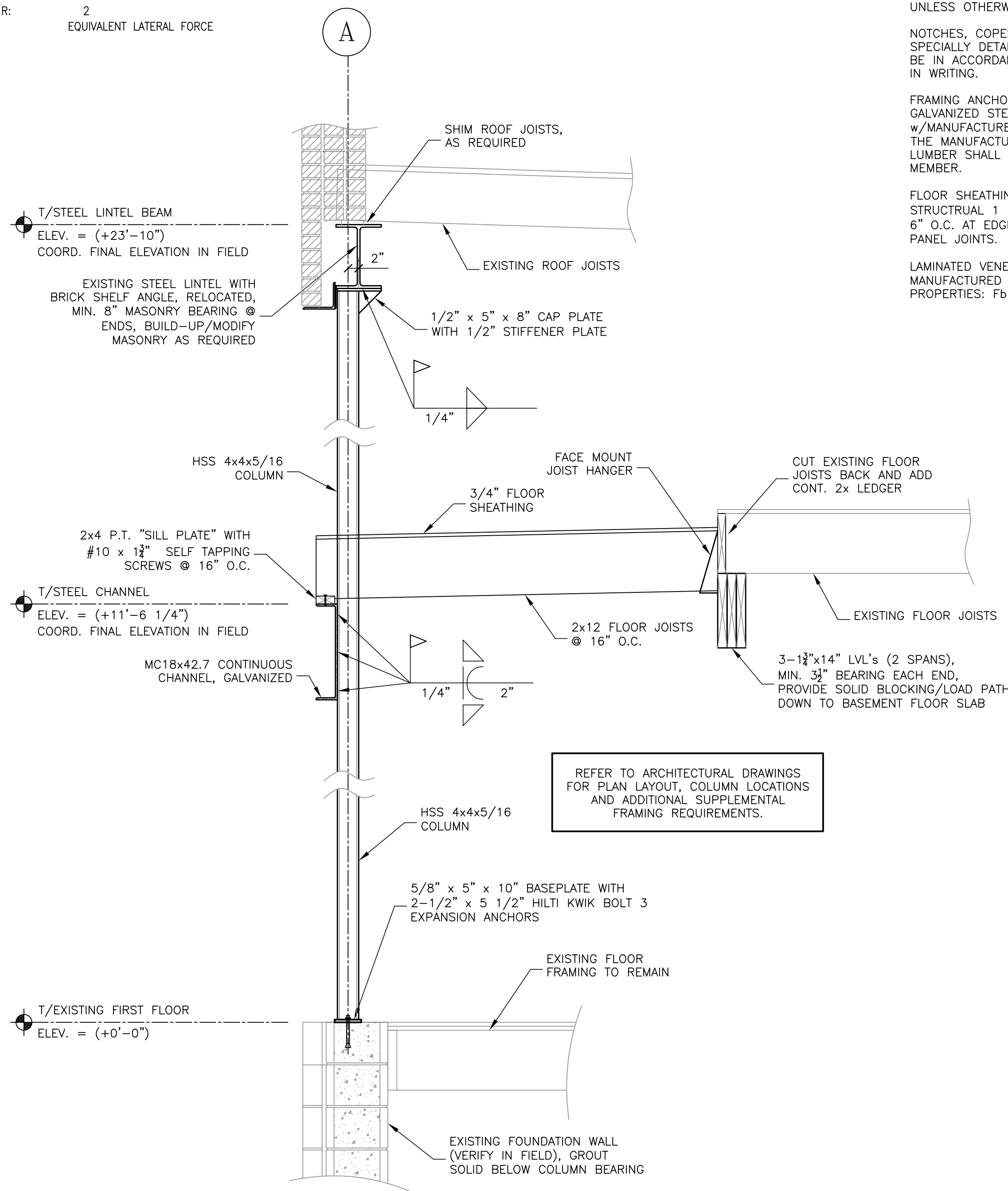
ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF PRIMER. THE PRIMER SHALL BE TNEPEC 10-1009, COLOR GRAY, OR APPROVED EQUAL. PRIMER SHALL BE LEAD AND CHROMATE FREE.

STEEL NOTED TO BE GALVANIZED SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ALL APPLICABLE ASTM STANDARDS, INCLUDING A123, A143, A153, A384, A385 AND A780, AS WELL AS FEDERAL SPECIFICATIONS DDD-P-21035 AND MIL-P-26915. REPAIR AREAS DAMAGED BY WELDING, FLAME CUTTING OR DURING HANDLING, TRANSPORT OR ERECTION BY ONE OF THE APPROVED METHODS IN ACCORDANCE WITH ASTM A780.

ALL CONNECTIONS SHALL BE HIGH STRENGTH BOLTED OR WELDED, OR BOTH. SINGLE OR DOUBLE ANGLE SHEAR CONNECTIONS SHALL BE USED, AS REQUIRED BY END REACTION.

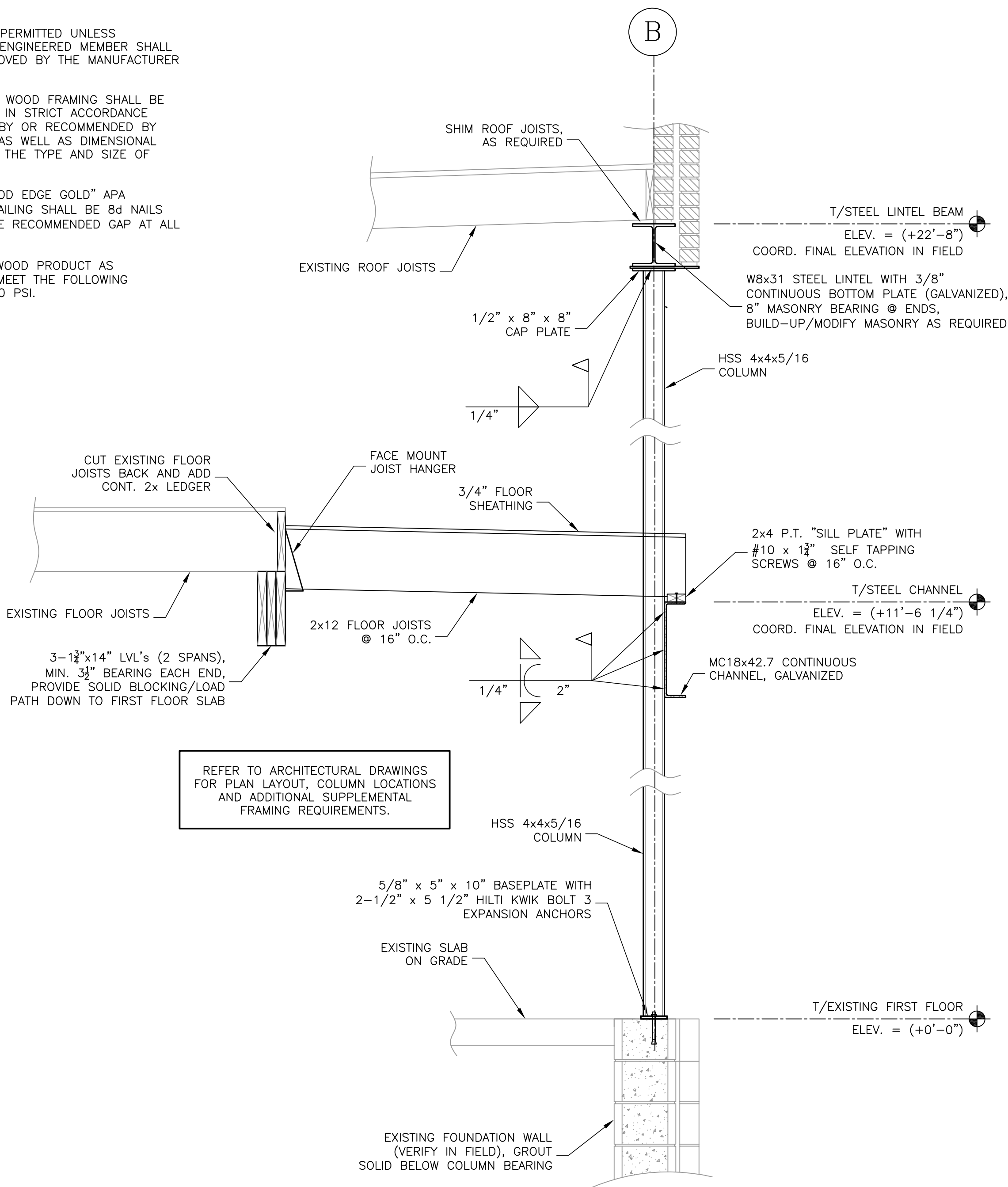
ALL BOLTED CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH 3/4" DIAMETER ASTM A325 TC (TENSION CONTROL), HEAVY HEXAGON NUTS AND BOLTS, WITH HARDENED WASHERS CONFORMING TO ASTM F436, UNLESS OTHERWISE NOTED.

ALL WELDS SHALL BE MADE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE AWS, USING E70 ELECTRODES. PROVIDE FIELD TOUCH-UP PAINT TO MATCH SHOP APPLIED PRIMER WHERE PAINT HAS BEEN BURNED OFF.



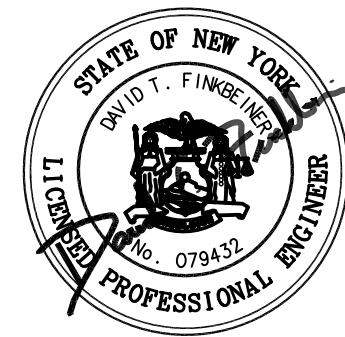
TYPICAL WEST WALL SECTION

3/4" = 1'-0"



TYPICAL EAST WALL SECTION

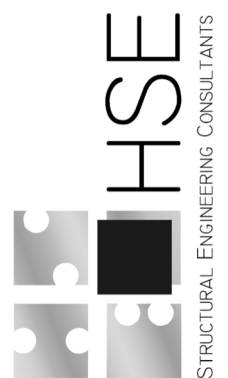
3/4" = 1'-0"



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WINDSOR STREET
EXTERIOR ALTERATIONS

20 WINDSOR STREET
ROCHESTER, NEW YORK

REVISED:

ISSUED FOR PERMIT
DATE: JUNE 1, 2023

STRUCTURAL
DETAILS
& NOTES

DRAWING TITLE:

S1

SHEET NO:

PROJECT NO: 23-031