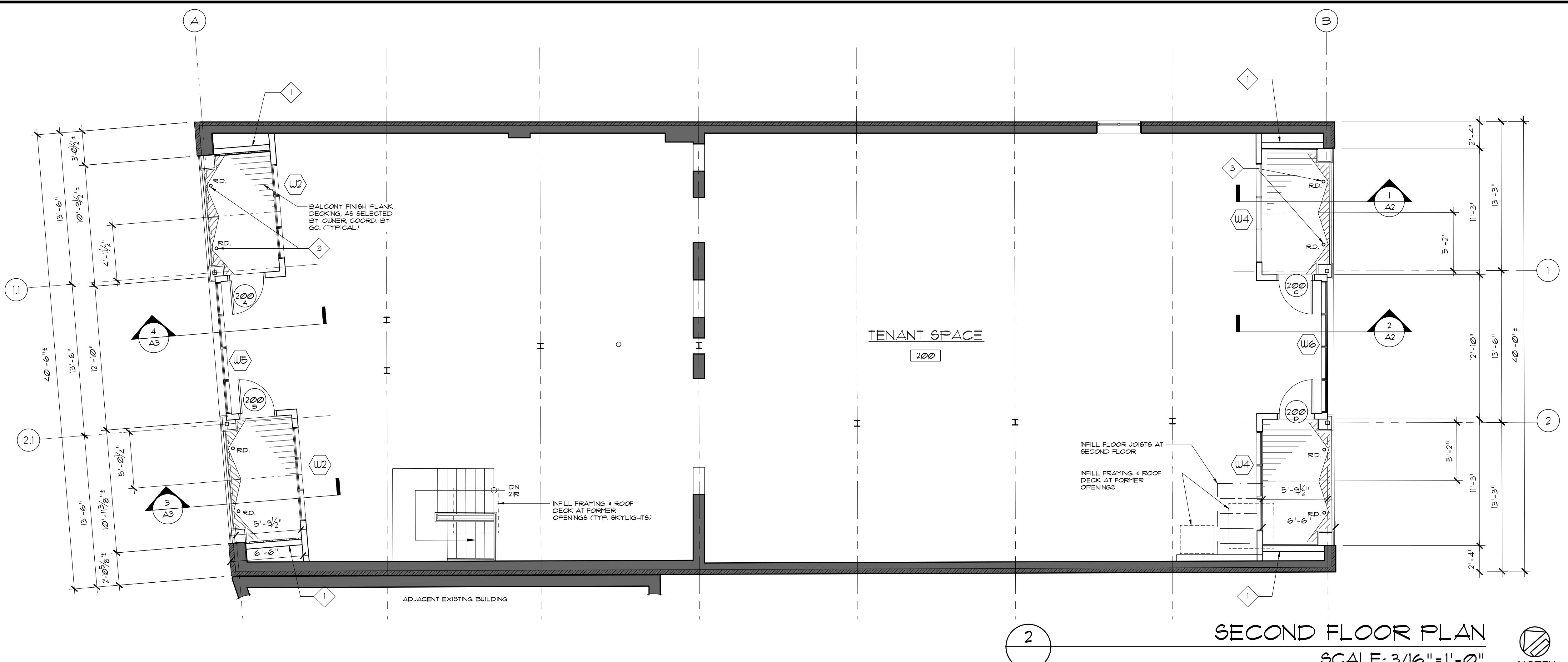


FLOOR PLAN GENERAL NOTES:

1. 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.
2. FINAL LAYOUTS FOR FIRE ALARM TYPES AND LOCATIONS, EXIT SIGNAGE, EMERGENCY LIGHTING LAYOUT, SPRINKLER LAYOUT, RTU QTY., LOCATION, & ORIENTATION, SHALL BE PROVIDED BY OTHERS w/ FINAL LOCATIONS TO BE COORDINATED PENDING INTERIOR FIT-OUT.
3. EXISTING ROOF DRAIN LOCATIONS TO BE REUSED. SCOPE OF DEMOLITION & REPAIR BY ROOFING/ PLUMBING CONTRACTOR & TO BE COORDINATED PENDING INTERIOR FIT-OUT.

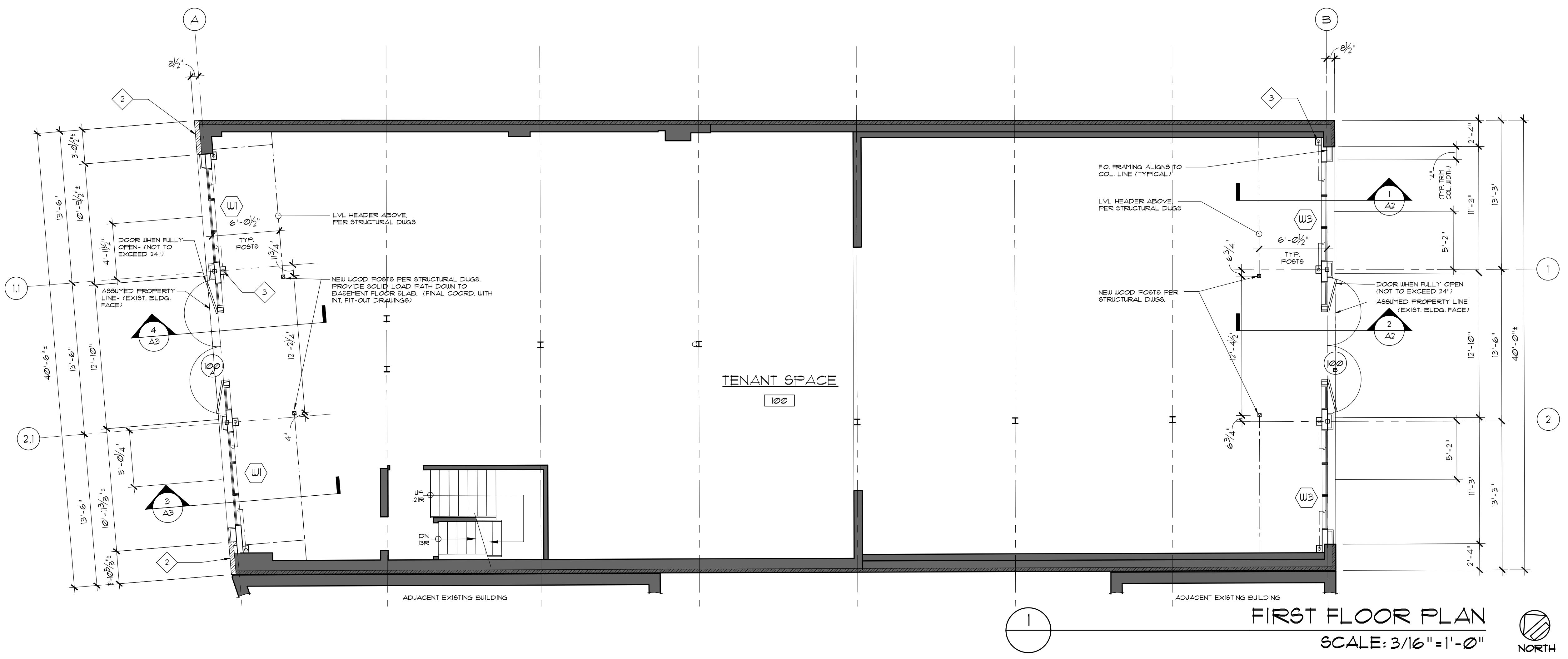
FIRST FLOOR PLAN KEY NOTES:

- 1 NEW WOOD FRAME WALL ALIGNED TO MASONRY OPENING. CLAD IN THIN BRICK VENEER, COLOR TO MATCH EXISTING BRICK.
- 2 NEW BRICK VENEER AT BUILDING FACE. COLOR & STYLE TO MATCH EXISTING BRICK.
- 3 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

SCAL E: 3/16" = 1" - Ø"



TENANT SPACE

100

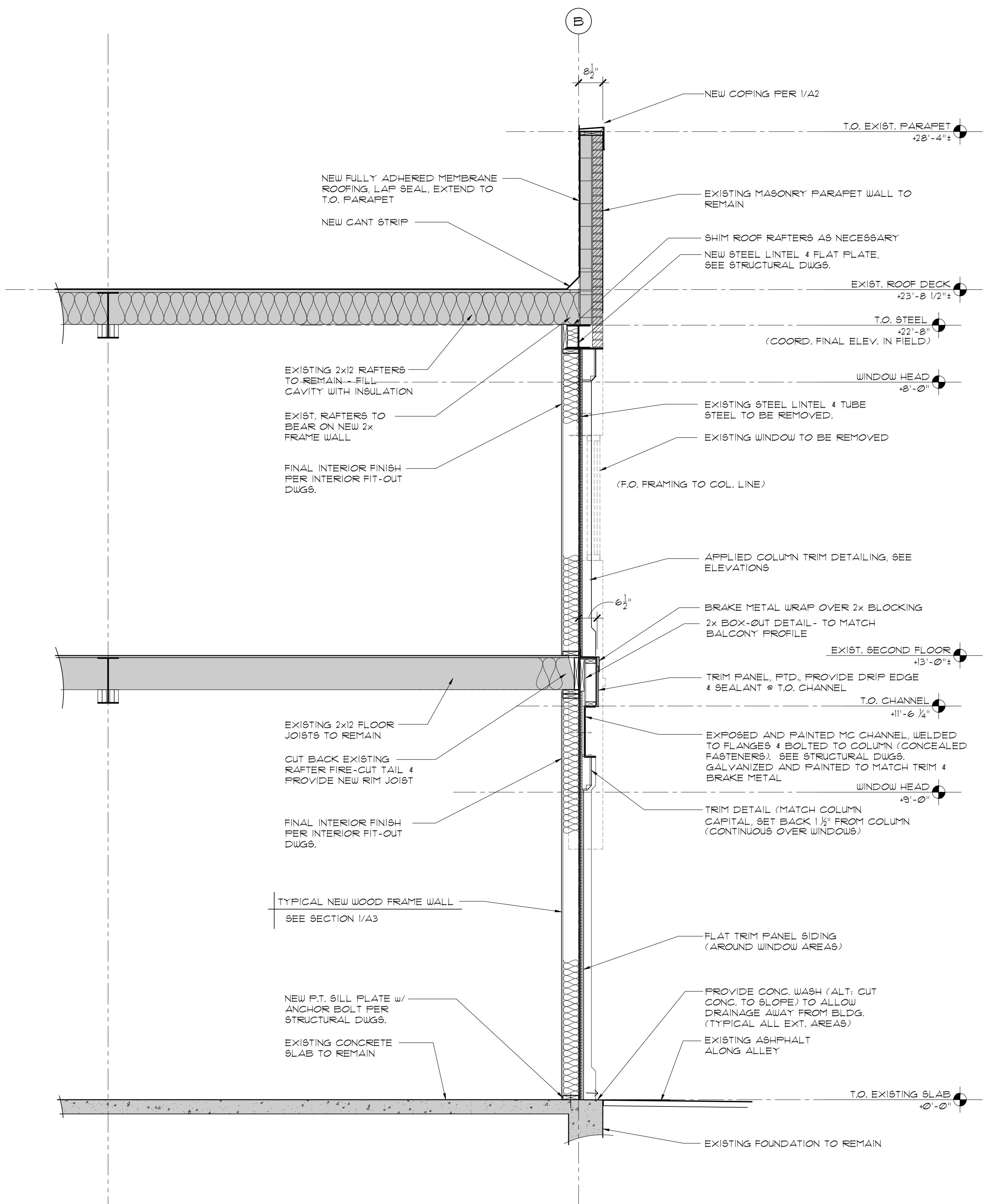
WINDSOR STREET EXTERIOR ALTERATIONS

20 WINDSOR STREET
ROCHESTER, NEW YORK

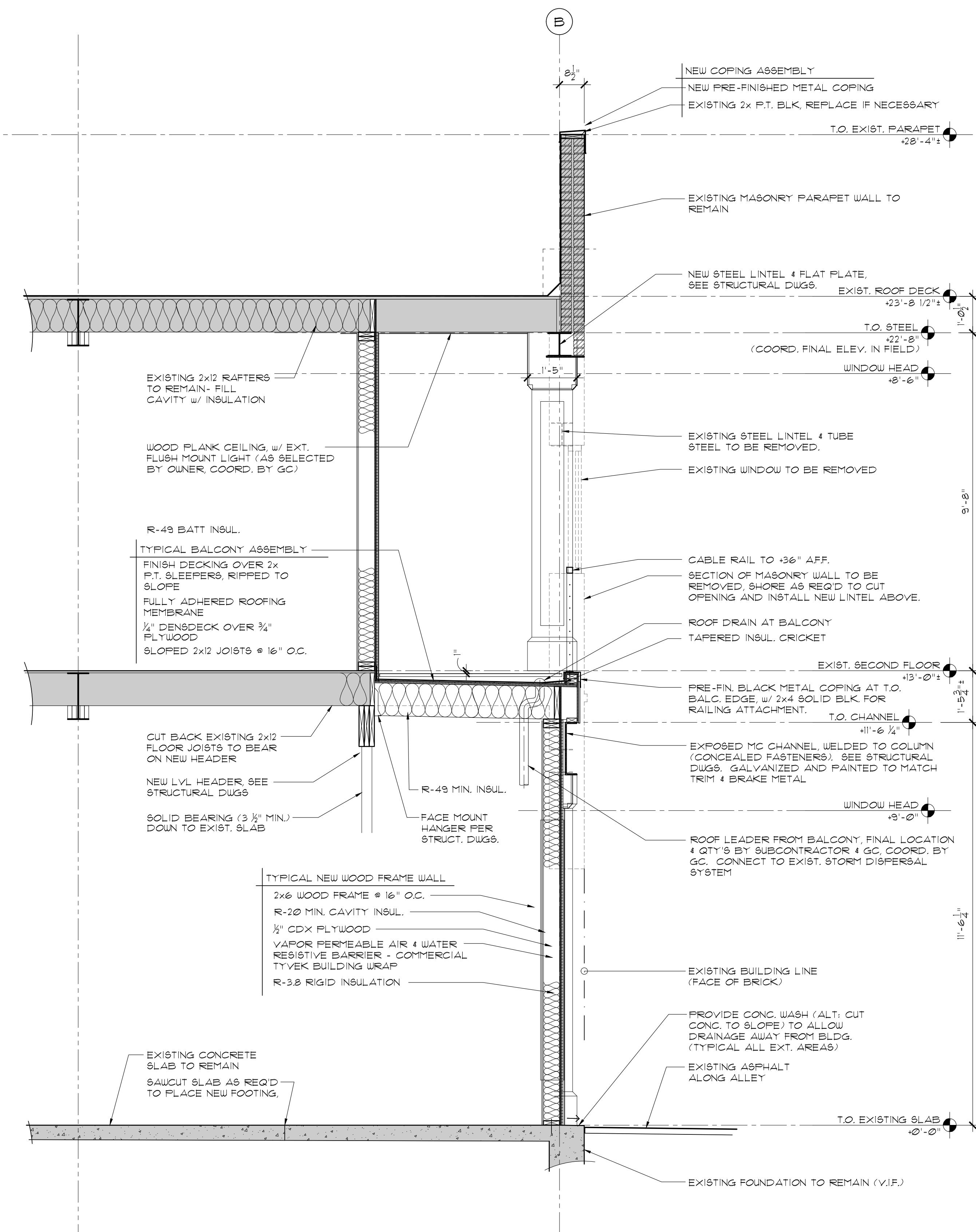
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FIRST & SECOND FLOOR PLANS	
DRAWING TITLE:	
	
SHEET NO:	
PROJECT NO: 23-031	



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



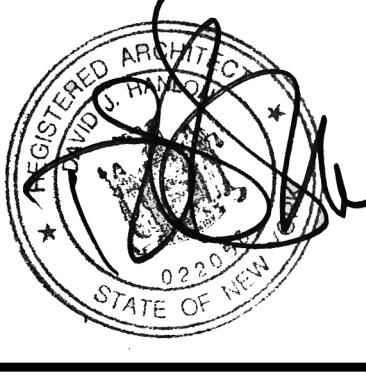
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EXTERIOR ALTERATIONS

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WALL SECTIONS
DRAWING TITLE:
A2
SHEET NO:
PROJECT NO: 23-031

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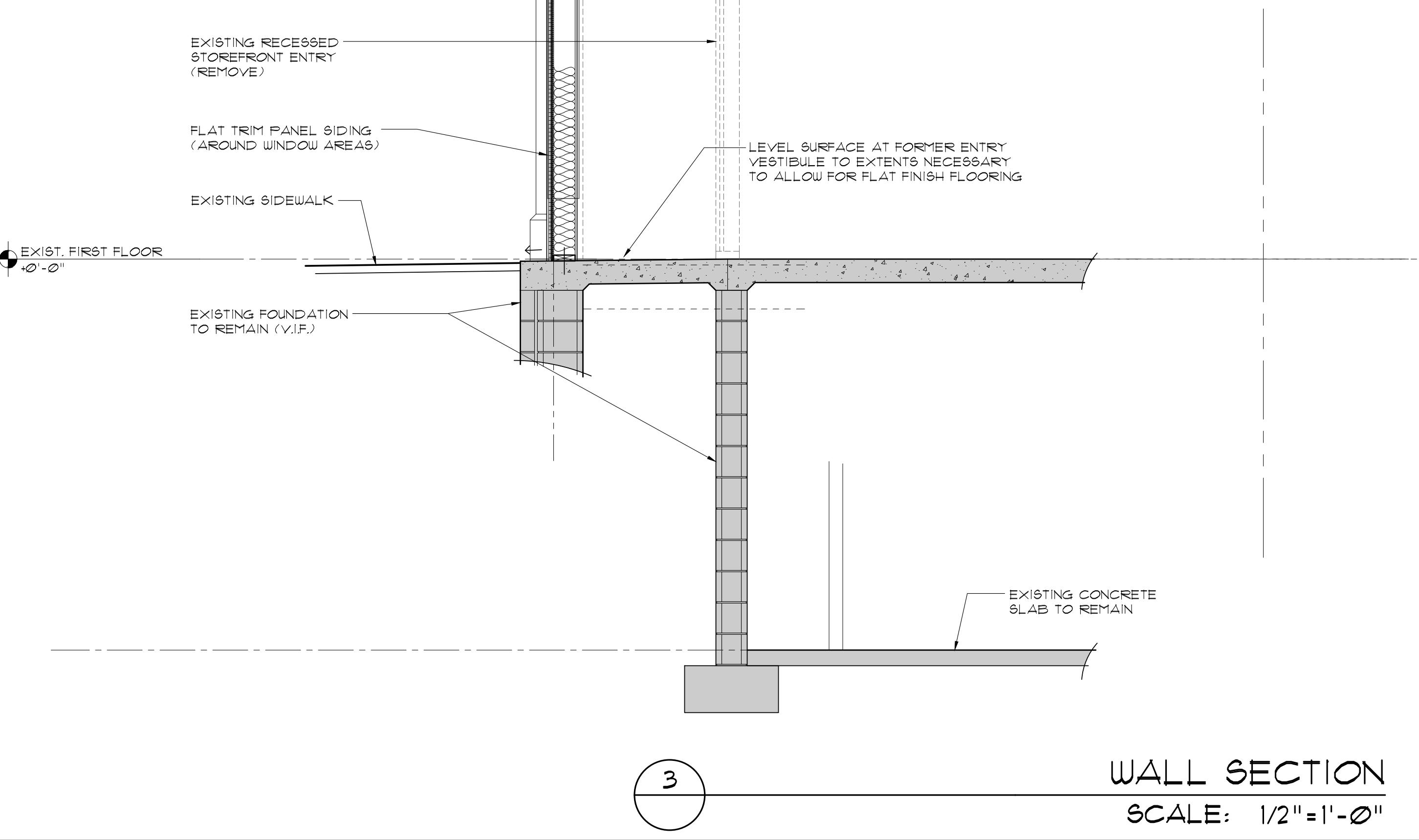
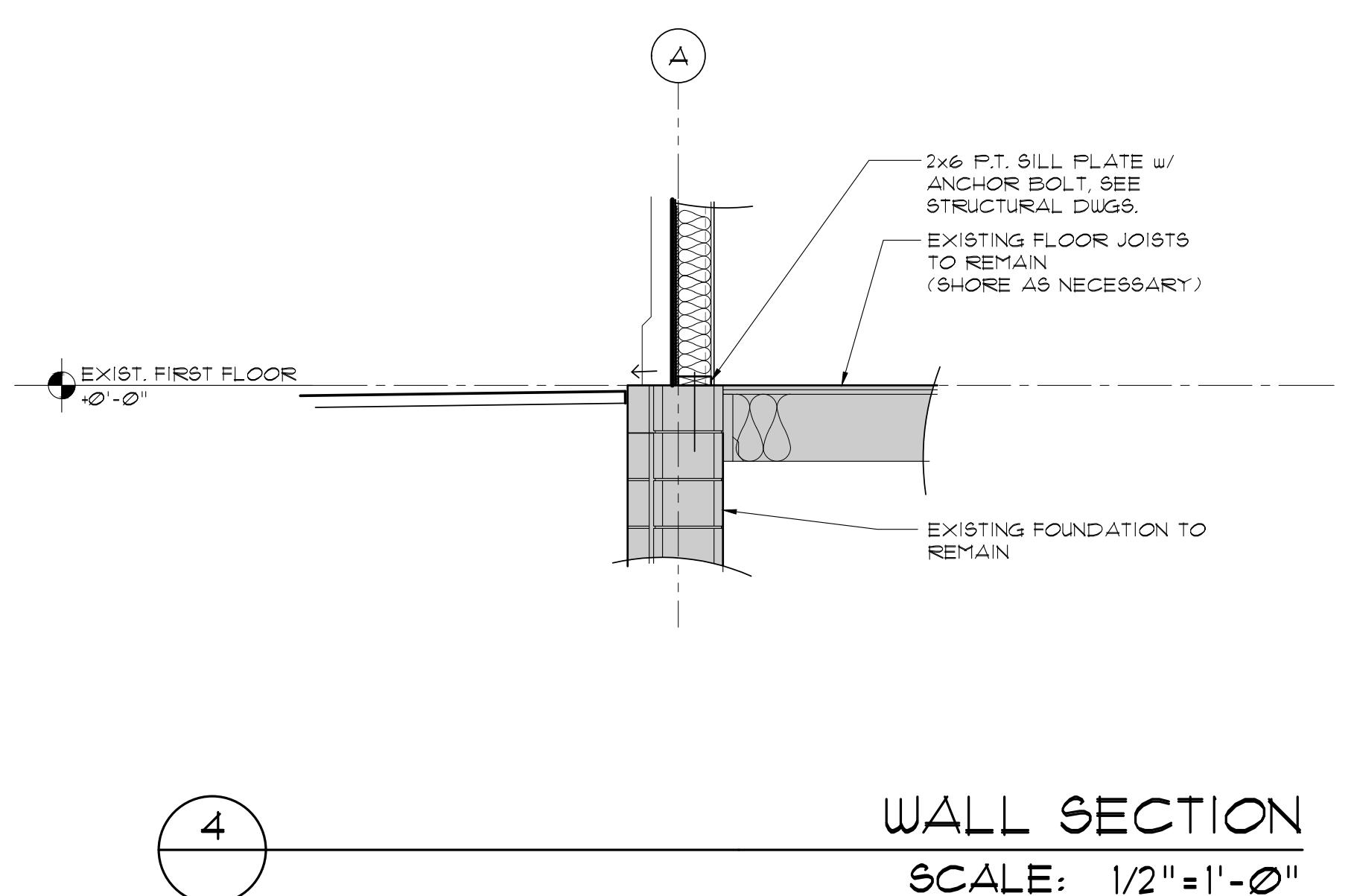
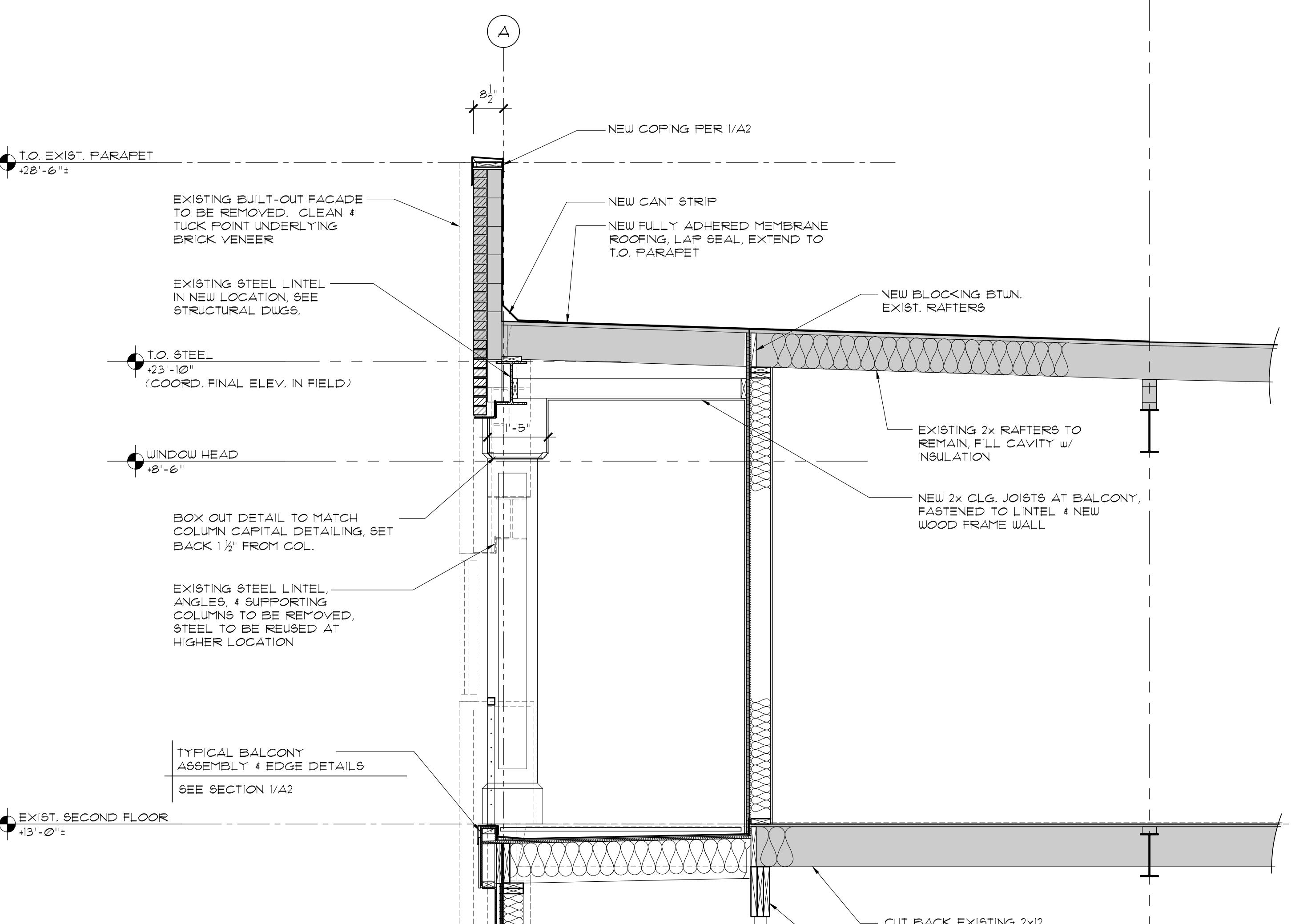
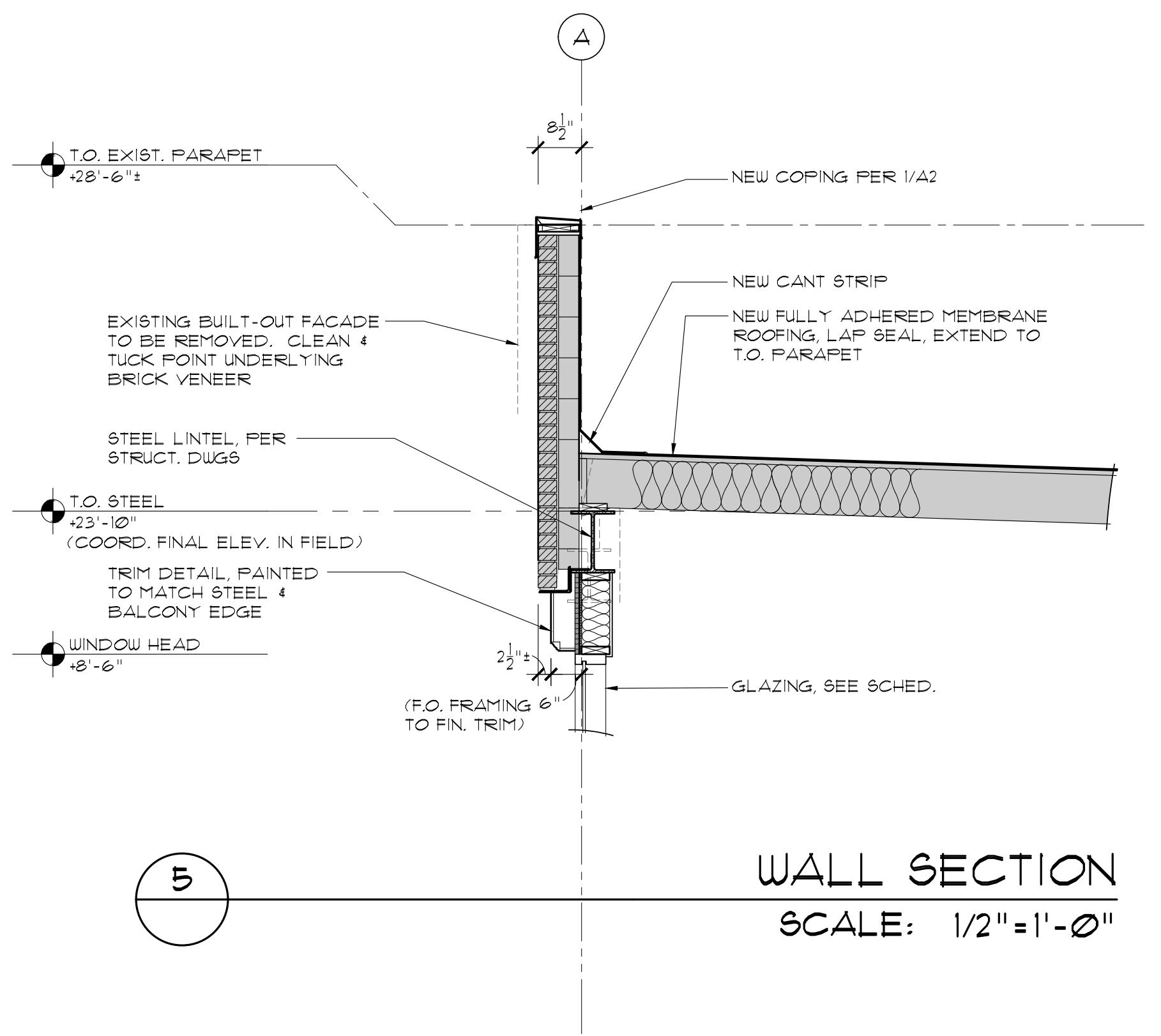
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WINDSOR STREET
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WALL SECTIONS	
DRAWING TITLE:	A3
SHEET NO.:	
PROJECT NO.:	23-031



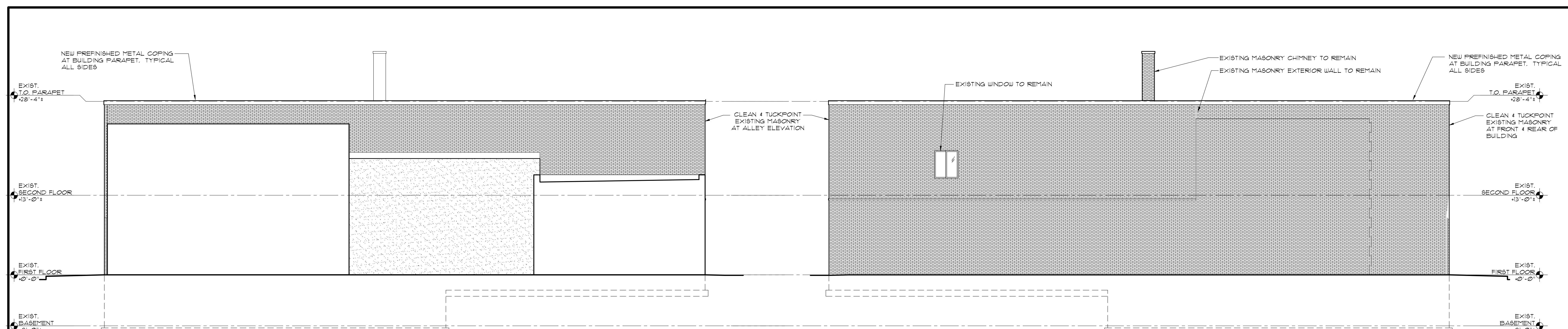


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WINDSOR STREET
EXTERIOR ALTERATIONS

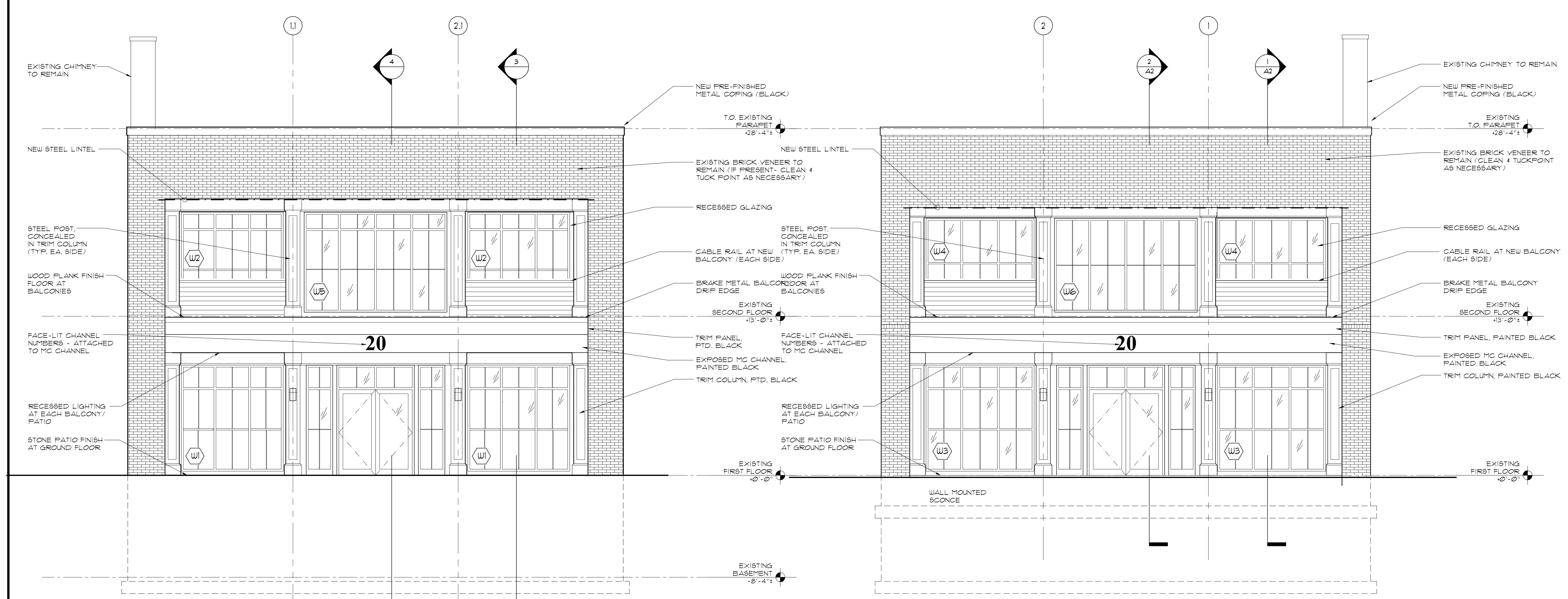
20 WINDSOR STREET
ROCHESTER, NEW YORK

ISSUED FOR PERMIT	
DATE:	6-1-23
EXTERIOR ELEVATIONS	
DRAWING TITLE:	
	
SHEET NO:	
PROJECT NO: 23-031	



SOUTH ELEVATION

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



NORTH ELEVATION

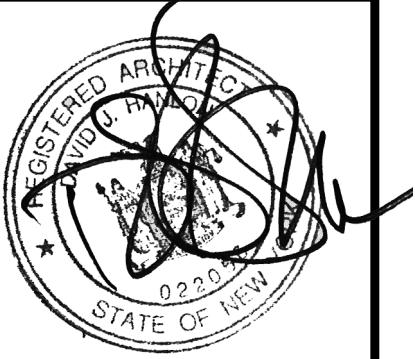
SCALE: 1/8" = 1'-0"

2 WEST (WINDSOR ST.) ELEVATION

SCALE: 1/4" = 1'-0"

EAST (CARPENTER ALLEY) ELEVATION

SCALE: 1/4"=1'-0"



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DOOR SCHEDULE							
NO.	SIZE	DOOR		FRAME		HARDWARE FUNCTION SEE NOTE 2.	REMARKS
		MAT.	ELEV.	MAT.	ELEV.		
100A	(2) 3'-0" x 7'-0"	AL/ GL	B	ALUM		L-BLDG	PROVIDE CLOSER- COORD. FINAL ACCESS CONTROL TBD BY OWNER (FOB OR SIM.)
100B	3'-0" x 7'-0"	AL/ GL	B	ALUM		L-BLDG	
200A	3'-0" x 7'-0"	AL/ GL	A	ALUM		L-EXT	UNIT BALCONY DOOR
200B	3'-0" x 7'-0"	AL/ GL	A	ALUM		L-EXT	UNIT BALCONY DOOR
200C	3'-0" x 7'-0"	AL/ GL	C	ALUM		L-EXT	UNIT BALCONY DOOR
200D	3'-0" x 7'-0"	AL/ GL	C	ALUM		L-EXT	UNIT BALCONY DOOR

DOOR SCHEDULE NOTES:

1. ALL DOORS TO BE $\frac{1}{2}$ " THICK. PROVIDE ANCHORAGE TYPE TO SUIT WALL CONSTRUCTION. ALL FRAMES TO OVERLAP WALL FINISH PROVIDED (2) 20ga STUDS AT JAMBS IN GYPSUM BOARD WALLS.
2. FINAL HARDWARE FUNCTION SHALL BE VERIFIED/COORDINATED W/OWNER.
3. ALL GLASS SHALL BE $\frac{1}{4}$ " TEMPERED.
4. ALL DOOR HARDWARE SHALL BE LEVER TYPE.
5. 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

DOOR SCHEDULE
SCALE: NONE

2
A1

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.

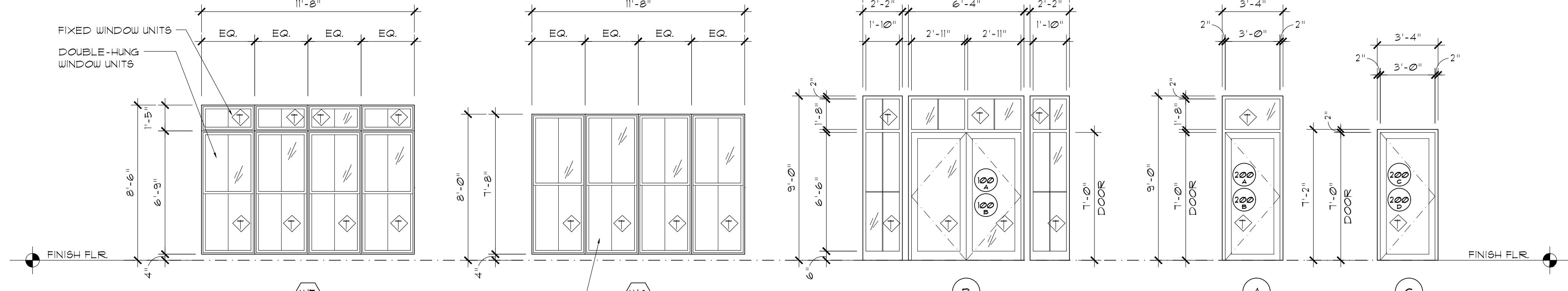
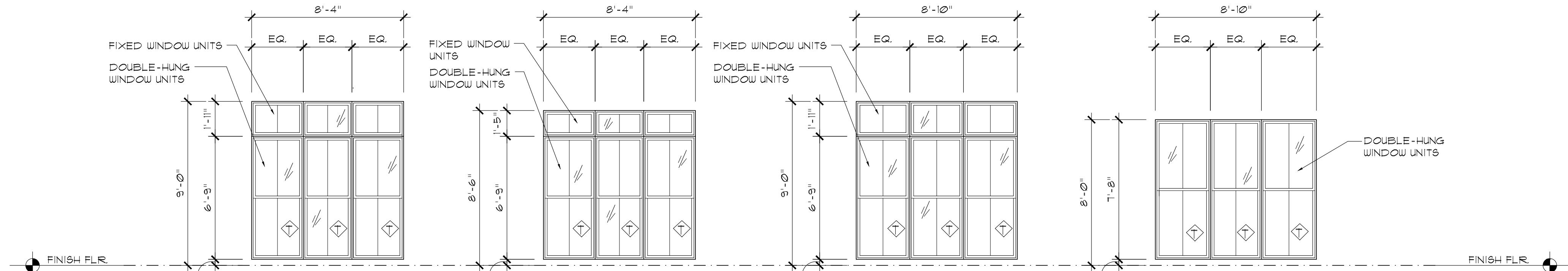
-PROVIDE TEMPERED GLASS IN ALL GLAZING THAT EXHIBITS ALL OF THE FOLLOWING CHARACTERISTICS:

- 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:

1. EXTERIOR ALUMINUM FRAME: BLACK POWDER COATED.
2. NEW EXTERIOR OPERABLE FENESTRATION 0.45 (CODE PRESCRIPTIVE MIN. U-VALUE)
3. NEW EXTERIOR ENTRANCE DOORS 0.71 (CODE PRESCRIPTIVE MIN. U-VALUE)
4. FINAL SELECTION OF WINDOW MFR. BY OWNER COORD. BY GC.
5. GC TO VERIFY RO. IN FIELD PRIOR TO FINAL APPROVAL OF WINDOW DRAWINGS.



2
A1

DOOR SCHEDULE
SCALE: NONE

**WINDSOR STREET
EXTERIOR ALTERATIONS**

20 WINDSOR STREET
ROCHESTER, NEW YORK

REVISED:
ISSUED FOR PERMIT
DATE: 6-1-23
SCHEDULES
DRAWING TITLE:
A15
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 (Ce):	1.0
SNOW LOAD IMPACT FACTOR (Is):	1.0
SNOW LOAD THERMAL FACTOR (Ct):	1.0
SNOW DRIFTING:	PER ASCE 7

WIND LOAD CRITERIA

RISK (OCCUPANCY) CATEGORY:	II
ULTIMATE DESIGN WIND SPEED (Vult):	109 MPH
WIND EXPOSURE CATEGORY:	"B"
INTERNAL PRESSURE COEFFICIENT (Cp):	+/- 0.18

SEISMIC LOAD CRITERIA

RISK (OCCUPANCY) CATEGORY:	II
EARTHQUAKE IMPORTANCE FACTOR (Ie):	1.0
MAPPED SPECTRAL RESPONSE ACCEL., Ss:	0.160
MAPPED SPECTRAL RESPONSE ACCEL., S1:	0.048
SPECTRAL RESPONSE COEFFICIENT SDS:	0.171
SPECTRAL RESPONSE COEFFICIENT SDI:	0.077
SITE CLASSIFICATION:	"D"
SEISMIC DESIGN CATEGORY:	"B"
SEISMIC FORCE RESISTING SYSTEM:	ORDINARY REINFORCED MASONRY
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:

- 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.
- COORDINATE WORK OF ALL DISCIPLINES (ARCH, STRUCT, MECH, ELECT) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS, CONSTRUCTION SCHEDULE, AND OTHER CONTRACTORS PERFORMING WORK AT THE SITE.
- 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 ASSOCIATION: 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_s (SINGLE USE)
977 PSI - F_s (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, COVES, AND HOLES IN WOOD MEMBERS ARE NOT PERMITTED UNLESS SPECIALLY DETAILED. NOTCHES, COVES, 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.

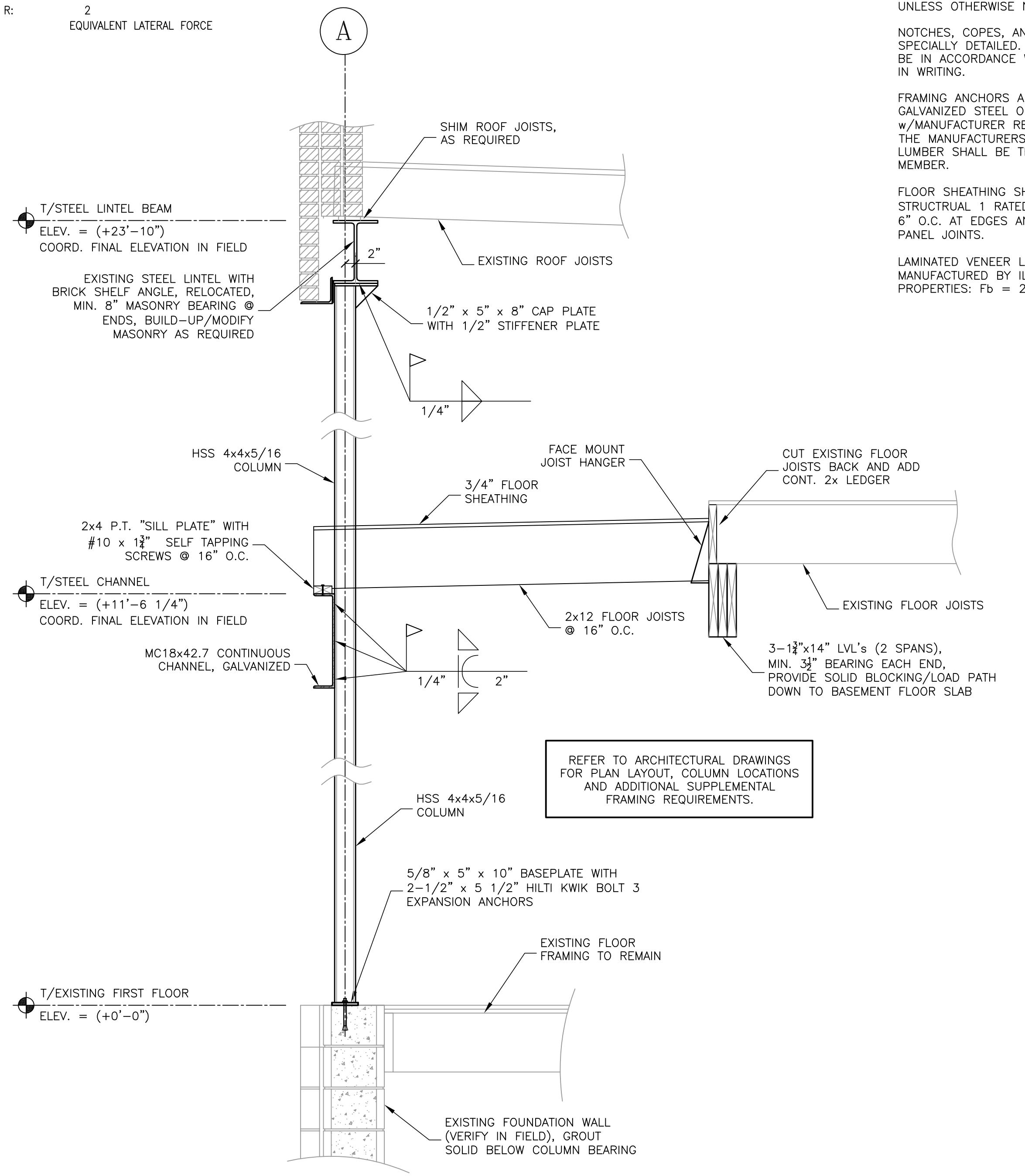
ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF PRIMER. THE PRIMER SHALL BE TNEMEC 10-1009, COLOR GRAY, OR APPROVED EQUAL. PRIMER SHALL BE LEAD AND CHROMATE FREE.

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 DOD-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.

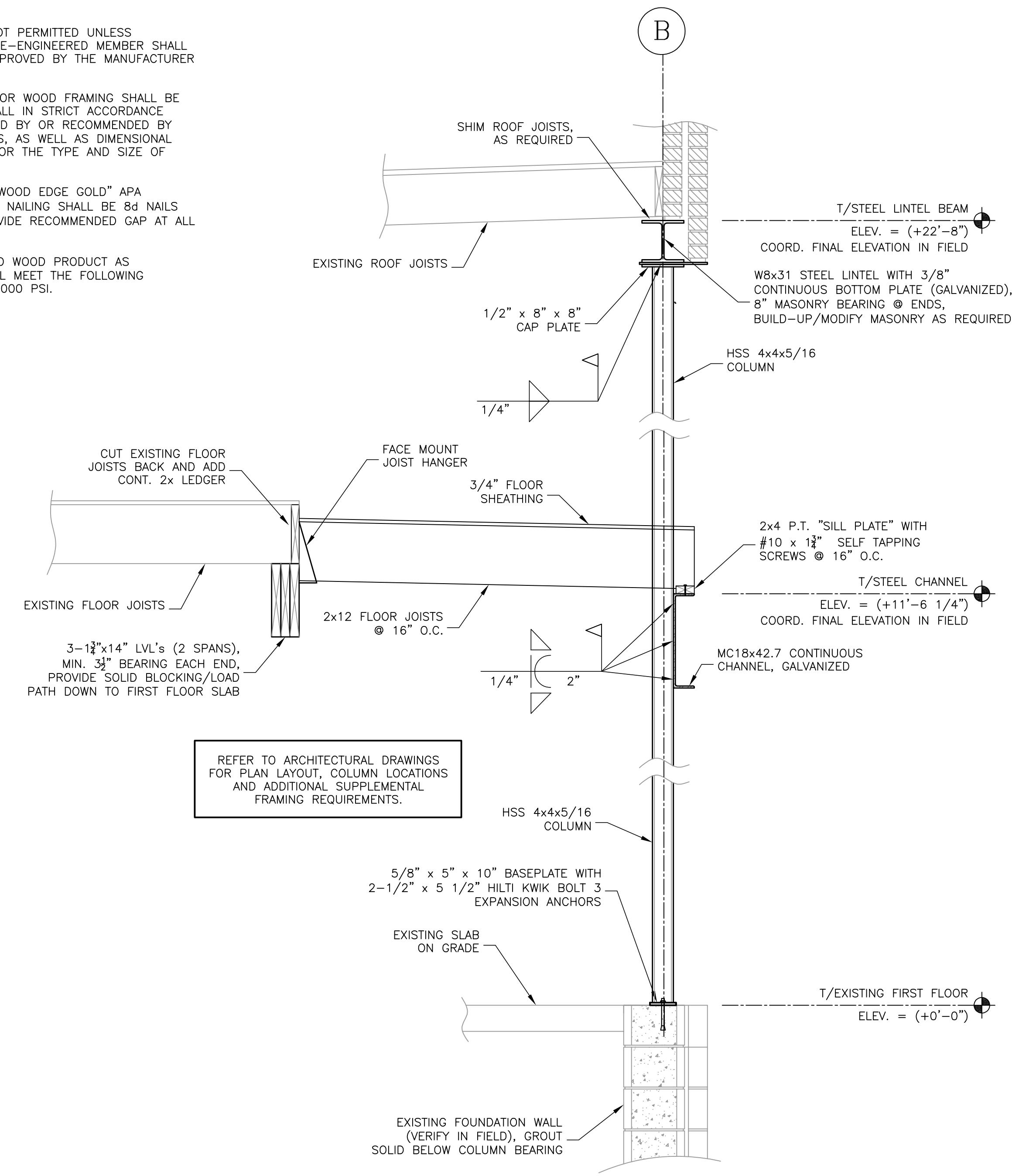
ALL BOLTED CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH 3/4" DIAMETER ASTM A325 TC (TENSION CONTROL), HEAVY HEXAGON NUTS AND BOLTS, WITH HARDENED WASHERS CONFORMING TO ASTM F436, UNLESS OTHERWISE NOTED.

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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STRUCTURAL DETAILS
& NOTES

DRAWING TITLE:

SHEET NO.:

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23-031

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