

# CITY OF PLATTSBURGH - DRI DOWNTOWN GRANT PROGRAM

## 39 BRIDGE STREET, PLATTSBURGH NY, 12901

HISTORIC FRONT ELEVATION



EXISTING FRONT ELEVATION



### SCOPE OF WORK

**BASE BID:**

1. REPAIR, CLEAN, AND REPAINT EXISTING EXTERIOR BRICK FACADE. THIS WORK IS TO BE DONE FOLLOWING THE GUIDANCE OUTLINED WITHIN THE TECHNICAL PRESERVATION BRIEFS 1 AND 2 WHICH CAN BE FOUND AT THE NATIONAL PARKS SERVICE WEBSITE, <https://www.nps.gov/tps/how-to-preserve/briefs.htm>
  - A. KEYNOTE: 01
2. REMOVE AND REPLACE EXISTING STOREFRONT SYSTEM AND FIRST FLOOR FACADE, TO INCLUDE BOTH ENTRY DOORS. WORK TO ALSO INCLUDE FRAMED WALL & SIGN ABOVE EXISTING STOREFRONT. REPLACEMENT STOREFRONT TO BE SIMILAR TO ORIGINAL DESIGN WITH RESPECT TO HISTORICAL PRESERVATION AND 33 BRIDGE STREET WHICH HAS RECENTLY BEEN RECONSTRUCTED. SEE DIAGRAM D/A/A203 FOR STYLE AND DESIGN. REPLACE DOORS, DOOR FRAMES AND TRANSOM WINDOW WITH MATERIALS SIMILAR TO ORIGINAL. REVIEW WITH OWNER.
  - A. WORK TO INCLUDE PATCHING AND/OR EXTENDING OF EXISTING FLOOR & CEILING TO NEW STOREFRONT.
  - B. TO INCLUDE LIGHTING AND POWER AT NEW STOREFRONT, EXTERIOR AND INTERIOR.
  - C. TO INCLUDE TEMPORARY ENCLOSURE IN BETWEEN DEMOLITION AND INSTALLATION PHASES, ENCLOSURE TO HAVE ACCESS FOR STREET LEVEL COMMERCIAL SPACE AS WELL AS STAIRWELL TO APARTMENTS.
  - D. KEYNOTES: 01, 02, AND 03
3. WINDOW WORK:
  - A. REPLACE EXISTING WINDOWS INDICATED TO BE REPLACED. ALL REPLACEMENT WINDOWS HAVE ALREADY BEEN PURCHASED BY OWNER. NEW WINDOWS ARE LARGER THAN EXISTING AND MATCH THE ORIGINAL WINDOW SIZE.
  - B. REPAIR OR REPLACE EXISTING BRICK WINDOW SILLS AS SCHEDULED. REBUILD TO MATCH EXISTING.
  - C. WINDOW WORK TO INCLUDE BUT NOT LIMITED TO DEMOLITION OF EXISTING. INSTALLATION OF NEW WINDOW ASSEMBLY, FLASHING, INTERIOR WOOD TRIM, EXTERIOR PVC TRIM & WATERPROOFING/CAULKING.
  - D. 2<sup>ND</sup> STORY BRIDGE STREET EXISTING CEILING AROUND WINDOWS WILL HAVE TO BE MODIFIED TO ACCOMMODATE NEW WINDOWS. A NEW WOOD FRAMED GYPSUM BULKHEAD WILL HAVE TO BE BUILT TO ALLOW FOR WINDOWS TO EXTEND TALLER THAN THE EXISTING CEILING.
  - E. KEYNOTES: 04, 05, 06, AND 07
4. DOOR WORK:
  - A. REPLACE (2) EXISTING EXTERIOR DOORS. THESE ARE IN ADDITION TO THE TWO EXISTING DOORS AT THE FRONT OF THE BUILDING THAT ARE TO BE PART OF THE STOREFRONT SYSTEM, AT BASE LEVEL ALONG THE EASTERN ELEVATION. WORK TO INCLUDE DEMOLITION OF EXISTING DOOR, MODIFICATIONS TO DOOR FRAME, JAMBS & HEAD. COMPLETE INSTALLATION OF INSULATED, GALVANIZED, STEEL DOORS AND HARDWARE.
  - B. KEYNOTE: 08

**ALTERNATE BIDS:**

- ALTERNATE #1:**  
RECONSTRUCTION OF EXISTING CORNICE & FRONT PARAPET. THIS WORK IS TO BE DONE FOLLOWING THE GUIDANCE OUTLINED WITHIN THE TECHNICAL PRESERVATION BRIEFS 1 AND 2 WHICH CAN BE FOUND AT THE NATIONAL PARKS SERVICE WEBSITE, <https://www.nps.gov/tps/how-to-preserve/briefs.htm>  
A. KEYNOTES: 09 AND 10
- ALTERNATE #2:**  
SECOND STORY WOOD CONSTRUCTED STRUCTURE AT BACK OF BUILDING ALONG WITH WOOD CONSTRUCTED STAIR ENCLOSURE TO 3RD STORY TO BE RESIDED WITH METAL PANELS. REVIEW, REPAIR AND REPLACE COUNTER FLASHING AT BASE OF WOOD WALL. RE-ROOF ENTIRE WOODEN STRUCTURE AT 2ND AND 3RD FLOORS WITH NEW ASPHALT SHINGLES. ROOFING WORK TO INCLUDE ROOF DECK REPLACEMENT AS NEEDED, EXTENSION AT GABLE END, NEW DRIP EDGE, FASCIA AND SOFFIT.  
A. KEYNOTES: 11, 12, AND 13
- ALTERNATE #3:**  
REPLACE EXISTING DAMAGED AND MODIFIED STRUCTURE WITHIN THE SINGLE STORY WOOD FRAMED ADDITION. EXISTING TRUSSES AND COLUMNS TO BE EVALUATED FOR REPLACEMENT. THERE IS SIGNIFICANT CHARRING FROM A PREVIOUS FIRE AND SOME EXISTING MEMBERS HAD BEEN MODIFIED FOR NEW EGRESS PATTERN HEIGHT.  
A. KEYNOTE: 14
- ALTERNATE #4:**  
RESTORE FLOOR OF SECOND STORY WOOD FRAMED STRUCTURE. MAKE STABLE AND FLAT. CURRENTLY THIS SPACE IS A FORMER ROOF AND HAS A SLOPE TO IT.  
A. KEYNOTE: 15
- ALTERNATE #5:**  
REPAIR WOODEN STAIR IN ALLEY & REFINISH.  
A. KEYNOTE: 16
- ALTERNATE #6:**  
DEMOLISH SINGLE STORY WOOD FRAMED ADDITION AT BASEMENT LEVEL. WORK TO INCLUDE: REMOVAL OF EXISTING TRAILER WITHIN STORAGE BUILDING AND EXTENSIVE REPAIR OF EXISTING WOODEN STAIR. WORK TO ALSO INCLUDE INSTALLATION OF A NEW ELECTRICAL PANEL WITHIN THE BASEMENT LEVEL. PANEL WILL BE REQUIRED TO BE REWIRED BACK TO EXISTING METER LABELED #1. DISTRIBUTION WIRING FROM EXISTING PANEL TO BE TERMINATED AND REMOVED. ALL ELECTRICAL WORK TO CONFORM TO 2020 BUILDING CODE OF NEW YORK STATE, CHAPTER 27, NFPA 70, & N.E.C. 2017.  
A. KEYNOTE: 17  
B. KEYNOTE: 18  
C. KEYNOTE: 19
- ALTERNATE #7:**  
REPAIR, CLEAN, AND REPAINT EXISTING EXTERIOR BRICK FACADE. THIS WORK IS TO BE DONE FOLLOWING THE GUIDANCE OUTLINED WITHIN THE TECHNICAL PRESERVATION BRIEFS 1 AND 2 WHICH CAN BE FOUND AT THE NATIONAL PARKS SERVICE WEBSITE, <https://www.nps.gov/tps/how-to-preserve/briefs.htm>  
A. KEYNOTE: 20
- ALTERNATE #8:**  
REPLACE EXISTING DOOR WITH NEW INSULATED HOLLOW METAL DOOR. DOOR TO HAVE VISION LITE AND TO HAVE A ONE HOUR FIRE RATING. WORK TO INCLUDE: FRAME, TRIM, AND HARDWARE. REPAIR PORCH STRUCTURE, PLYWOOD/OSB AS NEEDED, THE ENCLOSED STAIR IS TO BE RE-SIDED AND RE-ROOFED PER ALTERNATE #2.  
A. KEYNOTE: 21

### UNIT COSTS

**UNIT COST #1 - BRICK REPOINTING**

REPOINT 10 S.F. OF BRICK

**UNIT COST #2 - BRICK REPLACEMENT**

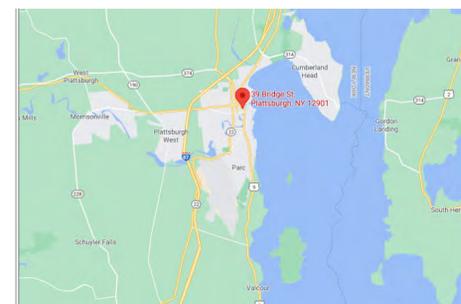
REPLACEMENT OF 10 S.F. OF BRICK, BRICK TO MATCH EXISTING, BRICK TO BE REVIEWED WITH OWNER PRIOR TO INSTALLATION

### SHEET LIST

SHEET NUMBER	SHEET NAME
T001	TITLE SHEET
G001	GENERAL NOTES
L5101	CODE ANALYSIS
L5102	CODE ANALYSIS

SHEET NUMBER	SHEET NAME
4.	ARCHITECTURAL
A101	39 BRIDGE - EXISTING FLOOR PLANS
A102	39 BRIDGE - EXISTING FLOOR PLANS
A201	EXTERIOR ELEVATIONS & PHOTOS
A202	INTERIOR ELEVATIONS & PHOTOS
A203	PROPOSED DESIGN
A204	PARTIAL SECOND FLOOR REFLECTED CEILING PLAN & DETAILS
A205	PARTIAL FRAMING PLANS
A501	DETAILS
5.	ELECTRICAL
E101	PARTIAL FIRST FLOOR ELECTRICAL

### LOCATION MAP



### AERIAL VIEW



CONSTRUCTION DOCUMENT PHASE SERVICES 90%

NOT FOR CONSTRUCTION

### TITLE SHEET

PROJECT NO. 18035-006  
DATE 09-08-21  
DRAWN BY AMW  
CHECKED BY SEC

T001



ARCHITECTURAL & ENGINEERING DESIGN ASSOCIATES, P.C.  
1246 ROUTE 3 - P.O. BOX 762  
PLATTSBURGH, NY 12901  
T: 518-562-1800  
F: 518-562-1702  
E: JAA@AEDAPC.COM

N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE - PERSCRIPTIVE

2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE - PRESCRIPTIVE COMPLIANCE PATH  
 [NY] C301.1 GENERAL. CLIMATE ZONES FROM TABLE C301.1 SHALL BE USED FOR DETERMINING THE APPLICABLE REQUIREMENTS FROM CHAPTER 4.  
 [NY] TABLE C301.1. NEW YORK STATE CLIMATE ZONES BY COUNTY  
 CLINTON = ZONE 6A  
 [NY] C401.2 APPLICATION. COMMERCIAL BUILDINGS SHALL COMPLY WITH ONE OF THE FOLLOWING:  
 2. PRESCRIPTIVE COMPLIANCE PATH: THE REQUIREMENTS OF SECTIONS C402 THROUGH C405 AND C408.  
 [NY] TABLE C402.1.4  
 OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, U-FACTOR METHOD  
 OPAQUE DOORS  
 • SWINGING DOOR: U-0.37  
 [NY] TABLE C402.4. BUILDING ENVELOPE PENETRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS  
 VERTICAL FENESTRATION  
 U-FACTOR  
 • FIXED FENESTRATION: 0.36  
 • OPERABLE FENESTRATION: 0.43  
 • ENTRANCE DOORS: 0.77  
 SHGC  
 • PF < 0.20.40

PROJECT ABBREVIATIONS

NOTE: EVERY EFFORT WILL BE MADE TO USE FULL WORDS INSTEAD OF ABBREVIATIONS  
 EXCEPTIONS: WHERE SPACE REQUIREMENTS PROHIBIT IT OR WHERE STANDARD INDUSTRY ABBREVIATIONS ARE GENERALLY ACCEPTABLE SUBSTITUTES

&	AND	HW	HOT WATER
@	AT	HVAC	HEATING VENTILATION & AIR CONDITIONING
Ø	DIAMETER	ICF	INSULATED CONCRETE FORM
#	NUMBER	MAX	MAXIMUM
LB/LBS	POUND(S)	MC	MECHANICAL CONTRACTOR
1ST	FIRST	MECH	MECHANICAL
2ND	SECOND	MIN	MINIMUM
3RD	THIRD	MISC	MISCELLANEOUS
4TH	FOURTH	MLT	METAL
5TH	FIFTH	MRGWB	MOISTURE RESISTANT GYPSUM WALL BOARD
ACT	ACOUSTIC CEILING TILE	NIC	NOT IN CONTRACT
AFF	ABOVE FINISH FLOOR	NTS	NOT TO SCALE
BM	BENCH MARK	OC	ON CENTER
BO	BOTTOM OF	OSB	ORIENTED STRAND BOARD
CJ	CONTROL JOINT	PC	PLUMBING CONTRACTOR
CL	CENTERLINE	PLUMB	PLUMBING
CMU	CONCRETE MASONRY UNIT	PT	PRESSURE TREATED
CPT	CARPET	PSF	POUNDS PER SQUARE FOOT
CT	CERAMIC TILE	PSI	POUNDS PER SQUARE INCH
DEMO	DEMOLISH OR DEMOLITION	PVC	POLYVINYL CHLORIDE
DN	DOWN	RCP	REFLECTED CEILING PLAN
DWG	DRAWING	RM	ROOM
EA	EACH	RO	ROUGH OPENING
EC	ELECTRICAL CONTRACTOR	SIM	SIMILAR
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SS	STAINLESS STEEL
ELEC	ELECTRICAL	STRUCT	STRUCTURAL
ELEV	ELEVATION	T&G	TONGUE AND GROOVE
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	TO	TOP OF
EW	EACH WAY	TYP	TYPICAL
FD	FLOOR DRAIN	UNO	UNLESS NOTED OTHERWISE
FF	FINISH FLOOR	VIF	VERIFY IN FIELD
FRGWB	FIRE RATED GYPSUM WALL BOARD	W/	WITH
GA	GAGE/GAUGE	W/O	WITHOUT
GC	GENERAL CONTRACTOR	WD	WOOD
GWB	GYPSUM WALL BOARD	WWF	WELDED WIRE FABRIC
HM	HOLLOW METAL	WWM	WELDED WIRE MESH

DRAWING SYMBOLS

---	BEYOND
---	CALLOUT BOUNDARY
---	CENTERLINE
---	CONTINUOUS LINE
---	CONTROL JOINT
---	DEMOLISHED
---	FLASHING
---	GRID LINE
---	GRADE
---	HIDDEN
---	MATCHLINE
---	OVERHEAD
---	UNDERLAYMENT
---	VAPOR BARRIER
---	WEATHER BARRIER

DRAWING SYMBOLS

**SHEET/DRAWING NUMBERS**

A101  
 SHEET NUMBER  
 SHEET TYPE SUB SERIES  
 DISCIPLINE / SERIES

**GRIDS**  
 1  
 NORTH ARROW  
 NORTH  
 SLOPE TRIANGLE  
 RUN  
 RISE

**PLAN, ELEVATION, SECTION OR DETAIL TITLE**

**TITLE**  
 DETAIL NUMBER  
 VIEW TITLE  
 DETAIL / SHEET SCALE  
 1/8" = 1'-0"  
 VIEW LOCATION  
 VIEW ORIGIN

**GRAPHIC SCALE**  
 0 1 2 3  
 SCALE: 1/2" = 1'-0"

**ELEVATION REFERENCE**  
 SIM  
 ELEVATION NUMBER  
 SHEET NUMBER

**ELEVATION REFERENCE, MULTIPLE**  
 INTERIOR ELEVATION NUMBER  
 SHEET NUMBER

**PHOTO ELEVATION REFERENCE**  
 SIM  
 ELEVATION NUMBER  
 SHEET NUMBER

**PHOTO ELEVATION REFERENCE, MULTIPLE**  
 INTERIOR ELEVATION NUMBER  
 SHEET NUMBER

**SECTION REFERENCE**  
 SECTION NUMBER  
 SIM  
 SHEET NUMBER

**WALL SECTION REFERENCE**  
 SECTION NUMBER  
 SIM  
 SHEET NUMBER

**ENLARGED PLAN OR DETAIL REFERENCE**  
 DETAIL NUMBER  
 SHEET NUMBER

**DETAIL REFERENCE**  
 DETAIL NUMBER  
 SHEET NUMBER

**ROOM NAME & ROOM NUMBER**  
 ROOM NAME  
 101

**DOOR OR OPENING TAG**  
 101

**WINDOW, LOUVER OR CURTAINWALL TYPE**  
 W1

**PARTITION TYPE**  
 X

**HORIZONTAL ASSEMBLIES TYPE**  
 X

**KEYNOTES**  
 A001

**REVISION IDENTIFICATION**  
 ACT-1  
 8'-0" AFF

**CEILING TAG**  
 CEILING TYPE  
 HEIGHT ABOVE FLOOR LEVEL

**ALIGN FACE OF OBJECTS/SURFACES**  
 ALIGN

**CABINET LEGEND**  
 W## = WALL CABINET  
 B## = BASE CABINET  
 DB## = DRAWER BASE CABINET  
 SB## = SINK BASE CABINET  
 W### = RANGE & REF. WALL CABINETS  
 (### = WIDTH & HEIGHT)  
 WLS## = WALL LAZY SUSAN CABINET  
 BLS## = BASE LAZY SUSAN CABINET  
 CB## = CORNER BASE CABINET  
 CW## = CORNER WALL CABINET

**MATCHLINE REFERENCE**  
 MATCHLINE SEE A/101

**SPOT ELEVATION**  
 8'-0"

**FLOOR ELEVATION**  
 LEVEL NAME  
 ELEVATION

**WALLS**  
 --- EXISTING WALL  
 --- DEMOLISHED WALL  
 --- NEW WALL

**DOORS**  
 --- EXISTING DOOR TO REMAIN  
 --- DEMOLISHED DOOR  
 --- NEW DOOR

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES TO OWNER AND ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL WORK DETAILED AND / OR SPECIFICALLY DENOTED ON THIS DRAWING SHALL BE BY GENERAL CONTRACTOR UNLESS OTHERWISE INDICATED. REFERENCE ALL DRAWINGS FOR ADDITIONAL SCOPE OF WORK REQUIREMENTS.
- CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION OR ORDER OF ANY CUSTOM MATERIALS. INCONSISTENCIES IN PLANS MUST BE REPORTED TO THE OWNER AND ARCHITECT / ENGINEER.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS & DETAILS AND BE RESPONSIBLE FOR SAME.
- EXTERIOR DIMENSIONS ARE TO FACE OF STUDS. INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUDS.
- CONFORM TO ALL DIMENSIONS INDICATED IN PREFERENCE TO SCALED DIMENSIONS FROM THE DRAWINGS.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER TO BE PRESSURE TREATED.
- INTERIOR FLOOR AND WALL FINISHES SHALL BE SELECTED BY OWNER.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL TOILET, BATH, POWDER & LAUNDRY ROOMS.
- SEAL ALL PENETRATIONS THRU EXTERIOR, INTERIOR, FOUNDATION, FLOOR & FIRE RATED WALL/FLOOR & CEILING ASSEMBLIES AS REQUIRED W/ APPROVED MATERIALS. CONFORM TO U.L. STANDARDS FOR FIRE RATED ASSEMBLIES.

GENERAL DEMOLITION NOTES

- ALL EXISTING COMPONENTS TO REMAIN THAT ARE DAMAGED DUE TO DEMOLITION OPERATIONS SHALL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
- ALL PRIME CONTRACTORS TO PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES AND IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
- EXCEPT WHERE NOTED OTHERWISE, LEGALLY REMOVE ALL DEMOLISHED MATERIALS OFF SITE IMMEDIATELY.
- DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK.
- PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- DEMOLISH WITHOUT EXCESSIVE NOISE OR FUMES, SO AS NOT TO DISRUPT BUSINESS OF ADJACENT ACTIVITIES.
- ALL PRIME CONTRACTORS SHALL COORDINATE. DEMOLITION WORK SO TO LIMIT DISRUPTION & DAMAGE OF EXISTING COMPONENTS TO REMAIN TO THE MAXIMUM EXTENT POSSIBLE. GENERAL CONTRACTOR TO PROVIDE A PLAN & SCHEDULE FOR DEMOLITION TO THE OWNER/ENGINEER FOR APPROVAL PRIOR TO STARTING THE WORK.
- G.C. TO COORDINATE W/ ELECTRICAL, MECHANICAL & PLUMBING CONTRACTORS FOR ISOLATION, TEMPORARY SUPPORT & TERMINATION OF EXISTING SYSTEMS AFFECTED BY DEMOLITION WORK.
- PRIOR TO START OF WORK, ALL PRIME CONTRACTORS TO COORDINATE W/ OWNER/ENGINEER REGARDING POSSIBLE SALVAGE OF ALL ITEMS BEING REMOVED AND REMOVAL & RELOCATION OF ALL EXISTING. EQUIPMENT DEFINED WITHIN WORK SCOPE.
- PROTECT ALL INTERIOR FINISHES DURING DEMOLITION. PATCH, REPAIR, AND REPLACE ANY DAMAGED FINISHES DURING CONSTRUCTION TO MATCH EXISTING. FINISH ENTIRE EXPOSED WALL SURFACES AFFECTED BY DEMOLITION AND/OR DAMAGE TO MATCH EXISTING AS REQUIRED.
- ALL SLAB CUTTING/PATCHING FOR PLUMBING PIPE INSTALLATION TO BE BY GENERAL CONTRACTOR, WHICH INCLUDES CUTTING OF SLAB, SLAB DEMO, INSTALLATION & COMPACTION OF 8" SUBBASE AND INSTALLATION OF NEW CONCRETE. EXCAVATION, BEDDING, PIPE INSTALLATION, GENERAL FILL AND COMPACTION BY PLUMBING CONTRACTOR.

MATERIAL SYMBOLS

	DISTURBED EARTH
	UNDISTURBED EARTH
	PAVING
	GRAVEL
	SAND
	FIBERGLASS INSULATION
	RIGID INSULATION
	SPRAY FOAM INSULATION
	PLYWOOD
	GYPSUM BOARD
	PARTICLE BOARD
	FINISH WOOD
	WOOD SHIM
	WOOD BLOCKING OR FRAMING
	CONCRETE
	CONCRETE MASONRY UNIT
	BRICK
	STONE
	STEEL



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CITY OF PLATTSBURGH - DRI  
 DOWNTOWN GRANT PROGRAM  
 39 BRIDGE STREET, PLATTSBURGH NY, 12001

CONSTRUCTION DOCUMENT  
 PHASE SERVICES 90%  
 NOT FOR CONSTRUCTION

REVISIONS

#	BY	DATE

GENERAL NOTES

PROJECT NO. 18035-006  
 DATE 09-08-21  
 DRAWN BY AMW  
 CHECKED BY SEC

G001

BUILDING CODE OVERVIEW

PROJECT DESCRIPTION:  
The project is exterior renovations to the existing building, including repair, cleaning and repainting exterior facade; new street storefront entrances replacements; new exterior window replacements; new exterior door replacements as part of the Base Bid. Multiple exterior renovations for Alternates #1 through 8, include reconstruction of existing cornice & front parapet, replacing T1-11 wood siding around 2nd story wood structure with roof replacement

ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE (ALTERATIONS - LEVEL 1)
- 2020 PLUMBING CODE, MECHANICAL CODE, AND FUEL GAS CODE OF NEW YORK STATE
- 2020 FIRE CODE AND PROPERTY MAINTENANCE CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2009 ICC A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDING AND FACILITIES
- 2017 NATIONAL ELECTRICAL CODE, NFPA 70

BUILDING DATA:  
OCCUPANCY CLASSIFICATION: (BC 304 & 310)  
• Existing Group B - Business  
• Existing Group R-2 - Apartment houses

CONSTRUCTION CLASSIFICATION: (BC 602)  
• Existing Type IIIB - Ordinary Construction with non-combustible 2 hour fire rated exterior walls & combustible interior wood framed walls & floors

BUILDING HEIGHT: (BC TABLE 504.3 & 504.4) NON-SPRINKLERED (NS)  
• Existing Group B Allowed 55'-0" Height, Existing 35'-5 1/2" +/- Height | Allowed 5 Stories, Existing 3 Story with Basement  
• Existing Group R Allowed 55'-0" Height, Existing 35'-5 1/2" +/- Height | Allowed 4 Stories, Existing 3 Story with Basement

BUILDING AREA: (BC TABLE 506.2) NON-SPRINKLERED (NS)  
• Existing Group B Allowed 19,000 sf, Existing 1,960 sf for Basement & Level 1  
• Existing Group B Allowed 16,000 sf, Existing 1,960 sf for Level 2 & 1,497 sf for Level 3

FIRE PROTECTION: (BC 903, 906, 907, 915)  
• Automatic Sprinkler System - Pre-Existing, NR  
• Fire Alarm and Detection System - Pre-Existing, NR  
• Single and Multiple -Station Smoke Alarms - Existing, Required for Group R-2  
• Portable Fire Extinguishers - Required  
• Carbon Monoxide Detectors - NA, Existing All Electric

FINDINGS:  
• Replacement Windows to have Window Opening Control Devices (WOCD) for upper level apartments  
• Replacement Windows to meet Emergency Escape and Rescue Openings, except for minimum size, dimensions & sill height, but with larger available manufacturer window to fit within existing opening  
• Single and Multiple -Station Smoke Alarms to be provided if they do not exist or aren't compliant  
• The existing 3rd story wood framed stairway structure & 2nd story wood framed structure are non-conforming and do not meet the definition of Type IIIB Construction Classification, which would degrade the entire building to Type VB. Additionally, the exterior walls would have to be 1 hour fire rated from the interior and exterior to meet the fire separation distance requirements. A non-sprinklered Type VB is only permitted to be 2 stories in height for Group R-2. Recommend removal of all non-conforming structures.

2020 EXISTING BUILDING CODE OF NEW YORK STATE ANALYSIS

SECTION	REQUIRED	PROVIDED
CHAPTER 2: DEFINITIONS		
SECTION 202 GENERAL DEFINITIONS	[A] ALTERATION. ANY CONSTRUCTION OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN A REPAIR OR ADDITION.	ALTERATIONS - LEVEL 1
CHAPTER 3: PROVISIONS FOR ALL COMPLIANCE METHODS		
SECTION 301-ADMINISTRATIVE	WORK AREA. THAT PORTION OR PORTIONS OF A BUILDING CONSISTING OF ALL RECONFIGURED SPACES AS INDICATED ON THE CONSTRUCTION DOCUMENTS. WORK AREA EXCLUDES OTHER PORTIONS OF THE BUILDING WHERE INCIDENTAL WORK ENTAILLED BY THE INTENDED WORK MUST BE PERFORMED AND PORTIONS OF THE BUILDING WHERE WORK NOT INITIALLY INTENDED BY THE OWNER IS SPECIFICALLY REQUIRED BY THIS CODE.	NO RECONFIGURED SPACES.
SECTION 301.3.1, 301.3.2 OR 301.3.3 AS SELECTED BY THE APPLICANT. SECTIONS 301.3.1 THROUGH 301.3.3 SHALL NOT BE APPLIED IN COMBINATION WITH EACH OTHER.		
SECTION 301.3.2 WORK AREA COMPLIANCE METHOD. ALTERATIONS, ADDITIONS AND CHANGES OF OCCUPANCY COMPLYING WITH THE APPLICABLE REQUIREMENTS OF CHAPTERS 6 THROUGH 12 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.		SEE CHAPTER 7
SECTION 301.5 COMPLIANCE WITH ACCESSIBILITY. ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS SHALL COMPLY WITH THE 2009 EDITION OF ICC A117.1		EXISTING
SECTION 302.4 EXISTING MATERIALS. MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE.		
SECTION 302.5 NEW AND REPLACEMENT MATERIALS. EXCEPT AS OTHERWISE REQUIRED OR PERMITTED BY THIS CODE, MATERIALS PERMITTED BY THE APPLICABLE CODE FOR NEW CONSTRUCTION SHALL BE USED. LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS AND ALTERATIONS, PROVIDED THAT UNSAFE CONDITIONS ARE NOT CREATED. HAZARDOUS MATERIALS SHALL NOT BE USED WHERE THE CODE FOR NEW CONSTRUCTION WOULD NOT PERMIT THEIR USE IN BUILDINGS OF SIMILAR OCCUPANCY, PURPOSE AND LOCATION.		PROVIDED
SECTION 302.6 OCCUPANCY AND USE. WHERE DETERMINING THE APPROPRIATE APPLICATION OF THE REFERENCED SECTIONS OF THIS CODE, THE OCCUPANCY AND USE OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH CHAPTER 3 OF THE BUILDING CODE OF NEW YORK STATE.		SEE CHAPTER 3 BCNYS
SECTION 305.3 EXTENT OF APPLICATION. AN ALTERATION OF AN EXISTING FACILITY SHALL NOT IMPOSE A REQUIREMENT FOR GREATER ACCESSIBILITY THAN THAT WHICH WOULD BE REQUIRED FOR NEW CONSTRUCTION. ALTERATIONS SHALL NOT REDUCE OR HAVE THE EFFECT OF REDUCING ACCESSIBILITY OF A FACILITY OR PORTION OF A FACILITY.		
SECTION 305.6 ALTERATIONS. A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN CHAPTER 11 OF THE BUILDING CODE OF NEW YORK STATE UNLESS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.		NA, NOT AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION.
SECTION 305.7 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION. WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO, OR CONTAINS AN AREA OF PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION AREA SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA SHALL INCLUDE TOILET FACILITIES AND DRINKING FOUNTAINS SERVING THE AREA OF PRIMARY FUNCTION.		ALL WORK IS EXTERIOR.
CHAPTER 7: ALTERATION LEVEL-1		
SECTION 701-GENERAL	701.2 CONFORMANCE. AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION. EXCEPTION: WHERE THE CURRENT LEVEL OF SAFETY OR SANITATION IS PROPOSED TO BE REDUCED, THE PORTION ALTERED SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE.	PROVIDED

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SECTION 701-4 EMERGENCY ESCAPE AND RESCUE OPENINGS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. BARS, GRILLES, GRATES OR SIMILAR DEVICES PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH THE MINIMUM NET CLEAR OPENING SIZE REQUIRED BY THE CODE THAT WAS IN EFFECT AT THE TIME OF CONSTRUCTION. SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. WHERE SUCH BARS, GRILLES, GRATES OR SIMILAR DEVICES ARE INSTALLED, THEY SHALL NOT REDUCE THE NET CLEAR OPENING OF THE EMERGENCY ESCAPE AND RESCUE OPENINGS. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10 OF THE BUILDING CODE OF NEW YORK STATE REGARDLESS OF THE VALUATION OF THE ALTERATION.	701.4 EMERGENCY ESCAPE AND RESCUE OPENINGS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. BARS, GRILLES, GRATES OR SIMILAR DEVICES PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH THE MINIMUM NET CLEAR OPENING SIZE REQUIRED BY THE CODE THAT WAS IN EFFECT AT THE TIME OF CONSTRUCTION. SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. WHERE SUCH BARS, GRILLES, GRATES OR SIMILAR DEVICES ARE INSTALLED, THEY SHALL NOT REDUCE THE NET CLEAR OPENING OF THE EMERGENCY ESCAPE AND RESCUE OPENINGS. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10 OF THE BUILDING CODE OF NEW YORK STATE REGARDLESS OF THE VALUATION OF THE ALTERATION.	PROVIDED, SEE SECTION 702.4 & BC SECTION 907.2.10?
SECTION 702-BUILDING ELEMENTS AND MATERIALS		
SECTION 702.1 INTERIOR FINISHES. ALL NEWLY INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE BUILDING CODE OF NEW YORK STATE.		PROVIDED
SECTION 702.2 INTERIOR FLOOR FINISH. NEW INTERIOR FLOOR FINISH, INCLUDING NEW CARPETING USED AS AN INTERIOR FLOOR FINISH MATERIAL, SHALL COMPLY WITH SECTION 804 OF THE BUILDING CODE OF NEW YORK STATE.		SEE BCNYS SECTION 804
SECTION 702.4 WINDOW OPENING CONTROL DEVICES ON REPLACEMENT WINDOWS. IN GROUP R-2 OR R-3 BUILDINGS CONTAINING DWELLING UNITS AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE RESIDENTIAL CODE OF NEW YORK STATE, WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE INSTALLED WHERE AN EXISTING WINDOW IS REPLACED AND WHERE ALL OF THE FOLLOWING APPLY TO THE REPLACEMENT WINDOW: 1. THE WINDOW IS OPERABLE. 2. THE WINDOW REPLACEMENT INCLUDES REPLACEMENT OF THE SASH AND THE FRAME. 3. ONE OF THE FOLLOWING APPLIES: 3.1. IN GROUP R-2 OR R-3 BUILDINGS CONTAINING DWELLING UNITS, THE TOP OF THE SILL OF THE WINDOW OPENING IS AT A HEIGHT LESS THAN 36 INCHES (915 MM) ABOVE THE FINISHED FLOOR. 4. THE WINDOW WILL PERMIT OPENINGS THAT WILL ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION. 5. THE VERTICAL DISTANCE FROM THE TOP OF THE SILL OF THE WINDOW OPENING TO THE FINISHED GRADE OR OTHER SURFACE BELOW, ON THE EXTERIOR OF THE BUILDING, IS GREATER THAN 72 INCHES (1829 MM). THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2 OF THE BUILDING CODE OF NEW YORK STATE. EXCEPTIONS: 2. OPERABLE WINDOWS WITH OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.	702.4 WINDOW OPENING CONTROL DEVICES ON REPLACEMENT WINDOWS. IN GROUP R-2 OR R-3 BUILDINGS CONTAINING DWELLING UNITS AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE RESIDENTIAL CODE OF NEW YORK STATE, WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE INSTALLED WHERE AN EXISTING WINDOW IS REPLACED AND WHERE ALL OF THE FOLLOWING APPLY TO THE REPLACEMENT WINDOW: 1. THE WINDOW IS OPERABLE. 2. THE WINDOW REPLACEMENT INCLUDES REPLACEMENT OF THE SASH AND THE FRAME. 3. ONE OF THE FOLLOWING APPLIES: 3.1. IN GROUP R-2 OR R-3 BUILDINGS CONTAINING DWELLING UNITS, THE TOP OF THE SILL OF THE WINDOW OPENING IS AT A HEIGHT LESS THAN 36 INCHES (915 MM) ABOVE THE FINISHED FLOOR. 4. THE WINDOW WILL PERMIT OPENINGS THAT WILL ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION. 5. THE VERTICAL DISTANCE FROM THE TOP OF THE SILL OF THE WINDOW OPENING TO THE FINISHED GRADE OR OTHER SURFACE BELOW, ON THE EXTERIOR OF THE BUILDING, IS GREATER THAN 72 INCHES (1829 MM). THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2 OF THE BUILDING CODE OF NEW YORK STATE. EXCEPTIONS: 2. OPERABLE WINDOWS WITH OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.	VERIFY THAT REPLACEMENT WINDOWS ARE PROVIDED WITH WOCD?
SECTION 702.5 REPLACEMENT WINDOW EMERGENCY ESCAPE AND RESCUE OPENINGS. WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE RESIDENTIAL CODE OF NEW YORK STATE, REPLACEMENT WINDOWS SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTIONS 1030.2, 1030.3 AND 1030.4 OF THE BUILDING CODE OF NEW YORK STATE AND SECTIONS R310.2.1, R310.2.2 AND R310.2.3 OF THE RESIDENTIAL CODE OF NEW YORK STATE, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS: 1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. 2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS.	702.5 REPLACEMENT WINDOW EMERGENCY ESCAPE AND RESCUE OPENINGS. WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE RESIDENTIAL CODE OF NEW YORK STATE, REPLACEMENT WINDOWS SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTIONS 1030.2, 1030.3 AND 1030.4 OF THE BUILDING CODE OF NEW YORK STATE AND SECTIONS R310.2.1, R310.2.2 AND R310.2.3 OF THE RESIDENTIAL CODE OF NEW YORK STATE, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS: 1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. 2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS.	PROVIDED, SEE SECTION 1030.2, 1030.3 & 1030.4 EXEMPTIONS
SECTION 702.6 MATERIALS AND METHODS. ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS IN THE BUILDING CODE OF NEW YORK STATE, ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, MECHANICAL CODE OF NEW YORK STATE, AND PLUMBING CODE OF NEW YORK STATE, AS APPLICABLE, THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.		PROVIDED
SECTION 703-FIRE PROTECTION		
SECTION 704-MEANS OF EGRESS		
SECTION 705 REROOFING		
SECTION 707-ENERGY CONSERVATION		
SECTION 703.1 GENERAL. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.	703.1 GENERAL. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.	PROVIDED
SECTION 704.1 GENERAL. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.	704.1 GENERAL. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.	PROVIDED
[BS] 705.1 GENERAL. MATERIALS AND METHODS OF APPLICATION USED FOR RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 15 OF THE BUILDING CODE OF NEW YORK STATE.	[BS] 705.1 GENERAL. MATERIALS AND METHODS OF APPLICATION USED FOR RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 15 OF THE BUILDING CODE OF NEW YORK STATE.	SEE BCNYS, ALTERNATE #2
[BS] 705.3 ROOF REPLACEMENT. ROOF REPLACEMENT SHALL INCLUDE THE REMOVAL OF ALL EXISTING LAYERS OF ROOF COVERINGS DOWN TO THE ROOF DECK.	[BS] 705.3 ROOF REPLACEMENT. ROOF REPLACEMENT SHALL INCLUDE THE REMOVAL OF ALL EXISTING LAYERS OF ROOF COVERINGS DOWN TO THE ROOF DECK.	PROVIDED, ALTERNATE #2
707.1 MINIMUM REQUIREMENTS. LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE OR RESIDENTIAL CODE OF NEW YORK STATE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE OR RESIDENTIAL CODE OF NEW YORK STATE AS THEY RELATE TO NEW CONSTRUCTION ONLY.	707.1 MINIMUM REQUIREMENTS. LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE OR RESIDENTIAL CODE OF NEW YORK STATE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE OR RESIDENTIAL CODE OF NEW YORK STATE AS THEY RELATE TO NEW CONSTRUCTION ONLY.	PROVIDED



ARCHITECTURAL & ENGINEERING DESIGN ASSOCIATES, P.C.  
1246 RT. 3 - P.O. BOX 742  
PLATTSBURGH, NY 10961-12901  
T: 518.562.8000  
F: 518.562.1702  
E: JAAR@AEDAPC.COM

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SECTION	REQUIRED	PROVIDED
CHAPTER 2: DEFINITIONS		
SECTION 202 DEFINITION	[BE] EXTERIOR EXIT STAIRWAY. AN EXIT COMPONENT THAT SERVES TO MEET ONE OR MORE MEANS OF EGRESS DESIGN REQUIREMENTS, SUCH AS REQUIRED NUMBER OF EXITS OR EXIT ACCESS TRAVEL DISTANCE, AND IS OPEN TO YARDS, COURTS OR PUBLIC WAYS.	
CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION		
SECTION 304-BUSINESS GROUP B	304.1 BUSINESS GROUP B. BUSINESS GROUP B OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS. BUSINESS OCCUPANCIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:	EXISTING GROUP B - OFFICES LOCATED ON LEVEL 1 AND BASEMENT
SECTION 310-RESIDENTIAL GROUP R	310.3 RESIDENTIAL GROUP R-2. RESIDENTIAL GROUP R-2 OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE, INCLUDING: APARTMENT HOUSES	EXISTING GROUP R-2 APARTMENTS, LEVELS 2 AND 3
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS		
TABLE 504.3-ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE	TYPE IIIB CONSTRUCTION WITHOUT "NS" SPRINKLER SYSTEM - GROUP "B" & "R" HEIGHT ABOVE GRADE PLANE 55'-0"	EXISTING 35'-5 1/2' +/-
TABLE 504.4-ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE	GROUP "B", TYPE IIIB WITHOUT "NS" SPRINKLER SYSTEM - 5 STORIES. GROUP "R-2", TYPE IIIB WITH "NS" SPRINKLER SYSTEM - 4 STORIES.	EXISTING 3 STORIES
TABLE 506.2-ALLOWABLE AREA FACTOR IN SQUARE FEET	GROUP "B", TYPE IIIB WITHOUT "NS" SPRINKLER SYSTEM - 19,000 SQUARE FEET. GROUP "R-2", TYPE IIIB WITH "NS" SPRINKLER SYSTEM - 16,000 SQUARE FEET.	EXISTING GROUP B - 1,960 SQUARE FEET ON LEVEL 1 AND BASEMENT. EXISTING GROUP "R-2" - 1,960 SQUARE FEET ON LEVEL 2 AND 1,497 SQUARE FEET ON LEVEL 3.
CHAPTER 6: TYPES OF CONSTRUCTION		
SECTION 602-CONSTRUCTION CLASSIFICATION	602.1 GENERAL. BUILDINGS AND STRUCTURES ERECTED OR TO BE ERECTED, ALTERED OR EXTENDED IN HEIGHT OR AREA SHALL BE CLASSIFIED IN ONE OF THE FIVE CONSTRUCTION TYPES DEFINED IN SECTIONS 602.2 THROUGH 602.5. THE BUILDING ELEMENTS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 601 AND EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 602.	
	602.3 TYPE III. TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE. FIRE RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS.	EXISTING TYPE IIIB
	TABLE 601: FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	
	PRIMARY STRUCTURAL FRAME (F) (SEE SECTION 202) - TYPE VB = 0 HRS	0 HRS
	BEARING WALLS EXTERIOR (E, F) - TYPE IIIB = 2 HRS	EXISTING EXTERIOR - 2 HRS; INTERIOR 0 HRS
	INTERIOR - TYPE IIIB = 0 HRS	0 HRS
	NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602
	NONBEARING WALLS AND PARTITIONS - INTERIOR (D); TYPE IIIB = 0 HRS	0 HRS
	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202); TYPE IIIB = 0 HRS	0 HRS
	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202); TYPE IIIB = 0 HRS	0 HRS
	FOOT NOTES:	NA
	C. IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.	
	D. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.	
	E. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 602).	
	F. NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10.	
	TABLE 602: FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (A, D, G). X-5 IN TYPE IIIB & GROUP B & R = 1 HR	PROVIDED
	FOOT NOTES:	NA
	A. LOAD-BEARING EXTERIOR WALLS SHALL ALSO COMPLY WITH THE FIRE-RESISTANCE RATING REQUIREMENTS OF TABLE 601.	
	D. THE FIRE-RESISTANCE RATING OF AN EXTERIOR WALL IS DETERMINED BASED UPON THE FIRE SEPARATION DISTANCE OF THE EXTERIOR WALL AND THE STORY IN WHICH THE WALL IS LOCATED.	
	G. WHERE TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE-RESISTANCE RATING FOR THE EXTERIOR WALLS IS 0 HOURS.	
	H. FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY PRIVATE GARAGE OR CARPORT, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET (1523 MM) OR GREATER.	
SECTION 803 WALL AND CEILING FINISHES		
TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY	GROUP "B" & "R-2", NONSPRINKLERED INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS - A   B CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMP - B   C ROOMS AND ENCLOSED SPACES - C   C	A   A A   A
CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS		
SECTION 907 FIRE ALARM AND DETECTION SYSTEMS	[F] 907.2.10 SINGLE- AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.10.1 THROUGH 907.2.10.7 AND NFPA 72.	SEE SECTION 907.2.10.1 THROUGH 907.2.10.6
	[F] 907.2.10.2 GROUPS R-2, R-3, R-4 AND I-1. SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, R-4 AND I-1 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:	SEE SECTION EBC 701.4. VERIFY IN FIELD IF EXISTING MEETS.
	1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.	
	2. IN EACH ROOM USED FOR SLEEPING PURPOSES.	
	3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.	

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	[F] 907.2.10.4 INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION 907.2.10.1 OR 907.2.10.2.	SEE SECTION EBC 701.4. VERIFY IN FIELD IF EXISTING MEETS.
	[F] 907.2.10.5 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R OR I-1 OCCUPANCIES, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.	SEE SECTION EBC 701.4. VERIFY IN FIELD IF EXISTING MEETS.
	[F] 907.2.10.6 POWER SOURCE. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM IN ACCORDANCE WITH SECTION 2702. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. EXCEPTION: SMOKE ALARMS ARE NOT REQUIRED TO BE EQUIPPED WITH BATTERY BACKUP WHERE THEY ARE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM THAT COMPLIES WITH SECTION 2702.	SEE SECTION EBC 701.4. VERIFY IN FIELD IF EXISTING MEETS. EXEMPTION ALLOWED FOR BATTERY BACKUP DEVICES.
CHAPTER 10: MEANS OF EGRESS		
TABLE 1006.3.3(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES	STORY = BASEMENT, FIRST, SECOND OR THIRD STORY ABOVE GRADE PLANE OCCUPANCY = R-2A, B MAXIMUM NUMBER OF DWELLING UNITS = 4 DWELLING UNITS MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE = 125 FEET FOR SI: 1 FOOT = 3048 MM. NP = NOT PERMITTED. NA = NOT APPLICABLE.	NA?
	A. BUILDINGS CLASSIFIED AS GROUP R-2 EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1030. B. THIS TABLE IS USED FOR R-2 OCCUPANCIES CONSISTING OF DWELLING UNITS. FOR R-2 OCCUPANCIES CONSISTING OF SLEEPING UNITS, USE TABLE 1006.3.3(2).	
	1023.7 INTERIOR EXIT STAIRWAY AND RAMP EXTERIOR WALLS. EXTERIOR WALLS OF THE INTERIOR EXIT STAIRWAY OR RAMP SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS, WHERE NONRATED WALLS OR UNPROTECTED OPENINGS ENCLOSE THE EXTERIOR OF THE STAIRWAY OR RAMP AND THE WALLS OR OPENINGS ARE EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE OF LESS THAN 180 DEGREES (3.14 RAD), THE BUILDING EXTERIOR WALLS WITHIN 10 FEET (3048 MM) HORIZONTALLY OF A NONRATED WALL OR UNPROTECTED OPENING SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATINGS OF NOT LESS THAN 3/4 HOUR. THIS CONSTRUCTION SHALL EXTEND VERTICALLY FROM THE GROUND TO A POINT 10 FEET (3048 MM) ABOVE THE TOP MOST LANDING OF THE STAIRWAY OR RAMP, OR TO THE ROOF LINE, WHICHEVER IS LOWER.	SEE SECTION 1027.6. IS THIS PROVIDED?
SECTION 1027 EXTERIOR EXIT STAIRWAYS AND RAMP	1027.1 EXTERIOR EXIT STAIRWAYS AND RAMP. EXTERIOR EXIT STAIRWAYS AND RAMP SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION.	
	1027.2 USE IN A MEANS OF EGRESS. EXTERIOR EXIT STAIRWAYS SHALL NOT BE USED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR GROUP I-2 OCCUPANCIES. FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS AND RAMP SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.	PROVIDED
	1027.3 OPEN SIDE. EXTERIOR EXIT STAIRWAYS AND RAMP SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 35 SQUARE FEET (3.2 M <sup>2</sup> ) OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES (1067 MM) ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.	PROVIDED?
	1027.4 SIDE YARDS. THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMP SHALL BE EITHER YARDS, COURTS OR PUBLIC WAYS. THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.	
	1027.5 LOCATION. EXTERIOR EXIT STAIRWAYS AND RAMP SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET (3048 MM) MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMP, INCLUDING LANDINGS, TO: 1. ADJACENT LOT LINES. 2. OTHER PORTIONS OF THE BUILDING.	
	3. OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE. FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS.	
	1027.6 EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION. EXTERIOR EXIT STAIRWAYS AND RAMP SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1023.2. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SPACES. WHERE A VERTICAL PLANE PROJECTING FROM THE EDGE OF AN EXTERIOR EXIT STAIRWAY OR RAMP AND LANDINGS IS EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE OF LESS THAN 180 DEGREES (3.14 RAD), THE EXTERIOR WALL SHALL BE RATED IN ACCORDANCE WITH SECTION 1023.7. EXCEPTIONS: 1. SEPARATION FROM THE INTERIOR OF THE BUILDING IS NOT REQUIRED FOR OCCUPANCIES, OTHER THAN THOSE IN GROUP R-1 OR R-2, IN BUILDINGS THAT ARE NOT MORE THAN TWO STORIES ABOVE GRADE PLANE WHERE A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES IS THE FIRST STORY ABOVE GRADE PLANE.	DOES IT EXIT TO THE FIRST STORY ABOVE GRADE PLANE? IF NOT, SEE SECTION 1023.7
SECTION 1030 EMERGENCY ESCAPE AND RESCUE	1030.1 GENERAL. IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN THE FOLLOWING OCCUPANCIES: 1. GROUP R-2 OCCUPANCIES LOCATED IN STORIES WITH ONLY ONE EXIT OR ACCESS TO ONLY ONE EXIT AS PERMITTED BY TABLES 1006.3.3(1) AND 1006.3.3(2).	SEE TABLE 1006.3.3(1)
	1030.2 MINIMUM SIZE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.53 M <sup>2</sup> ). EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET (0.46 M <sup>2</sup> ). 1030.2.1 MINIMUM DIMENSIONS. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.	SEE EBCNYS SECTION 702.5, EXEMPT
	1030.3 MAXIMUM HEIGHT FROM FLOOR. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR.	SEE EBCNYS SECTION 702.5, EXEMPT
	1030.4 WINDOW WELLS. AN EMERGENCY ESCAPE AND RESCUE OPENING WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND LEVEL SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTIONS 1030.4.1 AND 1030.4.2. 1030.4.1 MINIMUM SIZE. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.84 M <sup>2</sup> ), WITH A MINIMUM DIMENSION OF 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.	SEE EBCNYS SECTION 702.5, EXEMPT



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PLATTSBURGH, NEW YORK 12901  
T: 518.562.1800  
F: 518.562.1702  
E: JAAR@AEDAC.COM

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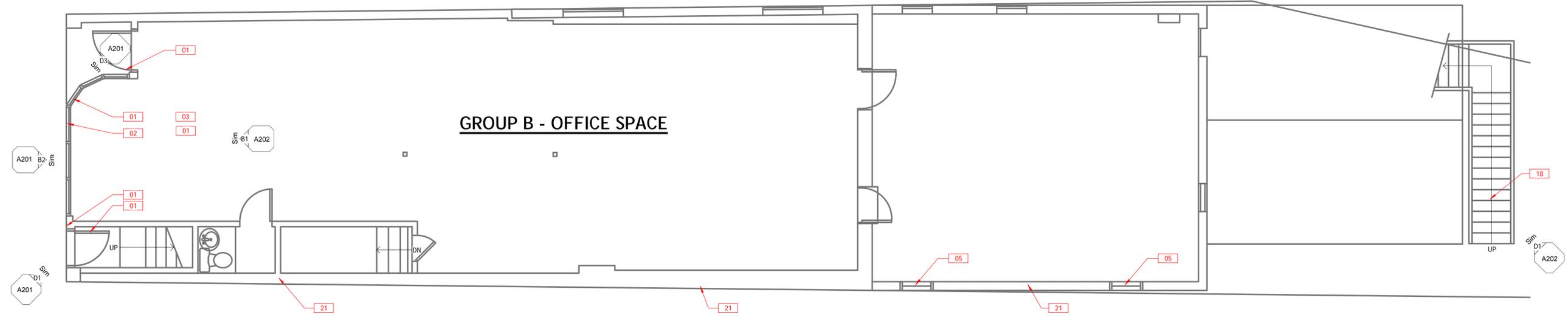
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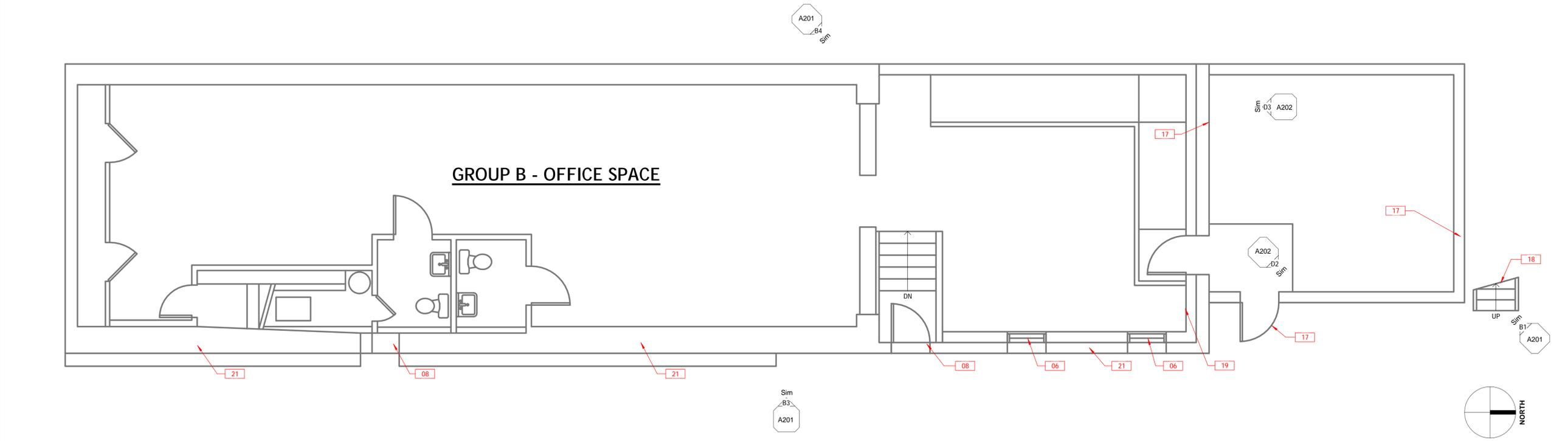
KEYNOTES

KEY VALUE	KEYNOTE TEXT
01	REMOVE AND REPLACE STOREFRONT SYSTEM AND FIRST FLOOR FACADE. TO INCLUDE BOTH ENTRY DOORS. WORK TO ALSO INCLUDE FRAMED WALL & SIGN ABOVE EXISTING STOREFRONT. REPLACEMENT STOREFRONT TO BE SIMILAR TO ORIGINAL DESIGN WITH RESPECT TO HISTORICAL PRESERVATION AND 33 BRIDGE STREET WHICH HAS RECENTLY BEEN RECONSTRUCTED. SEE DIAGRAM D4/A203 FOR STYLE AND DESIGN. REPLACE DOORS, DOOR FRAMES AND TRANSOM WINDOW WITH MATERIALS SIMILAR TO ORIGINAL. REVIEW WITH OWNER.
02	ENTIRETY OF EXISTING FRAMED WALL & SIGN ABOVE STOREFRONT TO BE REMOVED. SIGN TO BE TURNED OVER TO OWNER. NEW STOREFRONT TO BE INSTALLED.
03	NEW LIGHTING AND POWER TO BE INSTALLED AT NEW STOREFRONT ENTRANCE.
05	ALL EXISTING WINDOWS INDICATED TO BE REMOVED. OPENINGS TO BE RESTORED TO ORIGINAL SIZE PRIOR TO INSTALLATION OF NEW WINDOWS. NEW WINDOWS, FLASHING, INTERIOR WOOD TRIM, EXTERIOR PVC TRIM, AND WATERPROOFING/CAULKING TO BE INSTALLED AT LOCATIONS INDICATED. BRICK SILLS TO BE REPAIRED OR REPLACED TO MATCH EXISTING MATERIALS.
06	EXISTING WINDOWS AND DOORS INDICATED TO REMAIN.

KEY VALUE	KEYNOTE TEXT
08	EXISTING EXTERIOR DOORS, DOOR FRAMES, AND ANY ASSOCIATED HARDWARE TO BE REMOVED. EXISTING OPENING TO BE MODIFIED FOR NEW DOORS. NEW INSULATED, GALVANIZED, STEEL DOORS AND HARDWARE TO BE INSTALLED.
17	DEMOLISH SINGLE STORY WOODEN ADDITION AT BASEMENT LEVEL. WORK TO INCLUDE: REMOVAL OF TRAILER WITHIN STORAGE BUILDING AND WATERPROOFING OF NEW EXTERIOR WALL. ALTERNATE #6
18	REPAIR EXISTING WOOD STAIR IN SAME LOCATION AS EXISTING. WORK TO INCLUDE NEW STRUCTURE FOR LANDINGS AND STAIR RUNS WHERE FORMER BUILDING PROVIDED STRUCTURE WAS REMOVED. ALTERNATE #6
19	REMOVE EXISTING ELECTRICAL PANELS ABANDONED FROM DEMOLITION. INSTALL NEW ELECTRICAL PANEL WITHIN THE BASEMENT LEVEL, COORDINATE LOCATION WITH OWNER. PANEL WILL BE REQUIRED TO BE REWIRED BACK TO EXISTING METER LABELED #1. DISTRIBUTION WIRING FROM EXISTING PANEL TO BE TERMINATED AND REMOVED. ALL ELECTRICAL WORK TO CONFORM TO 2020 BUILDING CODE OF NEW YORK STATE, CHAPTER 27, NFPA 70, & N.E.C. 2017. ALTERNATE #6
21	REPLACE EXISTING DOOR WITH NEW INSULATED HOLLOW METAL DOOR. DOOR TO HAVE VISION LITE AND TO HAVE A ONE HOUR FIRE RATING. WORK TO INCLUDE: FRAME, TRIM, AND HARDWARE. ALTERNATE #8



C1 39 BRIDGE STREET - EXISTING FLOOR PLAN LEVEL 1  
A101 1/4" = 1'-0"



D1 39 BRIDGE STREET - EXISTING BASEMENT LEVEL  
A101 1/4" = 1'-0"



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39 BRIDGE - EXISTING FLOOR PLANS

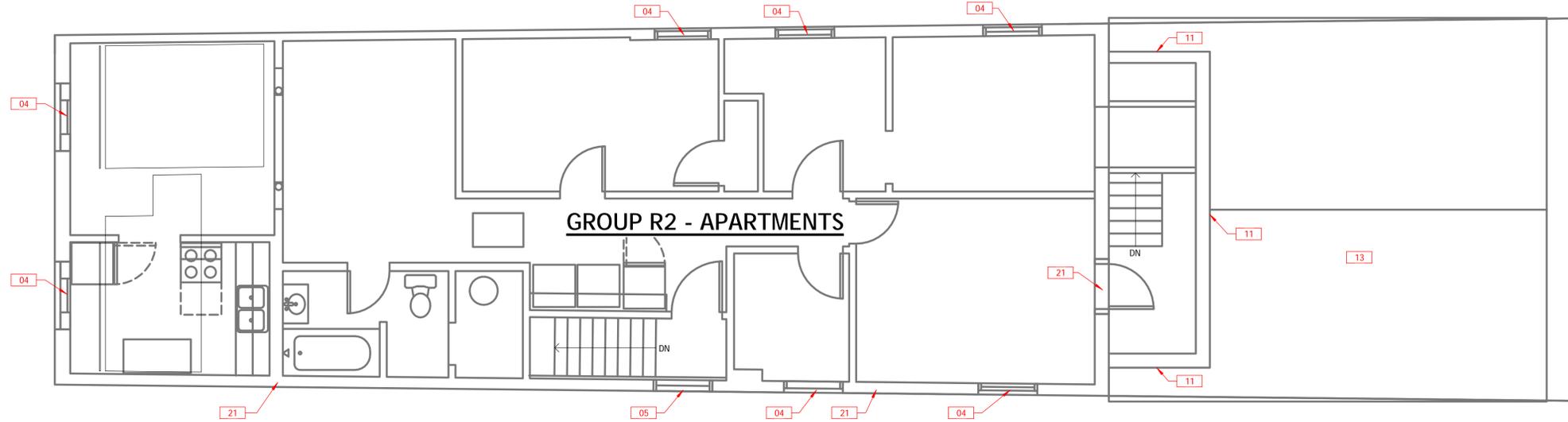
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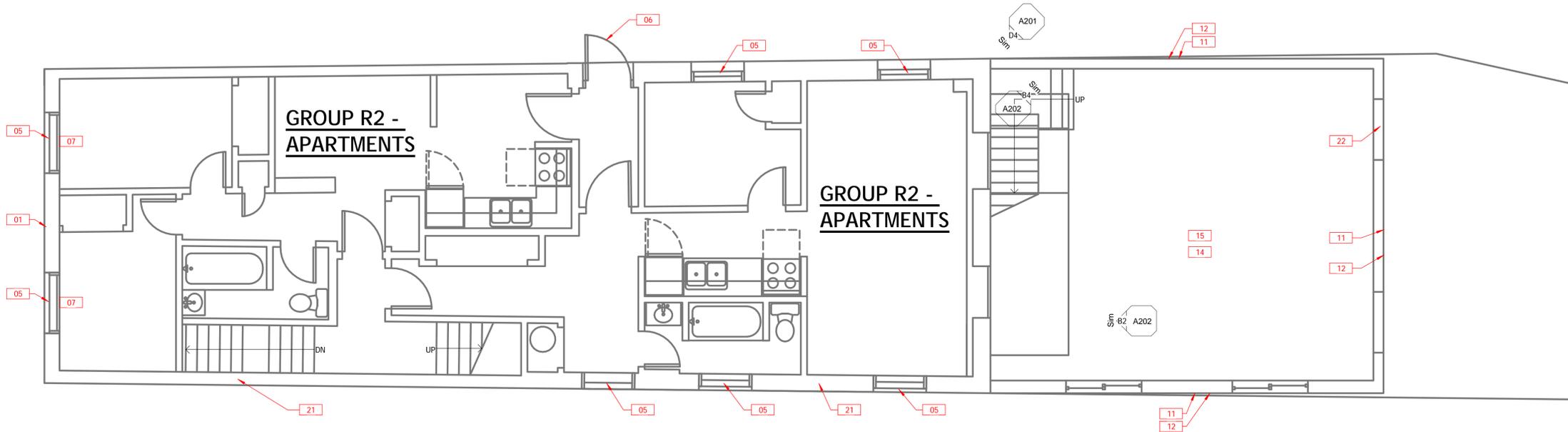
KEYNOTES

KEY VALUE	KEYNOTE TEXT
01	REMOVE AND REPLACE STOREFRONT SYSTEM AND FIRST FLOOR FACADE, TO INCLUDE BOTH ENTRY DOORS. WORK TO ALSO INCLUDE FRAMED WALL & SIGN ABOVE EXISTING STOREFRONT. REPLACEMENT STOREFRONT TO BE SIMILAR TO ORIGINAL DESIGN WITH RESPECT TO HISTORICAL PRESERVATION AND 33 BRIDGE STREET WHICH HAS RECENTLY BEEN RECONSTRUCTED. SEE DIAGRAM D4/A203 FOR STYLE AND DESIGN. REPLACE DOORS, DOOR FRAMES AND TRANSOM WINDOW WITH MATERIALS SIMILAR TO ORIGINAL. REVIEW WITH OWNER.
04	WINDOWS AT LOCATIONS INDICATED HAVE ALREADY BEEN REPLACED BY OWNER. BRICK SILLS TO BE REPAIRED OR REPLACED TO MATCH EXISTING MATERIALS.
05	ALL EXISTING WINDOWS INDICATED TO BE REMOVED. OPENINGS TO BE RESTORED TO ORIGINAL SIZE PRIOR TO INSTALLATION OF NEW WINDOWS. NEW WINDOWS, FLASHING, INTERIOR WOOD TRIM, EXTERIOR PVC TRIM, AND WATERPROOFING/CAULKING TO BE INSTALLED AT LOCATIONS INDICATED. BRICK SILLS TO BE REPAIRED OR REPLACED TO MATCH EXISTING MATERIALS.
06	EXISTING WINDOWS AND DOORS INDICATED TO REMAIN.

KEY VALUE	KEYNOTE TEXT
07	SECOND STORY CEILING AROUND NEW WINDOWS TO BE MODIFIED TO ACCOMMODATE NEW HEIGHT. SEE DETAIL B2/204.
11	INSTALL NEW METAL WALL PANEL SYSTEM AT WOODEN CONSTRUCTED AREAS ON THE SECOND AND THIRD FLOOR. SEE DETAILS C1/A510 AND C3/A501. ALTERNATE #2
12	EXISTING COUNTER FLASHING AROUND THE SECOND STORY WOOD CONSTRUCTED AREA TO BE REMOVED AND REPLACED. ALTERNATE #2
13	EXISTING ASPHALT SHINGLES, DRIP EDGE, SOFFIT, AND FASCIA TO BE REMOVED AND REPLACED WITH NEW. GABLE END TO BE EXTENDED TO ACCEPT NEW SIDING. SEE DETAILS C1/A510 AND C3/A501. ALTERNATE #2
14	EXISTING DAMAGED, CHARRED, AND MODIFIED TRUSSES TO BE REINFORCED WITH NEW SIMILAR TRUSSES. ALTERNATE #3
15	REMOVE EXISTING FLOORING AND EXPOSE EXISTING STRUCTURE. INSTALL NEW FLOOR FRAMING IN BETWEEN EXISTING MEMBERS TO ELIMINATE THE SLOPE IN THE FLOOR. INSTALL NEW 3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR AND LUXURY LAMINATE FLOORING. ALTERNATE #4
21	REPLACE EXISTING DOOR WITH NEW INSULATED HOLLOW METAL DOOR. DOOR TO HAVE VISION LITE AND TO HAVE A ONE HOUR FIRE RATING. WORK TO INCLUDE: FRAME, TRIM, AND HARDWARE. ALTERNATE #6
22	REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE. INFILL OPENING TO MATCH EXISTING CONSTRUCTION. DOOR TO BE REINSTALLED IN LOCATION INDICATED ON PLANS.



C1 39 BRIDGE STREET - EXISTING FLOOR PLAN LEVEL 3  
A102 1/4" = 1'-0"



D1 39 BRIDGE STREET - EXISTING FLOOR PLAN LEVEL 2  
A102 1/4" = 1'-0"



ARCHITECTURAL & ENGINEERING DESIGN ASSOCIATES, P.C.  
1246 RT. 3 - P. O. BOX 742  
PLATTSBURGH, NEW YORK 12901  
T: 518.562.1800  
F: 518.562.1702  
E: JAA@AEDAPC.COM

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EXTERIOR ELEVATIONS & PHOTOS

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B4 EXTERIOR ELEVATION - WEST  
A101 A201 N.T.S.



B3 EXTERIOR ELEVATION - EAST  
A101 A201 N.T.S.



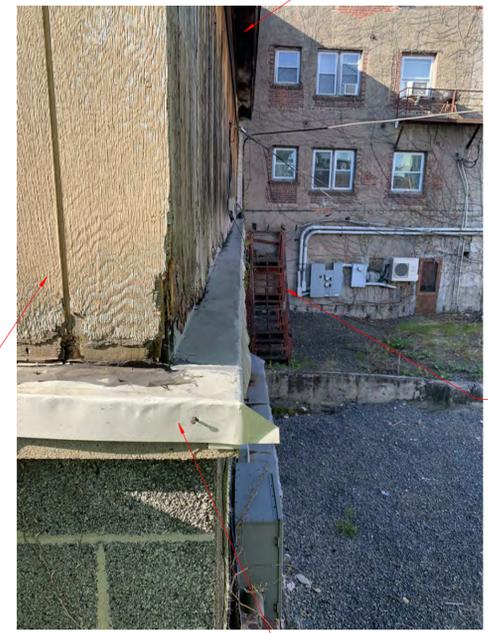
B2 EXTERIOR ELEVATION - SOUTH  
A101 A201 N.T.S.



B1 EXTERIOR ELEVATION - NORTH  
A101 A201 N.T.S.

KEYNOTES

KEY VALUE	KEYNOTE TEXT
01	REMOVE AND REPLACE STOREFRONT SYSTEM AND FIRST FLOOR FACADE. TO INCLUDE BOTH ENTRY DOORS. WORK TO ALSO INCLUDE FRAMED WALL & SIGN ABOVE EXISTING STOREFRONT. REPLACEMENT STOREFRONT TO BE SIMILAR TO ORIGINAL DESIGN WITH RESPECT TO HISTORICAL PRESERVATION AND 33 BRIDGE STREET WHICH HAS RECENTLY BEEN RECONSTRUCTED. SEE DIAGRAM D4/A203 FOR STYLE AND DESIGN. REPLACE DOORS, DOOR FRAMES AND TRANSOM WINDOW WITH MATERIALS SIMILAR TO ORIGINAL. REVIEW WITH OWNER.
02	ENTIRETY OF EXISTING FRAMED WALL & SIGN ABOVE STOREFRONT TO BE REMOVED. SIGN TO BE TURNED OVER TO OWNER. NEW STOREFRONT TO BE INSTALLED.
04	WINDOWS AT LOCATIONS INDICATED HAVE ALREADY BEEN REPLACED BY OWNER. BRICK SILLS TO BE REPAIRED OR REPLACED TO MATCH EXISTING MATERIALS.
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07	SECOND STORY CEILING AROUND NEW WINDOWS TO BE MODIFIED TO ACCOMMODATE NEW HEIGHT. SEE DETAIL B2/204.
08	EXISTING EXTERIOR DOORS, DOOR FRAMES, AND ANY ASSOCIATED HARDWARE TO BE REMOVED. EXISTING OPENING TO BE MODIFIED FOR NEW DOORS. NEW INSULATED, GALVANIZED, STEEL DOORS AND HARDWARE TO BE INSTALLED.
09	RECONSTRUCT EXISTING CORNICE FOLLOWING THE GUIDANCE OUTLINED WITHIN THE TECHNICAL PRESERVATION BRIEFS 1 AND 2. TO BE PAINTED WHITE. ALTERNATE #1
10	REMOVE PORTION OF EXISTING FRONT PARAPET AS SHOWN. WORK TO INCLUDE NEW PARAPET CAP FLASHING AND REINSURANCE OF WATERPROOFING AT EXISTING ROOF AND PARAPET WALL. ALTERNATE #1
11	INSTALL NEW METAL WALL PANEL SYSTEM AT WOODEN CONSTRUCTED AREAS ON THE SECOND AND THIRD FLOOR. SEE DETAILS C1/A510 AND C3/A501. ALTERNATE #2
12	EXISTING COUNTER FLASHING AROUND THE SECOND STORY WOOD CONSTRUCTED AREA TO BE REMOVED AND REPLACED. ALTERNATE #2
13	EXISTING ASPHALT SHINGLES, DRIP EDGE, SOFFIT, AND FASCIA TO BE REMOVED AND REPLACED WITH NEW. GABLE END TO BE EXTENDED TO ACCEPT NEW SIDING. SEE DETAILS C1/A510 AND C3/A501. ALTERNATE #2
16	REPAIR WOODEN STAIR IN THE ALLEYWAY. ALTERNATE #5
17	DEMOLISH SINGLE STORY WOODEN ADDITION AT BASEMENT LEVEL. WORK TO INCLUDE: REMOVAL OF TRAILER WITHIN STORAGE BUILDING AND WATERPROOFING OF NEW EXTERIOR WALL. ALTERNATE #6
18	REPAIR EXISTING WOOD STAIR IN SAME LOCATION AS EXISTING. WORK TO INCLUDE NEW STRUCTURE FOR LANDINGS AND STAIR RUNS WHERE FORMER BUILDING PROVIDED STRUCTURE WAS REMOVED. ALTERNATE #6



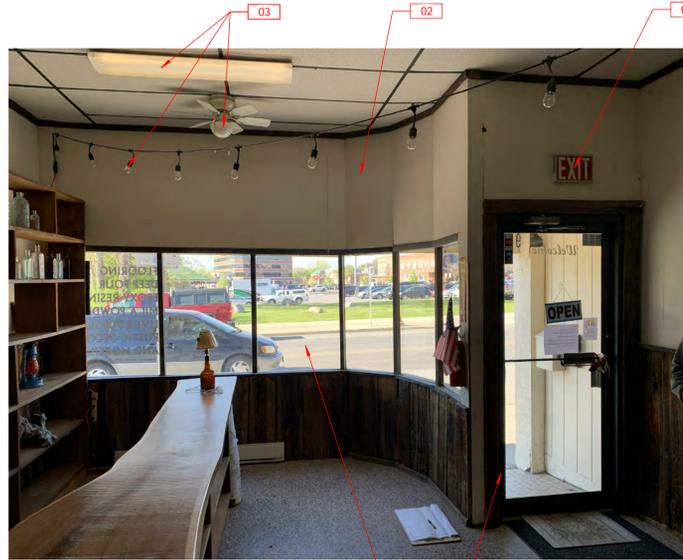
D4 EXTERIOR FLASHING  
A102 A201 N.T.S.



D3 STOREFRONT  
A101 A201 N.T.S.

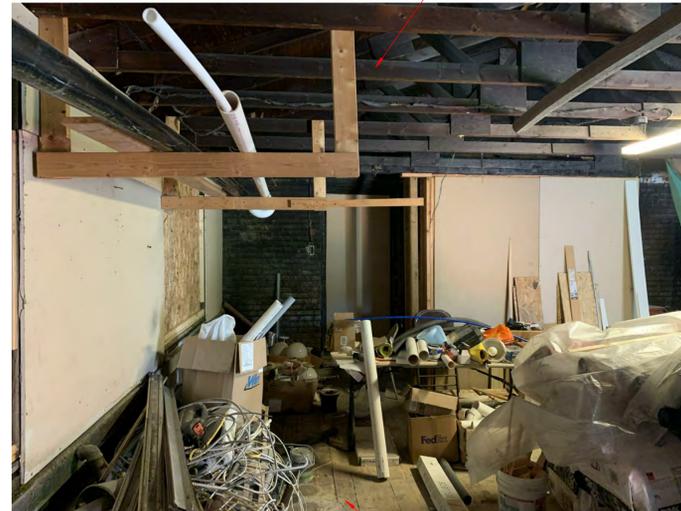


D1 EXTERIOR DOOR  
A101 A201 N.T.S.



B1 INTERIOR VIEW OF STOREFRONT

A101 | A202  
N.T.S.



INCLUDES ALTERNATES #3 AND #4

B2 CHARRED TRUSSES

A102 | A202  
N.T.S.



INCLUDES ALTERNATE #3 AND #4

B4 MODIFIED TRUSS

A102 | A202  
N.T.S.



INCLUDES ALTERNATE #2 AND #6

D1 STAIRS @ SINGLE STORY WOODEN STRUCTURE

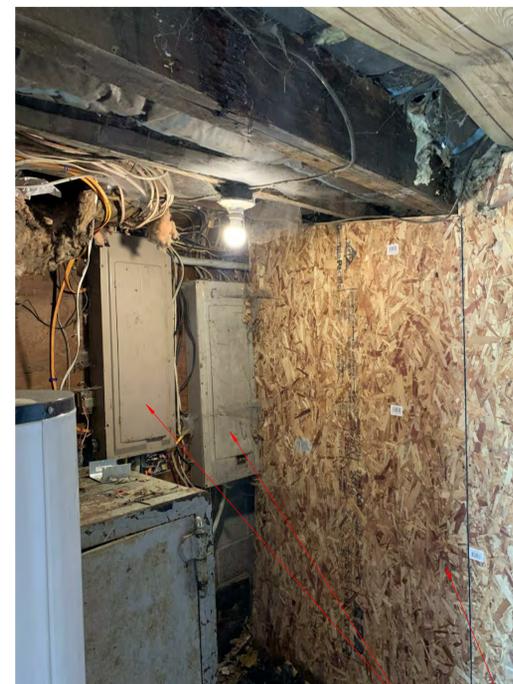
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N.T.S.



INCLUDES ALTERNATE #6

D2 STORAGE TRAILER

A101 | A202  
N.T.S.



INCLUDES ALTERNATES #6 AND #7

D3 ELECTRICAL PANELS

A101 | A202  
1/4" = 1'-0"

KEYNOTES

KEY VALUE	KEYNOTE TEXT
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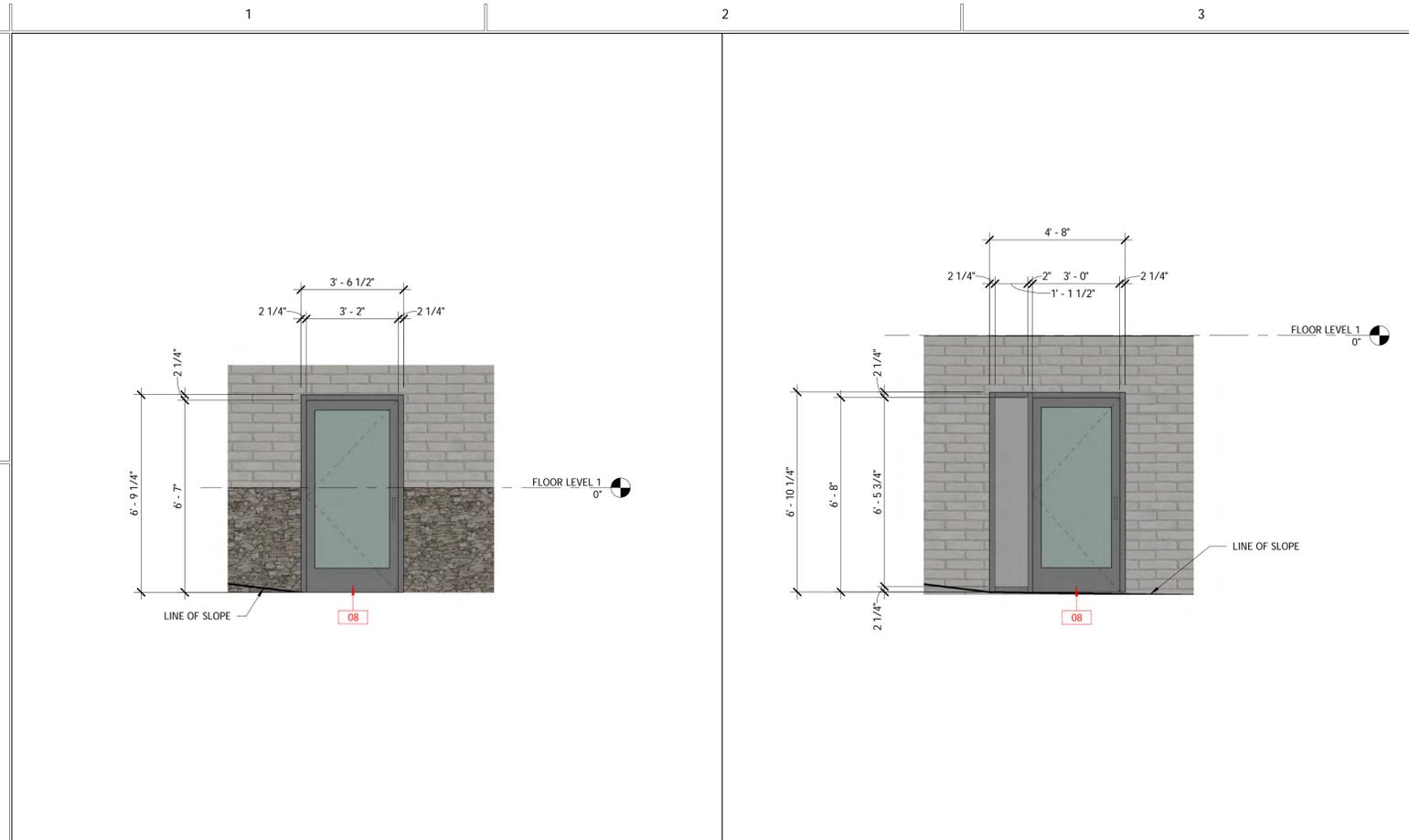
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KEYNOTES

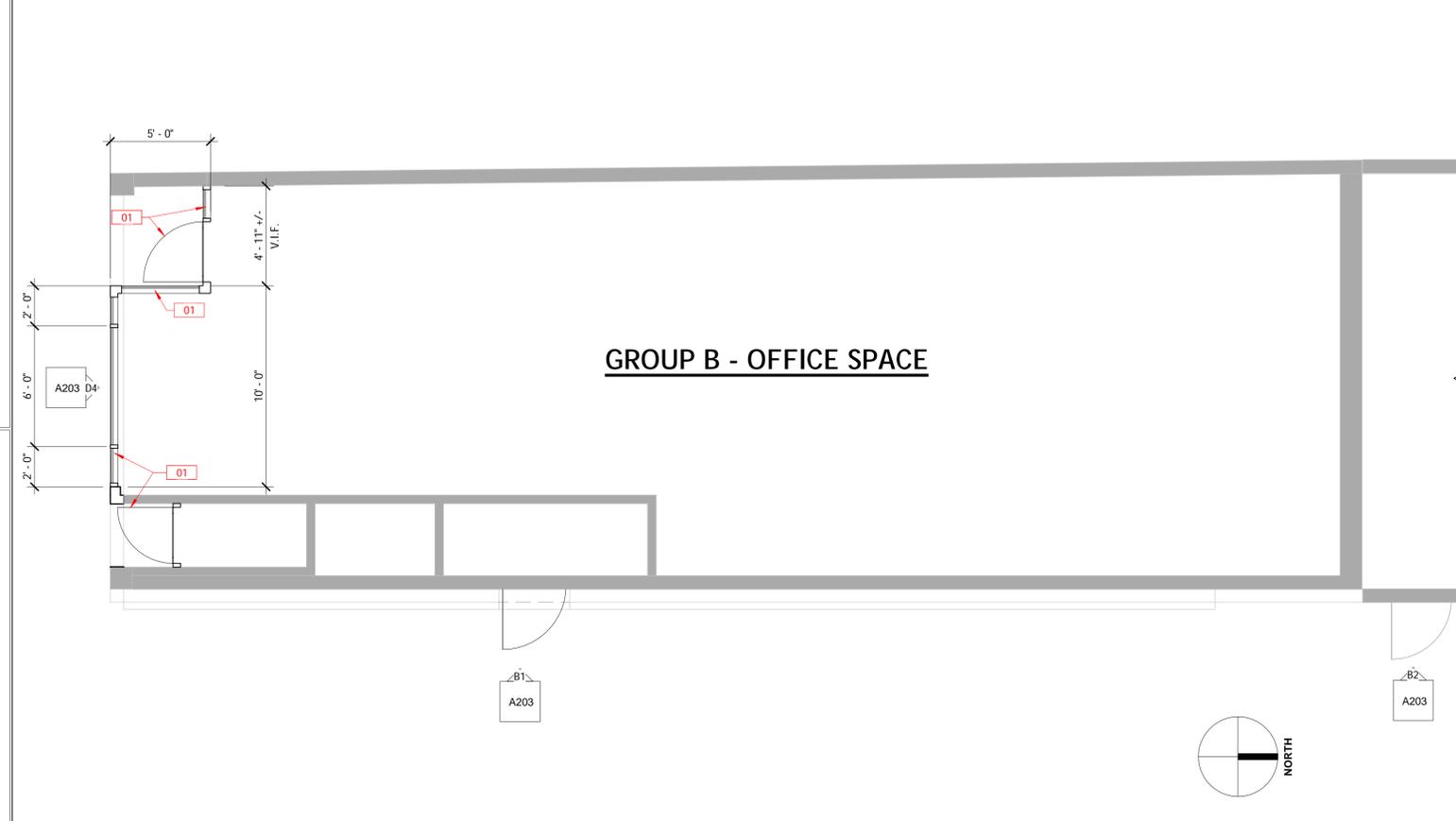
KEY VALUE	KEYNOTE TEXT
01	REMOVE AND REPLACE STOREFRONT SYSTEM AND FIRST FLOOR FACADE, TO INCLUDE BOTH ENTRY DOORS. WORK TO ALSO INCLUDE FRAMED WALL & SIGN ABOVE EXISTING STOREFRONT. REPLACEMENT STOREFRONT TO BE SIMILAR TO ORIGINAL DESIGN WITH RESPECT TO HISTORICAL PRESERVATION AND 33 BRIDGE STREET WHICH HAS RECENTLY BEEN RECONSTRUCTED. SEE DIAGRAM D4/A203 FOR STYLE AND DESIGN. REPLACE DOORS, DOOR FRAMES AND TRANSOM WINDOW WITH MATERIALS SIMILAR TO ORIGINAL. REVIEW WITH OWNER.
04	WINDOWS AT LOCATIONS INDICATED HAVE ALREADY BEEN REPLACED BY OWNER. BRICK SILLS TO BE REPAIRED OR REPLACED TO MATCH EXISTING MATERIALS.
05	ALL EXISTING WINDOWS INDICATED TO BE REMOVED. OPENINGS TO BE RESTORED TO ORIGINAL SIZE PRIOR TO INSTALLATION OF NEW WINDOWS. NEW WINDOWS, FLASHING, INTERIOR WOOD TRIM, EXTERIOR PVC TRIM, AND WATERPROOFING/CAULKING TO BE INSTALLED AT LOCATIONS INDICATED. BRICK SILLS TO BE REPAIRED OR REPLACED TO MATCH EXISTING MATERIALS.
08	EXISTING EXTERIOR DOORS, DOOR FRAMES, AND ANY ASSOCIATED HARDWARE TO BE REMOVED. EXISTING OPENING TO BE MODIFIED FOR NEW DOORS. NEW INSULATED, GALVANIZED, STEEL DOORS AND HARDWARE TO BE INSTALLED.

KEY VALUE	KEYNOTE TEXT
09	RECONSTRUCT EXISTING CORNICE FOLLOWING THE GUIDANCE OUTLINED WITHIN THE TECHNICAL PRESERVATION BRIEFS 1 AND 2. TO BE PAINTED WHITE. ALTERNATE #1
10	REMOVE PORTION OF EXISTING FRONT PARAPET AS SHOWN. WORK TO INCLUDE NEW PARAPET CAP FLASHING AND REINSURANCE OF WATERPROOFING AT EXISTING ROOF AND PARAPET WALL. ALTERNATE #1



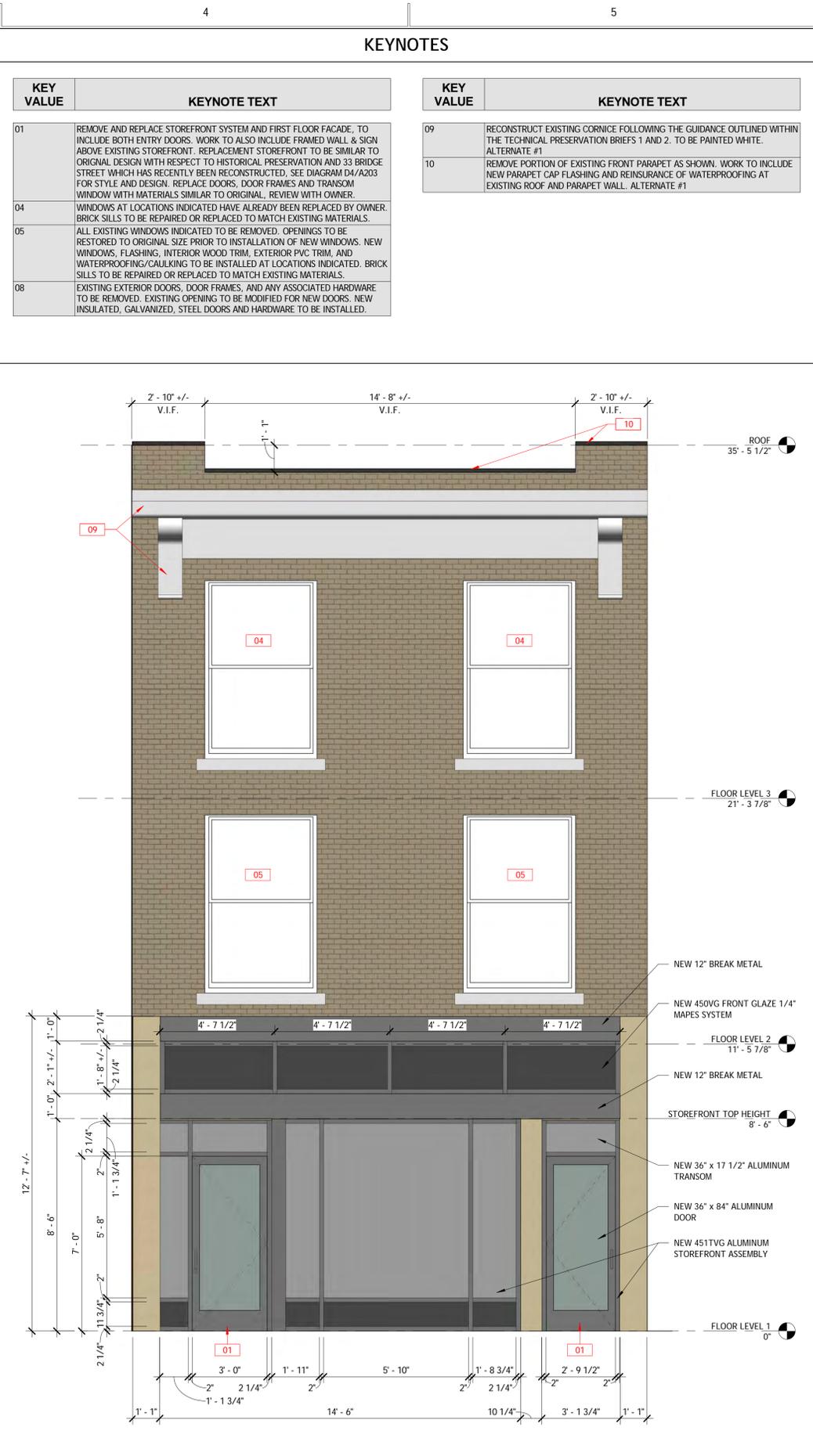
B1 EXTERIOR DOOR 1  
A203 A203 3/8" = 1'-0"

B2 EXTERIOR DOOR 2  
A203 A203 3/8" = 1'-0"



D1 39 BRIDGE STREET - PROPOSED FLOOR PLAN  
A203 1/4" = 1'-0"

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

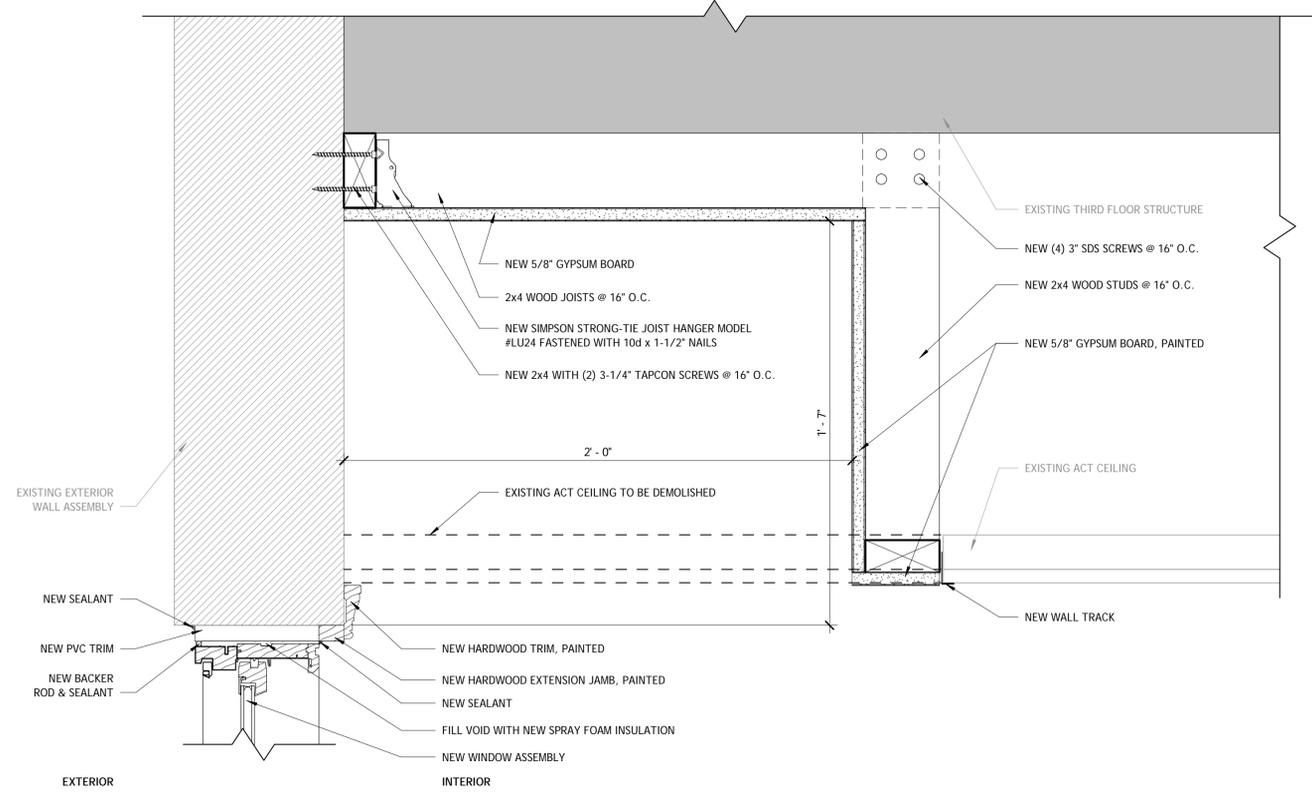


D4 EXTERIOR FACADE  
A203 A203 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

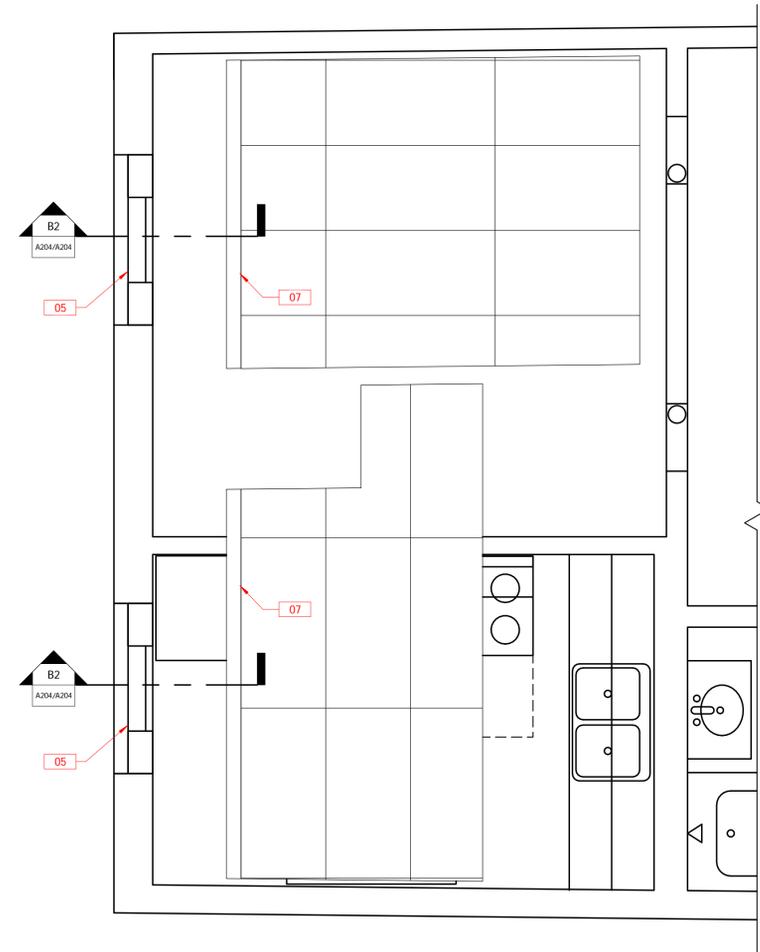
KEYNOTES

KEY VALUE	KEYNOTE TEXT
05	ALL EXISTING WINDOWS INDICATED TO BE REMOVED. OPENINGS TO BE RESTORED TO ORIGINAL SIZE PRIOR TO INSTALLATION OF NEW WINDOWS. NEW WINDOWS, FLASHING, INTERIOR WOOD TRIM, EXTERIOR PVC TRIM, AND WATERPROOFING/CAULKING TO BE INSTALLED AT LOCATIONS INDICATED. BRICK SILLS TO BE REPAIRED OR REPLACED TO MATCH EXISTING MATERIALS.
07	SECOND STORY CEILING AROUND NEW WINDOWS TO BE MODIFIED TO ACCOMMODATE NEW HEIGHT. SEE DETAIL B2/204.



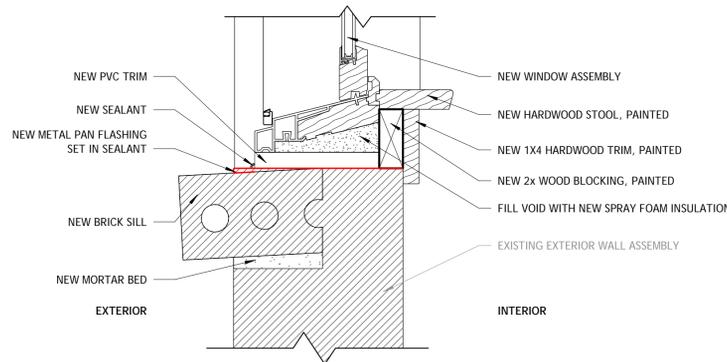
B2  
A204/A204  
3" = 1'-0"

**TYPICAL SECOND STORY WINDOW HEAD DETAIL**



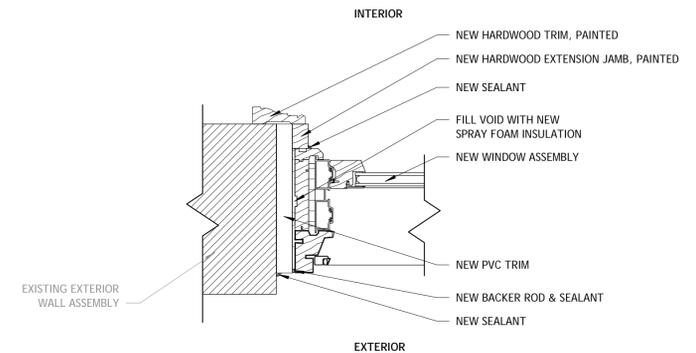
D1  
A204  
1/2" = 1'-0"

**PARTIAL SECOND FLOOR REFLECTED CEILING PLAN - SOUTH**



D2  
A204  
3" = 1'-0"

**TYPICAL WINDOW SILL DETAIL**



D4  
A204  
3" = 1'-0"

**TYPICAL WINDOW JAMB DETAIL**



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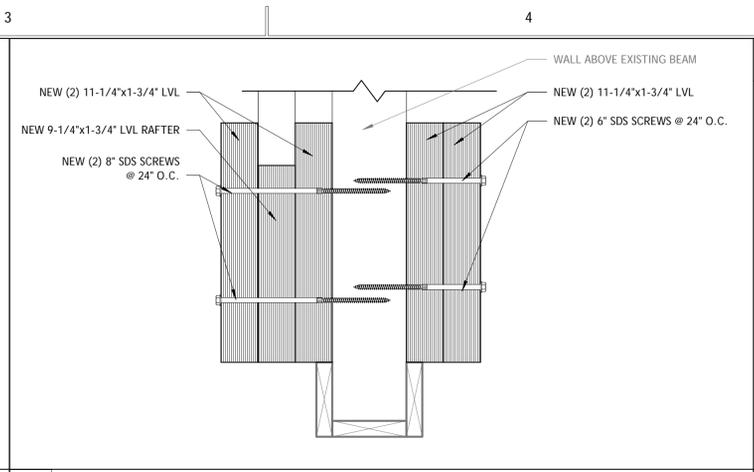
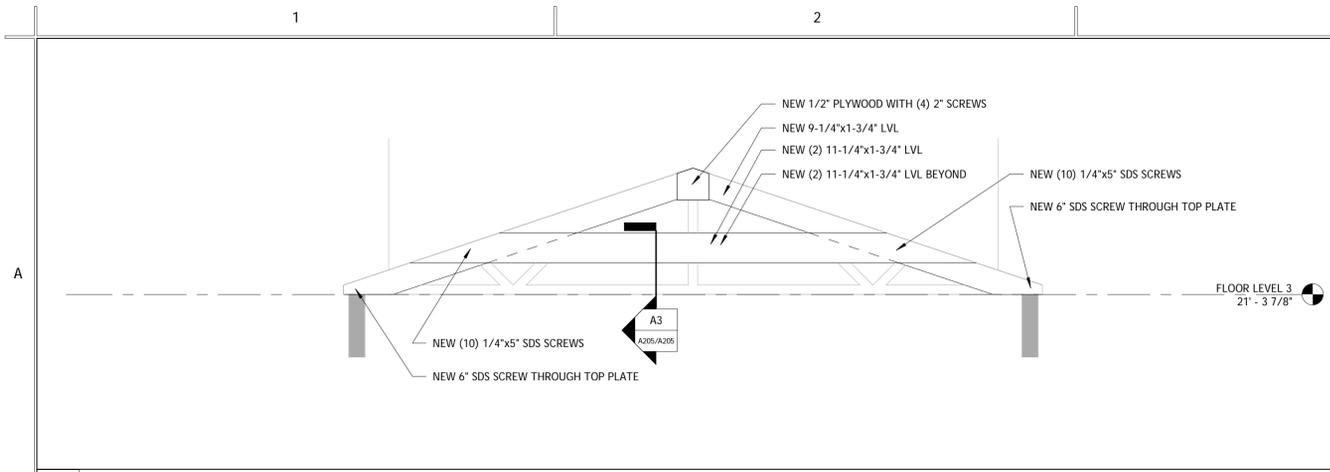
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PARTIAL SECOND FLOOR REFLECTED CEILING PLAN & DETAILS

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A204

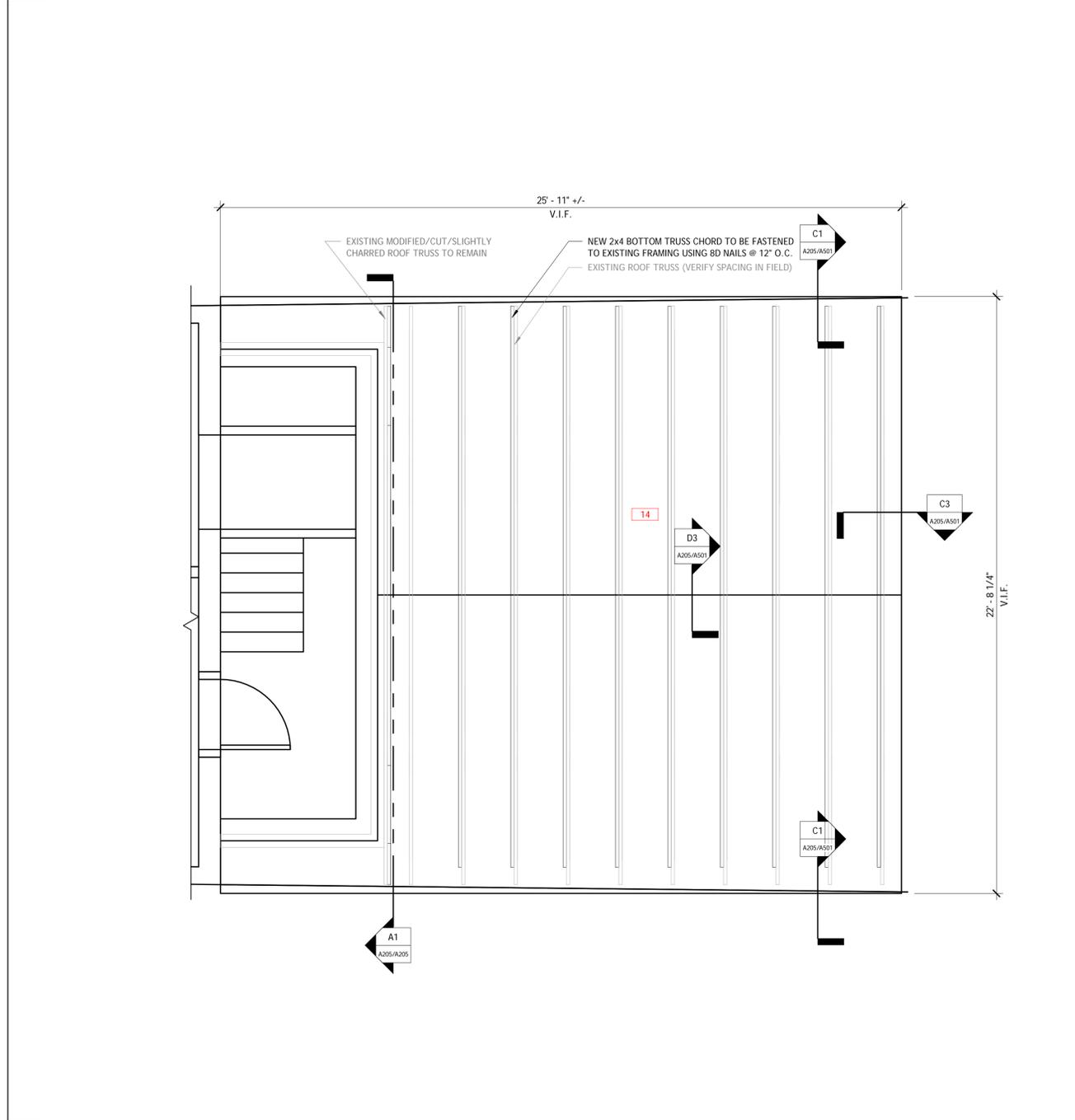
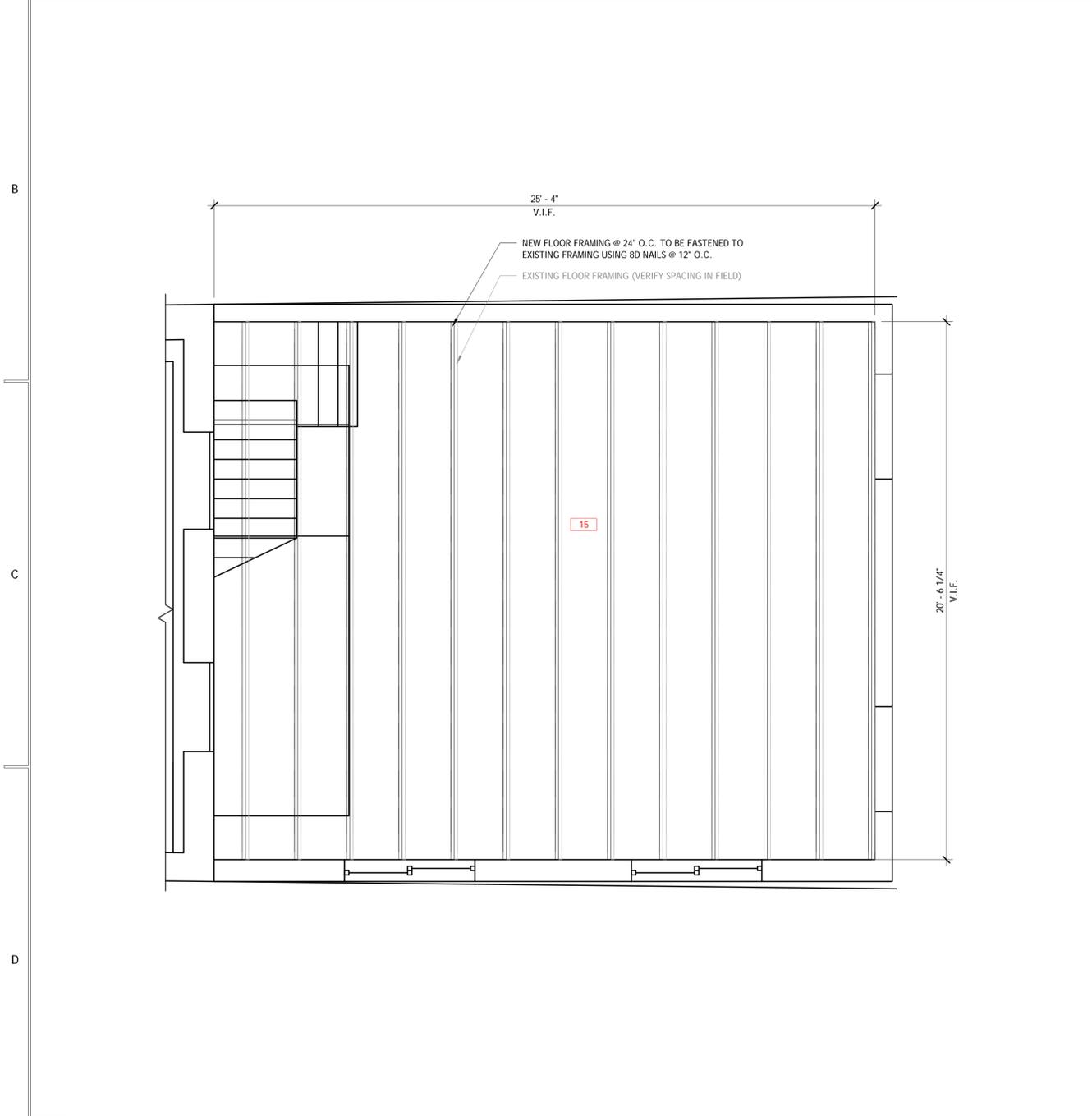
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KEYNOTES	
KEY VALUE	KEYNOTE TEXT
14	EXISTING DAMAGED, CHARRED, AND MODIFIED TRUSSES TO BE REINFORCED WITH NEW SIMILAR TRUSSES. ALTERNATE #3
15	REMOVE EXISTING FLOORING AND EXPOSE EXISTING STRUCTURE. INSTALL NEW FLOOR FRAMING IN BETWEEN EXISTING MEMBERS TO ELIMINATE THE SLOPE IN THE FLOOR. INSTALL NEW 3/4\"/>

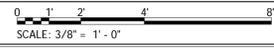
A1 LVL HEADER DETAIL  
A205/A205 3/8" = 1'-0"

A3 SECTION @ LVL HEADER  
A205/A205 3" = 1'-0"



D1 PARTIAL SECOND FLOOR FRAMING PLAN  
A205 3/8" = 1'-0"

D3 PARTIAL SECOND FLOOR ROOF FRAMING PLAN  
A205 3/8" = 1'-0"



ARCHITECTURAL & ENGINEERING DESIGN ASSOCIATES, P.C.  
1246 RT. 3 - P. O. BOX 742  
PLATTSBURGH, NEW YORK 12901  
T: 518.562.1800  
F: 518.562.1702  
E: JAA@AEDAPC.COM

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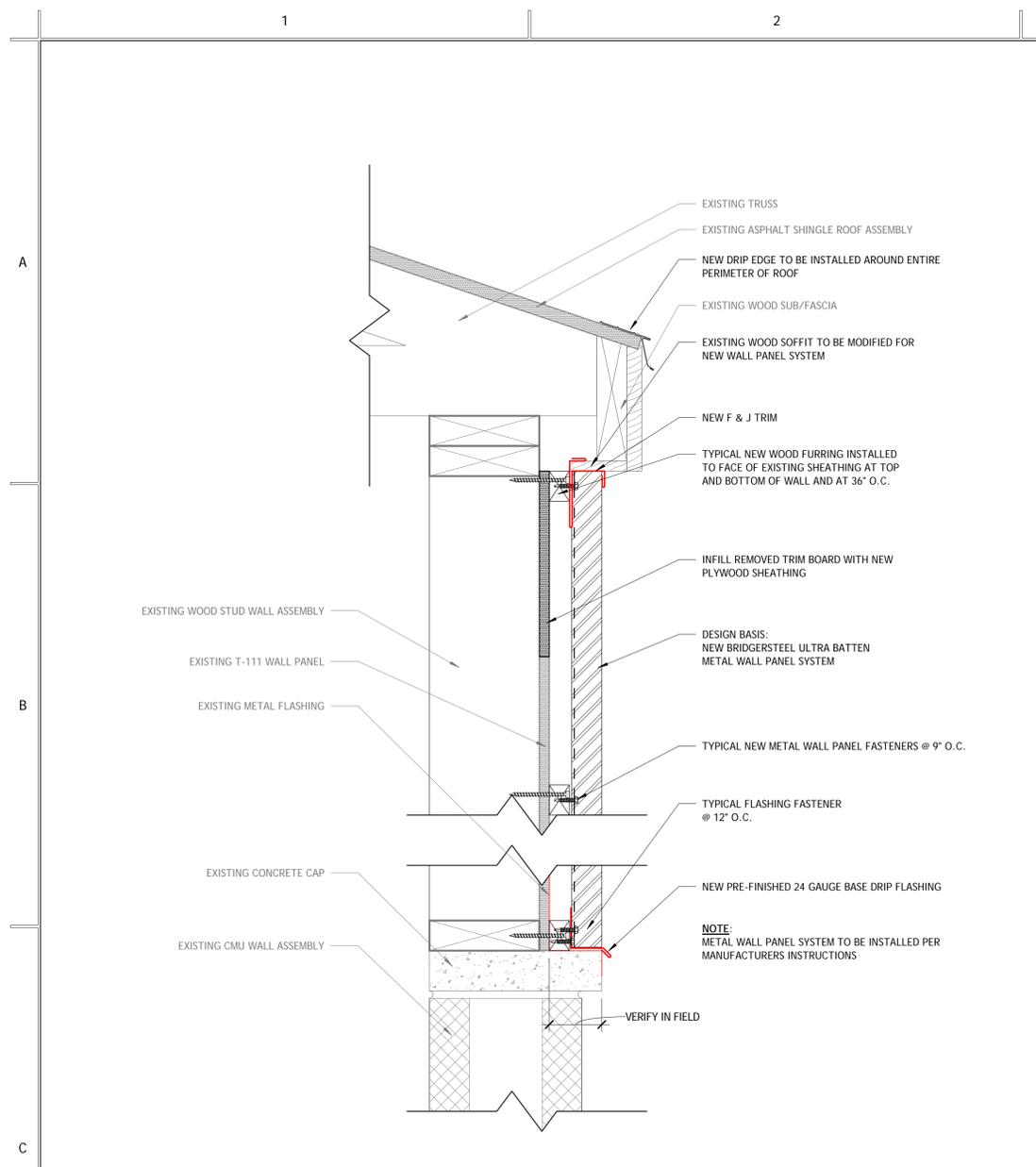
A205

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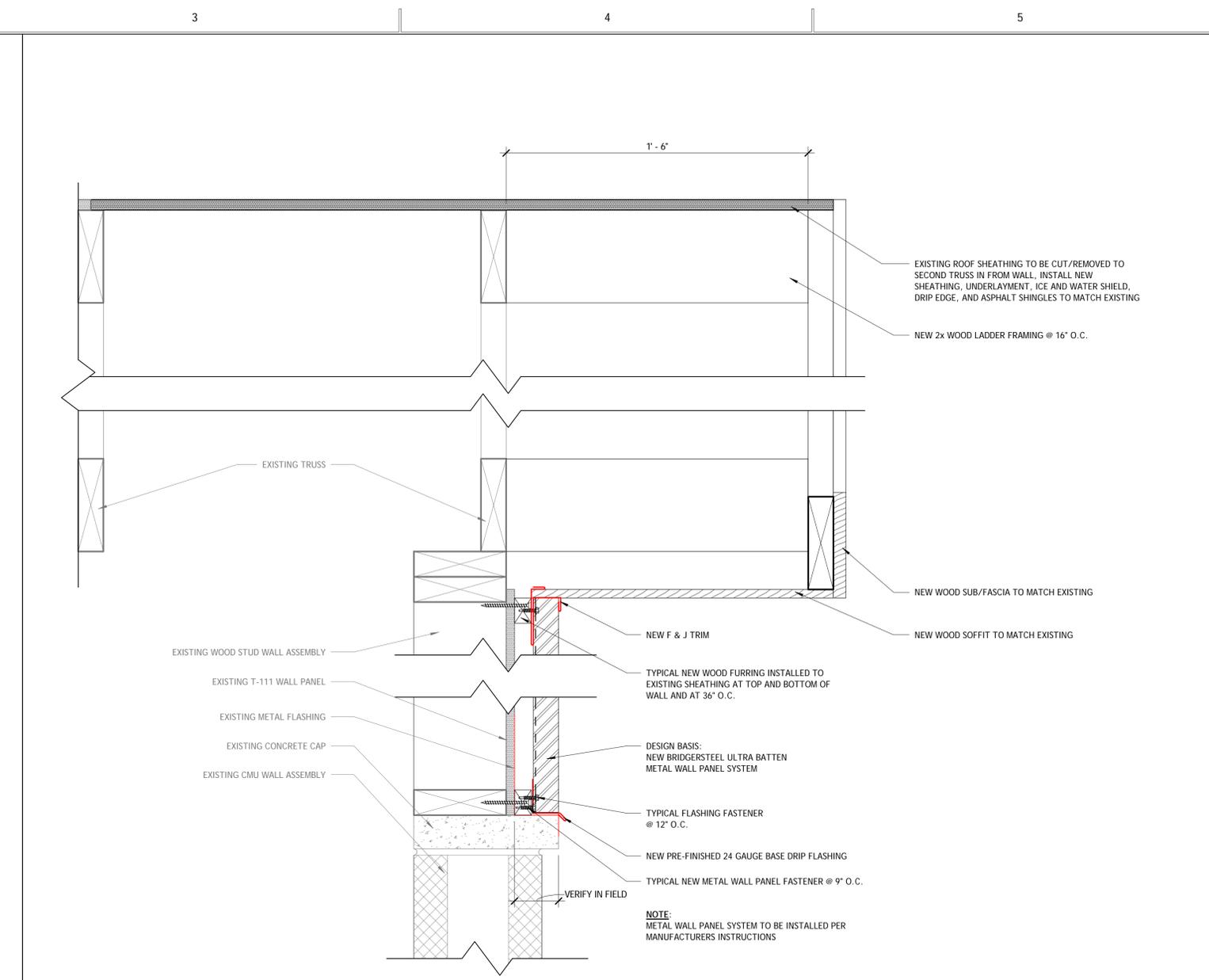
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DETAILS	

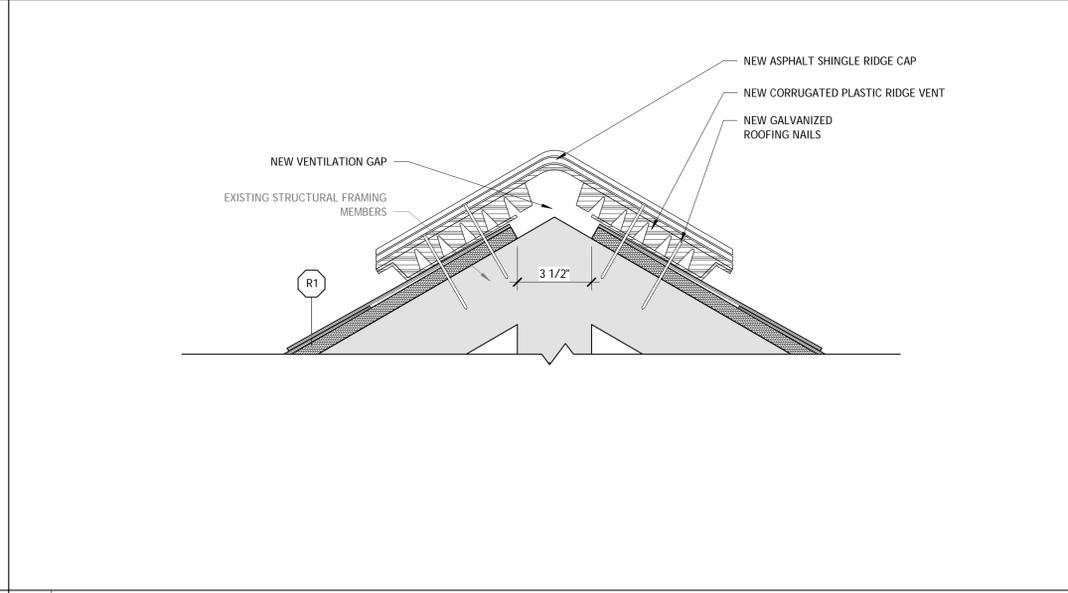
PROJECT NO.	18035-006
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C1 WALL PANEL DETAIL @ EAVE  
A205/A501 3" = 1'-0"



C3 WALL PANEL DETAIL @ GABLE  
A205/A501 3" = 1'-0"



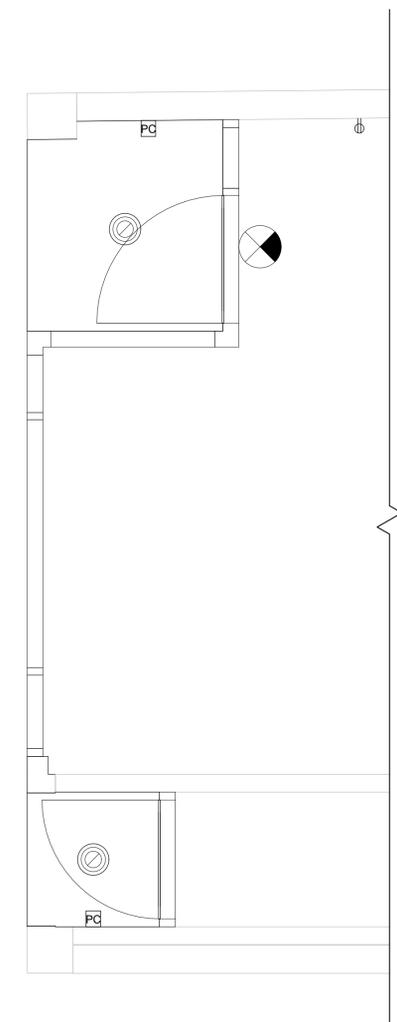
D3 TYPICAL RIDGE VENT DETAIL  
A205/A501 3" = 1'-0"

**ELECTRICAL NOTES - GENERAL**

1. ALL ELECTRICAL WORK TO CONFORM TO NFPA 70, N.E.C. 2014 STANDARDS & ICC 2015 IBC BUILDING CODE FOR ELECTRICAL WITH/ NYS 2017 UNIFORM CODE SUPPLEMENT.
2. PROVIDE SUBMITTALS FOR APPROVAL FOR ALL EQUIPMENT, FIXTURES, CONTROLS, ETC. FOR COMPLETE ELECTRICAL SCOPE OF WORK.
3. ALL PVC JOINTS TO BE MADE USING SOLVENT WELD SO AS TO RENDER WATER TIGHT CONDUIT SYSTEM.
4. CONFIRM AVAILABLE SHORT CIRCUIT (A.I.C.) WITH LOCAL UTILITY PRIOR TO ORDERING ALL OVER-CURRENT PROTECTION EQUIPMENT. ALL CIRCUIT BREAKERS & FUSES SHALL BE RATED TO INTERRUPT NOT LESS THAN THE CONFIRMED A.I.C.
5. PROVIDE, MODIFY, RELOCATE AND EXTEND EXISTING ELECTRICAL CONDUITS, WIRING, ETC. TO ACCOMMODATE NEW WORK.
6. BALANCE CONFIRMED ELECTRICAL LOADS IN PANELS. SUBMIT AS-BUILTS SHOWING ACTUAL CIRCUIT CONFIGURATION & AS-BUILTS FINAL DRAWINGS OF COMPLETED WORK.
7. ALL SWITCHES, RECEPTACLES & COVERPLATE COLORS ARE TO BE SELECTED BY OWNER/ARCHITECT.
8. CONFIRM LAYOUT OF ALL ELECTRICAL DEVICES WITH/ OWNER/ARCHITECT PRIOR TO INSTALLATION.
9. SEAL ALL NEW & EXISTING PENETRATIONS THRU EXTERIOR, INTERIOR, FDN., FLOOR & FIRE RATED WALL/FLOOR & CEILING ASSEMBLIES AS REQUIRED WITH/ APPROVED MATERIALS. CONFORM TO U.L. STANDARDS FOR FIRE RATED ASSEMBLIES.
10. ALL ELECTRICAL DEVICES WITHIN FIRE RATED ASSEMBLIES, SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE RESISTANCE RATED ASSEMBLY.
11. ELECTRICAL INSPECTION TO BE CONDUCTED AT COMPLETION OF ELECTRICAL SERVICES BY A CERTIFIED ELECTRICAL INSPECTOR.

**ELECTRICAL LEGEND**

-  PHOTOCELL
-  EMERGENCY LED EXIT FIXTURE
-  RECESSED LED CEILING MOUNTED LIGHT FIXTURE (SELECTED BY OWNER)
-  DUPLEX RECEPTACLE



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