



513 N. FRANKLIN ST. APARTMENTS RENOVATIONS

513 N. FRANKLIN STREET
WATKINS GLEN, NY 14891

PROJECT DIRECTORY

SHEET INDEX

OWNER:

YOUNG QIN LIU
513 N. FRANKLIN ST.
WATKINS GLEN, NY 14891
TENANT:
RICHARD THIEL

**MECHANICAL, ELECTRICAL,
AND PLUMBING ENGINEER:**

BUILDING ENERGY SOLUTIONS
106 KENYON DRIVE
NEDROW, NY 13210

G-000

COVERSHEET

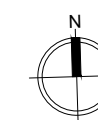
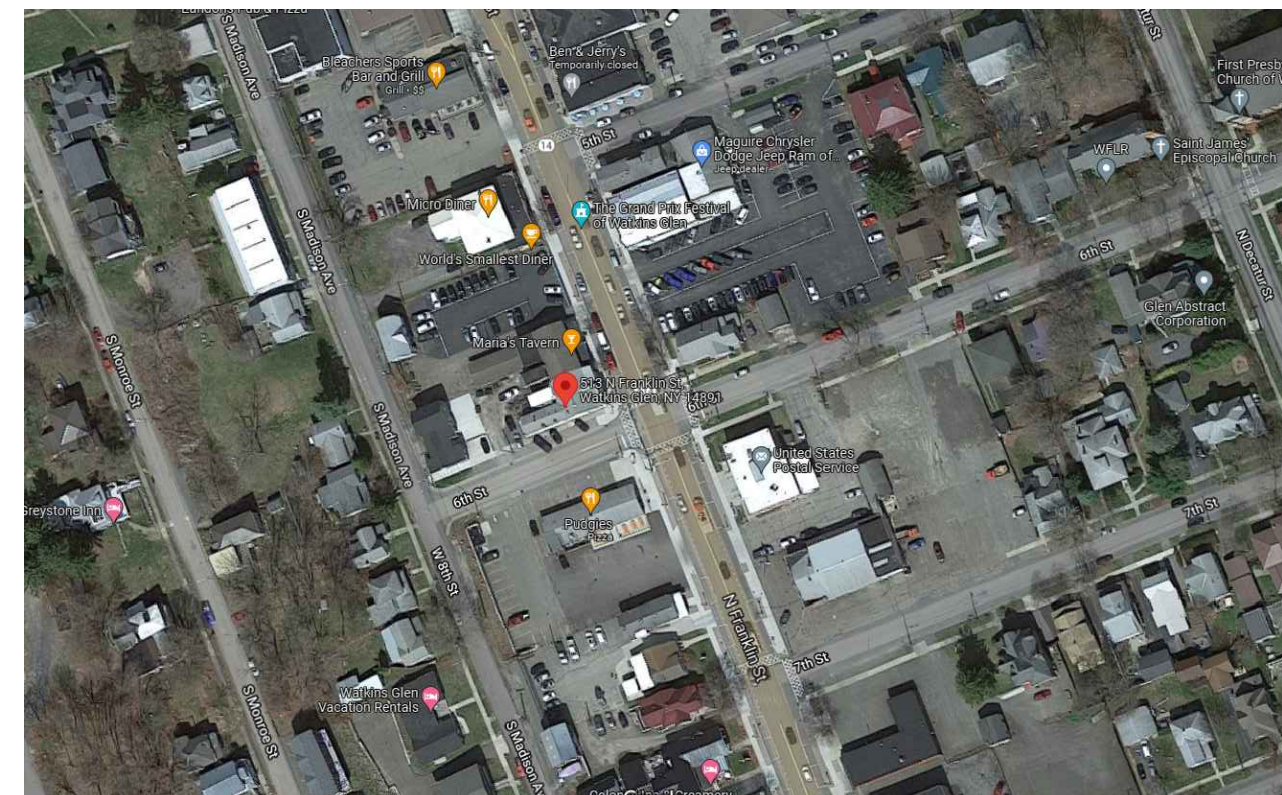
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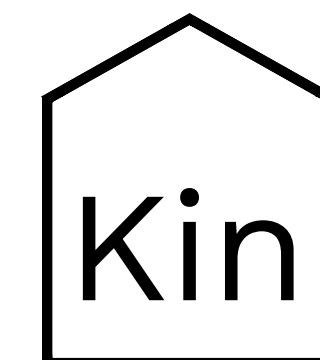
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LOCATION MAP



These plans and specifications were prepared by Kin Architecture Studio, PLLC, Syracuse, NY 13203, and to the best of this office's knowledge, information and belief, said plans and specifications meet the requirements of the 2020 International Building Code.

100% CONSTRUCTION DOCUMENTS



218 HAWLEY AVE.
SYRACUSE, NY 13203
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D

C

B

A

Project Information			
Owner:	Lucky Hare Brewery and Apartment	Tax Map:	65.54-1-7
Address:	513 N Franklin Street	Sewer:	Commercial/Public
City, State, Zip Code:	Watkins Glen, NY 14891	Utilities:	Gas & Electric
Year Built:	1940	Water:	Commercial/Public
Site Class:	COM-1	Number of Stories:	2
Zoning Class:	CB: Central Business	Total Floor Area:	4460
Applicable Codes:			

Code review based on 2018 International Building Code (IBC), International Existing Building Code (IEBC), International Residential Code (IRC), International Fire Code (IFC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Energy Conservation Code (IECC), International Property Maintenance Code (IPMC), and 2017 International Code Council (ICC) as adopted by 2020 Building Code of New York State

Topic	IBC Codes		Code Section
Scope of Work	Square Footage: 4460 sq.ft.		
Building Occupancy Classification	Existing Occupancy: Mixed Use	Proposed: Mixed Use	IBC-302
Flood Hazard	n/a	n/a	IBC- 303.4 and IBC- 310.5 Schuyler County Flood plan
Type of Construction	Existing : 5A	Proposed : 5A	
Occupancy Load	Allowable A-2 w/o Sprinkler: 11,500 SF. Allowable R-3 w/o Sprinkler : 12,000 SF	Allowable A-2 w/o Sprinkler: 11,500 SF. Allowable R-3 w/o Sprinkler : 12,000 SF	INC - TABLE 506.2
Sprinkler	Existing: Restaurant A-2.: 2112 SF : 92 2-units Apartment R-2: 2196 SF = 13 Design Occupant Load: 112	Proposed: Restaurant A-2.: 92 3-units Apartment R-2: 2449 SF = 13 Design Occupant Load: No change	IBC Table- 1004.1.2 IBC 1004.2 and IPC-403.3
Interior Environment	Ventilation: 5 ACH -Provide ventilation to all room. Minimum Ceiling Height: 7'-6"		IBC-1203.1 IBC-1208.2
Egress	Travel Distance		
	Allowed:	Proposed:	IBC- 1017
	Common Path Travel Distance: 200 feet	70 feet	IBC- 1017.2
	Dead End Limit: 20 feet	No change.	IBC- 1029.9.5
Structural	Please see drawings.		
Electrical	Please see drawings.		IEC- 808.1
Fire Protection	Please see drawings.		IFC
Plumbing	Please see drawings.		IPC
Mechanical	Please see drawings.		IMC
Fuel Code	Please see drawings.		IFGC
Energy Code	Please see drawings.		IECC

Topic	IEBC Codes		Code Section
Compliance Method			IEBC- 301.1
	Method:	Prescriptive compliance method to comply with Chapter 5 and IFC.	IEBC- 301.3.1
Addition on Existing Structural Elements Carrying Gravity Load	Any existing gravity load-carrying structural element for which an addition and its related alterations cause an increase in design dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the Building Code of New York State for new structures. Any existing gravity load-carrying structural element whose vertical load-carrying capacity is decreased as part of the addition and its related alterations shall be considered to be an altered element subject to the requirements of Section 503.3. Any existing element that will form part of the lateral load path for any part of the addition shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 502.5. Exception: Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional light-frame construction methods of the Building Code of New York State or the provisions of the Residential Code of New York State.		IEBC- [BS] 502.4
Smoke Alarms in Existing Portions of a Building	Where an addition is made to a building or structure of a Group R or I-1 occupancy, the existing building shall be provided with smoke alarms in accordance with Section 1103.8 of the Fire Code of New York State.		IEBC- 502.6
Fire-Resistance Ratings	Plans, investigation and evaluation reports, and other data shall be submitted indicating which building elements and materials the applicant is requesting the building official to review and approve for determination of applying the current building code fire-resistance ratings. Any special construction features, including fire-resistance-rated assemblies and smoke-resistive assemblies, conditions of occupancy, means of egress conditions, fire code deficiencies, approved modifications or approved alternative materials, design and methods of construction, and equipment applying to the building that impact required fire-resistance ratings shall be identified in the evaluation reports submitted.		IEBC- 501.2
Smoke Alarms in Existing Portions of a Building	Individual sleeping units and individual dwelling units in Group R and I-1 occupancies shall be provided with smoke alarms in accordance with Section 1103.8 of the Fire Code of New York State.		IEBC- 503.14
Carbon Monoxide	Where a Level 2 or Level 3 alteration is made to an existing building, the work area shall be provided with carbon monoxide detection and notification appliances that comply with the requirements for new construction in accordance with Section 915 of the Fire Code of New York State.		IEBC - [NY] 503.15
Asbestos Abatement	*Owner are responsible for legally disposing hazardous and asbestos containing materials.		Comply with New York State Department of Labor Code Rule 56 for asbestos removal.
	Restroom:	A2 Restaurant: 2 restrooms, 1 mob sink and 1 drinking fountain. Residential: 1 restroom and 1 kitchen sink per dwelling	IPC - 403.1
	Fixtures:	Fixtures to comply with ICC A117.1.	ICC A117.1.

GENERAL NOTES

- ALL WORK SHALL CONFORM w/ THE REQUIREMENTS OF ALL LOCAL, STATE & NATIONAL CODES, NATIONAL ELECTRIC CODE, N.F.P.A. RECOMMENDATIONS, OSHA & ALL OTHER APPLICABLE CODES, RULES & REGULATIONS OF THE LANDLORD.
- WHERE CONFLICTING INFORMATION EXISTS BETWEEN THESE PLANS AND OTHER REFERENCED REQUIREMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE APPROVED BY THE DESIGN PROFESSIONAL RESPONSIBLE FOR THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND RESOLVE ALL CONFLICTS AND DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION AND FACILITATE PROPER CONSTRUCTION AS INTENDED BY THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE STRUCTURAL SUPPORT OF CONSTRUCTION LOADS DURING ALL PHASES OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, FOUNDATION BACKFILL, BRACING OF WALL FRAMING TO RESIST CONSTRUCTION FLOOR LOADS AND LATERAL BUILDING LOADING, BRACING OF TRUSSES DURING INSTALLATION AND SUBSEQUENT CONSTRUCTION LOADING, AND OTHER CONDITIONS AS DICTATED BY THE CONTRACTOR'S CONSTRUCTION PRACTICE.
- CONTRACTOR SHALL COMPLY WITH THE MOST CURRENT CONSTRUCTION SAFETY REGULATIONS OF OSHA.
- ALL CONSTRUCTION SHALL BE PERFORMED IN A GOOD, WORKMANLIKE MANNER FOLLOWING ACCEPTED CONSTRUCTION PRACTICES AND TOLERANCES. DEFECTIVE OR DAMAGED MATERIALS SHALL NOT BE USED AND SHALL BE REPLACED.
- ALL WORK AS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS, & SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC SHALL BE APPLIED FOR AND PAID FOR BY THE SUBCONTRACTOR IN ALL FIELDS OF HIS WORK, & HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS & APPROVALS OF HIS WORK. PRIME BUILDING PERMITS SHALL BE THE OBTAINED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE STATED.
- ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE & PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE & PROPERTY & AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE, DRAWINGS, & THE SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY & ALL DISCREPANCIES & OMISSIONS SHALL BE REPORTED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED & CLARIFICATIONS OBTAINED FROM THE OWNER PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED w/ THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
- BEFORE COMMENCING w/ ANY WORK, THE CONTRACTOR SHALL FILE w/ THE OWNER AND/OR LANDLORD CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER AND/OR LANDLORD FOR WORKMAN'S COMPENSATION GENERAL LIABILITY, BODILY INJURY, & PROPERTY DAMAGE. THE OWNER AND/OR LANDLORD SHALL BE "ADDITIONAL INSURED" ON ALL CERTIFICATES OF INSURANCE. THE CONTRACTOR SHALL MAINTAIN SUCH INSURANCES AS ARE REQUIRED BY LAW & BY THE LANDLORD WHERE WORK IS BEING DONE.
- TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR AND ITS SUCCESSORS AND ASSIGNS, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, ARCHITECT'S CONSULTANTS, AGENTS, AND EMPLOYEES OF ANY OF THEM. EACH OF THEIR SUCCESSORS, AND ASSIGNS, AND ANY OTHER ENTITY AS REQUIRED BY CONTRACT (COLLECTIVELY "INDEMNITIES"), FROM AND AGAINST CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE CONTRACTOR'S WORK UNDER THIS AGREEMENT, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS, OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF), BUT ONLY TO THE EXTENT ARISING OUT OF ACTS OR OMISSIONS OF THE CONTRACTOR. SUCH OBLIGATIONS SHALL NOT BE CONSTRUED TO NEGATE, ABRIDGE, OR OTHERWISE REDUCE OTHER RIGHTS OR OBLIGATIONS OF INDEMNITY WHICH WOULD OTHERWISE EXIST AS TO A PARTY OR PERSON DESCRIBED IN THIS ARTICLE.
- THE CONTRACTOR IS TO PROVIDE A SUPERINTENDENT ON THE PROJECT TO COORDINATE ALL SUBCONTRACTORS WORK & SUPERVISE THE DAILY ACTIVITY OF THE PROJECT AS WELL AS MAINTAIN THE SITE IN A SAFE, CLEAN MANNER.
- THE GENERAL CONTRACTOR SHALL REQUIRE THE INSTALLER OF EACH COMPONENT TO INSPECT BOTH THE SUBSTRATE & THE CONDITIONS UNDER WHICH WORK IS PERFORMED. THE G.C. IS RESPONSIBLE FOR THE PREPARATION OF ALL SUBSTRATES & RELATED CONDITIONS REQUIRED FOR ALL COMPONENTS.
- ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMAN LIKE MANNER, MATCHING & ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. THE G.C. SHALL CLEAN ALL SURFACES FREE OF ALL DIRT & REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE G.C.'S WORK TO BE DONE. THE G.C. SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATION. ALL NEW GLASS & HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- THE OWNER AND ARCHITECT AND THEIR RESPECTIVE REPRESENTATIVES SHALL HAVE ACCESS TO THE DEMISED PREMISES AT ALL TIMES. ANY INFERRIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND & WORK SHALL BE RECONSTRUCTED AS APPROVED BY THE OWNER AT THE G.C.'S SOLE EXPENSE.
- DRAWING SHALL NOT BE SCALED
- A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
- SUBSTITUTIONS FOR MATERIALS, METHODS, AND/OR SEQUENCES OF CONSTRUCTION SHALL BE REVIEWED WITH THE OWNER PRIOR TO AWARDDING OF THE CONTRACT AND ALL SUCH SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE OWNER OR ARCHITECT.
- THE G.C. SHALL BE RESPONSIBLE FOR COORDINATION OF WORK & ESTABLISHING SCHEDULES FOR ALL TRADES.
- THE G.C. SHALL BE RESPONSIBLE FOR ALL OF HIS OWN SECURITY, TEMPORARY HEAT, WATER, ELECTRICAL POWER, AND LIGHTING, AND HOISTING. IN ADDITION, THE G.C. SHALL MAKE PROVISIONS TO ALLOW SECURE SPACE AS WELL AS TEMPORARY HEAT, WATER, ELECTRICAL POWER AND LIGHTING AVAILABLE AS REQUIRED FOR ALL SEPARATELY CONTRACTED VENDORS OR CONTRACTORS.
- ALL EXTRA WORK MUST BE WRITTEN UP BY THE G.C. IN THE FORM OF A CHANGE ORDER. INDICATED ON IT MUST BE A FIRM PRICE FOR THE WORK. ALL CHANGE ORDERS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- THE G.C. SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR & MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED OR ON THE DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

Kin

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APARTMENTS RENOVATIONS

513 N. FRANKLIN STREET
WATKINS GLEN, NEW YORK, 14891

JOB NUMBER:
DRAWN BY: AMH
REVIEWED BY: DVJ
RECORD DATE: 3/31/22
REVISION DATES:

ARCHITECTURAL
CODE REVIEW
AND
GENERAL NOTES

SHEET NUMBER

G-100

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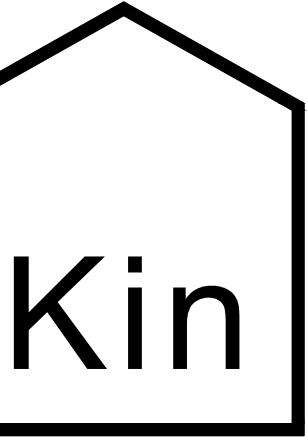
Exposed Pipes:	Water supply and drain pipes under accessible lavatories and sinks shall be covered or otherwise configured to protect against contact. Pipe coverings shall comply with ASME A112.18.9.	IPC- 404.3.
Water Supply Protection:	The supply lines and fittings for every plumbing fixture shall be installed so as to prevent backflow.	IPC - 405.1
Worksurfaces, Counter and Shelvings:	5% to comply with ICC A117.1.	IBC- 1109.11 and ICC A117.1.
Clear floor space:	30" x 48"	IBC- 1109.2.16
Route:	At least one accessible route to primary function.	IEBC- 410.4.2.2/1012.8
Signage:	Signage that comply with Section 1111 of IBC.	IEBC- 410.4.2.3/1012.8

Topic	Existing/Require	Actual	Code Section
Fire Codes			
Exit Sign Illumination	Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose. Exception: Approved self-luminous signs that provide evenly illuminated letters shall have a minimum luminance of 0.06 foot-lamberts (0.21 cd/m2).		IBC - 1104.3
Horizontal separation	Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711. Exception: In Group R-3 and R-4 facilities, floor assemblies within the dwelling units or sleeping units are not required to be constructed as horizontal assemblies. See the commentary to Section 420.2. Section 711.2 requires floor assemblies providing this separation to be not less than 1-hour fire-resistance rated. Where the building's sprinkler protection is provided by a system complying with NFPA 13, the rating can be reduced to 30 minutes. Section 708.4 requires 1-hour-rated fire partitions to be supported by construction that has the same rating or better; however, this requirement is waived for these floor assemblies in buildings of Type IIB, IIIB and VB construction.		IBC - 420.3
Automatic sprinkler system:	Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.6. Quick-response or residential automatic sprinklers shall be installed in accordance with Section 903.3.2. The provisions requiring automatic sprinkler protection for all buildings containing Group I or R occupancies are referenced here. In addition, reference is made to Section 903.3.2 regarding the required use of quick-response or residential automatic sprinklers.		IBC - 420.4
Mixed Use	Buildings that are one- and two-family dwellings and multiple single-family dwellings less than three stories in height and that contain another occupancy (e.g., Groups B, M, I-4) must be regulated as a mixed occupancy in accordance with this code and are not permitted to be regulated by the provisions of the IRC [see Commentary Figures 310.4(1) and 310.4 (2)].		IBC - 406.2.8
Separation Walls	Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.		IBC - 420.2
Smoke Detection System	Smoke detectors listed in accordance with UL 268 and provided as part of the building fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms		IFC - 907.2.10.7
Fire Alarm Systems and Smoke Alarms	[F] 420.5 Fire Alarm Systems and Smoke Alarms Fire alarm systems and smoke alarms shall be provided in Group I-1, R-1 and R-2 occupancies in accordance with Sections 907.2.6, 907.2.8 and 907.2.9, respectively. Single- or multiple-station smoke alarms shall be provided in Groups I-1, R-2, R-3 and R-4 in accordance with Section 907.2.10.		[F] 420.5
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.		[F] 907.2.10
Group R Cooking Facilities	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: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. In each room used for sleeping purposes. 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.		[F] 907.2.10.2 Groups R-2, R-3, R-4 and I-1
Dwelling Units and Sleeping Units	In Group R occupancies, cooking appliances used for domestic cooking operations shall be labelled for domestic use.		IBC - 420.9 and IMC - 917.2
Shaft Enclosures	Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction. Exception: Horizontal assemblies separating dwelling units and sleeping units shall be not less than 1/2-hour fire-resistance-rated construction in a building of Types IIB, IIIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.		IBC - 711.2.4.3
Shaft Enclosures	Vertical openings contained entirely within a shaft enclosure complying with Section 713 shall be permitted.		IBC - 712.1.1
Shaft Enclosures	The provisions of this section shall apply to shafts required to protect openings and penetrations through floor/ceiling and roof/ceiling assemblies. Interior exit stairways and ramps shall be enclosed in accordance with Section 1023.		IBC - 713.1
Shaft Enclosures	Shaft enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711, or both.		IBC - 713.5
Shaft Enclosures	Continuity: Shaft enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both, and shall have continuity in accordance with Section 707.5 for fire barriers or Section 711.2.2 for horizontal assemblies, as applicable.		IBC - 713.5

Exit Access Stairways and Ramps	Vertical openings containing exit access stairways or ramps in accordance with Section 1019 shall be permitted.	IFC - 712.1.12
Penetrations	Through penetrations shall be protected by an approved through-penetration firestop system installed and tested in accordance with ASTM E814 or UL 1479, with a minimum positive pressure differential of 0.01 inch of water (2.49 Pa).	IBC - 714.5.1.2
Joints	Fire-resistant joint systems shall be tested in accordance with the requirements of either ASTM E1966 or UL 2079	IBC - 715.3
Projections	Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and Section 1405. Exterior egress balconies and exterior exit stairways and ramps shall comply with Sections 1021 and 1027, respectively. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2. Exception: Buildings on the same lot and considered as portions of one building in accordance with Section 705.3 are not required to comply with this section for projections between the buildings.	IBC - 705.2
carbon monoxide	915.2.3.2.1 Buildings Constructed on or After January 1, 2008 Within each dwelling unit: A carbon monoxide alarm shall be provided on every story containing a sleeping area, within 15 feet of the sleeping area. More than one carbon monoxide alarm shall be provided where necessary to assure that no sleeping area on such story is more than 15 feet away from a carbon monoxide alarm. A carbon monoxide alarm shall be provided on every story that contains a carbon monoxide source. 915.2.3.2.2 Buildings Constructed Prior to January 1, 2008 Within each dwelling unit, a carbon monoxide alarm shall be provided on the lowest story containing a sleeping area, within 15 feet of the sleeping area. More than one carbon monoxide alarm shall be provided where necessary to assure that no sleeping area on such story is more than 15 feet away from a carbon monoxide alarm.	IBC - 915
Stairs		
Headroom	Stairways shall have a headroom clearance of not less than 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.	1011.3

C3 CODE REVIEW-PART 3
G101

C5 CODE REVIEW-PART 2
G101



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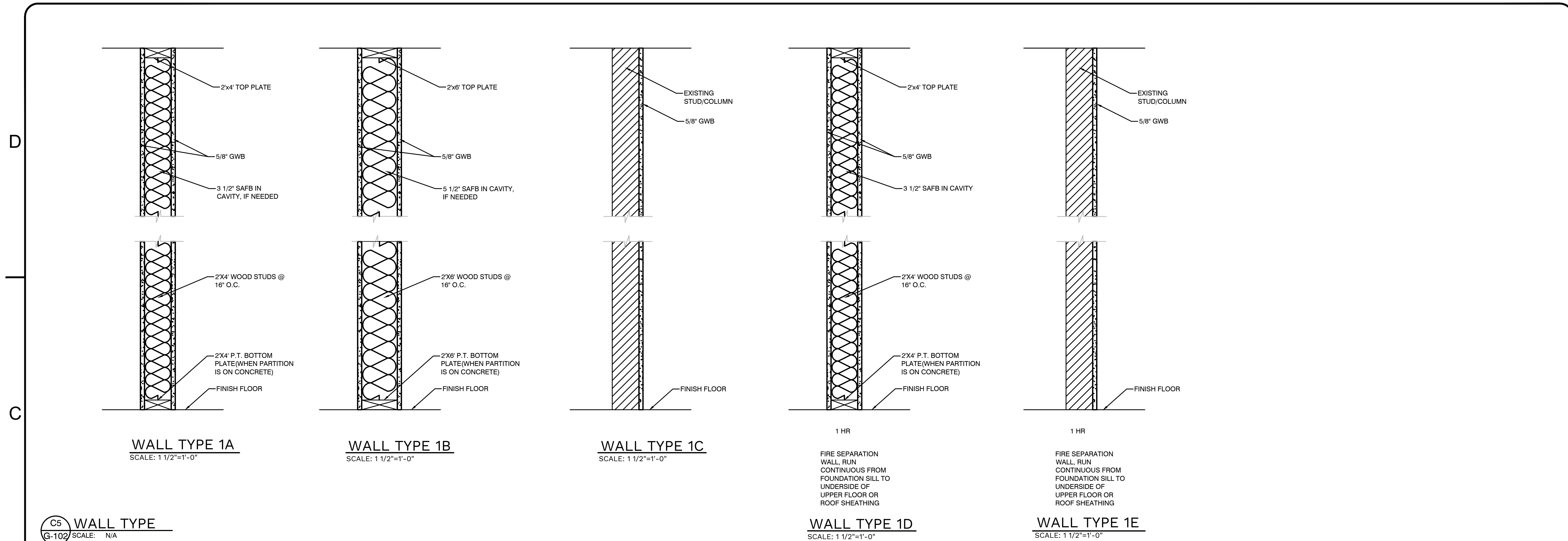


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ARCHITECTURAL
CODE REVIEW

SHEET NUMBER
G-101



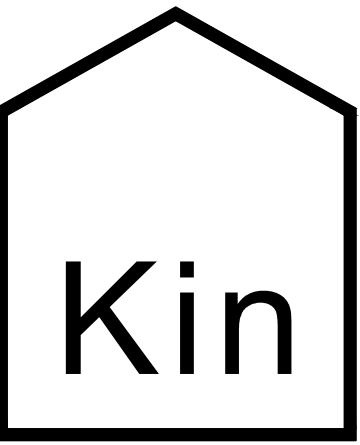
C5 WALL TYPE
G-102 SCALE: N/A

A5 ABBREVIATIONS
G-102 SCALE: N/A

ABBREVIATIONS	
A/C	Air Conditioning
ADA	Americans with Disabilities Act
ALUM	Aluminum
AWC	American Wood Council
BATT.	Batten
DN	Down
F	Furnace
F.D.	Floor Drain
GB	GRAB BAR(S)
HD	Hand Dryer
HR	Hour
LAV	Lavatories
LBS	Pounds
MANUF.	Manufacturer
MAX.	Maximum
MIN.	Minimum
MR	Mirror
MS	Mop Sink
O.C.	On Center
PSF	Per Square Foot
SAFB	Sound Attenuation Fire Blanket
SQFT.	Square foot
ST	Steel Frame
TP	Toilet Paper Holder
TYP.	Typical
W/	With
WC	Water closet
WF	Wood Frame
WH	Water Heater

A4 STANDARD DRAWING SYMBOLS
G-102 SCALE: N/A

STANDARD MATERIAL DESIGNATIONS		PLAN DETAIL	
	FILL/EXISTING		PARTITION TYPE SCHEDULER
	BRICK		WINDOW SCHEDULER
	BOARD AND BATTEN		DOOR SCHEDULER
	DRYWALL		NOTE INDICATOR
	CERAMIC TILE		EQUIPMENT INDICATOR
	GYPSUM WALL BOARD, SAND, CEMENT, GROUT		REVISION INDICATOR
	INSULATION (LOOSE OR BATT)		REFERENCE ELEVATION
			REFERENCE DRAWING NUMBER
			REFERENCE SHEET NUMBER
			PLAN/DETAIL TITLE SCALE: 1/2" = 1'-0"
			EXTERIOR ELEVATION INDICATOR
			WALL SECTION INDICATOR
			INTERIOR ELEVATION INDICATOR
			REFERENCE DRAWING NUMBER



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APARTMENTS RENOVATIONS
513 N. FRANKLIN STREET
WATKINS GLEN, NEW YORK, 14891

JOB NUMBER:
DRAWN BY: AMH
REVIEWED BY: DVJ
RECORD DATE: 3/31/22
REVISION DATES:

ARCHITECTURAL
PLAN DETAILS AND
ELEVATIONS

SHEET NUMBER

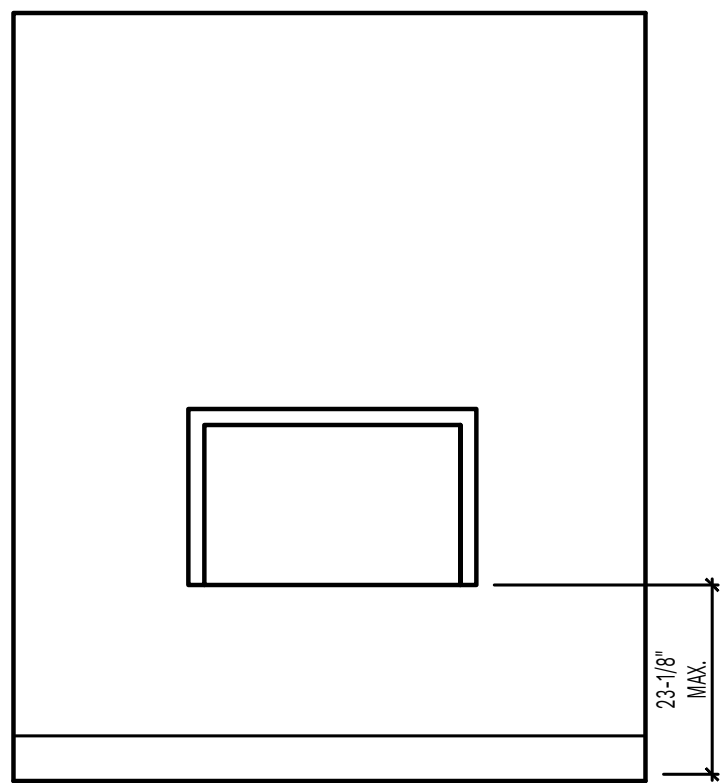
G-103

D

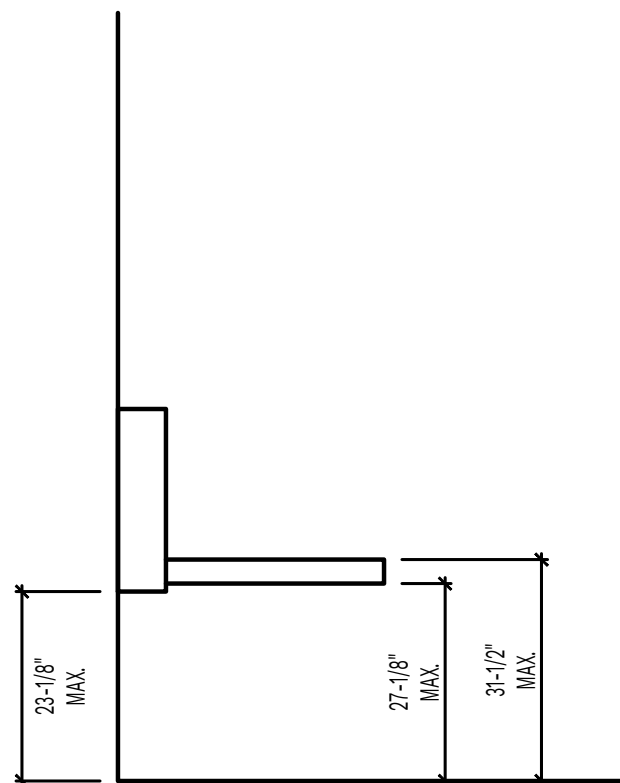
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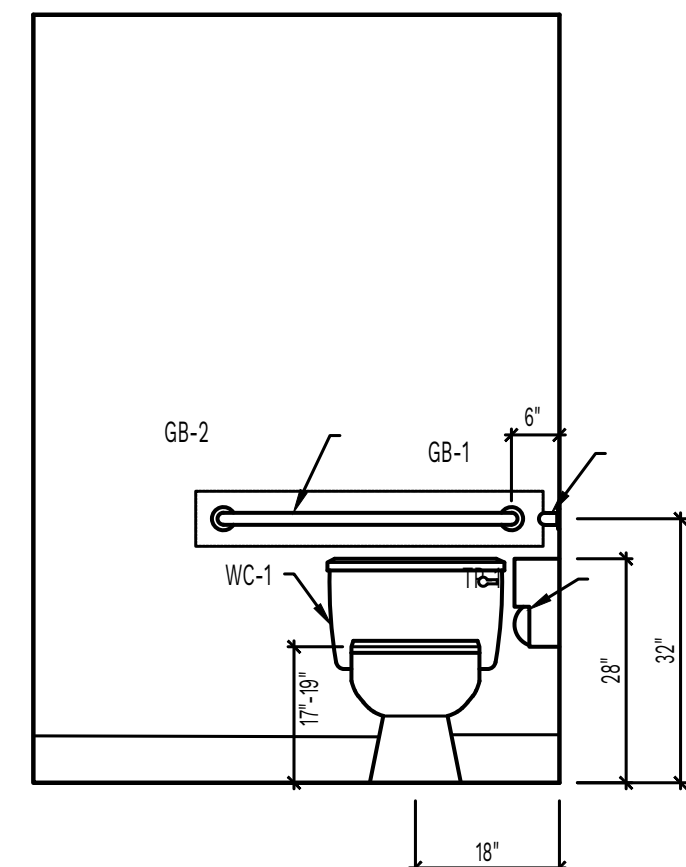
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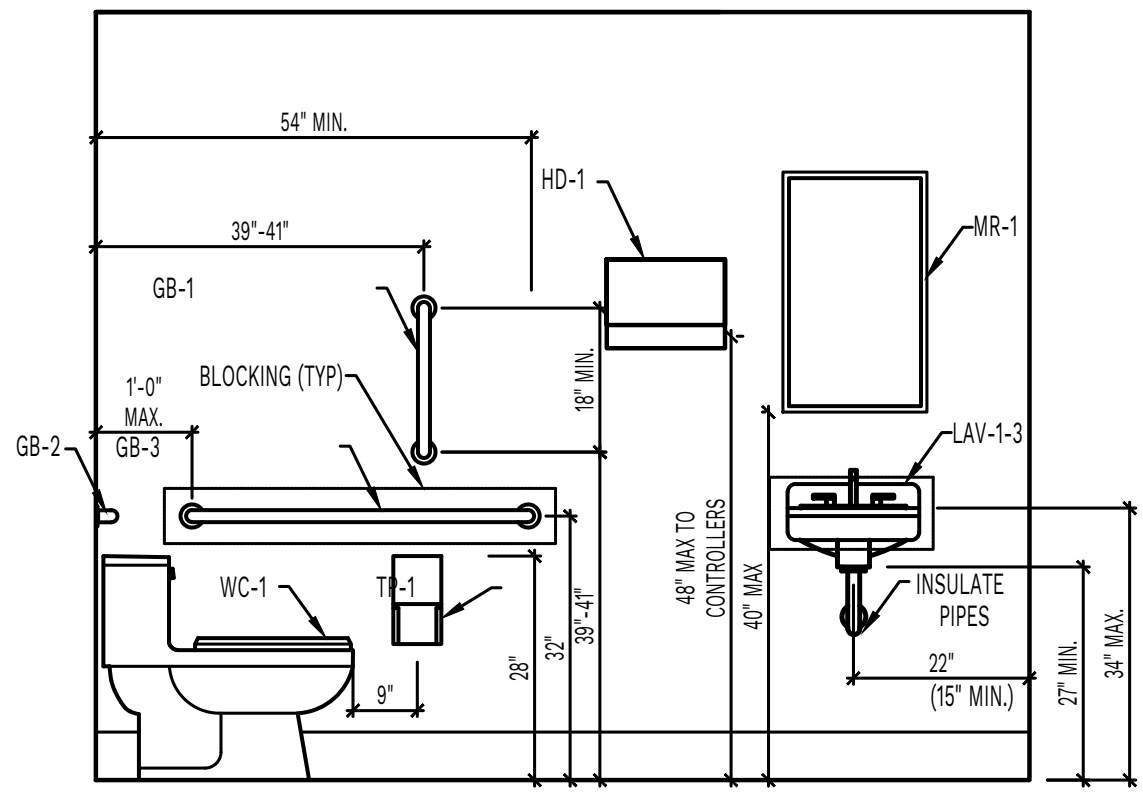
CHANGING TABLE
SCALE: 1/2"=1'-0"



CHANGING TABLE
SCALE: 1/2"=1'-0"

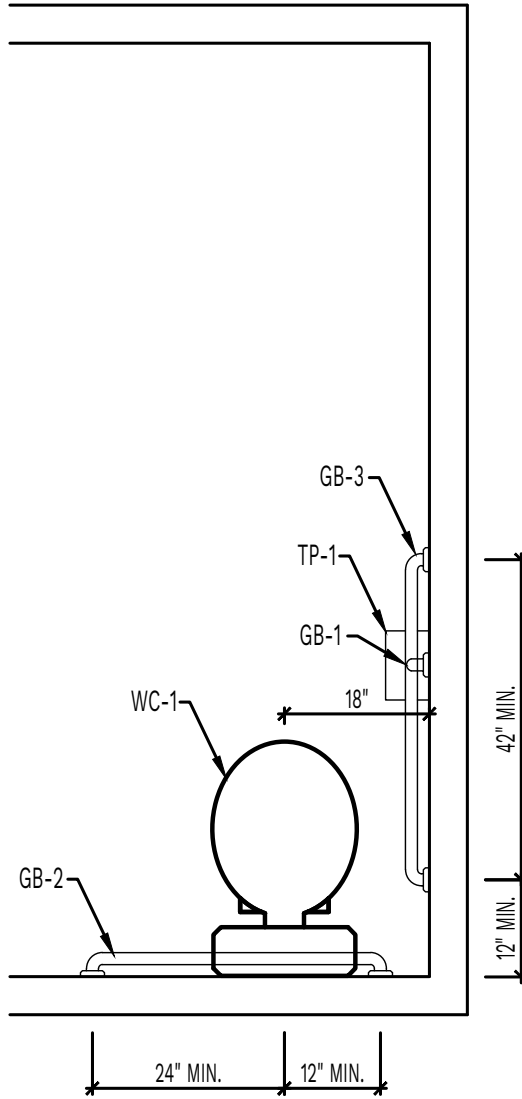


WATER CLOSET
SCALE: 1/2"=1'-0"

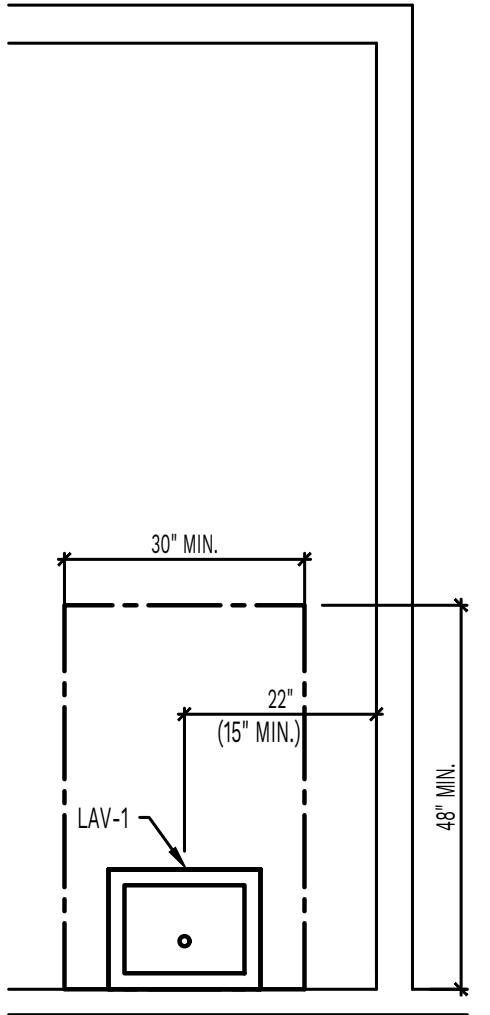


WATER CLOSET AND LAVATORIES
SCALE: 1/2"=1'-0"

B4 CHANGING TABLE, WATERCLOSET, AND LAVATORY ELEVATIONS
G-102 SCALE: N/A



WATER CLOSET
SCALE: 1/2"=1'-0"



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

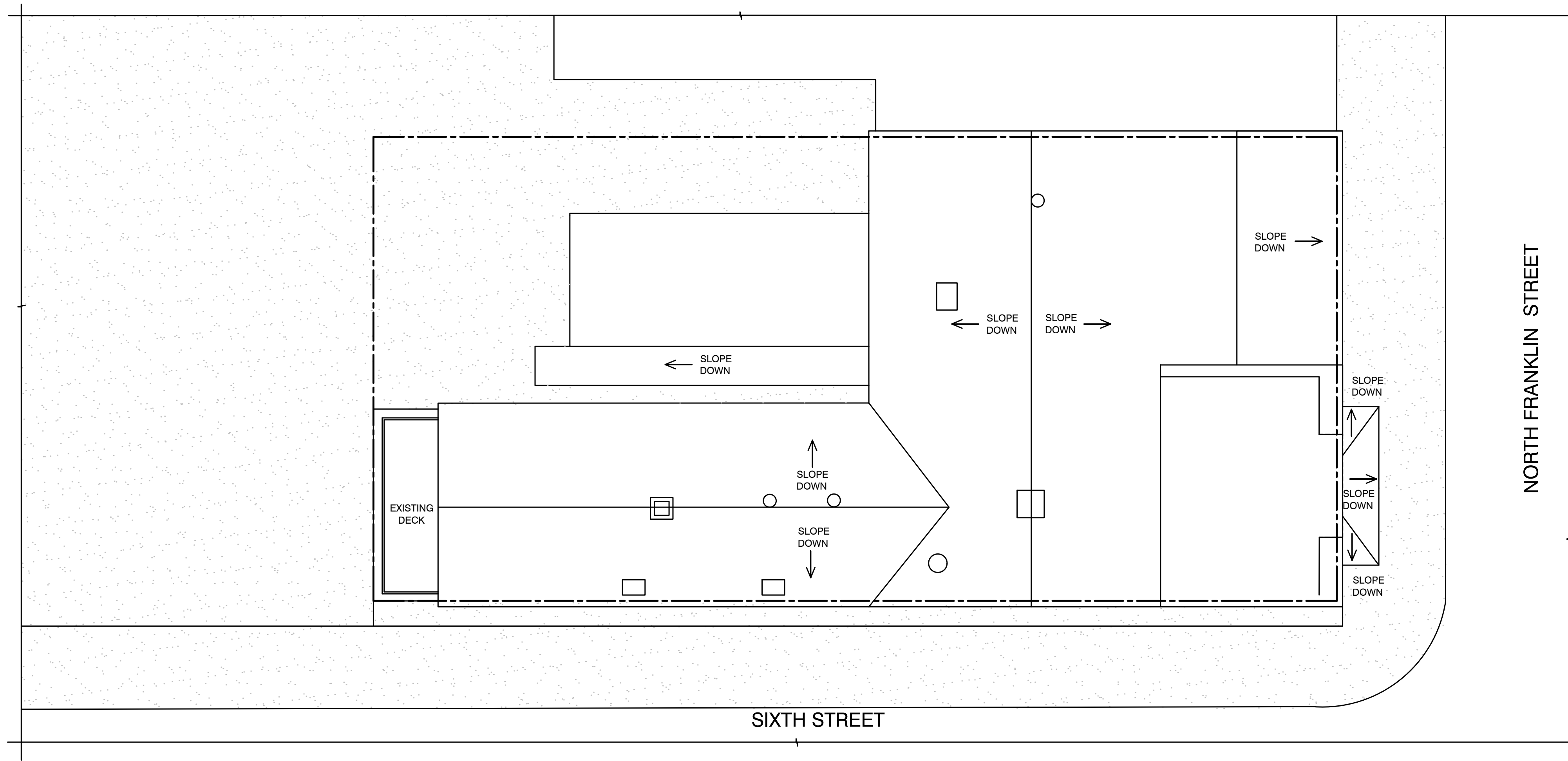
A2 PLAN DETAILS
G-102 SCALE: N/A

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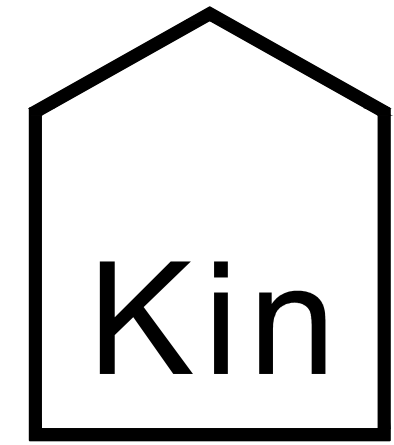
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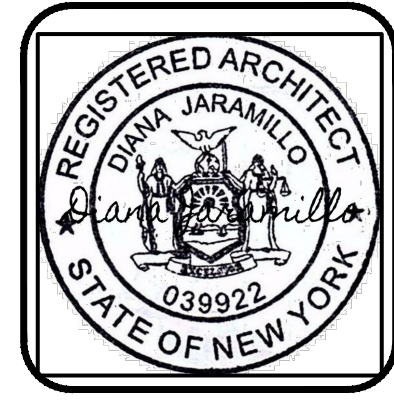
A



KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	PROPERTY LINE



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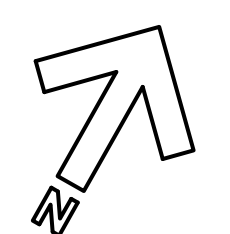
JOB NUMBER:
 DRAWN BY: AMH
 REVIEWED BY: DVJ
 RECORD DATE: 3/31/22
 REVISION DATES:

ARCHITECTURAL
EXISTING
 ROOF/SITE PLAN

SHEET NUMBER

AE-100

A5 EXISTING ROOF/ SITE PLAN
 E-100 SCALE: 1/8"=1'-0"

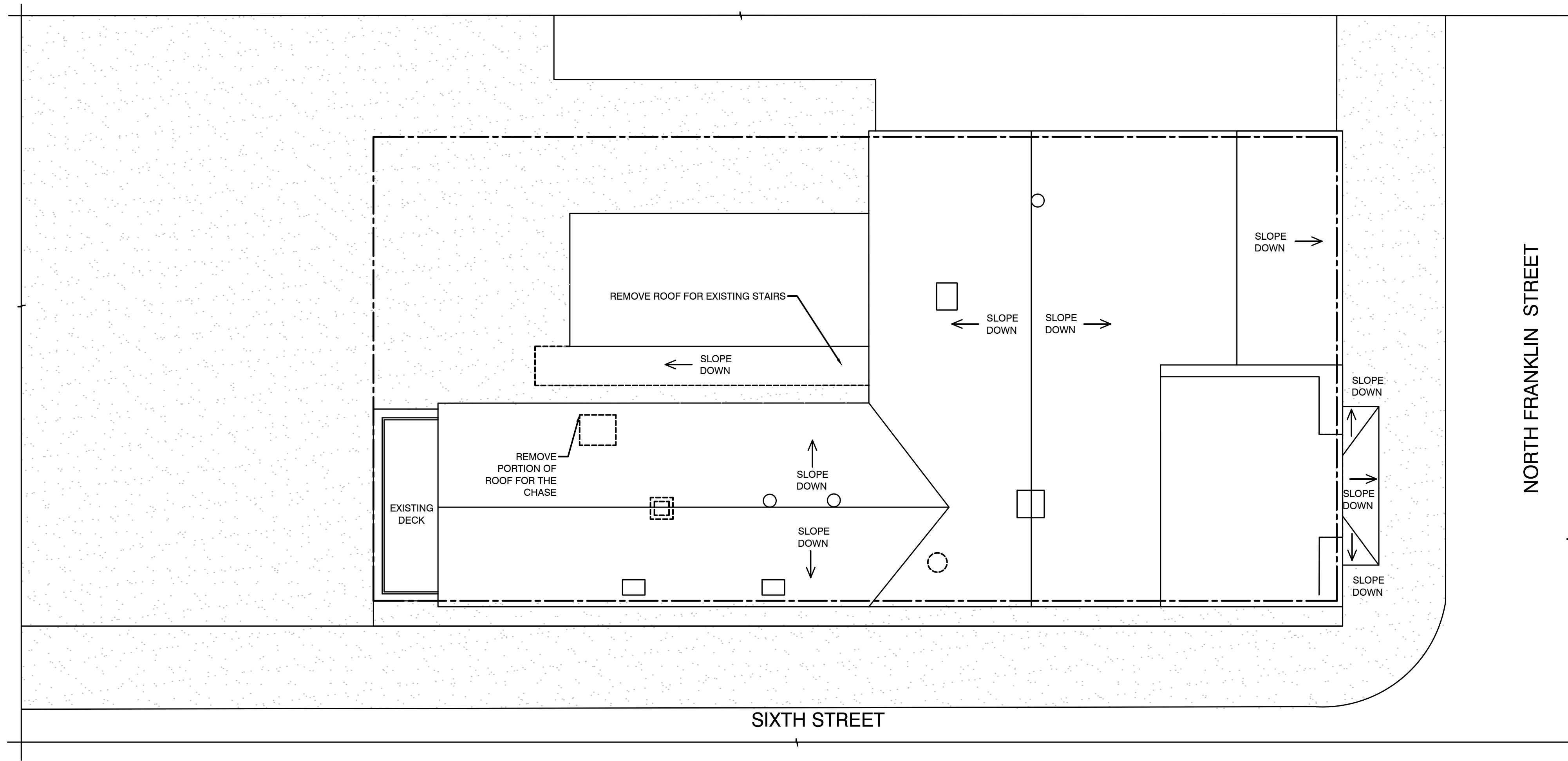


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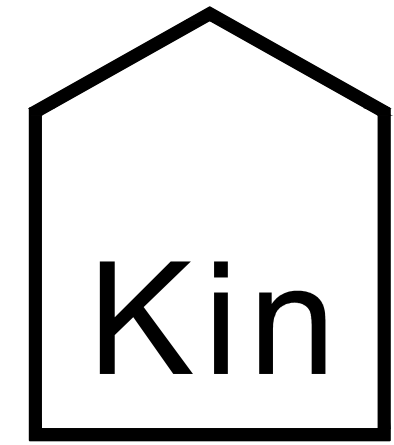
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A



KEY PLAN	
	EXISTING WALL
	REMOVE ROOF/CHIMNEY/CHASE
	PROPERTY LINE



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APARTMENTS RENOVATIONS
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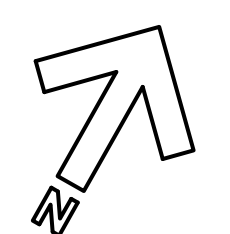
JOB NUMBER:
 DRAWN BY: AMH
 REVIEWED BY: DVJ
 RECORD DATE: 3/31/22
 REVISION DATES:

ARCHITECTURAL
DEMOLITION
 ROOF/SITE PLAN

SHEET NUMBER

AD-100

A5 DEMOLITION ROOF/ SITE PLAN
 AD-100 SCALE: 1/8"=1'-0"



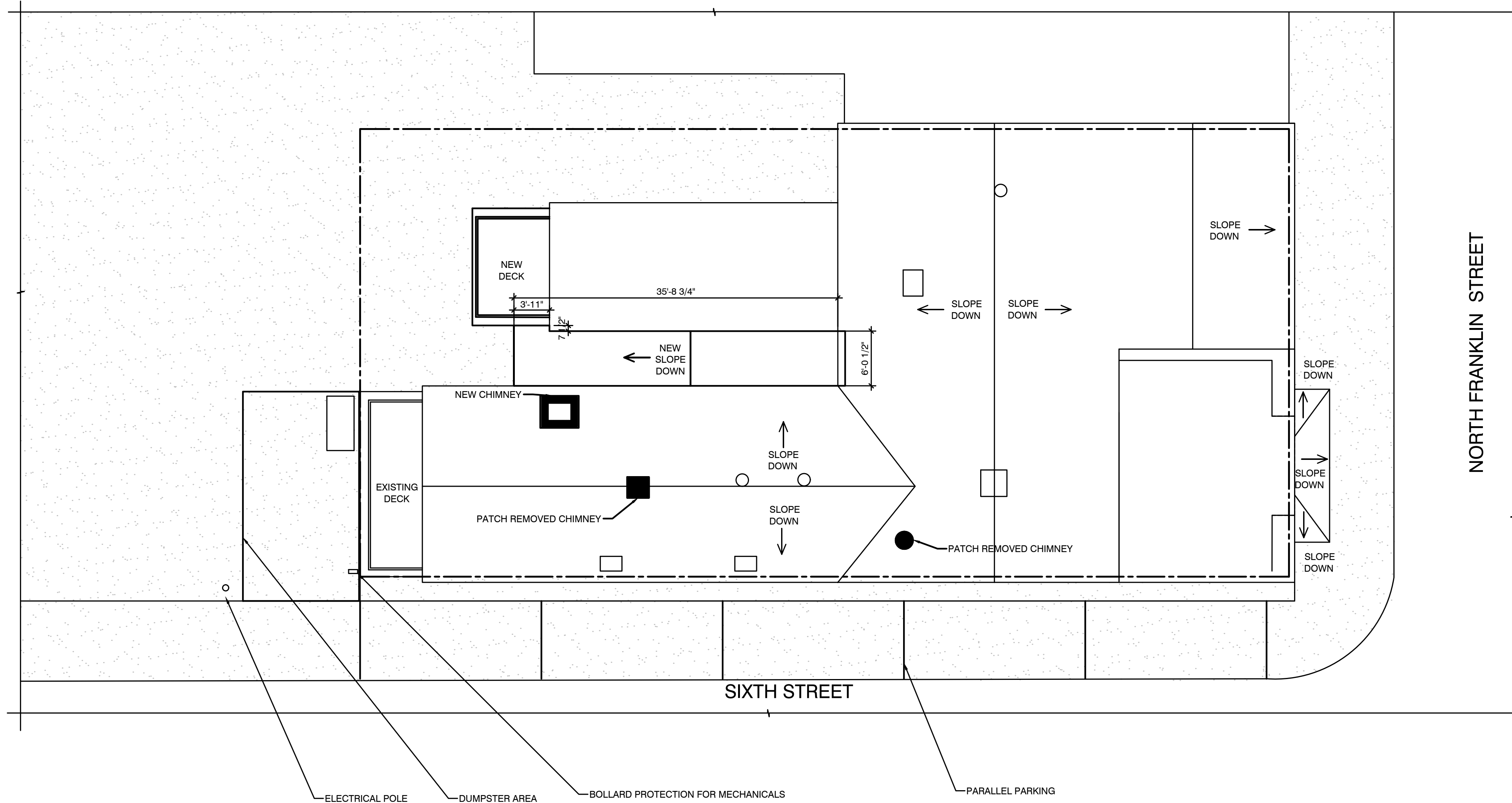
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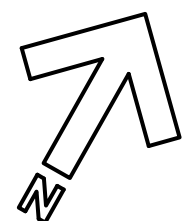
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A

KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	NEW WALL
	NEW DOOR
	PROPERTY LINE



A5 PROPOSED ROOF/ SITE PLAN
 A-100 SCALE: 1/8"=1'-0"



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APARTMENTS RENOVATIONS

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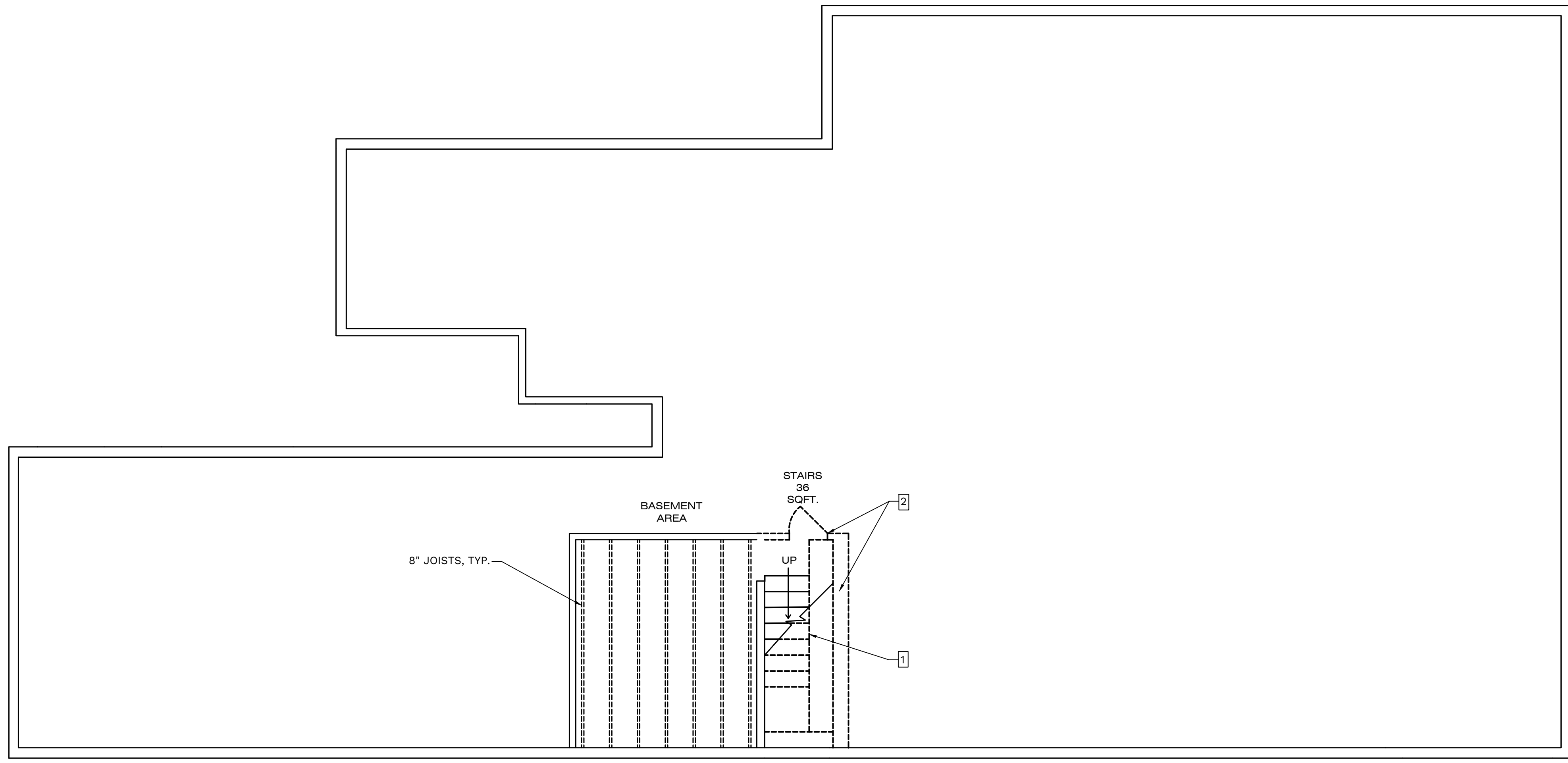
JOB NUMBER:
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 RECORD DATE: 3/31/22
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ARCHITECTURAL
PROPOSED
 ROOF/SITE PLAN

SHEET NUMBER

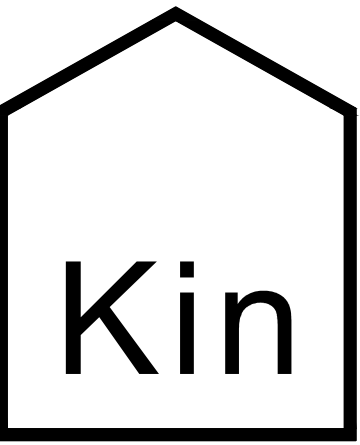
A-100

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C
B
A



KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	EXISTING EXIT SIGN
	REMOVE EXISTING INTERIOR DRYWALL
	REMOVE DOOR
	REMOVE WINDOW
	REMOVE EQUIPMENT

DEMOLITION NOTES	
1	REMOVE SHELVING
2	REMOVE WALL ABOVE



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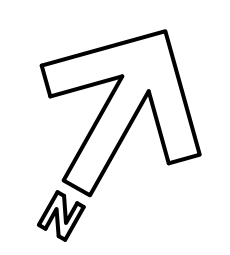
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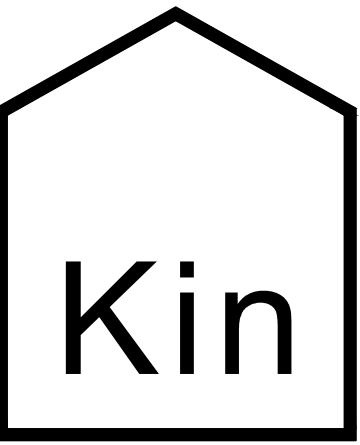
ARCHITECTURAL
DEMOLITION
BASEMENT
FLOOR PLAN

SHEET NUMBER

AD-101

A5 DEMOLITION BASEMENT FLOOR PLAN
AD-101 SCALE: 1/4"=1'-0"





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APARTMENTS RENOVATIONS
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JOB NUMBER:
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 REVIEWED BY: DVJ
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 REVISION DATES:

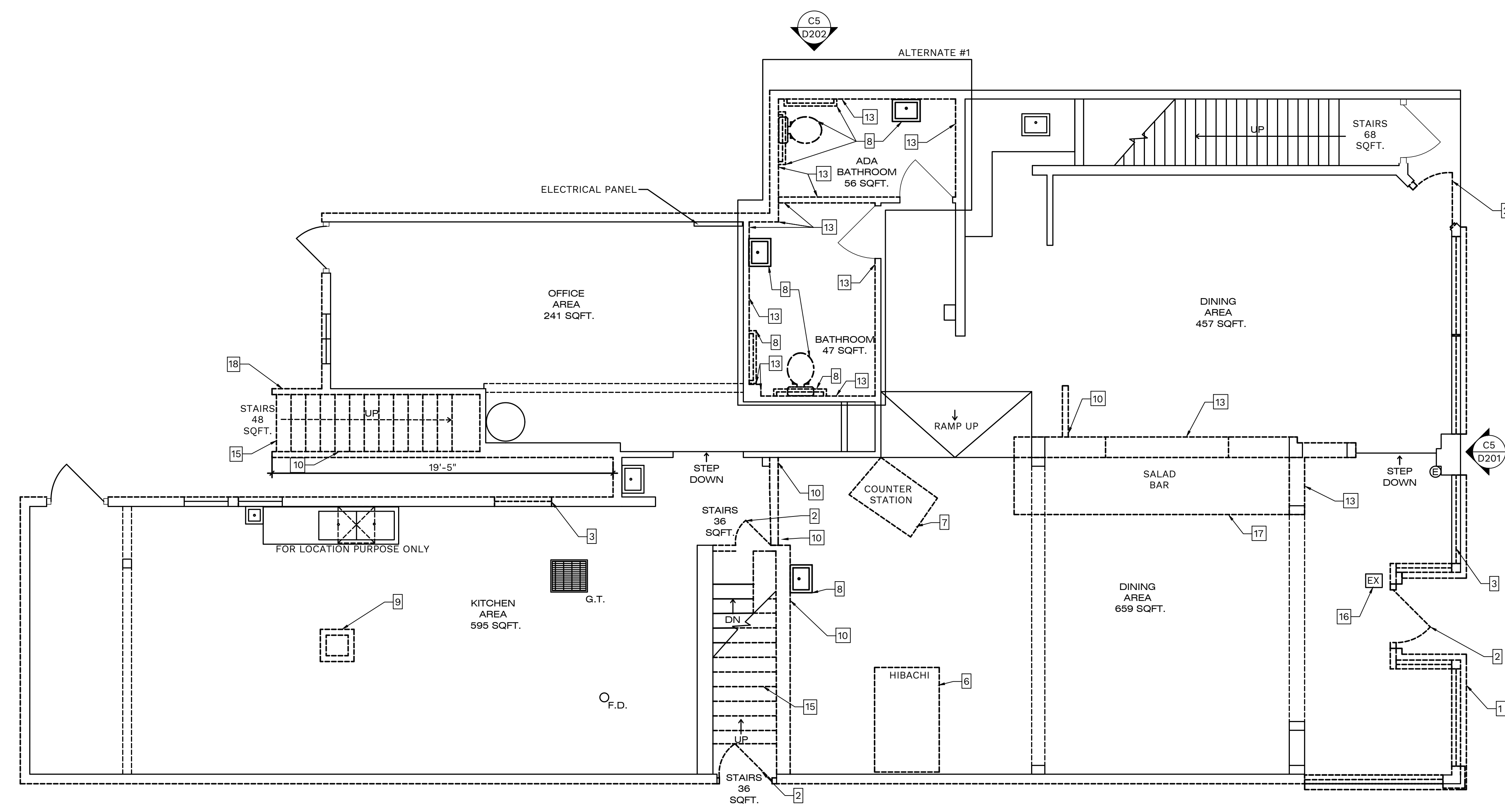
ARCHITECTURAL
 DEMOLITION FIRST
 FLOOR PLAN

SHEET NUMBER

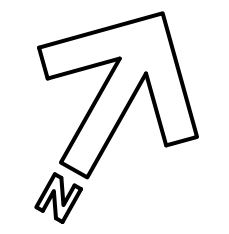
AD-102

KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	EXISTING EXIT SIGN
	REMOVE EXISTING INTERIOR DRYWALL
	REMOVE DOOR
	REMOVE WINDOW
	REMOVE EQUIPMENT

FIRST FLOOR DEMOLITION NOTES	
1	REMOVE EXISTING STONE VENEER IN ITS ENTIRETY.
2	EXISTING DOOR, FRAMES, AND HARDWARE TO BE REMOVED AND DISPOSED OF.
3	EXISTING WINDOW, FRAMES, AND HARDWARE TO BE REMOVED AND DISPOSED OF, TYP.
4	REMOVE EXISTING WOOD WAINSCOTING THROUGHOUT THE WHOLE FIRST FLOOR.
5	REMOVE EXISTING HVAC SYSTEM. RETURN TO CLIENT.
6	REMOVE EXISTING HIBACHI SYSTEM AND CLOSE VENT. RETURN EQUIPMENT TO CLIENT.
7	EXISTING EQUIPMENT TO BE REMOVED AND DISPOSE OF.
8	EXISTING PLUMBING TO BE REMOVED AND DISPOSE OF.
9	EXISTING CHIMNEY/CHASE TO BE REMOVED AND DISPOSE OF. CLOSE VENT.
10	CONTRACTOR TO REMOVE EXISTING STUD WALL IN ITS ENTIRETY.
11	REMOVE AND REUSE PLUMBING FIXTURES. ALLOCATED BY OWNER.
12	EXISTING WATER HEATER TO BE REMOVED AND DISPOSE OF.
13	EXISTING DRYWALL AND TILE TO BE REMOVED AND DISPOSE OF.
14	EXISTING DRYWALL TO BE REMOVED AND DISPOSE OF FOR NEW DOOR OPENING.
15	EXISTING STAIRS TO THE SECOND FLOOR TO BE REMOVED IN ITS ENTIRETY.
16	EXISTING EXIT SIGN TO BE REMOVED AND REUSED. ALLOCATED BY OWNER.
17	EXISTING EQUIPMENT TO BE REMOVED AND RETURNED TO CLIENT.

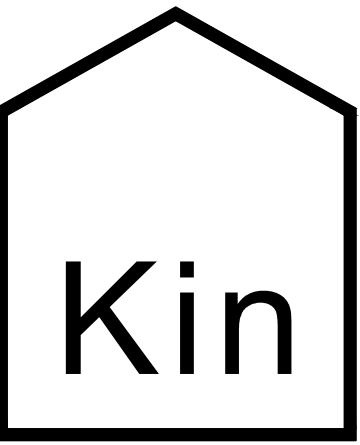


A5 DEMOLITION FIRST FLOOR PLAN
 AD-102 SCALE: 1/4"=1'-0"



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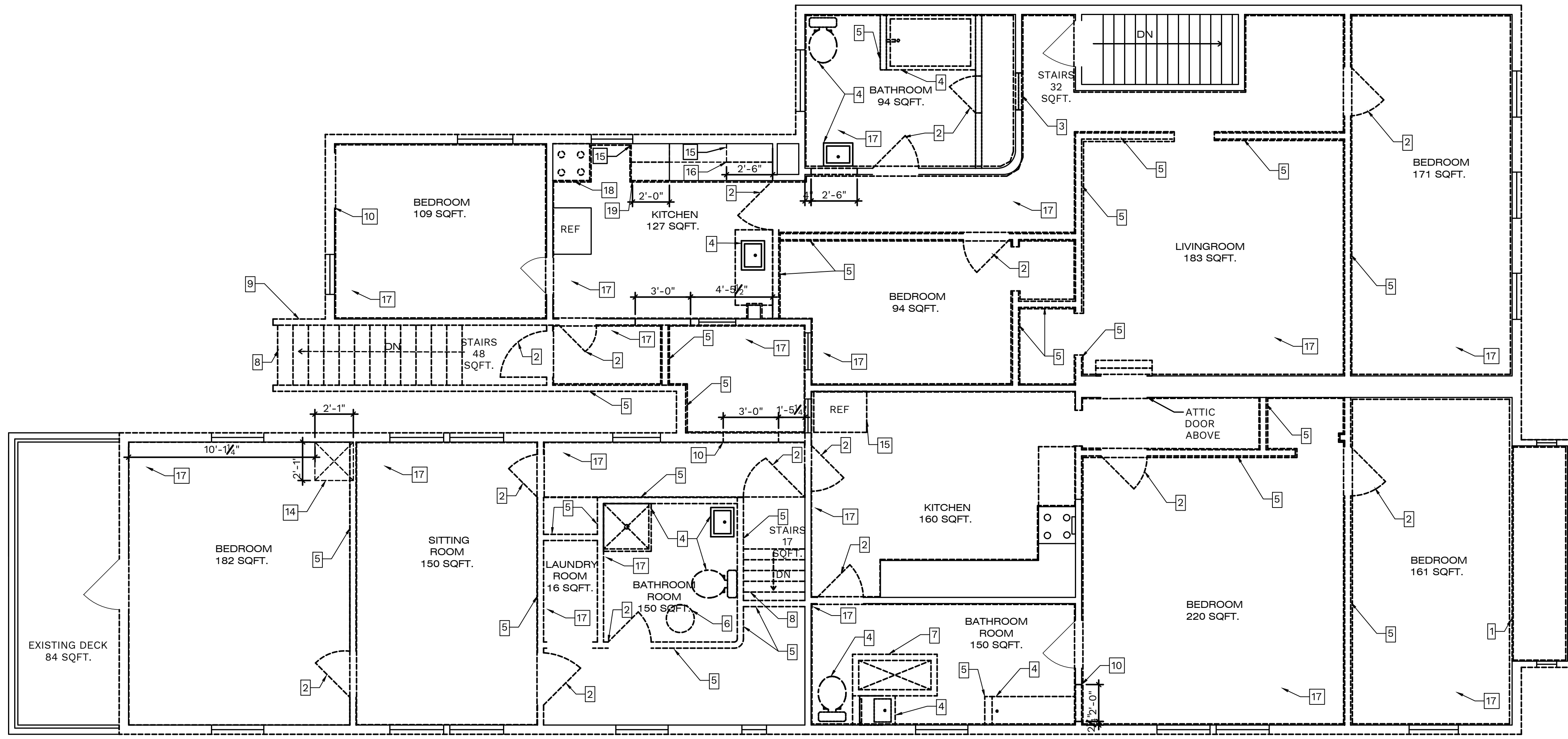


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KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	REMOVE EXISTING INTERIOR DRYWALL
	REMOVE DOOR
	REMOVE EQUIPMENT

SECOND FLOOR DEMOLITION NOTES	
1	REMOVE EXISTING BENCH
2	EXISTING DOOR, FRAMES, AND HARDWARE TO BE REMOVED AND DISPOSED OF.
3	EXISTING WINDOW, FRAMES, AND HARDWARE TO BE REMOVED AND DISPOSED OF, TYP.
4	EXISTING PLUMBING TO BE REMOVED AND DISPOSED OF.
5	CONTRACTOR TO REMOVE EXISTING STUD WALL IN ITS ENTIRETY.
6	REMOVE AND REUSE WATER HEATER. ALLOCATED BY OWNER.
7	EXISTING CHIMNEY/CHASE TO BE REMOVED AND DISPOSE OF. CLOSE VENT.
8	EXISTING STAIRS TO BE REMOVED AND DISPOSE OF.
9	EXISTING WALL TO BE REMOVED AND DISPOSE OF FOR NEW DECK.
10	EXISTING DRYWALL TO BE REMOVED AND DISPOSE OF FOR NEW DOOR OPENING.
11	EXISTING DRYWALL TO BE REMOVED AND DISPOSE OF FOR NEW WINDOW OPENING.
12	EXISTING STUD WALL TO BE DEMOLITION INTO A HALF WALL
13	EXISTING EXTERIOR LIGHT TO BE REMOVED
14	EXISTING CEILING TO BE REMOVED FOR NEW CHASE.
15	EXISTING PLUMBING AND TO BE REUSED. ALLOCATED BY OWNER.
16	EXISTING CABINERY TO BE REMOVED FOR NEW SINK IN THE COUNTER BELOW.
17	EXISTING FLOORING TO BE REMOVED.
18	EXISTING FIXTURE TO BE REMOVED AND REUSE. ALLOCATED BY OWNER.
19	EXISTING COUNTER AND CABINERY BELOW TO BE REMOVED AND DISPOSED OF.



APARTMENTS RENOVATIONS

513 N. FRANKLIN STREET
 WATKINS GLEN, NEW YORK, 14891

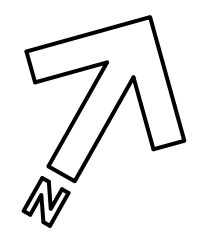
JOB NUMBER:
 DRAWN BY: AMH
 REVIEWED BY: DVJ
 RECORD DATE: 3/31/22
 REVISION DATES:

ARCHITECTURAL
 DEMOLITION
 SECOND
 FLOOR PLAN

SHEET NUMBER

AD-103

A5 DEMOLITION SECOND FLOOR PLAN
 AD-103 SCALE: 1/4"=1'-0"



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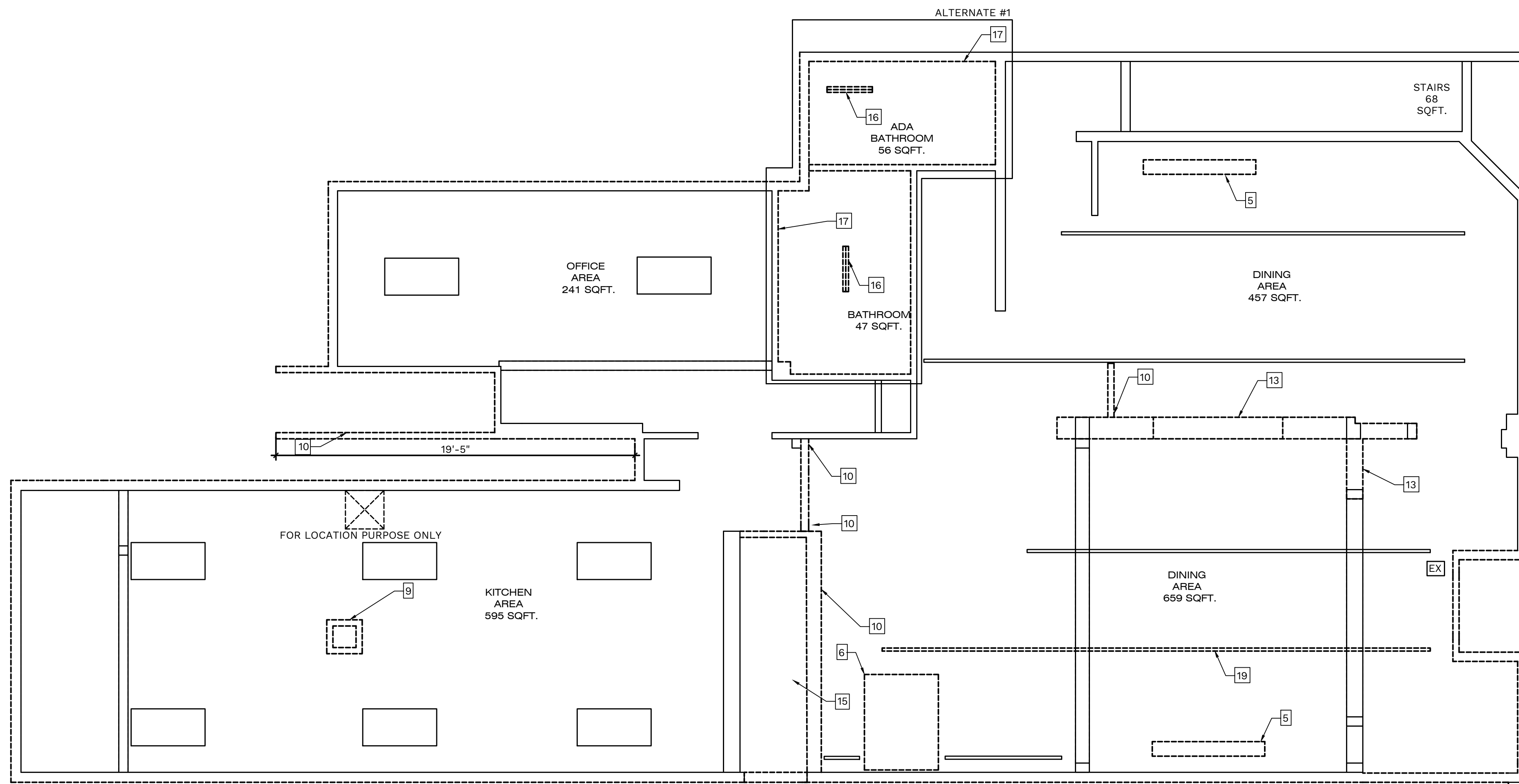
A

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KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	EXISTING TRACK LIGHTING
	REMOVE EXISTING INTERIOR DRYWALL
	REMOVE DOOR
	REMOVE EXISTING TRACK LIGHTING
	REMOVE EXISTING FLUORESCENT LIGHT
	REMOVE EXISTING FLUORESCENT LIGHT

FIRST FLOOR RCP DEMOLITION NOTES	
1	REMOVE EXISTING STONE VENEER IN ITS ENTIRETY.
2	EXISTING DOOR, FRAMES, AND HARDWARE TO BE REMOVED AND DISPOSED OF.
3	EXISTING WINDOW, FRAMES, AND HARDWARE TO BE REMOVED AND DISPOSED OF, TYP.
4	REMOVE EXISTING WOOD WAINSCOTING THROUGHOUT THE WHOLE FIRST FLOOR.
5	REMOVE EXISTING HVAC SYSTEM. RETURN TO CLIENT.
6	REMOVE EXISTING HIBACHI SYSTEM AND CLOSE VENT. RETURN EQUIPMENT TO CLIENT.
7	EXISTING EQUIPMENT TO BE REMOVED AND DISPOSE OF.
8	EXISTING PLUMBING TO BE REMOVED AND DISPOSE OF.
9	EXISTING CHIMNEY/CHASE TO BE REMOVED AND DISPOSE OF. CLOSE VENT.
10	CONTRACTOR TO REMOVE EXISTING STUD WALL IN ITS ENTIRETY.
11	REMOVE AND REUSE PLUMBING FIXTURES. ALLOCATED BY OWNER.
12	EXISTING WATER HEATER TO BE REMOVED AND DISPOSE OF.
13	EXISTING DRYWALL TO BE REMOVED AND DISPOSE OF.
14	EXISTING DRYWALL TO BE REMOVED AND DISPOSE OF FOR NEW DOOR OPENING.
15	EXISTING STAIRS TO THE SECOND FLOOR TO BE REMOVED IN ITS ENTIRETY.
16	EXISTING LIGHTING TO BE REMOVED AND DISPOSED OF.
17	EXISTING CEILING TO BE REMOVED AND DISPOSED OF.
18	EXISTING CEILING TO BE REMOVED AND DISPOSED OF FOR NEW CHASE
19	EXISTING LIGHTING TO BE REMOVED AND REUSED. ALLOCATED BY OWNER.

A5 DEMOLITION FIRST FLOOR REFLECTED CEILING PLAN
 AD-104 SCALE: 1/4"=1'-0"

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APARTMENTS RENOVATIONS

513 N. FRANKLIN STREET
 WATKINS GLEN, NEW YORK, 14891

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ARCHITECTURAL
 DEMOLITION FIRST
 FLOOR REFLECTED
 CEILING PLAN

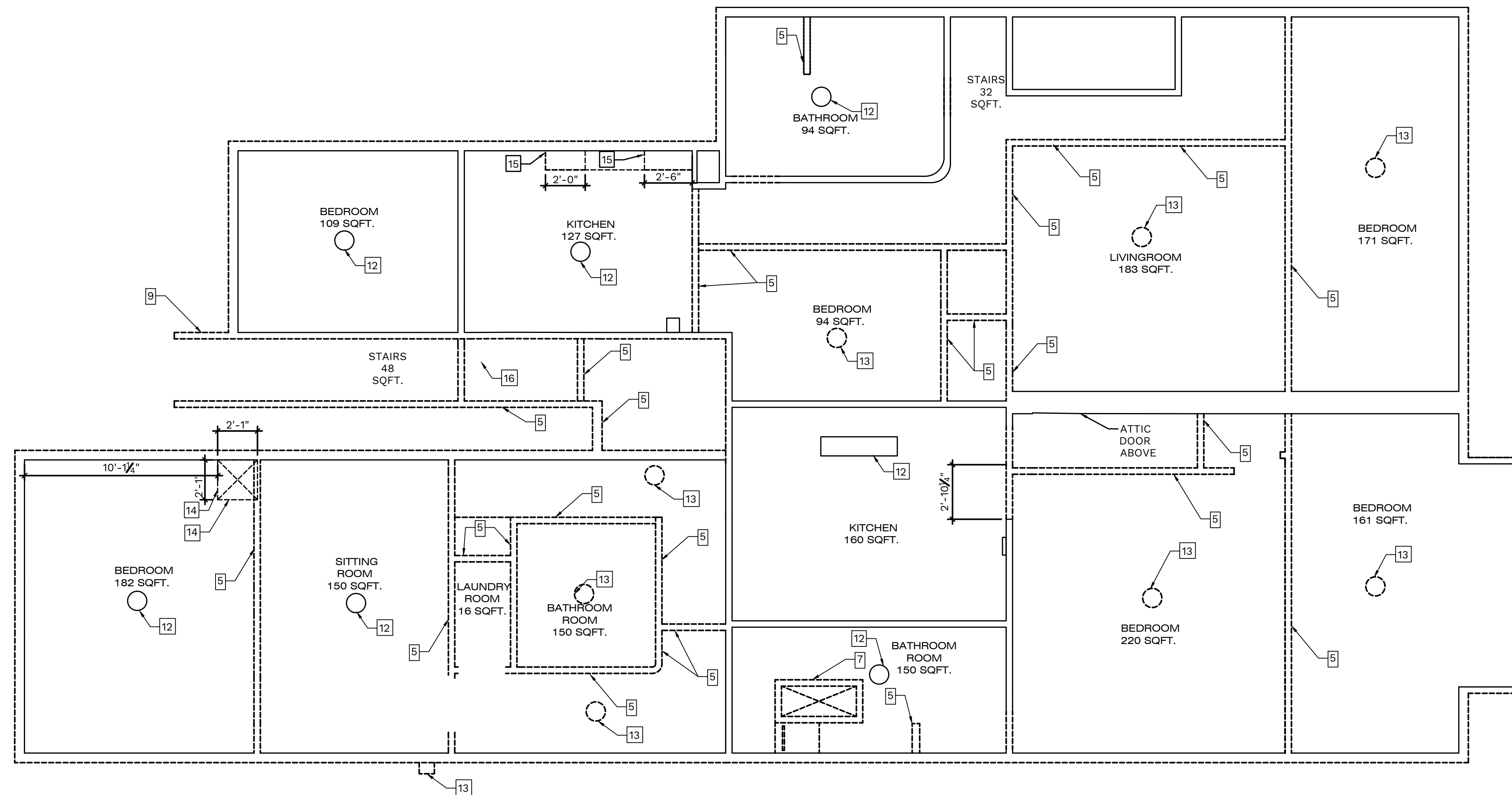
SHEET NUMBER

AD-104

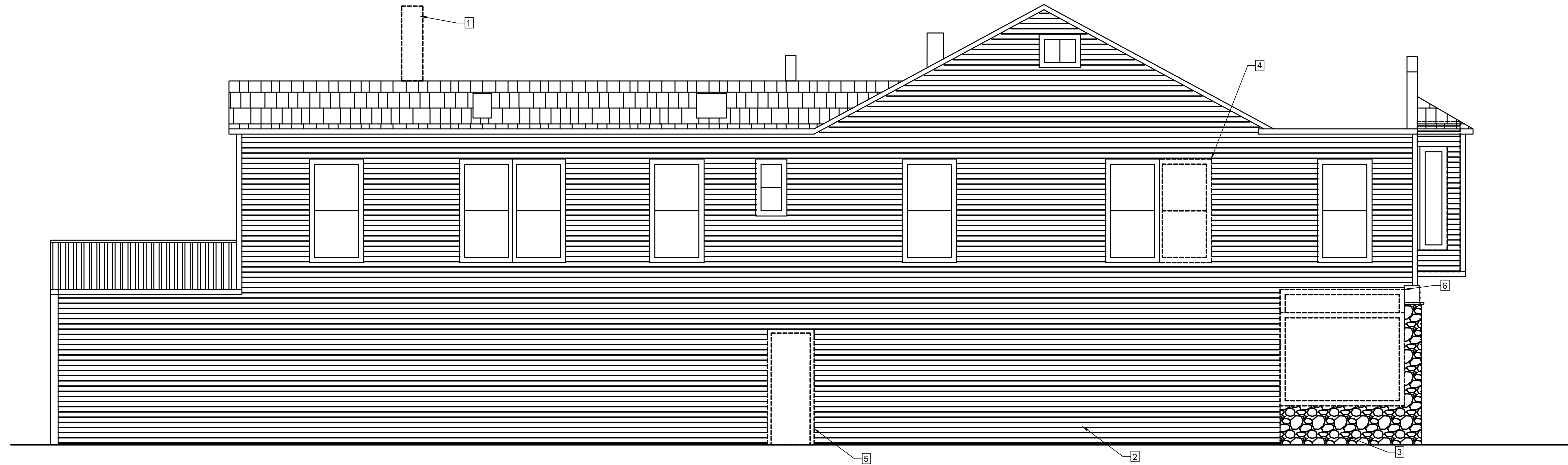


KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	EXISTING LIGHT
	EXISTING LIGHT
	REMOVE EXISTING INTERIOR DRYWALL
	REMOVE DOOR
	REMOVE LIGHT

SECOND FLOOR RCP DEMOLITION NOTES	
1	REMOVE EXISTING BENCH
2	EXISTING DOOR, FRAMES, AND HARDWARE TO BE REMOVED AND DISPOSED OF.
3	EXISTING WINDOW, FRAMES, AND HARDWARE TO BE REMOVED AND DISPOSED OF, TYP.
4	EXISTING PLUMBING TO BE REMOVED AND DISPOSED OF.
5	CONTRACTOR TO REMOVE EXISTING STUD WALL IN ITS ENTIRETY.
6	REMOVE AND REUSE WATER HEATER. ALLOCATED BY OWNER.
7	EXISTING CHIMNEY/CHASE TO BE REMOVED AND DISPOSE OF. CLOSE VENT.
8	EXISTING STAIRS TO BE REMOVED AND DISPOSE OF.
9	EXISTING WALL TO BE REMOVED AND DISPOSE OF FOR NEW DECK.
10	EXISTING DRYWALL TO BE REMOVED AND DISPOSE OF FOR NEW DOOR OPENING.
11	EXISTING DRYWALL TO BE REMOVED AND DISPOSE OF FOR NEW WINDOW OPENING.
12	EXISTING LIGHT TO REMAIN.
13	EXISTING LIGHTING TO BE REMOVED AND REUSED. ALLOCATED BY OWNER.
14	EXISTING FLOORING BE REMOVED FOR NEW CHASE.
15	EXISTING CABINERY TO BE REMOVED FOR NEW SINK IN THE COUNTER/STOVE BELOW.
16	EXISTING CEILING TO BE REMOVED AND DISPOSED OF.

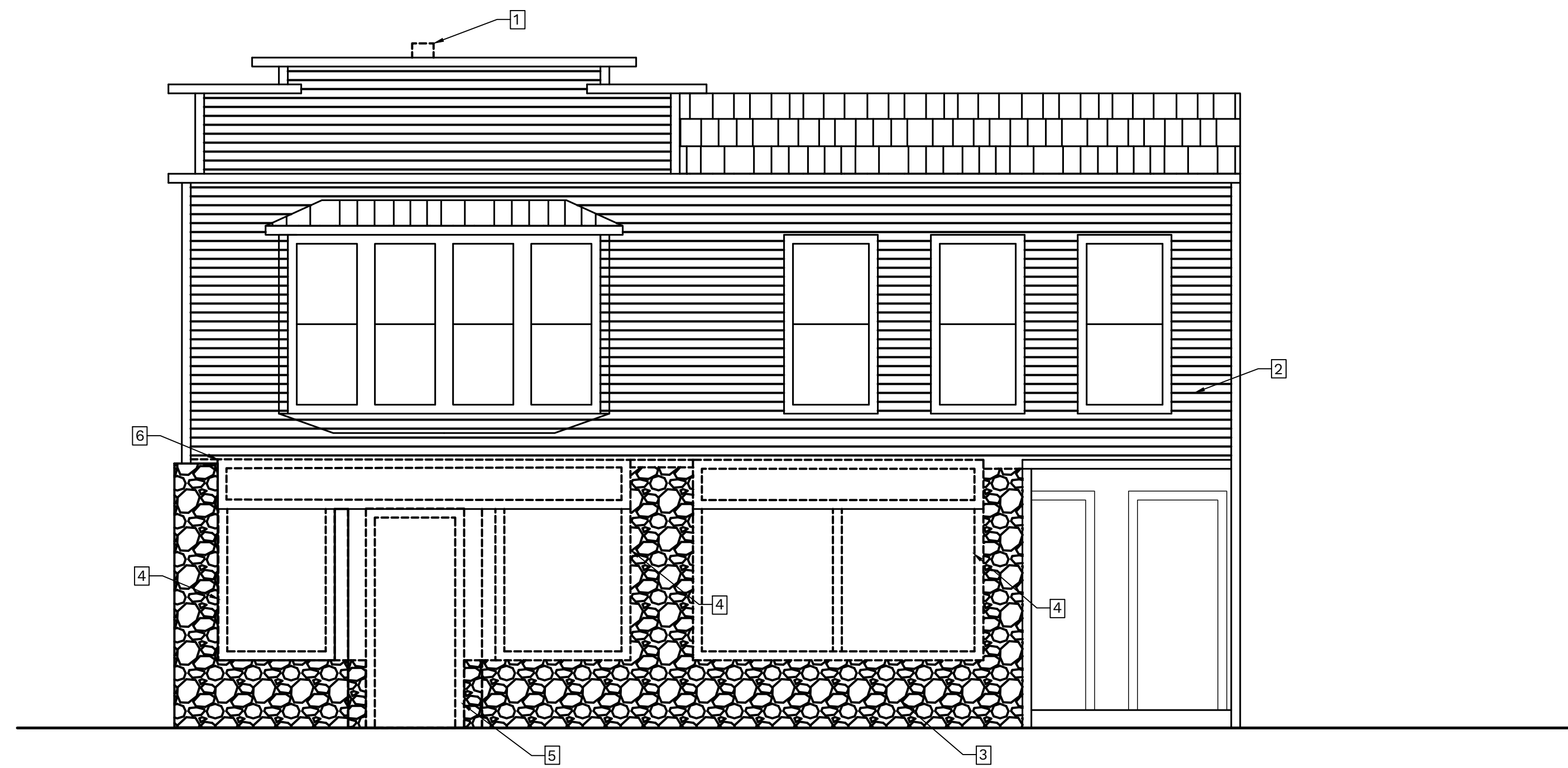


A5 DEMOLITION SECOND FLOOR REFLECTED CEILING PLAN
AD-105 SCALE: 1/4"=1'-0"



C5 DEMOLITION SOUTH ELEVATION
AD-201 SCALE: 1/4"=1'-0"

DEMOLITION NOTES	
1	REMOVE EXISTING CHIMNEY
2	REMOVE EXISTING VINYL SIDING
3	REMOVE EXISTING STONE VENEER
4	REMOVE WINDOW
5	REMOVE DOOR
6	REMOVE EXISTING METAL INSERT ABOVE WINDOWS, TYP.
7	REMOVE STAIRS
8	REMOVE ROOF
9	REMOVE WALL FOR THE NEW DECK ABOVE



A5 DEMOLITION EAST FRONT ELEVATION
AD-201 SCALE: 1/4"=1'-0"

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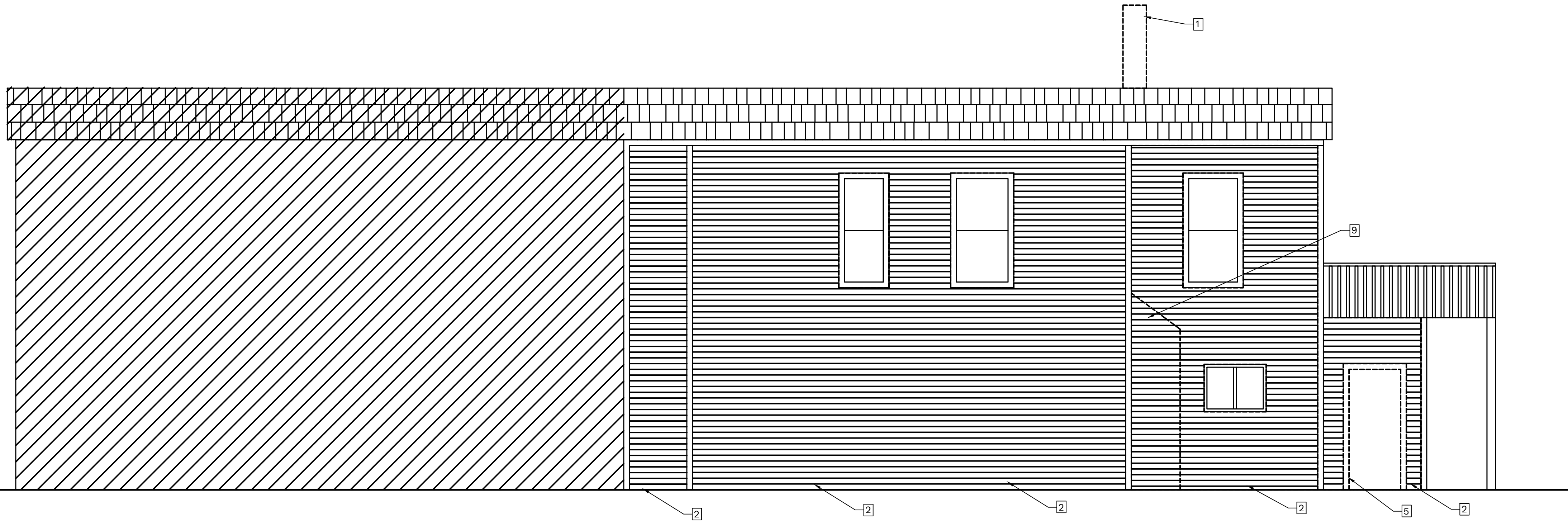
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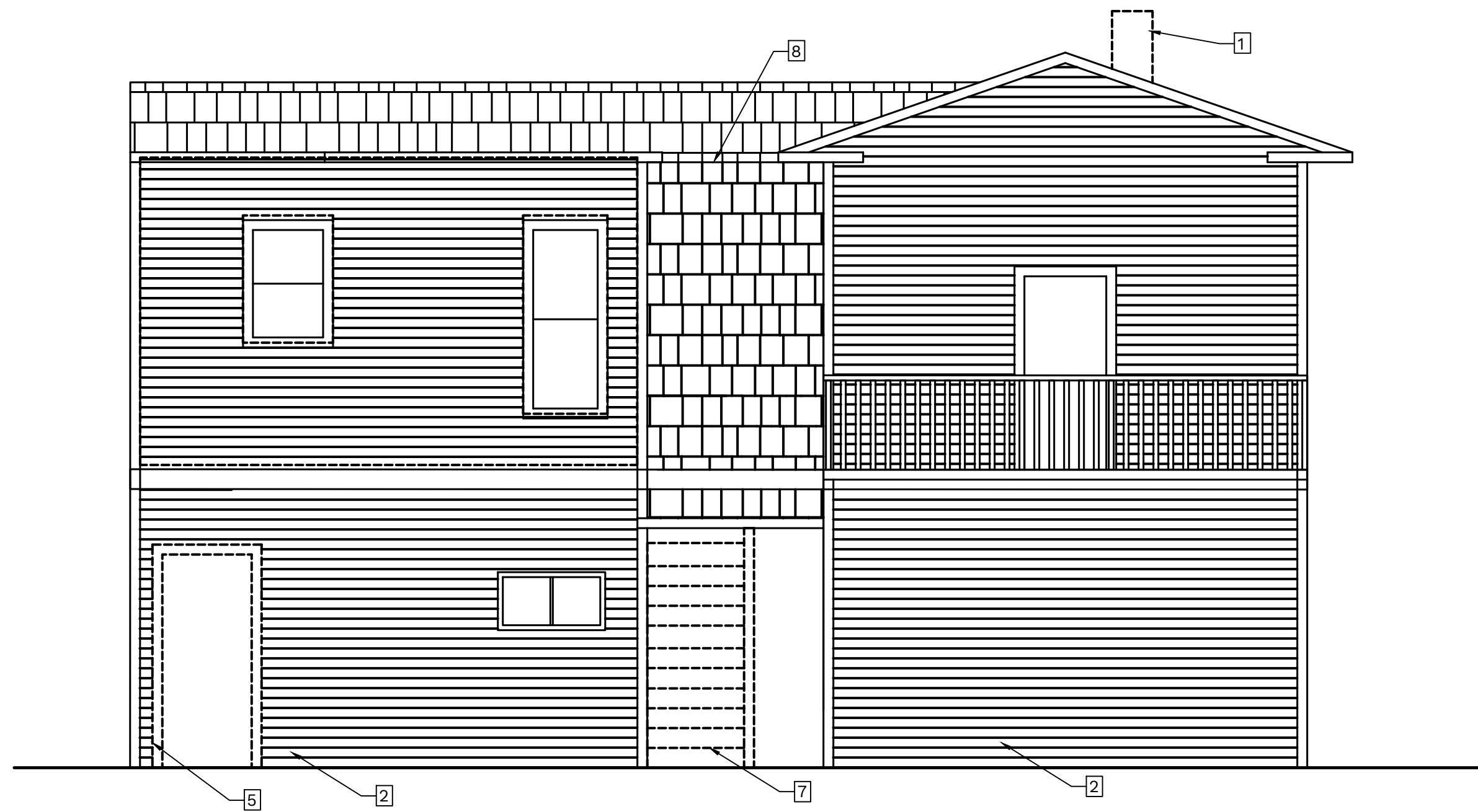
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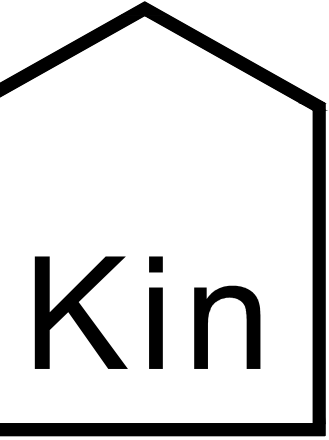


DEMOLITION NOTES	
1	REMOVE EXISTING CHIMNEY
2	REMOVE EXISTING VINYL SIDING
3	REMOVE EXISTING STONE VENEER
4	REMOVE WINDOW
5	REMOVE DOOR
6	REMOVE EXISTING METAL INSERT ABOVE WINDOWS, TYP.
7	REMOVE STAIRS
8	REMOVE ROOF
9	REMOVE WALL FOR THE NEW DECK ABOVE

C5 DEMOLITION NORTH ELEVATION
 AD-202 SCALE: 1/4"=1'-0"



A5 DEMOLITION WEST FRONT ELEVATION
 AD-202 SCALE: 1/4"=1'-0"



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APARTMENTS RENOVATIONS

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 WATKINS GLEN, NEW YORK, 14891

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ARCHITECTURAL
 DEMOLITION
 EXTERIOR
 ELEVATIONS

SHEET NUMBER

AD-202

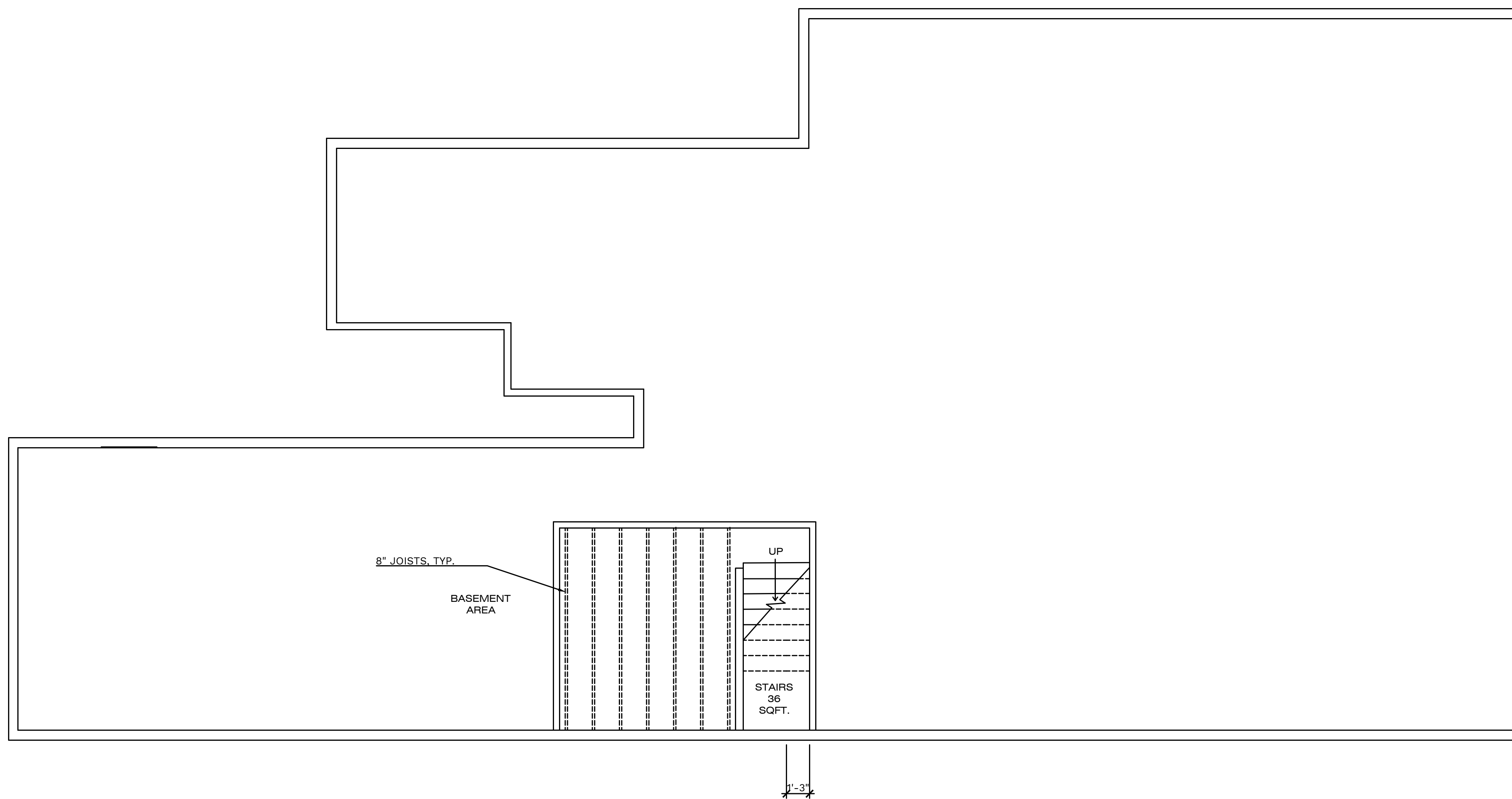
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C

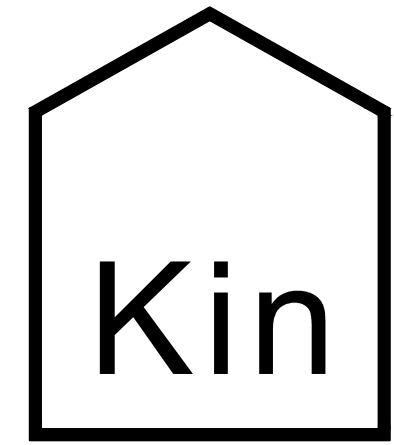
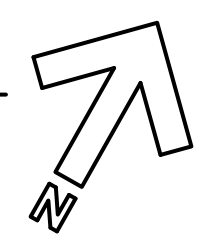
B

A

KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	NEW WALL
	NEW DOOR
	NEW WINDOW
	ALTERNATE #1 NEW FLOORING



A5 PROPOSED BASEMENT FLOOR PLAN
 A-102 SCALE: 1/4"=1'-0"



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APARTMENTS RENOVATIONS
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JOB NUMBER:
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ARCHITECTURAL
**PROPOSED
 BASEMENT
 FLOOR PLAN**

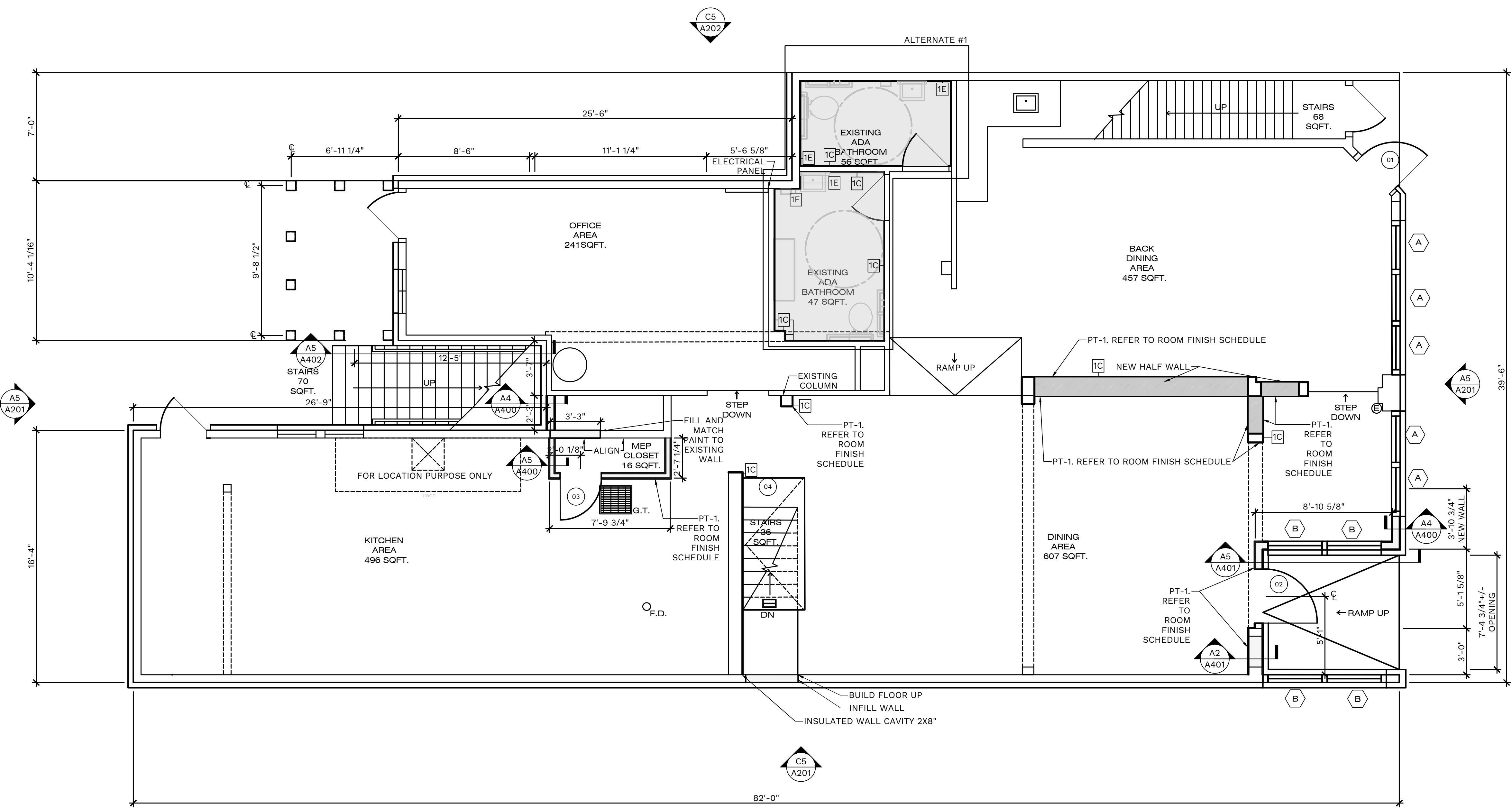
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A-101

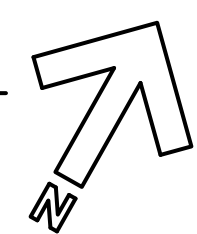


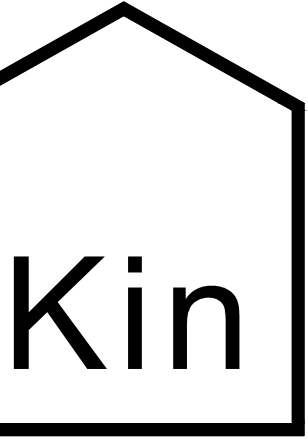
KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	NEW WALL
	NEW DOOR
	NEW WINDOW
	ALTERNATE #1 NEW FLOORING

D
C
B
A



A5 PROPOSED FIRST FLOOR PLAN
A-102 SCALE: 1/4"=1'-0"





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APARTMENTS RENOVATIONS

513 N. FRANKLIN STREET
WATKINS GLEN, NEW YORK, 14891

JOB NUMBER:
DRAWN BY: AMH
REVIEWED BY: DVJ
RECORD DATE: 3/31/22
REVISION DATES:

ARCHITECTURAL
**PROPOSED
SECOND
FLOOR PLAN
AND DETAILS**

SHEET NUMBER

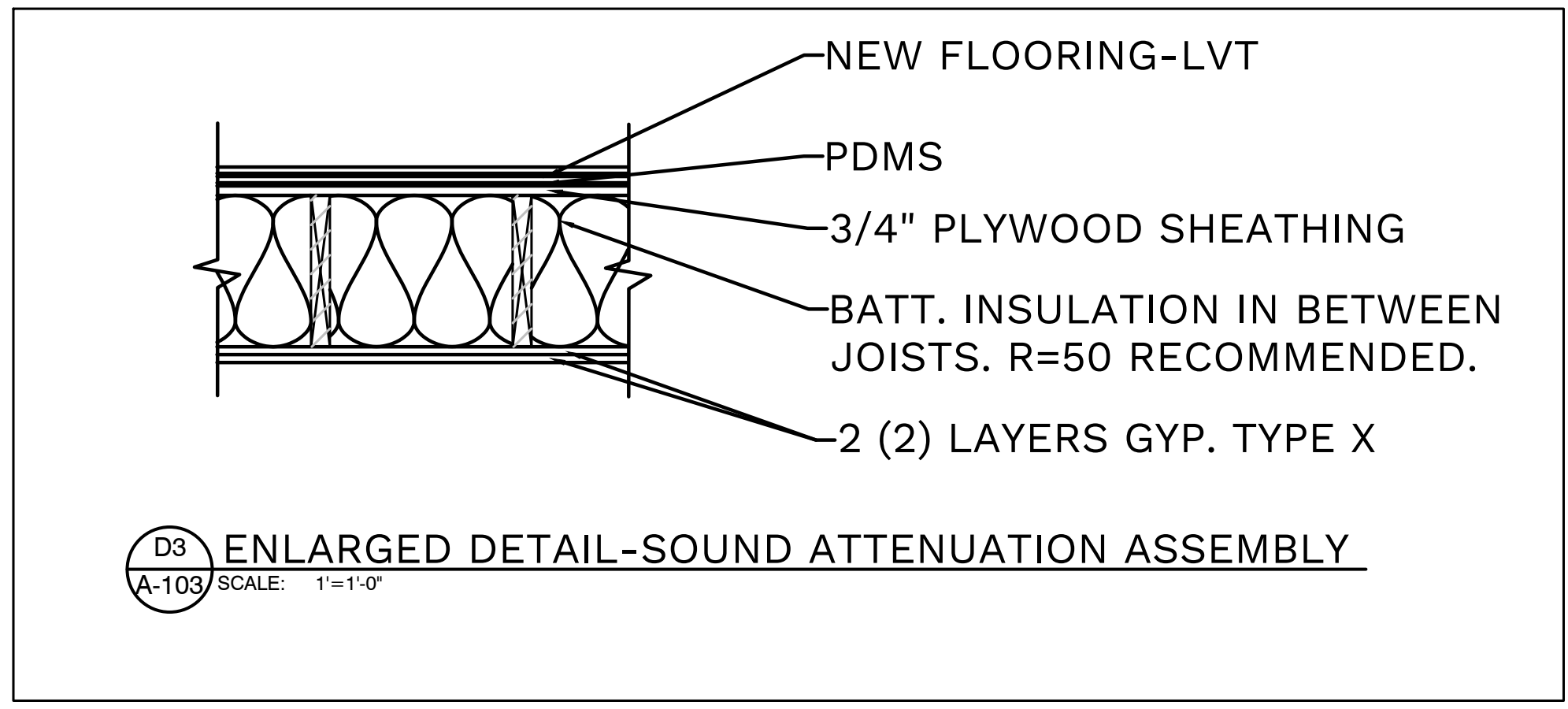
A-103

KEY PLAN

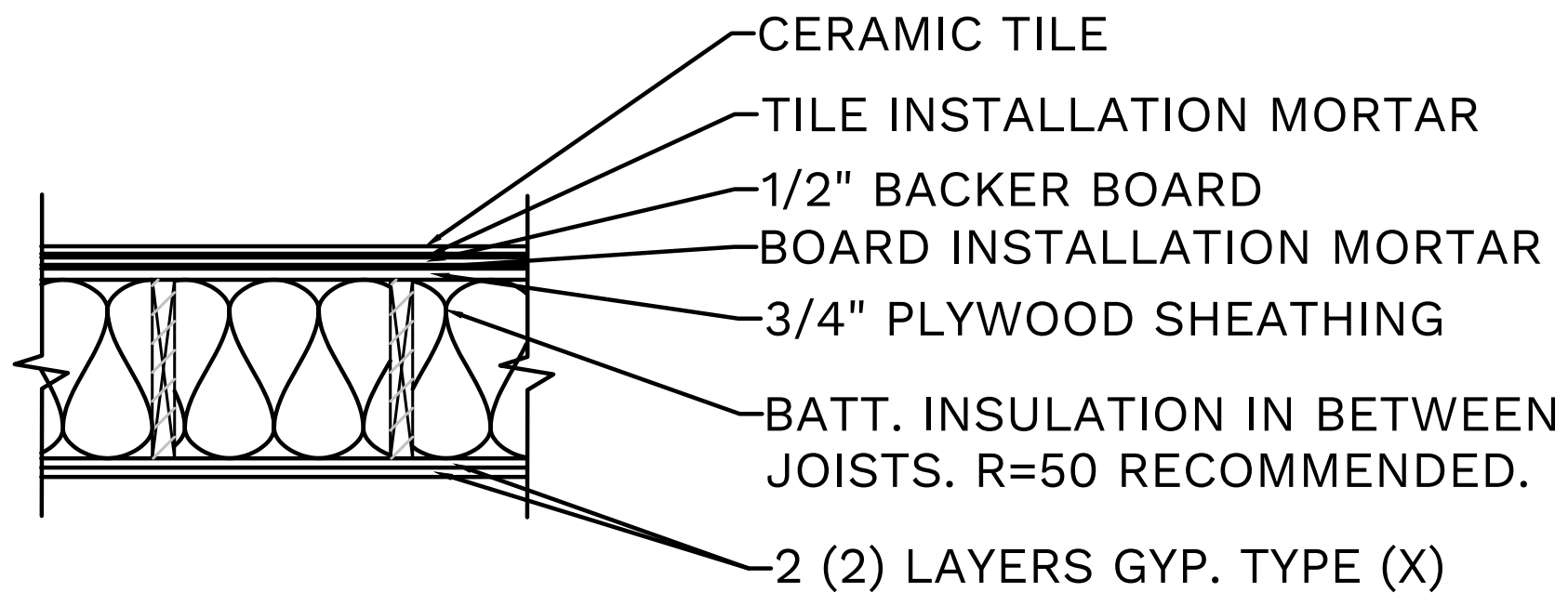
- EXISTING WALL
- EXISTING DOOR
- NEW WALL
- NEW DOOR
- NEW WINDOW
- NEW FLOORING
- ALTERNATE #1 SOUND ATTENUATION ASSEMBLY

CONSTRUCTION NOTES

1 NEW SOUND ATTENUATION FLOORING ASSEMBLY, REFER TO SHEET A-103/D5 ENLARGED DETAIL

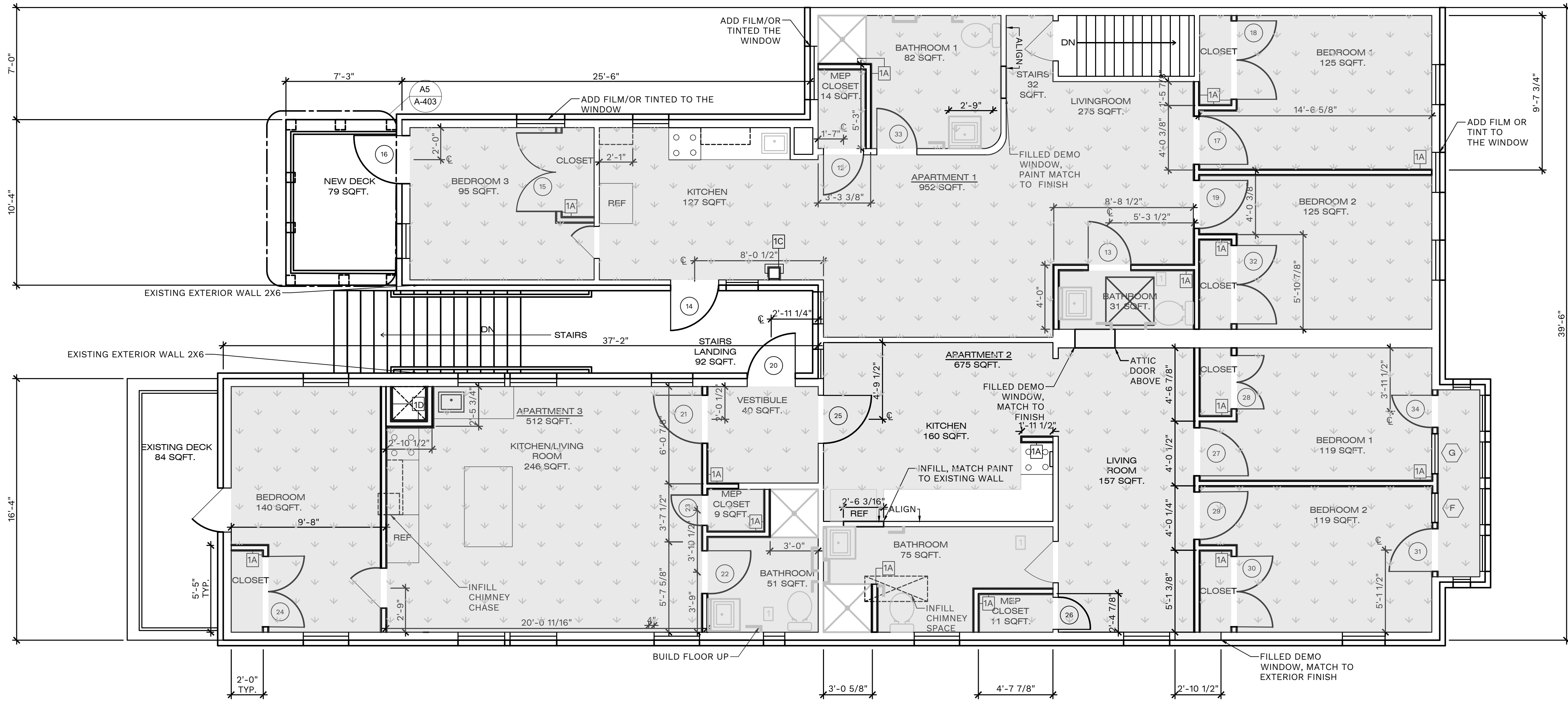


D3 ENLARGED DETAIL-SOUND ATTENUATION ASSEMBLY
A-103 SCALE: 1"=1'-0"

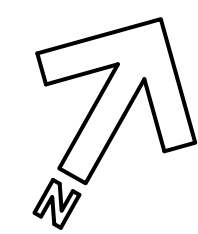


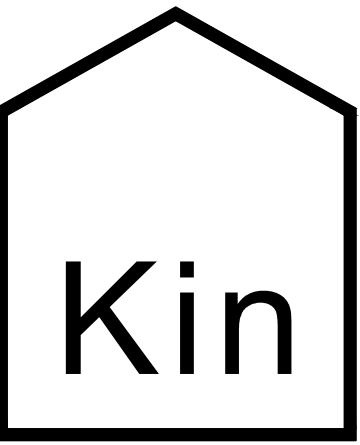
D5 ENLARGED DETAIL-SOUND ATTENUATION ASSEMBLY
A-103 SCALE: 1"=1'-0"

ALTERNATE #1



A5 PROPOSED SECOND FLOOR PLAN
A-103 SCALE: 1/4"=1'-0"





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ARCHITECTURAL
**PROPOSED
SCHEDULES**

SHEET NUMBER

A-104

SECOND FLOOR ROOM FINISH SCHEDULE

ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	REMARK
APARTMENT 1-LIVING ROOM	LVT-1	PT-1	GYP-1	
APARTMENT 1-BATHROOM 1	CT-1	PT-1	GYP-1	
APARTMENT 1-BATHROOM 2	CT-1	PT-1	GYP-1	
APARTMENT 1-BEDROOM 1	LVT-1	PT-1	GYP-1	
APARTMENT 1-BEDROOM 2	LVT-1	PT-1	GYP-1	
APARTMENT 1-KITCHEN	LVT-1	PT-1	GYP-1	
APARTMENT 1-BEDROOM 3	LVT-1	-	-	
APARTMENT 1-MEP CLOSET	LVT-1	PT-1	GYP-1	
APT 1 BEDROOM 1-CLOSET	LVT-1	PT-1	GYP-1	
APT 1 BEDROOM 2-CLOSET	LVT-1	PT-1	GYP-1	
APT 1 BEDROOM 3-CLOSET	LVT-1	PT-1	GYP-1	
STAIRS LANDING	COMP-1	-	GYP-1	
VESTIBULE	LVT-1	PT-1	GYP-1	
APARTMENT 2-LIVING ROOM	LVT-1	PT-1	GYP-1	
APARTMENT 2-KITCHEN	LVT-1	PT-1	GYP-1	
APARTMENT 2-BATHROOM	CT-1	PT-1	GYP-1	
APARTMENT 2-BEDROOM 1	LVT-1	PT-1	GYP-1	
APARTMENT 2-BEDROOM 2	LVT-1	PT-1	GYP-1	
APARTMENT 2-MEP CLOSET	LVT-1	PT-1	GYP-1	
APT 2 BEDROOM 1-CLOSET	LVT-1	PT-1	GYP-1	
APT 2 BEDROOM 2-CLOSET	LVT-1	PT-1	GYP-1	
APARTMENT 3-KITCHEN	LVT-1	PT-1	GYP-1	
APARTMENT 3-MEP CLOSET	LVT-1	PT-1	GYP-1	
APARTMENT 3-BATHROOM	CT-1	PT-1	GYP-1	
APARTMENT 3-LIVING ROOM	LVT-1	PT-1	GYP-1	
APARTMENT 3-BEDROOM	LVT-1	PT-1	GYP-1	
APT 3-BEDROOM CLOSET	LVT-1	PT-1	GYP-1	

INTERIOR FINISH LEGEND

FLOORS

COMP-1-COMPOSITE WOOD
CT-1-CERAMIC TILE-BEST TILE-PORTO GREY 12X24 PORCELAIN
LVT-1-LAMINATE VINYL TILE-SHAW CONTRACT-SOUNDSCAPE 4063V-RATTAN 63140

CEILING

GYP-1-GYPSUM BOARD

WALLS

PT-1 - PAINT- SHERWIN WILLIAMS-SW 7551 GREEK VILLA

FIRST FLOOR

LIGHT FIXTURE SCHEDULE

ID	MANUFACTURER/ MODEL	DESCRIPTION	VOLTAGE	MOUNTING	WATTS	LUMEN	COMMENTS
A	HALO-HLB6	DOWNLIGHT	120V	CEILING	66.3	900 SERIES	QNTY3

NOTE: BATHROOMS LIGHTS ARE ALTERNATE #1

FIRST FLOOR

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	REMARK
DINING AREA	-	-	-	
BACK DINING AREA	-	-	-	
KITCHEN	-	-	-	
MEP CLOSET	LVT-1	PT-1	-	
OFFICE	-	-	-	
EXISTING ADA BATHROOM	CT-1	PT-1	GYP-1	
EXISTING ADA BATHROOM	CT-1	PT-1	GYP-1	

ALTERNATE #1

INTERIOR FINISH LEGEND

FLOORS

CT-1-CERAMIC TILE-BEST TILE-PORTO GREY 12X24 PORCELAIN

CEILING

GYP-1-GYPSUM BOARD

WALLS

PT-1 - PAINT- SHERWIN WILLIAMS-SW 7551 GREEK VILLA

SECOND FLOOR

WINDOW SCHEDULE

MARK	SIZE		TYPE	FINISH	MATERIAL	MANUF.	MODEL	REMARKS
	WIDTH	HEIGHT						
F	1'-10"	6'-0"	CASEMENT	FACTORY FINISH	VINYL	-	-	
G	2'-6"	6'-0"	CASEMENT	FACTORY FINISH	VINYL	-	-	

SECOND FLOOR

DOOR SCHEDULE

MARK	DOOR						FRAME						REMARKS
	SIZE		THICKNESS	MATERIAL	TYPE	HEADER SIZE	SIZE		MATERIAL	TYPE	MANUF.	MODEL	
	WIDTH	HEIGHT					WIDTH	HEIGHT					
12	2'-8"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
13	2'-8"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
14	3'-0"	6'-3"	1 3/4"	ALUM	-	SEE MANUF.	SEE MANUF.	STEEL FRAME	SF-1	-	-	-	
15	5'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG-CLOSET
16	2'-8"	6'-7"	1 3/4"	ALUM	D1	SEE MANUF.	SEE MANUF.	STEEL FRAME	SF-1	-	-	-	HR-1
17	3'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
18	5'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG-CLOSET
19	3'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
20	3'-0"	6'-9"	1 3/4"	ALUM	D1	SEE MANUF.	SEE MANUF.	STEEL FRAME	SF-1	-	-	-	
21	3'-0"	6'-9"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
22	2'-8"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
23	1'-10"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
24	5'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG-CLOSET
25	3'-0"	6'-9"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
26	3'-0"	6'-9"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
27	3'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
28	3'-4"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG-CLOSET
29	3'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
30	5'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG-CLOSET
31	2'-8"	6'-7"	1 3/4"	ALUM	D1	SEE MANUF.	SEE MANUF.	STEEL FRAME	SF-1	-	-	-	
32	5'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG-CLOSET
33	2'-6"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG-CLOSET
34	2'-8"	6'-7"	1 3/4"	ALUM	D1	SEE MANUF.	SEE MANUF.	STEEL FRAME	SF-1	-	-	-	

FIRST FLOOR

WINDOW SCHEDULE

MARK	SIZE		TYPE	FINISH	MATERIAL	MANUF.	MODEL	REMARKS
	WIDTH	HEIGHT						
A	2'-10"	5'-0"	FIXED	FACTORY FINISH	ALUMINUM	-	-	
B	3'-6"	5'-0"	FIXED	FACTORY FINISH	ALUMINUM	-	-	

FIRST FLOOR

DOOR SCHEDULE

MARK	DOOR					FRAME							
	SIZE		THICKNESS	MATERIAL	TYPE	SIZE		MATERIAL	TYPE	HEADER SIZE	MANUF.	MODEL	REMARKS
	WIDTH	HEIGHT				WIDTH	HEIGHT						
01	3'-6"	6'-6"	1 3/4"	ALUM	D3	SEE MANUF.	SEE MANUF.	ALUM FRAME	SF-1	-	-	-	
02	3'-6"	6'-9"	1 3/4"	ALUM	D2	SEE MANUF.	SEE MANUF.	ALUM FRAME	SF-1	2x8	-	-	
03	3'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	WOOD FRAME	WF-1	-	-	-	PRE-HUNG
04	4'-0"	6'-7"	2 1/4"	WOOD	D1	SEE MANUF.	SEE MANUF.	-	-	-	-	-	FLOOR DOOR

GENERAL NOTES

APPROVED OR EQUAL ALLOWED FOR ALL FIXTURES AND FINISHES.

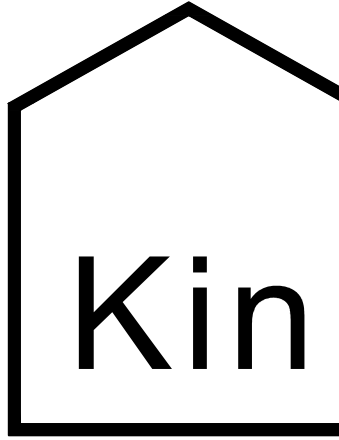
A5 PROPOSED SCHEDULES
A-104 SCALE: N/A

D

C

B

A



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APARTMENTS RENOVATIONS
513 N. FRANKLIN STREET
WATKINS GLEN, NEW YORK, 14891

JOB NUMBER:
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ARCHITECTURAL
PROPOSED
SCHEDULES

SHEET NUMBER

A-105

**FIRST FLOOR
ACCESSORIES SCHEDULE**

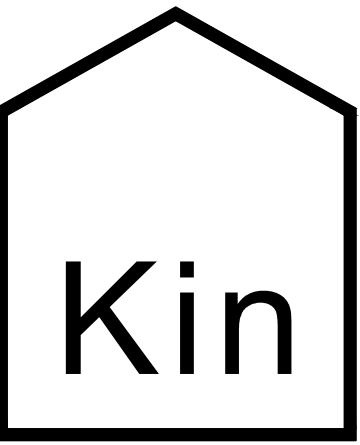
UNIT NO.	FIXTURE	TYPE	MOUNTING	MAKE	MODEL	REMARKS
MR-1	MIRROR	18"x30"	WALL	FIXED TILT MIRROR	0535-1830	-

ALTERNATE #1

**FIRST FLOOR
PLUMBING FIXTURE SCHEDULE**

UNIT NO.	FIXTURE	TYPE	MOUNTING	MAKE	MODEL	TRIM	FLOW RATE	ADA	SIZE (WXDXH)	WASTE CONNECT	VENT CONNECT	COLD CONNECT	HOT CONNECT	WATERSENSE	REMARKS
WC-1	WATER CLOSET	TANK	FLOOR	KOHLER	K-3887	K-4639	1.3 GPF	YES	-	3"	2"	1/2"	-	YES	QNTY 2
LAV-1	SINK	CERAMIC	WALL HUNG	SWISS MADISON	-	-	-	-	-	-	-	-	-	-	QNTY 2
LAV-2	FAUCET	FAUCET	SINK	DELTA	-	-	-	-	-	-	-	-	-	-	QNTY 2
LAV-3	POP-UP DRAIN	DRAIN	SINK	DELTA	-	-	-	-	-	-	-	-	-	-	QNTY 2
GB-1	1-1/2" GRAB BAR	BAR	WALL	AMERICAN SPECIALTIES, INC.	3501-18	-	-	YES	18"	-	-	-	-	-	QNTY 2
GB-2	1-1/2" GRAB BAR	BAR	WALL	AMERICAN SPECIALTIES, INC.	3501-24	-	-	YES	24"	-	-	-	-	-	QNTY 2
GB-3	1-1/2" GRAB BAR	BAR	WALL	AMERICAN SPECIALTIES, INC.	3501-36	-	-	YES	36"	-	-	-	-	-	QNTY 2
HD-1	HAND DRYER	DRYER	WALL	HAND DRYER SURFACE MOUNT	0199	-	-	YES	10 5/8"X8 1/2"X4"	-	-	-	-	-	QNTY 2
TP-1	TOILET TISSUE PAPER DISPENSER	DISPENSER	WALL	SURFACE MOUNT TWIN HIDE-A ROLL	0030	-	-	YES	6"X12"X4"	-	-	-	-	-	QNTY 2
CHT-1	CHANGING TABLE	CHANGING TABLE	WALL	AMERICAN SPECIALTIES, INC.	9014	-	-	YES	35-5/32"X 24-1/4" X22-1/32"	-	-	-	-	-	-

ALTERNATE #1



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ARCHITECTURAL
**PROPOSED
SCHEDULES**

SHEET NUMBER

A-106

D

C

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A

SECOND FLOOR

LIGHT FIXTURE SCHEDULE

ID	MANUFACTURER/ MODEL	DESCRIPTION	VOLTAGE	MOUNTING	WATTS	LUMEN	COMMENTS
A	SATCO NUVO/60-205 2 LT-11" FLUSH FIXTURE	2 LIGHT-11" FLUSH/ ALABASTER GLASS	120V	CEILING	-	-	QNTY 5
B	NEO-RAY/23IW Straight & Narrow LED	2' VANITY	120V	WALL MOUNT	33W	2100LM	FINISH-WHITE/QNTY 4

SECOND FLOOR

ACCESSORIES SCHEDULE

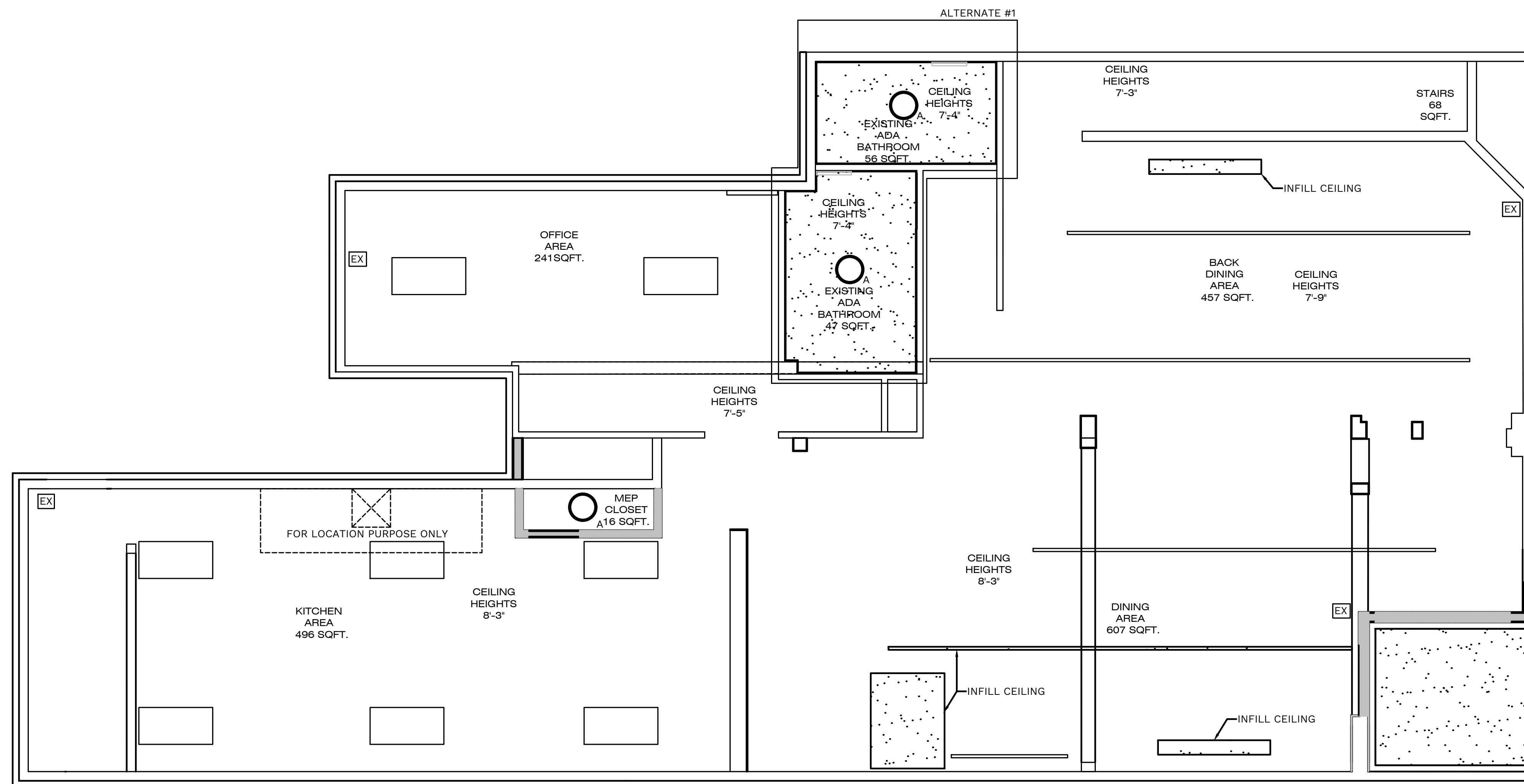
UNIT NO.	FIXTURE	TYPE	MOUNTING	MAKE	MODEL	REMARKS
MR-1	MIRROR	18"x30"	WALL	FIXED TILT MIRROR	0535-1830	-

SECOND FLOOR

PLUMBING FIXTURE SCHEDULE

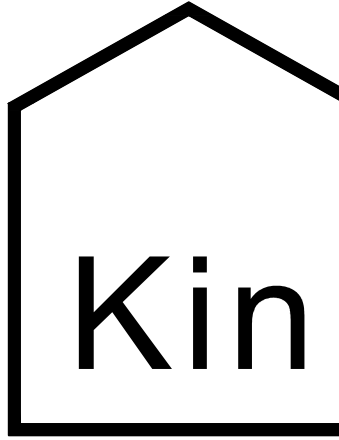
UNIT NO.	FIXTURE	TYPE	MOUNTING	MAKE	MODEL	TRIM	FLOW RATE	ADA	SIZE (WXDXH)	WASTE CONNECT	VENT CONNECT	COLD CONNECT	HOT CONNECT	WATERSENSE	REMARKS
WC-1	WATER CLOSET	TANK	FLOOR	KOHLER	K-3887	K-4639	1.3 GPF	YES	-	3"	2"	1/2"	-	YES	QNTY 4
LAV-1	SINK	CERAMIC	DROP-IN	AMERICAN STANDARD	1297008.020	-	-	-	-	-	-	-	-	-	QNTY 4
LAV-2	FAUCET	FAUCET	SINK	AMERICAN STANDARD	7105801.243	-	-	-	-	-	-	-	-	-	QNTY 4
VAN-1	VANITY UNIT	VANITY UNIT	-	AMERICAN STANDARD	STUDIO S 24 INCH VANITY	-	-	-	24"X24"	-	-	-	-	-	QNTY 4
LG-1	LEG SET	LEG SET	STAND	AMERICAN STANDARD	8722000.243	-	-	-	-	-	-	-	-	-	QNTY 4
TP-1	TOILET TISSUE PAPER HOLDER	ESTATETOILET PAPERHOLDER	WALL	AMERICAN STANDARD	7722230.002	-	-	-	-	-	-	-	-	-	QNTY 4
SH-1	SHOWER	36"X36"ALCOVE SHOWER	FLOOR	AMERICAN STANDARD	3636STTS.222	-	-	YES	36"X36"	-	-	-	-	-	QNTY 3
TR-1	TOWEL RACK	TOWEL RACK	WALL	AMERICAN STANDARD	7105018.243	-	-	-	18"	-	-	-	-	-	QNTY 3
TOR-1	TOWEL RING	STUDIO S TOWEL RING	WALL	AMERICAN STANDARD	7105018.243	-	-	-	-	-	-	-	-	-	QNTY 4

D
C
B
A



KEY PLAN	
	EXISTING WALL
	EXISTING LIGHTING
	EXISTING DOOR
	EXISTING EXIT SIGN
	NEW WALL
	NEW DOOR
	NEW DOWN LIGHT FOR ALTERNATE #1
	ALTERNATE #1 NEW GYPSUM CEILING
	EXIT SIGN

A5 PROPOSED FIRST FLOOR REFLECTED CEILING PLAN
 A-107 SCALE: 1/4"=1'-0"



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 PROPOSED FIRST
 FLOOR REFLECTED
 CEILING PLAN

SHEET NUMBER

A-107

D

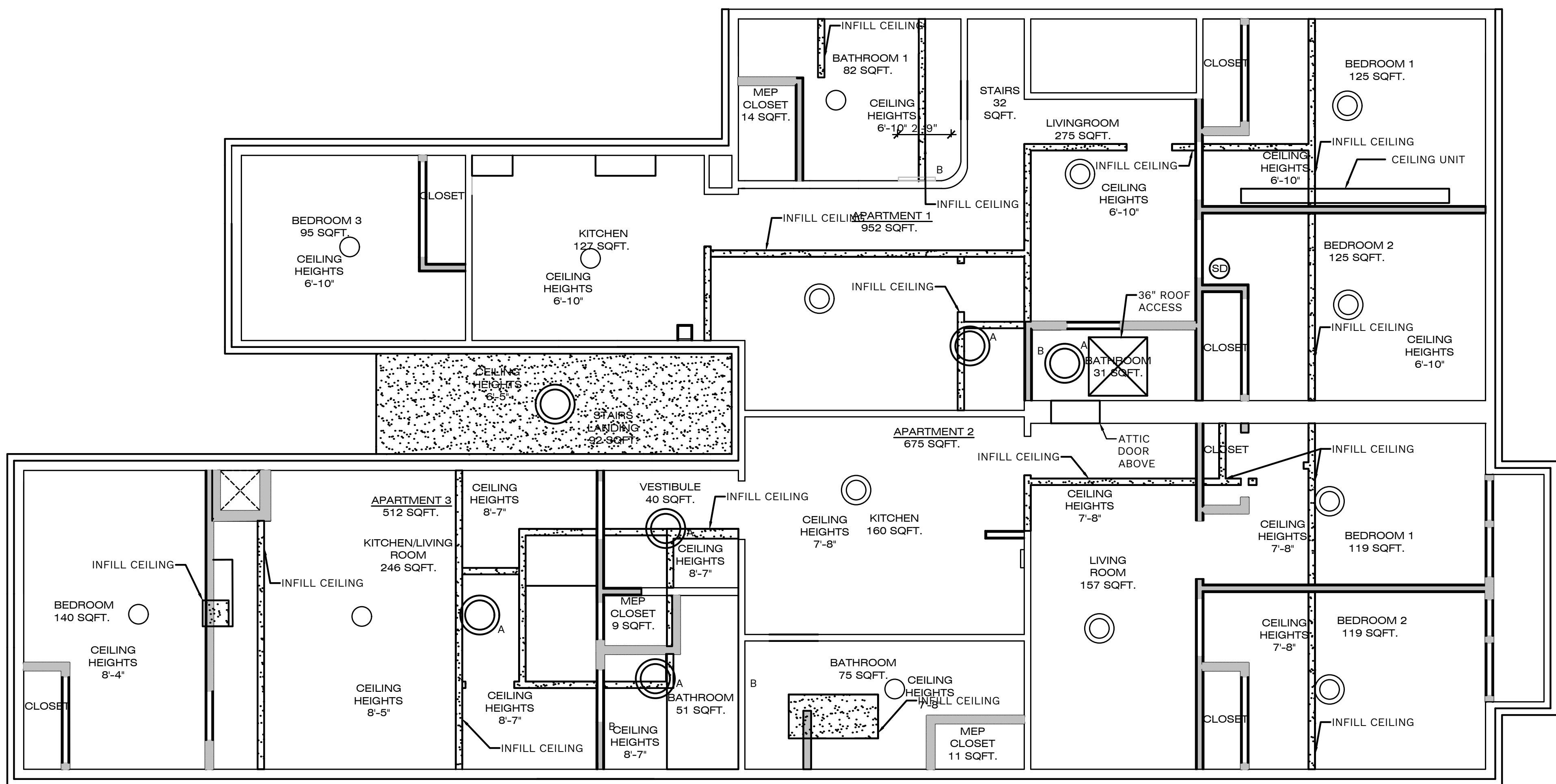
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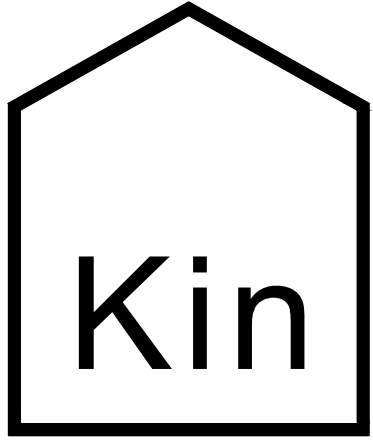
A

KEY PLAN

- EXISTING WALL
- EXISTING DOOR
- EXISTING LIGHTING
- EXISTING REUSED LIGHTING, ALLOCATED BY OWNER
- NEW WALL
- NEW DOOR
- NEW LIGHTING
- NEW GYPSUM CEILING



A5 PROPOSED SECOND FLOOR REFLECTED CEILING PLAN
 A-108 SCALE: 1/4"=1'-0"



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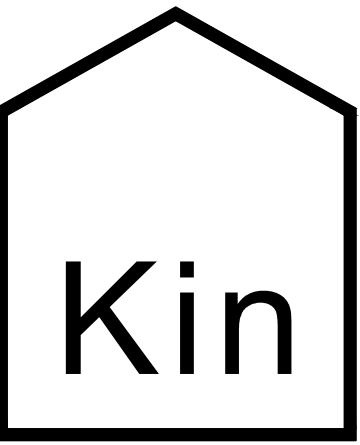
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PROPOSED
SECOND
FLOOR REFLECTED
CEILING PLAN

SHEET NUMBER

A-108



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APARTMENTS RENOVATIONS

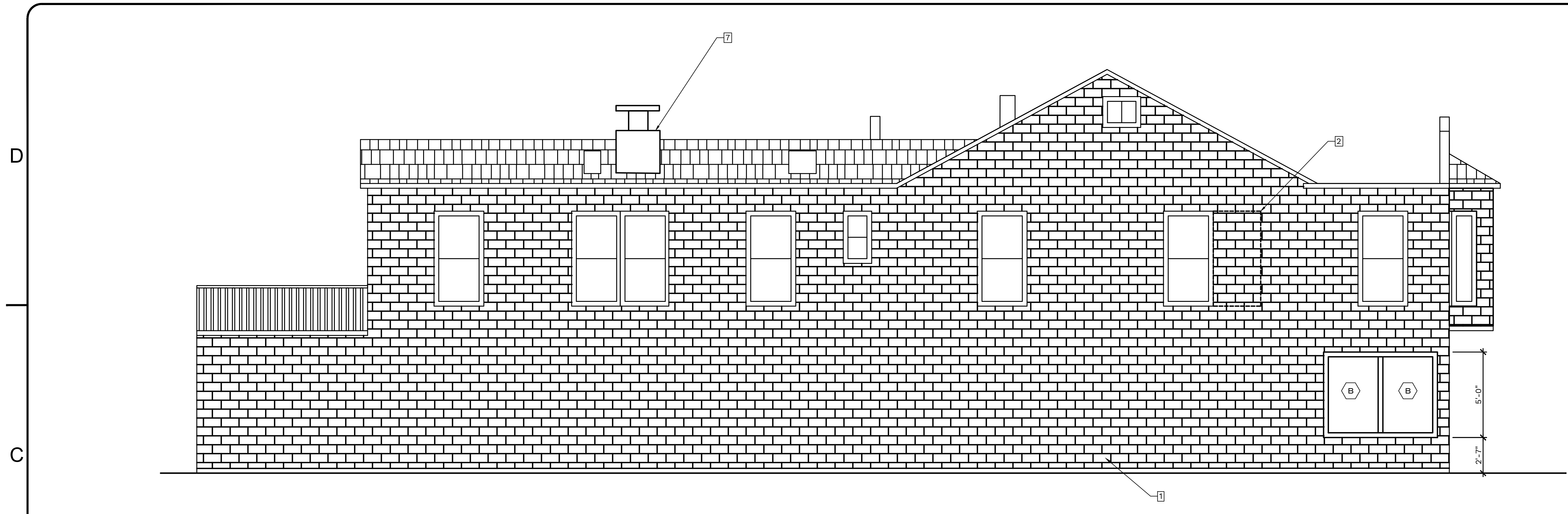
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ARCHITECTURAL
PROPOSED
 EXTERIOR
 ELEVATIONS AND
 SCHEDULES

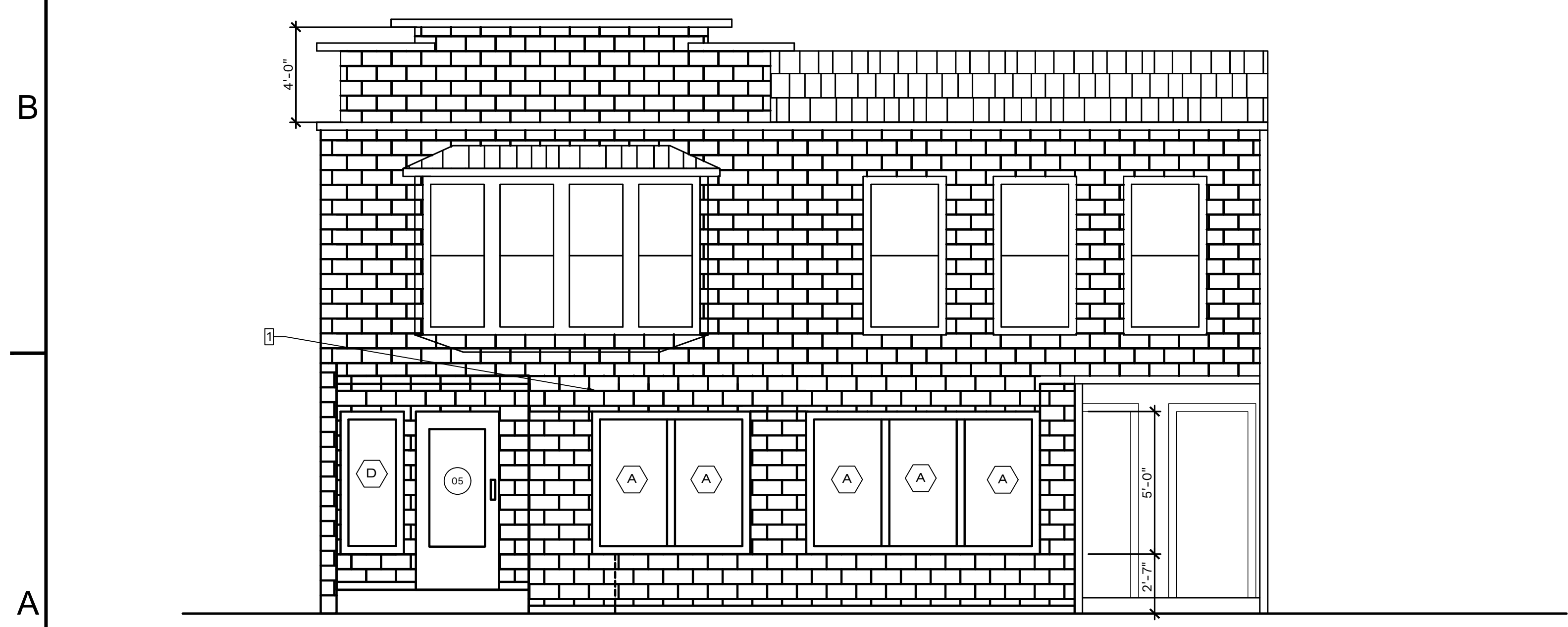
SHEET NUMBER

A-201

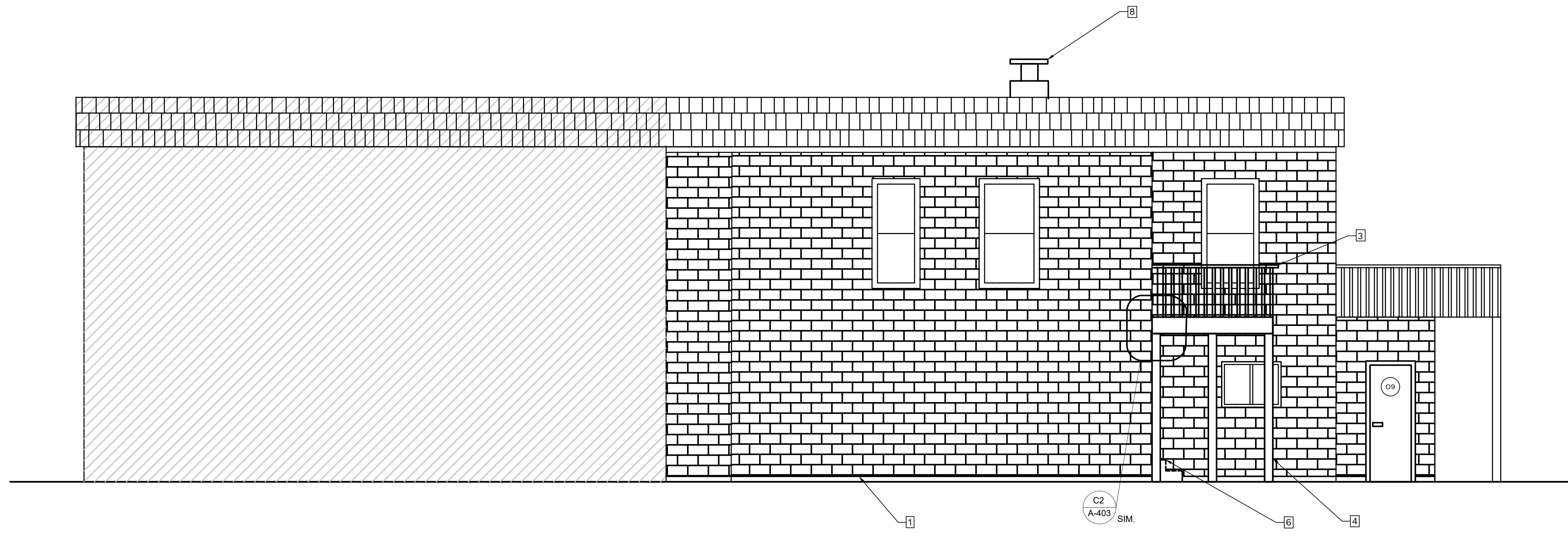


C5 PROPOSED SOUTH ELEVATION
 A-201 SCALE: 1/4"=1'-0"

CONSTRUCTION NOTES	
1	NEW EXTERIOR BRICK
2	FILL DEMO WINDOW
3	NEW RAILING AND DECK
4	NEW SUPPORT FOR NEW DECK, TYP.
5	NEW STAIRS
6	NEW ROOF
7	NEW CHIMNEY FROM GRILL CHASE. REFER TO SHEET A-102

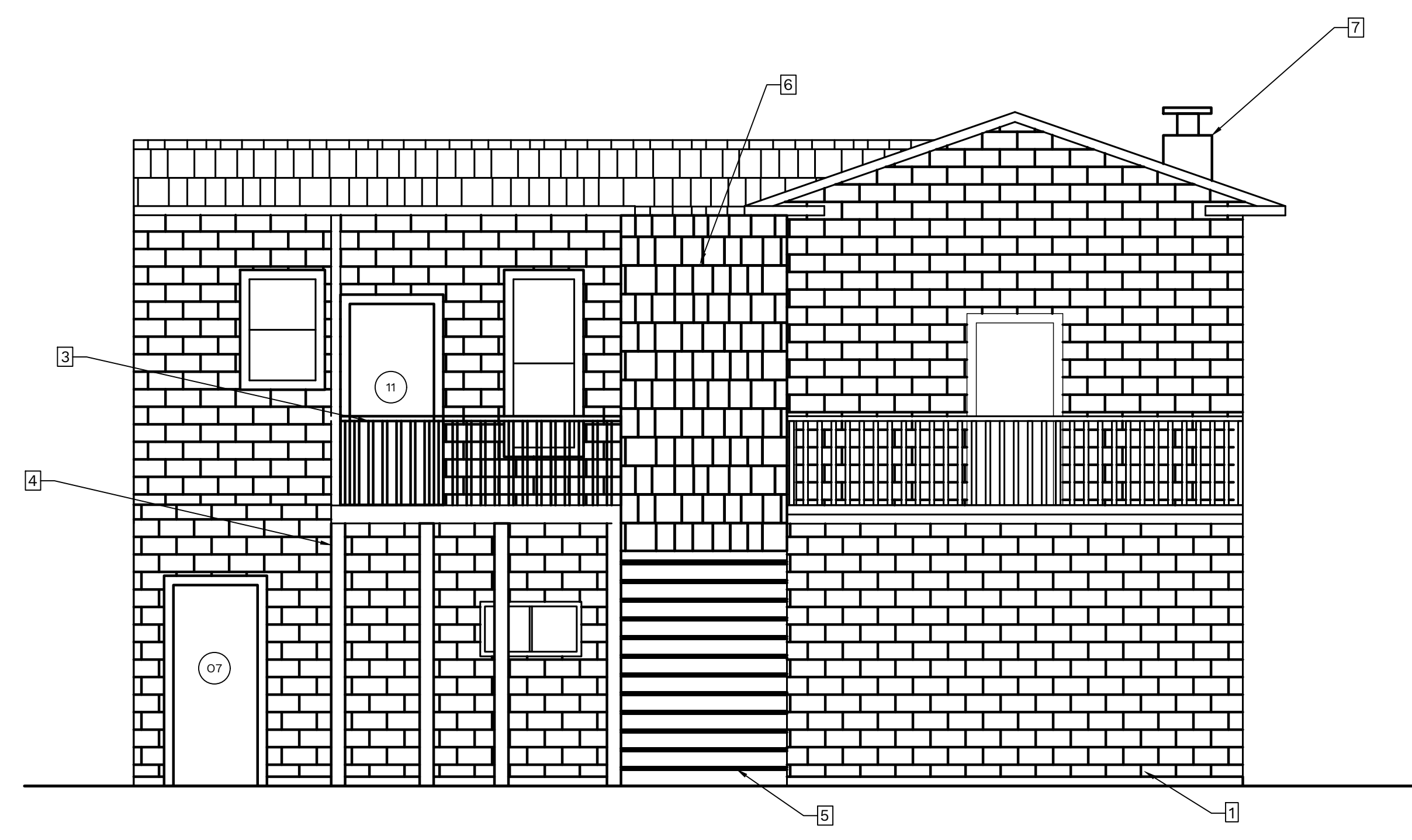


A5 PROPOSED EAST FRONT ELEVATION
 A-201 SCALE: 1/4"=1'-0"



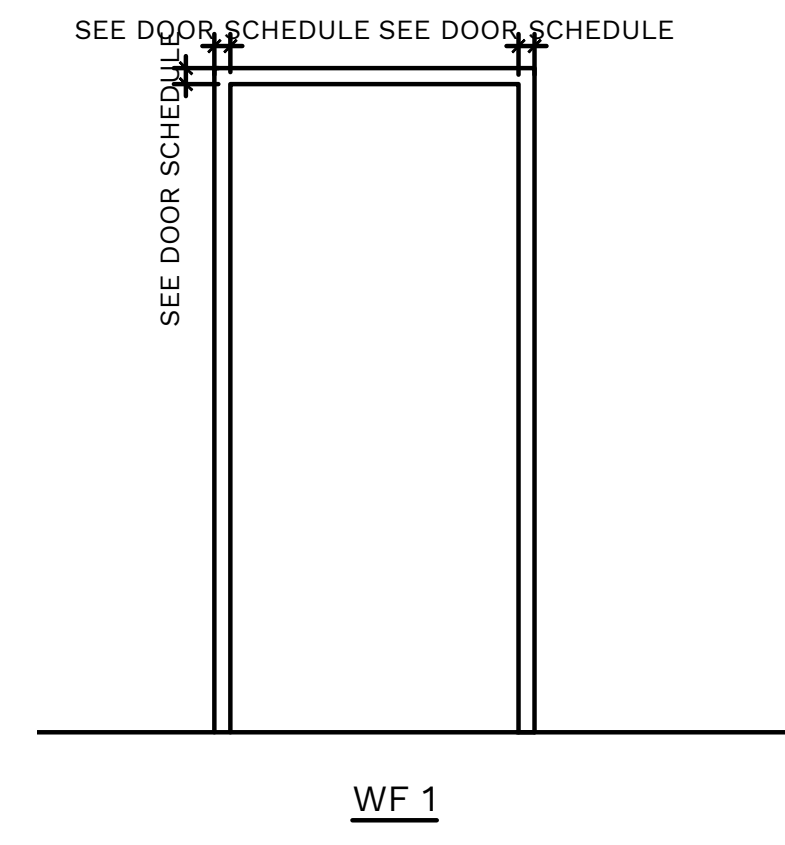
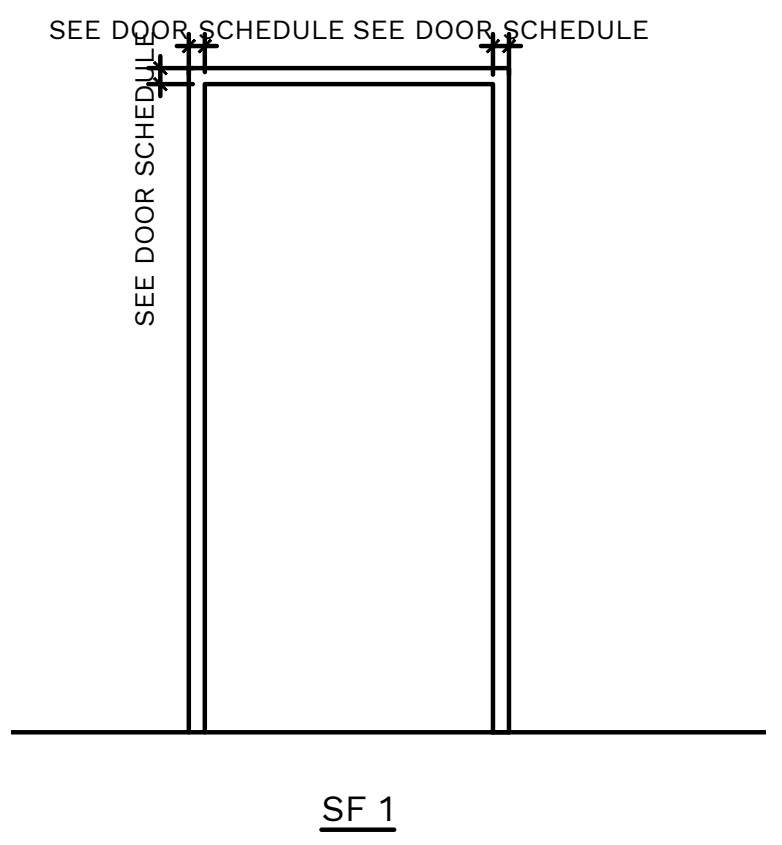
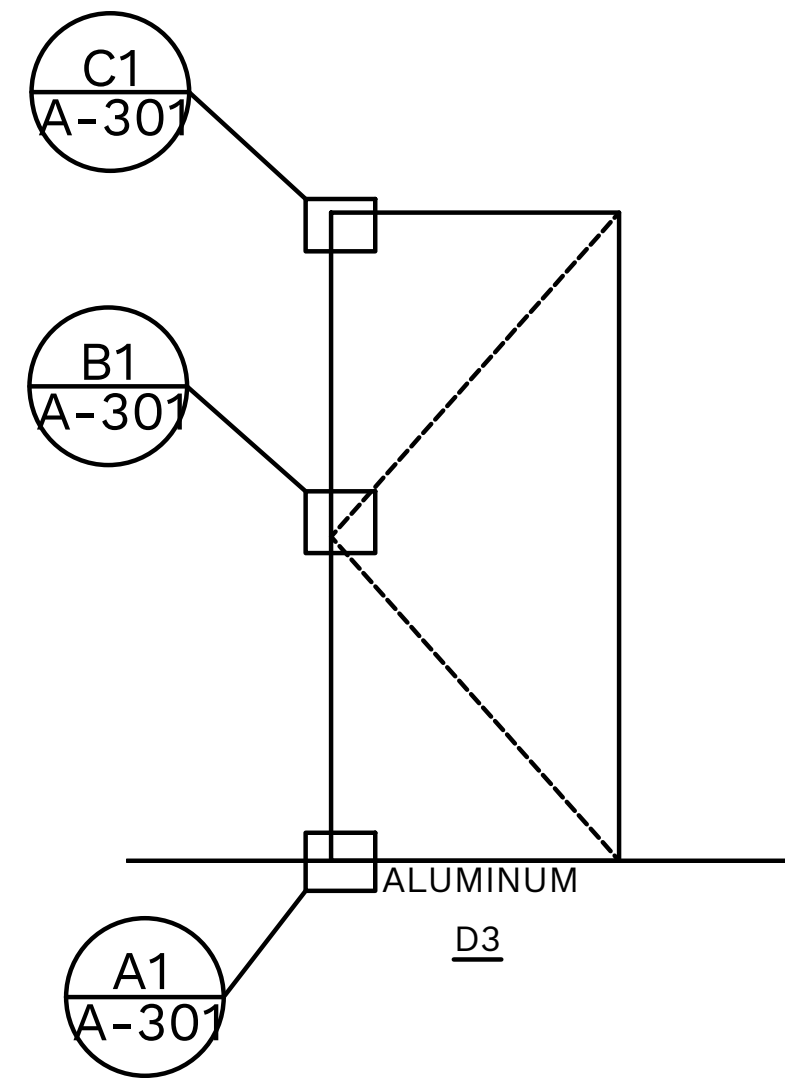
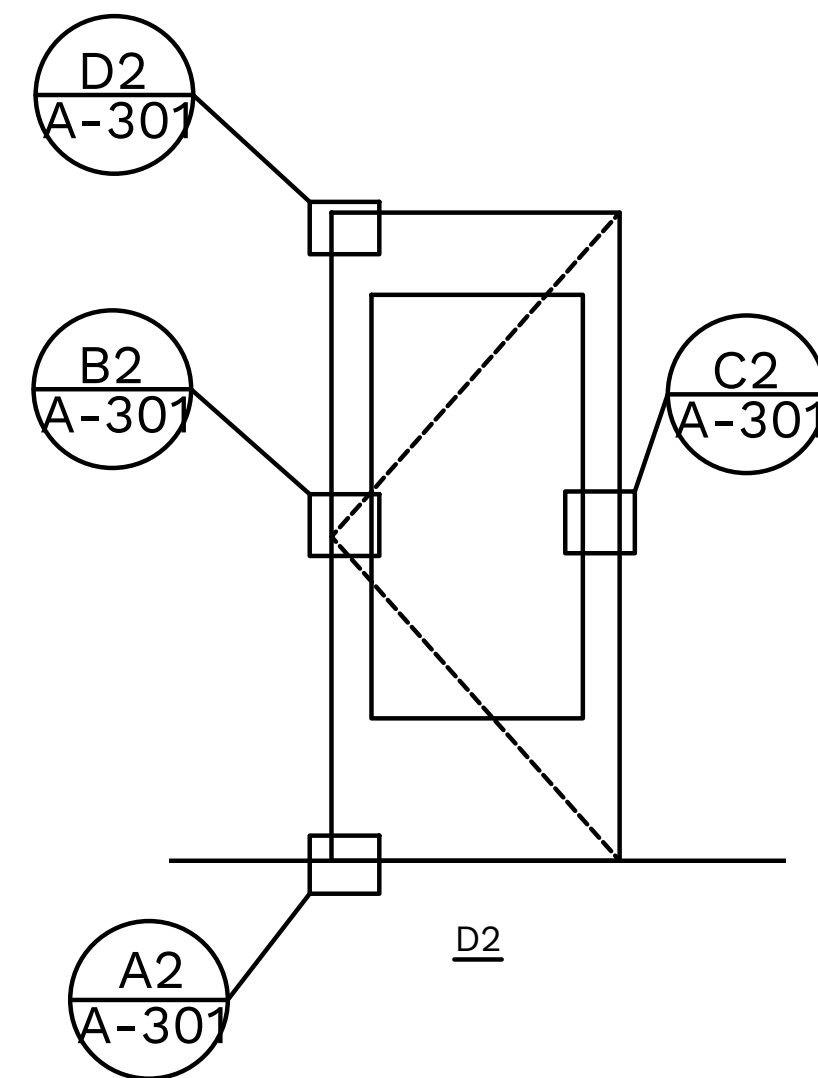
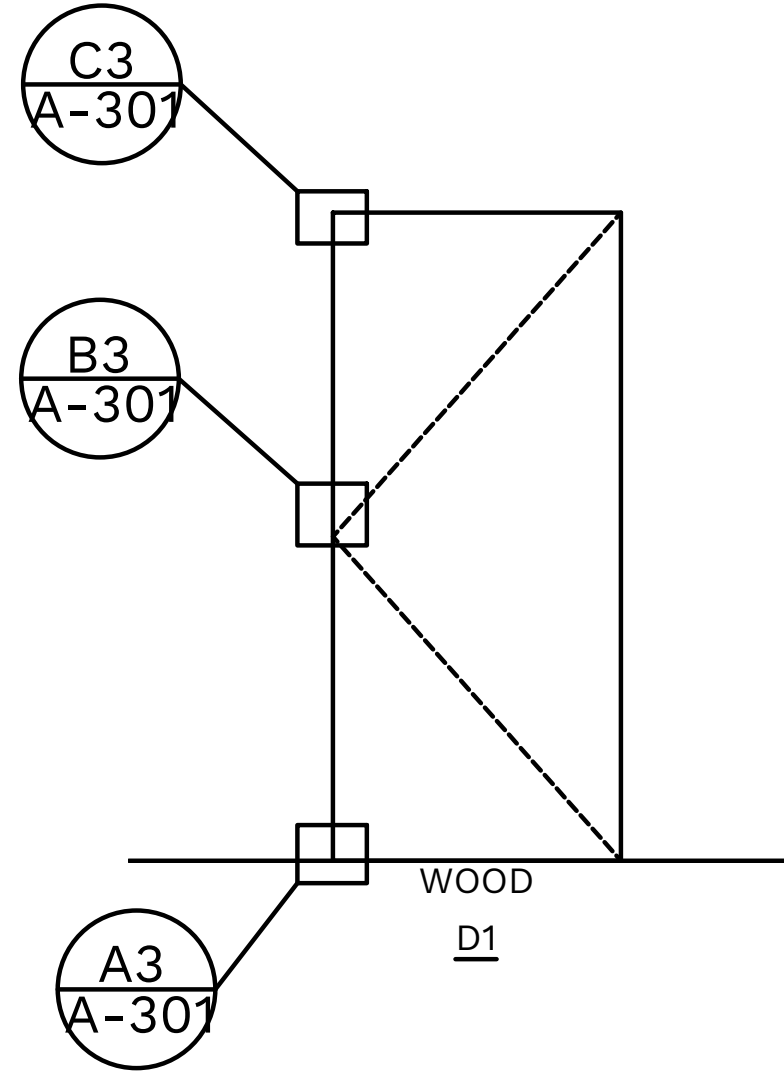
C5 PROPOSED NORTH ELEVATION
A-202 SCALE: 1/4"=1'-0"

CONSTRUCTION NOTES	
1	NEW EXTERIOR BRICK
2	FILL DEMO WINDOW
3	NEW RAILING AND DECK
4	NEW SUPPORT FOR NEW DECK, TYP.
5	NEW STAIRS
6	NEW ROOF
7	NEW CHIMNEY FROM GRILL CHASE. REFER TO SHEET A-102



A5 PROPOSED WEST FRONT ELEVATION
A-202 SCALE: 1/4"=1'-0"

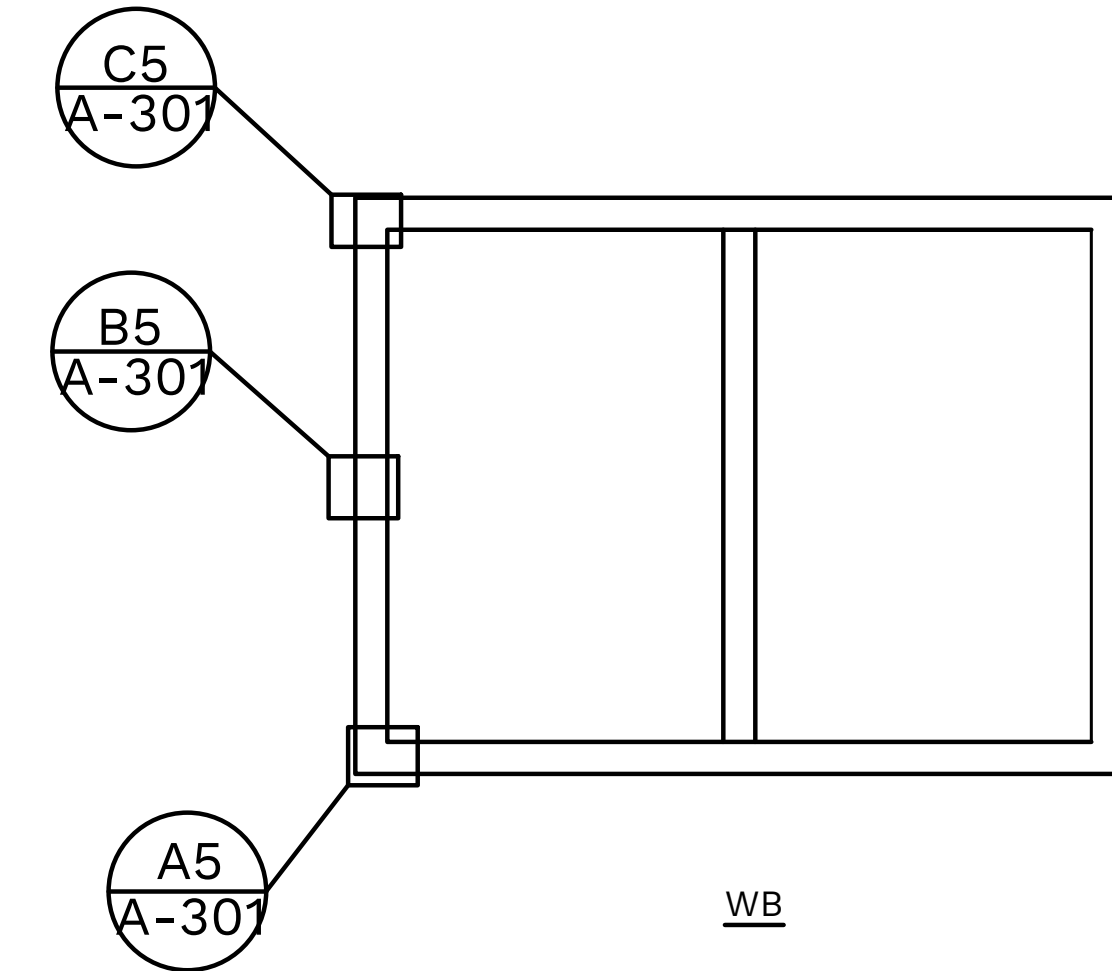
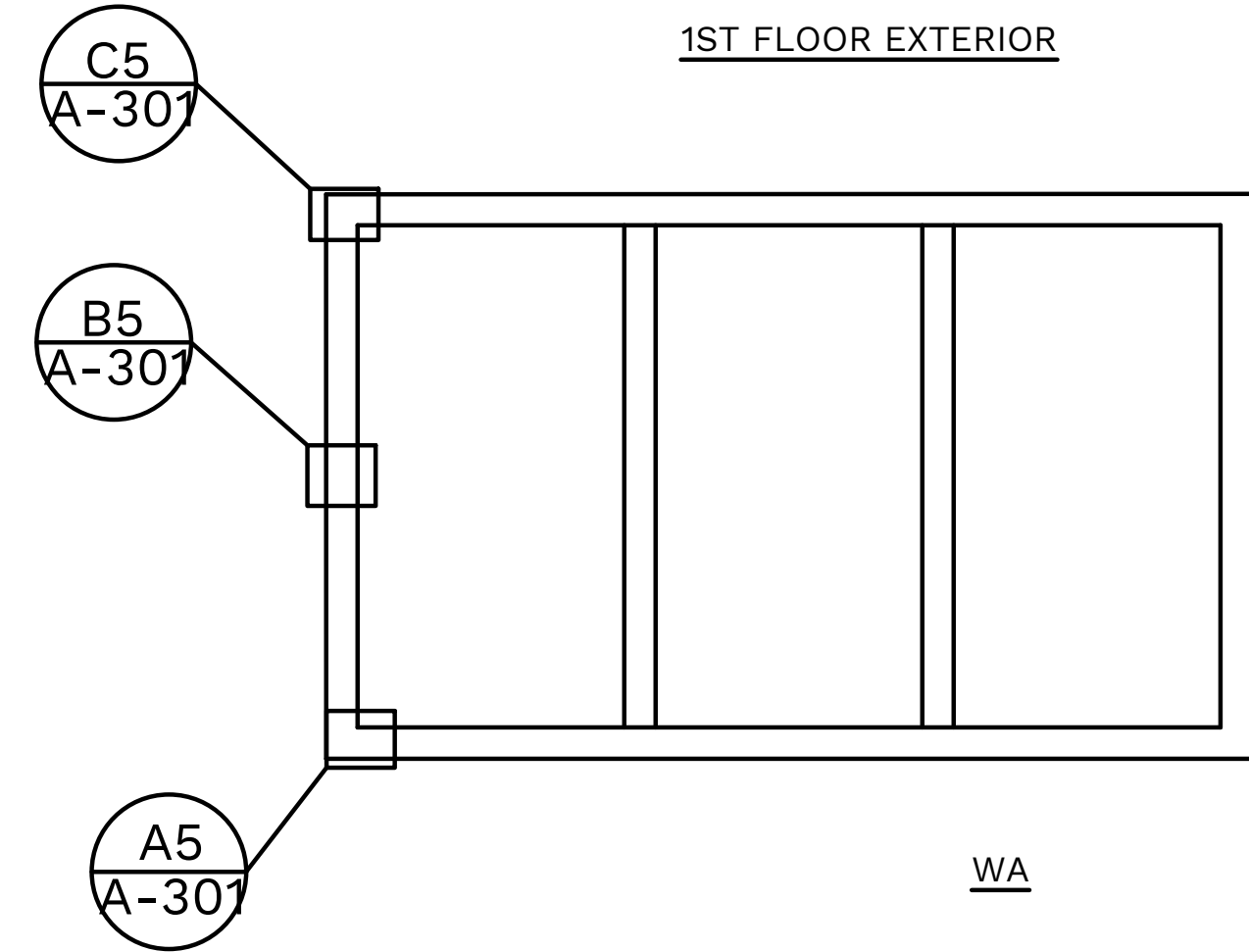
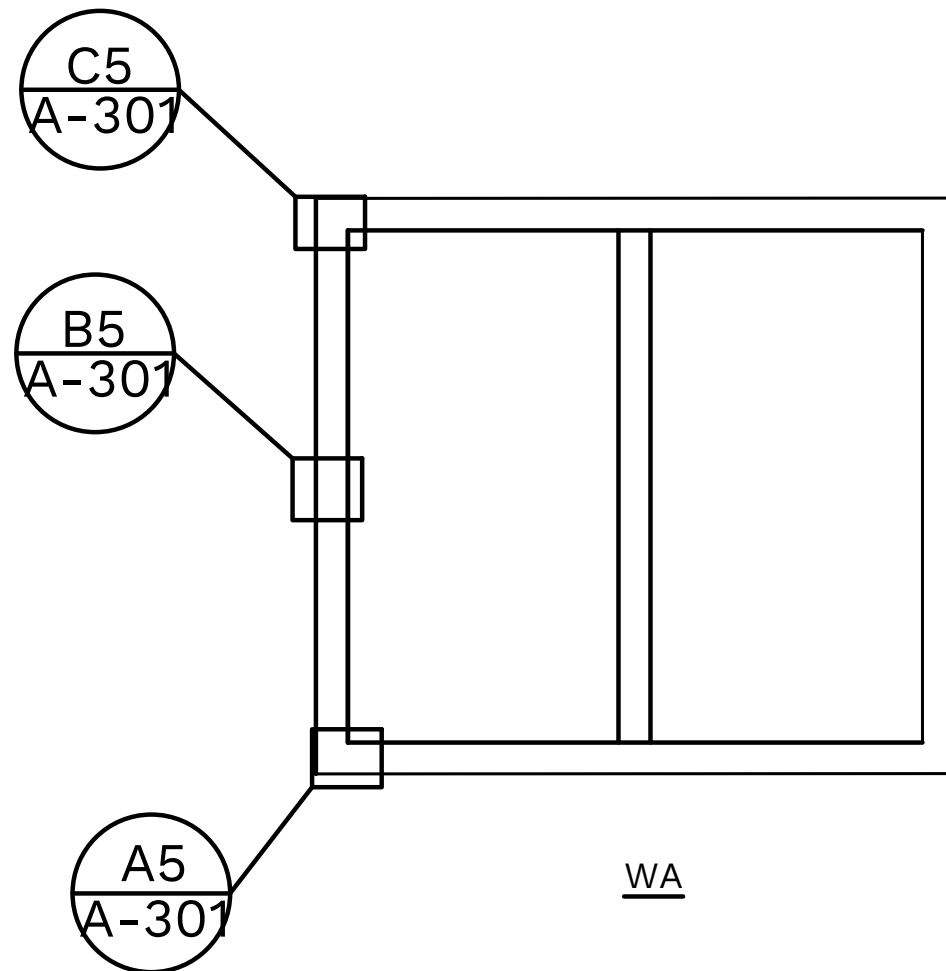
D



C5 DOOR TYPES
A300 SCALE: 1/2"=1'-0"

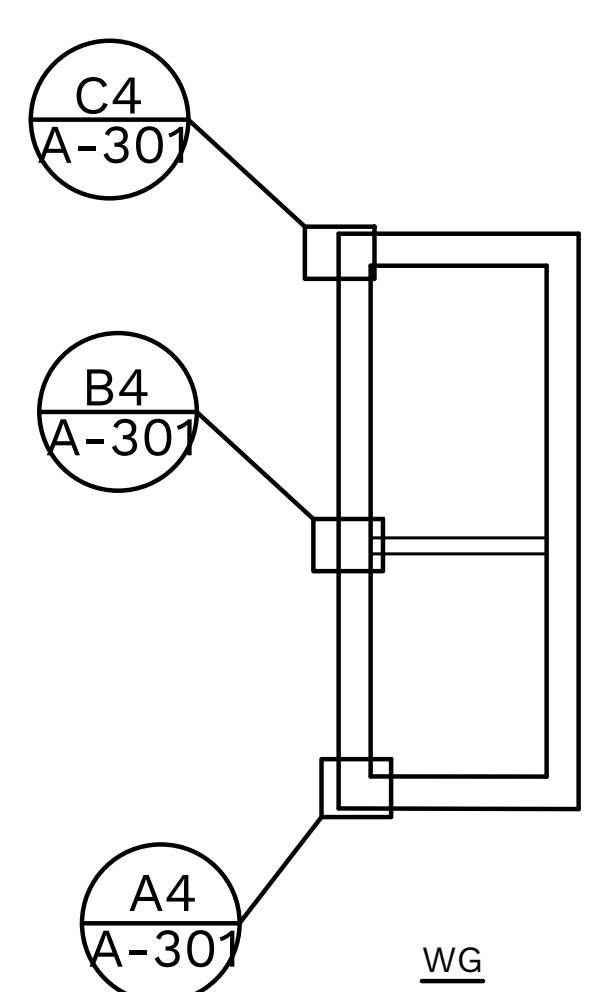
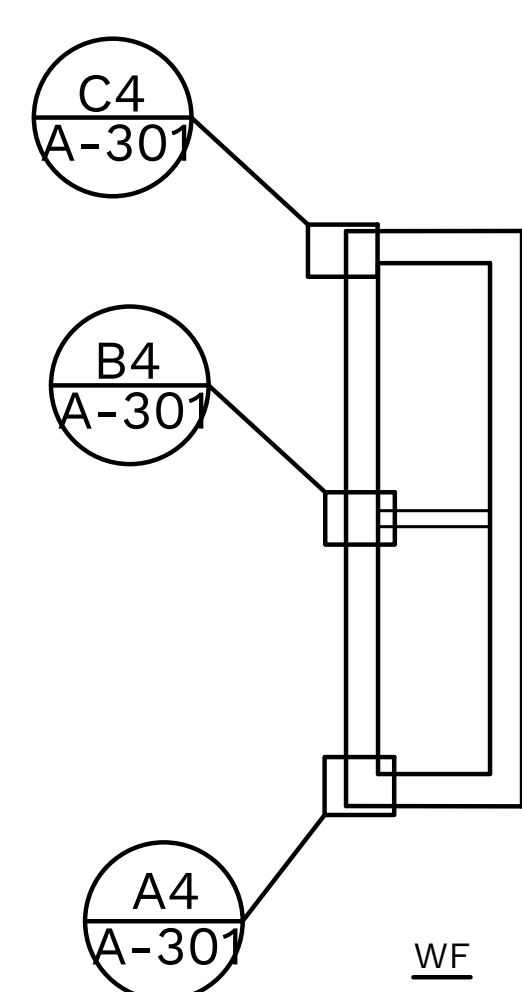
C2 DOOR FRAMES
A300 SCALE: 1/2"=1'-0"

C



1ST FLOOR EXTERIOR

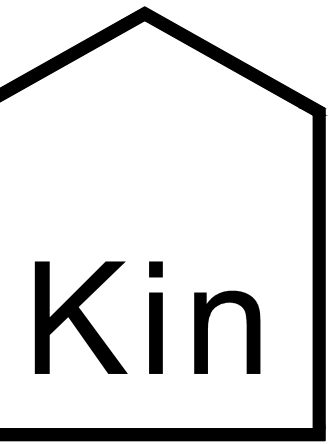
B



2ND FLOOR INTERIOR

A

A5 WINDOW TYPES
A300 SCALE: 1/2"=1'-0"



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APARTMENTS RENOVATIONS

513 N. FRANKLIN STREET
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JOB NUMBER:
DRAWN BY: AMH
REVIEWED BY: DVJ
RECORD DATE: 3/31/22
REVISION DATES:

ARCHITECTURAL
PROPOSED TYPES
AND FRAMES

SHEET NUMBER

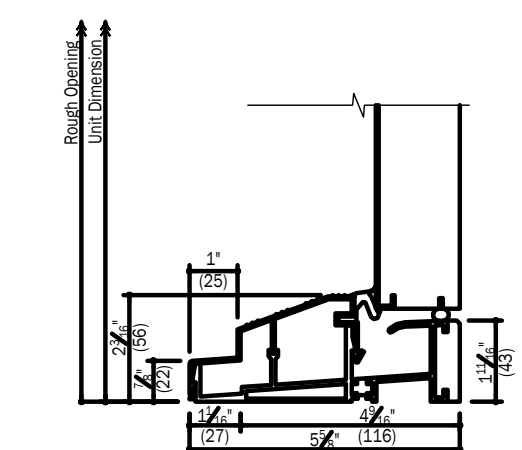
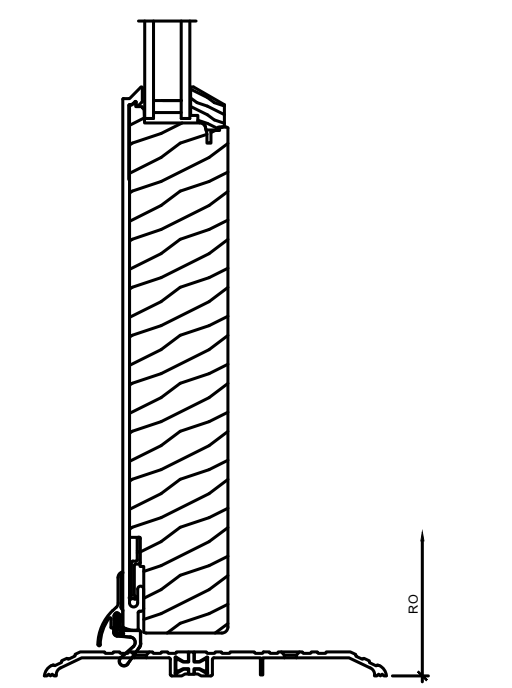
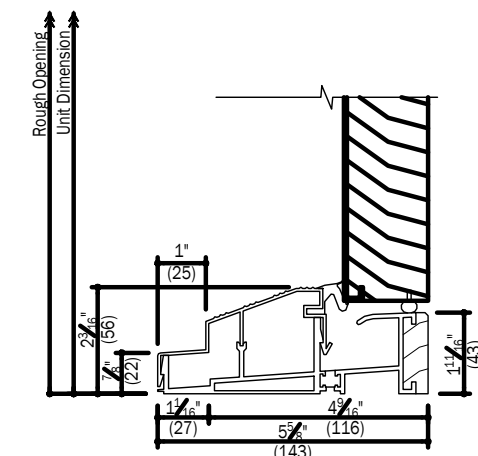
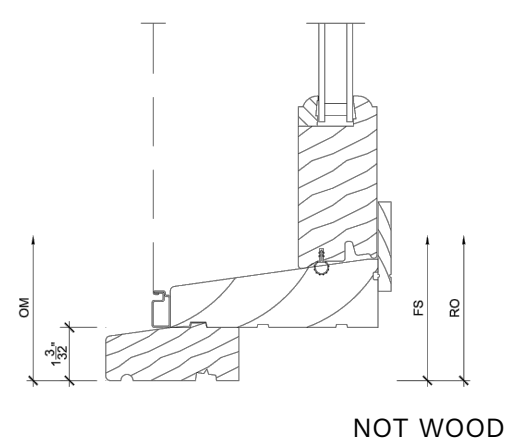
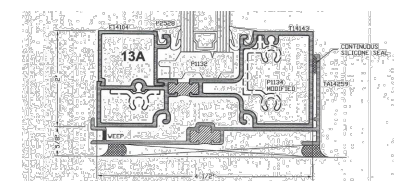
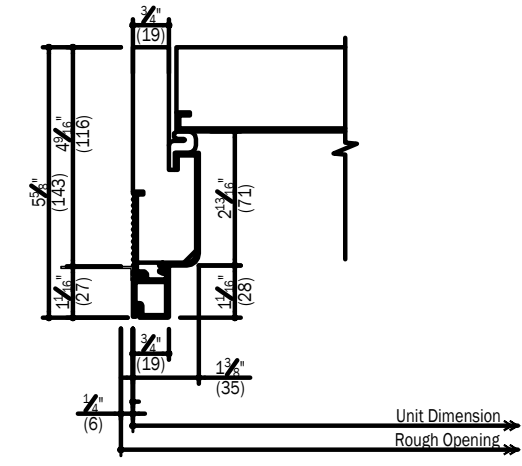
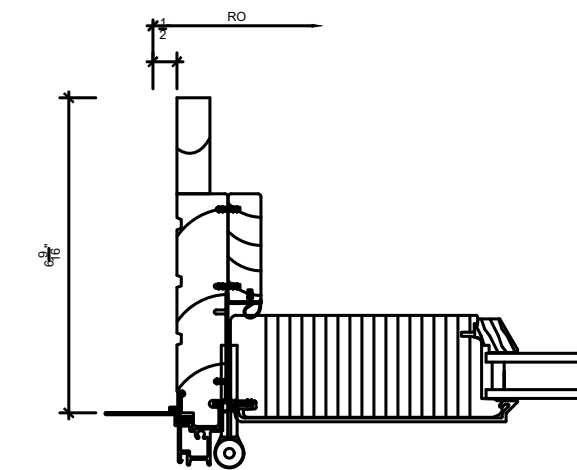
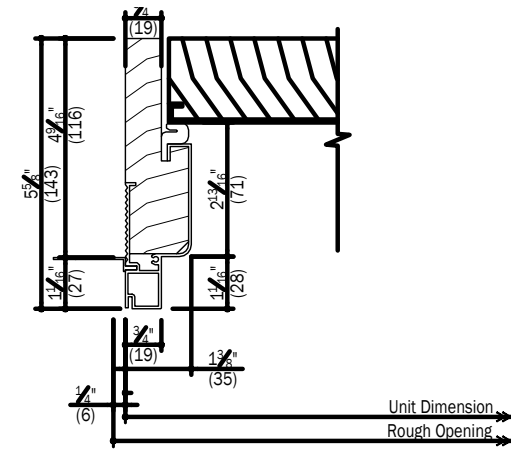
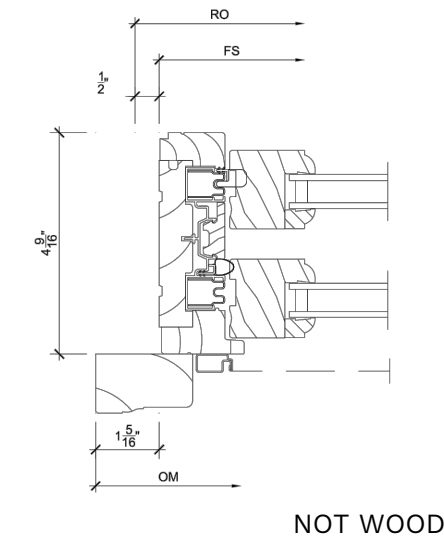
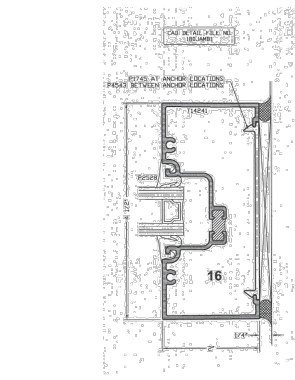
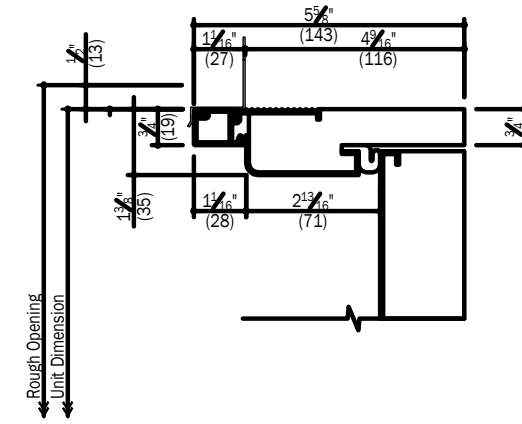
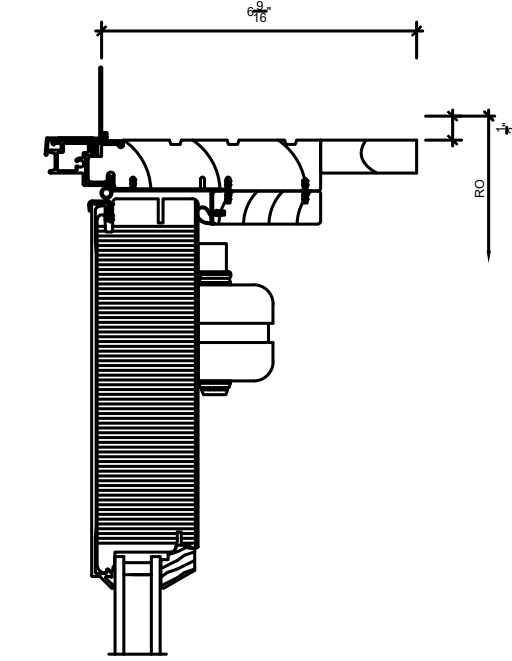
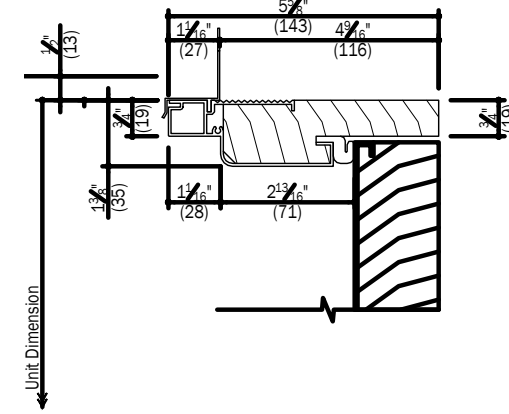
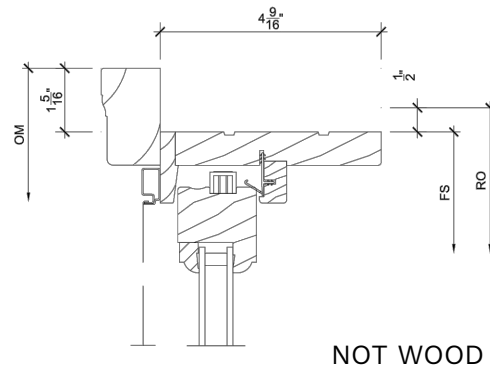
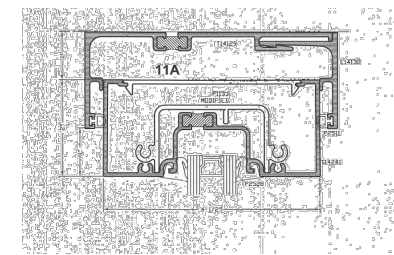
A-300

D

C

B

A



C5 SILL DETAIL-WA & B
A-301 SCALE: 3"=1'-0"

C4 HEAD DETAIL-WF& G
A-301 SCALE: 3"=1'-0"

C3 HEAD DETAIL-D1
A-301 SCALE: 3"=1'-0"

D2 HEAD DETAIL-D2
A-301 SCALE: 3"=1'-0"

C1 HEAD DETAIL-D3
A-301 SCALE: 3"=1'-0"

B5 JAMB DETAIL-WA & B
A-301 SCALE: 3"=1'-0"

B4 JAMB DETAIL-WF& G
A-301 SCALE: 3"=1'-0"

B3 JAMB DETAIL-D1
A-301 SCALE: 3"=1'-0"

B2 JAMB DETAIL-D2
A-301 SCALE: 3"=1'-0"

B1 JAMB DETAIL-D3
A-301 SCALE: 3"=1'-0"

A5 SILL DETAIL-WA & B
A-301 SCALE: 3"=1'-0"

A4 SILL DETAIL-WF& G
A-301 SCALE: 3"=1'-0"

A3 SILL DETAIL-D1
A-301 SCALE: 3"=1'-0"

A2 SILL DETAIL-D2
A-301 SCALE: 3"=1'-0"

A1 SILL DETAIL-D3
A-301 SCALE: 3"=1'-0"



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APARTMENTS RENOVATIONS

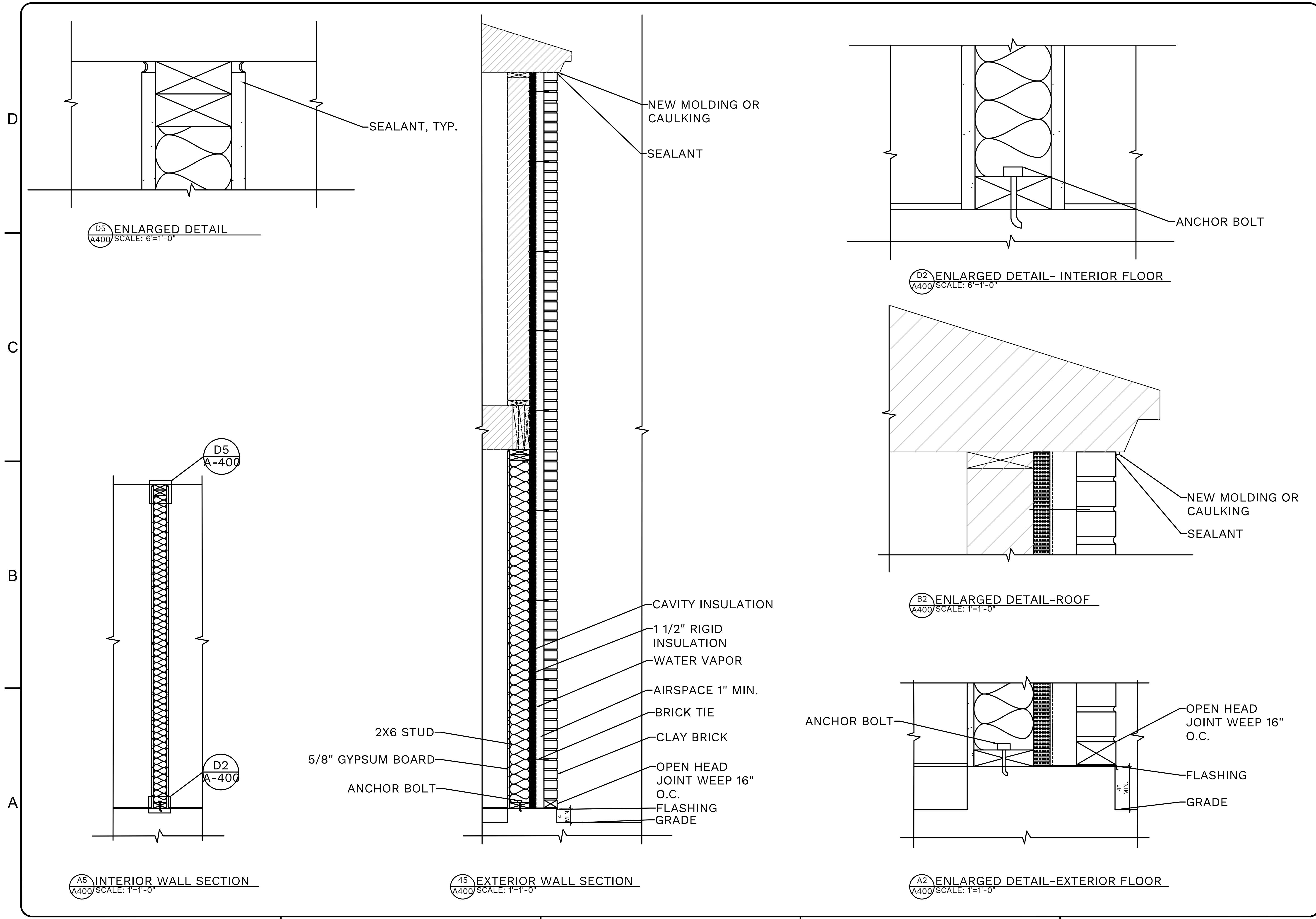
513 N. FRANKLIN STREET
WATKINS GLEN, NEW YORK, 14891

JOB NUMBER:
DRAWN BY: AMH
REVIEWED BY: DVJ
RECORD DATE: 3/31/22
REVISION DATES:

ARCHITECTURAL
PROPOSED
WINDOW AND
DOOR
DETAILS

SHEET NUMBER

A-301





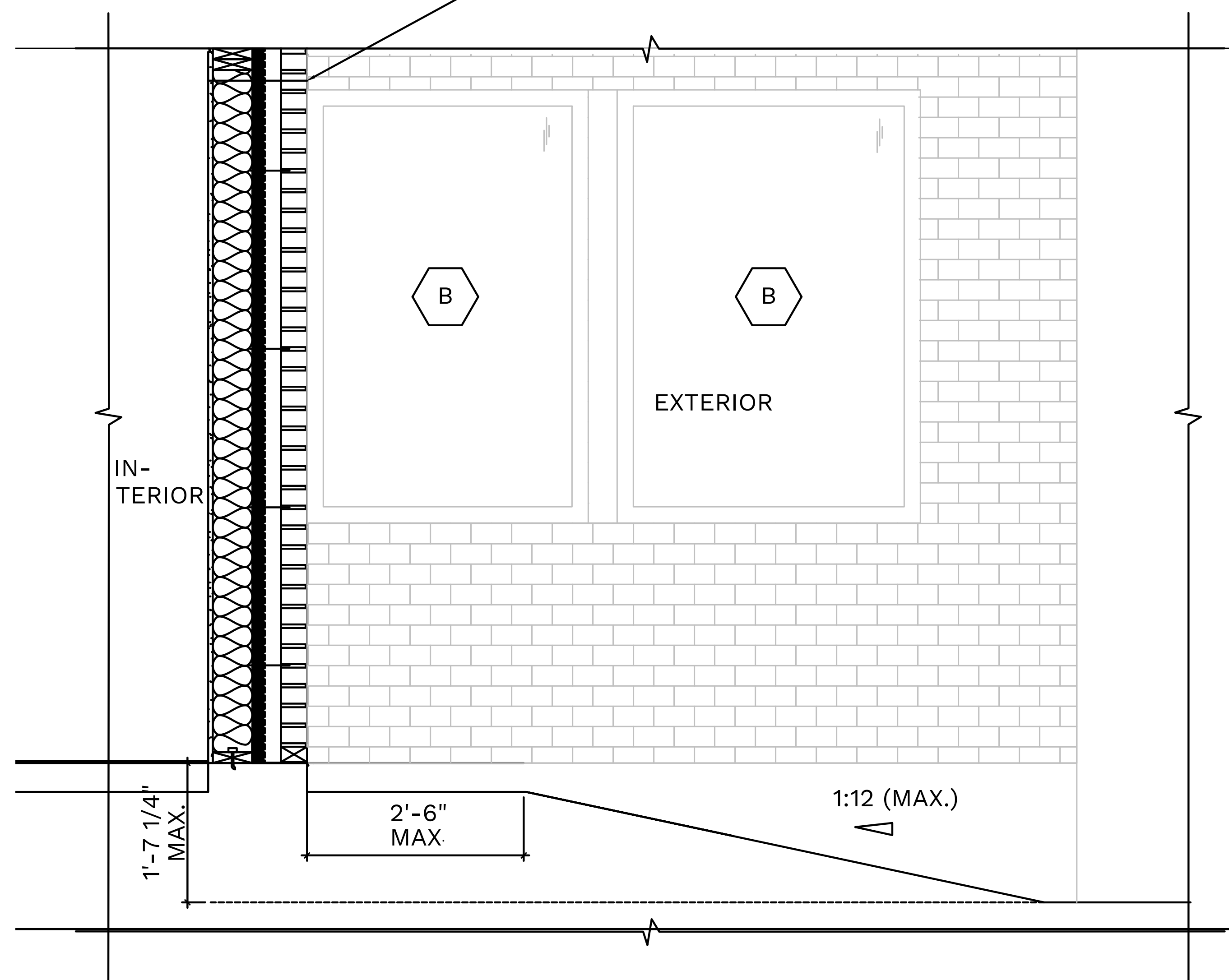
D

C

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A

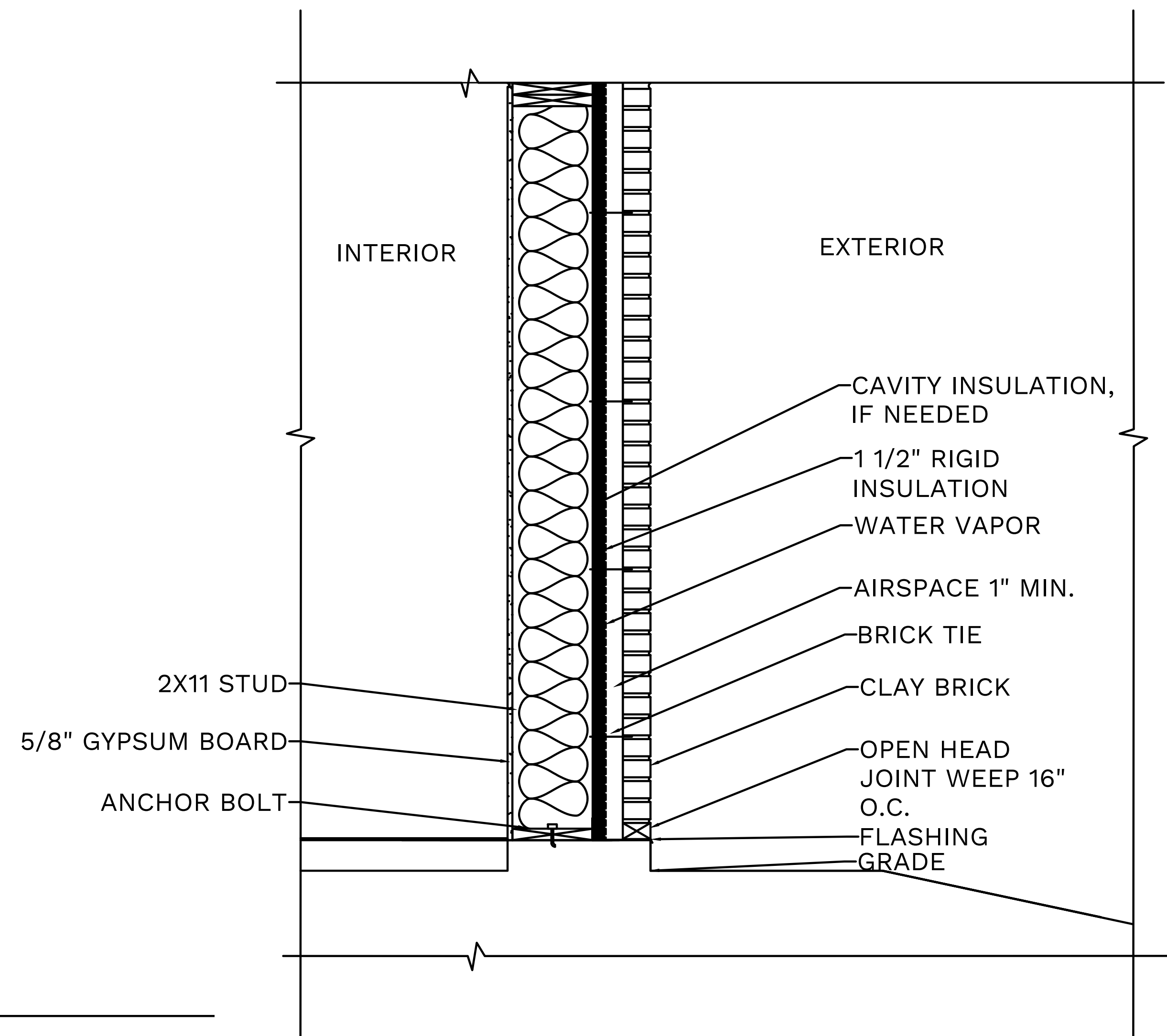
REFER TO A4/A-400 FOR WALL ASSEMBLY



A5 EXTERIOR WALL SECTION AT FRONT ENTRANCE WITH RAMP
A401 SCALE: 1"=1'-0"

INTERIOR

EXTERIOR



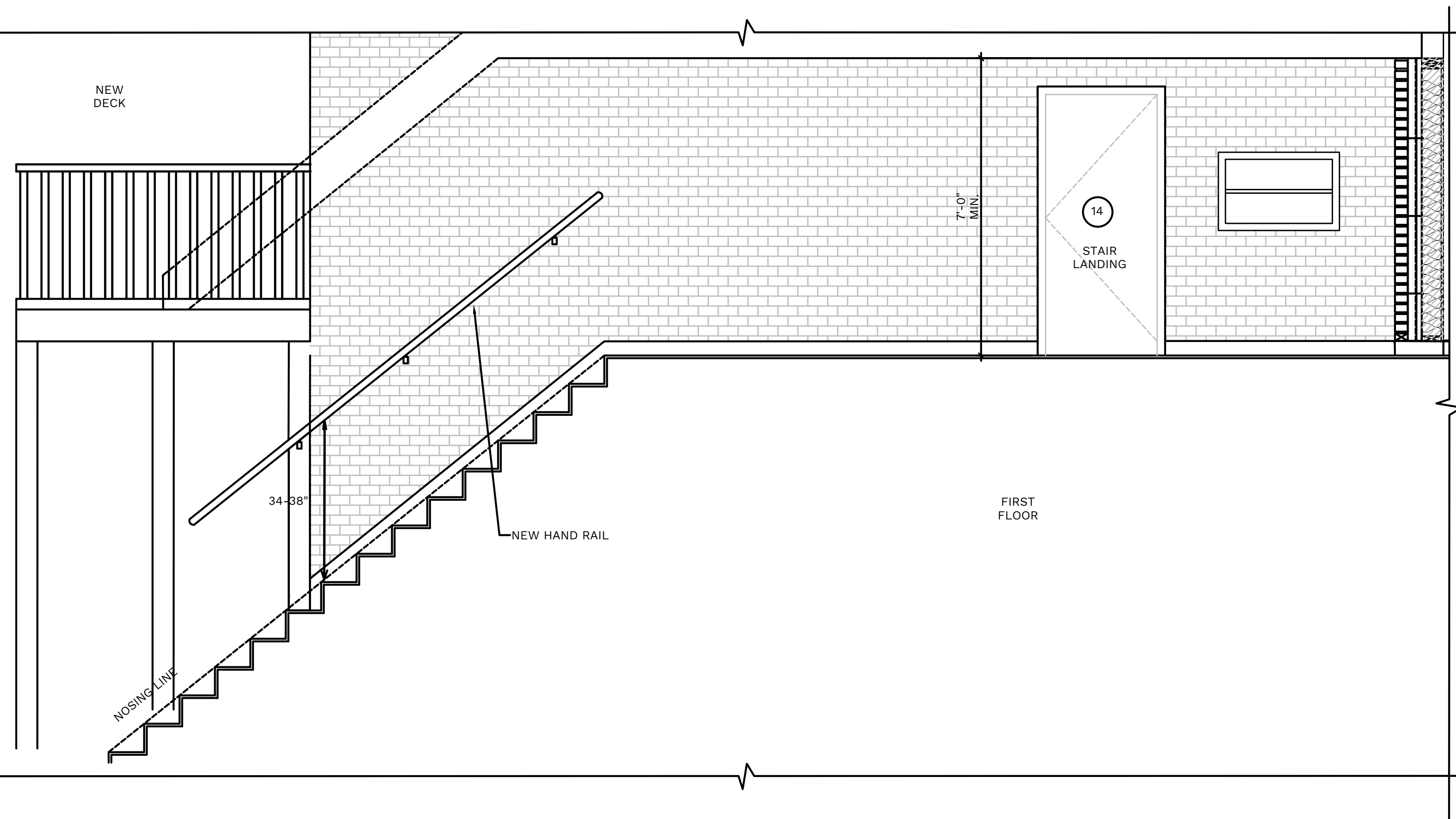
A2 EXTERIOR WALL SECTION AT FRONT ENTRANCE
A401 SCALE: 1"=1'-0"

D

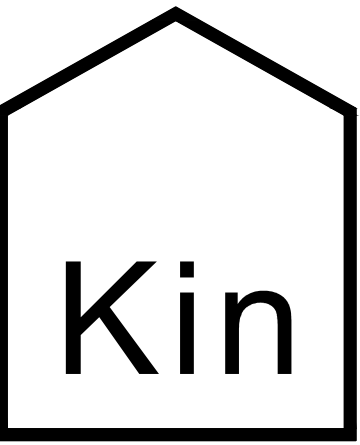
C

B

A



A5 EXTERIOR WALL SECTION AT REAR AT THE STAIRS
 A402 SCALE: 1/2"=1'-0"



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APARTMENTS RENOVATIONS

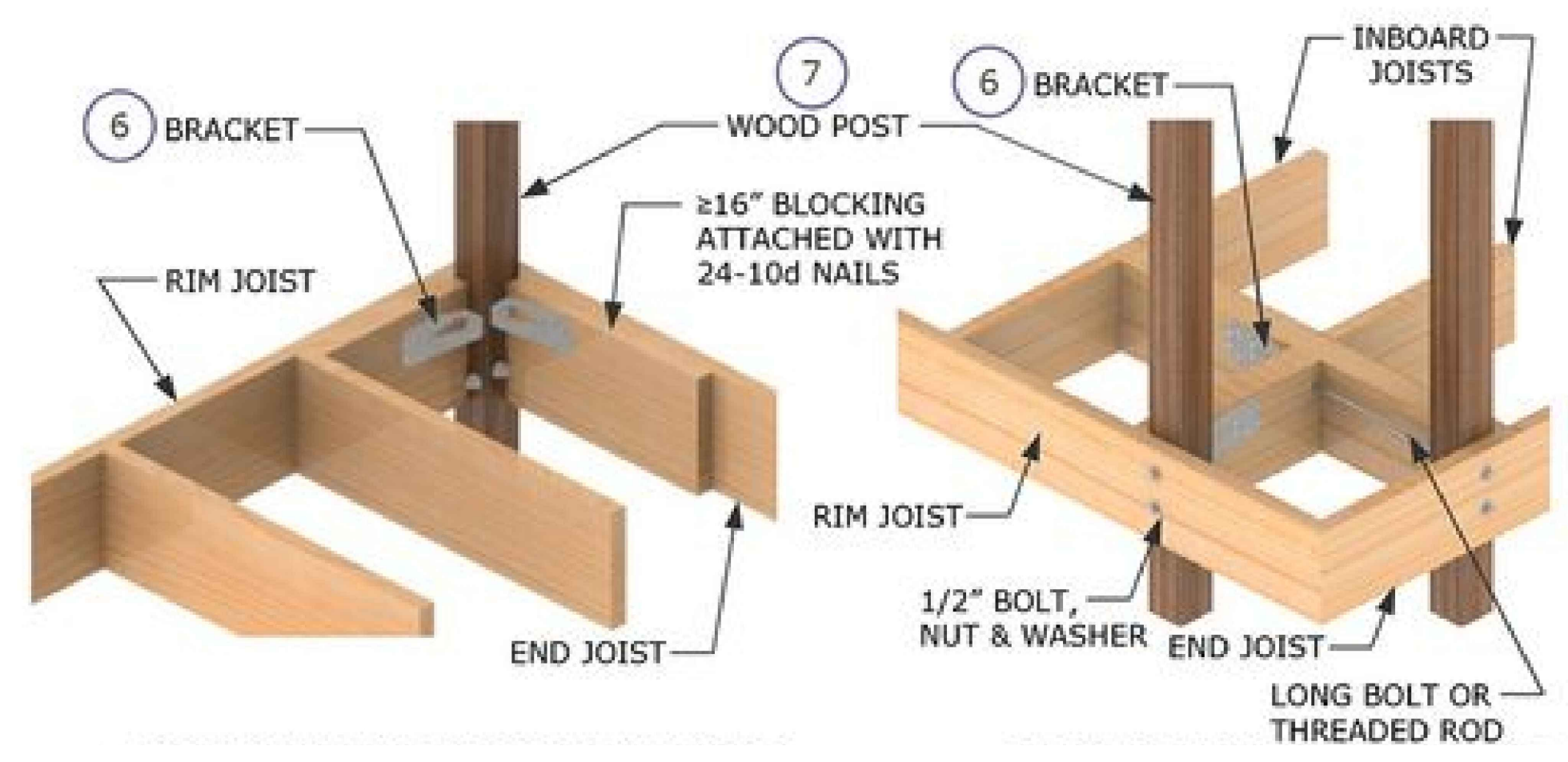
513 N. FRANKLIN STREET
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JOB NUMBER:
 DRAWN BY: AMH
 REVIEWED BY: DVJ
 RECORD DATE: 3/31/22
 REVISION DATES:

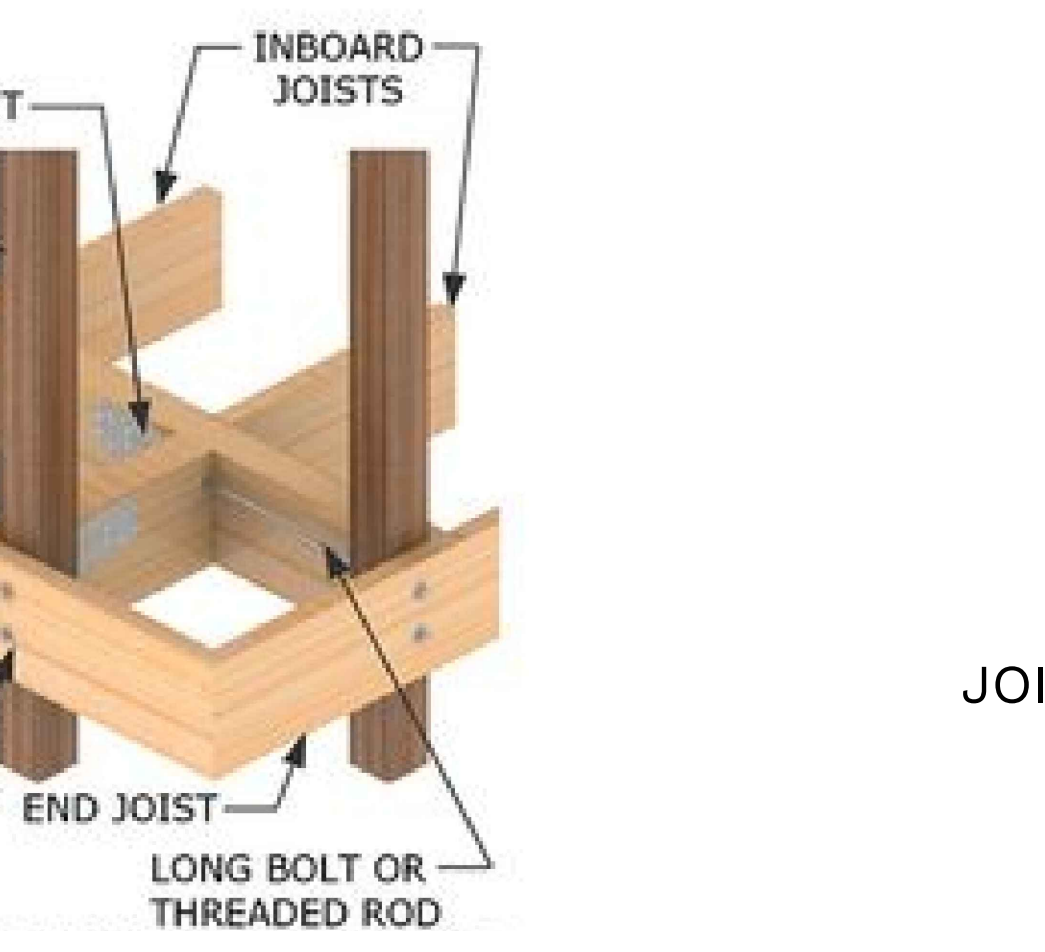
ARCHITECTURAL
 PROPOSED WALL
 SECTION

SHEET NUMBER

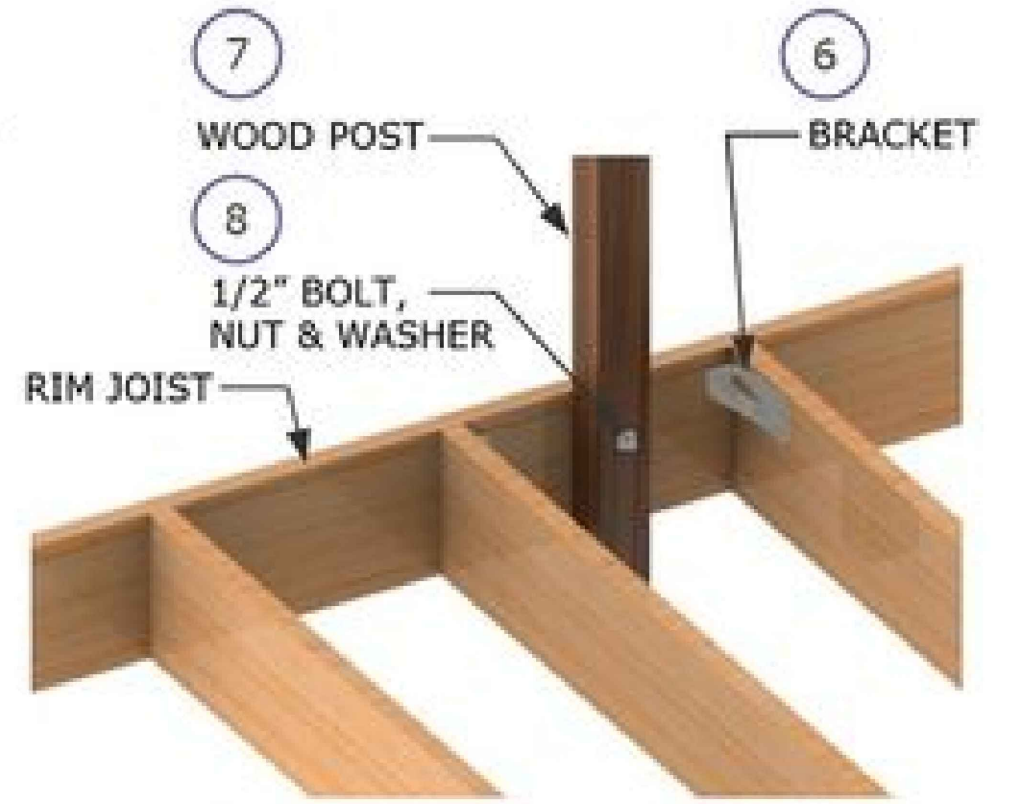
A-402



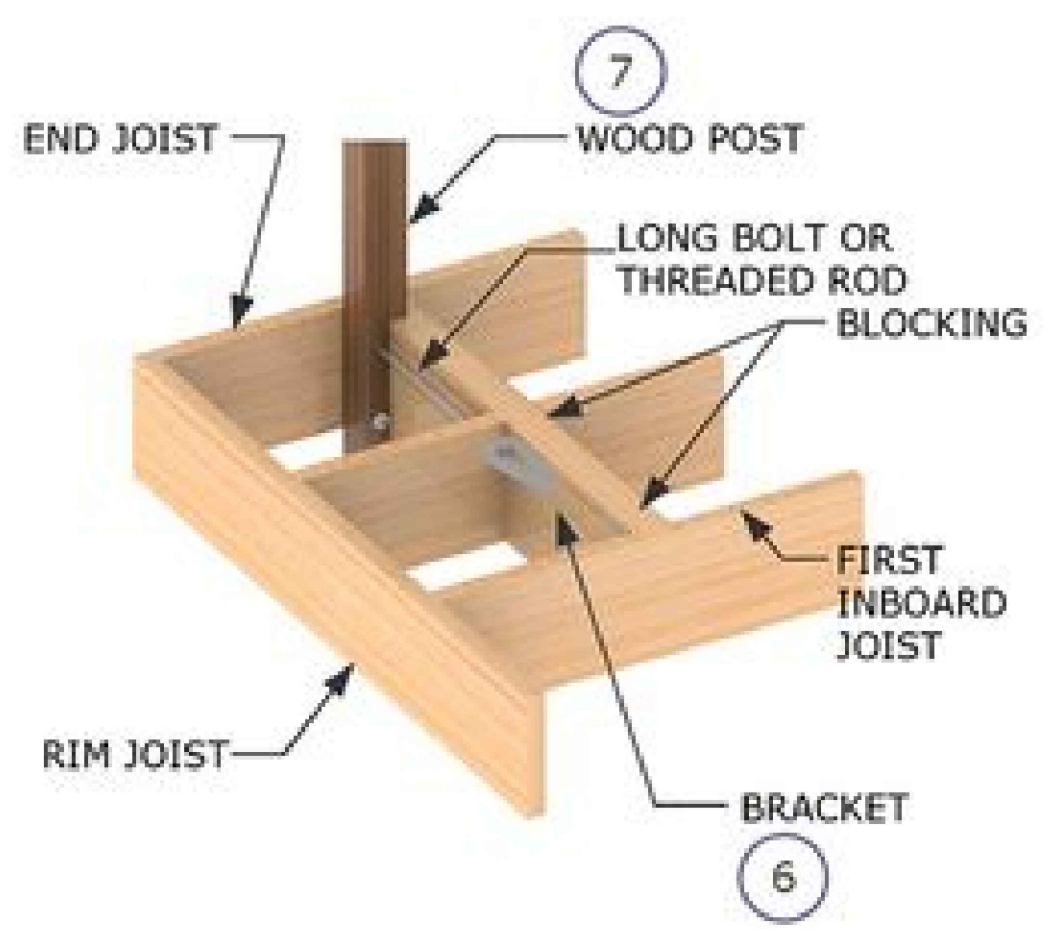
D5 DETAIL-POST AT 90 DEGREES OUTSIDE CORNER
A403 SCALE: 1/2"=1'-0"



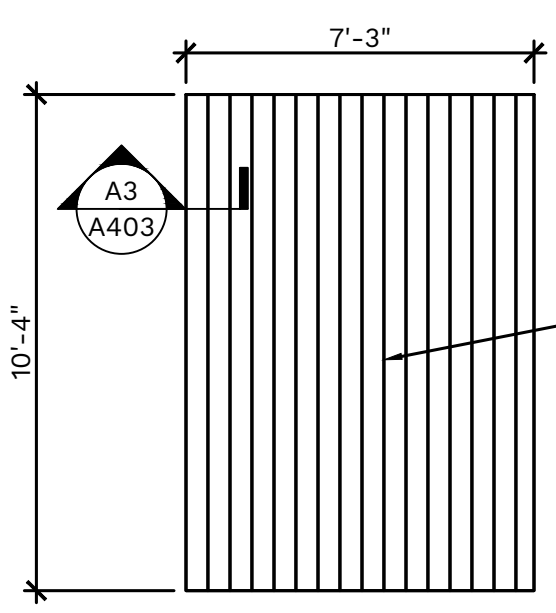
D4 DETAIL-POST AT INSIDE CORNER
A403 SCALE: 3"=1'-0"



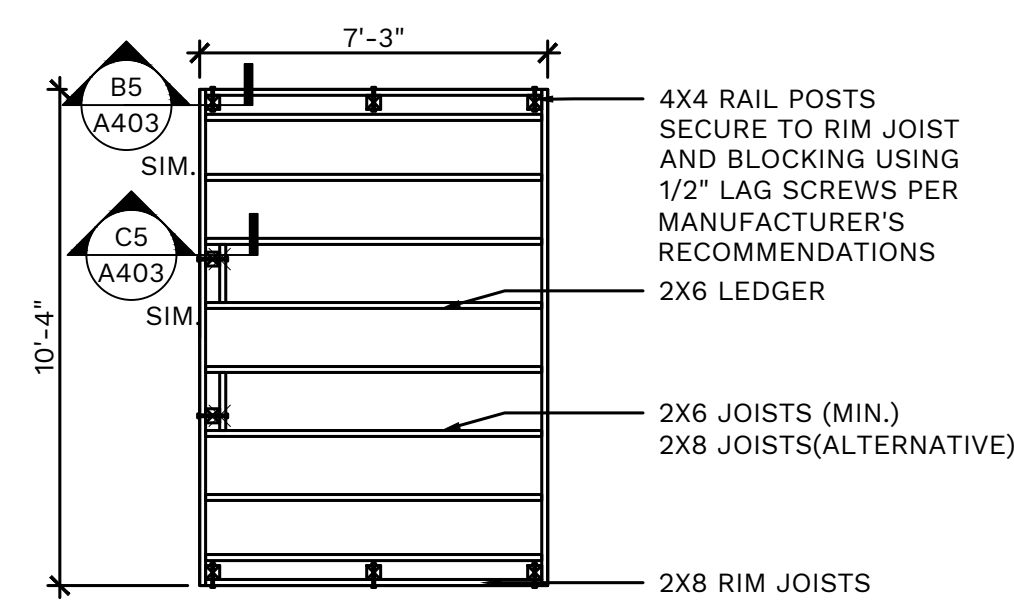
C5 DETAIL-POST NOT ALIGNED TO JOIST
A403 SCALE: 1/2"=1'-0"



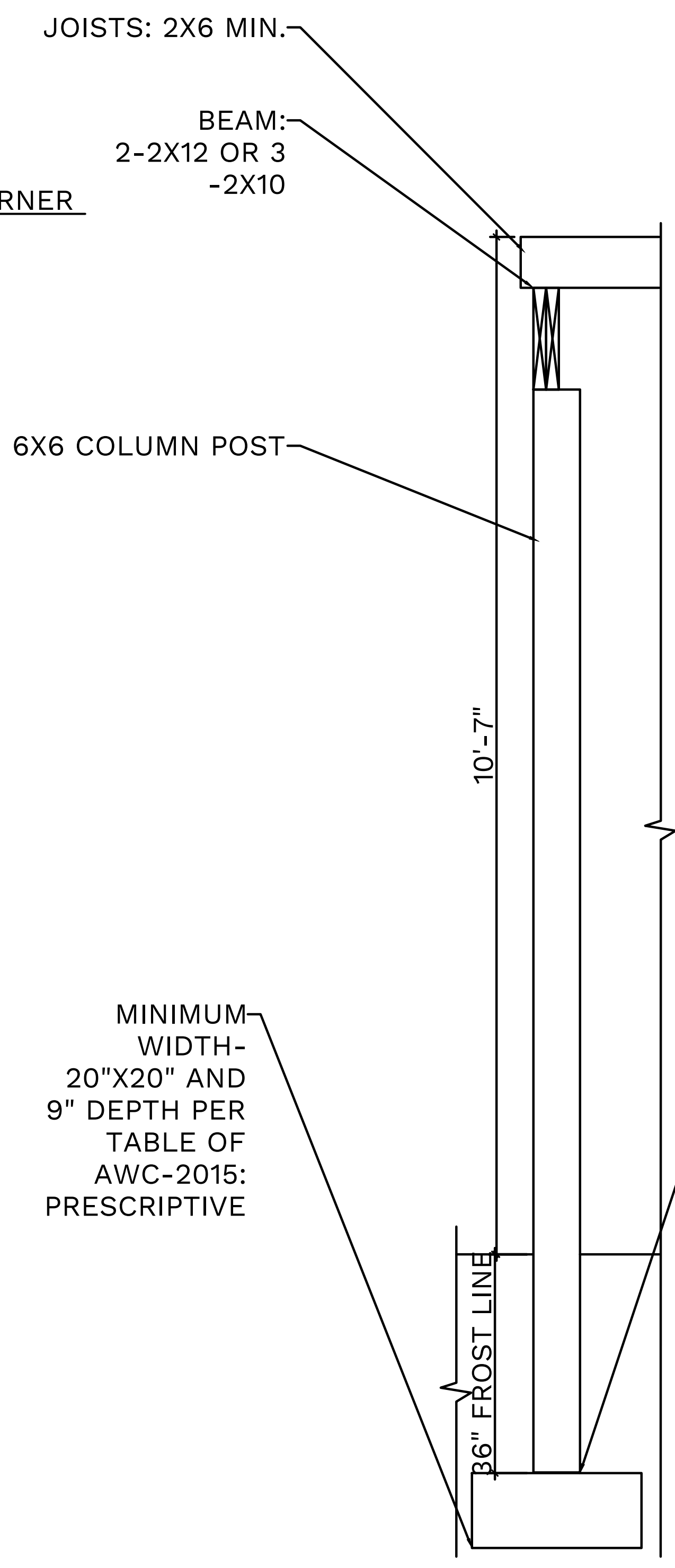
B5 DETAIL-POST AT END
A403 SCALE: 1/2"=1'-0"



A5 NEW DECK PLANS
A403 SCALE: 1/4"=1'-0"



A3 NEW DECK SECTION
A403 SCALE: 1"=1'-0"



MINIMUM WIDTH- 20"X20" AND 9" DEPTH PER TABLE OF AWC-2015: PRESCRIPTIVE

2X8 LEDGER

C2 NEW DECK SECTION
A403 SCALE: 3"=1'-0"

LOADS:
SNOW LOAD: 50 PSF
DEAD LOAD: 10 PSF
TRIBUTARY AREA: 19 SQFT.
TOTAL LOAD: 1/140 LBS
COLUMN LENGTH: LESS THAN 11 FEET.

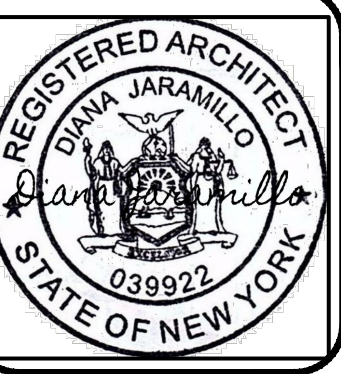
GENERAL NOTES:
A. USE CONNECTORS PER MANUFACTURER.
B. USE SOUTHERN PINE, DOUGLAS FIR-LARCH. HEM-FIR OR BETTER.

D

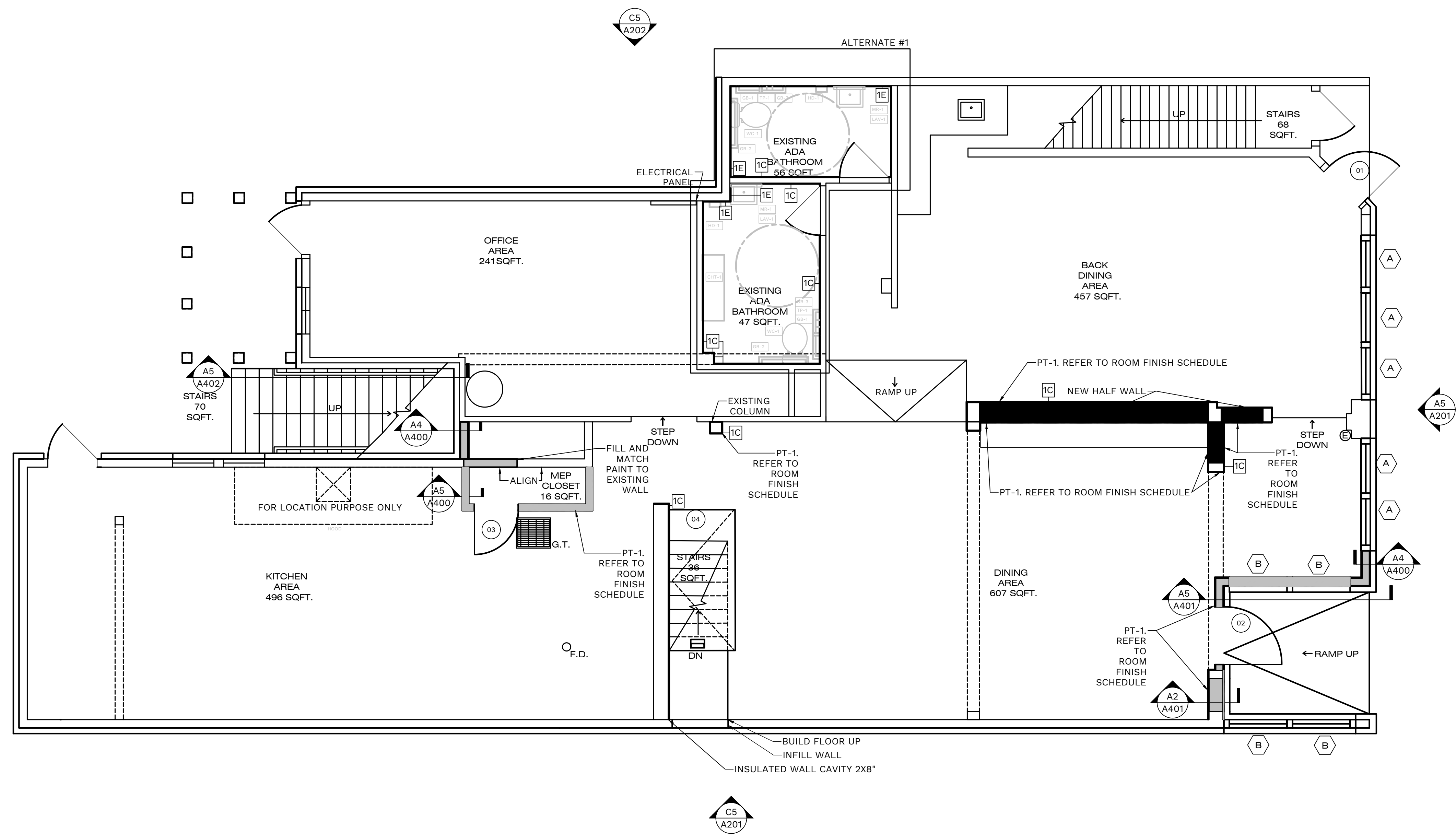
C

B

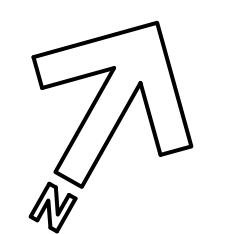
A



KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	NEW WALL
	NEW DOOR
	NEW WINDOW



A5 PROPOSED FIRST FLOOR ROOM FINISH PLAN
A-600 SCALE: 1/4"=1'-0"



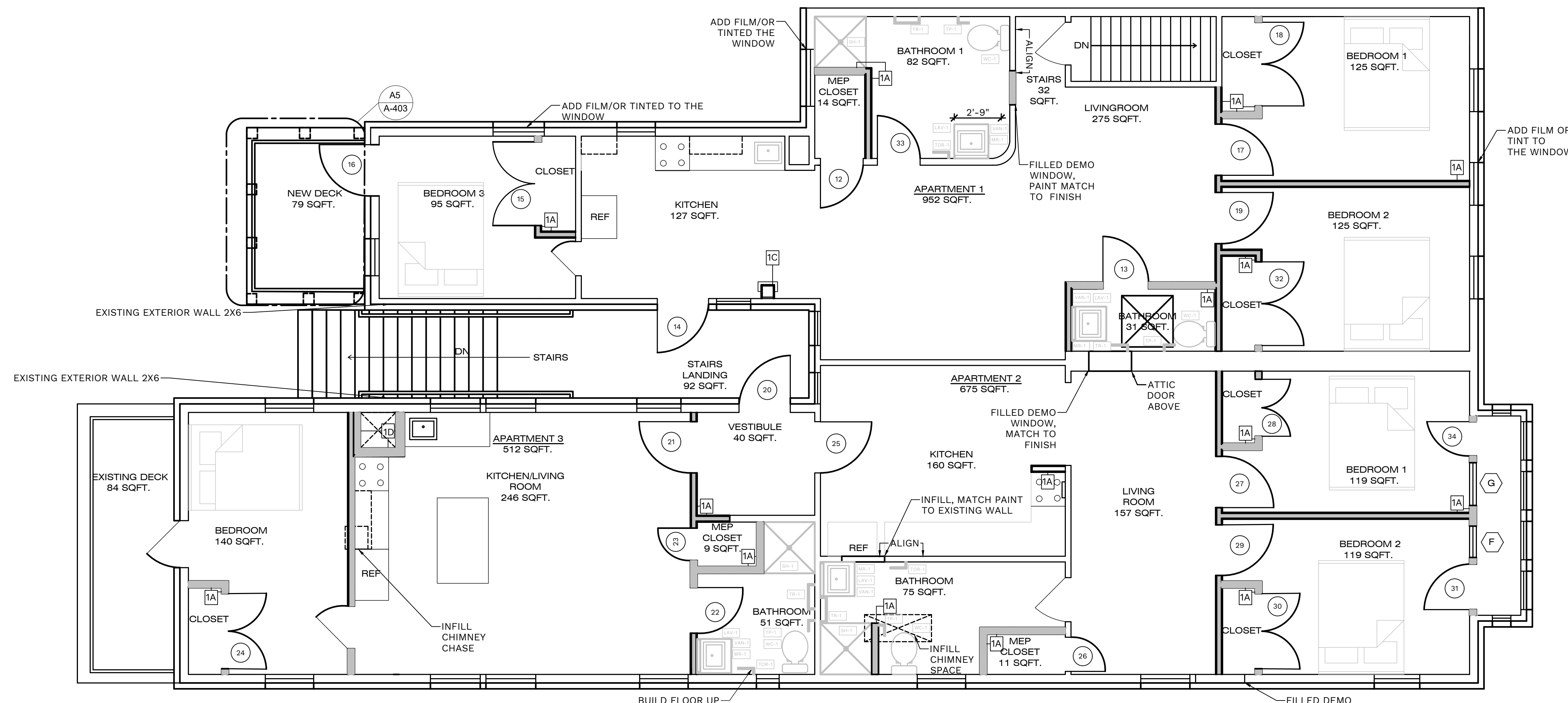
D

C

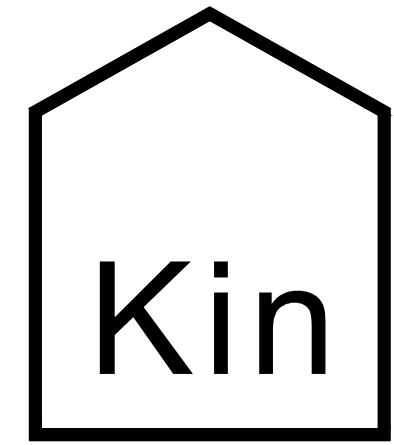
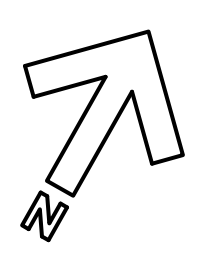
B

A

KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	NEW WALL
	NEW DOOR
	NEW WINDOW



A5 PROPOSED SECOND FLOOR ROOM FINISH PLAN
 A-601 SCALE: 1/4"=1'-0"



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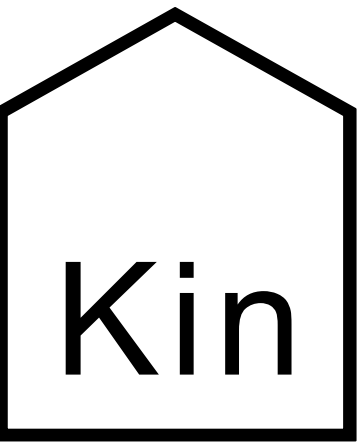
APARTMENTS RENOVATIONS
 513 N. FRANKLIN STREET
 WATKINS GLEN, NEW YORK, 14891

JOB NUMBER:
 DRAWN BY: AMH
 REVIEWED BY: DVJ
 RECORD DATE: 3/31/22
 REVISION DATES:

ARCHITECTURAL
**PROPOSED
 SECOND
 FLOOR ROOM
 FINISH PLAN**

SHEET NUMBER

A-601



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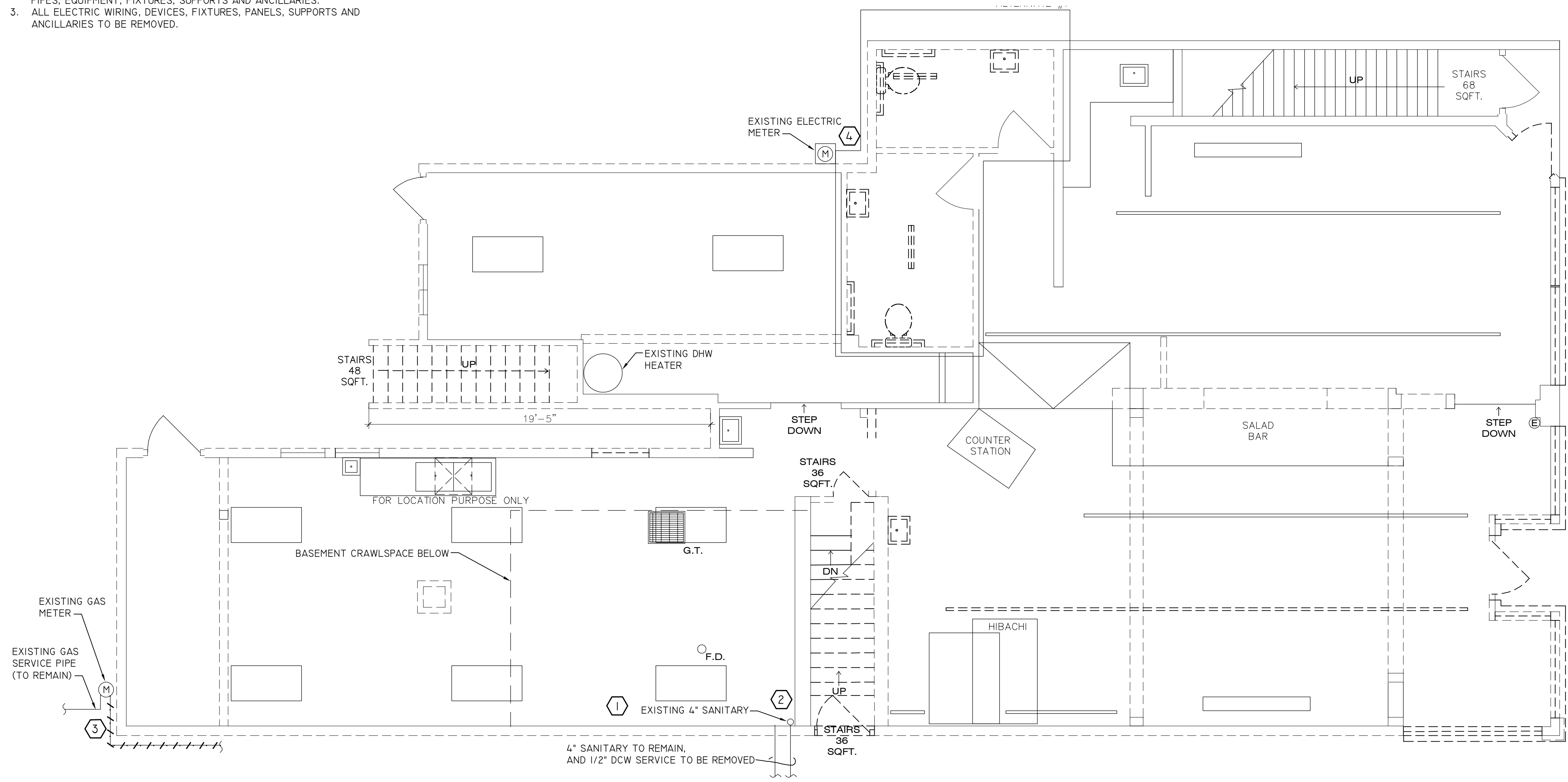
JOB NUMBER:
DRAWN BY: PMC
REVIEWED BY: RHB
RECORD DATE: 3/31/22
REVISION DATES:

EXISTING FIRST FLOOR
MECHANICAL,
ELECTRICAL AND
PLUMBING AND
DEMOLITION PLAN

SHEET NUMBER
MEP-001

MEP DEMOLITION NOTES:

1. ALL HVAC SYSTEMS TO BE REMOVED INCLUDING EXTERIOR CONDENSING UNITS AND ROOFTOP FAN, SUPPORTS, PIPES, DUCT, CONTROLS AND ANCILLARIES. REFRIGERANT IS TO BE CAPTURED AND RECYCLED AS PER CODE AND ENVIRONMENTAL REQUIREMENTS.
2. ALL PLUMBING, GAS PIPING AND EQUIPMENT TO BE REMOVED INCLUDING PIPES, EQUIPMENT, FIXTURES, SUPPORTS AND ANCILLARIES.
3. ALL ELECTRIC WIRING, DEVICES, FIXTURES, PANELS, SUPPORTS AND ANCILLARIES TO BE REMOVED.



REFERENCE NOTES:

- 1 EXISTING 1/2" DCW SERVICE TO BE REMOVED.
- 2 REMOVE ALL SANITARY PIPE BACK TO SERVICE ENTRANCE IN BASEMENT. EXISTING SANITARY SERVICE SHALL BE REUSED.
- 3 REMOVE GAS PIPING BACK TO METER; MAKE SAFE FOR CONSTRUCTION.
- 4 PROVIDE NEW ELECTRIC SERVICE. COORDINATE WITH UTILITY. MAINTAIN POWER DURING CONSTRUCTION, EXCEPT AS NEEDED FOR SWITCHOVER.

1 EXISTING FIRST FLOOR MECHANICAL, ELECTRICAL AND PLUMBING AND DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

100% CONSTRUCTION DOCUMENTS

D

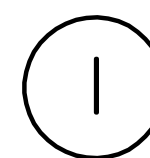
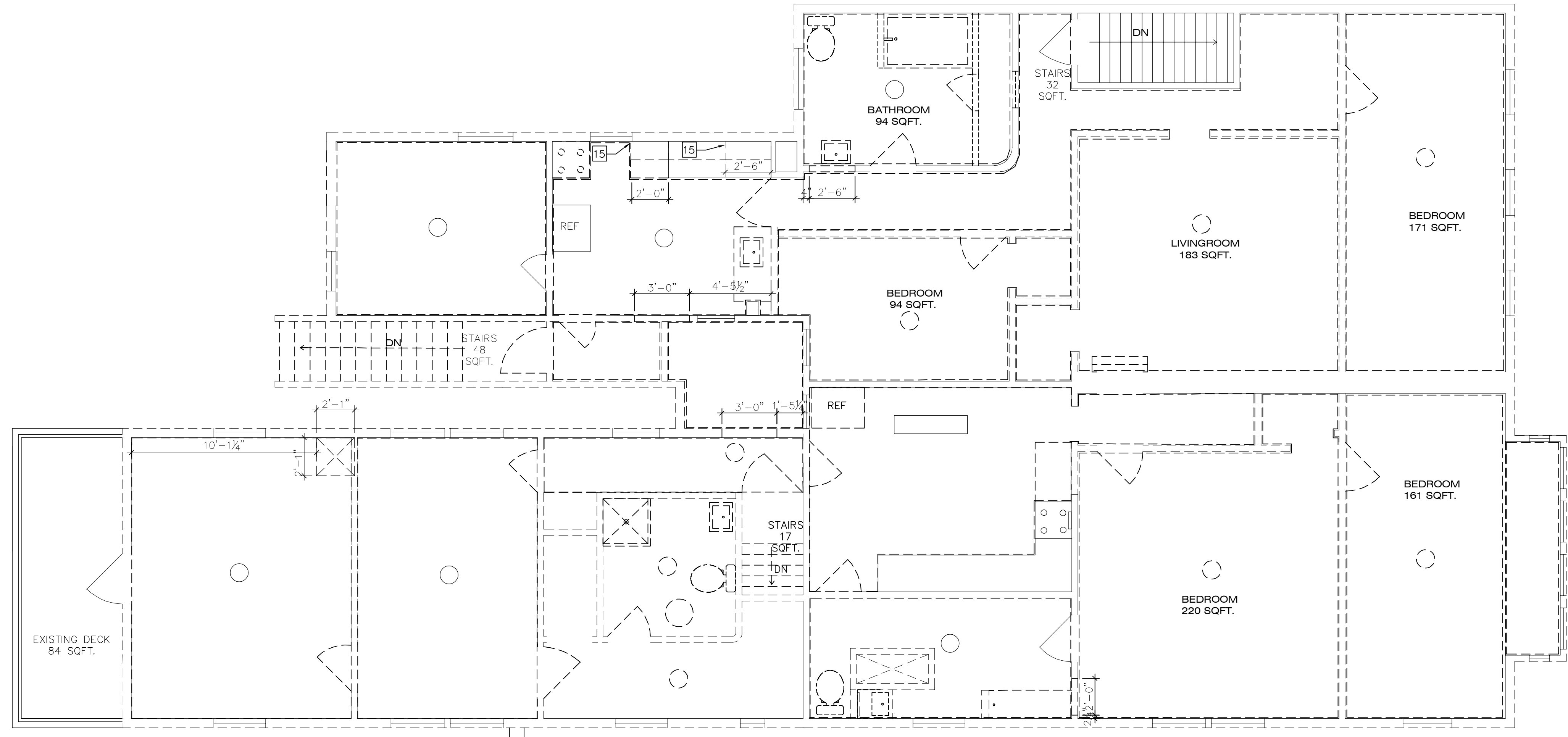
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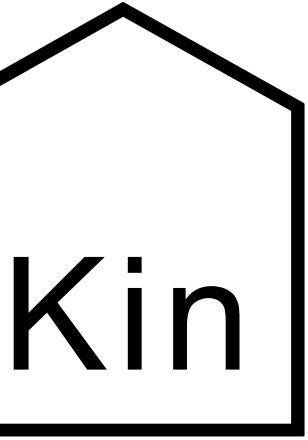
MEP DEMOLITION NOTES:

1. ALL HVAC SYSTEMS TO BE REMOVED INCLUDING EXTERIOR CONDENSING UNITS AND ROOFTOP FAN, SUPPORTS, PIPES, DUCT, CONTROLS AND ANCILLARIES. REFRIGERANT IS TO BE CAPTURED AND RECYCLED AS PER CODE AND ENVIRONMENTAL REQUIREMENTS.
2. ALL PLUMBING, GAS PIPING AND EQUIPMENT TO BE REMOVED INCLUDING PIPES, EQUIPMENT, FIXTURES, SUPPORTS AND ANCILLARIES.
3. ALL ELECTRIC WIRING, DEVICES, FIXTURES, PANELS, SUPPORTS AND ANCILLARIES TO BE REMOVED.



EXISTING SECOND FLOOR MECHANICAL, ELECTRICAL AND PLUMBING AND DEMOLITION PLAN

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



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 APARTMENTS RENOVATIONS
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JOB NUMBER:
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 REVIEWED BY: RFB
 RECORD DATE: 3/31/22
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EXISTING SECOND FLOOR
 MECHANICAL,
 ELECTRICAL AND
 PLUMBING AND
 DEMOLITION PLAN

SHEET NUMBER

MEP-002

100% CONSTRUCTION DOCUMENTS

GENERAL MECHANICAL NOTES:

- MECHANICAL CONTRACTOR SHALL VERIFY ALL FIELD ELEMENTS AND CONDITIONS.
- THOROUGHLY COORDINATE WORK WITH ALL ASSOCIATED WORK EXECUTED BY OTHER TRADES.
- PROVIDE PROTECTION RELATIVE TO ALL MECHANICAL WORK. ANY DAMAGE CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED BY THIS CONTRACTOR.
- FLEX DUCT SHALL BE LIMITED TO 5' AND BE SUPPORTED FROM ABOVE.
- CONTRACTOR SHALL TAKE TIME TO REVIEW EXISTING SYSTEMS AND VERIFY ALL FIELD CONDITIONS.
- SEE REFLECTED CEILING PLAN FOR EXACT DIFFUSER LOCATION.
- ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL HAVE FIRE STOPPING SO AS TO MAINTAIN FIRE RATING. SEE ARCHITECTURAL DRAWINGS FOR WALL RATINGS.
- CHANGES IN DUCT PIPE ELEVATIONS OR REQUIRED FITTINGS ARE NOT INDICATED ON PLANS. DUCT AND FITTINGS SHALL BE AS PER SMACNA STANDARDS.
- THIS BUILDING IS LOCATED IN A SEISMIC B AREA.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL BUILDING CODES, NEC, NFPA AND SMACNA STANDARDS.
- PROVIDE VOLUME DAMPERS AT BRANCH TAKE-OFF FOR ALL DIFFUSERS, NOT AT DIFFUSER.
- CONTRACTOR MAY USE ROUND OR RECTANGULAR DUCT IN ABOVE-CEILING SPACES, AT THEIR DISCRETION AND AS NEEDED FOR INSTALLATION. THE DESIGN VELOCITY OF SPECIFIED DUCT SIZE SHALL BE MAINTAINED.

LEGEND:

- NEW
- - - - EXISTING
- EXISTING TO BE REMOVED
- ⊗ SUPPLY DIFFUSER
- ⊖ VOLUME DAMPER
- ⊘ RETURN GRILLE
- ⊙ TAG (IF NO TAG, THEN EXISTING DIFFUSER/GRILLE) CFM
- ⊕ THERMOSTAT
- ⊕ CONNECT TO EXISTING
- ⊔ CAP

ELECTRIC HEATER SCHEDULE				
UNIT #	TYPE	MFR/MODEL	KW	ELECTRIC V/PH/MOP
EUH-1	UNIT HEATER	REZNOR / EGEB-3	3	240/1/15
EUH-3	UNIT HEATER	REZNOR / EGEB-3	3	240/1/15
EUH-3	UNIT HEATER	REZNOR / EGEB-3	3	240/1/15
EH-4	PERIMETER RADIATORS	REZNOR / EBHB-9	0.8	240/1/15

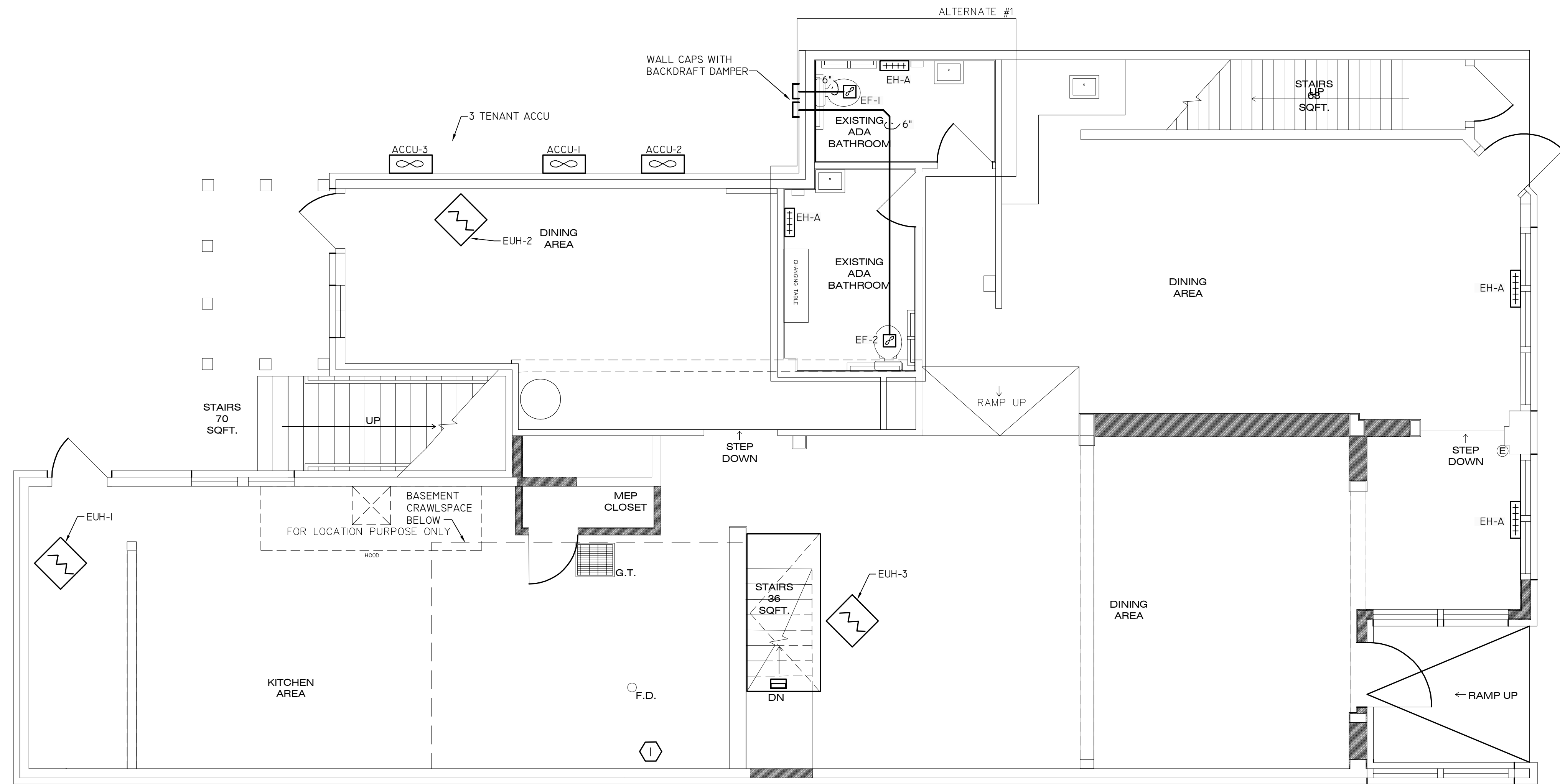
- NOTES:
- PROVIDE UNIT WITH MANUFACTURER MOUNTING BRACKET (WALL OR CEILING)
 - PROVIDE WALL MOUNTED THERMOSTAT, AND ALL WIRING, TRANSFORMERS AND RELAYS REQUIRED TO OPERATE HEATER TO MAINTAIN SPACE SETPOINT
 - PROVIDE INTERLOCK THAT ENSURES ELECTRIC HEATERS ARE NOT ENERGIZED OF DX UNIT IS IN COOLING MODE.
 - INTERGRAL THERMAL CUT OUT, DISCONNECT SWITCH, FAN DELAY AND NON-GLOWING ELEMENT.
 - SEE PLANS FOR LOCATION AND QUANTITY OF EACH.

EXHAUST FAN SCHEDULE						
TAG	TYPE	CFM	TOTAL S.P.	ELECTRICAL		
				H.P.	VOLTS	PH.
EF-A	CEILING MOUNTED WITH INTEGRAL LIGHT AND HUMIDITY SENSOR	50	0.25	1/4	120	1
EF-K	CEILING MOUNTED	50	0.25	1/4	120	1

- NOTES:
- FAN TO HAVE INTEGRAL DISCONNECT.
 - FAN SHALL HAVE UNIT MOUNTED SPEED ADJUSTMENT.
 - DISCHARGE SHALL BE WALL OR ROOF CAP WITH BIRD SCREEN AND BACKDRAFT DAMPER.
 - 6" DUCTED UNIT INSULATE DUCT FRO 15' FROM EXTERIOR PENETRATION

MULTIZONE SPLIT SYSTEM HEAT PUMP SCHEDULE																	
INDOOR										OUTDOOR							
TAG	AREA SERVED	mitsubishi INDOOR UNIT MODEL	TYPE	CFM	COOLING CAPACITY		ELECTRICAL			TAG	MITSUBISHI MODEL	TONS	SEER	FAN W	VOLTS	PH	FUSE/BEAKER SIZE
					NOMINAL BTUH TOTAL	REFRIG.	FAN QTY.	MCA	DIMENSION WxDxH IN.								
FCU-1-I THRU - 5	APARTMENT 1	MSZ-EF09, TYP OF 5	WALL MOUNTED	250-400	9,000	4.0A	1	1	34 x 34 x 12	ACCU-1	MSXZ-5C42NA2	3 1/2	19	120	240	1	30
FCU-2-I THRU - 4	APARTMENT 2	MSZ-EF-09, TYP OF 4	WALL MOUNTED	250-400	9,000	4.0A	1	1		ACCU-2	MXZ-4C36NA2	3	19	120	240	1	20
FCU-3-I THRU - 2	APARTMENT 3	MSZFH12, TYP OF 2	WALL MOUNTED	350-500	12,000	4.0A	1	1		ACCU-3	MXZ-2C20NA2	2	19	120	240	1	20

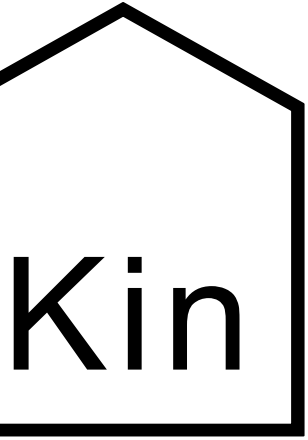
- NOTES:
- INDOOR UNIT RECEIVES POWER FROM OUTDOOR UNIT.
 - RATING CONDITIONS FOR INDOOR UNIT ARE DB 80 F, WB 67 F
 - RATING CONDITIONS FOR OUTDOOR UNIT ARE DB 95 F, WB 75 F
 - REFRIGERANT PIPE SIZES BASED ON MANUFACTURER RECOMMENDATIONS
 - USE FACTORY LINE SETS, CHARGED WITH NITROGEN.
 - PRESSURE AND VACUUM TEST LINE SETS PRIOR TO CHARGING WITH REFRIGERANT.
 - EC TO PROVIDE DISCONNECT FOR ACCUS (3)
 - VERIFY BREAKER SIZE



REFERENCE NOTES:

- ① PROVIDE ELECTRIC HEATER EH-5 IN BASEMENT.

① FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



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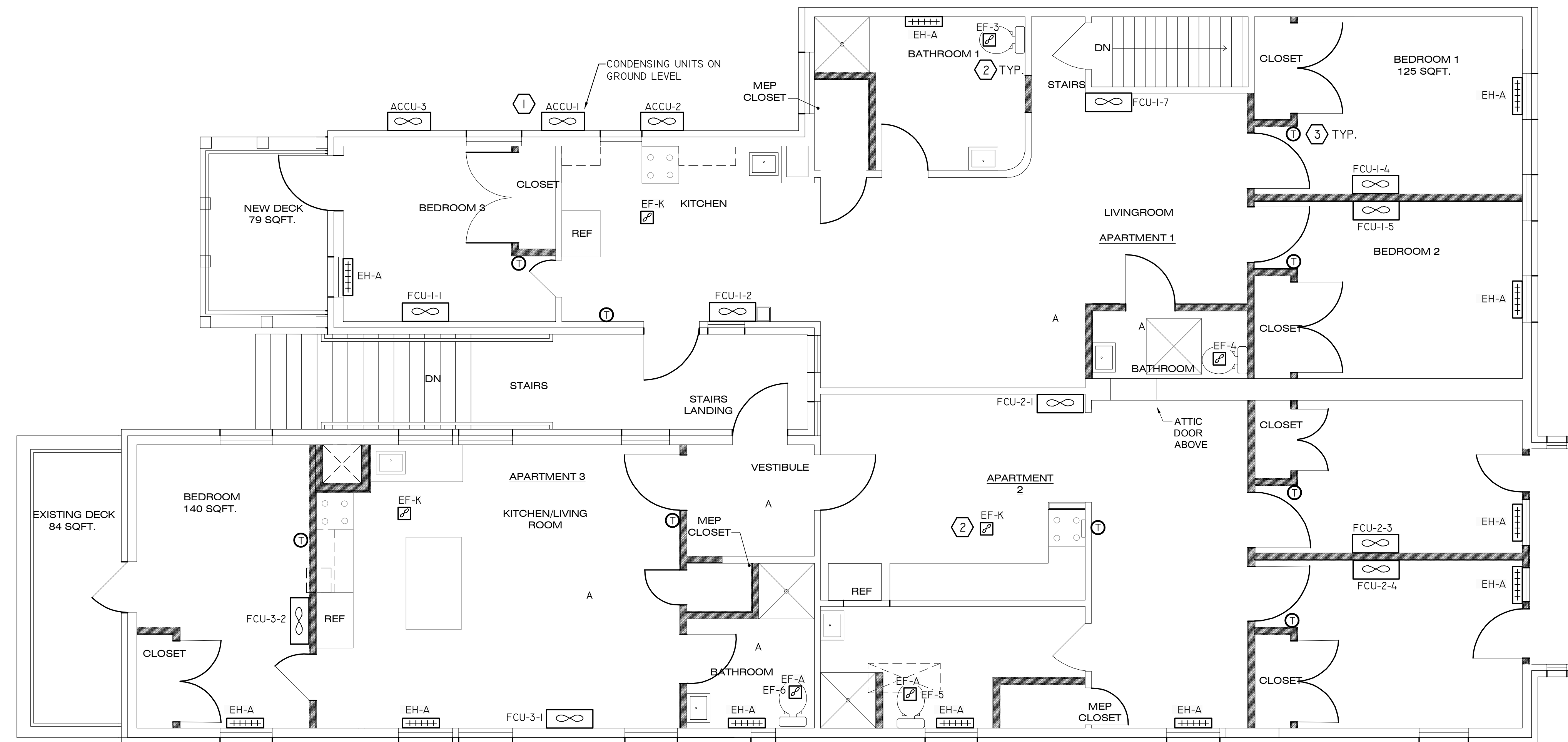
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JOB NUMBER:
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REVIEWED BY: RRB
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FIRST FLOOR
MECHANICAL PLAN

SHEET NUMBER
M-101

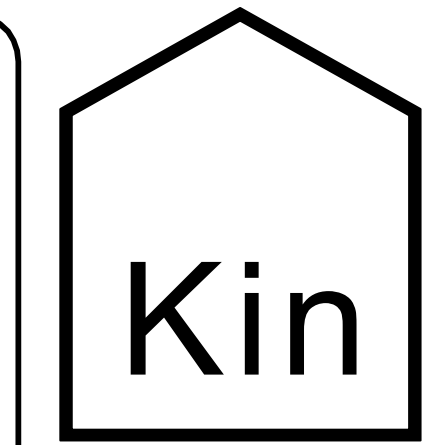
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REFERENCE NOTES:

- ① COORDINATE LOCATION OF ACCU WITH EXTERIOR COMPONENTS AND ACCESS AT GRADE LEVEL. PROVIDE CONCRETE PAD; PROTECT FROM SNOW AND CARS.
- ② DUCT EF-K (3) AND EF-A (4) TO EXTERIOR WITH 6" DUCT. PROVIDE WALL OR ROOF CAP WITH BACKDRAFT DAMPER. INSULATE EXHAUST DUCT FOR A MINIMUM OF 15' FROM EXTERIOR PENETRATION.
- ③ PROVIDE WALL MOUNTED THERMOSTAT. THERMOSTAT SHALL CONTROL FCU AND EF. CONTROLS SHALL NOT ALLOW SIMULTANEOUS HEATING (EH) AND COOLING (FCU) OF SPACE.

1 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



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SECOND FLOOR
MECHANICAL PLAN

SHEET NUMBER
M-201

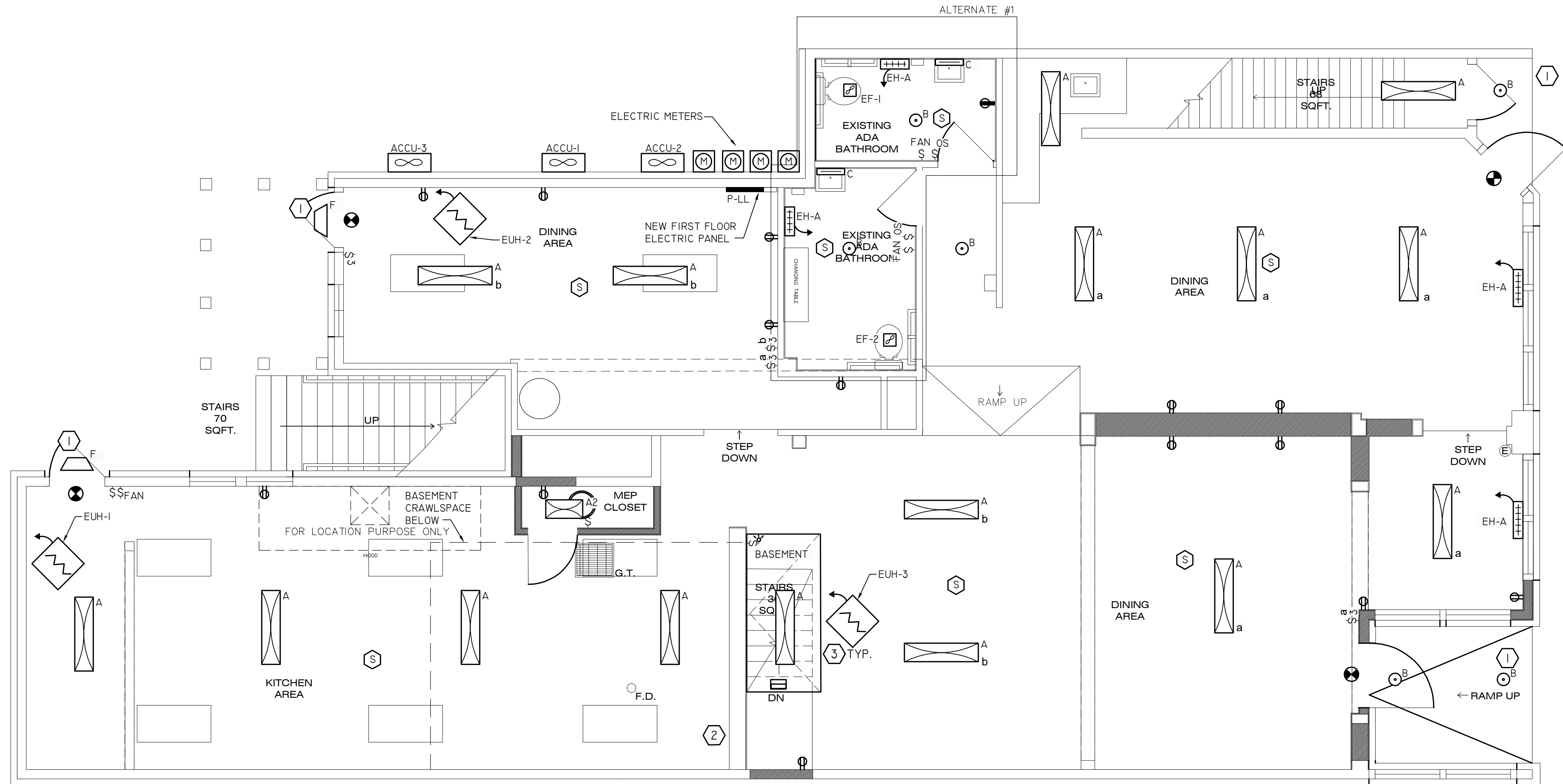
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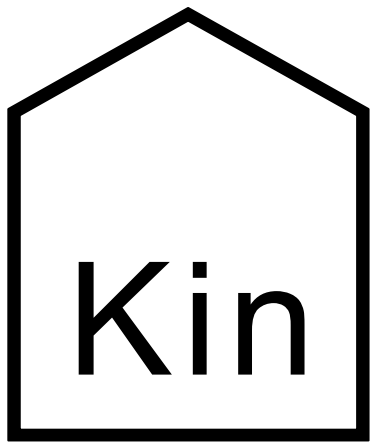
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- REFERENCE NOTES:
- ① EXTERIOR LIGHTS TO BE CONTROLLED BY PHOTOSENSOR.
 - ② PROVIDE ONE A FIXTURE IN BASEMENT AND ONE SMOKE DETECTOR.
 - ③ ELECTRIC HEATERS AND UNIT HEATERS COME WITH INTEGRAL DISCONNECT.

① FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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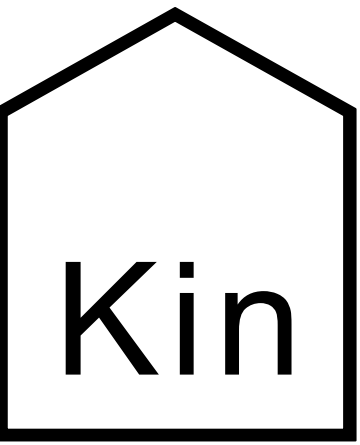
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FIRST FLOOR
ELECTRICAL PLAN

SHEET NUMBER
E-100

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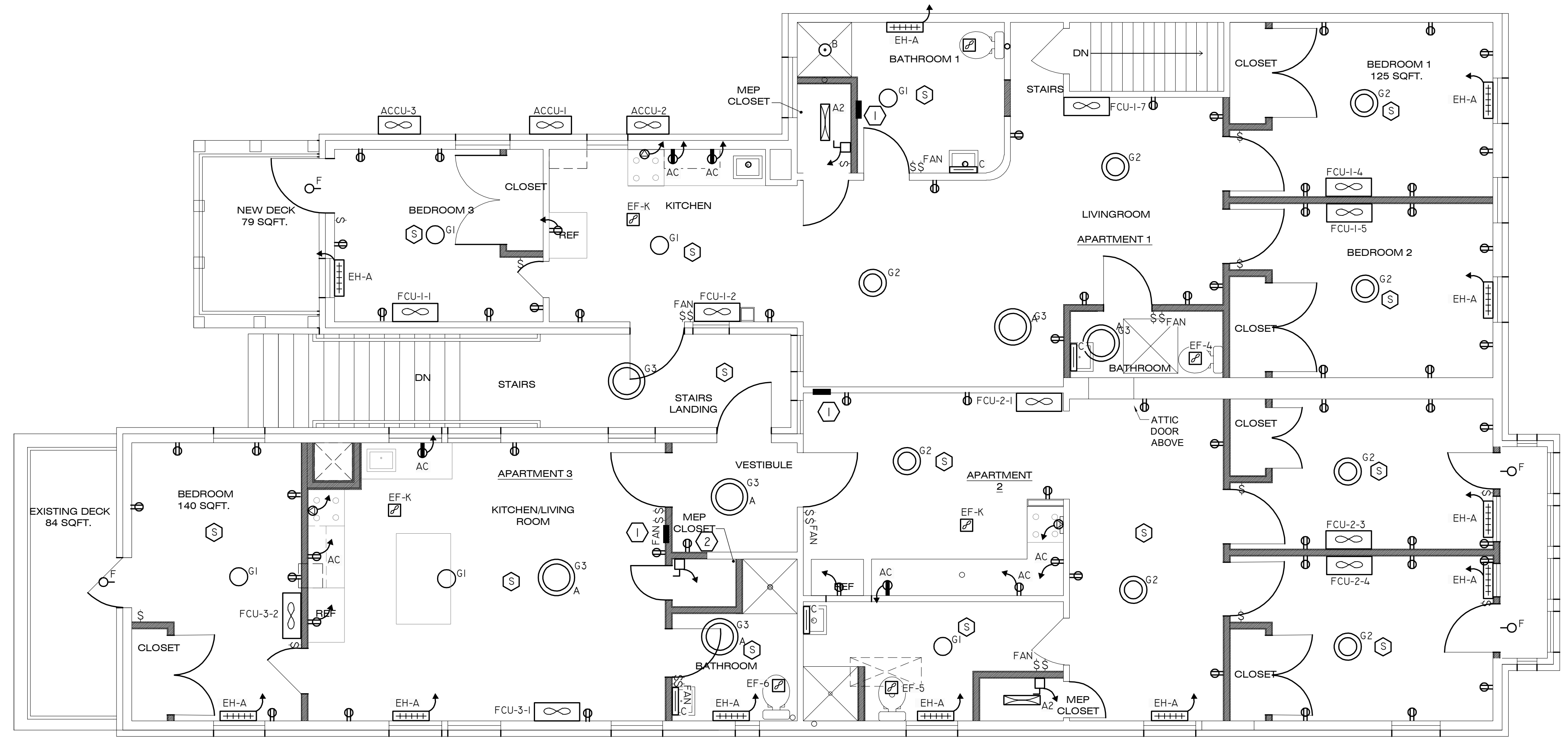


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SECOND FLOOR
 ELECTRICAL PLAN

SHEET NUMBER
 E-201



- REFERENCE NOTES:
- ① RECESSED PANEL WITH ARCHITECTURAL COVER.
 - ② THIS RECEPTACLE, LIGHT AND EXTERIOR LIGHT ARE FROM IST FLOOR PANEL.

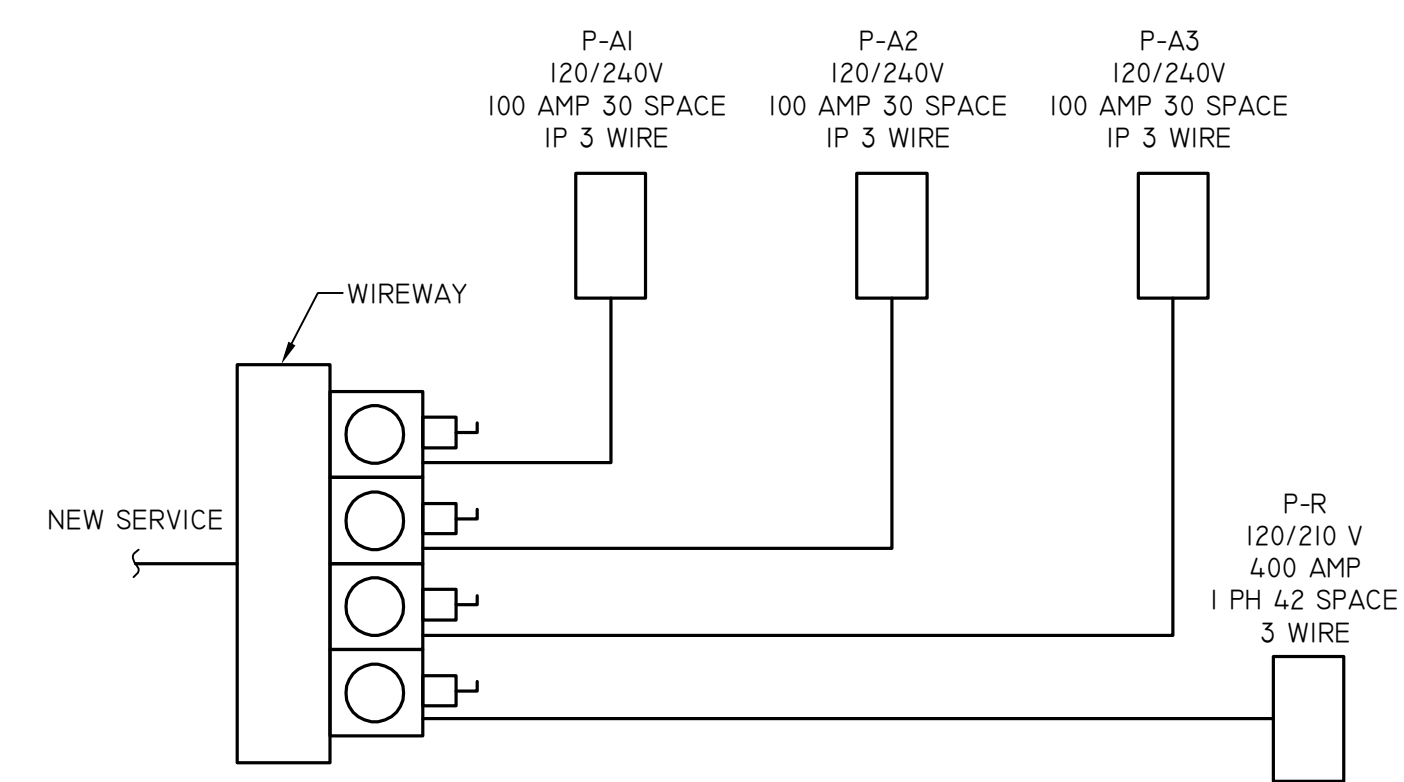
1 SECOND FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

100% CONSTRUCTION DOCUMENTS

ELECTRIC LEGEND:

- NEW
- EXISTING
- EXISTING TO BE REMOVED (INCLUDING ASSOCIATED WIRE AND CONDUIT)
- ← HOMERUN TO PANELBOARD AND ASSOCIATED CIRCUIT DESIGNATION
- ⊙ JUNCTION BOX, CEILING MOUNTED
- ⊕ DUPLEX RECEPTACLE, WALL MOUNTED 18" AFF TO CENTER, (UNLESS OTHERWISE NOTED)
- ⊕ QUAD RECEPTACLE, WALL MOUNTED 18" AFF TO CENTER, (UNLESS OTHERWISE NOTED)
- ⊕ GFI DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER, WALL MOUNTED 18" AFF TO CENTER, (UNLESS OTHERWISE NOTED)
- ⊕ SPECIAL RECEPTACLE
- △ DATA OUTLET
- ▲ TELEPHONE AND DATA OUTLET
- Ⓜ WIRELESS TRANSMITTER
- Ⓜ DISCONNECT
- Ⓜ SINGLE POLE SWITCH WITH SWITCHING ARRANGEMENT, MOUNTED 46" AFF TO CENTER AND 4"-13" FROM STRIKE SIDE OF DOOR FRAME (UNLESS OTHERWISE NOTED)
- Ⓜ THREE WAY SWITCH, MOUNTED 46" AFF TO CENTER AND 4"-13" FROM STRIKE SIDE OF DOOR FRAME (UNLESS OTHERWISE NOTED)
- Ⓜ SWITCH WITH ROOM OCCUPIED LIGHT
- SSS GANGED DEVICES
- Ⓜ DIMMER SWITCH
- Ⓜ VS SWITCH WITH VACANCY SENSOR
- Ⓜ OS SWITCH WITH OCCUPANCY SENSOR
- VS VACANCY SENSOR
- Ⓜ OCCUPANCY SENSOR
- AFF ABOVE FINISHED FLOOR
- AFG ABOVE FINISHED GRADE

- C CONDUIT
- G GROUND
- AC ABOVE COUNTER
- R RELOCATED
- Ⓜ FIRE HORN STROBE
- Ⓜ STROBE
- PS PULL STATION
- Ⓜ SMOKE DETECTOR
- Ⓜ HEAT DETECTOR
- Ⓜ CO CARBON MONOXIDE
- Ⓜ EXIT LIGHT: SHALL HAVE ARROWS INDICATING DIRECTION OF EXIT
- EMERGENCY EGRESS LIGHT



NOTE:
COORDINATE WITH UTILITY FOR NEW ELECTRIC SERVICE.

ELECTRIC ONE-LINE
SCALE: N.T.S.

GENERAL ELECTRIC NOTES:

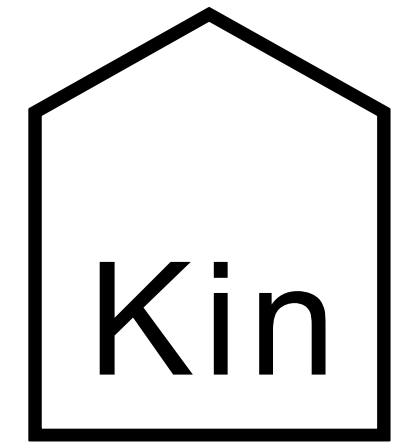
1. THOROUGHLY COORDINATE WORK WITH ALL ASSOCIATED WORK EXECUTED BY OTHER CONTRACTORS.
2. EXECUTE ALL WORK IN A FASHION COMPLEMENTARY WITH AND UNOBTRUSIVE TO THE OWNER'S NEEDS AND OPERATIONS, RESPECTIVELY.
3. PROVIDE PROTECTION RELATIVE TO ALL ELECTRICAL WORK AND SURROUNDING AREA. ANY DAMAGE CAUSED BY ELECTRIC WORK SHALL BE REPAIRED BY THIS CONTRACTOR.
4. REMOVE ALL BRANCH CIRCUIT WIRE AND CONDUIT ASSOCIATED WITH EQUIPMENT AND DEVICES SHOWN AND/OR NOTED TO BE REMOVED BACK TO SOURCE. ALL LOWER LEVEL DEVICES, PANELS, WIRING AND CONDUIT SERVING LOWER LEVEL SHALL BE REMOVED.
5. MODIFY BRANCH CIRCUITS WHICH ARE DISRUPTED BY ASSOCIATED REMOVALS TO INSURE THE REQUIRED ARRANGEMENT FOR REMAINING EQUIPMENT AND/OR DEVICES DURING CONSTRUCTION.
6. EACH BRANCH CIRCUIT SHALL BE NO. 12 AWG CONDUCTORS (PHASE, NEUTRAL, AND EQUIPMENT GROUND, COMMON OR SHARED NEUTRALS ARE NOT ALLOWED) IN 1/2" CONDUIT WITH 20A-IP CIRCUIT BREAKER (UNLESS OTHERWISE NOTED).
7. CONDUIT SYSTEMS APPLICATION (UNLESS OTHERWISE NOTED):
 - A. INTERIOR SYSTEMS, ALL SIZES:
 - 1) ELECTRICAL METALLIC TUBING (EMT)
 - 2) METAL CLAD OR PLASTIC SHEATHED CABLING ALLOWED IN APARTMENTS AND TO LIGHT FIXTURES ABOVE CEILING.
 - B. EXTERIOR SYSTEMS ABOVE GRADE, ALL SIZES:
 - 1) RIGID STEEL CONDUIT (RSC)
 - C. TERMINATIONS AT MECHANICAL EQUIPMENT:
 - 1) LIQUIDTIGHT FLEXIBLE METAL CONDUIT (LFMC).
8. ALL CONDUITS THAT PASS THROUGH EXTERIOR WALLS OR FROM A CONDITIONED SPACE TO AN UNCONDITIONED SPACE SHALL BE SEALED WATERTIGHT/FIREPROOF WITH CHASE TECHNOLOGY CORPORATION CTCPR-866 SILICONE SEALANT.
9. ALL DISTRIBUTION SYSTEM COMPONENTS (SERVICE DISCONNECT, PANELBOARDS, ETC.) SHALL BE MOUNTED ON UNISTRUT CHANNEL (7/8" X 1 5/8" WIDE).
10. PROVIDE TEMPORARY FIXTURES THROUGHOUT THE CONSTRUCTION AREA FOR SAFE WORKING CONDITIONS FOR ALL TRADES COMPLETE WITH POWER CIRCUITS FROM EXISTING PANELS OR RECEPTACLES.
11. PROVIDE NEW TYPED DIRECTORY FOR ANY EXISTING PANELBOARD WHICH IS MODIFIED IN ANY FASHION INCLUDING A BRANCH CIRCUIT REMOVAL OR ADDITION.
12. PROVIDE TYPED DIRECTORY FOR NEW PANELS.
13. ALL ELECTRICAL EQUIPMENT, DEVICES, CONDUIT, ETC. SHALL BE RECESSED IN PARTITIONS AND CEILINGS OF FINISHED AREAS ARE EXPOSED IN UNFINISHED AREAS, MECHANICAL AND ELECTRIC ROOMS.
14. ALL RECEPTACLES AND SWITCHES SHALL BE SPECIFICATION GRADE, EXTRA HARD USE, WITH HIGH IMPACT THERMOPLASTIC (NYLON) FACE, THERMOPLASTIC BACK BODY.
15. APARTMENT RECEPTACLE SHALL BE AS PER NEC.
16. WALL PLATES SERVING TWO OR MORE DEVICES SHALL BE MULTIPLE GANG TYPE.
17. PROVIDE DIGITAL SUBMITTALS FOR DEVICES, MATERIAL AND EQUIPMENT, INCLUDING SUBMITTAL COVER SHEET, AND SUBMITTED EQUIPMENT HIGHLIGHTED.
18. TEST ALL CONDUCTORS FOR OPENS, SHORTS AND GROUNDS.
19. HAVE WORK INSPECTED BY ELECTRICAL INSPECTOR AND PROVIDE INSPECTION REPORT TO OWNER.
20. ALL RECEPTACLES SHALL BE 18" AFF UNLESS OTHERWISE NOTED.
21. PROVIDE BOUND O&M MANUAL AT PROJECT COMPLETION IN 3 RING BINDER LABELED ON COVER AND SPINE. INCLUDE LIGHT FIXTURES, PANELS AND LIGHTING CONTROL DEVICES.
22. PROVIDE TRAINING TO OWNER TO REVIEW NEW ARRANGEMENT AND DEVICES.

PANELBOARD: P-1		PHASE: 1		PANELBOARD: P-2		PHASE: 2	
NEMA TYPE: 1		WIRE: 3		NEMA TYPE: 1		WIRE: 3	
120/240 V		SURFACE MOUNTED		120/240 V		RECESSED	
200 AMP		AIC RATING: 10,000		100 AMP		AIC RATING: 10,000	
CKT NO.	LOAD DESCRIPTION	BRKR SIZE	BRKR SIZE	LOAD DESCRIPTION	CKT NO.	BRKR SIZE	BRKR SIZE
1	LIGHTS	20	20	RECEPTACLES	2		
3	LIGHTS	20	20	RECEPTACLES	4		
5		20	20	RECEPTACLES	6		
7	EUH-1	20	20	RECEPTACLES	8		
9				EXTERIOR LIGHTS	10		
11	EUH-2	20	20		12		
13			35	WH-1	14		
15	EUH-3	20	20		16		
17			35	WH-2	18		
19	EH-A (4)	20	20	SPARE	20		
21	EH-A BASEMENT	15	20	SPARE	22		
23			20	SPARE	24		
25			20	SPARE	26		
27			20	SPARE	28		
29			20	SPARE	30		
31					32		
33					34		
35					36		
37					38		
39					40		
40					42		

PANELBOARD: P-TENANTS (TYPICAL OF 3)		PHASE: 1		PANELBOARD: P-TENANTS (TYPICAL OF 3)		PHASE: 2	
NEMA TYPE: 1		WIRE: 3		NEMA TYPE: 1		WIRE: 3	
120/240 V		RECESSED		120/240 V		RECESSED	
100 AMP		AIC RATING: 10,000		100 AMP		AIC RATING: 10,000	
CKT NO.	LOAD DESCRIPTION	BRKR SIZE	BRKR SIZE	LOAD DESCRIPTION	CKT NO.	BRKR SIZE	BRKR SIZE
1	LIGHTS	20	20	RECEPTACLES	2		
3	LIGHTS	20	20	RECEPTACLES	4		
5		20	20	RECEPTACLES	6		
7	ACCU	20	20	RECEPTACLES	8		
9				KITCHEN RECEPTACLE	10		
11	EH-A	20	20	KITCHEN RECEPTACLE	12		
13				KITCHEN RECEPTACLE	14		
15	WH	20	30		16		
17	SPARE	20	20	OVEN	18		
19	SPARE	20	20	SPARE	20		
21	SPARE	20	20	SPARE	22		
23					24		
25					26		
27					28		
29					30		

LIGHT FIXTURE SCHEDULE							
ID	MANUFACTURER/ MODEL	DESCRIPTION	MOUNTING	WATTS	LUMEN/WATT	LUMEN	COMMENTS
A	H. E. WILLIAMS/ 74-4-L30/840- DRV-120	4' STRIP	SURFACE	22	144	3162	
A2	/ 74-2-L30/840-DRV-120	2' STRIP	SURFACE	12		1725	
B	AMERICA LIGHT/ DKR L 15 30K 120	6" DOWNLIGHT	RECESSED	15			
C	WAC LIGHTING / WS-411193000K -AL	VANITY	SURFACE	16	4.3	688	
F	LITON / WD1473 - BZ-	WALL PACK	SURFACE	15	57	850	DARKSKY COMPLIANT
G1	SEE ARCHITECTURAL DRAWINGS	12"	SURFACE	15			
G2	SEE ARCHITECTURAL DRAWINGS	18"	SURFACE	26			
G3	SEE ARCHITECTURAL DRAWINGS	24"	SURFACE	32			
EGRESS	BENGALI/PEH-1-AT	EMERGENCY EGRESS	SURFACE	3			BATTERY WITH LED NOTIFICATION
EXIT	EXIT LIGHT WITH EGRESS LIGHTS	EMERGENCY EXIT	SURFACE	3			BATTERY POWERED

NOTES AND SPECIFICATIONS:
1. ALL FIXTURES SHALL BE 120 V LED.



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ELECTRIC ONE-LINE,
NOTES, SCHEDULES
AND DETAILS

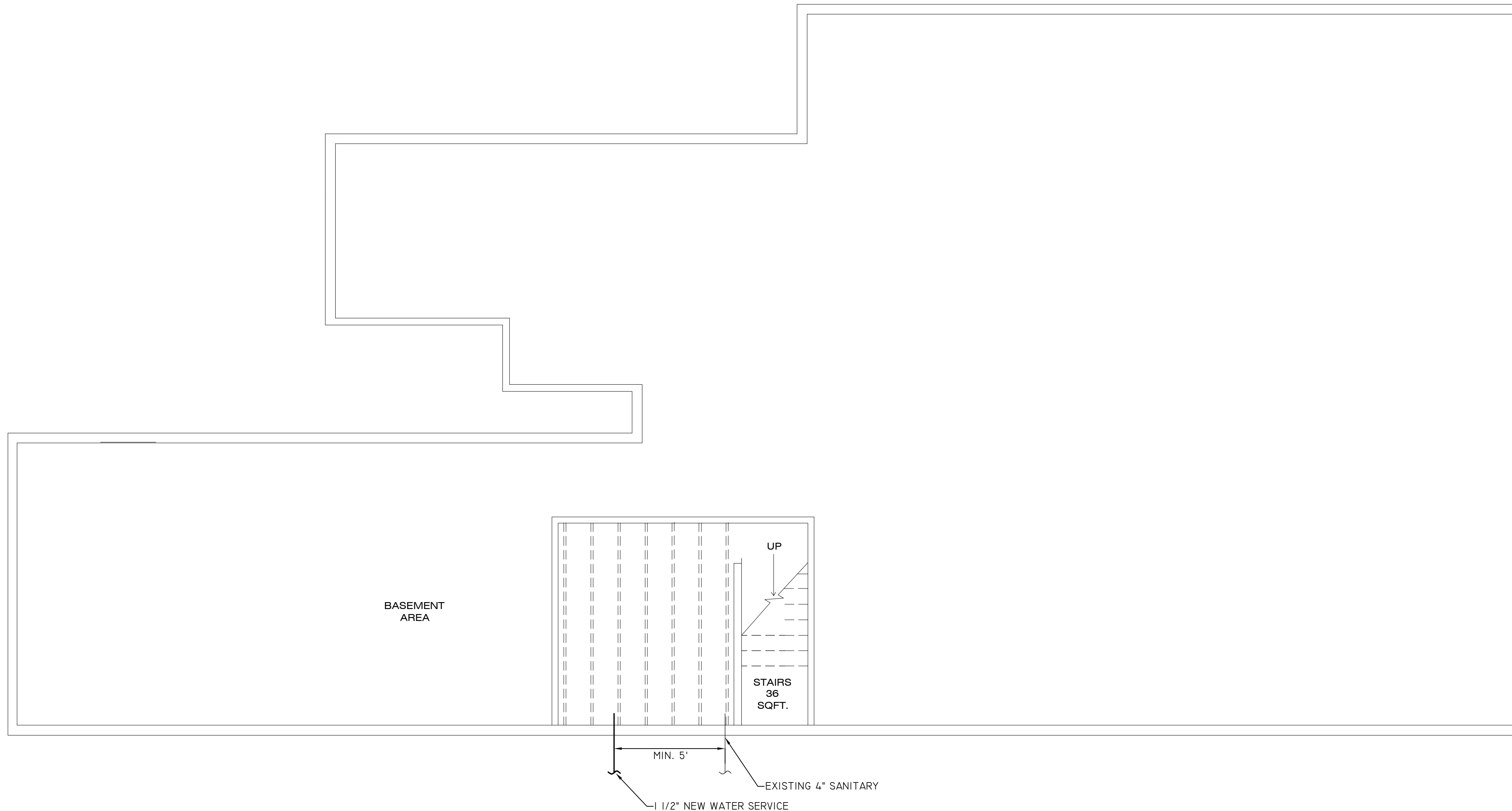
SHEET NUMBER
E-500

PLUMBING GENERAL NOTES:

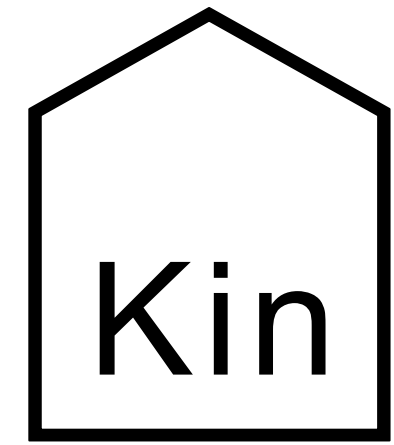
1. THOROUGHLY COORDINATE WORK WITH ALL ASSOCIATED WORK EXECUTED BY OTHER CONTRACTORS.
2. EXECUTE ALL WORK IN A FASHION COMPLEMENTARY WITH AND UNOBTRUSIVE TO THE OWNER'S NEEDS AND OPERATIONS, RESPECTIVELY.
3. PROVIDE PROTECTION RELATIVE TO ALL PLUMBING WORK AND SURROUNDING AREA. ANY DAMAGE CAUSED BY PLUMBING WORK SHALL BE REPAIRED BY THIS CONTRACTOR.
4. SOIL AND WASTE PIPE SHALL SLOPE 2% MINIMUM, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE.
5. ALL DRAWN WATER & GAS LINES SHALL BE KEPT TIGHT TO THE UNDERSIDE OF DECK.
6. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC. AND THE OWNERS REPRESENTATIVE PRIOR TO ANY INSTALLATION.
7. ALL VALVES OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN 18" ACCESS PANEL.
8. ALL PLUMBING FIXTURE VENTS SHALL TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKE.
9. INSTALL SHUT-OFF VALVES ON ALL HOT & COLD WATER LINES TO FIXTURE OR APPLIANCE. ALL EXPOSED WASTE LINES SHALL BE CHROME PLATED.
10. PROVIDE A LEVER HANDLE GAS SHUT-OFF VALVE.
11. ALL VALVES, UNIONS, ETC. SHALL BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
12. FLOOR DRAINS IN TRAFFIC AREAS SHALL BE INSTALLED FLUSH TO FLOOR SURFACE.
13. PROVIDE AIR GAPS FOR INDIRECT DRAINS AS REQUIRED BY CODE. AIR GAP SHALL BE MINIMUM 2 TIMES THE DIAMETER OF THE INDIRECT DRAIN.
14. PRIOR TO COMMENCING WORK ON THIS PROJECT, CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION AND CONDITION OF ALL EXISTING UTILITIES IN FIELD. SHOULD CONDITIONS EXIST OTHER THAN THOSE INDICATED WHICH WOULD CAUSE THE DESIGN TO BE ALTERED, CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY.
15. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND EQUIPMENT SHEETS.
16. CONTRACTOR SHALL FURNISH & INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION. BACKFLOW DEVICES REQUIRING TESTING SHALL BE INSTALLED NO HIGHER THAN 5'-0" A.F.F.
17. CONTRACTOR SHALL PROVIDE CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAIN.
18. ALL SANITARY VENT PIPE SHALL BE SCHEDULE 40 PVC PIPE. PRESSURE TEST PIPING TO 5 PSIG PRIOR TO POURING OF FLOOR. NOTIFY OWNER OF TESTING TO ALLOW FOR WITNESSING.
19. DOMESTIC WATER SHALL BE COPPER TYPE L TUBING. PROVIDE SCREWED UNIONS AT EQUIPMENT. PRESSURE TEST TO 1 1/2" TIMES THE WORKING PRESSURE FOR 2 HOURS. NOTIFY OWNER PRIOR TO TESTING.
20. ALL VALVES, COMPONENTS AND EQUIPMENT ARE TO BE LEAD FREE LISTED, IN COMPLIANCE WITH CODE.
21. ALL PENETRATIONS THROUGH FLOOR AND FIRE RATED ASSEMBLIES SHALL BE FIRE CAULKED TO MAINTAIN RATINGS. SEE ARCHITECTURAL SPECIFICATIONS FOR FIRE STOPPING.
22. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE HEIGHT.
23. EXPOSED SINK TRAPS SHALL HAVE ADA COVERS.
24. PROVIDE O&M MANUAL INCLUDING MANUFACTURER AND INSTALLATION MANUAL, LABELED ON COVER AND SPINE, TABLE OF CONTENTS AND TAB MARKERS.
25. PROVIDE TRAINING TO OWNER AND REPRESENTATIVE ON OPERATION, USE AND MAINTENANCE OF SYSTEMS AND EQUIPMENT.

PLUMBING LEGEND

- NEW
- - - EXISTING
- EXISTING TO BE REMOVED
- DOMESTIC COLD WATER (DCW)
- DOMESTIC HOT WATER (DHW)
- UNDERGROUND SANITARY (UG SAN)
- - - VENT (V)
- GAS (G)
- CONDENSATE (C)
- ⊕ CONNECT TO EXISTING
- UNION
- FLANGE
- ⊗ BALL VALVE
- ⊙ WATER METER
- ⊥ CLEANOUT
- FLOOR DRAIN (FD)
- ⊠ FLOOR SINK
- FLOOR CLEANOUT
- ⊠ BACKFLOW PREVENTER (BFP)
- ♀ PRESSURE GAUGE
- HB-1 FREEZE PROTECTED HOSE BIBB



1 BASEMENT SANITARY, VENT AND WATER PLUMBING PLAN
SCALE: 1/4" = 1'-0"



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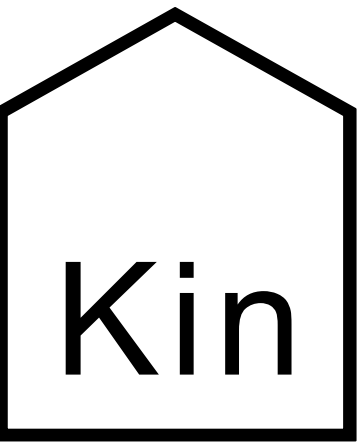
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BASEMENT SANITARY,
VENT AND WATER
PLUMBING PLAN

SHEET NUMBER
P-099

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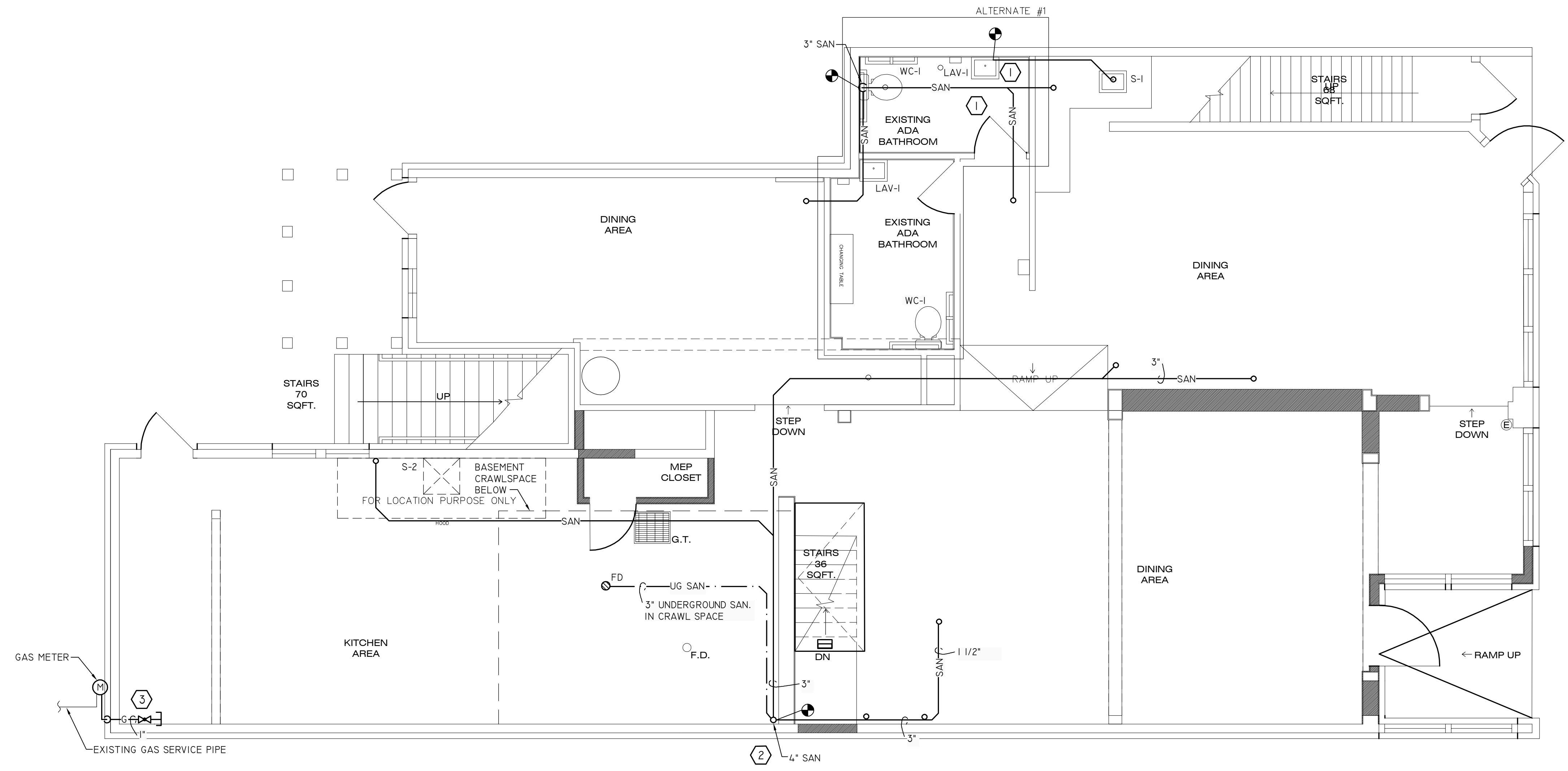


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FIRST FLOOR
 SANITARY, VENT AND
 GAS PLUMBING PLAN

SHEET NUMBER
 P-100

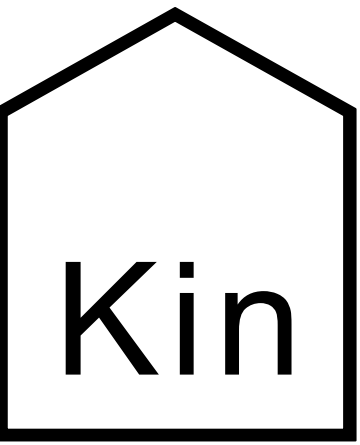


- REFERENCE NOTES:
- ① CONNECT NEW BATHROOM SANITARY AND VENT TO EXISTING BATHROOMS.
 - ② CONNECT TO EXISTING SANITARY IN BASEMENT.
 - ③ VALVE, CAP AND ADEQUATELY SUPPORT FOR FUTURE USE; LABEL NATURAL GAS.

① FIRST FLOOR SANITARY, VENT AND GAS PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

100% CONSTRUCTION DOCUMENTS

D
C
B
A



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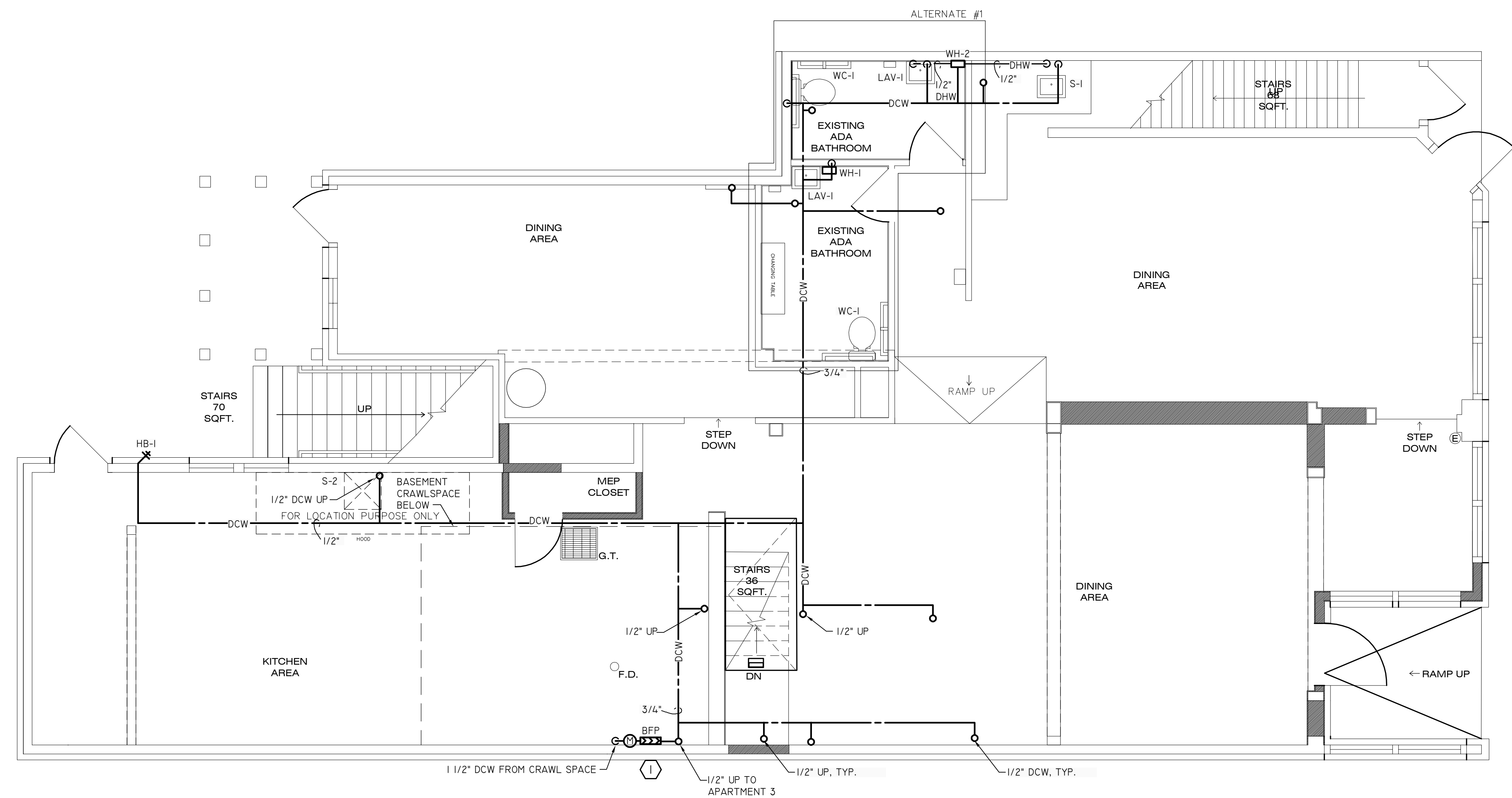


513 N. FRANKLIN ST.
APARTMENTS RENOVATIONS
513 N. FRANKLIN STREET
WATKINS GLEN, NEW YORK

JOB NUMBER:
DRAWN BY: PMC
REVIEWED BY: RFB
RECORD DATE: 3/31/22
REVISION DATES:

FIRST FLOOR
DOMESTIC WATER
PLUMBING PLAN

SHEET NUMBER
P-101



TAG	MANUFACTURER/MODEL	TYPE	SIZE
BFP	WATTS/ 009	RPZ	1 1/2"

SPECIFICATIONS:
1. BFP SHALL BE BRONZE BODY WITH INTEGRAL SHUTOFFS.
2. BFP SHALL BE PROVIDED WITH STRAINER.
3. COORDINATE NEW SERVICE WITH LOCAL WATER AUTHORITY

EQUIPMENT OR SYSTEM SERVED	TYPE*		INSULATION (IN)	
	INTERIOR CONCEALED	INTERIOR EXPOSED	JACKETING	THICKNESS IN.
DCW	FG	FG	I	1/2
DHW	FG	FG	I	I
CONDENSATE	FP	FP	0	1/2
SANITARY	FG	FG	I	1/2

*FG - FIBROUS GLASS
FP - FLEXIBLE FOAMED PLASTIC
** 0 - NONE
I - ALL SERVICE

TAG	RHEEM / MODEL	LOCATION/SERVICE	KW	ELECTRIC VOL TAGE/ PH/AMPS	BREAKER AMP	H x W x D IN.	CONNECTION IN.	STORAGE GAL.	RECOVERY RATE (GAL/1ST)
WH-1	RETEX-08	1ST FL RESTROOM	8	240/1/25	35	13 x 9 x 4	1/2	-	
WH-2	RETEX-08	1ST FL RESTROOM 2	8	240/1/25	35	13 x 9 x 4	1/2	-	
WH-3	RETEX-08	1ST FL RESTROOM SINK	8	240/1/25	35	13 x 9 x 4	1/2	-	
WH-4	PRO30 S2 RH95	APARTMENT 1	4.5	208/1/29	30	6 x 11 x 3	1/2	30	46
WH-5	PRO30 S2 RH95	APARTMENT 1	4.5	208/1/29	30	6 x 11 x 3	1/2	30	46
WH-6	PRO30 S2 RH95	APARTMENT 1	4.5	208/1/29	30	6 x 11 x 3	1/2	30	46

NOTES:
1. EWT= 40 F., LWT 100 F FOR INSTANTANEOUS HEATERS
3. EWT = 40 F., LWT 130 F FOR STORAGE TYPE
4. WATER HEATERS SHALL HAVE MINIMUM 5 YEAR WARRANTY
5. STORAGE HEATERS ARE DUAL ELEMENT

REFERENCE NOTES:
1. INSTALL RPZ RELIEF DRAIN, 3", TO EXTERIOR WITH BACK WATER VALVE AND SPOUT; DISCHARGE SHALL BE A MINIMUM OF 18" ABOVE GRADE.

1 FIRST FLOOR DOMESTIC WATER PLUMBING PLAN
SCALE: 1/4" = 1'-0"

TAG	MFR/MODEL	TYPE	MOUNTING	NOMINAL DIMENSIONS LENGTH X WIDTH X DEPTH IN.	FAUCET MODEL	OUTLET	ROUGHING INCHES			REMARKS
							DCW / DHW	SAN	VENT	
LAV-1	AMERICAN STANDARD / DECORUM 902L.001EC	WHITE VITRIOUS CHINA	WALL	20 X 18 X 5"	AMERICAN STANDARD / SELECTRONIC	LAMINAR	1/2 / 1/2	1 1/2	1 1/4	WITH DRAIN STOP
S-1	ELKAY / CROSSTOWN ECTSRA25226TBG	STAINLESS STEEL	DROP IN AND UNDERPPOINT	25 X 22 X 6	SINGLE HANDLE KITCHEN FAUCET	LAMINAR	1/2 / 1/2	2"	1 1/2	WITH SCREEN
WC-1	AMERICAN STANDARD / COLONY 221CA.004	WHITE VITRIOUS CHINA	FLOOR	30 X 18 X 29	INTEGRAL TANK	1.6 GPF	1	3	2	ELONGATED BOWL, OPEN FRONT SEAT WITH SOFT CLOSE CHECK HINGE AND LID

NOTES:
1. PROVIDE TRAP, SHUTOFF VALVES AND FLEX CONNECTIONS TO EACH FIXTURE.

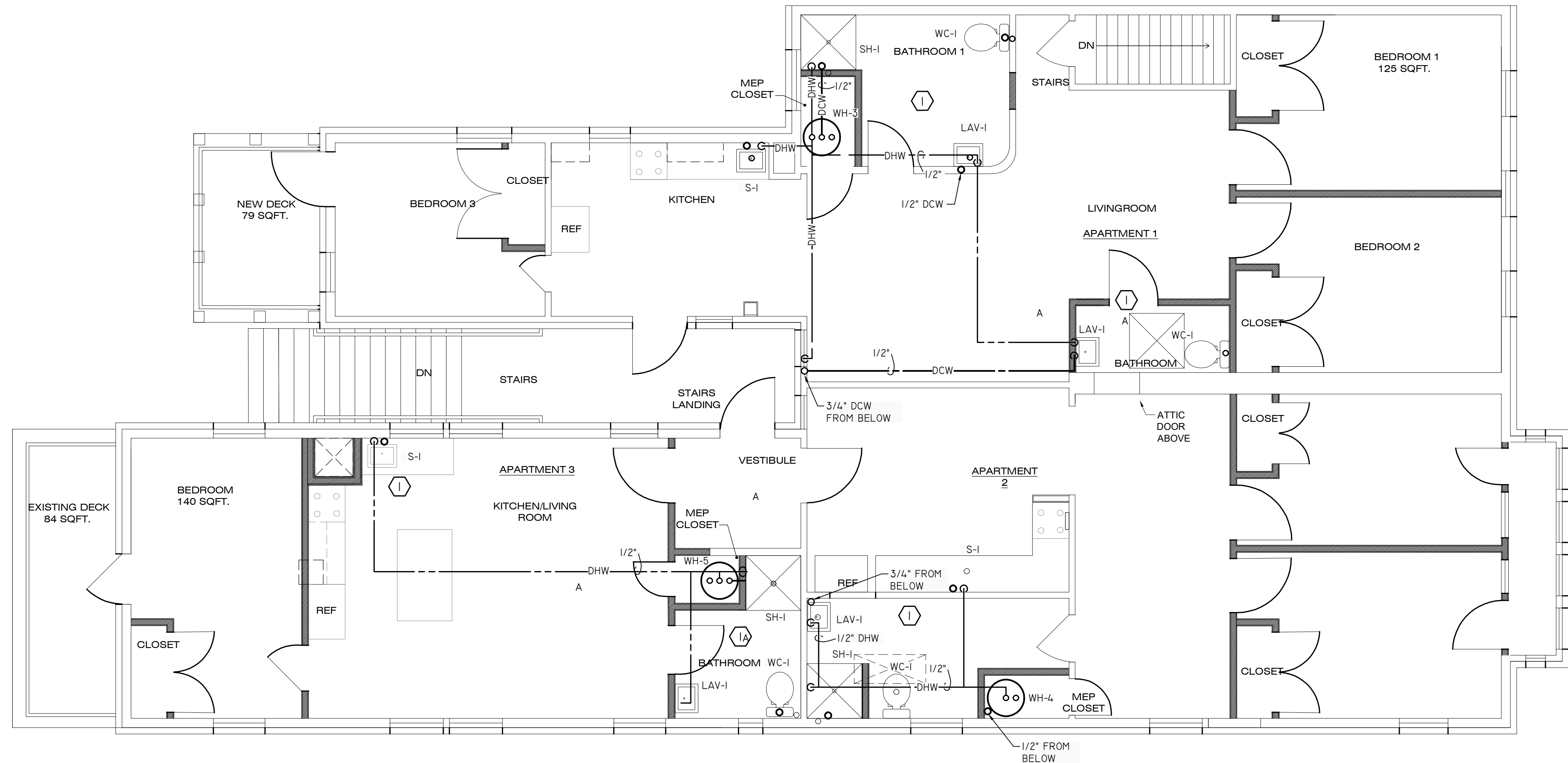
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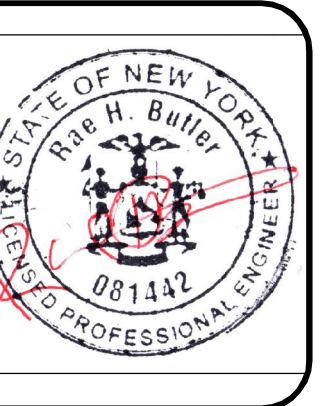
REFERENCE NOTES:

① PROVIDE 3" VENT THROUGH TO ROOF.

① SECOND FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

Kin

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SECOND FLOOR
PLUMBING PLAN

SHEET NUMBER
P-200

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