

Addition and Alteration to the Paul Verni Fine Arts Center

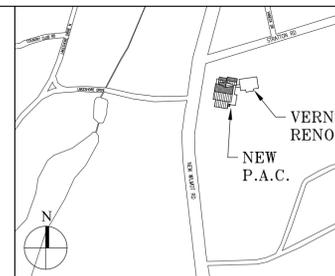
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Key Plan (not to scale)

SYMBOLS	GENERAL NOTES	DEMOLITION NOTES	PROJECT DESCRIPTION	LIST OF DRAWINGS	
<p>① DRAWING TITLE SCALE</p> <p>② DOOR NUMBER and TYPE (CONST. PLAN)</p> <p>③ WINDOW NUMBER and TYPE (CONST. PLAN)</p> <p>REVISION</p> <p>FOUR INTERIOR ELEVATIONS</p> <p>WALL TYPE</p> <p>ELEVATION</p> <p>DETAIL SECTION</p> <p>CENTER LINE</p> <p>FINISH SYMBOL</p> <p>EXISTING DOOR FRAME AND HARDWARE TO BE REMOVED (PER DEMOLITION PLAN)</p> <p>EXISTING PARTITION TO BE DEMOLISHED (DEMO. PLAN)</p> <p>EXISTING PARTITION TO REMAIN (DEMO. PLAN)</p> <p>NEW PARTITION (CONST. PLAN)</p>	<p>1. All materials, assemblies, forms, and methods of construction shall comply with these documents and any of the codes and standards referenced within any or all of these documents.</p> <p>2. Contractor(s) must comply at all times with OSHA rules and requirements.</p> <p>3. Contractor(s) shall be solely responsible for construction means, methods, techniques, sequences, or procedures or for safety precautions and programs in conjunction with the work.</p> <p>4. Contractor(s) must be familiar with all of the drawings and specifications (Contract Documents) pertaining to all of the trades connected with the project.</p> <p>5. The Contractor(s) shall study and compare all drawings and verify all measurement figures before laying out or constructing the work. Deviation from the drawings and the dimensions given therein shall be made only after written approval or confirmation is requested by the Contractor(s) and issued by the Architect.</p> <p>6. Whenever any additional materials and/or workmanship not shown are required to complete the work of the Contract Documents in accordance with the obvious intent thereof, the Contractor shall provide these materials and workmanship at no additional cost to the Owner.</p> <p>7. In the event of conflicts, omissions, ambiguities, discrepancies and /or unclear circumstances between any of the requirements of the Contract Documents, the requirement that is most inclusive and of highest quality, and/or cost shall govern. Contractor(s) shall (a) provide the better quality or greater quantity of work or (b) comply with the more stringent requirement, either or both, in accordance with the Architect's interpretation. No extra compensation shall be awarded to the Contractor(s) based upon a claim of ambiguity or unclear circumstances in the Contract Documents.</p> <p>8. The Contractor(s) shall verify the accuracy of all elevations, dimensions, and locations and report any discrepancy between existing conditions and the information shown on the drawings prior to the start of work. Any errors due to the Contractor(s) failure to verify such elevations, dimensions, and locations shall be rectified by the Contractor(s) without change to the project schedule and at no cost to the Owner</p> <p>9. If a change in the work is found necessary due to a discrepancy between actual field conditions and the drawings, the Contractor(s) shall submit detailed drawings of such departure for the approval of the Architect before making any change.</p> <p>10. Contractor(s) shall coordinate neighborhood street access, delivery routing, vehicle parking locations, acceptable hours for construction and material delivery with the Owner and the Owner's Representative.</p> <p>11. Contractor(s) shall not cause interruption in services such as power, water, or heat without the approval of the Owner and Owner's Representative.</p> <p>12. Contractor(s) shall protect all areas adjacent to the construction area from damage by construction vehicles, equipment, or construction personnel. Any damage to adjacent areas shall be repaired by the Contractor(s) with no change to the project schedule and at no cost to the Owner.</p> <p>13. Under no circumstances shall the Contractor(s) submit the Architect's own construction drawings or details as their shop drawings or as-built drawings. Shop drawings and as-built drawings must be original documents provided by the Contractor(s).</p> <p>14. Unless otherwise noted, all gypsum board shall be fire-rated (Type X).</p> <p>15. All rough wood framing, plywood, and blocking shall be fire retardant treated.</p> <p>16. Control and expansion joints will be required in all CMU and brick (interior and exterior), per industry standards (National Concrete Masonry Institute and Brick Institute of America); sketches showing precise joint locations will be subsequently issued by the Architect.</p> <p>17. Provisions shall be made to prevent the passage of dust and contaminants into adjacent parts of the building which are not part of the Construction Contract. Periodic inspection and repairs of the containment barriers must be made to prevent exposure to dust or contaminants.</p> <p>18. All horizontal penetrations through fire rated walls and all vertical penetrations through floor structures shall be properly firestopped and/or equipped with smoke/fire dampers to maintain the integrity of the fire ratings indicated. Where firestopping is not required, spaces between the tops of walls or around penetrations shall be filled with noncombustible material approved by the Architect.</p>	<p>1. See Specification Section 024119 "Selective Structure Demolition."</p> <p>2. The Contractor is solely responsible for all activities, actions, supervision, and control related to the demolition of any and all portions of the existing building.</p> <p>3. The Contractor is solely responsible for verifying the integrity of the existing structure before demolishing any walls, floors, ceilings, and/or roofing.</p> <p>4. The Contractor is solely responsible for identifying any load-bearing walls prior to demolition, and for providing reinforcement or support before demolition, saw-cutting or other operations begin.</p> <p>5. The installation, use, and removal of shoring, reinforcement, and/or temporary supports are the sole responsibility of the Contractor.</p> <p>6. It is understood that the Architect has no responsibility whatsoever for the Contractor's demolition operations including, but not limited to sequence of operations, means, methods, supervision, or control.</p> <p>7. Any injuries resulting from the Contractor's demolition operations are the sole responsibility of the Contractor.</p>	<p>THE PROJECT IS A ADDITION AND RENOVATION TO THE EXISTING PAUL VERNI FINE ARTS CENTER. THE BUILDING IS LOCATED ON THE GROUNDS OF IONA PREPARATORY UPPER SCHOOL. THE EXISTING BUILDING WILL RECEIVE NEW CLASSROOMS, CENTRAL PERFORMANCE SPACE, PRODUCTIONS SPACES, NEW ADA RESTROOM, AND AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE ADDITION WILL HAVE A NEW 418 SEAT THEATER, CLASSROOMS, ART ROOM, SCENE SHOP, AND RESTROOMS. THE BUILDING WILL BE CONNECTED BY A NEW ENCLOSED PASSAGEWAY. THERE WILL BE SITE ALTERATIONS AROUND THE BUILDING, AS INDICATED BY THE LANDSCAPE PLANS.</p> <p>DEFERRED SUBMITTALS/ DELEGATED DESIGNS</p> <p>CONCRETE REINFORCING STEEL LAYOUT CONCRETE CONSTRUCTION JOINT LAYOUT ANCHOR ROD LAYOUT STEEL DECKING AND STUD LAYOUT STRUCTURAL STEEL STEEL STAIRS COMPOSITE DRAWING OF ALL SLAB PENETRATIONS STRUCTURAL STEEL CONNECTIONS CONCRETE MIX DESIGN COLD FORMED STEEL FRAMING COLD FORMED STEEL TRUSSES (PERMANENT + TEMP. BRACING) DAMP PROOFING THERMAL INSULATION FOAMED IN PLACE INSULATION FLUID APPLIED MEMBRANE AIR BARRIER FIRESTOPPING FLUSH WOOD DOORS ALUMINUM ENTRANCES AND STOREFRONT ALUMINUM WINDOWS DOOR HARDWARE GLAZING PORTLAND CEMENT STUCCO PREFABRICATED AWNING ELEVATOR FIRE ALARM SYSTEM FIRE SPRINKLER SIGNAGE</p>	<p>A-T TITLE SHEET PARTIAL TOPOGRAPHIC PROPERTY SURVEY</p> <p>SITE CIVIL: C-100.00 SITE UTILITY PLAN C-101.00 STORMWATER DETENTION PLAN C-102.00 EROSION AND SEDIMENT CONTROL PLAN C-300.00 DETAILS C-301.00 EROSION AND SEDIMENT CONTROL DETAILS C-302.00 CULTEC SYSTEM DETAILS C-303.00 TYPICAL DETAILS</p> <p>KT-101 MAINTENANCE AND PROTECTION OF TRAFFIC PLAN</p> <p>LANDSCAPE: L-100 REMOVALS PLAN L-200 MATERIALS PLAN L-210 LAYOUT PLAN L-300 GRADING PLAN L-400 PLANTING PLAN L-500 SITE DETAILS L-501 SITE DETAILS L-502 SITE DETAILS L-503 SITE DETAILS</p> <p>ARCHITECTURAL: A-001 1st FLOOR CODE ANALYSIS A-002 2nd FLOOR CODE ANALYSIS A-003 OVERALL CODE ANALYSIS A-010 ARCHITECTURAL DESIGN PLAN FIRST FLOOR A-011 ARCHITECTURAL DESIGN PLAN SECOND FLOOR A-012 ARCHITECTURAL DESIGN PLAN ROOF PLAN A-020 CONSTRUCTION KEY PLANS A-050 VERNI REMOVALS PLAN A-050a VERNI REMOVALS PLAN - ALTERNATE A-100 FOUNDATION CONSTRUCTION PLAN A-101 FIRST FLOOR CONSTRUCTION PLAN A-102 PASSAGEWAY & VERNI CONSTRUCTION PLAN A-102a VERNI ALTERNATE CONSTRUCTION PLAN A-103 SECOND FLOOR CONSTRUCTION PLAN A-104 ROOF CONSTRUCTION PLAN A-150 FIRST FLOOR REFLECTED CEILING PLAN A-150a FIRST FLOOR VERNI ALTERNATE REFLECTED CEILING PLAN A-151 SECOND FLOOR REFLECTED CEILING PLAN A-170 FIRST FLOOR FLOOR PATTERN PLAN A-170a FIRST FLOOR VERNI ALTERNATE FLOOR PATTERN PLAN A-171 SECOND FLOOR FLOOR PATTERN PLAN A-200 EXTERIOR ELEVATIONS A-201 EXTERIOR ELEVATIONS A-202 EXTERIOR ELEVATIONS A-300 BUILDING SECTIONS A-301 BUILDING SECTIONS A-302 BUILDING SECTIONS A-350 EXTERIOR WALL SECTIONS A-351 EXTERIOR WALL SECTIONS A-352 EXTERIOR WALL SECTIONS A-353 EXTERIOR WALL SECTIONS A-354 EXTERIOR WALL SECTIONS A-355 EXTERIOR WALL SECTIONS A-356 EXTERIOR WALL SECTIONS AT CONNECTOR A-357 SLAB & WALL DETAILS A-360 ENTRY CANOPY DETAILS A-370 FIRST FLOOR EXTERIOR WALL PLAN DETAILS A-371 FIRST FLOOR EXTERIOR WALL PLAN DETAILS A-372 FIRST FLOOR EXTERIOR WALL PLAN DETAILS A-390 STUCCO DETAILS A-400 INTERIOR ELEVATIONS THEATER A-401 INTERIOR ELEVATIONS THEATER A-402 INTERIOR ELEVATIONS THEATER PLATFORM A-403 INTERIOR ELEVATIONS LOBBY A-404 INTERIOR ELEVATIONS SOUTH CORRIDOR A-405 INTERIOR ELEVATIONS NORTH CORRIDOR A-406 INTERIOR ELEVATIONS SCENE SHOP & ART STUDIO A-407 INTERIOR ELEVATIONS TYPICAL CLASSROOMS A-408 INTERIOR ELEVATIONS OFFICES & MEETING ROOM A-409 INTERIOR ELEVATIONS MECHANICAL ROOMS A-410 INTERIOR ELEVATIONS PASSAGEWAY A-415 INTERIOR ELEVATIONS TOILETS PAC BLDG. & JANITOR CLOSET A-420 INTERIOR ELEVATIONS PERFORMANCE SPACE, DIGITAL MEDIA, AND OFFICES A-421 INTERIOR ELEVATIONS CLASSROOM, NORTH CORR. & OFFICES A-425 INTERIOR ELEVATIONS TOILET - VERNI BUILDING A-500 STAIR A - PLANS, SECTIONS AND DETAILS A-501 STAIR B - PLANS, SECTIONS AND DETAILS A-502 STAIR C - AIR HANDLER ROOM PLAN, ELEVATION, & SECTION A-505 RAILING DETAILS A-510 ELEVATOR DETAIL PLANS & SECTIONS A-600 MILLWORK A-601 MILLWORK A-700 CEILING DETAILS A-701 THEATER CEILING DETAILS A-800 PARTITION TYPES A-860 ROOF DETAILS A-861 ROOF DETAILS A-900 DOOR SCHEDULE A-901 DOOR DETAILS A-902 DOOR DETAILS A-905 FLOOR TRANSITION DETAILS A-910 WINDOW AND STOREFRONT SCHEDULE A-911 WINDOW, STOREFRONT, AND DOOR ELEVATIONS A-912 WINDOW DETAILS</p>	<p>A-915 LOUVER SCHEDULE AND DETAILS A-950 FINISH SCHEDULE A-980 TYPICAL FIRESTOPPING DETAILS A-981 TYPICAL FIRESTOPPING DETAILS</p> <p>STRUCTURAL: S-001 TITLE SHEET S-002 GENERAL NOTES S-100 FOUNDATION PLAN S-101 FIRST FLOOR PLAN S-102 SECOND FLOOR PLAN S-103 ROOF PLAN S-200 CONCRETE DETAILS - 1 S-201 CONCRETE DETAILS - 2 S-202 CONCRETE DETAILS - 3 S-300 STEEL DETAILS S-400 COLD FORM STEEL DETAILS S-500 FRAMING ELEVATIONS - 1 S-501 FRAMING ELEVATIONS - 2 S-600 SECOND FLOOR BEAM REACTION PLAN S-601 ROOF BEAM REACTION PLAN S-602 SNOW DRIFT DIAGRAM</p> <p>MECHANICAL: M-101 MECHANICAL SPECIFICATIONS I M-102 MECHANICAL SPECIFICATIONS II M-103 MECHANICAL SITE PLAN M-201 FIRST FLOOR MECHANICAL DEMOLITION PLAN M-301 FIRST FLOOR MECHANICAL CONSTRUCTION PLAN M-302 SECOND FLOOR MECHANICAL CONSTRUCTION PLAN M-303 ROOF MECHANICAL CONSTRUCTION PLAN M-311 FIRST FLOOR MECHANICAL PIPING PLAN M-312 SECOND FLOOR MECHANICAL PIPING PLAN M-401 MECHANICAL DETAILS I M-402 MECHANICAL DETAILS II M-403 MECHANICAL DETAILS III M-501 MECHANICAL HOT WATER RISER DIAGRAM M-502 MECHANICAL AIR RISER DIAGRAM M-601 MECHANICAL SCHEDULES I M-602 MECHANICAL SCHEDULES II M-801 MECHANICAL SEQUENCE OF OPERATIONS</p> <p>PLUMBING: P-101 PLUMBING SPECIFICATIONS P-102 PLUMBING SITE PLAN P-201 FIRST FLOOR PLUMBING DEMOLITION PLAN P-300 FIRST FL UNDER SLAB PLUMBING CONSTRUCTION PLAN P-301 FIRST FLOOR PLUMBING CONSTRUCTION PLAN P-302 SECOND FLOOR PLUMBING CONSTRUCTION PLAN P-303 ROOF LEVEL PLUMBING CONSTRUCTION PLAN P-401 PLUMBING DETAILS I P-402 PLUMBING DETAILS II P-501 PLUMBING RISER DIAGRAMS I P-502 PLUMBING RISER DIAGRAMS II P-503 PLUMBING RISER DIAGRAMS III P-601 PLUMBING SCHEDULES</p> <p>SPRINKLER: SP-101 SPRINKLER SPECIFICATIONS I SP-102 SPRINKLER SPECIFICATIONS II SP-103 SPRINKLER SITE PLAN SP-301 FIRST FLOOR SPRINKLER CONSTRUCTION PLAN SP-302 SECOND FLOOR SPRINKLER CONSTRUCTION PLAN SP-401 SPRINKLER DETAILS SP-501 SPRINKLER RISER DIAGRAM</p> <p>ELECTRICAL: E-101 ELECTRICAL SYMBOLS AND GENERAL NOTES E-102 ELECTRICAL SPECIFICATIONS I E-103 ELECTRICAL SPECIFICATIONS II E-104 ELECTRICAL SPECIFICATIONS III E-105 ELECTRICAL SITE PLAN E-201 FIRST FLOOR ELECTRICAL DEMOLITION PLAN E-301 FIRST FLOOR ELECTRICAL LIGHTING PLAN E-302 SECOND FLOOR ELECTRICAL LIGHTING PLAN E-303 FIRST FLOOR ELECTRICAL POWER PLAN E-304 SECOND FLOOR ELECTRICAL POWER PLAN E-305 ROOF LEVEL ELECTRICAL POWER PLAN E-306 FIRST FLOOR ELECTRICAL MECHANICAL POWER PLAN E-307 SECOND FLOOR ELECTRICAL MECHANICAL POWER PLAN E-308 ROOF LEVEL ELECTRICAL MECHANICAL POWER PLAN E-401 ELECTRICAL DETAILS E-402 THEATER WIRING DETAILS E-501 ELECTRICAL RISER DIAGRAM E-601 ELECTRICAL PANEL SCHEDULE</p> <p>FIRE ALARM: FA-101 FIRE ALARM GENERAL NOTES FA-102 FIRE ALARM SPECIFICATIONS FA-201 FIRST FLOOR FIRE ALARM DEMOLITION PLAN FA-301 FIRST FLOOR FIRE ALARM CONSTRUCTION PLAN FA-302 SECOND FLOOR FIRE ALARM CONSTRUCTION PLAN FA-303 ROOF LEVEL FIRE ALARM CONSTRUCTION PLAN FA-501 FIRE ALARM RISER DIAGRAM, MATRIX, AND NOTES</p>
<p>ABBREVIATIONS</p>		<p>SPECIAL INSPECTIONS</p> <p>BC 1705.2.1 STRUCTURAL STEEL</p> <p>BC 1705.2.2 COLD-FORM STEEL DECK</p> <p>BC 1705.2.4 COLD-FORM STEEL TRUSSES SPANNING 60 FEET OR GREATER</p> <p>BC 1705.3 CONCRETE CONSTRUCTION</p> <p>BC 1705.6 SOILS</p> <p>BC 1705.12 SEISMIC RESISTANCE</p>			
<p>@ at & and ADD addendum AFF above finished floor AP access panel AC acoustical ACT acoustical tile A/C air conditioning ACD access door AD area drain ALUM aluminum ALT alternate ARCH architect (ural) ASB asbestos ASC above suspended ceiling ASPH asphalt BLDG building BLT-IN built-in BM beam BRK brick BUR built-up roofing B.M.O. brick masonry opp. CAB cabinet CC construction contractor CPT carpet CLL contract limit line CJT control joint CLG ceiling CM crown moulding CONC concrete masonry unit COL column CONC concrete CONST construction CONT continuous CONTR contractor CRO cross grain CU.I.N. cubic inches CU.FT. cubic foot DPR damper DET detail DEMO demolish, demolition DIAM diameter DIFF diffuser DIM dimension DIM dimension DR door D drain DWG drywall DWG drawing E east EA each EJ expansion joint ELC electrical contractor ELC electric (d) EP electric panelboard EL elevation ELEV elevator ENT entrance EQ equal EQP equipment EM(IST) existing</p> <p>FA fire alarm (fresh air) FD dimension to finish FE fire extinguisher FHC fire hose cabinet FIN finish (td) FLG flashing FEL finished floor line FLR floor FC flooring contractor FLD floor drain FLUOR. fluorescent FT feet FUR furred GC general contractor GYP gypsum GB gypsum board GWB gypsum wall board GPDW gypsum dry wall HDW hardware HM hollow metal HC hollow core HR hand rail RH roof hatch RD roof drain RM room RB rubber base RBT rubber tile SC solid core SCHED schedule SEC section SK skylight SIM similar SPEC specification (s) SQ square SP starting point SS stainless steel STD standard STL steel SD storm drain SUSP CLG suspended ceiling SYM symmetrical TEL telephone T&G tongue & groove TC top of curb TSL top of slab TST top of steel TF top of footing TW top of wall TT terrazzo tile TYP typical TG tempered glass VB vinyl base VIF verify in field VS vent stack or pipe VT vinyl tile UNON unless otherwise noted WG wire glass WD wood</p> <p>PLYWD plywood PLBG plumbing PLC plumbing contractor PV power ventilator PT point LB pound PTN partition PTD painted QT quarry tile RLG railing REIN reinforcement (d), (ing) RC reinforced concrete REF reference REG register (ed) REM remove REQ require (s) RET return RA return air REV revision (s) RL roof ladder RO rough opening RV roof vent RH roof hatch RD roof drain RM room RB rubber base RBT rubber tile SC solid core SCHED schedule SEC section SK skylight SIM similar SPEC specification (s) SQ square SP starting point SS stainless steel STD standard STL steel SD storm drain SUSP CLG suspended ceiling SYM symmetrical TEL telephone T&G tongue & groove TC top of curb TSL top of slab TST top of steel TF top of footing TW top of wall TT terrazzo tile TYP typical TG tempered glass VB vinyl base VIF verify in field VS vent stack or pipe VT vinyl tile UNON unless otherwise noted WG wire glass WD wood</p>			<p>LOCATION MAP</p>		<p>TITLE SHEET</p> <p>Scale Job No. Date Drawing No. AS NOTED 1618 04/03/2019 A-T</p> <p>Project Title IONA PREPARATORY SCHOOL ADDITION AND ALTERATION TO THE PAUL VERNI FINE ARTS CENTER</p> <p>Project Address IONA PREPARATORY SCHOOL 255 Wilmot Road New Rochelle, NY 10804</p> <p>Drawing Title TITLE SHEET</p> <p>Drawn DL</p> <p>Peter Gisolfi Associates Architects Landscape Architects, LLP 566 Warburton Avenue Hastings on Hudson, NY 10706 914 478 3677</p> <p>PETER GISOLFI ASSOCIATES</p>

TITLE SHEET UPDATED 6/3/2021

No.	Date	Revision/Submission
7.	6/01/2021	ISSUED FOR BID
6.	5/07/2021	RE-ISSUED FOR BUILDING PERMIT REVIEW
5.	2/01/2021	ISSUED FOR BUILDING PERMIT REVIEW
4.	10/14/2020	ISSUED FOR PLANNING BOARD REVIEW
3.	9/23/2020	RESUBMITTED FOR ZONING REVIEW
2.	8/28/2020	ISSUED FOR PRELIMINARY DOB REVIEW
1.	1/10/2020	ISSUED FOR DD ESTIMATE

No. Date Revision/Submission

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