

PLOT PLAN

NTS

LIST OF DRAWINGS:

SHEET #	DRAWING TITLE
T-001.00	TITLE SHEET
A-101.00	ELEVATIONS
A-102.00	ROOF PLAN
A-103.00	PARAPET WALL REMOVAL SECTIONS
A-104.00	NEW PARAPET SECTIONS
A-201.00	DETAILS
A-202.00	DETAILS
A-203.00	ROOF DETAILS
A-301.00	CONDITION PHOTOGRAPHS
S-001.00	STRUCTURAL NOTES
S-102.00	2ND FLOOR FRAMING PLAN
S-103.00	ROOF FRAMING PLAN
S-200.00	SECTIONS & DETAILS

LEGEND:

DETAIL	DETAIL INDICATOR	ELEVATION INDICATOR
SHEET NO.	REPAIR TASK INDICATOR	SHADED AREA INDICATES EXIST. CONSTRUCTION TO REMAIN
	PHOTO INDICATOR	

GENERAL NOTES

- THE GENERAL SCOPE OF WORK DESCRIBED HERE INVOLVES THE COMPLETE REPLACEMENT OF THE MASONRY PARAPETS AT THE MAIN ROOF ALONG THE SOUTH & EAST ELEVATIONS, AS SHOWN HEREIN.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF YONKERS AND NEW YORK STATE BUILDING CODE.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH REQUIREMENTS OF SAFETY OF PUBLIC PROPERTY DURING CONSTRUCTION OPERATIONS AND SHALL BE HELD RESPONSIBLE FOR SAFE MAINTENANCE OF THE WORKSITE UNTIL COMPLETION AND FINAL ACCEPTANCE OF THE WORK.
- THE FOLLOWING SHALL BE MADE UNDER SEPARATE APPLICATION:
 - SIDEWALK SHEDS
- ALL MASONRY UNITS SHALL CONFORM TO THE BUILDING CODE. MASONRY WALLS AND CONSTRUCTION SHALL CONFORM TO NEW YORK STATE BUILDING CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH AND OBTAINING PERMITS FROM, AND OBTAINING SIGN-OFFS FROM THE DEPARTMENT OF BUILDINGS AS REQUIRED.
- ALL DETAILS ARE TYPICAL AND ARE INDICATED ONCE.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- AT THE ROOF MAKE NECESSARY REPAIRS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - FURNISH AND INSTALL A FULL METAL JACKET TO THE EXISTING SECTIONS OF HVAC DUCTWORK TO REMAIN.
 - MAKE NECESSARY REPAIRS TO THE SKYLIGHT TO ACHIEVE WATER TIGHTNESS TO INCLUDE
 - REMOVE ALL GLASS AND GLAZING (PUTTY, ETC.). REPLACE ALL GLASS TO MATCH EXISTING.
 - SALVAGE AND REINSTALL COPPER CAPS. INSTALL GLASS WITH NEW PUTTY.
 - REPLACE EXISTING BASE FLASHING WITH NEW TO MATCH EXISTING AND COORDINATE WITH ROOFING SYSTEM.
 - CAREFULLY REMOVE EXISTING CONDUIT MOUNTED TO EXISTING PARAPET AND RE-INSTALL MOUNTED TO NEW RE-BUILT PARAPET.
- LANDLORD TO REVIEW EXISTING CONDITIONS AT EXISTING CORNICE & PARAPETS, AND EXISTING MASONRY SUBSTRATES BEHIND EXISTING GRANITE PANELS AND STUCCO APPLICATION (REFERENCE REPAIR TASKS 1, 5, 8, 8a & 10). LANDLORD TO REPORT FINDINGS TO TENANT, ANY AGREED UPON ADDITIONAL REMEDIAL WORK TO BE ADDRESSED BY THE TENANT.
- EXISTING FIRE ESCAPES TO BE REMOVED AND REPLACED. GC TO PROVIDE SHOP DRAWINGS OF NEW FIRE ESCAPES TO ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.

TENANT SAFETY NOTES

- CONSTRUCTION WORK SHALL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO SPACES WITHIN THE BUILDING.
- CONSTRUCTION OPERATIONS SHALL NOT BLOCK HALLWAYS.
- CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING, UNLESS SPECIFICALLY AUTHORIZED BY THE BUILDING MANAGEMENT.
- CONSTRUCTION OPERATION SHALL BE CONFINED TO NORMAL WORKING HOURS: 9 AM TO 5 PM, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL TEMPORARY MEASURES NECESSARY TO PROTECT THE PREMISES FROM WATER DAMAGE DURING THE COURSE OF THE WORK AND REPAIR ALL DAMAGE CAUSED BY HIM WITH NEW MATERIALS TO MATCH EXISTING THE SATISFACTION OF THE OWNER, ARCHITECT AND/OR ENGINEER.

REMOVAL NOTES

- THE CONTRACTOR SHALL BE FAMILIAR WITH AND PERFORM ALL REMOVAL WORK IN ACCORDANCE WITH NEW YORK STATE BUILDING CODE.

STRUCTURAL STEEL NOTES

- ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITIONS.
- ALL BOLTING SHALL CONFORM TO THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", LATEST EDITION.
- ALL WELDING SHALL CONFORM TO THE AWS CODE D1.1 "STRUCTURAL WELDING CODE - STEEL", LATEST EDITION.
- THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ENGINEER OF RECORD, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAM FOR ALL STRUCTURAL STEEL, DESCRIBING TYPICAL CONNECTION DETAILS AND CAPACITIES SHALL BE SUBMITTED AND APPROVED PRIOR TO THE START OF PIECE DETAILING.
- ALL FIRE ESCAPE STRUCTURES AND MISCELLANEOUS STEEL SHALL BE DESIGNED AND DETAILED BY A NEW YORK STATE REGISTERED PROFESSIONAL ENGINEER HIRED BY THE CONTRACTOR. THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ENGINEER OF RECORD, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS, ERECTION DIAGRAMS, AND CALCULATIONS. ALL STAIR STEEL SHOP DRAWINGS AND DESIGN CALCULATIONS SHALL BEAR THE SEAL AND SIGNATURE OF THE CONTRACTOR'S ENGINEER.
- ALL STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

WIDE FLANGES	ASTM A992 GR 50
SQUARE OR ROUND TUBE	ASTM A500-GR B, FY=48 KSI.
PIPES	ASTM A53, FY=35 KSI
ANGLE AND CHANNEL	ASTM A36
STAINLESS STEEL	ASTM A304 OR AISI 316
ANCHOR BOLTS/RODS	ASTM F1554
HIGH STRENGTH BOLTS	ASTM A325 OR A490 (MIN. 3/4" DIAM. UNO)
HARDENED WASHERS	ASTM F436
DTI WASHERS	ASTM F959
PLATE	ASTM A572 GR 50
- ALL WELDING SHALL BE PERFORMED BY AWS QUALIFIED WELDERS.
- MINIMUM FILLET WELD SIZES SHALL COMPLY WITH THE AISC, BUT SHALL NOT BE LESS THAN 1/4 INCH, UNLESS NOTED OTHERWISE.
- ALL FIELD WELDING ELECTRODES SHALL BE E70XX, LOW HYDROGEN. SHOP WELDING ELECTRODES SHALL BE E70XX LOW HYDROGEN. ALL FILLER METAL SHALL HAVE A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT. LBS. AT MINUS 20 DEGREES F.
- SHOP AND FIELD TESTING OF WELDS AND BOLTS SHALL BE AS FOLLOWS:

A.	ALL WELDS SHALL BE VISUALLY INSPECTED. 15% AT RANDOM SHALL BE MEASURED.
B.	FILLET WELDS FOR BEAM AND GIRDER SHEAR CONNECTION PLATES (15 % AT RANDOM) SHALL BE CHECKED BY MAGNETIC PARTICLE FOR FINAL

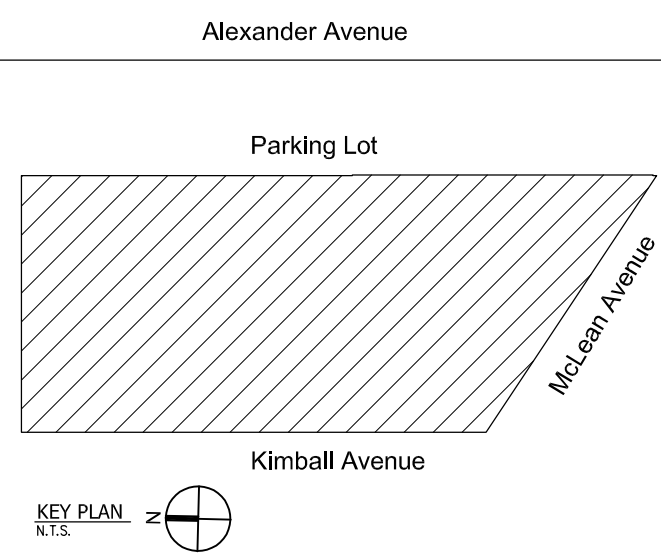
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| PASS ONLY. | PER SQ. FOOT MINIMUM DEPOSITION, INCLUDING DUNNAGES, STEEL LINTELS, SHELF ANGLES, LINTEL HANGERS, AND ALL OTHER STEEL FRAMING OUTSIDE THE BUILDING ENVELOPE. |
| C. ULTRASONICALLY TEST 100% OF ALL FULL PENETRATION WELDS. | |
| D. CHECK ALL PRETENSIONED BOLTS BY EITHER THE TIC METHOD OR BY CALIBRATED TORQUE WRENCH IN EACH SHEAR CONNECTION. CHECK 100% OF BOLTS WHEN USING TIC METHOD AND 25% OF BOLTS WITH OTHER METHOD FOR EACH SHEAR CONNECTION, BUT NOT LESS THAN TWO (2) BOLTS PER CONNECTION. | 14. PROVIDE 3-COAT TNEMEC PAINT SYSTEM (OR APPROVED EQUAL) FOR NEW FIRE ESCAPES OR AS NOTED AS FOLLOWS:

PRIME COAT:
90-97 TNEMEC-ZINC AT 2.5 - 3.5 MILS DFT

INTERMEDIATE COAT:
27 FC TYPOLXY, OR
V69F EPOXOLINE II, 4-6 MILS DFT

FINISH COAT:
73 ENDURA-SHIELD AT 2-3 MILS DFT
COLOR OF FINISH COAT TO BE SELECTED BY ARCHITECT/OWNER. |
| E. CHECK ALL SLIP CRITICAL BOLTS WITH THE "DIRECT TENSION INDICATOR" METHOD. ALL BOLTS SHALL BE VISUALLY INSPECTED. MEASURE WITH FEELER GAGES, AT LEAST 15 PERCENT OF BOLTS IN EACH CONNECTION, BUT NOT LESS THAN TWO BOLTS PER CONNECTION. | |
| F. THE OWNER'S SPECIAL INSPECTOR OR TESTING AGENCY SHALL PERFORM ALL SHOP AND FIELD INSPECTION AND TESTING AS OUTLINED ABOVE. | |
| 11. FABRICATE SIMPLY SUPPORTED BEAMS WITH NATURAL CAMBER UP. FABRICATE CANTILEVER BEAMS WITH NATURAL CAMBER DOWN, UNLESS NOTED OTHERWISE. | |
| 12. GAS OR ARC CUTTING OF NEW OR EXISTING SECTIONS IS NOT ALLOWED. GAS OR ARC CUTTING TO ENLARGE EXISTING OR NEW BOLT HOLES IS NOT ALLOWED. GAS OR ARC CUTTING TO CREATE NEW HOLES IN EXISTING OR NEW STEEL IS NOT ALLOWED. | |
| 13. ALL STEEL EXPOSED TO WEATHER OR AS INDICATED SHALL BE HOT DIP GALVANIZED PER ASTM A123, 2 OZ. | |

FACADE REPAIR AND ROOF REPLACEMENT WORK AT 928 McLEAN AVE, YONKERS, NY



KEY PLAN
NTS

	11.08.2021	ISSUED FOR LANDLORD COMMENTS
	10.14.2021	ISSUED FOR LANDLORD COMMENTS
	07.15.2021	ISSUED FOR PERMIT & PRICING VI
	03.24.2021	ISSUED FOR PERMIT & PRICING V
	02.03.2021	ISSUED FOR PERMIT & PRICING II
	10.12.2020	ISSUED FOR LANDLORD REVIEW
	08.18.2020	ISSUED FOR LANDLORD REVIEW
	08.07.2020	ISSUED FOR REVIEW
	05.12.2020	REVISED
	04.27.2020	REVISED
	04.13.2020	ISSUED FOR REVIEW
	06.25.2019	ISSUED FOR LANDLORD REVIEW
No	DATE	REVISIONS

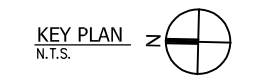
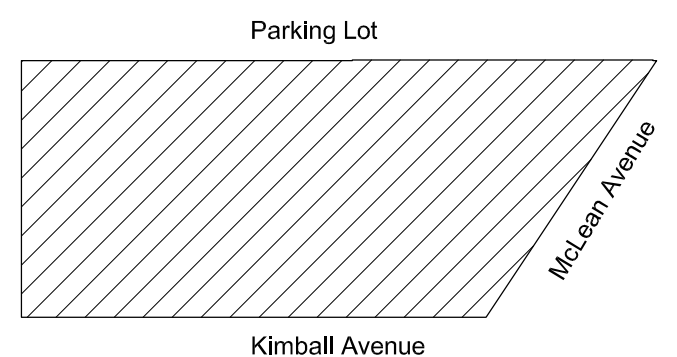
Project:

Bank of America

Facade Repairs and Roof Replacement
928 McLean Avenue,
Yonkers, NY 10704

Drawing Title:

TITLE SHEET



REPAIR TASKS

- 1 SOUTH ELEVATION
 REMOVE AND REBUILD (2) TWO WYTHE PARAPET WALL, 3'X160L'F=180 SF (APPROX.), REPLACE METAL COPING WITH NEW TO MATCH EXISTING. SEE DETAILS 2/A103.00 AND 3 AND 4/A104.00. SEE GENERAL NOTE 10.

EAST ELEVATION
 REMOVE AND REBUILD (2) TWO WYTHE PARAPET, 3'X160L'F=180 SF (APPROX.), AND REPLACE METAL COPING WITH NEW TO MATCH EXISTING. SEE DETAILS 1/A103.00 AND 3 AND 4/A104.00. SEE GENERAL NOTE 10.

2 SOUTH ELEVATION
 RAKE OUT AND REPOINT (MIN. 3/4" DEPTH) ENTIRE REMAINING FACADE 1,100 SF (APPROX.) PER DETAIL 6/A201.00

WEST ELEVATION
 RAKE OUT AND REPOINT (MIN. 3/4" DEPTH) ENTIRE REMAINING FACADE 2,100 SF. (APPROX.), PER DETAIL 6/A201.00

EAST ELEVATION
 RAKE OUT AND REPOINT (MIN. 3/4" DEPTH) ENTIRE FACADE 2,300 SF. (APPROX.), PER DETAIL 6/A201.00

CHIMNEY
 RAKE OUT AND REPOINT (MIN 3/4" DEPTH) ON THE INBOARD SIDE OF THE CHIMNEY (40 SFT), PER DETAIL 6/A201.00

3 EXISTING FIRE ESCAPES TO BE REMOVED AND REPLACED, GC TO PROVIDE SHOP DRAWINGS TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW, PATCH AND REPAIR ADJACENT MASONRY AS REQUIRED.

4 EAST ELEVATION
 REMOVE, REPLACE AND WATERPROOF EXTERIOR WINDOW LINTELS ONLY (100LF) WITH NEW GALVANIZED STEEL LINTEL. DIMENSIONS TO MATCH EXISTING. SEE DETAIL 1/A201.00.

NORTH ELEVATION
 REMOVE, REPLACE AND WATERPROOF EXTERIOR WINDOW LINTELS ONLY (40 LF), INSTALL NEW GALVANIZED STEEL LINTEL INCLUDING ASSOCIATED MASONRY WORK, DIMENSIONS TO MATCH EXISTING. SEE DETAIL 1/A201.00.

SOUTH ELEVATION
 REMOVE, REPLACE AND WATERPROOF EXTERIOR WINDOW LINTELS ONLY (80 LF), INSTALL NEW GALVANIZED STEEL LINTEL INCLUDING ASSOCIATED MASONRY WORK, DIMENSIONS TO MATCH EXISTING. SEE DETAIL 1/A201.00.

WEST ELEVATION
 REMOVE, REPLACE AND WATERPROOF EXTERIOR WINDOW LINTELS ONLY (80 LF), INSTALL NEW GALVANIZED STEEL LINTEL INCLUDING ASSOCIATED MASONRY WORK, DIMENSIONS TO MATCH EXISTING. SEE DETAIL 1/A201.00.

5 NORTH ELEVATION
 EXISTING STUCCO FINISH TO BE REMOVED DOWN TO SUBSTRATE IN ITS ENTIRETY. ALL OPEN/RODDED MORTAR JOINTS TO BE RAKED OUT AND REPOINTED. PROVIDE NEW STUCCO SOTO SYSTEM, ASSUME A TOTAL OF 1000 SF OF STUCCO REPLACEMENT AND 500 SF OF MORTAR JOINT REPOINTING PER DETAILS 5, 5a and 5b/A202.00. SEE GENERAL NOTE 10.

6 NORTH ELEVATION
 PROVIDE (2) TWO COATS OF A BREATHABLE ELASTOMERIC COATING (DOW ALLGUARD OR EQUAL) TO THE ENTIRE FACADE. COLOR TO BE SELECTED BY ARCHITECT.

7 THROUGH-WALL FLASHING
 PROVIDE 2 PIECE 22 GAUGE STAINLESS THROUGH-WALL FLASHING AT SOUTH ELEVATION PER DETAIL 1/A103.00.

8 GRANITE PANELS
 ALL GRANITE PANELS AT 1ST FLOOR OF THE SOUTH, WEST AND EAST ELEVATIONS TO BE REMOVED AND REPLACED WITH NEW PANELS. SUBMIT SAMPLES AND SHOP DRAWINGS FOR REVIEW. ALL ANCHORS TO BE STAINLESS STEEL TYPE 304. PROVIDE CLOSED-CELL BACKER ROD AND SEALANT DOWSIL 756 SMS TO JOINTS. COLOR TO BE SELECTED BY ARCHITECT. SEE DETAILS 1, 2 AND 3/A-202.00. SEE GENERAL NOTE 10.

9 SOUTH ELEVATION
 EXISTING GRANITE CLADDING AT ENTRANCE RECESSED VESTIBULE AREA TO BE REMOVED. PROVIDE STUCCO FINISH PER DETAILS 7, 7a AND 7b/A-201.00. COLOR TO BE SELECTED BY ARCHITECT. SEE GENERAL NOTE 10.

10 CHIMNEY
 PATCH DAMAGED CONCRETE TOP AT CHIMNEY.

11 NORTH ELEVATION
 PATCH & REPAIR EXISTING BRICK PARAPET TO MATCH ADJACENT WHERE EXISTING STEEL DUNNAGE SUPPORTS ARE REMOVED. REFERENCE DETAIL 4/A201.00. SEE GENERAL NOTE 10.

12 WEST ELEVATION
 CRACKED BRICK CONTINGENCY 250 SF. SEE DETAIL 4/A201.00. NEW BRICK MASONRY TO MATCH EXISTING IN ALL RESPECTS.

13 WEST ELEVATION
 REMOVE/SEAL EMBEDDED ANCHORS. SEE DETAIL 6/A201.00.

14 WINDOW REPLACEMENT
 ALL EXISTING WINDOWS AT THE 2ND FLOOR OF THE NORTH, EAST, WEST AND SOUTH ELEVATIONS TO BE REMOVED DOWN TO MASONRY OPENING AND REPLACED WITH NEW ANDERSEN 400 SERIES WINDOWS. CONTRACTOR TO VERIFY OPENING DIMENSIONS IN FIELD. SEE DETAILS 1, 1A AND 1B/A201.00. PROVIDE WINDOW SHOP DRAWINGS FOR REVIEW.

15 WEST ELEVATION
 PROVIDE SEALANT AT LOUVER PERIMETER. ASSUME 50 LF.

16 ROOF
 REMOVE ALL EPDM ROOFING AND FLASHING SYSTEMS DOWN TO EXISTING WOOD DECK, INCLUDING BUT NOT LIMITED TO PENETRATION POCKETS, INSULATION OTHER MEMBRANES ETC. PROVIDE NEW ROOFING SYSTEM AS SHOWN ON DETAIL A ON A-203.00. REMOVE/REPLACE DAMAGED EXISTING PLYWOOD SHEATHING AS REQUIRED WITH NEW 3/4" THICK WOOD ROOF SHEATHING. ASSUME 50% OF PLYWOOD SHEATHING REPLACEMENT.

17 RELOCATED ROOF EQUIPMENT, PROVIDE PREFABRICATED CURB WITH INSULATED CORE, THYCURB OR APPROVED EQUAL. REFER TO DETAIL 9 ON A-203.00.

18 EXISTING ROOF EQUIPMENT TO BE TEMPORARILY DISCONNECTED, RAISED AND RECONNECTED. COORDINATE WORK WITH MEP DRAWINGS. PROVIDE PREFABRICATED CURB WITH INSULATED CORE, THYCURB OR APPROVED EQUAL. REFER TO DETAIL 9 ON A-203.00.

19 NEW ROOF EQUIPMENT, PROVIDE PREFABRICATED CURB WITH INSULATED CORE, THYCURB OR APPROVED EQUAL. COORDINATE WORK WITH MEP DRAWINGS. REFER TO DETAILS 7 AND 9 ON A-203.00.

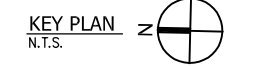
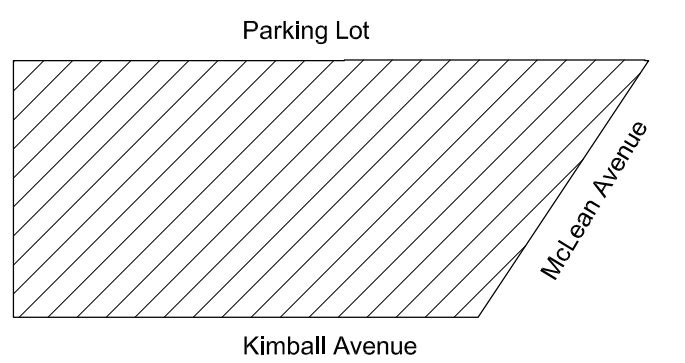
20 EXISTING EQUIPMENT CURB TO BE REMOVED. PROVIDE NEW INSULATED CORE CURB, THYCURB OR APPROVED EQUAL. FLASH PER DETAIL 9 ON A-203.00.

21 EXISTING ELECTRICAL CONDUITS TO BE TEMPORARILY DISCONNECTED AND RAISED TO ALLOW FOR ROOFING INSTALLATION. REMOVE OR REINSTALL CONDUITS AS REQUIRED. COORDINATE WITH MEP DRAWINGS.

22 EXISTING SCUPPERS TO BE REMOVED AND REPLACED. REFER TO DETAIL 6/A-203.00.

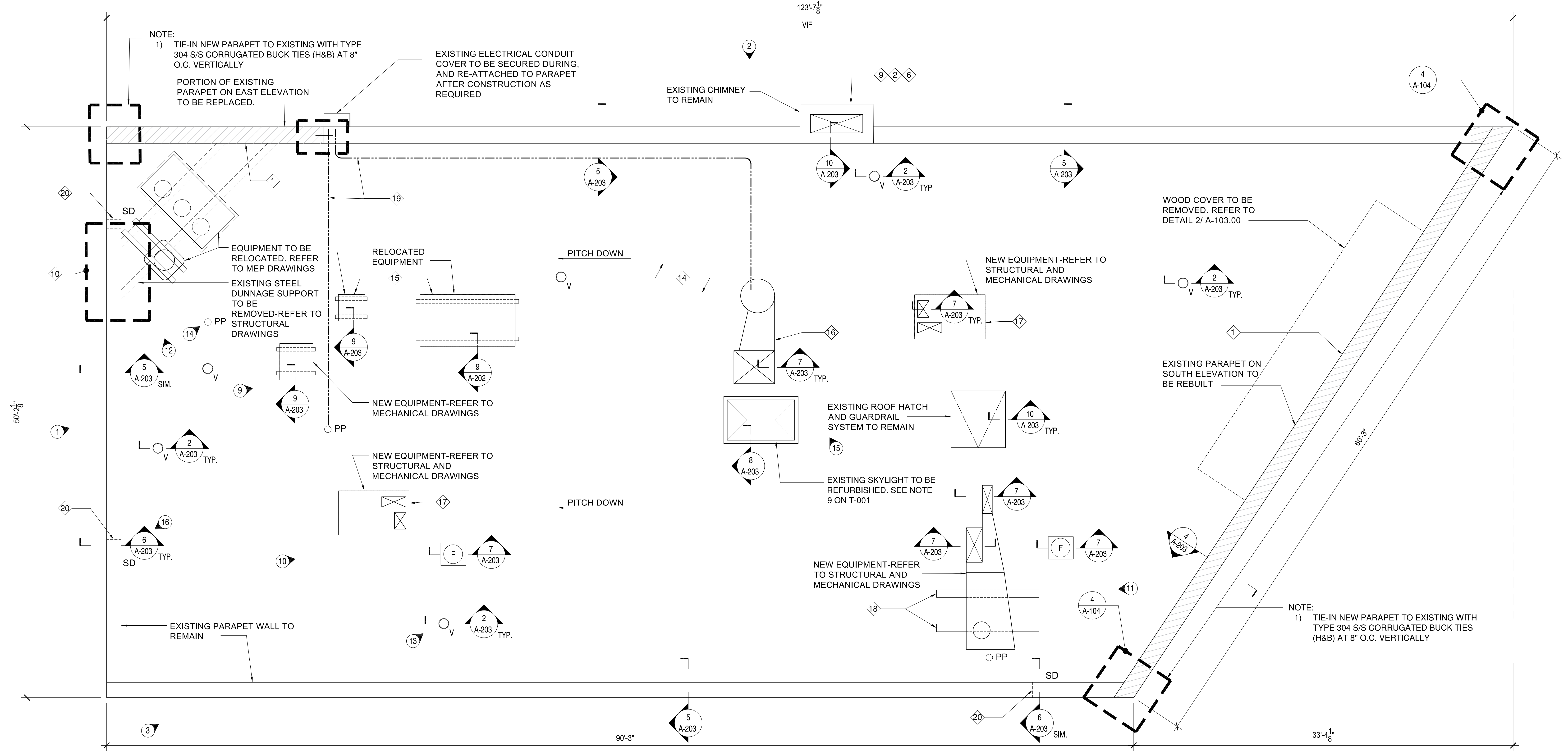
23 Lintel ABOVE STOREFRONT TO BE PROB'D DURING CONSTRUCTION FOR ENGINEER'S REVIEW. COORDINATE PROBE LOCATION WITH TENANT.

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LINE 1 ABOVE S1
CONSTRUCTION
COORDINATE PR

123'-7 1/8"
VIF



1 ROOF PLAN SCALE: 1/4\"=1'-0"

REPAIR TASKS

- 1 SOUTH ELEVATION
REMOVE AND REBUILD (2) TWO WYTHE PARAPET WALL. 3\"X60LF=180 SF (APPROX.). REPLACE METAL COPING WITH NEW TO MATCH EXISTING. SEE DETAILS 2/A-103.00 AND 3 AND 4/A-104.00. SEE GENERAL NOTE 10.
- 2 SOUTH ELEVATION
RAKE OUT AND REPOINT (MIN. 3/4\" DEPTH) ENTIRE REMAINING FACADE 1,100 SF. (APPROX.). PER DETAIL 6/A-201.00.
- 3 WEST ELEVATION
RAKE OUT AND REPOINT (MIN. 3/4\" DEPTH) ENTIRE REMAINING FACADE 2,100 SF. (APPROX.). PER DETAIL 6/A-201.00.
- 4 EAST ELEVATION
RAKE OUT AND REPOINT (MIN. 3/4\" DEPTH) ENTIRE FACADE 2,300 SF. (APPROX.). PER DETAIL 6/A-201.00.
- 5 CHIMNEY
RAKE OUT AND REPOINT (MIN. 3/4\" DEPTH) ON THE INBOARD SIDE OF THE CHIMNEY (40 SFT). PER DETAIL 6/A-201.00.
- 6 EXISTING FIRE ESCAPES TO BE REMOVED AND REPLACED. GO TO PROVIDE SHOP DRAWINGS TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW. PATCH AND REPAIR ADJACENT MASONRY AS REQUIRED.

- 7 EAST ELEVATION
REMOVE, REPLACE AND WATERPROOF EXTERIOR WINDOW LINTELS ONLY (100LF) WITH NEW GALVANIZED STEEL LINTEL. DIMENSIONS TO MATCH EXISTING. SEE DETAIL 1/A-201.00.
- 8 NORTH ELEVATION
REMOVE, REPLACE AND WATERPROOF EXTERIOR WINDOW LINTELS ONLY (40 LF). INSTALL NEW GALVANIZED STEEL LINTEL INCLUDING ASSOCIATED MASONRY WORK. DIMENSIONS TO MATCH EXISTING. SEE DETAIL 1/A-201.00.
- 9 SOUTH ELEVATION
REMOVE, REPLACE AND WATERPROOF EXTERIOR WINDOW LINTELS ONLY (40 LF). INSTALL NEW GALVANIZED STEEL LINTEL INCLUDING ASSOCIATE MASONRY WORK. DIMENSIONS TO MATCH EXISTING. SEE DETAIL 1/A-201.00.
- 10 WEST ELEVATION
REMOVE, REPLACE AND WATERPROOF EXTERIOR WINDOW LINTELS ONLY (80 LF). INSTALL NEW GALVANIZED STEEL LINTEL INCLUDING ASSOCIATE MASONRY WORK. DIMENSIONS TO MATCH EXISTING. SEE DETAIL 1/A-201.00.
- 11 NORTH ELEVATION
EXISTING STUCCO FINISH TO BE REMOVED DOWN TO SUBSTRATE IN ITS ENTIRETY. ALL OPEN/ERODED MORTAR JOINTS TO BE RAKED OUT AND REPOINTED. PROVIDE NEW STUCCO S/T SYSTEM. ASSUMED A TOTAL OF 1000 SF OF STUCCO REPLACEMENT AND 500 SF OF MORTAR JOINT REPOINTING PER DETAILS 5, 5a and 5b/A-202.00. SEE GENERAL NOTE 10.

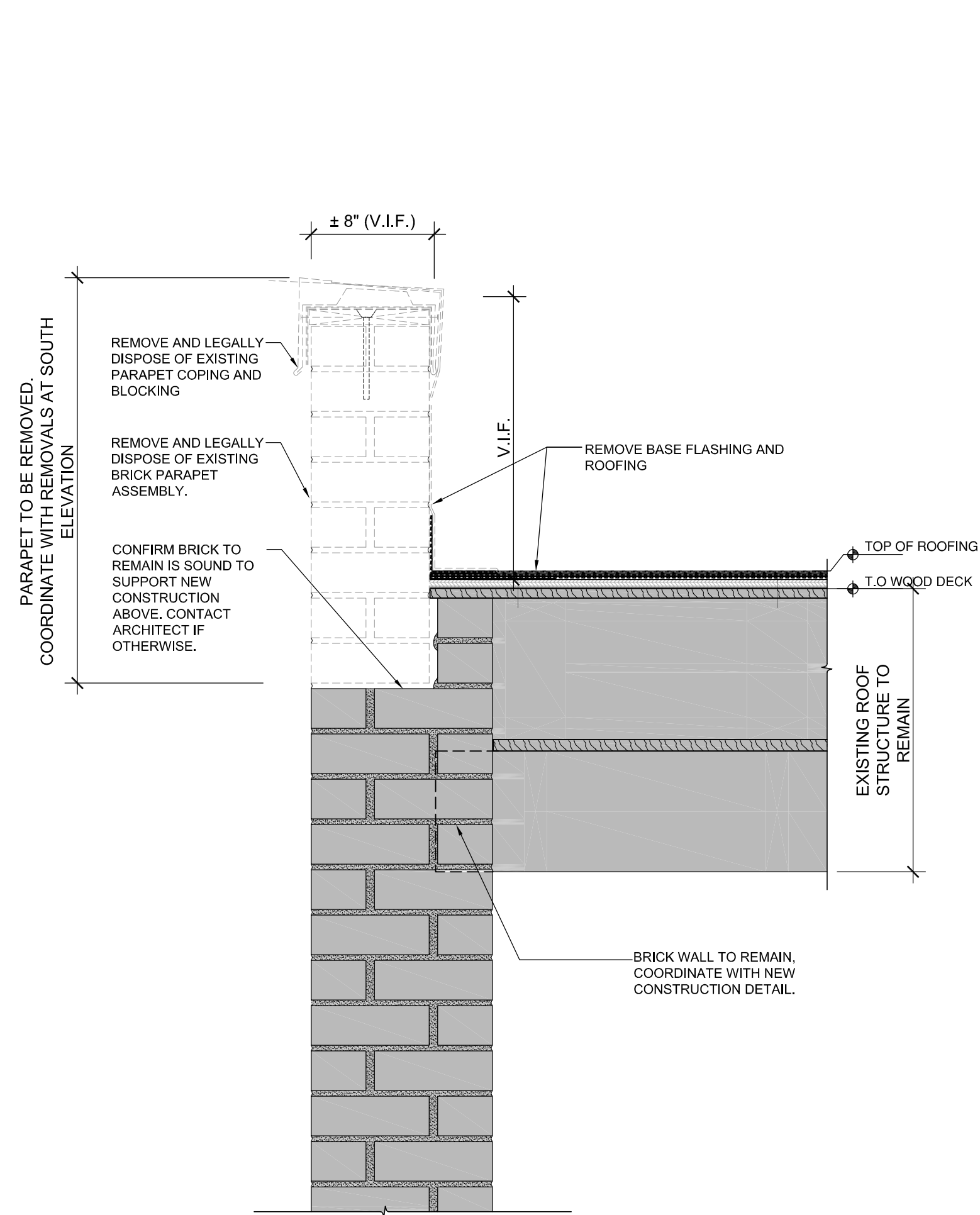
- 12 SOUTH ELEVATION
PROVIDE (2) TWO COATS OF A BREATHABLE ELASTOMERIC COATING (DOW ALLGUARD OR EQUAL) TO THE ENTIRE FACADE. COLOR TO BE SELECTED BY ARCHITECT.
- 13 THROUGH-WALL FLASHING
PROVIDE 2 PIECE 22 GAUGE STAINLESS THROUGH-WALL FLASHING AT SOUTH ELEVATION PER DETAIL 1/A-103.00.
- 14 GRANITE PANELS
ALL GRANITE PANELS AT 1ST FLOOR OF THE SOUTH, WEST AND EAST ELEVATIONS TO BE REMOVED AND REPLACED WITH NEW PANELS. SUBMIT SAMPLES AND SHOP DRAWINGS FOR REVIEW. ALL ANCHORS TO BE STAINLESS STEEL TYPE 304. PROVIDE CLOSED-CELL BACKER ROD AND SEALANT DOWSIL 756 SMS TO JOINTS. COLOR TO BE SELECTED BY ARCHITECT. SEE DETAILS 1, 2 AND 3/A-202.00. SEE GENERAL NOTE 10.
- 15 SOUTH ELEVATION
EXISTING GRANITE CLADDING AT ENTRANCE RECESSED VESTIBULE AREA TO BE REMOVED. PROVIDE STUCCO FINISH PER DETAILS 7, 7a AND 7b/A-201.00. COLOR TO BE SELECTED BY ARCHITECT. SEE GENERAL NOTE 10.
- 16 CHIMNEY
PATCH DAMAGED CONCRETE TOP AT CHIMNEY.
- 17 NORTH ELEVATION
PATCH & REPAIR EXISTING BRICK PARAPET TO MATCH ADJACENT WHERE EXISTING STEEL DUNNAGE SUPPORTS ARE REMOVED. REFERENCE DETAIL 4/A-201.00. SEE GENERAL NOTE 10.

- 18 WEST ELEVATION
CRACKED BRICK CONTINGENCY 250 SF. SEE DETAIL 4/A-201.00. NEW BRICK MASONRY TO MATCH EXISTING IN ALL RESPECTS.
- 19 WEST ELEVATION
REMOVE/SEAL EMBEDDED ANCHORS. SEE DETAIL 6/A-201.00.
- 20 WINDOW REPLACEMENT
ALL EXISTING WINDOWS AT THE 2ND FLOOR OF THE NORTH, EAST, WEST AND SOUTH ELEVATIONS TO BE REMOVED DOWN TO MASONRY OPENING AND REPLACED WITH NEW ANDERSEN 400 SERIES WINDOWS. CONTRACTOR TO VERIFY OPENING DIMENSIONS IN FIELD. SEE DETAILS 1, 1A AND 1B/A-201.00. PROVIDE WINDOW SHOP DRAWINGS FOR REVIEW.
- 21 WEST ELEVATION
PROVIDE SEALANT AT LOUVER PERIMETER. ASSUME 50 LF.
- 22 ROOF
REMOVE ALL EPDM ROOFING AND FLASHING SYSTEMS DOWN TO EXISTING WOOD DECK, INCLUDING BUT NOT LIMITED TO PENETRATION POCKETS, INSULATION, OTHER MEMBRANES ETC. PROVIDE NEW ROOFING SYSTEM AS SHOWN ON DETAIL A ON A-203.00. REMOVE/REPLACE DAMAGED EXISTING PLYWOOD SHEATHING AS REQUIRED WITH NEW 3\" THICK WOOD ROOF SHEATHING. ASSUME 50% OF PLYWOOD SHEATHING REPLACEMENT.
- 23 RELOCATED ROOF EQUIPMENT. PROVIDE PREFABRICATED CURB WITH INSULATED CORE, THYCURB OR APPROVED EQUAL. REFER TO DETAIL 9 ON A-203.00.

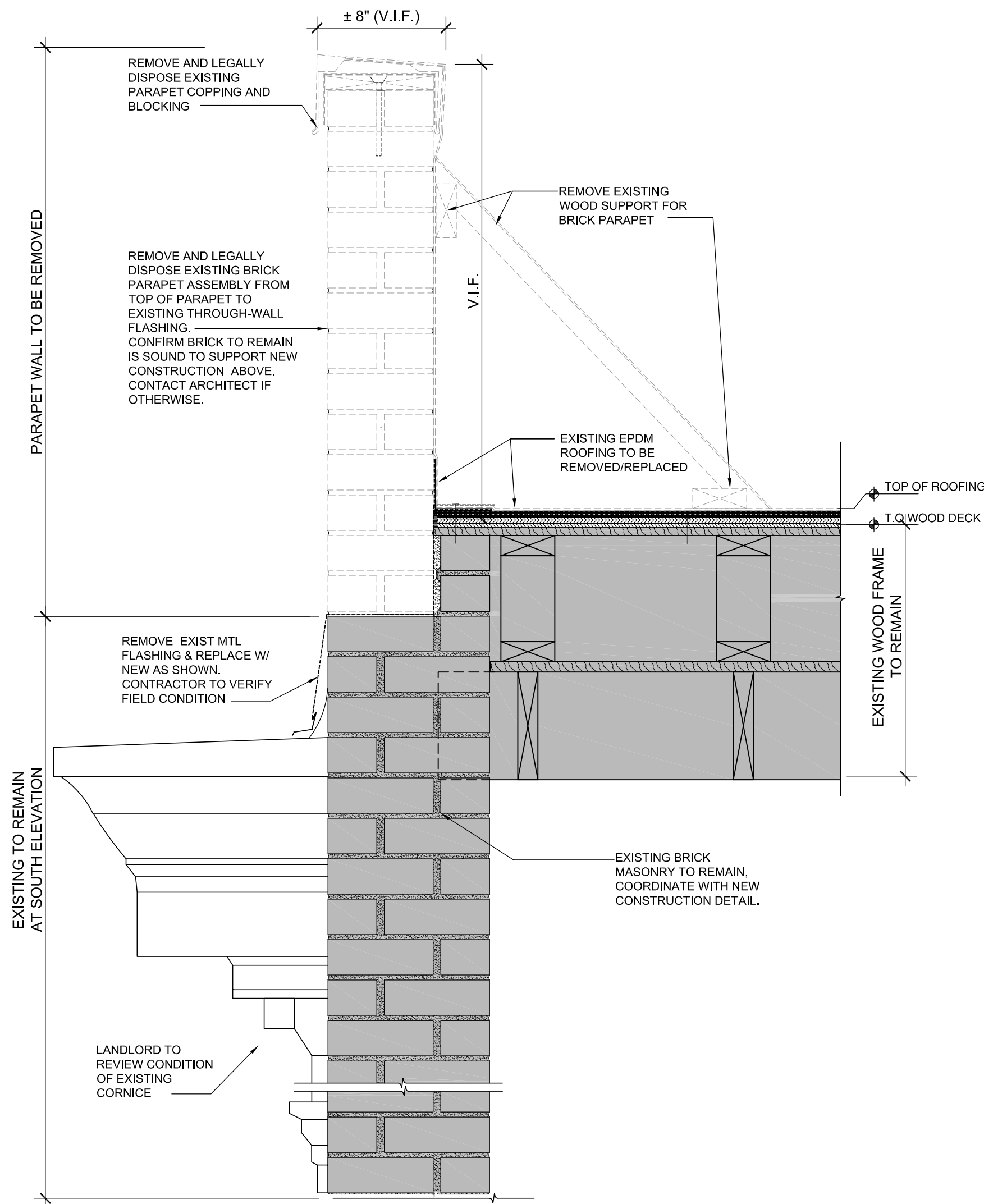
- 24 EXISTING ROOF EQUIPMENT TO BE TEMPORARILY DISCONNECTED, RAISED AND RECONNECTED. COORDINATE WORK WITH MEP DRAWINGS. PROVIDE PREFABRICATED CURB WITH INSULATED CORE, THYCURB OR APPROVED EQUAL. FLASH PER DETAIL 9 ON A-203.00.
- 25 NEW ROOF EQUIPMENT. PROVIDE PREFABRICATED CURB WITH INSULATED CORE, THYCURB OR APPROVED EQUAL. COORDINATE WORK WITH MEP DRAWINGS. REFER TO DETAILS 7 AND 9 ON A-203.00.
- 26 EXISTING EQUIPMENT CURB TO BE REMOVED. PROVIDE NEW INSULATED CORE CURB, THYCURB OR APPROVED EQUAL. FLASH PER DETAIL 9 ON A-203.00.
- 27 EXISTING ELECTRICAL CONDUITS TO BE TEMPORARILY DISCONNECTED AND RAISED TO ALLOW FOR ROOFING INSTALLATION. REMOVE/ OR REINSTALL CONDUITS AS REQUIRED. COORDINATE WITH MEP DRAWINGS.
- 28 EXISTING SCUPPERS TO BE REMOVED AND REPLACED. REFER TO DETAIL 6/A-203.00.

- NOTE:
1) TIE-IN NEW PARAPET TO EXISTING WITH TYPE 304 S/S CORRUGATED BUCK TIES (H&B) AT 8\" O.C. VERTICALLY

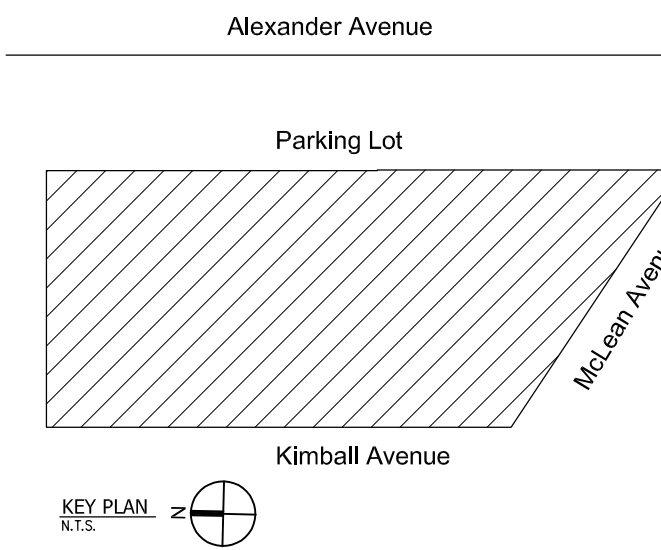
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03.24.2021	ISSUED FOR PERMIT & PRICING V
02.03.2021	ISSUED FOR PERMIT & PRICING II
10.12.2020	ISSUED FOR LANDLORD REVIEW
08.18.2020	ISSUED FOR LANDLORD REVIEW
08.07.2020	ISSUED FOR REVIEW
05.12.2020	REVISED
04.27.2020	REVISED
04.13.2020	ISSUED FOR REVIEW
06.25.2019	ISSUED FOR LANDLORD REVIEW
No	REVISIONS



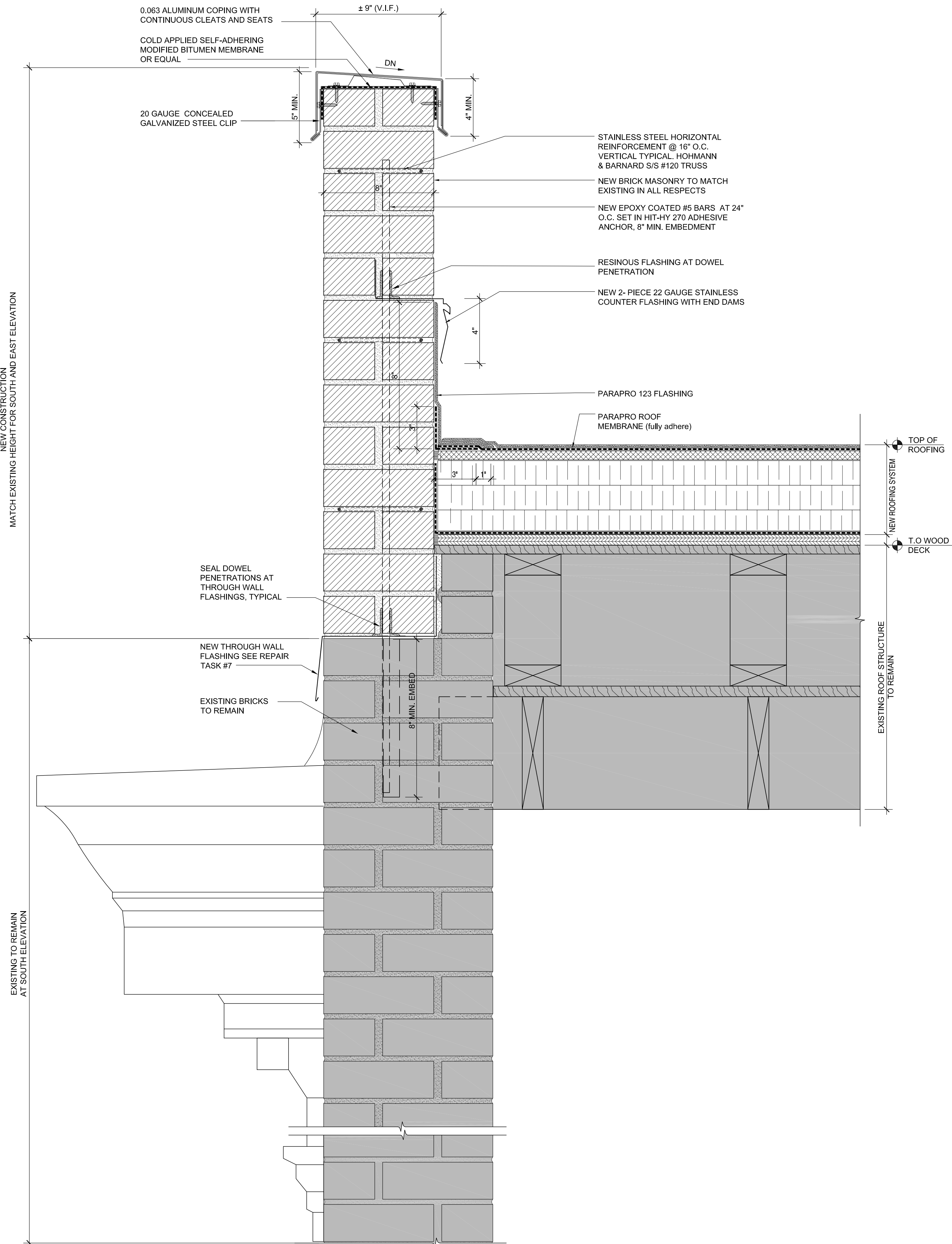
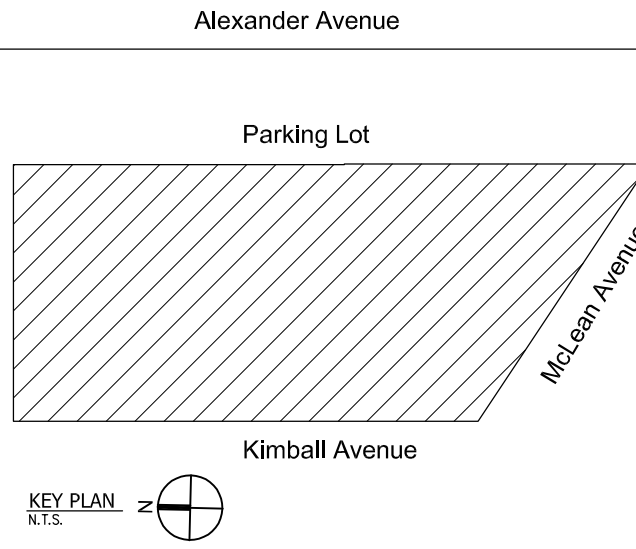
1 EXISTING PARAPET EAST ELEVATION (REMOVALS)
SCALE: 1 1/2"=1'-0"



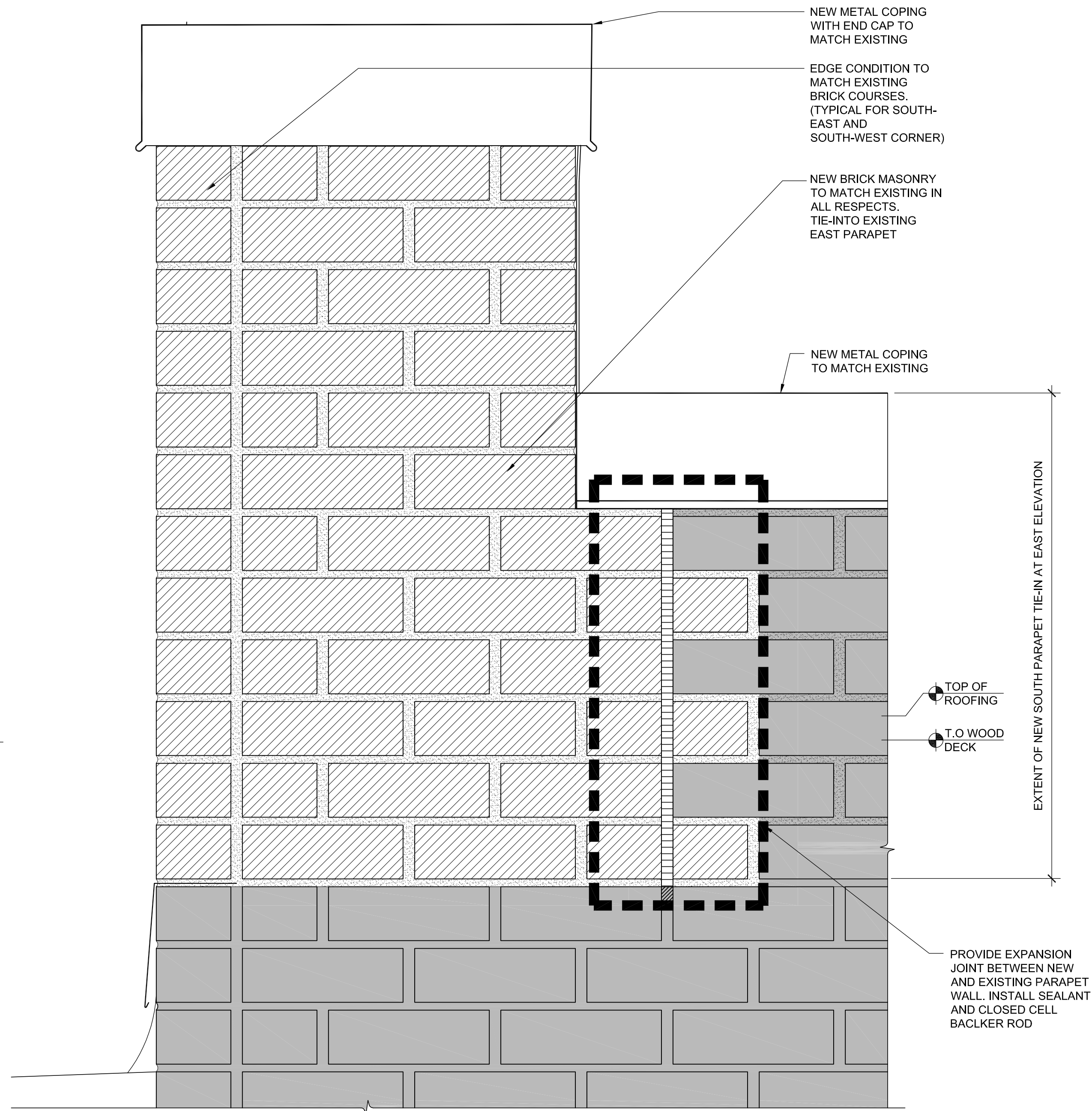
2 EXISTING PARAPET AT SOUTH ELEVATION (REMOVALS)
SCALE: 1 1/2"=1'-0"



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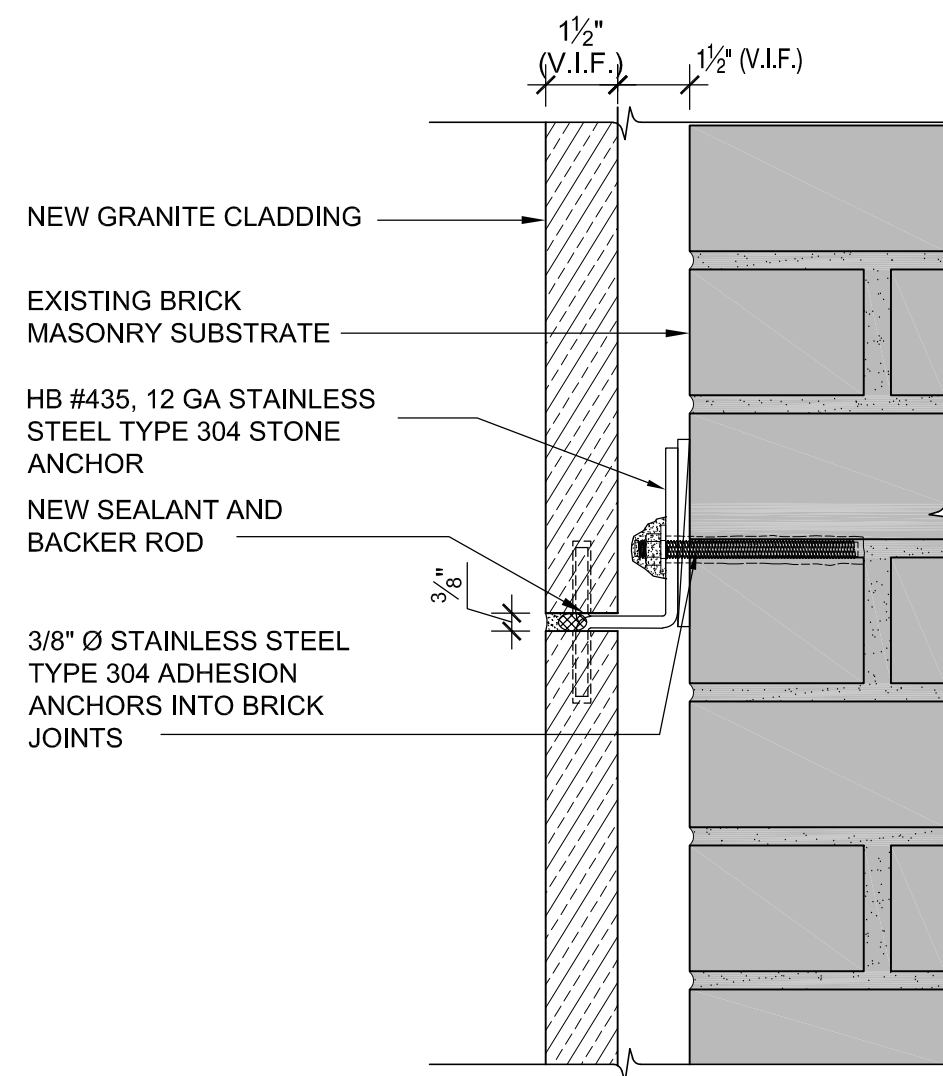


3 NEW PARAPET AT SOUTH FACADE (EAST FACADE SIM)
SCALE: 3/8"=1'-0"

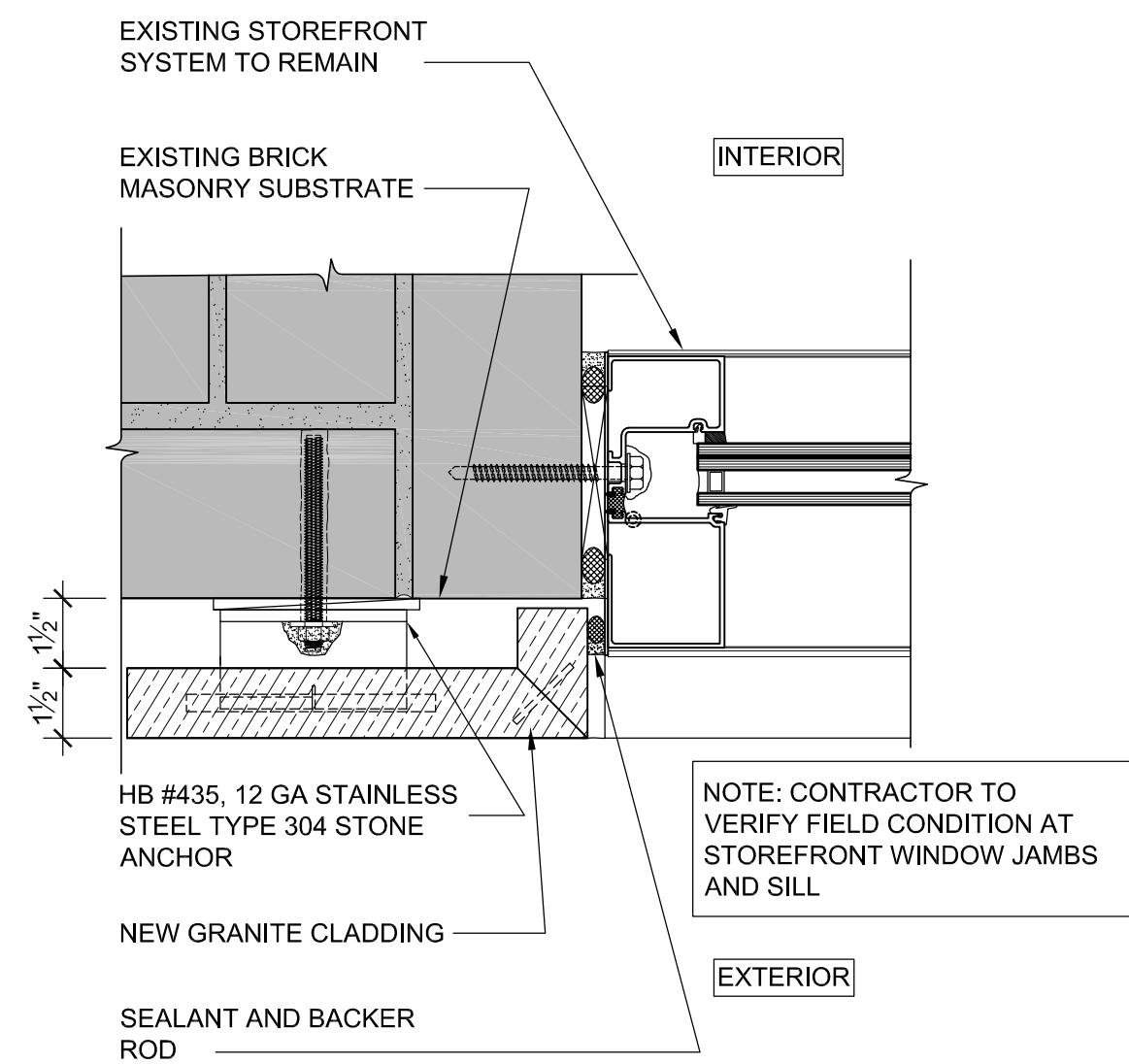


4 TIE-IN DETAIL AT SOUTHEAST CORNER PARAPET (NE & SW SIM)
SCALE: 3/8"=1'-0"

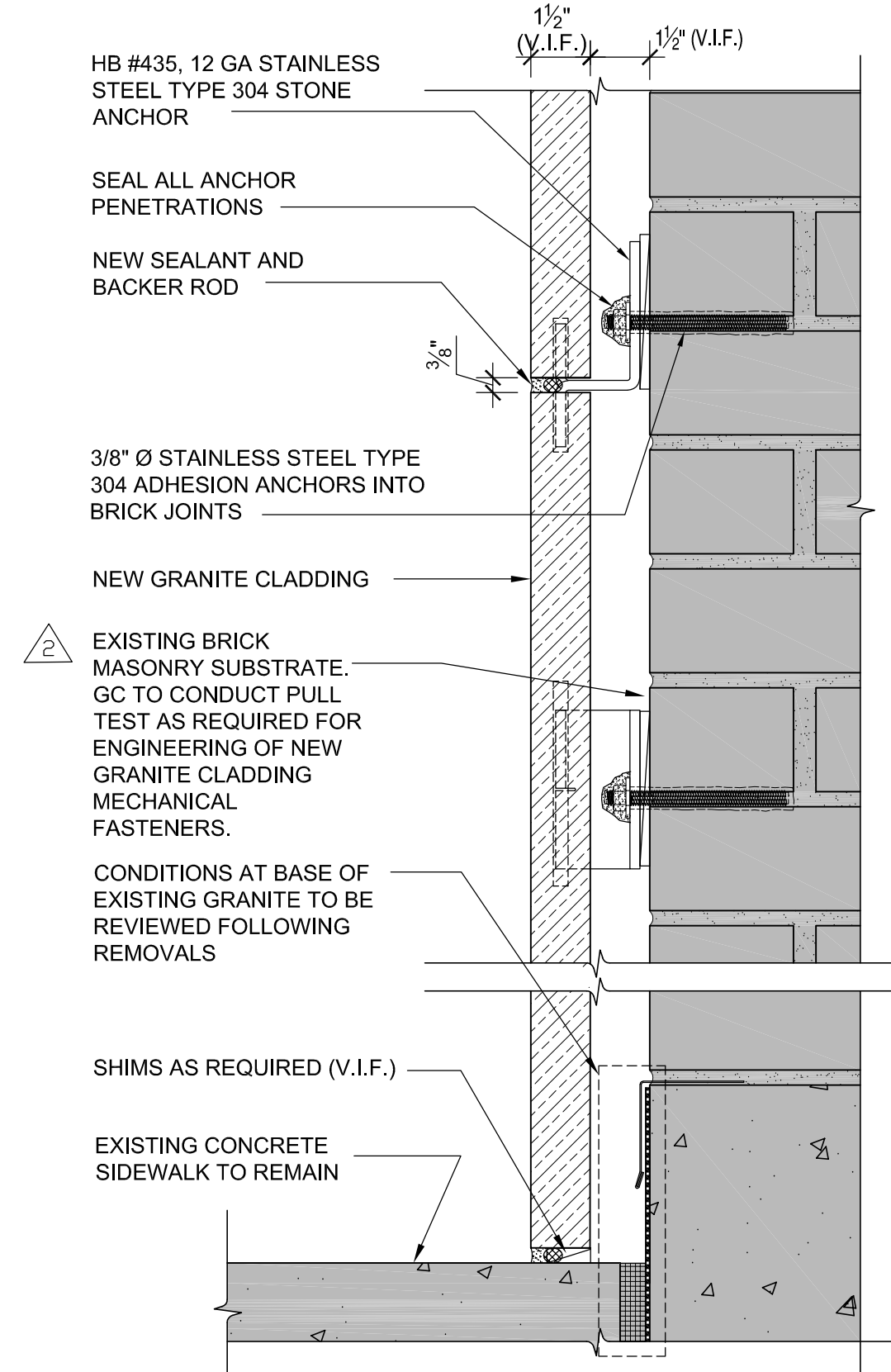
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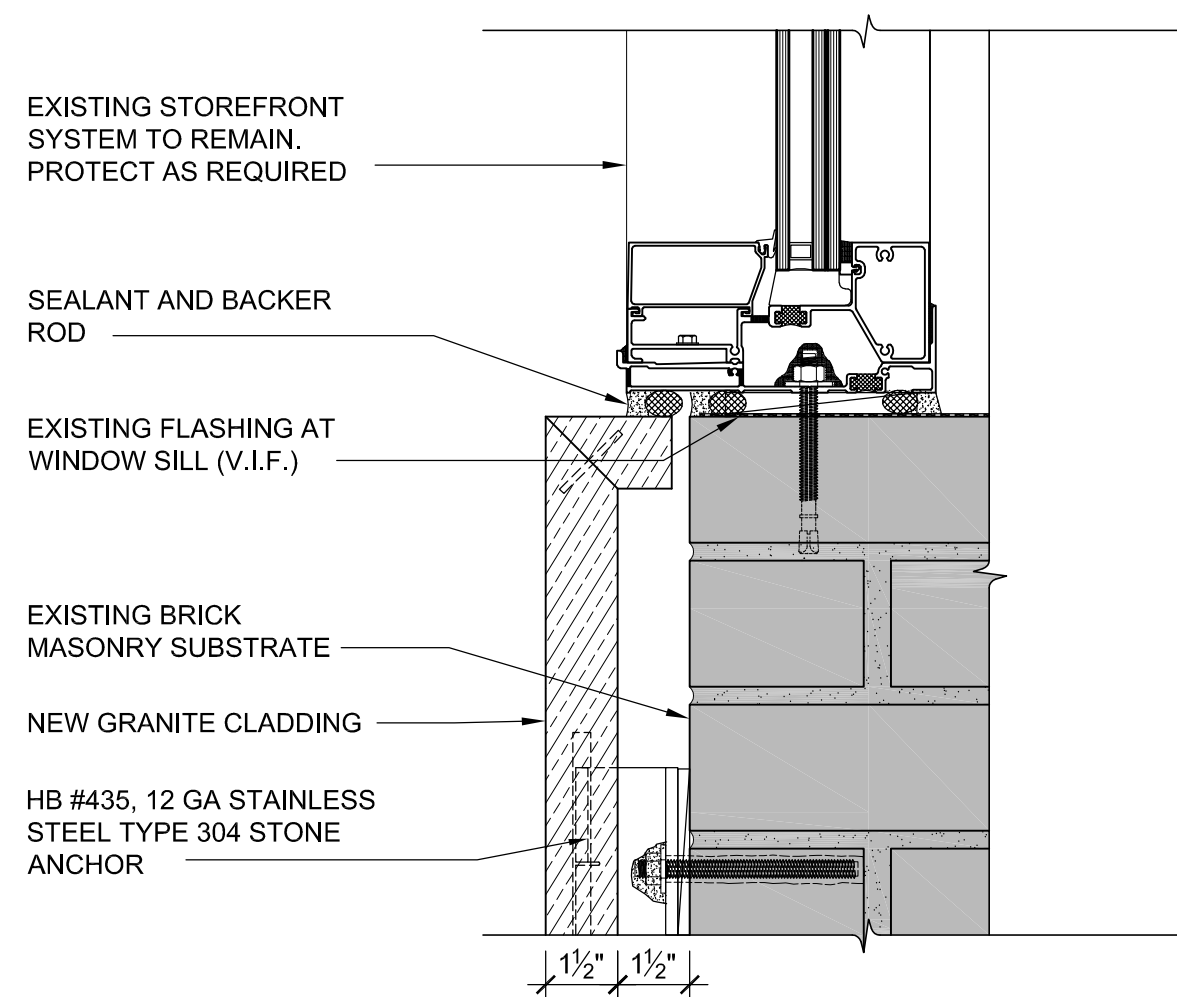
1 NEW GRANITE CLADDING DETAIL
SCALE: 3"=1'-0"



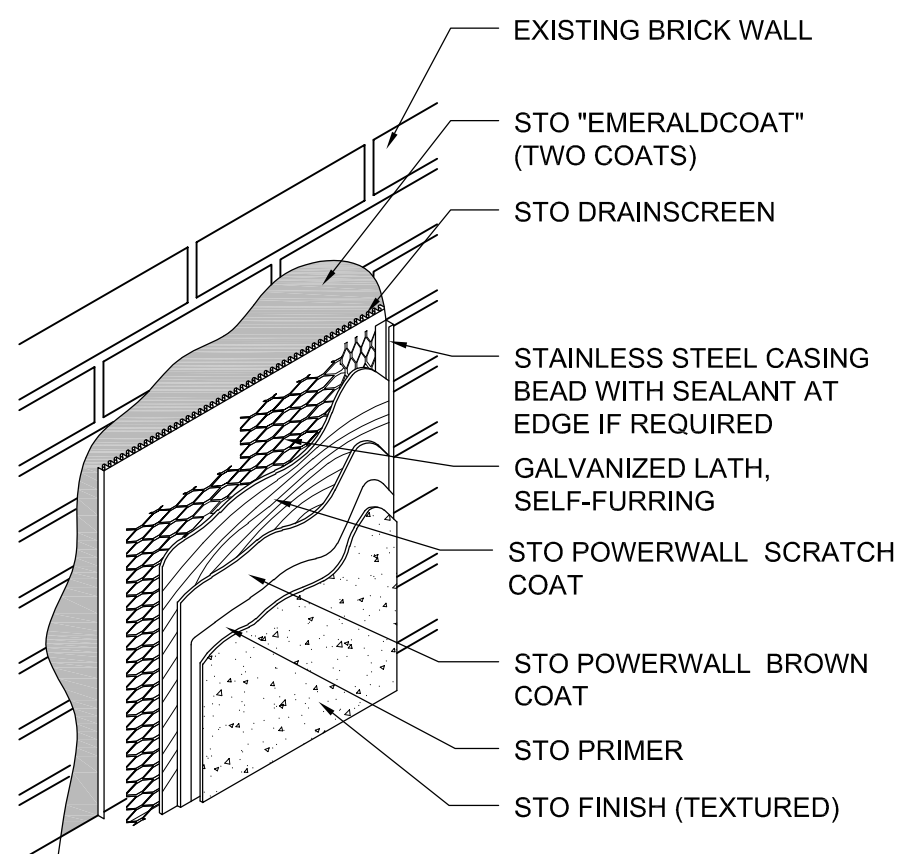
2 NEW GRANITE CLADDING-JAMB DETAIL
SCALE: 3"=1'-0"



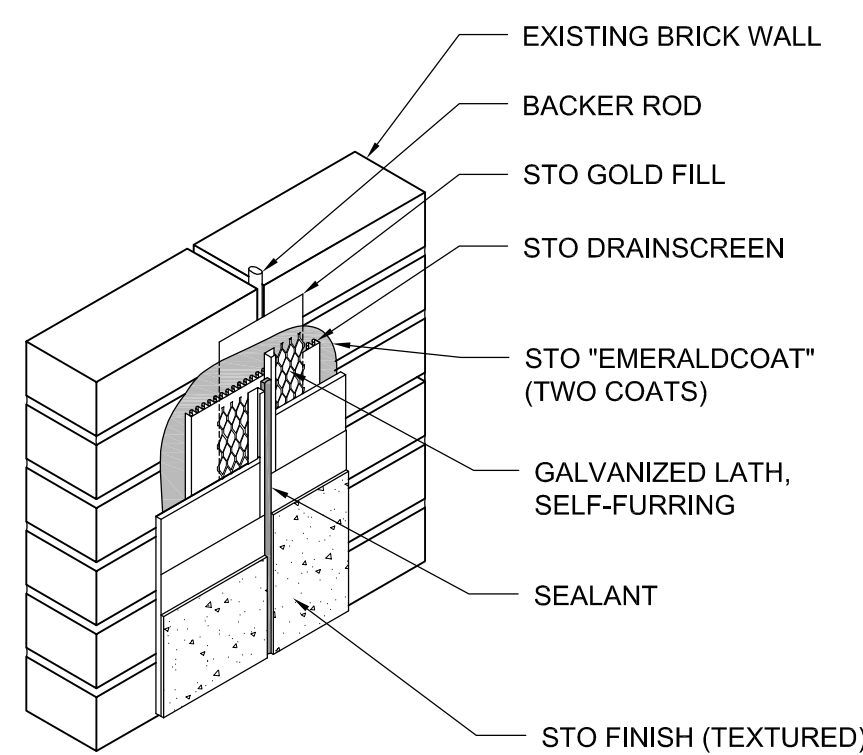
4 GRANITE CLADDING REPLACEMENT DETAIL
SCALE: 3"=1'-0"



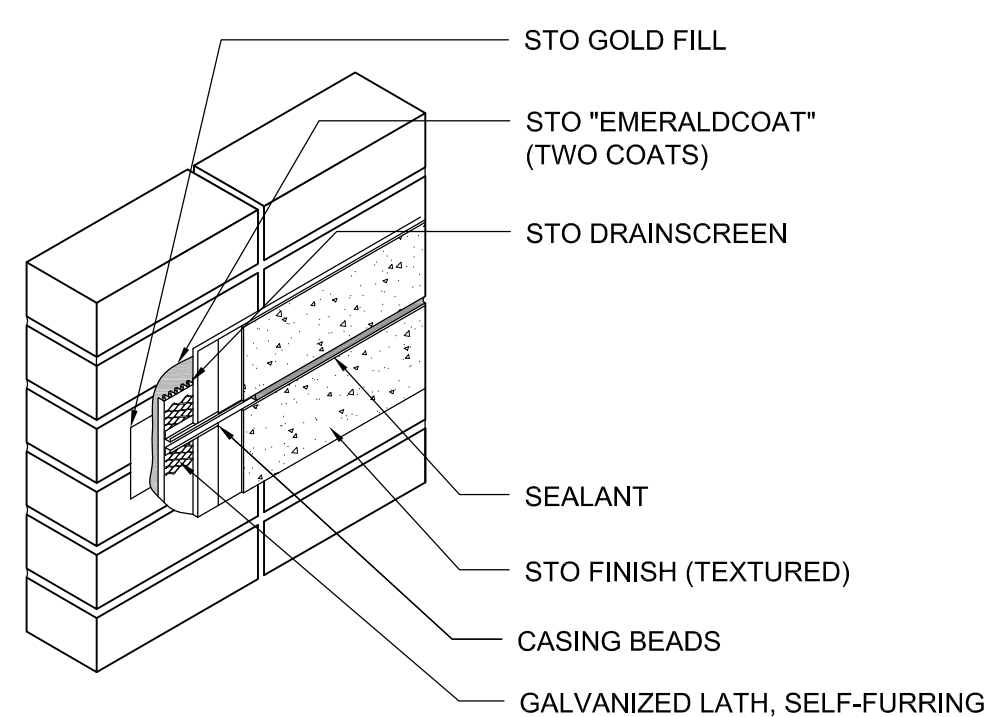
3 NEW GRANITE CLADDING WINDOW SILL DETAIL
SCALE: 3"=1'-0"



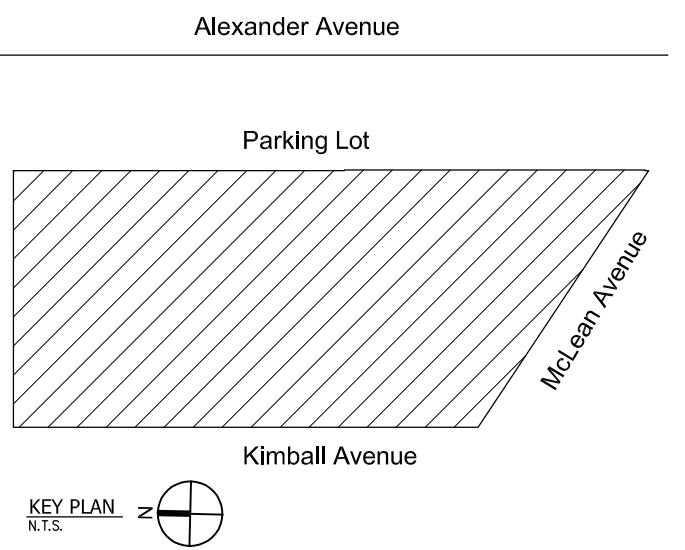
5 STUCCO FINISH DETAIL- ISOMETRIC
SCALE: 1 1/2"=1'-0"



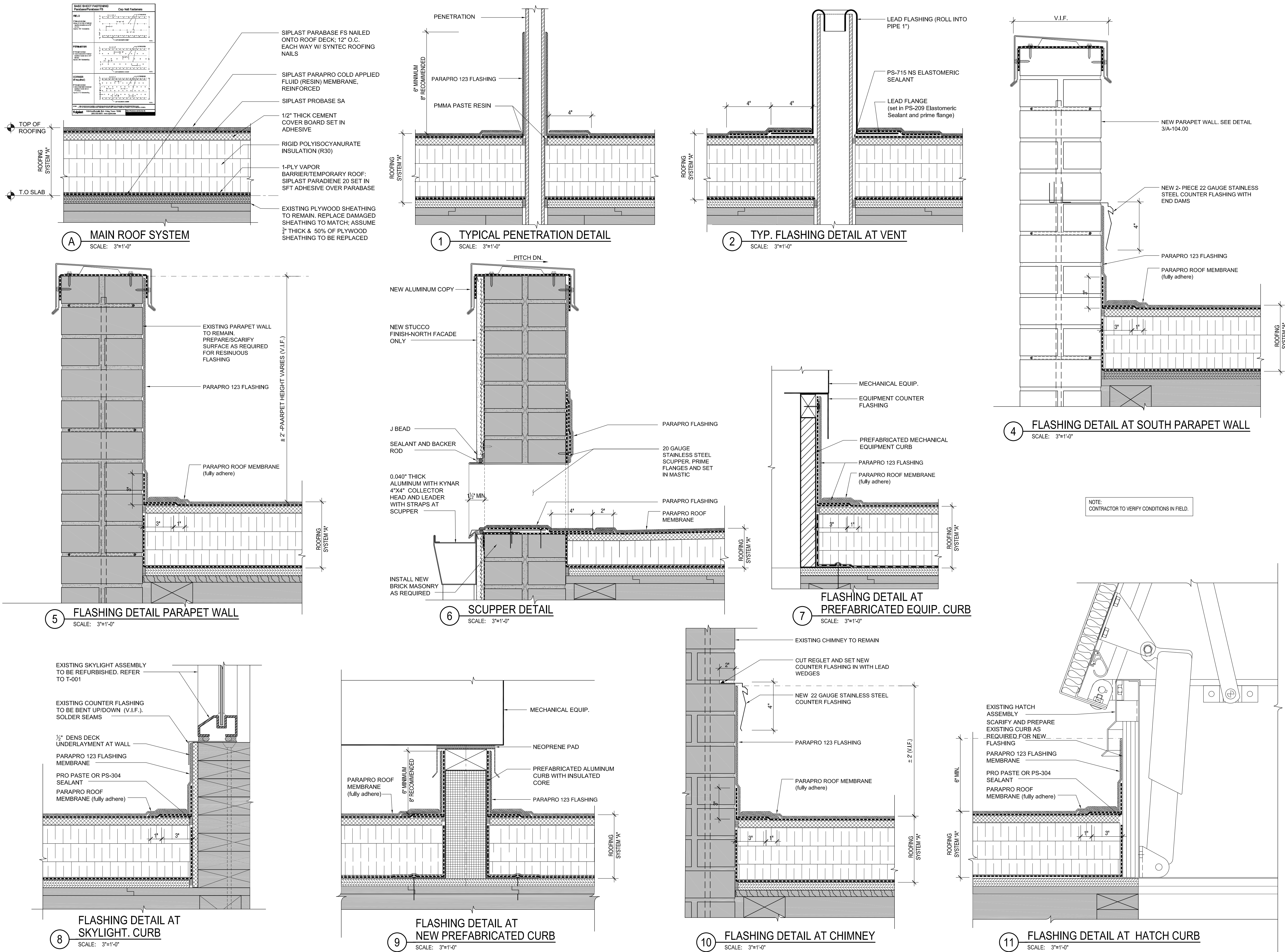
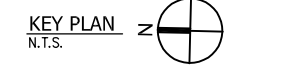
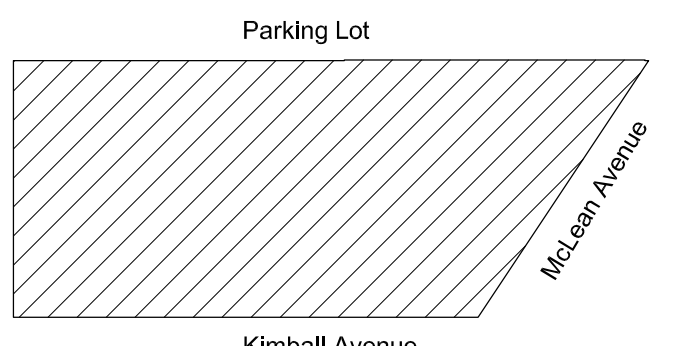
5a STUCCO FINISH AT VERTICAL JOINTS- ISOMETRIC
SCALE: 1 1/2"=1'-0"



5b STUCCO FINISH AT HORIZONTAL JOINTS- ISOMETRIC
SCALE: 1 1/2"=1'-0"



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PHOTO No.1: OVERALL VIEW OF SOUTH ELEVATION.



PHOTO No.2: VIEW OF WEST ELEVATION.



PHOTO No.3: OVERALL VIEW OF EAST ELEVATION.



PHOTO No.4: OVERALL VIEW OF NORTH ELEVATION. EXISTING STUCCO FINISH TO BE REMOVED AND REPLACED IN ITS ENTIRETY.

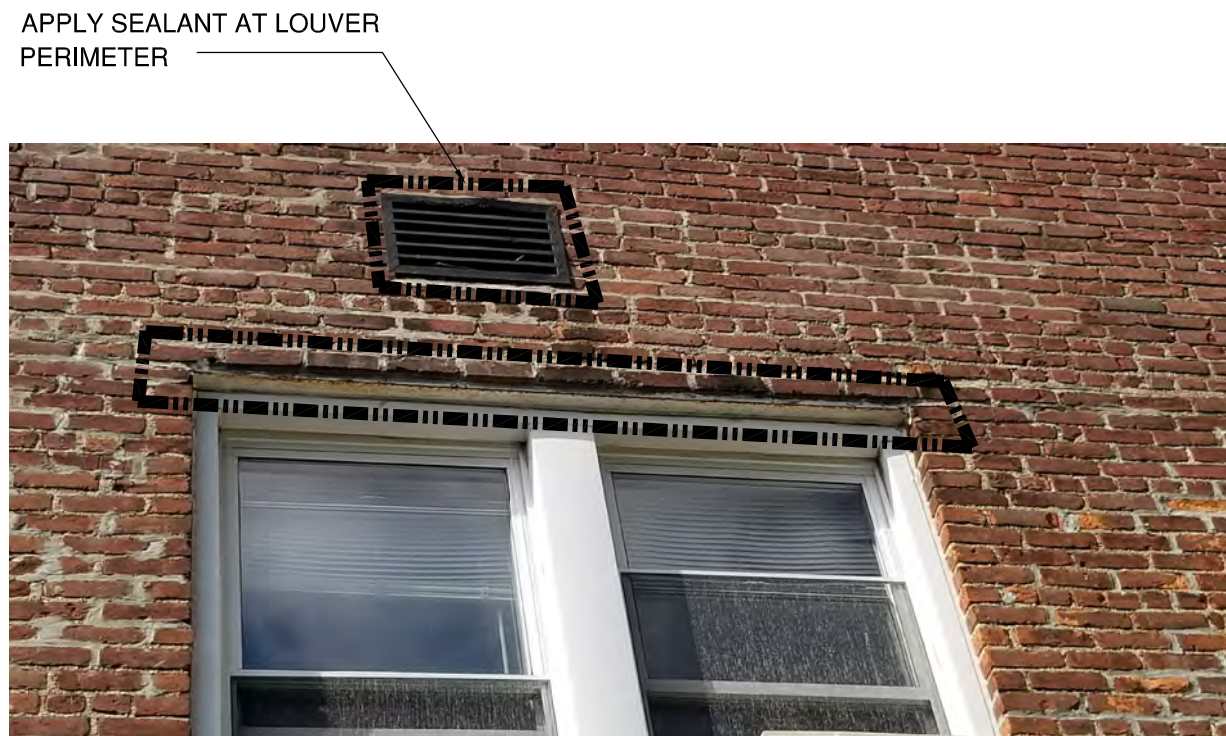


PHOTO No.5: CORRODED/DEFLECTED STEEL WINDOW LINTEL TO BE REMOVED/REPLACED WITH NEW GALVANIZED STEEL LINTEL.



PHOTO No.6: CORRODED/DEFLECTED STEEL WINDOW LINTEL TO BE REMOVED/REPLACED WITH NEW GALVANIZED STEEL LINTEL. OPEN/ERODED MORTAR JOINTS TO BE RAKED OUT AND REPOINTED. NEW MORTAR TO MATCH EXISTING.



PHOTO No.7: DAMAGED BRICK MASONRY TO BE REMOVED/REPLACED WITH NEW BRICK TO MATCH EXISTING IN ALL RESPECTS.



PHOTO No.8: EXISTING CHIMNEY TO REMAIN. PATCH CONCRETE TOP AS REQUIRED.



PHOTO No.9: MAIN ROOF, LOOKING SOUTH. EXISTING EPDM ROOFING TO BE REMOVED AND REPLACED.



PHOTO No.10: MAIN ROOF, LOOKING SOUTH. EXISTING EPDM ROOFING TO BE REMOVED AND REPLACED.



PHOTO No.11: MAIN ROOF-LOOKING NORTH. EXISTING EQUIPMENT CURBS TO BE REMOVED AND REPLACED WITH NEW INSULATED CORE CURBS. FLASH PER DETAIL 9/A-203.00.



PHOTO No.12: ROOF EQUIPMENT AT NORTHEAST CORNER TO BE REMOVED AND RELOCATED. STEEL DUNNAGE SUPPORT TO BE REMOVED.



PHOTO No.13: ROOF VENT TO REMAIN. FLASH PER DETAIL 2/203.00.



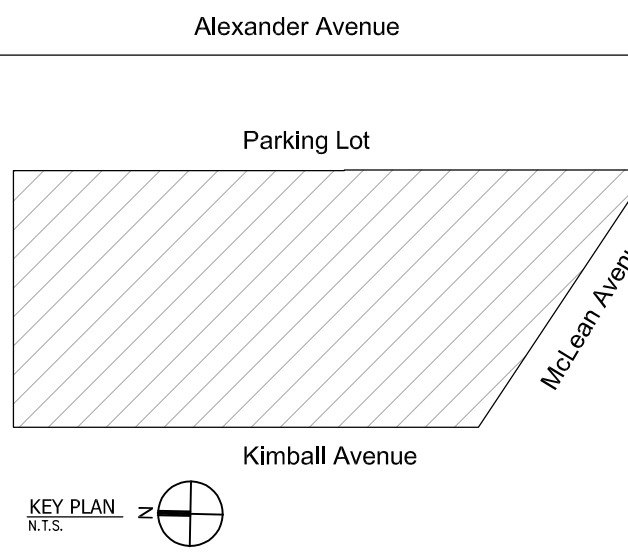
PHOTO No.14: PITCHPOCKET TO BE REMOVED. FLASH PENETRETION PER DETAIL 1/A-203.00.



PHOTO No.15: SKYLIGHT ASSEMBLY TO BE REFURBISHED.SEE NOTE No.9 ON T-001.00.



PHOTO No.16: ROOF SCUPPER TO BE FLASHED PER DETAIL 6/A-203.00.



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