

# MAIN BUILDING RENOVATIONS: 2ND FLOOR

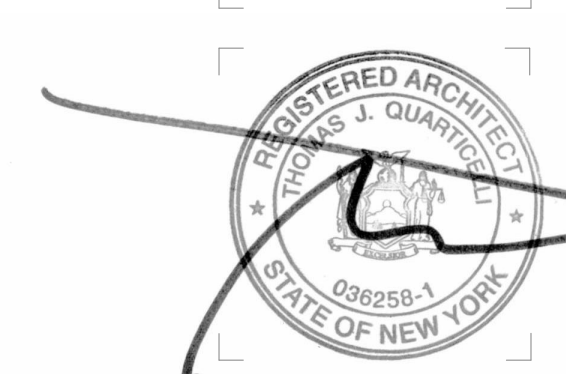
AMENTA | EMMA  
ARCHITECTS

## 100% CONSTRUCTION DOCUMENTS

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY 10706

10.27.2023

OWNER:  
ANDRUS ON HUDSON  
185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY 10706  
914.478.3700



ARCHITECT:  
AMENTA|EMMA ARCHITECTS, P.C.  
242 TRUMBULL STREET, SUITE 201  
HARTFORD, CT 06103  
860.549.4225

MEP/FP ENGINEER:  
CONSULTING ENGINEERINGS  
SERVICES (CES)  
811 MIDDLE STREET  
MIDDLETOWN, CT 06457  
860.632.1682

SHEET NO.	DRAWING TITLE
<b>[00] GENERAL</b>	
COVER	COVER SHEET
G0.00	GRAPHIC LEGEND, ABBREVIATIONS, SYMBOL LEGEND, GENERAL NOTES
G1.01	PLUMBING FIXTURE / ACCESSORIES LEGEND AND MOUNTING HEIGHTS
G1.02	TYPICAL DEVICES, ACCESSORIES, OPENING, EQUIPMENT MOUNTING HEIGHTS AND LAYOUTS
G2.00	SECOND FLOOR LIFE SAFETY PLAN, CODE INFORMATION AND PLUMBING FIXTURE COUNT
<b>[04] DEMOLITION</b>	
D1.02	SECOND FLOOR DEMOLITION PLAN
D1.20	SECOND FLOOR REFLECTED CEILING DEMOLITION PLAN
<b>[05] ARCHITECTURAL</b>	
A1.00	PARTITION TYPES AND PLAN DETAILS
A1.01	FIRST FLOOR SALON AND DENTAL SUITE PLANS AND ELEVATIONS
A1.02	SECOND FLOOR CONSTRUCTION PLAN
A1.22	SECOND FLOOR REFLECTED CEILING PLAN
A1.23	SECOND FLOOR REFLECTED CEILING PLAN - ENLARGED AREAS
A2.20	RESIDENT WING A & B CORRIDOR ELEVATIONS
A2.21	RESIDENT WING C & D CORRIDOR ELEVATIONS
A2.22	RESIDENT ROOM ENLARGED PLANS AND INTERIOR ELEVATIONS
A2.23	CORE AREA ENLARGED PLANS AND INTERIOR ELEVATIONS
A2.24	NURSING CONCERGE DESK AND FISH TANK ENLARGED PLANS, ELEVATIONS AND DETAILS
A3.20	CEILING DETAILS
A5.00	DOOR SCHEDULE
A5.20	TYPICAL OPENING DETAILS
A6.01	FINISH SCHEDULE, GENERAL FINISH NOTES, FINISH PLAN LEGEND, AND SECOND FLOOR FINISH PLAN
A6.02	SECOND FLOOR FINISH PLAN
A6.16	MILLWORK SECTIONS
A6.20	FLOORING DETAILS
A6.21	TYPICAL ENTRY DETAILS
A7.01	SECOND FLOOR MOVEABLE EQUIPMENT/FURNITURE PLAN
<b>[06] MECHANICAL</b>	
M0.00	MECHANICAL NOTES, SYMBOLS AND ABBREVIATIONS
M01.00.1	MECHANICAL DEMO FIRST FLOOR PLAN
M01.00.M	MECHANICAL DEMO MEZZANINE FLOOR PLAN
M01.00.2	MECHANICAL DEMO SECOND FLOOR PLAN
M1.00.1	MECHANICAL FIRST FLOOR PLAN
M1.00.M	MECHANICAL MEZZANINE FLOOR PLAN
M1.00.2	MECHANICAL SECOND FLOOR PLAN
M5.00	MECHANICAL DETAILS
M6.00	MECHANICAL SCHEDULES
M8.00	MECHANICAL SPECIFICATIONS
<b>[09] ELECTRICAL</b>	
E0.00	ELECTRICAL LEGEND AND ABBREVIATIONS
ED1.00.1	ELECTRICAL DEMO FIRST FLOOR PLAN
ED1.00.2	ELECTRICAL DEMO SECOND FLOOR PLAN
E1.00.1	ELECTRICAL LIGHTING FIRST FLOOR PLAN
E1.00.2	ELECTRICAL LIGHTING SECOND FLOOR PLAN
EP1.00.1	ELECTRICAL POWER FIRST FLOOR PLAN
EP1.00.2	ELECTRICAL POWER SECOND FLOOR PLAN
E4.00	ELECTRICAL PART PLANS
E5.00	ELECTRICAL DETAILS
E5.01	ELECTRICAL DETAILS
E5.02	ELECTRICAL DETAILS
E6.00	ELECTRICAL SCHEDULES
E6.01	ELECTRICAL PANEL SCHEDULES
E7.00	EXISTING CONDITIONS ELECTRICAL RISER DIAGRAM
E7.01	ELECTRICAL RISER DIAGRAM
E8.00	ELECTRICAL SPECIFICATIONS
E8.01	ELECTRICAL SPECIFICATIONS
<b>[10] PLUMBING</b>	
P0.00	PLUMBING LEGENDS AND ABBREVIATIONS
PD1.00.M	PLUMBING DEMO MEZZANINE FLOOR PLAN
PD1.00.2	PLUMBING DEMO SECOND FLOOR PLAN
P1.00.1	PLUMBING FIRST FLOOR PLAN
P1.00.M	PLUMBING MEZZANINE FLOOR PLAN
P1.00.2	PLUMBING SECOND FLOOR PLAN
PR.00	PLUMBING PART PLANS
PR.00	PLUMBING DETAILS
PR.00	PLUMBING SCHEDULES AND DIAGRAMS
PR.00	PLUMBING SPECIFICATIONS
<b>[11] FIRE PROTECTION</b>	
FP0.00	FIRE PROTECTION LEGENDS & ABBREVIATIONS
FP01.00.2	FIRE PROTECTION DEMO SECOND FLOOR PLAN
FP1.00.1	FIRE PROTECTION FIRST FLOOR PLAN
FP1.00.2	FIRE PROTECTION SECOND FLOOR PLAN
FP8.00	FIRE PROTECTION SPECIFICATIONS
<b>[12] TECHNOLOGY</b>	
T0.00	TECHNOLOGY LEGENDS ABBREVIATIONS AND SCHEDULES
T1.00.1	ELECTRICAL TECHNOLOGY FIRST FLOOR PLAN
T1.00.2	ELECTRICAL TECHNOLOGY SECOND FLOOR PLAN
<b>Grand total: 71</b>	

CONSTRUCTION IS REQUIRED TO FOLLOW THE HASTINGS-ON-HUDSON GREEN BUILDING CODE, PART II BASED ON THE PROJECT TYPE. THE CONTRACTOR AND SUBCONTRACTORS ARE TO MAKE THEMSELVES FAMILIAR WITH THE GREEN BUILDING CODE AND REQUIREMENTS. THE FOLLOWING ARE SOME OF THE REGULATIONS TO BE FOLLOWED FOR ALL SUBMITTED MATERIAL, U.O.N.

### PART II REQUIREMENTS

- ENERGY FIXTURES AND APPLIANCES, ALL NEW OR REPLACEMENT APPLIANCES GOVERNED BY ENERGY STAR, SUCH AS BUT NOT LIMITED TO, DISHWASHERS, REFRIGERATORS, FREEZERS, WASHING MACHINES, WATER HEATERS AND ROOM AIR CONDITIONERS, SHALL BE COMPLIANT WITH ENERGY STAR.
- INTERIOR WATER USE:
  - TOILETS AND URINALS: ANY NEWLY INSTALLED OR REPLACED TOILET OR URINAL MUST BE EITHER LOW FLUSH TOILETS EQUAL TO OR LESS THAN 1.28 GALLONS PER FLUSH (GPF) OR DUAL-FLUSH TOILETS WHERE THE LOW FLUSH FEATURE IS NO MORE THAN 1.28 GPF.
  - SHOWERS: ANY NEWLY INSTALLED OR REPLACED SHOWER HEAD MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE (GPM).
  - LAVATORY FAUCETS: ANY NEWLY INSTALLED OR REPLACED LAVATORY FAUCET MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE (GPM).
- MATERIALS AND INDOOR ENVIRONMENTAL QUALITY:
  - PAINTS, WOOD FINISH, AND OTHER FINISHING MATERIALS:
    - PAINTS, COATINGS, AND PRIMERS APPLIED TO INTERIOR SURFACES SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY GREEN SEAL STANDARD GC-11, PAINTS, EDITION 3.1, JULY 2013, AS AMENDED):
      - FLAT PAINT: 50G/L FLAT
      - NON-FLAT PAINT: 150G/L NON-FLAT
    - CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, SEALERS, AND SHELLACS, APPLIED TO INTERIOR SURFACES, SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113, ARCHITECTURAL COATINGS, JUNE 3, 2011, AS AMENDED):
      - VARNISH: 275G/L
      - LAQUER: 275G/L
      - SHELLAC: 730 G/L CLEAR, 550 G/L PIGMENTED
      - SEALERS: 100 G/L WATERPROOFING, 275 G/L SANDING, 100 G/L ALL OTHERS
    - CARPET ADHESIVE SHALL NOT EXCEED A VOC CONTENT LIMIT OF 50G/L
    - NO MATERIALS SHALL CONTAIN ADDED UREA FORMALDEHYDE
    - A LIST OF PERMISSIBLE LOW-VOC FINISHES APPLICABLE TO THIS SECTION SHALL BE MAINTAINED BY THE BUILDING DEPARTMENT. DOCUMENTATION OF COMPLIANCE WITH THIS SECTION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.
  - CONSTRUCTION WASTE MANAGEMENT: A MINIMUM OF 25% OF CONSTRUCTION WASTE BY WEIGHT SHALL BE RECYCLED, REPURPOSED, AND/OR REUSED AND NOT SENT TO A LANDFILL OR INCINERATOR. DOCUMENTATION OF COMPLIANCE WITH THIS SECTION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.

### PART II ADDITIONAL REQUIREMENT OPTIONS

- IN ADDITION TO THE REQUIREMENTS SET FORTH IN §§ 160-8 THROUGH 160-11, FOR ALL NEW CONSTRUCTION, ADDITIONS AND ALTERATIONS IN EXCESS OF THE LESSER OF 1000 SQUARE FEET OR 50% OF THE AGGREGATE AREA OF THE INDIVIDUAL UNIT, AT LEAST FIVE POINTS MUST BE OBTAINED FROM THE OPTIONS SET FORTH IN SECTION § 160-12. THE FOLLOWING FIVE POINTS ARE TO BE ATTAINED.
- LIGHT EMITTING DIODES ("LEDS"), UTILIZE LEDS FOR AT LEAST 75% OF ALL LIGHT FIXTURES. (1 POINT)
  - RECYCLED CONTENT:
    - UTILIZE RECYCLED CONTENT MATERIALS FOR 20% OR GREATER (BY COST) OF ALL BUILDING MATERIALS AND FINISHES. A REPORT SHALL BE SUBMITTED TO THE BUILDING INSPECTOR TO SUBSTANTIATE COMPLIANCE. (2 POINTS)
    - LOCAL MATERIALS: UTILIZE BUILDING MATERIALS OR PRODUCTS THAT HAVE BEEN EXTRACTED, HARVESTED OR RECOVERED, AND MANUFACTURED, WITHIN 500 MILES OF THE SITE FOR A MINIMUM OF 10% (BASED ON COST) OF THE TOTAL MATERIALS VALUE. DOCUMENTATION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR TO SUBSTANTIATE COMPLIANCE. (1 POINT)
    - CERTIFIED WOOD: USE A MINIMUM OF 50% OF WOOD-BASED MATERIALS AND PRODUCTS THAT ARE CERTIFIED BY FOREST STEWARD COUNCILS (FSC) FOR WOOD BUILDING COMPONENTS. THESE COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO, STRUCTURAL FRAMING, GENERAL DIMENSIONAL FRAMING, FLOORING, SUB-FLOORING, WOOD DOORS, AND FINISHES. A REPORT SHALL BE SUBMITTED TO THE BUILDING INSPECTOR TO SUBSTANTIATE COMPLIANCE. (1 POINT)

### ITEM NO. 1 - WINDOW SILLS

BASE BID: ALL EXISTING WINDOW TRIM AND SILLS SHALL BE PREPPED AND PAINTED PT-1A. SEE GENERAL FINISH NOTES A6.01.  
ALTERNATE NO. 1 (ADD): PROVIDE ALTERNATE COST TO DEMOLISH AND REPLACE EXISTING WINDOW SILLS WITH SSN 1.

### ITEM NO. 2 - WALL CLADDING AT CORRIDORS

BASE BID: CORRIDORS (229A, 229B, 229C, 299D) SHALL HAVE P-1 PAINT AS NOTED ON A6.02.  
ALTERNATE NO. 2 (ADD): PROVIDE INPRO WALL CLADDING WC-7 TO 32" AFF THROUGHOUT CORRIDORS (299A, 299B, 299C, 299D).

### ITEM NO. 3 - RESIDENT ROOM HEADWALL

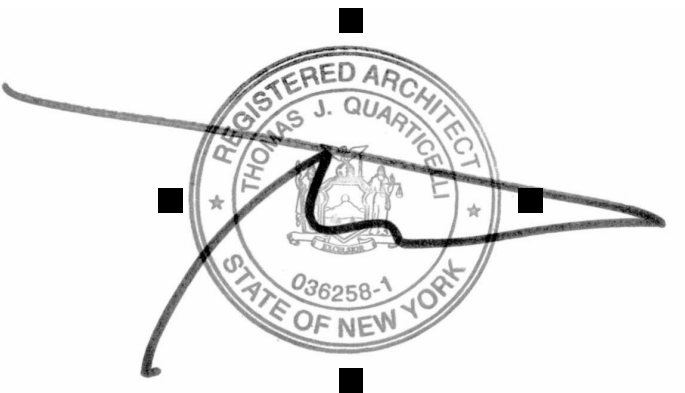
BASE BID: ALL RESIDENT ROOM HEADWALLS TO HAVE WC-1 WALLCOVERING. SEE 18A2.22.  
ALTERNATE NO. 3 (DEDUCT): PROVIDE P-3 PAINT IN LIEU OF WC-1 AT RESIDENT ROOM HEADWALLS.

### ITEM NO. 4 - EXISTING EXTERIOR PERIMETER WALLS

BASE BID: LAMINATE 1/4" GYPSUM BOARD TO ALL EXISTING WALLS.  
ALTERNATE NO. 4 (ADD): DEMOLISH EXISTING PLASTER AND LATH AT EXTERIOR WALLS BACK TO BLOCK SUBSTRATE. FLURR OUT EXTERIOR WALL WITH 1" 8" METAL STUDS WITH INSULATION AND 5/8" GYPSUM BOARD.

### ITEM NO. 5 - HOLLOW METAL FRAME SOLID SURFACE SURROUNDS

BASE BID: PROVIDE STANDARD HOLLOW METAL FRAMES AT NON-RESIDENT ROOMS WITH IN PRO PALADIUM DOORS.  
ALTERNATE NO. 5 (ADD): PROVIDE 4" SOLID SURFACE SURROUND AT NON-RESIDENT ROOMS WITH IN PRO PALADIUM DOORS. REFERENCE DETAIL 4 & 9/A5.00 FOR SURROUND DETAIL.



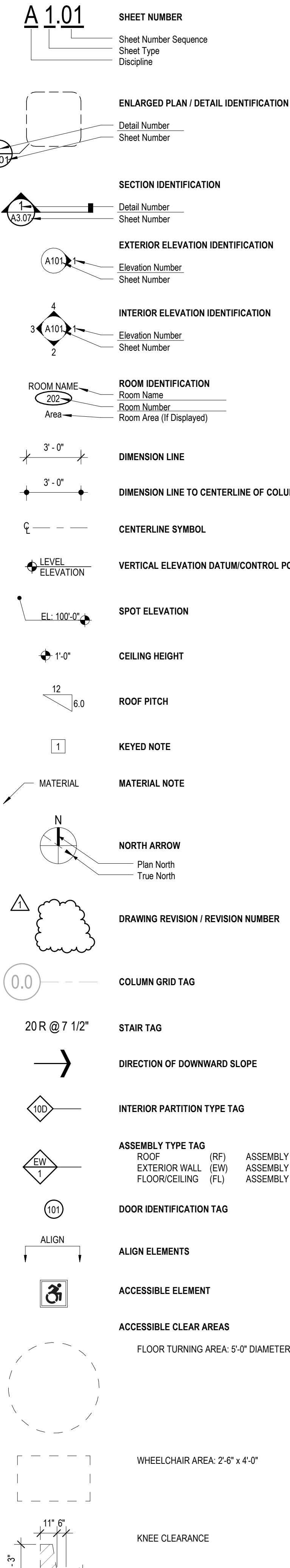
ANDRUS ON HUDSON

MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

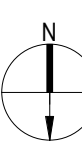
CONSULTANTS

&	AND	J	JANITOR
(E)	EXISTING	JC	JANITOR'S CLOSET
(N)	NEW	L	LABORATORY
(R)	RELOCATED	LAM	LAMINATE
@	AT	LAV	LAVATORY
A	AIR CONDITIONING	LB	POUND
ACC	ACCESSIBLE	LF	LINEAR FOOT
ACT	ACOUSTICAL CEILING TILE	LLH	LONG LEG-HORIZONTAL
ADD	ADDITIONAL	LLV	LONG LEG VERTICAL
ADJ	ADJUSTABLE	M	MAINTENANCE
AFF	ABOVE FINISH FLOOR	MACH	MACHINE
ALT	ALTERNATE	MANT	MAINTENANCE
ALUM	ALUMINUM	MATL	MATERIAL
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MBL	MARBLE
AV	AUDIO VISUAL	MDF	MEDIUM DENSITY FIBERBOARD
B	BOARD	MDO	MEDIUM DENSITY OVERLAY
BDOG	BUILDING	FL	FLOOR
BO	BOTTOM OF	MECH	MECHANICAL
BUR	BUILT-UP ROOFING	MEP	MECHANICAL, ELECTRICAL, PLUMBING
C	CATCH BASIN	MEZZ	MEZZANINE
CG	CORNER GUARD	MFR	MANUFACTURER
CJ	CAST-IN-PLACE	MH	MANHOLE
CL	CONTROL / CONSTRUCTION JOINT	MIN	MINIMUM
CLG	CENTER LINE	MISC	MISCELLANEOUS
CLG	CEILING	MM	MILLIMETER
CLR	CLEAR	MO	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	MTD	MOUNTED
CO	CLEANOUT	MTG	MOUNTING
COL	COLUMN	N	NORTH
CONC	CONCRETE	NA	NOT APPLICABLE
CONT	CONTINUOUS	NC	NOISE CRITERIA
COORD	COORDINATE	NIC	NOT IN CONTACT
CORR	CORRIDOR	NOM	NOMINAL
CP	CERAMIC TILE	NS	NOT TO SCALE
CT	COLD WATER	O	ON CENTER
CW	COLD WATER	OC	ON CENTER
D	DEMOLITION	OD	OUTSIDE DIAMETER/DIMENSION
DEPT	DEPARTMENT	OFI	OWNER FURNISHED, CONTR INSTALLED
DF	DRINKING FOUNTAIN	OFCI	OWNER FURNISHED, OWNER INSTALLED
DA	DIAMETER	OPP	OPPOSITE
DMI	DIMENSION	ORD	OVERFLOW ROOF DRAIN
DISP	DISPENSER	OVHD	OVERHEAD
DN	DOWN	P	PAINT
DO	DOOR OPENING	PBD	PARTICLEBOARD
DP	DIMENSION POINT	PC	PRECAST CONCRETE
DR	DOOR	PERF	PERFORATED
DS	DOWNSPOUT	PERM	PERIMETER
DW	DISHWASHER	PERP	PERPENDICULAR
DWG	DRAWING	PL	PLASTIC LAMINATE
E	EACH	PLF	POUNDS PER LINEAR FOOT
EFS	EXTERIOR INSULATION & FINISH SYSTEM	PR	PAIR
EJ	EXPANSION JOINT	PREFAB	PREFABRICATED
EL	ELEVATION	PROJ	PROJECT
ELECT	ELECTRICAL	PSF	POUNDS PER SQUARE FOOT
ELEV	ELEVATOR	PNT	POINT
EMERG	EMERGENCY	PTD	PAINTED
EQ	EQUAL	Q	QUANTITY
EQUIP	EQUIPMENT	R	RADIUS OR RISER
EWC	ELECTRICAL WATER COOLER	RB	RESILIENT BASE
EXH	EXHAUST	RCP	REFLECTED CEILING PLAN
EXIST	EXISTING	RD	ROOF DRAIN
EXT	EXTERIOR	REF	REFERENCE
F	FLOOR DRAIN	REINF	REINFORCED / REINFORCING
FE	FIRE EXTINGUISHER	REQD	REQUIRED
FEC	FIRE EXTINGUISHER CABINET	REV	REVISION/REVISSED
FFAE	FURNITURE, FINISHES, & EQUIPMENT	RM	ROOM
FFEL	FINISH FLOOR ELEVATION	RO	ROUGH OPENING
FHC	FIRE HOSE CABINET	RWL	RAIN WATER LEADER
FL	FLOOR	S	SEALED CONCRETE
FND	FOUNDATION	SCHED	SCHEDULE
FO	FACE OF	SF	SQUARE FEET/FOOT
FP	FIRE PROTECTION	SIM	SIMILAR
FPG	FIREPROOFING	SP	STANDPIPE
FRTW	FIRE RETARDANT TREATED WOOD	SPEC	SPECIFICATION
FT	FEET	SQ	SQUARE
FURN	FURNITURE	SS	STAINLESS STEEL
FWC	FABRIC WALLCOVERING	STD	STANDARD
FWP	FABRIC WRAPPED PANEL	STL	STEEL
G	GROUND	STOR	STORAGE
GA	GAUGE / GAGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	T	TONGUE AND GROOVE
GC	GENERAL CONTRACTOR	T&G	TONGUE AND GROOVE
GRC	GLASS FIBER REINFORCED CONCRETE	T	TREAD
GFRG	GLASS FIBER REINFORCED GYPSUM	TC	TOP OF CURB
GL	GLASS	TEL	TELEPHONE OR TELECOM
GYPBD	GYPSUM WALLBOARD	TO	TOP OF (SEE OTHER WORD)
H	HOSE BIB	TV	TELEVISION
HB	HOLLOW CORE	TW	TOP OF WALL
HCP	HANDICAPPED	TYP	TYPICAL
HWID	HARDWOOD	U	UNLESS OTHERWISE NOTED
HWIR	HARDWARE	U.O.N.	UNLESS OTHERWISE NOTED
HMR	HOLLOW METAL (STEEL FRAME)	V	VINYL COMPOSITION TILE
HORIZ	HORIZONTAL	VCT	VINYL COMPOSITION TILE
HR	HOUR	VERT	VERTICAL
HVAC	HEATING, VENTILATION, AIR CONDITIONING	VEST	VESTIBULE
HW	HOT WATER	VF	VERIFY IN FIELD
I	INSIDE DIAMETER	VT	VINYL TILE
IN	INCH	VWC	VINYL WALL COVERING
INCL	INCLUDED / INCLUDING	W	WITHOUT
INSUL	INSULATION	WC	WALL COVERING
INT	INTERIOR	WD	WOOD
INV	INVERT	WP	WORK POINT
		WR	WATER RESISTANT/REPELLANT



- THE TERM CONTRACTOR IS USED IN THESE NOTES TO IDENTIFY THE PARTY WHO IS CONTRACTED TO THE OWNER AND WHO CAUSES THE WORK OF THE CONTRACT TO BE PERFORMED EITHER BY HIS OWN FORCES OR BY OTHER CONTRACTORS RETAINED BY HIM.
- THE CONTRACTOR SHALL DO THIS WORK IN ACCORDANCE WITH LOCAL LAWS AND ORDINANCES HAVING JURISDICTION. IN ADDITION TO THE BUILDING PERMIT, THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL OTHER PERMITS AND APPROVALS AS REQUIRED BY LAW FOR THE COMPLETION OF THE WORK AND ISSUANCE OF A FULL CERTIFICATE OF OCCUPANCY.
- THE SUBMISSION OF A PROPOSAL BY THE CONTRACTOR WILL BE CONSTRUED AS EVIDENCE THAT A CAREFUL AND THOROUGH EXAMINATION OF THE SITE HAS BEEN MADE AND LATER CLAIMS FOR LABOR, MATERIALS OR EQUIPMENT REQUIRED OR FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED. IT SHALL ALSO CONSTITUTE A REPRESENTATION THAT THE CONTRACTOR HAS CHECKED AND VERIFIED ALL QUANTITIES, WORK AND MATERIALS INVOLVED AND THAT HE SHALL TAKE RESPONSIBILITY FOR ANY DEFICIENCIES THEREIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO DETERMINE ALL EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXTENT OF ALL DEMOLITION AND NEW WORK. CONTRACTOR SHALL VERIFY CONDITION OF EXISTING WALLS TO REMAIN. CONTRACTOR SHALL VERIFY SCOPE OF THIS WORK BEFORE PRICING PROJECT. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES.
- BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, EACH TRADE SHALL VERIFY ALL MEASUREMENTS IN THE FIELD AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- ALL OF THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS. WHENEVER AN ITEM IS SPECIFIED AND/OR SHOWN ON THE DRAWINGS BY DETAIL OR REFERENCE IT SHALL BE CONSIDERED TYPICAL FOR OTHER ITEMS WHICH ARE OBVIOUSLY INTENDED TO BE THE SAME EVEN THOUGH NOT SO DESIGNATED OR SPECIFICALLY NAMED BUT DO SOERVE THE SAME FUNCTION.
- THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS AND PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETE AND IN SATISFACTORY CONDITION THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN. IT IS INTENDED THAT THE DRAWINGS INCLUDE EVERYTHING EXISTENT AND NECESSARY TO FINISH THE ENTIRE WORK PROPERLY. NOTWITHSTANDING THE FACT THAT EVERY ITEM NECESSARILY INVOLVED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN, ANY ITEM WHICH MAY BE REASONABLY CONSTRUED AS INCIDENTAL TO THE PROPER AND SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THE INTENT OF THESE NOTES AND DRAWINGS IS HEREBY INCLUDED.
- THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND NOTES TAKEN AS A WHOLE AND SHALL NOT AVAL HIMSELF OF ANY OBVIOUS ERRORS OR OMISSIONS, SHOULD ANY EXIST. SHOULD ANY ERROR OR DISCREPANCY APPEAR OR ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWINGS OR NOTES, THE CONTRACTOR SHALL BRING SUCH ITEMS TO THE ATTENTION OF THE ARCHITECT BEFORE SUBMISSION OF PROPOSAL FOR EXPLANATION OR CORRECTION OF SAME. AFTER THE SUBMISSION OF PROPOSAL, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL SUCH ITEMS.
- THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. TO INTERPRET AND EXPLAIN THE DRAWINGS OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE OF EQUAL FORCE WITH THESE.
- FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY. DETAILS OR CONDITIONS INDICATED FOR A PORTION OF THE WORK BUT NOT CARRIED OUT FULLY FOR OTHER PORTIONS SHALL APPLY THROUGHOUT TO ALL SIMILAR PORTIONS EXCEPT AS OTHERWISE SPECIFICALLY NOTED. IN EVERY CASE THE GREATER QUANTITY, OR A MORE EXPENSIVE ITEM OR METHOD SHALL BE ASSUMED OVER A LESSER QUANTITY OR A LESS EXPENSIVE ONE AND DIMENSIONS SHALL BE FIGURED RATHER THAN DETERMINED BY RULE OR SCALE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT FOR ANY REASON COMPLY WITH ALL THE REQUIREMENTS OF THESE NOTES AND DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE AND SUPERVISE THE WORK OF ALL SUB CONTRACTORS. HE SHALL BE RESPONSIBLE FOR GIVING ALL TRADES SUCH INFORMATION, PLANS OR DETAILS AS MAY BE REQUIRED FOR THE PROPER INSTALLATION AND COMPLETION OF THEIR WORK.
- ALL MATERIALS REQUIRED FOR THE PERFORMANCE OF THIS CONTRACT SHALL BE NEW AND OF THE BEST QUALITY OF KINDS SPECIFIED. ALL SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE USE OF OLD OR SECOND-HAND MATERIALS IS STRICTLY FORBIDDEN. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND WORKMANSHIP. MATERIALS SHALL BE USED IN ACCORDANCE WITH MANUFACTURERS' PRINTED INSTRUCTIONS. UPON REQUEST, THE MANUFACTURERS' REPRESENTATIVE SHALL GO TO THE SITE AND INSTRUCT THE MECHANICS IN THE USE OF THE MATERIALS OR SHALL SUPERVISE THEIR USE.
- THE CONTRACTOR SHALL PROVIDE BLOCKING AT ALL LOCATIONS FOR SCHEDULED WALL CABINETS AND/OR TV WALL MOUNTING BRACKETS; REFER TO DRAWINGS FOR LOCATION.
- FOR THE EXECUTION OF THE WORK TO BE PERFORMED UNDER THIS CONTRACT AND FOR THE MANUFACTURE OR TRANSPORTATION OF ANY OF THE MATERIALS OR EQUIPMENT TO BE USED OR INSTALLED, THE CONTRACTOR SHALL EMPLOY ONLY SUCH LABOR THROUGHOUT AS WILL NOT INTERFERE WITH THE SPEEDY AND UNINTERRUPTED COMPLETION OF THE PROJECT. ALL WORK SHALL BE DONE BY MECHANICS SKILLED IN THEIR TRADE AND SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST TRADE PRACTICES.
- ANY MATERIALS DELIVERED OR WORK PERFORMED, CONTRARY TO THE DRAWINGS AND SPECIFICATIONS AND APPROVED SHOP DRAWINGS, SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND THE SAME SHALL BE REPLACED WITH OTHER MATERIALS OR WORK SATISFACTORY TO THE ARCHITECT. THE CONTRACTOR SHALL ALSO ASSUME THE COST OF REPLACING THE WORK WHICH MAY BE DISTURBED.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN, REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION. REFER TO GENERAL NOTES REGARDING THE REQUEST FOR INFORMATION (RFI) PROCESS.
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- COORDINATE WORK WITH THE OWNER/LANDLORD INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS; MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN DRAWINGS AND FIELD CONDITIONS AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS WITH VENDORS.
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY AND ACCURATELY LAYING OUT THE WORK AND FOR THE LINES AND MEASUREMENTS HEREIN. HE SHALL ESTABLISH NECESSARY REFERENCE LINES AND PERMANENT BENCH MARKS FROM WHICH BUILDING LINES AND ELEVATIONS SHALL BE TAKEN. ELEVATION HEIGHTS OF ALL WORK INCLUDING BUT NOT LIMITED TO SOFFITS, CEILINGS, DOORS, HOLLOW METAL SHALL BE TRUE AND LEVEL WITHIN A MAXIMUM TOLERANCE OF "1/8" OVERALL THE ENTIRE PROJECT. FOR ALL PARTITIONS REFER TO PARTITION SYMBOLS ON DRAWINGS AND THE PARTITION TYPE DETAILS WHICH SHOWS PARTITION CORES AND FINISHES; REFER TO LIFE SAFETY DRAWINGS FOR LOCATION OF RATED PARTITIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL KEEP THE ARCHITECT INFORMED OF THE PROGRESS OF HIS WORK. NO WORK SHALL BE CLOSED OR COVERED UNTIL IT HAS BEEN DULY INSPECTED AND APPROVED. SHOULD UNSPECTED WORK BE COVERED, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, UNCOVER ALL SUCH WORK SO THAT IT CAN BE PROPERLY INSPECTED AND AFTER SUCH INSPECTION, HE SHALL PROPERLY REPAIR AND REPLACE ALL WORK INTERFERED WITH.
- THE WORK IS SUBJECT TO INSPECTION BY THE ARCHITECT AND ACCEPTANCE BY THE OWNER.
- PROTECT OWNER'S PROPERTY, EQUIPMENT AND EMPLOYEES FROM INJURY AND DAMAGE.
- THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREAS AT THE END OF EACH WORKING DAY.
  - ELECTRICAL CLOSETS, PIPE AND DUCT STAYS, CHASES, FURRED SPACES AND SIMILAR SPACES WHICH ARE GENERALLY UNFINISHED SHALL BE CLEANED AND LEFT FREE FROM RUBBISH, LOOSE PLASTER, MORTAR DRIPPINGS, EXTRANEOUS CONSTRUCTION MATERIALS, DIRT AND DUST.
  - CARE SHALL BE TAKEN BY WORKMEN NOT TO MARK, SOIL, OR OTHERWISE DEFACE FINISHED SURFACES. IN THE EVENT THAT FINISHED SURFACES BECOME DEFACED, THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND RESTORING SUCH SURFACES TO THEIR ORIGINAL CONDITION. IF THIS IS NOT POSSIBLE, DAMAGED SURFACES SHALL BE REPLACED.
  - CLEAN UP IMMEDIATELY UPON COMPLETION OF EACH TRADE'S WORK.
  - CONTRACTOR TO HAVE A "SHOP VAC" OR SIMILAR EQUIPMENT ON SITE TO KEEP SITE CLEAN DURING THE CONSTRUCTION PROCESS.
  - CONTRACTOR TO MAINTAIN CLEAR EGRESS PATHS AT ALL TIMES.
  - CLEAN AREAS OF THE BUILDING IN WHICH PAINTING AND FINISHING WORK IS TO BE PERFORMED JUST PRIOR TO THE START OF THIS WORK, AND MAINTAIN THESE AREAS IN SATISFACTORY CONDITION FOR PAINTING AND FINISHING.
  - THIS CLEANING INCLUDES THE REMOVAL OF TRASH AND RUBBISH FROM THESE AREAS, BROOM CLEANING OF FLOORS, THE REMOVAL OF ANY PLASTER, MORTAR, DUST AND OTHER EXTRANEOUS MATERIALS FROM FINISH SURFACES, INCLUDING BUT NOT LIMITED TO, MISCELLANEOUS METAL, WOODWORK, PLASTER, GYPSUM DRYWALL, MASONRY, CONCRETE, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, CONDUIT, AND SURFACES VISIBLE AFTER GRILLES, REGISTERS AND OTHER SUCH FIXTURES OR DEVICES ARE IN PLACE.
  - CONTRACTOR'S PRICE SHALL INCLUDE A COMPLETE CONSTRUCTION CLEANUP.
  - SATISFACTORY TO THE CLEANING SPECIFIED ABOVE AND THE MORE SPECIFIC CLEANING WHICH MAY BE REQUIRED IN VARIOUS SECTIONS OF THE SPECIFICATIONS, THE PREMISES SHALL BE PREPARED FOR OCCUPANCY BY:
    - A THOROUGH CLEANING THROUGHOUT INCLUDING WASHING OR CLEANING BY OTHER APPROVED METHODS OF ALL FLOORS AND SURFACES ON WHICH DIRT OR DUST HAS COLLECTED AND BY WASHING GLASS, REMOVING ALL PAINT, PUTTY AND STAINS THEREFROM.
    - PROVIDING AND MAINTAINING PROTECTION OF EXISTING AND INSTALLED PORTIONS OF THE WORK.
    - LEAVING ALL FIXTURES AND EQUIPMENT IN AN UNDAMAGED, BRIGHT, CLEAN, POLISHED CONDITION.
    - CLEAN AND POLISH ALL HARDWARE, AND OTHER METAL WORK.
    - FOR FINAL CLEANING, CONTRACTOR SHALL ENGAGE THE SERVICES OF A PROFESSIONAL CLEANING COMPANY TO ACCOMPLISH THE FOLLOWING: REMOVAL OF PUTTY STAINS AND PAINT SPOTS, WASHING AND POLISHING OF GLASS, CLEANING AND POLISHING OF ALL EXPOSED FINISH HARDWARE, AND A THOROUGH CLEANING OF ALL SURFACES; RESILIENT TILE / SHEET VINYL FLOORING POLISHED & BUFFED.
- ALL HVAC, PLUMBING, SPRINKLER AND ELECTRICAL LINES ARE TO BE COORDINATED SO THAT NO CONFLICTS OCCUR. ANY CONFLICTS WHICH RESULT IN A RELOCATION OF FINISHED SURFACE MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL CONSULT WITH ELECTRICAL AND PLUMBING SUB-CONTRACTORS FOR LOCATIONS OF CONDUIT AND PIPES IN FOUNDATION, SLABS ON GRADE, AND EXTERIOR WALLS AND SHALL INSTALL WATER/TIGHT FIVE SLEEVES AT THEIR RESPECTIVE LOCATIONS.
- PROVIDE ADEQUATE BACKUP AND BLOCKING FOR ALL WALL OR CEILING MOUNTED EQUIPMENT, ARCHITECTURAL WOODWORK, HANDRAILS, LIGHTING OR OTHER MISCELLANEOUS ITEMS AS SHOWN ON DRAWINGS TO ASSURE A SECURE INSTALLATION.
- THE STANDARD SPECIFICATIONS OF THE MANUFACTURERS APPROVED FOR USE IN THE PROJECT ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREBY WRITTEN OUT IN FULL, EXCEPT THAT WHEREVER THE DRAWINGS REQUIRE HEAVIER MEMBERS, BETTER QUALITY MATERIALS OR ARE OTHERWISE MORE STRINGENT, THESE STRINGENT REQUIREMENTS SHALL GOVERN.
- REFER TO ELECTRICAL/TECHNOLOGY DRAWINGS FOR QUANTITIES AND TYPES OF DEVICES. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING LOCATIONS.
- EXISTING CONDITIONS DRAWINGS ACCURACY NOTE: DIMENSIONS, BEAM SIZES, AND MATERIAL NOTING ARE BASED ON EXISTING CONSTRUCTION DOCUMENT DRAWING SET DONE BY LEONARD SCHULTZE AND ASSOCIATES, MAY 10, 1950, AND REVISED TO MATCH CONDITIONS VIEWED DURING LIMITED FIELD OBSERVATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY VARIANCE BETWEEN DRAWINGS AND EXISTING CONDITION BEFORE PROCEEDING WITH WORK.
- OVERLAPPING/CONFLICTING REQUIREMENTS, MOST STRINGENT (GENERALLY MOST COSTLY) APPLY AND WILL BE ENFORCED. REFER TO ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING.

KEY PLAN



PROJECT DATA

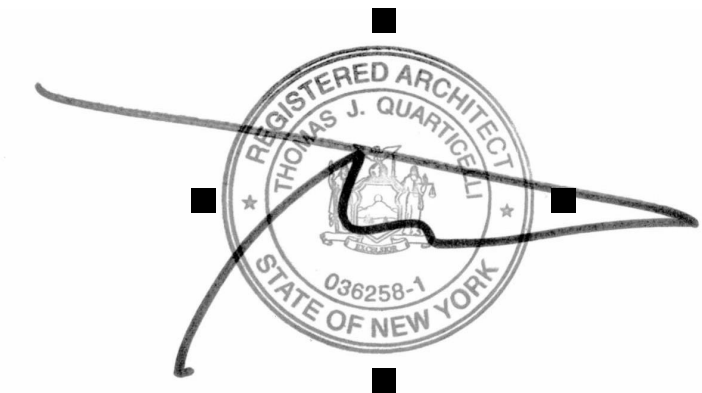
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CURRENT SUBMISSION DATE	10.27.2023
DRAWN	DJF
CHECKED	As Indicated
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_A04 Main Big_Sheet1
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HISTORY OF SUBMISSIONS		
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

GRAPHIC LEGEND, ABBREVIATIONS, SYMBOL LEGEND, GENERAL NOTES



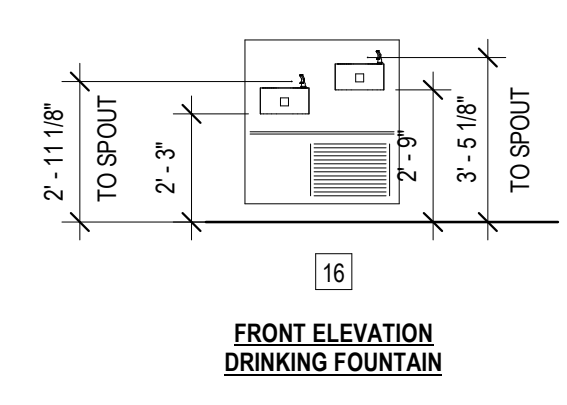
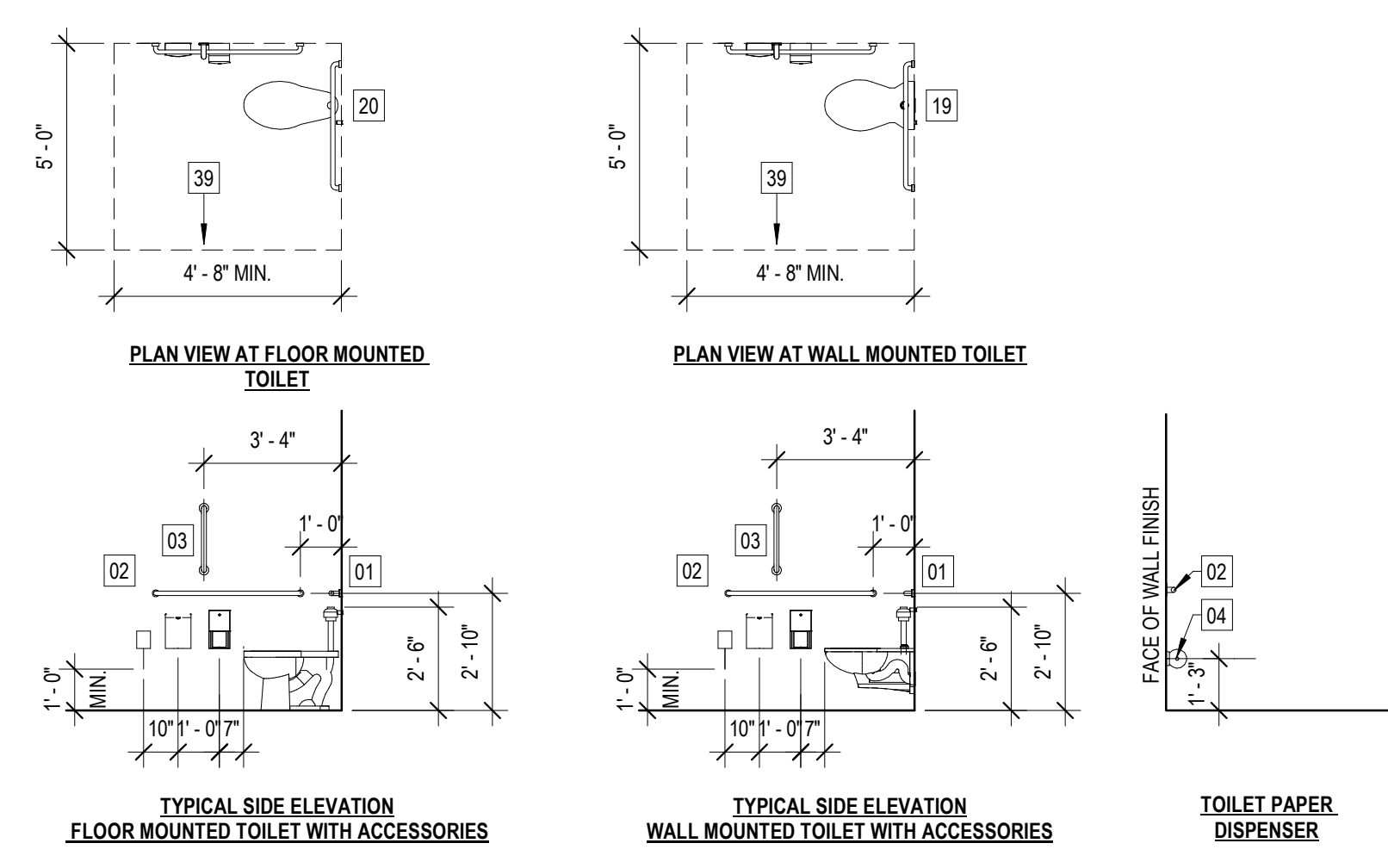
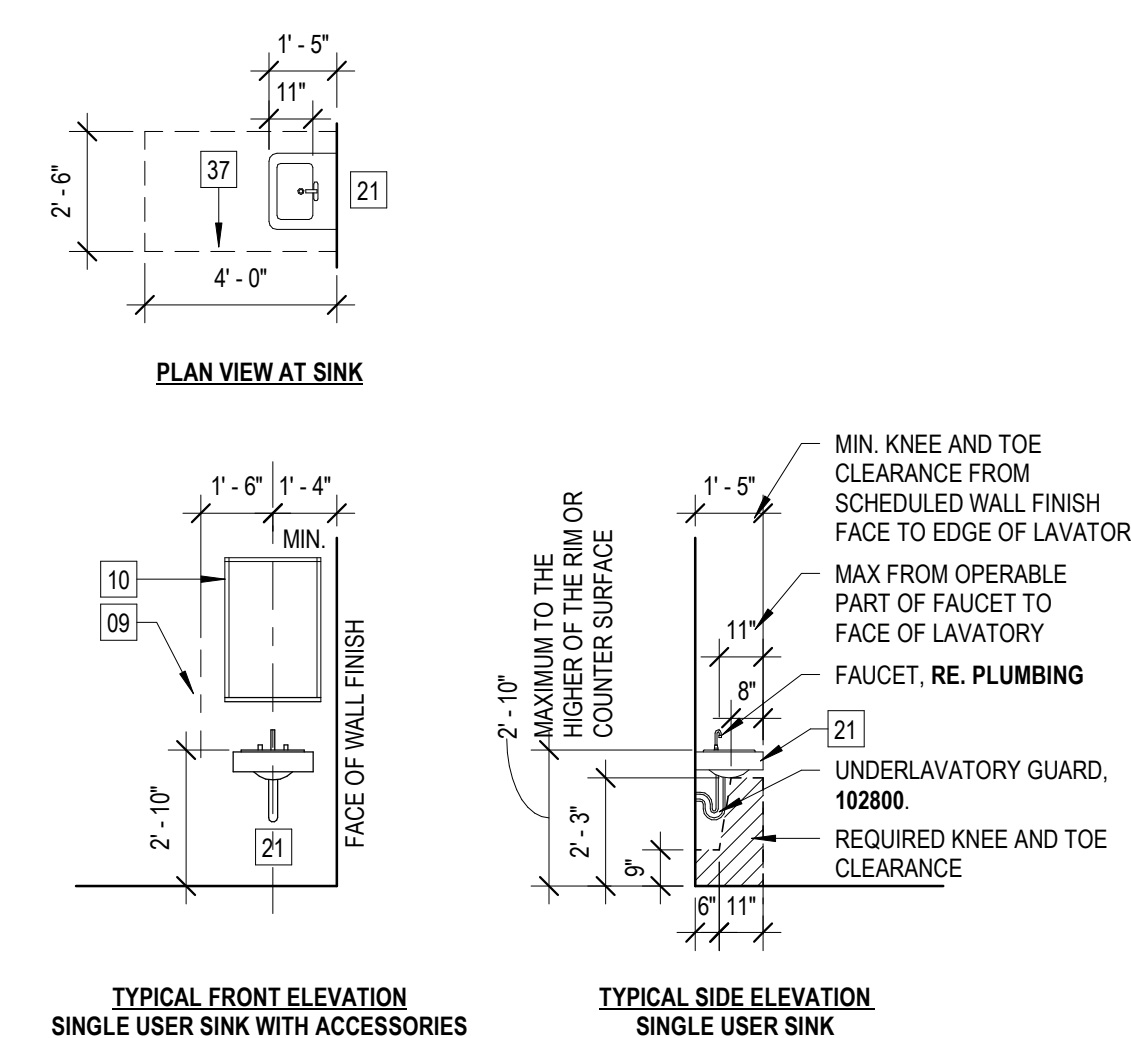
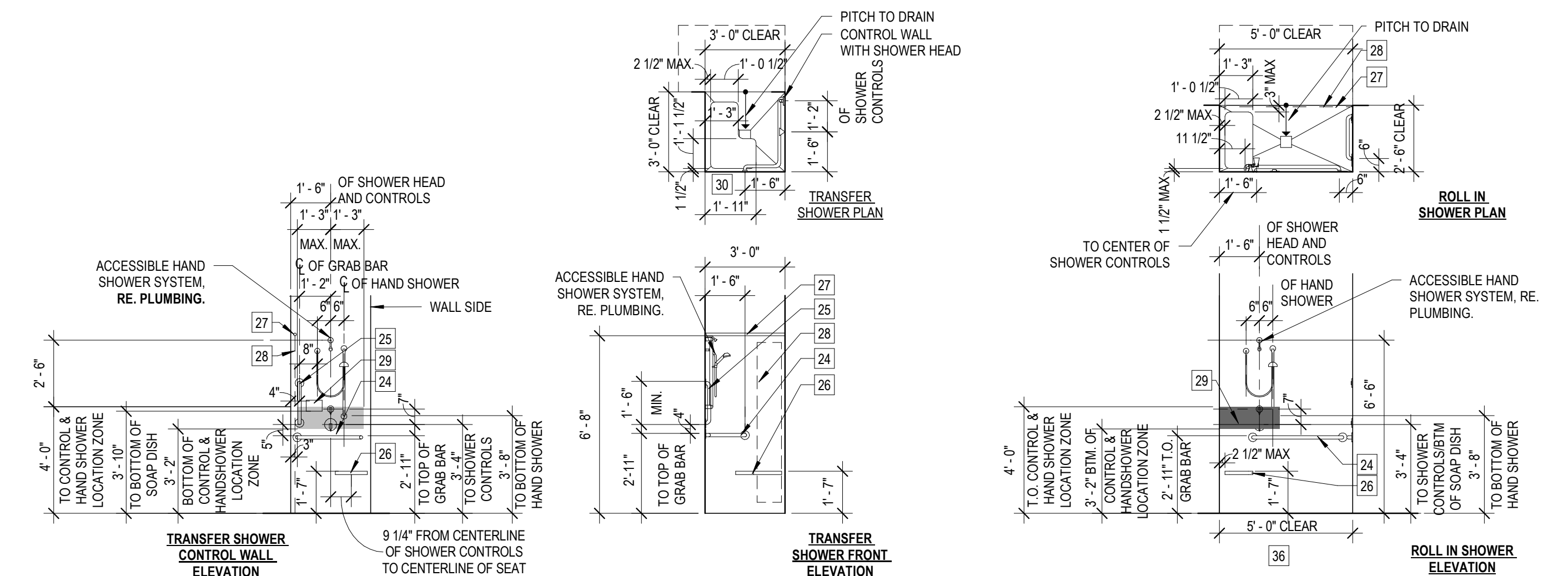
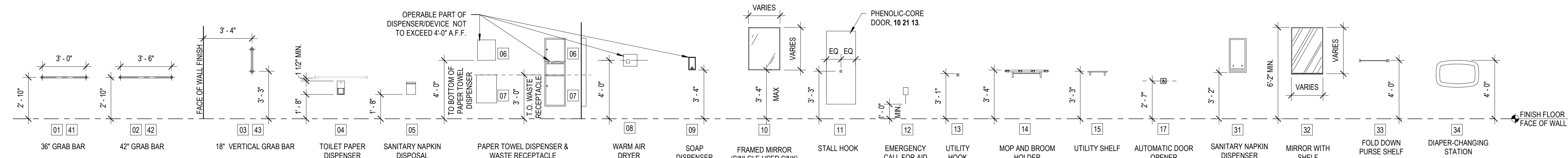
ANDRUS ON HUDSON

MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

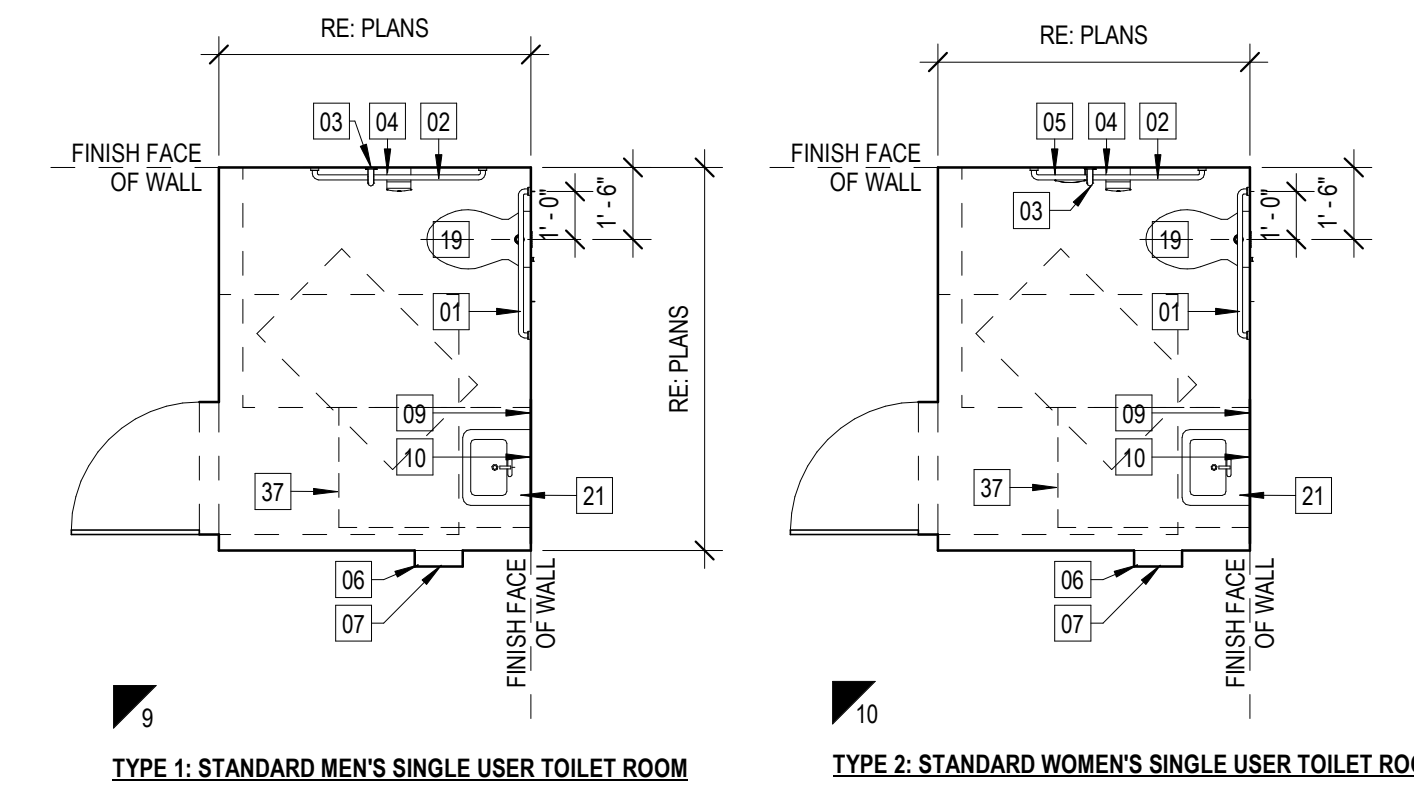
CONSULTANTS

29 TYPICAL TOILET ACCESSORIES MOUNTING HEIGHT



26 TYPICAL PLUMBING FIXTURE CONFIGURATIONS AND MOUNTING HEIGHTS

5 TYPICAL FIXTURE PLAN LAYOUT TYPES



KEY NOTE #	TOILET ACCESSORY/ PLUMBING FIXTURE	KEY NOTE #	TOILET ACCESSORY/ PLUMBING FIXTURE
01	36" LONG STAINLESS STEEL BOBRICK B-3806-36	22	UNDERMOUNT SINK, RE: PLUMBING
02	42" LONG STAINLESS STEEL GRAB BAR, BOBRICK 5806-42	23	UTILITY SINK, RE: PLUMBING
03	18" TALL STAINLESS STEEL GRAB BAR, BOBRICK 5806-18	24	CORNER TYPE SHOWER GRAB BAR, BOBRICK B-6861
04	SURFACE-MOUNTED TOILET PAPER DISPENSER, BOBRICK DBL. ROLL B76867	25	SIDE, FIXED SHOWER GRAB BAR, 18" TALL, BOBRICK B-6806 X 18"
05	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL, RUBBERMAID 6140	26	NOT USED
06	WALL-MOUNTED PAPER TOWEL DISPENSER, BOBRICK B-359033	27	SHOWER CURTAIN TRACK, KOHLER EXPANSE K-9351
07	WALL-MOUNTED WASTE RECEPTACLE, BOBRICK CONTURA B-43844 / LINER B-217	28	SHOWER CURTAIN, BOBRICK 204-3
08	NOT USED	29	RECESSED SOAP DISH, BOBRICK B-4380
09	NOT USED	30	NOT USED
10	FRAMED MIRROR, BOBRICK B-165 2436	31	NOT USED
11	NOT USED	32	MIRROR WITH SHELF, 10 20 00
12	EMERGENCY CALL FOR AID, RE: MEP	33	NOT USED
13	UTILITY HOOK, BOBRICK B76717	34	60" T SHAPE TURNING CLEARANCE
14	MOP & BROOM HOLDER, BOBRICK B-223	35	ACCESSIBLE BENCH
15	ROBE HOOK, KOHLER K-14443-BS	36	ROLL-IN SHOWER
16	HIGH LOW WATER COOLER, RE: MEP	37	30"x48" CLEAR FLOOR AREA
17	AUTOMATIC DOOR OPENER, RE: MEP	38	60" DIAMETER CLEAR FLOOR AREA
18	WALL-MOUNTED URINAL, RE: PLUMBING	39	56"x80" CLEAR FLOOR AREA FOR TOILET
19	WALL-MOUNTED TOILET, RE: PLUMBING	40	RESIDENTIAL-STYLE ADA 12" GRAB BAR, KOHLER PURIST K-11891-BS
20	FLOOR-MOUNTED TOILET, RE: PLUMBING	41	RESIDENTIAL-STYLE ADA 36" GRAB BAR, KOHLER PURIST K-11895-BS
21	WALL-MOUNTED LAVATORY SINK, RE: PLUMBING	42	RESIDENTIAL-STYLE ADA 42" GRAB BAR, KOHLER PURIST K-11896-BS
		43	RESIDENTIAL-STYLE ADA 18" GRAB BAR, KOHLER PURIST K-11892-BS
		44	RESIDENTIAL-STYLE ADA 24" GRAB BAR, KOHLER PURIST K-11893-BS

- GENERAL NOTES**
- ALL ACCESSORIES ARE SURFACE MOUNTED UNLESS NOTES OTHERWISE.
  - PROVIDE FIRE TREATED BLOCKING AS REQUIRED FOR ALL TOILET ACCESSORY INSTALLATIONS.
  - NOT ALL ACCESSORIES/PLUMBING FIXTURES LISTED ARE IN PROJECT. REFER TO PLANS AND ELEVATIONS.
  - ENSURE HEIGHT OF FLUSH VALVE ACCOMMODATES PROPER INSTALLATION OF REAR GRAB BAR.
  - ALL TOILET ACCESSORIES SHALL BE LOCATED WITHIN 48" OF TOILET
  - ALL EXPOSED PIPES BELOW THE SINK OR COUNTERTOP SHALL BE INSULATED AND ALL SHARP OR ABRASIVE SURFACES SHALL BE REMOVED OR PROTECTED.
  - 11" MAXIMUM REACH DEPTH FOR OPERABLE PORTION OF FAUCET 17" MINIMUM DEPTH OF LAVATORY

**SYMBOLS**

	TYPICAL FIXTURE/ACCESSORY
	## LAYOUT TYPE
	41 PLUMBING FIXTURE/ACCESSORY

KEY PLAN

PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	DJF
CHECKED	DJF
SCALE	As indicated
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Big_Secord Floor_CD_CENTRAL_2020_derrin.fga.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

PLUMBING FIXTURE / ACCESSORIES LEGEND AND MOUNTING HEIGHTS

10/20/2023 10:54:07 AM  
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**NEW YORK STATE BUILDING CODE (IBC International Building Code 2018, as supplemented in 2020)**

- APPLICABLE CODES:**  
 - 2018 INTERNATIONAL EXISTING BUILDING CODE, 2020 EXISTING BUILDING CODE OF NEW YORK STATE  
 - 2018 INTERNATIONAL BUILDING CODE, 2020 BUILDING CODE OF NEW YORK STATE  
 - 2018 INTERNATIONAL PLUMBING CODE, 2020 PLUMBING CODE OF NEW YORK STATE  
 - 2018 INTERNATIONAL MECHANICAL CODE, 2020 MECHANICAL CODE OF NEW YORK STATE  
 - 2018 INTERNATIONAL FIRE CODE, 2020 FIRE CODE OF NEW YORK STATE  
 - 2018 INTERNATIONAL FUEL GAS CODE, 2020 FUEL GAS CODE OF NEW YORK STATE  
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE  
 - 2018 IFGC GUIDELINES FOR DESIGN AND CONSTRUCTION AND CONSTRUCTION OF RESIDENTIAL HEALTH CARE AND SUPPORT FACILITIES  
 - 2017 NATIONAL ELECTRIC CODE NFPA 70  
 - 2012 NATIONAL FIRE PROTECTION AGENCY (NFPA) 101: LIFE SAFETY CODE  
 - 2010 AMERICANS WITH DISABILITIES ACT AND ASSOCIATED GUIDELINES  
 - 2009 ICC/ANSI A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

**1.0 EXISTING BUILDING (IBC)**

- 1.1 Continuation of Existing Use  
 1.2 Change of Use  
 1.3 Complying with International Existing Building Code

YES	NO	N/A
X	X	X
X	X	X

**2.0 OCCUPANCY CLASSIFICATION**

- 2.1 SINGLE OCCUPANCY  
 2.2 MIXED OCCUPANCY  
 2.2.1 ACCESSORY OCCUPANCY (IBC 508.2)  
 2.2.2 NONSEPARATED OCCUPANCY (IBC 508.3)  
 2.2.3 SEPARATED OCCUPANCY (IBC 508.4)

INSTITUTIONAL I-2 CONDITION 1 (IBC 308.3), HEALTH CARE (NFPA 101)  
 N/A  
 NO  
 NO  
 NO

**3.0 GENERAL BUILDING LIMITATIONS**

- 3.1 TYPES OF CONSTRUCTION (IBC 602/NFPA 101)  
 3.1.1 Minimum Type of Construction Permitted  
 3.1.2 Type of Construction Assumed for Review  
 3.1.3 Type of Construction to be Provided

YES, FOR I-2, SEPARATION TO BE 1-HOUR RATED:  
 - WASTE/LINEN ROOMS  
 - STORAGE ROOMS GREATER THAN 100 SF  
 IA (IBC), Type I, 332 (NFPA 101) - Non Combustible, Fully Sprinklered  
 IA (IBC)/Type I, 332 (NFPA 101) - Non Combustible, Fully Sprinklered

**3.2 HEIGHT MODIFICATIONS (IBC 506/NFPA 220 Equivalent)**

- 3.2.1 Allowable Tabular Building Height (Table 504.3)  
 3.2.2 Allowable Tabular Stories above Grade Plane (Table 504.4)  
 3.2.3 Actual Building Height  
 3.2.4 Actual Stories above Grade Plane

Unlimited, Fully Sprinklered  
 I-2: Unlimited  
 Estimated 84'-8" including Solarium  
 9

**3.5 BUILDING AREA (IBC 506/NFPA 220 Equivalent)**

- 3.5.1 Allowable Tabular Floor Area, A<sub>t</sub> (Table 506.2)  
 3.5.2 Allowable Area for Non-sprinklered Buildings, A<sub>NS</sub> (Table 506.2)  
 3.5.3 Single Occupancy, multistory buildings (506.2.3)  
 3.5.4 Mixed Occupancy, multistory buildings (506.2.4)  
 3.5.5 Actual Floor Area

UNLIMITED  
 UNLIMITED  
 UNLIMITED  
 UNLIMITED  
 24,214 SF  
 24,214 SF

**4.0 FIRE PROTECTION**

**4.1 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC Table 601/NFPA 220 Table 4.1.1)**

- 4.1.1 Primary Structural Frame  
 4.1.2 Bearing Walls  
 4.1.3 Nonbearing walls and partitions (per IBC Table 602)  
 4.1.3.1 Exterior  
 4.1.3.2 Interior  
 4.1.4 Floor construction including supporting beams & joists  
 4.1.5 Roof construction including supporting beams & joists

3HR  
 3HR  
 3HR  
 1HR when X < 5  
 1HR when 5 ≤ X < 10  
 1HR when 10 ≤ X < 30  
 0HR when X ≥ 30  
 0HR  
 2HR  
 1 1/2HR

**4.2 BUILDING ELEMENTS**

- 4.2.1 Projections - Cornices, Eave Overhangs, Exterior Balconies, and similar projections (IBC 705.2)  
 4.2.2 Vertical fire spread protection (IBC 705.5, 705.6.6)  
 4.2.3 Fire Barriers (707)  
 4.2.3.1 Shaft Enclosures (IEBC 802.2.1/NFPA 101 7.1.3.2.1)  
 4.2.3.2 Interior Exit stairway/ramp (IEBC 802.2.1/NFPA 101 19.3.1.1)  
 4.2.3.3 Exit access stairway/ramp (IEBC 802.2.1)  
 4.2.3.4 Exit passageway (IBC 1023.3)  
 4.2.3.5 Horizontal exits (IBC 1026.2)  
 4.2.3.6 Atriums (IBC 707.3.6)  
 4.2.3.7 Incidental Uses (IBC Table 509, NFPA 101, Table 18.3.2.1)  
 4.2.3.8 Control Areas (Hazardous) (IBC 707.3.8)  
 4.2.3.9 Separation of Mixed Occupancies (IBC Table 508.4, 508.2.4)  
 4.2.3.10 Single Occupancy Fire Areas  
 4.2.4 Fire-Resistant Construction  
 4.2.4.1 Fire Walls (IBC 706)  
 4.2.4.2 Fire Partitions (IBC 708)  
 4.2.4.3 Smoke Barriers (IBC 709)  
 4.2.4.4 Smoke Partitions (IBC 710)  
 4.2.5 Fire Protection System  
 4.2.5.1 Automatic Sprinkler System (903.3.1.2, EBCNYS 803.2.2 >30 occupants)  
 4.2.5.2 Alternative Automatic Fire-Extinguishing Systems (904)  
 4.2.5.3 Portable Fire Extinguishers (906)  
 4.2.5.4 Fire Alarm and Detection Systems (907)  
 4.2.5.5 Smoke Control Systems (909)  
 4.2.5.6 Fire Command Center (911)  
 4.2.5.7 Fire Pumps (913)

Noncombustible Material  
 Combustible Material as permitted by Section 705.2.3.1 and 705.2.4  
 N/A - Fully Sprinklered (705.5.2 Exception)  
 2HR, Maintain 1HR rating for Existing  
 Maintain 1HR rating for Existing  
 N/A  
 N/A  
 N/A  
 N/A  
 1HR  
 1HR  
 N/A  
 N/A  
 N/A  
 0HR  
 0HR Smoke Partitions  
 N/A per (713.14.1.184 Exception) fully sprinklered  
 N/A  
 1HR between Smoke Compartments  
 NFPA 13  
 N/A  
 Per 2020 Fire Code of NYS and NFPA 101, 9.7.4.1  
 N/A  
 Yes  
 Yes

**4.3 FIRE BARRIERS (707)**

- 4.3.1 Shaft Enclosures (IEBC 802.2.1/NFPA 101 7.1.3.2.1)  
 4.3.2 Interior Exit stairway/ramp (IEBC 802.2.1/NFPA 101 19.3.1.1)  
 4.3.3 Exit access stairway/ramp (IEBC 802.2.1)  
 4.3.4 Exit passageway (IBC 1023.3)  
 4.3.5 Horizontal exits (IBC 1026.2)  
 4.3.6 Atriums (IBC 707.3.6)  
 4.3.7 Incidental Uses (IBC Table 509, NFPA 101, Table 18.3.2.1)  
 4.3.8 Control Areas (Hazardous) (IBC 707.3.8)  
 4.3.9 Separation of Mixed Occupancies (IBC Table 508.4, 508.2.4)  
 4.3.10 Single Occupancy Fire Areas

3HR  
 3HR  
 3HR  
 1HR when X < 5  
 1HR when 5 ≤ X < 10  
 1HR when 10 ≤ X < 30  
 0HR when X ≥ 30  
 0HR  
 2HR  
 1 1/2HR  
 N/A  
 N/A  
 N/A  
 N/A  
 1HR  
 1HR  
 N/A  
 N/A  
 N/A  
 0HR  
 0HR Smoke Partitions  
 N/A per (713.14.1.184 Exception) fully sprinklered  
 N/A  
 1HR between Smoke Compartments  
 NFPA 13  
 N/A  
 Per 2020 Fire Code of NYS and NFPA 101, 9.7.4.1  
 N/A  
 Yes  
 Yes

**4.4 FIRE-RESISTANT CONSTRUCTION**

- 4.4.1 Fire Walls (IBC 706)  
 4.4.2 Fire Partitions (IBC 708)  
 4.4.3 Smoke Barriers (IBC 709)  
 4.4.4 Smoke Partitions (IBC 710)  
 4.4.5 Fire Protection System  
 4.4.5.1 Automatic Sprinkler System (903.3.1.2, EBCNYS 803.2.2 >30 occupants)  
 4.4.5.2 Alternative Automatic Fire-Extinguishing Systems (904)  
 4.4.5.3 Portable Fire Extinguishers (906)  
 4.4.5.4 Fire Alarm and Detection Systems (907)  
 4.4.5.5 Smoke Control Systems (909)  
 4.4.5.6 Fire Command Center (911)  
 4.4.5.7 Fire Pumps (913)

N/A  
 N/A  
 N/A  
 0HR  
 0HR Smoke Partitions  
 N/A per (713.14.1.184 Exception) fully sprinklered  
 N/A  
 1HR between Smoke Compartments  
 NFPA 13  
 N/A  
 Per 2020 Fire Code of NYS and NFPA 101, 9.7.4.1  
 N/A  
 Yes  
 Yes

**5.0 MEANS OF EGRESS**

- 5.1 Total Occupant Load  
 5.2 Capacity of Exits (exit discharge) (IBC 1005.3, NFPA 101 7.3.3.1)  
 5.2.1 Capacity of doors (inches per occupant) - 0.2 factor  
 5.2.2 Capacity of stairways (inches per occupant) - 0.3 factor  
 5.3 Exit Access Travel Distance (IBC Table 1017.2, NFPA 101 Table A.7.6.1)  
 5.4 Exit Access Travel Distance from Resident Room to Corridor Door (NFPA 101 19.2.6.2.3)  
 5.5 Common Path of Travel (IBC Table 1006.2.1, NFPA Table A.7.6.1)  
 5.6 Exit Access Corridor Widths (IBC 1020.2, NFPA 18.2.3.4)  
 5.7 Dead Ends (IBC 1020.4, NFPA 101 Table A.7.6.1)

185P  

37	825	36"	Wide Doors x 5
56	733	44"	Wide Stairs x 5

 200 ft I-2 occupancy  
 50 ft  
 75 ft  
 44 in Minimum width down to 44 inches if under 100  
 24 in Access to and utilization of mechanical, plumbing or electrical systems or equipment  
 36 in With an occupant load of less than 50  
 98 in Group I-2 in areas where required for bed movement  
 30 ft I-2 occupancy

**6.0 INTERIOR ENVIRONMENT**

- 6.1 Sound Transmission  
 6.1.1 Airborne Sound Requirement  
 6.1.2 Structure-borne Sound Requirement

50 STC  
 50 IIC

**INTERNATIONAL FIRE CODE (2020 FIRE CODE OF NEW YORK STATE)**

- 1.0 INTERIOR FINISHES - Walls and Ceilings (IBC Table 803.13, NFPA 101 19.3.3)  
 1.1 Vertical exits & exit passageways  
 1.2 Exit access corridors & other exitways  
 1.3 Rooms & enclosed spaces

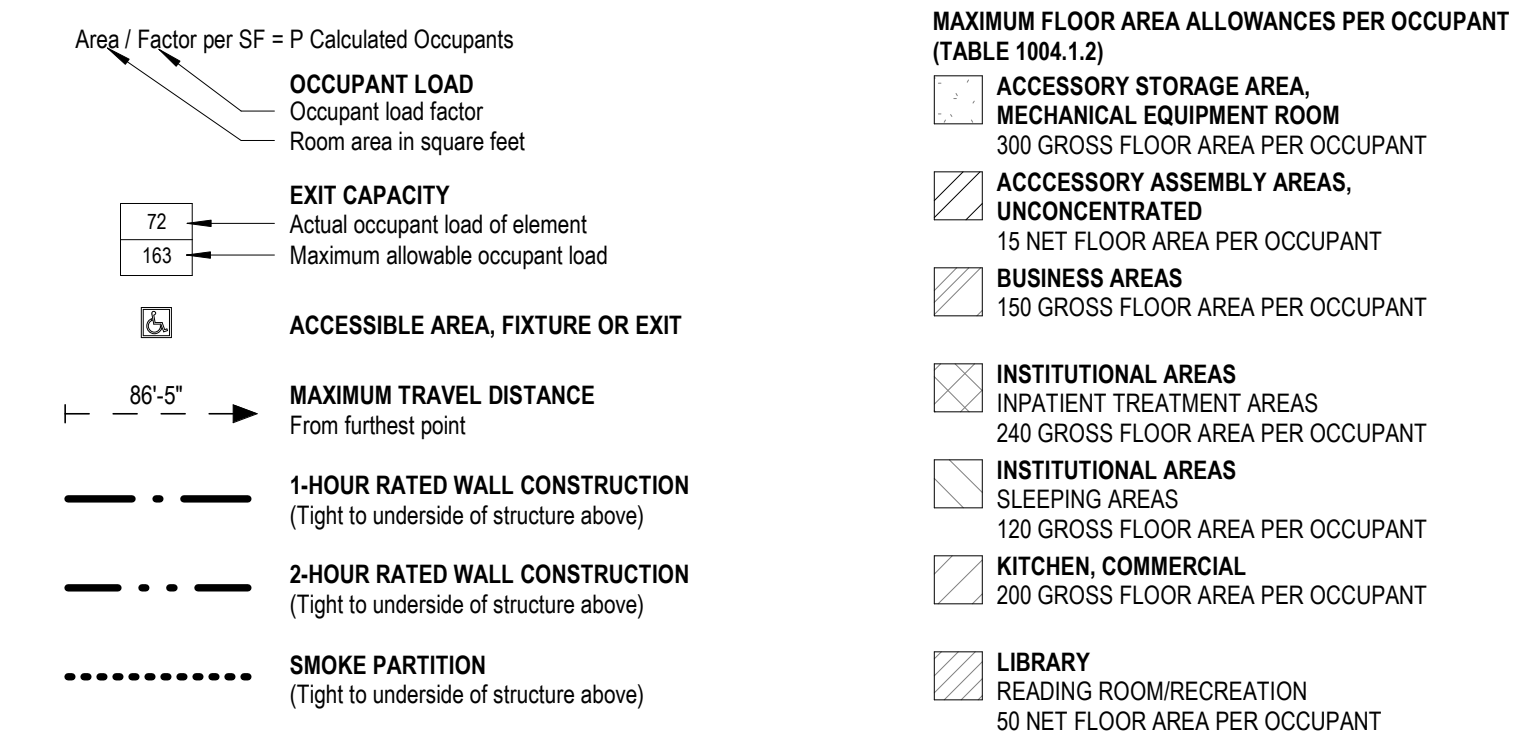
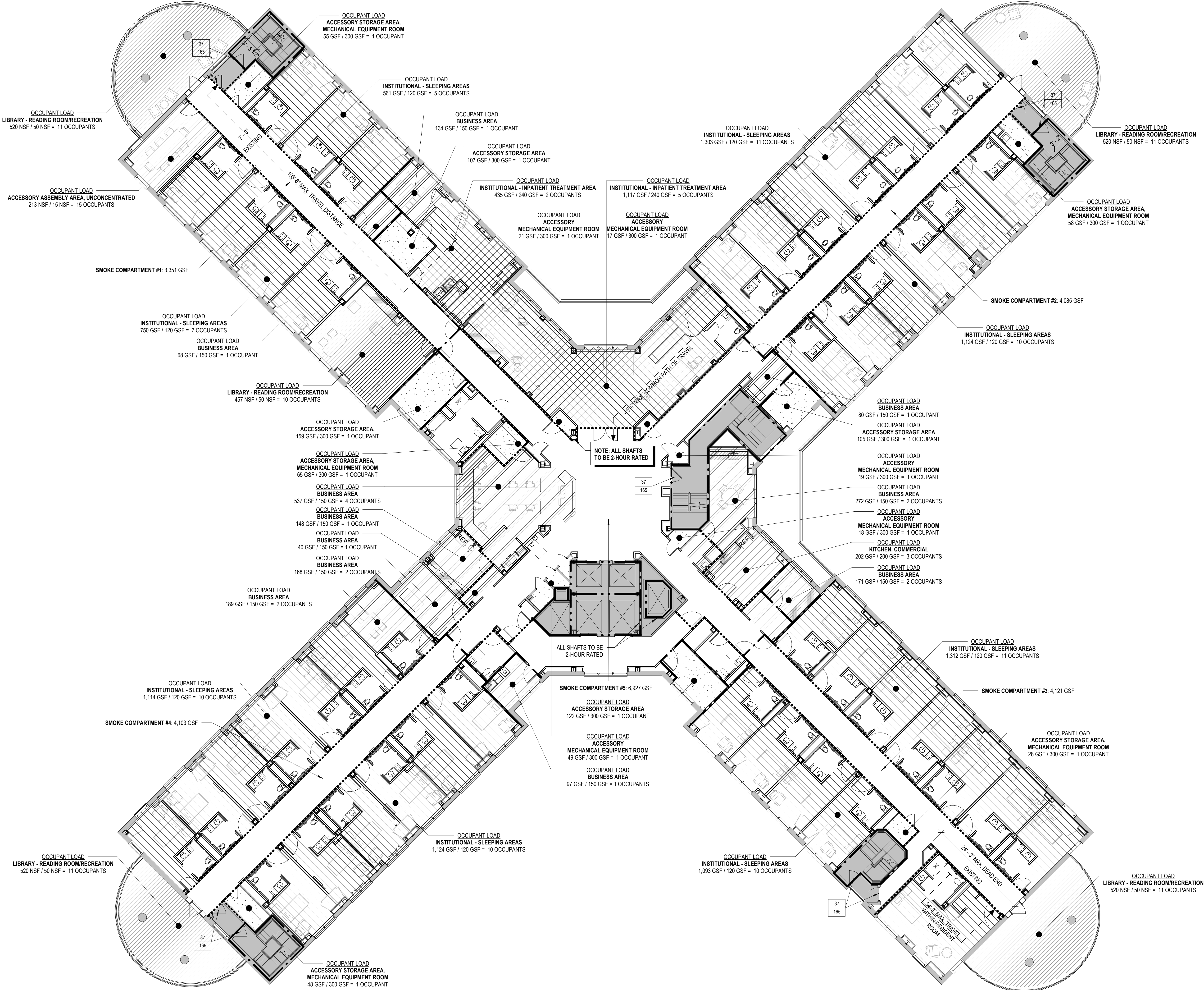
Class B I-2 occupancy  
 Class B I-2 occupancy  
 Class B I-2 occupancy  
 Class C I-2 occupancy in rooms with a capacity of four persons or fewer

**GROUP I-2 FIXTURE COUNTS (TABLE 403.1)**

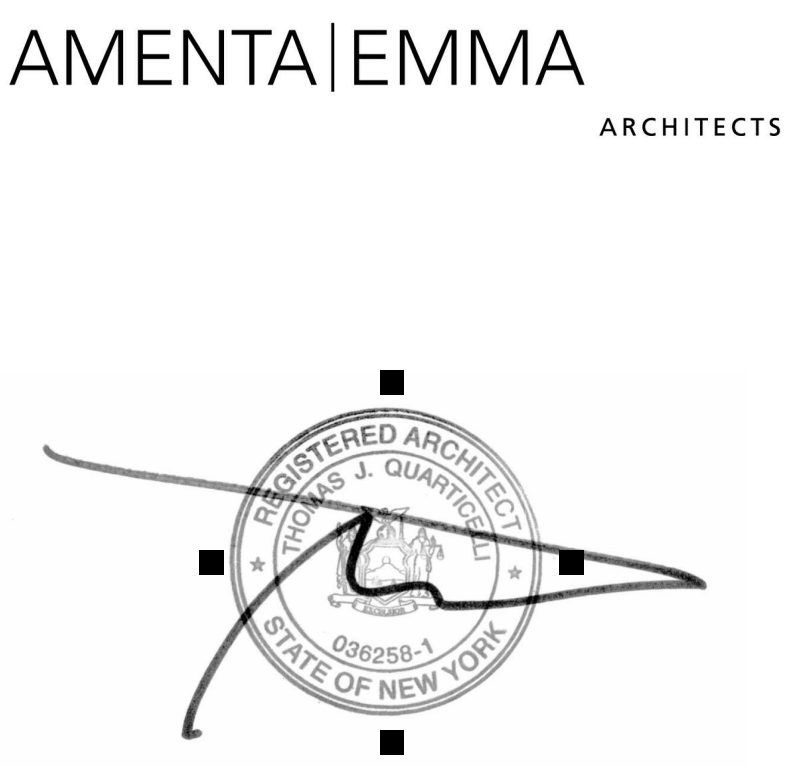
	WATER CLOSETS	LAVATORIES	BATHTUBS / SHOWERS	DRINKING FOUNTAINS	OTHER
	ratios	ratios	ratios	ratios	ratios
Medical Care Recipients	44P 1 per room	44 1 per room	44 1 per 15	44 1 per 100	1 service sink per floor
Employees**	18P 1 per 25	1 1 per 35	1	n/a 1 per 100	n/a
Visitors**	22P 1 per 75	1 1 per 100	1	n/a 1 per 500	n/a
required total	46	46	3	1***	1
provided	47	47	4	2	1

\*\*PER TABLE 403.1 FOOTNOTE B, THE TOILET FACILITY FOR EMPLOYEES IS SEPARATE FROM CARE RECIPIENT FACILITIES.  
 \*\*\*VISITORS ESTIMATED 5 / MEDICAL CARE RECIPIENT  
 \*\*\*\*TOTAL REQUIRED HAS BEEN ROUNDED UP AFTER TOTALING ALL REQUIRED FIXTURE FRACTIONAL NUMBERS WITHIN THE SAME OCCUPANCY.

**2020 PCNYS TABLE 403.1 FIXTURE COUNT COMPLIANCE**



**CODE PLAN/FIRE SAFETY LEGEND**



**ANDRUS ON HUDSON**

**MAIN BUILDING RENOVATIONS: 2ND FLOOR**

185 OLD BROADWAY  
 HASTINGS-ON-HUDSON, NY  
 10706

CONSULTANTS

**KEY PLAN**



**PROJECT DATA**

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	AEO
CHECKED	DJF
SCALE	As indicated
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Bldg_Secord Floor_CD_CENTRAL_2020_derived.rvt

**HISTORY OF SUBMISSIONS**

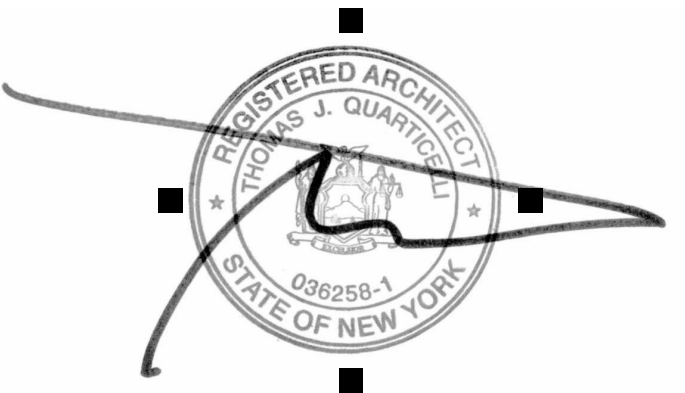
No.	Date	Description

**100% CONSTRUCTION DOCUMENTS**

**SHEET TITLE**

**SECOND FLOOR LIFE SAFETY PLAN, CODE INFORMATION AND PLUMBING FIXTURE COUNT**

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ANDRUS ON HUDSON

MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

CONSULTANTS

1. DEMOLITION PLANS SHOW APPROXIMATE LAYOUT OF EXISTING PARTITIONS, DOORS, WINDOWS, FURNITURE, ETC. AND ARE NOT INTENDED TO REPRESENT AS-BUILT CONDITIONS. ALL INFORMATION MUST BE VERIFIED ON SITE.
2. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ANSI A10.6, THE CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND REQUIREMENTS OF THE LOCAL AUTHORITIES.
3. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED AS REQUIRED.
4. NO BUILDING ELEMENTS SHALL BE LEFT IN A TEMPORARY CONDITION OR EXPOSED FOR AN EXCESSIVE OR UNREASONABLE AMOUNT OF TIME.
5. PROVIDE PROTECTION AT EXTERIOR WALLS AND ROOFS AFFECTED BY DEMOLITION, TO PREVENT WEATHER PENETRATION.
6. HAZARDOUS MATERIALS: CONTRACTOR SHALL STOP WORK AND INFORM THE OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED. THE OWNER AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
7. DEMOLISHED MATERIALS SHALL BE SORTED ON SITE AND RECYCLED OR SALVAGED. RECYCLING SHALL BE BY A LICENSED HAULER IN THE STATE OF NEW YORK.
8. PROVIDE SUITABLE COVERED CONTAINERS TO RECEIVE DEBRIS. USE OF WATER SHALL BE LIMITED TO A LIGHT SPRAY TO PREVENT THE SPREAD OF DUST. NO BURNING OF MATERIALS WILL BE PERMITTED.
9. PROVIDE AND MAINTAIN ALL SHORING AND BRACES REQUIRED TO SUPPORT EXISTING CONSTRUCTION. METHODS AND MATERIALS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL INSURE THAT STRUCTURAL ELEMENTS ARE NOT OVERLOADED, AND BE RESPONSIBLE FOR INCREASING STRUCTURAL SUPPORTS REQUIRED AS A RESULT OF ANY CUTTING, REMOVAL, OR DEMOLITION WORK. SHORING, BRACING, AND BARRICADES SHALL REMAIN IN PLACE UNTIL NEW STRUCTURAL WORK IS COMPLETED. NO STRUCTURAL MEMBER SHALL BE REMOVED WITHOUT REVIEW OR APPROVAL BY STRUCTURAL ENGINEER AND ARCHITECT.
10. PROVIDE PROTECTION OF ADJACENT AREAS AND BUILDING COMPONENTS NOT TO BE DISTURBED, INCLUDING PATHS OF TRAVEL FROM SITE ENTRANCE TO SPECIFIC SCOPE OF WORK AREAS.
11. PROVIDE NECESSARY BARRIERS AS REQUIRED TO SECURE SCOPE OF WORK AREA AT THE END OF EACH DAY.
12. LOCATE TEMPORARY BARRIERS OR PARTITIONS TO SEPARATE WORK AREA FROM OCCUPIED AREAS.
13. ERECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
14. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
15. INSTALL AND MAINTAIN BARRICADES FOR THE PROTECTION OF THE PUBLIC.
16. MAINTAIN ACCESS TO EXITS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM TO REMAIN OPERATIONAL AT ALL TIMES.
17. PROVIDE AND MAINTAIN FIRE PROTECTION THROUGHOUT DEMOLITION AND CONSTRUCTION.
18. ANY ITEM NOT SPECIFICALLY IDENTIFIED, BUT REQUIRED TO BE REMOVED OR REPAIRED TO PREPARE THE BUILDING FOR NEW WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
19. PRIOR TO THE START OF DEMOLITION, CONTRACTOR SHALL REVIEW ALL ITEMS WITH OWNER AND IDENTIFY ANY ITEMS TO BE SALVAGED.
20. SCHEDULE ALL SHUTDOWNS OF UTILITIES IN OCCUPIED PORTIONS OF THE BUILDING WITH THE OWNER (AND LOCAL FIRE DEPARTMENT IF NECESSARY) PRIOR TO IMPLEMENTING.
21. SEE MEPFF DRAWINGS FOR ASSOCIATED DEMOLITION. CONTRACTOR SHALL COORDINATE DEMOLITION DRAWINGS AND NOTES WITH ALL DISCIPLINES.
22. PARTITIONS AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. WHERE WALLS ARE TO BE REMOVED, SERVICES IN WALLS SHALL ALSO BE REMOVED OR RELOCATED. COORDINATE WITH MEPFF. CONTRACTOR TO FIELD VERIFY ALL EXISTING ELECTRICAL FIXTURES & RECEPTACLES SCHEDULED TO REMAIN. REMOVE ANY DEVICES AND WIRING THAT DO NOT CORRESPOND WITH PROPOSED ELECTRICAL LAYOUT PLAN. REMOVE ALL ABANDONED ELECTRICAL WIRING FROM ABOVE CEILING & EXISTING WALLS THAT WILL REMAIN. REMOVE WIRING BACK TO PANEL OR NEXT LOGICAL JUNCTION BOX LOCATION.
23. REMOVE ALL EXISTING FINISH FLOORING DOWN TO EXISTING STRUCTURAL SLAB / FLOOR SUBSTRATE. REPAIR STRUCTURAL FLOOR / FLOORING SUBSTRATE AS REQUIRED TO PREPARE FOR SCHEDULED FLOORING SYSTEMS PER MANUFACTURER SPECIFICATIONS & REQUIREMENTS.
24. ANY ELECTRICAL, PHONE, THERMOSTAT, OR OTHER DEVICES & WIRING LOCATED WITHIN SCOPE OF WORK AREA SCHEDULED TO BE DEMOLISHED SHOULD BE RELOCATED OUT OF REACH FOR FURTHER DEMOLITION BY THEIR RESPECTIVE TRADES.
25. ALL PLUMBING NO LONGER IN USE SHALL BE REMOVED IN ITS ENTIRETY.
26. REMOVE EXISTING LIGHT FIXTURES, DIFFUSERS, ETC. AS REQUIRED DUE TO NEW LAYOUT. SAVE CEILING ITEMS FOR REUSE WHERE INDICATED. REFER TO REFLECTED CEILING PLAN FOR SCOPE OF WORK REGARDING NEW CEILING AND EXISTING CEILING TO REMAIN. SPRINKLER PIPING AND DUCTWORK SHALL BE MODIFIED AS REQUIRED TO ACCOMMODATE NEW LAYOUT. REMOVE AND REPLACE EXISTING CEILING PANELS AND SYSTEM AS REQUIRED FOR SCOPE OF WORK.
27. REMOVE EXISTING PARTITIONS AS REQUIRED FOR SCHEDULED DOORS TO BE INSTALLED UNDER THE NEW SCOPE OF WORK; REFER TO CONSTRUCTION PLAN.
28. REMOVE ALL EXISTING WALL-MOUNTED AND CEILING-MOUNTED EQUIPMENT IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO PROJECTION SCREENS, FLAG HOLDERS, CLOCKS, SPEAKERS, RACKS, TACKSTRIPS, TACKBOARDS, ACCESSORIES, MIRRORS, SHELVING, BELLS, ROW HOOKS, ETC..
29. COORDINATE ALL REQUIRED CORE DRILLING & TRENCHING WITH POWER PLANS.
30. REMOVE ALL EXISTING HOLD OPENS, RECESSED FLOOR PIVOTS, AND DOOR STOPS AT ALL LOCATIONS AND PATCH HOLES AS REQUIRED.
31. WHEREVER FLOOR CLEANOUTS ARE REMOVED, INFILL SLAB AS REQUIRED. COORDINATE WITH PLUMBING DRAWINGS.
32. REMOVE ALL WINDOW SHADES IN THEIR ENTIRETY.
33. WHERE EXISTING MILLWORK IS SHOWN DASHED, REMOVE ENTIRE ASSEMBLY.
34. REMOVE ALL FINISH FLOORING, WALL BASE, AND ADHESIVES DOWN TO SUBSTRATE WITHIN SCOPE OF WORK AREA.
35. REMOVE ALL DOORS AND FRAMES WHERE SHOWN TO BE REMOVED IN THEIR ENTIRETY, I.O.N. WHERE DOOR OR SIDELIGHT ARE SHOWN DASHED, REMOVE ENTIRE ASSEMBLY INCLUDING DOOR, FRAME, SIDELIGHT, HARDWARE, ETC. UNLESS OTHERWISE NOTED.
36. REMOVE ALL EXISTING FIRE EXTINGUISHERS AND SAVE FOR REUSE AND RECHARGING.
37. WHERE EXISTING WALLS ARE DESIGNATED TO BE REMOVED, REMOVE DESIGNATED SECTION OF WALL IN ITS ENTIRETY TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.
38. THE MAJORITY OF THE EXISTING WALLS CONSIST OF MASONRY CONSTRUCTION. THE WALLS ARE GYPSUM BLOCK UNITS.

GENERAL DEMOLITION NOTES

- 1 DEMO AND REPLACE WITH NEW DOOR TO MATCH EXISTING DOOR FRAME TO REMAIN
- 2 REMOVE PORTION OF EXISTING MASONRY WALL AS REQUIRED TO ACCOMMODATE NEW OPENING. COORDINATE WITH CONSTRUCTION DRAWINGS TO MINIMIZE EXTENT OF DEMOLITION. PROVIDE TEMPORARY SUPPORT AS REQUIRED.
- 3 REMOVE GYPSUM BLOCK WALLS AROUND COLUMNS WITHIN ROOMS. PORTION OF BLOCK WALL AT CORRIDOR TO REMAIN. REFER TO DETAIL S141.00
- 4 REMOVE EXISTING PLUMBING FIXTURES, TOILET PARTITIONS, AND ASSOCIATED ACCESSORIES IN THEIR ENTIRETY. COORDINATE WITH PLUMBING DRAWINGS.
- 5 REMOVE EXISTING WALL PAPER AND HANDRAILS. PATCH AND REPAIR EXISTING WALLS AT ALL LOCATIONS. PREPARE SURFACES FOR NEW FINISHES, RE: FINISH PLAN.
- 6 REMOVE EXISTING SPEAKERS AND FIRE ALARMS
- 7 REMOVE AND RELOCATE EXISTING CABINET HEATERS RE: MECHANICAL

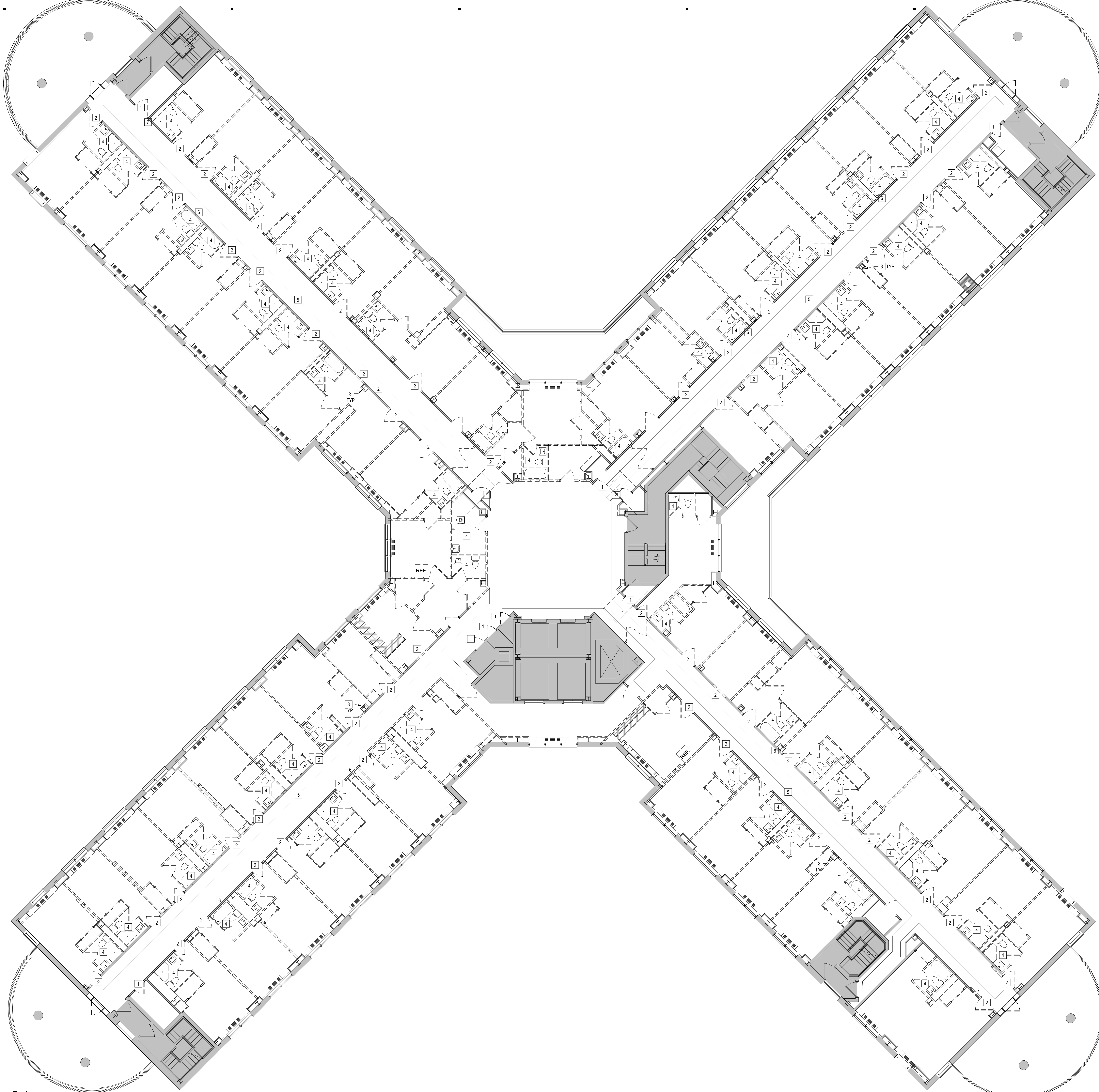
27 DEMOLITION FLOOR PLAN KEYNOTES

- EXISTING CONSTRUCTION TO REMAIN
- - - EXISTING CONSTRUCTION TO BE REMOVED
- 1 DEMOLITION KEYNOTE

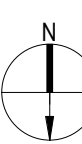
26 DEMOLITION FLOOR PLAN LEGEND

21 SECOND FLOOR DEMOLITION PLAN

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



KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
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FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Brq_Secord Floor_CD_CENTRAL_2020_derrinlaga.rvt

HISTORY OF SUBMISSIONS

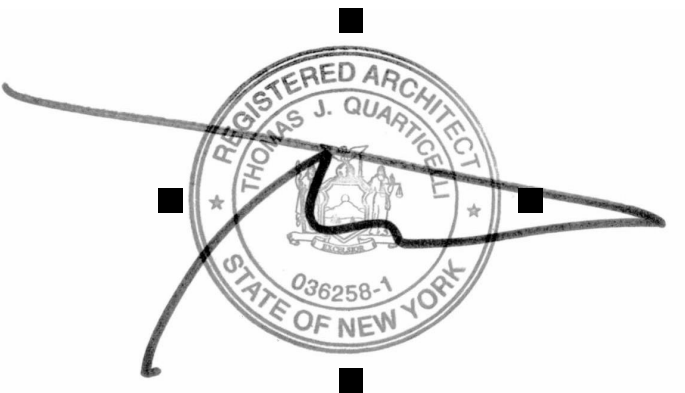
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

SECOND FLOOR DEMOLITION PLAN

D1.02

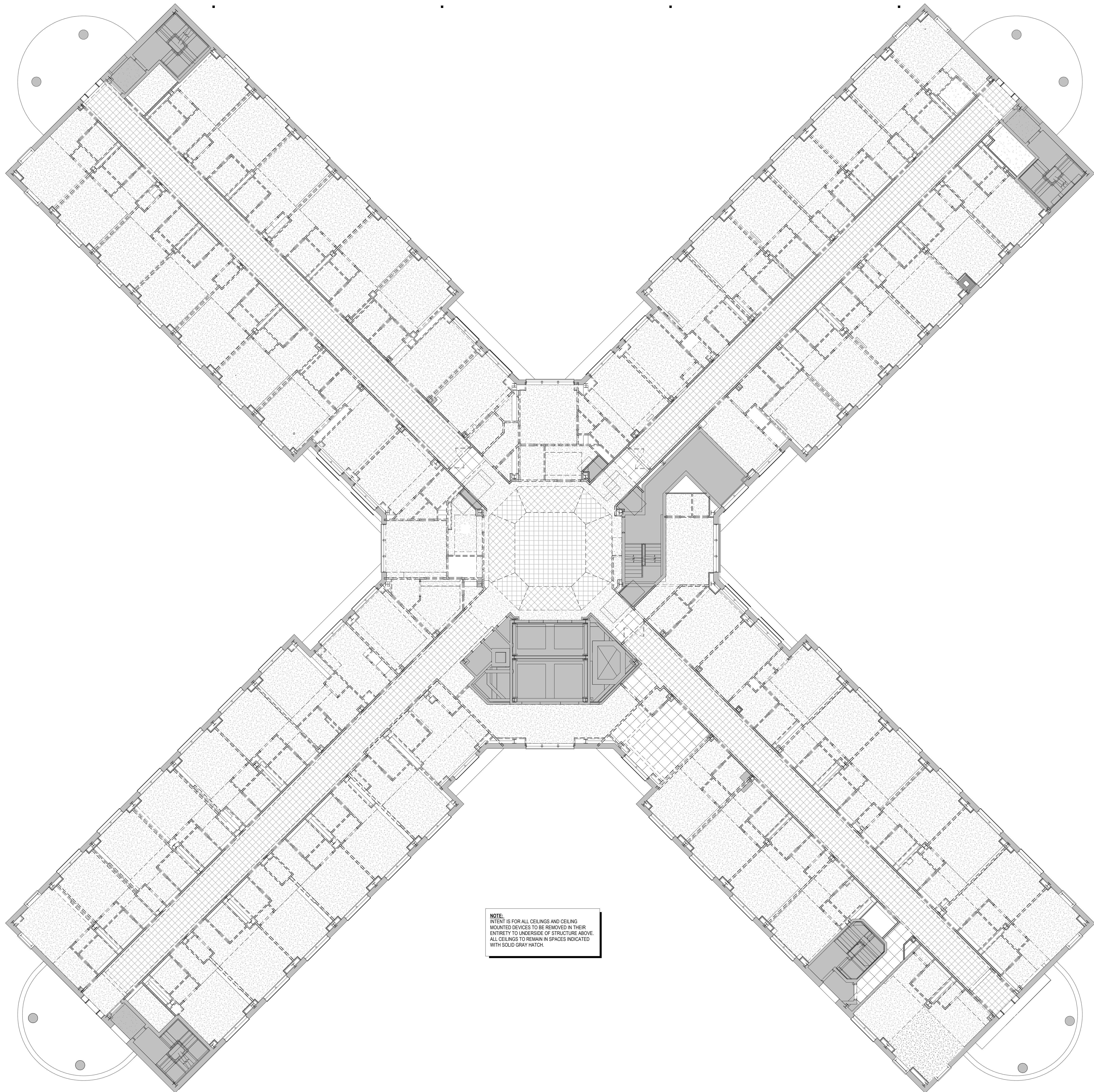


ANDRUS ON HUDSON

MAIN BUILDING  
RENOVATIONS:  
2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

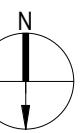
CONSULTANTS



**NOTE:**  
INTENT IS FOR ALL CEILINGS AND CEILING MOUNTED DEVICES TO BE REMOVED IN THEIR ENTIRETY TO UNDERSIDE OF STRUCTURE ABOVE. ALL CEILINGS TO REMAIN IN SPACES INDICATED WITH SOLID GRAY HATCH.

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- 1X1 ACOUSTICAL CEILING SYSTEM
- 2X2 ACOUSTICAL CEILING SYSTEM
- GYPSUM BOARD/PLASTER CEILING, FINISH AS SCHEDULED.
- DEMOLITION KEYNOTE

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	AEO
CHECKED	DJF
SCALE	1/8" = 1'-0"
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Rig_Secord Floor_CD_CENTRAL_2020_derrinlaga.rvt

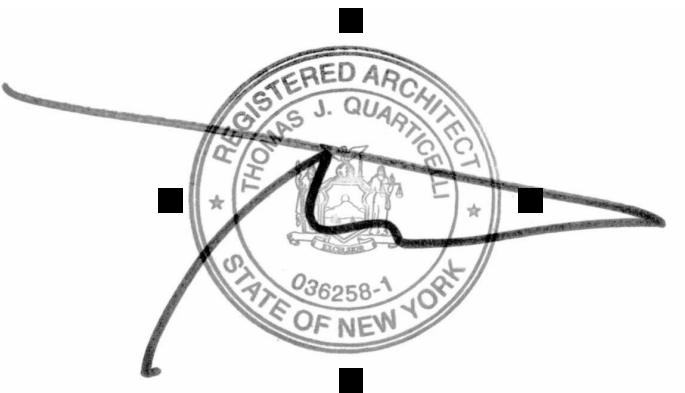
HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

SECOND FLOOR REFLECTED CEILING DEMOLITION PLAN

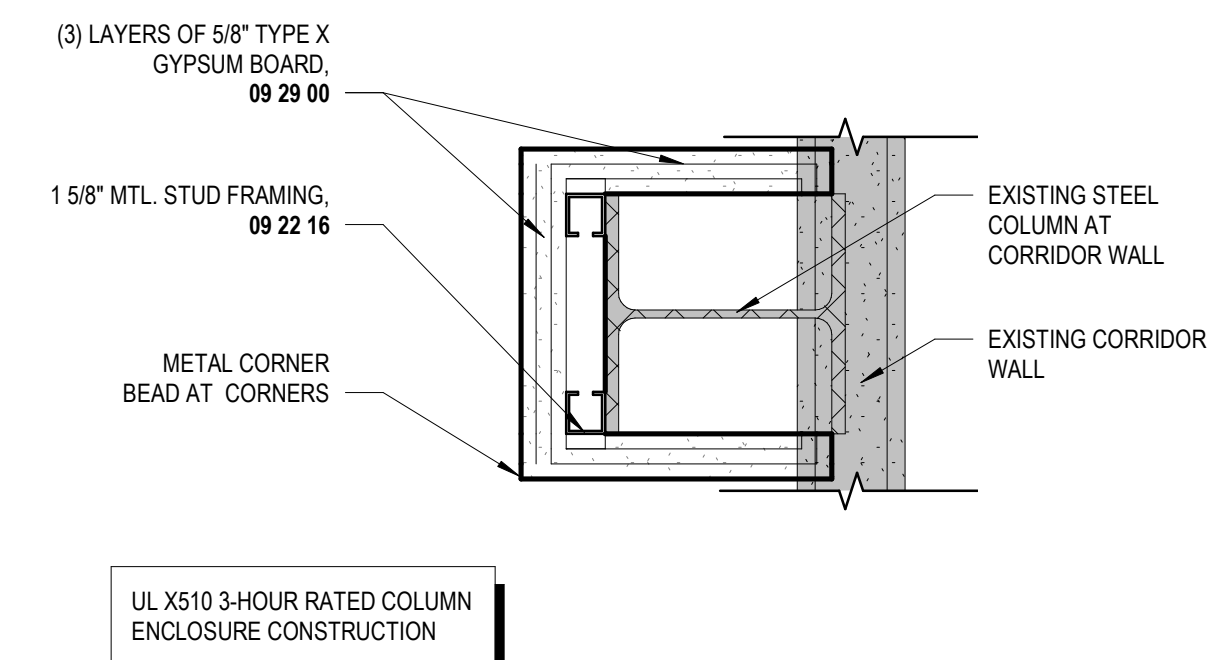
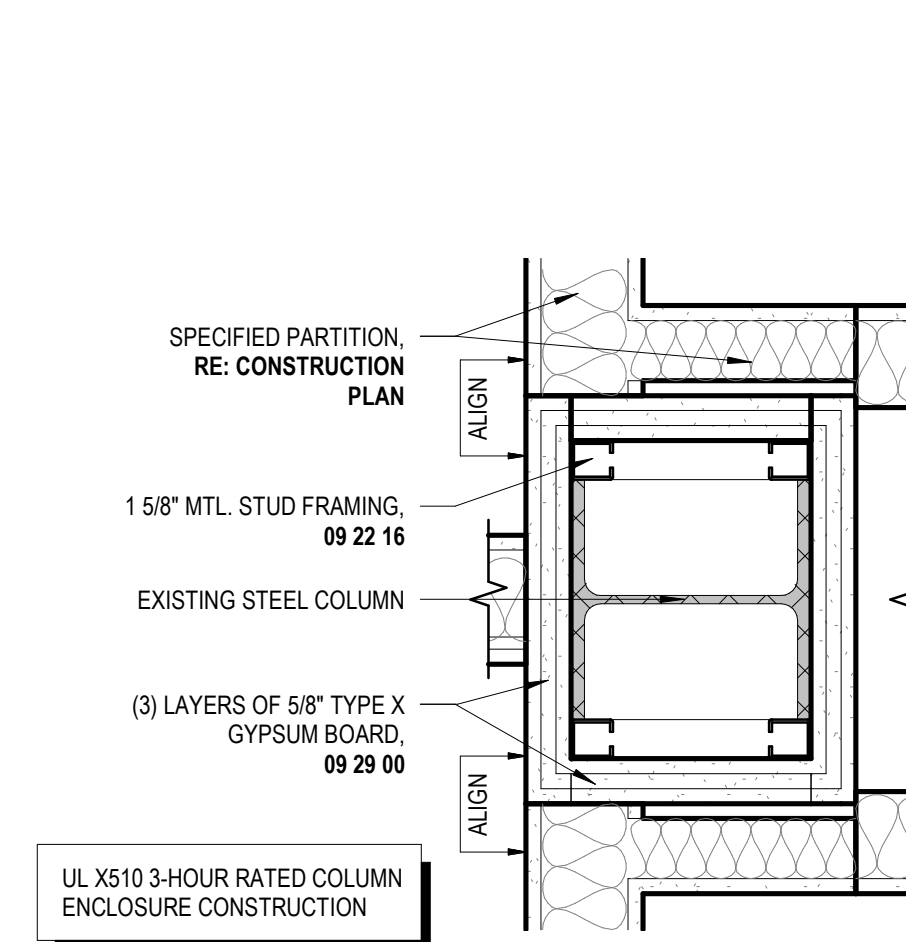


ANDRUS ON HUDSON

MAIN BUILDING RENOVATIONS: 2ND FLOOR

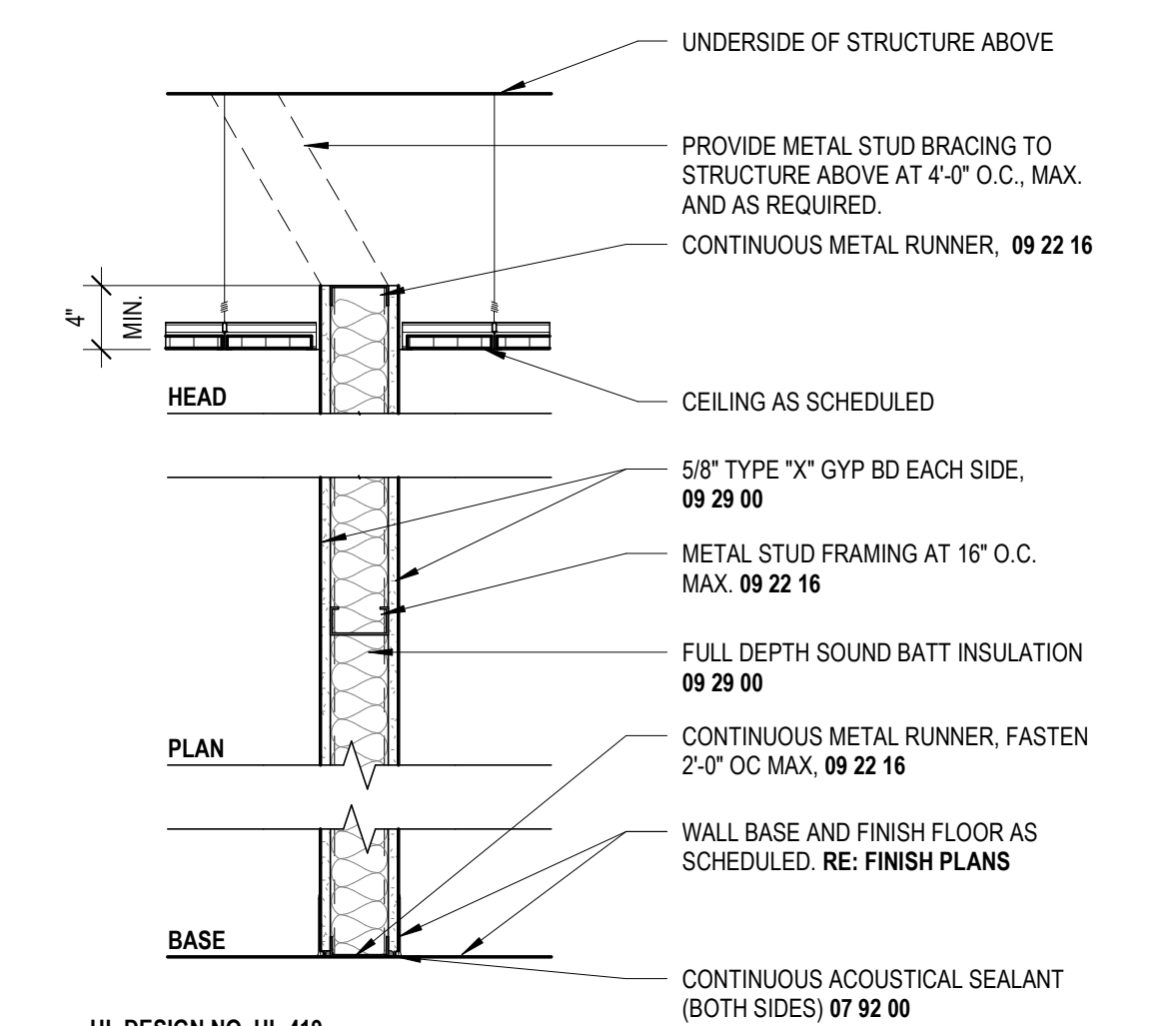
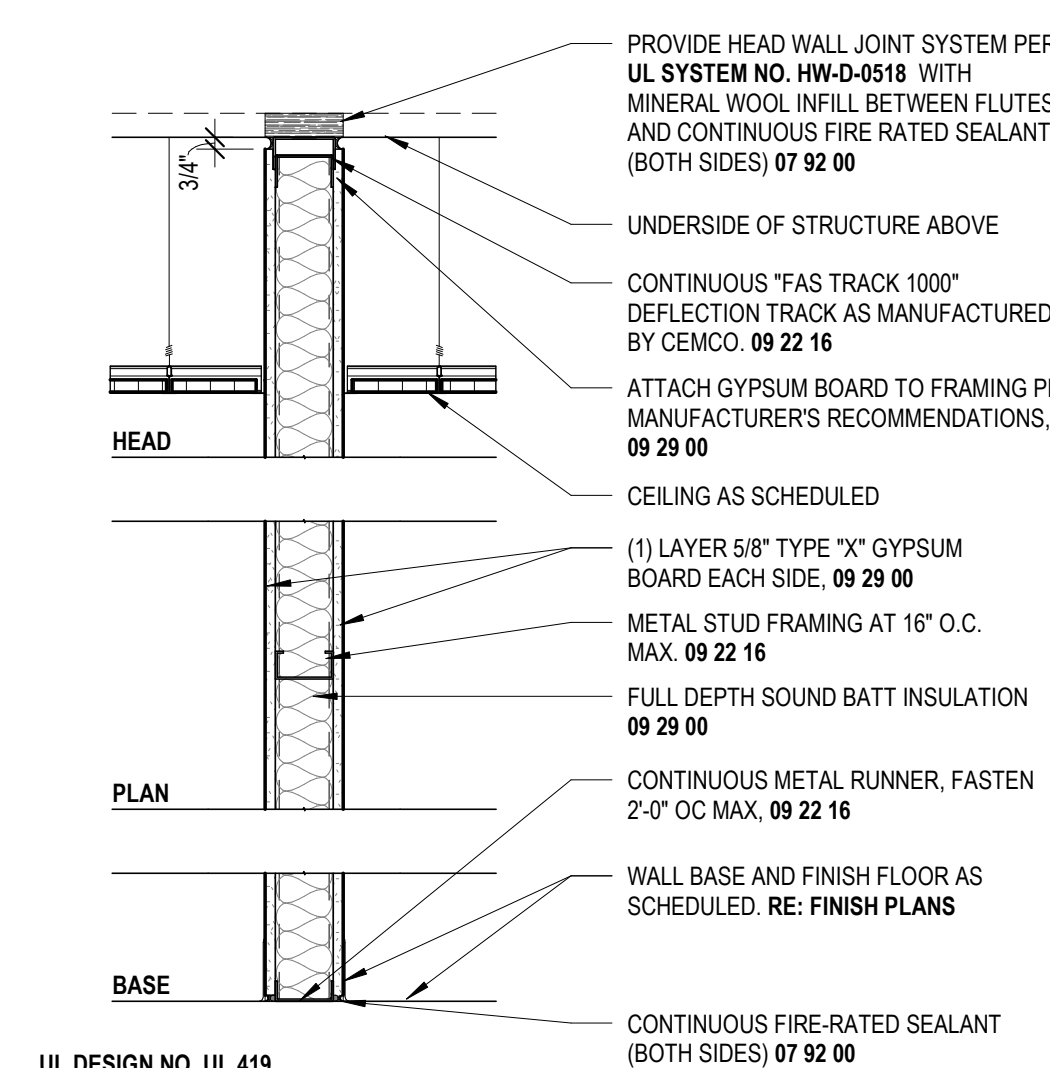
185 OLD BROADWAY  
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10706

CONSULTANTS



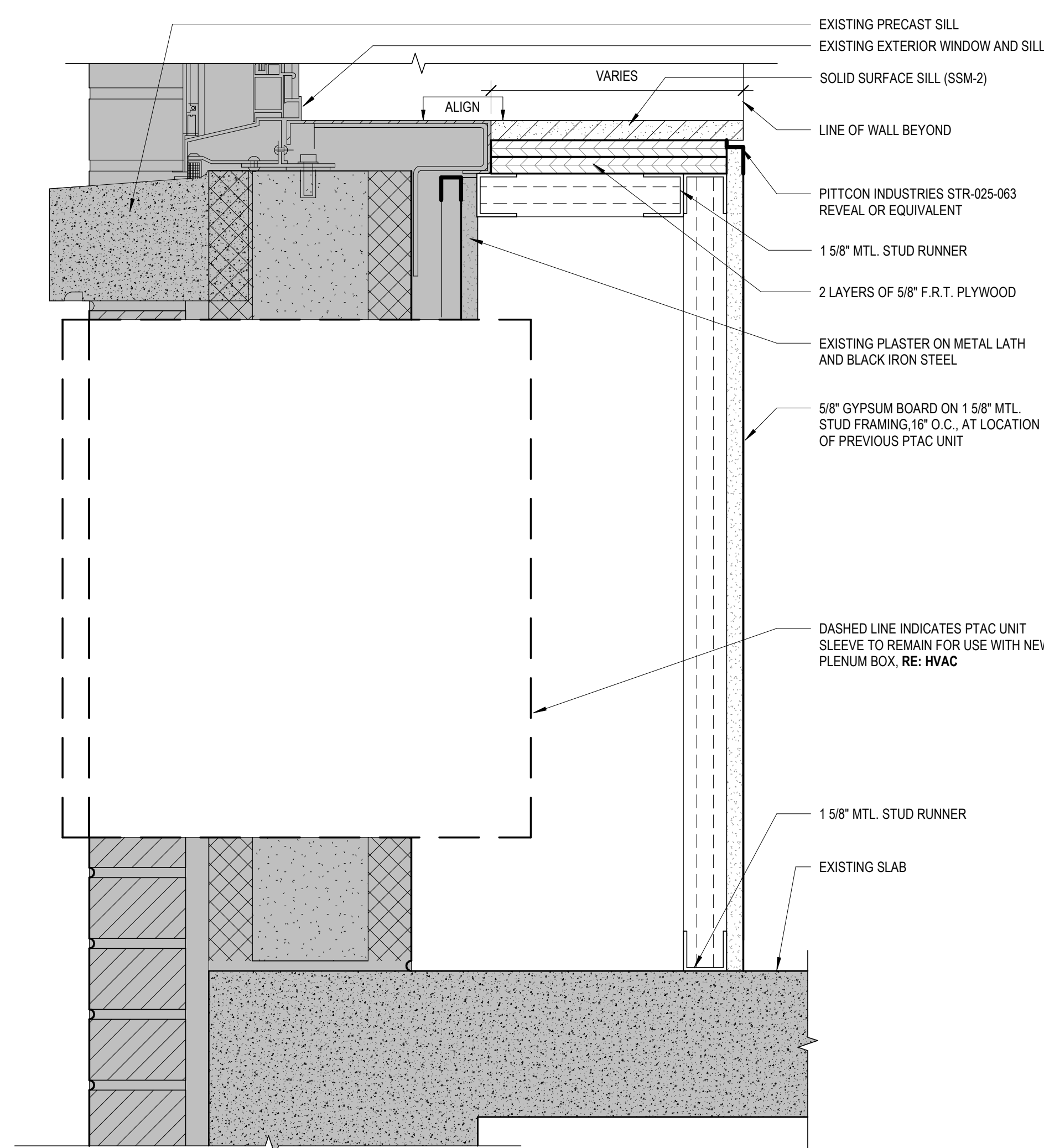
4 PLAN DETAIL - TYPICAL COLUMN ENCLOSURE  
SCALE: 1 1/2" = 1'-0"

8 PLAN DETAIL - TYPICAL COLUMN ENCLOSURE, FLUSH  
SCALE: 1 1/2" = 1'-0"



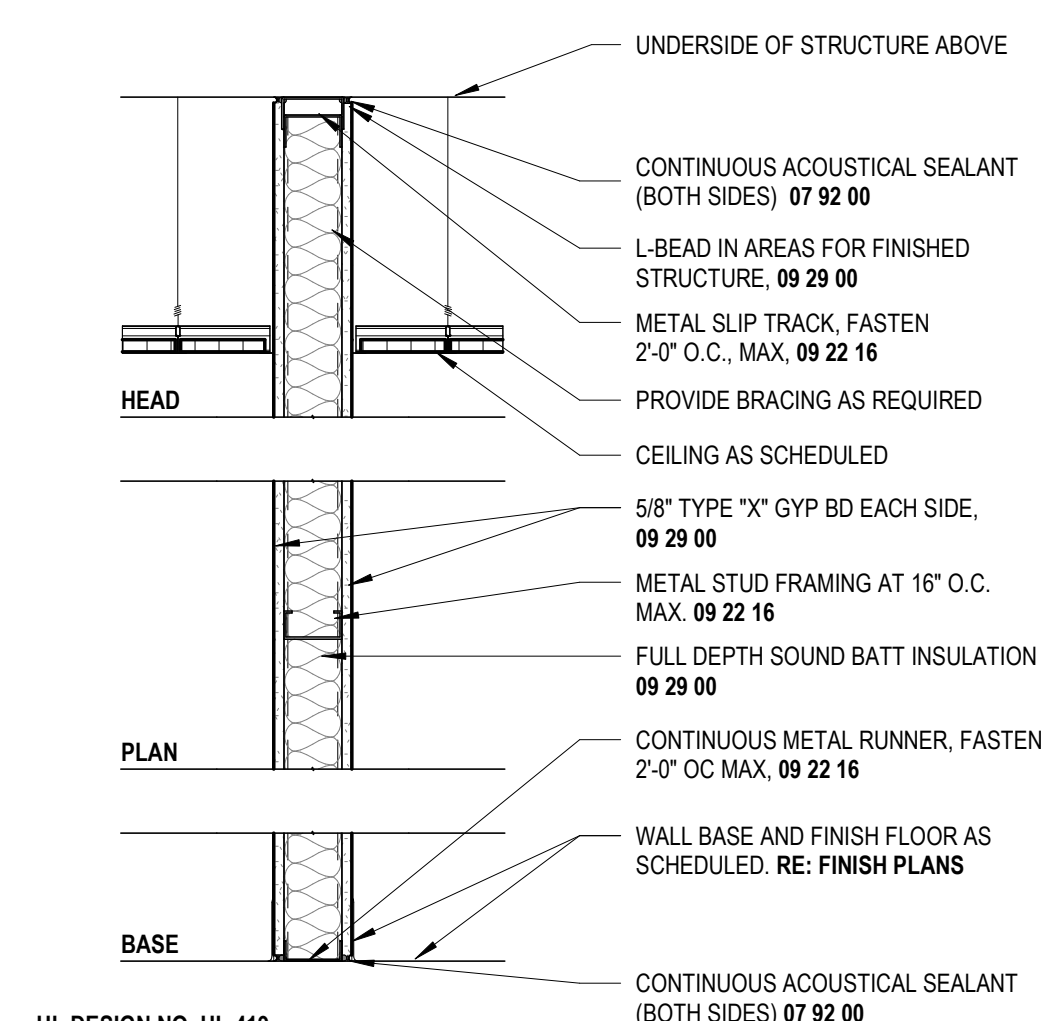
UL DESIGN NO. UL 419

TYPE	WIDTH	FRAME	INSUL.	STC	FIRE RATING	DESCRIPTION
A13	2 1/8"	1 5/8"	No	0	0HR	GYPSUM 1 SIDE ONLY, NO INSULATION
A20	3 3/4"	2 1/2"	Yes	0	0HR	AS SHOWN
A22	3 1/8"	2 1/2"	Yes	0	0HR	GYPSUM 1 SIDE ONLY
A23	3 1/8"	2 1/2"	No	0	0HR	GYPSUM 1 SIDE ONLY, NO INSULATION
A30	4 7/8"	3 5/8"	Yes	40	0HR	AS SHOWN
A31	4 7/8"	3 5/8"	No	0	0HR	NO INSULATION
A32	4 1/4"	3 5/8"	Yes	0	0HR	GYPSUM 1 SIDE ONLY
A33	4 1/4"	3 5/8"	No	0	0HR	GYPSUM 1 SIDE ONLY, NO INSULATION



UL DESIGN NO. UL 419

D PARTITION TYPE - D (1 HOUR RATED)



UL DESIGN NO. UL 419

TYPE	WIDTH	FRAME	INSUL.	STC	FIRE RATING	DESCRIPTION
B22	3 1/8"	2 1/2"	Yes	40	0	GYPSUM 1 SIDE ONLY
B30	4 7/8"	3 5/8"	Yes	40	0	AS SHOWN
B31	4 7/8"	3 5/8"	No	40	0	NO INSULATION
B32	4 1/4"	3 5/8"	Yes	40	0	GYPSUM 1 SIDE ONLY
B33	4 1/4"	3 5/8"	No	40	0	GYPSUM 1 SIDE ONLY, NO INSULATION
B34	5 3/8"	3 5/8"	Yes	50	0	AS SHOWN, ADD 1/2\"/>

B PARTITION TYPE - B

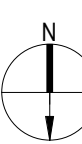
A PARTITION TYPE - A

- IN LOCATIONS WHERE A PARTITION TYPE EXTENDS BEYOND THE STEEL STUD MANUFACTURER'S ASSOCIATIONS RECOMMENDED STUD HEIGHT, PROVIDE METAL STUD BRACING TO STRUCTURE AT 4'-0" O.C. AND AS REQUIRED TO STABILIZE THE PARTITION TYPE. BRACING NOT TO BE PLACED OR EXPOSED WITHIN FINISHED SIDE OF ROOM.
- PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL TOILET ROOMS, KITCHEN AREAS, JANITOR CLOSETS, AND AREAS WHICH INCLUDE SINKS, AND/OR DRINKING FOUNTAINS. AT TILE WALLS, PROVIDE CEMENTITIOUS BACKER UNITS.
- AT SCHEDULED TILE LOCATIONS, PROVIDE CEMENT BACKER BOARD IN LIEU OF GYPSUM BOARD. THICKNESS TO MATCH SCHEDULED GYPSUM BOARD. COORDINATE WITH FINISHES AND ELEVATIONS AS REQUIRED.
- IN STC RATED PARTITIONS, PLACE BACK TO BACK BOXES IN SEPARATE WALL CAVITIES.
- FOR ALL STC RATED PARTITION TYPES, PROVIDE CONTINUOUS SEALANT/Joint SYSTEM AT ALL PENETRATIONS AND WHEREVER PARTITION IS NOTCHED TO ACCOMMODATE STRUCTURE, CONDUIT, PIPING, DUCTWORK.
- FOR ALL PARTITIONS SHOWN AS SMOKE RESISTANT ON CODE PLANS, PROVIDE SMOKE RESISTANT SEALANT/Joint SYSTEM AT ALL THROUGH PARTITION PENETRATIONS.
- AT ALL RATED PARTITIONS, PROVIDE CONTINUOUS FIRE RESISTIVE JOINT SYSTEM AT ALL PENETRATIONS AND WHEREVER PARTITION IS NOTCHED TO ACCOMMODATE STRUCTURAL STEEL, CONDUIT, PIPING, DUCTWORK, ETC.
- FIRE-RESISTANCE-RATED & STC-RATED PARTITIONS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE TESTED ASSEMBLY UNLESS MORE STRINGENT REQUIREMENTS ARE DESIGNATED BY DETAIL.
- FIRESTOP SHALL BE USED AT FIRE RATED PARTITIONS. RECESSED BOXES SHALL BE SEALED AND RUNNERS SHALL BE SET IN 2 BEADS OF SEALANT OR AS REQUIRED BY MANUFACTURER. FIRESTOPPING SHALL BE PROVIDED FOR ALL FIRE RATED WALL OR SLAB PENETRATIONS IN ORDER TO MAINTAIN FIRE RATINGS AS REQUIRED.
- ALL NON-FIRE RATED PARTITIONS SHALL HAVE ALL PENETRATIONS AND INTERSECTIONS SEALED AIR TIGHT WITH ACOUSTICAL SEALANT.
- PROVIDE METAL BACKING PLATES FOR WALL-MOUNTED ACCESSORIES & CONSTRUCTION.
- PROVIDE 20 GAUGE METAL STUDS AT 16" O.C. U.O.N.
- GYPSUM BOARD SHALL BE 5/8" THICK, U.O.N.
- ALL PANEL SURFACES EXPOSED TO VIEW, UNLESS OTHERWISE INDICATED, TO BE LEVEL 4 FINISH.

METAL	CMU	WOOD
0	7/8"	3/4"
1	1 5/8"	1 1/2"
2	2 1/2"	2 1/2"
3	3 5/8"	3 1/2"
4	4"	3 5/8"
6	6"	5 1/2"
8	8"	7 5/8"
X	10"	9 1/4"
Y	12"	11 5/8"

1 GENERAL PARTITION TYPE NOTES

KEY PLAN



PROJECT DATA

PROJECT NUMBER: M2205c  
CURRENT SUBMISSION DATE: 10.27.2023  
DRAWN: DJF  
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SCALE: As indicated  
FILE REFERENCE: C:\Users\DJF\Documents\M2205c\_ACH Main Big Second Floor\_CD\_CENTRAL\_2020\_dennisfaga.rvt

HISTORY OF SUBMISSIONS		
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

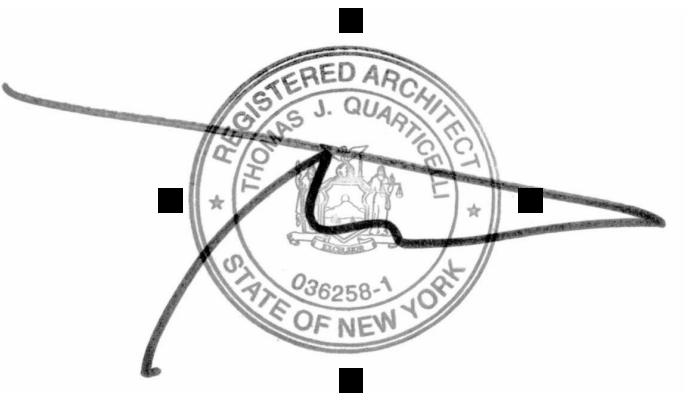
SHEET TITLE

PARTITION TYPES AND PLAN DETAILS

A1.00

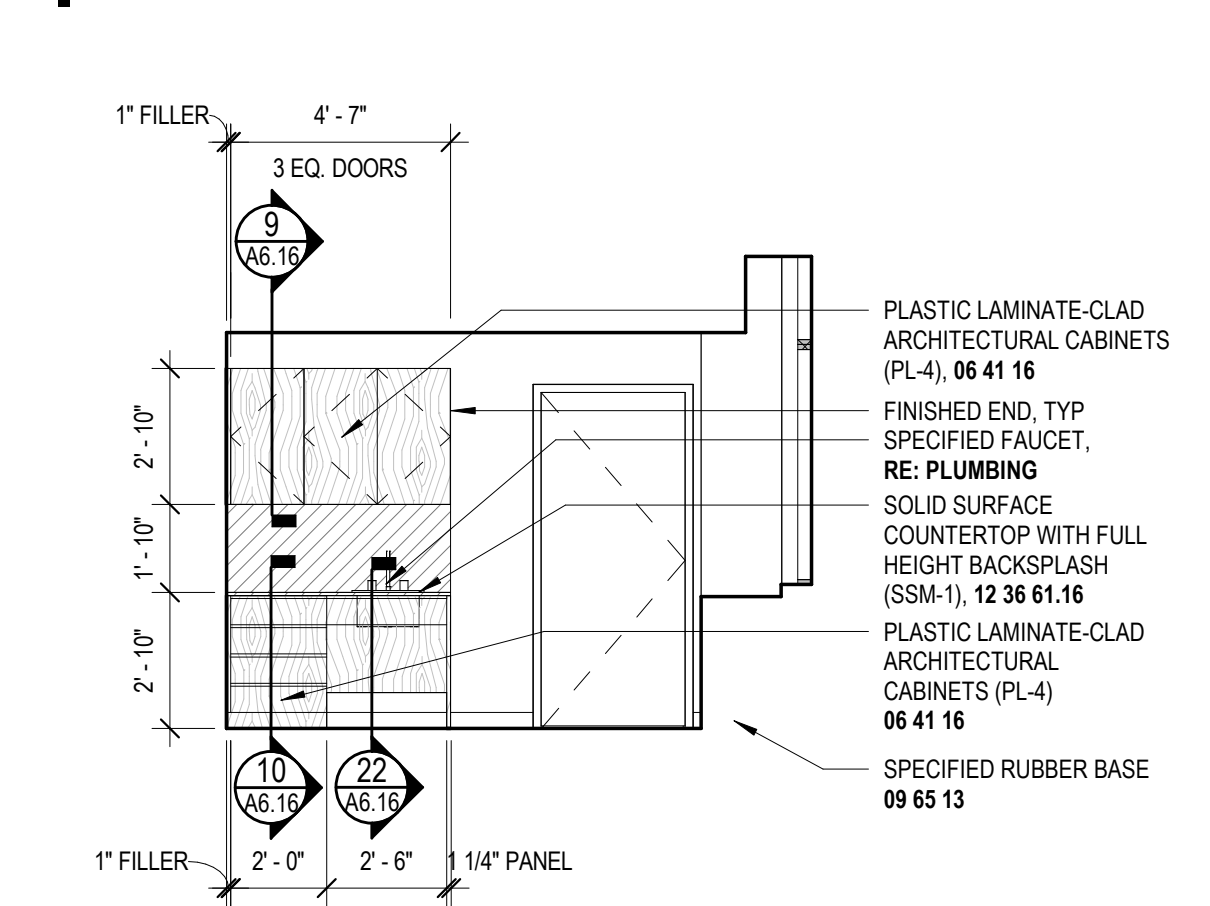
16 DETAIL - PTAC PLENUM  
SCALE: 3" = 1'-0"



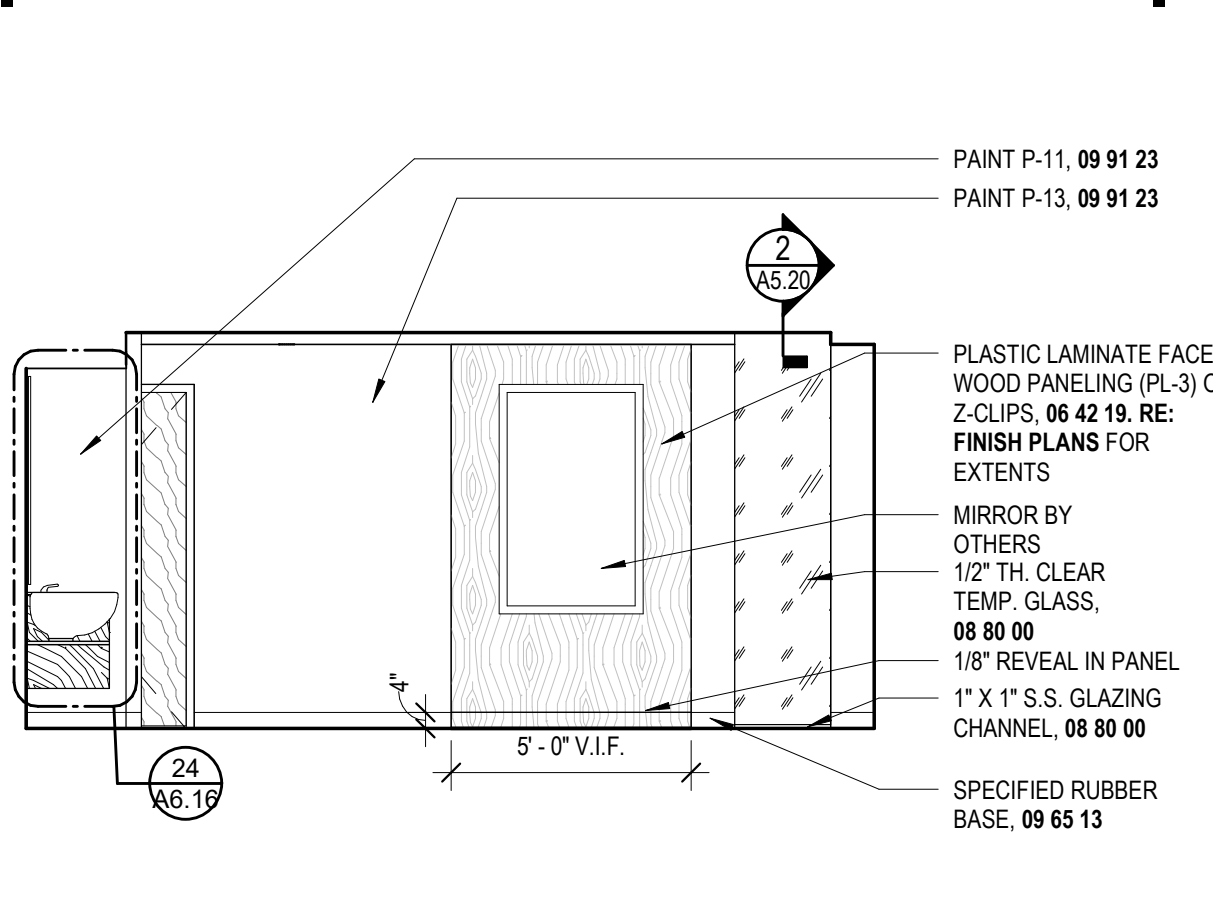


**FIRE SAFETY/CODE PLAN LEGEND**

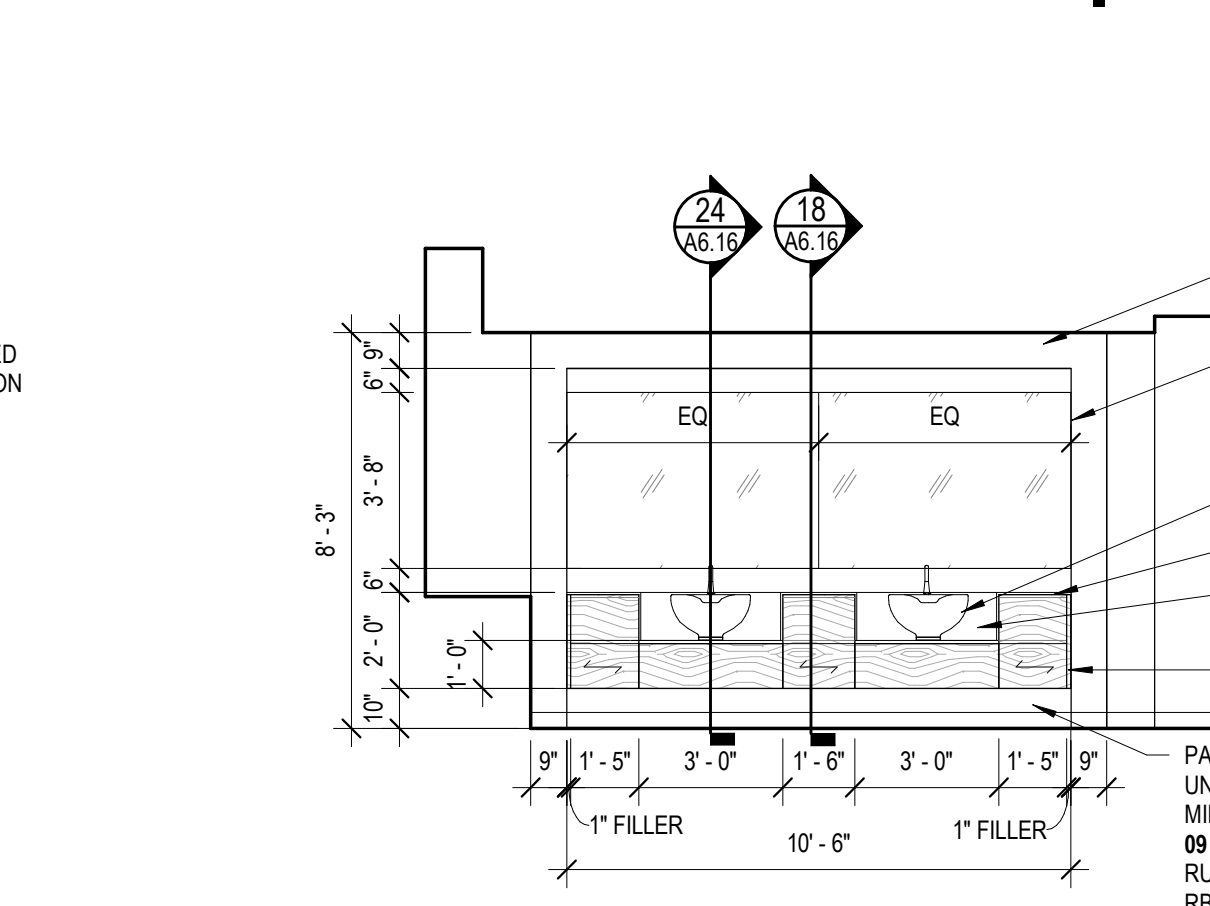
	<b>ROOM TAG</b> Room name Room number
	<b>OCCUPANT LOAD FACTOR</b> Room area in square feet Occupant load factor
	<b>EXIT CAPACITY</b> Actual occupant load of element Maximum allowable occupant load
	<b>ACCESSIBLE AREA, FIXTURE OR EXIT</b> With accumulated occupant load
	<b>MAXIMUM TRAVEL DISTANCE</b> From furthest point
	<b>1 HOUR RATED WALL CONSTRUCTION</b> (Tight to underside of structure above)
	<b>2 HOUR RATED WALL CONSTRUCTION</b> (Tight to underside of structure above)
	<b>3 HOUR RATED WALL CONSTRUCTION</b> (Tight to underside of structure above)
	<b>SMOKE PARTITION</b> (Tight to underside of structure above)



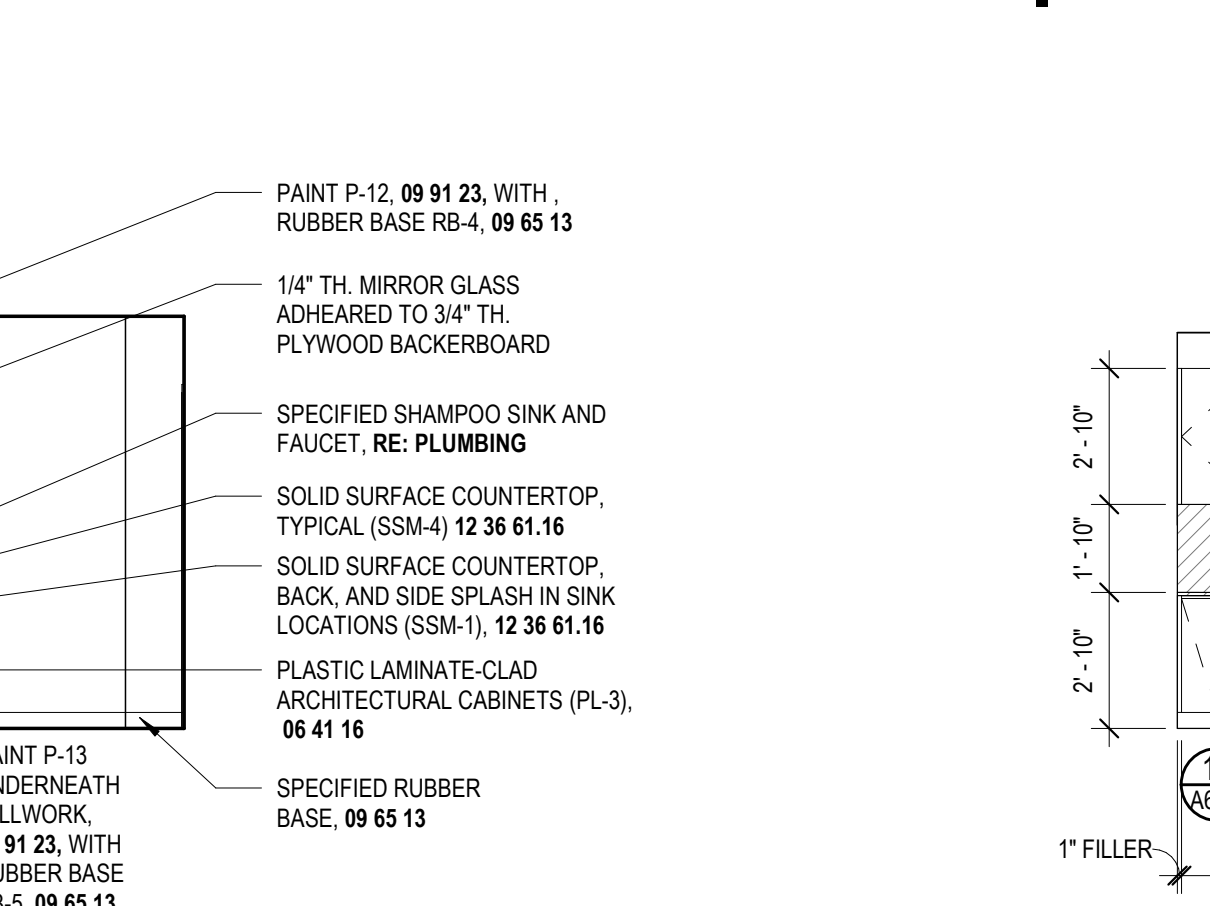
**25 INTERIOR ELEVATION - DENTAL SUITE SOUTH**  
SCALE: 1/4" = 1'-0"



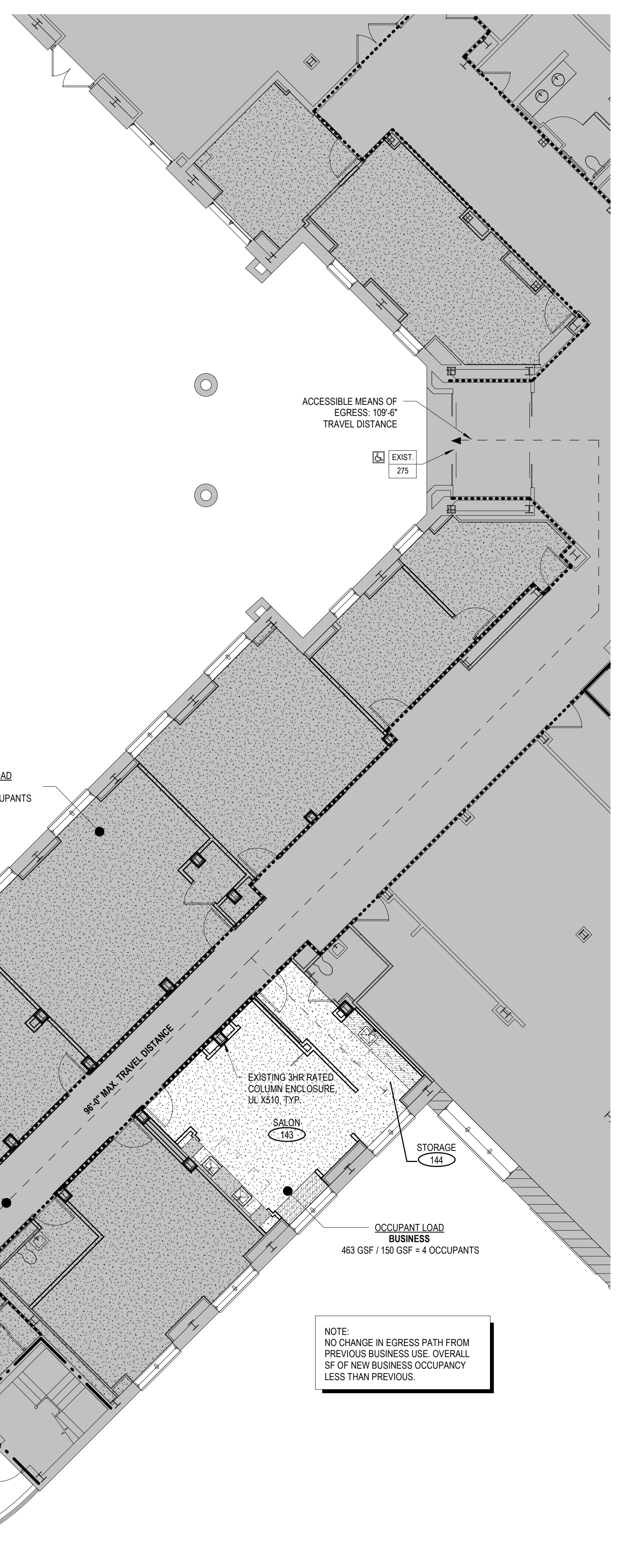
**20 INTERIOR ELEVATION - SALON WEST**  
SCALE: 1/4" = 1'-0"



**15 INTERIOR ELEVATION - SALON SOUTH**  
SCALE: 1/4" = 1'-0"



**5 INTERIOR ELEVATION - SALON DISPENSARY NORTH**  
SCALE: 1/4" = 1'-0"

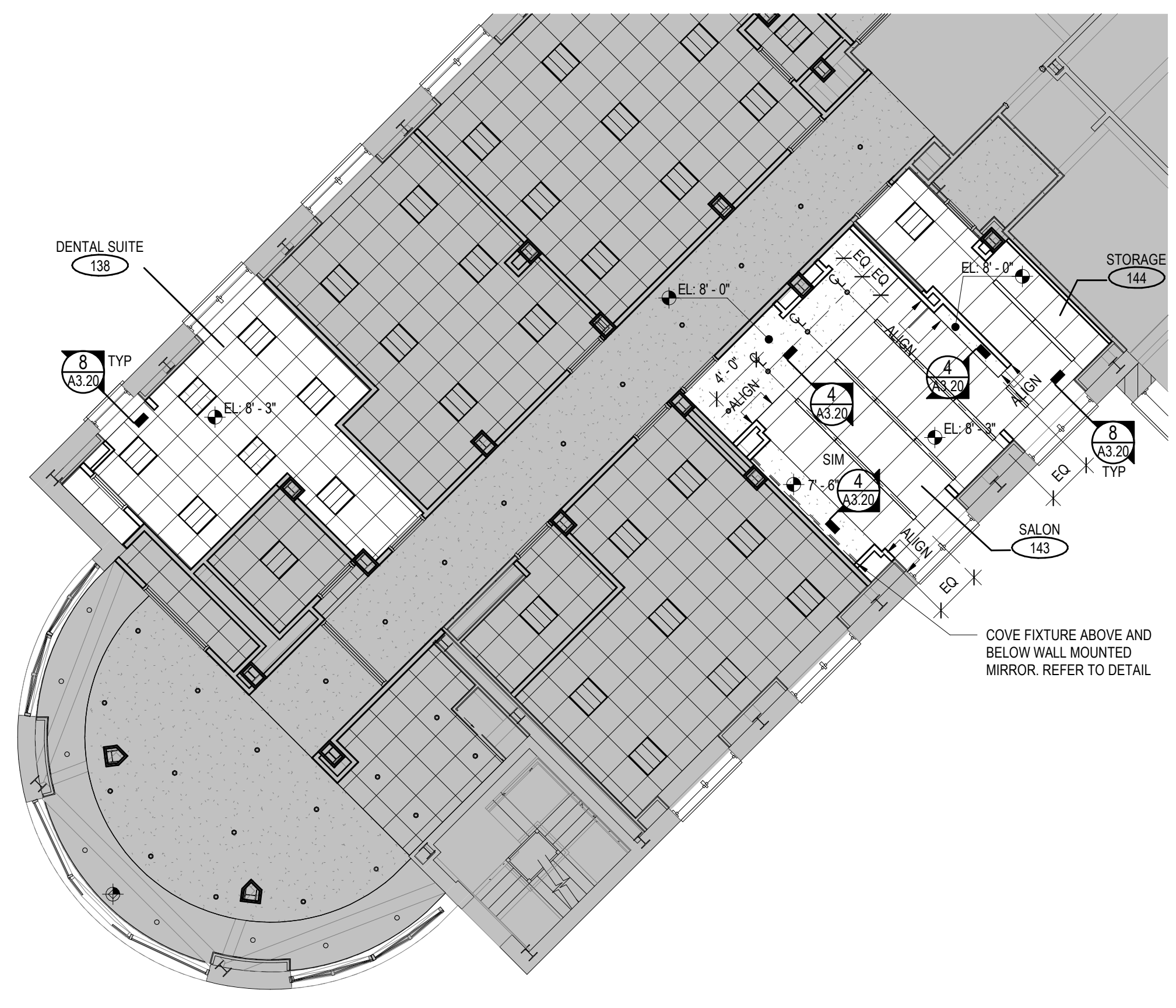


**26 PARTIAL FIRST FLOOR FIRE SAFETY / CODE PLAN**  
SCALE: 1/8" = 1'-0"

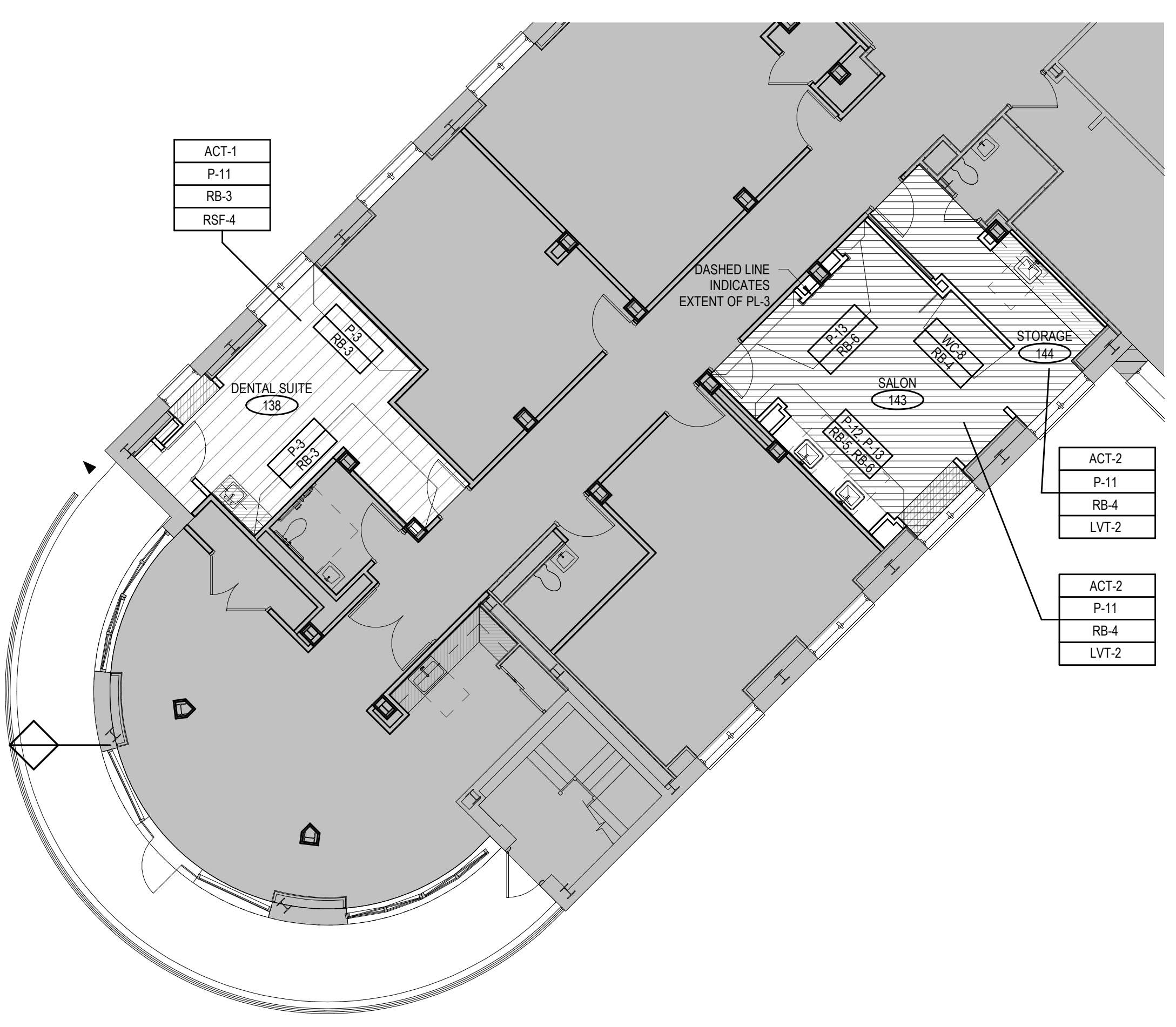
**NEW YORK STATE BUILDING CODE**  
(IBC International Building Code 2018, as supplemented in 2020) Refer to 62.00 for list of applicable codes

<b>1.0 OCCUPANCY CLASSIFICATION</b>	<b>BUSINESS B (IBC 304, NFPA 101); SCOPE OF WORK AREA</b>
1.1 SINGLE OCCUPANCY (302.1) - PRIMARY GROUP	IA (IBC), Type I, 332 (NFPA 101)
<b>2.0 CONSTRUCTION TYPE</b>	IA (IBC), Type I, 332 (NFPA 101)
2.1 Permitted types of Construction	IA (IBC), Type I, 332 (NFPA 101)
2.2 Type of Construction Provided (IBC 602.1/NFPA 101)	IA (IBC), Type I, 332 (NFPA 101)
<b>3.0 FIRE PROTECTION</b>	<b>IA (IBC)/Type I, 332 (NFPA 101) - Non Combustible, Fully Sprinklered</b>
<b>3.1 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC Table 601/NFPA 220 Table 4.1.1)</b>	
5.1.1 Primary Structural frame	3HR
5.1.2 Bearing Walls	3HR
5.1.2.1 Exterior	3HR
5.1.2.2 Interior	3HR
5.1.3 Nonbearing walls and partitions	1HR when X < 5
5.1.3.1 Exterior (per Table 602)	1HR when 5 ≤ X < 10
	1HR when 10 ≤ X < 30
	0HR when X ≥ 30
5.1.4 Nonbearing walls and partitions	0HR
5.1.5 Floor construction and associate secondary members	2HR
5.1.6 Roof construction and associate secondary members	1 1/2HR
<b>3.2 FIRE BARRIERS (707)</b>	
5.2.1 Shaft Enclosures (IEBC 802.2.1/NFPA 101 7.1.3.2.1)	1HR up to 3 stories
5.2.4 Exit passageway (707.3.4)	2HR 4 stories or greater
	1HR up to 3 stories
	2HR 4 stories or greater
<b>3.3 FIRE-RESISTANT CONSTRUCTION</b>	
5.3.1 Fire Partitions (709)	N/A
a. Tenant separation in covered malls	0HR fully sprinklered
b. Corridor Walls (Table 1020.1)	N/A per (3006.3, Exception 4)
c. Elevator Lobby Separation	N/A
3.3.2 Smoke Barriers (709)	N/A
3.3.3 Smoke Partitions (710)	N/A
<b>3.4 FIRE PROTECTION SYSTEM</b>	<b>NFPA 13</b>
3.4.1 Automatic Sprinkler System (903)	ABC 10LB
3.4.3 Portable Fire Extinguishers (906/NFPA 101, 9.7.4.1)	75FT MAXIMUM
a. Type	Furnish per code
b. Travel Distance	
3.4.4 Fire Alarm and Detection Systems (907)	
<b>4.0 MEANS OF EGRESS</b>	
4.1 Usable Square Footage	766 SF (Scope of Work Area)
4.2 Total Occupant Load	7 (Scope of Work Area)
4.2 Exit Access Travel Distance (IBC Table 1017.2, NFPA Table A.7.6.1)	300FT B occupancy, fully sprinklered
a. Maximum Allowed	96'-0" (Scope of Work Area)
b. Maximum Provided	
4.3 Common Path of Travel (IBC Table 1006.2.1, NFPA Table A.7.6.1)	100FT B occupancy, fully sprinklered
a. Maximum Allowed	27'-6" (Scope of Work Area)
b. Maximum Provided	
4.4 Dead Ends (IBC 1020.4, NFPA Table A.7.6.1)	50FT B occupancy, fully sprinklered
a. Maximum Allowed	N/A (Scope of Work Area)
b. Maximum Provided	

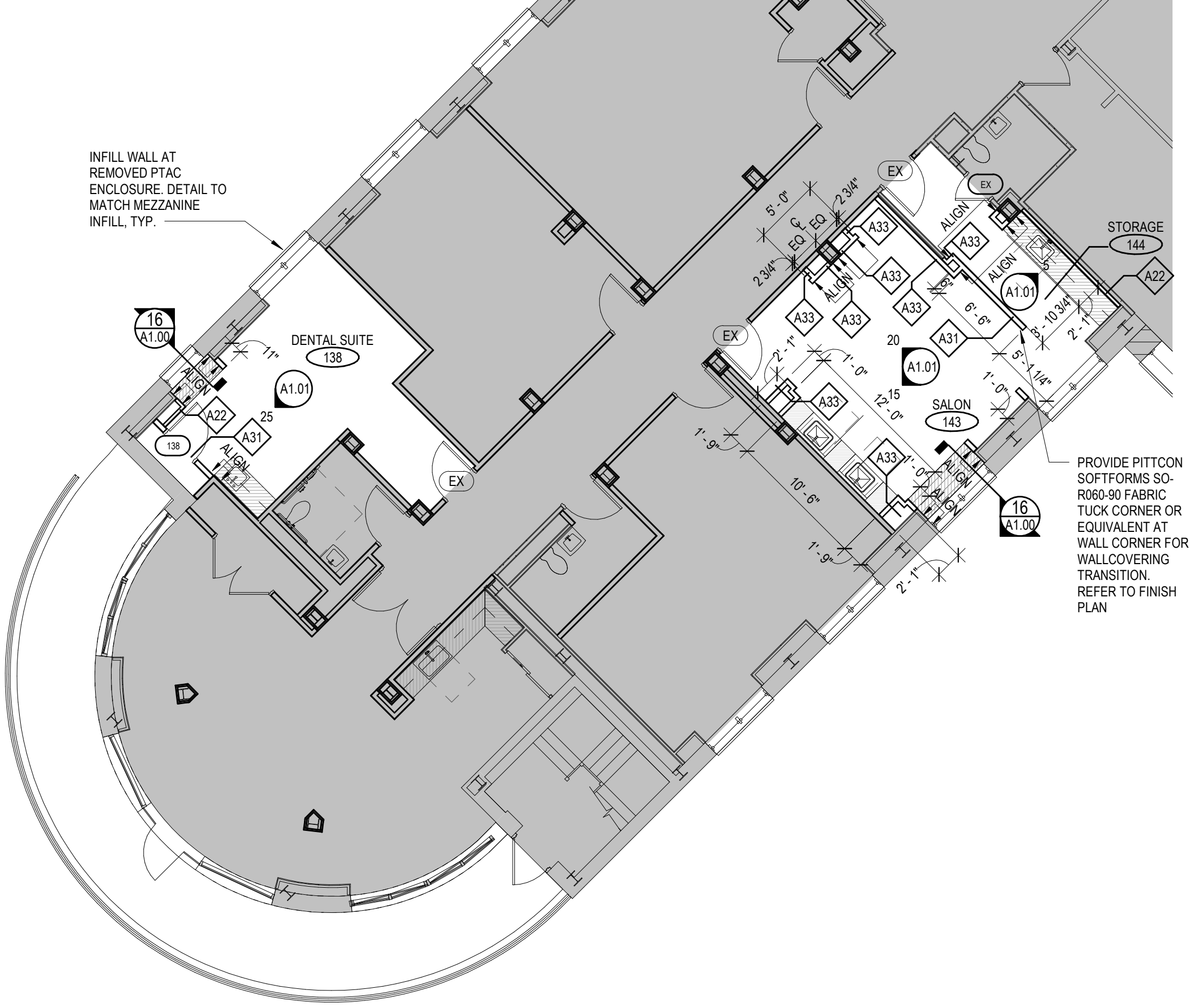
**BUILDING CODE AND FIRE SAFETY INFORMATION**



**16 PARTIAL FIRST FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"



**8 PARTIAL FIRST FLOOR FINISH PLAN**  
SCALE: 1/8" = 1'-0"



**6 PARTIAL FIRST FLOOR CONSTRUCTION PLAN**  
SCALE: 1/8" = 1'-0"

**ANDRUS ON HUDSON**

**MAIN BUILDING RENOVATIONS: 2ND FLOOR**

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

CONSULTANTS

KEY PLAN

**PROJECT DATA**

PROJECT NUMBER	M22005c	
CURRENT SUBMISSION DATE	10.27.2023	
DRAWN	DJF	
CHECKED	DJF	
SCALE	As Indicated	
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_ACH Main Brq. Second Floor_CD_CENTRAL_2020_dennisfaga.rvt	
<b>HISTORY OF SUBMISSIONS</b>		
No.	Date	Description

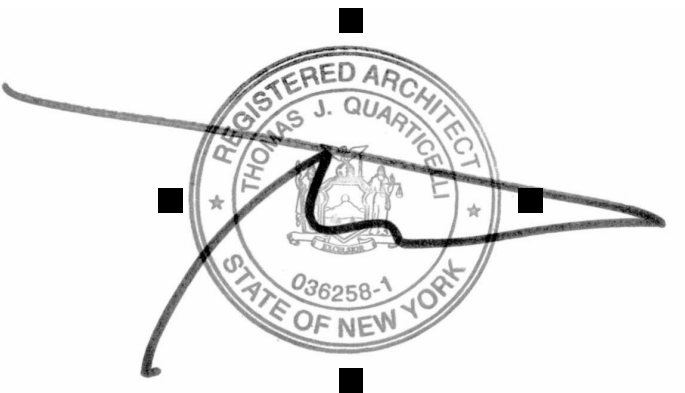
**100% CONSTRUCTION DOCUMENTS**

SHEET TITLE

FIRST FLOOR SALON AND DENTAL SUITE PLANS AND ELEVATIONS

**A1.01**

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ANDRUS ON HUDSON

**MAIN BUILDING RENOVATIONS: 2ND FLOOR**

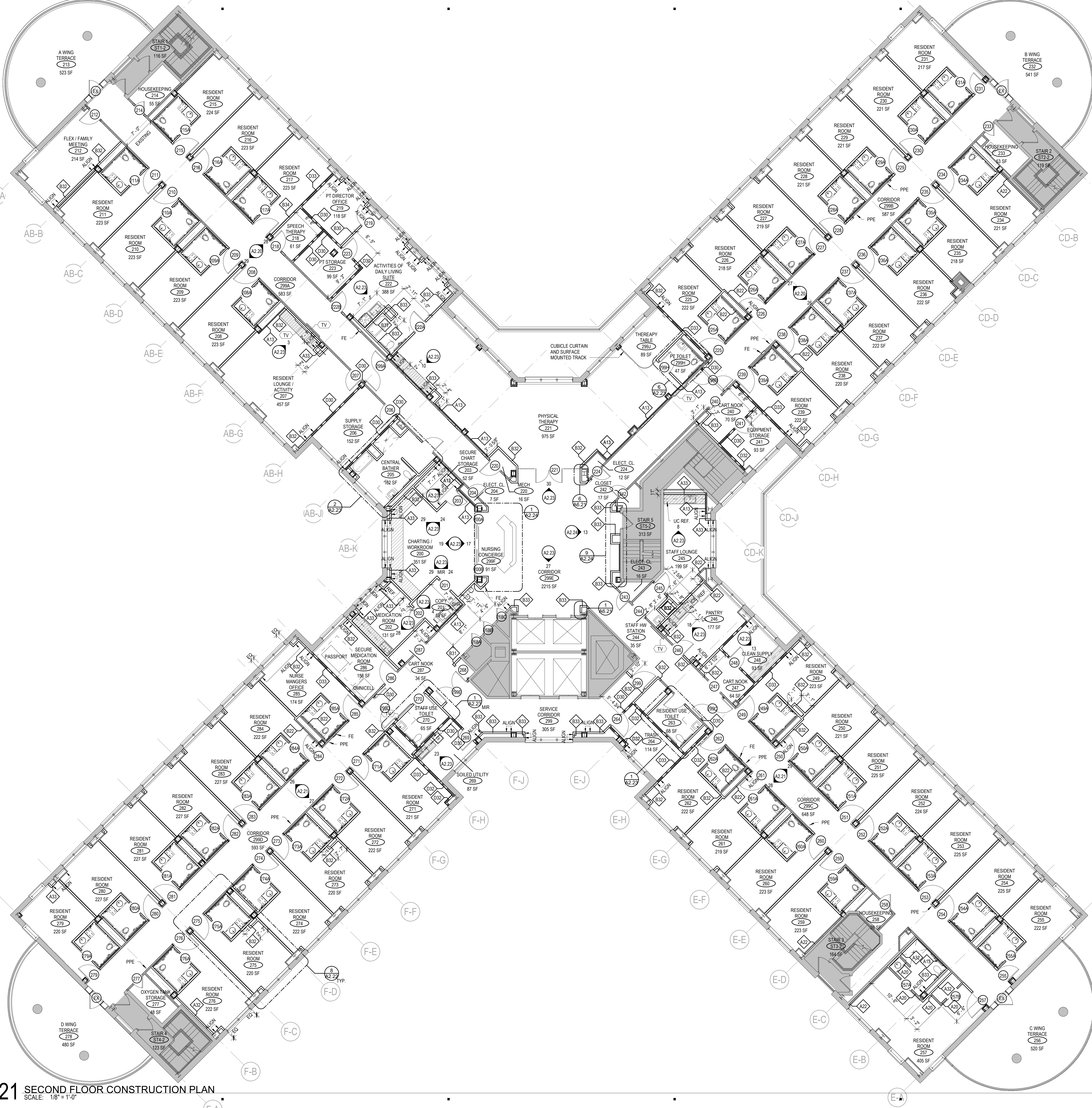
185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

CONSULTANTS

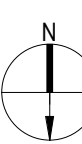
1. DETAILS NOTED AS TYPICAL APPLY TO ALL SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS NOTED AS "HOLD" ARE CRITICAL.
3. ALL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR.
4. INTERIOR DIMENSIONS SHOWN IN PLAN ARE TO FINISHED FACE OF PARTITION, INCLUDING ANY APPLIED FINISHES SUCH AS CERAMIC TILE, UNLESS OTHERWISE NOTED.
5. ALL PARTITIONS SHALL BE TYPE B30, U.O.N.
6. ALL DEMISING & CORRIDOR PARTITIONS SHALL BE TYPE B34, U.O.N.
7. EXPOSED VERTICAL CONCRETE STRUCTURAL SURFACES TO BE FURRED OUT WITH 7/8" CHANNELS & 5/8" GWB MIN. U.O.N.
8. EXPOSED STRUCTURAL STEEL COLUMNS SHALL BE FURRED OUT WITH 1-1/2" MTL STUDS & 5/8" GWB MIN. U.O.N. REFER TO DETAIL 5 & 10A1.00.
9. COORDINATE PARTITION CONSTRUCTION WITH FINISH PLANS.
10. CONTRACTOR TO LAYOUT ALL PARTITION TRACK LOCATIONS AND CONTACT ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTING PARTITIONS.
11. ALL CONCEALED BLOCKING SHALL BE FIRE TREATED, COMPLYING WITH ASTM E84.
12. ALL MISCELLANEOUS WOOD BLOCKING, GROUNDS, FURRING AS REQUIRED, TO BE FIRE RETARDANT TREATED.
13. PROVIDE FIRE TREATED WOOD BLOCKING WITHIN NEW AND EXISTING WALLS AS REQUIRED FOR ANCHORING OF ALL BUILT-INS: SHELVING, CABINETS, TV, AND WALL MOUNTED ACCESSORIES. VERIFY LOCATIONS WITH ARCHITECT/OWNER.
14. PROVIDE FIRESTOPPING JOINT SYSTEM AT ALL PENETRATIONS THROUGH ALL FIRE-RATED WALL AND FLOOR SYSTEMS. FIRESTOPPING SHALL BE DESIGNED TO RESIST THE SPREAD OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE RESISTANT RATING OF THE ADJACENT ASSEMBLY. ALL FIRE STOPPING ASSEMBLIES SHALL BE UL ASSEMBLIES.
15. AT INTERIOR FRAMED LOCATIONS, PROVIDE (2) 20 GAUGE METAL STUDS AT JAMBS OF ALL NEW DOOR OPENINGS.
16. ALL NEW DOORS SHALL BE LOCATED 4" OFF FINISH WALL. (4" TO INSIDE FACE OF FRAME)
17. FOR FURRED WALL CONDITIONS, REFER TO FINISH PLANS FOR COORDINATION OF FINISH ORIENTATION.
18. EQUIPMENT SHOWN DASHED IN PLANS IS FOR COORDINATION OF UTILITY SERVICE CONNECTIONS ONLY. FINAL EQUIPMENT PLACEMENT AND CONNECTIONS ARE TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.
19. INTERIOR PARTITIONS TERMINATING AT THE MULLION OF EXTERIOR STOREFRONT OR CURTAIN WALL ARE TO BE CENTERED ON THE MULLION.
20. PROVIDE CONTINUOUS TAPEABLE J-TRIM AT ALL EXPOSED EDGES OF GYPSUM BOARD. PROVIDE COMPRESSIBLE BACKER ROD AND SEALANT IF GYPSUM BOARD ABUTS ADJACENT CONSTRUCTION.
21. PROVIDE ACOUSTICAL SEALANT FOR PENETRATIONS THROUGH ANY NON-FIRE RATED PARTITIONS OR ASSEMBLIES.
22. NOISE ISSUES ARE CRITICAL TO THIS PROJECT DUE TO ITS PROXIMITY WITH NOISE-SENSITIVE AREAS. IT IS THEREFORE CRITICAL THAT THE DRAWINGS AND SPECIFICATIONS ARE STRICTLY ADHERED TO BY THE CONTRACTOR. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR CONFORMING WITH THE ACOUSTICAL REQUIREMENTS CONTAINED IN THE DRAWINGS AND SPECIFICATIONS.
23. WHERE FLOOR TRENCHING IS REQUIRED FOR SCOPE OF WORK, PATCH FLOOR TO MATCH EXISTING ADJACENT STRUCTURAL SLAB / FLOOR SUBSTRATE
24. PATCH ALL EXISTING WALLS WHERE REQUIRED TO CREATE SMOOTH SURFACE FOR PAINT, WALLCOVERING, STUCCO, PLASTER, OR CERAMIC TILE FINISH AS SCHEDULED. WHERE NEW FINISH IS NOT SCHEDULED, PATCH WALLS AND/OR TOOTH IN SALVAGED MATERIALS, AS REQUIRED TO MATCH EXISTING ADJACENT FINISH
25. PREPARE EXISTING FLOOR SUBSTRATE AS REQUIRED FOR NEW CARPET, LINOLEUM, WOOD, QUARRY TILE, VCT, OR CERAMIC TILE FINISH. PROVIDE FLOOR LEVELING COMPOUND AS REQUIRED.
26. AT ANY EXISTING CONSTRUCTION TO RECEIVE NEW WORK. (RE: NEW DOOR, INFILL PARTITION, ETC.) G.C. TO PATCH EXISTING CONSTRUCTION AS REQUIRED TO MATCH EXISTING ADJACENT SURFACE.
27. ALL WIRING, CONDUIT, RACEWAYS, ETC. SHALL BE CONCEALED WITHIN WALLS. G.C. TO PROVIDE CUTTING, PATCHING, PLASTER RINGS AND PULL STRINGS AS REQUIRED TO PROVIDE SUCH CONCEALMENT. PATCH AND PAINT ENTIRE WALL AFFECTED BY NEW WORK.
28. WHERE ANY TELEPHONE, DATA & ELECTRICAL WIRING HAVE BEEN DEMOLISHED, PATCH WALL & FINISH AS SCHEDULED. WHERE ANY EXISTING JUNCTION BOXES OR CONDUIT HAVE BEEN REMOVED, PATCH WALL & FINISH AS SCHEDULED UNLESS INDICATED OTHERWISE.
29. WHERE EXISTING WINDOW AND DOOR SYSTEMS HAVE BEEN REMOVED, PATCH/FILL EXISTING CONCRETE COLUMNS, FLOORS, CEILINGS, AND MASONRY WALLS AS REQUIRED.
30. WHERE TOILETS, DRAINS, ETC. ARE SHOWN SCHEDULED TO BE REMOVED, PATCH/FILL FLOOR SUBSTRATE AS REQUIRED TO CREATE A SMOOTH, LEVEL FINISH.
31. RESTORE, CLEAN, AND PAINT EXISTING PLASTER AS REQUIRED TO MAKE CONDITION AS NEW.
32. PATCH AND REPAINT ALL EXISTING METAL DOOR FRAMES TO REMAIN.
33. PROVIDE AND INSTALL ONE (1) 4'-0" X 8'-0" FIRE RETARDANT PLYWOOD PANEL AT DATA ROOM. VERIFY EXACT LOCATION AND REQUIREMENTS WITH ELECTRICAL DRAWINGS.
34. PREPARE EXISTING FLOOR SUBSTRATE AS REQUIRED FOR SCHEDULED FLOOR FINISH. PROVIDE FLOOR LEVELING COMPOUND AS REQUIRED TO PROVIDE LEVEL FINISH (1/4" PER 10' MAX) WITH ENTIRE TENANT AREA. INCLUDE \$10,000 ALLOWANCE FOR FLOOR LEVELING.
35. ALL EXISTING WALLS TO REMAIN TO BE LAMINATED WITH 1/4" TH. GYPSUM BOARD.

**GENERAL CONSTRUCTION NOTES**

- EXISTING CONSTRUCTION TO REMAIN
- WOOD/METAL FRAME CONSTRUCTION AS SCHEDULED
- MILLWORK UPPER AND LOWER CABINETS
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER, 11 00 00



KEY PLAN



**PROJECT DATA**

PROJECT NUMBER	M2205c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	AEO
CHECKED	DJF
SCALE	As Indicated
FILE REFERENCE	C:\Users\DJF\Documents\M2205c_AOH Main Brq_Secord Floor_CD_CENTRAL_2020_derrieta.rvt

HISTORY OF SUBMISSIONS

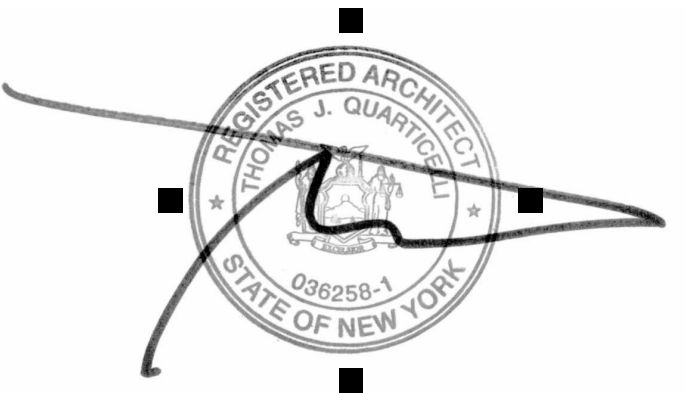
No.	Date	Description

**100% CONSTRUCTION DOCUMENTS**

SHEET TITLE

**SECOND FLOOR CONSTRUCTION PLAN**

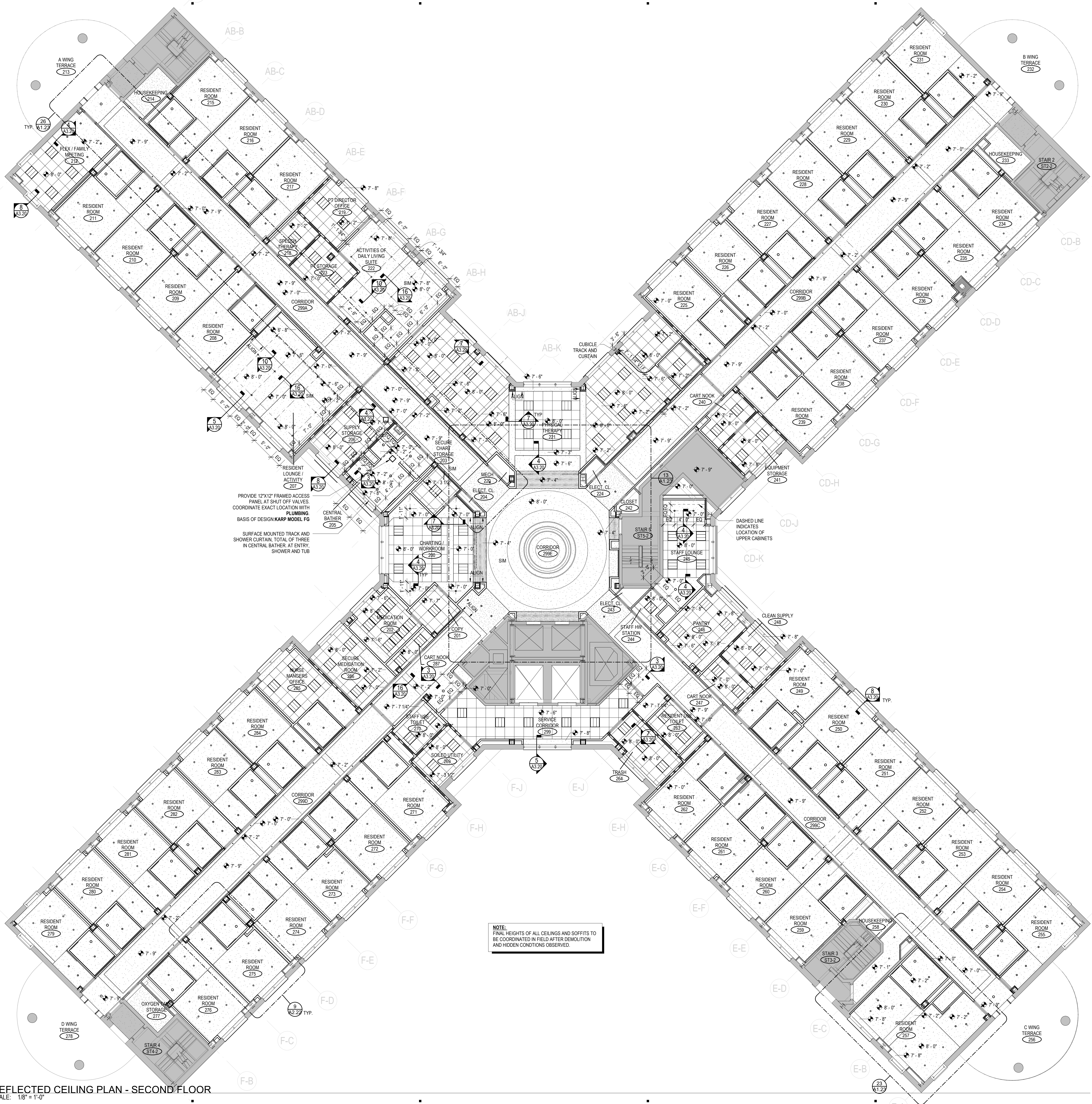
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ANDRUS ON HUDSON  
**MAIN BUILDING RENOVATIONS:  
 2ND FLOOR**

185 OLD BROADWAY  
 HASTINGS-ON-HUDSON, NY  
 10706

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1. SCHEDULED CEILING HEIGHT SHALL BE MAINTAINED. EXISTING HVAC AND PLUMBING SYSTEMS SHALL BE MODIFIED AS REQUIRED TO MEET CEILING HEIGHTS.
2. ALL NEW OR RELOCATED SPRINKLER HEADS, RECESSED CAN LIGHT FIXTURES, ETC. SHOWN TO BE RELOCATED WITHIN CENTER OF 2X2 OR 2X4 CEILING TILE UNLESS OTHERWISE NOTED.
3. ALL CABLES MUST BE SUSPENDED OFF THE LAY-IN CEILING.
4. CONTRACTOR TO NOTIFY ARCHITECT IF ANY DISCREPANCIES EXIST BETWEEN ARCHITECTURAL RCP AND ELECTRICAL WIRING PLAN.
5. WHERE NEW OR EXISTING CEILING TILES HAVE A TEGULAR EDGE, KERF ALL CUT CEILING TILES OR TILES THAT PASS OVER PARTITIONS TO MATCH EXISTING EDGE DESIGN.
6. CEILING HEIGHT SHALL BE 8'-0" A.F.F., U.O.N.
7. ALL CEILINGS SHALL BE CENTERED ON ROOMS, U.O.N.
8. ALL ACOUSTICAL CEILINGS SHALL BE TYPE ACT-1, PER THE FINISH SCHEDULE.
9. A SHOP DRAWING SHALL BE PROVIDED FOR THE LIGHTING FIXTURE LAYOUTS. DIMENSIONS PROVIDED ON THE PLANS REPRESENT THE DESIGN INTENT AND WILL BE REVIEWED AFTER THE CONTRACTOR HAS VERIFIED THE FIELD CONDITIONS.
10. DESIGN SUSPENDED CEILING FRAMING SYSTEMS TO RESIST A LATERAL PERCENTAGE (%) OF THE WEIGHT OF THE CEILING ASSEMBLY AND ANY FORCE OF 20 LOADS TRIBUTARY TO THE SYSTEM. USE A MINIMUM CEILING HEIGHT OF 5 POUNDS PER SQUARE FOOT TO DETERMINE THE LATERAL FORCE.
11. WHERE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM, THE FOLLOWING BRACING METHODS MAY BE EMPLOYED:
  - A. PROVIDE LATERAL SUPPORT BY FOUR WIRES OF MINIMUM NO. 12 GAUGE SPRALED IN FOUR DIRECTIONS 90 DEGREE APART, AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUN AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. PROVIDE THESE LATERAL SUPPORT POINTS 12 FEET ON CENTER IN EACH DIRECTION, WITH THE FIRST POINT WITHIN 4" FROM EACH WALL.
  - B. ALLOW FOR LATERAL MOVEMENT OF THE SYSTEM. ATTACH MAIN RUNNERS AND CROSS RUNNERS AT TWO ADJACENT WALLS; MAINTAIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS AT THE OTHER TWO WALLS.
  - C. PROVIDE VERTICAL SUPPORT AS REQUIRED IN BUILDING CODES. IN ADDITION, VERTICALLY SUPPORT ENDS OF RUNNERS WITH 8" OF DISCONTINUITIES SUCH AS MAY OCCUR WHERE THE CEILING IS INTERRUPTED BY A WALL.
  - D. SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY TO THE STRUCTURE ABOVE.
12. FINAL HEIGHTS OF ALL CEILINGS AND SOFFITS TO BE COORDINATED IN FIELD AFTER DEMOLITION AND HIDDEN CONDITIONS CAN BE OBSERVED.

**28 REFLECTED CEILING PLAN NOTES**

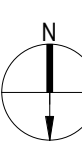
- 
- 2'-0" X 2'-0" RECESSED LAY-IN INDIRECT FIXTURE RE: ELECTRICAL
- 
- COVE LIGHT FIXTURE RE: ELECTRICAL CONCEALED BY GYPSUM SOFFIT
- 
- RECESSED DOWNLIGHT RE: ELECTRICAL
- 
- UNDER CABINET LIGHT FIXTURE RE: ELECTRICAL
- 
- WALL WASHER LIGHT FIXTURE RE: ELECTRICAL
- 
- EXIT SIGN: WALL MOUNTED RE: ELECTRICAL
- 
- EXIT SIGN: CEILING MOUNTED RE: ELECTRICAL
- 
- 2X2 ACOUSTICAL CEILING SYSTEM
- 
- GYPSUM BOARD CEILING, FINISH AS SCHEDULED.
- 
- 1'-0" CEILING HEIGHT TAG

**26 REFLECTED CEILING PLAN LEGEND**

**21 REFLECTED CEILING PLAN - SECOND FLOOR**  
 SCALE: 1/8" = 1'-0"

NOTE: FINAL HEIGHTS OF ALL CEILINGS AND SOFFITS TO BE COORDINATED IN FIELD AFTER DEMOLITION AND HIDDEN CONDITIONS OBSERVED.

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	AEO
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SCALE	As Indicated
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Bldg_Secord Floor_CD_CENTRAL_2020_derrisfaga.rvt

HISTORY OF SUBMISSIONS

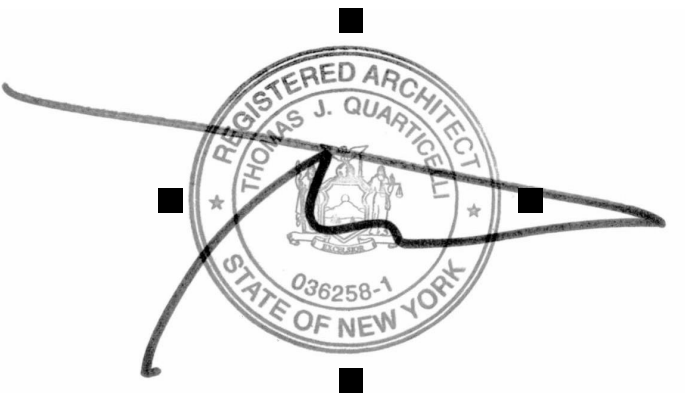
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**100% CONSTRUCTION DOCUMENTS**

SHEET TITLE

SECOND FLOOR REFLECTED CEILING PLAN

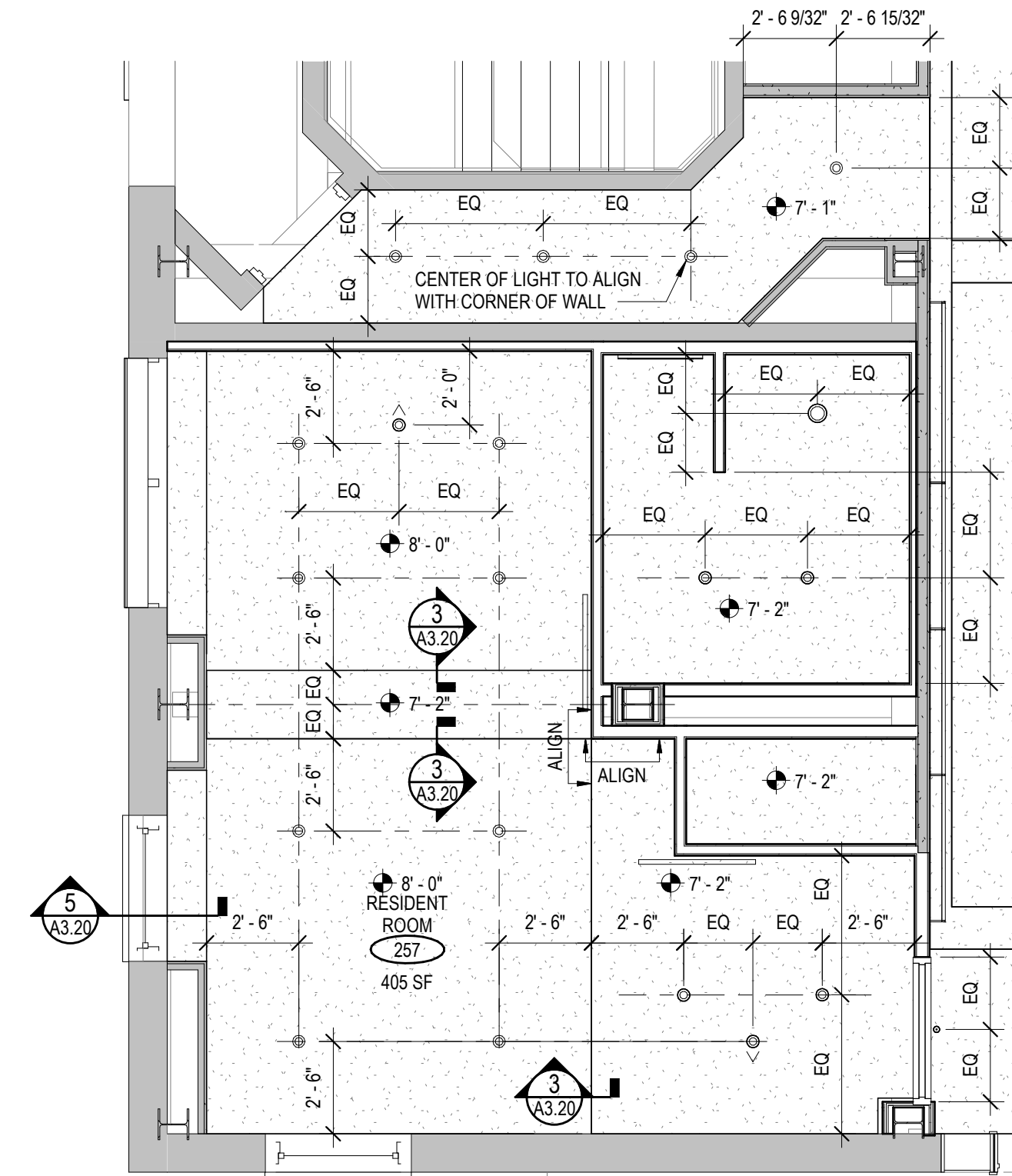
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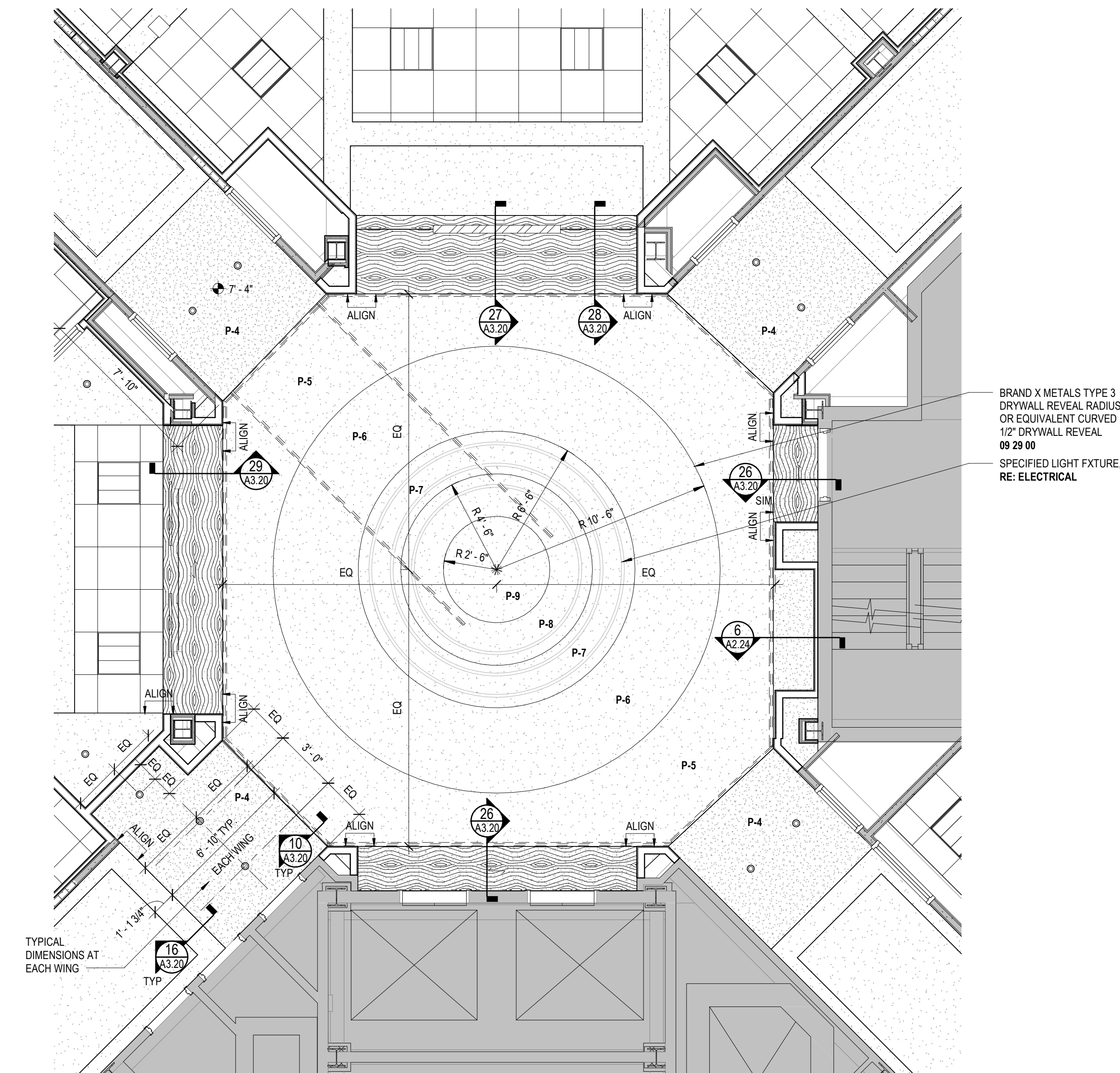
ANDRUS ON HUDSON  
MAIN BUILDING  
RENOVATIONS:  
2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

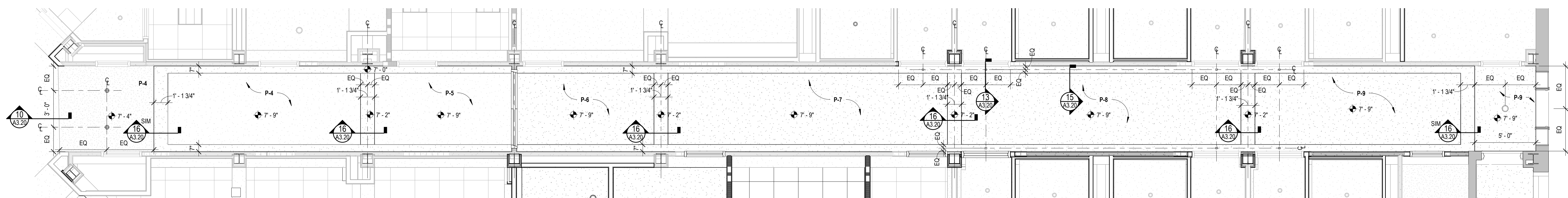
CONSULTANTS



23 REFLECTED CEILING PLAN - ENLARGED ROOM 257 AND STAIR CORRIDOR  
SCALE: 1/4" = 1'-0"

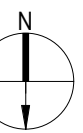


13 REFLECTED CEILING PLAN - ENLARGED ROTUNDA CEILING PLAN  
SCALE: 1/4" = 1'-0"



26 REFLECTED CEILING PLAN - TYPICAL CORRIDOR CEILING PLAN  
SCALE: 1/4" = 1'-0"

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	DJF
CHECKED	DJF
SCALE	1/4" = 1'-0"
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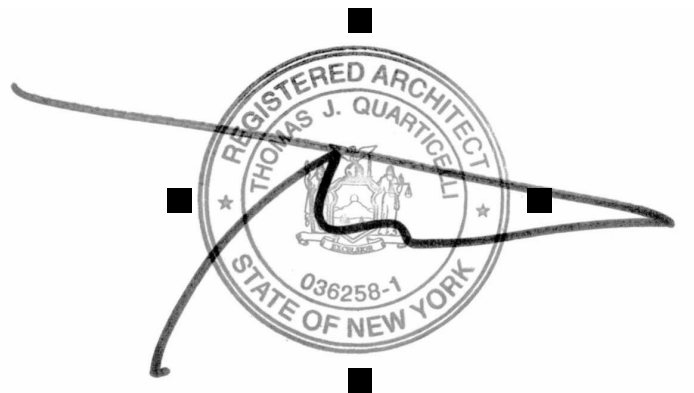
HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

SECOND FLOOR REFLECTED  
CEILING PLAN - ENLARGED  
AREAS

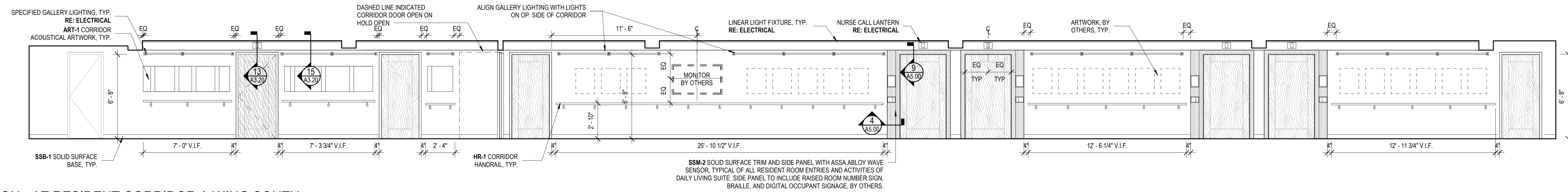


ANDRUS ON HUDSON

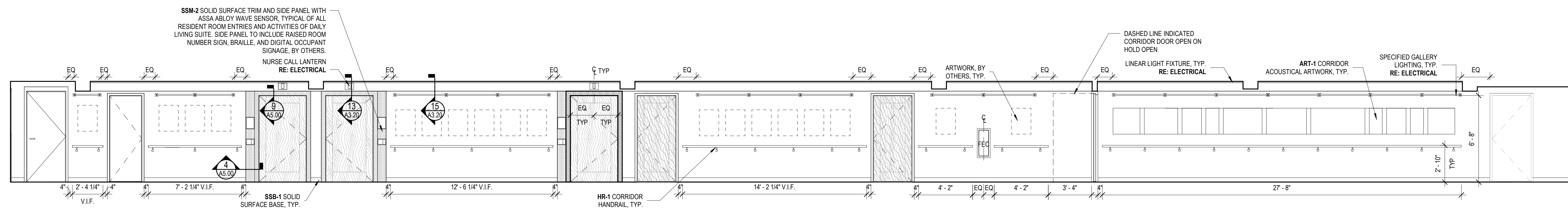
MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

CONSULTANTS

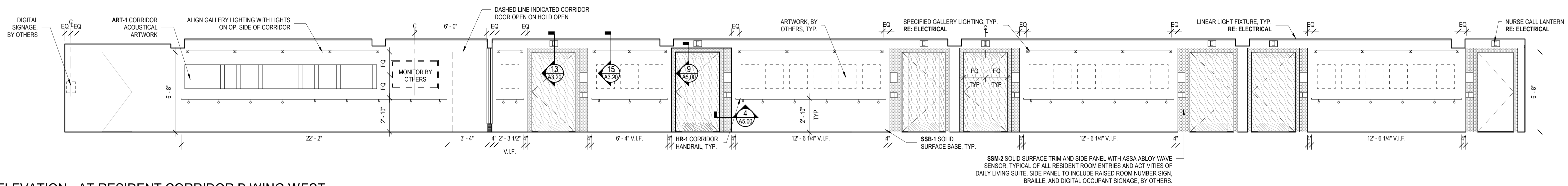


**.29** INTERIOR ELEVATION - AT RESIDENT CORRIDOR A WING SOUTH  
SCALE: 1/4" = 1'-0"



**.28** INTERIOR ELEVATION - AT RESIDENT CORRIDOR A WING NORTH  
SCALE: 1/4" = 1'-0"

KEY PLAN



**.27** INTERIOR ELEVATION - AT RESIDENT CORRIDOR B WING WEST  
SCALE: 1/4" = 1'-0"

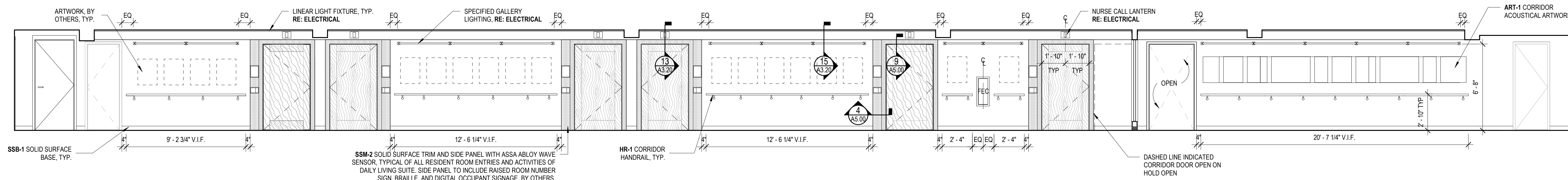


PROJECT DATA

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DRAWN	JMO
CHECKED	DJF
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HISTORY OF SUBMISSIONS

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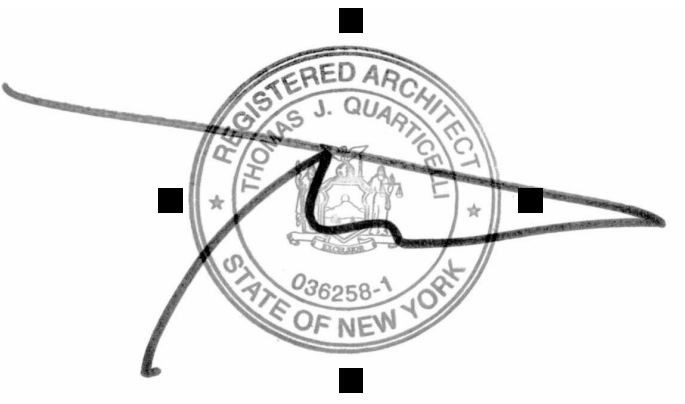


**.26** INTERIOR ELEVATION - AT RESIDENT CORRIDOR B WING EAST  
SCALE: 1/4" = 1'-0"

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

RESIDENT WING A & B  
CORRIDOR ELEVATIONS

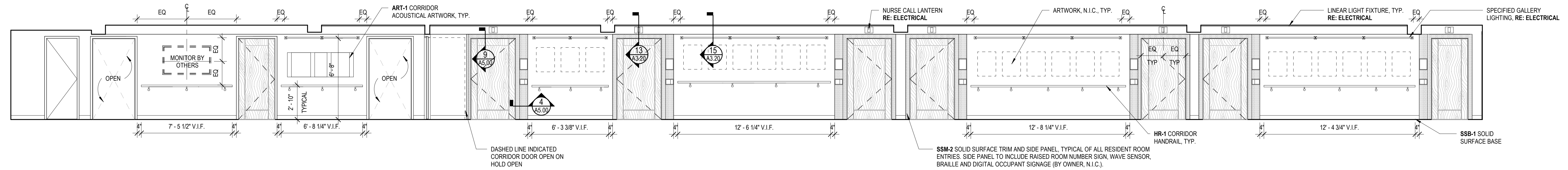


ANDRUS ON HUDSON

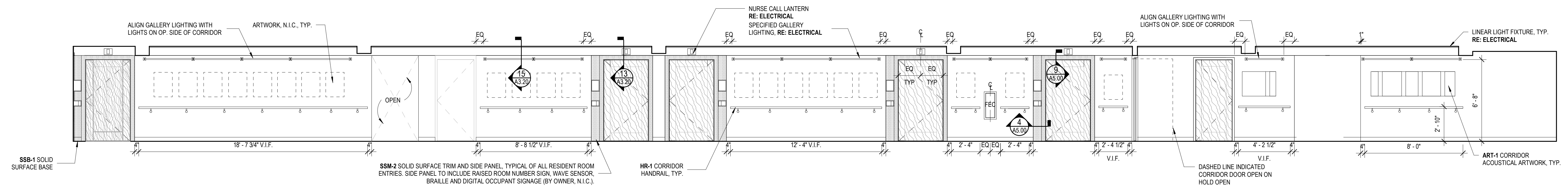
MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY 10706

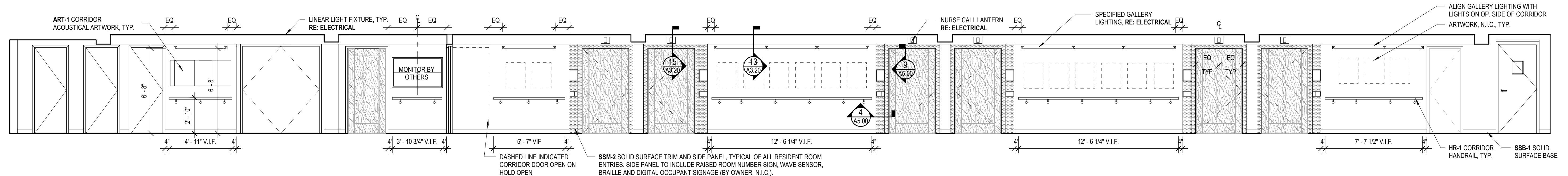
CONSULTANTS



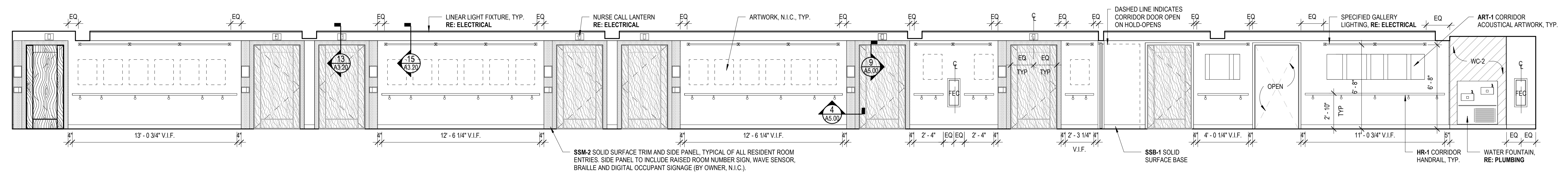
29 INTERIOR ELEVATION - AT RESIDENT CORRIDOR C WING NORTH  
SCALE: 1/4" = 1'-0"



28 INTERIOR ELEVATION - AT RESIDENT CORRIDOR C WING SOUTH  
SCALE: 1/4" = 1'-0"

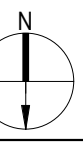


27 INTERIOR ELEVATION - AT RESIDENT CORRIDOR D WING EAST  
SCALE: 1/4" = 1'-0"



26 INTERIOR ELEVATION - AT RESIDENT CORRIDOR D WING WEST  
SCALE: 1/4" = 1'-0"

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	JMO
CHECKED	DJF
SCALE	1/4" = 1'-0"
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Rig_Sect Floor_CD_CENTRAL_2020_dennelaga.rvt

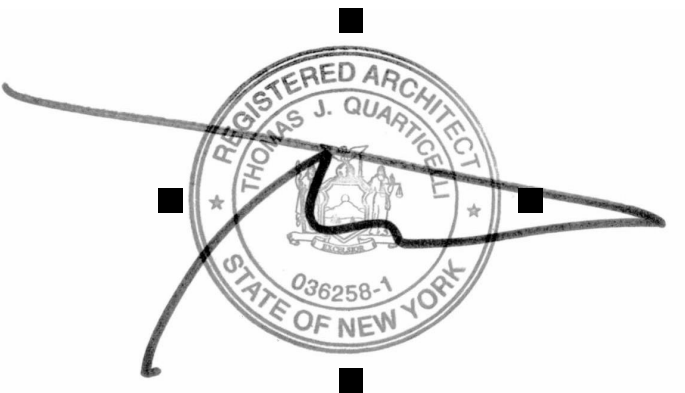
HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

RESIDENT WING C & D  
CORRIDOR ELEVATIONS

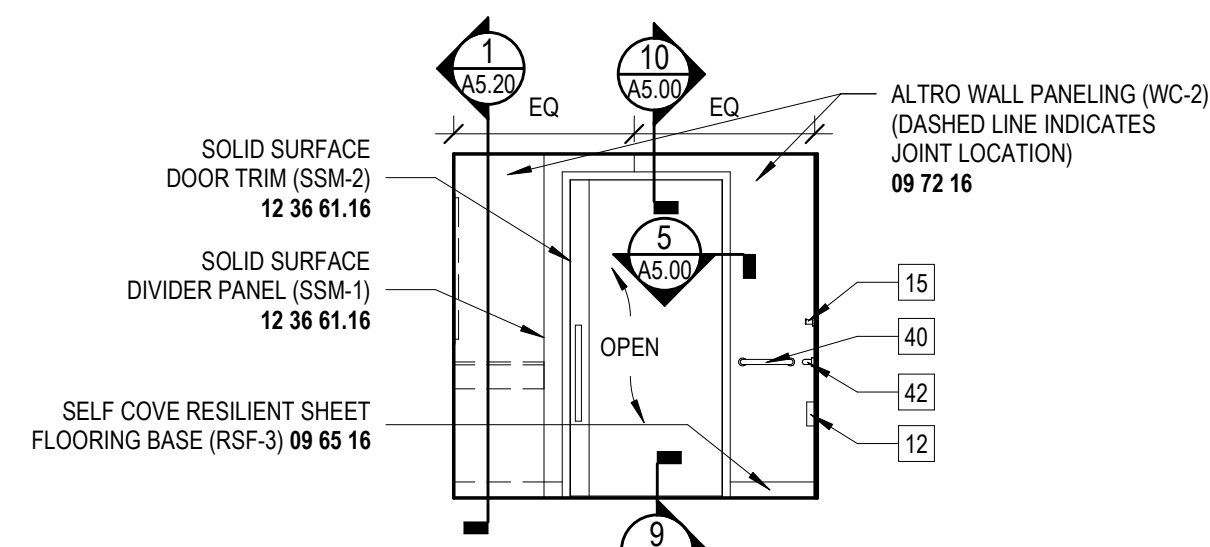


ANDRUS ON HUDSON

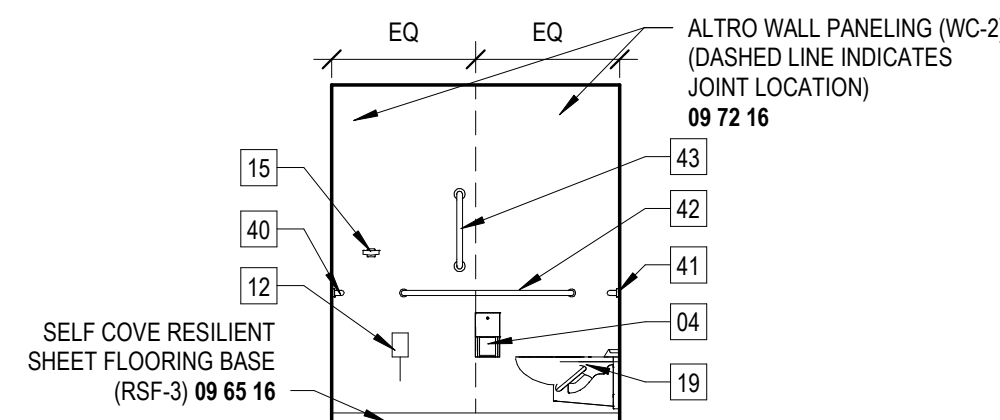
MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

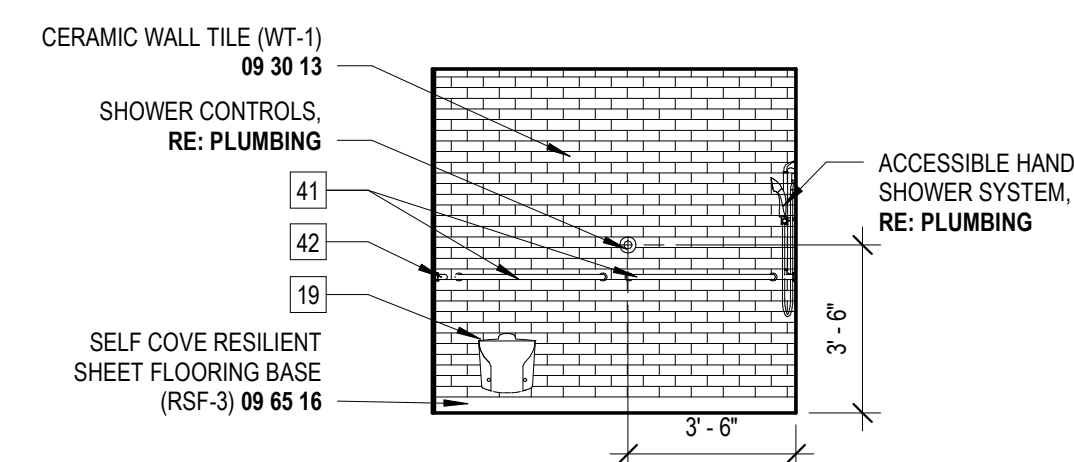
CONSULTANTS



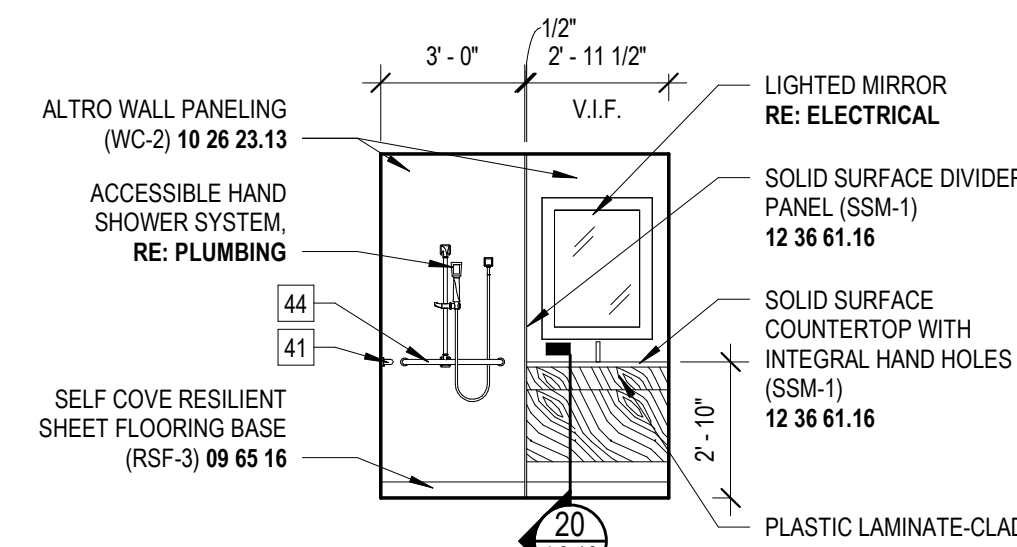
**29** INTERIOR ELEVATION -  
AT ADA RESIDENT BATHROOM  
SCALE: 1/4" = 1'-0"



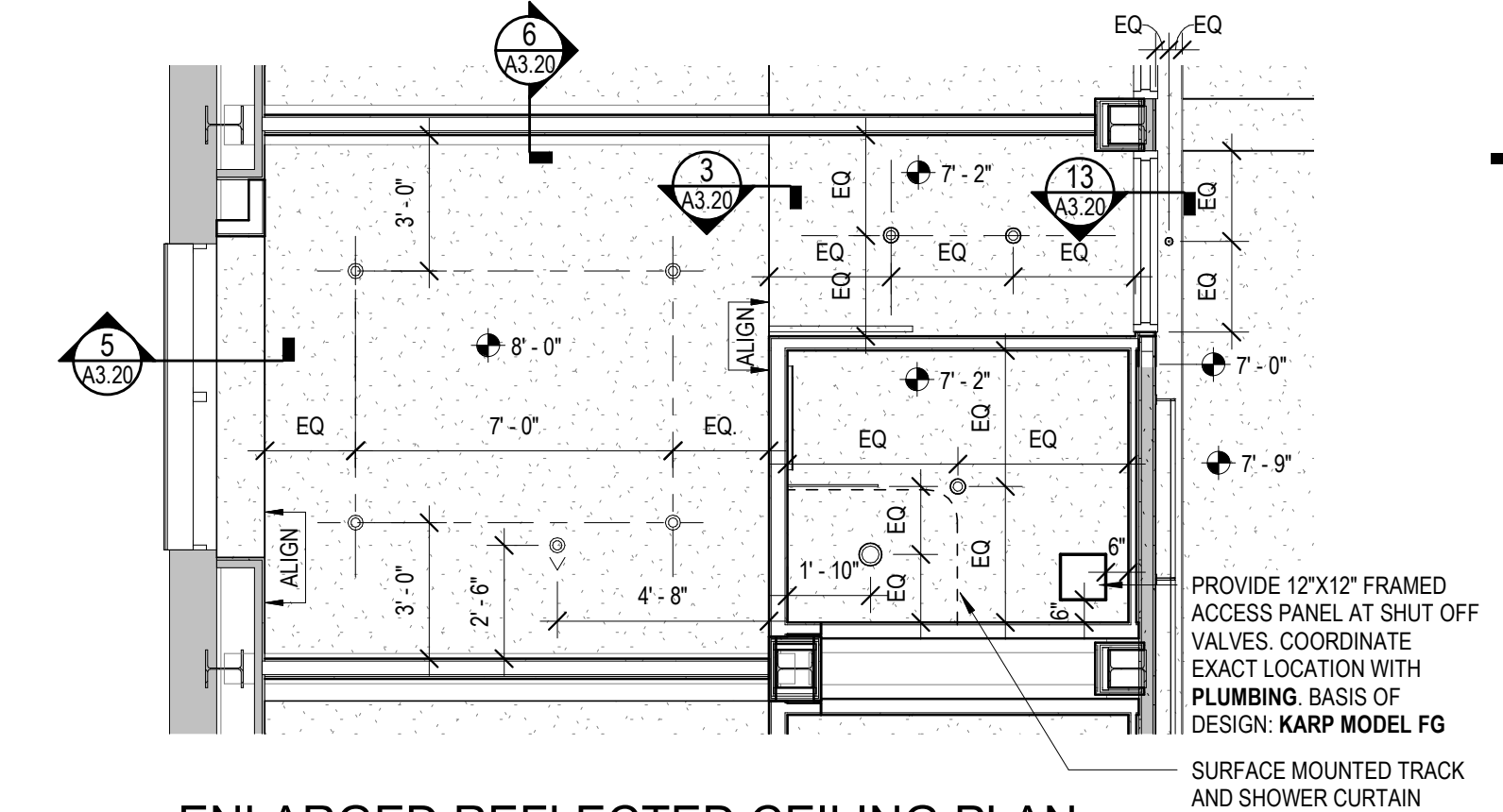
**24** INTERIOR ELEVATION -  
AT ADA RESIDENT BATHROOM  
SCALE: 1/4" = 1'-0"



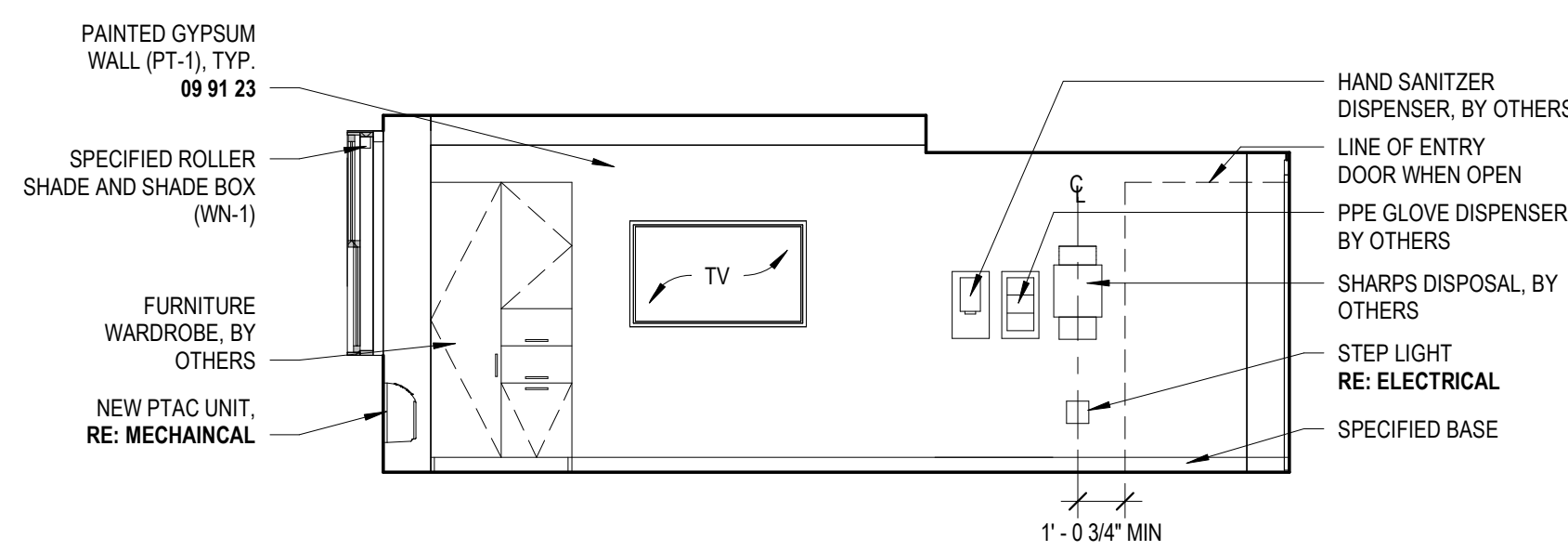
**19** INTERIOR ELEVATION -  
AT ADA RESIDENT BATHROOM  
SCALE: 1/4" = 1'-0"



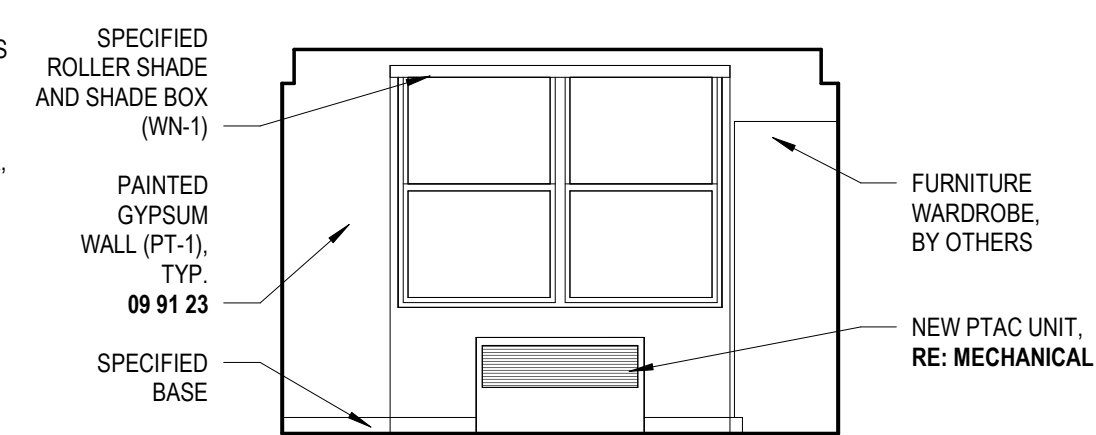
**14** INTERIOR ELEVATION -  
AT ADA RESIDENT BATHROOM  
SCALE: 1/4" = 1'-0"



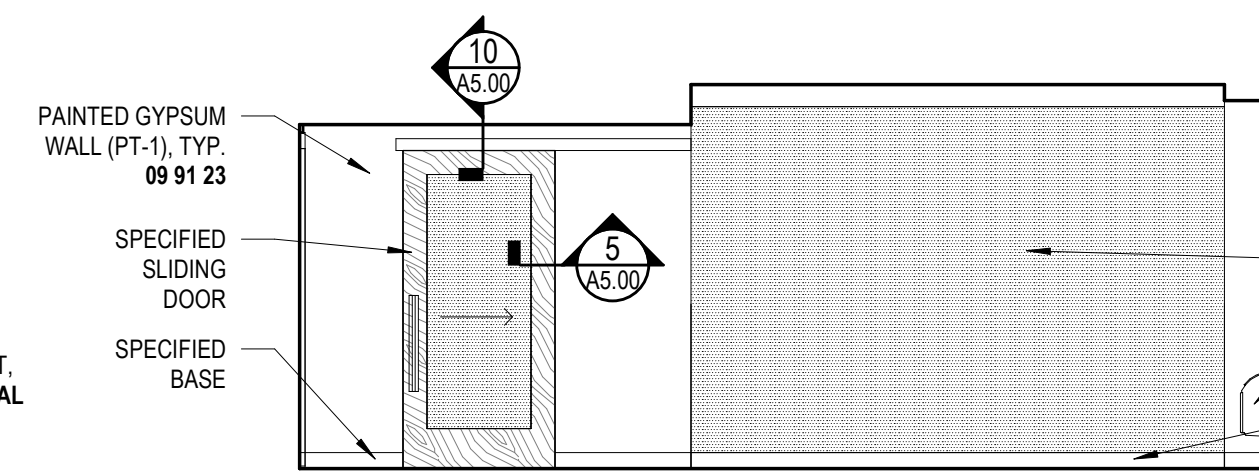
**9** ENLARGED REFLECTED CEILING PLAN -  
TYPICAL ADA RESIDENT ROOM RCP  
SCALE: 1/4" = 1'-0"



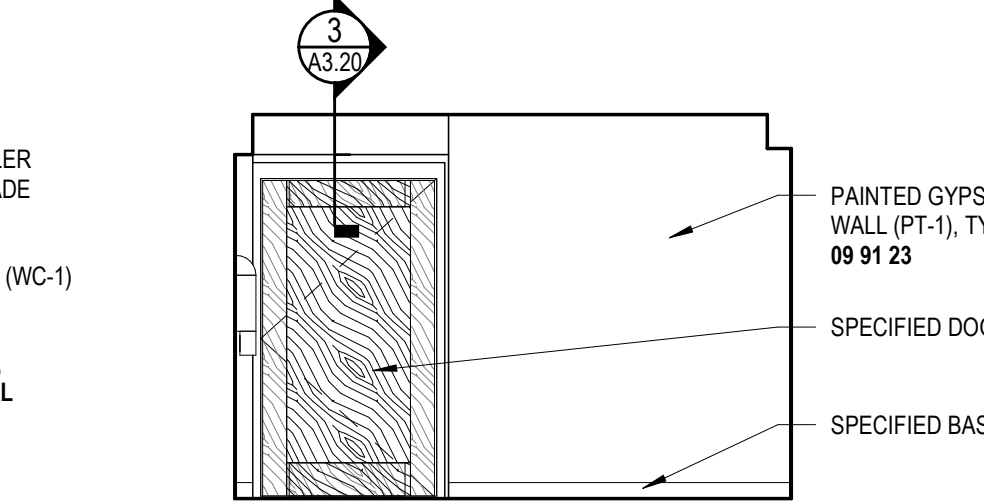
**28** INTERIOR ELEVATION -  
AT ADA RESIDENT ROOM  
SCALE: 1/4" = 1'-0"



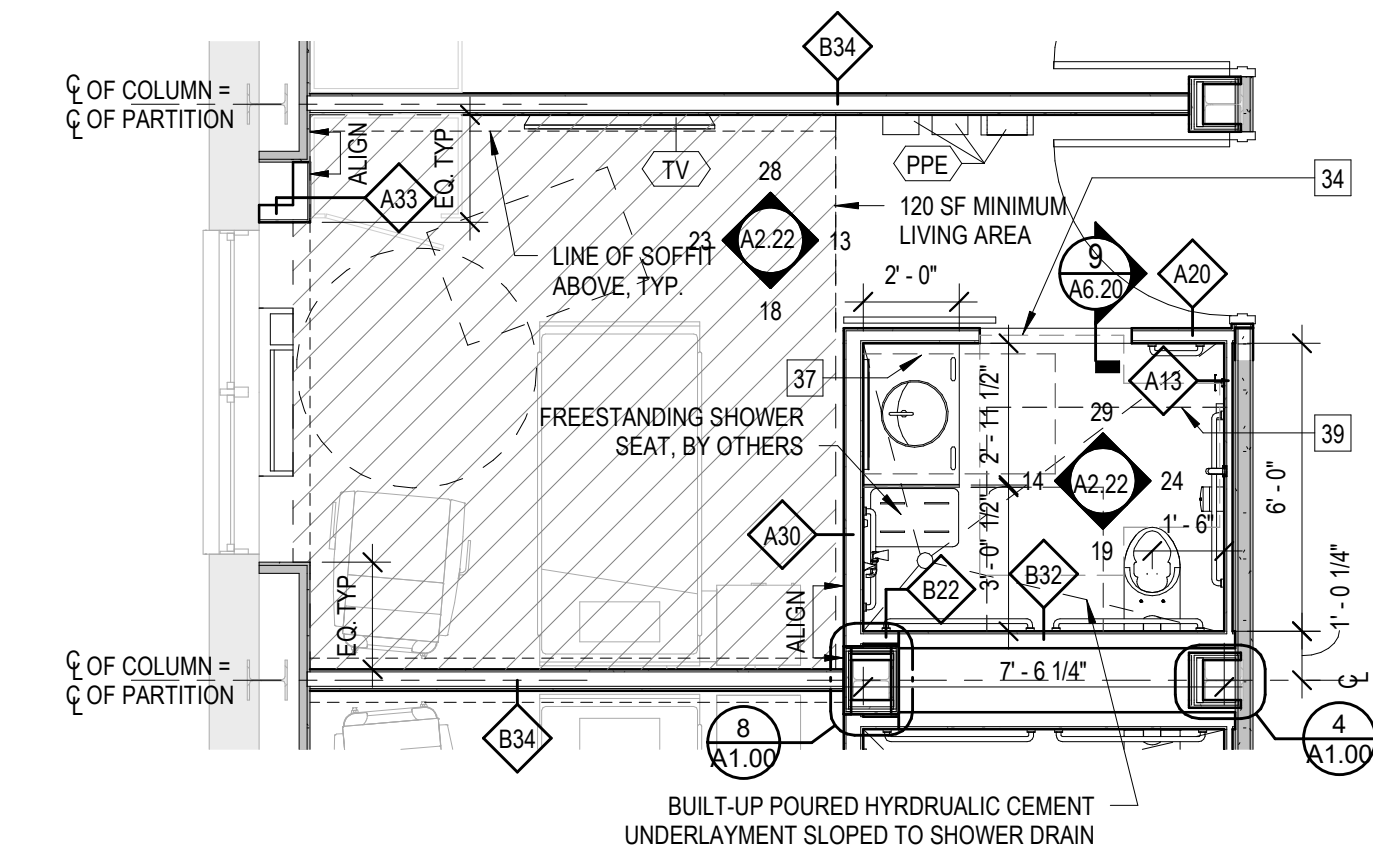
**23** INTERIOR ELEVATION -  
AT ADA RESIDENT ROOM EXTERIOR WALL  
SCALE: 1/4" = 1'-0"



**18** INTERIOR ELEVATION -  
AT ADA RESIDENT ROOM HEADWALL  
SCALE: 1/4" = 1'-0"

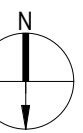


**13** INTERIOR ELEVATION -  
AT ADA RESIDENT ROOM ENTRY  
SCALE: 1/4" = 1'-0"



**8** ENLARGED FLOOR PLAN -  
TYPICAL ADA RESIDENT ROOM  
SCALE: 1/4" = 1'-0"  
TYP.

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	EK/AEO
CHECKED	DJF
SCALE	1/4" = 1'-0"
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Floor_CD_CENTRAL_2020_derrin.fga.rvt

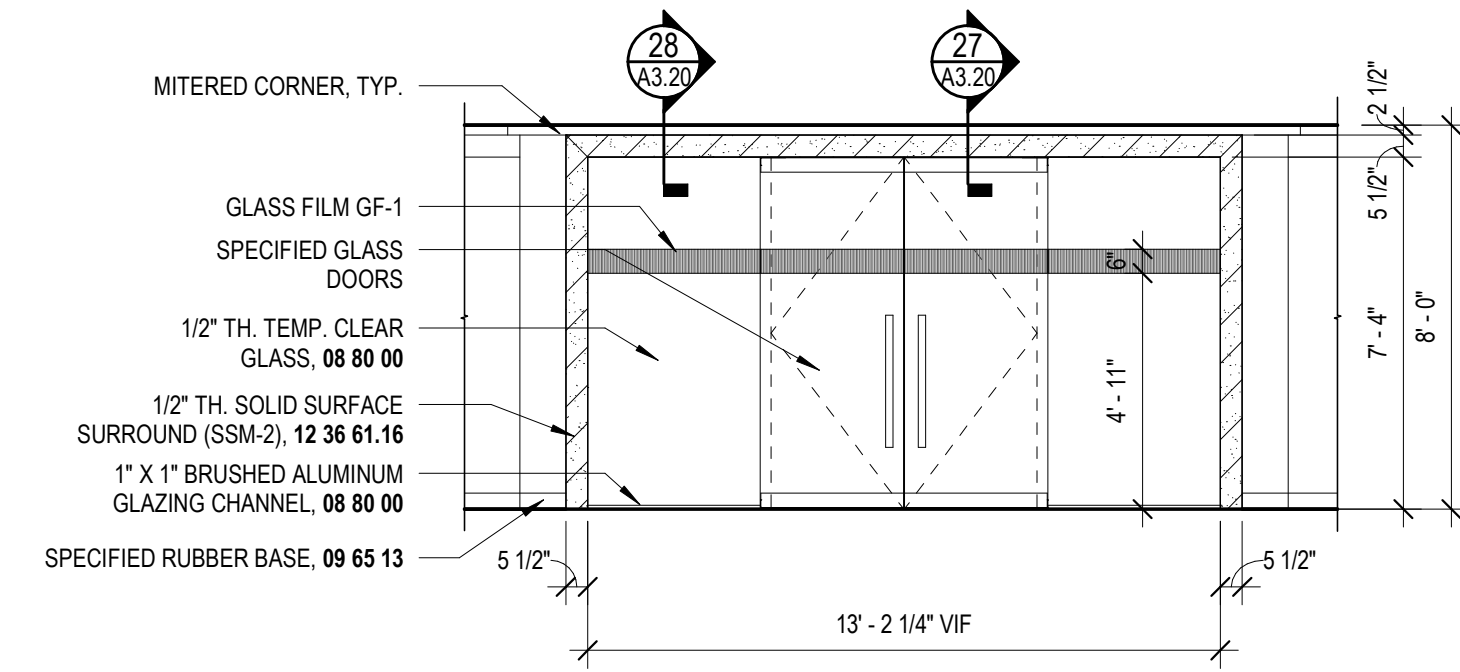
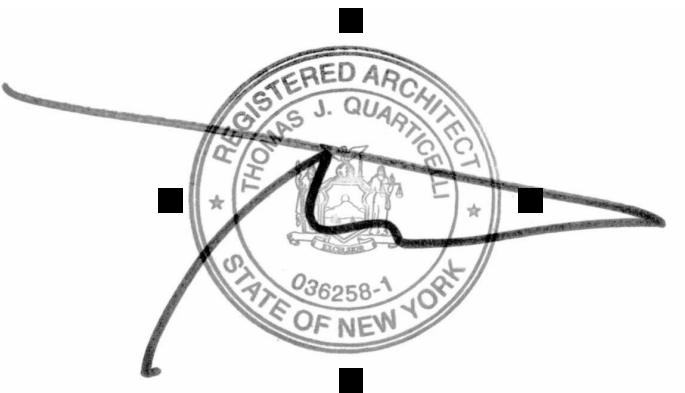
HISTORY OF SUBMISSIONS

No.	Date	Description

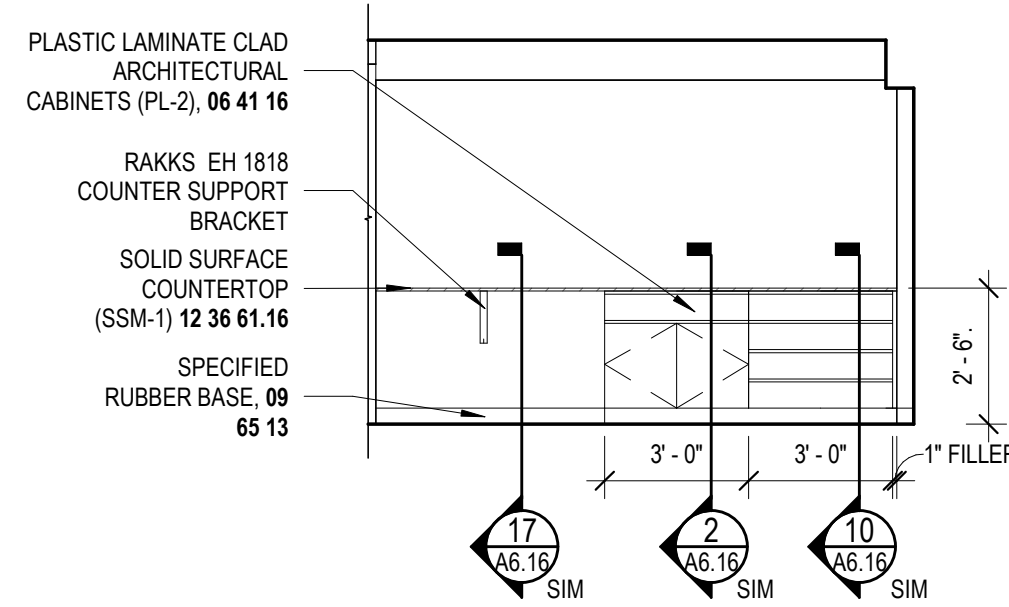
100% CONSTRUCTION DOCUMENTS

SHEET TITLE

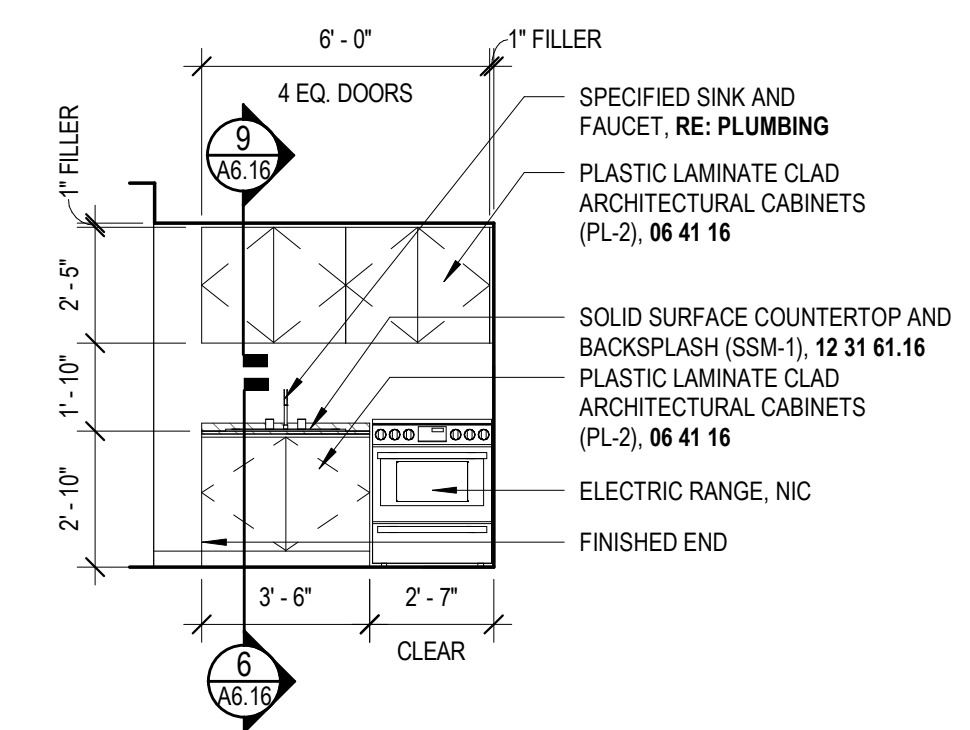
RESIDENT ROOM ENLARGED PLANS AND INTERIOR ELEVATIONS



**30** INTERIOR ELEVATION - AT PHYSICAL THERAPY ENTRANCE  
SCALE: 1/4" = 1'-0"



**10** INTERIOR ELEVATION - AT PT TREATMENT AREA  
SCALE: 1/4" = 1'-0"



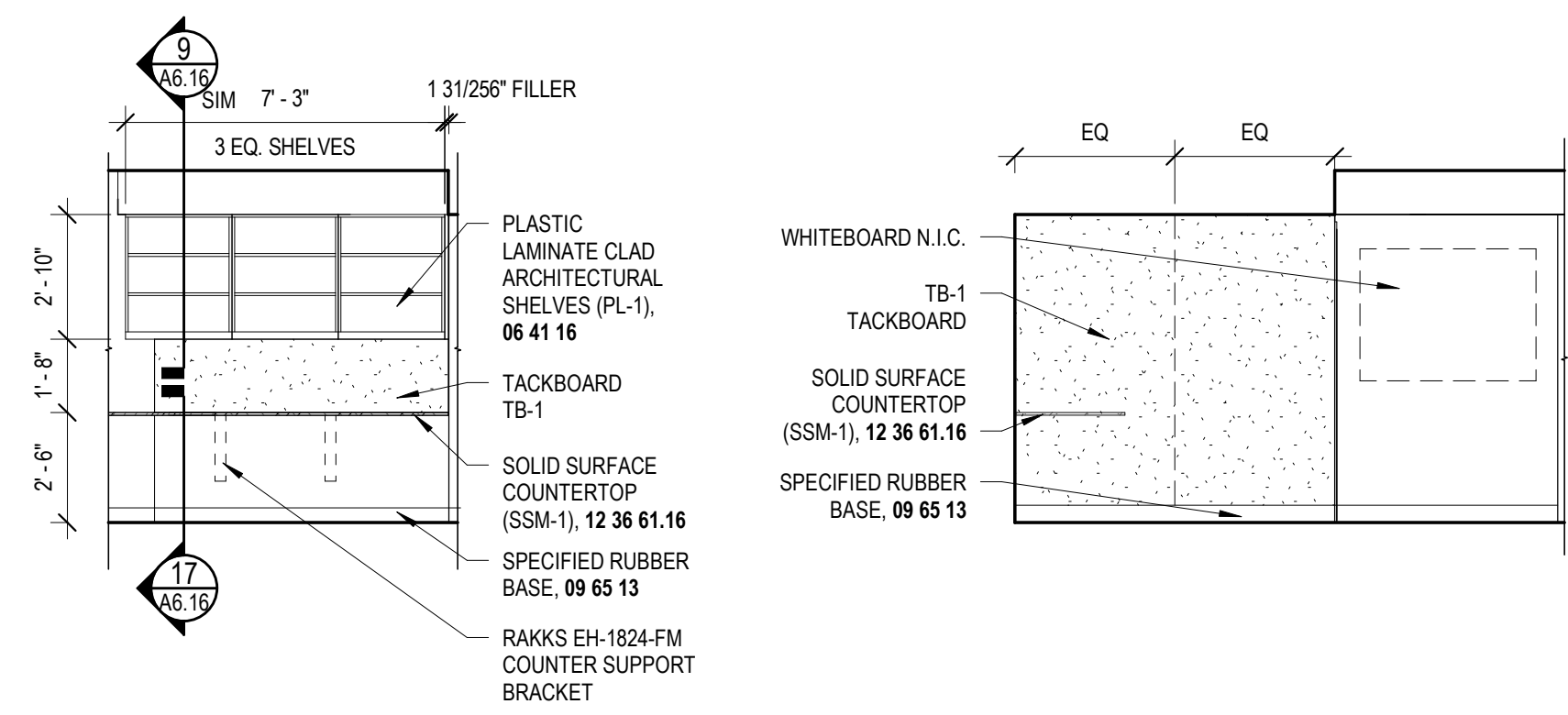
**5** INTERIOR ELEVATION - AT ADL SUITE KITCHNETTE  
SCALE: 1/4" = 1'-0"

ANDRUS ON HUDSON

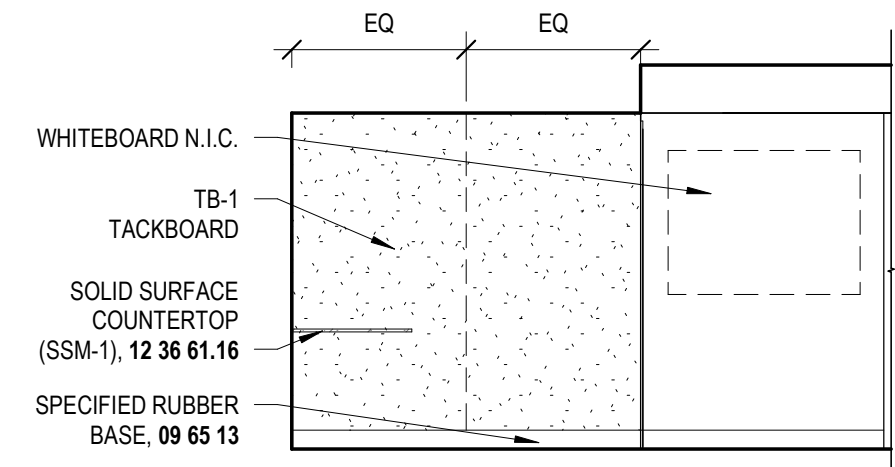
MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY HASTINGS-ON-HUDSON, NY 10706

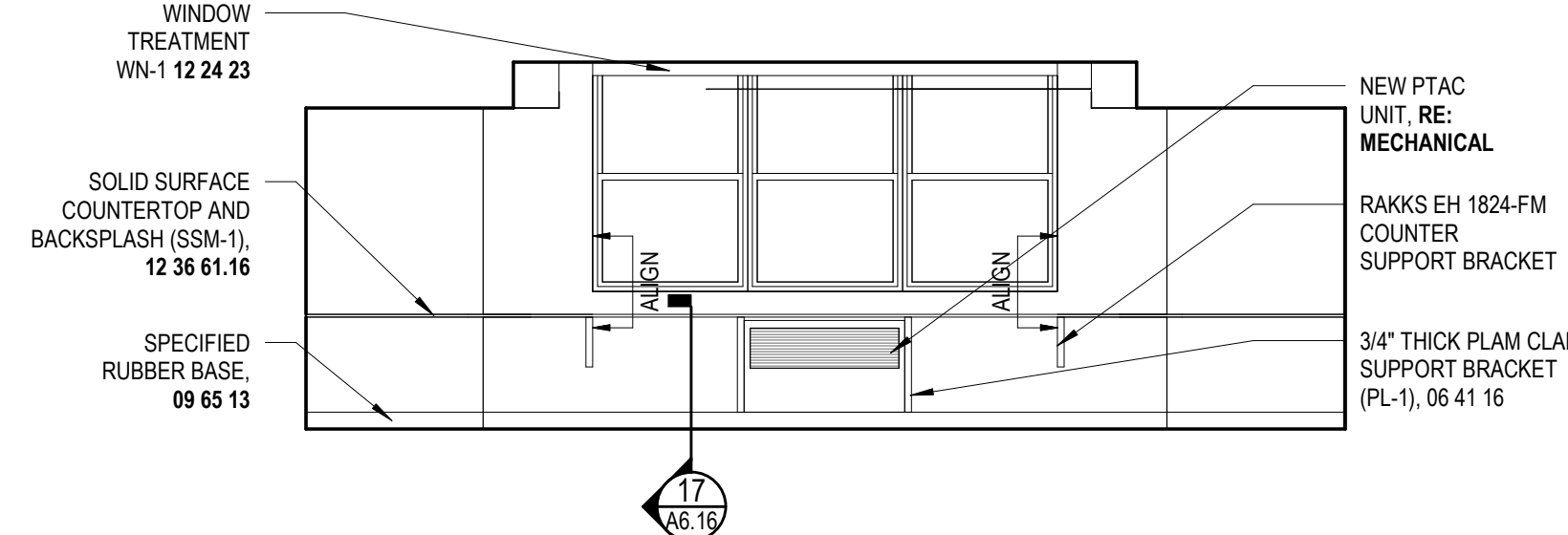
CONSULTANTS



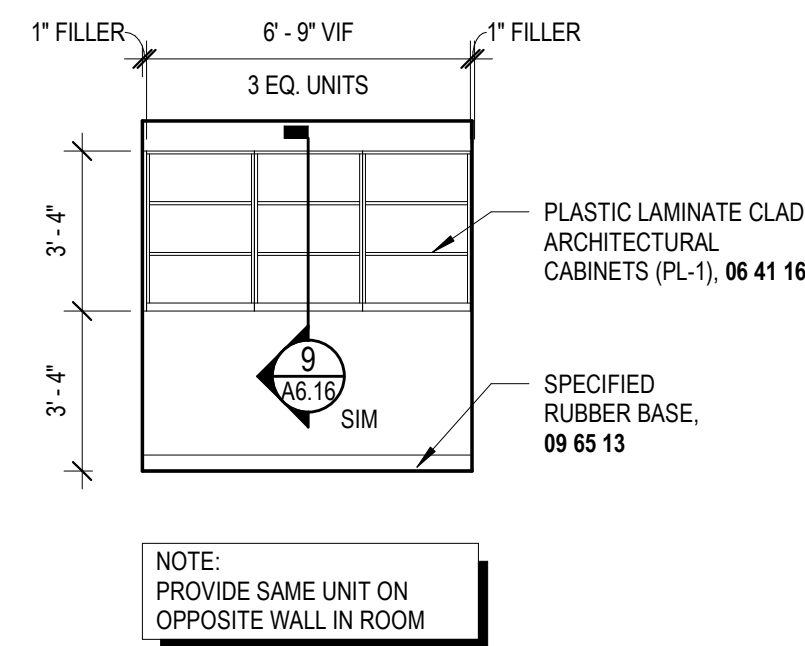
**29** INTERIOR ELEVATION - AT CHARTING/WORKROOM A  
SCALE: 1/4" = 1'-0"



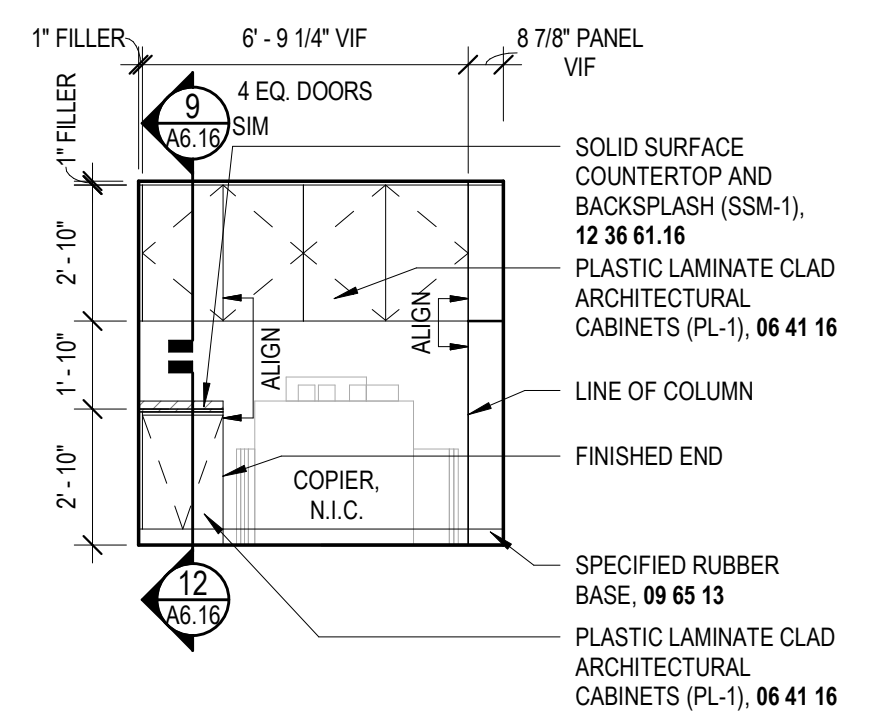
**24** INTERIOR ELEVATION - AT CHARTING/WORKROOM B  
SCALE: 1/4" = 1'-0"



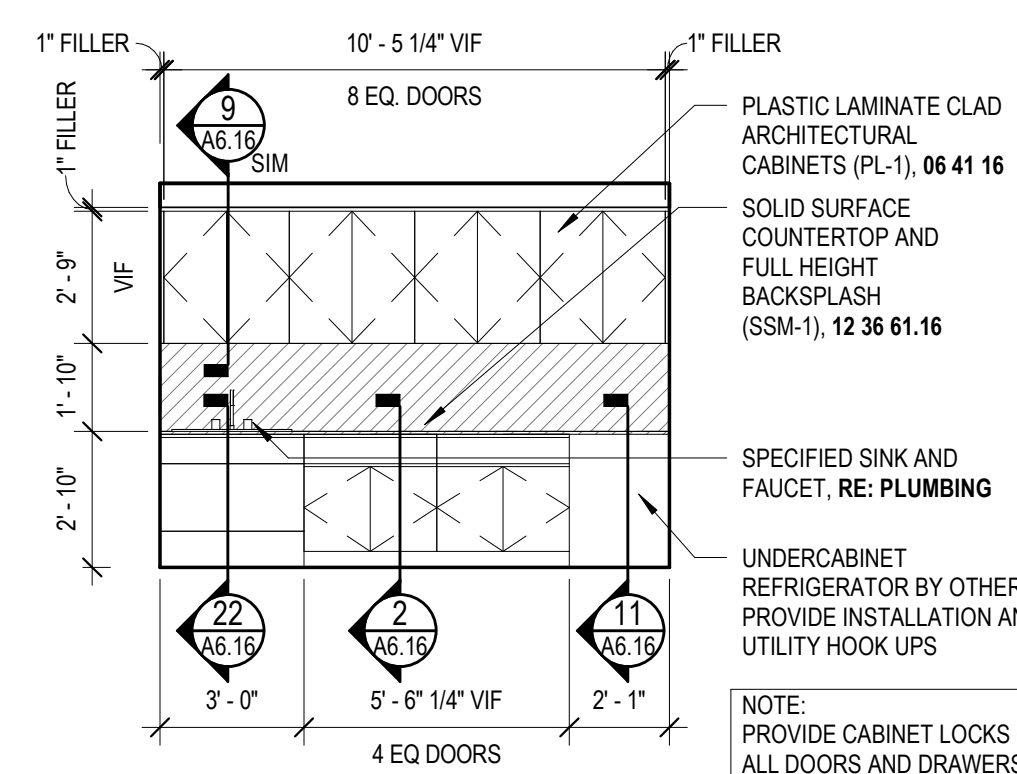
**19** INTERIOR ELEVATION - AT CHARTING/WORKROOM C  
SCALE: 1/4" = 1'-0"



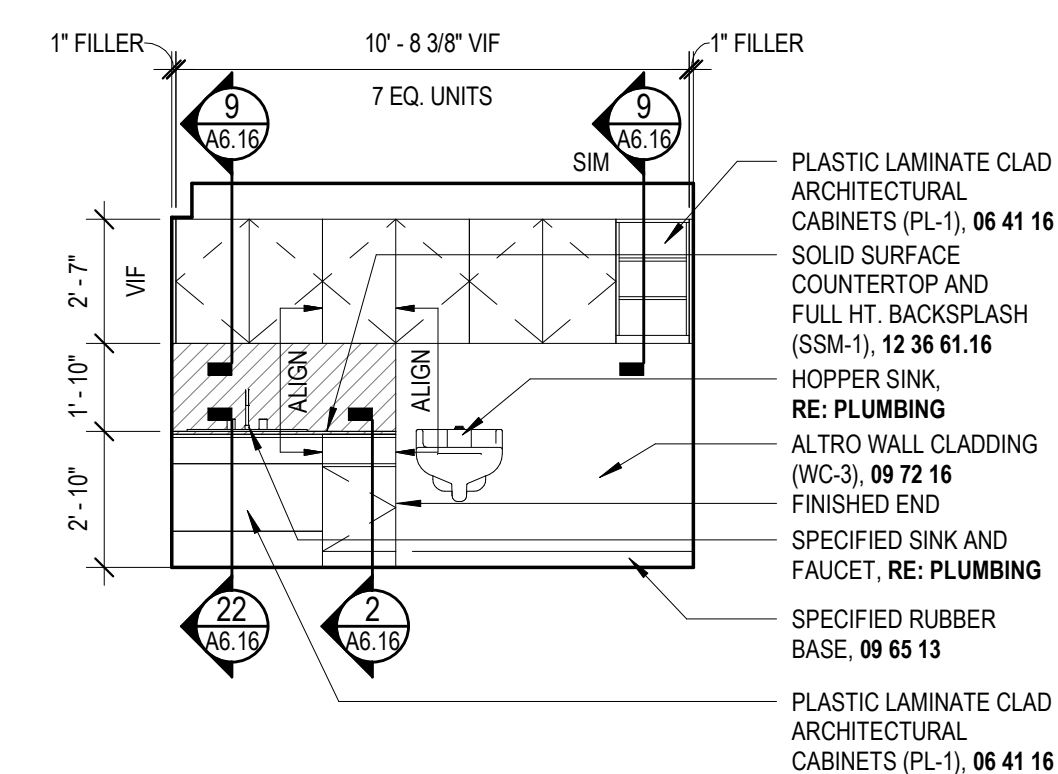
**9** INTERIOR ELEVATION - AT SECURE CHART STORAGE  
SCALE: 1/4" = 1'-0"



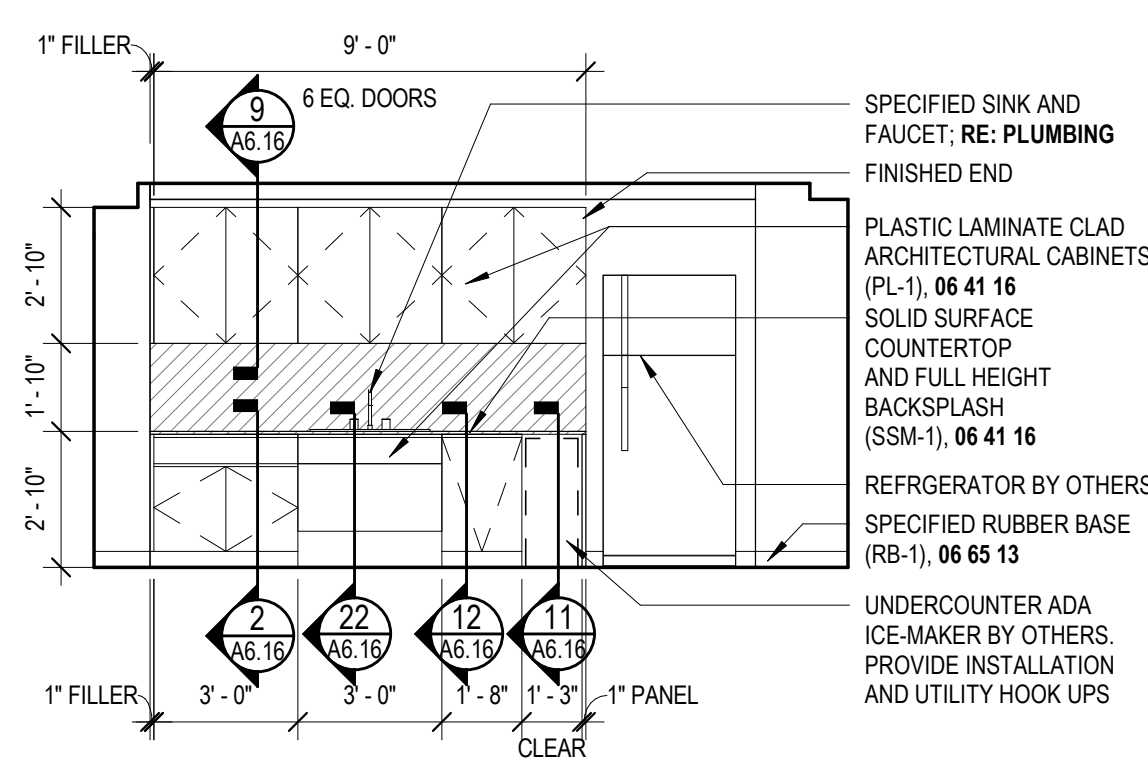
**4** INTERIOR ELEVATION - AT COPY ROOM  
SCALE: 1/4" = 1'-0"



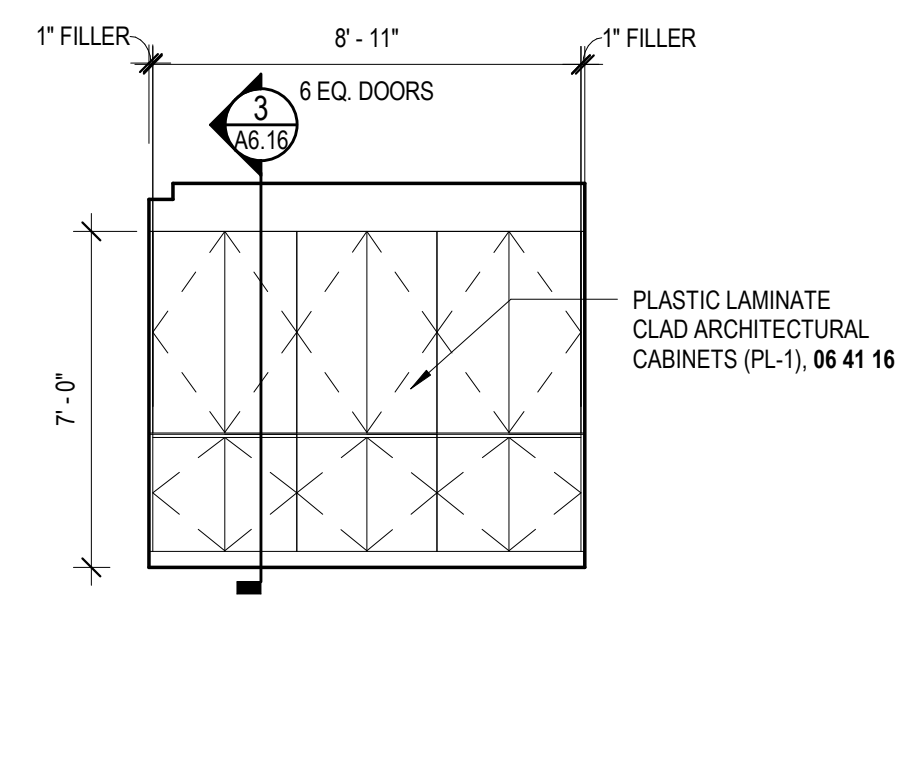
**28** INTERIOR ELEVATION - AT MEDICATION ROOM  
SCALE: 1/4" = 1'-0"



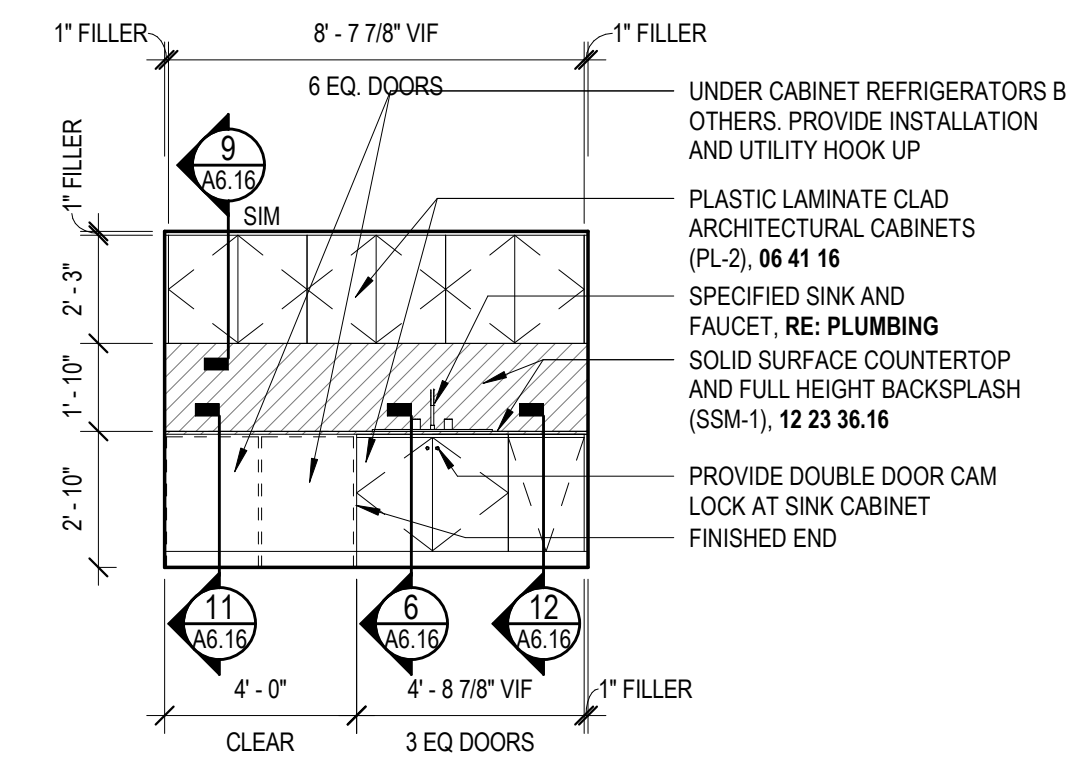
**23** INTERIOR ELEVATION - AT SOILED UTILITY  
SCALE: 1/4" = 1'-0"



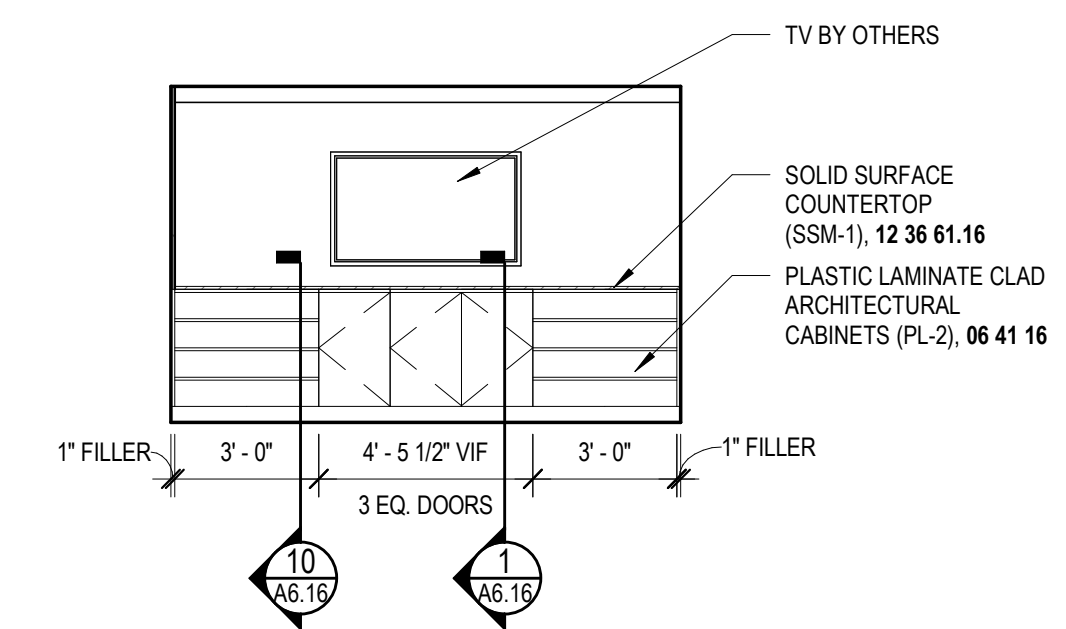
**18** INTERIOR ELEVATION - AT PANTRY  
SCALE: 1/4" = 1'-0"



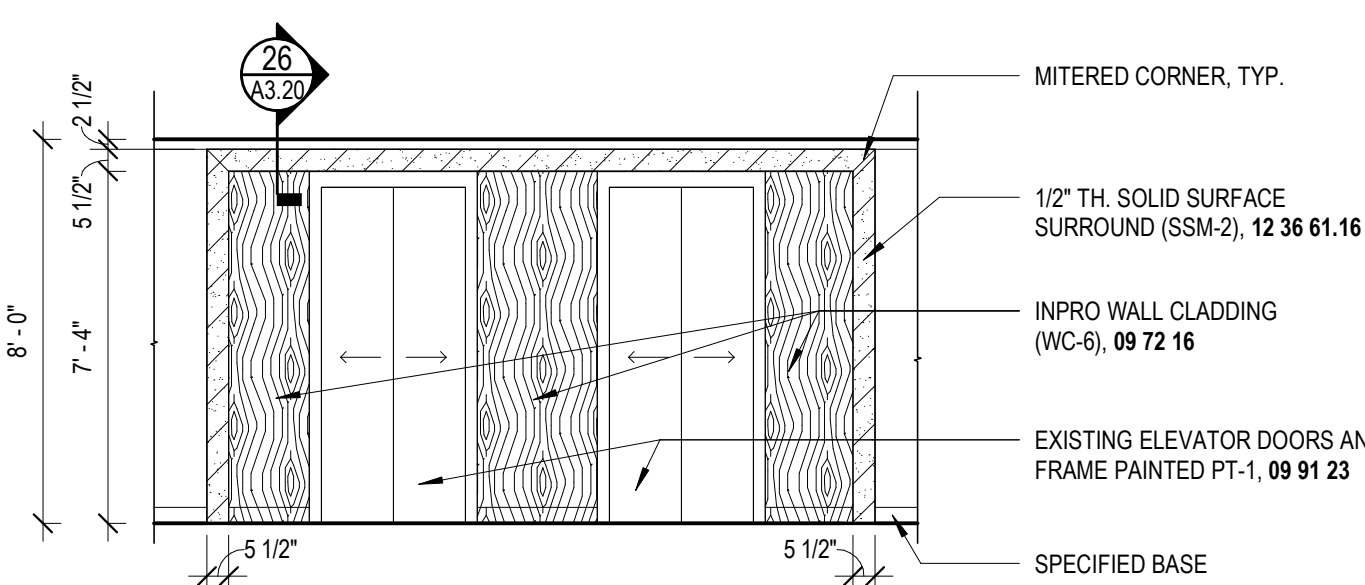
**13** INTERIOR ELEVATION - AT CLEAN SUPPLY  
SCALE: 1/4" = 1'-0"



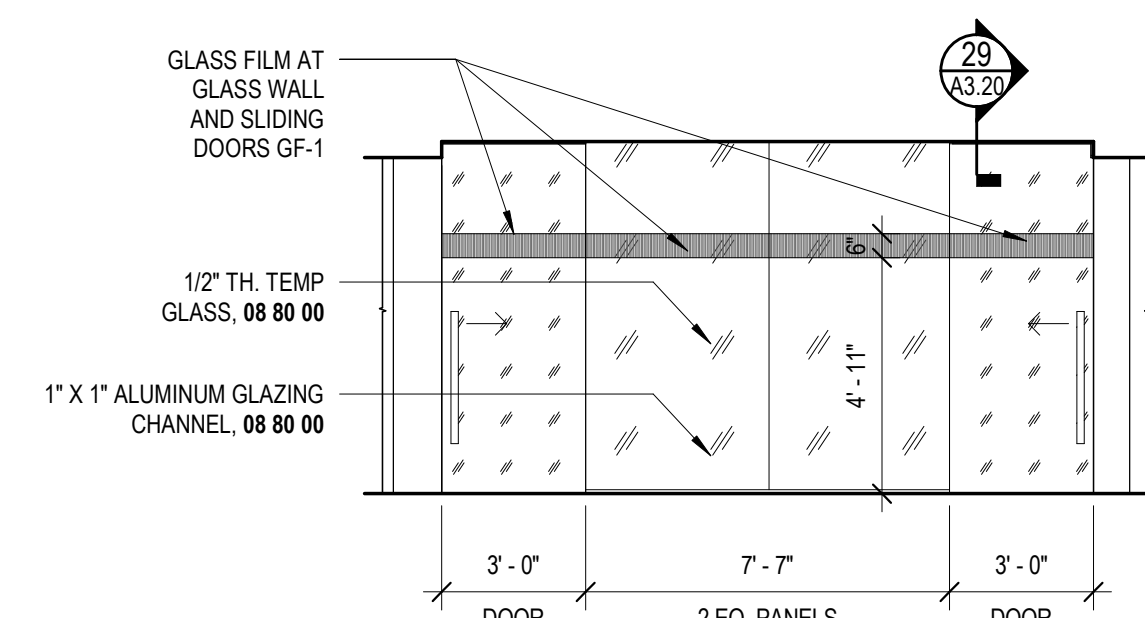
**8** INTERIOR ELEVATION - AT STAFF LOUNGE  
SCALE: 1/4" = 1'-0"



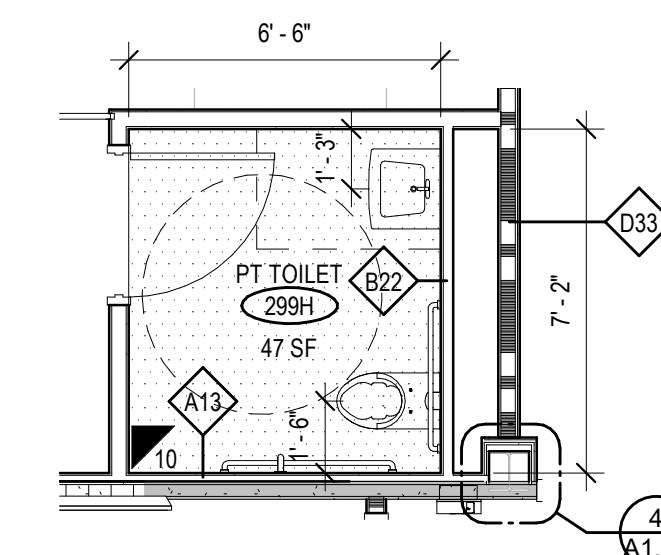
**3** INTERIOR ELEVATION - AT RESIDENT LOUNGE / ACTIVITY  
SCALE: 1/4" = 1'-0"



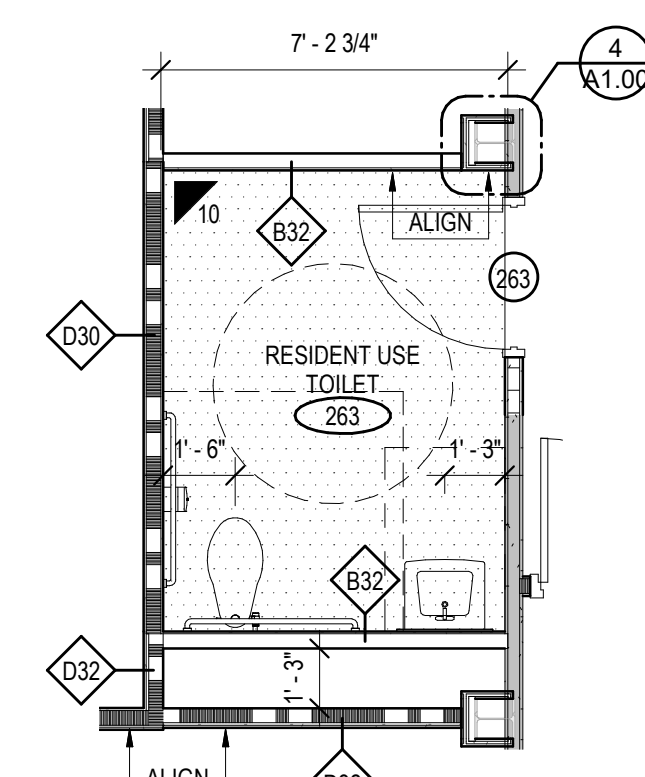
**27** INTERIOR ELEVATION - AT PASSENGER ELEVATORS  
SCALE: 1/4" = 1'-0"



**17** INTERIOR ELEVATION - AT CHARTING/WORKROOM D  
SCALE: 1/4" = 1'-0"

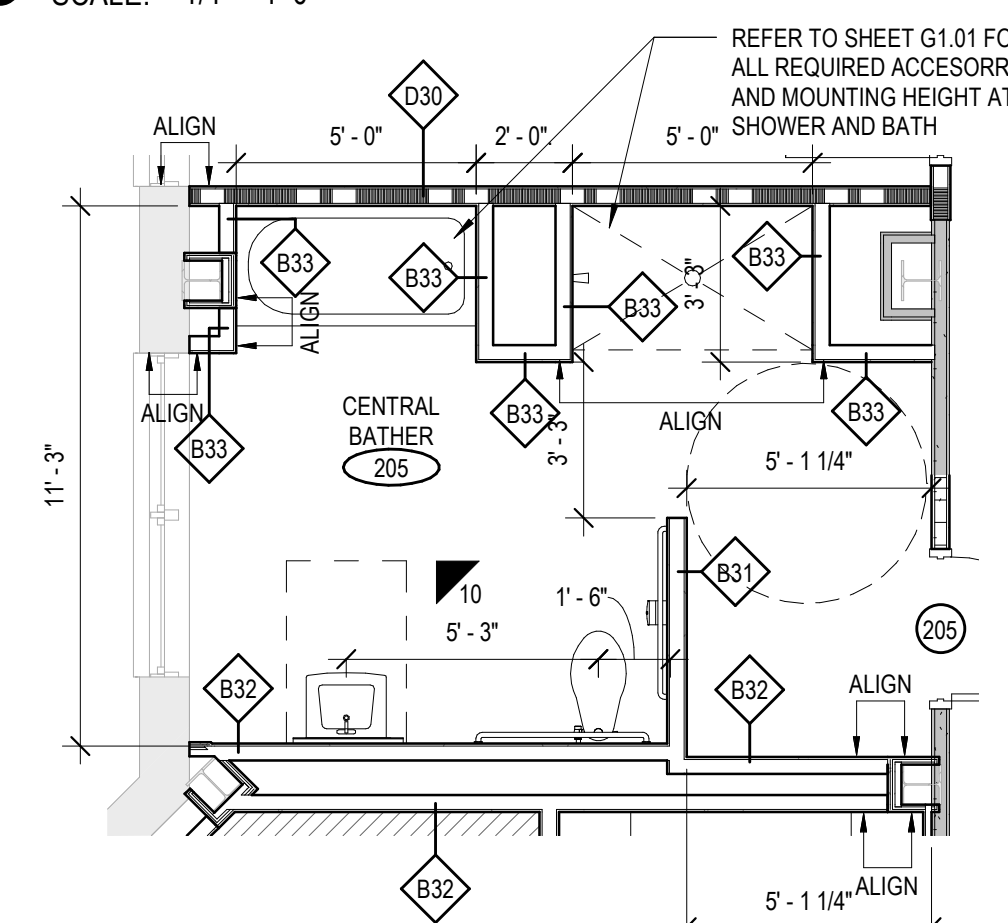


**6** CONSTRUCTION PLAN - PHYSICAL THERAPY BATHROOM  
SCALE: 1/4" = 1'-0"



**1** ENLARGED FLOOR PLAN - TYPICAL COMMON TOILET  
SCALE: 1/4" = 1'-0"

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	DJF
CHECKED	DJF
SCALE	1/4" = 1'-0"
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_ACH Main Big_Secord Floor_CD_CENTRAL_2020_dennifaga.rvt

HISTORY OF SUBMISSIONS		
No.	Date	Description

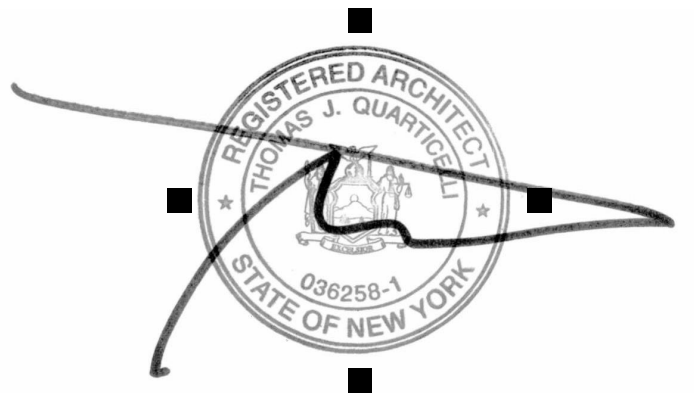
100% CONSTRUCTION DOCUMENTS

SHEET TITLE

CORE AREA ENLARGED PLANS AND INTERIOR ELEVATIONS

A2.23



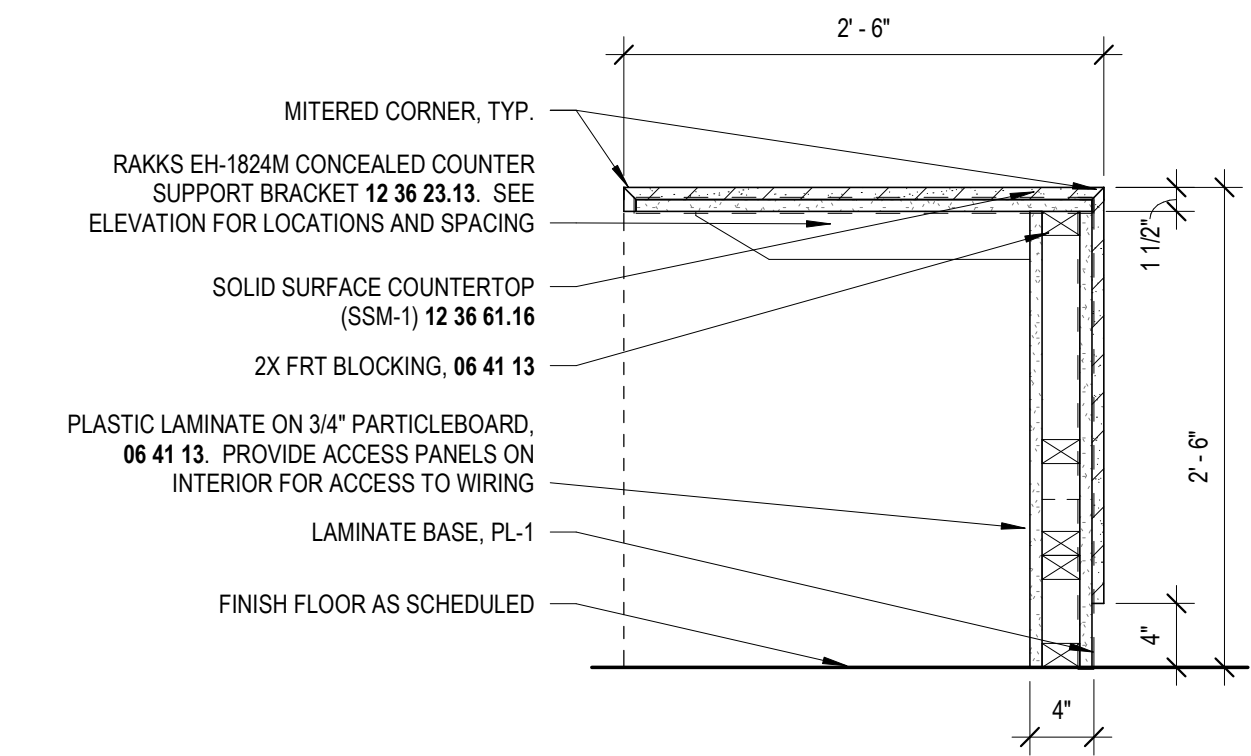


ANDRUS ON HUDSON

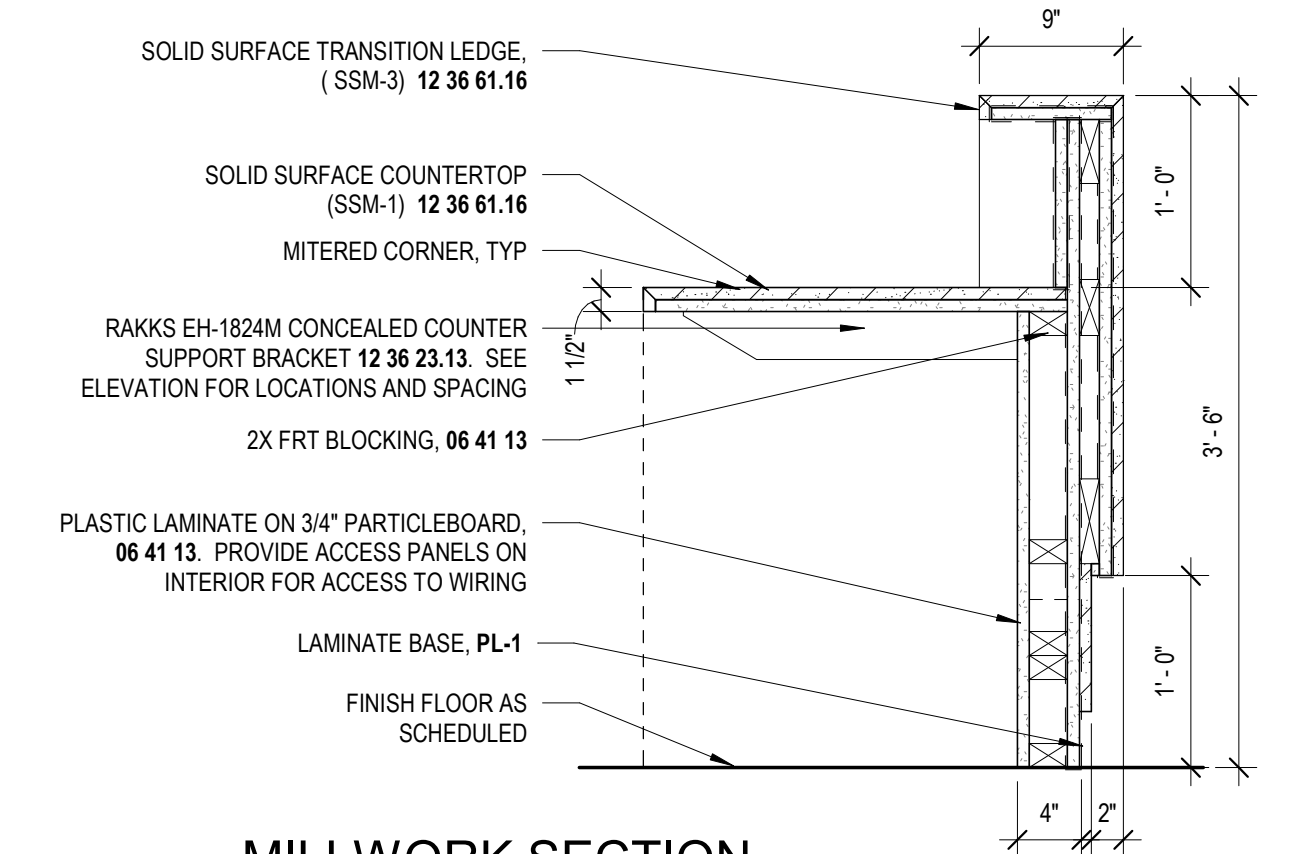
MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY HASTINGS-ON-HUDSON, NY 10706

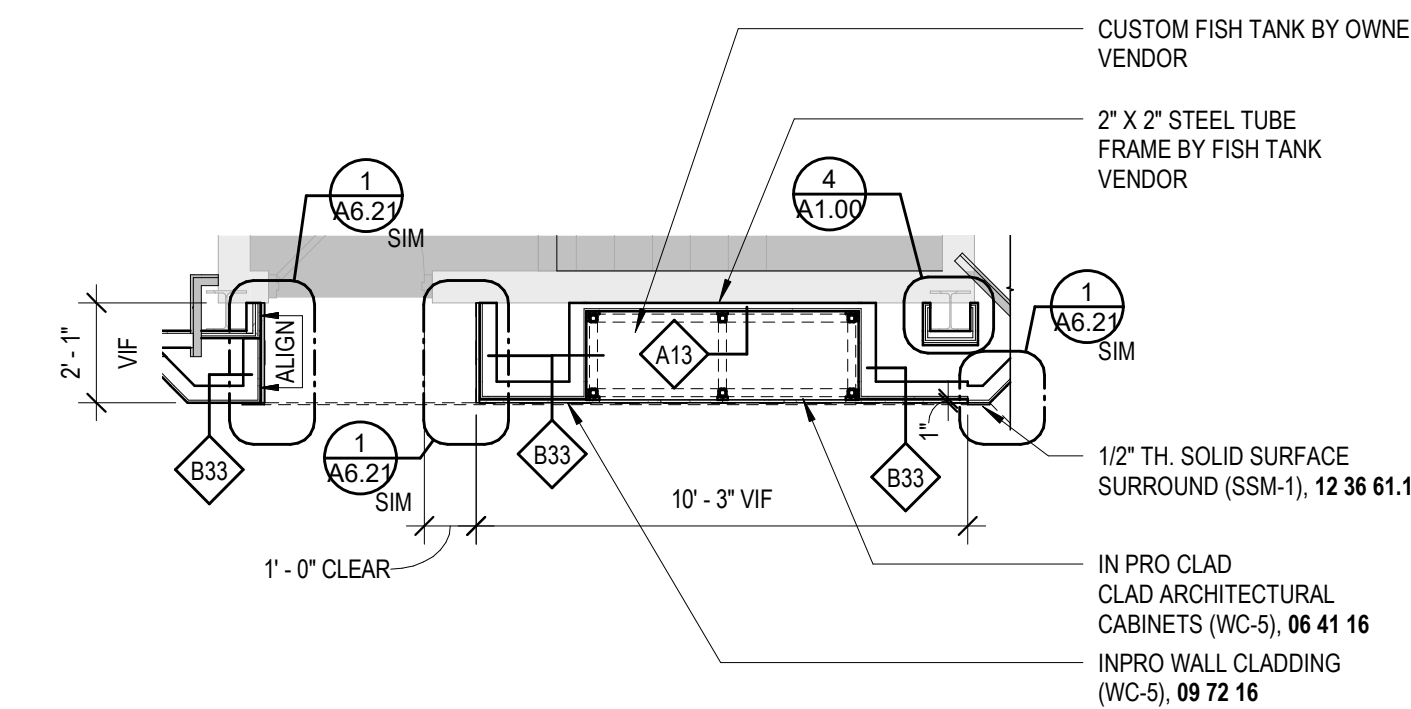
CONSULTANTS



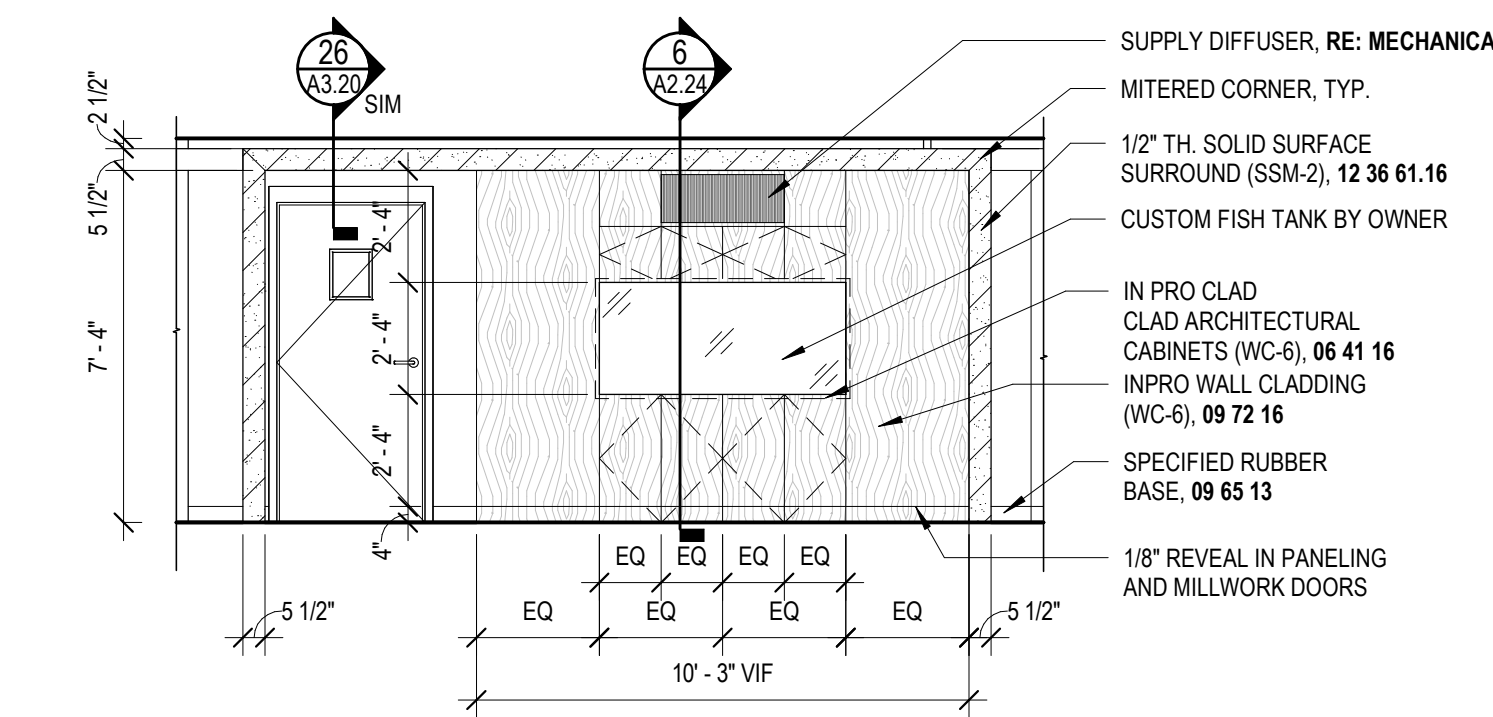
5 MILLWORK SECTION - AT RECEPTION DESK - WORK COUNTER SCALE: 1" = 1'-0"



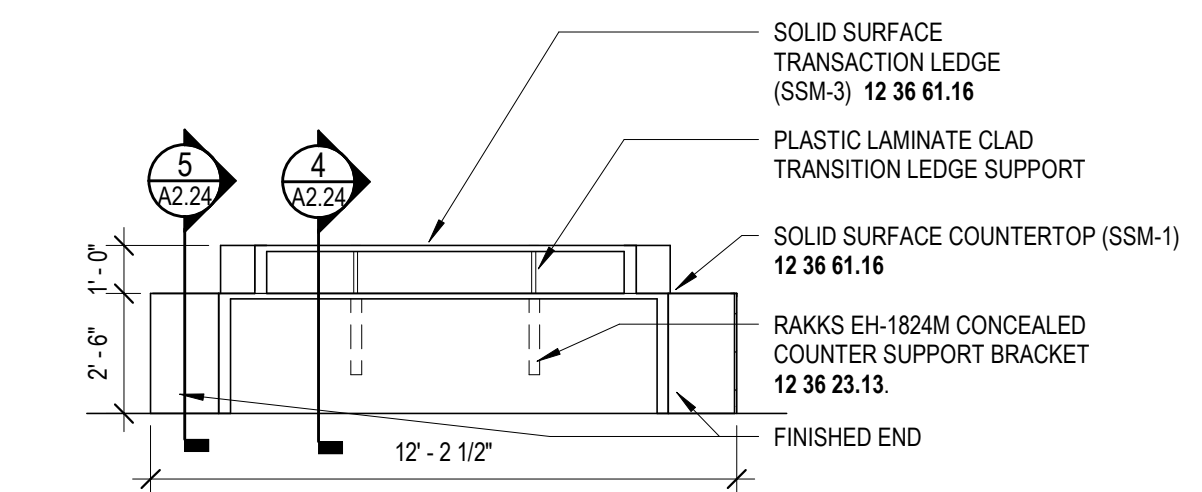
4 MILLWORK SECTION - AT TRANSACTION LEDGE SCALE: 1" = 1'-0"



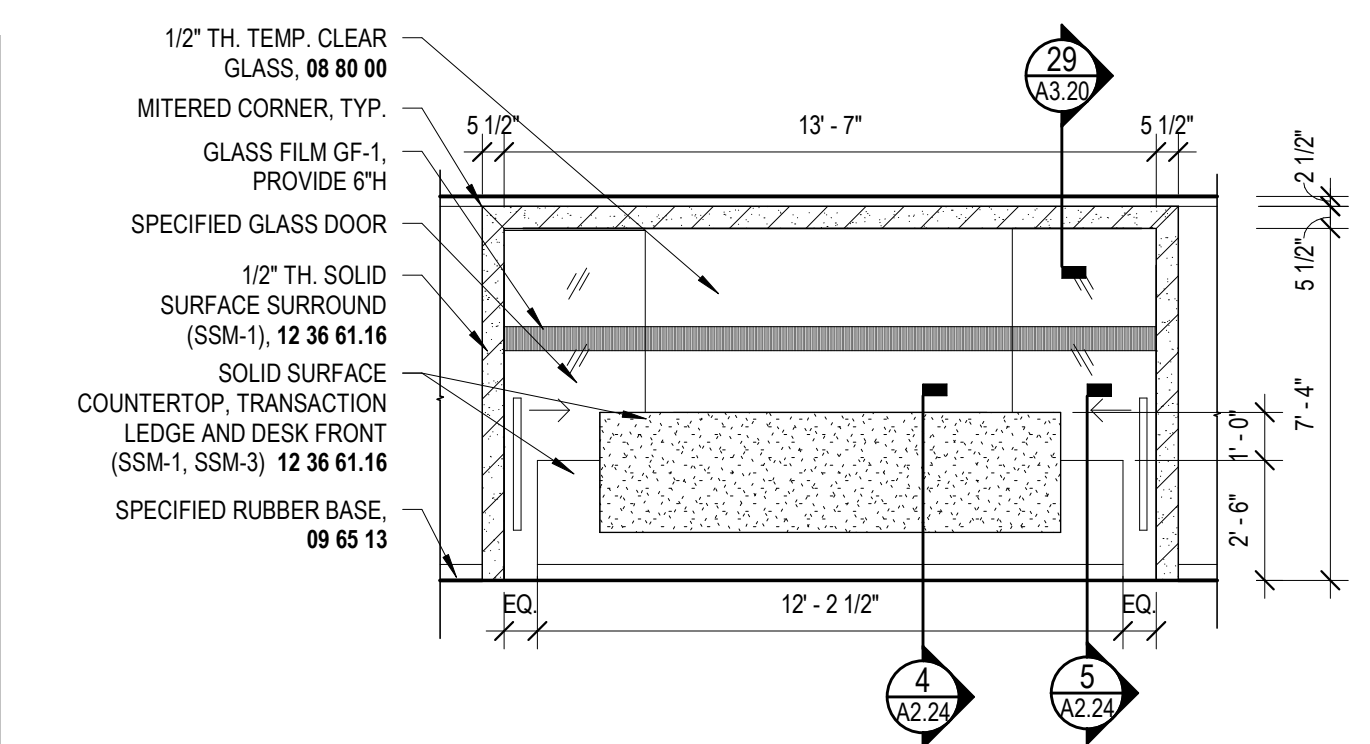
9 CONSTRUCTION PLAN - ENLARGED FISH TANK PLAN SCALE: 1/4" = 1'-0"



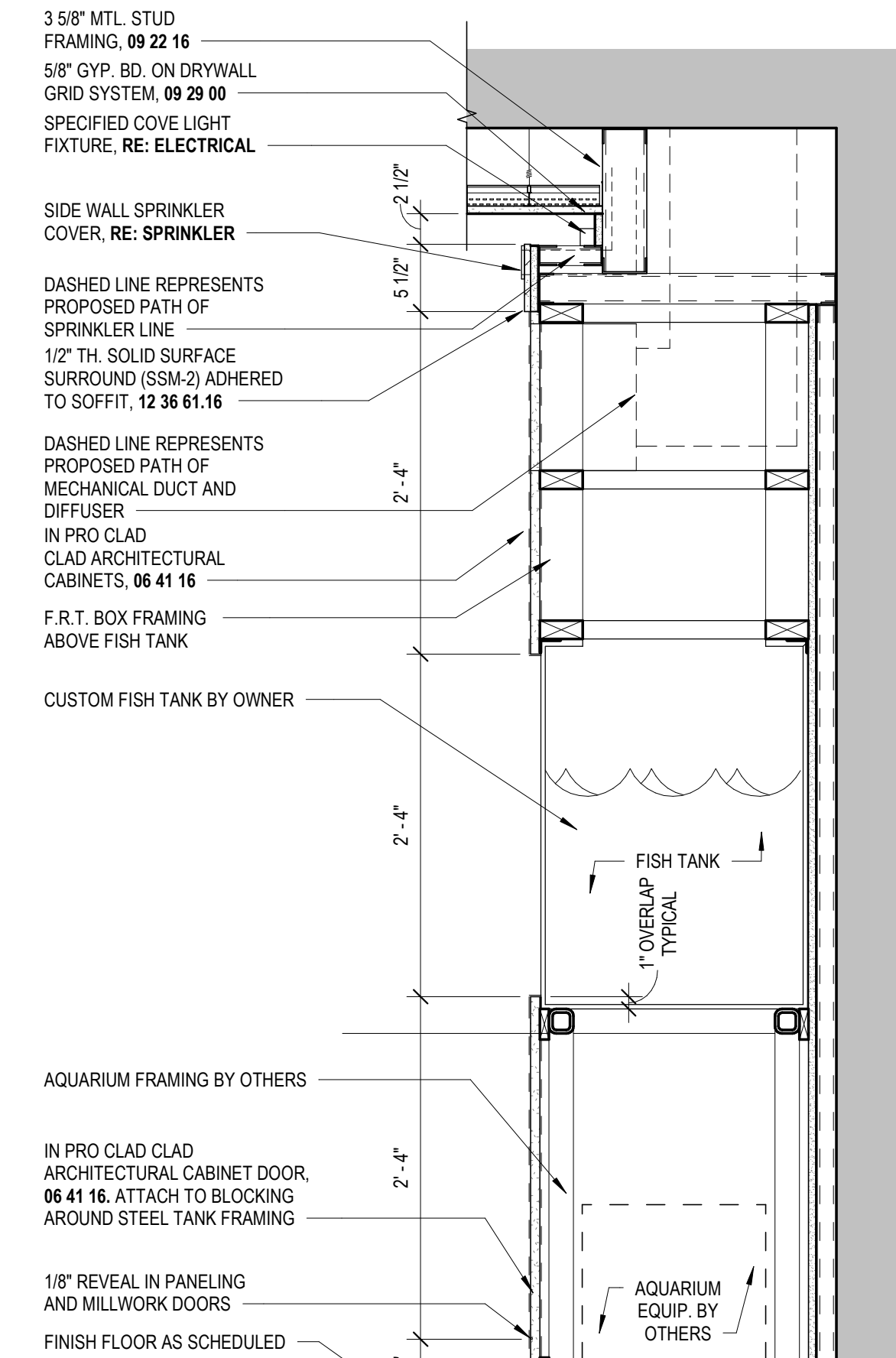
13 INTERIOR ELEVATION - AT FISH TANK SCALE: 1/4" = 1'-0"



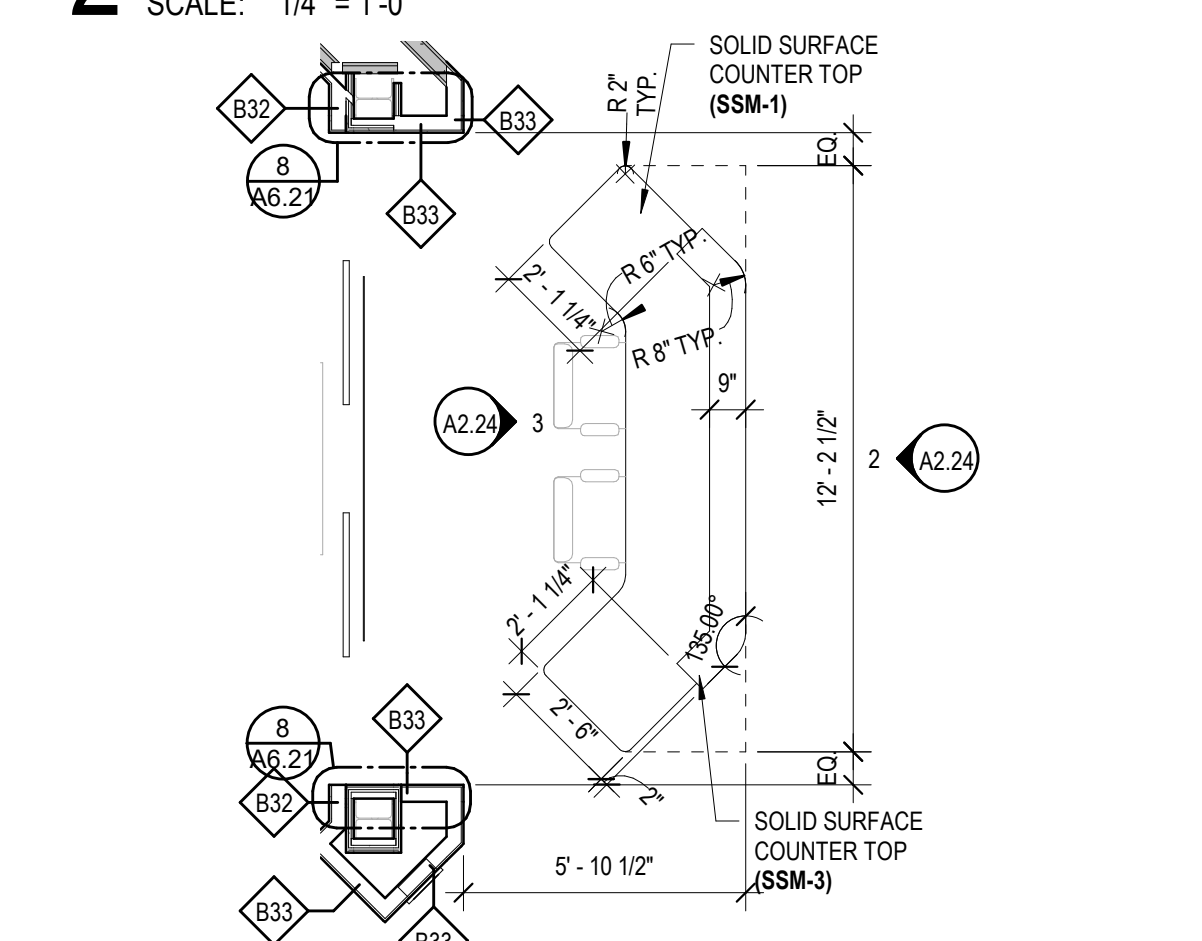
3 INTERIOR ELEVATION - NURSING CONCIERGE SCALE: 1/4" = 1'-0"



2 INTERIOR ELEVATION - NURSING CONCIERGE DESK FRONT SCALE: 1/4" = 1'-0"

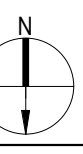


6 MILLWORK SECTION - AT FISH TANK SCALE: 1" = 1'-0"



1 ENLARGED FLOOR PLAN - NURSING CONCIERGE DESK SCALE: 1/4" = 1'-0"

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	Author
CHECKED	Checker
SCALE	As indicated
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_ACH Main Big_Secord Floor_CD_CENTRAL_2020_derrinlaga.rvt

HISTORY OF SUBMISSIONS

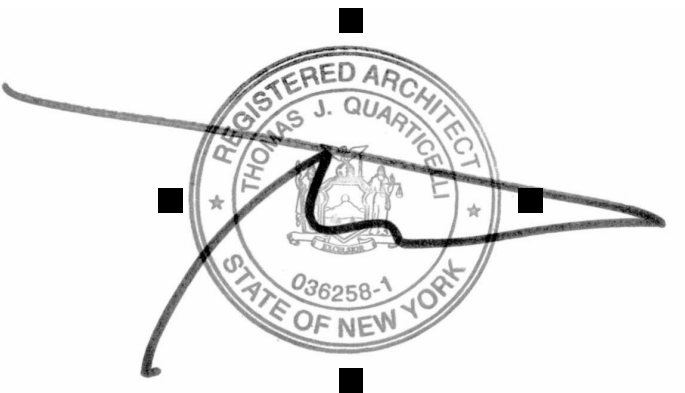
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

NURSING CONCIERGE DESK AND FISH TANK ENLARGED PLANS, ELEVATIONS AND DETAILS

A2.24

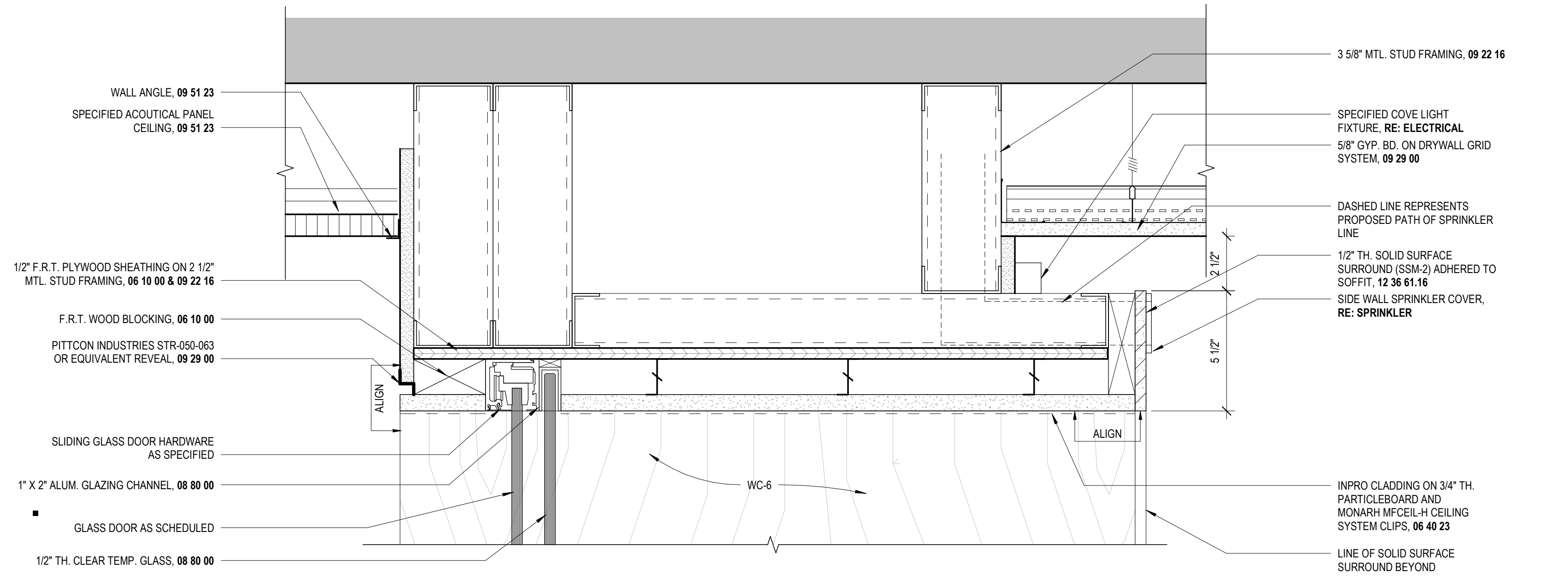


ANDRUS ON HUDSON

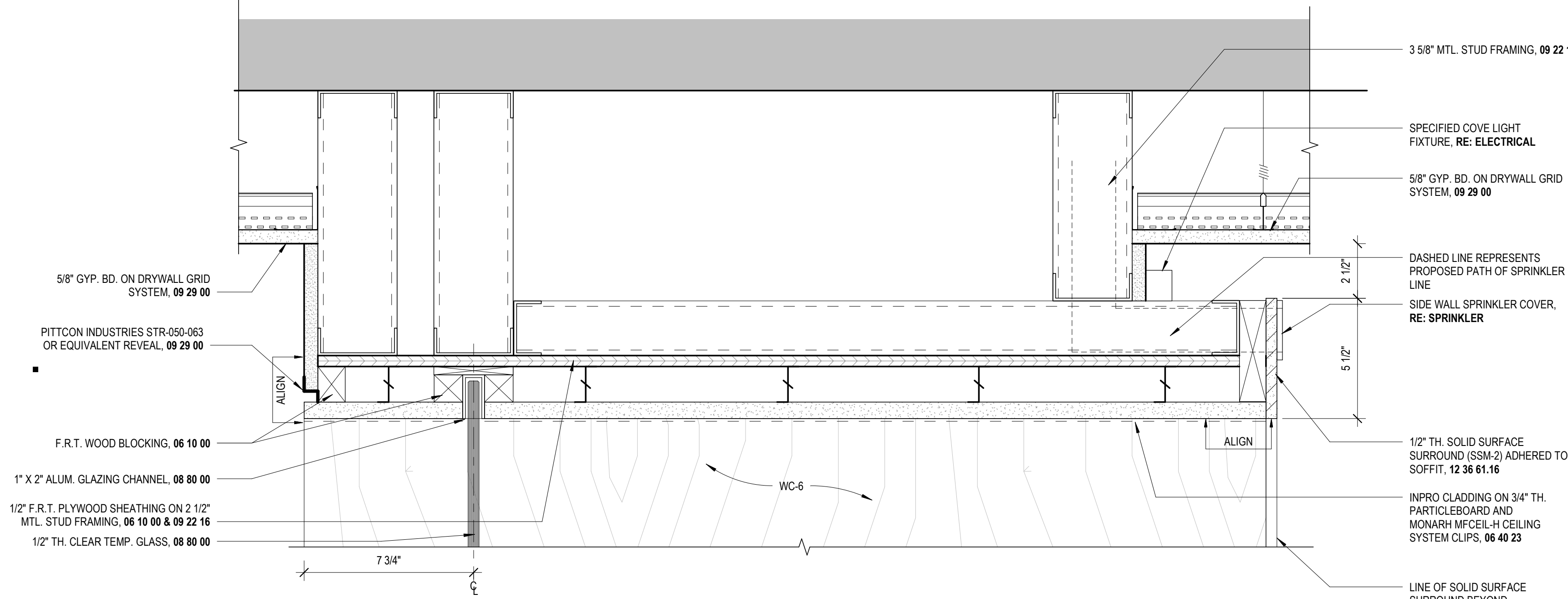
**MAIN BUILDING RENOVATIONS: 2ND FLOOR**

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

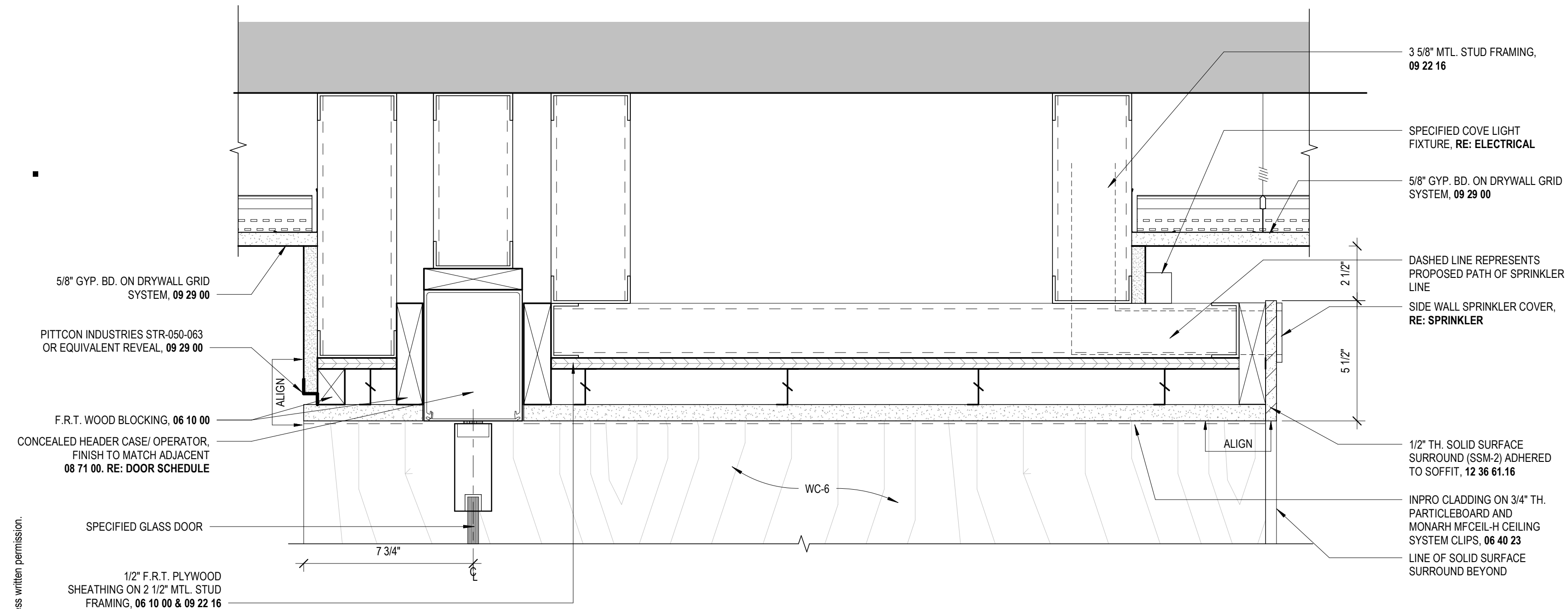
CONSULTANTS



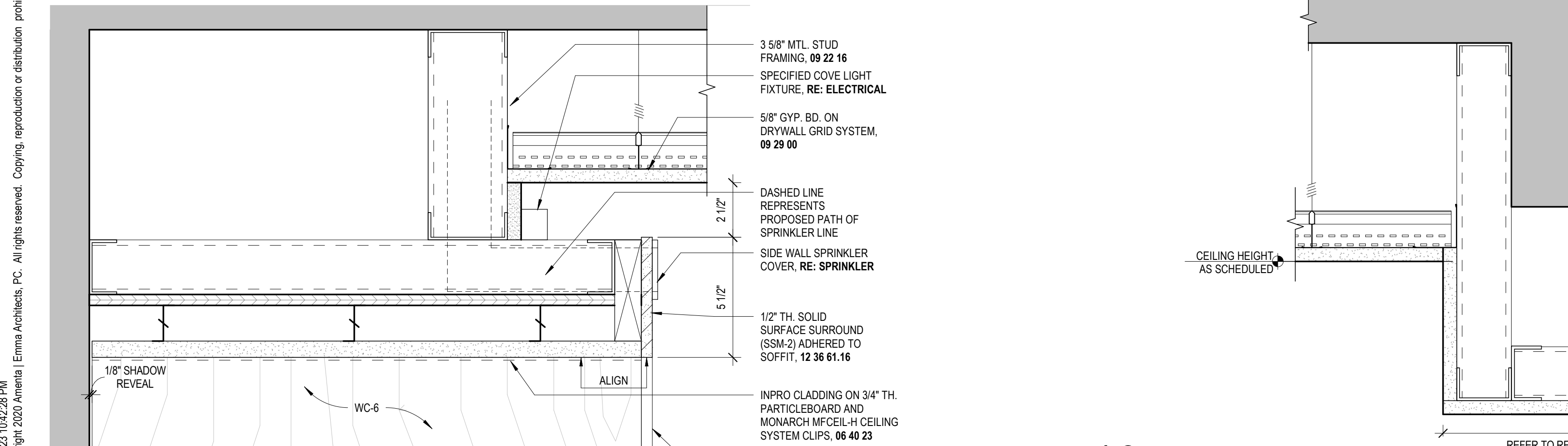
**29 HEAD DETAIL - GLASS HEAD DETAIL - CHARTING ENTRY**  
SCALE: 3" = 1'-0"



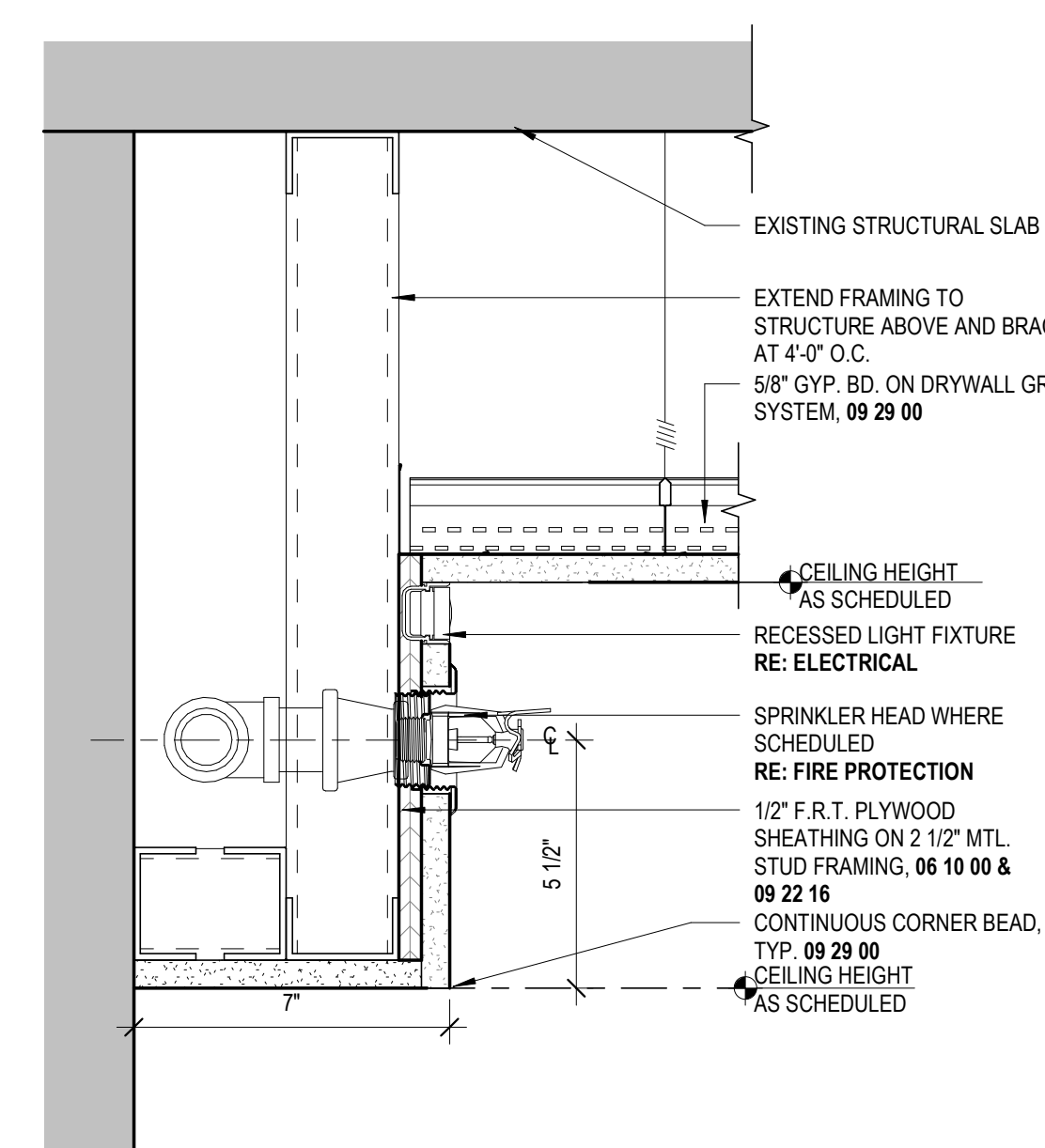
**28 HEAD DETAIL - GLASS HEAD DETAIL - PT ENTRY**  
SCALE: 3" = 1'-0"



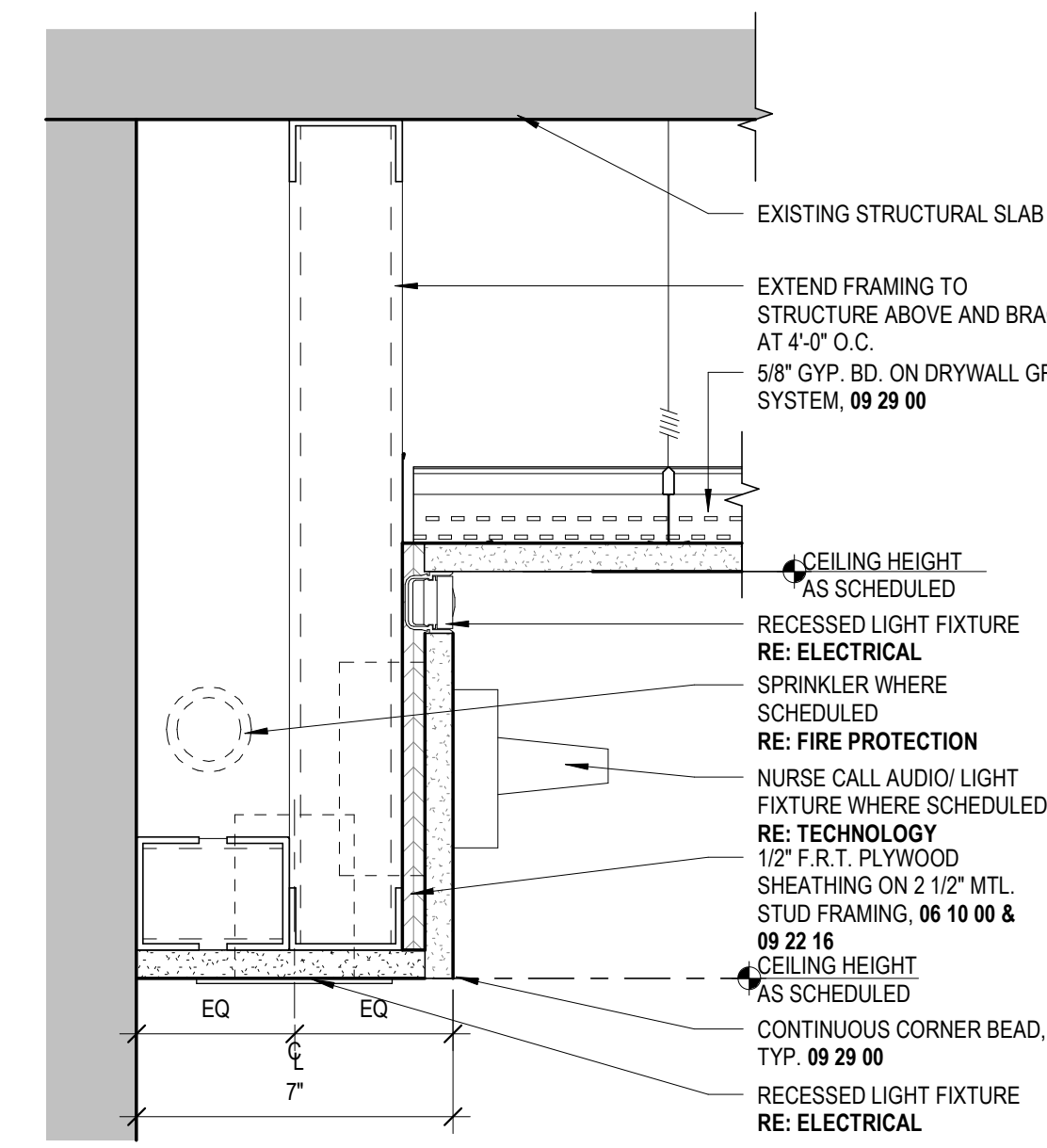
**27 HEAD DETAIL - GLASS HEAD DETAIL - PT ENTRY DOOR**  
SCALE: 3" = 1'-0"



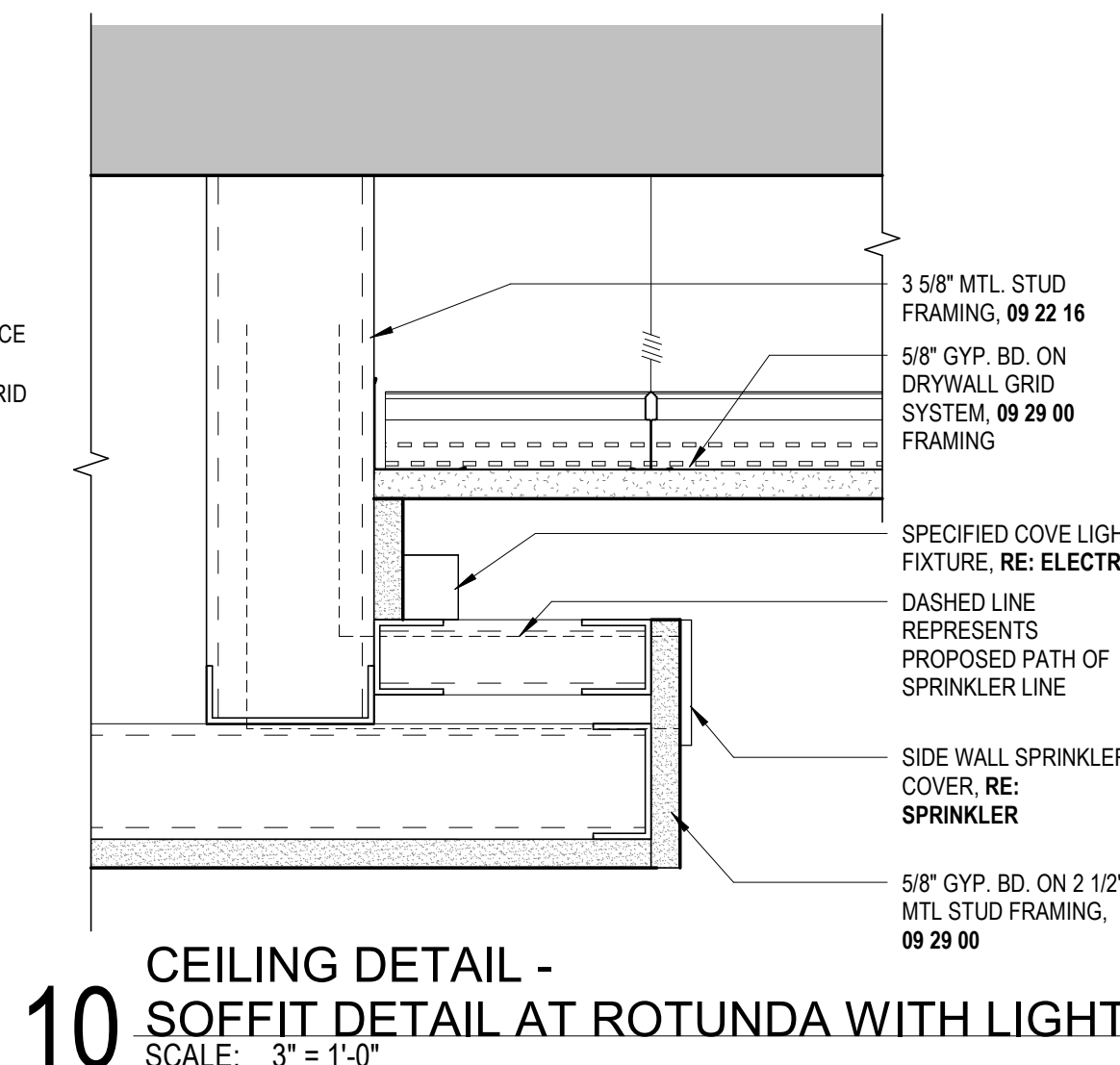
**26 HEAD DETAIL - CEILING DETAIL - ELEVATORS**  
SCALE: 3" = 1'-0"



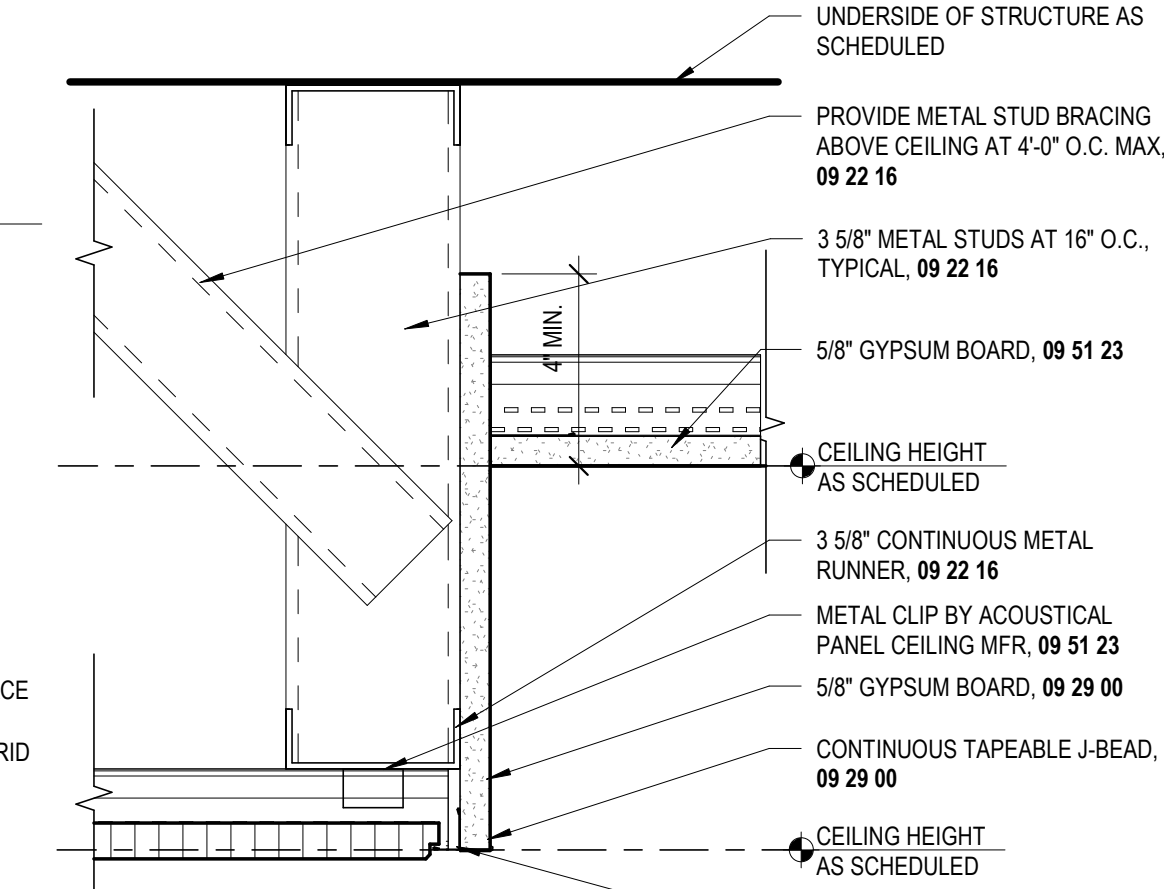
**15 CEILING DETAIL - CORRIDOR PERIMETER GWB SOFFIT**  
SCALE: 3" = 1'-0"



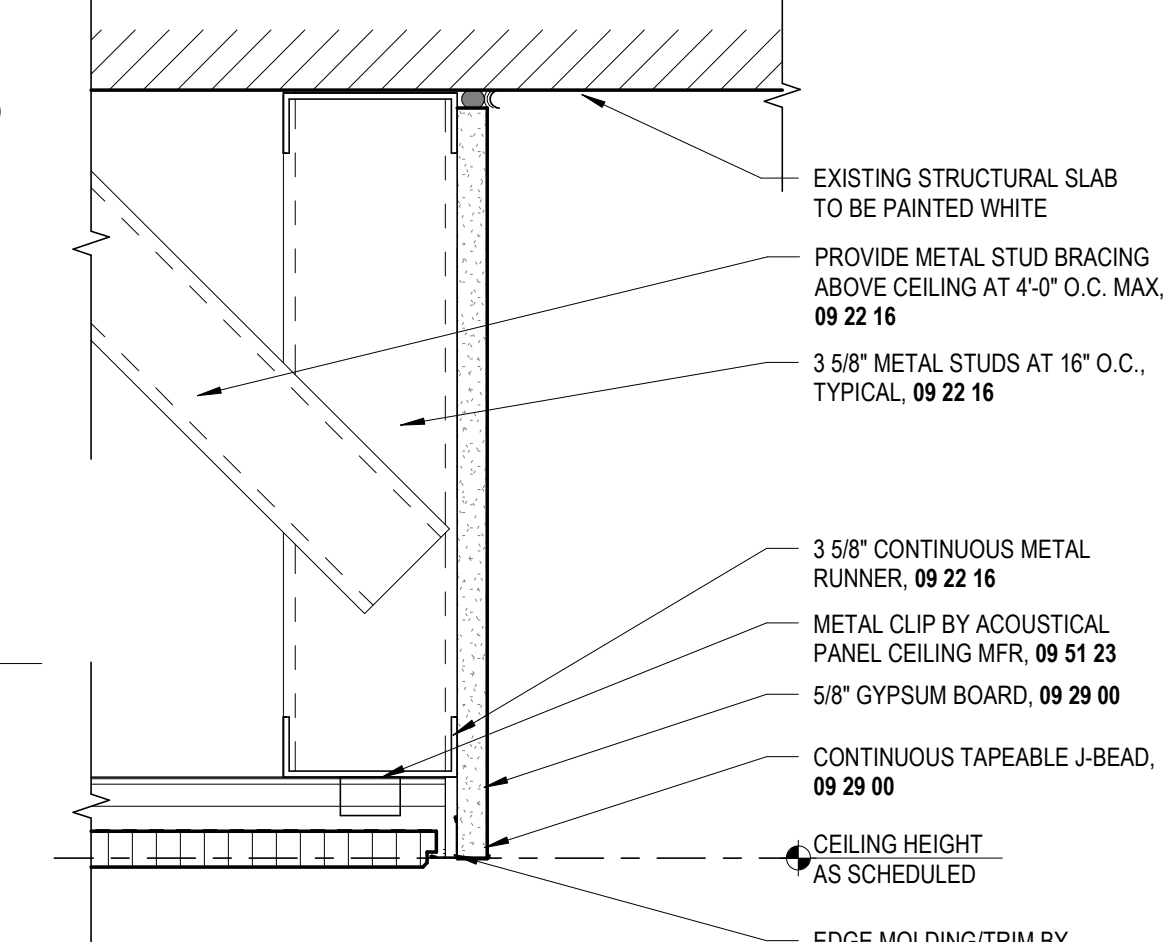
**13 CEILING DETAIL - CORRIDOR PERIMETER GWB SOFFIT 2**  
SCALE: 3" = 1'-0"



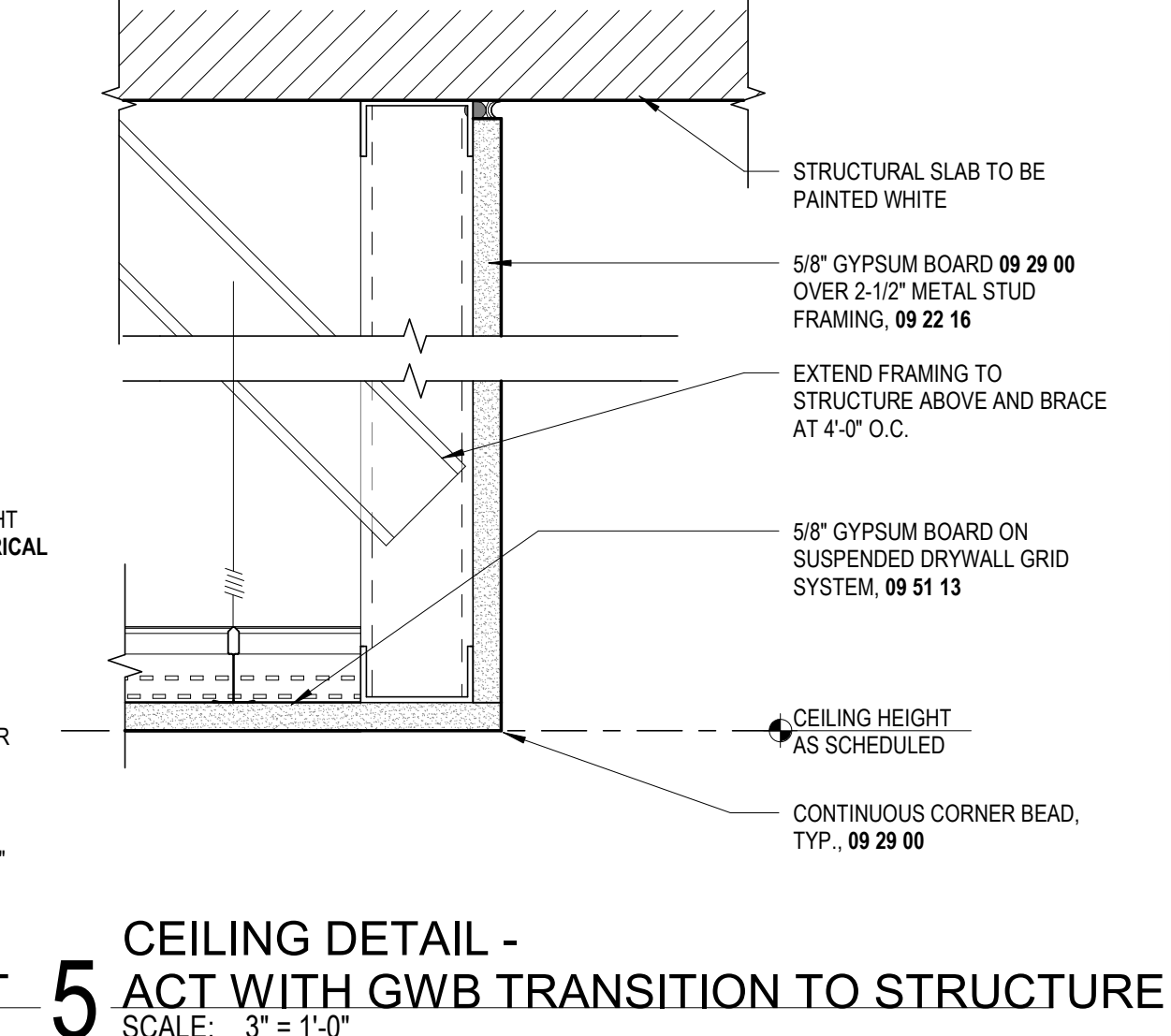
**10 CEILING DETAIL - SOFFIT DETAIL AT ROTUNDA WITH LIGHT**  
SCALE: 3" = 1'-0"



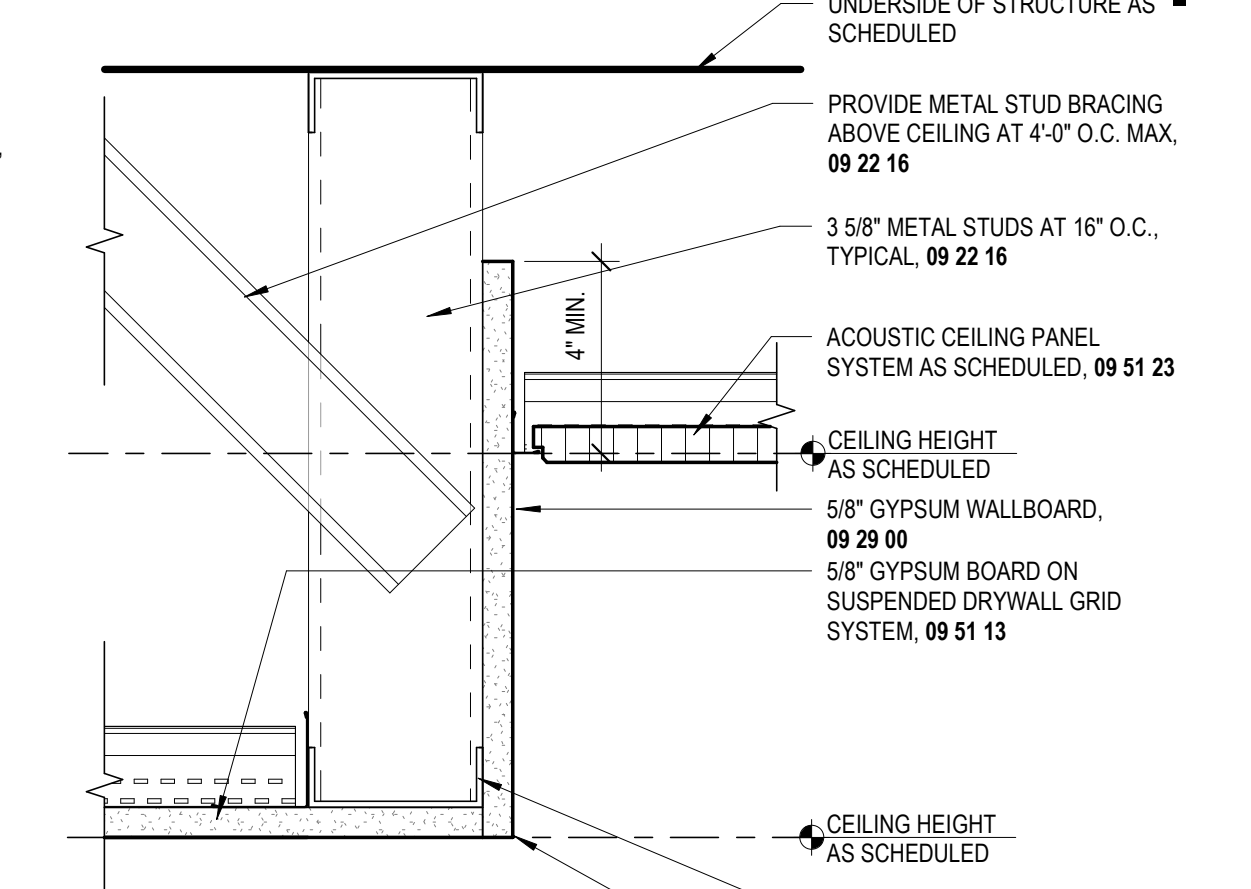
**9 CEILING DETAIL - AT ACT TO GWB TRANSITION**  
SCALE: 3" = 1'-0"



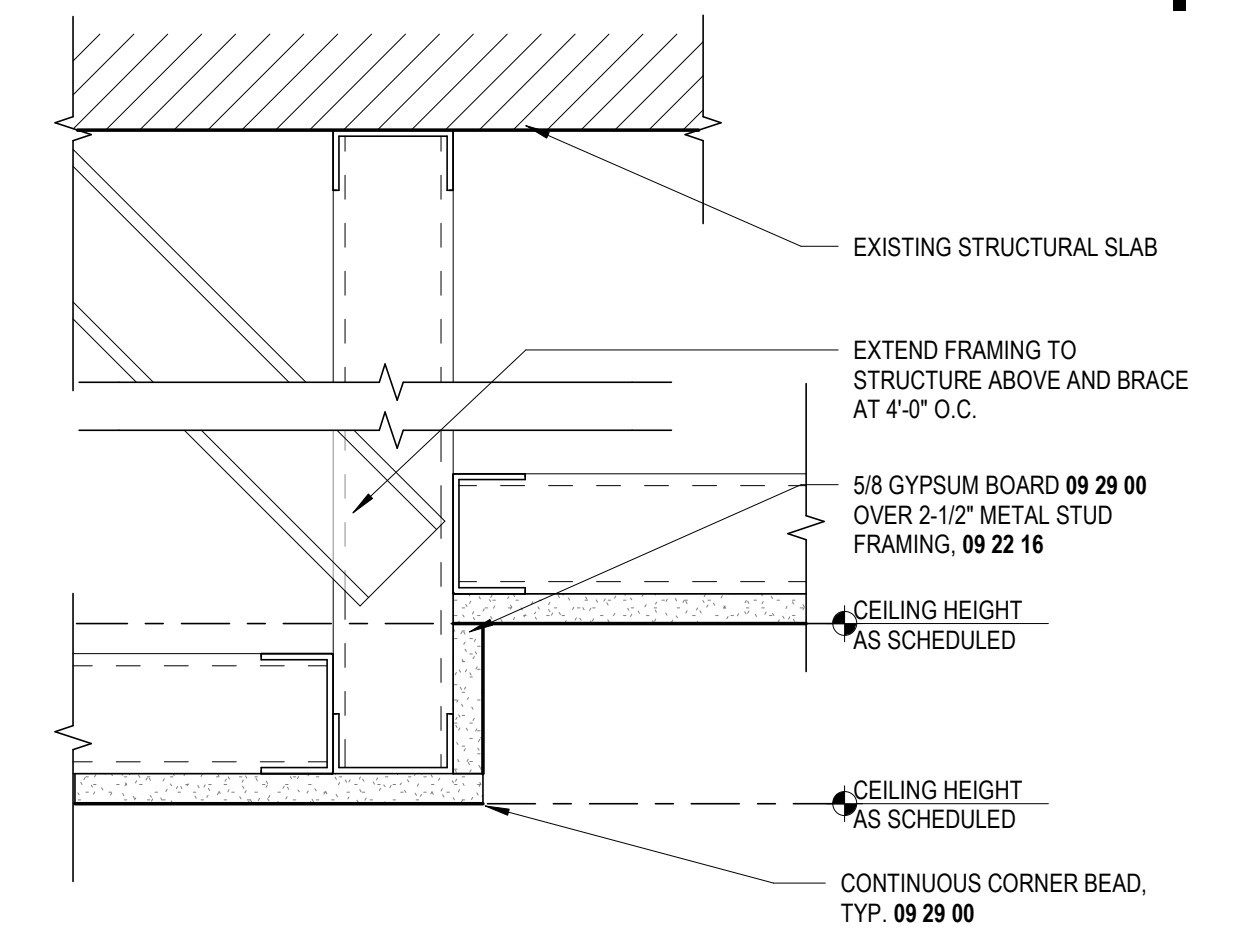
**8 CEILING DETAIL - DETAIL AT WINDOW SOFFIT**  
SCALE: 3" = 1'-0"



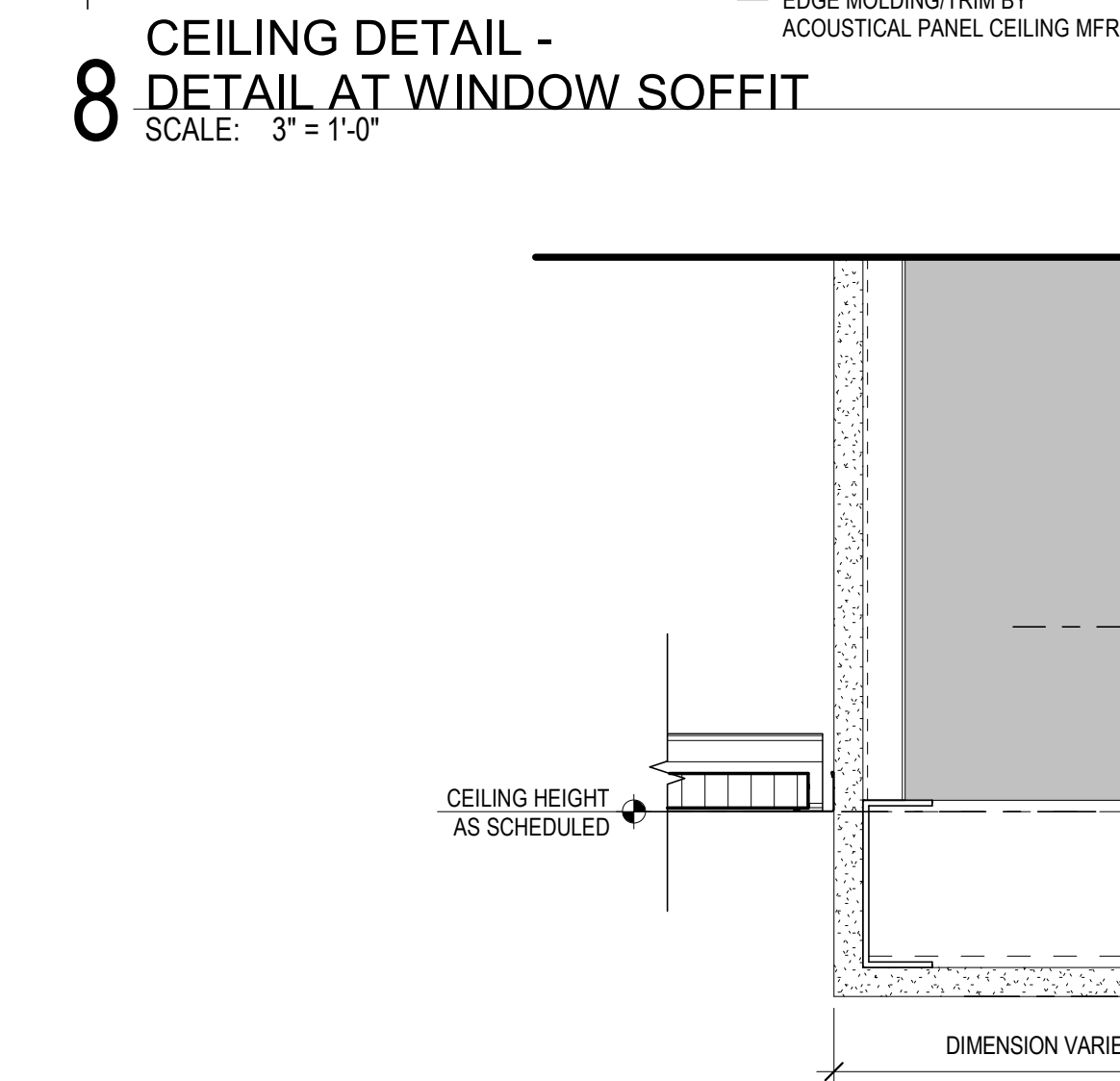
**5 CEILING DETAIL - ACT WITH GWB TRANSITION TO STRUCTURE**  
SCALE: 3" = 1'-0"



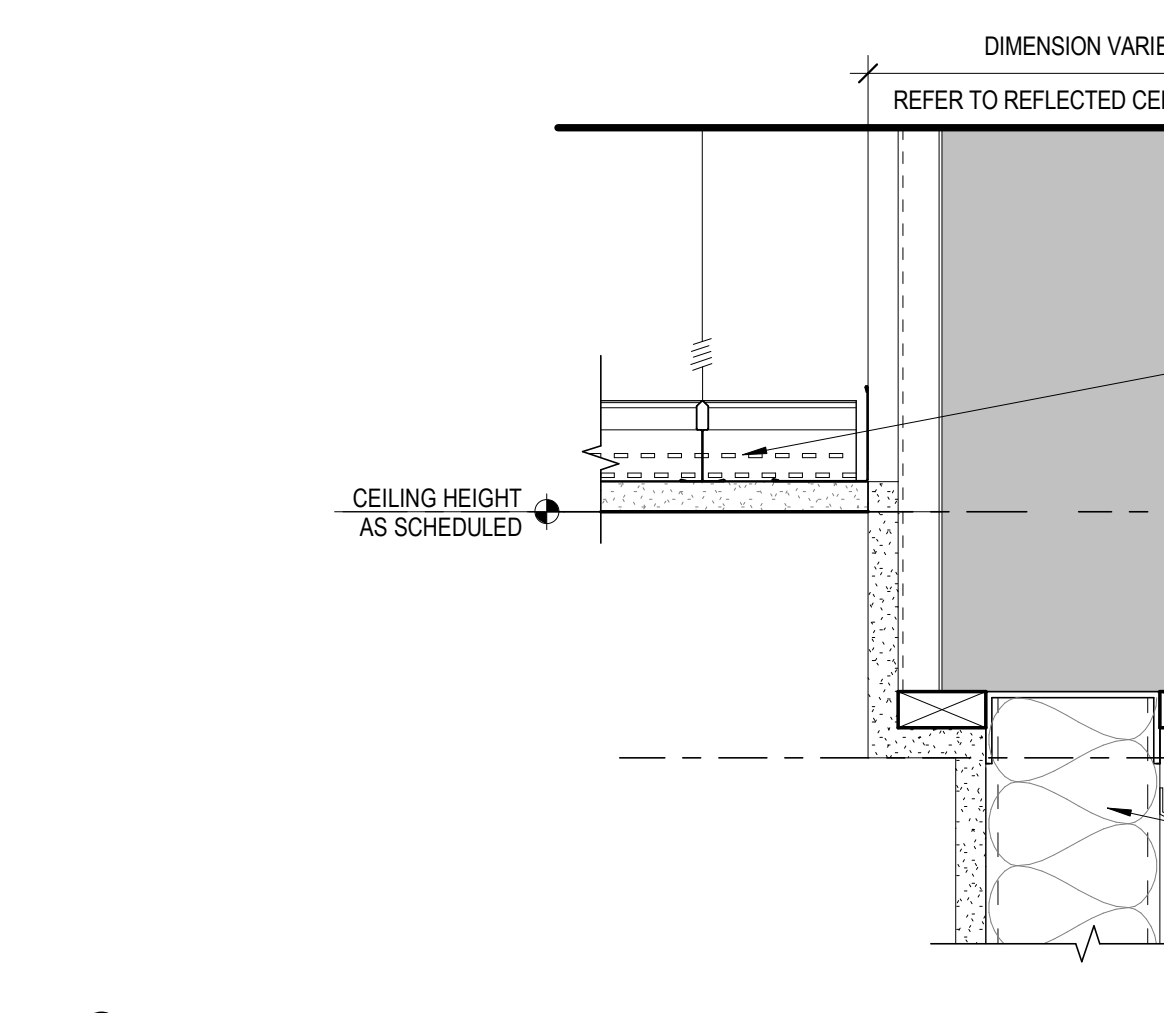
**4 CEILING DETAIL - GWB TO ACT TRANSITION**  
SCALE: 3" = 1'-0"



**3 CEILING DETAIL - GWB TRANSITION TO GWB**  
SCALE: 3" = 1'-0"

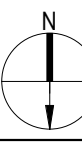


**7 CEILING DETAIL - GWB ON BEAM WITH ACT**  
SCALE: 3" = 1'-0"



**6 CEILING DETAIL - GWB ON BEAM WITH GWB**  
SCALE: 3" = 1'-0"

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	DJF
CHECKED	DJF
SCALE	3" = 1'-0"
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Big_Secord Floor_CD_CENTRAL_2020_derniflga.rvt

HISTORY OF SUBMISSIONS

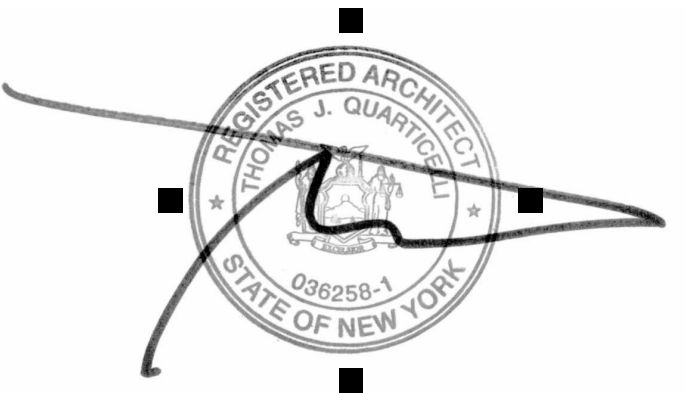
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

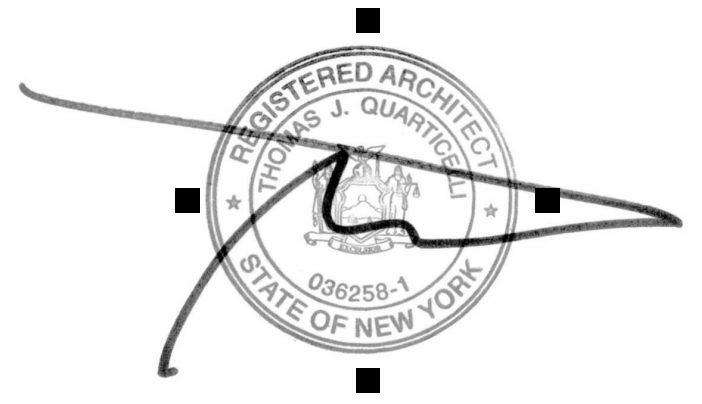
CEILING DETAILS

A3.20



**AEA DOOR AND FRAME SCHEDULE**

DOOR NO.	DOOR	FRAME				HARDWARE											REMARKS	
		ELEVATION	MATERIAL	THICKNESS	INSULATED	HEAD DETAIL	JAMB DETAIL	THRESHOLD (SILL DETAIL)	FIRE RATING (minutes)	STC RATING	ADA PUSH BUTTON	ACOUSTIC GASKET	SMOKE SEAL	WEARSTRIP	HOLD OPEN	CARD READER		CONTACTS
02 SECOND FLOOR CONSTRUCTION																		
200A	3'-0" X 7'-4"	D	GL	1 1/2"		29A3.20												9
200B	3'-0" X 7'-4"	D	GL	1 1/2"		29A3.20												9
201	3'-0" X 6'-8"	A	HM	1 3/4"	3	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
202	3'-0" X 6'-8"	A	HM	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
203	3'-0" X 6'-8"	A	HM	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
204	2'-6" X 6'-8"	A	HM	1 3/4"	1	HM	EXIST.	EXIST.										1, 2
205	3'-0" X 6'-8"	B	WD	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
206	3'-0" X 6'-8"	B	WD	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
207	3'-0" X 6'-8"	B	WD	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
208	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
206A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
209	3'-0" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
209A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
210	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
210A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
211	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
211A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
212	3'-0" X 6'-8"	B	WD	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
214	2'-6" X 6'-8"	A	HM	1 3/4"	1	HM	EXIST.	EXIST.										4, 1, 2
215	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
215A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
216	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
216A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
217	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
217A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
218	3'-0" X 6'-8"	B	WD	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
219	3'-0" X 6'-8"	B	WD	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
220	3'-0" X 6'-8"	A	HM	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	11
221	3'-0" X 6'-8"	GG	GL	1 1/2"			27A3.20											5
222A	3'-0" X 6'-8"	B	WD	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
222B	3'-0" X 6'-8"	B	WD	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
223	3'-0" X 6'-8"	A	HM	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
224	2'-6" X 6'-8"	A	HM	1 3/4"	1	HM	EXIST.	EXIST.										1, 2
225	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
225A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
226	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
226A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
227	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
227A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
228	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
228A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
229	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
229A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
230	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
230A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
231	3'-0" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
231A	3'-0" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
232	3'-0" X 6'-8"	A	HM	1 3/4"	1	HM	EXIST.	EXIST.										1, 2
234	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
234A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
235	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
235A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
236	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
236A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
237	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
237A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
238	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
238A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
240	3'-6" X 6'-8"				3	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
241	3'-0" X 6'-8"	A	HM	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
242	3'-8" X 6'-8"	A	HM	1 3/4"	1	HM	EXIST.	EXIST.										1, 2
243	2'-6" X 6'-8"	A	HM	1 3/4"	1	HM	EXIST.	EXIST.										1, 2
244	3'-6" X 6'-8"				3	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
245	3'-0" X 6'-8"	A	HM	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
246	3'-0" X 6'-8"	B	WD	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
247	3'-8" X 6'-8"	A	HM	1 3/4"	3	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
248	3'-0" X 6'-8"	A	HM	1 3/4"	1	HM	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	10
249	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
249A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
250	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
250A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/16.00	9/16.20									7
251	3'-8" X 6'-8"	B	WD	1 3/4"	2	HM	9/16.00	4/16.00	9/16.20									7
251A	3'-2" X 6'-8"	C	WD	1 3/4"		HM	10/16.00	5/1										

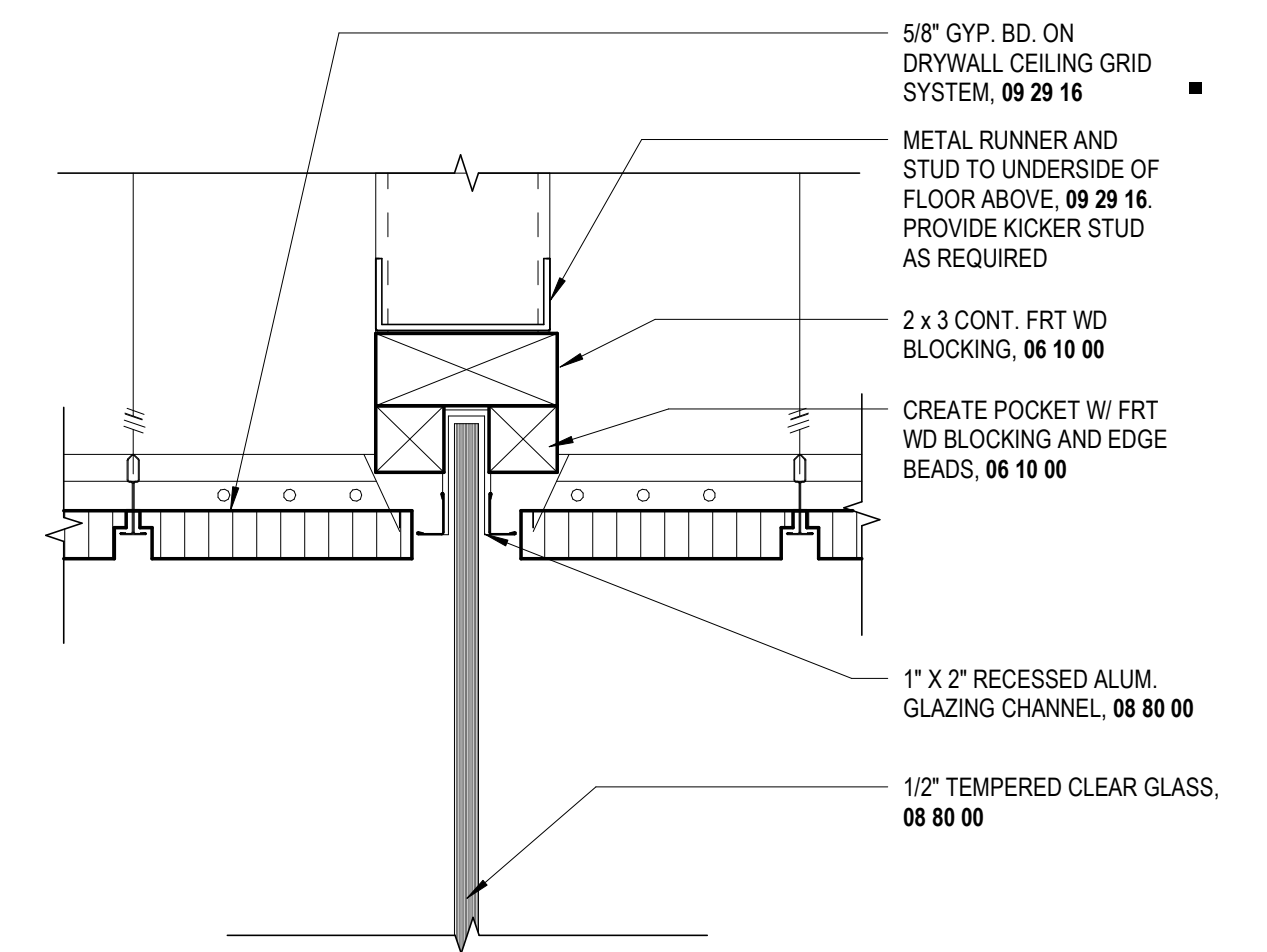


ANDRUS ON HUDSON

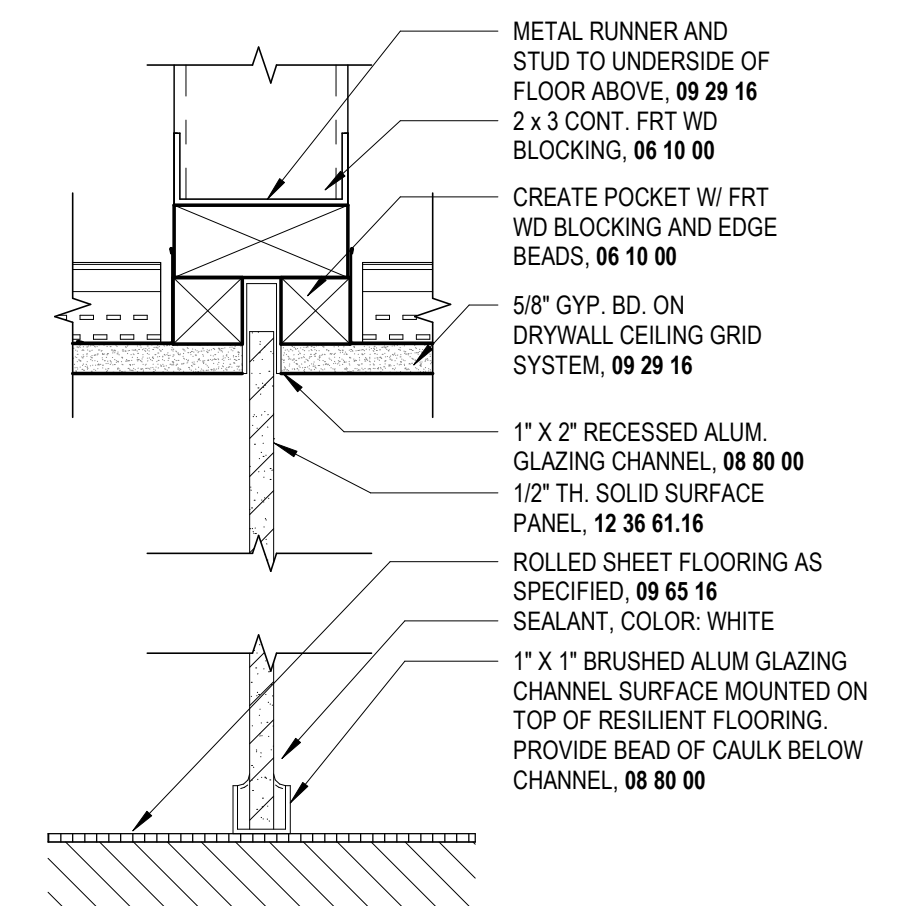
MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

CONSULTANTS

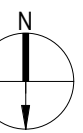


**2** DETAIL - AT GLASS HEAD  
SCALE: 3" = 1'-0"



**1** DETAIL - SOLID SURFACE DIVIDER HEAD/SILL  
SCALE: 3" = 1'-0"

KEY PLAN



PROJECT DATA

PROJECT NUMBER M22005c  
CURRENT SUBMISSION DATE 10.27.2023  
DRAWN DJF  
CHECKED DJF  
SCALE 3" = 1'-0"  
FILE REFERENCE C:\Users\DJF\Documents\M22005c\_AOH Main  
Floor\_CD\_CENTRAL\_2020\_derrin.fga.rvt

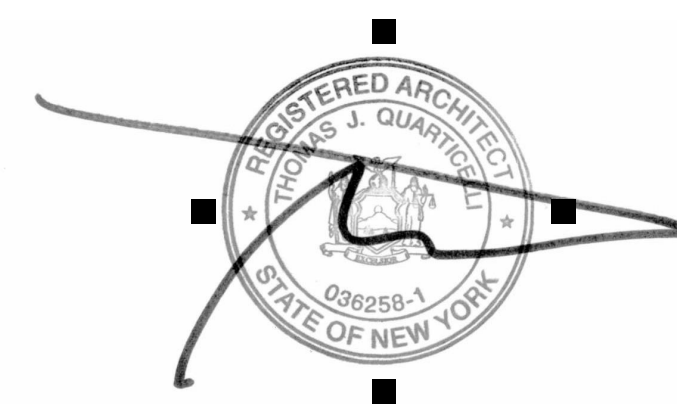
HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

TYPICAL OPENING DETAILS



ANDRUS ON HUDSON

MAIN BUILDING RENOVATIONS: 2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

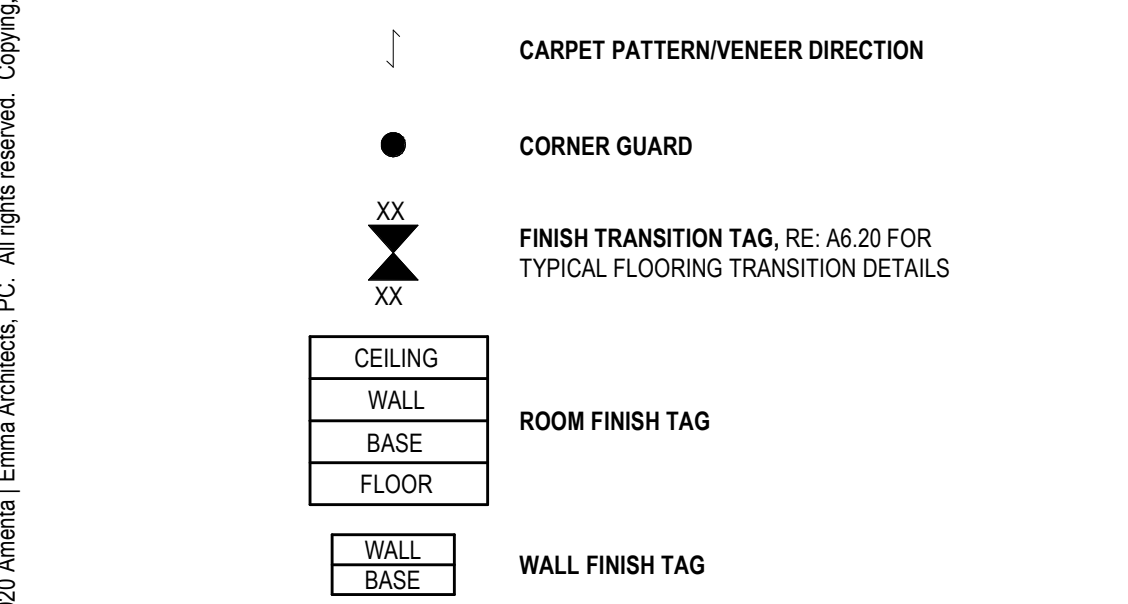
CONSULTANTS

PAINT (P)		09 91 23		TILE		09 30 13		CARPET - TILE (CPT)		09 68 13	
P-1	TYPICAL WALL MANUFACTURER: BENJAMIN MOORE COLOR: OC-17 WHITE DOVE FINISH: MATTE	WT-1	RESIDENT BATH ACCENT WALL TILE MANUFACTURER: DALTILE TYPE: CERAMIC SIZE: 3 X 6 COLOR: ARCTIC WHITE 0190 PATTERN: RUNNING BOND	CPT-1	OFFICE AND CONFERENCE MANUFACTURER: INTERFACE STYLE: OPEN AIR 401 COLOR: 10678 NATURAL SIZE: 25 CM X 1 METER						
P-1A	TYPICAL DOOR/TRIM MANUFACTURER: BENJAMIN MOORE COLOR: OC-17 WHITE DOVE FINISH: SEMI GLOSS	WT-2	TYPICAL RESTROOM WALL TILE MANUFACTURER: CASALGRANDE PADANA STYLE: NATURAL, POLISHED SIZE: 12X24 COLOR: THASSOS PATTERN: RUNNING BOND	ACOUSTICAL CEILING TILE (ACT) 09 51 23							
P-2	ACCENT PAINT - GRAY MANUFACTURER: SHERWIN WILLIAMS COLOR: LIGHT FRENCH GRAY FINISH: MATTE	FT-1	TYPICAL RESTROOM FLOOR TILE MANUFACTURER: PROSPEC STYLE: OMNIA SERIES SIZE: 12X12 COLOR: BOTTICINO (BEIGE), SMALL GRAY	ACT-1 MANUFACTURER: ARMSTRONG PRODUCT: OPTIMA 24 X 24 REGULAR ACOUSTICAL PANEL 5/8" THICKNESS COLOR: WHITE GRID: SUPRAFINE 9/16" EXPOSED TEE SUSPENSION SYSTEM ACT-2 MANUFACTURER: ARMSTRONG PRODUCT: OPTIMA 24 X 48 REGULAR ACOUSTICAL PANEL 5/8" THICKNESS COLOR: WHITE GRID: SUPRAFINE 9/16" EXPOSED TEE SUSPENSION SYSTEM							
P-2A	ELEVATOR DOOR/TRIM MANUFACTURER: SHERWIN WILLIAMS COLOR: LIGHT FRENCH GRAY FINISH: MATTE	TB-1	RESTROOM TILE BASE AT FT-1 MANUFACTURER: PROSPEC STYLE: OMNIA SERIES, 12X6 COVE BASE, PROVIDE "REL" BASE ALONG DOOR JAMB AND HEAD PER DOOR DETAIL COLOR: TO MATCH FLOOR COLOR	VINYL COMPOSITION TILE (VCT) 09 65 00							
P-3	ACCENT PAINT - OFFICES, TYP. MANUFACTURER: SHERWIN WILLIAMS COLOR: SW-0023 PEWTER TANKARD FINISH: MATTE	WALLCOVERING (WC) 09 72 16		VCT-1 SERVICE ROOMS MANUFACTURER: ARMSTRONG STYLE: EXCELON - CROWN TEXTURE COLOR: 12" X 12" STERLING							
P-4	CEILING - DARK BLUE MANUFACTURER: SHERWIN WILLIAMS COLOR: FAVORITE JEANS SW 9147 FINISH: MATTE	WC-1	RESIDENT ROOM HEAD WALL MANUFACTURER: WOLF GORDON STYLE: MACHO COLOR: SMOKE MAO 7-4152	PLASTIC LAMINATE (PL) 06 41 16, 12 36 23 13							
P-5	CEILING - MEDIUM BLUE MANUFACTURER: SHERWIN WILLIAMS COLOR: FADED FLAXFLOWER SW 9146 FINISH: MATTE	WC-2	RESIDENT BATHROOM MANUFACTURER: ALTRO STYLE: WHITEROCK COLOR: CESCO 53	NOTE: COLORCORE 2 PRODUCT IS THROUGH BODY HIGH PRESSURE PLASTIC LAMINATE WITH NO DARK EDGE PL-1 TYPICAL CABINETS MANUFACTURER: FORMICA STYLE: COLORCORE 2 COLOR: FOLKSTONE 927C-58 FINISH: MATTE PL-2 WOOD-LOOK CABINETS MANUFACTURER: SURFACE MATERIALS - LAB DESIGNS STYLE: FRUITWOOD WA306 LS FINISH: MATTE PL-3 WOOD-LOOK CABINETS - SALON MANUFACTURER: LAB DESIGNS STYLE: MATTE FINISH COLOR: VNB10 NIZZA DI LEGNO PL-4 WOOD-LOOK CABINETS - EXAM MANUFACTURER: SURFACE MATERIALS - LAB DESIGNS STYLE: FRUITWOOD WA306 LS							
P-6	CEILING - BLUE MANUFACTURER: SHERWIN WILLIAMS COLOR: SLEEPY HOLLOW SW 9145 FINISH: MATTE	WC-3	SUPPORT SPACES TYP. AND SERV. CORRIDOR MANUFACTURER: ALTRO STYLE: WHITEROCK COLOR: STANDARD WHITE 104	SSM-1 TYPICAL COUNTERS, DIVIDER PANELS AND PPE STATIONS MANUFACTURER: CORIAN COLOR: COCONUT OIL 9100GS THICKNESS: 1/2" SSM-2 TYPICAL RESIDENT ENTRY TRIM MANUFACTURER: CORIAN COLOR: TITANIUM GRAY 9222SS THICKNESS: 1/2" SSM-3 CONCEERGE DESK MANUFACTURER: FORBO COLOR: PEARL SOAPSTONE 9196CS THICKNESS: 1/2" SSM-4 SALON COUNTERS MANUFACTURER: CORIAN COLOR: DOMINO TERRAZZO THICKNESS: 1/2"							
P-7	CEILING - LIGHT BLUE MANUFACTURER: SHERWIN WILLIAMS COLOR: MOONMIST SW 9144 FINISH: MATTE	WC-4	NOT USED	SOLID SURFACE (SSM) 12 36 61 16							
P-8	CEILING - PALE BLUE MANUFACTURER: SHERWIN WILLIAMS COLOR: HINTING BLUE FINISH: MATTE	WC-5	ACCENT MANUFACTURER: INPRO STYLE: DOVE GRAY 0106	QZ-1 RESTROOM COUNTERTOP AND BACKSPLASH MANUFACTURER: CAESARSTONE COLOR: 2370 MOCHA THICKNESS: 3/4"							
P-9	CEILING - PALE GRAY MANUFACTURER: SHERWIN WILLIAMS COLOR: MISTY FINISH: MATTE	WC-6	ACCENT MANUFACTURER: INPRO STYLE: NATURAL MAPLE 0531	QUARTZ (QZ) 12 36 61 16							
P-10	NOT USED	WC-7	ALTERNATE #2- CORRIDOR WALL PROTECTION MANUFACTURER: INPRO STYLE: FEATHER	GLASS FILM (GF) 08 87 00							
P-11	WALLS - SALON / MEDICAL EXAM MANUFACTURER: BENJAMIN MOORE COLOR: OC-117 SIMPLY WHITE FINISH: MATTE	WC-8	SALON ACCENT WALL MANUFACTURER: PHILLIP JEFFERIES STYLE: OASIS COLOR: HUSHED AQUA ON WHITE VINYL WASH	GF-1 CHART ROOM AND PHYSICAL THERAPY MANUFACTURER: 3M STYLE: FASARA - STRIPE SH2PTSTR COLOR: STRING REVERSE GF-2 BATHER WINDOWS MANUFACTURER: 3M STYLE: FASARA - FROST/MATTE COLOR: MILKY WHITE							
P-12	WALLS - SALON ACCENT PAINT MANUFACTURER: BENJAMIN MOORE COLOR: HC-146 WEDGEWOOD GRAY FINISH: MATTE	RESILIENT SHEET FLOORING (RSF)		BY OTHERS: CORRIDOR ACOUSTICAL ARTWORK ART-1 CORRIDORS MANUFACTURER: OVERTONE ACOUSTICS STYLE: CUSTOM CANVAS ART PANELS DESIGNATION: ***** NOTE: NOT IN SCOPE							
P-13	WALLS - SALON ACCENT PAINT MANUFACTURER: BENJAMIN MOORE COLOR: HC-166 KENDAL CHARCOAL FINISH: MATTE	RSF-1	NOT USED								
P-14	WALLS - ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: EGRET WHITE SW970 FINISH: MATTE	RSF-2	ROTUNDA AND SERVICE AREAS MANUFACTURER: FORBO STYLE: MARMOLEUM REAL COLOR: SERENE GREY 3146								
BASE 09 65 13				RSF-3	RESIDENT BATHROOMS AND BATH						
NOTE: PROVIDE STRAIGHT BASE AT CARPET AND WOOD FLOORING; PROVIDE COVE BASE AT RESILIENT FLOORING				RSF-4	EXAM ROOM MANUFACTURER: JOHNSONITE STYLE: TONALI COLOR: 205 RUSTIC PATHWAY SIZE: 6.5" WIDE						
RB-1	AT P-1 LOCATIONS, TYPICAL MANUFACTURER: JOHNSONITE STYLE: 4" RUBBER BASE, 12" CONTINUOUS ROLL, 09 65 13 COLOR: TO MATCH P-1 WALL COLOR	LUXURY VINYL TILE (LVT) 09 65 19									
RB-2	AT P-2 LOCATIONS, TYPICAL MANUFACTURER: JOHNSONITE STYLE: 4" RUBBER BASE, 12" CONTINUOUS ROLL, 09 65 13 COLOR: TO MATCH P-2 WALL COLOR	LVT-1	RESIDENT CORRIDORS AND ROOMS, PT AND ELEVATOR ENTRANCES MANUFACTURER: SHAW CONTRACT STYLE: BRANCHING OUT 5.0mm ACOUSTIC COLOR: SIZE: 6" x 48", 20mil, 5.0mm								
RB-3	AT P-3 LOCATIONS, TYPICAL MANUFACTURER: JOHNSONITE STYLE: 4" RUBBER BASE, 12" CONTINUOUS ROLL, 09 65 13 COLOR: TO MATCH P-3 WALL COLOR	LVT-2	SALON MANUFACTURER: SHAW CONTRACT STYLE: SOLITUDE COLOR: COCOA 48103 SIZE: 6" x 48" INSTALLATION: BRICK								
RB-4	AT P-10 LOCATIONS, TYPICAL MANUFACTURER: JOHNSONITE STYLE: 4" RUBBER BASE, 12" CONTINUOUS ROLL, 09 65 13 COLOR: TO MATCH P-10 WALL COLOR	LVT-3	CORRIDOR ACCENT MANUFACTURER: SHAW CONTRACT STYLE: COMPOUND 5 0 COLOR: 4" RUBBER BASE, 12" CONTINUOUS ROLL, 09 65 13 SIZE: 24" X 24", 20mil, 5.0mm								
RB-5	AT P-11 LOCATIONS, TYPICAL MANUFACTURER: JOHNSONITE STYLE: 4" RUBBER BASE, 12" CONTINUOUS ROLL, 09 65 13 COLOR: TO MATCH P-11 WALL COLOR	TACKBOARD (TB)									
RB-6	AT P-12 LOCATIONS, TYPICAL MANUFACTURER: JOHNSONITE STYLE: 4" RUBBER BASE, 12" CONTINUOUS ROLL, 09 65 13 COLOR: TO MATCH P-12 WALL COLOR	TB-1	TACKBOARD MANUFACTURER: FORBO STYLE: BULLETIN BOARD COLOR: TO BE SELECTED BY ARCHITECT SIZE: 48" X 80"								
SSB-1	TYPICAL CORRIDOR BASE MANUFACTURER: CORIAN COLOR: COCONUT OIL 9100GS										

CORRIDOR HANDRAIL  
HR-1 CORRIDORS  
MANUFACTURER: INPRO  
STYLE: OVAL  
COLOR: STAINLESS STEEL 900SS0  
DESIGNATION: \_\_\_\_\_

- FLOOR MUST BE CLEAR OF ALL DUST AND DEBRIS PRIOR TO FLOORING INSTALLATION TO INSURE PROPER ADHESION TO SLAB
- FLOORING SUBCONTRACTOR SHALL PATCH/REPAIR ANY CRACKS, DEVIATIONS, AND ROUGH SURFACES ON ENTIRE CONCRETE SLAB PRIOR TO INSTALLATION OF FLOORING MATERIALS.
- WHERE FLOOR FINISHES CHANGE AT A DOOR, THE LINE OF TRANSITION SHALL BE AT THE CENTERLINE OF THE DOOR.
- FLOORING SUBCONTRACTOR TO PROPERLY FLASH PATCH FLOOR SLAB PRIOR TO INSTALLATION OF FLOORING MATERIALS.
- CONTRACTOR SHALL INSTALL BASE ON ALL PARTITIONS, COLUMNS, CABINET BASES, COLOR AS SPECIFIED IN LEGEND, U.O.N.
- ALL SEAMS & TOP COATED SEALERS MUST BE PROVIDED BY MANUFACTURER FOR DURABILITY.
- ALL FINISHES SHALL BE APPLIED/INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS OR INSTRUCTIONS.
- ALL WALLS TO RECEIVE PAINT P-1, U.O.N.
- ALL FLOORS TO RECEIVE LVT-1, U.O.N.
- ALL BASE TO BE SSB-1, U.O.N.
- ALL EXISTING WINDOW TRIM AND SILLS SHALL BE PREPPED AND PAINTED P-1A.
- ALL H.M. DOORS AND FRAMES, NEW AND EXISTING, SHALL BE PAINTED WITH P-1A (SEMI-GLOSS), U.O.N.
- ALL SUBCONTRACTORS SHALL REVIEW THE EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES OR CONFLICTIONS TO THE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE GLAZING FILM GF-1 AT ALL NEW INTERIOR GLAZING, INSTALL ON INTERIOR SIDE OF GLAZING, U.O.N. REFER TO ELEVATIONS FOR EXTENTS.
- CONCRETE AND PATCHING AND FLASH PATCHING MATERIALS SHALL BE APPROPRIATE AND COMPATIBLE WITH INSTALLATION REQUIREMENTS OF DECORATIVE FLOOR FINISHES AND EXISTING CONCRETE SLAB.
- PATCH CONCRETE FLOOR SURFACES TO ENSURE MAXIMUM VARIATION OF 1/8" IN 10'-0" FOR FLOORS TO BE COVERED WITH FLOORING MATERIAL. CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 302 AND ACI 304.
- CONTRACTOR TO CARRY ALLOWANCE OF \$10,000 FOR FLOOR LEVELING.
- ALKALINITY AND ADHESION TESTING: PERFORM TESTS RECOMMENDED BY MANUFACTURER. PROCEED WITH INSTALLATION ONLY AFTER SUBSTRATES PASS TESTING.
- ALL WINDOWS TO RECEIVE WN-1 WINDOW TREATMENTS U.O.N.
- ALL WALL CLADDING PRODUCTS (ALTR, INPRO) TO BE EVENLY SPACED ON WALL WITH EQUAL CUTS, U.O.N. PROVIDE SHOP DRAWINGS SHOWING SEAM LOCATIONS FOR REVIEW.

27 GENERAL FINISH NOTES



\*NOTE: ALL PUBLIC RESTROOM TILE FINISHES TO BE REVIEWED WITH OWNER AND ARCHITECT PRIOR TO PURCHASE. DESIGN INTENT IS TO MATCH FIRST FLOOR RESTROOM TILES. WALL AND FLOOR TILE PATTERN TO BE RUNNING BOND. WALL AND FLOOR TILE JOINTS TO ALIGN.

\*NOTE: PAINT COLORS P-4, P-5, P-6, P-7, AND P-8 TO BE USED IN ROTUNDA AND CORRIDOR CEILING IN EQUAL AMOUNTS TO CREATE A GRADIENT EFFECT.

26 FINISH FLOOR PLAN LEGEND

21 FINISH SCHEDULE

KEY PLAN

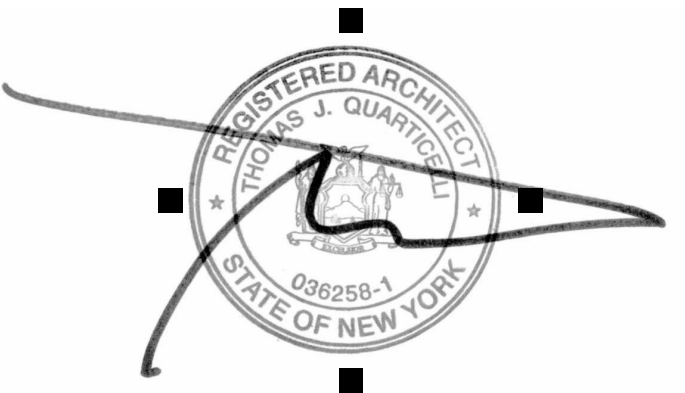
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CURRENT SUBMISSION DATE	10.27.2023	
DRAWN	EJK	
CHECKED	DJF	
SCALE	As indicated	
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_A04 Main	
	Big, Second	
	Floor_CD_CENTRAL_2020_derrinflaga.rvt	
HISTORY OF SUBMISSIONS		
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

FINISH SCHEDULE, GENERAL FINISH NOTES, FINISH PLAN LEGEND, AND SECOND FLOOR FINISH PLAN

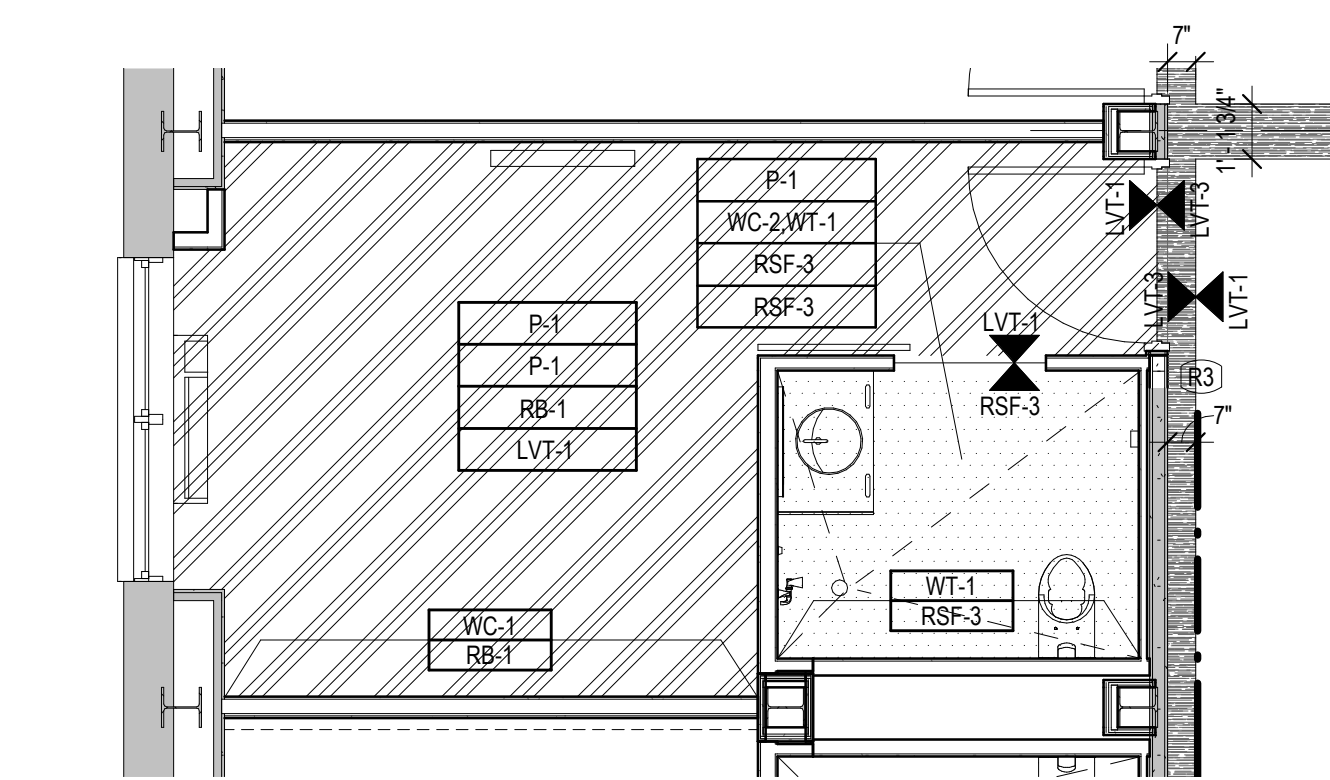
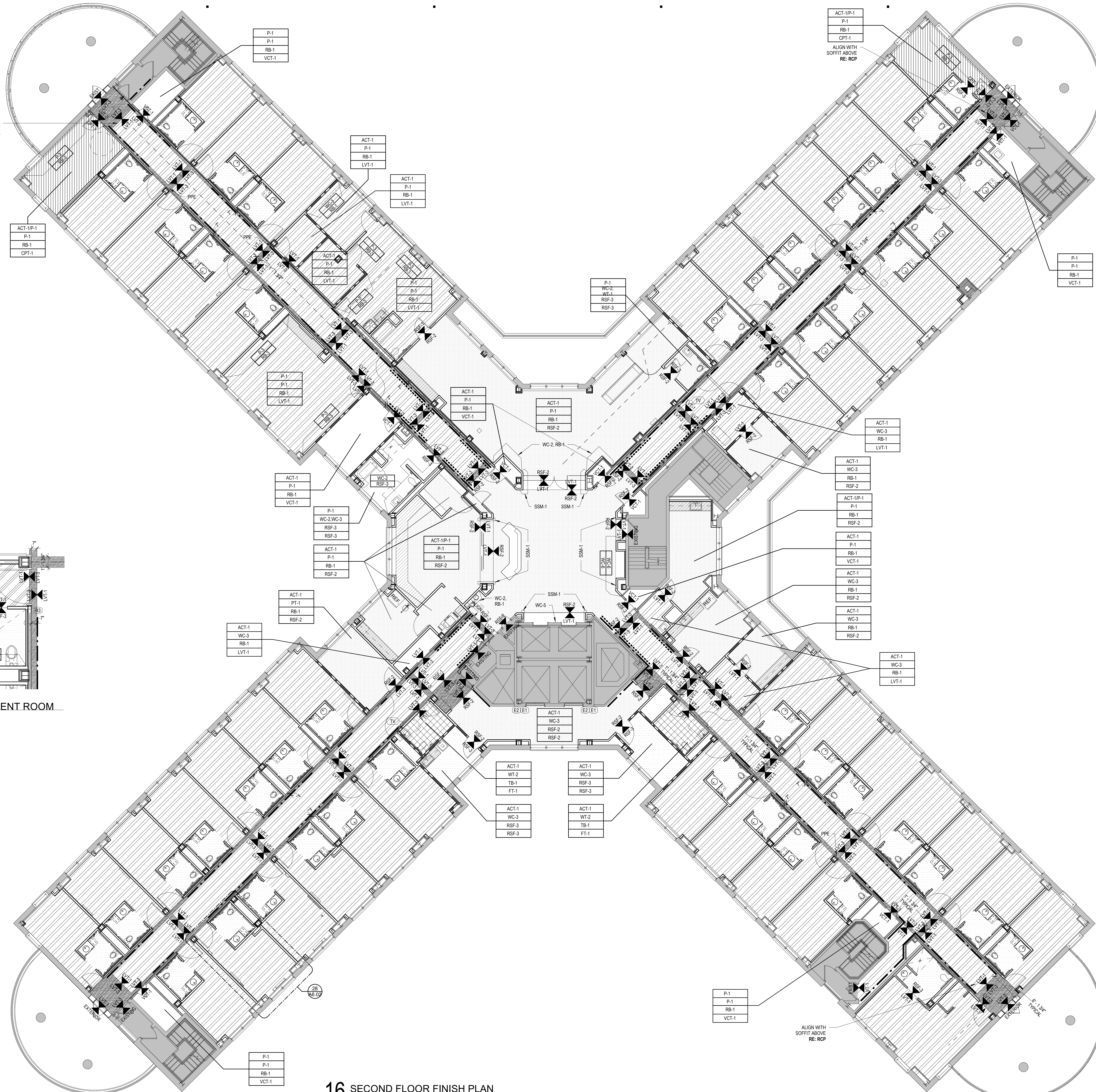
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ANDRUS ON HUDSON  
MAIN BUILDING  
RENOVATIONS:  
2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

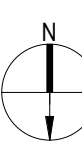
CONSULTANTS



**28** FINISH PLAN - TYPICAL ADA RESIDENT ROOM  
SCALE: 1/4" = 1'-0"

**16** SECOND FLOOR FINISH PLAN  
SCALE: 1/8" = 1'-0"

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M2205c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	EJK
CHECKED	DJF
SCALE	As Indicated
FILE REFERENCE	C:\Users\DJF\Documents\M2205c_AOH Main Rig_Secord Floor_CD_CENTRAL_2020_derrinlaga.rvt

HISTORY OF SUBMISSIONS

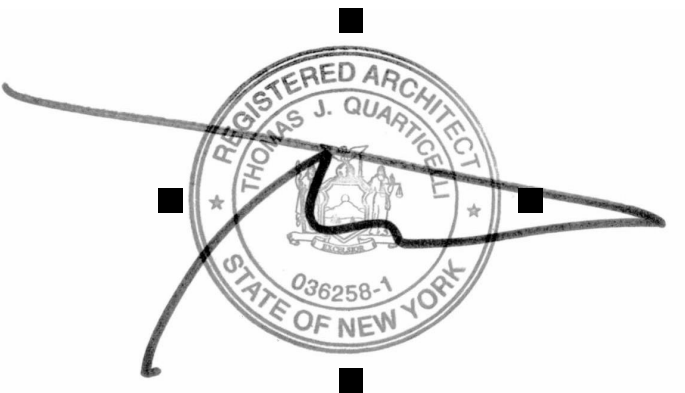
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SHEET TITLE

SECOND FLOOR FINISH PLAN

10/27/2023 10:45:30 AM  
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ANDRUS ON HUDSON

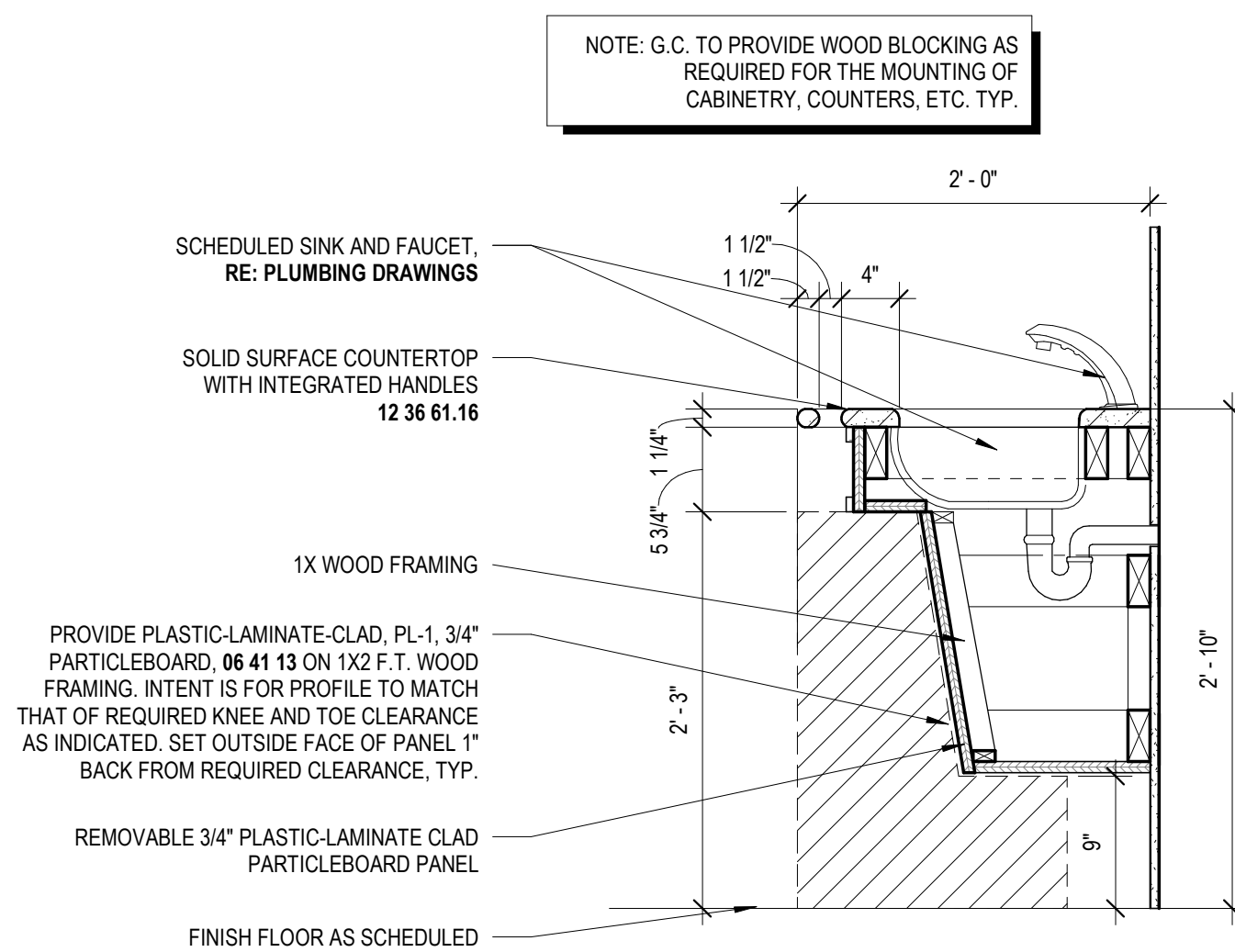
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185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

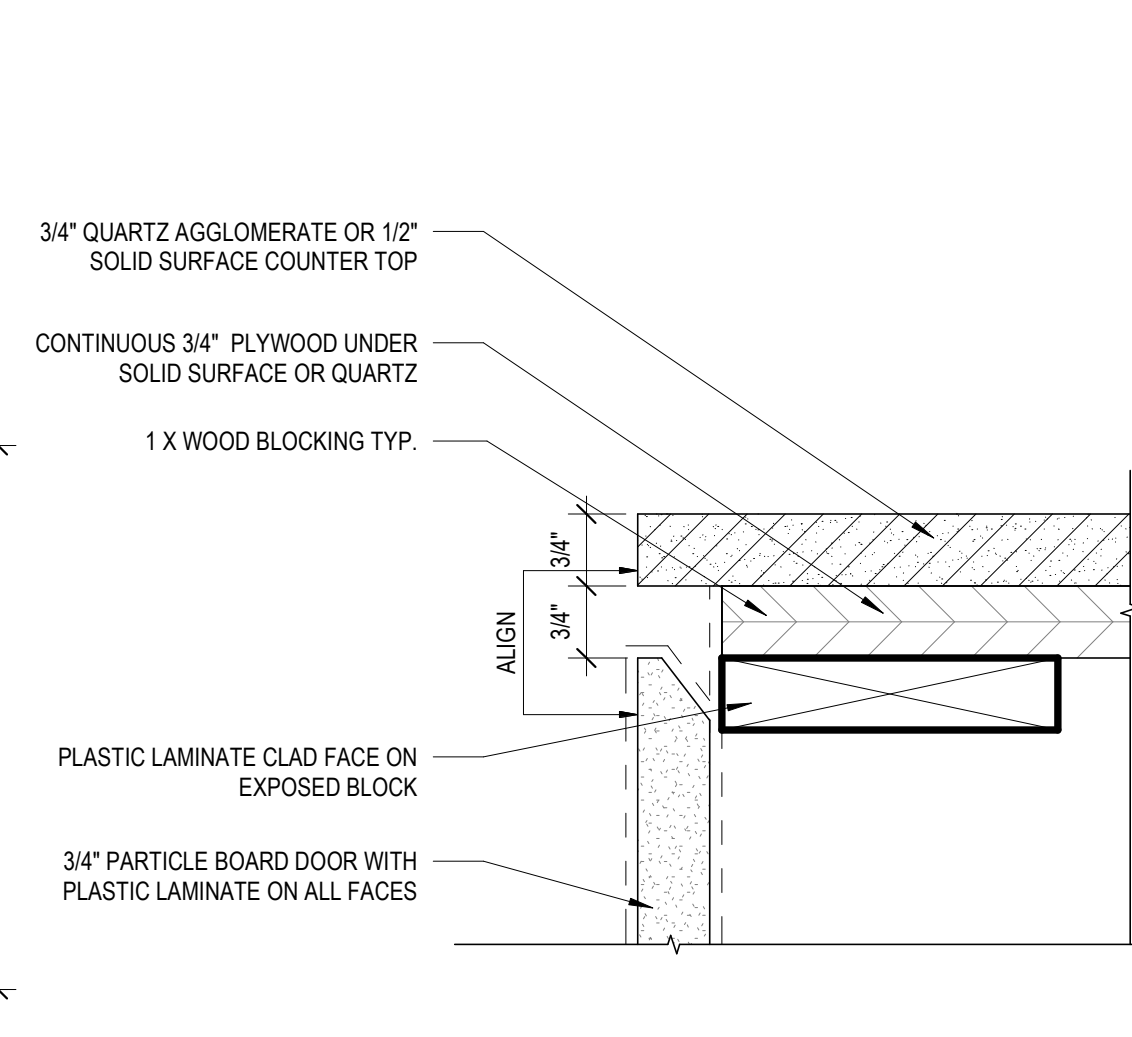
CONSULTANTS

- CONTRACTOR TO PROVIDE FIRE TREATED WOOD BLOCKING AS REQUIRED FOR THE MOUNTING OF CABINETS, COUNTERS, ETC. TYP.
- CABINET DOOR HINGES: ALL CABINET DOOR HINGES SHALL BE BLUM 120 DEGREE CLIP-TOP SELF-CLOSING, FULL OVERLAY, PRESS-IN CONCEALED HINGE (PIN: #1175580), NICKEL PLATED FINISH UNLESS OTHERWISE INDICATED. 06 41 16
- CABINET SHELF PIN: ALL CABINET SHELF PINS SHALL BE BAER SUPPLY #H1345NP, NICKEL FINISH UNLESS OTHERWISE INDICATED. 06 41 16
- DRAWER SLIDES: ALL DRAWER SLIDES SHALL BE KNAPE & VOGT 8500 HEAVY DUTY FULL EXTENSION BOX SIDE. SIZE AS REQUIRED PER INDICATED DRAWER DIMENSIONS, AND CHROME FINISH UNLESS OTHERWISE INDICATED. 06 41 16
- REFER TO 06 41 16 PLASTIC LAMINATE FACED ARCHITECTURAL CABINETS
- SEE INTERIOR ELEVATION FOR FINISH TYPES
- PROVIDE WHITE MELAMINE ON ALL INTERIOR SURFACES. U.O.N
- ALL EXPOSED PIPES BELOW THE COUNTERTOP SHALL BE INSULATED AND ALL SHARP OR ABRASIVE SURFACES SHALL BE REMOVED OR PROTECTED

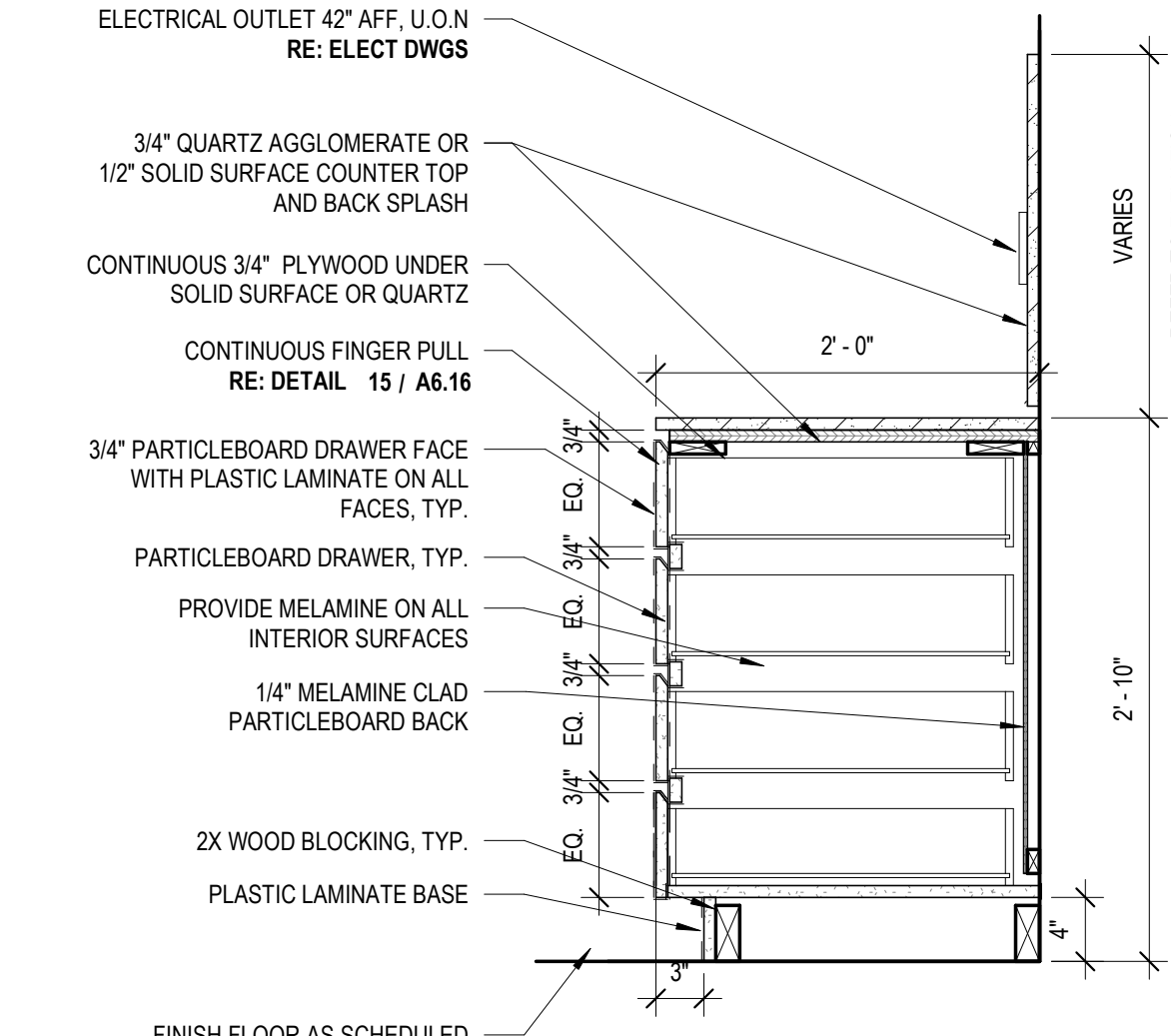
30 GENERAL MILLWORK NOTES (SS)



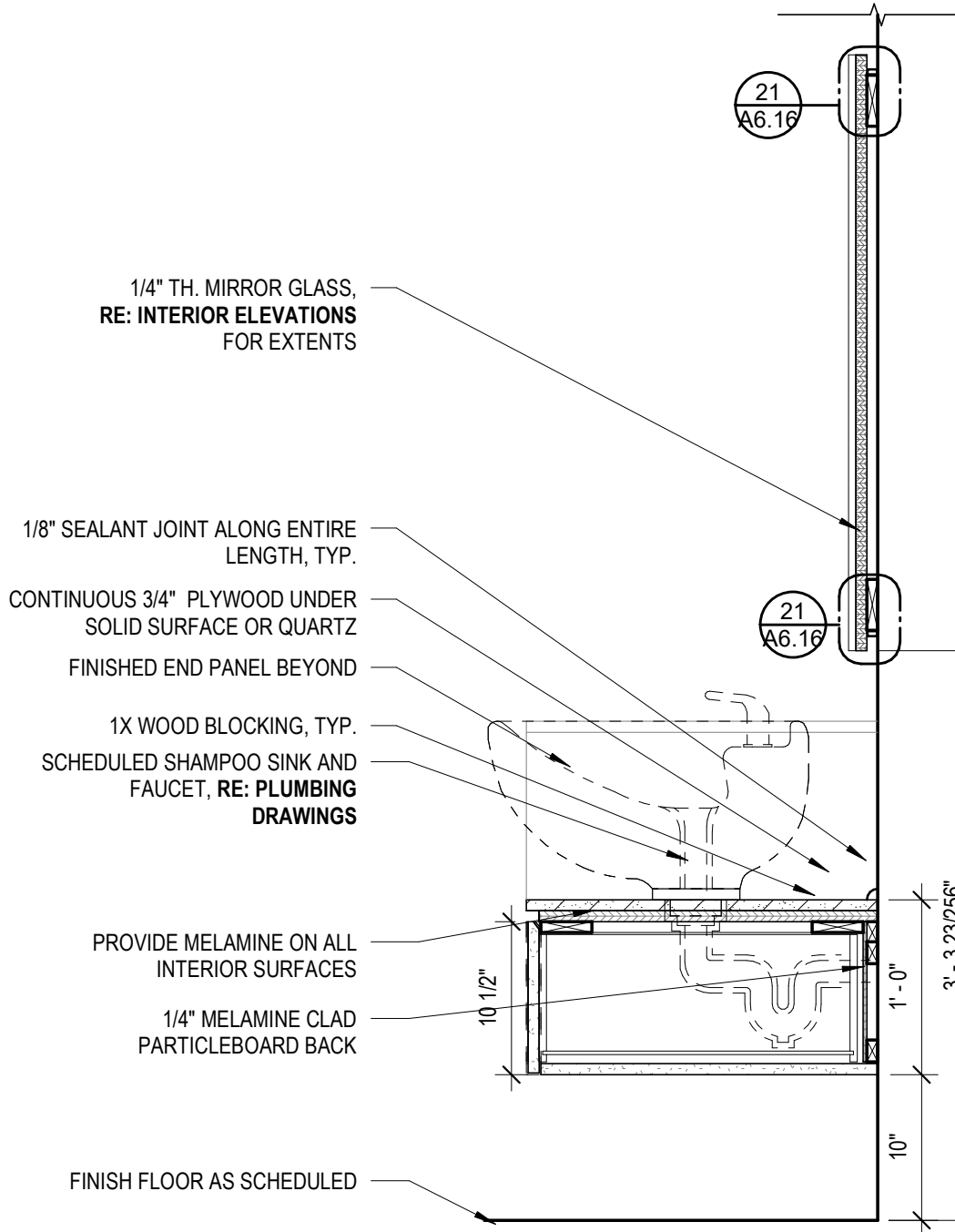
20 MILLWORK SECTION - AT TYP. RESIDENT ROOM SINK  
SCALE: 1" = 1'-0"



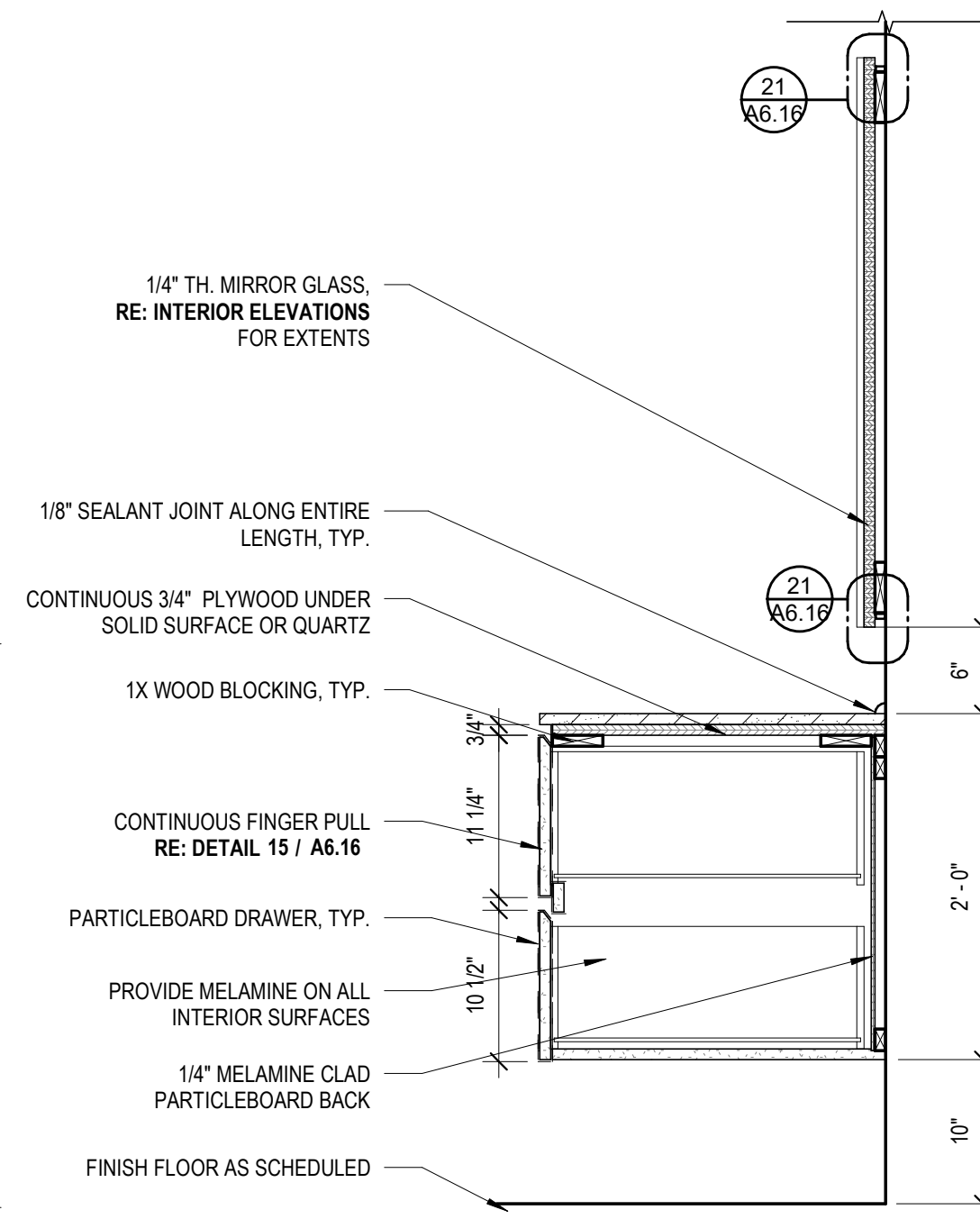
15 TYPICAL FINGER PULL DETAIL (SS)  
SCALE: 6" = 1'-0"



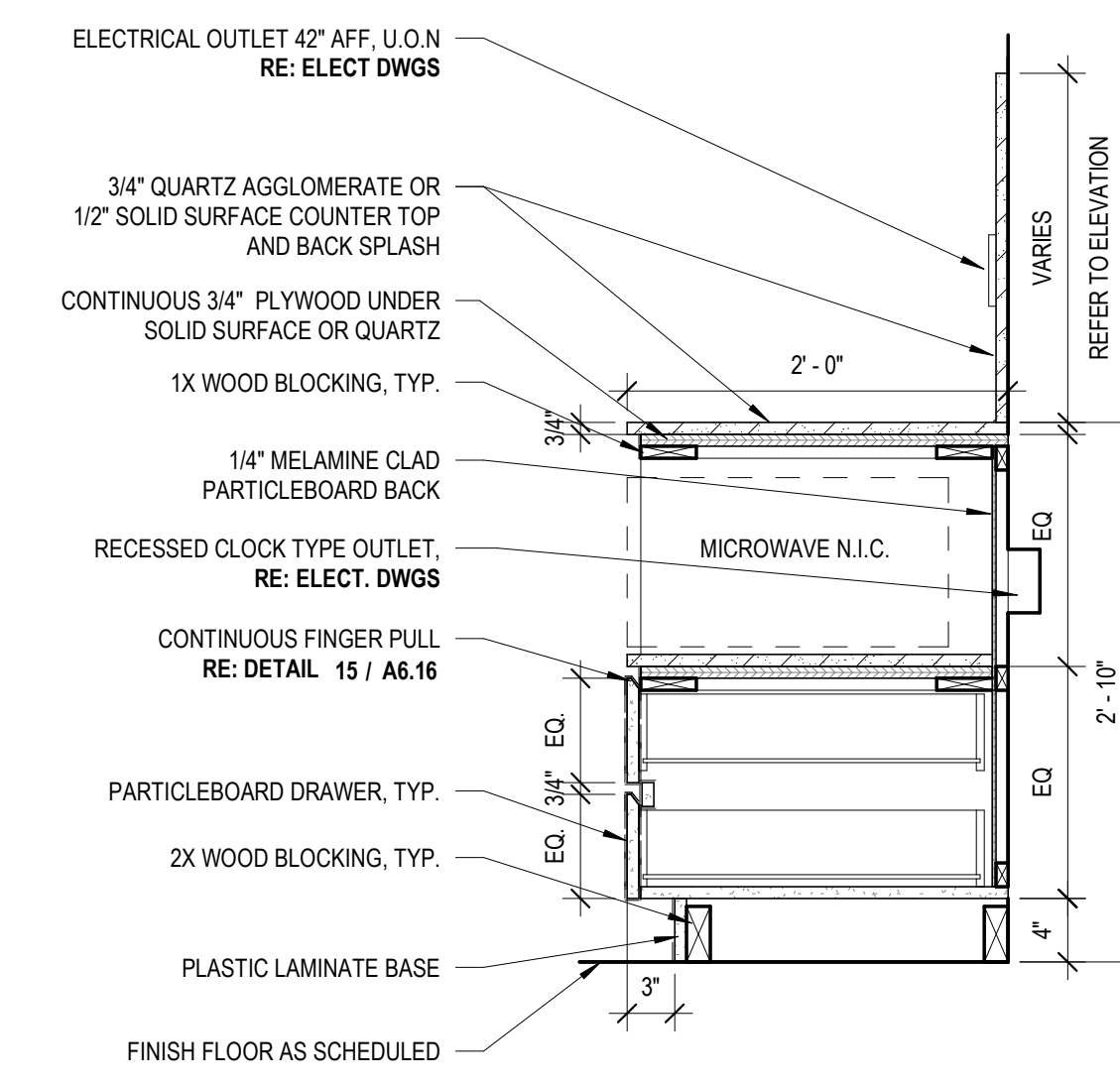
10 MILLWORK SECTION - AT DRAWERS (SS)  
SCALE: 1" = 1'-0"



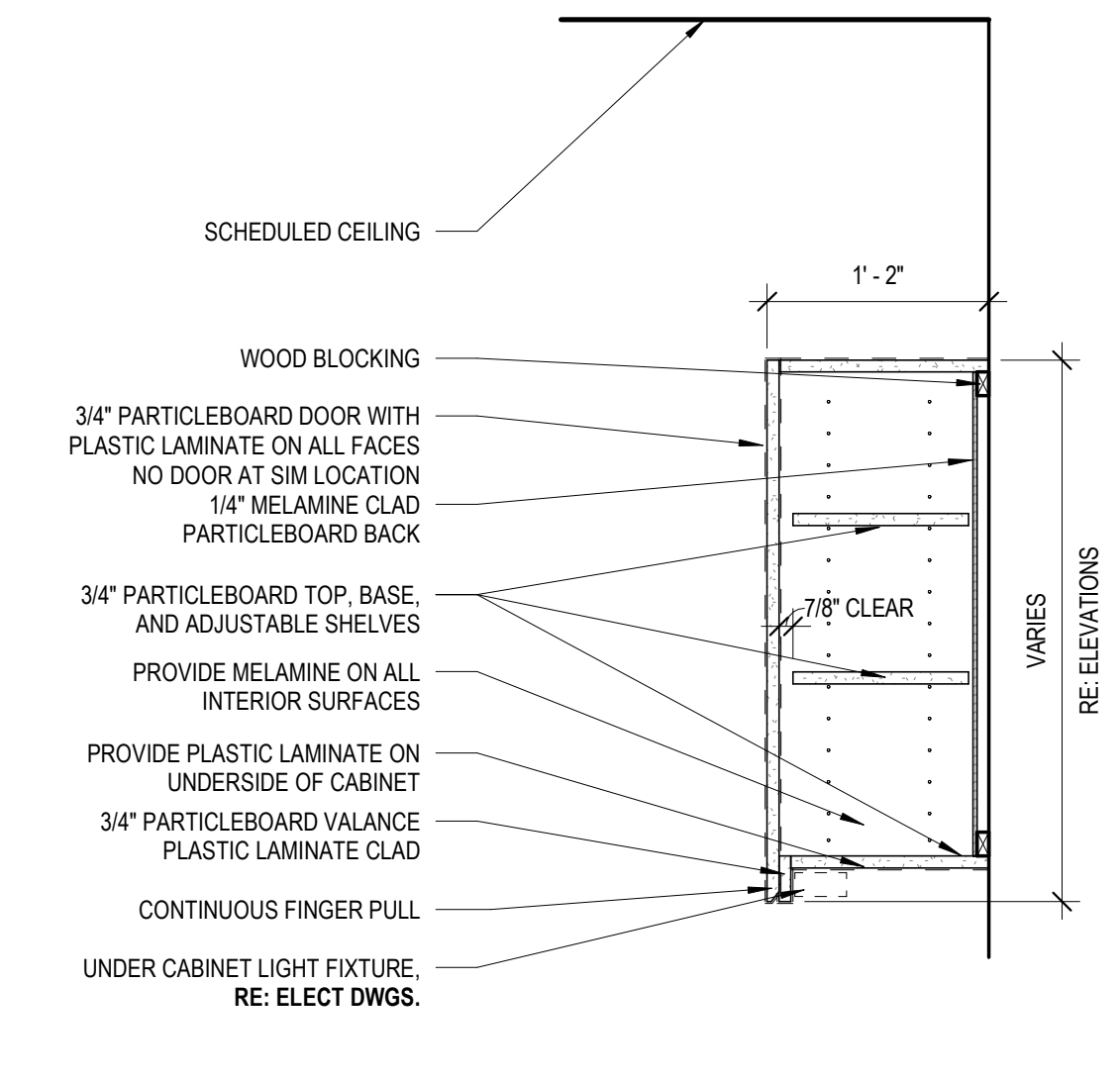
24 MILLWORK SECTION - AT SALON SINK  
SCALE: 1" = 1'-0"



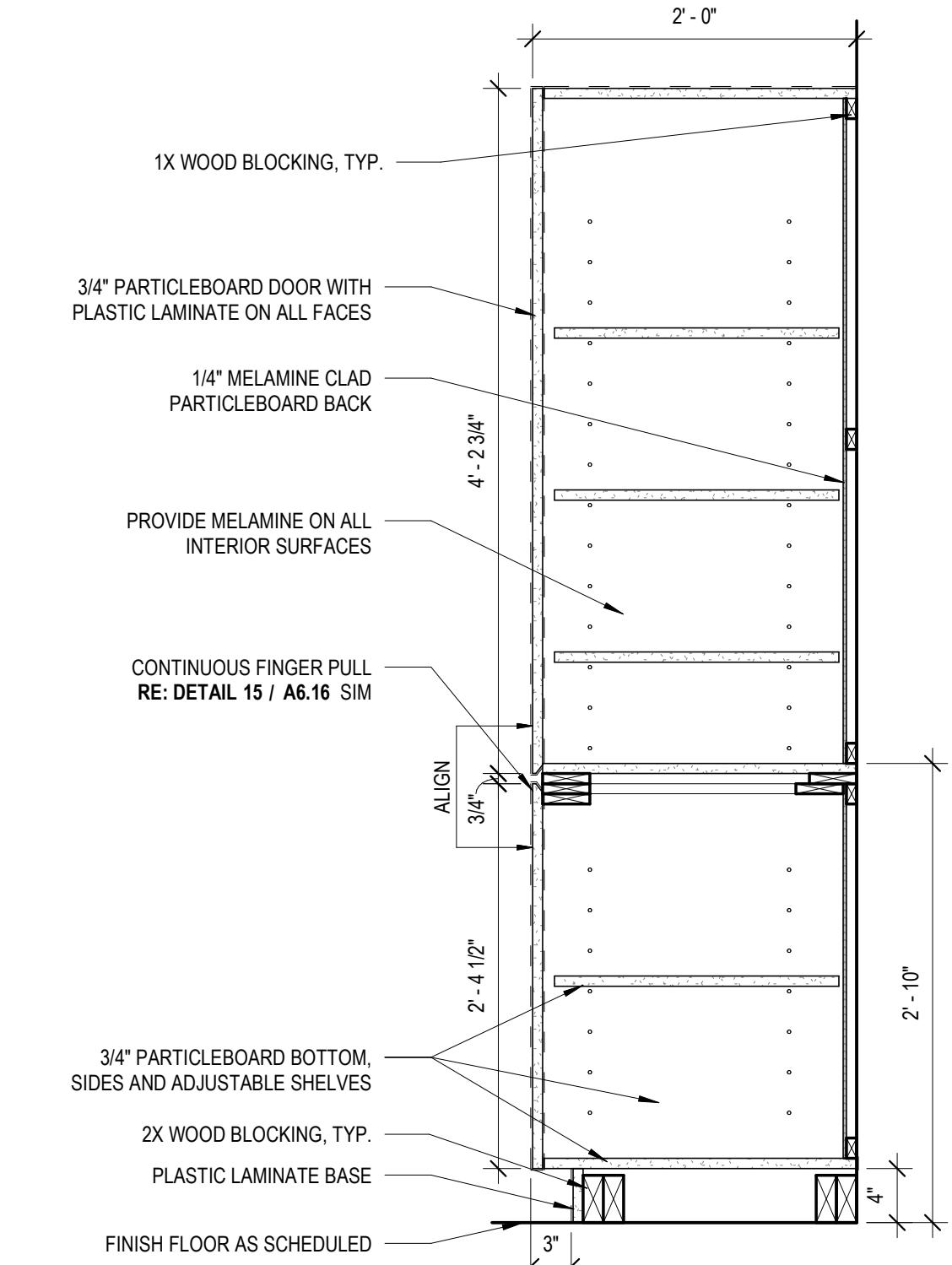
18 MILLWORK SECTION - AT SALON SINK CABINET  
SCALE: 1" = 1'-0"



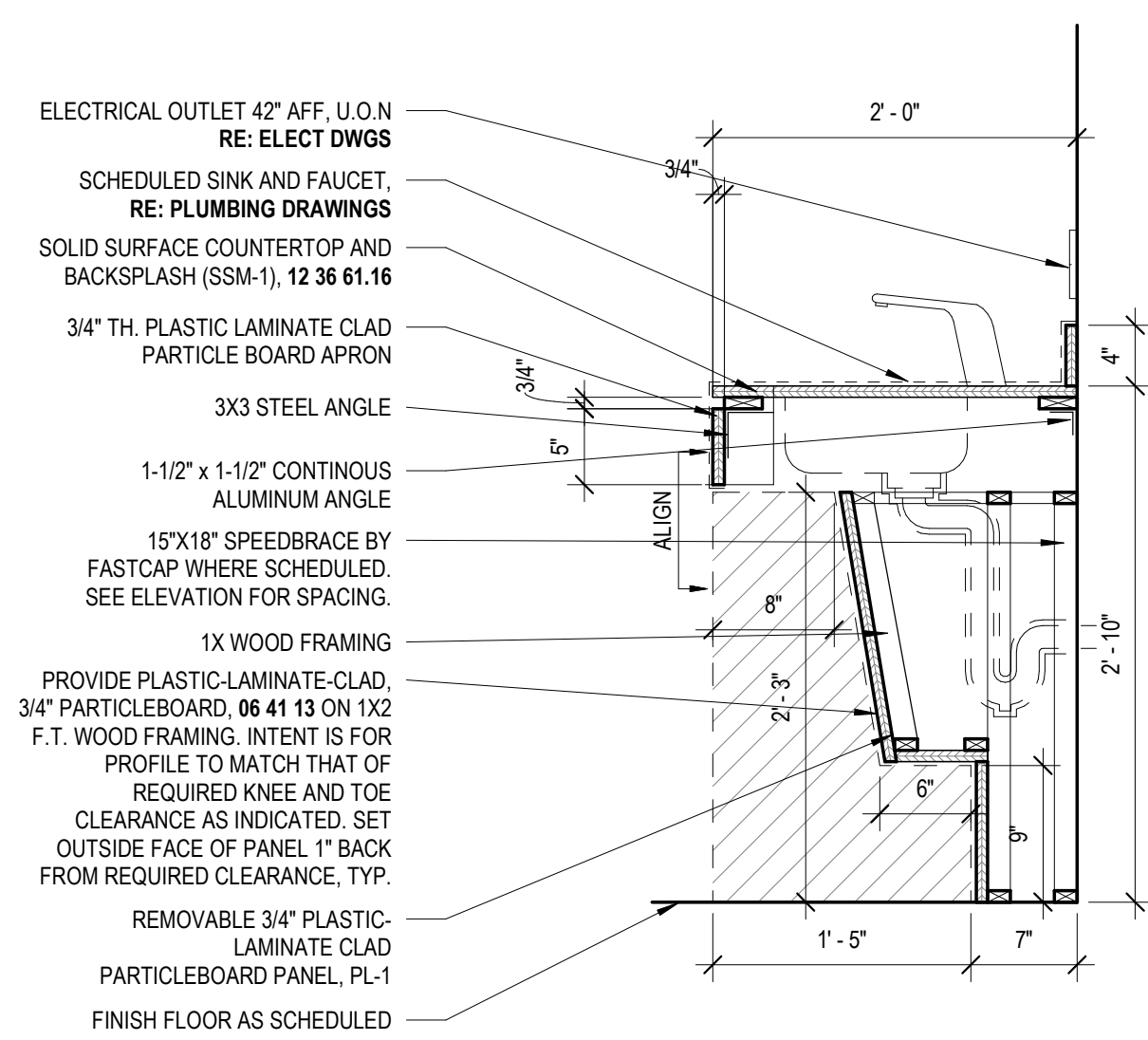
14 MILLWORK SECTION - AT MICROWAVE  
SCALE: 1" = 1'-0"



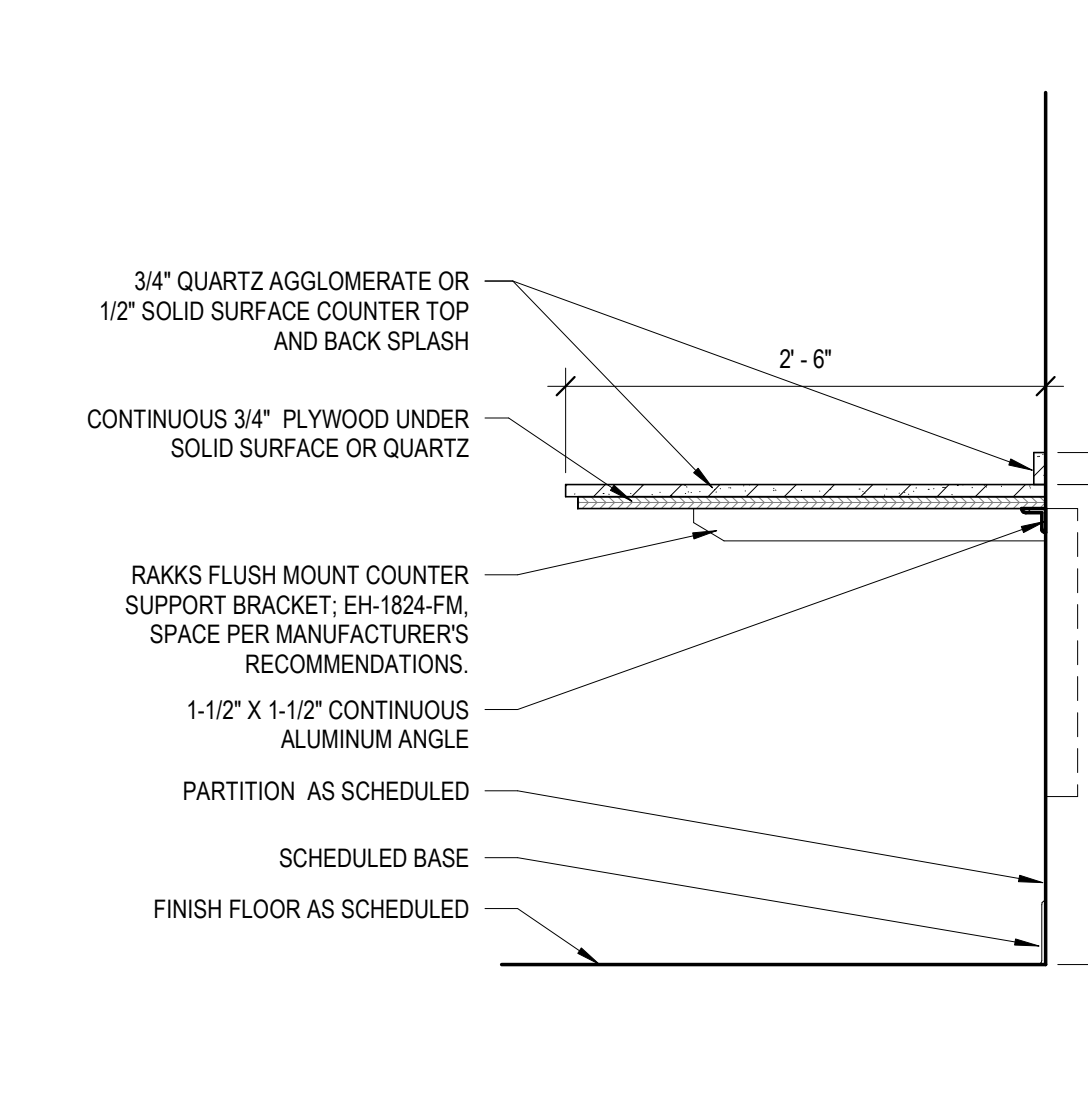
9 TYPICAL UPPER CABINET  
SCALE: 1" = 1'-0"



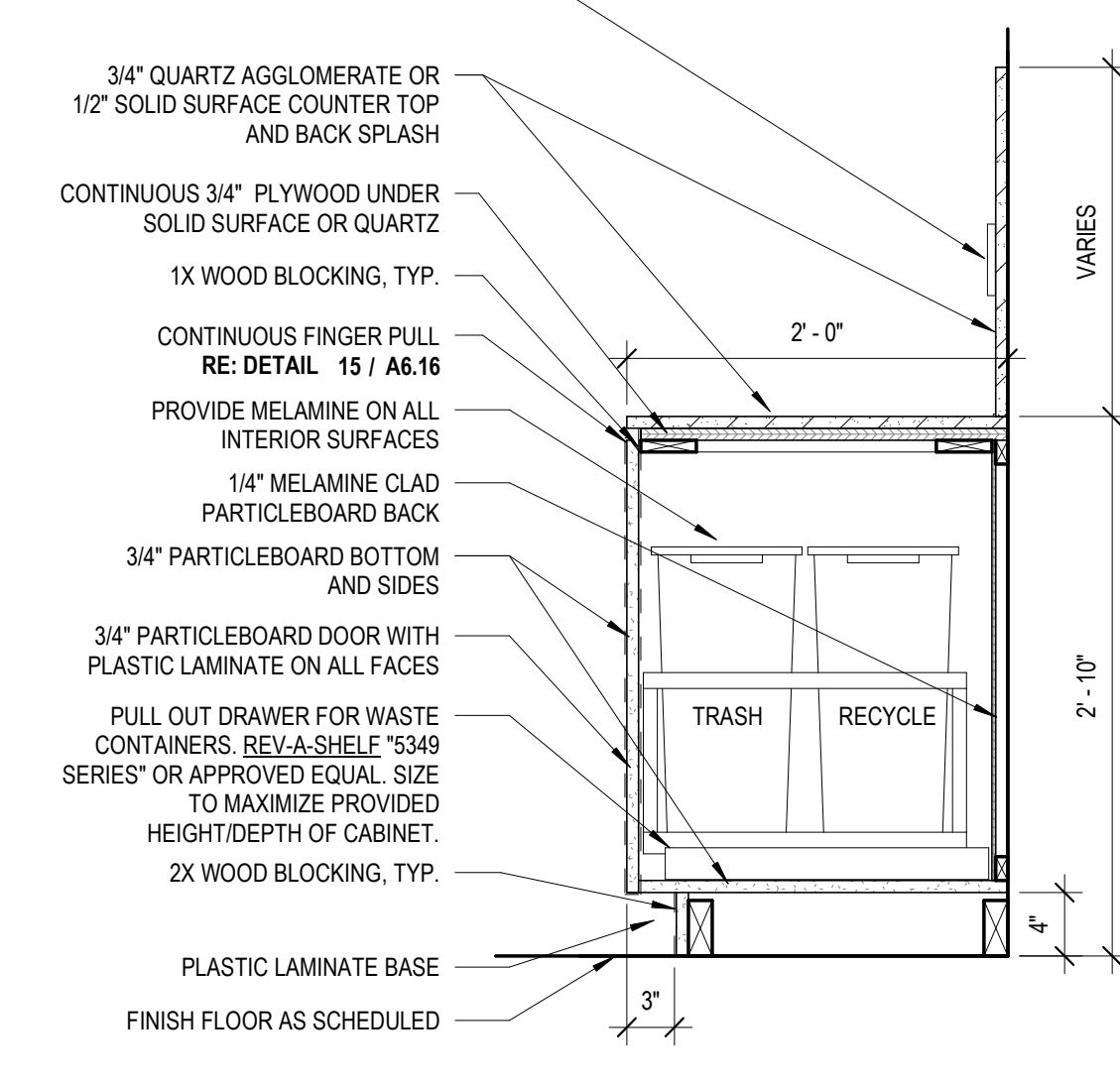
3 TYP. SECTION AT FULL HEIGHT CABINET  
SCALE: 1" = 1'-0"



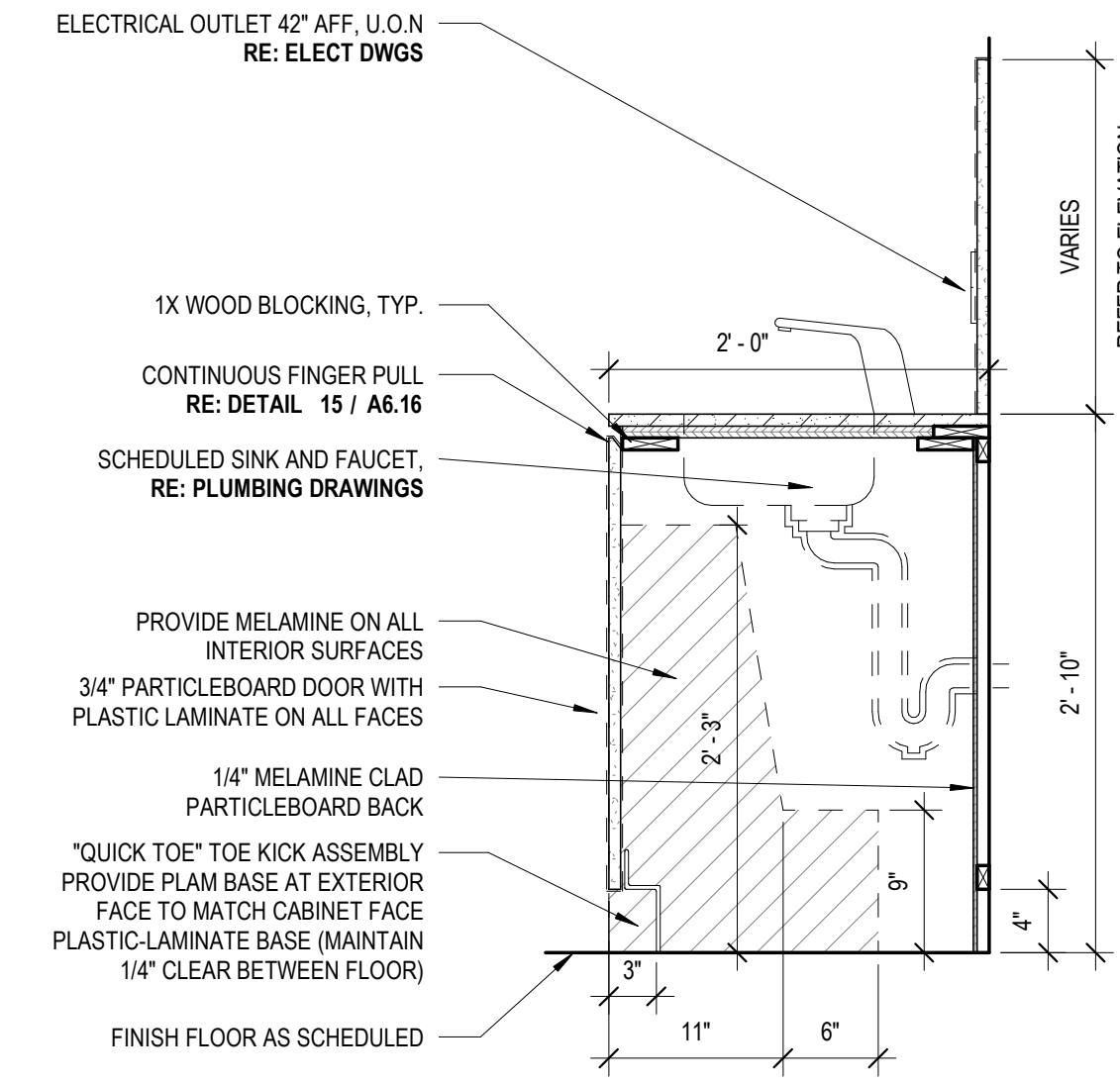
22 MILLWORK SECTION - AT SINK CABINET (SS) ADA - FRONT APPROACH  
SCALE: 1" = 1'-0"



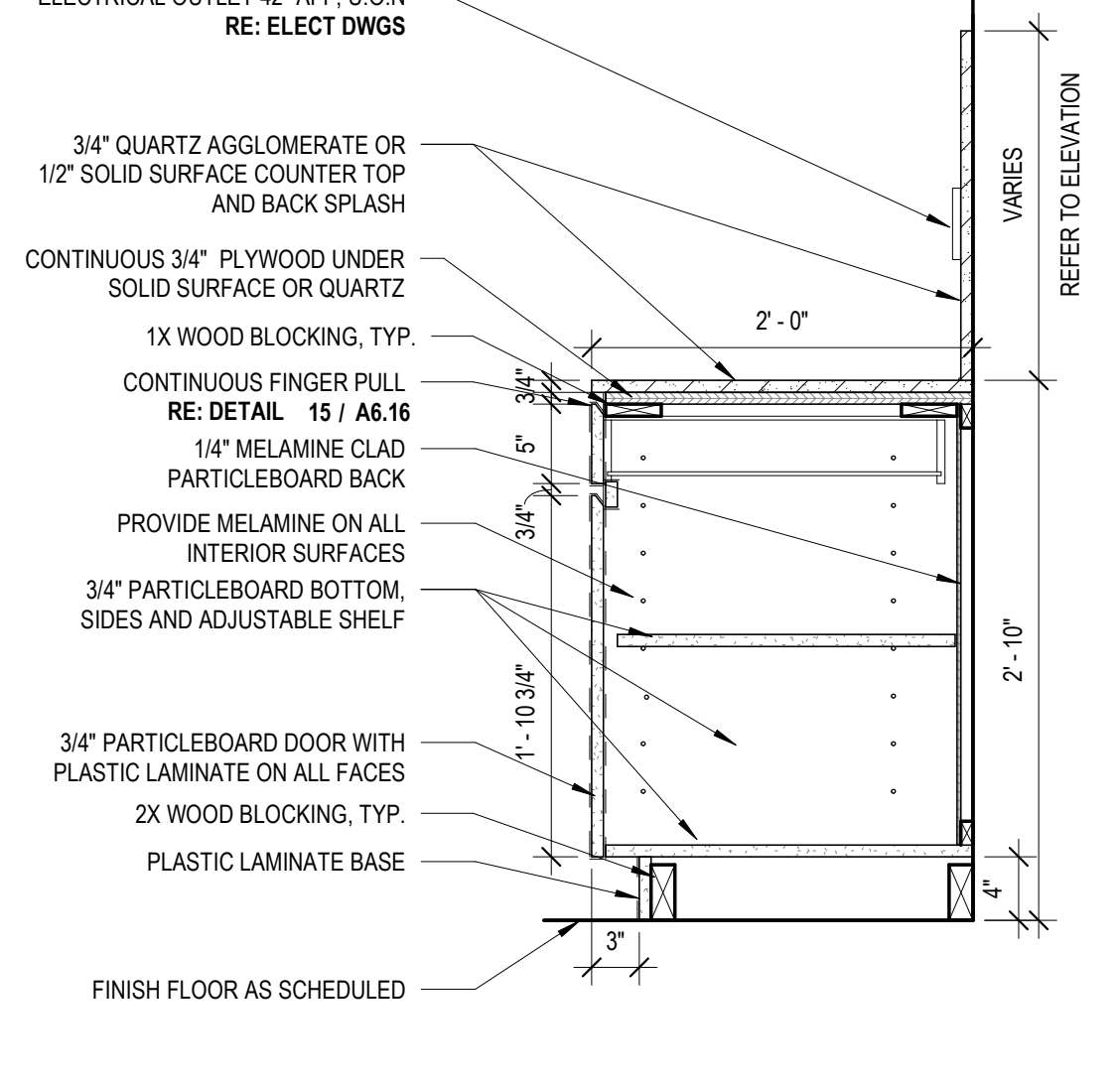
17 MILLWORK SECTION - AT WORK COUNTER (SS)  
SCALE: 1" = 1'-0"



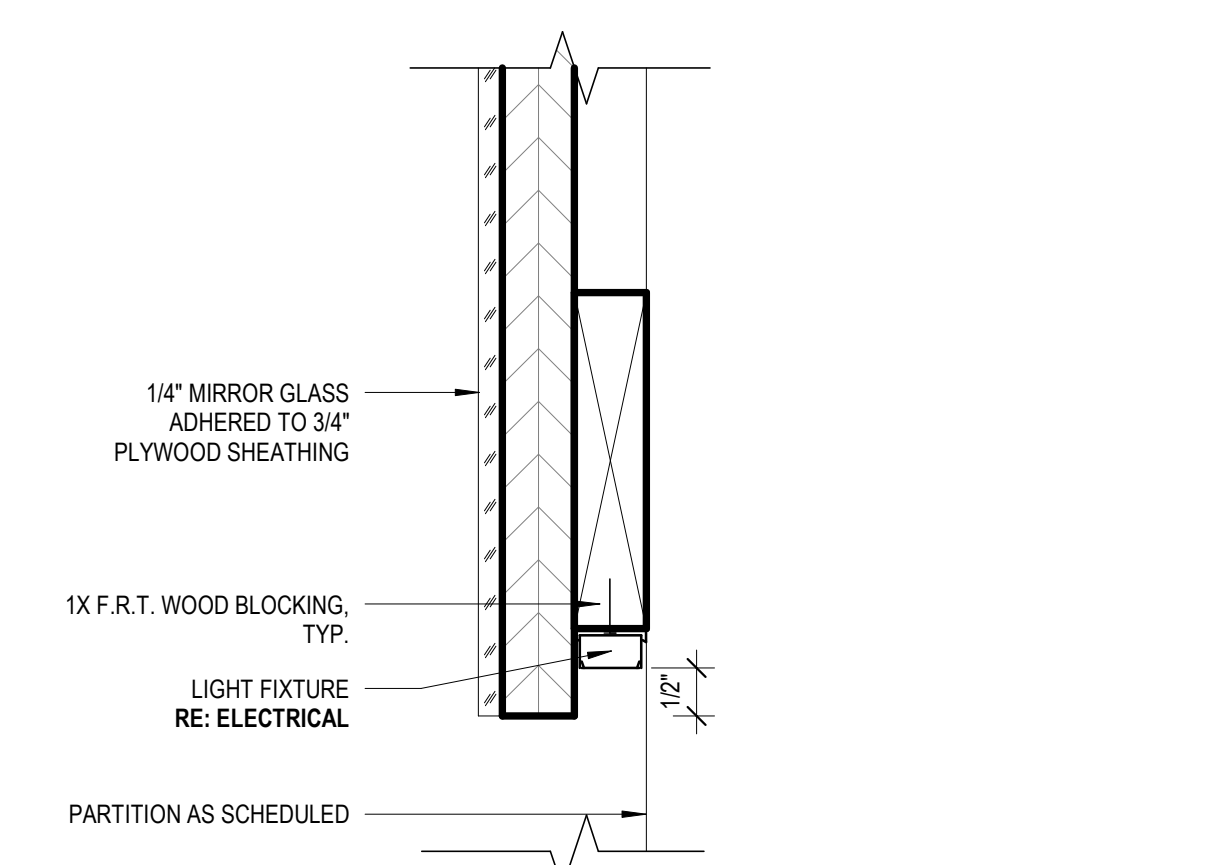
12 MILLWORK SECTION - AT PULL OUT TRASH (SS)  
SCALE: 1" = 1'-0"



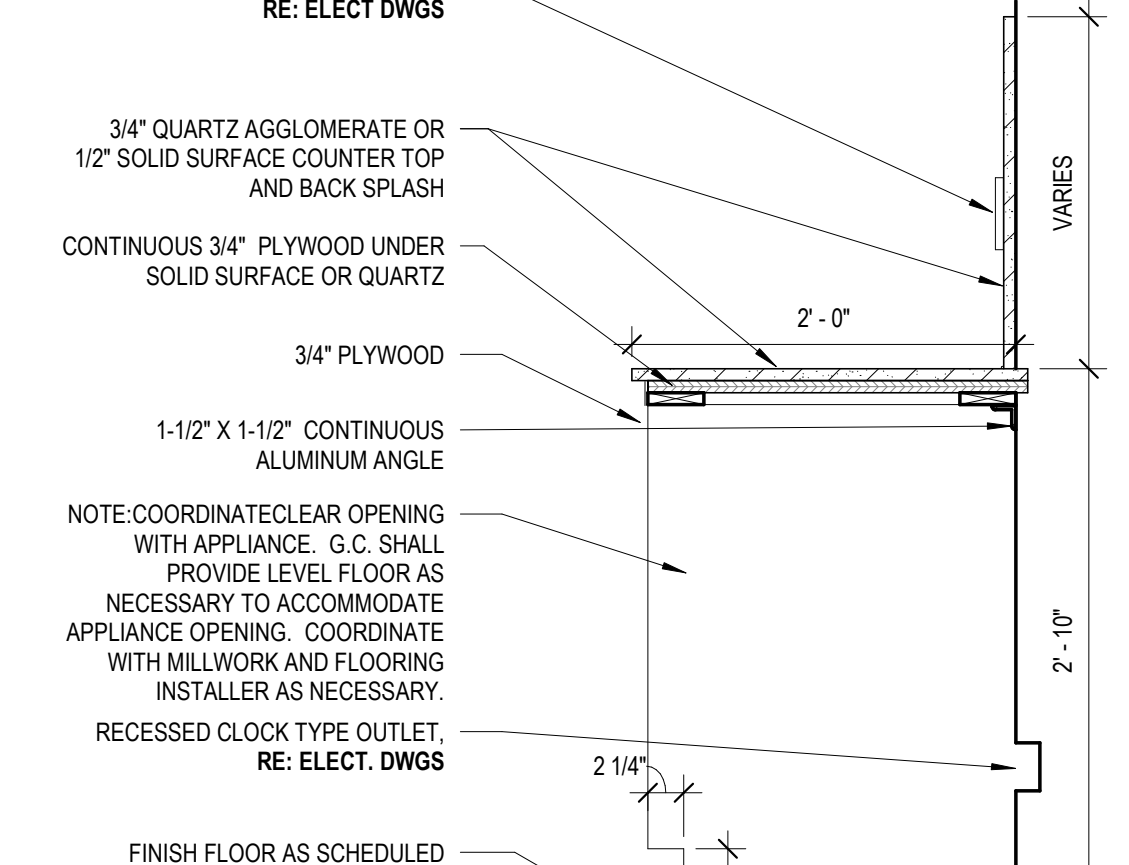
7 MILLWORK SECTION - AT SINK CABINET (SS) ADA  
SCALE: 1" = 1'-0"



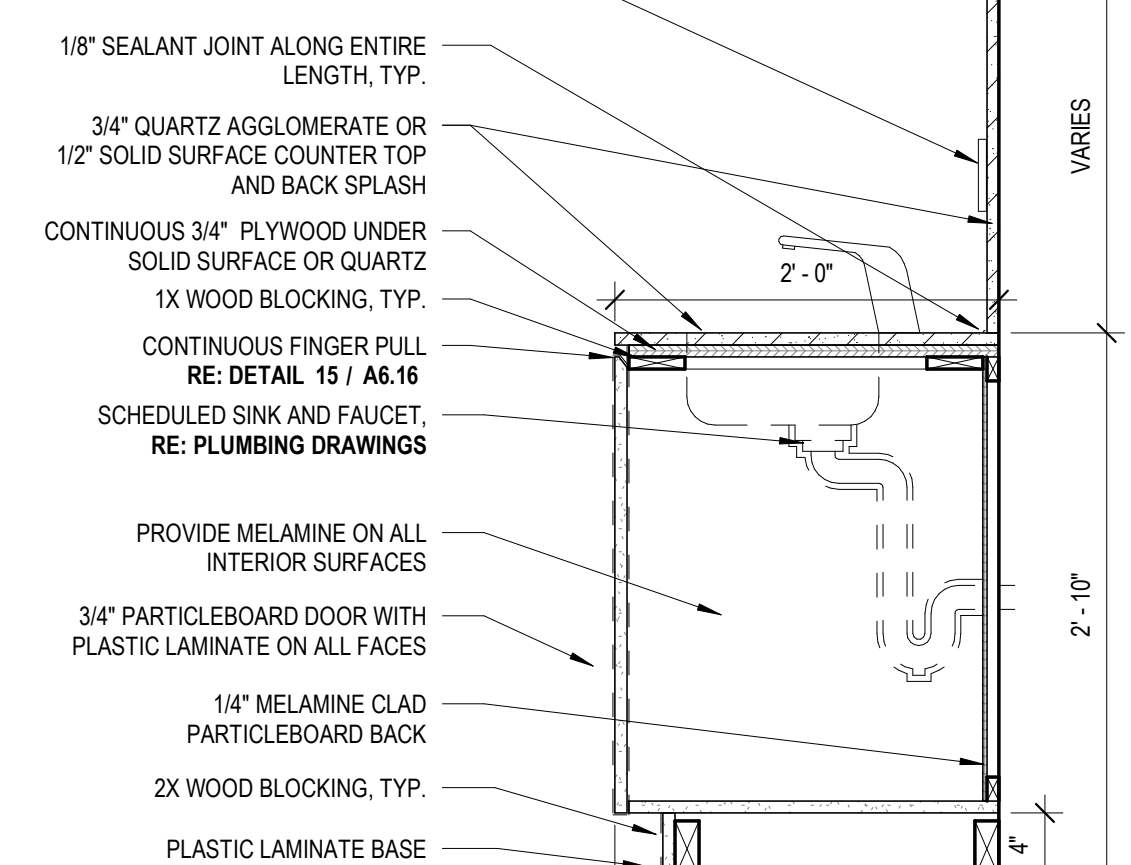
2 AT CABINET W/ ONE DRAWER (SS)  
SCALE: 1" = 1'-0"



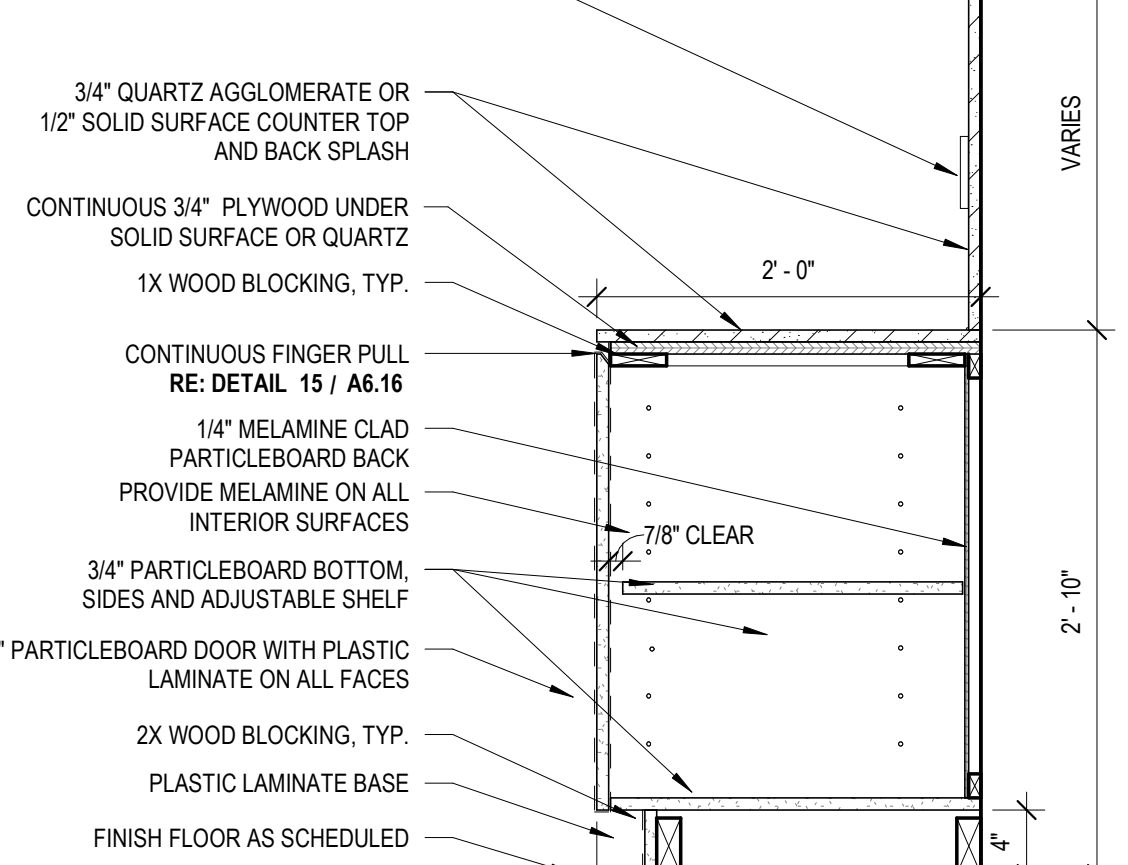
21 PARTITION TYPE - MIRROR MOUNTING DETAIL  
SCALE: 6" = 1'-0"



11 MILLWORK SECTION - AT APPLIANCE (SS)  
SCALE: 1" = 1'-0"

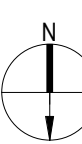


6 MILLWORK SECTION - AT SIDE APPROACH SINK CABINET (SS)  
SCALE: 1" = 1'-0"



1 MILLWORK SECTION - AT BASE CABINET (SS)  
SCALE: 1" = 1'-0"

KEY PLAN



PROJECT DATA

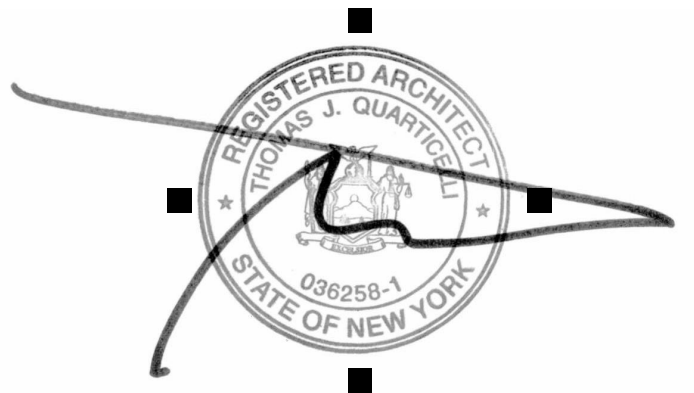
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CURRENT SUBMISSION DATE	10.27.2023
DRAWN	AEO
CHECKED	DJF
SCALE	As Indicated
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Bldg_Secord Floor_CD_CENTRAL_2020_derrieffaga.rvt

HISTORY OF SUBMISSIONS		
No.	Date	Description

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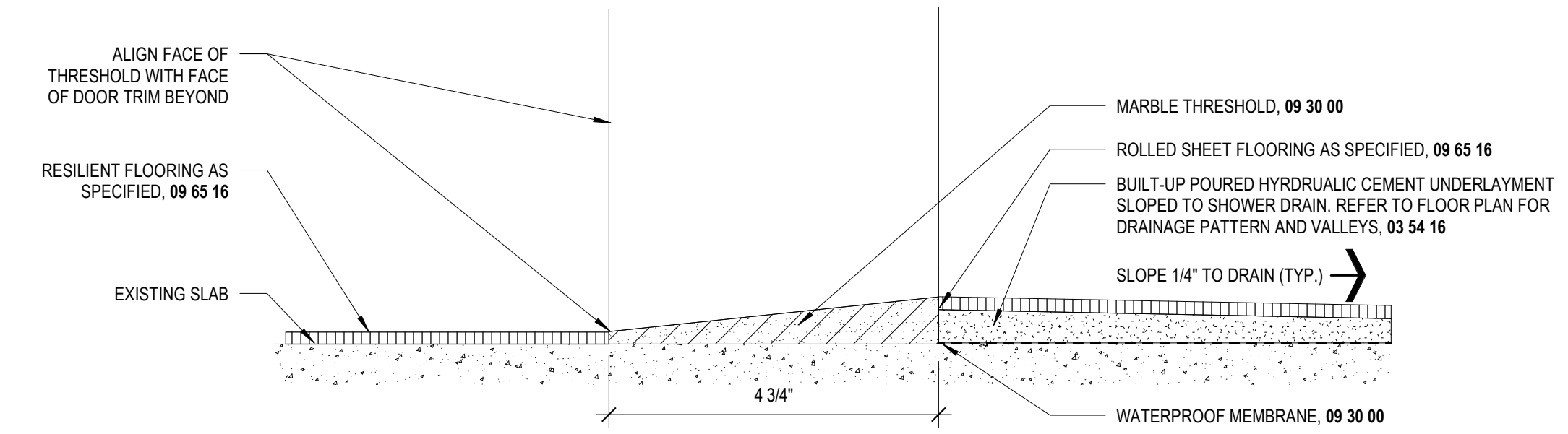
MILLWORK SECTIONS



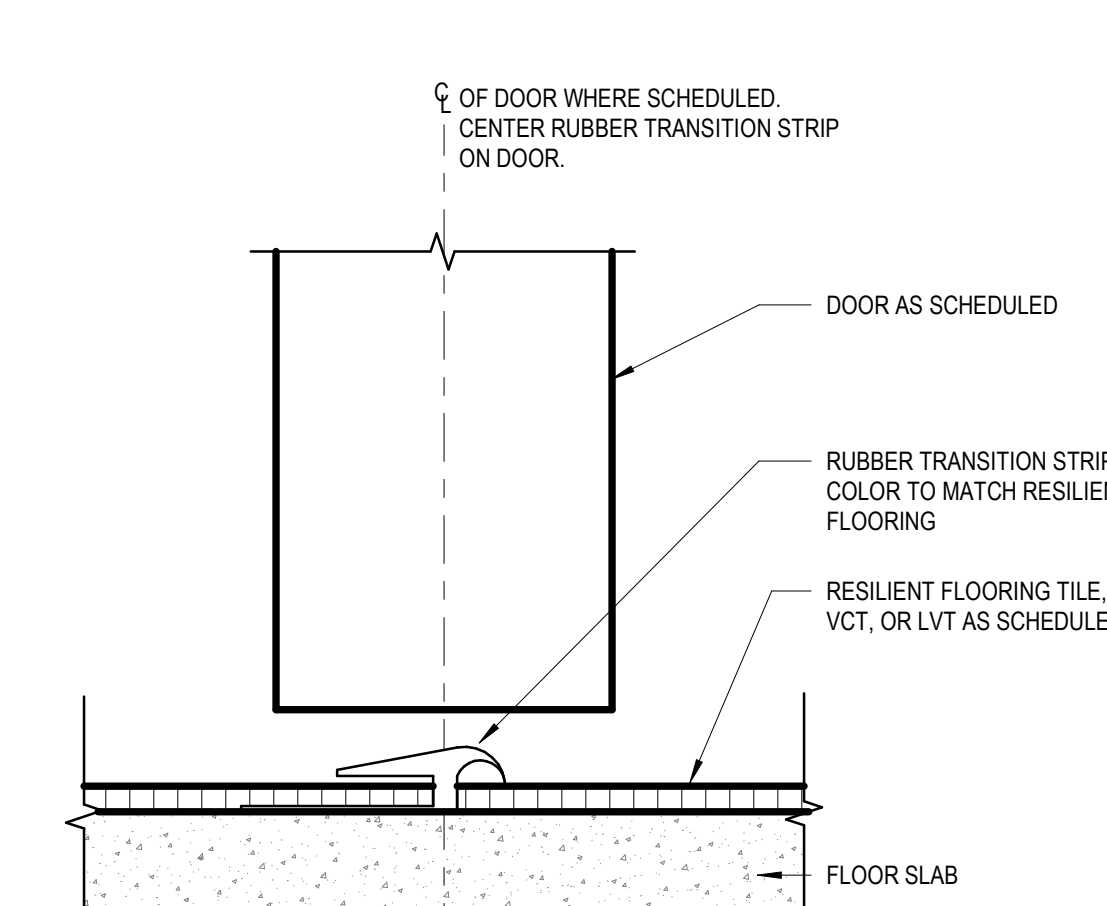
ANDRUS ON HUDSON  
MAIN BUILDING  
RENOVATIONS:  
2ND FLOOR

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

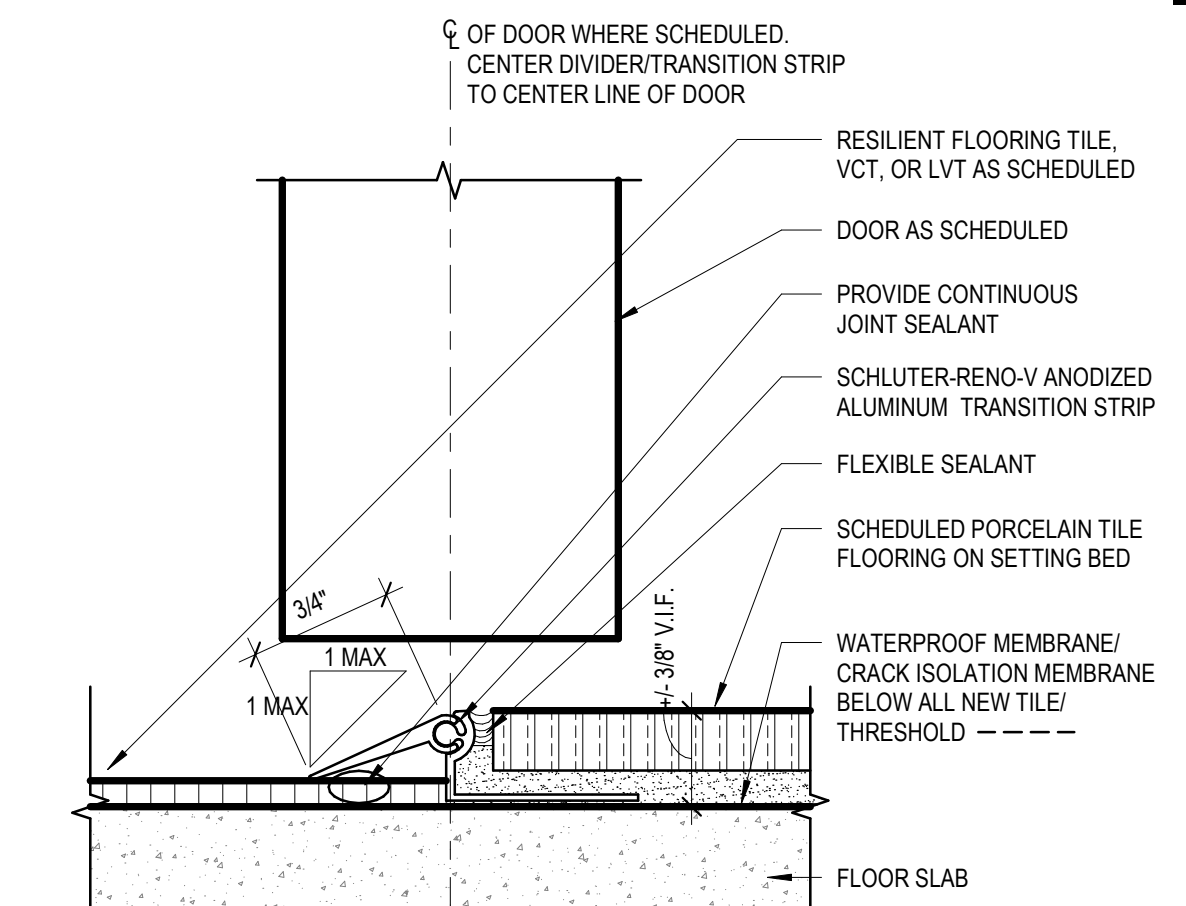
CONSULTANTS



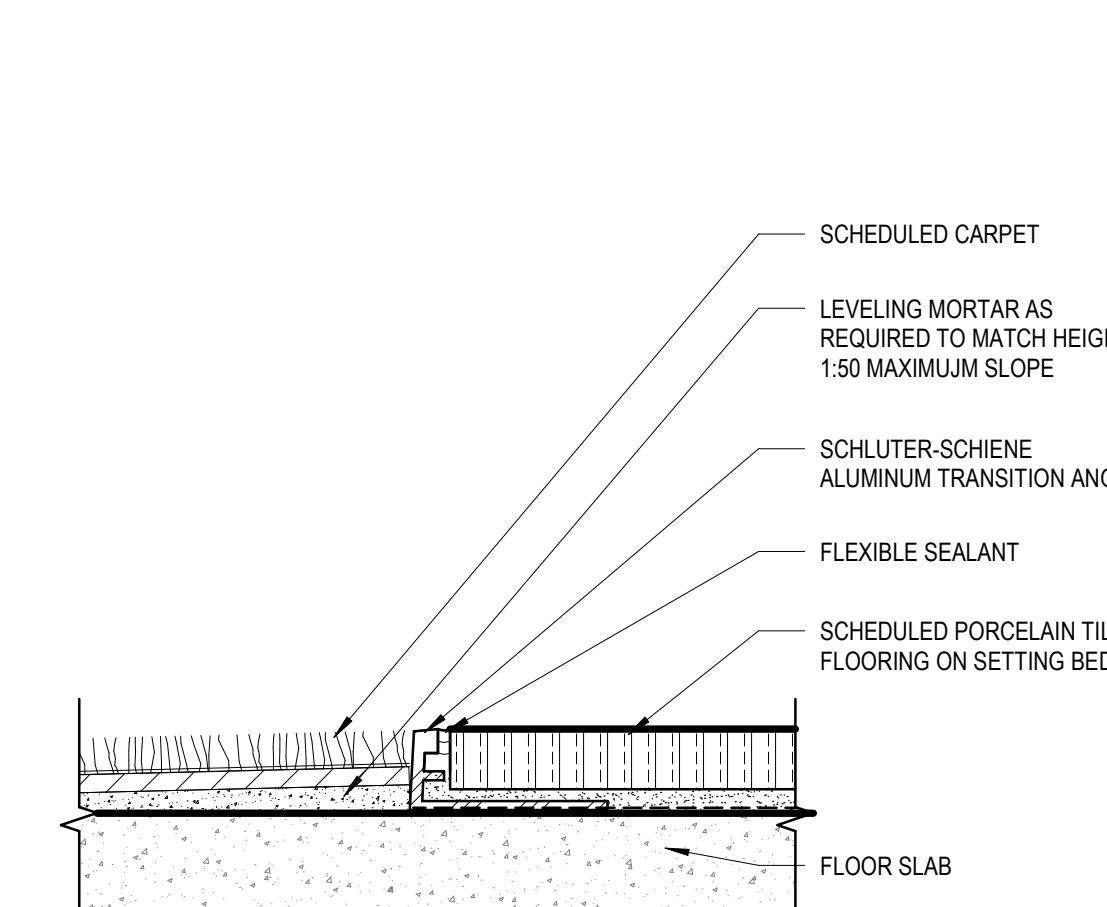
**9** TRANSITION DETAILS - BATHROOM FLOORING  
SCALE: 6" = 1'-0"



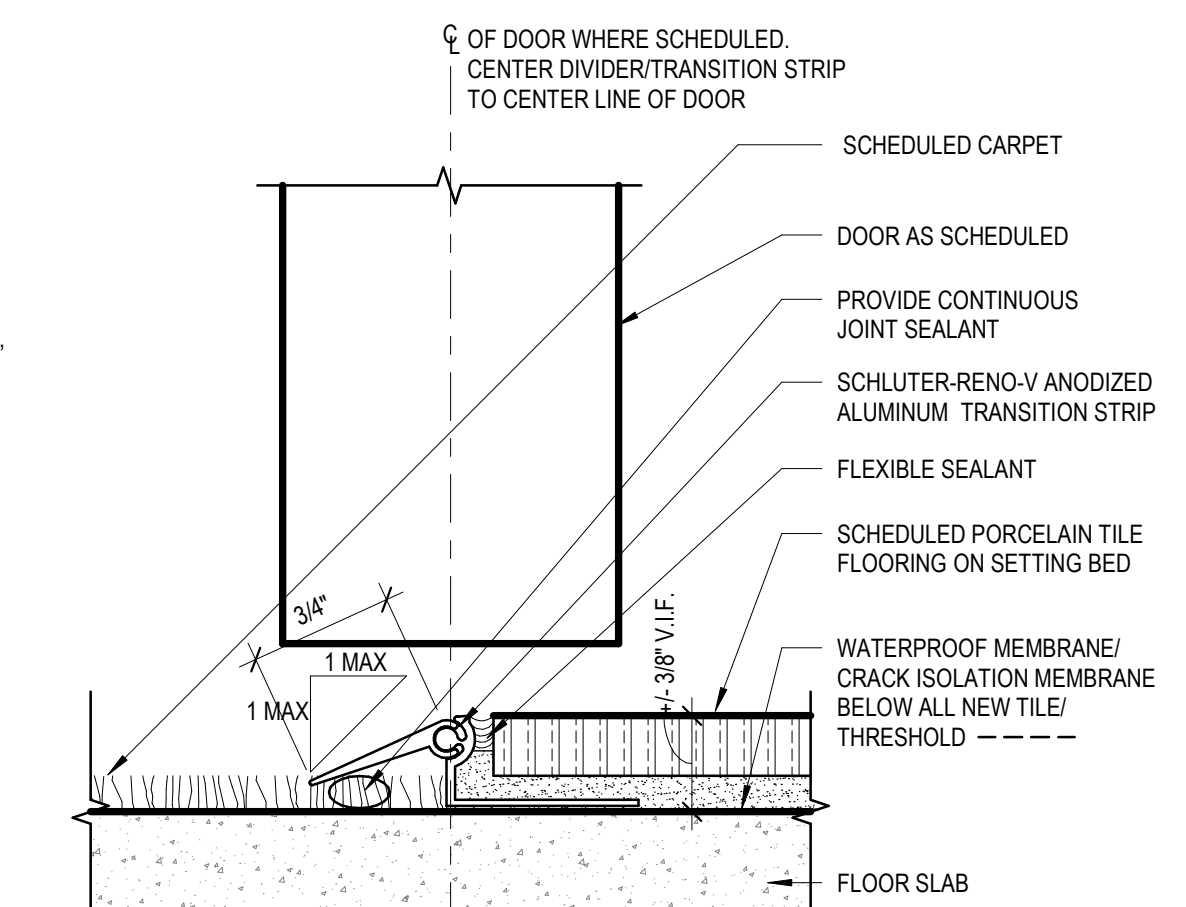
**8** RSF, VCT, OR LVT TO RSF, VCT, OR LVT  
SCALE: 12" = 1'-0"



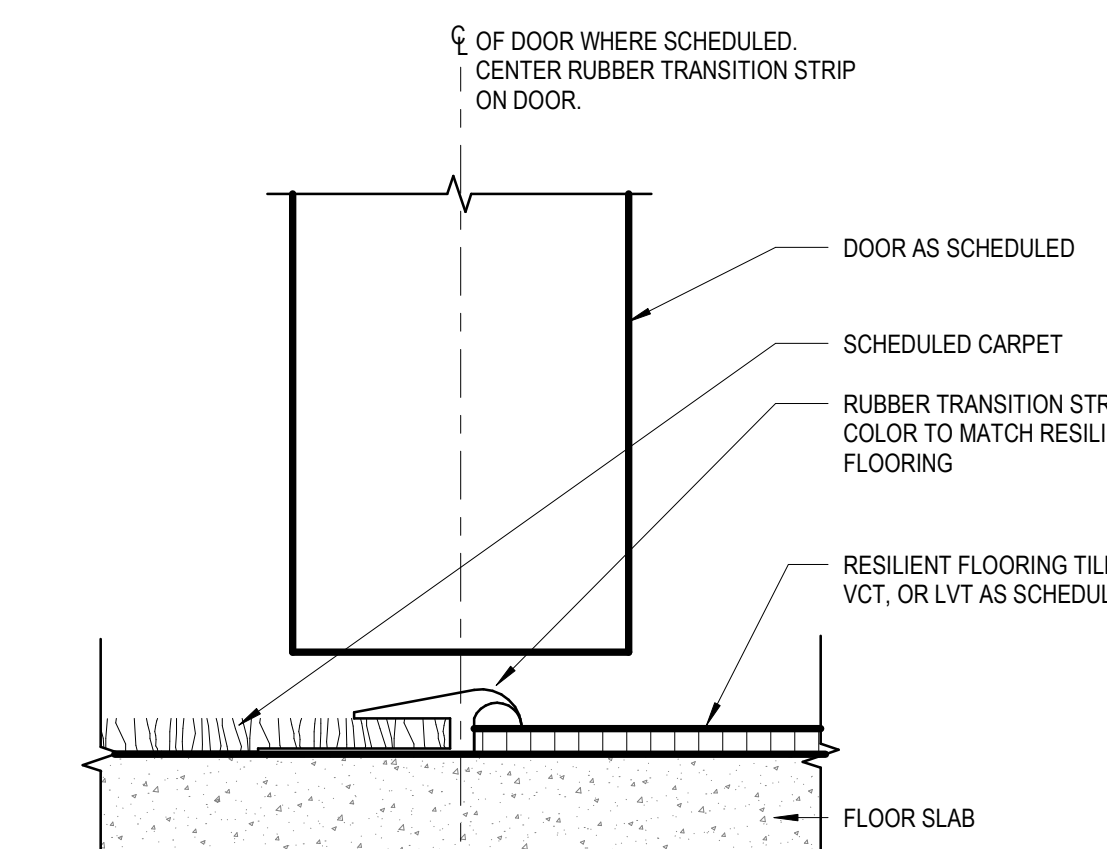
**3** RSF, VCT, OR LVT TO FLOOR TILE (FT)  
SCALE: 12" = 1'-0"



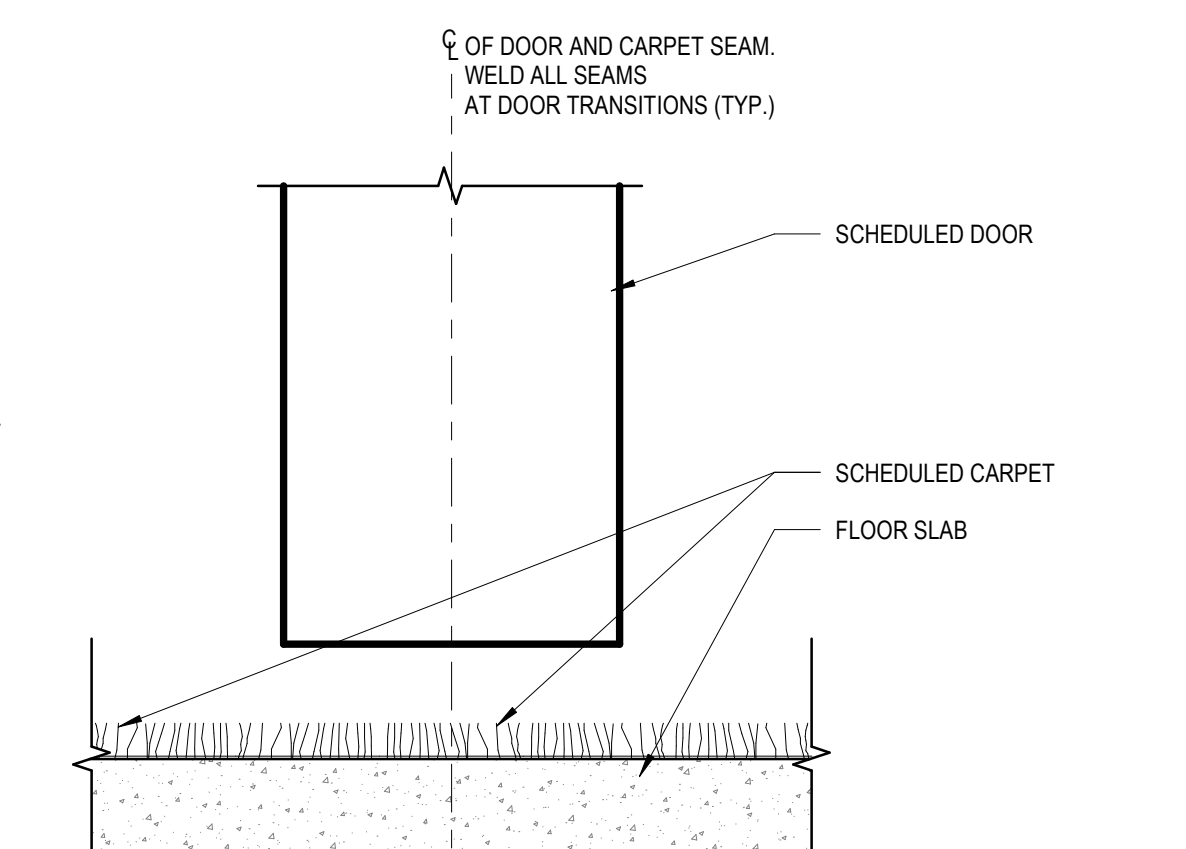
**7** TRANSITION DETAILS - CARPET (CPT) TO FLOOR TILE (FT) FLUSH  
SCALE: 12" = 1'-0"



**2** TRANSITION DETAILS - CARPET (CPT) TO FLOOR TILE (FT)  
SCALE: 12" = 1'-0"

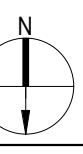


**6** TRANSITION DETAILS - CARPET (CPT) TO RSF, VCT, OR LVT  
SCALE: 12" = 1'-0"



**1** TRANSITION DETAILS - CARPET (CPT) TO CARPET (CPT)  
SCALE: 12" = 1'-0"

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	DJF
CHECKED	DJF
SCALE	As indicated
FILE REFERENCE	C:\Users\DJF\Documents\M22005c_ACH Main Rtg_Secord Floor_CD_CENTRAL_2020_derrisfaga.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

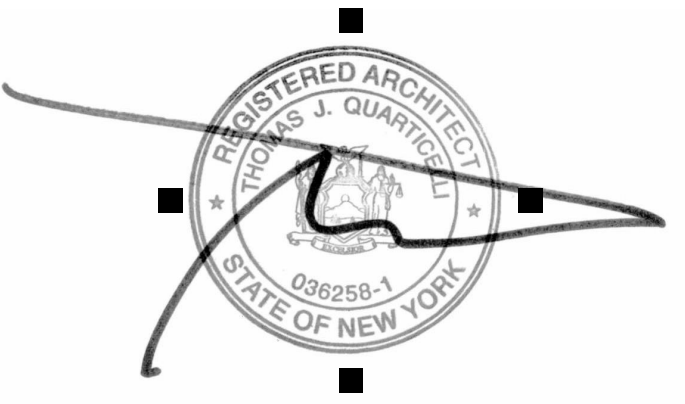
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SHEET TITLE

FLOORING DETAILS

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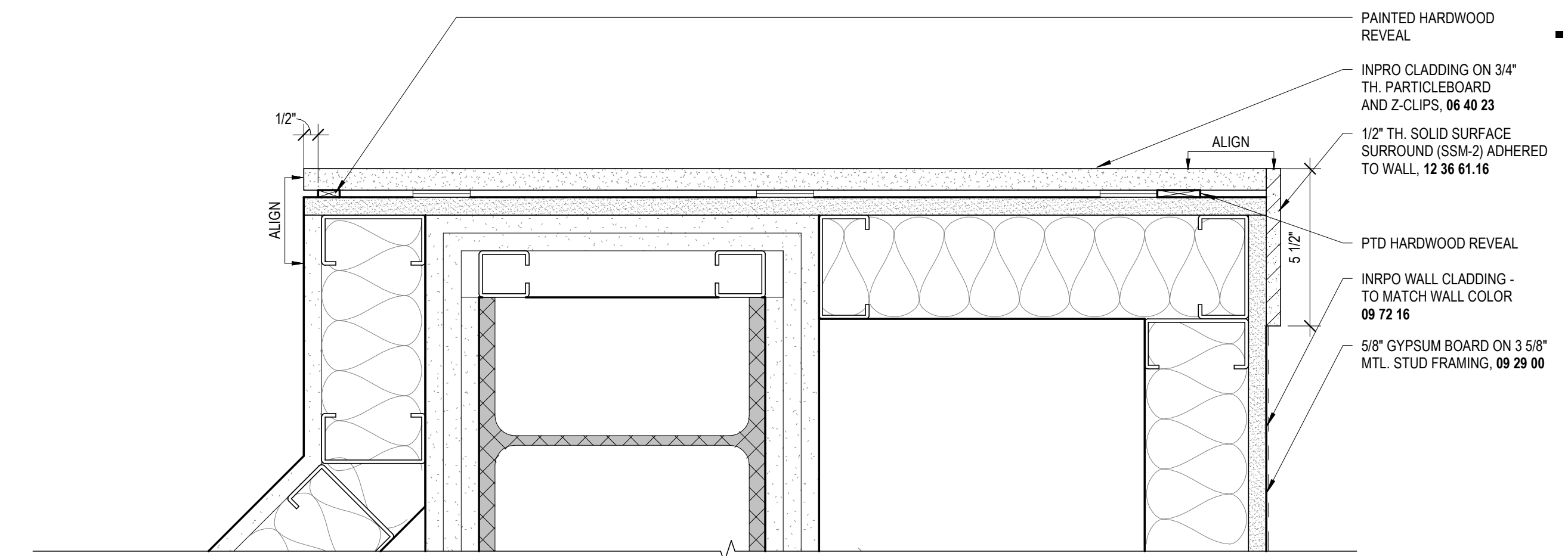




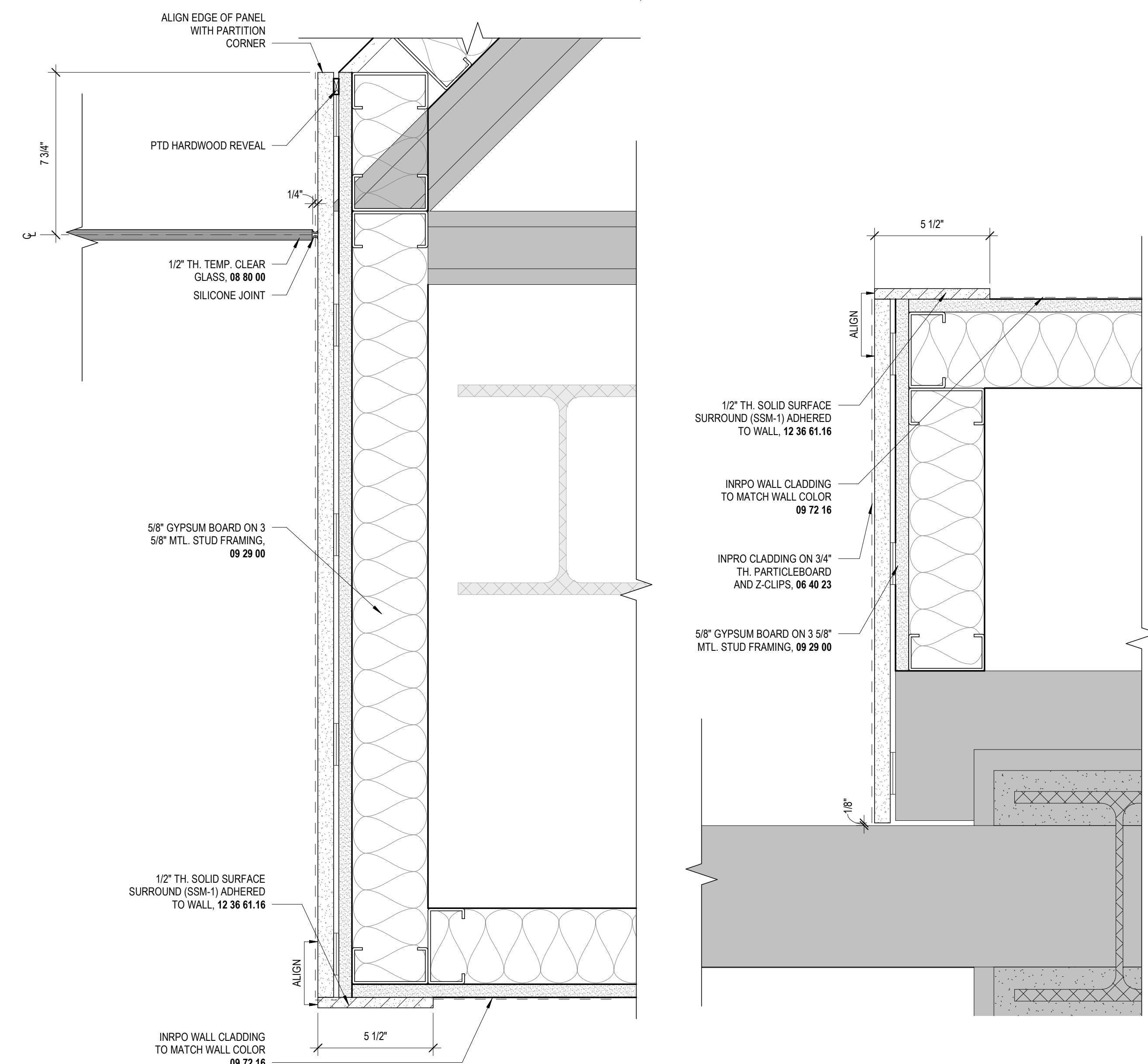
**ANDRUS ON HUDSON**  
**MAIN BUILDING RENOVATIONS:**  
**2ND FLOOR**

185 OLD BROADWAY  
 HASTINGS-ON-HUDSON, NY  
 10706

CONSULTANTS



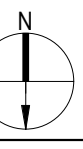
**8 PLAN DETAIL - NURSING ENTRY**  
 SCALE: 3" = 1'-0"



**6 PLAN DETAIL - PT ENTRY**  
 SCALE: 3" = 1'-0"

**1 PLAN DETAIL - ELEVATOR ENTRY**  
 SCALE: 3" = 1'-0"

KEY PLAN



PROJECT DATA

PROJECT NUMBER: M22005c  
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 DRAWN: DJF  
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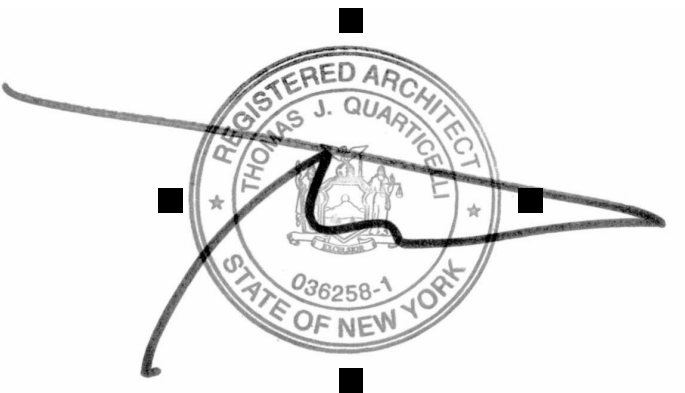
HISTORY OF SUBMISSIONS

No.	Date	Description

**100% CONSTRUCTION DOCUMENTS**

SHEET TITLE

TYPICAL ENTRY DETAILS

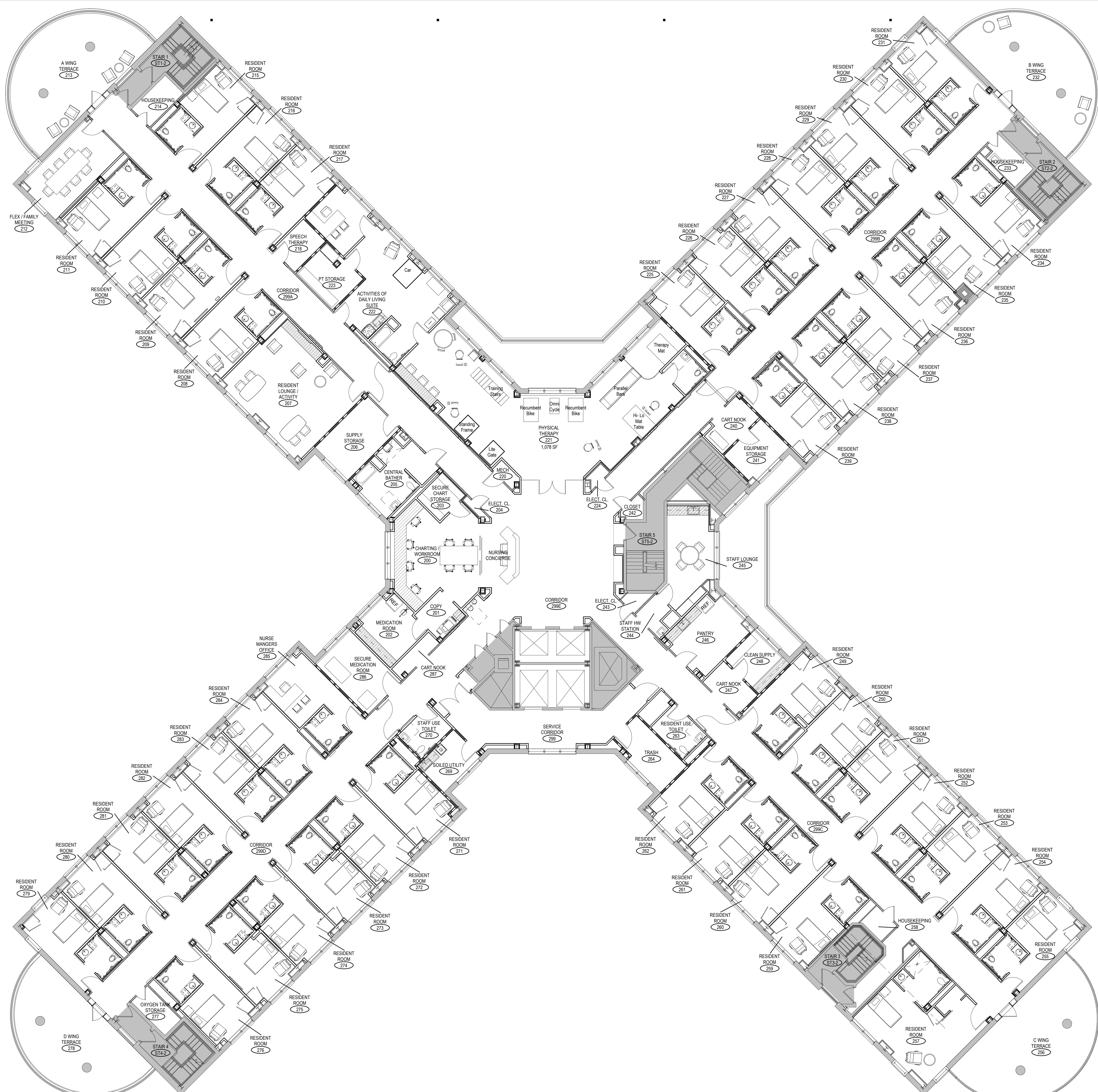


ANDRUS ON HUDSON

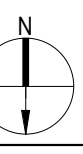
**MAIN BUILDING RENOVATIONS: 2ND FLOOR**

185 OLD BROADWAY  
HASTINGS-ON-HUDSON, NY  
10706

CONSULTANTS



KEY PLAN



PROJECT DATA

PROJECT NUMBER	M22005c
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	AEO
CHECKED	DJF
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FILE REFERENCE	C:\Users\DJF\Documents\M22005c_AOH Main Bldg_Secnd Floor_CD_CENTRAL_2020_derrinlaga.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

**100% CONSTRUCTION DOCUMENTS**

SHEET TITLE

SECOND FLOOR MOVEABLE EQUIPMENT/FURNITURE PLAN

**21 SECOND FLOOR FURNITURE PLAN**  
SCALE: 1/8" = 1'-0"

10/26/2023 10:50:35 AM  
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GENERAL NOTES - MECHANICAL	
1.	GENERAL NOTES, SYMBOLS, AND DETAILS ARE APPLICABLE TO DRAWINGS WITHIN DIVISION 23.
2.	PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE MECHANICAL SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED, AND AS REQUIRED BY CODES.
3.	DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO INDICATE CAPACITY, SIZE, APPROXIMATE LOCATION AND GENERAL ARRANGEMENT. COORDINATE LOCATIONS OF SYSTEMS AND COMPONENTS.
4.	COORDINATE ROOF AND WALL PENETRATIONS WITH WORK OF OTHER SECTIONS AND WITH FLASHING REQUIREMENTS. COORDINATE SLAB PENETRATIONS WITH WORK OF OTHER SECTIONS.
5.	RUN DUCTS AND PIPING CONCEALED UNLESS SPECIFIED OTHERWISE NOTED.
6.	INSTALL SENSORS (TEMPERATURE, HUMIDITY, CO2, THERMOSTATS) AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED BY ARCHITECT. MOUNTING HEIGHT AFF SHALL COMPLY WITH ADA AND SHALL BE MOUNTED LEVEL WITH ADJACENT SWITCHES (IE LIGHT SWITCHES).
7.	COORDINATE WORK OF THIS SECTION WITH THAT OF OTHER SECTIONS AND WITH ALL TRADES INVOLVED. PROVIDE OFFSETS IN PIPING AND DUCTS (INCLUDING DIVIDED DUCTS) AND TRANSITIONS AROUND OBSTRUCTIONS.
8.	NOT ALL ACCESS DOORS HAVE BEEN SHOWN ON THE PLANS. PROVIDE ACCESS PANELS THROUGH BUILDING ASSEMBLIES TO SERVICE AND MAINTAIN EQUIPMENT UNLESS SUCH EQUIPMENT IS INSTALLED IN EXPOSED LOCATIONS OR ABOVE LAY-IN CEILINGS. COORDINATE THE LOCATION OF ACCESS DOORS AND PANELS AND VERIFY THE QUANTITY, SIZE, AND LOCATIONS AFTER THE SYSTEMS AND EQUIPMENT REQUIRING ACCESS HAVE BEEN INSTALLED AND PRIOR TO THE CLOSURE OF THE AFFECTED CEILINGS AND BUILDING ASSEMBLIES. SUBMIT ACCESS PANEL LOCATIONS FOR REVIEW.
9.	AT SUBSTANTIAL COMPLETION, THE FOLLOWING ITEMS, NEW OR EXISTING, SHALL BE FULLY AND REASONABLY ACCESSIBLE: HVAC CONTROL BOXES, JUNCTION BOXES, VALVES, DOC CONTROL BOXES, ELECTRICAL PANELS, FILTERS, BELTS, WATER COILS, DISCONNECT SWITCHES AND ELEMENTS OF EQUIPMENT REQUIRING MAINTENANCE. "FULLY AND REASONABLY ACCESSIBLE" SHALL BE DEFINED AS NATIONAL ELECTRIC CODE REQUIRED CLEARANCE FOR POWERED EQUIPMENT AND CAPABLE OF BEING ACCESSED OR SERVICED WITHOUT REMOVING, MODIFYING OR DISTORTING OTHER COMPONENTS OF THE WORK. PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCE FOR ALL EQUIPMENT.
10.	SUPPORT EQUIPMENT, PIPING AND DUCTWORK FROM BUILDING STRUCTURE OR WITH STEEL SUPPORTS AND PLATFORMS AS REQUIRED. PROVIDE VIBRATION ISOLATION FOR ROTATING EQUIPMENT, DUCTWORK, AND PIPING IN ACCORDANCE WITH THE SPECIFICATIONS.
11.	ROOF CURB AND RAIL HEIGHTS INDICATED ARE THE DIMENSIONS BETWEEN THE ROOF SURFACE AND THE TOPS OF THE CURBS AND RAILS. WHERE THE ROOF IS PITCHED, CONSTRUCT CURBS AND RAILS SUCH THAT THE BOTTOM PITCHES WITH THE ROOF AND THE TOP IS LEVEL.
12.	CONTROL WIRING METHODS SHALL COMPLY WITH NEC, AND DIVISION 26 SPECIFICATIONS.
13.	VERIFY EQUIPMENT CONNECTIONS WITH MANUFACTURER'S DRAWINGS. VERIFY AND PROVIDE FITTINGS TO TRANSITION TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE DIMENSIONS BEFORE FABRICATION.
14.	PERFORM PRESSURE AND LEAKAGE TESTS BEFORE INSULATING DUCTWORK AND PIPING.
15.	MAINTAIN 6"-8" CLEARANCE TO THE UNDERSIDE OF PIPES, DUCTS, CONDUITS, SUSPENDED EQUIPMENT, ETC., THROUGHOUT ROUTES IN MECHANICAL ROOMS. MAINTAIN 3'-0" WIDE MEANS OF EGRESS IN MECHANICAL ROOMS.
16.	MISCELLANEOUS STEEL, REQUIRED TO ENSURE PROPER INSTALLATION AND, AS SHOWN IN THE DETAILS FOR PIPING, DUCTWORK, AND EQUIPMENT, SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR.
17.	AIR CONDITIONING CONDENSATE DRAIN LINES FROM EACH AIR HANDLING UNIT AND ROOFTOP UNIT SHALL BE PIPED MINIMUM SIZE OF THE UNIT DRAIN OUTLET WITH P-TRAP, P TRAP ARRANGEMENT SHALL BE BASED ON THE UNIT (NEGATIVE OR POSITIVE PRESSURE).
18.	INSTALL UNITS WITH CLEARANCE FOR SERVICE AS REQUIRED BY THE MANUFACTURER.
19.	ALL ROOF-MOUNTED EQUIPMENT THAT NEEDS SERVICING SHALL BE LOCATED A MINIMUM OF 10'-0" FROM THE EDGE OF THE ROOF.

ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AH	AIR HANDLER
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
APD	AIR PRESSURE DROP
AS	AIR SEPARATOR
AWT	AVERAGE WATER TEMPERATURE
BHP	BREAK HORSEPOWER
BMS	BUILDING MANAGEMENT SYSTEM
BTU	BRITISH THERMAL UNIT
BTU/H	BTU / HOUR
CAP	CAPACITY
COND	CONDENSATE DRAIN
COP	COEFFICIENT OF PERFORMANCE
CFM	CUBIC FEET PER MINUTE
CONV	CONNECTOR
CRD	CEILING RADIATION DAMPER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
DAH	DUCTLESS AIR HANDLER
dB	DECIBELS
DHP	DUCTLESS HEAT PUMP
DX	DIRECT EXPANSION
EAT	ENTERING AIR TEMPERATURE (DRY BULB)
EDB	ENTERING DRY BULB
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
EWB	ENTERING WET BULB
EWTF	ENTERING WATER TEMPERATURE
FD	DEGREES FAHRENHEIT
F	FIRE DAMPER
FT	FEET OR FEET TUBE
FT WG	FEET WATER GAUGE
FLA	FULL LOAD AMPS
FRM	FEET PER MINUTE
FSD	COMBINATION FIRE SMOKE DAMPER
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRD	GRILLE, REGISTER, DIFFUSER
HP	HORSEPOWER
HSPF	HEATING SEASON PERFORMANCE FACTOR
HWC	HOT WATER COIL
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
IN	INCHES
IN WG	INCHES WATER GAUGE
IPV	INTEGRATED PART LOAD VALUE
KW	KILOWATTS
L	LOUVER
LAT	LEAVING AIR TEMPERATURE
LDB	LEAVING DRY BULB
LWB	LEAVING WET BULB
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSANDS OF BTU / HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MIN	MINIMUM
NTS	NOT TO SCALE
P	PUMP
PH	PHASE
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH GAUGE
QTY	QUANTITY
RPD	REVOLUTIONS PER MINUTE
RPR	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
RD	REFRIGERANT DISCHARGE
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SG	SIGHT GLASS
SP	STATIC PRESSURE
SPD	STATIC PRESSURE DROP
SST	SATURATED SUCTION PRESSURE
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UH	UNIT HEATER
UOI	UNLESS OTHERWISE INDICATED
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THRU ROOF
WPD	WATER PRESSURE DROP

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	DUCTWORK
	ACOUSTICALLY LINED DUCTWORK
	SUPPLY DUCTWORK TOWARDS (UP IN PLAN)
	SUPPLY DUCTWORK AWAY (DOWN IN PLAN)
	RETURN DUCTWORK TOWARDS (UP IN PLAN)
	RETURN DUCTWORK AWAY (DOWN IN PLAN)
	EXHAUST DUCTWORK TOWARDS (UP IN PLAN)
	EXHAUST DUCTWORK AWAY (DOWN IN PLAN)
	FLEXIBLE DUCT
	VOLUME DAMPER
	FIRE DAMPER
	BACKDRAFT DAMPER
	MOTORIZED DAMPER
	SMOKE DAMPER
	COMBINATION FIRE AND SMOKE DAMPER
	AIR ENTERING OPENING
	AIR LEAVING OPENING
	CEILING DIFFUSER (BLOW INDICATED)
	RETURN GRILLE OR REGISTER
	EXHAUST GRILLE OR REGISTER
	TEMPERATURE SENSOR
	HUMIDITY SENSOR
	THERMOSTAT
	DUCT SMOKE DETECTOR
	CARBON DIOXIDE SENSOR
	EQUIPMENT SYMBOL
	GRILLE/REGISTER/DIFFUSER SYMBOL
	KEYNOTE
	CONNECTION TO EXISTING

PIPING LEGEND	
SYMBOL	DESCRIPTION
	SUPPLY PIPING
	RETURN PIPING
	ELBOW UP
	ELBOW DOWN
	TEE TOWARDS (UP IN PLAN)
	TEE AWAY (DOWN IN PLAN)
	DROP AND RUN
	CLEANOUT
	BLIND FLANGE
	END CAP
	HEATING HOT WATER SUPPLY
	HEATING HOT WATER RETURN
	REFRIGERANT SUCTION/REFRIGERANT LIQUID
	CONDENSATE


HVAC DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	REMOVE EXISTING DUCTWORK/EQUIPMENT
	REMOVE EXISTING PIPING/EQUIPMENT
ETR	EXISTING TO REMAIN
RE	REMOVE EXISTING
RL	RELOCATE EXISTING

MECHANICAL GENERAL DEMOLITION NOTES	
<b>DEMOLITION NOTES</b>	
1.	SITE VISIT: THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. BEFORE SUBMITTING BID, VISIT AND CAREFULLY EXAMINE SITE TO IDENTIFY EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT WORK OF THIS SECTION. NO EXTRA PAYMENT WILL BE ALLOWED FOR ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS THAT ARE VISIBLE OR READILY CONSTRUED BY EXPERIENCED OBSERVER.
2.	PREPARATORY WORK: BEFORE STARTING WORK IN A PARTICULAR AREA OF THE PROJECT, VISIT SITE AND EXAMINE CONDITIONS UNDER WHICH WORK MUST BE PERFORMED INCLUDING PREPARATORY WORK DONE UNDER OTHER SECTIONS OR CONTRACTS BY OWNER. REPORT CONDITIONS THAT MIGHT AFFECT WORK ADVERSELY IN WRITING TO ARCHITECT AND OWNER. DO NOT PROCEED WITH WORK UNTIL DEFECTS HAVE BEEN CORRECTED AND CONDITIONS ARE SATISFACTORY. COMMENCEMENT OF WORK SHALL BE CONSIDERED AS COMPLETE ACCEPTANCE OF EXISTING CONDITIONS AND PREPARATORY WORK.
3.	PHASING: DEMOLITION WORK SHALL COMPLY WITH THE PHASING REQUIREMENTS OF THE PROJECT AND BE COORDINATED WITH THE OWNER, ARCHITECT, CM AND ENGINEER. NO REMOVALS SHALL BE IMPLEMENTED WITHOUT A THOROUGH UNDERSTANDING OF THE PHASING REQUIREMENTS.
4.	ABANDONING OF DUCTWORK, PIPING OR EQUIPMENT IN PLACE WITHIN SCOPE AREA IS PROHIBITED.
5.	PROVIDE 2 WEEKS NOTICE TO OWNER FOR SHUT DOWN OF ANY SERVICES AND/OR SYSTEMS.
6.	COORDINATE EXISTING EQUIPMENT AND MATERIALS THAT SHALL REMAIN THE PROPERTY OF THE OWNER. ITEMS OF VALUE WHICH ARE NOT DIRECTED TO BE RETURNED TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED OF, STORAGE OR SALE OF ITEMS ON THE PROJECT SITE IS PROHIBITED.
7.	PROTECTION: ENSURE THE SAFE PASSAGE OF PERSONS IN AND AROUND THE BUILDING DURING DEMOLITION. PREVENT INJURY TO PERSONS AND DAMAGE TO PROPERTY. PROVIDE ADEQUATE SHORING AND BRACING TO PREVENT COLLAPSE. IMMEDIATELY REPAIR DAMAGED PROPERTY TO THE CONDITION BEFORE BEING DAMAGED. TAKE EFFECTIVE MEASURES TO PREVENT WINDBLOWN DUST.
8.	UTILITIES: MAINTAIN ALL UTILITIES EXCEPT THOSE REQUIRING REMOVAL OR RELOCATION. KEEP UTILITIES IN SERVICE AND PROTECT FROM DAMAGE. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED AREAS WITHOUT FIRST OBTAINING PERMISSION FROM THE OWNER IN WRITING. PROVIDE TEMPORARY SERVICES AS REQUIRED.
9.	INFORMATION CONTAINED ON THESE DRAWINGS WAS OBTAINED FROM ARCHIVED DRAWINGS AND SITE VISITS. DRAWINGS ARE DIAGRAMMATIC ONLY AND REFLECT OVERALL SYSTEM REMOVAL. NOT EVERY ITEM OR COMPONENT OF A SYSTEM IS SHOWN. PROVIDE COMPLETE REMOVAL OF ASSOCIATED ANCILLARY PIPES, HANGERS, VALVES AND ACCESSORIES SERVING SYSTEM SHOWN.
10.	DEMOLITION WORK SHALL COMPLY WITH OSHA, EPA AND APPLICABLE STATE AND LOCAL CODES. COMPLY WITH HAULING AND DISPOSAL REGULATIONS.
11.	REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION REQUIREMENTS AND PROCEDURES.
<b>PRE-DEMO TESTING, ADJUSTING AND BALANCING (TAB)</b>	
1.	CONFIRM SUPPLY, RETURN AND EXHAUST SYSTEM AIRFLOW CAPACITY THROUGH PRE-CONSTRUCTION TESTING AND BALANCING OF SYSTEMS AFFECTED BY THE WORK. REPORTS SHALL INCLUDE COMPLETE FAN INFORMATION, CFM, ESP, TSP, RPM, VOLTS, AMPS AND VFD SPEEDS. CENTRAL EXHAUST SYSTEM SHALL BE BALANCED AT ALL EXISTING CONNECTIONS TO MAIN EXHAUST DUCT RISERS.
2.	CONFIRM HYDRONIC SYSTEM CAPACITY THROUGH PRE-CONSTRUCTION TESTING AND BALANCING REPORTS OF SYSTEMS AFFECTED BY THE WORK. REPORTS SHALL INCLUDE PIPE SIZE, FLOW RATE, SUPPLY PRESSURE, AND RETURN PRESSURE.

EXHAUST SYSTEM GENERAL DEMOLITION NOTES	
<b>DEMOLITION NOTES</b>	
1.	EXISTING PATIENT ROOM EXHAUST IS PROVIDED THROUGH AN EXHAUST FAN LOCATED IN THE SIXTH FLOOR MECHANICAL ROOM SPACE. DEMOLITION CONTRACTOR SHALL VERIFY TIE IN LOCATIONS OF BRANCH EXHAUST DUCTS SERVING EACH WING BACK TO WHERE THEY CONNECT TO THE MAIN VERTICAL DUCT SHAFT. THE INTENT OF THE EXHAUST DESIGN IS TO RE-USE THE EXISTING EXHAUST DUCT BRANCHES SERVING THE WINGS AND REPLACING ONLY THE GRILLES AND EXHAUST DUCTWORK TAPS WITH VOLUME DAMPERS AT EACH GRILLE LOCATION. DEMOLITION CONTRACTOR SHALL VERIFY EXHAUST FLOW RATE AT EACH MAIN BRANCH CONNECTING TO THE MAIN RISER AND CONFIRM ANY LEAKAGE/BROKEN SECTIONS OF BRANCH DUCTWORK DURING DEMOLITION. CONTRACTOR SHALL ALERT ARCHITECT AND ENGINEER OF ANY ISSUES BEFORE PROCEEDING.

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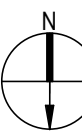
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KEY PLAN



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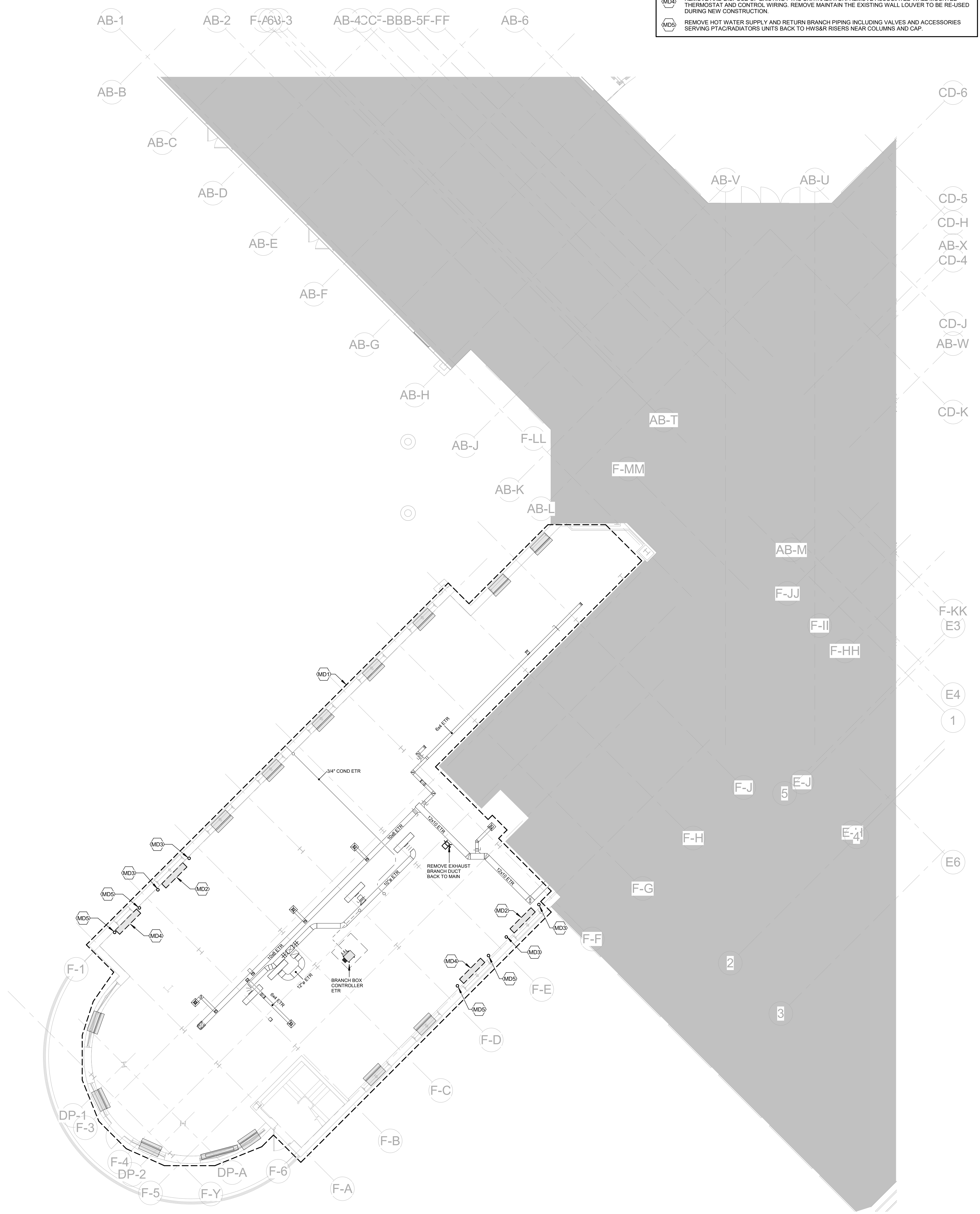
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MECHANICAL NOTES, SYMBOLS, AND ABBREVIATIONS

M0.00

**MECHANICAL DEMOLITION KEY NOTES**

- (MD1) ALL MECHANICAL EQUIPMENT LOCATED WITHIN THE INDICATED OUTLINE SHALL BE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- (MD2) REMOVE AND DISPOSE OF EXISTING PTAC UNIT/RADIATOR. REMOVE ASSOCIATED WALL MOUNTED THERMOSTAT AND CONTROL WIRING. REMOVE THE EXISTING WALL LOUVER AND PATCH THE WALL TO MATCH EXISTING IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
- (MD3) REMOVE HOT WATER SUPPLY AND RETURN BRANCH PIPING INCLUDING VALVES AND ACCESSORIES SERVING PTAC/RADIATORS UNITS BACK TO HW/SR RISERS NEAR COLUMNS. HOT WATER RISERS TO BE RE-USED FOR NEW RADIATORS DURING NEW CONSTRUCTION. PROVIDE INSULATED PIPING CAPS DURING CONSTRUCTION.
- (MD4) REMOVE AND DISPOSE OF EXISTING PTAC UNIT/RADIATOR. REMOVE ASSOCIATED WALL MOUNTED THERMOSTAT AND CONTROL WIRING. REMOVE MAINTAIN THE EXISTING WALL LOUVER TO BE RE-USED DURING NEW CONSTRUCTION.
- (MD5) REMOVE HOT WATER SUPPLY AND RETURN BRANCH PIPING INCLUDING VALVES AND ACCESSORIES SERVING PTAC/RADIATORS UNITS BACK TO HW/SR RISERS NEAR COLUMNS AND CAP.

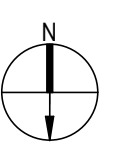


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MECHANICAL DEMO FIRST  
FLOOR PLAN

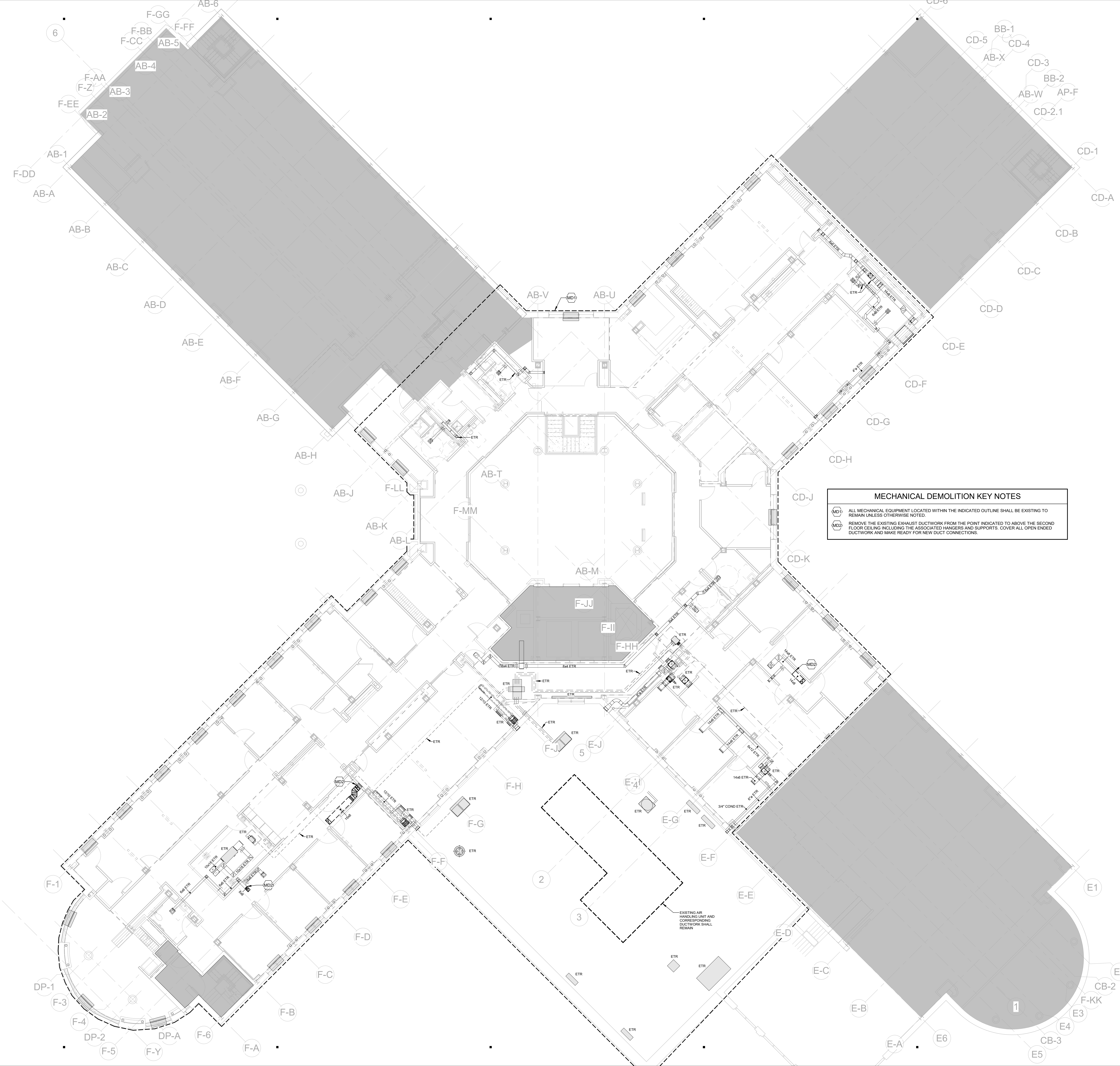
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1 01 MECHANICAL FIRST FLOOR PLAN DEMO  
1/8" = 1'-0"

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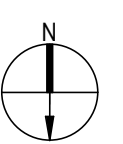
**MECHANICAL DEMOLITION KEY NOTES**

MD1 ALL MECHANICAL EQUIPMENT LOCATED WITHIN THE INDICATED OUTLINE SHALL BE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

MD2 REMOVE THE EXISTING EXHAUST DUCTWORK FROM THE POINT INDICATED TO ABOVE THE SECOND FLOOR CEILING INCLUDING THE ASSOCIATED HANGERS AND SUPPORTS. COVER ALL OPEN ENDED DUCTWORK AND MAKE READY FOR NEW DUCT CONNECTIONS.



KEY PLAN



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MECHANICAL DEMO MEZZANINE FLOOR PLAN

MD1.00.M.

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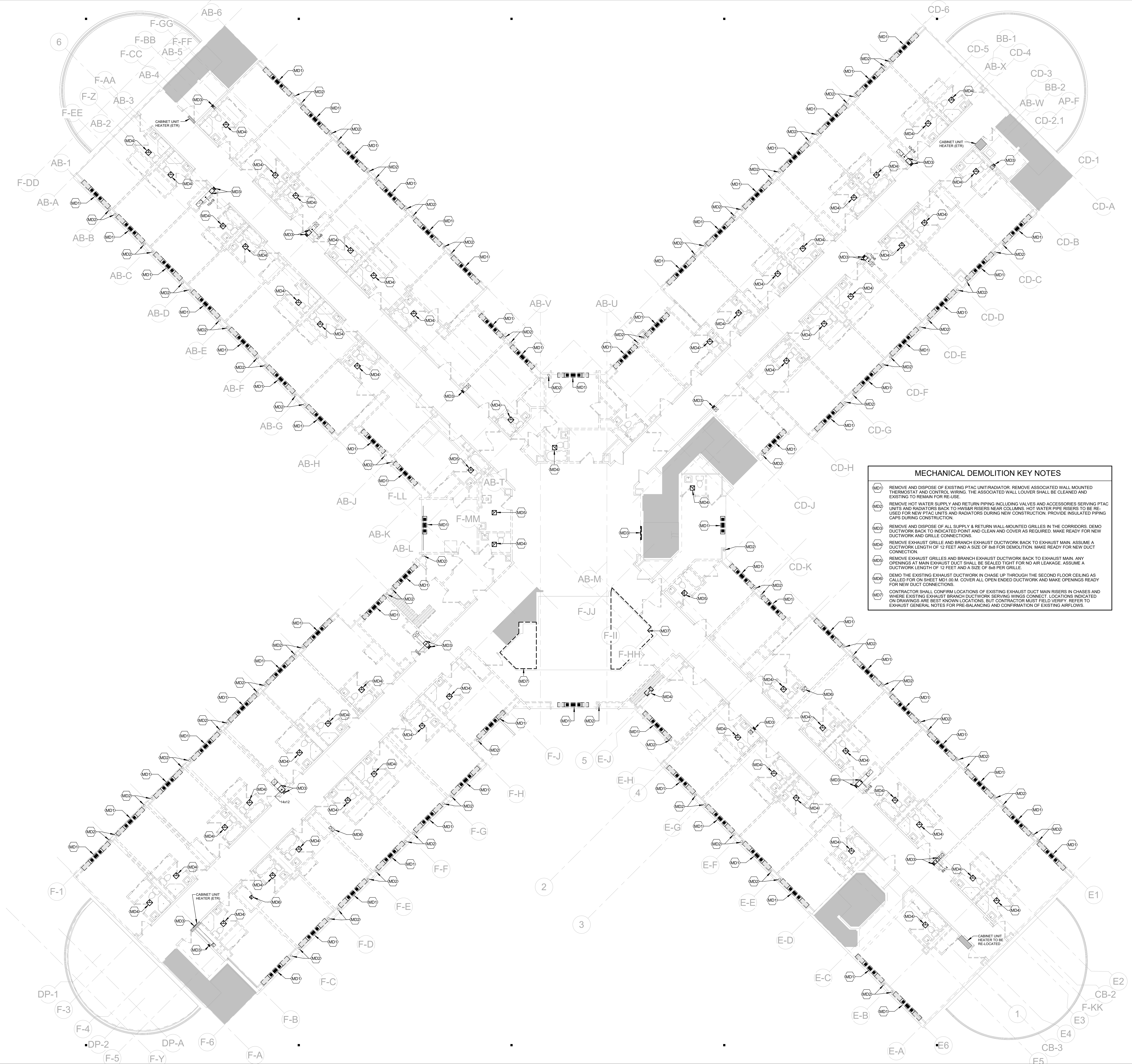
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SHEET TITLE

MECHANICAL DEMO SECOND FLOOR PLAN

MD1.00.2



**MECHANICAL DEMOLITION KEY NOTES**

(MD1) REMOVE AND DISPOSE OF EXISTING PTAC UNIT/RADIATOR. REMOVE ASSOCIATED WALL MOUNTED THERMOSTAT AND CONTROL WIRING. THE ASSOCIATED WALL LOUVER SHALL BE CLEANED AND EXISTING TO REMAIN FOR RE-USE.

(MD2) REMOVE HOT WATER SUPPLY AND RETURN PIPING INCLUDING VALVES AND ACCESSORIES SERVING PTAC UNITS AND RADIATORS BACK TO HWASR RISERS NEAR COLLINGS. HOT WATER PIPE RISERS TO BE RE-USED FOR NEW PTAC UNITS AND RADIATORS DURING NEW CONSTRUCTION. PROVIDE INSULATED PIPING CAPS DURING CONSTRUCTION.

(MD3) REMOVE AND DISPOSE OF ALL SUPPLY & RETURN WALL-MOUNTED GRILLES IN THE CORRIDORS. DEMO DUCTWORK BACK TO INDICATED POINT AND CLEAN AND COVER AS REQUIRED. MAKE READY FOR NEW DUCTWORK AND GRILLE CONNECTIONS.

(MD4) REMOVE EXHAUST GRILLE AND BRANCH EXHAUST DUCTWORK BACK TO EXHAUST MAIN. ASSUME A DUCTWORK LENGTH OF 12 FEET AND A SIZE OF 8x8 FOR DEMOLITION. MAKE READY FOR NEW DUCT CONNECTION.

(MD5) REMOVE EXHAUST GRILLES AND BRANCH EXHAUST DUCTWORK BACK TO EXHAUST MAIN. ANY OPENINGS AT MAIN EXHAUST DUCT SHALL BE SEALED TIGHT FOR NO AIR LEAKAGE. ASSUME A DUCTWORK LENGTH OF 12 FEET AND A SIZE OF 8x8 PER GRILLE.

(MD6) DEMO THE EXISTING EXHAUST DUCTWORK IN CHASE UP THROUGH THE SECOND FLOOR CEILING AS CALLED FOR ON SHEET MD1.00.1. COVER ALL OPEN ENDED DUCTWORK AND MAKE OPENINGS READY FOR NEW DUCT CONNECTIONS.

(MD7) CONTRACTOR SHALL CONFIRM LOCATIONS OF EXISTING EXHAUST DUCT MAIN RISERS IN CHASES AND WHERE EXISTING EXHAUST BRANCH DUCTWORK SERVING WINGS CONNECT. LOCATIONS INDICATED ON DRAWINGS ARE BEST KNOWN LOCATIONS, BUT CONTRACTOR MUST FIELD VERIFY. REFER TO EXHAUST GENERAL NOTES FOR PRE-BALANCING AND CONFIRMATION OF EXISTING AIRFLOWS.

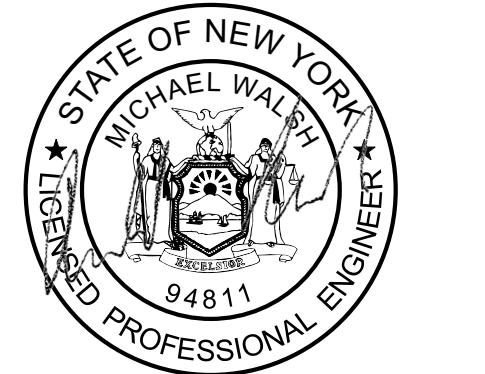
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MECHANICAL KEY NOTES	
M1	CONNECT NEW REFRIGERANT PIPING TO THE EXISTING PIPES MADE READY DURING PHASE 1. ROUTE PIPING FROM CONNECTION POINT TO THE FAN COIL UNIT. REFER TO 1/16" O.D. FOR PIPE SIZES.
M2	CONTRACTOR SHALL RE-USE EXISTING PTAC UNIT HOT WATER PIPING FOR NEW FINNED TUBE RADIATION UNITS. HOT WATER VALVES AND PIPING CONNECTIONS FROM RISERS SHALL BE NEW. REFER TO 3/8" O.D. FOR PIPE SIZES AND VALVES.
M3	UPON COMPLETE INSTALLATION OF EXHAUST DUCTWORK CONTRACTOR SHALL RE-BALANCE THE EXISTING EXHAUST FAN (EF-01) AND ASSOCIATED DUCTWORK TO THE SPECIFIED AIRFLOW RATES SHOWN.
M4	UTILIZE THE EXISTING WALL LOUVER FOR AN OUTDOOR AIR PLENUM BOX AS SHOWN. COORDINATE AND VERIFY EXACT PLENUM DUCT SIZE IN FIELD.



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MECHANICAL FIRST FLOOR PLAN

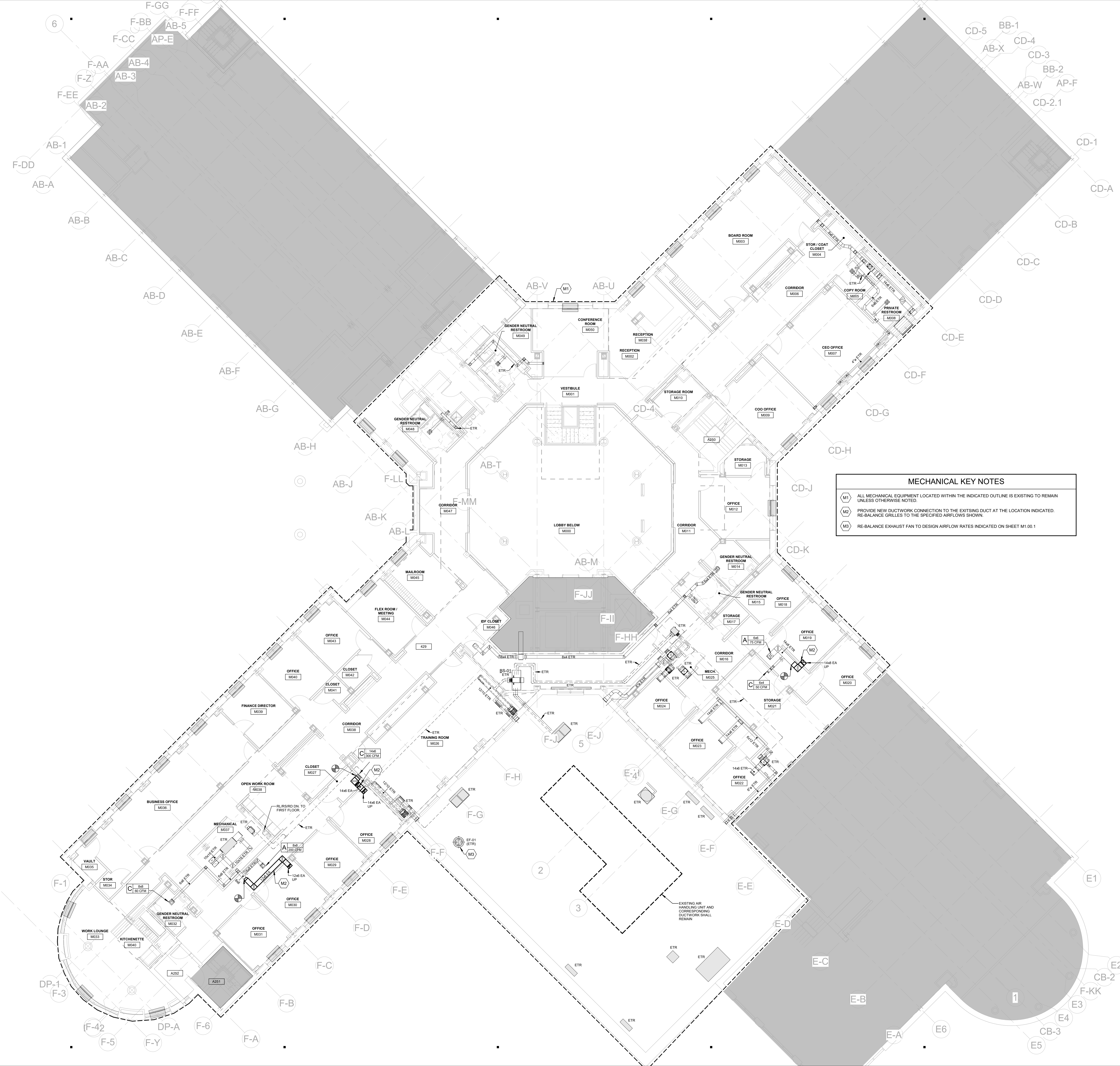
1 01 MECHANICAL FIRST FLOOR PLAN  
1/8" = 1'-0"

M1.00.1

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**MECHANICAL KEY NOTES**

- M1 ALL MECHANICAL EQUIPMENT LOCATED WITHIN THE INDICATED OUTLINE IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- M2 PROVIDE NEW DUCTWORK CONNECTION TO THE EXISTING DUCT AT THE LOCATION INDICATED. RE-BALANCE GRILLES TO THE SPECIFIED AIRFLOWS SHOWN.
- M3 RE-BALANCE EXHAUST FAN TO DESIGN AIRFLOW RATES INDICATED ON SHEET M1.00.1



KEY PLAN



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MECHANICAL MEZZANINE FLOOR PLAN

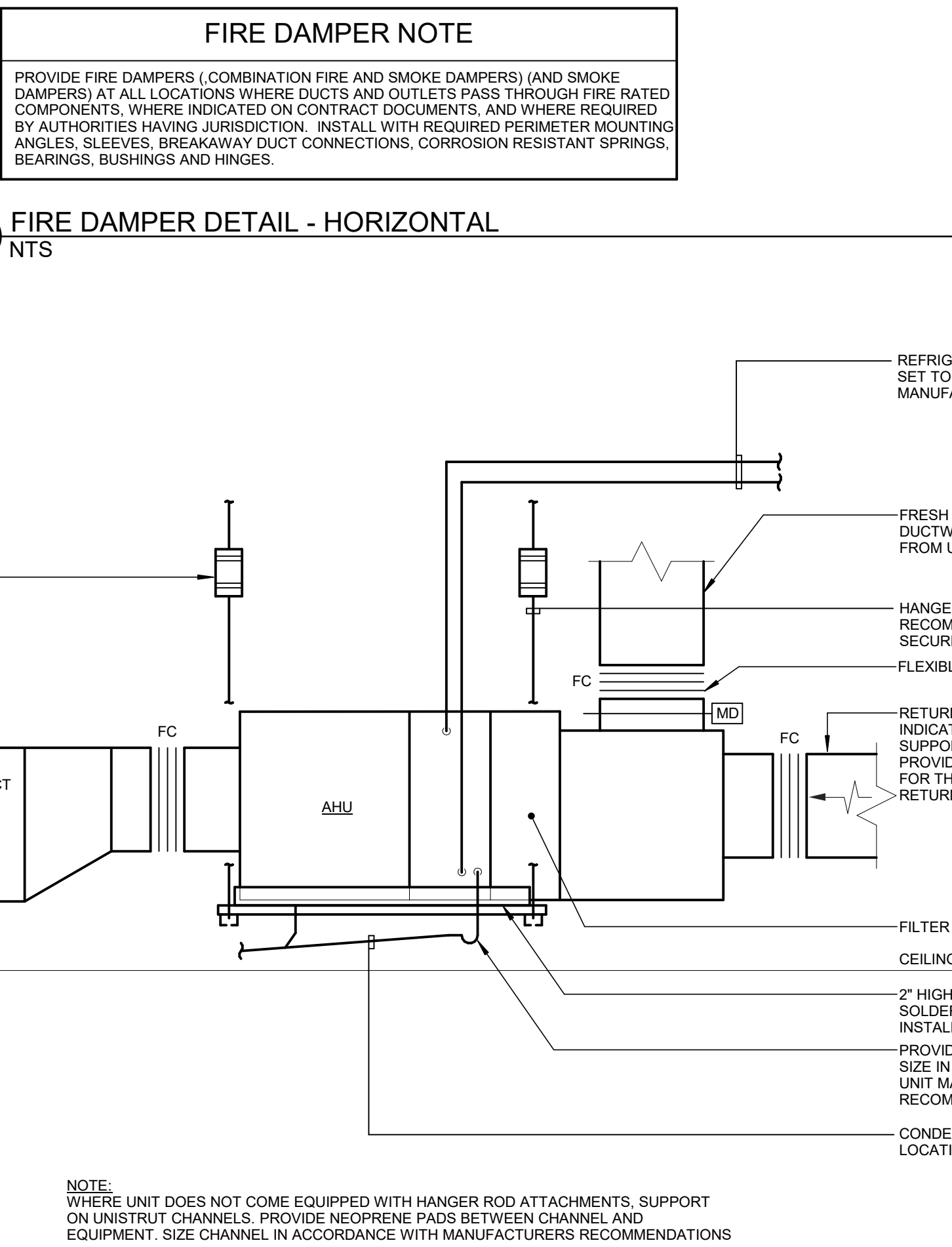
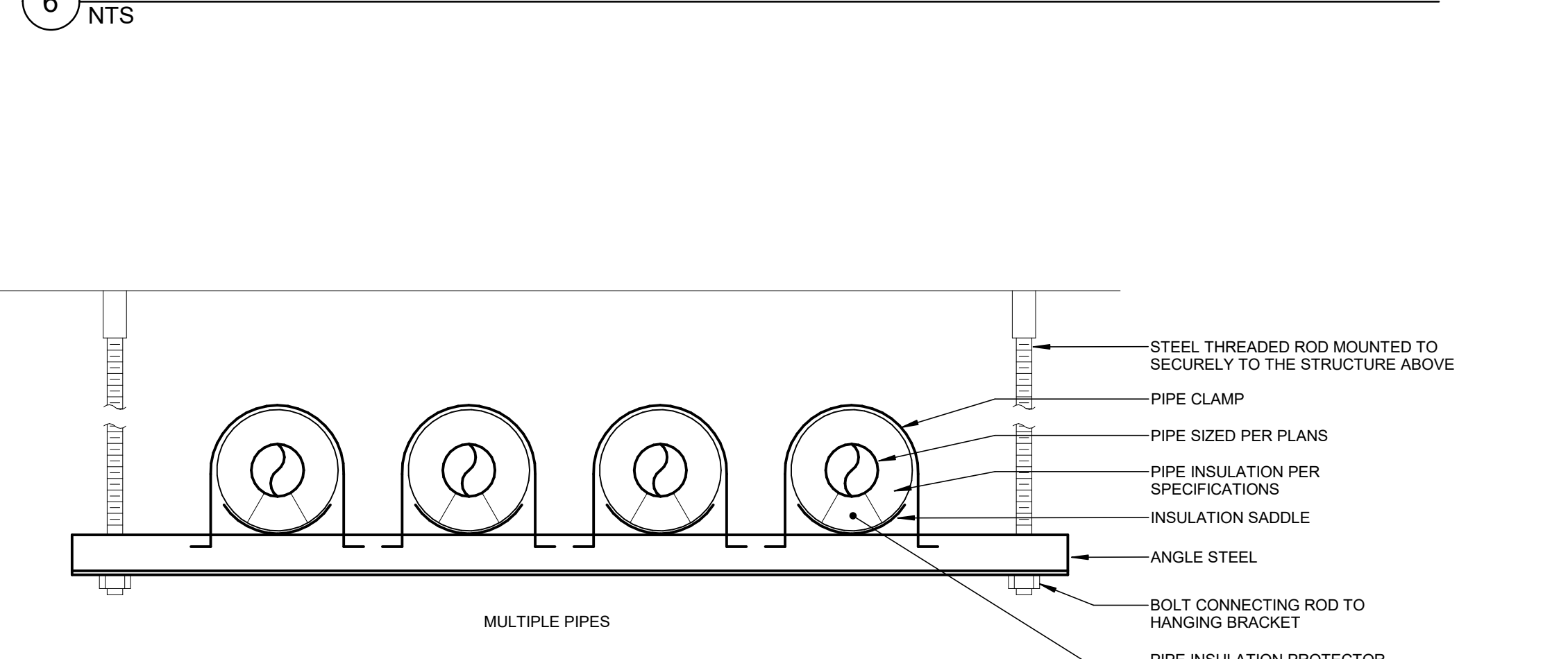
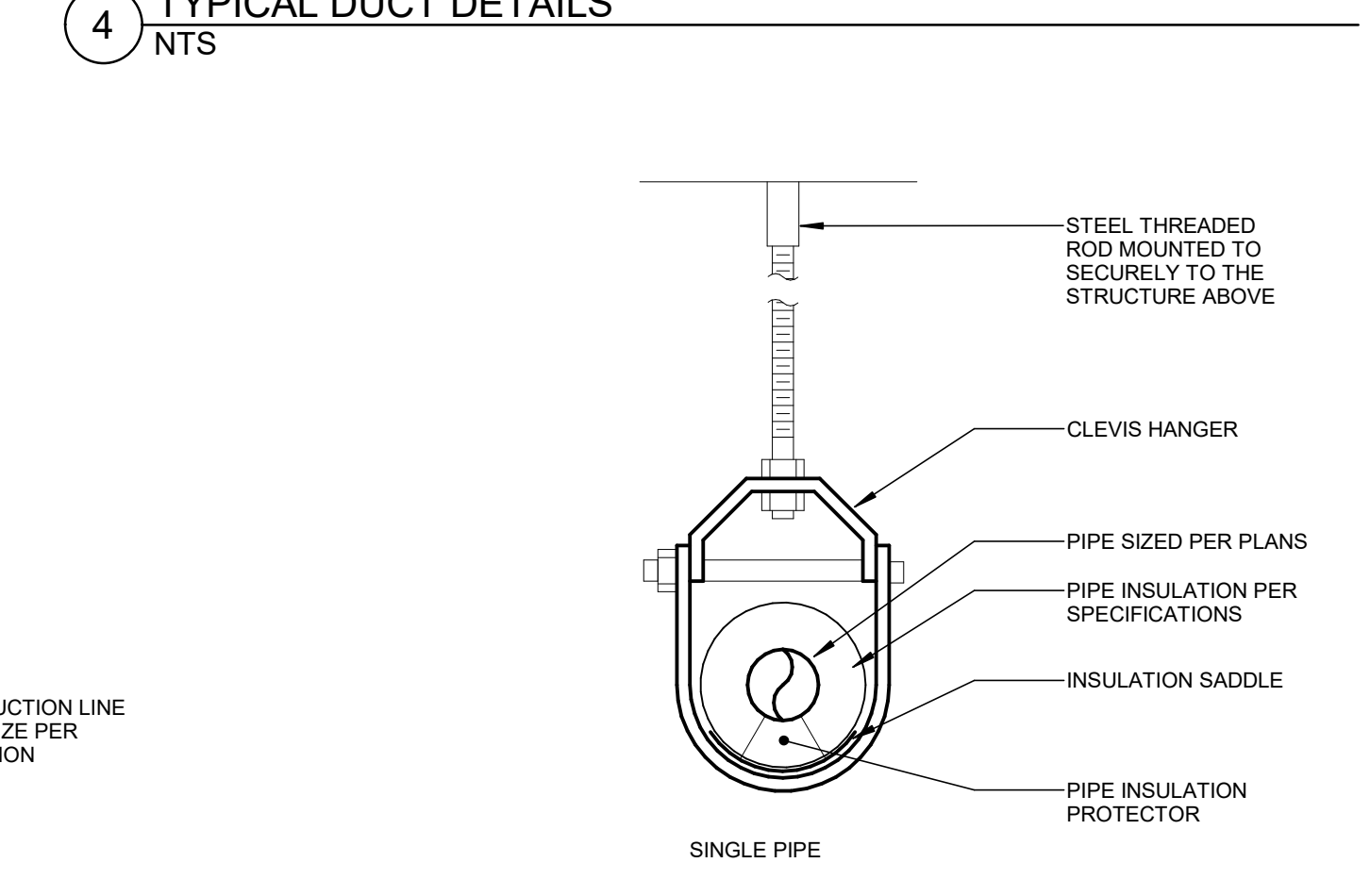
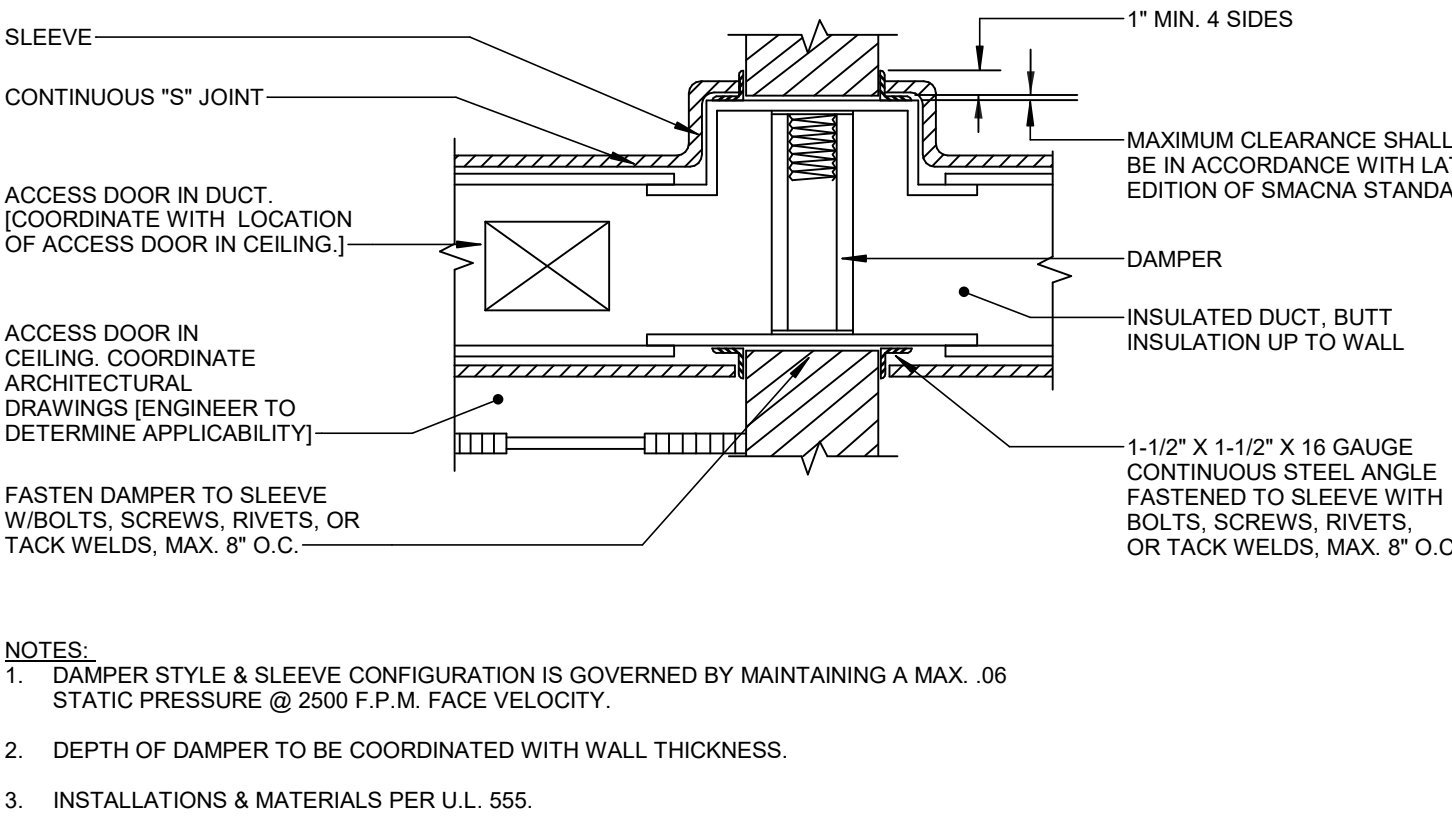
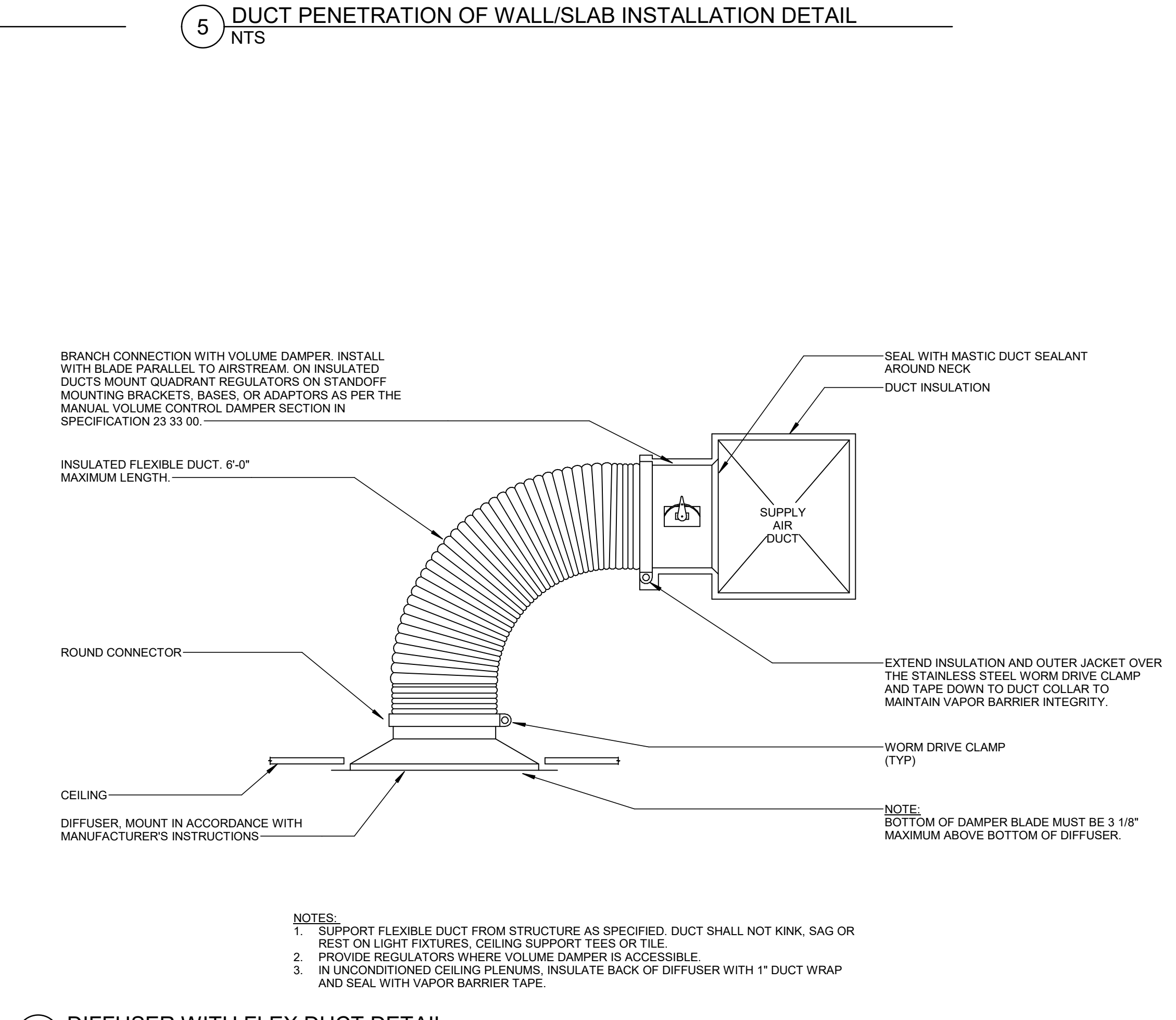
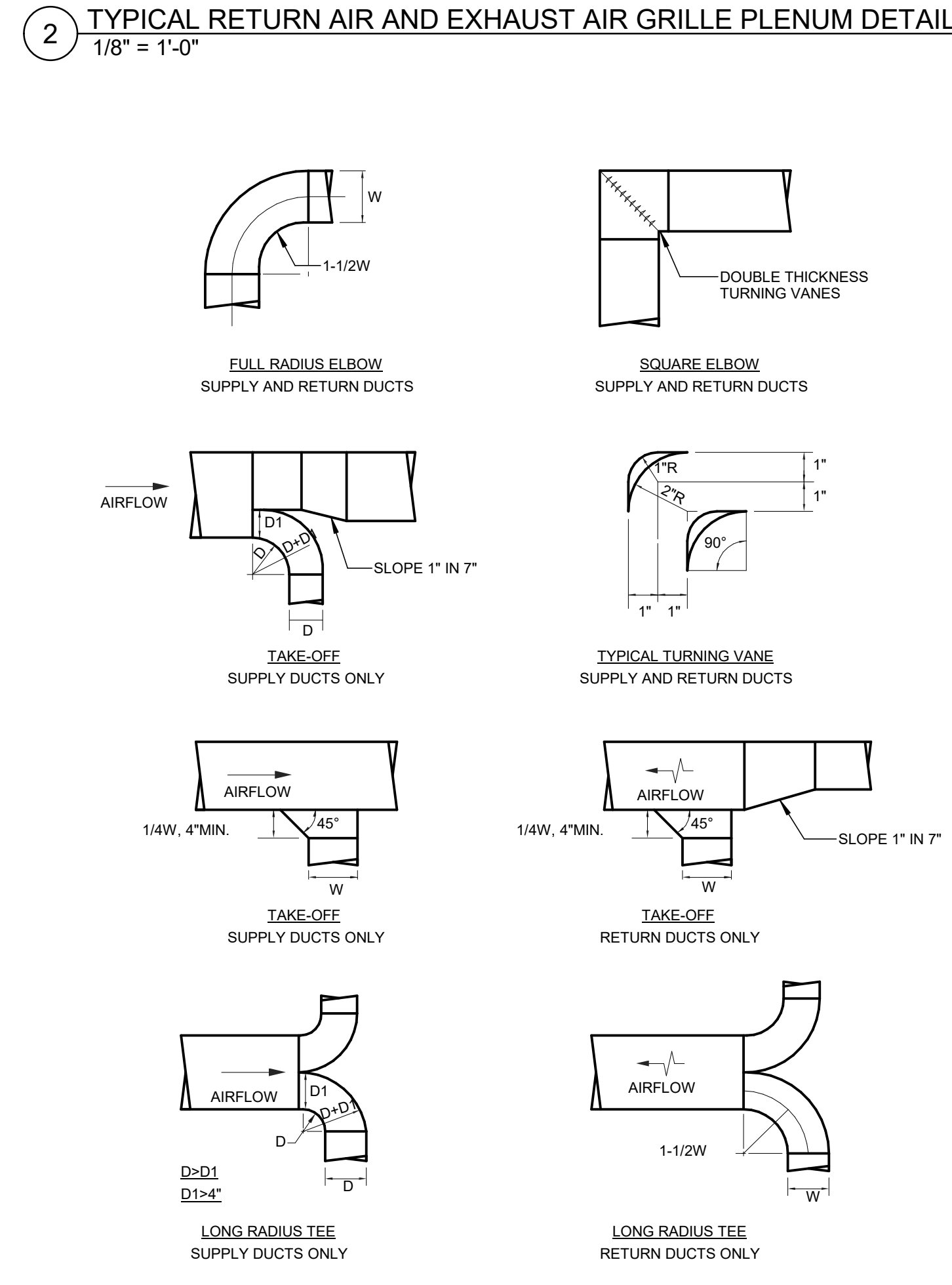
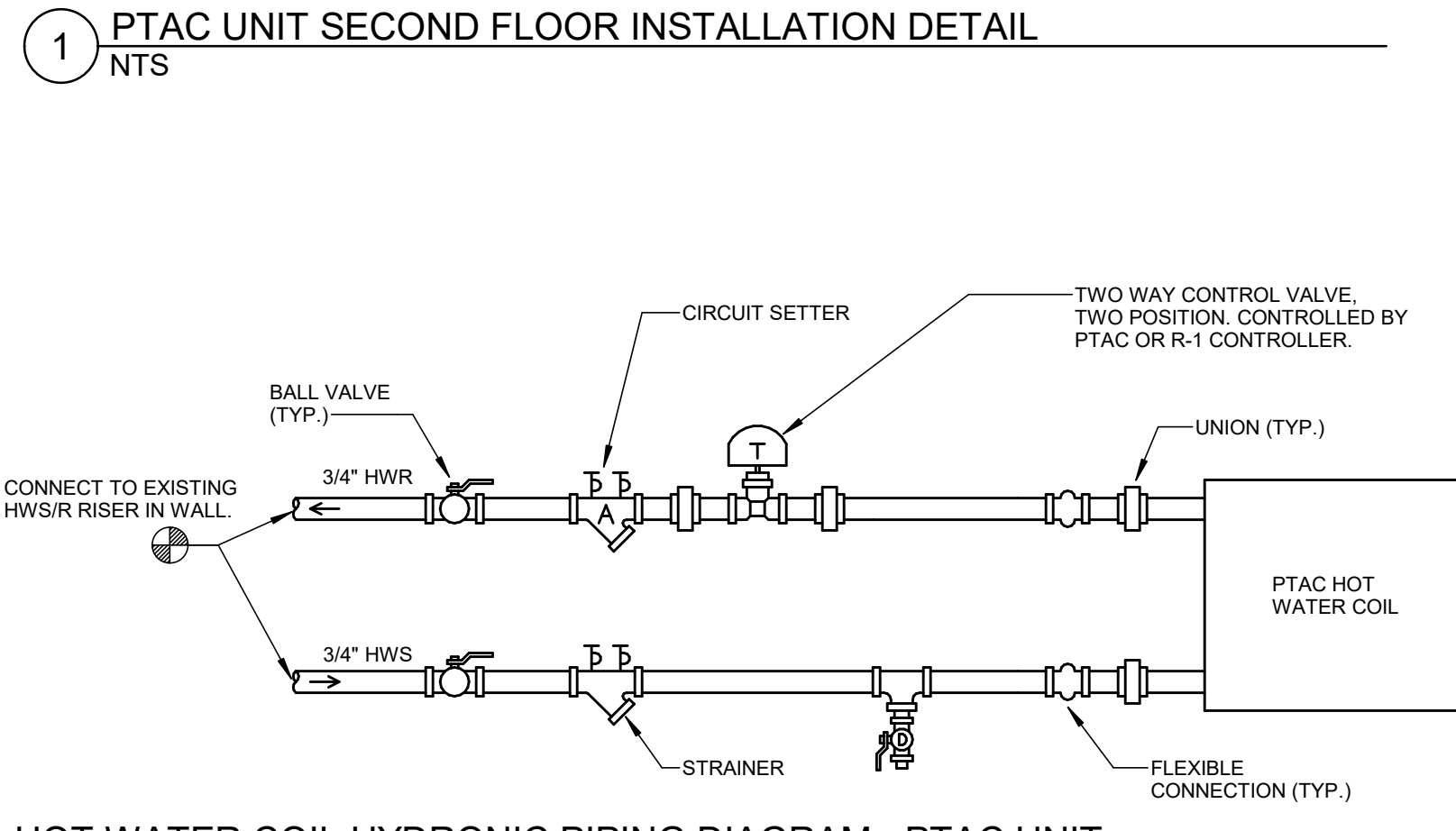
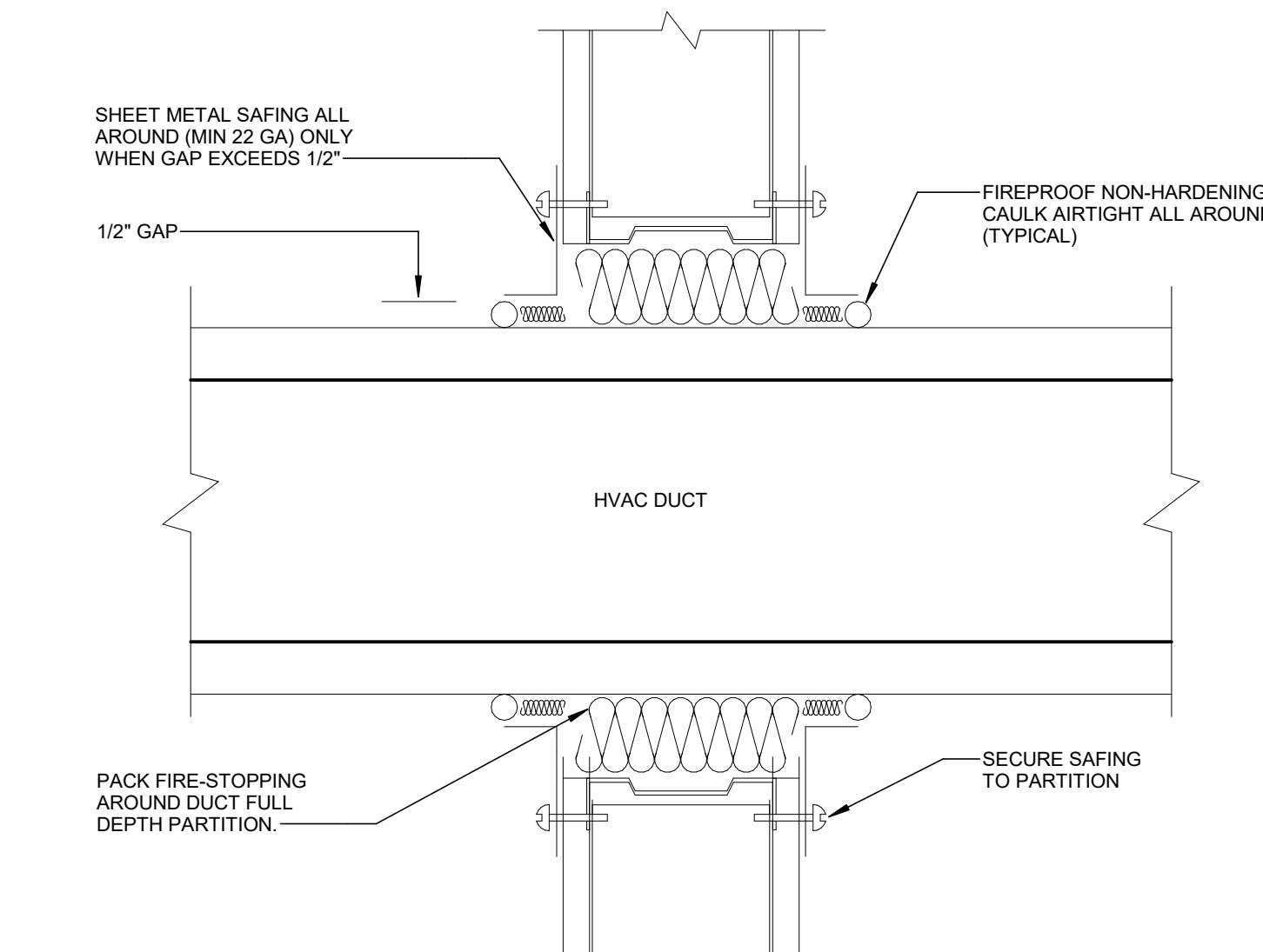
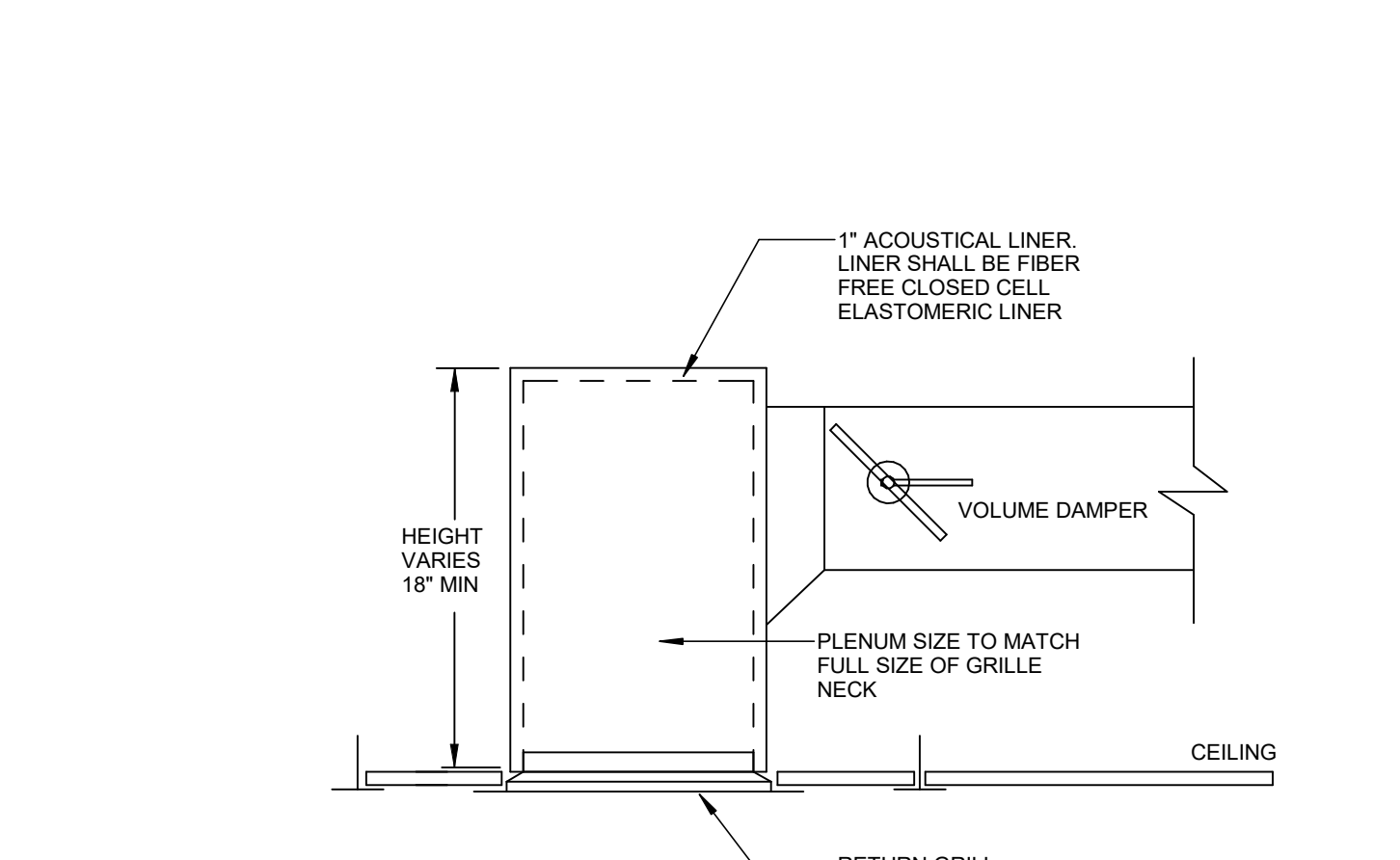
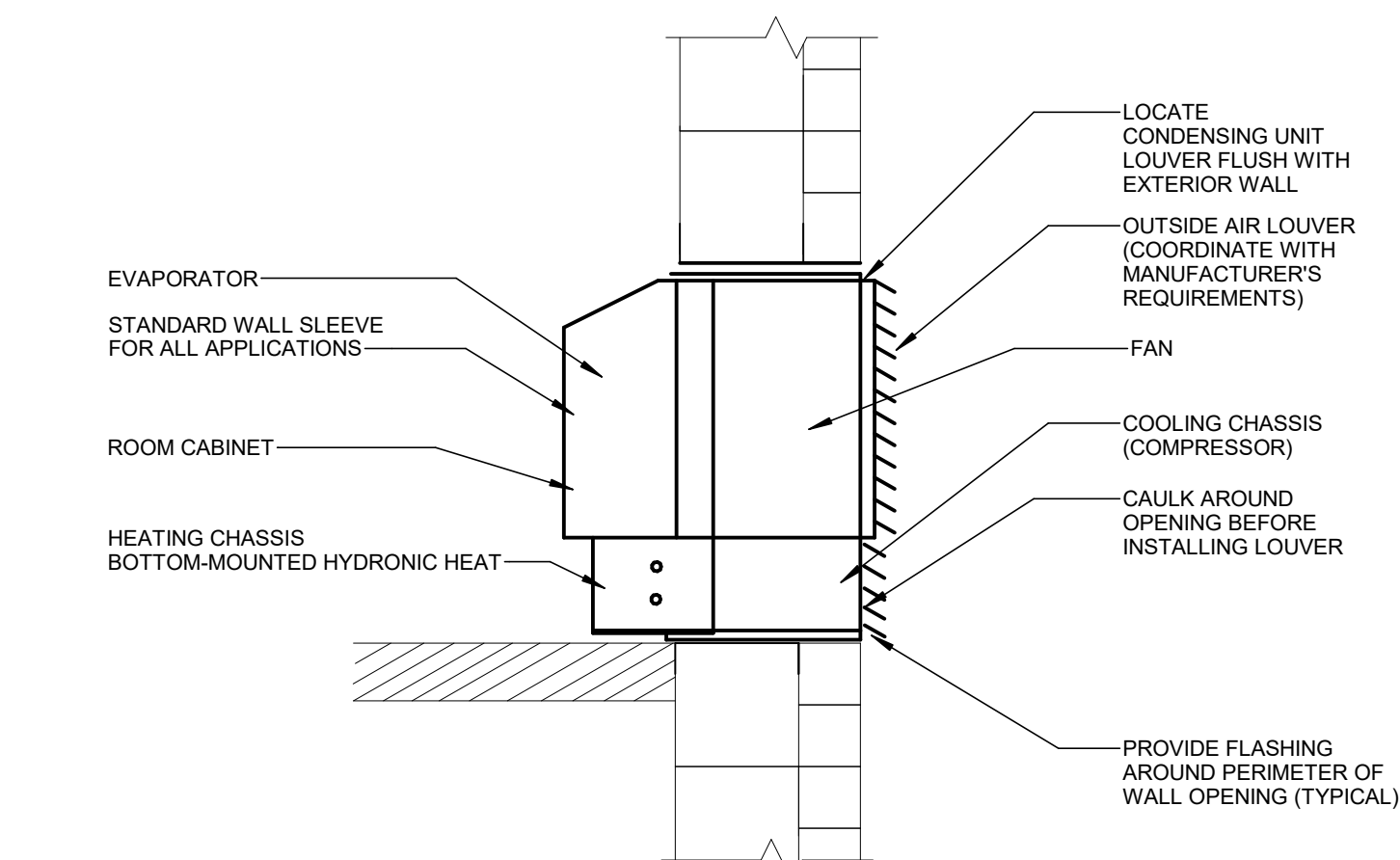
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HYDRONIC PIPING DIAGRAM LEGEND	
SYMBOL	DESCRIPTION
	CONTROL SYSTEM PRESSURE SENSOR
	CONTROL SYSTEM TEMPERATURE SENSOR
	TWO WAY CONTROL VALVE, MODULATING
	TWO WAY CONTROL VALVE, TWO POSITION
	WYE STRAINER
	WYE STRAINER WITH 3/4\"/>
	UNION
	AUTOMATIC BALANCING VALVE
	TEE
	ELBOW
	NON-SLAM CHECK VALVE, GLOBE STYLE
	SWING CHECK VALVE
	BALL VALVE OR BUTTERFLY VALVE
	GAUGE COCK (NEEDLE VALVE)
	FLEXIBLE CONNECTOR
	REDUCER
	DRAIN VALVE - BALL VALVE WITH 3/4\"/>
	MANUAL BALANCING VALVE (CIRCUIT SETTER)
	PRESSURE REGULATOR
	HOT WATER SUPPLY PIPING
	HOT WATER RETURN PIPING
	FLOW DIRECTION



**FIRE DAMPER NOTE**

PROVIDE FIRE DAMPERS (COMBINATION FIRE AND SMOKE DAMPERS) (AND SMOKE DAMPERS) AT ALL LOCATIONS WHERE DUCTS AND OUTLETS PASS THROUGH FIRE RATED COMPONENTS, WHERE INDICATED ON CONTRACT DOCUMENTS, AND WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION. INSTALL WITH REQUIRED PERIMETER MOUNTING ANGLES, SLEEVES, BREAKAWAY DUCT CONNECTIONS, CORROSION RESISTANT SPRINGS, BEARINGS, BUSHINGS AND HINGES.

**NOTES:**

- DAMPER STYLE & SLEEVE CONFIGURATION IS GOVERNED BY MAINTAINING A MAX. .06 STATIC PRESSURE @ 2000 F.P.M. FACE VELOCITY.
- DEPTH OF DAMPER TO BE COORDINATED WITH WALL THICKNESS.
- INSTALLATIONS & MATERIALS PER U.L. 555.

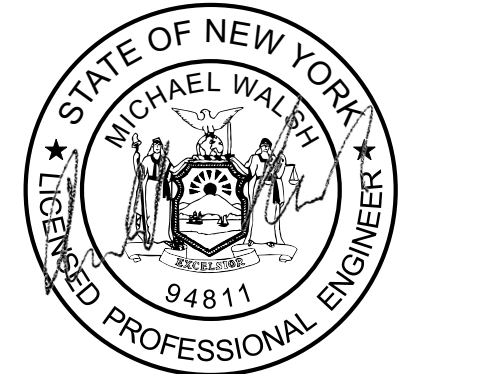
**NOTE:**

WHERE UNIT DOES NOT COME EQUIPPED WITH HANGER ROD ATTACHMENTS, SUPPORT OR UNISTRUT CHANNELS, PROVIDE NEOPRENE PADS BETWEEN CHANNEL AND EQUIPMENT. SIZE CHANNEL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

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CONSULTANTS

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ceseng.com  
CES #2019378



KEY PLAN

**PROJECT DATA**

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	LAE
CHECKED	BCH
SCALE	AS INDICATED
FILE REFERENCE	C:\Users\lewing\Documents\PHASE 2 - R202019378\04MEP - Central-Andrus-on-Hudson_second floor_lewing2RWP.rvt

**HISTORY OF SUBMISSIONS**

No.	Date	Description

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MECHANICAL DETAILS

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DIVISION 26 SYSTEMS GENERAL NOTES
GENERAL FIRE ALARM NOTES
1. THE SCOPE OF WORK FOR THIS PROJECT IS TO PROVIDE NEW NFPA 72 COMPLIANT FIRE ALARM COMPONENTS THROUGHOUT THE PROJECT AREAS OF WORK...

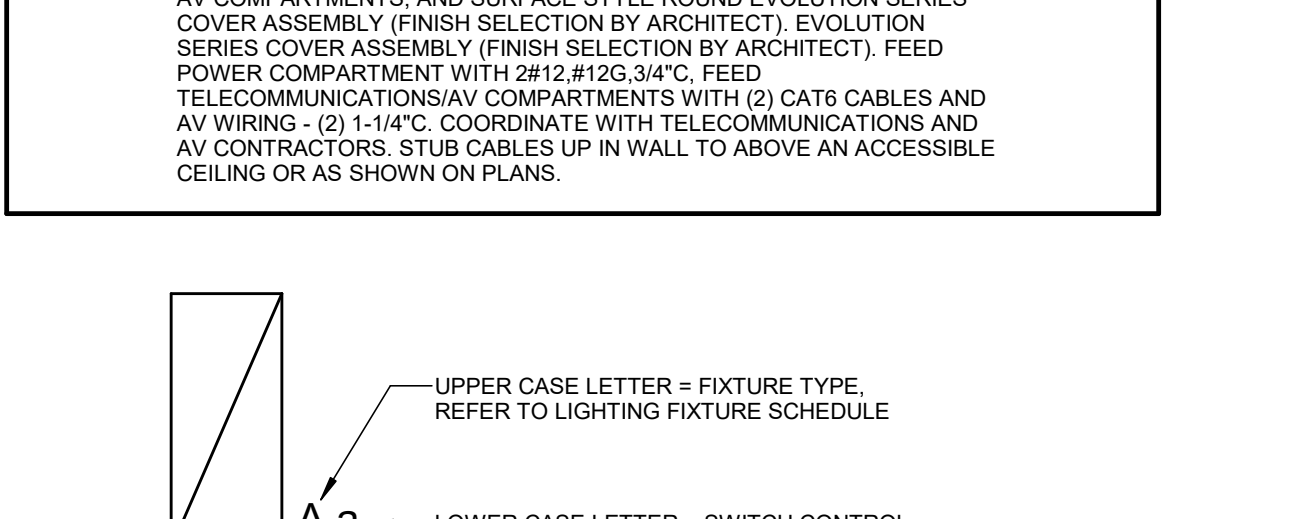
GENERAL TELECOMMUNICATIONS SYSTEM NOTES
1. THE SCOPE OF WORK FOR THIS PROJECT IS TO PROVIDE THE INFRASTRUCTURE TO SUPPORT THE INSTALLATION OF TELECOMMUNICATIONS WIRING AND EQUIPMENT PROVIDED UNDER DIV. 27...

GENERAL SECURITY SYSTEM NOTES
1. THE SCOPE OF WORK FOR THIS PROJECT IS TO PROVIDE THE INFRASTRUCTURE TO SUPPORT THE INSTALLATION OF SECURITY (ACCESS CONTROL, INTRUSION DETECTION & SURVEILLANCE CAMERA) SYSTEM WIRING AND EQUIPMENT PROVIDED UNDER DIV. 28...

GENERAL SECURITY SYSTEM NOTES (continued)
A. BACKBOXES AND PATHWAYS TO ABOVE AN ACCESSIBLE CEILING AT DEVICE LOCATIONS.
B. PATHWAYS (SLEEVES) THROUGH PARTITIONS AND FLOORS FOR TELECOMMUNICATIONS WIRING.

ELECTRICAL ABBREVIATIONS
AMP AMPERE
AC ALTERNATING CURRENT
AFCI AFCI FAULT CIRCUIT INTERRUPTER
ACU AIR CONDITIONING UNIT

FLOOR BOX LEGEND
A WIREMOLD 8AT SERIES POKE-THRU DEVICE WITH (2) DUPLEX RECEPTACLE BRACKET AND RECEPTACLE, FLUSH STYLE COVER ASSEMBLY (FINISH SELECTION BY ARCHITECT). FEED POWER COMPARTMENT WITH 2#12, #12G, 3/4" IN FROM FLOOR BELOW, FEED CENTER COMPARTMENT WITH (2) 1-1/4" FROM FLOOR BELOW.



- NOTES:
1. FIXTURE CONTROL DESIGNATION REFERS TO ZONE/SWITCH/RELAY CONTROL OF FIXTURES CONTROLLED BY COMMON.
A. SWITCH FOR LIGHTING IN ROOM, CORRIDOR, OPEN AREA.

LIGHTING SWITCH AND SENSOR TAGS
WALL MOUNTED SWITCH
SWITCH CONTROL GROUP
SWITCH TYPE
BLANK - LINE VOLTAGE SINGLE POLE TOGGLE SWITCH

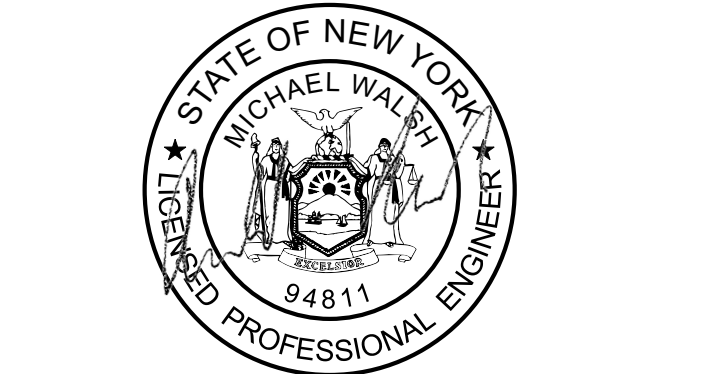
ELECTRICAL SYMBOL LIST
SYMBOL DESCRIPTION
SURFACE MOUNTED PANELBOARD
RECESSED PANELBOARD
DISCONNECT SWITCH

ELECTRICAL SYMBOL LIST (continued)
SYMBOL DESCRIPTION
SURFACE MOUNTED LIGHTING FIXTURE
SURFACE MOUNTED LIGHTING FIXTURE CONNECTED TO GENERATOR POWER
PENDANT MOUNTED LIGHTING FIXTURE

SYMBOL LIST NOTE
THE SYMBOL LIST AND ABBREVIATIONS DEFINE ITEMS INDICATED ON THE DRAWINGS. NOT ALL SYMBOLS AND ABBREVIATIONS DEFINED HEREIN ARE NECESSARILY USED ON THIS PROJECT.

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PROJECT NUMBER 1191012
CURRENT SUBMISSION DATE 10/27/2023
DRAWN KCM

100% CONSTRUCTION DOCUMENTS SHEET TITLE

HISTORY OF SUBMISSIONS
No. Date Description

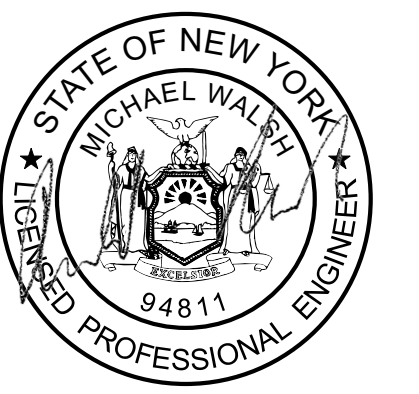
ELECTRICAL LEGEND AND ABBREVIATIONS

SYMBOL LIST NOTE

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KEY PLAN



PROJECT DATA

PROJECT NUMBER	M19012
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CHECKED	SJM
SCALE	AS INDICATED
FILE REFERENCE	C:\Users\review\Documents\PHASE 2 - R202019378_04\REP Central-Andrus-on-Hudson_second floor_rev1nBSKMD.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

ELECTRICAL DEMO FIRST FLOOR PLAN

ED1.00.1

**DEMOLITION NOTES - ELECTRICAL**

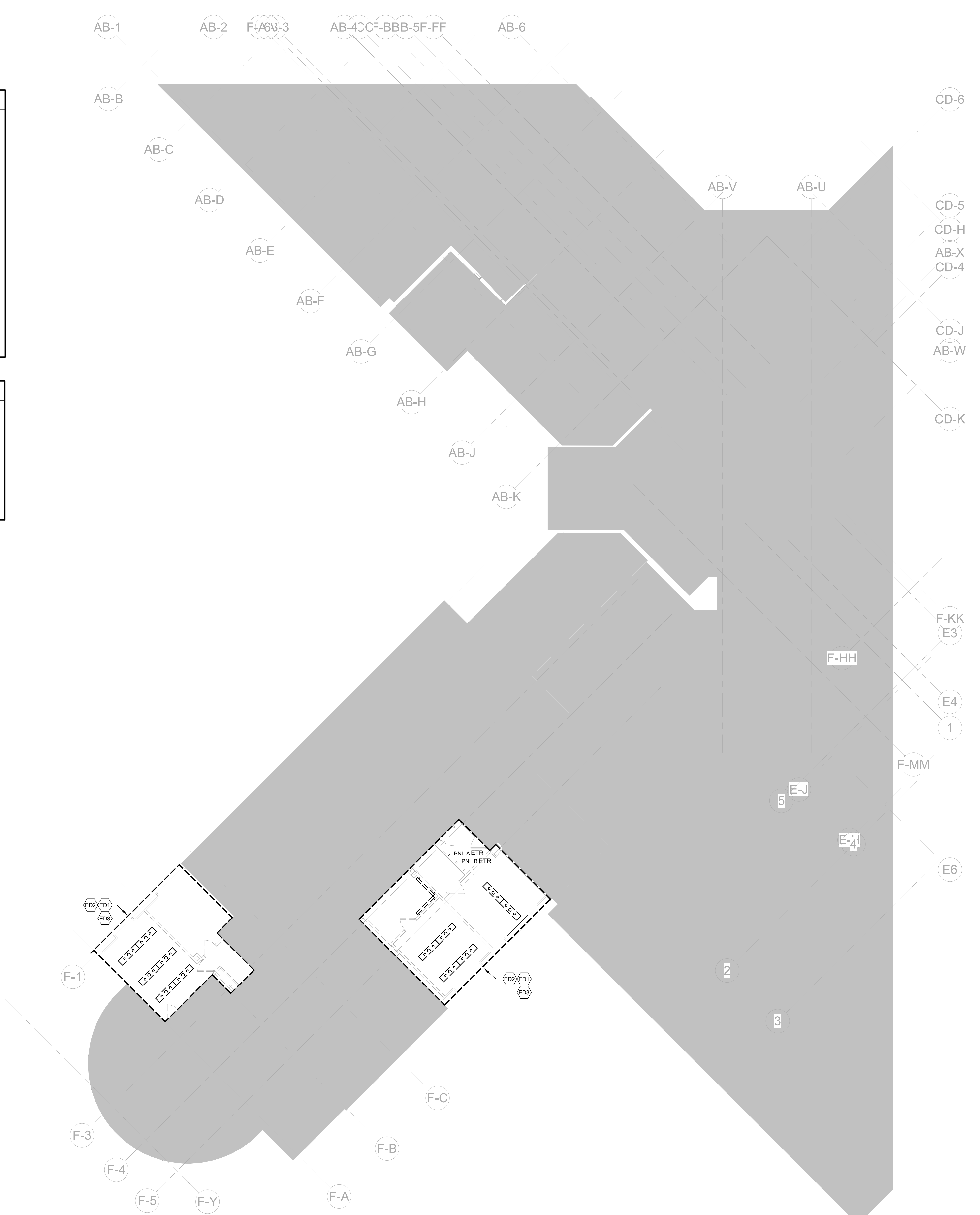
- ALL EXISTING ELECTRICAL DEVICES WITHIN THE INDICATED AREA OF DEMOLITION SHALL BE REMOVED, UNLESS OTHERWISE NOTED. REMOVAL SHALL BE COMPLETE, INCLUDING BOXES, BRACKETS, HANGERS AND BRANCH CIRCUIT WIRING BACK TO SOURCE PANELBOARD OR LAST ACTIVE DEVICE TO REMAIN.
- THIS PLAN IS DIAGRAMMATIC AND NOT INTENDED TO SHOW THE ENTIRE SCOPE OF ELECTRICAL DEMOLITION. ADDITIONAL DEMOLITION AND MODIFICATION WORK NOT SHOWN SHOULD BE ANTICIPATED.
- PRIOR TO SUBMITTING BID, THE CONTRACTOR SHALL VISIT THE SITE AND IDENTIFY EXISTING CONDITIONS AND POTENTIAL DIFFICULTIES THAT WILL AFFECT THE WORK TO BE PERFORMED. NO COMPENSATION WILL BE GRANTED FOR ANY ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS THAT ARE VISIBLE OR READILY IDENTIFIED BY EXPERIENCED OBSERVERS. INCLUDE ALL DEMOLITION WORK REQUIRED IN THE FINAL BID.
- THIS PROJECT COMPRISES ALTERATIONS AND RENOVATIONS TO AN EXISTING BUILDING. THE BUILDING IS CURRENTLY OCCUPIED AND THE PROJECT WILL PROCEED IN A MANNER WHICH MINIMIZES ANY INCONVENIENCE TO THE BUILDING OCCUPANTS.
- REMOVE RECESSED OUTLET BOXES ABANDONED UNDER THIS CONTRACT ON WALLS THAT ARE TO REMAIN AND PATCH WALLS.
- REMOVE EXISTING DEVICE PLATES AND DEVICES WHERE NECESSARY TO ACCOMMODATE NEW WALL FINISHES. INSTALL NEW DEVICES AND DEVICE PLATES AFTER NEW FINISHES ARE COMPLETE. WHERE POWER AND DATA OUTLETS EXIST ON WALLS THAT ARE TO BE FURRED OUT, THE CONTRACTOR SHALL REMOVE THE EXISTING DEVICES AND INSTALL NEW DEVICES AND PLATES AND PROVIDE BOX EXTENSIONS AS NECESSARY.
- NOTIFY THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR OF OPENINGS CAUSED BY REMOVAL OF EXISTING EQUIPMENT. ENSURE PATCHING IS COMPLETE.
- ALL EXISTING EXPOSED RACEWAY SERVING DEVICES OR EQUIPMENT IN FINISHED AREAS SHALL BE REMOVED BACK TO SOURCE PANELBOARD OR LAST ACTIVE TO REMAIN, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL MODIFY EXISTING CIRCUITS, WHERE EXISTING DEVICES ARE REMOVED, AS REQUIRED TO MAINTAIN CIRCUIT CONTINUITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE AND HANDLING OF EXISTING TO BE RELOCATED EQUIPMENT AND THE DISPOSAL OF ALL ITEMS TO BE REMOVED IN A SAFE, LEGAL AND RESPONSIBLE MANNER.

**DEMOLITION NOTES - ELECTRICAL**

(ED1) REMOVE EXISTING ELECTRICAL SYSTEM IN ITS ENTIRETY, UNLESS OTHERWISE NOTED, INCLUDING BUT NOT LIMITED TO ALL WIRING, OUTLETS, LIGHTS, SWITCHES AND LIGHTING CONTROL SYSTEM. PRESERVE EXISTING FEEDER CONDUIT SYSTEMS WHERE PULLING NEW FEEDERS INTO EXISTING CONDUIT IS THE IDENTIFIED RENOVATION STRATEGY. PRESERVE ALL FEEDER AND BRANCH CIRCUIT INSTALLATIONS THAT SERVE OTHER AREAS OF THE BUILDING OUTSIDE THE DESIGNATED PROJECT AREA.

(ED2) REMOVE EXISTING FIRE ALARM SYSTEM IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO FIRE ALARM PANEL AND SUBPANELS, HORNS, STROBES, PULL STATIONS, ANNUNCIATIONS AND NOTIFICATION DEVICES. PRESERVE ALL WIRING THAT IS SUPPORTING AREAS OF THE BUILDING OUTSIDE THE PROJECT AREA. PRESERVE EXISTING SLC, IDC, NAC WIRING SUPPORTING THE PROJECT AREA AT ITS FEED LOCATION INTO THE SPACE.

(ED3) EXISTING CABLE, TELEPHONE, DATA SYSTEMS AND HORIZONTAL CABLING INFRASTRUCTURE TO BE VERIFIED IN FIELD. INFRASTRUCTURE SERVING OTHER FLOORS TO BE MAINTAINED AND INFRASTRUCTURE SERVING CURRENT FLOOR TO BE REMOVED BACK TO THE SERVING PATCH PANEL AND NETWORK SWITCH, INCLUDING BUT NOT LIMITED TO SWITCHES, PANELS, WALL JACKS AND CABLING.



1 01 ELECTRICAL FIRST FLOOR PLAN DEMO  
1/8" = 1'-0"

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CES #2019378



KEY PLAN

PROJECT DATA

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	KCM
CHECKED	SJM
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FILE REFERENCE	C:\Users\review\Documents\PHASE 2 - R20-2019378 (04)RFP - Central-Andrus-on-Hudson_second floor_rev1nBSKMD.rvt

HISTORY OF SUBMISSIONS		
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

ELECTRICAL DEMO SECOND FLOOR PLAN

ED1.00.2.

**DEMOLITION NOTES - ELECTRICAL**

- ALL EXISTING ELECTRICAL DEVICES WITHIN THE INDICATED AREA OF DEMOLITION SHALL BE REMOVED, UNLESS OTHERWISE NOTED. REMOVAL SHALL BE COMPLETE, INCLUDING BOXES, BRACKETS, HANGERS AND BRANCH CIRCUIT WIRING BACK TO SOURCE PANELBOARD OR LAST ACTIVE DEVICE TO REMAIN.
- THIS PLAN IS DIAGRAMMATIC AND NOT INTENDED TO SHOW THE ENTIRE SCOPE OF ELECTRICAL DEMOLITION. ADDITIONAL DEMOLITION AND MODIFICATION WORK NOT SHOWN SHOULD BE ANTICIPATED.
- PRIOR TO SUBMITTING BID, THE CONTRACTOR SHALL VISIT THE SITE AND IDENTIFY EXISTING CONDITIONS AND POTENTIAL DIFFICULTIES THAT WILL AFFECT THE WORK TO BE PERFORMED. NO COMPENSATION WILL BE GRANTED FOR ANY ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS THAT ARE VISIBLE OR READILY IDENTIFIED BY EXPERIENCED OBSERVERS. INCLUDE ALL DEMOLITION WORK REQUIRED IN THE FINAL BID.
- THIS PROJECT COMPRISES ALTERATIONS AND RENOVATIONS TO AN EXISTING BUILDING. THE BUILDING IS CURRENTLY OCCUPIED AND THE PROJECT WILL PROCEED IN A MANNER WHICH MINIMIZES ANY INCONVENIENCE TO THE BUILDING OCCUPANTS.
- REMOVE RECESSED OUTLET BOXES ABANDONED UNDER THIS CONTRACT ON WALLS THAT ARE TO REMAIN AND PATCH WALLS.
- REMOVE EXISTING DEVICE PLATES AND DEVICES WHERE NECESSARY TO ACCOMMODATE NEW WALL FINISHES. INSTALL NEW DEVICES AND DEVICE PLATES AFTER NEW FINISHES ARE COMPLETE. WHERE POWER AND DATA OUTLETS EXIST ON WALLS THAT ARE TO BE FURRED OUT, THE CONTRACTOR SHALL REMOVE THE EXISTING DEVICES AND INSTALL NEW DEVICES AND PLATES AND PROVIDE BOX EXTENSIONS AS NECESSARY.
- NOTIFY THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR OF OPENINGS CAUSED BY REMOVAL OF EXISTING EQUIPMENT. ENSURE PATCHING IS COMPLETE.
- ALL EXISTING EXPOSED RACEWAY SERVING DEVICES OR EQUIPMENT IN FINISHED AREAS SHALL BE REMOVED BACK TO SOURCE PANELBOARD OR LAST ACTIVE TO REMAIN, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL MODIFY EXISTING CIRCUITS, WHERE EXISTING DEVICES ARE REMOVED, AS REQUIRED TO MAINTAIN CIRCUIT CONTINUITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE AND HANDLING OF EXISTING TO BE RELOCATED EQUIPMENT AND THE DISPOSAL OF ALL ITEMS TO BE REMOVED IN A SAFE, LEGAL AND RESPONSIBLE MANNER.

**DEMOLITION NOTES - ELECTRICAL**

(ED1) REMOVE EXISTING ELECTRICAL SYSTEM IN ITS ENTIRETY, UNLESS OTHERWISE NOTED, INCLUDING BUT NOT LIMITED TO ELECTRICAL DISTRIBUTION PANELS, ALL WIRING, OUTLETS, LIGHTS, SWITCHES AND LIGHTING CONTROL SYSTEM. PRESERVE EXISTING FEEDER CONDUIT SYSTEMS WHERE PULLING NEW FEEDERS INTO EXISTING CONDUIT IS THE IDENTIFIED RENOVATION STRATEGY. PRESERVE ALL FEEDER AND BRANCH CIRCUIT INSTALLATIONS THAT SERVE OTHER AREAS OF THE BUILDING OUTSIDE THE DESIGNATED PROJECT AREA.

(ED2) REMOVE EXISTING FIRE ALARM SYSTEM IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO FIRE ALARM PANEL AND SUBPANELS, HORNS, STROBES, PULL STATIONS, ANNUNCIATORS AND NOTIFICATION DEVICES. PRESERVE ALL WIRING THAT IS SUPPORTING AREAS OF THE BUILDING OUTSIDE THE PROJECT AREA. PRESERVE EXISTING SLC, IDC, NAC WIRING SUPPORTING THE PROJECT AREA AT ITS FEED LOCATION INTO THE SPACE.

(ED3) EXISTING CABLE, TELEPHONE, DATA SYSTEMS AND HORIZONTAL CABLING INFRASTRUCTURE TO BE VERIFIED IN FIELD. INFRASTRUCTURE SERVING OTHER FLOORS TO BE MAINTAINED AND INFRASTRUCTURE SERVING CURRENT FLOOR TO BE REMOVED BACK TO THE SERVING PATCH PANEL AND NETWORK SWITCH, INCLUDING BUT NOT LIMITED TO SWITCHES, PANELS, WALL JACKS AND CABLING.

(ED4) REMOVE VIDEO SURVEILLANCE SYSTEM INCLUDING BUT NOT LIMITED TO CAMERA DEVICES, HEAD-END EQUIPMENT, WIRING AND RACEWAY BACK TO TELECOM CLOSET OR ROOM OF ORIGIN. VIDEO SURVEILLANCE CAMERAS SHALL BE REMOVED, CLEANED, PROTECTED, STORED AND TURNED OVER TO OWNER.

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- GENERAL NOTES - LIGHTING**
- REFER TO THE ARCHITECT'S REFLECTED CEILING PLAN DRAWINGS FOR FINAL LOCATIONS OF ALL LIGHT FIXTURES AND CEILING MOUNTED DEVICES.
  - REFER TO ARCHITECT'S DETAILED ELEVATIONS FOR LOCATION OF WALL MOUNTED LIGHT FIXTURES AND TASK LIGHTING.
  - REFER TO LIGHTING CONTROL DETAILS FOR TYPICAL WIRING SCHEMATICS.
  - ALL EXIT SIGNS AND AREA OF REFUGE SIGNS SHALL BE WIRED TO LINE SIDE OF LIGHTING CIRCUIT SERVING THE SAME AREA, SUCH THAT THEY HAVE CONTINUOUS ILLUMINATION, CHARGING AND AC CIRCUIT MONITORING.
  - EMERGENCY BATTERY UNITS AND BATTERY DRIVERS SHALL BE WIRED AHEAD OF ANY SWITCHED LEGS ON LOCAL EMERGENCY LIGHTING BRANCH CIRCUIT SERVING THE SAME AREA, FOR CONTINUOUS CHARGING AND AC CIRCUIT MONITORING AND SUCH THAT FIXTURE ILLUMINATES UPON FAILURE OF LOCAL POWER.
  - ALL WIRING TO BE INSTALLED ABOVE CEILINGS. ALL WIRING TO DEVICES IN OPEN CEILINGS TO BE RUN IN CONDUIT IN NEAT AND ORDERLY FASHION.
  - COORDINATE LIGHT FIXTURE LOCATIONS WITH MECHANICAL EQUIPMENT, DUCTWORK, PIPING, ETC., TO GIVE ADEQUATE, WELL DISTRIBUTED LIGHTING LEVELS THROUGHOUT THE SPACE.
  - A SWITCH IN A SPACE SHALL CONTROL THE LIGHTING IN THAT SPACE, UNLESS NOTED OTHERWISE.
  - REFER TO DRAWING E6.00 FOR LIGHTING FIXTURE SCHEDULE.
  - REFER TO DRAWING E0.00 FOR ELECTRICAL SYMBOLS, LEGENDS, AND ABBREVIATIONS.



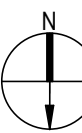
1 01 ELECTRICAL LIGHTING FIRST FLOOR PLAN  
1/8" = 1'-0"

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KEY PLAN



PROJECT DATA

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
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HISTORY OF SUBMISSIONS

No.	Date	Description

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SHEET TITLE

ELECTRICAL LIGHTING FIRST FLOOR PLAN

EL1.00.1



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KEY PLAN

PROJECT DATA

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HISTORY OF SUBMISSIONS		
No.	Date	Description

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SHEET TITLE

ELECTRICAL LIGHTING SECOND FLOOR PLAN

EL1.00.2

- GENERAL NOTES - LIGHTING**
- REFER TO THE ARCHITECT'S REFLECTED CEILING PLAN DRAWINGS FOR FINAL LOCATIONS OF ALL LIGHT FIXTURES AND CEILING MOUNTED DEVICES.
  - REFER TO ARCHITECT'S DETAILED ELEVATIONS FOR LOCATION OF WALL MOUNTED LIGHT FIXTURES AND TASK LIGHTING.
  - REFER TO LIGHTING CONTROL DETAILS FOR TYPICAL WIRING SCHEMATICS.
  - ALL EXIT SIGNS AND AREA OF REFUGE SIGNS SHALL BE WIRED TO LINE SIDE OF LIGHTING CIRCUIT SERVING THE SAME AREA, SUCH THAT THEY HAVE CONTINUOUS ILLUMINATION, CHARGING AND AC CIRCUIT MONITORING.
  - EMERGENCY BATTERY UNITS AND BATTERY DRIVERS SHALL BE WIRED AHEAD OF ANY SWITCHED LEGS ON LOCAL EMERGENCY LIGHTING BRANCH CIRCUIT SERVING THE SAME AREA, FOR CONTINUOUS CHARGING AND AC CIRCUIT MONITORING AND SUCH THAT FIXTURE ILLUMINATES UPON FAILURE OF LOCAL POWER.
  - ALL WIRING TO BE INSTALLED ABOVE CEILINGS. ALL WIRING TO DEVICES IN OPEN CEILINGS TO BE RUN IN CONDUIT IN NEAT AND ORDERLY FASHION.
  - COORDINATE LIGHT FIXTURE LOCATIONS WITH MECHANICAL EQUIPMENT, DUCTWORK, PIPING, ETC. TO GIVE ADEQUATE, WELL-DISTRIBUTED LIGHTING LEVELS THROUGHOUT THE SPACE.
  - A SWITCH IN A SPACE SHALL CONTROL THE LIGHTING IN THAT SPACE, UNLESS NOTED OTHERWISE.
  - REFER TO DRAWING E6.00 FOR LIGHTING FIXTURE SCHEDULE.
  - REFER TO DRAWING E6.00 FOR ELECTRICAL SYMBOLS, LEGENDS, AND ABBREVIATIONS.

- ELECTRICAL LIGHTING KEY NOTES**
- (EL1) REFER TO VIEWS 1 AND 3 ON SHEET E4.00 FOR COMPLETE WIRING, DEVICES, AND EQUIPMENT FOR RESIDENT ROOMS
  - (EL2) REFER TO DETAIL 2/E5.02 FOR CORRIDOR LIGHTING CONTROL DIAGRAMS
  - (EL3) REFER TO DETAIL 2/E5.01 FOR TYPICAL 1-ZONE AND MULTI-ZONE LIGHTING CONTROL DIAGRAMS

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- GENERAL NOTES - POWER**
- ALL CIRCUITS SHALL BE #12+1#12G, 34°C, TO NEW 20 AMP CIRCUIT BREAKER IN PANEL INDICATED UNLESS NOTED OTHERWISE. ALL DEVICES LABELED WITH SOURCE PANEL AND CIRCUIT NUMBER(S)
  - EC TO REFER TO SHEET E4.00 FOR COMPLETE WIRING, DEVICES, AND EQUIPMENT FOR RESIDENT ROOMS
  - ALL BRANCH CIRCUITS EXCEEDING 150' IN LENGTH SHALL BE SIZED ACCORDINGLY TO ACCOUNT FOR A MAXIMUM OF 2% VOLTAGE DROP AND COMPLY WITH NEC REQUIREMENTS.
  - MOUNTING HEIGHTS AND LOCATIONS OF ALL ELECTRICAL DEVICES SHALL BE COORDINATED WITH ARCHITECTURAL ELEVATION PLAN.
  - REFER TO ARCHITECTS REFLECTED CEILING PLAN FOR LOCATION OF CEILING MOUNTED ELECTRICAL DEVICES.
  - COORDINATE EXACT LOCATIONS OF ELECTRICAL DEVICES SUCH AS RECEPTACLES, SWITCHES, FIRE ALARM DEVICES, ETC., WITH THE ARCHITECT'S PLANS, ELEVATIONS AND DETAILS PRIOR TO START OF WORK. REQUEST CLARIFICATIONS FROM ARCHITECT IF NECESSARY PRIOR TO INSTALLATION.
  - PROVIDE FIRE STOPPING AND SMOKE BARRIER SEALING OF ALL PENETRATIONS THROUGH FIRE WALLS OR SMOKE BARRIERS AS REQUIRED. REFER TO ARCHITECTURAL FLOOR PLANS AND CODE SHEETS FOR SPECIFIC REQUIREMENTS AND LOCATIONS OF ALL WALL TYPES.
  - PROVIDE SOUND PROOFING PUTTY PADS ON ALL BOXES LOCATED IN SAME STUD CAVITY. REFER TO DIVISION 08 SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - ANY RECEPTACLE LOCATED WITHIN 6'-0" OF A WATER SOURCE SHALL BE A GFCI RECEPTACLE OR PROTECTED BY A GFCI CIRCUIT BREAKER.
  - ALL RECEPTACLES LOCATED IN RESIDENT ROOMS SHALL BE ARC-FAULT PROTECTED TYPE AND SHALL MEET ARTICLE 210 OF THE 2017 NEC AND NY AMMENDMENTS.
  - UNLESS OTHERWISE INDICATED, REFER TO MOTOR CIRCUIT SCHEDULE FOR ELECTRICAL REQUIREMENTS OF ALL MECHANICAL EQUIPMENT (HVAC, PLUMBING, FIRE PROTECTION, ETC.). REFER TO DRAWINGS OF EACH TRADE FOR EXACT LOCATIONS OF EQUIPMENT.
  - DO NOT INSTALL OUTLETS BACK TO BACK. PROVIDE 24" HORIZONTAL SPACING IN FIRE RATED WALLS. MOUNT LOW VOLTAGE AND POWER OUTLETS IN DIFFERENT STUD WALL CAVITIES WHEREVER POSSIBLE.
  - WHEN THE COMBINING OF CIRCUIT OR HOMERUNS IS PERMITTED ELSEWHERE IN THE CONTRACT DOCUMENTS, RACEWAYS SHALL BE LIMITED TO SIX CURRENT CARRYING CONDUCTORS (THREE PHASE AND THREE NEUTRAL CONDUCTORS) AND A GROUNDING CONDUCTOR, UNLESS OTHERWISE INDICATED. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH SINGLE-PHASE CIRCUIT UNLESS AN OVERSIZE NEUTRAL IS SPECIFICALLY INDICATED. CONDUCTORS MUST BE DE-RATED PER THE NATIONAL ELECTRIC CODE WHEN MORE THAN THREE CURRENT CARRYING CONDUCTORS ARE RUN IN THE SAME RACEWAY.
  - PROVIDE NYLON PULL STRING IN ALL EMPTY CONDUIT SYSTEMS FOR USE IN INSTALLING SYSTEM WIRING.
  - REFER TO TELECOMMUNICATIONS, SECURITY AND AUDIOVISUAL DRAWINGS FOR LOCATIONS OF ALL TELECOMMUNICATIONS OUTLETS, SECURITY DEVICES, AV OUTLETS, AMPS, SPEAKERS, ETC. SEE ELECTRICAL, TELECOMMUNICATIONS, SECURITY AND AV NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  - COORDINATE EXACT LOCATION OF JUNCTION BOX FOR EQUIPMENT THAT IS FURNISHED BY OWNER OR OTHERS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE WIRING FROM JUNCTION BOX TO EQUIPMENT CONNECTION AS REQUIRED.
  - WIRING INDICATED BY A CIRCUIT NUMBER SHALL INCLUDE A NEUTRAL, WHEN THE LOAD SERVED HAS PROVISIONS FOR OR REQUIRES A NEUTRAL. TYPICALLY, ALL FEEDERS AND BRANCH CIRCUITS, WITH THE EXCEPTION OF MOST MOTOR CIRCUITS, WILL REQUIRE A NEUTRAL.
  - REFER TO DRAWING E0.00 SERIES DRAWINGS FOR ELECTRICAL SYMBOLS, LEGENDS, AND ABBREVIATIONS.

- ELECTRICAL POWER KEY NOTES**
- PATIENT CARE SPACES SHALL BE IN CONFORMANCE WITH NEC ARTICLE 517.13 (A) AND (B). THE FOLLOWING REQUIREMENTS SHALL BE FURNISHED AND INSTALLED:
    - ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS SHALL BE PROVIDED WITH A REDUNDANT GROUND FAULT CURRENT PATH. THIS SHALL INCLUDE ONE OF THE FOLLOWING:
      - CONDUCTORS IN CONDUIT THAT INCLUDE A GREEN EQUIPMENT GROUND CONDUCTOR IN CONFORMANCE WITH ARTICLE 250.122 AND ALSO THE CONDUIT SYSTEM IS INSTALLED FULL LENGTH TO EACH DEVICE AS AN EQUIPMENT GROUND CONDUCTOR.
      - METAL CLAD CABLING SYSTEM THAT CONFORMS TO HEALTHCARE REQUIREMENTS WITH METALLIC ARMOR THAT QUALIFIES AS A GROUND CONDUCTOR. THIS SYSTEM SHALL BE EQUIVALENT TO AFC SYSTEMS #HFC-90 STEEL ARMORED CABLE.
 THESE SYSTEMS SHALL BE UTILIZED FOR ALL RECEPTACLE AND MISCELLANEOUS ELECTRICAL CONNECTIONS THAT ARE 7'-6" AFF OR BELOW WITHIN EACH ROOM.
    - LIGHTING CIRCUITS WITH DIMMING CONTROLS THAT ARE LOCATED WITHIN 6'-0" OF EXAMINATION TABLES SHALL BE PROVIDED WITH AFC SYSTEMS #HFC-90 ARMORED CABLE FOR CIRCUIT HOMERUNS AND CONNECTIONS TO FIXTURES AND #MC-LUMINARY HCF SHALL BE PROVIDED BETWEEN LIGHT FIXTURES AND WALL MOUNTED DIMMING CONTROL STATIONS.



01 ELECTRICAL POWER FIRST FLOOR PLAN  
1/8" = 1'-0"

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ceseng.com  
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KEY PLAN



**PROJECT DATA**

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	KCM
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**HISTORY OF SUBMISSIONS**

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ELECTRICAL POWER FIRST FLOOR PLAN

EP1.00.1

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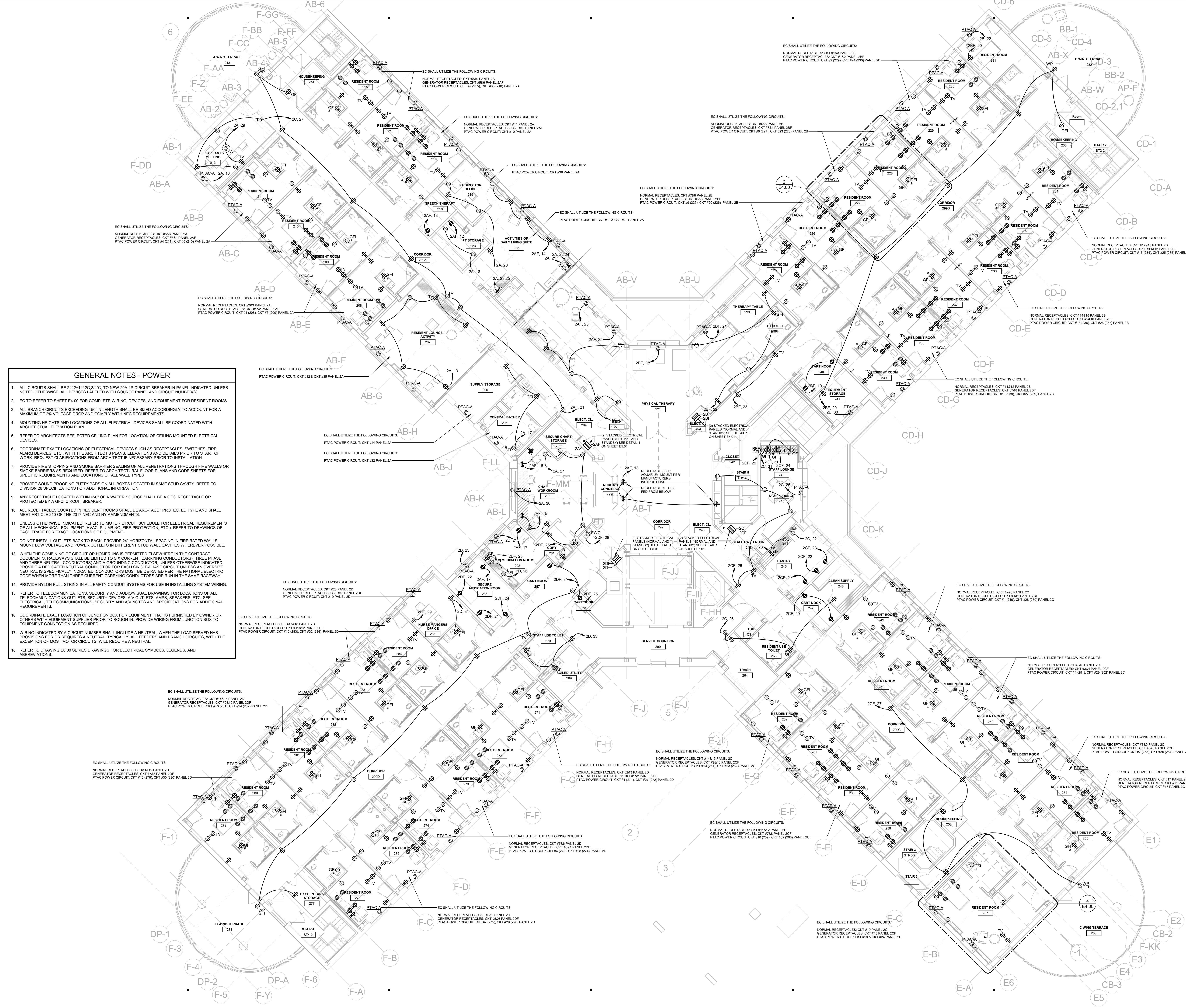
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ELECTRICAL POWER SECOND FLOOR PLAN

EP1.00.2



**GENERAL NOTES - POWER**

- ALL CIRCUITS SHALL BE 2012-1#12G, 3/4" C. TO NEW 20A-1P CIRCUIT BREAKER IN PANEL INDICATED UNLESS NOTED OTHERWISE. ALL DEVICES LABELED WITH SOURCE PANEL AND CIRCUIT NUMBER(S)
- EC TO REFER TO SHEET E4.00 FOR COMPLETE WIRING, DEVICES, AND EQUIPMENT FOR RESIDENT ROOMS
- ALL BRANCH CIRCUITS EXCEEDING 150' IN LENGTH SHALL BE SIZED ACCORDINGLY TO ACCOUNT FOR A MAXIMUM OF 2% VOLTAGE DROP AND COMPLY WITH NEC REQUIREMENTS.
- MOUNTING HEIGHTS AND LOCATIONS OF ALL ELECTRICAL DEVICES SHALL BE COORDINATED WITH ARCHITECTURAL ELEVATION PLAN.
- REFER TO ARCHITECTS REFLECTED CEILING PLAN FOR LOCATION OF CEILING MOUNTED ELECTRICAL DEVICES.
- COORDINATE EXACT LOCATIONS OF ELECTRICAL DEVICES SUCH AS RECEPTACLES, SWITCHES, FIRE ALARM DEVICES, ETC. WITH THE ARCHITECT'S PLANS, ELEVATIONS AND DETAILS PRIOR TO START OF WORK. REQUEST CLARIFICATIONS FROM ARCHITECT IF NECESSARY PRIOR TO INSTALLATION.
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- PROVIDE SOUND PROOFING PUTTY PADS ON ALL BOXES LOCATED IN SAME STUD CAVITY. REFER TO DIVISION 26 SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ANY RECEPTACLE LOCATED WITHIN 6' OF A WATER SOURCE SHALL BE A GFCI RECEPTACLE OR PROTECTED BY A GFCI CIRCUIT BREAKER.
- ALL RECEPTACLES LOCATED IN RESIDENT ROOMS SHALL BE ARC-FAULT PROTECTED TYPE AND SHALL MEET ARTICLE 210 OF THE 2017 NEC AND NY AMMENDMENTS.
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- REFER TO DRAWING E0.00 SERIES DRAWINGS FOR ELECTRICAL SYMBOLS, LEGENDS, AND ABBREVIATIONS.

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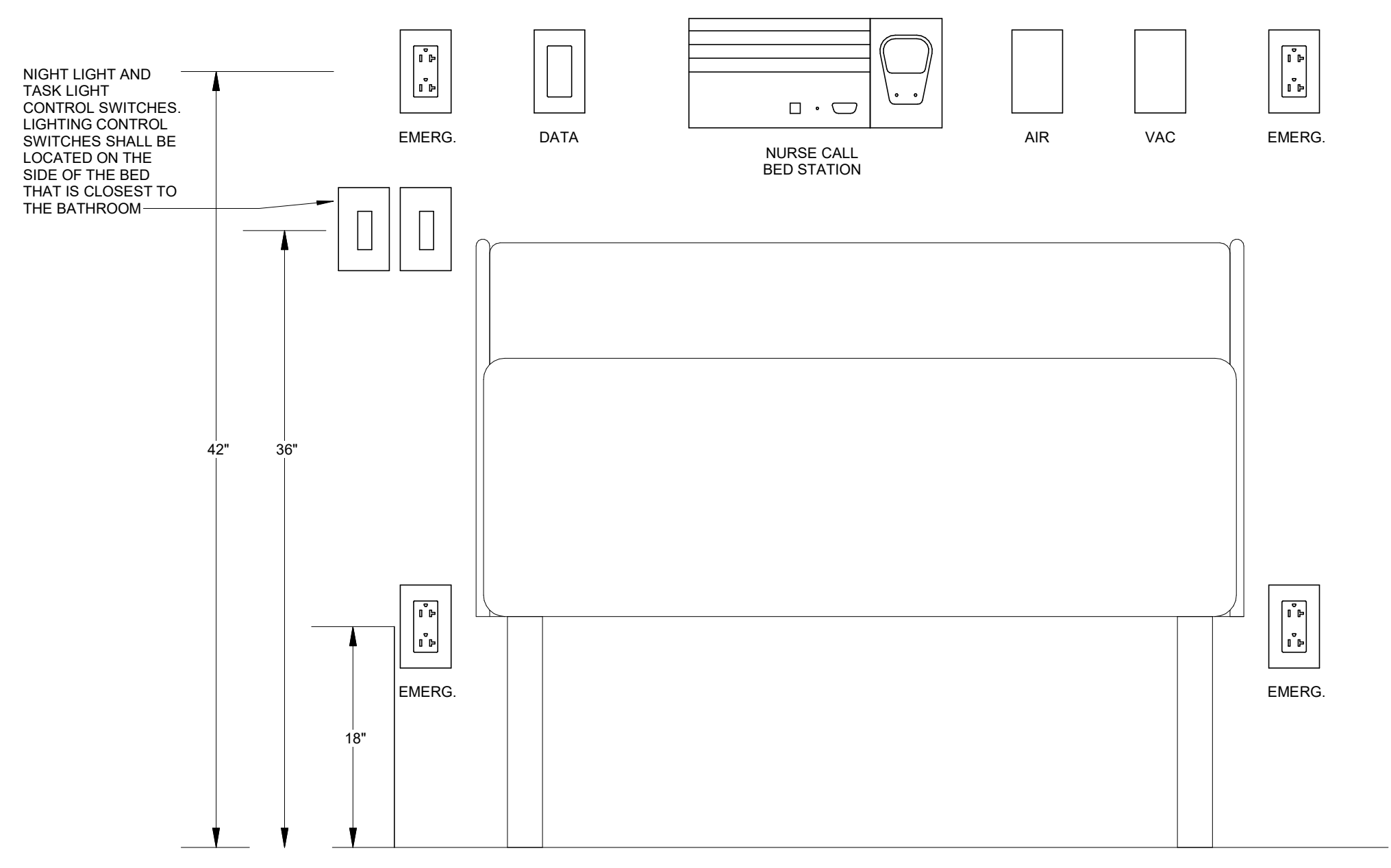
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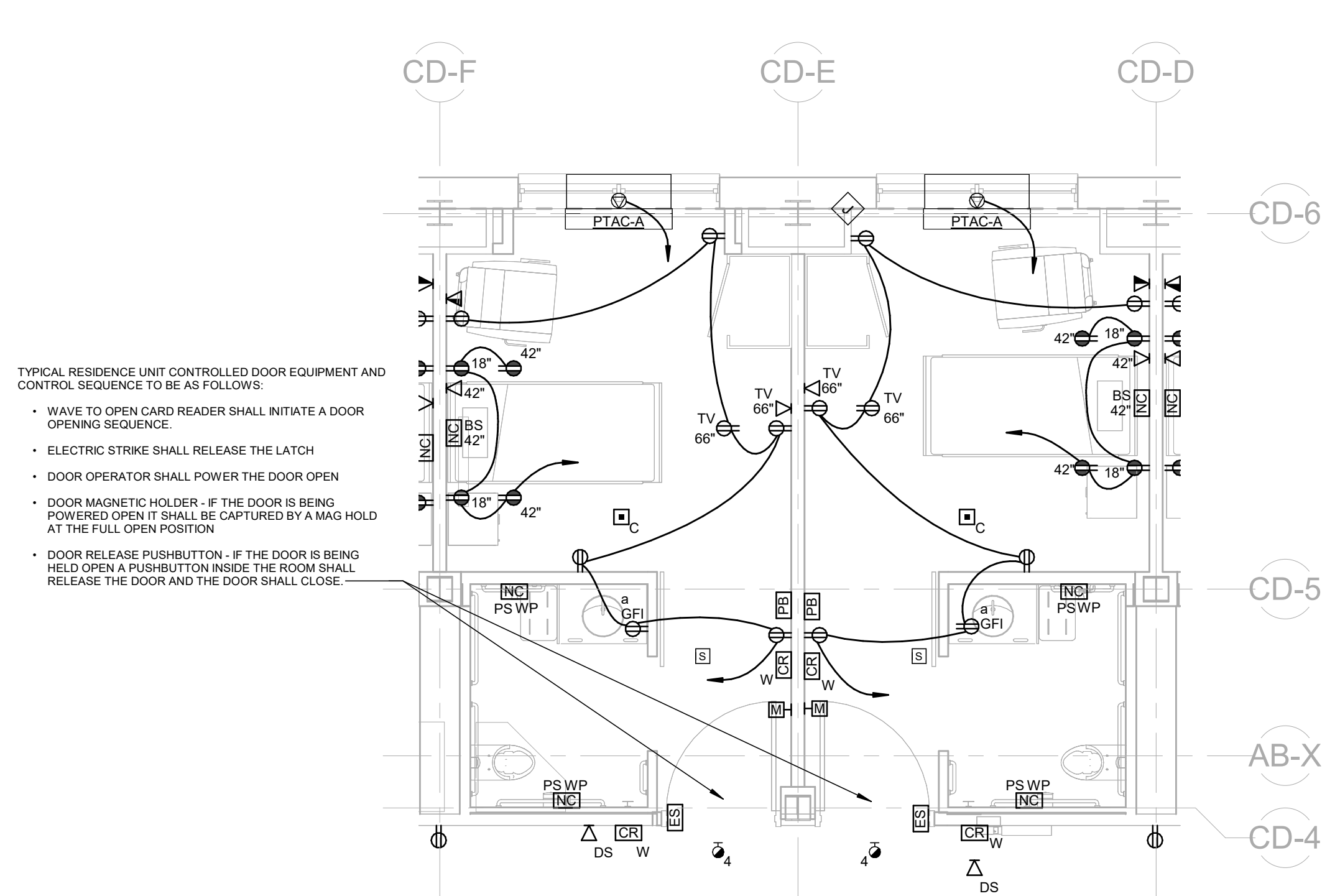
4 ELECTRICAL POWER AND TECHNOLOGY SECOND FLOOR - ADA RESIDENT ROOM 10 ENLARGED PLAN  
1/4" = 1'-0"



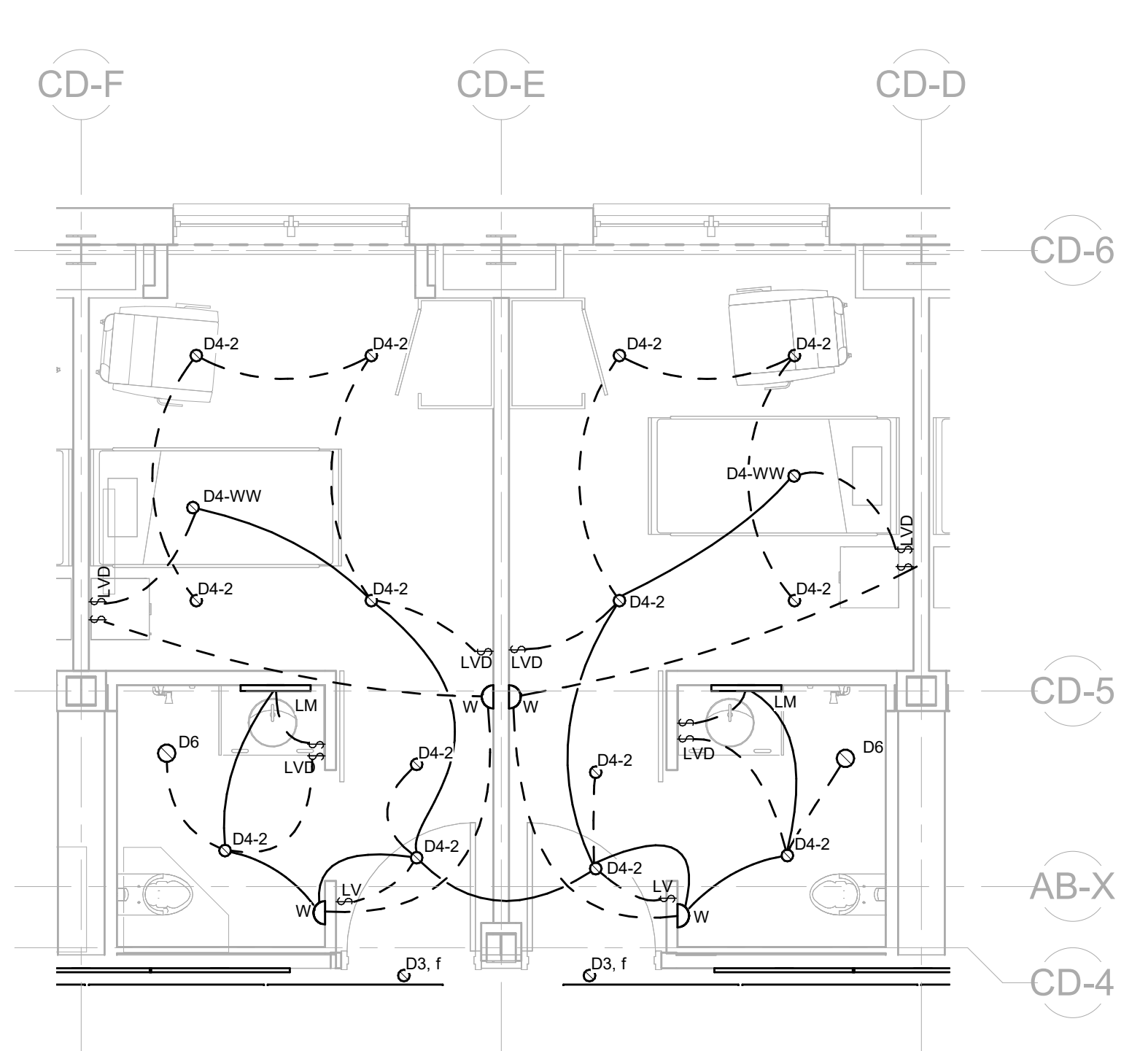
5 ELECTRICAL LIGHTING SECOND FLOOR - ADA RESIDENT ROOM 10 ENLARGED PLAN  
1/4" = 1'-0"



3 HEADWALL DETAIL  
NTS



2 ELECTRICAL POWER AND TECHNOLOGY SECOND FLOOR - TYPICAL UNIT PLAN  
1/4" = 1'-0"



1 ELECTRICAL LIGHTING SECOND FLOOR - TYPICAL UNIT PLAN  
1/4" = 1'-0"

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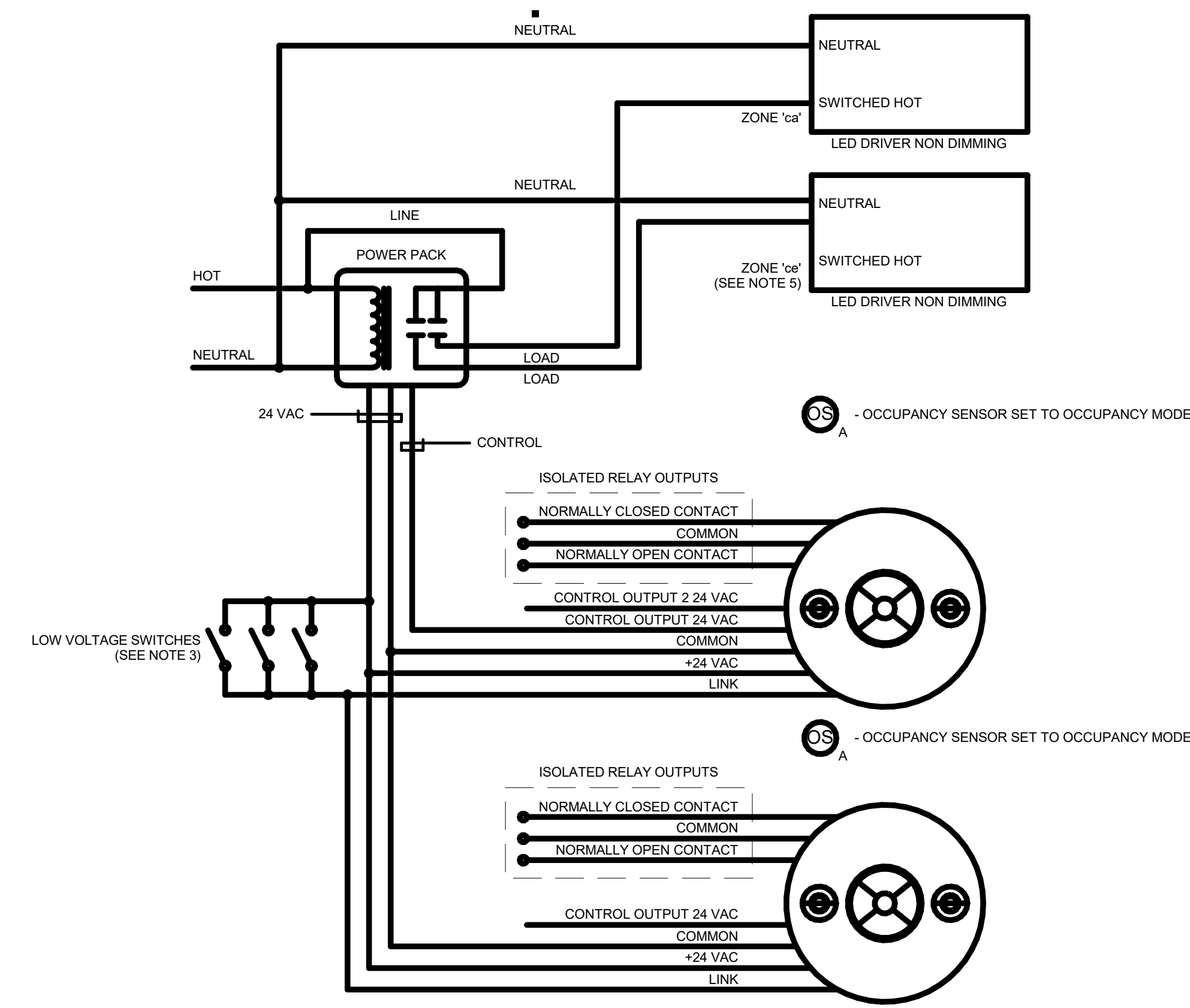
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No.	Date	Description

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ELECTRICAL PART PLANS



NOTES:

1. REFER TO MANUFACTURERS WIRING DIAGRAM FOR EXACT WIRING DETAIL.
2. NO MORE THAN EIGHT SENSORS TO ONE POWER PACK.
3. PROVIDE LOW VOLTAGE MANUAL SWITCH WITH MOUNTING PLATE AND DECORA COVER PLATE TO MATCH NEW SWITCH PLATES. WIRE MULTIPLE SWITCHES IN PARALLEL PER MANUFACTURERS INSTRUCTIONS.
4. PROVIDE PERMANENT LABELS ON SWITCHES IDENTIFYING LOAD CONTROLLED.
5. EMERGENCY LIGHTING ZONE '6' TO BE CONTROLLED BY OCCUPANCY SENSOR ONLY - NO MANUAL OVERRIDE VIA LOW VOLTAGE SWITCHES.

TYPICAL SPECIFICATION

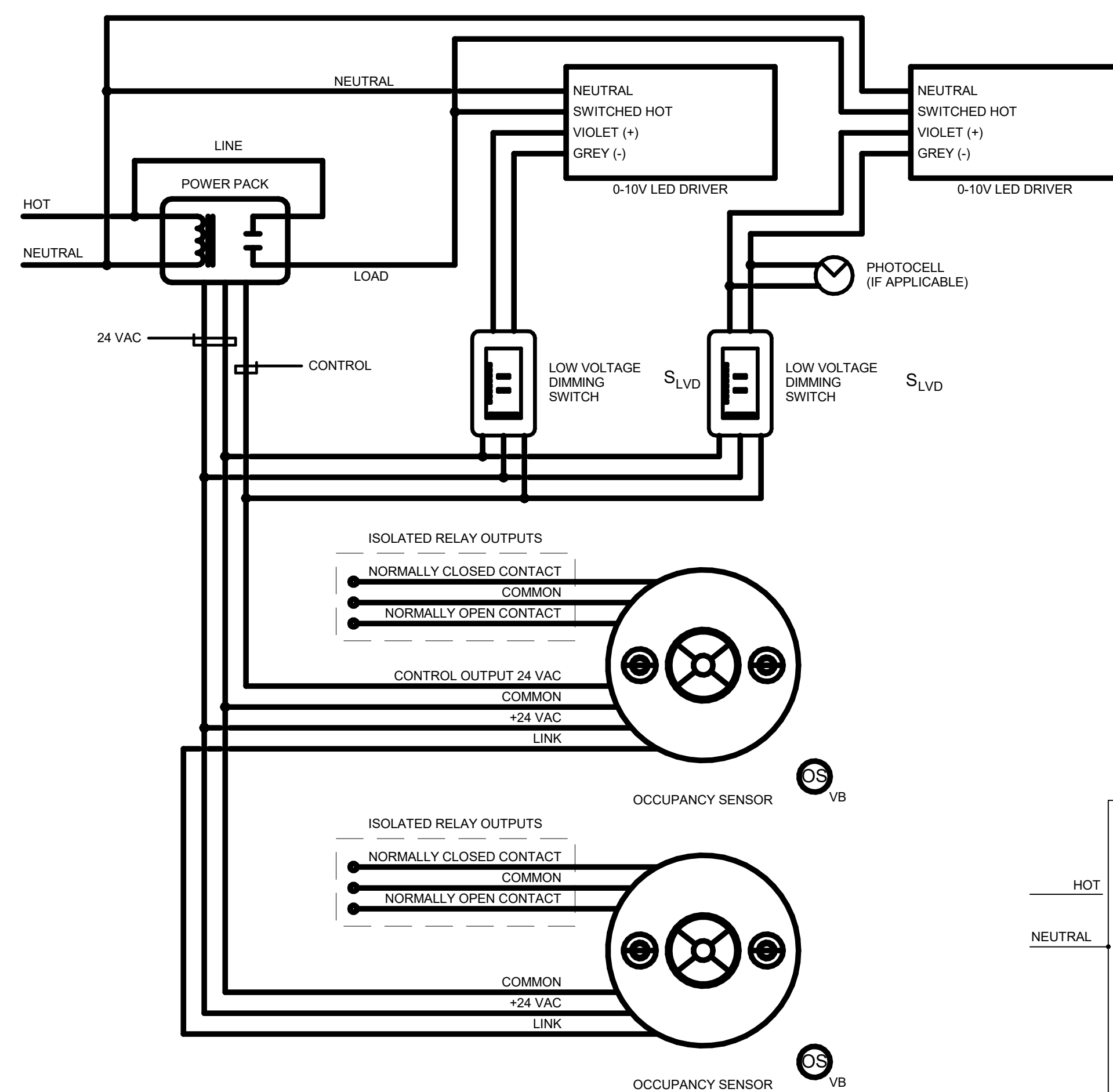
CEILING MOUNTED OCCUPANCY SENSOR (WHERE COMBINATION SWITCH AND OCCUPANCY SENSOR CANNOT BE USED) - DOUGLAS LIGHTING CONTROLS MODEL WVRSD1-R-N OR APPROVED EQUAL.

POWER PACKS SHALL BE DOUGLAS LIGHTING CONTROLS MODEL WP-PP20-D, 1-POLE, DUAL VOLTAGE POWER PACK OR APPROVED EQUAL.

VACANCY SENSOR SHALL BE SET FOR 20 MIN TIME DELAY TO OFF.

LOW VOLTAGE SWITCHES SHALL BE DOUGLAS LIGHTING CONTROLS MODEL NUMBERS AS FOLLOWS OR APPROVED EQUAL:  
TWO BUTTON SWITCH - WSR-6712

1 CEILING MOUNTED OCCUPANCY SENSOR  
NONE



NOTES:

1. REFER TO MANUFACTURERS WIRING DIAGRAM FOR EXACT WIRING DETAIL.
2. NO MORE THAN EIGHT SENSORS TO ONE POWER PACK.
3. PROVIDE LOW VOLTAGE MANUAL ON DIMMER SWITCHES WITH MOUNTING PLATE AND DECORA COVER PLATE TO MATCH NEW SWITCH PLATES.
4. SET SENSOR TO 'VACANCY' OPERATION.
5. ALL SWITCHES CONTROL ON/OFF OPERATION.
6. TYPICAL FOR CONFERENCE ROOM AND ROOMS WITH TWO SEPARATE DIMMED LOADS.

TYPICAL SPECIFICATION

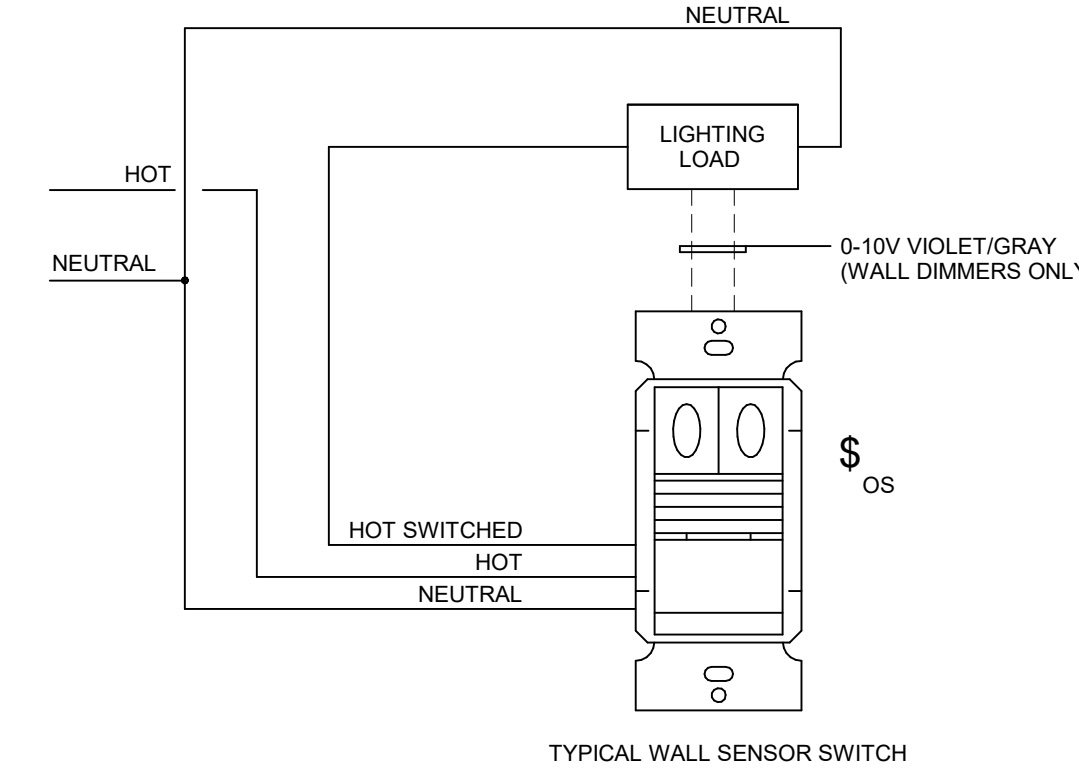
CEILING MOUNTED OCCUPANCY SENSOR SHALL BE - DOUGLAS LIGHTING CONTROLS MODEL WVRSD1-R-N

POWER PACKS SHALL BE - DOUGLAS LIGHTING CONTROLS MODEL WP-PP20-D

LOW VOLTAGE DIMMER SHALL BE - DOUGLAS LIGHTING CONTROLS MODEL WRD-8701

PHOTOCELL SHALL BE - DOUGLAS LIGHTING CONTROLS MODEL WPC-5700

2 CEILING MOUNTED VACANCY SENSOR WITH MULTIPLE DIMMERS  
NONE



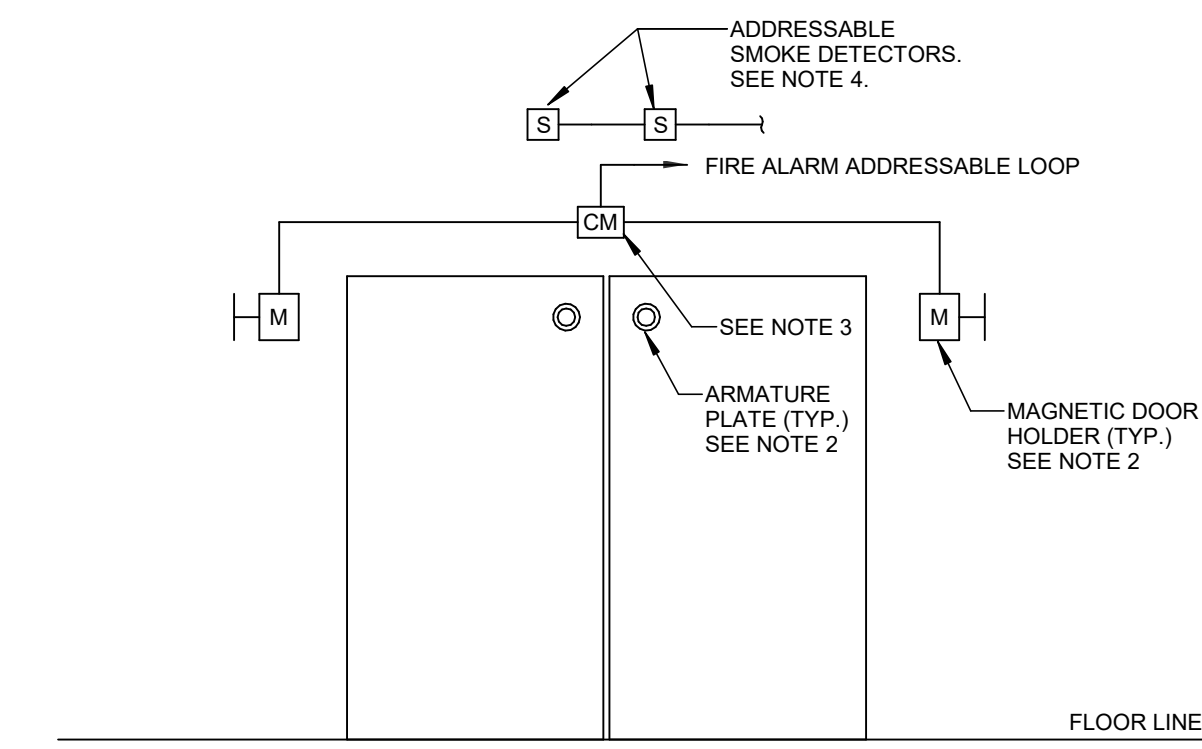
NOTES:

1. REFER TO MANUFACTURERS WIRING DIAGRAM FOR EXACT WIRING DETAIL.
2. WIRE IN SERIES WITH THREE-WAY SWITCH, WHERE INDICATED ON PLANS.
3. PROVIDE 0-10V WIRING FROM WALL DIMMERS, WHERE INDICATED ON PLANS.
4. LIGHTING SHALL TIME OUT AFTER 20 MINUTES.
5. REFER TO LIGHTING CONTROL SPECIFICATION FOR ADDITIONAL INFORMATION.

TYPICAL SPECIFICATIONS:

1. "OS" OCCUPANCY SENSOR SWITCH: (SET TO AUTO-ON, AUTO-OFF MODE)

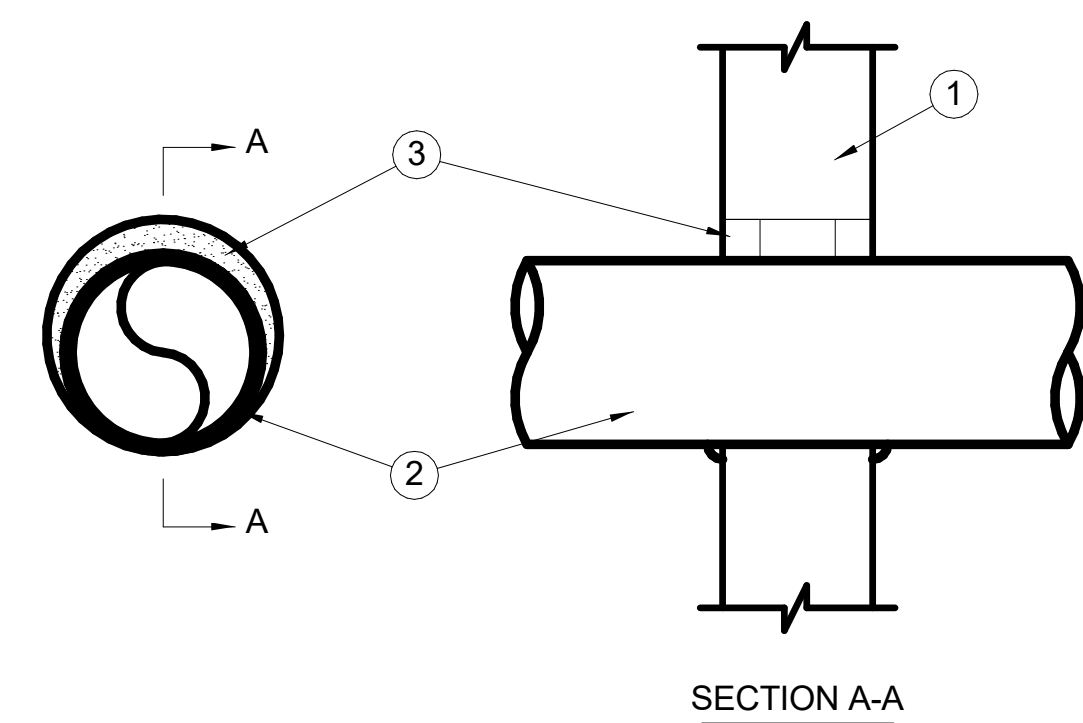
3 TYPICAL LINE VOLTAGE SENSOR SWITCH DETAIL  
NTS



NOTES:

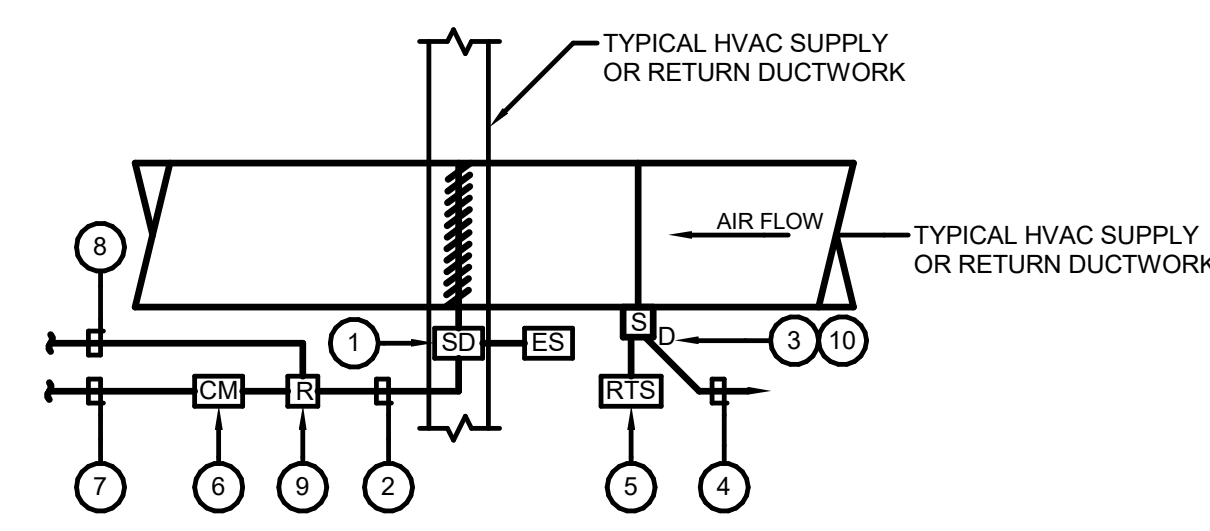
1. TYPICAL DOUBLE DOOR SHOWN. SEE DRAWINGS AND SPECIFICATIONS FOR DOOR TYPES, FRAMES AND HARDWARE REQUIREMENTS.
2. MAGNETIC DOOR HOLDERS, ARMATURE PLATES, AND ACCESSORY HARDWARE PROVIDED BY DIV. 8. COORDINATE POWER REQUIREMENTS AND FINAL CONNECTIONS WITH DIV. 8. PROVIDE 120VAC POWER FROM LOCAL UNSWITCHED RECEPTACLE CIRCUIT.
3. FIRE ALARM CONTROL MODULE/RELAY TO RELEASE MAGNETIC HOLD OPENS UPON ACTIVATION. COORDINATE PROGRAMMING WITH THE OWNER AND AUTHORITY HAVING JURISDICTION.
4. PROVIDE ADDRESSABLE FIRE ALARM SMOKE DETECTORS ON EITHER SIDE PER NFPA 72 REQUIREMENTS. CONNECT TO NEAREST FIRE ALARM ADDRESSABLE DEVICE WITH ADDRESSABLE LOOP WIRING PER THE MANUFACTURERS REQUIREMENTS.

4 MAGNETIC DOOR HOLDER INSTALLATION DETAIL  
NTS



1. WALL ASSEMBLY - MIN 3-3/4 IN. AND 5 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS.
2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. PIPE MAY BE INSTALLED WITH CONTINUOUS POINT CONTACT. PIPE, CONDUIT OR TUBING MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45 DEGREES FROM PERPENDICULAR. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3. FILL, VOID OR CAVITY MATERIAL\* - MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT THE POINT OR CONTINUOUS CONTACT LOCATIONS BETWEEN PIPE AND WALL, A MIN 1/2 IN. DAMM BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE PIPE-WALL INTERFACE ON BOTH SURFACES OF WALL.  
SEALANT: FS-ONE SEALANT  
\*BEARING THE UL CLASSIFICATION MARK
4. PROVIDE A BEAD OF NON-SHRINK, WP SILICON SEALANT AROUND EXTERIOR WALL PENETRATIONS.

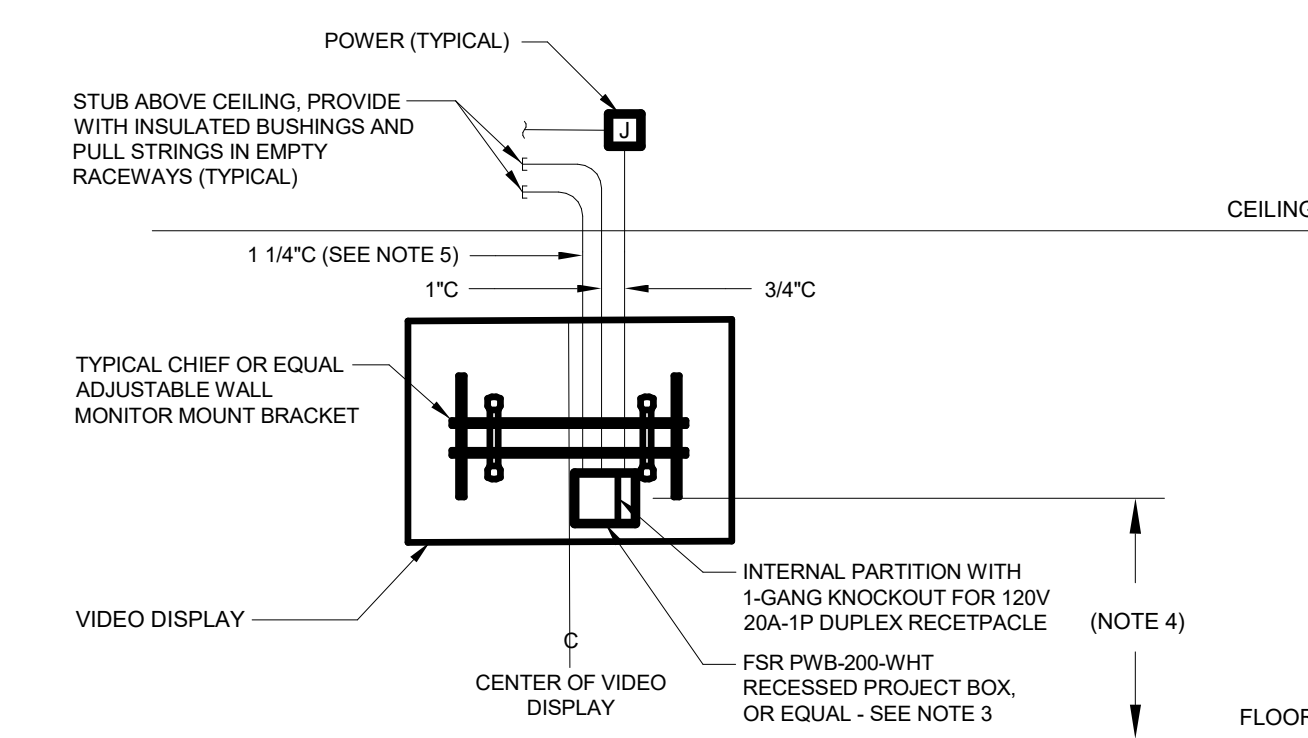
5 TYPICAL CONDUIT WALL PENETRATION DETAIL  
NONE



NOTES:

1. DUCT SMOKE DAMPER(S) AND END SWITCH(ES) SHALL BE FURNISHED BY DIV. 23. SMOKE DAMPER WIRING BY DIV. 26. END SWITCH WIRING BY DIV. 23.
2. ALL WIRING SHALL BE FURNISHED AND INSTALLED BY DIVISION 26 UNLESS OTHERWISE NOTED. ALL WIRING SHALL BE #12 THIN.
3. DUCT SMOKE DETECTOR SHALL BE FURNISHED BY DIVISION 26 AND INSTALLED BY DIVISION 23. PROVIDE SAMPLING TUBE CROSSING THE ENTIRE WIDTH OF THE DUCT.
4. FIRE ALARM ZONE WIRING PER MANUFACTURERS REQUIREMENTS.
5. REMOTE TEST/RESET KEY SWITCH AND ASSOCIATED WIRING PROVIDED BY DIV. 26.
6. FIRE ALARM CONTROL MODULE/RELAY MODULE PROVIDED BY DIV. 26. WIRING IN SERIES WITH BMS INPUT RELAY TO CLOSE DAMPER UPON ACTIVATION.
7. 2#12, 1#120, 3#4°C FOR DAMPER POWER FROM UNSWITCHED 120V SOURCE. SEE PLANS FOR ADDITIONAL INFORMATION.
8. LOW VOLTAGE COIL CONTROL WIRING FROM BUILDING MANAGEMENT SYSTEM. WIRING BY DIV. 23.
9. UL LISTED DPDT RELAY WITH LOW VOLTAGE COIL BY DIV. 26. COORDINATE COIL OPERATING VOLTAGE WITH DIV. 23.
10. LOCATE DUCT SMOKE DETECTORS WITHIN 5 FT. OF THE SMOKE DAMPER.

6 TYPICAL DUCT SMOKE DETECTOR AND SMOKE DAMPER CONTROL DETAIL  
NONE



NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR MONITOR LOCATIONS AND ELEVATIONS. SEE ELECTRICAL DRAWINGS FOR CIRCUITING.
2. SEE ELECTRICAL DRAWINGS, SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. LOCATE WALL BOX SUCH THAT IT IS ON THE SAME SIDE OF THE MONITOR AS THE INPUT/OUTPUT CONNECTIONS TO THE MONITOR AND IS FREE AND CLEAR OF FRIED MOUNTING ARMS ON THE MONITOR MOUNT. COORDINATE FINAL LOCATION WITH APPROVED MONITOR AND MOUNTING BRACKET. PROVIDE WITH WB-200-AMB BACKBOX MOUNTED ON TOP OF ENCLOSURE WITH 1 1/4" AND 1" KNOCKOUTS FOR AV AND TELECOMMUNICATIONS WIRING.
4. COORDINATE FINAL MOUNTING HEIGHT WITH DISPLAY MONITOR INSTALLATION.

7 TYPICAL VIDEO DISPLAY MONITOR WIRING DETAIL  
NONE

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KEY PLAN

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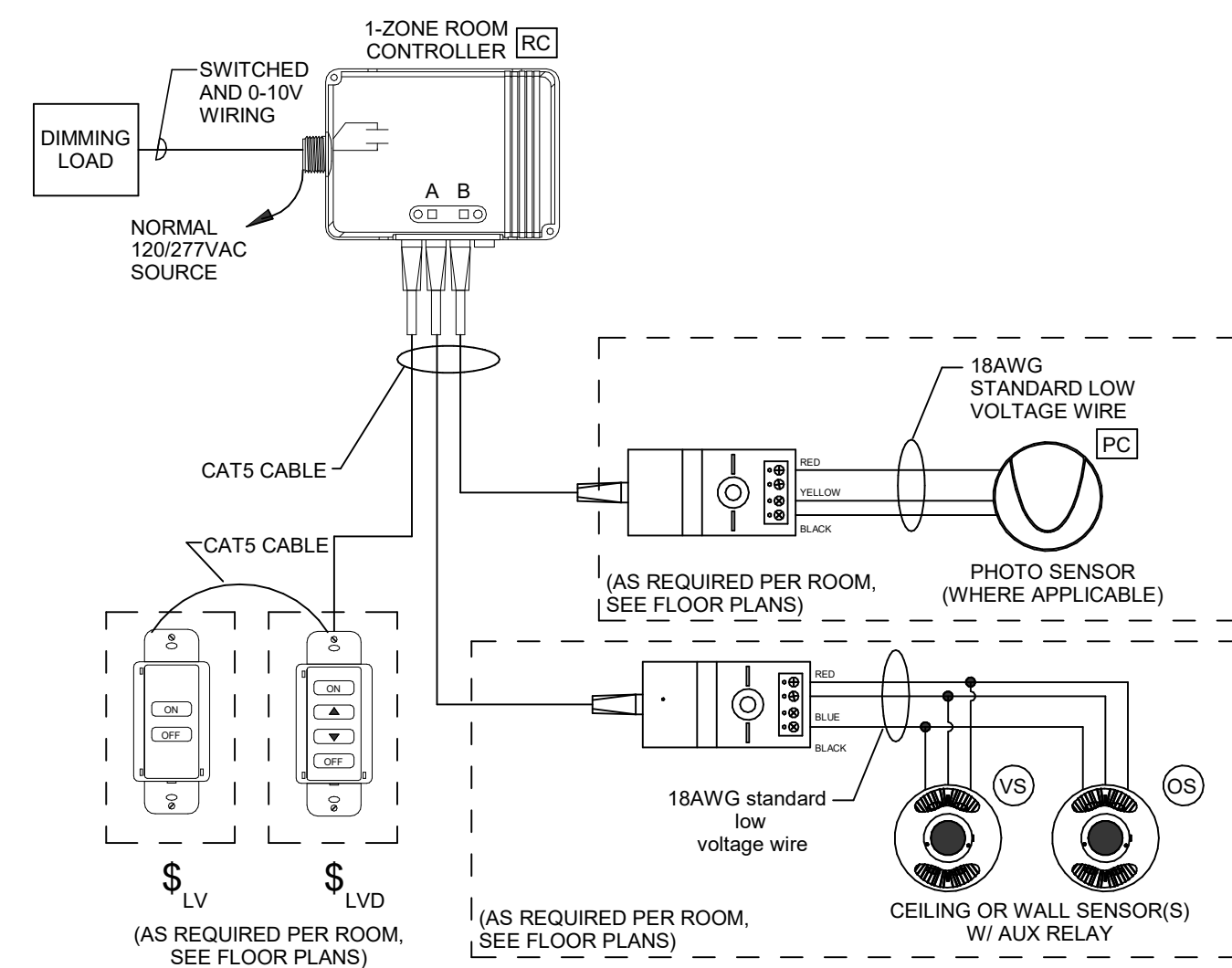
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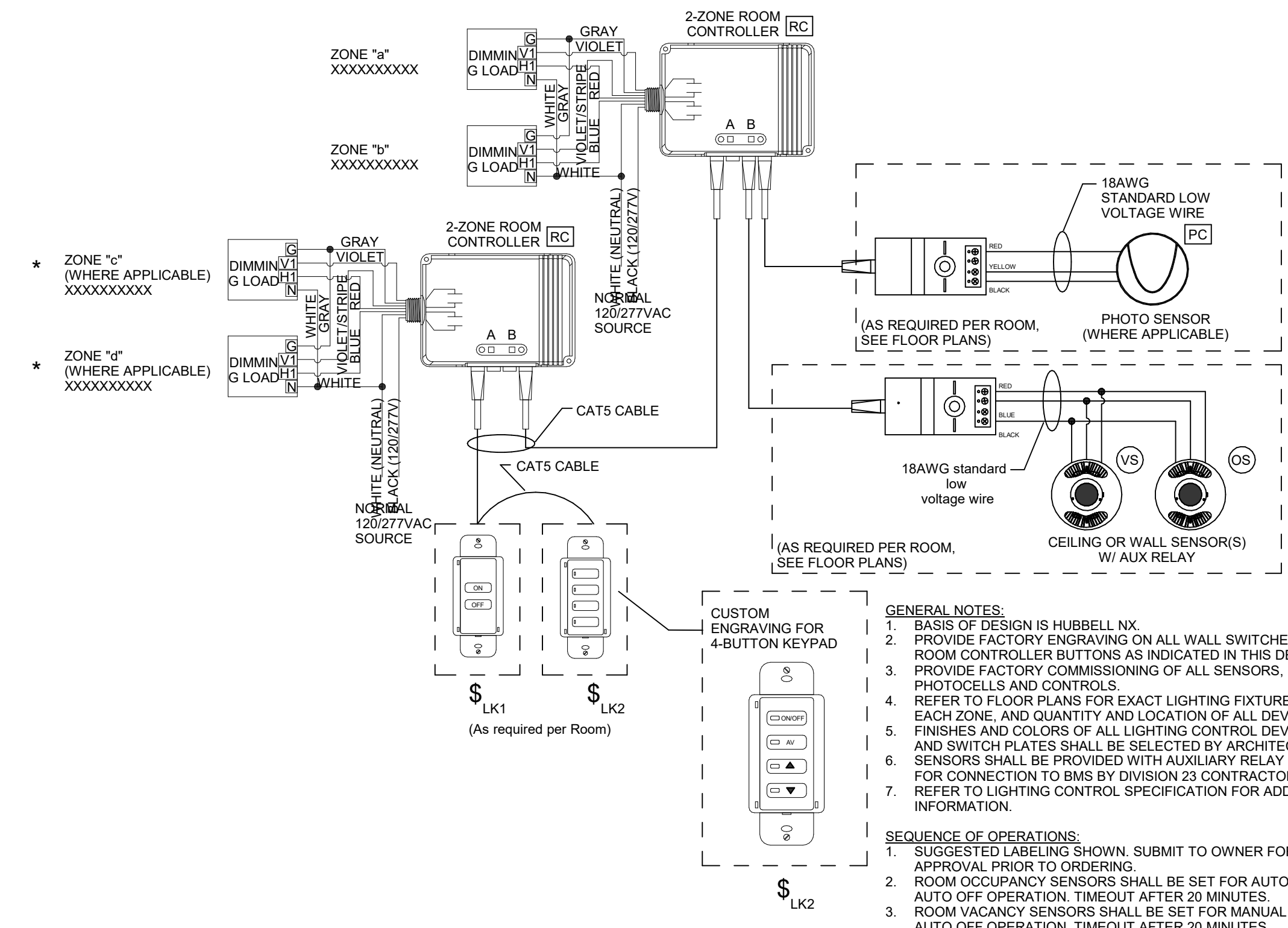
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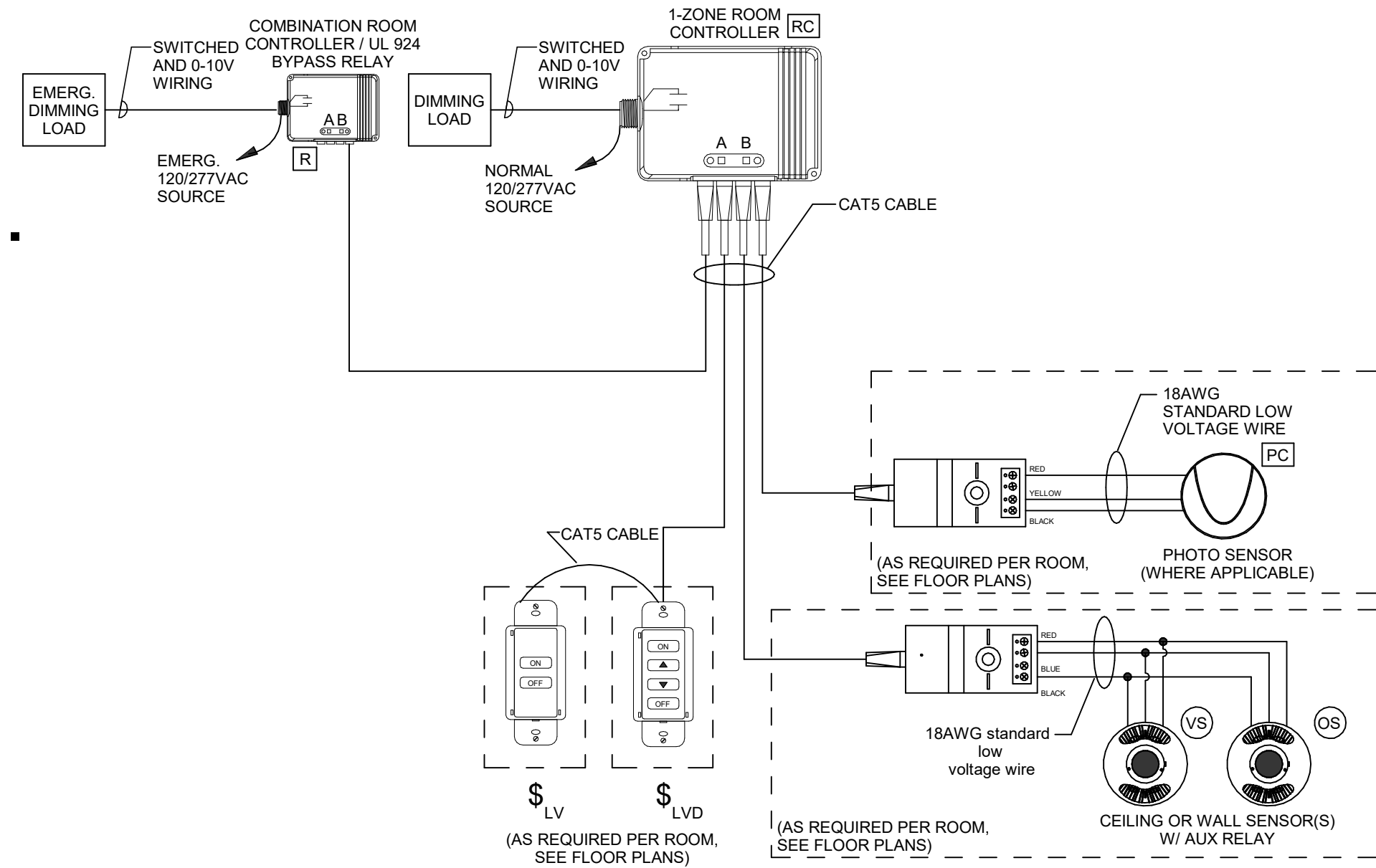
ELECTRICAL DETAILS



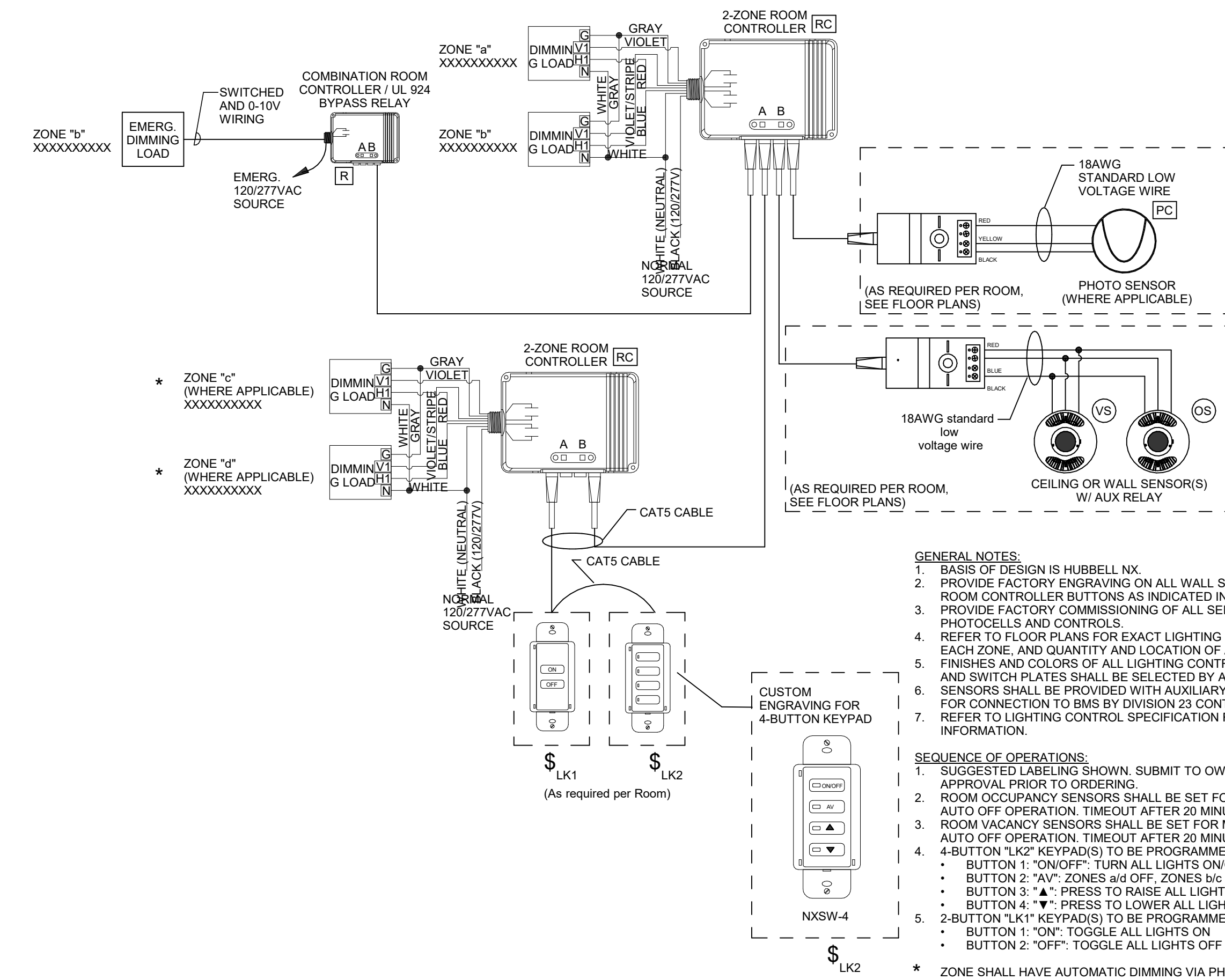
TYPICAL 1-ZONE LIGHTING CONTROL DETAIL - NORMAL FIXTURES ONLY  
N.T.S.



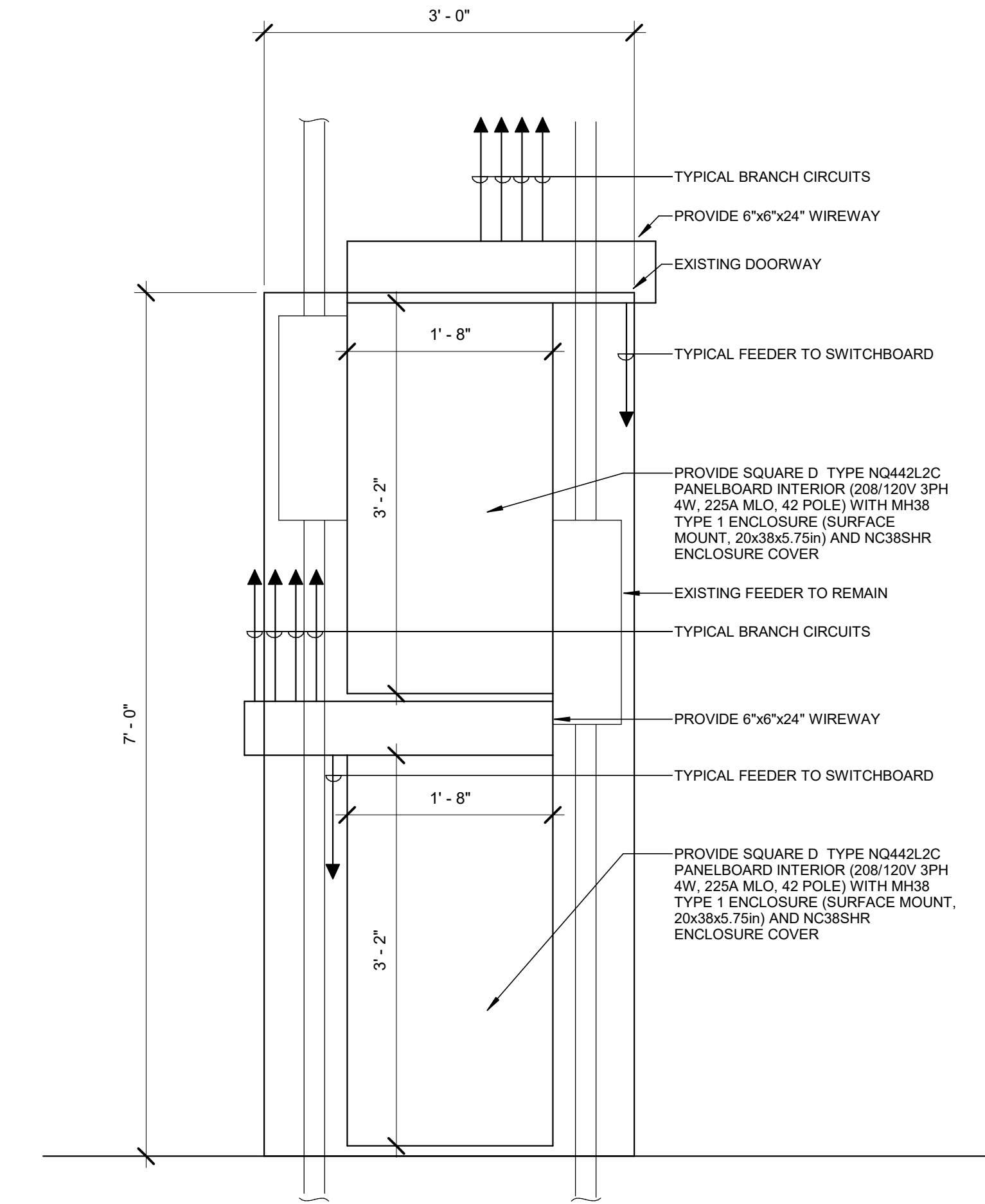
TYPICAL MULTI-ZONE LIGHTING CONTROL DETAIL - NORMAL FIXTURES ONLY  
N.T.S.



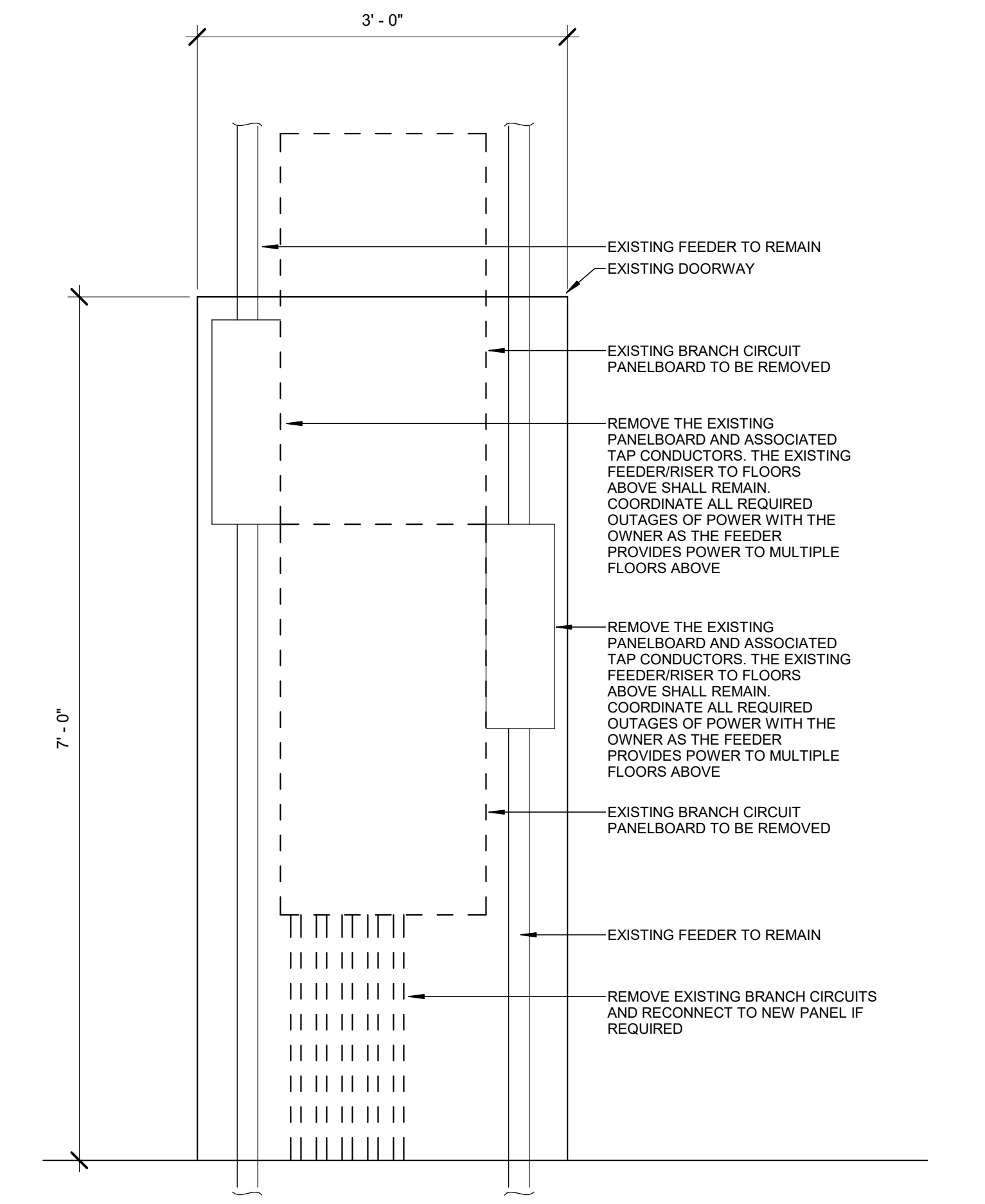
TYPICAL 1-ZONE LIGHTING CONTROL DETAIL - NORMAL AND GENERATOR POWERED FIXTURES  
N.T.S.



TYPICAL MULTI-ZONE LIGHTING CONTROL DETAIL - NORMAL AND GENERATOR POWERED FIXTURES  
N.T.S.



TYPICAL ELECTRICAL ROOM NEW WORK LAYOUT



TYPICAL ELECTRICAL ROOM EXISTING AND DEMOLITION LAYOUT

1 TYPICAL EXISTING, DEMOLITION AND NEW WORK ELECTRICAL ROOM LAYOUTS  
NTS

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HISTORY OF SUBMISSIONS

No.	Date	Description

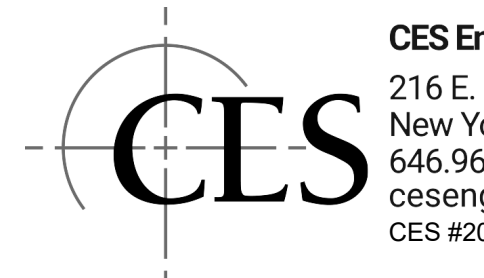
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SHEET TITLE

ELECTRICAL DETAILS

ANDRUS ON HUDSON  
| MAIN BUILDING  
2ND FLOOR

CONSULTANTS  
**CES Engineering, LLC**  
216 E. 45th St., 16th Fl  
New York NY 10017  
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CES #2019378



KEY PLAN



PROJECT DATA

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	Author
CHECKED	Checker
SCALE	AS INDICATED
FILE REFERENCE	C:\Users\revin\Documents\PHASE 2 - R202019378_04BEP Central-Andrus-on-Hudson_second floor_revinBSKMD.rvt

HISTORY OF SUBMISSIONS

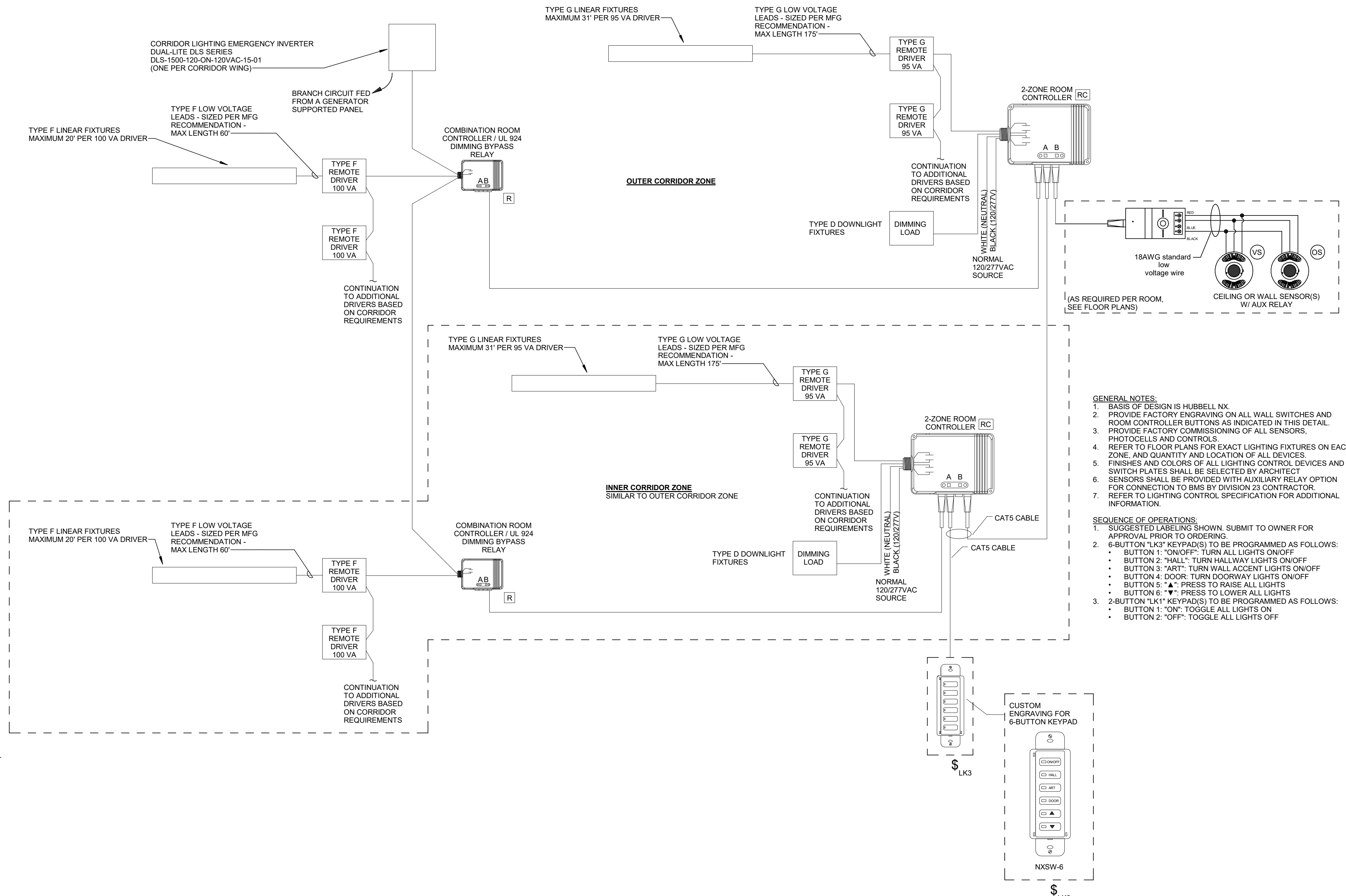
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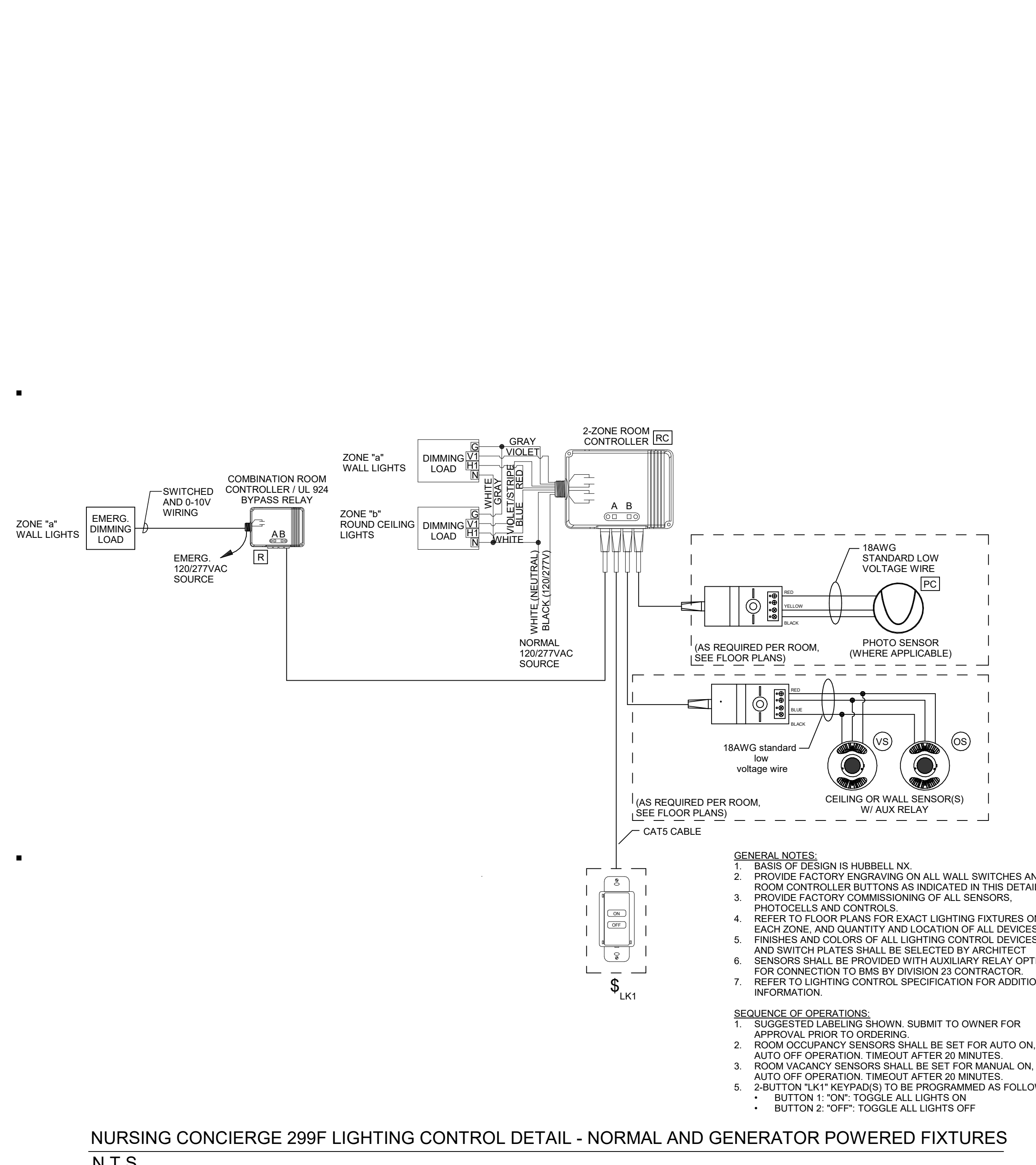
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ELECTRICAL DETAILS

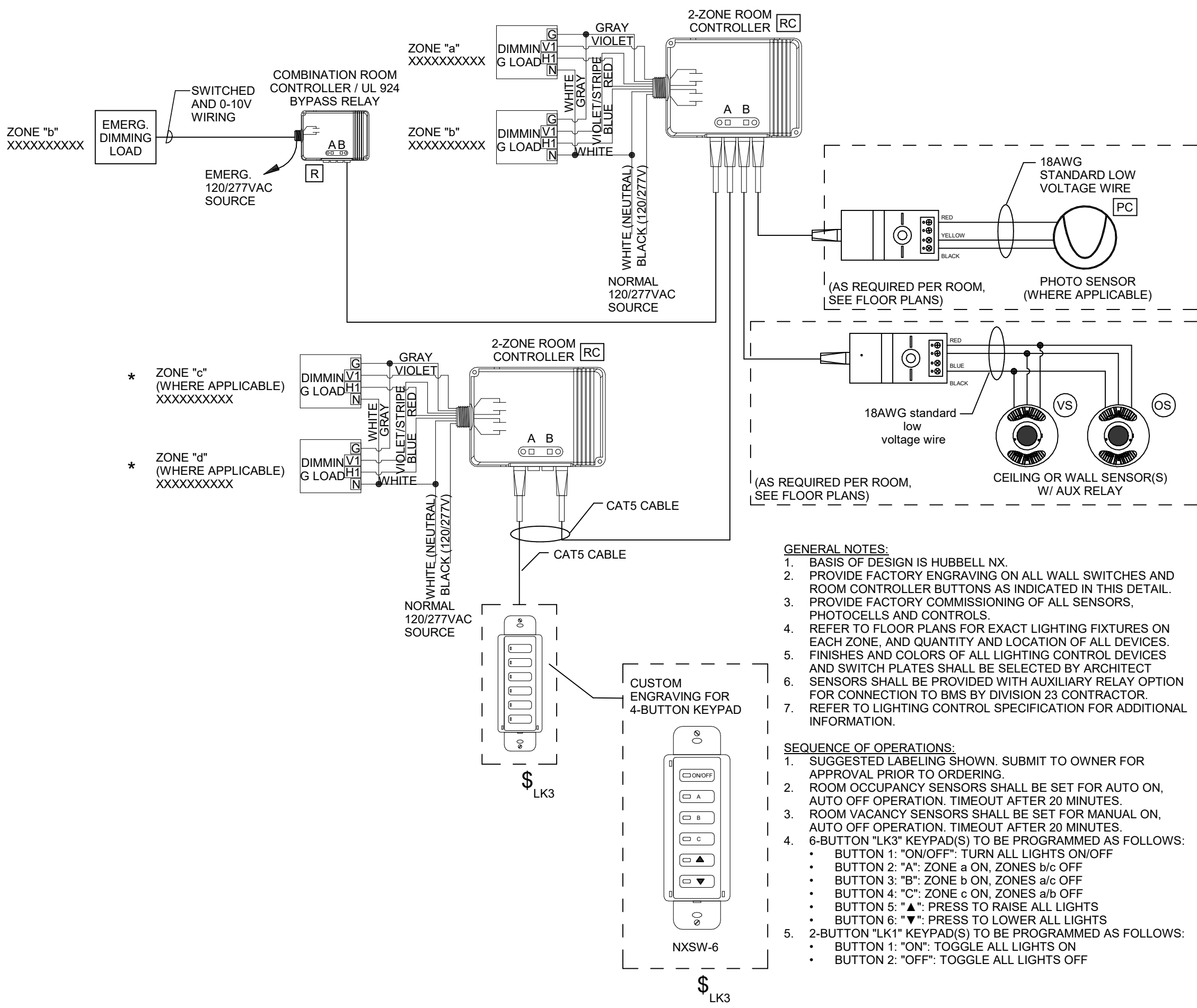
E5.02



2 HUBBELL NX DETAIL - SECOND FLOOR CORRIDORS  
NTS



3 HUBBELL NX DETAIL - NURSE CONCIERGE 299F  
NTS



4 HUBBELL NX DETAIL - NAIL SALON  
NTS

10/27/2023 1:29:18 AM  
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NURSING CONCIERGE 299F LIGHTING CONTROL DETAIL - NORMAL AND GENERATOR POWERED FIXTURES  
N.T.S.

- GENERAL NOTES:**
1. BASIS OF DESIGN IS HUBBELL NX.
  2. PROVIDE FACTORY ENGRAVING ON ALL WALL SWITCHES AND ROOM CONTROLLER BUTTONS AS INDICATED IN THIS DETAIL.
  3. PROVIDE FACTORY COMMISSIONING OF ALL SENSORS, PHOTOCELLS AND CONTROLS.
  4. REFER TO FLOOR PLANS FOR EXACT LIGHTING FIXTURES ON EACH ZONE, AND QUANTITY AND LOCATION OF ALL DEVICES.
  5. FINISHES AND COLORS OF ALL LIGHTING CONTROL DEVICES AND SWITCH PLATES SHALL BE SELECTED BY ARCHITECT.
  6. SENSORS SHALL BE PROVIDED WITH AUXILIARY RELAY OPTION FOR CONNECTION TO BMS BY DIVISION 23 CONTRACTOR.
  7. REFER TO LIGHTING CONTROL SPECIFICATION FOR ADDITIONAL INFORMATION.
- SEQUENCE OF OPERATIONS:**
1. SUGGESTED LABELING SHOWN. SUBMIT TO OWNER FOR APPROVAL PRIOR TO ORDERING.
  2. ROOM OCCUPANCY SENSORS SHALL BE SET FOR AUTO ON, AUTO OFF OPERATION. TIMEOUT AFTER 20 MINUTES.
  3. ROOM VACANCY SENSORS SHALL BE SET FOR MANUAL ON, AUTO OFF OPERATION. TIMEOUT AFTER 20 MINUTES.
- 2-BUTTON "LK1" KEYPAD(S) TO BE PROGRAMMED AS FOLLOWS:
- BUTTON 1: "ON": TOGGLE ALL LIGHTS ON
  - BUTTON 2: "OFF": TOGGLE ALL LIGHTS OFF

- GENERAL NOTES:**
1. BASIS OF DESIGN IS HUBBELL NX.
  2. PROVIDE FACTORY ENGRAVING ON ALL WALL SWITCHES AND ROOM CONTROLLER BUTTONS AS INDICATED IN THIS DETAIL.
  3. PROVIDE FACTORY COMMISSIONING OF ALL SENSORS, PHOTOCELLS AND CONTROLS.
  4. REFER TO FLOOR PLANS FOR EXACT LIGHTING FIXTURES ON EACH ZONE, AND QUANTITY AND LOCATION OF ALL DEVICES.
  5. FINISHES AND COLORS OF ALL LIGHTING CONTROL DEVICES AND SWITCH PLATES SHALL BE SELECTED BY ARCHITECT.
  6. SENSORS SHALL BE PROVIDED WITH AUXILIARY RELAY OPTION FOR CONNECTION TO BMS BY DIVISION 23 CONTRACTOR.
  7. REFER TO LIGHTING CONTROL SPECIFICATION FOR ADDITIONAL INFORMATION.
- SEQUENCE OF OPERATIONS:**
1. SUGGESTED LABELING SHOWN. SUBMIT TO OWNER FOR APPROVAL PRIOR TO ORDERING.
  2. 6-BUTTON "LK3" KEYPAD(S) TO BE PROGRAMMED AS FOLLOWS:
    - BUTTON 1: "ON/OFF": TURN ALL LIGHTS ON/OFF
    - BUTTON 2: "HALL": TURN HALLWAY LIGHTS ON/OFF
    - BUTTON 3: "ART": TURN WALL ACCENT LIGHTS ON/OFF
    - BUTTON 4: "DOOR": TURN DOORWAY LIGHTS ON/OFF
    - BUTTON 5: "▲": PRESS TO RAISE ALL LIGHTS
    - BUTTON 6: "▼": PRESS TO LOWER ALL LIGHTS
  3. 2-BUTTON "LK1" KEYPAD(S) TO BE PROGRAMMED AS FOLLOWS:
    - BUTTON 1: "ON": TOGGLE ALL LIGHTS ON
    - BUTTON 2: "OFF": TOGGLE ALL LIGHTS OFF

ELECTRICAL FEEDER SCHEDULE

Table with columns: CIRCUIT SYMBOL, CONDUCTORS (1 PH. 3W) WITH GROUND, CONDUIT SIZE, CONDUCTORS (1 OR 3 PH. 3 WIRE) WITH GROUND, CONDUIT SIZE, CONDUCTORS (3 PH. 4 WIRE), CONDUIT SIZE, OVERCURRENT RATING. Includes rows 1-300.

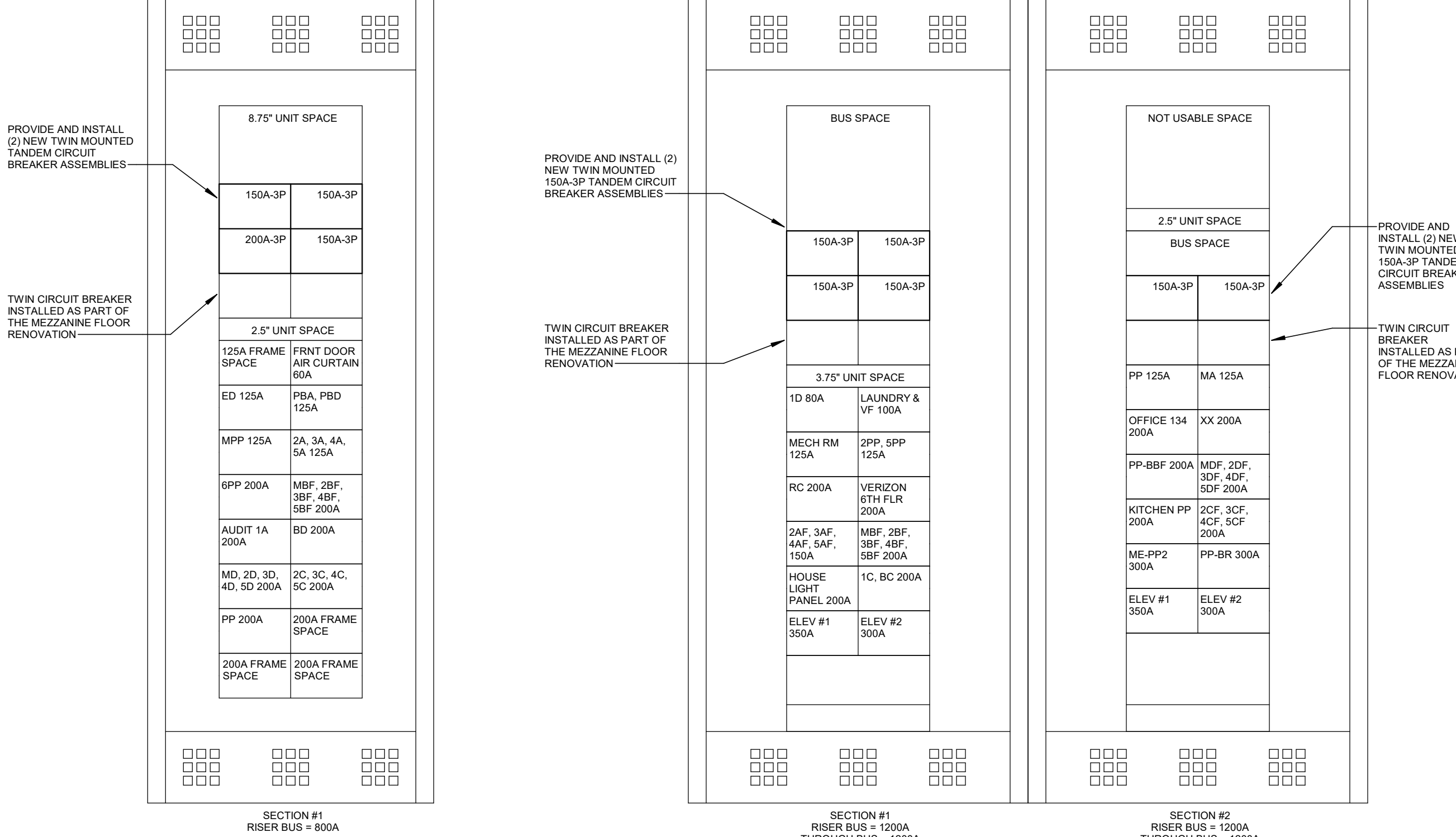
- NOTES:
1. CONDUIT SIZES ARE BASED ON THE NEC ANNEX C TABLES FOR EMT/CHG 40 WITH THIN/TWIN CONDUCTORS. CONDUCTOR SIZES USED IN CONDUIT CALCULATION ARE BASED ON THE SIZE OF THE HOT CONDUCTORS OF CIRCUIT.
2. UNLESS OTHERWISE INDICATED, CONDUCTOR SIZING SHALL MATCH THE SIZE INDICATED ABOVE FOR THE APPLICABLE OVERCURRENT DEVICE.
3. PROVIDE MINIMUM SIZE CONDUIT INDICATED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
4. FOR SINGLE PHASE FEEDERS, PROVIDE A 3-WIRE CIRCUIT UNLESS DEVICE SERVED DOES NOT HAVE PROVISIONS FOR A NEUTRAL.
5. PROVIDE TYPE OF RACEWAY OR CABLE AS INDICATED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
6. REFER TO PANELBOARD SCHEDULES AND ONE-LINE RISER DIAGRAM DRAWINGS FOR CONDUCTOR AND CONDUIT SIZE REQUIREMENTS.
7. ALL CONDUCTOR SIZES ARE BASED ON 75°C (167°F). ALL EQUIPMENT CONNECTED TO WIRES SHALL BE RATED 75°C (167°F).

MOTOR / EQUIPMENT CIRCUIT SCHEDULE

Table with columns: EQUIPMENT, OCPD, PANEL, LOAD (HP, MCA, KW, PH, VOLT, LOCAL DISC. SW), MOTOR STARTER (TYPE, LOCATION), WIRING, REMARKS. Includes rows EC-1 to PTAC-A.

EXISTING PANEL MDP, NORMAL POWER 208/120V-3PH-4W 800A SIEMENS

EXISTING PANEL EMP, GENERATOR POWER 208/120V-3PH-4W 1200A SIEMENS



3 SWITCHBOARD ELEVATION 1" = 1'-0"

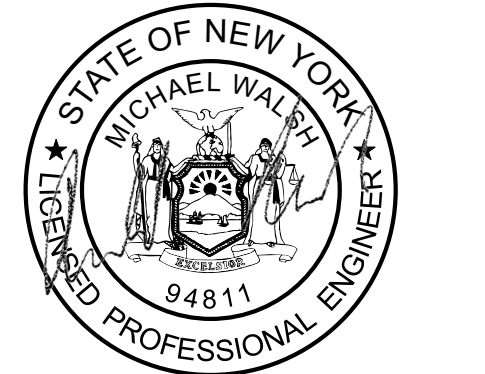
LIGHTING FIXTURE SCHEDULE

Table with columns: TYPE, BASIS OF DESIGN (MANUFACTURER / MODEL), VOLTAGE, SOURCE, FIXTURE DESCRIPTION. Includes rows B1 to X2.

- NOTES:
1. LIGHT FIXTURES IN THE SCHEDULE SHALL BE CONSIDERED BASIS OF DESIGN. NO SUBSTITUTIONS ALLOWED.
2. ALL FIXTURES SHALL BE UL LISTED.
3. ALL NECESSARY MOUNTING HARDWARE, HANGERS, BRACKETS, RAILS, YOKES, CANOPIES, STEMS, CHAINS, ROW JOINERS, ETC. SHALL BE FURNISHED AND INSTALLED.
4. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC DETAILS, ARRANGEMENT, MOUNTING HEIGHTS, SUSPENSION LENGTHS, CEILING CONSTRUCTION, ETC. ALL COLORS AND FINISHES SHALL BE SELECTED BY ARCHITECT.
5. FIXTURES SHALL BE SEISMICALLY SUPPORTED AS REQUIRED BY THE APPLICABLE BUILDING CODE. FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND SHALL BE INDEPENDENT OF DUCTS, PIPES, CEILING AND THEIR SUPPORTING MEMBERS. FIXTURES SHALL BE SUPPORTED WITH A MINIMUM OF 2 SUPPORTS.
6. WIRE EMERGENCY FIXTURES AND EXIT SIGNS AHEAD OF SWITCHED LEGS.
7. MINIMUM MOUNTING HEIGHT OF FIXTURES IN MECHANICAL AND ELECTRICAL SPACES IS 8'-6" AFF. COORDINATE MOUNTING HEIGHT IN FIELD WITH EQUIPMENT IN ROOM SUCH THAT LIGHTING IS NOT OBSTRUCTED BY DUCTWORK, PIPING AND CONDUIT. PROVIDE NECESSARY CHAIN-MOUNTING HARDWARE TO SUSPEND FIXTURES WHERE REQUIRED.
8. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. WHERE EXIT SIGNS ARE SHOWN AS WALL MOUNTED ABOVE A DOOR, MOUNT SUCH THAT THE BOTTOM OF THE SIGN IS NO MORE THAN 3" ABOVE THE DOOR FRAME, UNLESS INDICATED OTHERWISE ON PLANS.

ANDRUS ON HUDSON | MAIN BUILDING 2ND FLOOR

CONSULTANTS: CES Engineering, LLC. 216 E. 45th St., 16th Fl. New York, NY 10017. 646.961.3999. ceseng.com. CES #2019378



KEY PLAN

PROJECT DATA

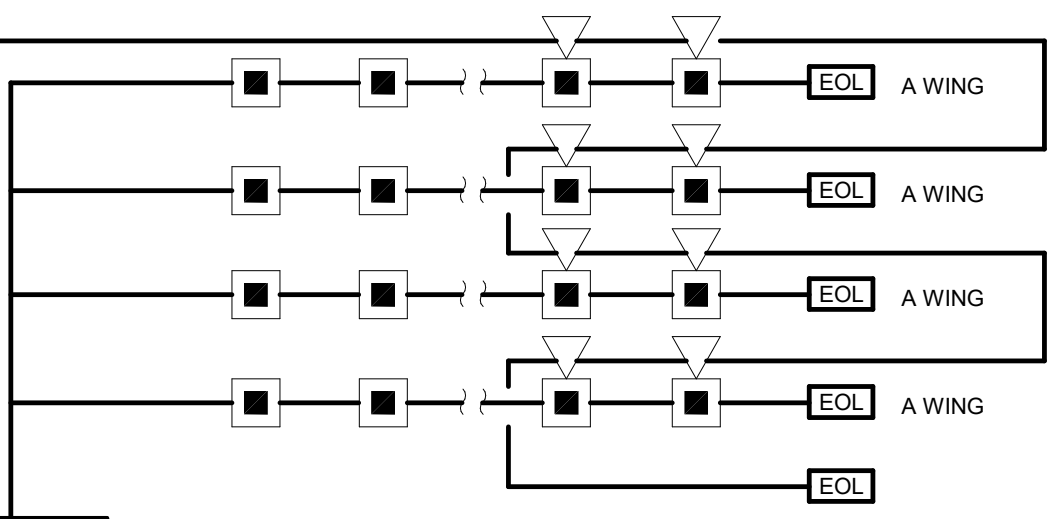
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SHEET TITLE

ELECTRICAL SCHEDULES

E6.00



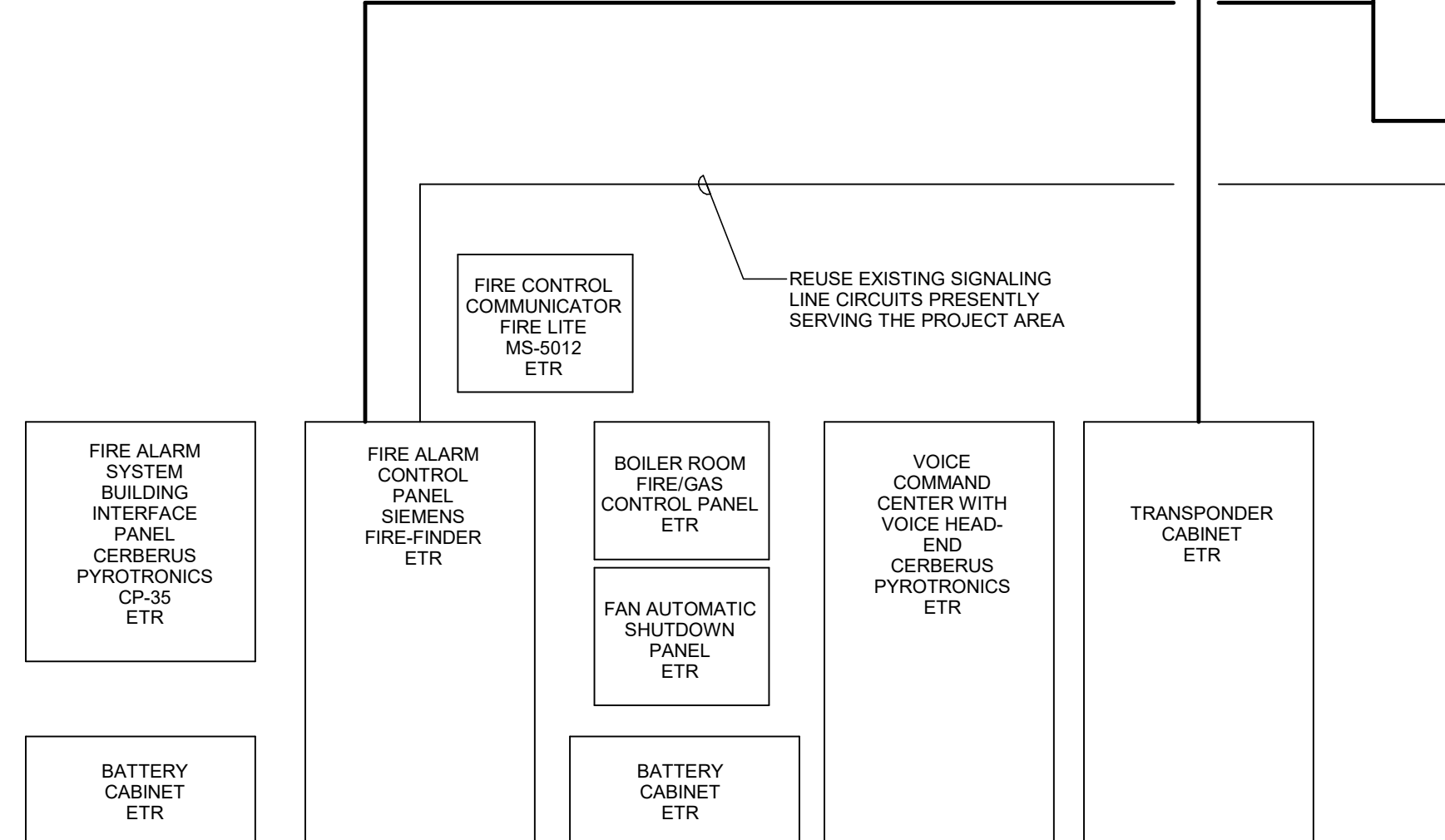
ACTION

SEQUENCE OF OPERATION

Table with columns: Event, A, B, C, D, E, F, G, H, J, K, L, M, N, O. Includes events like Manual Pull Station, Smoke Detector, Heat Detector, etc.

- NOTES:
1. PROVIDE ADDITIONAL BATTERIES, CONTROL CARDS, EXPANSION MODULES, ETC TO ACCOMMODATE NEW DEVICES AS REQUIRED BY MANUFACTURER. NEW COMPONENTS MUST BE SAME MANUFACTURER AS EXISTING.
2. PROVIDE TESTING AND REPROGRAMMING OF EXISTING CONTROL PANEL TO ACCOMMODATE NEW DEVICES.
3. PROVIDE ALL NECESSARY SYNCHRONIZATION OF NEW STROBES.
4. PROVIDE WIRING OF SAME CLASS/STYLE AS EXISTING FIRE ALARM WIRING USED IN BUILDING. PROVIDE METAL CLAD CABLING WHEN CONCEALED AND WIRE IN RACEWAY WHERE EXPOSED.
5. REFER TO FLOOR PLANS FOR QUANTITY AND LOCATION OF DEVICES.

1 FIRE ALARM RISER -- CONNECT TO EXISTING SECOND FLOOR RISERS





Branch Panel: 2D Location: A276 Volts: 120/208 Wye Phases: 3 Wires: 4 A.I.C. Rating: Bus Material: CU Bus Rating: 225 A MCB Rating / MLO: 150A MCB

Branch Panel: 2A Location: JANITORS CLOSET 218 Volts: 120/208 Wye Phases: 3 Wires: 4 A.I.C. Rating: Bus Material: CU Bus Rating: 225 A MCB Rating / MLO: 200A MCB

Branch Panel: 2AF Location: JANITORS CLOSET 218 Volts: 120/208 Wye Phases: 3 Wires: 4 A.I.C. Rating: Bus Material: CU Bus Rating: 225 A MCB Rating / MLO: 150A MCB

Branch Panel: 2DF Location: CORRIDOR 299E Volts: 120/208 Wye Phases: 3 Wires: 4 A.I.C. Rating: Bus Material: CU Bus Rating: 225 A MCB Rating / MLO: 150A MCB

Branch Panel: 2C Location: JANITORS CLOSET 218 Volts: 120/208 Wye Phases: 3 Wires: 4 A.I.C. Rating: Bus Material: CU Bus Rating: 225 A MCB Rating / MLO: 150A MCB

Branch Panel: 2CF Location: JANITORS CLOSET 218 Volts: 120/208 Wye Phases: 3 Wires: 4 A.I.C. Rating: Bus Material: CU Bus Rating: 225 A MCB Rating / MLO: 150A MCB

Branch Panel: 2B Location: JANITORS CLOSET 218 Volts: 120/208 Wye Phases: 3 Wires: 4 A.I.C. Rating: Bus Material: CU Bus Rating: 225 A MCB Rating / MLO: 150A MCB

Branch Panel: 2B Location: JANITORS CLOSET 218 Volts: 120/208 Wye Phases: 3 Wires: 4 A.I.C. Rating: Bus Material: CU Bus Rating: 225 A MCB Rating / MLO: 150A MCB

Branch Panel: 2BF Location: JANITORS CLOSET 218 Volts: 120/208 Wye Phases: 3 Wires: 4 A.I.C. Rating: Bus Material: CU Bus Rating: 225 A MCB Rating / MLO: 150A MCB

ANDRUS ON HUDSON | MAIN BUILDING



KEY PLAN

PROJECT DATA

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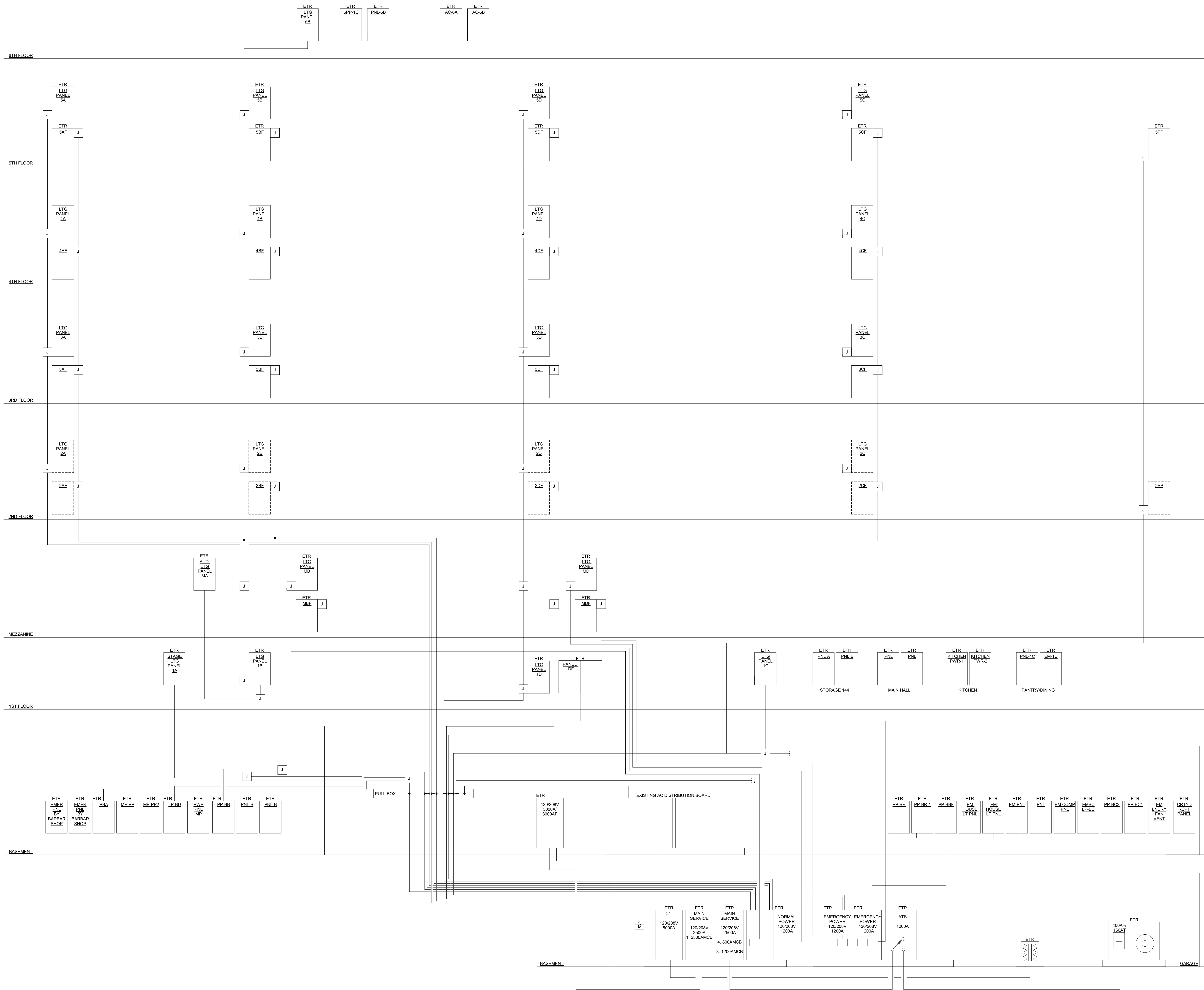
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SHEET TITLE

ELECTRICAL PANEL SCHEDULES

E6.01



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CES #2019378



KEY PLAN

PROJECT DATA

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	KCM
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SCALE	AS INDICATED
FILE REFERENCE	C:\Users\revin\Documents\PHASE 2 - R202019378\04-REP Central-Andrus-on-Hudson_second floor_revin\BSKMD.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

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SHEET TITLE

EXISTING CONDITIONS  
ELECTRICAL RISER DIAGRAM

1 EXISTING CONDITIONS POWER RISER - SECOND FLOOR  
NTS

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| MAIN BUILDING  
2ND FLOOR

CONSULTANTS  
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ceseng.com  
CES #2019378



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HISTORY OF SUBMISSIONS

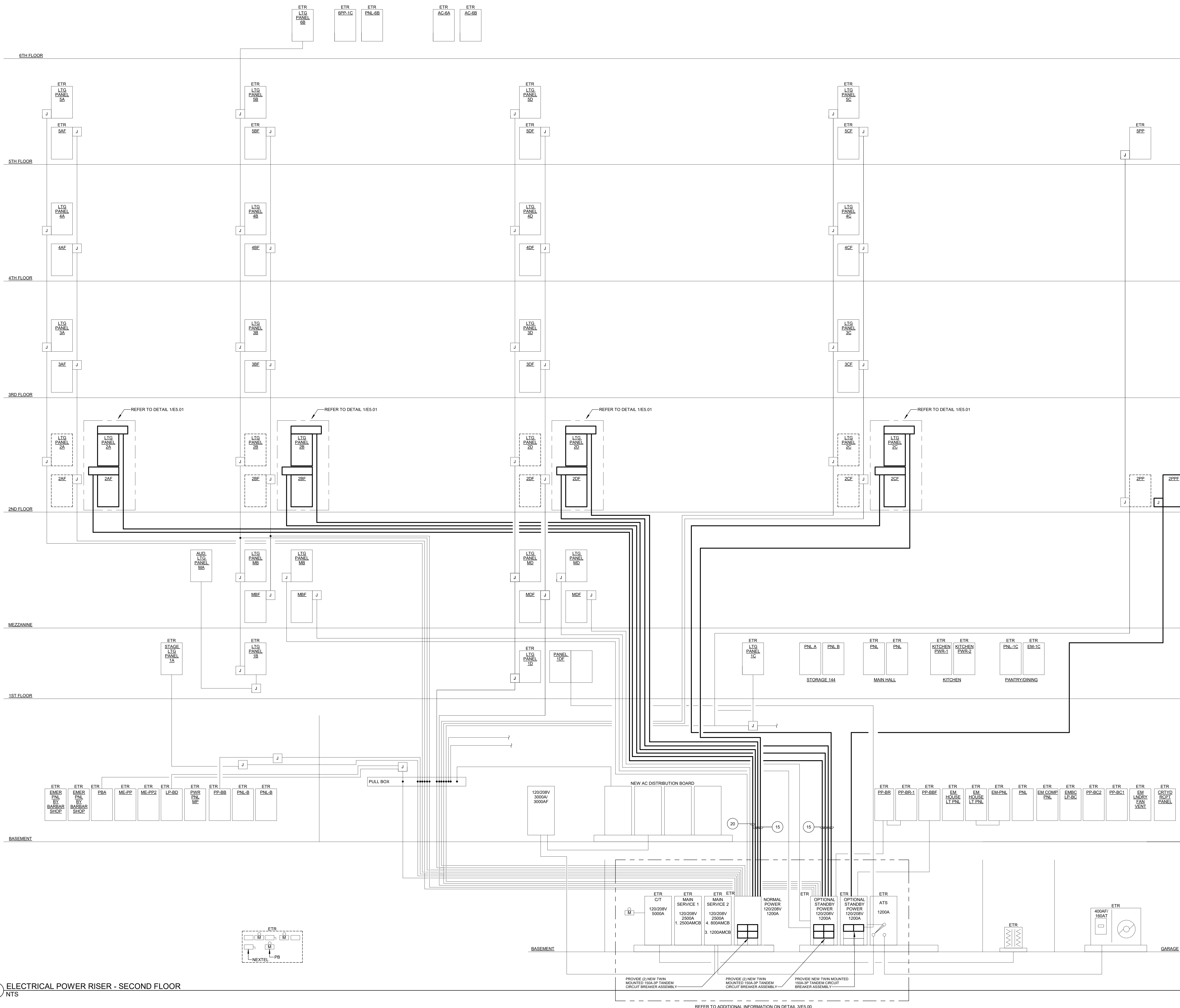
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SHEET TITLE

ELECTRICAL RISER DIAGRAM

E7.01



2 ELECTRICAL POWER RISER - SECOND FLOOR  
NTS

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SECTION 26 04 00 - GENERAL CONDITIONS FOR ELECTRICAL TRADES

A. DESCRIPTION
1. THIS PROJECT COMPREHENSIVE ALTERATIONS AND RENOVATIONS TO THE EXISTING BUILDING...

B. DEFINITIONS:
1. FURNISH: THE TERM "FURNISH" MEANS TO "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS..."

C. EQUIPMENT EQUIVALENTS AND SUBSTITUTIONS:
1. CERTAIN MANUFACTURERS OF MATERIAL, APPARATUS OR APPLIANCES ARE INDICATED IN THE DRAWINGS...

D. DRAWINGS:
1. PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK OUTLINED ON THESE CONTRACT DOCUMENTS...

E. SURVEY AND MEASUREMENTS:
1. PRIOR TO SUBMITTING BID, VISIT SITE AND IDENTIFY EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT WORK TO BE PERFORMED...

F. CODES AND STANDARDS: ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED EDITIONS OF THE FOLLOWING CODES AND STANDARDS...

G. STATE BUILDING CODE INCLUDING ALL SUPPLEMENTS
1. STATE FIRE SAFETY CODE INCLUDING ALL SUPPLEMENTS

H. PERMITS AND FEES:
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL GOVERNMENT AND STATE SALES TAXES AND FEES...

I. SHOP DRAWINGS:
1. PROVIDE SHOP DRAWINGS FOR ALL DEVICES SPECIFIED UNDER EQUIPMENT SPECIFICATIONS FOR ALL SYSTEMS INCLUDING FIRE ALARM, SMOKE/HEAT, CLOCK, LIGHTING, ETC...

J. COORDINATION DRAWINGS:
1. PREPARE COORDINATION DRAWINGS AT A SCALE TO MATCH THE CONTRACT DOCUMENT FLOOR PLANS, DETAILING MAJOR ELEMENTS, COMPONENTS, AND SYSTEMS...

K. AS-BUILT DRAWINGS:
1. PREPARE AS-BUILT DRAWINGS TO A SCALE TO MATCH THE CONTRACT DOCUMENT FLOOR PLANS, DETAILING THE ACTUAL INSTALLATION OF MAJOR ELEMENTS, COMPONENTS, AND SYSTEMS...

OPERATIONS AND MAINTENANCE MANUALS

1. THE CONTRACTOR SHALL PREPARE (1) PDF COPY AND (3) HARD COPIES OF A COMPLETE MAINTENANCE AND OPERATING INSTRUCTIONS MANUAL...

L. WARRANTIES:
1. ALL EQUIPMENT PROVIDED IN THIS PROJECT SHALL CARRY A MANUFACTURER'S WARRANTY FOR NOT LESS THAN ONE (1) YEAR FROM DATE OF BENEFICIAL USE...

M. MISCELLANEOUS REQUIREMENTS:
1. THE CONTRACTOR SHALL COORDINATE ALL INTERRUPTIONS OF SERVICES AND LIMITATIONS OF ACCESS WITH THE OWNER NO LESS THAN (5) DAYS PRIOR TO THE INTERRUPTION...

N. ELECTRICAL ACCEPTANCE TESTING:
1. TESTING SHALL BE PERFORMED ON ELECTRICAL EQUIPMENT AND SYSTEMS TO ASSURE THE EQUIPMENT AND SYSTEMS ARE OPERATIONAL AND WITHIN APPLICABLE STANDARDS...

SECTION 26 05 10 - ELECTRICAL POWER CONDUCTORS AND CABLES

A. COORDINATION:
1. COORDINATE SIZES OF RACEWAYS, BOXES, AND EQUIPMENT ENCLOSURES INSTALLED UNDER OTHER SECTIONS WITH THE ACTUAL CONDUITS TO BE INSTALLED...

B. CONDUCTOR SIZES:
1. CONDUCTORS NO. 10 AWG AND SMALLER DIAMETER SHALL BE SOLID ANNEALED COPPER

C. WIRING DIAGRAMS:
1. WIRING DIAGRAMS AND RISSER DIAGRAMS

D. IDENTIFICATION OF PRODUCTS AND MATERIALS:
1. IDENTIFICATION OF PRODUCTS AND MATERIALS INCLUDING COMPLIANCE WITH SPECIFIED LUMINAIRE MOUNTING AND INSTALLATION REQUIREMENTS...

SECTION 26 05 20 - GROUNDING AND BONDING

A. GROUNDING SHALL BE COMPLETED IN ACCORDANCE WITH NFPA 70: GROUND EXPOSED, NON-CURRENT-CARRYING METALLIC PARTS OF ELECTRICAL EQUIPMENT, METALLIC RACEWAY SYSTEMS, GROUNDING CONDUCTOR IN METALLIC AND NONMETALLIC RACEWAYS, AND NEUTRAL CONDUCTOR OF WIRING SYSTEMS...

SECTION 26 06 20 - HANGERS AND SUPPORTS

A. PROVIDE ALL REQUIRED HANGERS, SUPPORTS, ANCHORS, FASTENERS, FITTINGS, ACCESSORIES AND HARDWARE NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK...

SECTION 26 06 30 - RACEWAY AND BOXES

A. PROVIDE A COMPLETE WIRING SYSTEM OF RACEWAYS AND BOXES LOCATED AS INDICATED ON DRAWINGS AND AT LOCATIONS AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS AND COMPLIANCE WITH REGULATORY REQUIREMENTS...

SECTION 26 07 00 - LIGHTING CONTROL DEVICES

A. GENERAL REQUIREMENTS:
1. MANUFACTURERS:
a. HUBBELL
b. CRISTION
c. DOUGLAS

SECTION 26 08 00 - LIGHTING FIXTURES

A. EXISTING WORK:
1. UNLESS SPECIFICALLY EXCLUDED, IDENTIFY EXISTING ELEMENTS TO REMAIN THAT ARE NOT ALREADY IDENTIFIED IN ACCORDANCE WITH THE SPECIFIED REQUIREMENTS...

SECTION 26 08 20 - WIRING DEVICES

A. RECEPTACLES:
1. SELF-GROUNDING COMPLIING WITH NEMA WD 1 AND NEMA WD 6 AND LISTED COMPLIING WITH UL 488

D. DEVICE PLATES SHALL BE ONE-PIECE TYPE AND SHALL BE PROVIDED FOR RECEPTACLES, OUTLETS, SWITCHES AND DEVICES...

SECTION 26 09 20 - LIGHTING CONTROL DEVICES

A. GENERAL REQUIREMENTS:
1. MANUFACTURERS:
a. HUBBELL
b. CRISTION
c. DOUGLAS

SECTION 27 03 30 - CONDUITS AND BACKBOXES FOR COMMUNICATIONS SYSTEMS

1. SENSOR REQUIREMENTS:
a. SENSOR SHALL BE FURNISHED WITH A CONTROL CALIBRATION MODEL CAPABLE OF BEING SWITCHED BETWEEN MULTIPLE MEASUREMENT RANGES...

SECTION 26 20 00 - ELECTRICAL DISTRIBUTION

A. GENERAL REQUIREMENTS FOR EQUIPMENT UNDER THIS SECTION:
1. SQUARE D
2. SQUARE D
3. C. Eaton

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PROJECT DATA

Table with columns for PROJECT NUMBER, CURRENT SUBMISSION DATE, DRAWN, CHECKED, SCALE, FILE REFERENCE

Table with columns for HISTORY OF SUBMISSIONS, No, Date, Description

100% CONSTRUCTION DOCUMENTS SHEET TITLE

ELECTRICAL SPECIFICATIONS

E8.00



ANDRUS ON HUDSON

ANDRUS ON HUDSON  
| MAIN BUILDING  
2ND FLOOR

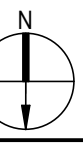
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HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

PLUMBING LEGENDS AND ABBREVIATIONS

PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	OS&Y GATE VALVE
	GATE VALVE
	CHECK VALVE
	BALL VALVE
	BALANCING VALVE
	THERMOSTATIC MIXING VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	PLUG VALVE
	EMERGENCY GAS SHUT-OFF VALVE
	RELIEF VALVE
	BACKWATER VALVE
	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY AND DRAIN
	STRAINER
	FLOOR DRAIN/FLOOR SINK/KAREA DRAIN
	FLOOR CLEANOUT
	ROOF/OVERFLOW DRAIN
	PUMP
	TRAP PRIMER
	WATER METER
	GAS METER
	FIXTURE TYPE
	THERMOMETER
	PRESSURE GAUGE
	PRESSURE REGULATOR
	PRESSURE REDUCING VALVE
	POINT OF CONNECTION
	GATE VALVE ON RISE
	PIPE TRAP
	WATER HAMMER ARRESTOR
	VENT THRU ROOF
	ADA ACCESSIBLE FIXTURE
	HOSE BIB

PLUMBING ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BFP	BACKFLOW PREVENTER
BTU	BRITISH THERMAL UNIT
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CI	CAST IRON
CO	CLEANOUT
CW	COLD WATER
DF	DRINKING FOUNTAIN
DN	DOWN
DSN	DOWN SPOUT NOZZLE
DW	DIRECT WASTE
ET	EXPANSION TANK
FCO	FLOOR CLEANOUT
FCU	FAN COIL UNIT
FLD	FLOOR DRAIN
FS	FLOOR SINK
FFE	FINISHED FLOOR ELEVATION
FGCO	FINISHED GRADE CLEANOUT
G	GAS
GI	GREASE INTERCEPTOR
GPM	GALLONS PER MINUTE
GSV	GAS SOLENOID VALVE
GW	GREASE WASTE
GV	GAS VENT
HB	HOSE BIBB
HW	HOT WATER
HWR	HOT WATER RECIRCULATION
INT	INTERCEPTOR
INV ELEV	INVERT ELEVATION
IW	INDIRECT WASTE
LAV	LAVATORY
MBH	THOUSAND BTU PER HOUR
NG	NATURAL GAS
OD	OVERFLOW DRAIN
PCD	PUMPED CONDENSATE DRAIN
PRV	PRESSURE REDUCING VALVE
RD	ROOF DRAIN
RBPB	REDUCED PRESSURE BACKFLOW PREVENTER
RTU	ROOF TOP UNIT
SAN	SANITARY
SS	SOIL STACK
ST	STORM
SST	SECONDARY STORM
TD	TRENCH DRAIN
TMV	THERMOSTATIC MIXING VALVE
TP	TRAP PRIMER
TW	TEMPERED WATER
TYP	TYPICAL
U	URINAL
V	VENT
VS	VENT STACK
VTR	VENT THRU ROOF
W	WASTE
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WHYD	WALL HYDRANT
WS	WASTE STACK
W&V	WASTE AND VENT
YH	YARD HYDRANT

PLUMBING DEMOLITION LEGEND	
ABBREVIATION	DESCRIPTION
	REMOVE PIPE, FIXTURE OR EQUIPMENT
	CONNECT TO EXISTING
ETR	EXISTING TO REMAIN
ER	EXISTING TO BE RELOCATED
R	REMOVE

PLUMBING DEMOLITION GENERAL NOTES

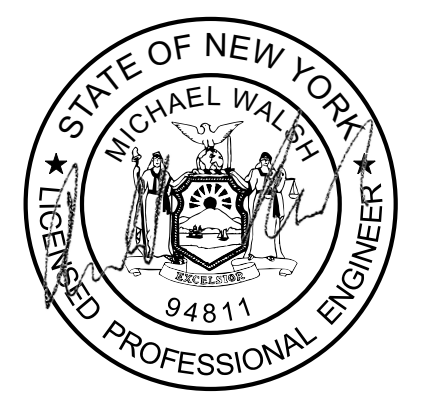
- THE PLUMBING CONTRACTOR SHALL REMOVE ALL PLUMBING FIXTURES, CARRIERS, TRIM, ACCESSORIES, EQUIPMENT, FLOOR DRAINS AND PIPING AS SHOWN OR INDICATED ON THE DRAWINGS.
- ALL PIPING TO BE REMOVED SHALL BE REMOVED COMPLETELY OR AS OTHERWISE SHOWN OR INDICATED ON DRAWINGS. ALL PIPE HANGERS, SLEEVES, RISER CLAMPS, ETC. SHALL BE REMOVED COMPLETELY WITH PIPING. NO EXISTING HANGER SYSTEMS SHALL BE REUSED FOR NEW PIPING.
- ALL PIPING TO BE REMOVED SHALL BE REMOVED TO BELOW FLOOR, ABOVE CEILING OR IN WALLS BACK TO MAINS OR SHUT OFF VALVES AT MAINS AND PROPERLY CAPPED PER CODE WITHOUT LEAVING DEAD ENDED PIPING.
- NO EQUIPMENT OR DEVICES THAT HAVE BEEN DISCONNECTED AND OR ABANDONED SHALL REMAIN.
- ALL EXISTING PIPING AND EQUIPMENT SHOWN HAS BEEN TAKEN FROM THE BEST AVAILABLE EXISTING INFORMATION. THE DRAWINGS ARE DIAGRAMMATIC AND ALL FIXTURES, PIPING, AND DEVICES MAY NOT BE SHOWN. THE INTENT OF THESE DRAWINGS IS THAT IN ALL AREAS OF RENOVATION THAT THEY ARE REMOVED, WHETHER OR NOT SHOWN (UNLESS INDICATED TO REMAIN).
- THE PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SYSTEMS AND CONDITIONS IN AREAS OF RENOVATION.
- ANY SYSTEMS OR EQUIPMENT TO REMAIN ACTIVE DURING RENOVATION SHALL BE KEPT IN OPERATION BY PROVIDING TEMPORARY PIPING CONNECTIONS AS REQUIRED UNTIL NEW SYSTEMS ARE INSTALLED AND OPERATIONAL.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE OWNER, CM, AND OR GENERAL CONTRACTOR ANY AND ALL PHASING OF THE PLUMBING DEMOLITION WORK IN ORDER TO SATISFY THE CONSTRUCTION SCHEDULE AND OWNERS OCCUPANCY REQUIREMENTS.
- THE PLUMBING CONTRACTOR SHALL ALSO REVIEW THE ARCHITECTURAL DEMOLITION DRAWINGS AS PART OF THIS CONTRACT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL SERVICE INTERRUPTIONS SHALL BE COORDINATED AND APPROVED WITH THE OWNER A MINIMUM OF 5 DAYS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY WORK.
- THE PLUMBING CONTRACTOR SHALL COORDINATE THEIR DEMOLITION WORK WITH THAT OF OTHER TRADES IN ORDER TO AVOID CONFLICTS.
- ANY FIXTURE OR EQUIPMENT TO BE REMOVED AND REUSED OR RETURNED TO OWNER AT OWNERS REQUEST OR AS INDICATED ON DRAWINGS SHALL BE CAREFULLY REMOVED AND STORED TO PREVENT DAMAGE.
- BEFORE BEGINNING DEMOLITION WORK, CONTRACTOR TO VISIT THE SITE AND IDENTIFY ANY DISUSED OR ABANDONED PIPING WHICH IS TO BE REMOVED BACK TO ITS ACTIVE MAIN.
- ANY ACTIVE PIPING SERVING AREAS OUTSIDE SCOPE OF WORK TO REMAIN ACTIVE. ALL PIPING IN MEZZANINE/CEILING SERVING FLOORS ABOVE IS EXISTING TO REMAIN. PLUMBING CONTRACTOR TO PROVIDE PIPING EXTENSIONS AND OFFSETS TO RELOCATE INTO NEW CONCEALED SPACES.

PLUMBING PIPING LEGEND

SYMBOL	DESCRIPTION
	COLD WATER
	HOT WATER (110°F)
	HOT WATER RECIRCULATION (110°F)
	HOT WATER (140°F)
	SANITARY WASTE ABOVE FLOOR
	SANITARY WASTE BURIED
	VENT
	UNDERSLAB DRAINAGE
	CONDENSATE DRAIN ABOVE FLOOR
	STORM ABOVE FLOOR (PRIMARY)
	STORM BURIED (PRIMARY)
	STORM ABOVE FLOOR (SECONDARY)
	NATURAL GAS ABOVE FLOOR
	NATURAL GAS BURIED
	90° ELBOW DOWN
	90° ELBOW UP
	TEE UP
	TEE DOWN
	DROP AND RUN
	TEE OFF TOP OF PIPE
	TEE OFF BOTTOM OF PIPE
	UNION
	FLANGE
	END CAP
	CLEANOUT
	FLOOR CLEANOUT
	HOSE BIBB/WALL HYDRANT

PLUMBING GENERAL NOTES

- THESE GENERAL NOTES ARE APPLICABLE TO ALL PLUMBING DRAWINGS.
- DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL INTENT OF WORK. SEE DETAILS, SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR MUST REVIEW DRAWINGS OF THE OTHER TRADES AS PART OF THIS CONTRACT FOR ADDITIONAL WORK REQUIRED AND OR COORDINATION OF HIS WORK FOR OPERATIONS OR CONNECTIONS TO OTHER SYSTEMS.
- THE CONTRACTOR SHALL PROVIDE PIPE EXPANSION JOINTS ON PIPING PASSING THRU ALL BUILDING EXPANSION JOINT LOCATIONS AS REQUIRED PER BUILDING CODES WHETHER OR NOT SHOWN ON DRAWINGS. REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT BUILDING EXPANSION JOINT LOCATIONS AND EXPANSION DIMENSIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SERVICES TO HVAC EQUIPMENT INCLUDING BUT NOT LIMITED TO: GAS SUPPLY PIPING, CONDENSATE PIPING, COLD WATER MAKE-UP PIPING, DRAINS & CONNECTIONS TO AIR HANDLING UNITS, FAN COIL UNITS, UNIT HEATERS, HEAT PUMPS, ETC. ALSO, DEVICES REQUIRED INCLUDE BACKFLOW PREVENTERS, REGULATORS, UNIONS, TRAPS, & SHUT-OFF VALVES REQUIRED FOR THIS EQUIPMENT. REFER TO MECHANICAL DWGS. FOR ADDITIONAL INFORMATION AND COORDINATION.



KEY PLAN



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HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

PLUMBING DEMO MEZZANINE FLOOR PLAN

PD1.00.M.

**PLUMBING DEMO KEY NOTES**

(PD1) PIPING FROM FLOOR ABOVE. REMOVE PIPING FROM WHERE IT ENTERS SECOND FLOOR CEILING DOWN TO CEILING OF FLOOR BELOW. PIPING TO BE OFF SET IN SECOND FLOOR CEILING AND RECONNECTED IN CEILING OF MEZZANINE. REFER TO NEW WORK PLANS. FIELD VERIFY AND CONFIRM RISER LOCATIONS AND ROUTING.

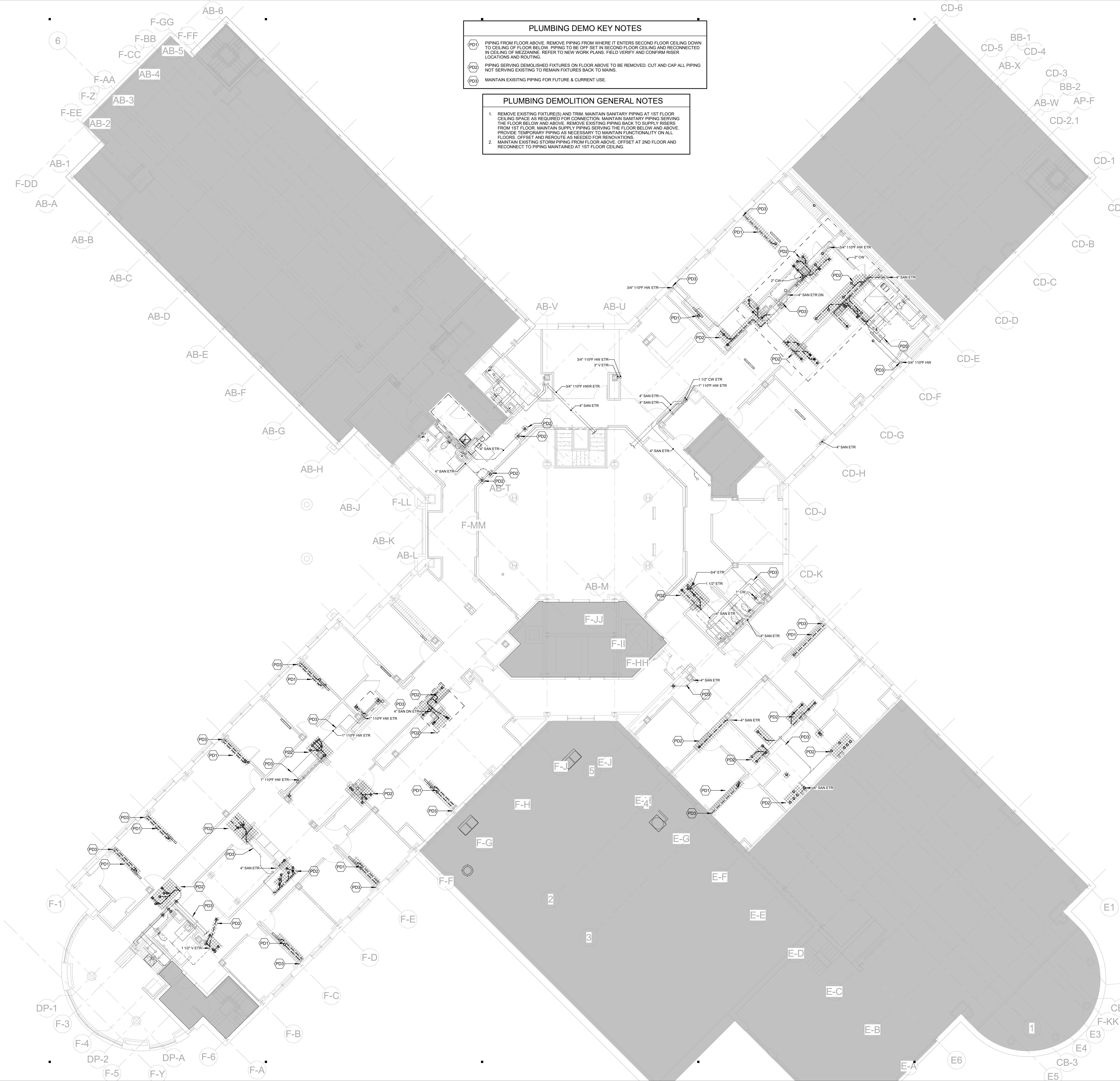
(PD2) PIPING SERVING DEMOLISHED FIXTURES ON FLOOR ABOVE TO BE REMOVED. CUT AND CAP ALL PIPING NOT SERVING EXISTING TO REMAIN FIXTURES BACK TO MAINS.

(PD3) MAINTAIN EXISTING PIPING FOR FUTURE & CURRENT USE.

**PLUMBING DEMOLITION GENERAL NOTES**

1. REMOVE EXISTING FIXTURE(S) AND TRIM. MAINTAIN SANITARY PIPING AT 1ST FLOOR CEILING SPACE AS REQUIRED FOR CONNECTION. MAINTAIN SANITARY PIPING SERVING THE FLOOR BELOW AND ABOVE. REMOVE EXISTING PIPING BACK TO SUPPLY RISERS FROM 1ST FLOOR. MAINTAIN SUPPLY PIPING SERVING THE FLOOR BELOW AND ABOVE. PROVIDE TEMPORARY PIPING AS NECESSARY TO MAINTAIN FUNCTIONALITY ON ALL FLOORS. OFFSET AND REROUTE AS NEEDED FOR RENOVATIONS.

2. MAINTAIN EXISTING STORM PIPING FROM FLOOR ABOVE. OFFSET AT 2ND FLOOR AND RECONNECT TO PIPING MAINTAINED AT 1ST FLOOR CEILING.



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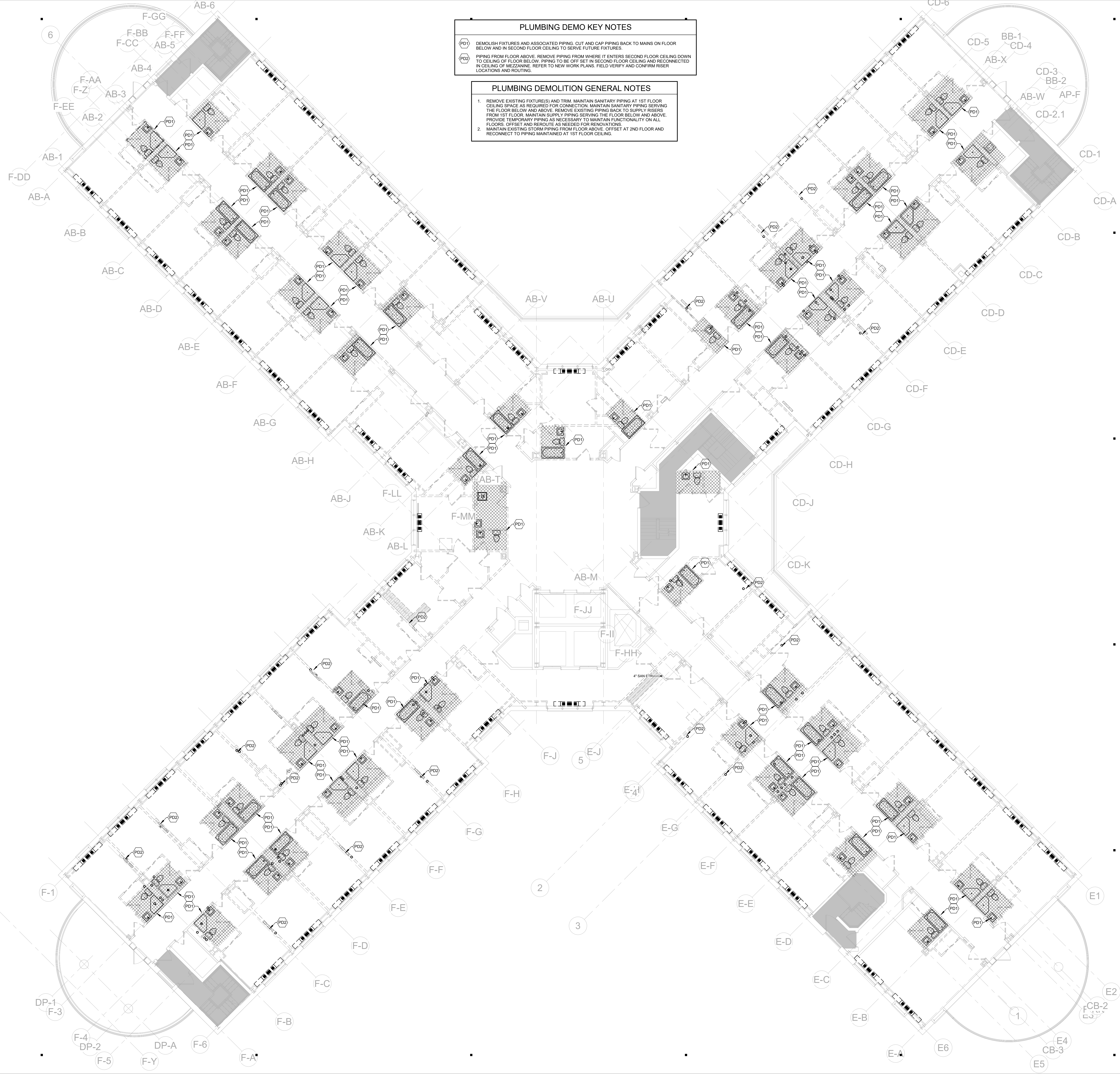
**PLUMBING DEMO KEY NOTES**

(PD1) DEMOLISH FIXTURES AND ASSOCIATED PIPING. CUT AND CAP PIPING BACK TO MAINS ON FLOOR BELOW AND IN SECOND FLOOR CEILING TO SERVE FUTURE FIXTURES.

(PD2) PIPING FROM FLOOR ABOVE. REMOVE PIPING FROM WHERE IT ENTERS SECOND FLOOR CEILING DOWN TO CEILING OF FLOOR BELOW. PIPING TO BE OFF SET IN SECOND FLOOR CEILING AND RECONNECTED IN CEILING OF MEZZANINE. REFER TO NEW WORK PLANS. FIELD VERIFY AND CONFIRM RISER LOCATIONS AND ROUTING.

**PLUMBING DEMOLITION GENERAL NOTES**

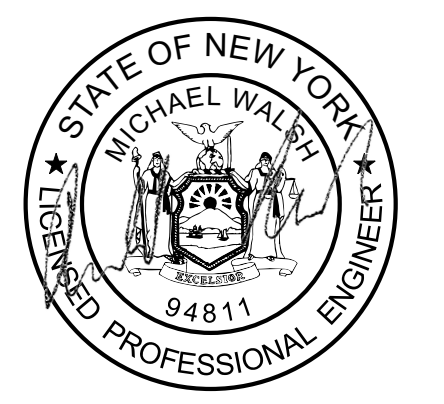
- REMOVE EXISTING FIXTURE(S) AND TRIM. MAINTAIN SANITARY PIPING AT 1ST FLOOR CEILING SPACE AS REQUIRED FOR CONNECTION. MAINTAIN SANITARY PIPING SERVING THE FLOOR BELOW AND ABOVE. REMOVE EXISTING PIPING BACK TO SUPPLY RISERS FROM 1ST FLOOR. MAINTAIN SUPPLY PIPING SERVING THE FLOOR BELOW AND ABOVE. PROVIDE TEMPORARY PIPING AS NECESSARY TO MAINTAIN FUNCTIONALITY ON ALL FLOORS. OFFSET AND REROUTE AS NEEDED FOR RENOVATIONS.
- MAINTAIN EXISTING STORM PIPING FROM FLOOR ABOVE. OFFSET AT 2ND FLOOR AND RECONNECT TO PIPING MAINTAINED AT 1ST FLOOR CEILING.



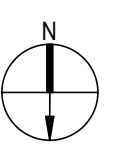
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2ND FLOOR

CONSULTANTS

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CES #2019378



KEY PLAN



**PROJECT DATA**

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HISTORY OF SUBMISSIONS

No.	Date	Description

**100% CONSTRUCTION DOCUMENTS**

SHEET TITLE

PLUMBING DEMO SECOND FLOOR PLAN

**PD1.00.2.**

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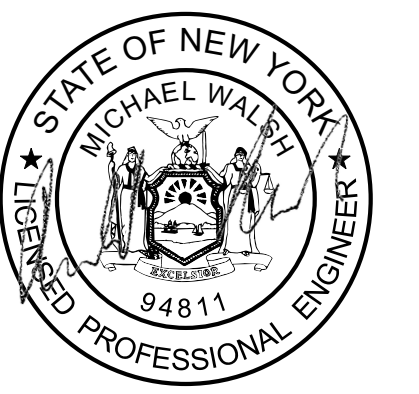
PLUMBING KEY NOTES	
P1	VENT TO CONNECT TO EXISTING RISER IN CEILING. REFER TO FIXTURE CONNECTION SCHEDULE FOR SIZING.
P2	DOMESTIC WATER TO CONNECT TO EXISTING IN CEILING. REFER TO FIXTURE CONNECTION SCHEDULE FOR SIZING.
P3	SAN DOWN TO BE CONNECTED TO EXISTING SANITARY MAINS IN BASEMENT CEILING. VENT UP TO CONNECT TO EXISTING VENT MAINS IN FIRST FLOOR CEILING.
P4	AREA NOT IN SCOPE. PLUMBING WORK COMPLETED IN PREVIOUS PHASE.
P5	INDIRECT DRAIN TO SINK/WASTE. REFER TO MECH PLANS FOR CONDENSATE ROUTING. REFER TO CONDENSATE TO SANITARY DETAIL.



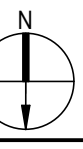
1 01 PLUMBING FIRST FLOOR PLAN  
1/8" = 1'-0"

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HISTORY OF SUBMISSIONS		
No.	Date	Description

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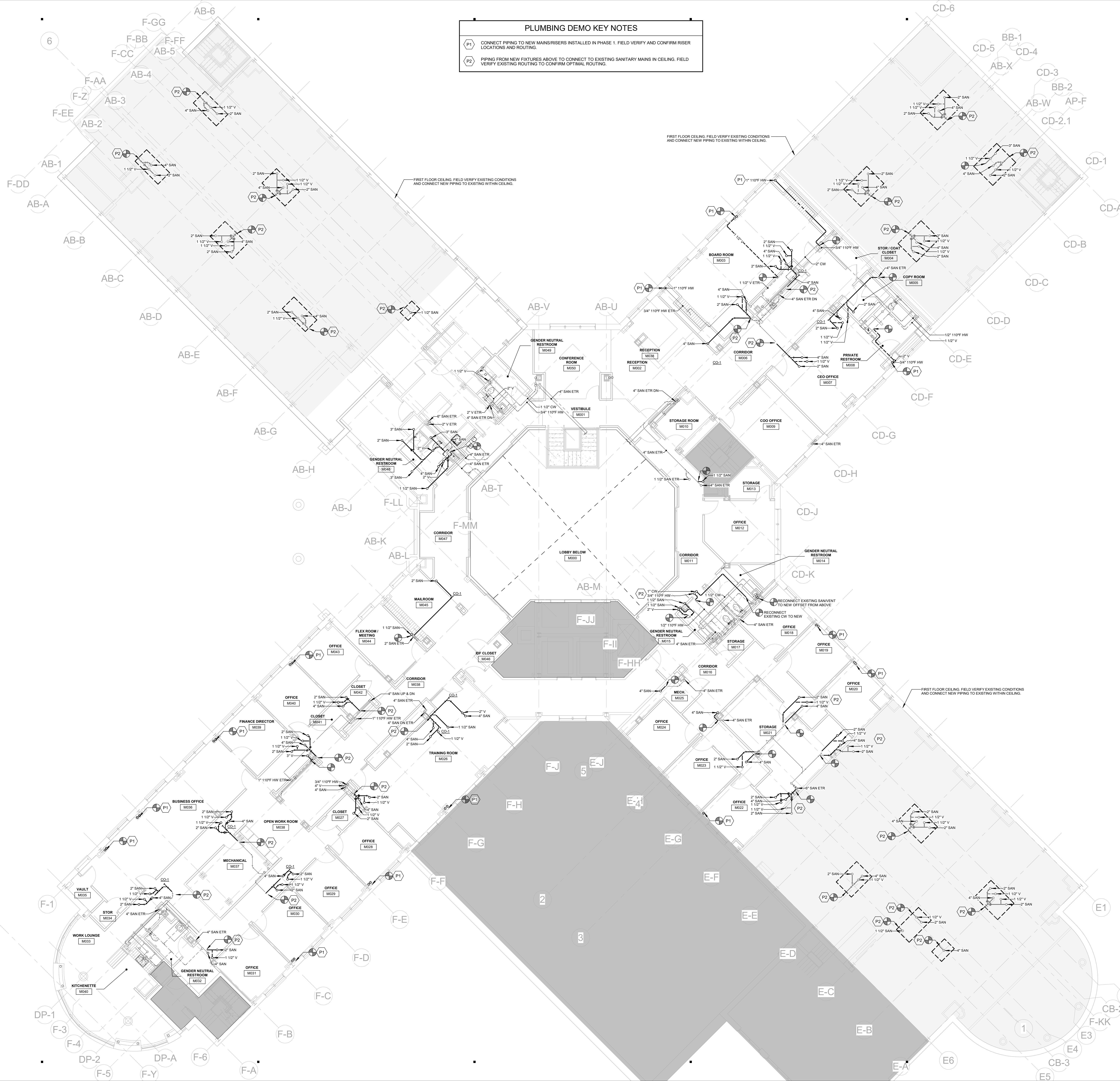
PLUMBING FIRST FLOOR PLAN

P1.00.1

**PLUMBING DEMO KEY NOTES**

P1 CONNECT PIPING TO NEW MAINS/RISERS INSTALLED IN PHASE 1. FIELD VERIFY AND CONFIRM RISER LOCATIONS AND ROUTING.

P2 PIPING FROM NEW FIXTURES ABOVE TO CONNECT TO EXISTING SANITARY MAINS IN CEILING. FIELD VERIFY EXISTING ROUTING TO CONFIRM OPTIMAL ROUTING.



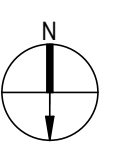
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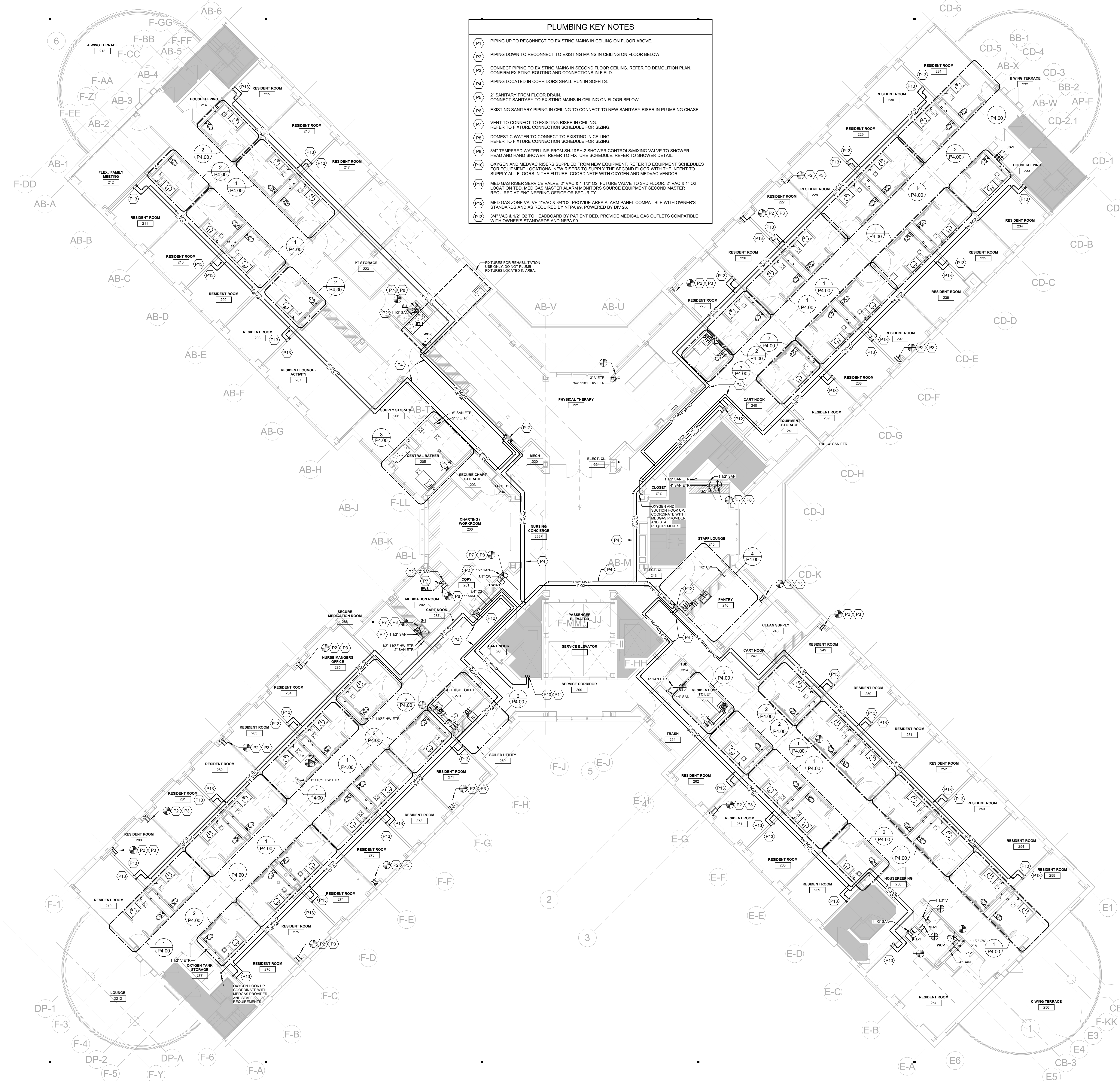
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PLUMBING MEZZANINE FLOOR PLAN

**P1.00.M.**

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- PLUMBING KEY NOTES**
- P1 PIPING UP TO RECONNECT TO EXISTING MAINS IN CEILING ON FLOOR ABOVE.
  - P2 PIPING DOWN TO RECONNECT TO EXISTING MAINS IN CEILING ON FLOOR BELOW.
  - P3 CONNECT PIPING TO EXISTING MAINS IN SECOND FLOOR CEILING. REFER TO DEMOLITION PLAN FOR EXISTING ROUTING AND CONNECTIONS IN FIELD.
  - P4 PIPING LOCATED IN CORRIDORS SHALL RUN IN SOFFITS.
  - P5 2" SANITARY FROM FLOOR DRAIN. CONNECT SANITARY TO EXISTING MAINS IN CEILING ON FLOOR BELOW.
  - P6 EXISTING SANITARY PIPING IN CEILING TO CONNECT TO NEW SANITARY RISER IN PLUMBING CHASE.
  - P7 VENT TO CONNECT TO EXISTING RISER IN CEILING. REFER TO FIXTURE CONNECTION SCHEDULE FOR SIZING.
  - P8 DOMESTIC WATER TO CONNECT TO EXISTING IN CEILING. REFER TO FIXTURE CONNECTION SCHEDULE FOR SIZING.
  - P9 3/4" TEMPERED WATER LINE FROM SH-1&SH-2 SHOWER CONTROLS/MIXING VALVE TO SHOWER HEAD AND HAND SHOWER. REFER TO FIXTURE SCHEDULE. REFER TO SHOWER DETAIL.
  - P10 OXYGEN AND MEDVAC RISERS SUPPLIED FROM NEW EQUIPMENT. REFER TO EQUIPMENT SCHEDULES FOR EQUIPMENT LOCATIONS. NEW RISERS TO SUPPLY THE SECOND FLOOR WITH THE INTENT TO SUPPLY ALL FLOORS IN THE FUTURE. COORDINATE WITH OXYGEN AND MEDVAC VENDOR.
  - P11 MED GAS RISER SERVICE VALVE. 2" VAC & 1 1/2" O2. FUTURE VALVE TO 3RD FLOOR. 2" VAC & 1" O2 LOCATION TBD. MED GAS MASTER ALARM MONITORS SOURCE EQUIPMENT SECOND MASTER REQUIRED AT ENGINEERING OFFICE OR SECURITY.
  - P12 MED GAS ZONE VALVE 1" VAC & 3/4" O2. PROVIDE AREA ALARM PANEL COMPATIBLE WITH OWNER'S STANDARDS AND AS REQUIRED BY NFPA 99. POWERED BY DIV 28.
  - P13 3/4" VAC & 1 1/2" O2 TO HEADBOARD BY PATIENT BED. PROVIDE MEDICAL GAS OUTLETS COMPATIBLE WITH OWNER'S STANDARDS AND NFPA 99.



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HISTORY OF SUBMISSIONS

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PLUMBING SECOND FLOOR PLAN

P1.00.2.

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KEY PLAN

PROJECT DATA

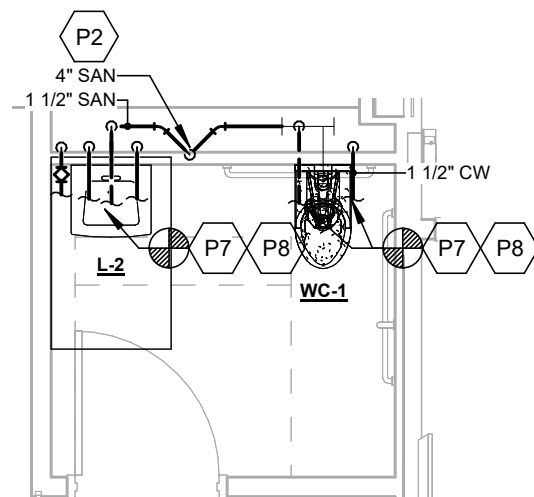
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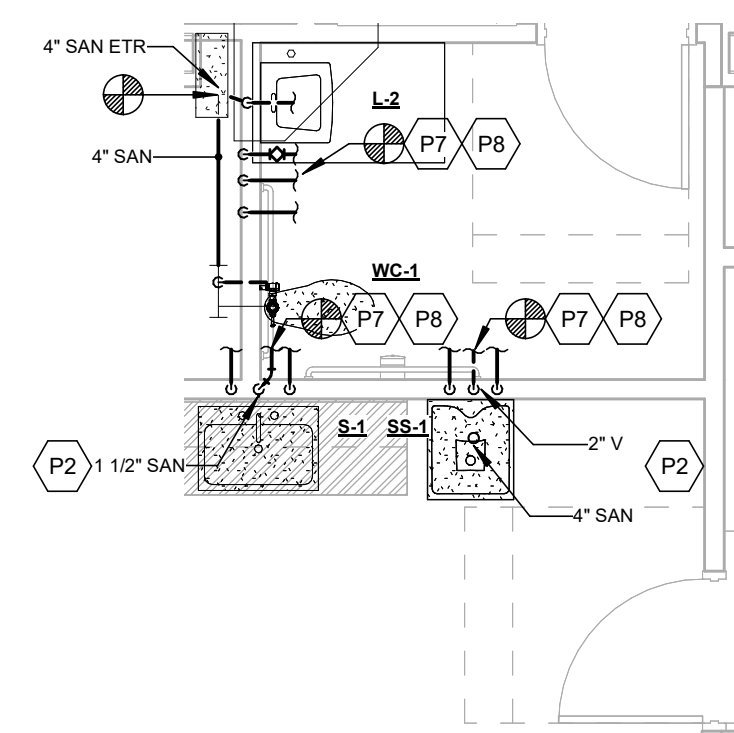
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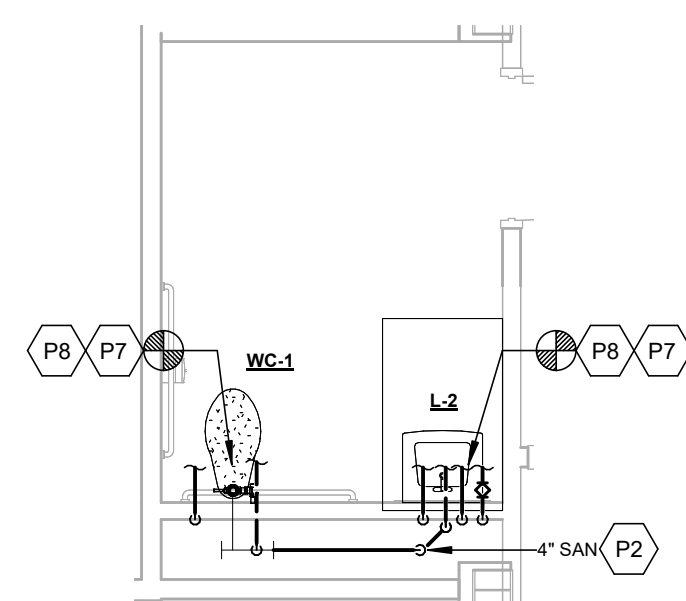
PLUMBING PART PLANS



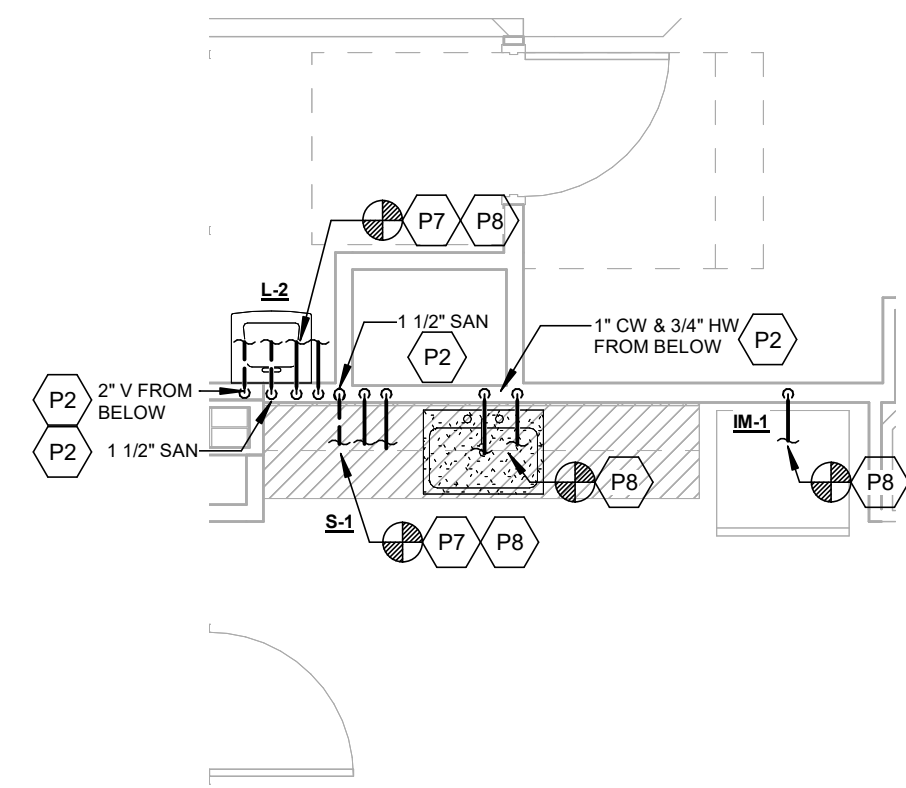
7 PLUMBING ENLARGED PLAN - 299 PT TOILET  
1/4" = 1'-0"



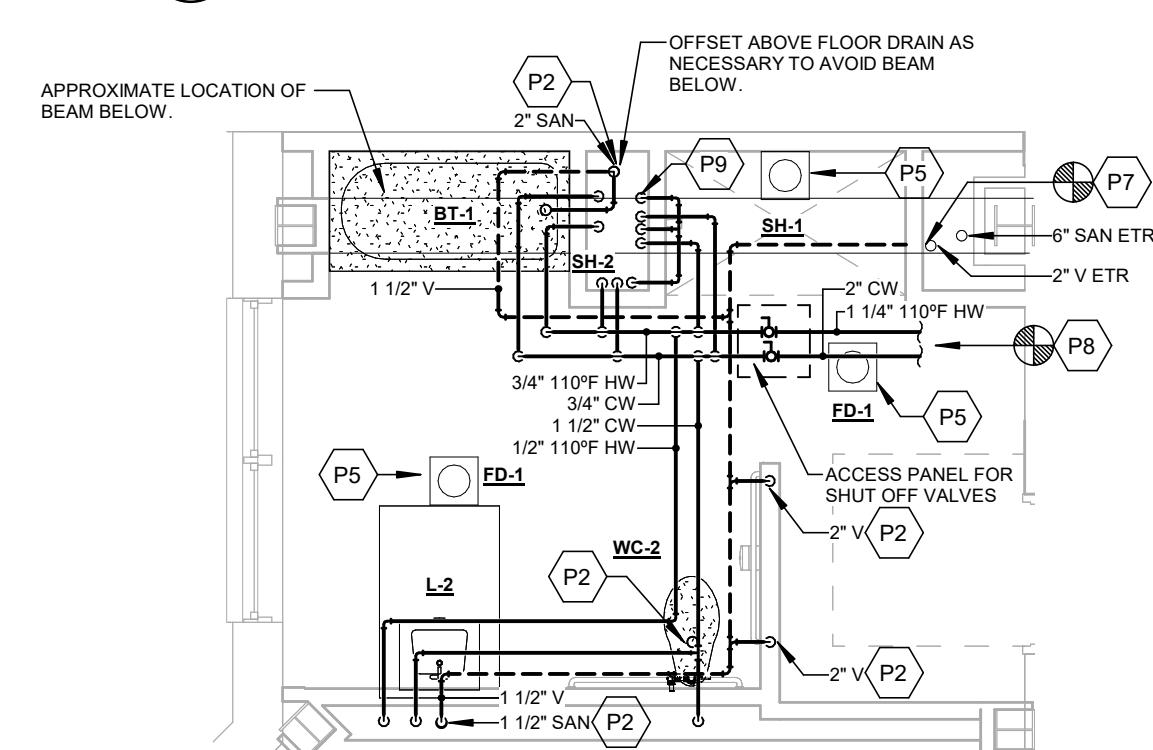
6 PLUMBING ENLARGED PLAN - 270 STAFF USE TOILET  
1/4" = 1'-0"



5 PLUMBING ENLARGED PLAN - 263 RESIDENT USE TOILET  
1/4" = 1'-0"



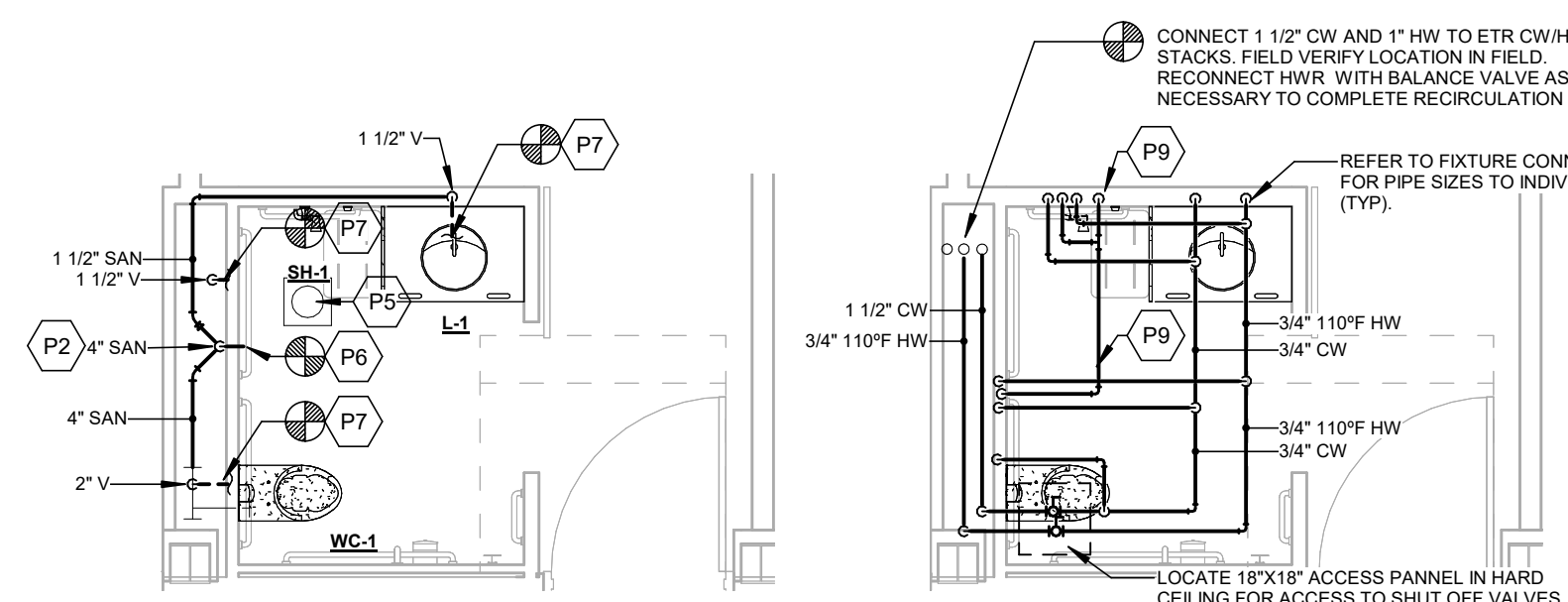
4 PLUMBING ENLARGED PLAN - 246 PANTRY  
1/4" = 1'-0"



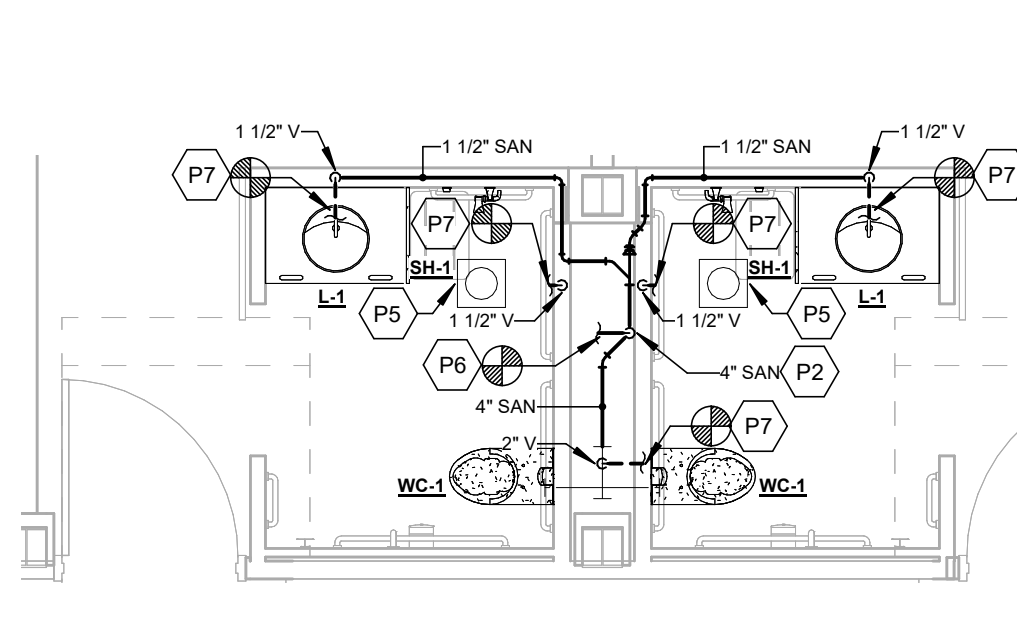
3 PLUMBING ENLARGED PLAN - 205 CENTRAL BATH  
1/4" = 1'-0"

**PLUMBING KEY NOTES**

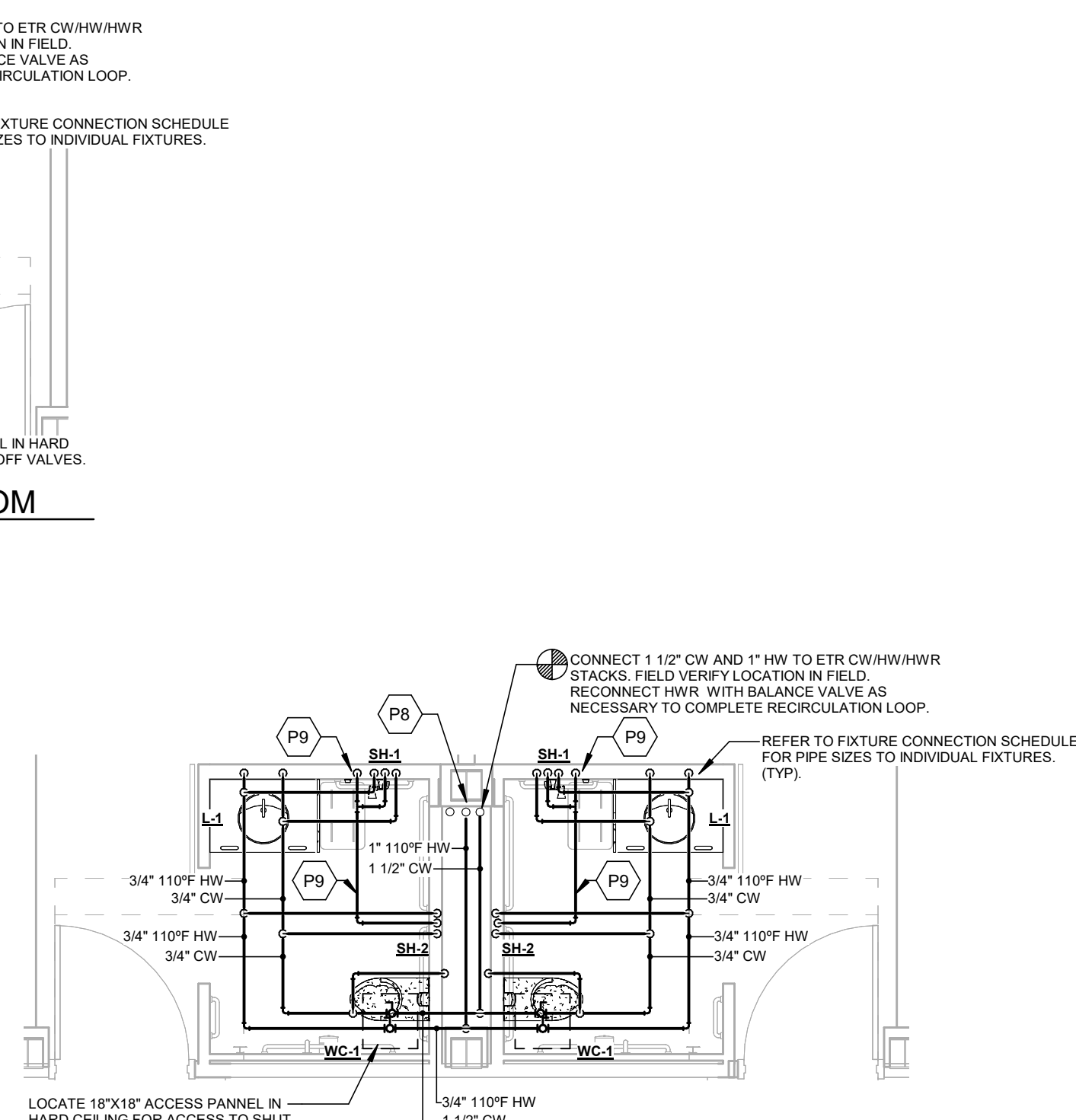
- (P1) PIPING UP TO RECONNECT TO EXISTING MAINS IN CEILING ON FLOOR ABOVE.
- (P2) PIPING DOWN TO RECONNECT TO EXISTING MAINS IN CEILING ON FLOOR BELOW.
- (P3) CONNECT PIPING TO EXISTING MAINS IN SECOND FLOOR CEILING. REFER TO DEMOLITION PLAN, CONFIRM EXISTING ROUTING AND CONNECTIONS IN FIELD.
- (P4) PIPING LOCATED IN CORRIDORS SHALL RUN IN SOFFITS.
- (P5) 2" SANITARY FROM FLOOR DRAIN. CONNECT SANITARY TO EXISTING MAINS IN CEILING ON FLOOR BELOW.
- (P6) EXISTING SANITARY PIPING IN CEILING TO CONNECT TO NEW SANITARY RISER IN PLUMBING CHASE.
- (P7) VENT TO CONNECT TO EXISTING RISER IN CEILING. REFER TO FIXTURE CONNECTION SCHEDULE FOR SIZING.
- (P8) DOMESTIC WATER TO CONNECT TO EXISTING IN CEILING. REFER TO FIXTURE CONNECTION SCHEDULE FOR SIZING.
- (P9) 3/4" TEMPERED WATER LINE FROM SH-1/SH-2 SHOWER CONTROL/SIMMING VALVE TO SHOWER HEAD AND HAND SHOWER. REFER TO FIXTURE SCHEDULE. REFER TO SHOWER DETAIL.
- (P10) OXYGEN AND MEDVAC RISERS SUPPLIED FROM NEW EQUIPMENT. REFER TO EQUIPMENT SCHEDULES FOR EQUIPMENT LOCATIONS. NEW RISERS TO SUPPLY THE SECOND FLOOR WITH THE INTENT TO SUPPLY ALL FLOORS IN THE FUTURE. COORDINATE WITH OXYGEN AND MEDVAC VENDOR.
- (P11) MED GAS RISER SERVICE VALVE. 2" VAC & 1 1/2" O2. FUTURE VALVE TO 3RD FLOOR. 2" VAC & 1" O2 LOCATION TBD. MED GAS MASTER ALARM MONITORS SOURCE EQUIPMENT SECOND MASTER REQUIRED AT ENGINEERING OFFICE OR SECURITY.
- (P12) MED GAS ZONE VALVE 1" VAC & 3/4" O2. PROVIDE AREA ALARM PANEL COMPATIBLE WITH OWNER'S STANDARDS AND AS REQUIRED BY NFPA 99. POWERED BY DW 2B.
- (P13) 3/4" VAC & 1/2" O2 TO HEADBOARD BY PATIENT BED. PROVIDE MEDICAL GAS OUTLETS COMPATIBLE WITH OWNER'S STANDARDS AND NFPA 99.



2 PLUMBING ENLARGED PLAN - TYPICAL SINGLE RESIDENT ROOM  
1/4" = 1'-0"

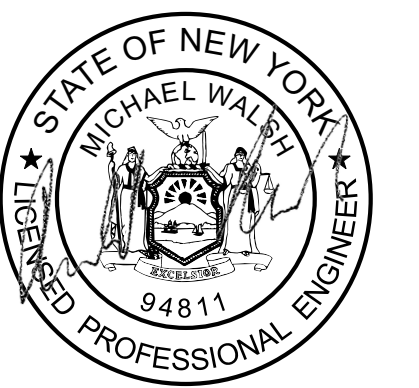


1 PLUMBING ENLARGED PLAN - TYPICAL BACK TO BACK RESIDENT ROOM  
1/4" = 1'-0"



ANDRUS ON HUDSON  
ANDRUS ON HUDSON  
| MAIN BUILDING  
2ND FLOOR

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CES #2019378



KEY PLAN

PROJECT DATA

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	KMC
CHECKED	BCH
SCALE	AS INDICATED
FILE REFERENCE	C:\Users\kraven\Documents\PHASE 2 - 192019378 (R) MEP Central-Andrus-on-Hudson_second floor_kravenXXVJU.rvt

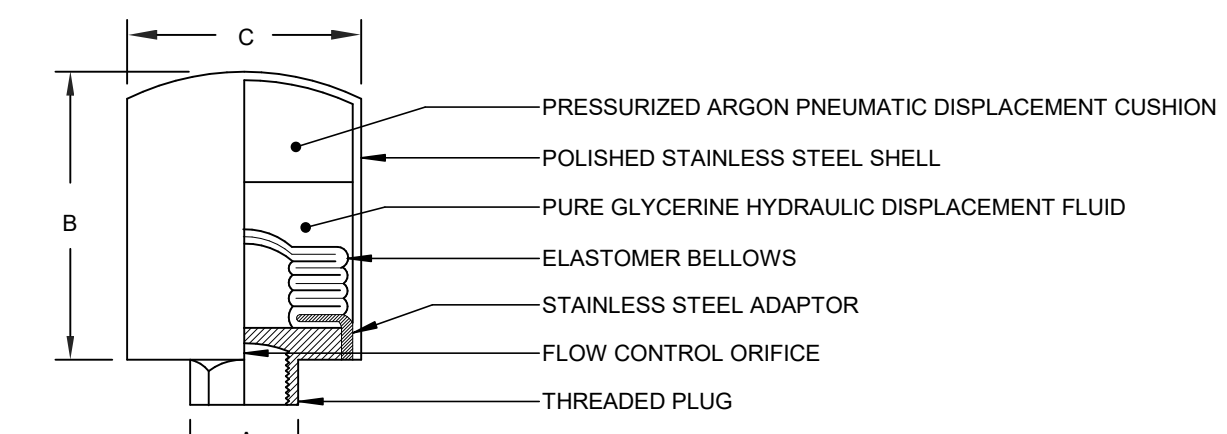
HISTORY OF SUBMISSIONS		
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

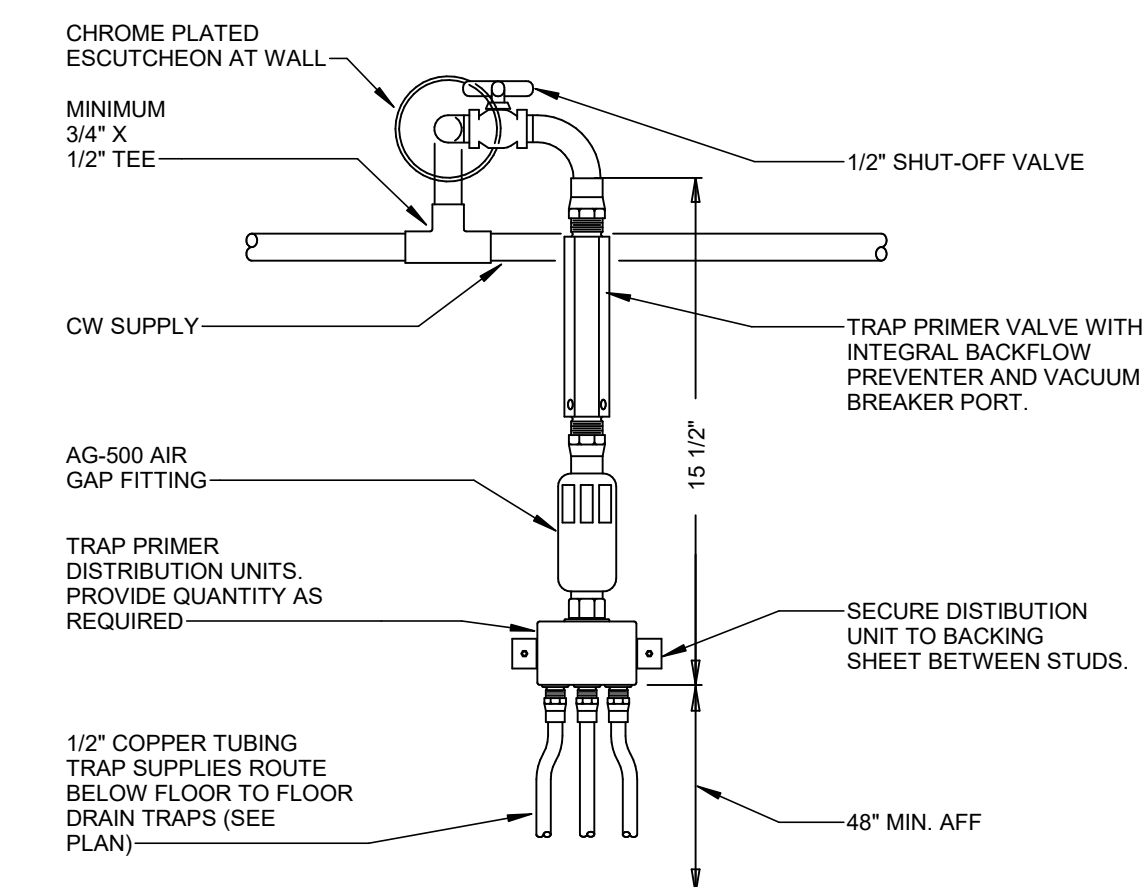
SHEET TITLE

PLUMBING DETAILS

TYPE (SA)	DIMENSION 'A' DIA	DIMENSION 'B'	DIMENSION 'C' DIA	FIXTURE UNIT CAPACITY
A	3/3"	4-1/2"	3-1/4"	1-11
B	1"	5-1/4"	3-1/4"	12-32
C	1"	6"	3-1/4"	33-60
D	1"	6-3/4"	3-1/4"	61-113
E	1"	6-3/4"	5"	114-154
F	1"	7-3/4"	5"	155-330



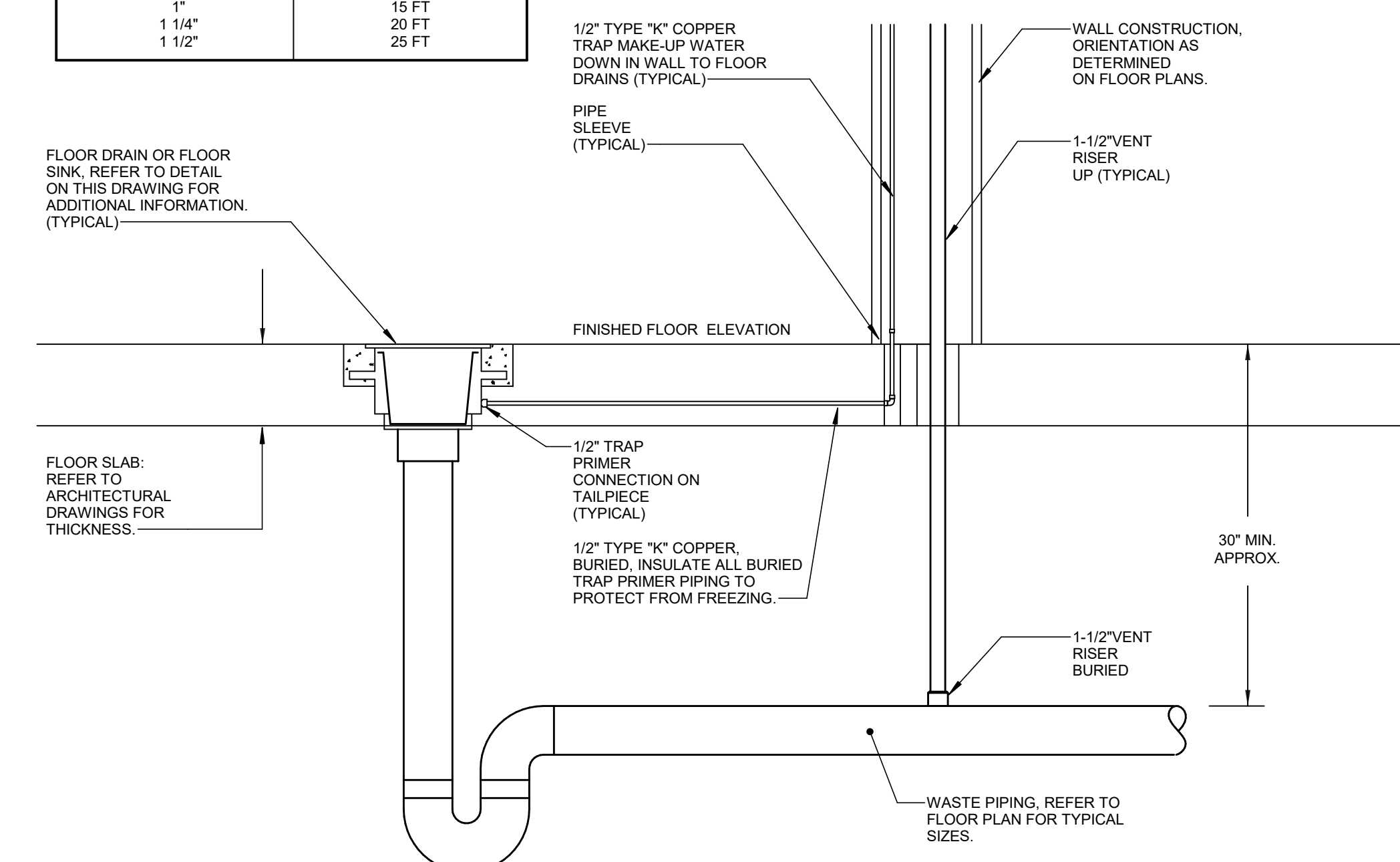
3 WATER HAMMER ARRESTOR DETAIL  
NTS



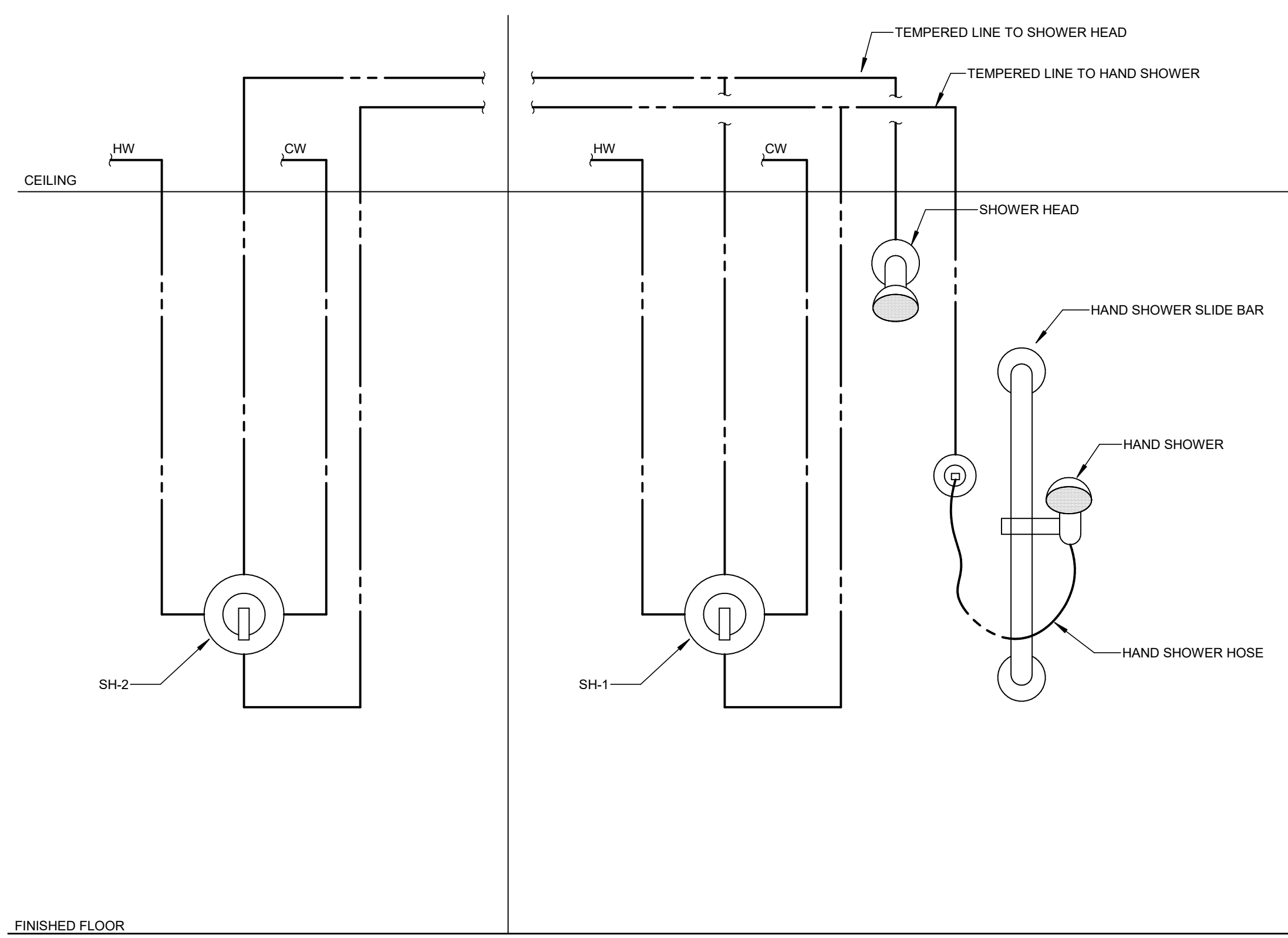
- NOTE:
- TRAP PRIMER SHALL BE LOCATED ABOVE AN ACCESSIBLE CEILING OR OTHER ACCESSIBLE LOCATION. PROVIDE ACCESS PANEL WHERE REQUIRED.
  - PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS, FLOOR SINKS, SHOWER DRAINS, AND INDIRECT DRAIN LOCATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR WATER PIPE ROUTING FROM DISTRIBUTION UNIT TO ALL DRAINS NOTED ABOVE.
  - PROVIDE PRECISION PLUMBING "PRIME-RITE" MODEL PR-500 TRAP PRIMER WITH DISTRIBUTION UNITS MODEL DEU-1 AS REQUIRED FOR THE NUMBER OF FLOOR DRAINS SHOWN ON THE DRAWINGS. PROVIDE ADDITIONAL TRAP PRIMERS FOR AREAS WITH MORE THAN 3 FLOOR DRAINS.

2 TRAP PRIMER DETAIL  
NTS

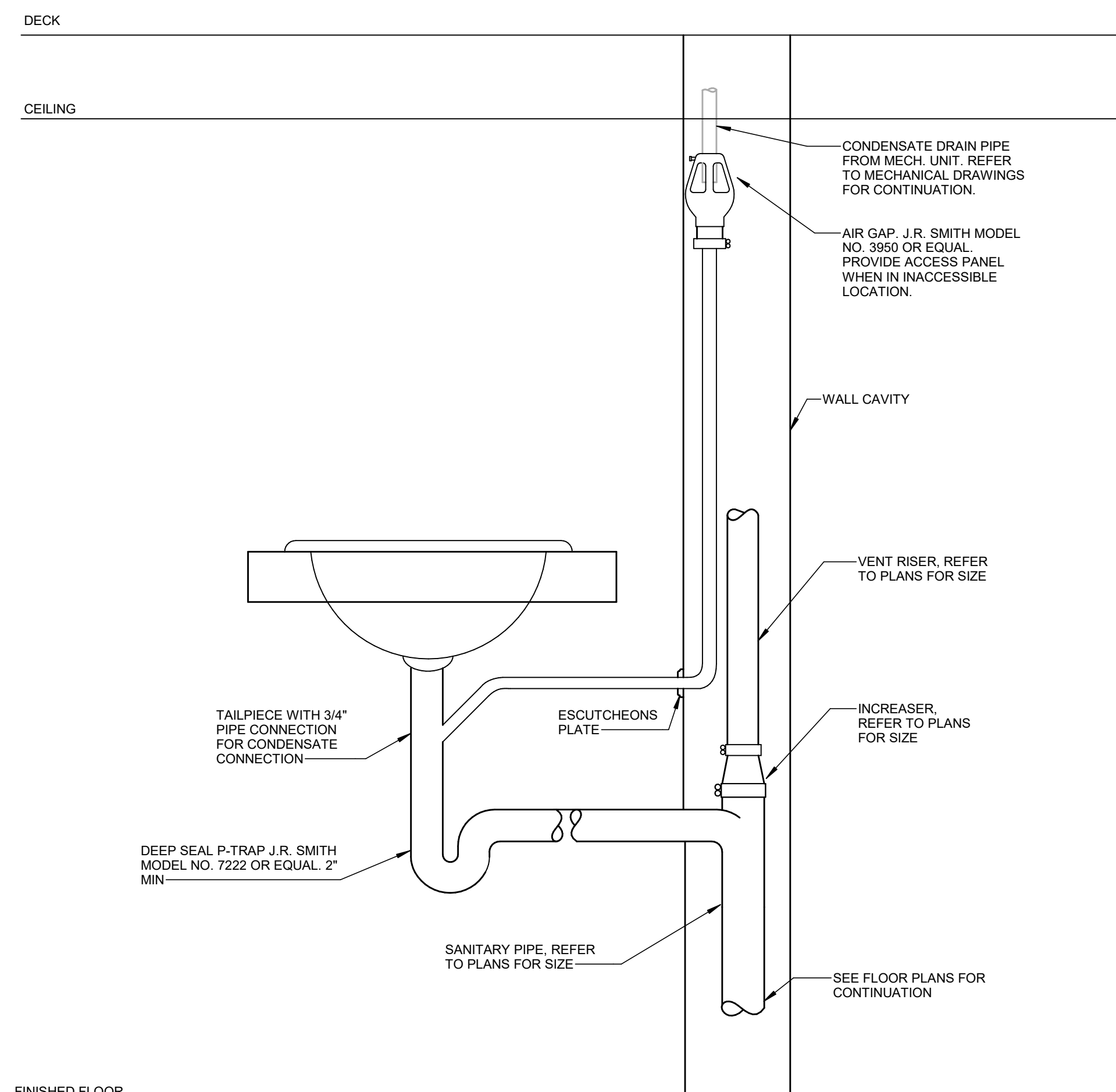
FLOOR DRAIN DEPRESSION (INCHES)	RADIUS OF AREA DRAINED (FEET)
1/2"	5 FT
3/4"	10 FT
1"	15 FT
1 1/4"	20 FT
1 1/2"	25 FT



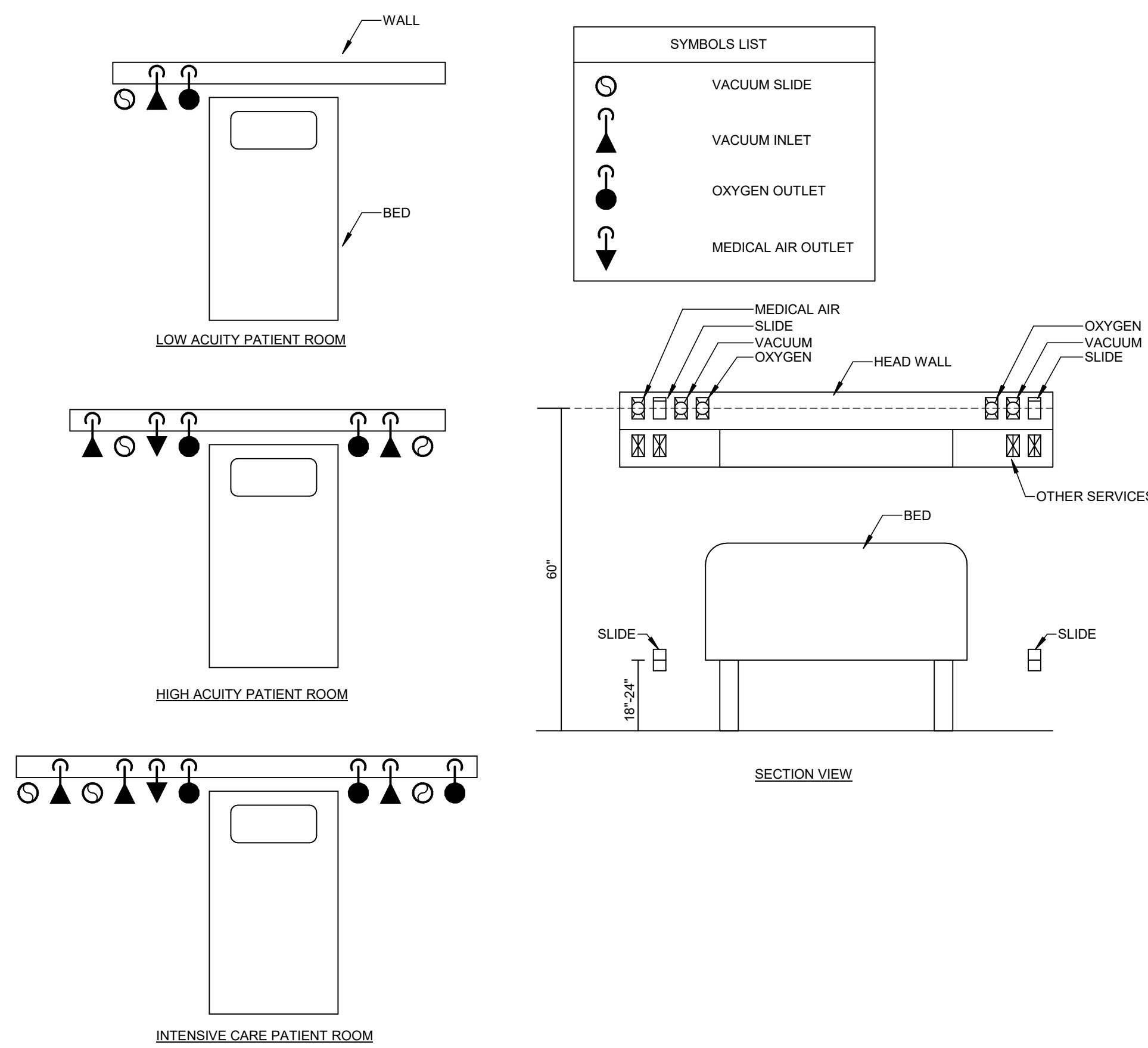
1 TYPICAL FLOOR DRAIN/FLOOR SINK SERVICE PIPING INSTALLATION DETAIL  
NTS



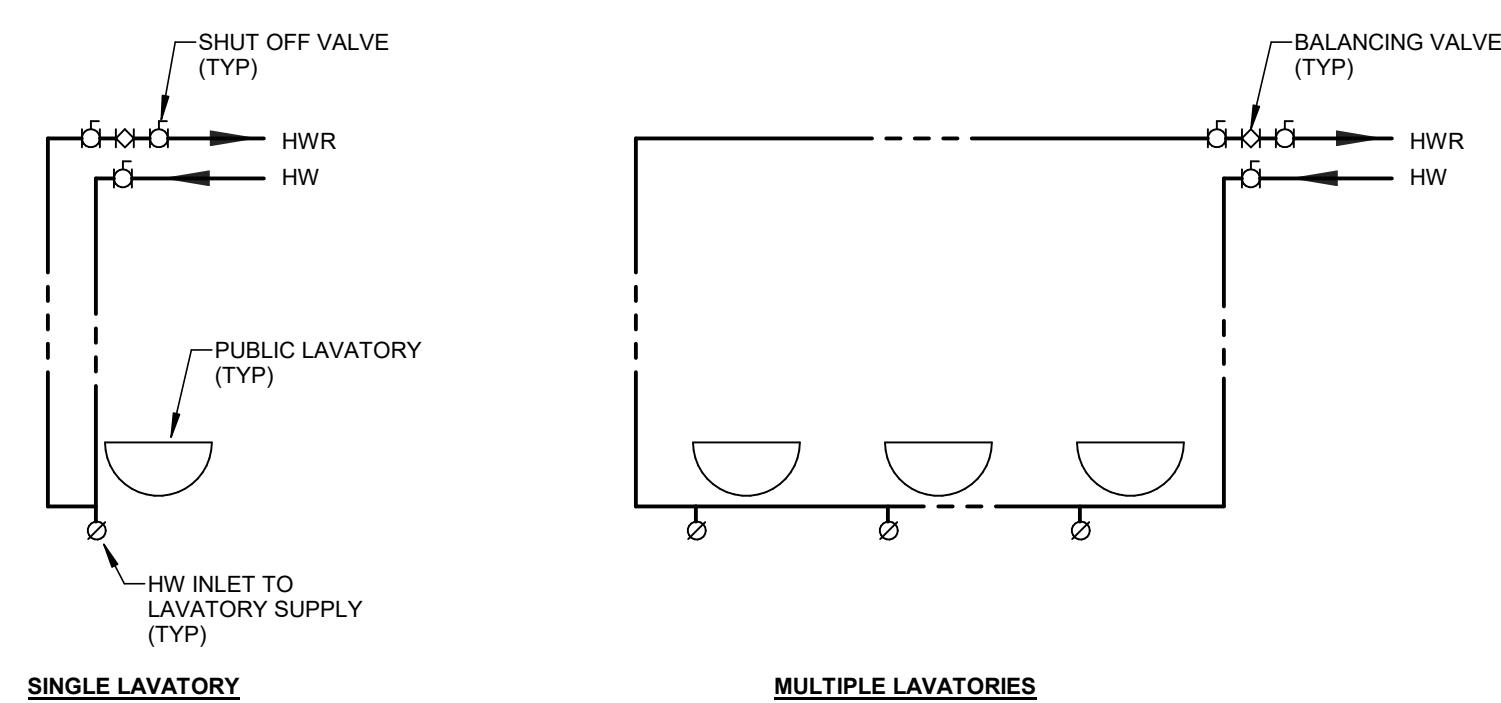
5 RESIDENT SHOWER DETAIL  
NTS



4 CONDENSATE TO SANITARY DETAIL  
NTS

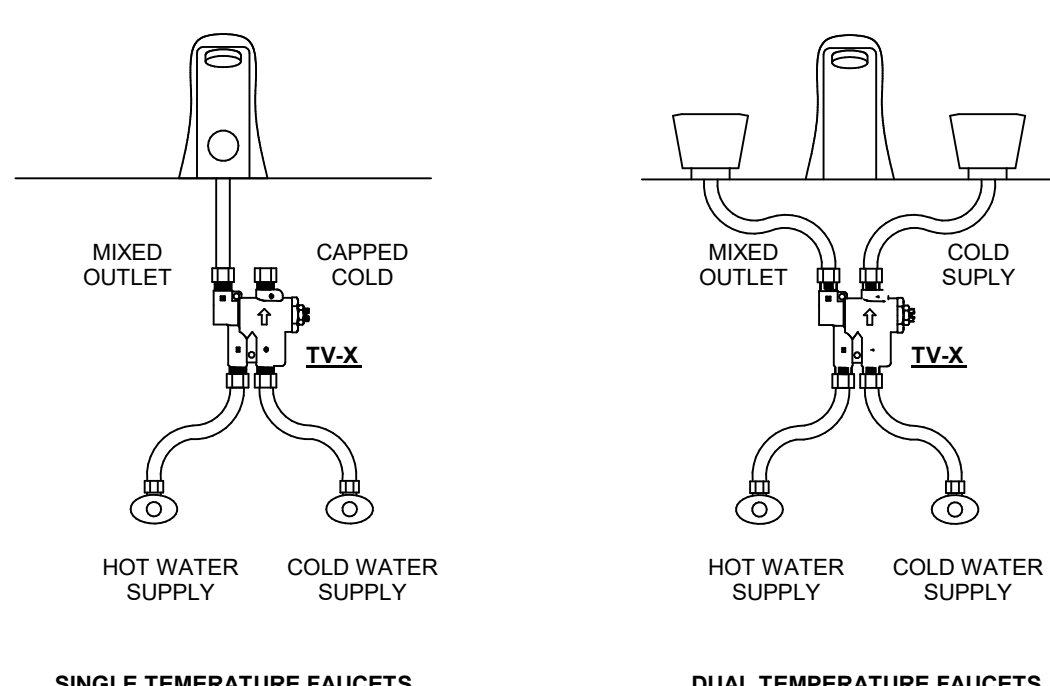


8 TYPICAL WALL OUTLET PLACEMENT RELATIVE TO PATIENT  
NTS



- NOTES:
- LAVATORY SUPPLY PIPING MUST NOT EXCEED 2" FOR 1/2" PIPING PER IECC 404.5.1
  - PROVIDE BALANCE VALVE ABOVE ACCESSIBLE CEILING.
  - PROVIDE WITH AN ACCESS DOOR IF LOCATED IN A HARD CEILING.
  - REFER TO FLOOR PLANS FOR PIPE SIZES AND TYPE/QUANTITY OF FIXTURES.
  - THIS DETAIL IS INTENDED TO SHOW THE GENERAL CONFIGURATION OF THE HOT WATER CIRCULATION PIPING TO FIXTURES. NOT ALL FIXTURE REQUIREMENTS, FITTINGS, AND DEVICES ARE SHOWN.

7 RECIRCULATION AT PUBLIC LAVATORIES  
NTS



6 LAVATORY MIXING VALVE DETAIL  
NTS

PLUMBING SPECIALTIES SCHEDULE											
SYMBOL	MANUFACTURER/ MODEL NUMBER	DESCRIPTION	COMPONENTS AND ACCESSORIES	MOUNTING HEIGHT	REMARKS	SYMBOL	MANUFACTURER/ MODEL NUMBER	DESCRIPTION	COMPONENTS AND ACCESSORIES	MOUNTING HEIGHT	REMARKS
CD-1	JR SMITH MODEL # 45325-U	CLEANOUT: CAST IRON TEE WITH TAPER THREAD-BRONZE PLUG.	VANDAL PROOF SCREWS	24" ABOVE FINISHED FLOOR	#1	HB-1	WOODFORD MODEL # 24	HOSE BIB: VACUUM BREAKER. PROVIDE WITH LOOSE KEY HANDLE.	3/4" THREADED HOSE CONNECTION	18" ABOVE FLOOR	#3.4
ED-1	JR SMITH MODEL # 40235-P-B-U	FLOOR CLEANOUT: CAST IRON BODY. ROUND ADJUSTABLE SCORATED POLISHED BRONZE TOP. FLANGE GASKET INSIDE. CAULK OUTSIDE. VANDAL PROOF & BRONZE PLUG.	FLASHING CLAMP FOR CARPETED FLOORS	-	#1	WCD-1	JR SMITH MODEL # 4402C-U	WALL CLEANOUT: DUKO CAST IRON. SPOOT FERRULE. CAST BRONZE. THREADED PLUG. STAINLESS STEEL ROUND COVER AND SCREW.	VANDAL PROOF SCREWS	-	#1
FD-1	JR SMITH MODEL # 2010 SERIES	FLOOR DRAIN: CAST IRON BODY. ROUND ADJUSTABLE NICKEL BRONZE STRAINER. STRAINER SHALL BE SQUARE IN ROOMS WITH TILE FLOOR. ROUND IN ROOMS WITH OTHER FLOOR TYPES.	VANDAL PROOF GRATE. FLASHING COLLAR. SEDIMENT BUCKET. PROVIDE WITH TRAP PRIMER, TRIP OR RECTOR SEAL "PROSET" WATERLESS TRAP GUARD	-	#1						

REMARKS:  
 1. REFER TO FLOOR PLANS FOR SIZES  
 2. DOMESTIC WATER SHALL BE PROVIDED WITH 1/2" INLET AND 1/2" OUTLET  
 3. PROVIDE EACH HYDRANT WITH A LOOSE KEY. CONTRACTOR SHALL VERIFY WALL THICKNESS  
 4. PROVIDE ISOLATION VALVES AT THE SUPPLY PIPE CONNECTIONS

PLUMBING FIXTURE CONNECTION SCHEDULE					
FIXTURE TYPE	WASTE CONNECTION	VENT CONNECTION	COLD WATER CONNECTION	HOT WATER CONNECTION	TEMPID WATER
DRINKING FOUNTAIN	1 1/2"	1 1/2"	1/2"	-	-
DRINKING FOUNTAIN (2 BOWL)	1 1/2" (2)	1 1/2" (2)	1/2" (2)	-	-
EMERGENCY SHOWER	-	-	3/4"	3/4"	1"
JANITORS MOP BASIN	2"	1 1/2"	1/2"	1/2"	-
LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"	-
SINK	1 1/2"	1 1/2"	1/2"	1/2"	-
WATER CLOSET (FLUSH VALVE)	4"	2"	1"	-	-
SHOWER / BATH TUB	2"	1 1/2"	1/2"	1/2"	1/2"
HOSE BIB (CW ONLY)	-	-	1/2"	-	-
HOSE BIB (CW & HW)	-	-	1/2"	1/2"	-

NOTES:  
 1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL PLUMBING FIXTURE MOUNTING HEIGHTS.  
 2. ALL PIPE TRAPS AT SINKS AND LAVATORIES SHALL BE CHROME PLATED BRASS.

WATER HAMMER ARRESTOR SCHEDULE					
MANUFACTURER/ MODEL NUMBER	SIZE N.P.T.	OVER ALL LENGTH	PRELOAD D (PSI AIR)	FIXTURE UNITS	REMARKS
PPP MODEL #SC-500	1/2"	5"	60	1-11	ALL
PPP MODEL #SC-750	3/4"	6"	60	12-32	ALL
PPP MODEL# SC-1000	1"	8 3/4"	60	33-60	ALL
PPP MODEL# SC-1200	1 1/4"	8 3/4"	60	61-113	ALL
PPP MODEL# SC-1500	1 1/2"	10 1/4"	60	114-154	ALL
PPP MODEL# SC-2000	2"	10 7/8"	60	155-330	ALL

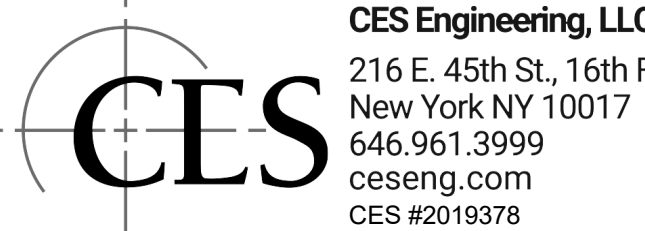
NOTES:  
 1. LOCATE WATER HAMMER ARRESTORS AS CLOSE AS POSSIBLE TO SHOCK SOURCE.  
 2. INSTALL PER ALL MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS.  
 3. LOCATE IN AN ACCESSIBLE LOCATION, PROVIDE ACCESS AS REQUIRED.  
 4. FIXTURE UNITS SHALL BE BASED ON THE LATEST ADOPTED VERSION OF THE INTERNATIONAL PLUMBING CODE.  
 5. WATER HAMMER ARRESTORS SHALL BE PROVIDED WHERE QUICK-CLOSING VALVES ARE UTILIZED.  
 6. PROVIDE WATER HAMMER ARRESTORS AT CLOTHES WASHING MACHINES.  
 7. PROVIDE WATER HAMMER ARRESTORS PER GROUP OF WATER CLOSETS AND PER GROUP OF URINALS. WHERE GROUP DOES NOT EXIST PROVIDE WATER HAMMER ARRESTOR AT SINGLE WATER CLOSET.

PLUMBING FIXTURE SCHEDULE										
SYMBOL	MANUFACTURER/ MODEL NUMBER	DESCRIPTION OF FIXTURE	TRIM AND ACCESSORIES	REMARKS	SYMBOL	MANUFACTURER/ MODEL NUMBER	DESCRIPTION OF FIXTURE	TRIM AND ACCESSORIES	REMARKS	
BT-1	AMERICAN STANDARD MODEL # 2573102	BATH TUB ADA, 60"X30" ABOVE GROUND TUB, HIGH-GLOSS ACRYLIC, INTEGRAL APRON FOR ABOVE FLOOR INSTALLATION. SEE NOTE #12	PROVIDE WITH AMERICAN STANDARD MODEL #1646055-002 POP-UP DRAIN AND OVERFLOW FOR ABOVE FLOOR INSTALLATION.	#1,3,4,5,7,12	S-2	ELKAY "LUSTERTONE" MODEL # LRAD171665PD	SINK: ACCESSIBLE, DROP IN, 18 GAUGE, TYPE 304 SST, SELF RIMMING. 17" X 16" X 6-1/2"	SLOAN, SENSOR FAUCET, MODEL #SF-2205-8-BOM WITH 8" TRIM PLATE, 2.2 GPM FLOW, HARDWIRED AND INCLUDED MIXING VALVE. PROVIDE WITH GRID DRAIN ASSEMBLY. PROVIDE OFFSET FOR ADA COMPLIANCE.	#2,3,4,6,7,8	
EW-1	ELKAY MODEL # L200TLBWSK	WATER FOUNTAIN, ADA ON WALL, BI-LEVEL DOUBLE BOWL, HANDS FREE ACTIVATION, BUBBLER GUARD, FILTERED, REFRIGERATED, 115V	PROVIDE WITH HANGER BRACKET AND P-TRAP. COORDINATE ACCESS PANELS WITH ARCHITECT.	#3,4,7	S-3	COLLINS MODEL # CB86	SHAMPOO SINK: TILING PORCELAIN BOWL WITH STD SINGLE HANDLE FAUCET, SPRAY HOSE, VACUUM BREAKER, DRAIN ASSEMBLY, HAIR STRAINER AND FLEXIBLE TAIL STOCK.	PROVIDE WITH WATTS HAIR INTERCEPTOR #51750 ON DRAINAGE.	#1,4,7	
EW-1	BRADLEY "HALO" # S190148FSS	COMBINATION EYE WASH SHOWER, BARRIER FREE, SST, BOWL AND DUST COVER, DRENCH SHOWER AT MINIMUM 20 GPM @ 30 PSI, EYE WASH AT MINIMUM 3 GPM @ 30 PSI, COMPLES WITH ANSI Z358.	PROVIDE WITH BRADLEY "NAVIGATOR" MODEL # B10-2150-EPX EMERGENCY THERMOSTATIC MIXING VALVE IN CABINET MOUNTED ON WALL.	#3,4,5	SS-1	AMERICAN STANDARD MODEL # 9512999-020	SERVICE SINK: VITREOUS CHINA, SST RIM GUARD, WALL HUNG, 1 1/2" TOP SPUD, BEDRAN DIVERTER MODEL #64117.002, RIM GUARD # 7832504.075	AMERICAN STANDARD FLUSH VALVE WITH VACUUM BREAKER MODEL #64117.002, BEDRAN DIVERTER MODEL #64117.002, RIM GUARD # 7832504.075	#4,7	
JS-1	FIAT MODEL # MSB-2424	JANITORS SINK, MOLDED STONE BASIN, 24"X24"X10", SST INTEGRAL DRAIN BODY.	SEE REMARK #11	#1,4	SH-1	SYMMONS MODEL # S-9608-PLTRMTC-15-X	TENANT SHOWER CONTROL AND HEADS SHOWERHAND SHOWER WITH INTEGRAL DIVERTER CONTROL, PRESSURE BALANCING VALVE, FLOW CONTROL, SPRINLE AND CAP ASSEMBLY, ADA HANDSHOWER, 1.5 GPM SHOWER HEAD	PROVIDE WITH INTEGRAL SERVICE STOPS. HAND SHOWER AND SHOWER HEAD SHALL RECEIVE INLETS FROM SH-1 AND SH-2. JR SMITH SHOWER DRAIN SERIES #220	#1,3,4,5,7,10	
L-1	AMERICAN STANDARD MODEL # 9495-300	RESIDENT LAVATORY, ACCESSIBLE UNDERCOUNTER MOUNTED, VITREOUS CHINA, FRONT OVERFLOW, SUPPLIED WITH MOUNTING KIT AND TEMPLATE.	SLOAN "OPTIMA" SENSOR FAUCET MODEL # EFT-600-8-BDT WITH 8" TRIM PLATE, 0.5 GPM FLOW, HARDWIRED, AND MIXING VALVE. PROVIDE WITH GRID DRAIN ASSEMBLY. PROVIDE OFFSET FOR ADA COMPLIANCE.	#1,2,3,4,7,8	SH-2	SYMMONS MODEL # S-9608-PLTRMTC-X	NURSE SHOWER CONTROL (PAIR WITH SH-1) SHOWER VALVE SYSTEM WITH INTEGRAL VOLUME CONTROL, PRESSURE BALANCING SHOWER VALVE, AND CONTROL SPINDLE AND CAP ASSEMBLY.	PROVIDE WITH INTEGRAL SERVICE STOPS. OUTLETS SHALL TEE INTO INLETS TO HAND SHOWER AND CONTROL SHOWER HEAD SH-1.	#1,3,4,5,7,10	
L-2	AMERICAN STANDARD MODEL # 9024.001EC	PUBLIC LAVATORY, ACCESSIBLE, WALL MOUNTED, VITREOUS CHINA, FRONT OVERFLOW, SELF RIMMING, SINGLE CENTER FAUCET HOLE.	SLOAN "OPTIMA" SENSOR FAUCET MODEL # EFT-600-8-BDT WITH 8" TRIM PLATE, 0.5 GPM FLOW, HARDWIRED, AND MIXING VALVE. PROVIDE WITH GRID DRAIN ASSEMBLY. PROVIDE OFFSET FOR ADA COMPLIANCE.	#1,2,3,4,7,8	WC-1	AMERICAN STANDARD MODEL # 3351.101	WATER CLOSET: ACCESSIBLE, WALL HUNG, ELONGATED BOWL, VITREOUS CHINA, 1 1/2" TOP SPUD, 1.28 MAX GPF.	SLOAN "ROYAL" MODEL #111-ESS-1.28-HW-TMO HARDWIRED SENSOR FLUSH VALVE. HEAVY DUTY, ELONGATED OPEN FRONT TOILET SEAT # 5901.110T.020	#1,3,4,5,7,9	
S-1	ELKAY "LUSTERTONE" MODEL # ELUHAD281655	SINK, ACCESSIBLE UNDERMOUNT, 18 GAUGE, TYPE 304 SST, SELF RIMMING. 30-1/2" X 18-1/2" X 5-3/8"	SLOAN, SENSOR FAUCET, MODEL #SF-2205-8-BOM WITH 8" TRIM PLATE, 2.2 GPM FLOW, HARDWIRED, AND INCLUDED MIXING VALVE. PROVIDE WITH GRID DRAIN ASSEMBLY. PROVIDE OFFSET FOR ADA COMPLIANCE.	#2,3,4,6,7,8	WC-2	AMERICAN STANDARD MODEL # 3461.001	WATER CLOSET: ACCESSIBLE, FLOOR MOUNTED, ELONGATED BOWL, VITREOUS CHINA, 1 1/2" TOP SPUD, 1.28 MAX GPF.	SLOAN "ROYAL" MODEL #111-ESS-1.28-HW-TMO HARDWIRED SENSOR FLUSH VALVE. HEAVY DUTY, ELONGATED OPEN FRONT TOILET SEAT # 5901.110T.020	#1,3,4,5,7,9	
					WC-3	AMERICAN STANDARD MODEL # 215AA.104	WATER CLOSET: ACCESSIBLE, TANK TYPE, FLOOR MOUNTED, ELONGATED BOWL, VITREOUS CHINA, 1 1/2" TOP SPUD, 1.28 MAX GPF.	HEAVY DUTY, ELONGATED OPEN FRONT TOILET SEAT # 5901.110T.020	#1,3,7	

REMARKS:  
 1. COLOR AS SELECTED BY THE ARCHITECT. PROVIDE SAMPLES.  
 2. INSTALL TRUEBRO INC. MODEL #102, HAND LAV-GUARD PROTECTOR ON THE HOT, COLD, AND DRAIN PIPING UNDER FIXTURE.  
 3. FIXTURES AND TRIM AS NOTED SHALL BE "ACCESSIBLE" AND SHALL BE INSTALLED TO ADA / ANSI A117 AND FEDERAL 504 REQUIREMENTS.  
 4. PROVIDE ISOLATION VALVES AT THE PIPE CONNECTIONS.  
 5. PROVIDE WATER HAMMER ARRESTORS AT THE PIPE CONNECTIONS, LOCATE ABOVE AN ACCESSIBLE CEILING.  
 6. PROVIDE SINK WITH OFFSET DRAIN TO LEFT OR RIGHT AND BACK OF BOWL FOR ADA COMPLIANCE, ANSI A117 AND FEDERAL 504 REQUIREMENTS SEE ARCHITECTURAL DRAWINGS FOR DRAIN LOCATIONS.  
 7. REFER TO ARCHITECTURAL DRAWING FOR FIXTURE MOUNTING HEIGHTS.  
 8. FAUCET SHALL BE LOCATED WITHIN 12" OF EDGE. COORDINATE WITH ARCHITECTURAL DRAWINGS.  
 9. COORDINATE WITH ARCHITECT FLUSH VALVE INSTALLATION AND WITH GRAB BARS AND TOILET ACCESSORIES.  
 10. SHOWER CONTROLS TO BE OFFSET FROM SHOWER HEAD ON ADJACENT WALL REFER TO FLOOR PLANS. COORDINATE LOCATION WITH ARCHITECT.  
 11. PROVIDE WITH FIAT MODEL #650-AA SERVICE FAUCET WITH VACUUM BREAKER, MODEL #H63-98 18 GAUGE STAINLESS STEEL STRAINER, MODEL #863-2424 WALL GUARD, MODEL #889-CC MOP HANGER, AND MODEL #832-AA HOSE AND BRACKET. FLOOR MOUNTED DRAIN BODY SHALL BE STAINLESS STEEL CAST INTEGRAL. PROVIDE FOR A CAULKED CONNECTION NO LESS THAN 1" DEEP FROM DRAIN TO A 3" WASTE PIPE.  
 12. SYMMONS SHOWER AND TUB SYSTEM MODEL # S-9606-PLR WITH TUB, SHOWER, AND HAND SHOWER CONTROL WITH INTEGRAL DIVERTER AND TEMP/ROL PRESSURE BALANCING VALVE  
 13. USE IN ACTIVITIES SUITE FOR REHAB USE ONLY. FIXTURE SHALL NOT BE PLUMBED.

ANDRUS ON HUDSON  
 ANDRUS ON HUDSON  
 | MAIN BUILDING  
 2ND FLOOR

CONSULTANTS



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 CES #2019378



KEY PLAN

PROJECT DATA		
PROJECT NUMBER	M19012	
CURRENT SUBMISSION DATE	10.27.2023	
DRAWN	KMC	
CHECKED	BCH	
SCALE	AS INDICATED	
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	Central-Andrus-on-Hudson_second floor_kravenXXVJU.rvt	
HISTORY OF SUBMISSIONS		
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

PLUMBING SCHEDULES AND DETAILS



SPRINKLER SYSTEM NOTES			
1. THESE GENERAL NOTES ARE APPLICABLE TO ALL FIRE PROTECTION DRAWINGS.			
2. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL INTENT OF WORK, SEE DETAILS, RISERS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.			
3. THE DRAWINGS INDICATE A SUGGESTED SPRINKLER HEAD LAYOUT AND THAT EACH AREA IS COVERED BY SPRINKLER PROTECTION AS REQUIRED BY ALL APPLICABLE STATE OF NY BUILDING AND FIRE CODES. THE SPRINKLER QUANTITIES SHALL NOT BE COUNTED AS A TAKE OFF OR AS EXACT LOCATIONS. EXACT SPACING, DENSITY, AND LOCATION REQUIREMENTS SHALL BE AS DICTATED BY NFPA 13.			
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING EXISTING TEE OUTLET SIZE FOR ALL RETURN BEND ASSEMBLIES. BEFORE ANY NEW WORK STARTS, THE CONTRACTOR SHALL DETERMINE THAT ALL EXISTING OUTLETS ARE A MINIMUM OF ONE INCH. IF IT IS DETERMINED THAT THE EXISTING OUTLET SIZE IS LESS THAN ONE INCH, ALL SPRINKLER WORK SHALL STOP AND IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. THE CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL DIRECTION IS GIVEN BY THE ARCHITECT/ENGINEER.			
5. COMBINED INSIDE AND OUTSIDE HOSE STREAM ALLOWANCE FOR HYDRAULIC CALCULATIONS SHALL BE 250 GPM.			
6. HYDRAULIC CALCULATIONS SHALL INCLUDE A SAFETY FACTOR OF 10%.			
7. PIPE VELOCITY AT ANY POINT OF THE SYSTEM SHALL NOT EXCEED 18 FPS.			
8. INSTALLATION OF SPRINKLERS SHALL BE BASED ON THE FOLLOWING:			
AREA	OCCUPANCY CLASSIFICATION	DENSITY (GPM/SF)	AREA OF APPLICATION (SF)
STORAGE ROOMS	ORDINARY HAZARD GROUP 1	0.15	1500
ELECTRICAL ROOMS	ORDINARY HAZARD GROUP 1	0.15	1500
REMAINDER OF THE BUILDING	LIGHT HAZARD	0.10	1500

FIRE PROTECTION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
AF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
CR	CORROSION RESISTANT
D	DRY
DCV	DOUBLE CHECK VALVE
EC	EXTENDED COVERAGE
ELEV	ELEVATION
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FD	FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FHV	FIRE HOSE VALVE
FP	FIRE PROTECTION
FPC	FIRE PUMP CONTROLLER
FBM	FEET PER MINUTE
FS	FLOW SWITCH
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HD	TOTAL DEVELOPED HEAD
HTC	HIGH TEMPERATURE CLASSIFICATION
HVC	HOSE VALVE CABINET
ITC	INTERMEDIATE TEMPERATURE CLASSIFICATION
JP	JOCKEY PUMP
JPC	JOCKEY PUMP CONTROLLER
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE
OS&Y	OUTSIDE SCREW AND YOKE
PA	PREACTION
PAC	PREACTION ALARM VALVE CABINET
PD	PRESSURE DROP
PV	PRESSURE INDICATOR VALVE
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RPM	REVOLUTIONS PER MINUTE
SS	SUPERVISORY SWITCH
TS	TAMPER SWITCH
TYP	TYPICAL
V	VOLTS
VEL	VELOCITY
WG	WIRE GUARD

FIRE PROTECTION DEMOLITION NOTES	
1. THE FIRE PROTECTION CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SYSTEM AND CONDITIONS IN AREAS OF RENOVATION.	
2. ALL EXISTING PIPING AND EQUIPMENT SHOWN HAS BEEN TAKEN FROM THE BEST AVAILABLE EXISTING INFORMATION. THE DRAWINGS ARE DIAGRAMMATIC AND ALL PIPING AND DEVICES MAY NOT BE SHOWN. THE INTENT OF THESE DRAWINGS IS THAT IN ALL AREAS OF RENOVATION THAT THESE SYSTEMS ARE REMOVED UNLESS OTHERWISE INDICATED WHETHER OR NOT SHOWN.	
3. THE FIRE PROTECTION CONTRACTOR SHALL REMOVE ALL FIRE PROTECTION PIPING SYSTEM INCLUDING BUT NOT LIMITED TO SPRINKLER STANDPIPE, SPRINKLER HANGERS, VALVE, SWITCHES, AND DEVICES UNLESS OTHERWISE INDICATED. COORDINATE WITH ELECTRICAL CONTRACTOR ALL WIRING WORK RELATED TO DEVICES BEING REMOVED.	
4. ALL PIPING TO BE REMOVED SHALL BE REMOVED COMPLETELY OR CAPPED AS SHOWN WITHOUT LEAVING ANY DEAD ENDED PIPING OR ABANDONED PIPING.	
5. NO FIRE PROTECTION EQUIPMENT OR DEVICES THAT HAVE BEEN DISCONNECTED OR ABANDONED SHALL REMAIN.	
6. IT IS THE INTENT OF THESE DRAWINGS THAT ANY AND ALL DEVICES REMOVED SHALL NOT BE REUSED SUCH AS SPRINKLERS, BUT ONLY NEW SHALL BE INSTALLED.	
7. ANY SYSTEM OR EQUIPMENT TO REMAIN ACTIVE DURING RENOVATION SHALL BE KEPT IN OPERATION BY PROVIDING TEMPORARY CONNECTIONS AS REQUIRED UNTIL NEW SYSTEMS ARE INSTALLED AND OPERATIONAL.	
8. ALL SERVICE INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER A MINIMUM OF 3 DAYS IN ADVANCE. THE FIRE MARSHALL MUST BE CONTACTED IN ADVANCE PRIOR TO COMMENCEMENT OF ANY WORK.	
9. THE FIRE MARSHALL AND OR THE INSURANCE UNDERWRITER SHALL BE CONTACTED TO REVIEW AND APPROVE THE EXTENT OR PHASING OF THE FIRE PROTECTION DEMOLITION IN ORDER TO PROTECT THE OCCUPANTS AND PROPERTY. THESE DOCUMENTS DO NOT ADDRESS THE PHASING OF THE SYSTEM REMOVAL, ONLY THE EXTENT.	
10. THE FIRE PROTECTION CONTRACTOR SHALL ALSO REVIEW THE ARCHITECTURAL DEMOLITION DRAWINGS AS PART OF THIS CONTRACT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.	

FIRE PROTECTION DEMOLITION LEGEND	
ABBREVIATION	DESCRIPTION
	REMOVE PIPE, FIXTURE OR EQUIPMENT
	CONNECT TO EXISTING
ETR	EXISTING TO REMAIN
ER	EXISTING TO BE RELOCATED
R	REMOVE

FIRE PROTECTION SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	FIRE DEPARTMENT CONNECTION PIPING
	DRAIN PIPING
	SPRINKLER MAIN (WET)
	ALARM BELL (PLANDETAIL VIEW)
	"WET" ALARM VALVE RISER
	FIRE DEPARTMENT CONNECTION
	90° ELBOW DOWN
	90° ELBOW UP
	TEE UP
	TEE DOWN
	DROP AND RUN
	TEE OFF TOP OF PIPE
	TEE OFF BOTTOM OF PIPE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	UNION
	FLANGE
	END CAP
	OS&Y GATE VALVE
	GATE VALVE
	CHECK VALVE
	BALL VALVE/DRAIN VALVE
	BUTTERFLY VALVE
	RELIEF VALVE
	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY AND DRAIN
	STRAINER
	PUMP
	PRESSURE GAUGE
	PRESSURE REDUCING VALVE
	FIRE VALVE (IN CABINET)
	GATE VALVE ON RISE
	FLOW SWITCH
	TAMPER SWITCH
	PRESSURE SWITCH

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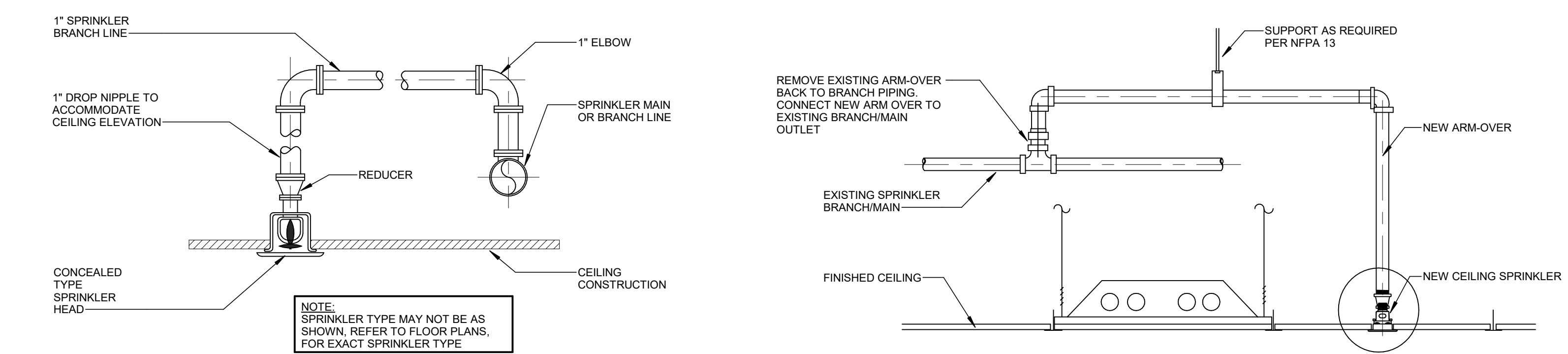
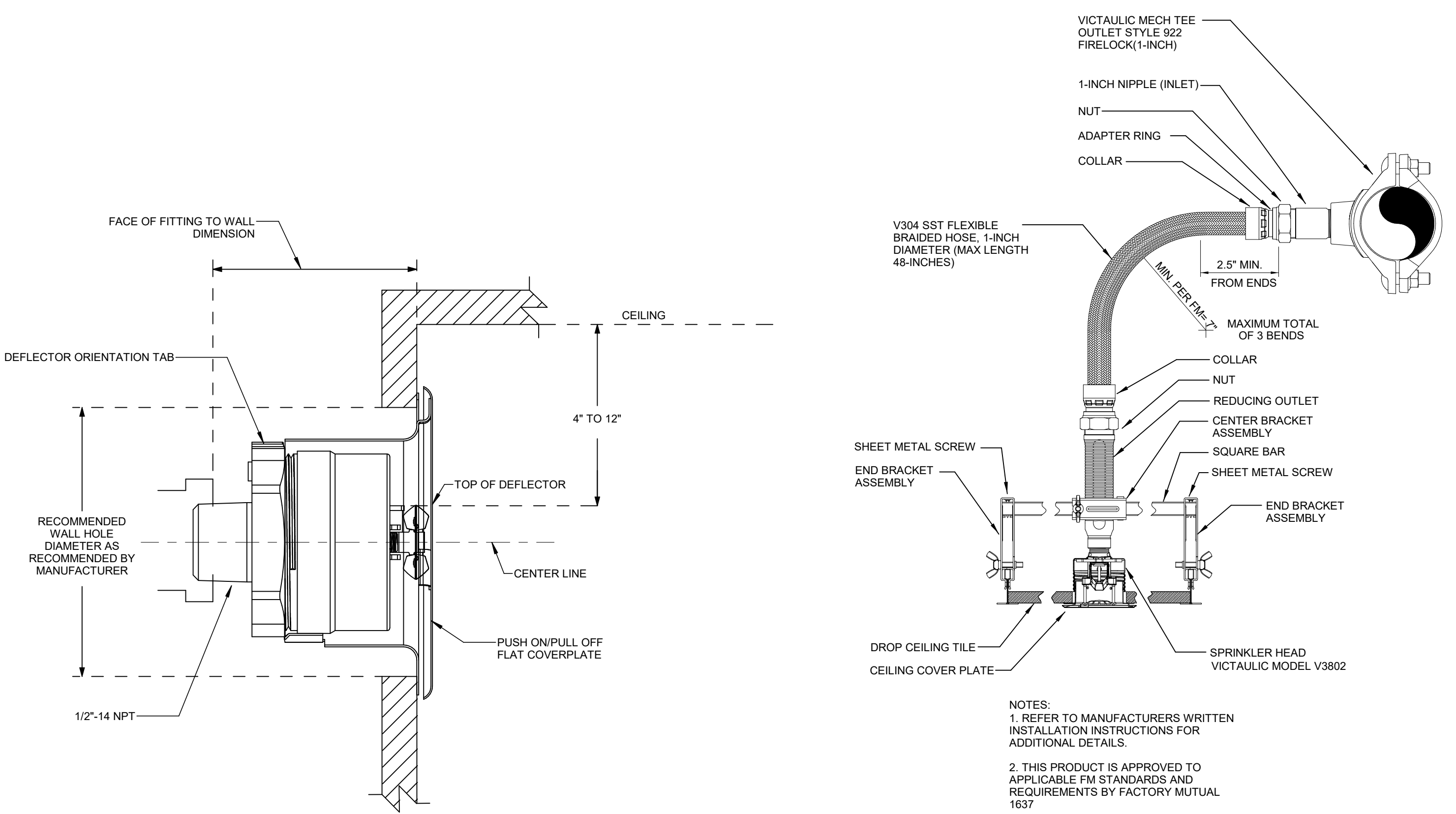
SPRINKLER PIPE SIZE SCHEDULE	
NO. OF SPRINKLER HEADS	PIPE SIZE
1 - 2	1"
3	1 1/4"
4 - 5	1 1/2"
6 - 10	2"
SPRINKLER LOOP	REFER TO NOTE BELOW

NOTE: PIPE SIZES SHOWN ARE BASED ON DESIGN PIPING LAYOUTS ONLY. ACTUAL PIPE SIZES SHALL BE DETERMINED BY CONTRACTORS HYDRAULIC CALCULATIONS BASED ON THE CONTRACTORS INSTALLATION DRAWINGS. CONTRACTOR SHALL ALLOW FOR THIS AND INCLUDE THIS IN THE CONTRACT PRICE.

COMMERCIAL SPRINKLER HEAD SCHEDULE																				
SYMBOL	K-FACTOR	STANDARD (DRY OR QUICK RESPONSE (QR))	UPRIGHT	PENDENT	RECESSED	CONCEALED PENDENT	HORIZONTAL SIDEWALL	WITH GUARD	ABOVE CEILING	DRY	INSTITUTIONAL	EXTENDED COVERAGE	UL-LISTED	FM-APPROVED	MANUFACTURER & MODEL	MAXIMUM LISTED COVERAGE AREA (L x W (FT))	MINIMUM REQUIRED PRESSURE (PSI)	GENERAL LOCATION OF SPRINKLER HEADS (REFER TO DRAWINGS FOR ACTUAL LOCATIONS)	FINISH*	CLASSIFICATION
	5.6	QR													VIKING MODEL# VK482	15 x 15	7 PSI	SPACES & CORRIDORS WITH HUNG CEILINGS	COVER PLATE FACTORY-PAINTED WHITE	LIGHT & ORDINARY HAZARD
	5.6	QR													VIKING MODEL# VK302	15 x 15	7 PSI		BRASS	LIGHT & ORDINARY HAZARD
	5.6	QR													VIKING MODEL# VK300	15 x 15	7 PSI	SPACES & CORRIDORS WITHOUT HUNG CEILINGS	BRASS	LIGHT & ORDINARY HAZARD
	5.6	QR													VIKING MODEL# VK300	15 x 15	7 PSI	SPACES & CORRIDORS WITHOUT HUNG CEILINGS	BRASS	LIGHT & ORDINARY HAZARD
	5.6	QR													VIKING MODEL# VK481	14 x 14	7 PSI	HIGH CEILING SPACES	COVER PLATE FACTORY-PAINTED WHITE	LIGHT & ORDINARY HAZARD

NOTE: \*ALL FINISHES ARE SUBJECT TO APPROVAL BY ARCHITECT.

NOTES:  
1. ALL TYPES OF SPRINKLER HEADS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.  
2. PROVIDED SPRINKLER GUARDS IN MECHANICAL ROOMS, ELECTRICAL & TELECOM (E.T.) CLOSETS, UPS ROOMS AND ALL ROOMS WHERE SPRINKLERS MAY BE SUBJECT TO ACCIDENTAL DAMAGE.  
3. ALL SPRINKLER HEADS THROUGHOUT SHALL BE OF ORDINARY TEMPERATURE RATING (135 - 170 DEG. F.) WITH THE FOLLOWING EXCEPTIONS:  
A. SPECIFIED IN TABLE BELOW AS INTERMEDIATE OR HIGH TEMPERATURE RATING.  
B. SPRINKLER HEADS LOCATED CLOSE TO KITCHEN EQUIPMENT, HEATERS, STEAM PIPE OR LOW-PRESSURE BLOW-OFF VALVE SHALL BE OF THE TEMPERATURE RATING AS REQUIRED BY APPLICABLE EDITION OF NFPA - 13. DRAWINGS PREPARED BY THE FIRE PROTECTION CONTRACTOR SHALL BE COORDINATED WITH THE HVAC CONTRACTOR AND ALL HVAC EQUIPMENT WHICH CAN AFFECT THE RATING OF THE SPRINKLER HEADS. SPRINKLER HEADS SHALL BE CLEARLY IDENTIFIED ON THE SHOP DRAWINGS PRIOR TO SUBMISSION FOR APPROVAL.  
4. ALL SPRINKLER HEAD SYMBOLS NOT SHOWN ON PLANS REFER TO "GENERAL LOCATION" COLUMN FOR ESTIMATING.  
5. SPRINKLER SELECTIONS ARE BASED ON PRODUCTS MANUFACTURED BY VIKING, RELIABLE AND/OR TYCO PRODUCTS SHALL BE CONSIDERED APPROVED EQUAL PRODUCTS AND ARE SUBJECT TO THE APPROVAL OF THE ENGINEER AND ARCHITECT.  
6. SPRINKLER CONTRACTOR SHALL COORDINATE THE LOCATIONS OF SPRINKLER HEADS WITH STRUCTURAL ELEMENTS AND HVAC DUCTWORK.



PROJECT DATA

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	KMC
CHECKED	BCH
SCALE	AS INDICATED
FILE REFERENCE	C:\Users\kraven\Documents\PHASE 2 - F202019378\RAEP Central-Andrus-on-Hudson_second floor_kravenXXVJU.rvt

HISTORY OF SUBMISSIONS		
No.	Date	Description

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SHEET TITLE

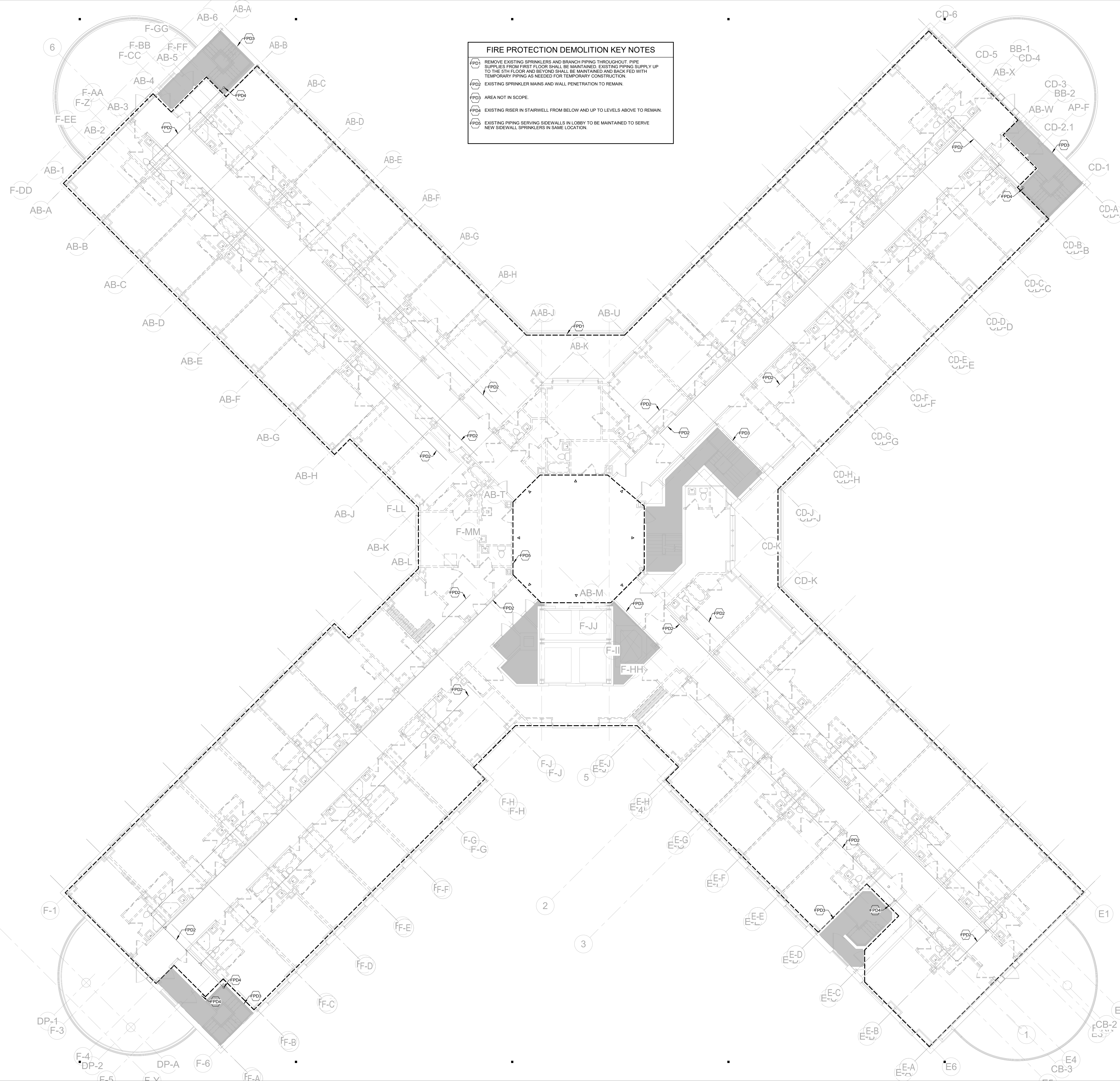
FIRE PROTECTION LEGENDS & ABBREVIATIONS

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**FIRE PROTECTION DEMOLITION KEY NOTES**

- FPD1 REMOVE EXISTING SPRINKLERS AND BRANCH PIPING THROUGHOUT. PIPE SUPPLIES FROM FIRST FLOOR SHALL BE MAINTAINED. EXISTING PIPING SUPPLY UP TO THE 5TH FLOOR AND BEYOND SHALL BE MAINTAINED AND BACK FED WITH TEMPORARY PIPING AS NEEDED FOR TEMPORARY CONSTRUCTION.
- FPD2 EXISTING SPRINKLER MAINS AND WALL PENETRATION TO REMAIN.
- FPD3 AREA NOT IN SCOPE.
- FPD4 EXISTING RISER IN STAIRWELL FROM BELOW AND UP TO LEVELS ABOVE TO REMAIN.
- FPD5 EXISTING PIPING SERVING SIDEWALLS IN LOBBY TO BE MAINTAINED TO SERVE NEW SIDEWALL SPRINKLERS IN SAME LOCATION.



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KEY PLAN



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HISTORY OF SUBMISSIONS

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FIRE PROTECTION DEMO  
SECOND FLOOR PLAN

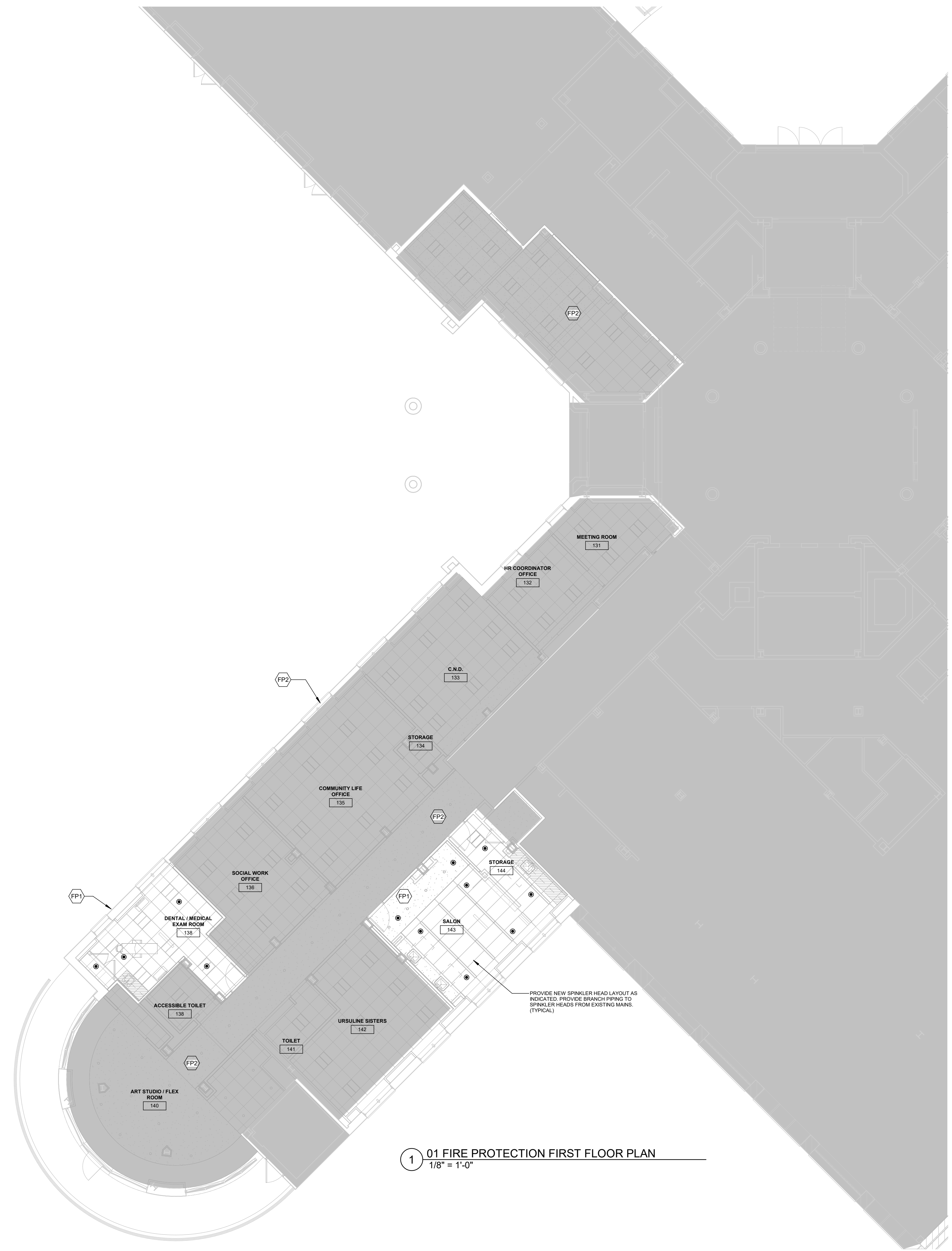
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**FIRE PROTECTION KEY NOTES**

FP1 CONNECT TO EXISTING SPRINKLER PIPING IN CORRIDOR TO SERVE NEW SPRINKLER LAYOUT. CONFIRM EXISTING ROUTING AND CONNECTIONS IN FIELD.

FP2 AREA NOT IN SCOPE FOR THIS PHASE OF WORK.



1 01 FIRE PROTECTION FIRST FLOOR PLAN  
1/8" = 1'-0"

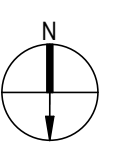
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KEY PLAN



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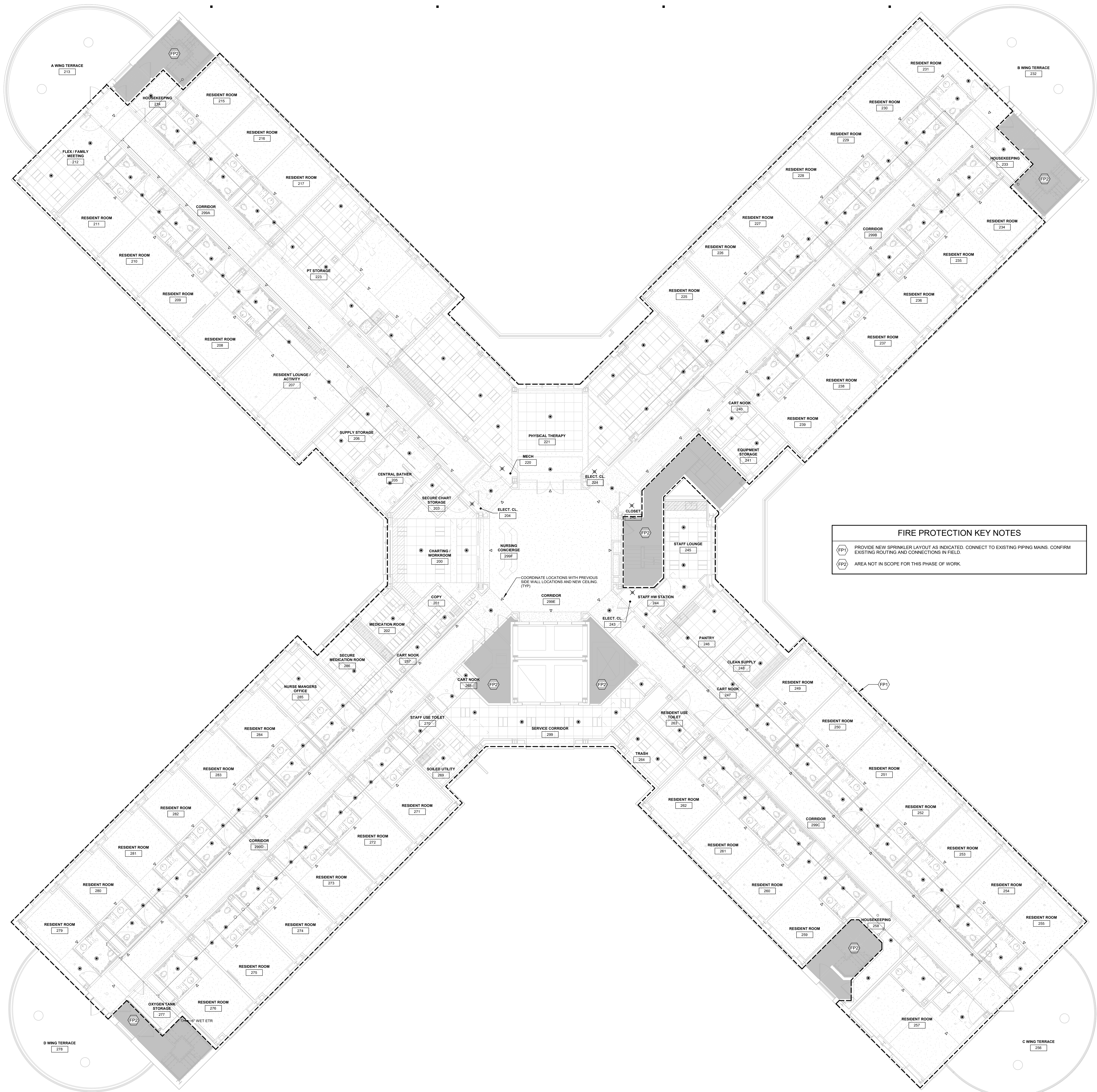
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FIRE PROTECTION FIRST FLOOR PLAN

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**FIRE PROTECTION KEY NOTES**

FP1 PROVIDE NEW SPRINKLER LAYOUT AS INDICATED. CONNECT TO EXISTING PIPING MAINS. CONFIRM EXISTING ROUTING AND CONNECTIONS IN FIELD.

FP2 AREA NOT IN SCOPE FOR THIS PHASE OF WORK.

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KEY PLAN

PROJECT DATA

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DRAWN	KMC
CHECKED	BCH
SCALE	AS INDICATED
FILE REFERENCE	C:\Users\kraven\Documents\PHASE 2 - FP2-2019378 (R)A1001 Central-Andrus-on-Hudson_second floor_kravenXXVJU.rvt

HISTORY OF SUBMISSIONS

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SHEET TITLE

FIRE PROTECTION SECOND FLOOR PLAN

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21.00.00 - GENERAL

- A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.
B. THESE SPECIFICATIONS ARE APPLICABLE TO ALL PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS UNLESS NOTED OTHERWISE. REVIEW THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING DRAWINGS FOR NOTES, DIMENSIONS, ETC., AND COORDINATE WITH OTHER TRADES INVOLVED.
C. DESCRIPTION
1. THIS PROJECT COMPRISES ALTERATIONS AND RENOVATIONS TO THE EXISTING BUILDING. THE EXISTING BUILDING IS CURRENTLY OCCUPIED AND THE PROJECT SHALL PROCEED IN A MANNER THAT MINIMIZES ANY INCONVENIENCE TO THE BUILDING OCCUPANTS.

- D. DEFINITIONS: THE FOLLOWING DEFINITIONS APPLY TO THIS CONTRACT
1. FURNISH: THE TERM "FURNISH" MEANS TO "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS"
2. INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."
3. PROVIDE: THE TERM "PROVIDE" MEANS TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."
4. REMOVE: THE TERM "REMOVE" MEANS TO DISCONNECT FROM ITS PRESENT POSITION, REMOVE FROM THE PREMISES AND TO DISPOSE OF IN A LEGAL MANNER."

- F. CODES AND STANDARDS: WORK SHALL CONFORM TO THE CURRENT EDITIONS OF THE FOLLOWING:
1. NFPA 13 - INSTALLATION OF SPRINKLER SYSTEMS.
2. NFPA STANDARD 14 - STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS.
3. NFPA 24 - INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
4. STATE BUILDING AND FIRE CODES.
5. LOCAL AUTHORITIES HAVING JURISDICTION.
G. PERMITS AND FEES:
1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL GOVERNMENT AND STATE SALES TAXES AND FEES WHERE APPLICABLE AND OTHER COSTS, INCLUDING UTILITY CONNECTIONS OR EXTENSIONS IN CONNECTION WITH THE WORK. FILE ALL NECESSARY DRAWINGS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL AND STATE DEPARTMENTS HAVING JURISDICTION. OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK, AND DELIVER A COPY TO THE OWNER AND ENGINEER BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.

- H. EXISTING SYSTEMS AND EQUIPMENT
1. EXISTING TO BE REUSED/RELOCATED EQUIPMENT: REPORT ANY EXISTING EQUIPMENT DEFICIENCIES TO THE OWNER AND THE ARCHITECT AND/OR ENGINEER.
2. CONNECT WORK TO VARIOUS EXISTING SYSTEMS AS INDICATED ON THE DRAWINGS. WORK SHALL BE COMPATIBLE WITH THE EXISTING SYSTEM CONDITIONS. ALL WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED AS WELL AS WITH EXISTING SYSTEMS, THE STRUCTURE, AND OTHER OBSTRUCTIONS.
I. SURVEY AND MEASUREMENTS
1. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, SHALL BE CONSIDERED FULLY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. NO COMPENSATION WILL BE GRANTED FOR ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS THAT ARE VISIBLE OR READILY IDENTIFIED BY EXPERIENCED OBSERVERS.

- J. SUBMITTALS AND SHOP DRAWINGS
1. SUBMIT FOR REVIEW, ELECTRONIC SHOP DRAWINGS IN SEARCHABLE PDF FORMAT FOR THE FOLLOWING:
a. SUBMITTAL DATA FOR ALL MATERIAL AND EQUIPMENT. CLEARLY IDENTIFY DEVIATIONS OF THE SUBMITTED PRODUCTS FROM THE DESIGN.
b. SHOP DRAWINGS, DRAWN TO ACCURATE SCALE OF 1/4"=1'-0", HIGHLIGHT, ENCIRCLE, OR OTHERWISE INDICATE DEVIATIONS FROM THE CONTRACT DOCUMENTS. DO NOT REPRODUCE CONTRACT DOCUMENTS OR COPY STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT IS NOT CONSIDERED SHOP DRAWINGS.
c. HYDRAULIC CALCULATIONS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13.
2. DO NOT USE SHOP DRAWINGS WITHOUT AN APPROPRIATE FINAL STAMP INDICATING ACTION TAKEN IN CONNECTION WITH CONSTRUCTION.
3. DO NOT ORDER ANY MATERIALS OR EQUIPMENT PRIOR TO RECEIVING FINAL APPROVED SUBMITTALS.
4. SCHEDULE AT LEAST TEN WORKING DAYS EXCLUSIVE OF TRANSMITTAL TIME, FOR SUBMITTAL REVIEW.

- K. AS-BUILT DRAWINGS
1. MAINTAIN ONE SET OF PRINTS ON THE SITE AND NOTE ALL CHANGES OR DEVIATIONS FROM THE ORIGINAL DESIGN THEREON, AT THE COMPLETION OF THE PROJECT. INCORPORATE ALL CHANGES INTO RECORD AS-BUILT DRAWINGS IN ELECTRONIC FORMAT AND SUBMIT FOR APPROVAL.
L. OPERATION AND MAINTENANCE
1. UPON COMPLETION OF ALL WORK AND TESTS, THE CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE OPERATION, ADJUSTMENT AND MAINTENANCE OF ALL EQUIPMENT FURNISHED. THE CONTRACTOR SHALL GIVE AT LEAST SEVEN (7) DAYS NOTICE TO THE OWNER AND THE ENGINEER IN ADVANCE OF THIS PERIOD.
2. THE CONTRACTOR SHALL PREPARE THREE (3) COPIES OF A COMPLETE OPERATION AND MAINTENANCE MANUAL, BOUND IN BOOKLET FORM, ORGANIZE, OPERATING AND MAINTENANCE DATA INTO SUITABLE SETS OF MANAGEABLE SIZE. BIND PROPERLY INDEXED DATA IN INDIVIDUAL, HEAVY-DUTY, RING-BIND, COVERED BINDERS, WITH POCKET FOLDERS FOR FOLDED SHEET INFORMATION AND DESIGNATION PARTITIONS WITH IDENTIFICATION TABS. MARK APPROPRIATE IDENTIFICATION ON FRONT AND SPINE OF EACH BINDER.
3. MAINTENANCE AND INSTRUCTION MANUALS SHALL BE SUBMITTED TO THE OWNER AT THE SAME TIME AS THE SEVEN (7) DAY NOTICE IS GIVEN PRIOR TO THE INSTRUCTION PERIOD.

- M. CLEANING
1. EQUIPMENT: AFTER COMPLETION OF PROJECT, CLEAN THE EXTERIOR SURFACE OF EQUIPMENT INCLUDED IN THIS SECTION, INCLUDING REMOVAL OF CONCRETE RESIDUE.
2. WORK AREA: AFTER COMPLETION OF PROJECT, REMOVE ALL CONSTRUCTION DEBRIS, TEMPORARY FACILITIES AND EQUIPMENT FROM WORK AREA. CLEAN WORK AREA TO PERMIT OCCUPATION.
N. GUARANTEE
1. GUARANTEE WORK OF THESE CONTRACT DOCUMENTS IN WRITING FOR NOT LESS THAN ONE (1) YEAR FROM DATE OF FINAL NOTICE OF ACCEPTANCE. REPAIR OR REPLACE DEFECTIVE MATERIALS, EQUIPMENT, WORKMANSHIP AND INSTALLATION THAT DEVELOP WITHIN THIS PERIOD. PROMPT AND TO OWNERS SATISFACTION AND CORRECT DAMAGE CAUSED BY MAKING NECESSARY REPAIRS AND REPLACEMENTS UNDER GUARANTEE WITHIN CONTRACT PRICE.

N. MEANS AND METHODS ALL TRADES

- 1. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. DO NOT BURN WASTE MATERIALS. DO NOT BURRY DEBRIS OR EXCESS MATERIALS ON THE OWNER'S PROPERTY. DO NOT DISCHARGE VOLATILE, HARMFUL OR DANGEROUS MATERIALS INTO DRAINAGE SYSTEMS. REMOVE AND DISPOSE OF ALL WASTE MATERIALS, PACKAGING MATERIAL, SKIDS ETC. FROM THE SITE AND DISPOSE OF IN A LAWFUL MANNER IN ACCORDANCE WITH MUNICIPAL, STATE AND FEDERAL REGULATIONS.
3. MATERIALS AND EQUIPMENT SHALL BE UL LISTED WHERE STANDARD HAS BEEN ESTABLISHED.
4. CAREFULLY INSPECT ALL BUILDING ELEMENTS PRIOR TO CUTTING OR DRILLING INTO WALL, FLOORS OR CEILINGS. PATCH AND PAINT SURFACES DISTURBED BY WORK UNDER THIS CONTRACT AS REQUIRED TO RESTORE THEM TO THEIR ORIGINAL CONDITION.
5. SCAFFOLDING, RIGGING, HOISTING, THE CONTRACTOR SHALL FURNISH ALL SCAFFOLDING, RIGGING, HOISTING AND SERVICES NECESSARY FOR ERECTION AND DELIVERY INTO THE PREMISES ANY EQUIPMENT AND APPARATUS FURNISHED UNDER THIS DIVISION. REMOVE SAME FROM PREMISES WHEN NO LONGER REQUIRED.
6. EXCAVATION AND BACKFILLING: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE SIZES, DEPTHS, FILL AND BEDDING REQUIREMENTS AND ANY OTHER EXCAVATION WORK REQUIRED UNDER THESE SPECIFICATIONS.
7. WATERPROOFING: WHERE ANY WORK PIECES WATERPROOFING, INCLUDING WATERPROOF CONCRETE, ROOF, EXTERIOR WALL AND FLOORS IN WET AREAS, THE METHOD OF INSTALLATION SHALL BE REVIEWED BY THE ENGINEER BEFORE WORK IS DONE. THE CONTRACTOR SHALL FURNISH ALL NECESSARY SLEEVES, CALKING AND FLASHING REQUIRED TO MAKE OPENINGS ABSOLUTELY WATERTIGHT.
8. PROVIDE FIRESTOPPING AROUND ALL FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED PARTITIONS. PROVIDE ASBESTOS FREE FIRESTOPPING SYSTEM CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME AND GASES. SYSTEM SHALL BE UL LISTED AND COMPLY WITH ASTM E 814.
9. PROVIDE ACCESS PANELS IN WALLS, FLOORS AND GYPSUM WALL BOARD CEILINGS TO ALLOW ACCESS TO VALVES AND OTHER APPARATUS AND EQUIPMENT REQUIRING PERIODIC SERVICE AND INSPECTION. NOT ALL ACCESS PANELS ARE INDICATED ON THE PLANS. REVIEW ARCHITECTURAL AND MECHANICAL PLANS TO DETERMINE THE LOCATION AND QUANTITY OF ACCESS PANELS REQUIRED. COORDINATE TYPE AND LOCATION WITH ARCHITECTURAL PLANS.

21.05.00 - COMMON WORK RESULTS FOR FIRE SUPPRESSION SYSTEMS

- A. WORKMANSHIP AND QUALIFICATIONS: MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. GROOVED ENDS SHALL BE CLEAN AND FREE FROM IDENTIFICATION, PROJECTIONS AND ROLL MARKS IN THE AREA FROM PIPE END TO GROOVE. GASKETS SHALL BE VERIFIED AS SUITABLE FOR THE INTENDED SERVICE PRIOR TO INSTALLATION. GASKETS SHALL BE MOLDED AND PRODUCED BY THE COUPLING MANUFACTURER. THE GROOVED COUPLING MANUFACTURER'S FACTORY TRAINED REPRESENTATIVE SHALL PROVIDE ON-SITE TRAINING FOR GROOVING PERSONNEL IN THE USE OF GROOVING TOOLS. APPLICATION OF GROOVE, AND INSTALLATION OF GROOVED JOINT PRODUCTS TO THE MANUFACTURER'S REPRESENTATIVE SHALL PERIODICALLY VISIT THE JOBSITE AND REVIEW INSTALLATION. CONTRACTOR SHALL REMOVE AND REPLACE ANY JOINTS DEEMED IMPROPERLY INSTALLED.
B. GROOVED JOINT COUPLINGS, FITTINGS, VALVES, AND SPECIALTIES SHALL BE THE PRODUCTS OF A SINGLE MANUFACTURER. GROOVING TOOLS SHALL BE OF THE SAME MANUFACTURER AS THE GROOVED COMPONENTS.
C. VALVES SHALL BEAR UL AND/OR FM LABEL OR MARKING. PROVIDE MANUFACTURER'S NAME AND PRESSURE RATING MARKED ON VALVE BODY. ITEMS OF SIMILAR CLASS SHALL BE THE PRODUCTS OF THE SAME MANUFACTURER. MANUFACTURERS: KENNEDY VALVE MFG. CO., VICTAULIC, STOCKHAM, NISCO, WATTS, HANMOND, MILWAUKEE.
D. PIPE & FITTINGS (ABOVE GRADE)
1. STEEL PIPING: ASTM A53, SCHEDULE 40 SEAMLESS CARBON STEEL. SCHEDULE 10 PIPE SHALL BE ALLOWED FOR PIPE SIZES LARGER THAN 1-1/4" DIAMETER WHEN ROLL GROOVED MECHANICAL COUPLINGS ARE USED.
2. CAST IRON FITTINGS: ANSIA/ASME B16.1, FLANGES AND FLANGED FITTINGS, ANSIA/ASME B16.4, SCREWED JOINTS.
3. MALLEABLE IRON FITTINGS: ANSIA/ASME B16.3, SCREWED CLASS 300 TYPE. THREADS SHALL CONFORM TO ANSIA/ASTM A47.
4. GROOVED MECHANICAL FITTINGS: ANS/A21, 100AWWA C-110 DUCTILE IRON, ASTM A536 GRADE 65-45-12 DUCTILE IRON, ASTM A234 GRADE WPB, OR FACTORY FABRICATED FROM CARBON STEEL PIPE CONFORMING TO ASTM A53, WITH GROOVES OR SHOULDERS DESIGNED TO ACCEPT GROOVED END COUPLINGS. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS THE ADJOINING COUPLINGS.
5. GROOVED MECHANICAL COUPLINGS: ASTM A536 GRADE 65-45-12, DUCTILE IRON HOUSING, ELASTOMER GASKET WITH NUTS AND BOLTS TO SECURE ROLL GROOVED PIPE AND FITTINGS.
6. RIGID TYPE COUPLINGS: HOUSINGS CAST WITH OFFSETTING, ANGLE-PATTERN BOLT PADS TO PROVIDE RIGIDITY AND SYSTEM SUPPORT AND HANGING IN ACCORDANCE WITH NFPA-13.
a. 1-1/4" THROUGH 4" FACTORY ASSEMBLED FOR INSTALLATION WITHOUT FIELD DISASSEMBLY, VICTAULIC STYLE 008 E2.
b. 5" THROUGH 8" VICTAULIC FIRELOCK STYLE 005.
c. 10" AND LARGER, VICTAULIC ZERO-FLEX STYLE 017.
7. FLEXIBLE TYPE COUPLINGS: USE IN LOCATIONS WHERE VIBRATION ATTENUATION AND STRESS RELIEF ARE REQUIRED, AND FOR SEISMIC CONSIDERATIONS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, VICTAULIC STYLE 75.

- E. GASKETS
1. WET SYSTEMS: C-SHAPE OR E2 STYLE 009.
F. JOINTS
1. GROOVED MECHANICAL COUPLINGS: ASTM A536 GRADE 65-45-12, DUCTILE IRON HOUSING, FLUSH/SEAL OR QUICKVIC ELASTOMER GASKET WITH NUTS AND BOLTS TO SECURE ROLL GROOVED PIPE AND FITTINGS. HOUSINGS CAST WITH OFFSETTING, ANGLE-PATTERN BOLT PADS TO PROVIDE RIGIDITY, AND MANUFACTURED TO CONNECT COPPER TUBING AND FITTINGS WITHOUT FLARING, VICTAULIC STYLE 906 OR STYLE 907 QUICKVIC STAB-ON COUPLINGS.
2. ASTM 832, SOLDER, GRADE 95TA OR ANSIA/AS 48 B30P SILVER BRAZE.
3. CAST IRON, AWWA C151 PIPING WITH AWWA C110 STANDARD THICKNESS FITTINGS AND AWWA C111 RUBBER GASKET JOINTS OR MECHANICAL GROOVED COUPLINGS WITH DUCTILE IRON HOUSING CLAMPS TO ENGAGE AND LOCK. C2 SHAPED COMPOSITION SEALING GASKET, STEEL BOLTS, NUTS, AND WASHERS, GALVANIZED FOR GALVANIC CORROSION.

- G. DRAIN VALVES: COMPRESSION STOP: BRONZE WITH HOSE THREAD NIPPLE AND CAP.
H. UNIONS & DIELECTRIC CONNECTIONS
1. UNIONS FOR PIPE 2" AND UNDER:
a. FERROUS PIPING: 150 PSIG (1034 KPA) MALLEABLE IRON, THREADED.
b. COPPER PIPE: BRONZE, SOLDERED JOINTS.
2. DIELECTRIC CONNECTIONS: WATERWAY FITTING WITH WATER IMPERVIOUS ISOLATION BARRIER, VICTAULIC STYLE 47 OR APPROVED EQUAL.
I. PIPE HANGERS AND SUPPORTS
1. CONFORM TO NFPA 13 AND NFPA 14.
2. HANGERS: MALLEABLE IRON, CARBON STEEL, ADJUSTABLE SWIVEL, SPLIT RING, CARBON STEEL, ADJUSTABLE, CLEVIS.
3. MULTIPLE OR TRAPEZE HANGERS: STEEL CHANNELS WITH WELDED SPACERS AND HANGER ROOFS.
4. WALL SUPPORT FOR PIPE SIZES TO 3": CAST IRON HOOK.
5. WALL SUPPORT FOR PIPE SIZES 4" AND OVER: WELDED STEEL BRACKET AND WROUGHT STEEL CLAMP.
6. VERTICAL SUPPORT: STEEL RISER CLAMP (ANGLE RING).
7. FLOOR SUPPORT: CAST IRON ADJUSTABLE PIPE SADDLE, LOCK NUT, NIPPLE, FLOOR FLANGE, AND CONCRETE PIER OR STEEL SUPPORT.

- J. GENERAL INSTALLATION REQUIREMENTS FOR PIPE AND FITTINGS
1. INSTALL PIPING IN ACCORDANCE WITH NFPA 13 FOR SPRINKLER SYSTEMS, NFPA 14 FOR STANDPIPE AND HOSE SYSTEMS, AND NFPA 24 FOR SERVICE MAINS.
2. PLACE PIPING IN CONCEALED SPACES ABOVE FINISHED CEILINGS UNLESS NOTED OTHERWISE.
3. ROUTE PIPING IN ORDERLY MANNER, PLUMB AND PARALLEL TO BUILDING STRUCTURE. MAINTAIN GRADIENT.
4. INSTALL PIPING TO CONSERVE BUILDING SPACE, TO NOT INTERFERE WITH USE OF SPACE AND OTHER WORK.
5. GROUP PIPING WHENEVER PRACTICAL, AT COMMON ELEVATIONS.

- 6. INSTALL PIPE SLEEVE AT PIPING PENETRATIONS THROUGH FOOTINGS, PARTITIONS, WALLS, AND FLOORS. SEAL PIPE AND SLEEVE PENETRATIONS TO MAINTAIN FIRE RESISTANCE EQUIVALENT TO FIRE SEPARATION.
7. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT. USE VICTAULIC STYLE 77 OR 78 COUPLINGS IN ACCORDANCE WITH VICTAULIC INSTRUCTIONS FOR EXPANSION AND CONTRACTION OF PIPE.
8. GROOVED JOINT COUPLINGS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. GROOVED ENDS SHALL BE CLEAN AND FREE FROM IDENTIFICATIONS, PROJECTIONS AND ROLL MARKS IN THE AREA FROM PIPE END TO GROOVE. GASKETS SHALL BE VERIFIED AS SUITABLE FOR THE INTENDED SERVICE PRIOR TO INSTALLATION. GASKETS SHALL BE MOLDED AND PRODUCED BY THE COUPLING MANUFACTURER. THE GROOVED COUPLING MANUFACTURER'S FACTORY TRAINED REPRESENTATIVE SHALL PROVIDE ON-SITE TRAINING FOR GROOVING PERSONNEL IN THE USE OF GROOVING TOOLS. APPLICATION OF GROOVE, AND INSTALLATION OF GROOVED JOINT PRODUCTS TO THE MANUFACTURER'S REPRESENTATIVE SHALL PERIODICALLY VISIT THE JOBSITE AND REVIEW INSTALLATION. CONTRACTOR SHALL REMOVE AND REPLACE ANY JOINTS DEEMED IMPROPERLY INSTALLED.
9. PITCH PIPING AND ARRANGE SYSTEMS TO DRAIN AT LOW POINTS. USE ECCENTRIC REDUCERS TO MAINTAIN TOP OF PIPE LEVEL.
10. PREPARE PIPE, FITTINGS, SUPPORTS, AND ACCESSORIES FOR FINISH PAINTING. WHERE PIPE SUPPORT MEMBERS ARE WELDED TO STRUCTURAL BUILDING FRAMING, SCRABE, BRUSH CLEAN, AND APPLY ONE COAT OF ZINC RICH PRIMER TO WELDING.
11. DO NOT PENETRATE BUILDING STRUCTURAL MEMBERS UNLESS INDICATED.
12. WHERE MORE THAN ONE PIPING SYSTEM MATERIAL IS SPECIFIED, INSTALL COMPATIBLE SYSTEM COMPONENTS AND JOINTS. INSTALL FLANGES, UNIONS, AND COUPLINGS AT LOCATIONS REQUIRING SERVICING.
13. DIE CUT THREADED JOINTS WITH FULL CUT STANDARD TAPER PIPE THREADS WITH RED LEAD AND LINSEED OIL OR OTHER NON-TOXIC JOINT COMPOUND APPLIED TO MALE THREADS ONLY.
14. PROVIDE DIELECTRIC FITTINGS WHENEVER JOINING TWO DISSIMILAR METALS.
15. PROVIDE SURGE RESTRAINERS ON ALL END OF BRANCHES AND ARM OVERS IN EXCESS OF 12'

K. GENERAL INSTALLATION REQUIREMENTS FOR VALVES

- 1. INSTALL DRAIN VALVES AT MAIN SHUT-OFF VALVES, LOW POINTS OF PIPING AND APPARATUS.
2. VALVES SHALL BE ACCESSIBLE FOR OPERATION AND SERVICING. PROVIDE ACCESS PANELS WHERE REQUIRED.
3. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED. REMOVE PROTECTIVE COATINGS AFTER INSTALLATION.
L. GENERAL INSTALLATION REQUIREMENTS FOR PIPE HANGERS AND SUPPORTS
1. INSTALL IN ACCORDANCE WITH NFPA 13 AND NFPA 14.
2. INSTALL HANGERS TO WITH MINIMUM 1/2" SPACE BETWEEN FINISHED COVERING AND ADJACENT WORK.
3. PLACE HANGERS WITHIN 12" OF EACH HORIZONTAL ELBOW.
4. USE HANGERS WITH 1-1/2" MINIMUM VERTICAL ADJUSTMENT. DESIGN HANGERS FOR PIPE MOVEMENT WITHOUT DISENGAGEMENT OF SUPPORTED PIPE.
5. SUPPORT VERTICAL PIPING AT EVERY FLOOR. SUPPORT RISER PIPING INDEPENDENTLY OF CONNECTED HORIZONTAL PIPING.
6. WHERE INSTALLING SEVERAL PIPES IN PARALLEL AND AT SAME ELEVATION, PROVIDE MULTIPLE OR TRAPEZE HANGERS.
7. INSTALL COPPER PLATED HANGERS AND SUPPORTS FOR COPPER PIPING.
8. PRIME COAT EXPOSED STEEL HANGERS AND SUPPORTS, HANGERS AND SUPPORTS LOCATED IN DRAWL SPACES, PIPE SHAFTS, AND SUSPENDED CEILING SPACES ARE NOT CONSIDERED EXPOSED.

21.13.10 - FIRE-SUPPRESSION SPRINKLER SYSTEMS

- A. SYSTEM DESCRIPTION (EXISTING BUILDING)
1. PROVIDE A WET PIPE SYSTEM HYDRAULICALLY DESIGNED IN ACCORDANCE WITH NFPA 13 AND ALL REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION, TO PROVIDE COVERAGE FOR SPACES INDICATED ON THE DRAWINGS.
2. PROVIDE ALTERATIONS AND RENOVATIONS TO THE EXISTING SPRINKLER SYSTEM. FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING BUT NOT LIMITED TO LOCATION OF THE EXISTING SPRINKLER HEADS, LOCATIONS AND SIZES OF EXISTING SPRINKLER PIPING, AVAILABLE STATIC PRESSURE, RESIDUAL PRESSURE, AND FLOW AT THE BASE OF THE RISER. MODIFY SPRINKLER PIPING AS REQUIRED FOR THE LAYOUT OF NEW SPRINKLER HEADS, INCLUDING MODIFICATIONS TO EXISTING PIPING.
3. CONTRACTOR SHALL PERFORM A WATER FLOW TEST. RESULTS OF THE CONTRACTORS WATER FLOW TEST SHALL BE USED FOR PREPARING HYDRAULIC CALCULATIONS.
4. INTERFACE SYSTEM WITH BUILDING FIRE ALARM SYSTEM.
5. THE SPRINKLER LOCATIONS AND PIPING ARRANGEMENTS INDICATED ON THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC.
6. SPRINKLER LOCATIONS INDICATED ARE FOR STANDARD COVERAGE SPRINKLERS, MAXIMUM 225 SQUARE FEET PER SPRINKLER FOR LIGHT HAZARD AND 130 SQUARE FEET PER SPRINKLER FOR ORDINARY HAZARD. EXTENDED COVERAGE SPRINKLERS SHALL NOT BE INSTALLED IN ANY LOCATIONS UNLESS SPECIFICALLY INDICATED.

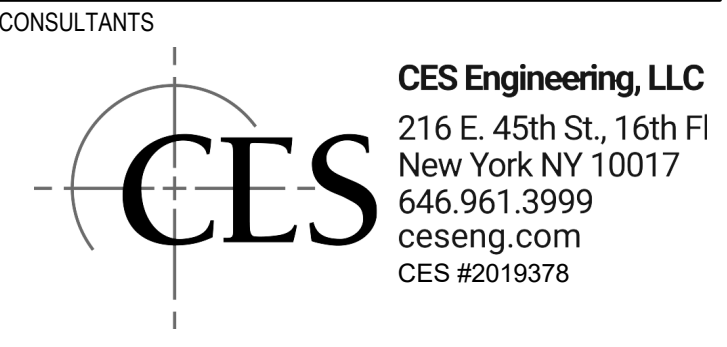
- B. SUBMITTALS
1. SUBMIT FIRE PROTECTIONS SHOP DRAWINGS DRAWN TO A MINIMUM SCALE OF 1/4"=1'-0". DRAWINGS SHALL INCLUDE DETAILED PIPE LAYOUT, PIPE MATERIALS USED, JOINING METHODS, HANGERS AND SUPPORTS, FLOOR AND WALL PENETRATION SEALS, CONTROLS, AND COMPONENTS AND ACCESSORIES.
2. CONTRACTOR SHALL PERFORM HYDRANT FLOW TEST IN ACCORDANCE WITH NFPA 13, AND SHALL SUBMIT RESULTS OF THIS TEST FOR REVIEW.
3. SHOP DRAWINGS AND HYDRAULIC CALCULATIONS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.
4. PRODUCT DATA: SUBMIT DATA ON SPRINKLERS, VALVES, AND SPECIALTIES.
5. AFTER REVIEW BY THE OWNER'S REPRESENTATIVE, SUBMIT SPRINKLER LAYOUT SHOP DRAWINGS, PRODUCT DATA, AND HYDRAULIC CALCULATIONS TO THE AUTHORITY HAVING JURISDICTION, FIRE MARSHALL, AND OWNER'S INSURANCE UNDERWRITER FOR APPROVAL. SUBMIT PROOF OF APPROVAL FROM SUCH AUTHORITY/ORGANIZATION.

- C. SPRINKLERS
1. MANUFACTURERS: YIKING, TYCO, VICTAULIC, GRINNELL CORP., RELIABLE SPRINKLER CORP.
2. SPRINKLERS SHALL BE ADJUSTABLE, GLASS BULB, AUTOMATIC SPRINKLERS WITH 1/2" ORIFICE AND 5.6 K-FACTOR UNLESS OTHERWISE INDICATED. TYPE OF SPRINKLER HEAD SHALL BE AS INDICATED ON THE PLANS AND IN ACCORDANCE WITH THE FOLLOWING.
3. SPRINKLER BODIES SHALL BE DIE CAST BRASS, WITH HEX SHAPED WRENCH BOSS INTEGRALLY CAST INTO THE SPRINKLER BODY TO REDUCE THE RISK OF DAMAGE DURING INSTALLATION.
4. UNLESS OTHERWISE INDICATED, ORDINARY TEMPERATURE RATED SPRINKLER HEADS SHALL BE PROVIDED.
5. WHERE SPRINKLERS WILL BE INSTALLED IN CLOSE PROXIMITY TO HEAT SOURCES AND THE COVERAGE LOCATIONS, AS IDENTIFIED IN NFPA 13, TEMPERATURE RATINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13
6. WHERE PLANS CALL FOR EXTENDED COVERAGE SPRINKLER HEADS, COORDINATE COVERAGE REQUIREMENTS WITH REQUIRED PRESSURE AND K-FACTOR.
7. SPARE SPRINKLERS: FURNISH SPARE AUTOMATIC SPRINKLERS IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13 FOR STOCK OF EXTRA SPRINKLERS. THE SPRINKLERS SHALL BE REPRESENTATIVE OF, AND IN PROPORTION TO, THE NUMBER OF EACH TYPE AND TEMPERATURE RATING OF THE SPRINKLERS INSTALLED. PROVIDE TWO SPECIAL SPRINKLER WRENCHES, OR MINIMUM ONE WRENCH FOR EACH CONTAINER OR SPRINKLER BOX, WHICHEVER IS GREATER.
8. IN AREAS WHERE SPRINKLERS ARE SUBJECT TO PHYSICAL DAMAGE, PROVIDE SPRINKLER GUARD ASSEMBLY OVER HEAD. FINISH TO MATCH SPRINKLER FINISH. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SPRINKLERS IN ELEVATOR SHAFTS, UNDER LOWER RAKES OF STAIRWAYS, IN ELECTRICAL ROOMS, BOILER ROOMS AND OTHER MECHANICAL ROOMS, 7'-0" OR LESS ABOVE FINISHED FLOORS, AND IN GYMNASIUMS/WITNESS CENTER AREAS.

- D. PIPING SPECIALTIES
1. MANUFACTURERS: POTTER ROEMER, YIKING, TYCO, VICTAULIC, GRINNELL CORP., RELIABLE SPRINKLER CORP. SUBSTITUTIONS ALLOWED.
2. WATER FLOW SWITCH: VANE TYPE SWITCH FOR MOUNTING HORIZONTAL OR VERTICAL, WITH TWO FORM C CONTACTS, RATED 10 AMP AT 120 VOLT, VANE TYPE WATER FLOW SWITCHES SHALL NOT BE USED ON DRY PIPE SPRINKLER SYSTEMS.
3. VALVE TAMPER SUPERVISORY SWITCH: TWO FORM C CONTACTS, RATED 10 AMP AT 120 VOLT, UL LISTED AND FM APPROVED, UP TO 2" - POTTER MODEL P0VS-1. OVER 2" SWITCH SHALL BE POTTER MODEL 08Y9U-2.
4. PRESSURE SWITCH: 1/2" MALE PRESSURE CONNECTION TO ALARM VALVE RISER AND ACTUATED BY ANY FLOW OF WATER IN EXCESS OF ONE SPRINKLER. MAXIMUM PRESSURE RATING 175 PSI. WEATHER-PROOF WITH TAMPER RESISTANT SCREWS, RATED 10 AMPS AT 120 VOLT.
5. PRESSURE GAGE: RATED FOR 300 PSI USE, 3-1/2" DIAMETER.

- E. GENERAL INSTALLATION REQUIREMENTS FOR SPRINKLER SYSTEMS
1. INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. INSTALL FIRE PROTECTION SYSTEMS IN ACCORDANCE WITH NFPA 13, NFPA 13D, NFPA 13R, AND NFPA 24 FOR SERVICE MAINS.
3. MINIMIZE SHUT-DOWNS OF EXISTING WATER SUPPLIES. WORK SHALL BE COMPLETE BEFORE MAKING THE FINAL CONNECTIONS TO THE EXISTING WATER SUPPLIES. NOTIFY THE OWNER'S REPRESENTATIVE BEFORE AFFECTING THE OPERATION OF ANY EXISTING FIRE PROTECTION EQUIPMENT.
4. LOCATE FIRE DEPARTMENT CONNECTION WITH SUFFICIENT CLEARANCE FROM WALLS, OBSTRUCTIONS, ETC., TO ALLOW FULL SWING OF FIRE DEPARTMENT WRENCH HANDLE. COORDINATE THE LOCATION OF THE FIRE DEPARTMENT CONNECTION WITH THE LOCAL FIRE OFFICIALS.
5. SPRINKLERS LOCATED IN FULL SIZE CEILING TILES SHALL BE CENTERED IN THE TILE. PROVIDE PIPING OFFSETS AS REQUIRED.
6. SPRINKLER BULB PROTECTOR SHALL REMAIN IN PLACE UNTIL THE SPRINKLER IS COMPLETELY INSTALLED, REMOVE THE BULB PROTECTOR BY HAND AFTER INSTALLATION AND BEFORE THE SYSTEM IS PLACED IN SERVICE.
7. COORDINATE FLOW SWITCHES, TAMPER SWITCHES, AND ALL OTHER SPRINKLER DEVICES WITH THE FIRE ALARM SYSTEM.
8. PROVIDE AND APPLY SIGNS TO CONTROL, DRAIN, TEST AND ALARM VALVES TO IDENTIFY THEIR PURPOSE AND FUNCTION.

ANDRUS ON HUDSON MAIN BUILDING 2ND FLOOR



KEY PLAN



PROJECT DATA

Table with project details: PROJECT NUMBER (M19012), CURRENT SUBMISSION DATE (10.27.2023), DRAWN (KMC), CHECKED (BCH), SCALE (AS INDICATED), FILE REFERENCE (C:\Users\kraven\Documents\PHASE 2 - FP2-2019378\BIM\BIM-Central-Andrus-on-Hudson-second floor\_kraven\XXVJL.rvt), HISTORY OF SUBMISSIONS table with columns No., Date, Description.

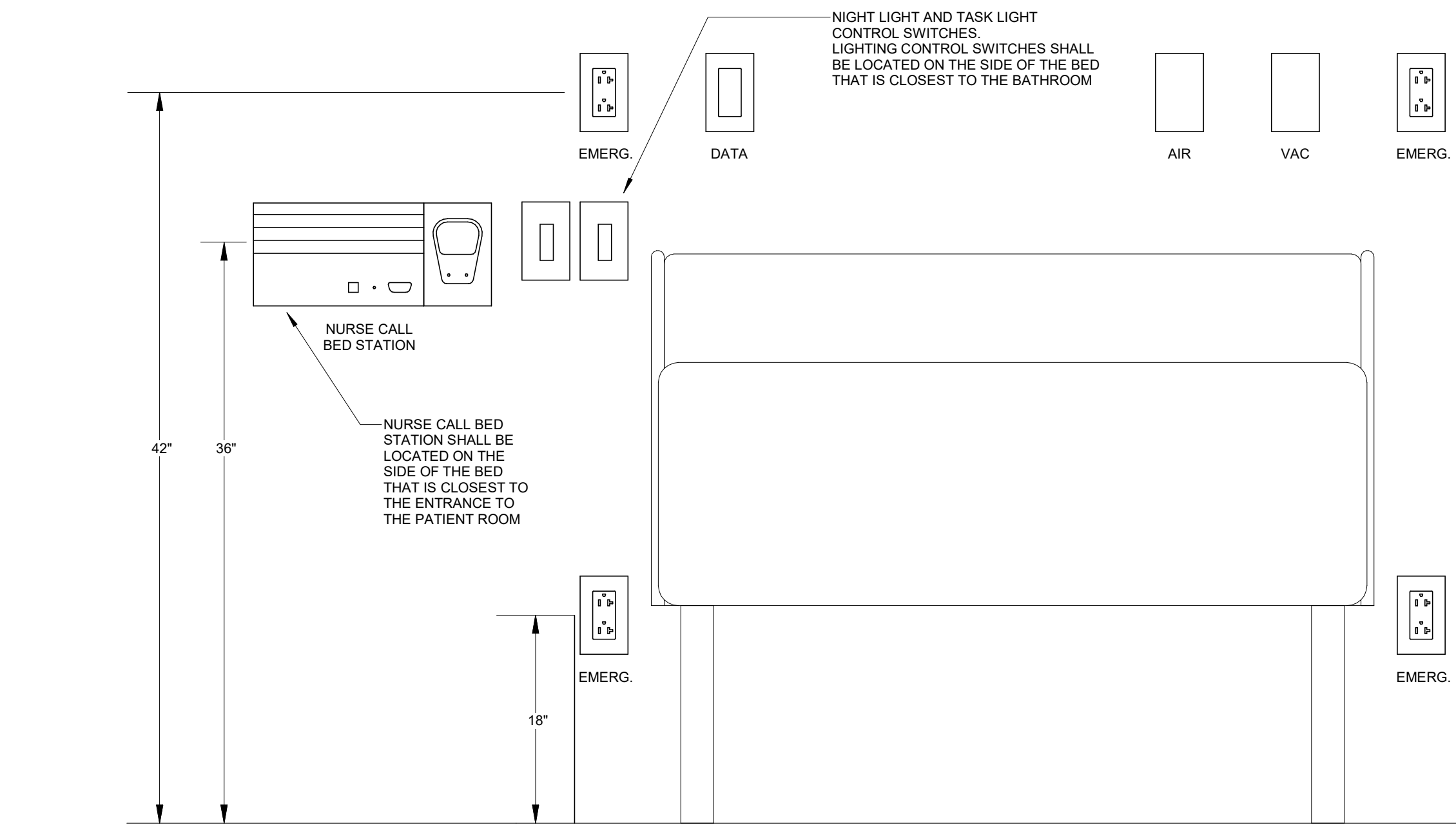
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FIRE PROTECTION SPECIFICATIONS

FP8.00

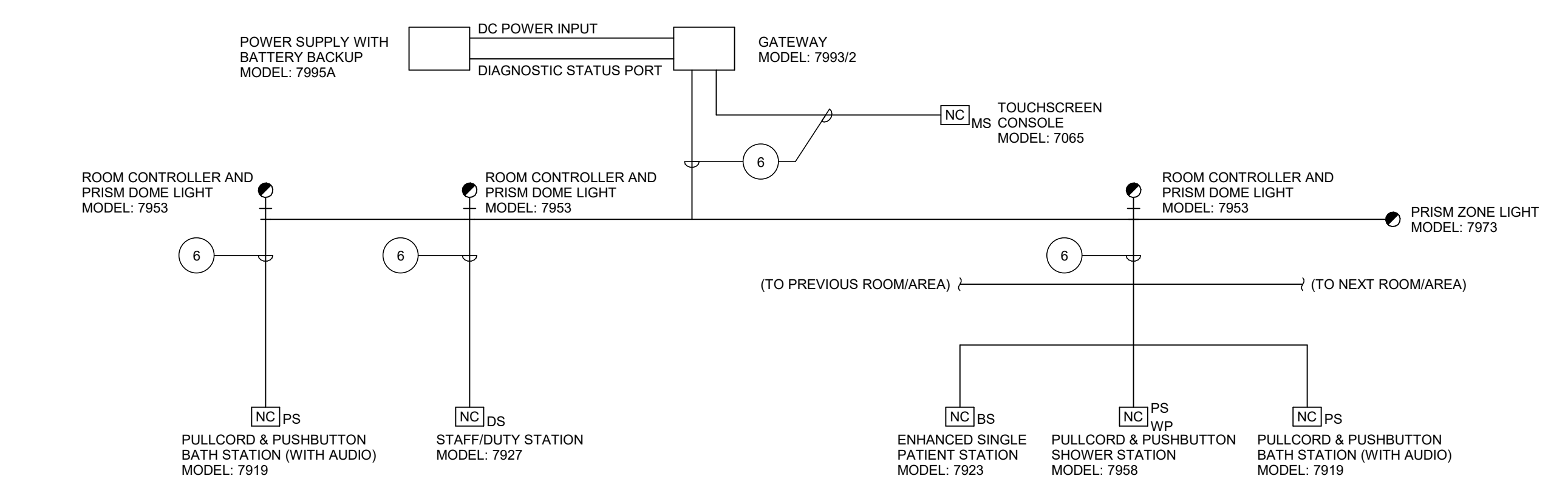
FIRE ALARM LEGEND	
SYMBOL	DESCRIPTION
<b>EQUIPMENT</b>	
EAS	EMERGENCY 2-WAY COMMUNICATION SYSTEM AREA CALL STATION. REFER TO 2-WAY COMMUNICATION SYSTEM WIRING DIAGRAM FOR ADDITIONAL INFORMATION.
EMS	EMERGENCY 2-WAY COMMUNICATION SYSTEM MASTER STATION. REFER TO 2-WAY COMMUNICATION SYSTEM WIRING DIAGRAM FOR ADDITIONAL INFORMATION.
FACP	FIRE ALARM CONTROL PANEL.
FARA	FIRE ALARM REMOTE ANNUNCIATOR PANEL.
EVAC	FIRE ALARM VOICE EVACUATION REMOTE MICROPHONE.
FATP	FIRE ALARM TRANSPONDER PANEL.
<b>INITIATING DEVICES</b>	
S	CEILING MOUNTED SMOKE DETECTOR
S	CEILING MOUNTED SMOKE DETECTOR WIRED TO ELEVATOR RECALL SYSTEM
H	CEILING MOUNTED HEAT DETECTOR WITH TEMPERATURE RATING OF 135 DEGREES UNLESS OTHERWISE NOTED
H RR	CEILING MOUNTED COMBINATION FIXED TEMPERATURE / RATE-OF-RISE HEAT DETECTOR
SD	DUCT MOUNTED SMOKE DETECTOR AND HOUSING
SD FSD	SMOKE OR FIRE/SMOKE DAMPER WITH ASSOCIATED DUCT SMOKE DETECTOR. PROVIDE ALL ITEMS LISTED AS BY DIVISION 26 AND BY DIVISION 28 IN ELECTRICAL SMOKE DAMPER DETAIL. PROVIDE WITH ONE DUCT SMOKE DETECTOR UNLESS OTHERWISE NOTED.
F	WALL MOUNTED FIRE ALARM MANUAL PULL STATION. MOUNT AT 48" AFF
H	HEAT DETECTOR FOR ELEVATOR RECALL CONTROLS
CO	CEILING MOUNTED CARBON MONOXIDE DETECTOR
<b>NOTIFICATION</b>	
XX	CEILING MOUNTED COMBINATION SPEAKER/STROBE LIGHT WITH A MULTI-CANDELA STROBE. "XX"-CANDELA RATING
XX	CEILING MOUNTED STROBE-ONLY UNIT WITH A MULTI-CANDELA STROBE. "XX"-CANDELA RATING
<b>INTERFACE MODULES</b>	
MM	FIRE ALARM MONITOR MODULE
CM	FIRE ALARM CONTROL MODULE
RM	FIRE ALARM RELAY MODULE
<b>MISCELLANEOUS</b>	
RTS	REMOTE DUCT SMOKE DETECTOR TEST SWITCH
TS	FIRE PROTECTION TAMPER SWITCH AND FIRE ALARM MONITOR MODULE
FS	FIRE PROTECTION FLOW SWITCH AND FIRE ALARM MONITOR MODULE
PS	FIRE PROTECTION PRESSURE SWITCH AND FIRE ALARM MONITOR MODULE

TECHNOLOGY DEVICE SCHEDULE			
SYMBOL	DESCRIPTION	CONDUIT/ BACKBOX	NOTES
(X)	DATA OUTLET	2-GANG BOX @ 18" AFF WITH 1-GANG MUD RING AND 1-1/4" C. STUBBED ABOVE ACCESSIBLE CEILING	SUBSCRIPT "n" = #" ABOVE COUNTER
(X,Y)	COMBINATION OUTLET	2-GANG BOX @ 18" AFF WITH 1-GANG MUD RING AND 1-1/4" C. STUBBED ABOVE ACCESSIBLE CEILING	
(WAP)	OUTLET FOR WIRELESS ACCESS POINT (CEILING)	2-GANG BACKBOX FLUSHED INTO CEILING. WHEN MOUNTED IN ACT CEILING PROVIDE TILE BRIDGE FOR SUPPORT. IN AREAS WITHOUT CEILING, BOX SHALL BE SURFACE MOUNTED TO STRUCTURE.	TERMINATE AT TWO-PORT SURFACE BOX WITHIN BACKBOX, EQUAL TO SIEMON M83M2
TV	RECESSED BOX FOR MONITOR DISPLAY	3-GANG RECESSED BOX EQUAL TO LEGRAND TV3W-TVSS @ 60" AFF WITH (2) 1-1/4" C. STUBBED ABOVE ACCESSIBLE CEILING OR STUBBED TO A NEARBY FLOORBOX WHERE AV INTERFACE IS REQUIRED AT TABLES.	TV RECEPTACLE SHOWN ON PLANS SHALL BE MOUNTED IN SAME BACKBOX WITH POWER AND AV
XX	CARD READER	COMPATIBLE SINGLE GANG BOX WITH MUD RING @ 42" AFF WITH 3/4" C. STUBBED ABOVE AN ACCESSIBLE CEILING.	ADDITIONAL DEVICES AND INFRASTRUCTURE REQUIRED AT DOOR. REFER TO SECURITY DETAILS FOR ADDITIONAL REQUIREMENTS. "XX"= CARD READER TYPE, WHERE APPLICABLE.
(X)	VIDEO SURVEILLANCE CAMERA	REFER TO VIDEO SURVEILLANCE DETAIL FOR CONDUIT AND BACKBOX REQUIREMENTS.	"X"= CAMERA TYPE. REFER TO VIDEO SURVEILLANCE DETAIL AND SPECIFICATIONS.



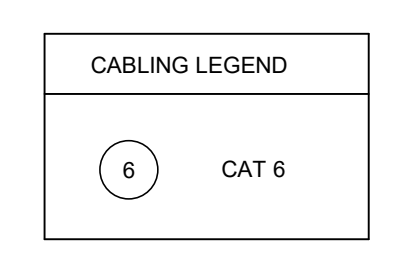
NOTE:  
THIS DETAIL IS FOR REFERENCE ONLY - REFER TO ARCHITECT'S DETAILED ELEVATIONS FOR EXACT LOCATIONS OF ALL DEVICES.

1 HEADWALL DETAIL SECOND FLOOR  
NTS



4 JERON NURSE CALL - TYPICAL CORRIDOR RISER  
NTS

NURSE CALL SYSTEM LEGEND	
SYMBOL	DESCRIPTION
E	EMERGENCY CALL TOGGLE SWITCH. REFER TO CALL-FOR-AID WIRING SCHEMATIC FOR MORE INFORMATION.
B	EMERGENCY CALL FOR AID COMBINATION BUZZER / LIGHT. REFER TO CALL-FOR-AID WIRING SCHEMATIC FOR MORE INFORMATION.
PB	ADA PUSH PLATE
MS	NURSE CALL MASTER CONSOLE. PROVIDE A SINGLE-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING, UNLESS NOTED OTHERWISE. REFER TO RISER DIAGRAM FOR WIRING.
BS	NURSE CALL SINGLE-BED STATION WITH STAFF ASSIST. PROVIDE A THREE-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING. REFER TO RISER DIAGRAM FOR WIRING.
WP	NURSE CALL BATH PULL STATION. PROVIDE A SINGLE-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING. REFER TO RISER DIAGRAM FOR WIRING. "WP" EQUALS WATERPROOF IF INDICATED.
PS	NURSE CALL BATH PULL STATION. PROVIDE A SINGLE-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING. REFER TO RISER DIAGRAM FOR WIRING.
SA	NURSE CALL STAFF ASSIST / CODE STATION. PROVIDE A SINGLE-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING. REFER TO RISER DIAGRAM FOR WIRING.
SS	NURSE CALL STAFF STATION. PROVIDE A SINGLE-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING. REFER TO RISER DIAGRAM FOR WIRING.
DS	NURSE CALL DUTY STATION. PROVIDE A SINGLE-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING. REFER TO RISER DIAGRAM FOR WIRING.
2	NURSE CALL AUDIO / DOME LIGHT WITH 2 LEDS. PROVIDE A TWO-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING. REFER TO RISER DIAGRAM FOR WIRING.
4	NURSE CALL AUDIO / DOME LIGHT WITH 4 LEDS. PROVIDE A TWO-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING. REFER TO RISER DIAGRAM FOR WIRING.
Z	NURSE CALL AUDIO / DOME ZONE LIGHT. PROVIDE A TWO-GANG BACKBOX AND 3/4" CONDUIT WITH BUSHING TO ABOVE ACCESSIBLE CEILING. REFER TO RISER DIAGRAM FOR WIRING.



ANDRUS ON HUDSON  
ANDRUS ON HUDSON  
| MAIN BUILDING  
2ND FLOOR

CONSULTANTS

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CES #2019378



KEY PLAN

PROJECT DATA

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	KMC
CHECKED	SJM
SCALE	AS INDICATED
FILE REFERENCE	C:\Users\revin\Documents\PHASE 2 - R20-2019378 (04)R2P Central-Andrus-on-Hudson_second floor_revitBSKMD.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

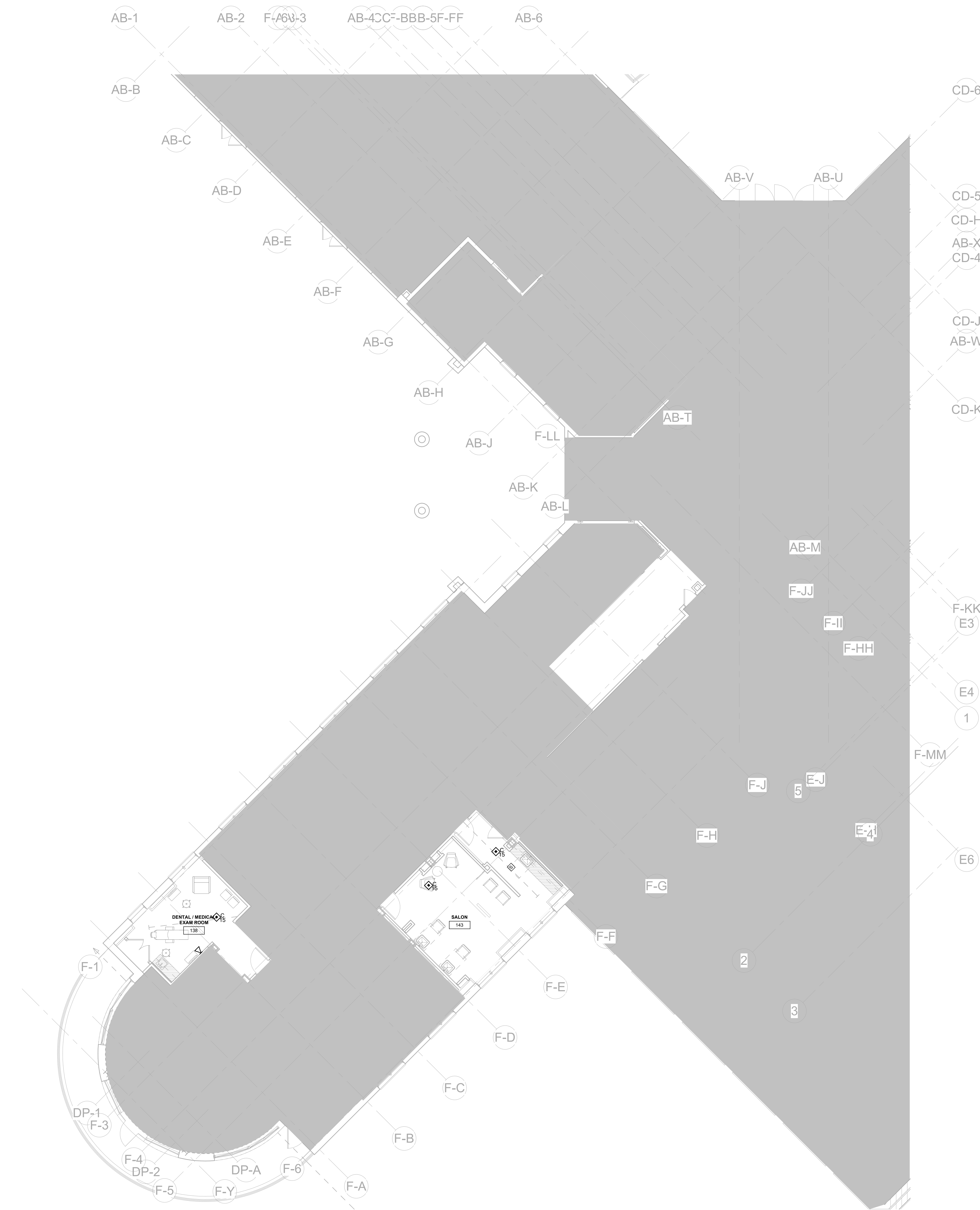
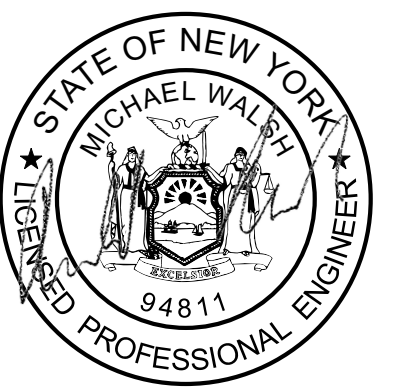
SHEET TITLE

TECHNOLOGY LEGENDS  
ABBREVIATIONS AND  
SCHEDULES

T0.00

ANDRUS ON HUDSON  
ANDRUS ON HUDSON  
| MAIN BUILDING  
2ND FLOOR

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CES #2019378



1 01 ELECTRICAL TECHNOLOGY FIRST FLOOR PLAN  
1/8" = 1'-0"

**TECHNOLOGY GENERAL NOTES**

**GENERAL TELECOMMUNICATIONS SYSTEM NOTES**

- THE MAIN TELECOMMUNICATION EQUIPMENT ROOM IS LOCATED ON THE BASEMENT LEVEL. THIS EQUIPMENT ROOM CONTAINS THE FOLLOWING:
  - MAIN DATA RACK
  - HIKVISION CAMERA AND NVR HEADEND
  - CONTINENTAL ACCESS CONTROL HEADEND
  - BOGEN AUDIO PA EQUIPMENT
  - FIBER OPTIC SERVICE ENTRANCE
  - COOPER ANALOG VOICE SERVICE ENTRANCE
- PROVIDE CONDUIT RACEWAYS FOR ALL DATA NETWORK CABLE HOMERUNS TO IDF M48. CONFIRM THE PREFERRED IDF LOCATION WITH THE OWNER'S NETWORK VENDOR.
- ALL AUDIO SYSTEM NEW SPEAKER INTEGRATION SHALL BE ADDED TO THE EXISTING BOGEN HEADEND SYSTEM.
- ALL CCTV CAMERAS SHALL BE INTEGRATED INTO THE EXISTING CAMERA HEADEND RACK LOCATED IN THE BASEMENT.
- ALL ACCESS CONTROL PROVISIONS INDICATED SHALL BE INTEGRATED INTO THE EXISTING CONTINENTAL SYSTEM HEADEND LOCATED IN THE BASEMENT.
- ALL DATA WIRING, SECURITY WIRING AND FIRE ALARM WIRING TO BE INSTALLED IN CONDUIT IN EXPOSED CEILINGS TO DEVICES ONLY. ALL OTHER WIRING TO BE INSTALLED ABOVE CEILINGS.

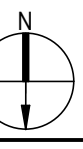
**FIRE ALARM SYSTEM NOTES**

- THE SCOPE OF WORK FOR THIS PROJECT IS TO PROVIDE THE INFRASTRUCTURE TO SUPPORT THE INSTALLATION OF THE FIRE ALARM SYSTEM RENOVATION WITH WIRING AND EQUIPMENT PROVIDED UNDER DIV. 28.
- INSTALLATION REQUIREMENTS INCLUDE:
  - A. ALL FA DEVICES TO BE CEILING MOUNTED AND WHITE FINISH. LOCATE ON TILE AND DRYWALL CEILINGS, NOT ON EXPOSED DECK.
  - B. BACKBOXES AND PATHWAYS TO ABOVE AN ACCESSIBLE CEILING AT DEVICE LOCATIONS.
  - C. PATHWAYS (SLEEVES) THROUGH PARTITIONS AND FLOORS FOR SYSTEMS WIRING.
  - D. PATHWAYS ACROSS INACCESSIBLE CEILINGS FOR SYSTEMS WIRING.
  - E. POWER FOR EQUIPMENT.
  - F. CONDUITS, DEVICES, & PULL BOX SYSTEM FOR ALL COMPONENT INSTALLATIONS.
  - G. NYLON DRAG LINES IN ALL EMPTY RACEWAYS.
- COORDINATE DEVICE LOCATIONS WITH THE ARCHITECTURAL PLANS AND THE WORK OF ALL OTHER DIVISIONS.

**GENERAL SECURITY SYSTEM NOTES**

- THE SCOPE OF WORK FOR THIS PROJECT IS TO PROVIDE THE INFRASTRUCTURE TO SUPPORT THE INSTALLATION OF SECURITY (ACCESS CONTROL, INTRUSION DETECTION & SURVEILLANCE CAMERA) SYSTEM WIRING AND EQUIPMENT PROVIDED BY OWNER.
- INFRASTRUCTURE REQUIREMENTS INCLUDE:
  - A. BACKBOXES AND PATHWAYS TO ABOVE AN ACCESSIBLE CEILING AT DEVICE LOCATIONS.
  - B. PATHWAYS (SLEEVES) THROUGH PARTITIONS AND FLOORS FOR SYSTEMS WIRING.
  - C. PATHWAYS ACROSS INACCESSIBLE CEILINGS FOR SYSTEMS WIRING.
  - D. PATHWAYS AND DRAG LINES THROUGH DOOR FRAMES TO DEVICES.
  - E. POWER FOR EQUIPMENT.
  - F. NYLON DRAG LINES IN ALL EMPTY RACEWAYS.
- COORDINATE DEVICE LOCATIONS WITH THE ARCHITECTURAL PLANS AND THE WORK OF ALL OTHER DIVISIONS.
- COORDINATE PATHWAYS THROUGH DOOR FRAMES WITH THE DIVISION 8 CONTRACTOR.
- MEET WITH THE OWNER'S SECURITY SYSTEM CONTRACTOR PRIOR TO PROVIDING ANY INFRASTRUCTURE REQUIREMENTS TO COORDINATE WORK SCHEDULE MEETINGS AS NECESSARY. MIN. BI-WEEKLY TO COORDINATE WORK AND SCHEDULE SEQUENCE OF WORK. FAILURE TO COORDINATE INFRASTRUCTURE REQUIREMENTS WILL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLETE THE WORK.

KEY PLAN



PROJECT DATA

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	KMC
CHECKED	SJM
SCALE	AS INDICATED
FILE REFERENCE	C:\Users\revin\Documents\PHASE 2 - R202019378\04SEP23\Central-Andrus-on-Hudson_second floor_revin\BSKMD.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

ELECTRICAL TECHNOLOGY FIRST FLOOR PLAN

T1.00.1

10/27/2023 1:02:21 AM  
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ANDRUS ON HUDSON  
ANDRUS ON HUDSON  
| MAIN BUILDING  
2ND FLOOR

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CES #2019378

**TECHNOLOGY GENERAL NOTES**  
1. FOR TV OUTLET RACEWAY REQUIREMENTS REFER TO DETAIL 2/ES.00.



KEY PLAN



PROJECT DATA

PROJECT NUMBER	M19012
CURRENT SUBMISSION DATE	10.27.2023
DRAWN	KMC
CHECKED	SJM
SCALE	AS INDICATED
FILE REFERENCE	C:\Users\m\Documents\PHASE 2 - R202019378\04AEP - Central-Andrus-on-Hudson_second floor_rev1n\BSKMD.rvt

HISTORY OF SUBMISSIONS

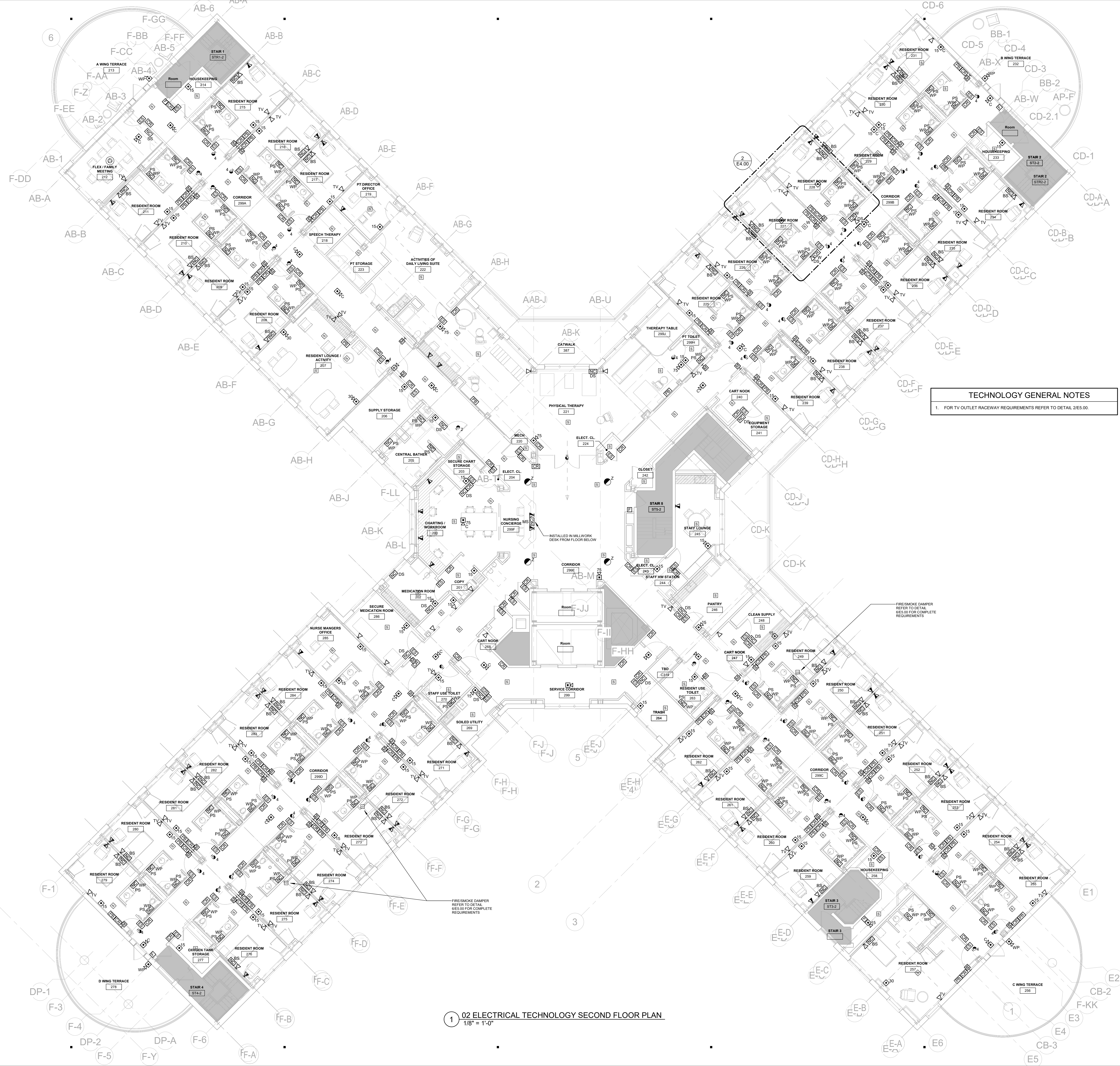
No.	Date	Description

100% CONSTRUCTION DOCUMENTS

SHEET TITLE

ELECTRICAL TECHNOLOGY SECOND FLOOR PLAN

T1.00.2



1 02 ELECTRICAL TECHNOLOGY SECOND FLOOR PLAN  
1/8" = 1'-0"

10/27/2023 1:21:51 AM  
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