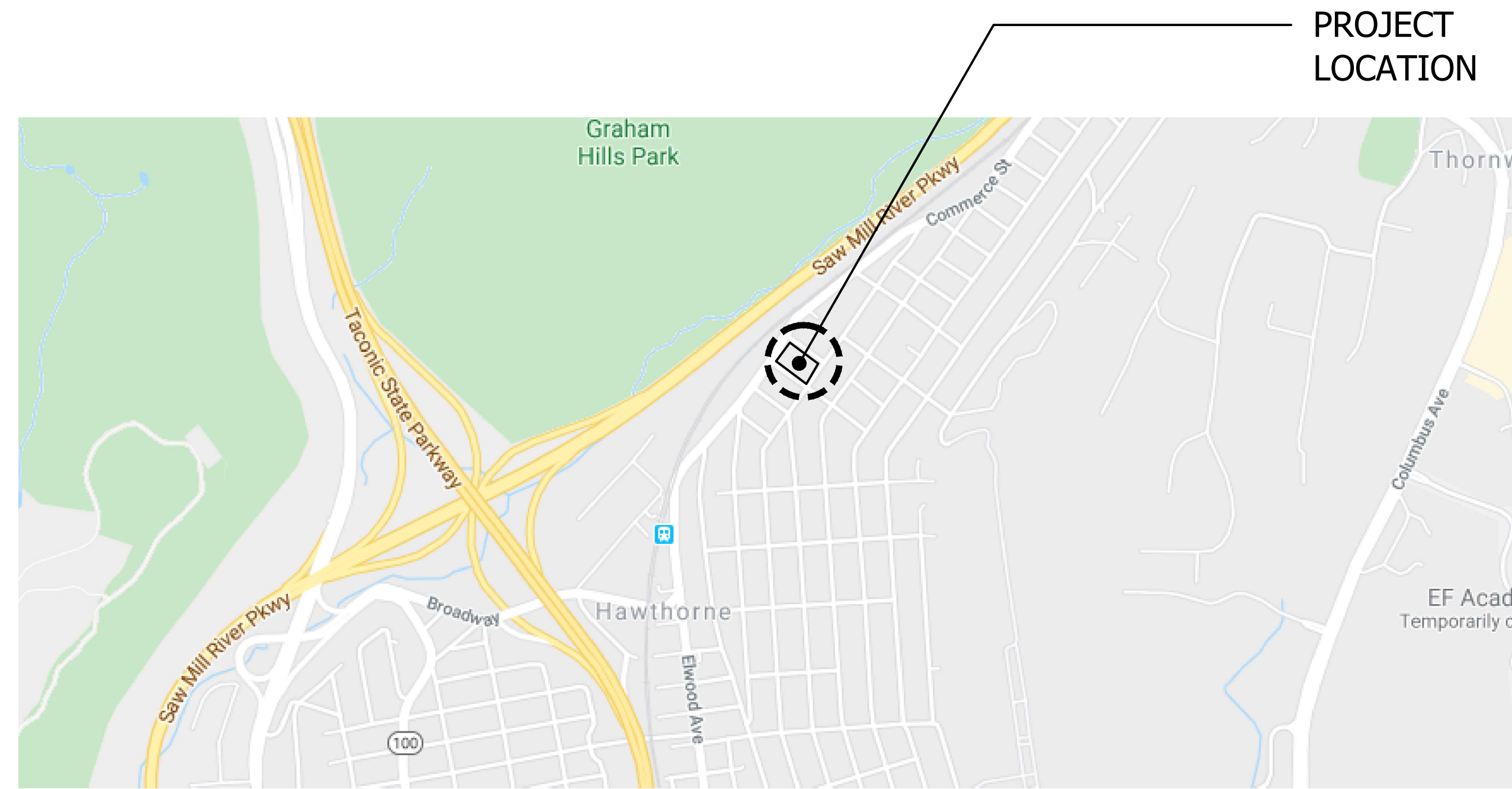


# Liberty Plaza Suites

500 Commerce Street  
Hawthorne, NY  
Town of Mount Pleasant  
Westchester County  
New York



## LOCATION MAP

N.T.S.



## 500 COMMERCE STREET - RENDERING

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## LIBERTY PLAZA SUITES

500 COMMERCE STREET  
HAWTHORNE, NY 10532

ARCHITECT



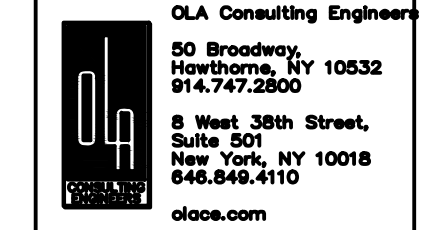
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NO.	REVISION/ISSUE	DATE
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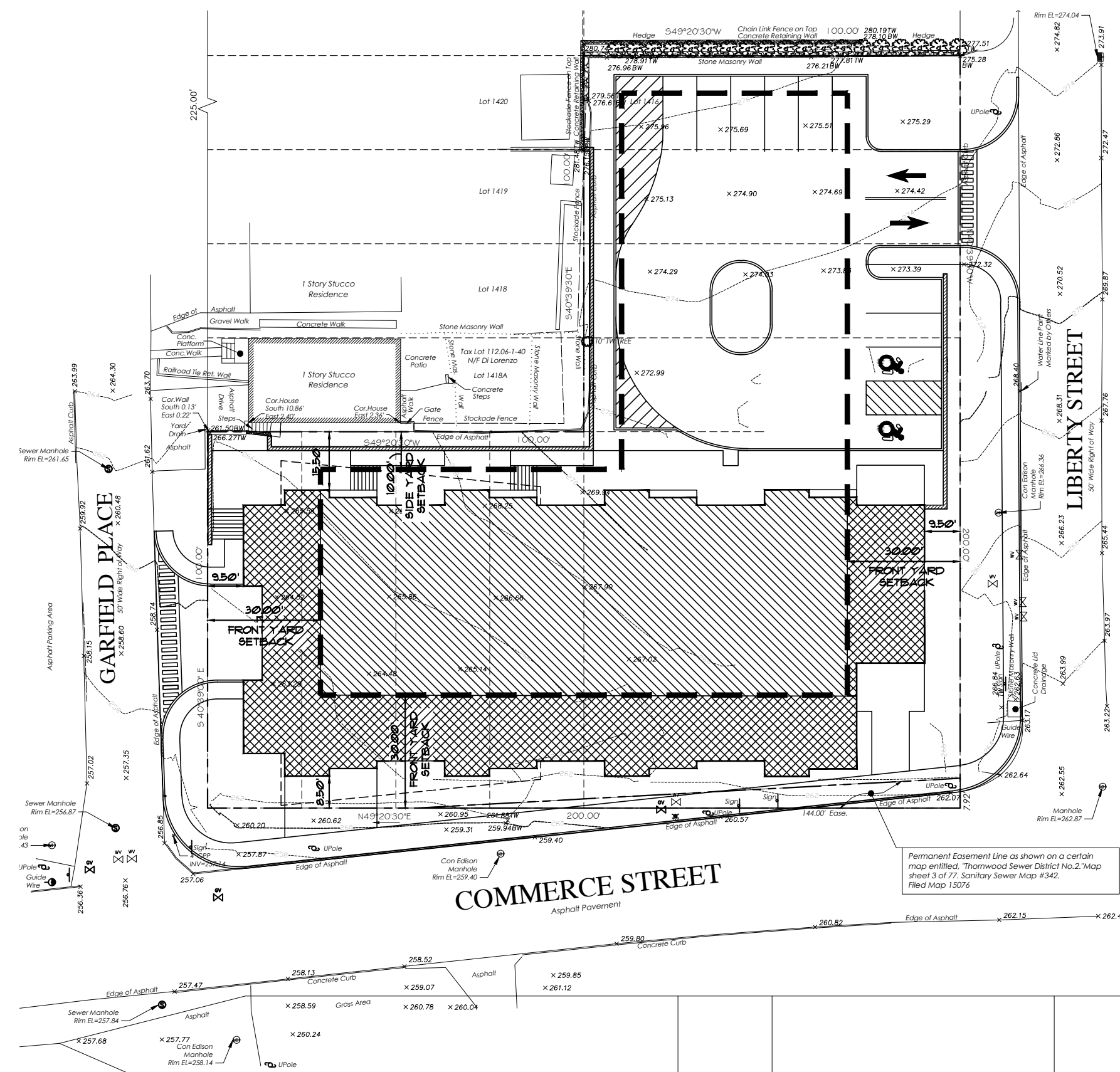
PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE:	AUGUST 12, 2020
PROJECT NO.:	DA 2034
DRAWN BY:	YK
CHECKED BY:	PD/SGD
SCALE:	AS NOTED

DRAWING TITLE  
**COVER SHEET**

SHEET NO.  
**T-001**





**SITE PLAN - REFERENCE ONLY**  
SCALE: 1" = 20'  
REFER TO CIVIL DRAWINGS FOR SITE INFORMATION.

**SYMBOLS**

ROOM NAME  
100 ROOM DESIGNATION

100 DOOR NUMBER

W1 WINDOW NUMBER

L1 LOUVER NUMBER

A COLUMN NUMBER

FIN FLR +0.00' ELEVATION TARGET

1 REVISION NUMBER

1 KEYED NOTE DESIGNATION

1 WALL/PARTITION TYPE

**SECTION**  
SECTION IDENTIFICATION  
VIEW DIRECTION  
SHEET WHERE SECTION IS DRAWN

**DETAIL**  
DETAIL IDENTIFICATION  
SHEET WHERE DETAIL IS SHOWN

**INTERIOR ELEVATION**  
ELEVATION IDENTIFICATION  
SHEET WHERE ELEVATION IS DRAWN

**BUILDING ELEVATION**  
ELEVATION IDENTIFICATION  
SHEET WHERE ELEVATION IS DRAWN

NEW WALLS

NEW DOOR AND FRAME  
DOOR NUMBER  
REFER TO DOOR SCHEDULE  
ON DRAWING

**ABBREVIATIONS**

ACCESS	ACCESSIBLE	HB	HOSE BIBB	S&R	SHELF AND ROD
ACOUS	ACOUSTICAL	HC	HOLLOW CORE	SC	SOLID CORE
ACT	ACTUAL	HDR	HEADER	SHED	SCHEDULE(D)
AD	AREA DRAIN, ACCESS	HDW	HARDWARE	SECT	SECTION
ADJ	ADJACENT	HDWD	HARDWOOD	SF	SQUARE FEET
AFF	ABOVE FINISHED FLOOR	HM	HOLLOW METAL	SG	SAFETY GLASS
AFL	ACCESS FLOOR(ING)	HOR	HORIZONTAL	SS	SHEET
AHU	AIR HANDLING UNIT	HP	HIGH POINT	SM	SIMILAR
ALUM	ALUMINUM	HR	HOUR	SOG	(CONCRETE) SLAB ON GRADE
APPD	APPROVED	HT	HEIGHT	SP	SUMP PUMP
ARCH	ARCHITECTURE	HTG	HEATING	SPEC	SPECIFICATIONS
ASPH	ASPHALT	HTR	HEATER	SQ	SQUARE
		HVAC	HEATING, VENTILATING, AIR CONDITIONING	SS	STAINLESS STEEL, SANITARY SEWER
BALC	BALCONY	HW	HOT WATER	ST	STORM SEWER
B/C	BOTTOM OF CURB	HWD	HARDWOOD	STD	STANDARD
BD	BOARD	HWR	HOT WATER RETURN	STL	STEEL
BET	BETWEEN			STOR	STORAGE
BLDG	BUILDING	ID	INSIDE DIAMETER	STRUC	STRUCTURAL
BLKG	BLOCKING	IN	INCH	SUSP	SUSPENDED
BM	BEAM	IN	INCH		
BOT	BOTTOM	I.E.	THAT IS INCANDESCENT	T	TREAD
BRG	BEARING	INCAN	INSULATE(E, D, ION)	T.O.	TOP OF
BRK	BRICK	INSUL	INSULATE(E, D, ION)	T&B	TOP & BOTTOM
BRKT	BRACKET	INT	INTERIOR	T&G	TONGUE AND GROOVE
BSMT	BASEMENT	INV	INVERT	T.B.D.	TACKBOARD
BUR	BUILT-UP ROOF	JB	JUNCTION BOX	TC	TERNE COATED
		JC OR JAN	JANITOR'S CLOSET	TC	TOP OF CURB
		JT	JOINT	TELE	TELEPHONE
C	CONDUIT			TEMP	TEMPERATURE
CAB	CABINET	L	LENGTH, LONG, ANGLE	TERR	TERRAZZO
CAT	CATALOG	LAB	LABORATORY	T/F	TOP OF FRAME
CB	CATCH BASIN	LAM	LAMINATE(D)	THD	THREAD(ED)
C.B.D.	CHALKBOARD	LAV	LAVATORY	THK	THICK(NESS)
CI	CAST IRON	LIN	LINEN	THR	THRESHOLD
CJ	CONTROL JOINT	LL	LIVE LOAD	TOL	TOILET
CLG	CEILING	LLH	LONG LEG HORIZONTAL	TOW	TOP OF WALL
CLL	CONTRACT LIMIT LINE	LLV	LONG LEG VERTICAL	TS	STRUCTURAL TUBULAR
CLOS	CLOSE	LMF	LIGHT GAGE METAL FRAMING	STEEL	STEEL
CLR	CLEAR(ANCE)	LP	LOW POINT (LOW PRESSURE IN THE CONTEXT OF HVAC DRAWINGS)	T/S, TOS	TOP OF STEEL TELEVISION
CMU	CONCRETE MASONRY UNIT			TYP	TYPICAL
CO	CLEAN OUT	MECH	MECHANICAL	UC	UNDERCUT
COL	COLUMN	MEMB	MEMBRANE	UG	UNDERGROUND
COND	CONDENS(ATE, ER, ING)	MFR	MANUFACTURER	UH	UNDERWRITERS LABORATORIES
CONN	CONNECTION	MH	MANHOLE	UNFIN	UNFINISHED
CONST	CONSTRUCTION	MICROW	MICROWAVE OVEN	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINU(OUS, ATION)	MIN	MINIMUM	UPS	UNINTERRUPTABLE POWER SUPPLY
CONTR	CONTRACTOR	MO	MASONRY OPENING	UTIL	UTILITY
COORD	COORDINATE	MTD	MOUNTED		
CORR	CORRIDOR	MTG	MOUNTING	VAR	VARIES
CPT	CARPET	MTL	METAL	VB	VINYL BASE
CRS	COURSE	N	NORTH	VC	VINYL COMPOSITION TILE
CT	CERAMIC TILE	NIC	NOT IN CONTRACT	VERT	VERTICAL
CW	COLD WATER	NO.	NUMBER	VEST	VESTIBULE
CWR	CHILLED WATER RETURN	NOM	NOMINAL	VIF	VERIFY IN FIELD
		NTS	NOT TO SCALE	VN	VAPOR TIGHT
		OA	OVERALL	VTR	VENT THROUGH ROOF
		OC	ON CENTER	WVC	VINYL WALL COVERING
		OD	OUTSIDE DIAMETER		
		OH	OVERHEAD	W/D	WASHER/DRYER
		OPG	OPENING	W	WIDE, WIDTH, WATER
		OPP	OPPOSITE	W/	WITH
		OZ	OUNCE	W/O	WITHOUT
				WD	WOOD
				WP	WATERPROOF
				WSCT	WAINSCOT
				WT	WEIGHT
				WVF	WELDED WIRE FABRIC
		P	POLE		
		PB	PULLBOX		
		PCC	PRECAST CONCRETE		
		PD	PRESSURE DROP		
		PH	PHASE		
		PIL	PILASTER		
		PL	PLATE		
		PLAM	PLASTIC LAMINATE		
		PLAS	PLASTER		
		PLMB	PLUMBING		
		PLYWD	PLYWOOD		
		PNL	PANEL		
		POLY	POLYSOCYANURATE		
		PSF	POUNDS PER SQUARE FOOT		
		PSI	POUNDS PER SQUARE INCH		
		PT	PRESSURE TREATED		
		PTD	PAINTED		
		PTN	PARTITION		
		PVC	POLYVINYL CHLORIDE		
		QT	QUARRY TILE		
		QTY	QUANTITY		
		R	RISER, RADIUS		
		RAD	RADIUS		
		RCP	REINFORCED CONCRETE PIPE		
		RD	ROOF DRAIN		
		REFG	REFRIGERATOR, ANT, ATION)		
		REFL	REFLECTED		
		REINF	REINFORCE(ED, MENT)		
		REQD	REQUIRED		
		RESIL	RESILIENT		
		RLE	RELOCATED EXISTING		
		RM	ROOM		
		RND	ROUND		
		RO	ROUGH OPENING		
		RTU	ROOF TOP UNIT		
FL, FLR	FLOOR				
F.O.	FLOUORESCENT				
FOB	FINISHED OPENING				
FOC	FACE OF BRICK				
FOE	FACE OF CONCRETE				
FPWH	FREEZE PROOF WALL HYDRANT				
FRT	FIRE RETARDANT TREATED				
FT	FEET, FOOT				
FS	FLOOR SINK				
FTG	FOOTING				
G	GAS				
GA	GAGE				
GALV	GALVANIZED				
GL	GLASS/GLAZING				
GWB	GYPNUM WALL BOARD				
GYP	GYPNUM				

**GENERAL NOTES**

- ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES, INCLUDING THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE 2020 BC NYS, 2020 PC NYS, 2020 MC NYS, FC NYS, 2020 ECC NYS, WITH TOWN OF MOUNT PLEASANT ZONING & AMENDMENTS.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LOCATION OF ALL FRAMING MEMBERS, LINES OF SUPPORT, LOCATIONS OF ANCHOR BOLTS, HOLD DOWNS, EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO ORDERING MATERIALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS THEREIN BEFORE COMMENCING ANY WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ARE TO FACE OF MASONRY, OR FACE OF GYP. BD. AT TYPICAL INTERIOR PARTITIONS, UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING AND TEMPORARY SUPPORTS, ETC. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE CONSTRUCTION OF ALL SHEAR WALLS, ROOF SHEATHING, STRUCTURAL ELEMENTS AND FINISH MATERIALS.
- GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.
- EXIT SIGNS, WHERE NOTED OR REQUIRED, SHALL BE WORDED 'EXIT' IN LETTERS HAVING THE PRINCIPLE STROKE OF NOT LESS THAN 3/4" WIDE AND AT LEAST 6" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS.
- ALL TOILET ROOMS SHALL BE VENTILATED PER 2020 MC NYS BY MECHANICAL MEANS, SEE APPLICABLE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. PROVIDE APPROVED ASSEMBLIES WITH SELF-CLOSING DEVICES IN 1-HOUR RATED CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT RESULTS ARE FURNISHED TO LOCAL BUILDING AUTHORITIES, OWNER AND THE PROJECT CONSULTANTS.
- EVERY EXIT DOOR SHALL BE OPEN ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
- EXIT DOORS MUST OPEN OVER A LANDING PER BC NYS 1010.1.6.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ADDRESS NUMBERS PER CITY REQUIREMENTS AT TRANSOMS OF STOREFRONT ENTRANCE DOORS, AND REAR DOORS IF REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED ELECTRICAL EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, DEMOLITION MEANS AND METHODS ON THE PROJECT. THE OWNER AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY OR NEGLIGENCE ACTS OR OMISSIONS BY THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS ON THE JOB.
- ANY CHANGES TO THE DESIGN, AFTER ISSUANCE OF A BUILDING PERMIT, SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.
- SEPARATE PERMITS REQUIRED FOR ELECTRICAL, PLUMBING, HVAC, AND DEMOLITION.
- FIRE SPRINKLERS ARE TO BE INSTALLED PER NFPA 13. ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED.
- AUTOMATIC SPRINKLER SYSTEM SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE, STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

THE GENERAL NOTES ON THIS SHEET APPLY TO ALL ARCHITECTURAL DRAWINGS AND ALL WORK IN CONJUNCTION WITH ALL TRADES.

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2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021
NO.	REVISION/ISSUE	DATE

SEAL

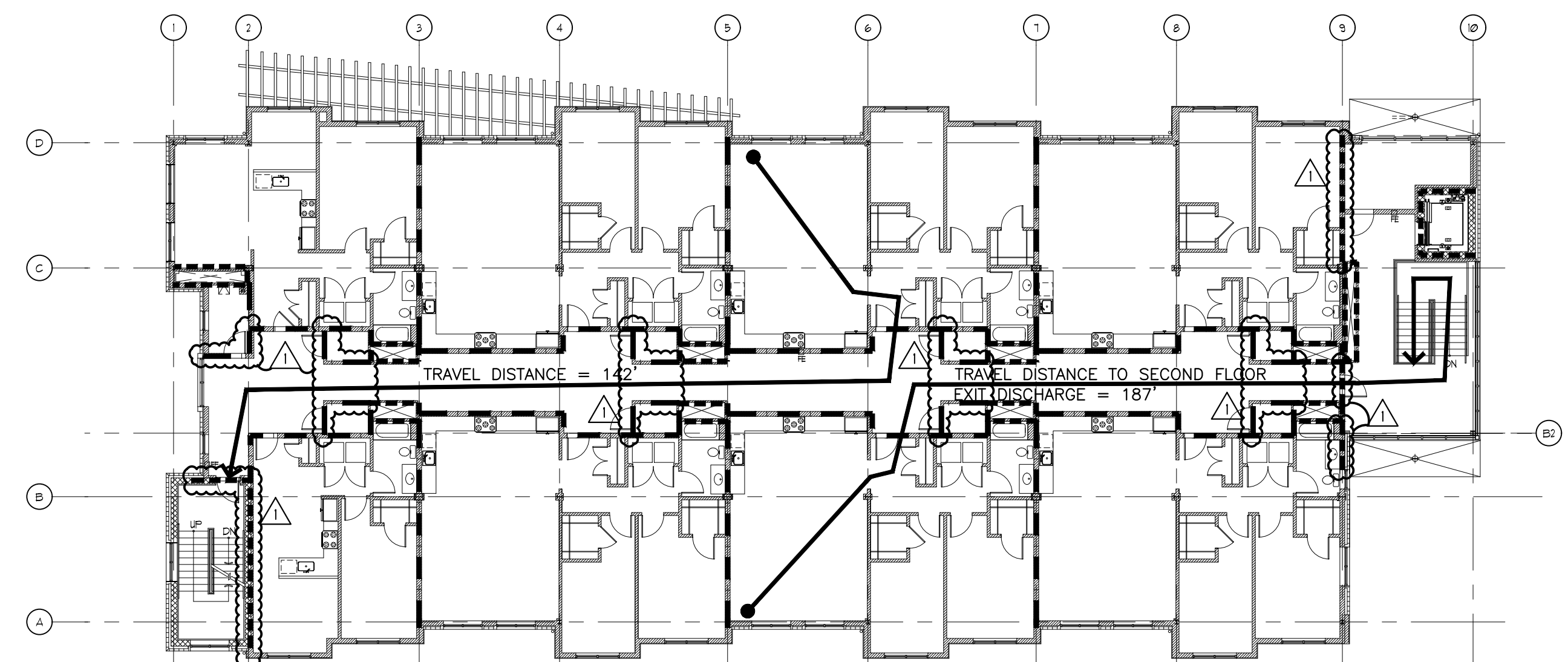
PROJECT  
**LIBERTY PLAZA SUITES**  
 500 COMMERCE ST.  
 TOWN OF MT. PLEASANT, NY

DATE:	AUGUST 12, 2020
PROJECT NO:	DA 2034
DRAWN BY:	YK
CHECKED BY:	PD/SGD
SCALE:	AS NOTED

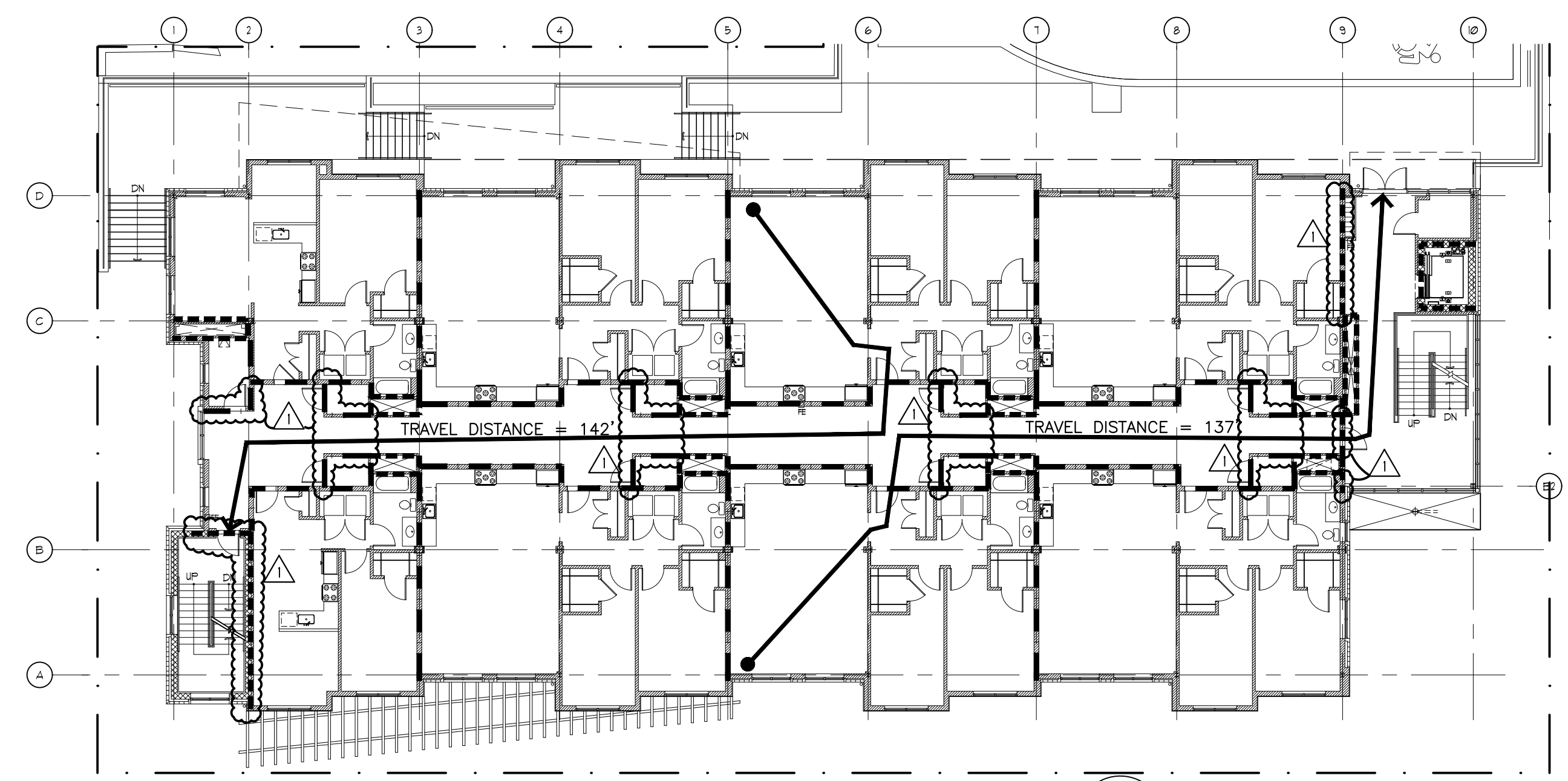
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 SITE PLAN,  
 SYMBOLS,  
 ABBREVIATIONS &  
 GENERAL NOTES

SHEET NO.  
**G-001**

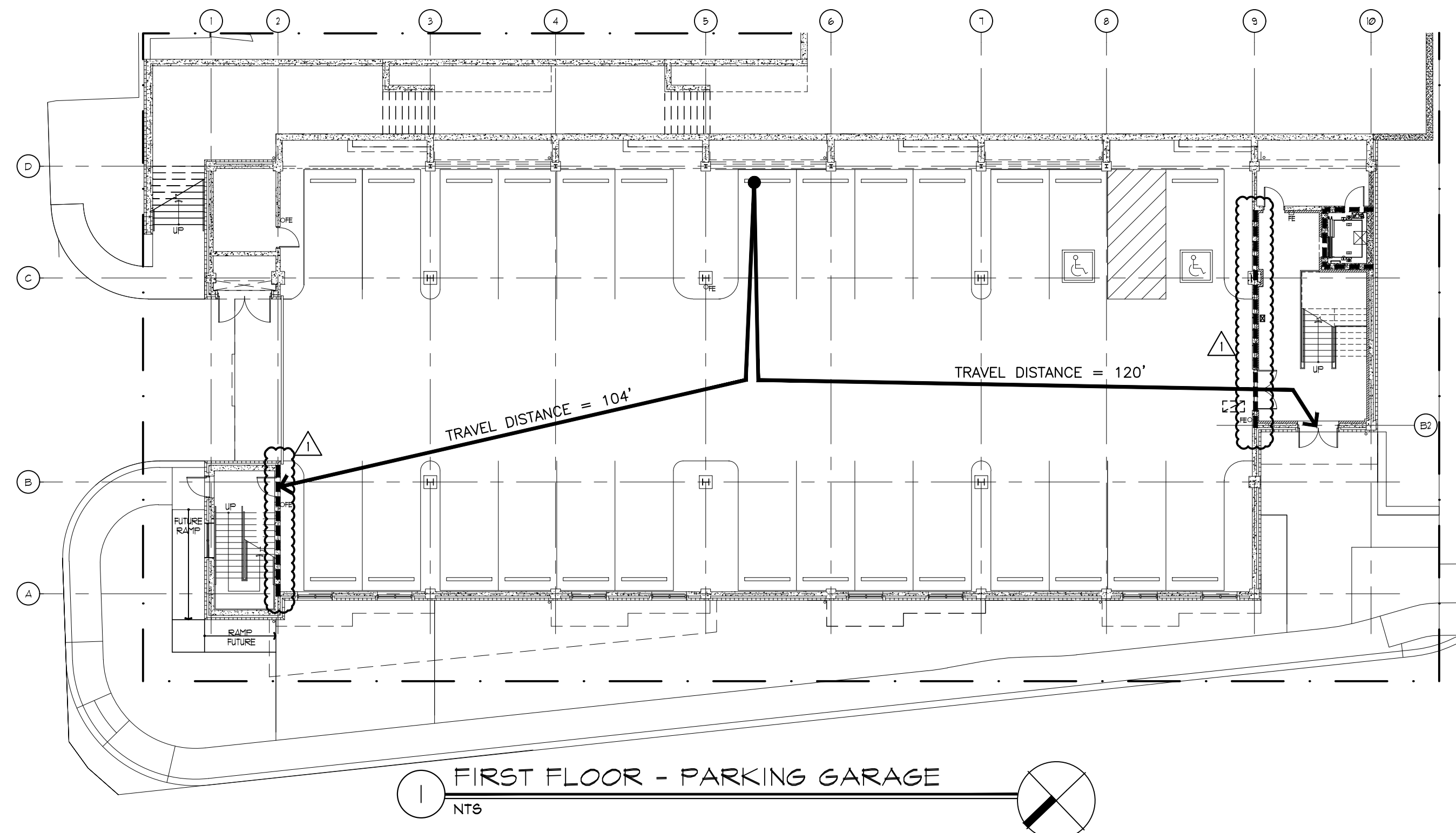




3 THIRD FLOOR - DWELLING UNITS  
NTS



2 SECOND FLOOR - DWELLING UNITS  
NTS



1 FIRST FLOOR - PARKING GARAGE  
NTS

TABLE 508.4 17. REQUIRED FIRE SEPARATION OF OCCUPANCIES:  
FOOTNOTE R-2: REFER TO 420  
FOOTNOTE S-2b: ENCLOSED PARKING GARAGES - SEPARATION FOR PRIVATE VEHICLES SHALL BE REDUCED BY 1 HR, BUT NOT LESS THAN 1 HR.

406 MOTOR-VEHICLE RELATED OCCUPANCIES:  
COMPLY WITH 406.2, 406.4, 406.6

708 FIRE PARTITIONS:  
SEE BELOW.

711 FLOOR AND ROOF ASSEMBLIES:  
SEE BELOW.

420.2 SEPARATION WALLS:  
FIRE PARTITIONS REQUIRED BETWEEN DWELLING UNITS AND OTHER OCCUPANCIES. (REFER TO SECTION 708)

420.3 HORIZONTAL SEPARATION:  
HORIZONTAL ASSEMBLIES REQUIRED BETWEEN DWELLING UNITS AND OTHER OCCUPANCIES. (REFER TO SECTION 711)

420.4 AUTOMATIC SPRINKLER SYSTEM REQUIRED FOR GROUP R IN ACCORDANCE WITH 903.2.8.

420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS ARE REQUIRED FOR R-2. (REFERENCE 907)

420.9 COOKING FACILITIES FOR R-2 (REFERENCE 917.2)

TABLE 601 18. FIRE RESISTANCE RATING FOR TYPE II-B:

TABLE 601	BUILDING ELEMENTS	0 HR	TABLE 601
TABLE 602	EXTERIOR WALLS	0 HR	TABLE 602; 705.5
	(FIRE SEPARATION DISTANCE >30 AND 10<X<30)		
713.4	SHAFTS LESS THAN 4 STORIES	1 HR	BC 713.4
1023.2	INTERIOR EXIT STAIRWAYS (LESS THAN 4 STORIES)	1 HR	BC 1023.2
1019.3	EXIT ACCESS STAIRWAYS AND RAMPS: EXCEPTION 4: SHAFT ENCLOSURE NOT REQUIRED IF EQUIPPED THROUGHOUT W/AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/903.3.1.1. PROTECTION BY DRAFT CURTAIN AND CLOSELY SPACED SPRINKLERS AS PER NFPA 13 REQUIRED.		
	PARKING GARAGE/SEPARATED OCCUPANCY	1 HR	BC 508.4 FNB
	WALLS SEPARATING DWELLING UNITS	1 HR	BC 420.2, 708.3
708.3	EXCEPTION 2: TYPE II-B EQUIPPED THROUGHOUT W/ AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/903.3.1.1 FR RATING = 1/2 HR		
FIRST FLOOR: PARKING GARAGES, S-2	12,554 SF	@ 1/200 = 62 OCCUPANTS	
SECOND FLOOR: MULTISTORY UNITS, R-2	12,338 SF	@ 1/200 = 61 OCCUPANTS	
THIRD FLOOR: MULTISTORY UNITS, R-2	12,338 SF	@ 1/200 = 61 OCCUPANTS	
		= 184 TOTAL OCCS	

PROJECT DATA: LIBERTY PLAZA SUITES

1. PROJECT ADDRESS: 500 COMMERCE STREET, HAWTHORNE, NY 10532 TOWN OF MT. PLEASANT
2. PROJECT DESCRIPTION:  
NEW THREE-STORY MULTIFAMILY BUILDING WITH ENCLOSED PARKING ON FIRST FLOOR, 16 TOTAL DWELLING UNITS (8 PER FLOOR ON FLOORS 2 AND 3); ADDITIONAL EXTERIOR PARKING OUTSIDE MAIN BUILDING ENTRANCE, SITE LIGHTING, OPEN SPACE AREAS AT GRADE, AND PROPOSED STREETScape AT BUILDING EXTERIOR TO ALIGN WITH THE TOWN OF MT. PLEASANT'S MASTER PLAN.
3. MAP / BLOCK / LOT: SHEET 112.06, BLOCK 1, LOT 46
4. JURISDICTION: TOWN OF MOUNT PLEASANT, WESTCHESTER COUNTY, NY
5. ZONING: C-NR
6. CODE:  
ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING,  
2020 BUILDING CODE OF NEW YORK STATE  
2020 PLUMBING CODE OF NEW YORK STATE  
2020 MECHANICAL CODE OF NEW YORK STATE  
2020 FUEL GAS CODE OF NEW YORK STATE  
2020 FIRE CODE OF NEW YORK STATE  
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
HUD FHA REGULATIONS AND GUIDELINES/ICC A117.1-2017  
TOWN OF MT. PLEASANT, NY ADOPTED CODES WITH CURRENT AMENDMENTS  
DESIGN CRITERIA FOR THE TOWN OF MT. PLEASANT
7. SITE AREA: EXISTING PARCEL: ± 30,000 S.F.  
± 0.69 ACRES
8. PROPOSED PROJECT AREA:  
FIRST FLOOR: PARKING GARAGE, ENCLOSED, S-2 ± 12,554 S.F.  
SECOND FLOOR: MULTISTORY DWELLING UNITS, R-2 ± 12,338 S.F.  
THIRD FLOOR: MULTISTORY DWELLING UNITS, R-2 ± 12,338 S.F.  
TOTAL FLOOR AREA: ± 37,230 S.F.
- 302.1 9. PROPOSED USE / OCCUPANCY: R-2 - MULTISTORY DWELLING UNITS  
S-2 - PARKING GARAGE, ENCLOSED
- 602.1 10. CONSTRUCTION CLASSIFICATION: TYPE II-B  
FULLY SPRINKLERED
- TABLE 506.2 506.2 SM: BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1.  
S13R: BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.2.  
NOTE: BY DESIGN, THE BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1.
11. PROPOSED BUILDING HEIGHT: ALLOWABLE STORIES: 2.5  
(VARIANCE GRANTED, TOWN OF MT. PLEASANT) ACTUAL STORIES: 3  
ALLOWABLE HEIGHT: 35'  
ACTUAL HEIGHT: 46.25'
12. LOT COVERAGE: SEE SITE PLAN
13. PARKING: SEE SITE PLAN
- 506.2.4 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDING (REFERENCE 508.4 SEPARATED OCCUPANCIES)
- 506.2.3 506.2.3 ALLOWABLE AREA:  
OCCUPANCY CLASSIFICATION S-2: TYPE II-B/SM  
OCCUPANCY CLASSIFICATION R-2: TYPE II-B/SM  
78,000 SF  
48,000 SF
- 506.3 506.3 FRONTAGE INCREASE:  
BUILDING SHALL HAVE MINIMUM 25% OF THE PERIMETER ON A PUBLIC WAY PER 2020 BC NYS 506.3.1 = O.K.
- 506.3.2 506.3.2 OPEN / FRONTAGE WITH MINIMUM 20' SIDES:  
FRONT (181' L): 49' OPEN-USE 30' MAXIMUM ALLOWED  
SIDE NORTH (76' L): 41' OPEN-USE 30' MAXIMUM ALLOWED  
REAR (181' L): N/A-NOT USED  
SIDE SOUTH (70' L): 46' OPEN-USE 30' MAXIMUM ALLOWED  
BUILDING PERIMETER: 181' + 76' + 181' + 70' = 508'  
AMOUNT OF INCREASE:  
$$If = \left[ \frac{F}{P} - 0.25 \right] \frac{W}{30} \quad If = \left[ \frac{327'}{508'} - 0.25 \right] \frac{30}{30} \quad If = .39$$
- 506.3.3 506.3.3 ALLOWABLE AREA WITH FRONTAGE INCREASE/MIXED OCCUPANCY:  
EQUATION 5-5 OCCUPANCY CLASSIFICATION S-2: TYPE II-B/SM  
A ALLOWABLE = At + (NS X If)  
A = 78,000 + (26,000 X .39)  
A = 78,000 + 10,140  
A = 88,140 TOTAL ALLOWABLE CALCULATED AREA/FLOOR  
88,140 S.F. > 12,554 S.F. = O.K.
- 506.2.4 506.2.4 OCCUPANCY CLASSIFICATION R-2: TYPE II-B/SM  
EQUATION 5-3 A ALLOWABLE = At + (NS X If)  
A = 48,000 + (48,000 X .39)  
A = 48,000 + 18,720  
A = 66,720 TOTAL ALLOWABLE CALCULATED AREA/FLOOR  
66,720 S.F. > 12,338 S.F. = O.K.
- 504.2 504.2 MIXED OCCUPANCY: ALLOWABLE PERMITTED PER OCCUPANCY
- TABLE 504.4 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:  
OCCUPANCY CLASSIFICATION S-2: TYPE II-B/SM 4 STORIES > 1 STORY = O.K.  
OCCUPANCY CLASSIFICATION R-2: TYPE II-B/SM 3 STORIES > 2 STORIES = O.K.
- TABLE 504.3 504.3 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE:  
OCCUPANCY CLASSIFICATION S-2: TYPE II-B/S 75 FT\*  
OCCUPANCY CLASSIFICATION R-2: TYPE II-B/S 60 FT\*  
\*HEIGHT/STORIES GOVERNED BY LOCAL VARIANCE GRANTED, TOWN OF MT. PLEASANT  
ALLOWABLE STORIES: 2.5  
ACTUAL STORIES: 3  
ALLOWABLE HEIGHT: 35'  
ACTUAL HEIGHT: 46.25'

LIBERTY PLAZA SUITES

500 COMMERCE STREET  
HAWTHORNE, NY 10532

ARCHITECT

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NO.	REVISION/ISSUE	DATE
3	ISSUE FOR DOB COMMENT	04/26/2021
2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021

SEAL

PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE:	AUGUST 12, 2020
PROJECT NO:	DA 2034
DRAWN BY:	YK
CHECKED BY:	PD/SGD
SCALE:	AS NOTED

DRAWING TITLE  
**CODE ANALYSIS**

SHEET NO.  
**A-001**







# LIBERTY PLAZA SUITES

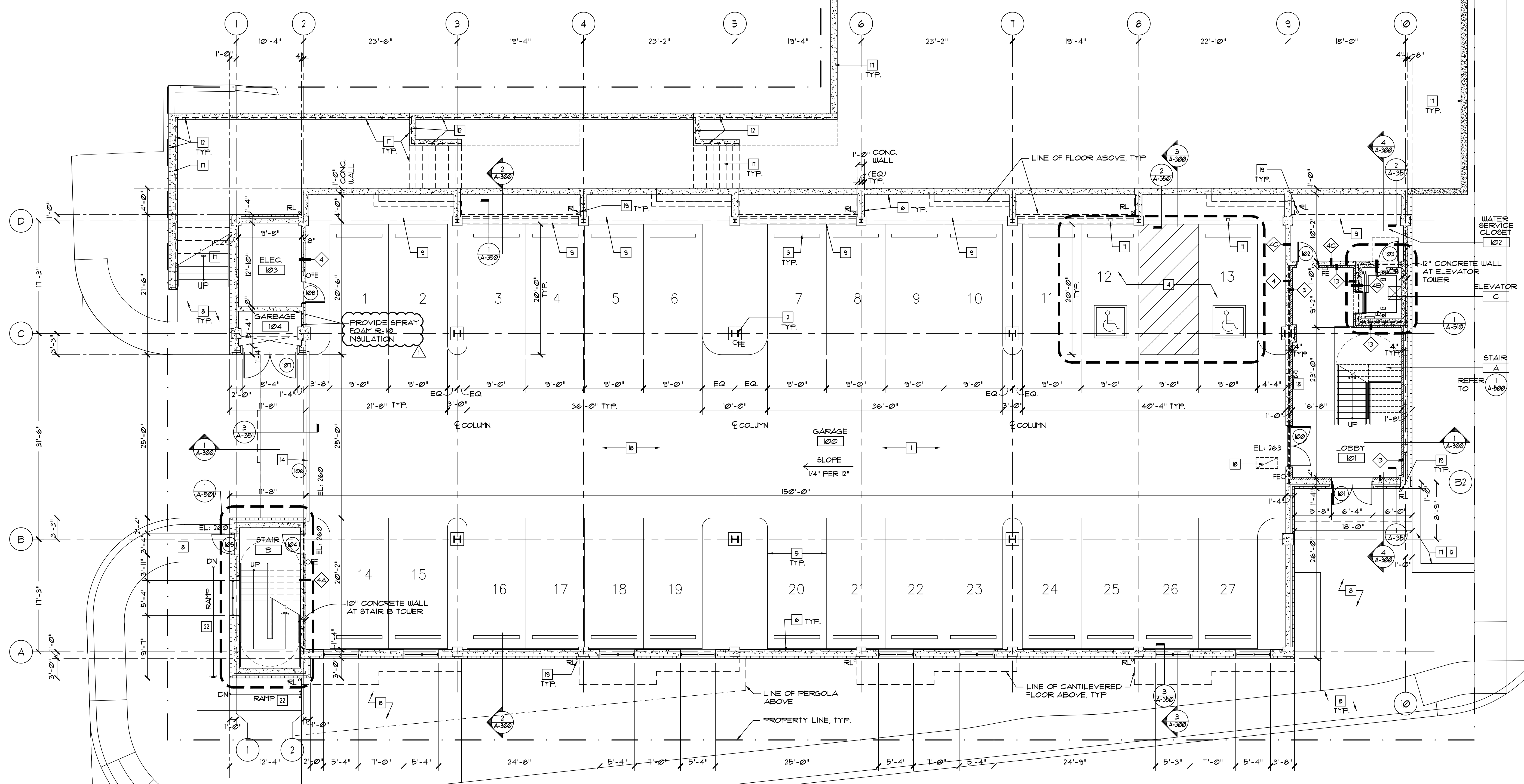
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**FIRST FLOOR CONSTRUCTION PLAN (GARAGE LEVEL)**  
SCALE: 1/8" = 1'-0"

### LEGEND

- CONCRETE WALL
- CMU WALL
- BRICK VENEER
- NEW METAL STUD WALL WITH 5/8" TYPE "X" FIRECODE GYPSUM WALL BOARD
- NEW DOOR & FRAME, TYP. SEE DOOR SCHEDULE
- F.E. SEMI RECESSED FIRE EXTINGUISHER, REFER TO NOTE 11.
- F.E. FIRE EXTINGUISHER ON BRACKET, REFER TO GENERAL NOTE 11.
- ONE HOUR FIRE BARRIER
- ONE HOUR FIRE RATED WALL

**1ST FLOOR (GARAGE LEVEL) COMMON AREA DOOR SCHEDULE** REFER TO A-300 FOR DOOR NOTES, ELEVATIONS, HARDWARE SCHEDULE, ETC.

DOOR NUMBER	TYPE	DOOR		FRAME		HARDWARE	RATING	REMARKS
		SIZE	FINISH	MATERIAL	THICKNESS			
100	C	HM-166A	(2) 3'-0" x 7'-0"	3/4"	3/8" B	NHM-166A	H16	60 MIN FIRE/ITE FIRE RATED GLAZING MIN 60 MIN
101	C	MFR	(2) 3'-0" x 7'-0"	3/4"	3/8" A	MFR	H4	
102	A	HM-166A	(1) 3'-0" x 7'-0"	3/4"	3/8" A	NHM-166A	H1	
104	A	HM-166A	(1) 3'-0" x 7'-0"	3/4"	3/8" A	NHM-166A	H1	
105	A	HM-166A	(1) 3'-0" x 7'-0"	3/4"	3/8" A	NHM-166A	H2	
106	D	SS	25'-0" x 10'-0"	-	-	-	H13	VIF EXACT SIZE OF OPENING PRIOR TO ORDER. INSTALL AS PER MFR'S REQUIREMENTS
107	G	SS	6'-0" x 7'-0"	-	-	-	H15	VIF EXACT SIZE OF OPENING PRIOR TO ORDER. INSTALL AS PER MFR'S REQUIREMENTS. SEE JAMB DETL. 11/A-301
108	A	HM-166A	(1) 3'-0" x 7'-0"	3/4"	3/8" A	NHM-166A	H1	

### GENERAL NOTES

- A. ECCO'S NOTES:
  11. SEAL ALL EXTERIOR JOINTS AROUND ALL DOOR AND WINDOW FRAMES & MAS. EXPANSION JOINTS.
  12. SEAL ALL OPENINGS FOR PLUMBING AND ELECTRICAL.
  13. SEAL ALL OTHER PENETRATIONS OF THE BUILDING ENVELOPE.
  14. ADDITIONAL ENERGY EFFICIENT PACKAGE OPTION: PROVIDE LED LIGHTING IN PARKING GARAGE AT FIRST FLOOR.
  15. SECOND AND THIRD FLOORS: A PERMANENT CERTIFICATE DESCRIBING ALL PERTINENT ENERGY CONSERVATION CRITERIA FOR THE BUILDING SHALL BE POSTED IN A DESIGNATED LOCATION.
  16. SECOND AND THIRD FLOORS: THERMAL ENVELOPE AIR LEAKAGE TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E119 OR ASTM E1827.
  17. PROVIDE A WRITTEN REPORT WITH THE RESULTS OF THE TESTS OUTLINED ABOVE.
  18. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND SEALED WITH A GASKET OR CALKED AT THE HOUSING TO PREVENT AIR LEAKAGE OF MORE THAN 2.0 CFM.
- B. REFERENCE CIVIL DRAWINGS FOR ALL FINISH FLOOR ELEVATIONS & EXTERIOR GRADES.
- C. PRIOR TO START OF FRAMING, CONTRACTOR TO VERIFY ALL FRAMING REQUIREMENTS FOR MECHANICAL EQUIPMENT, CHASES AND PLENUMS, AND OTHER CONSTRUCTION NECESSARY FOR THIS PROJECT, BUT NOT SPECIFICALLY DETAILED IN THE CONSTRUCTION DOCUMENTS.
- D. ALL THRESHOLDS SHALL BE NO HIGHER THAN 1/2" AND BEVELED AT THE EDGES WITH THE SLOPE BEING NO GREATER THAN 1:2.
- E. GLASS & GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO BC NY'S SECTION 2406.
- F. LIGHT AND VENTILATION REQUIREMENTS SHALL BE PER BC NY'S SECTION 1202, 1204 AND BCNY'S TABLE 403.3.
- G. ALL MASONRY DIMENSIONS ARE NOMINAL. ALL CORNERS OTHER THAN 90° SHALL BE MITERED TYP.
- H. ALL NEW PARTITIONS, DOORS, AND FRAMES SHALL BE PRIMED AND PAINTED. BUILDING TO BE PROVIDED WITH AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM, INCLUDING ALL CONCEALED SPACE, IN ACCORDANCE WITH NFPA-13.
- J. 8'-2" AFF MIN. HEAD CLEARANCE REQUIRED IN THE 1ST FLOOR FOR ADA PARKING SPACE AND VEHICULAR ROUTE PER ADA STANDARDS SECTION 502.5. COORDINATE WITH ENGINEER'S DRAWINGS FOR PIPE AND STEEL CLEARANCE.
- K. 7'-6" AFF MIN. HEAD CLEARANCE REQUIRED IN THE 1ST FLOOR FOR ACCESSIBLE ROUTE. COORDINATE WITH ENGINEER'S DRAWINGS.
- L. PROVIDE LARSEN'S ARCHITECTURAL SERIES SEMI-RECESSED CABINET. PROVIDE FIRE RATED CABINET. COORDINATE W/ WALL TYPE.
- M. UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE MEASURED FROM:
  11. FACE OF MASONRY OR CONCRETE,
  12. FACE OF GYP. BD. AT TYPICAL INTERIOR PARTITIONS. SEE PARTITION TYPES TYP.
- N. PROVIDE STEEL ANGLE/BOND BEAM AT MASONRY OPENINGS. COORDINATE W/ STRUCT. DUGS.
- O. FIRESTOP ALL WALLS/CEILING/FLOOR PENETRATIONS AT RATED WALLS/CEILING/FLOOR WITH APPROVED HILTI FIRESTOPPING. TYPICAL AT ALL OTHER PENETRATIONS.
- P. PROVIDE NOTATION AT ALL FIRE PARTITION/BARRIER LOCATIONS AND FLOOR-CEILING CAVITY READING "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS". THE NOTATION SHALL BE LOCATED WITHIN 18 FEET OF THE END OF EACH WALL AND AT INTERVALS, NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY. LETTERING SHALL BE MIN 3" HIGH WITH A MIN 3/8" STROKE IN A CONTRASTING COLOR. REFER TO A-301 FOR LOCATIONS OF FIRE PARTITIONS/BARRIERS.

### CONSTRUCTION NOTES "I"

1. CONCRETE SLAB ON GRADE, REFER TO STRUCTURAL DUGS. REFER TO FINISH SCHEDULE.
2. STEEL COLUMN AND CONC. PIER (42" HIGH ABOVE FIRST FLOOR ELEV. 263'). (6) TOTAL. REFER TO STRUCTURAL DUGS FOR DETAILS. PAINT.
3. 1 1/2" x 12" PRECAST CONCRETE WHEEL STOP. MFR: GRANITE PRECASTING & CONCRETE, INC. 800-809-2251 OR APPROVED EQUAL. PROVIDE TWO STEEL ANCHOR BOLTS.
4. ACCESSIBLE PARKING SPACE. REFER TO DETAIL ON A-301. MIN. 98" AFF CEILING HEIGHT PER ADA STANDARDS SECTION 502.5.
5. 4" PAINTED PARKING STRIP.
6. REINFORCED CONCRETE FOUNDATION WALL (PAINT). REFER TO STRUCTURAL DUGS. REFER TO FINISH SCHEDULE.
7. ACCESSIBLE SIGN. REFER TO DETAIL ON A-301.
8. REFER TO CIVIL DRAWINGS FOR SITE LAYOUT, EXTENT OF RETAINING WALL, WALKWAY, OUTDOOR SPACE, DETAILS, ETC.
9. REINFORCED PRECAST CONC. SLAB ABOVE, REFER TO STRUCT. DUGS AND WALL DETAILS ON A-350/A-351.
10. PAINTED STEEL FRAMED PERGOLA. SEE STRUCT. DUGS.
11. PAVERS OVER REINFORCED STRUCTURAL SLAB. REFER TO STRUCTURAL DUGS AND WALL DETAILS.
12. 4" BRICK VENEER. PROVIDE BRICK TIES, BRICK RELIEVING ANGLE, BRICK SHELF. COORDINATE W/ STRUCT. DUGS.
13. MAIL BOX. COORDINATE W/ OWNER/ARCHITECT.
14. INSULATED GARAGE DOOR W/ LOUVER. SEE DOOR SCHEDULE.
15. TRENCH DRAIN. REFER TO PLUMBING DRAWINGS & CIVIL DRAWINGS.
16. PROVIDE ACCESS PANEL IN SHAFT IF REQUIRED PER ENGINEER'S DRAWINGS. COORDINATE W/ ENGINEER'S DRAWINGS FOR LOCATION AND SIZE. CONFIRM W/ ARCHITECT FOR FINAL LOCATION.
17. REINFORCED CONC. RETAINING WALL (W/ 4" BRICK VENEER AT DESIGNATED LOCATIONS). CONC. STAIR, 42" AFF 1-1/2" DIA. STEEL GUARDRAIL, 33"-36" ABOVE NOSING 1 1/2" DIA. STEEL HANDRAIL. REFER TO ELEVATIONS. REFER TO STRUCT. DUGS. FOR DETAILS. GUARDRAIL TO BE 1 1/2" DIA. STEEL PIPE TOP RAIL, BOTTOM RAIL AND POST # 4'-0" MAX. PROVIDE 1 1/2" VERTICAL BALUSTERS # 5" MAX SPACING. PAINT ALL STEEL PIPES. COORDINATE W/ CIVIL DRAWINGS FOR COMPLETE SCOPE OF RETAINING WALL HEIGHTS AND LOCATIONS.
18. FLOOR/CEILING PENETRATION FOR DUCT, PIPE, ETC. FOR REFERENCE ONLY. COORDINATE W/ MEP ENGINEER'S DUGS FOR FULL SCOPE OF LOCATION AND SIZE. REFER TO STRUCT. DRAWINGS. FIRESTOP W/ APPROVED HILTI FIRESTOPPING AT ALL PENETRATIONS.
19. ROOF LEADERS. COORDINATE W/ CIVIL AND PLUMBING DRAWINGS.
20. SHAFT WALL FOR GARBAGE ROOM EXHAUST. COORDINATE W/ MECH. DUG.
21. VEHICLE GUARDRAIL. REFER TO CIVIL DRAWING.
22. FUTURE PHASE 2 RAMP. REFER TO CIVIL DRAWINGS.

NO.	REVISION/ISSUE	DATE
3	ISSUE FOR DOB COMMENT	04/26/2021
2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021

SEAL

PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
PROJECT NO: DA 2034  
DRAWN BY: YK  
CHECKED BY: PDI/SGD  
SCALE: AS NOTED

DRAWING TITLE  
**FIRST FLOOR (GARAGE LEVEL) CONSTRUCTION PLAN AND NOTES**

SHEET NO.  
**A-101**



# LIBERTY PLAZA SUITES

500 COMMERCE STREET  
HAWTHORNE, NY 10532

ARCHITECT

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STRUCTURAL ENGINEER

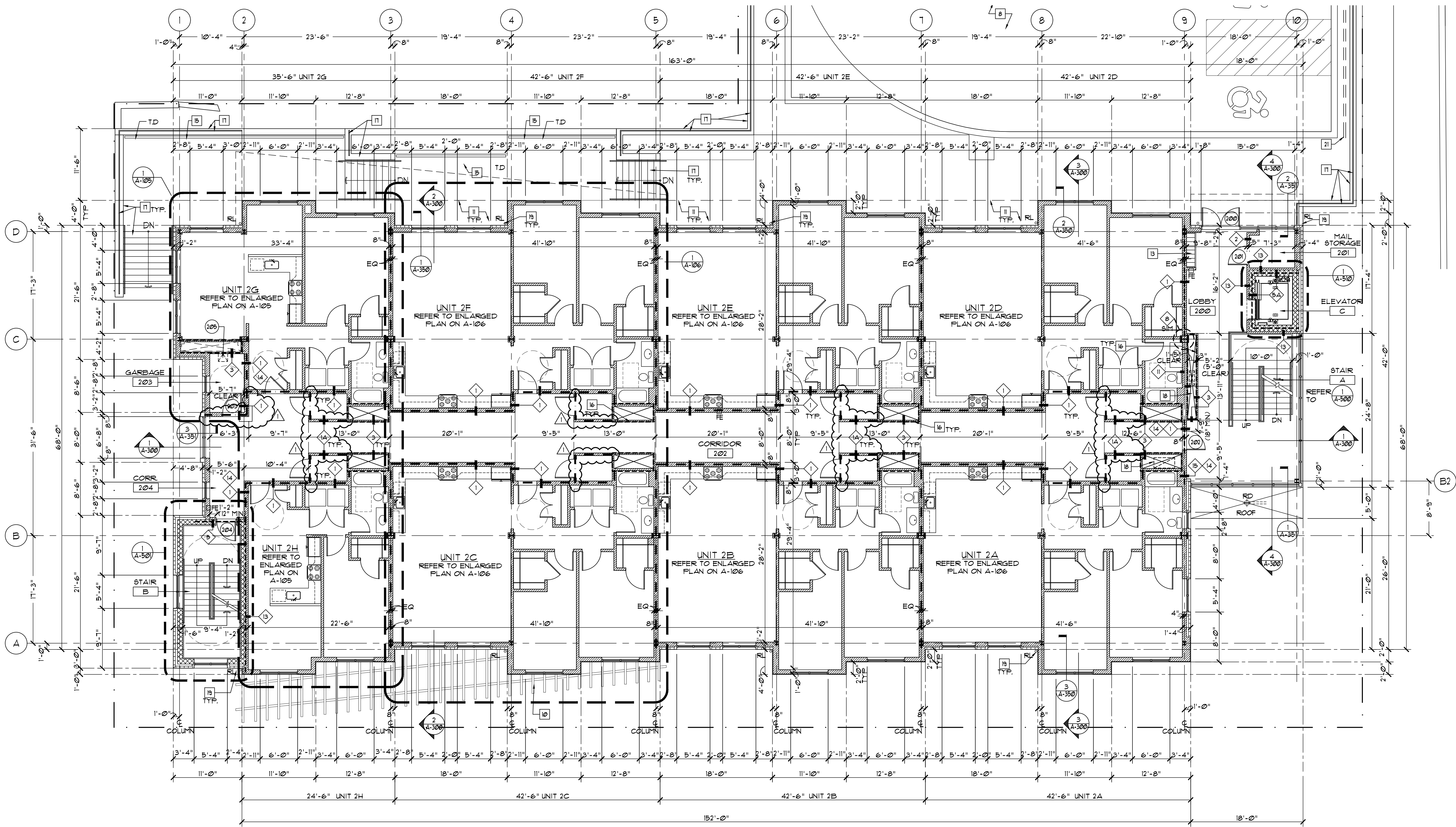
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**1 SECOND FLOOR CONSTRUCTION PLAN**  
SCALE: 1/8" = 1'-0"

**NOTES**  
1. REFER TO A-101 FOR GENERAL NOTES & LEGEND.

**2ND FLOOR COMMON AREA DOOR SCHEDULE**

DOOR NUMBER	DOOR				FRAME				REMARKS
	TYPE	MATERIAL	SIZE	THICKNESS	TYPE	MATERIAL	THICKNESS	HARDWARE	
200	C	MFR	(2) 3'-0" x 7'-0"	-	MFR	MFR	H4	-	
201	A	HM-106A	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WHM-106A	H7	60 MIN FIRELITE FIRE RATED GLAZING MIN 60 MIN
202	B	HM-106A	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WHM-106A	H3	45 MIN PROVIDE SELF CLOSING CLOSER
203	A	HM-106A	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WHM-106A	H3	60 MIN
204	A	HM-106A	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WHM-106A	H3	60 MIN
205	E	MFR	(1) 15' x 18'	-	-	MFR	H6	60 MIN	

**CONSTRUCTION NOTES "1"**

- CONCRETE SLAB ON GRADE. REFER TO STRUCTURAL DUGS. REFER TO FINISH SCHEDULE.
- STEEL COLUMN AND CONC. PIER (42" HIGH ABOVE FIRST FLOOR ELEV. 263'). (6) TOTAL. REFER TO STRUCTURAL DUGS FOR DETAILS. PAINT FOR COMPLETE SCOPE OF RETAINING WALL HEIGHTS AND LOCATIONS.
- 1 1/2" PRECAST CONCRETE, INCL. STOP. MFR GRANITE. PRECASTING & CONCRETE, INC. 800-808-2251 OR APPROVED EQUAL. PROVIDE TWO STEEL ANCHOR BOLTS.
- ACCESSIBLE PARKING SPACE. REFER TO DETAIL ON A-801. MIN. 98" AFF CEILING HEIGHT PER ADA STANDARDS SECTION 502.5.
- 4" PAINTED PARKING STRIP.
- REINFORCED CONCRETE FOUNDATION WALL (PAINT). REFER TO STRUCTURAL DUGS. REFER TO FINISH SCHEDULE.
- ACCESSIBLE SIGN. REFER TO DETAIL ON A-801
- REFER TO CIVIL DRAWINGS FOR SITE LAYOUT, EXTENT OF RETAINING WALL, WALKWAY, OUTDOOR SPACE, DETAILS, ETC.
- REINFORCED PRECAST CONG. SLAB ABOVE. REFER TO STRUCT. DUGS AND WALL DETAILS ON A-350/A-351.
- PAINTED STEEL FRAMED PERGOLA. SEE STRUCT. DUGS.
- PAVERS OVER REINFORCED STRUCTURAL SLAB. REFER TO STRUCTURAL DUGS AND WALL DETAILS.
- 4" BRICK VENEER. PROVIDE BRICK TIES, BRICK RELIEVING ANGLE, BRICK SHELF. COORDINATE W/ STRUCT. DUGS.
- MAIL BOX. COORDINATE W/ OWNER/ARCHITECT.
- INSULATED GARAGE DOOR W/ LOUVER. SEE DOOR SCHEDULE.
- TRENCH DRAIN. REFER TO PLUMBING DRAWINGS AND CIVIL DRAWINGS.
- PROVIDE ACCESS PANEL IN SHAFT IF REQUIRED PER ENGINEER'S DRAWINGS. COORDINATE W/ ENGINEER'S DRAWINGS FOR LOCATION AND SIZE. CONFIRM W/ ARCHITECT FOR FINAL LOCATION.
- REINFORCED CONG. RETAINING WALL (W/ 4" BRICK VENEER AT DESIGNATED LOCATIONS). CONG. STAIR, 42" AFF 1-1/2" DIA. STEEL GUARDRAIL, 33"-36" ABOVE NOSING 1 1/2" DIA. STEEL HANDRAIL.
- REFER TO ELEVATIONS. REFER TO STRUCT. DUGS. FOR DETAILS. GUARDRAIL TO BE 1 1/2" DIA. STEEL PIPE TOP RAIL, BOTTOM RAIL AND POST @ 4'-0" MAX. PROVIDE 1 1/2" VERTICAL BALUSTERS @ 5" MAX SPACING. PAINT ALL STEEL PIPES. COORDINATE W/ CIVIL DRAWINGS FOR COMPLETE SCOPE OF RETAINING WALL HEIGHTS AND LOCATIONS. FLOOR/CEILING PENETRATION FOR DUCT, PIPE, ETC. FOR REFERENCE ONLY. COORDINATE W/ MEP ENGINEER'S DUGS FOR FULL SCOPE OF LOCATION AND SIZE. REFER TO STRUCT. DRAWINGS. FIRESTOP W/ APPROVED HILTI FIRESTOPPING AT ALL PENETRATIONS.
- ROOF LEADER. COORDINATE W/ CIVIL AND PLUMBING DRAWINGS.
- SHAFT WALL FOR GARBAGE ROOM EXHAUST. COORDINATE W/ MECH. DUGS.
- VEHICLE GUARDRAIL. REFER TO CIVIL DRAWING.
- FUTURE PHASE 2 RAMP. REFER TO CIVIL DRAWINGS.

PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE:	AUGUST 12, 2020
PROJECT NO:	DA 2034
DRAWN BY:	YK
CHECKED BY:	PD/SGD
SCALE:	AS NOTED

DRAWING TITLE  
**SECOND FLOOR CONSTRUCTION PLAN**

SHEET NO.  
**A-102**

NO.	REVISION/ISSUE	DATE
3	ISSUE FOR DOB COMMENT	04/26/2021
2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021



# LIBERTY PLAZA SUITES

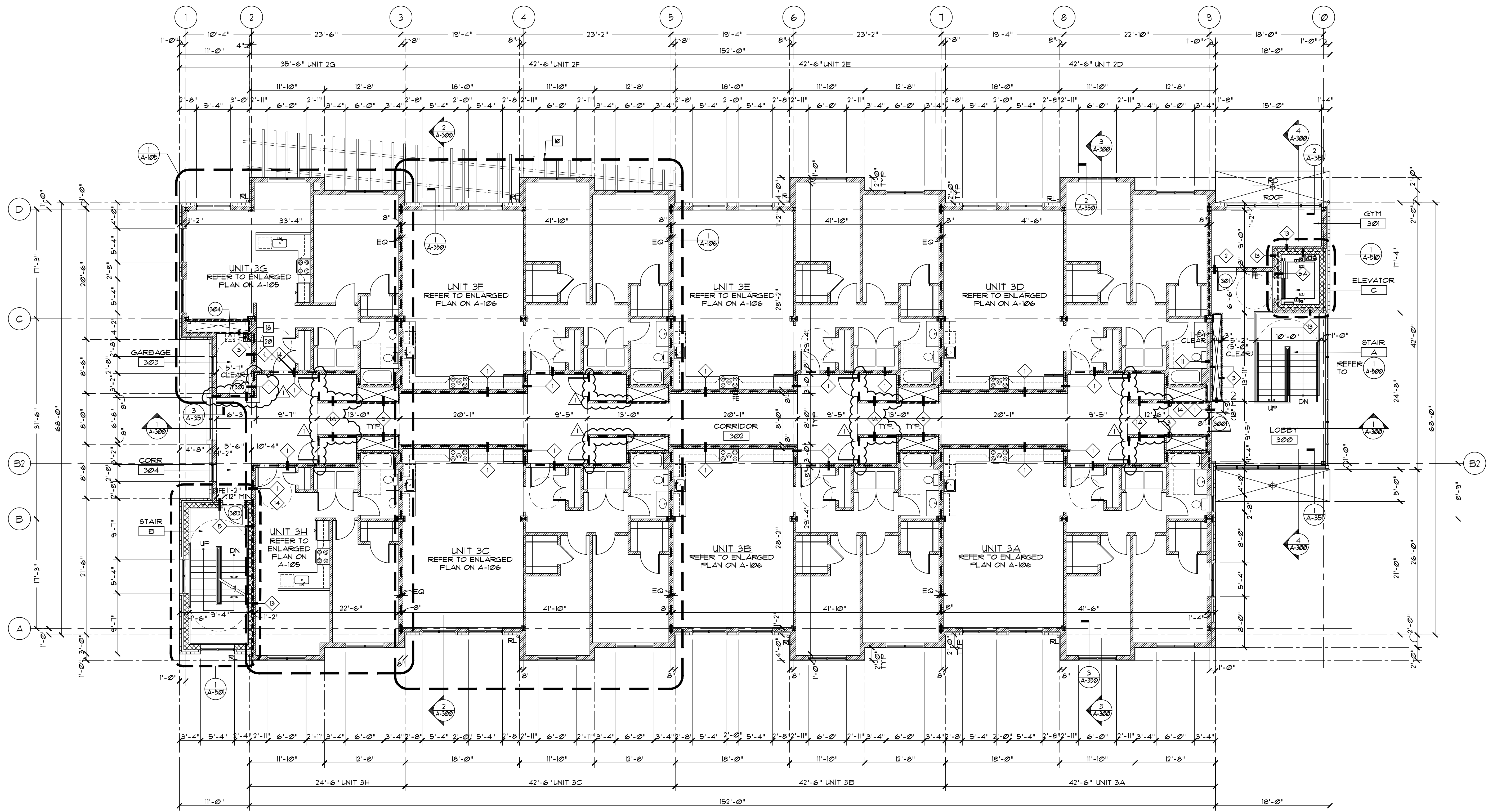
500 COMMERCE STREET  
HAWTHORNE, NY 10532

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**THIRD FLOOR CONSTRUCTION PLAN**  
SCALE: 1/8" = 1'-0"

**NOTES**

1. REFER TO A-101 FOR GENERAL NOTES & LEGEND.

**3RD FLOOR COMMON AREA DOOR SCHEDULE**

REFER TO A-300 FOR DOOR NOTES, ELEVATIONS, HARDWARE SCHEDULE, ETC. TYP.

DOOR NUMBER	TYPE	MATERIAL	SIZE		THICKNESS	HAND	UNDERCUT PART	FRAME		THICKNESS	HARDWARE	RATING	REMARKS
			WIDTH	HEIGHT				TYPE	MATERIAL				
300	B	HM-166A	(1) 3'-0"	7'-0"	1 3/4"	3/8"	A	WHM-166A	H3	H3	H3	H3	60 MIN FIRE/ITE FIRE RATED GLAZING, MIN 60 MIN
301	H	HM-166A	(1) 3'-0"	7'-0"	1 3/4"	3/8"	A	WHM-166A	H1	H1	H1	H1	
302	A	HM-166A	(1) 3'-0"	7'-0"	1 3/4"	3/8"	A	WHM-166A	H5	H5	H5	H5	60 MIN PROVIDE SELF CLOSING CLOSER
303	A	HM-166A	(1) 3'-0"	7'-0"	1 3/4"	3/8"	A	WHM-166A	H3	H3	H3	H3	60 MIN
304	E	MFR	(1) 15'	18'	-	-	-	MFR	H6	H6	H6	H6	60 MIN

**ROOF FLOOR (4TH LEVEL) DOOR SCHEDULE**

REFER TO ROOF FLOOR PLAN, A-104.

DOOR NUMBER	TYPE	MATERIAL	SIZE	THICKNESS	HAND	UNDERCUT PART	FRAME	THICKNESS	HARDWARE	RATING	REMARKS
400	A	HM-166A	(1) 3'-0" x 6'-8"	1 3/4"	3/8"	A	WHM-166A	H1/4"	-	-	-

**CONSTRUCTION NOTES**

- CONCRETE SLAB ON GRADE. REFER TO STRUCTURAL DWGS. REFER TO FINISH SCHEDULE.
- STEEL COLUMN AND CONC. PIER (42" HIGH ABOVE FIRST FLOOR ELEV. 263'). (6) TOTAL. REFER TO STRUCTURAL DWGS FOR DETAILS. PAINT.
- 1 1/2" x 12" PRECAST CONCRETE WHEEL STOP. MFR. GRANITE PRECASTING & CONCRETE, INC. 800-808-2253 OR APPROVED EQUAL. PROVIDE TWO STEEL ANCHOR BOLTS.
- ACCESSIBLE PARKING SPACE. REFER TO DETAIL ON A-801. MIN. 98" AFF CEILING HEIGHT PER ADA STANDARDS SECTION 502.5.
- 4" PAINTED PARKING STRIP.
- REINFORCED CONCRETE FOUNDATION WALL (PAINT). REFER TO STRUCTURAL DWGS. REFER TO FINISH SCHEDULE.
- ACCESSIBLE SIGN. REFER TO DETAIL ON A-801.
- REFER TO CIVIL DRAWINGS FOR SITE LAYOUT, EXTENT OF RETAINING WALL, WALKWAY, OUTDOOR SPACE, DETAILS, ETC.
- REINFORCED CONC. SLAB ABOVE. REFER TO STRUCT. DWGS AND WALL DETAILS ON A-350/A-351.
- PAINTED STEEL FRAMED PERGOLA. SEE STRUCT. DWGS.
- PAVERS OVER REINFORCED STRUCTURAL SLAB. REFER TO STRUCTURAL DWGS AND WALL DETAILS.
- 4" BRICK VENEER. PROVIDE BRICK TIES, BRICK RELIEVING ANGLE, BRICK SHELF. COORDINATE W/ STRUCT. DUG.
- MAIL BOX. COORDINATE W/ OWNER/ARCHITECT.
- INSULATED GARAGE DOOR W/ LOUVER. SEE DOOR SCHEDULE.
- TRENCH DRAIN. REFER TO PLUMBING DRAWINGS AND CIVIL DRAWINGS.
- PROVIDE ACCESS PANEL IN SHAFT IF REQUIRED PER ENGINEER'S DRAWINGS. COORDINATE W/ ENGINEER'S DRAWINGS FOR LOCATION AND SIZE. CONFIRM W/ ARCHITECT FOR FINAL LOCATION.
- REINFORCED CONC. RETAINING WALL (W/ 4" BRICK VENEER AT DESIGNATED LOCATIONS). CONC. STAIR, 42" AFF 1 1/2" DIA. STEEL GUARDRAIL, 33'-36" ABOVE NOSING 1 1/2" DIA. STEEL HANDRAIL.
- REFER TO ELEVATIONS. REFER TO STRUCT. DWGS. FOR DETAILS. GUARDRAIL TO BE 1 1/2" DIA. STEEL PIPE TOP RAIL, BOTTOM RAIL AND POST @ 4'-0" MAX. PROVIDE 1 1/2" VERTICAL BALUSTERS @ 5" MAX SPACING. PAINT ALL STEEL PIPES. COORDINATE W/ CIVIL DRAWINGS FOR COMPLETE SCOPE OF RETAINING WALL HEIGHTS AND LOCATIONS.
- FLOOR/CEILING PENETRATION FOR DUCT, PIPE, ETC. FOR REFERENCE ONLY. COORDINATE W/ MEP ENGINEER'S DWGS FOR FULL SCOPE OF LOCATION AND SIZE. REFER TO STRUCT. DRAWINGS. FIRESTOP W/ APPROVED HILTI FIRESTOPPING AT ALL PENETRATIONS.
- ROOF LEADER COORDINATE W/ CIVIL AND PLUMBING DRAWINGS.
- SHAFT WALL FOR GARBAGE ROOM EXHAUST. COORDINATE W/ MECH. DUG.
- VEHICLE GUARDRAIL. REFER TO CIVIL DRAWING.
- FUTURE PHASE 2 RAMP. REFER TO CIVIL DRAWINGS.

NO.	REVISION/ISSUE	DATE
3	ISSUE FOR DOB COMMENT	04/26/2021
2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021

SEAL

PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
PROJECT NO: DA 2034  
DRAWN BY: YK  
CHECKED BY: PDS/GD  
SCALE: AS NOTED

DRAWING TITLE  
**THIRD FLOOR CONSTRUCTION PLAN**

SHEET NO.  
**A-103**



# LIBERTY PLAZA SUITES

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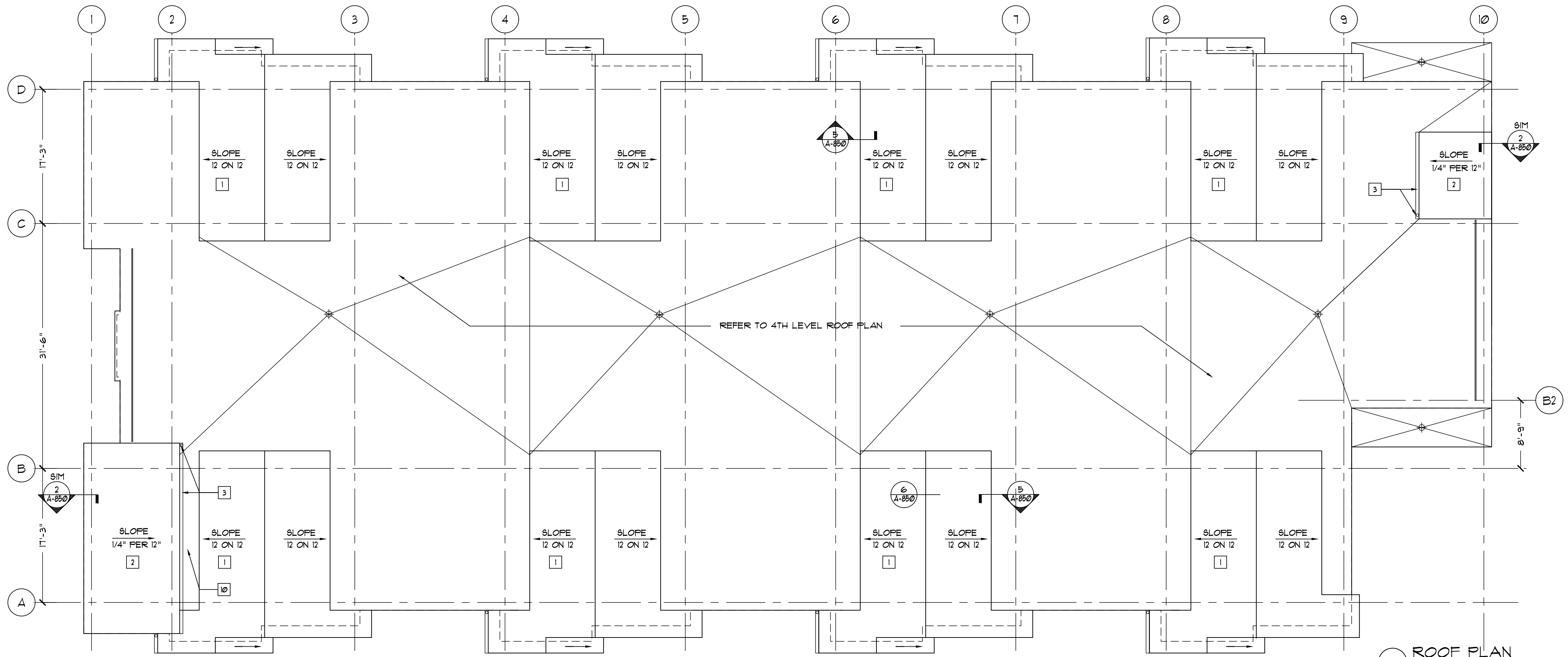
MEP ENGINEER  
  
 50 Broadway, Hawthorne, NY 10532  
 (914) 747-2800  
 8 West 38th Street, Suite 201, New York, NY 10018  
 846.848.4110  
 oloa.com

### ROOF NOTES

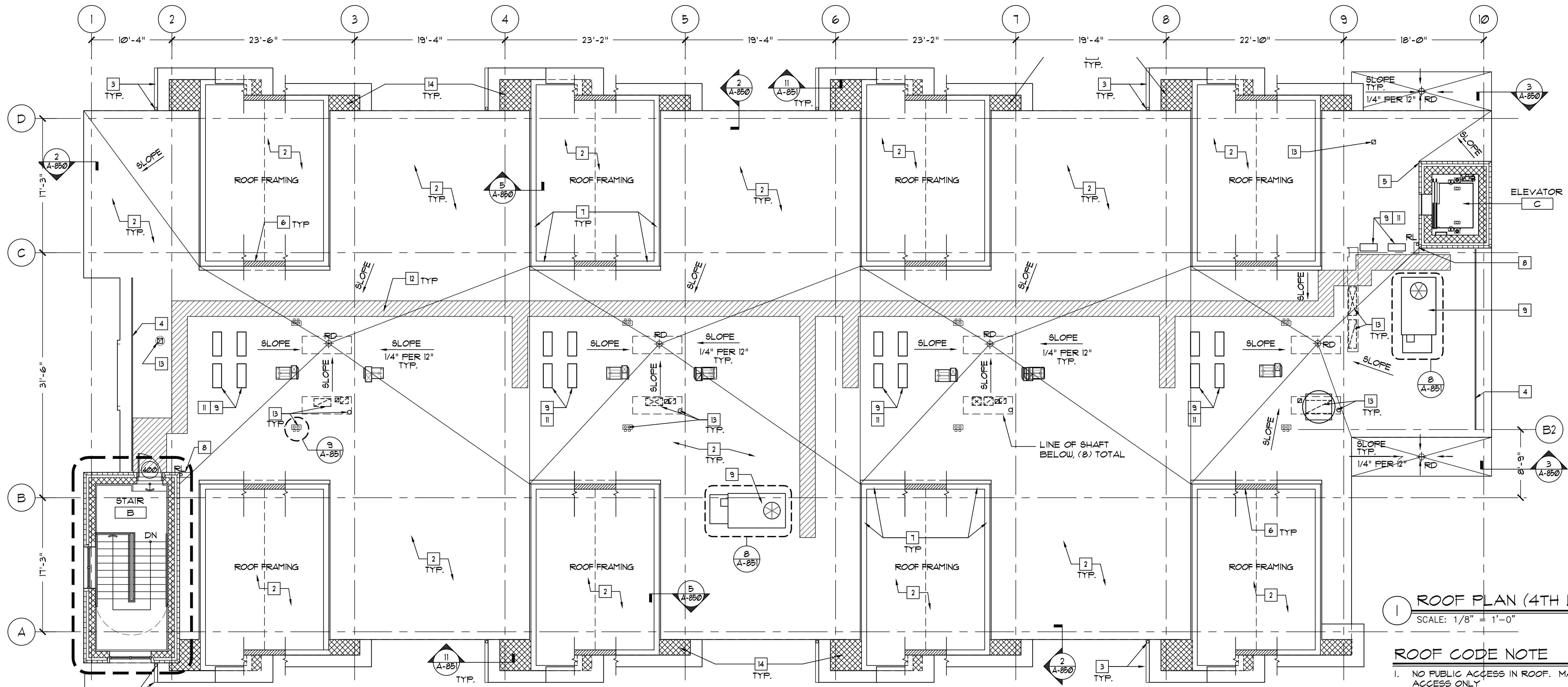
- REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
- PROVIDE ALL REQUIRED FLASHING AT ALL ROOF CONNECTIONS.
- PROVIDE INSULATIONS AS SHOWN IN BUILDING SECTIONS AND WALL SECTION.

### ROOF CONSTRUCTION NOTES "1"

- STANDING SEAM ROOF. REFER TO TYP. WALL SECTION AND DETAILS ON A-850.
- EPPM FLEECEBACK ROOF MEMBRANE BY CARLISLE. INSTALL AS PER MFR'S SPECIFICATION. SLOPE 1/4" PER 12" AT MAIN ROOF. ELEVATOR TOWER AND STAIR TOWER. FLAT ROOF ASSEMBLY AT ENCLOSED AREA (UNDER GABLE ROOF). REFER TO DETAIL ON A-850.
- ALUMINUM GUTTER & LEADER SYSTEM.
- 42" AFF 1 1/2" DIA. STEEL PIPE GUARDRAIL, POST SPACING TO BE 4'-0" O.C. MAX. BOTTOM RAIL TO BE 4" AFF. PROVIDE (2) HORIZONTAL INTERMEDIATE RAILS (2" MAX SPACING) REFER TO EXTERIOR ELEVATION. PAINT.
- 3" MIN. VENT PER ELEVATOR SPEC. PROVIDE 2'-0" Wx1'-4" H ALUM. LOUVER WITH INSECT SCREEN. WALL CONSTRUCTION: FINISH SIDING, TYVEK, 3/4" EXTERIOR GRADE PLYWOOD SHEATHING, 6" METAL STUD @ 16" O.C. ON CONC. CURB.
- CONCRETE CURB TO SUPPORT ROOF FRAMING AND WALL. SEE STRUCT. DWG.
- PROVIDE SPLASH BLOCK AT ROOF LEADER LOCATION.
- ROOF EQUIPMENT PER ENGINEER'S DRAWINGS.
- PROVIDE CRICKET.
- PROVIDE PAD (SLIP SHEET) FOR ACC UNIT BY CARLISLE. SLIP SHEET TO WITHSTAND ACC UNIT WEIGHT.
- PROVIDE 24"x24" ROOF PADS BY CARLISLE.
- ROOF SLAB PENETRATIONS FOR DUCT, PIPE, ETC. FOR REFERENCE ONLY. COORDINATE W/ MEP FOR FULL SCOPE OF SIZE AND LOCATION. REFER TO STRUCT. DRAWINGS. FIRESTOP W/ APPROVED HILT! FIRESTOPPING AT ALL PENETRATIONS. PROVIDE R-49 SPRAY FOAM INSULATION BETWEEN ROOF RATERS WHERE R-30 INSULATION IS NOT INSTALLED AT ROOF SLAB (GABLE ROOF OVERHANG AREAS ONLY).



**2 ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**1 ROOF PLAN (4TH LEVEL)**  
SCALE: 1/8" = 1'-0"

### ROOF CODE NOTE

- NO PUBLIC ACCESS IN ROOF. MAINTENANCE ACCESS ONLY.
- OCCUPANT LOAD = 5

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1	ISSUE FOR PERMIT	03/12/2021

SEAL

PROJECT  
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 500 COMMERCE ST.  
 TOWN OF MT. PLEASANT, NY

DATE:	AUGUST 12, 2020
PROJECT NO.:	DA 2034
DRAWN BY:	YK
CHECKED BY:	PD/SGD
SCALE:	AS NOTED

DRAWING TITLE  
**4TH LEVEL ROOF PLAN & ROOF PLAN**

SHEET NO.  
**A-104**



# LIBERTY PLAZA SUITES

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TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
PROJECT NO: DA 2034  
DRAWN BY: YK  
CHECKED BY: PDI/SGD  
SCALE: AS NOTED

DRAWING TITLE  
**APT. UNIT ENLARGED CONSTRUCTION PLANS & DR. SCHEDULE (UNITS 2G, 2H, 3G & 3H)**

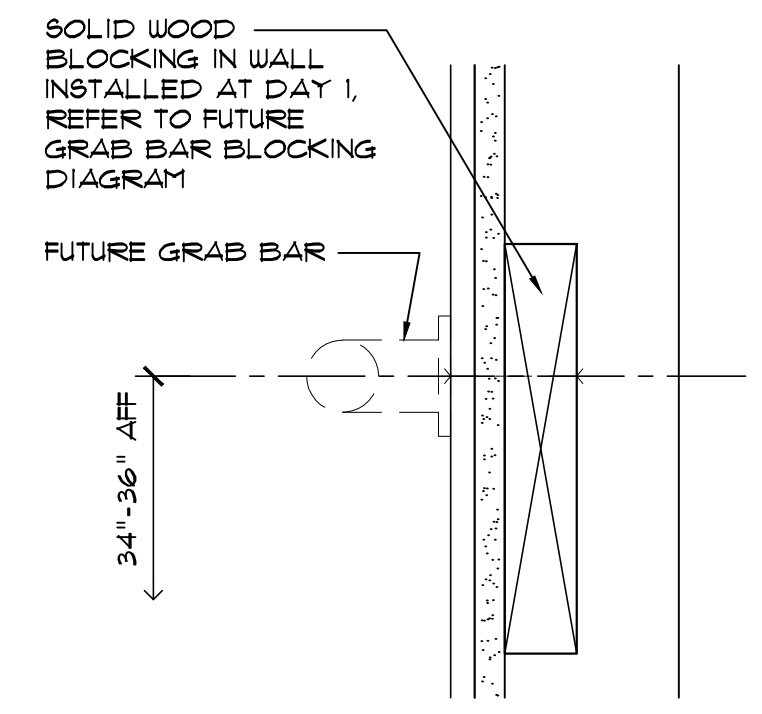
SHEET NO.  
**A-105**

**LEGEND**  
--- ONE HOUR FIRE BARRIER WALL  
--- ONE HOUR FIRE RATED WALL

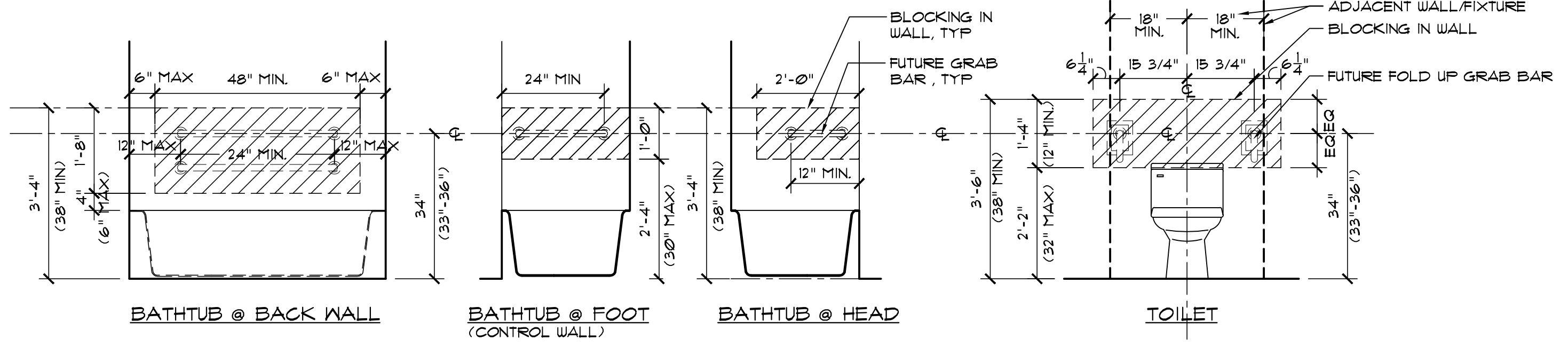
**NOTES**  
REFER TO A-101 FOR GENERAL NOTES & LEGEND

**CONSTRUCTION NOTES "1"**

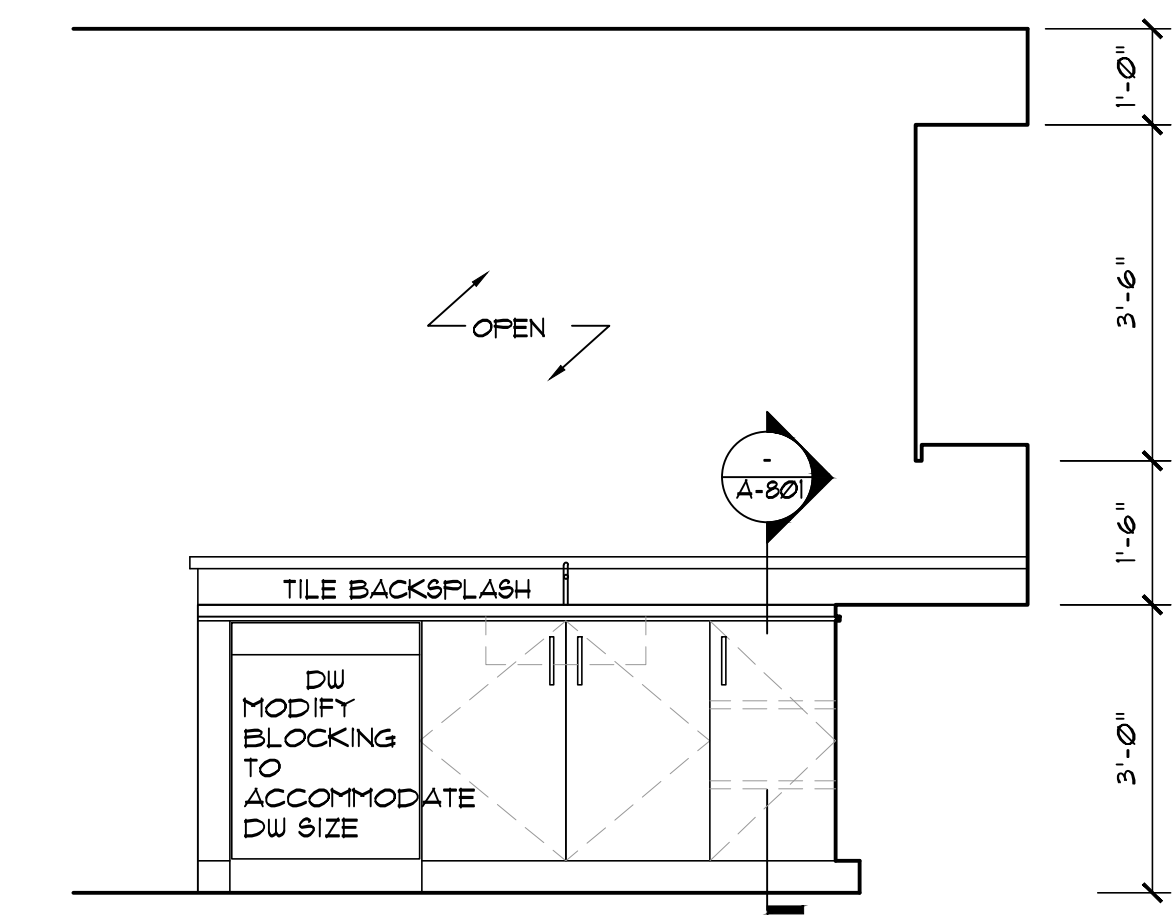
- CLOSET ROD AND (2) FIXED SHELVES ABOVE AT ALL CLOSETS U.O.N.
- WASHER AND ELECTRIC DRYER, SEE APPLIANCE SCHEDULE. REFER TO ENGINEER'S DRAWINGS FOR VENT REQUIREMENT.
- REFER TO SCHEDULE FOR REFRIGERATOR, KITCHEN SINK, DISHWASHER, ELECTRIC RANGE & HOOD ABOVE. REFER TO ENGINEER'S DRAWINGS FOR VENT REQUIREMENT.
- WOOD BASE CABINETS AND SOLID STONE COUNTERTOP. SEE INT. ELEVATION.
- WOOD UPPER CABINETS. SEE INT. ELEVATION.
- FULL HEIGHT TILE BACKSPASH. REFER TO FINISH SCHEDULE.
- NOT USED.
- MANUFACTURED TUB AND SHOWER ENCLOSURE. INSTALL AS PER MFR'S SPECIFICATION.
- VANITY SINK. SEE PLUMBING FIXTURE SCHEDULE. PROVIDE WOOD VANITY W/ 4" BACKSPASH. PROVIDE MIRROR ABOVE.
- CHANGE IN FLOOR MATERIALS, SEE FINISH SCHEDULE.
- INSTALL WOOD BLOCKING(S) IN WALL AT TOILET AND BATHTUB LOCATIONS FOR FUTURE GRAB BAR. REFER TO DETAIL 4 & 5 ON A-105.



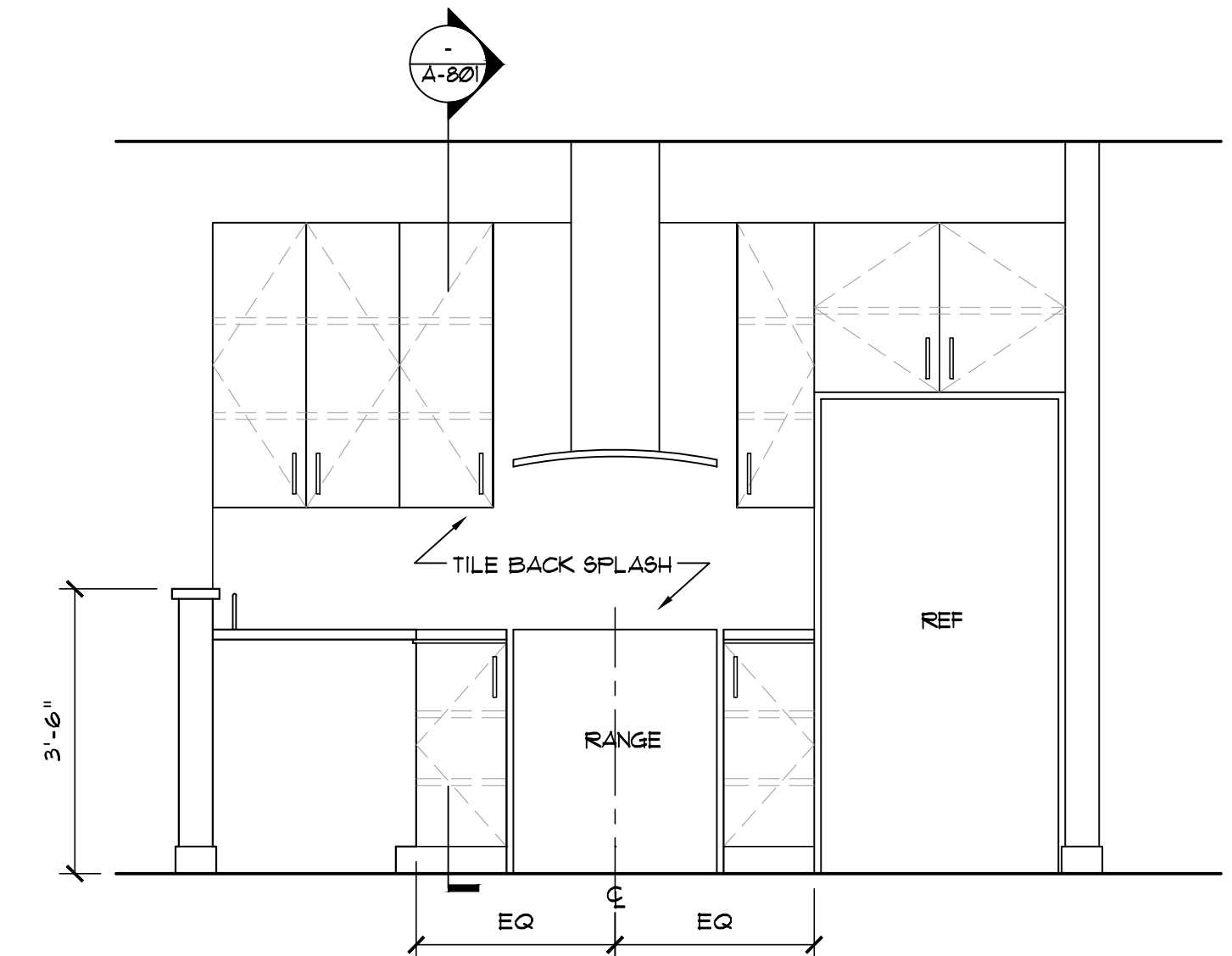
**5 FUTURE GRAB BAR BLOCKING DETAIL**  
SCALE: 3" = 1'-0"



**4 FUTURE GRAB BAR BLOCKING DIAGRAM**  
SCALE: 1/2" = 1'-0"



**2 INT. ELEVATION @ KITCHEN**  
SCALE: 1/2" = 1'-0"

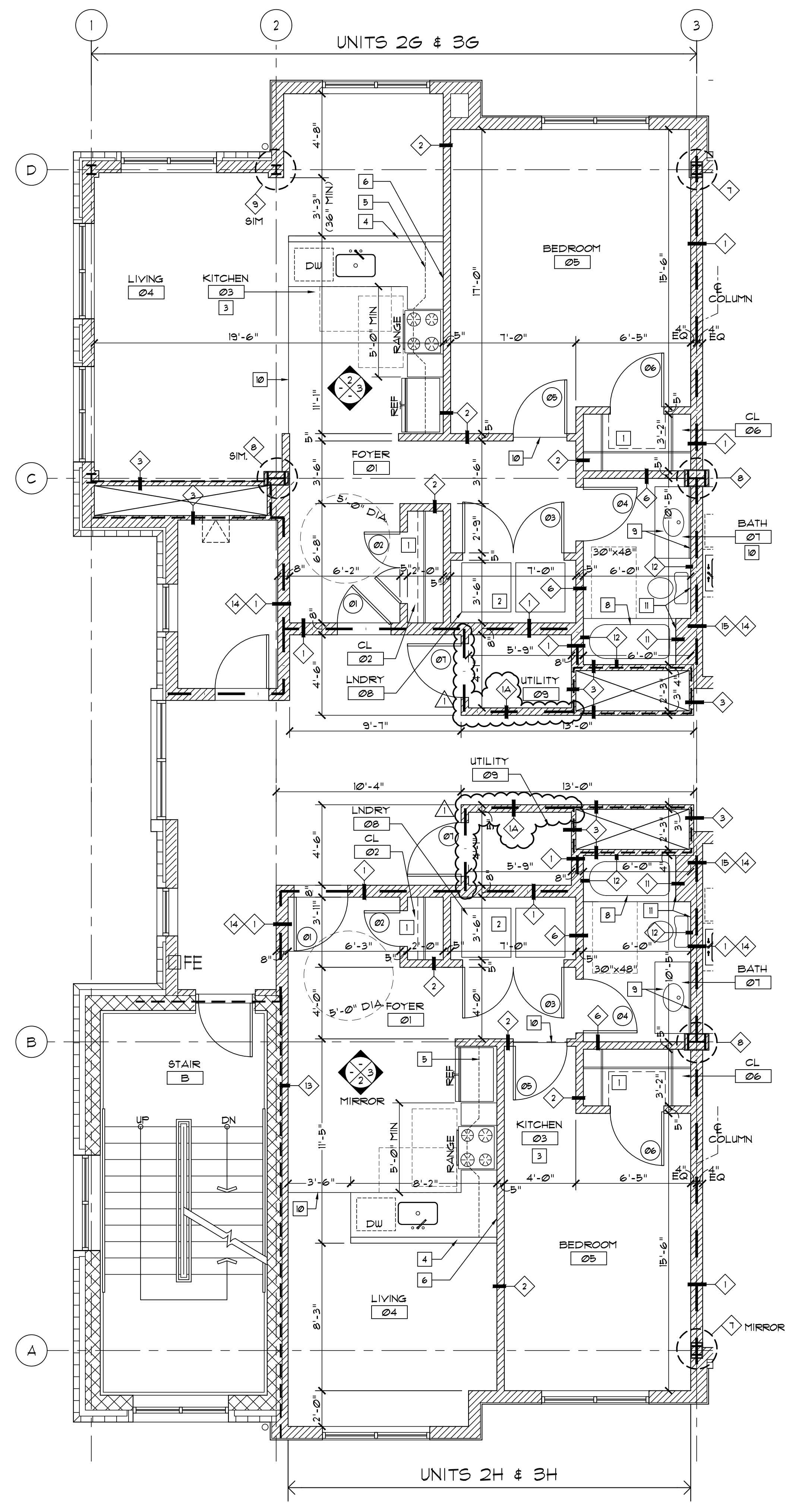


**3 INT. ELEVATION @ KITCHEN**  
SCALE: 1/2" = 1'-0"

**DOOR SCHEDULE**

REFER TO A-200 FOR DOOR NOTES, ELEVATIONS, HARDWARE SCHEDULE, ETC.

UNIT NUMBER	DOOR NUMBER	TYPE	MATERIAL	DOOR			FRAME			HARDWARE	RATING	REMARKS
				WIDTH	HEIGHT	THICKNESS	HAND	SPRIG/OPN. AMP.	TYPE			
UNIT 2G, 3G	01	F	HM-166A	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	NHM-166A	H10	45 MIN		
	02	F	MD	(2) 2'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H12	-		
	03	F	MD	(2) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H12	-		
	04	F	MD	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H9	-		
	05	F	MD	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H9	-		
	06	F	MD	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H10	-		
	07	A	HM-166A	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	NHM-166A	H7	45 MIN		
UNIT 2H, 3H	01	F	HM-166A	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	NHM-166A	H10	45 MIN		
	02	F	MD	(1) 2'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H11	-		
	03	F	MD	(2) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H12	-		
	04	F	MD	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H9	-		
	05	F	MD	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H9	-		
	06	F	MD	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	WD	H10	-		
	07	A	HM-166A	(1) 3'-0" x 7'-0"	1 3/4"	3/8"	A	NHM-166A	H7	45 MIN		



**1 TYP. APARTMENT UNIT ENLARGED CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"



**LEGEND**

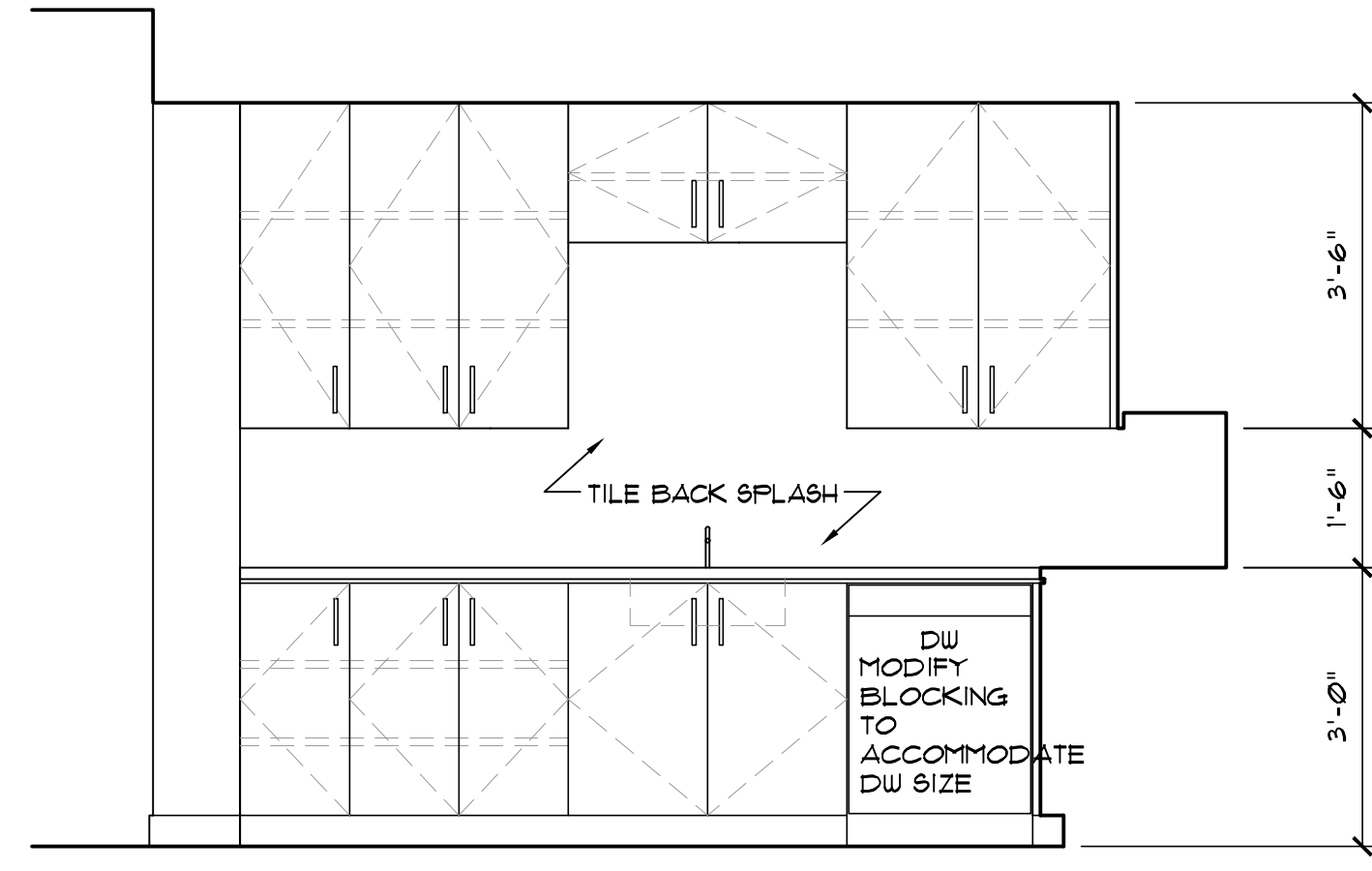
- ONE HOUR FIRE BARRIER WALL
- ONE HOUR FIRE RATED WALL

**NOTES**

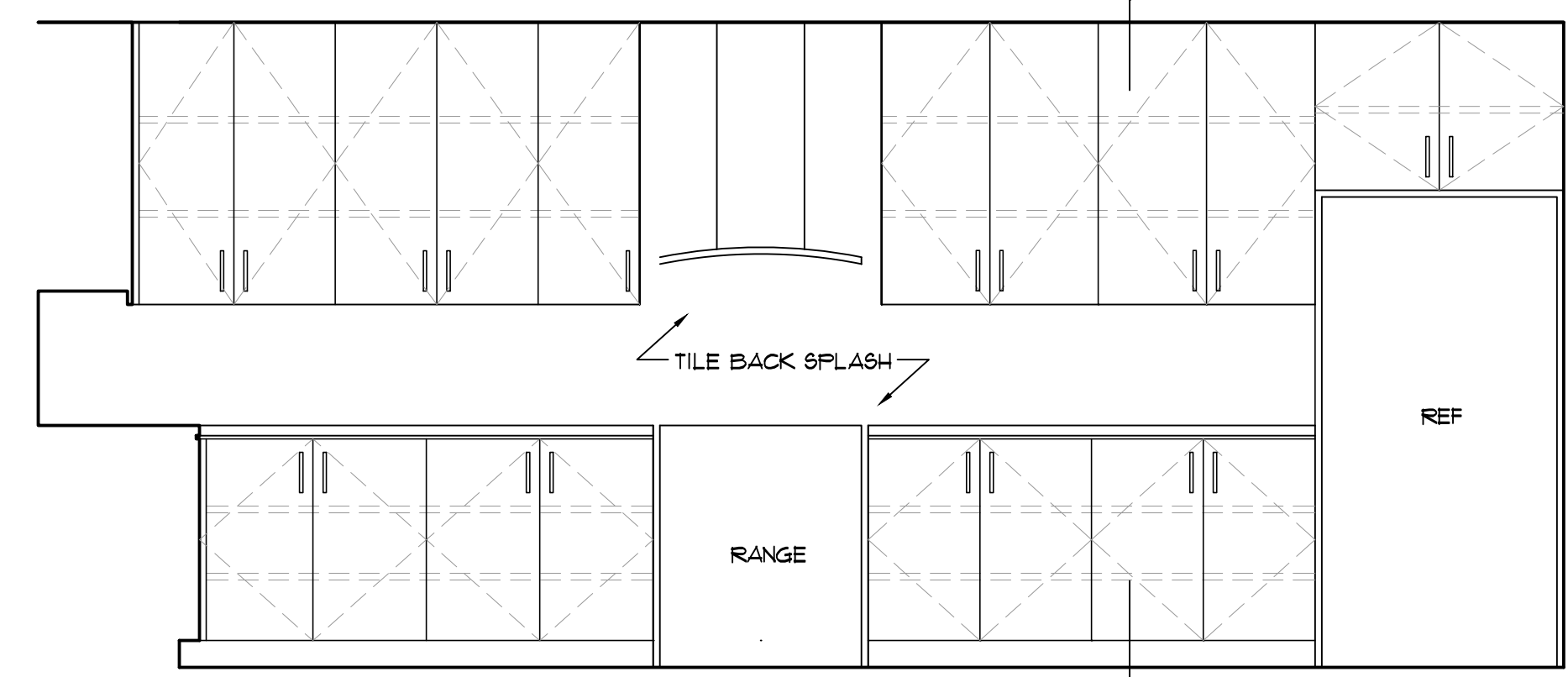
REFER TO A-101 FOR GENERAL NOTES & LEGEND

**CONSTRUCTION NOTES "1"**

1. CLOSET ROD AND (2) FIXED SHELVES ABOVE AT ALL CLOSETS U.O.N.
2. WASHER AND ELECTRIC DRYER, SEE APPLIANCE SCHEDULE. REFER TO ENGINEER'S DRAWINGS FOR VENT REQUIREMENT.
3. REFER TO SCHEDULE FOR REFRIGERATOR, KITCHEN SINK, DISHWASHER, ELECTRIC RANGE & HOOD ABOVE. REFER TO ENGINEER'S DRAWINGS FOR VENT REQUIREMENT.
4. WOOD BASE CABINETS AND SOLID STONE COUNTERTOP. SEE INT. ELEVATION.
5. WOOD UPPER CABINETS. SEE INT. ELEVATION.
6. FULL HEIGHT TILE BACKSPLASH. REFER TO FINISH SCHEDULE.
7. NOT USED.
8. MANUFACTURED TUB AND SHOWER ENCLOSURE. INSTALL AS PER MFR'S SPECIFICATION.
9. VANITY SINK, SEE PLUMBING FIXTURE SCHEDULE. PROVIDE WOOD VANITY W/ 4" BACKSPLASH. PROVIDE MIRROR ABOVE.
10. CHANGE IN FLOOR MATERIALS, SEE FINISH SCHEDULE.
11. INSTALL WOOD BLOCKING(S) IN WALL AT TOILET AND BATHTUB LOCATIONS FOR FUTURE GRAB BAR. REFER TO DETAIL 4 & 5 ON A-105.



**3 INT. ELEVATION @ KITCHEN**  
SCALE: 1/2" = 1'-0"

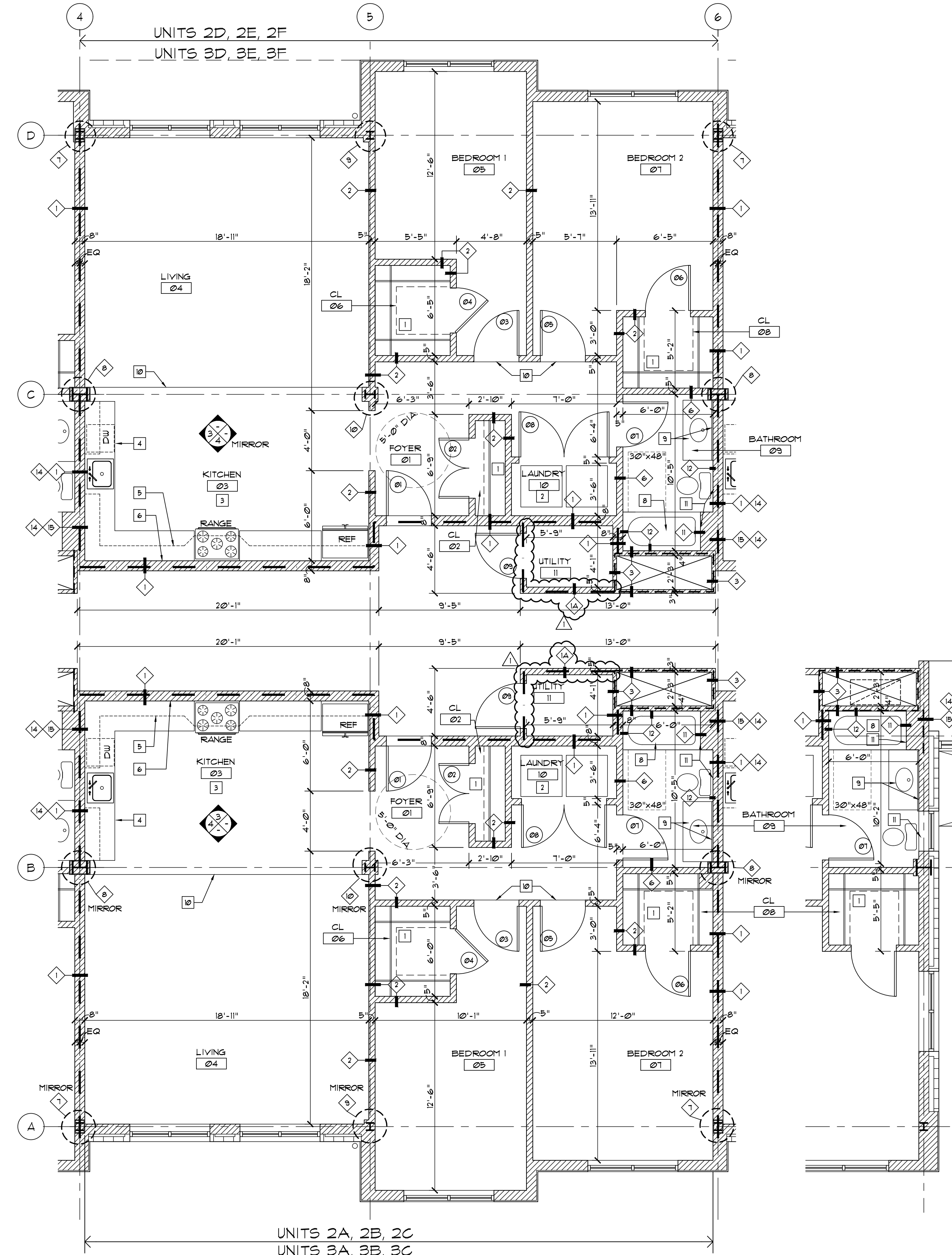


**4 INT. ELEVATION @ KITCHEN**  
SCALE: 1/2" = 1'-0"

**DOOR SCHEDULE**

REFER TO A-300 FOR DOOR NOTES, ELEVATIONS, HARDWARE SCHEDULE, ETC.

APARTMENT	DOOR NUMBER	TYPE	MATERIAL	SIZE		THICKNESS	HAND	UNDERCUT	FRAME		THICKNESS	HARDWARE	RATING	REMARKS
				WIDTH	HEIGHT				TYPE	MATERIAL				
UNIT 2D, 2E, 2F UNIT 3D, 3E, 3F	01	F	HM-166A	0	3'-0" x 7'-0"	3/4"	9/8"	A	NHM-166A	ND	H2	45 MIN		
	02	F	ND	(2)	2'-0" x 7'-0"	3/4"	9/8"	B	ND	ND	H2			
	03	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	04	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	05	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	06	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	07	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	08	F	ND	(2)	3'-0" x 7'-0"	3/4"	9/8"	B	ND	ND	H2			
	09	A	HM-166A	0	3'-0" x 7'-0"	3/4"	9/8"	A	NHM-166A	ND	H2	45 MIN		
UNIT 2A, 2B, 2C UNIT 3A, 3B, 3C	01	F	HM-166A	0	3'-0" x 7'-0"	3/4"	9/8"	A	NHM-166A	ND	H2	45 MIN		
	02	F	ND	(2)	2'-0" x 7'-0"	3/4"	9/8"	B	ND	ND	H2			
	03	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	04	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	05	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	06	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	07	F	ND	0	3'-0" x 7'-0"	3/4"	9/8"	A	ND	ND	H2			
	08	F	ND	(2)	3'-0" x 7'-0"	3/4"	9/8"	B	ND	ND	H2			
	09	A	HM-166A	0	3'-0" x 7'-0"	3/4"	9/8"	A	NHM-166A	ND	H2	45 MIN		



**1 TYP. APARTMENT UNIT ENLARGED CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"

**2 TYPICAL PARTIAL 2A & 3A APARTMENT UNIT ENLARGED PLAN**  
SCALE: 1/4" = 1'-0"

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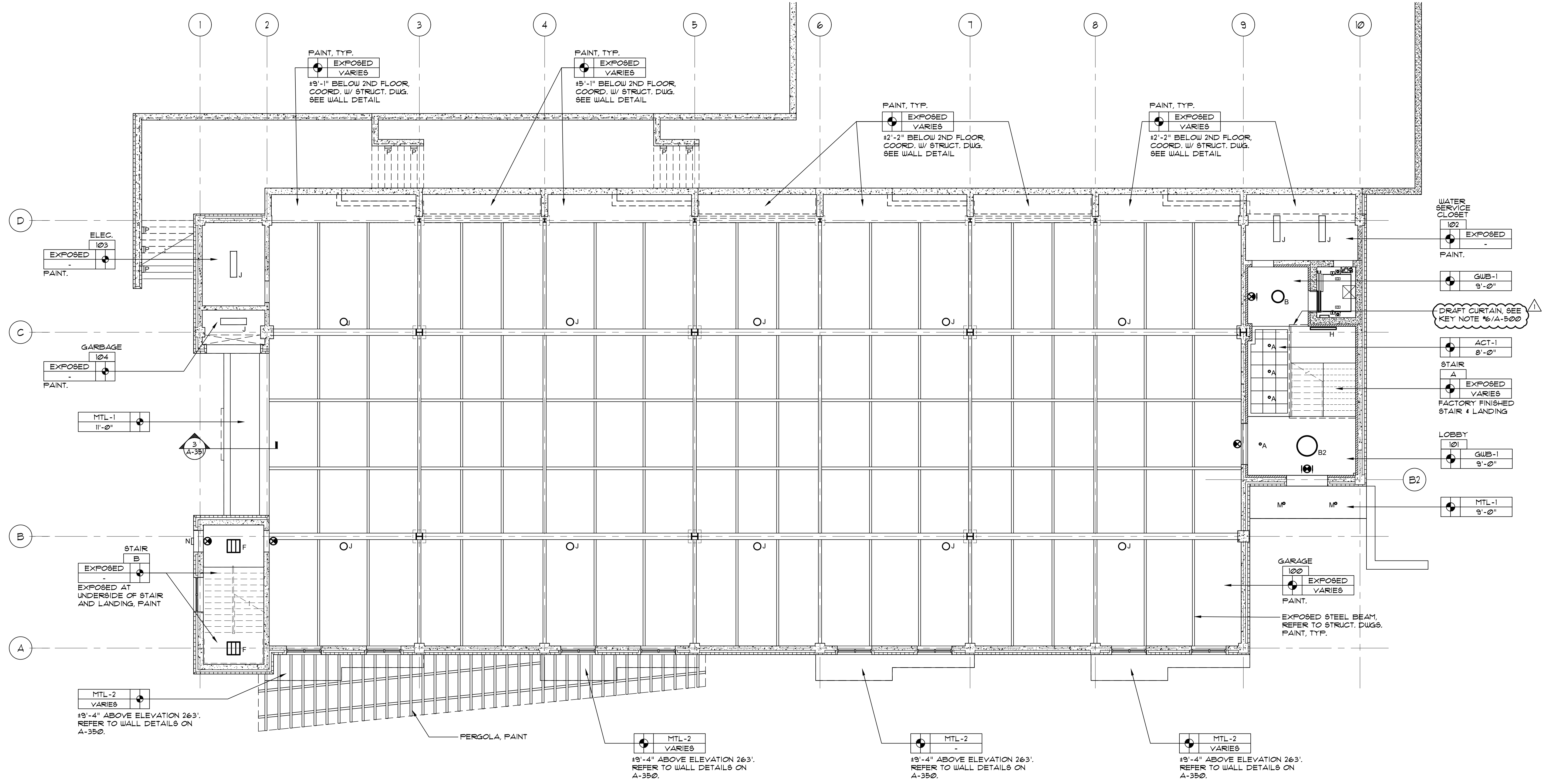
PROJECT  
**LIBERTY PLAZA SUITES**  
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TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
PROJECT NO: DA 2034  
DRAWN BY: YK  
CHECKED BY: PDI/SGD  
SCALE: AS NOTED

DRAWING TITLE  
**APT. UNIT ENLARGED CONSTRUCTION PLANS & DR. SCHEDULE**  
(UNITS 2A, 2B, 2C, 2D, 2E, 2F & 3A, 3B, 3C, 3D, 3E, 3F)

SHEET NO.  
**A-106**





**1 GROUND FLOOR (1ST LEVEL) RCP**  
 SCALE: 1/8" = 1'-0"

- RCP GENERAL NOTES**
- REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE, OCCUPANCY SENSOR, EMERGENCY LIGHTS, DIFFUSERS, ETC.
  - REFER TO ENGINEER'S DRAWINGS FOR DIMMABLE LIGHTS.

**LIBERTY PLAZA SUITES**

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3	ISSUE FOR DOB COMMENT	04/26/2021
2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021

SEAL

PROJECT  
**LIBERTY PLAZA SUITES**  
 500 COMMERCE ST.  
 TOWN OF MT. PLEASANT, NY

DATE:	AUGUST 12, 2020
PROJECT NO:	DA 2034
DRAWN BY:	YK
CHECKED BY:	PD/SGD
SCALE:	AS NOTED

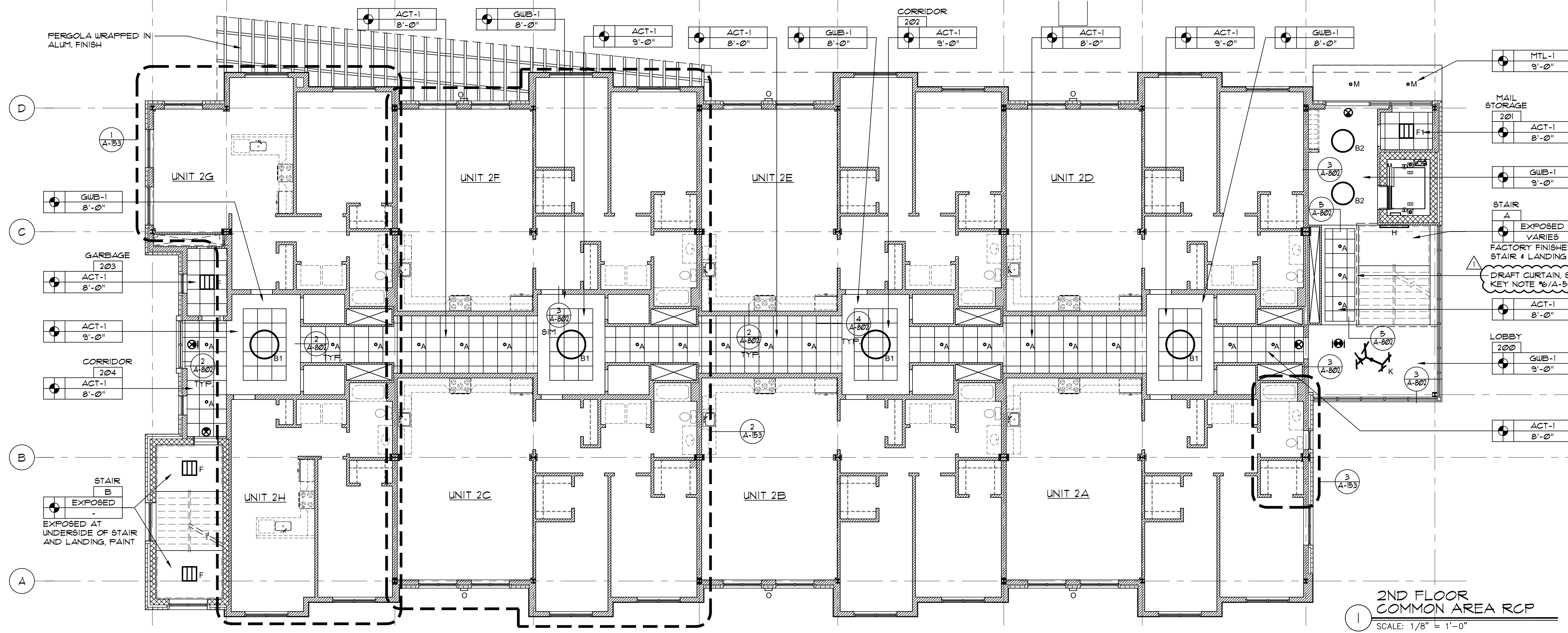
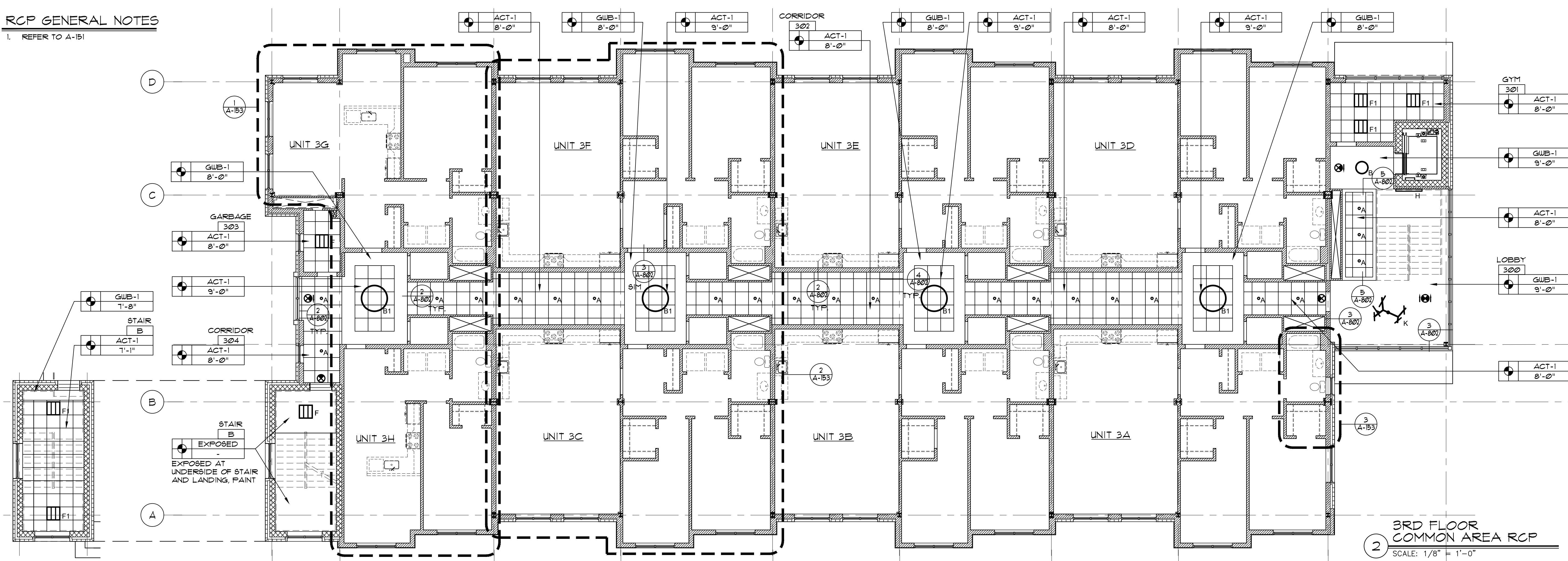
DRAWING TITLE  
 FIRST FLOOR  
 (GARAGE LEVEL) RCP

SHEET NO.  
**A-151**



**RCP GENERAL NOTES**

1. REFER TO A-151



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SCALE: AS NOTED

DRAWING TITLE  
**2ND FLOOR & 3RD FLOOR RCP**

SHEET NO.  
**A-152**



# LIBERTY PLAZA SUITES

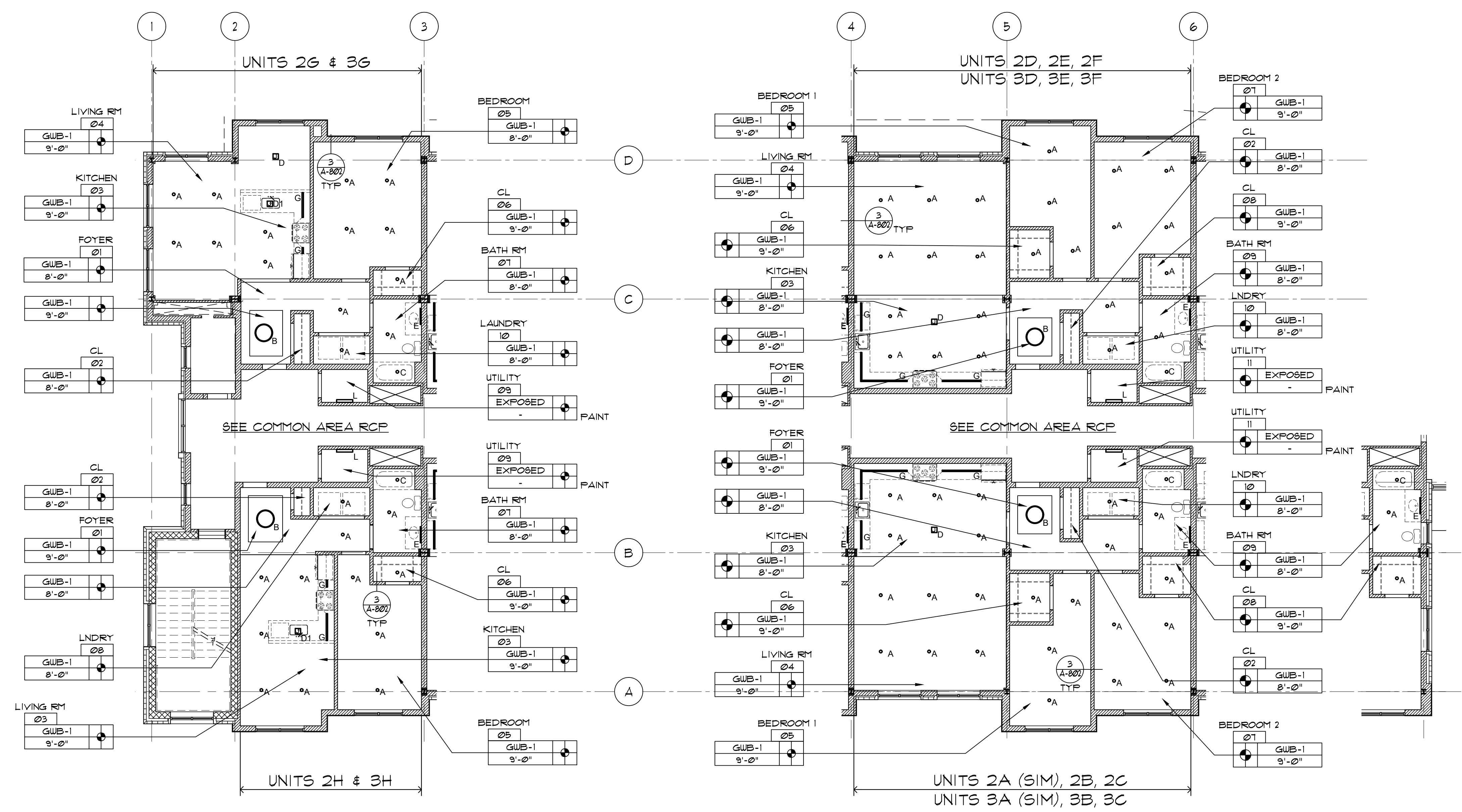
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1 TYPICAL APARTMENT UNIT RCP - PARTIAL  
SCALE: 1/8" = 1'-0"

2 TYPICAL APARTMENT UNIT RCP - PARTIAL  
SCALE: 1/8" = 1'-0"

3 PORTION OF 2A & 3A APARTMENT UNIT RCP  
SCALE: 1/8" = 1'-0"

### RCP GENERAL NOTES

- REFER TO A-151

### APARTMENT UNIT RCP NOTES

- AT ALL APARTMENT UNITS, PROVIDE CEILING ACCESS PANEL IF REQUIRED PER MEP ENGINEER'S REQUIREMENTS. COORDINATE SIZE AND LOCATION W/ ENGINEER'S DRAWINGS. CONFIRM W/ ARCHITECT PRIOR TO INSTALLATION.

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DRAWING TITLE  
TYPICAL APT. UNIT RCP

SHEET NO.  
**A-153**




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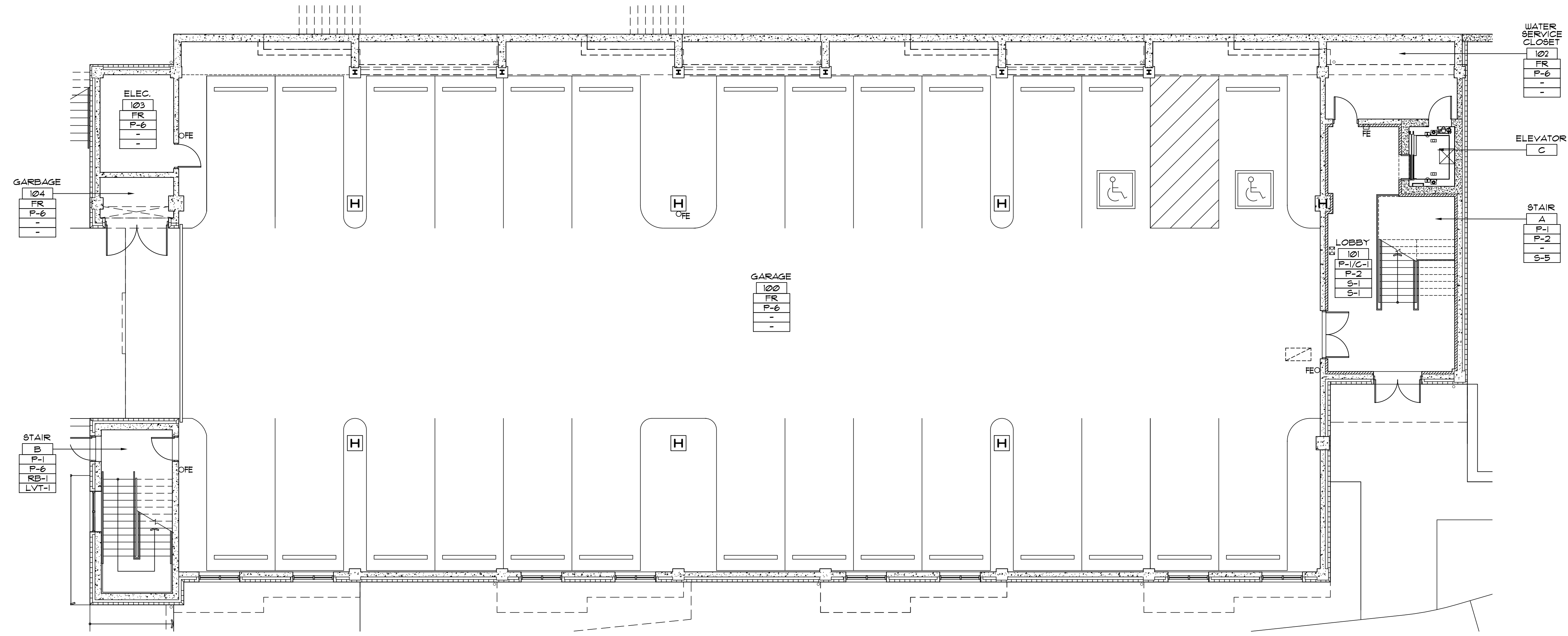
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**1 FIRST FLOOR FINISH PLAN (GARAGE LEVEL)**  
 SCALE: 1/8" = 1'-0"

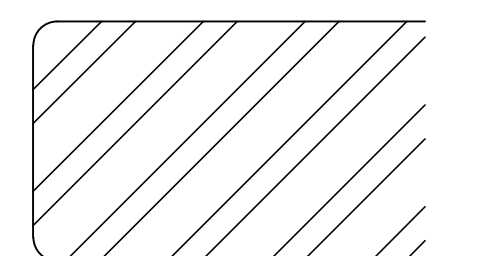
### FINISH SYMBOL

CEILING FINISH	---
WALL FINISH	---
BASE FINISH	---
FLOOR FINISH	---

FINISH TYPE AND SPECIFICATION (x-x)

### PAINT FINISH, TYP

- WALLS: SATIN
- CEILING: FLAT
- DOORS/FRAMES: SATIN
- SPECIALTY: PEARL
- METAL: ELECTROSTATICALLY PAINTED, TYP.
- C CEILING
- CQ CARPET QUALITY
- VCT VINYL FLOORING
- GL GLASS
- P PAINT
- RB RUBBER BASE
- S STONE
- M WOOD
- MC WALL COVERING
- WT WINDOW TREATMENT
- SP SPECIALTY FINISH
- ▲ INDICATES FLOOR MATERIAL CHANGE. PROVIDE TRANSITION STRIP DUE TO MATERIAL CHANGE AND ELEVATION CHANGE
- FR FIRE RATED/SPRAY INSULATION
- MD POPULAR WOOD TRIM, F&I AND PAINT WOOD BASE, DOOR TRIM, AND CROWN THROUGHOUT DWELLING UNITS, TYP.



S-1 SQUARE EDGE PROFILE AT COUNTERTOP, TYP.

### INTERIOR FINISH SCHEDULE

Item	Manufacturer	Description	Model #	Notes	Finish/Color
C-1	Armstrong	Acoustical Ceiling Tile	1942 Ultima 9/16" Beveled Tegular	24" x 24" x 7/8" Order with Suprafine 9/16" Suspension System	White
CQ-1	Shaw Contract	Carpet Tile	Assembly: ESTABLISH 5T268	Staggered Pattern, 50% quantity variations; Provide 6" carpet base to match Interaction 67515.	Interaction 67515; Clear Interaction 67518
LVT-1	Shaw Contract	Luxury Vinyl Tile	Unit: COVE 0927V	Staggered Pattern, 50% quantity variations.	Slt 27504; Pour 27530
LVT-2	Shaw Contract	Luxury Vinyl Tile	Inlet 0926V	Staggered Pattern; Herringbone Pattern at Dwelling Unit Entry*	V3 Thatch 26720
RF-1	Rubber Flooring, Inc.	Gym Flooring	3/8" Heavy Duty Rubber Rolls	Install seamlessly throughout gym.	Blue Gray - 10%
WC-1	DesignTex	Wall Covering	Luxe 6545	-	6545-402 Ink
WC-2	DesignTex	Wall Covering	Luxe 6545	-	6545-804 Mercury
RB-1	Johnsonite	Rubber Base	6" High Rubber Base	Cove at Vinyl Flooring; Straight at Carpet Flooring, unless otherwise noted.	48-Grey
WT-1	Mecho Shade	Window Treatment	SoHo Collection; 1100 Series	Manual Roller Shades, field verify for installation and panel sizes.	1115 Smoke
P-1	Sherwin Williams	Paint-ceiling	2 Coats: A86W01151 SuperPaint Flat, A86 Series	Provide B28W08000 PVA Drywall Primer & Sealer White.	Extra White SW-7006
P-2	Sherwin Williams	Paint-wall (general)	2 Coats: K27W00051 Emerald Designer Edition, Interior Latex Satin	Provide B28W08000 PVA Drywall Primer & Sealer White.	Zircon SW-7667
P-3	Sherwin Williams	Paint-trim and doors	2 Coats: K38W01751 Emerald Urethane trim Enamel, Satin	Provide B28W08111 Premium Wall & Wood Primer, Interior Latex White; For Electrostatically painted metal (i.e. elevator doors and trim) use Primer: B51W00620 Preprime ProBlock Primer & Sealer White; For Steel/Ferrous Metal Use Primer B66W01310 PI ProCryl Universal Acrylic Primer.	March Wind SW-7668
P-4	Sherwin Williams	All Millwork Cabinetry	Custom Sprayed Finish by Millworker	Refer to Millwork Details	Summit Gray SW-7669
P-5	Sherwin Williams	Paint-accent walls	2 Coats: K27W00051 Emerald Designer Edition, Interior Latex Satin	Provide B28W08000 PVA Drywall Primer & Sealer White.	TBS
P-6	Sherwin Williams	Concrete Walls	CONFLEX SHERLASTIC Elastomeric Coating, CF16W0051 Extra White CF16W0053 Deep Base	Provide LOXON Concrete & Masonry Primer/Sealer, Interior/Exterior Latex US- LX02W0050 White Canada- LX02WQ050 White	Use tint: Zircon SW-7667
S-1	Porcelain Tile	Happy Floors	24" x 48" Crash Blue	Install with 3" x 24" Crash Blue Bullnose Base.	Natural Finish
S-2	Corian Quartz	Countertop and Backsplash	Course Carrara	Submit seaming diagram prior to fabrication.	As per Spec
S-3	Porcelain Tile	Happy Floors	12" x 24" Apollo Grey	Install with 3" x 24" Apollo Grey Bullnose Base.	Straight Lay Installation
S-4	Ceramic Tile	daltile	Polaris	Subway Pattern Installation.	Gloss White PL01
S-5	Angelozzi	Terralte Terrazzo	Precast Epoxy Terrazzo Treads	Refer Stair Details.	TBS
MTL-1	-	Metal	Exterior Grade Metal Ceiling	-	TBS
M-1	-	Mirror	Wall Mirror	-	TBS

### APPLIANCE SCHEDULE

Type	Manufacturer	Description	Model #
A	GE Profile	36" Energy Star Counter-depth french Door Refrigerator	PWE23KSKSS
B	GE Profile	24" Dishwasher	PDT715SYNFS
C	GE Profile	30" Smart Slide-In Electric Range	PSS93YPFS
D	GE Profile	Series 30" Wall-Mount Hood	PV970NSS
E	GE Profile	2.2 Cu. Ft. Countertop Sensor Microwave Oven	PEST227SLSS
F	GE	4.6 Cu. Ft. Capacity Washer with FlexDispense	GTW725BPNDG
G	GE	7.4 Cu. Ft. Capacity Aluminized Alloy Drum Electric Dryer With HE Sensor Dry	GTD72EBPNDG

Each Resident Unit to have one of the above fixtures, typ.

HVAC  
 Gas Hydro Air heating and cooling at common areas. Resident Units to have individual Electric Heat Pump Split Systems for heating and cooling with supplemental baseboard heating at windows: Refer to MEP Engineer's Drawings.

### PLUMBING FIXTURE SCHEDULE

Type	Manufacturer	Description	Model #
1	Kohler	Crue Touchless pull-down single-handle kitchen faucet	K-22974-VS
2	Kohler	Cairn Under-Mount Kitchen Sink	K-28001-CM6
3	Kohler	Cimarron Comfort Height One-piece elongated 1.28 gpf chair height toilet	K-3619-0
4	Kohler	Entity 60" x 30" alcove bath	K-26109-0
5	Kohler	Ladena Bathroom Sink	K-2214-0
6	Kohler	Hint widespread bathroom sink faucet	K-97093-4-BN
7	Kohler	Pitch Rite-Temp® 1.75 gpm bath and shower trim	K-TS97074-4G-BN

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PROJECT  
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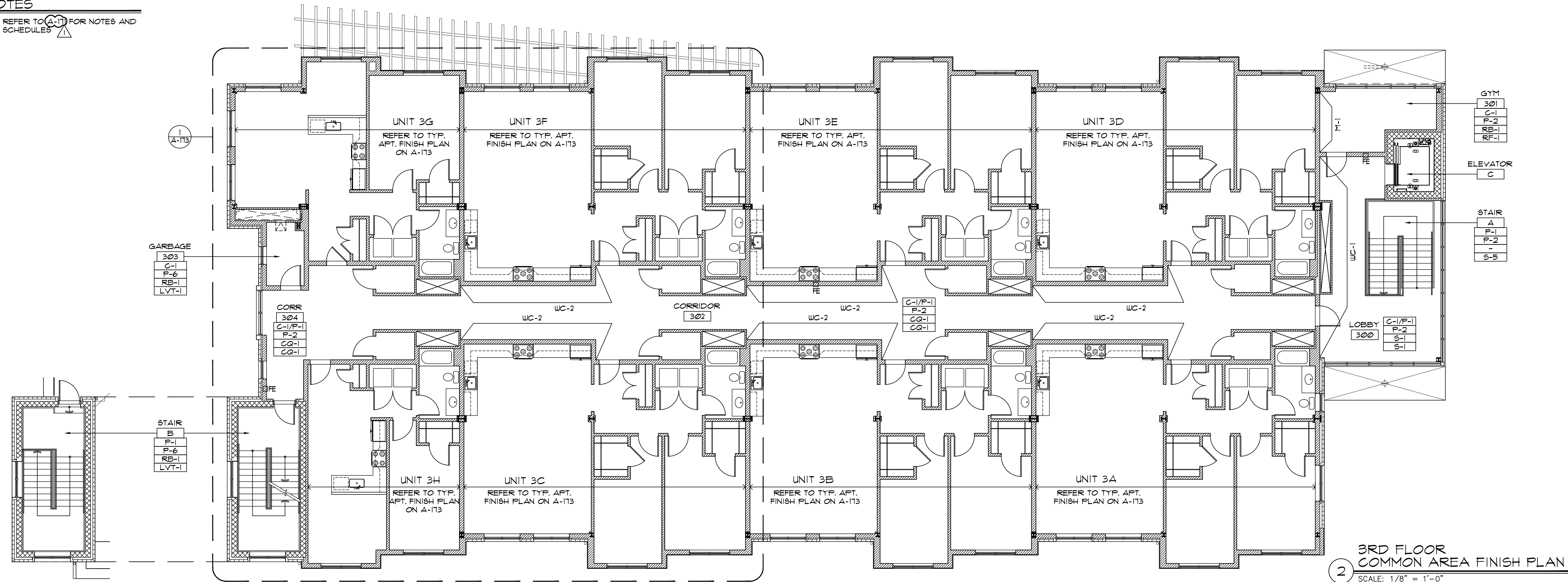
DATE: AUGUST 12, 2020  
 PROJECT NO: DA 2034  
 DRAWN BY: YK  
 CHECKED BY: PDS/GD  
 SCALE: AS NOTED

DRAWING TITLE  
**1ST FLOOR (GARAGE LEVEL) FINISH PLAN AND SCHEDULES**

SHEET NO.  
**A-171**

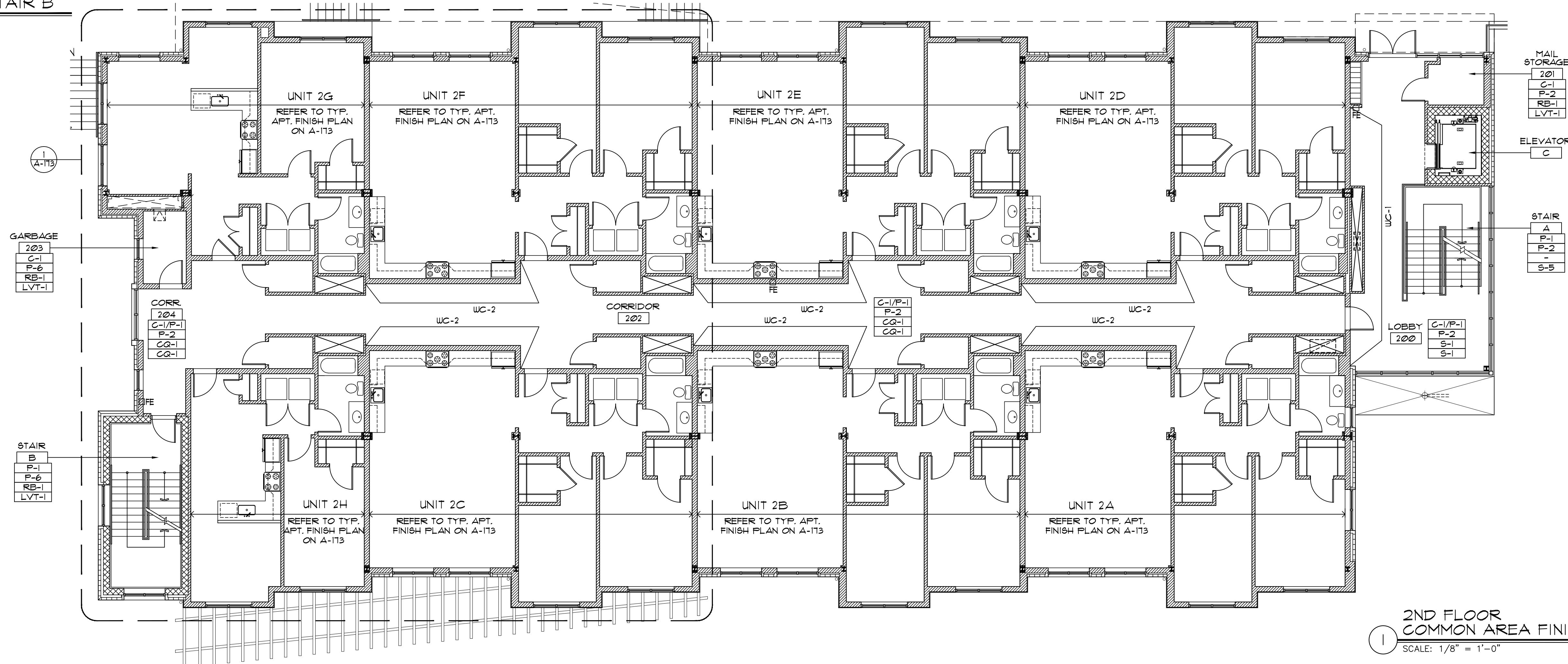


**NOTES**  
 1. REFER TO (A-171) FOR NOTES AND SCHEDULES



2 3RD FLOOR COMMON AREA FINISH PLAN  
 SCALE: 1/8" = 1'-0"

3 PARTIAL ROOF FINISH PLAN @ STAIR B  
 SCALE: 1/8" = 1'-0"



1 2ND FLOOR COMMON AREA FINISH PLAN  
 SCALE: 1/8" = 1'-0"

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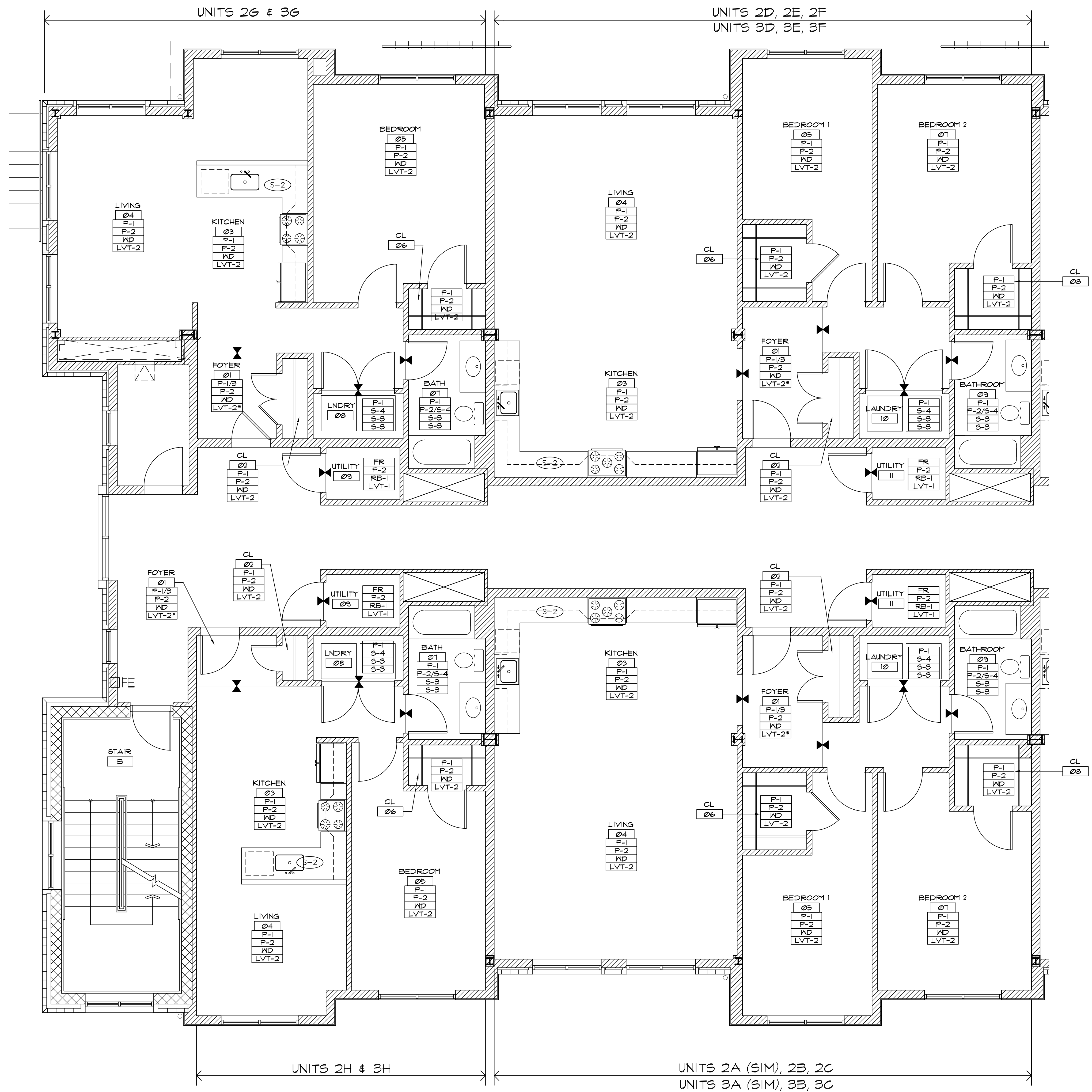
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 SCALE: AS NOTED

DRAWING TITLE  
 2ND FLOOR & 3RD FLOOR  
 FINISH PLANS

SHEET NO.  
**A-172**



**NOTES**  
 1. REFER TO A-171 FOR NOTES AND SCHEDULES



1 TYP. APARTMENT UNIT ENLARGED FINISH PLAN  
 SCALE: 1/4" = 1'-0"

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 TYPICAL APT. UNIT  
 FINISH PLAN

SHEET NO.  
**A-173**



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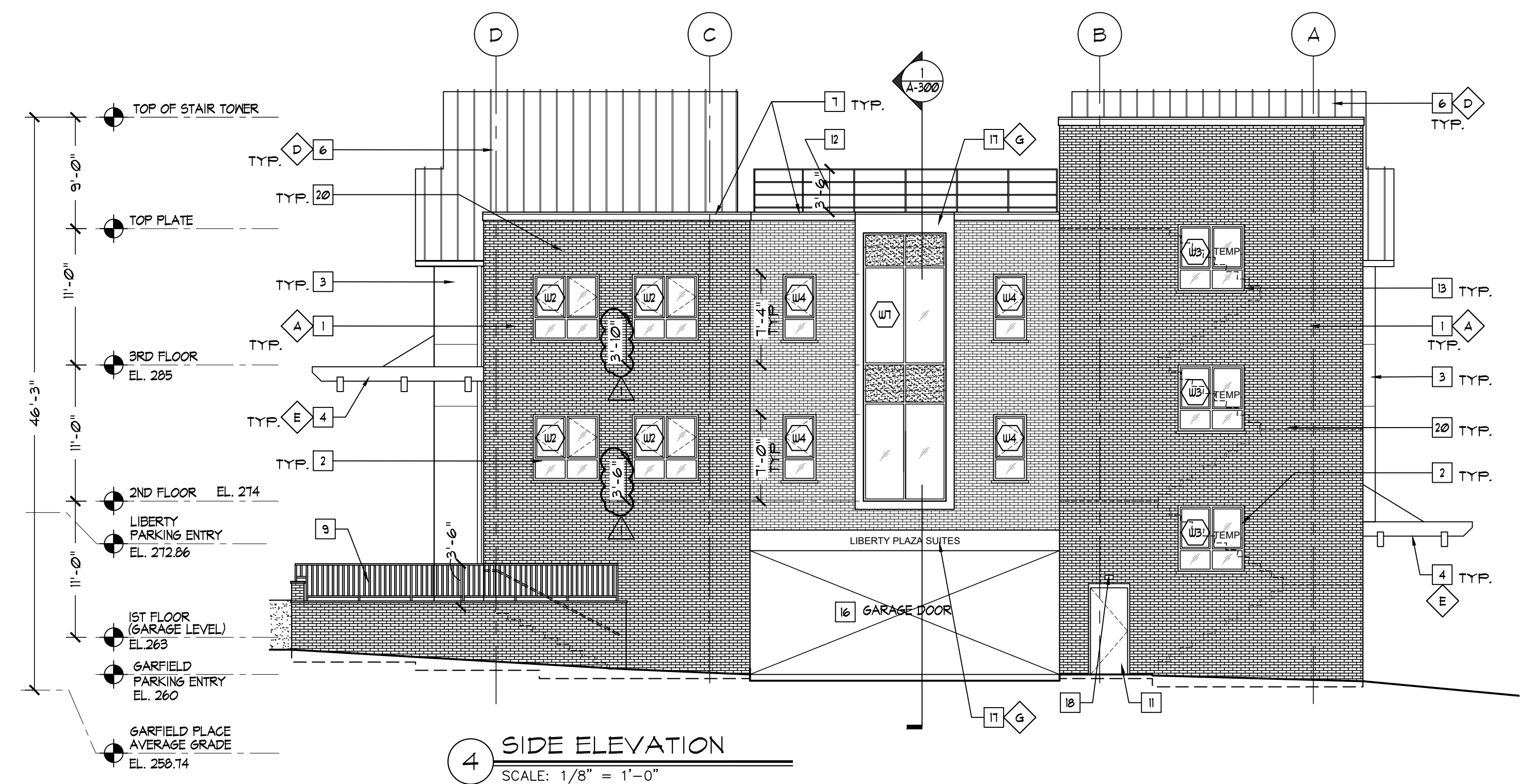
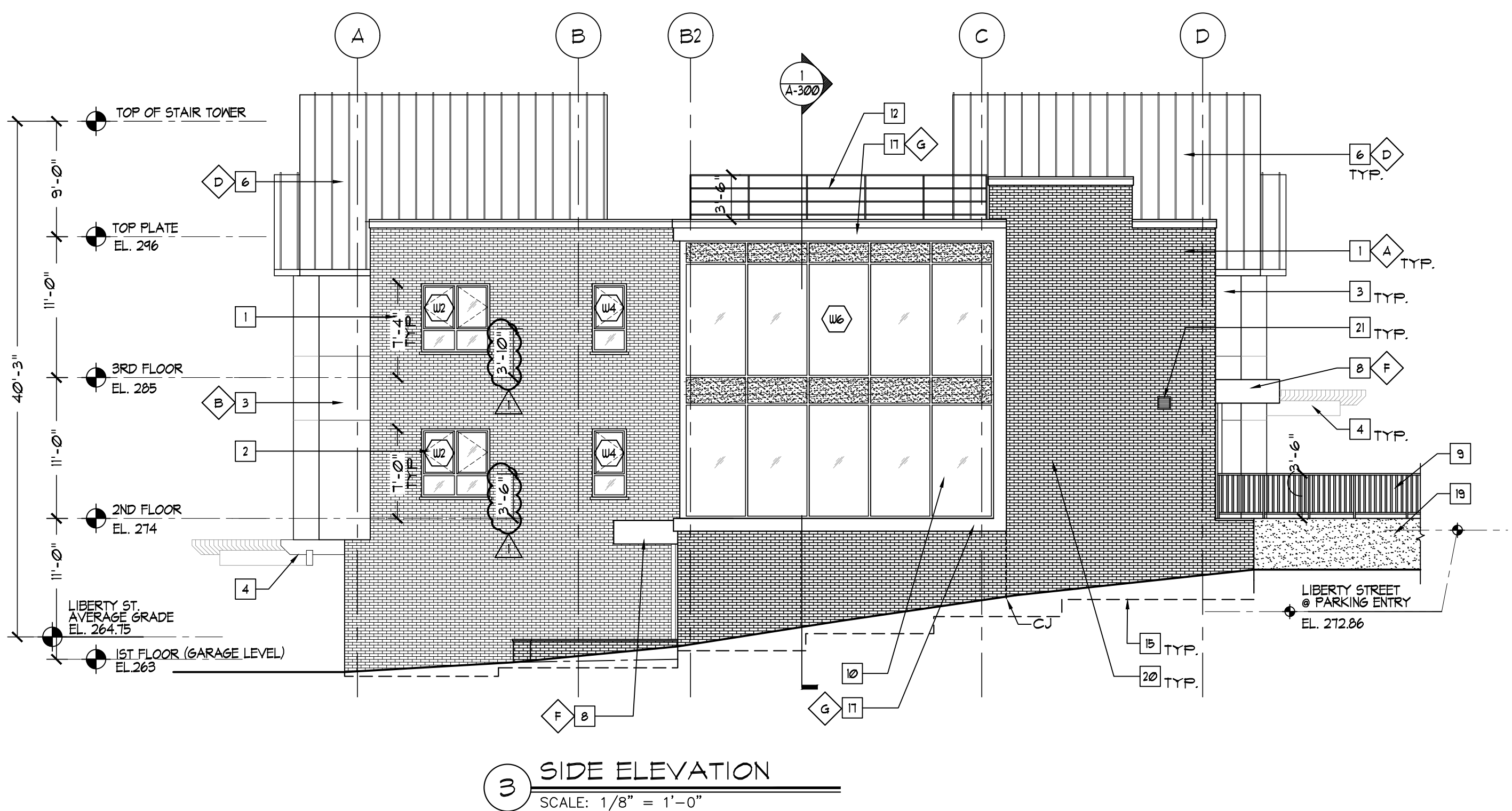
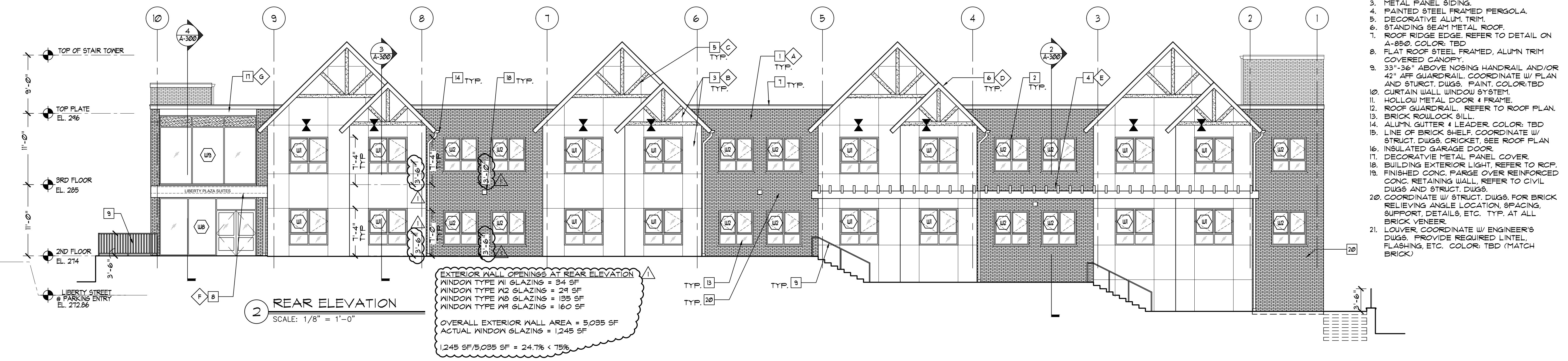
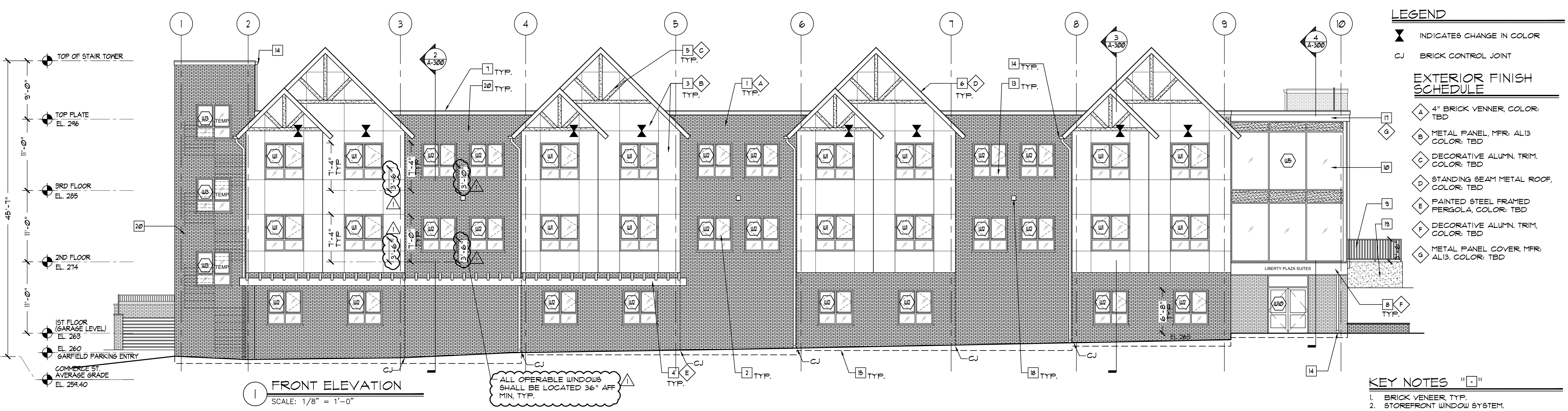
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## LEGEND

- X INDICATES CHANGE IN COLOR
  - CJ BRICK CONTROL JOINT
- ### EXTERIOR FINISH SCHEDULE
- A 4" BRICK VENEER, COLOR: TBD
  - B METAL PANEL, MFR: AL13, COLOR: TBD
  - C DECORATIVE ALUMN. TRIM, COLOR: TBD
  - D STANDING BEAM METAL ROOF, COLOR: TBD
  - E PAINTED STEEL FRAMED PERGOLA, COLOR: TBD
  - F DECORATIVE ALUMN. TRIM, COLOR: TBD
  - G METAL PANEL COVER, MFR: AL13, COLOR: TBD

## KEY NOTES "1"

1. BRICK VENEER, TYP.
2. STOREFRONT WINDOW SYSTEM.
3. METAL PANEL SIDING.
4. PAINTED STEEL FRAMED PERGOLA.
5. DECORATIVE ALUMN. TRIM.
6. STANDING BEAM METAL ROOF.
7. ROOF RIDGE EDGE, REFER TO DETAIL ON A-890, COLOR: TBD.
8. FLAT ROOF STEEL FRAMED, ALUMN TRIM COVERED CANOPY.
9. 33"-36" ABOVE NOSING HANDRAIL AND/OR 42" AFF GUARDRAIL, COORDINATE W/ PLAN AND STRUCT. DIGGS. PAINT, COLOR: TBD.
10. CURTAIN WALL WINDOW SYSTEM.
11. HOLLOW METAL DOOR & FRAME.
12. ROOF GUARDRAIL. REFER TO ROOF PLAN.
13. BRICK ROLLBACK SILL.
14. ALUMN. GUTTER & LEADER, COLOR: TBD.
15. LINE OF BRICK SHELF, COORDINATE W/ STRUCT. DIGGS. CRICKET SEE ROOF PLAN.
16. INSULATED GARAGE DOOR.
17. DECORATIVE METAL PANEL COVER.
18. BUILDING EXTERIOR LIGHT, REFER TO RCP.
19. FINISHED CONC. PARGE OVER REINFORCED CONC. RETAINING WALL, REFER TO CIVIL DIGGS AND STRUCT. DIGGS.
20. COORDINATE W/ STRUCT. DIGGS. FOR BRICK RELIEVING ANGLE LOCATION, SPACING, SUPPORT, DETAILS, ETC. TYP. AT ALL BRICK VENEER.
21. LOUVER COORDINATE W/ ENGINEER'S DIGGS. PROVIDE REQUIRED LINTEL, FLASHING, ETC. COLOR: TBD (MATCH BRICK)



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**EXTERIOR ELEVATIONS**

SHEET NO.  
**A-200**



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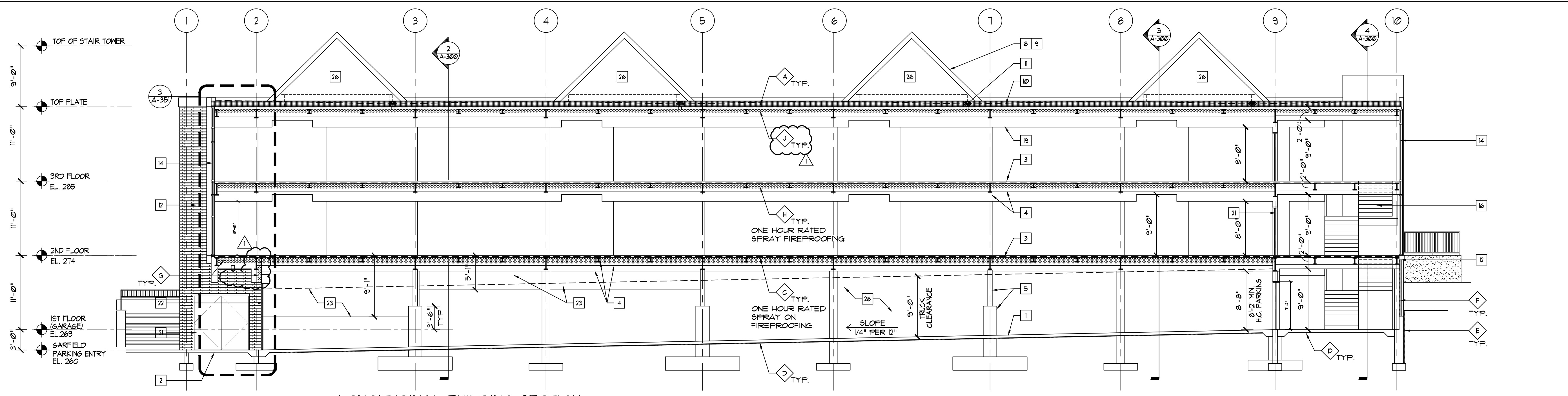
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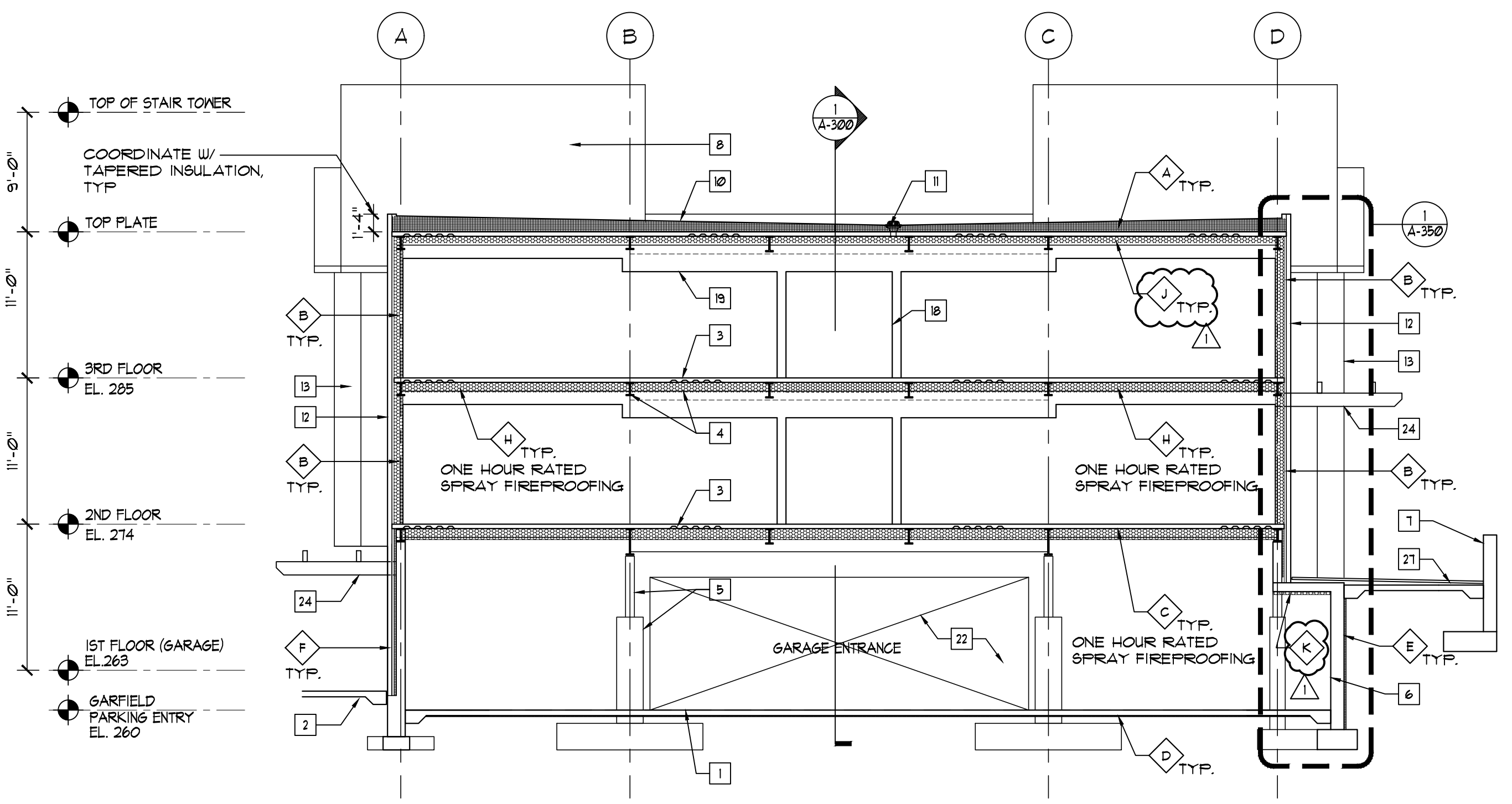
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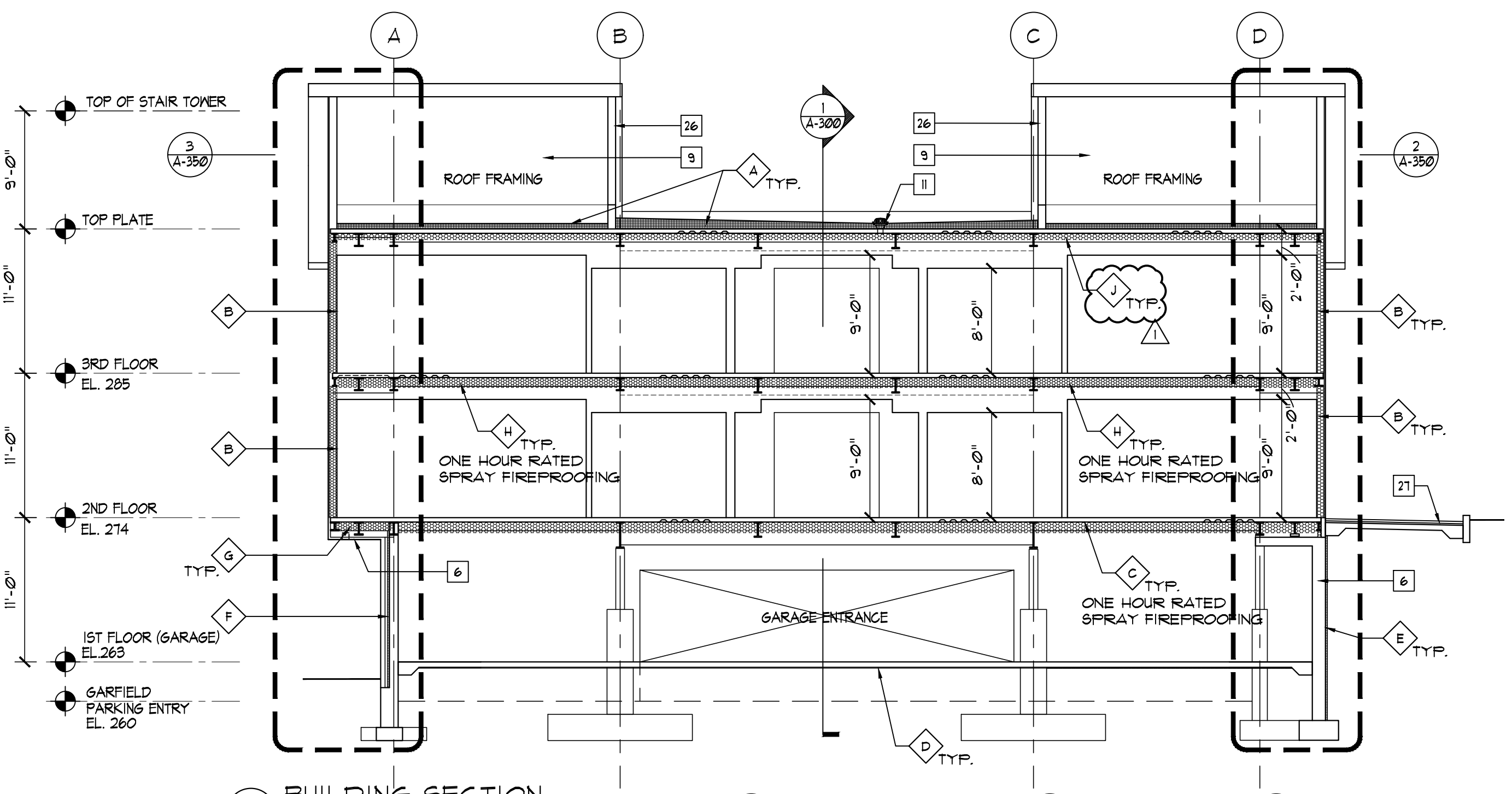
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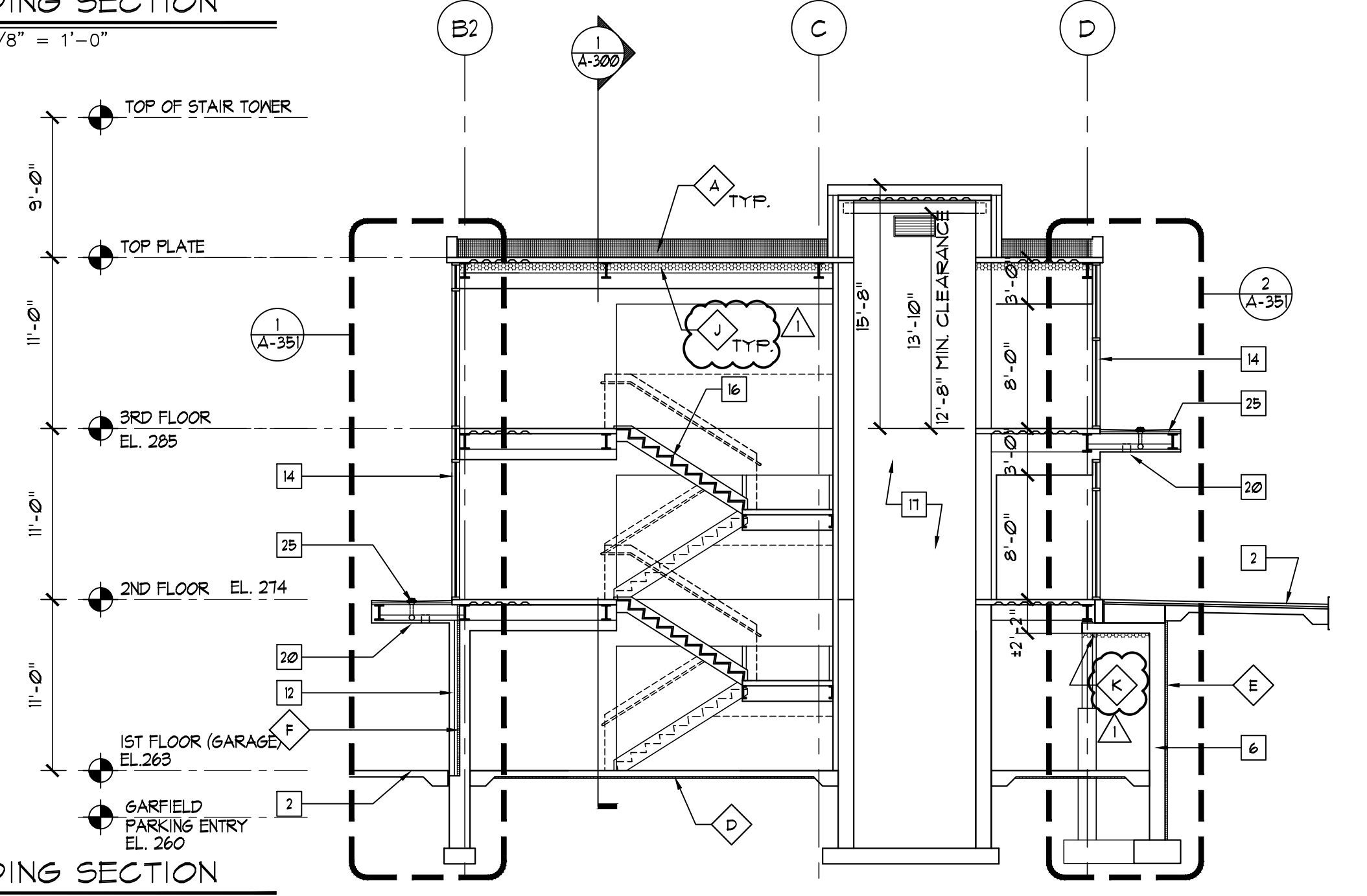
**1 LONGITUDINAL BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



**3 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



**4 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"

### GENERAL NOTES

- A. SEE STRUCTURAL DWGS FOR FOOTINGS, BOND BEAMS, REINFORCING, STRUCT. MEMBER TYPES, GAGES, SIZES, CONNECTIONS, ETC. TYP.
- B. PROVIDE A CONT. SEALANT BEAD AT ALL EXPOSED JOINTS BETWEEN DISSIMILAR MATERIALS SUCH AS WOOD, MASONRY, GYP. BD., METAL, ETC. SEALANT COLOR TO MATCH ADJACENT SURFACE.
- C. PAINT ALL EXPOSED STEEL.

### INSULATION SCHEDULE

- A R-30 ROOF INSULATION
- B SPRAY FOAM INSULATION, R-20
- C SPRAY FOAM INSULATION (R-43) W/ ONE HOUR RATED SPRAY FIREPROOFING
- D 2" RIGID INSULATION, R-10
- E 1 1/2" RIGID INSULATION, R-15
- F 2" RIGID INSULATION, R-10
- G SPRAY FOAM INSULATION (R-43)
- H SPRAY FOAM INSULATION (R-39) W/ ONE HOUR RATED SPRAY FIREPROOFING
- J SPRAY FOAM INSULATION, R-19
- K SPRAY FOAM INSULATION, R-10

### KEY NOTES "□"

1. CONCRETE SLAB ON GRADE W/ 1/2" EXP. JOINT AT PERIMETER SEE STRUCT. DWGS. TYP.
2. CONC. SIDEWALK W/ 1/2" EXP. JOINT AT BUILDING PERIMETER. COORDINATE W/ CIVIL DRAWINGS.
3. CONC. SLAB OVER METAL DECK. SEE STRUCT. DWGS.
4. STEEL BEAMS AND COLUMNS. SEE STRUCT. DWGS.
5. STEEL COLUMN & CONC. BASE, PAINT, REFER TO STRUCT. DWGS. TYP.
6. REINFORCED CONC. FOUNDATION WALL AND FOOTING, SEE STRUCT. DWGS. TYP.
7. REINFORCED RETAINING WALL, COORDINATE W/ CONSTRUCTION PLAN, CIVIL DWGS AND STRUCT. DWGS.
8. STANDING SEAM METAL ROOF.
9. ROOF FRAMING PER STRUCT. DWGS.
10. FLAT ROOF, EPDM ROOFING. SEE ROOF DETAIL.
11. ROOF DRAIN INTERNALLY PIPED. COORDINATE W/ PLUMB. DWGS. TYP.
12. BRICK VENEERED WALL ASSEMBLY, SEE TYP. WALL DETAILS.
13. METAL PANEL WALL ASSEMBLY OVER METAL STUD, SEE TYP. WALL DETAILS.
14. CURTAIN WALL WINDOW.
15. ALUMINUM & GLASS STOREFRONT SYSTEM.
16. STAIR ASSEMBLY, SEE STAIR DETAILS.
17. ELEVATOR SHAFT.
18. GYP. BD. FINISH INTERIOR PARTITION. REFER TO CONSTR. PLAN FOR WALL TYPE, PAINT.
19. FINISH CEILING SYSTEM WHERE OCCURS, SUSPENDED FROM STRUCT. ABOVE, SEE RCP. TYP.
20. EXTERIOR SOFFIT DOWN LIGHT, SEE ELEC. DWGS AND RCP.
21. H.W. DOOR & FRAME.
22. INSULATED GARAGE DOOR W/ LOUVER OPENING.
23. MASONRY WALL ABOVE REINFORCED CONC. SLAB, PAINT, SEE STRUCT. DWGS. REFER TO WALL DETAIL ON A-350.
24. PAINTED STEEL FRAME PERGOLA, COORDINATE W/ STRUCT. DWG.
25. ALUM. TRIM COVERED STEEL FRAME CANOPY, COORDINATE W/ STRUCT. DWGS.
26. FINISH SIDING, SEE ROOF CONSTRUCTION NOTE 16/A-104.
27. MUD SET STONE PAVERS OVER CONC. SLAB.
28. MAINTAIN 1'-6" MIN ACCESSIBLE ROUTE AT ALL STEEL BEAMS PIPES, ETC. MAINTAIN 8'-2" MIN. AT HC PARKING.

NO.	REVISION/ISSUE	DATE
3	ISSUE FOR DOB COMMENT	04/26/2021
2	ISSUE FOR PRICING	03/16/2021
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SEAL

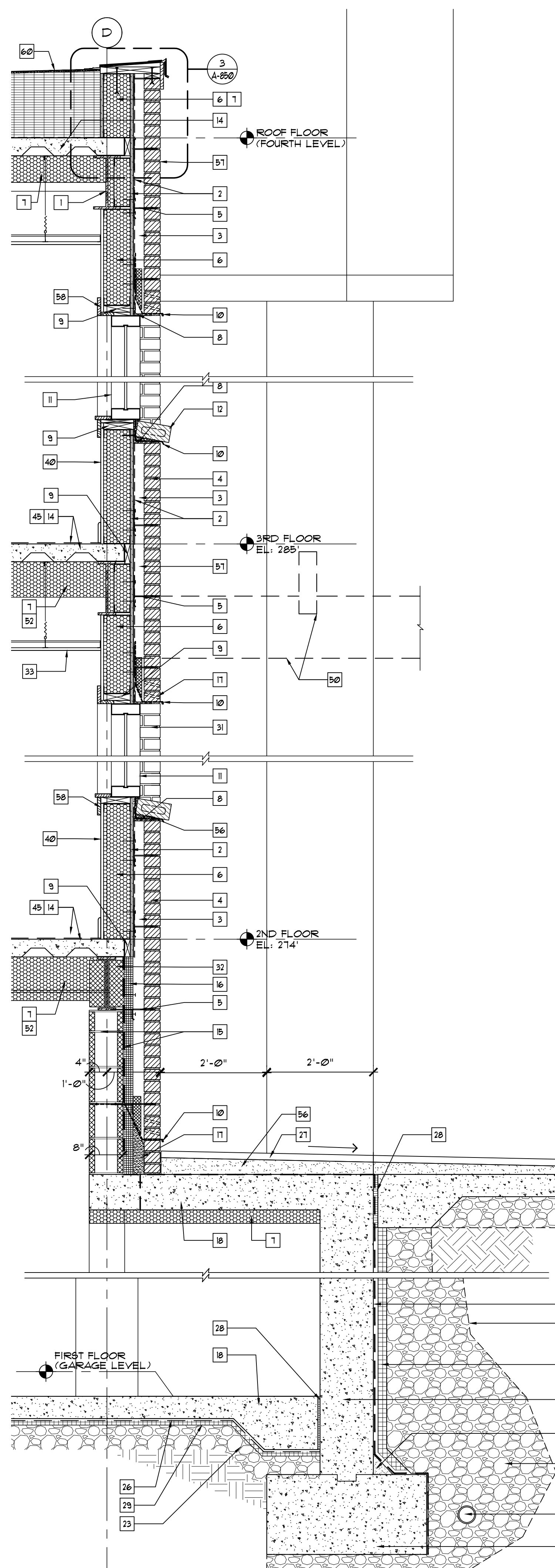
PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
PROJECT NO: DA 2034  
DRAWN BY: YK  
CHECKED BY: PDI/SGD  
SCALE: AS NOTED

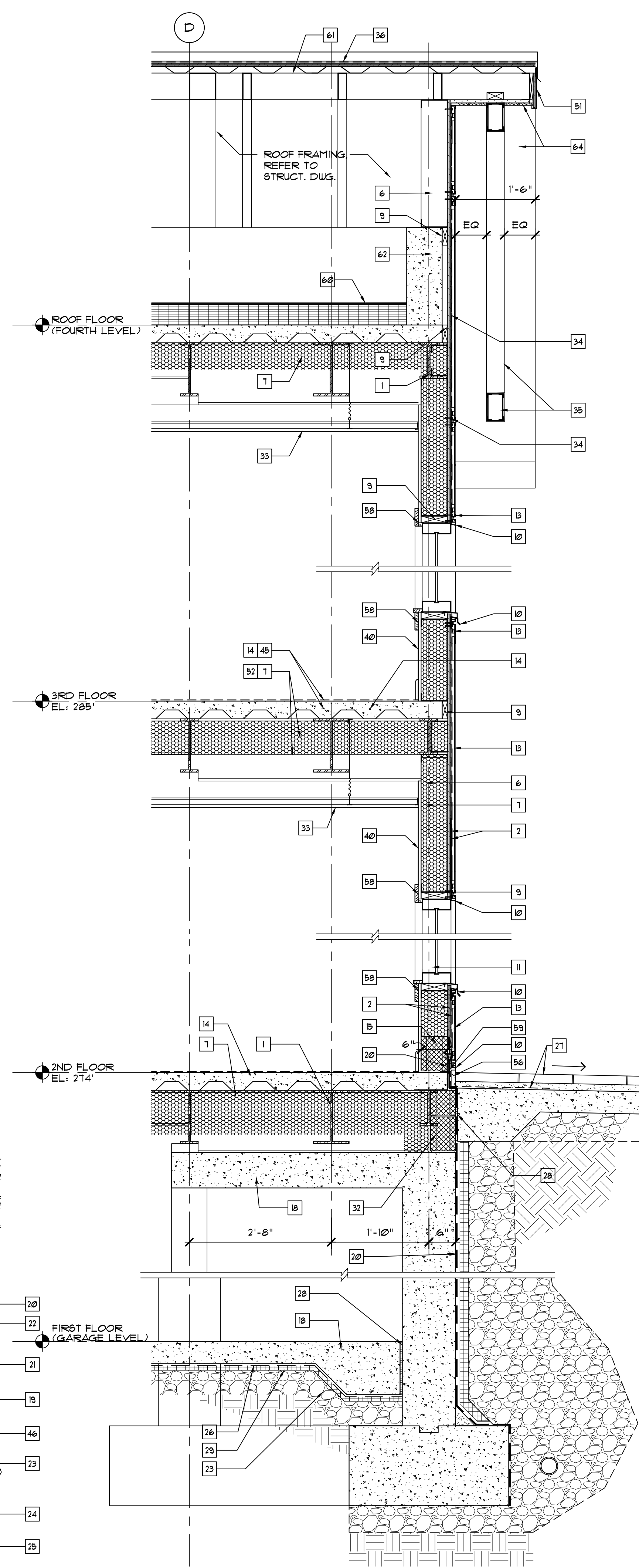
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**BUILDING SECTIONS**

SHEET NO.  
**A-300**

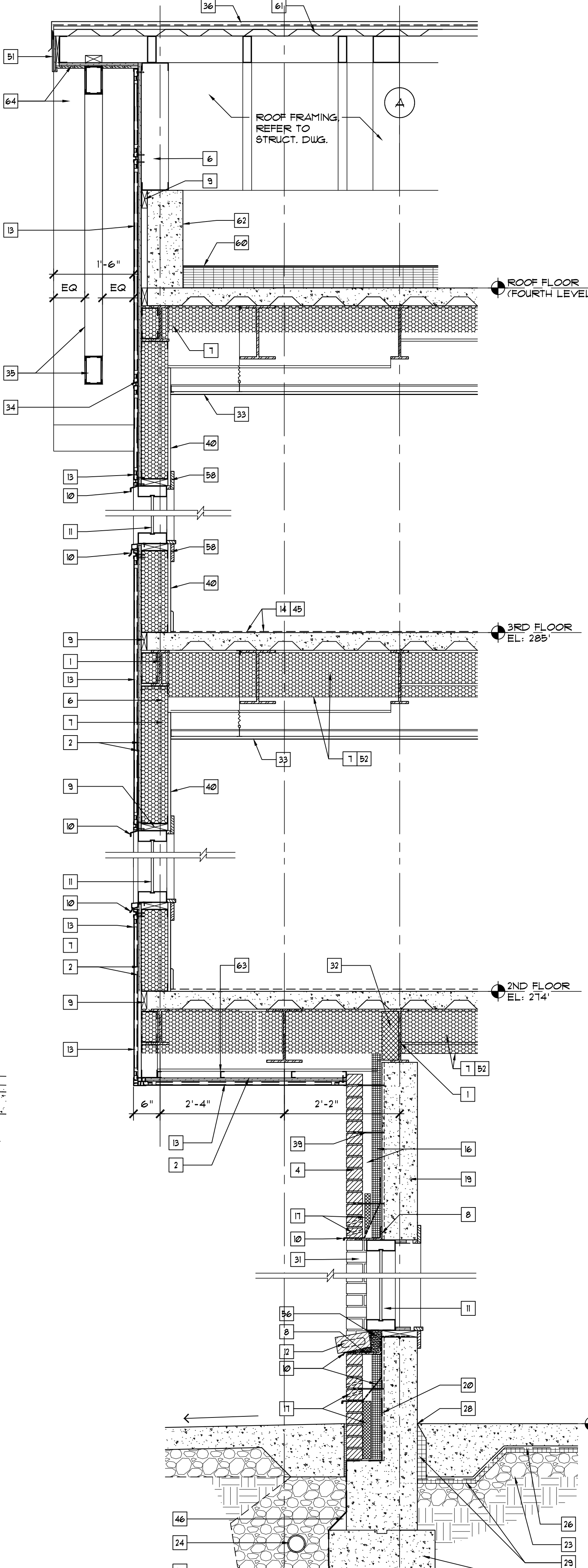




1 WALL DETAIL @ COLUMN 'D'  
SCALE: 3/4" = 1'-0"



2 WALL DETAIL @ COLUMN 'D'  
SCALE: 3/4" = 1'-0"



3 WALL DETAIL @ COLUMN 'A'  
SCALE: 3/4" = 1'-0"

**WALL DETAIL KEYNOTES "1"-1"**

1. STEEL BEAM PER STRUCT.
2. 3/4" EXTERIOR GRADE PLYWOOD SHEATHING AND TYVEK HOUSE WRAP
3. 2" AIR SPACE
4. 4" BRICK VENEER
5. MASONRY TIES @ 16" O.C. VERTICAL AND 32" O.C. HORIZONTAL. INSTALL AS PER MFR'S SPECIFICATIONS.
6. 6" METAL STUD @ 16" O.C. REFER TO STRUCT. DWG. FOR STUD GAGE
7. SPRAY FOAM INSULATION, REFER TO INSULATION SCHEDULE ON A-300, BUILDING SECTION.
8. STEEL ANGLE/LINTEL. REFER TO STRUCT. DWG. FOR ANCHORING DETAILS. PAINT EXPOSED STEEL.
9. P.T. 2" X WOOD BLOCKING
10. HEYMED EDGE LEAD COATED COPPER THRU WALL FLASHING.
11. INSULATED ALUM. STOREFRONT WINDOW SYSTEM, REFER TO WINDOW SCHEDULE
12. BRICK ROWLOCK SILL
13. 1" METAL PANEL WALL SYSTEM, MFR: AL13. PROVIDE END FRAME PERIMETER CAPS, REVEAL CAP, I BEAM STIFFENER, WINDOW SURROUND CAP, ETC. AS REQUIRED. INSTALL AS PER MFR'S SPECIFICATION. SEE EXTERIOR ELEVATIONS FOR BEAM/COLOR CHANGE LOCATIONS.
14. CONC. SLABS OVER METAL DECK PER STRUCT. DWGS.
15. 6" CMU/8" CMU W/ HORIZONTAL REINF. EVERY OTHER COURSE + CONT. DAMP PROOFING. REFER TO STRUCT. DWGS FOR VERTICAL REINFORCEMENT.
16. 2" RIGID INSULATION AND 2" AIR SPACE
17. MORTAR NET W/ WEEP HOLES
18. REINFORCED CAST-IN PLACE CONC. SLAB PER STRUCT.
19. REINFORCED CONC. FOUNDATION WALL PER STRUCT. DWG.
20. CONT. FOUNDATION WALL DAMP PROOFING
21. 1 1/2" RIGID INSULATION
22. GEO-FABRIC WRAP
23. 3/4" CRUSHED GRAVEL
24. FOOTING DRAIN PIPE PER CIVIL DRAWING.
25. REINF. CONC. FOOTING PER STRUCT. DWGS.
26. 6 MIL WATER PROOF MEMBRANE UNDER SLAB
27. MUD-SET STONE PAVERS ON W.P. MEMBRANE
28. 1/2" CON. BACKER ROD + SEALANT AT EXPANSION JOINT
29. 2" UNDER SLAB RIGID INSULATION, REFER TO BUILDING SECTION FOR INSULATION SCHEDULE.
30. METAL CLIP ANGLES FASTENED TO STRUCTURAL STEEL/CONC. FLOOR + CURTAIN WALL. INSTALL AS PER CURTAIN WALL MFR'S SPECIFICATION.
31. RETURNED BRICK
32. PACK BLOCK CMU
33. SCHEDULED CEILING, SEE RCP.
34. AL13 METAL PANEL REVEAL @ COLOR CHANGE. INSTALL AS PER MFR'S SPECIFICATION. SEE EXTERIOR ELEVATIONS FOR LOCATIONS.
35. METAL STUD BEAM BOX COVERED W/ DECORATIVE ALUM. TRIM FASTENED TO GABLE ROOF ASSEMBLY.
36. STANDING SEAM METAL ROOF ASSEMBLY.
37. SUSPENDED EXTERIOR SOFFIT SYSTEM
38. METAL PANEL SOFFIT SYSTEM BY AL13. PROVIDE END CAP, JOINT CAP, ETC. AS REQUIRED. INSTALL AS PER MFR'S SPECIFICATION.
39. DOVETAIL ANCHOR @ 16" O.C. VERTICAL, 32" O.C. HORIZONTAL @ POURED CONC. WALL. INSTALL AS PER MFR'S SPECIFICATION.
40. 5/8" GYF BOARD
41. REFER TO STRUCT. DWGS. FOR FLOOR CONSTRUCTION.
42. INSULATED GLASS CURTAIN WALL WINDOW/DOOR SYSTEM, REFER TO WINDOW SCHEDULE
43. MUDSET STONE THRESHOLD
44. METAL SADDLE OVER NON SHRINK GROUT
45. FINISH FLOOR PER FINISH SCHEDULE
46. CONTINUOUS MORTAR CANT
47. EPDM ROOFING MEMBRANE OVER ROSIN PAPER/FELT UNDERLAYMENT.
48. 3/4" EXTERIOR GRADE PLYWOOD OVER P.T. WOOD SLEEPER. SLOPE TO DRAIN OVER 1 1/2" METAL DECKING.
49. FINISHED FASCIA BOARD OVER 3/4" EXTERIOR GRADE PLYWOOD/VAPOR BARRIER.
50. STEEL FRAMED PERGOLA. PAINT. REFER TO FINISH SCHEDULE. REFER TO STRUCT. DWGS.
51. FINISH ALUM. TRIM OVER FASCIA BOARD OVER VAPOR BARRIER OVER 3/4" CDX PLYWOOD.
52. APPLY ONE HOUR SPRAY PAINT OVER INSULATION. COORDINATE W/ BUILDING SECTION A-300.
53. 3'-6" HIGH 1-1/2" DIA. STEEL GUARDRAIL, PAINT. POST SPACING TO BE 4'-0" (MAX). PROVIDE INTERMEDIATE BALLUSTERS. REFER TO ROOF PLAN FOR GUARDRAIL NOTE. SEE ELEVATION.
54. STEEL ANGLE/POST TO SUPPORT BRICK VENEER. REFER TO STRUCT. DWGS. FOR DETAILS
55. GARAGE ROLL UP DOOR. PROVIDE METAL CLIP. INSTALL AS PER MFR'S SPECIFICATION.
56. NON-SHRINK GROUT
57. INSTALL BRICK RELIEVING ANGLE AS SPECIFIED PER STRUCT. DWGS. REFER TO STRUCT. DWGS FOR LOCATIONS AND DETAILS
58. SOLID WOOD WINDOW TRIM, COLOR: TBD
59. CONC. FARGE
60. EPDM ROOFING W/ R-30 INSULATION. REFER TO ROOF PLAN AND ROOF DETAILS.
61. 1 1/2" METAL DECKING
62. CONC. CURB. REFER TO STRUCT. DWGS.
63. METAL CHANNEL @ 16" O.C. SEE STRUCT. DWGS.
64. FINISHED SOFFIT

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1	ISSUE FOR PERMIT	03/12/2021

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DATE:	AUGUST 12, 2020
PROJECT NO:	DA 2034
DRAWN BY:	YK
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DRAWING TITLE  
**WALL DETAILS**

SHEET NO.  
**A-350**



# LIBERTY PLAZA SUITES

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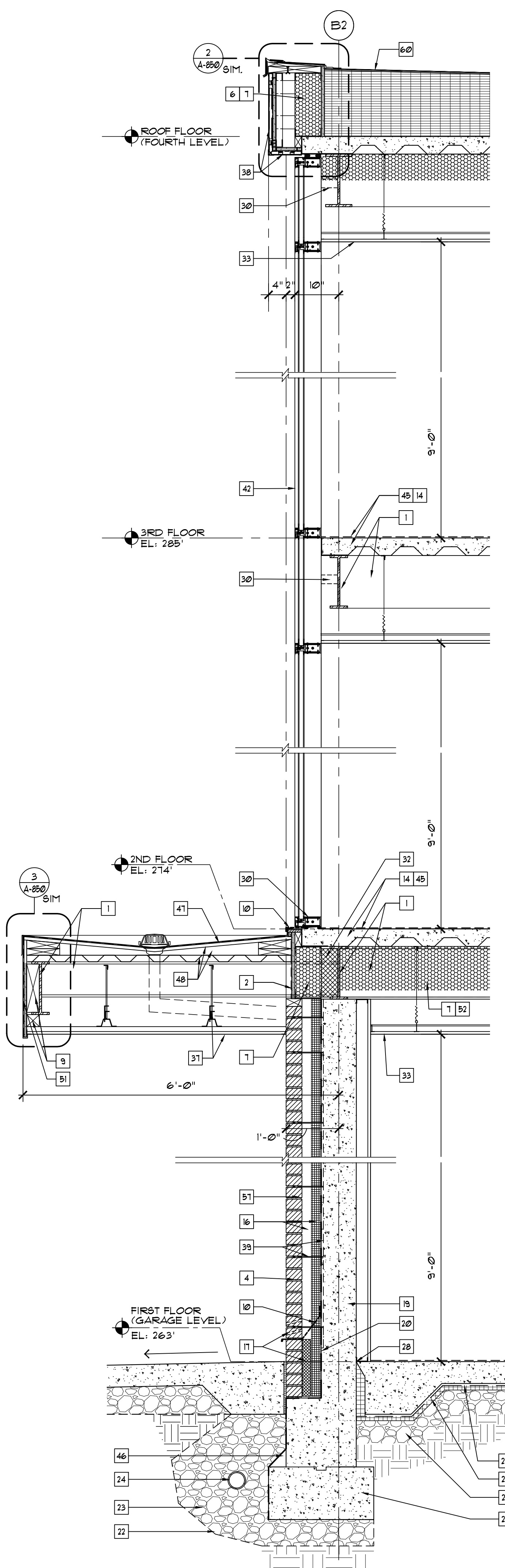
DATE:	AUGUST 12, 2020
PROJECT NO:	DA 2034
DRAWN BY:	YK
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**WALL DETAILS**

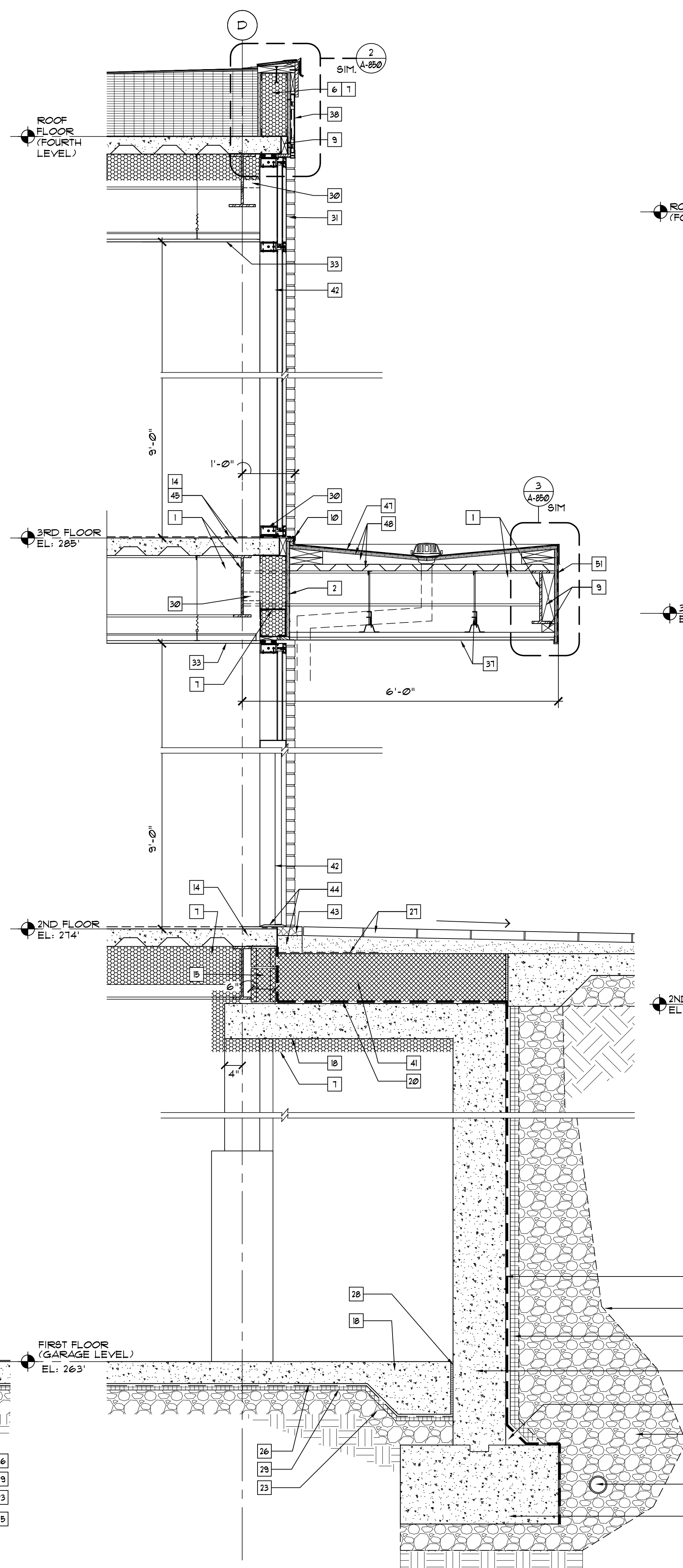
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**A-351**

## WALL DETAIL KEYNOTES "1"

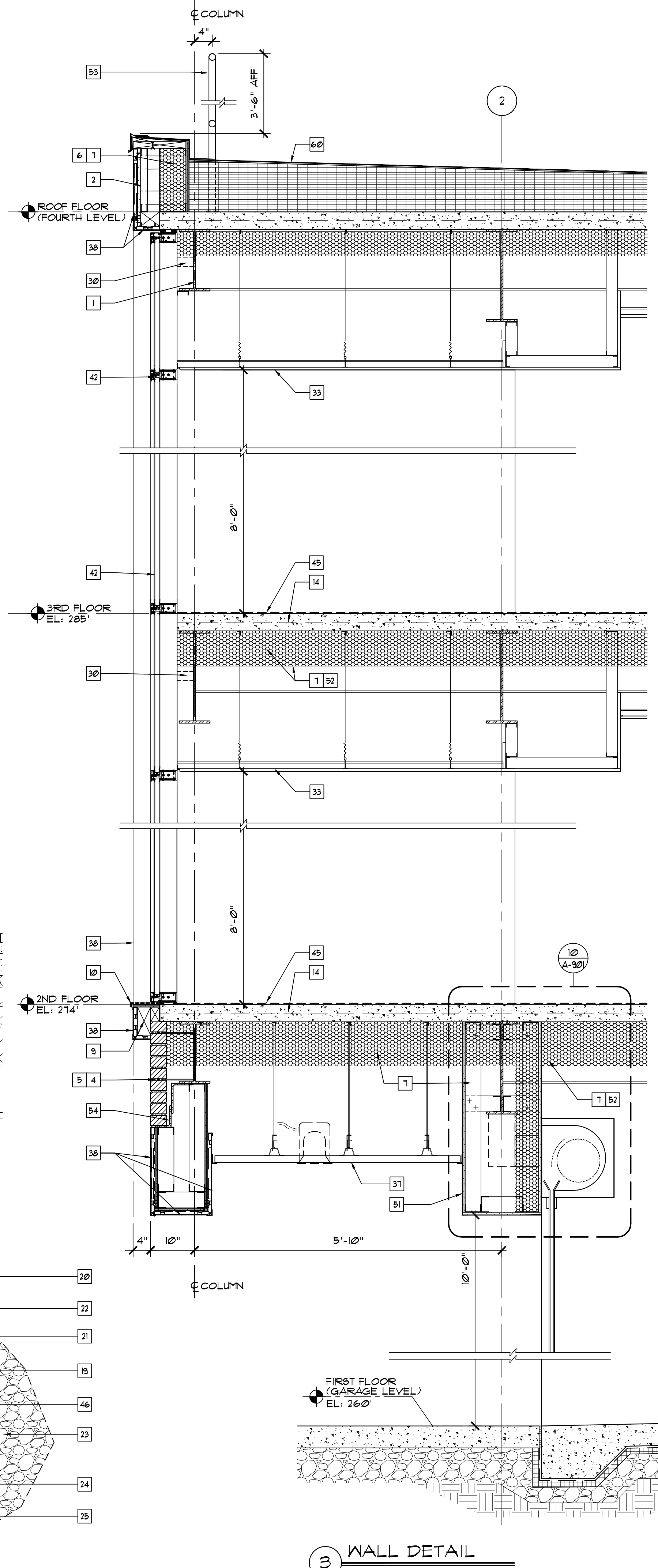
- STEEL BEAM PER STRUCT.
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- 2" AIR SPACE
- 4" BRICK VENEER
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- 6" METAL STUD @ 16" O.C. REFER TO STRUCT. DIAG. FOR STUD GAGE.
- SPRAY FOAM INSULATION, REFER TO INSULATION SCHEDULE ON A-300 BUILDING SECTION.
- STEEL ANGLE/INTEL. REFER TO STRUCT. DIAG. FOR ANCHORING DETAILS. PAINT EXPOSED STEEL.
- P.T. 2" X WOOD BLOCKING
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- 1" METAL PANEL WALL SYSTEM, MFR: AL13. PROVIDE END FRAME, PERIMETER CAP, REVEAL CAP, 1" BEAM STIFFENER WINDOW SURROUND CAP, ETC. AS REQUIRED. INSTALL AS PER MFR'S SPECIFICATION. SEE EXTERIOR ELEVATIONS FOR BEAM/COLOR CHANGE LOCATIONS.
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- 2" RIGID INSULATION AND 2" AIR SPACE
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- STANDING SEAM METAL ROOF ASSEMBLY.
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- METAL PANEL SOFFIT SYSTEM BY AL13. PROVIDE END CAP JOINT CAP, ETC. AS REQUIRED. INSTALL AS PER MFR'S SPECIFICATION.
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- INSULATED GLASS CURTAIN WALL WINDOW/DOOR SYSTEM, REFER TO WINDOW SCHEDULE
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- METAL SADDLE OVER NON SHRINK GROUT
- FINISH FLOOR PER FINISH SCHEDULE
- CONTINUOUS MORTAR CANT
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- FINISHED FASCIA BOARD OVER 3/4" EXTERIOR GRADE FLYWOOD/VAPOR BARRIER.
- STEEL FRAMED PERGOLA. PAINT. REFER TO FINISH SCHEDULE. REFER TO STRUCT. DIAGS.
- FINISH ALUMIN. TRIM OVER FASCIA BOARD OVER VAPOR BARRIER OVER 3/4" CDX FLYWOOD.
- APPLY ONE HOUR SPRAY PAINT OVER INSULATION. COORDINATE W/ BUILDING SECTION A-300.
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- STEEL ANGLE/POST TO SUPPORT BRICK VENEER. REFER TO STRUCT. DIAGS. FOR DETAILS.
- GARAGE ROLL UP DOOR, PROVIDE METAL CLIP. INSTALL AS PER MFR'S SPECIFICATION.
- NON-SHRINK GROUT
- INSTALL BRICK RELIEVING ANGLE AS SPECIFIED PER STRUCT. DIAGS. REFER TO STRUCT. DIAGS FOR LOCATIONS AND DETAILS.
- SOLID WOOD WINDOW TRIM, COLOR: TBD
- CONC. FARGE.
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- CONC. CURB. REFER TO STRUCT. DIAGS.
- METAL CHANNEL @ 16" O.C. SEE STRUCT. DIAGS.
- FINISHED SOFFIT



1 WALL DETAIL  
SCALE: 3/4" = 1'-0"



2 WALL DETAIL  
SCALE: 3/4" = 1'-0"



3 WALL DETAIL  
SCALE: 3/4" = 1'-0"

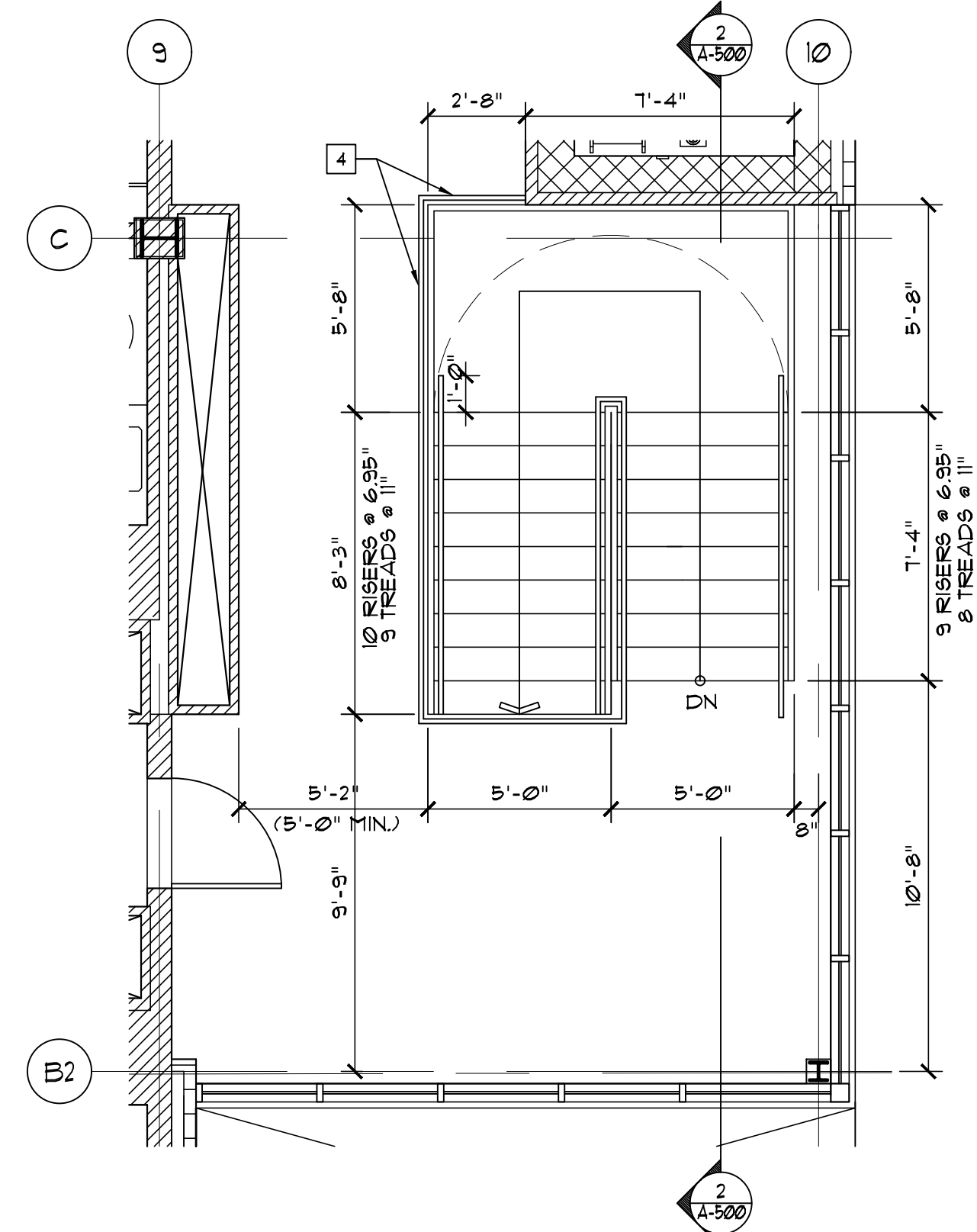
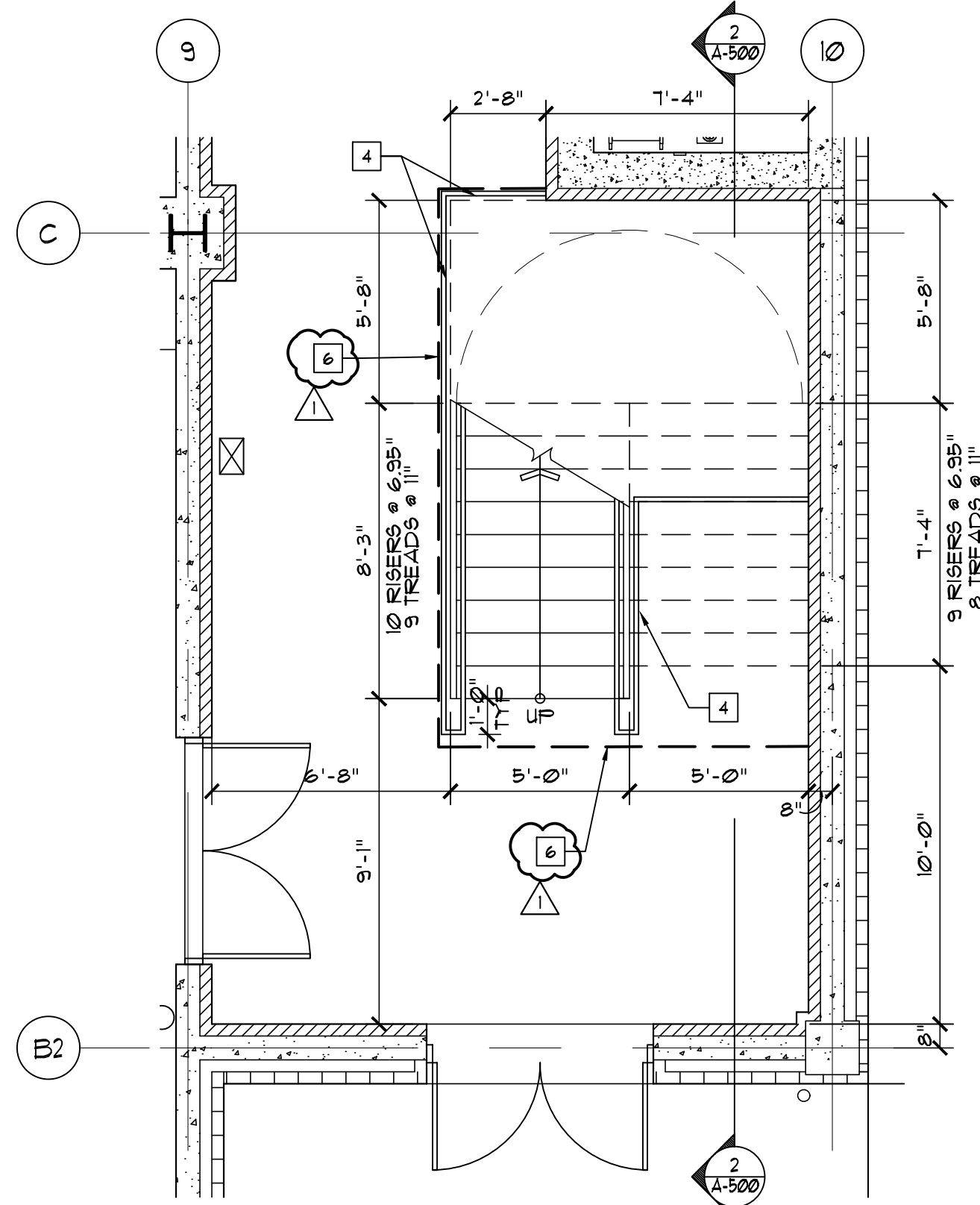
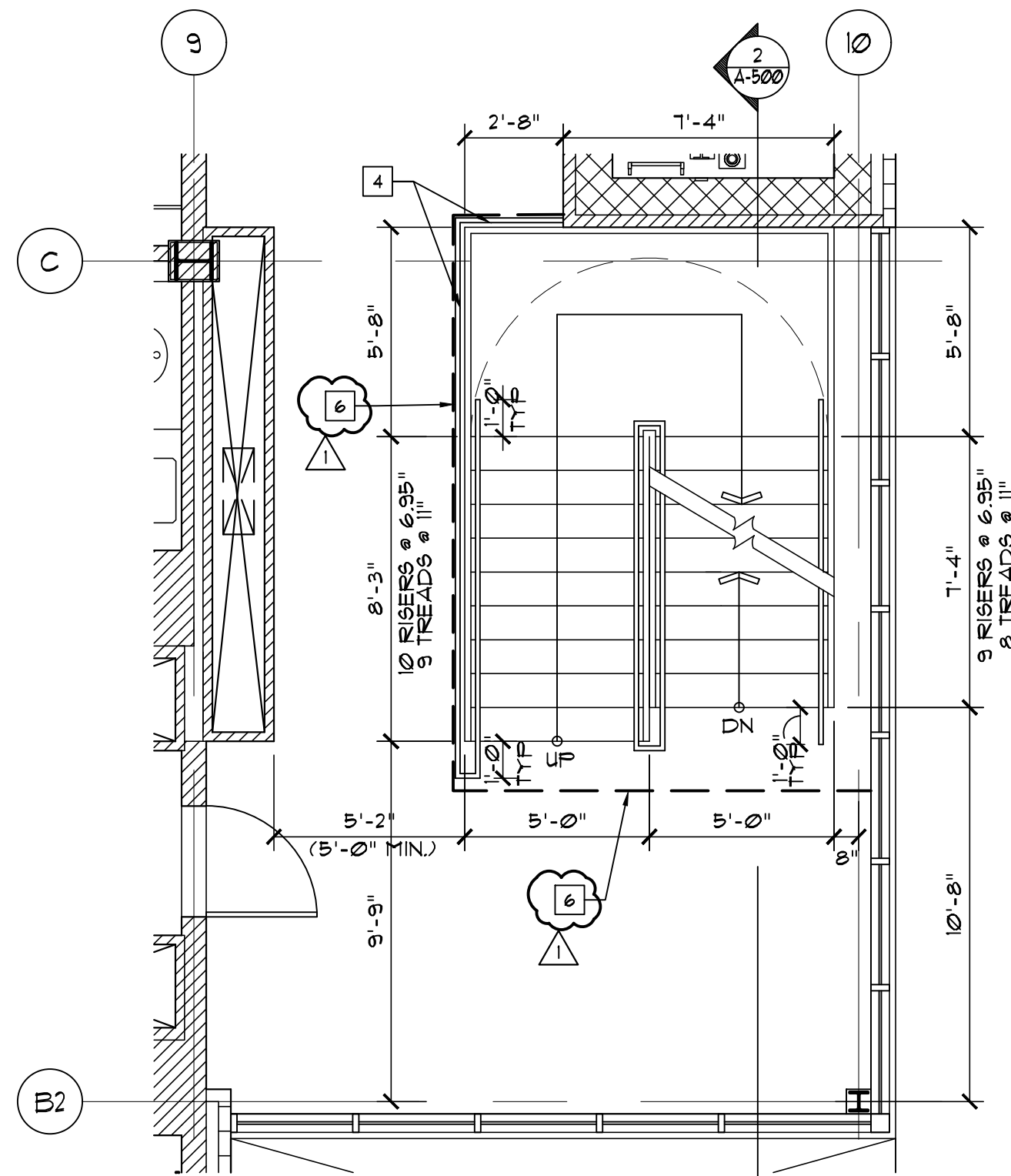


**GENERAL NOTES FOR STAIR A AND STAIR B**

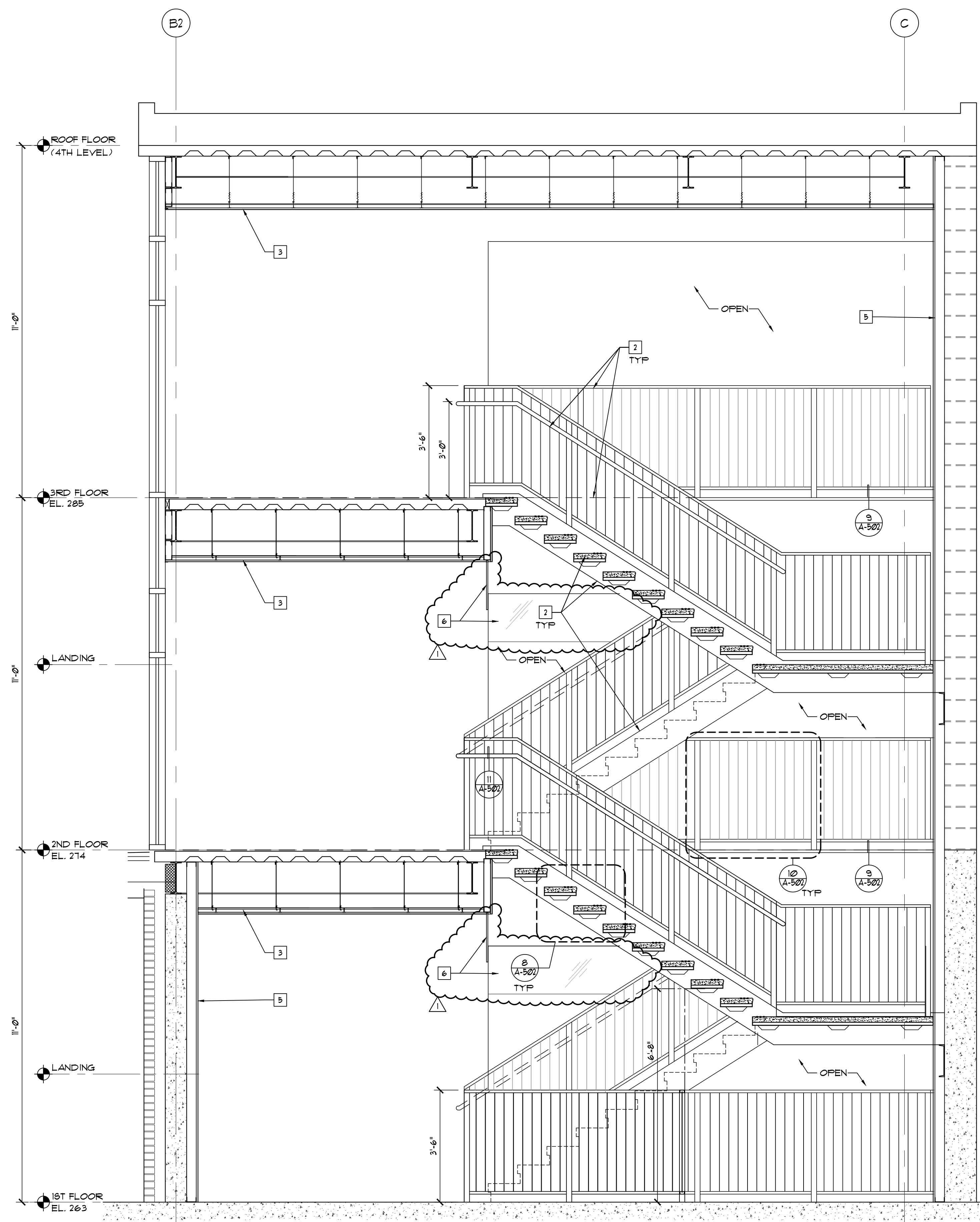
- A. SEE STRUCT. DWGS. FOR ADDITIONAL INFO. TYP.  
DO NOT FASTEN STEEL STAIR STRINGERS TO ADJACENT METAL STUD WALLS. STAIRS TO BE INDEPENDENTLY SUPPORTED & FREE FROM GYP. BD. / METAL STUD PARTITIONS.
- B. STAIRS AND COMPONENTS TO MEET ALL REQUIREMENTS OF NYS BC CHAPTER 10 INCLUDING (BUT NOT LIMITED TO) SECT. 1011.2 REQUIRED WIDTH 1011.3 REQUIRED HEADROOM, 1011.5.2 MAX. RISER HEIGHT AND TREAD DEPTH ETC.

**KEY NOTES "1" - "6"**

- 1. MECHANICAL DUAL STRINGER W/ TREAD PAN W/ TERRAZZO TREAD FINISH, STRINGER/PAN TO BE POWDER COATED. MFR: PARAGON STAIRS, CONTACT: DAVID GOODMAN
- 2. FACTORY FINISHED 3'-6" AFF GUARDRAIL AND 1 1/2" DIA 36" ABOVE NOSING HANDRAIL W/ WIRE BALLUSTERS BY PARAGON STAIRS. COLOR: TED HANDRAIL TO EXTEND 12" BEYOND TOP AND BOTTOM RISERS, TYP.
- 3. FINISH CEILING, REFER TO RCP.
- 4. CONTINUOUS GUARDRAIL. SEE STAIR SECTION.
- 5. FINISHED WALL. SEE PLAN FOR PARTITION TYPE.
- 6. 1/2" TEMPERED GLASS DRAFT CURTAIN 18" HIGH. INSTALL AS PER MFR'S SPECIFICATION. REFER TO ENLARGED STAIR 'A' PLANS AND REFLECTED CEILING PLANS FOR LOCATIONS.



1 ENLARGED PLANS AT STAIR 'A'  
1/4"=1'-0"



2 STAIR 'A' SECTION  
1/2"=1'-0"

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SEAL

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 TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
 PROJECT NO: DA 2034  
 DRAWN BY: YK  
 CHECKED BY: PDI/SGD  
 SCALE: AS NOTED

DRAWING TITLE  
**STAIR 'A' PLANS AND SECTION**

SHEET NO.  
**A-500**

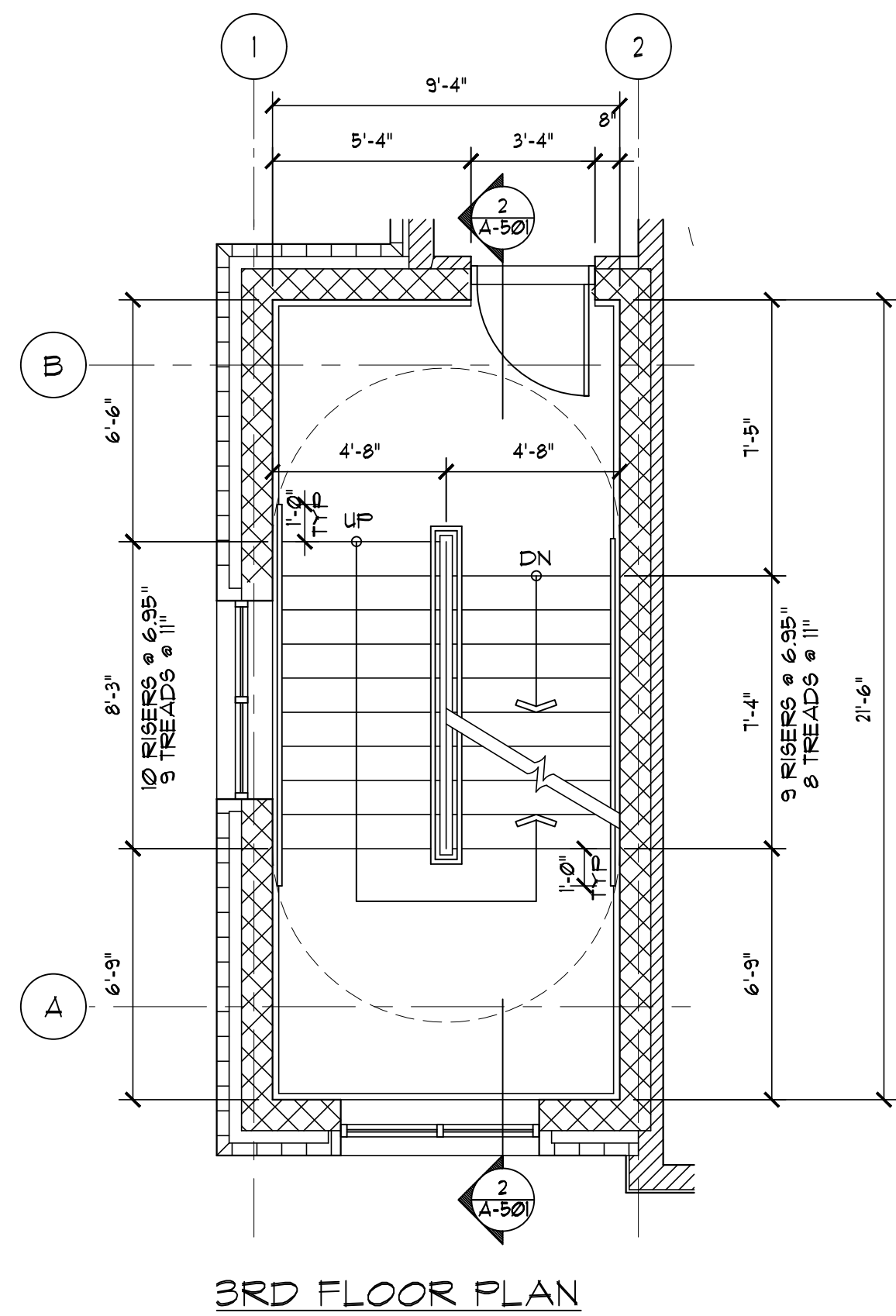
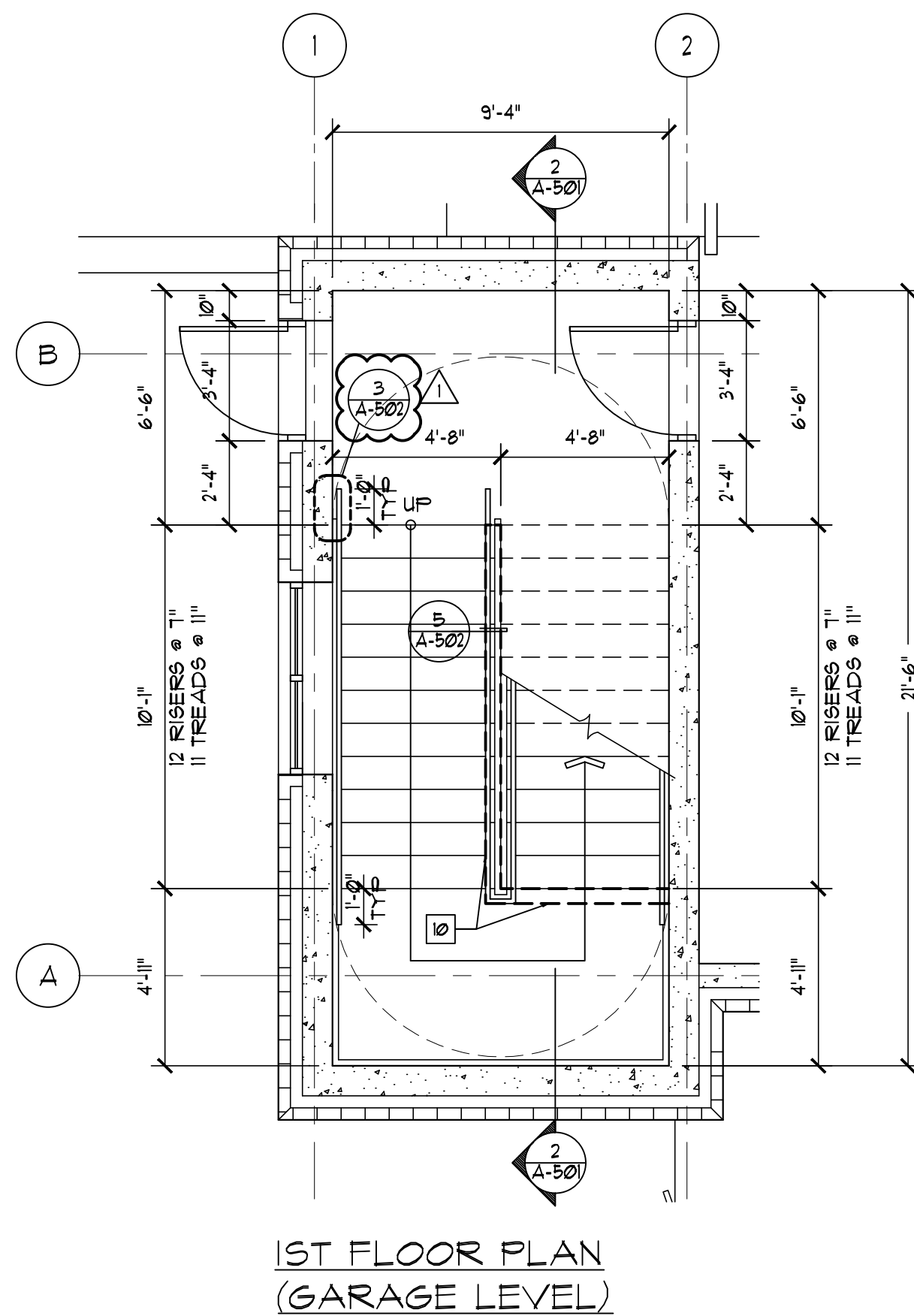
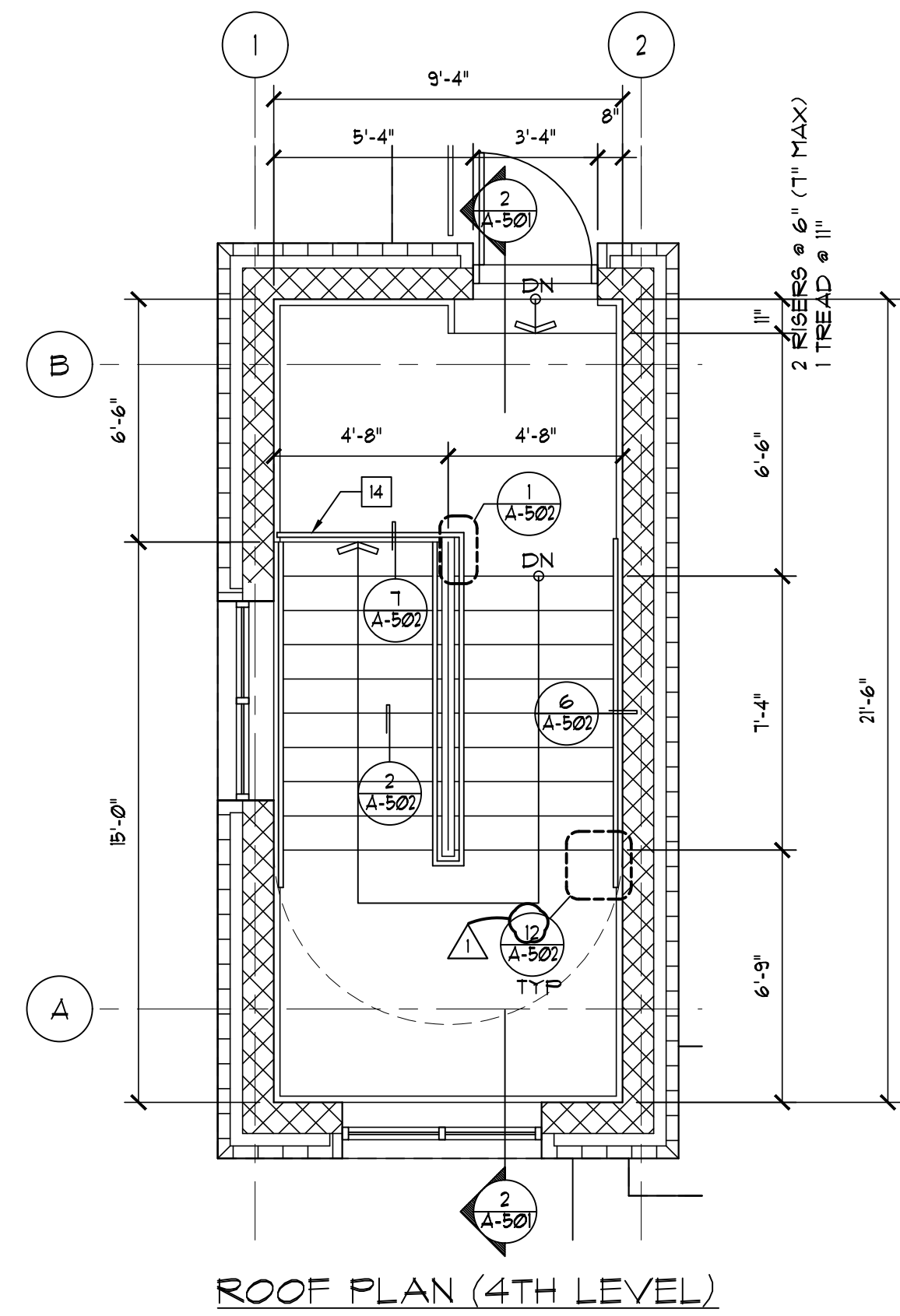
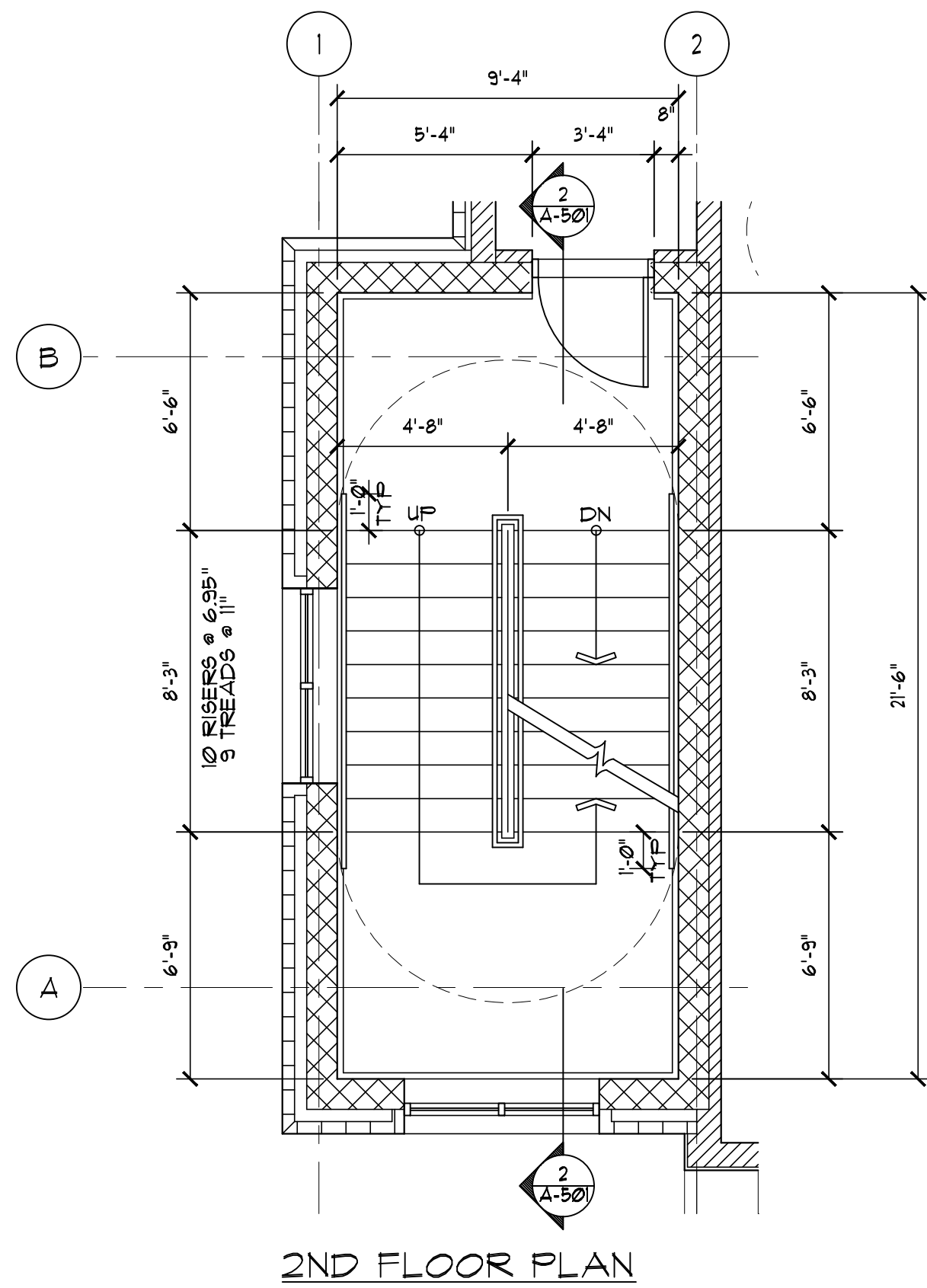


**GENERAL NOTE**

1. SEE STAIR NOTE ON A-500

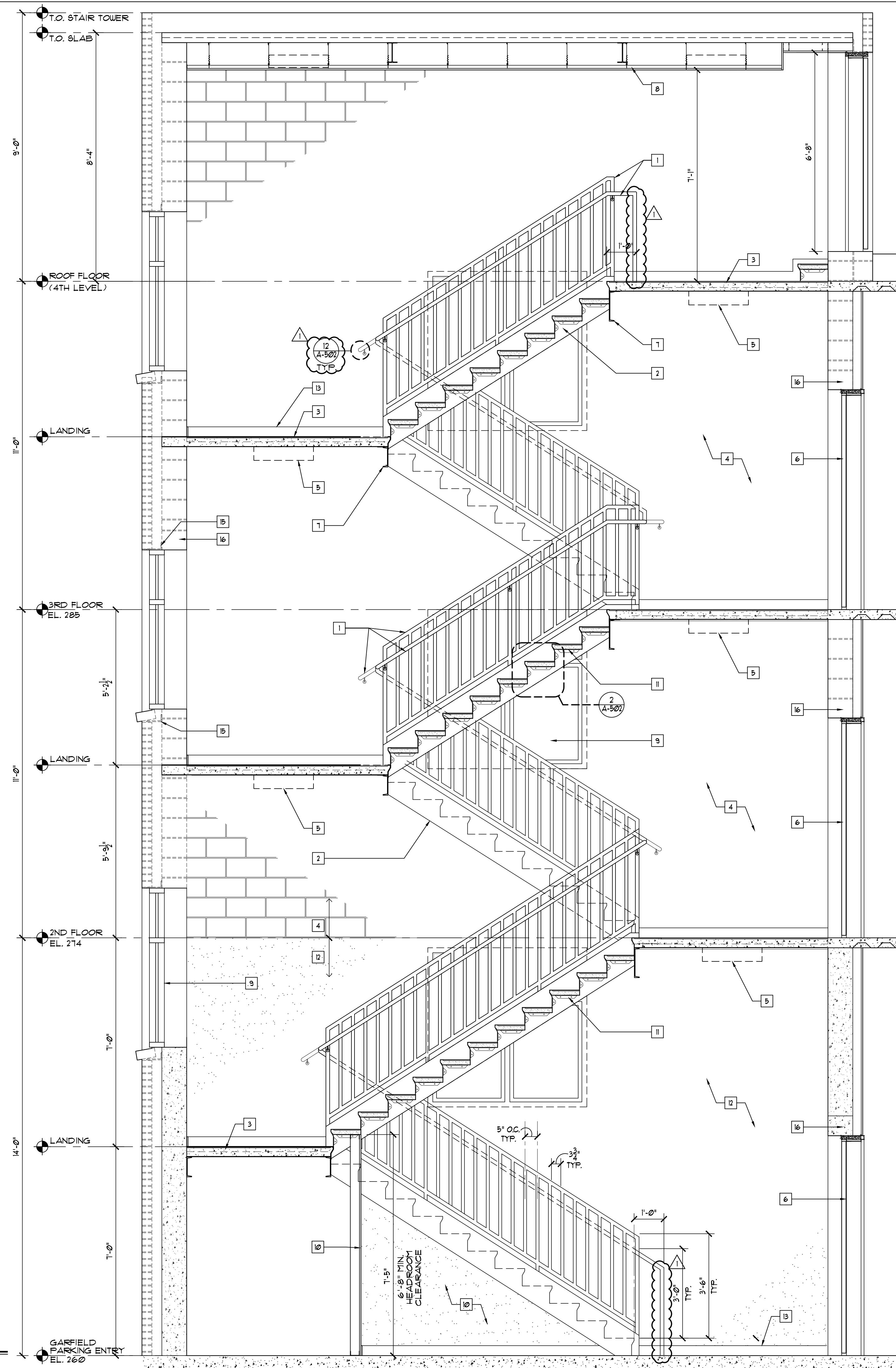
**KEY NOTES "□"**

1. PAINTED 1 1/2" DIA. STEEL HANDRAIL & GUARDRAIL
2. PAINTED METAL STRINGER, SEE STRUCT. DWG.
3. CONCRETE SLAB ON METAL DECK PER STRUCT. DWGS.
4. FINISH PER FINISH SCHEDULE
5. PAINTED CMU BLOCK
6. SURFACE MOUNTED LIGHT FIXTURE, REFER TO RCP.
7. H.M. DOOR AND FRAME, REFER TO DOOR SCHEDULE.
8. PAINTED STEEL BEAM/CHANNEL, REFER TO STRUCT. DWGS.
9. FINISHED CEILING, REFER TO RCP.
10. ALUMN. STORE FRONT WINDOW SYSTEM, REFER TO WINDOW SCHEDULE.
11. 5/8" TYPE X GYP. BD. & 3 3/8" METAL STUD @ 16" O.C. ENCLOSURE AT UNDERSIDE OF STAIR AND LANDING.
12. PAINT.
13. UNDRERSIDE OF STEEL PAN TREAD, RISERS, METAL CLIFFS, ETC. TO BE PAINTED.
14. PAINTED REINFORCED CONCRETE WALL PER STRUCT. DWGS.
15. SCHEDULED BASE
16. 42" HIGH GUARDRAIL, SEE DETAIL ON A-502.
17. STEEL LINTEL, PAINT. REFER TO STRUCT. DWGS.
18. PRECAST CONC. LINTEL, REFER TO STRUCT. DWGS.



1 ENLARGED PLANS AT STAIR 'B'  
1/4" = 1'-0"

2 STAIR 'B' SECTION  
1/2" = 1'-0"



**LIBERTY PLAZA SUITES**

500 COMMERCE STREET  
HAWTHORNE, NY 10532

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NO.	REVISION/ISSUE	DATE
3	ISSUE FOR DOB COMMENT	04/26/2021
2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021

SEAL

PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
PROJECT NO: DA 2034  
DRAWN BY: YK  
CHECKED BY: PDI/SGD  
SCALE: AS NOTED

DRAWING TITLE  
**STAIR 'B' PLANS AND SECTION**

SHEET NO.  
**A-501**



# LIBERTY PLAZA SUITES

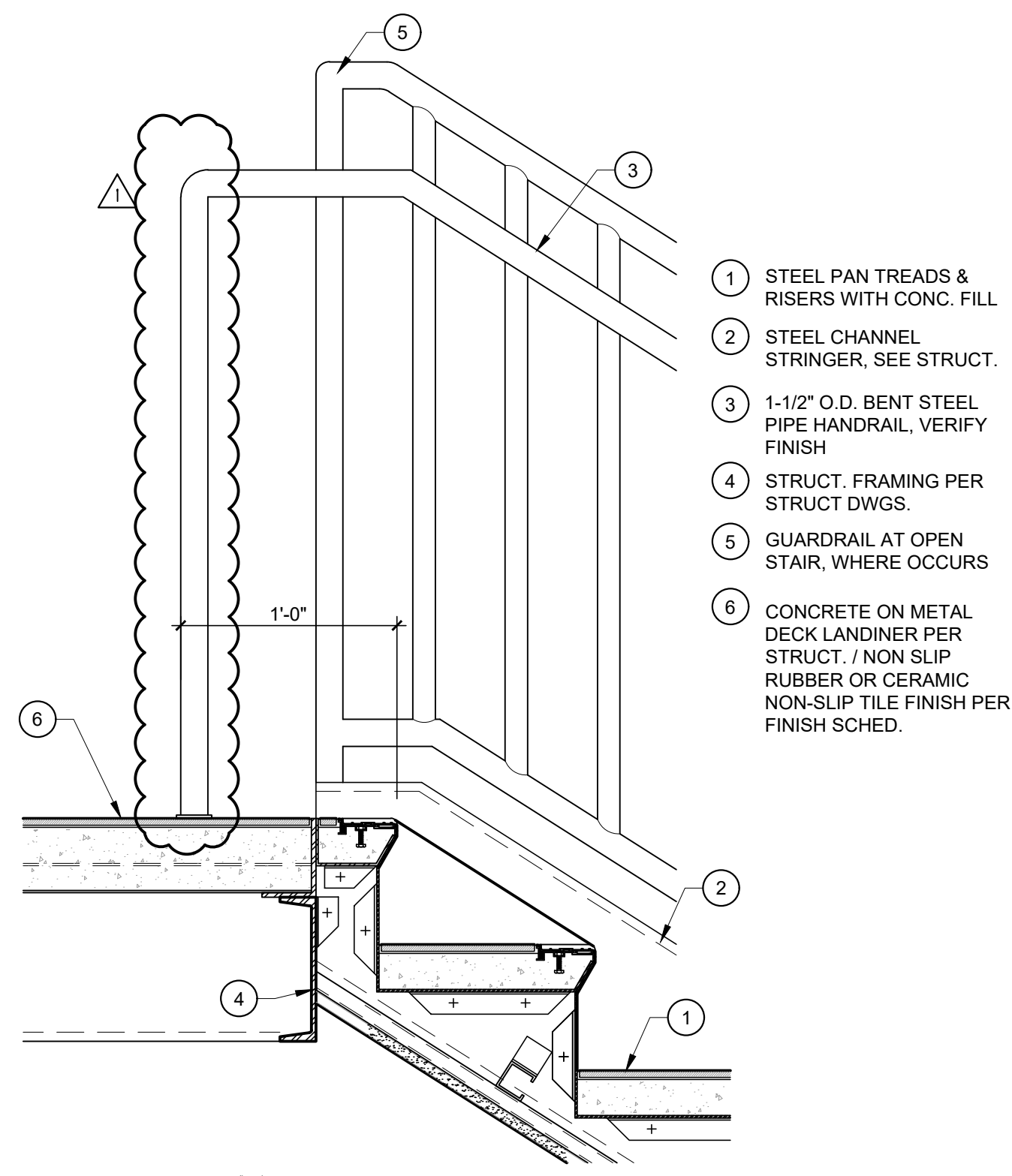
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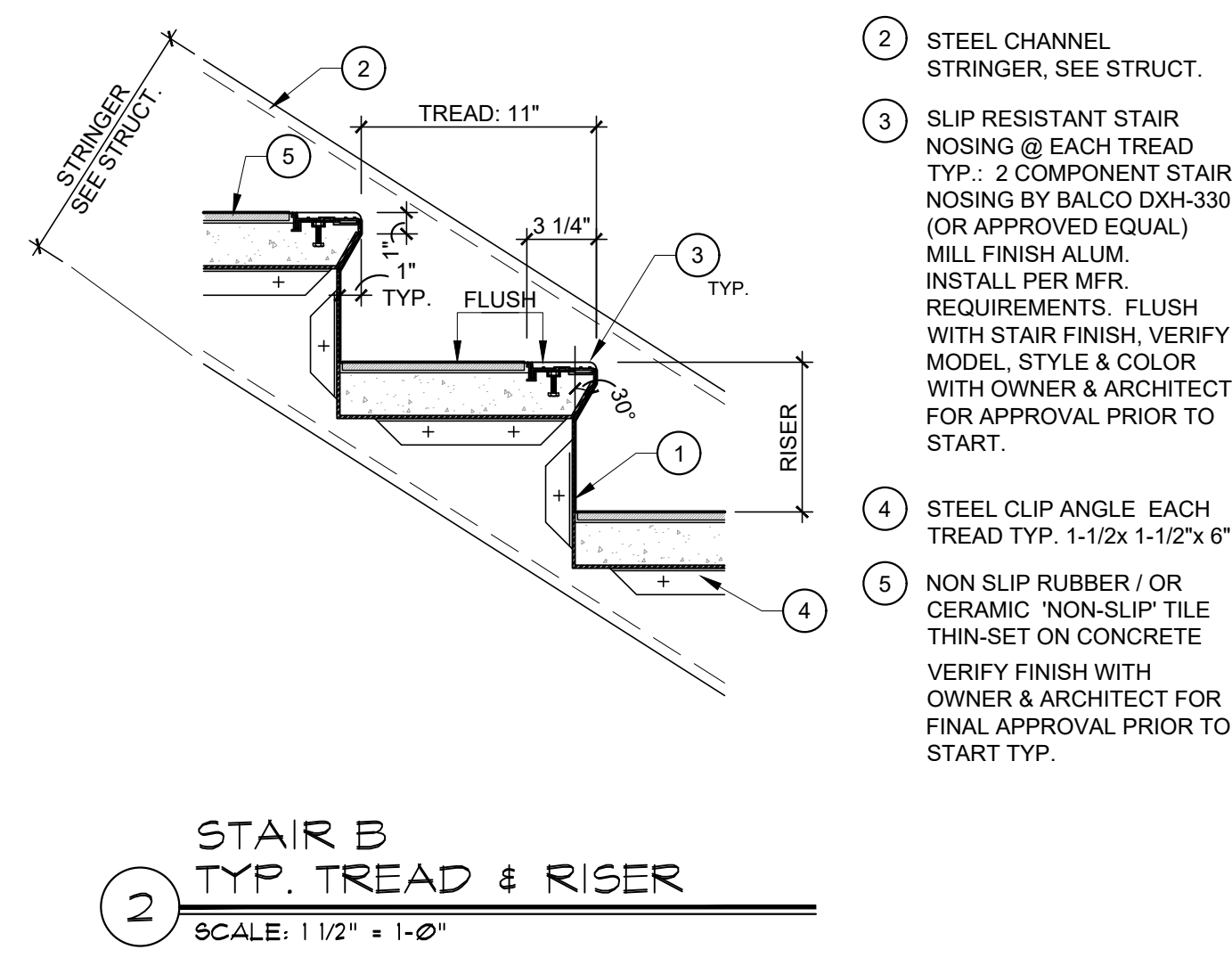
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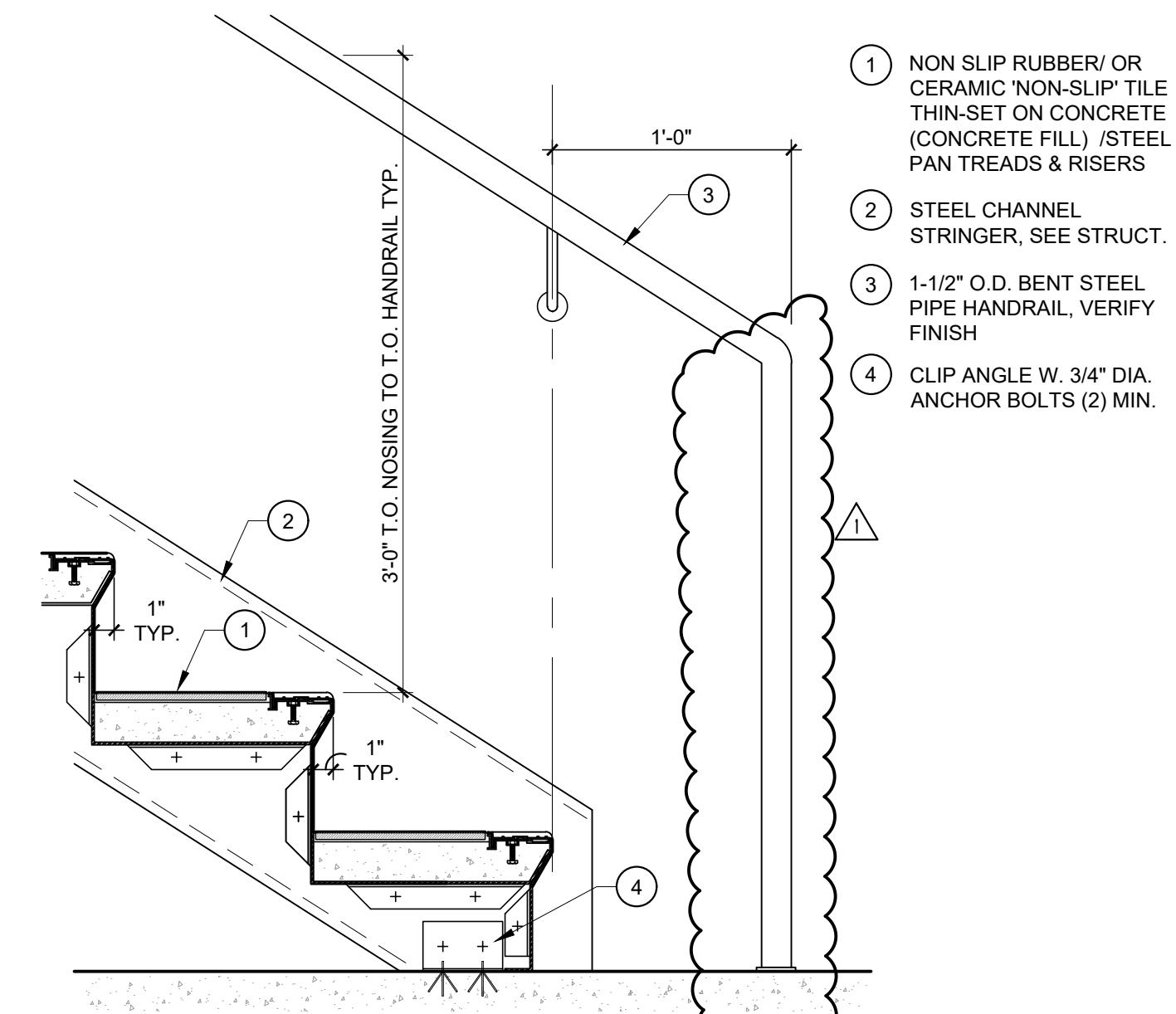
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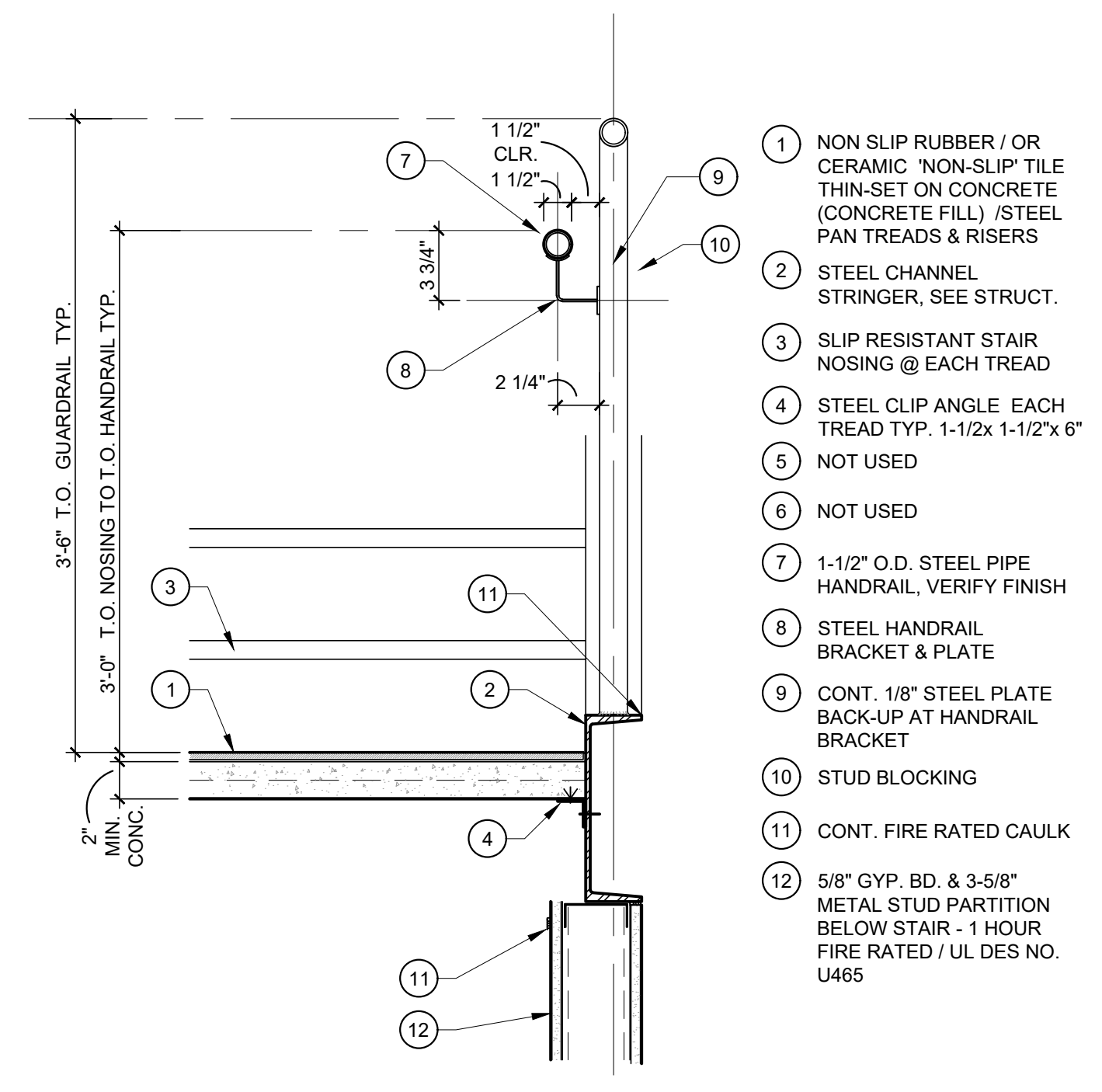
**1** STAIR B TOP TREAD & RISER  
SCALE: 1 1/2" = 1'-0"



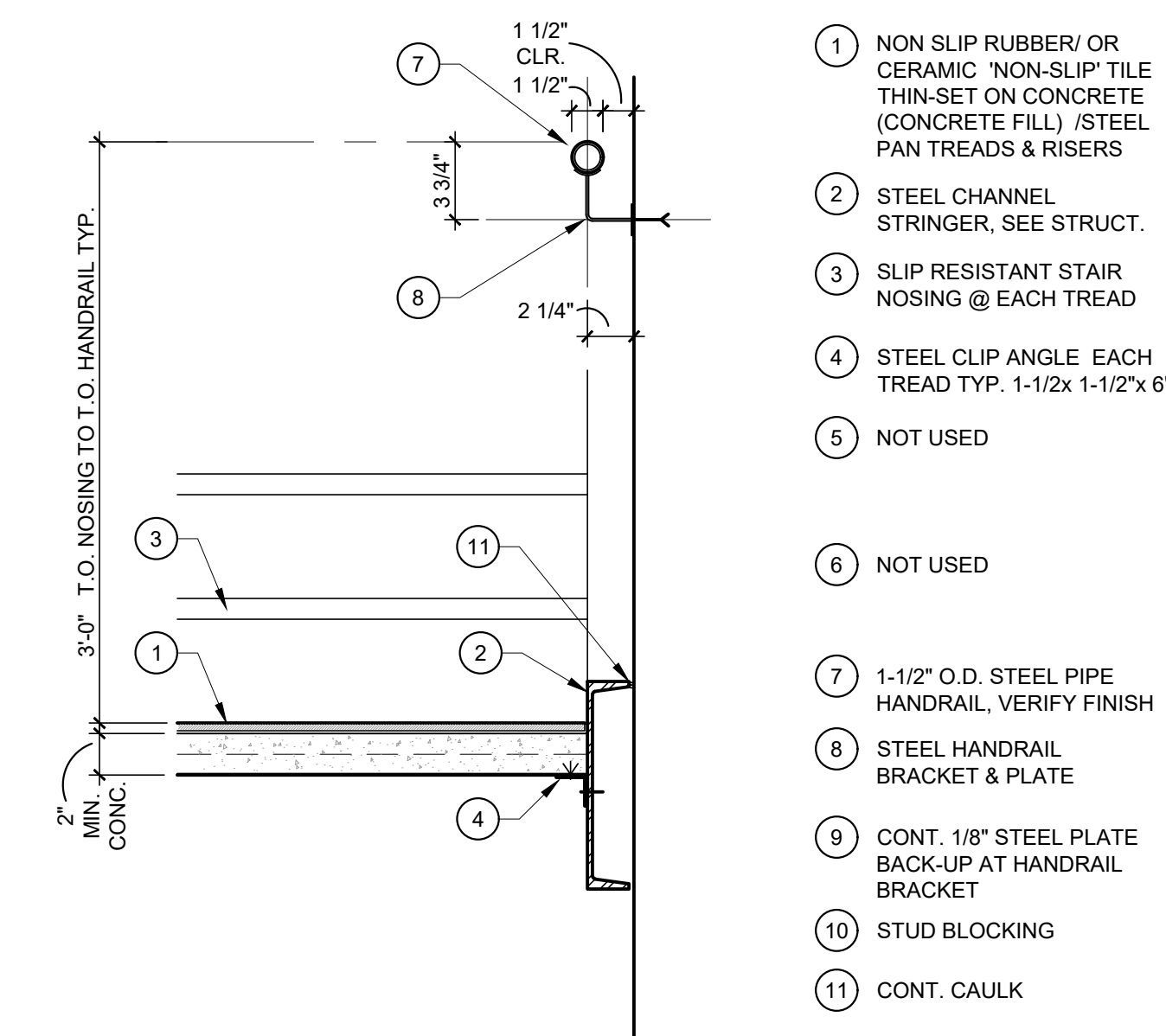
**2** STAIR B TYP. TREAD & RISER  
SCALE: 1 1/2" = 1'-0"



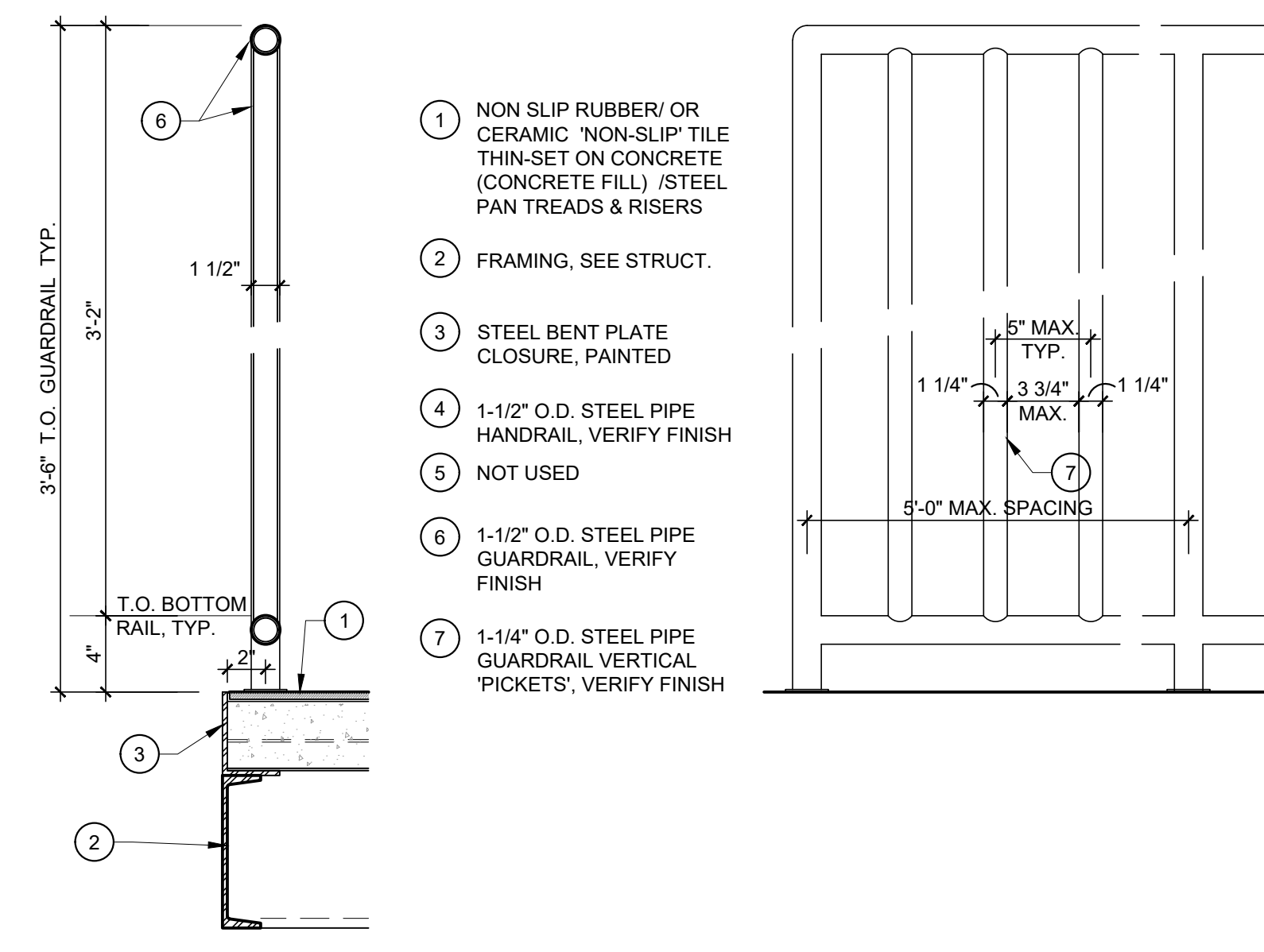
**3** STAIR B BOTTOM TREAD & RISER  
SCALE: 1 1/2" = 1'-0"



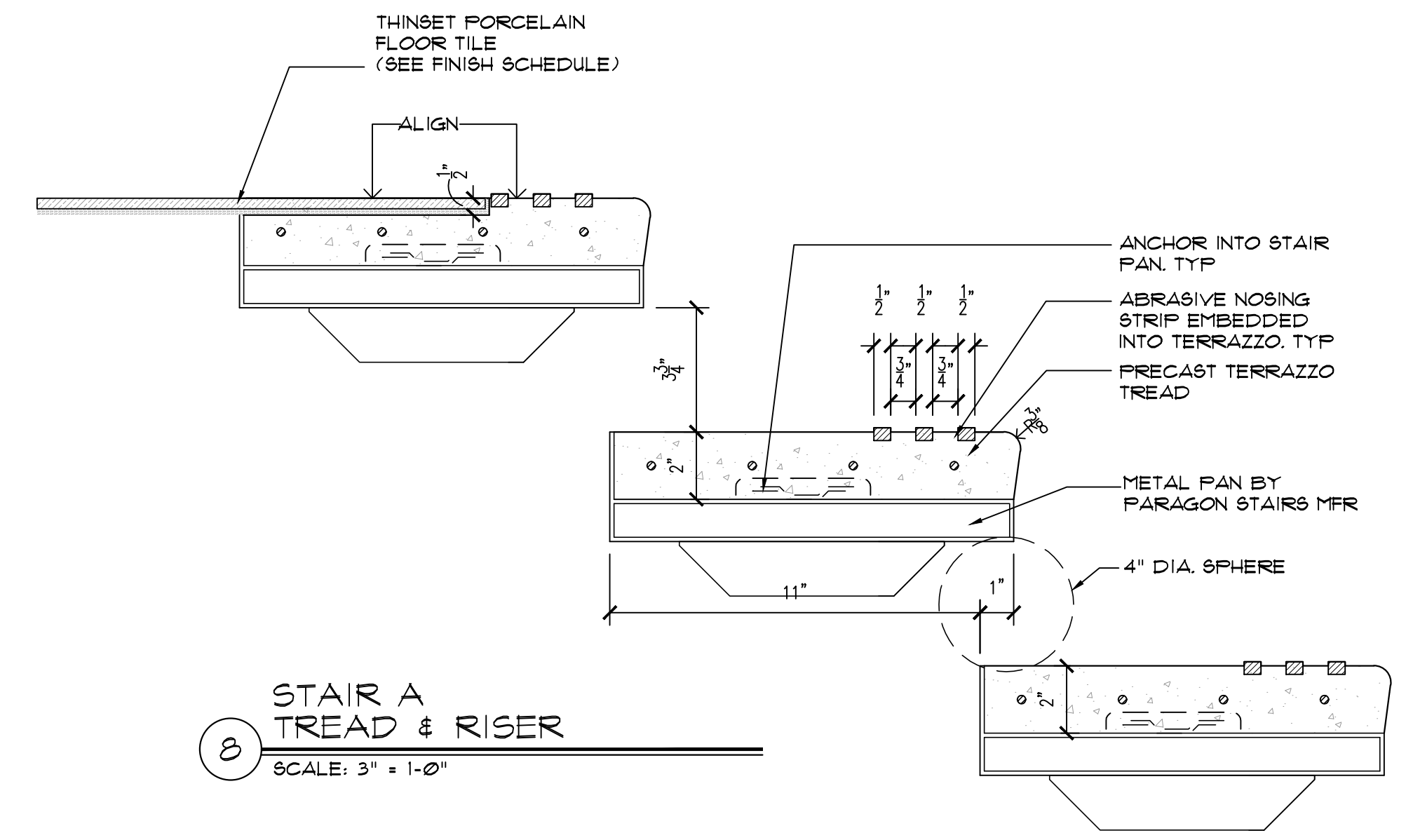
**5** STAIR B RISER & HANDRAIL  
SCALE: 1 1/2" = 1'-0"



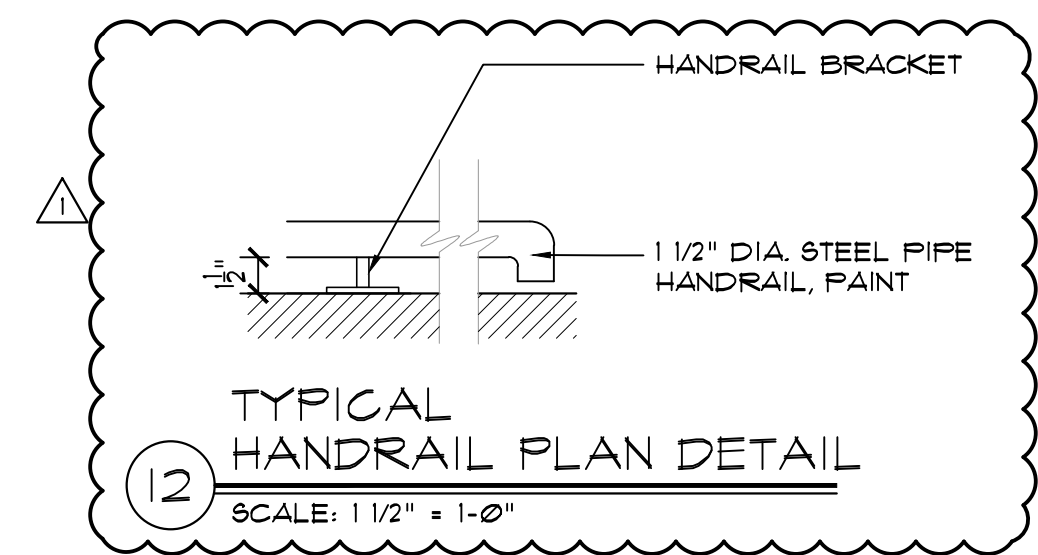
**6** STAIR B RISER & HANDRAIL  
SCALE: 1 1/2" = 1'-0"



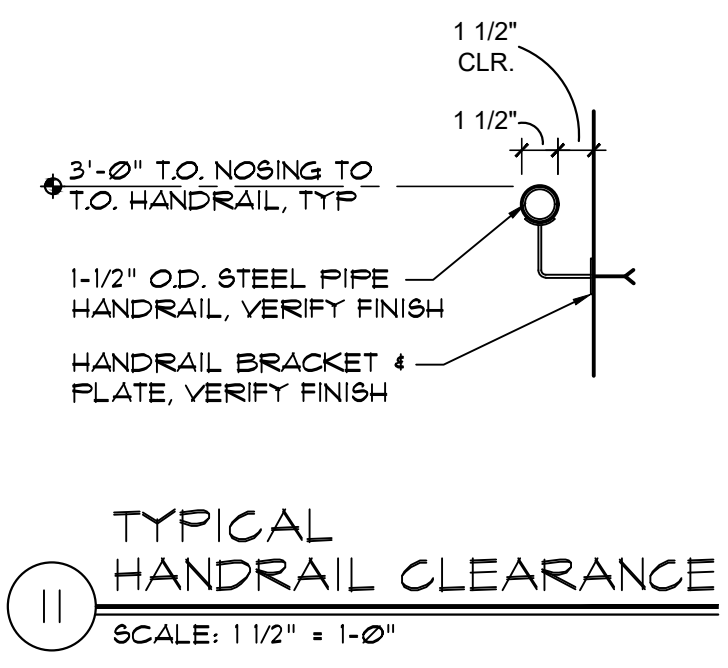
**7** STAIR B GUARDRAIL AT LANDING  
SCALE: 1 1/2" = 1'-0"



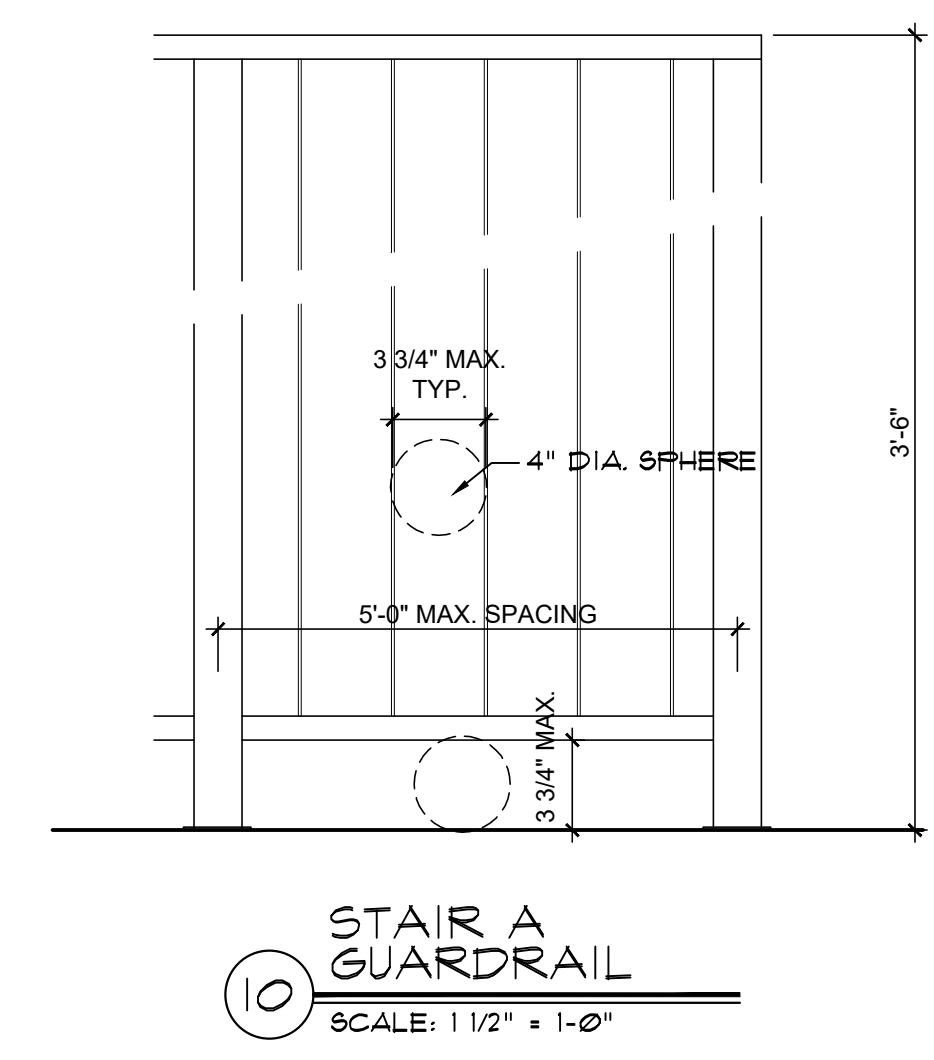
**8** STAIR A TREAD & RISER  
SCALE: 3" = 1'-0"



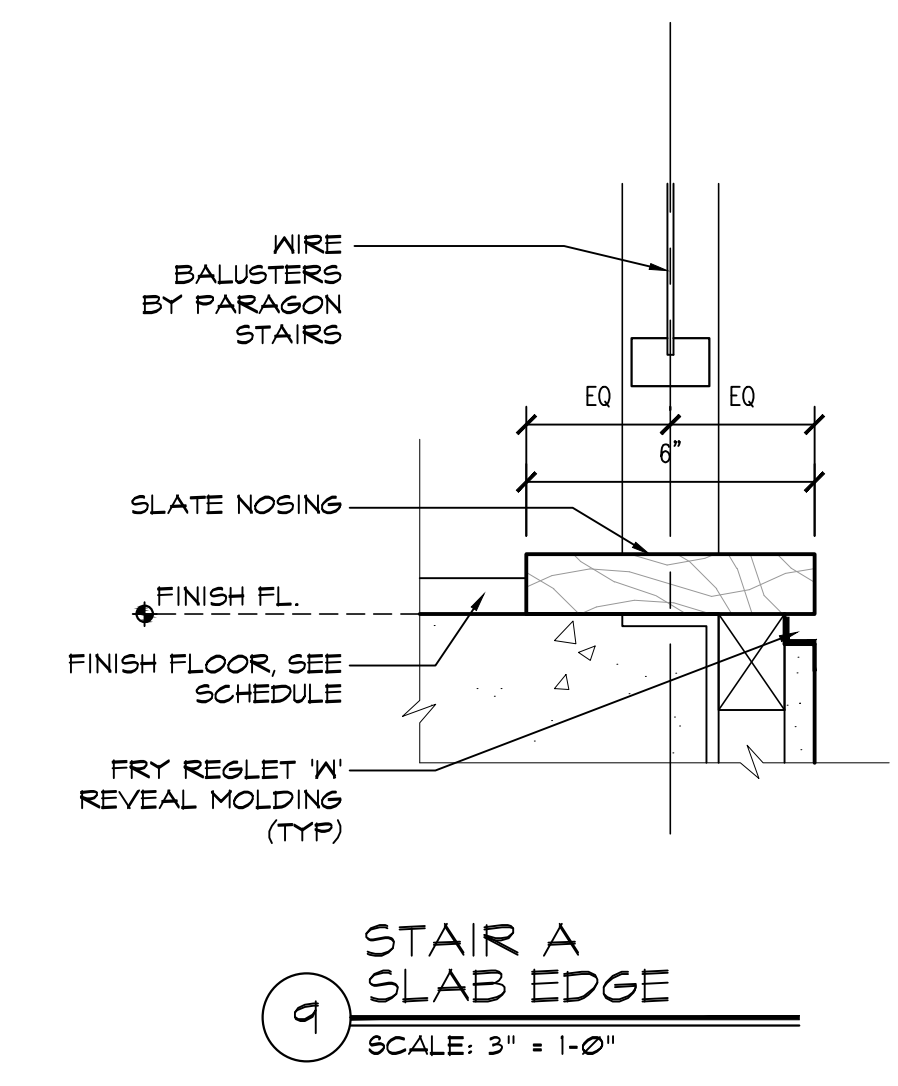
**12** TYPICAL HANDRAIL PLAN DETAIL  
SCALE: 1 1/2" = 1'-0"



**11** TYPICAL HANDRAIL CLEARANCE  
SCALE: 1 1/2" = 1'-0"



**10** STAIR A GUARDRAIL  
SCALE: 1 1/2" = 1'-0"



**9** STAIR A SLAB EDGE  
SCALE: 3" = 1'-0"

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SEAL

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**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
PROJECT NO: DA 2034  
DRAWN BY: YK  
CHECKED BY: PDI/SGD  
SCALE: AS NOTED

DRAWING TITLE  
**STAIR DETAILS**

SHEET NO.  
**A-502**







# ELEVATOR MANUFACTURER GENERAL NOTES

The following items must be performed or provided at no cost to Otis Elevator Company ("OTIS") by the Owner or General Contractor or their agents in accordance with governing codes. The price and installation schedule of Otis is based on these jobsite conditions existing at the beginning and during installation of the elevator equipment. Failure to provide the items specified in this list will result in additional work performed by Otis beyond the scope of our contract causing installation delays. A change order will be submitted by Otis for materials and / or labor expended. All work to be performed per the latest revision of the applicable national code and / or local code.

## General Prep / Work

- Provide dry cutouts to accommodate elevator equipment (troughing, venting, and hall fixtures) along with patching and painting of walls, floors, or partitions together with finish painting of entrance doors and frames, if required.
- Provide tractor trailer access to the building for unloading of material and an onsite storage area for elevator equipment as follows: dry and enclosed, provides roll-able access to the elevator hoistway at the ground level, located within 100 feet (30.5 meters) of the hoistway, and is larger than 25 x 20 feet (7620 mm X 6096 mm) per elevator. Any warranties provided by Otis for elevator equipment are null and void if equipment is stored in a manner other than a dry enclosed building structure.
- Provide sufficient onsite refuse containers for the proper disposal of elevator packaging material. Should sufficient refuse containers not be provided, disposal of packaging material shall become the responsibility of the owner.

## Hoistway and Pit Prep / Work

- Prior to the start of installation, provide a dry, properly framed, enclosed and vented hoistway in accordance with all applicable codes.
- Provide a clear plumb hoistway with variations from the size shown on the Otis layout not to exceed -0 inch / +1 inch (25 mm).
- Install per Machine Room / Machine Space Prep / Work and Electrical Requirements. Provide a rough opening for and install a 3' X 7' standard fire rated interior door on one side of the hoistway, as shown on the Otis layout. The machine space access door must not be on an outside wall. When determining the location of the machine space door, the dimension on the Otis layout is from the inside door edge of the jamb and not the door stop edge. Please be advised that this door location is very critical. Follow door manufacturing instructions for the different types of hoistway wall material and make the appropriate adjustments so that this door will be placed in the proper location. The door frame must be securely mounted to the wall to sustain a cantilevered / horizontal force exerted by the electrical disconnect(s), electrical conduit, and wiring up to an approximate 325 lb. load. Install per Machine Room / Machine Space Prep / Work and Electrical Requirements. The door hand and opening is dependent on configuration, see the general contractor guide or talk to your Otis representative.
- Furnish adequate rail bracket supports and bracket spacing as required by governing code from pit floor to top of hoistway. For steel or wood frame construction, adequate backing for a rail bracket to be installed not less than 10'-3" (3124 mm) or more than 11'-3" (3429 mm) from the top landing. Furnish separator beams where required. Rail bracket attachment supports must be exposed and flush with the clear hoistway line. If the floor to floor height exceeds the maximum bracket spacing allowed by the elevator code, Otis requires some form of steel support to properly attach our guide rail brackets. The maximum allowed bracket spacing is indicated in the rail force and bracket detail table on the Otis layout. Any rail bracket mounting surfaces that are not in line with the finished hoistway dimension (i.e. the clear hoistway line) may need to be extended to meet the required distance. Otis agrees to provide guidance on this matter at the appropriate time. If rail bracket embedded plates or inserts are provided by Otis, they shall be installed by others in accordance with Otis' documentation and instruction. If vertical tube steel is utilized as rail support, see the Otis layout for any specific requirements. When a Machine space is used, with a second floor controller / tank location, furnish adequate Tank Stand supports flush with the hoistway wall when the following hoistway construction material is used; cmu block, steel frame, or wood. The support can be any of the following; header beams, steel tube, inserts, or embedded plates at locations specified as per Otis layout. Note: When a support is provided, it should be able to withstand the force shown on Otis contract layout for seismic and non seismic condition. Concrete hoistways walls do not require supports for Tank stand.
- Furnish a dry pit reinforced to sustain vertical forces on car rails and impact loads on cylinder head(s) and buffer(s). The pit must be dry and clean. The elevator pit must have a floor drain or sump pump to prevent the accumulation of water. Location to be coordinated with Otis to avoid all elevator components and access areas. In areas requiring Firefighter's Emergency Operation, a sump pump / drain shall be provided that shall have the capacity to remove a minimum of 11.4 m<sup>3</sup> / h (3,000 gal / h) per elevator (2.2.2.5, ASME A17.1-2007 / CSA B44-07). Otis recommends that the owner verify the system complies with all applicable laws and local codes.
- Provide and install a fixed vertical iron ladder in each pit as required by governing code and located per Otis layouts, or as coordinated with Otis personnel. Ladder width and pit wall pocket requirements are shown in the pit plan view on the Otis layout. For entrance heights of up to 7' (2134mm) the top rung of the ladder must be even with the bottom landing. For entrance heights greater than 7' (2134mm) the top rung must be 12" (305mm) above the bottom landing. Hand grips must be provided to a height of 4' (1219mm) above the bottom landing. Hand grips must have 4-1/2" (114mm) radial clearance, from their centerline, to any obstruction in the hoistway. (Refer to the detail views for typical ladder arrangement.) If pit depth is greater than 9'-10" (3000 mm) [8'-4" (4191 mm) with no floor below bottom landing], a pit access door is required.

- Protection from Falls:
    - As required by the Occupational Safety and Health Administration (OSHA) 1926.502 (B) (1-3), a freestanding removable barricade at each hoistway opening at each floor. Barricades shall be 42" (1067 mm) high, with mid-rail and kick board, and withstand 200 lbs. (90.7 kg) of vertical and horizontal pressure.
  - Protection from Falling Objects:
    - As required by the Occupational Safety and Health Administration (OSHA) 1926.502(j), hoistway protection from falling debris and other trades materials by either:
      - Full entrance screening / mesh in front of all elevator entrances.
      - Secured / controlled access to all elevator lobbies (lock and key) with posted Notice @Only Elevator Personnel Beyond This Protection.A
- Notes:
- Items A) and B) can be integrated systems.
  - Hoistway barricades and screening shall be constructed, maintained, and removed by others.
- TOP and BOTTOM landings (and the MAIN landing where applicable), are not to be constructed until after all elevator equipment is installed in the hoistway. The entire front wall must be open for installation with the following rough opening dimensions (to be shown on layouts):
    - Rough Opening Width= CLEAR HOISTWAY WIDTH
    - Rough Opening Height 2642mm (8'-8") for a 2134mm (7') entrance height
    - 2447mm (8'-0") for a 2438mm (8') entrance height

Remaining front entrance walls are not to be constructed until after door frames and sills are in place. The rough openings, per sizes shown on the Otis layout, are required. Prior to the completion and turnover of the elevator(s), all entrance walls must be installed and rough openings filled in complete to maintain fire rated hoistway requirements.

- Provide adequate support at all fastening points of each entrance. Provide plumb vertical surfaces for entrances and sill supports, one above the other, and square with the hoistway. For 4'-0" (1219 mm) and 4'-6" (1372 mm) two speed door arrangements, an additional hoistway attachment point is required for an auxiliary support bracket under the sill assembly in the center of the clear door opening. Finish floor and grout, if required, between door frames to sill line. A horizontal support is to be provided 1 foot (305 mm) above the clear opening at the top landing to support the door frame assembly. If floor heights exceed 12'-0" (3658 mm), a horizontal support is to be provided 1 foot (305 mm) above the clear opening. If transoms are required, the support would be 1 foot (305 mm) above the transom height.
- Provide and install a steel safety beam per elevator, from side wall to side wall at the top of the hoistway, capable of withstanding a maximum live net load of 3000 lb. (2268 kg). Otis requires 2" (51 mm) clear above the beam. Total clear overhead must cover entire width and depth of the hoistway. An area consisting of the width of the hoistway by 16" depth on each side of the hoist beam must be left clear to the top of the hoistway.
- Glass used in hoistway construction must block 98% or more of incident full spectrum ultraviolet radiation for the full height of the hoistway.
- If an emergency door in a blind hoistway is required, provide an outward swinging single section type door with door closer and a self closing barrier per ASME A17.1-2007, section 2.11.1.2. Contact your local Otis personnel for a detailed drawing (AAA269OOD\_FMI), showing Otis specific requirements.

## Machine Room / Machine Space Prep / Work

- When a machine room is used, provide a suitable dry machine room with access and ventilation in accordance with all applicable codes and regulations. The machine room is to be maintained at a temperature between 60°F (15.5°C) and 100°F (38°C). When a machine space is used, the machine space will be in the hoistway behind the metal door installed per Hoistway and Pit Prep / Work above with ventilation in accordance with all applicable codes and regulations. The machine space is to be maintained at a temperature between 32°F (0°C) and 104°F (40°C). Relative humidity not to exceed 45% non-condensing. Local codes may require tighter temperature ranges. The temperature and humidity range shall be permanently posted in the machine room / machine space. Please check with your local code authority for the exact requirements in your area.
- Machine room and Machine space doors to meet code compliant fire resistive construction. When a machine room is used, provide a self closing (local building code dependent) and self locking door with a group 2 locking device. When a machine space is used, provide a standard 3' x 7' self closing (local building code dependent) and self locking metal door with a group 2 locking device in the hoistway per Otis layout. In addition, ensure that all air gaps around the machine room / machine space door are sealed (i.e. threshold, weather stripping, etc.). Self closing mechanism cannot protrude into the machine space at any time. The machine space door knob shall have a blank plate on the hoistway side of the door.
- When a machine space is used, Otis will provide a metal shroud and metal shroud cover to be mounted on the hoistway side of the machine space door frame per Otis layout. The metal shroud will accommodate the mounting of the main electrical feeder system, fused disconnect switch or circuit breaker for car lighting, and the convenience outlet. Conduit knockouts through the metal shroud cover will be required as needed to access the disconnect switches or circuit breakers, and convenience outlet. See Electrical Requirements. [Note: Consult with the Otis Representative at your location concerning the metal shroud mentioned above for machine space applications.]
- [Refers to elevators with remote machine rooms requiring buried piping and wire way] Provide trenching and backfilling as necessary to accommodate remote machine room conditions.

## Fire Prevention Prep / Work

- Provide hoistway walls designed and constructed in accordance with the required fire rating (including those places where elevator fixture boxes and rail bracket fastenings penetrate into the hoistway walls).
- In the United States, provide smoke detectors, located as required, with wiring from the sensing devices to the controller(s) designated by Otis.
  - For each group of elevators, provide a normally closed contact representing the smoke detector at the designated return landing.
  - For each group of elevators, provide a normally closed contact representing all smoke detectors located in lobbies, hoistways, or machine rooms / machine space, but not the smoke detector at the designated return landing (see above) or the smoke detectors as described in i. and ii. below:
    - If a smoke detector is located in the hoistway at or below the lower of the two recall landings, it shall be wired to activate the same normally closed contact as the smoke detector located in the lobby at the lower of the two recall landings.
    - If machine rooms / machine space is located at the designated return landing, the smoke detectors located therein shall be wired to activate the same normally closed contact as the smoke detector at the designated landing.
- Requirements for Intermittently Illuminating the Fire Hat Visual Signal in the car operating panel, either i. or ii. apply.
  - For a single unit or for a group of elevators having one common machine room / machine space and one common hoistway, provide one additional normally closed contact representing the machine room / machine space and hoistway smoke detectors.
  - If the group contains more than one hoistway and hoistway smoke detectors are installed, or if the group has more than one machine room / machine space, provide one normally closed contact for each elevator. The contact is to represent the smoke detector in the machine room / machine space for that particular elevator, and any smoke detectors in the hoistway containing that particular elevator.
- In Canada, provide smoke detectors, located as required, with wiring from the sensing devices to the controller(s) designated return landing.
  - For each group of elevators, provide a normally closed contact representing the smoke detector at the designated return landing and, if provided, from the sensing device in the pit.
  - For each group of elevators, provide a normally closed contact representing all smoke detectors located in elevator lobbies, but not the smoke detector at the designated return landing (see above) and, if provided, from the sensing device in the top of the hoistway.
  - For each group of elevators, provide a normally closed contact representing the smoke detector in the elevator machine room / machine space(s).
  - If the machine room / machine space is located at the designated return landing, the smoke detectors located therein shall be wired to activate the same normally closed contact as the smoke detector at the designated landings. When a machine room is used, for each group of elevators, provide in addition to the above, a normally closed contact representing the sensing devices in the machine room and, if provided, in the pit or at the top of the hoistway (for the Fire Hat in the Elevator).
- In the United States, if sprinklers are installed in the hoistway or machine room / machine space(s), a means to automatically disconnect the mainline power supply to the affected elevator and any other power supplies used to move the elevator, upon or prior to the application of water is required (unless prohibited by local code). Smoke detectors shall not be used to activate sprinklers in hoistways or machine rooms / machine spaces or to disconnect the mainline power supply.
- Provide a Class "ABC" fire extinguisher, minimum 10 lbs., in the machine room or in a location convenient to the machine space.

## Electrical Requirements

- All 125 volt, 15 or 20 ampere single phase receptacles installed in pits, machinery spaces, and elevator car tops shall be of ground fault circuit interrupter (GFCI) type. All 125 volt, 15 or 20 ampere single phase receptacles installed in machine rooms / machine spaces shall have GFCI protection. A dedicated single phase receptacle supplying a permanently installed pit sump pump shall not require GFCI protection. (NEC 620-85 or CEC Rule 38-085).
- Furnish a dedicated, balanced, 3 phase, 3 wire electrical feeder system with a separate solidly grounded equipment grounding conductor terminating in the machine room / machine space. Size of the feeders and grounding conductor to suit elevator power characteristics. Feeder conductors and grounding conductor must be copper. A fused disconnect switch or circuit breaker capable of being locked in the open position for each elevator per the National Electrical Code (ANSI/NFPA 70) or Canadian Electrical Code (C22.1) with feeder or branch wiring to the controller (NEC 620-51, 620-61(D), and 620-62 or CEC Rule 38-013(2)(a)) must be provided. Fuses are to be current limiting class RK1 or equivalent. Circuit breakers are to have current limiting characteristics equivalent to class RK1 fuses. Fuses or circuit breakers are to be time delay to cover the full load up accelerating current as listed in the Otis Confirmation of Power Supply Form.
 

[Note: If the 3 phase power to the control system is simulated (not from the utility), by use of a phase converter system, the phase converter must have all three phases balanced. Digital phase converter is required.]

Furnish a separate 120 volt, 15 ampere single phase branch circuit and SPST fused disconnect switch or circuit breaker capable of being locked in the open position to supply the car lights, receptacles, auxiliary lighting power source, and ventilation on each car in compliance with the National Electrical Code must be provided.

When a machine room is used and where practical, disconnects shall be located adjacent to the door of the machine room enclosure. When a machine space is used, disconnects or circuit breakers shall be located behind the door of the machine space per Otis layout.

Branch circuit wiring to each controller (NEC 620-53 or CEC Rule 38-053) must be provided.

For machine room applications, a convenience outlet and a suitable light, of not less than 200 Lux (19FC) as measured at floor level must be provided in the machine room with a light switch located within 18" (456 mm) of lock jamb side of machine room door.

For machine space applications a convenience outlet located inside the machine space door and a suitable light located outside the machine space door on the lock jamb side, of not less than 200 Lux (19FC) as measured at floor level must be provided per Otis layout. The machine space light circuit shall be a dedicated circuit separate from other lighting circuits. (NEC 620-23 or CEC Rule 38-023)

A convenience outlet and light fixture of not less than 100 Lux (10FC) as measured at the pit floor level must be in the pit with a light switch located adjacent to the pit access door (NEC 620-24 or CEC Rule 38-024). The light bulb(s) shall be externally guarded to prevent contact and accidental breakage.

[Note: Consult with the Otis Construction Superintendent at your location concerning the following paragraph.]

To meet the date upon which the elevators are to be turned over, the permanent 3 phase feeder system and protective devices must be installed and power available prior to the start of elevator installation.
- Provide 120 volt, 20 ampere power for light, tools, hoist, etc. to the hoistway during installation. Source must be within 75 feet (22.86 M) of the hoistway.
- Provide one (1) dedicated outside telephone line per elevator car to the elevator machine room / machine space(s), and terminated at the controller designated by the Otis construction superintendent. Reference the A17.1/CSA-B44 code and the Otis Confirmation of Power Supply for specific requirements.
- [Optional for Elevators with an Intra Building Intercom] Provide a separate 120 volt, 15 ampere, single phase power supply with fused SPST disconnect switch or circuit breaker located as required for intercommunicating system power supply. Circuit to be arranged for feeding from the building emergency lighting supply if provided. Conduit and wiring for remotely located intercommunicating stations must be provided.
- [Optional for Elevators with a Battery Powered Emergency Return Unit (ERU)] Provide the disconnecting means required by the National Electrical Code (NEC) or Canadian Electrical Code (CEC) with an auxiliary contact and wiring to the controller. The auxiliary contact is to be positively open when the main disconnecting means is open. The auxiliary contact shall cause the ERU power source to be disconnected from its load when the disconnecting means is in the open position. Size of main contacts to suit elevator power characteristics.
 

[Additional ERU Requirement]

In the United States, heat sensors used to automatically disconnect the mainline power supply prior to the application of water from sprinklers shall be provided with a normally closed contact with wiring from the sensing device to a controller designated by Otis. The normally closed contact shall be closed when the heat sensor is not activated and shall be open when the heat sensor is activated.

- [Optional for Installations with Emergency (Standby) Power] Provide the emergency (standby) power unit and means for starting it, and deliver to the elevator via disconnect switches in the machine room / machine space, sufficient power to operate one or more elevators at a time at full rated speed and rated load.
 

An Automatic Power Transfer Switch is required for each power feeder to monitor both Normal and Emergency (Standby) Power conditions and to perform the transfer from one to the other. Switch to have two sets of normally closed dry contacts, one to be open when the switch is in the Emergency (Standby) Power position, the other to open upon initiation of power transfer and to close when transfer is complete. Switch to have an inhibit function which will delay transfer to Normal and / or Emergency (Standby) Power by an adjustable period of 0 - 300 seconds. Switch shall have a Phase Monitor feature, which prohibits the transfer of power between "live" sources unless the sources are in phase with each other. If a Shunt Trip device is provided, an additional Normally Closed contact is required from the Emergency (Standby) Power source.

Emergency (standby) power system shall be connected to the 125 volt power circuit as noted in A.3 of the Confirmation of Power Supply for the branch circuit supplying the car lights, car top receptacle, auxiliary car lighting power source and car ventilation.

You agree to indemnify and save Otis harmless against any and all liability and costs arising out of your failure to carry out any of the foregoing requirements.

# LIBERTY PLAZA SUITES

500 COMMERCE STREET  
HAWTHORNE, NY 10532

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SHAILESH R. NAIK, P.E.  
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MEP ENGINEER



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PROJECT

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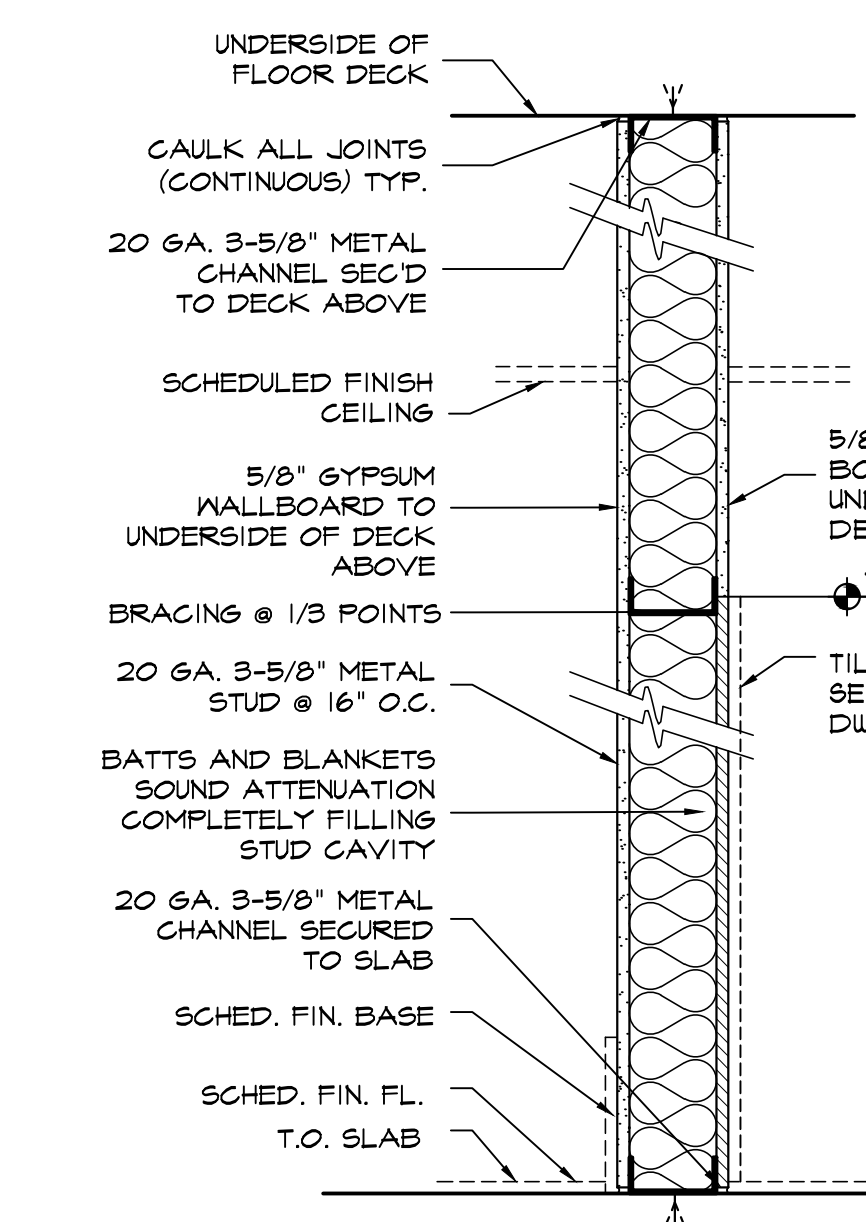
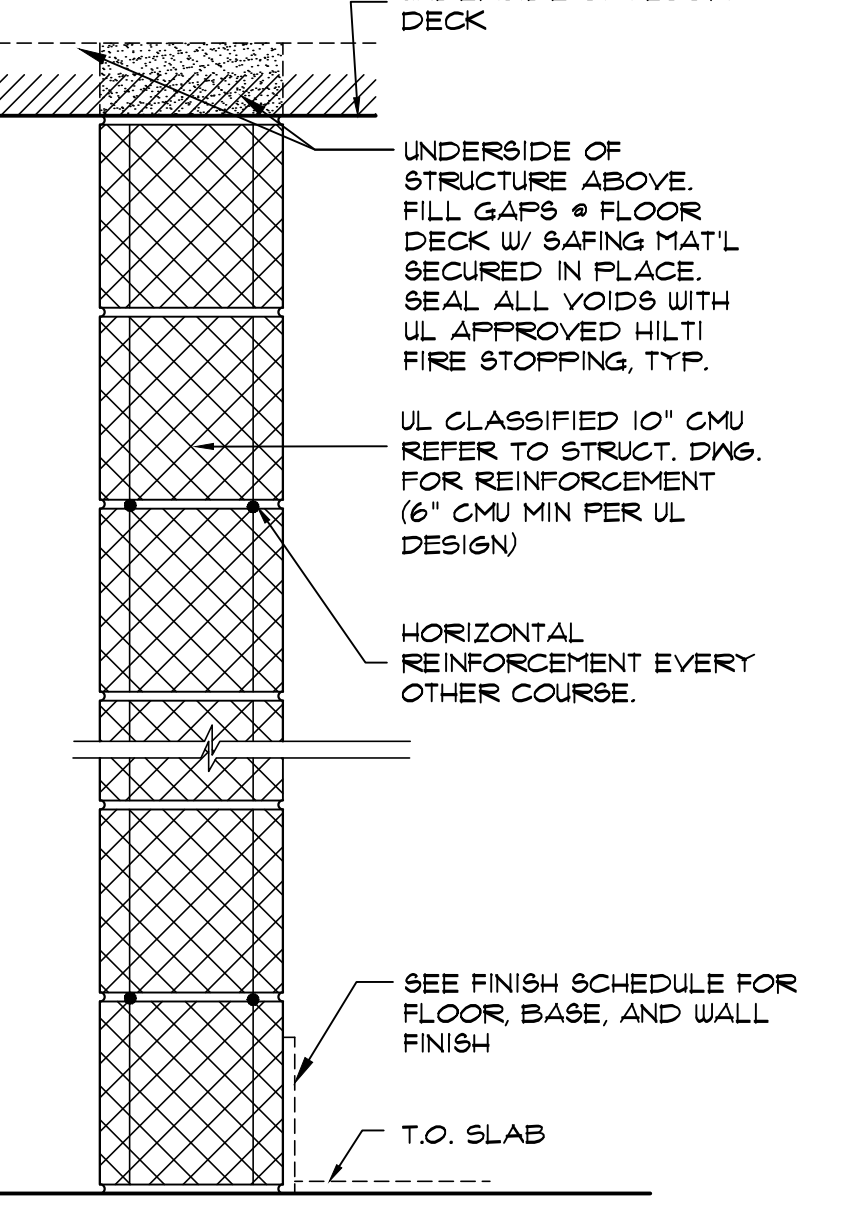
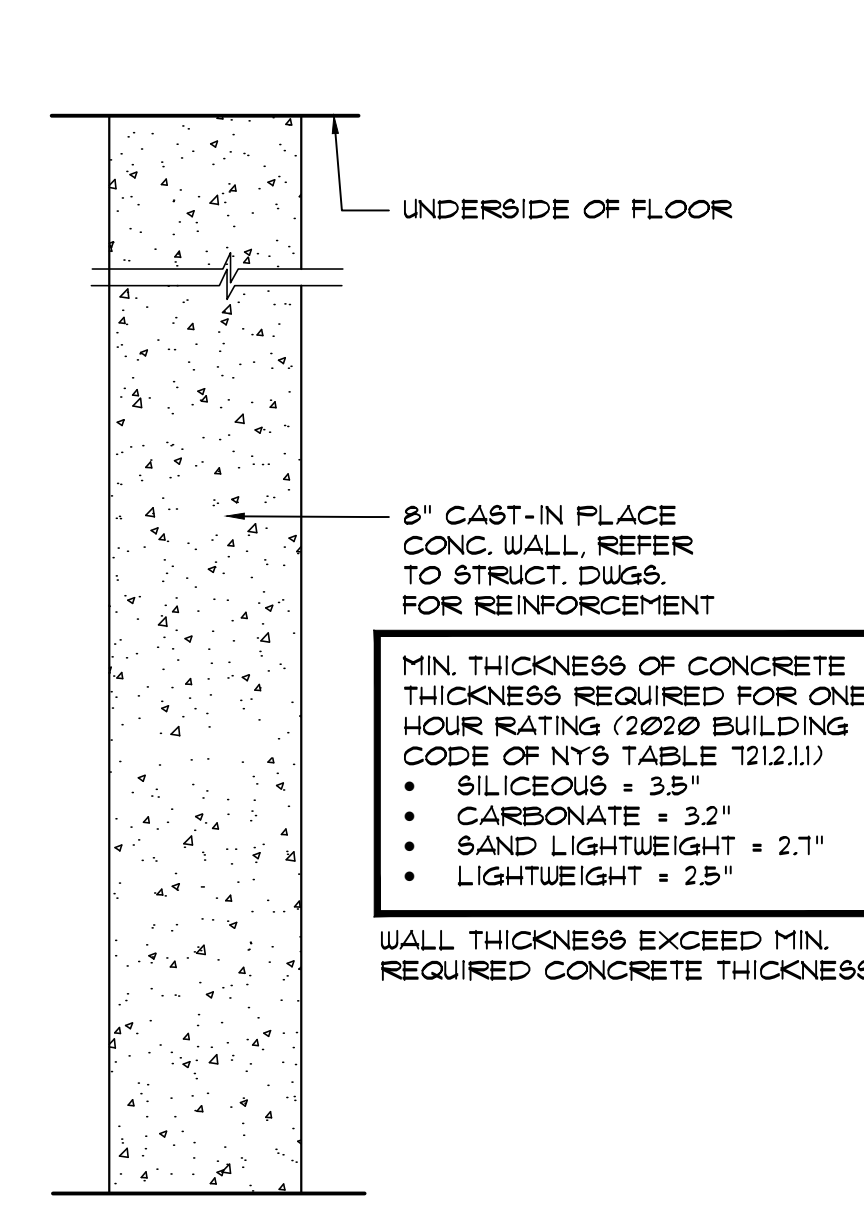
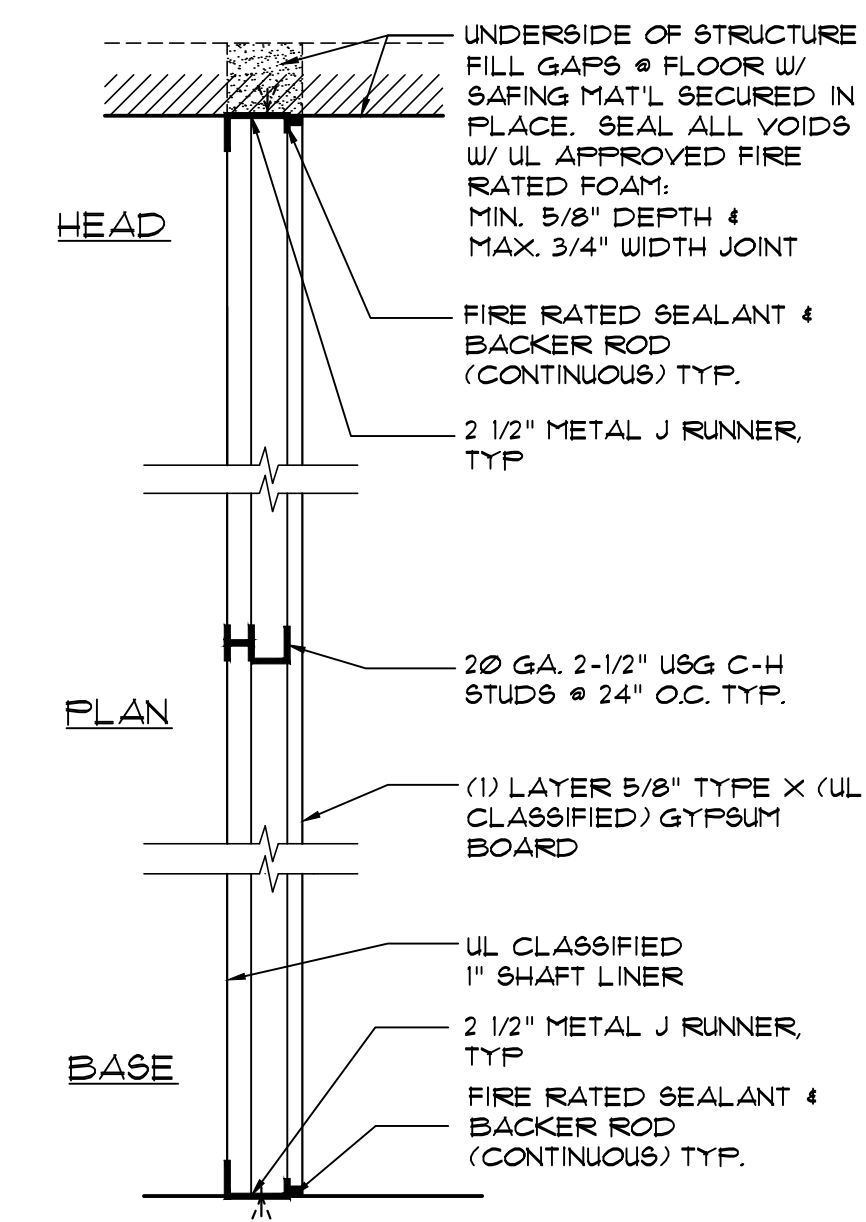
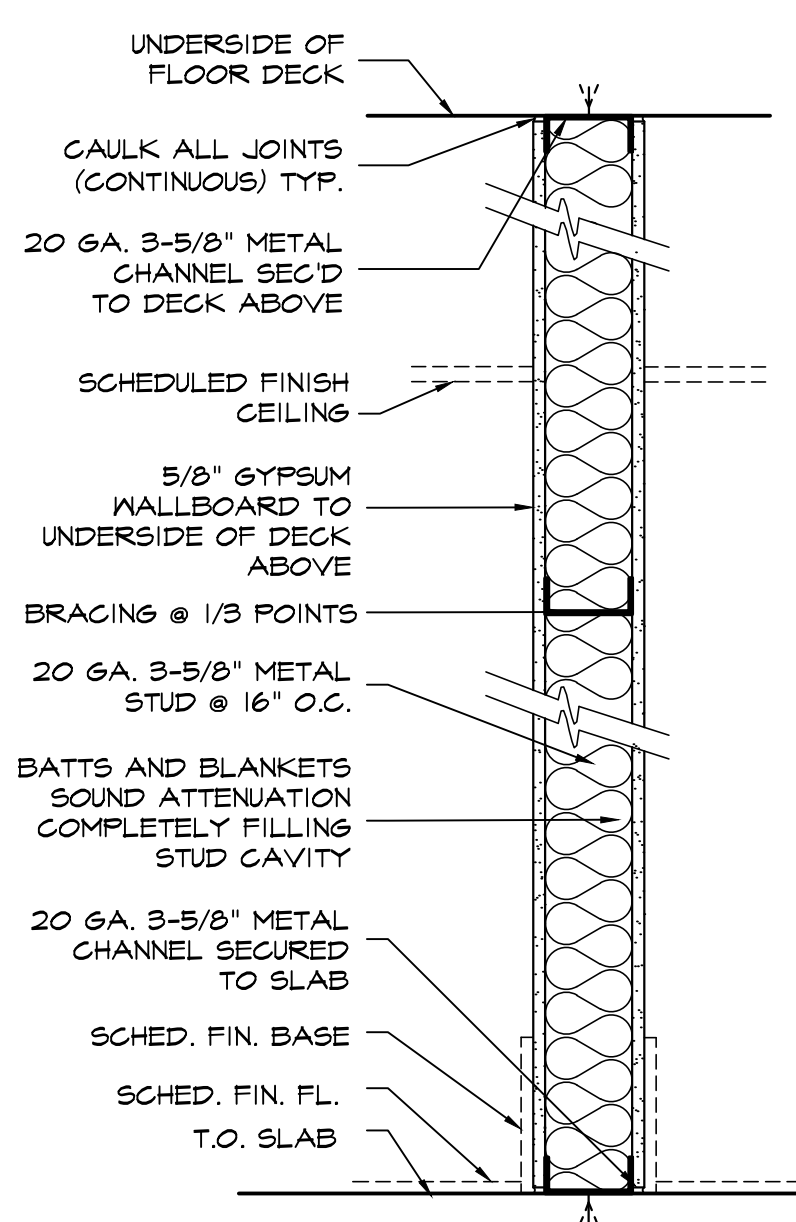
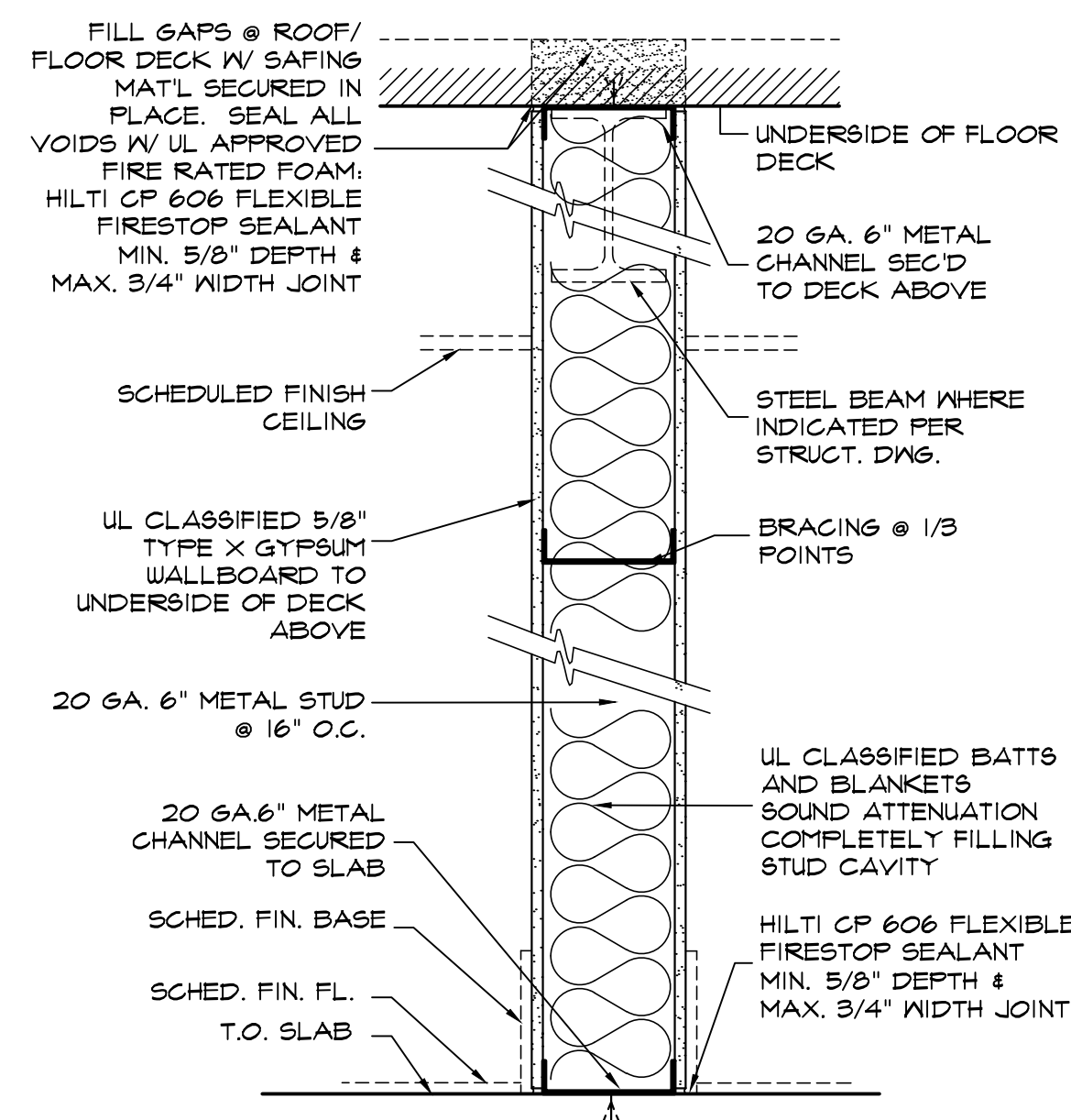
DRAWING TITLE

ELEVATOR NOTES

SHEET NO.

**A-504**





1 FULL HEIGHT PARTITION (1 HR RATED)  
DESIGN NO. U465 1 1/2"x1'-0"

2 FULL HEIGHT PARTITION TYPE  
1 1/2"x1'-0"

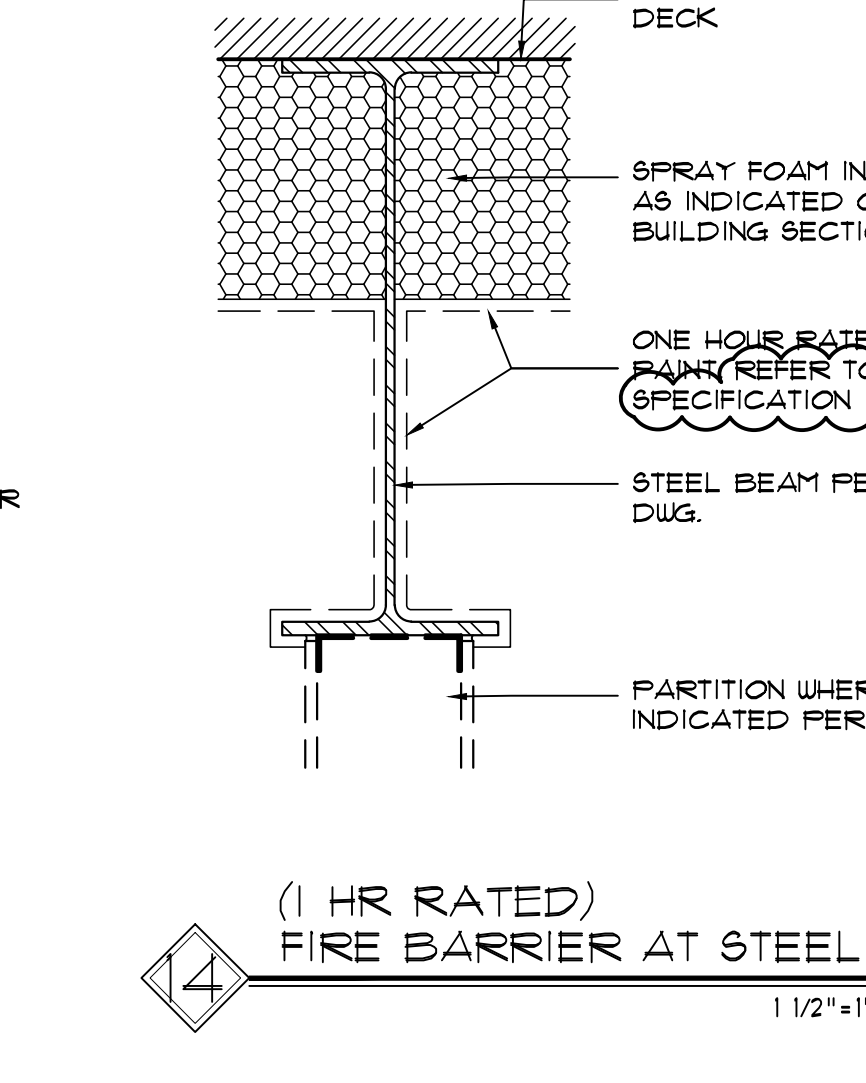
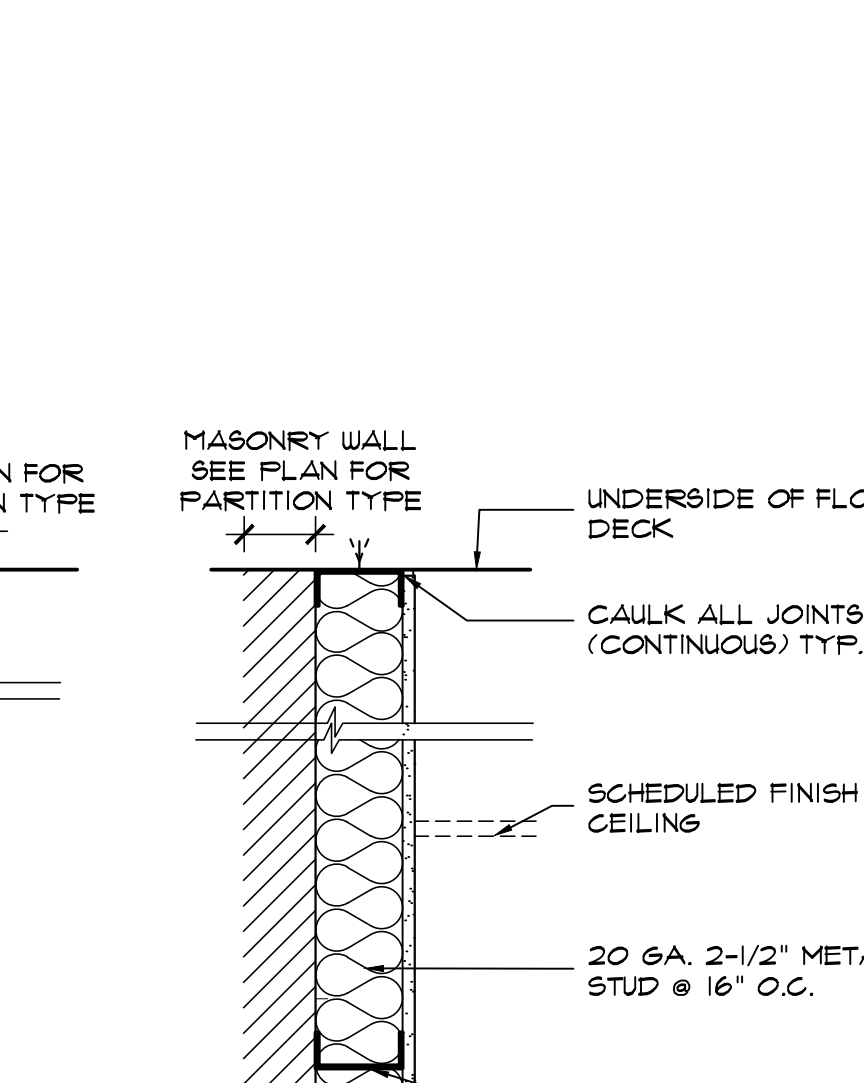
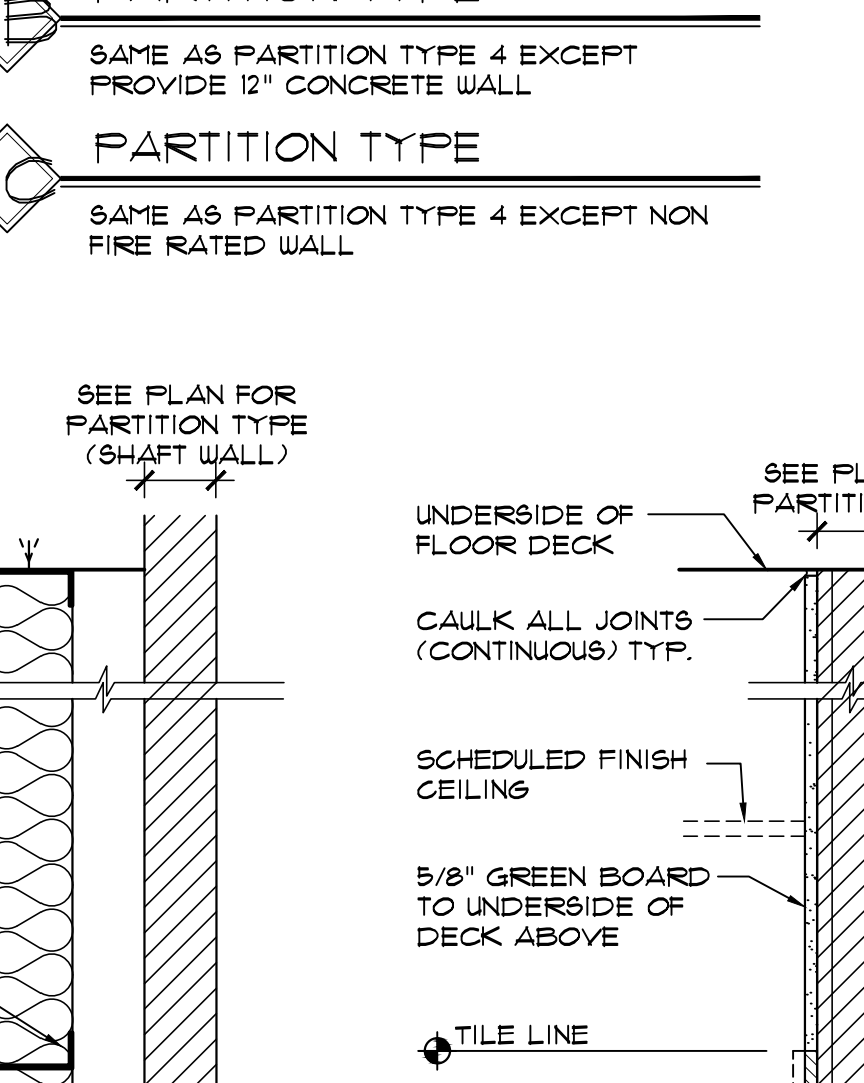
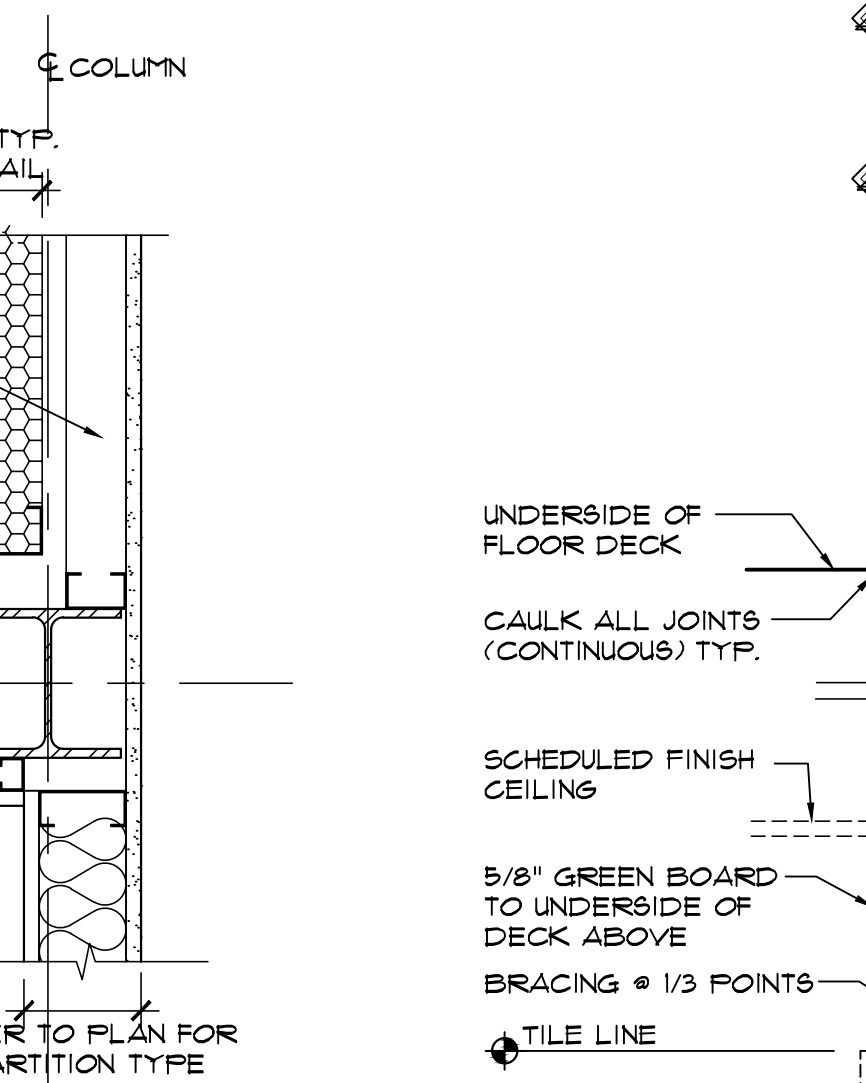
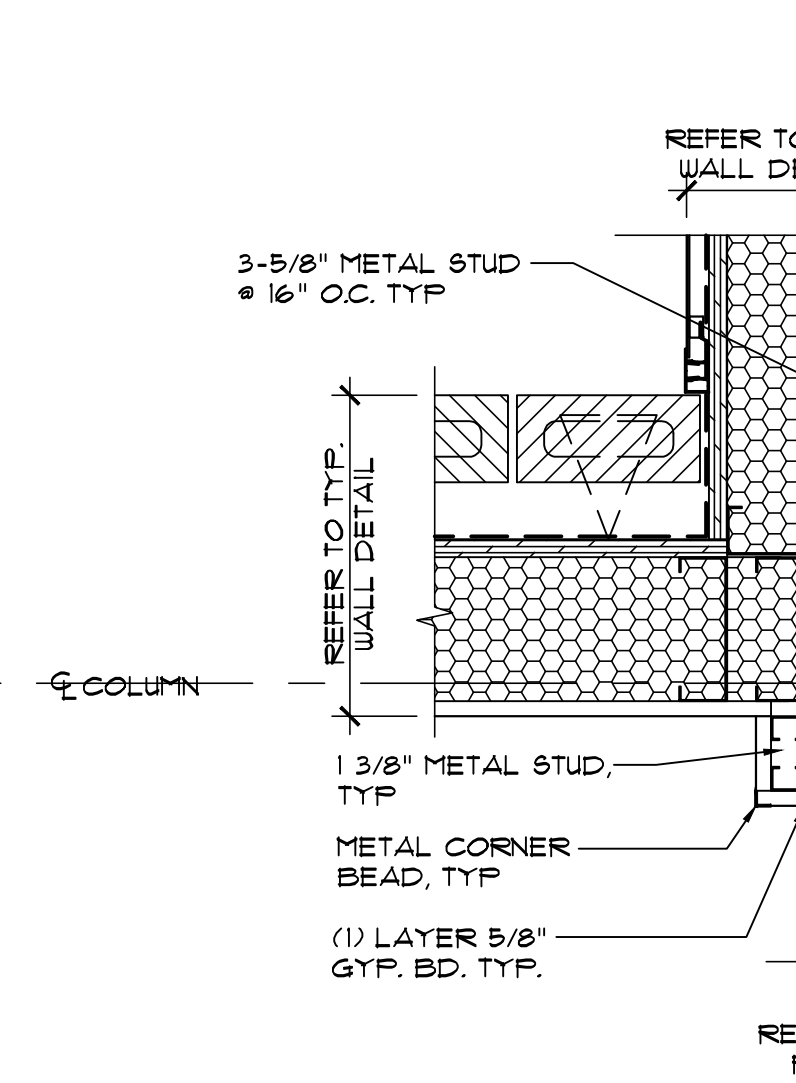
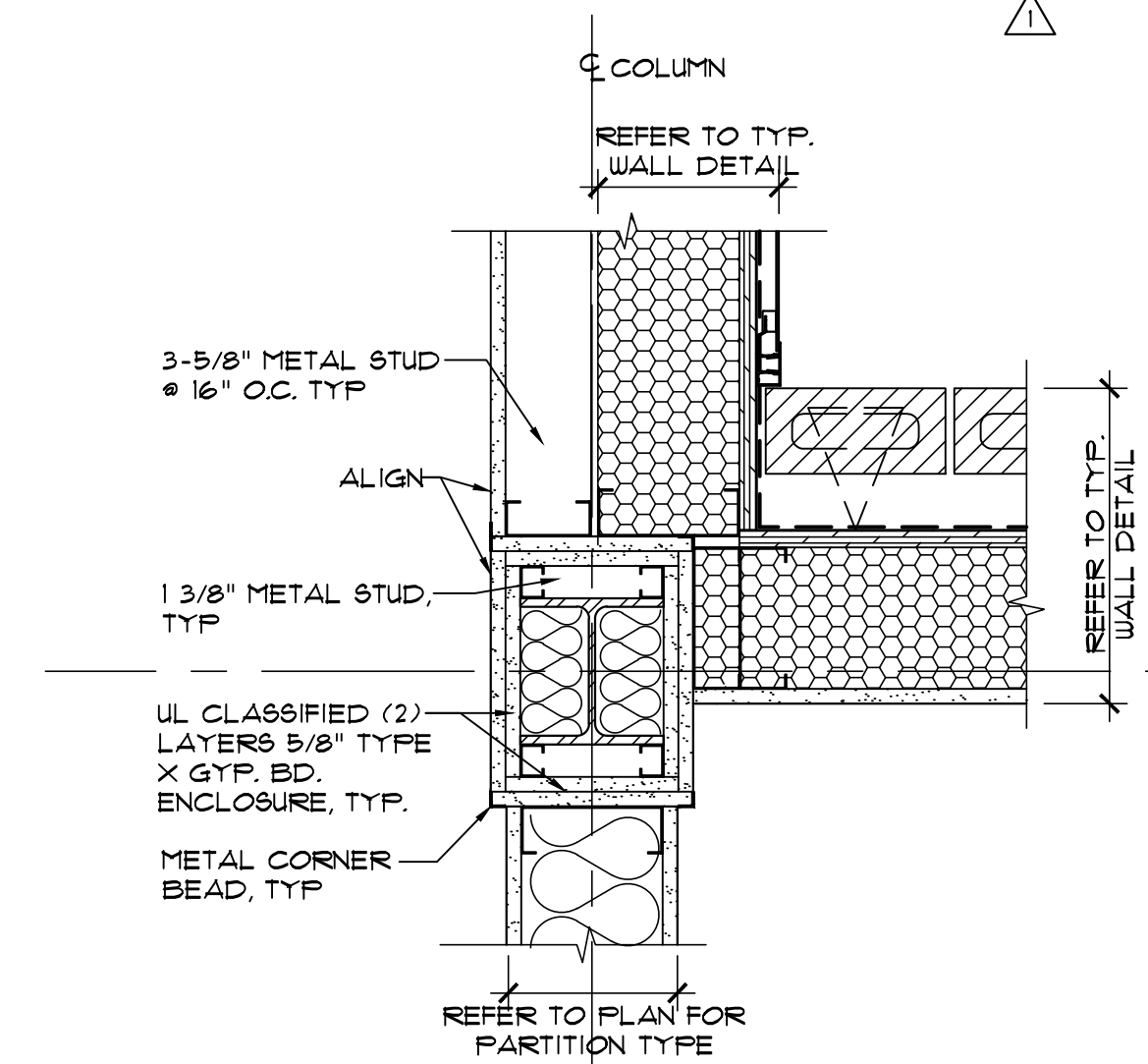
3 (1 HR RATED) PARTITION TYPE  
1 1/2"x1'-0"  
UL DESIGN NO. U415  
SHAFT WALL

4 (1 HR RATED) PARTITION TYPE  
1 1/2"x1'-0"  
WALL THICKNESS EXCEED MIN. REQUIRED CONCRETE THICKNESS

5 (1 HR RATED) PARTITION TYPE  
UL DESIGN NO. U906  
(UL LISTED FOR 2 HR BY DESIGN ONLY)

6 PARTITION TYPE  
1 1/2"x1'-0"

DESIGN NO. U465  
SAME AS PARTITION TYPE 1 EXCEPT PROVIDE 3 5/8" METAL STUD IN LIEU OF 6" METAL STUD



7 (1 HR RATED) PARTITION TYPE  
UL DESIGN NO. X528 1 1/2"x1'-0"

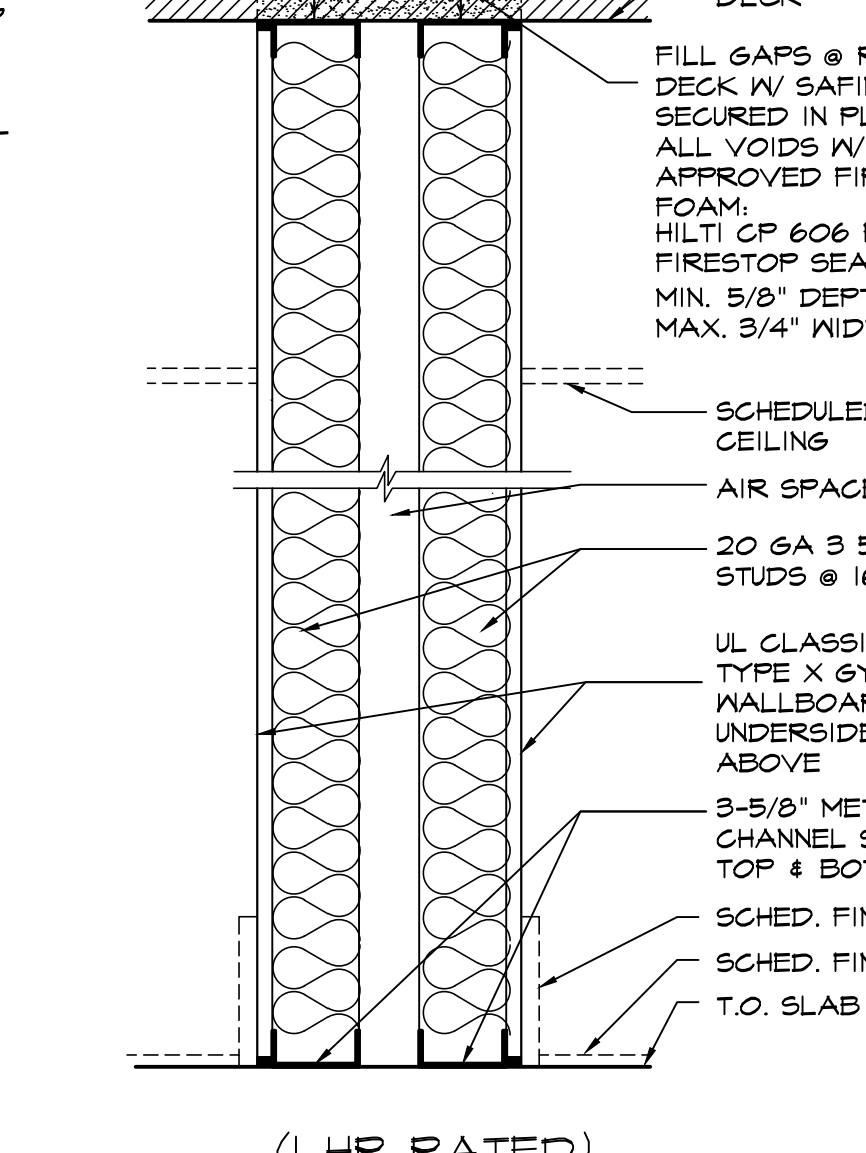
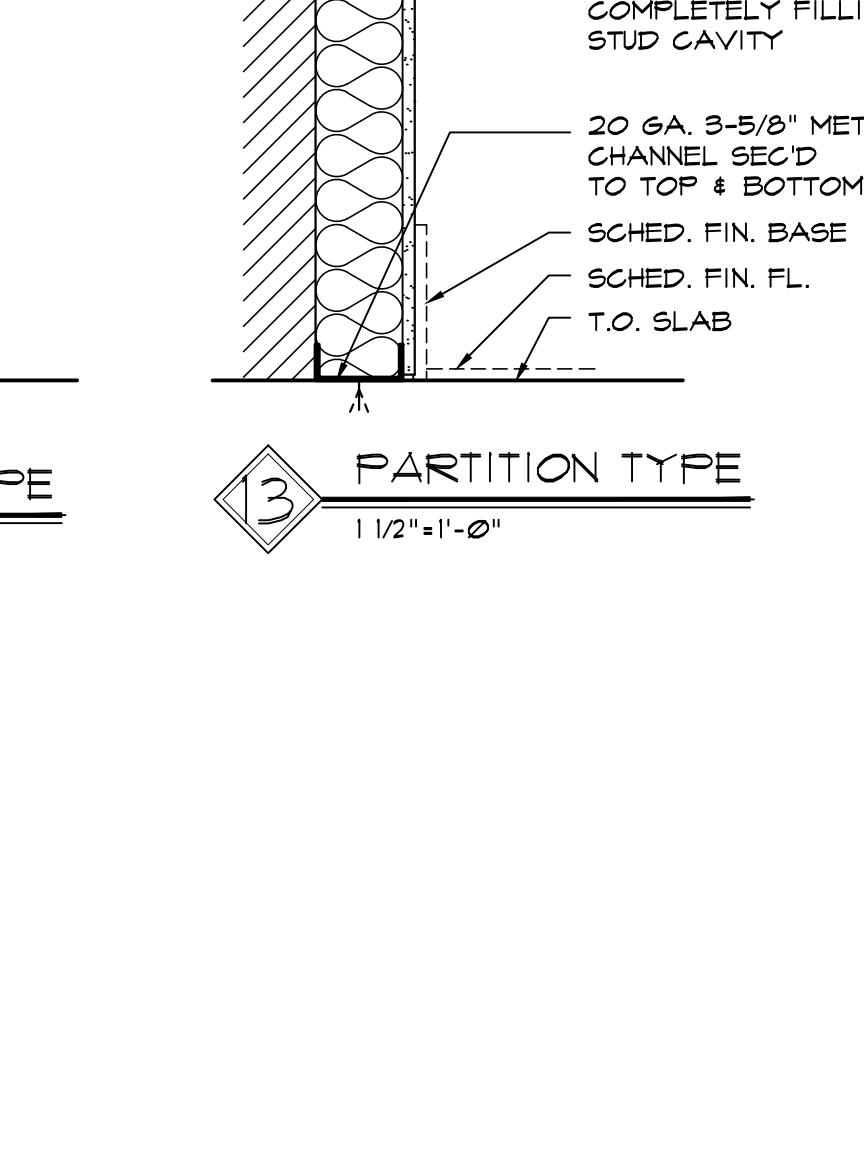
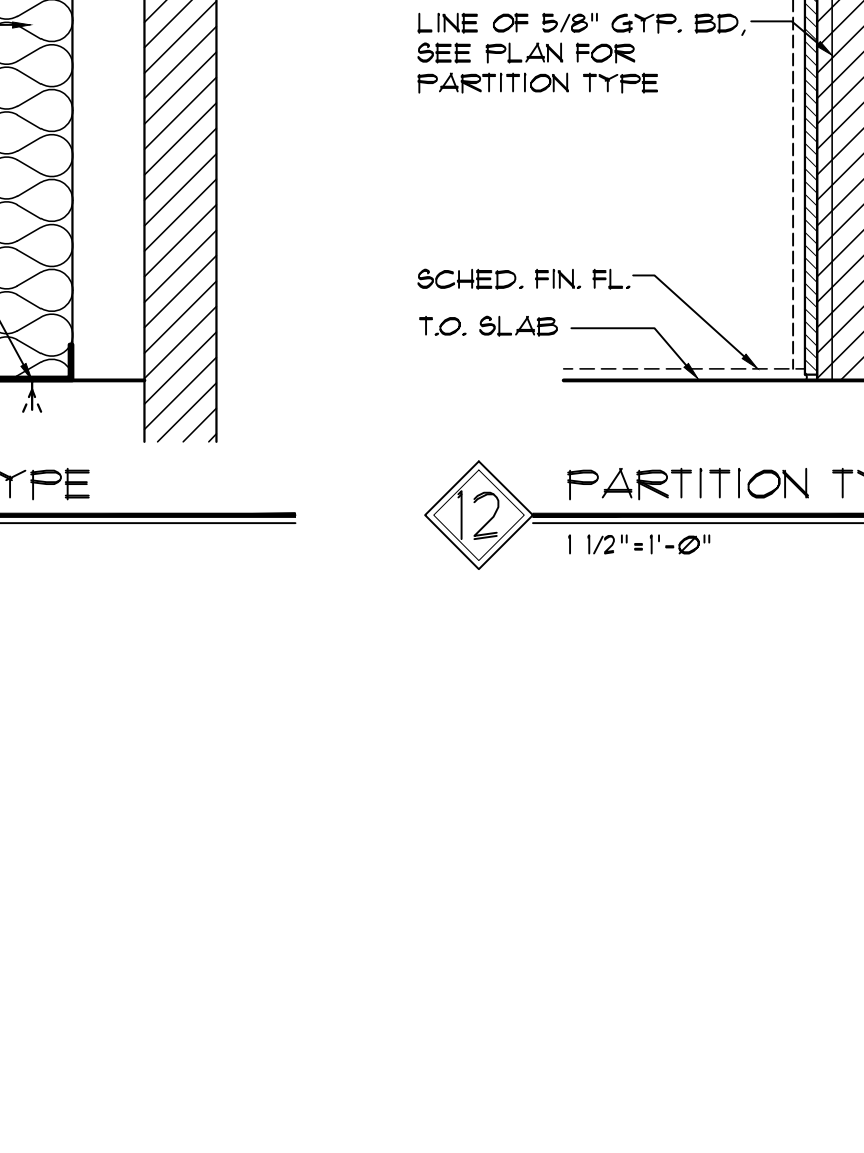
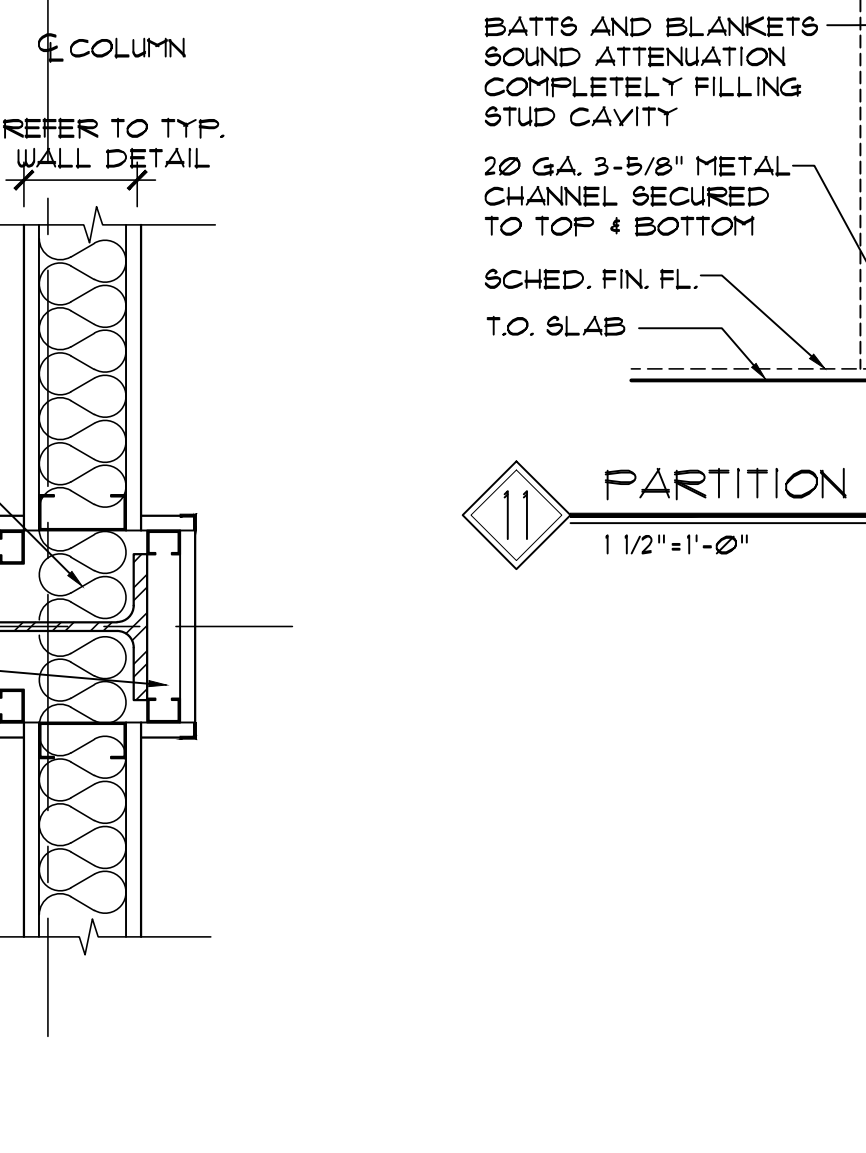
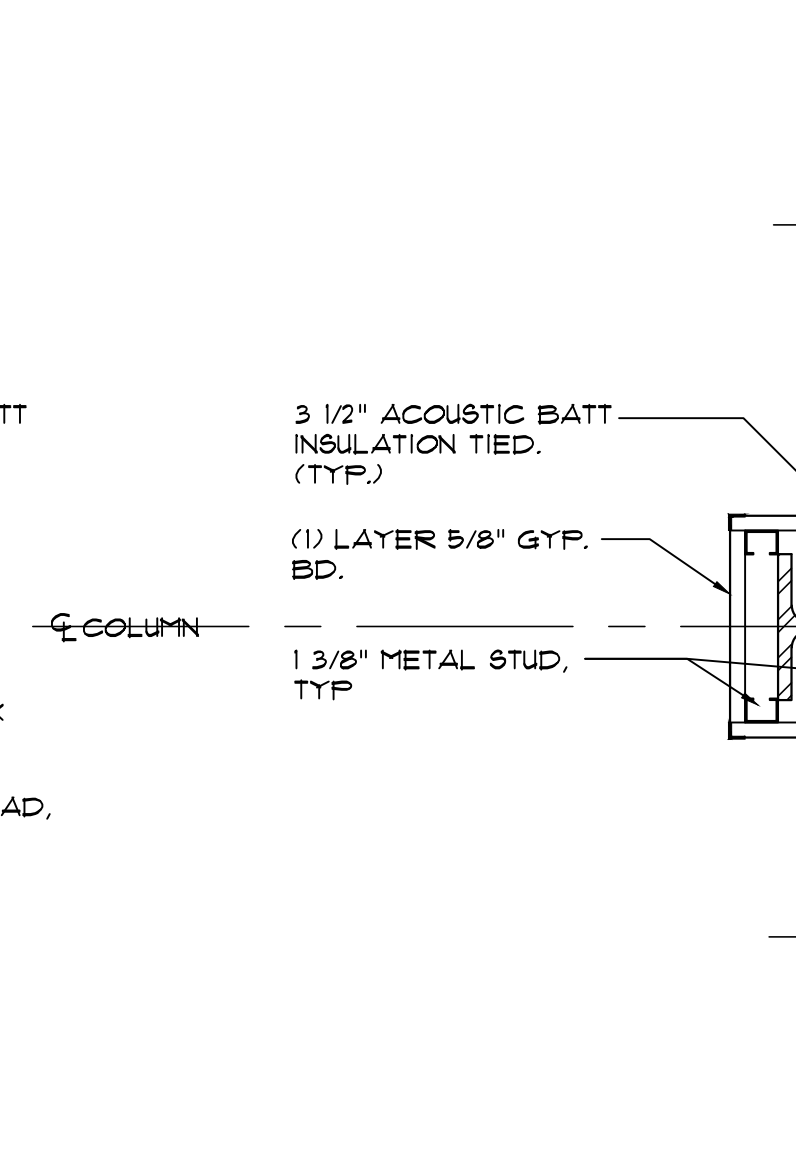
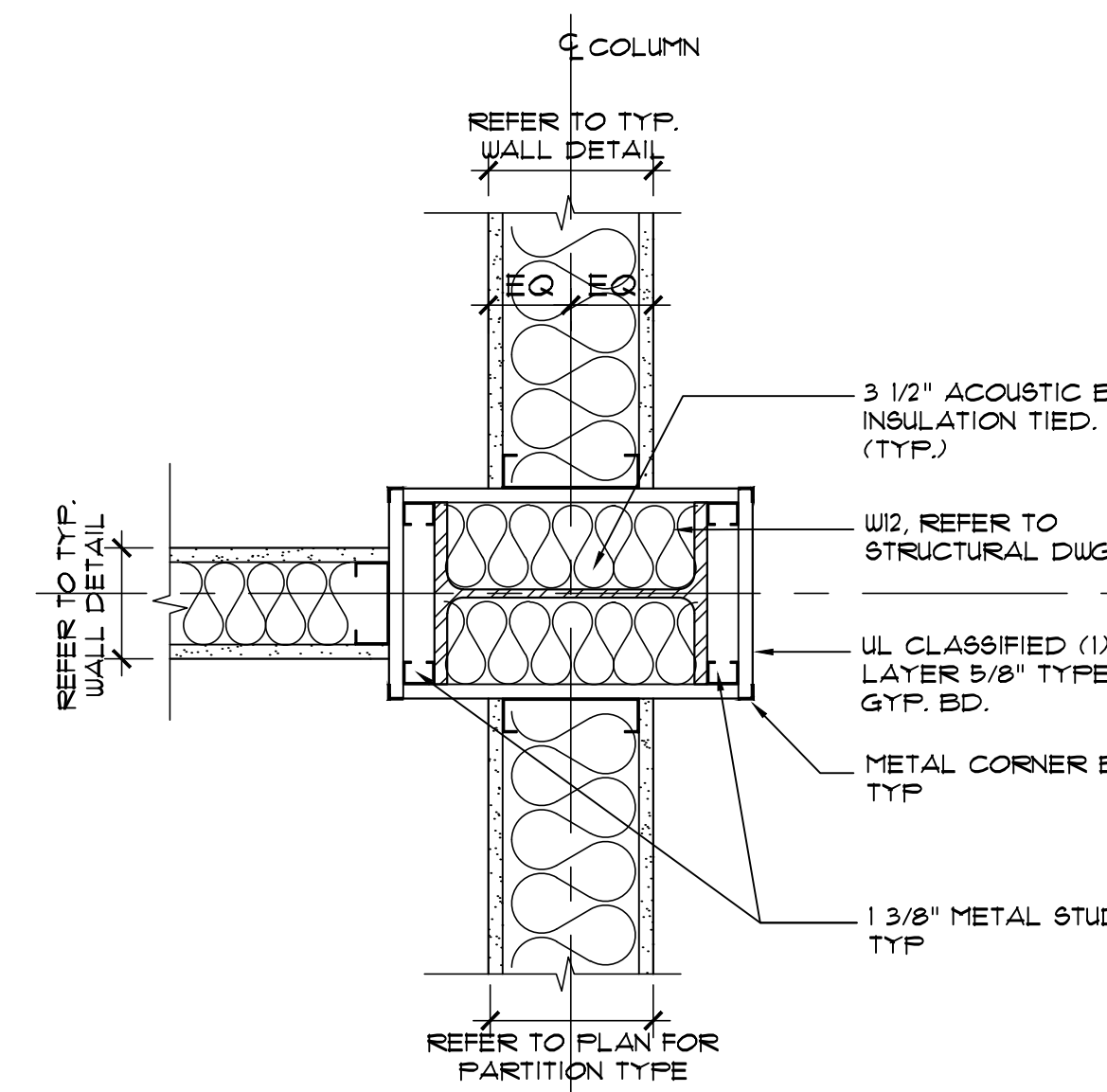
8 PLAN DETAIL  
NON-FIRE RATED

9 PLAN DETAIL  
NON-FIRE RATED

10 PARTITION TYPE  
1 1/2"x1'-0"

11 PARTITION TYPE  
1 1/2"x1'-0"

12 PARTITION TYPE  
1 1/2"x1'-0"



13 (1 HR RATED) PARTITION TYPE  
UL DESIGN NO. X528 1 1/2"x1'-0"

14 PLAN DETAIL  
NON-FIRE RATED

15 (1 HR RATED) FULL HEIGHT PARTITION TYPE  
DESIGN NO. UL V446

# LIBERTY PLAZA SUITES

500 COMMERCE STREET  
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NO.	REVISION/ISSUE	DATE
3	ISSUE FOR DOB COMMENT	04/26/2021
2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021

SEAL

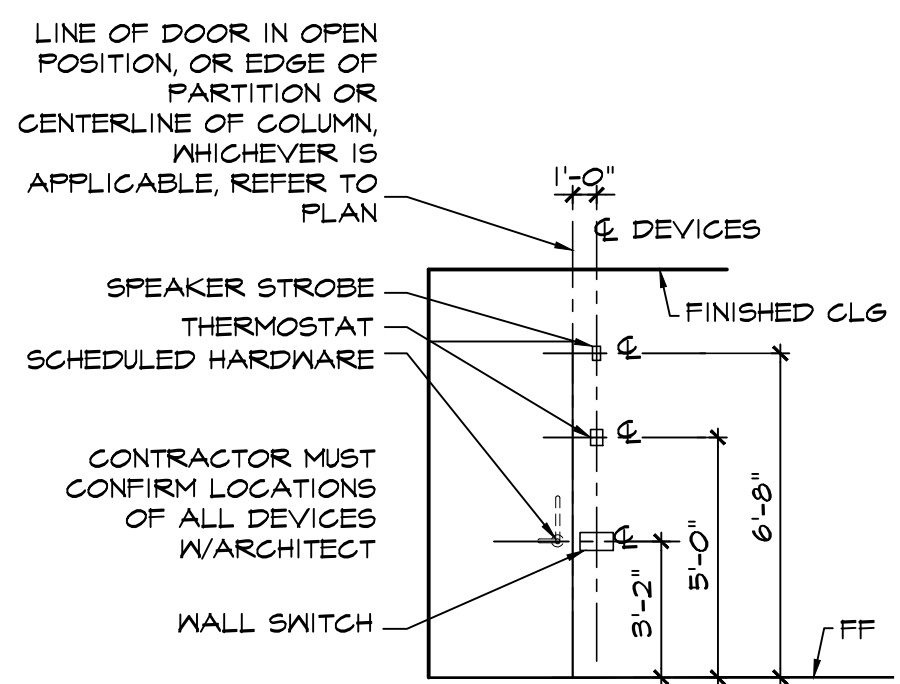
PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE:	AUGUST 12, 2020
PROJECT NO:	DA 2034
DRAWN BY:	YK
CHECKED BY:	PD/SGD
SCALE:	AS NOTED

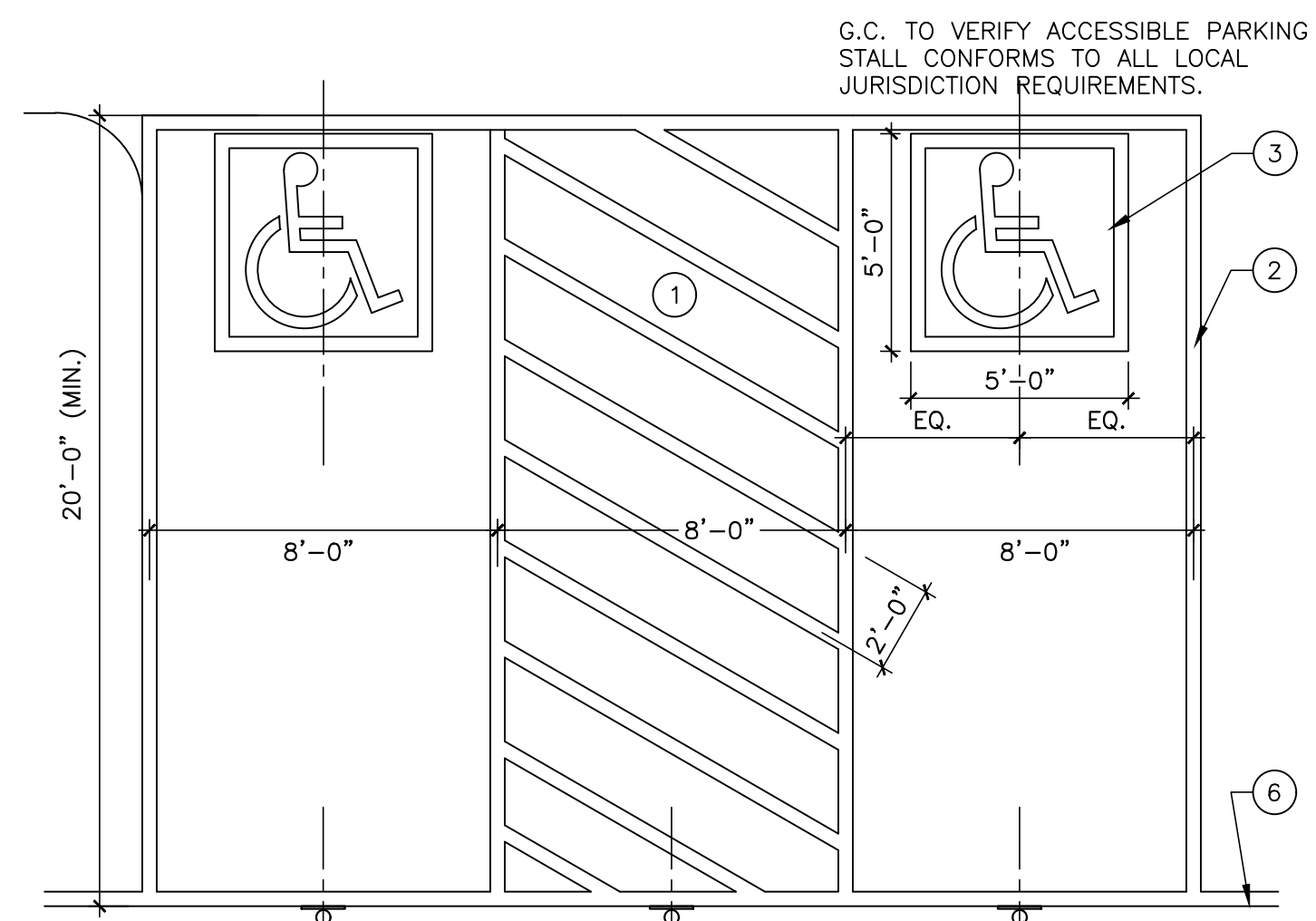
DRAWING TITLE  
**PARTITION TYPES**

SHEET NO.  
**A-800**



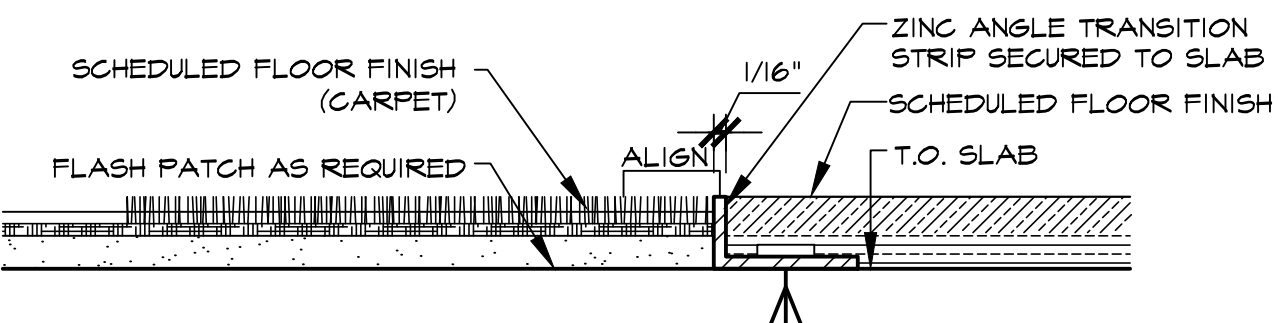


**A** DEVICE MOUNTING DIAGRAM  
SCALE: N.T.S.

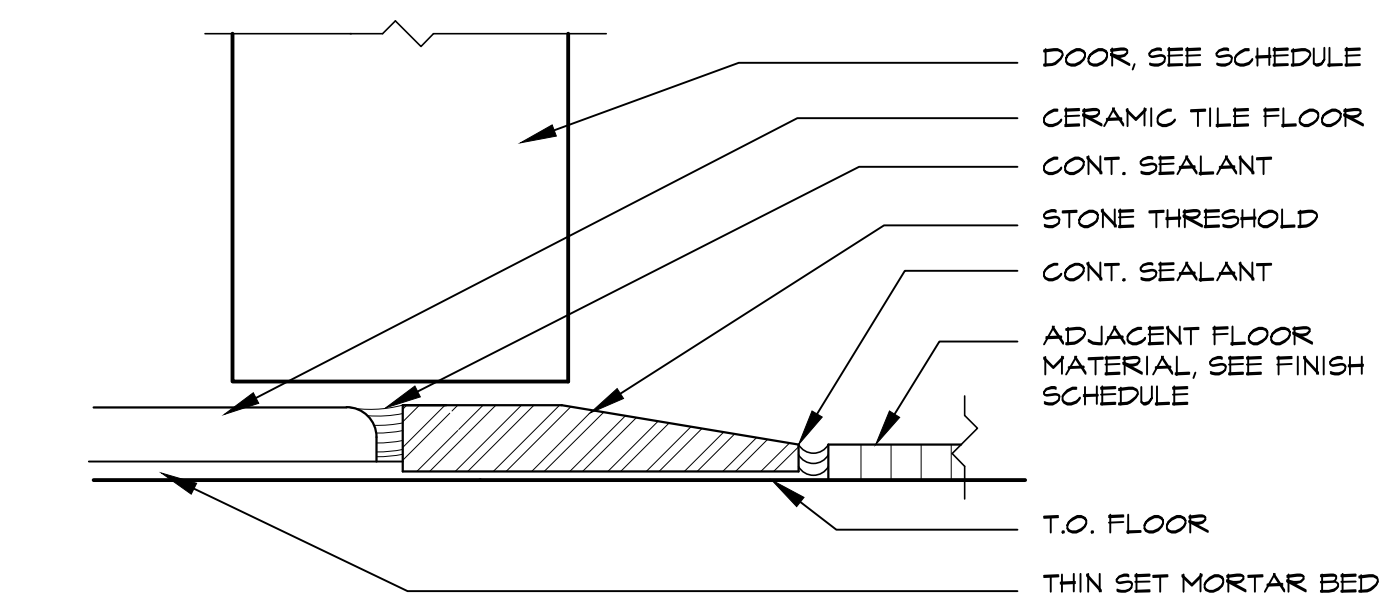


**1** ACCESSIBLE PARKING SPACE  
SCALE: 1/4" = 1'-0"

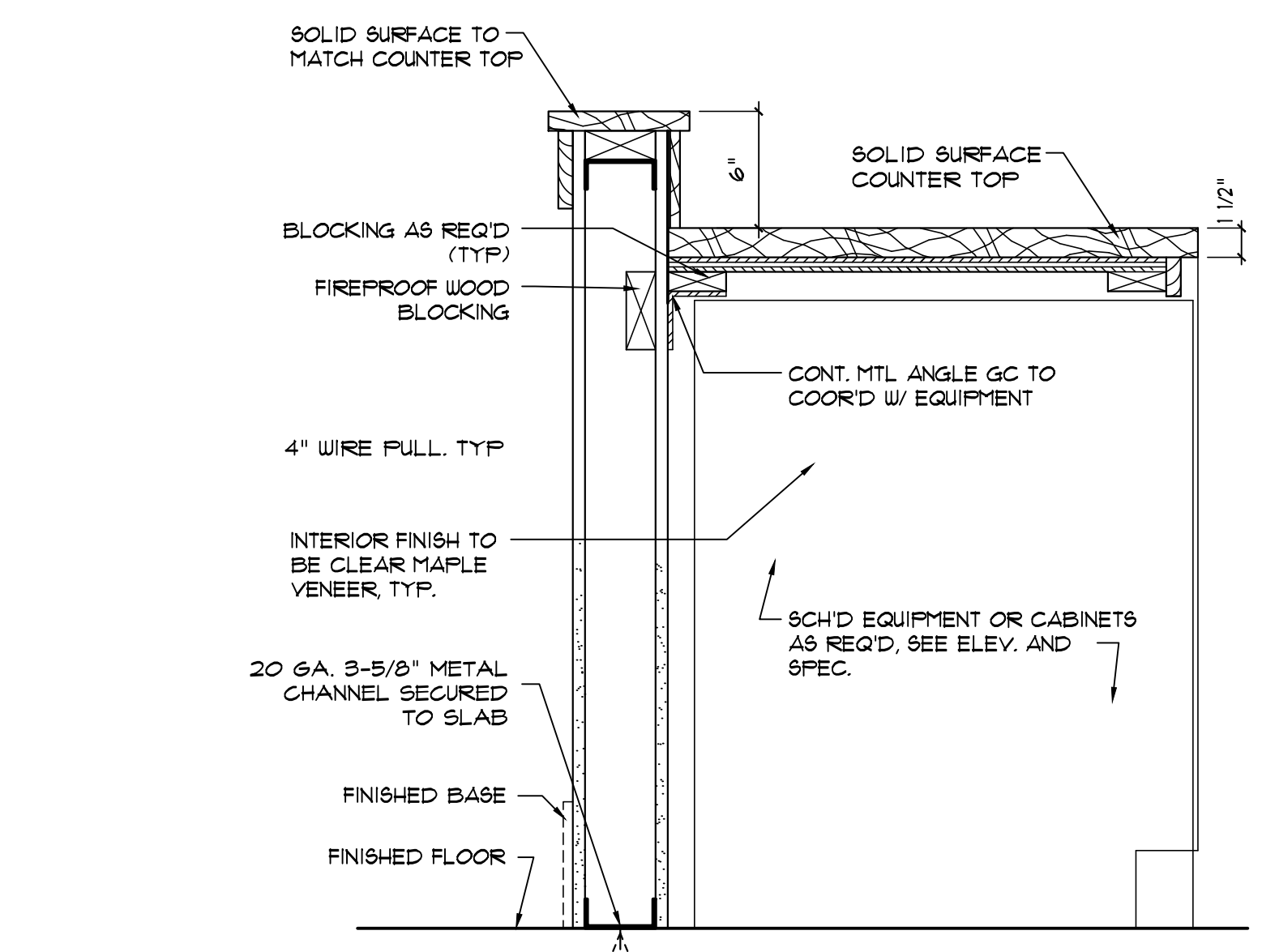
- G.C. TO VERIFY ACCESSIBLE PARKING STALL CONFORMS TO ALL LOCAL JURISDICTION REQUIREMENTS.
- 8 FT. ACCESS AISLE
  - ACCESSIBLE SPACES MUST BE PROMINENTLY OUTLINED IN COLORS OR MATERIALS CONTRASTING FROM REGULAR PARKING SPACES. - 4" OUTLINE STRIPING REQ'D (PAINTED TRAFFIC YELLOW) - ACCESS AISLE SHALL BE CLEARLY MARKED (CROSSHATCHING STRIPES SPACED 2 FT. O.C.)
  - INTERNATIONAL ACCESSIBLE SYMBOL REQUIRED - 4" WIDE YELLOW STRIPING W/ BLUE BACKGROUND (2 COATS TYP)
  - POLE MOUNTED ACCESSIBLE SIGN (MUST NEVER BE OBSCURED)
  - SEE 'ACCESSIBLE SIGN' DETAIL FOR REQUIRED STANDARD REGULATORY SIGN ON APPROVED SITE DWGS.
  - EDGE OF PARKING STRIP
  - POLE MOUNTED SIGNAGE READING "NO PARKING ANYTIME" SEE DETL 2/1-801, SIM



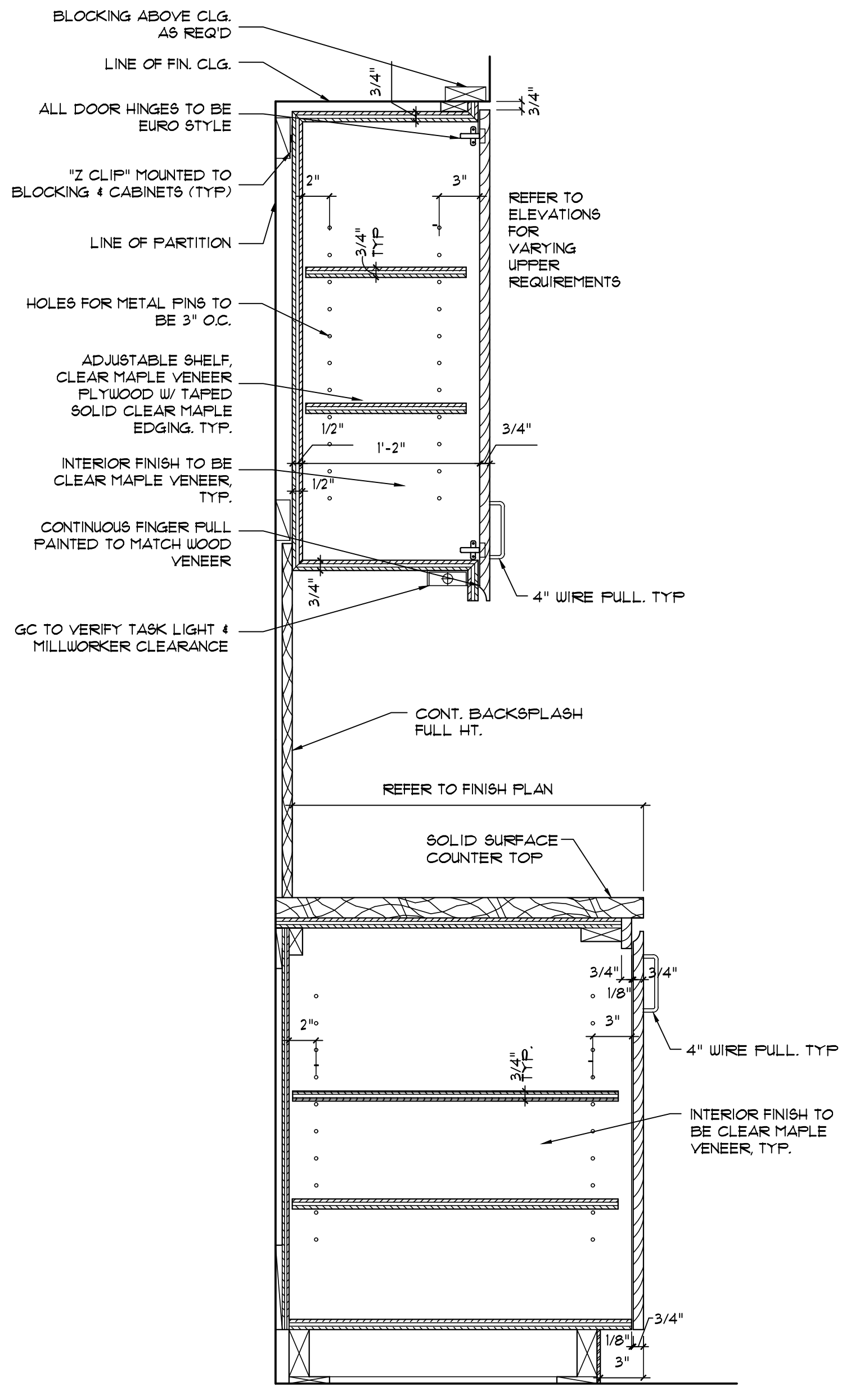
**B** CARPET TO TILE TRANSITION  
SCALE: 1'-0" = 1'-0"  
LOCATE TRANSITION STRIP AT ALL FLOOR FINISH TRANSITIONS. GC SHALL FLASH PATCH ALL AREAS RECEIVING CARPET, TILE AND VCT.



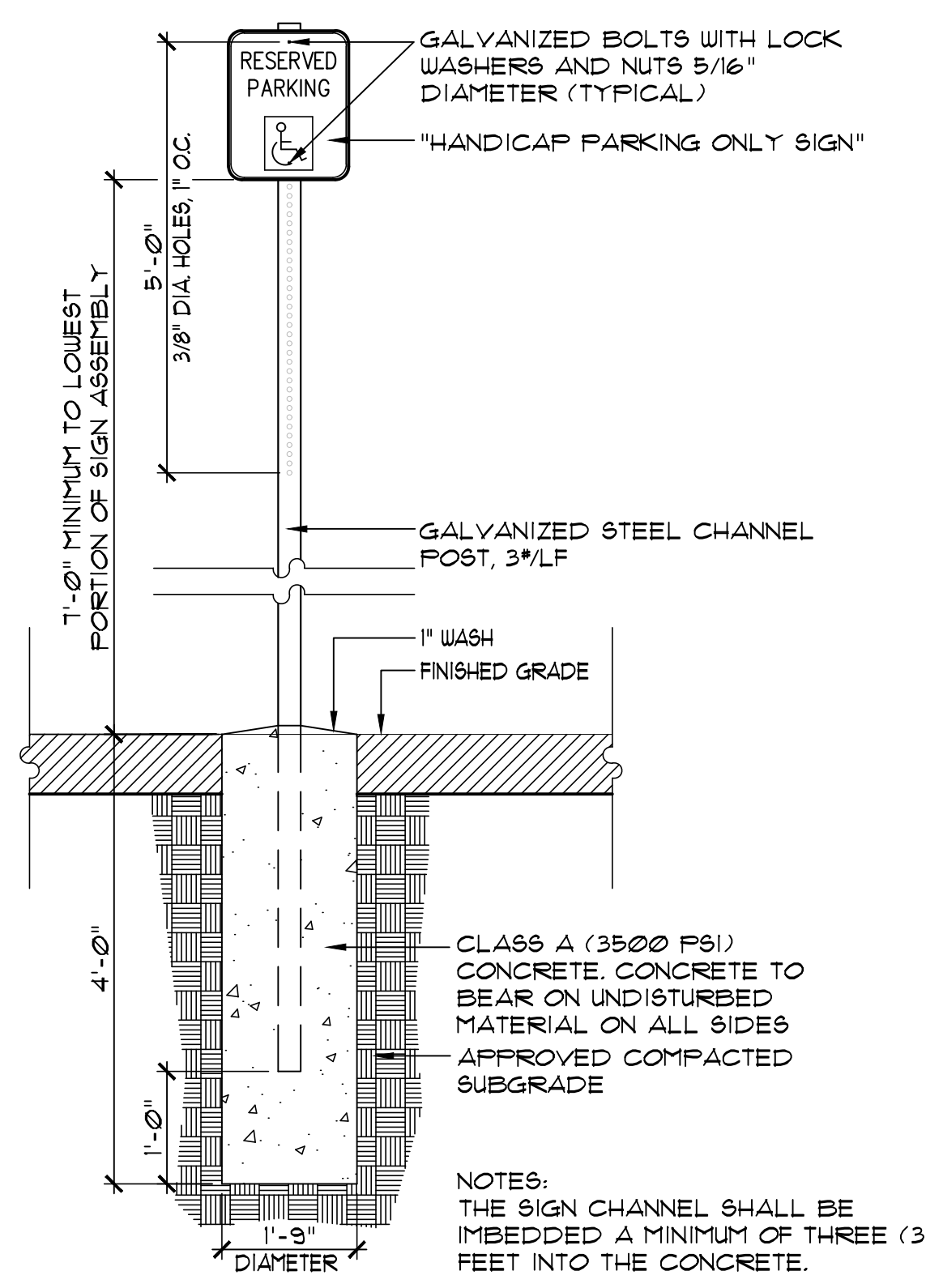
**C** TILE FLOOR TRANSITION  
SCALE: 1'-0" = 1'-0"



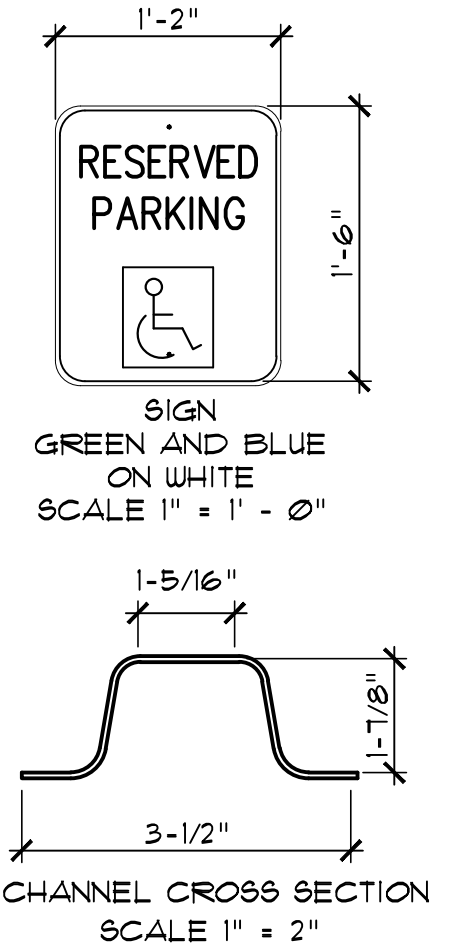
**5** TYP. SECTION @ APT. KITCHEN ISLAND  
SCALE: 1-1/2" = 1'-0"



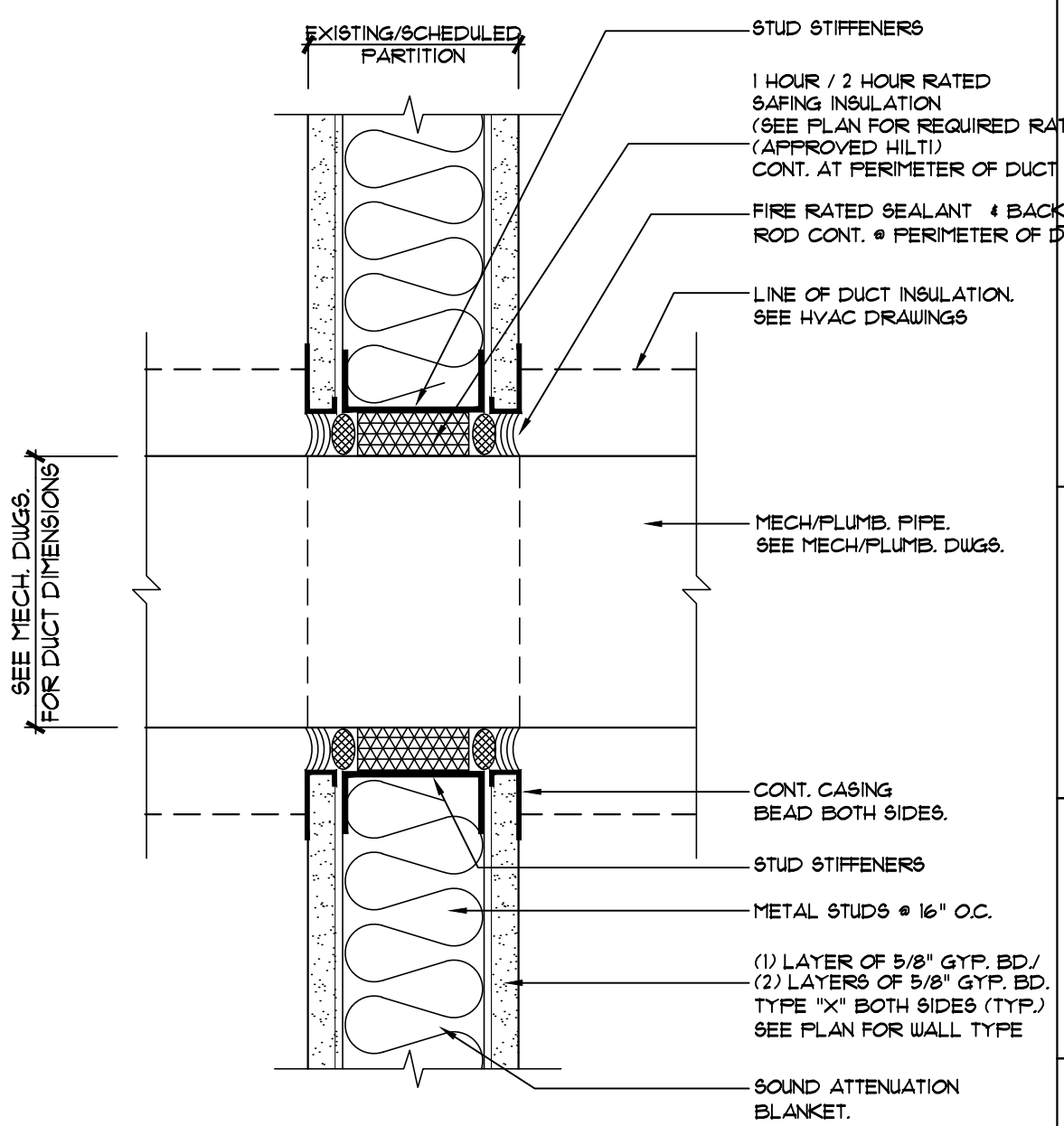
**4** TYP. SECTION @ APT. KITCHEN CABINET  
SCALE: 1-1/2" = 1'-0"



**2** ACCESSIBLE PARKING SPACE  
SCALE: 1" = 1'-0"



CHANNEL CROSS SECTION  
SCALE 1" = 2"



**3** FIRESTOPPING DETAIL  
SCALE: 3" = 1'-0"

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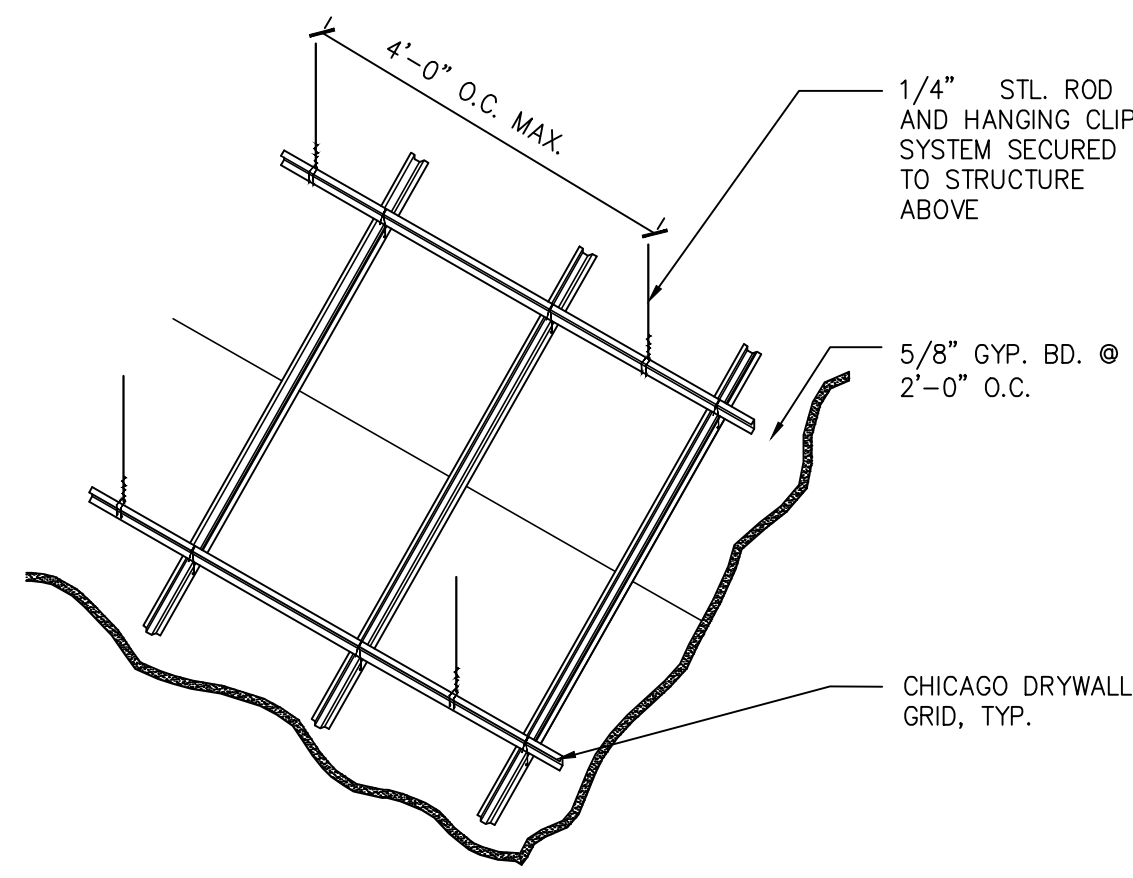
PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE:	AUGUST 12, 2020
PROJECT NO.:	DA 2034
DRAWN BY:	YK
CHECKED BY:	PD/SGD
SCALE:	AS NOTED

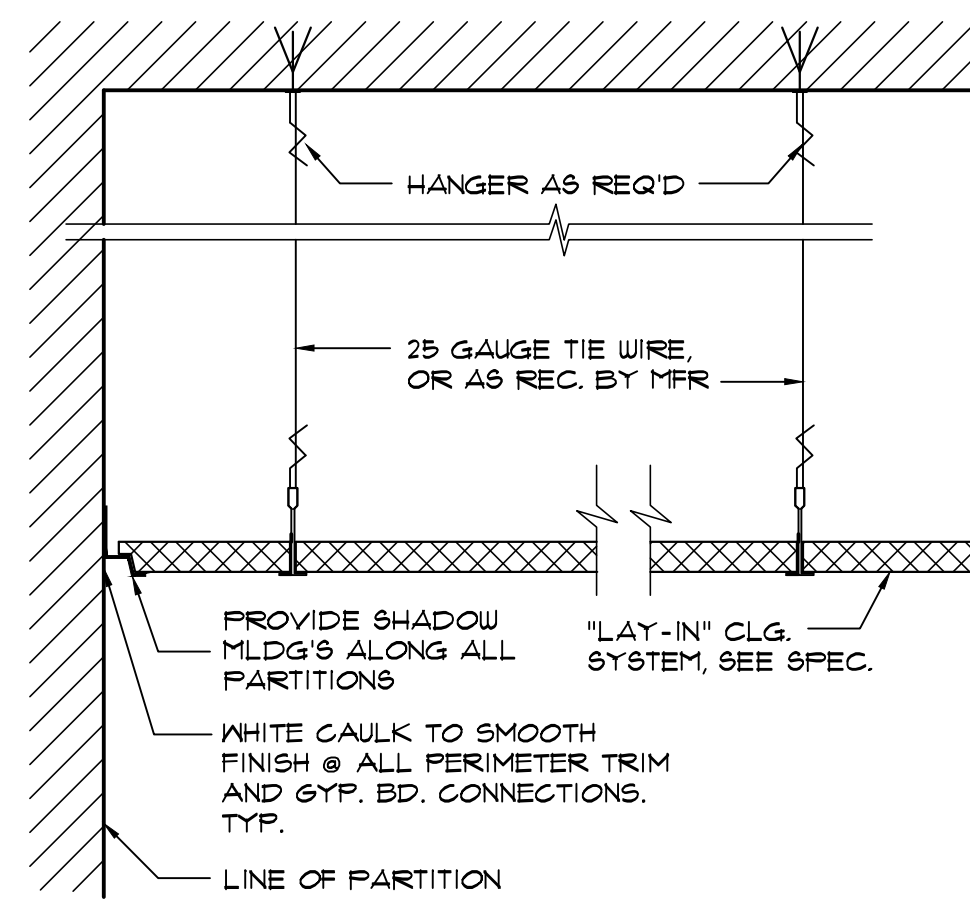
DRAWING TITLE  
**MISC. DETAILS**

SHEET NO.  
**A-801**

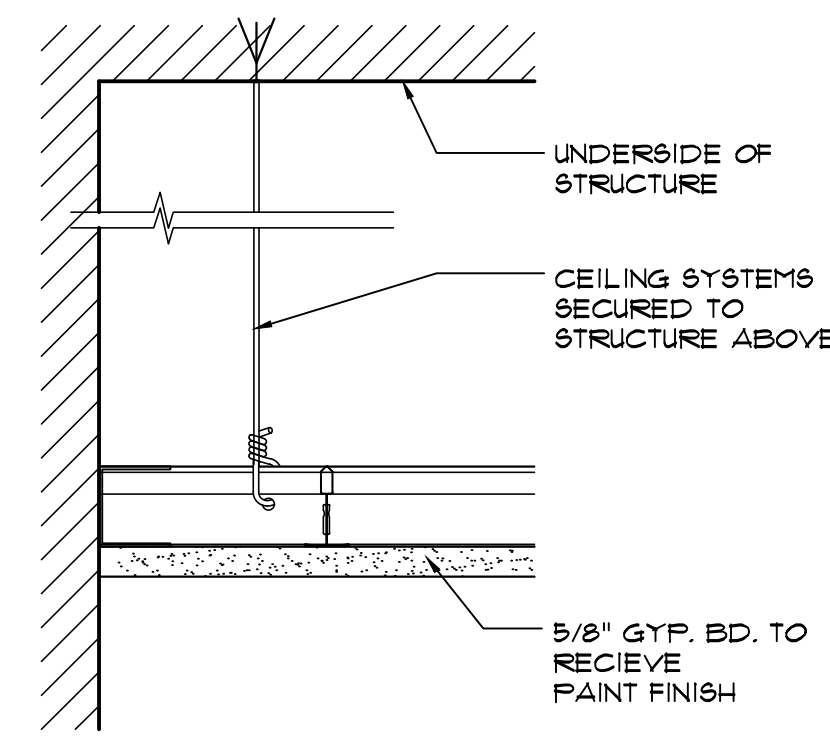




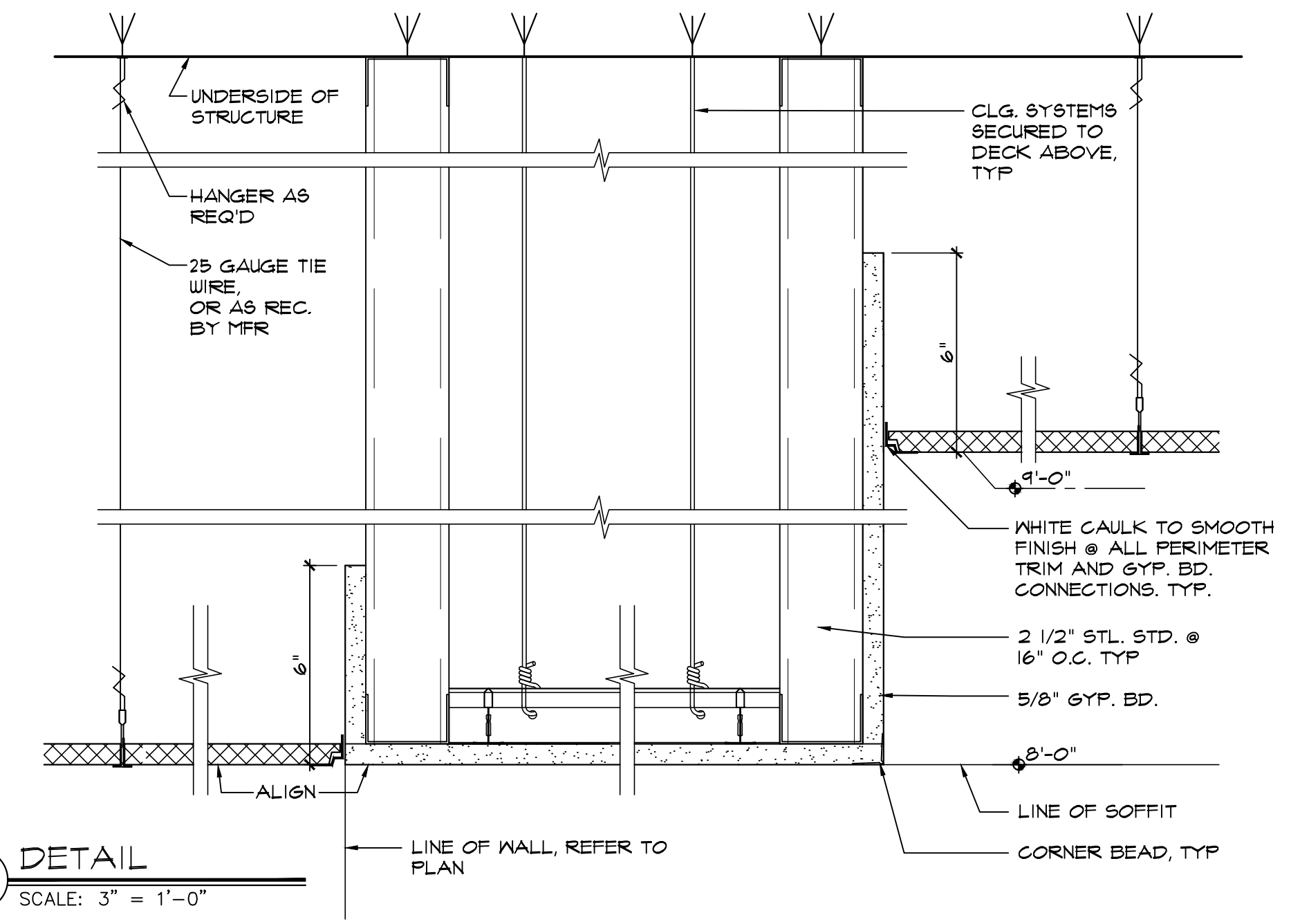
1 (GWB-1)  
DETAIL @ GWB CEILING, TYP.  
SCALE: N.T.S.



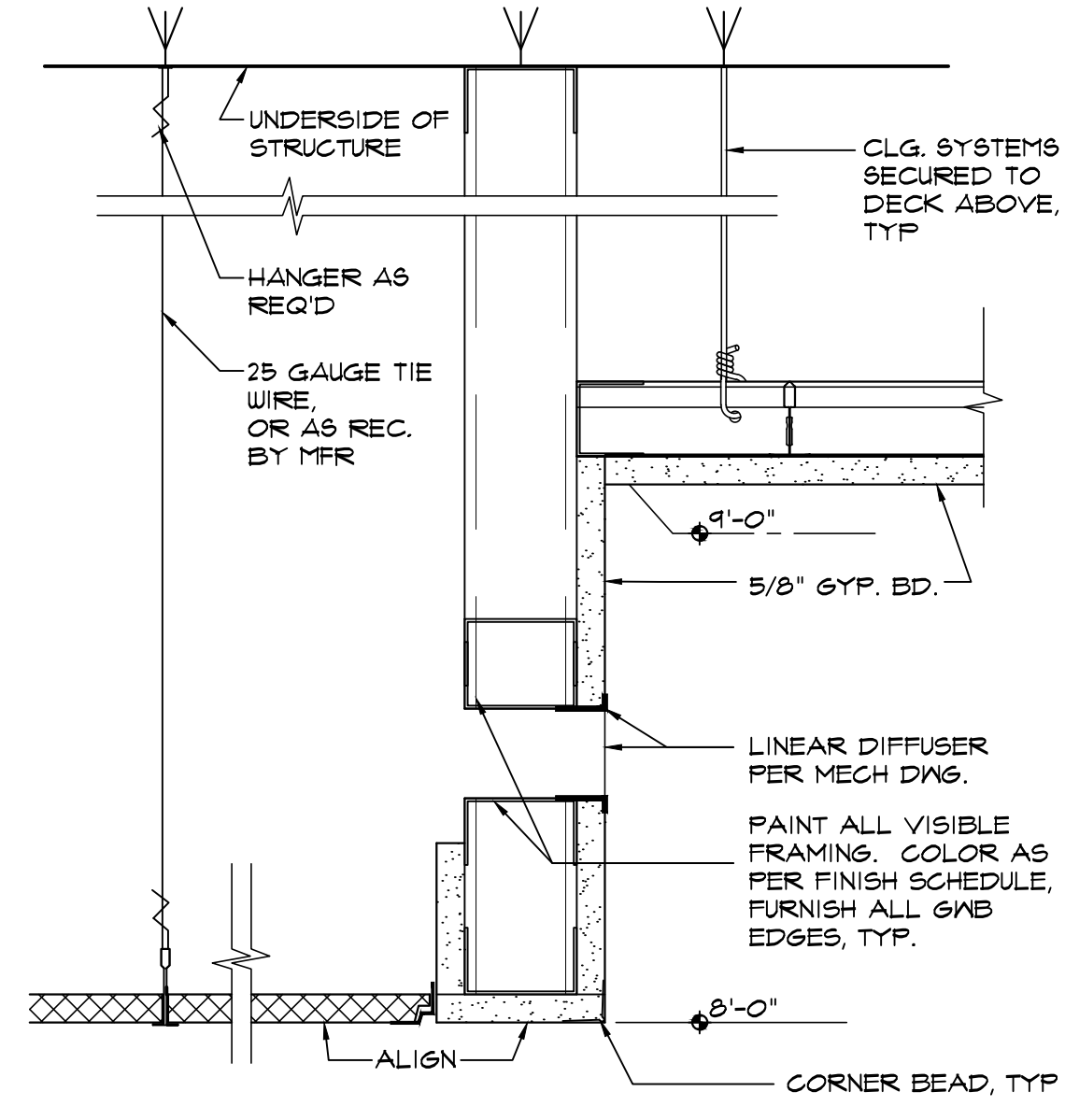
2 (ACT-1)  
DETAIL @ SUSPENDED CLG, TYP.  
SCALE: 3" = 1'-0"



3 DETAIL @ GWB CEILING  
SCALE: 3" = 1'-0"



4 DETAIL  
SCALE: 3" = 1'-0"



5 DETAIL  
SCALE: 3" = 1'-0"

# LIBERTY PLAZA SUITES

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NO.	REVISION/ISSUE	DATE
2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021

SEAL

PROJECT  
**LIBERTY PLAZA SUITES**  
 500 COMMERCE ST.  
 TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
 PROJECT NO: DA 2034  
 DRAWN BY: YK  
 CHECKED BY: PD/SGD  
 SCALE: AS NOTED

DRAWING TITLE  
 RCP DETAILS

SHEET NO.  
**A-802**



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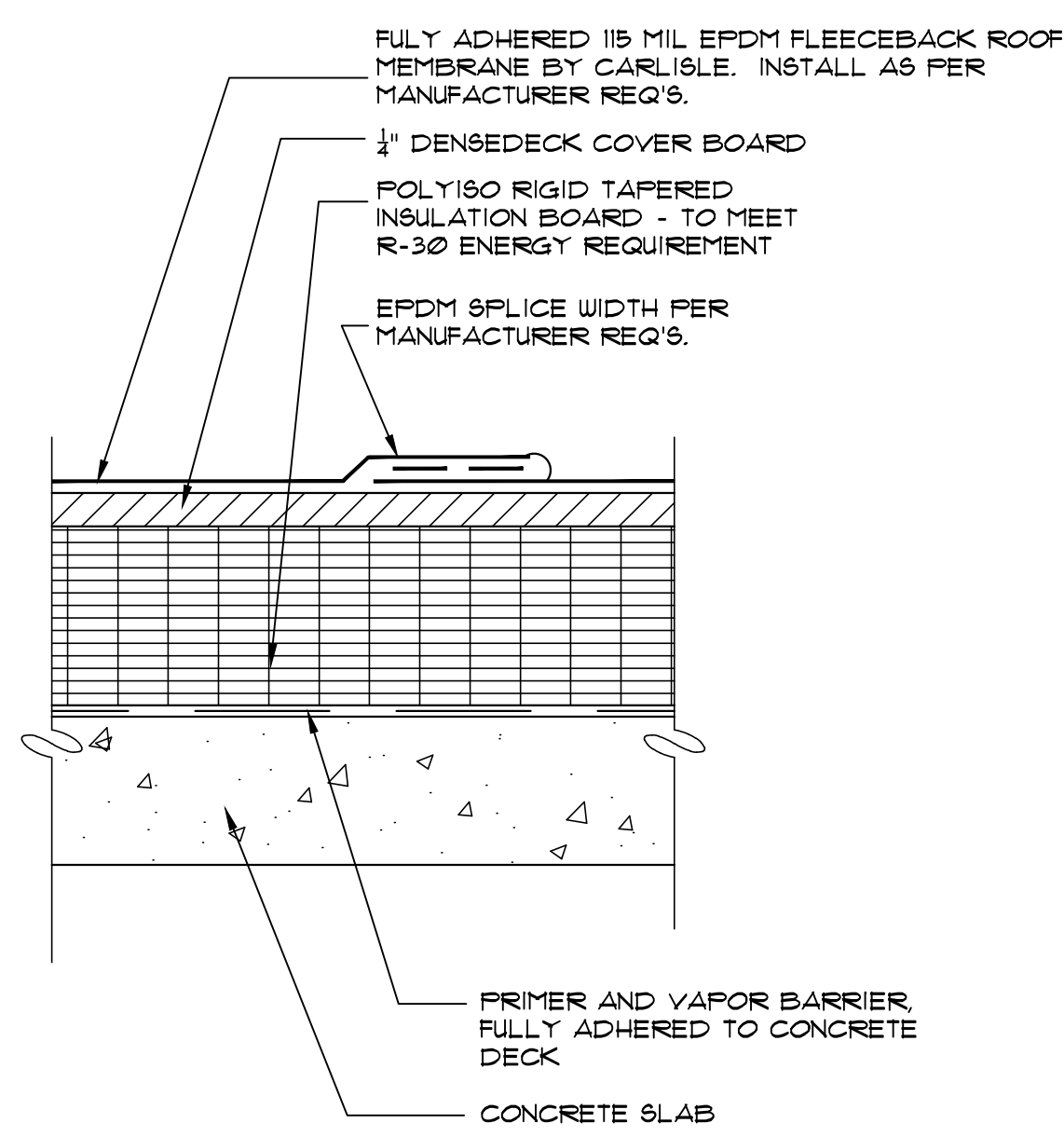
SEAL

PROJECT  
**LIBERTY PLAZA SUITES**  
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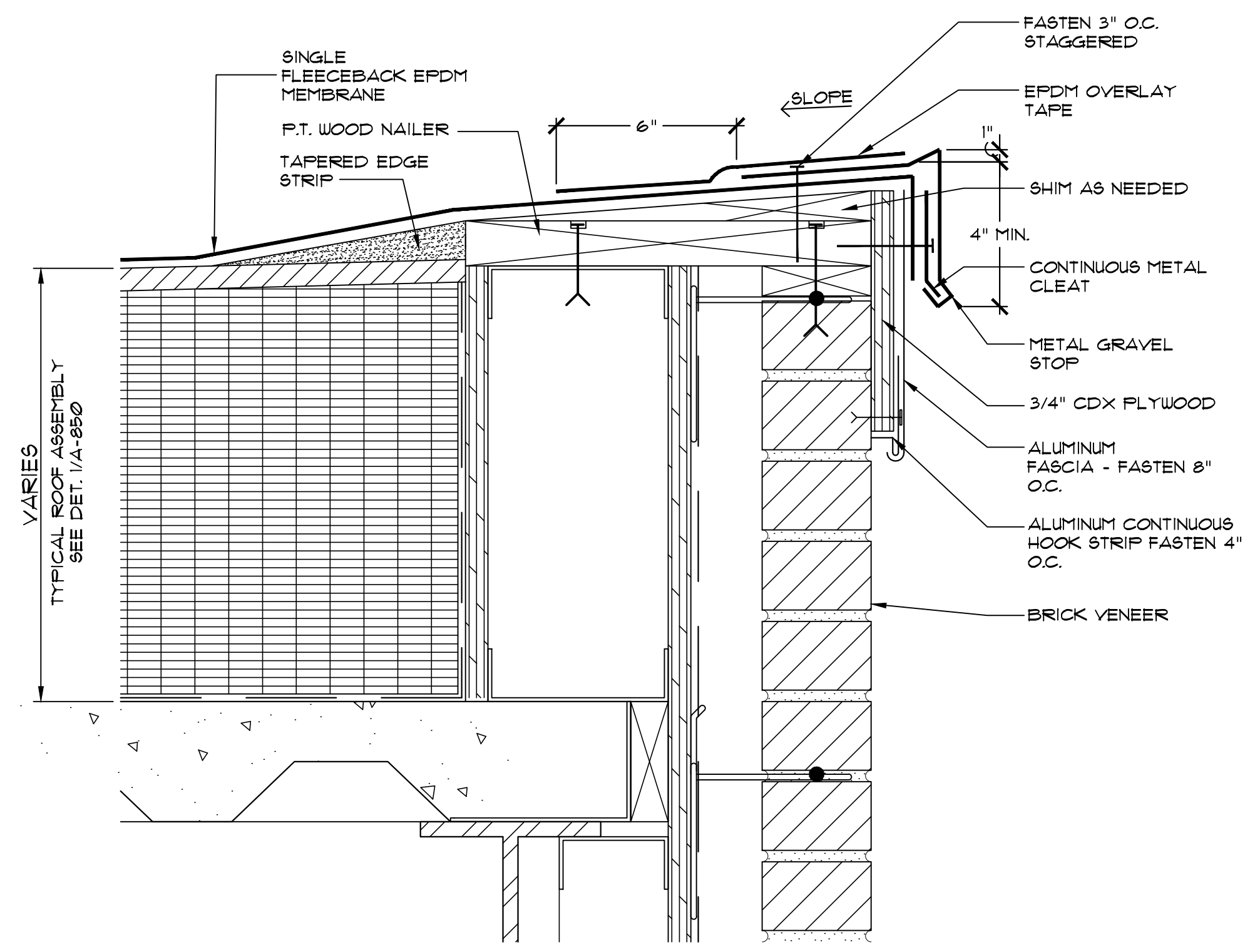
DATE: AUGUST 12, 2020  
 PROJECT NO: DA 2034  
 DRAWN BY: YK  
 CHECKED BY: PDI/SGD  
 SCALE: AS NOTED

DRAWING TITLE  
**ROOF DETAILS**

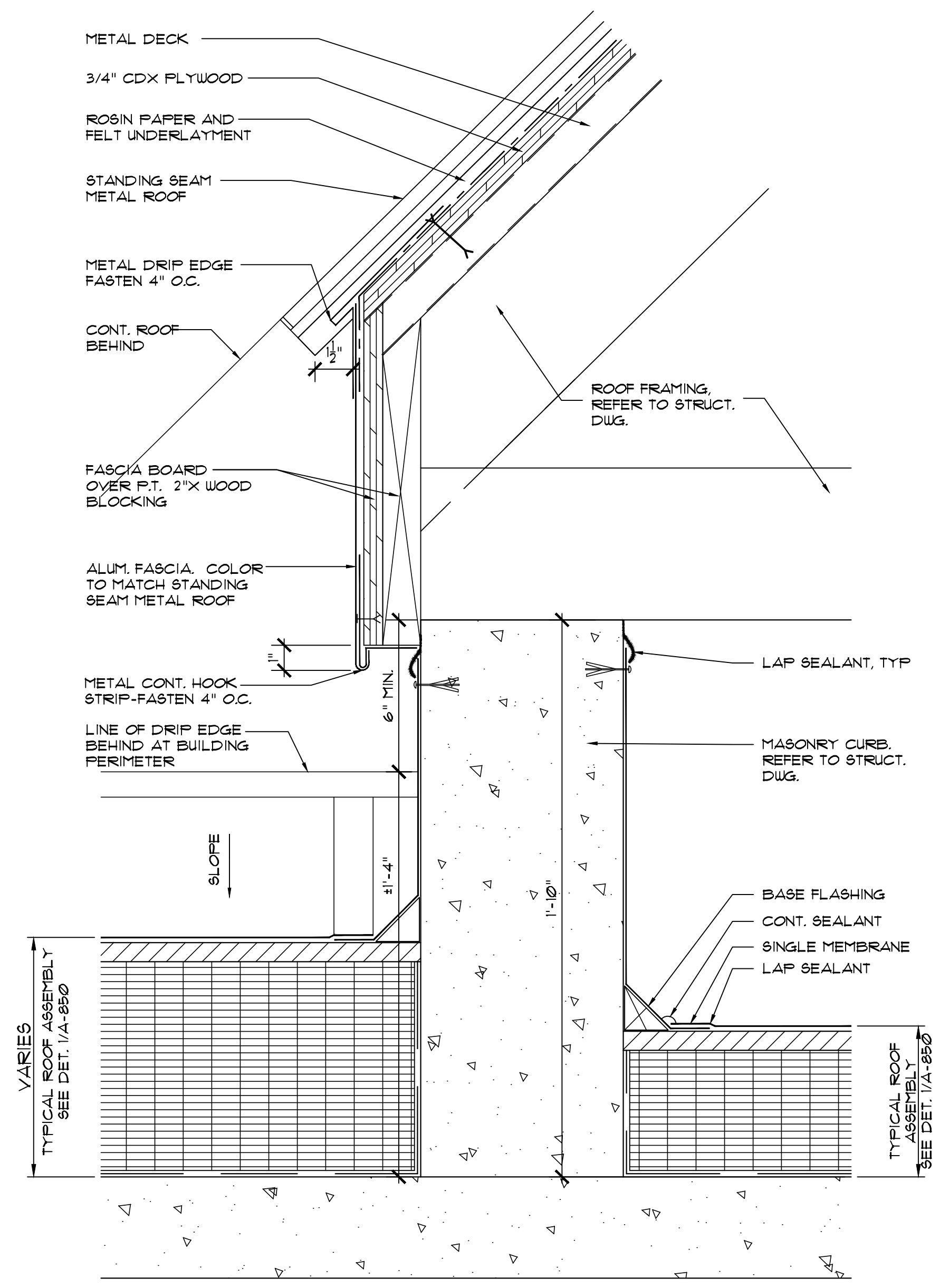
SHEET NO.  
**A-850**



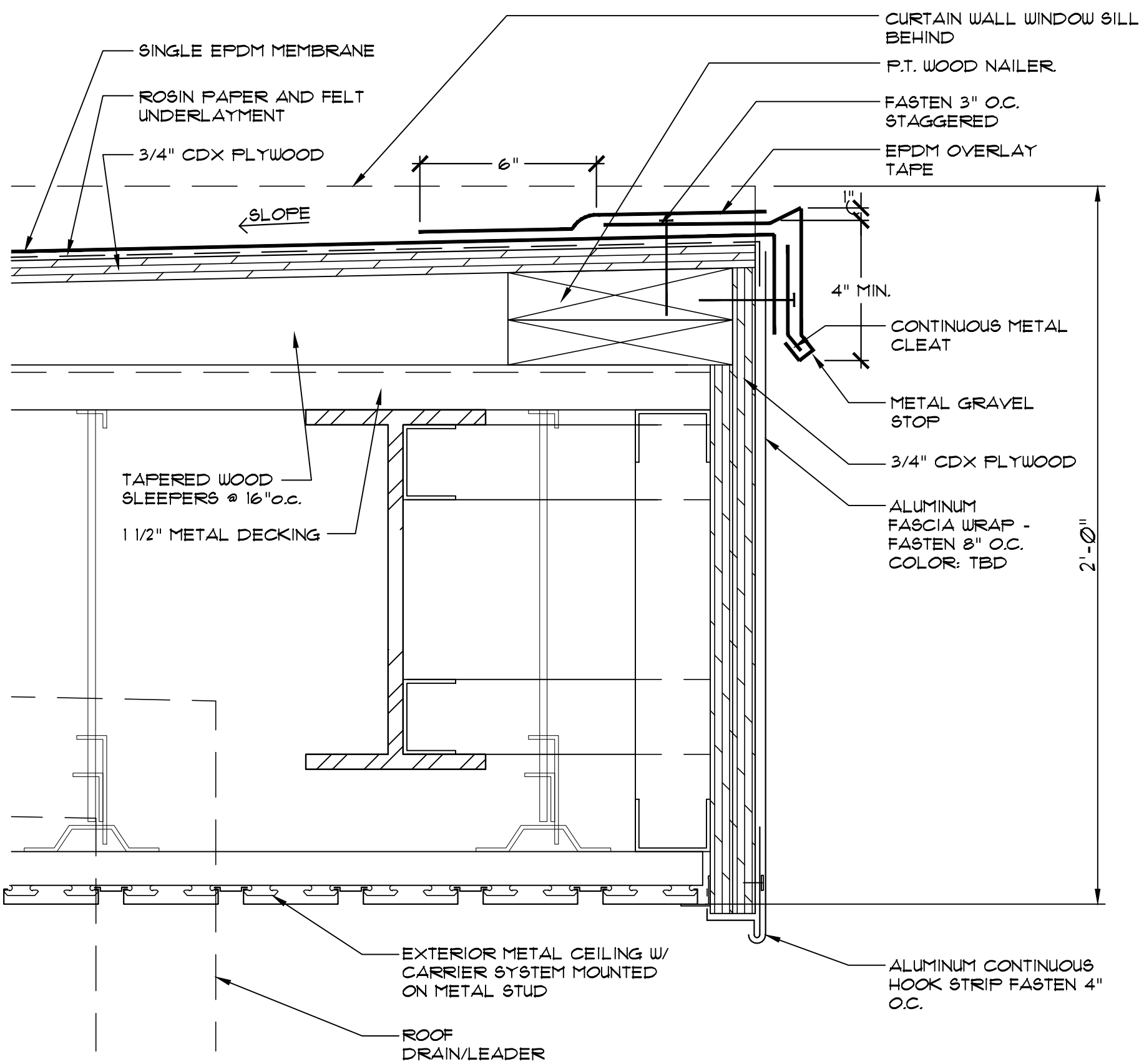
**1 TYPICAL NEW ROOF ASSEMBLY**  
 SCALE: 3" = 1'-0"



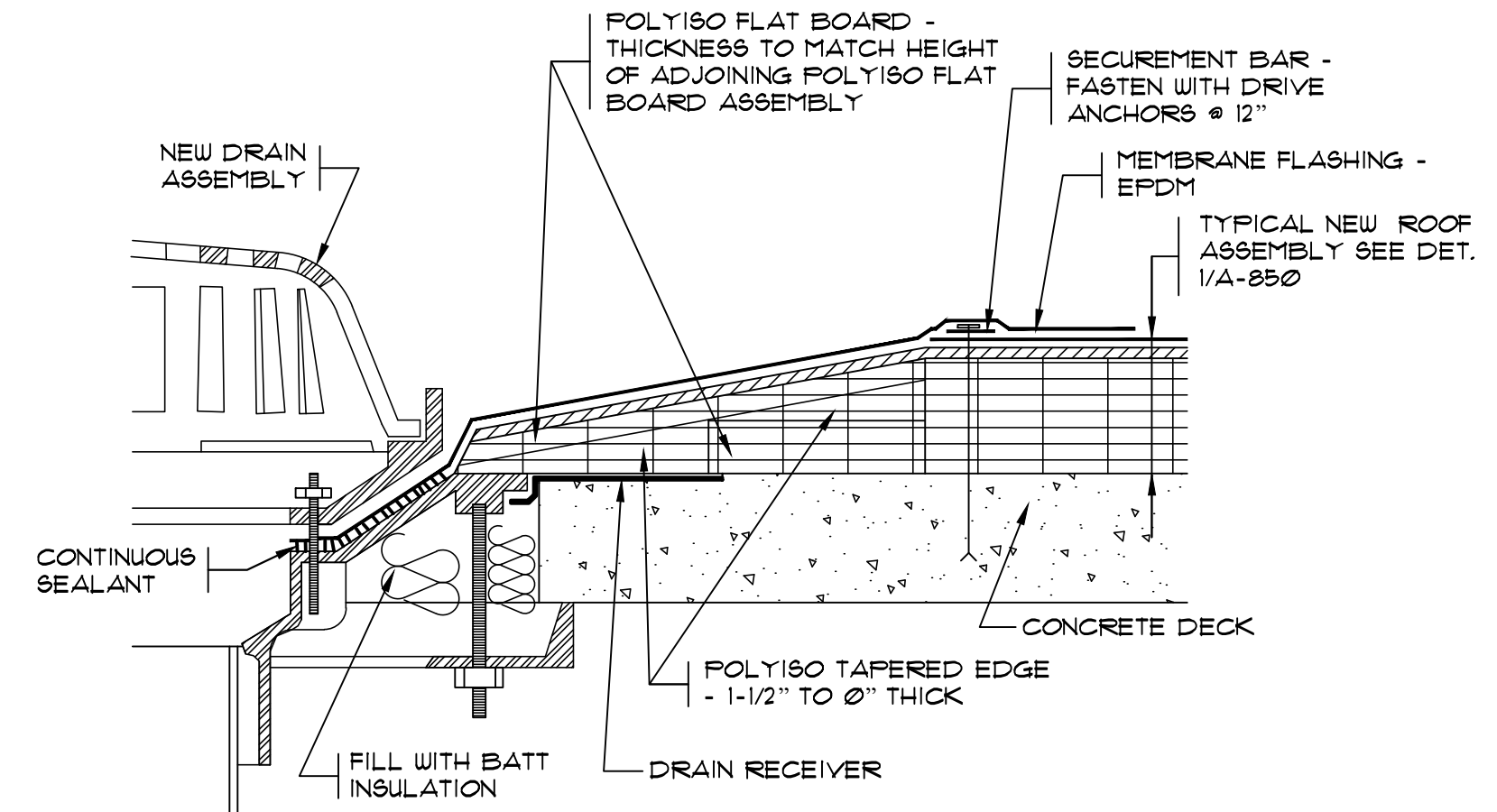
**2 EDGE DETAIL**  
 SCALE: 3" = 1'-0"



**5 EAVE DETAIL**  
 SCALE: 3" = 1'-0"

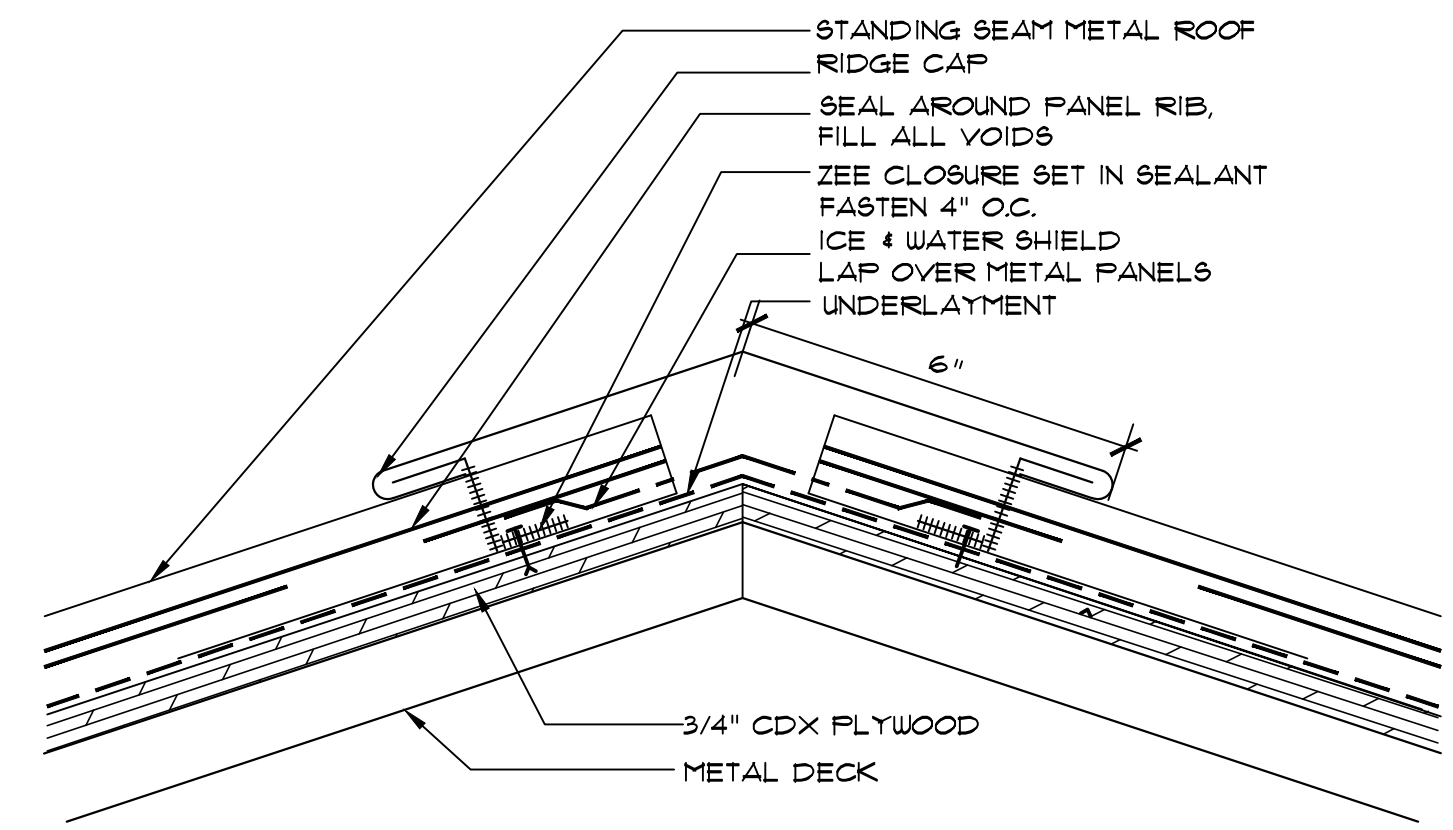


**3 RIDGE DETAIL**  
 SCALE: 3" = 1'-0"



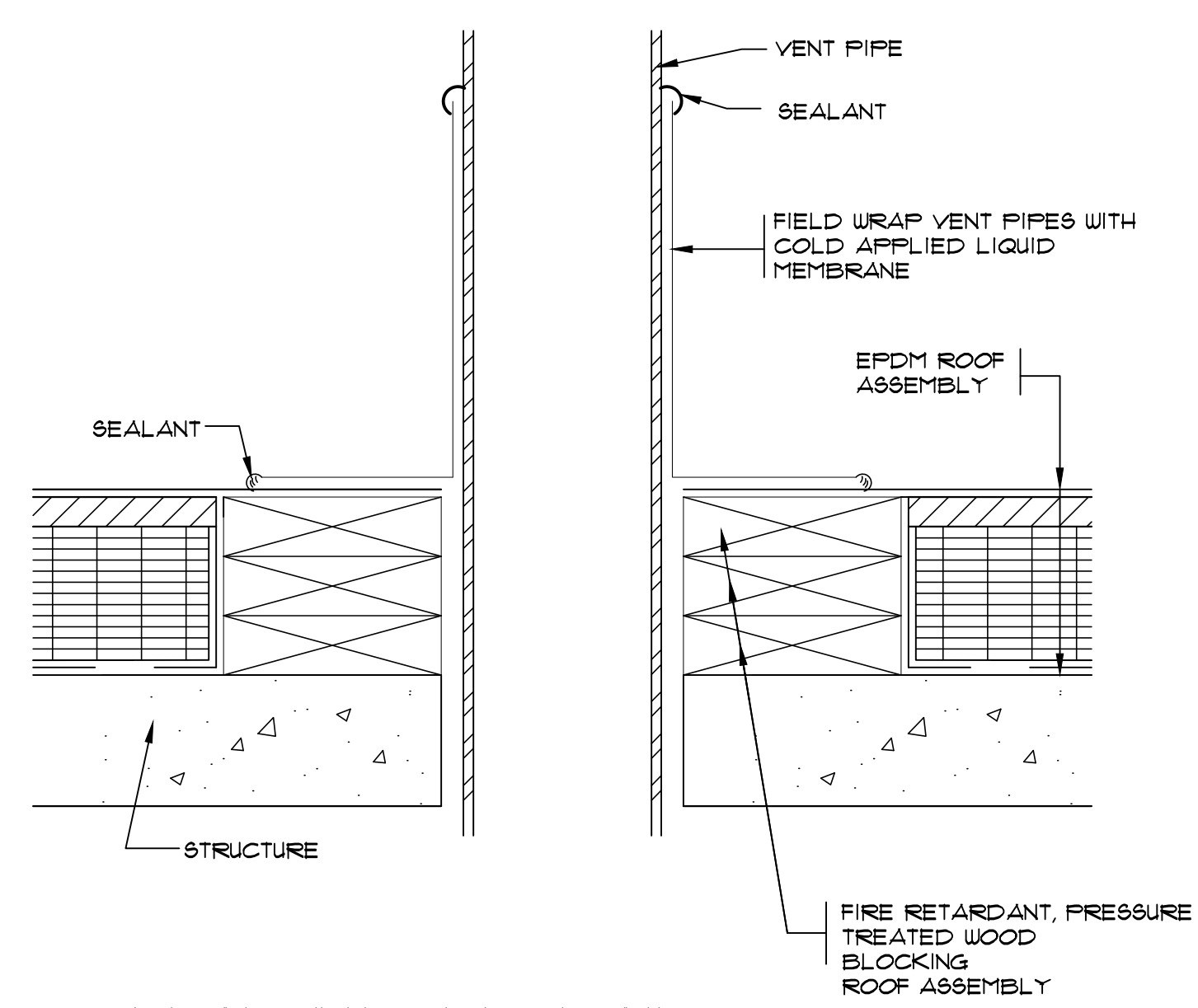
- NOTES:  
 1. INSTALL TAPERED EDGE STRIPS & INSULATION FILLERS TO CREATE A MIN. 4 FT X 4 FT. SQUARE SUMP AT EACH DRAIN.  
 2. INSULATE THE DRAIN BOWL AND NEW PIPE.

**4 ROOF DRAIN DETAIL**  
 SCALE: 3" = 1'-0"

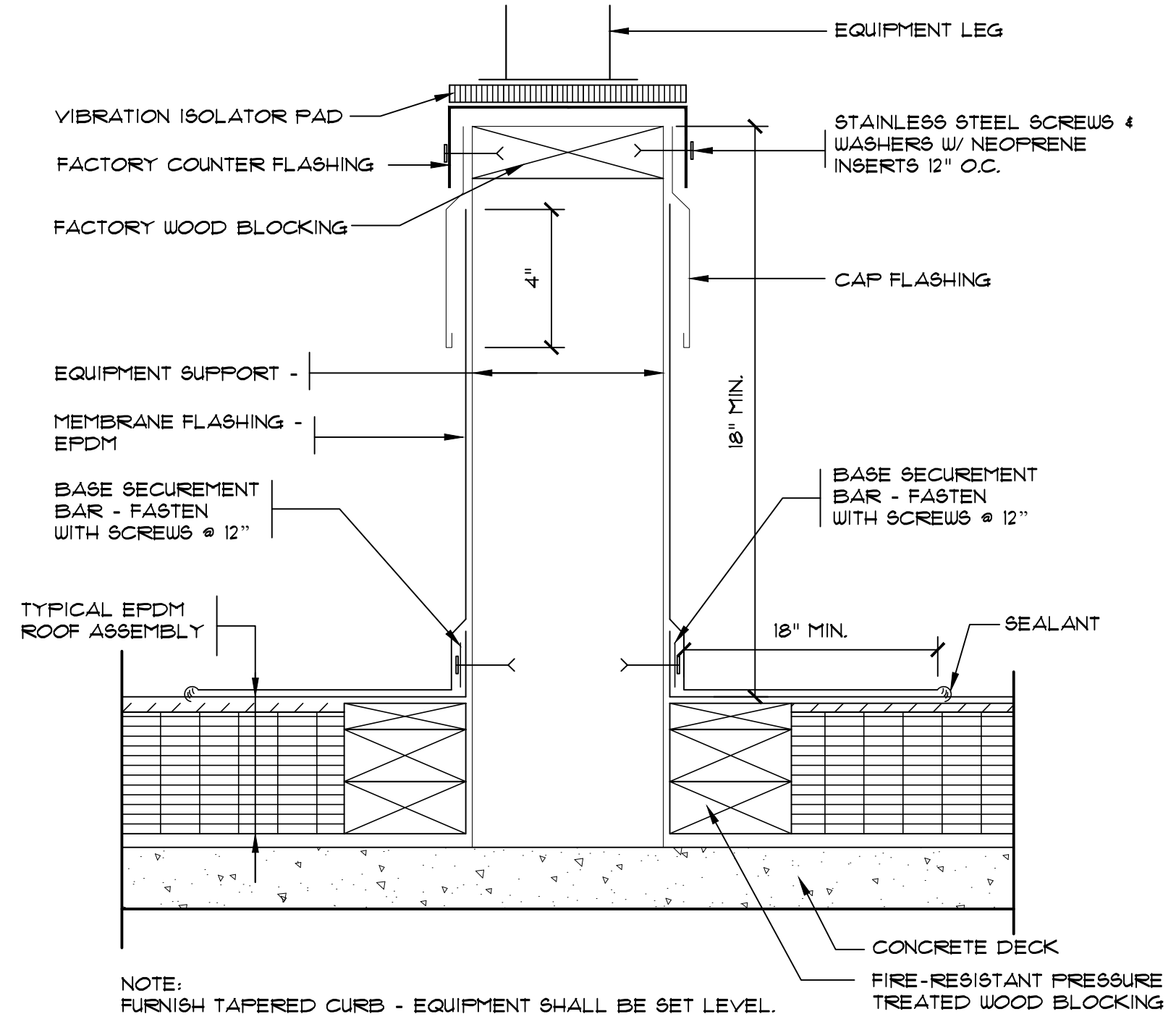


**6 RIDGE DETAIL**  
 SCALE: 3" = 1'-0"

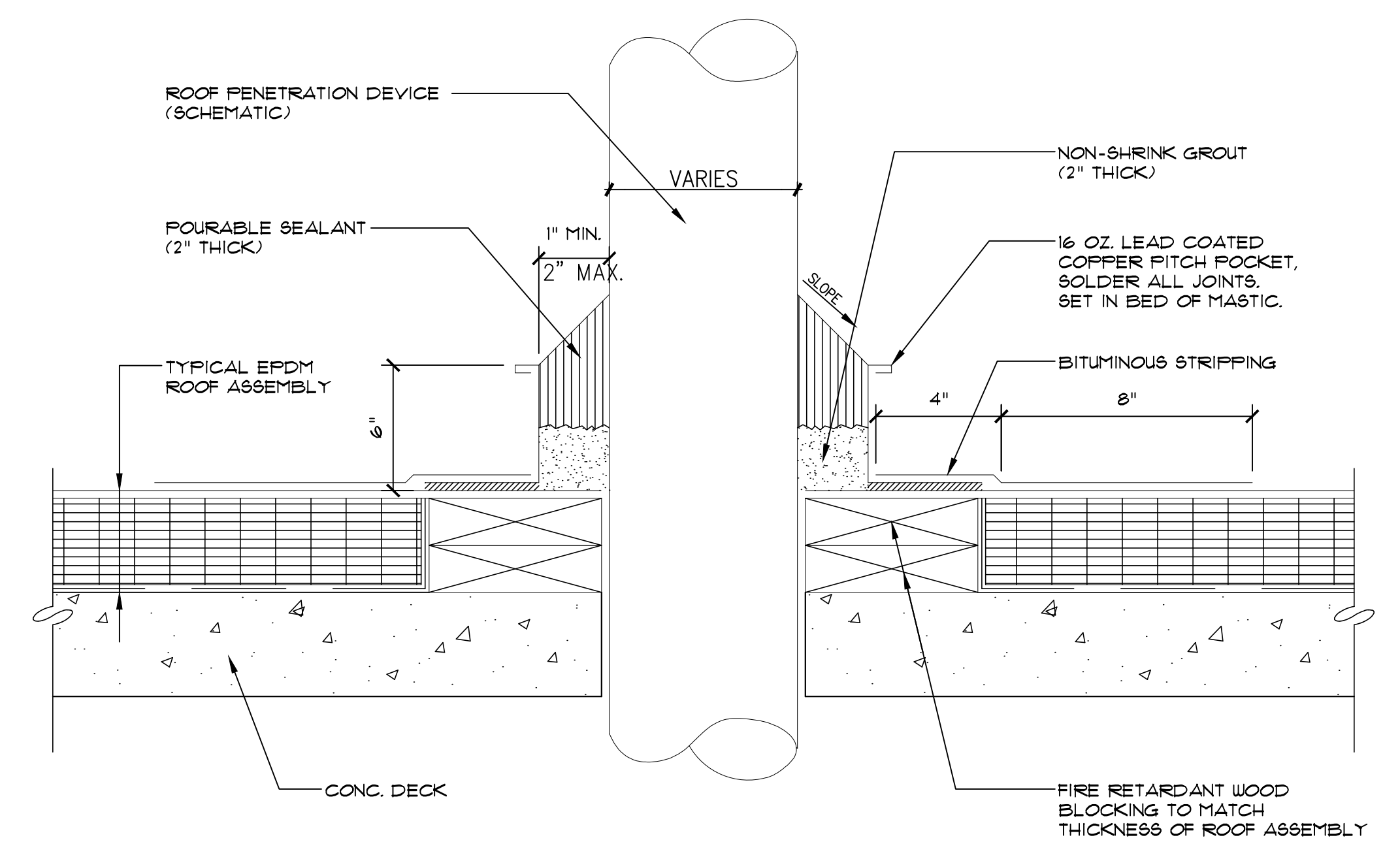




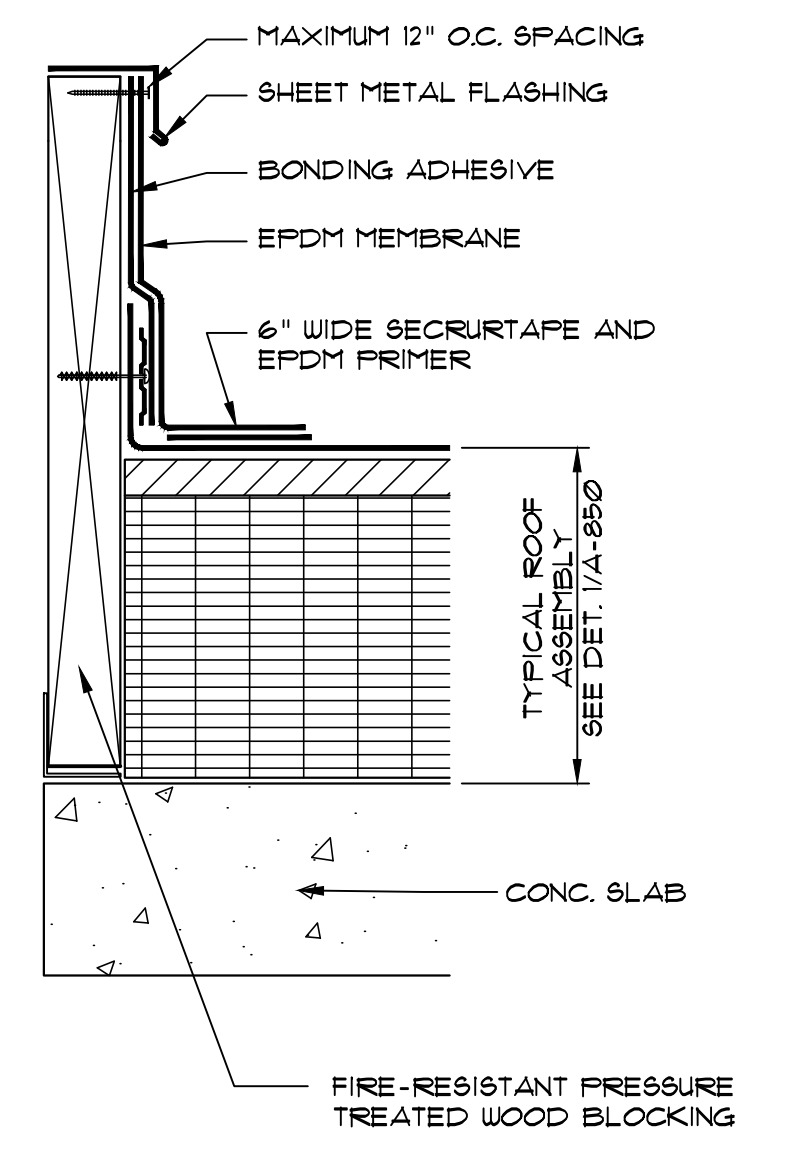
**7** TYPICAL VENT PIPE DETAIL  
SCALE: 3" = 1'-0"



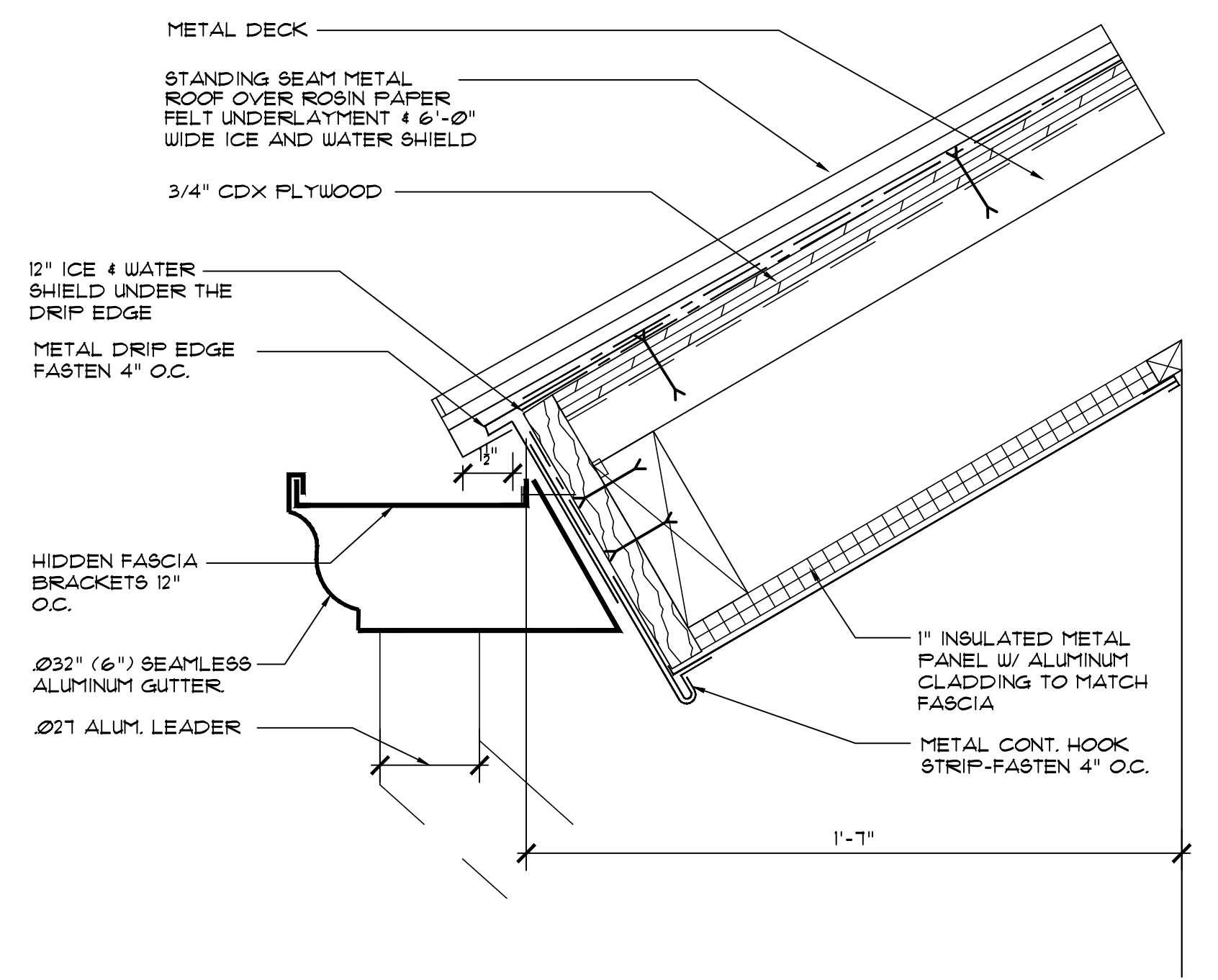
**8** MECHANICAL EQUIPMENT CURB  
SCALE: 3" = 1'-0"



**9** DETAIL @ PITCH POCKET  
SCALE: 3" = 1'-0"



**10** TYPICAL VENT PIPE DETAIL  
SCALE: 3" = 1'-0"



**11** EAVE DETAIL  
SCALE: 3" = 1'-0"

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PROJECT  
**LIBERTY PLAZA SUITES**  
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TOWN OF MT. PLEASANT, NY

DATE: AUGUST 12, 2020  
PROJECT NO: DA 2034  
DRAWN BY: YK  
CHECKED BY: PD/SGD  
SCALE: AS NOTED

DRAWING TITLE  
**ROOF DETAILS**

SHEET NO.  
**A-851**



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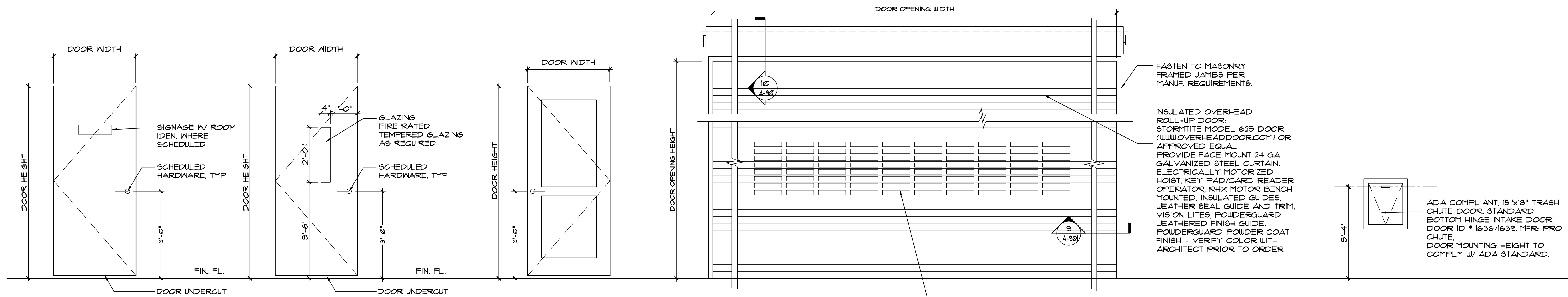
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**DOOR TYPE A**  
FLUSH DOOR SOLID CORE  
WOOD / OR HOLLOW METAL AS  
SCHEDULED.

**DOOR TYPE B**  
FLUSH DOOR SOLID CORE  
HOLLOW METAL AS SCHEDULED.

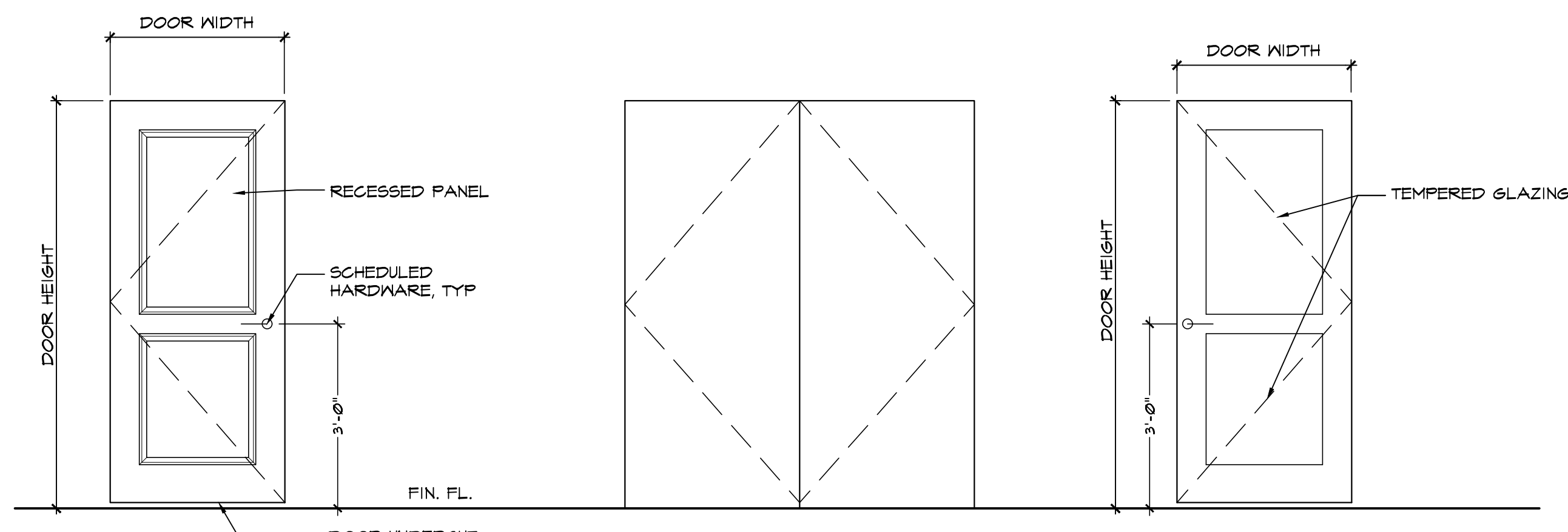
**DOOR TYPE C**  
MFR

**DOOR TYPE D**  
RATED DOOR - UL 325

**DOOR TYPE E**  
60 MIN RATED DOOR  
(1-1/2 HOUR UL RATED BY  
DESIGN ONLY)

## DOOR ELEVATIONS

1/2"=1'-0"



**DOOR TYPE F**  
SOLID CORE WOOD / OR  
HOLLOW METAL AS SCHEDULED.

**DOOR TYPE G**  
DUMPSTER GATE, BASE STEEL PERIMETER  
SYSTEM BY PEERLESS FENCE GROUP  
OR APPROVED EQUAL

**DOOR TYPE H**  
FLUSH DOOR SOLID CORE  
HOLLOW METAL AS SCHEDULED.



**FRAME TYPE A**  
SINGLE DOOR



**FRAME TYPE B**  
DOUBLE DOOR

## FRAME ELEVATIONS

1/2"=1'-0"

## DOOR SCHEDULE GENERAL NOTES:

- A. ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT, LOCKING DEVICE TO MEET LOCAL JURISDICTION CURRENT ADOPTED CODE REQUIREMENTS.
- B. ALL THRESHOLDS SHALL BE NO HIGHER THAN 1/2" AND BEVELED AT THE EDGES WITH THE SLOPE BEING NO GREATER THAN 1:2.
- C. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS OR STARTING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- D. COORDINATE WITH MECH. DWGS. FOR DOOR UNDERCUT, TYP.
- E. PREP DOORS FOR CONCEALED CLOSERS / HARDWARE AS SCHEDULED (WHERE OCCURS).
- F. ALL DOORS IN FIRE RESISTANCE RATED CORRIDORS SHALL BE TESTED IN ACCORDANCE W/ NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST.
- G. ALL DOORS IN FIRE RESISTANCE RATED CORRIDORS SHALL MEET THE REQUIREMENTS FOR SMOKE AND DRAFT CONTROL DOOR ASSEMBLIES, TESTED FOR AIR LEAKAGE IN ACCORDANCE W/ UL 1784, AND INSTALLED IN ACCORDANCE W/ NFPA 105.

## HARDWARE NOTES

HINGE	STANLEY	5/5 BB, NRP 4 1/2 x 4 1/2 3 KNUCKLE
LOCKSET	SCHLAGE	ND SERIES
LEVER HANDLES:	SCHLAGE	ND ATHENS
EXIT DEVICE	VON DUPRIN	98/99 SERIES
SURFACE CLOSER	LCN	SURFACE MOUNTED
STOREFRONT CLOSER	BY STOREFRONT MANUFACTURER	
SET GASKETING	PEMCO	
DOOR STOP	IVES	WALL/OR FLOOR VERIFY EACH
SILENCER	IVES	ONE SET SILENCERS

## HARDWARE SET

1. HARDWARE / KEYING: COORDINATE OWNER'S KEYING/CARD READER REQUIREMENTS.
2. VERIFY ALL HARDWARE TYPES AND FINISHES WITH OWNER PRIOR TO START OR ORDER.
3. COORDINATE ALL DOOR FUNCTIONS & KEYING/CARD READER WITH OWNER PRIOR TO START OR ORDER.
4. COORDINATE ALL SECURITY DEVICES WITH ELECTRICAL CONTRACTOR AND OWNER.
5. HARDWARE FINISH TO BE SATIN NICKEL, U.N.O. TYP (VERIFY W/ OWNER).
6. CONTRACTOR SHALL SUBMIT DOOR FRAME AND HARDWARE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
7. ALL CLOSER SHALL BE INSIDE MOUNTED.

<b>H1</b>	- SINGLE - KEY LOCK - UTILITY
HINGE	1 1/2 PAIR HINGES - BB - NRP
LOCKSET	ONE SET LEVER STOREROOM LOCK, FULLY MORTISED, COORDINATE W/ OWNER FOR KEYED LOCK/CARD READER, INSIDE FREE FOR IMMEDIATE EXIT
CLOSER	ONE CLOSER
STOP	ONE STOP FLOOR/ OR WALL, VIF
SILENCER	ONE SET SILENCERS
DOOR SIGN	ONE DOOR SIGN
<b>H2</b>	- EXTERIOR EXIT - SINGLE
HINGE	1 1/2 PAIR HINGES - BB - NRP
LOCKSET	ONE SET LEVER EXIT LOCK - FULLY MORTISED, COORDINATE W/ OWNER FOR KEYED LOCK/CARD READER, INSIDE FREE FOR IMMEDIATE EXIT
EXIT DEVICE	ONE PANIC EXIT DEVICE
CLOSER	ONE CLOSER
THRESHOLD	ONE EXTERIOR ALUMINUM THRESHOLD
WEATHER STRIPPING	ONE SET WEATHER STRIPPING ALL AROUND & ONE BOTTOM WEATHER STRIPPING
SEAL	ONE SET SEALS
SILENCER	ONE SET SILENCERS
<b>H3</b>	- PASSAGE - EXIT
HINGE	1 1/2 PAIR HINGES - BB - NRP
LOCKSET	ONE SET LEVER PASSAGE LATCH - FULLY MORTISED.
EXIT DEVICE	ONE PANIC EXIT DEVICE
CLOSER	ONE CLOSER
STOP	ONE STOP FLOOR/ OR WALL, VIF
SILENCER	ONE SET SILENCERS
DOOR SIGN	ONE DOOR SIGN

<b>H4</b>	- STOREFRONT DOOR - DOUBLE
EFCO	BULK OF HARDWARE PROVIDED BY MANUFACTURER, COORDINATE WITH OWNER FOR KEYED LOCK/CARD READER.
EXIT DEVICE	ONE PANIC EXIT DEVICE PER DOOR LEAF
THRESHOLD	ONE EXTERIOR ALUMINUM THRESHOLD
<b>H5</b>	- PASSAGE - GARBAGE
HINGE	1 1/2 PAIR HINGES - BB
LOCKSET	ONE SET LEVER PASSAGE LATCH INSIDE FREE FOR IMMEDIATE EXIT
CLOSER	ONE CLOSER
STOP	ONE STOP FLOOR/ OR WALL, VIF
SILENCER	ONE SET SILENCERS
DOOR SIGN	ONE DOOR SIGN
<b>H6</b>	- GARBAGE CHUTE
PRO CHUTE	BULK OF HARDWARE PROVIDED BY MANUFACTURER.
<b>H7</b>	- SINGLE - MAIL ROOM, GYM
HINGE	1 1/2 PAIR HINGES - BB
LOCKSET	ONE SET LEVER CLASSROOM LOCK, FULLY MORTISED, COORDINATE W/ OWNER FOR KEYED LOCK, INSIDE FREE FOR IMMEDIATE EXIT
CLOSER	ONE CLOSER
STOP	ONE STOP FLOOR/ OR WALL, VIF
SILENCER	ONE SET SILENCERS
DOOR SIGN	ONE DOOR SIGN

<b>H8</b>	- SINGLE - APT. ENTRANCE
HINGE	1 1/2 PAIR HINGES - BB - NRP
LOCKSET	ONE SET LEVER ENTRANCE LOCK, FULLY MORTISED, COORDINATE W/ OWNER FOR KEYED LOCK/CARD READER, INSIDE FREE FOR IMMEDIATE EXIT
CLOSER	ONE CLOSER
THRESHOLD	ONE ALUMINUM THRESHOLD
STOP	ONE STOP FLOOR/ OR WALL, VIF
SILENCER	ONE SET SILENCERS
DOOR SIGN	ONE DOOR SIGN
<b>H9</b>	- APT. BATHROOM, BEDROOM
HINGE	1 1/2 PAIR HINGES
LOCKSET	ONE SET LEVER BATH/BEDROOM PRIVACY LOCK, INSIDE FREE FOR IMMEDIATE EXIT
STOP	ONE STOP FLOOR/ OR WALL, VIF
SILENCER	ONE SET SILENCERS
<b>H10</b>	- APT. W.C.
HINGE	1 1/2 PAIR HINGES
LOCKSET	ONE SET LEVER PASSAGE LATCH INSIDE FREE FOR IMMEDIATE EXIT
STOP	ONE STOP FLOOR/ OR WALL, VIF
SILENCER	ONE SET SILENCERS
<b>H11</b>	- APT. CLOSET
HINGE	1 1/2 PAIR HINGES
LOCKSET	ONE SET LEVER SINGLE DUMMY TRIM
STOP	ONE STOP FLOOR/ OR WALL, VIF
SILENCER	ONE SET SILENCERS

<b>H12</b>	- APT. CLOSET - DOUBLE DOOR
HINGE	1 1/2 PAIR HINGES PER LEAF
LOCKSET	TWO SET LEVER SINGLE DUMMY TRIM
ASTRASAL & COORDINATOR	ONE SET
STOP	TWO STOP FLOOR/ OR WALL, VIF
SILENCER	TWO SET SILENCERS
<b>H13</b>	- ROLL UP DOOR
OVERHEAD COLILING /ROLL-UP DOOR	PROVIDE ELECTRICALLY MOTORIZED HOIST AT COILING DOOR, COORDINATE W/ OWNER FOR KEYED LOCK/CARD READER.
<b>H14</b>	- SINGLE - ROOF STAIR
HINGE	1 1/2 PAIR HINGES - BB - NRP
LOCKSET	ONE SET LEVER CLASSROOM LOCK, FULLY MORTISED, COORDINATE W/ OWNER FOR KEYED LOCK/CARD READER, INSIDE FREE FOR IMMEDIATE EXIT
CLOSER	ONE CLOSER
THRESHOLD	ONE EXTERIOR ALUMINUM THRESHOLD
WEATHER STRIPPING	ONE SET WEATHER STRIPPING ALL AROUND & ONE BOTTOM WEATHER STRIPPING
STOP	ONE STOP FLOOR/ OR WALL, VIF
SILENCER	ONE SET SILENCERS
<b>H15</b>	- DUMPSTER GATE
BULK OF HARDWARE PROVIDED BY MANUFACTURER.	
<b>H16</b>	- DOUBLE
HINGE	1 1/2 PAIR HINGES PER DOOR - BB - NRP
LOCKSET	ONE SET LEVER PER DOOR, FULLY MORTISED, COORDINATE W/ OWNER FOR KEYED LOCK/CARD READER, INSIDE FREE FOR IMMEDIATE EXIT
EXIT DEVICE	ONE PANIC EXIT DEVICE
BOLT	ROCKWOOD AUTOMATED FLUSH BOLT
CLOSER	ONE CLOSER PER DOOR
THRESHOLD	ONE EXTERIOR ALUMINUM THRESHOLD
STOP	ONE STOP PER DOOR, FLOOR/OR WALL, VIF
SILENCER	ONE SET SILENCERS PER DOOR

NO.	REVISION/ISSUE	DATE
3	ISSUE FOR DOB COMMENT	04/26/2021
2	ISSUE FOR PRICING	03/16/2021
1	ISSUE FOR PERMIT	03/12/2021

SEAL	
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PROJECT  
**LIBERTY PLAZA SUITES**  
500 COMMERCE ST.  
TOWN OF MT. PLEASANT, NY

DATE:	AUGUST 12, 2020
PROJECT NO:	DA 2034
DRAWN BY:	YK
CHECKED BY:	PD/SGD
SCALE:	AS NOTED

DRAWING TITLE  
**DOOR SCHEDULE**

SHEET NO.  
**A-900**



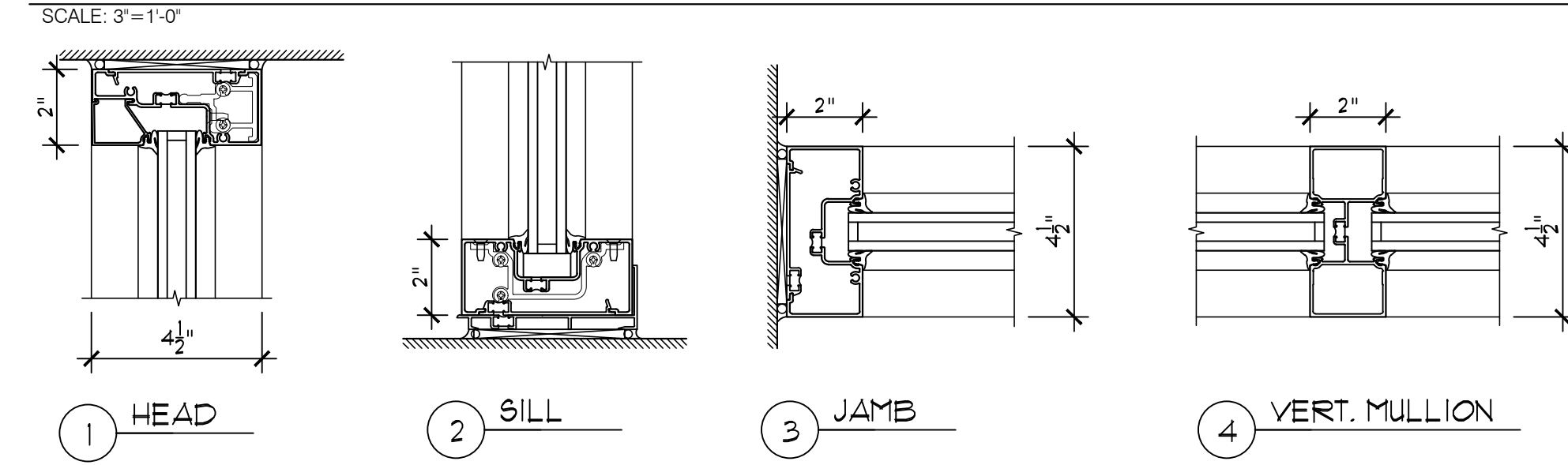




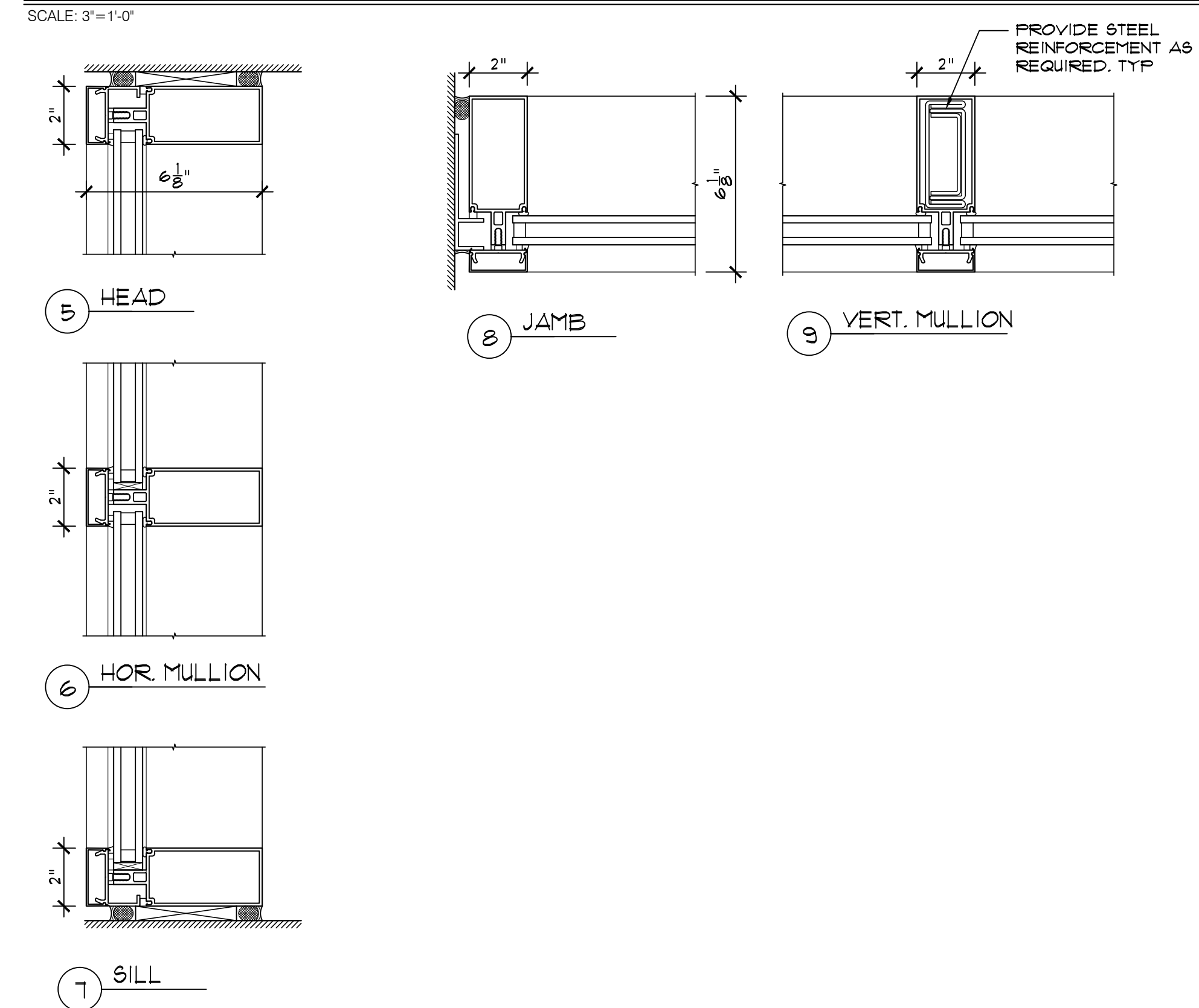
WINDOW SCHEDULE

WINDOW ID.	DESCRIPTION	M.O./R.O. WIDTH x HEIGHT	TYPE	HEAD	JAMB	SILL	GLAZING	FIRE RATING MINUTE	MFR. EFCO	REMARKS
W1	ALUM. STOREFRONT	6'-0" x 5'-8"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO SERIES 325X	
W2	ALUM. STOREFRONT	5'-4" x 5'-4"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO SERIES 325X	
W3	ALUM. STOREFRONT	5'-4" x 5'-4"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO SERIES 325X	
W4	ALUM. STOREFRONT	2'-8" x 5'-4"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO SERIES 325X	
W5	ALUM. CURTAIN WALL	17'-10" x 21'-8"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO 5600 W/ DURACAST PRESSURE PLATE	
W6	ALUM. CURTAIN WALL	24'-6" x 21'-8"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO 5600 W/ DURACAST PRESSURE PLATE	
W7	ALUM. CURTAIN WALL	6'-8" x 21'-8"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO 5600 W/ DURACAST PRESSURE PLATE	
W8	ALUM. CURTAIN WALL	15'-0" x 9'-0"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO 5600 W/ DURACAST PRESSURE PLATE AND D202	
W9	ALUM. CURTAIN WALL	10'-8" x 15'-0"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO 5600 W/ DURACAST PRESSURE PLATE	
W10	ALUM. CURTAIN WALL	6'-4" x 9'-0"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO 5600 W/ DURACAST PRESSURE PLATE AND D202	
W11	ALUM. CURTAIN WALL	6'-4" x 9'-0"	-	-	-	-	1" INSULATED TEMPERED	-	MFR. EFCO	OMIT

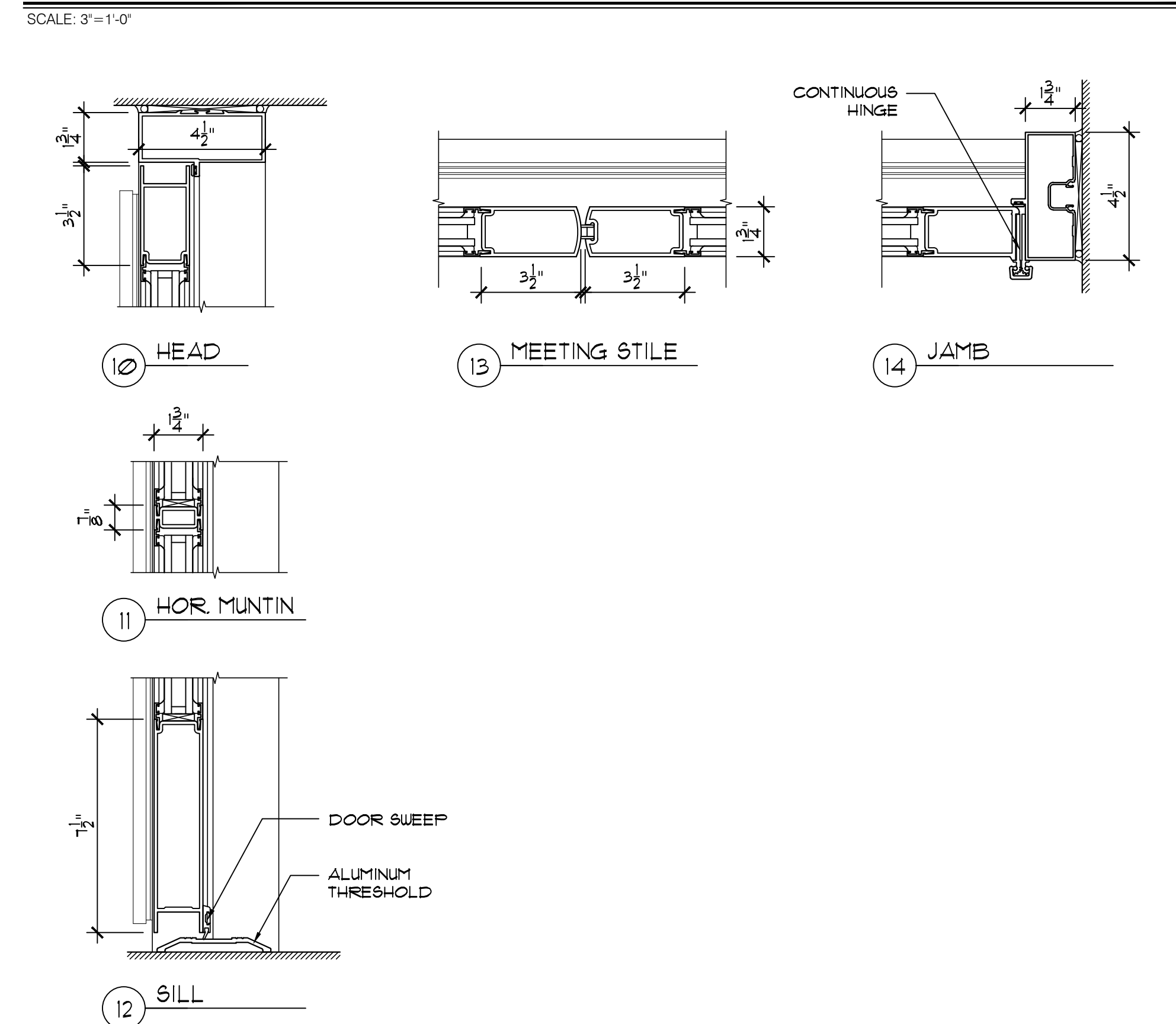
STOREFRONT DETAILS



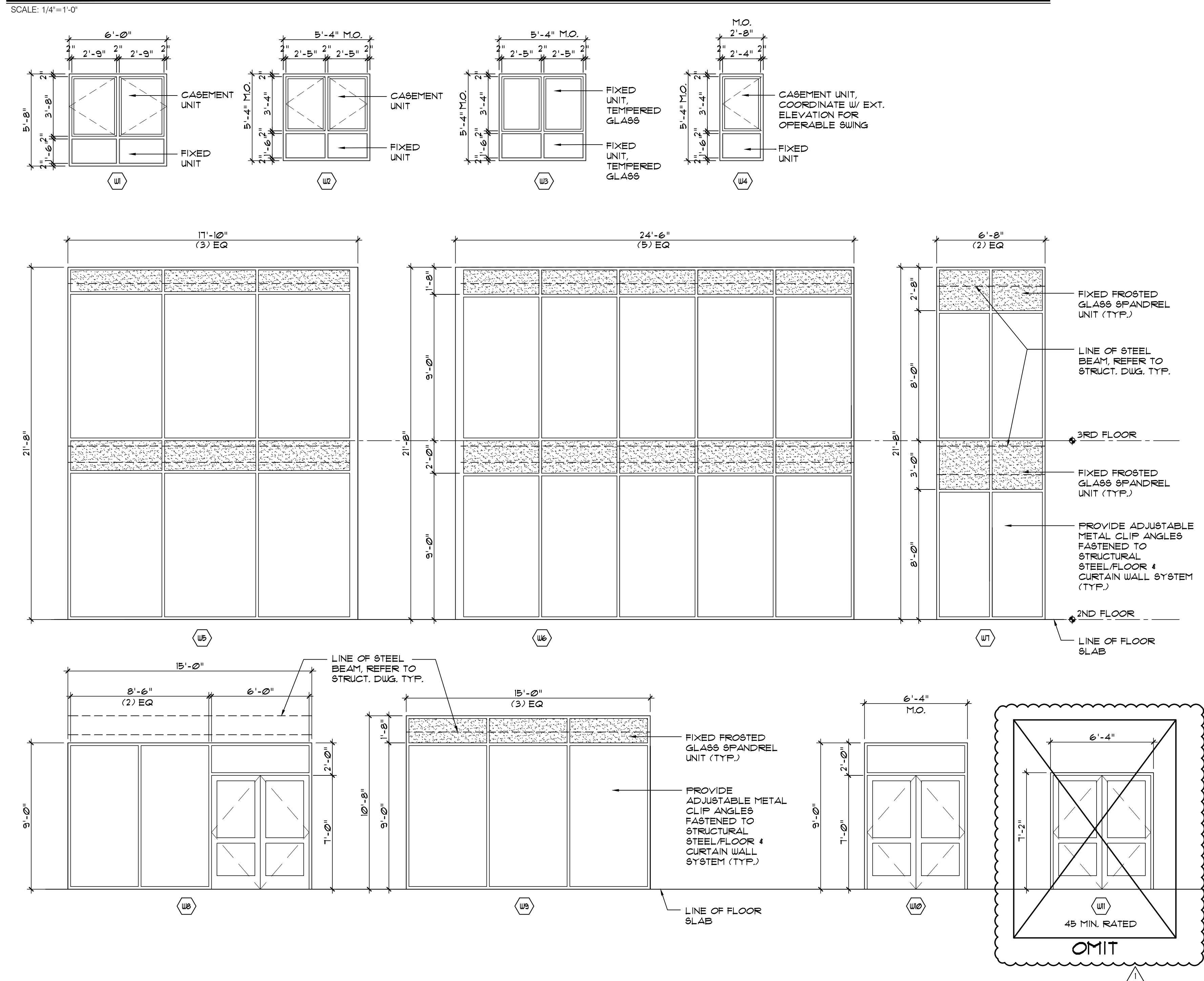
CURTAIN WALL WINDOW DETAILS



ENTRANCE DOOR



WINDOW ELEVATIONS



LIBERTY PLAZA SUITES

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SEAL

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DATE: AUGUST 12, 2020  
PROJECT NO: DA 2034  
DRAWN BY: YK  
CHECKED BY: PDI/SGD  
SCALE: AS NOTED

DRAWING TITLE  
WINDOW SCHEDULES AND DETAILS

SHEET NO.  
A-910