SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurora.com

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Mai
(
townclerk@townofaurora.com

TOWN OF AURORA

Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS

Luke Wochensky
lwochensky@townofaurora.com

James F. Granville
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Joseph M. McCann
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Raymond M. Wrazen
rwrazen@townofaurora.com

SUPT. OF HIGHWAYS
David M. Gunner
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highway@townofaurora.com

CODE ENFORCEMENT OFFICER
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building@townofaurora.com

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(716) 652-0011

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TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507

This institution is an equal opportunity provider and employer.

May 27, 2025

To: Town Board Members

I respectfully request the Town Board authorize the purchase of a 2025 Bandit Intimidator 12XP Brush Chipper. This will be purchased from Niagara Frontier Equipment Sales Inc from the NJPA Sourcewell Contract #062117 for the price of $54,172.40.

This will be paid for out of DB3130.217 Equipment Purchase.

Sincerely,

David M. Gunner
Superintendent of Highways

NIAGARA FRONTIER
EQUIPMENT SALES INC.

Niagara Frontier Equipment Sales, Inc.
4060 Lake Avenue
Lockport, NY 14094
USA
716-434-2000 (Phone)
716-434-5034 (Fax)
www.nfesales.com

QUOTATION

Quote #	Quote Created	Last Updated	Salesperson
182729	May 21, 2025 03:43 PM by Niagara Frontier Equipment Sales, Inc.	May 21, 2025 03:45 PM by Niagara Frontier Equipment Sales, Inc.	kelth

CUSTOMER:	BILL TO:	SHIP TO:
Town of Aurora 4060 Lake Avenue Lockport, NY 14094 USA 716-434-2000 (Phone) 716-434-5034 (Fax) Karl Hetrick (Contact) karl.hetrick@nfesales.com	Niagara Frontier Equipment Sales, Inc. 4060 Lake Avenue Lockport, NY 14094 USA 716-434-2000 (Phone) 716-434-5034 (Fax) Karl Hetrick (Contact) karl.hetrick@nfesales.com	Niagara Frontier Equipment Sales, Inc. 4060 Lake Avenue Lockport, NY 14094 USA 716-434-2000 (Phone) 716-434-5034 (Fax) Karl Hetrick (Contact) karl.hetrick@nfesales.com

INTIMIDATOR 12XP (12" DRUM STYLE)

Qty	Part #	Description	Base Price
1	MODEL-12XP	Intimidator 12XP - (12" Drum Style)	$ 35700.00

STANDARD EQUIPMENT

Qty	Part #	Description	Price
1	STANDARD	Inspection window mounted on top of belt shield (allows viewing of belt and easy way to check belt tension)	$ 0.00
1	STANDARD	24" diameter x 18 3/4" wide chipper drum with (4) 5/8" x 5 1/2" x 9" dual edge knives	$ 0.00
1	STANDARD	"Drum Shear Bar" spans full width of the drum mounted in the upper portion of the drum housing potentially creating a slicing action of a winch line or climber's rope	$ 0.00
1	STANDARD	"Power slot" assists in maximizing chip velocity. The power slot also provides a place for fine material to escape that might tend to lie in the belly of the drum.	$ 0.00
1	STANDARD	25 gallon steel fuel tank with magnetic drain plug, lockable filler cap, and aluminum sight gauge	$ 0.00
1	STANDARD	12 gallon steel hydraulic tank with magnetic drain plug, lockable filler cap, and aluminum sight gauge	$ 0.00
1	STANDARD	Slide box feed system (includes adjustable spring on each side) with (2) horizontal feed wheels 7 1/2" diameter x 16 3/8" wide, driven by (2) 15.9 CID hydraulic motors.	$ 0.00
1	STANDARD	Hydraulic lift cylinder - utilizes a hydraulic cylinder to raise or provide down pressure for the top feed wheel	$ 0.00
1	STANDARD	Bottom feed wheel clean out door (opens via spring latch pin allowing dirt and debris to fall out extending knife and component life)	$ 0.00
1	STANDARD	360 degree HAND crank swivel discharge (height adjustable) with 12" adjustable chip deflector	$ 0.00
1	STANDARD	Clean out and inspection door on discharge bottom	$ 0.00
1	STANDARD	29" high x 54" wide tapered infeed hopper with 30" fold down infeed hopper tray, heavy-duty taillight covers, and spring lift assists	$ 0.00
1	STANDARD	(2) Last chance safety pull cables	$ 0.00
1	STANDARD	Round control bar - located around top and sides of infeed hopper with 3 control positions (forward / stop / reverse)	$ 0.00
1	STANDARD	Wooden pusher tool with mount on infeed hopper	$ 0.00
1	STANDARD	1/4" x 2" x 4" rectangular tubing with a 3/8" x 3" x 6" tubular tongue	$ 0.00
1	STANDARD	Frame / Fender supports	$ 0.00

1	STANDARD	5/16" (G70) safety chains with spring loaded latch hooks	$ 0.00
1	STANDARD	8,000 pound capacity tongue jack with 15" of travel and foot pad	$ 0.00
1	STANDARD	12 volt system with rubber mounted LED taillights, 6 prong replaceable coiled power cord & protected heavy-duty wiring with junction box, and LED clearance lights with reflectors.	$ 0.00
1	STANDARD	Banded chipper drive belts (adjustable via a sliding engine system)	$ 0.00
1	STANDARD	Pressure check kit - Gauge is NOT included	$ 0.00
1	STANDARD	Weather resistant manual container	$ 0.00
1	STANDARD	Engine disable plug for hood locking pin-preventing engine from operating without pin in place	$ 0.00
1	STANDARD	(1) weatherproof machine manual (includes safety, operation and parts sections) also (1) engine and clutch manual is included if applicable	$ 0.00
1	STANDARD	Spanish & English combination safety decals	$ 0.00

PAINT

Qty	Part #	Description	Unit Price	Total
1	333-32273	Standard Imron Industrial Urethane Bandit Yellow	$ 0.00	$ 0.00

ENGINE

Qty	Part #	Description	Unit Price	Total
1	990-RC1610-182	Ford LSG-635, 3.5L, 125 horsepower GAS engine without clutch (Includes 3 year / 3,500 hour engine warranty)	$ 18095.00	$ 18095.00

CONTROL SYSTEM AND ENGINE INSTALLATION

Qty	Part #	Description	Unit Price	Total
1	700-6000-11	Murphy PV485 panel with reversing auto feed for Ford 125 horsepower gas engines (Includes 1,000 CCA battery with aluminum battery box) - Panel is mounted on engine shroud with lockable steel cover	$ 2495.00	$ 2495.00

CLUTCH

Qty	Part #	Description	Unit Price	Total
1	700-1000-12	NACD Spring Loaded Clutch	$ 1945.00	$ 1945.00

FEED SYSTEM

Qty	Part #	Description	Unit Price	Total
1	OPTION-915-5000-47	Spring Loaded Tool less Trap Door (not available on tandem axle units)	$ 250.00	$ 250.00
1	OPTION-915-5000-41	Hydraulic flow control for feed wheel rate adjustment (All-In-One Mount)	$ 325.00	$ 325.00

AXLE

Qty	Part #	Description	Unit Price	Total
1	990-100447	Single 7,000 pound Torflex EZ lube electric brake axle	$ 0.00	$ 0.00

TIRES/RIMS

Qty	Part #	Description	Unit Price	Total
1	990-1017-29	(2) ST235/80R 16" tires mounted on 8-bolt white modular rims (Tire is approximately 9.43" wide, tire capacity is 3,520 pounds each) (7,000 pound axles only)	$ 0.00	$ 0.00

FENDER

Qty	Part #	Description	Unit Price	Total
1	990-100415	Aluminum bolt on fenders (Approximately 1/4" thick)	$ 0.00	$ 0.00

HITCH

Qty	Part #	Description	Unit Price	Total
1	990-100274	2-1/2" Wallace Forge Pintle Hitch	$ 0.00	$ 0.00

ADD-ON OPTIONS

Battery and Battery Box				
Qty	Part #	Description	Unit Price	Total
1	OPTION-626-5000-	Battery disconnect switch	$ 375.00	$ 375.00

Wiring				
Qty	Part #	Description	Unit Price	Total
1	OPTION-905-5000-	Option 7 Prong (Flat/RV Style) to 6 prong coiled cord	$ 45.00	$ 45.00

CUSTOMER TOTALS

Total Unit Price:		**$ 59230.00**
Customer Discount:	12.0000 %	**- $ 7107.60**
Dealer Preparation/Delivery:		**$ 450.00**
Customer Net Unit Price:		**$ 52572.40**
Freight/Shipping:		**$ 1600.00**
Customer Total:		**$ 54172.40**

COMMENTS

Comment

By Niagara Frontier Equipment Sales, Inc. on 05/21/2025 03:45 PM

NJPA Sorcewell Pricing Contract #062117

SIGNATURE

The Buyer, whose name and address appears above, agrees to purchase from the Seller, whose name and address appears above, the above equipment at the prices stated and upon the terms and conditions of this agreement.

X

Signature

Date

WS-5

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 6/11/25

Applicant name: Jacob Berger

Applicant Phone/Email: (7

Applicant address: 7994 Center Rd., Holland NY 14080

Property owner: Jacob Berger

Owner's address 7994 Center Rd., Holland NY 14080

Property address: 12 Old Glenwood Rd.

SBL # (s) 142489 199.01-1-18

Prior owner Robert Alessi

Is site adjacent to or within 500 feet of an 'R' District? Yes

==========

Proposed Project: 5 Unit Apartment Bldg., 12 Old Glenwood Rd.

Commercial ____ Multi family X Number of dwelling units _____

Zone: R3 Total property Acreage: .374 Acreage covered by bldg .007

Square footage of building: 3282 Cubic footage of building: _____

Aggregate square footage of other buildings on property: 0.0 sf

Fees, based on number of improved acres*

**Additional professional services, including but not limited to traffic study and SEQRA review, utilized by the Town during the review process shall be borne by the applicant*

0-1 Acres: $250 1.01-5Acres: $500 5.01-10 Acres: $1,000 >10 Acres: $1,500

Fee: $ 250 CV

Receipt: # 713172

Received by _____ 6/12/2025

Town Clerk/~~Deputy Clerk~~

SEQR action: ___Type I (Long EAF) ___Type II (Long EAF) X Unlisted (Short EAF)

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Town Supervisor Snyder and Town Board

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: June 12, 2025

The Building Department has accepted a Site Plan application for 12 Old Glenwood Road (SBL # 199.01-1-18), from owner Mr. Jacob Berger of 7994 Center Road, Holland. 12 Old Glenwood Road is located in the R-3 - Residential zoning district. The owner is proposing the construction of two (2) exterior stairs from the second floor on the south and east sides of the building, and an ADA ramp and stair from a first-floor unit on the south of the building.

The proposed exterior construction is required for the means of egress of the units, and for the owner to achieve code compliance. Based on the scope of the proposed exterior alterations, and the minimal structural and site impact, it is of the opinion of the Building Department that the Town Engineer is not required for this application.

Town Code section 95-2C requires the Town Board to refer to the Site Plan application to the Planning Commission for their review and recommendation.

This is an Unlisted action for purposes of SEQR.

If you have any questions, please contact me at 652-7591.

Richard Miga

Submission Requirements for Town of Aurora Site Plan Review

The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary.

1. A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries, North arrow, date, scale, existing wetlands were applicable.

2. Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond proposed site. **Also list any changes to current topography.**

3. Location of existing and proposed easements.

4. Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to these features are to be noted.

5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more

6. Soil Test, regarding characteristics, capabilities and/or limitations for development according to TOA soil district

7. Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences.

8. Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc.

9. Location and design of all proposed and existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site.

10. Location, height of buildings and front, side, and rear lot dimensions of all proposed buildings.

11. Location of all open space designated for "Green space", parks, playgrounds, landscape screening and general landscape proposals.

12. Location, size and design of all proposed signage and outdoor lighting.

13. Building elevation drawings, when required.

14. Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction.

15. Location of nearest fire hydrants and access for firefighters and their equipment.

16. Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. Provisions for visual and noise screening.

17. Short EAF form – see attached

18. If not in 'B' district, notify abutting properties of proposed plans (Building Department will help).

19. Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval.

Jacob Berger
12 Old Glenwood
West Falls NY 14170

Date: 6-11-25

To: Aurora Building dept./ Aurora planning board/ Rich Miga
575 Oakwood Ave
East Aurora NY 14052

RE: Letter of Intent – Construction of Two Exterior Decks and Stairs

To whom it may concern.

I am writing this letter to formally express my intent to construct two exterior decks, each with accompanying stairs, at my property located at 12 Old Glenwood in West Falls. This project is being initiated to provide secondary means of egress and will be completed in compliance with all applicable local building codes and regulations.

The scope of the project includes:

Construction of two separate exterior wood decks as outlined in the attached architectural drawings.

Installation of exterior staircases for each deck, designed to meet safety and accessibility standards.

Use of code-compliant materials and construction techniques to ensure structural integrity and long-term durability.

I have retained the services of a qualified professional to complete the architectural drawings, which are included with this letter for your review. These drawings have been prepared with the intent to meet all current code requirements.

Please consider this letter as part of my permit application package. I am committed to ensuring that the construction will be completed safely, legally, and to code. Should you require any additional documentation, clarification, or revisions to the plans, please don't hesitate to contact me.

Thank you for your time and consideration. I look forward to your review and approval.

Sincerely,
Jacob Berger

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
5 Unit Apartment Building, 12 Old Glenwood Rd.

Project Location (describe, and attach a location map):
12 Old Glenwood Rd., West Falls NY 14170

Brief Description of Proposed Action:
Construct (3)three new apartments on the first floor of an existing building that has two existing apartments on the second floor with two new outdoor platforms and stairs to exit from the second floor apartments.

Name of Applicant or Sponsor:	Te
Jacob Berger	E-I

Address:
7994 Center Rd.

City/PO:	State:	Zip Code:
Holland	New York	14080

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Aurora Building Department	☐	☑

3.a. Total acreage of the site of the proposed action? 0.374 acres
b. Total acreage to be physically disturbed? 0.007 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.374 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☑	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☑	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Inspected Septic System is present on site sized for intended use.	NO ☑	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☑	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☑	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Jacob Berger Date: 06/11/25

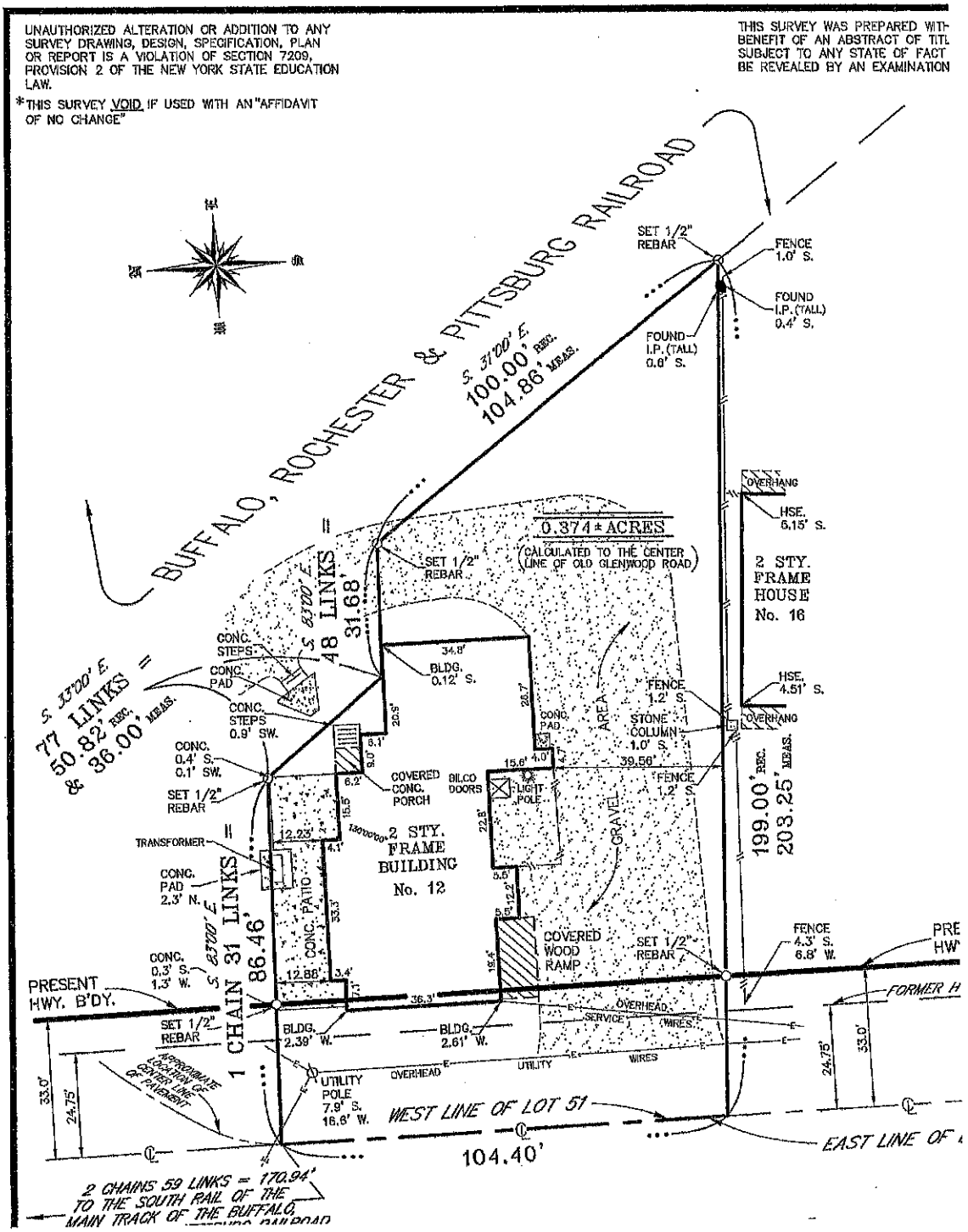
Signature: _____

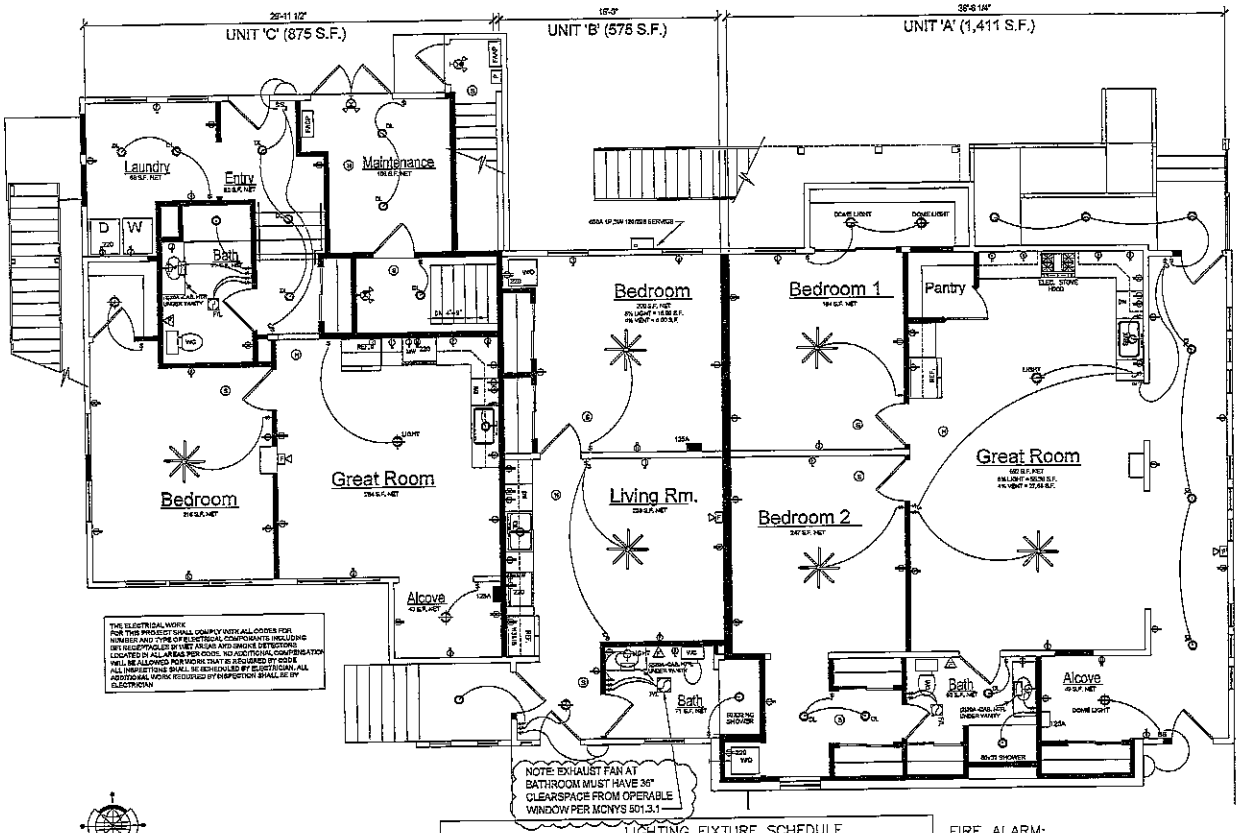
PRINT FORM

UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

*THIS SURVEY VOID IF USED WITH AN "AFFIDAVIT OF NO CHANGE"

THIS SURVEY WAS PREPARED WITH BENEFIT OF AN ABSTRACT OF TITL SUBJECT TO ANY STATE OF FACT BE REVEALED BY AN EXAMINATION





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1ST FLOOR PLAN - ELECTRICAL

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

FIRE ALARM DEVICE SCHEDULE

FIXTURE DES.	FIXTURE TYPE	DESCRIPTION
S	SMOKE AND DETECTOR	HONEYWELL HARDWIRED TWO-WAY SMOKE/CO ALARM W/ INTERCONNECT CO DETECTOR THAT SOUNDS ALL ALARMS IN THE SYSTEM WHEN ONE SENSOR DETECTS HEAT, SMOKE OR CO
H	HEAT DETECTOR	HONEYWELL HARDWIRED HEAT DETECTOR THAT SOUNDS ALL SENSORS WITHIN SYSTEM WHEN ONE SENSOR DETECTS SMOKE, CO, OR HEAT
	HORN WITH STROBE	
	HORN	
PS	PULL STATION	
FACP	FIRE ALARM CONTROL PANEL	
FACP	FIRE ALARM CONTROL PANEL	

LIGHTING FIXTURE SCHEDULE

FIXTURE DES.	FIXTURE TYPE	DESCRIPTION	MANUFACTURER MODEL NO.	MOUNTING	LAMPS	VOLTAGE
A	RECESSED LED DOWNLIGHT	6" ø LED DOWNLIGHT, SUITABLE FOR WET LOCATIONS.	CREE	RECESSED	LED-- 10.5 WATTS	120V
B	LED CLG. PENDANT (DOME LIGHT)	LED CEILING DOME LIGHT AS SELECTED BY OWNER	AS SELECTED BY OWNER	SURFACE OR SUSPENSION	LED-- 3500K	120V
C	CEILING FAN	CLG. MOUNTED FAN/LIGHT 52IN, 195 RPM, 120V, .63A, 15A BREAKER	ASHBY PARK 52" HOME DECORATORS #59252	CLG. MOUNTED	INTEGRAL	120V
D	EXTERIOR LED WALL PACK	EXTERIOR WALL PACK WITH WIRE GAURD EM FIXTURE TO BE PROVIDED WITH EMERGENCY BATTERY BACK-UP	LITHONIA WPW	SURFACE / WALL	LED-- 24WATTS 4000K	120V
E	RESTROOM EXHAUST FAN	RECESSED CEILING FAN - 10.5W, 80CFM,120V,15A BREAKER	DELTA BRA80DL	RECESSED	CFL LIGHT	115V

GENERAL LIGHTING FIXTURES SCHEDULES NOTES:

1. E.C. SHALL PROVIDE AND INSTALL ALL NECESSARY FIXTURE LAMPS.
2. E.C. SHALL VERIFY ALL FINAL FIXTURE TYPES, STYLES, COLORS & FINISHES ETC. WITH ARCHITECT/ OWNER PRIOR TO PURCHASING FIXTURES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES. E.C. SHALL PROVIDE NECESSARY MOUNTING KITS ASSOCIATED WITH FIXTURES FOR PROPER INSTALLATION IN SPECIFIED CEILING.
4. E.C. SHALL SUBMIT FIXTURE CUTSHEETS TO OWNER FOR APPROVAL PRIOR TO ORDERING.

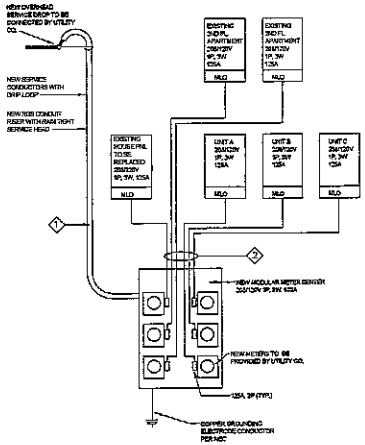
FIRE ALARM:

1. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT FROM LOCAL UTILITY PRIOR TO COMMENCING WORK AND PROVIDE A LETTER FROM THE UTILITY TO THE LOCAL ELECTRICAL INSPECTOR STATING THE AVAILABLE FAULT CURRENT. ALL EQUIPMENT SHALL MATCH THE REQUIRED AIC RATINGS
2. ALL ELECTRICAL WIRING AND GROUNDING TO CONFORM WITH THE LATEST EDITION OF THE NEC
3. CONTRACTOR TO VERIFY EXACT LOADS WITH EQUIPMENT PURCHASED. VERIFY EXACT BREAKER AND FEEDER SIZES SERVING ELECTRICAL PANELS.
4. EQUIPMENT SHOP DRAWINGS SHALL BE PROVIDED TO TOWN WITH BATTERY CALCULATIONS AND CANDELLA RATINGS OF NOTIFICATION STROBES
5. ALL INSTALLATIONS SHALL BE INCONFORMANCE WITH NFPA 72

FEEDER SIZE SCHEDULE

ALUMINUM CONDUCTORS

	CONDUCTOR DESCRIPTION	CONDUIT SIZE
1	(2)SETS OF 500 ALUMINUM MCM CONDUCTORS & (1) 350 MCM CONDUCTOR	3" PVC SCHED. 80
2	#2--0 SUB--FEED CABLE	



ELECTRICAL SINGLE LINE DIAGRAM

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT FROM LOCAL UTILITY PRIOR TO COMMENCING WORK AND PROVIDE A LETTER FROM THE UTILITY TO THE LOCAL ELECTRICAL INSPECTOR STATING THE AVAILABLE FAULT CURRENT. ALL EQUIPMENT SHALL MATCH THE REQUIRED AIC RATINGS
2. ALL ELECTRICAL WIRING AND GROUNDING TO CONFORM WITH THE LATEST EDITION OF THE NEC
3. CONTRACTOR TO VERIFY EXACT LOADS WITH EQUIPMENT PURCHASED. VERIFY EXACT BREAKER AND FEEDER SIZES SERVING ELECTRICAL PANELS.

REVISIONS

		DATE
1.	PER CODE REVIEW	3/7/25
2.	TOWN COMMENTS	6/10/25
3.		
4.		
5.		
6.		
7.		

PROJECT ARCHITECT: ADELMANN PALMISANO ARCHITECTS
PROJECT MANAGER: SMR
DATE: 04/16/25
PERMIT
DRAWN BY: DP
SCALE: AS NOTED

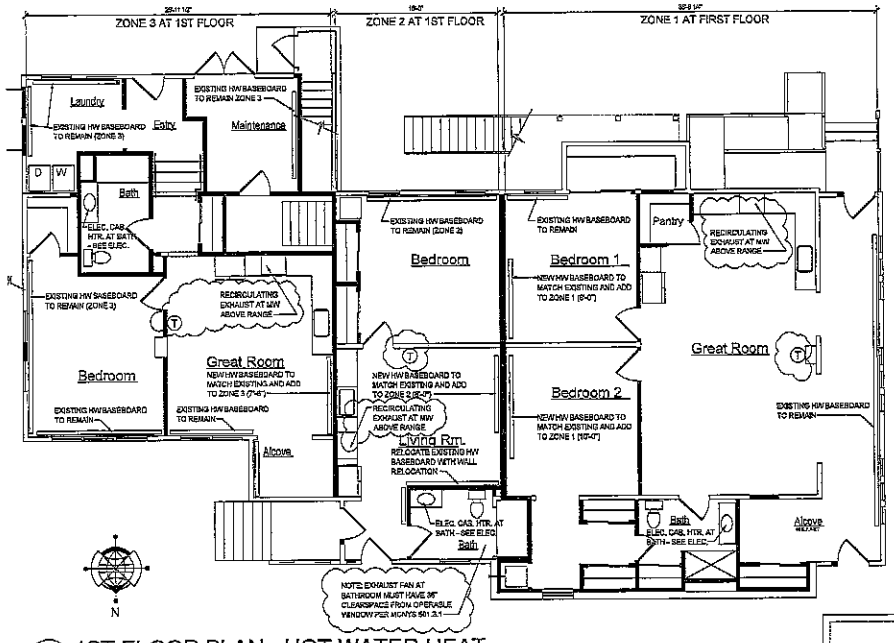
Adelmann Palmisano Architects

PROJECT: FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS CHANGE OF USE TO 3-1ST FLOOR APT. AND 2-2ND FLOOR APARTMENTS TO REMAIN
12 OLD GLENWOOD DR., WEST FALLS, NY

TITLE OF DRAWING: FIRST FLOOR ELECTRICAL PLAN, SCHEDULES ELECTRICAL SINGLE LINE DIAGRAM

PROJECT NO. 2025-02

DRAWING NO. E100



1ST FLOOR PLAN - HOT WATER HEAT

Scale: 3/16" = 1'-0"

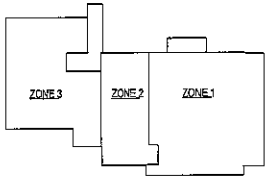
GENERAL NOTES

A. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE SIZE AND GENERAL ARRANGEMENT OF PIPING, EQUIPMENT, ETC. EXACT LOCATIONS AND ROUTINGS SHALL BE DETERMINED IN THE FIELD BEFORE AND AS THE WORK PROGRESSES. CAREFULLY COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.

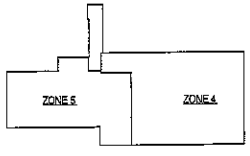
B. DRAWINGS DO NOT INDICATE ALL OFFSETS, CHANGES IN ELEVATION, ETC. WHICH MAY BE REQUIRED BY ACTUAL FIELD CONDITIONS. THE CONTRACTOR IS TO FIELD VERIFY CONDITIONS PRIOR TO INSTALLATION AND MAKE SUCH CHANGES IN PIPING CHANGES AT HEATING ZONES, BASEBOARD LOCATIONS, ETC. AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS, COORDINATE ALL CHANGES WITH OTHER TRADES AND ARCHITECT, ENGINEER.

C. MODIFYING AND EXTENDING OF EXISTING BASEBOARD HEAT REQUIRED TO ACCOMMODATE THIS WORK OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE HEATING CONTRACTOR. ALL NEW BASEBOARD SHALL MATCH THE EXISTING COMPONENTS AND FINISH EXTENDING AND PATCHING EACH ZONE SHALL BE PERFORMED BY PERSONNEL TRAINED AND REGULARLY EMPLOYED FOR SUCH SERVICES.

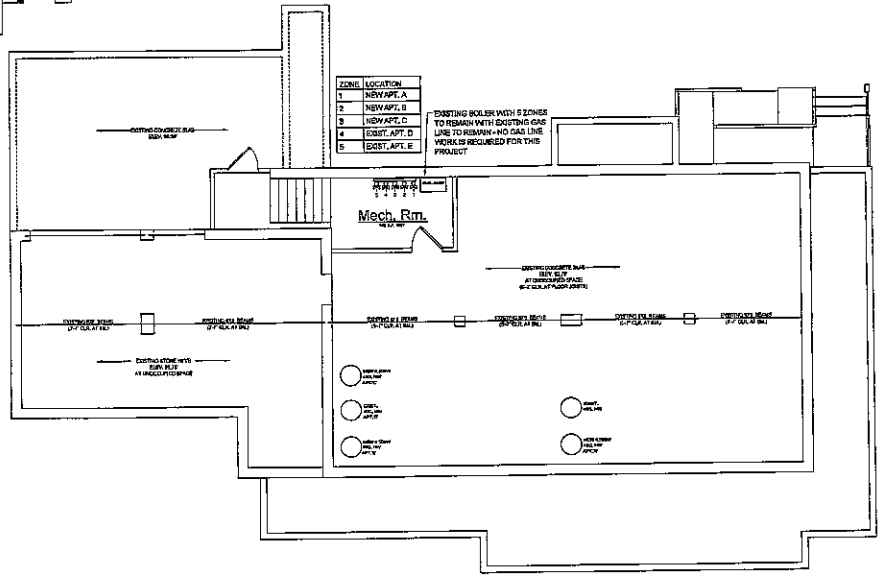
D. HEATING CONTRACTOR TO PROVIDE ALL ACCESSORIES REQUIRED FOR COMPLETE AND OPERATIONAL SYSTEM.



FIRST FLOOR KEY PLAN



EXISTING SECOND FLOOR KEY PLAN



BASEMENT/MECH. RM. PLAN - HOT WATER HEAT

Scale: 3/16" = 1'-0"

REVISIONS	DATE
1 TOWN COMMENTS	6/9/25
2	6/10/25
3	
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PROJECT ARCHITECT: DMP
PROJECT MANAGER: DMP
DATE: 02/18/25
PERMIT
DRAWN BY: DP
SCALE: AS NOTED

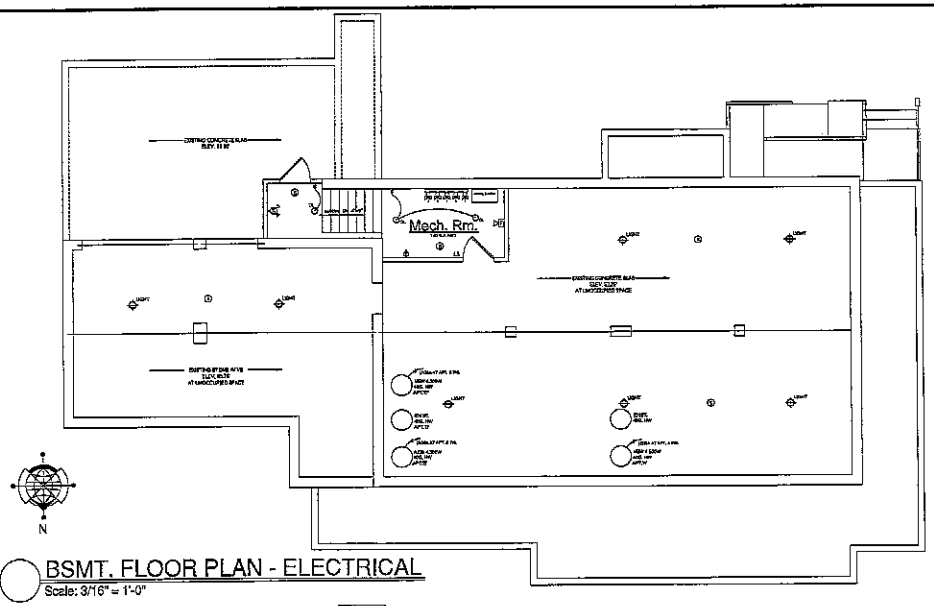
Adelmann Palmisano Architects

PROJECT: FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS CHANGE OF USE TO 3-1ST FLOOR APT., AND 2-2ND. FLOOR APARTMENTS TO REMAIN 12 OLD GLENWOOD DR., WEST FALLS, NY

TITLE OF DRAWING: FIRST FLOOR HOT WATER HEATING DIAGRAM MECH. RM. BOILER PLAN

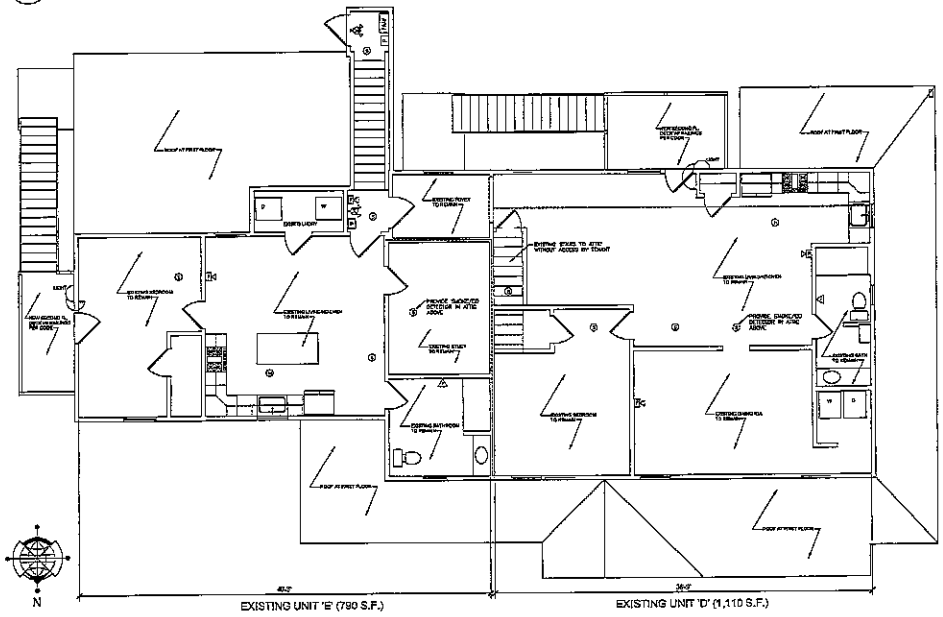
PROJECT NO.: 2025-02

DRAWING NO.: M100



BSMT. FLOOR PLAN - ELECTRICAL

Scale: 3/16" = 1'-0"



2nd FLOOR PLAN - ELECTRICAL

Scale: 3/16" = 1'-0"

GENERAL NOTES (ALL DRAWINGS)

A. CIRCUIT NUMBERS INDICATED ON THE DRAWINGS ARE SHOWN FOR THE PURPOSE OF CLARIFYING THE GROUPING OF OUTLETS. THE ACTUAL NUMBER ASSIGNED TO THE CIRCUIT IN THE PANELBOARD SHALL SUIT THE WIRING AND BRANCH CIRCUITING TO THE PANEL. PROVIDE COMPLETE AND ACCURATE TYPEWRITTEN PANEL DIRECTORIES FOR ALL NEW AND EXISTING BRANCH CIRCUIT PANELBOARDS.

B. LOCATIONS INDICATED FOR LIGHT FIXTURES ARE APPROXIMATE. LOCATE FIXTURES AS REQUIRED TO AVOID INTERFERENCE WITH EXISTING AND NEW BUILDING STEEL, PIPING, DUCTWORK, CONDUIT, DIFFUSERS, SMOKE DETECTORS, etc. FIELD COORDINATE THE LOCATIONS AS NEAR AS POSSIBLE TO THOSE INDICATED ON THE PLANS. ALSO REFER TO ARCHITECTURAL REFLECTED CEILING PLANS.

C. ALL CIRCUITING SHALL BE CONCEALED (EXCEPT IN ELECTRICAL AND MECHANICAL SPACES). ALL CONDUITS SHALL BE INSTALLED AS HIGH AS POSSIBLE ABOVE FINISHED CEILINGS AND CONCEALED IN WALLS UNLESS OTHERWISE INDICATED.

D. EXACT LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS AND EXIT SIGNS SHALL BE COORDINATED WITH OTHER CEILING MOUNTED EQUIPMENT TO AVOID CONFLICT. LOCATE DEVICES AS NEAR AS POSSIBLE TO THE LOCATION INDICATED. FIRE ALARM SMOKE AND HEAT DETECTORS SHALL BE REQUIRED TO BE INSTALLED A MINIMUM OF THREE (3) FEET AWAY FROM SUPPLY OR RETURN AIR GRILLES OR PER SYSTEM MANUFACTURERS INSTALLATION REQUIREMENTS AND NFPA 72.

E. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW OTHER TRADES PROJECT CONTRACT DOCUMENTS TO DETERMINE MOUNTING HEIGHTS FOR ELECTRICAL DEVICES OR EQUIPMENT. THE LOCATIONS FOR MECHANICAL AND PLUMBING EQUIPMENT THAT REQUIRES ELECTRICAL CONNECTIONS ARE SHOWN ON THE MECHANICAL AND PLUMBING DRAWINGS. COORDINATE EXACT MOUNTING LOCATIONS AND HEIGHTS IN THE FIELD WITH OTHER TRADES PRIOR TO INSTALLATION.

F. E.C. SHALL WIRE EMERGENCY/ EXIT LIGHTING INTO CIRCUIT SERVING AREA WHERE DEVICE IS LOCATED, CIRCUIT AHEAD OF LOCAL SWITCHING, OCCUPANCY SENSING AND TIME CLOCK CONTROL.

ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT
AFCI	ARC-FAULT CIRCUIT-INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AWG	AMERICAN WIRE GAUGE
C/W	COMPLETE WITH
DC	DIRECT CURRENT
E.C.	ELECTRICAL CONTRACTOR
EDF	ELECTRIC DRINKING FOUNTAIN
EXIST	EXISTING
EQUIP	EQUIPMENT
FA	FIRE ALARM
F	EXHAUST FAN
G,GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSEPOWER
IG	ISOLATED GROUND
J-BOX	JUNCTION BOX
KW	KILOWATT
LV	LOW VOLTAGE
M.C.	MECHANICAL CONTRACTOR
NIC	NOT IN CONTRACT
P.C.	PLUMBING CONTRACTOR
RTU	ROOF TOP UNIT
SPECS	SPECIFICATIONS
TEL	TELEPHONE
TYP	TYPICAL
V	VOLT
WP	WEATHERPROOF
WH	WATERHEATER
Φ	PHASE
XFMR	TRANSFORMER

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
LP-1	CIRCUIT HOMERUN. CIRCUIT CONCEALED IN CEILING OR WALL. " " INDICATED NEUTRAL & HOT LEG(S) "/" INDICATES GROUND WIRE.
D	20A, 120V, FLUSH MOUNTED DUPLEX RECEPTACLE, COLOR PER ARCHITECT'S DIRECTION. NUMBER INDICATES CIRCUIT DC – MOUNT RECEPTACLE +8" ABOVE COUNTER 'I' BELOW COUNTER C – CEILING MOUNTED B – BULKHEAD MOUNTED D – DEDICATED
GFCI	20A, 120V, FLUSH MOUNTED GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE, COLOR PER ARCHITECT'S DIRECTION. WP–WEATHERPROOF
	20A, 120V, FLUSH MOUNTED DOUBLE DUPLEX RECEPTACLE, COLOR PER ARCHITECT'S DIRECTION.
	20A, 120V, FLUSH MOUNTED DUPLEX/ DOUBLE DUPLEX RECEPTACLE, COLOR PER ARCHITECT'S DIRECTION, 'C' CEILING MOUNTED/ 'F' FLOOR MOUNTED
	SPECIAL PURPOSE DUPLEX RECEPTACLE, REFER TO PLANS FOR ELECTRICAL SPECIFICATIONS.
	JUNCTION BOX – SIZE PER NEC.
	250V VAC HEAVY DUTY DISCONNECT SWITCH, W.P. INDICATES NEMA 3R ENCLOSURE.
	PANELBOARD, REFER TO PANEL SCHEDULES
XFMR	TRANSFORMER
	EC TO MAKE 120V CONNECTION TO EQUIPMENT
	EC TO MAKE 208V CONNECTION TO EQUIPMENT
	EC TO MAKE 480V CONNECTION TO EQUIPMENT
S Tel,D	COMMUNICATION SYSTEM OUTLETS (DATA AND TELEPHONE) – BY OWNER, +18" A.F.F.. UNLESS OTHERWISE NOTED. PROVIDE 3/4" CONDUIT W/ BUSHINGS AND PULLSTRING STUBBED UP INTO CEILING CAVITY. VERIFY QUANTITIES AND LOCATIONS WITH OWNER PRIOR TO PURCHASING EQUIPMENT.
$_3$	TOGGLE SWITCH, 1 POLE, ROMAN NUMERALS INDICATE NO. OF GANGS & SMALL CASE LETTERS INDICATE SWITCH LEG CONTROL
$_{3DIM}$	3–WAY WALL MOUNTED TOGGLE SWITCH
$_{4P}$	4–WAY WALL MOUNTED TOGGLE SWITCH
DS	DIMMER SWITCH
FC	FAN CONTROL SWITCH
OC	WALL MOUNT OCCUPANCY SENSOR
C	CEILING OCCUPANCY SENSOR
	PROGRAMMABLE TIME CLOCK
	LIGHTING CONTRACTOR
	EMERGENCY LUMINAIRE HIGH IMPACT THERMOPLASTIC, UNIVERSAL MOUNTING, 120/277 VOLT, LED, WHITE FINISH, TEST SWITCH, DAMP UL LISTED, SURELITES MODEL CCU DUAL HEAD, WIRED TO LOCAL LIGHTING CIRCUIT. WITH A MINIMUM OPERATION OF 90 MINUTES OPERATION.
	EMERGENCY LUMINAIRE HIGH IMPACT THERMOPLASTIC, UNIVERSAL MOUNTING, 120/77 VOLT, LED, WHITE FINISH, TEST SWITCH, DAMP UL LISTED, WITH A MINIMUM OPERATION OF 90 MINUTES OPERATION. CVS–SERIES FOR EMERGENCY LUMINAIRE. CSMDB – TWIN REMOTE WEATHER PROOF HEAD. WIRED TO LOCAL LIGHTING CIRCUIT.
	THERMOPLASTIC WHITE EXIT SIGN COMPLETE WITH NICAD BATTERY FOR 2 HRS OF OPERATION, TEST SWITCH, UNIVERSAL SNAP IN CHEVRONS, UNIVERSAL MOUNT, DAMP UL LISTED, 120 VOLTS. DUAL LITE LX SERIES. 2– REMOTE HEADS WHERE INDICATED.

ISSUANCE INCLUDING ARCHITECTS SEAL NOTICE

DRAWING RESTRICTION

THIS DRAWING IS BEING SUBMITTED TO THE DEPARTMENT OF BUILDINGS FOR EXAMINATION AND APPROVAL WITH A PROFESSIONAL SEAL AUTHORIZED BY ARCHITECT.

ANY MODIFIED AND ALTERED CMD DRAWINGS IS ASSUMED BY ANY TO AFFECT HIS OR HER SEAL AND THE RESTRICTIONS TO FOLLOW TO BE HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

NO.	DATE
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REVISIONS

DATE 02/16/25

PROJECT ARCHITECT CHIEF: JAY MANAGER FILE#

PERMIT

DRAWN BY

SCALE AS NOTED

REGISTERED ARCHITECT JAY ADELMANN 026787 STATE OF NEW YORK

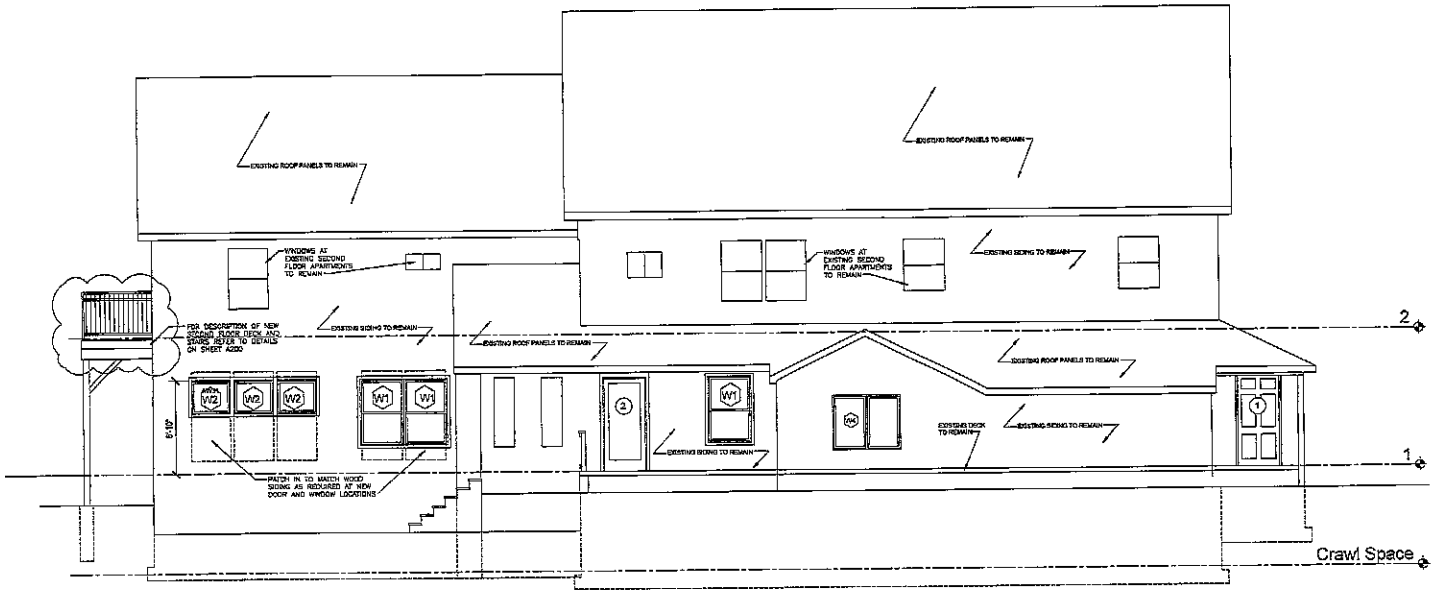
Adelmann Palmisano Architects

PROJECT: FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS AND ONE MEZZ. OF LIVING SPACE TO 1ST FLOOR APT. AND 2 2ND FL FLOOR APARTMENTS TO REMAIN 12 OLD GLENWOOD DR., WEST FALLS, NY

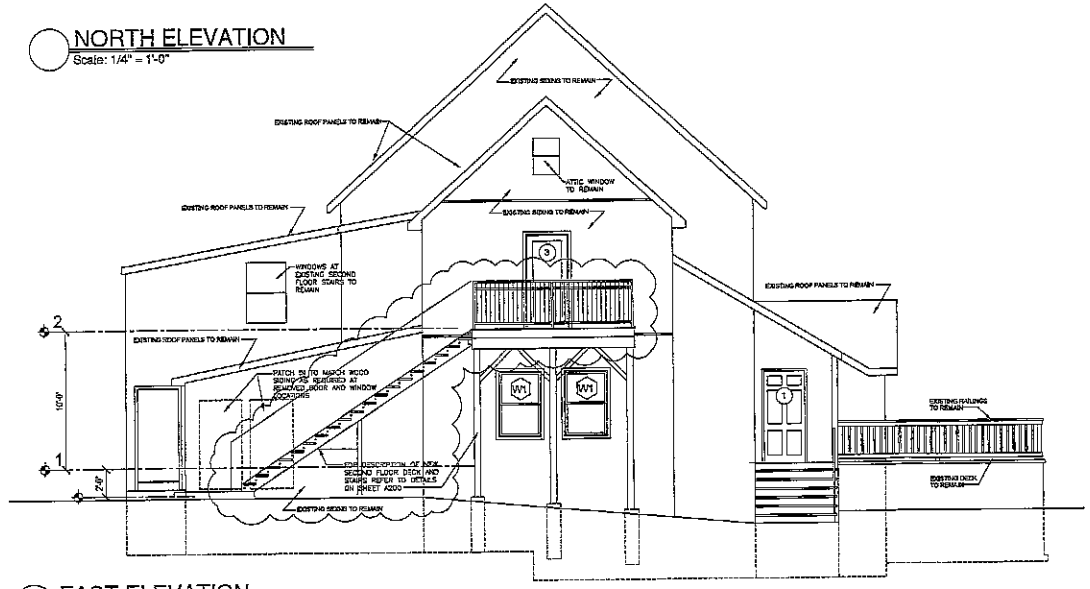
TITLE OF DRAWING: BSMT. AND 2ND FLOOR ELECTRICAL PLANS

PROJECT NO. 2025-02

DRAWING NO. E101



NORTH ELEVATION
Scale: 1/4" = 1'-0"



EAST ELEVATION
Scale: 1/4" = 1'-0"

REVISIONS	DATE
1 PER CODE REVIEW	3/7/25

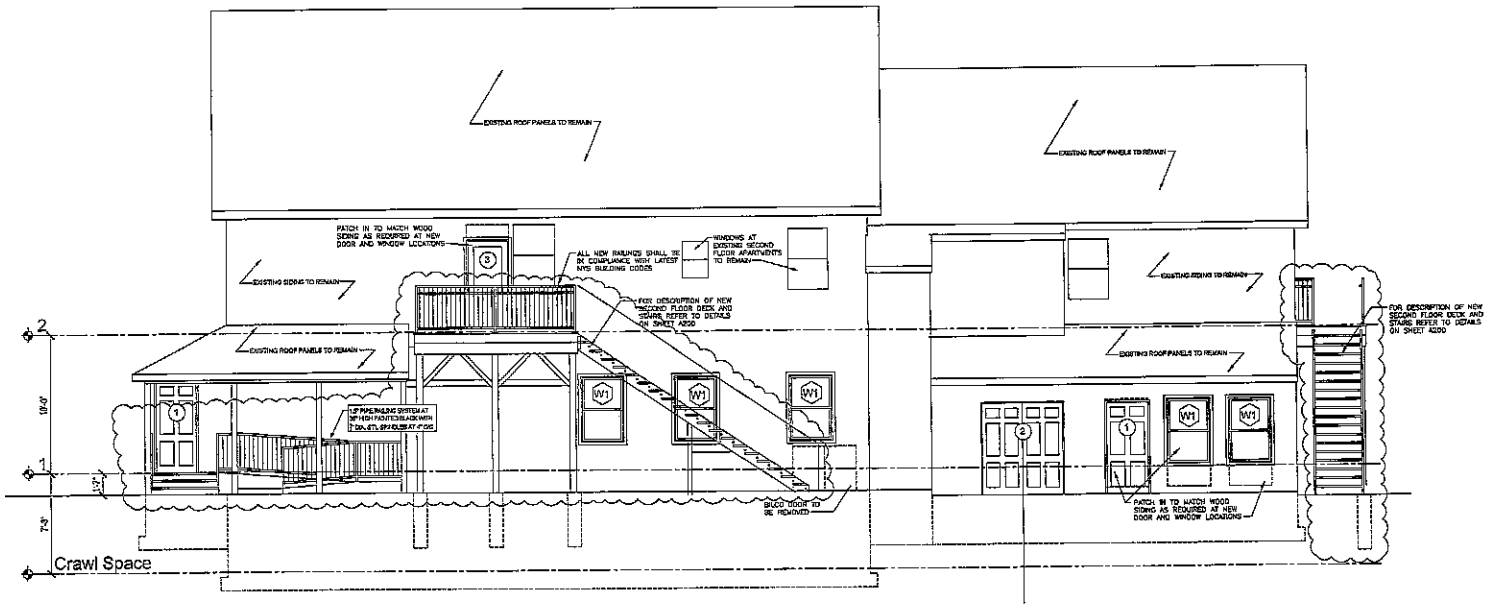
DATE 02/10/25
PROJECT MGR BMP
PROJECT MANAGER
PERMIT
DRAWN BY SKULZ
AS NOTED

Adelmann Palmisano Architects

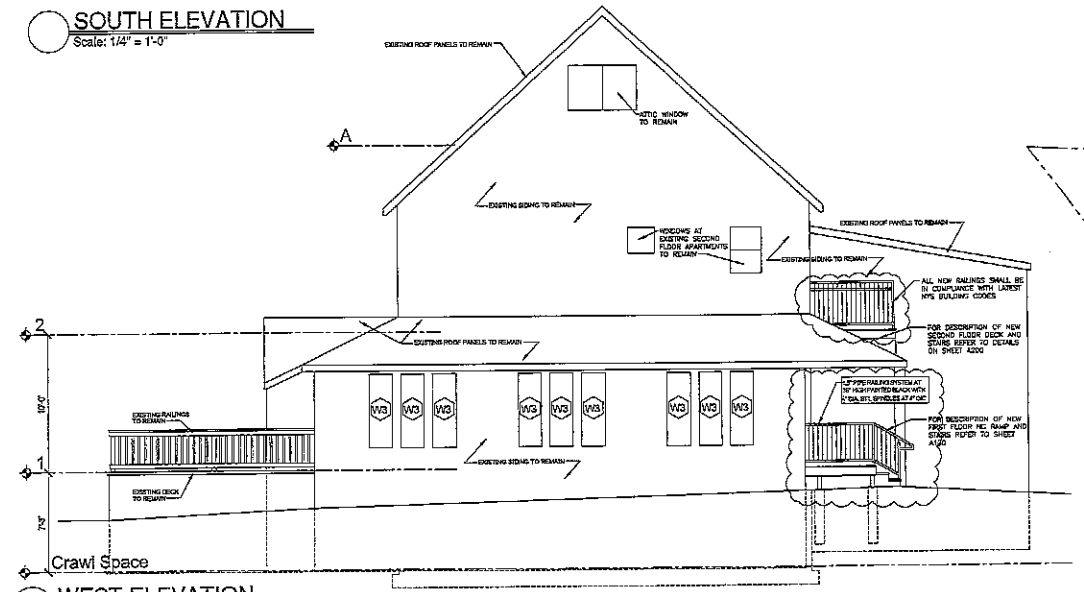
PROJECT
FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS
CHANGE OF USE TO 3-1ST FLOOR APT. AND
2-2ND. FLOOR APARTMENTS TO REMAIN
12 OLD GLENWOOD DR., WEST FALLS, NY

TITLE OF DRAWING
EXTERIOR ELEVATIONS

PROJECT NO.
2025-02
DRAWING NO.
A600



SOUTH ELEVATION
Scale: 1/4" = 1'-0"



WEST ELEVATION
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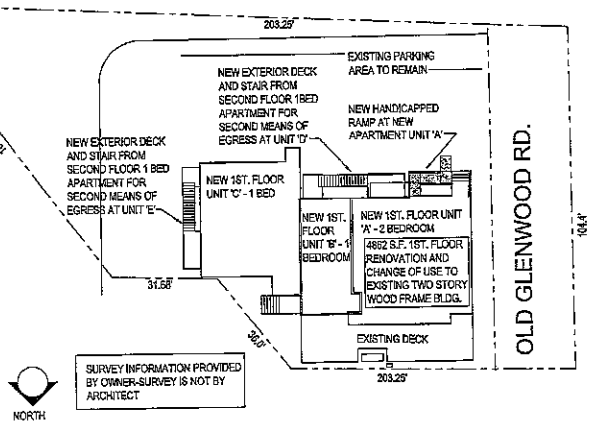

NORTH

SURVEY INFORMATION PROVIDED BY OWNER-SURVEY IS NOT BY ARCHITECT

SITE PLAN
Scale: NTS

REVISIONS		DATE
1	PER CODE REVIEW	5/1/25
2	TOWN COMMENTS	5/30/25
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PROJECT ARCHITECT: ESP
PROJECT MANAGER: DIR
ISSUE DATE: 02/10/25
PERMIT
DRAWN BY: ESP
SCALE: AS NOTED

Adelmann Pelmisano Architects

PROJECT: FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS CHANGE OF USE TO 3-1ST FLOOR APT. AND 2-2ND FLOOR APARTMENTS TO REMAIN 12 OLD GLENWOOD DR., WEST FALLS, NY

TITLE OF DRAWING: EXTERIOR ELEVATIONS / SITE PLAN

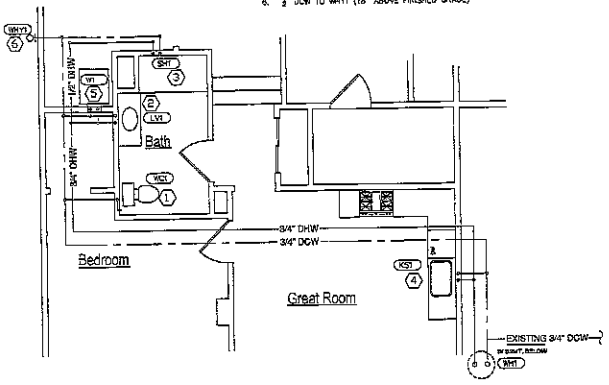
PROJECT NO. 2025-02

DRAWING NO. A500

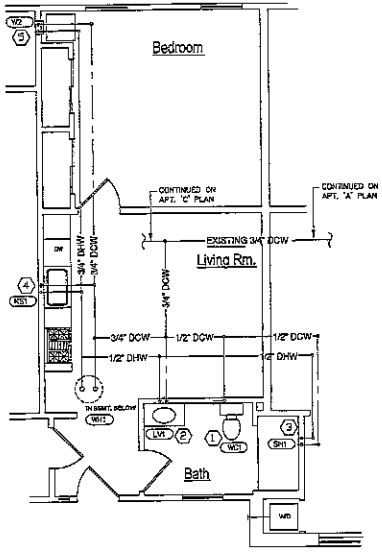
DRAWING NOTES:

DOMESTIC WATER

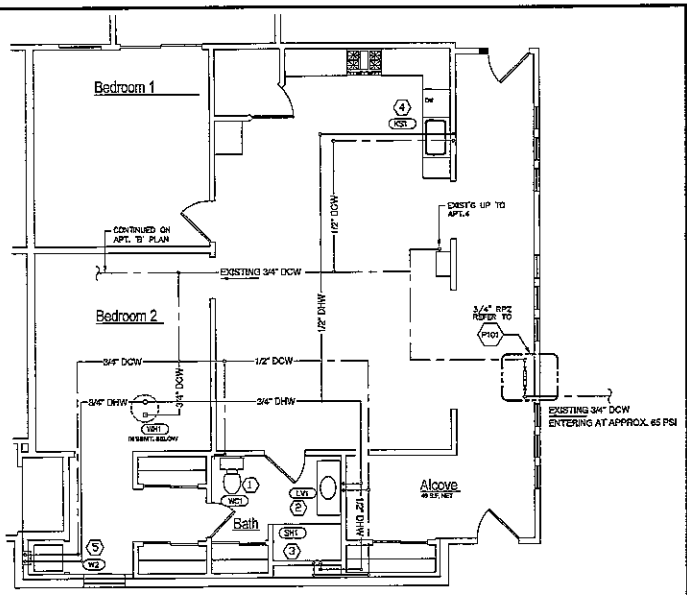
1. 1/2" DCW TO WC1 WITH SHUT-OFF VALVE
2. 1/2" DCW/DHW TO LV1 WITH SHUT-OFF VALVES.
3. 1/2" DCW/DHW TO SH1 WITH SHUT-OFF VALVE TO MIXING VALVE
4. 1/2" DCW/DHW TO KS1 WITH SHUT-OFF VALVES
5. 3/4" DCW/DHW TO W1/W2 WITH SHUT-OFF VALVES
6. 3/4" DCW TO WH1 (18" ABOVE FINISHED GRADE)



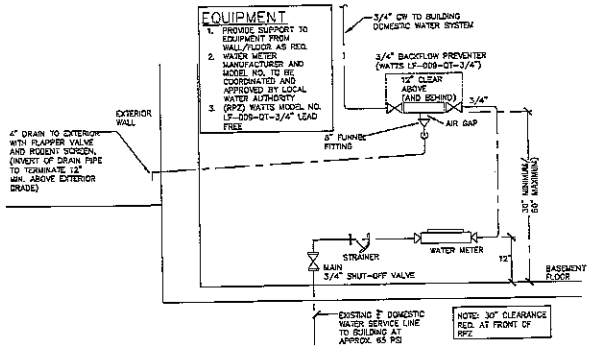
APT. 3 - PLMG. PLAN - DOMESTIC WATER
Scale: 1/4" = 1'-0"



APT. 2 - PLMG. PLAN - DOMESTIC WATER
Scale: 1/4" = 1'-0"



APT. 1 - PLMG. PLAN - DOMESTIC WATER
Scale: 1/4" = 1'-0"



RPZ DETAIL
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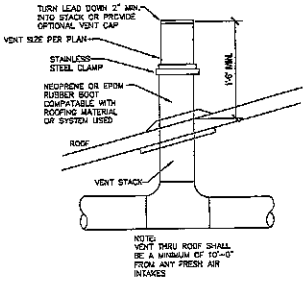
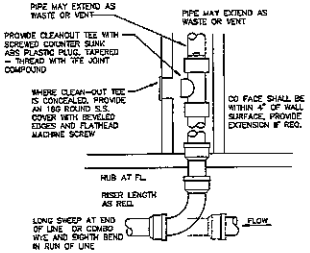
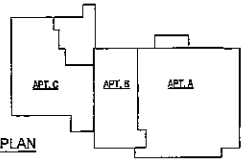


VENT THRU ROOF
Scale: NTS



WALL CLEAN-OUT
Scale: NTS



KEY PLAN

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PROJECT ARCHITECT: DJP
PROJECT MANAGER: DJP
DATE: 02/19/25
PERMIT
DRAWN BY: EP
SCALE: AS NOTED

Adelmann Palmisano Architects

PROJECT: FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS
CHANGE OF USE TO 3-1ST FLOOR APT. AND 2-2ND. FLOOR APARTMENTS TO REMAIN
12 OLD GLENWOOD DR., WEST FALLS, NY

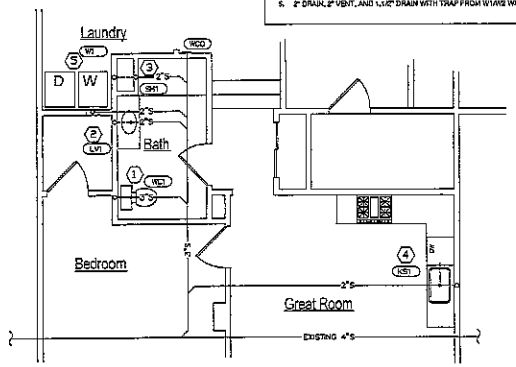
TITLE OF DRAWING: PLUMBING PLANS - DOMESTIC WATER DETAILS

PROJECT NO.: 2025-02

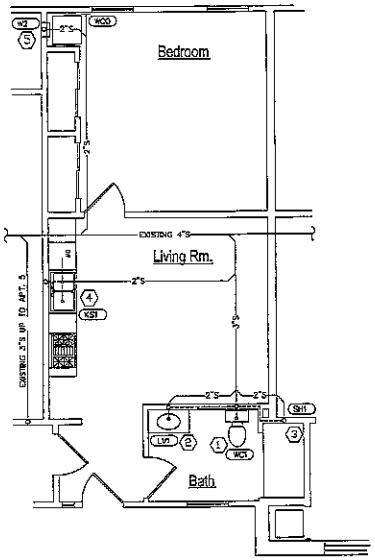
DRAWING NO.: P101

DRAWING NOTES: (4)

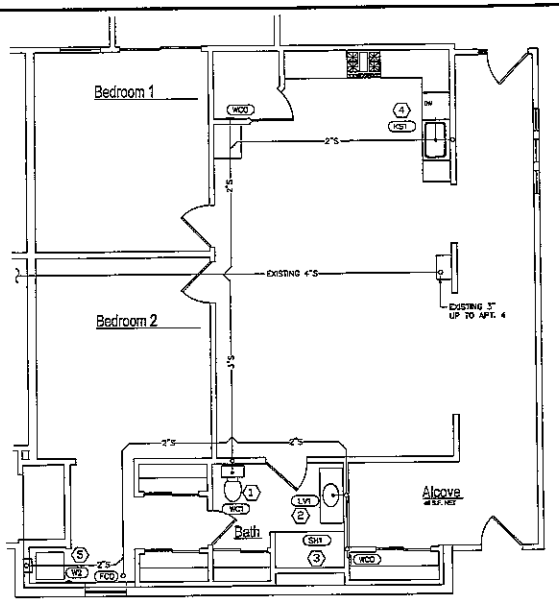
1. 3" WASTE FROM WC1 WITH 2" VENT UP
2. 2" DRAIN, 2" VENT, AND 1-1/2" DRAIN WITH TRAP FROM LV1
3. 2" DRAIN, 2" VENT, AND 1-1/2" DRAIN WITH TRAP FROM SH1
4. 2" DRAIN, 2" VENT, AND 1-1/2" DRAIN WITH TRAP FROM KS1
5. 2" DRAIN, 2" VENT, AND 1-1/2" DRAIN WITH TRAP FROM W1/W2 WALL BOX



APT. C - PLMG. PLAN - WASTE & VENT
Scale: 1/4" = 1'-0"



APT. B - PLMG. PLAN - WASTE & VENT
Scale: 1/4" = 1'-0"



APT. A - PLMG. PLAN - WASTE & VENT
Scale: 1/4" = 1'-0"

PLUMBING FIXTURE SPECIFICATIONS

MARK	FIXTURE AND TYPE	SYMBOL	DRAINAGE		DOMESTIC WATER			REMARKS
			WAN	VENT	DCW	DHW	DTW	
WC1	WATER CLOSET (ADA) WHITE		3"	2"	1/2"	-	-	MANUFACTURER: MANSFIELD/ GERBER (ADA) TANK TYPE/ FLOOR MOUNT, ELONGATED BOWL 1.28 GPF, 12" ROUGH-IN OPEN FRONT SEAT WILSHIRE 1006
LV1	LAVATORY (ADA) WHITE COUNTER MOUNT		1.5"	1.5"	1/2"	1/2"	-	MANUFACTURER: MANSFIELD/GERBER (ADA) WALL MOUNT, 4" CENTER WITH FAUCET: MOEN FAUCET 1.5GPM TWO HANDLE WITH DRAIN, P-TRAP, AND TRAP WRAP
CS1	KITCHEN SINK SS UNDER MOUNT SINGLE BOWL		1.5"	1.5"	1/2"	1/2"	-	MANUFACTURER: ELKAY, UNDER MOUNT SINGLE BOWL FAUCET: MOAN 1.5GPM TWO HANDLE WITH SPRAY, DRAIN, TRAP AND ALL ACCESSORIES FOR COMPLETE OPERATION
SH1	SHOWER (ADA) WHITE		2"	2"	1/2"	1/2"	-	MANUFACTURER: AQUATIC (ADA) MODEL #2374963952R WITH DELTA T13H332-R1070UNWS HANDLE IN BRUSHED ALLSA.
WH1	ELECTRIC WATER HEATER	(4)	-	-	3/4"	3/4"	-	MANUFACTURER: BRADFORD WHITE MODEL: RE20H040-4SBN, 40 GAL, 40GPH, POWER DIRECT VENT, ENERGY FACOR 0.7, 72 GAL. FIRST HOUR WITH PRESSURE RELIEF VALVE, DRAIN PAN, AND WATTS SERIES PLT EXPANSION TANK (5 GAL)
W1	CLOTHES WASHER		2"	2"	3/4"	3/4"	-	AS SELECTED BY OWNER
W2	WASHER/DRYER COMBO		2"	2"	3/4"	3/4"	-	AS SELECTED BY OWNER
WHY1	WALL HYDRANT		-	-	3/4"	-	-	MANUFACTURER: MIFAB MODEL: MFH-350

NOTE:
COORDINATE AND HAVE APPROVAL FOR ALL FIXTURE EQUIPMENT AND MODEL NUMBERS WITH OWNER PRIOR TO PURCHASE

PLUMBING FIXTURE NOTES

1. ROUGH ACCORDING TO ABOVE SCHEDULE UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. PROVIDE ALL ACCESSORIES REQUIRED FOR A COMPLETE PLUMBING INSTALLATION AS SPECIFIED IN SPECIFICATIONS ON DRAWINGS.
3. REFER TO SPECIFICATIONS ON DRAWING FOR ADDITIONAL PLUMBING EQUIPMENT AND INFORMATION.
4. COORDINATE PLUMBING FIXTURE MANUFACTURER WITH BUILDING OWNER. (PROVIDE SPECIFIED OR EQUAL EQUIPMENT.)
5. PROVIDE SHUT-OFF VALVES ON ALL PLUMBING FIXTURES.

ADA ACCESS NOTES

1. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
2. HOT WATER AND DRAIN PIPING UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THESE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

GENERAL NOTES

A. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE SIZE AND GENERAL ARRANGEMENT OF PIPING, EQUIPMENT, ETC. EXACT LOCATIONS AND ROUTINGS SHALL BE DETERMINED IN THE FIELD BEFORE AND AS THE WORK PROGRESSES. CAREFULLY COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.

B. DRAWINGS DO NOT INDICATE ALL OFFSETS, CHANGES IN ELEVATION, ETC. WHICH MAY BE REQUIRED BY ACTUAL FIELD CONDITIONS. THE CONTRACTOR IS TO FIELD VERIFY CONDITIONS PRIOR TO INSTALLATION AND MAKE SUCH CHANGES IN PIPING, EQUIPMENT LOCATIONS, ETC. AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS. COORDINATE ALL CHANGES WITH OTHER TRADES AND ARCHITECT, ENGINEER.

C. ALL CUTTING AND PATCHING OF BUILDING COMPONENTS REQUIRED TO ACCOMMODATE THE WORK OF THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACT. ALL PATCHING SHALL MATCH THE EXISTING COMPONENTS AND FINISHES. CUTTING AND PATCHING WORK SHALL BE PERFORMED BY PERSONNEL TRAINED AND REGULARLY EMPLOYED FOR SUCH SERVICES.

D. PLUMBING CONTRACTOR TO PROVIDE ALL ACCESSORIES REQUIRED FOR COMPLETE AND OPERATIONAL SYSTEM.

VENT PIPING SIZING TABLE

TO COMBINE VENTS FOR MINIMAL THRU-ROOF PENETRATIONS, USE THE FOLLOWING

FIXTURE	VENT FIXTURE UNITS
WATER CLOSET	3
LAVATORIES	1
SINK	2
MOP SINK	3
FLOOR DRAIN	3
WATER COOLER	1

PIPE SIZE	MAX FIXTURE UNITS
1"	256
1-1/4"	5x
2-1/2"	48
3"	24
1-1/2"	8"

WATER CLOSET MUST BE A MIN. 3" VENT

GENERAL PLUMBING NOTES

1. GENERAL NOTES ARE APPLICABLE TO ALL PLUMBING WORKING DRAWINGS.
2. THE WORK SHALL BE EXECUTED IN STRICT CONFORMITY WITH BASE BUILDING SPECIFICATION AND WITH THE LATEST EDITION OF THE PREVAILING LOCAL PLUMBING AND BUILDING CODES AND ALL LOCAL REGULATIONS THAT MAY APPLY. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND A GOVERNING CODE OR ORDINANCE THE MORE STRINGENT STANDARD SHALL APPLY.
3. ALL PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES BEFORE PROCEEDING WITH INSTALLATION.
4. NO CHANGES ARE TO BE MADE IN PLUMBING LAYOUT WITHOUT WRITTEN PERMISSION BY THE ENGINEER OF RECORD.
5. NO PIPING SHALL RUN EXPOSED IN FINISHED AREAS.
6. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PAYING RELATED FEES.
7. ROUGH IN DIMENSIONS OF TOILET FIXTURES MUST BE COORDINATED WITH CONTRACTOR AND FIELD SUPERVISOR.
8. INSTALL BALL VALVES ON ALL BRANCH SUPPLY LINES.
9. PROVIDE ACCESS PANELS ON ALL INACCESSIBLE VALVES AND CLEANOUTS. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR LOCATION. MOUNT SHUT-OFF VALVES NO HIGHER THAN 12'-6" AFF.
10. ALL HOT WATER LINES SHALL BE INSULATED PER CODE

PLUMBING SPECIFICATIONS

DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

PLUMBING WORK SHALL BE AS INDICATED ON THE PLANS AND AS HEREIN SPECIFIED. WORK SHALL CONSIST OF PROVIDING A COMPLETE AND OPERATIONAL SYSTEM INCLUDING ALL FIXTURES, PIPING, VALVES, AND OTHER REQUIRED DEVICES. EQUIPMENT, ETC. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS. WHERE THERE ARE CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS, AND CODE REQUIREMENTS, THE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUIRED FOR COMPLIANCE WITH ALL CODES AND FOR APPROVAL OF THE SYSTEM. THE SYSTEM SHALL EXTEND TO AND CONNECT INTO THE EXISTING PROJECT WATER AND WASTE SYSTEM AS INDICATED ON THE DRAWINGS.

WHENEVER A MATERIAL, ARTICLE, OR PIECE OF EQUIPMENT IS IDENTIFIED ON THE DRAWINGS BY REFERENCE TO MANUFACTURERS OR VENDORS' NAMES, TRADE NAMES, CATALOG NUMBERS, OR THE LIKE, IT IS SO IDENTIFIED FOR THE PURPOSE OF ESTABLISHING A STANDARD, AND ANY MATERIAL, ARTICLE, OR PIECE OF EQUIPMENT OF OTHER MANUFACTURERS OR VENDORS WHICH WILL PERFORM ADEQUATELY THE DUTIES IMPOSED BY THE GENERAL DESIGN WILL BE CONSIDERED EQUALLY ACCEPTABLE PROVIDED THE MATERIAL, ARTICLE OR PIECE OF EQUIPMENT SO PROPOSED IS, IN THE OPINION OF THE ARCHITECT/ ENGINEER, OF EQUAL SUBSTANCE, APPEARANCE, AND FUNCTION. THE MATERIAL, ARTICLE OR PIECE OF EQUIPMENT SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE ARCHITECTS/ ENGINEER'S WRITTEN APPROVAL.

THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL, SHOP DRAWINGS AND/ OR MANUFACTURERS SUBMITTAL DATA WITH CAPACITY AND CHARACTERISTICS OF ALL MATERIAL AND EQUIPMENT FOR APPROVAL PRIOR TO PURCHASE AND/ OR INSTALLATION OF THE WORK. A MINIMUM OF FIVE (5) COPIES SHALL BE SUBMITTED. SUBMITTALS SHALL BE IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BEGINNING WORK FOR THE PURPOSE OF OBSERVING EXISTING CONDITIONS AND TO DETERMINE THE EXTENT OF THE WORK. THE CONTRACTOR SHALL MAKE ALLOWANCES FOR PROVIDING ALL MATERIAL, EQUIPMENT, AND LABOR AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, AND ALL CODE REQUIREMENTS.

ALL WATER PIPING SHALL BE TYPE "L" HARD COPPER WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE SOLDERED WITH LEAD FREE SOLDER. ALL EXPOSED PIPING SHALL BE CHROME PLATED. WASTE AND VENT SHALL BE SERVICE WEIGHT CAST IRON WITH EITHER NO-HUB OR "CHARLOTTE SEAL" JOINTS. NO-HUB JOINTS ARE NOT PERMITTED BELOW GRADE. ALL EQUIPMENT REQUIRING PLUMBING CONNECTIONS SHALL BE CONNECTED BY THE PLUMBER REGARDLESS OF WHO PROVIDES THE EQUIPMENT OR FIXTURE. UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER OR SCHEDULE 40 PVC. FORCED MAINS SHALL BE PVC OR APPROVED EQUAL.

ALL HOT AND COLD WATER PIPING ABOVE GRADE SHALL BE INSULATED WITH (HOT) CIRCULATING WATER PIPING MINIMUM 1" THICK 3 PCF DENSITY FIBERGLASS PIPE COVERING WITH VAPOR BARRIER JACKET OR AS REQUIRED BY CODE). (COLD WATER PIPING 1/2" INSULATION UP TO 2" PIPE AND 1" INSULATION ON 2-1/2" PIPE AND ABOVE WITH 3 PCF DENSITY FIBERGLASS PIPE COVERING WITH VAPOR BARRIER JACKET OR AS REQUIRED BY CODE). ALL JOINTS SHALL BE LAPPED AND SEALED WITH AN APPROVED TYPE ADHESIVE AND END STRIPS AS RECOMMENDED BY THE INSULATION SUPPLIER AND/ OR MANUFACTURER.

HORIZONTAL STORM SEWER PIPING ABOVE GRADE SHALL BE INSULATED WITH MINIMUM 1" THICK 3 PCF DENSITY FIBERGLASS PIPE COVERING WITH VAPOR BARRIER JACKET OR AS REQUIRED BY CODE. ALL JOINTS SHALL BE LAPPED AND SEALED WITH AN APPROVED TYPE ADHESIVE AND END STRIPS AS RECOMMENDED BY THE INSULATION SUPPLIER AND/ OR MANUFACTURER. (TO AVOID CONDENSATION) . DRAIN HUBS TO BE INSULATED.

VACUUM BREAKERS SHALL BE PROVIDED FOR ALL HOSE CONNECTIONS AND OTHER POINTS WHERE CROSS CONTAMINATION CAN OCCUR. REDUCED PRESSURE BACKFLOW PREVENTERS SHALL BE PROVIDED WHERE REQUIRED BY CODE. ALL FIXTURES, HOSE BIBBS, FLOOR DRAINS, ETC., SHALL BE PROVIDED AS INDICATED AND SCHEDULED ON THE PLANS. THE SYSTEM SHALL BE TESTED, CLEANED, AND DISINFECTED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.

THE ENTIRE PLUMBING SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE (1) YEAR FROM ACCEPTANCE BY THE OWNER. ALL GUARANTEES SHALL BE WRITTEN, DATED, AND FORWARDED TO THE OWNER. ALL DEFECTIVE EQUIPMENT AND/ OR MATERIAL SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.

AT THE CONTRACTOR'S OPTION, PVC MAY BE UTILIZED ABOVE GRADE IN CONCEALED LOCATIONS FOR DWV SYSTEM, SUBJECT TO CODE COMPLIANCE. APPROVAL FROM OWNER/ TENANT OR LOCAL INSPECTOR IS REQUIRED.

AT THE CONTRACTOR'S OPTION, PEX PIPING MAY BE UTILIZED ABOVE GRADE SUBJECT TO CODE COMPLIANCE. APPROVAL FROM OWNER/ TENANT OR LOCAL INSPECTOR IS REQUIRED. (NOT WATER PEX PIPING TO BE INSULATED)

PVC/ CPVC PIPING SHALL HAVE A FLAME SPREAD RATING LESS THAN 25 AND A SMOKE DEVELOPMENT RATING LESS THAN 50.

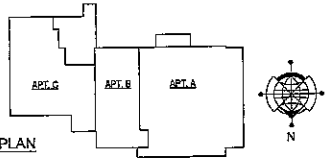
GAS PIPING - SCHEDULE 40 BLACK STEEL WITH MALLEABLE SCREWED FITTING IN SIZE UP TO 3" AND OVER 3" TO BE SCHEDULE 40 BLACK STEEL WITH WELDED FITTINGS.

NATURAL GAS PIPING - COORDINATE ALL NEW GAS LINES ROUTING PER PLANS IN FIELD. PAINT EXTERIOR GAS PIPING AND SUPPORTS TWO COATS EXTERIOR ENAMEL.

INSTALL EQUIPMENT AND PIPING TO AVOID INTERFERENCE WITH THE OPERATION OR SERVICING AND MAINTENANCE OF EQUIPMENT.

PIPES PENETRATING FIRE WALLS AND FLOORS SHALL BE FIRESTOPPED AS SPECIFIED. REFER TO THE ARCHITECTURAL DRAWINGS FOR FIRE WALL AND FLOOR LOCATIONS.

ALL PLUMBING SERVICE PIPING USE ON PROJECT TO MEET ALL STATE AND LOCAL CODES, COORDINATE USE OF PVC PIPING ABOVE AND BELOW GRADE WITH LOCAL AUTHORITIES PRIOR TO WORK START-UP. (NATURAL GAS, WASTE, STORM, VENT, DOMESTIC HOT, COLD AND CIRCULATING WATER LINES)



KEY PLAN

ARCHITECTURAL DRAWINGS, PLANS, NOTES, AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE VISUAL CONTRACT BETWEEN THE ARCHITECT AND OTHERS SHALL BE LIMITED TO THE ONE PROJECT FOR WHICH THE WORK HAS BEEN PREPARED AS INSTRUMENTS OF SERVICE. ANY UNDERSIGNED WHO ALTERS THIS DRAWING IS REQUIRED BY LAW TO STAMP AND SIGN AND THE ADDITIONAL SCIENCE BY FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	

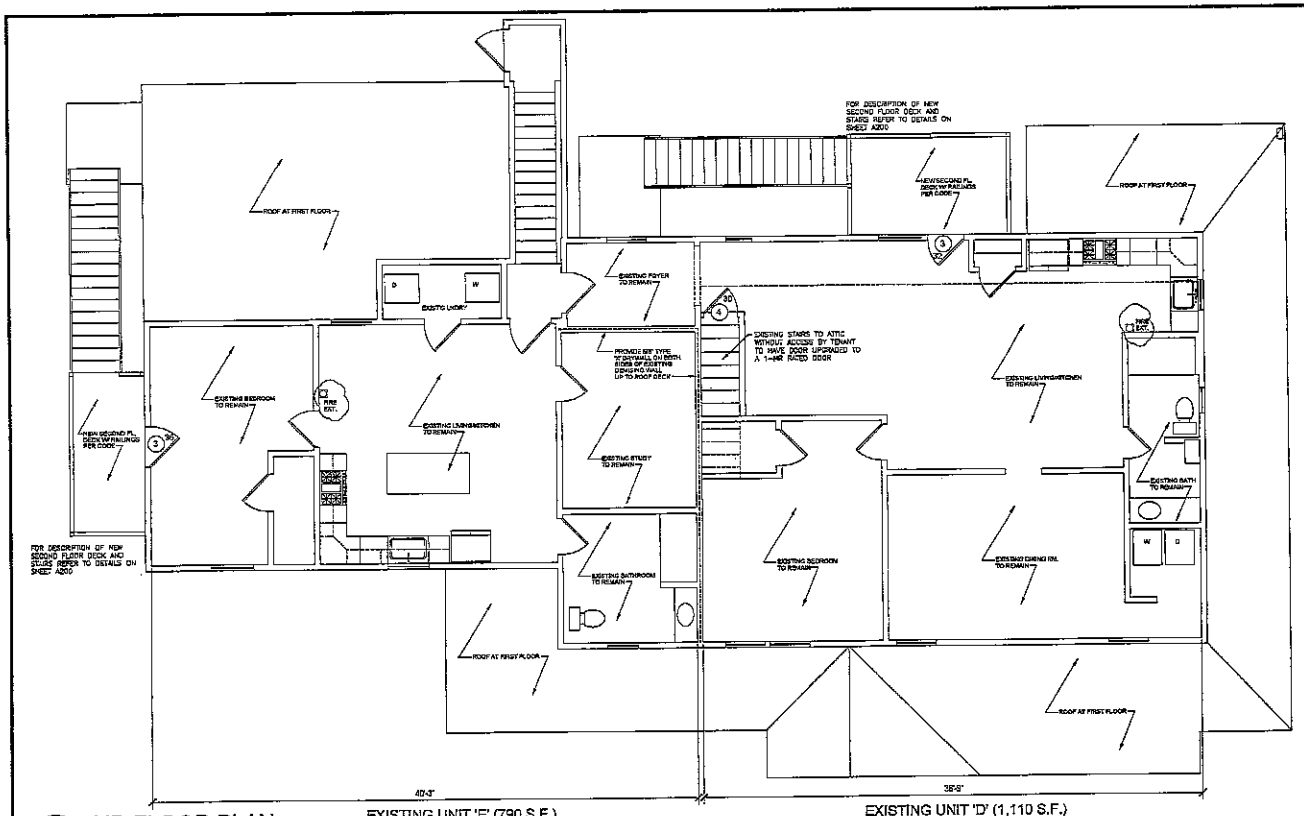
PROJECT ARCHIVED: EMP
DATE: 6/18/25
TRACKER MANAGER: EMP
PERMIT
DRAWN BY: EP
CHK'D BY: AS NOTED

Adelmann Palmisano Architects

PROJECT: FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS
CHANGE OF USE TO 3-1ST FLOOR APT. AND
2-2ND. FLOOR APARTMENTS TO TEARMAN
12 OLD GLENWOOD DR., WEST FALLS, NY

TITLE OF DRAWING: PLUMBING PLANS - WASTE & VENT

PROJECT NO.: 2025-02
DRAWING NO.: P100



2ND FLOOR PLAN

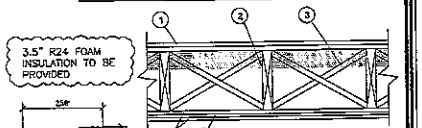
Scale: 1/4" = 1'-0"

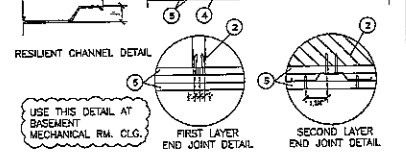
Room Finish Schedule

Room Name	Floors	Base	Walls	Trim	Ceiling
FIRST FLOOR - UNIT A - 1,411 S.F. (NEW UNIT)					
GREATROOM					9'-0"
ALCOVE					7'-0"
ALCOVE CLOSET					sloped
PANTRY					9'-0"
BATHROOM					7'-5"
LINEN CLOS.					sloped
BEDROOM 1					9'-0"
B1-CLOSET					7'-6"
BEDROOM 2					9'-0"
B2-CLOSETS					varies
FIRST FLOOR - UNIT B - 575 S.F. (NEW UNIT)					
LIVING RM.					9'-0"
BATH					7'-0"
BEDROOM					7'-0"
CLOSETS					9'-0"
FIRST FLOOR - UNIT C - 575 S.F. (NEW UNIT)					
GREATROOM					9'-0"
ENTRY					9'-0"
ENTRY CLOSET					7'-0"
ALCOVE					9'-0"
BATHROOM					7'-4"
LAUNDRY					9'-0"
BEDROOM					9'-0"
B-CLOSET					7'-0"
SECOND FLOOR - UNIT D - 1,110 S.F. (EXISTING UNIT)					
FOYER					exist.
LIVING/KITCHEN					exist.
DINING					exist.
PANTRY					exist.
BATHROOM					exist.
BEDROOM					exist.
B-CLOSET					exist.
SECOND FLOOR - UNIT E - 790 S.F. (EXISTING UNIT)					
LIVING / KITCHEN					exist.
STUDY					exist.
LAUNDRY					exist.
BATHROOM					exist.
BEDROOM					exist.
B-CLOSET					exist.

DESIGN NO. UL-L511
SYSTEM NO. 1

1. SUBFLOOR – EXISTING 1X6 T&G SUBFLOOR WITH .010" THICK COMMERCIAL ROSIN-SIZED BUILDING PAPER
   FINISH FLOORING – MIN. 1X3 T&G HARDWOOD FLOOR
2. WOOD JOISTS – MIN 2X10 WOOD JOISTS AT 16" O/C
3. CROSS BRIDGING – MIN. 1X3 CROSS BRIDGING
4. RESILIENT CHANNELS SPACED 24" O/C
5. TWO LAYERS ⅝" TYPE 'X' DRYWALL

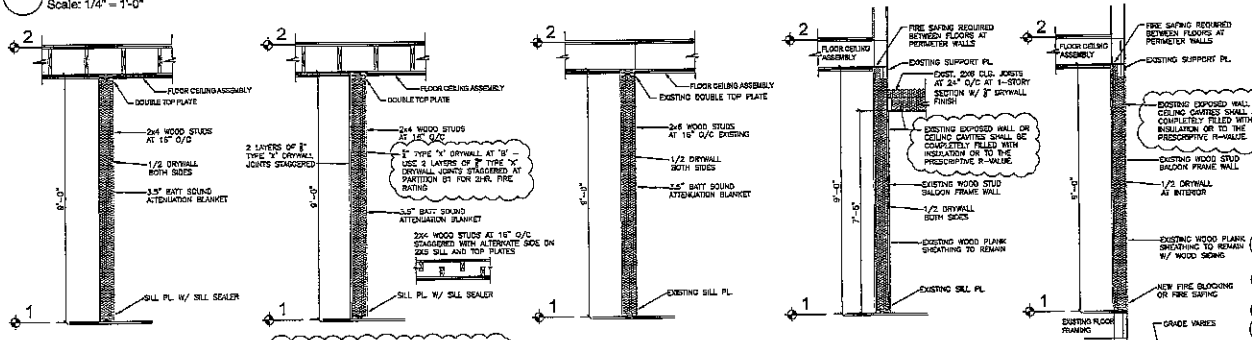




FLOOR-CLG. ASSEMBLY BETWEEN 1ST AND 2ND FLOOR

Scale: NONE — UL-L500 2HR. FIRE RATED ASSEMBLY

NOTE:
AT INFILL WALL LOCATIONS AT DOORS AND WINDOWS PROVIDE CONSTRUCTION TO MATCH THE EXISTING CONSTRUCTION AND PATCH WALLS TO MATCH THE CONSTRUCTION TYPE OF THE WALLS SURROUNDING THE INFILL AREAS (PATCH TO MATCH)



A STANDARD DRYWALL PARTITION

B DEMISING WALL DRYWALL PARTITION GA WP 3371 1 HR. FIRE RATING, STC=50

B1 DEMISING WALL DRYWALL PARTITION GA WP 3910 2 HR. FIRE RATING, STC=53

C EXISTING 2X6 STUD WALL PARTITION

D EXISTING WOOD STUD PARTITION

PARTITION TYPES

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

REVISIONS	DATE
1 PER CODE REVIEW	3/7/25
2 TOWN COMMENTS	5/30/25
3 TOWN COMMENTS	6/10/25
4	
5	
6	
7	

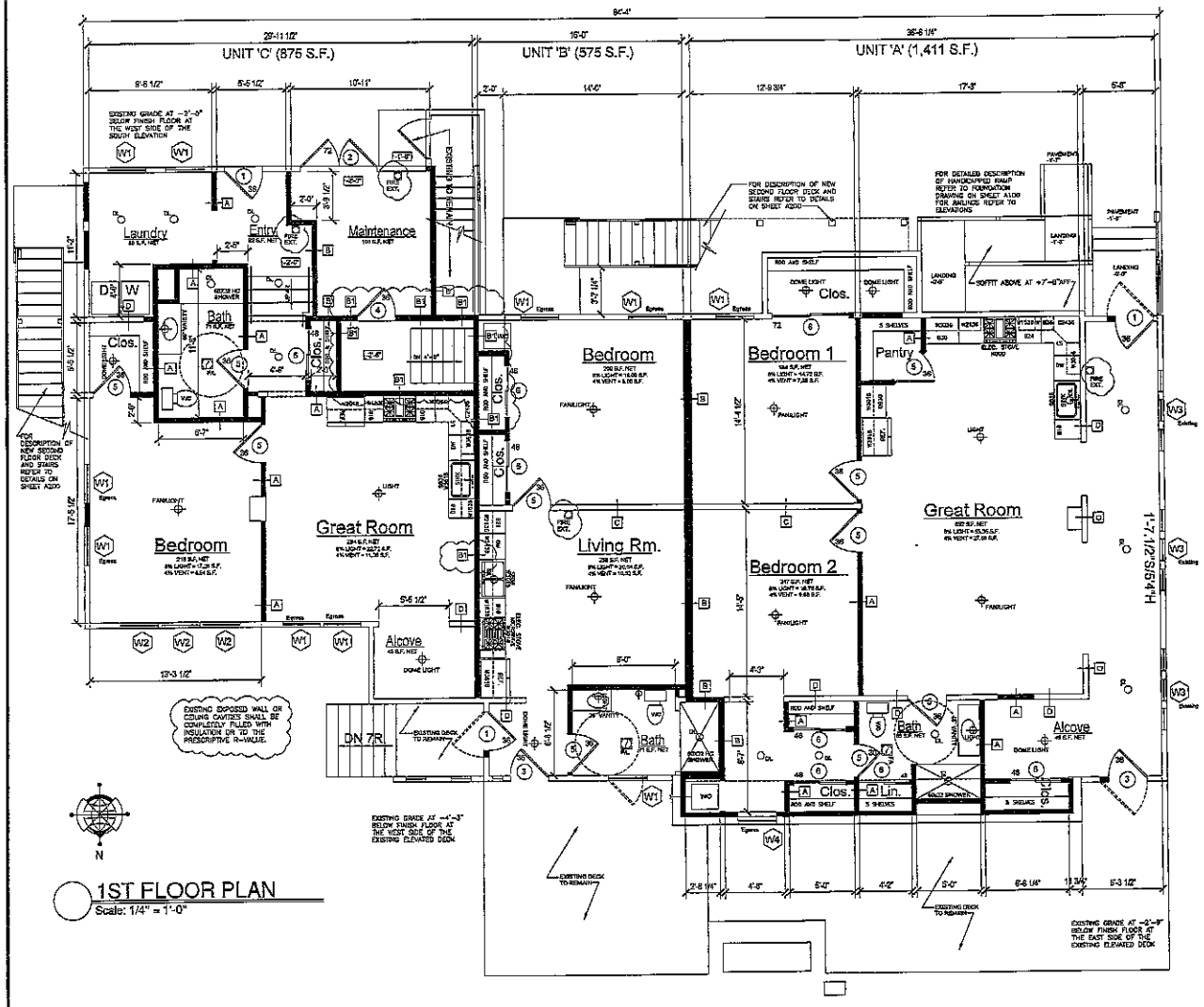
PROJECT ARCHIVED: 6/12/25
PROJECT MANAGER: SBP
PERMIT
DRAWN BY: DP
CHK'D BY: RS

Adelmann Palmisano Architects

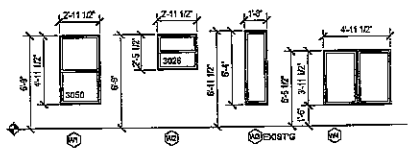
PROJECT: FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS
CHANGE OF USE TO 3-1ST FLOOR APTS. AND 2-2ND. FLOOR APARTMENTS TO REMAIN
12 OLD GLENWOOD DR., WEST FALLS, NY

TITLE OF DRAWING: SECOND FLOOR PLAN

PROJECT NO. 2025-02
DRAWING NO. A400



1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



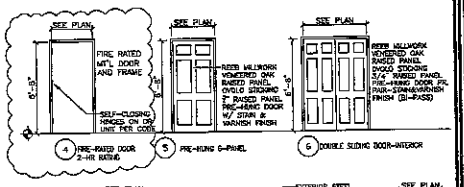
WINDOW TYPES

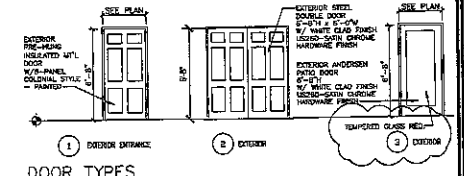
WINDOW SCHEDULE

UNIT MARK	ANDERSEN=400 SERIES	ROUGH OPNG	UNITS	STYLE	CONSTRUCTION	SCREEN
W1	SINGLE HUNG 3050	36.5" X 60.0"	*10	SINGLE HUNG (EGRESS)	100 SERIES	NYLON
W2	SINGLE HUNG 3028	36.0" X 30.0"	3	SINGLE HUNG	100 SERIES	NYLON
W3	EXISTING PICTURE 1'-4"W x 5'-4"H	NA	9	PICTURE	EXISTING TO REMAIN	NONE
W4	CASEMENT 20-40-2	60" X 48"	*1	CASEMENT (EGRESS)	400 SERIES	NYLON

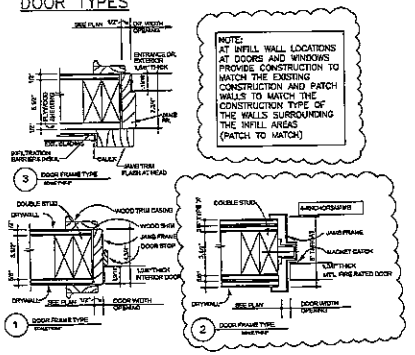
* WINDOW COMPLIED WITH NYS BUILDING CODE SECTION R310 FOR SECOND STORY WINDOWS AREA
A MIN. 20.0 SQ. FT. MINIMUM OPENING WIDTH OF 24", TOTALLY OPENABLE HEIGHT WIDTH OF 24"

ALL BEDROOM WINDOWS SHALL BE REVIEWED TO BE COMPLIANT FOR EMERGENCY EGRESS AS PER NYS CODE — WINDOW SUPPLIER SHALL BE REQUIRED TO VERIFY THAT WINDOWS ARE CODE COMPLIANT FOR THE ROOMS IN WHICH THEY ARE LOCATED.





DOOR TYPES



NOTE: ALL DOORS ARE FRAME TYPE 1 EXCEPT DOOR #1, #2, #3 ARE FRAME TYPE 3, AND DOOR #4 IS FRAME TYPE 2

JAMB TYPES

REVISIONS		DATE
1	PER CODE REVIEW	3/7/25
2	TOWN COMMENTS	5/30/25
3	TOWN COMMENTS 6/9/25	6/10/25
4		
5		
6		
7		

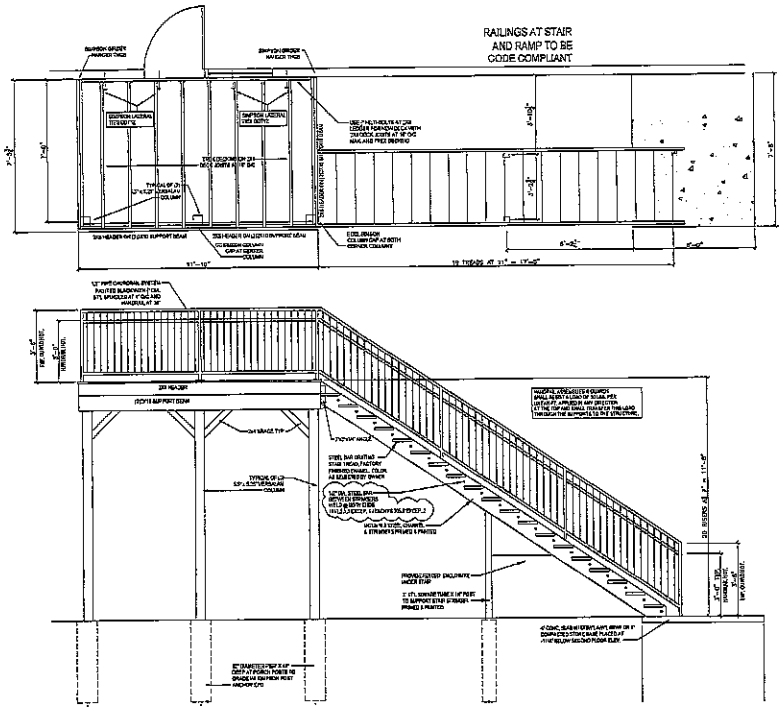
DATE 06/16/25
PROJECT ARCHITECT SMP
PROJECT MANAGER SMP
PERMIT
DRAWN BY CP
CHK'D BY SMP
SCALE AS NOTED

Adelmann Palmisano Architects

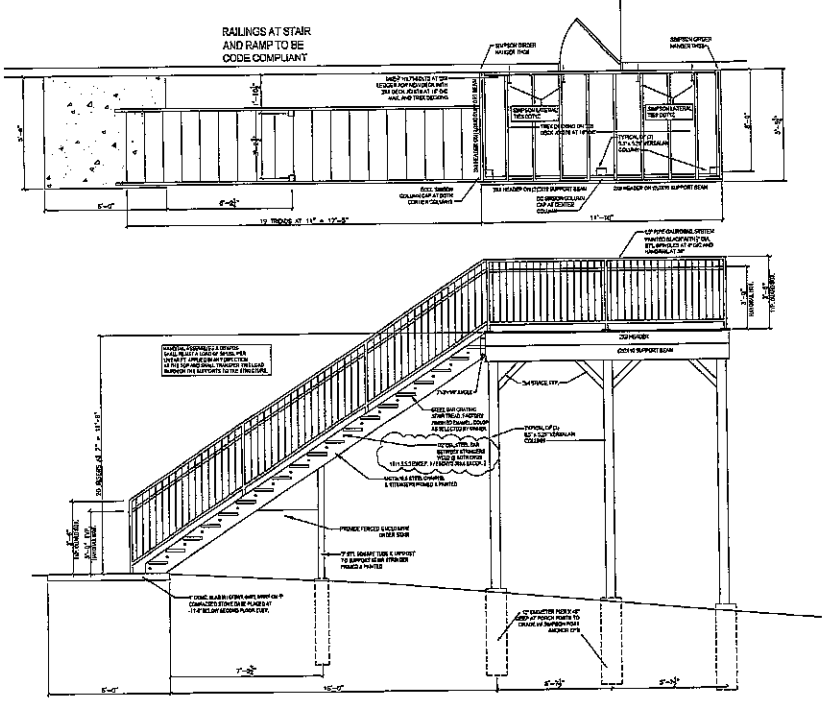
PROJECT
FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS
CHANGE OF USE TO 3-1ST FLOOR APT. AND
2-2ND. FLOOR APARTMENTS TO REMAIN
12 OLD GLENWOOD DR., WEST FALLS, NY

TITLE OF DRAWING
FIRST FLOOR PLAN

PROJECT NO.
2025-02
DRAWING NO.
A300



EXTERIOR DECK AND STAIR AT SOUTH WALL
Scale: 1/4" = 1'-0"



EXTERIOR DECK AND STAIR AT EAST WALL
Scale: 1/4" = 1'-0"

Performance Compliance Method – 2020 Existing Building Code of NYS, Chapter 13

Project: Proposed Apartments – 1st Floor, 12 Old Glenwood, W. Falls, NY.
Existing 2-story building, Type VB Construction
Gross building area = 5,400 gross sq. ft. (1st Fl. 3,262 sf + 2nd Fl. 2,127 sf)
Existing: 1st Fl. occupancy classification is A-2 (Assembly – Bar).
Existing: 2nd Fl. occupancy classification is R-3 (Residential – two apartments)
Proposed occupancy classification is Group R-2 1st & 2nd Fl.
Group R-2 occupant load 1st Fl. – 3,163 gross sf floor area / 200 = 16.
Group R-2 occupant load 2nd Fl. – 2,224 gross sf floor area / 200 = 10.
Classification of Work is Level 3 Alteration & Change of Occupancy

Date: 03/04/2025

1) Section 1301.6.1 – Building Height:
Height value, feet = AH 40' - EBH 37'
12.5 x (CF is 1 if AH - EBH is +) = 0.24
Height value, stories = (AS – ESS) x CF = (2 – 2) x 1 = 0, Use lesser value of 0.

2) Section 1301.6.2 – The following formula shall be used for allowable area:
As = Ai + (NS x If) = 7,000 + (7,000 x 0.4) = 9,800 sq. ft.
Area facing increase due to frontage per SC of NYS 506.3.3 is 0.4: (165' / 265' = 0.35) 30/50
Area value = 9,800 / 1,200 [1 – 3,262 / 9,800] = 8.5.
Area value = +8.5.

3) Section 1301.6.3 – Compartmentation: Size of 5,000 sq. ft. max. Conforming compartments are figured as net areas and do not include shafts, chases, stairways, walls or columns. (2-hour fire-rated floor / ceiling assembly required between 1st & 2nd floor complying with BC Section 711, upgrade existing as required.)
Value = +15 per table 1301.6.3

4) Section 1301.6.4 – Dwelling unit separations: Category c. Floor ceiling assemblies & fire partitions are 1 hour min. and consecutive per BC of NYS. (Upgrade existing assemblies as required.)
Value = 0 per table 1301.6.4.

5) Section 1301.6.5 – Corridor walls: Category c. without corridors, value = 0 per table 1301.6.5.

6) Section 1301.6.6 - Vertical openings: Per Tables 1301.6.6(1) & (2).
1 x 7 = 7, The max. value = +2. Existing vertical openings shall be enclosed with 1-hour fire barriers. (Upgrade existing assemblies as required.)

7) Section 1301.6.7 – HVAC systems: Central boiler / chiller system without ductwork. Category a= +5 points.

8) Section 1301.6.8 – Automatic fire detection: Category e.
Smoke detectors installed throughout the floor area = +6 points.

9) Section 1301.6.9 – Fire alarm systems: Category c. Provide fire alarm system in accordance with BC of NYS Section 907 = 0 points.

10) Section 1301.6.10 – Smoke control: Category a, none = 0 points.

11) Section 1301.6.11 – Means of egress capacity & number: Category b.
Capacity and number of exits complies with BC of NYS = 0 points. *The means of egress is required to comply with the listed Sections of BC Chapter 10. Per table 1026.3.3(1), the 2nd floor does not qualify as a story with one exit without both emergency escape openings and an automatic sprinkler system.*

12) Section 1301.6.12 – Dead Ends: N/A =
+0 points.

13) Section 1301.6.13 – Exit access travel distance: Max. allowable = 200' per Section 1017 BC of NYS, actual max. travel distance = 85' (Main Vestly travel distance with final approved floor plan.)
20 X 200-85 = +13
200

14) Section 1301.6.14 – Elevator control: Category a.
No elevator = -2 points.

15) Section 1301.6.15 – Means of egress emergency lighting: Category b.
Means of egress lighting & exit signs provided with emergency power per Section 2702 BC of NYS = 0 points.

16) Section 1301.6.16 – Mixed occupancies: N/A.
Entire building to be classified as Group R-2 = 0 points.

17) Section 1301.6.17 – Automatic sprinklers: Category e.
Sprinkler system required by Sec. 9 RC of NYS, not provided. = -6 points.

18) Section 1301.6.18 – Standpipes: Category b.
Standpipes are not required, not provided. = + 0 points.

19) Section 1301.6.19 – Incidental use: N/A = 0 points.

20) Section 1301.6.20 – Smoke Compartmentation: Category c, not provided = 0 points.

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1301.6.1 Building height	0	0	0
1301.6.2 Building area	3.5	3.5	3.5
1301.6.3 Compartmentation	15	15	15
1301.6.4 Tenant and dwelling unit separations	0	0	0
1301.6.5 Corridor walls	0	0	0
1301.6.6 Vertical openings	2	2	2
1301.6.7 HVAC systems	5	5	5
1301.6.8 Automatic fire detection	6	6	6
1301.6.9 Fire alarm system	0	0	0
1301.6.10 Smoke control	----	0	0
1301.6.11 Means-of-egress	----	0	9
1301.6.12 Dead ends	----	0	9
1301.6.13 Maximum exit access travel distance	----	13	13
1301.6.14 Elevator control	-2	-2	-2
1301.6.15 Means-of-egress emergency lighting	----	0	0
1301.6.16 Mixed occupancies	0	----	0
1301.6.17 Automatic sprinklers	-6	Divide by 2 (-3)	-6
1301.6.18 Standpipes	0	0	0
1301.6.19 Incidental use area protection	0	0	0
1301.6.20 Smoke Compartmentation	0	0	0
Building Score—Total Value	24.5	43.5	39.5

TABLE 1301.5 MANDATORY SAFETY SCORES

OCCUPANCY	FIRE SAFETY (MFS)	MEANS OF EGRESS (MME)	GENERAL SAFETY (MGS)
A-1	39	31	31
A-2	31	32	32
A-3	32	33	33
A-4, 5	39	40	40
B	39	40	40
F	34	34	34
M	33	40	40
R	24	38	38
S-1	39	29	29
S-2	39	39	39

a. MFS = Mandatory Fire Safety
MME = Mandatory Means of Egress
MGS = Mandatory General Safety

5) Existing Building Code Section 305.8 Alterations: A facility not to altered shall comply with the applicable provisions of Chapter 11 of the BCNYS, unless technically infeasible. Exception 2- Accessible means of egress per Chapter 19 BCNYS are not required to be provided in existing buildings.

6) Existing Building Code Section 305.7 Alterations affecting an area containing a primary function. Where an alteration contains an area of primary function, the route to the primary function area shall be accessible. Per exception 5, this provision does not apply to altered areas limited to Type B dwelling units.

7) Existing Building Code Section 305.9 Scoping for alterations:

A. Ramp slopes to comply with BC 1012.2 or EBC Table 305.6.5

B. Type B Dwelling Units. Where Group R-2 dwelling units are being altered and where the work area is greater than 50% of the building area, the requirements of BC Section 1107 for Type B units only apply only to the quantity of spaces being altered. (Provide Type B units on 1st floor, 2nd floor dwelling units are not altered.)

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM					WINTER DESIGN TEMP	ICE BARRIER UNDER. REQUIRED	FLOOD HAZARDS
PSF	SPEED MPH	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC	WEATHERING	FROST DEPTH	TERMITES			
50	115	NA	NA	NA	C	NA	48"	SLIGHT-MOD	0	YES	NA

UNIFORMLY DISTRIBUTED LIVE LOADS

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10 PSF
BALCONIES AND DECKS	60 PSF
CORRIDS AND HANDRAILS	100 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

REVISIONS		DATE
1	PER CODE REVIEW	5/7/25
2	TOWN COMMENTS	6/10/25
3	TOWN COMMENTS	8/9/25
4		
5		
6		
7		

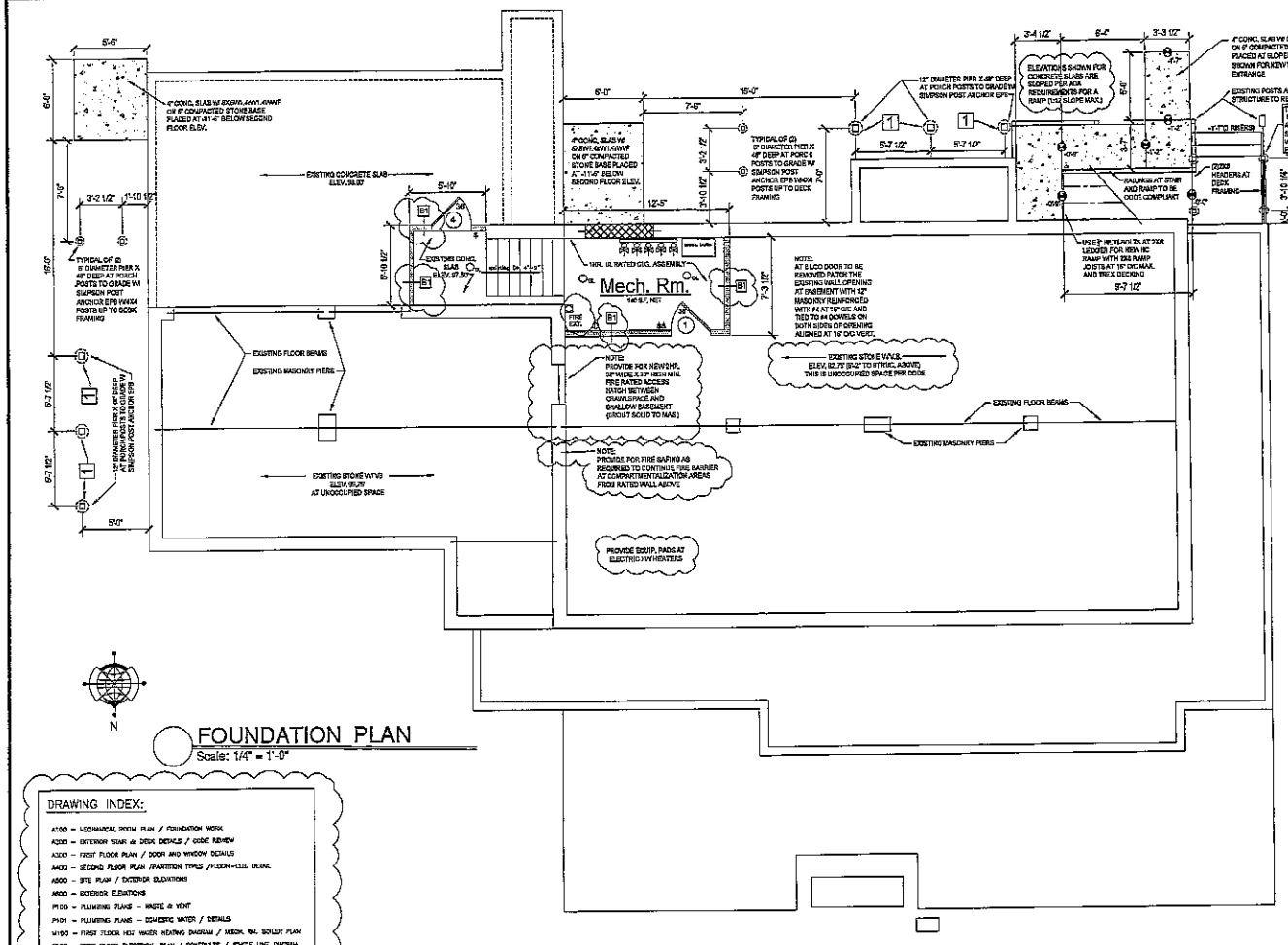
PROJECT ARCHITECT: AAS 02/11/25
PROJECT MANAGER: CDP
PERMIT
DRAWN BY: DP
SCALE: AS NOTED

REGISTERED ARCHITECT — ADELMANN PALMISANO — STATE OF NEW YORK

Adelmann Palmisano Architects
1009 Grand Park Rd.
Buffalo, N.Y. 14228
(716)435-9087

PROJECT: FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS
CHANGE OF USE TO 3-1ST FLOOR APT. AND
2-2ND. FLOOR APARTMENTS TO REMAIN
12 OLD GLENWOOD DR., WEST FALLS, NY
TITLE OF DRAWING: EXTERIOR STAIR DETAILS/ CODE REVIEW

PROJECT NO. 2025-02
DRAWING NO. A200



FOUNDATION PLAN
Scale: 1/4" = 1'-0"

CONC. PIER DETAIL
Scale: 1/2" = 1'-0"

CONCRETE SPECIFICATIONS

A. ALL CONCRETE WORK SHALL CONFORM WITH ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318 - LATEST EDITION, AND "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315 - LATEST EDITION.

B. ALL CONCRETE FORM WORK SHALL CONFORM WITH ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK" - ACI 347.

C. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL STRUCTURAL CONCRETE SHALL CONFORM WITH ACI - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" - ACI 301.

D. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR APPROVAL. MIX DESIGN SHALL INDICATE 7 AND 28 DAYS STRENGTHS, CEMENT CONTENT, AIR CONTENT, WATER-CEMENT RATIO, AMOUNT OF FINE AND COARSE AGGREGATES AND ADMIXTURES. ALL EXTERIOR CONCRETE AND CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED (5% TO 7%).

MAXIMUM WATER-CEMENT RATIO = 0.50
MAXIMUM SLUMP LIMIT = 4"
MAXIMUM AGGREGATE SIZE:
FOOTINGS & FOUNDATION WALLS = 3/4" TO 1 1/2"
SLAB-ON-GRADE = 3/4" TO 1"
ELEVATED FILL = 1 1/2"

CEMENT SHALL BE PORTLAND CEMENT, TYPE I OR II, CONFORMING TO ASTM C-150.

CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33.
AIR-ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C-260.
NON-STAINING CEMENT SHALL CONFORM TO ASTM C-979.

EXPANSION JOINTS SHALL BE 1/8" THICK ASPHALT IMPREGNATED FIBERBOARD JOINT MATERIAL CONFORMING TO ASTM D-1751.

CURING COMPOUND SHALL BE CLEAR, CONFORMING TO ASTM C-309.

E. COLD WEATHER CONCRETE WORK, WHEN APPLICABLE, SHALL CONFORM TO ACI 306.
F. HOT WEATHER CONCRETE WORK, WHEN APPLICABLE, SHALL CONFORM TO ACI 305.
G. ALL FLOOR SLABS SHALL BE CONSTRUCTED TO HAVE A MAXIMUM FLATNESS OF FF40 AND A MINIMUM LEVELNESS OF FL30.
H. ALL BAR REINFORCING FOR CONCRETE TO CONFORM TO ASTM A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
I. CONCRETE ACCELERATOR TO BE ACCURATE TO MAINTAIN REINFORCING INDISCRETELY IN PLACE AND BE NON-CORROSIVE, NON-STAINING TYPE.
J. LAP ALL BAR REINFORCING PER ACI 318. STAGGER SPLICES IN HORIZONTAL WALLS AND SLABS.
K. REINFORCEMENT COVER, UNLESS NOTED OTHERWISE - TOP 1-1/2"
1) FOOTINGS AND GRADE BEAMS - BOTT. 3"
2) WALLS - OUTSIDE 2", INSIDE 1"
3) SLABS = 1 1/2" FROM TOP
L. WELDED WIRE FABRIC SHALL HAVE MINIMUM END AND SIDE LAPS OF 7'-0".
M. ALL ANGLED OPENINGS IN CONCRETE SLABS AND WALLS, ADD 24-#5 DIAGONAL BARS EXTENDING 2'-0" BEYOND EACH SIDE OF OPENING.
N. ALL CONCRETE WORK REINFORCING PLACEMENT, FORM WORK AND SHORING SHALL BE INSPECTED BY AN INDEPENDENT TESTING AGENCY RETAINED BY THE OWNER FOR THE FOLLOWING ITEMS:
INSPECT BOTTOM OF FOOTING SOIL CONDITIONS.
INSPECT FORM WORK AND PLACEMENT OF REINFORCEMENT.
SAMPLING FRESH CONCRETE PER ASTM C-172, MODIFIED FOR SLUMP BY ASTM C-94.
SLUMP PER ASTM C-143, ONE TEST AT POINT OF DISCHARGE FOR EACH DAY'S POUR FOR EACH TYPE OF CONCRETE.
AIR CONTENT PER ASTM C-173 VOLUMETRIC OR ASTM C-231 PRESSURE, ONE TEST FOR EACH DAY'S POUR FOR EACH TYPE OF CONCRETE.
CONCRETE TEMPERATURE - TEST EACH TIME A SET OF COMPRESSION TEST IS TAKEN.
COMPRESSION TEST SPECIMEN PER ASTM C-31 ONE SET OF 4 STANDARD CYLINDERS
COMPRESSION STRENGTH TEST PER ASTM C-39, ONE SET FOR EACH SHIFT POURING PLUS ADDITIONAL SETS FOR EACH 50 CU. YDS OR AREA OF 5000 SQ. FEET OF SLAB OR FRACTION THEREOF.
LABORATORY TESTED AT 7 DAYS, TWO SPECIMENS TESTED AT 28 DAYS, AND ONE SPECIMEN RETAINED IN RESERVE FOR LATER TESTING IF NEEDED.

DRAWING INDEX:

A100 – MECHANICAL ROOM PLAN / FOUNDATION WORK
A200 – EXTERIOR STAIR & DECK DETAILS / CODE REVIEW
A300 – FIRST FLOOR PLAN / DOOR AND WINDOW DETAILS
A400 – SECOND FLOOR PLAN /PARTITION TYPES /FLOOR-CEIL DETAIL
A500 – SITE PLAN / EXTERIOR ELEVATIONS
A600 – EXTERIOR ELEVATIONS
P100 – PLUMBING PLANS – WASTE & VENT
P101 – PLUMBING PLANS – DOMESTIC WATER / DETAILS
M100 – FIRST FLOOR HOT WATER HEATING DIAGRAM / MECH. RM. BOILER PLAN
E100 – FIRST FLOOR ELECTRICAL PLAN / SCHEDULES / SINGLE LINE DIAGRAM
E101 – BSMT. & SECOND FLOOR ELECTRICAL PLANS

GENERAL NOTES AND DESIGN CRITERIA

A. DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, CONSISTING OF THE NEW YORK STATE 2020 RESIDENTIAL CODE, WITH STATE AMENDMENTS.

B. SOIL BEARING CAPACITY USED IN DESIGN OF NEW FOUNDATIONS IS 2500 PSF. ALL FOOTINGS TO BEAR A MINIMUM OF 4'-0" BELOW FINISHED GRADE ON EXTERIOR WALLS AND TO BEAR ON UNDISTURBED SOIL OR STRUCTURAL FILL OF MIN. 2500 PSF BEARING CAPACITY. PROVIDE MATCH SOILS ON