

TOWN OF AURORA
SITE PLAN REVIEW APPLICATION

Date submitted: 6/11/25

Applicant name: Jacob Berger

Applicant Phone/Email: (716) 912-9432 jcberg9@gmail.com

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 .001

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: \$

Receipt: #

Received by
Town Clerk/Deputy Clerk

SEQOR 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 SEQ. R.

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.
- ~~N/A~~ 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.
- ~~N/A~~ 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.
- ~~N/A~~ 5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more
- ~~N/A~~ 6. Soil Test, regarding characteristics, capabilities and/or limitations for development according to TOA soil district
- ~~N/A~~ 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.
- ~~N/A~~ 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.
- ~~N/A~~ 11. Location of all open space designated for "Green space", parks, playgrounds, landscape screening and general landscape proposals.
- ~~N/A~~ 12. Location, size and design of all proposed signage and outdoor lighting.
- ✓ 13. Building elevation drawings, when required.
- ~~N/A~~ 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.
- ~~N/A~~ 15. Location of nearest fire hydrants and access for firefighters and their equipment.
- ~~N/A~~ 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
- ~~N/A~~ 18. If not in 'B' district, notify abutting properties of proposed plans (Building Department will help).
- ~~N/A~~ 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
Jcberg9@gmail.com
716-912-9432

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

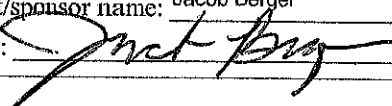
Instructions for Completing

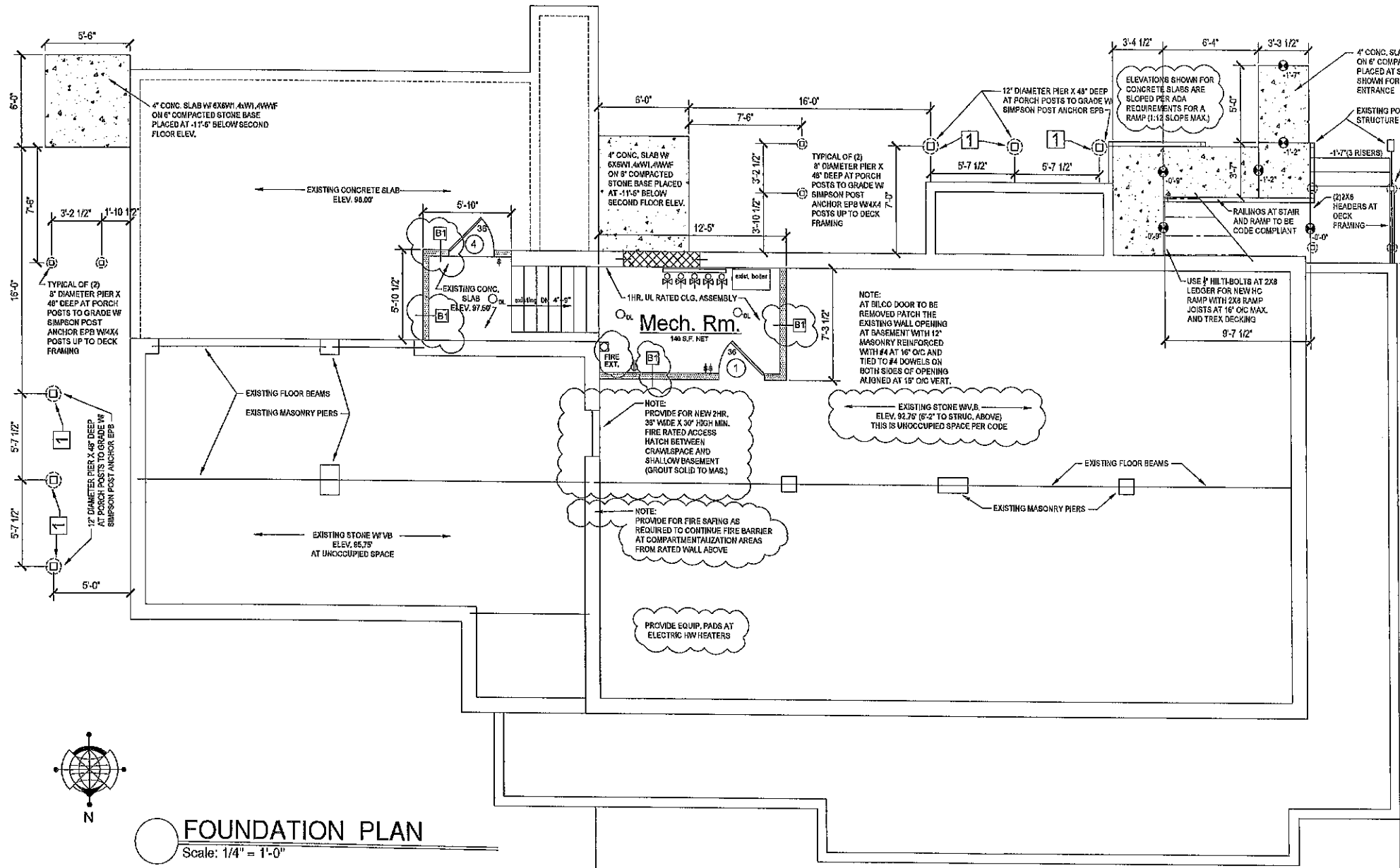
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Jacob Berger		Telephone: (716) 912-9432 E-Mail: jcberg9@gmail.com					
Address: 7994 Center Rd.							
City/PO: Holland		State: New York	Zip Code: 14080				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☐</td> <td style="text-align: center; padding: 2px;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
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							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
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			
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?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
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	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☒ 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: _____ _____ _____	NO ☒	YES ☐
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: _____ _____ _____	NO ☒	YES ☐
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: _____ _____ _____	NO ☒	YES ☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Jacob Berger Signature: 		Date: 06/11/25



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-CLD. 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

DIVISION I - GENERAL REQUIREMENTS

01100 - Summary

The intent of the Drawings and Specifications is that the Contractor shall furnish supervision, labor, materials, equipment, apparatus and transportation required to complete the construction in conformity with the Contract.

Carefully examine the Site of the Project, the surrounding territory, the means of approach to the Site, the structure, and the grounds. Make all necessary investigations required to be thoroughly and fully informed as to facilities for delivering, storing, placing and handling of materials and equipment and to be fully aware as to all difficulties that may be encountered in the complex execution of all work following the Contract Documents.

Examine all Drawings, Specifications and all other data or instructions pertaining to the Work. Become familiar with the conditions at the Site under which the Work is to be performed. No place of ignorance of conditions (but not, or of any other relevant matter concerning the Work to be performed in the execution of the Work will be accepted as an excuse for failure to fulfill every detail of all the requirements of the Contract Documents.

01430 - Submittals

The Contractor is directed at all times to follow the manufacturer's recommendations, include the manufacturer's written instructions, specifications, drawings, directions or procedures necessary for the installation of all product or systems used on this project.

01420 - References

Reference Standards: For products or workmanship specified by association or trade standards, comply with requirements of the standards, except when more rigid requirements are specified or required by applicable codes. Except when standard is dated in this Specification, all standards will be the latest edition in effect at the time of bidding or date of Contract.

- Typical standards include:
- ACI - American Concrete Institute
 - AISC - American Institute of Steel Construction
 - ASCE - American Society of Civil Engineers
 - ASME - American Society of Mechanical Engineers
 - AWWA - American Water Works Association
 - AWES - American Welding Society
 - CES - Concrete Reinforcing Steel Institute
 - CSA - Canadian Standards Association
 - ENR - National Board of Fire Underwriters
 - NECA - National Electrical Contractors Association
 - NFPA - National Fire Protection Association
 - NSA - National Sanitation Foundation
 - PCI - Precast/Prestressed Concrete Institute
 - SDI - Steel Deck Institute
 - SMACNA - Sheet Metal and Air Conditioning Contractors National Association
 - UL - Underwriters Laboratories Incorporated

01430 - Quality Assurance

Execute all phases of the Work using skilled craftsman experienced in their respective trades.

Verify each trade for soundness of construction, location, workmanship and other suitability. Proceed only after all imperfections have been eliminated.

01500 - Temporary Facilities and Controls

Provide and pay for temporary housing if required during construction operations.

Owner shall provide electricity required during construction operations. The necessary extension cords and lamps required in addition are to be provided by each contractor and subcontractor to suit its requirements.

Owner shall provide for water required during construction operations. Provide temporary storage tank and hose connections and shut-offs as required.

Owner shall provide for toilet facilities for personnel employed on the Project. Maintain toilet facilities assigned to construction employees in a clean and sanitary condition. Provide all necessary supplies. Do not interfere with use of adjacent, neighboring properties. Maintain free and safe passage to and from the Site. Ensure safe passage of persons around area of construction. Conduct operations to prevent injury to adjacent buildings, structures, other facilities and persons. Prevent damage to adjacent services, sidewalks, driveways and trees. Promptly repair damage at no cost to the Owner. Provide, erect and maintain barricades, controls and lighting as required by AHD to protect general public, workers and surrounding properties.

01600 - Product Requirements

Apply, install, connect, erect, clean, and condition all manufactured articles, materials, and equipment as directed by the manufacturer, unless otherwise specified. Bring any conflict between these Specifications and the mfg. instructions to the attention of the Architect for direction.

01650 - Product Delivery Requirements

Deliver items cleaned, wrapped, boxed and labeled, and marked with identification.

Deliver brand materials in factory sealed, labeled, unopened containers or with stamped-on plaques or markers on motors and other equipment.

01700 - Execution

Positively ensure every item to substrate by appropriate means including nails, bolts, rivets, screws, clamps, adhesives, or by other acceptable devices or manner. Use exposed clips, bolts (with washers and nuts as applicable), screws, and other fastening devices of same material and finish as item to be fastened. Secure all mechanical equipment having moving parts or subject to vibration with vibration absorbing devices.

Where required, provide separate clips for each item. Do not use clips provided by other trades without written permission of that installer. Provide appropriate holes, pockets, chases, and notches to accommodate items of all trades. Bore in sleeves, inserts, anchors, hangers, clips, bolts, boxes and other items of all trades.

Provide asphaltic paint or other electrolytic isolation material where dissimilar metals (other than stainless steel) come in contact, or where metal comes in contact with concrete, masonry, or the ground. Exceptions: reinforcing steel and anchors or other items fully embedded in concrete or masonry.

01740 - Cleaning

Site & work area shall be kept clean at all times. Provide metal containers for waste and scrap materials. Remove containers from the Site when full. Take responsibility for final cleaning. Remove all tools, scaffolding, and surplus materials from the Site at completion of the Work.

01780 - Closeout Submittals

Deliver to the Owner, all keys, warranties, manufacturer's installation and maintenance instructions, templates, special warranties and guarantees, and other items then come with equipment.

Deliver to the Owner, a written guarantee to repair any faults in materials and workmanship for a period of one year from the date the Contract is fully performed. Any repairs due to workmanship or material failure are to be performed at no charge to the Owner through the period of the warranty.

GENERAL NOTES AND DESIGN CRITERIA

- DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, CONSISTING OF THE NEW YORK STATE 2020 BUILDING CODE, WITH STATE AMENDMENTS.
- SOIL BEARING CAPACITY USED IN DESIGN OF NEW FOUNDATIONS IS 1500 PSF. ALL FOOTINGS TO BEAR A MINIMUM OF 4'-0" BELOW FINISHED GRADE ON EXTERIOR WALLS FOR PROTECTIVE PROTECTION. PREPARED NATIVE SOILS OR STRUCTURAL FILL (12" MIN. UNDERSTAND IN ROCKS) HAVING THE SAME BEARING CAPACITY AS ASSUMED IN THE FOUNDATION DESIGN. IF UNSUITABLE SOILS ARE ENCOUNTERED, OR IF ROCK IS ENCOUNTERED PRIOR TO THE PROPOSED BOTTOM OF FOOTING, NOTIFY THE ARCHITECT IMMEDIATELY.
- IF ANY FIELD CONDITIONS PRECLUDE COMPLIANCE WITH THESE DRAWINGS AND/OR CONDITIONS SPECIFIED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND SHALL NOT PROCEED WITH THE AFFECTED WORK. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, DETAILS, AND CONDITIONS PRIOR TO START OF CONSTRUCTION THAT MAY BE IMPACTED BY VARIATIONS FROM THE CONDITIONS SHOWN HEREIN.
- VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO STARTING EXCAVATION WORK.
- WORK AREAS SHALL BE MARKED, FENCED AND OTHERWISE SECURED SO AS TO PROVIDE PROPER PROTECTION FOR THE PUBLIC AND AS REQUIRED BY THE BUILDING INSPECTOR.

ADRIAN PALMISANO ARCHITECTS, PLLC

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DATE	REVISIONS
3/7/25	1 PER CODE REVIEW
5/30/25	2 TOWN COMMENTS
6/10/25	3 TOWN COMMENTS
6/19/25	4
	5
	6
	7

DATE	PROJECT	ARCHITECT	PERMIT
02/16/25	DMP	DMP	DMP
	PROJECT MANAGER		
	DRAWN BY		
	SCALE		AS NOTED



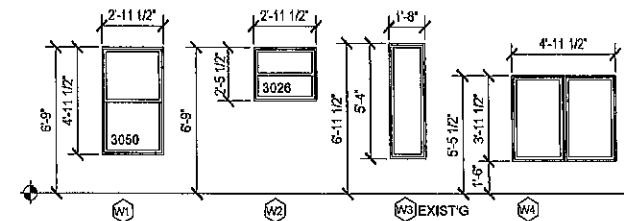
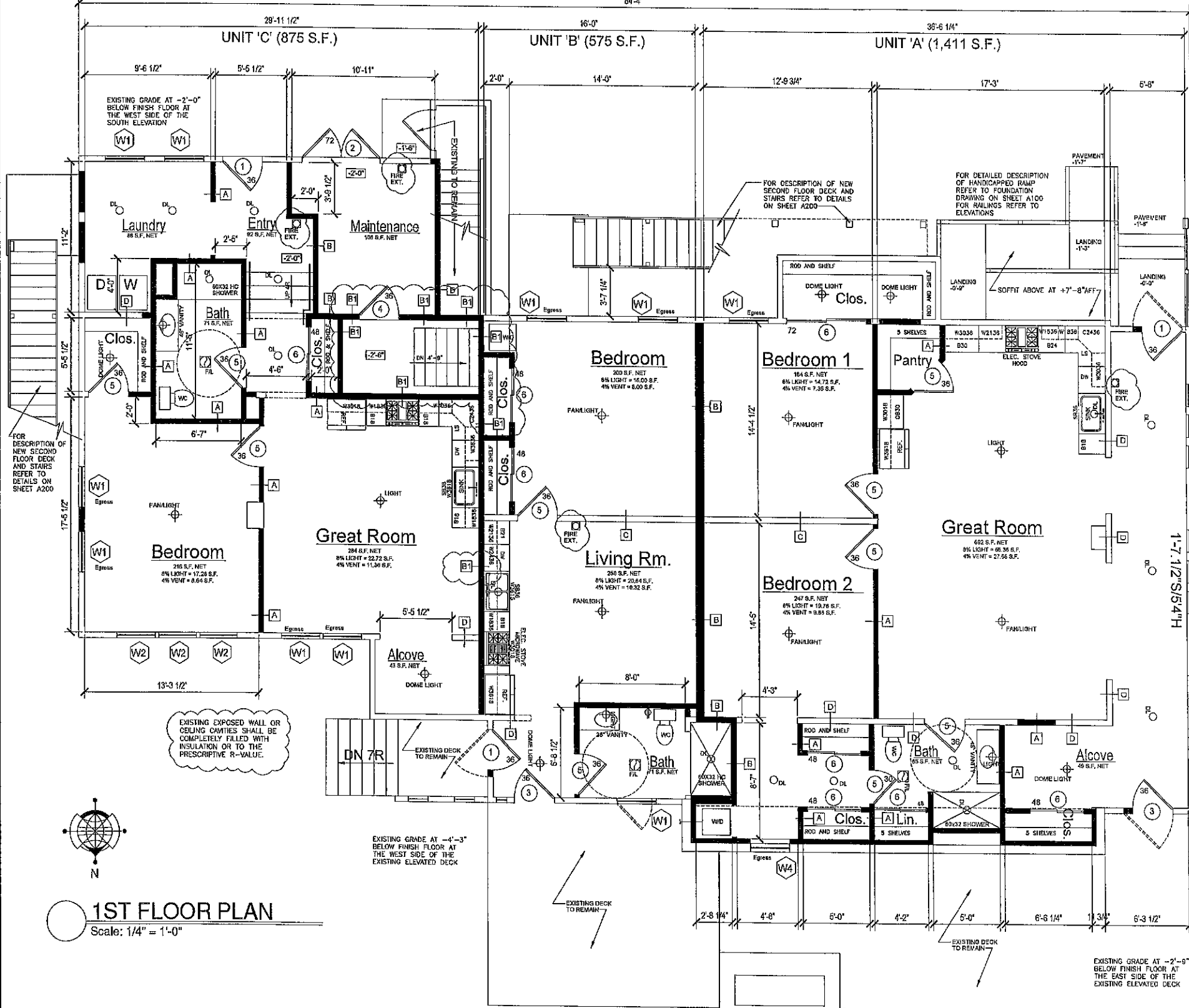
Adrian Palmisano
Architects
1374 Orchard Park Rd.
Buffalo, NY 14224
(716) 252-1002
apalmisano@adrianpalmisano.com

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: MECHANICAL ROOM PLAN / FOUNDATION WORK

PROJECT NO. 2025-02
DRAWING NO. A100

PROJECT NO.
2025-02
DRAWING NO.
A200



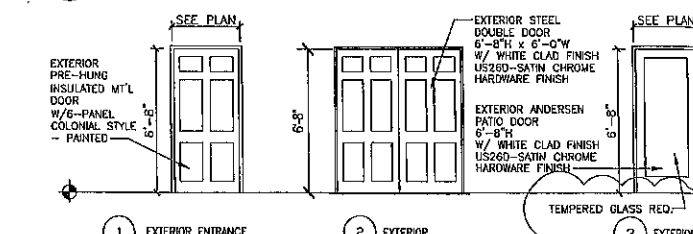
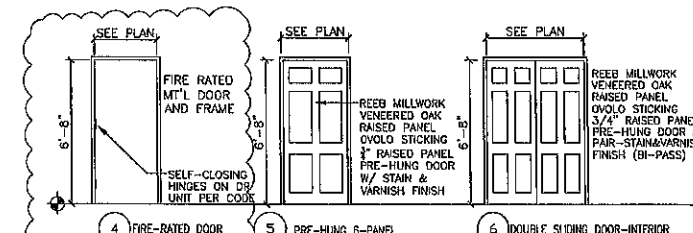
WINDOW TYPES

WINDOW SCHEDULE

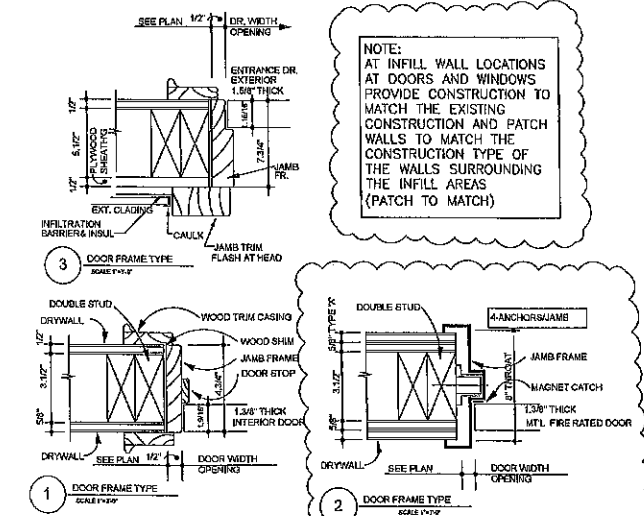
UNIT MARK	ANDERSEN-100 SERIES	ROUGH OPENING	Units	STYLE	CONSTRUCTION	SCREEN
W1	SINGLE HUNG 3030	36.0" X 64.0"	*10	SINGLE HUNG (CORESS)	100 SERIES	NYLON
W2	SINGLE HUNG 3026	38.0" X 30.0"	3	SINGLE HUNG	800 SERIES	NYLON
W3	EXISTING PICTURE 14'-0" x 5'-4 1/2"	NA	9	PICTURE	EXISTING TO REHAB	NONE
W4	CASEMENT 2640-2	60" X 48"	*1	CASEMENT (CORESS)	100 SERIES	NYLON

9 WINDOW COMPLIES WITH NY'S BUILDING CODE EGRESS REQUIREMENTS FOR SECTION R301.1 MINIMUM AREA
5.7751 R301.1 MINIMUM OPENING HEIGHT OF 20", R301.2 MINIMUM OPENING WIDTH OF 20"

ALL BEDROOM WINDOWS SHALL BE REQUIRED TO BE COMPLIANT FOR EMERGENCY EGRESS AS PER NY'S CODE - WINDOW
SUPPLIER SHALL BE REQUIRED TO VERIFY THAT WINDOWS ARE CODE COMPLIANT FOR THE ROOMS IN WHICH THEY ARE
LOCATED.



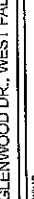
DOOR TYPES



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

NOTICE	
DRAWING ADDENDUM	
THIS DOCUMENT IS SOLELY THE PROPERTY OF ADDELMANS PALMSANO ARCHITECTS. PLAC AND AS ATTACHED WITH A PROFESSIONAL SEAL AUTHORIZES ITS ACQUISITION.	
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	DATE 3/7/25
	REVISIONS 1 PER CODE REVIEW 2 TOWN COMMENTS 3 TOWN COMMENTS 6/9/25 4 5 6 7
PROJECT ARCHITECT DMP	ONE 02/18/25
PROJECT MANAGER DMP	
PERMIT	
DRAWN BY DP	
SCALE	
AS NOTED	

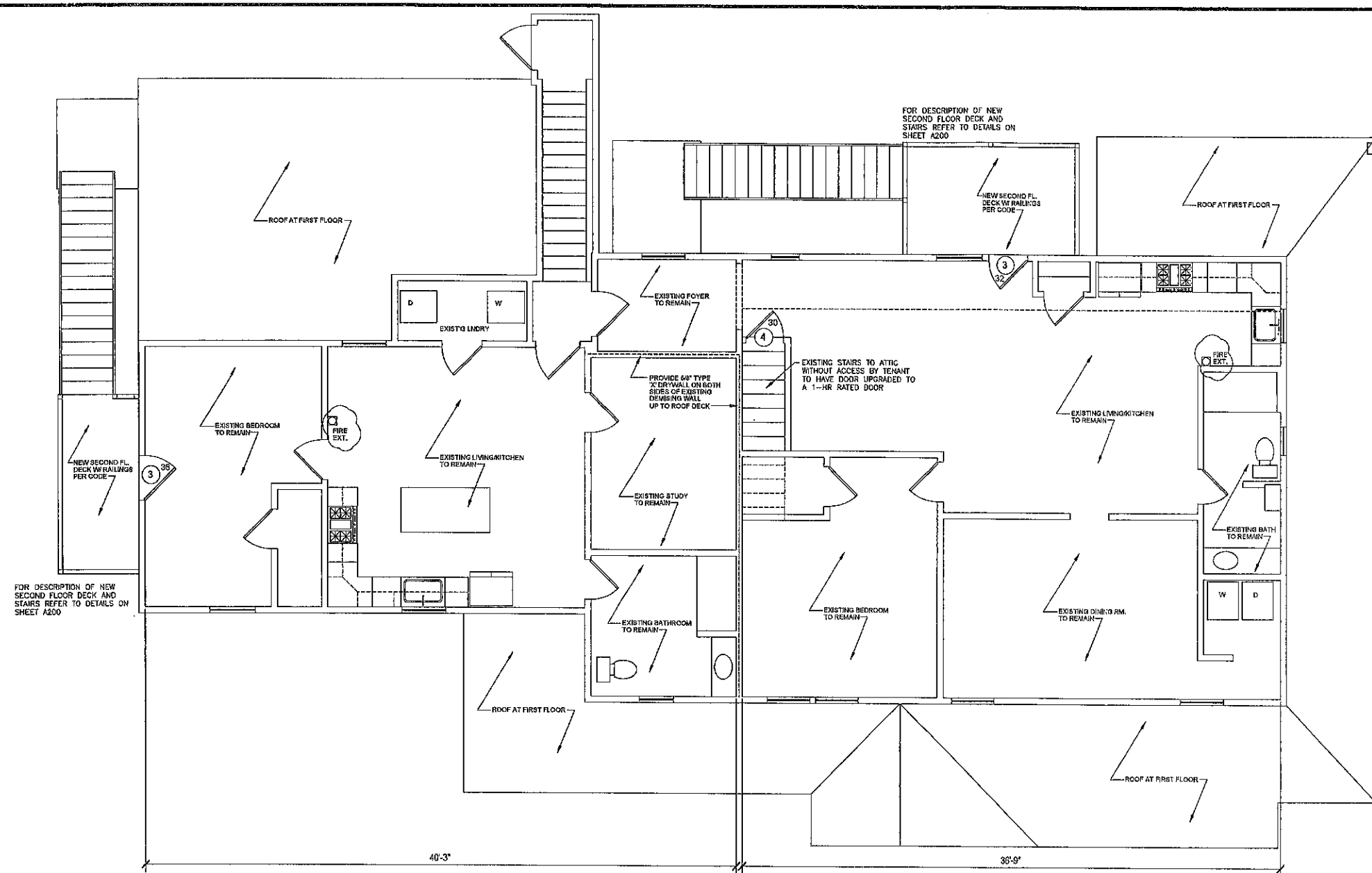


Adelmans Palmsano Architects

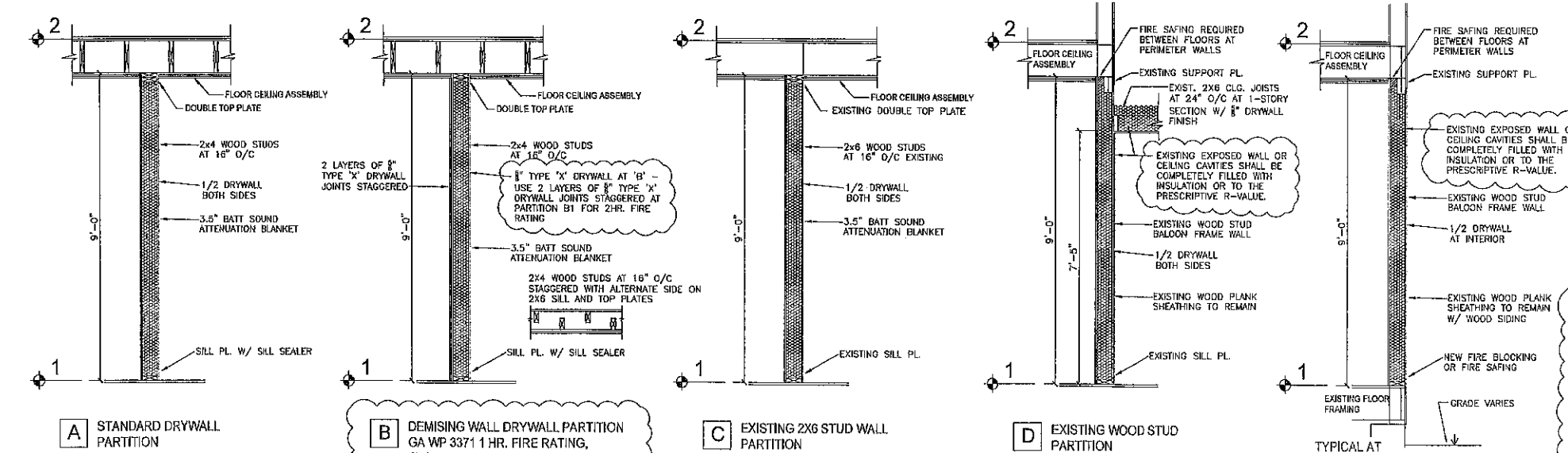
1712 Coleridge Park Rd.
Rye Brook, NY 10573

Phone: 914-967-4444
Email: adam@adelpal.com

PROJECT FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS CHANGE OF USE TO 3-4TH 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	



2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

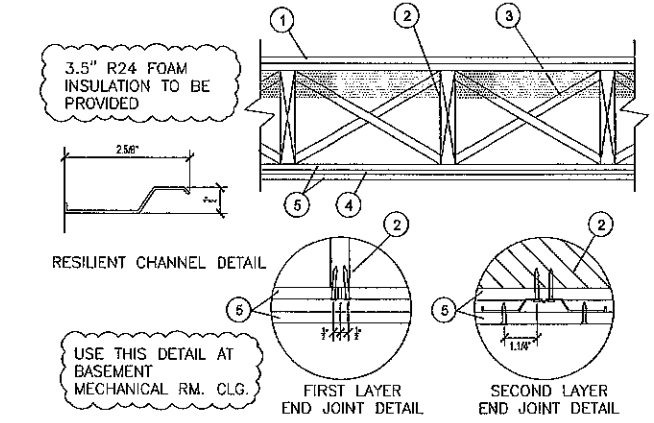


PARTITION TYPES
Scale: 1/4" = 1'-0"

Room Finish Schedule

Room Name	Floors	Base	Walls	Trim	Clg.
FIRST FLOOR - UNIT A - 1,411 S.F. (NEW UNIT)					
GREAT ROOM					9'-0"
ALCOVE					7'-6"
ALCOVE CLOSET					sloped
PANTRY					9'-0"
BATHROOM					7'-6"
LINEN CLOS.					sloped
BEDROOM 1					9'-0"
B1-CLOSET					7'-8"
BEDROOM 2					9'-0"
B2-CLOSETS					varies
FIRST FLOOR - UNIT B - 575 S.F. (NEW UNIT)					
LIVING RM.					9'-0"
BATH					7'-6"
BEDROOM					9'-0"
CLOSETS					9'-0"
FIRST FLOOR - UNIT C - 875 S.F. (NEW UNIT)					
GREAT ROOM					9'-0"
ENTRY					8'-6"
ENTRY CLOSET					7'-4"
ALCOVE					9'-0"
BATHROOM					7'-4"
LAUNDRY					8'-6"
BEDROOM					9'-0"
B-CLOSET					7'-4"
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
- SUBFLOOR - EXISTING 1X6 T&G SUBFLOOR WITH .010" THICK COMMERCIAL ROSIN-SIZED BUILDING PAPER
 - WOOD JOISTS - MIN. 2X10 WOOD JOISTS AT 16" O/C
 - CROSS BRIDGING - MIN. 1X3 CROSS BRIDGING
 - RESILIENT CHANNELS SPACED 24" O/C
 - TWO LAYERS 5/8" TYPE 'X' DRYWALL



FLOOR-CLG. ASSEMBLY
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)

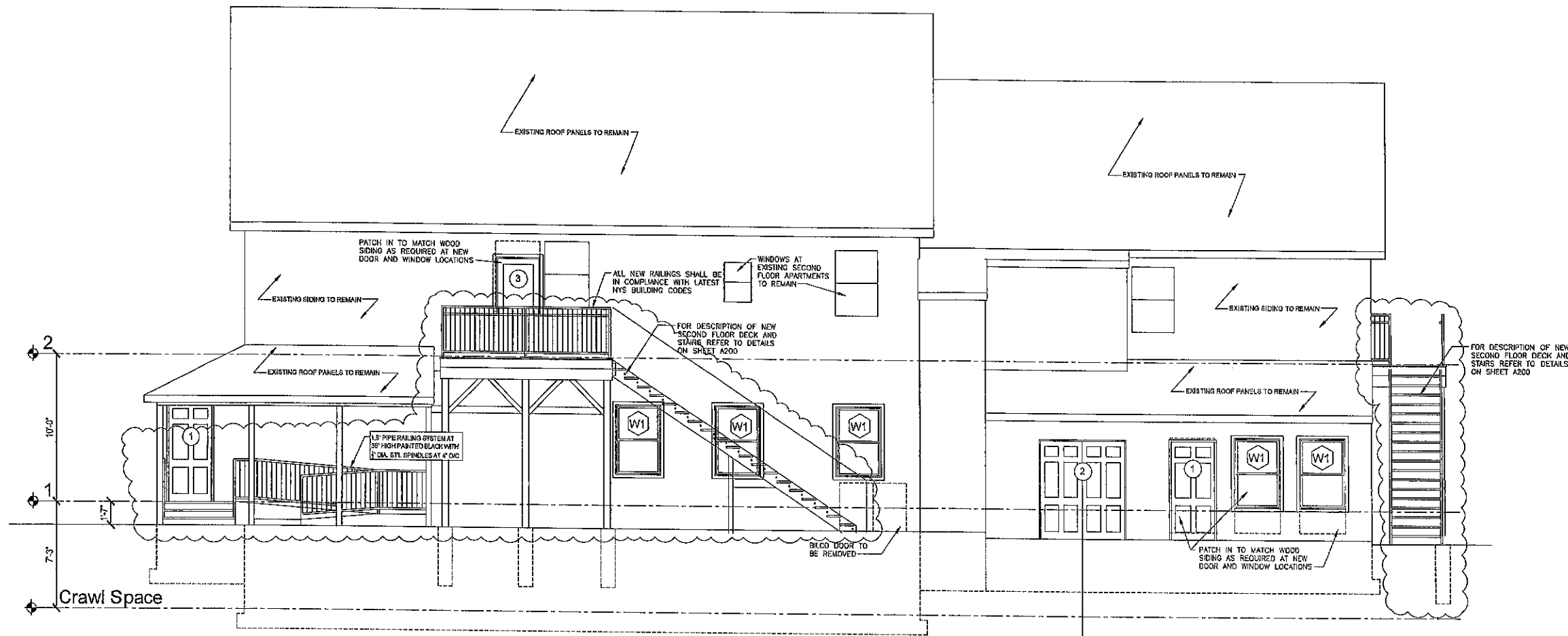
ADOLFMAN PALMSANO ARCHITECTS, PLLC
1175 Oldford Park Rd.
Babylon, N.Y. 11704
(516) 262-1067
ap@adolfmanpalmsano.com

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

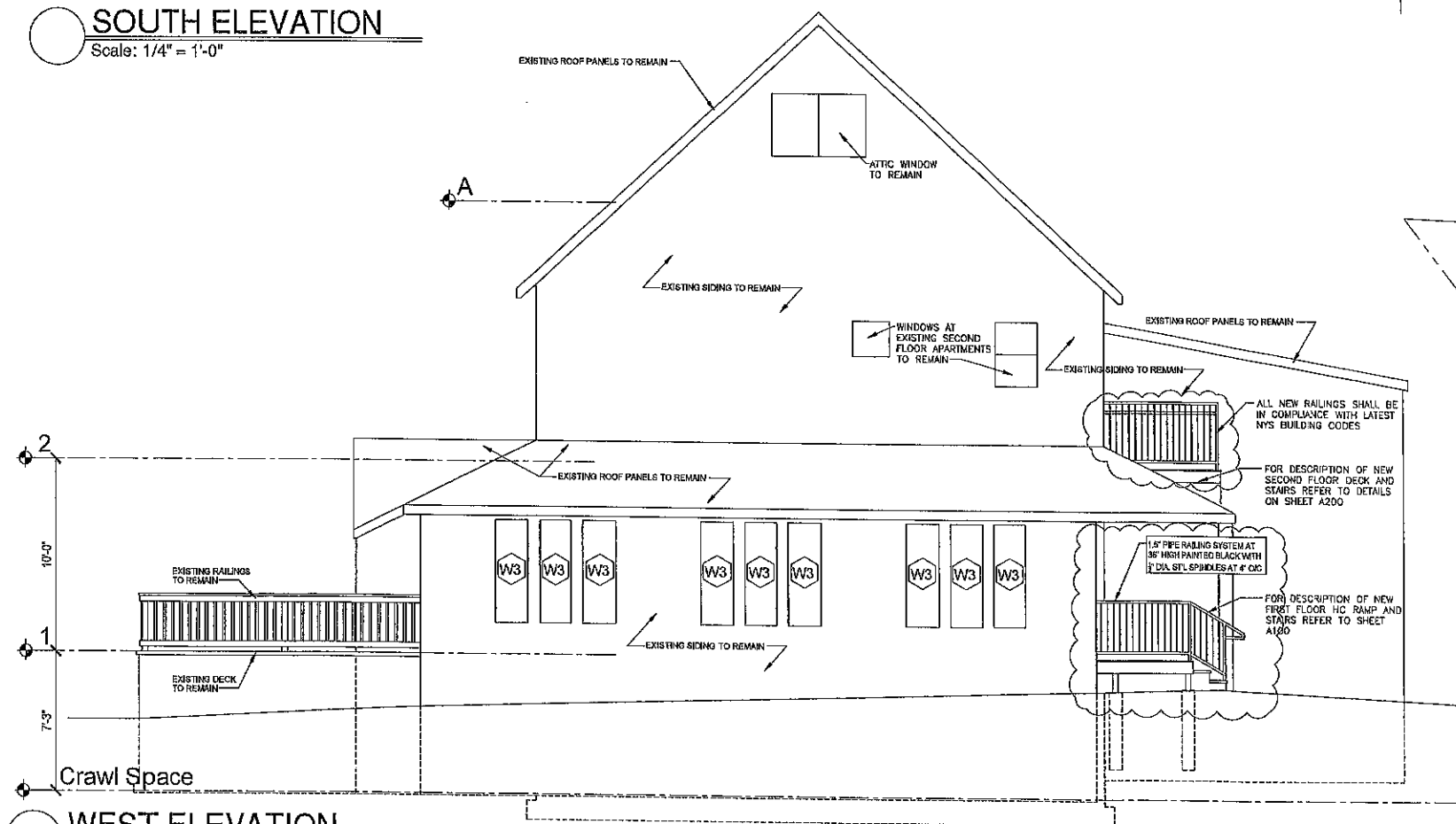
DATE: 3/7/25
REVISIONS: 1 PER CODE REVIEW, 2 TOWN COMMENTS, 3 TOWN COMMENTS, 4, 5, 6, 7

PROJECT ARCHITECT: DMP
PROJECT MANAGER: DMP
PERMIT: DMP
DRAWN BY: DP
SCALE: AS NOTED

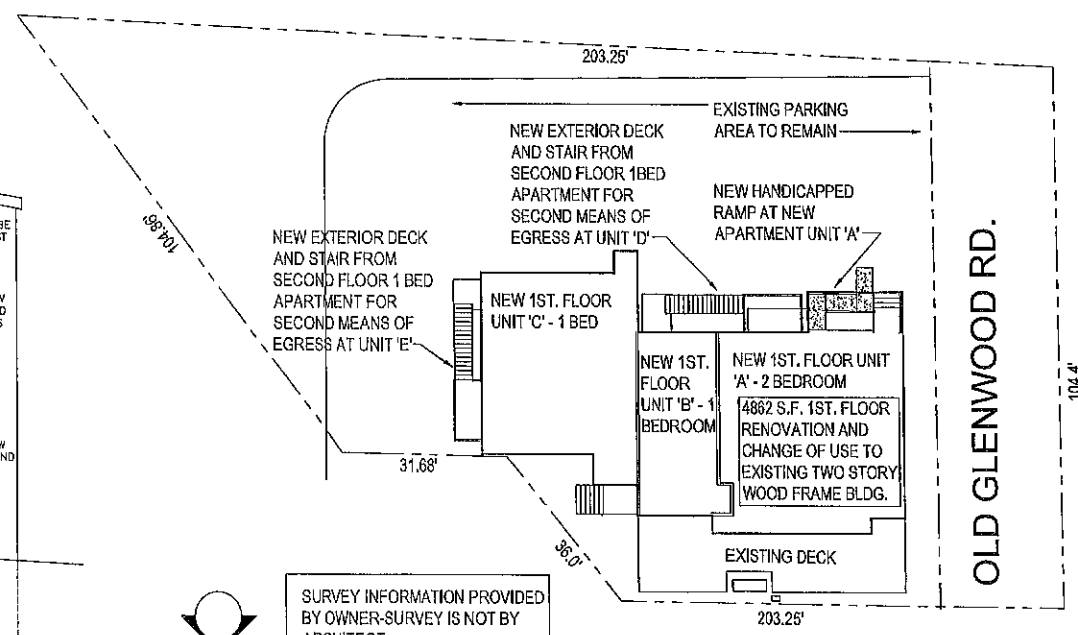
PROJECT NO. 2025-02
DRAWING NO. A400



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



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



SITE PLAN
Scale: NTS

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

DATE	PROJECT ARCHITECT	PROJECT MANAGER	PERMIT	DRAWN BY	SCALE
02/18/25	ADP	ADP	ADP	ADP	AS NOTED



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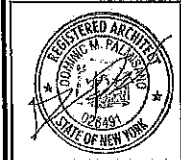
PROJECT: FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS
CHANGE OF USE TO 3-1ST FLOOR APT. AND 2-2ND. FLOOR APARTMENTS TO REMAIN
12 OLD GLENWOOD DR., WEST FALLS, NY
TITLE OF DRAWING: EXTERIOR ELEVATIONS / SITE PLAN

PROJECT NO.
2025-02
DRAWING NO.
A500

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DATE	REVISIONS
3/7/25	1 PER CODE REVIEW
	2
	3
	4
	5
	6
	7

DATE	PROJECT ARCHITECT	PROJECT MANAGER	PERMIT
02/18/25	DNP	DNP	DNP
			DRAWN BY
			SCALE
			AS NOTED

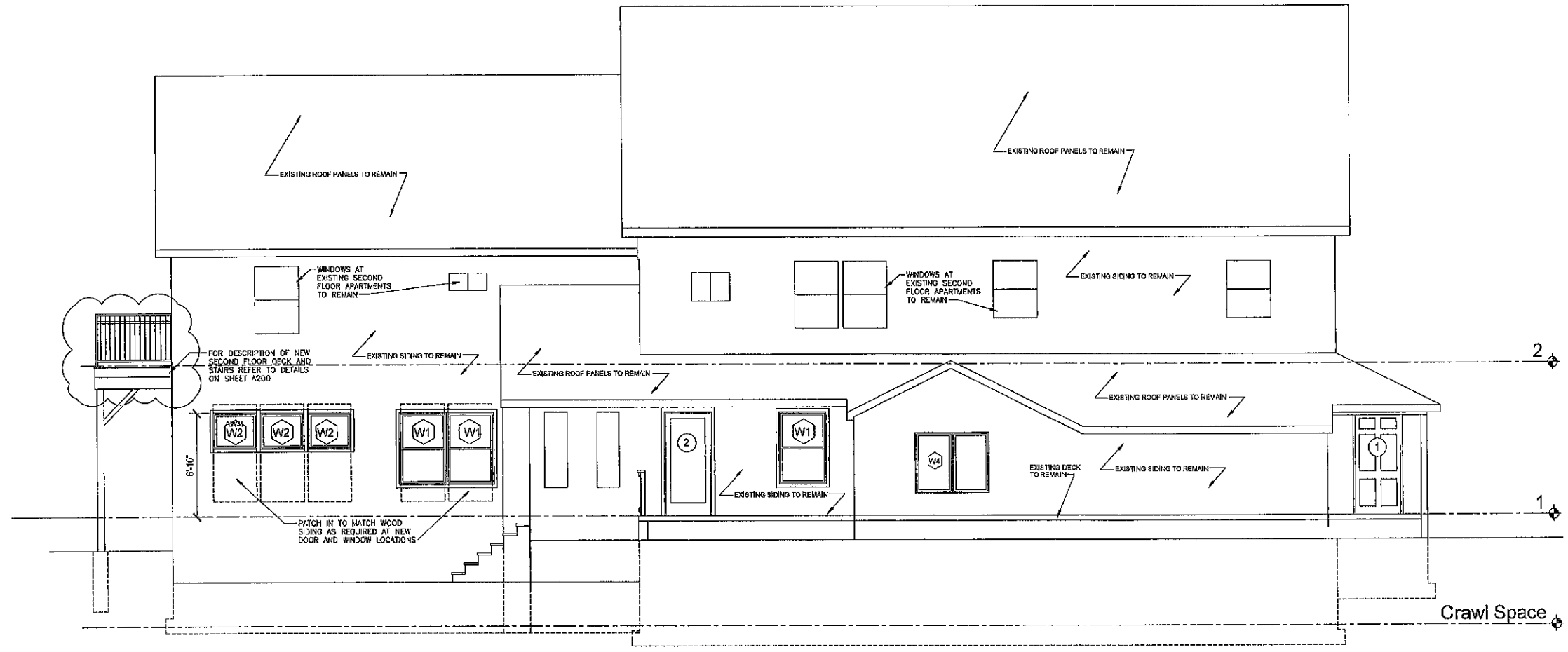


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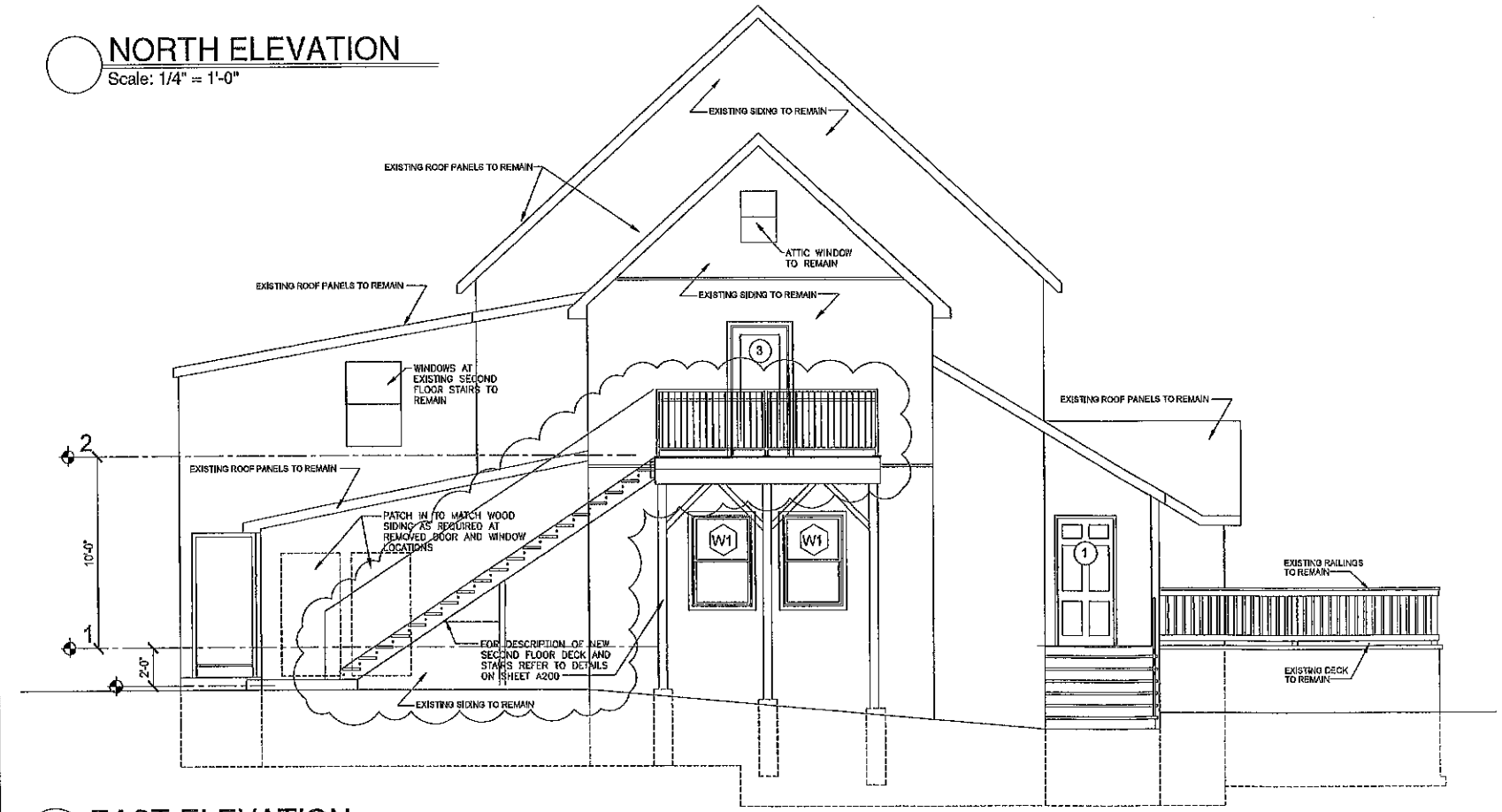
PROJECT
 FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS
 CHANGE OF USE TO 3-1ST FLOOR APT. AND
 2-2ND FLOOR APARTMENTS TO REMAIN
 12 OLD GLENWOOD DR., WEST FALLS, NY

TITLE OF DRAWING
 EXTERIOR ELEVATIONS

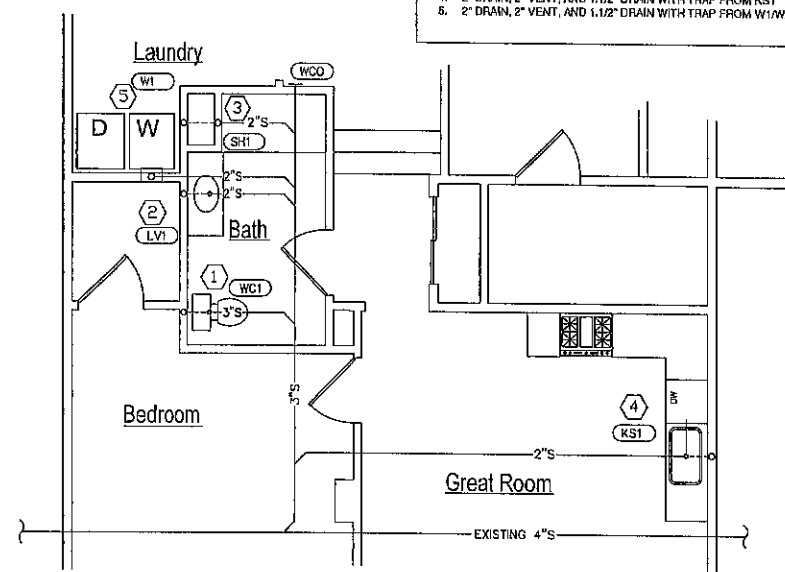
PROJECT NO.
 2025-02
 DRAWING NO.
A600



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



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



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

PLUMBING FIXTURE SPECIFICATIONS

MARK	FIXTURE AND TYPE	SYMBOL	DRAINAGE		DOMESTIC WATER			REMARKS
			SAN	VENT	DSW	DHW	DTW	
WC1	WATER CLOSET (ADA) WHITE		3"	2"	1 1/2"	-	-	MANUFACTURER: MANSFIELD/ GERBER (ADA) TANK TYPE: FLOOR MOUNT, ELONGATED BOWL 1.25 OPF, 12" ROUGH-IN OPEN FRONT SEAT OLSONITE 1000.
LV1	LAVATORY (ADA) WHITE COUNTER MOUNT		1.5"	1.5"	1 1/2"	1 1/2"	-	MANUFACTURER: MANSFIELD/GERBER (ADA) WALL MOUNT, 4" CENTER WITH FAUCET: MOAN 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 1/2"	1 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 1/2"	1 1/2"	-	MANUFACTURER: AQUATIC (ADA) MODEL #727149393526 WITH DELTA T13H332.R10700UNWS HANDLE IN BRUSHED ALUM.
WH1	ELECTRIC WATER HEATER		-	-	3/4"	3/4"	-	MANUFACTURER: BRADFORD WHITE MODEL: R02PDV4056N, 40 GAL. 40CFH, POWER DIRECT VENT, ENERGY FACTOR 0.7, 72 GAL. FIRST HOUR WITH PRESSURE RELIEF VALVE, DRAIN PAN, AND WATTS SERIES PLE 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: WHY-50

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

PLUMBING FIXTURE NOTES

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

ADA ACCESS NOTES

- 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.
- 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

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

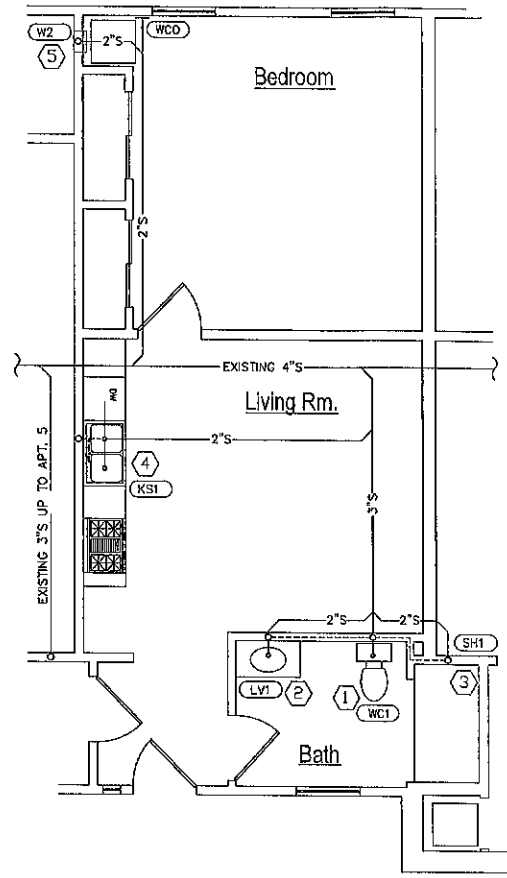
VENT PIPING SIZING TABLE

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	
4"	255
3"	84
2 1/2"	48
2"	24
1 1/2"	8
WATER CLOSET MUST BE A MIN. 3" VENT	

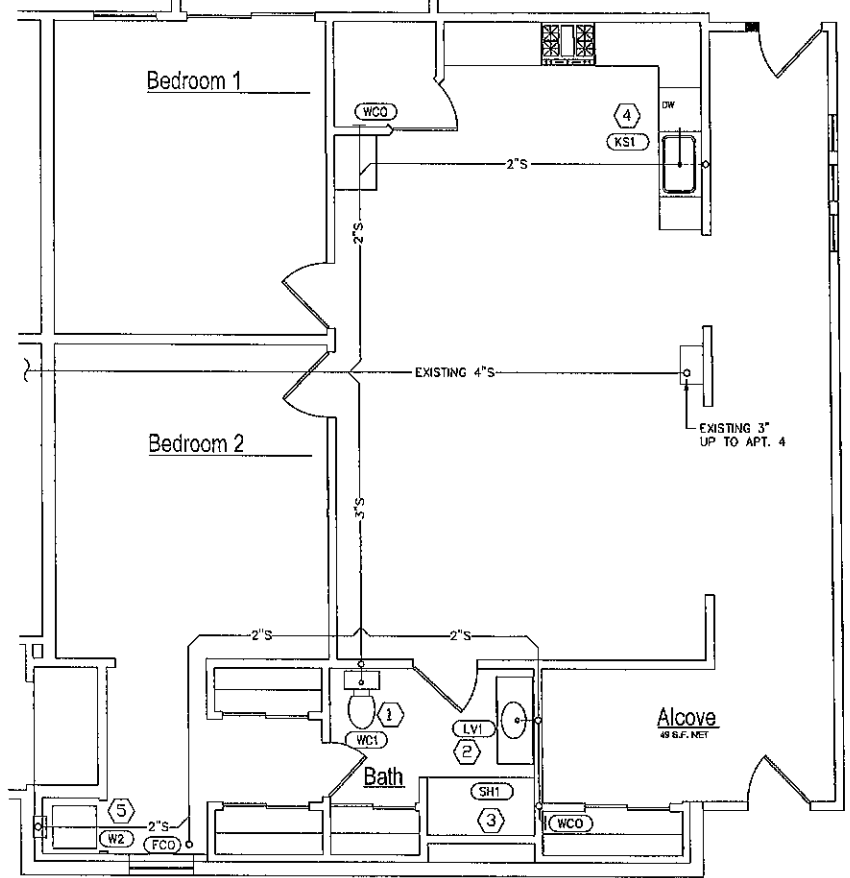
GENERAL PLUMBING NOTES

- GENERAL NOTES ARE APPLICABLE TO ALL PLUMBING WORKING DRAWINGS.
- THE WORK SHALL BE EXECUTED IN STRICT CONFORMITY WITH 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.
- ALL PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES BEFORE PROCEEDING WITH INSTALLATION.
- NO CHANGES ARE TO BE MADE IN PLUMBING LAYOUT WITHOUT WRITTEN PERMISSION BY THE ENGINEER OF RECORD.
- NO PIPING SHALL RUN EXPOSED IN FINISHED AREAS.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PAYING RELATED FEES.
- ROUGH-IN DIMENSIONS OF TOILET FIXTURES MUST BE COORDINATED WITH CONTRACTOR AND FIELD SUPERVISOR.
- INSTALL BALL VALVES ON ALL BRANCH SUPPLY LINES.
- 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'-8" AFF.
- ALL HOT WATER LINES SHALL BE INSULATED PER CODE.

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



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



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/ENGINEERS 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 (NOT) 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 OR 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 3PCF 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 DWY 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. (HOT 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.

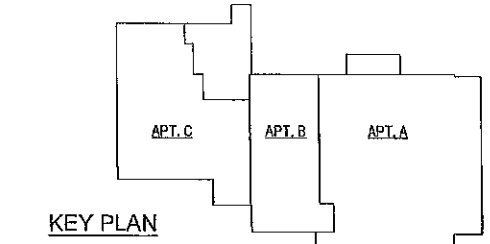
GAS PIPING - SCHEDULE 40 BLACK STEEL WITH MALLEABLE SCREWED FITTING IN SIZE UP TO 3" AND OVER 3" TO BE SCHEDULE 40 BLACK STEEL WITH WELDED FITTINGS.

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

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DATE	REVISIONS
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	7

PROJECT ARCHITECT
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PROJECT MANAGER
DMP
PERMIT
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DP
SCALE
AS NOTED

REGISTERED ARCHITECT
ADOLPHUS PALMISANO
STATE OF NEW YORK
000001

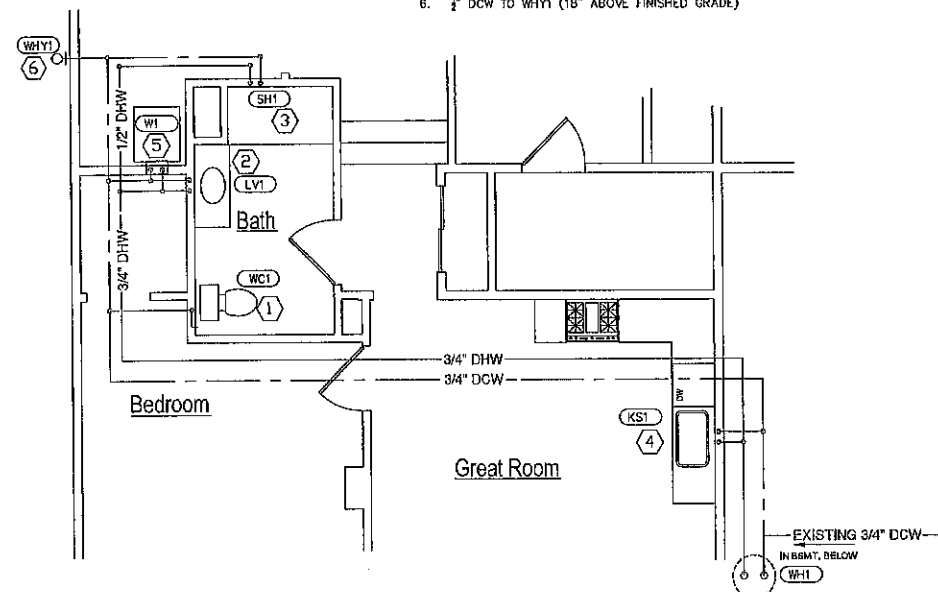
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PROJECT
FIRST FLOOR TAVERN W/ TWO 2ND FLOOR APARTMENTS
CHANGE OF USE TO 2-1ST FLOOR APT. AND
2-2ND FLOOR APARTMENTS TO REMAIN
12 OLD GLENWOOD DR., WEST FALLS, NY
TITLE OF DRAWING
PLUMBING PLANS - WASTE & VENT

PROJECT NO.
2025-02
DRAWING NO.
P100

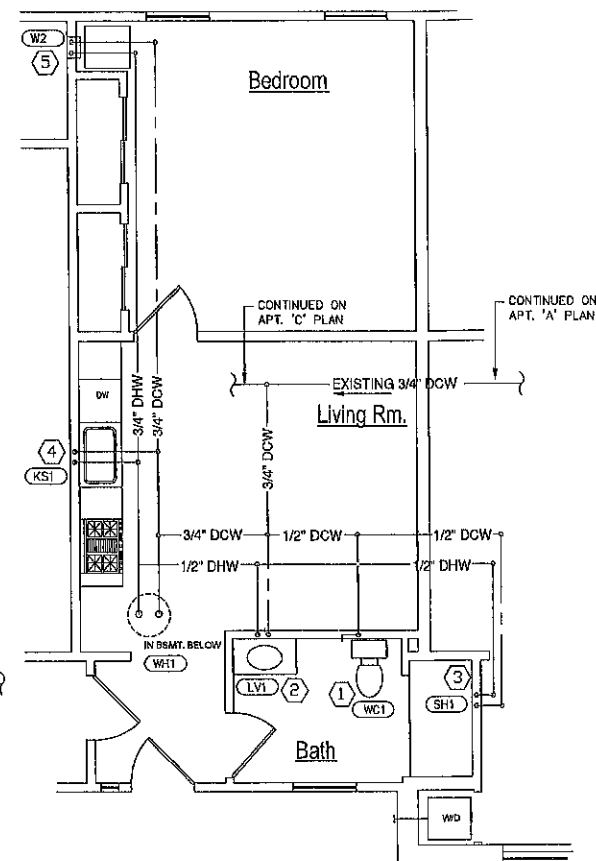
DOMESTIC WATER

1. 1/2" DCW TO WC1 WITH SHUT-OFF VALVE
1. 1/2" DCW/DHW TO LW1 WITH SHUT-OFF VALVES.
1. 1/2" DCW/DHW TO SH1 WITH SHUT-OFF VALVE TO MIXING VALVE
1. 1/2" DCW/DHW TO KS1 WITH SHUT-OFF VALVES
2. DCW/DHW TO W1/W2 WITH SHUT-OFF VALVES
6. 1/2" DCW TO WHY1 (18" ABOVE FINISHED GRADE)



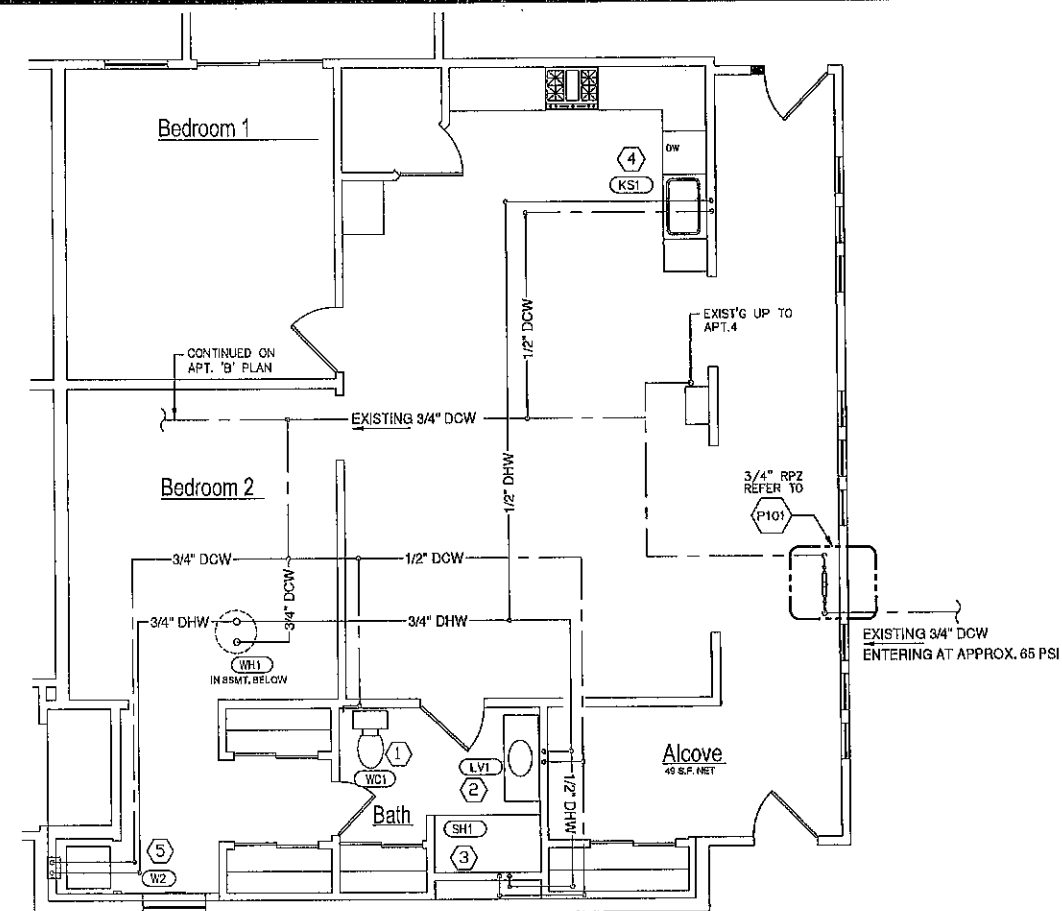
APT. 3 - PLMG. PLAN - DOMESTIC WATER

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



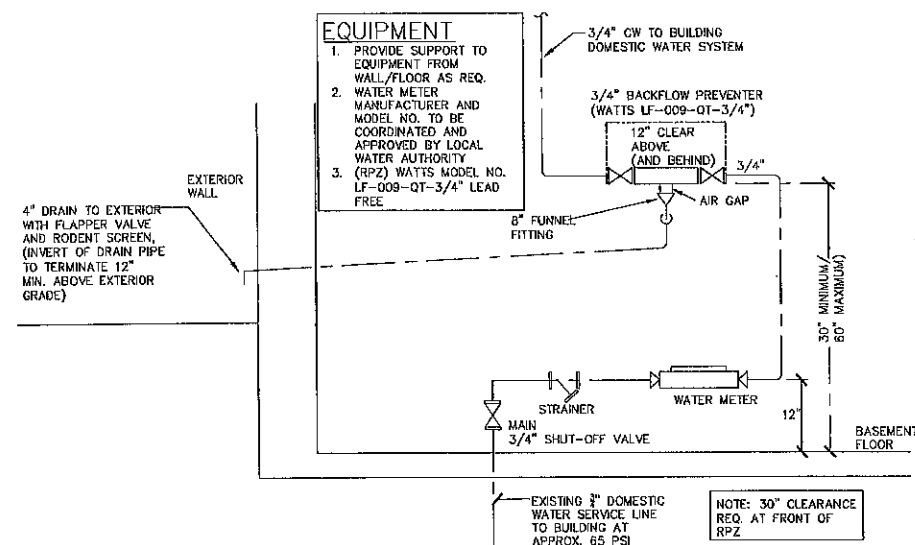
APT. 2 - PLMG. PLAN - DOMESTIC WATER

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



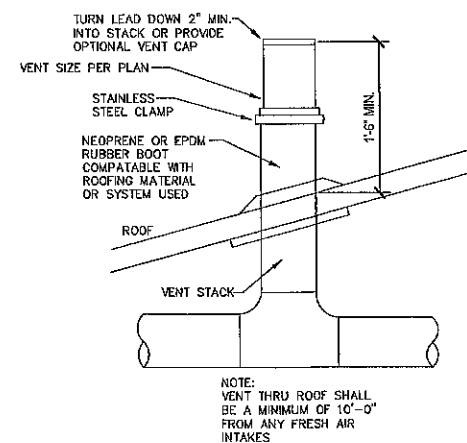
APT. 1 - PLMG. PLAN - DOMESTIC WATER

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



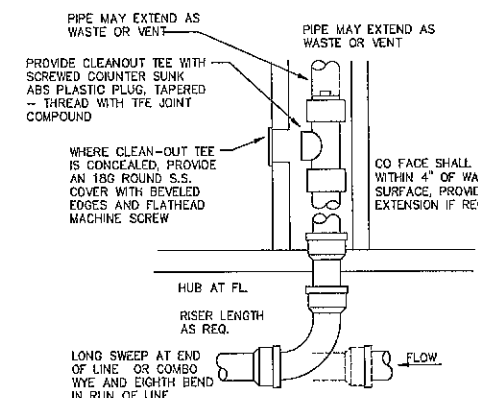
RPZ DETAIL

Scale: NTS



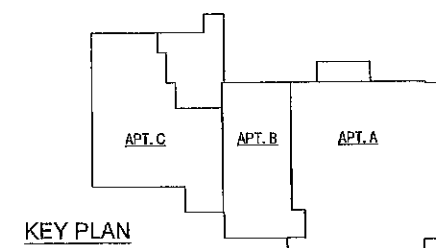
VENT THRU ROOF

Scale: NTS



WALL CLEAN-OUT

Scale: NTS



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DESCRIPTION OF THE ALTERATIONS.

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PROJECT ARCHITECT	DATE
DUP	02/18/25
PROJECT MANAGER	
DUP	
PERMIT	
DRAWN BY	
DP	
CHECKED	



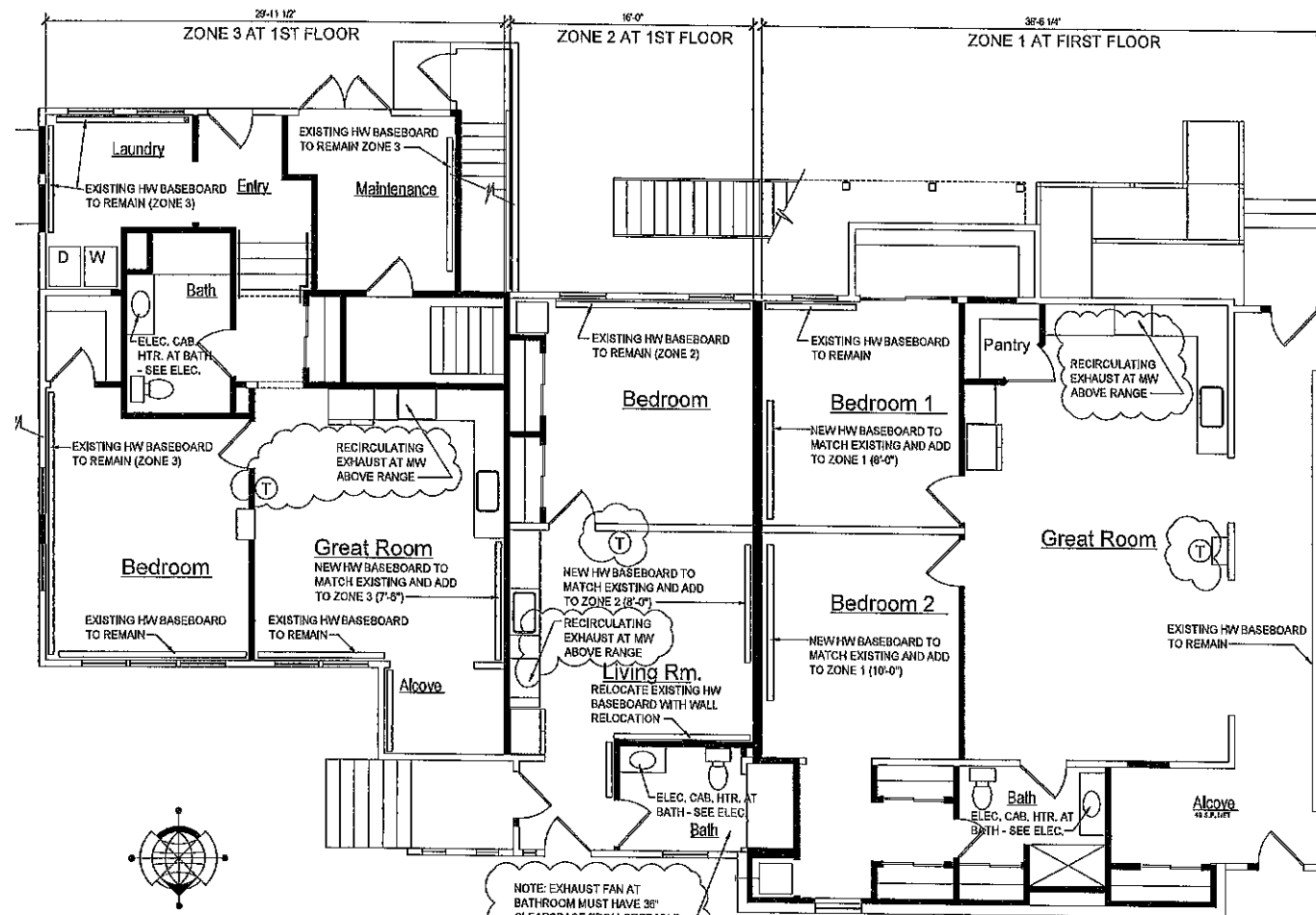
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adelmann@aol.com

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

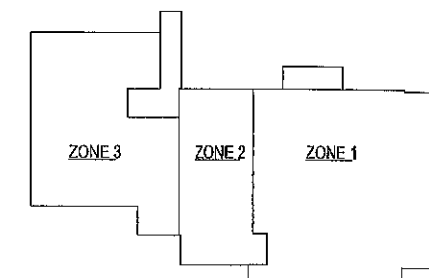
TITLE OF DRAWING
PLUMBING PLANS - DOMESTIC WATER

PROJECT NO.
2025-02

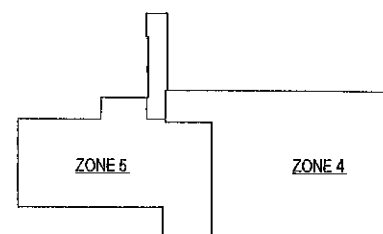
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P10-



1ST FLOOR PLAN - HOT WATER HEAT
Scale: 3/16" = 1'-0"



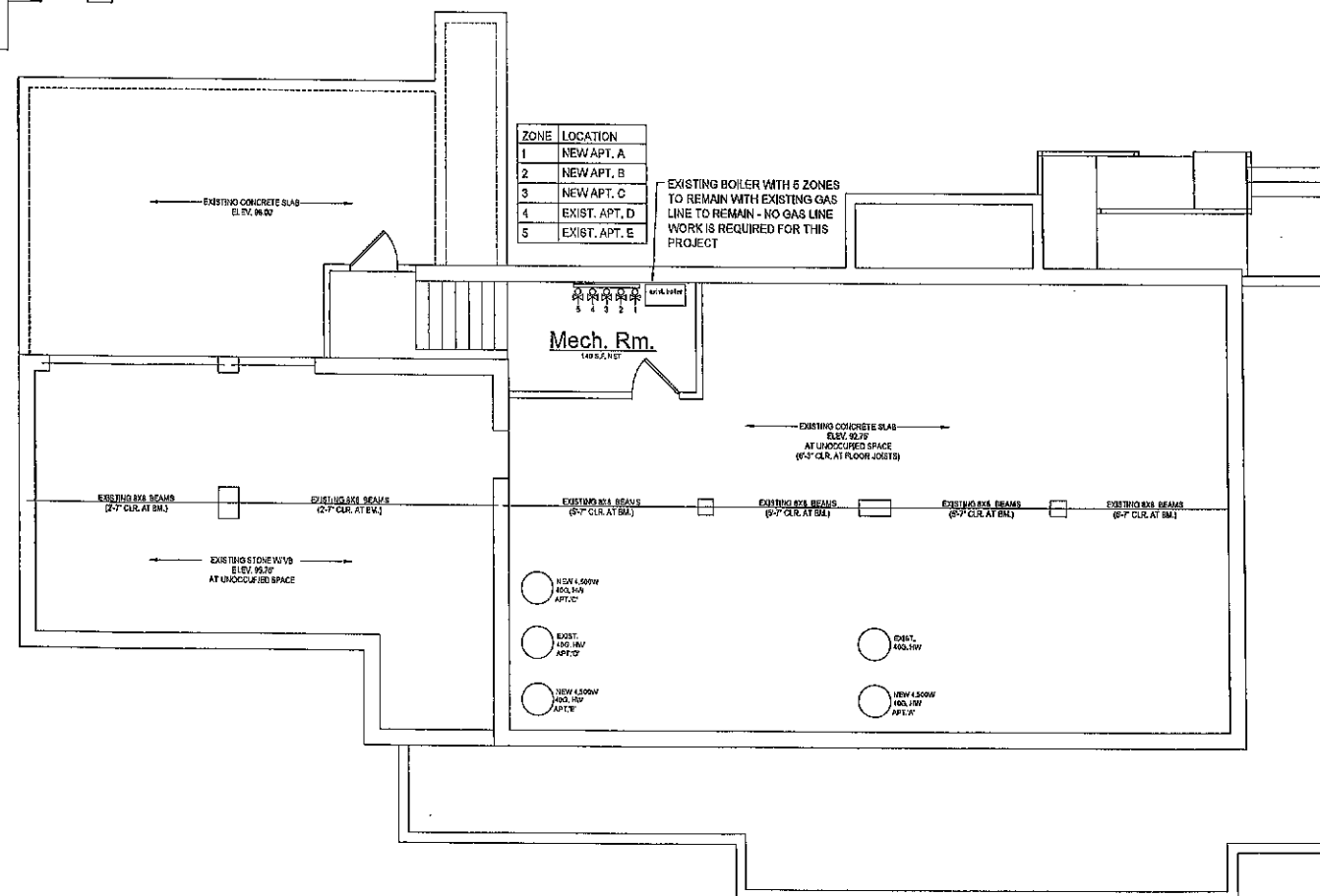
FIRST FLOOR KEY PLAN



EXISTING SECOND FLOOR KEY PLAN

GENERAL NOTES

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



BASEMENT/MECH. RM. PLAN - HOT WATER HEAT
Scale: 3/16" = 1'-0"

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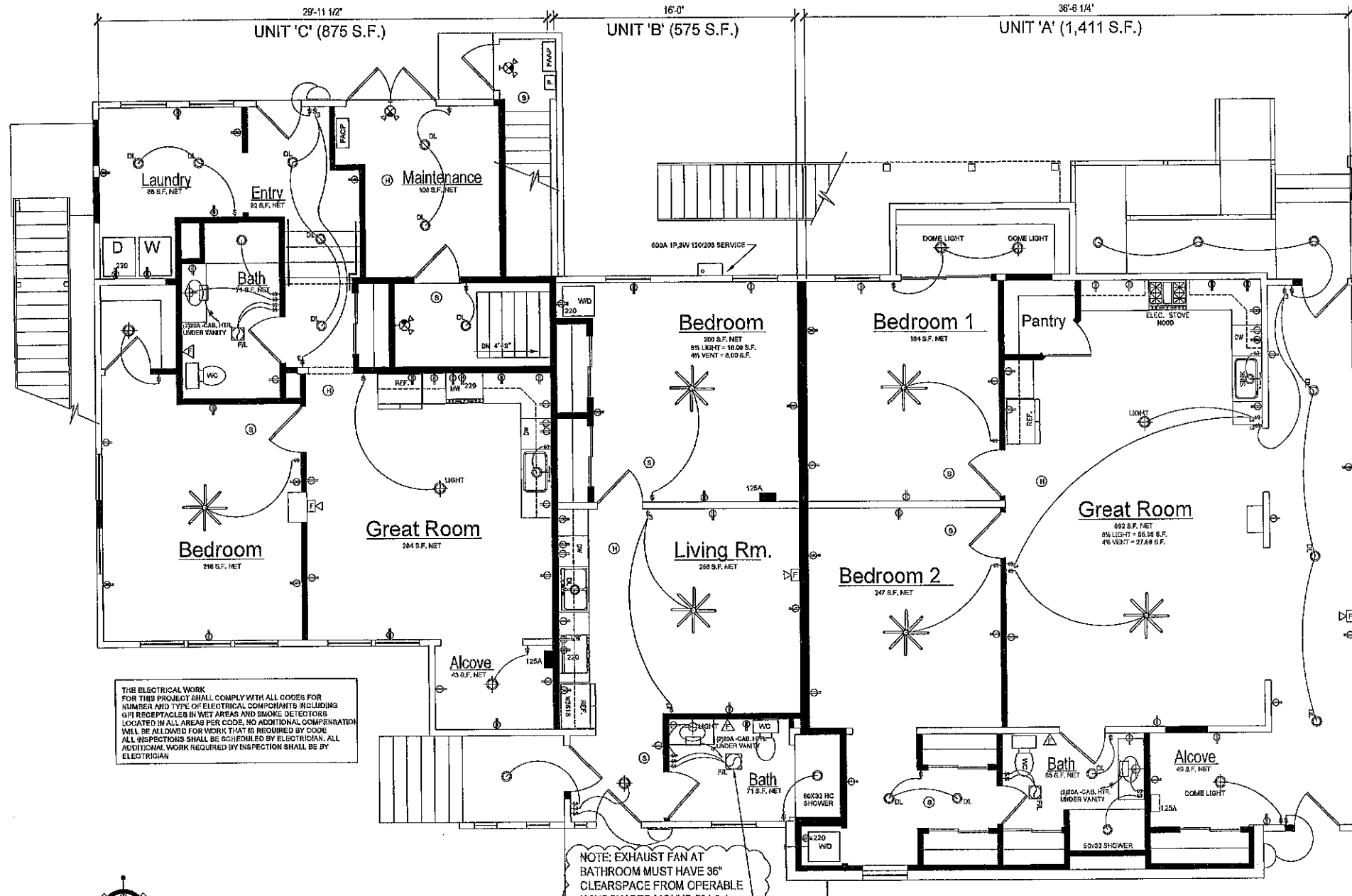
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02/16/25	DMP	DMP	DMP	AS NOTED	AS NOTED



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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
FILE OF DRAWINGS: FIRST FLOOR HOT WATER HEATING DIAGRAM
MECH. RM. BOILER PLAN

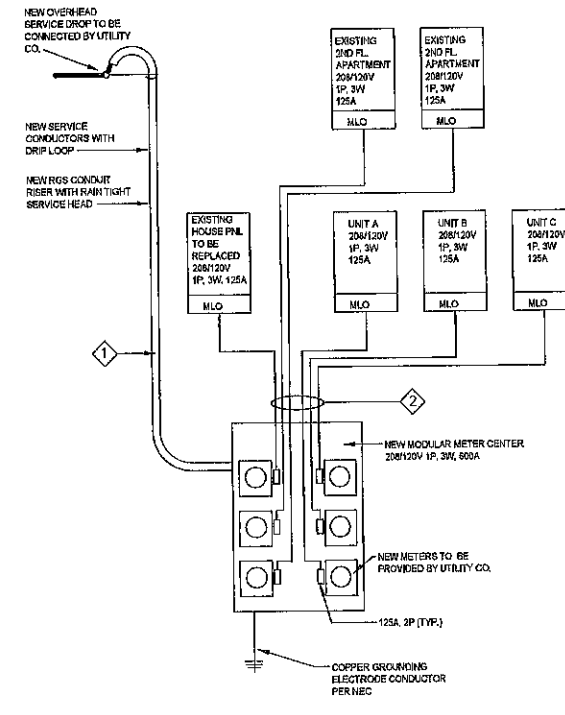
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2025-02
DRAWING NO.
M100



THE ELECTRICAL WORK FOR THIS PROJECT SHALL COMPLY WITH ALL CODES FOR NUMBER AND TYPE OF ELECTRICAL COMPONENTS INCLUDING GFI RECEPTACLES IN WET AREAS AND SMOKE DETECTORS LOCATED IN ALL AREAS PER CODE. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK THAT IS REQUIRED BY CODE. ALL INSPECTIONS SHALL BE SCHEDULED BY ELECTRICIAN. ALL ADDITIONAL WORK REQUIRED BY INSPECTION SHALL BE BY ELECTRICIAN.

NOTE: EXHAUST FAN AT BATHROOM MUST HAVE 36" CLEARSPACE FROM OPERABLE WINDOW PER MCNYS 501.3.1

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



ELECTRICAL SINGLE LINE DIAGRAM

GENERAL NOTES:

- 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.
- ALL ELECTRICAL WIRING AND GROUNDING TO CONFORM WITH THE LATEST EDITION OF THE NEC.
- CONTRACTOR TO VERIFY EXACT LOADS WITH EQUIPMENT PURCHASED. VERIFY EXACT BREAKER AND FEEDER SIZES SERVING ELECTRICAL PANELS.
- EQUIPMENT SHOP DRAWINGS SHALL BE PROVIDED TO TOWN WITH BATTERY CALCULATIONS AND CANDELLA RATINGS OF NOTIFICATION STROBES.
- ALL INSTALLATIONS SHALL BE IN CONFORMANCE WITH NFPA 72.

FIRE ALARM:

- 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.
- ALL ELECTRICAL WIRING AND GROUNDING TO CONFORM WITH THE LATEST EDITION OF THE NEC.
- CONTRACTOR TO VERIFY EXACT LOADS WITH EQUIPMENT PURCHASED. VERIFY EXACT BREAKER AND FEEDER SIZES SERVING ELECTRICAL PANELS.
- EQUIPMENT SHOP DRAWINGS SHALL BE PROVIDED TO TOWN WITH BATTERY CALCULATIONS AND CANDELLA RATINGS OF NOTIFICATION STROBES.
- ALL INSTALLATIONS SHALL BE IN CONFORMANCE WITH NFPA 72.

LIGHTING FIXTURE SCHEDULE

FIXTURE DES.	FIXTURE TYPE	DESCRIPTION	MANUFACTURER MODEL NO.	MOUNTING	LAMPS	VOLTAGE
A	RECESSED LED DOWNLIGHT	6" x 6" 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 63W, 185 RPM, 120V, .53A, 15A BREAKER	ASHBY PARK 52" HOME DECORATORS #59252	CLG. MOUNTED	INTEGRAL	120V
D	EXTERIOR LED WALL PACK	EXTERIOR WALL PACK WITH WIRE GAUZE EM FIXTURE TO BE PROVIDED WITH EMERGENCY BATTERY BACK-UP	LITHONIA MRW	SURFACE / WALL	LED- 24WATTS 4000K	120V
E	RESTROOM EXHAUST FAN	RECESSED CEILING FAN - 10.5W, 80CFM, 120V, 15A BREAKER	DELTA #RAD90L	RECESSED	CFL LIGHT	115V

GENERAL LIGHTING FIXTURES SCHEDULES NOTES:

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

FIRE ALARM DEVICE SCHEDULE

FIXTURE DES.	FIXTURE TYPE	DESCRIPTION
S	SMOKE CO DETECTOR	HONEYWELL HARDWIRED TWO-WAY SMOKE/CO MONITORING (CO) DETECTOR THAT SOUNDS ALL SENSORS IN THE SYSTEM WHEN ONE SENSORS DETECTS HEAT, SMOKE OR CO.
H	HEAT DETECTOR	HONEYWELL HARDWIRED HEAT DETECTOR THAT SOUNDS ALL SENSORS IN THE SYSTEM WHEN ONE SENSORS DETECTS SMOKE, CO. OR HEAT
HORN WITH STROBE		
HORN		
P	FULL STATION	
FACP	FIRE ALARM CONTROL PANEL	
FACP	FIRE ALARM CONTROL PANEL	

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DATE	REVISIONS	PER CODE REVIEW	TOWN COMMENTS
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6/10/25	2		
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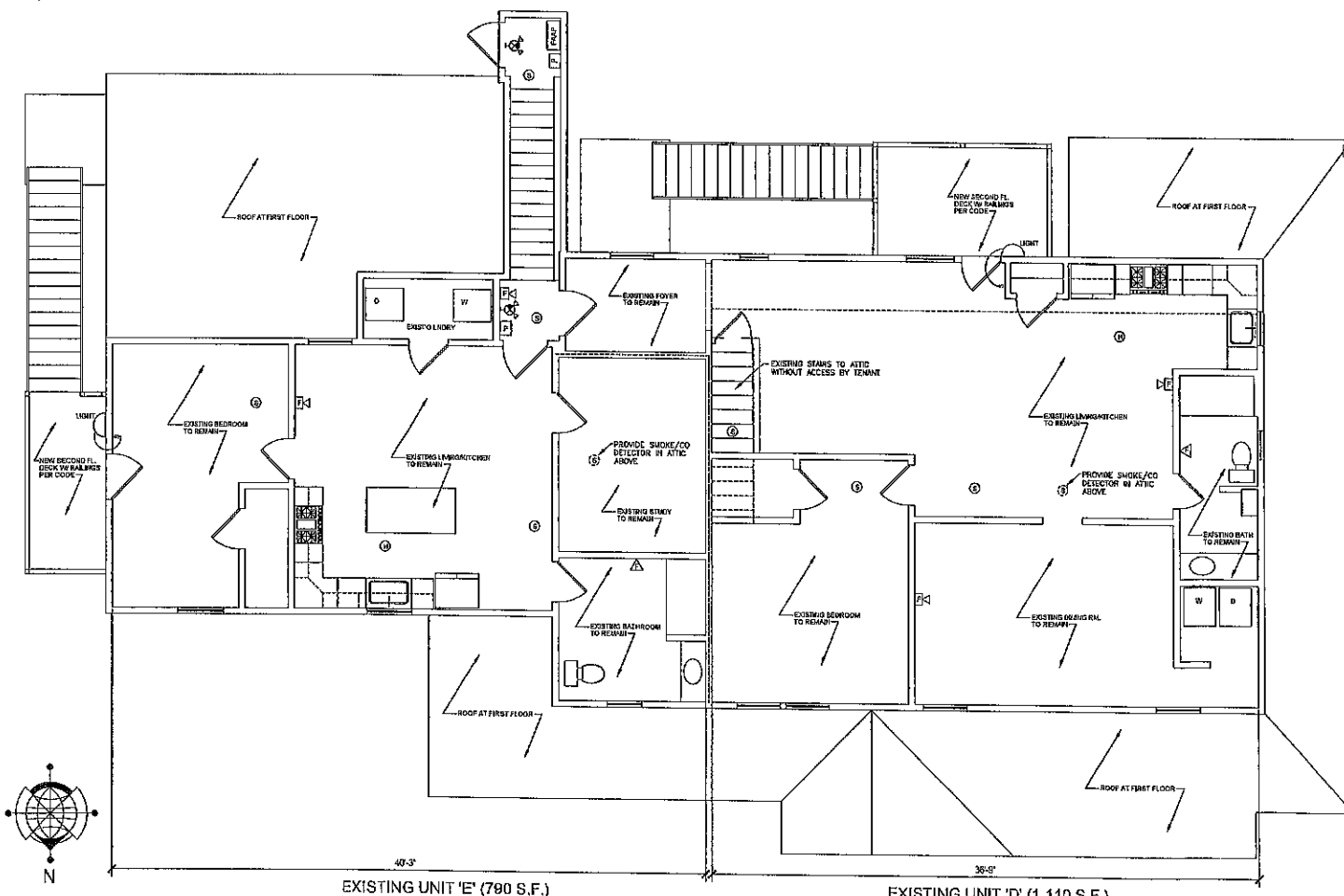
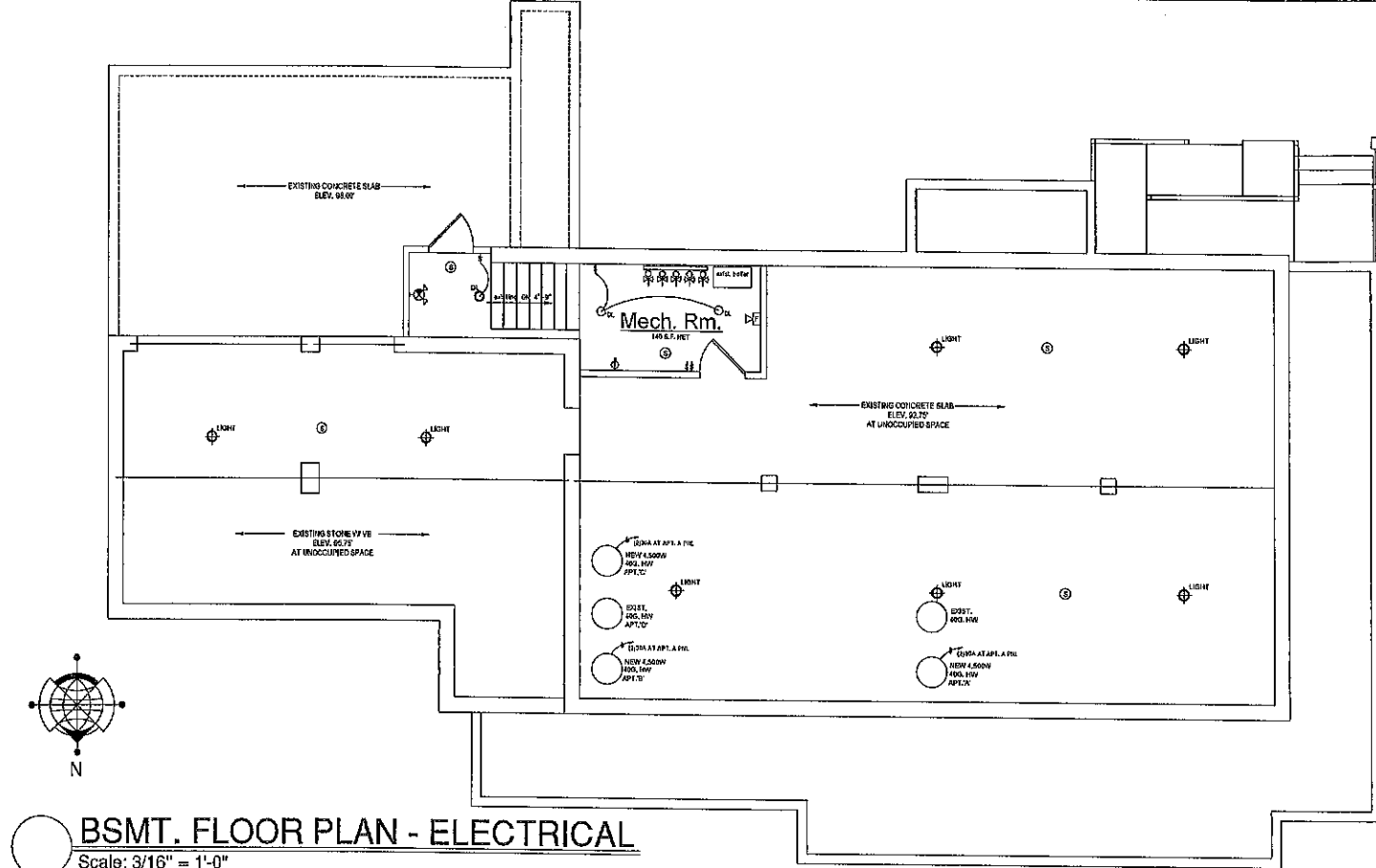
DATE	PROJECT ARCHITECT	PROJECT MANAGER	PERMIT	DESIGNED BY	SCALE	AS NOTED
02/18/25	DNP	DNP	DNP	DNP		



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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



GENERAL NOTES (ALL DRAWINGS)

- 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 BUSING AND BRANCH CIRCUITING TO THE PANEL. PROVIDE COMPLETE AND ACCURATE THEORETICAL PANEL DIRECTORIES FOR ALL NEW AND EXISTING BRANCH CIRCUIT PANELBOARDS.
- 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.
- 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.
- 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.
- 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.
- 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
AF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AWG	AMERICAN WIRE GAUGE
C/W	COMPLETE WITH
DC	DIRECT CURRENT
E.C.	ELECTRICAL CONTRACTOR
EDF	ELECTRIC DRAWING FOUNTAIN
EXIST	EXISTING
EQUIP	EQUIPMENT
FA	FIRE ALARM
F	EXHAUST FAN
COND	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
Ø	PHASE
XFR	TRANSFORMER

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
LP-1	CIRCUIT HOMERUN, CIRCUIT CONCEALED IN CEILING OR WALL. INDICATED NEUTRAL & HOT LEG(S). ** INDICATES GROUND WIRE.
20A, 120V, FLUSH MOUNTED DUPLEX RECEPTACLE, COLOR PER ARCHITECT'S DIRECTION.	20A, 120V, FLUSH MOUNTED DUPLEX RECEPTACLE, COLOR PER ARCHITECT'S DIRECTION. NUMBER INDICATES CIRCUIT. CC - MOUNT RECEPTACLE +6" ABOVE COUNTER 1 BELOW COUNTER. C - CEILING MOUNTED. B - BULKHEAD MOUNTED. D - DEDICATED.
20A, 120V, FLUSH MOUNTED GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE, COLOR PER ARCHITECT'S DIRECTION. WP-WEATHERPROOF	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 DOUBLE DUPLEX RECEPTACLE, COLOR PER ARCHITECT'S DIRECTION. 'C' CEILING MOUNTED/ 'F' FLOOR MOUNTED.
20A, 120V, FLUSH MOUNTED DUPLEX/ DOUBLE DUPLEX RECEPTACLE, COLOR PER ARCHITECT'S DIRECTION, 'C' CEILING MOUNTED/ 'F' FLOOR MOUNTED	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.	SPECIAL PURPOSE DUPLEX RECEPTACLE, REFER TO PLANS FOR ELECTRICAL SPECIFICATIONS.
JUNCTION BOX - SIZE PER NEC.	JUNCTION BOX - SIZE PER NEC.
250V VAC HEAVY DUTY DISCONNECT SWITCH, W.P. INDICATES NEMA 3R ENCLOSURE.	250V VAC HEAVY DUTY DISCONNECT SWITCH, W.P. INDICATES NEMA 3R ENCLOSURE.
PANELBOARD, REFER TO PANEL SCHEDULES	PANELBOARD, REFER TO PANEL SCHEDULES.
TRANSFORMER	TRANSFORMER.
EC TO MAKE 120V CONNECTION TO EQUIPMENT	EC TO MAKE 120V CONNECTION TO EQUIPMENT.
EC TO MAKE 208V CONNECTION TO EQUIPMENT	EC TO MAKE 208V CONNECTION TO EQUIPMENT.
EC TO MAKE 480V CONNECTION TO EQUIPMENT	EC TO MAKE 480V CONNECTION TO EQUIPMENT.
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.	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.
TOGGLE SWITCH, 1 POLE, ROMAN NUMERALS INDICATE NO. OF GANGS & SMALL CASE LETTERS INDICATE SWITCH LEG CONTROL.	TOGGLE SWITCH, 1 POLE, ROMAN NUMERALS INDICATE NO. OF GANGS & SMALL CASE LETTERS INDICATE SWITCH LEG CONTROL.
3-WAY WALL MOUNTED TOGGLE SWITCH	3-WAY WALL MOUNTED TOGGLE SWITCH.
4-WAY WALL MOUNTED TOGGLE SWITCH	4-WAY WALL MOUNTED TOGGLE SWITCH.
DIMMER SWITCH	DIMMER SWITCH.
FAN CONTROL SWITCH	FAN CONTROL SWITCH.
WALL MOUNT OCCUPANCY SENSOR	WALL MOUNT OCCUPANCY SENSOR.
CEILING OCCUPANCY SENSOR	CEILING OCCUPANCY SENSOR.
PROGRAMMABLE TIME CLOCK	PROGRAMMABLE TIME CLOCK.
LIGHTING CONTRACTOR	LIGHTING CONTRACTOR.
EMERGENCY LUMINAIRE HIGH IMPACT THERMOPLASTIC, UNIVERSAL MOUNTING, 120/277 VOLT, LED, WHITE FINISH, TEST SWITCH, DAMP UL LISTED, SURELITES MODEL C02 DUEL HEAD. WIRED TO LOCAL LIGHTING CIRCUIT. WITH A MINIMUM OPERATION OF 90 MINUTES OPERATION.	EMERGENCY LUMINAIRE HIGH IMPACT THERMOPLASTIC, UNIVERSAL MOUNTING, 120/277 VOLT, LED, WHITE FINISH, TEST SWITCH, DAMP UL LISTED, SURELITES MODEL C02 DUEL 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. CV5-SERIES FOR EMERGENCY LUMINAIRE, OSMOB - TWIN REMOTE WEATHER PROOF HEAD. WIRED TO LOCAL LIGHTING CIRCUIT.	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. CV5-SERIES FOR EMERGENCY LUMINAIRE, OSMOB - 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.	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.

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02/19/25								

PROJECT ARCHITECT	DATE	02/19/25
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DMP	DRAWN BY	
DMP	SCALE	AS NOTED



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

PROJECT NO.
2025-02
 DRAWING NO.
E101

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